# 89 UNIT APARTMENT

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## HUGO, MN

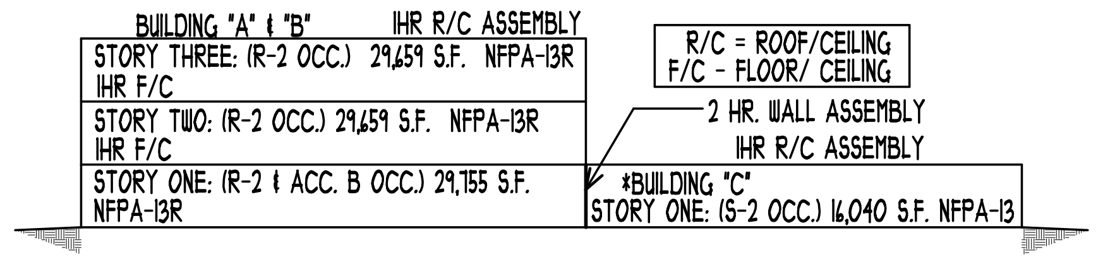
## CODE SUMMARY

### 1. PROJECT DESCRIPTION:

A NEW (3) STORY 89,073 S.F. 89 UNIT APARTMENT BUILDING WITH A 16,040 S.F. (1) STORY ENCLOSED PARKING GARAGE.

| BUILDING FIRE AREAS S.F. | | | | |
|---|---|---|---|---|
| | BUILDING "A" | BUILDING "B" | BUILDING "C" | TOTAL |
| FIRST FLOOR | 18,805 SF | 10,279 SF | 15,796 SF | 44,880 SF |
| SECOND FLOOR | 18,717 SF | 10,279 SF | - | 28,996 SF |
| THIRD FLOOR | 18,717 SF | 10,279 SF | - | 28,996 SF |
| TOTAL | 56,239 SF | 30,837 SF | 15,796 SF | 102,872 SF |

APARTMENT BUILDING DIAGRAM


BUILDING "A" & "B"
1HR R/C ASSEMBLY
STORY THREE: (R-2 OCC.) 29,659 S.F. NFPA-13R
1HR F/C
STORY TWO: (R-2 OCC.) 29,659 S.F. NFPA-13R
1HR F/C
STORY ONE: (R-2 & ACC. B OCC.) 29,755 S.F. NFPA-13R
R/C = ROOF/CEILING
F/C - FLOOR/ CEILING
2 HR. WALL ASSEMBLY
1HR R/C ASSEMBLY
*BUILDING "C"
STORY ONE: (S-2 OCC.) 16,040 S.F. NFPA-13

### 2. APARTMENT BLDG. SUMMARY: (BOTH SAME)

**2020 MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.**

A. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

R-2 OCCUPANCY - APARTMENT HOUSE - (SECTION 310.3)
B OCCUPANCY - OFFICE - (SECTION 304.1)
S-2 OCCUPANCY - LOW HAZARD ENCLOSED PARKING GARAGE - (SECTION 311.3)
A-3 OCCUPANCY - ASSEMBLY - (SECTION 303.4)

B. CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASE ON USE AND OCCUPANCY

- WALLS SEPARATING DWELLING UNITS IN R-2 CONSTRUCTED AS FIRE PARTITIONS (SECTION 420.2)
- FLOORS SEPARATING DWELLING UNITS IN R-2 CONSTRUCTED AS HORIZONTAL ASSEMBLIES (SECTION 420.3)
- FIRE & SMOKE ALARMS PER 907.2.9 DESIGNED BY OTHERS
- AUTOMATIC SPRINKLER SYSTEM PER 903.2.8 DESIGNED BY OTHERS

C. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT: (TABLES 504.3, 504.4 &510.4)
R-2 OCCUPANCY ALLOWED: 4 STORIES OR 60'-0" ABOVE GRADE PLANE
R-2 OCCUPANCY ACTUAL: 3 STORIES & -
S-2 OCCUPANCY ALLOWED: 5 STORIES OR 70'-0" ABOVE GRADE PLANE
S-2 OCCUPANCY ACTUAL: 1 STORY & -

ALLOWABLE AREA: (SECTION 506.2)
EQUATION 5-5 (FRONTAGE INCREASE)

$$\left[\frac{F}{P}-0.25\right]\frac{W}{30} \quad \text{If} = .75\ (\text{MAX})$$

$$\left[\frac{1703'-9''}{1703'-9''}-0.25\right]\frac{30'}{30'} \quad \text{IF} = .75$$

A-3 SAME AS MAIN OCCUPANCY FOR ACCESSORY USE

B SAME AS MAIN OCCUPANCY FOR ACCESSORY USE

R-2 FRONTAGE INCREASE:
12,000 X 0.75 = 9,000 S.F.

S-2 FRONTAGE INCREASE:
21,000 X 0.75 = 15,750 S.F.

| | |
|---|---|
| BASIC ALLOWABLE FLOOR AREA: (FROM TABLE 506.2) FOR S-2 = | 84,000 S.F. |
| FRONTAGE AREA INCREASE; | 15,750 S.F. |
| S-2 ALLOWABLE FLOOR AREA: | 99,750 S.F. |
| BASIC ALLOWABLE FLOOR AREA: (FROM TABLE 506.2) FOR R-2 = | 12,000 S.F. |
| FRONTAGE AREA INCREASE; | 9,000 S.F. |
| R-2 ALLOWABLE FLOOR AREA: | 21,000 S.F. |

ALLOWABLE FLOOR AREA FOR A-3 OCCUPANCY = 21,000 S.F.
SAME AS FOR MAIN OCCUPANCY (R-2) SECTION 508.2.3

ALLOWABLE FLOOR AREA FOR B OCCUPANCY = 21,000 S.F.
SAME AS FOR MAIN OCCUPANCY (R-2) SECTION 508.2.3

NOTE: (2) TWO HOUR AREA SEPARATION FIRE WALLS ARE PROVIDED TO SEPARATE THE BUILDING INTO (3) FIRE AREAS = "A", "B" & "C"

BUILDING AREA "A":

506.2.3 SINGLE OCCUPANCY MULTI-STORY BUILDING MORE THAN ONE STORY ABOVE GRADE:
$A_a$= [21,000 SF]
$A_a$= 21,000 SF PER FLOOR
$A_a$= 63,000 TOTAL FOR 3 FLOORS
ACTUAL FIRE AREA "A" FLOOR AREAS (FIRST FLOOR): 18,805 S.F.
ACTUAL FIRE AREA "A" FLOOR AREAS (SECOND - THIRD FLOORS): 18,717 S.F.
FIRE AREA "A" FIRST FLOOR RATIO CALCULATION = 18,805/ 21,000 = 0.90 (ACTUAL/ ALLOWABLE)
FIRE AREA "A" SECOND/THIRD FLOOR RATIO CALCULATION = 18,717/ 21,000 = 0.89 (ACTUAL/ ALLOWABLE)
TOTAL BUILDING FIRE AREA "A" RATIO CALCULATION: 0.90 + 0.89 + 0.89 = 2.68 < 3

BUILDING AREA "B":

506.2.3 SINGLE OCCUPANCY MULTI-STORY BUILDING MORE THAN ONE STORY ABOVE GRADE:
$A_a$= [21,000 SF]
$A_a$= 21,000 SF PER FLOOR
$A_a$= 63,000 TOTAL FOR 3 FLOORS
ACTUAL FIRE AREA "B" FLOOR AREAS (ALL FLOORS): 10,297 S.F.
FIRE AREA "B" ALL FLOORS RATIO CALCULATION = 10,279/ 21,000 = 0.49 (ACTUAL/ ALLOWABLE)
TOTAL BUILDING FIRE AREA "B" RATIO CALCULATION: 0.49 + 0.49 + 0.49 = 1.47 < 3

BUILDING AREA "C":

506.2.1 SINGLE OCCUPANCY ONE-STORY BUILDING:
$A_a$= [84,000 SF]
ACTUAL FIRE AREA "C" FLOOR AREA: 15,796 S.F.
FIRE AREA "B" ALL FLOORS RATIO CALCULATION = 15,796/ 84,000 = 0.19 (ACTUAL/ ALLOWABLE)
TOTAL BUILDING FIRE AREA "B" RATIO CALCULATION: 0.19 = 0.19 < 1

OCCUPANCY SEPARATION (SECTION 508.4 & DET. 1/A903):

R-2 OCCUPANCY TO A-3 OCCUPANCY ON FIRST FLOOR

NO SEPARATION - ACCESSORY USE (SECTION 508.2.4)

FIRST FLOOR:
LOBBY (546 SF) + COMMUNITY ROOM (742 SF) ) = 1,288 SF / 18,805 SF (FIRE AREA "A") = 6.9% (LESS THAN 10% OKAY)

SMALL ASSEMBLY SPACE - COMMUNITY ROOM IS LESS THAN 750 SF (SECTION 303.1.2)
THEREFORE IT IS CONSIDERED SAME USE AS THE MAIN OCCUPANCY

R-2 OCCUPANCY TO B OCCUPANCY ON FIRST FLOOR

NON-SEPARATED OCCUPANCIES (SECTION 508.3)

D. CHAPTER 6 - TYPE OF CONSTRUCTION

ENTIRE BUILDING - TYPE V-A (ONE HOUR 602.5)

E. CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

FIRE WALLS (SECTION 706) - 2 HR RATED (SECTION 706.4) PROVIDED BETWEEN BUILDINGS A, B & C.
FIRE BARRIERS (SECTION 707) - 1 HR RATED (SECTION 713)
PROVIDED AT STAIRWAY, MECHANICAL, REFUSE, ELEVATOR SHAFTS & OCCUPANCY SEPARATION.
FIRE PARTITIONS (SECTION 708) - 1HR RATED (SECTION 420.2)
PROVIDED AT WALLS SEPARATING DWELLING UNITS AND EXTERIOR/INTERIOR BEARING WALLS.
SMOKE BARRIERS (SECTION 709) - NOT REQUIRED.
SMOKE PARTITIONS (SECTION 710) - NOT REQUIRED.
HORIZONTAL ASSEMBLIES @ R-2 (SECTION 711) - 1HR RATED FLOOR/CEILING AND ROOF/CEILING REQUIRED AND PROVIDED AT EACH STORY
HORIZONTAL ASSEMBLIES @ S-2 (SECTION 711) - 1HR RATED ROOF/CEILING REQUIRED AND PROVIDED AT EACH STORY

F. CHAPTER 8 - INTERIOR FINISHES

ALL FINISHES SHALL COMPLY WITH INTERIOR FINISH REQUIREMENTS, FLAME SPREAD RATINGS ETC.

SEE FINISH SCHEDULE PROVIDED BY OTHERS

INTERIOR WALL & CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723.

CLASS A - FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450
CLASS B - FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450
CLASS C - FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCYk

| GROUP | INTERIOR EXIT STAIRS, RAMPS & PASSAGEWAYS | CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIR & RAMPS | ROOMS AND ENCLOSED SPACES |
|---|---|---|---|
| R-2 | C | C | C |
| S | C | C | C |
| A-3 | B | B | C |
| B | B | C | C |

G. CHAPTER 9 - FIRE PROTECTION SYSTEMS (SEE PLANS BY OTHERS)

R-2 AUTOMATIC SPRINKLER NFPA-13R (SECTION 903.3.1.2)
R-2 FIRE ALARM & SMOKE ALARMS (SECTION 907.2.9)
S-2 AUTOMATIC SPRINKLER NFPA-13 (SECTION 903.3.1.1)
(ALL SYSTEMS DESIGNED BY OTHERS)

H. CHAPTER 10 - MEANS OF EGRESS

DEAD END CORRIDORS (1020.4):
EXCEPTION 2; DEAD END CORRIDORS NOT TO EXCEED 20'-0"
FLOOR AREA PER OCCUPANT (TABLE 1004.5):

THIRD FLOOR:

BUILDING AREA "A":
R-2 OCCUPANCY: 18,717 S.F.
18,717 S.F./200 S.F. PER OCC. = 94
(2) EXITS REQUIRED, (2) EXITS PROVIDED.
(1) INT. STAIR EXIT & (1) HOR. EXIT

BUILDING AREA "B":
R-2 OCCUPANCY: 10,279 S.F.
10,279 S.F./200 S.F. PER OCC. = 52
(2) EXITS REQUIRED, (2) EXITS PROVIDED.
(1) INT. STAIR EXIT & (1) HOR. EXIT

SECOND FLOOR:

BUILDING AREA "A":
R-2 OCCUPANCY: 18,717 S.F.
18,717 S.F./200 S.F. PER OCC. = 94
(2) EXITS REQUIRED, (2) EXITS PROVIDED.
(1) INT. STAIR EXIT & (1) HOR. EXIT

BUILDING AREA "B":
R-2 OCCUPANCY: 10,279 S.F.
10,279 S.F./200 S.F. PER OCC. = 52
(2) EXITS REQUIRED, (2) EXITS PROVIDED.
(1) INT. STAIR EXIT & (1) HOR. EXIT

FIRST FLOOR:

BUILDING AREA "A":
R-2 OCCUPANCY: 16,377 S.F.
16,377 S.F./200 S.F. PER OCC. = 82
FIRESIDE LOUNGE: 742 S.F.
742 S.F./15 S.F. PER OCC. = 50 —(2 EXITS FROM THIS SPACE)
FITNESS: 587 S.F.
587 S.F./50 S.F. PER OCC. = 12
OFFICES & WORK AREA: 282 S.F.
282 S.F./150 S.F. PER OCC. = 2
LOBBY: 546 S.F.
546 S.F./50 S.F. PER OCC. = 11
RENTAL OFFICE: 181 S.F.
181 S.F./150 S.F. PER OCC. = 2
TOTAL OCCUPANTS = 159
(2) EXITS REQUIRED, (4) EXITS PROVIDED.
(3) EXTERIOR EXITS & (1) HORIZONTAL EXIT

BUILDING AREA "B":
R-2 OCCUPANCY: 10,279 S.F.
10,279 S.F./200 S.F. PER OCC. = 52
(2) EXITS REQUIRED, (2) EXITS PROVIDED.
(1) EXTERIOR EXIT & (1) HORIZONTAL EXIT

BUILDING AREA "C":
S-2 OCCUPANCY: 15,796 S.F.
15,976 S.F./200 S.F. PER OCC. = 80
(2) EXITS REQUIRED, (2) EXITS PROVIDED.
(2) EXTERIOR EXITS

OCCUPANT LOAD ALL FLOORS 3RD (146) + 2ND (146) + 1ST (295) = 587 OCC.
(3) EXITS REQUIRED AND (2) REQ'D. TO BE ACCESSIBLE
(4) EXITS PROVIDED AND (3) ARE ACCESSIBLE MEANS OF EGRESS

I. CHAPTER 11 - ACCESSIBILITY (AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE)

ALL INTERIOR AND EXTERIOR COMMON AREA SPACES SHALL COMPLY

REQUIRED UNIT TYPES:
R-2 REQUIRES 2% TYPE "A" UNITS THE REMAINDER TYPE "B" UNITS
89 TOTAL UNITS PROVIDED ON SITE
2 TYPE "A" UNITS REQUIRED - 2 TYPE "A" UNITS PROVIDED

J. CHAPTER 29 - PLUMBING SYSTEMS

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1):
R-2 (APARTMENT) = (1) WATER CLOSET, LAVATORY, BATH TUB OR SHOWER STALL & KITCHEN SINK PER UNIT AND (1) CLOTHES WASHER CONNECTION PER (20) UNITS.

FIRST FLOOR COMMON AREAS:
1 FAMILY RESTROOM PROVIDED WITH A WATER CLOSET AND LAVATORY.
LOCATION OF ADDITIONAL TOILET FACILITIES DO NOT EXCEED A TRAVEL DISTANCE OF 500 FEET WITHIN RESIDENT UNITS. SEE SECTION 2902.3.3

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

ADD PASSIVE RADON MITIGATION (EVERY 4,000 S.F. OF SLAB ON GRADE; OR AS RECOMMENDED BY AUTHORITY HAVING JURISDICTION)
FIRST FLOOR R-2 OCCUPANCY: 29,755 S.F./4,000 = 7.44 (8) VENTS
SEE DETAIL 20 ON SHEET A802 FOR PASSIVE RADON VENT SYSTEM

L. 2020 MN RESIDENTIAL ENERGY CODE (PRESCRIPTIVE METHOD - TABLE R402.1.1)

CITY OF HUGO, MN - WASHINGTON COUNTY (ZONE 6)

| CATEGORY | FENESTRATION | CEILING | WOOD FRAME WALL | SLAB & DEPTH |
|---|---|---|---|---|
| REQUIRED | 0.32 U-FACTOR | R-49 | R-20 CAVITY, OR 13+5 | R10/3.5 FT |
| PROVIDED | 0.30 OR LOWER | R-49 | R-21 CAVITY | R10/3.5 FT |

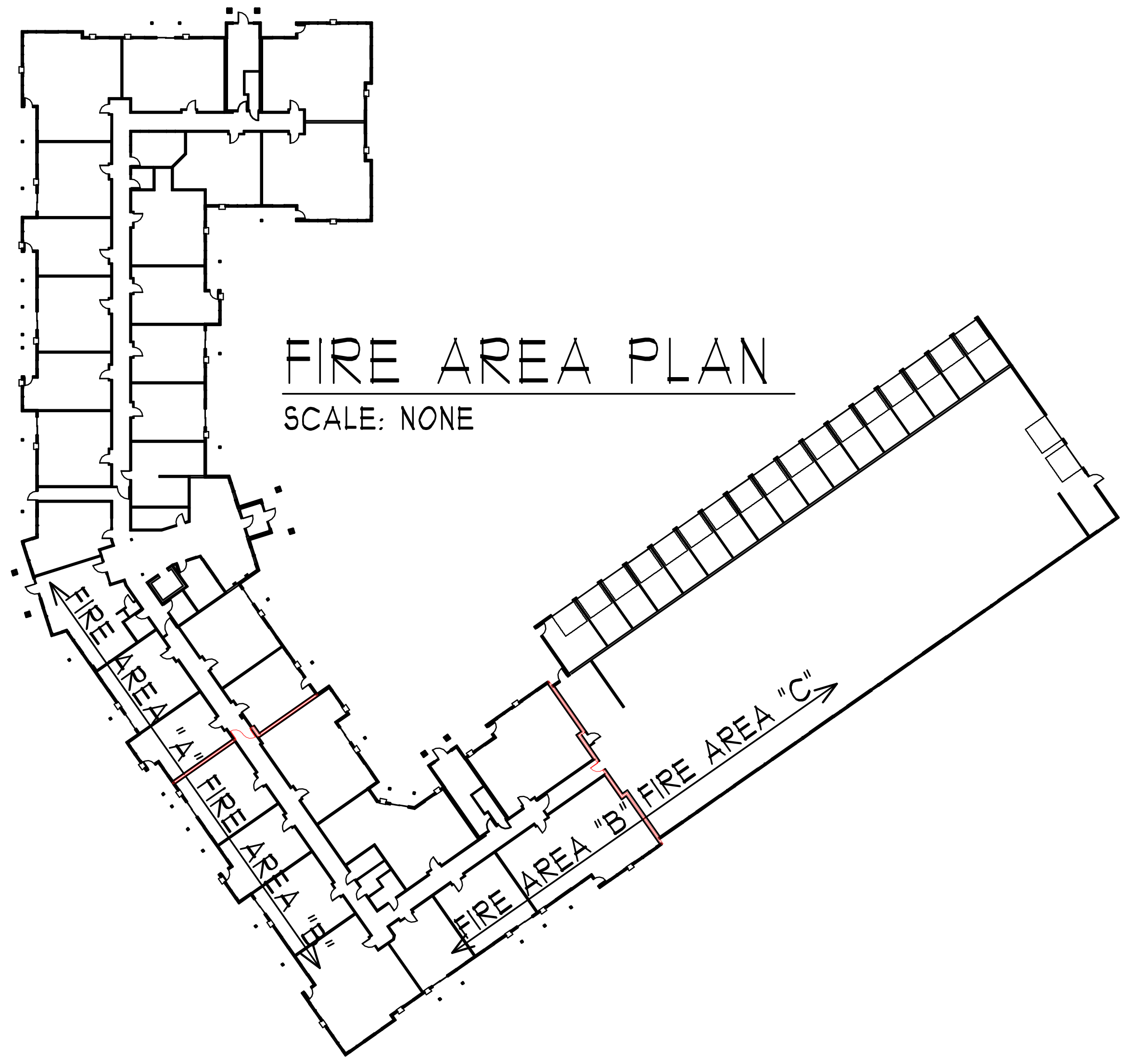
*R-VALUES ARE MINIMUMS, U-FACTORS ARE MAXIMUMS

M. RECYCLING SPACE (MN ADMIN RULES 1303.1500)

AREA CALCULATIONS BASE ON USE:
GARAGE, FITNESS ROOM & MECHANICAL ROOM @ .001
17,188 S.F. x .001 = 17.18 S.F. REQ'D.
APARTMENT, COMMUNITY ROOM, OFFICE @ .0025
87,925 S.F. x .0025 = 219.8 S.F. REQ'D.
TOTAL ALL AREAS = 237 S.F.
SPACE IS PROVIDED IN THE REFUSE ENCLOSURE OUTSIDE AND IN ONE OF THE DETACHED GARAGES.

N. ROOF FIRE CLASSIFICATION (SECTION 1505)

TYPE VA CONSTRUCTION REQUIRES CLASS B ROOFING MATERIALS



FIRE AREA PLAN
SCALE: NONE

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12/06/24

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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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS |
|---|---|
| | |

| REVISIONS | COMMENTS |
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Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

PLOTTED: 12/06/24 FILE: 22042E COM: 3

A002

# CODE SUMMARY

## 1. BUILDING DESCRIPTION:

A NEW (1) STORY PRIVATE PARKING GARAGE.

## 2. BLDG. SUMMARY: 2020 MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.

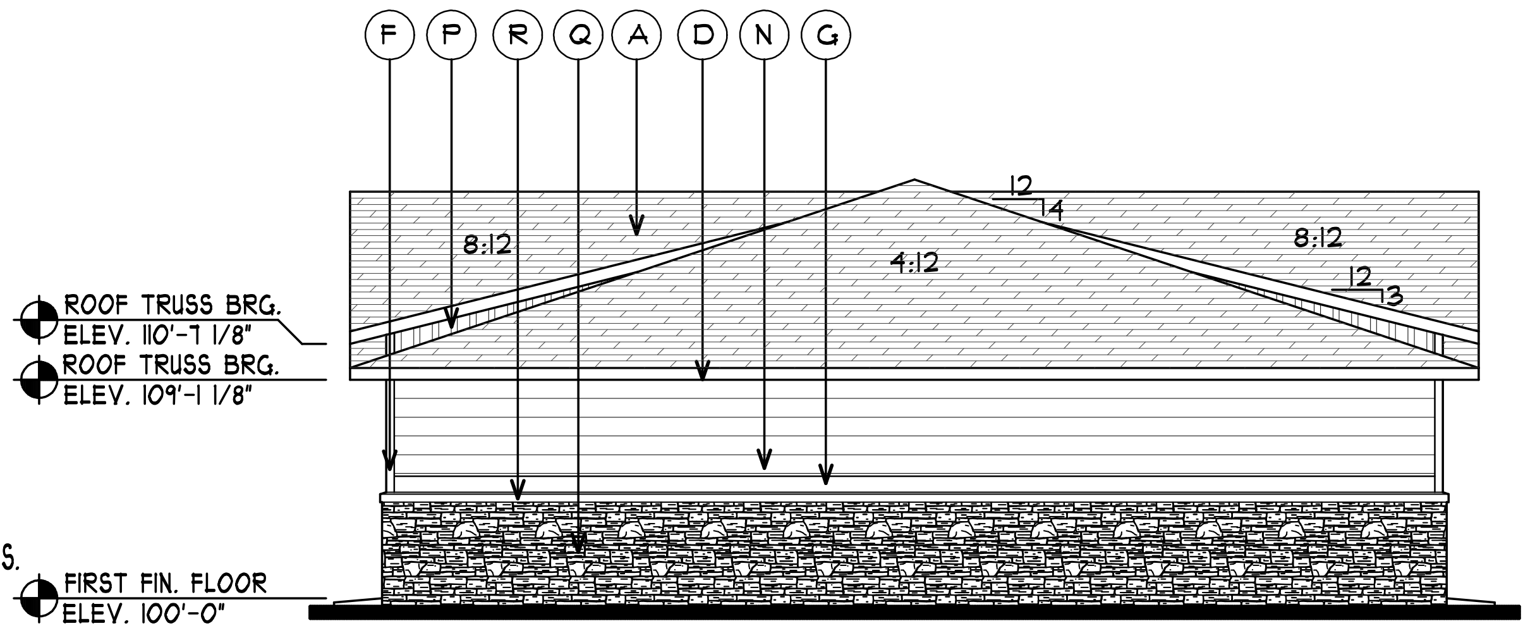
A. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
   U OCCUPANCY - PRIVATE PARKING GARAGE - (SECTION 312)

B. CHAPTER 4 - PRIVATE GARAGE: CLASSIFICATION
   EACH PRIVATE GARAGE SHALL BE NOT GREATER THAN 1,000 S.F. IN AREA
   MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH
   PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY
   ONE HOUR FIRE BARRIERS

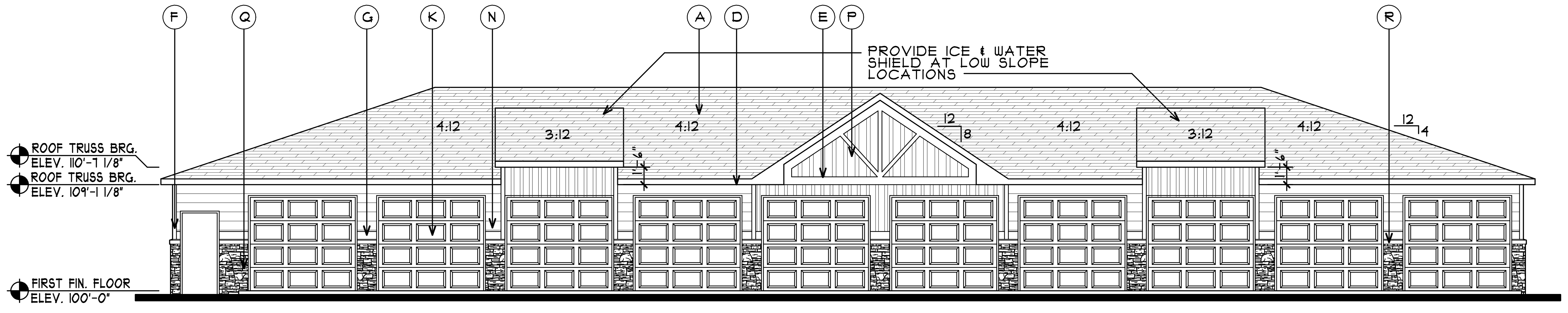
C. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
   ALLOWABLE HEIGHT: (TABLE 504.3, 504.4 & 506.2)
   U OCCUPANCY ALLOWED: 1 STORY OR 40'-0"
   U OCCUPANCY ACTUAL: 1 STORY & 12'-8"
   ALLOWABLE AREA: (TABLE 506.2)
   AREA ALLOWED: 5,500 SF
   FRONTAGE INCREASE: 4,125 SF
   TOTAL AREA ALLOWED: 9,625 SF
   ACTUAL AREA: 7,275 SF

D. CHAPTER 6 - TYPE OF CONSTRUCTION
   TYPE V-B (NOT RATED)

E. CHAPTER 9 - FIRE PROTECTION SYSTEMS
   SPRINKLER SYSTEM NOT REQUIRED


F
P
R
Q
A
D
N
G
8:12
4:12
8:12
12
4
12
3
ROOF TRUSS BRG.
ELEV. 110'-1 1/8"
ROOF TRUSS BRG.
ELEV. 109'-1 1/8"
FIRST FIN. FLOOR
ELEV. 100'-0"

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


F
Q
G
K
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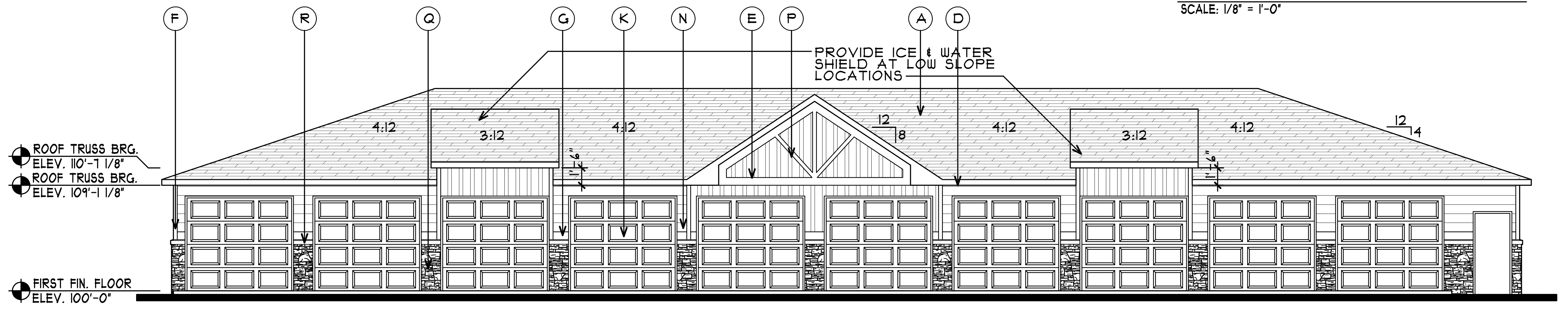
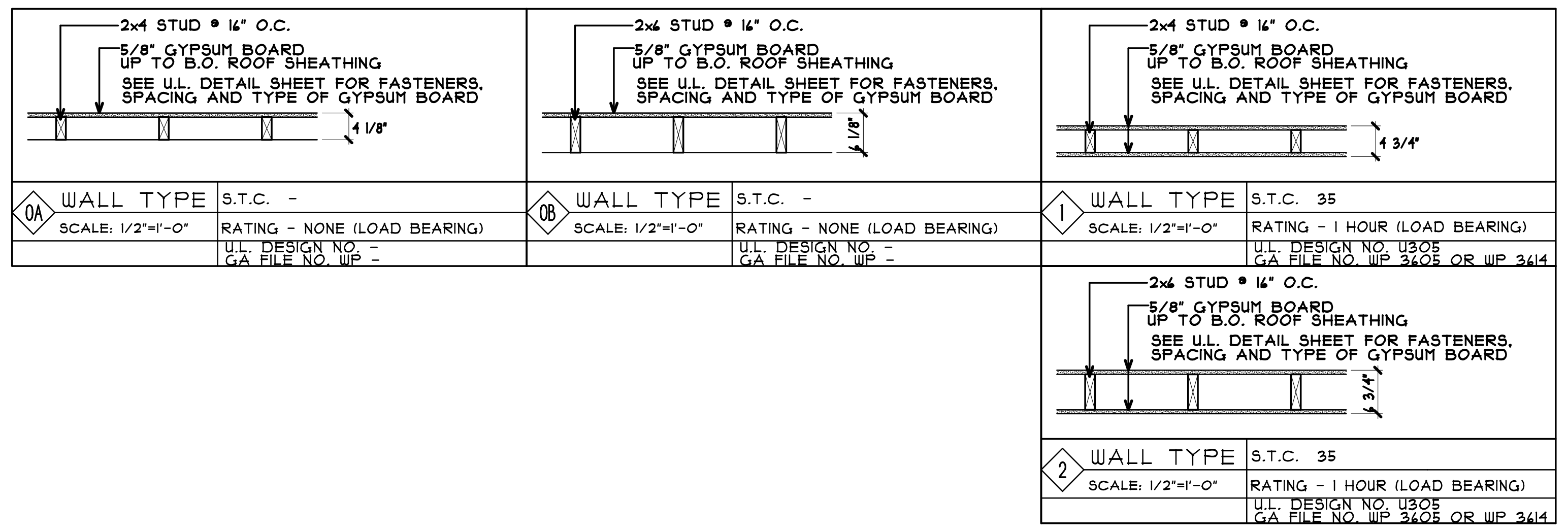
R
PROVIDE ICE & WATER SHIELD AT LOW SLOPE LOCATIONS
4:12
3:12
4:12
12
8
4:12
3:12
4:12
12
4
ROOF TRUSS BRG.
ELEV. 110'-1 1/8"
ROOF TRUSS BRG.
ELEV. 109'-1 1/8"
FIRST FIN. FLOOR
ELEV. 100'-0"

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

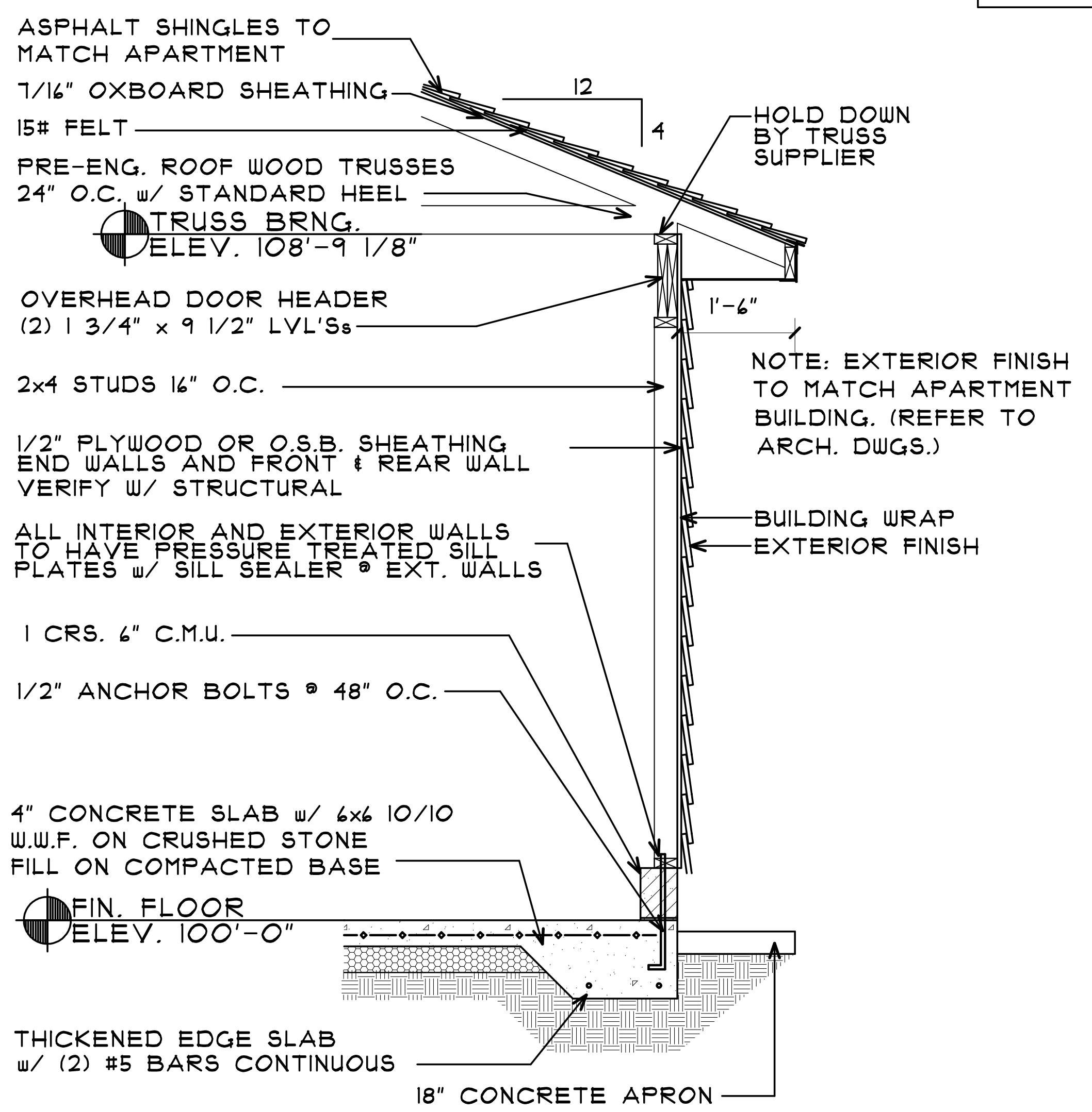

F
R
Q
G
K
N
E
P
A
D
PROVIDE ICE & WATER SHIELD AT LOW SLOPE LOCATIONS
4:12
3:12
4:12
12
8
4:12
3:12
4:12
12
4
ROOF TRUSS BRG.
ELEV. 110'-1 1/8"
ROOF TRUSS BRG.
ELEV. 109'-1 1/8"
FIRST FIN. FLOOR
ELEV. 100'-0"

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

NOTE:
ALL GARAGE FINISHES TO MATCH APARTMENT BLDG.
CONTRACTOR ALTERNATE:
GARAGE FLOOR SLABS TO BE FIBER REINFORCED CONCRETE


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD UP TO B.O. ROOF SHEATHING
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 1/8"
2x6 STUD @ 16" O.C.
6 1/8"
4 3/4"
6 3/4"

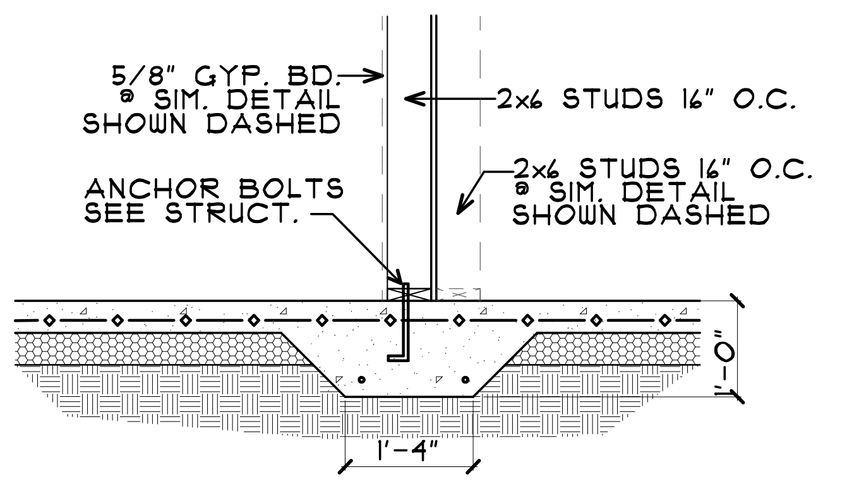
| | | |
|---|---|---|
| 0A WALL TYPE<br>SCALE: 1/2"=1'-0" | S.T.C. - | RATING - NONE (LOAD BEARING)<br>U.L. DESIGN NO. -<br>GA FILE NO. WP - |
| 0B WALL TYPE<br>SCALE: 1/2"=1'-0" | S.T.C. - | RATING - NONE (LOAD BEARING)<br>U.L. DESIGN NO. -<br>GA FILE NO. WP - |
| 1 WALL TYPE<br>SCALE: 1/2"=1'-0" | S.T.C. 35 | RATING - 1 HOUR (LOAD BEARING)<br>U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |
| 2 WALL TYPE<br>SCALE: 1/2"=1'-0" | S.T.C. 35 | RATING - 1 HOUR (LOAD BEARING)<br>U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |


ASPHALT SHINGLES TO MATCH APARTMENT
7/16" OXBOARD SHEATHING
15# FELT
PRE-ENG. ROOF WOOD TRUSSES 24" O.C. w/ STANDARD HEEL
TRUSS BRNG. ELEV. 108'-9 1/8"
12
4
HOLD DOWN BY TRUSS SUPPLIER
OVERHEAD DOOR HEADER (2) 1 3/4" x 9 1/2" LVL'Ss
1'-6"
2x4 STUDS 16" O.C.
1/2" PLYWOOD OR O.S.B. SHEATHING END WALLS AND FRONT & REAR WALL VERIFY W/ STRUCTURAL
ALL INTERIOR AND EXTERIOR WALLS TO HAVE PRESSURE TREATED SILL PLATES w/ SILL SEALER @ EXT. WALLS
BUILDING WRAP
EXTERIOR FINISH
1 CRS. 6" C.M.U.
1/2" ANCHOR BOLTS @ 48" O.C.
4" CONCRETE SLAB w/ 6x6 10/10 W.W.F. ON CRUSHED STONE FILL ON COMPACTED BASE
FIN. FLOOR ELEV. 100'-0"
THICKENED EDGE SLAB w/ (2) #5 BARS CONTINUOUS
18" CONCRETE APRON

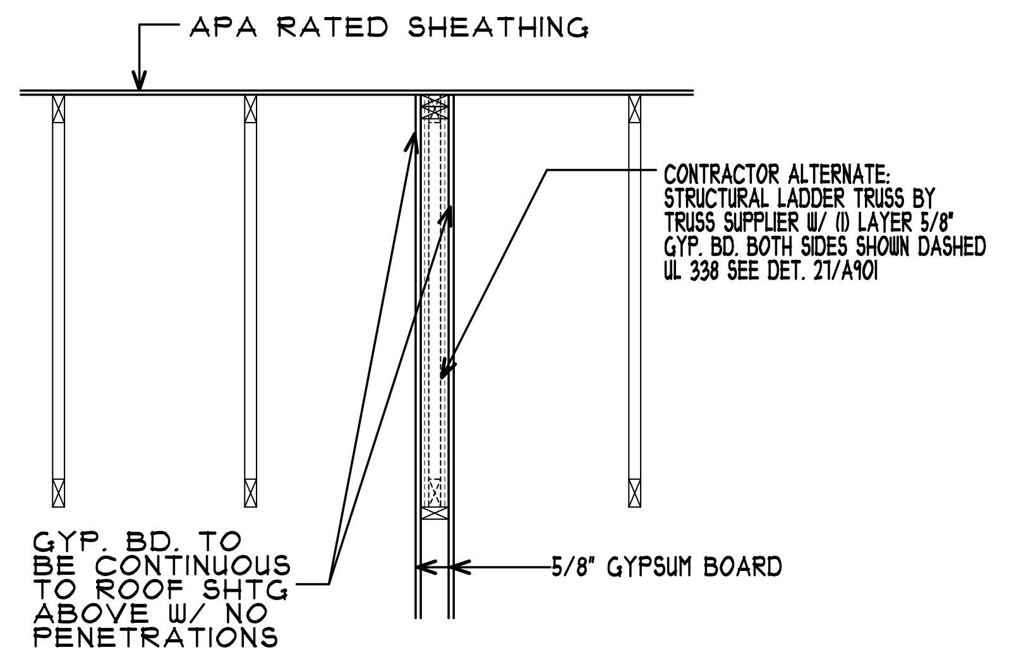
NOTE: EXTERIOR FINISH TO MATCH APARTMENT BUILDING. (REFER TO ARCH. DWGS.)

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

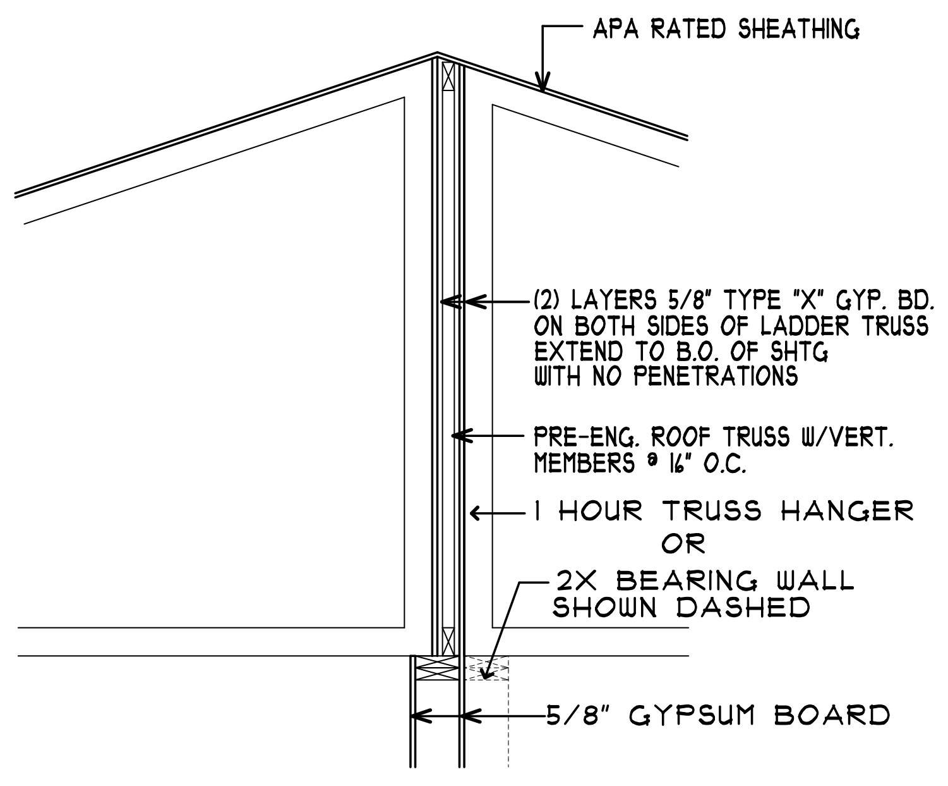
NOTE:
VERIFY FINISH FLOOR ELEVATION FOR EACH GARAGE W/ CIVIL PLANS


5/8" GYP. BD. @ SIM. DETAIL SHOWN DASHED
2x6 STUDS 16" O.C.
ANCHOR BOLTS SEE STRUCT.
2x6 STUDS 16" O.C. @ SIM. DETAIL SHOWN DASHED
1'-0"
1'-4"

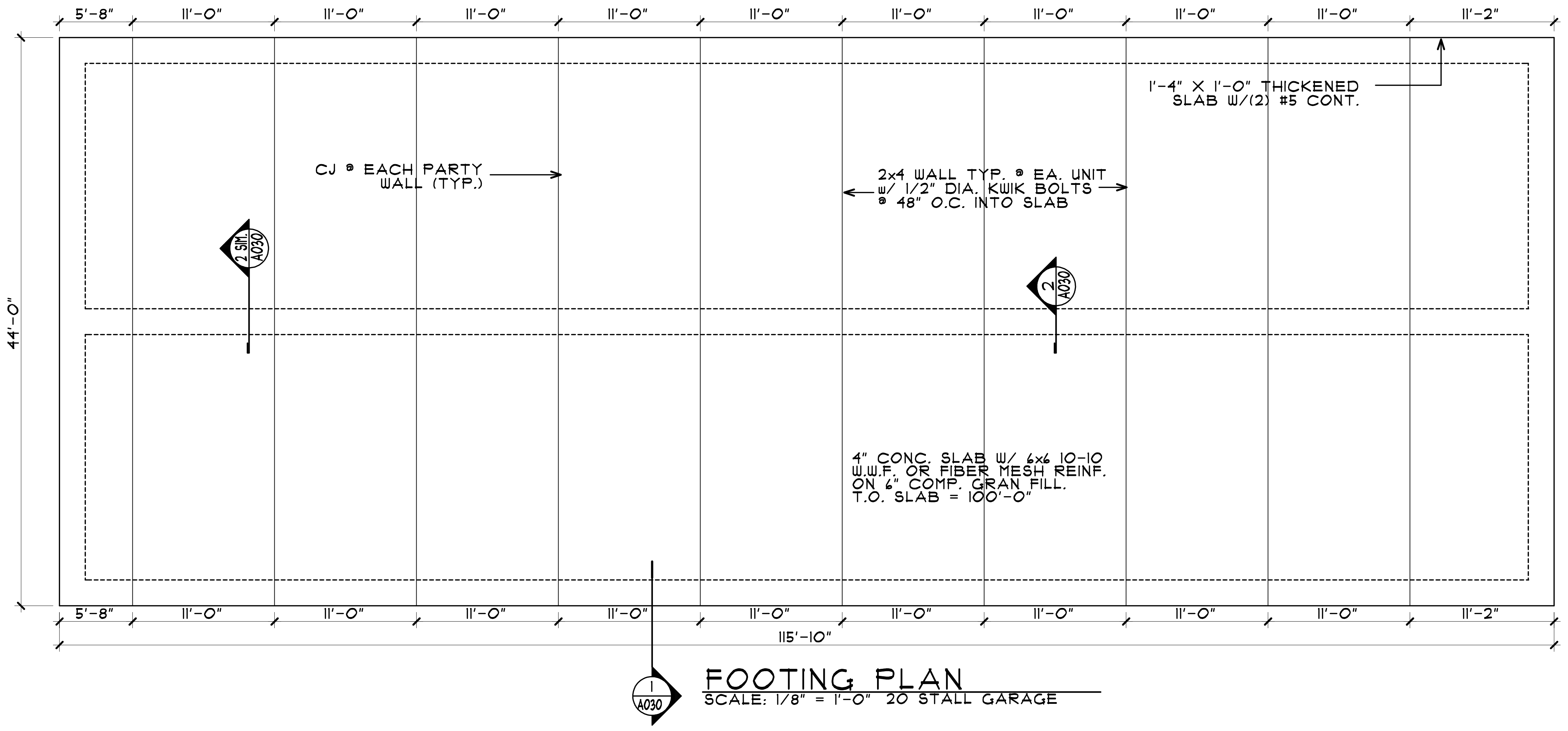
2 WALL SECTION
1/2" = 1'-0"


APA RATED SHEATHING
CONTRACTOR ALTERNATE: STRUCTURAL LADDER TRUSS BY TRUSS SUPPLIER W/ (1) LAYER 5/8" GYP. BD. BOTH SIDES SHOWN DASHED UL 338 SEE DET. 27/A901
GYP. BD. TO BE CONTINUOUS TO ROOF SHTG ABOVE W/ NO PENETRATIONS
5/8" GYPSUM BOARD

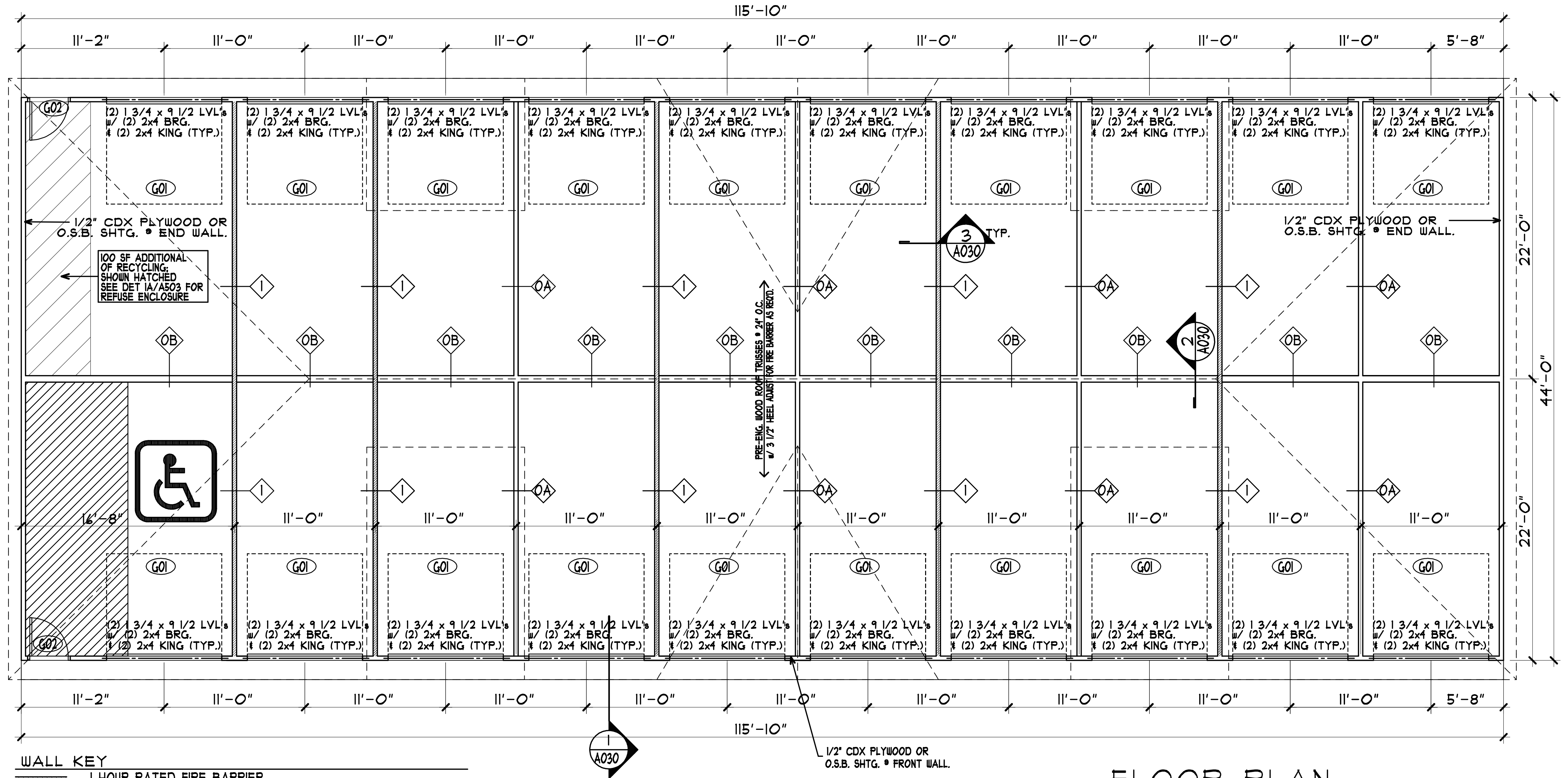
3 FIRE BARRIER DETAIL
NO SCALE


APA RATED SHEATHING
(2) LAYERS 5/8" TYPE "X" GYP. BD. ON BOTH SIDES OF LADDER TRUSS EXTEND TO B.O. OF SHTG WITH NO PENETRATIONS
PRE-ENG. ROOF TRUSS W/VERT. MEMBERS @ 16" O.C.
1 HOUR TRUSS HANGER OR
2X BEARING WALL SHOWN DASHED
5/8" GYPSUM BOARD

3A FIRE BARRIER DETAIL
NO SCALE


5'-8"
11'-0"
11'-2"
115'-10"
44'-0"
1'-4" X 1'-0" THICKENED SLAB W/(2) #5 CONT.
CJ @ EACH PARTY WALL (TYP.)
2x4 WALL TYP. @ EA. UNIT w/ 1/2" DIA. KWIK BOLTS @ 48" O.C. INTO SLAB
4" CONC. SLAB W/ 6x6 10-10 W.W.F. OR FIBER MESH REINF. ON 6" COMP. GRAN FILL. T.O. SLAB = 100'-0"
2 SIM. A030
2 A030
1 A030

FOOTING PLAN
SCALE: 1/8" = 1'-0" 20 STALL GARAGE


115'-10"
11'-2"
11'-0"
5'-8"
22'-0"
44'-0"
16'-8"
G01
G02
(2) 1 3/4 x 9 1/2 LVL's w/ (2) 2x4 BRG. & (2) 2x4 KING (TYP.)
1/2" CDX PLYWOOD OR O.S.B. SHTG. @ END WALL.
100 SF ADDITIONAL OF RECYCLING; SHOWN HATCHED SEE DET 1A/A503 FOR REFUSE ENCLOSURE
1
0A
0B
3 A030 TYP.
2 A030
1 A030
PRE-ENG. WOOD ROOF TRUSSES @ 24" O.C. w/ 3 1/2" HEEL ADJUST FOR FIRE BARRIER AS REQ'D.
1/2" CDX PLYWOOD OR O.S.B. SHTG. @ FRONT WALL.

WALL KEY
▨ 1 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE
DO NOT PROVIDE ELECTRICAL IN WALL UNLESS IN RATED BOX.

FLOOR PLAN 5,097 S.F.
SCALE: 1/8" = 1'-0"

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
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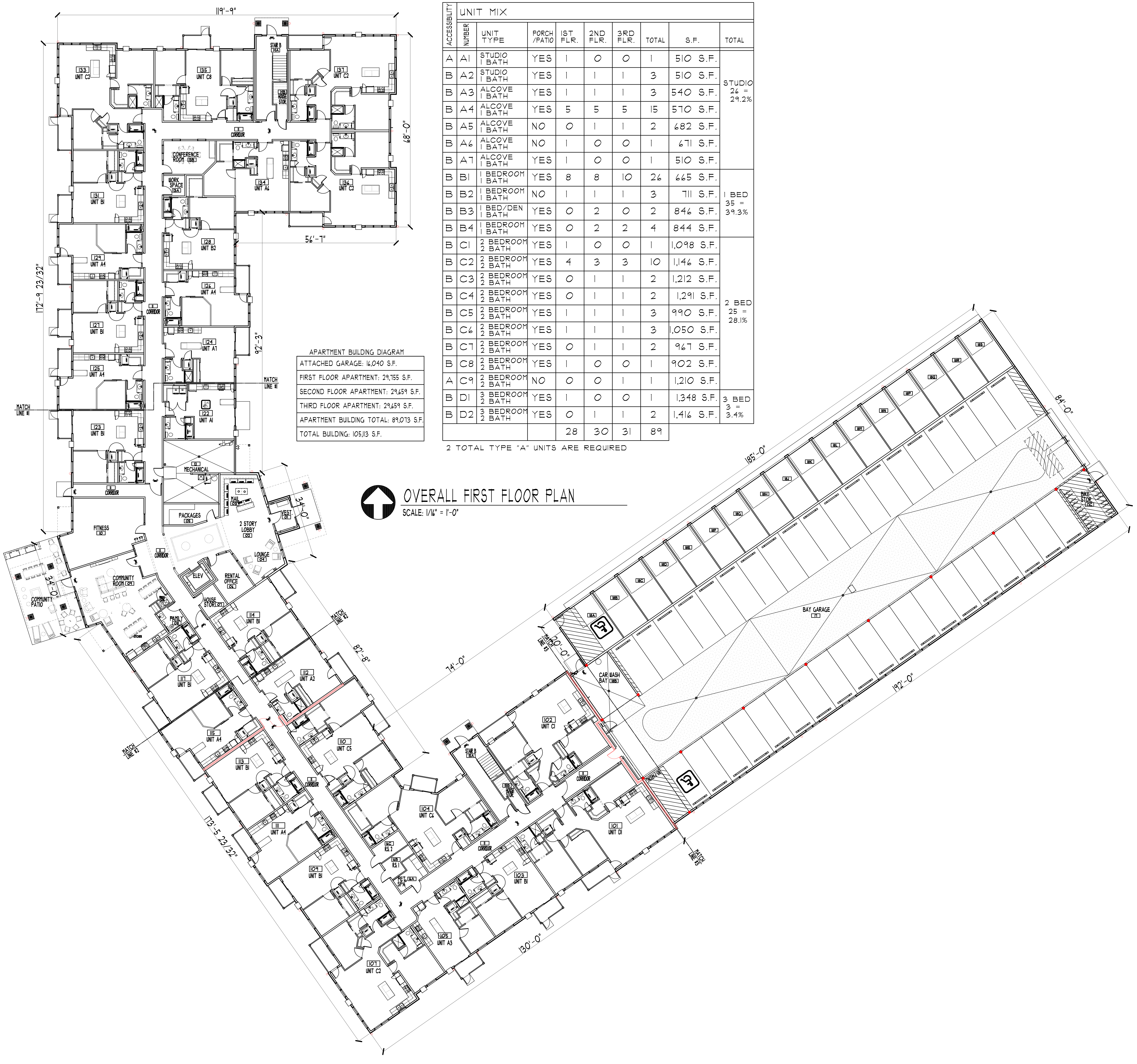
PLOTTED: 12/06/24 FILE: 22042E COM: 3

A030


119'-9"
68'-0"
56'-7"
172'-9 23/32"
92'-3"
133 UNIT C2
135 UNIT C8
STAIR B 14A
14B HOUSE STOR.
137 UNIT C2
11 CORRIDOR
CONFERENCE ROOM 13B
WORK SPACE 13A
134 UNIT A6
136 UNIT C2
131 UNIT B1
128 UNIT B2
129 UNIT A4
126 UNIT A4
127 UNIT B1
124 UNIT A1
125 UNIT A4
MATCH LINE #1
123 UNIT B1
122 UNIT A1
12 MECHANICAL
PACKAGES 05
MAIL 03
2 STORY LOBBY 02
VEST. 01
34'-0"
LOUNGE 04
FITNESS 10
COMMUNITY PATIO
COMMUNITY ROOM 09
KITCHEN
ELEV
RENTAL OFFICE 06
HOUSE STOR. 07
FAMILY 08
114 UNIT B1
MATCH LINE #2
82'-8"
117 UNIT B1
112 UNIT A2
115 UNIT A4
110 UNIT C5
113 UNIT B1
111 UNIT A4
109 UNIT B1
104 UNIT C6
16C R.S. 2
16B R.S. 1
PET SPA 16A
STAIR B 15A
15B HOUSE STOR.
102 UNIT C1
101 UNIT D1
103 UNIT B1
105 UNIT A3
107 UNIT C2
173'-5 23/32"
130'-0"
74'-0"
CAR WASH BAY 18B
NO PARKING
MATCH LINE #3
BAY GARAGE
BIKE STOR.
185'-0"
192'-0"
84'-0"
20'-0"

| ACCESSIBILITY | UNIT MIX | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | NUMBER | UNIT TYPE | PORCH /PATIO | 1ST FLR. | 2ND FLR. | 3RD FLR. | TOTAL | S.F. | TOTAL |
| A | A1 | STUDIO 1 BATH | YES | 1 | 0 | 0 | 1 | 510 S.F. | STUDIO 26 = 29.2% |
| B | A2 | STUDIO 1 BATH | YES | 1 | 1 | 1 | 3 | 510 S.F. | |
| B | A3 | ALCOVE 1 BATH | YES | 1 | 1 | 1 | 3 | 540 S.F. | |
| B | A4 | ALCOVE 1 BATH | YES | 5 | 5 | 5 | 15 | 570 S.F. | |
| B | A5 | ALCOVE 1 BATH | NO | 0 | 1 | 1 | 2 | 682 S.F. | |
| B | A6 | ALCOVE 1 BATH | NO | 1 | 0 | 0 | 1 | 671 S.F. | |
| B | A7 | ALCOVE 1 BATH | YES | 1 | 0 | 0 | 1 | 510 S.F. | |
| B | B1 | 1 BEDROOM 1 BATH | YES | 8 | 8 | 10 | 26 | 665 S.F. | 1 BED 35 = 39.3% |
| B | B2 | 1 BEDROOM 1 BATH | NO | 1 | 1 | 1 | 3 | 711 S.F. | |
| B | B3 | 1 BED/DEN 1 BATH | YES | 0 | 2 | 0 | 2 | 846 S.F. | |
| B | B4 | 1 BEDROOM 1 BATH | YES | 0 | 2 | 2 | 4 | 844 S.F. | |
| B | C1 | 2 BEDROOM 2 BATH | YES | 1 | 0 | 0 | 1 | 1,098 S.F. | 2 BED 25 = 28.1% |
| B | C2 | 2 BEDROOM 2 BATH | YES | 4 | 3 | 3 | 10 | 1,146 S.F. | |
| B | C3 | 2 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 1,212 S.F. | |
| B | C4 | 2 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 1,291 S.F. | |
| B | C5 | 2 BEDROOM 2 BATH | YES | 1 | 1 | 1 | 3 | 990 S.F. | |
| B | C6 | 2 BEDROOM 2 BATH | YES | 1 | 1 | 1 | 3 | 1,050 S.F. | |
| B | C7 | 2 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 967 S.F. | |
| B | C8 | 2 BEDROOM 2 BATH | YES | 1 | 0 | 0 | 1 | 902 S.F. | |
| A | C9 | 2 BEDROOM 2 BATH | NO | 0 | 0 | 1 | 1 | 1,210 S.F. | |
| B | D1 | 3 BEDROOM 2 BATH | YES | 1 | 0 | 0 | 1 | 1,348 S.F. | 3 BED 3 = 3.4% |
| B | D2 | 3 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 1,416 S.F. | |
| | | | | 28 | 30 | 31 | 89 | | |

2 TOTAL TYPE "A" UNITS ARE REQUIRED

APARTMENT BUILDING DIAGRAM

| |
|---|
| ATTACHED GARAGE: 16,040 S.F. |
| FIRST FLOOR APARTMENT: 29,755 S.F. |
| SECOND FLOOR APARTMENT: 29,659 S.F. |
| THIRD FLOOR APARTMENT: 29,659 S.F. |
| APARTMENT BUILDING TOTAL: 89,073 S.F. |
| TOTAL BUILDING: 105,113 S.F. |

## OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

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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 DAVID J. MAJCHRZAK

DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24

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22042
Issue Date:
12/06/24
Document Set:
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PLOTTED: 12/06/24 FILE: 22042P COM: 3

# GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.

B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.

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 TO BE LEVER TYPE.

F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.

G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.

H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).

I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.

J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.

K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.

L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.

M) 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.

N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.

O) NOT USED.

P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.

Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.

R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.

S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE

T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.

U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.

V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE

W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

# FLOOR PLAN NUMBER NOTES

←#

## EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

## CORRIDOR/STAIR/GEN. NOTES

20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3,000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

## MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.

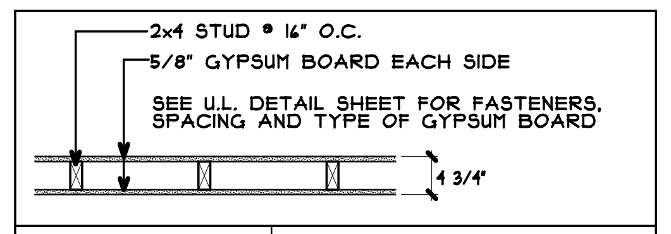
41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.

42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.

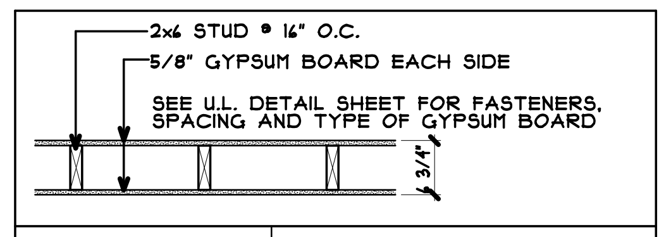
50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

## COMMUNITY ROOM/PATIO NOTES

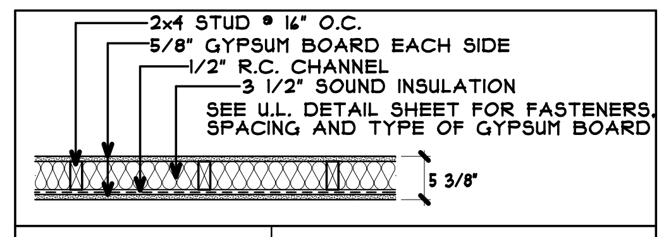
51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE, SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

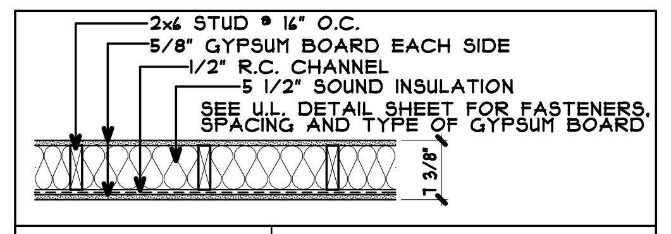
| WALL TYPE 1 | S.T.C. 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

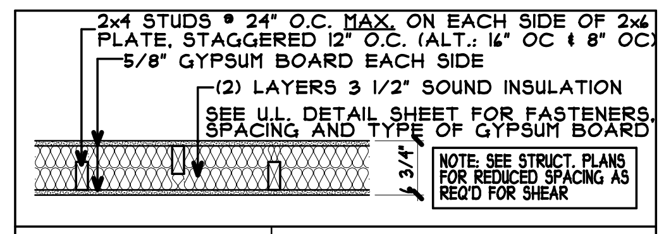
| WALL TYPE 2 | S.T.C. 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

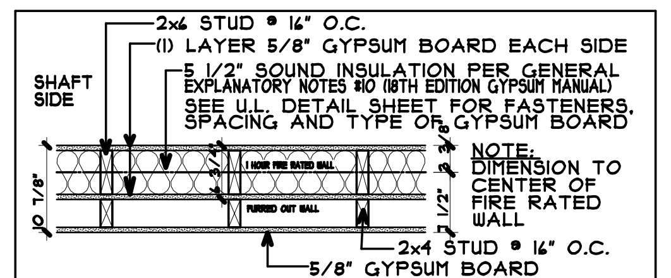
| WALL TYPE 5 | S.T.C. 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 38/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3243 |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

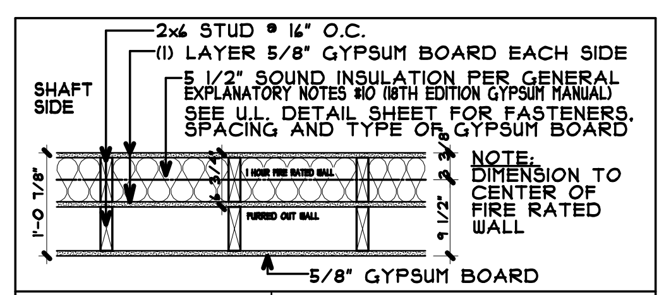
| WALL TYPE 6 | S.T.C. - 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

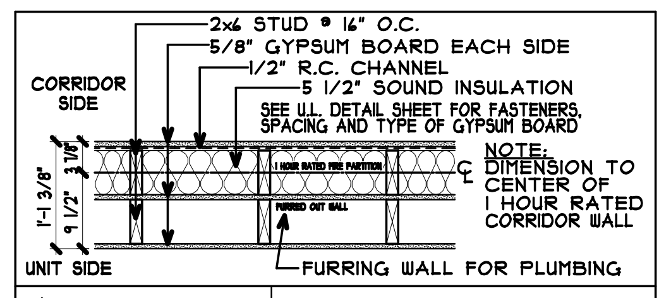
| WALL TYPE 7 | S.T.C. 40-44 + 5 + 5 = 54 MAX |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |


SHAFT SIDE
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD
10 7/8"
3 3/8"
3 3/4"
7 1/2"

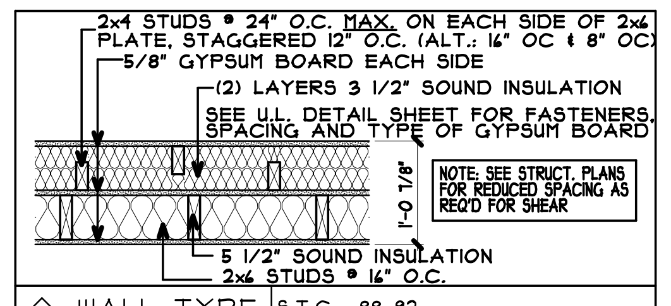
| WALL TYPE 4A | S.T.C. MIN. 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |


SHAFT SIDE
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD
1'-0 7/8"
3 3/8"
3 3/4"
9 1/2"

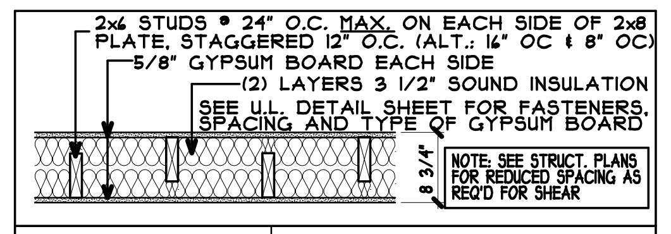
| WALL TYPE 4B | S.T.C. MIN. 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |


CORRIDOR SIDE
2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
UNIT SIDE
FURRING WALL FOR PLUMBING
1'-1 3/8"
3 7/8"
9 1/2"

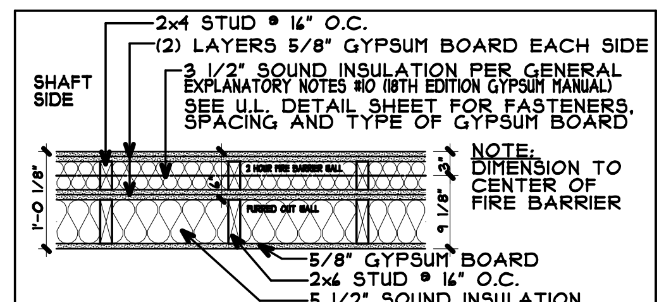
| WALL TYPE 6B | S.T.C. - 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
1'-0 7/8"
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.

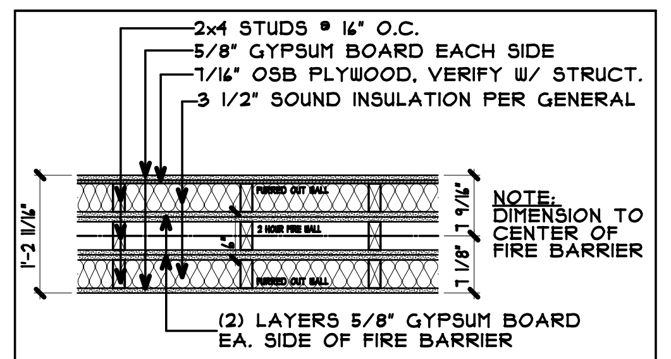
| WALL TYPE 7B | S.T.C. 88-92 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |


2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

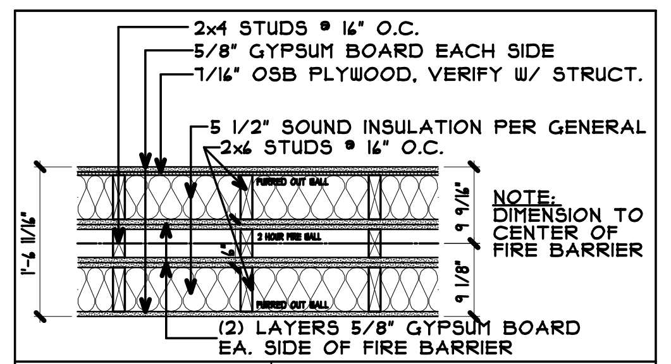
| WALL TYPE 8 | S.T.C. 40-44 + 5 + 5 = 54 MAX |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |


SHAFT SIDE
2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION
1'-0 1/8"
3"
9 1/8"

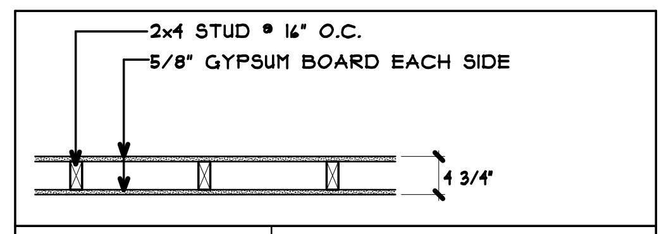
| WALL TYPE 11B | S.T.C. 50 MIN. |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-2 11/16"
7 9/16"
7 1/8"

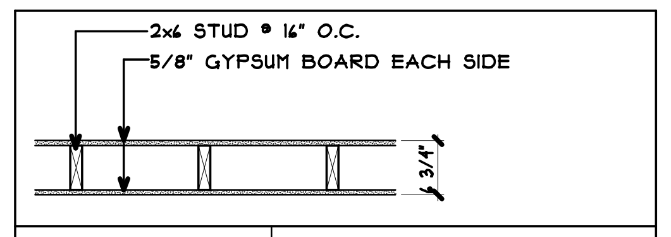
| WALL TYPE 11C | S.T.C. 50 MIN. |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-6 11/16"
9 9/16"
9 1/8"

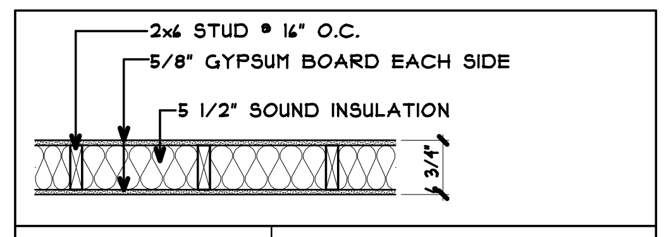
| WALL TYPE 11D | S.T.C. 50 MIN. |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

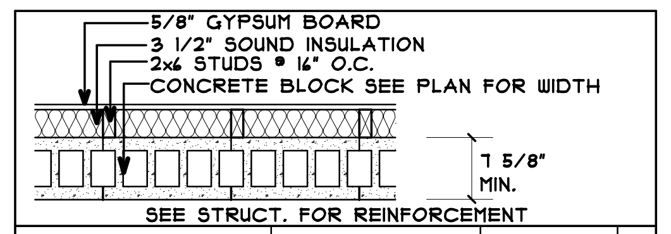
| WALL TYPE 13 | S.T.C. - 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
|  | U.L. DESIGN NO. |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

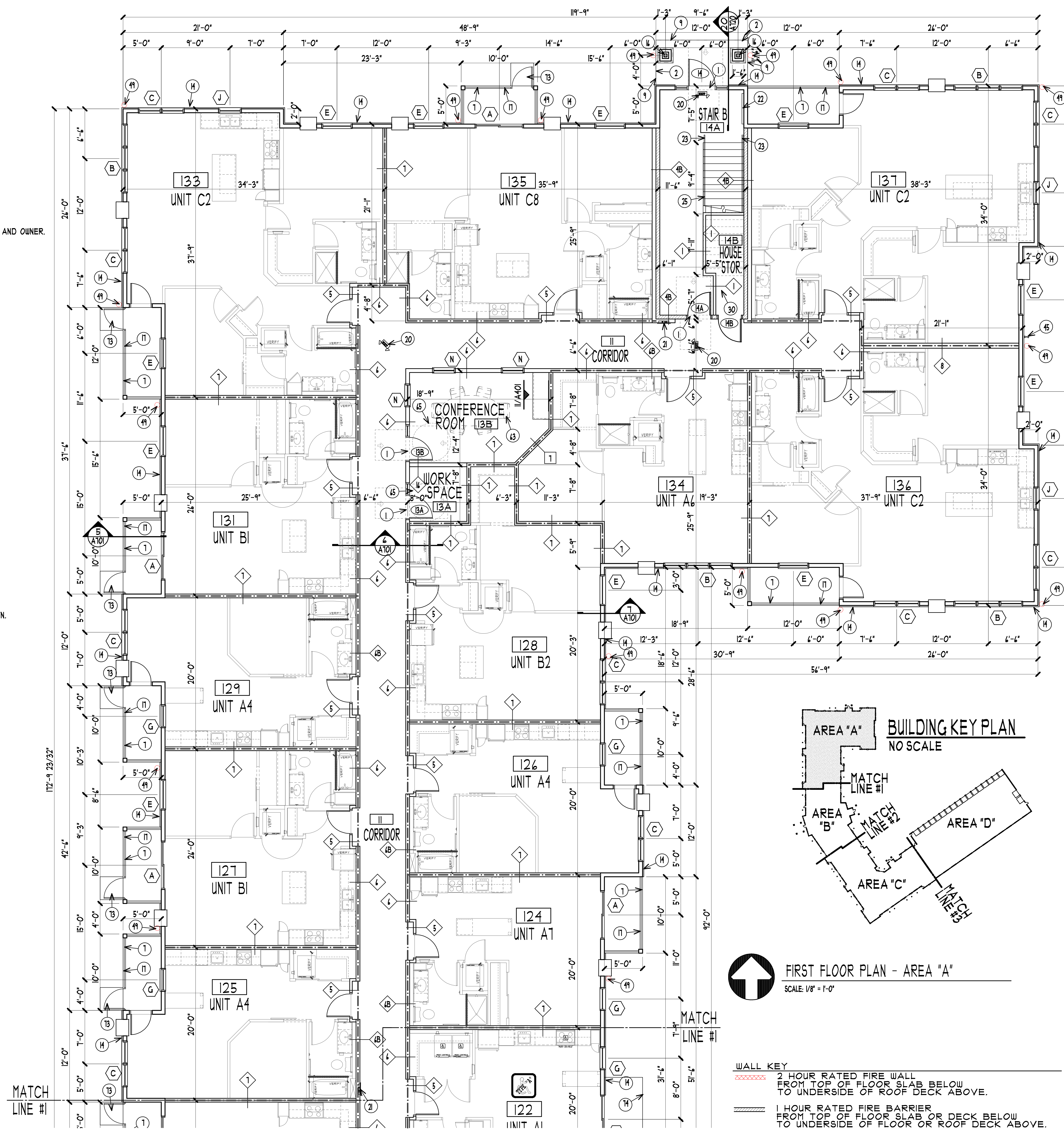
| WALL TYPE 14 | S.T.C. - 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
|  | U.L. DESIGN NO. |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

| WALL TYPE 16 | S.T.C. 40 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
|  |  |


5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

| WALL TYPE B1 | RATING-1 HOUR |  |
|---|---|---|
| SCALE: 3/4"=1'-0" | STC - HOLLOW 86, GROUT FILL. 93 |  |
| DESIGN U905 |  |  |


133 UNIT C2
135 UNIT C8
137 UNIT C2
STAIR B 14A
14B HOUSE STOR
11 CORRIDOR
CONFERENCE ROOM 13B
WORK SPACE 13A
134 UNIT A6
136 UNIT C2
131 UNIT B1
128 UNIT B2
129 UNIT A4
126 UNIT A4
127 UNIT B1
124 UNIT A7
125 UNIT A4
122 UNIT A1
MATCH LINE #1
119'-9"
48'-9"
21'-0"
24'-0"
56'-4"
172'-9 23/32"
BUILDING KEY PLAN
NO SCALE
AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3

## FIRST FLOOR PLAN - AREA "A"

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

WALL KEY

| | |
|---|---|
| ▨ | 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▨ | 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| - - - - - | PROVIDE DRAFT STOP IN FLOOR TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES |

## WALL TYPE KEY/GEN. NOTES

| # | |
|---|---|
| _# PREFIX | M = METAL STUD WALL<br>C = CAST-IN-PLACE CONC.<br>B = BLOCK WALL (CMU)<br>P = PRECAST WALL PANEL |
| #_ SUFFIX | A = (1) 2X4 FURRING WALL<br>B = (1) 2X6 FURRING WALL<br>C = (2) 2X4 FURRING WALLS EA. SIDE<br>D = (2) 2X6 FURRING WALLS EA. SIDE<br>E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE |

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

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DAVID MAJCHRZAK
56381
12/06/24

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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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS |
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Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

A101A

PLOTTED: 12/06/24 FILE: 22042P COM: 3

## GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.

B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.

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 TO BE LEVER TYPE.

F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.

G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.

H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).

I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.

J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.

K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.

L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.

M) 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.

N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.

O) NOT USED.

P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.

Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.

R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.

S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE

T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.

U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.

V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE

W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

## FLOOR PLAN NUMBER NOTES

←(#)

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3,000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.

41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.

41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.

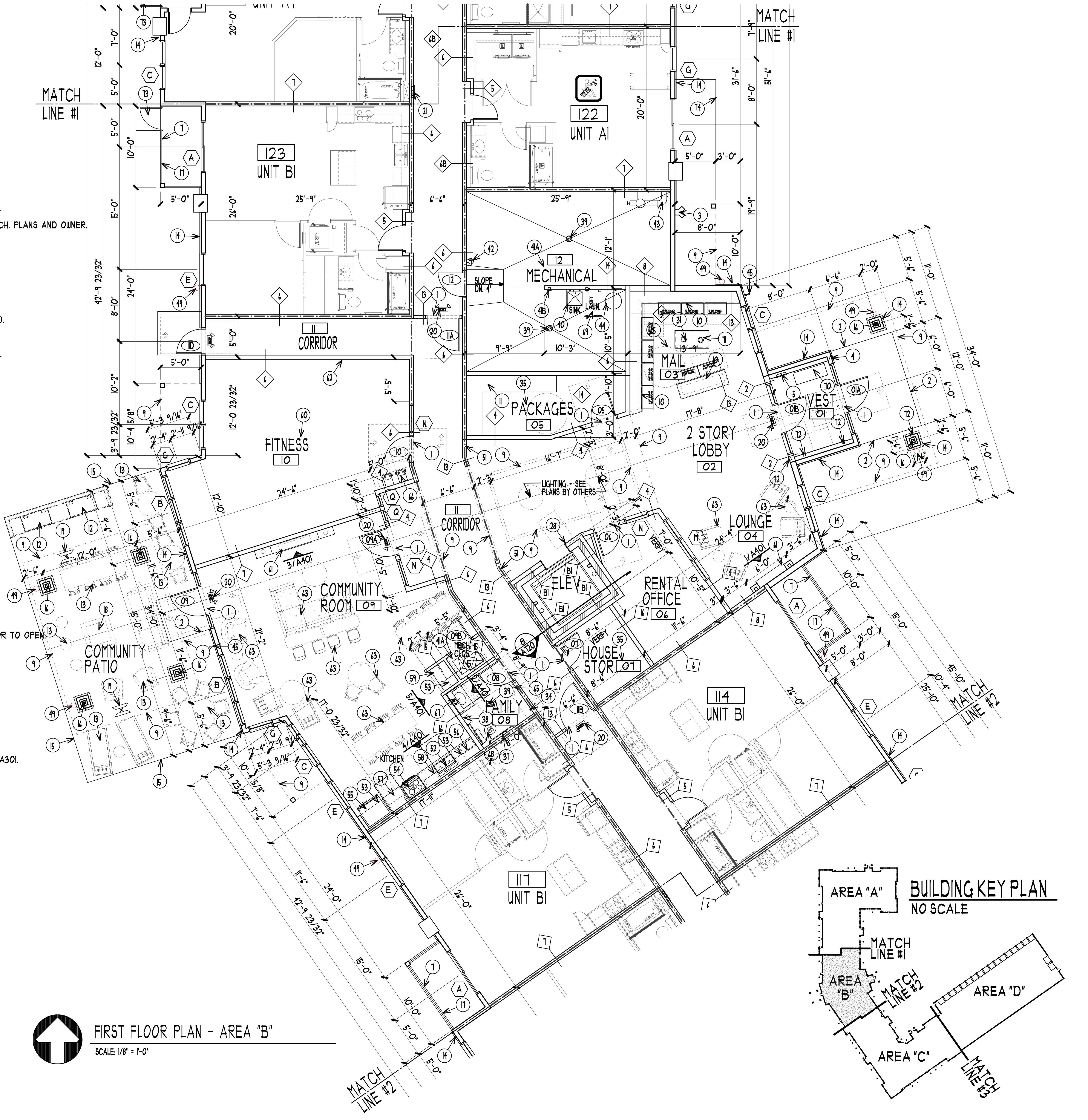
42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.

50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.

50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

### COMMUNITY ROOM/PATIO NOTES

51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE, SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65 ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.

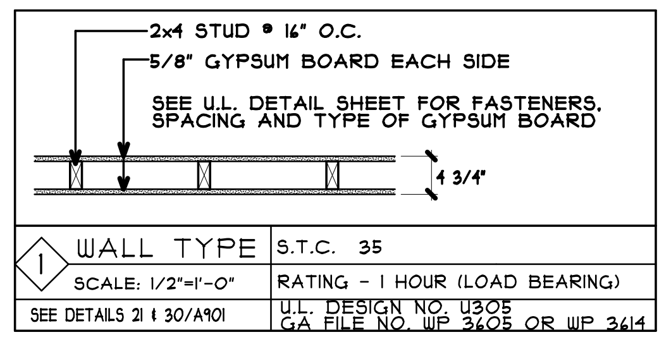

MATCH LINE #1
123 UNIT B1
122 UNIT A1
12 MECHANICAL
SLOPE DN. 4"
11 CORRIDOR
MAIL 03
PACKAGES 05
FITNESS 10
2 STORY LOBBY 02
VEST. 01
LIGHTING - SEE PLANS BY OTHERS
11 CORRIDOR
LOUNGE 04
ELEV.
RENTAL OFFICE 06
HOUSE STOR. 07
COMMUNITY ROOM 09
COMMUNITY PATIO
FAMILY 08
KITCHEN
114 UNIT B1
117 UNIT B1
MATCH LINE #2
AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3

FIRST FLOOR PLAN - AREA "B"

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

BUILDING KEY PLAN

NO SCALE


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

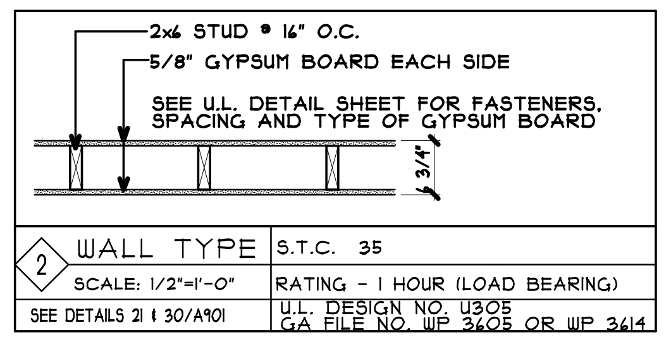
WALL TYPE 1 — SCALE: 1/2"=1'-0" — SEE DETAILS 21 & 30/A901

S.T.C. 35

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U305

GA FILE NO. WP 3605 OR WP 3614


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

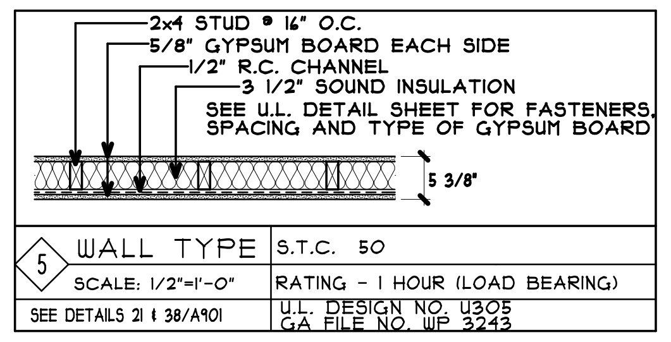
WALL TYPE 2 — SCALE: 1/2"=1'-0" — SEE DETAILS 21 & 30/A901

S.T.C. 35

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U305

GA FILE NO. WP 3605 OR WP 3614


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

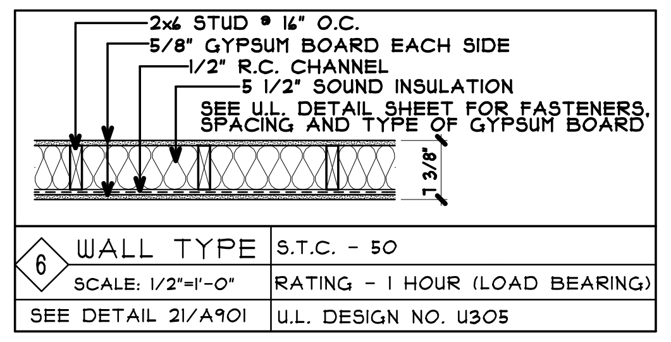
WALL TYPE 5 — SCALE: 1/2"=1'-0" — SEE DETAILS 21 & 38/A901

S.T.C. 50

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U305

GA FILE NO. WP 3243

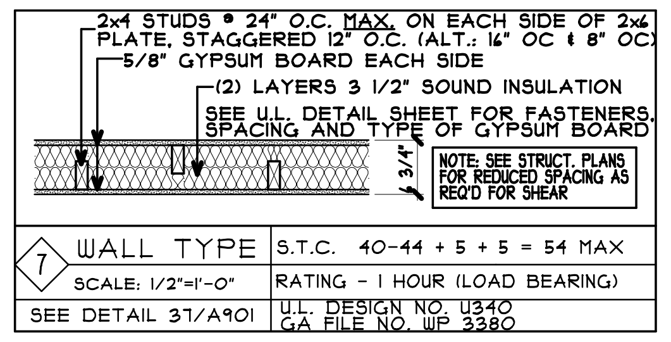

2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

WALL TYPE 6 — SCALE: 1/2"=1'-0" — SEE DETAIL 21/A901

S.T.C. - 50

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

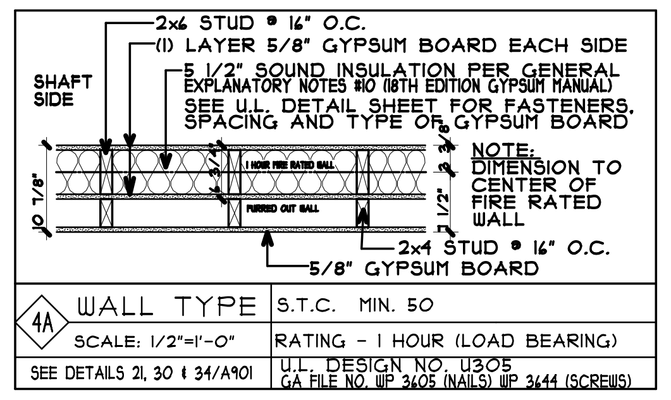
WALL TYPE 7 — SCALE: 1/2"=1'-0" — SEE DETAIL 37/A901

S.T.C. 40-44 + 5 + 5 = 54 MAX

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U340

GA FILE NO. WP 3380


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD
10 7/8"
3 3/8"
6 1/2"

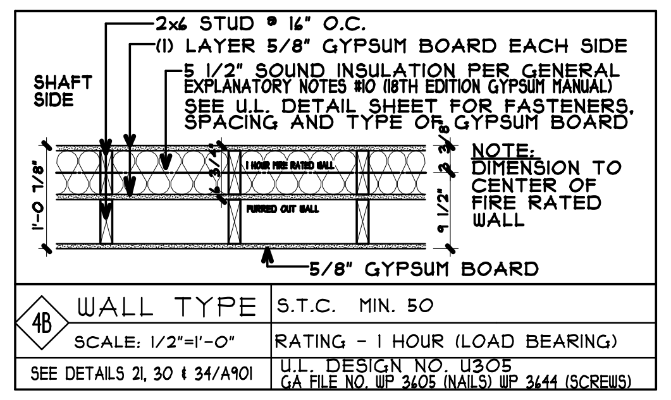
WALL TYPE 4A — SCALE: 1/2"=1'-0" — SEE DETAILS 21, 30 & 34/A901

S.T.C. MIN. 50

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U305

GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD
1'-0 7/8"
3 3/8"
9 1/2"

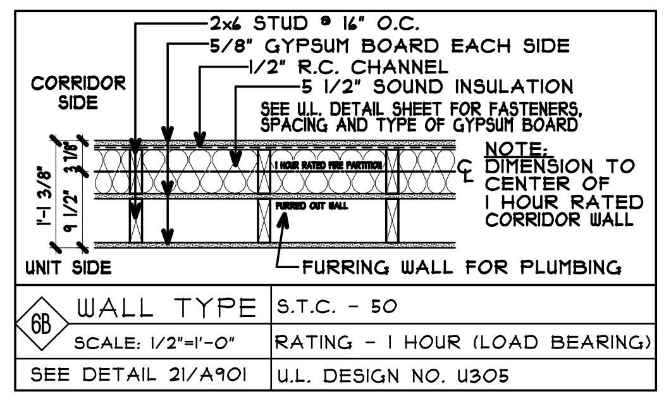
WALL TYPE 4B — SCALE: 1/2"=1'-0" — SEE DETAILS 21, 30 & 34/A901

S.T.C. MIN. 50

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U305

GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)

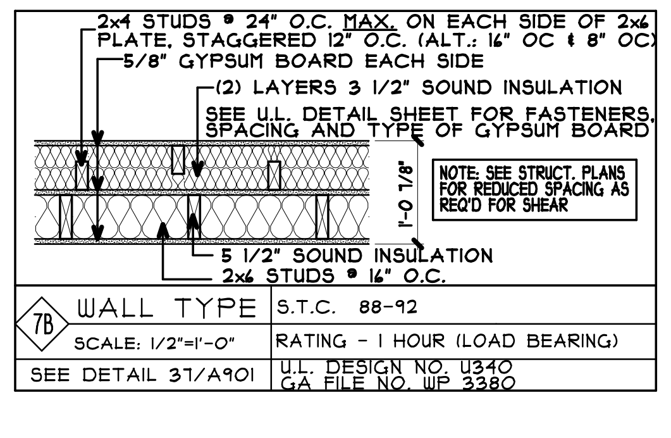

2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
CORRIDOR SIDE
UNIT SIDE
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
FURRING WALL FOR PLUMBING
1'-1 3/8"
3 7/8"
9 1/2"

WALL TYPE 6B — SCALE: 1/2"=1'-0" — SEE DETAIL 21/A901

S.T.C. - 50

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
1'-0 7/8"

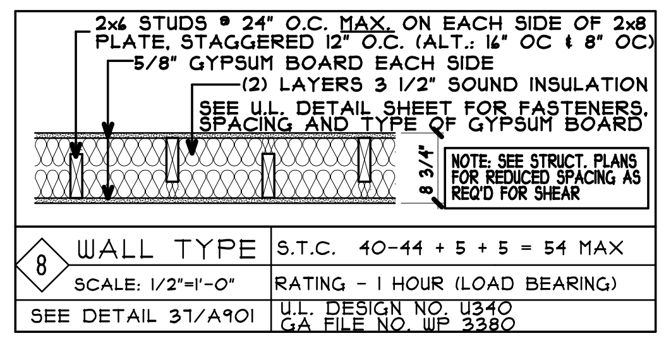
WALL TYPE 7B — SCALE: 1/2"=1'-0" — SEE DETAIL 37/A901

S.T.C. 88-92

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U340

GA FILE NO. WP 3380


2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

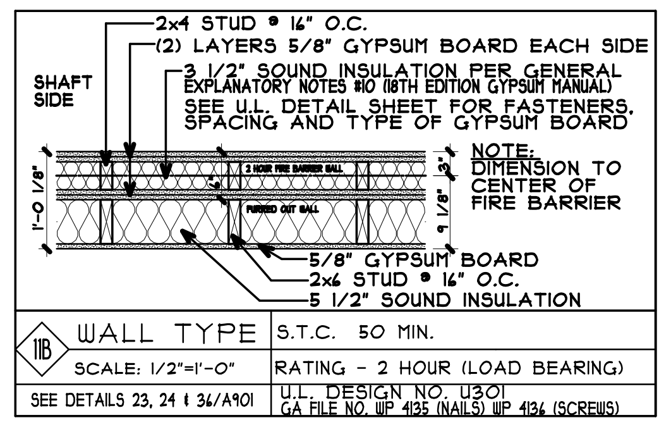
WALL TYPE 8 — SCALE: 1/2"=1'-0" — SEE DETAIL 37/A901

S.T.C. 40-44 + 5 + 5 = 54 MAX

RATING - 1 HOUR (LOAD BEARING)

U.L. DESIGN NO. U340

GA FILE NO. WP 3380


2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION
1'-0 1/8"
3"
9 1/8"

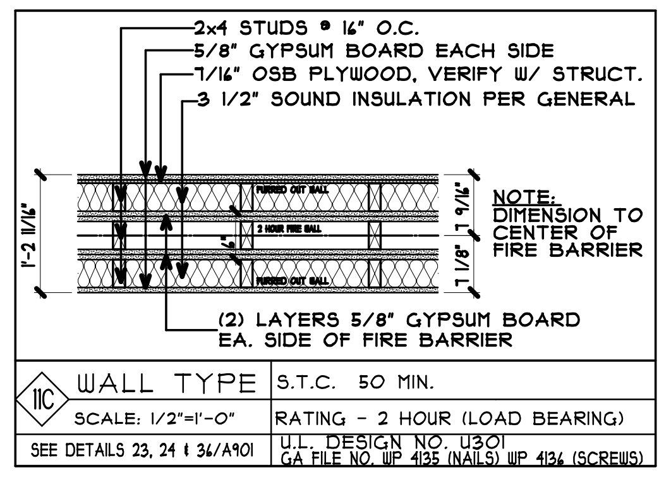
WALL TYPE 11B — SCALE: 1/2"=1'-0" — SEE DETAILS 23, 24 & 36/A901

S.T.C. 50 MIN.

RATING - 2 HOUR (LOAD BEARING)

U.L. DESIGN NO. U301

GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-2 11/16"
7 9/16"
7 1/8"

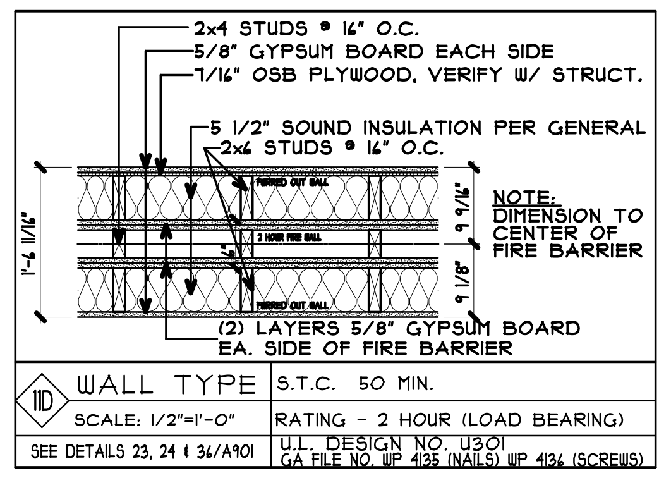
WALL TYPE 11C — SCALE: 1/2"=1'-0" — SEE DETAILS 23, 24 & 36/A901

S.T.C. 50 MIN.

RATING - 2 HOUR (LOAD BEARING)

U.L. DESIGN NO. U301

GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-6 11/16"
9 9/16"
9 1/8"

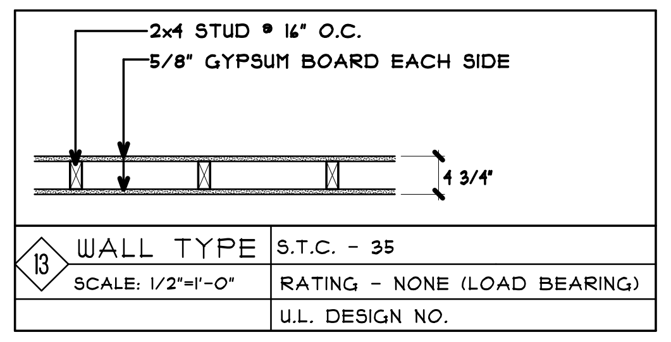
WALL TYPE 11D — SCALE: 1/2"=1'-0" — SEE DETAILS 23, 24 & 36/A901

S.T.C. 50 MIN.

RATING - 2 HOUR (LOAD BEARING)

U.L. DESIGN NO. U301

GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)

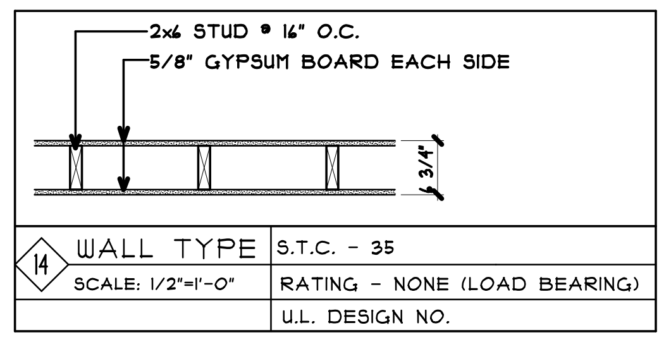

2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

WALL TYPE 13 — SCALE: 1/2"=1'-0"

S.T.C. - 35

RATING - NONE (LOAD BEARING)

U.L. DESIGN NO.

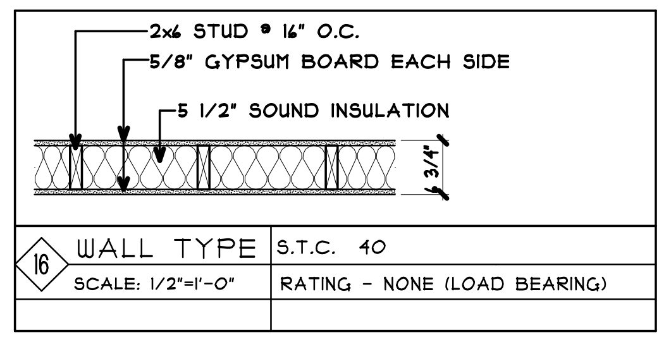

2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

WALL TYPE 14 — SCALE: 1/2"=1'-0"

S.T.C. - 35

RATING - NONE (LOAD BEARING)

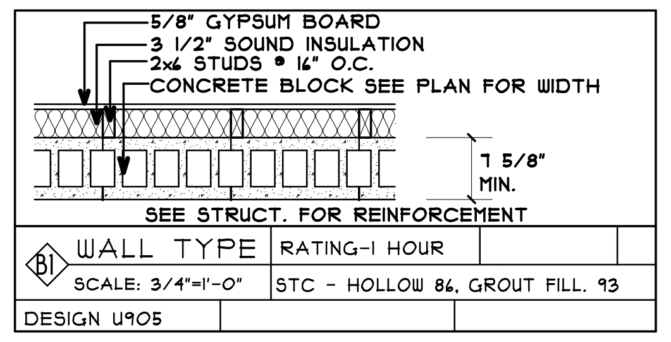
U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

WALL TYPE 16 — SCALE: 1/2"=1'-0"

S.T.C. 40

RATING - NONE (LOAD BEARING)


5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

WALL TYPE B1 — SCALE: 3/4"=1'-0" — DESIGN U905

RATING-1 HOUR

STC - HOLLOW 86, GROUT FILL. 93

### WALL TYPE KEY/GEN. NOTES

PREFIX

M = METAL STUD WALL

C = CAST-IN-PLACE CONC.

B = BLOCK WALL (CMU)

P = PRECAST WALL PANEL

SUFFIX

A = (1) 2X4 FURRING WALL

B = (1) 2X6 FURRING WALL

C = (2) 2X4 FURRING WALLS EA. SIDE

D = (2) 2X6 FURRING WALLS EA. SIDE

E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

WALL KEY

| | |
|---|---|
| ☒ | 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▨ | 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| ----- | PROVIDE DRAFT STOP IN FLOOR TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES |

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DAVID MAJCHRZAK
56381
12/06/24

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

PLOTTED: 12/06/24 FILE: 22042P COM: 3

A101B

# FLOOR PLAN NUMBER NOTES

## EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

## CORRIDOR/STAIR/GEN. NOTES

20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3,000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

## MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.

41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.

41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.

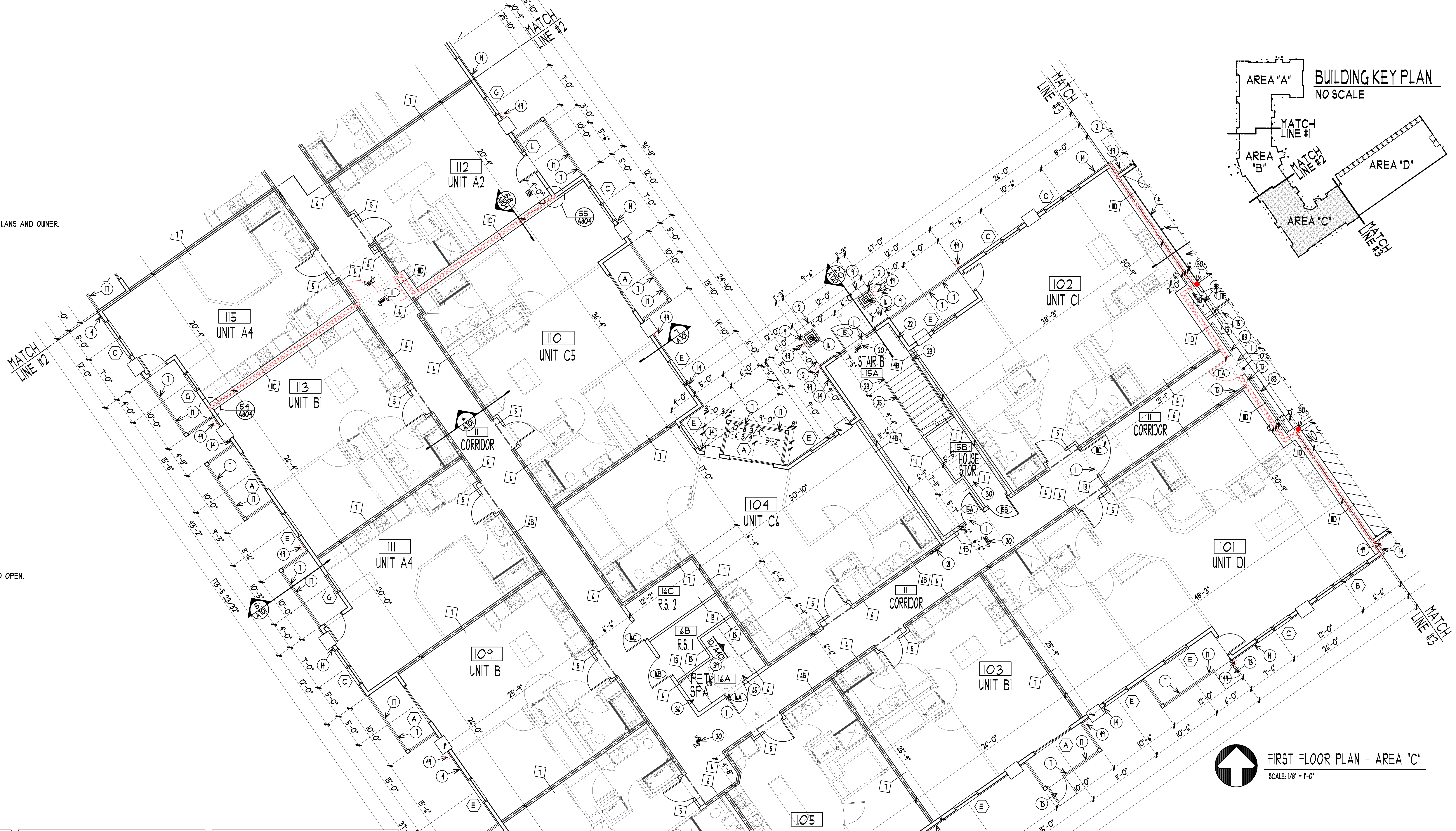
42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.

50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.

50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

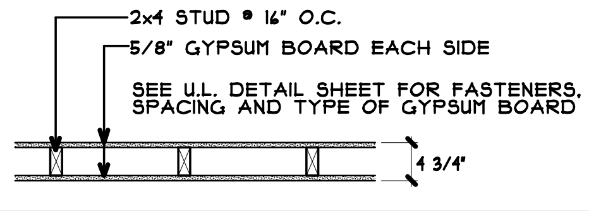
## COMMUNITY ROOM/PATIO NOTES

51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE, SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.

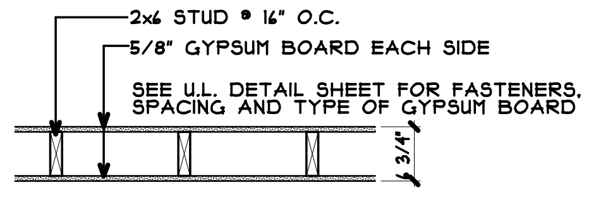

BUILDING KEY PLAN
NO SCALE
AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3
112 UNIT A2
115 UNIT A4
113 UNIT B1
110 UNIT C5
111 UNIT A4
109 UNIT B1
104 UNIT C6
102 UNIT C1
101 UNIT D1
103 UNIT B1
105 UNIT A3
CORRIDOR
STAIR B 15A
15B HOUSE STOR.
16C R.S. 2
16B R.S. 1
16A PET SPA

FIRST FLOOR PLAN - AREA "C"

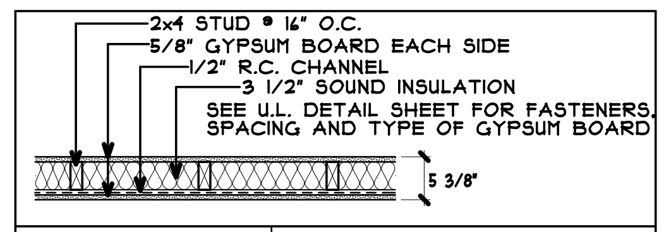
SCALE: 1/8" = 1'-0"


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

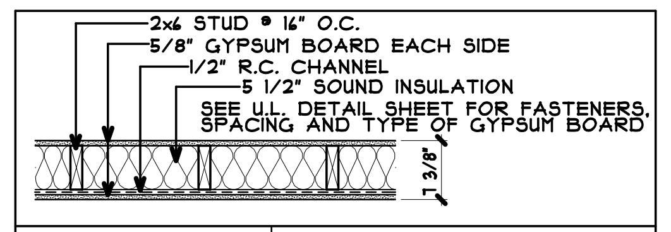
WALL TYPE 1 | S.T.C. 35
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

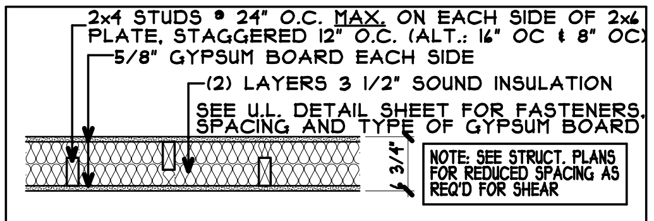
WALL TYPE 2 | S.T.C. 35
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

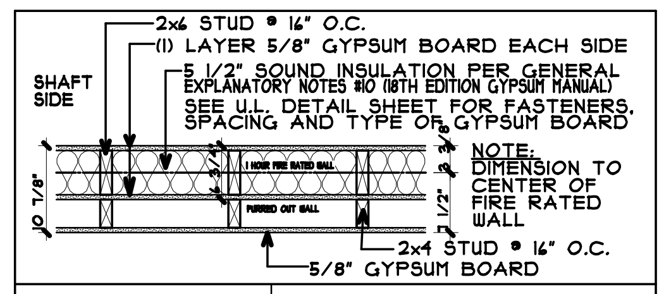
WALL TYPE 5 | S.T.C. 50
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 38/A901 | U.L. DESIGN NO. U305 GA FILE NO. WP 3243


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

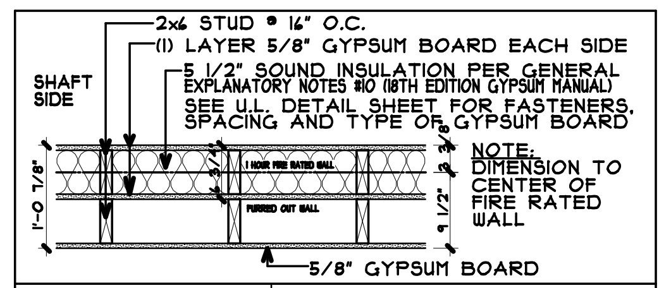
WALL TYPE 6 | S.T.C. - 50
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 21/A901 | U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

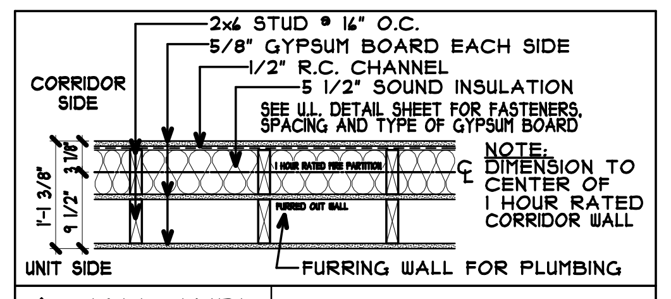
WALL TYPE 7 | S.T.C. 40-44 + 5 + 5 = 54 MAX
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 | U.L. DESIGN NO. U340 GA FILE NO. WP 3380


SHAFT SIDE
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD
10 7/8"
6 3/4"
3 3/8"
7 1/2"

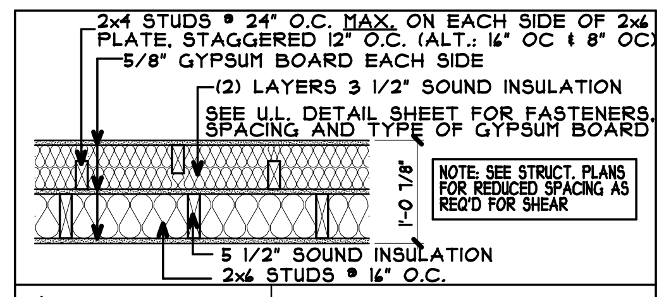
WALL TYPE 4A | S.T.C. MIN. 50
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


SHAFT SIDE
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD
1'-0 7/8"
6 3/4"
3 3/8"
9 1/2"

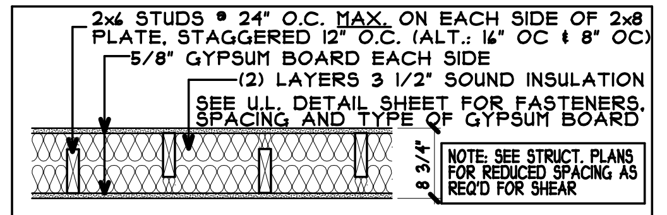
WALL TYPE 4B | S.T.C. MIN. 50
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


CORRIDOR SIDE
UNIT SIDE
2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
FURRING WALL FOR PLUMBING
1'-1 3/8"
3 7/8"
9 1/2"

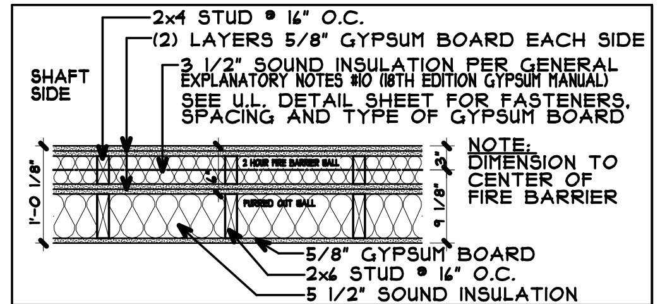
WALL TYPE 6B | S.T.C. - 50
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 21/A901 | U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
1'-0 7/8"
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.

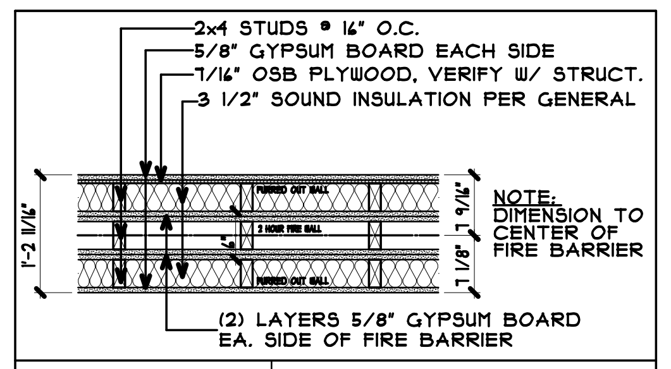
WALL TYPE 7B | S.T.C. 88-92
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 | U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

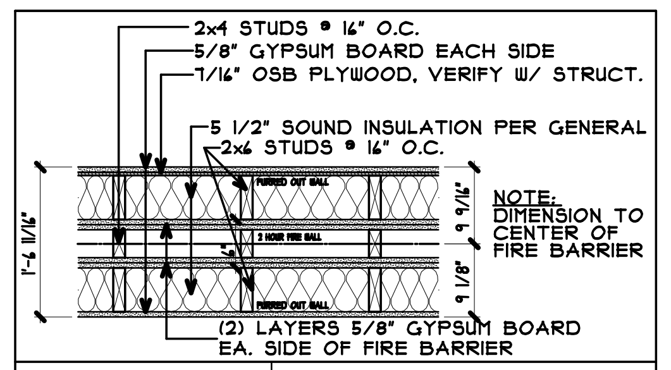
WALL TYPE 8 | S.T.C. 40-44 + 5 + 5 = 54 MAX
SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 | U.L. DESIGN NO. U340 GA FILE NO. WP 3380


SHAFT SIDE
2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION
1'-0 1/8"
3"
9 1/8"

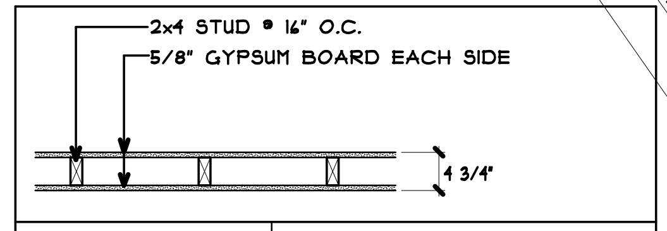
WALL TYPE 11B | S.T.C. 50 MIN.
SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-2 11/16"
7 9/16"
7 1/8"

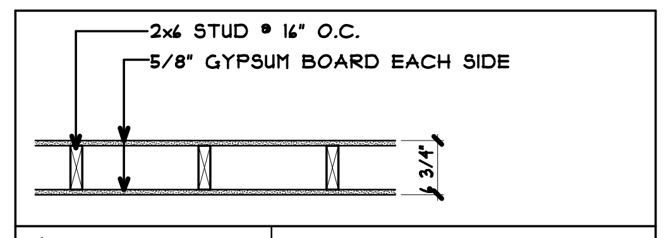
WALL TYPE 11C | S.T.C. 50 MIN.
SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-6 11/16"
9 9/16"
9 1/8"

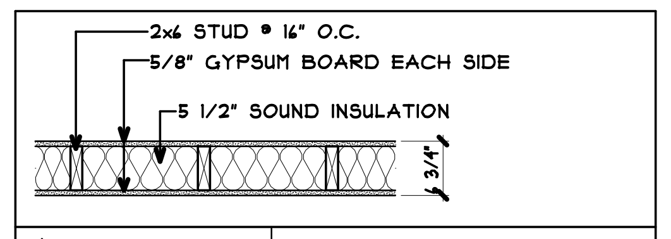
WALL TYPE 11D | S.T.C. 50 MIN.
SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

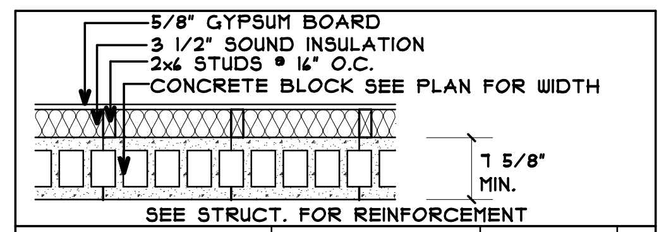
WALL TYPE 13 | S.T.C. - 35
SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

WALL TYPE 14 | S.T.C. - 35
SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

WALL TYPE 16 | S.T.C. 40
SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING)


5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

WALL TYPE B1 | RATING-1 HOUR
SCALE: 3/4"=1'-0" | STC - HOLLOW 86, GROUT FILL. 93
DESIGN U905

### WALL KEY

- ▨ 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE.
- ▨ 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.
- ----- PROVIDE DRAFT STOP IN FLOOR TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES

### WALL TYPE KEY/GEN. NOTES

PREFIX
M = METAL STUD WALL
C = CAST-IN-PLACE CONC.
B = BLOCK WALL (CMU)
P = PRECAST WALL PANEL

SUFFIX
A = (1) 2X4 FURRING WALL
B = (1) 2X6 FURRING WALL
C = (2) 2X4 FURRING WALLS EA. SIDE
D = (2) 2X6 FURRING WALLS EA. SIDE
E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

## GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.

B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.

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 TO BE LEVER TYPE.

F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.

G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.

H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).

I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.

J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.

K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.

L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.

M) 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.

N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.

O) NOT USED.

P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.

Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.

R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.

S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE

T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.

U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.

V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE

W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

PLOTTED: 12/06/24 FILE: 22042P COM: 3

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LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Name DAVID J. MAJCHRZAK

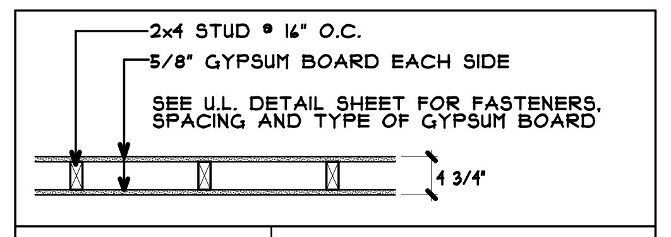
DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

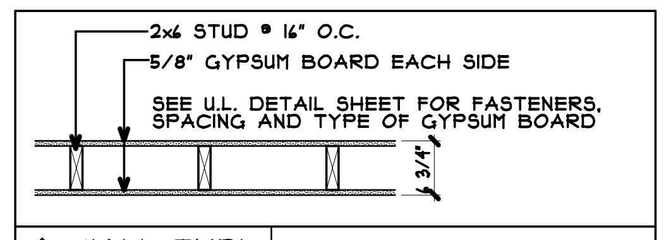
| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

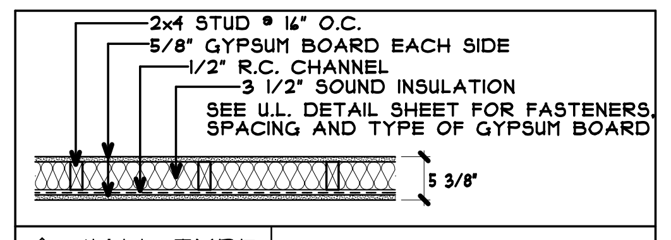
A101C


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

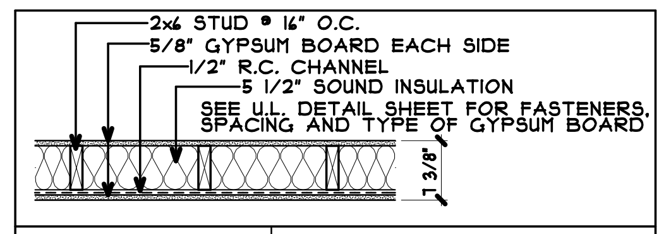
| | |
|---|---|
| 1 WALL TYPE | S.T.C. 35 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

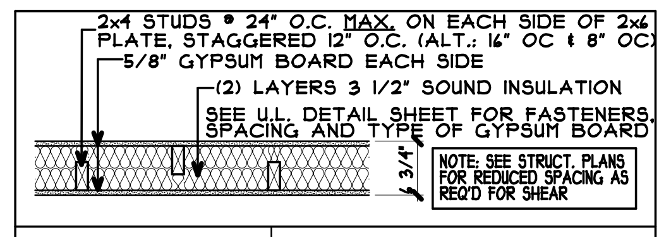
| | |
|---|---|
| 2 WALL TYPE | S.T.C. 35 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

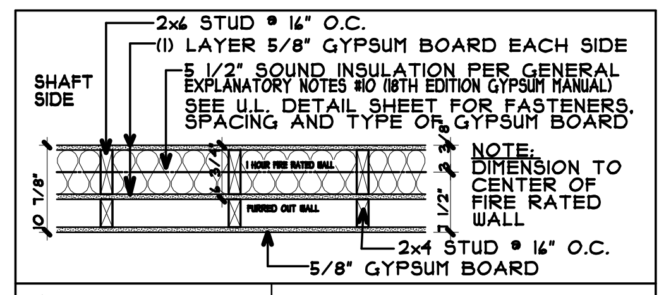
| | |
|---|---|
| 5 WALL TYPE | S.T.C. 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 38/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3243 |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

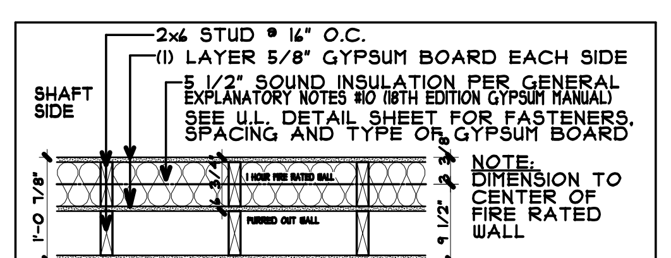
| | |
|---|---|
| 6 WALL TYPE | S.T.C. - 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

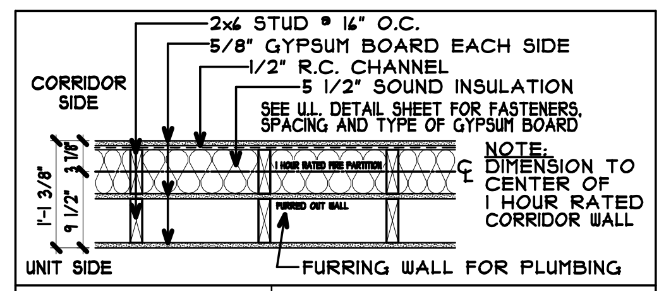
| | |
|---|---|
| 7 WALL TYPE | S.T.C. 40-44 + 5 + 5 = 54 MAX |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |


SHAFT SIDE
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD
10 7/8"

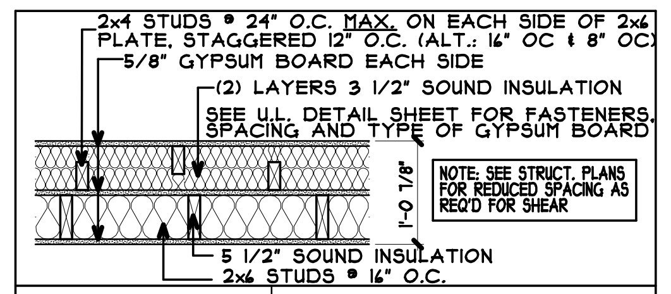
| | |
|---|---|
| 4A WALL TYPE | S.T.C. MIN. 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |


SHAFT SIDE
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD
1'-0 7/8"

| | |
|---|---|
| 4B WALL TYPE | S.T.C. MIN. 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |


CORRIDOR SIDE
2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
UNIT SIDE
FURRING WALL FOR PLUMBING
1'-1 3/8"

| | |
|---|---|
| 6B WALL TYPE | S.T.C. - 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
1'-0 1/8"

| | |
|---|---|
| 7B WALL TYPE | S.T.C. 88-92 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |

8 WALL TYPE: 2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC) / 5/8" GYPSUM BOARD EACH SIDE / (2) LAYERS 3 1/2" SOUND INSULATION / SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD / 8 3/4" / NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

| | |
|---|---|
| 8 WALL TYPE | S.T.C. 40-44 + 5 + 5 = 54 MAX |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |

11B WALL TYPE: SHAFT SIDE / 2x4 STUD @ 16" O.C. / (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE / 3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL) / SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD / 2 HOUR FIRE BARRIER WALL / FURRED OUT WALL / NOTE: DIMENSION TO CENTER OF FIRE BARRIER / 5/8" GYPSUM BOARD / 2x6 STUD @ 16" O.C. / 5 1/2" SOUND INSULATION / 1'-0 1/8"

| | |
|---|---|
| 11B WALL TYPE | S.T.C. 50 MIN. |
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |

11C WALL TYPE: 2x4 STUDS @ 16" O.C. / 5/8" GYPSUM BOARD EACH SIDE / 7/16" OSB PLYWOOD, VERIFY W/ STRUCT. / 3 1/2" SOUND INSULATION PER GENERAL / FURRED OUT WALL / 2 HOUR FIRE WALL / NOTE: DIMENSION TO CENTER OF FIRE BARRIER / (2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER / 1'-2 11/16"

| | |
|---|---|
| 11C WALL TYPE | S.T.C. 50 MIN. |
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |

11D WALL TYPE: 2x4 STUDS @ 16" O.C. / 5/8" GYPSUM BOARD EACH SIDE / 7/16" OSB PLYWOOD, VERIFY W/ STRUCT. / 5 1/2" SOUND INSULATION PER GENERAL / 2x6 STUDS @ 16" O.C. / FURRED OUT WALL / 2 HOUR FIRE WALL / NOTE: DIMENSION TO CENTER OF FIRE BARRIER / (2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER / 1'-6 11/16"

| | |
|---|---|
| 11D WALL TYPE | S.T.C. 50 MIN. |
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |

13 WALL TYPE: 2x4 STUD @ 16" O.C. / 5/8" GYPSUM BOARD EACH SIDE / 4 3/4"

| | |
|---|---|
| 13 WALL TYPE | S.T.C. - 35 |
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | U.L. DESIGN NO. |

14 WALL TYPE: 2x6 STUD @ 16" O.C. / 5/8" GYPSUM BOARD EACH SIDE / 6 3/4"

| | |
|---|---|
| 14 WALL TYPE | S.T.C. - 35 |
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | U.L. DESIGN NO. |

16 WALL TYPE: 2x6 STUD @ 16" O.C. / 5/8" GYPSUM BOARD EACH SIDE / 5 1/2" SOUND INSULATION / 6 3/4"

| | |
|---|---|
| 16 WALL TYPE | S.T.C. 40 |
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | |

B1 WALL TYPE: 5/8" GYPSUM BOARD / 3 1/2" SOUND INSULATION / 2x6 STUDS @ 16" O.C. / CONCRETE BLOCK SEE PLAN FOR WIDTH / 7 5/8" MIN. / SEE STRUCT. FOR REINFORCEMENT

| | |
|---|---|
| B1 WALL TYPE | RATING-1 HOUR |
| SCALE: 3/4"=1'-0" | STC - HOLLOW 86, GROUT FILL. 93 |
| DESIGN U905 | |

## # WALL TYPE KEY/GEN. NOTES

_# PREFIX
- M = METAL STUD WALL
- C = CAST-IN-PLACE CONC.
- B = BLOCK WALL (CMU)
- P = PRECAST WALL PANEL

#_ SUFFIX
- A = (1) 2X4 FURRING WALL
- B = (1) 2X6 FURRING WALL
- C = (2) 2X4 FURRING WALLS EA. SIDE
- D = (2) 2X6 FURRING WALLS EA. SIDE
- E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

## FLOOR PLAN NUMBER NOTES ←#

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3,000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.

41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.

42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.

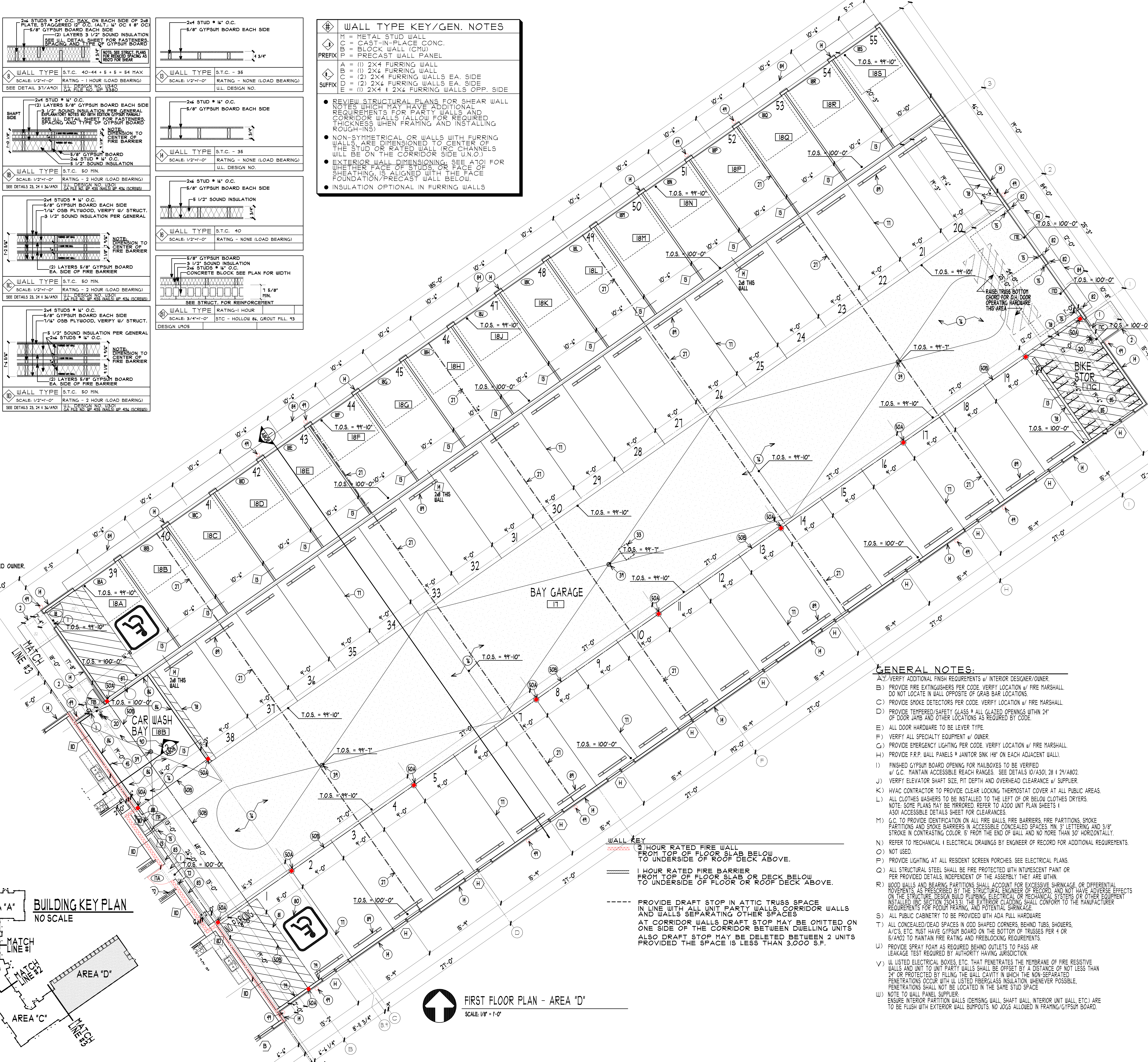
50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

### COMMUNITY ROOM/PATIO NOTES

51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE, SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.

### GARAGE NOTES

75. BOLT-DOWN STEEL PIPE BOLLARD. SEE DETAIL 42/A803.
76. SLOPE FLOOR AS REQ'D TO FLOOR DRAINS. VERIFY W/ G.C.
77. PAINTED PARKING STRIPES.
78. PAINTED PARKING STRIPED AREA FOR NO PARKING.
79. ACCESSIBLE PARKING STALL SIGN. SEE 3/A1.
80. ACCESSIBLE PARKING STALL WITH PAINTED SYMBOL. SEE DETAIL 2/A1.
81. ACCESSIBLE AISLE WITH PAINTED STRIPES MAX. SLOPE 1:48.
82. CONCRETE FILLED STEEL PIPE BOLLARD. SEE 42/A808.
83. GUARDRAIL FOR WALL PROTECTION THIS LOCATION.
84. 24" MIN. CONCRETE APRON AT ALL O.H. DOORS. SLOPE AWAY FROM BUILDING.
85. PREFABRICATED WALL HUNG BIKE RACK, VERIFY SIZE/LOCATION/STYLE W/ G.C./OWNER.
86. FIBERGLASS REINFORCED PANELS FULL HEIGHT ON WALLS AND ON CEILING IN CAR WASH AREA.
87. FLAMMABLE WASTE WRAP, VERIFY LOCATION W/ MECH. DRAWINGS, SEE DET. 36/A803.
88. WALL MOUNTED VACUUM IN CLOSET. VERIFY REQUIREMENTS WITH OWNER.
89. PRE-CAST CONCRETE WHEEL STOP. BOLT IN PLACE.


BAY GARAGE
17
CAR WASH BAY
18B
BIKE STOR
11C
MATCH LINE #3
NO PARKING
T.O.S. = 99'-10"
T.O.S. = 100'-0"
T.O.S. = 99'-7"
RAISE TRUSS BOTTOM CHORD FOR O.H. DOOR OPERATING HARDWARE THIS AREA
2x8 THIS WALL
10'-6"
27'-0"
15'-9"
9'-0"
BUILDING KEY PLAN
NO SCALE
AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3

FIRST FLOOR PLAN - AREA "D"
SCALE: 1/8" = 1'-0"

## WALL KEY

| | |
|---|---|
| ▨ | 2 HOUR RATED FIRE WALL<br>FROM TOP OF FLOOR SLAB BELOW<br>TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▨ | 1 HOUR RATED FIRE BARRIER<br>FROM TOP OF FLOOR SLAB OR DECK BELOW<br>TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| ----- | PROVIDE DRAFT STOP IN ATTIC TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES<br>AT CORRIDOR WALLS DRAFT STOP MAY BE OMITTED ON ONE SIDE OF THE CORRIDOR BETWEEN DWELLING UNITS<br>ALSO DRAFT STOP MAY BE DELETED BETWEEN 2 UNITS PROVIDED THE SPACE IS LESS THAN 3,000 S.F. |

## GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.
B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.
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 TO BE LEVER TYPE.
F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.
G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).
I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.
J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.
K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.
L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
M) 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.
N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.
O) NOT USED.
P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.
Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.
S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE
T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.
U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.
V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE
W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

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DAVID J. MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
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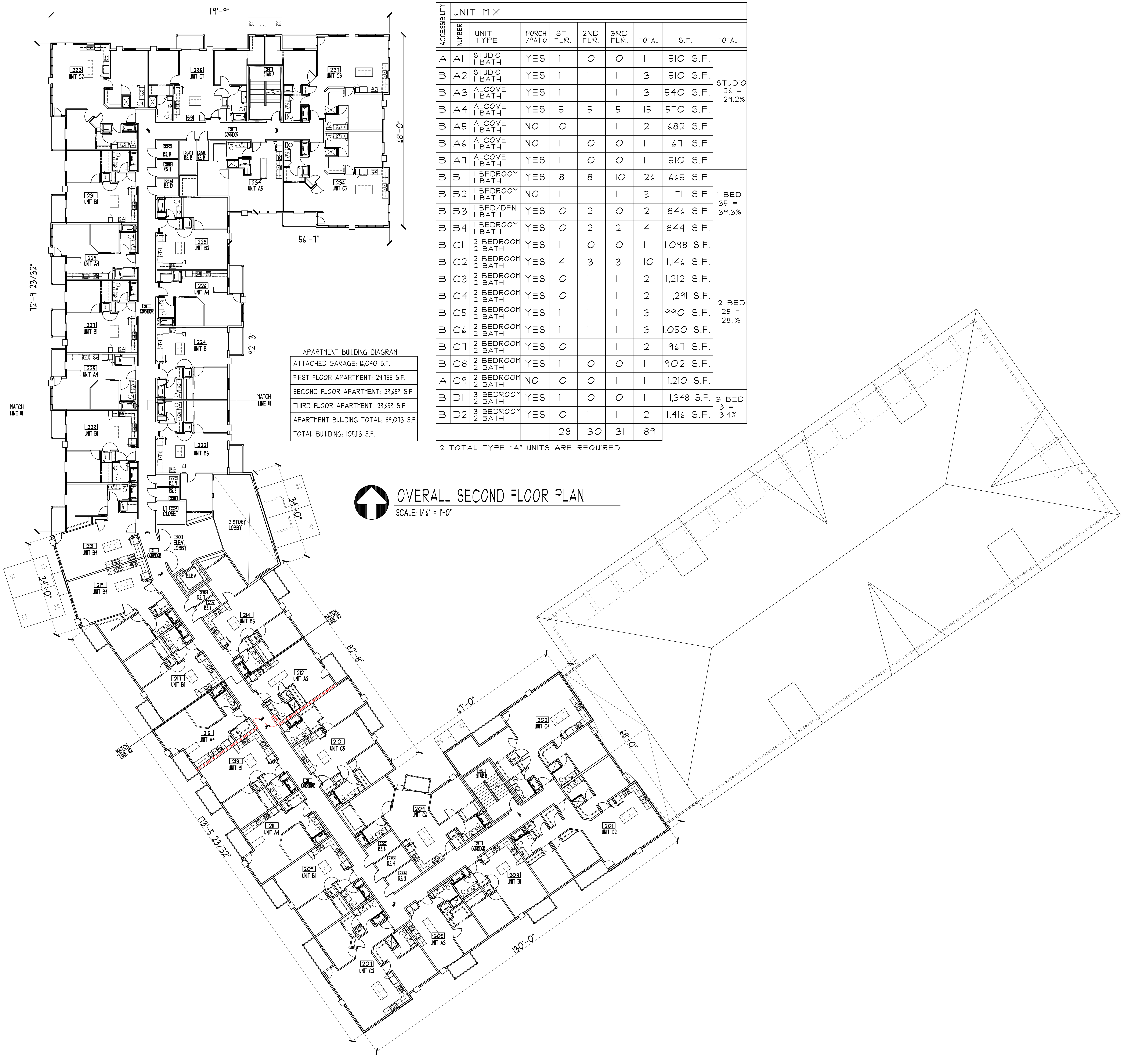
119'-9"
68'-0"
56'-7"
172'-9 23/32"
92'-3"
34'-0"
34'-0"
82'-8"
67'-0"
68'-0"
173'-5 23/32"
130'-0"
233 UNIT C2
235 UNIT C1
24 STAIR A
237 UNIT C3
21 CORRIDOR
23C R.S. 12
23D R.S. 13
23E R.S. 14
23B R.S. 11
23A R.S. 10
234 UNIT A5
236 UNIT C2
231 UNIT B1
229 UNIT A4
228 UNIT B2
226 UNIT A4
21 CORRIDOR
227 UNIT B1
224 UNIT B1
225 UNIT A4
MATCH LINE #1
MATCH LINE #1
223 UNIT B1
222 UNIT B3
22C R.S. 9
R.S. 8
22B
I.T. 22A CLOSET
2-STORY LOBBY
221 UNIT B4
21 CORRIDOR
20 ELEV. LOBBY
ELEV
219 UNIT B4
27B R.S. 7
27A R.S. 6
214 UNIT B3
MATCH LINE #2
217 UNIT B1
212 UNIT A2
215 UNIT A4
MATCH LINE #2
213 UNIT B1
210 UNIT C5
21 CORRIDOR
202 UNIT C4
25 STAIR B
204 UNIT C6
211 UNIT A4
26C R.S. 5
26B R.S. 4
26A R.S. 3
21 CORRIDOR
201 UNIT D2
209 UNIT B1
203 UNIT B1
205 UNIT A3
207 UNIT C2

## OVERALL SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

| ACCESSIBILITY | UNIT MIX | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | NUMBER | UNIT TYPE | PORCH /PATIO | 1ST FLR. | 2ND FLR. | 3RD FLR. | TOTAL | S.F. | TOTAL |
| A | A1 | STUDIO<br>1 BATH | YES | 1 | 0 | 0 | 1 | 510 S.F. | STUDIO 26 = 29.2% |
| B | A2 | STUDIO<br>1 BATH | YES | 1 | 1 | 1 | 3 | 510 S.F. | |
| B | A3 | ALCOVE<br>1 BATH | YES | 1 | 1 | 1 | 3 | 540 S.F. | |
| B | A4 | ALCOVE<br>1 BATH | YES | 5 | 5 | 5 | 15 | 570 S.F. | |
| B | A5 | ALCOVE<br>1 BATH | NO | 0 | 1 | 1 | 2 | 682 S.F. | |
| B | A6 | ALCOVE<br>1 BATH | NO | 1 | 0 | 0 | 1 | 671 S.F. | |
| B | A7 | ALCOVE<br>1 BATH | YES | 1 | 0 | 0 | 1 | 510 S.F. | |
| B | B1 | 1 BEDROOM<br>1 BATH | YES | 8 | 8 | 10 | 26 | 665 S.F. | 1 BED 35 = 39.3% |
| B | B2 | 1 BEDROOM<br>1 BATH | NO | 1 | 1 | 1 | 3 | 711 S.F. | |
| B | B3 | 1 BED/DEN<br>1 BATH | YES | 0 | 2 | 0 | 2 | 846 S.F. | |
| B | B4 | 1 BEDROOM<br>1 BATH | YES | 0 | 2 | 2 | 4 | 844 S.F. | |
| B | C1 | 2 BEDROOM<br>2 BATH | YES | 1 | 0 | 0 | 1 | 1,098 S.F. | 2 BED 25 = 28.1% |
| B | C2 | 2 BEDROOM<br>2 BATH | YES | 4 | 3 | 3 | 10 | 1,146 S.F. | |
| B | C3 | 2 BEDROOM<br>2 BATH | YES | 0 | 1 | 1 | 2 | 1,212 S.F. | |
| B | C4 | 2 BEDROOM<br>2 BATH | YES | 0 | 1 | 1 | 2 | 1,291 S.F. | |
| B | C5 | 2 BEDROOM<br>2 BATH | YES | 1 | 1 | 1 | 3 | 990 S.F. | |
| B | C6 | 2 BEDROOM<br>2 BATH | YES | 1 | 1 | 1 | 3 | 1,050 S.F. | |
| B | C7 | 2 BEDROOM<br>2 BATH | YES | 0 | 1 | 1 | 2 | 967 S.F. | |
| B | C8 | 2 BEDROOM<br>2 BATH | YES | 1 | 0 | 0 | 1 | 902 S.F. | |
| A | C9 | 2 BEDROOM<br>2 BATH | NO | 0 | 0 | 1 | 1 | 1,210 S.F. | |
| B | D1 | 3 BEDROOM<br>2 BATH | YES | 1 | 0 | 0 | 1 | 1,348 S.F. | 3 BED 3 = 3.4% |
| B | D2 | 3 BEDROOM<br>2 BATH | YES | 0 | 1 | 1 | 2 | 1,416 S.F. | |
| | | | | 28 | 30 | 31 | 89 | | |

2 TOTAL TYPE "A" UNITS ARE REQUIRED

| APARTMENT BUILDING DIAGRAM |
|---|
| ATTACHED GARAGE: 16,040 S.F. |
| FIRST FLOOR APARTMENT: 29,755 S.F. |
| SECOND FLOOR APARTMENT: 29,659 S.F. |
| THIRD FLOOR APARTMENT: 29,659 S.F. |
| APARTMENT BUILDING TOTAL: 89,073 S.F. |
| TOTAL BUILDING: 105,113 S.F. |

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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 DAVID J. MAJCHRZAK

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO**
**APARTMENTS**
HUGO, MN

| REVISIONS | COMMENTS |
|---|---|
| | |

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| | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

PLOTTED: 12/06/24 FILE: 22042P COM: 3

A102

## GENERAL NOTES:

- A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.
- B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.
- 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 TO BE LEVER TYPE.
- F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.
- G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
- H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).
- I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.
- J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.
- K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.
- L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
- M) 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.
- N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.
- O) NOT USED.
- P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.
- Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
- R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.
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- U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.
- V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE
- W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

## FLOOR PLAN NUMBER NOTES ←(#)

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3,000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.

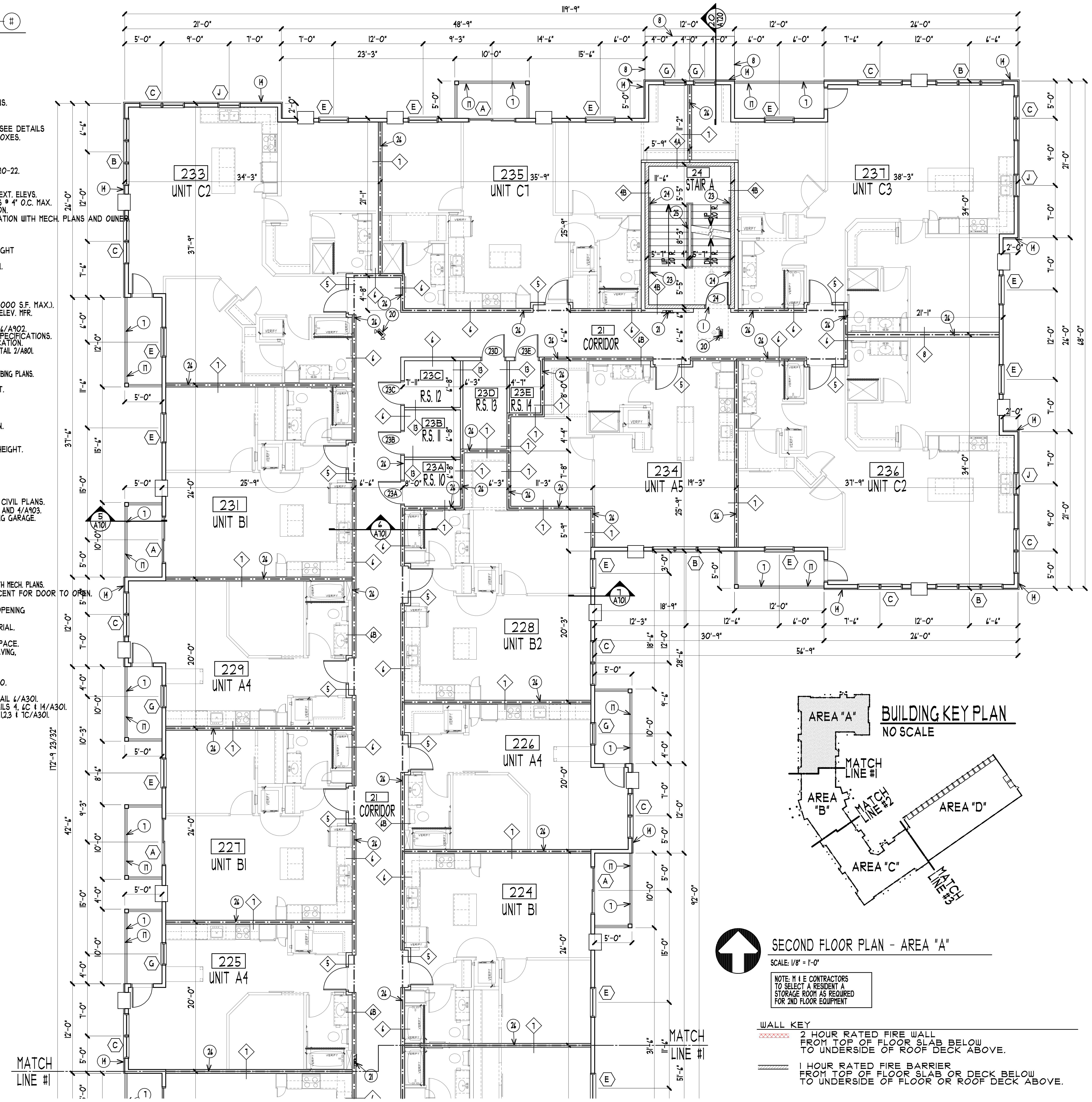
41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.

42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.

50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

### COMMUNITY ROOM/PATIO NOTES

51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE. SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.


119'-9"
48'-9"
21'-0"
68'-0"
172'-9 23/32"
92'-0"
56'-9"
233 UNIT C2
235 UNIT C1
237 UNIT C3
24 STAIR A
21 CORRIDOR
23C R.S. 12
23D R.S. 13
23E R.S. 14
23B R.S. 11
23A R.S. 10
234 UNIT A5
236 UNIT C2
231 UNIT B1
228 UNIT B2
229 UNIT A4
226 UNIT A4
227 UNIT B1
224 UNIT B1
225 UNIT A4
21 CORRIDOR
MATCH LINE #1
MATCH LINE #1
5 A101
BUILDING KEY PLAN
NO SCALE
AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3

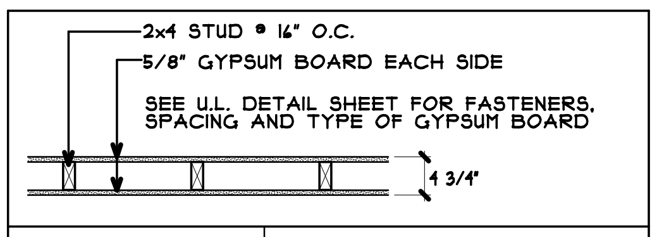
## SECOND FLOOR PLAN - AREA "A"

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

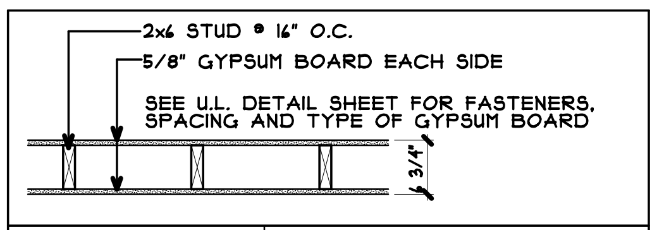
NOTE: M & E CONTRACTORS TO SELECT A RESIDENT A STORAGE ROOM AS REQUIRED FOR 2ND FLOOR EQUIPMENT

WALL KEY

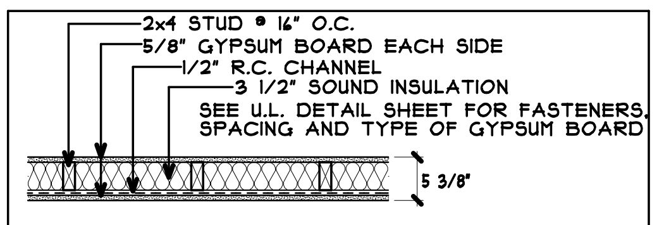
| | |
|---|---|
| ▨ | 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▨ | 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| ----- | PROVIDE DRAFT STOP IN FLOOR TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES |


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

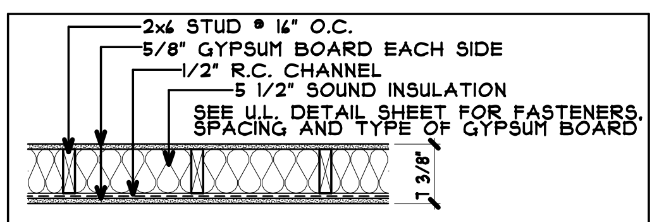
| | |
|---|---|
| WALL TYPE 1 | S.T.C. 35 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

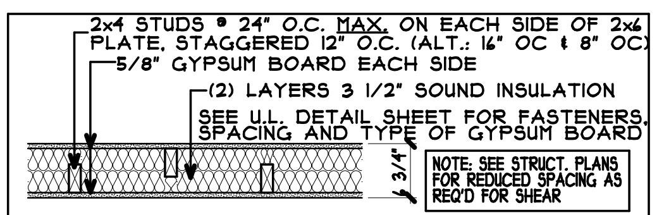
| | |
|---|---|
| WALL TYPE 2 | S.T.C. 35 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

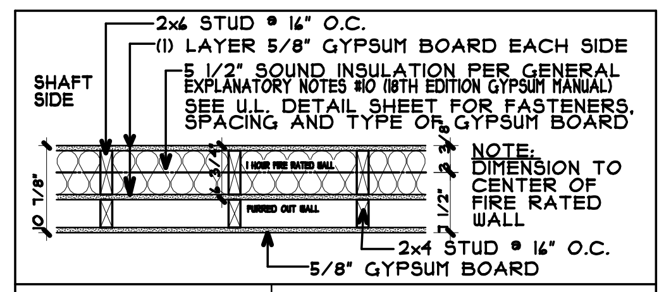
| | |
|---|---|
| WALL TYPE 5 | S.T.C. 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 38/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3243 |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

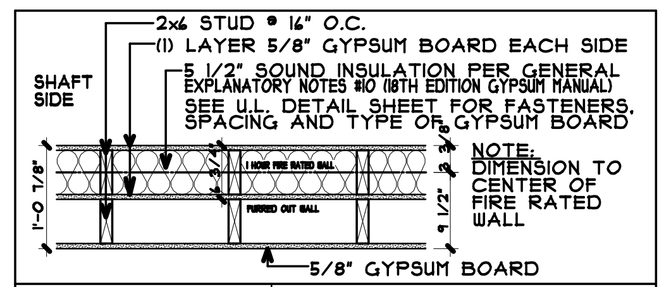
| | |
|---|---|
| WALL TYPE 6 | S.T.C. - 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

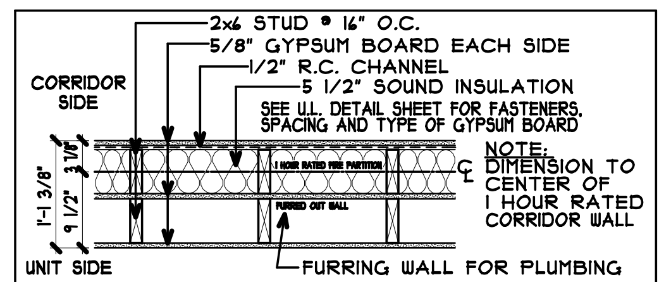
| | |
|---|---|
| WALL TYPE 7 | S.T.C. 40-44 + 5 + 5 = 54 MAX |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD
10 7/8"
7 1/2"

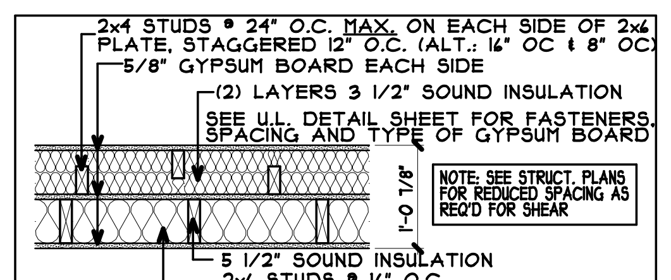
| | |
|---|---|
| WALL TYPE 4A | S.T.C. MIN. 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD
1'-0 7/8"
9 1/2"

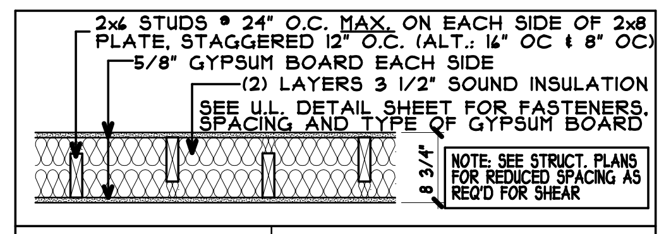
| | |
|---|---|
| WALL TYPE 4B | S.T.C. MIN. 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
CORRIDOR SIDE
UNIT SIDE
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
FURRING WALL FOR PLUMBING
1'-1 3/8"
3 1/8"
9 1/2"

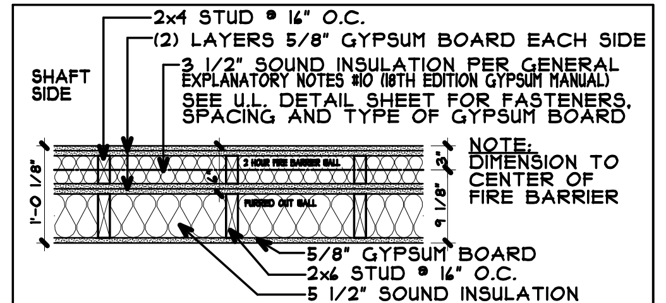
| | |
|---|---|
| WALL TYPE 6B | S.T.C. - 50 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
1'-0 7/8"

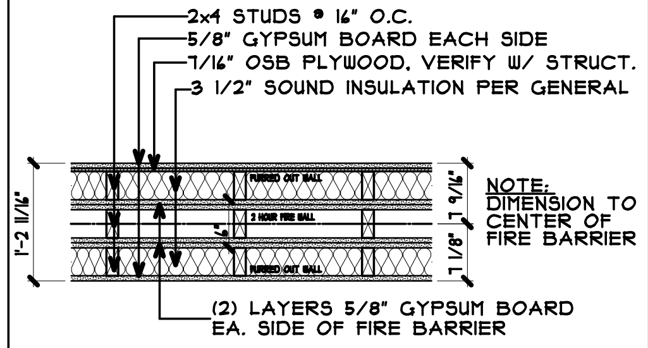
| | |
|---|---|
| WALL TYPE 7B | S.T.C. 88-92 |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |


2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

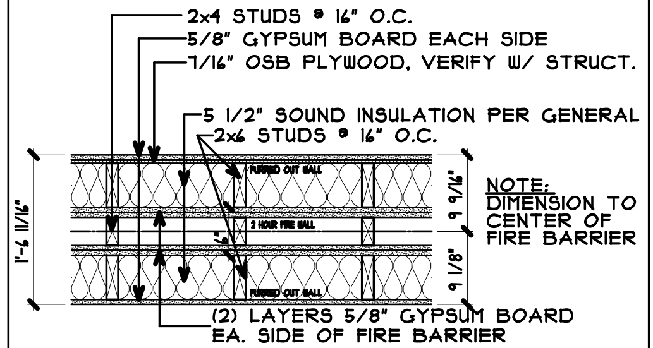
| | |
|---|---|
| WALL TYPE 8 | S.T.C. 40-44 + 5 + 5 = 54 MAX |
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |


2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION
1'-0 1/8"
3"
9 1/8"

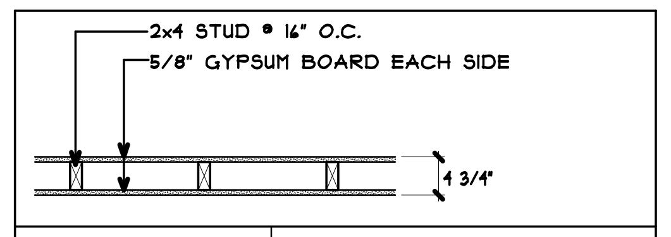
| | |
|---|---|
| WALL TYPE 11B | S.T.C. 50 MIN. |
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-2 11/16"
7 9/16"
7 1/8"

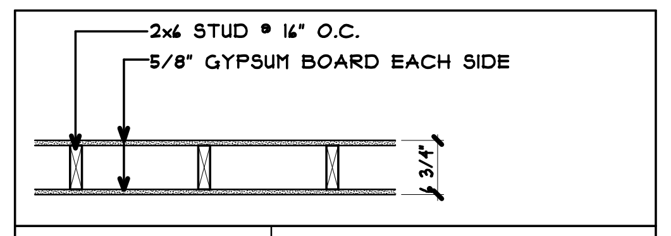
| | |
|---|---|
| WALL TYPE 11C | S.T.C. 50 MIN. |
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-6 11/16"
9 9/16"
9 1/8"

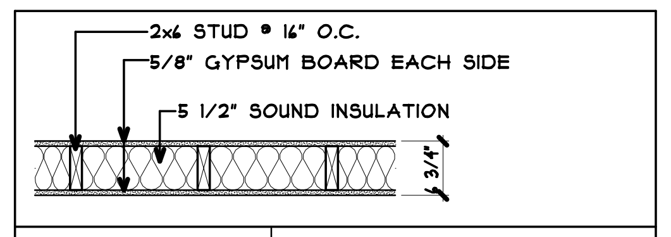
| | |
|---|---|
| WALL TYPE 11D | S.T.C. 50 MIN. |
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

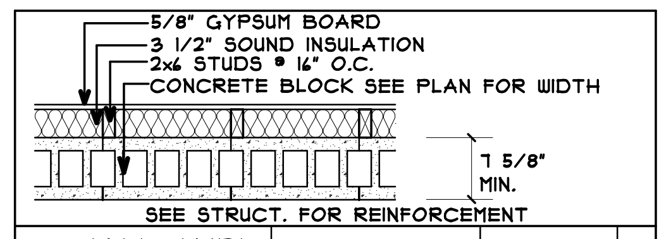
| | |
|---|---|
| WALL TYPE 13 | S.T.C. - 35 |
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | U.L. DESIGN NO. |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

| | |
|---|---|
| WALL TYPE 14 | S.T.C. - 35 |
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | U.L. DESIGN NO. |


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

| | |
|---|---|
| WALL TYPE 16 | S.T.C. 40 |
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | |


5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

| | | |
|---|---|---|
| WALL TYPE B1 | RATING-1 HOUR | |
| SCALE: 3/4"=1'-0" | STC - HOLLOW 86, GROUT FILL. 93 | |
| DESIGN U905 | | |

| # | WALL TYPE KEY/GEN. NOTES |
|---|---|
| _# PREFIX | M = METAL STUD WALL<br>C = CAST-IN-PLACE CONC.<br>B = BLOCK WALL (CMU)<br>P = PRECAST WALL PANEL |
| #_ SUFFIX | A = (1) 2X4 FURRING WALL<br>B = (1) 2X6 FURRING WALL<br>C = (2) 2X4 FURRING WALLS EA. SIDE<br>D = (2) 2X6 FURRING WALLS EA. SIDE<br>E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE |

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

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LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

A102A

PLOTTED: 12/06/24 FILE: 22042P COM: 3

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## GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.

B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.

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 TO BE LEVER TYPE.

F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.

G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.

H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).

I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.

J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.

K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.

L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.

M) 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.

N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.

O) NOT USED.

P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.

Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.

R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.

S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE

T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.

U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.

V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE

W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

## FLOOR PLAN NUMBER NOTES

← #

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

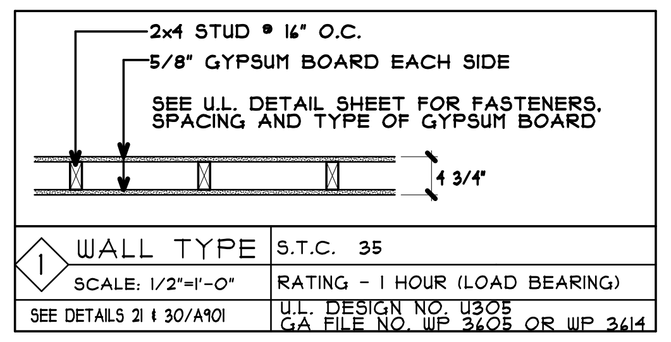
20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3.000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

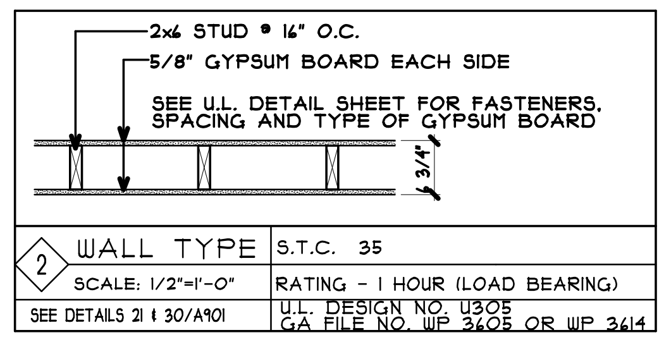
39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.
41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.
42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.
50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

### COMMUNITY ROOM/PATIO NOTES

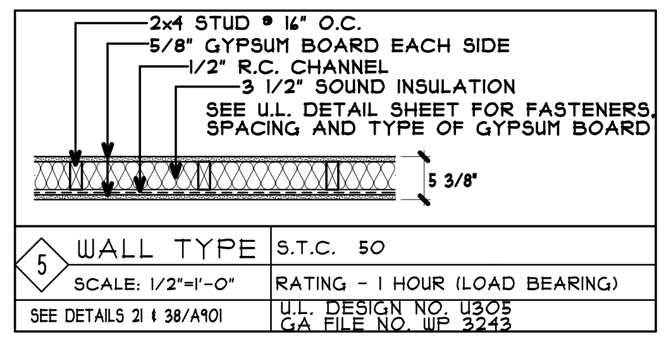
51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE. SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65 ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

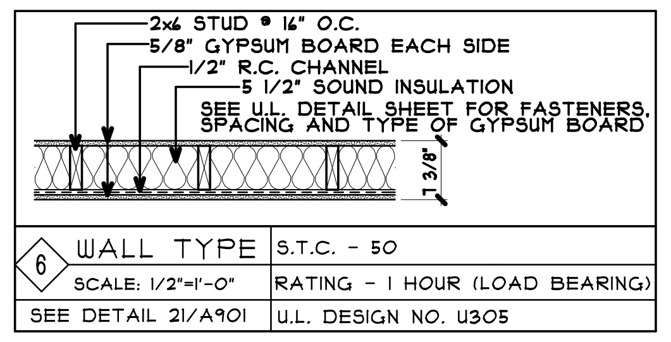
1 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 35 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAILS 21 & 30/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

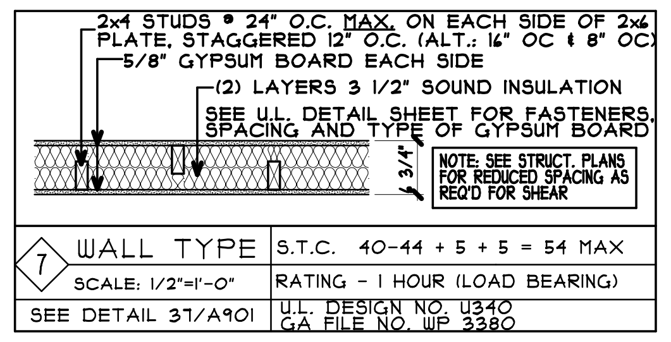
2 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 35 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAILS 21 & 30/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

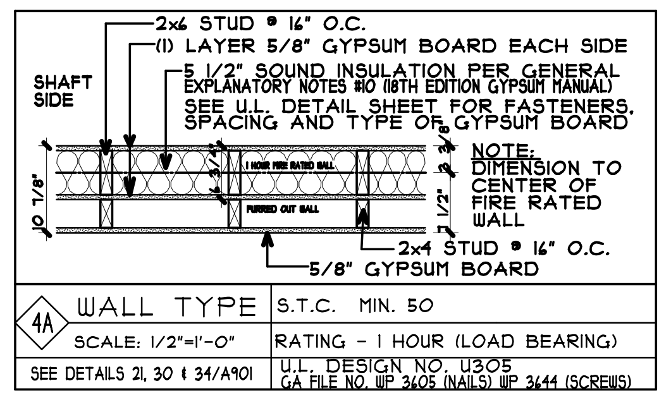
5 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 50 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAILS 21 & 38/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3243


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

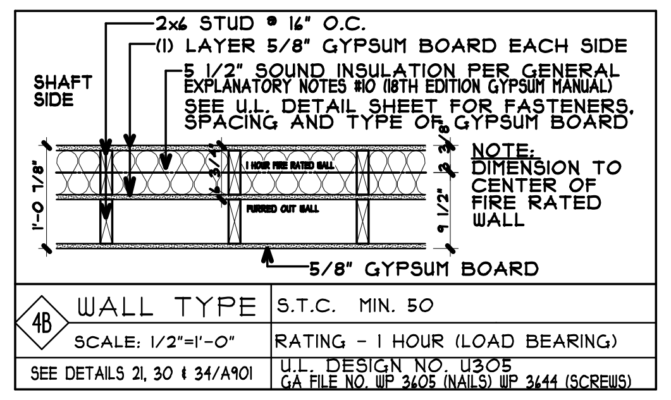
6 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. - 50 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAIL 21/A901 — U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

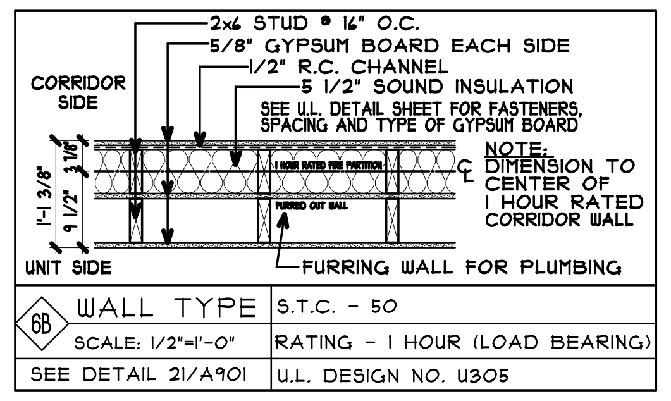
7 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 40-44 + 5 + 5 = 54 MAX — RATING - 1 HOUR (LOAD BEARING) — SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
10 7/8"
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD

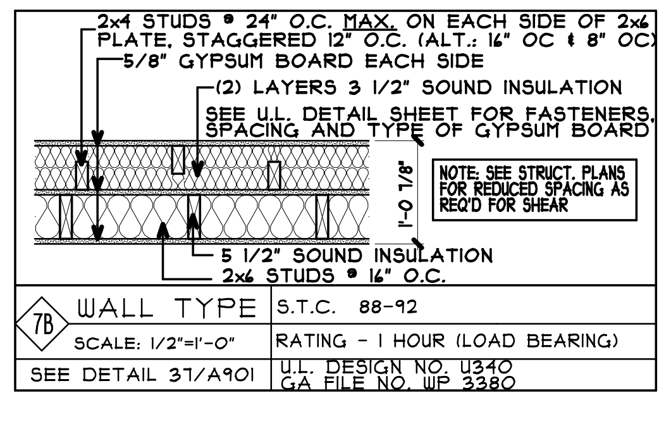
4A WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. MIN. 50 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAILS 21, 30 & 34/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
1'-0 7/8"
9 1/2"
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD

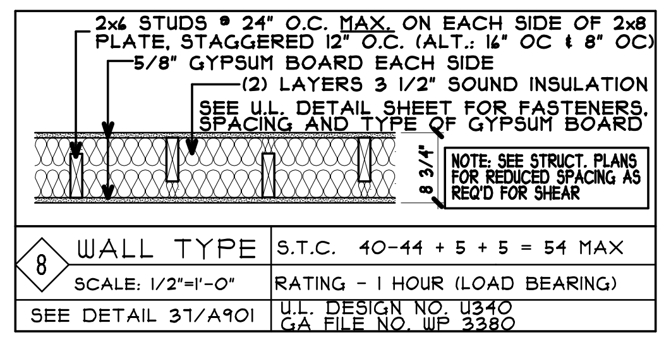
4B WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. MIN. 50 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAILS 21, 30 & 34/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
CORRIDOR SIDE
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
1'-1 3/8"
9 1/2"
3 7/8"
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
UNIT SIDE
FURRING WALL FOR PLUMBING

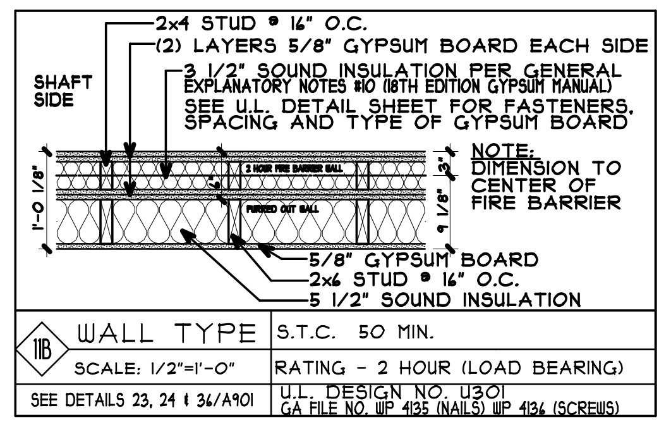
6B WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. - 50 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAIL 21/A901 — U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1'-0 7/8"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.

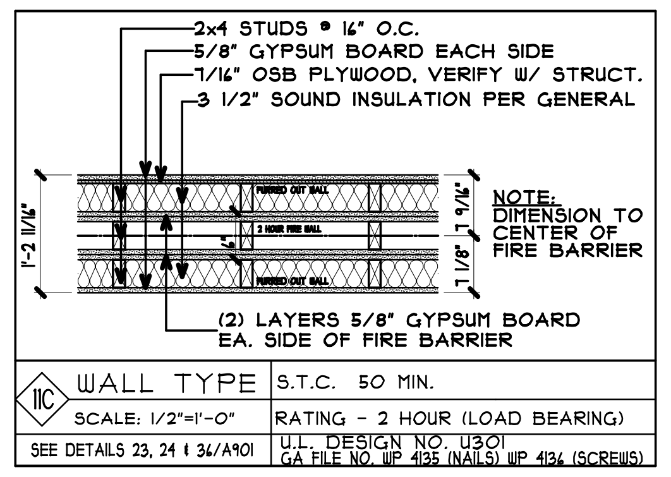
7B WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 88-92 — RATING - 1 HOUR (LOAD BEARING) — SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

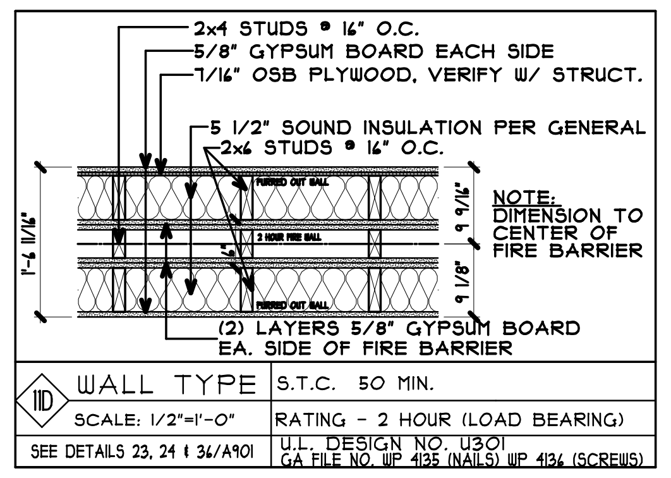
8 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 40-44 + 5 + 5 = 54 MAX — RATING - 1 HOUR (LOAD BEARING) — SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
1'-0 1/8"
3"
9 1/8"
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION

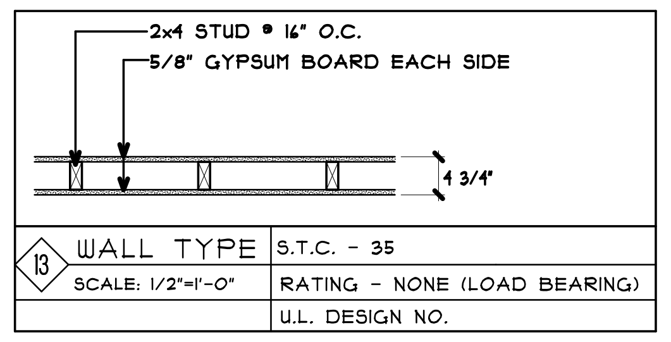
11B WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 50 MIN. — RATING - 2 HOUR (LOAD BEARING) — SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
1'-2 11/16"
7 9/16"
7 1/8"
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER

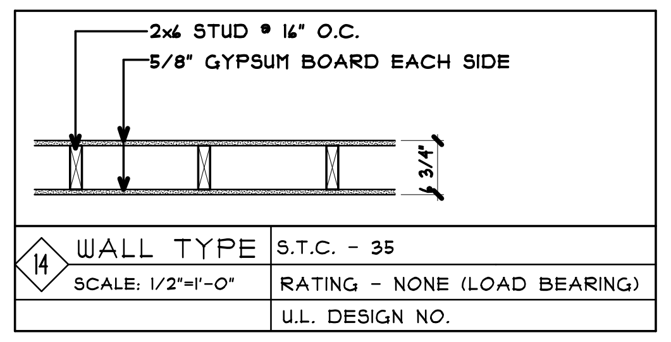
11C WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 50 MIN. — RATING - 2 HOUR (LOAD BEARING) — SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
1'-6 11/16"
9 9/16"
9 1/8"
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER

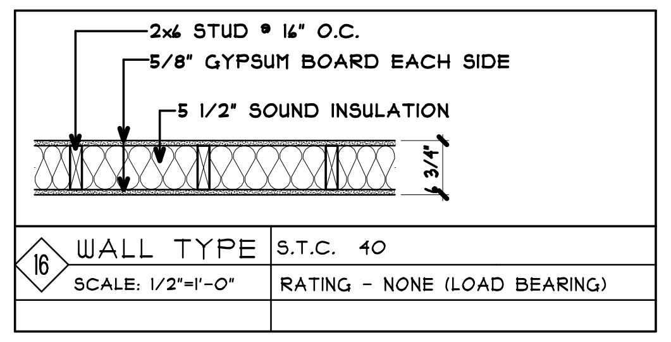
11D WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 50 MIN. — RATING - 2 HOUR (LOAD BEARING) — SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

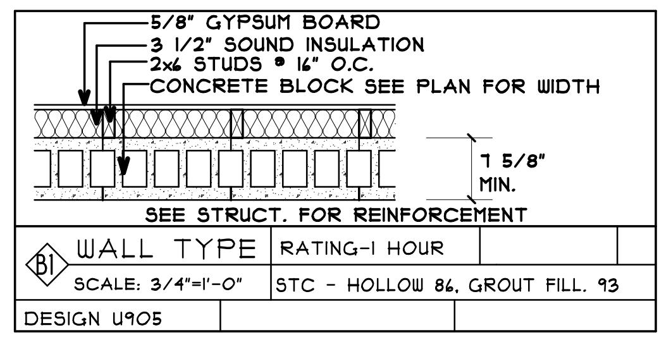
13 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. - 35 — RATING - NONE (LOAD BEARING) — U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

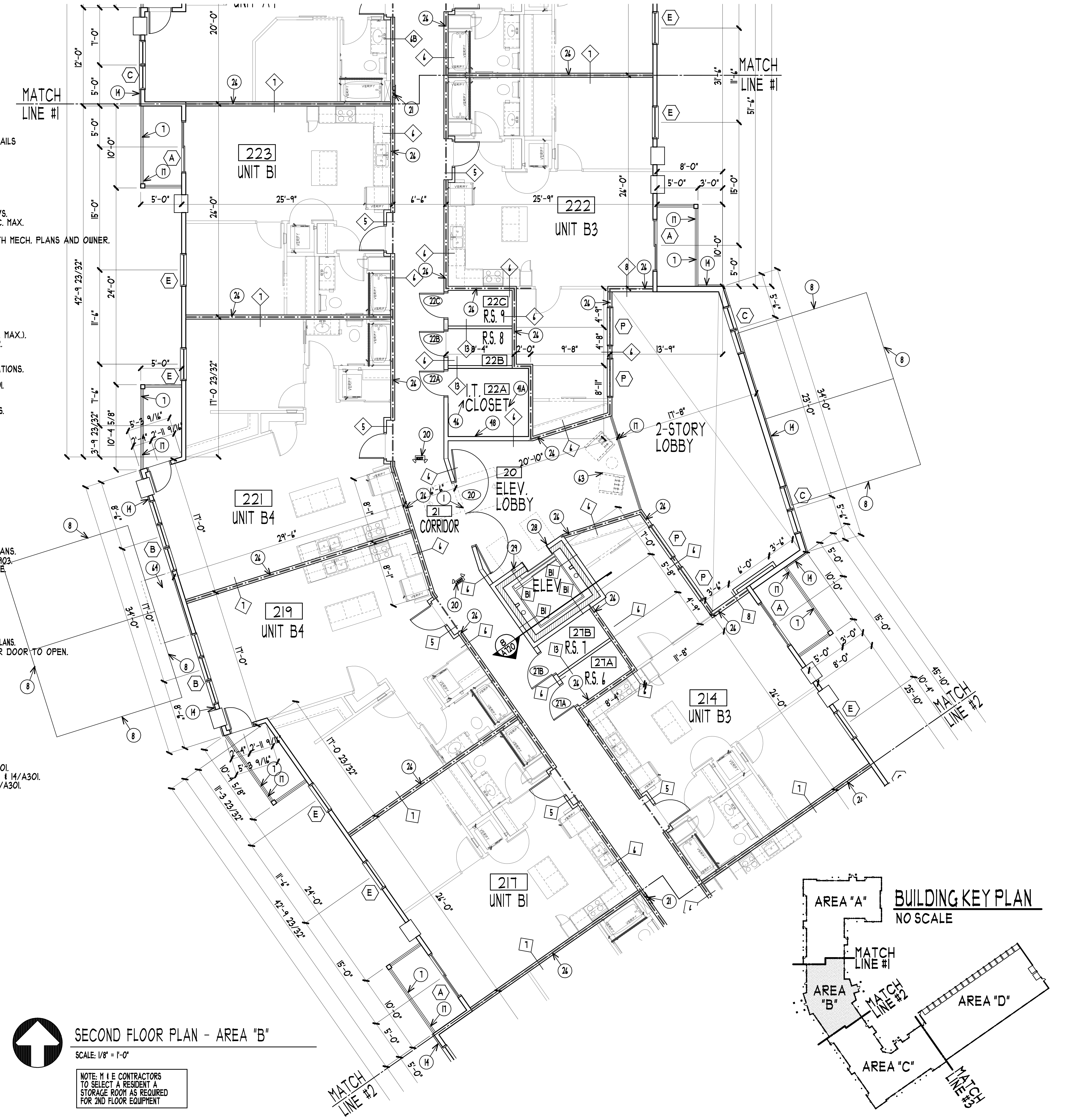
14 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. - 35 — RATING - NONE (LOAD BEARING) — U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

16 WALL TYPE — SCALE: 1/2"=1'-0" — S.T.C. 40 — RATING - NONE (LOAD BEARING)


5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

B1 WALL TYPE — SCALE: 3/4"=1'-0" — RATING-1 HOUR — STC - HOLLOW 86, GROUT FILL. 93 — DESIGN U905


MATCH LINE #1
223 UNIT B1
222 UNIT B3
22C R.S. 9
22B R.S. 8
22A I.T. CLOSET
20 ELEV. LOBBY
21 CORRIDOR
2-STORY LOBBY
221 UNIT B4
219 UNIT B4
ELEV.
21B R.S. 7
21A R.S. 6
214 UNIT B3
217 UNIT B1
MATCH LINE #2
BUILDING KEY PLAN
NO SCALE
AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3

## SECOND FLOOR PLAN - AREA "B"

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

NOTE: M & E CONTRACTORS TO SELECT A RESIDENT A STORAGE ROOM AS REQUIRED FOR 2ND FLOOR EQUIPMENT

| # | WALL TYPE KEY/GEN. NOTES |
|---|---|
| _# PREFIX | M = METAL STUD WALL<br>C = CAST-IN-PLACE CONC.<br>B = BLOCK WALL (CMU)<br>P = PRECAST WALL PANEL |
| #_ SUFFIX | A = (1) 2X4 FURRING WALL<br>B = (1) 2X6 FURRING WALL<br>C = (2) 2X4 FURRING WALLS EA. SIDE<br>D = (2) 2X6 FURRING WALLS EA. SIDE<br>E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE |

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

### WALL KEY

| | |
|---|---|
| ☒ | 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▨ | 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| ----- | PROVIDE DRAFT STOP IN FLOOR TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES |

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DAVID MAJCHRZAK
56381
12/06/24

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS |
|---|---|
| | |

| REVISIONS | COMMENTS |
|---|---|
| | |

PLOTTED: 12/06/24 FILE: 22042P COM: 3

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

A102B

## FLOOR PLAN NUMBER NOTES

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK.
    SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3,000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.

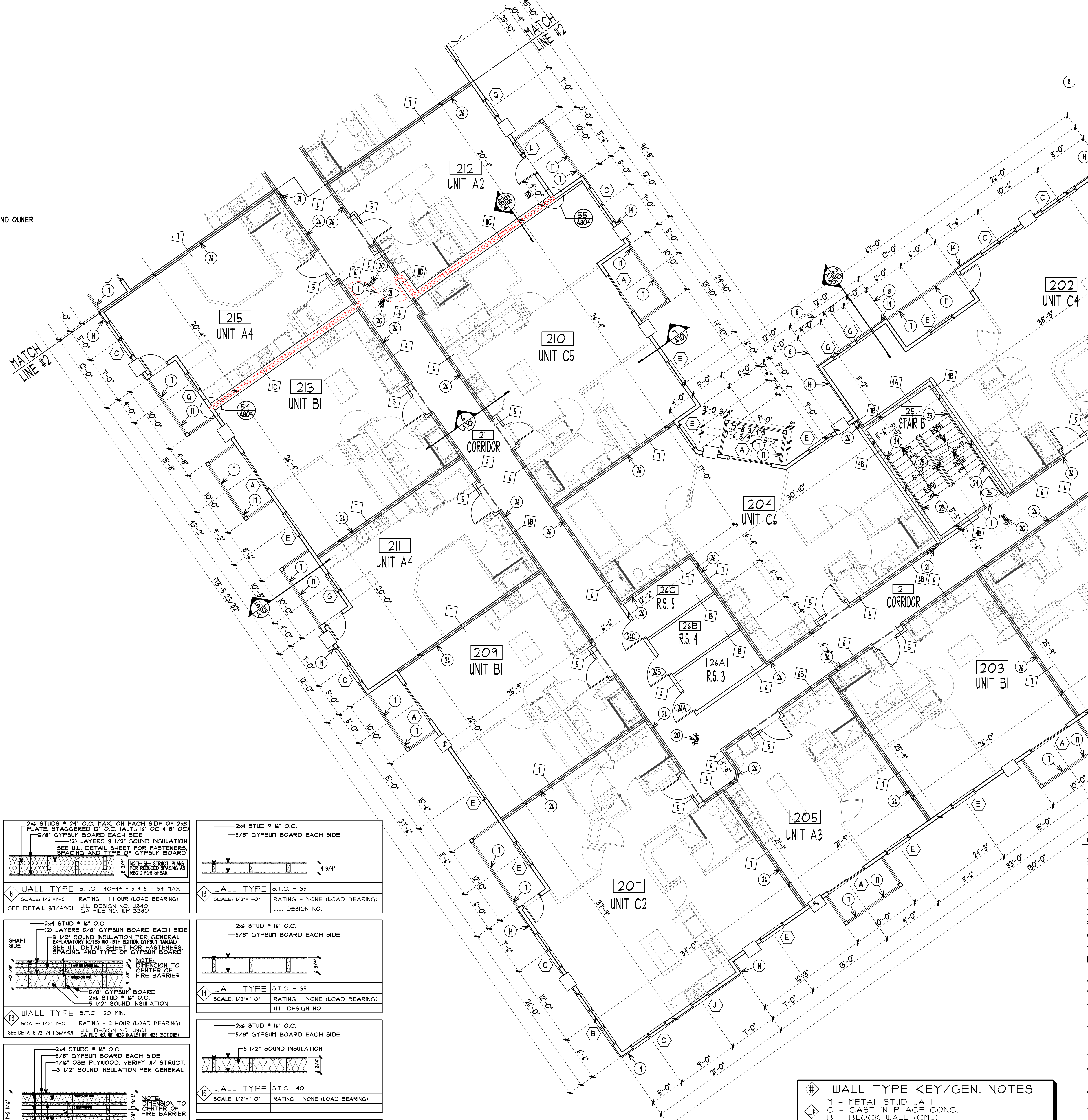
41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.

42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.

50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

### COMMUNITY ROOM/PATIO NOTES

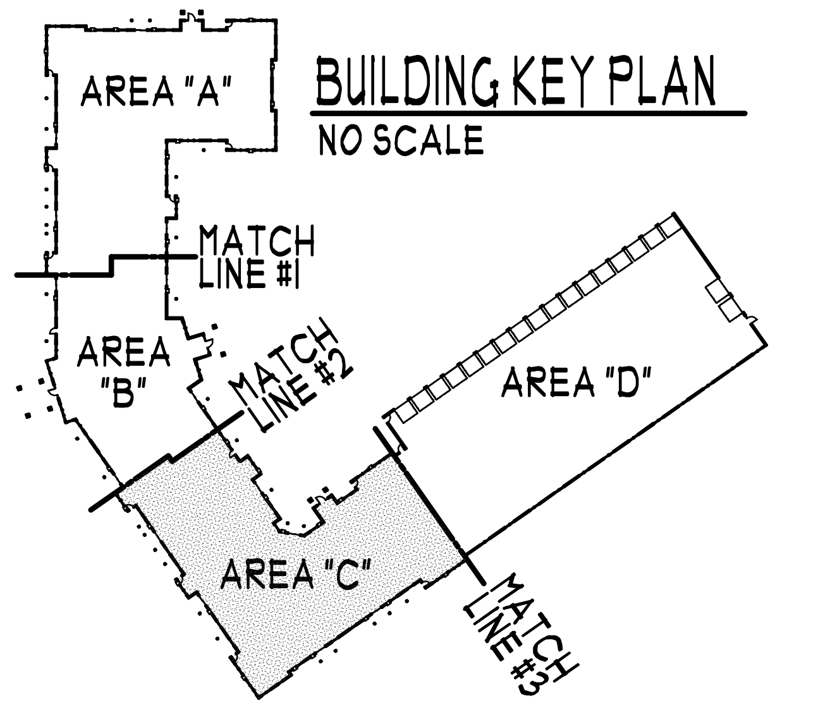
51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE. SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.


MATCH LINE #2
MATCH LINE #2
212 UNIT A2
215 UNIT A4
213 UNIT B1
210 UNIT C5
21 CORRIDOR
211 UNIT A4
209 UNIT B1
204 UNIT C6
25 STAIR B
202 UNIT C4
201 UNIT D2
21 CORRIDOR
26C R.S. 5
26B R.S. 4
26A R.S. 3
203 UNIT B1
205 UNIT A3
207 UNIT C2

## SECOND FLOOR PLAN - AREA "C"

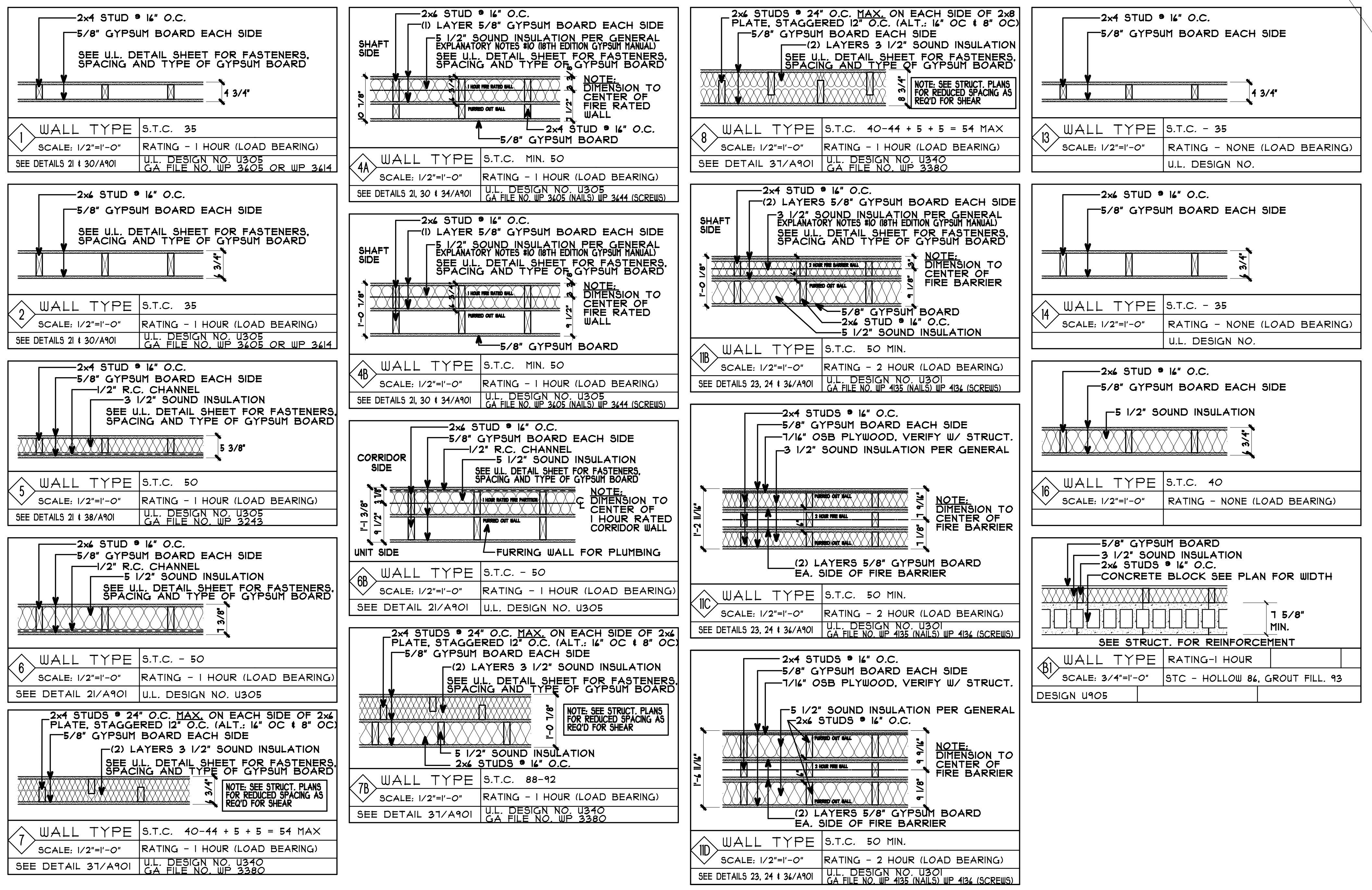
SCALE: 1/8" = 1'-0"

NOTE: M & E CONTRACTORS TO SELECT A RESIDENT A STORAGE ROOM AS REQUIRED FOR 2ND FLOOR EQUIPMENT


AREA "A"
MATCH LINE #1
AREA "B"
MATCH LINE #2
AREA "D"
AREA "C"
MATCH LINE #3

## BUILDING KEY PLAN

NO SCALE


1 WALL TYPE — 2x4 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 4 3/4"; SCALE: 1/2"=1'-0"; S.T.C. 35; RATING - 1 HOUR (LOAD BEARING); SEE DETAILS 21 & 30/A901; U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614
2 WALL TYPE — 2x6 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 6 3/4"; SCALE: 1/2"=1'-0"; S.T.C. 35; RATING - 1 HOUR (LOAD BEARING); SEE DETAILS 21 & 30/A901; U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614
5 WALL TYPE — 2x4 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 1/2" R.C. CHANNEL; 3 1/2" SOUND INSULATION; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 5 3/8"; SCALE: 1/2"=1'-0"; S.T.C. 50; RATING - 1 HOUR (LOAD BEARING); SEE DETAILS 21 & 38/A901; U.L. DESIGN NO. U305 GA FILE NO. WP 3243
6 WALL TYPE — 2x6 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 1/2" R.C. CHANNEL; 5 1/2" SOUND INSULATION; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 7 3/8"; SCALE: 1/2"=1'-0"; S.T.C. - 50; RATING - 1 HOUR (LOAD BEARING); SEE DETAIL 21/A901; U.L. DESIGN NO. U305
7 WALL TYPE — 2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC); 5/8" GYPSUM BOARD EACH SIDE; (2) LAYERS 3 1/2" SOUND INSULATION; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 6 3/4"; NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR; SCALE: 1/2"=1'-0"; S.T.C. 40-44 + 5 + 5 = 54 MAX; RATING - 1 HOUR (LOAD BEARING); SEE DETAIL 37/A901; U.L. DESIGN NO. U340 GA FILE NO. WP 3380
4A WALL TYPE — SHAFT SIDE; 2x6 STUD @ 16" O.C.; (1) LAYER 5/8" GYPSUM BOARD EACH SIDE; 5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL); SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 1 HOUR FIRE RATED WALL; FURRED OUT WALL; NOTE: DIMENSION TO CENTER OF FIRE RATED WALL; 2x4 STUD @ 16" O.C.; 5/8" GYPSUM BOARD; 10 7/8"; 3 3/8"; 3 1/2"; SCALE: 1/2"=1'-0"; S.T.C. MIN. 50; RATING - 1 HOUR (LOAD BEARING); SEE DETAILS 21, 30 & 34/A901; U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)
4B WALL TYPE — SHAFT SIDE; 2x6 STUD @ 16" O.C.; (1) LAYER 5/8" GYPSUM BOARD EACH SIDE; 5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL); SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 1 HOUR FIRE RATED WALL; FURRED OUT WALL; NOTE: DIMENSION TO CENTER OF FIRE RATED WALL; 5/8" GYPSUM BOARD; 1'-0 7/8"; 3 3/8"; 9 1/2"; SCALE: 1/2"=1'-0"; S.T.C. MIN. 50; RATING - 1 HOUR (LOAD BEARING); SEE DETAILS 21, 30 & 34/A901; U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)
6B WALL TYPE — CORRIDOR SIDE; UNIT SIDE; 2x6 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 1/2" R.C. CHANNEL; 5 1/2" SOUND INSULATION; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 1 HOUR RATED FIRE PARTITION; FURRED OUT WALL; NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL; FURRING WALL FOR PLUMBING; 1'-1 3/8"; 3 7/8"; 9 1/2"; SCALE: 1/2"=1'-0"; S.T.C. - 50; RATING - 1 HOUR (LOAD BEARING); SEE DETAIL 21/A901; U.L. DESIGN NO. U305
7B WALL TYPE — 2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC); 5/8" GYPSUM BOARD EACH SIDE; (2) LAYERS 3 1/2" SOUND INSULATION; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR; 1'-0 7/8"; 5 1/2" SOUND INSULATION; 2x6 STUDS @ 16" O.C.; SCALE: 1/2"=1'-0"; S.T.C. 88-92; RATING - 1 HOUR (LOAD BEARING); SEE DETAIL 37/A901; U.L. DESIGN NO. U340 GA FILE NO. WP 3380
8 WALL TYPE — 2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC); 5/8" GYPSUM BOARD EACH SIDE; (2) LAYERS 3 1/2" SOUND INSULATION; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 8 3/4"; NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR; SCALE: 1/2"=1'-0"; S.T.C. 40-44 + 5 + 5 = 54 MAX; RATING - 1 HOUR (LOAD BEARING); SEE DETAIL 37/A901; U.L. DESIGN NO. U340 GA FILE NO. WP 3380
11B WALL TYPE — SHAFT SIDE; 2x4 STUD @ 16" O.C.; (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE; 3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL); SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 2 HOUR FIRE BARRIER WALL; FURRED OUT WALL; NOTE: DIMENSION TO CENTER OF FIRE BARRIER; 5/8" GYPSUM BOARD; 2x6 STUD @ 16" O.C.; 5 1/2" SOUND INSULATION; 1'-0 1/8"; 3"; 9 1/8"; SCALE: 1/2"=1'-0"; S.T.C. 50 MIN.; RATING - 2 HOUR (LOAD BEARING); SEE DETAILS 23, 24 & 36/A901; U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)
11C WALL TYPE — 2x4 STUDS @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 7/16" OSB PLYWOOD, VERIFY W/ STRUCT.; 3 1/2" SOUND INSULATION PER GENERAL; FURRED OUT WALL; 2 HOUR FIRE WALL; NOTE: DIMENSION TO CENTER OF FIRE BARRIER; (2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER; 1'-2 11/16"; 7 9/16"; 7 1/8"; SCALE: 1/2"=1'-0"; S.T.C. 50 MIN.; RATING - 2 HOUR (LOAD BEARING); SEE DETAILS 23, 24 & 36/A901; U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)
11D WALL TYPE — 2x4 STUDS @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 7/16" OSB PLYWOOD, VERIFY W/ STRUCT.; 5 1/2" SOUND INSULATION PER GENERAL; 2x6 STUDS @ 16" O.C.; FURRED OUT WALL; 2 HOUR FIRE WALL; NOTE: DIMENSION TO CENTER OF FIRE BARRIER; (2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER; 1'-6 11/16"; 9 9/16"; 9 1/8"; SCALE: 1/2"=1'-0"; S.T.C. 50 MIN.; RATING - 2 HOUR (LOAD BEARING); SEE DETAILS 23, 24 & 36/A901; U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)
13 WALL TYPE — 2x4 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 4 3/4"; SCALE: 1/2"=1'-0"; S.T.C. - 35; RATING - NONE (LOAD BEARING); U.L. DESIGN NO.
14 WALL TYPE — 2x6 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 6 3/4"; SCALE: 1/2"=1'-0"; S.T.C. - 35; RATING - NONE (LOAD BEARING); U.L. DESIGN NO.
16 WALL TYPE — 2x6 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 5 1/2" SOUND INSULATION; 6 3/4"; SCALE: 1/2"=1'-0"; S.T.C. 40; RATING - NONE (LOAD BEARING)
B1 WALL TYPE — 5/8" GYPSUM BOARD; 3 1/2" SOUND INSULATION; 2x6 STUDS @ 16" O.C.; CONCRETE BLOCK SEE PLAN FOR WIDTH; 7 5/8" MIN.; SEE STRUCT. FOR REINFORCEMENT; SCALE: 3/4"=1'-0"; RATING-1 HOUR; STC - HOLLOW 86, GROUT FILL. 93; DESIGN U905

### WALL KEY

| | |
|---|---|
| ▨ | 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▨ | 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| ------ | PROVIDE DRAFT STOP IN FLOOR TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES |

### WALL TYPE KEY/GEN. NOTES

PREFIX
M = METAL STUD WALL
C = CAST-IN-PLACE CONC.
B = BLOCK WALL (CMU)
P = PRECAST WALL PANEL

SUFFIX
A = (1) 2X4 FURRING WALL
B = (1) 2X6 FURRING WALL
C = (2) 2X4 FURRING WALLS EA. SIDE
D = (2) 2X6 FURRING WALLS EA. SIDE
E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

## GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.
B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.
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 TO BE LEVER TYPE.
F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.
G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).
I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.
J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.
K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.
L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
M) 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.
N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.
O) NOT USED.
P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.
Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.
S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE
T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.
U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.
V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE
W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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 DAVID J. MAJCHRZAK

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

| REVISIONS | COMMENTS |
|---|---|
| | |

| REVISIONS | COMMENTS |
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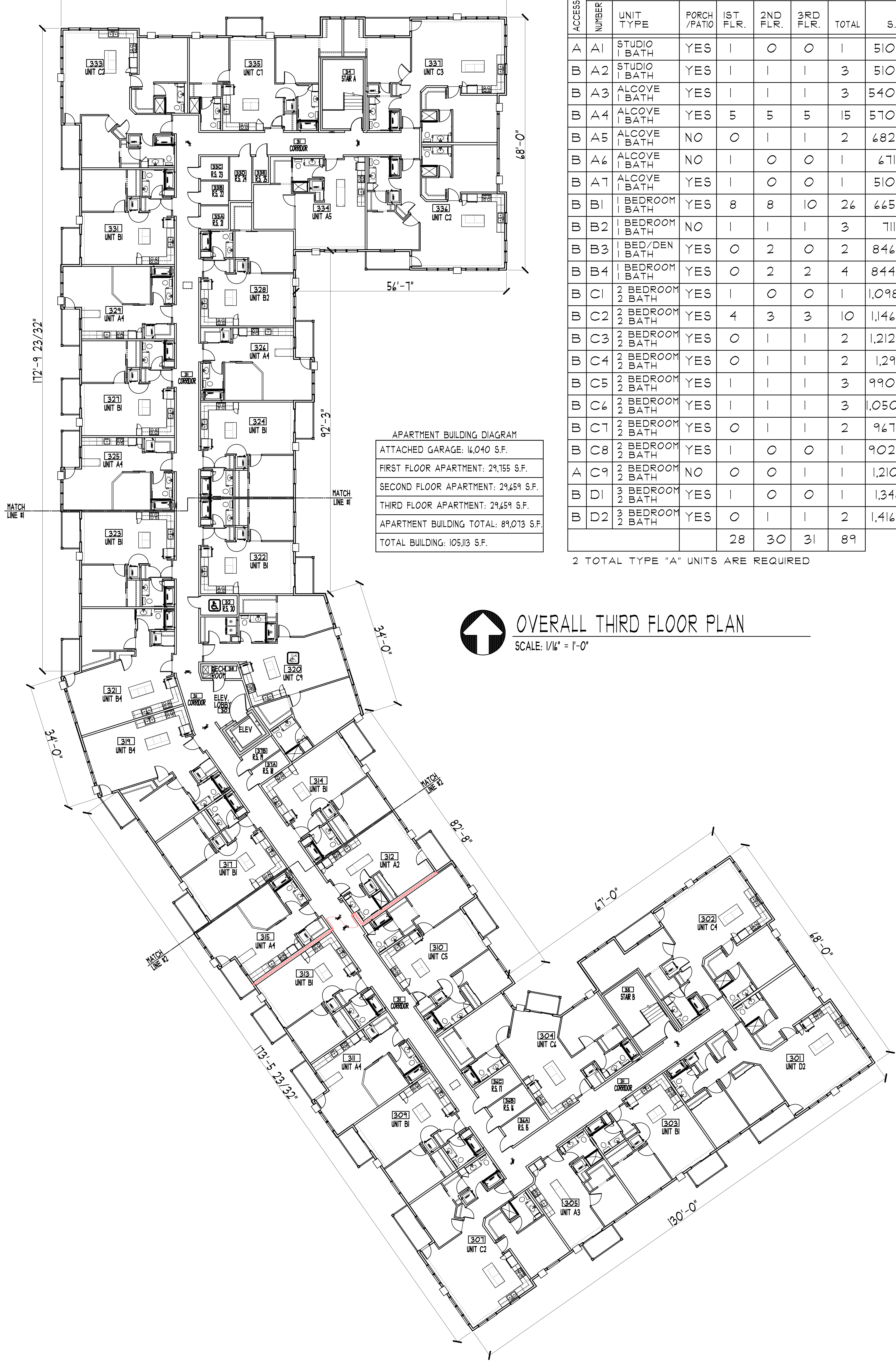
| | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

**A102C**


119'-9"
68'-0"
56'-7"
172'-9 23/32"
92'-3"
34'-0"
34'-0"
82'-8"
67'-0"
68'-0"
130'-0"
173'-5 23/32"
333
UNIT C2
335
UNIT C1
34
STAIR A
337
UNIT C3
31
CORRIDOR
33C
R.S. 23
33D
R.S. 24
33E
R.S. 25
33B
R.S. 22
33A
R.S. 21
334
UNIT A5
336
UNIT C2
331
UNIT B1
328
UNIT B2
329
UNIT A4
326
UNIT A4
327
UNIT B1
31
CORRIDOR
324
UNIT B1
325
UNIT A4
MATCH
LINE #1
MATCH
LINE #1
323
UNIT B1
322
UNIT B1
32
R.S. 20
320
UNIT C9
MECH
ROOM
38
321
UNIT B4
31
CORRIDOR
ELEV.
LOBBY
30
ELEV
319
UNIT B4
37B
R.S. 19
37A
R.S. 18
314
UNIT B1
MATCH
LINE #2
317
UNIT B1
312
UNIT A2
315
UNIT A4
MATCH
LINE #2
310
UNIT C5
313
UNIT B1
31
CORRIDOR
302
UNIT C4
35
STAIR B
304
UNIT C6
311
UNIT A4
36C
R.S. 17
36B
R.S. 16
36A
R.S. 15
31
CORRIDOR
301
UNIT D2
309
UNIT B1
303
UNIT B1
305
UNIT A3
307
UNIT C2

## OVERALL THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

APARTMENT BUILDING DIAGRAM

| |
|---|
| ATTACHED GARAGE: 16,040 S.F. |
| FIRST FLOOR APARTMENT: 29,755 S.F. |
| SECOND FLOOR APARTMENT: 29,659 S.F. |
| THIRD FLOOR APARTMENT: 29,659 S.F. |
| APARTMENT BUILDING TOTAL: 89,073 S.F. |
| TOTAL BUILDING: 105,113 S.F. |

| ACCESSIBILITY | UNIT MIX | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | NUMBER | UNIT TYPE | PORCH /PATIO | 1ST FLR. | 2ND FLR. | 3RD FLR. | TOTAL | S.F. | TOTAL |
| A | A1 | STUDIO 1 BATH | YES | 1 | 0 | 0 | 1 | 510 S.F. | STUDIO 26 = 29.2% |
| B | A2 | STUDIO 1 BATH | YES | 1 | 1 | 1 | 3 | 510 S.F. | |
| B | A3 | ALCOVE 1 BATH | YES | 1 | 1 | 1 | 3 | 540 S.F. | |
| B | A4 | ALCOVE 1 BATH | YES | 5 | 5 | 5 | 15 | 570 S.F. | |
| B | A5 | ALCOVE 1 BATH | NO | 0 | 1 | 1 | 2 | 682 S.F. | |
| B | A6 | ALCOVE 1 BATH | NO | 1 | 0 | 0 | 1 | 671 S.F. | |
| B | A7 | ALCOVE 1 BATH | YES | 1 | 0 | 0 | 1 | 510 S.F. | |
| B | B1 | 1 BEDROOM 1 BATH | YES | 8 | 8 | 10 | 26 | 665 S.F. | 1 BED 35 = 39.3% |
| B | B2 | 1 BEDROOM 1 BATH | NO | 1 | 1 | 1 | 3 | 711 S.F. | |
| B | B3 | 1 BED/DEN 1 BATH | YES | 0 | 2 | 0 | 2 | 846 S.F. | |
| B | B4 | 1 BEDROOM 1 BATH | YES | 0 | 2 | 2 | 4 | 844 S.F. | |
| B | C1 | 2 BEDROOM 2 BATH | YES | 1 | 0 | 0 | 1 | 1,098 S.F. | 2 BED 25 = 28.1% |
| B | C2 | 2 BEDROOM 2 BATH | YES | 4 | 3 | 3 | 10 | 1,146 S.F. | |
| B | C3 | 2 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 1,212 S.F. | |
| B | C4 | 2 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 1,291 S.F. | |
| B | C5 | 2 BEDROOM 2 BATH | YES | 1 | 1 | 1 | 3 | 990 S.F. | |
| B | C6 | 2 BEDROOM 2 BATH | YES | 1 | 1 | 1 | 3 | 1,050 S.F. | |
| B | C7 | 2 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 967 S.F. | |
| B | C8 | 2 BEDROOM 2 BATH | YES | 1 | 0 | 0 | 1 | 902 S.F. | |
| A | C9 | 2 BEDROOM 2 BATH | NO | 0 | 0 | 1 | 1 | 1,210 S.F. | |
| B | D1 | 3 BEDROOM 2 BATH | YES | 1 | 0 | 0 | 1 | 1,348 S.F. | 3 BED 3 = 3.4% |
| B | D2 | 3 BEDROOM 2 BATH | YES | 0 | 1 | 1 | 2 | 1,416 S.F. | |
| | | | | 28 | 30 | 31 | 89 | | |

2 TOTAL TYPE "A" UNITS ARE REQUIRED

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PROPOSED:
**HUGO**
**APARTMENTS**
HUGO, MN

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

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 DAVID J. MAJCHRZAK

DAVID MAJCHRZAK
56361
12/06/24

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22042
Issue Date:
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Document Set:
PERMIT SET

A103

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## FLOOR PLAN NUMBER NOTES

← #

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

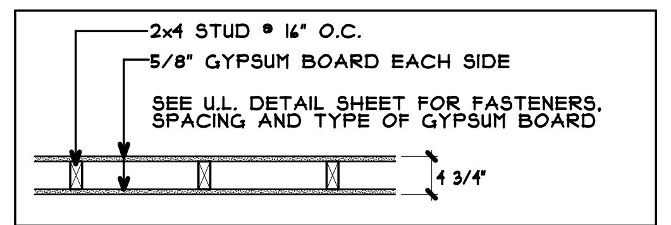
20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3.000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

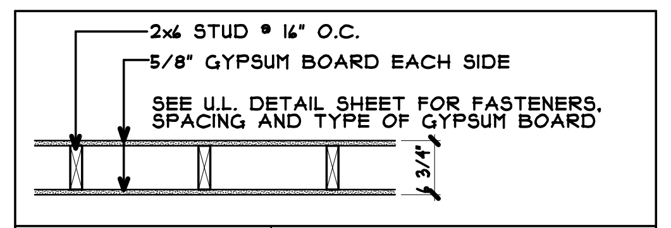
39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.
41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.
42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.
50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

### COMMUNITY ROOM/PATIO NOTES

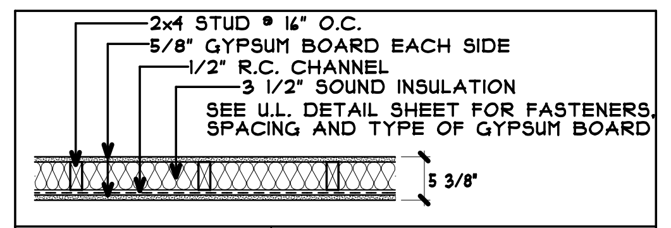
51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE. SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65 ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

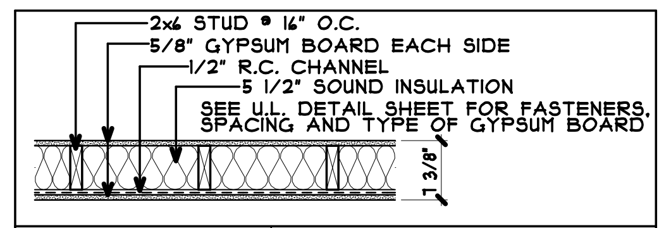
WALL TYPE 1 — S.T.C. 35
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 30/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

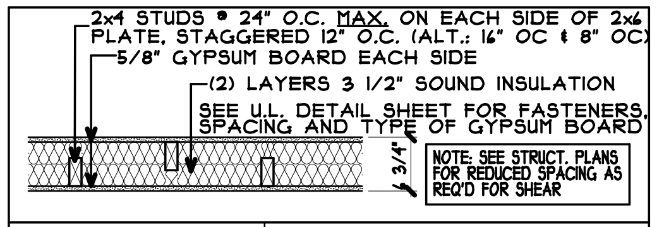
WALL TYPE 2 — S.T.C. 35
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 30/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

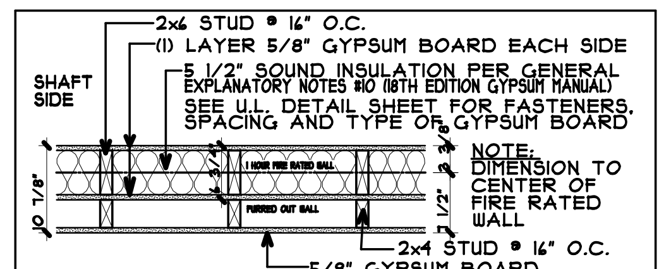
WALL TYPE 5 — S.T.C. 50
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 38/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3243


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

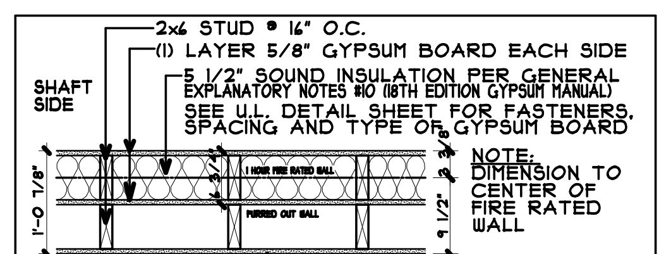
WALL TYPE 6 — S.T.C. - 50
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 21/A901 — U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

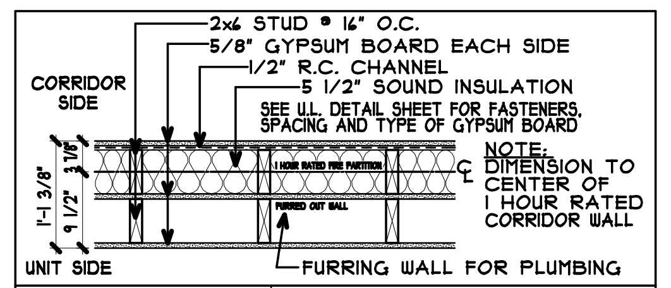
WALL TYPE 7 — S.T.C. 40-44 + 5 + 5 = 54 MAX
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD
10 7/8"

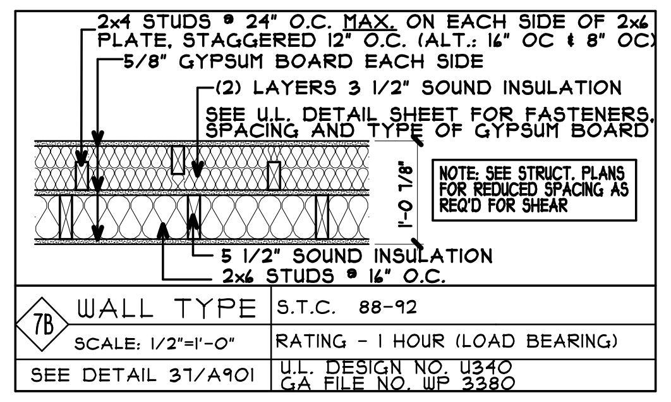
WALL TYPE 4A — S.T.C. MIN. 50
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21, 30 & 34/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD
1'-0 1/8"

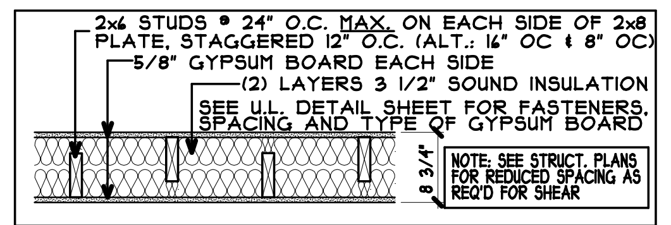
WALL TYPE 4B — S.T.C. MIN. 50
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21, 30 & 34/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
CORRIDOR SIDE
UNIT SIDE
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
FURRING WALL FOR PLUMBING
1'-1 3/8"

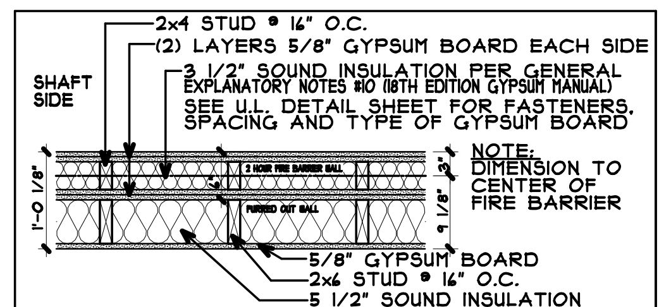
WALL TYPE 6B — S.T.C. - 50
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 21/A901 — U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
1'-0 7/8"

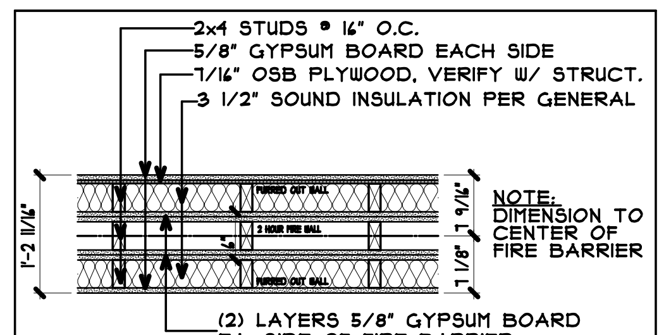
WALL TYPE 7B — S.T.C. 88-92
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

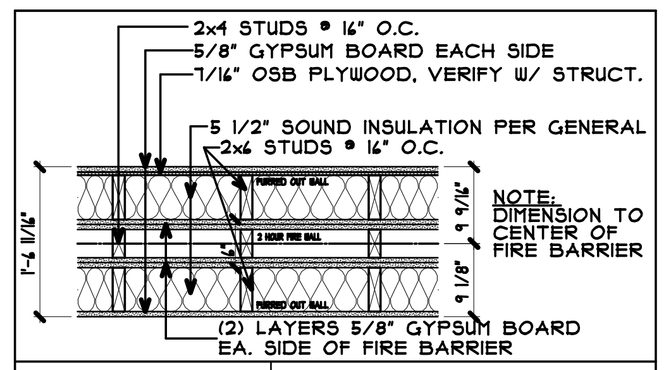
WALL TYPE 8 — S.T.C. 40-44 + 5 + 5 = 54 MAX
SCALE: 1/2"=1'-0" — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION
1'-0 1/8"

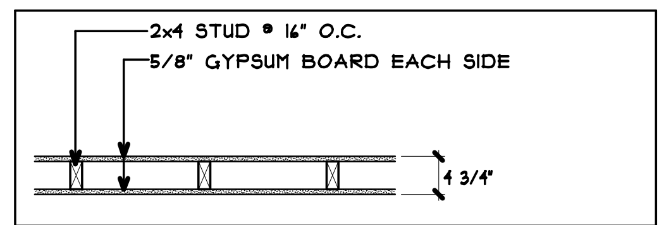
WALL TYPE 11B — S.T.C. 50 MIN.
SCALE: 1/2"=1'-0" — RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-2 11/16"

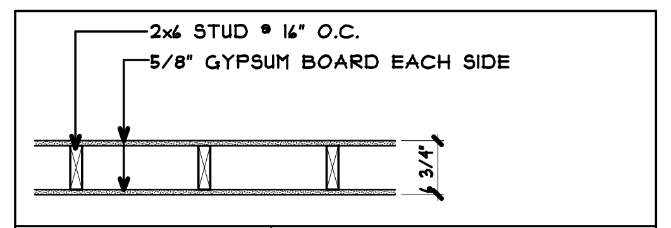
WALL TYPE 11C — S.T.C. 50 MIN.
SCALE: 1/2"=1'-0" — RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-6 11/16"

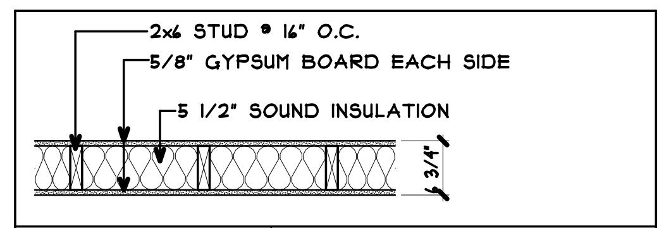
WALL TYPE 11D — S.T.C. 50 MIN.
SCALE: 1/2"=1'-0" — RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

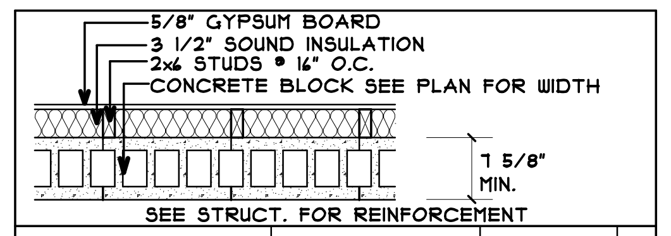
WALL TYPE 13 — S.T.C. - 35
SCALE: 1/2"=1'-0" — RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

WALL TYPE 14 — S.T.C. - 35
SCALE: 1/2"=1'-0" — RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

WALL TYPE 16 — S.T.C. 40
SCALE: 1/2"=1'-0" — RATING - NONE (LOAD BEARING)


5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

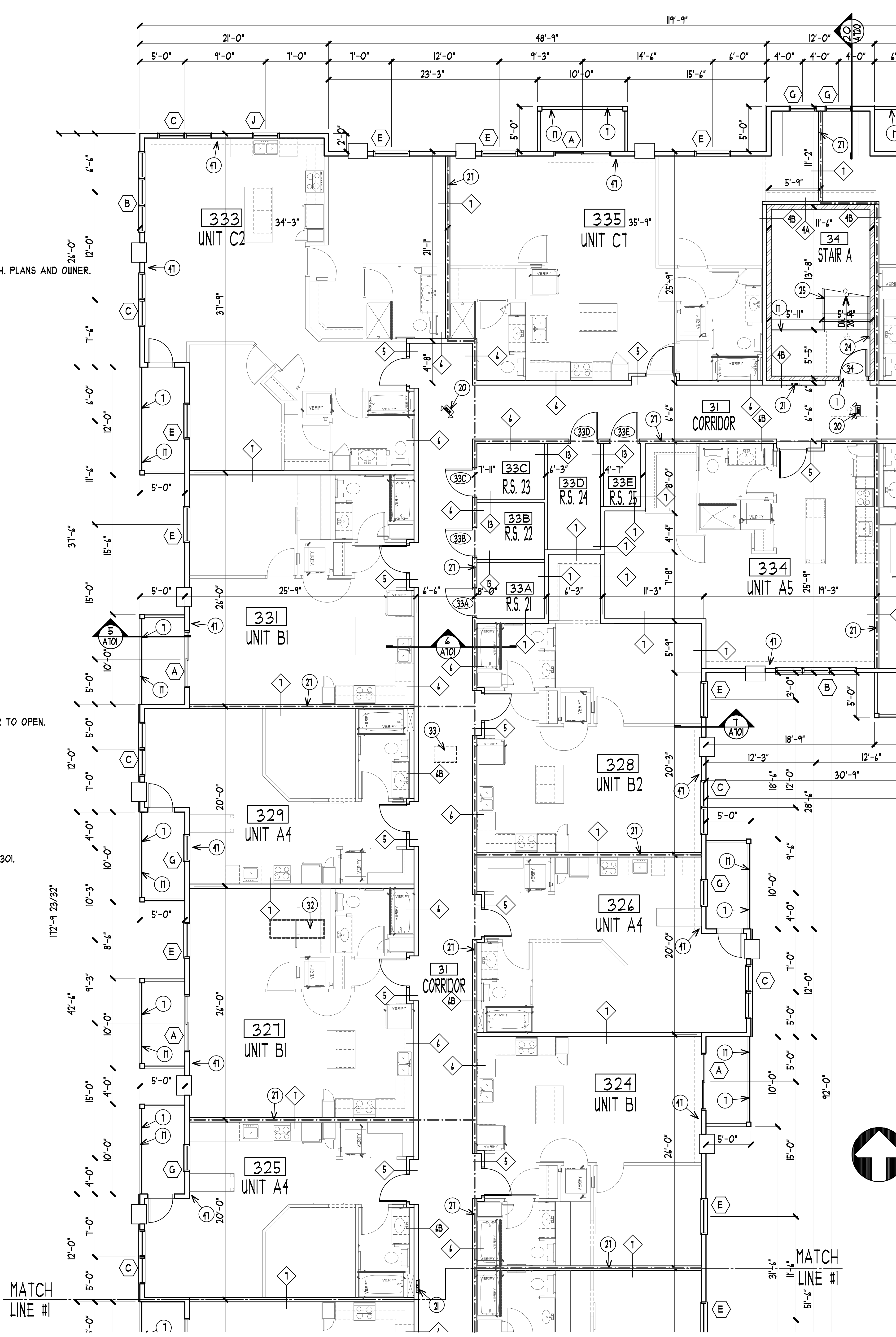
WALL TYPE B1 — RATING-1 HOUR
SCALE: 3/4"=1'-0" — STC - HOLLOW 86, GROUT FILL. 93
DESIGN U905

## WALL TYPE KEY/GEN. NOTES

PREFIX:
M = METAL STUD WALL
C = CAST-IN-PLACE CONC.
B = BLOCK WALL (CMU)
P = PRECAST WALL PANEL

SUFFIX:
A = (1) 2X4 FURRING WALL
B = (1) 2X6 FURRING WALL
C = (2) 2X4 FURRING WALLS EA. SIDE
D = (2) 2X6 FURRING WALLS EA. SIDE
E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE

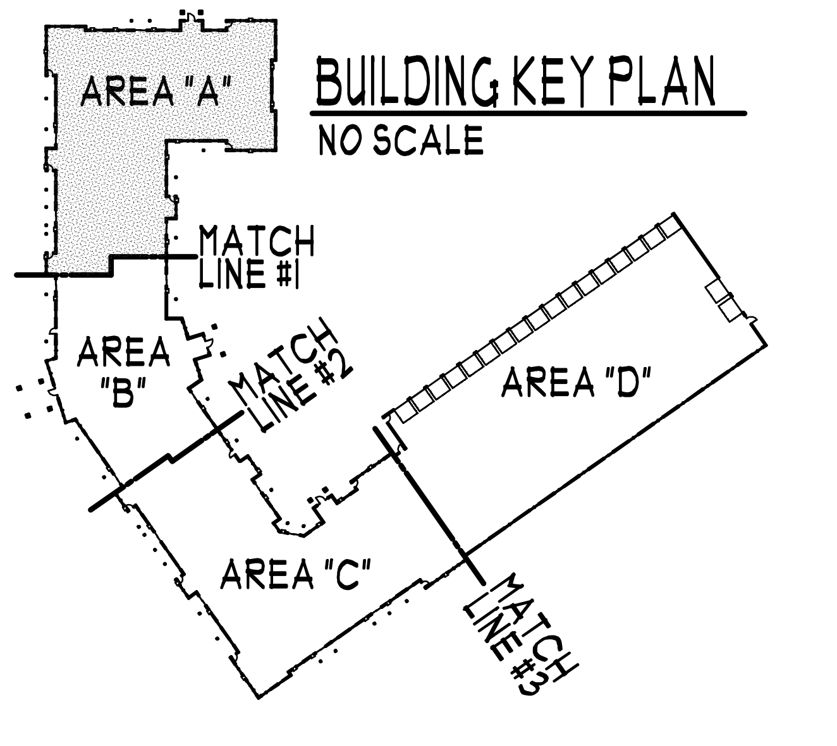
- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS


119'-9"
333 UNIT C2
335 UNIT C1
337 UNIT C3
34 STAIR A
31 CORRIDOR
33C R.S. 23
33D R.S. 24
33E R.S. 25
33B R.S. 22
33A R.S. 21
334 UNIT A5
336 UNIT C2
331 UNIT B1
328 UNIT B2
329 UNIT A4
326 UNIT A4
327 UNIT B1
324 UNIT B1
325 UNIT A4
172'-9 23/32"
68'-0"
54'-9"
MATCH LINE #1

THIRD FLOOR PLAN - AREA "A"
SCALE: 1/8" = 1'-0"

## BUILDING KEY PLAN

NO SCALE


AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3

## WALL KEY

| | |
|---|---|
| ▨ | 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▨ | 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| - - - - - | PROVIDE DRAFT STOP IN ATTIC TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES<br>AT CORRIDOR WALLS DRAFT STOP MAY BE OMITTED ON ONE SIDE OF THE CORRIDOR BETWEEN DWELLING UNITS<br>ALSO DRAFT STOP MAY BE DELETED BETWEEN 2 UNITS PROVIDED THE SPACE IS LESS THAN 3,000 S.F. |

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DAVID MAJCHRZAK 56381 12/06/24

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 DAVID J. MAJCHRZAK

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

PLOTTED: 12/06/24 FILE: 22042P COM: 3

**A103A**

## GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.
B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.
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 TO BE LEVER TYPE.
F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.
G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).
I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.
J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.
K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.
L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
M) 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.
N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.
O) NOT USED.
P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.
Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.
S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE
T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.
U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.
V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE
W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

## FLOOR PLAN NUMBER NOTES

◇#

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK. SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

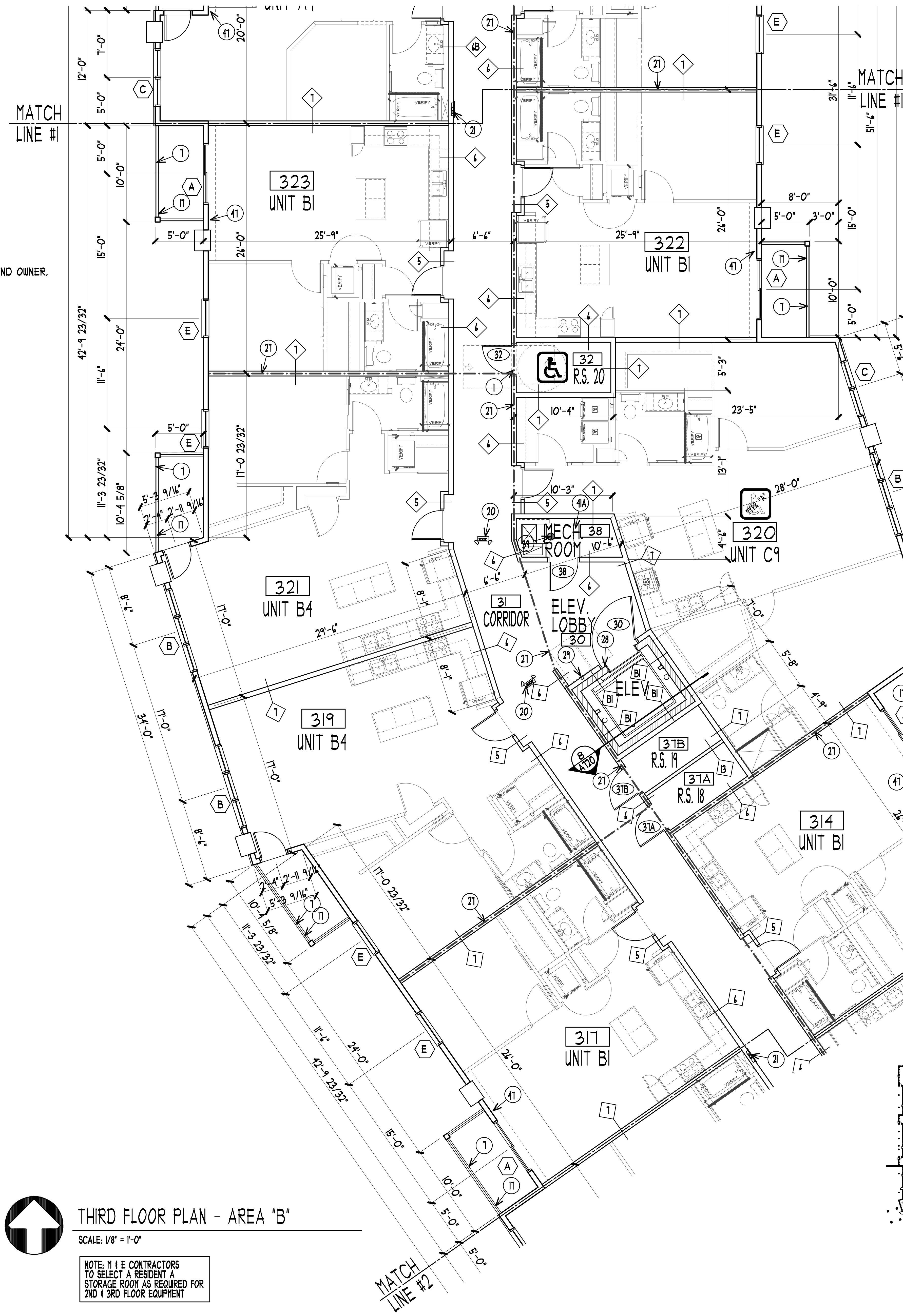
20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3.000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.
41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.
42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.
50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

### COMMUNITY ROOM/PATIO NOTES

51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE, SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65 ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.

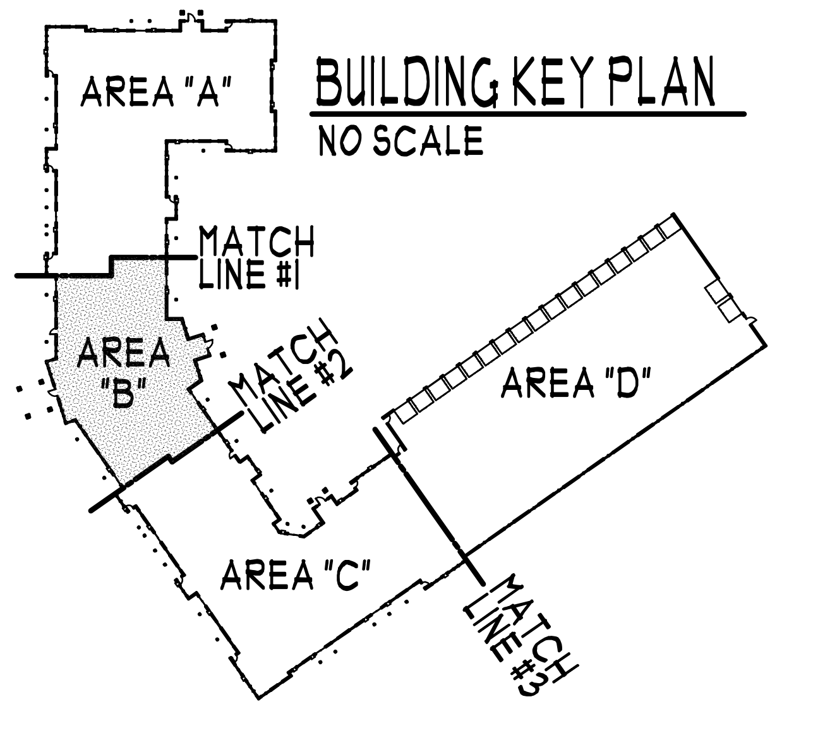


MATCH LINE #1
MATCH LINE #1
MATCH LINE #2
MATCH LINE #2
323 UNIT B1
322 UNIT B1
321 UNIT B4
319 UNIT B4
320 UNIT C9
314 UNIT B1
317 UNIT B1
32 R.S. 20
38 MECH ROOM
31 CORRIDOR
30 ELEV. LOBBY
ELEV.
31B R.S. 19
31A R.S. 18
12'-0"
7'-0"
5'-0"
15'-0"
42'-9 23/32"
11'-6"
11'-3 23/32"
10'-4 5/8"
25'-9"
24'-0"
23'-5"
28'-0"
10'-3"
17'-0"

### THIRD FLOOR PLAN - AREA "B"

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

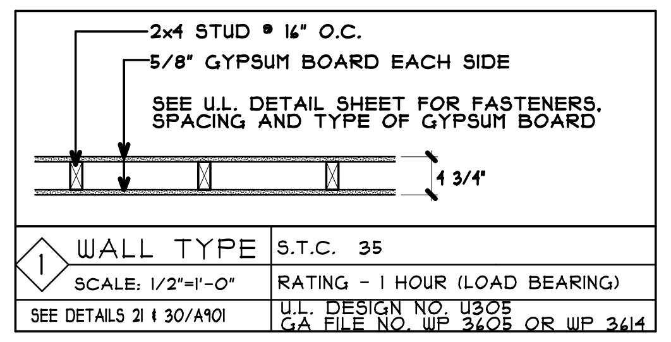
NOTE: M & E CONTRACTORS TO SELECT A RESIDENT & STORAGE ROOM AS REQUIRED FOR 2ND & 3RD FLOOR EQUIPMENT



AREA "A"
AREA "B"
AREA "C"
AREA "D"
MATCH LINE #1
MATCH LINE #2
MATCH LINE #3

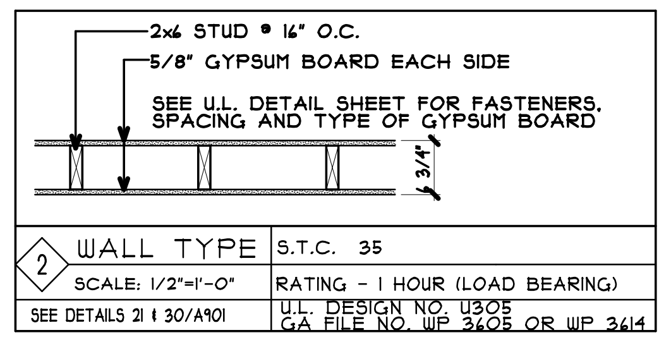
### BUILDING KEY PLAN

NO SCALE



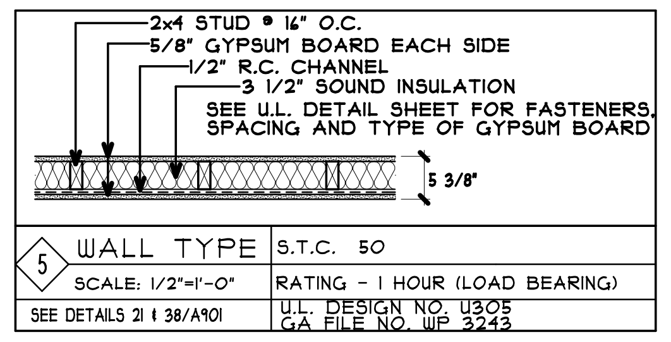
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

| ◇1 WALL TYPE | S.T.C. 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |



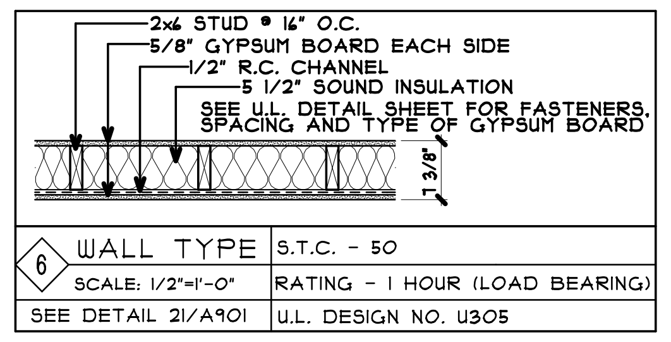
2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

| ◇2 WALL TYPE | S.T.C. 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 30/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 OR WP 3614 |



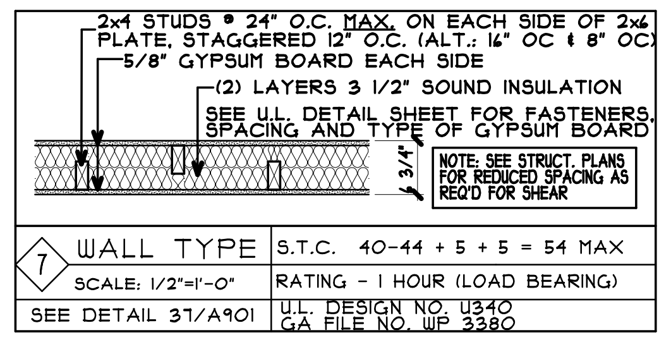
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

| ◇5 WALL TYPE | S.T.C. 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21 & 38/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3243 |



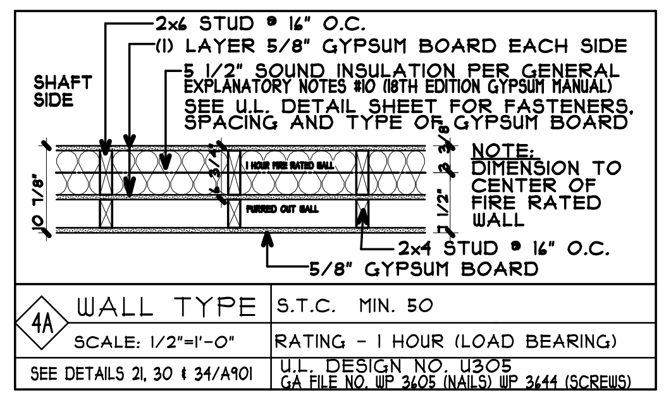
2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

| ◇6 WALL TYPE | S.T.C. - 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |



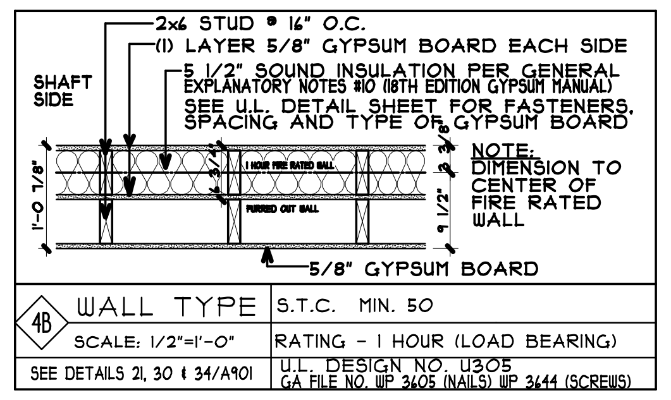
2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

| ◇7 WALL TYPE | S.T.C. 40-44 + 5 + 5 = 54 MAX |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |



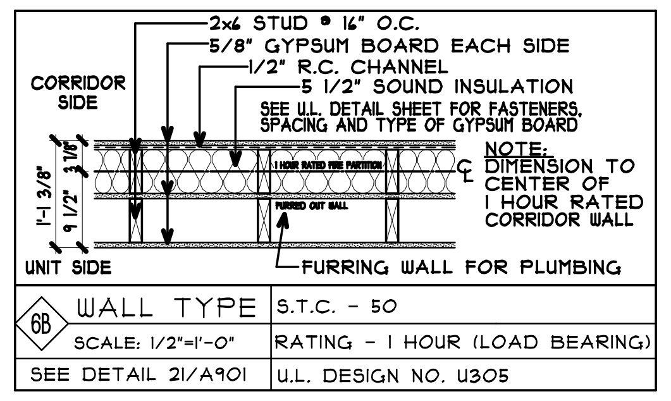
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD
10 7/8"
3 3/8"
7 1/2"
3/4"

| ◇4A WALL TYPE | S.T.C. MIN. 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |



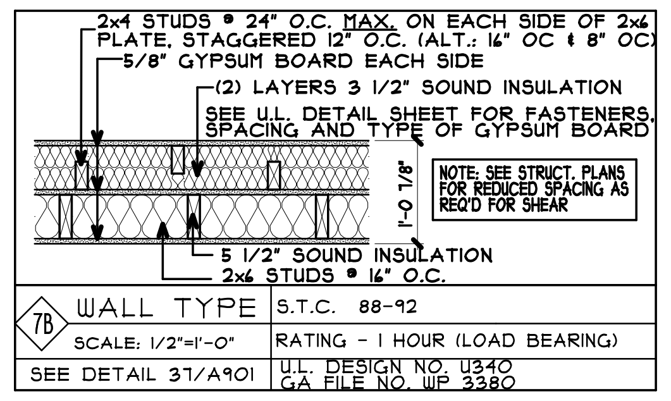
2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD
1'-0 7/8"
3 3/8"
9 1/2"
3/4"

| ◇4B WALL TYPE | S.T.C. MIN. 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAILS 21, 30 & 34/A901 | U.L. DESIGN NO. U305<br>GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS) |



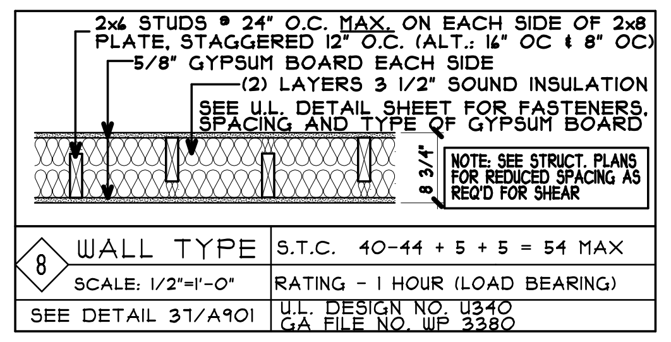
2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
CORRIDOR SIDE
UNIT SIDE
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
FURRING WALL FOR PLUMBING
1'-1 3/8"
3 7/8"
9 1/2"

| ◇6B WALL TYPE | S.T.C. - 50 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 21/A901 | U.L. DESIGN NO. U305 |



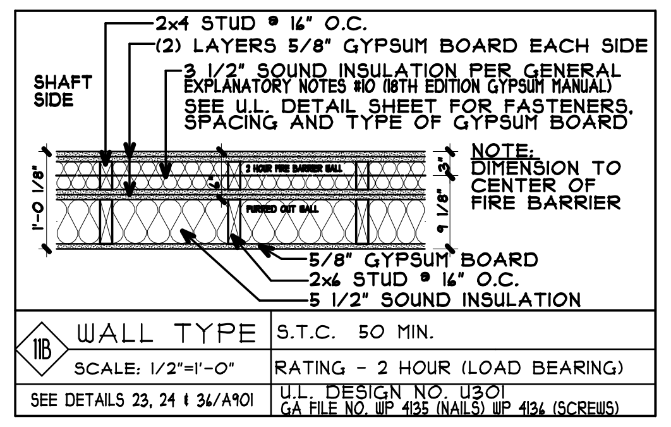
2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
1'-0 7/8"

| ◇7B WALL TYPE | S.T.C. 88-92 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |



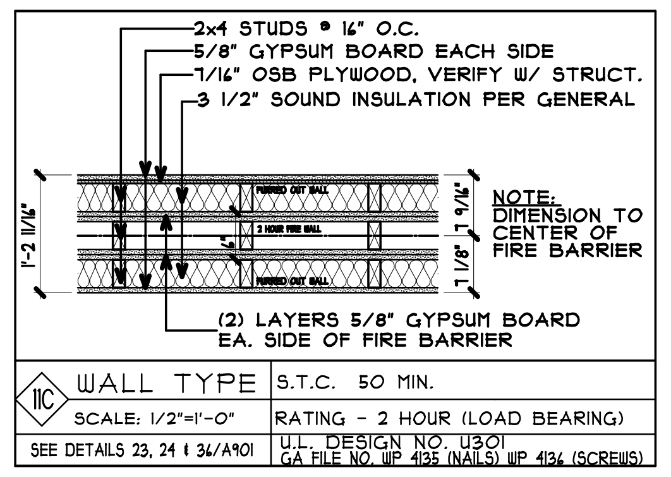
2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

| ◇8 WALL TYPE | S.T.C. 40-44 + 5 + 5 = 54 MAX |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 1 HOUR (LOAD BEARING) |
| SEE DETAIL 37/A901 | U.L. DESIGN NO. U340<br>GA FILE NO. WP 3380 |



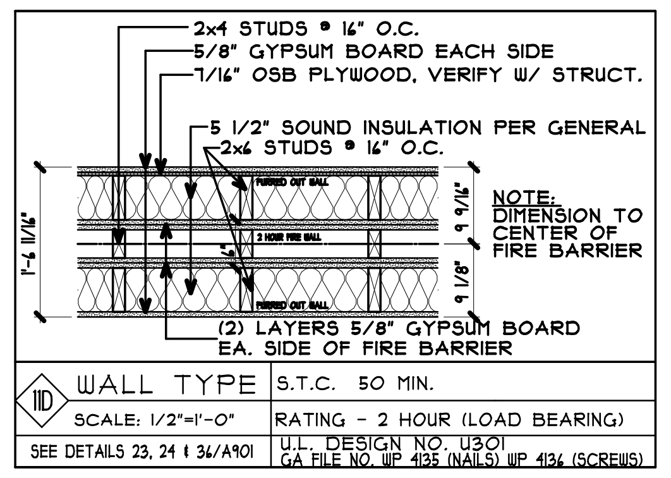
2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION
1'-0 1/8"
3"
9 1/8"

| ◇11B WALL TYPE | S.T.C. 50 MIN. |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |



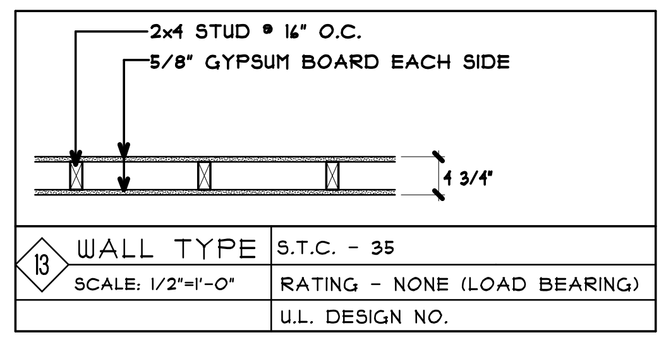
2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-2 11/16"
7 9/16"
7 1/8"

| ◇11C WALL TYPE | S.T.C. 50 MIN. |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |



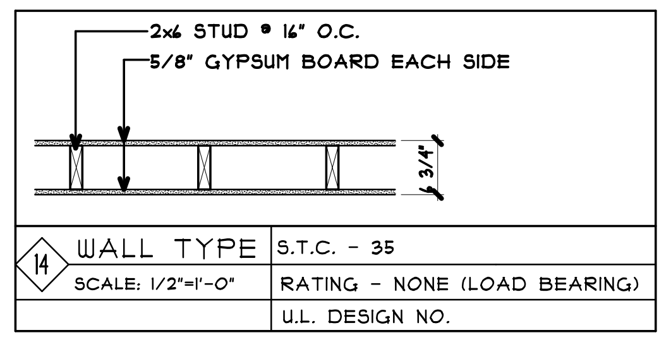
2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER
1'-6 11/16"
9 9/16"
9 1/8"

| ◇11D WALL TYPE | S.T.C. 50 MIN. |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - 2 HOUR (LOAD BEARING) |
| SEE DETAILS 23, 24 & 36/A901 | U.L. DESIGN NO. U301<br>GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS) |



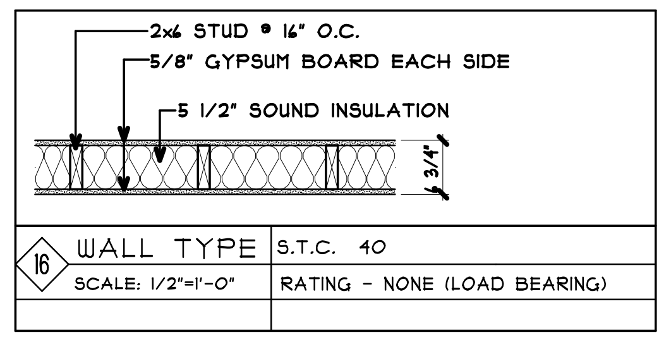
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

| ◇13 WALL TYPE | S.T.C. - 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | U.L. DESIGN NO. |



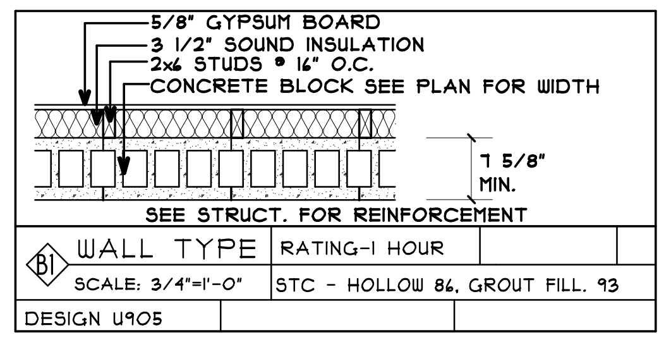
2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

| ◇14 WALL TYPE | S.T.C. - 35 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | U.L. DESIGN NO. |



2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

| ◇16 WALL TYPE | S.T.C. 40 |
|---|---|
| SCALE: 1/2"=1'-0" | RATING - NONE (LOAD BEARING) |
| | |



5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

| ◇B1 WALL TYPE | RATING-1 HOUR | | |
|---|---|---|---|
| SCALE: 3/4"=1'-0" | STC - HOLLOW 86, GROUT FILL. 93 | | |
| DESIGN U905 | | | |

## WALL TYPE KEY/GEN. NOTES

| ◇# | WALL TYPE KEY/GEN. NOTES |
|---|---|
| ◇_# PREFIX | M = METAL STUD WALL<br>C = CAST-IN-PLACE CONC.<br>B = BLOCK WALL (CMU)<br>P = PRECAST WALL PANEL |
| ◇#_ SUFFIX | A = (1) 2X4 FURRING WALL<br>B = (1) 2X6 FURRING WALL<br>C = (2) 2X4 FURRING WALLS EA. SIDE<br>D = (2) 2X6 FURRING WALLS EA. SIDE<br>E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE |

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

### WALL KEY

| | |
|---|---|
| ▨ | 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE. |
| ▭ | 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE. |
| - - - - | PROVIDE DRAFT STOP IN ATTIC TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES<br>AT CORRIDOR WALLS DRAFT STOP MAY BE OMITTED ON ONE SIDE OF THE CORRIDOR BETWEEN DWELLING UNITS<br>ALSO DRAFT STOP MAY BE DELETED BETWEEN 2 UNITS PROVIDED THE SPACE IS LESS THAN 3,000 S.F. |

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PLOTTED: 12/06/24 FILE: 22042P COM: 3

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

A103B

## FLOOR PLAN NUMBER NOTES

### EXTERIOR/GARAGE/ENTRY/LOBBY NOTES

1. MAINTAIN ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15C/A301.
2. 5'-0"x5'-0" MIN. FROST STOOP FOR EXTERIOR DOOR, SEE STRUCTURAL PLANS.
3. FIRE DEPARTMENT HOSE CONNECTION. VERIFY LOCATION WITH FIRE MARSHAL.
4. FIRE DEPARTMENT KEY BOX. VERIFY LOCATION WITH FIRE MARSHAL.
5. FIRE DEPARTMENT SPRINKLER ALARM PANEL, VERIFY LOCATION WITH FIRE MARSHAL.
6. NOT USED
7. CONCRETE PATIO OR BALCONY WITH SCREEN ENCLOSURE. SEE EXTERIOR ELEVATIONS.
8. LINE OF ROOF BELOW.
9. LINE OF ROOF, FLOOR, SOFFIT, BULKHEAD OR BALCONY ABOVE, SHOWN DASHED.
10. RECESSED MAIL BOXES IN 60" HIGH FRAMED WALL. SEE SPEC FOR STYLE AND SIZE. SEE DETAILS 28 & 29/A802. PROVIDE WALLPAPER OR ACCENT PAINT COLOR ON WALL OVER MAILBOXES.
11. PACKAGE ROOM SHELVING. SEE SPEC BOOK.
12. GAS BBQ GRILL WITH SHUT-OFF TIMER. VERIFY LOCATION.
13. PATIO FURNITURE BY OWNER.
14. MANUFACTURED STONE THIS AREA. SEE EXTERIOR ELEVATIONS AND DETAILS ON A820-22.
15. COMMUNITY PATIO. VERIFY FINISH WITH SPEC BOOK.
    SLOPE AWAY FROM BUILDING AND PROVIDE CONTROL JOINTS AS REQUIRED.
16. CANOPY COLUMN. SEE STRUCT. PLANS FOR SUPPORT REQMTS., FRAME TO SIZE, AND CLAD PER EXT. ELEVS.
17. GUARDRAIL - 42" HIGH (AT STAIRS) & 48" HIGH (AT ELEV. LOBBY) WITH INTERMEDIATE RAILS @ 4" O.C. MAX.
18. GAS FIRE TABLE TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION.
19. GAS PATIO HEATER TO HAVE SHUT-OFF TIMER WITH EMERGENCY STOP. VERIFY LOCATION WITH MECH. PLANS AND OWNER.

### CORRIDOR/STAIR/GEN. NOTES

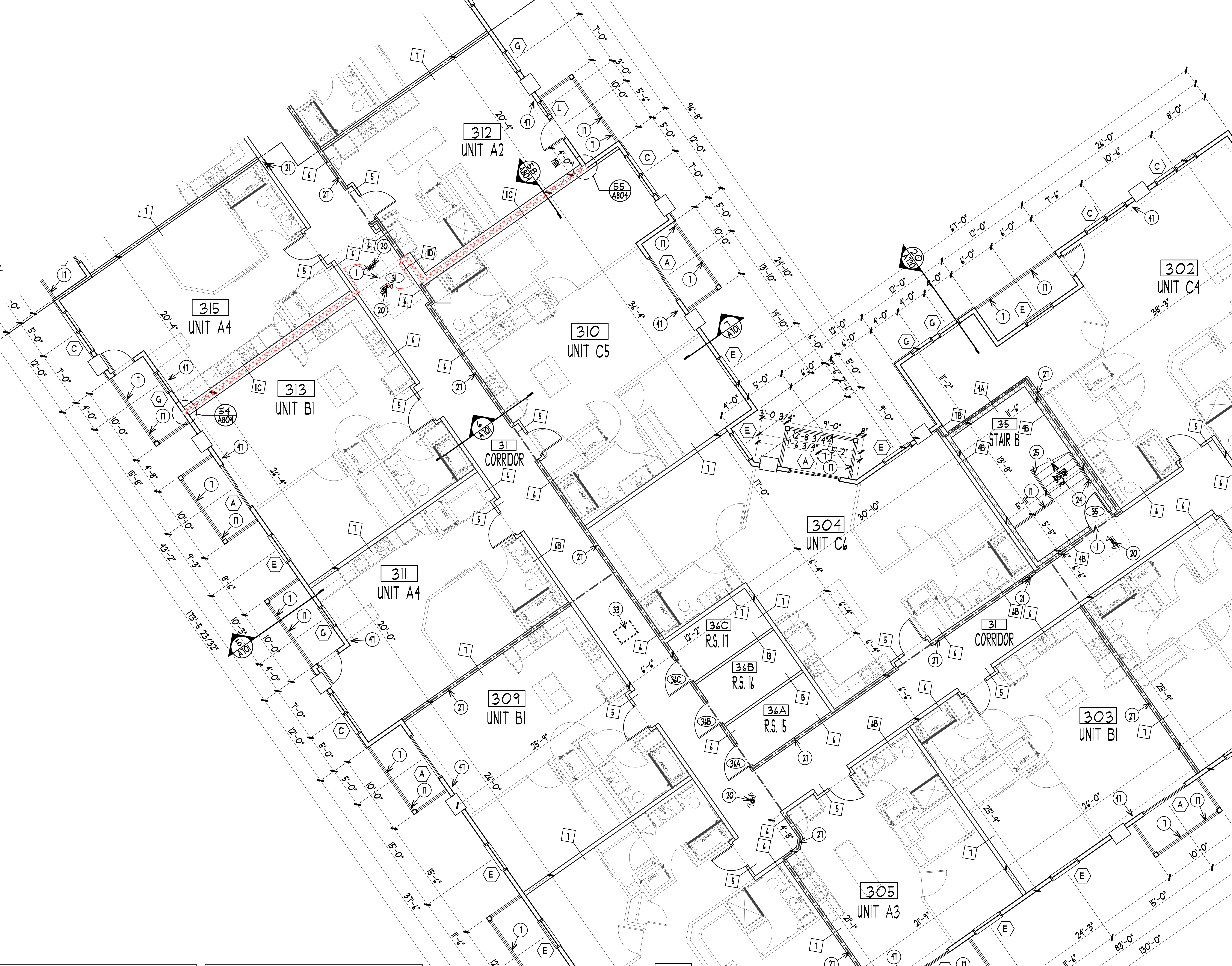
20. EMERGENCY/EXIT LIGHTING PER CODE. SEE ELECTRICAL PLANS FOR LOCATIONS.
21. FIRE EXTINGUISHER IN RECESSED CABINET. SEE DETAILS 4R/A302 FOR MOUNTING HEIGHT AND 5/A801. VERIFY LOCATIONS AND QUANTITIES WITH FIRE MARSHAL.
22. PROVIDE HEAT SOURCE IN STAIR SHAFT. SEE M.E.P. PLANS FOR TYPE AND LOCATION.
23. EXTEND HANDRAIL 11" OR WIDTH OF TREAD MIN. PAST BOTTOM RISER.
24. EXTEND HANDRAIL 12" PAST TOP RISER.
25. 42" HIGH GUARD RAIL. SLOPE TO MATCH STAIR.
26. DRAFT STOP IN FLOOR TRUSS SPACE ABOVE IN LINE WITH UNIT WALLS.
27. DRAFT STOP IN ATTIC SPACE ABOVE (APT. IN LINE WITH UNIT WALLS) OR (GARAGE 3,000 S.F. MAX.).
28. ELEVATOR CALL BUTTON CENTERED ON A 30"x48" FORWARD APPROACH. VERIFY LOCATION W/ ELEV. MFR.
29. TWO WAY COMMUNICATION DEVICE & SIGNAGE FOR EMERGENCY CALL.
30. MAINTAIN 1 HOUR FIRE PROTECTION AT UNDERSIDE OF STAIR STRINGERS SEE DETAIL 6/A902.
31. BUILT-IN RECYCLING & TRASH RECEPTACLES WITH GROMMETS IN COUNTERTOP. SEE SPECIFICATIONS.
32. PROVIDE LADDER IN ATTIC ABOVE FROM CATWALK UP TO ROOF HATCH. VERIFY LOCATION.
33. ONE HOUR RATED 22" X 30" (MIN.) LOCKING ATTIC ACCESS W/ R-49 MIN. INSUL. AT ACCESS DOOR. SEE DETAIL 2/A801.
34. ROBE HOOK. SEE 4X/A302 FOR MOUNTING HEIGHT.
35. VERIFY REQUIREMENTS THIS SPACE WITH OWNER/MGMT.
36. DOG WASH STATION & DRYER. SEE SPECS FROM SUPPLIER FOR REQUIREMENTS. VERIFY LOCATION WITH PLUMBING PLANS.
37. TOILET PAPER HOLDER. SEE DETAILS ON A301 & A302 FOR MOUNTING LOCATION.
38. PAPER TOWEL/HAND DRYER LOCATION. SEE DETAILS ON A302 FOR MOUNTING HEIGHT.

### MECH./ELECT./STRUCT. NOTES

39. FLOOR DRAIN. VERIFY LOCATION WITH PLUMBING PLANS.
40. SERVICE SINK. SEE PLUMBING PLANS. PROVIDE FRP ON ADJACENT WALLS 48" HIGH MIN.
41A. FOR EQUIPMENT THIS ROOM SEE MECHANICAL/ELECTRICAL PLANS.
41B. PROVIDE 220V OUTLET FOR APPLIANCE TEST STATION THIS LOCATION.
42. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATION. SEE 4S/A302 FOR MOUNTING HEIGHT.
43. ELEVATOR SUMP PIT W/ PUMP, VERIFY LOCATION W/ MECHANICAL DRAWINGS.
44. SPRINKLER RISER. SEE FIRE SUPPRESSION PLANS.
45. HOSE BIB. VERIFY LOCATION WITH OWNER. SEE PLUMBING PLANS.
46. PROVIDE COOLING THIS SPACE AS REQUIRED FOR EQUIPMENT.
47. SOFFIT THIS LOCATION FOR FIRE SPRINKLER PIPING AT THIRD FLOOR ONLY.
48. PROVIDE FIRE TREATED PLYWOOD ON ALL WALLS IN THIS SPACE.
49. CONNECTOR PIPE FOR DOWNSPOUT TO STORM SEWER. COORDINATE LOCATIONS WITH CIVIL PLANS.
50A. STEEL COLUMN - SEE STRUCTURAL PLANS. PROVIDE 1 HR. FIRE PROTECTION PER 40 OR 41/A901 AND 4/A903. PROVIDE CONCRETE SURROUND MIN. 60" A.F.F FOR IMPACT PROTECTION FOR COLUMNS IN PARKING GARAGE.
50B. STEEL BEAM ABOVE - SEE STRUCTURAL PLANS.

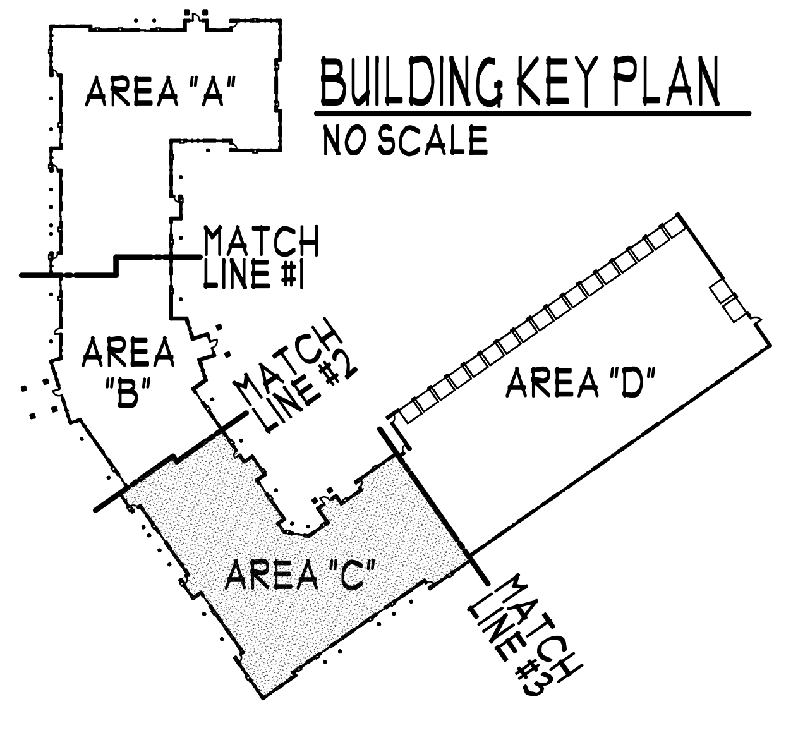
### COMMUNITY ROOM/PATIO NOTES

51. HALF WALL WITH WOOD CAP.
52. ACCESSIBLE STAINLESS STEEL SINGLE BOWL SINK WITH FORWARD APPROACH AND SLOPED VALANCE. SEE DETAILS 9, 11C & 14/A301.
53. LINE OF UPPER CABINETS ABOVE. VERIFY FINISH AND STYLE.
54. ACCESSIBLE RANGE WITH FRONT CONTROLS & HOOD VENT. SEE DETAILS 9 & 9C/A301. VERIFY VENTING WITH MECH. PLANS.
55. ACCESSIBLE REFRIGERATOR. SEE DETAIL 8C/A301. PROVIDE 2x SPACER WALL ADJACENT FOR DOOR TO OPEN.
56. PROVIDE SPACE FOR MICROWAVE UNDER COUNTERTOP. SEE 10/A301.
57. PROVIDE ACCESSIBLE COUNTER TOP WORK AREA @ 34" A.F.F. 30" WIDE MIN. CLEAR OPENING UNDER COUNTER AND ADJACENT TO RANGE. SEE DETAILS 9 & 14/A301.
58. COUNTER TOP WITH BASE CABINETS BELOW @ 34" A.F.F. VERIFY BACK SPLASH MATERIAL.
59. COFFEE BAR THIS AREA. PROVIDE WATER LINE. VERIFY EQUIPMENT WITH OWNER.
60. SEE SPEC FOR FITNESS EQUIPMENT AND ELECTRICAL LAYOUT REQUIREMENTS THIS SPACE.
61. ELECTRIC FIREPLACE WITH MANTLE, SURROUND AND HEARTH. VERIFY BUILT-IN CABINETRY, SHELVING, A/V REQUIREMENTS, MODEL AND ALL FINISHES WITH OWNER. SEE 3/A401.
62. 6' HIGH MIRROR ON WALL IN FITNESS ROOM.
63. FURNITURE BY OWNER. SHOWN FOR SPACE PLANNING ONLY.
64. PRE-FAB, PRE-FINISHED METAL, WALL HUNG, AWNING OVER COMMUNITY DOOR TO PATIO.
65 ACCESSIBLE TURNING CLEARANCE SHOWN DASHED. SEE DETAIL 14C/A301.
66. ACCESSIBLE HIGH/LOW DRINKING FOUNTAIN. SEE PLUMBING PLANS BY OTHERS & DETAIL 6/A301.
67. WALL MOUNTED ACCESSIBLE VANITY WITH SLOPED VALANCE & LAVATORY. SEE DETAILS 4, 6C & 14/A301.
68. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING AND INSTALL GRAB BARS. SEE DETAILS 1,2,3 & 7C/A301.
69. STACKED WASHER/DRYER.
70. WOOD BENCH BY CABINET SUPPLIER. VERIFY DESIGN AND COLOR/FINISH WITH OWNER.
71. PROVIDE LAMINATE COUNTERTOP THIS SPACE. VERIFY SIZE, COLOR AND LOCATION WITH OWNER.
72. ACCESSIBLE PUSH BUTTON AUTOMATIC DOOR OPERATOR THIS LOCATION.
73. EXTEND PATIO FOR STOOP AT SCREEN PORCH DOORS.
74. CONCRETE PATIO ONLY THIS LOCATION. SLOPE TO DRAIN AWAY FROM BUILDING.


MATCH LINE #2
315 UNIT A4
312 UNIT A2
313 UNIT B1
310 UNIT C5
31 CORRIDOR
311 UNIT A4
309 UNIT B1
307 UNIT C2
305 UNIT A3
304 UNIT C6
303 UNIT B1
302 UNIT C4
301 UNIT D2
35 STAIR B
31 CORRIDOR
34C R.S. 17
34B R.S. 16
34A R.S. 15
54 A804
55 A804

## BUILDING KEY PLAN

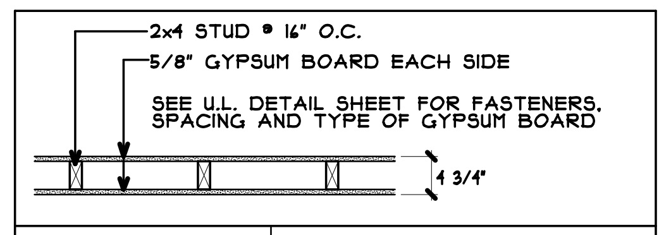
NO SCALE


AREA "A"
MATCH LINE #1
AREA "B"
MATCH LINE #2
AREA "C"
AREA "D"
MATCH LINE #3

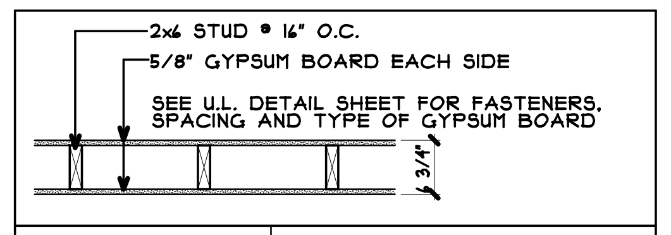
## THIRD FLOOR PLAN - AREA "C"

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

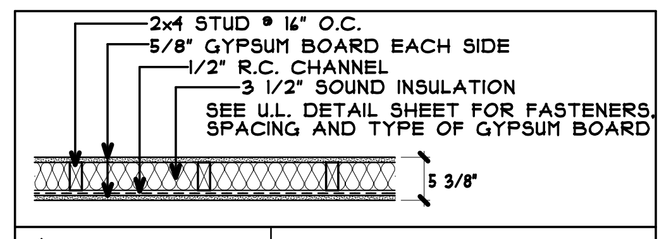
NOTE: M & E CONTRACTORS TO SELECT A RESIDENT A STORAGE ROOM AS REQUIRED FOR 2ND & 3RD FLOOR EQUIPMENT


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
4 3/4"

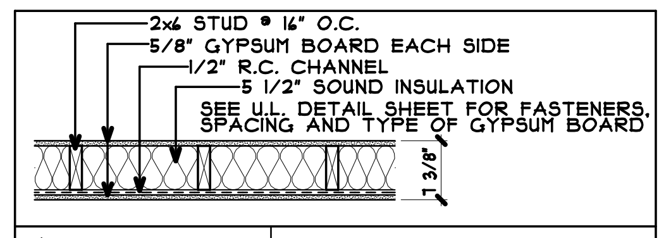
WALL TYPE 1 — SCALE: 1/2"=1'-0" — S.T.C. 35 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 30/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

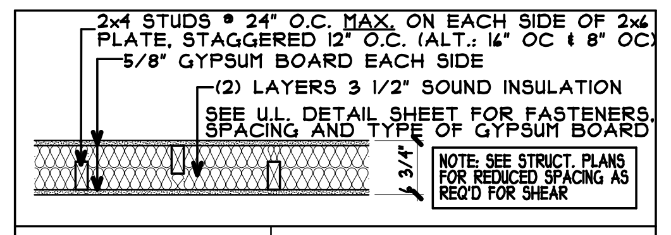
WALL TYPE 2 — SCALE: 1/2"=1'-0" — S.T.C. 35 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 30/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 OR WP 3614


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
5 3/8"

WALL TYPE 5 — SCALE: 1/2"=1'-0" — S.T.C. 50 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21 & 38/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3243

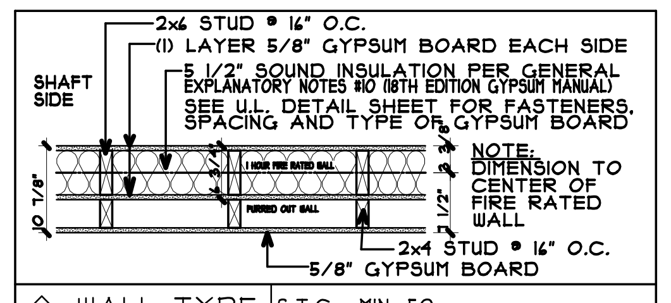

2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
7 3/8"

WALL TYPE 6 — SCALE: 1/2"=1'-0" — S.T.C. - 50 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 21/A901 — U.L. DESIGN NO. U305

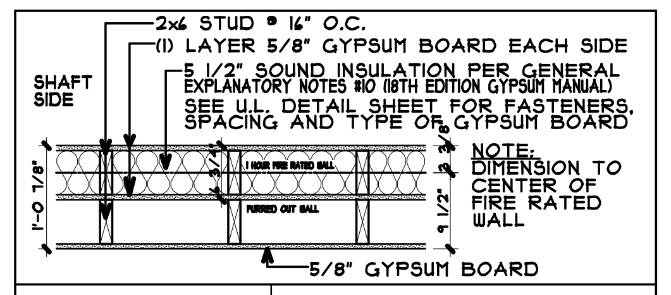

2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
6 3/4"

NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

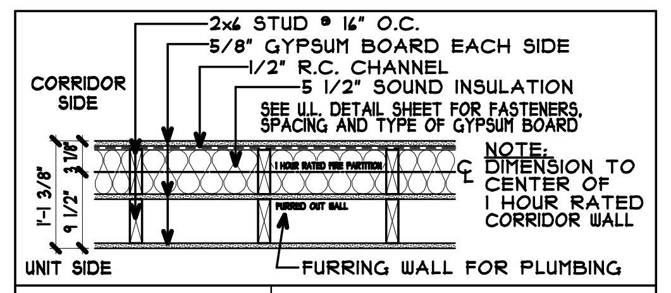
WALL TYPE 7 — SCALE: 1/2"=1'-0" — S.T.C. 40-44 + 5 + 5 = 54 MAX — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
10 7/8"
3 3/8"
7 1/2"
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD

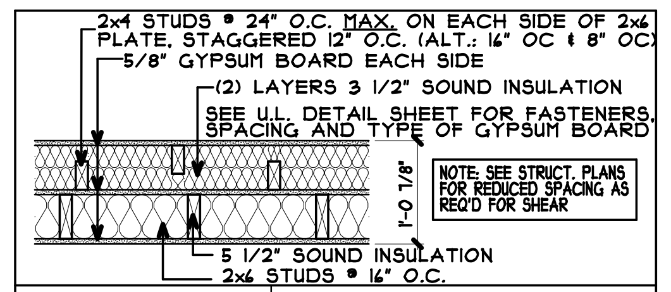
WALL TYPE 4A — SCALE: 1/2"=1'-0" — S.T.C. MIN. 50 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21, 30 & 34/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)


2x6 STUD @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
1 HOUR FIRE RATED WALL
FURRED OUT WALL
1'-0 7/8"
3 3/8"
9 1/2"
NOTE: DIMENSION TO CENTER OF FIRE RATED WALL
5/8" GYPSUM BOARD

WALL TYPE 4B — SCALE: 1/2"=1'-0" — S.T.C. MIN. 50 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAILS 21, 30 & 34/A901 — U.L. DESIGN NO. U305 GA FILE NO. WP 3605 (NAILS) WP 3644 (SCREWS)

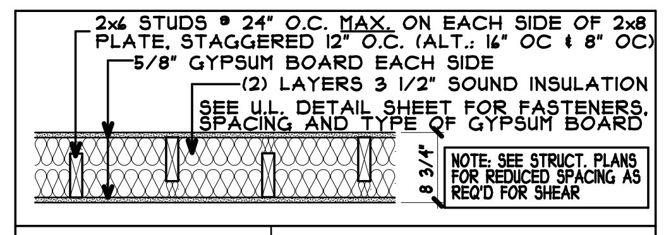

2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
1/2" R.C. CHANNEL
5 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
CORRIDOR SIDE
UNIT SIDE
1 HOUR RATED FIRE PARTITION
FURRED OUT WALL
1'-1 3/8"
3 7/8"
9 1/2"
NOTE: DIMENSION TO CENTER OF 1 HOUR RATED CORRIDOR WALL
FURRING WALL FOR PLUMBING

WALL TYPE 6B — SCALE: 1/2"=1'-0" — S.T.C. - 50 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 21/A901 — U.L. DESIGN NO. U305


2x4 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x6 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
1'-0 7/8"
5 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.

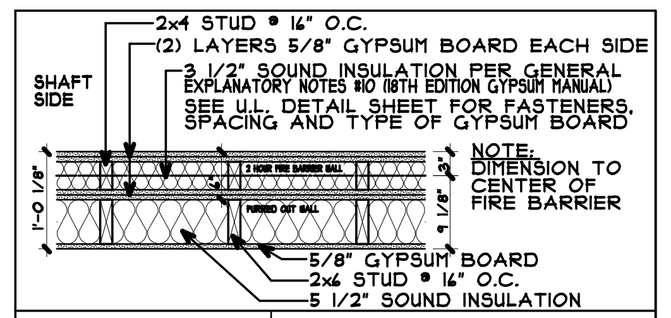
NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

WALL TYPE 7B — SCALE: 1/2"=1'-0" — S.T.C. 88-92 — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380

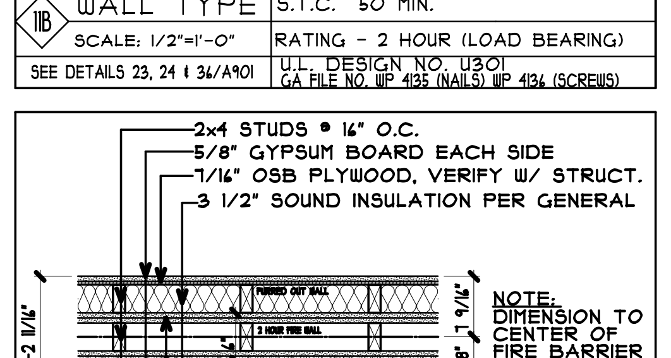

2x6 STUDS @ 24" O.C. MAX. ON EACH SIDE OF 2x8 PLATE, STAGGERED 12" O.C. (ALT.: 16" OC & 8" OC)
5/8" GYPSUM BOARD EACH SIDE
(2) LAYERS 3 1/2" SOUND INSULATION
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
8 3/4"

NOTE: SEE STRUCT. PLANS FOR REDUCED SPACING AS REQ'D FOR SHEAR

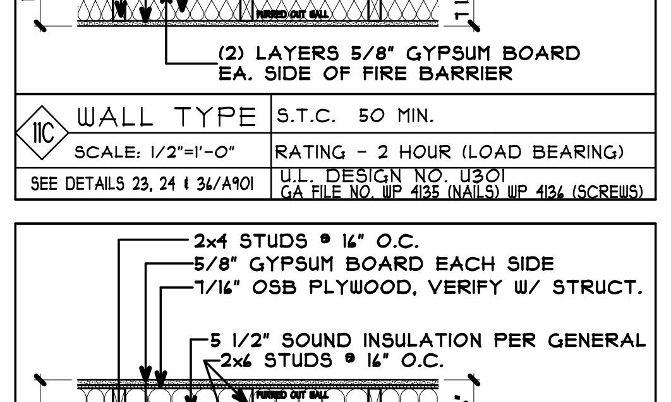
WALL TYPE 8 — SCALE: 1/2"=1'-0" — S.T.C. 40-44 + 5 + 5 = 54 MAX — RATING - 1 HOUR (LOAD BEARING)
SEE DETAIL 37/A901 — U.L. DESIGN NO. U340 GA FILE NO. WP 3380


2x4 STUD @ 16" O.C.
(2) LAYERS 5/8" GYPSUM BOARD EACH SIDE
3 1/2" SOUND INSULATION PER GENERAL EXPLANATORY NOTES #10 (18TH EDITION GYPSUM MANUAL)
SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD
SHAFT SIDE
2 HOUR FIRE BARRIER WALL
FURRED OUT WALL
1'-0 1/8"
3"
9 1/8"
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
5/8" GYPSUM BOARD
2x6 STUD @ 16" O.C.
5 1/2" SOUND INSULATION

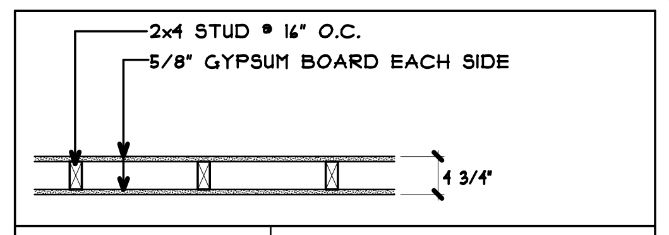
WALL TYPE 11B — SCALE: 1/2"=1'-0" — S.T.C. 50 MIN. — RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
3 1/2" SOUND INSULATION PER GENERAL
FURRED OUT WALL
2 HOUR FIRE WALL
1'-2 11/16"
7 9/16"
7 1/8"
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER

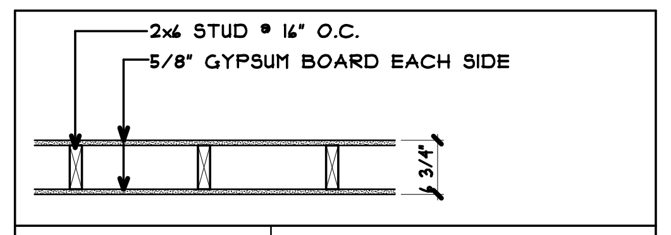
WALL TYPE 11C — SCALE: 1/2"=1'-0" — S.T.C. 50 MIN. — RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
7/16" OSB PLYWOOD, VERIFY W/ STRUCT.
5 1/2" SOUND INSULATION PER GENERAL
2x6 STUDS @ 16" O.C.
FURRED OUT WALL
2 HOUR FIRE WALL
1'-6 11/16"
9 9/16"
9 1/8"
NOTE: DIMENSION TO CENTER OF FIRE BARRIER
(2) LAYERS 5/8" GYPSUM BOARD EA. SIDE OF FIRE BARRIER

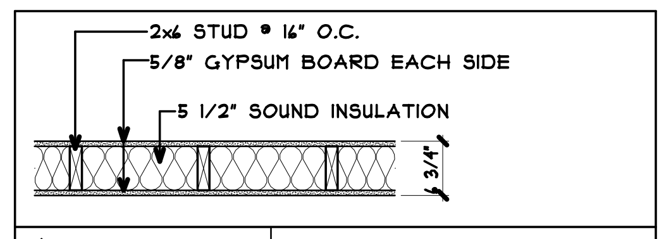
WALL TYPE 11D — SCALE: 1/2"=1'-0" — S.T.C. 50 MIN. — RATING - 2 HOUR (LOAD BEARING)
SEE DETAILS 23, 24 & 36/A901 — U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)


2x4 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
4 3/4"

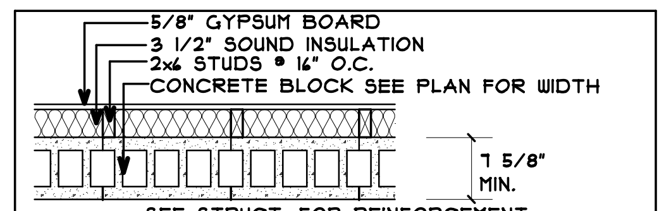
WALL TYPE 13 — SCALE: 1/2"=1'-0" — S.T.C. - 35 — RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
6 3/4"

WALL TYPE 14 — SCALE: 1/2"=1'-0" — S.T.C. - 35 — RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.


2x6 STUD @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
5 1/2" SOUND INSULATION
6 3/4"

WALL TYPE 16 — SCALE: 1/2"=1'-0" — S.T.C. 40 — RATING - NONE (LOAD BEARING)


5/8" GYPSUM BOARD
3 1/2" SOUND INSULATION
2x6 STUDS @ 16" O.C.
CONCRETE BLOCK SEE PLAN FOR WIDTH
7 5/8" MIN.
SEE STRUCT. FOR REINFORCEMENT

WALL TYPE B1 — SCALE: 3/4"=1'-0" — RATING-1 HOUR — STC - HOLLOW 86, GROUT FILL. 93
DESIGN U905

## WALL KEY

▨ 2 HOUR RATED FIRE WALL FROM TOP OF FLOOR SLAB BELOW TO UNDERSIDE OF ROOF DECK ABOVE.

▨ 1 HOUR RATED FIRE BARRIER FROM TOP OF FLOOR SLAB OR DECK BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.

- - - - - PROVIDE DRAFT STOP IN ATTIC TRUSS SPACE IN LINE WITH ALL UNIT PARTY WALLS, CORRIDOR WALLS AND WALLS SEPARATING OTHER SPACES

AT CORRIDOR WALLS DRAFT STOP MAY BE OMITTED ON ONE SIDE OF THE CORRIDOR BETWEEN DWELLING UNITS

ALSO DRAFT STOP MAY BE DELETED BETWEEN 2 UNITS PROVIDED THE SPACE IS LESS THAN 3,000 S.F.

## WALL TYPE KEY/GEN. NOTES

| # | WALL TYPE KEY/GEN. NOTES |
|---|---|
| _# PREFIX | M = METAL STUD WALL<br>C = CAST-IN-PLACE CONC.<br>B = BLOCK WALL (CMU)<br>P = PRECAST WALL PANEL |
| #_ SUFFIX | A = (1) 2X4 FURRING WALL<br>B = (1) 2X6 FURRING WALL<br>C = (2) 2X4 FURRING WALLS EA. SIDE<br>D = (2) 2X6 FURRING WALLS EA. SIDE<br>E = (1) 2X4 & 2X6 FURRING WALLS OPP. SIDE |

- REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING ROUGH-INS)
- NON-SYMMETRICAL OR WALLS WITH FURRING WALLS, ARE DIMENSIONED TO CENTER OF THE STUD OR RATED WALL (RC CHANNELS WILL BE ON THE CORRIDOR SIDE U.N.O.)
- EXTERIOR WALL DIMENSIONING: SEE A701 FOR WHETHER FACE OF STUDS, OR FACE OF SHEATHING, IS ALIGNED WITH THE FACE FOUNDATION/PRECAST WALL BELOW.
- INSULATION OPTIONAL IN FURRING WALLS

## GENERAL NOTES:

A) VERIFY ADDITIONAL FINISH REQUIREMENTS w/ INTERIOR DESIGNER/OWNER.
B) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL. DO NOT LOCATE IN WALL OPPOSITE OF GRAB BAR LOCATIONS.
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 TO BE LEVER TYPE.
F) VERIFY ALL SPECIALTY EQUIPMENT w/ OWNER.
G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
H) PROVIDE F.R.P. WALL PANELS @ JANITOR SINK (48" ON EACH ADJACENT WALL).
I) FINISHED GYPSUM BOARD OPENING FOR MAILBOXES TO BE VERIFIED w/ G.C. MAINTAIN ACCESSIBLE REACH RANGES. SEE DETAILS 10/A301, 28 & 29/A802.
J) VERIFY ELEVATOR SHAFT SIZE, PIT DEPTH AND OVERHEAD CLEARANCE w/ SUPPLIER.
K) HVAC CONTRACTOR TO PROVIDE CLEAR LOCKING THERMOSTAT COVER AT ALL PUBLIC AREAS.
L) ALL CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF OR BELOW CLOTHES DRYERS. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
M) 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.
N) REFER TO MECHANICAL & ELECTRICAL DRAWINGS BY ENGINEER OF RECORD FOR ADDITIONAL REQUIREMENTS.
O) NOT USED.
P) PROVIDE LIGHTING AT ALL RESIDENT SCREEN PORCHES. SEE ELECTRICAL PLANS.
Q) ALL STRUCTURAL STEEL SHALL BE FIRE PROTECTED WITH INTUMESCENT PAINT OR PER PROVIDED DETAILS, INDEPENDENT OF THE ASSEMBLY THEY ARE WITHIN.
R) WOOD WALLS AND BEARING PARTITIONS SHALL ACCOUNT FOR EXCESSIVE SHRINKAGE, OR DIFFERENTIAL MOVEMENTS, AS PRESCRIBED BY THE STRUCTURAL ENGINEER OF RECORD, AND NOT HAVE ADVERSE EFFECTS ON THE STRUCTURE, DESIGN BUILD PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS OR OTHER EQUIPMENT INSTALLED (IBC SECTION 2304.3.3). THE EXTERIOR CLADDING SHALL CONFORM TO THE MANUFACTURER REQUIREMENTS FOR PODIUM FRAMING, AND POTENTIAL SHRINKAGE.
S) ALL PUBLIC CABINETRY TO BE PROVIDED WITH ADA PULL HARDWARE
T) ALL CONCEALED/DEAD SPACES IN ODD SHAPED CORNERS, BEHIND TUBS, SHOWERS, A/C'S, ETC. MUST HAVE GYPSUM BOARD ON THE BOTTOM OF TRUSSES PER 4 OR 15/A902 TO MAINTAIN FIRE RATING AND FIREBLOCKING REQUIREMENTS.
U) PROVIDE SPRAY FOAM AS REQUIRED BEHIND OUTLETS TO PASS AIR LEAKAGE TEST REQUIRED BY AUTHORITY HAVING JURISDICTION.
V) UL LISTED ELECTRICAL BOXES, ETC. THAT PENETRATES THE MEMBRANE OF FIRE RESISTIVE WALLS AND UNIT TO UNIT PARTY WALLS SHALL BE OFFSET BY A DISTANCE OF NOT LESS THAN 24" OR PROTECTED BY FILLING THE WALL CAVITY IN WHICH THE NON-SEPARATED PENETRATIONS OCCUR WITH UL LISTED FIBERGLASS INSULATION. WHENEVER POSSIBLE, PENETRATIONS SHALL NOT BE LOCATED IN THE SAME STUD SPACE
W) NOTE TO WALL PANEL SUPPLIER: ENSURE INTERIOR PARTITION WALLS (DEMISING WALL, SHAFT WALL, INTERIOR UNIT WALL, ETC.) ARE TO BE FLUSH WITH EXTERIOR WALL BUMPOUTS. NO JOGS ALLOWED IN FRAMING/GYPSUM BOARD.

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DAVID MAJCHRZAK
56381
12/06/24

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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 DAVID J. MAJCHRZAK

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

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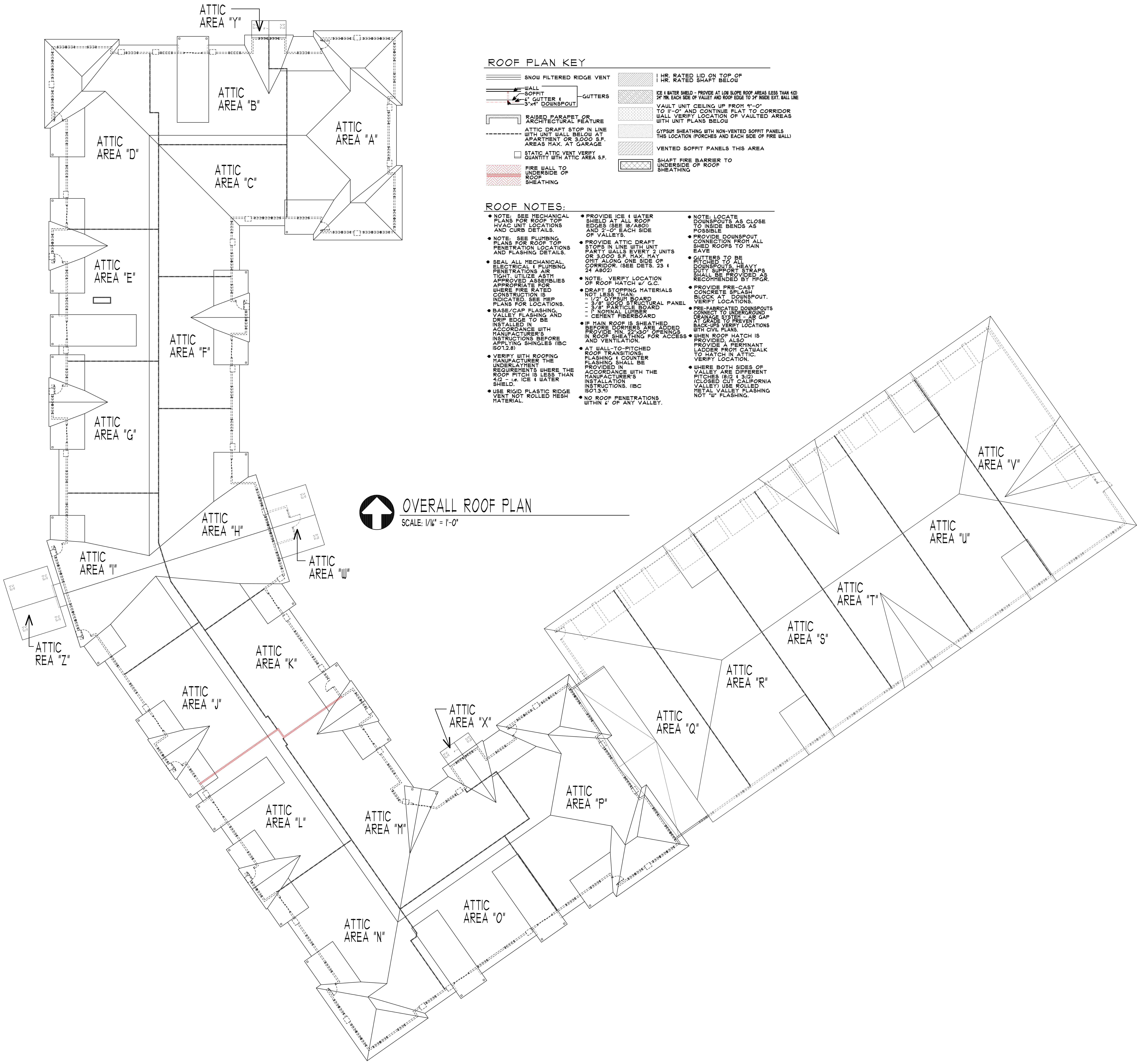

## OVERALL ROOF PLAN

SCALE: 1/16" = 1'-0"

## ROOF PLAN KEY

- SNOW FILTERED RIDGE VENT
- WALL / SOFFIT / 6" GUTTER & 3"x4" DOWNSPOUT — GUTTERS
- RAISED PARAPET OR ARCHITECTURAL FEATURE
- ATTIC DRAFT STOP IN LINE WITH UNIT WALL BELOW AT APARTMENT OR 3,000 S.F. AREAS MAX. AT GARAGE
- ☐ STATIC ATTIC VENT VERIFY QUANTITY WITH ATTIC AREA S.F.
- FIRE WALL TO UNDERSIDE OF ROOF SHEATHING
- 1 HR. RATED LID ON TOP OF 1 HR. RATED SHAFT BELOW
- ICE & WATER SHIELD - PROVIDE AT LOW SLOPE ROOF AREAS (LESS THAN 4:12) 24" MIN. EACH SIDE OF VALLEY AND ROOF EDGE TO 24" INSIDE EXT. WALL LINE
- VAULT UNIT CEILING UP FROM 9"-0" TO 11'-0" AND CONTINUE FLAT TO CORRIDOR WALL VERIFY LOCATION OF VAULTED AREAS WITH UNIT PLANS BELOW
- GYPSUM SHEATHING WITH NON-VENTED SOFFIT PANELS THIS LOCATION (PORCHES AND EACH SIDE OF FIRE WALL)
- VENTED SOFFIT PANELS THIS AREA
- SHAFT FIRE BARRIER TO UNDERSIDE OF ROOF SHEATHING

## ROOF NOTES:

- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
- NOTE: SEE PLUMBING PLANS FOR ROOF TOP PENETRATION LOCATIONS AND FLASHING DETAILS.
- 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.
- BASE/CAP FLASHING, VALLEY FLASHING AND DRIP EDGE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES (IBC 1507.2.8)
- VERIFY WITH ROOFING MANUFACTURER THE UNDERLAYMENT REQUIREMENTS WHERE THE ROOF PITCH IS LESS THAN 4:12 - i.e. ICE & WATER SHIELD.
- USE RIGID PLASTIC RIDGE VENT NOT ROLLED MESH MATERIAL.
- PROVIDE ICE & WATER SHIELD AT ALL ROOF EDGES (SEE 18/A801) AND 2'-0" EACH SIDE OF VALLEYS.
- PROVIDE ATTIC DRAFT STOPS IN LINE WITH UNIT PARTY WALLS EVERY 2 UNITS OR 3,000 S.F. MAX. MAY OMIT ALONG ONE SIDE OF CORRIDOR. (SEE DETS. 23 & 24 A802)
- NOTE: VERIFY LOCATION OF ROOF HATCH w/ G.C.
- DRAFT STOPPING MATERIALS NOT LESS THAN:
  - 1/2" GYPSUM BOARD
  - 3/8" WOOD STRUCTURAL PANEL
  - 3/8" PARTICLE BOARD
  - 1" NOMINAL LUMBER
  - CEMENT FIBERBOARD
- IF MAIN ROOF IS SHEATHED BEFORE DORMERS ARE ADDED PROVIDE MIN. 22"x30" OPENINGS IN ROOF SHEATHING FOR ACCESS AND VENTILATION.
- AT WALL-TO-PITCHED ROOF TRANSITIONS: FLASHING & COUNTER FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (IBC 1507.3.9)
- NO ROOF PENETRATIONS WITHIN 6' OF ANY VALLEY.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
- PROVIDE DOWNSPOUT CONNECTION FROM ALL SHED ROOFS TO MAIN EAVE
- GUTTERS TO BE PITCHED TO ALL DOWNSPOUTS. HEAVY DUTY SUPPORT STRAPS SHALL BE PROVIDED AS RECOMMENDED BY MFGR.
- PROVIDE PRE-CAST CONCRETE SPLASH BLOCK AT DOWNSPOUT. VERIFY LOCATIONS.
- PRE-FABRICATED DOWNSPOUTS CONNECT TO UNDERGROUND DRAINAGE SYSTEM - AIR GAP AT GRADE TO PREVENT BACK-UPS VERIFY LOCATIONS WITH CIVIL PLANS.
- WHEN ROOF HATCH IS PROVIDED, ALSO PROVIDE A PERMINANT LADDER FROM CATWALK TO HATCH IN ATTIC. VERIFY LOCATION.
- WHERE BOTH SIDES OF VALLEY ARE DIFFERENT PITCHES (8:12 & 3:12) (CLOSED CUT CALIFORNIA VALLEY) USE ROLLED METAL VALLEY FLASHING NOT "W" FLASHING.

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Name DAVID J. MAJCHRZAK

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO**
**APARTMENTS**
HUGO, MN

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A104

# ROOF PLAN KEY

| | |
|---|---|
| ═ | SNOW FILTERED RIDGE VENT |
| | WALL<br>SOFFIT<br>6" GUTTER &<br>3"x4" DOWNSPOUT — GUTTERS |
| ⊓ | RAISED PARAPET OR ARCHITECTURAL FEATURE |
| - - - - - - - - - | ATTIC DRAFT STOP IN LINE WITH UNIT WALL BELOW AT APARTMENT OR 3,000 S.F. AREAS MAX. AT GARAGE |
| ☐ | STATIC ATTIC VENT VERIFY QUANTITY WITH ATTIC AREA S.F. |
| ▨ | FIRE WALL TO UNDERSIDE OF ROOF SHEATHING |
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# ROOF NOTES:

- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
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- 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.
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- NO ROOF PENETRATIONS WITHIN 6' OF ANY VALLEY.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
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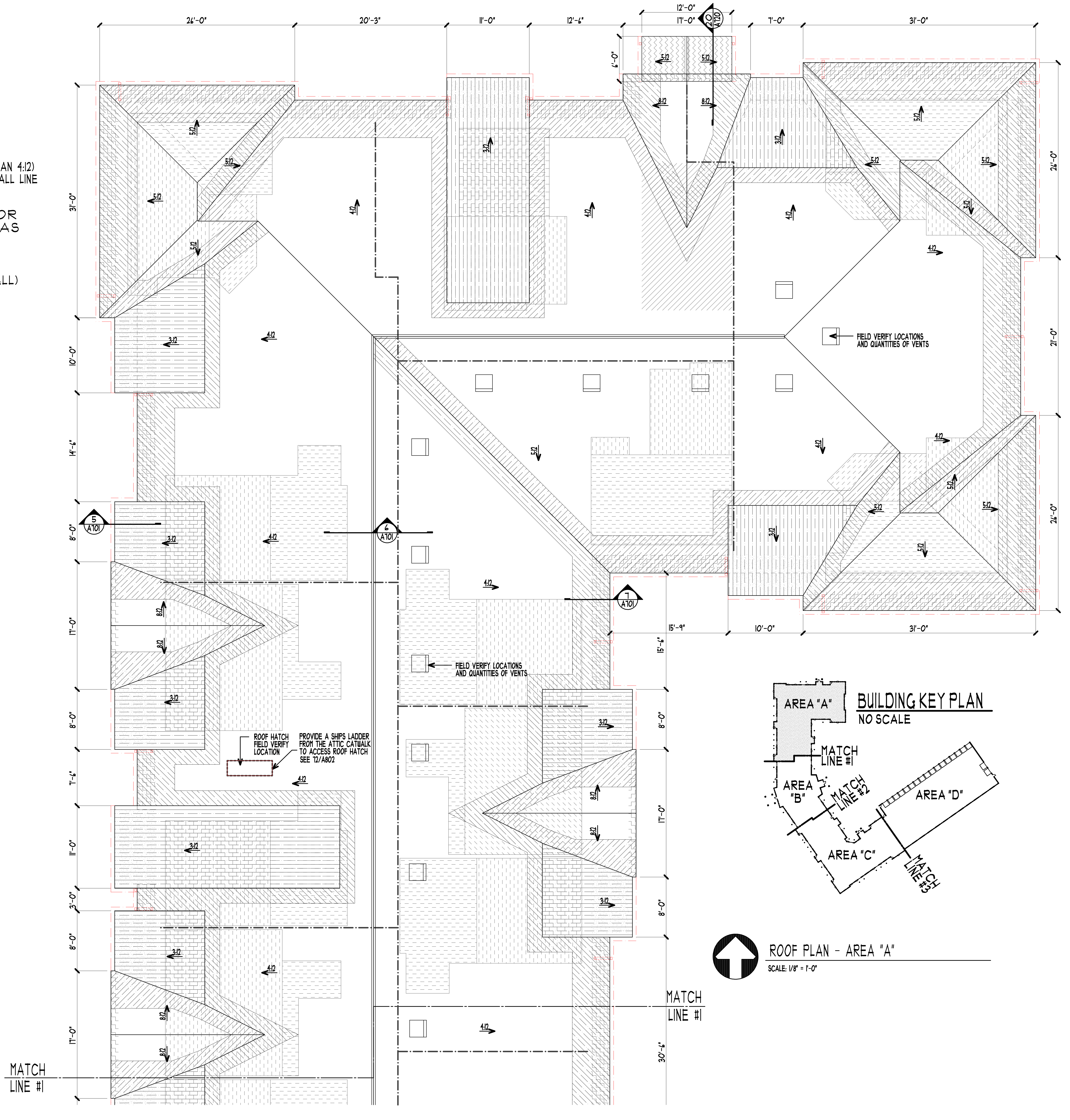

ROOF PLAN - AREA "A"
SCALE: 1/8" = 1'-0"

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DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

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**A104A**

# ROOF PLAN KEY

| | |
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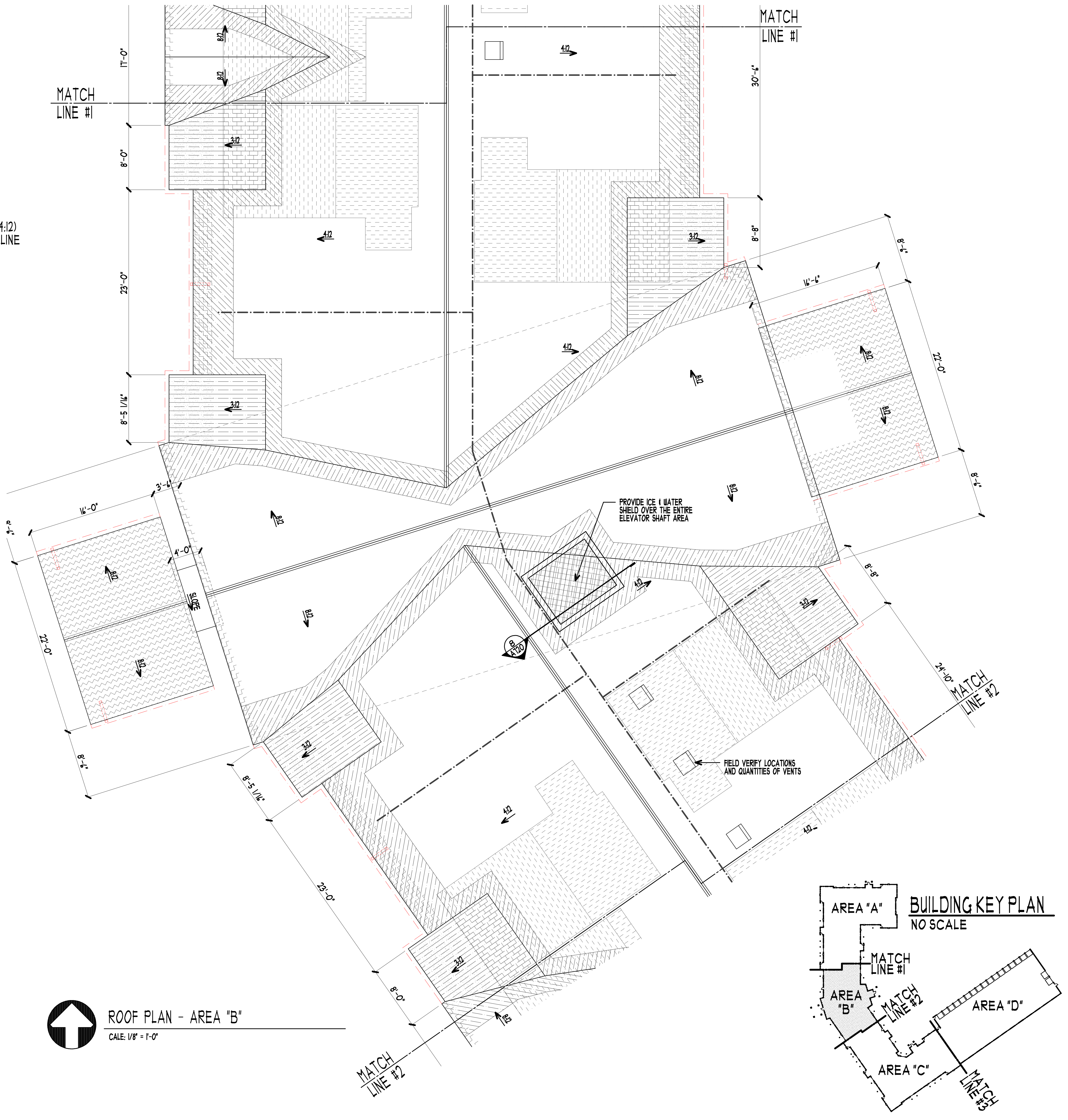

ROOF PLAN - AREA "B"
CALE: 1/8" = 1'-0"

BUILDING KEY PLAN
NO SCALE

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Name DAVID J. MAJCHRZAK

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
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Project No.
22042
Issue Date:
12/06/24
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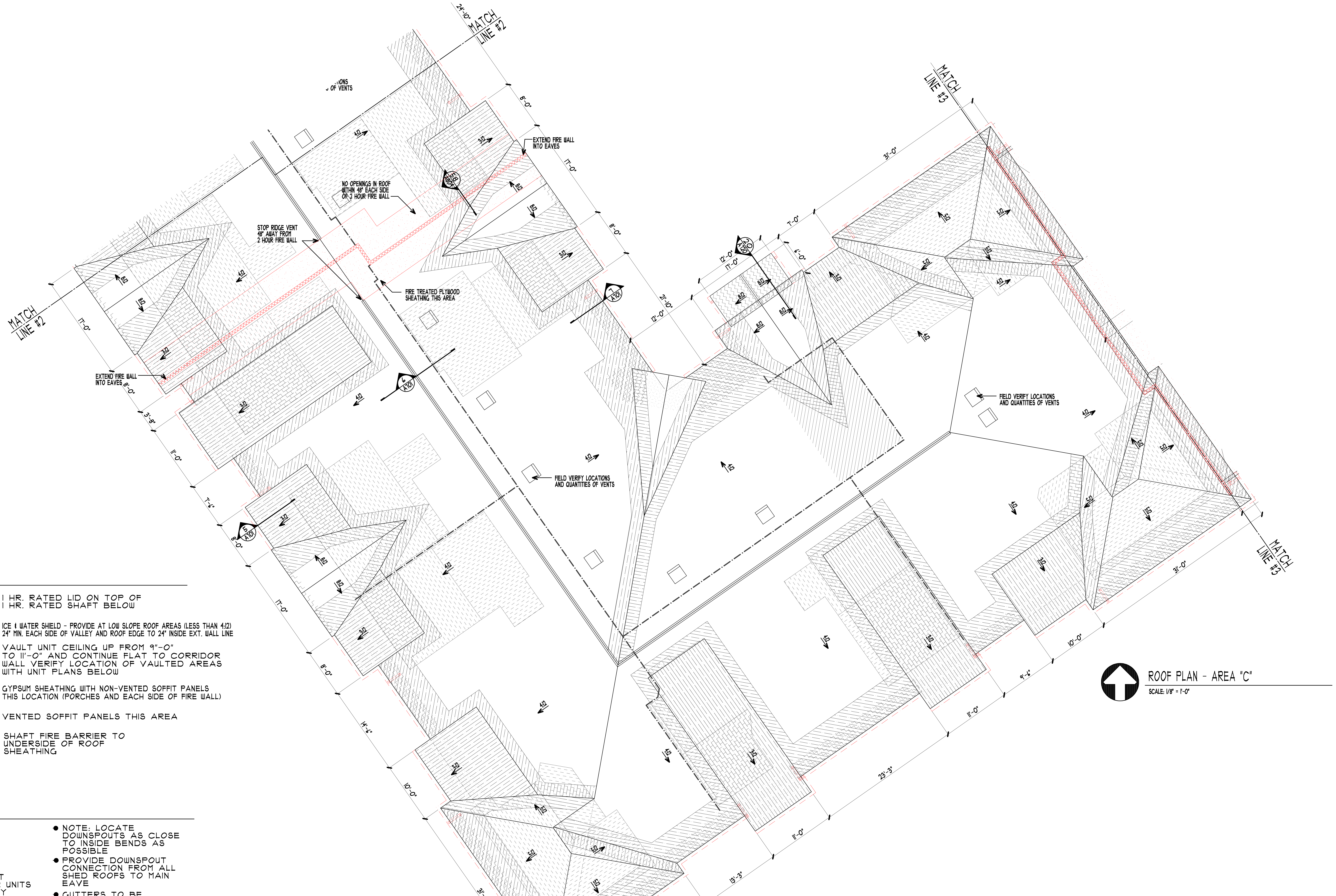
**A104B**


MATCH LINE #2
MATCH LINE #2
MATCH LINE #3
MATCH LINE #3
EXTEND FIRE WALL INTO EAVES
EXTEND FIRE WALL INTO EAVES
NO OPENINGS IN ROOF WITHIN 48" EACH SIDE OF 2 HOUR FIRE WALL
STOP RIDGE VENT 48" AWAY FROM 2 HOUR FIRE WALL
FIRE TREATED PLYWOOD SHEATHING THIS AREA
FIELD VERIFY LOCATIONS AND QUANTITIES OF VENTS
FIELD VERIFY LOCATIONS AND QUANTITIES OF VENTS
58 A804
7 A101
5 A101
4 A101
4:12
3:12
8:12
31'-0"
24'-0"
23'-3"
13'-3"
11'-0"
10'-0"
9'-4"
8'-0"
17'-0"
14'-4"
12'-0"
7'-0"
3'-8"

## ROOF PLAN - AREA "C"

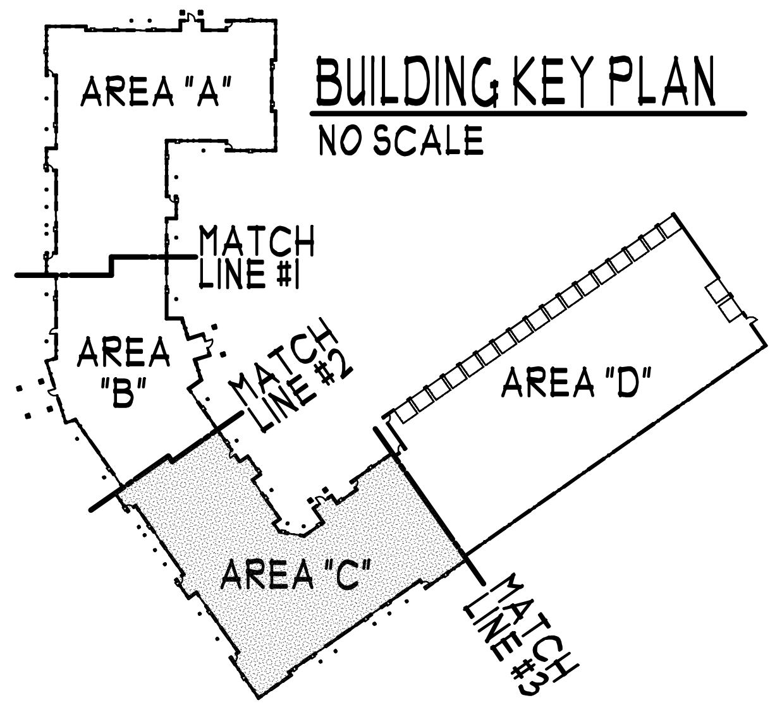
SCALE: 1/8" = 1'-0"

## ROOF PLAN KEY

| | |
|---|---|
| ☰ | SNOW FILTERED RIDGE VENT |
| | WALL<br>SOFFIT<br>6" GUTTER &<br>3"x4" DOWNSPOUT — GUTTERS |
| ⊓ | RAISED PARAPET OR ARCHITECTURAL FEATURE |
| - - - - - | ATTIC DRAFT STOP IN LINE WITH UNIT WALL BELOW AT APARTMENT OR 3,000 S.F. AREAS MAX. AT GARAGE |
| ☐ | STATIC ATTIC VENT VERIFY QUANTITY WITH ATTIC AREA S.F. |
| ▨ | FIRE WALL TO UNDERSIDE OF ROOF SHEATHING |
| ▨ | 1 HR. RATED LID ON TOP OF 1 HR. RATED SHAFT BELOW |
| ▨ | ICE & WATER SHIELD - PROVIDE AT LOW SLOPE ROOF AREAS (LESS THAN 4:12) 24" MIN. EACH SIDE OF VALLEY AND ROOF EDGE TO 24" INSIDE EXT. WALL LINE |
| ▨ | VAULT UNIT CEILING UP FROM 9"-0" TO 11'-0" AND CONTINUE FLAT TO CORRIDOR WALL VERIFY LOCATION OF VAULTED AREAS WITH UNIT PLANS BELOW |
| ▨ | GYPSUM SHEATHING WITH NON-VENTED SOFFIT PANELS THIS LOCATION (PORCHES AND EACH SIDE OF FIRE WALL) |
| ▨ | VENTED SOFFIT PANELS THIS AREA |
| ▨ | SHAFT FIRE BARRIER TO UNDERSIDE OF ROOF SHEATHING |

## ROOF NOTES:

- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
- NOTE: SEE PLUMBING PLANS FOR ROOF TOP PENETRATION LOCATIONS AND FLASHING DETAILS.
- 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.
- BASE/CAP FLASHING, VALLEY FLASHING AND DRIP EDGE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES (IBC 1507.2.8)
- VERIFY WITH ROOFING MANUFACTURER THE UNDERLAYMENT REQUIREMENTS WHERE THE ROOF PITCH IS LESS THAN 4:12 - i.e. ICE & WATER SHIELD.
- USE RIGID PLASTIC RIDGE VENT NOT ROLLED MESH MATERIAL.
- PROVIDE ICE & WATER SHIELD AT ALL ROOF EDGES (SEE 18/A801) AND 2'-0" EACH SIDE OF VALLEYS.
- PROVIDE ATTIC DRAFT STOPS IN LINE WITH UNIT PARTY WALLS EVERY 2 UNITS OR 3,000 S.F. MAX. MAY OMIT ALONG ONE SIDE OF CORRIDOR. (SEE DETS. 23 & 24 A802)
- NOTE: VERIFY LOCATION OF ROOF HATCH w/ G.C.
- DRAFT STOPPING MATERIALS NOT LESS THAN:
  - 1/2" GYPSUM BOARD
  - 3/8" WOOD STRUCTURAL PANEL
  - 3/8" PARTICLE BOARD
  - 1" NOMINAL LUMBER
  - CEMENT FIBERBOARD
- IF MAIN ROOF IS SHEATHED BEFORE DORMERS ARE ADDED PROVIDE MIN. 22"x30" OPENINGS IN ROOF SHEATHING FOR ACCESS AND VENTILATION.
- AT WALL-TO-PITCHED ROOF TRANSITIONS; FLASHING & COUNTER FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (IBC 1507.3.9)
- NO ROOF PENETRATIONS WITHIN 6' OF ANY VALLEY.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
- PROVIDE DOWNSPOUT CONNECTION FROM ALL SHED ROOFS TO MAIN EAVE
- GUTTERS TO BE PITCHED TO ALL DOWNSPOUTS. HEAVY DUTY SUPPORT STRAPS SHALL BE PROVIDED AS RECOMMENDED BY MFGR.
- PROVIDE PRE-CAST CONCRETE SPLASH BLOCK AT DOWNSPOUT. VERIFY LOCATIONS.
- PRE-FABRICATED DOWNSPOUTS CONNECT TO UNDERGROUND DRAINAGE SYSTEM - AIR GAP AT GRADE TO PREVENT BACK-UPS VERIFY LOCATIONS WITH CIVIL PLANS.
- WHEN ROOF HATCH IS PROVIDED, ALSO PROVIDE A PERMINANT LADDER FROM CATWALK TO HATCH IN ATTIC. VERIFY LOCATION.
- WHERE BOTH SIDES OF VALLEY ARE DIFFERENT PITCHES (8:12 & 3:12) (CLOSED CUT CALIFORNIA VALLEY) USE ROLLED METAL VALLEY FLASHING NOT "W" FLASHING.


AREA "A"
MATCH LINE #1
AREA "B"
MATCH LINE #2
AREA "D"
AREA "C"
MATCH LINE #3

## BUILDING KEY PLAN

NO SCALE

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
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HUGO, MN

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# ROOF PLAN KEY

| | |
|---|---|
| ☰ | SNOW FILTERED RIDGE VENT |
| | WALL<br>SOFFIT<br>6" GUTTER &<br>3"x4" DOWNSPOUT — GUTTERS |
| ⊓ | RAISED PARAPET OR ARCHITECTURAL FEATURE |
| - - - - - - | ATTIC DRAFT STOP IN LINE WITH UNIT WALL BELOW AT APARTMENT OR 3,000 S.F. AREAS MAX. AT GARAGE |
| ☐ | STATIC ATTIC VENT VERIFY QUANTITY WITH ATTIC AREA S.F. |
| ▨ | FIRE WALL TO UNDERSIDE OF ROOF SHEATHING |
| ▨ | 1 HR. RATED LID ON TOP OF 1 HR. RATED SHAFT BELOW |
| ▨ | ICE & WATER SHIELD - PROVIDE AT LOW SLOPE ROOF AREAS (LESS THAN 4:12) 24" MIN. EACH SIDE OF VALLEY AND ROOF EDGE TO 24" INSIDE EXT. WALL LINE |
| ▨ | VAULT UNIT CEILING UP FROM 9"-0" TO 11'-0" AND CONTINUE FLAT TO CORRIDOR WALL VERIFY LOCATION OF VAULTED AREAS WITH UNIT PLANS BELOW |
| ▨ | GYPSUM SHEATHING WITH NON-VENTED SOFFIT PANELS THIS LOCATION (PORCHES AND EACH SIDE OF FIRE WALL) |
| ▨ | VENTED SOFFIT PANELS THIS AREA |
| ⊠ | SHAFT FIRE BARRIER TO UNDERSIDE OF ROOF SHEATHING |

# ROOF NOTES:

- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
- NOTE: SEE PLUMBING PLANS FOR ROOF TOP PENETRATION LOCATIONS AND FLASHING DETAILS.
- 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.
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- VERIFY WITH ROOFING MANUFACTURER THE UNDERLAYMENT REQUIREMENTS WHERE THE ROOF PITCH IS LESS THAN 4:12 - i.e. ICE & WATER SHIELD.
- USE RIGID PLASTIC RIDGE VENT NOT ROLLED MESH MATERIAL.
- PROVIDE ICE & WATER SHIELD AT ALL ROOF EDGES (SEE 18/A801) AND 2'-0" EACH SIDE OF VALLEYS.
- PROVIDE ATTIC DRAFT STOPS IN LINE WITH UNIT PARTY WALLS EVERY 2 UNITS OR 3,000 S.F. MAX. MAY OMIT ALONG ONE SIDE OF CORRIDOR. (SEE DETS. 23 & 24 A802)
- NOTE: VERIFY LOCATION OF ROOF HATCH w/ G.C.
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  - 1/2" GYPSUM BOARD
  - 3/8" WOOD STRUCTURAL PANEL
  - 3/8" PARTICLE BOARD
  - 1" NOMINAL LUMBER
  - CEMENT FIBERBOARD
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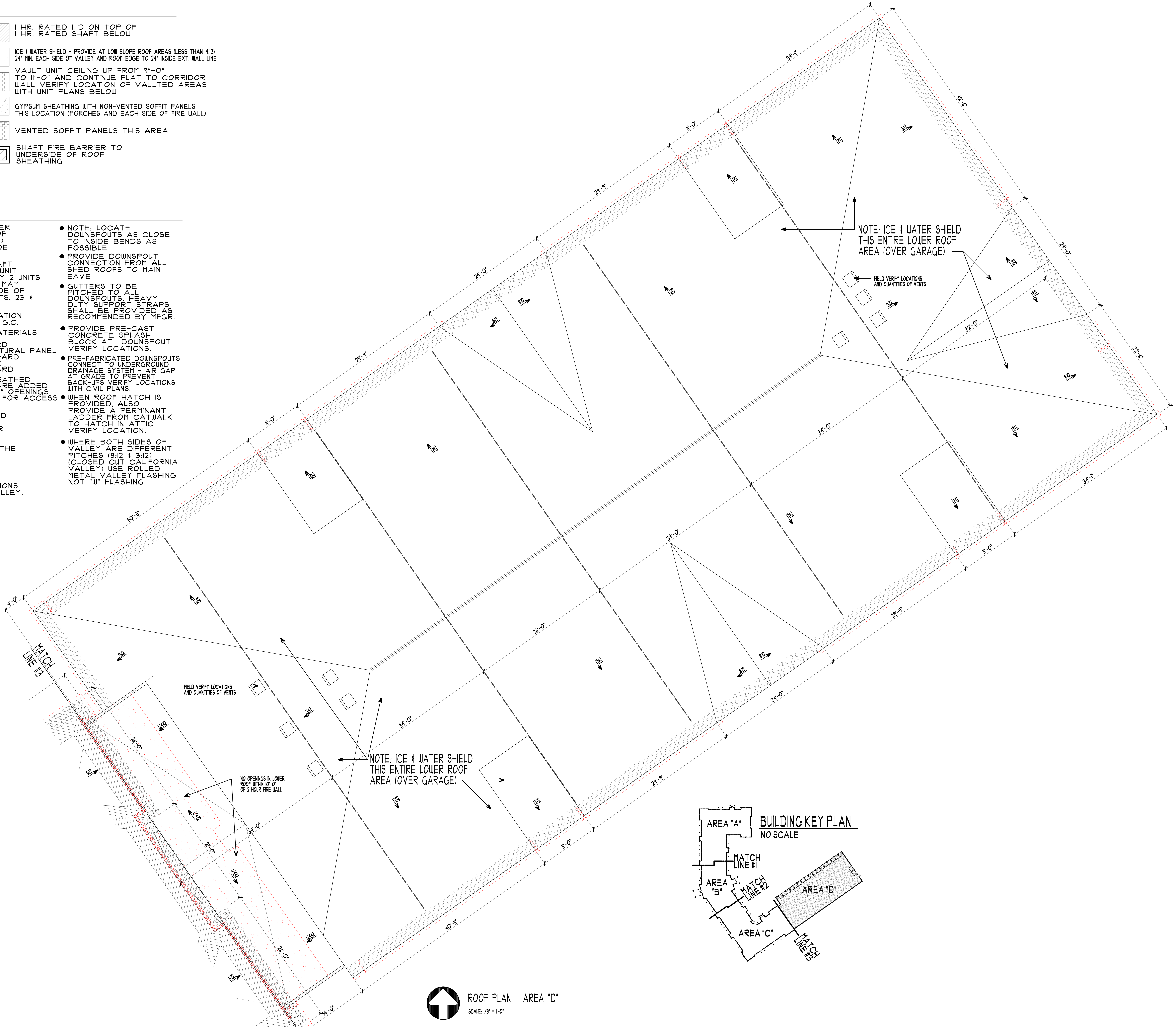
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
- PROVIDE DOWNSPOUT CONNECTION FROM ALL SHED ROOFS TO MAIN EAVE
- GUTTERS TO BE PITCHED TO ALL DOWNSPOUTS. HEAVY DUTY SUPPORT STRAPS SHALL BE PROVIDED AS RECOMMENDED BY MFGR.
- PROVIDE PRE-CAST CONCRETE SPLASH BLOCK AT DOWNSPOUT. VERIFY LOCATIONS.
- PRE-FABRICATED DOWNSPOUTS CONNECT TO UNDERGROUND DRAINAGE SYSTEM - AIR GAP AT GRADE TO PREVENT BACK-UPS VERIFY LOCATIONS WITH CIVIL PLANS.
- WHEN ROOF HATCH IS PROVIDED, ALSO PROVIDE A PERMINANT LADDER FROM CATWALK TO HATCH IN ATTIC. VERIFY LOCATION.
- WHERE BOTH SIDES OF VALLEY ARE DIFFERENT PITCHES (8:12 & 3:12) (CLOSED CUT CALIFORNIA VALLEY) USE ROLLED METAL VALLEY FLASHING NOT "W" FLASHING.


34'-1"
12'-2"
11'-0"
29'-9"
24'-0"
24'-0"
29'-9"
11'-0"
50'-5"
4'-0"
MATCH LINE #3
NOTE: ICE & WATER SHIELD THIS ENTIRE LOWER ROOF AREA (OVER GARAGE)
FIELD VERIFY LOCATIONS AND QUANTITIES OF VENTS
FIELD VERIFY LOCATIONS AND QUANTITIES OF VENTS
NO OPENINGS IN LOWER ROOF WITHIN 10'-0" OF 2 HOUR FIRE WALL
NOTE: ICE & WATER SHIELD THIS ENTIRE LOWER ROOF AREA (OVER GARAGE)
3:12
8:12
1/4:12
5:12
32'-0"
34'-0"
34'-0"
34'-0"
24'-0"
24'-0"
29'-9"
21'-0"
11'-0"
40'-11"
34'-1"
AREA "A"
MATCH LINE #1
AREA "B"
MATCH LINE #2
AREA "C"
AREA "D"
MATCH LINE #3

BUILDING KEY PLAN
NO SCALE

ROOF PLAN - AREA "D"
SCALE: 1/8" = 1'-0"

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DEVELOPER:
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PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

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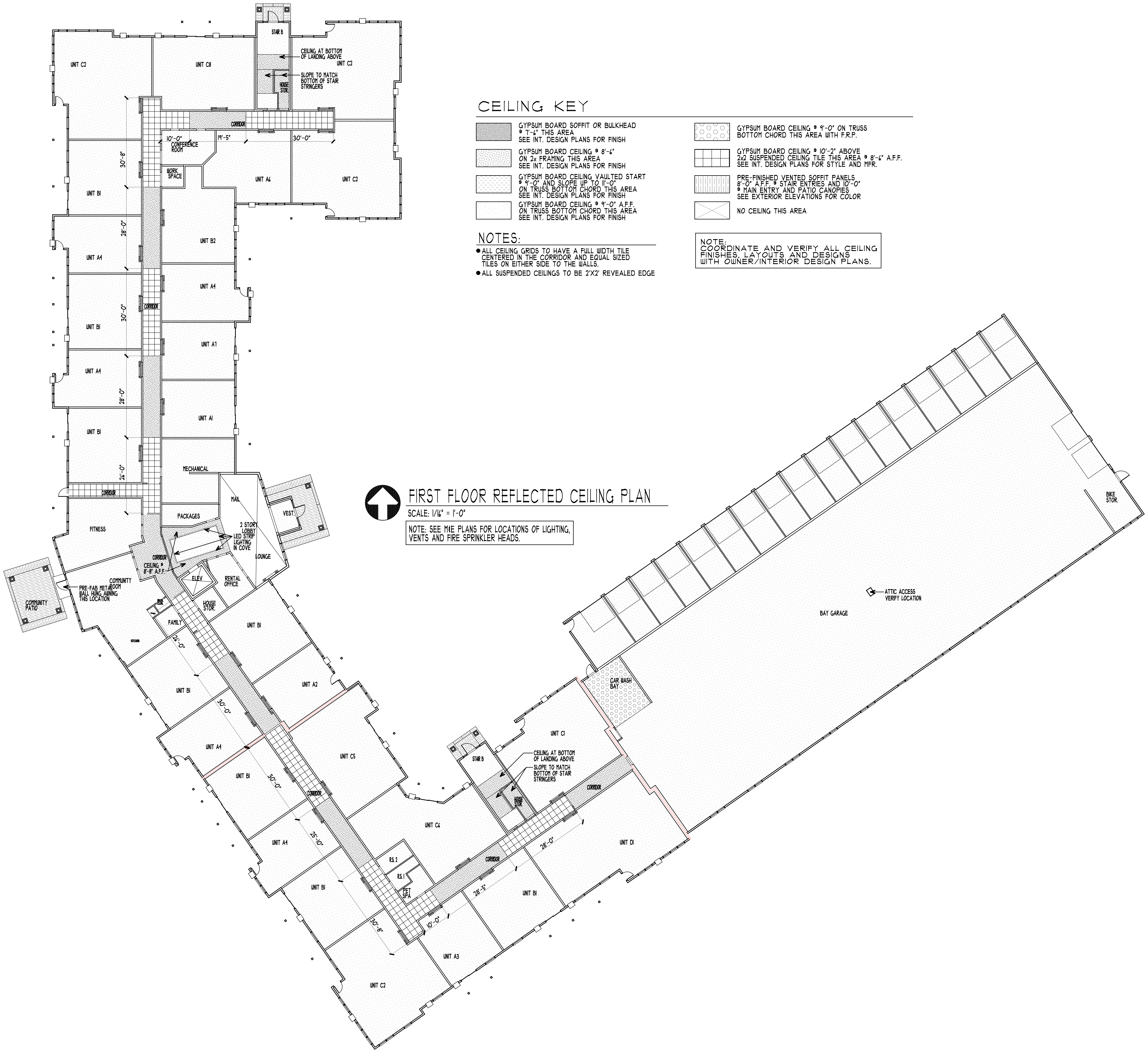
STAIR B
CEILING AT BOTTOM OF LANDING ABOVE
SLOPE TO MATCH BOTTOM OF STAIR STRINGERS
HOUSE STOR.
UNIT C2
UNIT C8
UNIT C2
CORRIDOR
10'-0"
CONFERENCE ROOM
19'-5"
30'-0"
WORK SPACE
UNIT B1
UNIT A4
UNIT C2
30'-8"
UNIT B2
28'-0"
UNIT A4
UNIT A4
UNIT A7
UNIT B1
30'-0"
CORRIDOR
UNIT A4
UNIT A1
28'-0"
UNIT B1
24'-0"
MECHANICAL
CORRIDOR
MAIL
VEST.
FITNESS
PACKAGES
2 STORY LOBBY
LED STRIP LIGHTING IN COVE
CORRIDOR
CEILING @ 8'-8" A.F.F.
LOUNGE
ELEV
RENTAL OFFICE
COMMUNITY PATIO
PRE-FAB METAL WALL HUNG AWNING THIS LOCATION
COMMUNITY ROOM
HOUSE STOR.
FAMILY
KITCHEN
UNIT B1
24'-0"
UNIT B1
UNIT A2
30'-0"
UNIT A4
UNIT C5
UNIT B1
30'-0"
CORRIDOR
UNIT A4
25'-10"
UNIT C4
R.S. 2
R.S. 1
PET SPA
UNIT B1
30'-8"
10'-0"
28'-5"
CORRIDOR
UNIT A3
UNIT B1
UNIT C2
STAIR B
CEILING AT BOTTOM OF LANDING ABOVE
SLOPE TO MATCH BOTTOM OF STAIR STRINGERS
HOUSE STOR.
UNIT C1
CORRIDOR
28'-0"
UNIT D1
CAR WASH BAY
BAY GARAGE
ATTIC ACCESS VERIFY LOCATION
BIKE STOR.

## FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/16" = 1'-0"

NOTE: SEE M&E PLANS FOR LOCATIONS OF LIGHTING, VENTS AND FIRE SPRINKLER HEADS.

## CEILING KEY

| | | | |
|---|---|---|---|
| ▩ | GYPSUM BOARD SOFFIT OR BULKHEAD @ 7'-6" THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH | ⬡ | GYPSUM BOARD CEILING @ 9'-0" ON TRUSS BOTTOM CHORD THIS AREA WITH F.R.P. |
| ▒ | GYPSUM BOARD CEILING @ 8'-6" ON 2x FRAMING THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH | ⊞ | GYPSUM BOARD CEILING @ 10'-2" ABOVE 2x2 SUSPENDED CEILING TILE THIS AREA @ 8'-6" A.F.F.<br>SEE INT. DESIGN PLANS FOR STYLE AND MFR. |
| ☰ | GYPSUM BOARD CEILING VAULTED START @ 9'-0" AND SLOPE UP TO 11'-0" ON TRUSS BOTTOM CHORD THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH | ▥ | PRE-FINISHED VENTED SOFFIT PANELS 8'-0" A.F.F. @ STAIR ENTRIES AND 10'-0" @ MAIN ENTRY AND PATIO CANOPIES<br>SEE EXTERIOR ELEVATIONS FOR COLOR |
| ☐ | GYPSUM BOARD CEILING @ 9'-0" A.F.F. ON TRUSS BOTTOM CHORD THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH | ☒ | NO CEILING THIS AREA |

## NOTES:

- ALL CEILING GRIDS TO HAVE A FULL WIDTH TILE CENTERED IN THE CORRIDOR AND EQUAL SIZED TILES ON EITHER SIDE TO THE WALLS.
- ALL SUSPENDED CEILINGS TO BE 2'X2' REVEALED EDGE

NOTE:
COORDINATE AND VERIFY ALL CEILING FINISHES, LAYOUTS AND DESIGNS WITH OWNER/INTERIOR DESIGN PLANS.

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HUGO, MN

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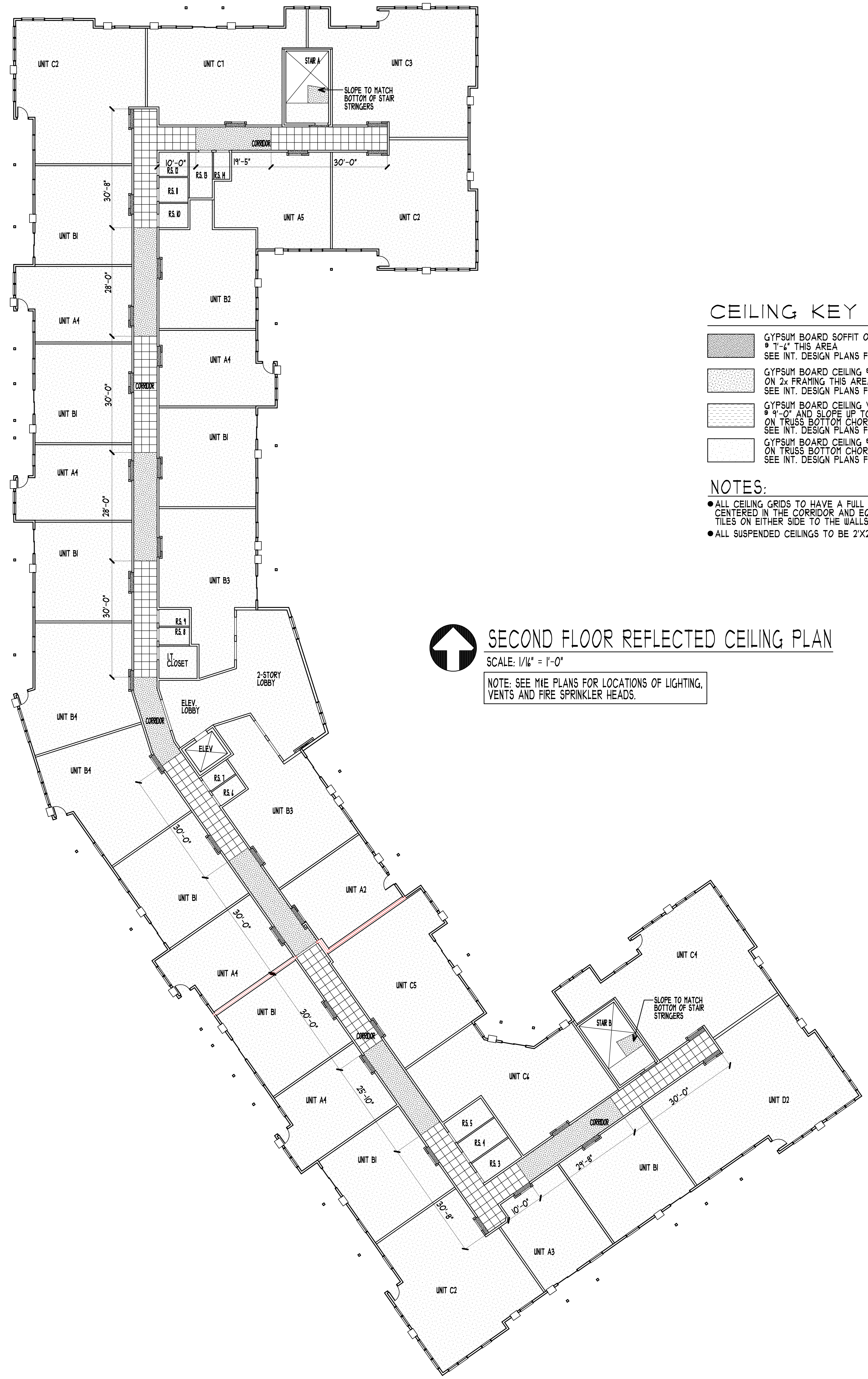
UNIT C2
UNIT C7
STAIR A
UNIT C3
SLOPE TO MATCH BOTTOM OF STAIR STRINGERS
CORRIDOR
10'-0"
19'-5"
30'-0"
R.S. 12
R.S. 13
R.S. 14
R.S. 11
R.S. 10
UNIT A5
UNIT C2
30'-8"
UNIT B1
28'-0"
UNIT B2
UNIT A4
UNIT A4
CORRIDOR
30'-0"
UNIT B1
UNIT B1
UNIT A4
28'-0"
UNIT B1
UNIT B3
30'-0"
R.S. 9
R.S. 8
I.T. CLOSET
2-STORY LOBBY
UNIT B4
ELEV. LOBBY
CORRIDOR
ELEV
UNIT B4
R.S. 7
R.S. 6
UNIT B3
30'-0"
UNIT B1
UNIT A2
30'-0"
UNIT A4
UNIT C5
UNIT C4
UNIT B1
30'-0"
CORRIDOR
SLOPE TO MATCH BOTTOM OF STAIR STRINGERS
STAIR B
UNIT C6
25'-10"
UNIT A4
R.S. 5
R.S. 4
R.S. 3
CORRIDOR
30'-0"
UNIT D2
UNIT B1
29'-8"
UNIT B1
10'-0"
30'-8"
UNIT A3
UNIT C2

## SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/16" = 1'-0"

NOTE: SEE M&E PLANS FOR LOCATIONS OF LIGHTING, VENTS AND FIRE SPRINKLER HEADS.

## CEILING KEY

| | |
|---|---|
| ▨ | GYPSUM BOARD SOFFIT OR BULKHEAD @ 7'-6" THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ▨ | GYPSUM BOARD CEILING @ 8'-6" ON 2x FRAMING THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ▤ | GYPSUM BOARD CEILING VAULTED START @ 9'-0" AND SLOPE UP TO 11'-0" ON TRUSS BOTTOM CHORD THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ░ | GYPSUM BOARD CEILING @ 9'-0" A.F.F. ON TRUSS BOTTOM CHORD THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ⬡ | GYPSUM BOARD CEILING @ 9'-0" ON TRUSS BOTTOM CHORD THIS AREA WITH F.R.P. |
| ▦ | GYPSUM BOARD CEILING @ 10'-2" ABOVE 2x2 SUSPENDED CEILING TILE THIS AREA @ 8'-6" A.F.F.<br>SEE INT. DESIGN PLANS FOR STYLE AND MFR. |
| ▥ | PRE-FINISHED VENTED SOFFIT PANELS 8'-0" A.F.F. @ STAIR ENTRIES AND 10'-0" @ MAIN ENTRY AND PATIO CANOPIES<br>SEE EXTERIOR ELEVATIONS FOR COLOR |
| ☒ | NO CEILING THIS AREA |

## NOTES:

- ALL CEILING GRIDS TO HAVE A FULL WIDTH TILE CENTERED IN THE CORRIDOR AND EQUAL SIZED TILES ON EITHER SIDE TO THE WALLS.
- ALL SUSPENDED CEILINGS TO BE 2'X2' REVEALED EDGE

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PROPOSED:
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HUGO, MN

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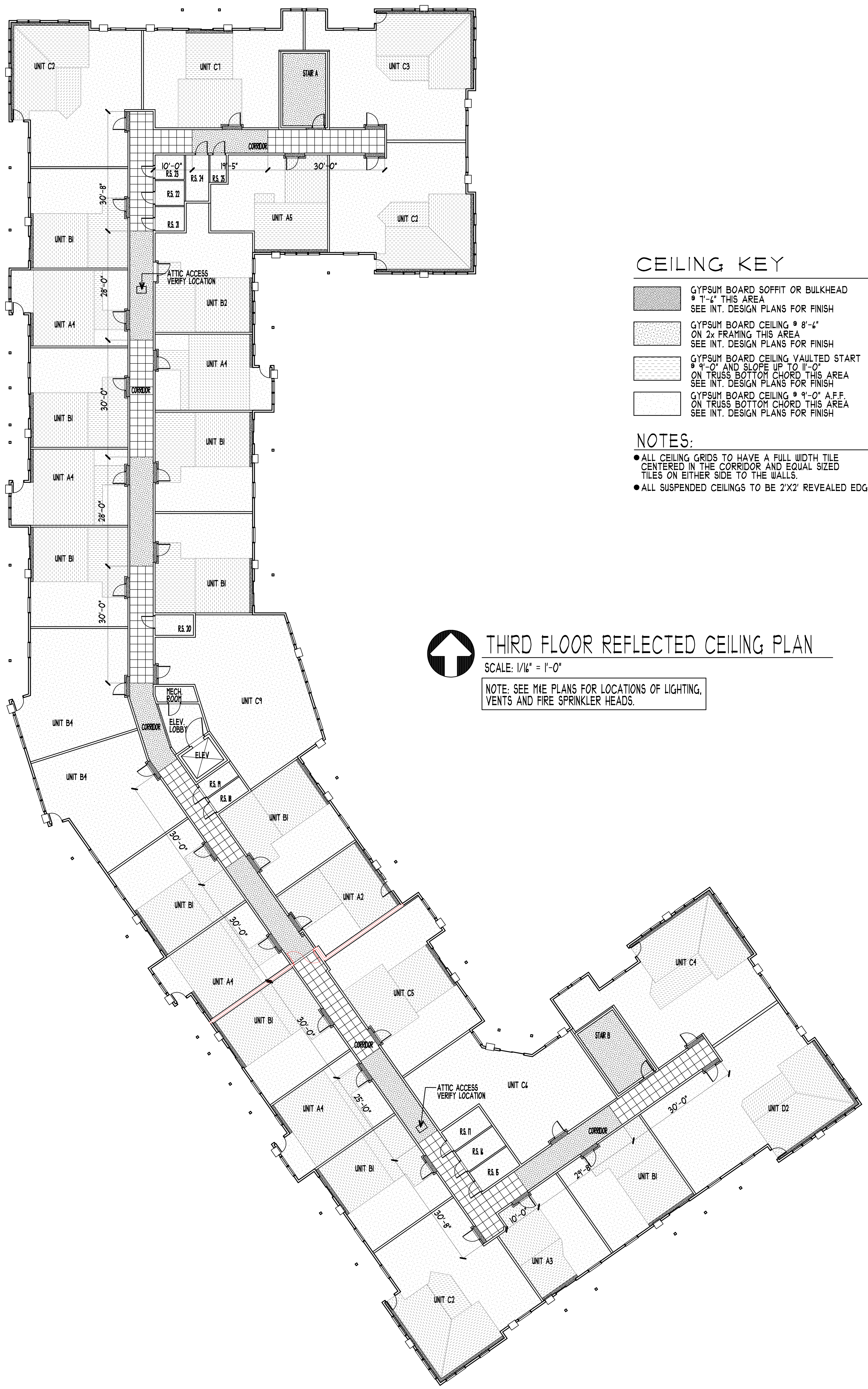
UNIT C2
UNIT C1
STAIR A
UNIT C3
CORRIDOR
10'-0"
19'-5"
30'-0"
R.S. 23
R.S. 24
R.S. 25
R.S. 22
R.S. 21
30'-8"
UNIT A5
UNIT C2
UNIT B1
ATTIC ACCESS
VERIFY LOCATION
UNIT B2
28'-0"
UNIT A4
UNIT A4
CORRIDOR
30'-0"
UNIT B1
UNIT B1
28'-0"
UNIT A4
UNIT B1
UNIT B1
R.S. 20
30'-0"
UNIT C9
MECH. ROOM
ELEV. LOBBY
CORRIDOR
ELEV
UNIT B4
UNIT B4
R.S. 19
R.S. 18
UNIT B1
30'-0"
UNIT B1
UNIT A2
30'-0"
UNIT A4
UNIT C5
UNIT B1
30'-0"
CORRIDOR
UNIT C4
STAIR B
ATTIC ACCESS
VERIFY LOCATION
UNIT C6
UNIT A4
R.S. 17
R.S. 16
R.S. 15
CORRIDOR
30'-0"
UNIT D2
25'-0"
29'-8"
UNIT B1
UNIT B1
10'-0"
30'-8"
UNIT A3
UNIT C2

## CEILING KEY

| | |
|---|---|
| ▩ | GYPSUM BOARD SOFFIT OR BULKHEAD @ 7'-6" THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ▒ | GYPSUM BOARD CEILING @ 8'-6" ON 2x FRAMING THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ▤ | GYPSUM BOARD CEILING VAULTED START @ 9'-0" AND SLOPE UP TO 11'-0" ON TRUSS BOTTOM CHORD THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ░ | GYPSUM BOARD CEILING @ 9'-0" A.F.F. ON TRUSS BOTTOM CHORD THIS AREA<br>SEE INT. DESIGN PLANS FOR FINISH |
| ⬡ | GYPSUM BOARD CEILING @ 9'-0" ON TRUSS BOTTOM CHORD THIS AREA WITH F.R.P. |
| ▦ | GYPSUM BOARD CEILING @ 10'-2" ABOVE 2x2 SUSPENDED CEILING TILE THIS AREA @ 8'-6" A.F.F.<br>SEE INT. DESIGN PLANS FOR STYLE AND MFR. |
| ▥ | PRE-FINISHED VENTED SOFFIT PANELS 8'-0" A.F.F. @ STAIR ENTRIES AND 10'-0" @ MAIN ENTRY AND PATIO CANOPIES<br>SEE EXTERIOR ELEVATIONS FOR COLOR |
| ☒ | NO CEILING THIS AREA |

## NOTES:

- ALL CEILING GRIDS TO HAVE A FULL WIDTH TILE CENTERED IN THE CORRIDOR AND EQUAL SIZED TILES ON EITHER SIDE TO THE WALLS.
- ALL SUSPENDED CEILINGS TO BE 2'X2' REVEALED EDGE

NOTE:
COORDINATE AND VERIFY ALL CEILING FINISHES, LAYOUTS AND DESIGNS WITH OWNER/INTERIOR DESIGN PLANS.

# THIRD FLOOR REFLECTED CEILING PLAN

SCALE: 1/16" = 1'-0"

NOTE: SEE M/E PLANS FOR LOCATIONS OF LIGHTING, VENTS AND FIRE SPRINKLER HEADS.

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Name DAVID J. MAJCHRZAK

DEVELOPER:
**SUMMIT MANAGEMENT, LLC**
**STILLWATER, MN**
PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
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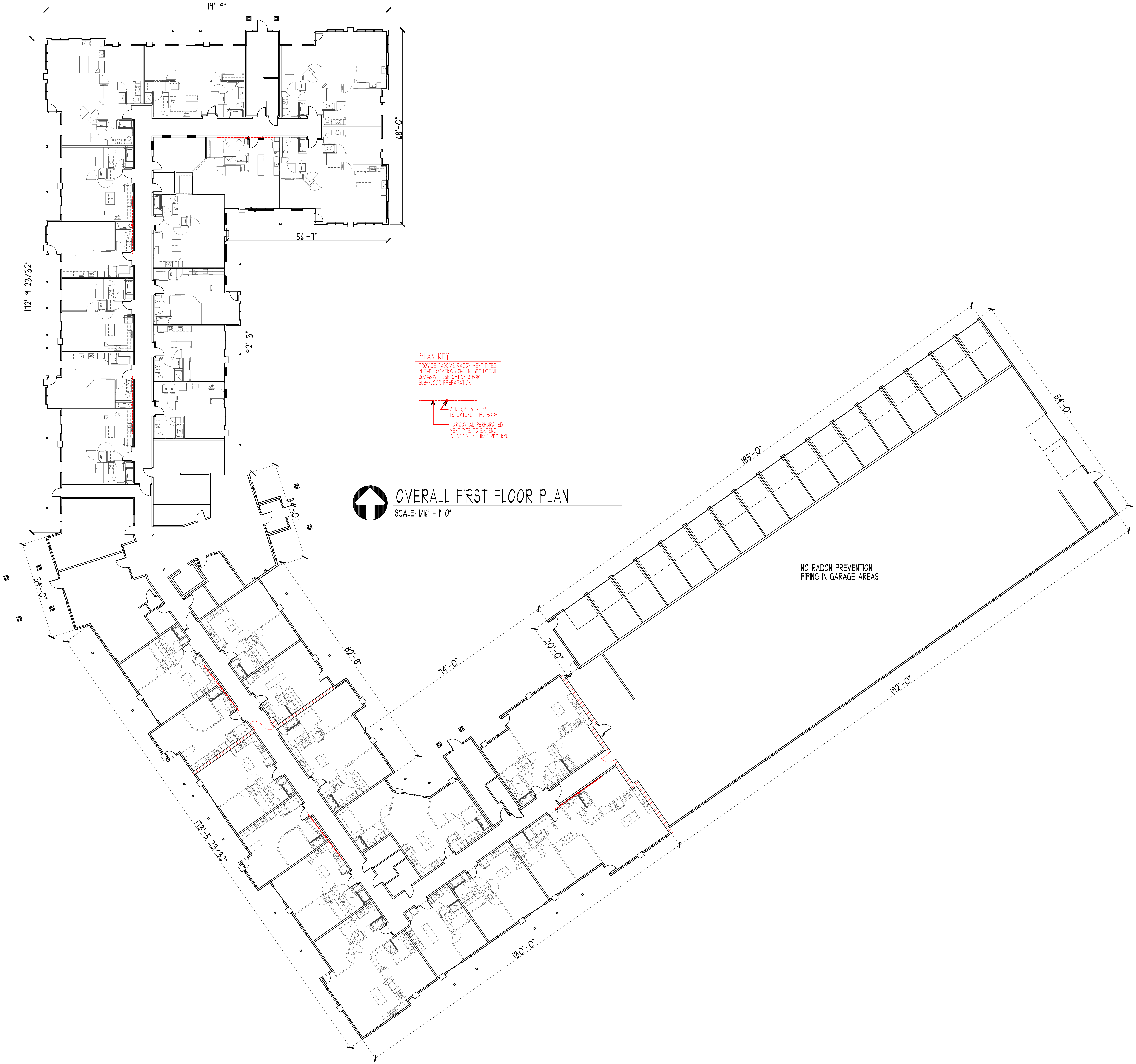

## OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

### PLAN KEY

PROVIDE PASSIVE RADON VENT PIPES IN THE LOCATIONS SHOWN. SEE DETAIL 20/A802 - USE OPTION 2 FOR SUB-FLOOR PREPARATION

VERTICAL VENT PIPE TO EXTEND THRU ROOF

HORIZONTAL PERFORATED VENT PIPE TO EXTEND 10'-0" MIN. IN TWO DIRECTIONS

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Name DAVID J. MAJCHRZAK

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PROPOSED:
**HUGO**
**APARTMENTS**
HUGO, MN

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NOTE: 60" MIN. CLEARANCE IN U-SHAPE KITCHENS & 40" MIN. CLEARANCE IN ALL OTHER KITCHENS BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS WITHIN KITCHEN WORK AREAS. ADJUST KITCHEN ISLAND DIMENSIONS IF NECESSARY PER THESE REQUIREMENTS. VERIFY W/ CABINET & INTERIOR DESIGN SHOP DRAWINGS.

## UNIT PLAN NUMBER NOTES: ← #

### TYPE "B" UNIT/GENERAL NOTES:

1. SCREEN PORCH w/ 42" HIGH PRE-FINISHED METAL GUARDRAILS AND INTERMEDIATE BALUSTERS @ 4" O.C. SEE FLOOR PLAN FOR SCREEN DOOR LOCATIONS. CONCRETE PATIO, SLOPE AWAY FROM BLDG. AS REQ'D.
2. FURNITURE BY RESIDENT. SHOWN FOR SPACE PLANNING ONLY (N.I.C.).
3. THRU-WALL A/C UNIT. SEE MEP PLANS. PROVIDE REMOTE / WALL MOUNTED THERMOSTAT. SEE DETAIL 10/A301. ALIGN TOP OF UNIT WITH TOP OF PATIO DOOR HEAD HEIGHT (NOT WINDOW HEAD HEIGHT).
4. 8'-0" HIGH WALL THIS AREA, VERIFY CAP WITH OWNER.
5. UNIT ENTRY DOOR TO MEET THE REQUIREMENTS OF DETAIL 7/A301.
6. LOCATION FOR WASHER WATER SHUT-OFF BOX.
7. ELECTRICAL PANEL. INSTALL WITH-IN ACCESSIBLE REACH RANGE. SEE 41/A302. VERIFY LOCATION WITH ELECTRICAL PLANS.
8. GRAY VINYL COATING WIRE SHELF @ 60" A.F.F.
9. WASHER INSTALLED LEFT OF DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
10. DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
11. STACKED CLOTHES WASHER & DRYER. SEE DETAIL 13B/A301. WASHER TO BE ON BOTTOM.
12. FIRE BARRIER OR FIRE WALL SHOWN HATCHED. SEE FLOOR PLANS FOR WALL TYPE AND EXTENTS.
13. 84" HIGH PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
14. INSTALL 5/8" GYPSUM BOARD BEHIND TUB/SHOWER SURROUND TO MAINTAIN 1 HOUR FIRE RATING. SEE DETAIL 3/A801.
15. BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11, 1B & 2B/A301. VERIFY ROUGH OPENING SIZE WITH G.C.
16. 48" SHOWER WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETS. 12 & 3B/A301. PROVIDE BLOCKING FOR FUTURE SEAT. VERIFY ROUGH OPENING SIZE W/ G.C.
17. WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1, 2, 3, 6B & 7B/A301.
18. VANITY TOP WITH SINK. SEE DETAILS 4 & 4B/A301.
19. COUNTERTOP WITH BASE CABINETS AT 36" A.F.F. VERIFY BACK SPLASH WITH OWNER.
20. COUNTERTOP EATING BAR AT 36" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME WITH LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNITS A2, A3, A4, A5 , A6 & A7.
21. LINE OF UPPER CABINETS SHOWN DASHED.
22. DOUBLE BOWL KITCHEN SINK IN 36" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS WITH VALANCE. SEE ELECTRICAL PLANS.
23. 24" DISHWASHER. SEE DETAIL 10B/A301.
24. REFRIGERATOR/FREEZER, VERIFY STYLE WITH G.C. SEE DETAIL 8B/A301.
25. 30" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
26. PRE-FABRICATED PANTRY CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
27. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 16B & 19B/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 14B & 19B/A301 & 17C/A801.
28. SINGLE BOWL KITCHEN SINK IN 30" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS. SEE ELECTRICAL PLANS.
29. 24" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
30. LOCATION FOR DRYER VENT.
31. DASHED LINES INDICATE REQUIRED ADA CLEARANCES, SEE SHEET A301 FOR MORE INFORMATION.
32. CHANGE IN FLOORING MATERIAL, VERIFY W/ OWNER. PROVIDE ACOUSTIC MAT AT ALL HARD SURFACE AREAS.
33. SHELVING FOR LINE CLOSET. VERIFY W/ OWNER.

### TYPE "A" UNIT NOTES:

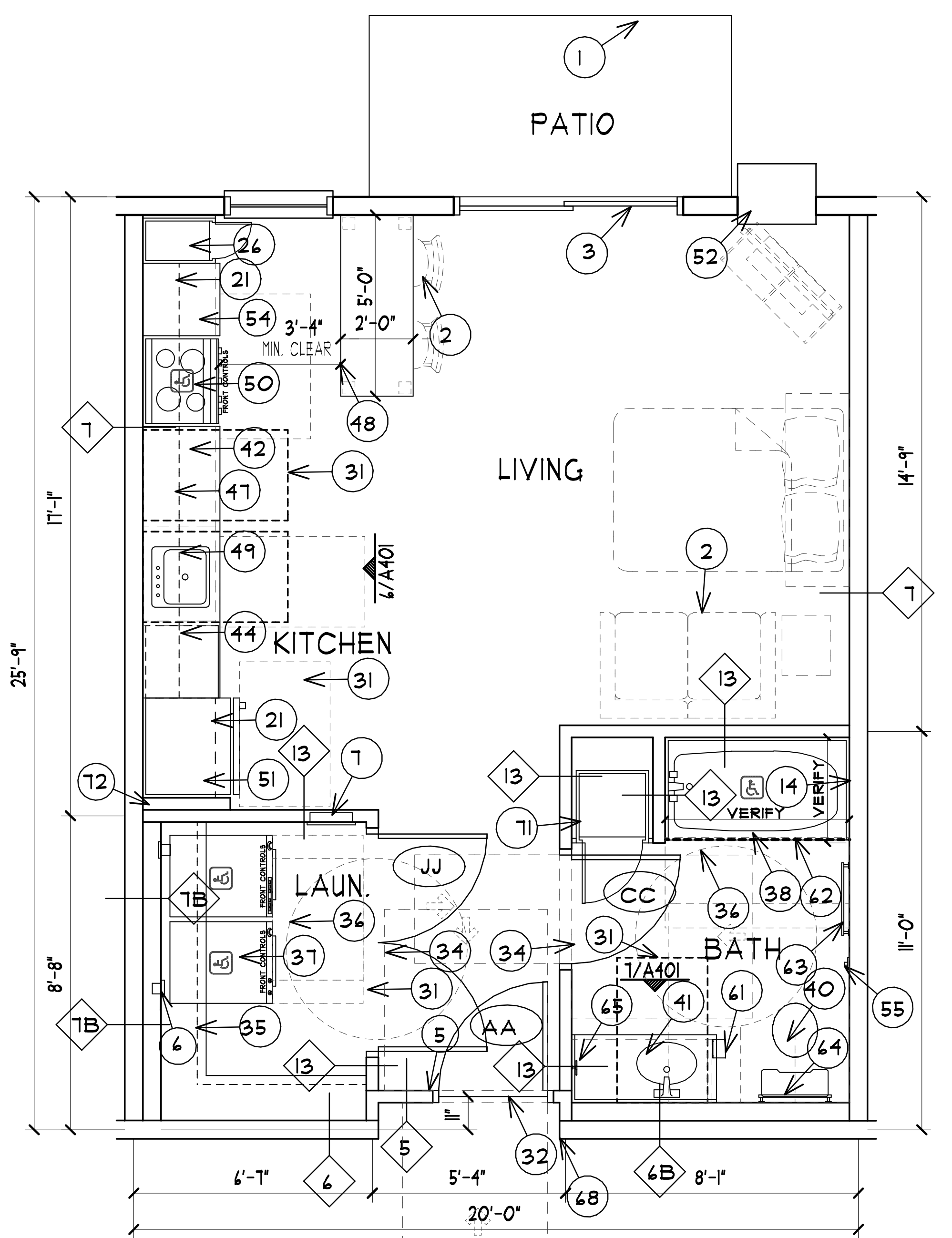
34. THIS DOOR SHALL MEET ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15A/A301.
35. GRAY VINYL COATING WIRE SHELF. PROVIDE A PORTION @ 48" A.F.F. MAX. SEE DETAIL 18A/A301.
36. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED, SEE DETAIL 14A/A301.
37. ACCESSIBLE SIDE BY SIDE CLOTHES WASHER & DRYER, SEE DETAIL 13A/A301. WASHER TO BE ON LEFT.
38. ACCESSIBLE BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11 & 1A/A301. VERIFY ROUGH OPENING SIZES WITH G.C.
39. NOT USED.
40. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1,2,3 & 7A/A301.
41. VANITY WITH SINK, PROVIDE REMOVABLE CABINETRY BELOW SINK TO MEET THE REQUIREMENTS OF DET. 6A/A301. WALLS & FLOOR BELOW VANITY TO BE FINISHED, SEE DETS. 4A & 5A/A301.
42. COUNTERTOP WITH BASE CABINETS AT 34" A.F.F. VERIFY BACK SPLASH WITH OWNER.
43. DOUBLE BOWL SINK, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
44. ACCESSIBLE DISHWASHER. SEE DETAIL 10A/A301.
45. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
46. ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
47. ACCESSIBLE WORK AREA 30" WIDE MIN. WITH FORWARD APPROACH & REMOVABLE CABINETRY UNDER COUNTER TOP, LOCATED ADJACENT TO RANGE, SEE DETS. 9 & 12A/A301. WALLS & FLOOR BELOW COUNTER TO BE FINISHED.
48. COUNTERTOP EATING BAR AT 34" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME w/ LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNIT A1.
49. SINGLE BOWL SINK IN 33" CABINET, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
50. 24" WIDE ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
51. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
52. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 17A & 19A/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 15A & 19A/A301 & 17C/A801.
53. PROVIDE COUNTERTOP OVER LAUNDRY APPLIANCES.
54. MICROWAVE UNDER COUNTER IN SHELF, SEE CABINET SHOP DRAWINGS AND DETAIL 10/A301.
55. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4W/A302.

### ADDITIONAL TYPE "B" UNIT/GENERAL NOTES:

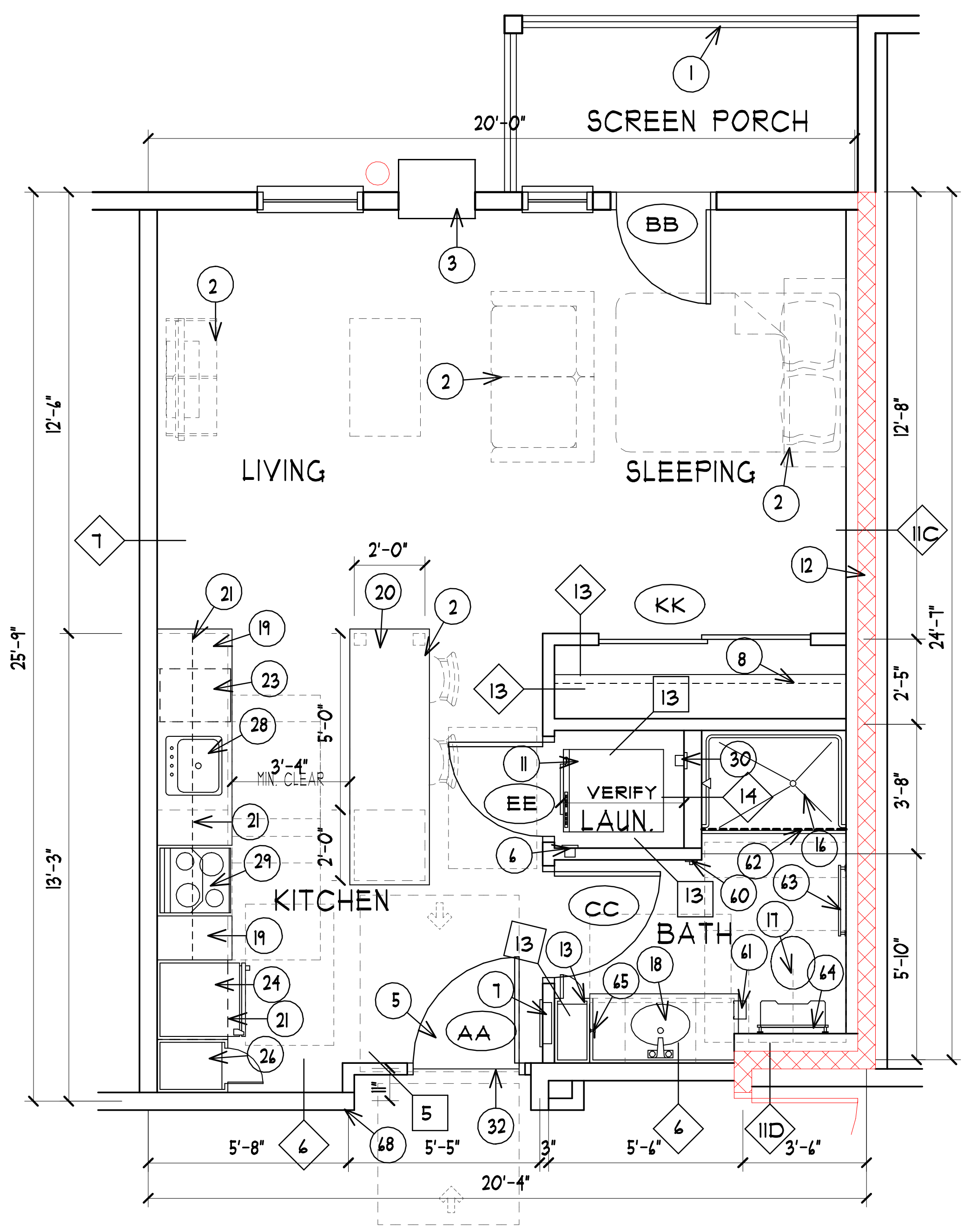
60. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET 4X/A302.
61. TOILET PAPER HOLDER PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. B.O. FIXTURE 19" A.F.F. MINIMUM.
62. SHOWER CURTAIN ROD PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. PER MANUFACTURERS SPECIFICATIONS.
63. TOWEL BAR PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4E/A302.
64. TOWEL BAR ABOVE TOILET PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT 54" A.F.F.
65. TOWEL RING PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. / COUNTER PER MANUFACTURERS SPECIFICATIONS.
66. LOCKING SCREEN DOOR SEE PLANS FOR LOCATIONS, VERIFY REQUIREMENTS W/ OWNER.
67. GYPSUM BOARD BULK HEAD ABOVE SHOWN DASHED. VERIFY HEIGHT WITH DOOR REQUIREMENTS.
68. PROVIDE DRYWALL CONTROL JOINTS AT CORNER ABOVE UNIT ALCOVE RECESS.
69. 18" DISHWASHER. SEE DETAIL 10B/A301.
70. WIRE SHELVING FOR PANTRY. VERIFY W/ OWNER.
71. FLOOR TO CEILING PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
72. 2X4 FURRING WALL W/ 5/8" GYP. BD.
73. PROVIDE BLOCKING FOR FUTURE WALL AROUND TV BY TENANT. ELECT. CONTRACTOR TO PROVIDE RECESSED OUTLET HIGH ON WALL.
74. (5) SHELVING BY CABINET SUPPLIER.

### GENERAL NOTES:

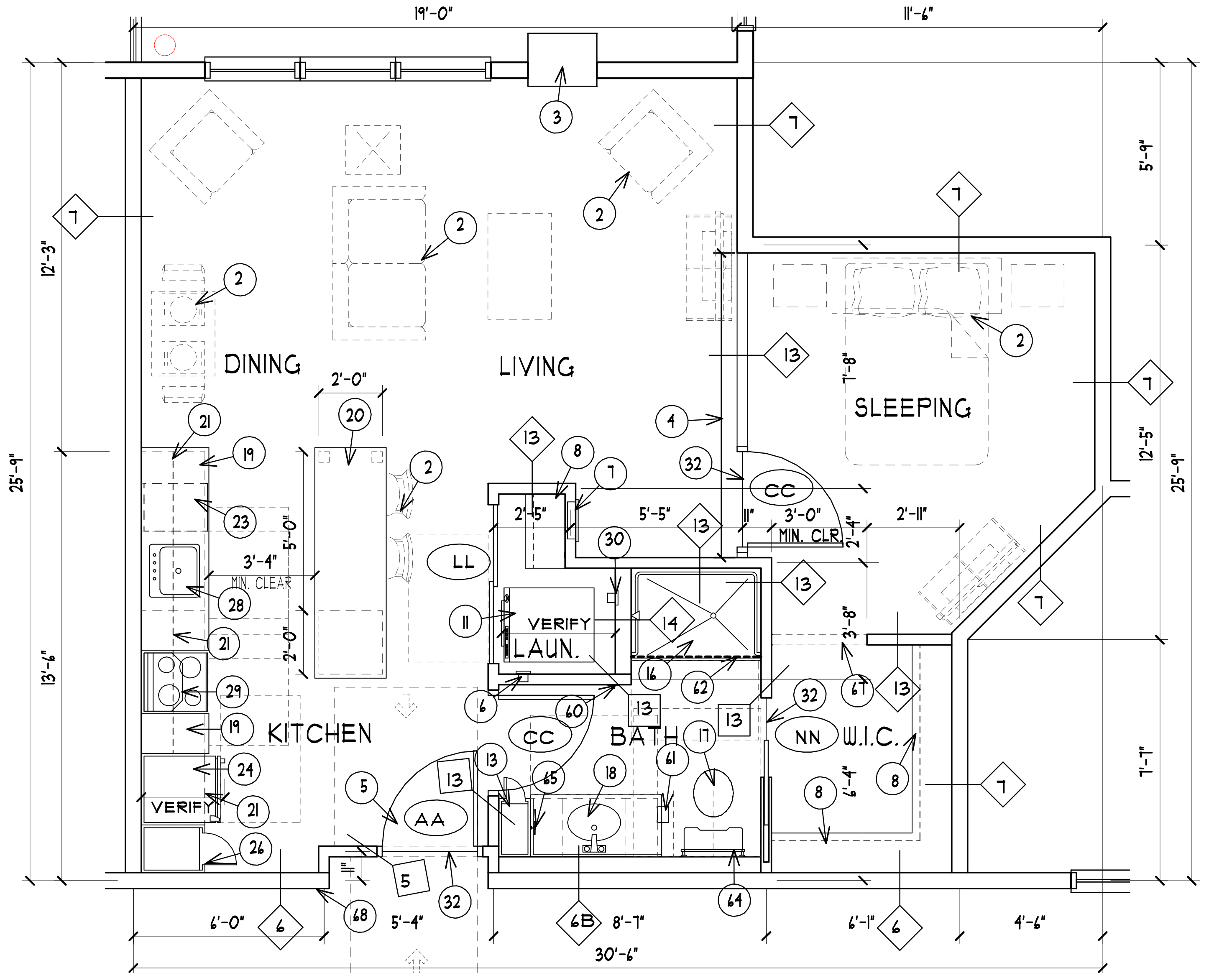
A) VERIFY ROOM FINISHES AND COLOR SELECTIONS w/ G.C./OWNER.
B) HVAC CONTRACTOR TO PROVIDE ACCESSIBLE HEIGHT MOUNTED THERMOSTAT AT ALL UNITS.
C) FRAME & FINISH ABOVE LINEN IF SURROUNDED BY WALLS ON EACH SIDE.
D) PROVIDE 110 OUTLET IN LAUNDRY CLOSET VERIFY LOCATION w/G.C.
E) VERIFY ALL ROUGH OPENINGS DIMENSIONS w/SHOP DRAWINGS.
F) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.
G) PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090 OR SASH LIMITERS THAT PROVIDE AN OPENING NOT MORE THAN 4" FOR OPERABLE WINDOWS OVER 6'-0" ABOVE GRADE THAT ARE LESS THAN 36" A.F.F.
H) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION W/ FIRE MARSHALL.
J) ALL DOOR HARDWARE TO BE LEVER TYPE.
K) VERIFY ALL SPECIALTY EQUIPMENT W/ G.C.
L) ALL SIDE BY SIDE CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF THE CLOTHES DRYER. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNIT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
M) ALL VINYL (OR HARD SURFACE) FLOORING PROVIDED SHALL HAVE A SOUND MAT PLACED UNDERNEATH TO MAINTAIN THE MIN. 50 IIC RATING
N) ALL TUBS/SHOWERS IN TYPE "B" UNITS TO BE FHA/TYPE "B" COMPLIANT BY MANUFACTURER; AND MUST PROVIDE BLOCKING FOR FUTURE GRAB BARS IN WALL OR FIXTURE
P) VERIFY MEDIA PANEL LOCATIONS W/ ELECTRICAL PLANS



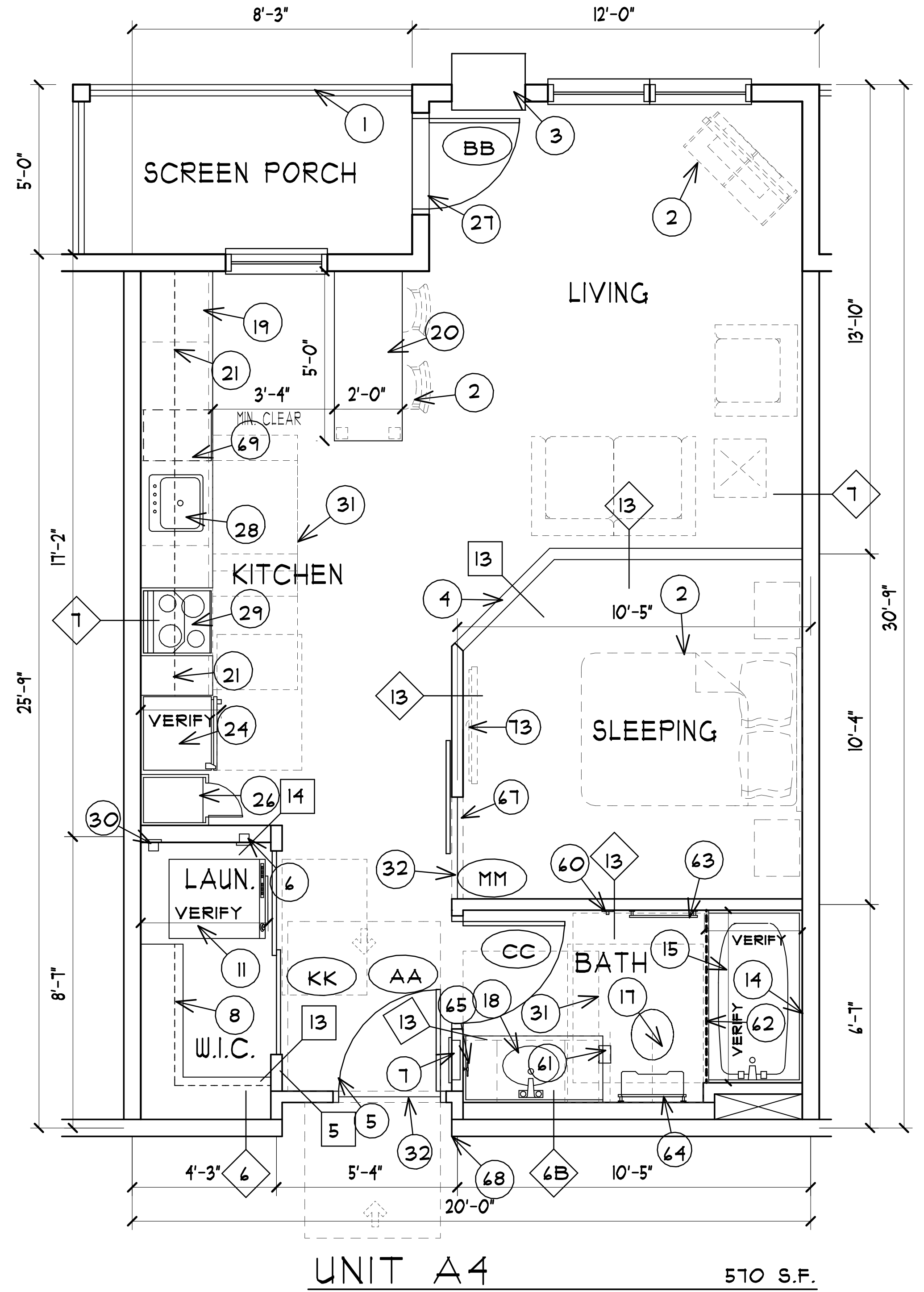
TYPE "A"
## UNIT A1
510 S.F.
SCALE: 1/4" = 1'-0"  TYPE "A"
STUDIO/1 BATH - (1) TOTAL



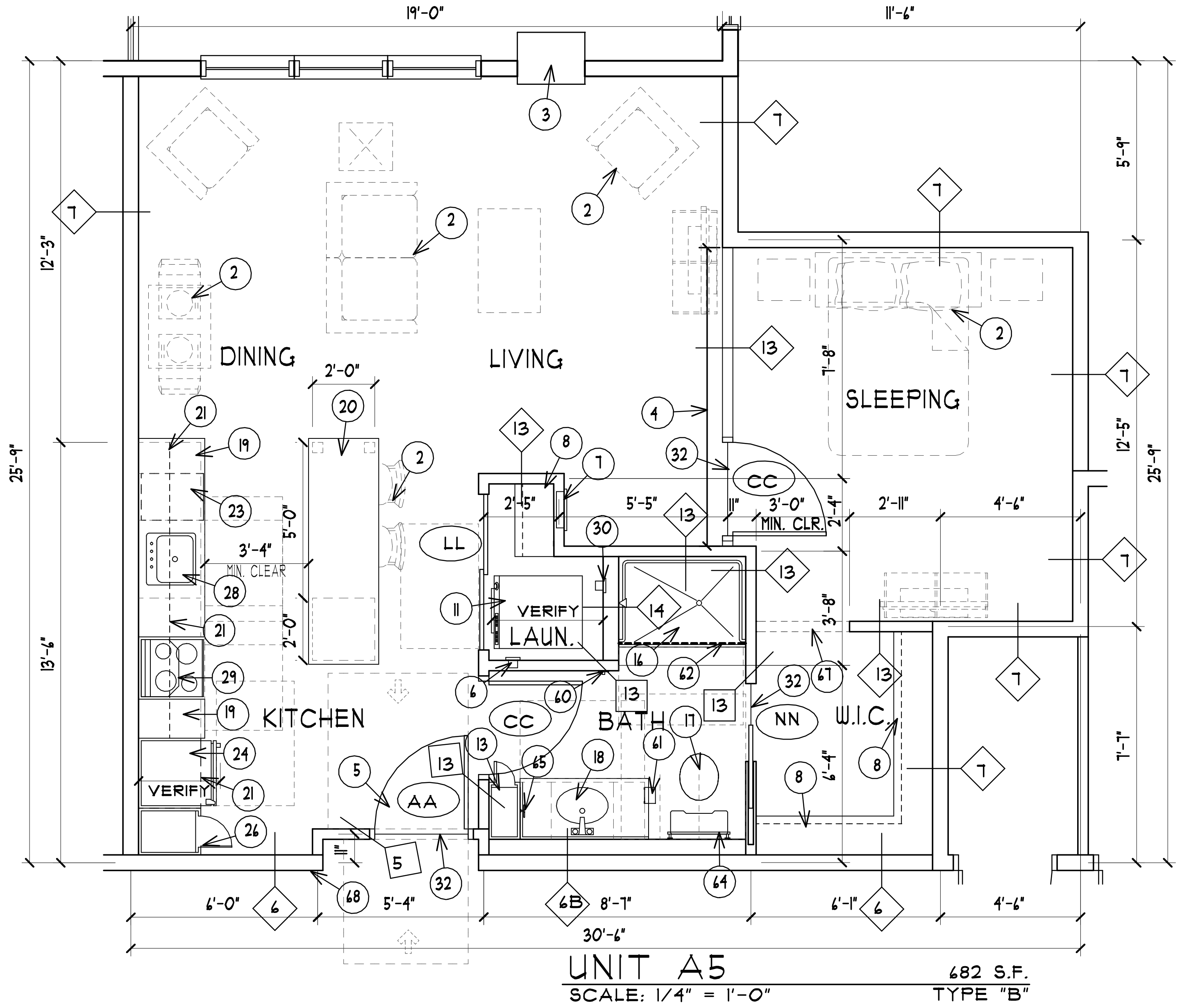
## UNIT A2
510 S.F.
SCALE: 1/4" = 1'-0"  TYPE "B"
STUDIO/1 BATH - (3) TOTAL



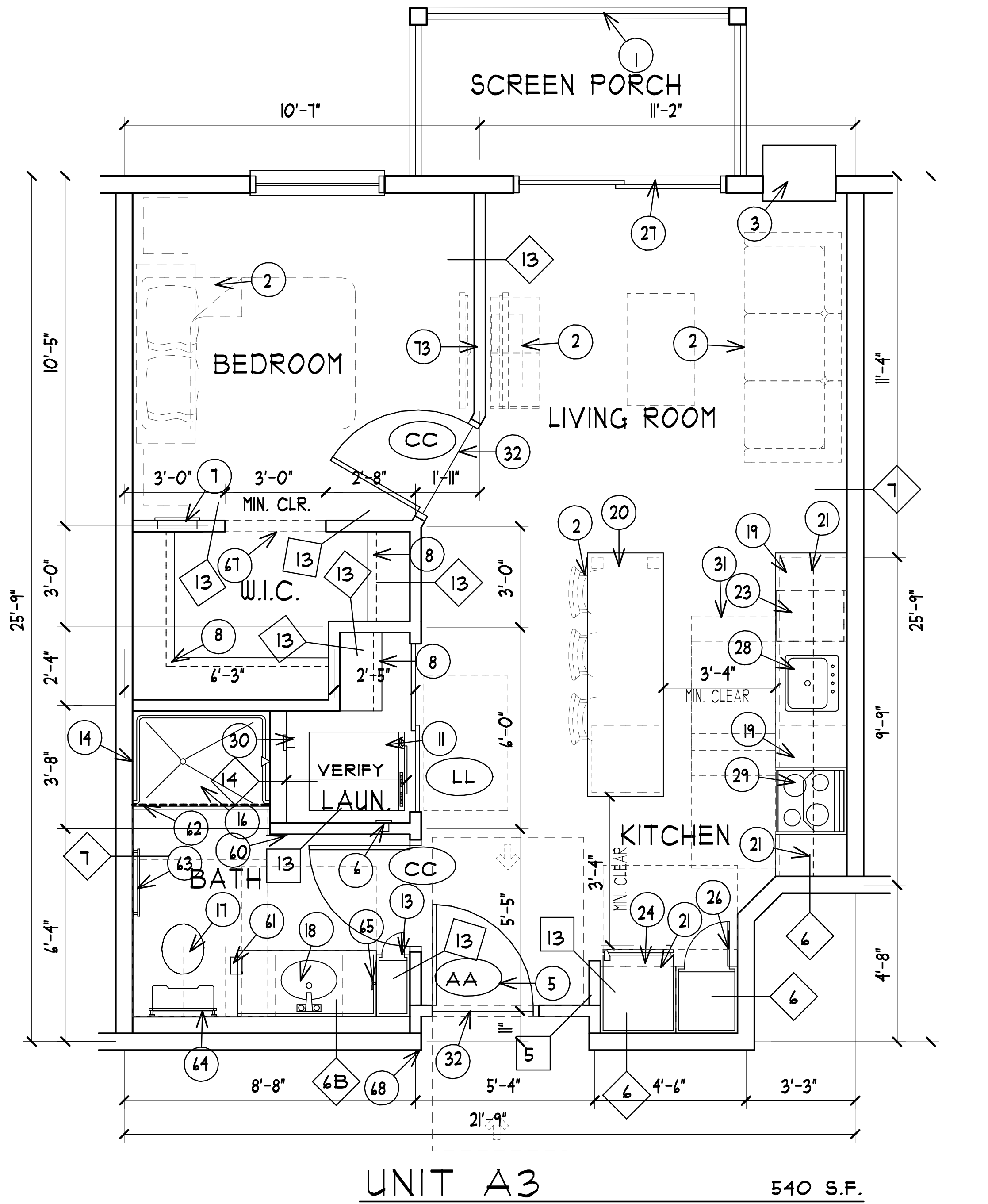
## UNIT A6
671 S.F.
SCALE: 1/4" = 1'-0"  TYPE "B"
ALCOVE/1 BATH - (1) TOTAL



## UNIT A4
570 S.F.
SCALE: 1/4" = 1'-0"  TYPE "B"
ALCOVE/1 BATH - (15) TOTAL



## UNIT A5
682 S.F.
SCALE: 1/4" = 1'-0"  TYPE "B"
ALCOVE/1 BATH - (2) TOTAL



## UNIT A3
540 S.F.
SCALE: 1/4" = 1'-0"  TYPE "B"
ALCOVE/1 BATH - (3) TOTAL

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DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
# HUGO APARTMENTS
HUGO, MN

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## GENERAL NOTES:

- A) VERIFY ROOM FINISHES AND COLOR SELECTIONS w/ G.C./OWNER.
- B) HVAC CONTRACTOR TO PROVIDE ACCESSIBLE HEIGHT MOUNTED THERMOSTAT AT ALL UNITS.
- C) FRAME & FINISH ABOVE LINEN IF SURROUNDED BY WALLS ON EACH SIDE.
- D) PROVIDE 110 OUTLET IN LAUNDRY CLOSET VERIFY LOCATION w/G.C.
- E) VERIFY ALL ROUGH OPENINGS DIMENSIONS w/SHOP DRAWINGS.
- F) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.
- G) PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090 OR SASH LIMITERS THAT PROVIDE AN OPENING NOT MORE THAN 4" FOR OPERABLE WINDOWS OVER 6'-0" ABOVE GRADE THAT ARE LESS THAN 36" A.F.F.
- H) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION W/ FIRE MARSHALL.
- J) ALL DOOR HARDWARE TO BE LEVER TYPE.
- K) VERIFY ALL SPECIALTY EQUIPMENT W/ G.C.
- L) ALL SIDE BY SIDE CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF THE CLOTHES DRYER. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
- M) ALL VINYL (OR HARD SURFACE) FLOORING PROVIDED SHALL HAVE A SOUND MAT PLACED UNDERNEATH TO MAINTAIN THE MIN. 50 IIC RATING
- N) ALL TUBS/SHOWERS IN TYPE "B" UNITS TO BE FHA/TYPE "B" COMPLIANT BY MANUFACTURER; AND MUST PROVIDE BLOCKING FOR FUTURE GRAB BARS IN WALL OR FIXTURE
- P) VERIFY MEDIA PANEL LOCATIONS W/ ELECTRICAL PLANS

NOTE: 60" MIN. CLEARANCE IN U-SHAPE KITCHENS & 40" MIN. CLEARANCE IN ALL OTHER KITCHENS BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS WITHIN KITCHEN WORK AREAS. ADJUST KITCHEN ISLAND DIMENSIONS IF NECESSARY PER THESE REQUIREMENTS. VERIFY W/ CABINET & INTERIOR DESIGN SHOP DRAWINGS.

## UNIT PLAN NUMBER NOTES:

← #

### TYPE "B" UNIT/GENERAL NOTES:

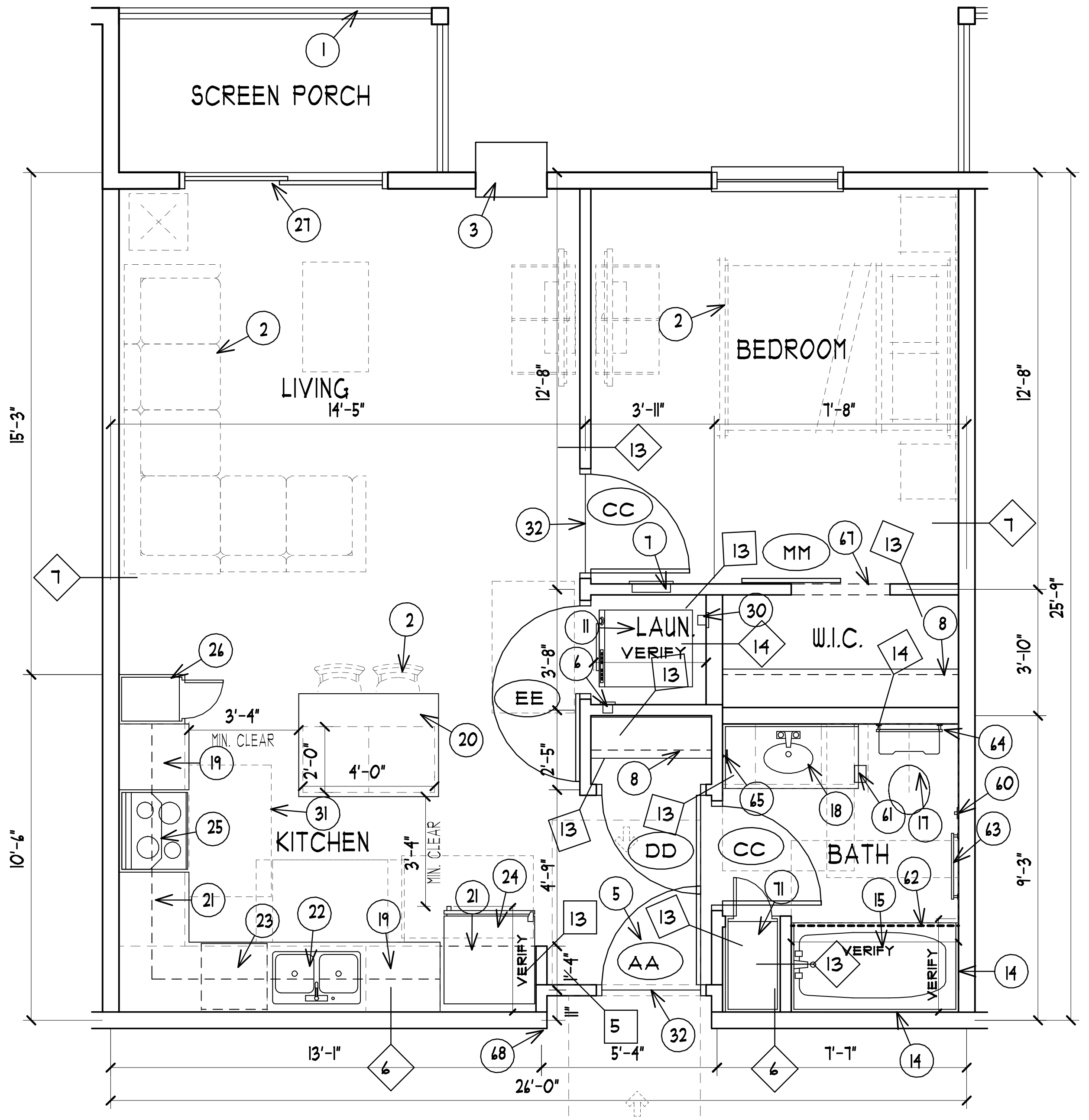
1. SCREEN PORCH w/ 42" HIGH PRE-FINISHED METAL GUARDRAILS AND INTERMEDIATE BALUSTERS @ 4" O.C. SEE FLOOR PLAN FOR SCREEN DOOR LOCATIONS. CONCRETE PATIO, SLOPE AWAY FROM BLDG. AS REQ'D.
2. FURNITURE BY RESIDENT. SHOWN FOR SPACE PLANNING ONLY (N.I.C.).
3. THRU-WALL A/C UNIT. SEE MEP PLANS. PROVIDE REMOTE / WALL MOUNTED THERMOSTAT. SEE DETAIL 10/A301. ALIGN TOP OF UNIT WITH TOP OF PATIO DOOR HEAD HEIGHT (NOT WINDOW HEAD HEIGHT).
4. 8'-0" HIGH WALL THIS AREA, VERIFY CAP WITH OWNER.
5. UNIT ENTRY DOOR TO MEET THE REQUIREMENTS OF DETAIL 7/A301.
6. LOCATION FOR WASHER WATER SHUT-OFF BOX.
7. ELECTRICAL PANEL. INSTALL WITH-IN ACCESSIBLE REACH RANGE. SEE 41/A302. VERIFY LOCATION WITH ELECTRICAL PLANS.
8. GRAY VINYL COATING WIRE SHELF @ 60" A.F.F.
9. WASHER INSTALLED LEFT OF DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
10. DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
11. STACKED CLOTHES WASHER & DRYER. SEE DETAIL 13B/A301. WASHER TO BE ON BOTTOM.
12. FIRE BARRIER OR FIRE WALL SHOWN HATCHED. SEE FLOOR PLANS FOR WALL TYPE AND EXTENTS.
13. 84" HIGH PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
14. INSTALL 5/8" GYPSUM BOARD BEHIND TUB/SHOWER SURROUND TO MAINTAIN 1 HOUR FIRE RATING. SEE DETAIL 3/A801.
15. BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11, 1B & 2B/A301. VERIFY ROUGH OPENING SIZE WITH G.C.
16. 48" SHOWER WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETS. 12 & 3B/A301. PROVIDE BLOCKING FOR FUTURE SEAT. VERIFY ROUGH OPENING SIZE W/ G.C.
17. WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1, 2, 3, 6B & 7B/A301.
18. VANITY TOP WITH SINK. SEE DETAILS 4 & 4B/A301.
19. COUNTERTOP WITH BASE CABINETS AT 36" A.F.F. VERIFY BACK SPLASH WITH OWNER.
20. COUNTERTOP EATING BAR AT 36" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME WITH LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNITS A2, A3, A4, A5 , A6 & A7.
21. LINE OF UPPER CABINETS SHOWN DASHED.
22. DOUBLE BOWL KITCHEN SINK IN 36" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS WITH VALANCE. SEE ELECTRICAL PLANS.
23. 24" DISHWASHER. SEE DETAIL 10B/A301.
24. REFRIGERATOR/FREEZER, VERIFY STYLE WITH G.C. SEE DETAIL 8B/A301.
25. 30" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
26. PRE-FABRICATED PANTRY CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
27. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 16B & 19B/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 14B & 19B/A301 & 17C/A801.
28. SINGLE BOWL KITCHEN SINK IN 30" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS. SEE ELECTRICAL PLANS.
29. 24" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
30. LOCATION FOR DRYER VENT.
31. DASHED LINES INDICATE REQUIRED ADA CLEARANCES, SEE SHEET A301 FOR MORE INFORMATION.
32. CHANGE IN FLOORING MATERIAL, VERIFY W/ OWNER. PROVIDE ACOUSTIC MAT AT ALL HARD SURFACE AREAS.
33. SHELVING FOR LINE CLOSET. VERIFY W/ OWNER.

### TYPE "A" UNIT NOTES:

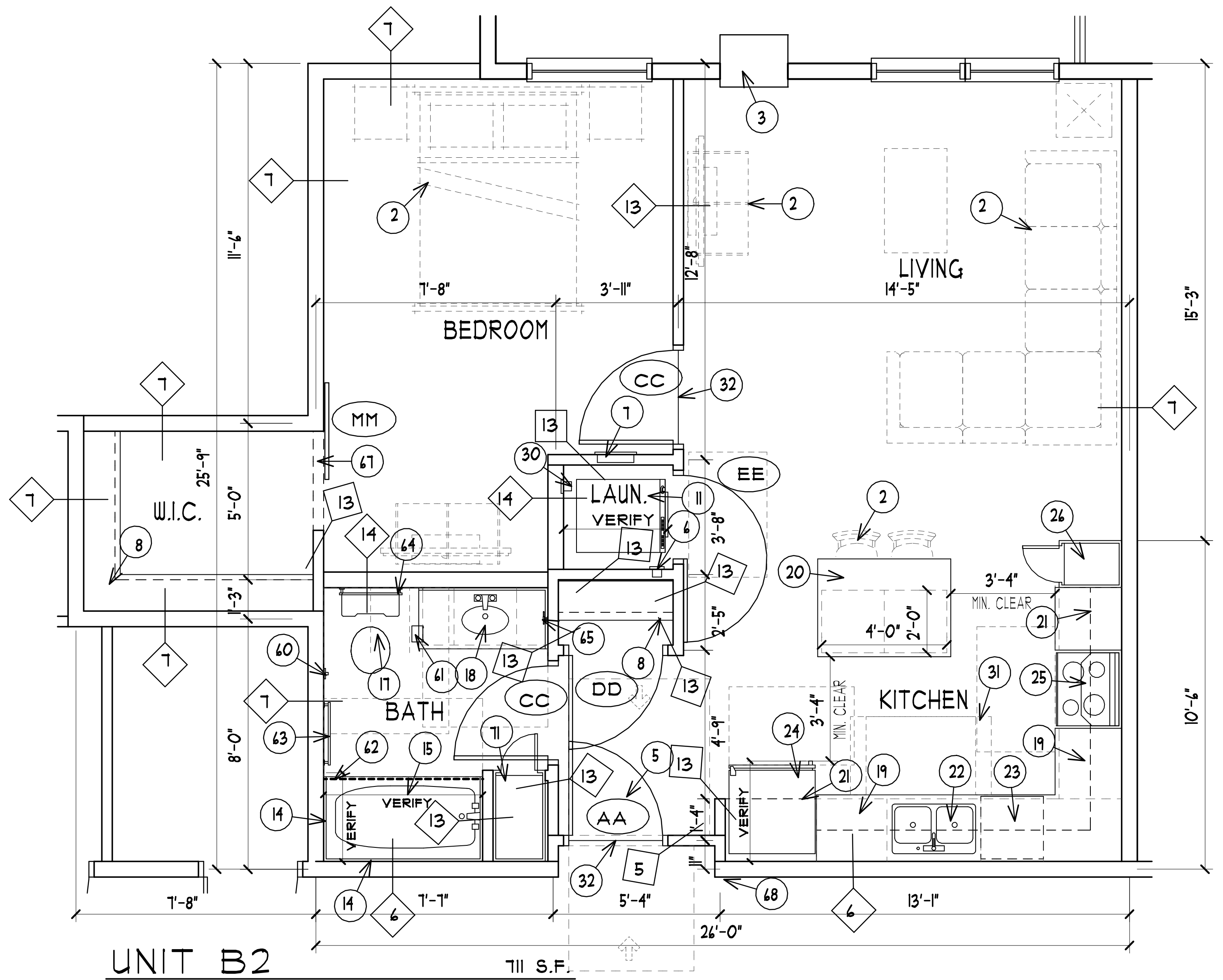
34. THIS DOOR SHALL MEET ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15A/A301.
35. GRAY VINYL COATING WIRE SHELF. PROVIDE A PORTION @ 48" A.F.F. MAX. SEE DETAIL 18A/A301.
36. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED, SEE DETAIL 14A/A301.
37. ACCESSIBLE SIDE BY SIDE CLOTHES WASHER & DRYER, SEE DETAIL 13A/A301. WASHER TO BE ON LEFT.
38. ACCESSIBLE BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11 & 1A/A301. VERIFY ROUGH OPENING SIZES WITH G.C.
39. NOT USED.
40. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1,2,3 & 7A/A301.
41. VANITY WITH SINK, PROVIDE REMOVABLE CABINETRY BELOW SINK TO MEET THE REQUIREMENTS OF DET. 6A/A301. WALLS & FLOOR BELOW VANITY TO BE FINISHED, SEE DETS. 4A & 5A/A301.
42. COUNTERTOP WITH BASE CABINETS AT 34" A.F.F. VERIFY BACK SPLASH WITH OWNER.
43. DOUBLE BOWL SINK, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
44. ACCESSIBLE DISHWASHER. SEE DETAIL 10A/A301.
45. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
46. ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
47. ACCESSIBLE WORK AREA 30" WIDE MIN. WITH FORWARD APPROACH & REMOVABLE CABINETRY UNDER COUNTER TOP, LOCATED ADJACENT TO RANGE, SEE DETS. 9 & 12A/A301. WALLS & FLOOR BELOW COUNTER TO BE FINISHED.
48. COUNTERTOP EATING BAR AT 34" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME w/ LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNIT A1.
49. SINGLE BOWL SINK IN 33" CABINET, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
50. 24" WIDE ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
51. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
52. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 17A & 19A/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 15A & 19A/A301 & 17C/A801.
53. PROVIDE COUNTERTOP OVER LAUNDRY APPLIANCES.
54. MICROWAVE UNDER COUNTER IN SHELF, SEE CABINET SHOP DRAWINGS AND DETAIL 10/A301.
55. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4W/A302.

### ADDITIONAL TYPE "B" UNIT/GENERAL NOTES:

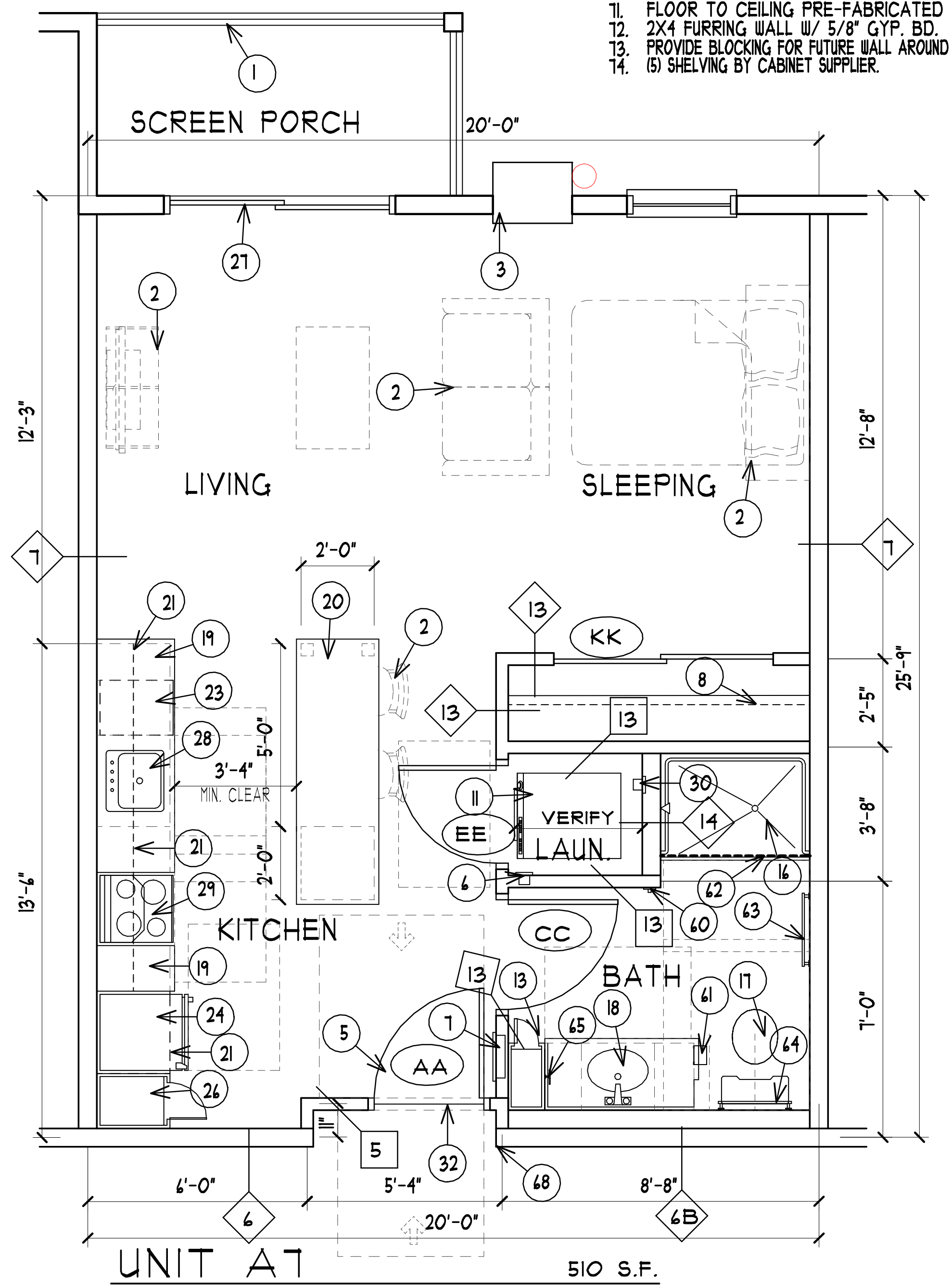
60. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET 4X/A302.
61. TOILET PAPER HOLDER PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. B.O. FIXTURE 19" A.F.F. MINIMUM.
62. SHOWER CURTAIN ROD PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. PER MANUFACTURERS SPECIFICATIONS.
63. TOWEL BAR PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4E/A302.
64. TOWEL BAR ABOVE TOILET PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT 54" A.F.F.
65. TOWEL RING PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. / COUNTER PER MANUFACTURERS SPECIFICATIONS.
66. LOCKING SCREEN DOOR SEE PLANS FOR LOCATIONS, VERIFY REQUIREMENTS W/ OWNER.
67. GYPSUM BOARD BULK HEAD ABOVE SHOWN DASHED. VERIFY HEIGHT WITH DOOR REQUIREMENTS.
68. PROVIDE DRYWALL CONTROL JOINTS AT CORNER ABOVE UNIT ALCOVE RECESS.
69. 18" DISHWASHER. SEE DETAIL 10B/A301.
70. WIRE SHELVING FOR PANTRY. VERIFY W/ OWNER.
71. FLOOR TO CEILING PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
72. 2X4 FURRING WALL W/ 5/8" GYP. BD.
73. PROVIDE BLOCKING FOR FUTURE WALL AROUND TV BY TENANT. ELECT. CONTRACTOR TO PROVIDE RECESSED OUTLET HIGH ON WALL.
74. (5) SHELVING BY CABINET SUPPLIER.



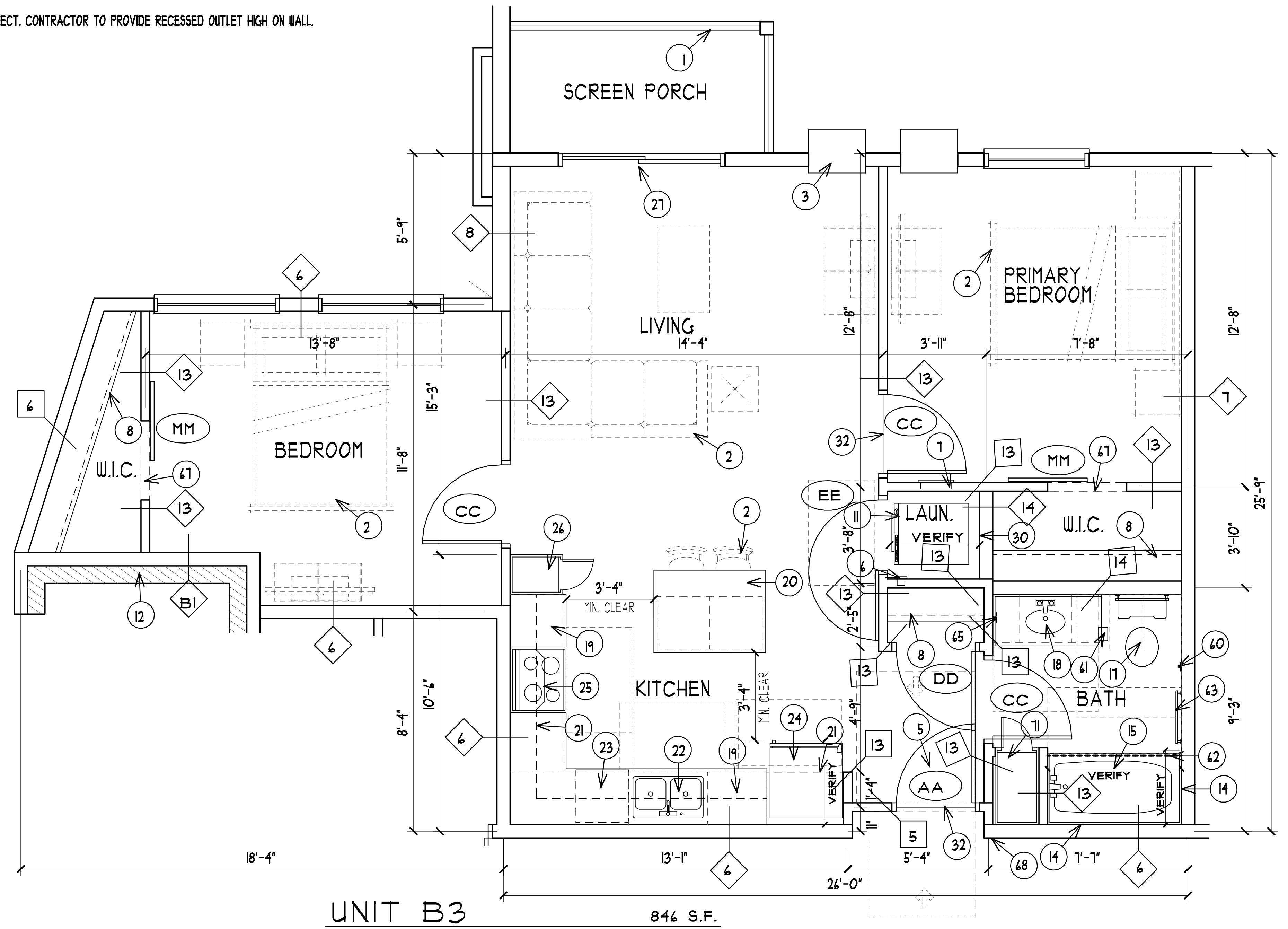
UNIT B1
665 S.F.
SCALE: 1/4" = 1'-0"
TYPE "B"
1 BEDROOM/1 BATH - (26) TOTAL



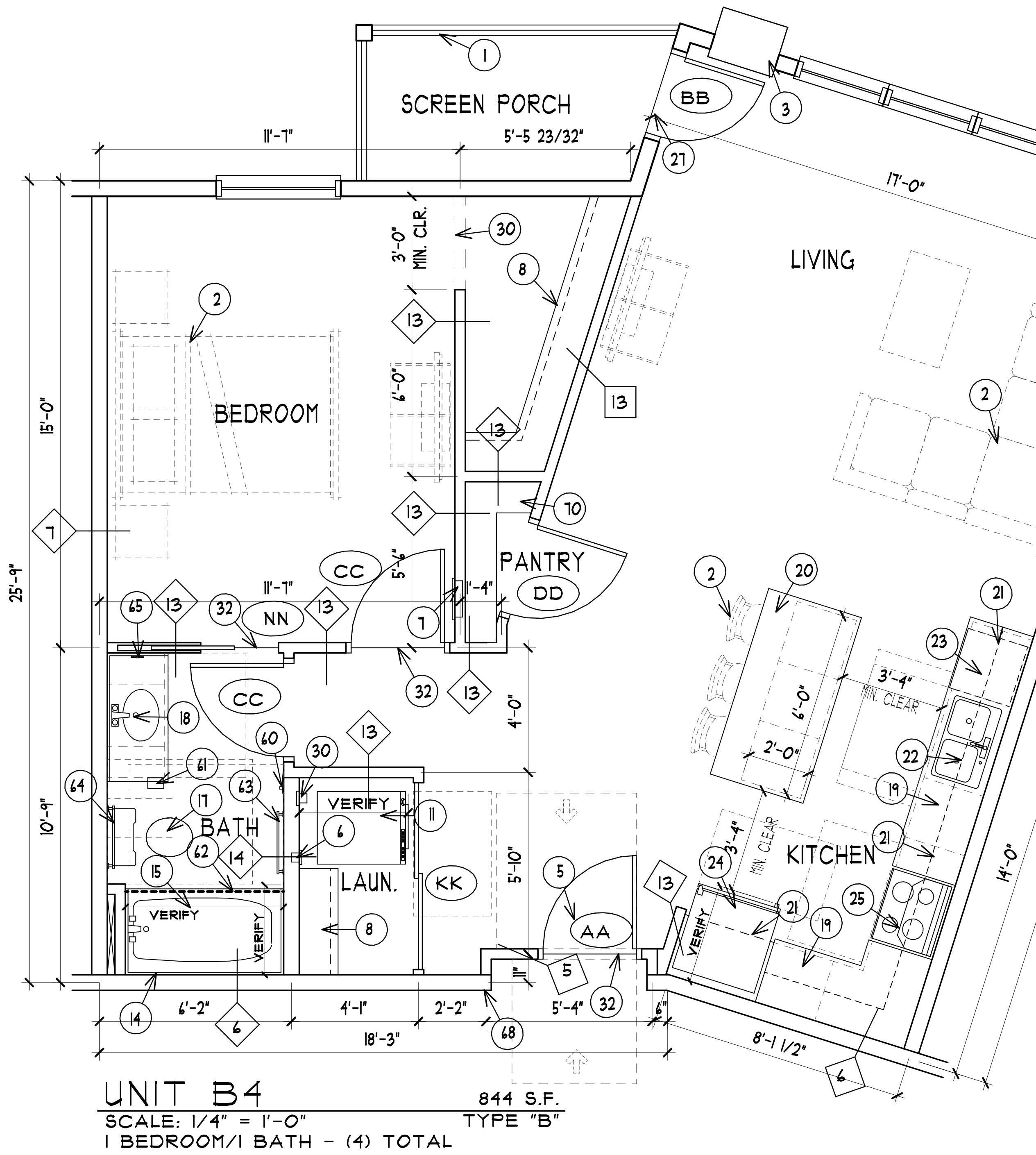
UNIT B2
711 S.F.
SCALE: 1/4" = 1'-0"
TYPE "B"
1 BEDROOM/1 BATH - (3) TOTAL



UNIT A7
510 S.F.
SCALE: 1/4" = 1'-0"
TYPE "B"
STUDIO/1 BATH - (1) TOTAL



UNIT B3
846 S.F.
SCALE: 1/4" = 1'-0"
TYPE "B"
2 BEDROOM/1 BATH - (2) TOTAL



UNIT B4
844 S.F.
SCALE: 1/4" = 1'-0"
TYPE "B"
1 BEDROOM/1 BATH - (4) TOTAL

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

PLOTTED: 12/06/24 FILE: 22042U COM: 3

A202

NOTE: 60" MIN. CLEARANCE IN U-SHAPE KITCHENS & 40" MIN. CLEARANCE IN ALL OTHER KITCHENS BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS WITHIN KITCHEN WORK AREAS. ADJUST KITCHEN ISLAND DIMENSIONS IF NECESSARY PER THESE REQUIREMENTS. VERIFY W/ CABINET & INTERIOR DESIGN SHOP DRAWINGS.

## UNIT PLAN NUMBER NOTES: ←#

### TYPE "B" UNIT/GENERAL NOTES:

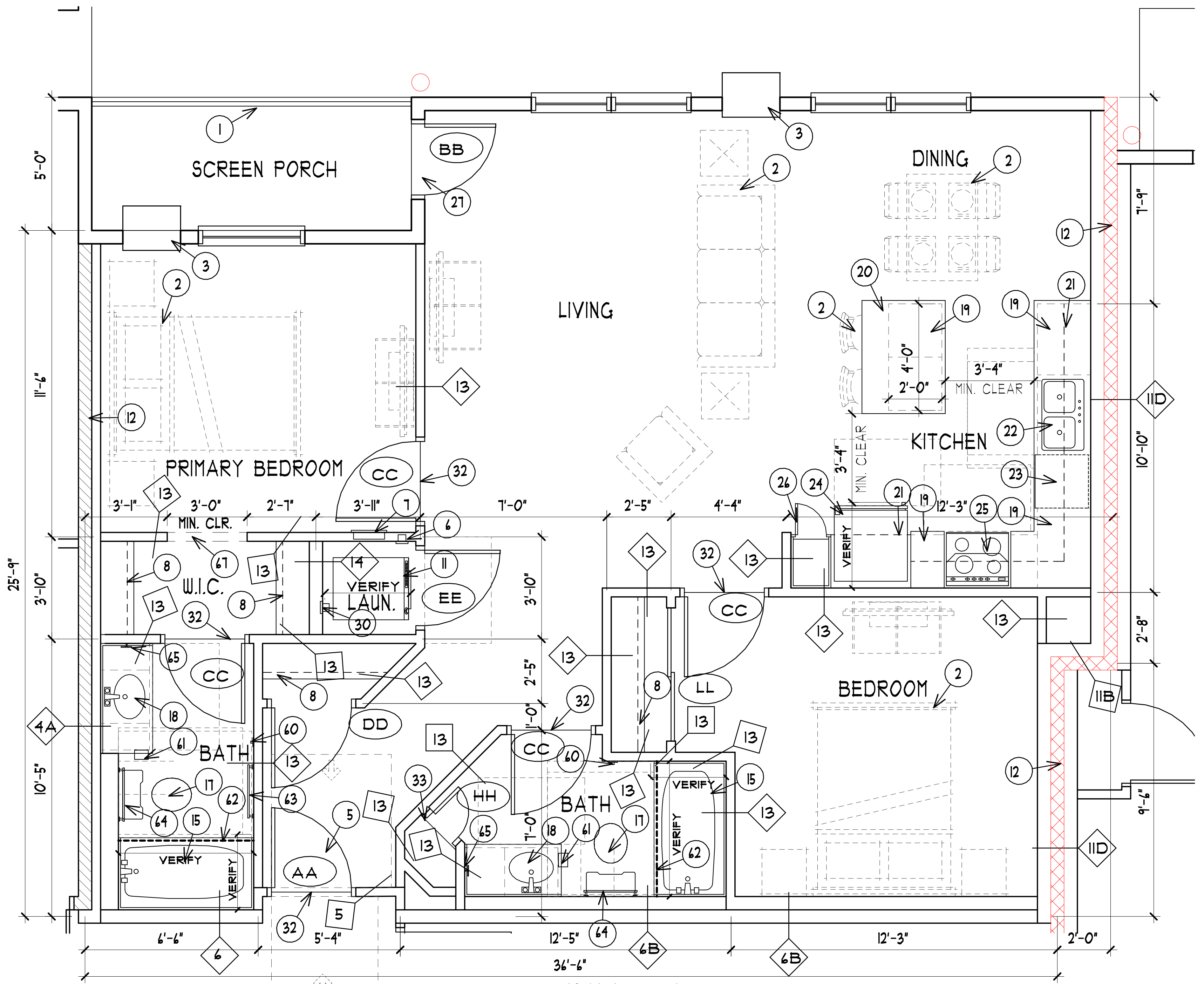
1. SCREEN PORCH w/ 42" HIGH PRE-FINISHED METAL GUARDRAILS AND INTERMEDIATE BALUSTERS @ 4" O.C. SEE FLOOR PLAN FOR SCREEN DOOR LOCATIONS. CONCRETE PATIO, SLOPE AWAY FROM BLDG. AS REQ'D.
2. FURNITURE BY RESIDENT. SHOWN FOR SPACE PLANNING ONLY (N.I.C.).
3. THRU-WALL A/C UNIT. SEE MEP PLANS. PROVIDE REMOTE / WALL MOUNTED THERMOSTAT. SEE DETAIL 10/A301. ALIGN TOP OF UNIT WITH TOP OF PATIO DOOR HEAD HEIGHT (NOT WINDOW HEAD HEIGHT).
4. 8'-0" HIGH WALL THIS AREA, VERIFY CAP WITH OWNER.
5. UNIT ENTRY DOOR TO MEET THE REQUIREMENTS OF DETAIL 7/A301.
6. LOCATION FOR WASHER WATER SHUT-OFF BOX.
7. ELECTRICAL PANEL. INSTALL WITH-IN ACCESSIBLE REACH RANGE. SEE 41/A302. VERIFY LOCATION WITH ELECTRICAL PLANS.
8. GRAY VINYL COATING WIRE SHELF @ 60" A.F.F.
9. WASHER INSTALLED LEFT OF DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
10. DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
11. STACKED CLOTHES WASHER & DRYER. SEE DETAIL 13B/A301. WASHER TO BE ON BOTTOM.
12. FIRE BARRIER OR FIRE WALL SHOWN HATCHED. SEE FLOOR PLANS FOR WALL TYPE AND EXTENTS.
13. 84" HIGH PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
14. INSTALL 5/8" GYPSUM BOARD BEHIND TUB/SHOWER SURROUND TO MAINTAIN 1 HOUR FIRE RATING. SEE DETAIL 3/A801.
15. BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11, 1B & 2B/A301. VERIFY ROUGH OPENING SIZE WITH G.C.
16. 48" SHOWER WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETS. 12 & 3B/A301. PROVIDE BLOCKING FOR FUTURE SEAT. VERIFY ROUGH OPENING SIZE W/ G.C.
17. WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1, 2, 3, 6B & 7B/A301.
18. VANITY TOP WITH SINK. SEE DETAILS 4 & 4B/A301.
19. COUNTERTOP WITH BASE CABINETS AT 36" A.F.F. VERIFY BACK SPLASH WITH OWNER.
20. COUNTERTOP EATING BAR AT 36" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME WITH LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNITS A2, A3, A4, A5 , A6 & A7.
21. LINE OF UPPER CABINETS SHOWN DASHED.
22. DOUBLE BOWL KITCHEN SINK IN 36" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS WITH VALANCE. SEE ELECTRICAL PLANS.
23. 24" DISHWASHER. SEE DETAIL 10B/A301.
24. REFRIGERATOR/FREEZER, VERIFY STYLE WITH G.C. SEE DETAIL 8B/A301.
25. 30" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
26. PRE-FABRICATED PANTRY CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
27. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 16B & 19B/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 14B & 19B/A301 & 17C/A801.
28. SINGLE BOWL KITCHEN SINK IN 30" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS. SEE ELECTRICAL PLANS.
29. 24" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
30. LOCATION FOR DRYER VENT.
31. DASHED LINES INDICATE REQUIRED ADA CLEARANCES, SEE SHEET A301 FOR MORE INFORMATION.
32. CHANGE IN FLOORING MATERIAL, VERIFY W/ OWNER. PROVIDE ACOUSTIC MAT AT ALL HARD SURFACE AREAS.
33. SHELVING FOR LINE CLOSET. VERIFY W/ OWNER.

### TYPE "A" UNIT NOTES:

34. THIS DOOR SHALL MEET ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15A/A301.
35. GRAY VINYL COATING WIRE SHELF. PROVIDE A PORTION @ 48" A.F.F. MAX. SEE DETAIL 18A/A301.
36. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED, SEE DETAIL 14A/A301.
37. ACCESSIBLE SIDE BY SIDE CLOTHES WASHER & DRYER, SEE DETAIL 13A/A301. WASHER TO BE ON LEFT.
38. ACCESSIBLE BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11 & 1A/A301. VERIFY ROUGH OPENING SIZES WITH G.C.
39. NOT USED.
40. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1,2,3 & 7A/A301.
41. VANITY WITH SINK, PROVIDE REMOVABLE CABINETRY BELOW SINK TO MEET THE REQUIREMENTS OF DET. 6A/A301. WALLS & FLOOR BELOW VANITY TO BE FINISHED, SEE DETS. 4A & 5A/A301.
42. COUNTERTOP WITH BASE CABINETS AT 34" A.F.F. VERIFY BACK SPLASH WITH OWNER.
43. DOUBLE BOWL SINK, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
44. ACCESSIBLE DISHWASHER. SEE DETAIL 10A/A301.
45. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
46. ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
47. ACCESSIBLE WORK AREA 30" WIDE MIN. WITH FORWARD APPROACH & REMOVABLE CABINETRY UNDER COUNTER TOP, LOCATED ADJACENT TO RANGE, SEE DETS. 9 & 12A/A301. WALLS & FLOOR BELOW COUNTER TO BE FINISHED.
48. COUNTERTOP EATING BAR AT 34" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME w/ LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNIT A1.
49. SINGLE BOWL SINK IN 33" CABINET, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
50. 24" WIDE ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
51. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
52. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 17A & 19A/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 15A & 19A/A301 & 17C/A801.
53. PROVIDE COUNTERTOP OVER LAUNDRY APPLIANCES.
54. MICROWAVE UNDER COUNTER IN SHELF, SEE CABINET SHOP DRAWINGS AND DETAIL 10/A301.
55. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4W/A302.

### ADDITIONAL TYPE "B" UNIT/GENERAL NOTES:

60. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET 4X/A302.
61. TOILET PAPER HOLDER PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. B.O. FIXTURE 19" A.F.F. MINIMUM.
62. SHOWER CURTAIN ROD PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. PER MANUFACTURERS SPECIFICATIONS.
63. TOWEL BAR PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4E/A302.
64. TOWEL BAR ABOVE TOILET PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT 54" A.F.F.
65. TOWEL RING PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. / COUNTER PER MANUFACTURERS SPECIFICATIONS.
66. LOCKING SCREEN DOOR SEE PLANS FOR LOCATIONS, VERIFY REQUIREMENTS W/ OWNER.
67. GYPSUM BOARD BULK HEAD ABOVE SHOWN DASHED. VERIFY HEIGHT WITH DOOR REQUIREMENTS.
68. PROVIDE DRYWALL CONTROL JOINTS AT CORNER ABOVE UNIT ALCOVE RECESS.
69. 18" DISHWASHER. SEE DETAIL 10B/A301.
70. WIRE SHELVING FOR PANTRY. VERIFY W/ OWNER.
71. FLOOR TO CEILING PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
72. 2X4 FURRING WALL W/ 5/8" GYP. BD.
73. PROVIDE BLOCKING FOR FUTURE WALL AROUND TV BY TENANT. ELECT. CONTRACTOR TO PROVIDE RECESSED OUTLET HIGH ON WALL.
74. (5) SHELVING BY CABINET SUPPLIER.



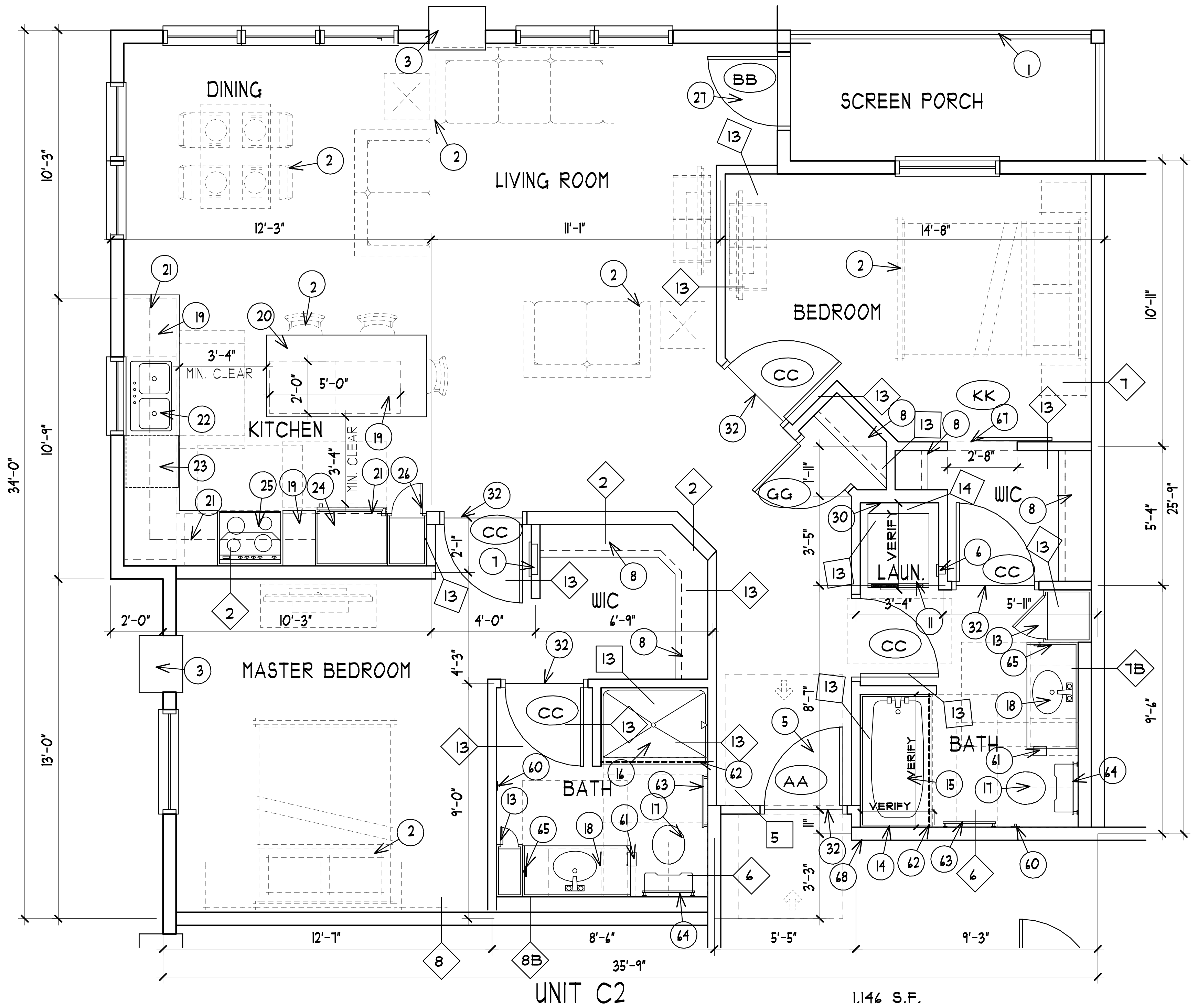
## UNIT C1

1,098 S.F.

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

TYPE "B"

2 BEDROOM/2 BATH - (1) TOTAL



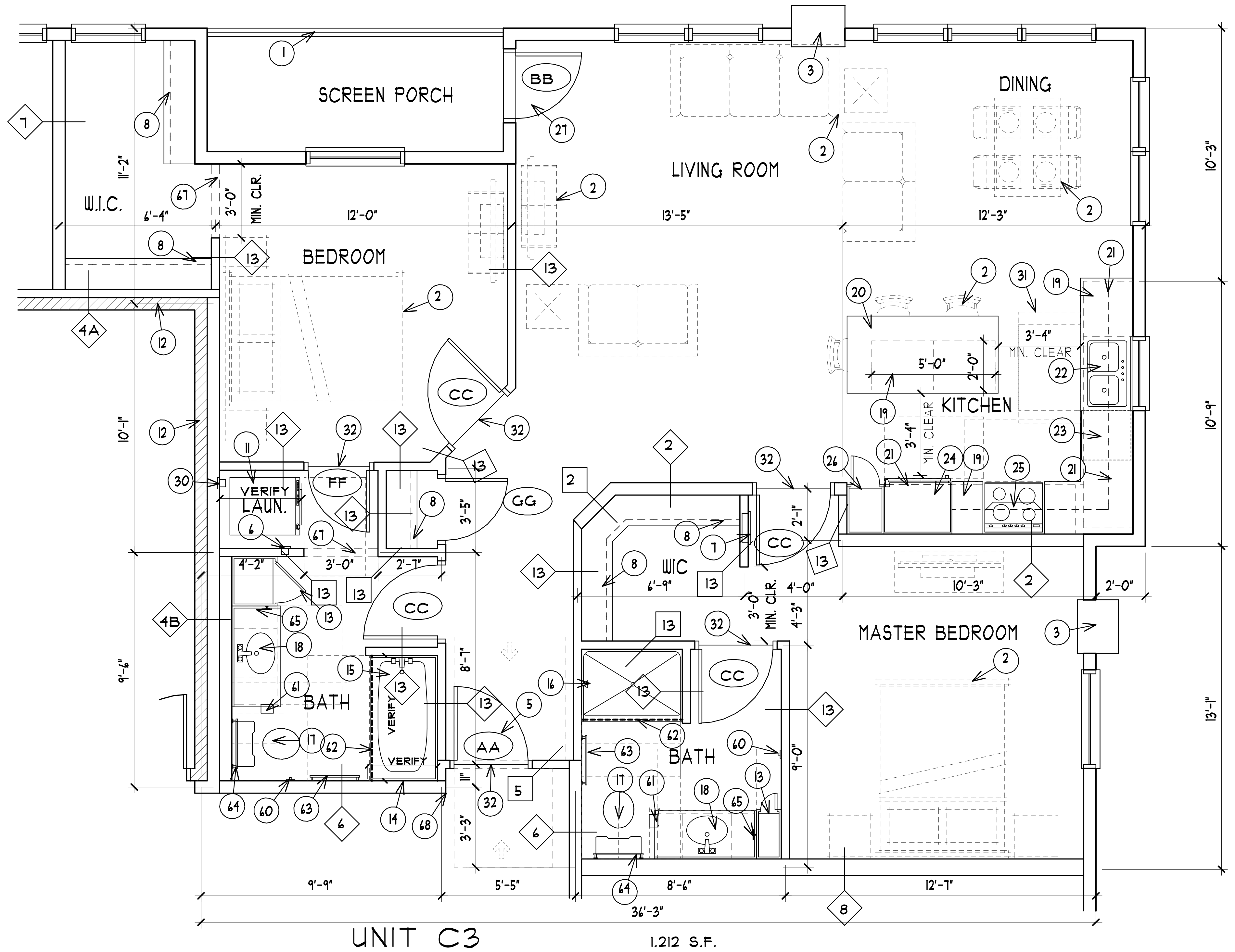
## UNIT C2

1.146 S.F.

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

TYPE "B"

2 BEDROOM/2 BATH - (10) TOTAL



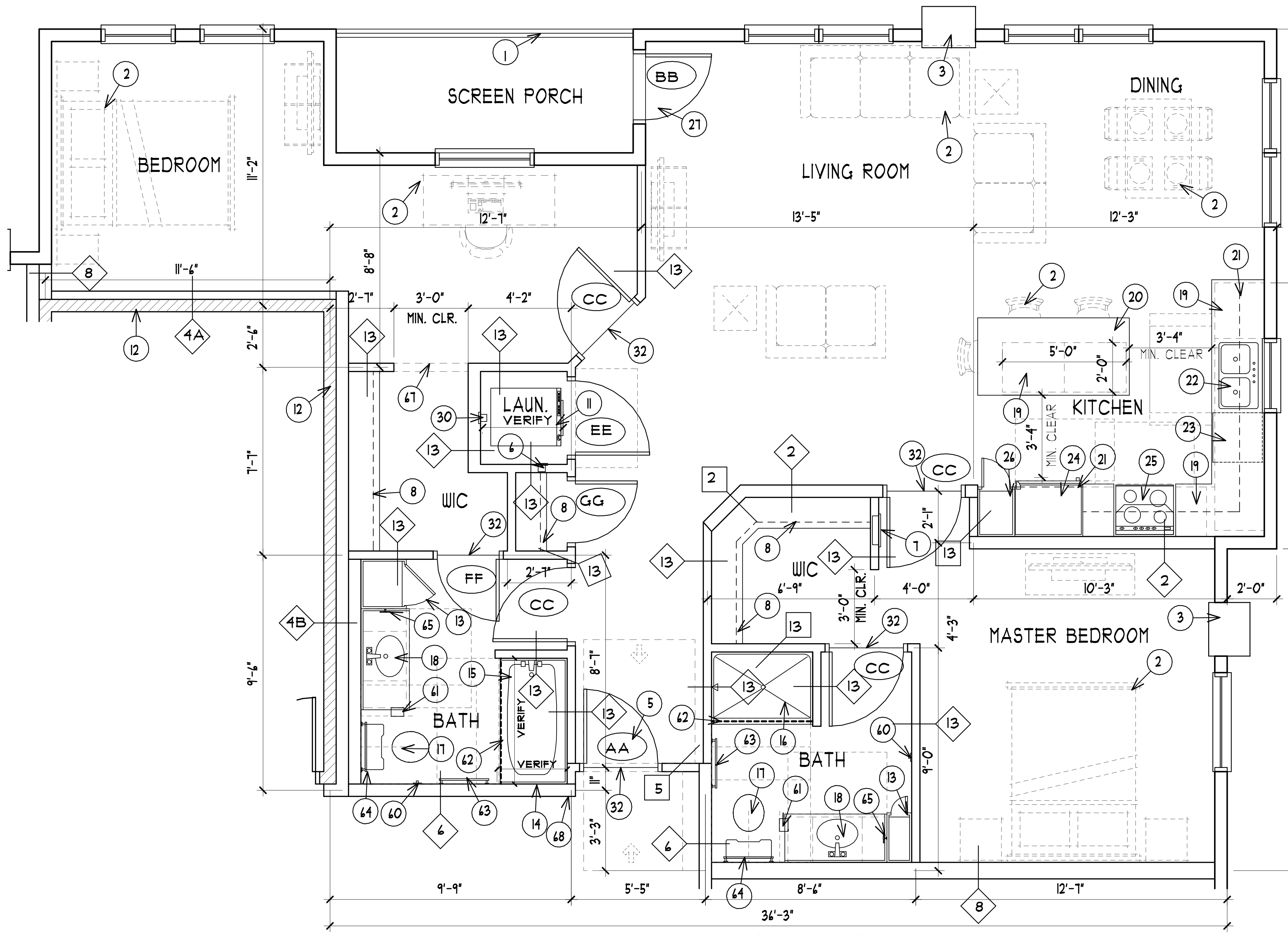
## UNIT C3

1.212 S.F.

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

TYPE "B"

2 BEDROOM/2 BATH - (2) TOTAL



## UNIT C4

1.291 S.F.

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

TYPE "B"

2 BEDROOM/2 BATH - (2) TOTAL

## GENERAL NOTES:

A) VERIFY ROOM FINISHES AND COLOR SELECTIONS w/ G.C./OWNER.

B) HVAC CONTRACTOR TO PROVIDE ACCESSIBLE HEIGHT MOUNTED THERMOSTAT AT ALL UNITS.

C) FRAME & FINISH ABOVE LINEN IF SURROUNDED BY WALLS ON EACH SIDE.

D) PROVIDE 110 OUTLET IN LAUNDRY CLOSET VERIFY LOCATION w/G.C.

E) VERIFY ALL ROUGH OPENINGS DIMENSIONS w/SHOP DRAWINGS.

F) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.

G) PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090 OR SASH LIMITERS THAT PROVIDE AN OPENING NOT MORE THAN 4" FOR OPERABLE WINDOWS OVER 6'-0" ABOVE GRADE THAT ARE LESS THAN 36" A.F.F.

H) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION W/ FIRE MARSHALL.

J) ALL DOOR HARDWARE TO BE LEVER TYPE.

K) VERIFY ALL SPECIALTY EQUIPMENT W/ G.C.

L) ALL SIDE BY SIDE CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF THE CLOTHES DRYER. NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.

M) ALL VINYL (OR HARD SURFACE) FLOORING PROVIDED SHALL HAVE A SOUND MAT PLACED UNDERNEATH TO MAINTAIN THE MIN. 50 IIC RATING

N) ALL TUBS/SHOWERS IN TYPE "B" UNITS TO BE FHA/TYPE "B" COMPLIANT BY MANUFACTURER; AND MUST PROVIDE BLOCKING FOR FUTURE GRAB BARS IN WALL OR FIXTURE

P) VERIFY MEDIA PANEL LOCATIONS W/ ELECTRICAL PLANS

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56361
12/06/24
STATE OF MINNESOTA

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS |
|---|---|
| | |

| REVISIONS | COMMENTS |
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| | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
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PLOTTED: 12/06/24 FILE: 22042U COM: 3

A203

NOTE: 60" MIN. CLEARANCE IN U-SHAPE KITCHENS & 40" MIN. CLEARANCE IN ALL OTHER KITCHENS BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS WITHIN KITCHEN WORK AREAS. ADJUST KITCHEN ISLAND DIMENSIONS IF NECESSARY PER THESE REQUIREMENTS. VERIFY W/ CABINET & INTERIOR DESIGN SHOP DRAWINGS.

## UNIT PLAN NUMBER NOTES:

←#

### TYPE "B" UNIT/GENERAL NOTES:

1. SCREEN PORCH w/ 42" HIGH PRE-FINISHED METAL GUARDRAILS AND INTERMEDIATE BALUSTERS @ 4" O.C. SEE FLOOR PLAN FOR SCREEN DOOR LOCATIONS. CONCRETE PATIO, SLOPE AWAY FROM BLDG. AS REQ'D.
2. FURNITURE BY RESIDENT. SHOWN FOR SPACE PLANNING ONLY (N.I.C.).
3. THRU-WALL A/C UNIT. SEE MEP PLANS. PROVIDE REMOTE / WALL MOUNTED THERMOSTAT. SEE DETAIL 10/A301. ALIGN TOP OF UNIT WITH TOP OF PATIO DOOR HEAD HEIGHT (NOT WINDOW HEAD HEIGHT).
4. 8'-0" HIGH WALL THIS AREA, VERIFY CAP WITH OWNER.
5. UNIT ENTRY DOOR TO MEET THE REQUIREMENTS OF DETAIL 7/A301.
6. LOCATION FOR WASHER WATER SHUT-OFF BOX.
7. ELECTRICAL PANEL. INSTALL WITH-IN ACCESSIBLE REACH RANGE. SEE 41/A302. VERIFY LOCATION WITH ELECTRICAL PLANS.
8. GRAY VINYL COATING WIRE SHELF @ 60" A.F.F.
9. WASHER INSTALLED LEFT OF DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
10. DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
11. STACKED CLOTHES WASHER & DRYER. SEE DETAIL 13B/A301. WASHER TO BE ON BOTTOM.
12. FIRE BARRIER OR FIRE WALL SHOWN HATCHED. SEE FLOOR PLANS FOR WALL TYPE AND EXTENTS.
13. 84" HIGH PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
14. INSTALL 5/8" GYPSUM BOARD BEHIND TUB/SHOWER SURROUND TO MAINTAIN 1 HOUR FIRE RATING. SEE DETAIL 3/A801.
15. BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11, 1B & 2B/A301. VERIFY ROUGH OPENING SIZE WITH G.C.
16. 48" SHOWER WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETS. 12 & 3B/A301. PROVIDE BLOCKING FOR FUTURE SEAT. VERIFY ROUGH OPENING SIZE W/ G.C.
17. WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1, 2, 3, 6B & 7B/A301.
18. VANITY TOP WITH SINK. SEE DETAILS 4 & 4B/A301.
19. COUNTERTOP WITH BASE CABINETS AT 36" A.F.F. VERIFY BACK SPLASH WITH OWNER.
20. COUNTERTOP EATING BAR AT 36" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME WITH LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNITS A2, A3, A4, A5 , A6 & A7.
21. LINE OF UPPER CABINETS SHOWN DASHED.
22. DOUBLE BOWL KITCHEN SINK IN 36" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS WITH VALANCE. SEE ELECTRICAL PLANS.
23. 24" DISHWASHER. SEE DETAIL 10B/A301.
24. REFRIGERATOR/FREEZER, VERIFY STYLE WITH G.C. SEE DETAIL 8B/A301.
25. 30" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
26. PRE-FABRICATED PANTRY CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
27. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 16B & 19B/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 14B & 19B/A301 & 17C/A801.
28. SINGLE BOWL KITCHEN SINK IN 30" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS. SEE ELECTRICAL PLANS.
29. 24" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
30. LOCATION FOR DRYER VENT.
31. DASHED LINES INDICATE REQUIRED ADA CLEARANCES, SEE SHEET A301 FOR MORE INFORMATION.
32. CHANGE IN FLOORING MATERIAL, VERIFY W/ OWNER. PROVIDE ACOUSTIC MAT AT ALL HARD SURFACE AREAS.
33. SHELVING FOR LINE CLOSET. VERIFY W/ OWNER.

### TYPE "A" UNIT NOTES:

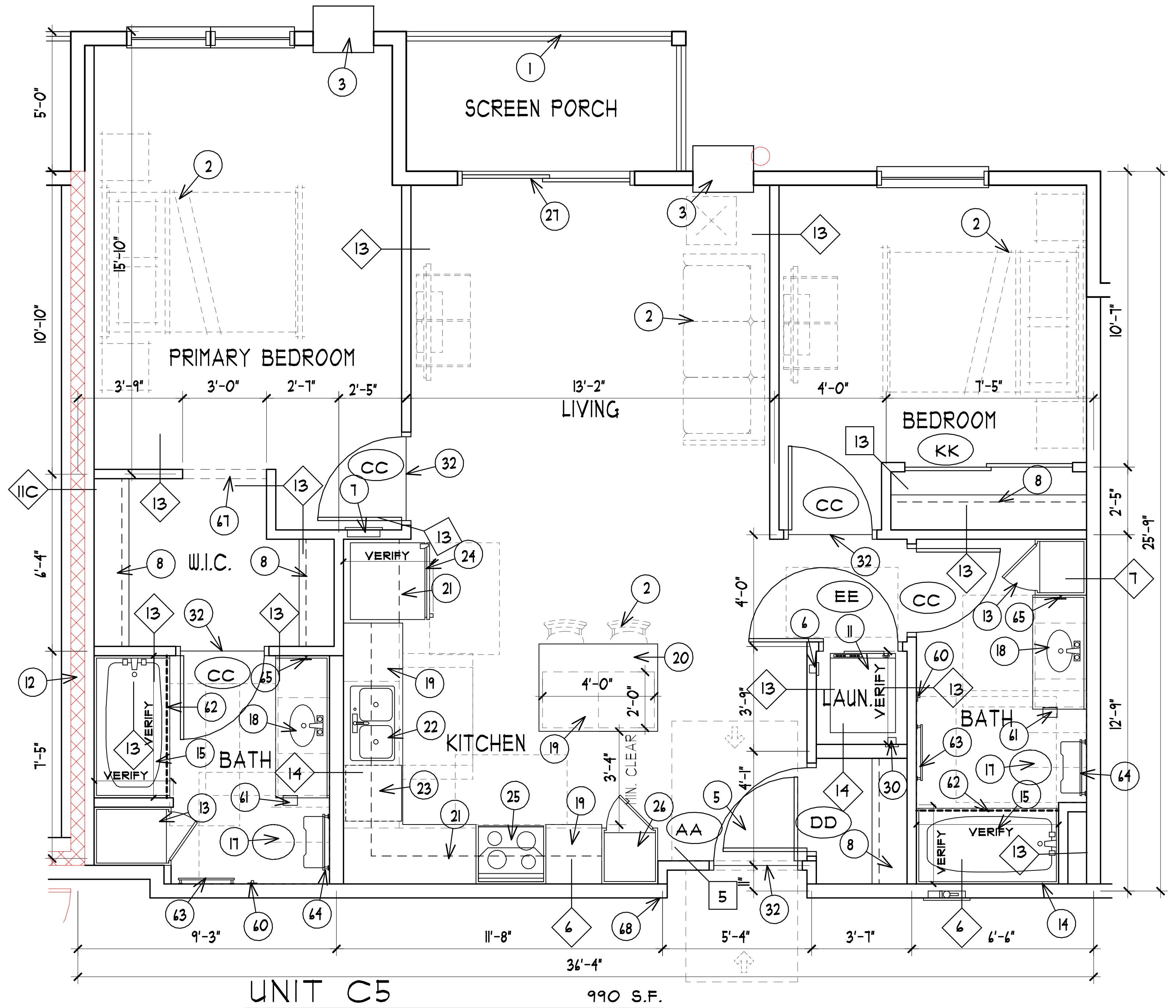
34. THIS DOOR SHALL MEET ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15A/A301.
35. GRAY VINYL COATING WIRE SHELF. PROVIDE A PORTION @ 48" A.F.F. MAX. SEE DETAIL 18A/A301.
36. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED, SEE DETAIL 14A/A301.
37. ACCESSIBLE SIDE BY SIDE CLOTHES WASHER & DRYER, SEE DETAIL 13A/A301. WASHER TO BE ON LEFT.
38. ACCESSIBLE BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11 & 1A/A301. VERIFY ROUGH OPENING SIZES WITH G.C.
39. NOT USED.
40. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1,2,3 & 7A/A301.
41. VANITY WITH SINK, PROVIDE REMOVABLE CABINETRY BELOW SINK TO MEET THE REQUIREMENTS OF DET. 6A/A301. WALLS & FLOOR BELOW VANITY TO BE FINISHED, SEE DETS. 4A & 5A/A301.
42. COUNTERTOP WITH BASE CABINETS AT 34" A.F.F. VERIFY BACK SPLASH WITH OWNER.
43. DOUBLE BOWL SINK, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
44. ACCESSIBLE DISHWASHER. SEE DETAIL 10A/A301.
45. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
46. ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
47. ACCESSIBLE WORK AREA 30" WIDE MIN. WITH FORWARD APPROACH & REMOVABLE CABINETRY UNDER COUNTER TOP, LOCATED ADJACENT TO RANGE, SEE DETS. 9 & 12A/A301. WALLS & FLOOR BELOW COUNTER TO BE FINISHED.
48. COUNTERTOP EATING BAR AT 34" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME w/ LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNIT A1.
49. SINGLE BOWL SINK IN 33" CABINET, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
50. 24" WIDE ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
51. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
52. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 17A & 19A/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 15A & 19A/A301 & 17C/A801.
53. PROVIDE COUNTERTOP OVER LAUNDRY APPLIANCES.
54. MICROWAVE UNDER COUNTER IN SHELF, SEE CABINET SHOP DRAWINGS AND DETAIL 10/A301.
55. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4W/A302.

### ADDITIONAL TYPE "B" UNIT/GENERAL NOTES:

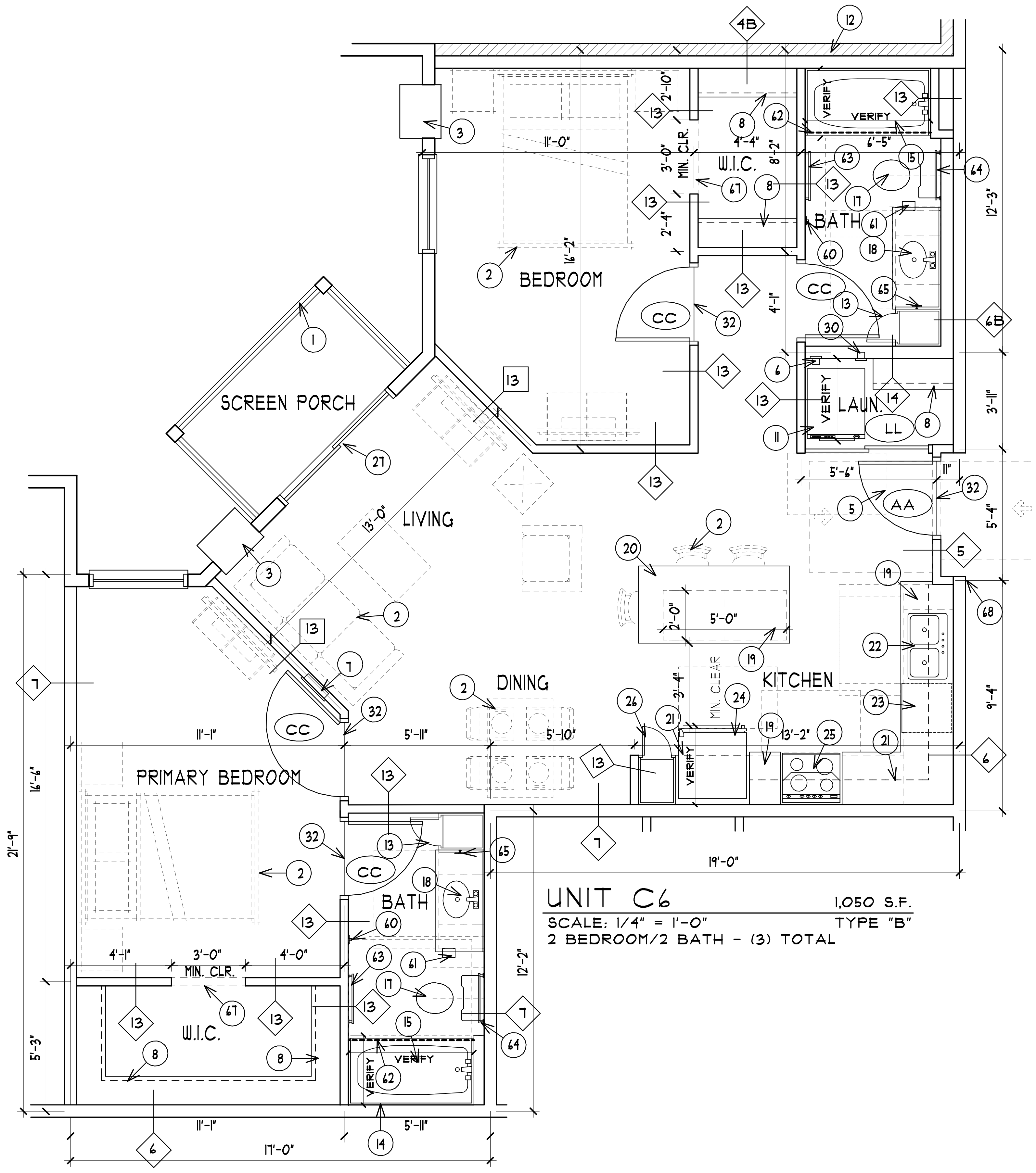
60. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET 4X/A302.
61. TOILET PAPER HOLDER PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. B.O. FIXTURE 19" A.F.F. MINIMUM.
62. SHOWER CURTAIN ROD PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. PER MANUFACTURERS SPECIFICATIONS.
63. TOWEL BAR PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4E/A302.
64. TOWEL BAR ABOVE TOILET PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT 54" A.F.F.
65. TOWEL RING PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. / COUNTER PER MANUFACTURERS SPECIFICATIONS.
66. LOCKING SCREEN DOOR SEE PLANS FOR LOCATIONS, VERIFY REQUIREMENTS W/ OWNER.
67. GYPSUM BOARD BULK HEAD ABOVE SHOWN DASHED. VERIFY HEIGHT WITH DOOR REQUIREMENTS.
68. PROVIDE DRYWALL CONTROL JOINTS AT CORNER ABOVE UNIT ALCOVE RECESS.
69. 18" DISHWASHER. SEE DETAIL 10B/A301.
70. WIRE SHELVING FOR PANTRY. VERIFY W/ OWNER.
71. FLOOR TO CEILING PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
72. 2X4 FURRING WALL W/ 5/8" GYP. BD.
73. PROVIDE BLOCKING FOR FUTURE WALL AROUND TV BY TENANT. ELECT. CONTRACTOR TO PROVIDE RECESSED OUTLET HIGH ON WALL.
74. (5) SHELVING BY CABINET SUPPLIER.

## GENERAL NOTES:

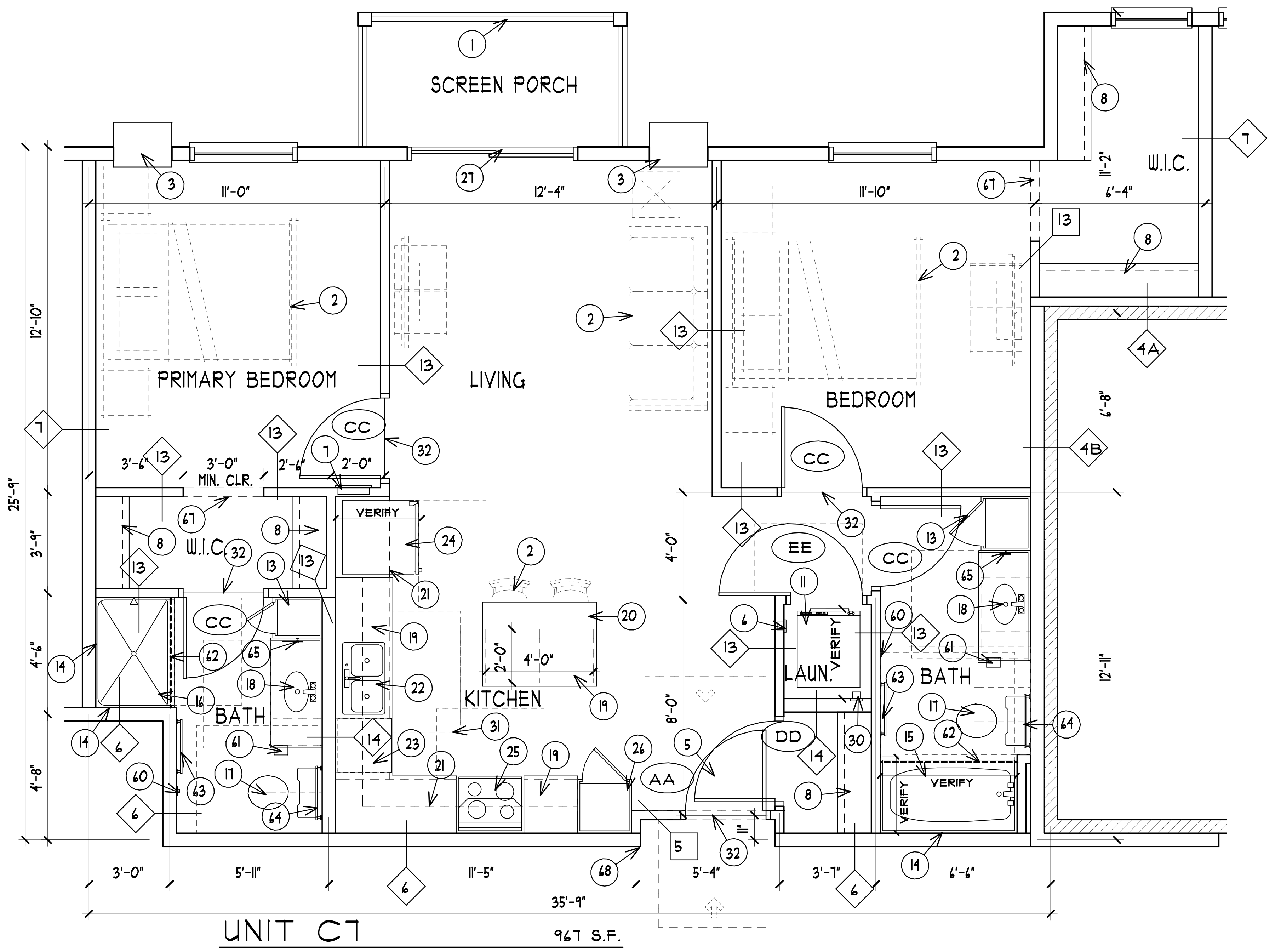
A) VERIFY ROOM FINISHES AND COLOR SELECTIONS w/ G.C./OWNER.
B) HVAC CONTRACTOR TO PROVIDE ACCESSIBLE HEIGHT MOUNTED THERMOSTAT AT ALL UNITS.
C) FRAME & FINISH ABOVE LINEN IF SURROUNDED BY WALLS ON EACH SIDE.
D) PROVIDE 110 OUTLET IN LAUNDRY CLOSET VERIFY LOCATION w/G.C.
E) VERIFY ALL ROUGH OPENINGS DIMENSIONS w/SHOP DRAWINGS.
F) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.
G) PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090 OR SASH LIMITERS THAT PROVIDE AN OPENING NOT MORE THAN 4" FOR OPERABLE WINDOWS OVER 6'-0" ABOVE GRADE THAT ARE LESS THAN 36" A.F.F.
H) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION W/ FIRE MARSHALL.
J) ALL DOOR HARDWARE TO BE LEVER TYPE.
K) VERIFY ALL SPECIALTY EQUIPMENT W/ G.C.
L) ALL SIDE BY SIDE CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF THE CLOTHES DRYER.
NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.
M) ALL VINYL (OR HARD SURFACE) FLOORING PROVIDED SHALL HAVE A SOUND MAT PLACED UNDERNEATH TO MAINTAIN THE MIN. 50 IIC RATING
N) ALL TUBS/SHOWERS IN TYPE "B" UNITS TO BE FHA/TYPE "B" COMPLIANT BY MANUFACTURER; AND MUST PROVIDE BLOCKING FOR FUTURE GRAB BARS IN WALL OR FIXTURE
P) VERIFY MEDIA PANEL LOCATIONS W/ ELECTRICAL PLANS



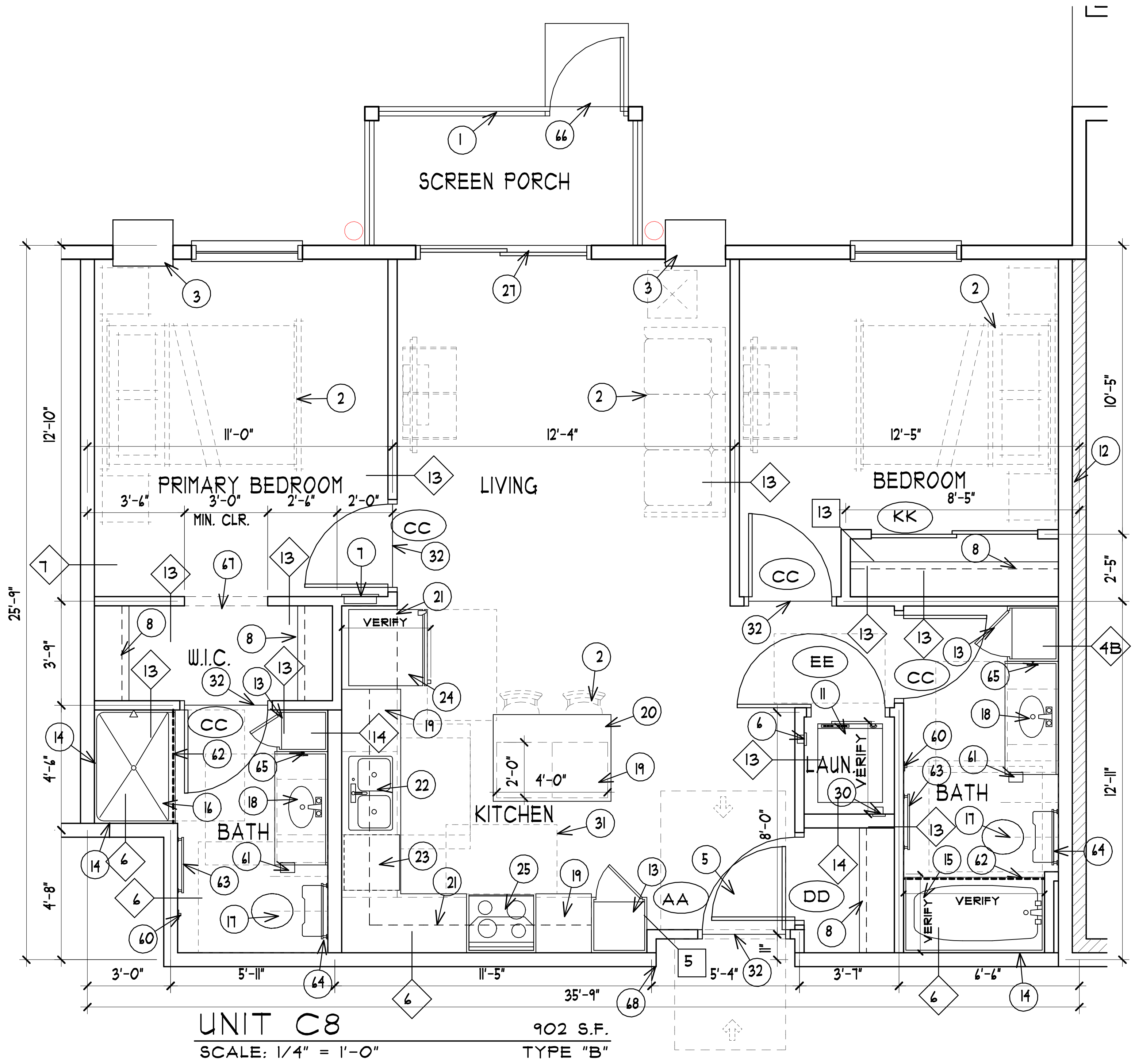
UNIT C5 990 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM/2 BATH - (3) TOTAL



UNIT C6 1,050 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM/2 BATH - (3) TOTAL



UNIT C7 967 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM/2 BATH - (1) TOTAL



UNIT C8 902 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM/2 BATH - (2) TOTAL

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DAVID MAJCHRZAK
56381
12/06/24

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 DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

A204

PLOTTED: 12/06/24 FILE: 22042U COM: 3

## GENERAL NOTES:

A) VERIFY ROOM FINISHES AND COLOR SELECTIONS w/ G.C./OWNER.

B) HVAC CONTRACTOR TO PROVIDE ACCESSIBLE HEIGHT MOUNTED THERMOSTAT AT ALL UNITS.

C) FRAME & FINISH ABOVE LINEN IF SURROUNDED BY WALLS ON EACH SIDE.

D) PROVIDE 110 OUTLET IN LAUNDRY CLOSET VERIFY LOCATION w/G.C.

E) VERIFY ALL ROUGH OPENINGS DIMENSIONS w/SHOP DRAWINGS.

F) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.

G) PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090 OR SASH LIMITERS THAT PROVIDE AN OPENING NOT MORE THAN 4" FOR OPERABLE WINDOWS OVER 6'-0" ABOVE GRADE THAT ARE LESS THAN 36" A.F.F.

H) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION W/ FIRE MARSHALL.

J) ALL DOOR HARDWARE TO BE LEVER TYPE.

K) VERIFY ALL SPECIALTY EQUIPMENT W/ G.C.

L) ALL SIDE BY SIDE CLOTHES WASHERS TO BE INSTALLED TO THE LEFT OF THE CLOTHES DRYER.
NOTE: SOME PLANS MAY BE MIRRORED. REFER TO A200 UNT PLAN SHEETS & A301 ACCESSIBLE DETAILS SHEET FOR CLEARANCES.

M) ALL VINYL (OR HARD SURFACE) FLOORING PROVIDED SHALL HAVE A SOUND MAT PLACED UNDERNEATH TO MAINTAIN THE MIN. 50 IIC RATING

N) ALL TUBS/SHOWERS IN TYPE "B" UNITS TO BE FHA/TYPE "B" COMPLIANT BY MANUFACTURER; AND MUST PROVIDE BLOCKING FOR FUTURE GRAB BARS IN WALL OR FIXTURE

P) VERIFY MEDIA PANEL LOCATIONS W/ ELECTRICAL PLANS

NOTE: 60" MIN. CLEARANCE IN U-SHAPE KITCHENS & 40" MIN. CLEARANCE IN ALL OTHER KITCHENS BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS WITHIN KITCHEN WORK AREAS. ADJUST KITCHEN ISLAND DIMENSIONS IF NECESSARY PER THESE REQUIREMENTS. VERIFY W/ CABINET & INTERIOR DESIGN SHOP DRAWINGS.

## UNIT PLAN NUMBER NOTES: ← #

### TYPE "B" UNIT/GENERAL NOTES:

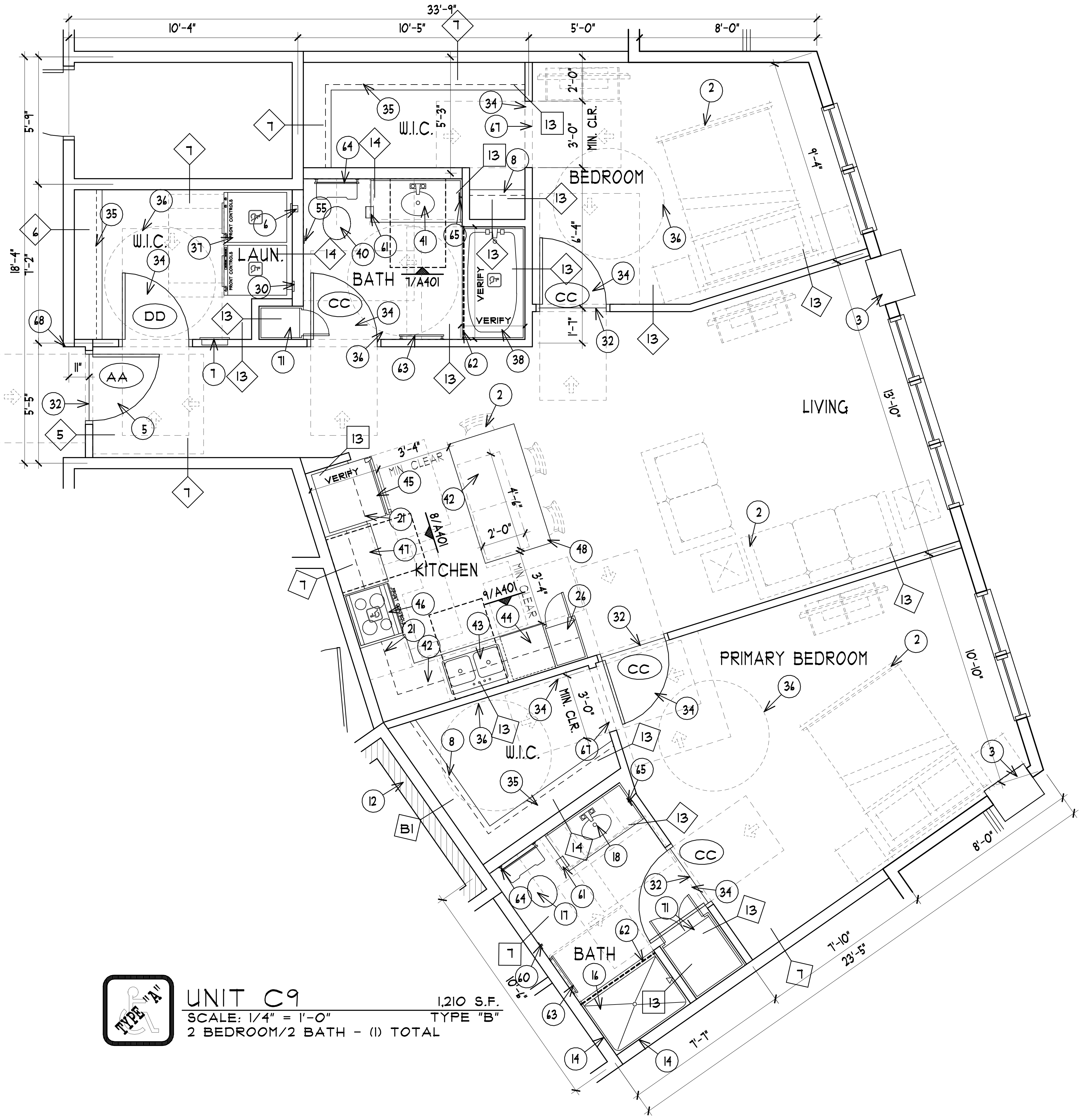
1. SCREEN PORCH w/ 42" HIGH PRE-FINISHED METAL GUARDRAILS AND INTERMEDIATE BALUSTERS @ 4" O.C. SEE FLOOR PLAN FOR SCREEN DOOR LOCATIONS. CONCRETE PATIO, SLOPE AWAY FROM BLDG. AS REQ'D.
2. FURNITURE BY RESIDENT. SHOWN FOR SPACE PLANNING ONLY (N.I.C.).
3. THRU-WALL A/C UNIT. SEE MEP PLANS. PROVIDE REMOTE / WALL MOUNTED THERMOSTAT. SEE DETAIL 10/A301. ALIGN TOP OF UNIT WITH TOP OF PATIO DOOR HEAD HEIGHT (NOT WINDOW HEAD HEIGHT).
4. 8'-0" HIGH WALL THIS AREA, VERIFY CAP WITH OWNER.
5. UNIT ENTRY DOOR TO MEET THE REQUIREMENTS OF DETAIL 7/A301.
6. LOCATION FOR WASHER WATER SHUT-OFF BOX.
7. ELECTRICAL PANEL. INSTALL WITH-IN ACCESSIBLE REACH RANGE. SEE 41/A302. VERIFY LOCATION WITH ELECTRICAL PLANS.
8. GRAY VINYL COATING WIRE SHELF @ 60" A.F.F.
9. WASHER INSTALLED LEFT OF DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
10. DRYER. VERIFY STYLE WITH OWNER, SEE DETAIL 12B/A301.
11. STACKED CLOTHES WASHER & DRYER. SEE DETAIL 13B/A301. WASHER TO BE ON BOTTOM.
12. FIRE BARRIER OR FIRE WALL SHOWN HATCHED. SEE FLOOR PLANS FOR WALL TYPE AND EXTENTS.
13. 84" HIGH PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
14. INSTALL 5/8" GYPSUM BOARD BEHIND TUB/SHOWER SURROUND TO MAINTAIN 1 HOUR FIRE RATING. SEE DETAIL 3/A801.
15. BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11, 1B & 2B/A301. VERIFY ROUGH OPENING SIZE WITH G.C.
16. 48" SHOWER WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETS. 12 & 3B/A301. PROVIDE BLOCKING FOR FUTURE SEAT. VERIFY ROUGH OPENING SIZE W/ G.C.
17. WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1, 2, 3, 6B & 7B/A301.
18. VANITY TOP WITH SINK. SEE DETAILS 4 & 4B/A301.
19. COUNTERTOP WITH BASE CABINETS AT 36" A.F.F. VERIFY BACK SPLASH WITH OWNER.
20. COUNTERTOP EATING BAR AT 36" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME WITH LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNITS A2, A3, A4, A5 , A6 & A7.
21. LINE OF UPPER CABINETS SHOWN DASHED.
22. DOUBLE BOWL KITCHEN SINK IN 36" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS WITH VALANCE. SEE ELECTRICAL PLANS.
23. 24" DISHWASHER. SEE DETAIL 10B/A301.
24. REFRIGERATOR/FREEZER, VERIFY STYLE WITH G.C. SEE DETAIL 8B/A301.
25. 30" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
26. PRE-FABRICATED PANTRY CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
27. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 16B & 19B/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 14B & 19B/A301 & 17C/A801.
28. SINGLE BOWL KITCHEN SINK IN 30" CABINET. SEE DETAIL 11B/A301. PROVIDE LIGHT ABOVE SINK UNDER UPPER CABINETS. SEE ELECTRICAL PLANS.
29. 24" RANGE WITH VENTLESS HOOD (VERIFY w/ MECH.). PROVIDE BUILT IN MICROWAVE ABOVE, SEE DETAIL 9B/A301.
30. LOCATION FOR DRYER VENT.
31. DASHED LINES INDICATE REQUIRED ADA CLEARANCES, SEE SHEET A301 FOR MORE INFORMATION.
32. CHANGE IN FLOORING MATERIAL, VERIFY W/ OWNER. PROVIDE ACOUSTIC MAT AT ALL HARD SURFACE AREAS.
33. SHELVING FOR LINE CLOSET. VERIFY W/ OWNER.

### TYPE "A" UNIT NOTES:

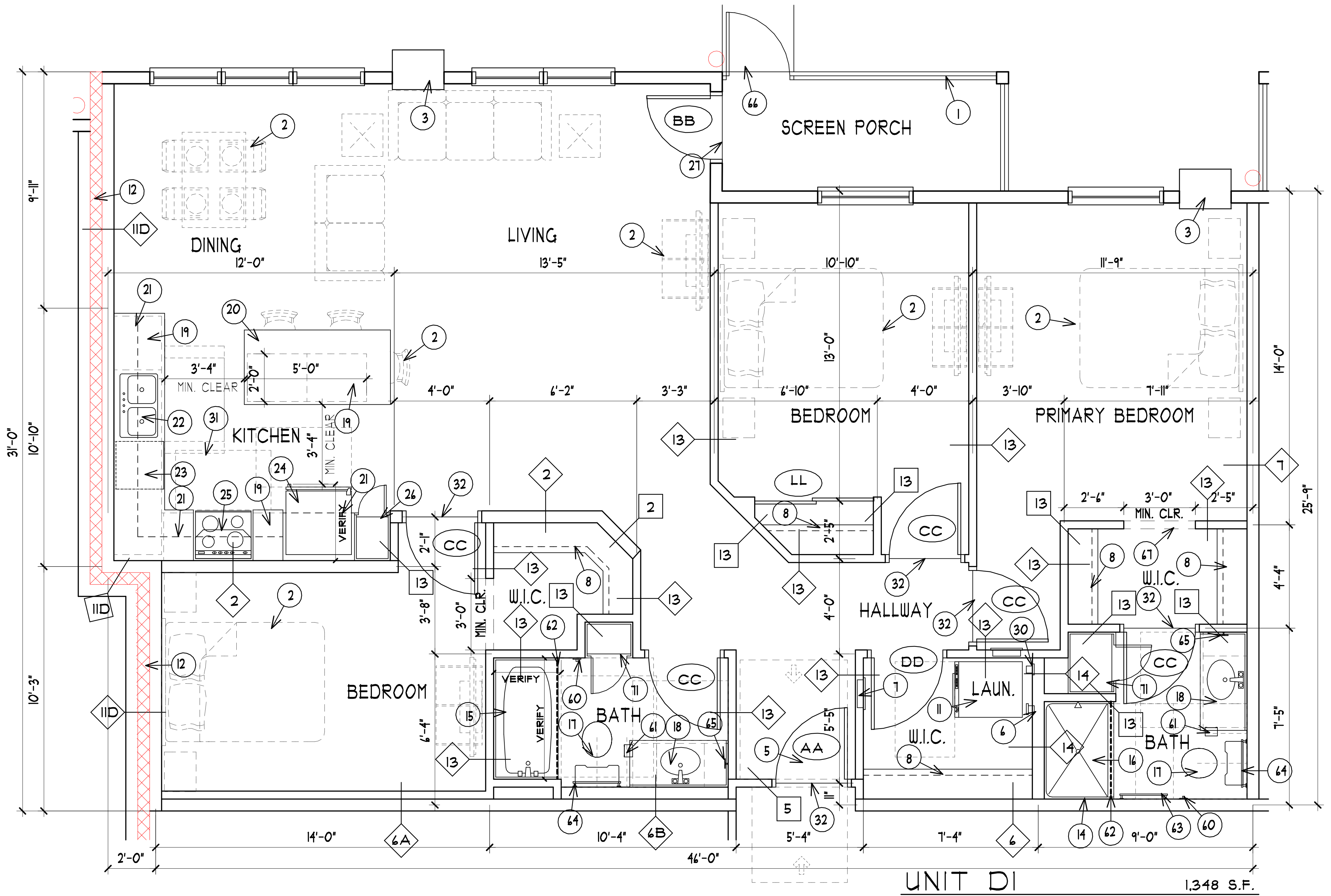
34. THIS DOOR SHALL MEET ACCESSIBLE DOOR CLEARANCES. SEE DETAILS 7 & 15A/A301.
35. GRAY VINYL COATING WIRE SHELF. PROVIDE A PORTION @ 48" A.F.F. MAX. SEE DETAIL 18A/A301.
36. ACCESSIBLE TURNING CLEARANCE SHOWN DASHED, SEE DETAIL 14A/A301.
37. ACCESSIBLE SIDE BY SIDE CLOTHES WASHER & DRYER, SEE DETAIL 13A/A301. WASHER TO BE ON LEFT.
38. ACCESSIBLE BATH TUB WITH FIBERGLASS SURROUND. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 11 & 1A/A301. VERIFY ROUGH OPENING SIZES WITH G.C.
39. NOT USED.
40. ACCESSIBLE WATER CLOSET. PROVIDE BLOCKING FOR FUTURE GRAB BARS. SEE DETAILS 1,2,3 & 7A/A301.
41. VANITY WITH SINK, PROVIDE REMOVABLE CABINETRY BELOW SINK TO MEET THE REQUIREMENTS OF DET. 6A/A301. WALLS & FLOOR BELOW VANITY TO BE FINISHED, SEE DETS. 4A & 5A/A301.
42. COUNTERTOP WITH BASE CABINETS AT 34" A.F.F. VERIFY BACK SPLASH WITH OWNER.
43. DOUBLE BOWL SINK, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
44. ACCESSIBLE DISHWASHER. SEE DETAIL 10A/A301.
45. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
46. ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
47. ACCESSIBLE WORK AREA 30" WIDE MIN. WITH FORWARD APPROACH & REMOVABLE CABINETRY UNDER COUNTER TOP, LOCATED ADJACENT TO RANGE, SEE DETS. 9 & 12A/A301. WALLS & FLOOR BELOW COUNTER TO BE FINISHED.
48. COUNTERTOP EATING BAR AT 34" A.F.F. w/ CABINETRY BELOW PER PLAN. PROVIDE FRAME w/ LEGS FOR SUPPORT BY CABINET SUPPLIER IN UNIT A1.
49. SINGLE BOWL SINK IN 33" CABINET, PROVIDE LIGHT FIXTURE ABOVE SINK UNDER UPPER CABINETS. PROVIDE REMOVABLE CABINETRY BELOW TO MEET THE REQT'S. OF DETS. 9 & 11A/A301. WALLS & FLOOR BELOW SINK TO BE FINISHED, SEE DET. 11A/A301.
50. 24" WIDE ACCESSIBLE RANGE WITH FRONT OR SIDE CONTROLS & VENTLESS HOOD ABOVE (VERIFY w/ MECH.). SEE DETAILS 9 & 9A/A301.
51. ACCESSIBLE REFRIGERATOR/FREEZER. VERIFY STYLE WITH G.C. SEE DETAIL 8A/A301.
52. THRESHOLD AT SLIDING PATIO DOOR SEE DETS. 17A & 19A/A301 & 17A/801 AND AT SWINGING PORCH DOOR SEE DETS. 15A & 19A/A301 & 17C/A801.
53. PROVIDE COUNTERTOP OVER LAUNDRY APPLIANCES.
54. MICROWAVE UNDER COUNTER IN SHELF, SEE CABINET SHOP DRAWINGS AND DETAIL 10/A301.
55. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4W/A302.

### ADDITIONAL TYPE "B" UNIT/GENERAL NOTES:

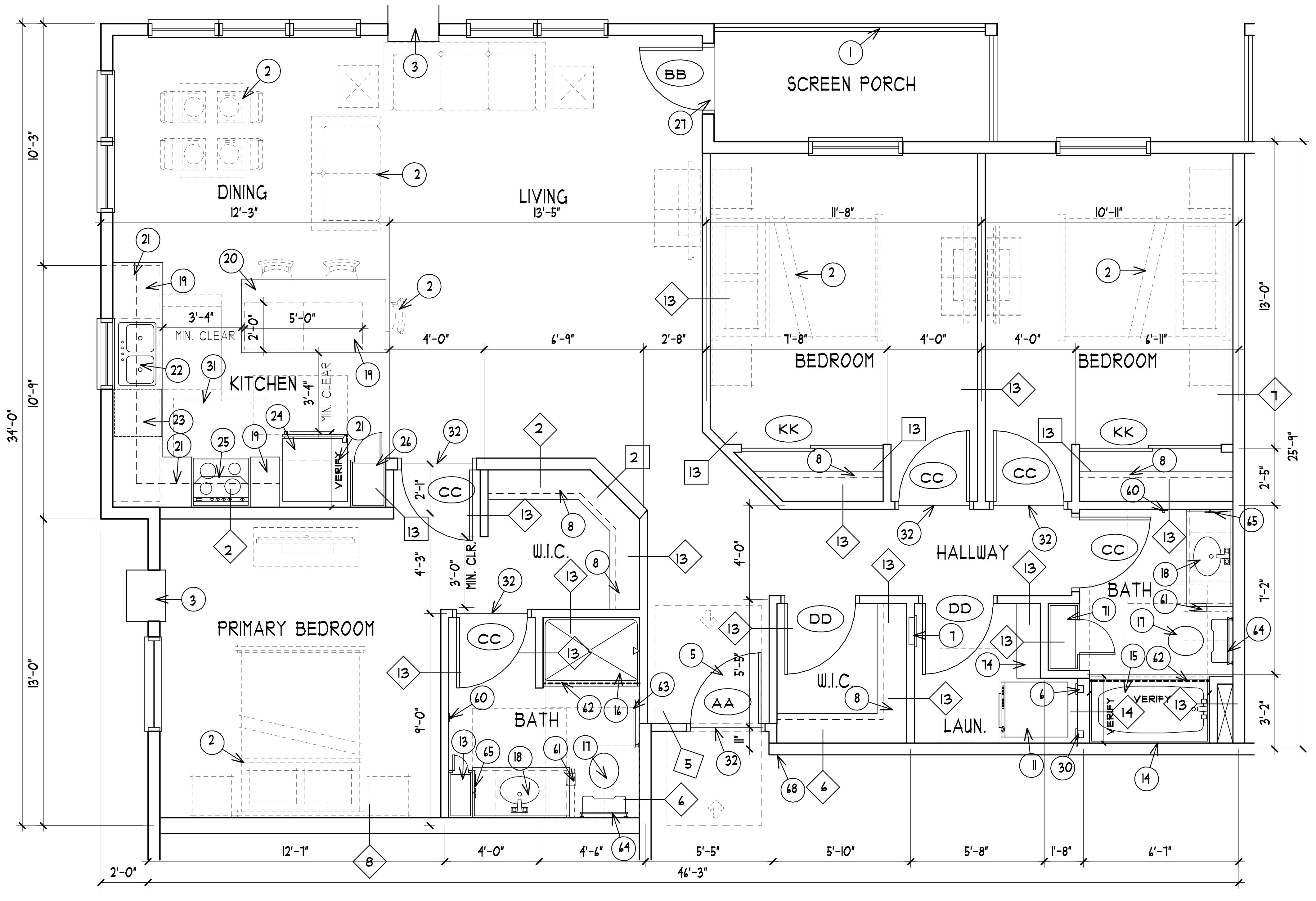
60. ROBE HOOK PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET 4X/A302.
61. TOILET PAPER HOLDER PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. B.O. FIXTURE 19" A.F.F. MINIMUM.
62. SHOWER CURTAIN ROD PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. PER MANUFACTURERS SPECIFICATIONS.
63. TOWEL BAR PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. SEE DET. 4E/A302.
64. TOWEL BAR ABOVE TOILET PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT 54" A.F.F.
65. TOWEL RING PROVIDE BLOCKING AS REQ'D., VERIFY STYLE W/ OWNER. MOUNT A.F.F. / COUNTER PER MANUFACTURERS SPECIFICATIONS.
66. LOCKING SCREEN DOOR SEE PLANS FOR LOCATIONS, VERIFY REQUIREMENTS W/ OWNER.
67. GYPSUM BOARD BULK HEAD ABOVE SHOWN DASHED. VERIFY HEIGHT WITH DOOR REQUIREMENTS.
68. PROVIDE DRYWALL CONTROL JOINTS AT CORNER ABOVE UNIT ALCOVE RECESS.
69. 18" DISHWASHER. SEE DETAIL 10B/A301.
70. WIRE SHELVING FOR PANTRY. VERIFY W/ OWNER.
71. FLOOR TO CEILING PRE-FABRICATED LINEN CABINET w/ ADJUSTABLE SHELVING BY CABINET SUPPLIER.
72. 2X4 FURRING WALL W/ 5/8" GYP. BD.
73. PROVIDE BLOCKING FOR FUTURE WALL AROUND TV BY TENANT. ELECT. CONTRACTOR TO PROVIDE RECESSED OUTLET HIGH ON WALL.
74. (5) SHELVING BY CABINET SUPPLIER.



UNIT C9 1,210 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM/2 BATH - (1) TOTAL



UNIT D1 1,348 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
3 BEDROOM/2 BATH - (1) TOTAL



UNIT D2 1,416 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
3 BEDROOM/2 BATH - (2) TOTAL

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DAVID MAJCHRZAK LICENSED ARCHITECT 56381 12/06/24 STATE OF MINNESOTA

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Name DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

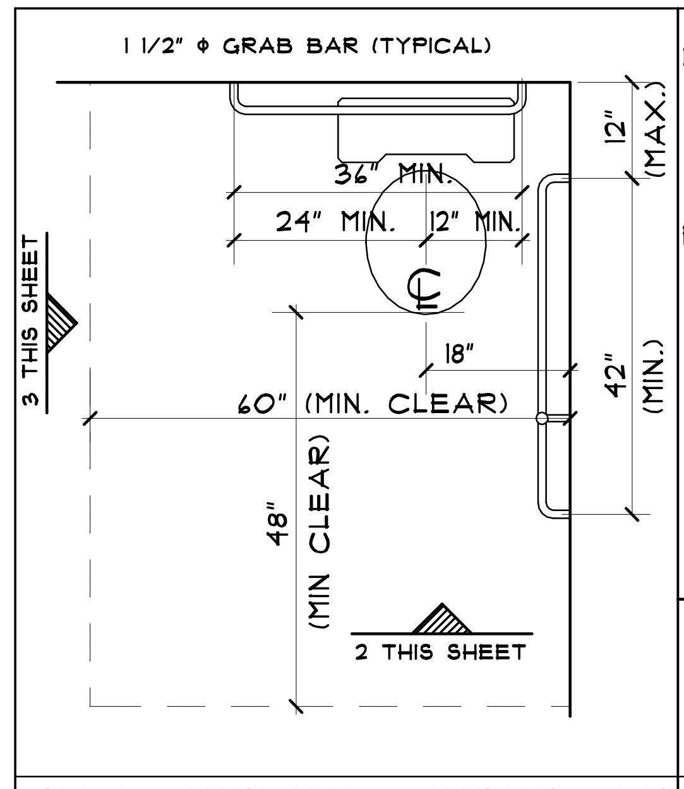
PROPOSED:
**HUGO APARTMENTS**
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|
| | | | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

A205

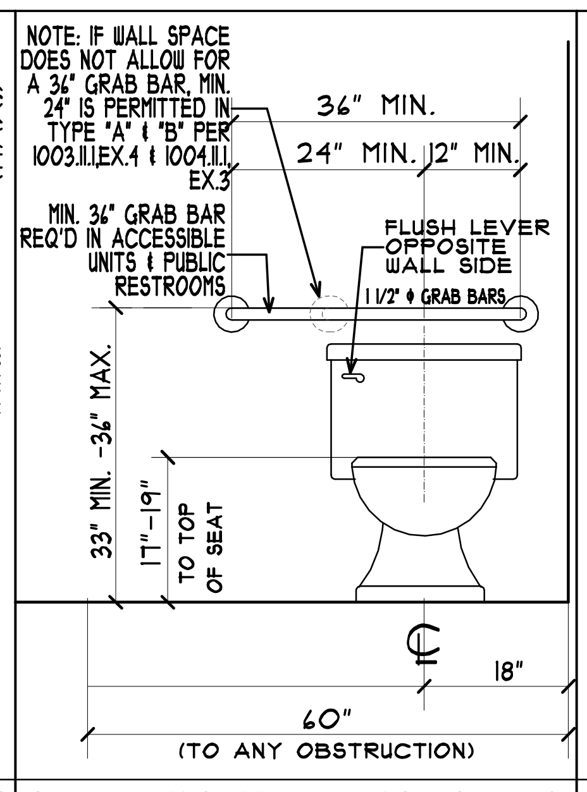
PLOTTED: 12/06/24 FILE: 22042U COM: 3


1 1/2" Φ GRAB BAR (TYPICAL)
36" MIN.
24" MIN.
12" MIN.
12" (MAX.)
42" (MIN.)
18"
60" (MIN. CLEAR)
48" (MIN CLEAR)
3 THIS SHEET
2 THIS SHEET

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

1 FLOOR CLEARANCE IN PLAN

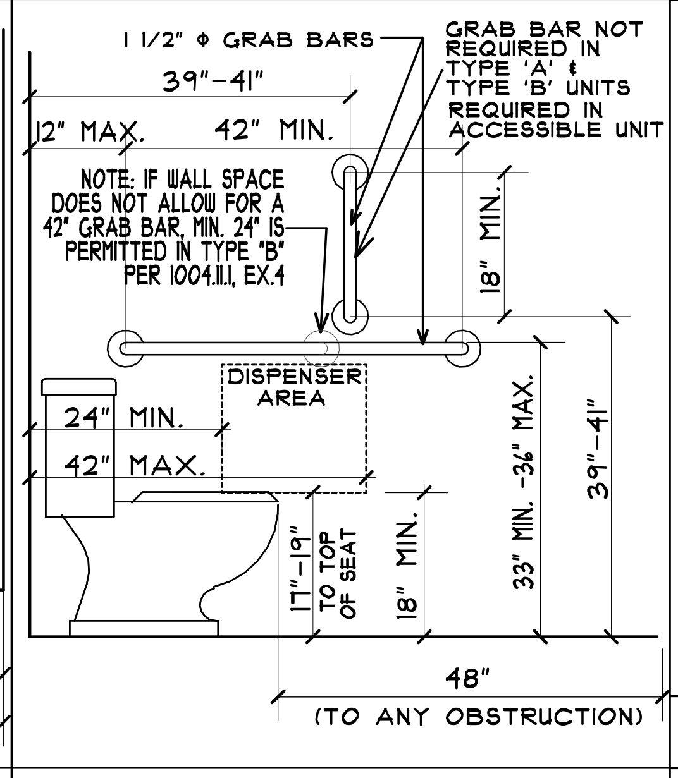
SCALE: 1/2" = 1'-0"


NOTE: IF WALL SPACE DOES NOT ALLOW FOR A 36" GRAB BAR, MIN. 24" IS PERMITTED IN TYPE "A" & "B" PER 1003.11.1,EX.4 & 1004.11.1, EX.3
MIN. 36" GRAB BAR REQ'D IN ACCESSIBLE UNITS & PUBLIC RESTROOMS
36" MIN.
24" MIN.
12" MIN.
FLUSH LEVER OPPOSITE WALL SIDE
1 1/2" Φ GRAB BARS
33" MIN. -36" MAX.
17"-19" TO TOP OF SEAT
18"
60" (TO ANY OBSTRUCTION)

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

2 REAR WALL GRAB BAR ELEVATION

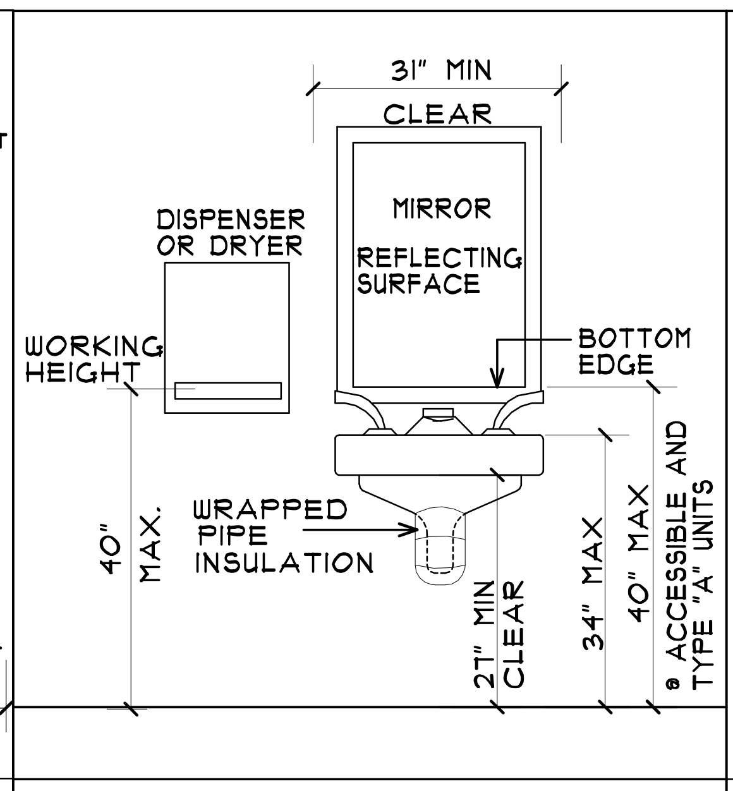
SCALE: 1/2" = 1'-0"


1 1/2" Φ GRAB BARS
GRAB BAR NOT REQUIRED IN TYPE 'A' & TYPE 'B' UNITS REQUIRED IN ACCESSIBLE UNIT
39"-41"
12" MAX.
42" MIN.
NOTE: IF WALL SPACE DOES NOT ALLOW FOR A 42" GRAB BAR, MIN. 24" IS PERMITTED IN TYPE "B" PER 1004.11.1, EX.4
18" MIN.
DISPENSER AREA
24" MIN.
42" MAX.
17"-19" TO TOP OF SEAT
18" MIN.
33" MIN. -36" MAX.
39"-41"
48" (TO ANY OBSTRUCTION)

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

3 SIDE WALL GRAB BAR ELEVATION

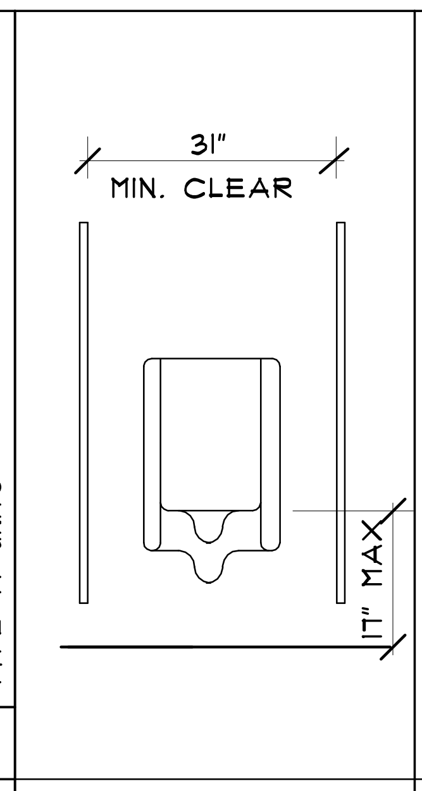
SCALE: 1/2" = 1'-0"


31" MIN CLEAR
DISPENSER OR DRYER
MIRROR
REFLECTING SURFACE
BOTTOM EDGE
WORKING HEIGHT
40" MAX.
WRAPPED PIPE INSULATION
27" MIN CLEAR
34" MAX
40" MAX
@ ACCESSIBLE AND TYPE "A" UNITS

SEE PART 1340.0300,SUB PART 1 OF STATE CODE

4 LAVATORY AND ACCESSORIES

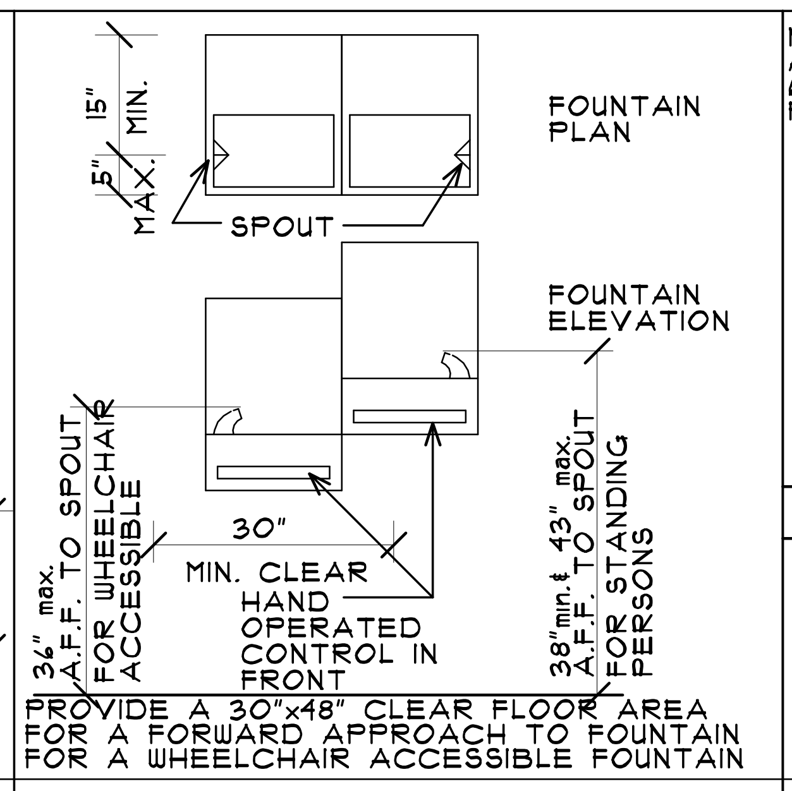
SCALE: 1/2" = 1'-0"


31" MIN. CLEAR
17" MAX

SEE ICC/ANSI A117.1 - CHAPTER 6

5 ACCESSIBLE URINAL

SCALE: 1/2" = 1'-0"

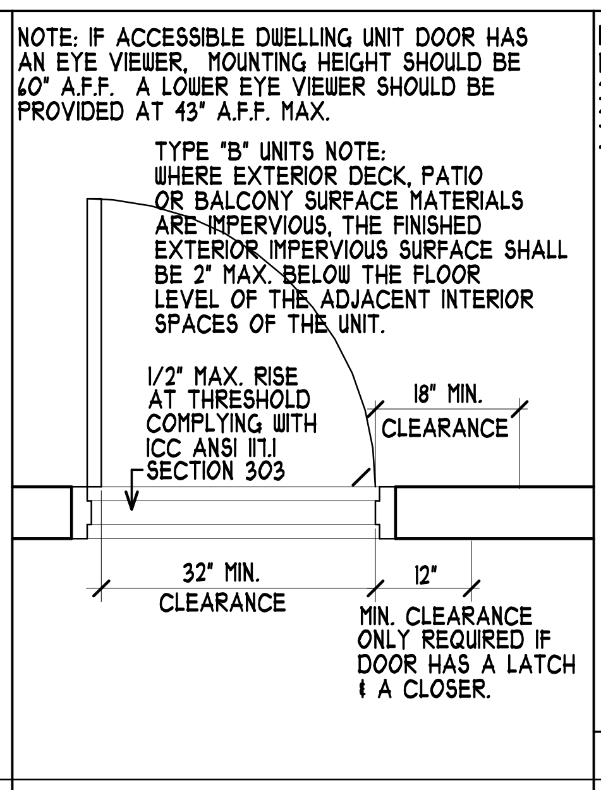

15" MIN.
5" MAX.
SPOUT
FOUNTAIN PLAN
FOUNTAIN ELEVATION
36" max. A.F.F. TO SPOUT FOR WHEELCHAIR ACCESSIBLE
30" MIN. CLEAR
HAND OPERATED CONTROL IN FRONT
38"min. & 43" max. A.F.F. TO SPOUT FOR STANDING PERSONS

PROVIDE A 30"x48" CLEAR FLOOR AREA FOR A FORWARD APPROACH TO FOUNTAIN FOR A WHEELCHAIR ACCESSIBLE FOUNTAIN

SEE ICC/ANSI A117.1 - CHAPTER 6

6 ACCESSIBLE DRINKING FOUNTAIN

SCALE: 1/2" = 1'-0"


1/2" MAX. RISE AT THRESHOLD COMPLYING WITH ICC ANSI 117.1 SECTION 303
18" MIN. CLEARANCE
32" MIN. CLEARANCE
12"
MIN. CLEARANCE ONLY REQUIRED IF DOOR HAS A LATCH & A CLOSER.

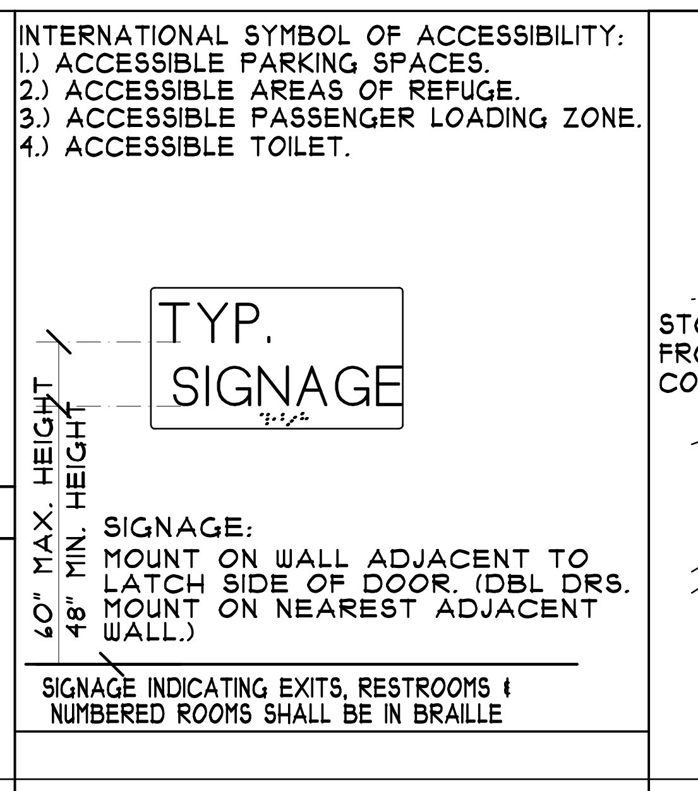
NOTE: IF ACCESSIBLE DWELLING UNIT DOOR HAS AN EYE VIEWER, MOUNTING HEIGHT SHOULD BE 60" A.F.F. A LOWER EYE VIEWER SHOULD BE PROVIDED AT 43" A.F.F. MAX.

TYPE "B" UNITS NOTE: WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE SHALL BE 2" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

SEE ICC/ANSI A117.1 - CHAPTER 4

7 REQUIRED DOOR CLEARANCES

TYPICAL ALL DOORS (N.T.S.)


TYP. SIGNAGE
60" MAX. HEIGHT
48" MIN. HEIGHT

INTERNATIONAL SYMBOL OF ACCESSIBILITY:
1.) ACCESSIBLE PARKING SPACES.
2.) ACCESSIBLE AREAS OF REFUGE.
3.) ACCESSIBLE PASSENGER LOADING ZONE.
4.) ACCESSIBLE TOILET.

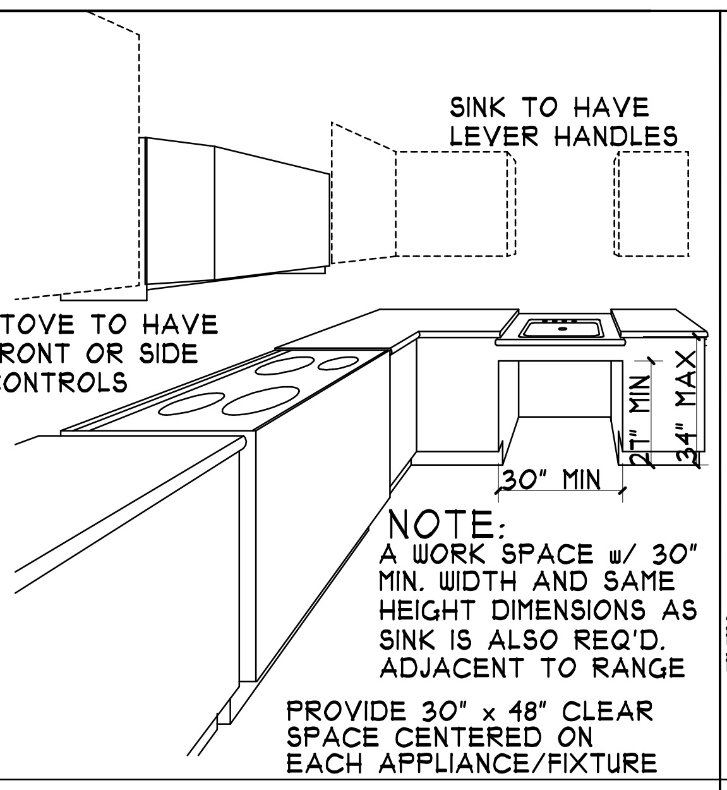
SIGNAGE: MOUNT ON WALL ADJACENT TO LATCH SIDE OF DOOR. (DBL DRS. MOUNT ON NEAREST ADJACENT WALL.)

SIGNAGE INDICATING EXITS, RESTROOMS & NUMBERED ROOMS SHALL BE IN BRAILLE

SEE ICC/ANSI A117.1 - CHAPTER 7

8 ACCESSIBLE ROOM/SPACE SIGNAGE

SCALE: 1/2" = 1'-0"


SINK TO HAVE LEVER HANDLES
STOVE TO HAVE FRONT OR SIDE CONTROLS
27" MIN
34" MAX
30" MIN

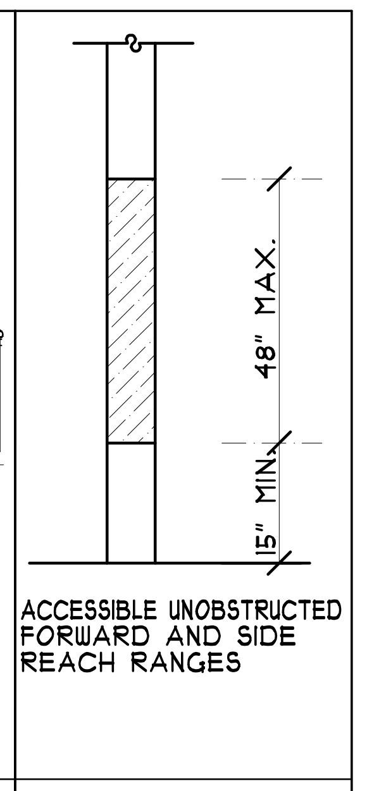
NOTE: A WORK SPACE w/ 30" MIN. WIDTH AND SAME HEIGHT DIMENSIONS AS SINK IS ALSO REQ'D. ADJACENT TO RANGE

PROVIDE 30" x 48" CLEAR SPACE CENTERED ON EACH APPLIANCE/FIXTURE

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

9 ACCESSIBLE KITCHEN

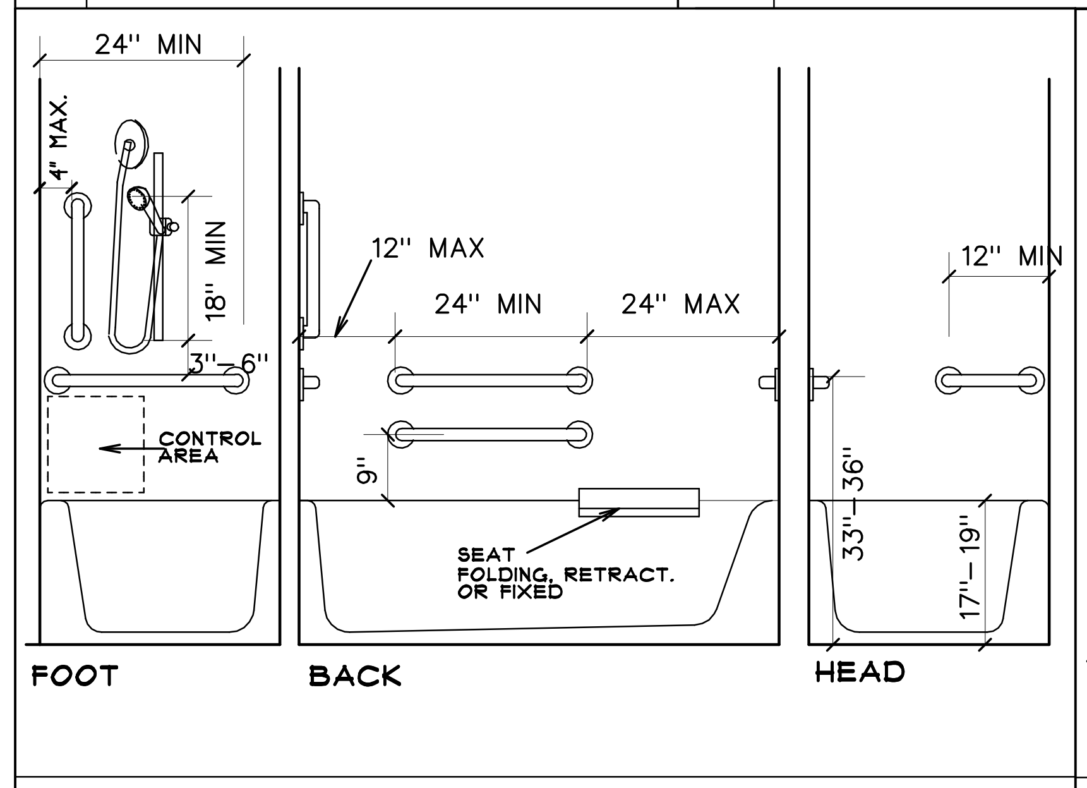
SCALE: NONE


48" MAX.
15" MIN.
ACCESSIBLE UNOBSTRUCTED FORWARD AND SIDE REACH RANGES

SEE ICC/ANSI A117.1 - CHAPTER 3

10 ACCESSIBLE REACH RANGES

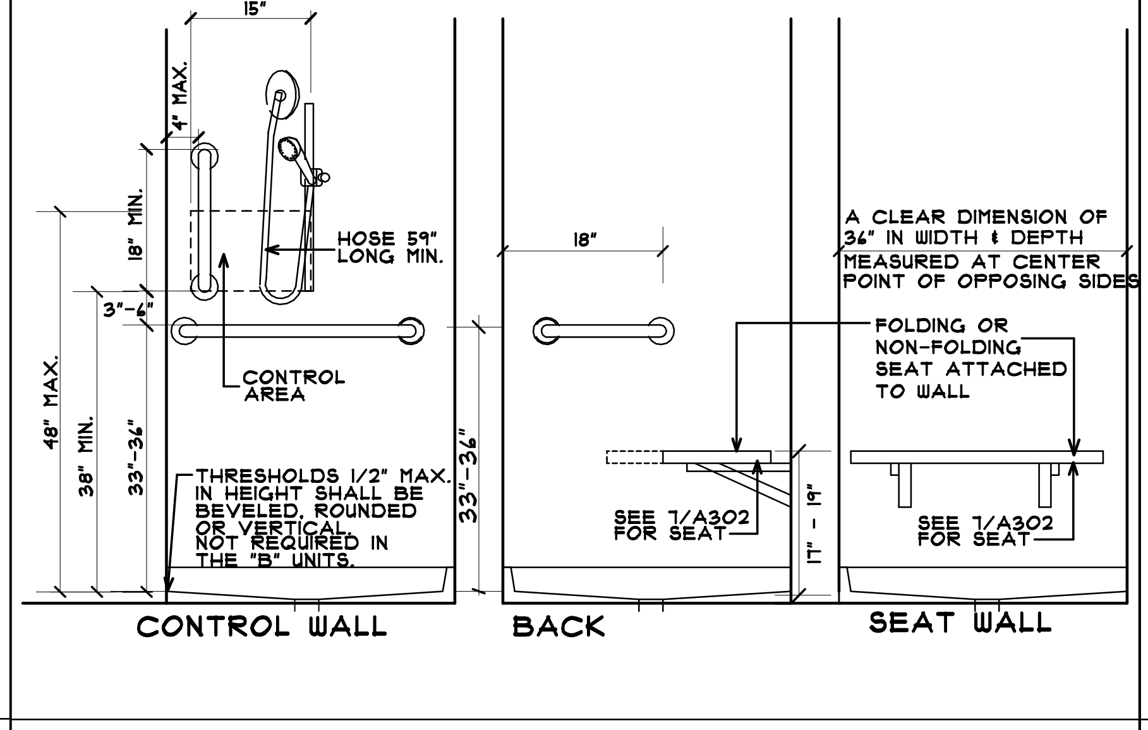
SCALE: 1/2" = 1'-0"


24" MIN
4" MAX.
18" MIN
3"-6"
CONTROL AREA
12" MAX
24" MIN
24" MAX
9"
SEAT FOLDING, RETRACT. OR FIXED
12" MIN
33"-36"
17"-19"
FOOT
BACK
HEAD

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

11 BATHTUB & GRAB BAR (WITHOUT PERMANENT SEAT IN TUB)

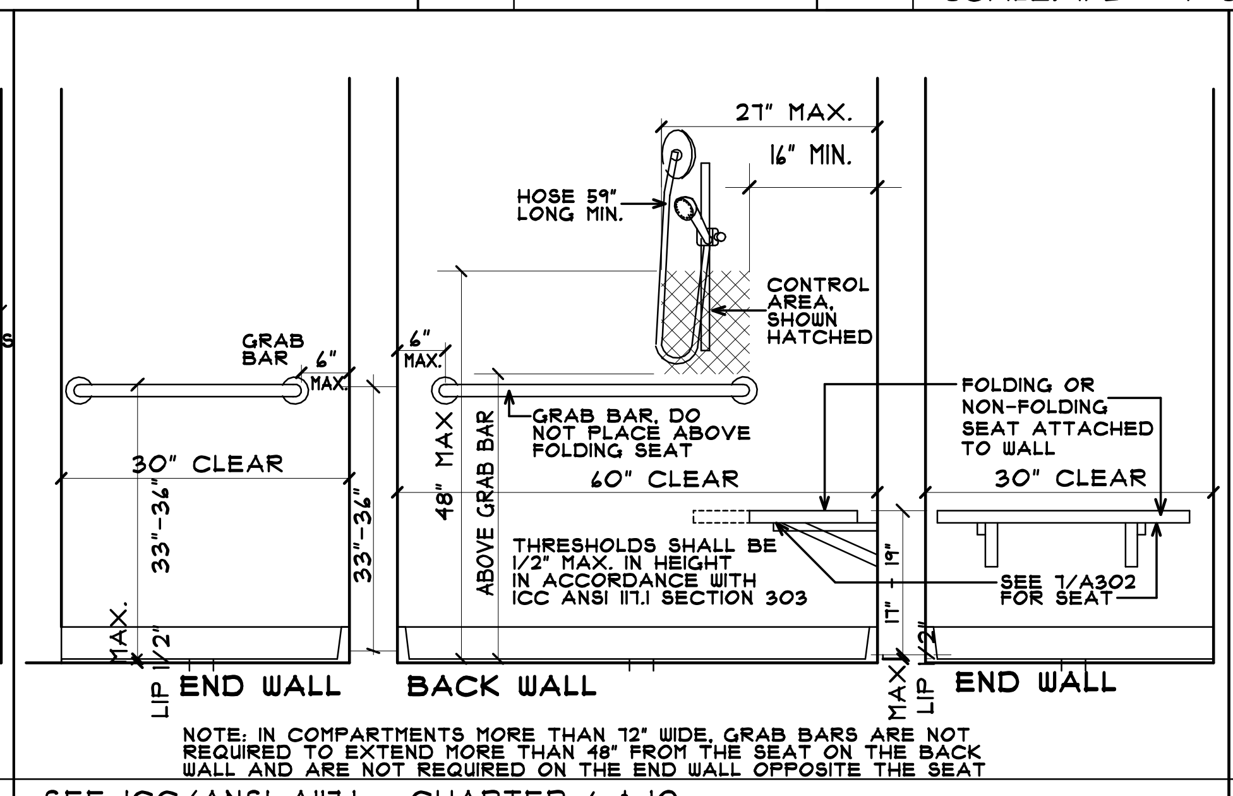
SCALE: N.T.S.


15" MAX. FROM CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING
15"
4" MAX.
18" MIN.
HOSE 59" LONG MIN.
3"-6"
CONTROL AREA
48" MAX.
38" MIN.
33"-36"
THRESHOLDS 1/2" MAX. IN HEIGHT SHALL BE BEVELED, ROUNDED OR VERTICAL. NOT REQUIRED IN THE "B" UNITS.
18"
A CLEAR DIMENSION OF 36" IN WIDTH & DEPTH MEASURED AT CENTER POINT OF OPPOSING SIDES
FOLDING OR NON-FOLDING SEAT ATTACHED TO WALL
33"-36"
17" - 19"
SEE 7/A302 FOR SEAT
SEE 7/A302 FOR SEAT
CONTROL WALL
BACK
SEAT WALL

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

12 TRANSFER TYPE SHOWER STALL (36"x36")

SCALE: N.T.S.


GRAB BAR
6" MAX.
30" CLEAR
33"-36"
LIP 1/2" MAX.
END WALL
27" MAX.
16" MIN.
HOSE 59" LONG MIN.
CONTROL AREA, SHOWN HATCHED
6" MAX.
GRAB BAR, DO NOT PLACE ABOVE FOLDING SEAT
48" MAX ABOVE GRAB BAR
60" CLEAR
33"-36"
THRESHOLDS SHALL BE 1/2" MAX. IN HEIGHT IN ACCORDANCE WITH ICC ANSI 117.1 SECTION 303
17" - 19"
FOLDING OR NON-FOLDING SEAT ATTACHED TO WALL
SEE 7/A302 FOR SEAT
30" CLEAR
LIP 1/2" MAX
BACK WALL
END WALL

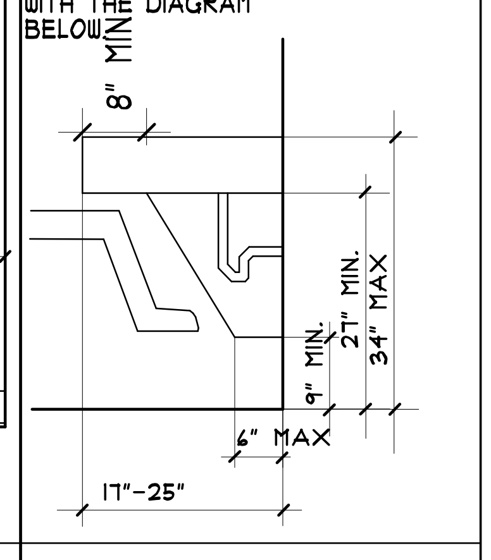
NOTE: IN COMPARTMENTS MORE THAN 72" WIDE, GRAB BARS ARE NOT REQUIRED TO EXTEND MORE THAN 48" FROM THE SEAT ON THE BACK WALL AND ARE NOT REQUIRED ON THE END WALL OPPOSITE THE SEAT

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

13 ROLL-IN TYPE SHOWER STALL (30"x60")

SCALE: N.T.S.

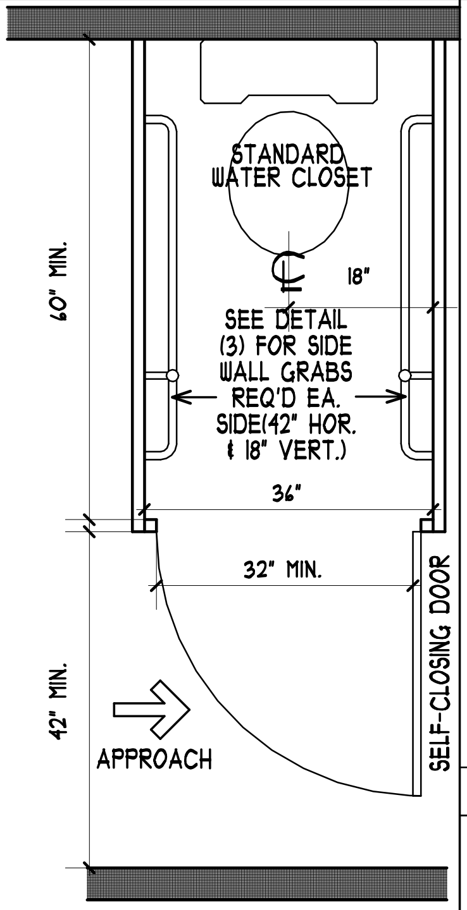
WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF THE CLEAR FLOOR SPACE AT AN ELEMENT, CLEARANCE AT AN ELEMENT, OR A TURNING SPACE, THE SPACE SHALL COMPLY WITH THE DIAGRAM BELOW


8" MIN
9" MIN.
27" MIN.
34" MAX
6" MAX
17"-25"

SEE ICC/ANSI A117.1 - CHAPTER 3

14 KNEE AND TOE CLEARANCE

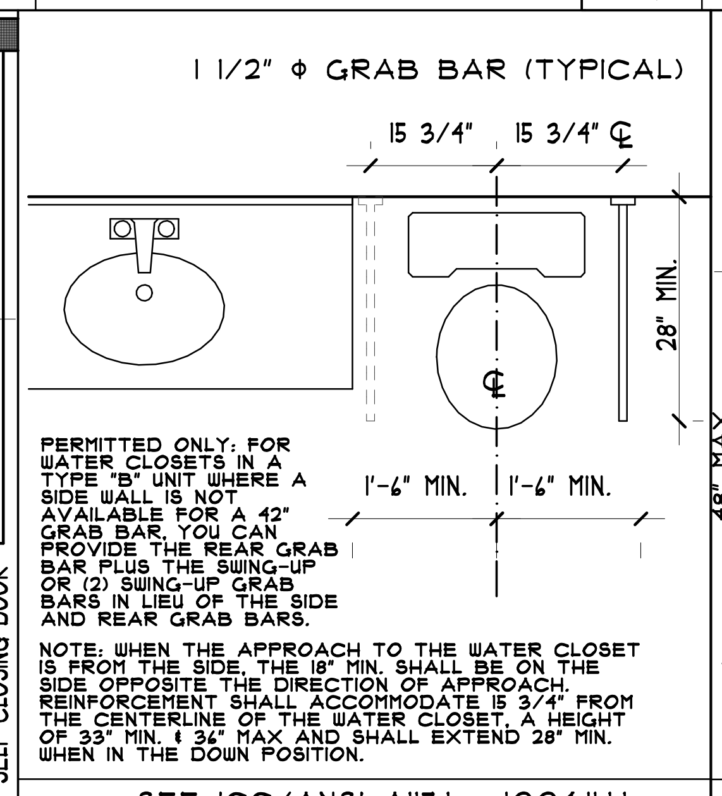
SCALE: 1/2" = 1'-0"


STANDARD WATER CLOSET
18"
SEE DETAIL (3) FOR SIDE WALL GRABS REQ'D EA. SIDE(42" HOR. & 18" VERT.)
36"
60" MIN.
32" MIN.
42" MIN.
APPROACH
SELF-CLOSING DOOR

SEE ICC/ANSI A117.1 - CHAPTER 6

15 AMBULATORY STALL - PLAN

SCALE: 1/2" = 1'-0"


1 1/2" Φ GRAB BAR (TYPICAL)
15 3/4"
15 3/4"
28" MIN.
1'-6" MIN.
1'-6" MIN.

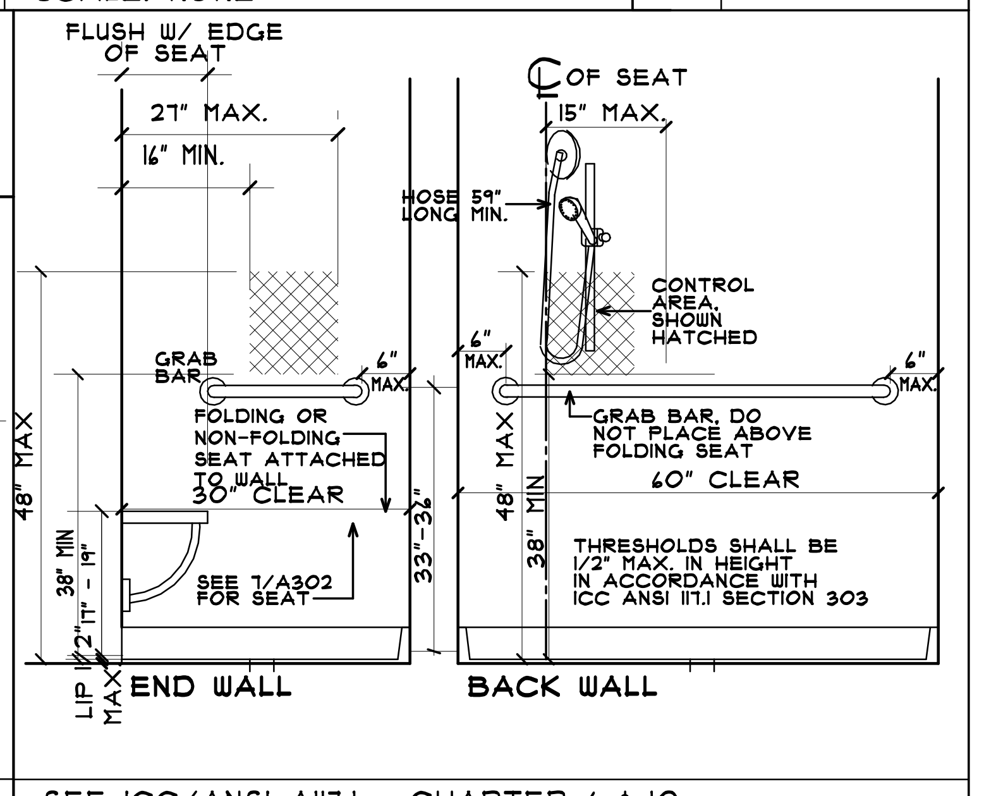
PERMITTED ONLY: FOR WATER CLOSETS IN A TYPE "B" UNIT WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42" GRAB BAR, YOU CAN PROVIDE THE REAR GRAB BAR PLUS THE SWING-UP OR (2) SWING-UP GRAB BARS IN LIEU OF THE SIDE AND REAR GRAB BARS.

NOTE: WHEN THE APPROACH TO THE WATER CLOSET IS FROM THE SIDE, THE 18" MIN. SHALL BE ON THE SIDE OPPOSITE THE DIRECTION OF APPROACH. REINFORCEMENT SHALL ACCOMMODATE 15 3/4" FROM THE CENTERLINE OF THE WATER CLOSET, A HEIGHT OF 33" MIN. & 36" MAX AND SHALL EXTEND 28" MIN. WHEN IN THE DOWN POSITION.

SEE ICC/ANSI A117.1 - 1004.11.1.1

16 SWING-UP GRAB BAR PLAN

SCALE: 1/2" = 1'-0"


FLUSH W/ EDGE OF SEAT
27" MAX.
16" MIN.
GRAB BAR
6" MAX.
FOLDING OR NON-FOLDING SEAT ATTACHED TO WALL
30" CLEAR
48" MAX
38" MIN
17" - 19"
SEE 7/A302 FOR SEAT
33"-36"
LIP 1/2" MAX
END WALL
CL OF SEAT
15" MAX.
HOSE 59" LONG MIN.
CONTROL AREA, SHOWN HATCHED
6" MAX.
GRAB BAR, DO NOT PLACE ABOVE FOLDING SEAT
60" CLEAR
48" MAX
38" MIN
THRESHOLDS SHALL BE 1/2" MAX. IN HEIGHT IN ACCORDANCE WITH ICC ANSI 117.1 SECTION 303
BACK WALL

SEE ICC/ANSI A117.1 - CHAPTER 6 & 10

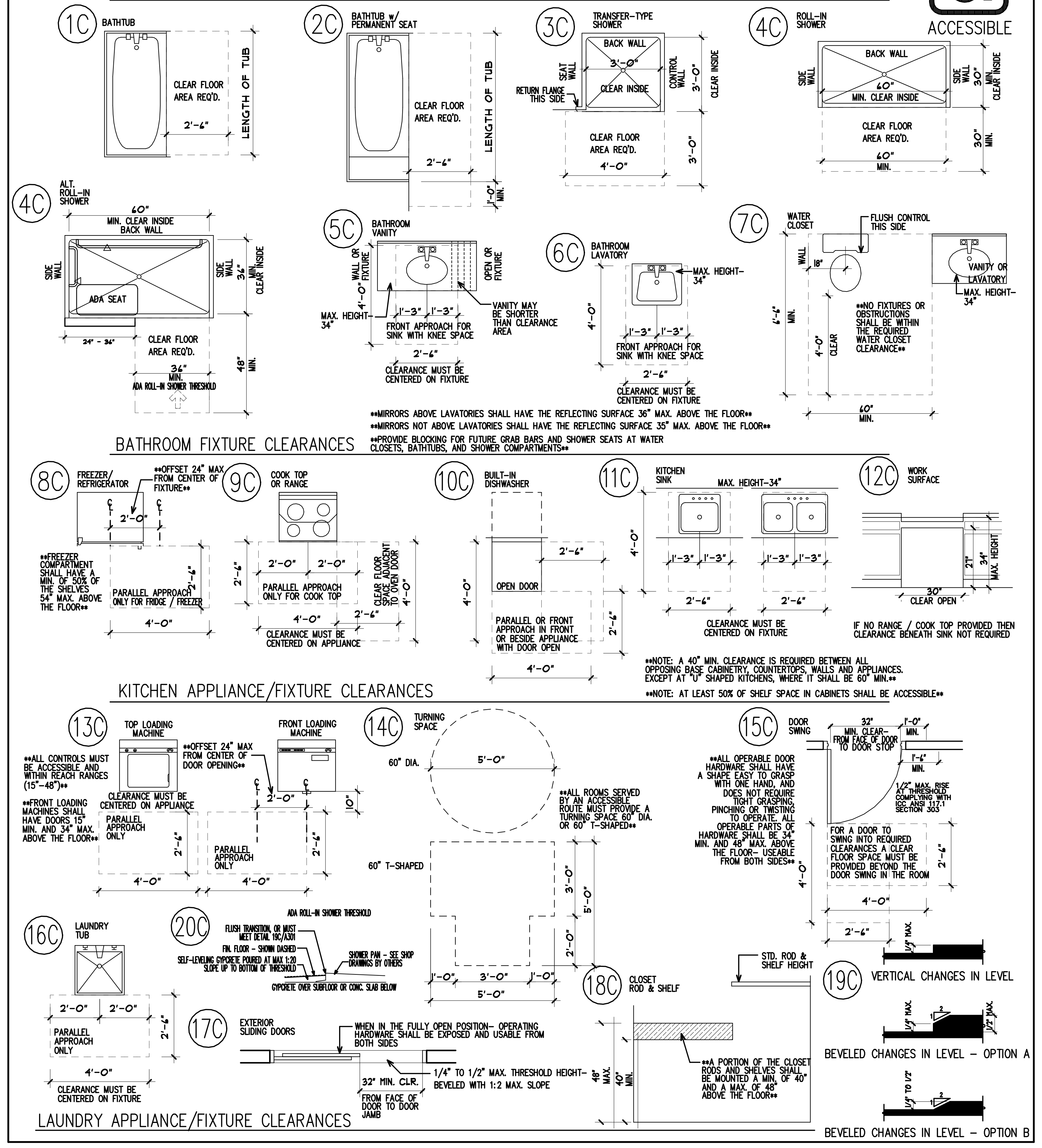
17 ALTERNATE ROLL-IN TYPE SHOWER STALL (36"x60")

SCALE: N.T.S.

| | | |
|---|---|---|
| WHEN REQUIRED: | INDEPENDENT SENIOR LIVING I-1, CON. 1: 4% OF UNITS<br>MULTI-FAMILY APARTMENT R-2: ALL COMMON AREAS (PUBLIC RESTROOMS, KITCHENS, ETC.) | ASSISTED LIVING I-1, CON. 2: 10% OF UNITS<br>MEMORY CARE I-2, CON. 1: 50% OF UNITS |
| | HOTEL R-1: ALL COMMON AREAS + "X" AMOUNT OF UNITS: 1-25 UNITS = 1 ACC. UNIT, 26-50 UNITS = 2 ACC. UNITS, 51-75 UNITS = 3 ACC. UNITS, ETC. | |

## ACCESSIBLE CLEARANCES

ACCESSIBLE


1C BATHTUB
CLEAR FLOOR AREA REQ'D.
2'-6"
LENGTH OF TUB
2C BATHTUB w/ PERMANENT SEAT
1'-0" MIN.
3C TRANSFER-TYPE SHOWER
BACK WALL
SEAT WALL
CONTROL WALL
3'-0"
CLEAR INSIDE
RETURN FLANGE THIS SIDE
4'-0"
4C ROLL-IN SHOWER
SIDE WALL
60" MIN. CLEAR INSIDE
30" MIN. CLEAR INSIDE
60" MIN.
4C ALT. ROLL-IN SHOWER
60" MIN. CLEAR INSIDE BACK WALL
36" MIN. CLEAR INSIDE
ADA SEAT
24" - 36"
36" MIN.
ADA ROLL-IN SHOWER THRESHOLD
48" MIN.
5C BATHROOM VANITY
WALL OR FIXTURE
OPEN OR FIXTURE
MAX. HEIGHT- 34"
1'-3"
FRONT APPROACH FOR SINK WITH KNEE SPACE
VANITY MAY BE SHORTER THAN CLEARANCE AREA
CLEARANCE MUST BE CENTERED ON FIXTURE
6C BATHROOM LAVATORY
7C WATER CLOSET
FLUSH CONTROL THIS SIDE
WALL
18"
6'-6" MIN.
4'-0" CLEAR
**NO FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE**
VANITY OR LAVATORY
60" MIN.
8C FREEZER/ REFRIGERATOR
**OFFSET 24" MAX FROM CENTER OF FIXTURE**
**FREEZER COMPARTMENT SHALL HAVE A MIN. OF 50% OF THE SHELVES 54" MAX. ABOVE THE FLOOR**
PARALLEL APPROACH ONLY FOR FRIDGE / FREEZER
9C COOK TOP OR RANGE
PARALLEL APPROACH ONLY FOR COOK TOP
CLEAR FLOOR SPACE ADJACENT TO OVEN DOOR
CLEARANCE MUST BE CENTERED ON APPLIANCE
10C BUILT-IN DISHWASHER
OPEN DOOR
PARALLEL OR FRONT APPROACH IN FRONT OR BESIDE APPLIANCE WITH DOOR OPEN
11C KITCHEN SINK
MAX. HEIGHT-34"
12C WORK SURFACE
30" CLEAR OPEN
IF NO RANGE / COOK TOP PROVIDED THEN CLEARANCE BENEATH SINK NOT REQUIRED
13C TOP LOADING MACHINE
FRONT LOADING MACHINE
**ALL CONTROLS MUST BE ACCESSIBLE AND WITHIN REACH RANGES (15"-48")**
**FRONT LOADING MACHINES SHALL HAVE DOORS 15" MIN. AND 34" MAX. ABOVE THE FLOOR**
**OFFSET 24" MAX FROM CENTER OF DOOR OPENING**
PARALLEL APPROACH ONLY
14C TURNING SPACE
60" DIA.
5'-0"
60" T-SHAPED
**ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE MUST PROVIDE A TURNING SPACE 60" DIA. OR 60" T-SHAPED**
15C DOOR SWING
32" MIN. CLEAR- FROM FACE OF DOOR TO DOOR STOP
1'-0" MIN.
1'-6" MIN.
1/2" MAX. RISE AT THRESHOLD COMPLYING WITH ICC ANSI 117.1 SECTION 303
**ALL OPERABLE DOOR HARDWARE SHALL HAVE A SHAPE EASY TO GRASP WITH ONE HAND, AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. ALL OPERABLE PARTS OF HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FLOOR- USEABLE FROM BOTH SIDES**
FOR A DOOR TO SWING INTO REQUIRED CLEARANCES A CLEAR FLOOR SPACE MUST BE PROVIDED BEYOND THE DOOR SWING IN THE ROOM
16C LAUNDRY TUB
20C ADA ROLL-IN SHOWER THRESHOLD
FLUSH TRANSITION, OR MUST MEET DETAIL 19C/A301
FIN. FLOOR - SHOWN DASHED
SELF-LEVELING GYPCRETE POURED AT MAX 1:20 SLOPE UP TO BOTTOM OF THRESHOLD
SHOWER PAN - SEE SHOP DRAWINGS BY OTHERS
GYPCRETE OVER SUBFLOOR OR CONC. SLAB BELOW
17C EXTERIOR SLIDING DOORS
WHEN IN THE FULLY OPEN POSITION- OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES
32" MIN. CLR.
FROM FACE OF DOOR TO DOOR JAMB
1/4" TO 1/2" MAX. THRESHOLD HEIGHT- BEVELED WITH 1:2 MAX. SLOPE
18C CLOSET ROD & SHELF
STD. ROD & SHELF HEIGHT
48" MAX.
40" MIN.
**A PORTION OF THE CLOSET RODS AND SHELVES SHALL BE MOUNTED A MIN. OF 40" AND A MAX. OF 48" ABOVE THE FLOOR**
19C VERTICAL CHANGES IN LEVEL
1/4" MAX.
1/2" MAX.
1/4" TO 1/2"

### BATHROOM FIXTURE CLEARANCES

**MIRRORS ABOVE LAVATORIES SHALL HAVE THE REFLECTING SURFACE 36" MAX. ABOVE THE FLOOR**

**MIRRORS NOT ABOVE LAVATORIES SHALL HAVE THE REFLECTING SURFACE 35" MAX. ABOVE THE FLOOR**

**PROVIDE BLOCKING FOR FUTURE GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS**

### KITCHEN APPLIANCE/FIXTURE CLEARANCES

**NOTE: A 40" MIN. CLEARANCE IS REQUIRED BETWEEN ALL OPPOSING BASE CABINETRY, COUNTERTOPS, WALLS AND APPLIANCES. EXCEPT AT "U" SHAPED KITCHENS, WHERE IT SHALL BE 60" MIN.**

**NOTE: AT LEAST 50% OF SHELF SPACE IN CABINETS SHALL BE ACCESSIBLE**

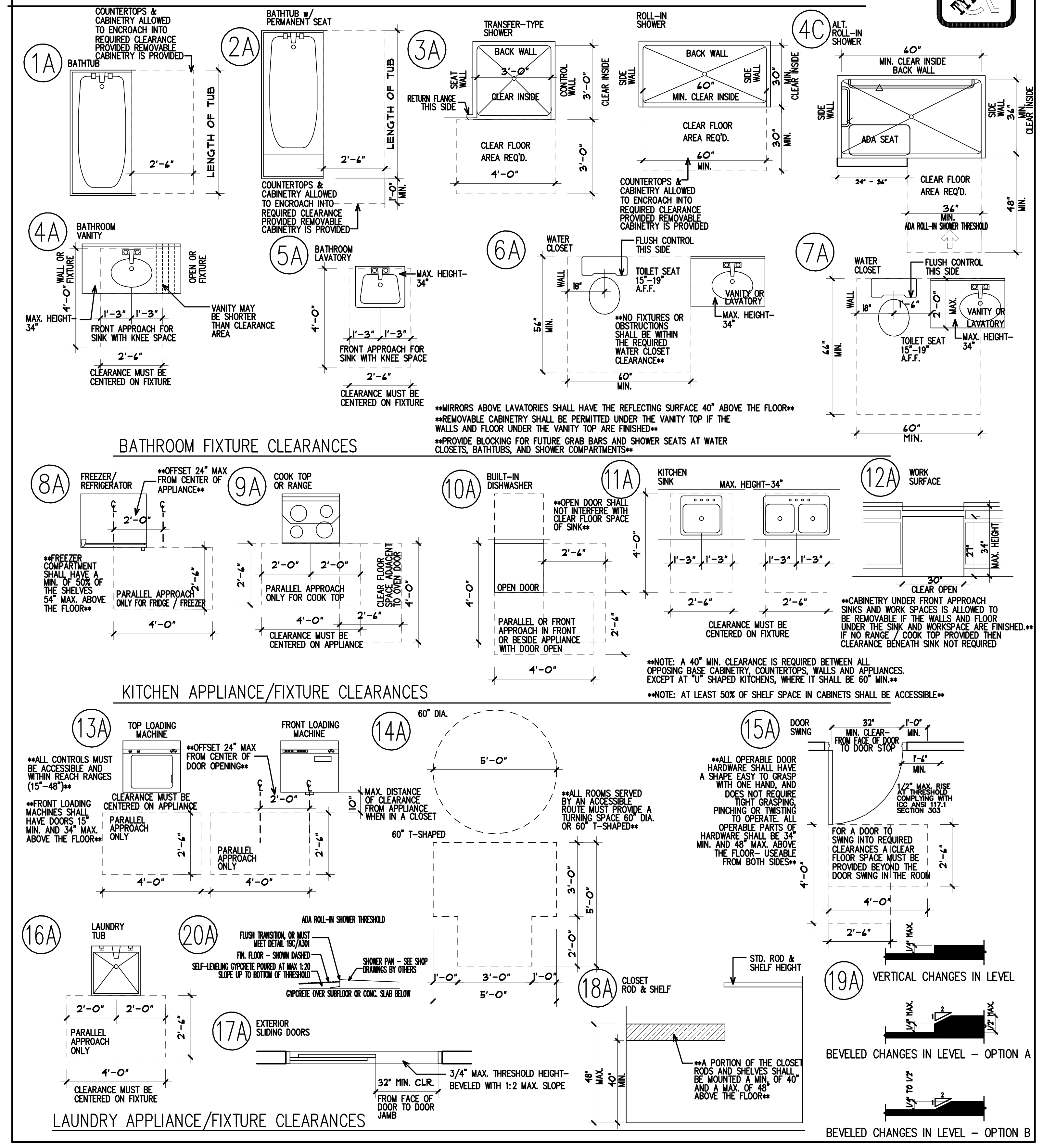
### LAUNDRY APPLIANCE/FIXTURE CLEARANCES

BEVELED CHANGES IN LEVEL - OPTION A

BEVELED CHANGES IN LEVEL - OPTION B

| | |
|---|---|
| WHEN REQUIRED: | MULTI-FAMILY APARTMENT R-2 (BUILDING CODE): 2% OF UNITS<br>MULTI-FAMILY APARTMENT R-2 (MHFA): 5% OF UNITS |

## TYPE "A" UNIT CLEARANCES (ADAPTABLE)


TYPE "A"
1A BATHTUB
COUNTERTOPS & CABINETRY ALLOWED TO ENCROACH INTO REQUIRED CLEARANCE PROVIDED REMOVABLE CABINETRY IS PROVIDED
2'-6"
LENGTH OF TUB
2A BATHTUB w/ PERMANENT SEAT
1'-0" MIN.
3A TRANSFER-TYPE SHOWER
BACK WALL
SEAT WALL
CONTROL WALL
3'-0"
CLEAR INSIDE
RETURN FLANGE THIS SIDE
CLEAR FLOOR AREA REQ'D.
4'-0"
ROLL-IN SHOWER
60" MIN. CLEAR INSIDE
30" MIN. CLEAR INSIDE
60" MIN.
4C ALT. ROLL-IN SHOWER
60" MIN. CLEAR INSIDE BACK WALL
ADA SEAT
24" - 36"
36" MIN.
ADA ROLL-IN SHOWER THRESHOLD
48" MIN.
4A BATHROOM VANITY
WALL OR FIXTURE
OPEN OR FIXTURE
MAX. HEIGHT- 34"
1'-3"
FRONT APPROACH FOR SINK WITH KNEE SPACE
VANITY MAY BE SHORTER THAN CLEARANCE AREA
CLEARANCE MUST BE CENTERED ON FIXTURE
5A BATHROOM LAVATORY
6A WATER CLOSET
FLUSH CONTROL THIS SIDE
TOILET SEAT 15"-19" A.F.F.
56" MIN.
**NO FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE**
VANITY OR LAVATORY
60" MIN.
7A WATER CLOSET
66" MIN.
8A FREEZER/ REFRIGERATOR
**OFFSET 24" MAX FROM CENTER OF APPLIANCE**
**FREEZER COMPARTMENT SHALL HAVE A MIN. OF 50% OF THE SHELVES 54" MAX. ABOVE THE FLOOR**
PARALLEL APPROACH ONLY FOR FRIDGE / FREEZER
9A COOK TOP OR RANGE
PARALLEL APPROACH ONLY FOR COOK TOP
CLEAR FLOOR SPACE ADJACENT TO OVEN DOOR
CLEARANCE MUST BE CENTERED ON APPLIANCE
10A BUILT-IN DISHWASHER
**OPEN DOOR SHALL NOT INTERFERE WITH CLEAR FLOOR SPACE OF SINK**
OPEN DOOR
PARALLEL OR FRONT APPROACH IN FRONT OR BESIDE APPLIANCE WITH DOOR OPEN
11A KITCHEN SINK
MAX. HEIGHT-34"
12A WORK SURFACE
30" CLEAR OPEN
**CABINETRY UNDER FRONT APPROACH SINKS AND WORK SPACES IS ALLOWED TO BE REMOVABLE IF THE WALLS AND FLOOR UNDER THE SINK AND WORKSPACE ARE FINISHED.** IF NO RANGE / COOK TOP PROVIDED THEN CLEARANCE BENEATH SINK NOT REQUIRED
13A TOP LOADING MACHINE
FRONT LOADING MACHINE
**ALL CONTROLS MUST BE ACCESSIBLE AND WITHIN REACH RANGES (15"-48")**
**FRONT LOADING MACHINES SHALL HAVE DOORS 15" MIN. AND 34" MAX. ABOVE THE FLOOR**
**OFFSET 24" MAX FROM CENTER OF DOOR OPENING**
MAX. DISTANCE OF CLEARANCE FROM APPLIANCE WHEN IN A CLOSET
PARALLEL APPROACH ONLY
14A
60" DIA.
5'-0"
60" T-SHAPED
**ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE MUST PROVIDE A TURNING SPACE 60" DIA. OR 60" T-SHAPED**
15A DOOR SWING
32" MIN. CLEAR- FROM FACE OF DOOR TO DOOR STOP
1/2" MAX. RISE AT THRESHOLD COMPLYING WITH ICC ANSI 117.1 SECTION 303
**ALL OPERABLE DOOR HARDWARE SHALL HAVE A SHAPE EASY TO GRASP WITH ONE HAND, AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. ALL OPERABLE PARTS OF HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FLOOR- USEABLE FROM BOTH SIDES**
FOR A DOOR TO SWING INTO REQUIRED CLEARANCES A CLEAR FLOOR SPACE MUST BE PROVIDED BEYOND THE DOOR SWING IN THE ROOM
16A LAUNDRY TUB
20A ADA ROLL-IN SHOWER THRESHOLD
FLUSH TRANSITION, OR MUST MEET DETAIL 19C/A301
FIN. FLOOR - SHOWN DASHED
SELF-LEVELING GYPCRETE POURED AT MAX 1:20 SLOPE UP TO BOTTOM OF THRESHOLD
SHOWER PAN - SEE SHOP DRAWINGS BY OTHERS
GYPCRETE OVER SUBFLOOR OR CONC. SLAB BELOW
17A EXTERIOR SLIDING DOORS
32" MIN. CLR.
FROM FACE OF DOOR TO DOOR JAMB
3/4" MAX. THRESHOLD HEIGHT- BEVELED WITH 1:2 MAX. SLOPE
18A CLOSET ROD & SHELF
STD. ROD & SHELF HEIGHT
**A PORTION OF THE CLOSET RODS AND SHELVES SHALL BE MOUNTED A MIN. OF 40" AND A MAX. OF 48" ABOVE THE FLOOR**
19A VERTICAL CHANGES IN LEVEL

### BATHROOM FIXTURE CLEARANCES

**MIRRORS ABOVE LAVATORIES SHALL HAVE THE REFLECTING SURFACE 40" ABOVE THE FLOOR**

**REMOVABLE CABINETRY SHALL BE PERMITTED UNDER THE VANITY TOP IF THE WALLS AND FLOOR UNDER THE VANITY TOP ARE FINISHED**

**PROVIDE BLOCKING FOR FUTURE GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS**

### KITCHEN APPLIANCE/FIXTURE CLEARANCES

**NOTE: A 40" MIN. CLEARANCE IS REQUIRED BETWEEN ALL OPPOSING BASE CABINETRY, COUNTERTOPS, WALLS AND APPLIANCES. EXCEPT AT "U" SHAPED KITCHENS, WHERE IT SHALL BE 60" MIN.**

**NOTE: AT LEAST 50% OF SHELF SPACE IN CABINETS SHALL BE ACCESSIBLE**

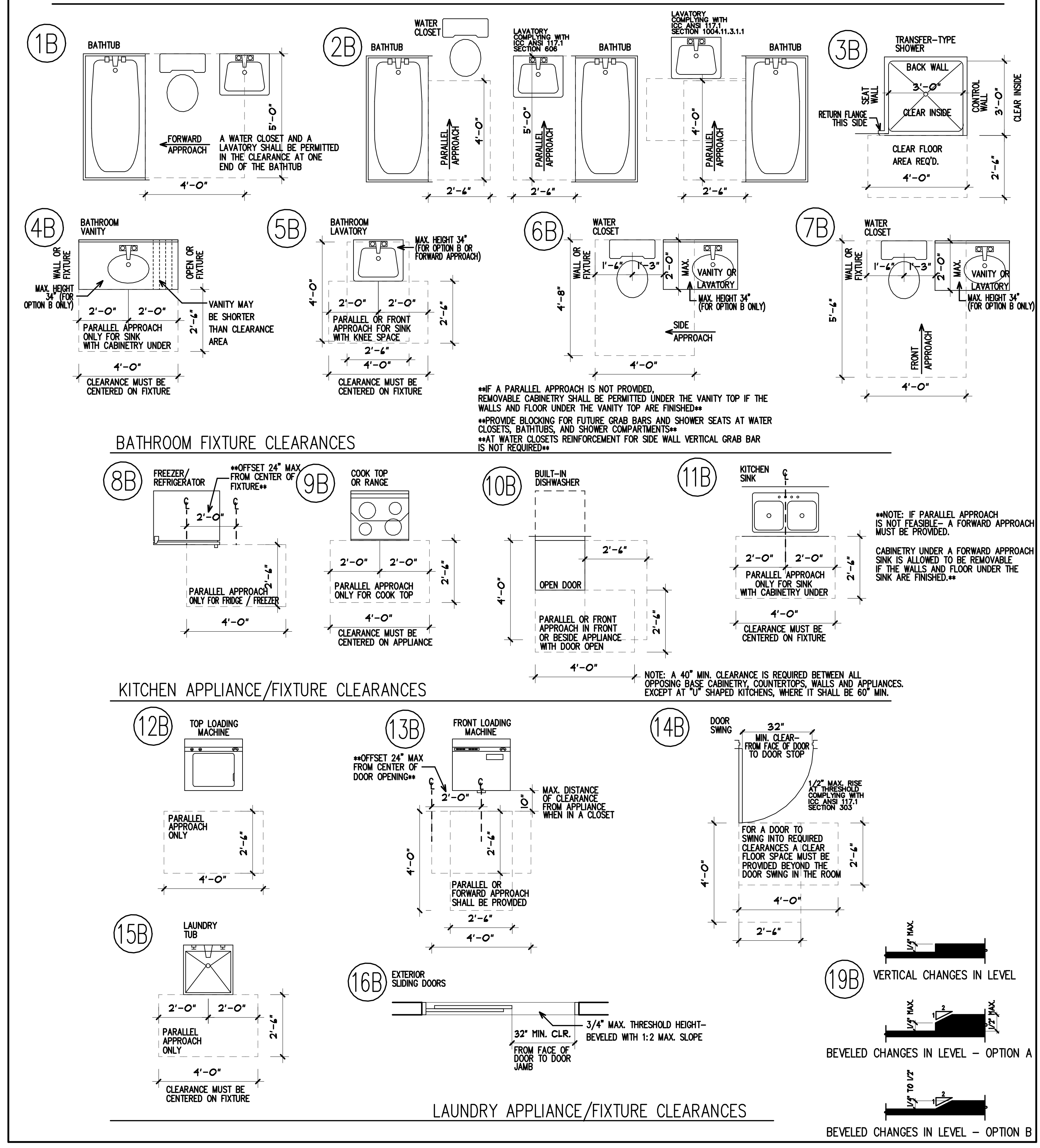
### LAUNDRY APPLIANCE/FIXTURE CLEARANCES

BEVELED CHANGES IN LEVEL - OPTION A

BEVELED CHANGES IN LEVEL - OPTION B

| | |
|---|---|
| WHEN REQUIRED: | ALL REMAINING UNITS THAT ARE NOT "ACCESSIBLE" OR "TYPE A", ARE REQUIRED TO BE "TYPE B" (SEMI-ADAPTABLE) |

## TYPE "B" UNIT CLEARANCES (SEMI-ADAPTABLE)


1B BATHTUB
FORWARD APPROACH
A WATER CLOSET AND A LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB
5'-0"
4'-0"
2B BATHTUB
WATER CLOSET
LAVATORY COMPLYING WITH ICC ANSI 117.1 SECTION 606
LAVATORY COMPLYING WITH ICC ANSI 117.1 SECTION 1004.11.3.1.1
PARALLEL APPROACH
2'-6"
3B TRANSFER-TYPE SHOWER
BACK WALL
SEAT WALL
CONTROL WALL
3'-0"
CLEAR INSIDE
RETURN FLANGE THIS SIDE
CLEAR FLOOR AREA REQ'D.
4B BATHROOM VANITY
WALL OR FIXTURE
OPEN OR FIXTURE
MAX. HEIGHT 34" (FOR OPTION B ONLY)
2'-0"
PARALLEL APPROACH ONLY FOR SINK WITH CABINETRY UNDER
VANITY MAY BE SHORTER THAN CLEARANCE AREA
CLEARANCE MUST BE CENTERED ON FIXTURE
5B BATHROOM LAVATORY
MAX. HEIGHT 34" (FOR OPTION B OR FORWARD APPROACH)
PARALLEL OR FRONT APPROACH FOR SINK WITH KNEE SPACE
6B WATER CLOSET
1'-6"
1'-3"
VANITY OR LAVATORY
MAX. HEIGHT 34" (FOR OPTION B ONLY)
SIDE APPROACH
4'-8"
7B WATER CLOSET
FRONT APPROACH
5'-6"
8B FREEZER/ REFRIGERATOR
**OFFSET 24" MAX FROM CENTER OF FIXTURE**
PARALLEL APPROACH ONLY FOR FRIDGE / FREEZER
9B COOK TOP OR RANGE
PARALLEL APPROACH ONLY FOR COOK TOP
CLEARANCE MUST BE CENTERED ON APPLIANCE
10B BUILT-IN DISHWASHER
OPEN DOOR
PARALLEL OR FRONT APPROACH IN FRONT OR BESIDE APPLIANCE WITH DOOR OPEN
11B KITCHEN SINK
PARALLEL APPROACH ONLY FOR SINK WITH CABINETRY UNDER
**NOTE: IF PARALLEL APPROACH IS NOT FEASIBLE- A FORWARD APPROACH MUST BE PROVIDED.
CABINETRY UNDER A FORWARD APPROACH SINK IS ALLOWED TO BE REMOVABLE IF THE WALLS AND FLOOR UNDER THE SINK ARE FINISHED.**
12B TOP LOADING MACHINE
PARALLEL APPROACH ONLY
13B FRONT LOADING MACHINE
**OFFSET 24" MAX FROM CENTER OF DOOR OPENING**
MAX. DISTANCE OF CLEARANCE FROM APPLIANCE WHEN IN A CLOSET
PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED
14B DOOR SWING
32" MIN. CLEAR- FROM FACE OF DOOR TO DOOR STOP
1/2" MAX. RISE AT THRESHOLD COMPLYING WITH ICC ANSI 117.1 SECTION 303
FOR A DOOR TO SWING INTO REQUIRED CLEARANCES A CLEAR FLOOR SPACE MUST BE PROVIDED BEYOND THE DOOR SWING IN THE ROOM
15B LAUNDRY TUB
16B EXTERIOR SLIDING DOORS
32" MIN. CLR.
FROM FACE OF DOOR TO DOOR JAMB
3/4" MAX. THRESHOLD HEIGHT- BEVELED WITH 1:2 MAX. SLOPE
19B VERTICAL CHANGES IN LEVEL

### BATHROOM FIXTURE CLEARANCES

**IF A PARALLEL APPROACH IS NOT PROVIDED, REMOVABLE CABINETRY SHALL BE PERMITTED UNDER THE VANITY TOP IF THE WALLS AND FLOOR UNDER THE VANITY TOP ARE FINISHED**

**PROVIDE BLOCKING FOR FUTURE GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS**

**AT WATER CLOSETS REINFORCEMENT FOR SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED**

### KITCHEN APPLIANCE/FIXTURE CLEARANCES

NOTE: A 40" MIN. CLEARANCE IS REQUIRED BETWEEN ALL OPPOSING BASE CABINETRY, COUNTERTOPS, WALLS AND APPLIANCES. EXCEPT AT "U" SHAPED KITCHENS, WHERE IT SHALL BE 60" MIN.

### LAUNDRY APPLIANCE/FIXTURE CLEARANCES

BEVELED CHANGES IN LEVEL - OPTION A

BEVELED CHANGES IN LEVEL - OPTION B

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PLOTTED: 12/06/24 FILE: 22042ADA COM: 5 UPDATE: 07-31-24

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DAVID MAJCHRZAK
56381
12/06/24

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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 DAVID J. MAJCHRZAK

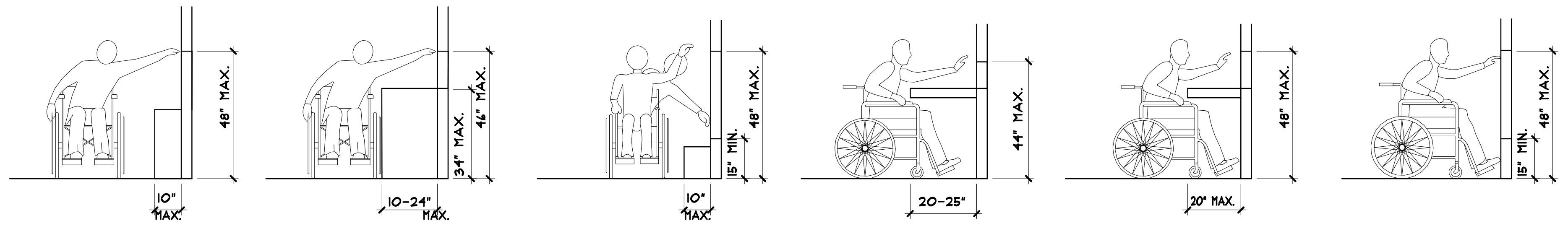
DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
# HUGO APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS | REVISIONS | COMMENTS |
|---|---|---|---|

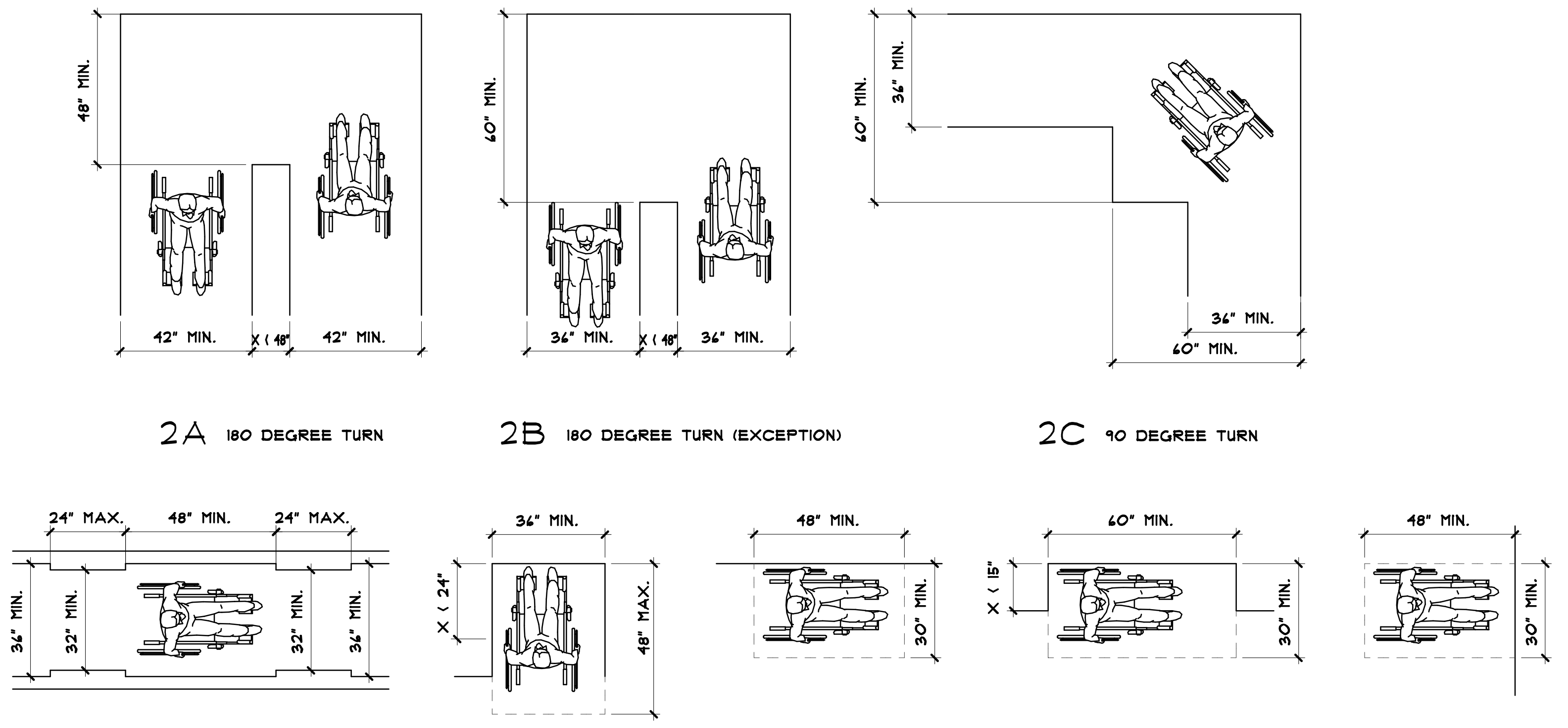
Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

A301


48" MAX.
10" MAX.
10-24" MAX.
34" MAX.
46" MAX.
15" MIN.
44" MAX.
20-25"
20" MAX.

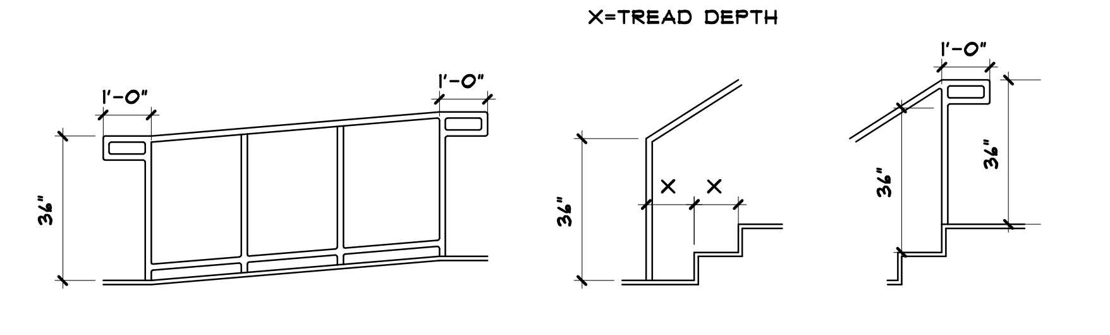
1A OBSTRUCTED HIGH SIDE REACH
1B OBSTRUCTED HIGH SIDE REACH
1C UNOBSTRUCTED HIGH SIDE REACH
1D OBSTRUCTED HIGH SIDE REACH
1E OBSTRUCTED HIGH SIDE REACH
1F UNOBSTRUCTED HIGH SIDE REACH

## ① ACCESSIBLE REACH RANGES
SCALE: 1/4" = 1'-0"


48" MIN.
42" MIN.
X < 48"
60" MIN.
36" MIN.
24" MAX.
48" MIN.
32" MIN.
X < 24"
48" MAX.
30" MIN.
X < 15"

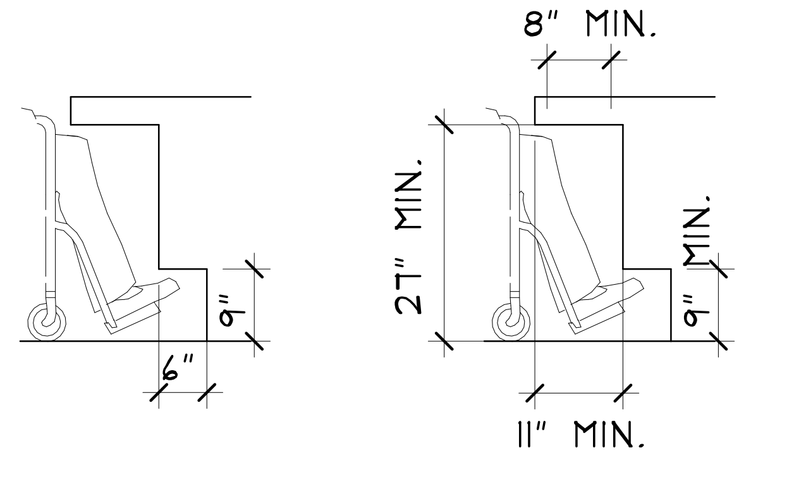
2A 180 DEGREE TURN
2B 180 DEGREE TURN (EXCEPTION)
2C 90 DEGREE TURN
2D CLEAR WIDTH OF ACCESSIBLE ROUTE
2E FORWARD APPROACH
2F PARALLEL SIDE APPROACH
2G PARALLEL SIDE
2H FORWARD/PARALLEL APPROACH

## ② ACCESSIBLE TRAVEL CLEARANCES
SCALE: 1/4" = 1'-0"


X=TREAD DEPTH
1'-0"
34"
X
36"

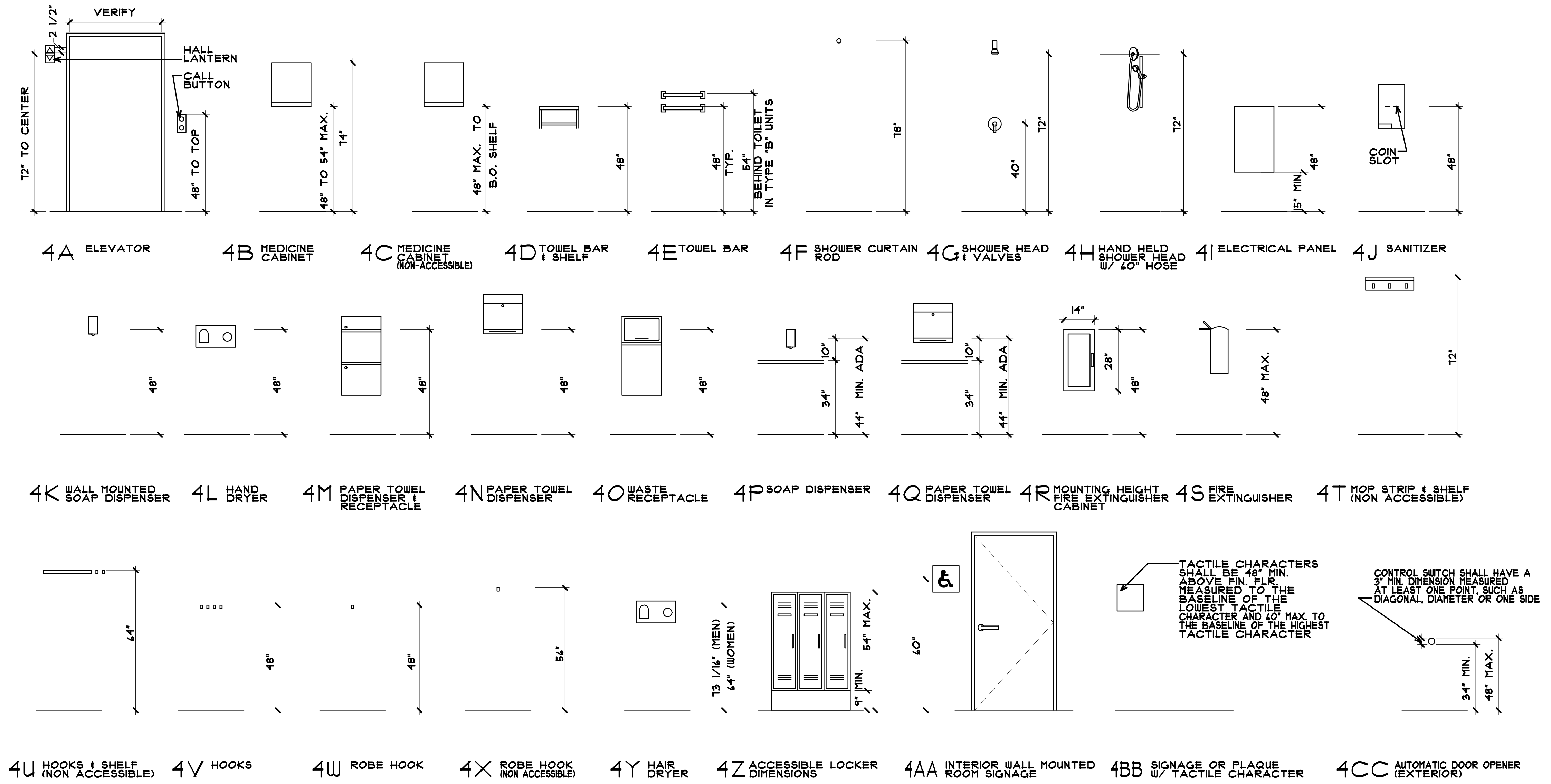
3A TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS
3B EXTENSIONS AT BOTTOM HANDRAIL
3C EXTENSIONS AT TOP HANDRAIL

## ③ HANDRAIL CLEARANCES
SCALE: 1/4" = 1'-0"


8" MIN.
27" MIN.
9" MIN.
9"
6"
11" MIN.

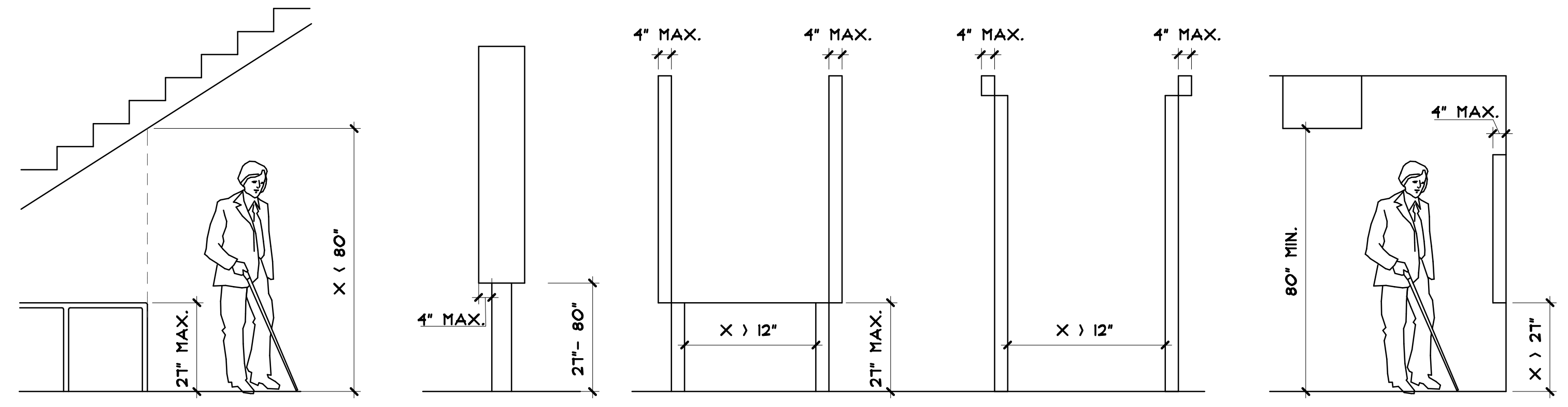
TOE CLEARANCE KNEE CLEARANCE

## ⑥ TOE & KNEE CLEARANCES
SCALE: 1/2" = 1'-0"


VERIFY
2 1/2" MIN.
HALL LANTERN
CALL BUTTON
72" TO CENTER
48" TO TOP
48" TO 54" MAX.
74"
48" MAX. TO B.O. SHELF
48"
48" TYP.
54" BEHIND TOILET IN TYPE "B" UNITS
78"
40"
72"
15" MIN.
COIN SLOT
10"
34"
44" MIN. ADA
14"
28"
48" MAX.
64"
56"
73 1/16" (MEN)
64" (WOMEN)
54" MAX.
9" MIN.
60"
TACTILE CHARACTERS SHALL BE 48" MIN. ABOVE FIN. FLR. MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX. TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER
CONTROL SWITCH SHALL HAVE A 3" MIN. DIMENSION MEASURED AT LEAST ONE POINT, SUCH AS DIAGONAL, DIAMETER OR ONE SIDE
34" MIN.
48" MAX.

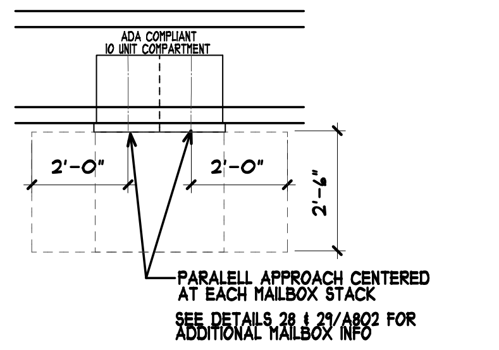
4A ELEVATOR
4B MEDICINE CABINET
4C MEDICINE CABINET (NON-ACCESSIBLE)
4D TOWEL BAR & SHELF
4E TOWEL BAR
4F SHOWER CURTAIN ROD
4G SHOWER HEAD & VALVES
4H HAND HELD SHOWER HEAD W/ 60" HOSE
4I ELECTRICAL PANEL
4J SANITIZER
4K WALL MOUNTED SOAP DISPENSER
4L HAND DRYER
4M PAPER TOWEL DISPENSER & RECEPTACLE
4N PAPER TOWEL DISPENSER
4O WASTE RECEPTACLE
4P SOAP DISPENSER
4Q PAPER TOWEL DISPENSER
4R MOUNTING HEIGHT FIRE EXTINGUISHER CABINET
4S FIRE EXTINGUISHER
4T MOP STRIP & SHELF (NON ACCESSIBLE)
4U HOOKS & SHELF (NON ACCESSIBLE)
4V HOOKS
4W ROBE HOOK
4X ROBE HOOK (NON ACCESSIBLE)
4Y HAIR DRYER
4Z ACCESSIBLE LOCKER DIMENSIONS
4AA INTERIOR WALL MOUNTED ROOM SIGNAGE
4BB SIGNAGE OR PLAQUE W/ TACTILE CHARACTER
4CC AUTOMATIC DOOR OPENER (EXTERIOR)

## ④ MOUNTING HEIGHT CLEARANCES
SCALE: 1/4" = 1'-0"

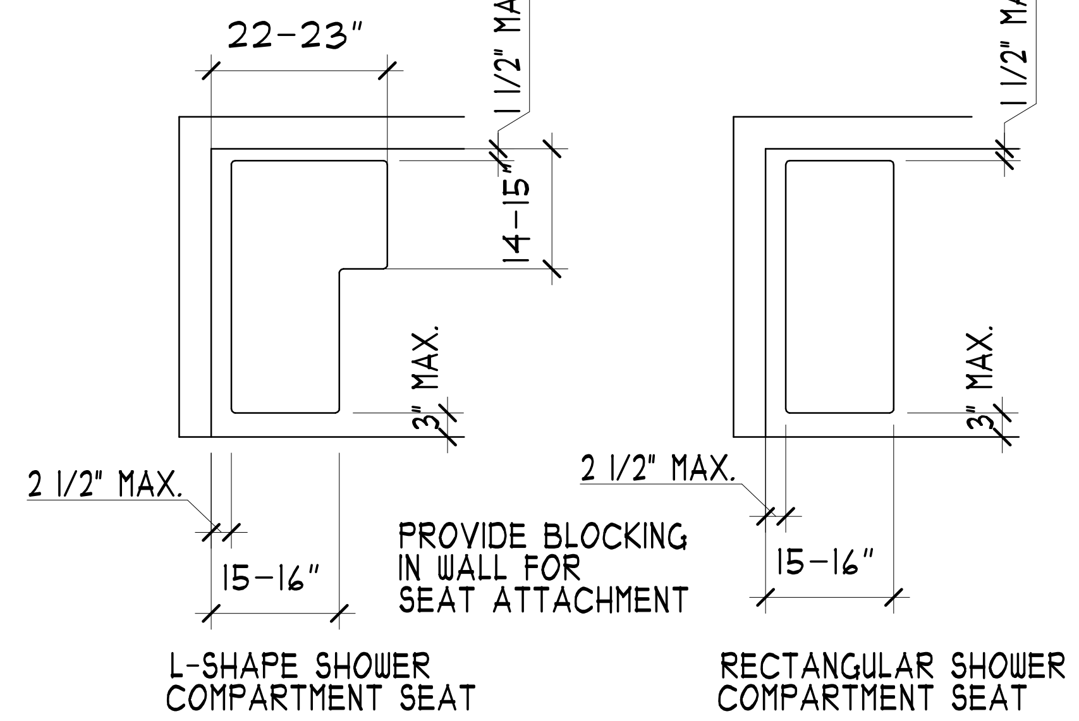

X < 80"
27" MAX.
4" MAX.
27"- 80"
X > 12"
80" MIN.
X > 27"

5A REDUCED VERTICAL CLEARANCE
5B POST-MOUNTED PROTRUDING
5C PROTRUDING

## ⑤ PROTRUDING CLEARANCES
SCALE: 1/4" = 1'-0"


ADA COMPLIANT 10 UNIT COMPARTMENT
2'-0"
2'-6"
PARALELL APPROACH CENTERED AT EACH MAILBOX STACK
SEE DETAILS 28 & 29/A802 FOR ADDITIONAL MAILBOX INFO

## ⑳ MAILBOX CLEARANCE
SCALE: 1/4" = 1'-0"

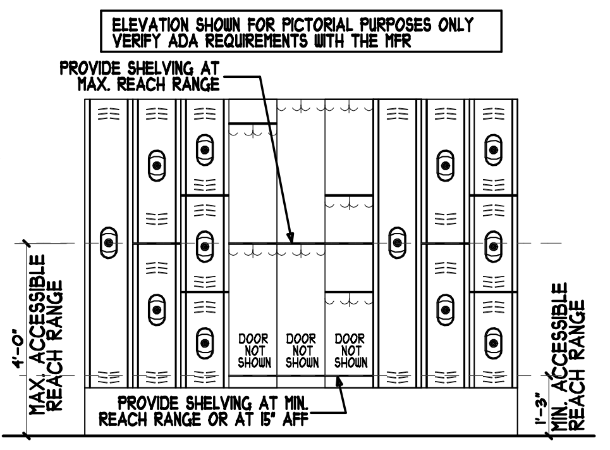

22-23"
1 1/2" MAX.
14-15"
3" MAX.
2 1/2" MAX.
15-16"
PROVIDE BLOCKING IN WALL FOR SEAT ATTACHMENT

L-SHAPE SHOWER COMPARTMENT SEAT
RECTANGULAR SHOWER COMPARTMENT SEAT

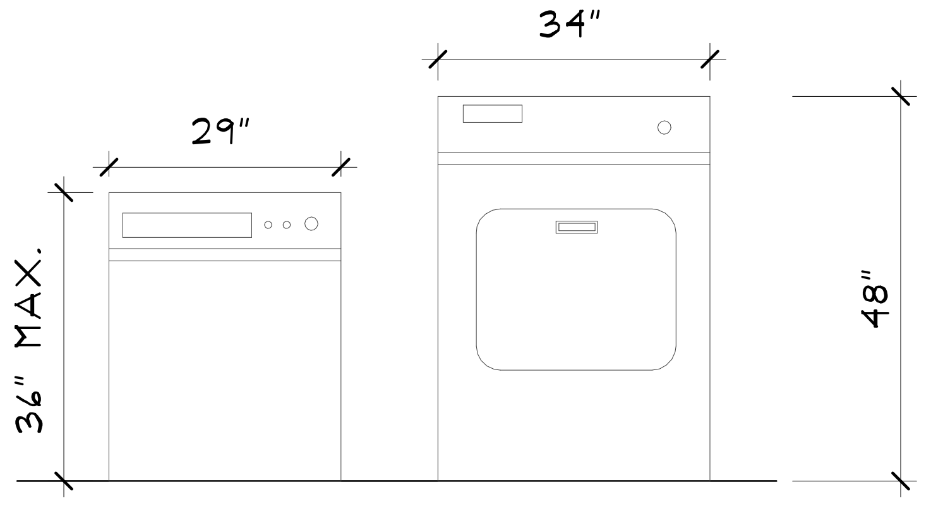
## ⑦ SHOWER SEAT CLEARANCES
SCALE: 1/2" = 1'-0"

INSTALLATION REQUIREMENTS PER ICC A117.1

1. AT LEAST 5% OF TOTAL AMOUNT OF LOCKERS SHALL BE ACCESSIBLE
2. NO LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF
3. NO LOCK SHALL BE LOCATED MORE THAN 48" AFF.
4. THE ACCESSIBLE LOCKERS SHALL BE MIN. 24" FROM ANY WALL OR OBSTACLE
5. EACH ACCESSIBLE LOCKER SHALL HAVE ROOM FOR A 30"X48" FORWARD APPROACH OR PARALLEL APPROACH IN FRONT OF THE LOCKER
6. THE LOCKER ROOM SHALL HAVE ROOM FOR A 60" TURNAROUND CIRCLE; CLEAR OF ANY OBSTRUCTIONS
7. THE DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE
   7A. SUGGESTIONS ARE LEVER, PADLOCK HASP OR HIGH SECURITY PADLOCK HASP WITH USER SUPPLIED ADA COMPLIANT LOCK

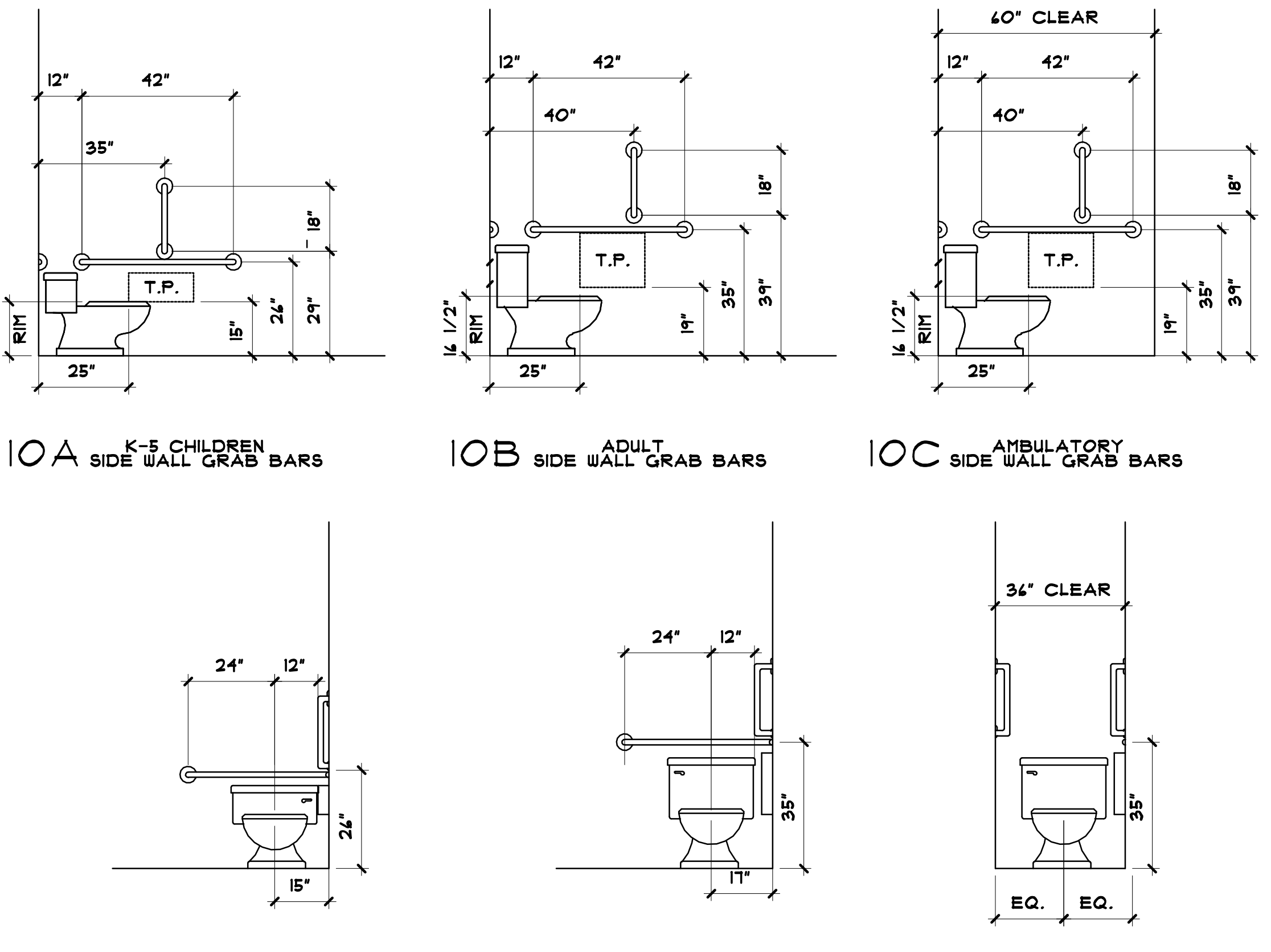

ELEVATION SHOWN FOR PICTORIAL PURPOSES ONLY VERIFY ADA REQUIREMENTS WITH THE MFR
PROVIDE SHELVING AT MAX. REACH RANGE
DOOR NOT SHOWN
DOOR NOT SHOWN
DOOR NOT SHOWN
PROVIDE SHELVING AT MIN. REACH RANGE OR AT 15" AFF
4'-0" MAX. ACCESSIBLE REACH RANGE
1'-3" MIN. ACCESSIBLE REACH RANGE

## ⑲ ADA COMPLIANT LOCKER REQUIREMENTS
SCALE: 1/4" = 1'-0"


34"
29"
36" MAX.
48"

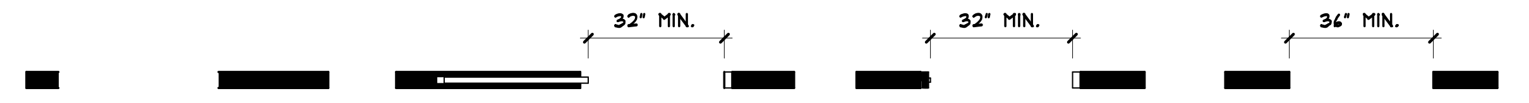
TOP LOADING FRONT

## ⑧ HEIGHT OF LAUNDRY
SCALE: 1/2" = 1'-0"


12"
42"
35"
40"
60" CLEAR
18"
T.P.
15"
RIM
16 1/2"
24"
26"
29"
19"
35"
39"
25"
36" CLEAR
17"
EQ.

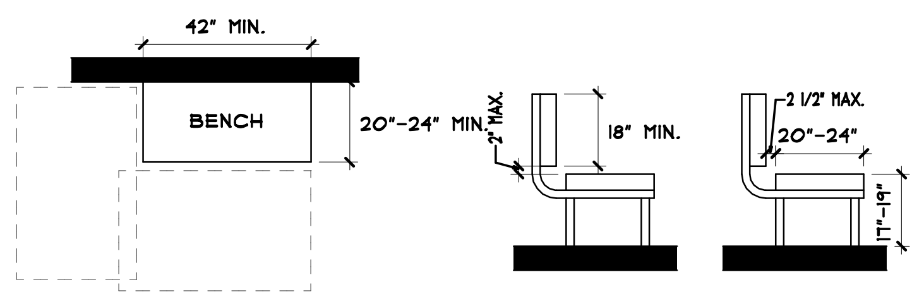
10A K-5 CHILDREN SIDE WALL GRAB BARS
10B ADULT SIDE WALL GRAB BARS
10C AMBULATORY SIDE WALL GRAB BARS
10D K-5 CHILDREN REAR WALL GRAB BARS
10E ADULT REAR WALL GRAB BARS
10F AMBULATORY REAR WALL GRAB BARS

## ⑩ GRAB BAR CLEARANCES
SCALE: 1/4" = 1'-0"


32" MIN.
32" MIN.
36" MIN.

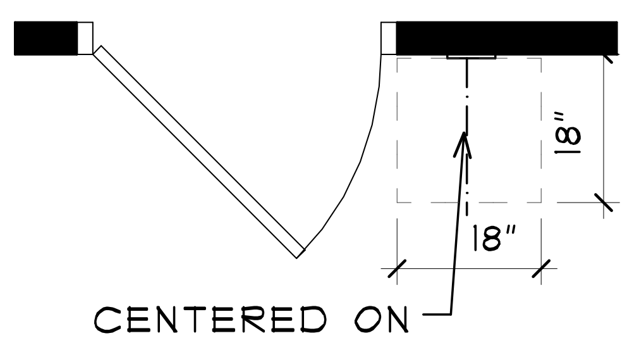
11A HINGED DOOR
11B SLIDING DOOR
11C FOLDING DOOR
11D DOORWAYS WITHOUT DOORS

## ⑪ CLEAR WIDTH OF THE DOORWAYS
SCALE: 1/4" = 1'-0"

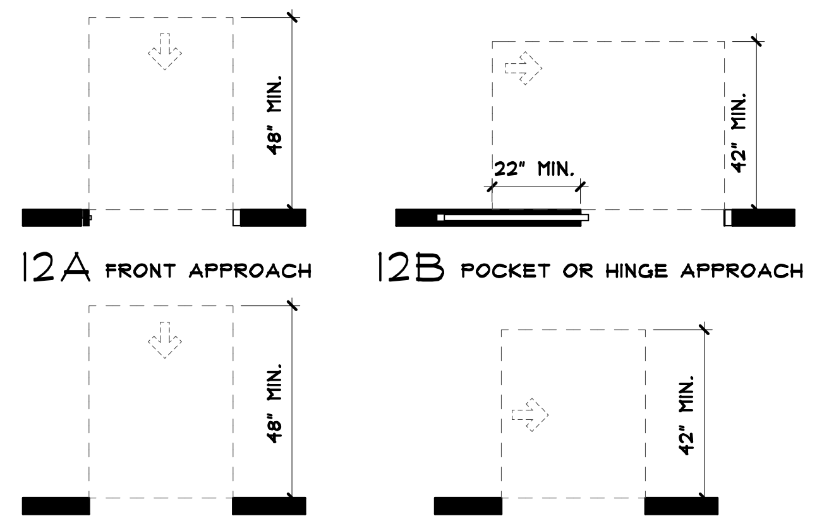

42" MIN.
BENCH
20"-24" MIN.
2" MAX.
18" MIN.
2 1/2" MAX.
20"-24"
17"-19"

18A BENCH SIZE AND CLEAR FLOOR SPACE
18B BENCH BACK SUPPORT AND SEAT HEIGHT

## ⑱ BENCHES - AREA, SIZE AND HEIGHT
SCALE: 1/4" = 1'-0"

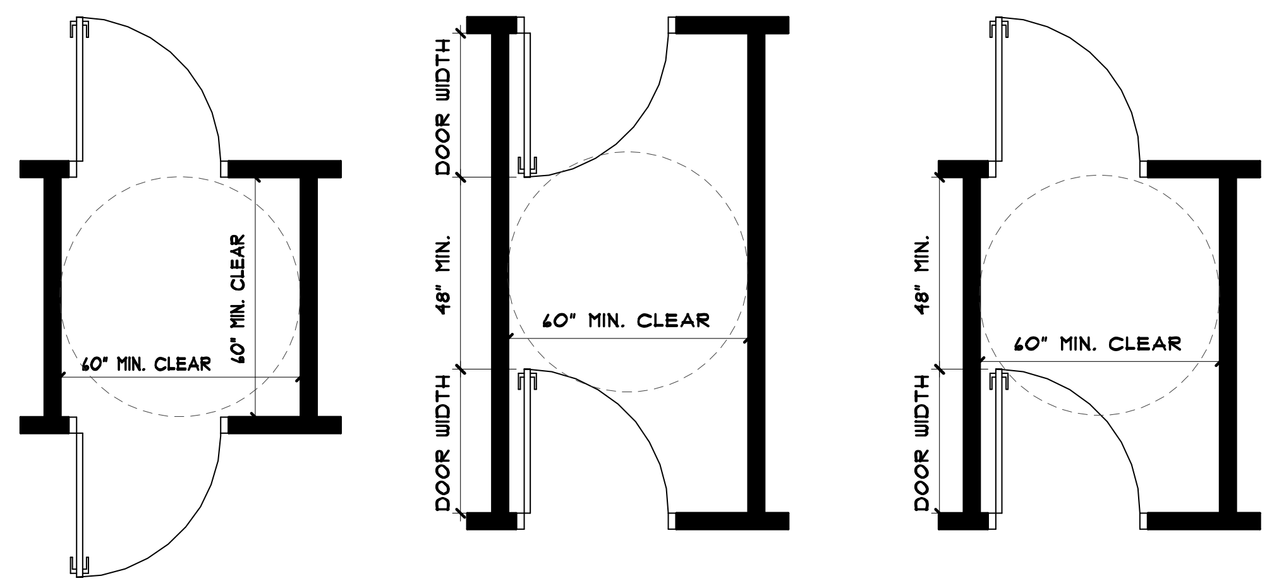

18"
18"
CENTERED ON RAISED CHARACTERS

## ⑨ TACTILE SIGNAGE PLAN
SCALE: 1/2" = 1'-0"


48" MIN.
22" MIN.
42" MIN.
24" MIN.

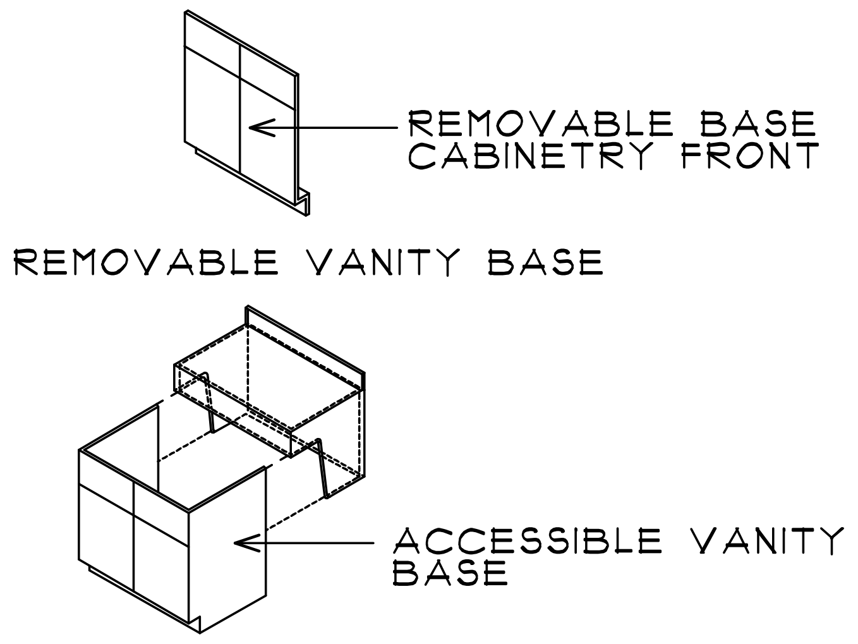
12A FRONT APPROACH
12B POCKET OR HINGE APPROACH
12C STOP OR LATCH APPROACH
12D FRONT APPROACH (NO DOOR)
12E SIDE APPROACH (NO DOOR)

## ⑫ MANEUVERING CLEARANCE AT SLIDING, FOLDING DOORS AND NO DOORS
SCALE: 1/4" = 1'-0"

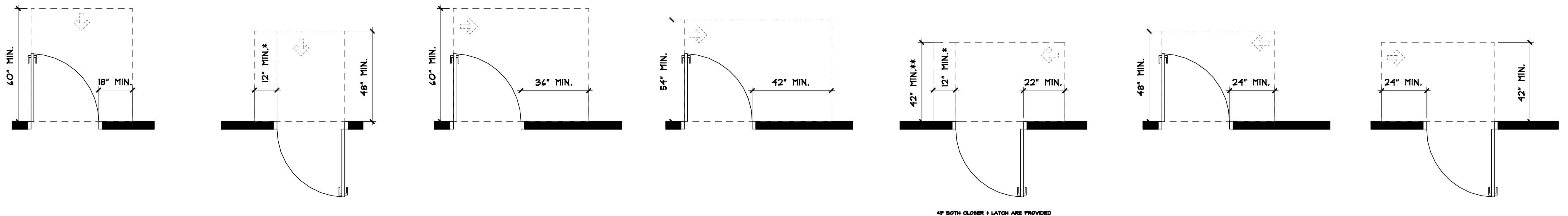

60" MIN. CLEAR
DOOR WIDTH
48" MIN.

14A 14B 14C

## ⑭ TWO DOORS IN A SERIES
SCALE: 1/4" = 1'-0"

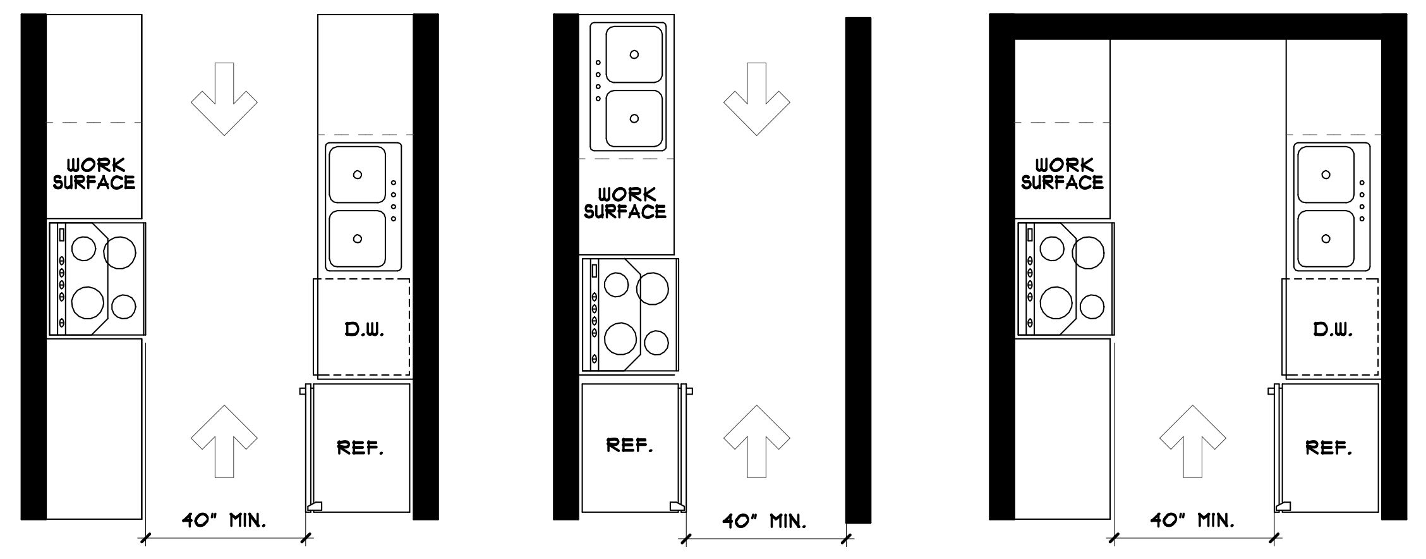

REMOVABLE BASE CABINETRY FRONT
REMOVABLE VANITY BASE
ACCESSIBLE VANITY BASE

## ⑰ ACCESSIBLE VANITY BASE
NOT TO SCALE


60" MIN.
18" MIN.
12" MIN.*
48" MIN.
36" MIN.
54" MIN.
42" MIN.
42" MIN.**
22" MIN.
24" MIN.

13A FRONT APPROACH, PULL SIDE
13B FRONT APPROACH, PUSH SIDE
*IF BOTH CLOSER & LATCH ARE PROVIDED
13C HINGE APPROACH, PULL SIDE
13D HINGE APPROACH, PULL SIDE
13E HINGE APPROACH, PUSH SIDE
*IF BOTH CLOSER & LATCH ARE PROVIDED
** 48" MIN IF BOTH CLOSER AND LATCH AREA PROVIDED
13F LATCH APPROACH, PULL SIDE
13G LATCH APPROACH, PUSH SIDE
* 48" MIN IF CLOSER IS PROVIDED

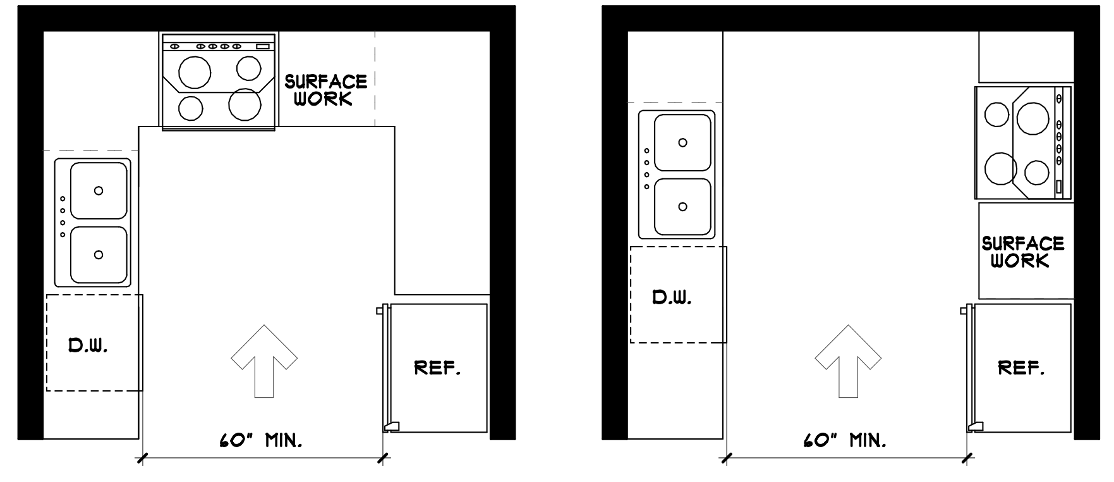
## ⑬ MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
SCALE: 1/4" = 1'-0"


WORK SURFACE
D.W.
REF.
40" MIN.

15A 15B 15C

## ⑮ KITCHEN CLEARANCES
SCALE: 1/4" = 1'-0"

ACCESSIBLE UNITS


SURFACE WORK
D.W.
REF.
60" MIN.

16A 16B

## ⑯ U-SHAPED KITCHEN CLEARANCE
SCALE: 1/4" = 1'-0"

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PLOTTED: 12/06/24 FILE: 22042ADA COM: 5 UPDATE: 07-31-24

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DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
12/06/24
STATE OF MINNESOTA

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Name DAVID J. MAJCHRZAK

DEVELOPER:
SUMMIT MANAGEMENT, LLC
STILLWATER, MN
PHONE: (651) 689-2202

PROPOSED:
HUGO
APARTMENTS
HUGO, MN

| REVISIONS | COMMENTS |
|---|---|
| | |

| REVISIONS | COMMENTS |
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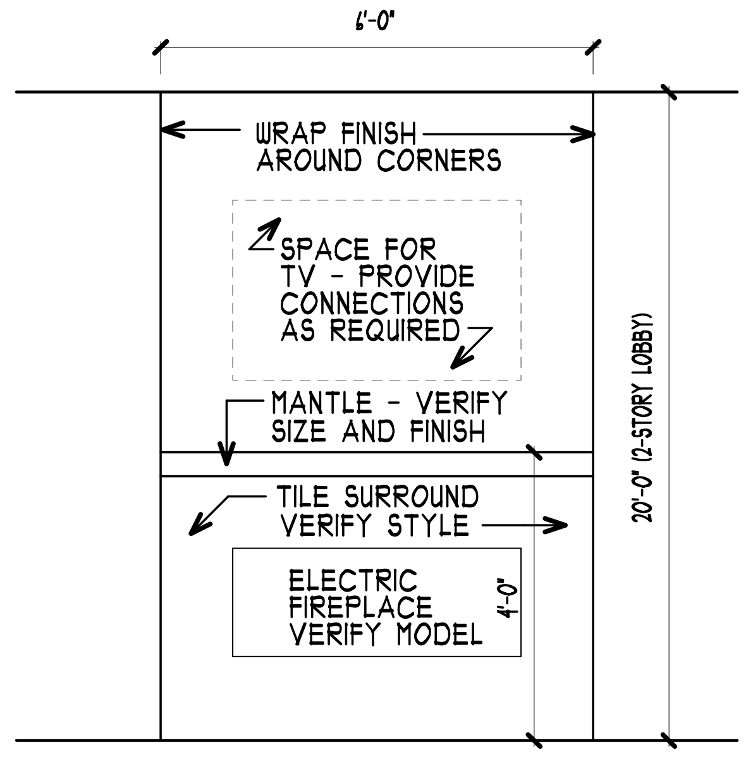
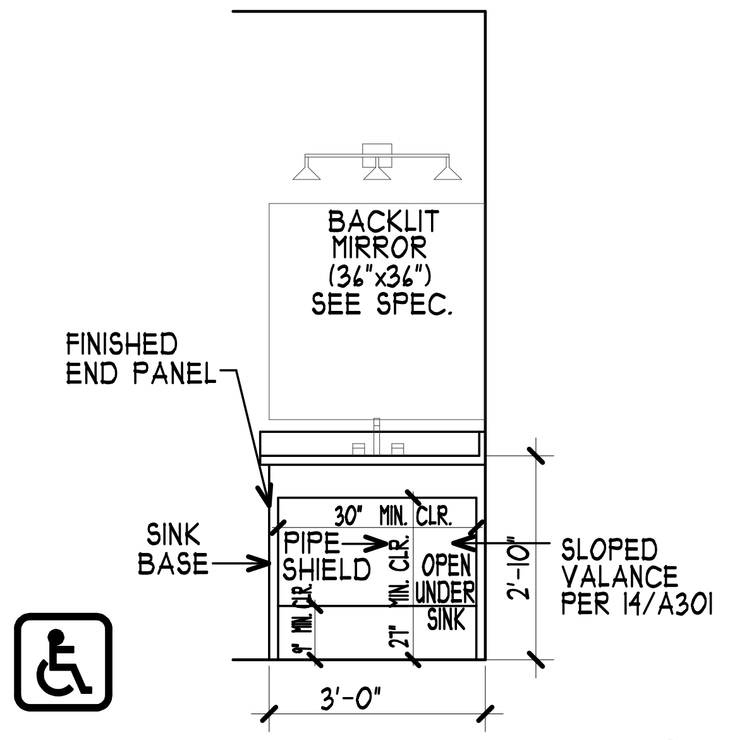
| | |

Project No.
22042
Issue Date:
12/06/24
Document Set:
PERMIT SET

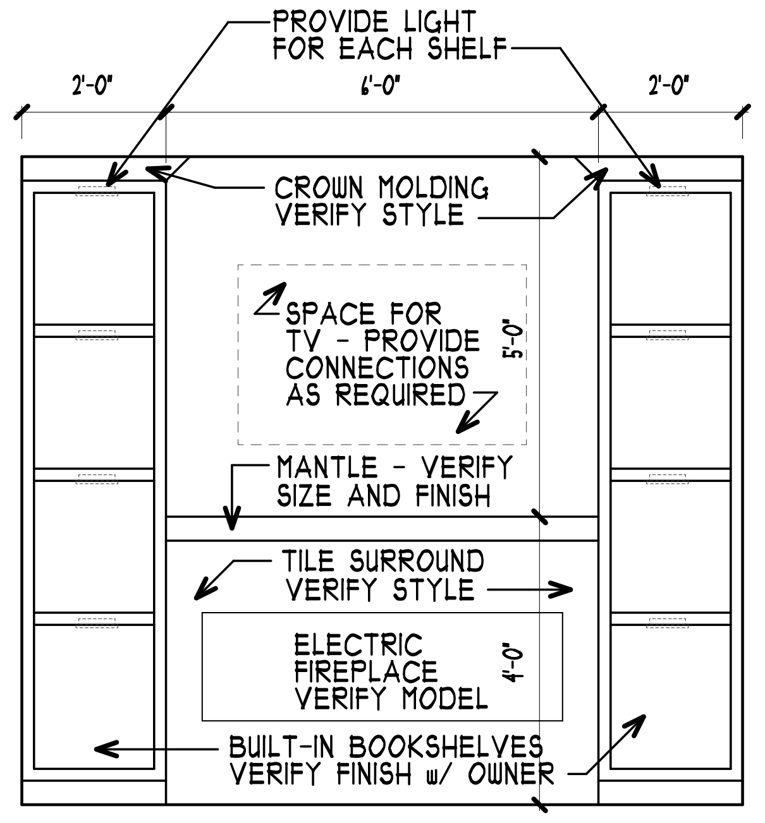
A302


6'-0"
WRAP FINISH AROUND CORNERS
SPACE FOR TV - PROVIDE CONNECTIONS AS REQUIRED
MANTLE - VERIFY SIZE AND FINISH
TILE SURROUND VERIFY STYLE
ELECTRIC FIREPLACE VERIFY MODEL
4'-0"
20'-0" (2-STORY LOBBY)

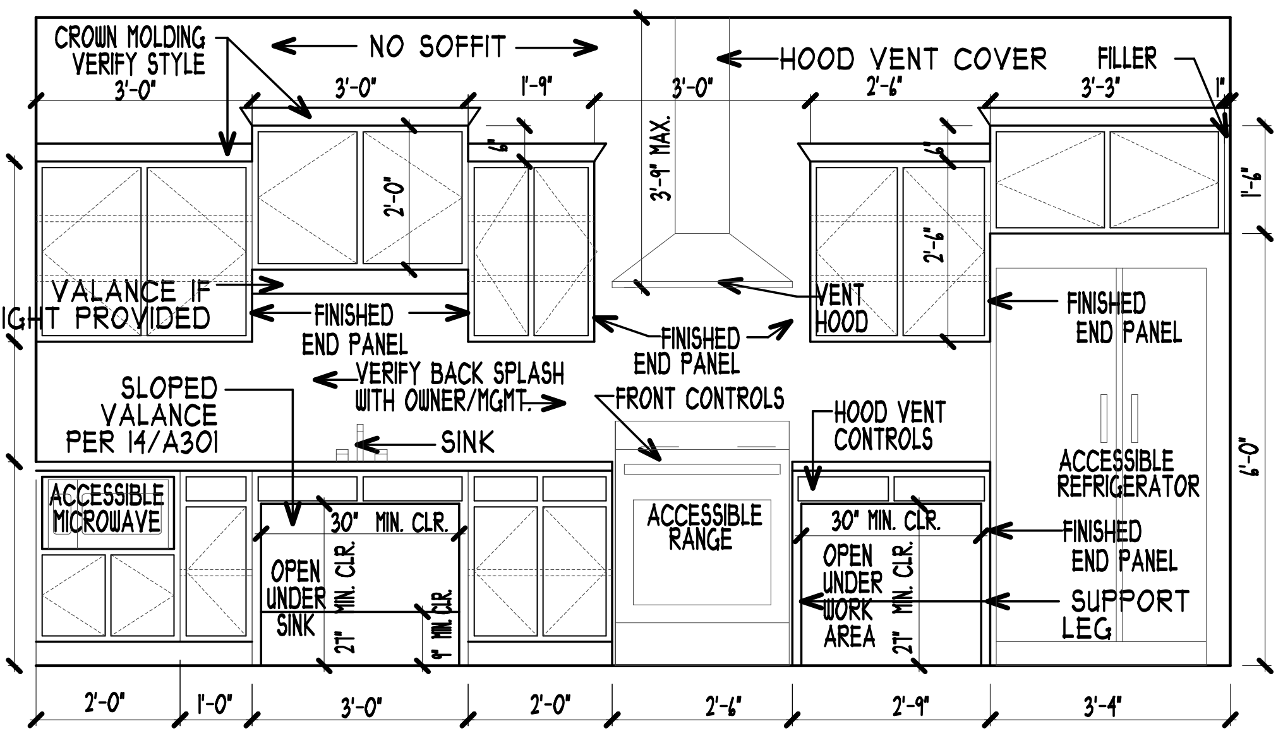
1 LOBBY FIREPLACE
SCALE: 3/8" = 1'-0"


BACKLIT MIRROR (36"x36") SEE SPEC.
FINISHED END PANEL
SINK BASE
PIPE SHIELD
30" MIN. CLR.
MIN. CLR.
9" MIN. CLR.
27"
OPEN UNDER SINK
2'-10"
SLOPED VALANCE PER 14/A301
3'-0"

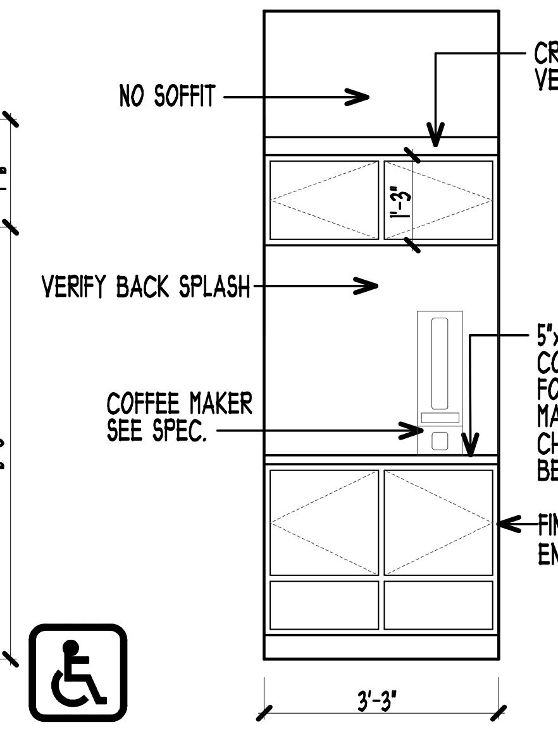
2 FAMILY 05 VANITY
SCALE: 3/8" = 1'-0"


PROVIDE LIGHT FOR EACH SHELF
2'-0"
6'-0"
2'-0"
CROWN MOLDING VERIFY STYLE
SPACE FOR TV - PROVIDE CONNECTIONS AS REQUIRED
5'-0"
MANTLE - VERIFY SIZE AND FINISH
TILE SURROUND VERIFY STYLE
ELECTRIC FIREPLACE VERIFY MODEL
4'-0"
BUILT-IN BOOKSHELVES VERIFY FINISH w/ OWNER

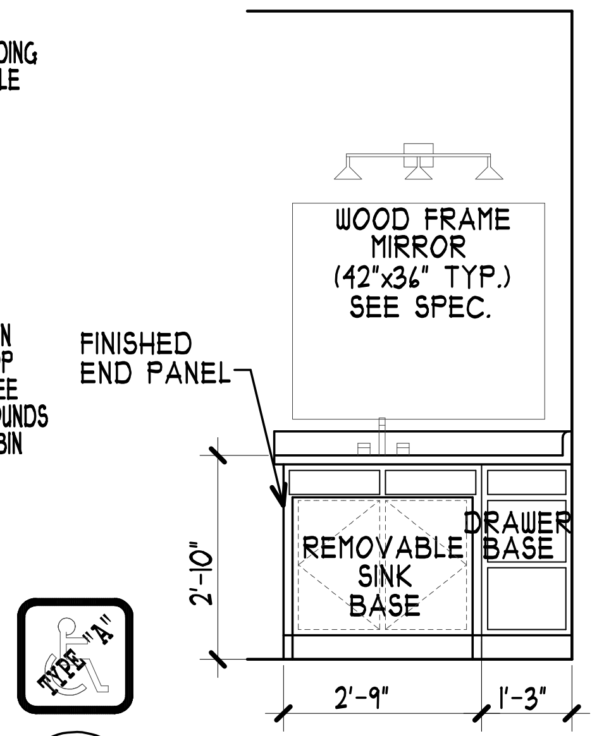
3 COMM. ROOM. FIREPLACE
SCALE: 3/8" = 1'-0"


CROWN MOLDING VERIFY STYLE
3'-0"
NO SOFFIT
3'-0"
1'-9"
3'-0"
HOOD VENT COVER
2'-6"
FILLER
3'-3"
VALANCE IF LIGHT PROVIDED
FINISHED END PANEL
VERIFY BACK SPLASH WITH OWNER/MGMT.
SLOPED VALANCE PER 14/A301
SINK
FINISHED END PANEL
FRONT CONTROLS
VENT HOOD
HOOD VENT CONTROLS
FINISHED END PANEL
ACCESSIBLE MICROWAVE
30" MIN. CLR.
OPEN UNDER SINK
ACCESSIBLE RANGE
30" MIN. CLR.
OPEN UNDER WORK AREA
ACCESSIBLE REFRIGERATOR
FINISHED END PANEL
SUPPORT LEG
2'-0"
1'-0"
3'-0"
2'-0"
2'-6"
3'-0"
3'-4"

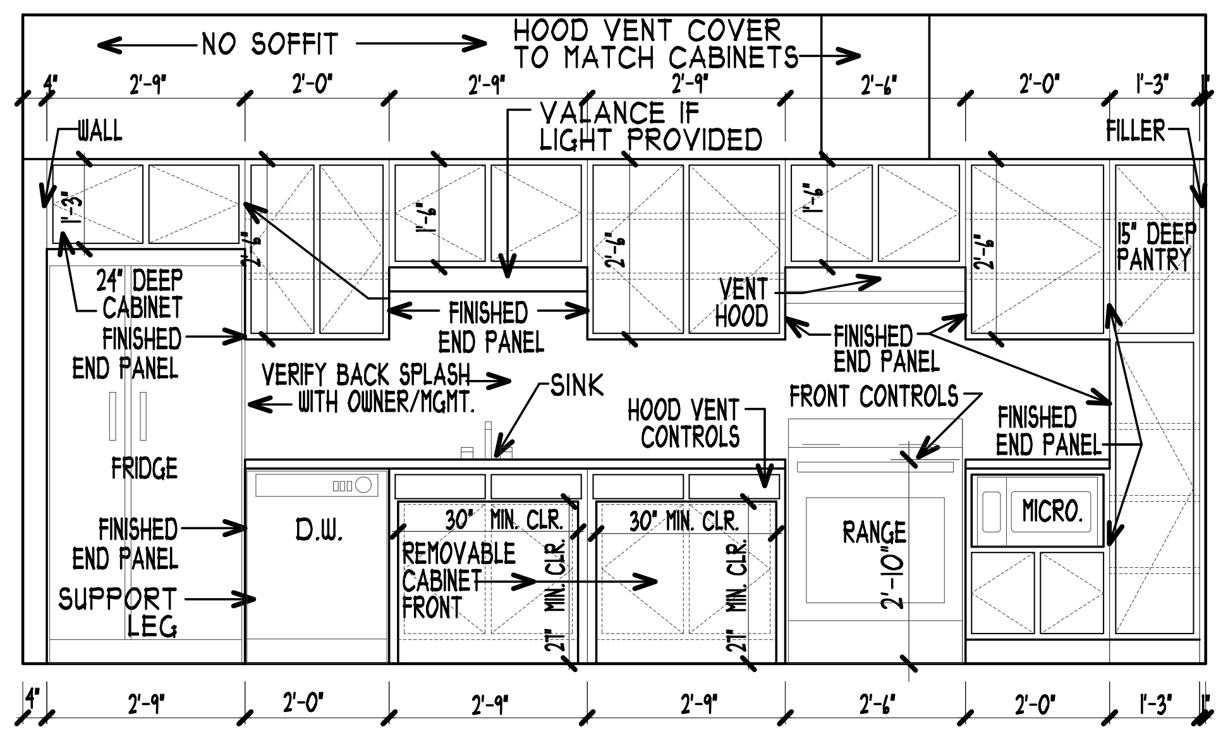
4 COMMUNITY ROOM KITCHEN
SCALE: 3/8" = 1'-0"


NO SOFFIT
CROWN MOLDING VERIFY STYLE
VERIFY BACK SPLASH
5'-6" HOLE IN COUNTERTOP FOR COFFEE MAKER GROUNDS CHUTE TO BIN BELOW
COFFEE MAKER SEE SPEC.
FINISHED END PANEL
3'-3"

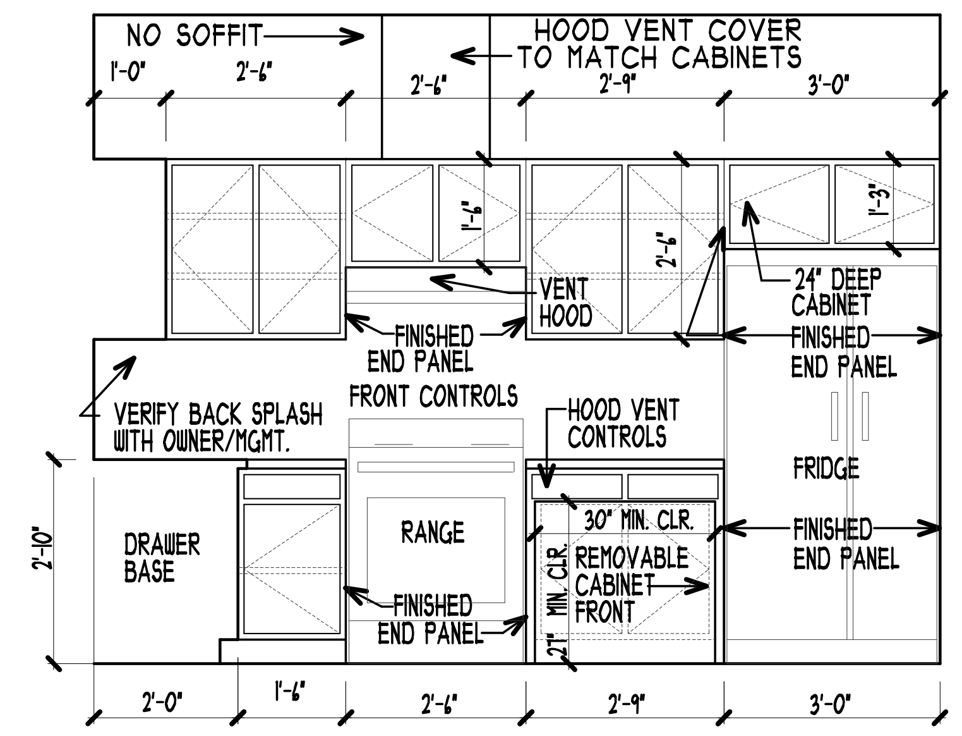
5 COFFEE BAR
SCALE: 3/8" = 1'-0"


WOOD FRAME MIRROR (42"x34" TYP.) SEE SPEC.
FINISHED END PANEL
REMOVABLE SINK BASE
DRAWER BASE
2'-10"
2'-9"
1'-3"
TYPE "A"

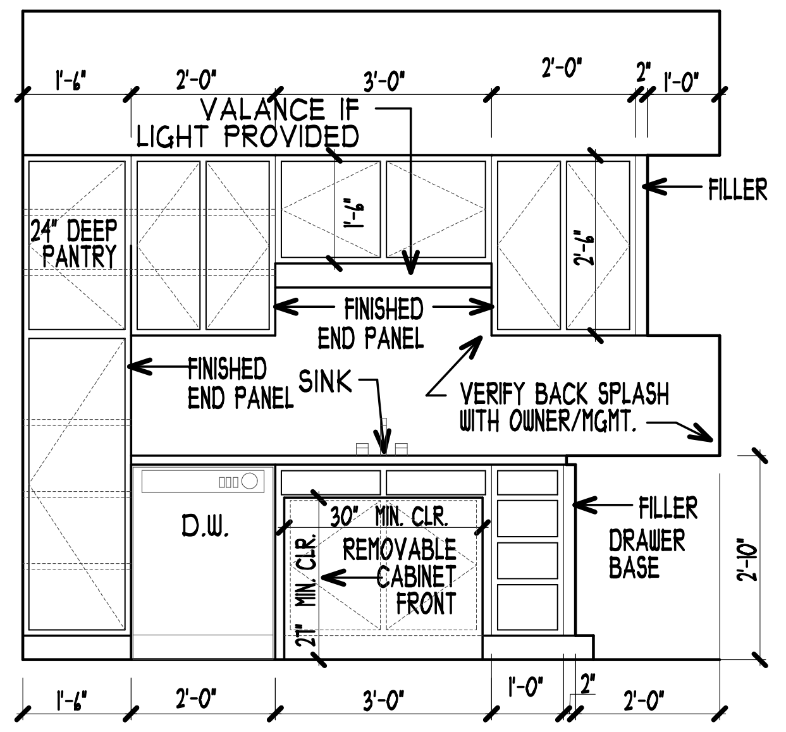
7 UNITS A.1 & C.9 VANITY
SCALE: 3/8" = 1'-0"


NO SOFFIT
HOOD VENT COVER TO MATCH CABINETS
WALL
VALANCE IF LIGHT PROVIDED
FILLER
24" DEEP CABINET
FINISHED END PANEL
VERIFY BACK SPLASH WITH OWNER/MGMT.
SINK
VENT HOOD
FINISHED END PANEL
FRONT CONTROLS
HOOD VENT CONTROLS
FINISHED END PANEL
15" DEEP PANTRY
FRIDGE
D.W.
30" MIN. CLR.
REMOVABLE CABINET FRONT
30" MIN. CLR.
RANGE
MICRO.
FINISHED END PANEL
SUPPORT LEG
2'-0"
2'-9"
2'-0"
2'-9"
2'-4"
2'-0"
1'-3"

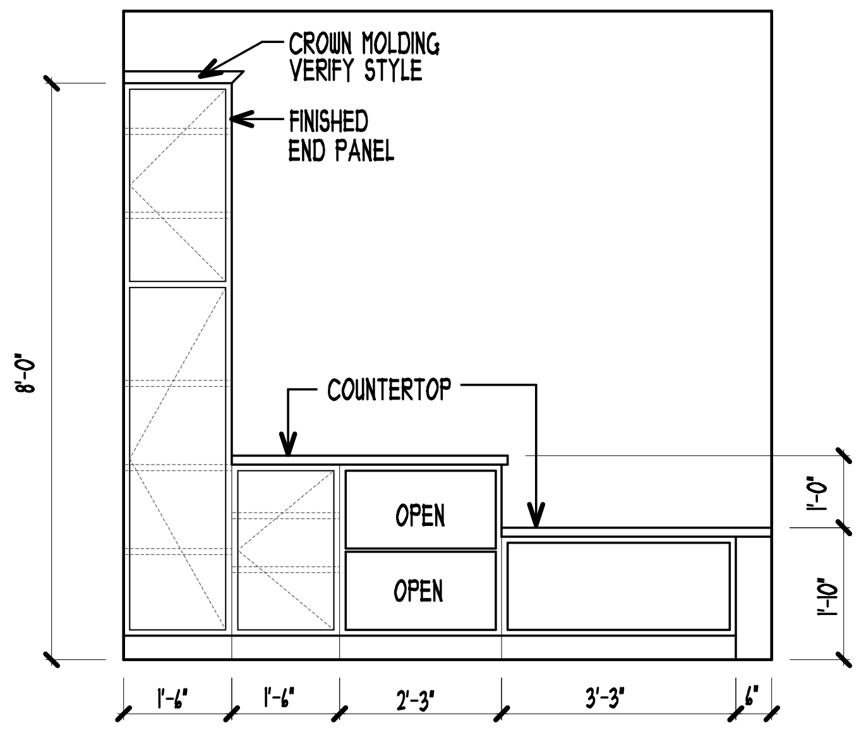
6 UNIT A.1 KITCHEN
SCALE: 3/8" = 1'-0"


NO SOFFIT
HOOD VENT COVER TO MATCH CABINETS
1'-0"
2'-6"
2'-6"
3'-0"
FINISHED END PANEL
VENT HOOD
24" DEEP CABINET
FINISHED END PANEL
VERIFY BACK SPLASH WITH OWNER/MGMT.
FRONT CONTROLS
HOOD VENT CONTROLS
FRIDGE
DRAWER BASE
RANGE
FINISHED END PANEL
30" MIN. CLR.
REMOVABLE CABINET FRONT
FINISHED END PANEL
2'-0"
1'-6"
2'-6"
2'-9"
3'-0"

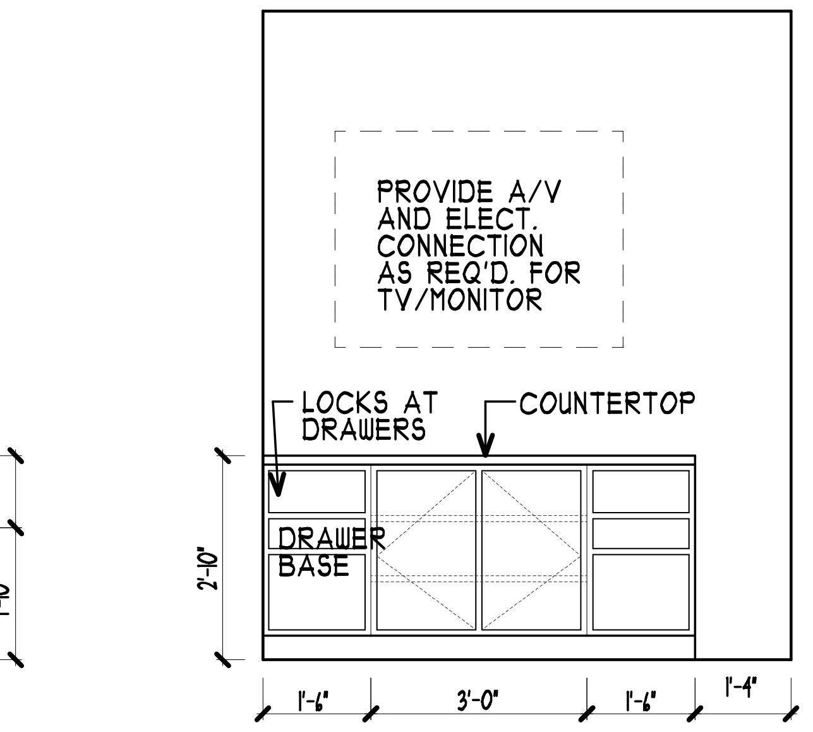
TYPE "A" 8 UNIT C.9 KITCHEN
SCALE: 3/8" = 1'-0"


1'-6"
2'-0"
3'-0"
2'-0"
VALANCE IF LIGHT PROVIDED
FILLER
24" DEEP PANTRY
FINISHED END PANEL
FINISHED END PANEL
SINK
VERIFY BACK SPLASH WITH OWNER/MGMT.
D.W.
30" MIN. CLR.
REMOVABLE CABINET FRONT
FILLER DRAWER BASE
1'-6"
2'-0"
3'-0"
1'-0"
2'-0"

TYPE "A" 9 UNIT C.9 KITCHEN
SCALE: 3/8" = 1'-0"


CROWN MOLDING VERIFY STYLE
FINISHED END PANEL
8'-0"
COUNTERTOP
OPEN
OPEN
1'-6"
1'-6"
2'-3"
3'-3"

10 PET SPA CABINETRY
SCALE: 3/8" = 1'-0"


PROVIDE A/V AND ELECT. CONNECTION AS REQ'D. FOR TV/MONITOR
LOCKS AT DRAWERS
COUNTERTOP
DRAWER BASE
1'-6"
3'-0"
1'-6"
1'-4"

11 CONF. ROOM CABINETRY
SCALE: 3/8" = 1'-0"

## DOOR SCHEDULE

| Door # | Door Location (Room Name) | Door Size | Door Material | Assembly Rating | Doors Type | Frame Type | Hdwr. Notes | Comments (note: rating of door frame and hardware to match door rating) |
|---|---|---|---|---|---|---|---|---|
| | FIRST FLOOR PUBLIC DOORS | | | | | | | |
| 01A | MAIN ENTRY | 3'-6"x7'-0" | ALUM. ST. | NONE | 1 | 1 | 1 | DIVIDED LIGHT AT STRIKE - WIDE STILE w/ (2) 30" SIDELITES. - PUSH BUTTON OPERATOR |
| 01B | VESTIBULE | 3'-6"x7'-0" | ALUM. ST. | NONE | 1 | 1 | 2 | DIVIDED LIGHT AT STRIKE - WIDE STILE w/ (2) 30" SIDELITES. NO WALL STOP. P.B.O. |
| 05 | PACKAGE ROOM | 3'-0"x6'-8" | SCWD | 20 MIN. | 5 | 3 | 7-C,D | - |
| 06 | RENTAL OFFICE | 3'-0"x6'-8" | SCWD | 20 MIN. | 4 | 3 | 7-C,D | FULL LIGHT GLAZING - RATED D-20. |
| 07 | CHAIR STORAGE ROOM | 3'-0"x6'-8" | SCWD | 20 MIN. | 5 | 3 | 7-C,D | 1/4 LIGHT GLAZING - RATED D-20. |
| 08 | FAMILY RESTROOM | 3'-0"x6'-8" | SCWD | 20 MIN | 6 | 3 | 10-C,D | - |
| 09 | COMMUNITY ROOM PATIO | 3'-6"x7'-0" | ALUM. ST. | NONE | 1 | 1 | 3 | DIVIDED LIGHT AT STRIKE - WIDE STILE w/ (2) 30" SIDELITES. |
| 09A | COMMUNITY ROOM ENTRY | 3'-0"x6'-8" | SCWD | 20 MIN. | 4 | 2 | 7-C,D | FULL LIGHT GLAZING - RATED D-20. NO WALL STOP. |
| 09B | MECHANICAL CLOSET | 3'-0"x6'-8" | SCWD | NONE | 6 | 4 | 9 | NO WALL STOP. |
| 10 | FITNESS ROOM | 3'-0"x6'-8" | SCWD | 20 MIN. | 4 | 3 | 7-C,D | FULL LIGHT GLAZING - RATED D-20. NO WALL STOP. |
| 11 | CORRIDOR FIRE WALL | (2) 3'-0"x6'-8" | SCWD | 90 MIN. | 6 | 3 | 6A,B,C,D | - |
| 11A | CORRIDOR TO LOBBY | 4'-0"x6'-8" | SCWD | NONE | 6 | 4 | 6-A,C,D | - |
| 11B | CORRIDOR TO LOBBY | 4'-0"x6'-8" | SCWD | NONE | 6 | 4 | 6-A,C,D | - |
| 11C | CORRIDOR TO GARAGE | 4'-0"x6'-8" | SCWD | NONE | 6 | 4 | 6-A,C,D | - |
| 11D | CORRIDOR WEST EXIT | 3'-0"x7'-0" | ALUM. ST. | NONE | 1 | 1 | 3 | DIVIDED LIGHT AT STRIKE - WIDE STILE. |
| 12 | MECHANICAL ROOM | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 2 | 5-B,C,D | - |
| 13A | WORK SPACE | 3'-0"x3'-8" | SCWD | 20 MIN. | 5 | 3 | 7-C,D | 1/4 LIGHT GLAZING - RATED D-20. |
| 13B | CONFERENCE ROOM | 3'-0"x6'-8" | SCWD | 20 MIN. | 4 | 3 | 7-C,D | FULL LIGHT GLAZING - RATED D-20. |
| 14 | STAIR "A" EXIT | 3'-6"x7'-0" | ALUM. ST. | NONE | 1 | 1 | 3 | DIVIDED LIGHT AT STRIKE - WIDE STILE w/ (2) 18" SIDELITES. |
| 14A | STAIR "A" ENTRY | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 6-A,C,D | - |
| 14B | HOUSE STORAGE | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 8-C,D | - |
| 15 | STAIR "B" EXIT | 3'-6"x7'-0" | ALUM. ST. | NONE | 1 | 1 | 3 | DIVIDED LIGHT AT STRIKE - WIDE STILE w/ (2) 18" SIDELITES. |
| 15A | STAIR "B" ENTRY | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 6-A,C,D | - |
| 15B | HOUSE STORAGE | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 8-C,D | - |
| 16A | PET SPA | 3'-0"x6'-8" | SCWD | 20 MIN. | 5 | 3 | 7-C,D | 1/4 LIGHT GLAZING - RATED D-20. |
| 16B | RESIDENT STORAGE 1 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | NO WALL STOP. |
| 16C | RESIDENT STORAGE 2 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 17A | GARAGE ENTRY | 3'-0"x6'-8" | SCWD | 90 MIN. | 3 | 2 | 2-C,D | 1/4 LIGHT GLAZING - RATED D-H-90. NO WALL STOP. |
| 17B | GARAGE EXIT | 3'-0"x6'-8" | INSUL. ST. | NONE | 2 | 2 | 3 | - |
| 17C | GARGAE EXIT | 3'-6"x7'-0" | INSUL. ST. | NONE | 2 | 2 | 7 | ADD WEATHERSTRIPPING. |
| 17D | GARAGE O.H.D. EXIT | 10'-0"x8'-2" | INSUL. ST. | NONE | 12 | 6 | 20 | - |
| 17E | GARAGE O.H.D. ENTRY | 10'-0"x8'-2" | INSUL. ST. | NONE | 12 | 6 | 20 | - |
| 17F | VACUUM CLOSET | 3'-0"x6'-8" | STEEL | NONE | 3 | 2 | 8 | - |
| 18 | GARAGE SERVICE DOOR | 3'-0"x6'-8" | INSUL. ST. | NONE | 9 | 2 | 12 | OMIT THRESHOLD, EYE VIEWER, GASKET & SWEEP. |
| 18A | GARAGE O.H.D. | 9'-0"x8'-2" | INSUL ST. | NONE | 11 | 6 | - | SEE SPEC FOR DOOR OPERATOR. |
| 18B-S | GARAGE O.H.D. | 9'-0"x8'-0" | INSUL. ST. | NONE | 11 | 6 | - | SEE SPEC FOR DOOR OPERATOR.. |

## DOOR SCHEDULE

| Door Letter | Door Location (Room Name) | Door Size | Door Material | Door Rating | Doors Type | Frame Type | Hdwr. Notes | Comments (note: rating of door frame and hardware to match door rating) |
|---|---|---|---|---|---|---|---|---|
| | SECOND FLOOR PUBLIC DOORS | | | | | | | |
| 20 | ELEVATOR LOBBY | (2) 3'-6"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 6-A,C,D, | - |
| 21 | CORRIDOR FIRE WALL | (2) 3''-0"x6'-8" | SCWD | 90 MIN. | 6 | 3 | 6A,B,C,D | - |
| 22A | I.T. ROOM | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 12-C,D | OMIT EYE VIEWER. |
| 22B | RESIDENT STORAGE 8 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 22C | RESIDENT STORAGE 9 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 23A | RESIDENT STORAGE 10 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 23B | RESIDENT STORAGE 11 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 23C | RESIDENT STORAGE 12 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 23D | RESIDENT STORAGE 13 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 23E | RESIDENT STORAGE 14 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 24 | STAIR "A" ENTRY | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 6-A,C,D, | - |
| 25 | STAIR "B" ENTRY | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 6-A,C,D | - |
| 26A | RESIDENT STORAGE 3 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 26B | RESIDENT STORAGE 4 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 26C | RESIDENT STORAGE 5 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 27A | RESIDENT STORAGE 6 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |
| 27B | RESIDENT STORAGE 7 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 19-C,D | - |

| Door Letter | Door Location (Room Name) | Door Size | Door Material | Door Rating | Doors Type | Frame Type | Hdwr. Notes | Comments (note: rating of door frame and hardware to match door rating) |
|---|---|---|---|---|---|---|---|---|
| | GARAGE DOORS | | | | | | | |
| G01 | RESIDENT GARAGE OHD | 9'-0"x8'-0" | STEEL | NONE | 11 | 6 | – | SEE SPEC FOR DOOR OPERATOR |
| G02 | GARAGE ENTRY | 3'-0"x6'-8" | STEEL | NONE | 2 | 2 | 11 | OMIT ELECTRIC STRIKE |

## SIGNAGE NOTES:

* A SIGN STATING "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE SHALL BE PROVIDED TO EACH EXIT STAIRWAY, AREA OF REFUGE, DIRECT ACCESS TO A STAIRWAY, RAMP AND EXIT DISCHARGE. SEE DETAIL 8/A301.

* DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE REQUIRED PUBLIC FACILITIES SHALL BE POSTED IN A LOBBY, CORRIDOR, AISLE, OR SIMILAR SPACE, SUCH THAT THE SIGN CAN BE READILY SEEN FROM THE MAIN ENTRANCE TO THE BUILDING OR TENANT SPACE.

* EVERY ROOM OR SPACE IN AN ASSEMBLY OCCUPANCY SHALL HAVE THE MAXIMUM OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.

* DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF ALL OTHER MEANS OF EGRESS AND WHICH OF THOSE ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING:
1. AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN ACCESSIBLE MEANS OF EGRESS.
2. AT ELEVATOR LANDINGS.
3. WITHIN AREAS OF REFUGE.

**1023.9.1 SIGNAGE REQUIREMENTS.**
STAIRWAY IDENTIFICATION SIGNS SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

1.THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES (457 MM) BY 12 INCHES (305 MM).

2.THE LETTERS DESIGNATING THE IDENTIFICATION OF THE INTERIOR EXIT STAIRWAY AND RAMP SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) IN HEIGHT.

3.THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE NOT LESS THAN 5 INCHES (127 MM) IN HEIGHT AND LOCATED IN THE CENTER OF THE SIGN.

4.OTHER LETTERING AND NUMBERS SHALL BE NOT LESS THAN 1 INCH (25 MM) IN HEIGHT.

5.CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

6.WHERE SIGNS REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1025.4.

## CABINET NOTES:

- VERIFY ALL CABINET ELEVATIONS w/ APPROVED SHOP DRAWINGS FROM THE G.C. AND OWNER.
- PROVIDE END PANELS BY DISH WASHER.
- FIELD VERIFY ACTUAL PAINT TO PAINT DIMENSIONS & PROVIDE FILLERS AS REQ'D.
- VERIFY ALL APPLIANCE/FIXTURE SIZES w/ APPROVED SHOP DRAWINGS FROM G.C.
- 40" MIN. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, HARDWARE, HANDLES OR WALLS WITHIN KITCHEN WORK AREAS. SEE 15/A302.
- 60" MIN. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, HARDWARE, HANDLES OR WALLS WITHIN U-SHAPE KITCHEN WORK AREAS. SEE 16/A302.
- VERIFY WITH OWNER ALL STYLE, COLOR, AND FINISH OF ALL KITCHEN CABINETS, BATH VANITIES, COUNTERTOPS AND BACKSPLASH AREAS.
- VERIFY EXTENTS OF KITCHEN BACKSPLASH LOCATIONS w/ OWNER.
- VERIFY IF AND WHERE THERE ARE LAZY SUSAN LOCATIONS w/ OWNER.
- VERIFY SIZE OF LOWER VALANCE w/ BOWL OF SINK/LAVATORY FROM SHOP DRAWINGS.
- VERIFY VALANCE @ UPPER CABINETS ABOVE FRIDGE & SINK w/ OWNER.
- PROVIDE BLIND UPPER & LOWER CABINETS AT ALL INSIDE CORNER LOCATIONS. NO DEAD SPACE UNLESS APPROVED BY THE OWNER.
- FINISH EXPOSED CABINET ENDS & COUNTER TOP RETURNS WHEN ADJACENT TO A PANTRY OR APPLIANCE AS REQUIRED.
- ○ AT ALL KITCHEN SINK BASE CABINETS OR BATH VANITY CABINETS PROVIDE ONE OF THE FOLLOWING CONDITIONS:
  - A. CUT THE HOLES IN THE BACK OF THE CABINET TO BE NO LARGER THAN WHAT IS REQUIRED TO FIT THE PLUMBING/ELECTRICAL THRU & PROVIDE A FINISHED ESCUTCHEON PLATE TO COVER ALL "OVER CUTS" AROUND PLUMBING/ELECTRICAL.
  - B. PROVIDE "BACKLESS" CABINETS WITH FINISHED GYPSUM BOARD WALLS UNDER COUNTERTOP.

| | DOOR TYPES: | | |
|---|---|---|---|
| 1 | ALUMINUM STOREFRONT, WIDE STILE, PRE-FINISHED, w/ INSULATED GLAZING. | | |
| 2 | HOLLOW METAL INSULATED. STEELCRAFT, CURRIES OR SECCO. | | |
| 3 | HOLLOW METAL FLUSH DOOR. STEELCRAFT, CURRIES OR SECCO. | | |
| 4 | 1 3/4" WOOD, PRE-FINISHED, SMOOTH PANEL MAPLE w/ FULL LITE WITH WOOD STOPS | | |
| 5 | 1 3/4" WOOD, PRE-FINISHED, SMOOTH PANEL MAPLE w/ 1/4 LITE WITH WOOD STOPS. | | |
| 6 | 1 3/4" WOOD, PRE-FINISHED, SMOOTH PANEL MAPLE. | | |
| 7 | 1 3/8" WOOD, PRE-FINISHED, SINGLE PANEL, PRE-HUNG. | | |
| 8 | 1 3/8" WOOD, PRE-FINISHED, SINGLE PANEL. | | |
| 9 | FULL CLAD, INSULATED STEEL, PRE-FINISHED, PRE-HUNG. FULL LITE w/ INTERIOR BLINDS. BAYER w/ STEEL EDGE, SELECT STEEL, NO SUB WITHOUT APPROVAL. | | |
| 10 | HOLLOW METAL 6 PANEL INSULATED. STEELCRAFT, CURRIES OR SECCO. | | |
| 11 | INSULATED STEEL, PRE-FINISHED, RAISED PANEL, O.H.D. w/ STEEL LINER. | | |
| 12 | INSULATED ALUMINUM, FULL VIEW, CLOPAY 904U O.H.D. | | |

| ABBREVIATIONS: | |
|---|---|
| ALUM. ST. | ALUMINUM STORE FRONT |
| INSUL. ST. | INSULATED STEEL |
| F. GLASS | FIBERGLASS |
| PWD | PANEL WOOD DOOR |
| SCWD | SOLID CORE WOOD DOOR |

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

| | FRAME TYPES: |
|---|---|
| 1 | ALUMINUM STOREFRONT, PRE-FINISHED, w/ THERMAL BREAK. |
| 2 | HOLLOW METAL, PRE-FINISHED. |
| 3 | METAL KNOCK DOWN, PRE-FINISHED. |
| 4 | WOOD FRAME, PRE-FINISHED TO MATCH DOOR. |
| 5 | NO FRAME, DRYWALL JAMBS. |
| 6 | NO FRAME AT OVER HEAD DOOR. |

| | HARDWARE NOTES: SEE SPECIFICATIONS FOR DOOR HARDWARE (BY NUMBERED GROUP) |
|---|---|
| A | DOOR MUST NOT LOCK |
| B | DOOR MUST HAVE PANIC HARDWARE |
| C | DOOR MUST BE SELF CLOSING |
| D | DOOR MUST HAVE A SMOKE GASKET |

DOOR GENERAL NOTES:

- VERIFY ALL DOOR PANEL STYLES w/ G.C./OWNER.
- VERIFY ALL ELECTRONIC HARDWARE ACCESS CONTROL LOCATIONS w/ GENERAL CONTRACTOR/OWNER.
- VERIFY DOOR HARDWARE & ROUGH OPENINGS w/ SHOP DRAWINGS.
- PROVIDE HEAD FRAME EXTENSIONS AS REQUIRED FOR DOORS IN MASONRY
- DOOR SUPPLIER/G.C. TO VERIFY JAMB THICKNESS AS REQ'D. PROVIDE SHADOW BOX FRAMING @ DOUBLE WALLS PER 41F/A803 AS REQ'D. BY G.C.
- PROVIDE ADA COMPLIANT THRESHOLD @ ALL EXT. DOORS & WHERE FINISHED FLOORING VARIES MORE THAN 1/4"
- ALL ROUGH OPENINGS FROM T.O. GYP-CRETE.
- CHANGES IN FLOOR LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. SEE DETAIL 19C/A301. PROVIDE ADA COMPLIANT THRESHOLD AS REQ'D.
- PROVIDE A 100 s.i. GLAZED OPENING (APPROX. 3" WIDE x 33" HIGH) WITH BOTTOM OF GLAZING 43" MAX. A.F.F. AT ELEVATOR SMOKE DOORS.
- ALL STAIRWAY DOORS TO HAVE "FAIL SAFE" ELECTRONIC MECHANISM.
- ALL DOORS TO HAVE A SMOOTH FLAT SURFACE, FULL WIDTH AND 10" MIN. MEASURED VERTICAL FROM FINISHED FLOOR ON THE PUSH SIDE.
- VERIFY WITH MECHANICAL ENGINEER IF A LOUVER IS REQUIRED ON ANY MECHANICAL CLOSET DOOR OR IF AN UNDERCUT IS REQUIRED ON ANY UNIT INTERIOR DOOR.
- SMOKE SEAL, TO INCLUDE SMOKE GASKET SEALING, DOOR SWEEP, ETC.

## DOOR SCHEDULE

| Door Letter | Door Location (Room Name) | Door Size | Door Material | Door Rating | Doors Type | Frame Type | Hdwr. Notes | Comments (note: rating of door frame and hardware to match door rating) |
|---|---|---|---|---|---|---|---|---|
| | THIRD FLOOR PUBLIC DOORS | | | | | | | |
| 30 | ELEVATOR SHAFT | 4'-6"x7'-4" | SCWD | NONE | 6 | 3 | 6-A,C,D, | MUST PREVENT THE PASSAGE OF SMOKE |
| 31 | CORRIDOR FIRE WALL | (2) 3''-0"x6'-8" | SCWD | 90 MIN. | 6 | 3 | 6A,B,C,D | - |
| 32 | RESIDENT STORAGE 20 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 33A | RESIDENT STORAGE 21 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 33B | RESIDENT STORAGE 22 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 33C | RESIDENT STORAGE 23 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 33D | RESIDENT STORAGE 24 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 33E | RESIDENT STORAGE 25 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 34 | STAIR "A" ENTRY | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 6-A,C,D, | - |
| 55 | STAIR "B" ENTRY | 3'-0"x6'-8" | SCWD | 60 MIN. | 6 | 3 | 6-A,C,D | - |
| 36A | RESIDENT STORAGE 15 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 36B | RESIDENT STORAGE 16 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 36C | RESIDENT STORAGE 17 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 37A | RESIDENT STORAGE 18 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 37B | RESIDENT STORAGE 19 | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 8-C,D | - |
| 38 | MECH. ROOM | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 9-C,D | - |

| Door Letter | Door Location (Room Name) | Door Size | Door Material | Door Rating | Doors Type | Frame Type | Hdwr. Notes | Comments (note: rating of door frame and hardware to match door rating) |
|---|---|---|---|---|---|---|---|---|
| | UNIT DOORS | | | | | | | |
| AA | UNIT ENTRY | 3'-0"x6'-8" | SCWD | 20 MIN. | 6 | 3 | 12-C,D | - |
| BB | UNIT PORCH/PATIO | 3'-0"x6'-8" | F. GLASS | NONE | 9 | 4 | 13 | FULL LIGHT GLAZING |
| CC | BATHROOM/BEDROOM | 3'-0"x6'-8" | PWD | NONE | 7 | 4 | 14 | - |
| DD | CLOSET | 3'-0"x6'-8" | PWD | NONE | 7 | 4 | 15 | - |
| EE | CLOSET | 2'-8"x6'-8" | PWD | NONE | 7 | 4 | 15 | VERIFY DOOR SIZE WITH APPLIANCES |
| FF | BATHROOM/CLOSET | 2'-6"x6'-8" | PWD | NONE | 7 | 4 | 14 | - |
| GG | CLOSET | 2'-6"x6'-8" | PWD | NONE | 7 | 4 | 15 | - |
| HH | CLOSET | 1'-4"x6'-8" | PWD | NONE | 7 | 4 | 15 | - |
| JJ | CLOSET | (2) 3'-0"x6'-8" | PWD | NONE | 8 | 4 | 18 | PAIR OF DOORS |
| KK | CLOSET | 6'-0"x6'-8" | PWD | NONE | 8 | 5 | 16 | BYPASS DOORS |
| LL | CLOSET | 5'-0"x6'-8" | PWD | NONE | 8 | 5 | 16 | BYPASS DOORS |
| MM | SLEEPING ROOM/CLOSET | 3'-4"x6'-8" | PWD | NONE | 8 | 5 | 17 | SLIDING BARN DOOR |
| NN | BATHROOM/CLOSET | 2'-6"x6'-8" | PWD | NONE | 7 | 4 | 14 | POCKET DOOR |

## WINDOW SCHEDULE

(VERIFY MANUFACTURER AND SERIES OF WINDOWS LISTED HERE w/ OWNER SPEC.)

| DESIGNATION | QTY. | MANUFACTURER | STYLE | DESCRIPTION | NOMINAL SIZE | SAFETY GLAZING | NOTES | TINTED GLAZING |
|---|---|---|---|---|---|---|---|---|
| A | 42 | THERMO TECH | SLIM LINE | PATIO SLIDER | (1) 6'-4"x6'-8" | YES | SEE DETS. 17A & 16B A301 | NO |
| B | 25 | THERMO TECH | CLASSIC | SINGLE HUNG | (3) 3'-0"x6'-0" | NO | – | NO |
| C | 64 | THERMO TECH | CLASSIC | SINGLE HUNG | (2) 3'-0"x6'-0" | NO | – | NO |
| D | 2 | THERMO TECH | CLASSIC | S.H. FIXED | (2) 3'-0"x6'-0" | NO | – | NO |
| E | 89 | THERMO TECH | CLASSIC | SINGLE HUNG | (1) 4'-0"x6'-0" | NO | – | NO |
| F | 2 | THERMO TECH | CLASSIC | S.H. FIXED | (1) 4'-0"x6'-0" | NO | – | NO |
| G | 30 | THERMO TECH | CLASSIC | SINGLE HUNG | (1) 3'-0"x6'-0" | NO | – | NO |
| H | 12 | THERMO TECH | CLASSIC | S.H. FIXED | (2) 3'-0"x5'-0" | NO | – | NO |
| J | 14 | THERMO TECH | CLASSIC | SINGLE HUNG | (1) 3'-0"x4'-0" | NO | – | NO |
| K | 2 | THERMO TECH | CLASSIC | S.H. FIXED | (1) 3'-0"x4'-0" | NO | – | NO |
| L | 3 | THERMO TECH | CLASSIC | SINGLE HUNG | (1) 2'-0"x6'-0" | NO | – | NO |
| M | 1 | T.B.D. | – | FIXED | (3) 3'-0"x6'-0" | YES | FIRE RATED GLAZING | NO |
| N | 6 | T.B.D. | – | FIXED | (1) 3'-0"x6'-0" | YES | FIRE RATED GLAZING | NO |
| P | 4 | T.B.D. | – | FIXED | (1) 4'-6"x1'-6" | NO | FIRE RATED GLAZING | NO |
| Q | 2 | T.B.D. | – | FIXED | (1) 1'-6"x6'-0" | YES | FIRE RATED GLAZING | NO |

ALL WINDOWS TO BE INSTALLED WITH HEAD HEIGHT AT 7'-8" A.F.F.
*** PROVIDE ALTERNATE BID FOR 12" TRANSOM OVER ALL PATIO SLIDERS.***

## WINDOW SCHEDULE NOTES:

- SEE ELEVATIONS FOR MECHANICAL GRILLE LOCATIONS.
- BEFORE INSTALLING PAINT HVAC GRILLES.
- ALL OPERABLE WINDOWS LESS THAN 36" A.F.F. AND LOCATED MORE THAN 72" ABOVE THE FINISHED EXTERIOR GRADE SHALL BE PROVIDED WITH A FALL PREVENTION DEVICE THAT COMPLIES WITH ASTM F 2090.
- PROVIDE THE FOLLOWING ENERGY REQUIREMENTS
  DOUBLE PANE LOW-E GLAZING W/ ARGON GAS
  FIXED: MIN. 0.29 U-FACTOR & MIN. 0.45 SHGC
  OPERABLE: MIN. 0.27 U-FACTOR & MIN. 0.45 SHGC
- ROUGH OPENINGS ARE ONLY PROVIDED. VERIFY ACTUAL UNIT DIMENSIONS WITH WINDOW SUPPLIER.
- ALL SLIDING PATIO DOORS MUST MEET THE 32" CLEAR REQUIREMENT PER 11B/A302.
- ANY WINDOW THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS WILL REQUIRE TEMPERED GLAZING;
  1) EXPOSED AREA OF THE -INDIVIDUAL- PANE IS GREATER THAN 9 SF
  2) BOTTOM EDGE OF GLAZING IS LESS THAN 18" AFF.
  3) TOP EDGE OF GLAZING IS GREATER THAN 36" AFF.
  4) WALKING SURFACE WITHIN 36" OF THE GLAZING
  WINDOW SUPPLIER MUST PROVIDE TEMPERED GLAZING IF ALL OF THE ABOVE CONDITIONS ARE MET
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. PROVIDE SCREEN FOR PATIO SLIDER AT UNIT #122 ONLY. (NOT NEEDED AT SCREEN PORCHES).
- PROVIDE BLOCKING AS REQUIRED FOR WINDOW TREATMENTS. VERIFY W/ INT. DES. OR OWNER.
- VERIFY ALL FIXED WINDOW LOCATIONS W/ OWNER, AND W/ MEP PLANS FOR ANY NECESSARY CLEARANCES FROM EXHAUST PIPES OR GAS METERS.

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12/06/24

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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 DAVID J. MAJCHRZAK

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PROPOSED:
HUGO
APARTMENTS
HUGO, MN

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