

BUILDING 1

MANKATO, MN



CODE NOTES

DESCRIPTION

VICTORY RIDGE APARTMENTS OF MANKATO, LLLP.
17018 COMMERCIAL PARK ROAD
BRAINERD, MN 56401
PHONE: 218-829-0707

KUEPERS INC.
17018 COMMERCIAL PARK ROAD
BRAINERD, MN 56401
PHONE: 218-829-0707

BOLTON & MENK, INC.
MANKATO, MN 56001
PHONE: 507-508-9106

KMI MECHANICAL
BRAINERD, MN
PHONE: 218-454-0829

KMI MECHANICAL
BRAINERD, MN
PHONE: 218-454-0829

SANDMAN STRUCTURAL ENGINEERS
BRAINERD, MN
PHONE: 218-227-0022

2018 INTERNATIONAL BUILDING CODE
MINNESOTA STATE BUILDING CODE (MSBC) - 2020
MINNESOTA ENERGY CODE - 2024
MINNESOTA ACCESSIBILITY CODE - 2020
MINNESOTA PLUMBING CODE - 2020
MINNESOTA MECHANICAL & FUEL GAS CODE - 2020
MINNESOTA FIRE CODE - 2020
MINNESOTA ELECTRICAL CODE - 2023

BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B
FIRE SUPPRESSION: SPRINKLED PER NFPA 13

BASIC ALLOWABLE AREA PER IBC TABLE 506.2: R2,VA = 21,000 SQ.FT.
SPRINKLED PER NFPA 13

ALLOWABLE AREA PER FLOOR = 21,000 SQ.FT.

LEVEL 1 = 13,732 SQ.FT.
LEVEL 2 = 13,623 SQ.FT.
LEVEL 3 = 13,623 SQ.FT.

ALLOWABLE NUMBER OF STORIES = 3
ACTUAL NUMBER OF STORIES = 3

SOIL BEARING CAPACITY = 1,500 PSF (PRESUMED)
ROOF LOAD = 46 PSF (SNOW LOAD)
FLOOR LOAD = 40 PSF AT UNITS
 = 100 PSF AT CORRIDOR AND COMMON AREAS
 = 125 PSF AT STORAGE AREA
WIND LOAD = 115 MPH

SEE CIVIL DRAWINGS

APARTMENT BUILDING - 38 TOTAL DWELLING UNITS
DETACHED GARAGES - 2 BUILDINGS - 20 GARAGE STALLS

IN-UNIT HVAC SYSTEMS
DECKS/PATIOS
COMMUNITY ROOM
FITNESS CENTER
IN-UNIT WASHER / DRYER
ELEVATOR

LEVEL 1 AREA - 13,652 SQ.FT. GROSS
LEVEL 2 AREA - 13,543 SQ.FT. GROSS
LEVEL 3 AREA - 13,543 SQ.FT. GROSS
STUDIO A UNIT AREA - 479 SQ.FT.
STUDIO B UNIT AREA - 526 SQ.FT.
1 BED A AREA - 719 SQ.FT.
1 BED B UNIT AREA - 763 SQ.FT.
2 BED A AREA - 957 SQ.FT.
2 BED B UNIT AREA - 970 SQ.FT.
2 BED C UNIT AREA - 970 SQ.FT.
2 BED D TYPE 'A' UNIT AREA - 970 SQ.FT.

LEVEL 1:
1 BED A UNITS - 2
1 BED B UNITS - 2
2 BED A UNITS - 4
2 BED B UNITS - 1
2 BED C UNITS - 1
2 BED D TYPE 'A' UNITS - 1

LEVEL 2:
STUDIO A UNITS - 1
1 BED A UNITS - 2
1 BED B UNITS - 2
2 BED A UNITS - 4
2 BED B UNITS - 2
2 BED C UNITS - 2

LEVEL 3:
STUDIO A UNITS - 1
STUDIO B UNITS - 1
1 BED A UNITS - 2
1 BED B UNITS - 2
2 BED A UNITS - 4
2 BED B UNITS - 2
2 BED C UNITS - 2

Sheet List	
Sheet Number	Sheet Name
T.1	Title Sheet
CR1.1	Code Review
CR1.2	Code Review
CR1.3	Code Review
CR1.4	Code Review
CR1.5	Signage Plans
CR1.6	Signage Plans
A1.1	Overall Floor Plan
A1.2	Overall Floor Plan
A1.3	Floor Plan - Level 1
A1.4	Floor Plan - Level 1
A1.5	Floor Plan - Level 2
A1.6	Floor Plan - Level 2
A1.7	Floor Plan - Level 3
A1.8	Floor Plan - Level 3
A1.9	Garage Floor Plan
A2.1	Schedules
A2.2	Schedules
A2.3	Schedules
A2.4	Schedules
A2.5	Schedules
A2.6	Schedules
A3.1	Building Elevations
A3.2	Garage Elevations
A3.3	Garage Elevations
A4.1	Building Sections

Sheet List	
Sheet Number	Sheet Name
A4.2	Building Sections
A4.3	Stair Sections
A4.4	Stair Sections
A4.5	Garage Bldg. Sections
A5.1	Wall Sections
A5.2	Wall Sections
A5.3	Wall Sections
A5.4	Wall Sections
A5.5	Elevator Sections
A5.6	Details
A5.7	Details
A5.8	Details
A6.1	Roof Plan
A7.1	Reflected Ceiling Plan
A7.2	Reflected Ceiling Plan
A8.1	Dwelling Unit Plan
A8.2	Dwelling Unit Plan
A8.3	Dwelling Unit Plan
A8.4	Dwelling Unit Plan
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A8.6	Dwelling Unit Plan
A9.1	Enlarged Floor Plans
A9.2	Enlarged Floor Plans
A10.1	Mounting Heights
A10.2	Unit Clearances

[illegible]

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: Christopher J. Raimann, AIA

Signed: _____

Date: 4-13-2020

License #: 46319

KUEPERS^{INC}
ARCHITECTS & BUILDERS

BRAINERD/BAXTER, MN 218-829-0707

Victory Ridge Apartments - Building 1

Kuepers Inc.
38 Unit

Project number	01 35 1111	Date	xx xx xxx
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Drawn by RET Checked by CJR/ZAF

T.1

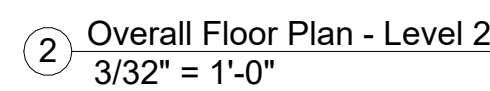
Title Sheet

Scale

$$3/32'' = 1'-0''$$

PRELIMINARY NFC

3/18/2025 8:49:10 AM



Date: 4-13-2020 License #: 46319

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Victory Ridge Apartments - Building 1

Kuepers Inc.
38 Unit

Project number 01-25-1111	Date xx-xx-xxxx
Drawn by RET	Checked by CJR/ZAR

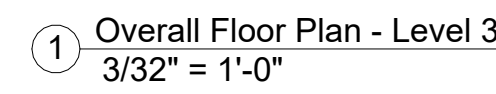
A1.1

Overall Floor Plan

Scale $3/32" = 1'-0"$

PRELIMINARY NFC

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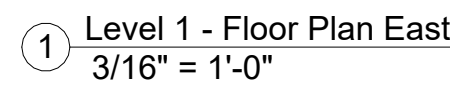
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Name: Christopher J. Raimann, AIA

Signed: _____

Scale $3/32" = 1'-0"$

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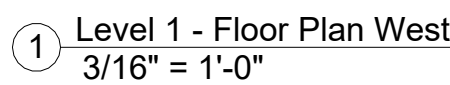


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Signed:

A1.3

Floor Plan - Level 1

Scale $\frac{3}{16}'' = 1'$



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Signed:

Date: 4-13-2020 License #: 46319

Kuepers Inc.
38 Unit

Project number	04-05-1111	Date	
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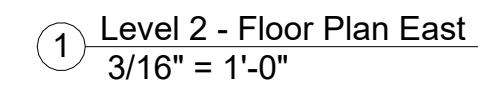
Drawn by	RET	Checked by	CJR/Z
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A1.4

Floor Plan - Level 1

Scale $3/16" = 1'$

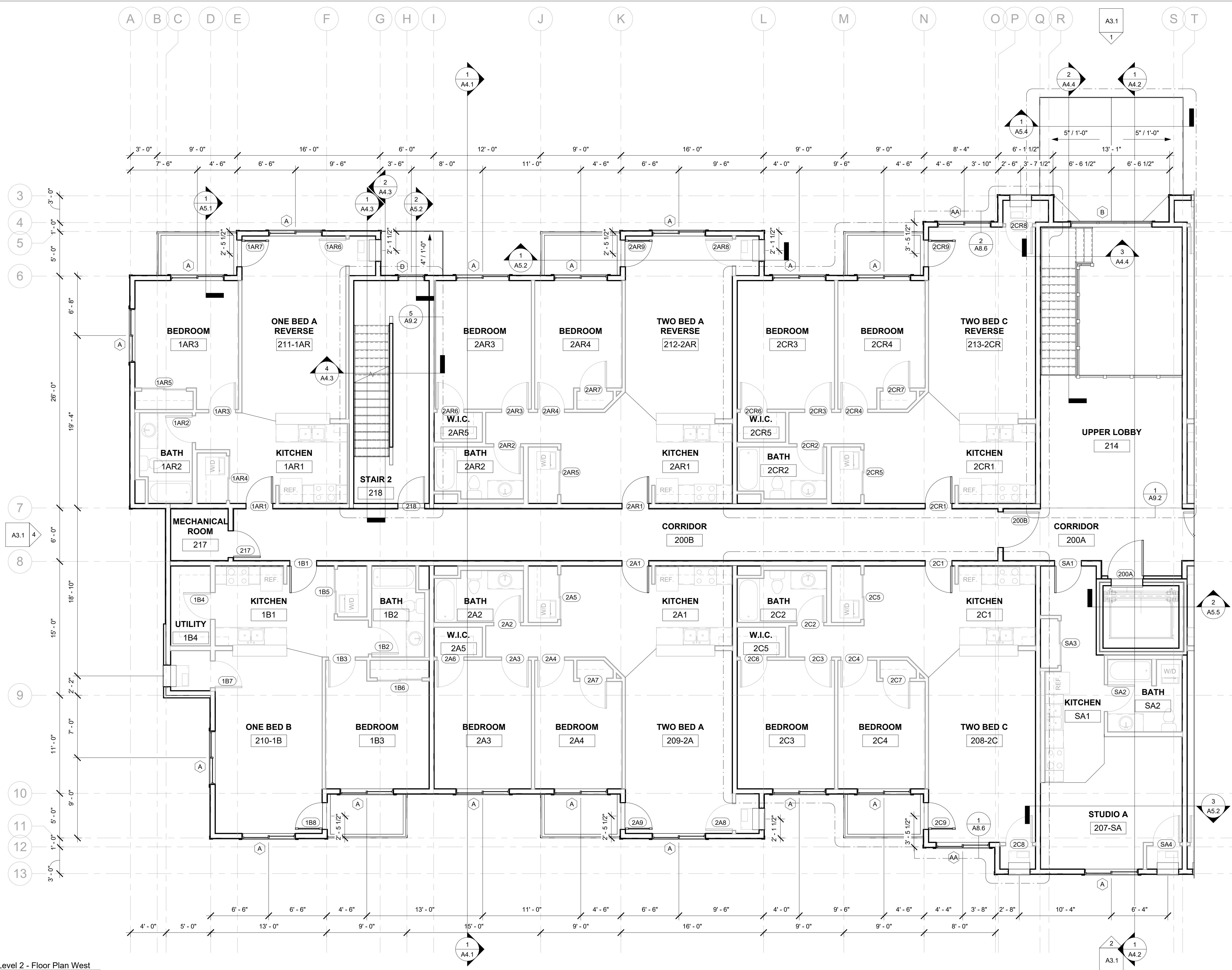
Victory Ridge Apartments - Building 1



Date: 4-13-2020 License #: 46319

Scale $3/16" = 1'$

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Date: 4-13-2020 License #: 46319

Victory Ridge Apartments - Building 1

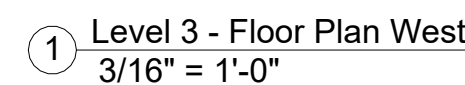
Kuepers Inc.
38 Unit

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Date: 4-13-2020 License #: 46319

Kuepers Inc.	
38 Unit	
Project number 01-25-1111	Date XX-XX-XXXX
Drawn by RET	Checked by CJR/ZA
A1.7 Floor Plan - Level 3	
Scale	3/16" = 1'-0"



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Signed:

Date: 4-13-2020 License #: 46319



Victory Road

Kuepers Inc.
38 Unit

Project number 01-25-1111	Date xx-xx-xx
Drawn by RET	Checked by CJR/Z

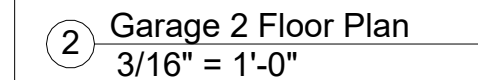
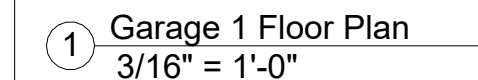
A1.8

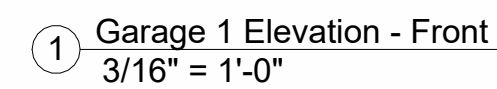
Floor Plan - Level 3

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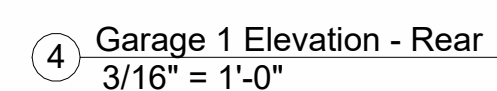
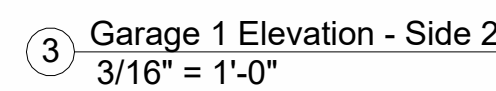
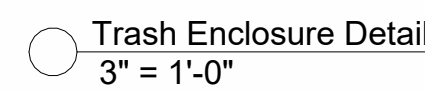
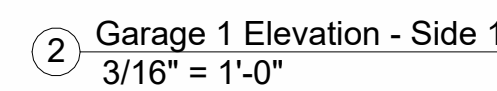
Victory Ridge Apartments - Building 1

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1. GARAGE OCCUPANCY GROUP: U OCCUPANCY
2. GARAGE CONSTRUCTION TYPE: VB



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Signed:

KUEPERS^{INC}
ARCHITECTS & BUILDERS

BRAINERD/BAXTER, MN 218-829-0707

Victory Ridge Apartments - Building 1

Kuepers Inc.
38 Unit

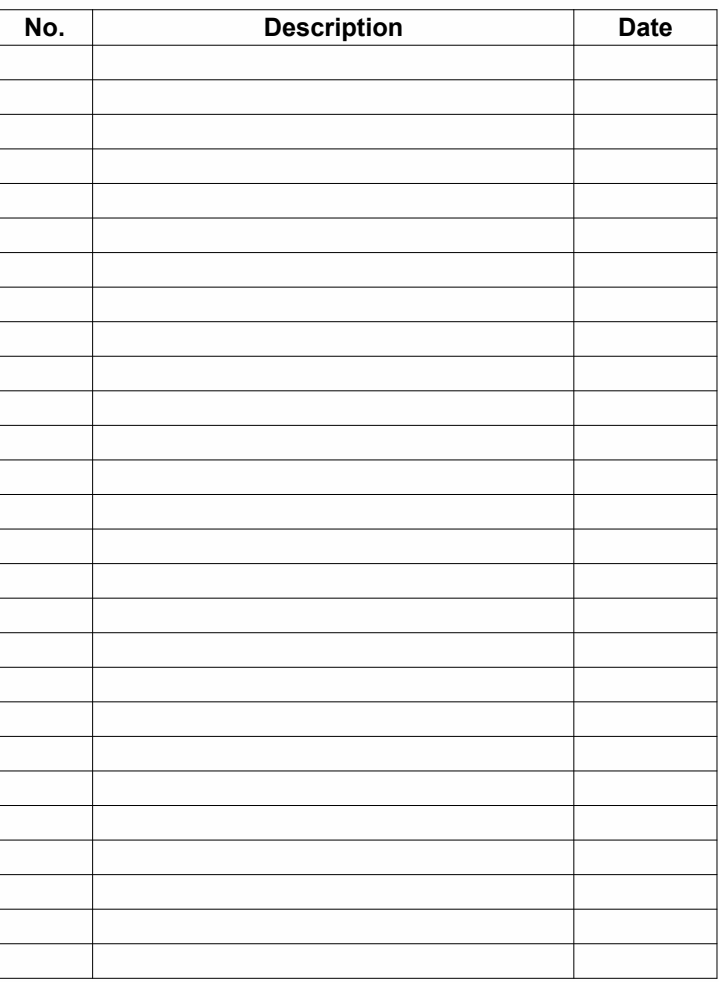
A3.2

Garage Elevations

Scale	As indicated
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PRELIMINARY NFC

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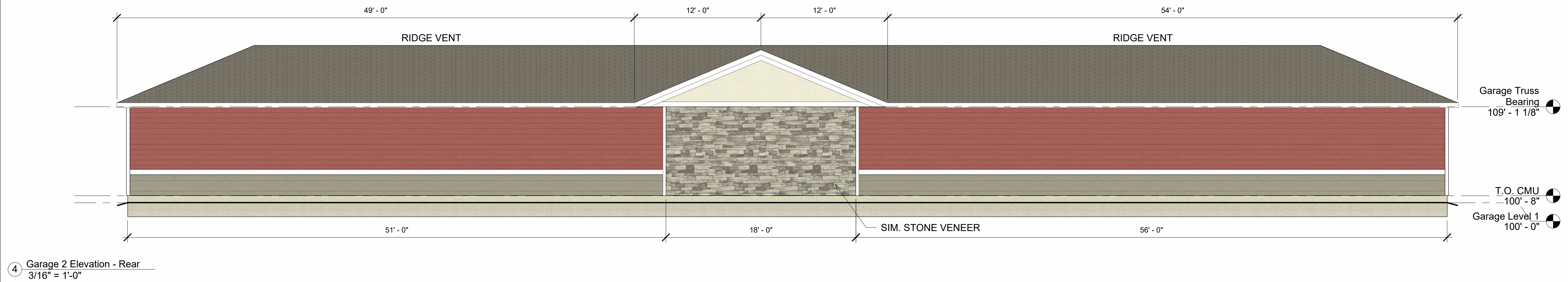
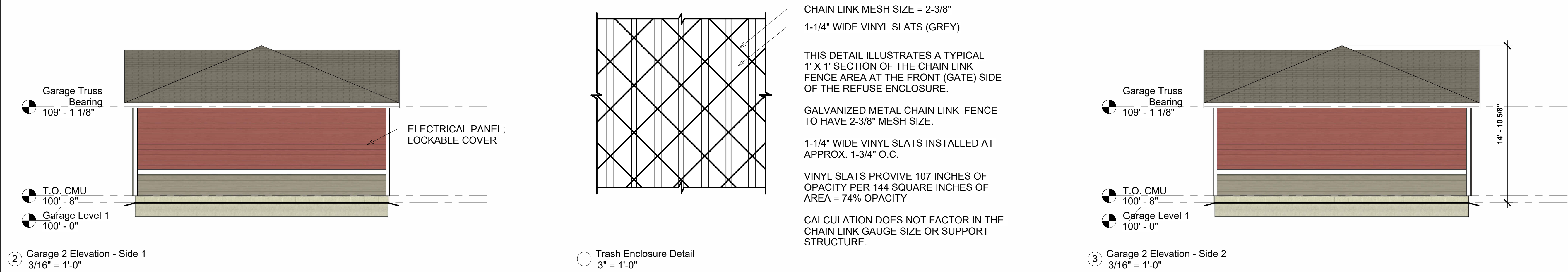
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Signed:

Date: 4-13-2020 License #: 46319

① Garage 2 Elevation - Front
3/16" = 1'-0"

GENERAL NOTES:

1. GARAGE OCCUPANCY GROUP: U OCCUPANCY
2. GARAGE CONSTRUCTION TYPE: VB



PRELIMINARY NFC

KUEPERS^{INC}
ARCHITECTS & BUILDERS

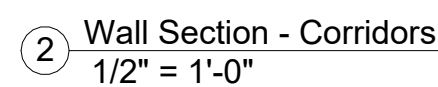
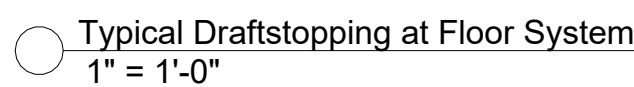
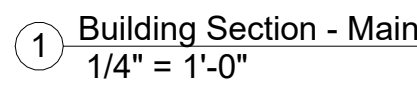
BRAINERD/BAXTER, MN 218-829-0707

Victory Ridge Apartments - Building 1

Kuepers Inc.	
38 Unit	
Project number	01-25-1111
Date	XX-XX-XXXX
Drawn by	RET
Checked by	CJR/ZAF
A3.3	
Garage Elevations	
Scale	As indicated

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1. EXTERIOR SIDING/SHEATHING SHALL NOT BE LESS THAN 6" FROM GROUND - IBC 2304.11.2.6
2. WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS SHALL BE 8" FROM GRADE UNLESS TREATED - IBC 2304.11.2.2
3. ALL FASTENING MUST MEET THE FASTENING SCHEDULE PER IBC 2304.9.1 OR ENGINEERED DESIGN
4. THE BUILDING ENVELOPE AND ALL MECHANICAL DESIGN MUST MEET THE RESIDENTIAL ENERGY CODE
5. GRADE MUST TAPER AT 5% FOR A MIN. DISTANCE OF 10' AWAY FROM THE BUILDING - IBC 1804.3
6. FLOOR CEILING ASSEMBLIES BETWEEN TENANT SPACES SHALL BE UL DESIGN NO. L563
7. CORRIDOR WALLS SHALL BE ONE HOUR CONSTRUCTION PER IBC 708.1 GA FILE NO WP 3243
8. 6 MIL. POLY VAPOR RETARDER IS REQUIRED UNDER THE SLAB. SEAMS SHALL BE LAPPED MIN. 12"



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Victory Ridge Apartments - Building 1

Kuepers Inc.
38 Unit

Project number	01-25-1111	Date	xx-xx-xxx
Drawn by	RET	Checked by	CJR/ZAF

A4.1 Building Sections

Scale	As indicated
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РРЕИ IMINAPV NEC

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