

PARK VIEW EAST APARTMENTS

121 UNIT APARTMENT

RAMSEY, MN.

PROJECT TEAM:

OWNER: MATT KUKER
1533 SUNWOOD DR. - SUITE 315
RAMSEY, MN. 55303
-
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FAX: (763) 427-4151
CONTACT: MATT KUKER

GENERAL CONTRACTOR: -
-
PHONE: -
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SAINT CLOUD, MN 56301
PHONE: (320) 654-6510
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CONTACT: NORM COLE

STRUCTURAL ENGINEER: DUFFY ENGINEERING & ASSOCIATES, INC.
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ST. CLOUD, MN 56304
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FAX: (320) 259-4991
CONTACT: RYAN SEAVERT

CIVIL ENGINEER: BOLTON & MENK, INC.
1533 SUNWOOD DRIVE, NW,
SUITE 204
RAMSEY, MN. 55303
PHONE: 763-433-2851
FAX: 763-427-0833
CONTACT: JERRY NEU

MECHANICAL ENGINEER: (DESIGN/BUILD DEFERRED SUBMITTAL)

ELECTRICAL ENGINEER: (DESIGN/BUILD DEFERRED SUBMITTAL)

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STRUCTURAL

SEE STRUCTURAL SHEETS

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C.3.2 STORM PROFILES - PARKVIEW SITE

CODE SUMMARY

1. BUILDING DESCRIPTION:

A NEW (4) STORY 152,321 TOTAL GROSS S.F. APARTMENT BUILDING WITH 12,453 S.F. OF TUCK-UNDER PARKING GARAGES. A (2) TWO HOUR FIRE WALL IS PROVIDED TO MAINTAIN FIRE AREAS UNDER MAX. ALLOWABLE PER CODE
FIRST FLOOR = 39,518 GROSS S.F. FIRE AREA #1 = 22,818 S.F. FIRE AREA #2 = 15,931 S.F.
SECOND FLOOR = 31,583 GROSS S.F. FIRE AREA #1 = 21,111 S.F. FIRE AREA #2 = 15,008 S.F.
THIRD FLOOR = 31,583 GROSS S.F. FIRE AREA #1 = 21,111 S.F. FIRE AREA #2 = 15,008 S.F.
FOURTH FLOOR = 31,583 GROSS S.F. FIRE AREA #1 = 21,111 S.F. FIRE AREA #2 = 15,008 S.F.

2. CODE SUMMARY: 2012 I.B.C., MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.

- A. OCCUPANCY:**
A-3 COMMUNITY ROOM AND EXERCISE ROOM (SECTION 303.1) ACCESSORY USE (SECTION 508.2) (AGGREGATE ACCESSORY USE AREAS ARE UNDER 10% OF FLOOR AREA)
R-2 MULTI-FAMILY RESIDENTIAL (SECTION 310.4)
S-2 ENCLOSED PARKING GARAGE (SECTION 311.3) INCIDENTAL USE (TABLE 508.4) (1 HR. SEPARATION REQ'D. PER TABLE 508.4)
- B. INCIDENTAL USE SEPARATION: (TABLE 508.4)**
1 HOUR FIRE BARRIER PROVIDED BETWEEN R-2 & S-2 OCCUPANCIES
- C. TYPE OF CONSTRUCTION: TYPE VA - ONE HOUR (SECTION 602.5)**
- D. BASIC ALLOWABLE FLOOR AREA:**
BASIC ALLOWABLE FLOOR AREA: 11,500 S.F. PER FLOOR @ A-3 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (11,500)(2) = 23,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(11,500) = 7,820 S.F.
ALLOWABLE AREA: 11,500 S.F. + 23,000 S.F. + 7,820 S.F. = 42,320 S.F. PER FLOOR
BASIC ALLOWABLE FLOOR AREA: 12,000 S.F. PER FLOOR @ R-2 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (12,000)(2) = 24,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(12,000) = 8,160 S.F.
ALLOWABLE AREA: 12,000 S.F. + 24,000 S.F. + 8,160 S.F. = 44,160 S.F. PER FLOOR
LARGEST FLOOR AREA IS FIRST FLOOR FIRE AREA #1: 22,818 S.F.
BASIC ALLOWABLE FLOOR AREA: 21,000 S.F. PER FLOOR @ S-2 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (21,000)(2) = 42,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(21,000) = 14,280 S.F.
ALLOWABLE AREA: 21,000 S.F. + 42,000 S.F. + 14,280 S.F. = 77,280 S.F.
MORE THAN ONE STORY ABOVE GRADE: (SECTION 506.5.2)
A-3 AREA = 1,418 S.F. / 42,320 S.F. = .03
R-2 AREA = 24,824 S.F. / 44,160 S.F. = .56
S-2 AREA = 12,453 S.F. / 77,280 S.F. = .16
TOTAL FIRST FLOOR = .75
SECOND FLOOR R-2 AREA = 36,100 S.F. / 44,160 S.F. = .83
THIRD FLOOR R-2 AREA = 36,100 S.F. / 44,160 S.F. = .83
FOURTH FLOOR R-2 AREA = 36,100 S.F. / 44,160 S.F. = .83
TOTAL ALL FLOORS (.75 + .83 + .83 + .83) = 3.24 > 3
TWO HR. WALL REQUIRED & PROVIDED:
LARGEST FLOOR AREA IS FIRST FLOOR FIRE AREA #1: 22,818 S.F.
FIRST FLOOR FIRE AREA "1" 22,818 S.F. FIRST FLOOR FIRE AREA "2" 15,008 S.F.
A-3 = 1,418 S.F. 1,418 S.F./42,320 S.F. = .03 R-2 = 9,334 S.F. 9,334 S.F./44,160 S.F. = .21
R-2 = 14,561 S.F. 14,561 S.F./44,160 S.F. = .33 S-2 = 5,614 S.F. 5,614 S.F./77,280 S.F. = .07
S-2 = 6,719 S.F. 6,719 S.F./77,280 S.F. = .09 .21 + .07 = .28 < 1 OK
.03 + .36 + .09 = .48 < 1 OK
- E. BUILDING HEIGHT: (SECTION 504)**
A-3 = 2 STORIES OR 50'-0" (PER TABLE 503)
ACTUAL = 1 STORY
R-2 = 4 STORIES OR 10'-0" (PER SECTION 504.2)
ACTUAL = 4 STORIES
S-2 = 5 STORIES OR 10'-0" (PER SECTION 504.2)
ACTUAL = 1 STORY
- F. FIRE PROTECTION**
FIRE SPRINKLERS PROVIDED PER NFPA 13 THROUGH OUT BUILDING (SECTION 903.3.1.1)
FIRE SPRINKLER HEADS PROVIDED AT ALL DECKS
STAND PIPES PROVIDED PER NFPA 14 IN ALL STAIR SHAFTS
- G. MEANS OF EGRESS: (CHAPTER 10)**
FIRST FLOOR - 2 EXITS REQUIRED FROM EACH FIRE AREA - 5 ARE PROVIDED FOR FIRE AREA "1" (1 IS HORIZONTAL)
3 ARE PROVIDED FOR FIRE AREA "2" (1 IS HORIZONTAL)
SECOND, THIRD & FOURTH FLOORS - 2 EXITS REQUIRED FROM EACH FIRE AREA - 3 ARE PROVIDED FOR FIRE AREA #1 (1 IS HORIZONTAL)
2 ARE PROVIDED FOR FIRE AREA "2" (1 IS HORIZONTAL)
- I. ACCESSIBILITY: (CHAPTER 11)**
APARTMENT BUILDING WITH 121 TOTAL UNITS
REQUIRED 2% TYPE "A" UNITS (3 TOTAL) (SECTION 1107.6.2.1.1)
THE BALANCE OF UNITS TO BE TYPE "B" UNITS

PROPOSED: PARKVIEW EAST APARTMENTS
PSD, LLC
MATT KUKER
7553 SUNWOOD DR
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RAMSEY, MN 55303
PHONE: (763) 427-5955

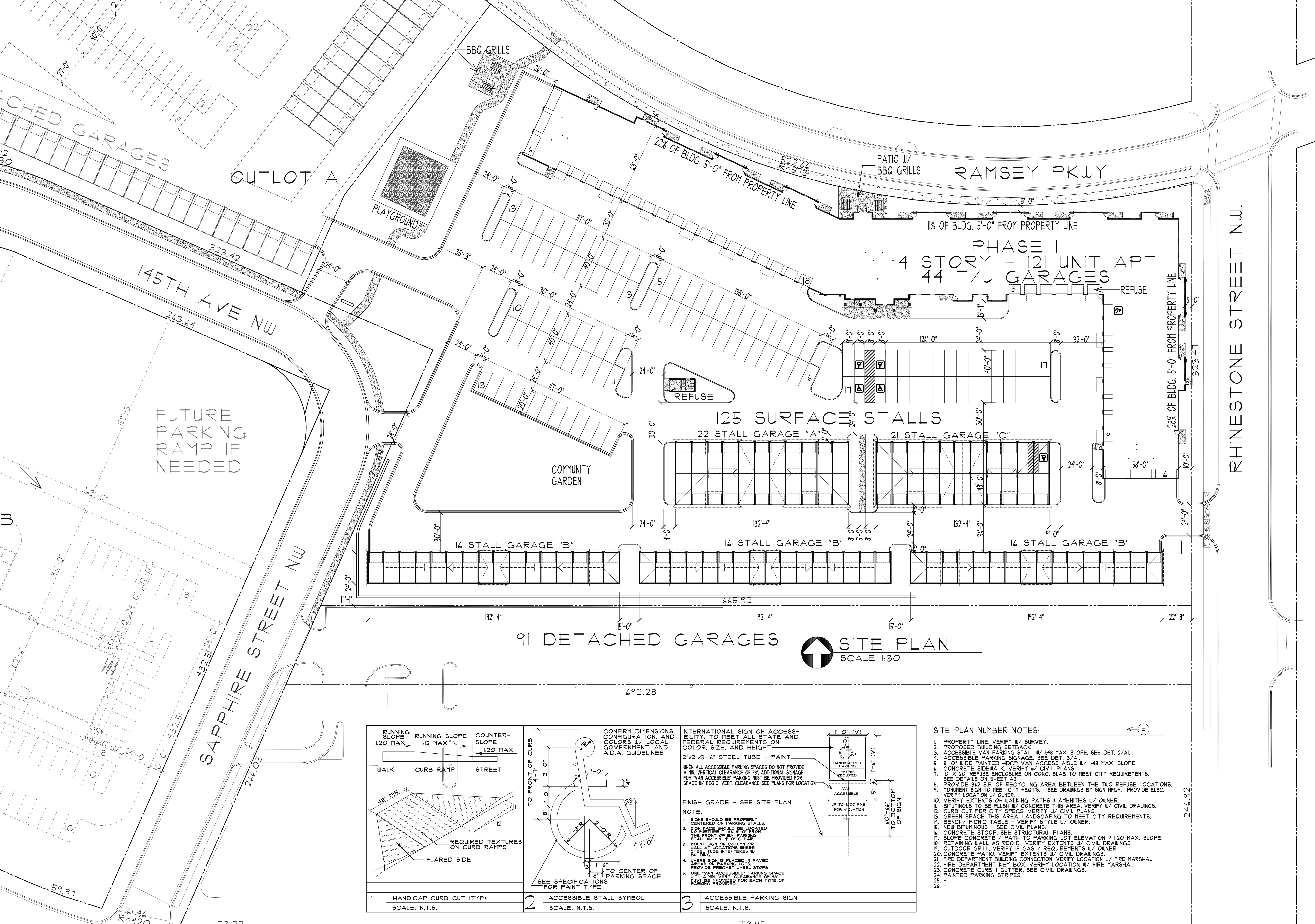
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA.
Date: 12/21/18 Name: NORMAN E. COLE Signature: _____

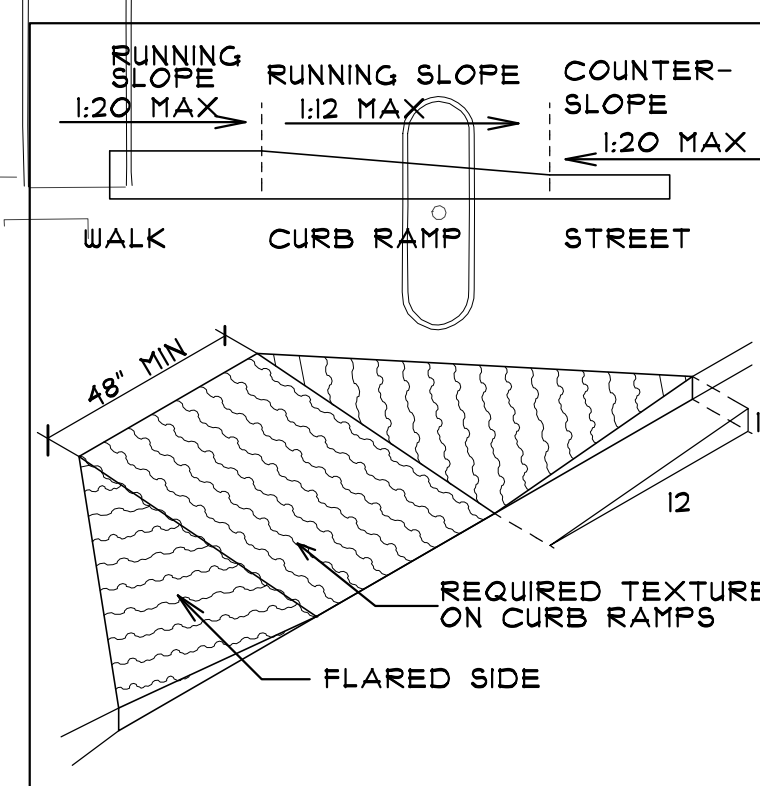
Project No. 14082
Issue Date:
Revision:

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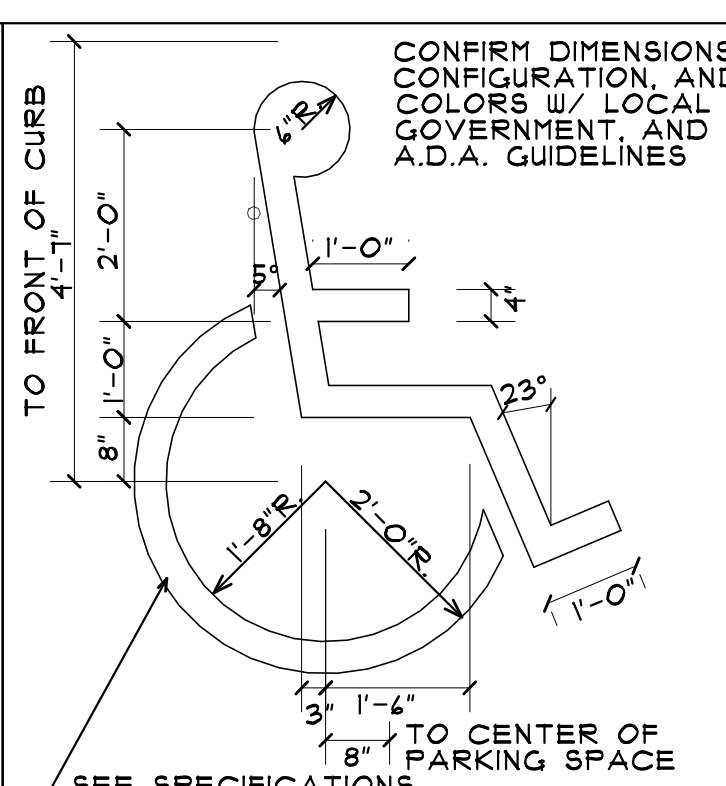
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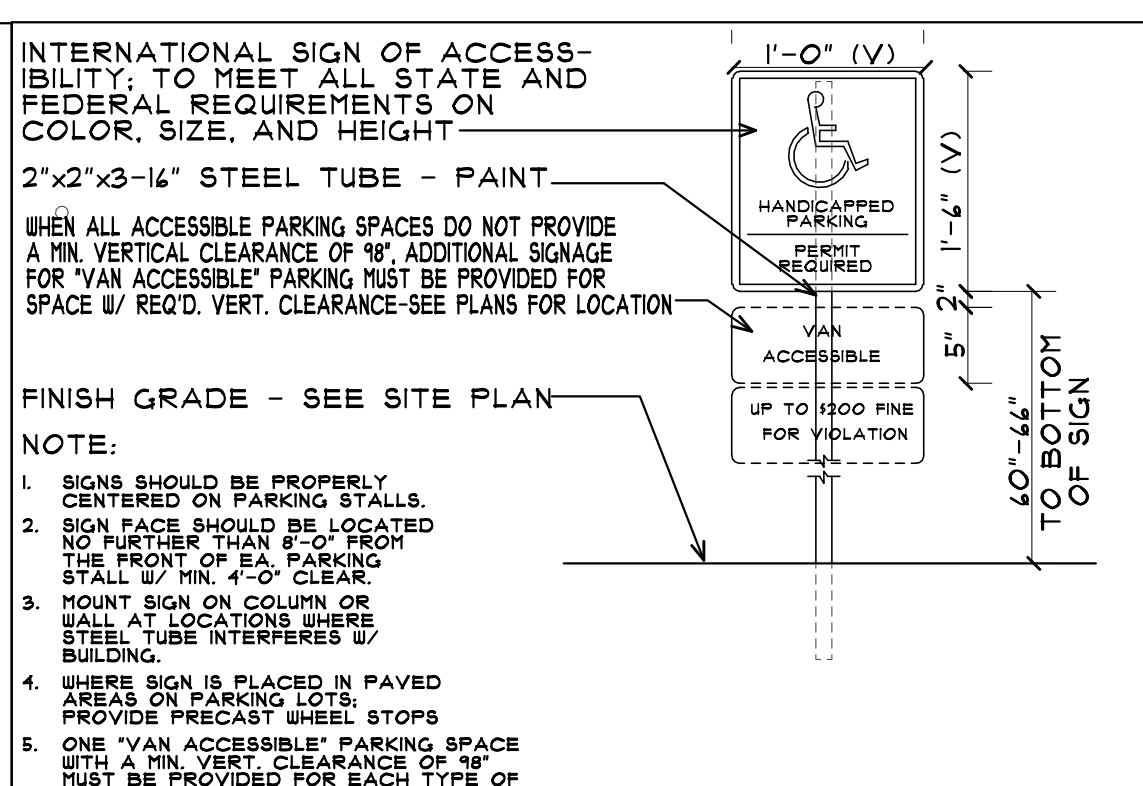
91 DETACHED GARAGES
PHASE I
4 STORY - 121 UNIT APT
44 T/U GARAGES
SITE PLAN
 SCALE 1:30



1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.



2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.



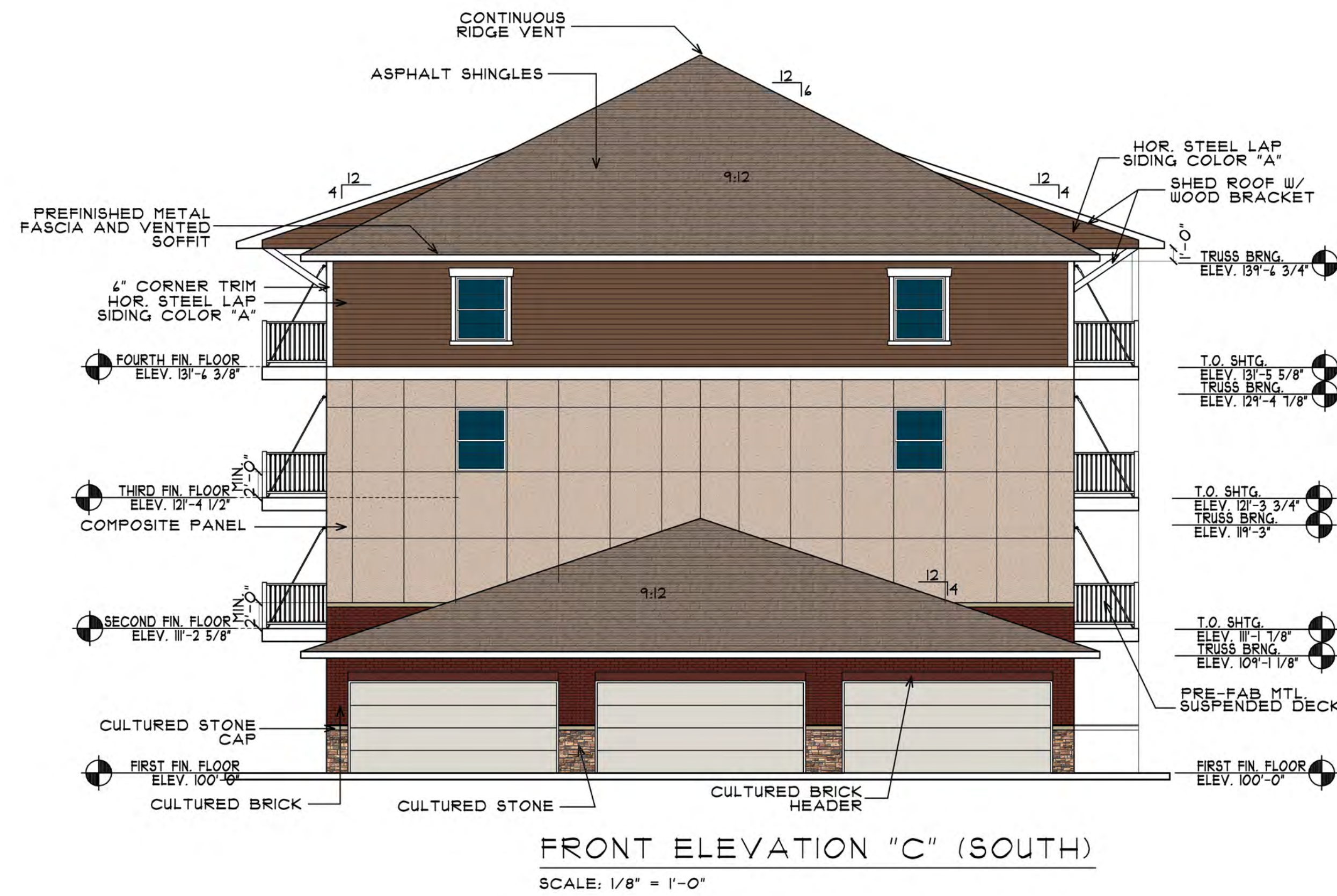
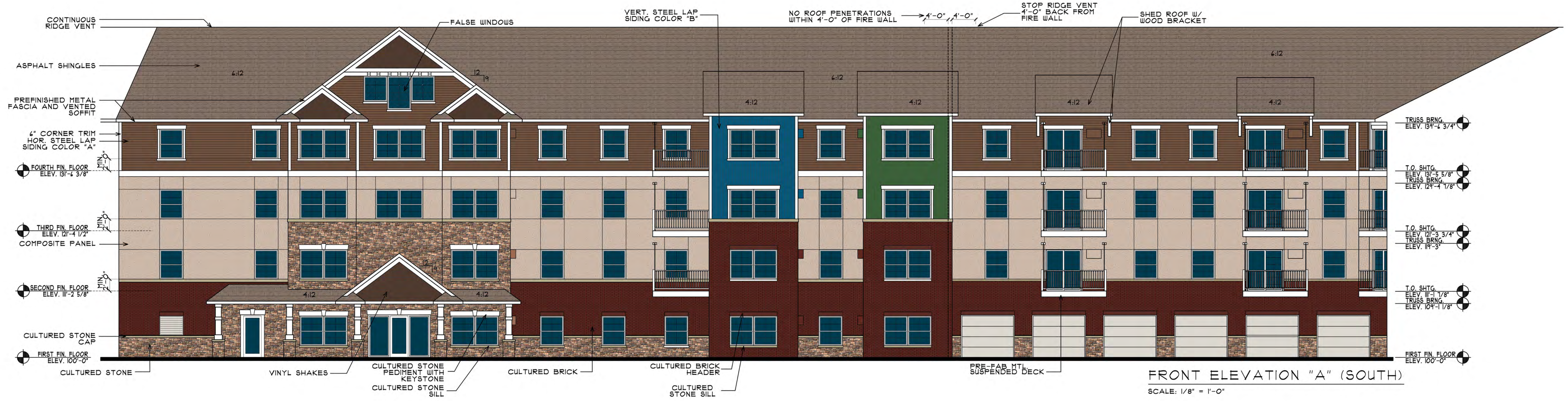
3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.

- SITE PLAN NUMBER NOTES:**
- PROPERTY LINE, VERIFY W/ SURVEY.
 - PROPOSED BUILDING SETBACK.
 - ACCESSIBLE VAN PARKING STALL W/ 1:48 MAX. SLOPE, SEE DET. 2/A1.
 - ACCESSIBLE PARKING SIGNAGE, SEE DET. 3/A1.
 - 8'-0" WIDE PAINTED HDPC VAN ACCESS AISLE W/ 1:48 MAX. SLOPE.
 - CONCRETE SIDEWALK, VERIFY W/ CIVIL PLANS.
 - 10' X 30' REFUSE ENCLOSURE ON CONC. SLAB TO MEET CITY REQUIREMENTS. SEE DETAILS ON SHEET A2.
 - PROVIDE 342 S.F. OF RECYCLING AREA BETWEEN THE TWO REFUSE LOCATIONS. VERIFY LOCATION W/ OWNER.
 - MONUMENT SIGN TO MEET CITY REQ'TS. - SEE DRAWINGS BY SIGN MFG. - PROVIDE ELEC. VERIFY LOCATION W/ OWNER.
 - VERIFY EXTENTS OF WALKING PATHS & AMENITIES W/ OWNER.
 - BITUMINOUS TO BE FLUSH W/ CONCRETE THIS AREA, VERIFY W/ CIVIL DRAWINGS.
 - CURB CUT PER CITY SPECS, VERIFY W/ CIVIL PLANS.
 - GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
 - BENCH/ PICNIC TABLE - VERIFY STYLE W/ OWNER.
 - NEW BITUMINOUS - SEE CIVIL PLANS.
 - CONCRETE STOOP - SEE STRUCTURAL PLANS.
 - SLOPE CONCRETE / PATH TO PARKING LOT ELEVATION @ 1:20 MAX. SLOPE.
 - RETAINING WALL AS REQ'D. VERIFY EXTENTS W/ CIVIL DRAWINGS.
 - OUTDOOR GRILL, VERIFY IF GAS / REQUIREMENTS W/ OWNER.
 - CONCRETE PATIO, VERIFY EXTENTS W/ CIVIL DRAWINGS.
 - FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
 - FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
 - CONCRETE PATIO & GUTTER, SEE CIVIL DRAWINGS.
 - PAINTED PARKING STRIPES.
 -
 -

Project No. 14082
 Issue Date:
 Revision:
A1
 OF 33

PROPOSED: **PARKVIEW EAST APARTMENTS**
 PSD, LLC
 MATT KUKER
 7533 SUNWOOD DR
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 RAMSEY, MN 55303
 PHONE: (763) 427-5955

These documents are not valid for building permit unless signed in ink and oversealed. 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. Date: 11/22/2018 Name: **NORMAN E. COLE** Signature: [Signature]
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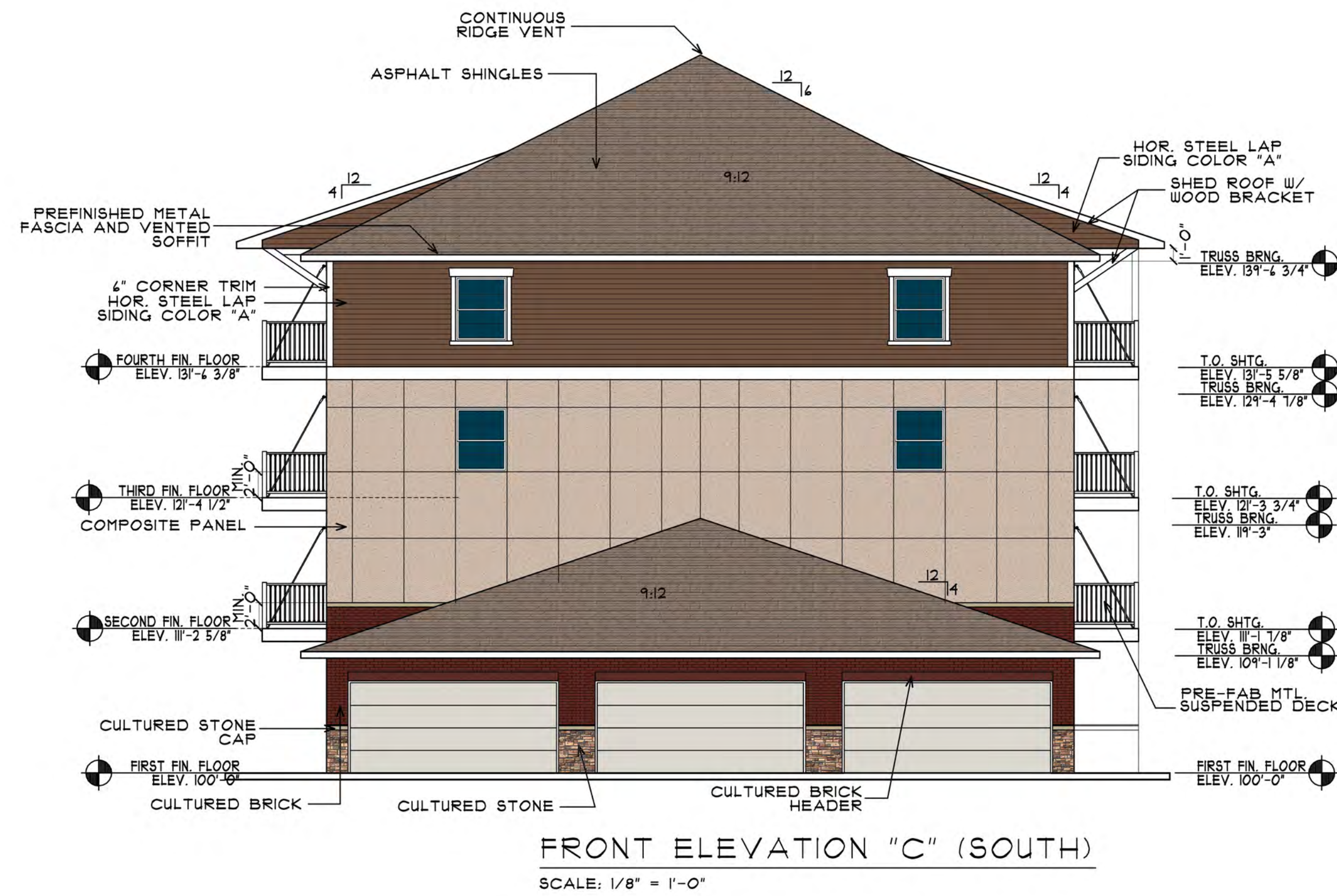
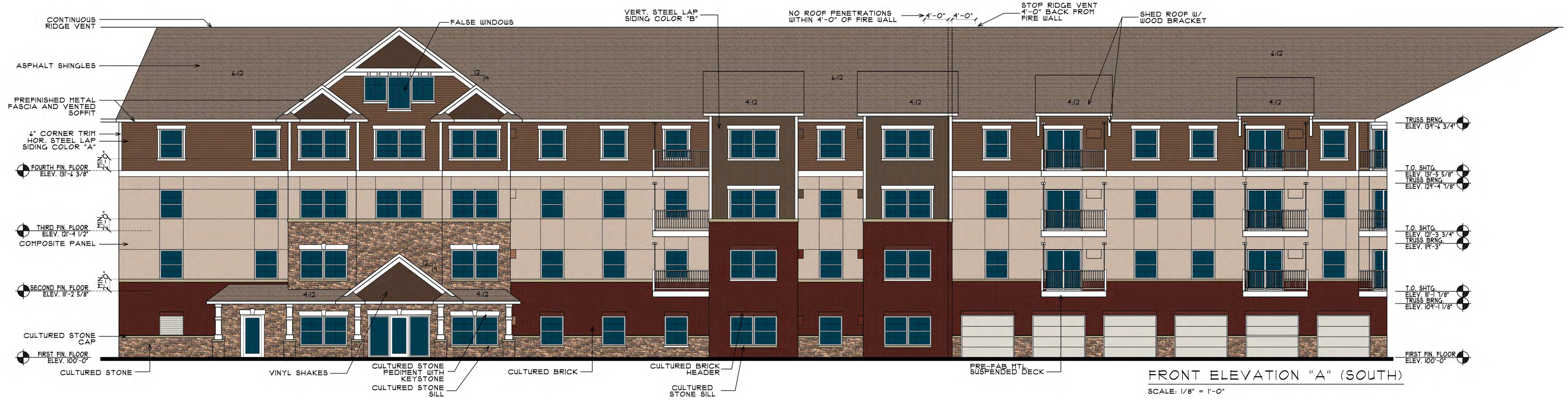
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 Date: _____ # 22288
 Name NORMAN E. COLE Signature _____

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PROPOSED:
PARKVIEW EAST
APARTMENTS
 RAMSEY, MN

FILE: 14082E COM: 4 PLOTTED: 4-28-15
 Project No. 14082
 Issue Date: **A31**
 Revision: OF 33



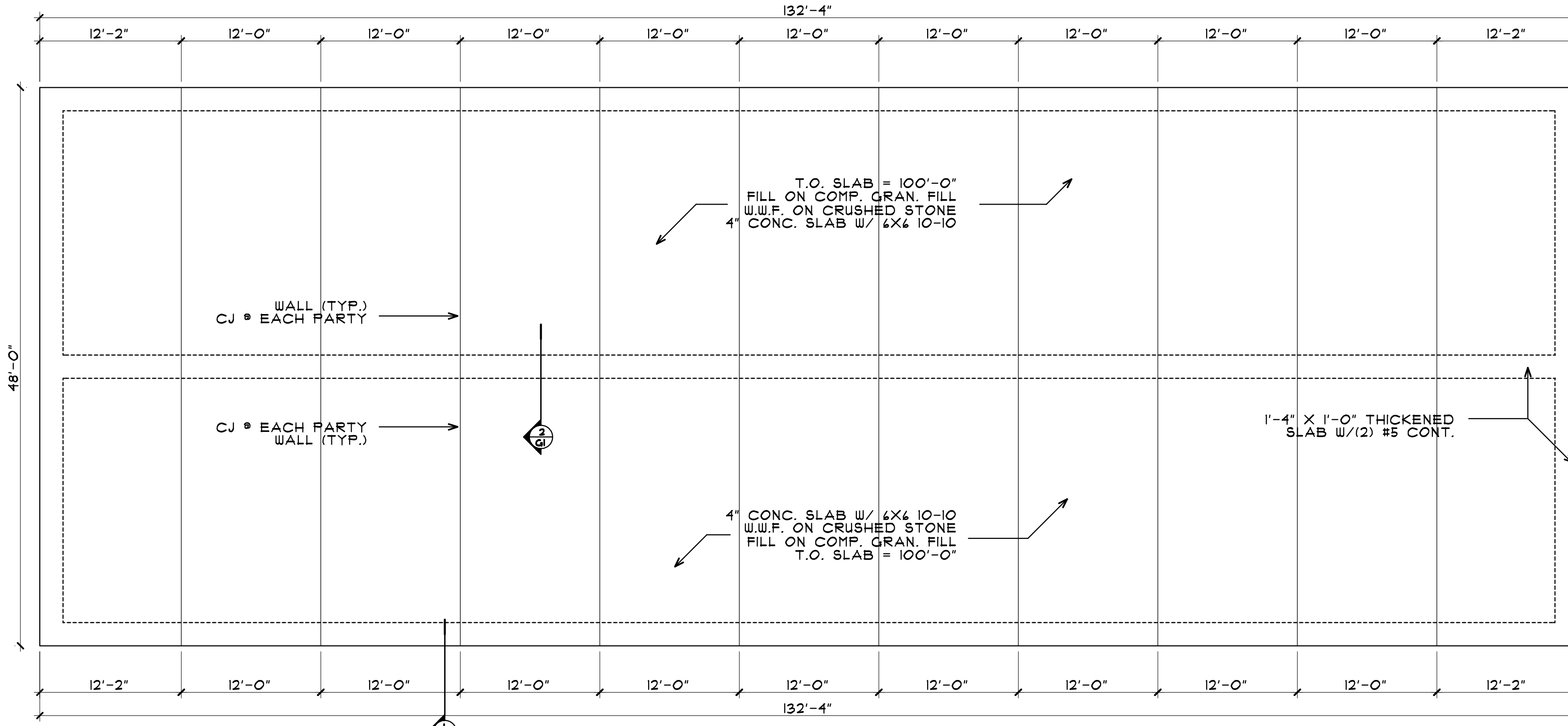
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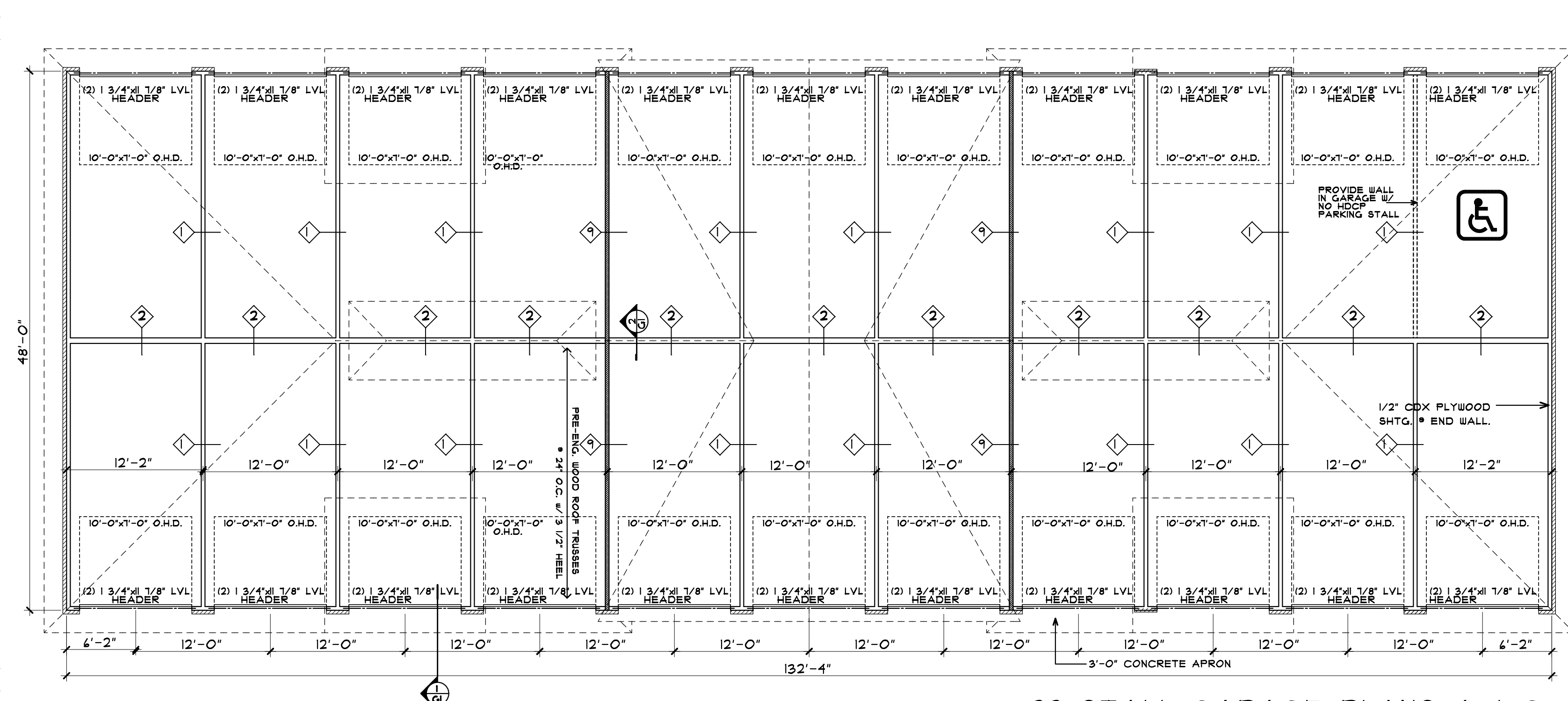
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PROPOSED:
PARKVIEW EAST
APARTMENTS
 RAMSEY, MN

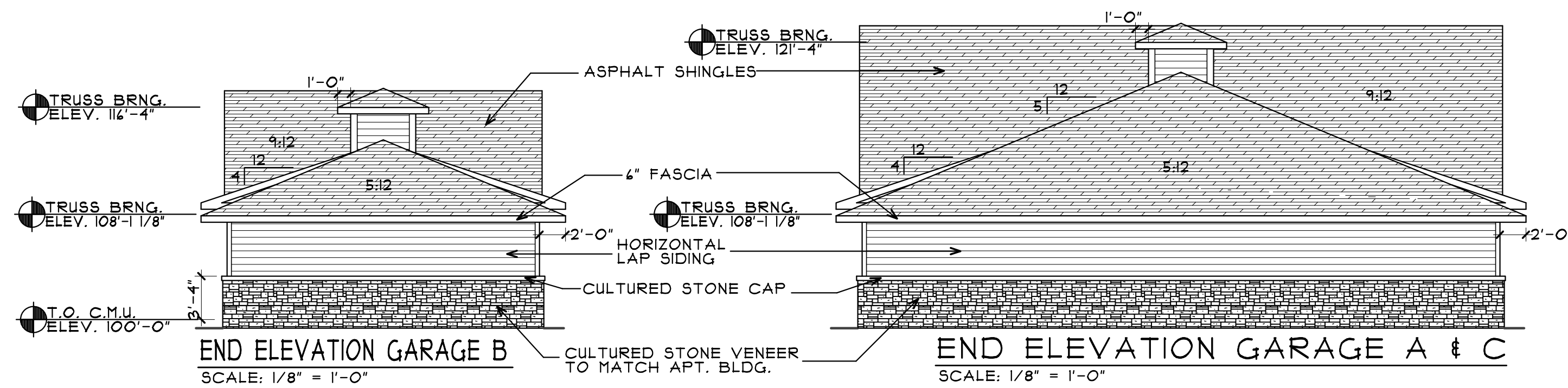
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 Issue Date: **A31**
 Revision: OF 33



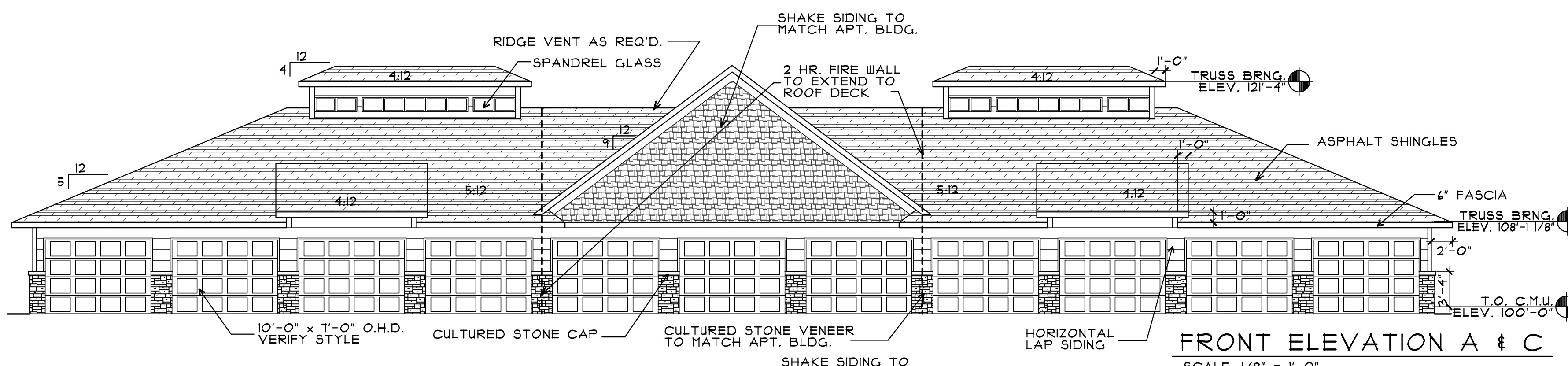
22 STALL FOOTING PLAN A & C
SCALE: 1/8" = 1'-0"



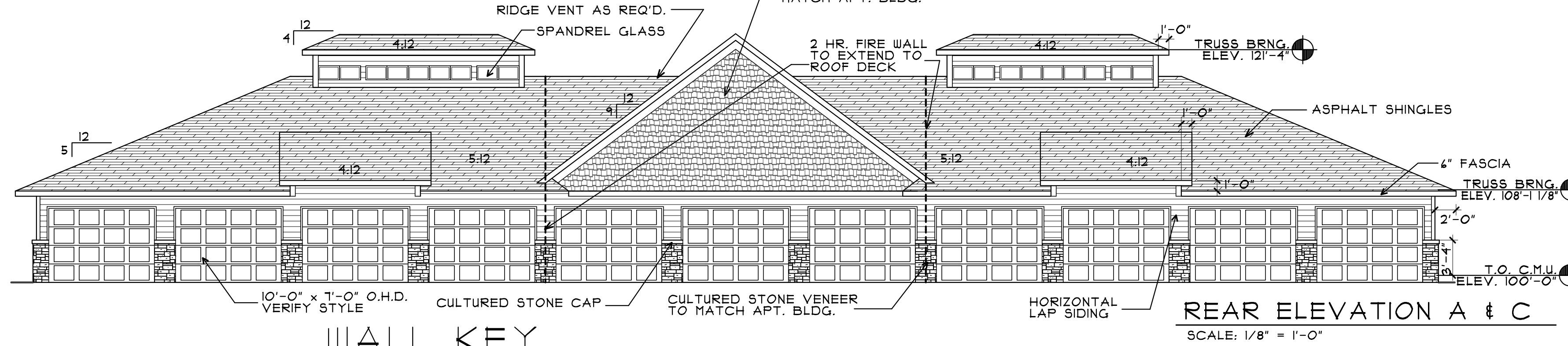
22 STALL GARAGE PLANS A & C
SCALE: 1/8" = 1'-0"



END ELEVATION GARAGE B SCALE: 1/8" = 1'-0"
END ELEVATION GARAGE A & C SCALE: 1/8" = 1'-0"



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

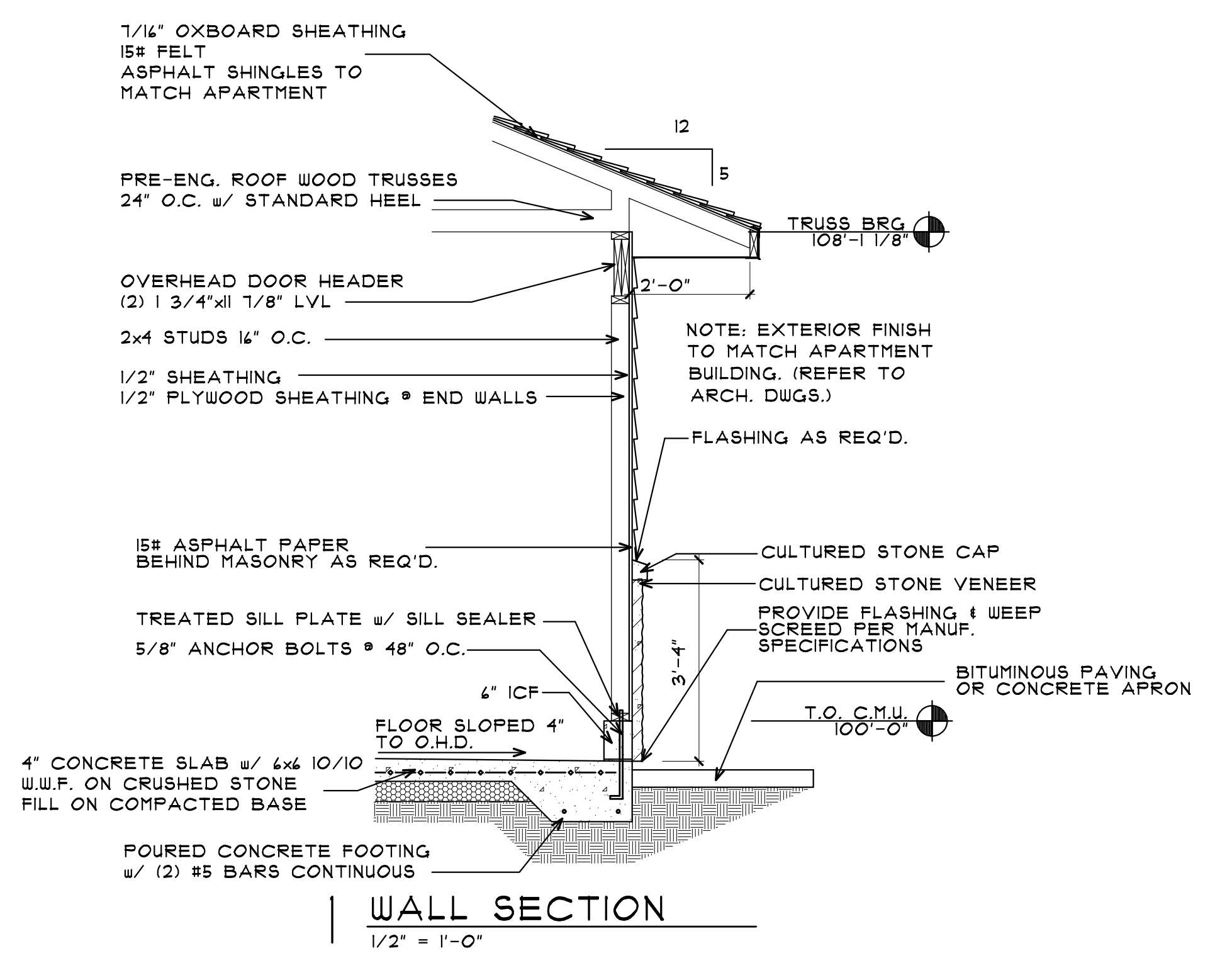


REAR ELEVATION A & C SCALE: 1/8" = 1'-0"

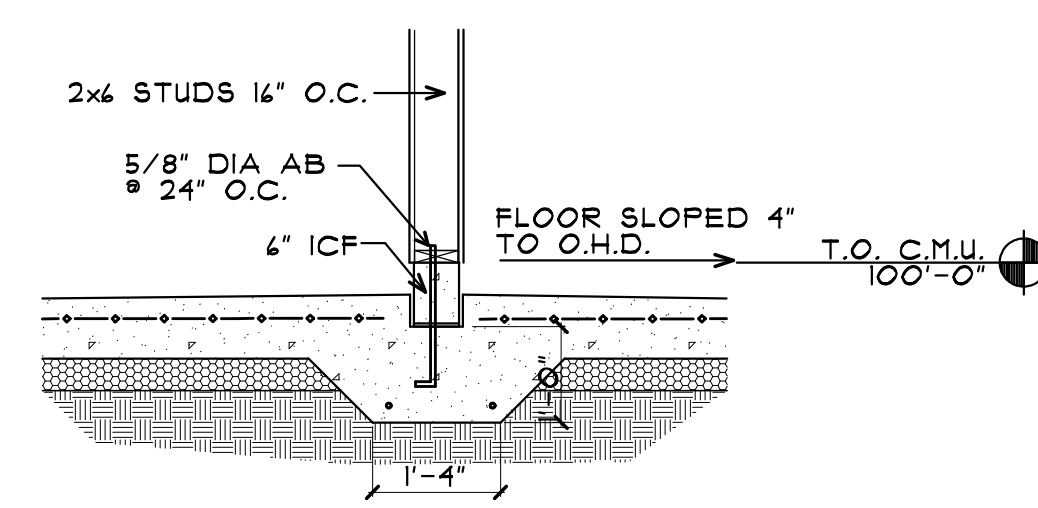
WALL KEY

2 HOUR RATED FIRE SEPARATION WALL MUST EXTEND FROM TOP OF FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE
NO MECHANICAL OR PLUMBING ALLOWED WITHIN THE WALL

	2x4 STUD @ 16" O.C. 5/8" GYPSUM BOARD EACH SIDE	4 3/4"		2x4 STUD @ 16" O.C. 5/8" GYPSUM BOARD EACH SIDE	4 3/4"		2x4 STUD @ 16" O.C. (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD	4"
WALL TYPE 1	S.T.C. - 35		WALL TYPE 2	S.T.C. 30-34		WALL TYPE 9	S.T.C. - 43	
SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)		SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)		SCALE: 3/4"=1'-0"	RATING - 2 HOUR (LOAD BEARING)	
	U.L. DESIGN NO.			U.L. DESIGN NO. U301			G.A. DESIGN NO. WP 4135	



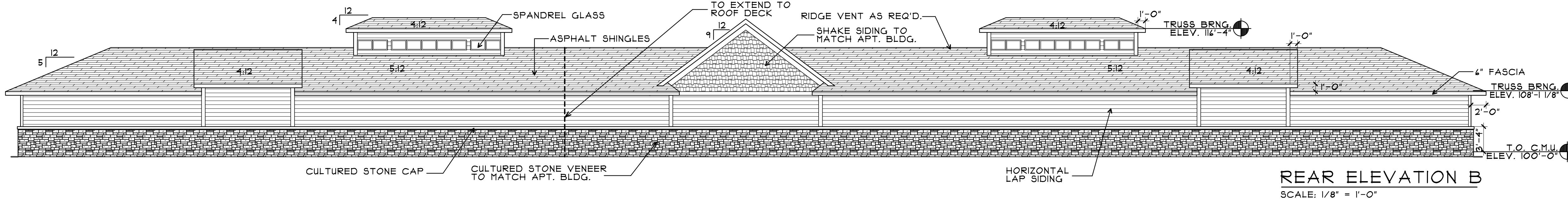
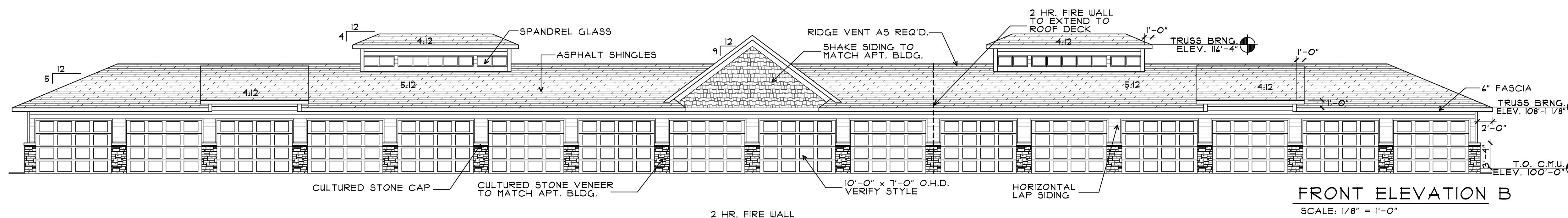
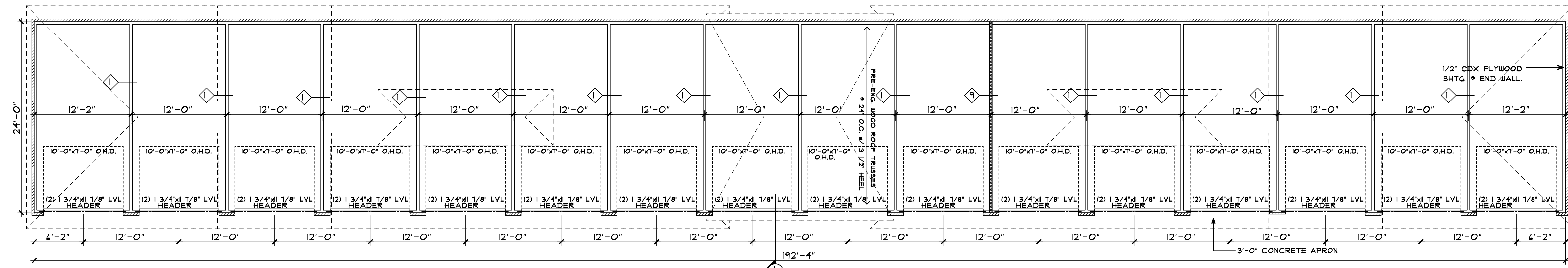
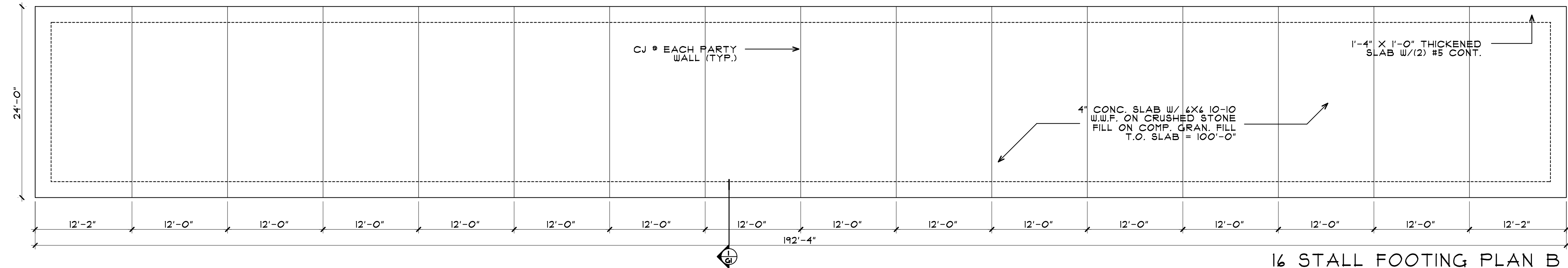
WALL SECTION
1/2" = 1'-0"



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

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

<p>COLE GROUP ARCHITECTS LLC 214 Park Avenue South Suite 102 Saint Cloud, MN 55901 (820) 454-4510 www.colegrouparchitects.com</p>	<p>These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.</p> <p>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</p> <p>Date: _____ # 22288</p> <p>Name <u>NORMAN E. COLE</u> Signature _____</p>	<p>PSD; LLC MATT KUKER 7535 SUNWOOD DR SUITE 315 RAMSEY, MN 55303 PHONE: (763) 427-5955</p>	<p>PROPOSED: PARKVIEW EAST APARTMENTS RAMSEY, MN</p>	<p>FILE: 14082G COM: 4 PLOTTED: 4-28-15</p> <p>Project No. 14082</p> <p>Issue Date: _____</p> <p>Revision: _____</p>
	<p>G1 OF 2</p>			



WALL KEY

2 HOUR RATED FIRE SEPARATION WALL. MUST EXTEND FROM TOP OF FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE
NO MECHANICAL, ELECTRICAL OR PLUMBING ALLOWED WITHIN THE WALL

	WALL TYPE S.T.C. - 35 SCALE: 3/4"=1'-0" RATING - NONE (LOAD BEARING) U.L. DESIGN NO.		WALL TYPE S.T.C. 30-34 SCALE: 3/4"=1'-0" RATING - NONE (LOAD BEARING)		WALL TYPE S.T.C. - 43 SCALE: 3/4"=1'-0" RATING - 2 HOUR (LOAD BEARING) U.L. DESIGN NO. U301 G.A. DESIGN NO. WP 4135
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 COLE GROUP ARCHITECTS LLC 214 Park Avenue South Suite 102 Saint Cloud, MN 56301 (820) 454-4510 www.colegrouparchitects.com	These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.	PSD; LLC MATT KUKER 7533 SUNWOOD DR SUITE 315 RAMSEY, MN 55303 PHONE: (763) 427-5955	PROPOSED: PARKVIEW EAST APARTMENTS RAMSEY, MN	Project No. 14082 Issue Date: G2 Revision: OF 2
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