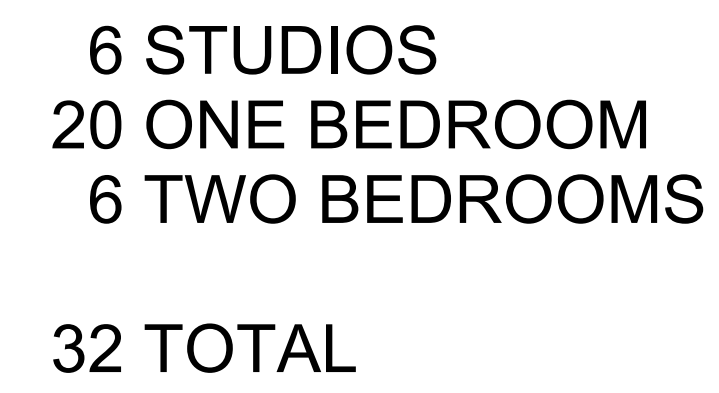
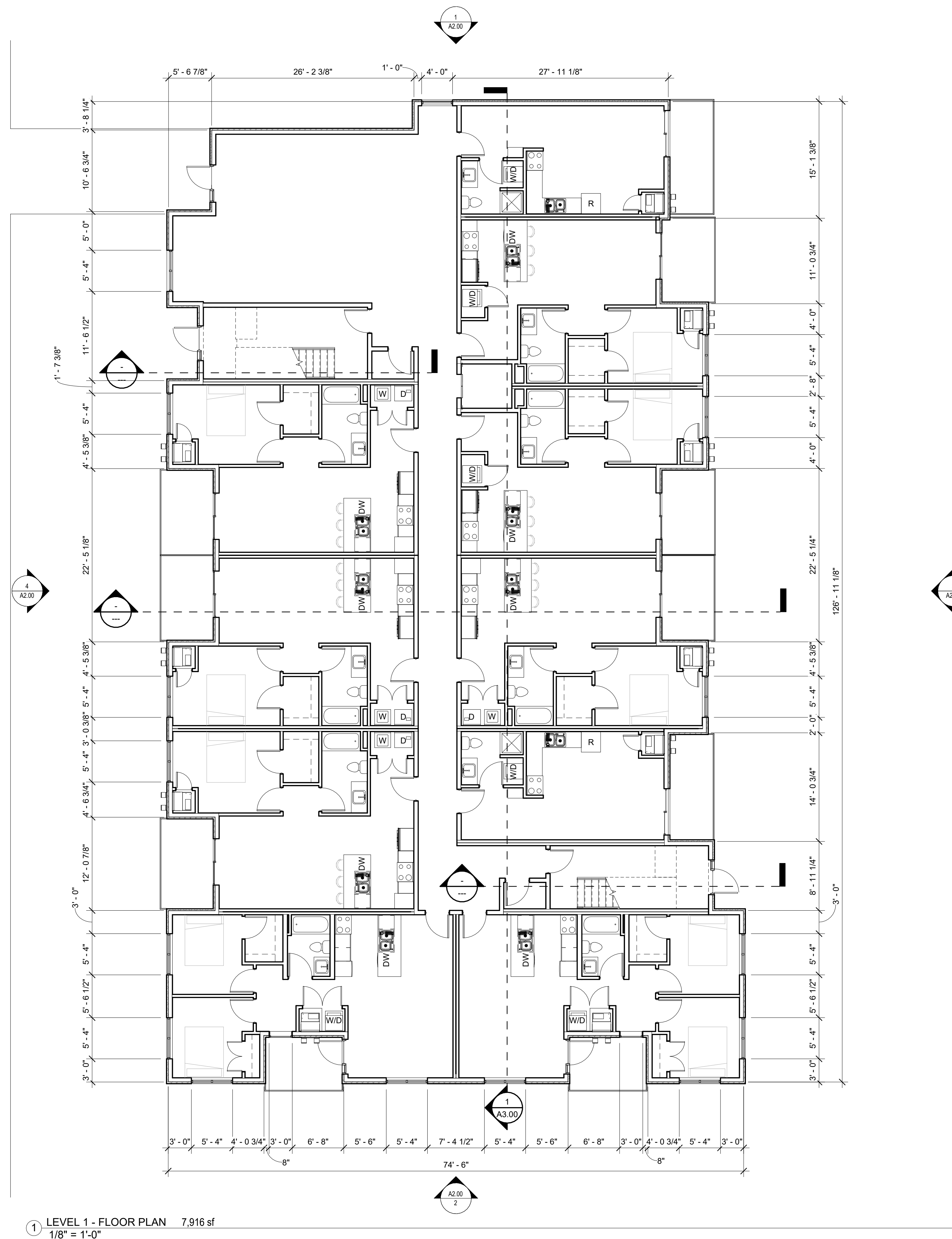




1 SITE - WOR
1/16" = 1'-0"



1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL REQUIREMENTS OF THE OWNER. EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROCEDURES, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THEIR WORK.
2. THE GENERAL CONTRACTOR SHALL FILE FOR AND OBTAIN ALL REQUIRED PERMITS, LETTERS OF SATISFACTORY COMPLETION AND CERTIFICATES OF OCCUPANCY FROM THE LOCAL BUILDING OFFICIALS.
3. ALL EQUIPMENT SHOWN AS DASHED IS BY THE OWNER. ELECTRICAL CONTRACTOR TO VERIFY POWER REQUIREMENTS FOR OWNER'S EQUIPMENT. MECHANICAL CONTRACTOR TO VERIFY PLUMBING AND HVAC REQUIREMENTS OF OWNER'S EQUIP.
4. REFER TO THE MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL WORK REQUIRED UNDER THIS CONTRACT.
5. THE GENERAL CONTRACTOR AND/OR MECHANICAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL WORK WITH THE OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.
6. THE GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH THE OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.

1

2 STUDIOS
6 ONE BEDROOM
2 TWO BEDROOMS

10 TOTAL MAIN FLOOR

6 STUDIOS
20 ONE BEDROOM
6 TWO BEDROOMS

32 TOTAL

211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com

NOT
FOR
CONSTRUCTION

	11/19
	/2025
NUMBER	DATE

APARTMENTS 32

ROCHESTER MINNESOTA

PROJECT
NUMBER 26-000DATE 11/19/2025DRAWN BY Author

CHECKED BY	Checker
ISSUE/REVISION HISTORY	

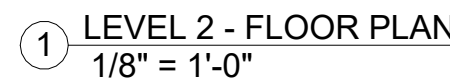
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No.	ISSUED FOR	DATE

LEVEL 1 - FLOOR PLAN

SHEET NUMBER

A1.00



1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL REQUIREMENTS OF THE OWNER. EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROCEDURES, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THEIR WORK.
2. THE GENERAL CONTRACTOR SHALL FILE FOR AND OBTAIN ALL REQUIRE PERMITS, LETTERS OF SATISFACTORY COMPLETION AND CERTIFICATES OF OCCUPANCY FROM THE LOCAL BUILDING OFFICIALS.
3. ALL EQUIPMENT SHOWN AS DASHED IS BY THE OWNER. ELECTRICAL CONTRACTOR TO VERIFY POWER REQUIREMENTS FOR OWNER'S EQUIPMENT. MECHANICAL CONTRACTOR TO VERIFY PLUMBING AND HVAC REQUIREMENTS OF OWNER'S EQUIP.
4. REFER TO THE MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL WORK REQUIRED UNDER THIS CONTRACT.
5. THE GENERAL CONTRACTOR AND/OR MECHANICAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL WORK WITH THE OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.
6. THE GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH THE OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.

1

NOT
FOR
CONSTRUCTION

	11/19
	/2025
NUMBER	DATE

APARTMENTS 32

ROCHESTER MINNESOTA

PROJECT NUMBER	26-000
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DATE 11/19 /2025DRAWN BY Author

CHECKED BY	Checker
ISSUE/REVISION HISTORY	

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No.	ISSUED FOR	DATE

LEVEL 2 - FLOOR PLAN

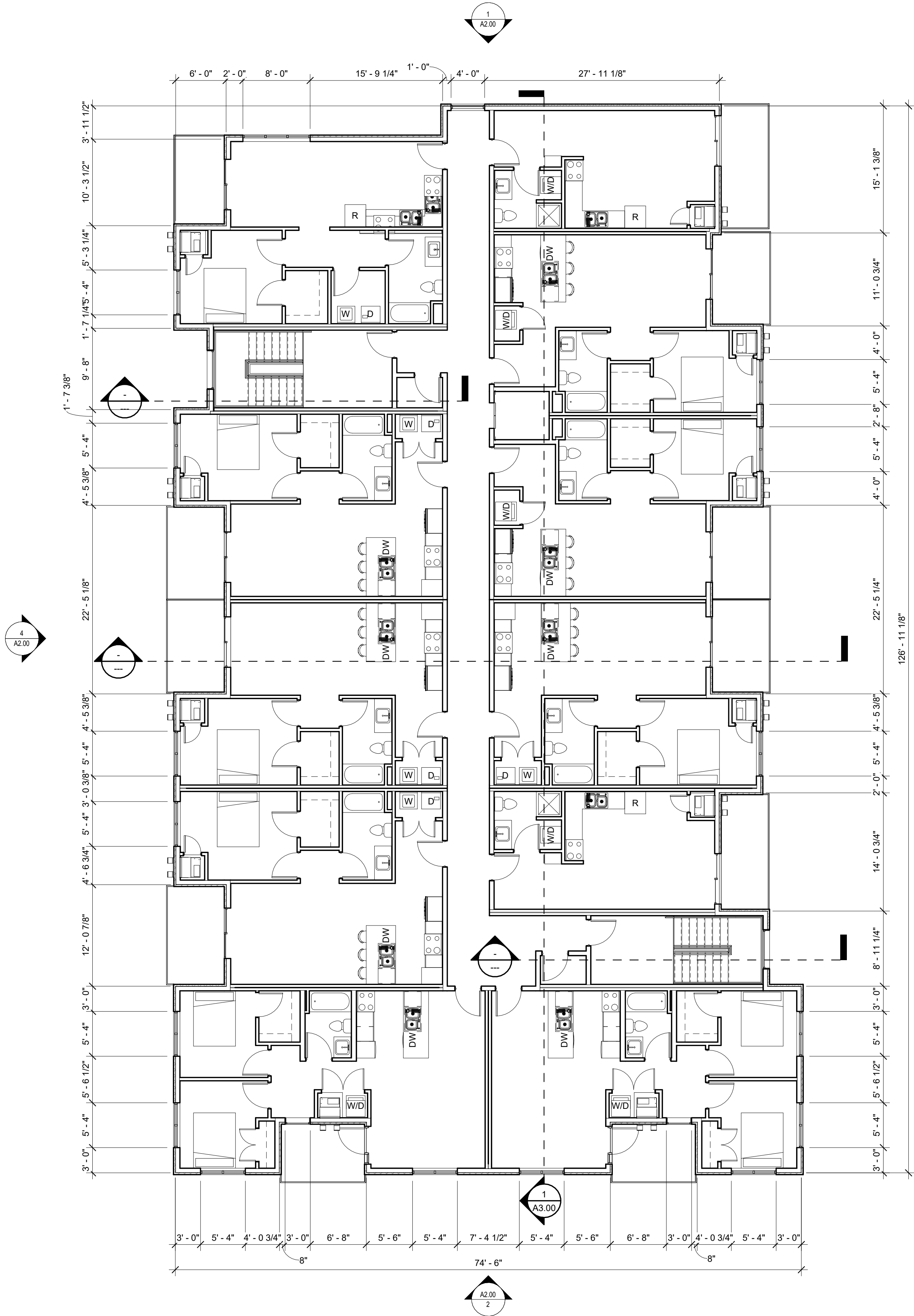
SHEET NUMBER

A1.01

1

LEVEL 3 - FLOOR PLAN

1/8" = 1'-0"



2 STUDIOS
7 ONE BEDROOM
2 TWO BEDROOMS

11 TOTAL

- GENERAL NOTES:
1.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL REQUIREMENTS OF THE OWNER. EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROCEDURES, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THEIR WORK.
2.

THE GENERAL CONTRACTOR SHALL FILE FOR AND OBTAIN ALL REQUIRED PERMITS, LETTERS OF SATISFACTORY COMPLETION AND CERTIFICATES OF OCCUPANCY FROM THE LOCAL BUILDING OFFICIALS.
3.

ALL EQUIPMENT SHOWN AS DASHED IS BY THE OWNER. ELECTRICAL CONTRACTOR TO VERIFY POWER REQUIREMENTS FOR OWNER'S EQUIPMENT. MECHANICAL CONTRACTOR TO VERIFY PLUMBING AND HVAC REQUIREMENTS OF OWNER'S EQUIP.
4.

REFER TO THE MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL WORK REQUIRED UNDER THIS CONTRACT.
5.

THE GENERAL CONTRACTOR AND/OR MECHANICAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL WORK WITH THE OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.
6.

THE GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH THE OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.

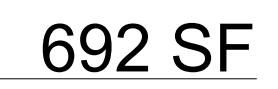
- FLOOR PLAN NOTES:
- 1

NO.	REVISIONS	DATE

No.	ISSUED FOR	DATE



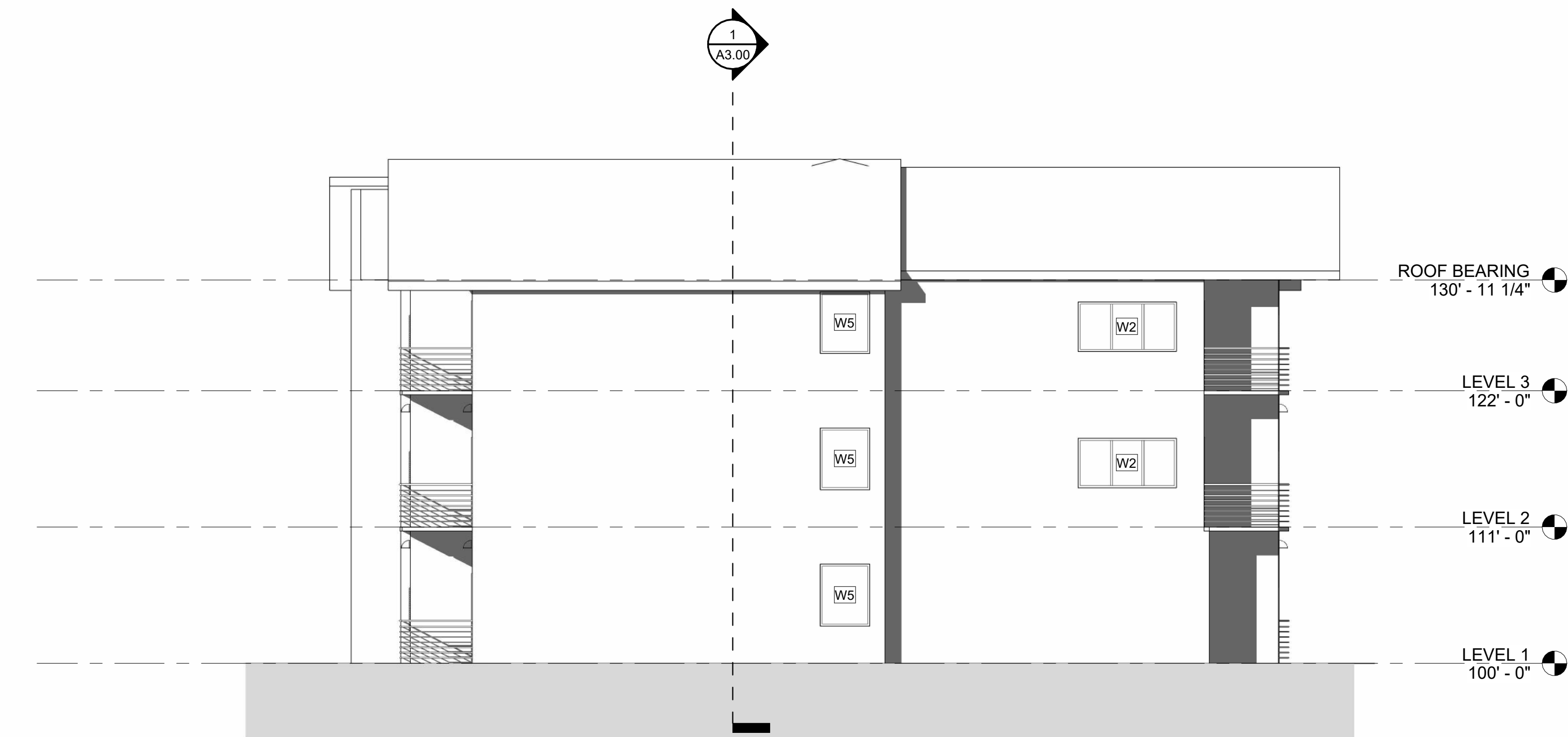
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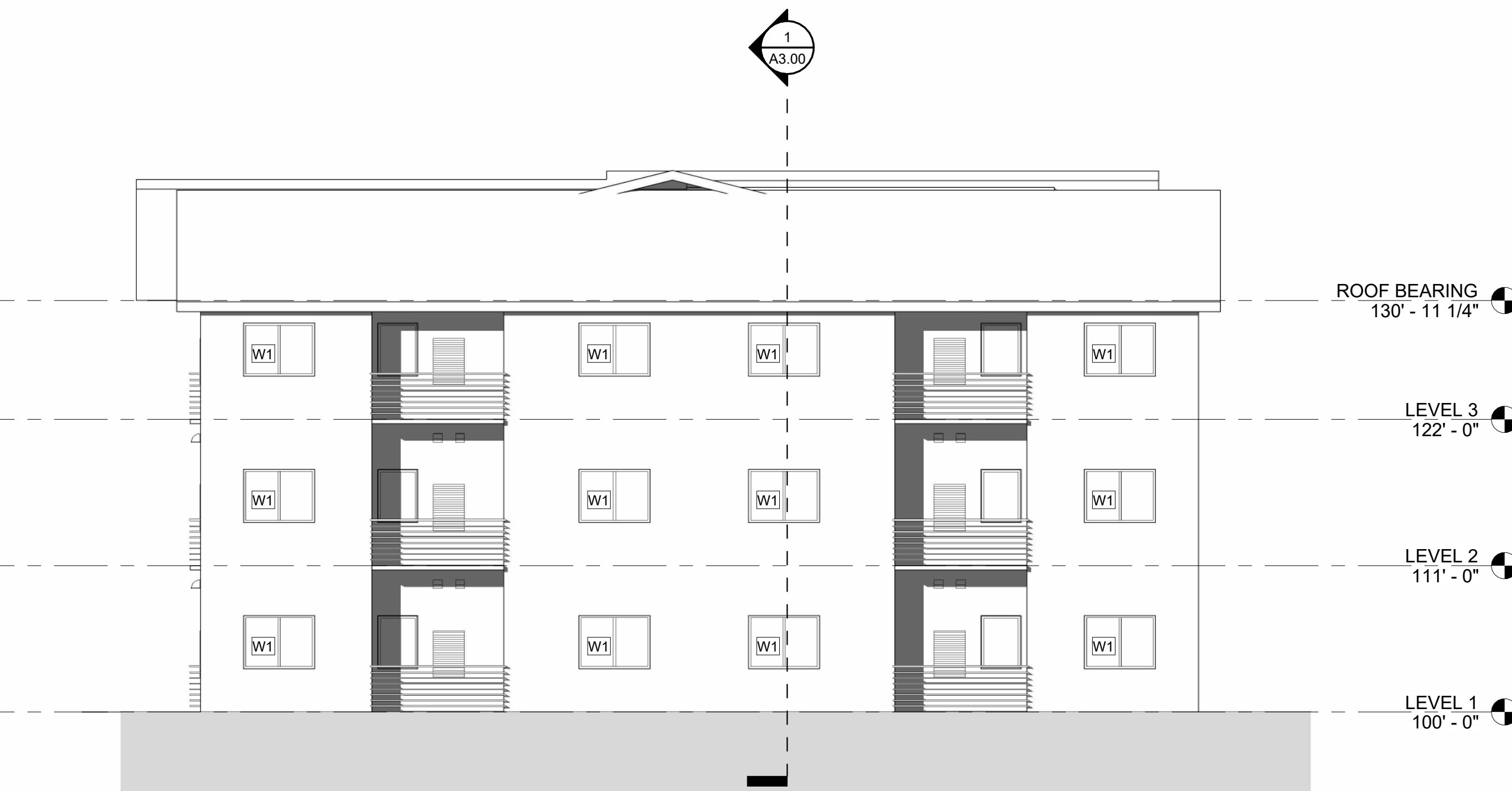
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2/25/2026 5:13:40 PM

C:\Users\lmccormack\Documents\Orchard Lane Apartment (R24)_lmccormack@crwarchitecture.com.rvt



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

PROJECT NUMBER	26-000
DATE	11/19 /2025
DRAWN BY	Author
CHECKED BY	Checker
ISSUE/REVISION HISTORY	

NO.	REVISIONS	DATE

No.	ISSUED FOR	DATE

GENERAL DESIGN		FIRE RATING/TEST: ONE HOUR RATING GA FILE NO. WP3242 TEST: BASED ON UL R14196, 05N005371, 2-15-05, UL DESIGN U309	GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE	50 TP 54 STC SOUND
CORRIDOR DWELLING UNIT • 1½" TYPE "X" GYPSUM BOARD • RC-1 CHANNEL OR EQ @ 24" O.C. • 2x6 STUDS @ 16" O.C. • 6" FIBERGLASS SOUND BATT INSULATION • 1½" TYPE "X" GYPSUM BOARD INSTALL 1-LAYER OF 15/32" O.S.B OR PLYWOOD TO SIDE OPPOSITE OF RC-1 CHANNEL FOR SHEAR WALLS - SEE STRUCTURAL PLANS FOR LOCATIONS		Fire Design: Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 6 wood studs 24" o.c. with 1-1/4" Type S screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15-64" heads, 7" o.c. Vertical joints staggered 24" on OPPOSITE SIDES. (LOAD-BEARING) Sound Design: Sound tested as constructed for fire. General Explanatory Note - Fire Performance of Systems: #18, STUD SIZES AND DEPTHS – Greater stud sizes (depths) shall be permitted to be used in metal-or wood-stud systems. Metal studs of greater mill thickness than those tested for fire performance shall be permitted. The assigned fire rating of any load-bearing system also apply to the same system when used as a nonload-bearing system. Indicated stud spacings are maximums for fire performance of the system. Greater stud depth may improve the STC; however, increasing the steel thickness of the stud or decreasing stud spacing may reduce the STC.	Thickness: 7-1/4" (Fire and Sound) Approx. Weight: 7 psf (Fire and Sound) Fire Test: Based on UL R14196, 05N005371, 2-15-05, UL Design U309 Sound Test: NRCC TL-93-103, IRC-RF-761, 3–98			
WALL TYPE	A6	'AS INDICATED IN DIAGRAM ABOVE'				

GENERIC DESIGN FIRE RATING: (WHERE APPLICABLE) ONE HOUR RATING - G-FILE NO. WP3370 • 1/2" GYPSUM BOARD • 2x4 STUDS 16" O.C. • 3.5" GLASS FIBER INSULATION • 1" AIR GAP • 3.5" GLASS FIBER INSULATION • 2x4 STUDS 16" O.C. • 1/2" TYPE 'X' GYPSUM BOARD INSTALL 1-LAYER OF 15/32" O.S.B OR PLYWOOD TO ONE SIDE OF WALL FOR SHEER WALLS - SEE STRUCTURAL PLANS FOR LOCATIONS <tr> <td data-bbox="140 874 622 936"> WALL TYPE MEETS OR EXCEEDS 2020 MN ENERGY CODE BASED ON 2018 IECC AND/OR ASHRAE STANDARD 90.1-2016 B1 'AS INDICATED IN DIAGRAM ABOVE' </td><td data-bbox="637 549 1043 936"> G-FILE NO. WP 3370 GENERIC GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard applied parallel or at right angles to each side of double row of 2x4 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 7" o.c. Two layers 3.5" unfaced glass fiber insulation friction fit on both sides. Joints staggered 16" on OPPOSITE SIDES. Horizontal bracing required at mid-height (Load-bearing) Sound Design: Sound tested as constructed for fire. </td><td data-bbox="1055 549 1388 936"> 1 HOUR FIRE 50 to 54 STC SOUND Thickness: 9-1/4" (Fire and Sound) Approx. Weight: 8.5 psf (Fire and Sound) Fire Test: UL R13194, 6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL Design U305, ULC Design W301, UL R4024, 10-31-68 Sound Test: NOAL 17-0837, 8-25-17 </td></tr>	WALL TYPE MEETS OR EXCEEDS 2020 MN ENERGY CODE BASED ON 2018 IECC AND/OR ASHRAE STANDARD 90.1-2016 B1 'AS INDICATED IN DIAGRAM ABOVE'	G-FILE NO. WP 3370 GENERIC GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard applied parallel or at right angles to each side of double row of 2x4 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 7" o.c. Two layers 3.5" unfaced glass fiber insulation friction fit on both sides. Joints staggered 16" on OPPOSITE SIDES. Horizontal bracing required at mid-height (Load-bearing) Sound Design: Sound tested as constructed for fire.	1 HOUR FIRE 50 to 54 STC SOUND Thickness: 9-1/4" (Fire and Sound) Approx. Weight: 8.5 psf (Fire and Sound) Fire Test: UL R13194, 6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL Design U305, ULC Design W301, UL R4024, 10-31-68 Sound Test: NOAL 17-0837, 8-25-17
WALL TYPE MEETS OR EXCEEDS 2020 MN ENERGY CODE BASED ON 2018 IECC AND/OR ASHRAE STANDARD 90.1-2016 B1 'AS INDICATED IN DIAGRAM ABOVE'	G-FILE NO. WP 3370 GENERIC GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard applied parallel or at right angles to each side of double row of 2x4 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 7" o.c. Two layers 3.5" unfaced glass fiber insulation friction fit on both sides. Joints staggered 16" on OPPOSITE SIDES. Horizontal bracing required at mid-height (Load-bearing) Sound Design: Sound tested as constructed for fire.	1 HOUR FIRE 50 to 54 STC SOUND Thickness: 9-1/4" (Fire and Sound) Approx. Weight: 8.5 psf (Fire and Sound) Fire Test: UL R13194, 6, 6-17-52, UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL Design U305, ULC Design W301, UL R4024, 10-31-68 Sound Test: NOAL 17-0837, 8-25-17	

GENERIC DESIGN		FIRE RATING/TEST: (WHERE APPLICABLE) ONE HOUR RATING - GA FILE NO. WP3614 FIRE TEST: SWRI 01-4511-619[1], 3-94		GA FILE NO. WP 3614	GENERIC	1 HOUR FIRE
STC SOUND RATING/TEST: STC: 30-34 SOUND TEST: OR 64-8, 2-4-64		Fire Design: One layer 5/8" type X plain or predecorated gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2x4 wood studs 16" O.C. with 1-1/4" Type W screws 12" O.C. Joints staggered 16" on opposite sides. (LOAD-BEARING)		Gypsum Wallboard, Wood Studs Thickness: 4-3/4" (Fire) Approx. Weight: 7 psf (Fire) Fire Test: SWRI 01-4511-619[1], 3-94		
WALL TYPE						
(P4)	'AS INDICATED IN DIAGRAM ABOVE'	(P4,X)	AS PRIMARY STRUCTURE LOAD-BEARING WALL PER SECTION 704.3 FOR 1-HOUR RATED FLOOR/CEILING ASSEMBLY - 5/8" TYPE 'X' GYP. BD. ON EXPOSED SIDE ONLY. NON-EXPOSED SIDE IS PROTECTED BY 1-HOUR RATED STAIR OR ELEVATOR SHAFT CONSTRUCTION			
(P4,1)	'AS INDICATED IN DIAGRAM ABOVE W/ 5/8" TYPE 'X' GYPSUM FOR 1-HR RATING'					

GENERIC DESIGN FIRE RATING: (WHERE APPLICABLE) ONE HOUR RATING-GA FILE NO. WP4135 • 5/8" GYPSUM BOARD • 1/2" TYPE 'X' GYPSUM BOARD • 2x4 STUDS 24" O.C. • 1/4" TYPE 'X' GYPSUM BOARD • 5/8" TYPE 'X' GYPSUM BOARD		GA FILE NO. WP 4135 GENERIC 2 HOUR FIRE 40 to 44 STC SOUND GYPSUM WALLBOARD, WOOD STUDS Fire Design: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2-3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Joints staggered 24" each layer and side. (LOAD-BEARING) Sound Design: Sound tested as constructed for fire.	Thickness: 6" (Fire and Sound) Approx. Weight: 12psf (Fire and Sound) Fire Test: FM WP 360, 9-27-74 Sound Test: NOAL 17-0829, 8-23-17
WALL TYPE 4.2	'AS INDICATED IN DIAGRAM ABOVE'		

GENERIC DESIGN		FIRE RATING TEST: (WHERE APPLICABLE) ONE HOUR RATING - GA FILE NO. WP3660 TEST: ITS J99-22441.2, 10-99		GA FILE NO. WP 3660		GENERIC		1 HOUR FIRE	
● 5/8" GYPSUM BOARD ● 2x6 STUDS @ 16" o.c. ● 5/8" GYPSUM BOARD P6 PARTITIONS TO RECEIVE SOUND BATT INSULATION NOTED		GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 6 wood studs 16" o.c. with 2-1/4" Type S or W screws 7" o.c. Vertical joints staggered 16" o.c., horizontal joints staggered 24" o.c., opposite sides. Tested at 5,156 lbs per stud or 100 percent of design load. (LOAD-BEARING)		Thickness: 6-3/4" (Fire) Approx. Weight: 8 psf (Fire) Fire Test: ITS J99-22441.2, 10-99					
WALL TYPE									
	'AS INDICATED IN DIAGRAM ABOVE'								
	'AS INDICATED IN DIAGRAM ABOVE W/ 5/8" TYPE 'X' GYPSUM FOR 1-HR RATING'		'AS INDICATED IN DIAGRAM ABOVE W/ (1) LAYER 5/8" GYP. BD. ON UNIT SIDE ONLY (FOR FURRING PURPOSES)						

GENERIC DESIGN

FIRE RATING: (WHERE APPLICABLE)
TWO HOUR RATING BASED ON GA FILE NO. WP 4230

1' - 0 5/8"

16"

- 5/8" GYPSUM BOARD
- 5/8" GYPSUM BOARD
- 2x6 STUDS 16" O.C.
- 5/8" TYPE 'X' GYPSUM BOARD
- 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" AIR GAP
- 2x4 STUDS 16" O.C.
- 5/8" GYPSUM BOARD

GENERIC DESIGN

16"

- 5/8" GYPSUM BOARD
- 2x4 STUDS 16" O.C.

WALL TYPE	
(P4.f)	'AS INDICATED IN DIAGRAM ABOVE'
(P10.f)	'AS INDICATED IN DIAGRAM ABOVE WITH 2x10 IN LIEU OF 2x4'

GENERIC DESIGN

FIRE RATING: (WHERE APPLICABLE)
ONE HOUR RATING-UL DES NO. U356

- 5/8" TYPE 'X' GYPSUM BOARD
- VAPOR BARRIER
- 2X6 STUDS 16" O.C.
- R-21 BATT INSULATION
- ZIP SHEATHING R-12 INSULATED PANEL
- WRB
- SIDING

16"

INT EXT

GENERIC DESIGN

FIRE RATING: (WHERE APPLICABLE)
ONE HOUR RATING-UL DES NO. U356

1" - 0 3/4"

16"

INT

EXT

- 5/8" GYPSUM BOARD
- VAPOR BARRIER
- 2x6 STUDS 16" O.C.
- R-21 BATT INSULATION
- ZIP SHEATHING R-12 INSULATED PANEL
- WRB
- 1 1/2" AIR SPACE
- FACE BRICK

GENERIC DESIGN		FIRE RATING: (WHERE APPLICABLE) ONE HOUR RATING-UL DES NO. U356	
		• 12" CMU WALL, FULLY GROUTED • 3 1/2" PRE-INSTALLED INTERIOR RIGID INSULATION (R-18.32) FOR ABOVE-GRADE PORTIONS OF WALL • 2" EXTERIOR CONTINUOUS RIGID INSULATION (R-10) FOR BELOW-GRADE PORTIONS OF THE WALL • DRAINAGE BOARD FOR BELOW-GRADE PORTIONS OF THE WALL • 6 MIL. POLYETHYLENE SLIP SHEET FOR BELOW-GRADE PORTIONS OF THE WALL	
		*CMU INTERNAL INSULATION TO CONTINUE BELOW T.O. EXTERIOR INSULATION ONE MASONRY COURSE, MIN. OF OVERLAP.	
WALL TYPE	MEETS OR EXCEEDS 2020 MN ENERGY CODE BASED ON 2018 IECC AND/OR ASHRAE STANDARD 90.1-2016		
X5	'AS INDICATED IN DIAGRAM ABOVE'		
X6	ABOVE GRADE WITH PRE-INSTALLED INTERIOR RIGID INSULATION ONLY		

