



## HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM WEDNESDAY, JANUARY 21,  
2026

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. General Heritage Preservation Items
  - A. Citizen Comment Period
4. Design Reviews
5. Items for Discussion
  - A. 14 3rd St NE
  - B. Potential Mixed Use Project between 217 and 223 Central Ave
  - C. 2026 Preservation Awards Program
  - D. Pre 2026 Annual Meeting
6. Adjournment





## HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR  
CONFERENCE ROOM

WEDNESDAY, NOVEMBER 19,  
2025

6:00 PM

### 1. Call to Order/Approve Agenda

A regular meeting of the Heritage Preservation Commission was called to order by Chair Coltan Hogan at 6:02 p.m. The Commissioners in attendance were Ron Dwyer, David Sauer, Cori Weems, Susan Powell, Lee Nordmeyer, David Sauer and Chair Hogan. Also in attendance was Harry Davis, City Planning Manager. No motion was made to approve the agenda.

### 2. Approval of the Minutes

Motion by Lee Nordmeyer, seconded by Cori Weems, to approve the meeting minutes from last month as presented. The motion passed unanimously.

### 3. General Heritage Preservation Items

#### A. Citizen Comment Period

### 4. Design Review

#### A. Resolution HPC-2025-006 COA for 111 Central Ave

Davis presented the project to the Commission. The Commissioners discussed various aspects of the project and window details. Dwyer proposed letting the applicant pick the window color. Motion by David Sauer, seconded by Ron Dwyer, to approve Resolution HPC 2025-006 COA for 111 Central Avenue as presented. The motion passed unanimously.

### 5. Items for Discussion

#### A. Preparing for 2026 Historic Preservation Awards

The Commissioners discussed changing the committee and process to include the entire commission. They also discussed changing the preservation awareness to coincide with the annual Heritage Days.

#### B. Fleckenstein Building Plaque

The commissioners reviewed the plaque and would like someone to ask the owners if they would like to have a ceremony to present it to them.

### 6. Adjournment

Motion by David Sauer, seconded by Ron Dwyer, to adjourn the meeting at \_\_\_\_\_ . The motion passed unanimously.

By: \_\_\_\_\_

HONESTY ▪ RESPECT ▪ DEDICATED ▪ VISIONARY ▪ ACCOUNTABILITY



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Harry Davis, City Planning Manager  
**THROUGH:**  
**MEETING DATE:** January 21, 2026  
**SUBJECT:** 14 3rd St NE

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### **BACKGROUND:**

Trevor Morris of Third Street Ventures (Owner/Applicant) submitted a Certificate of Appropriateness (COA) application for two new windows at 14 3rd St NE. The property is within the Heritage Preservation District and zoned CBD. Staff preliminarily reviewed the project, Commercial District Design Guidelines, and the Secretary of the Interior's Standards and determined that some clarification and additional information is needed:

- The applicant's submittal contradicts itself and the applicant's emails in the following ways:
  - The application proposes single-hung windows, but the emails say double-hung.
  - The application proposes fiberglass windows, but the emails say PVC (vinyl).
  - The application proposes in one place that the windows are the same width, but elsewhere shows two different window widths.
- More information regarding the proposed windows and if they will be the same size/shape to be consistent with the other windows on the same facade.
  - If they will be smaller, how will that look in terms of window rhythm on that facade alongside the existing windows.
- More information regarding the windows appearing like wood to fit in with other windows on the same facade.
- If the new windows are smaller, how the gap will be bridged between the white wood surrounding the existing windows.

Here is the section from the Historic District Guidelines on windows:

**II. Façade Rehabilitation**

**B. Windows and Doors**

**1. Openings**

- a. Existing window and door openings shall be retained. Original openings that have been covered or blocked in should be re-opened when feasible.
- b. New window and door openings should not be introduced into the primary elevation(s).
- c. Blocking down (reducing) or enlarging window or door openings to fit a stock window sash or new stock door sizes should not be done.
- d. Constructing new openings may be permissible on secondary facades if the opening follows the same proportions of adjacent windows.

**2. Panes, Sashes, and Hardware**

Much of a building's defining character comes from the window design. Typically the upper story windows in Faribault are vertical in orientation, wood and double hung.

- a. Original windows, doors and hardware shall be retained where possible.
- b. The stylistic period or periods a building represents shall be respected. Replacement is acceptable if elements are no longer repairable and/or functioning properly. New windows for replacement or missing windows should match the original in material, size, general muntin and mullion proportion and configuration and reflective qualities of the glass. Different materials may be acceptable on a case-by-case basis. Replacement sash should not alter the setback relationship between window and wall.
- c. Heating and air conditioning units should not be installed in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials. Window installations may be acceptable in minor facades.

Staff and the applicant would appreciate HPC feedback on the project and confirmation on whether the points brought up by staff are important, minor, or not applicable to the project.

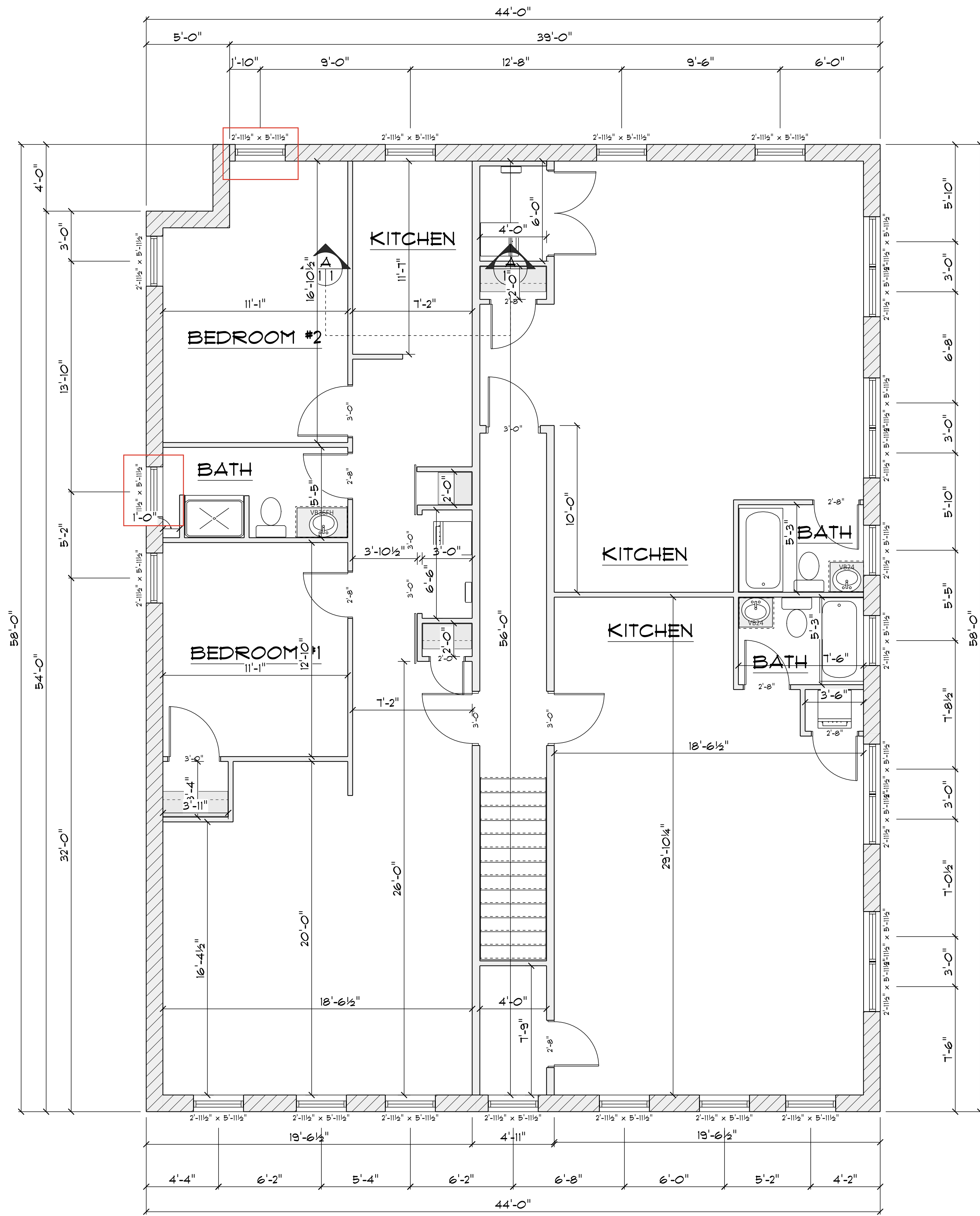
**REQUESTED ACTION:**

No action needed. Provide guidance to staff and applicant regarding the proposed improvements, if needed.

**ATTACHMENTS:**

1. 14 3rd St NE Submittal
2. HPC Site 174 - RC-FAC-266

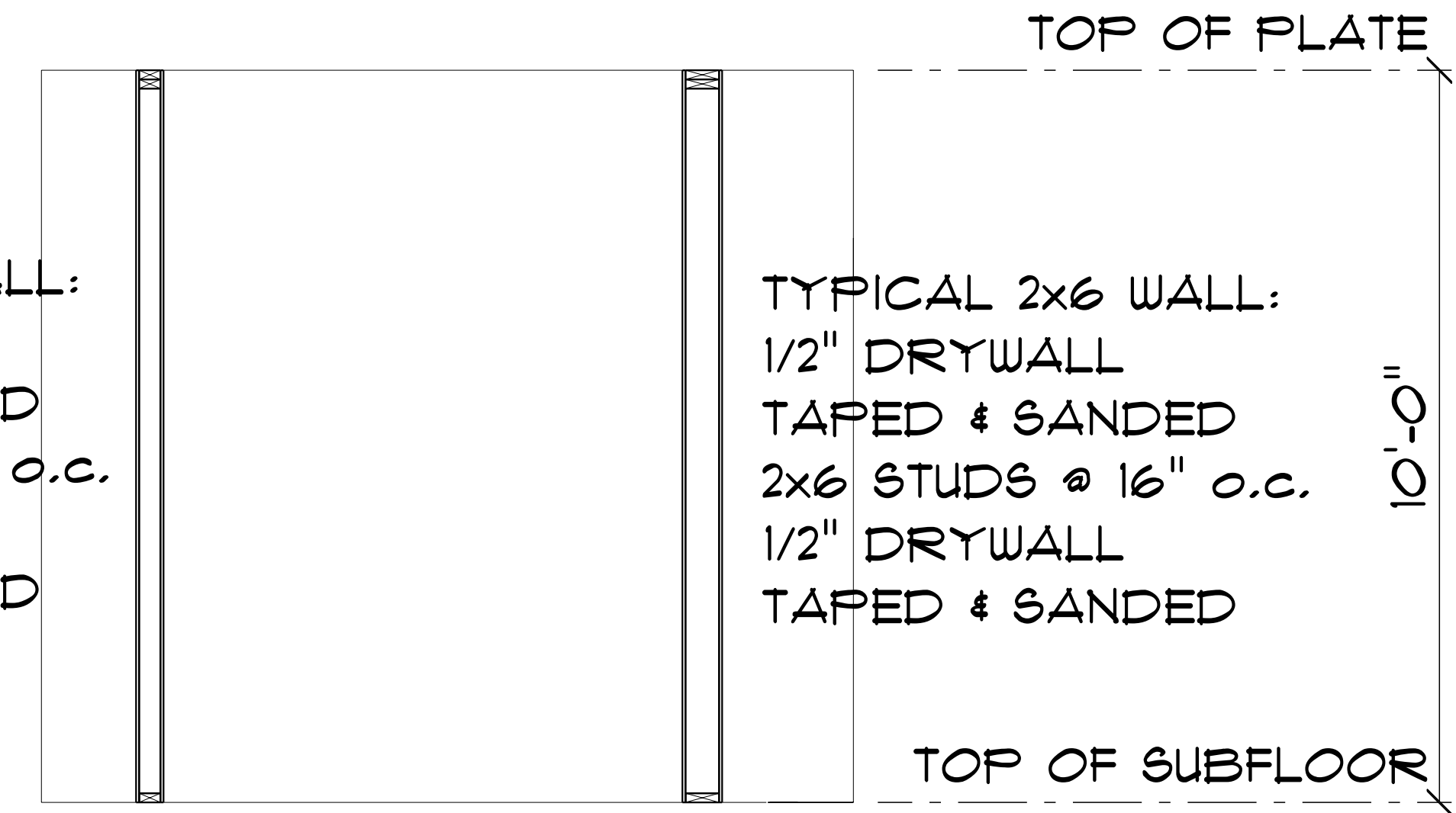




**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

TYPICAL 2x4 WALL:  
1/2" DRYWALL  
TAPED & SANDED  
2x4 STUDS @ 16" o.c.  
1/2" DRYWALL  
TAPED & SANDED

TYPICAL 2x6 WALL:  
1/2" DRYWALL  
TAPED & SANDED  
2x6 STUDS @ 16" o.c.  
1/2" DRYWALL  
TAPED & SANDED



**CROSS SECTION A**  
SCALE: 1/2" = 1'-0"

# Customer Quote



P.O. Box 25  
Hayfield, MN 55940-0025  
Phn: 507-477-3224  
Fax: 507-477-3605

**Quote #**           **162179**  
**PO #**  
**Order Date:**       Quote Not Ordered  
**Est. Ship Date:**   Quote Not Ordered  
**Owner:**            BARRY POPP

**Customer:** \_\_\_\_\_

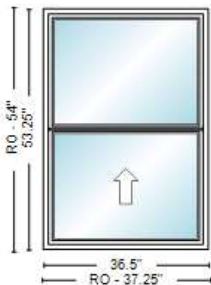
**Ship To:** \_\_\_\_\_

**Job Information:** \_\_\_\_\_  
Quote Name: Trimo 1416  
Project Name: Trimo 1416  
Client ID: 1428

**\*\*\* ALL UNITS VIEWED FROM OUTSIDE LOOKING IN \*\*\***

Line Item	Quantity	Description:	Net Price	Extended Price
1	1		\$354.23	\$354.23

**Room:** None Assigned



As Viewed From OUTSIDE

201 Series, Single Hung  
Sash Split = Even , 26.625"  
E.S. 36.5" x 53.25"  
RO 37.25" x 54"  
  
Interior Color White  
Exterior Color White  
BetterVue Fiberglass Half Screen, Screen Color White  
Hardware Color White

LowE  
Double Glazed  
Not Tempered  
No Tint  
No Pattern  
Argon Filled  
3/32" (2.3 mm)

White Jamb Return  
Nailing Fins

Does Not Meet Egress

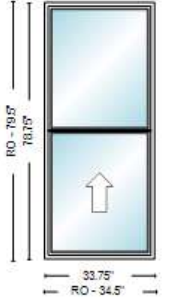
Clear Opening = 4.611979 sq. ft., must be (greater than or equal to) 5.7 sq. ft. to meet egress  
Clear Opening Width = 31.625 inches, must be (greater than or equal to) 20 inches to meet egress  
Clear Opening Height = 21 inches, must be (greater than or equal to) 24 inches to meet egress  
CPD (Certified Products Directory) = HWD-A-3-00118-00001 U-Factor = 0.28 SHGC (Solar Heat Gain Coefficient) = 0.37 CR (Condensation Resistance) = 62 VT (Visible Transmittance) = 0.56

### Customer Quote

**\*\*\* ALL UNITS VIEWED FROM OUTSIDE LOOKING IN \*\*\***

Line Item	Quantity	Description:	Net Price	Extended Price
2	1		\$439.86	\$439.86

Room: None Assigned



As Viewed From OUTSIDE

201 Series, Single Hung  
 Sash Split = Even , 39.375"  
 E.S. 33.75" x 78.75"  
 RO 34.5" x 79.5"

Interior Color White  
 Exterior Color White  
 BetterVue Fiberglass Half Screen, Screen Color White  
 Hardware Color White

LowE  
 Double Glazed  
 Not Tempered  
 No Tint  
 No Pattern  
 Argon Filled  
 3/32" (2.3 mm)

White Jamb Return  
 Nailing Fins

Meets Egress

Clear Opening = 6.767578 sq. ft., must be (greater than or equal to) 5.7 sq. ft. to meet egress  
 Clear Opening Width = 28.875 inches, must be (greater than or equal to) 20 inches to meet egress  
 Clear Opening Height = 33.75 inches, must be (greater than or equal to) 24 inches to meet egress  
 CPD (Certified Products Directory) = HWD-A-3-00118-00001 U-Factor = 0.28 SHGC (Solar Heat Gain Coefficient) = 0.37 CR (Condensation Resistance) = 62 VT (Visible Transmittance) = 0.56

Sub Total:	\$794.09
Freight:	\$0.00
Labor:	\$0.00
Tax:	\$58.56
<b>Grand Total:</b>	<b>\$852.65</b>



		Clear-Air	Clear-Air-Grids	LowE-Air	LowE-Air-Grids	LowE-Argon	LowE-Argon-Grids	LowE-Argon-Foam	LowE-Argon-Foam-Grids	Triple-LowE(#2,#5)-Argon	Triple-LowE(#2,#5)-Argon-Grids	Triple-LowE(#2,#5)-Krypton	Triple-LowE(#2,#5)-Krypton-Grids	Triple-LowE(#2,#5)-Argon-Foam	Triple-LowE(#2,#5)-Argon-Grids-Foam	Triple-LowE(#2,#5)-Krypton-Foam	
<b>201 Single Hung</b>	U-Value	0.46	0.46	0.32	0.32	0.28	0.28	0.26	0.26	0.24	0.25	0.19	0.2	0.22	0.23	0.17	0.18
DP - 55	SHGC	0.63	0.56	0.38	0.34	0.37	0.34	0.37	0.34	0.32	0.29	0.32	0.29	0.32	0.29	0.32	0.29
Air - 0.02 cfm/ft²	VT	0.65	0.58	0.56	0.50	0.56	0.50	0.56	0.50	0.44	0.39	0.44	0.39	0.44	0.39	0.44	0.39
Water - 8.35 psf	CR	46	46	58	58	62	62	62	62	68	68	69	69	69	69	74	74
<b>201 Slider</b>	U-Value	0.46	0.46	0.32	0.32	0.28	0.28	0.27	0.27	0.24	0.25	0.19	0.2	0.23	0.24	0.17	0.18
DP - 35	SHGC	0.63	0.56	0.38	0.34	0.37	0.34	0.37	0.34	0.32	0.29	0.32	0.29	0.32	0.29	0.32	0.29
Air - 0.06 cfm/ft²	VT	0.65	0.58	0.56	0.50	0.56	0.50	0.56	0.50	0.44	0.39	0.44	0.39	0.44	0.39	0.44	0.39
Water - 6.89 psf	CR	46	46	59	59	63	63	63	63	68	68	69	69	69	69	73	73
<b>801 Double Hung</b>	U-Value	0.45	0.45	0.32	0.32	0.28	0.28	0.26	0.26	0.24	0.25	0.19	0.2	0.22	0.23	0.17	0.18
DP - 40	SHGC	0.61	0.54	0.37	0.33	0.36	0.33	0.36	0.33	0.31	0.28	0.31	0.28	0.31	0.28	0.31	0.28
Air - 0.11 cfm/ft²	VT	0.63	0.56	0.55	0.49	0.55	0.49	0.55	0.49	0.43	0.38	0.43	0.38	0.43	0.38	0.43	0.38
Water - 6.06 psf	CR	45	45	58	58	62	62	62	62	66	66	70	70	67	67	75	75
<b>801 Slider</b>	U-Value	0.45	0.45	0.31	0.31	0.28	0.28	0.26	0.26	0.24	0.25	0.19	0.19	0.22	0.23	0.17	0.18
DP - 40	SHGC	0.61	0.54	0.36	0.33	0.36	0.33	0.36	0.33	0.31	0.28	0.31	0.28	0.31	0.28	0.31	0.28
Air - 0.06 cfm/ft²	VT	0.63	0.56	0.55	0.49	0.55	0.49	0.55	0.49	0.43	0.38	0.43	0.38	0.43	0.38	0.43	0.38
Water - 6.89 psf	CR	46	46	59	59	62	62	62	62	67	67	72	72	69	69	75	75
<b>701 Casement</b>	U-Value	0.43	0.43	0.30	0.30	0.27	0.27	0.24	0.24	0.24	0.25	0.19	0.2	0.21	0.21	0.16	0.17
DP - 80	SHGC	0.56	0.51	0.34	0.31	0.34	0.31	0.34	0.31	0.29	0.26	0.29	0.26	0.29	0.26	0.29	0.26
Air - <0.01 cfm/ft²	VT	0.58	0.53	0.50	0.46	0.50	0.46	0.50	0.46	0.40	0.36	0.40	0.36	0.4	0.36	0.4	0.36
Water - 12.12 psf	CR	45	45	58	58	62	62	64	64	66	66	72	72	69	69	77	77
<b>Heritage Double Hung</b>	U-Value					0.27	0.27	0.26	0.26	0.25	0.26	0.20	0.21	0.23	0.24	0.18	0.19
DP - 40	SHGC					0.40	0.36	0.40	0.36	0.28	0.25	0.28	0.25	0.28	0.25	0.28	0.25
Air - 0.09 cfm/ft²	VT					0.49	0.44	0.49	0.44	0.39	0.35	0.39	0.35	0.39	0.35	0.39	0.35
Water - 6.06 psf	CR					62	62	62	62	68	68	71	71	68	68	74	74
<b>Heritage Double Slider</b>	U-Value					0.27	0.27	0.26	0.26	0.25	0.26	0.20	0.21	0.23	0.24	0.18	0.19
DP - 40	SHGC					0.32	0.29	0.32	0.29	0.28	0.25	0.28	0.25	0.28	0.25	0.28	0.25
Air - 0.09 cfm/ft²	VT					0.48	0.43	0.48	0.43	0.39	0.34	0.39	0.34	0.39	0.34	0.39	0.34
Water - 6.06 psf	CR					61	61	61	61	65	65	71	71	65	65	74	74
<b>3101 Patio</b>	U-Value	0.46	0.46	0.31	0.31	0.28	0.28			0.23	0.24	0.18	0.18				
DP - 35	SHGC	0.66	0.59	0.40	0.35	0.40	0.35			0.34	0.30	0.34	0.3				
Air - 0.04 cfm/ft²	VT	0.69	0.61	0.60	0.53	0.60	0.53			0.47	0.42	0.47	0.42				
Water - 6.06 psf	CR	45	45	58	58	61	61			66	66	67	67				
<b>2000 Patio</b>	U-Value	0.45	0.45	0.31	0.31	0.28	0.28			0.24	0.25	0.18	0.19				
DP - 30	SHGC	0.62	0.55	0.38	0.33	0.38	0.33			0.32	0.29	0.32	0.29				
Air - 0.04 cfm/ft²	VT	0.66	0.58	0.57	0.50	0.57	0.50			0.45	0.39	0.45	0.39				
Water - 6.06 psf	CR	47	47	59	59	63	63			66	66	66	66				
<b>Heritage Patio</b>	U-Value					0.28	0.28	0.26	0.26	0.24	0.25	0.19	0.20	0.23	0.24	0.18	0.19
DP - 40	SHGC					0.33	0.29	0.33	0.29	0.28	0.25	0.28	0.25	0.28	0.25	0.28	0.25
Air - 0.09 cfm/ft²	VT					0.49	0.43	0.49	0.43	0.39	0.34	0.39	0.34	0.39	0.34	0.39	0.34
Water - 6.06 psf	CR					62	62	63	63	67	67	68	68	68	68	72	72

Based on test results current as of 4/30/2019

## Harry Davis

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**From:** Trevor Morris <trevor@trimodevelopment.com>  
**Sent:** Monday, January 12, 2026 1:52 PM  
**To:** Harry Davis  
**Cc:** Leslie McGillivray-Rivas; Kari Casper  
**Subject:** Re: 14/16 3rd St NE, Faribault, MN 55021  
**Attachments:** TRIMO 1416 (1) (1) (1).pdf

Harry,

Please see my responses in bold below.

The following are missing for this to be considered a complete application:

- Application fee of \$150.
  - This can be paid in-person by card, check, or cash - **Understood, I'll knock this out this week.**
- Details on which windows are to be replaced
  - Circle on the floor plan/exterior photos which windows - **See attached drawing, windows are marked by a red rectangle. I am unable to give you a picture of the window that faces to the west, I can get you an interior shot of that window if it helps.**
- Pictures of the windows to be replaced
  - More details about why they need to be replaced and why not repaired - **Both windows are both shattered and the frames show extreme wear and tear. A rock or alike object was hurled through the window to the rear.**
  - Should also note their measurements - **The window measurements are called out on the window doc page, "Trimo 1416.pdf"**
- Details on the amount and type of material you'll use to fill the gap between the existing window opening and the new window.
  - Is it PVC? Wood? How is it attached to the frame? Will there be a covering around the outside or painted to blend in with the window opening? - **We'd prefer to move to a PVC window. The window would remain a double-hung. A combination of low expansion foam and exterior caulk, color matched to the window frame (white). A mix of caulk/paint will be used to keep the facade. These windows would be nearly identical to what is currently in place (one is PVC) while the wood framed window in the bathroom would be upgraded to a PVC.**

Thank you,

Trevor Morris  
TriMo Development LLC  
C: (507) 661-0141  
E: [trevor@trimodevelopment.com](mailto:trevor@trimodevelopment.com)  
[www.trimodevelopment.com](http://www.trimodevelopment.com)



On Thu, Jan 8, 2026 at 11:11 AM Harry Davis <[hdavis@faribaultmn.gov](mailto:hdavis@faribaultmn.gov)> wrote:

## Harry Davis

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**From:** Trevor Morris <trevor@trimodevelopment.com>  
**Sent:** Tuesday, January 13, 2026 8:49 AM  
**To:** Leslie McGillivray-Rivas  
**Cc:** Harry Davis; Kari Casper; David Wanberg  
**Subject:** Re: 14/16 3rd St NE, Faribault, MN 55021

Good morning,

I am replacing one window to the North and one window to the West. There is no construction to the East. With that being said, our intention is to replace the broken window to the top right of the picture. It will match what is currently in place and what is next to it. The white trim around the window will remain the same, the horizontal plane will remain the same.

I never referenced replacing/removing the fire escape door, that would be part of phase II construction (facade and tuck pointing), which would be a year 3 project for us once the building is stabilized.

The only piece of this that we are requesting to change, is moving from a wood framed window in the bathroom (West wall, 2 bedroom apartment side) to a PVC framed window. The window size and style would remain the same. (double hung) This window is also hidden in the alcove and only visible from on top of the roof.

Thank you,

Trevor Morris  
TriMo Development LLC  
C: (507) 661-0141  
E: [trevor@trimodevelopment.com](mailto:trevor@trimodevelopment.com)  
[www.trimodevelopment.com](http://www.trimodevelopment.com)



On Mon, Jan 12, 2026 at 3:08 PM Leslie McGillivray-Rivas <[lmcgrivas@faribaultmn.gov](mailto:lmcgrivas@faribaultmn.gov)> wrote:

Hi Trevor,

I am drafting the HPC report in Harry's absence. Could you please fill in some more information for the city review?

You state the appearance of the new windows on the north side (?) will be nearly identical, but each northern window has a frame that has an arch corresponding to the bricked arch. Are you keeping all the white areas shown in the photo you provided?

HPC SITE # 174

HISTORIC SITES SURVEY  
OF FARIBAULT



ROLL # 17  
FRAME # 24

ADDRESS :14 - 16 3RD ST NE

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : K.C. INSURANCE/AFL-CIO

INVENTORY # RC-FAC-266

SITE ADDRESS : 14 - 16 3RD ST NE  
N SIDE OF STREET

FIELDWORK DATE : 05 - 87  
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
266 *	Commercial bldg./store	Contributing Building	17.24

PROPERTY SPECIFIC INFO

TAX PARCEL #  
ASSESSOR'S MAP #

ZONING DISTRICT :  
BUILDING PERMIT #

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES :

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

LOCAL  
 STATE  
 NATIONAL

DESIGNATION STATUS :

HPC SITE  
 NR SITE  
 HPC DIST Downtown  
 NR DIST \_\_\_\_\_

ELEMENT SPECIFIC INFO

PRESENT NAME : K.C. INSURANCE/AFL-CIO  
 HISTORIC NAME :

INVENTORY # RC-FAC-266

ADDRESS : 14 - 16 3RD ST NE

DESCRIPTION

DATE BUILT : Circa 1900  
 DATE SOURCE :

PROPERTY TYPE : Commercial bldg./store  
 PRESENT USE : Commercial bldg./store

STYLE : Victorian Commercial

INTACTNESS :	CONDITION :
<input type="checkbox"/> INTACT	<input type="checkbox"/> EXCELL
<input checked="" type="checkbox"/> SLIGHT ALTERED	<input type="checkbox"/> GOOD
<input type="checkbox"/> MODER ALTERED	<input checked="" type="checkbox"/> FAIR
<input type="checkbox"/> VERY ALTERED	<input type="checkbox"/> POOR

STORIES : 2  
 ROOF STYLE : Flat  
 WINDOWS : Rectangular 1/1  
 FOUNDATION :

STRUCTURAL SYSTEM : Brick  
 PRIMARY EXTERIOR : Brick  
 SECONDARY EXTERIOR : Stone

ADDITIONAL COMMENTS :

ALTERATIONS : Storefront altered.

OPEN TO PUBLIC :  YES  NO  LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :  
 CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES :

STATEMENT OF SIGNIFICANCE :

# Faribault Commercial Historic District

**Street No**   **Street Name**

14 \*      3RD ST NE

**SHPO No**

RC-FAC-

**Property Name**

**Current Owner**

PART OF 301 CENTRAL AVE

**PIN**

1831126302

**Zone**

15

**UTM Easting**

478645

**UTM Northing**

4904540

**USGS Map**

Faribault

**Township**

110

**Range**

20

**Section**

31

**Quarter**

NE

**Q Q**

NW

**Legal Description**

PART OF 301 CENTRAL AVE

**Historic Use**

Commerce: Restaurant

**Current Use**

Commerce: Specialty Store

## Description

**Architectural Style**

**Stories**

2

**Architect**

**Contractor**

**Primary Exterior**

Brick

**Foundation**

Mix, stone & concrete

**Roof Materials**

Composition

**Roof Form**

Flat

**Integrity**

Moderately Altered

**Condition**

Good

**Narrative Description**

This two story commercial building is faced with painted brick to harmonize with the G. Fleckenstein block. The ground floor has two distinct storefronts with a central door leading to the second floor. The flanking storefronts are identical with recessed doors on the west portion (left) with plate glass display windows on the east (right). The bulkhead to the west is metal while the east shows aqua-colored tiles. The upper wall is slightly recessed with seven bays. Windows are one-over-one lights and have stone sills. there is a bit of patterned brickwork on the upper edge of this recessed space, and nothing elaborate on the cornice.

# Faribault Commercial Historic District

<b>Street No</b>	<b>Street Name</b>	<b>SHPO No</b>	<b>Property Name</b>
14 *	3RD ST NE	RC-FAC-	

## History

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<b>Date Built</b>	<b>Date Source</b>	<b>Original Owner</b>
1900 ca.	Sanborn Insurance Maps	

### Historical Background

This was built between 1899 and 1905 and is associated with 301 Central Avenue, in fact, called the Fleckenstein blocks in 1902 city directory. In the first decade, it was a restaurant and saloon.

### Sources

Historic Properties Survey, 1987; Polk City Directory, Faribault; Faribault HPC Property Files; Rice County Assessors Records

### Historic Context

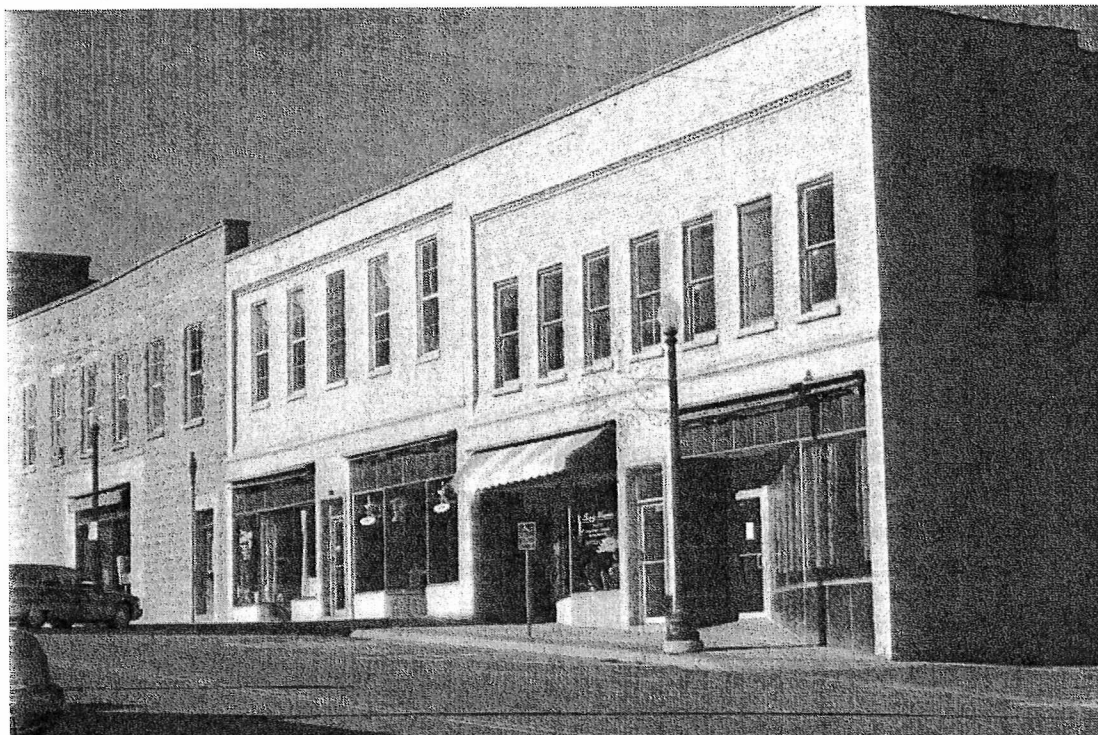
Commerce

<b>NRHP Current</b>	<b>Local District Current</b>	<b>NRHP Recommend</b>	<b>Contributing</b>
No	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington      October, November 2012

# Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
14 *	3RD ST NE	RC-FAC-	





## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Harry Davis, City Planning Manager  
**THROUGH:**  
**MEETING DATE:** January 21, 2026  
**SUBJECT:** Potential Mixed Use Project between 217 and 223 Central Ave

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### **BACKGROUND:**

City Staff requests that the Heritage Preservation Commission provide feedback and guidance to a potential applicant for a mixed-use project on three properties between 217 and 223 Central Ave.

A potential developer initiated discussions with city staff about reusing the buildings at 217-223 Central Avenue for commercial and residential. Various tenants have occupied one or more of the three properties, including the Alano Club. A business incubator and photography studio are the current principal tenants. The three properties total approximately 16,000 square feet and zoned CBD, Central Business District, with all adjacent properties zoned CBD and occupied by commercial and residential uses.

The applicant would like to remodel space on the ground floor and in the basement for commercial and reconfigure the second and third floors for residential units. The applicant plans to construct an elevator on the back of one of the buildings and utilize shared corridors via a Planned Unit Development (PUD) and Common Interest Community (CIC) plat. The applicant will present the project in more detail during the meeting, but Commissioners may review the project's early building plans in the packet. The applicant will also need approval from the HPC for exterior changes and the State Historic Preservation Office (SHPO) for all changes to the building while trying to maintain its historic integrity for tax credit purposes.

Overall, City Staff is supportive of the project. The project will need a PUD and CIC plat to cover the unique zoning and building constraints, along

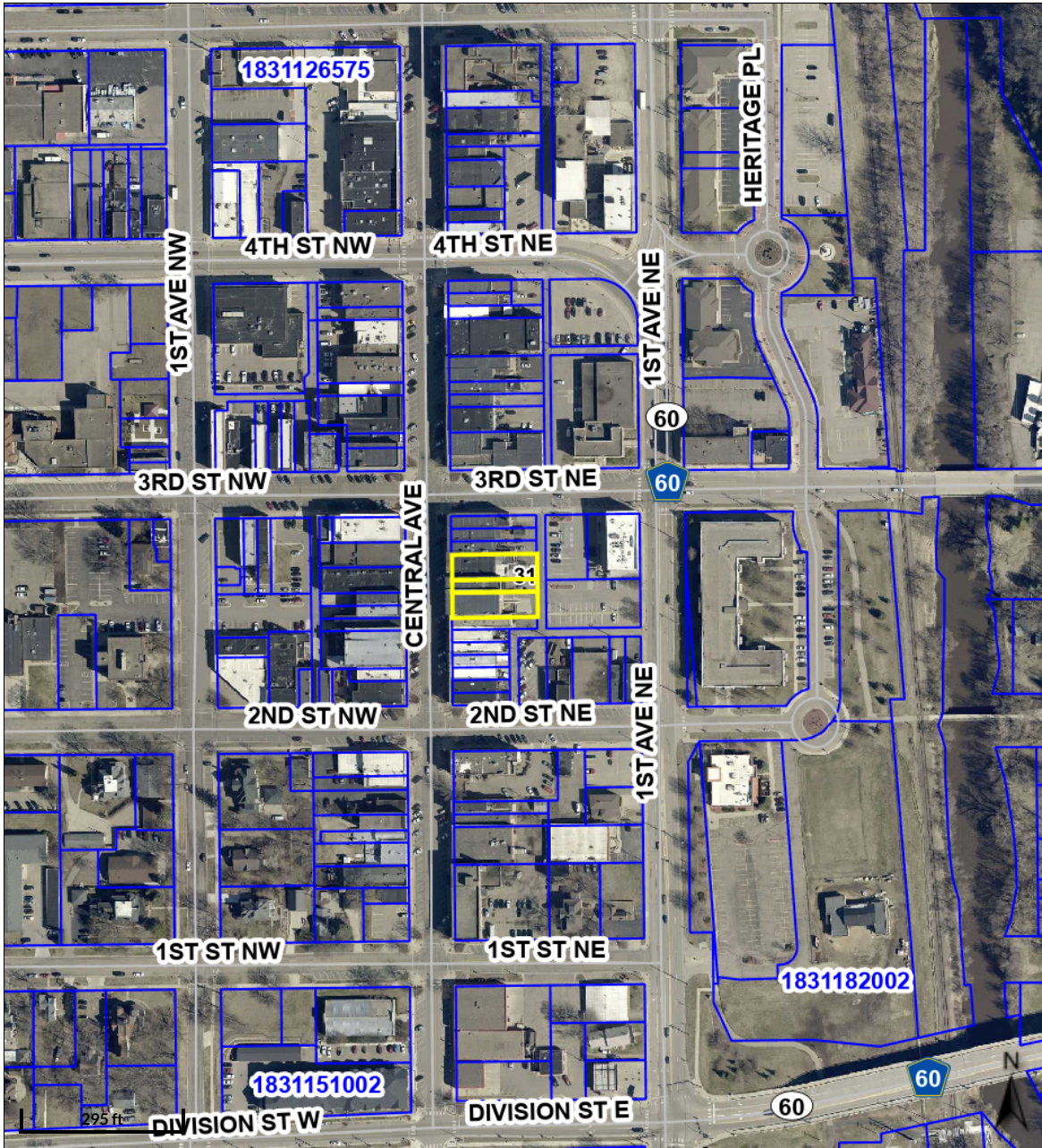
with a variance for dwelling unit sizes. The HPC may wish to provide guidance on any concerns or aspects of the project.

**REQUESTED ACTION:**

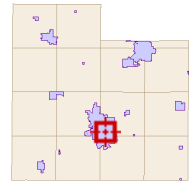
No action needed. Guidance and feedback to applicant is appreciated.

**ATTACHMENTS:**






1. City Staff - Aerial Map
2. City Staff - Zoning
3. Applicant - Early Building Plans



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  Roads
-  Road Numbers

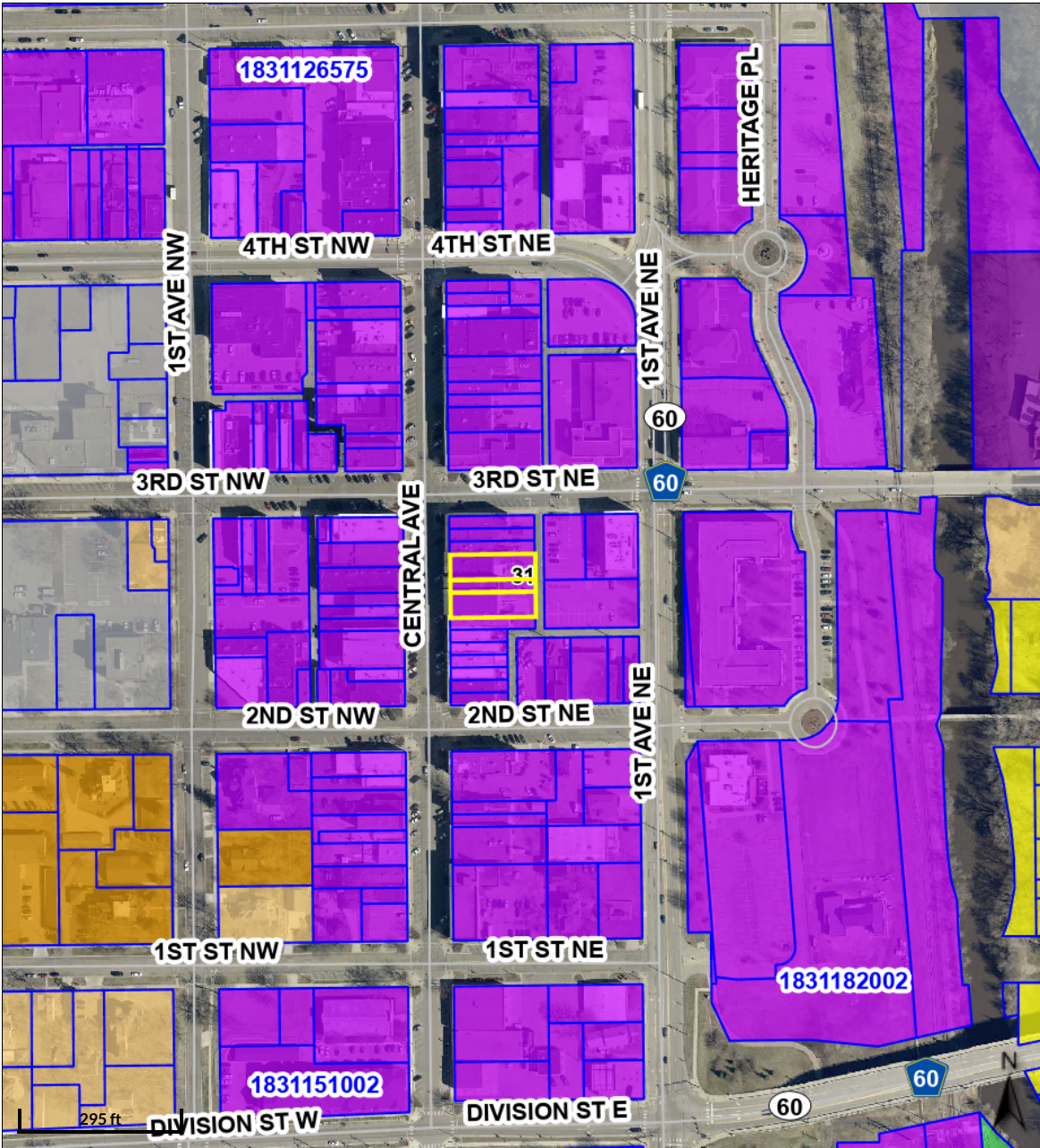
The parcels are the base parcels in Rice County.

*Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.*

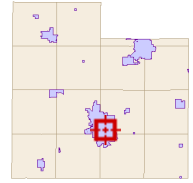
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Overview



Legend

-  Townships
  -  Sections
  -  Parcels
  -  Roads
  -  Road Numbers
- Faribault Zoning**
-  C-1
  -  C-2
  -  C-3
  -  CBD
  -  I-1
  -  I-2
  -  I-P
  -  O
  -  P-1
  -  R-1
  -  R-1A
  -  R-2
  -  R-3
  -  R-4
  -  RM
  -  TUD

The parcels are the base parcels in Rice County.

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# HPD PORTFOLIO

## BUILDING ADDITION & RENOVATIONS

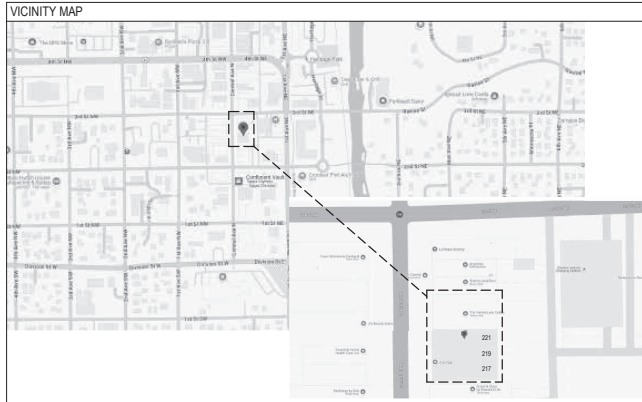
217 / 219 / 221 / 223 CENTRAL AVENUE NORTH  
FARIBAULT MINNESOTA 55021



WEST PERSPECTIVE ELEVATION



EAST PERSPECTIVE ELEVATION



### GENERAL ARCHITECTURAL NOTES

1. ALL WORK TO CONFORM TO FEDERAL, STATE, MUNICIPAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL STRICTLY ADHERE TO STATE AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
3. REFER TO AND COORDINATE WITH SPECIFICATIONS, PROJECT MANUAL, MASTER PLAN AND ALL OTHER STANDARD DOCUMENTS IF PROVIDED.
4. BUILDING SHALL BE EQUIPPED WITH NFPA 13 FIRE SUPPRESSION SYSTEM. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED BY THE FIRE SUPPRESSION CONTRACTOR TO ADROR AND AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.
5. ELEVATOR PLANS AND SPECIFICATIONS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
6. DO NOT SCALE. THE DIMENSIONS FOR CONSTRUCTION PURPOSES. USE PLAN INFORMATION, DIMENSIONAL DETAILS, SHOP DRAWINGS AND FIELD VERIFICATION.
7. DIMENSIONAL DETAILS SHALL BE SHOWN FOR ALL MATERIALS AND FINISHES. DO NOT SCALE. THE DIMENSIONS FOR CONSTRUCTION PURPOSES. USE PLAN INFORMATION, DIMENSIONAL DETAILS, SHOP DRAWINGS AND FIELD VERIFICATION.
8. THE REDUCED SCALE PLANS, IN CASE OF DISCREPANCIES BETWEEN ENLARGED PLANS AND ANY OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY USING THE SPECIFIED REQUEST FOR INFORMATION PROCEDURE. THE CONTRACTOR SHALL NOT BE COMPENSATED FOR ANY WORK COMPLETED WITHOUT FOLLOWING THE SPECIFIED PROCEDURE.
9. NUMBERING FOR KEYPED NOTES: NOTES MAY BE REMOVED DURING THE COURSE OF THE PROJECT, SO THE NUMBERING OF KEYPED NOTES MAY NOT ALWAYS BE SEQUENTIAL.
10. IF RECOMMENDATIONS ARE INCORPORATED THAT CONTRACTORS USE THE PROGRESS CONSTRUCTION SITE PRIOR TO SUBMITTING BIDS.
11. VERIFY FLOOR OPENINGS FOR ALL EQUIPMENT WHETHER OR NOT THE EQUIPMENT IS SUPPLIED AS PART OF THE CONTRACT.
12. CUTOUTS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT STANDARD ESCUTCHEON PLATES, COVERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. OVERSIZE OPENINGS SHALL BE REPAIRS TO MATCH ADJACENT SURFACES BY THE CONTRACTOR RESPONSIBLE FOR CUT OUTS.
13. ALL SANITARY SEWER CLEANOUTS IN PUBLIC AREA CARPET AREAS ARE TO BE FITTED WITH CARPET INSERTS.
14. ALL EXISTING PROPERTY TO BE DEMOLISHED FROM DAMAGE. ANY DAMAGED OWNER PROPERTY TO BE RESTORED TO ORIGINAL CONDITION PRIOR TO DAMAGE OR REPLACED COMPLETELY, INCLUDING INSTALLATION, LABOR AND PROCUREMENT EXPENSES.
15. ALL ENLARGED OR WRITTEN MATERIALS BECOMES THE PROPERTY AND RESPONSIBILITY OF THE CONTRACTOR WITH THE EXCEPTION OF SPECIFIED ITEMS DESIGNATED EITHER IN THE PLAN OR VERBALLY REQUESTED BY THE ARCHITECT OR ENGINEERS TO BE RETAINED BY THE OWNER. OFFSITE DISPOSAL OF THE DEMOLISHED OR WASTE ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. LOADS SHALL BE DETERMINED AND LOGGED UP AT THE CORNER OF EACH WORK AREA TO PREVENT UNAUTHORIZED PERSONS FROM HAVING ACCESS.
17. CLEAN UP ALL DEBRIS FROM CONSTRUCTION SITE AND MAINTAIN DAILY CLEANLINESS TO THE SATISFACTION OF THE SUPERINTENDENT AND OWNER OR OWNER'S REPRESENTATIVE.

### SYMBOLS LEGEND

	NORTH ARROW		ROOM TAG
	VIEW TITLE		DOOR TAG
	GRIDS		WINDOW TAG
	ELEVATION LEVEL		WALL TAG
	EXTERIOR ELEVATION		FLOOR, CEILING & ROOF ASSEMBLY TAG
	INTERIOR ELEVATIONS		FINISH TAG
	WALL SECTION		EQUIPMENT TAG
	VIEW CALLOUT		CEILING TAG
			CENTERLINE
			KEYNOTE TAG (NEW CONSTRUCTION)
			KEYNOTE TAG (DEMOLITION)
			REVISION TAG

### DEFERRED SUBMITTALS

- DEFERRED SUBMITTALS**  
THE FOLLOWING DESIGNS ARE BY OTHERS AND SUBMITTALS SHALL BE COORDINATED BY THE OWNER:
- ELEVATOR
  - PREFABRICATED ROOF TRUSSES
  - PREFABRICATED FLOOR TRUSSES
- NOTES:**  
PER BC SECTION 107.3 A.1, DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE (RDC), REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.  
• ALL DEFERRED SUBMITTALS THAT ARE APPROVED BY THE BUILDING OFFICIAL ARE REQUIRED TO BE SUBMITTED TO THE COF WITHIN 60 DAYS OF ISSUANCE.

### SEPERATE PERMITS

- THE FOLLOWING DESIGNS ARE BY OTHERS AND SHALL BE PERMITTED SEPARATELY:
- FIRE SUPPRESSION SYSTEM
  - BUILDING EXTERIOR FINISHES
- NOTE:**  
FIRE SPRINKLER APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE SPRINKLER SYSTEMS, PLANS MUST BE STANDARD AND APPROVED BY THE BUILDING SAFETY DIVISION. THE SYSTEM MUST BE INSPECTED AND APPROVED BY BUILDING SAFETY INSPECTOR PRIOR TO A CERTIFICATE OF OCCUPANCY.

### PROJECT TEAM

**OWNERS REP**  
REBOUND REAL ESTATE  
527 PROFESSIONAL DRIVE  
NORTHFIELD MN, 55057  
ATTN: ALEX BARANUK  
(952) 301-1723

### CIVIL ENGINEER

**STRUCTURAL ENGINEER**  
TEXTON ENGINEERS  
105 4th STREET EAST  
NORTHFIELD MN 55057  
ATTN: ROB HANSEN  
(952) 300-3340

### LANDSCAPE ARCHITECT

**ARCHITECT**  
N.E. INC.  
413 WACOUTA STREET, SUITE 435  
SAINT PAUL, MN 55101  
ATTN: JUDE HALLAMEK  
(612) 998-6212

### GENERAL CONTRACTOR

NCC BUILDERS  
1610 RIVERVIEW LANE  
NORTHFIELD MN 55057  
ATTN: ADAM STEFFL  
(907) 646-4037

**MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION DESIGN**  
SUBMITTED UNDER SEPARATE COVER BY CICS DESIGN-BUILD CONSULTANTS

### SHEET INDEX

#### GENERAL

- G001 COVER SHEET
- G010 SHORT FORM SPECIFICATIONS
- G011 SHORT FORM SPECIFICATIONS
- G101 LIFE SAFETY PLANS & SCHEDULES
- G102 LIFE SAFETY PLANS

#### STRUCTURAL

- S00 GENERAL STRUCTURAL NOTES
- S01 SCHEDULES
- S10 FOUNDATION PLAN
- S11 1st FLOOR FRAMING PLAN
- S12 2nd FLOOR FRAMING PLAN
- S13 3rd FLOOR FRAMING PLAN
- S14 3rd FLOOR LOFT FRAMING PLAN
- S15 ROOF FRAMING PLAN

#### ARCHITECTURE

- A001 NOTES, SYMBOLS & ABBREVIATIONS
- A002 WALL, FLOOR & ROOF ASSEMBLIES
- A5100 ARCHITECTURAL SITE PLAN
- A2101 LOWER & FIRST FLOOR DEMO PLANS
- A2102 SECOND & THIRD FLOOR DEMO PLANS
- A2201 EXISTING EXTERIOR ELEVATIONS
- A101 LOWER LEVEL & FIRST FLOOR PLANS
- A102 SECOND & THIRD FLOOR PLANS
- A110 ROOF PLAN
- A121 REFLECTED CEILING PLANS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A331 BUILDING & WALL SECTIONS
- A331 VERTICAL CIRCULATION ELEVATOR & STAIRS
- A332 BUILDING & WALL SECTIONS
- A333 UNIT VERTICAL CIRCULATION PLANS & DETAILS
- A601 ENLARGED PLANS
- A621 INTERIOR ELEVATIONS
- A622 INTERIOR ELEVATIONS
- A651 217 CENTRAL - LOWER LEVEL ENLGD PLAN & RCP
- A652 217 CENTRAL - 2nd FLR ENLGD PLAN & RCP
- A653 219 CENTRAL - 2nd & 3rd ENLGD PLANS & RCPs
- A654 221 CENTRAL - 2nd FLR ENLGD PLAN & RCP
- A655 217 CENTRAL - 3rd FLR ENLGD PLAN & RCP
- A656 217 CENTRAL - 3rd FLR LOFT ENLGD PLAN & RCP
- A661 UNIT INTERIOR KITCHEN ELEVATIONS
- A662 UNIT INTERIOR BATHROOM ELEVATIONS
- A691 EXTERIOR DETAILS
- A691 INTERIOR DETAILS
- A601 DOOR & FRAME SCHEDULES
- A610 ROOM FINISH SCHEDULE & DETAILS

**WE ARE N.E.**  
NORTH DAKOTA  
P. O. BOX 1938  
Fargo, ND 58103  
(701) 295-1300  
MINNESOTA  
413 Wacouta Street, Suite 435  
Saint Paul, MN 55101  
(612) 998-6644  
www.WEARENE.com

**85% PROG. SET  
- SHPO REVIEW  
10/13/2025**

**NOT FOR  
CONSTRUCTION**

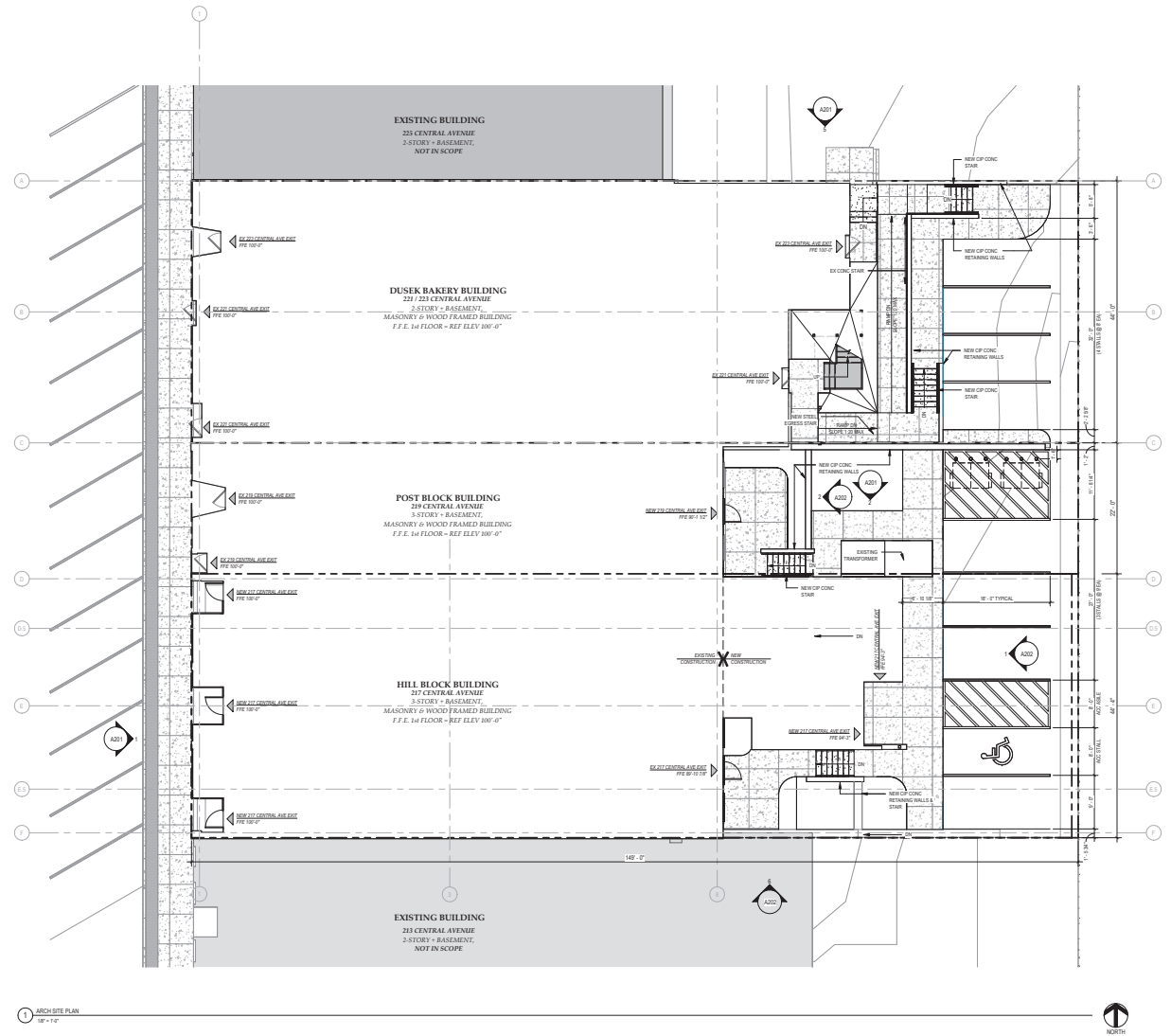
**HPD PORTFOLIO**  
BUILDING ADDITION & RENOVATIONS  
217 / 219 / 221 / 223 CENTRAL AVENUE NORTH  
FARIBAULT MINNESOTA 55021

REV. DATE DESCRIPTION

PROJECT NUMBER: 24009  
DRAWN BY: PSH  
CHECKED BY: JWH  
ISSUED FOR PERMIT: TBD

COVER SHEET

G001



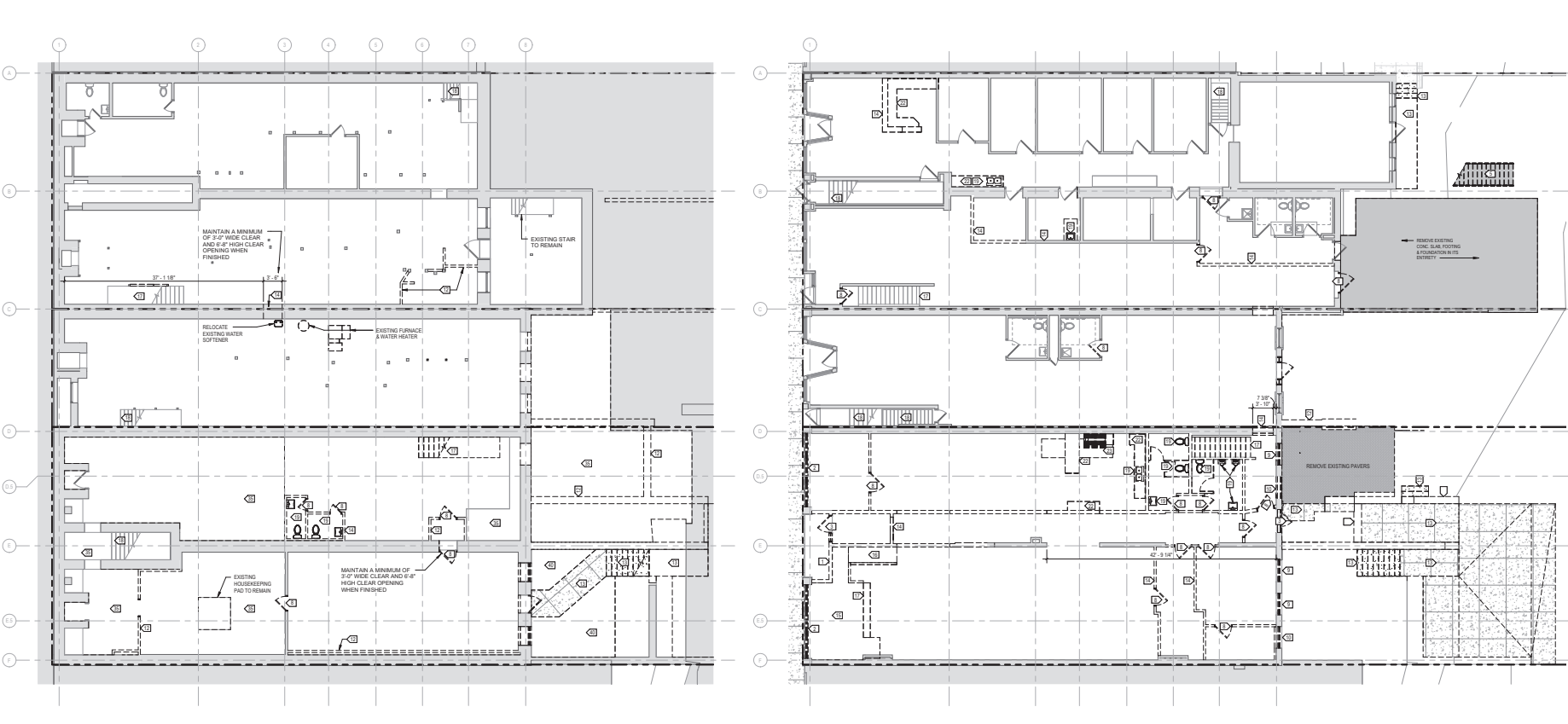
1 ARCH SITE PLAN  
10'-1/2" = 1"

UNIT INFORMATION:

TYPE	NO.	SQ. FT.	SQ. FT.	TOTAL	PERCENT
STUDIO	2	88	22	110	25%
ONE BEDROOM	14	13	13	40	18%
TWO BEDROOM	8	11	9	20	15%
TWO BEDROOM	8	11	9	20	15%
CONDO	0	0	0	0	0%
TOTAL	32	112	43	155	100%

BUILDING INFORMATION:

FLOOR	AREA
CONCRETE LEVEL	36,204 SQF
FIRST FLOOR	36,813 SQF
SECOND FLOOR	34,849 SQF
THIRD FLOOR	34,849 SQF
TOTAL	140,741 SQF



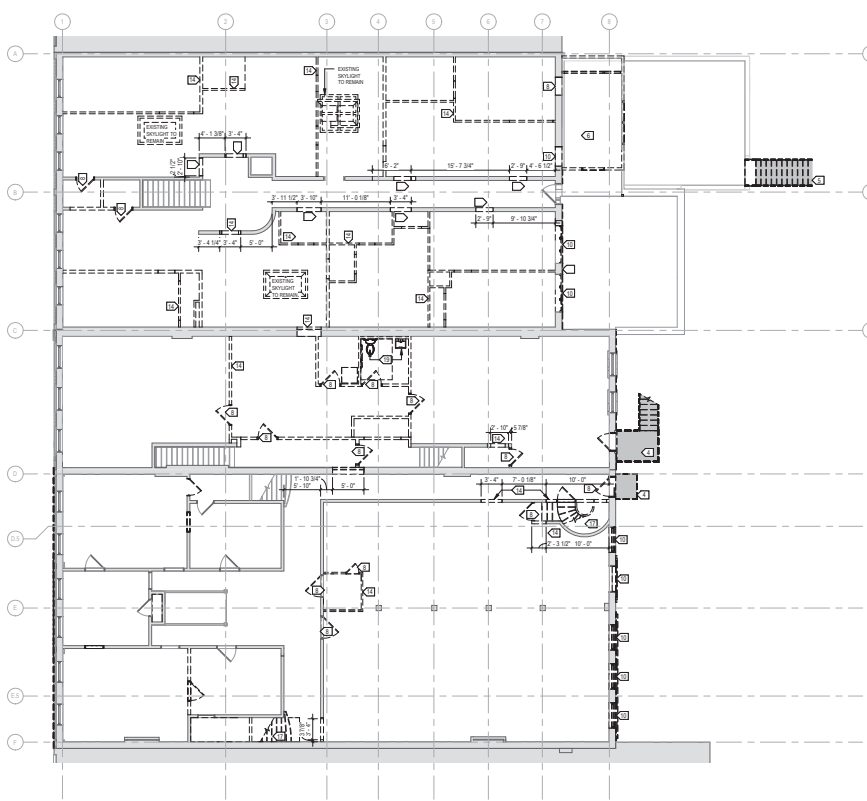
1 01 LOWER LEVEL DEMO  
 18'-0" x 18'-0"

2 01 FIRST FLOOR DEMO  
 18'-0" x 18'-0"

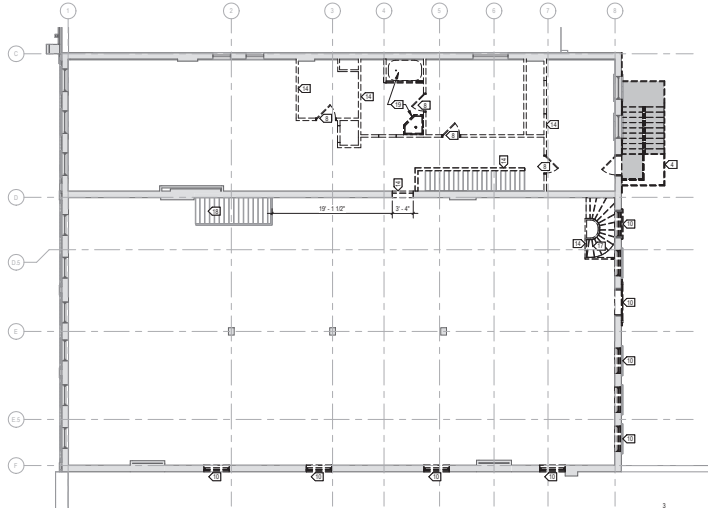


DEMOLITION KEY LEGEND	
1 REMOVE EXISTING PLUMBING IN ITS ENTIRETY & PREP FOR NEW STOREFRONT.	2 REMOVE EXISTING FLOOR FINISH AND WALL BASE IF EXISTING AND/OR PREPARE SUBSTRATE FOR NEW.
3 REMOVE EXISTING STOREFRONT IN ITS ENTIRETY & PREP FOR NEW STOREFRONT.	3 REMOVE EXISTING WALL FINISH AND/OR PREPARE SUBSTRATE FOR NEW.
4 REMOVE EXISTING DOOR & FRAME IN ITS ENTIRETY & PREPARE FOR NEW STOREFRONT.	4 REMOVE EXISTING CABINETS, COUNTERTOPS, MOUNTING BRACKETS (IF EXISTS), & BASE.
5 REMOVE EXISTING FIRE ESCAPE PLATFORM LADDERS W/ ASSOCIATED COMPONENTS & CONC. SLAB @ BASE (IF EXISTS) IN ITS ENTIRETY. PATCH WALL AS REQUIRED.	5 REMOVE EXISTING APPLIANCES - SEE MECHANICAL UNDER SEPARATE COVER.
6 REMOVE EXISTING METAL STAIRS & ASSOCIATED COMPONENTS & CONC. SLAB @ BASE (IF EXISTS) IN ITS ENTIRETY. PATCH WALL AS REQUIRED.	6 EXISTING WOOD COLUMN TO REMAIN, RESTORE FINISH AS REQUIRED.
7 REMOVE EXISTING LEAN-TO ADDITION, WALLS, WINDOWS, ROOF & POST IN ITS ENTIRETY. PREP FOR NEW ROOFING MATERIALS.	7 EXISTING WOOD HANDRAILS TO REMAIN, PATCH & PROTECT AS REQUIRED CAREFULLY.
8 CAREFULLY REMOVE EXISTING PARAPET AT EXTERIOR FACE BRICK & PATCH WALL AS REQUIRED.	8 REMOVE EXISTING TRIM PANELS, TRIM PANELS AND CROWN MOULDING FOR SALVAGE & REINSTALLATION. SEE REFLECTED CEILING PLAN SHEETS FOR LOCATIONS.
9 REMOVE EXISTING DOOR & FRAME SYSTEM IN ITS ENTIRETY. SALVAGE DOOR FOR REUSE (WHERE FEASIBLE). PREP FOR NEW DOOR & FRAME OPENING / WALL. SEE PLANS AND ELEVATIONS FOR LOCATIONS.	9 REMOVE EXISTING FLOORING AS REQUIRED FOR PLUMBING LINES TO NEW PLUMBING FEATURES (SEE FLOOR PLANS FOR EXTENTS).
10 REMOVE EXISTING EPS/UR WOOD FINISH OVER EXISTING WINDOW & PREPARE FOR NEW WINDOW. PROVIDE WINDOW W/ OPENING STOP TO ALLOW FOR 4" MAX. OPEN POSITION.	10 REMOVE EXISTING ACoustICAL CEILING PANELS AND PREPARE FOR INSTALLATION OF NEW (SEE REFLECTED CEILING PLAN SHEETS). CONFIRM EXTENT OF MECH/ELEC DEMO W/ MECH/ELEC DESIGN BLDG DOCUMENTS.
11 REMOVE EXISTING EPS/UR WOOD FINISH OVER EXISTING WINDOW & PREPARE FOR NEW WINDOW. PROVIDE WINDOW W/ OPENING STOP TO ALLOW FOR 4" MAX. OPEN POSITION.	11 SHOULDER AND REMOVE PORTION OF EXISTING CONC. FLOOR SUBSTRUCTURE, WOOD JOISTS ALL OTHER LEVELS FOR PLUMBING. COORDINATE WITH PLUMBING DESIGN/BLDG DOCUMENTS, UNDER SEPARATE COVER.
12 CAREFULLY REMOVE EXISTING EPS/UR @ EXTERIOR FACE BRICK.	12 REMOVE PORTION OF EXISTING ROOF/CEILING STRUCTURE FOR NEW ROOF ACCESS AND W/RAIP IN PROTECTIVE COVER. LABEL ALL PIECES WITH ORIGINAL LOCATION AND WHERE THEY ARE TO BE REINSTALLED IN NEW CONSTRUCTION. STORE IN A SECURE, SAFE, DRY, ENCLOSED AREA. PRIOR TO INSTALLATION RETRIEVE THE ITEMS, CLEAN AND PREPARE THEM FOR REINSTALLATION. AFTER INSTALLATION, COORDINATE ALL FINISH WORK THAT RELIES TO THE SALVAGED ITEM SO THAT IT MATCHES LIKE MATERIALS IN THE AREA IT IS LOCATED.
13 REMOVE EXISTING DOCK SURROUND & ROOF IN ITS ENTIRETY.	13 GENTLE REMOVAL AND STORAGE OF ITEMS TO BE SALVAGED AS DESCRIBED ABOVE IS THE PREFERRED PRACTICE WHERE NOT POSSIBLE, TAKE EXTREME CARE TO PROTECT ALL FINISHES, MILLWORK, TRIM OR OTHER ITEMS TO REMAIN IN PLACE DURING CONSTRUCTION.
14 REMOVE EXISTING CONC. WALK & STAIRS/RAMP AND ASSOCIATED HAND/RAILS IN ITS ENTIRETY.	14 SEE NFPA 704 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS (202) AND NFPA 914 (REVISIONS AND ADDENDUMS) GUIDE OF HISTORICAL STRUCTURES (2018) AS REFERENCE ENGINERING ON THE PROJECT. COMPLY WITH ALL APPLICABLE PROVISIONS OF BOTH.
15 REMOVE ALL COMPONENTS OF EXISTING WALL, OR PORTION OF WALL AS INDICATED IN FLOOR PLAN FROM TOP OF BOTTOM BROWN SHADING, IN ITS ENTIRETY. SHAVED WALLS TO REMAIN, PATCH AS REQUIRED.	15 TAKE THE UTMOST CARE TO PROTECT EXISTING PLASTER WORK TO REMAIN, WHERE POSSIBLE PREVENT EXCESSIVE VIBRATIONS DUE TO CONSTRUCTION WORK FROM EFFECTING AREAS CONTAINING THESE ELEMENTS. PROVIDE PROTECTIVE BARRIERS AND COVERINGS WHERE AT RISK.
16 REMOVE EXISTING WOOD RAISED PLATFORM FLOOR IN ITS ENTIRETY.	16 WHERE INDICATED ON THE FLOOR PLAN, NEW OPENINGS IN EXISTING WALL, PROVIDE OVP OR RETURN ON JAMB/HEAD.
17 REMOVE EXISTING WOOD FRAME IN ITS ENTIRETY.	17 REMOVE EXISTING WOOD RAISED FLOORING IN ITS ENTIRETY. INSTALL NEW 4" CONC. SLAB. SEE STRUCT FOR ADDITIONAL INFORMATION.
18 REMOVE EXISTING INTERIOR WOOD FRAMED STAIR CONSTRUCTION AND ASSOCIATED HANDRAILS.	
19 EXISTING STAIR, GUARDRAIL/HANDRAIL TO REMAIN. TREADS TO BE RESTORED AND/OR REPAIR AS REQUIRED FOR CODE COMPLIANCE. PROTECT AS REQUIRED.	
20 REMOVE EXISTING PLUMBING FEATURES & RELATED PIPING. CAP ALL ABANDONED SUPPLY & WASTE LINES BELOW FINISHED FLOOR. COORDINATE W/ MECHANICAL DESIGN/BLDG DOCUMENTS.	

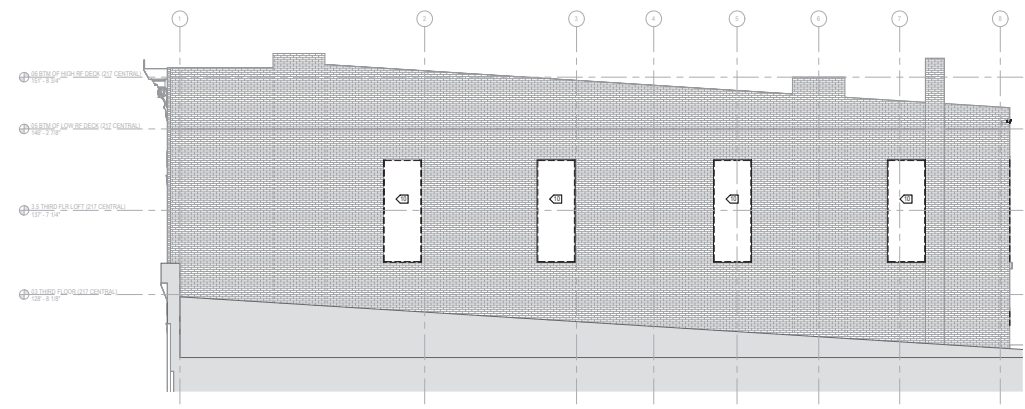
GENERAL DEMOLITION NOTES	
1. THIS DRAWING IS INTENDED TO ASSESS IN SHOWING THE SCOPE OF DEMOLITION WORK REQUIRED. VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF WORK TO REMAIN WITH NEW FLOOR PLAN AND PROJECT SITE PRIOR TO PRICING, FABRICATION AND INSTALLATION. NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.	
2. WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE ENTIRE WALL OR PARTITION AS WELL AS ANY DUCTS, PIPING, CONDUITS AND OTHER ELEMENTS IN OR ON WHICH THEY MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS OTHERWISE NOTED.	
3. COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED.	
4. HAZARDOUS MATERIALS SHALL BE CONTROLLED OR ELIMINATED BEFORE DEMOLITION IS STARTED. IF HAZARDOUS MATERIALS ARE DISCOVERED AFTER DEMOLITION WORK HAS BEGUN, THE CONTRACTOR SHALL IMMEDIATELY LEASE WORK IN THAT AREA AND NOTIFY THE ARCHITECT.	
5. REMOVE IN ITS ENTIRETY ANY MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT THAT HAS BEEN, OR WILL BE, ABANDONED WITHIN THE CEILING SPACE.	
6. BUILDING IS TO BE UNOCCUPIED THROUGHOUT CONSTRUCTION. AVOID OBSTRUCTION TO ADJACENT FLOOR AREAS AS MUCH AS POSSIBLE. KEEP CLOSE TO A LEVEL ACCEPTABLE TO THE OWNER AND LOCAL ORDINANCES.	
7. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.	
8. ALL DUCTWORK OF MECHANICAL, WATER, FIRE ALARMS AND/OR ELECTRICAL DISTRIEBS SHALL BE COORDINATED WITH OWNER.	
9. ALL ITEMS INDICATED TO BE REMOVED FROM EXISTING WALLS (CORNER GUARDS, MIRROR, MILLWORK, TRIM, ETC.) SHALL BE RETURNED TO THE OWNER, UNLESS NOTED OTHERWISE AS TO BE REUSED OR REINSTALLED.	
10. PROVIDE FIRE EXTINGUISHERS PER CODE AT ALL TIMES THROUGHOUT DEMOLITION/CONSTRUCTION AREA.	
11. PROVIDE A SAFE AND CLEAR EXIT ROUTE NEARBY OF EGRESS THROUGH AND AROUND THE BUILDING AND SITE AT ALL TIMES.	
12. PRIOR TO REMOVING FURNITURE, EQUIPMENT, AND CASEWORK, CONTRACTOR TO VERIFY WITH OWNER WHICH ITEMS ARE TO BE SALVAGED AND THEIR ESTIMATED LOCATIONS.	
13. COORDINATE DEMOLITION OF MECHANICAL AND ELECTRICAL ITEMS WITH THE MECHANICAL AND ELECTRICAL DRAWINGS PRODUCED BY DESIGNABLE ENGINEERS UNDER SEPARATE CONTRACT.	
14. SALVAGE MATERIALS: IDENTIFY SALVAGED ITEMS SHOWN ON THE DRAWINGS. REMOVE ITEMS IN THE GENTLEST POSSIBLE MANNER AND WRAP IN PROTECTIVE COVER. LABEL ALL PIECES WITH ORIGINAL LOCATION AND WHERE THEY ARE TO BE REINSTALLED IN NEW CONSTRUCTION. STORE IN A SECURE, SAFE, DRY, ENCLOSED AREA. PRIOR TO INSTALLATION RETRIEVE THE ITEMS, CLEAN AND PREPARE THEM FOR REINSTALLATION. AFTER INSTALLATION, COORDINATE ALL FINISH WORK THAT RELIES TO THE SALVAGED ITEM SO THAT IT MATCHES LIKE MATERIALS IN THE AREA IT IS LOCATED.	
15. GENTLE REMOVAL AND STORAGE OF ITEMS TO BE SALVAGED AS DESCRIBED ABOVE IS THE PREFERRED PRACTICE WHERE NOT POSSIBLE, TAKE EXTREME CARE TO PROTECT ALL FINISHES, MILLWORK, TRIM OR OTHER ITEMS TO REMAIN IN PLACE DURING CONSTRUCTION.	
16. SEE NFPA 704 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS (202) AND NFPA 914 (REVISIONS AND ADDENDUMS) GUIDE OF HISTORICAL STRUCTURES (2018) AS REFERENCE ENGINERING ON THE PROJECT. COMPLY WITH ALL APPLICABLE PROVISIONS OF BOTH.	
17. TAKE THE UTMOST CARE TO PROTECT EXISTING PLASTER WORK TO REMAIN, WHERE POSSIBLE PREVENT EXCESSIVE VIBRATIONS DUE TO CONSTRUCTION WORK FROM EFFECTING AREAS CONTAINING THESE ELEMENTS. PROVIDE PROTECTIVE BARRIERS AND COVERINGS WHERE AT RISK.	
18. WHERE INDICATED ON THE FLOOR PLAN, NEW OPENINGS IN EXISTING WALL, PROVIDE OVP OR RETURN ON JAMB/HEAD.	
19. REMOVE EXISTING WOOD RAISED FLOORING IN ITS ENTIRETY. INSTALL NEW 4" CONC. SLAB. SEE STRUCT FOR ADDITIONAL INFORMATION.	



**1 SECOND FLOOR DEMO**  
 1/8" = 1'-0"



**2 THIRD FLOOR DEMO**  
 1/8" = 1'-0"



**3 PARTIAL DEMO EXTERIOR ELEVATION - SOUTH**  
 3/8" = 1'-0"



1 DEMO EXTERIOR ELEVATION, WEST  
316'-11"



2 DEMO EXTERIOR ELEVATION, EAST  
316'-11"

REV	DATE	DESCRIPTION

PROJECT NUMBER:	24009
DRAWN BY:	PSH
CHECKED BY:	JWH
ISSUED FOR PERMIT:	TBD

EXISTING EXTERIOR ELEVATIONS  
AD201

**85 % PROG. SET  
 - SHPO REVIEW  
 10/13/2025**  
 NOT FOR  
 CONSTRUCTION

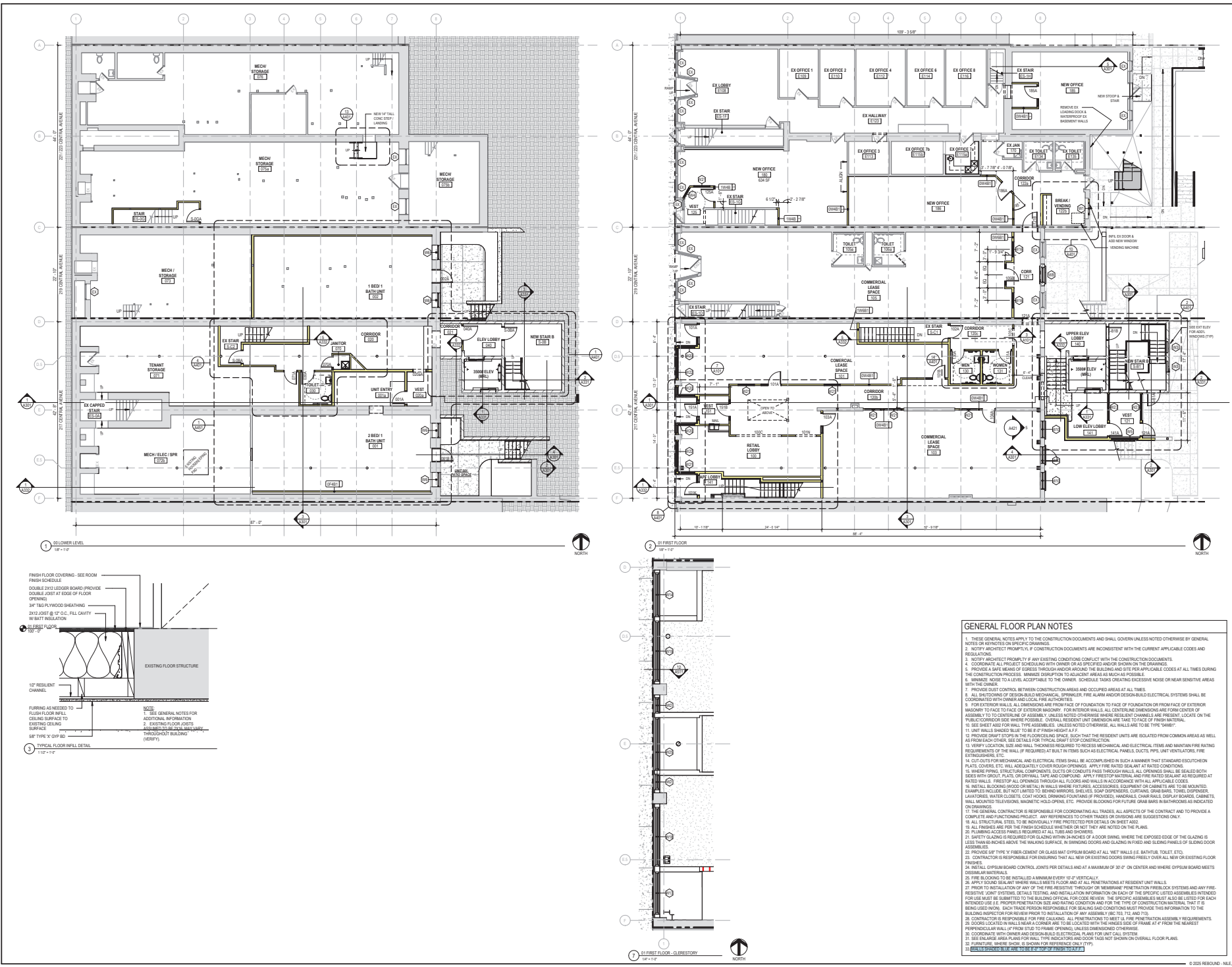
**HPD PORTFOLIO**  
 BUILDING ADDITION & RENOVATIONS  
 217 21ST AVE SE, RENTON, WASH. NORTH  
 CARROLL, MINNESOTA, MN 55027

REV. DATE DESCRIPTION

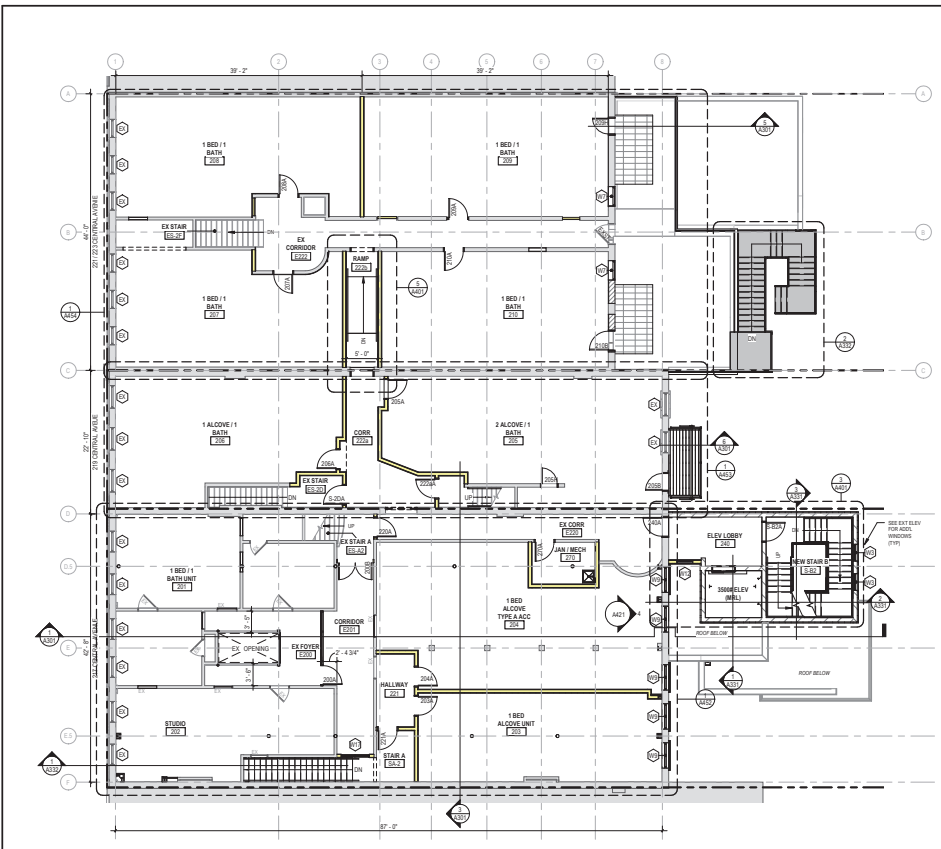
PROJECT NUMBER: 24009  
 DRAWN BY: PSH  
 CHECKED BY: JWH  
 ISSUED FOR PERMIT: TBD

LOWER LEVEL & FIRST FLOOR PLANS

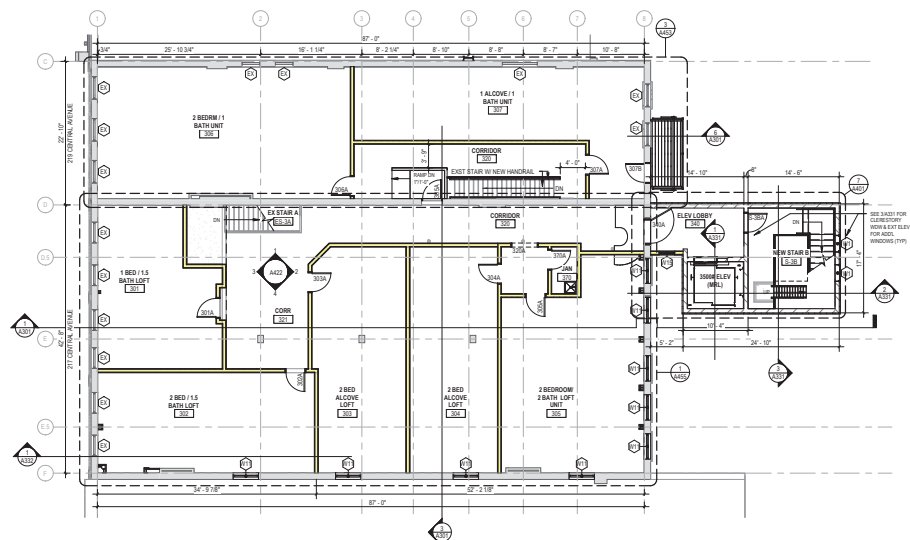
A101



- GENERAL FLOOR PLAN NOTES**
1. THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR NOTES ON SPECIFIC DRAWINGS.
  2. NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
  3. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
  4. COORDINATE ALL PROJECT SCHEDULES WITH OWNER OR AS SPECIFIED ABOVE SHOWN ON DRAWINGS.
  5. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
  6. MAINTAIN NOISE TO LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
  7. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
  8. ALL INSTALLATION OF DESIGN-BUILD MECHANICAL, SPRINKLER, FIRE ALARM AND/OR DESIGN-BUILD ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
  9. FOR EXTERIOR WALLS, ALL DIMENSIONS FROM FINISH FLOOR OR FOUNDATION TO FACE OF FOUNDATION OR FROM FACE OF EXTERIOR MASONRY TO FACE TO FACE OF EXTERIOR MASONRY. FOR INTERIOR WALLS, ALL CENTERLINE DIMENSIONS ARE FROM CENTER OF ASSEMBLY TO CENTER OF ASSEMBLY UNLESS NOTED OTHERWISE. WHERE RESIDENT CHANGES ARE PRESENT, LOCATE ON THE PUBLIC/COMMON SIDE WHERE POSSIBLE. OVERALL RESIDENT UNIT DIMENSIONS ARE TAKE TO FACE OF FINISH MATERIAL.
  10. SEE SHEET 040 FOR WALL TYPE ASSEMBLIES. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE TYPE MARRY.
  11. UNIT WALLS SHOWN BLUE TO BE 2" FINISH HEIGHT A.F.F.
  12. PROVIDE DRAFT STOP AT THE FLOOR AND SPACE, SUCH THAT THE RESIDENT UNITS ARE ISOLATED FROM COMMON AREAS AS WELL AS FROM EACH OTHER. SEE DETAILS FOR TYPICAL DRAFT STOP CONSTRUCTION.
  13. VERIFY LOCATION, SIZE AND WALL THICKNESS REQUIRED TO PROTECT MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE RATING REQUIREMENTS OF THE WALL (IF REQUIRED) AT ALL ITEMS SUCH AS ELECTRICAL PANELS, DUCTS, PUPS, UNIT VENTILATORS, FIRE EXTINGUISHERS, ETC.
  14. CUT OUTS FOR MECHANICAL AND ELECTRICAL ITEMS SHALL BE ACCOMPANIED IN SUCH A MANNER THAT STANDARD 60/100/060N PLATE, CORNERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. APPLY FIRE RATED SEALANT AT FINISHED CONDITIONS.
  15. WHERE PIPING, STRUCTURAL COMPONENTS, DUCTS OR CONDUITS PASS THROUGH WALLS, ALL OPENINGS SHALL BE SEALED BOTH SIDES WITH GROUT, PLATE, OR ORIGINAL TYPE AND COMPOUND. APPLY FIRE RATED MATERIAL AND FIRE RATED SEALANT AS REQUIRED AT RATED WALLS. PRESTOP ALL OPENINGS THROUGH WALLS AND FLOORS IN ACCORDANCE WITH ALL APPLICABLE CODES.
  16. METAL BLOODING (WOOD OR METAL) IN WALLS WHERE FUTURE ACCESSORIES, EQUIPMENT OR CABINETS ARE TO BE MOUNTED. EXAMPLES INCLUDE, BUT NOT LIMITED TO: BEHIND MIRRORS, SHelves, SOAP DISPENSERS, COUNTERTOP, GRAB BARS, TOWEL DISPENSER, LAUNDROMAT, WATER CLOSET, COAT LOCKER, DRINKING FOUNTAIN (IF PROVIDED), HANGABLE CHAIR RAILS, CORK BOARD, CABINETS, WALL MOUNTED TELEVISION, MAGNETIC HOLD-OPEN, ETC. PROVIDE BLOODING FOR FUTURE GRAB BARS IN BATHROOMS AS INDICATED ON DRAWINGS.
  17. THE OWNER, CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AT ALL APPLICABLE OF THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONAL PROJECT. ANY REFERENCES TO OTHER TRADES OR DIVISIONS ARE SUGGESTING ONLY.
  18. ALL STRUCTURAL STEEL TO BE REMOVABLE FIRE PROTECTED PER DETAILS ON DWG 0502.
  19. ALL FINISHES ARE PER THE FINISH SCHEDULE UNLESS OTHERWISE NOTED ON THE PLANS.
  20. FINISHING ACCESS PANELS REQUIRED AT ALL BATHS AND SHOWERS.
  21. SAFETY GLAZING IS REQUIRED FOR GLAZING WITHIN 24 INCHES OF A DOOR SWING, WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FINISH SURFACE. IN SWINGING DOORS AND GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
  22. PROVIDE 5/8" TYPE 'Y' FIBER CONCRETE OR GLASS MAT OPSYRAM BOARD AT ALL 'MET' WALLS I.E. BATHROOM, TOILET, ETC.
  23. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW OR EXISTING DOORS SWING FREELY OVER ALL NEW OR EXISTING FLOOR FINISHES.
  24. METAL OPSYRAM BOARD CONTROL JOINTS PER DETAILS AND AT A MAXIMUM OF 36" ON CENTER AND WHERE OPSYRAM BOARD MEETS EXISTING MATERIALS.
  25. FIRE BLOODING TO BE INSTALLED A MINIMUM EVERY 12" VERTICALLY.
  26. APPLY DUST SEALANT WHERE WALL MEETS FLOOR AND AT ALL PENETRATIONS IN RESIDENT UNIT WALLS.
  27. PRIOR TO INSTALLATION OF ANY OF THE FIRE RESISTIVE OR MEMBRANE PENETRATION FIREBLOCK SYSTEMS AND ANY FIRE RESISTIVE JOINT SYSTEMS, DETAIL TESTING AND INSTALLATION INFORMATION ON EACH OF THE SPECIFIC TESTED ASSEMBLIES INTEREST FOR USE MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR CODE REVIEW. THE SPECIFIC ASSEMBLIES MUST ALSO BE IDENTIFIED FOR EACH INTERESTED USE IF PROPER PRESENTATION SIZE AND RATING CONDITIONS ARE THE TYPE OF CONSTRUCTION MATERIAL THAT IT IS BEING USED IN/VOLVING. EACH TRADE PERSON RESPONSIBLE FOR SEALING SAA CONDITIONS MUST PROVIDE THIS INFORMATION TO THE BUILDING INSPECTOR FOR REVIEW PRIOR TO INSTALLATION OF ANY ASSEMBLY (160, 715, AND 710).
  28. CONTRACTOR IS RESPONSIBLE FOR FIRE CALLING. ALL PENETRATIONS TO MEET A FIRE PREVENTION ASSEMBLY REQUIREMENTS.
  29. COORDINATE WITH OWNER AND DESIGN-BUILD ELECTRICAL PLANS FOR UNIT CALL SYSTEM.
  30. CONTRACTOR IS RESPONSIBLE FOR FIRE CALLING. ALL PENETRATIONS TO MEET A FIRE PREVENTION ASSEMBLY REQUIREMENTS.
  31. COORDINATE WITH OWNER AND DESIGN-BUILD ELECTRICAL PLANS FOR UNIT CALL SYSTEM.
  32. SEE ENLARGE AREA PLANS FOR WALL TYPE INDICATORS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
  33. IDENTIFY, NUMBER, SHOW, & NUMBER FOR REFERENCE ONLY (TY).
  34. TELEPHONE NUMBER: 208-1018-8200 (P) 208-227-0644 (F)



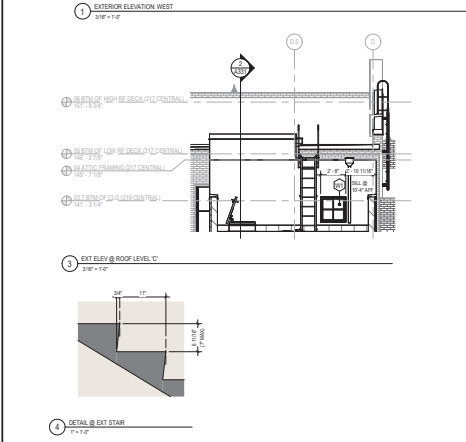
02 SECOND FLOOR  
 10'-0" x 10'



03 THIRD FLOOR  
 10'-0" x 10'

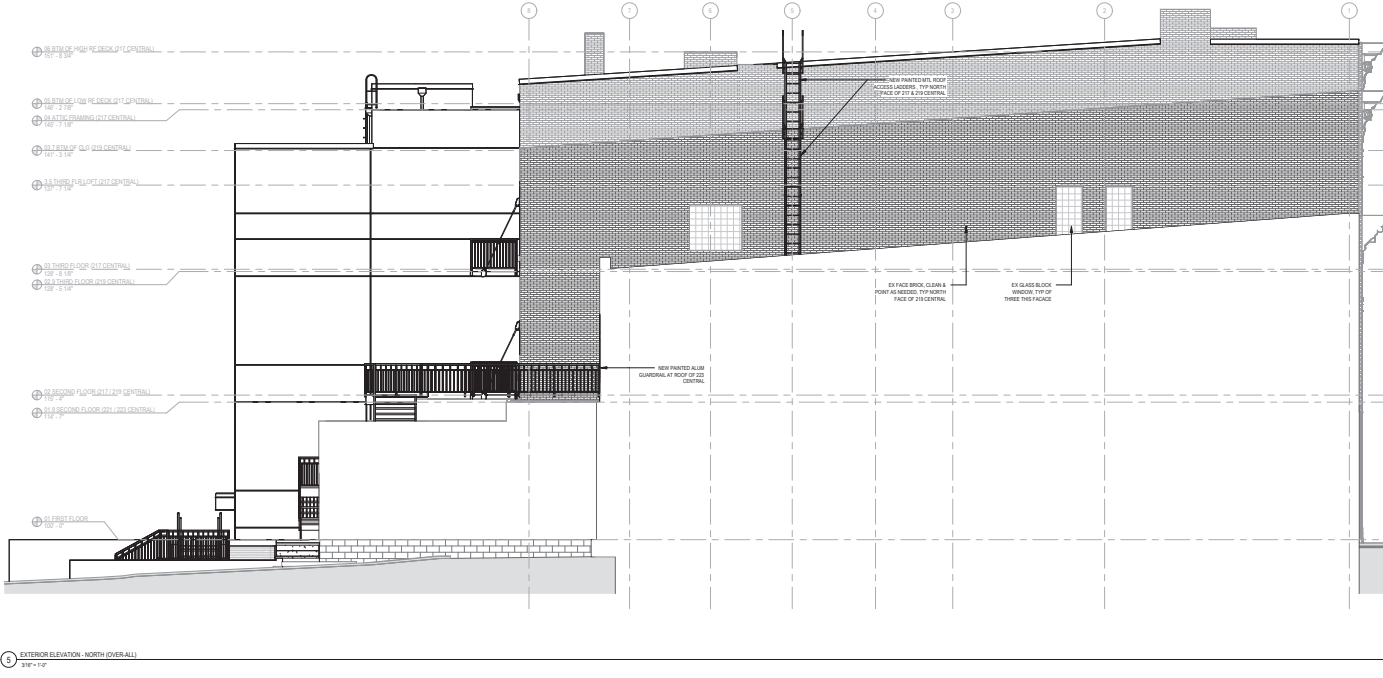


- GENERAL FLOOR PLAN NOTES**
1. THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR REVISIONS OR SPECIFIC DRAWINGS.
  2. NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
  3. NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
  4. DOCUMENT ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
  5. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE FOR APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE OBSTRUCTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
  6. MAINTAIN ACCESS TO LEVELS ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
  7. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
  8. ALL INSTALLATION OF DESIGN MECHANICAL, SPRINKLER, FIRE ALARMS AND/OR SEISMIC/ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AGENCIES.
  9. FOR EXTERIOR WALLS, ALL DIMENSIONS FROM FACE OF FOUNDATION TO FACE OF FOUNDATION OR FROM FACE OF EXTERIOR MASONRY TO FACE OF EXTERIOR MASONRY. FOR INTERIOR WALLS, ALL CENTERLINE DIMENSIONS ARE FROM CENTER OF ASSEMBLY TO CENTER OF ASSEMBLY. UNLESS NOTED OTHERWISE WHERE RESIDENT CHANNELS ARE PRESENT. LOCATE ON THE PUBLIC CORRIDOR SIDE WHERE POSSIBLE. OVERALL RESIDENT UNIT DIMENSIONS ARE TAKE TO FACE OF FINISH MATERIAL.
  10. SEE SHEET DWG FOR WALL TYPE ASSEMBLIES. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE TYPE W001.
  11. UNIT WALLS SHOWN BLUE TO BE 6" FRESH-HEIGHT A.F.F.
  12. PROVIDE RAFT STOPS FOR THE FLOOR SLABS. SUCH THAT THE RESIDENT UNITS ARE ISOLATED FROM COMMON AREAS AS WELL AS FROM EACH OTHER. SEE DETAILS FOR TYPICAL GRAFT STOP CONSTRUCTION.
  13. KEEP LOCATION, SIZE AND WALL THICKNESS REQUIRED TO ACCESS MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE-RATING REQUIREMENTS OF THE WALL (IF REQUIRED) AS BUILT IN ITEMS SUCH AS ELECTRICAL PANELS, DUCTS, PIPES, UNIT VENTILATORS, FIRE EXTINGUISHERS, ETC.
  14. CUT-OUTS FOR MECHANICAL AND ELECTRICAL ITEMS SHALL BE ACCOMPANIED IN SUCH A MANNER THAT STANDARD 60/20/60N PLATE COVERS, ETC. WILL ADEQUATELY COVER ROUGH-OPENINGS. APPLY FIRE RATED SEALANT AT FINISHED CONDITIONS.
  15. WHERE PIPING, STRUCTURAL COMPONENTS, DUCTS OR CONDUITS PASS THROUGH WALLS, ALL OPENINGS SHALL BE SEALED BOTH SIES WITH GROUT, PLATE, OR OTHER LATE AND COMPOUND. APPLY FIRE RATED MATERIAL AND FIRE RATED SEALANT AS REQUIRED AT RATED WALLS. PRESTOP ALL OPENINGS THROUGH FLOORS AND WALLS IN ACCORDANCE WITH ALL APPLICABLE CODES.
  16. METAL BLOODING (WOOD OR METAL) IN WALLS WHERE FUTURE ACCESSORIES, EQUIPMENT OR CABINETS ARE TO BE MOUNTED. EXAMPLES INCLUDE, BUT NOT LIMITED TO: BENCH WORKS, SINKS, SPOUT DISPENSERS, COUNTERS, GRAB BARS, TOWEL DISPENSERS, LAUNDRIES, WATER CLOSETS, COAT LOCKS, DRINKING FOUNTAINS IF PROVIDED, HANGERS, CHAIR RAILS, CUPBOARD EDGES, CABINETS, WALL MOUNTED TELEVISIONS, MAGNETIC HOLD-OPENING, ETC. PROVIDE BLOODING FOR FUTURE GRAB BARS IN BATHROOMS AS INDICATED ON DRAWINGS.
  17. THE OWNER, CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRAVEL, ALL ASPECTS OF THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONING PROJECT. ANY REFERENCES TO OTHER TRADES OR DIVISIONS ARE SUGGESTING ONLY.
  18. ALL STRUCTURAL STEEL TO BE REWORKABLE FIRE PROTECTED UNLESS OTHERWISE NOTED ON SHEET NOTES.
  19. ALL FINISHES ARE PER THE FRESH SCHEDULE UNLESS OTHERWISE NOTED ON THE PLANS.
  20. FINISHING ACCESS PANELS REQUIRED AT ALL 2" AND 3" DRILLS.
  21. SAFETY GLAZING IS REQUIRED FOR GLAZING WITHIN 24 INCHES OF A DOOR SWING, WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FINISH FLOOR FINISH. IN SWINGING DOORS AND GLAZING FINISHED AND BLOW PANELS OF SLIDING DOOR ASSEMBLIES.
  22. PROVIDE 5/8" TYPE 'Y' FRESH CONCRETE OR GLASS MAT OPSYRAM BOARD AT ALL 'NET' WALLS I.E. BATHVANS, TOILET, ETC.
  23. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW OR EXISTING DOORS SWING FREELY OVER ALL NEW OR EXISTING FLOOR FINISHES.
  24. METAL OPSYRAM BOARD CONTROL JOINTS PER DETAILS AND AT A MAXIMUM OF 36" ON CENTER AND WHERE OPSYRAM BOARD MEETS OTHER MATERIALS.
  25. FIRE BLOCKING TO BE INSTALLED A MINIMUM EVERY 16" VERTICALLY.
  26. APPLY SOUND SEALANT WHERE WALLS MEET FLOOR AND AT ALL PENETRATIONS AT RESIDENT UNIT WALLS.
  27. PRIOR TO INSTALLATION OF ANY OF THE FIRE RESISTIVE THROUGH OR MEMBRANE PENETRATION FIREBLOCK SYSTEMS AND ANY FIRE RESISTIVE CONTROL SYSTEMS, DETAIL TESTING AND INSTALLATION INFORMATION ON EACH OF THE SPECIFIC TEST ASSEMBLIES INTEREST FOR USE MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR CODE REVIEW. THE SPECIFIC ASSEMBLIES MUST ALSO BE INFORMED FOR EACH INTERESTED USE. IT IS PROPER PRESENTATION SIZE AND BUILDING CONDITIONS THAT DETERMINE THE TYPE OF CONSTRUCTION MATERIAL THAT IS TO BE USED INVOLVING. EACH TRADE PERSON RESPONSIBLE FOR SEALING SAID CONDITIONS MUST PROVIDE THIS INFORMATION TO THE BUILDING INSPECTOR FOR REVIEW PRIOR TO INSTALLATION OF ANY ASSEMBLY (SIC 705, 712, AND 715).
  28. CONTRACTOR IS RESPONSIBLE FOR FIRE CALCULATING. ALL PENETRATIONS TO MEET A FIRE PENETRATION ASSEMBLY REQUIREMENTS.
  29. COORDINATE WITH OWNER AND DESIGN/LEAD ELECTRICAL PLANS FOR UNIT CALL SYSTEM.
  30. REFER TO ENLARGE AREA PLANS FOR WALL TYPE INDICATORS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
  31. FINISHES, ANNEAL, SHOW, Etc. SHOWN FOR REFERENCE ONLY.
  32. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**EXTERIOR ELEVATION NOTES**

- SEE 04 00 MAINTENANCE OF MASONRY ON SHEET 0311 FOR ADDITIONAL INFORMATION.
- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR REVISIONS ON SPECIFIC DRAWINGS.
- THE SITE AND BUILDING ARE LISTED ON THE NATIONAL HISTORIC REGISTER OF PLACES. THE WORK IS PLANNED IN PART WITH NATIONAL AND STATE HISTORIC TAX CREDITS AND MUST MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RELEVANT GUIDELINES ISSUED BY THE NATIONAL PARK SERVICE.
- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR UPON THE SHOWERING.
- PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE OBSTRUCTION TO ADJACENT AREAS.
- MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL WORKMANS OF MECHANICAL, FIRE ALARMS AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
- CLEAN ALL BUILDING SURFACES TO REMOVE EFFLORESCENCE, DIRT, DEBRIS AND ANIMAL DROPPINGS EMPLOYING THE GENTLEST MEANS POSSIBLE.
- INTERIOR MASONRY REMOVAL IS REQUIRED; CAREFULLY EXTRACT ALL MATERIAL FOR POSSIBLE SALVAGE AND RE-USE AT OTHER LOCATIONS.
- SCOPE OF MASONRY RE-POINTING:
  - WORK ON INTERIOR PUBLIC AREAS.
  - ALL OTHER FACADES BASED UPON AN ASSUMED AREA OF 5% (EACH) IN FINAL SCOPE TO BE VERIFIED AFTER REMOVAL OF VEGETATIVE MATERIAL & CLEANING OF MASONRY.
- INSTALL ALL EXTERIOR FINISHES PER MANUFACTURER'S RECOMMENDATIONS & REQUIREMENTS.
- PROVIDE CONTRASTING GLAZING AT ALL VERTICAL AND HORIZONTAL MATERIAL TRANSITIONS. FLASING TO OVERLAP UNDERSTANDING FACADE MATERIAL ABOVE AND AT VERTICAL INSIDE CORNERS TO A DEPTH OF NO LESS THAN:
  - FINISH OF ALL EXTERIOR GRILLS AND COVERS TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
  - FINISH OF ALL METAL FLASHING AND COPING TO BE PREFINISHED TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
  - TRANSOM JOINTS TO BE REINSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WITH EXPANDED JOINTS AS RECOMMENDED BY MANUFACTURER. JOINTING LOCATIONS TO BE PLANNED FOR LEAST OBTRUSIVE LOCATIONS SUCH AS IN ALIGNMENT WINDOW OR DOOR JAMBS. VERIFY LOCATIONS OF ALL PROPOSED JOINTS WITH OWNER.
  - IF WATER RESISTIVE BARRIER (WRB) BRAND DIFFERENT EXTERIOR CLADDING MATERIAL IS DISPARATE, THEN DISPARATE WRB SHALL OVERLAP A MINIMUM OF 1/2" THE OVERLAP SHALL PROVIDE POSITIVE DRAINAGE AGAINST THE WALL BEHIND THE SURFACE MATERIAL. GC IS TO BE FAMILIAR WITH WRB'S AND THEIR APPLICABILITY. COMPATIBILITY.
  - INSTALL APPROPRIATE BUILDING ADDRESS NUMBERS PERMANENTLY POSTED ON THE BLDG. CONTRASTING BACKGROUND, AS REQUIRED BY LOCAL JURISDICTION. VERIFY LOCATION, SIZE AND COLOR WITH OWNER AND JURISDICTION.
  - DESIGNATE LOCATION AND QUANTITIES OF COIN SPOTS WITH OWNER AND MANUFACTURER'S RECOMMENDATIONS. ANNOUNCED ALUMINUM FASCIA & VENTED SOFFIT PANELS TO BE WHITE.





**WE ARE NILE**

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 MINNESOTA  
 413 Waverly Street, Suite 405  
 Saint Paul, MN 55101  
 (612) 227-0644

www.wearnile.com

**85% PROG. SET - SHPO REVIEW**  
**10/13/2025**

NOT FOR CONSTRUCTION

**HPD PORTFOLIO**

**BUILDING ADDITION & RENOVATIONS**

217 / 219 / 221 / 223 / 225 / 227 / 229 / 231 / 233 / 235 / 237 / 239 / 241 / 243 / 245 / 247 / 249 / 251 / 253 / 255 / 257 / 259 / 261 / 263 / 265 / 267 / 269 / 271 / 273 / 275 / 277 / 279 / 281 / 283 / 285 / 287 / 289 / 291 / 293 / 295 / 297 / 299 / 301 / 303 / 305 / 307 / 309 / 311 / 313 / 315 / 317 / 319 / 321 / 323 / 325 / 327 / 329 / 331 / 333 / 335 / 337 / 339 / 341 / 343 / 345 / 347 / 349 / 351 / 353 / 355 / 357 / 359 / 361 / 363 / 365 / 367 / 369 / 371 / 373 / 375 / 377 / 379 / 381 / 383 / 385 / 387 / 389 / 391 / 393 / 395 / 397 / 399 / 401 / 403 / 405 / 407 / 409 / 411 / 413 / 415 / 417 / 419 / 421 / 423 / 425 / 427 / 429 / 431 / 433 / 435 / 437 / 439 / 441 / 443 / 445 / 447 / 449 / 451 / 453 / 455 / 457 / 459 / 461 / 463 / 465 / 467 / 469 / 471 / 473 / 475 / 477 / 479 / 481 / 483 / 485 / 487 / 489 / 491 / 493 / 495 / 497 / 499 / 501 / 503 / 505 / 507 / 509 / 511 / 513 / 515 / 517 / 519 / 521 / 523 / 525 / 527 / 529 / 531 / 533 / 535 / 537 / 539 / 541 / 543 / 545 / 547 / 549 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REV	DATE	DESCRIPTION

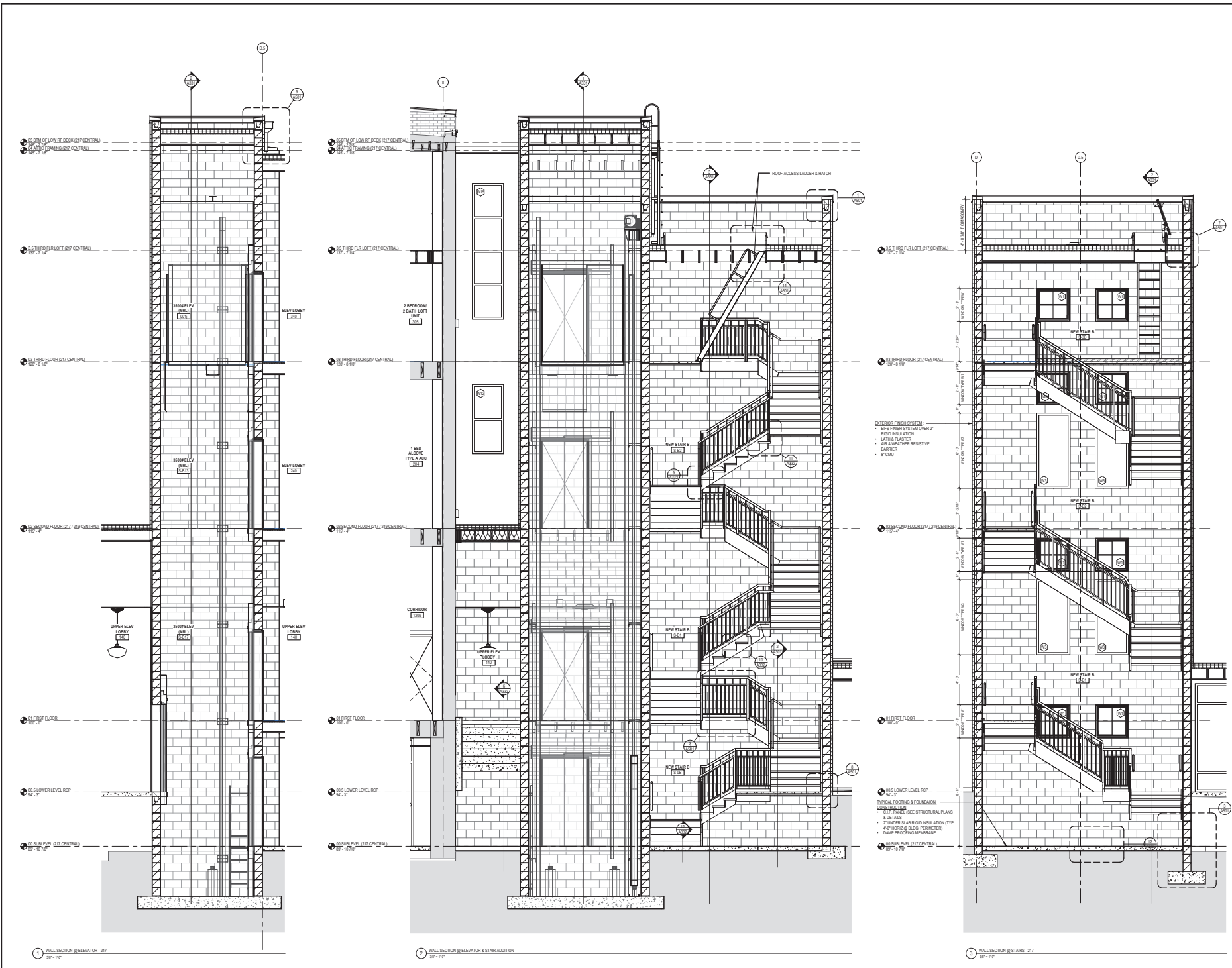
PROJECT NUMBER: 24009  
 DRAWN BY: PSH  
 CHECKED BY: JWH  
 ISSUED FOR PERMIT: TBD

EXTERIOR ELEVATIONS

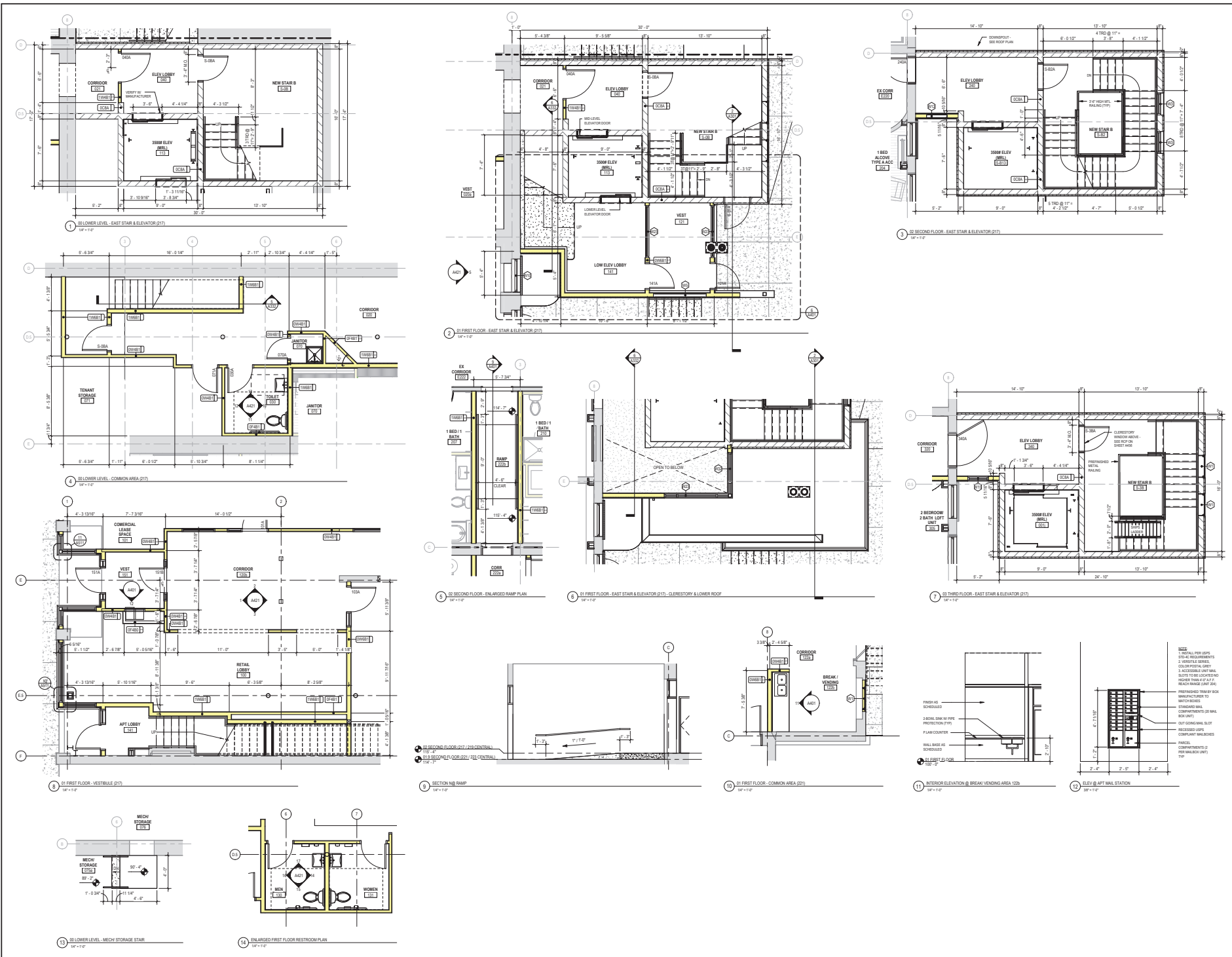
A202

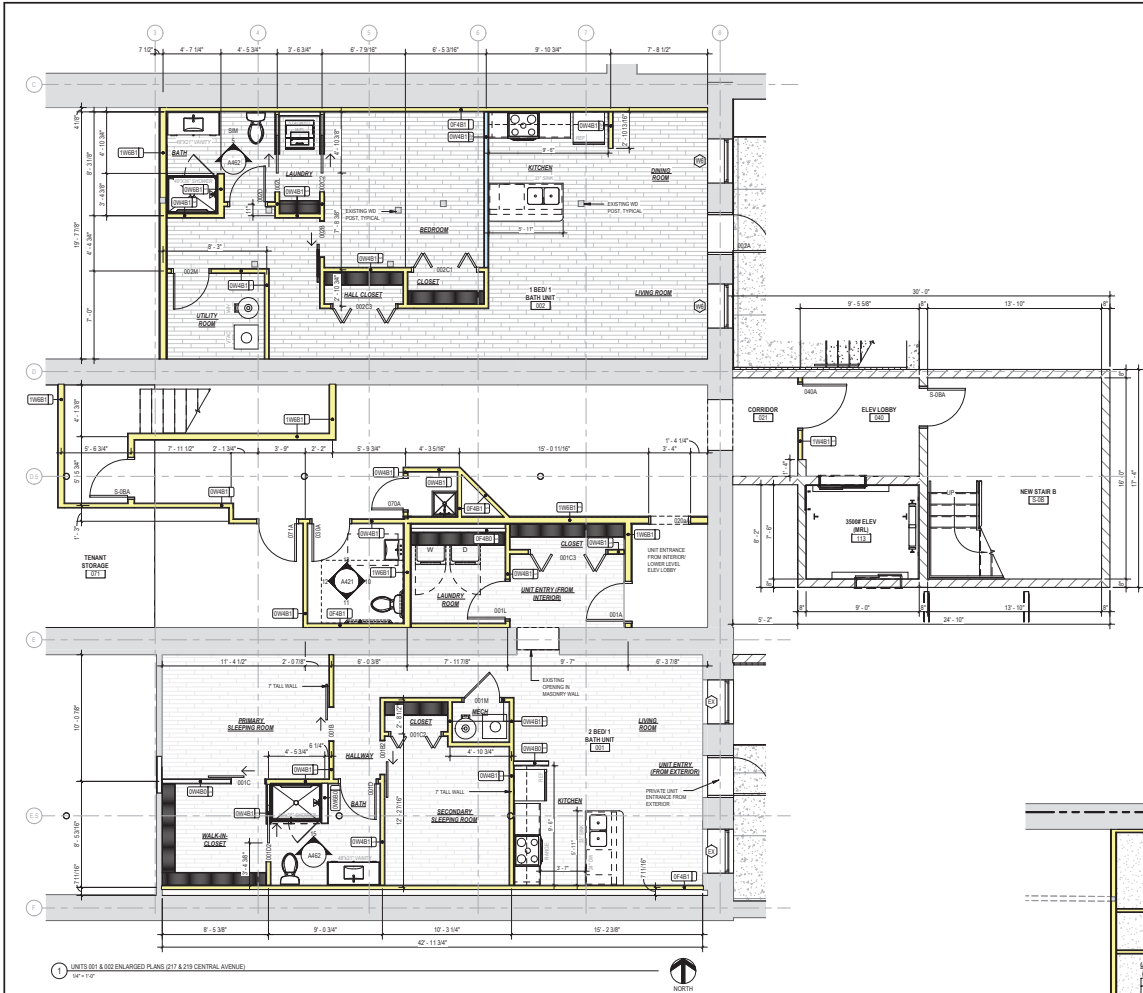
- EXTERIOR ELEVATION NOTES**
- SEE 610 MAINTENANCE OF MASONRY ON SHEET 6011 FOR ADDITIONAL INFORMATION.
  - THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL COVER UNLESS OTHERWISE NOTED OTHERWISE BY GENERAL NOTES OR REVISIONS ON SPECIFIC DRAWINGS.
  - THE AREAS AND BUILDING AREAS LISTED IN THE NATIONAL HISTORIC REGISTER OF PLACES, THE WORK IS FUNDED IN PART BY FEDERAL AND STATE HISTORIC TAX CREDITS AND MUST MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RELEVANT REGULATIONS ISSUED BY THE NATIONAL PARK SERVICE.
  - NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
  - NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
  - COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
  - PROVIDE A SAFE MEANS OF EGRESS THROUGH AND AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS.
  - MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
  - PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
  - ALL SHUTTING OF MECHANICAL, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
  - CLEAN ALL BUILDING SURFACES TO REMOVE EFFLORESCENCE, DIRT, GRIME AND ANIMAL EXPOSURE EMPLOYING THE GENTLEST MEANS POSSIBLE.
  - WHERE MASONRY REMOVAL IS REQUIRED, CAREFULLY EXTRACT ALL MATERIAL FOR POSSIBLE SALVAGE AND RE-USE AT OTHER LOCATIONS.
  - SCOPE OF MASONRY REPAIRING:
    - 100% OF INTERIOR PUBLIC AREAS
    - ALL OTHER WALLS BASED UPON AN ASSUMED AREA OF 5% (EACH) W/ FINAL SCOPE TO BE VERIFIED AFTER REMOVAL OF VEGETATIVE MATERIAL & CURBING OF MASONRY
  - INSTALL ALL EXTERIOR FINISHES PER MANUFACTURER'S RECOMMENDATIONS & REQUIREMENTS.
  - PROVIDE CONTINUOUS FLASHING AT EVERY RECTANGULAR PENETRATION AS REQUIRED BY FINISH MANUFACTURER'S RECOMMENDATIONS.
  - PROVIDE CONTINUOUS FLASHING AT ALL VERTICAL AND HORIZONTAL MATERIAL TRANSITIONS. FLASHING TO OVERLAP UNDERNEATH JOINTS. MATERIAL ABOVE AND AT VERTICAL INSIDE CORNERS TO A DEPTH OF NO LESSER THAN 6".
  - FINISH OF ALL EXTERIOR DRILLS AND COVERS TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
  - FINISH OF ALL METAL FLASHING AND COPING TO BE PREFINISHED TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
  - FINISH CORNERS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WITH EXPANSION JOINTS AS RECOMMENDED BY MANUFACTURER.
  - JOINING LOCATIONS TO BE PLANNED FOR LEAST OBTRUSIVE LOCATIONS SUCH AS IN ALIGNMENT WINDOW OR DOOR JAMBES. VERIFY LOCATIONS OF ALL PROPOSED JOINTS WITH OWNER.
  - IF WATER RESISTIVE BARRIER (WRB) BEHIND DIFFERENT EXTERIOR CLADDING, MATERIALS IS DISSIMILAR, THEN DISSIMILAR WRBS SHALL OVERLAP A MINIMUM OF 2". THE OVERLAP SHALL PROVIDE POSITIVE DRAINAGE AGAINST THE WALL BEHIND THE SURFACE MATERIAL. GC IS TO BE FAMILIAR WITH WRBS AND THEIR APPLICABILITY COMPATIBILITY.
  - INSTALL APPROPRIATE BUILDING CORNER NUMBERS PERMANENTLY POSTED ON THE BUILDING, CONTRASTING BACKGROUND, AS REQUIRED BY LOCAL JURISDICTION. VERIFY CATION, SIZE AND COLOR WITH OWNER AND JURISDICTION.
  - DESIGNATE LOCATIONS AND QUANTITIES OF DOWN SPOUTS WITH GC AND MANUFACTURER'S RECOMMENDATIONS. ANNOUNCED ALUMINUM FASCIA & VENTED SOFFIT PANELS TO BE WHITE.

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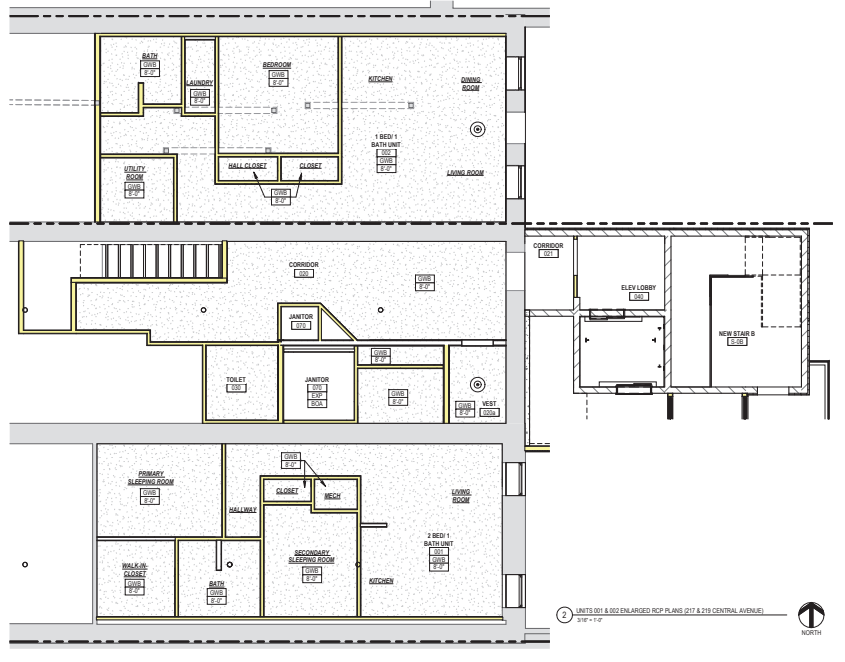
UNITS 201 & 202 ENLARGED PLANS (217 & 219 CENTRAL AVENUE)  
1/4" = 1'-0"



UNITS 201 & 202 ENLARGED RCP PLANS (217 & 219 CENTRAL AVENUE)  
1/4" = 1'-0"

- ### GENERAL FLOOR PLAN NOTES
1. THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR NOTES ON SPECIFIC DRAWINGS.
  2. NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
  3. NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
  4. COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED HEREON SHOWN ON THE DRAWINGS.
  5. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
  6. MINIMIZE NOISE TO LEVELS ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
  7. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
  8. ALL SCHEDULING OF RESIDENTIAL MECHANICAL, SPRINKLER, FIRE ALARM AND/OR OTHER ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
  9. FOR EXTERIOR WALLS, ALL DIMENSIONS TO FACE OF FOUNDATION TO FACE OF FOUNDATION OR FROM FACE OF EXTERIOR MASONRY TO FACE TO FACE OF EXTERIOR MASONRY. FOR INTERIOR WALLS, ALL DIMENSIONS ARE FROM CENTER OF ASSEMBLY TO CENTER OF ASSEMBLY, UNLESS NOTED OTHERWISE WHERE RESIDENT CHANGES ARE PRESENT. LOCATE ON THE PUBLIC CORRIDOR SIDE WHERE POSSIBLE. OVERALL RESIDENT UNIT DIMENSIONS ARE TAKE TO FACE OF FINISH MATERIAL.
  10. SEE SHEET AND FOR WALL TYPE ASSEMBLIES. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE TYPE "SMRT".
  11. UNIT WALLS SHALD BE BLUE TO BE 2" FINISH HEIGHT A.F.F.
  12. PROVIDE DRAFT STOP IN THE FLOORING SPACE. SHOW THAT THE RESIDENT UNITS ARE SEPARATED FROM COMMON AREAS AS WELL AS FROM EACH OTHER. SEE DETAIL FOR TYPICAL DRAFT STOP CONSTRUCTION.
  13. VERIFY LOCATION, SIZE AND WALL THICKNESS REQUIRED TO RECEIVE MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE RATING REQUIREMENTS OF THE WALL IF REQUIRED BY BUILT IN ITEMS SUCH AS ELECTRICAL PANELS, DOCTS, PIPE, OUT VENTILATORS, FIRE EXTINGUISHERS, ETC.
  14. VERIFY THE MECHANICAL AND ELECTRICAL ITEMS BEING REQUESTED ARE IN ACCORDANCE WITH ALL APPLICABLE CODES. PROVIDE BOTH PLATE COVERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. APPLY FIRE RATED SEALANT AT RATED CONDITIONS.
  15. WHERE FINISH ELECTRICAL COMPONENTS, DOCTS OR COVER PLATES ARE PRESENT IN WALLS, ALL WALLS SHALL BE BUILT WITH SIDES WITH GROUT, PLATE, OR DRIVALL TAPED AND COMPOUND. APPLY FIRE STOP MATERIAL AND FIRE RATED SEALANT AS REQUIRED AT THESE WALLS. FIRE STOP MATERIALS SHALL BE INSTALLED THROUGH ALL PENETRATIONS THROUGH WALLS AND OTHER TRADES SHALL PROVIDE BLOCKING (WOOD OR METAL) IN WALLS WHERE FITURES, ACCESSORIES, EQUIPMENT OR CABINETS ARE TO BE MOUNTED. EXAMPLES INCLUDE, BUT NOT LIMITED TO: BONDING WIRELESS SHELVE, TELEPHONE, CABLE, SMOKE SHAR, TUBES, SPRINKLER LAVALIERES, WATER COSETS, COAT HOOKS, DRAWING FOUNTAINS (IF PROVIDED), HANGERS, CHAIR RAILS, DISPLAY BOARDS, CABINETS, WALL MOUNTED TELEPHONE, MARKET HOLD-OPEN, ETC. PROVIDE BLOCKING FOR FUTURE GRAF BASIS BATHROOMS AS INDICATED ON DRAWINGS.
  16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES, ALL ASPECTS OF THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONING PROJECT. ANY REFERENCES TO OTHER TRADES OR DRAWINGS ARE SUGGESTIONS ONLY.
  17. ALL STRUCTURAL STEEL TO BE REMOVAL FIRE PROTECTED PER DETAILS ON SHEET A-01.
  18. ALL FINISHES ARE PER THE FINISH SCHEDULE WHETHER OR NOT THEY ARE NOTED ON THE PLANS.
  19. ALL FINISHING ACCESS PANELS REQUIRED AT ALL TRADES AND DOORS.
  20. SAFETY GLAZING IS REQUIRED FOR GLAZING WITHIN 24" RADIUS OF A DOOR SWING, WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE FINISH SURFACE. IN SWINGING DOORS AND GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
  21. PROVIDE 5/8" TYPE "X" FIBER CEMENT OR GLASS MAT OPTIMAL BOARD AT ALL WET WALLS (I.E. BATHUB, TOILET, ETC).
  22. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW OR EXISTING DOORS SWING FREELY OVER ALL NEW OR EXISTING FLOOR FINISHES.
  23. INSTALL OPTIMAL BOARD CONTROL JOINTS PER DETAILS AND AT A MAXIMUM OF 30" ON CENTER AND WHERE OPTIMAL BOARD MEETS OTHER MATERIALS.
  24. FIRE BLOCKING TO BE INSTALLED A MINIMUM EVERY 10' VERTICALLY.
  25. APPLY FOAM SEALANT WHERE WALL MEETS FLOOR AND ALL PENETRATIONS OF RESIDENT UNIT WALLS.
  26. PRIOR TO INSTALLATION OF ANY OF THE FIRE RESISTIVE THROUGH OR MEMBRANE PENETRATION FIREBLOCK SYSTEMS AND ANY FIRE RESISTIVE JOINT SYSTEMS, TESTING AND INSTALLATION INFORMATION ON EACH OF THE SPECIFIC ASSEMBLIES INTENDED FOR USE MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR CODE REVIEW. THE SPECIFIC ASSEMBLIES MUST ALSO BE LISTED FOR EACH INTENDING USE (I.E. PENETRATION THROUGH CEILING AND PARTITION) AND FOR THE TYPE OF CONSTRUCTION (I.E. TYPE I, TYPE II, TYPE III, TYPE IV, TYPE V).
  27. CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING AND INSTALLATION OF SPRINKLER AND FIRE ALARM ITEMS PER THE PERMITS AND REQUIREMENTS.
  28. DOORS LOCATED IN WALLS NEAR A CORNER ARE TO BE LOCATED WITH THE HINGED SIDE OF FRAME AT 4" FROM THE NEAREST PERPENDICULAR WALL. IF NEAR A 90° CORNER, THE HINGED SIDE OF FRAME SHALL BE LOCATED WITHIN 12" OF THE CORNER.
  29. COORDINATE WITH OWNER AND DESIGN/INSTALL ELECTRICAL PLANS FOR UNIT CALL SYSTEM.
  30. SEE ENLARGED AREA PLANS FOR WALL TYPE, INDICATORS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
  31. FURNITURE, WHERE SHOWN, IS SHOWN FOR REFERENCE ONLY (TYP).
  32. BUILT UP FLOORING IS SHOWN PER DETAIL A-01.

- ### GENERAL REFLECTED CEILING PLAN NOTES
1. SEE REFLECTED CEILING PLAN SHEETS A-01 FOR REFLECTED CEILING PLAN NOTES.
  2. SEE UNIT PLAN SHEETS FOR REFLECTED CEILING PLAN INFORMATION (TYP).
  3. REFLECTED CEILING PLANS SHOW DESIGN NOTES ONLY. REFER TO GENERAL BUILDING, MECHANICAL, ELECTRICAL AND OTHER TRADE PLANS FOR DETAILS, TYPES, SIZES, SPECIFICATIONS AND INSTALLATION LOCATIONS.
  4. GENERAL AND/OR REFLECTED CEILING PLAN NOTES, ADDENDUM LATER BY RFP UPPER PORTION OF ALL EXISTING WALLS WHERE FRAMING IS EXPOSED FROM DEMOLITION OF EXISTING DROP CEILING.
  5. EXPOSED SHOWN ON ARCHITECTURAL PLANS AND NOT ON THE ENGINEERING PLANS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY FOR CLARIFICATION.
  6. ACUSTICAL CEILING SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE.
  7. CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR ELEVATION TO FINISHED CEILING ELEVATION.
  8. CENTER RECESSED LIGHTS, ELECTRICAL, AND MECHANICAL DEVICES AND SPRINKLER HEADS IN CEILING PANELS. WHERE RECESSED LIGHTS ARE SHOWN OFF-CENTER IN A 2' x 4' RECESSED CEILING PANEL, CENTER THE FITURE WITHIN THE 2' x 4' PORTION OF THE PANEL.
  9. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL COORDINATE ALL DEVICES REQUIRING ACCESS IN TYPICAL WALL ACCESSIBLE CEILING. PROVIDE ACCESS PANELS AS REQUIRED. PAINT PANEL AND TRIM TO MATCH CEILING PANELS UNLESS NOTED OTHERWISE.
  10. PROVIDE CEILING EXPANSION JOINTS AT ALL LARGE FLAME SURFACES OF OPTIMAL BOARD TO UNIT AREAS TO 300 SQUARE FEET OR 30' AND AT OTHER LOCATIONS AS RECOMMENDED BY THE MANUFACTURER TO PREVENT CRACKING. VERIFY ALL PROPOSED EXPANSION JOINT LOCATIONS WITH GC AND OWNER.
  11. CONTRACTOR TO COORDINATE WITH INSTALLATION OF SPRINKLER AND FIRE ALARM DETECTORS TO SATISFY CURRENT BUILDING CODE REQUIREMENTS.
  12. SEE SHEET A-01 FOR DIMENSIONS FOR CEILING FINISHES NOT SHOWN ON THE PLAN.
  13. COORDINATE EXACT LOCATION OF LIGHT FITURES, SPEAKERS, SMOKE/HEAT DETECTORS, EXIT LIGHTS, ACCESS PANELS, SPRINKLER HEADS, HVAC DUCTS, DIFFUSERS, ROOSTERS, SURVEILLANCE EQUIPMENT AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES SO AS NOT TO CAUSE INTERFERENCE WITH OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS COMPLETELY INTERFERE WITH THE TRADES.
  14. FIRE SUPPRESSION PLANS ARE BY OTHERS AND PROVIDED UNDER A SEPARATE SUBMITTAL. FIRE SUPPRESSION DESIGNER TO COORDINATE WITH FINISHES SHOWN IN REFLECTED CEILING AND MECHANICAL PLANS AND ELECTRICAL PLANS TO AVOID CONFLICT.
  15. ALL RECESSED LIGHT FITURES THAT PENETRATE A RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ARE REQUIRED TO HAVE A RATED COVER TO MAINTAIN THE ASSEMBLY. PROVIDE DRAFT PREVENT COVERS WHERE REQUIRED.
  16. SEE SHEETS A-61 THROUGH A-67 FOR RESIDENT UNIT REFLECTED CEILING PLANS.



UNITS 201 & 202 ENLARGED RCP PLANS (217 & 219 CENTRAL AVENUE)  
1/4" = 1'-0"

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**85% PROG. SET**  
**SHOP REVIEW**  
**10/13/2025**

**NOT FOR CONSTRUCTION**

**HPD PORTFOLIO**  
**BUILDING ADDITION & RENOVATIONS**  
217 / 219 CENTRAL AVENUE, WHEELER, NORTH  
FARGO, MINNESOTA 58102

REV. DATE DESCRIPTION

PROJECT NUMBER: 24009  
DRAWN BY: PSH  
CHECKED BY: JWH  
ISSUED FOR PERMIT: TBD

217 / 219 CENTRAL -  
LOWER LEVEL  
ENLGD PLAN & RCP

**A451**

**85 % PROG. SET  
 - SHPO REVIEW  
 10/13/2025**

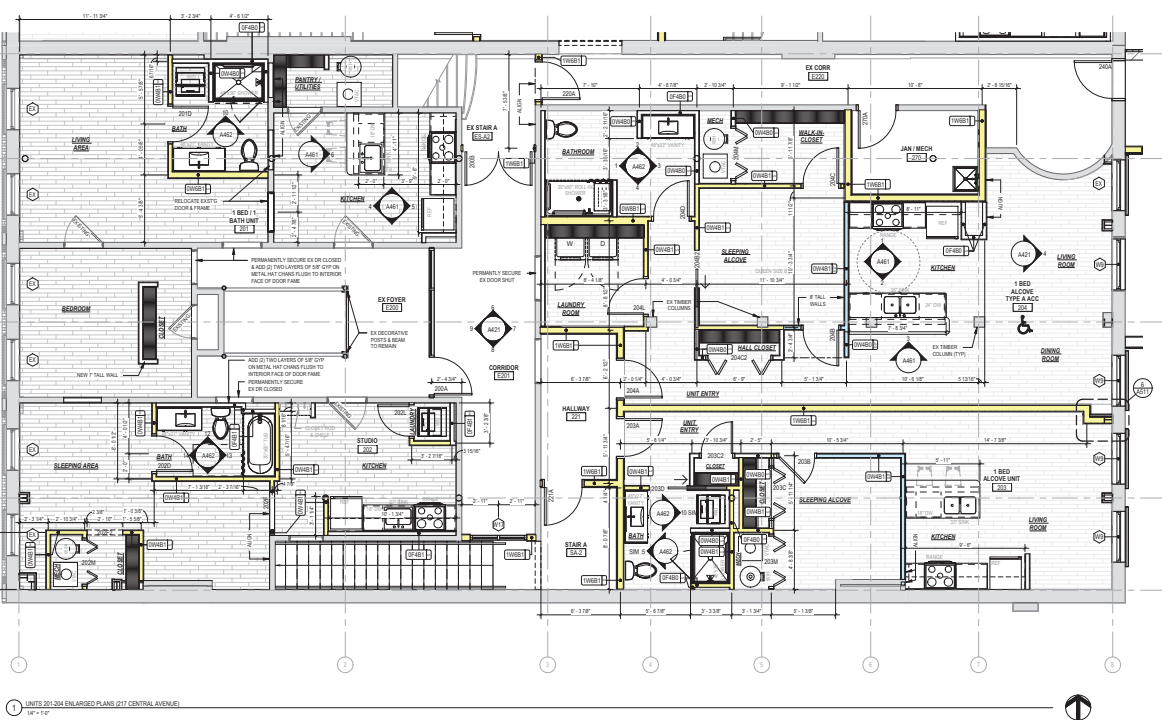
**NOT FOR  
 CONSTRUCTION**

**HPD PORTFOLIO**  
 BUILDING ADDITION & RENOVATIONS  
 217 CENTRAL - 2ND FLOOR ENLARGED PLAN, NORTH  
 FLR ENLARGED PLAN, NORTH

REV DATE DESCRIPTION

PROJECT NUMBER: 24009  
 DRAWN BY: PSH  
 CHECKED BY: JWA  
 ISSUED FOR PERMIT: TBD

217 CENTRAL - 2nd  
 FLR ENLGD PLAN &  
 RCP  
**A452**



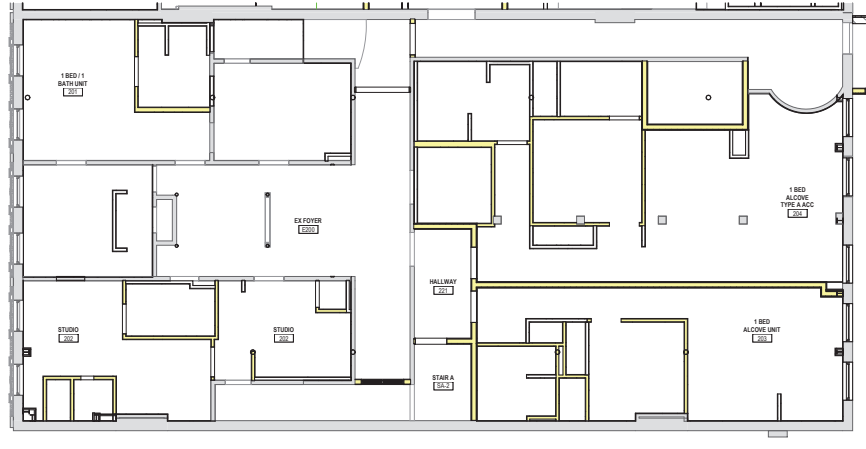
UNITS 201-206 ENLARGED PLANS (217 CENTRAL AVENUE)  
 1/4" = 1'-0"

**GENERAL REFLECTED CEILING PLAN NOTES**

- SEE REFLECTED CEILING PLAN SHEETS A41 FOR REFLECTED CEILING PLAN.
- SEE UNIT PLAN SHEETS FOR REFLECTED CEILING PLAN INFORMATION (TYP).
- REFLECTED CEILING PLAN SHOWS DIMENSIONS ON REFLECTED CEILING MECHANICAL, ELECTRICAL AND OTHER TRADE PLAN FOR DEVICES, TYPES, SIZES, SPECIFICATIONS AND INSTALLATION LOCATIONS.
- GENERAL AND/OR REFLECTED CEILING PLAN NOTES, UNLESS OTHERWISE NOTED, SHALL BE SHOWN ON UPPER PORTION OF ALL EXISTING WALLS WHERE FRAMING IS EXPOSED FROM DEMOLITION OF EXISTING DROP CEILING.
- DOORS SHOWN ON ARCHITECTURAL PLANS AND NOT ON THE ENGINEERING PLANS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY FOR CLARIFICATION.
- ACCESSIONAL CEILING GRID SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR ELEVATION TO FINISHED CEILING ELEVATION.
- CENTER RECESSED LIGHTS, ELECTRICAL, AND MECHANICAL DEVICES AND SPRINKLER HEADS IN CEILING PANELS WHERE RECESSED LIGHTS ARE SHOWN OFF-CENTER IN A 2' x 4' SCORED CEILING PANEL, CENTER THE FIXTURE WITHIN THE 2' x 4' PORTION OF THE PANEL.
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL COORDINATE ALL DEVICES REQUIRING ACCESS IN TYPICAL NON-ACCESSIBLE CEILING. PROVIDE ACCESS PANELS AS REQUIRED. PAINT PANEL AND TRIM TO MATCH CEILING UNLESS NOTED OTHERWISE.
- PROVIDE CEILING EXPANSION JOINTS AT ALL LARGE FLAT SURFACES OF CEILING BOARDS TO JAMB AREAS TO 300 SQUARE FEET OR 30' x 4' AND AT OTHER LOCATIONS AS RECOMMENDED BY THE MANUFACTURER TO PREVENT CRACKING. VERIFY ALL PROPOSED EXPANSION JOINTS WITH GC AND OWNER.
- CONTRACTOR TO COORDINATE INSTALLATION OF SPRINKLER AND SMOKE/HEAT DETECTORS TO SATISFY CURRENT BUILDING CODE REQUIREMENTS.
- SEE ROOM FINISH SCHEDULE FOR CEILING FINISH NOT SHOWN ON THIS PLAN.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, SPEAKERS, SMOKE/HEAT DETECTORS, EXIT LIGHTS, ACCESS PANELS, SPRINKLER HEADS, WIRE TRAYS, SUPPLIES, ROSETTES, SURVEILLANCE EQUIPMENT AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES SO AS NOT TO CAUSE INTERFERENCE WITH OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS CONFLICT WITH ARCHITECTURAL PLAN.
- FIRE SUPPRESSION PLANS ARE BY OTHERS AND PROVIDED UNDER A SEPARATE SUBMITTAL. FIRE SUPPRESSION DESIGNER TO COORDINATE WITH PROVIDER SHOWN ON REFLECTED CEILING AND MECHANICAL PLANS AND ELECTRICAL PLANS TO AVOID CONFLICT.
- ALL RECESSED LIGHT FIXTURES THAT PENETRATE A RATED FLOOR/CEILING OR ROOF/PENETRATION ASSEMBLY ARE REQUIRED TO HAVE A RATED COVER TO MAINTAIN THE ASSEMBLY. PROVIDE SMOKE/FIRE RATED COVER WHERE REQUIRED.
- SEE SHEETS A-451 THROUGH A-457 FOR RESIDENT UNIT REFLECTED CEILING PLANS.

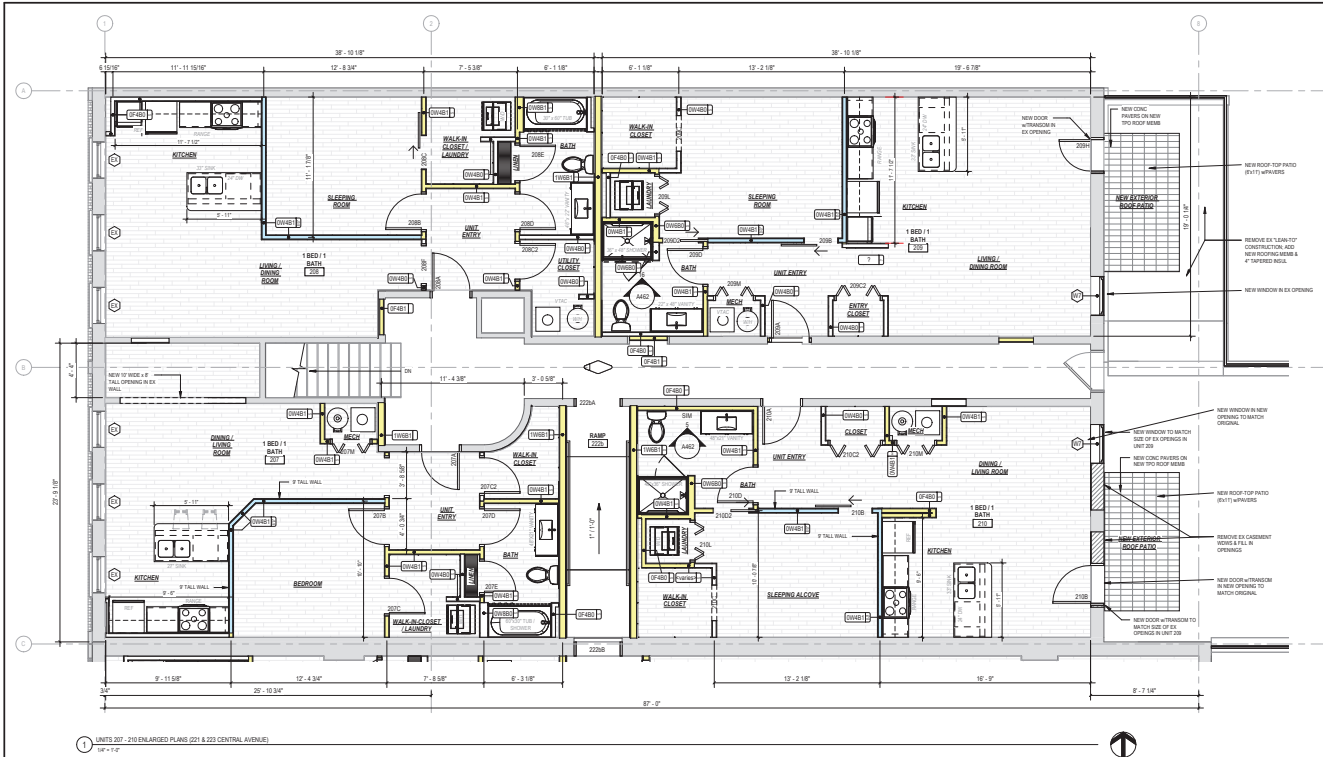
**GENERAL FLOOR PLAN NOTES**

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR REVISIONS OR SPECIFIC DRAWINGS.
- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED ABOVE SHOWN ON THE DRAWINGS.
- PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE OBSTRUCTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
- MINIMIZE NOISE TO LEVELS ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL INSTALLATION OF EXTERIOR ALUMINUM, SPINKLER, FIRE ALARM AND/OR SEISMIC/ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AGENCY.
- FOR EXTERIOR WALLS, ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR TO FACE OF EXTERIOR MASONRY UNLESS OTHERWISE NOTED. FOR INTERIOR WALLS, ALL CENTRAL DIMENSIONS ARE FROM CENTER OF ASSEMBLY TO CENTER OF ASSEMBLY UNLESS OTHERWISE NOTED. OVERALL RESIDENT UNIT DIMENSIONS ARE TAKE TO FACE OF FINISH MATERIAL.
- SEE SHEET A41 FOR WALL TYPE ASSUMPTIONS. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE TYPE MAB1.
- UNIT WALLS SHOWN BLUE TO BE OF FINISH HEIGHT A.F.F.
- PROVIDE DRAFT STOPS AT THE FLOOR AND TRACE SLICK THAT THE RESIDENT UNITS ARE ISOLATED FROM COMMON AREAS AS WELL AS FROM EACH OTHER. SEE DETAILS FOR TYPICAL DRAFT STOP CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL WALL THICKNESS REQUIRED. PROVIDE MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE-RATING REQUIREMENTS OF THE WALL IF REQUIRED AT BUILT IN ITEMS SUCH AS ELECTRICAL PANELS, DUCTS, PIPES, UNIT VENTILATORS, FIRE EXTINGUISHERS, ETC.
- CUT OUTS FOR MECHANICAL AND ELECTRICAL ITEMS SHALL BE ACCOMPANIED IN SUCH A MANNER THAT STANDARD 60/20/200 PLATE, COVERES, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. APPLY FIRE RATED SEALANT AT RATED CONDITIONS.
- WHERE FINISH, STRUCTURAL COMPONENTS, DUCTS OR CONDUITS PASS THROUGH WALLS, ALL OPENINGS SHALL BE SEALED BOTH SIDES WITH GROUT, PLATE, OR ORIGINAL TYPE AND COMPOUND. APPLY FIRE RATED MATERIAL AND FIRE RATED SEALANT AS REQUIRED AT RATED WALLS. PRESTOP ALL OPENINGS THROUGH ALL FLOORS AND WALLS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- REPAIR BLOWING (WOOD OR METAL) IN WALLS WHERE EXISTING ACCESSORIES, EQUIPMENT OR CABINETS ARE TO BE REMOVED. EXAMPLES INCLUDE, BUT NOT LIMITED TO: BENCH MARKS, SHELVES, SPOW DISPENSERS, COFFINING, GRAB BARS, TONGUE DOWNERS, LAUNDRYERS, WATER CLOSETS, COAT CLOAKS, DRAINING CONTAINERS, PROVIDERS, HANGERS, CHAIR BARS, CUPBANDS, CABINETS, WALL MOUNTED TELEVISIONS, MAGNETIC HOLD-OFFS, ETC. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN BATHROOMS AS INDICATED ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PERMITS AND ALL ASPECTS OF THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONAL PROJECT. ANY REFERENCES TO OTHER TRADES OR DIVISIONS ARE SUGGESTING ONLY.
- ALL STRUCTURAL STEEL TO BE REINFORCED PER DETAIL OR AS PERMITTED BY THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONAL PROJECT. ANY REFERENCES TO OTHER TRADES OR DIVISIONS ARE SUGGESTING ONLY.
- ALL FINISHES ARE PER THE FINISH SCHEDULE UNLESS OTHERWISE NOTED OR NOTED ON THE PLANS.
- REPAIRING ACCESS PANELS REPAIR ALL 1/8" DIA. DRILL HOLES.
- SAFETY GLAZING IS REQUIRED FOR GLAZING WITHIN ZONE OF A DOOR SWING, WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE FINISH FLOOR AND GLAZING IS WITHIN AND BEHIND FINISHED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
- PROVIDE 5/8" TYPE 'Y' FRAM CHAMFER OR GLASS MAT OPSHAM BOARD AT ALL VERT WALLS I.E. BATHVIT, TOILET, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW OR EXISTING DOORS SWING FREELY OVER ALL NEW OR EXISTING FLOOR FINISHES.
- REPAIR OPSHAM BOARD JOINTS PER DETAILS AND AT A MAXIMUM OF 3/8" ON CENTER AND WHERE OPSHAM BOARD MEETS EXISTING MATERIALS.
- FIRE BLOCKING TO BE INSTALLED A MINIMUM EVERY 1/2" VERTICALLY.
- APPLY FIRE SEALANT WHERE WALLS MEET FLOOR AND AT ALL PENETRATIONS IN RESIDENT UNIT WALLS.
- PRIOR TO INSTALLATION OF ANY OF THE FIRE RESISTIVE THROUGH OR MEMBRANE PENETRATION FIREBLOCK SYSTEMS AND ANY FIRE RESISTIVE JOINT SYSTEMS, DETAIL TESTING AND NOTIFICATION OF INFORMATION ON EACH OF THE SPECIFIC LISTED ASSEMBLIES INTEREST FOR USE MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR CODE REVIEW. THE SPECIFIC ASSEMBLIES MUST ALSO BE IDENTIFIED FOR EACH INTERESTED USE. FIRE RESISTIVE PENETRATION SIZE AND BUILDING TYPE OF CONSTRUCTION MATERIAL THAT IT IS BEING USED IN. EACH TRADE PERSON RESPONSIBLE FOR SEALING SAID CONDITIONS MUST PROVIDE THIS INFORMATION TO THE BUILDING INSPECTOR FOR REVIEW PRIOR TO INSTALLATION OF ANY ASSEMBLY (96.7.0, 712, AND 710).
- CONTRACTOR IS RESPONSIBLE FOR FIRE CALLING. ALL PENETRATIONS TO MEET A FIRE PENETRATION ASSEMBLY REQUIREMENTS.
- COORDINATE WITH OWNER AND MECHANICAL/ELECTRICAL PLANS AND UNIT CALL SYSTEM.
- SEE ENLARGED AREA PLAN FOR WALL TYPE INDICATIONS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
- CONDUIT USE, NUMBER, SIZE, & NUMBER FOR REFERENCE ONLY (TYP).
- SEE ENLARGED AREA PLAN FOR WALL TYPE INDICATIONS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
- SEE ENLARGED AREA PLAN FOR WALL TYPE INDICATIONS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.

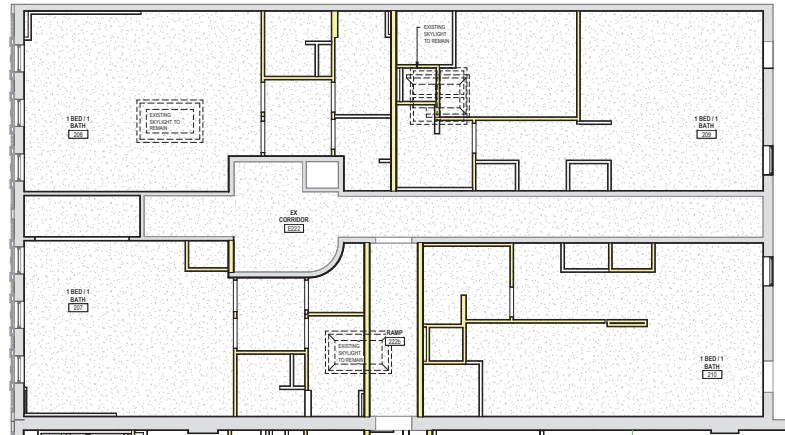


UNITS 201-206 ENLARGED RCP PLAN (217 CENTRAL AVENUE)  
 1/4" = 1'-0"





1 UNITS 207 - 210 ENLARGED PLANS (201 & 203 CENTRAL ALARMS)  
10'-0" = 1"



2 UNITS 207 - 210 ENLARGED RCP PLANS  
3/8" = 1"



**GENERAL REFLECTED CEILING PLAN NOTES**

- SEE REFLECTED CEILING PLAN SHEETS 401 FOR REFLECTED CEILING PLAN KEY.
- SEE UNIT PLAN SHEETS FOR REFLECTED CEILING PLAN INFORMATION (TYPE).
- REFLECTED CEILING PLANS AND SHOW DIMENSIONS ONLY. REFER TO OVERALL MECHANICAL, ELECTRICAL AND OTHER TRADE PLAN FOR DEVICES, TYPES, SIZES, SPECIFICATIONS AND INSTALLATION LOCATIONS.
- GENERAL AND/OR SPECIFIC REFLECTED CEILING PLAN NOTES AND/OR LINES SET BY SHOP. PORTION OF ALL EXISTING WALLS WHERE FRAMING IS EXPOSED FROM DEMOLITION OF EXISTING DROP CEILING.
- DOORS SHOWN ON ARCHITECTURAL PLANS AND NOT ON THE ENGINEERING PLANS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY FOR CLARIFICATION.
- ACCESSIONAL CEILING SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR ELEVATION TO FINISHED CEILING ELEVATION.
- CENTER RECESSED LIGHTS, ELECTRICAL, AND MECHANICAL DEVICES AND SPRINKLER HEADS IN CEILING PANELS WHERE RECESSED LIGHTS ARE SHOWN OFF-CENTER IN A 2' x 4' SCORED CEILING PANEL. CENTER THE FEATURE WITHIN THE 2' x 2' PORTION OF THE PANEL.
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL COORDINATE ALL DEVICES REQUIRING ACCESS IN TYPICAL NON-ACCESSIBLE CEILING. PROVIDE ACCESS PANELS AS REQUIRED. PAINT PANEL AND TRIM TO MATCH CEILING. UNLESS NOTED OTHERWISE, PROVIDE CEILING EXPANSION JOINTS AT ALL LARGE SURFACE SURFACES OF CEILING BOARDS TO LIMIT AREAS TO 300 SQUARE FEET OR 30" x 30" AND AT OTHER LOCATIONS AS RECOMMENDED BY THE MANUFACTURER TO PREVENT CRACKING. VERIFY ALL PROPOSED EXPANSION JOINTS WITH GC AND OWNER.
- CONTRACTOR TO COORDINATE INSTALLATION OF SPRINKLER AND SMOKE/HEAT DETECTORS TO SATISFY CURRENT BUILDING CODE REQUIREMENTS.
- SEE FLOOR FINISH SCHEDULE FOR CEILING FINISHES NOT SHOWN ON THIS PLAN.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, SPEAKERS, IMPEDANCE DETECTORS, EXIT LIGHTS, ACCESS PANELS, SPRINKLER HEADS, IRAC BATH SUPPLIES, ROBOTIC SURVEILLANCE EQUIPMENT AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES SO AS NOT TO CAUSE INTERFERENCE WITH OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS CONFLICT WITH ARCHITECTURAL PLAN.
- FIRE SUPPRESSION PLANS ARE BY OTHERS AND PROVIDED UNDER A SEPARATE SUBMITTAL. FIRE SUPPRESSION DESIGNER TO COORDINATE WITH FINISHES SHOWN ON REFLECTED CEILING AND MECHANICAL PLANS AND ELECTRICAL PLANS TO AVOID CONFLICT.
- ALL RECESSED LIGHT FIXTURES THAT PENETRATE A RATED FLOORING OR ROOF/PILING ASSEMBLY ARE REQUIRED TO HAVE A RATED COVER TO MAINTAIN THE ASSEMBLY. PROVIDE RATED FIRE RATED COVER WHERE REQUIRED.
- SEE SHEETS A-451 THROUGH A-457 FOR RESIDENT UNIT REFLECTED CEILING PLANS.

**GENERAL FLOOR PLAN NOTES**

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR NOTES OR SPECIFIC DRAWINGS.
- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- COORDINATE ALL PROJECT CONDITIONS WITH OWNER OR AS SPECIFIED ABOVE SHOWN ON THE DRAWINGS.
- PROVIDE A MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE FOR APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE OBSTRUCTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
- MAINTAIN NOISE TO LEVELS ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROTECT DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL BUILDING OF "SEISMIC" FIRE ALARM AND/OR SMOKE/HEAT DETECTOR SYSTEM SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
- FOR EXTERIOR WALLS, ALL FOUNDATION, SPRAWL OR FACE OF FOUNDATION OR FROM FACE OF EXTERIOR MASONRY TO FACE OF EXTERIOR MASONRY, FOR INTERIOR WALLS, ALL CENTRAL DIMENSIONS ARE FOR CENTER OF ASSEMBLY TO CENTER OF ASSEMBLY. UNLESS NOTED OTHERWISE, INTERIOR WALLS ARE TO BE LOCATED ON THE PUBLIC/SIDE OR SIDE WHERE POSSIBLE. OVERALL RESIDENT UNIT DIMENSIONS ARE TAKE TO FACE OF FINISH MATERIAL.
- SEE SHEET 400 FOR WALL TYPE ASSEMBLIES. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE TYPE "MABT".
- UNIT WALLS SHOWN BLUE TO BE 8" FRESH-HEIGHT A.F.F.
- PROTECT EXISTING PARTS OF THE FLOORING AND TRACE. SURE THAT THE RESIDENT UNITS ARE ISOLATED FROM COMMON AREAS AS WELL AS FROM EACH OTHER. SEE DETAILS FOR TYPICAL DRAFT STOP STRUCTURE.
- KEEPY LOCATION, SIZE AND WALL THICKNESS REQUIRED. RECESS MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE-RATING REQUIREMENTS OF THE WALL IF REQUIRED AT BUILT IN ITEMS SUCH AS ELECTRICAL PANELS, DUCTS, PIPES, UNIT VENTILATORS, FIRE EXTINGUISHERS, ETC.
- CUT OUTS FOR MECHANICAL AND ELECTRICAL ITEMS SHALL BE ACCOMPANIED IN SUCH A MANNER THAT STANDARD 5/8" X 1/8" PLATE, CORNERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. APPLY FIRE RATED SEALANT AT FINISHED CONDITIONS.
- WHERE FINISH, STRUCTURAL COMPONENTS, DUCTS OR CONDUITS PASS THROUGH WALLS, ALL OPENINGS SHALL BE SEALED BOTH SIDES WITH GROUT, PLATE, OR CRITICAL TAPE AND COMPOUND. APPLY FIRE RATED MATERIAL AND FIRE RATED SEALANT AS REQUIRED AT RATED WALLS. PRESTOP ALL OPENINGS THROUGH ALL FLOORS AND WALLS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- METAL BLOODING (WOOD OR METAL) IN WALLS WHERE FINISHES, ACCESSORIES, EQUIPMENT OR CABINETS ARE TO BE LOCATED. EXAMPLES INCLUDE, BUT NOT LIMITED TO: BEHIND MIRRORS, SHIELDS, SPOOF DISPENSERS, CORKING, GRAB BARS, TOWEL DISPENSERS, LAUNDROMATS, WATER CLOSETS, COAT LOCKS, DRINKING FOUNTAINS AND PROVIDES, HANGERS, CHAIR SEALS, DISPLAY CABINETS, CABINETS WITH MOUNTED TELEVISIONS, MAGNETIC HOLD-OPEN, ETC. PROVIDE BLOODING FOR FUTURE GRAB BARS IN BATHROOMS AS INDICATED ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ASPECTS OF THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONING PROJECT. ANY REFERENCES TO OTHER TRADES OR DIVISIONS ARE SUGGESTING ONLY.
- ALL STRUCTURAL STEEL TO BE REINFORCED IN ALL AREAS WHERE FINISHES OR DETAILS ARE SHOWN ON SHEET 400.
- ALL FINISHES ARE PER THE FINISH SCHEDULE UNLESS OTHERWISE NOTED OR NOTED ON THE PLANS.
- FINISHING ACCESS PANELS REQUIRED AT ALL TRIM AND DROPPERS.
- SAFETY GLAZING IS REQUIRED FOR GLAZING WITHIN 24 INCHES OF A DOOR SWING, WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 6 INCHES ABOVE THE FINISH SURFACE. IN SWINGING DOORS AND GLAZING WITHED AND BLOWN PANELS OF BLOWING DOOR ASSEMBLIES.
- PROVIDE 5/8" Y-FRAME CHAIN OR GLASS MAT OPSYRAN BOARD AT ALL "WET WALLS" I.E. BATHVIB, TOILET, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW OR EXISTING DOORS SWING FREELY OVER ALL NEW OR EXISTING FLOOR FINISHES.
- METAL OPSYRAN BOARD CONTROL JOINTS PER DETAILS AND AT A MAXIMUM OF 30" ON CENTER AND WHERE OPSYRAN BOARD MEETS OTHER MATERIALS.
- FIRE BLOCKING TO BE INSTALLED A MINIMUM EVERY 10' VERTICALLY.
- FIRE BLOCK SEALANT WHERE WALLS MEET FLOOR AND ALL PENETRATIONS IN RESIDENT UNIT WALLS.
- PROVIDE CONTROL SYSTEMS DETECTION AND NOTIFICATION INFORMATION ON EACH OF THE SPECIFIED ASSEMBLIES INTERIOR FOR USE MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR CODE REVIEW. THE SPECIFIC ASSEMBLIES MUST ALSO BE LISTED FOR EACH INTERIOR USE IF PROPER PENETRATING AND BONDING CONSTRUCTION MATERIAL PER THE TYPE OF CONSTRUCTION MATERIAL THAT PER BEING USED IN VAIN. EACH TRADE PERSON RESPONSIBLE FOR SEALING SAID CONDITIONS MUST PROVIDE THIS INFORMATION TO THE BUILDING INSPECTOR FOR REVIEW PRIOR TO INSTALLATION OF ANY ASSEMBLY PER TO THE BUILDING OFFICIAL.
- CONTRACTOR IS RESPONSIBLE FOR FIRE CALLING. ALL PENETRATIONS TO MEET A FIRE PENETRATION ASSEMBLY REQUIREMENTS.
- COORDINATE WITH OWNER AND DESIGNATED ELECTRICAL PLANS FOR UNIT CALL SYSTEM.
- SEE ENLARGED AREA PLANS FOR WALL INDICATORS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
- IDENTIFY, MARK, SHOW, & NUMBER FOR REFERENCE ONLY (TYPE).
- DELETED DIMENSIONS ARE 20'-10 1/8" (E) 10'-0" (F) 20'-10 1/8" (G)

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Saint Paul, MN 55101  
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www.WEARENILE.com

**85 % PROG. SET - SHPO REVIEW**  
10/13/2025

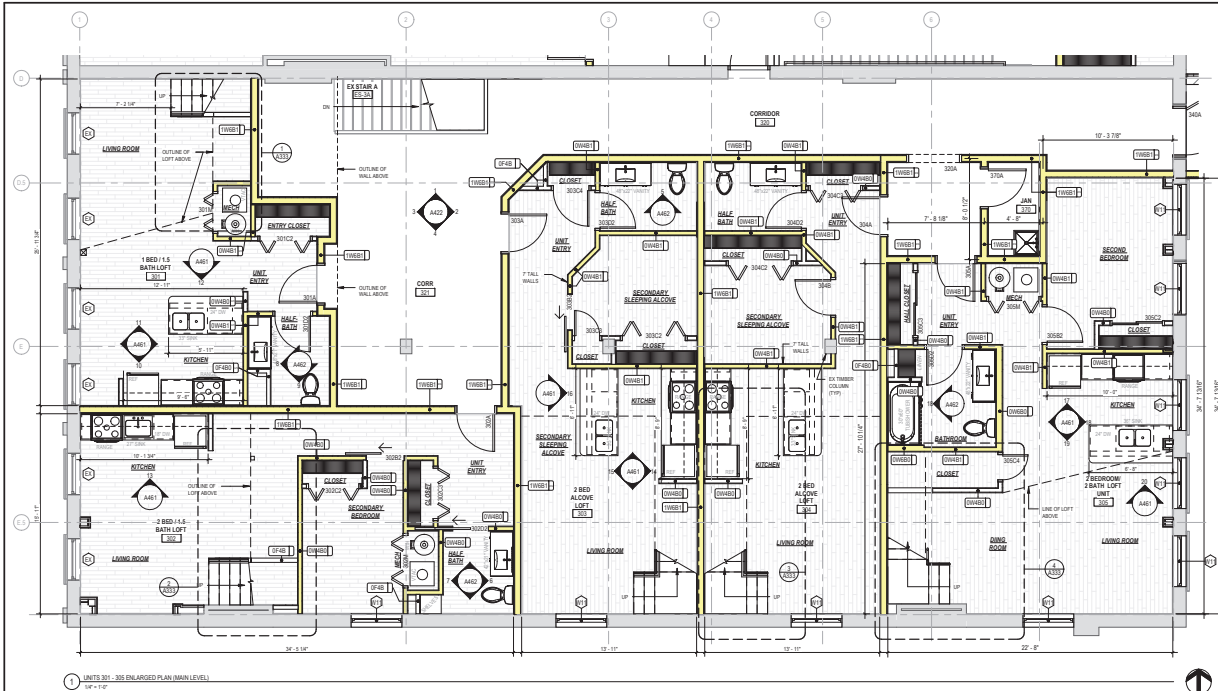
**NOT FOR CONSTRUCTION**

**HPD PORTFOLIO**  
BUILDING ADDITION & RENOVATIONS  
217 / 218 / 201 / 202 / 203 / 204 / 205 / 206 / 207 / 208 / 209 / 210 / 211 / 212 / 213 / 214 / 215 / 216 / 217 / 218 / 219 / 220 / 221 / 222 / 223 / 224 / 225 / 226 / 227 / 228 / 229 / 230 / 231 / 232 / 233 / 234 / 235 / 236 / 237 / 238 / 239 / 240

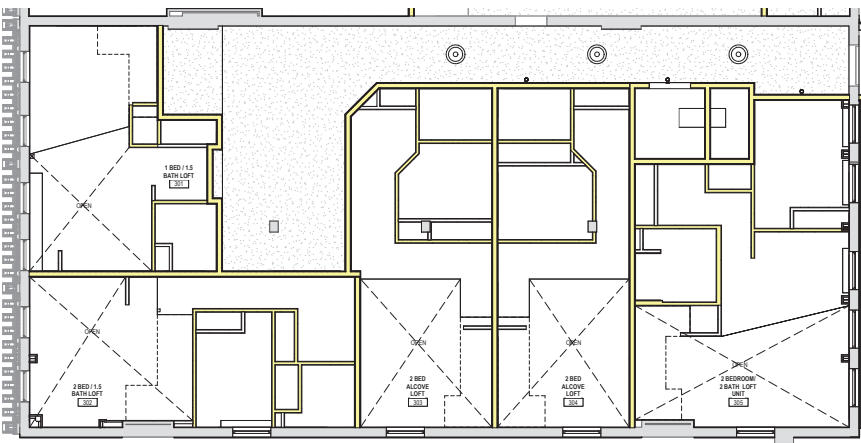
REV. DATE DESCRIPTION

PROJECT NUMBER: 24009  
DRAWN BY: PSH  
CHECKED BY: JWB  
ISSUED FOR PERMIT: TBD

221 CENTRAL - 2nd  
FLR ENLGD PLAN &  
RCP  
A454



1 UNITS 301 - 305 ENLARGED PLAN (MAIN LEVEL)  
1/4" = 1'-0"



2 UNITS 301 - 305 ENLARGED RCP PLAN (MAIN LEVEL)  
1/4" = 1'-0"



**GENERAL REFLECTED CEILING PLAN NOTES**

- SEE REFLECTED CEILING PLAN SHEETS A-01 FOR REFLECTED CEILING PLAN.
- SEE UNIT PLAN SHEETS FOR REFLECTED CEILING PLAN INFORMATION (TYP).
- REFLECTED CEILING PLANS SHOW DIMENSIONS ONLY. OWNER'S RESPONSIBILITY FOR MECHANICAL, ELECTRICAL AND OTHER TRADE PLAN FOR DEVICES, TYPES, SIZES, SPECIFICATIONS AND INSTALLATION LOCATIONS.
- GENERAL AND/OR REFLECTED CEILING PLAN NOTES ABOVE LAYERS BY SUPP. UPPER PORTION OF ALL EXISTING WALLS WHERE FRAMING IS EXPOSED FROM DEMOLITION OF EXISTING DROP CEILING.
- DEVICES SHOWN ON ARCHITECTURAL PLANS AND NOT ON THE ENGINEERING PLANS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY FOR CLARIFICATION.
- ACCIDENTAL CEILING GRID SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR ELEVATION TO FINISHED CEILING ELEVATION.
- CENTER RECESSED LIGHTS, ELECTRICAL AND MECHANICAL DEVICES AND SPRINKLER HEADS IN CEILING PANELS WHERE RECESSED LIGHTS ARE SHOWN OFF-CENTER IN A 2' x 4' ACCENT CEILING PANEL, CENTER THE FIXTURE WITHIN THE 2' x 2' PORTION OF THE PANEL.
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL COORDINATE ALL DEVICES REQUIRING ACCESS IN TYPICAL WALL-ACCESSIBLE CEILING. PROVIDE ACCESS PANELS AS REQUIRED. PAINT PANEL AND TRIM TO MATCH CEILING UNLESS NOTED OTHERWISE.
- PROVIDE CEILING EXPANSION JOINTS AT ALL LARGE FLAME SURFACES OF SPRAY FOAM TO JAMB AREAS TO 300 SQUARE FEET OR 30' AT AND AT OTHER LOCATIONS AS RECOMMENDED BY THE MANUFACTURER TO PREVENT CRACKING. VERIFY ALL PROPOSED EXPANSION JOINTS WITH GC AND OWNER.
- CONTRACTOR TO COORDINATE INSTALLATION OF SPRINKLER AND SMOKE/HEAT DETECTORS TO SATISFY CURRENT BUILDING CODE REQUIREMENTS.
- SEE ROOM FINISH SCHEDULE FOR CEILING FINISHES NOT SHOWN ON THIS PLAN.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, SPEAKERS, SMOKE/HEAT DETECTORS, EXIT LIGHTS, ACCESS PANELS, SPRINKLER HEADS, WALL MOUNTED SPEAKERS, SURVEILLANCE EQUIPMENT AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES SO AS NOT TO CAUSE INTERFERENCE WITH OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS CONFLICT WITH MECHANICAL PLAN.
- FIRE SUPPRESSION PLAN ARE BY OTHERS AND PROVIDED UNDER A SEPARATE SUBMITTAL. FIRE SUPPRESSION DESIGNER TO COORDINATE WITH FINISHES SHOWN ON REFLECTED CEILING PLANS, MECHANICAL PLANS AND ELECTRICAL PLANS TO AVOID CONFLICT.
- ALL RECESSED LIGHT FIXTURES THAT PENETRATE A RATED FLOOR/CEILING OR ROOF/PENETRATING ASSEMBLY ARE REQUIRED TO HAVE A RATED COVER TO MAINTAIN THE ASSEMBLY. PROVIDE DWG/FIRE RATED COVER WHERE REQUIRED.
- SEE SHEETS A-451 THROUGH A-457 FOR RESIDENT UNIT REFLECTED CEILING PLANS.

**GENERAL FLOOR PLAN NOTES**

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR REVISIONS OR SPECIFIC DRAWINGS.
- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- COORDINATE ALL PROJECT SCHEDULES WITH OWNER OR AS SPECIFIED ABOVE SHOWN ON THE DRAWINGS.
- PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE OBSTRUCTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
- MINIMIZE NOISE TO LEVELS ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROTECT DUCT CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL INSTALLATIONS OF EGRESS, FIRE ALARMS AND/OR SMOKE/HEAT/ ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AGENCY.
- FOR EXTERIOR WALLS, ALL DIMENSIONS TO FACE OF FOUNDATION OR TO FACE OF EXTERIOR MASONRY TO FACE OF EXTERIOR MASONRY. FOR INTERIOR WALLS, ALL CENTLINE DIMENSIONS ARE FORM CENTER OF ASSEMBLY TO TO CENTER OF ASSEMBLY UNLESS NOTED OTHERWISE. OWNER'S RESPONSIBILITY FOR THE PUBLIC/OWNER'S SITE WHERE POSSIBLE. OVERALL RESIDENT UNIT DIMENSION ARE TO FACE OF FINISH MATERIAL.
- SEE SHEET A-01 FOR WALL TYPE ASSEMBLIES. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE TYPE "M".
- UNIT WALLS SHOWN BLUE TO BE OF FINISH HEIGHT A.F.F.
- PROTECT EXISTING FLOOR AND TRACE. CHECK THE RESIDENT UNITS ARE BUILT FROM COMMON AREAS AS WELL AS FROM EACH OTHER. SEE DETAILS FOR TYPICAL DRAFT STOP CONSTRUCTION.
- VERIFY LOCATION, SIZE AND WALL THICKNESS REQUIRED TO RECESS MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE RATED REQUIREMENTS OF THE WALL IF REQUIRED AT BUILT IN ITEMS SUCH AS ELECTRICAL PANELS, DUCTS, PUPS, UNIT VENTILATORS, FIRE EXTINGUISHERS, ETC.
- CUT OUTS FOR MECHANICAL AND ELECTRICAL ITEMS SHALL BE ACCOMPANIED IN SUCH A MANNER THAT STANDARD 5/8" X 1/8" PLATE CORNERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. APPLY FIRE RATED SEALANT AT FINISHED CONDITIONS.
- WHERE FINING, STRUCTURAL COMPONENTS, DUCTS OR CONDUITS PASS THROUGH WALLS, ALL OPENINGS SHALL BE SEALED BOTH SIDES WITH GROUT, PLATE, OR ORIGINAL TYPE AND COMPOUND. APPLY FIRE RATED MATERIAL AND FIRE RATED SEALANT AS REQUIRED AT RATED WALLS. PRESTOP ALL OPENINGS THROUGH ALL FLOORS AND WALLS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- METAL BLOODING (WOOD OR METAL) IN WALLS WHERE EXPOSED. EQUIPMENT OR CABINETS ARE TO BE MOUNTED. EXAMPLES INCLUDE, BUT NOT LIMITED TO: BEHIND MIRRORS, SHELVES, SPOW DISPENSERS, COFFINAGE, GRAB BARS, TOWEL DISPENSERS, LAUNDRIES, WATER CLOSETS, COAT CLOAKS, DRINKING FOUNTAINS, ETC. PROVIDE, HANDRAILS, CHAIR WALLS, CUPBOARD, CABINETS, WALL MOUNTED TELEVISIONS, MANTLE, HOLD-OPEN, ETC. PROVIDE BLOODING FOR FUTURE GRAB BARS IN BATHROOMS AS INDICATED ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL ASPECTS OF THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONING PROJECT. ANY REFERENCES TO OTHER TRADES OR DIVISIONS ARE SUGGESTING ONLY.
- ALL STRUCTURAL STEEL TO BE REINFORCED IN ACCORDANCE WITH ALL APPLICABLE CODES AND LOCAL BUILDING DEPARTMENT.
- ALL FINISHES ARE PER THE FINISH SCHEDULE UNLESS OTHERWISE NOTED OR NOTED ON THE PLANS.
- FINISH ACCESS PANELS AS REQUIRED AT ALL RECESS DRAWINGS.
- SAFETY GLAZING IS REQUIRED FOR GLAZING WITHIN ZONE OF A DOOR SWING, WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 48" ABOVE THE FINISH FLOORING. IN SWINGING DOORS AND GLAZING WITHIN AND BEHIND PANELS OF SLIDING DOOR ASSEMBLIES.
- PROVIDE 5/8" TYPE "Y" FINISH CHAMFER OR GLASS MAT OPSYRAM BOARD AT ALL "MET" WALLS I.E. BATHVIT, TOILET, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW OR EXISTING DOORS SWING FREELY OVER ALL NEW OR EXISTING FLOOR FINISHES.
- METAL OPSYRAM BOARD CONTROL JOINTS PER DETAILS AND AT A MAXIMUM OF 30" ON CENTER AND WHERE OPSYRAM BOARD MEETS OTHER MATERIALS.
- FIRE BLOODING TO BE INSTALLED A MINIMUM EVERY 12" VERTICALLY.
- APPLY SOUND SEALANT WHERE WALL MEETS FLOOR AND AT ALL PENETRATIONS IN RESIDENT UNIT WALLS.
- BEFORE INSTALLATION OF ANY OF THE FIRE RESISTIVE THROUGH OR MEMBRANE PENETRATION FIREBLOCK SYSTEMS AND ANY FIRE RESISTIVE CONTROL SYSTEMS, DETAIL TESTING AND INSTALLATION INFORMATION ON EACH OF THE SPECIFIC LISTED ASSEMBLIES INTEREST FOR USE MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR CODE REVIEW. THE SPECIFIC ASSEMBLIES MUST ALSO BE OBTAINED FOR EACH INTERESTED USE IF PROPER PENETRATION SIZE AND RATING INFORMATION IS NOT PROVIDED ON THE TYPE OF CONSTRUCTION MATERIAL THAT IS BEING USED. EACH TRADE PERSON RESPONSIBLE FOR SEALING SAID CONDITIONS MUST PROVIDE THIS INFORMATION TO THE BUILDING INSPECTOR FOR REVIEW PRIOR TO INSTALLATION OF ANY ASSEMBLY (PER TO 712 AND 713).
- CONTRACTOR IS RESPONSIBLE FOR FIRE CALLING. ALL PENETRATIONS TO MEET (A) FIRE PENETRATION ASSEMBLY REQUIREMENTS; (B) COORDINATE WITH OWNER AND MECHANICAL/ELECTRICAL PLANS FOR UNIT CALL SYSTEM; (C) IDENTIFY AND CALL OUT ALL PENETRATIONS TO MEET (A) FROM THE NEAREST REFERENCE WALL IF FROM TYPICAL TO FRAME OPENING, UNLESS DIMENSIONED OTHERWISE.
- COORDINATE WITH OWNER AND MECHANICAL/ELECTRICAL PLANS FOR UNIT CALL SYSTEM.
- SEE ENLARGED AREA PLANS FOR WALL THICKNESS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
- FINISH USE, FINISH SCHEDULE AND FINISH SCHEDULE INFORMATION (TYP).
- SEE SHEETS A-451 THROUGH A-457 FOR RESIDENT UNIT REFLECTED CEILING PLANS.

**WE ARE NILE**  
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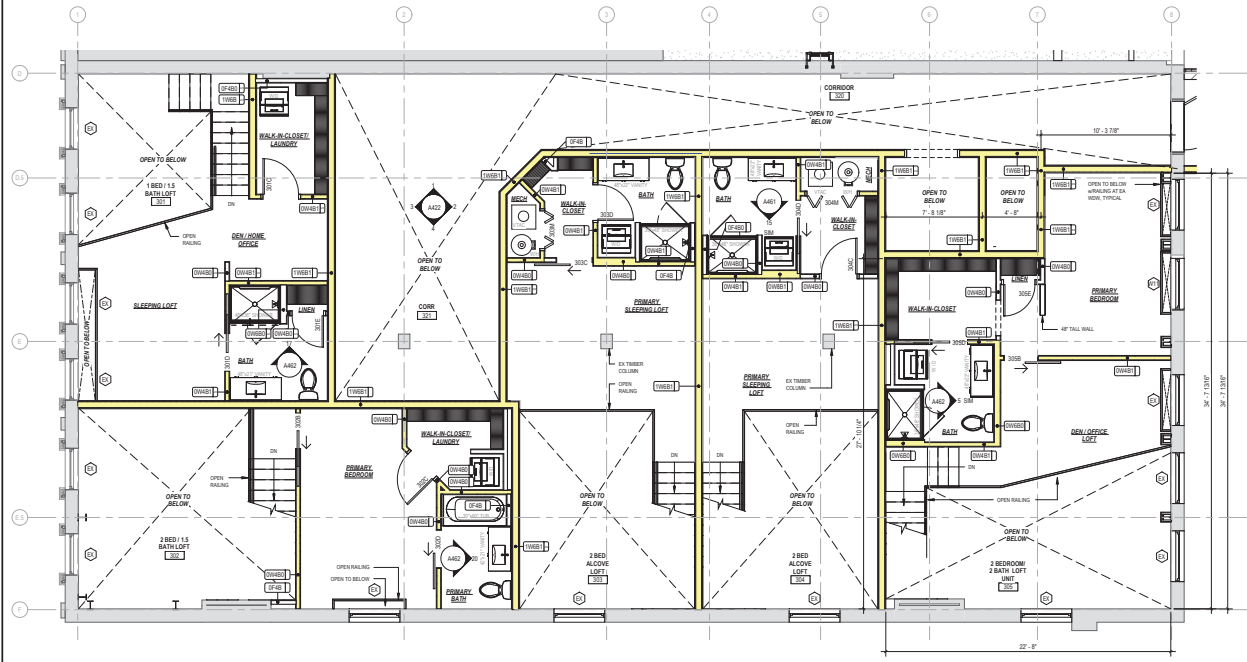
**85% PROG. SET  
- SHPO REVIEW  
10/13/2025**

**NOT FOR  
CONSTRUCTION**

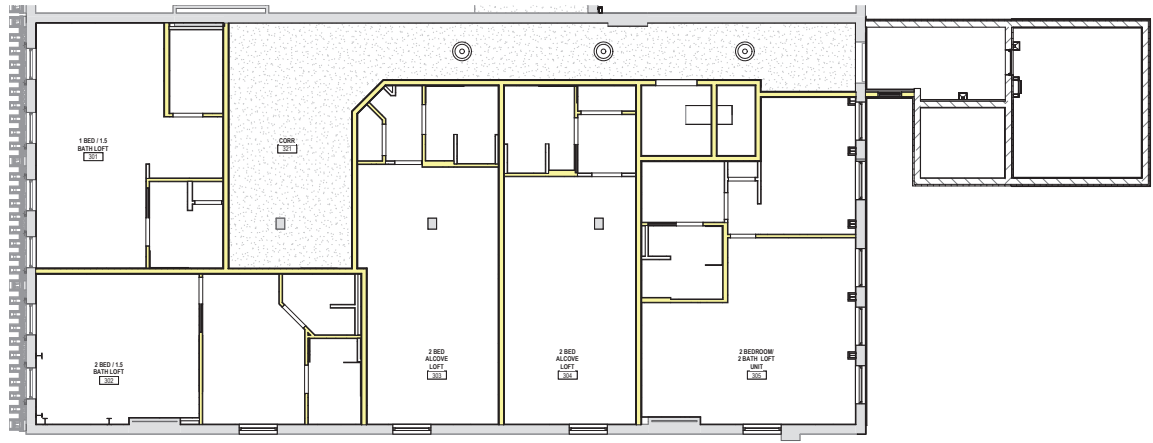
**HPD PORTFOLIO**  
BUILDING ADDITION & RENOVATIONS  
217 CENTRAL - 3rd FLOOR, CENTRAL AVENUE, NORTH  
FARGO, MINNESOTA 55102

REV DATE DESCRIPTION

PROJECT NUMBER: 24009  
DRAWN BY: PSH  
CHECKED BY: JWH  
ISSUED FOR PERMIT: TBD  
**217 CENTRAL - 3rd  
FLR ENLGD PLAN &  
RCP**  
**A455**



1 UNITS 301 - 305 ENLARGED PLAN (LOFT LEVEL)  
 10' x 10'



2 UNITS 301 - 305 ENLARGED RCP PLAN (LOFT LEVEL)  
 3'10" x 10'



**GENERAL REFLECTED CEILING PLAN NOTES**

- SEE REFLECTED CEILING PLAN SHEETS A-01 FOR REFLECTED CEILING PLAN.
- SEE UNIT PLAN SHEETS FOR REFLECTED CEILING PLAN INFORMATION (TYP).
- REFLECTED CEILING PLAN SHOWS POSITION NOT ON OTHER TRADES. ALL MECHANICAL, ELECTRICAL AND OTHER TRADE PLAN FOR DEVICES, TYPES, SIZES, SPECIFICATIONS AND INSTALLATION LOCATIONS.
- GENERAL AND/OR REFLECTED CEILING PLAN NOTES AND/OR LAYERS BY SUPP. UPPER PORTION OF ALL EXISTING WALLS WHERE FRAMING IS EXPOSED FROM DEMOLITION OF EXISTING DROP CEILING.
- DEVICES SHOWN ON ARCHITECTURAL PLANS AND NOT ON THE ENGINEERING PLANS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY FOR CLARIFICATION.
- ACoustICAL CEILING SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR ELEVATION TO FINISHED CEILING ELEVATION.
- CENTER RECESSED LIGHTS, ELECTRICAL AND MECHANICAL DEVICES AND SPRINKLER HEADS IN CEILING PANELS WHERE RECESSED LIGHTS ARE SHOWN OFF-CENTER IN A 2' x 4' ACCOURED CEILING PANEL, CENTER THE FIXTURE WITHIN THE 2' x 4' PORTION OF THE PANEL.
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL COORDINATE ALL DEVICES REQUIRING ACCESS IN TYPICAL ACCESSIBLE CEILING. PROVIDE ACCESS PANELS AS REQUIRED. PAINT PANEL AND TRIM TO MATCH CEILING PANELS NOTED OTHERWISE.
- PROVIDE CEILING EXPANSION JOINTS AT ALL LARGE FLARE SURFACES OF SPRINKLER HEADS TO LIMIT AREAS TO 300 SQUARE FEET OR 30" AFF AND AT OTHER LOCATIONS AS RECOMMENDED BY THE MANUFACTURER TO PREVENT CRACKING. VERIFY ALL PROPOSED EXPANSION JOINTS LOCATIONS WITH GC AND OWNER.
- CONTRACTOR TO COORDINATE INSTALLATION OF SPRINKLER AND SMOKE/HEAT DETECTORS TO SATISFY CURRENT BUILDING CODE REQUIREMENTS.
- SEE ROOM FINISH SCHEDULE FOR CEILING FINISHES NOT SHOWN ON THIS PLAN.
- COORDINATE EXACT LOCATIONS OF LIGHT FIXTURES, SPEAKERS, SMOKE/HEAT DETECTORS, EXIT LIGHTS, ACCESS PANELS, SPRINKLER HEADS, IRIG BATH SUPPONES, ROBOTIC SURVEILLANCE EQUIPMENT AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES SO AS NOT TO CAUSE INTERFERENCE WITH OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS CONFLICT WITH ARCHITECTURAL PLAN.
- FIRE SUPPRESSION PLAN ARE BY OTHERS AND PROVIDED UNDER A SEPARATE SUBMITTAL. FIRE SUPPRESSION DESIGNER TO COORDINATE WITH FINISHES SHOWN ON REFLECTED CEILING PLAN, MECHANICAL PLANS AND ELECTRICAL PLANS TO AVOID CONFLICT.
- ALL RECESSED LIGHT FIXTURES THAT PENETRATE A RATED FLOOR/CEILING OR ROOF/PENETRATION ASSEMBLY ARE REQUIRED TO HAVE A RATED COVER TO MAINTAIN THE ASSEMBLY. PROVIDE RATED FIRE RATED COVER WHERE REQUIRED.
- SEE SHEETS A-451 THROUGH A-457 FOR RESIDENT UNIT REFLECTED CEILING PLANS.

**GENERAL FLOOR PLAN NOTES**

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR REVISED OR SPECIFIC DRAWINGS.
- NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
- NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
- COORDINATE ALL PROJECT SCHEDULES WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
- PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE FOR APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE OBSTRUCTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
- MINIMIZE NOISE TO LEVELS ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL FOUNDATION OF EXISTING FOUNDATION, SPRAWLER, FIRE ALARMS AND/OR SMOKE/HEAT ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AGENCY.
- FOR EXTERIOR WALLS, ALL DIMENSIONS TO FACE OF FOUNDATION TO FACE OF FOUNDATION OR FROM FACE OF EXTERIOR MASONRY TO FACE TO FACE OF EXTERIOR MASONRY. FOR INTERIOR WALLS, ALL CENTRAL DIMENSIONS ARE FROM CENTER OF ASSEMBLY TO CENTER OF ASSEMBLY. UNLESS NOTED OTHERWISE, IN-WALL DIMENSIONS ARE FROM CENTER OF ASSEMBLY TO CENTER OF ASSEMBLY. UNLESS NOTED OTHERWISE, OVERALL RESIDENT UNIT DIMENSIONS ARE TAKE TO FACE OF FINISH MATERIAL.
- SEE SHEET A-001 FOR WALL TYPE ASSEMBLIES. UNLESS NOTED OTHERWISE, ALL WALLS ARE TO BE TYPE "MAY".
- UNIT WALLS SHOWN BLUE TO BE OF FINISH-HEIGHT A.F.F.
- PROVIDE BRISTLE TOPS ON FLOORING AND TRACE SUCH THAT THE RESIDENT UNITS ARE ISOLATED FROM COMMON AREAS AS WELL AS FROM EACH OTHER. SEE DETAILS FOR TYPICAL DRAFT STOP CONSTRUCTION.
- VERIFY LOCATION, SIZE AND WALL THICKNESS REQUIRED TO RESIST MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE-RATING REQUIREMENTS OF THE WALL (IF REQUIRED) AT BUILT IN ITEMS SUCH AS ELECTRICAL PANELS, DUCTS, PIPES, UNIT VENTILATORS, FIRE EXTINGUISHERS, ETC.
- CUT OUTS FOR MECHANICAL AND ELECTRICAL ITEMS SHALL BE ACCOMPANIED IN SUCH A MANNER THAT STANDARD 6/8" OUCHON PLATE COVERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. APPLY FIRE RATED SEALANT AT RATED CONDITIONS.
- WHERE PIPING, STRUCTURAL COMPONENTS, DUCTS OR CONDUITS PASS THROUGH WALLS, ALL OPENINGS SHALL BE SEALED BOTH SIDES WITH GROUT, PLATE, OR CRITICAL TAPE AND COMPOUND. APPLY FIRE-RESISTANT MATERIAL AND FIRE RATED SEALANT AS REQUIRED AT RATED WALLS. PREPARE ALL OPENINGS THROUGH ALL FLOORS AND WALLS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- METAL BLOODING (WOOD OR METAL) IN WALLS WHERE FUTURE ACCESSORIES, EQUIPMENT OR CABINETS ARE TO BE MOUNTED. EXAMPLES INCLUDE, BUT NOT LIMITED TO, BENCH MARKERS, SHELVES, SHIP DISPENSERS, COFFINING, GRAB BARS, TOWEL DISPENSERS, LAUNDERS, WATER CLOSETS, COAT COCKETS, DRAWING COCKETS, ETC. PROVIDE BLOODING FOR FUTURE GRAB BARS IN BATHROOMS AS INDICATED ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL ASPECTS OF THE CONTRACT AND TO PROVIDE A COMPLETE AND FUNCTIONAL PROJECT. ANY REFERENCES TO OTHER TRADES OR DIVISIONS ARE SUGGESTING ONLY.
- ALL STRUCTURAL STEEL TO BE REINFORCED IN WALLS AND FLOORS AS SHOWN ON DRAWINGS.
- ALL FINISHES ARE PER THE FINISH SCHEDULE UNLESS NOTED OTHERWISE ON THE PLANS.
- FINISH ACCESS PANELS AS REQUIRED AT ALL TRADES DRAWINGS.
- SAFETY GLAZING IS REQUIRED FOR GLAZING WITHIN ZONED AREAS OF A DOOR SWING, WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE FINISH FLOORING. IN SWINGING DOORS AND GLAZING WITHIN AND BEHIND PANELS OF SLIDING DOOR ASSEMBLIES.
- PROVIDE 5/8" TYPE "Y" FIBER CEMENT OR GLASS MAT OPSYRIM BOARD AT ALL "NET" WALLS I.E. BATHVANS, TOILET, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NEW OR EXISTING DOORS SWING FREELY OVER ALL NEW OR EXISTING FLOOR FINISHES.
- METAL OPSYRIM BOARD JOINTS PER DETAILS AND AT A MAXIMUM OF 30" ON CENTER AND WHERE OPSYRIM BOARD MEETS OSYRIM MATERIALS.
- FIRE BLOODING TO BE INSTALLED A MINIMUM EVERY 6" VERTICALLY.
- APPLY SOUND SEALANT WHERE WALLS MEET FLOOR AND AT ALL PENETRATIONS IN RESIDENT UNIT WALLS.
- PERIOD OF INSTALLATION OF ANY OF THE FIRE-RESISTIVE THROUGH OR MEMBRANE PENETRATION FIREBLOCK SYSTEMS AND ANY FIRE-RESISTIVE SYSTEMS, DETAIL TESTING AND INSTALLATION INFORMATION ON EACH OF THE SPECIFIC TESTED ASSEMBLIES INTEREST FOR USE MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR CODE REVIEW. THE SPECIFIC ASSEMBLIES MUST ALSO BE OBTAINED FOR EACH INTERESTED USE IF PROPER PRESENTATION SIZE AND RATING CONDITION INFORMATION ON THE TYPE OF CONSTRUCTION MATERIAL THAT IT IS BEING USED IN. EACH TRADE PERSON RESPONSIBLE FOR SEALING SAID CONDITIONS MUST PROVIDE THIS INFORMATION TO THE BUILDING INSPECTOR FOR REVIEW PRIOR TO INSTALLATION OF ANY ASSEMBLY PER TO 712 AND 710.
- CONTRACTOR IS RESPONSIBLE FOR FIRE CALLING. ALL PENETRATIONS TO MEET A FIRE PENETRATION ASSEMBLY REQUIREMENTS.
- COORDINATE WITH OWNER AND MECHANICAL/ELECTRICAL PLANS FOR UNIT CALL SYSTEM.
- SEE ENLARGED AREA PLAN FOR WALL TYPE INDICATORS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
- FINISH USE, FINISH SCHEDULE AND ROOMS FOR REFERENCE ONLY (TYP).
- SEE SHEETS A-451 THROUGH A-457 FOR RESIDENT UNIT REFLECTED CEILING PLANS.



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Harry Davis, City Planning Manager  
**THROUGH:**  
**MEETING DATE:** January 21, 2026  
**SUBJECT:** 2026 Preservation Awards Program

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**BACKGROUND:**

The 2026 Awards Program has begun! The application is now live on the city website and letters were mailed to all property owners within the HPD and properties listed on the National Register. People and organizations may submit applications until the end of April.

**REQUESTED ACTION:**

No action needed. Spread the word about the program.

**ATTACHMENTS:**



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Harry Davis, City Planning Manager  
**THROUGH:**  
**MEETING DATE:** January 21, 2026  
**SUBJECT:** Pre 2026 Annual Meeting

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**BACKGROUND:**

Every year in February, the HPC has an annual meeting to:

- Elect Officers
- Review the Meetings for this Year
- Review HPC Bylaws

The HPC may choose to adopt a work plan for this year, which may include goals and action steps.

**REQUESTED ACTION:**

No formal action needed. Please provide staff guidance on crafting the annual meeting agenda.

**ATTACHMENTS:**