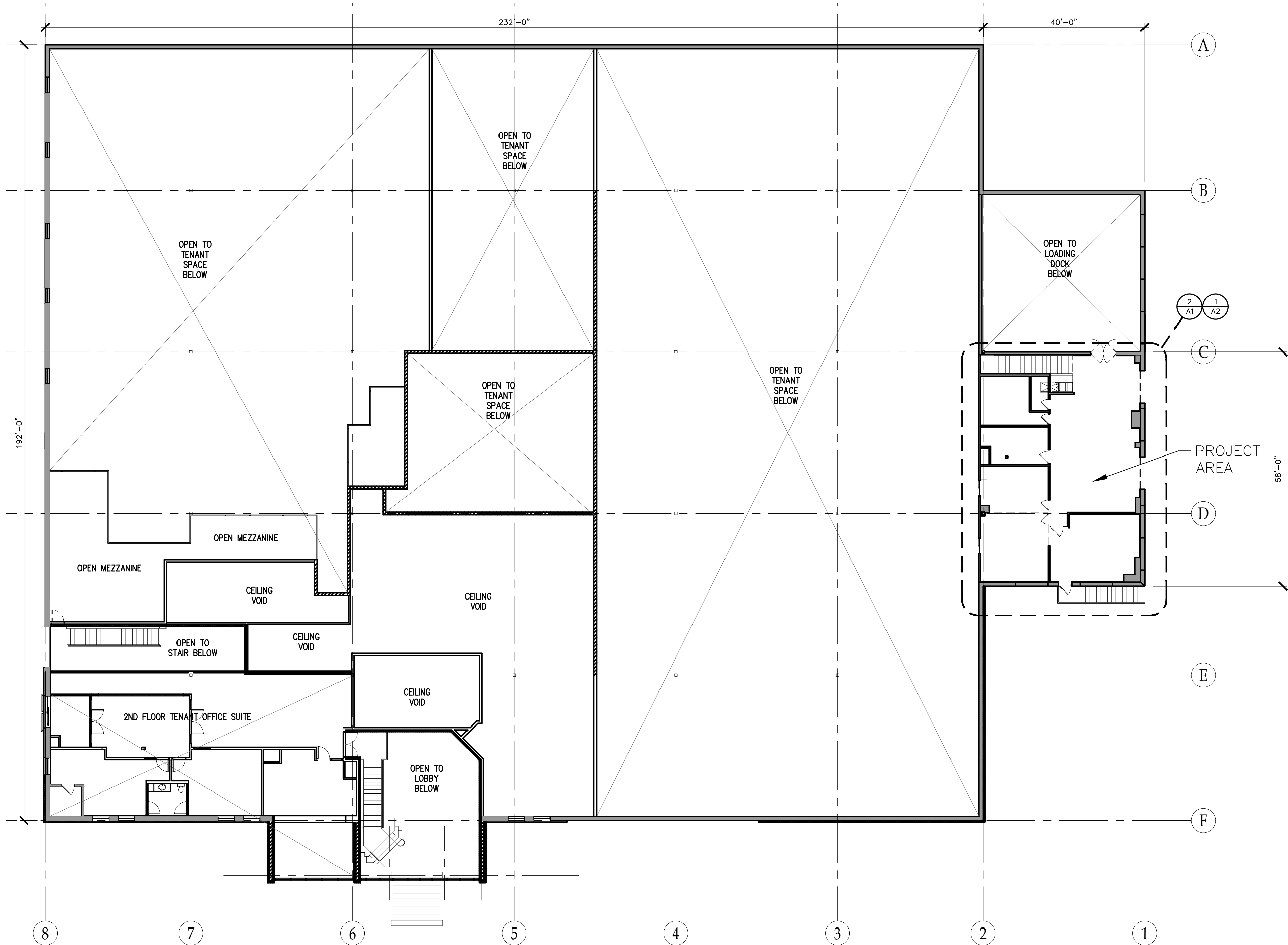
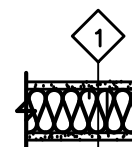




1
A1
OVERALL 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"
PLAN NORTH

Wall Type Key



Gypsum Wallboard, Metal Studs, Insulation.
One layer 5/8" gypsum wallboard applied to each side of
3/8" metal studs 24" o.c. Provide a minimum of 3"
sound attenuating batt insulation.

Code Data

Applicable Code: Minnesota State Building Code 2015 ed.
International Building Code 2012

Building Height: 1 Story with two partial 2 story areas
and a mezzanine

Existing Occupancy Groups: B, S1, and S2
Occupancy Separations: None (Non-separated Uses)

Proposed Occupancy Groups: B, S1 and S2

Project Summary: Interior remodeling of an existing
2nd floor office space. Project includes adding two
exterior windows and a new toilet room.

PROJECT FLOOR AREA AND OCCUPANT LOAD

SPACE	OCCUPANCY	AREA	FUNCTION	OCC. LOAD
Project Area	B	2160	office	22
TOTALS		2160		22

SANITARY FIXTURES REQUIRED: TENANT #2 GARAGE AND MEZZANINE

S Occupancy for Tenant #2 55 Occupants

1 WC and 1 Lav required per sex for S Occupants

SANITARY FIXTURES PROVIDED TENANT #2 GARAGE AND MEZZANINE

	Water Closet	Urinal	Lavatory	Service Sink	Drinking Fountain
Women	1	--	1	--	alternative provided
Men	2	2	2	--	

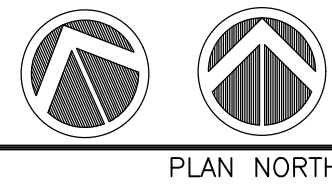
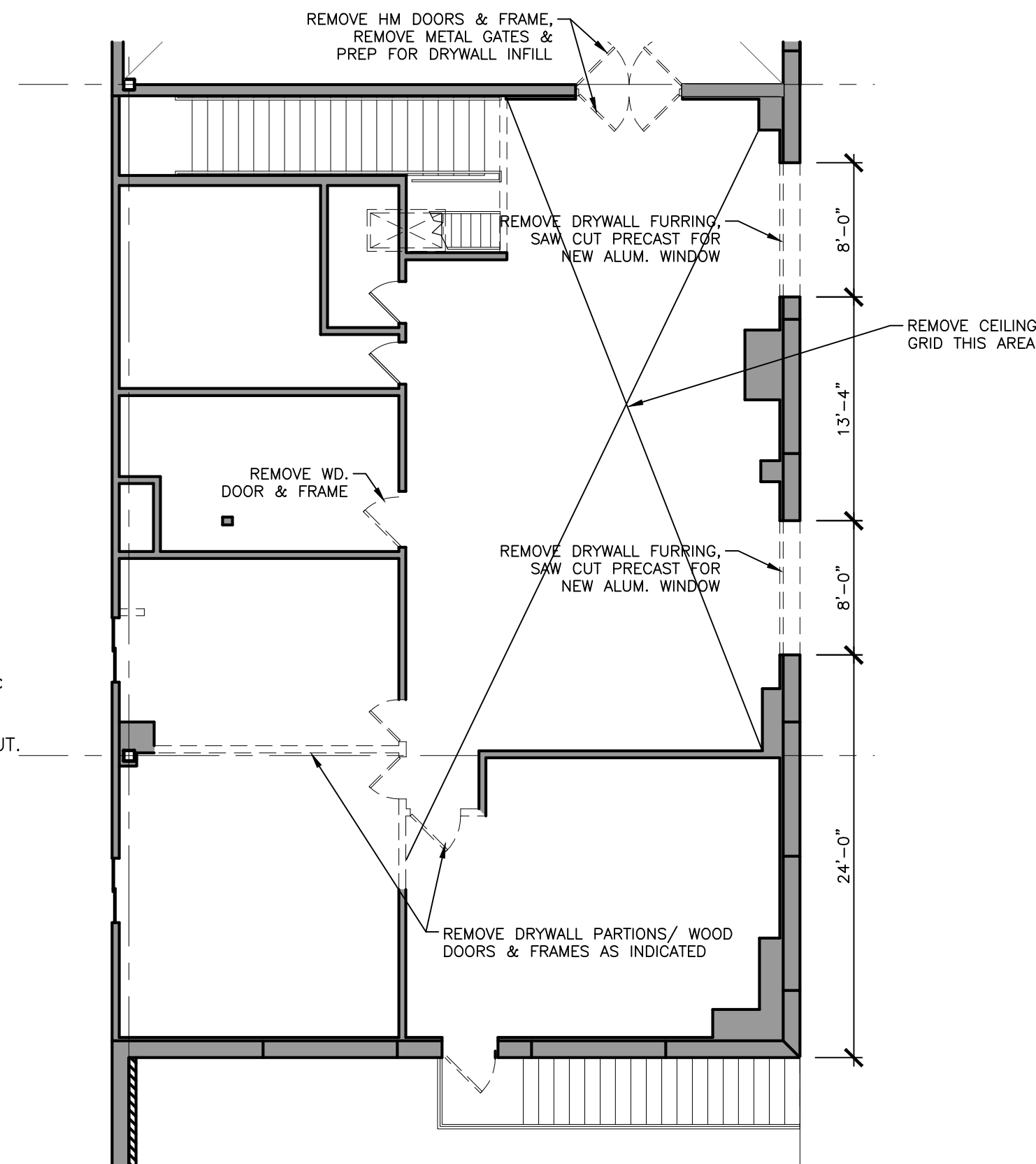
Accessibility: Fully Accessible per Minnesota Bldg. Code Ch. 1341

- DEMO GENERAL NOTES:
1. REMOVE EXISTING CARPET & BASE THROUGHOUT
 2. REMOVE EXISTING CEILING TILES & LIGHTS THROUGHOUT.
 3. SAWCUT/COREDRIILL AS REQUIRED FOR NEW PLUMBING WORK. SEE 1/A2
 4. REFER TO SHEET A3 FOR ADDITIONAL CEILING DEMO.

2
A1

DEMOLITION PLAN

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



Sheet Index

- A1 REFERENCE PLAN, DEMO PLAN, CODE REVIEW, WALL TYPES
A2 FLOOR PLAN, DETAILS AND SCHEDULES
A3 REFLECTED CEILING PLANS

Symbol Legend

1
A1.1

DETAIL INDICATION

100

ROOM NUMBER INDICATION

1
A1.1

ELEVATION INDICATION

3

WALL TYPE INDICATOR

1
A1.1

SECTION INDICATION

EXISTING DOOR

NEW DOOR

DEMOLITION

EXISTING WALL

BARBEAU ARCHITECTS, INC.

ARCHITECTURE AND INTERIOR DESIGN

1000 Blue Gentian Road Suite 135, Eagan, MN 55121
651/675-2284 phone
651/675-2290 fax

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Thomas A. Barbeau

DATE: REG. NO. 19482

OWNER

BLUE WATER I, LLC

PROJECT

SPECTRUM OFFICE
2905 LEXINGTON AVENUE
EAGAN, MN 55121

COMMISSION NUMBER

SHEET TITLE

REFERENCE PLAN
DEMO PLAN, PROJECT DATA

DRAWN BY

TAB

CHECKED BY

DOCUMENT DATE

ISSUED FOR

DATE

CONTRACTOR REVIEW

2/11/20

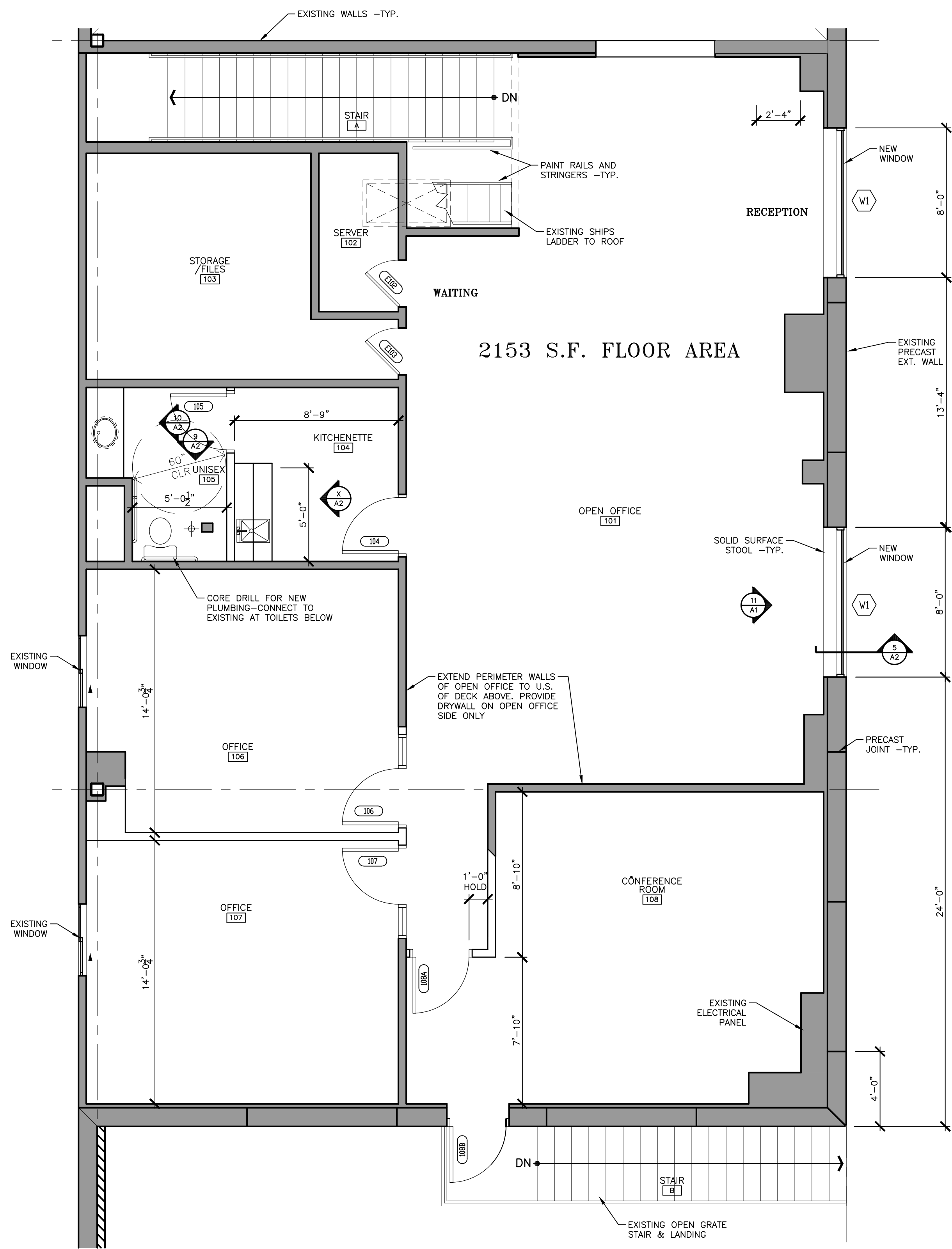
REVISION

DATE

BY

SHEET NUMBER

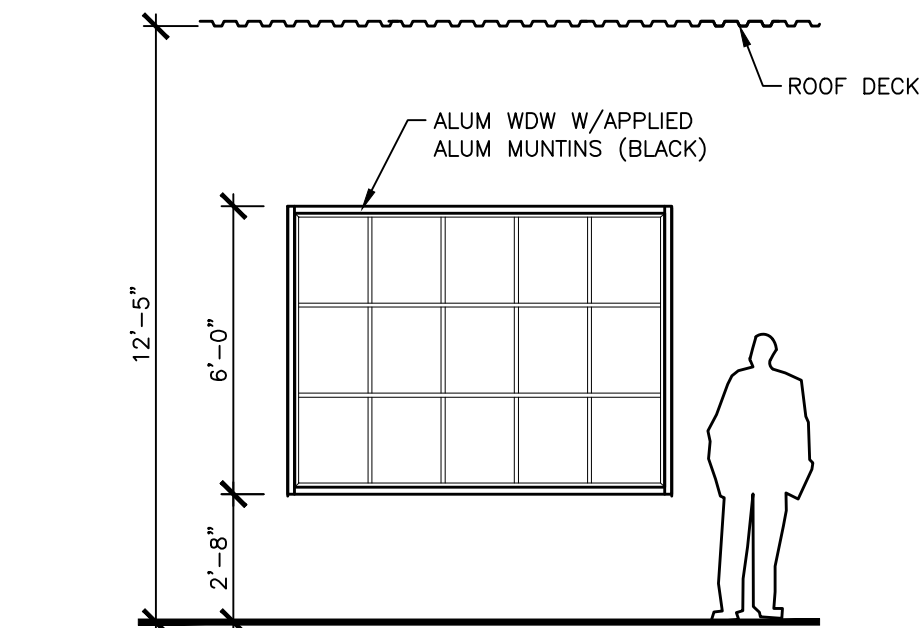
A1



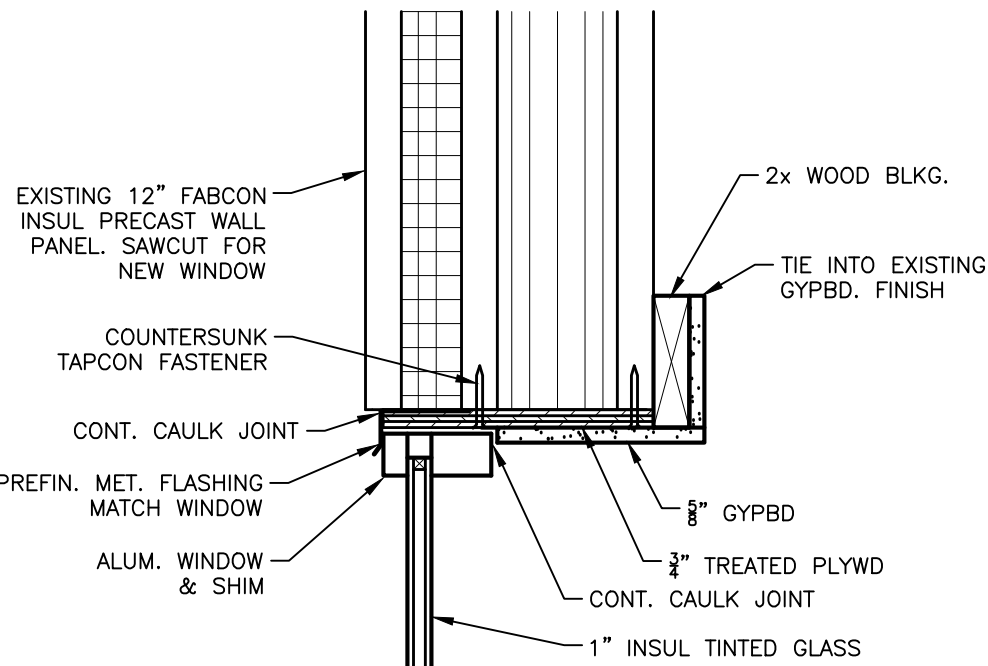
1
A2 FLOOR PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT	REMARKS
101	STAIR 'A'	RUBBER TRD	NONE	PNT	NONE	VARIES	CEILING OPEN TO DECK
102	OPEN OFFICE	CPT. TILE	VINYL	PNT	NONE	12'-5"	CEILING OPEN TO DECK
103	SERVER ROOM	CPT. TILE	VINYL	PNT	ACT	8'-0"	
104	STORAGE/FILES	CPT.	VINYL	PNT	ACT	8'-0"	
105	KITCHENETTE	CER. TILE	C.T.	PNT	ACT	8'-0"	
109	UNISEX TOILET	CER. TILE	C.T.	PNT	ACT	8'-0"	
107	OFFICE	CPT. TILE	VINYL	PNT	ACT	8'-0"	
108	CONFERENCE ROOM	CPT. TILE	VINYL	PNT	ACT	8'-0"	

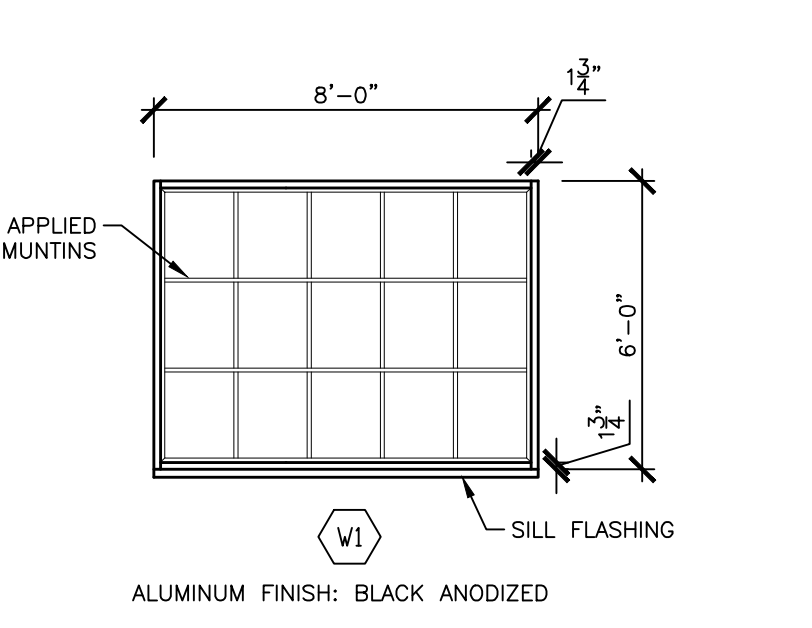
Carpet to be Shaw "Floor Architecture", "Poured Tile" 51206, 24" x 24" Color: "Mineral" 06595
Base to be Johnsonite 4" vinyl coved. Color to be selected.
Interior Wall Paint to be Benjamin Moore premium latex. Colors to be selected.
Interior stair stringers & rails paint to be Benjamin Moore Alkyd Enamel.
Rubber stair treads to be determined.



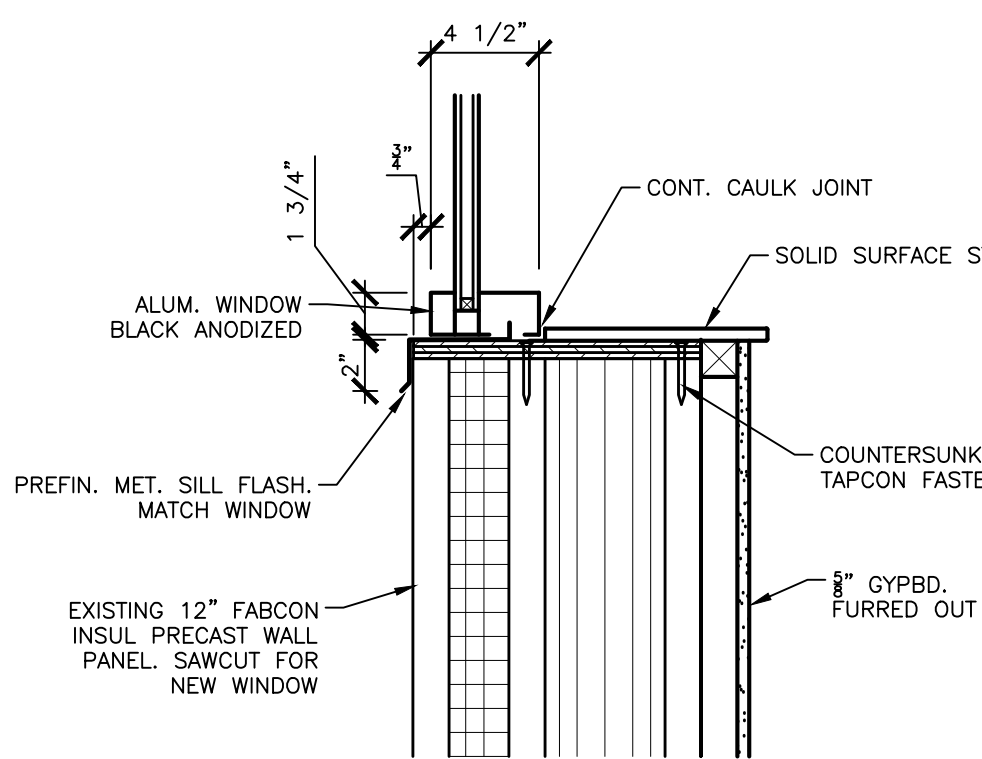
2
A2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



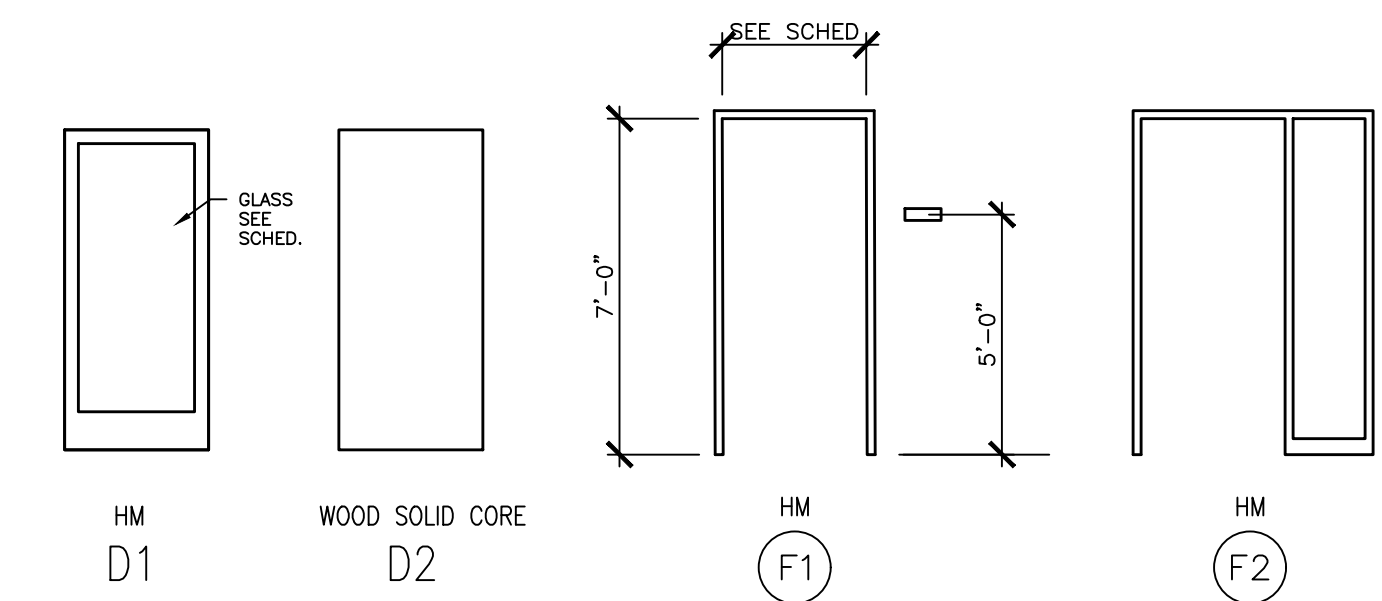
5
A2 HEAD DETAIL AT ALUM WDW. (JAMB SIM.)
SCALE: 1 1/2" = 1'-0"



3
A2 WINDOW TYPES
SCALE: 1/4" = 1'-0"



6
A2 SILL DETAIL
SCALE: 1 1/2" = 1'-0"

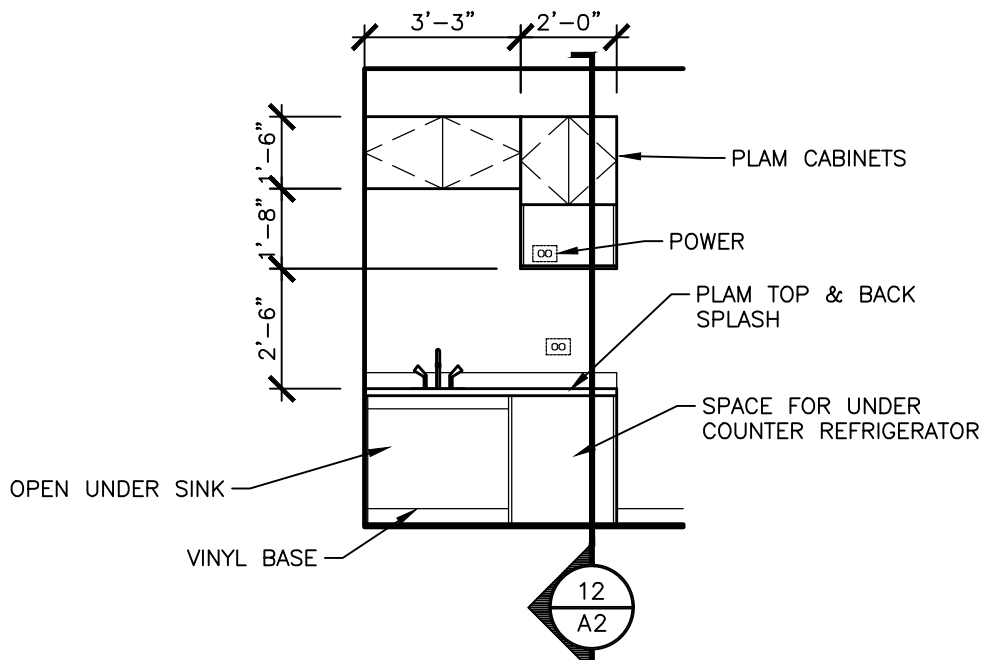


4
A2 DOOR AND FRAME TYPES
SCALE: 1/4" = 1'-0"

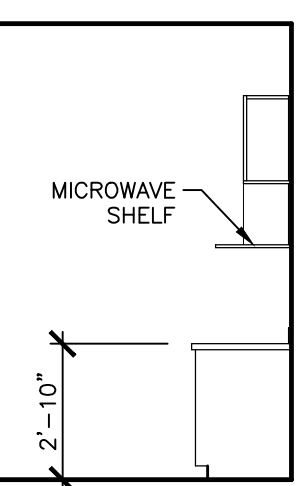
DOOR & FRAME SCHEDULE

DOOR NO.	DOORS			CONSTRUCTION					FRAMES				HOWE GP.	REMARKS: (S.E.=SEE ELEVATION)
	SIZE								CONSTR.					
	WIDTH	HGT.	THK.	MAT'L	TYPE	LABEL	GLASS	FINISH	MAT'L	TYPE	FINISH			
E102	2'-6"	7'-0"	1-3/4"	WD EXISTING	N/A	NONE	NONE	EXISTING	WD EXIST	N/A	EXISTING	---		
E103	2'-6"	7'-0"	1-3/4"	WD EXISTING	N/A	NONE	NONE	EXISTING	WD EXIST	N/A	EXISTING	---		
104	3'-0"	7'-0"	1-3/4"	WD	D2	NONE	NONE	PRE-FIN WALNUT	HM	F1	PNT	1		
105	3'-0"	7'-0"	1-3/4"	WD	D2	NONE	NONE	PRE-FIN WALNUT	HM	F1	PNT	3		
106	3'-0"	7'-0"	1-3/4"	WD	D2	NONE	NONE	PRE-FIN WALNUT	HM	F2	PNT	2		
107	3'-0"	7'-0"	1-3/4"	WD	D2	NONE	NONE	PRE-FIN WALNUT	HM	F2	PNT	2		
108A	3'-0"	7'-0"	1-3/4"	WD	D2	NONE	NONE	PRE-FIN WALNUT	HM	F1	PNT	1		
108B	3'-0"	7'-0"	1-3/4"	HM	D1	NONE	INSUL TEMP.	PRE-FIN WALNUT	HM EXIST	N/A	PNT	4		

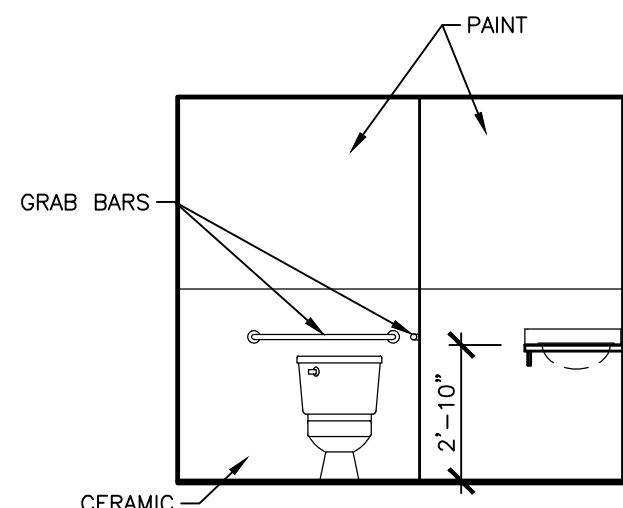
- FINISH NOTES
1. ALL INTERIOR HM FRAMES: BLACK B668300 (DIRECT TO METAL PAINT): SHER CRYL BLACK SW6258
2. ALL INTERIOR WOOD DOORS: PRE-FINISHED WALNUT



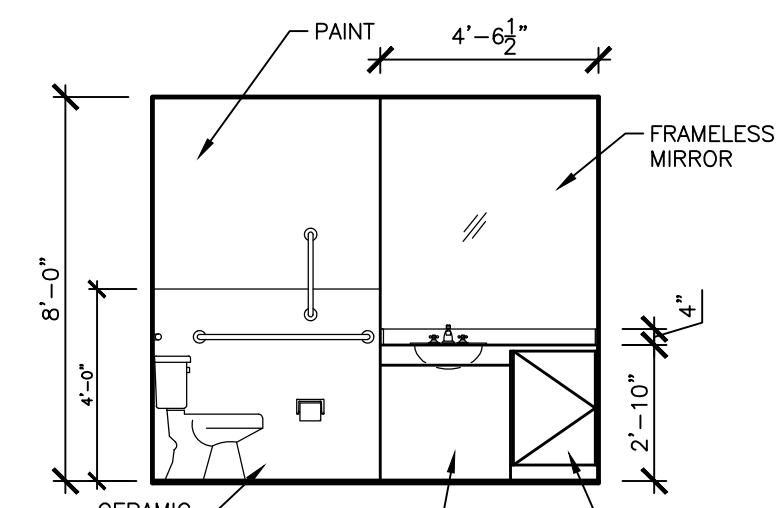
7
A2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



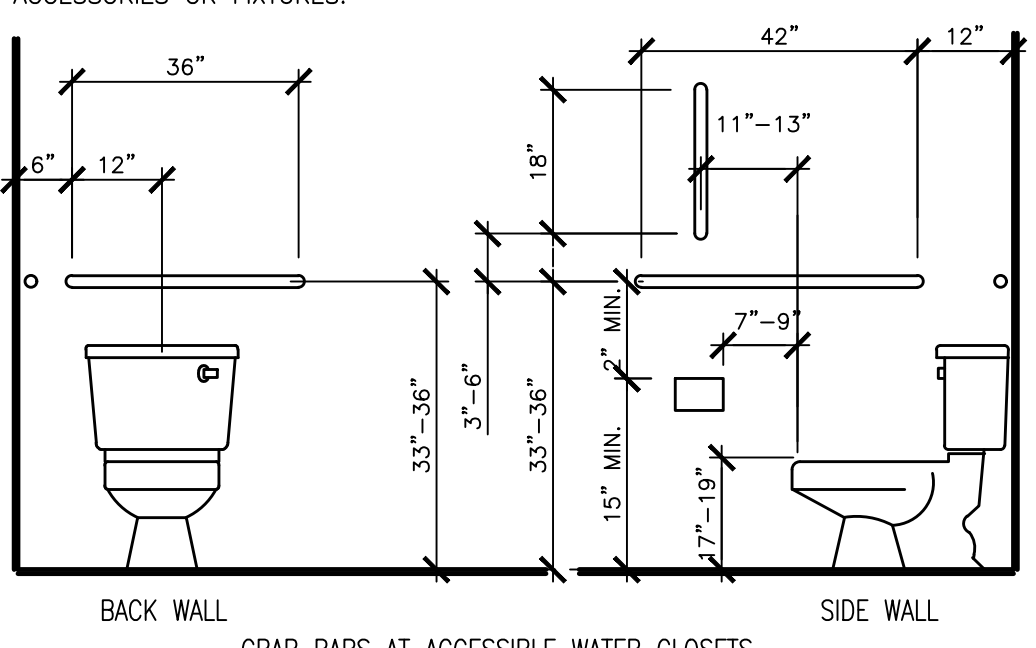
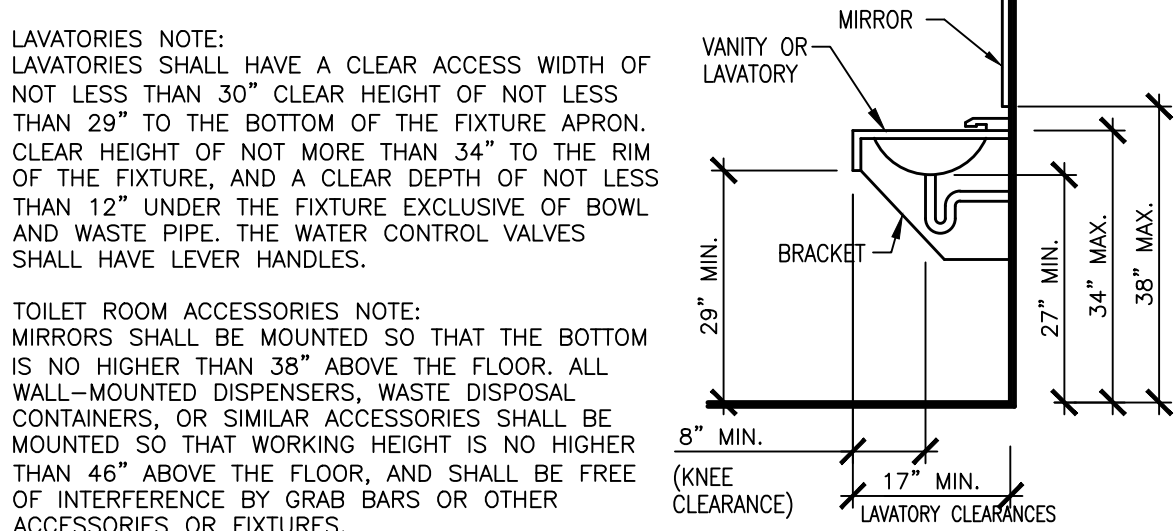
8
A2 SECTION
SCALE: 1/4" = 1'-0"



9
A2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



10
A2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



11
A2 ACCESSIBLE FIXTURE MOUNTING HEIGHTS
SCALE: N.T.S.

HARDWARE SCHEDULE

HARDWARE GROUP 1		HARDWARE GROUP 2	
1 1/2 PR	BUTTS LATCHSET AL10	1 1/2 PR	BUTTS OFFICE LOCK AL50
1	WALL STOP	1	WALL STOP
HARDWARE GROUP 3		HARDWARE GROUP 4	
1 1/2 PR.	BUTTS CLOSER	1 1/2 PR.	BUTTS CLOSER
1	PRIVACY LOCK AL40	1	LOCKSET AL80
1	WALL STOP	1	THRESHOLD SET WEATHERSTRIP

- HARDWARE NOTES
1. ALL FINISHES: US 260 (DULL CHROME).
2. ALL LOOKS AND LATCHES TO HAVE LEVER HANDLE PER MINN. CHAPTER 1341.
3. THRESHOLDS: MAX. OFFSET OF 1/2" PER MINN. BUILDING CODE CH. 1341.

BARBEAU ARCHITECTS, INC.

ARCHITECTURE AND INTERIOR DESIGN

1000 Blue Garden Road Suite 135, Eagan, MN 55121
651/675-2284 phone
651/675-2290 fax

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Thomas A. Barbeau

DATE: REG. NO. 19482

OWNER

BLUE WATER I, LLC

PROJECT

SPECTRUM OFFICE
2905 LEXINGTON AVENUE
EAGAN, MN 55121

COMMISSION NUMBER

SHEET TITLE

FLOOR PLAN, DETAILS
SCHEDULES

DRAWN BY
TAB

CHECKED BY

DOCUMENT DATE

ISSUED FOR
CONTRACTOR REVIEW

DATE
2/11/20

REVISION	DATE	BY

SHEET NUMBER

A2