

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

STRUCTURAL ONLY  
 Mark Hostetler *Mark Hostetler*  
 Date: 3/20/2025 Reg. No 19906

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*James Mackey*  
 JAMES A. MACKEY  
 DATE: 11-11-24 LIC. NO. 111111

APPLICATION: BLDG1107376  
 DATE: 03/31/25

**APPROVED**

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Plan Date  
 FINAL 11-11-24  
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KENNEDY DEVELOPMENT  
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 tco202468  
**AI**  
 AI OF 4

**CODE SUMMARY**

**SCOPE OF WORK:** NEW CONSTRUCTION OF A THREE STORY SLAB ON GRADE TRIPLEX. SQUARE FOOTAGE: FIRST FLOOR + 1688 SQ.FT., SECOND FLOOR + 1686 SQ.FT., AND THIRD FLOOR + 1686 SQ.FT. TOTAL BUILDING AREA + 5060 SQ.FT.

**APPLICABLE CODES:** 2020 MINNESOTA STATE BUILDING CODE (IBC) 2020 MINNESOTA STATE ACCESSIBILITY CODE 2020 MINNESOTA STATE MECHANICAL AND FUEL GAS CODE 2020 MINNESOTA STATE FIRE CODE 2020 MINNESOTA STATE PLUMBING CODE CHAPTER 415 2020 NATIONAL ELECTRIC CODE 2020 MINNESOTA STATE RESIDENTIAL ENERGY CODE CLASSIFIED AS RESIDENTIAL BUILDING PER CHAPTER 2 - DEFINITIONS

**OCCUPANT LOAD:** 21 OCCUPANTS (9 FIRST FLOOR - 1688 SQ.FT. / 200 + 9 SECOND FLOOR - 1686 SQ.FT. / 200 + 9 THIRD FLOOR - 1686 SQ.FT. / 200)

**OCCUPANCY TYPE:** R-3 (IBC SECTION 310.3)

**CONSTRUCTION TYPE:** V-B (IBC TABLE 604.3 AND 604.4) NEW THREE STORY APARTMENT BUILDING WITH APPROVED OR AUTOMATIC FIRE SPRINKLER SYSTEM ALLOW UP TO 60 FEET TALL AND 3 STORIES ABOVE GRADE. (IBC TABLE 606.2) BUILDING AREA WITH APPROVED OR AUTOMATIC FIRE SPRINKLER SYSTEM ALLOW UP TO 1000 SQ.FT. PER FLOOR.

**TYPE 'A' AND 'B' UNITS:** NO TYPE 'A' UNITS REQUIRED IN BUILDING WITH 1 OR LESS UNITS AND NO TYPE 'B' UNITS REQUIRED IN BUILDING WITH 3 OR LESS UNITS PER IBC SECTION 1016.2.2.2 AND 1016.2.2.1

**NUMBER OF EXITS REQUIRED:** 1 PER UNIT (IBC SECTION 1006)

**STAIRWELL EGRESS WIDTH REQUIRED (IBC 1009.4):** 36" PER IBC SECTION 1012. EXCEPTION 1. ALSO PER IBC SECTION 1009.4 EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 1 OCCUPANTS PER UNIT x 0.3 x 1.7)

**OTHER EGRESS COMPONENTS WIDTH REQUIRED (IBC 1009.3.2):** 34" PER IBC SECTION 1009.3.2 AND 108" EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 3 OCCUPANTS x 0.2 x 2.6' 34" TOTAL EGRESS WIDTH PROVIDED

**TRAVEL DISTANCE (IBC 1016):** CODE REQUIRED MAXIMUM TRAVEL DISTANCE + 105' ACTUAL MAXIMUM TRAVEL DISTANCE TO AN EXIT + 11'

**PLUMBING FIXTURES (IBC TABLE 2202.1):** REQUIRED PLUMBING FIXTURES PER DWELLING UNIT:  
 1 WATER CLOSET, 1 LAVATORY, 1 BATHUB OR SHOWER  
 1 KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER CONNECTIONS (1 PER 20 DWELLING UNITS).

**PLUMBING FIXTURES PROVIDED PER DWELLING UNIT:**  
 2 WATER CLOSETS, 2 LAVATORIES, 2 BATHUBS,  
 1 KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER CONNECTION.

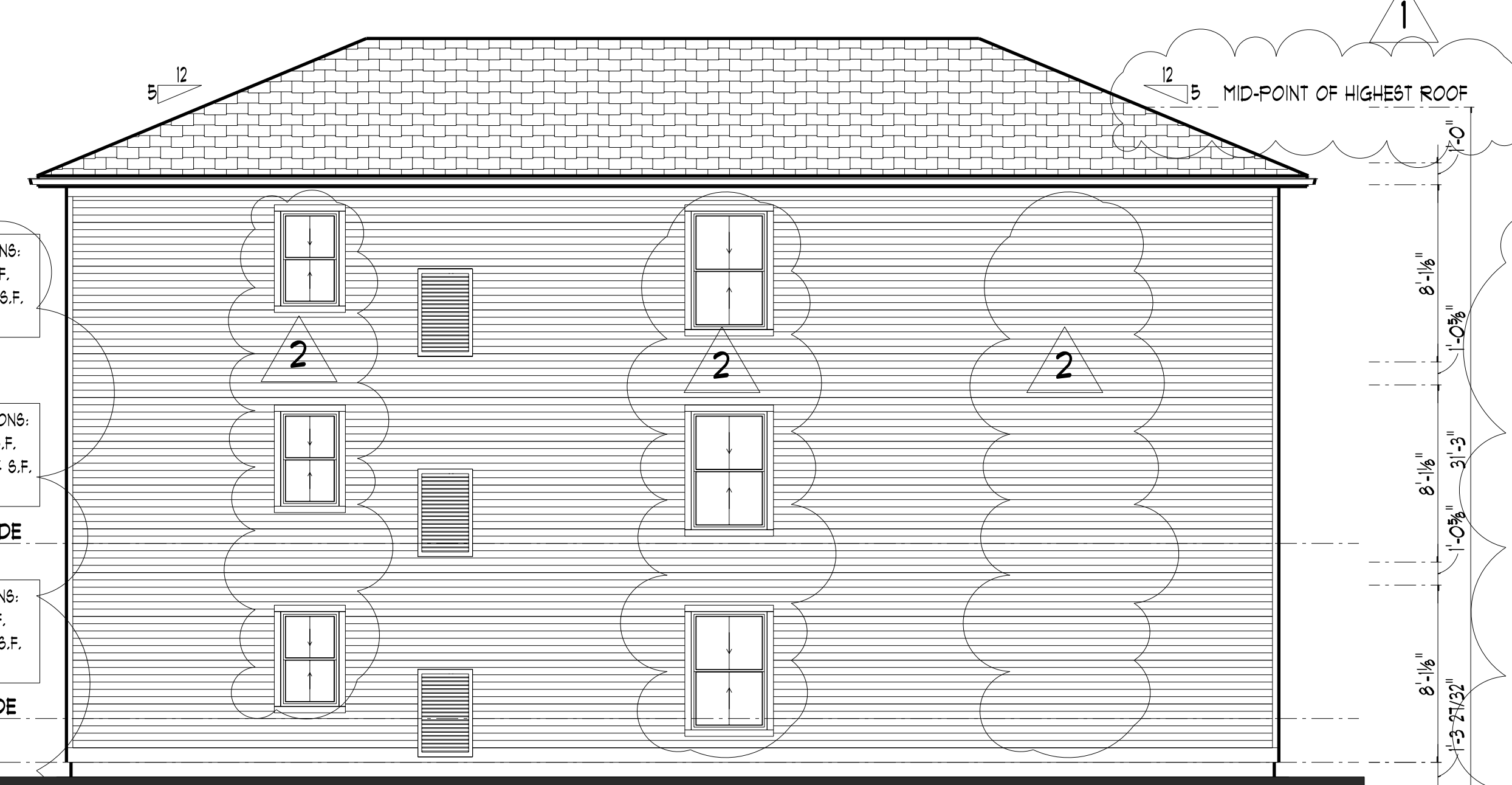
**AUTOMATIC SPRINKLER (IBC SECTION 903.3.1.2):** TO BE INSTALLED THROUGHOUT PER NFPA (R-3)

**APPROXIMATE GROSS FLOOR AREA:** 5080 S.F. OF DWELLING UNITS AND COMMON AREA.

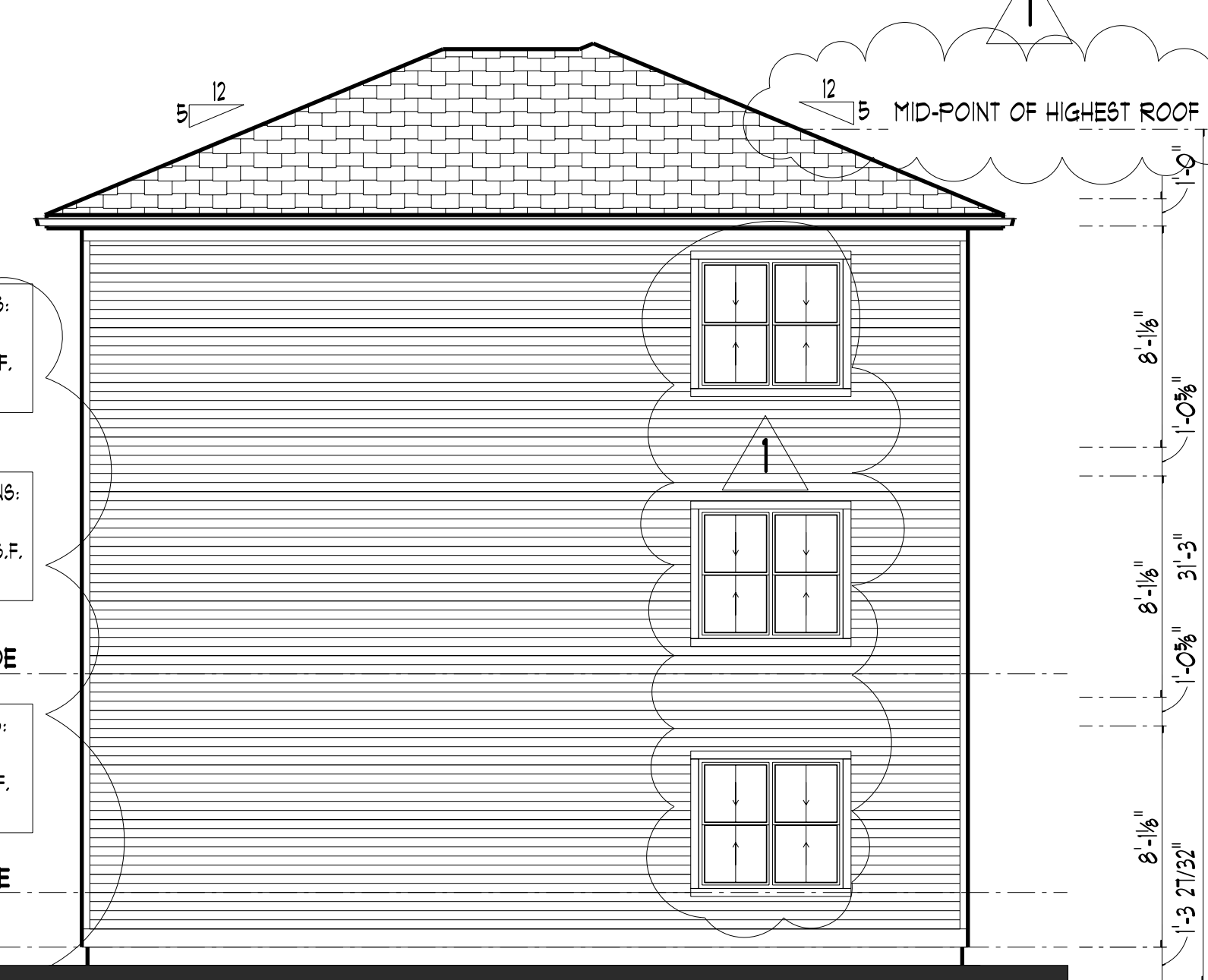
**GENERAL NOTES**

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS.
2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS, AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTION AND DETAILS.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
4. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES. CONTRACTOR TO VERIFY CODES AND BE RESPONSIBLE FOR SAME.
6. SEE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
7. MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS TO BE PROVIDED BY THE CONTRACTORS PROVIDING THOSE SERVICES. THESE CONTRACTORS AND THE GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THEIR REQUIREMENTS WORK WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.

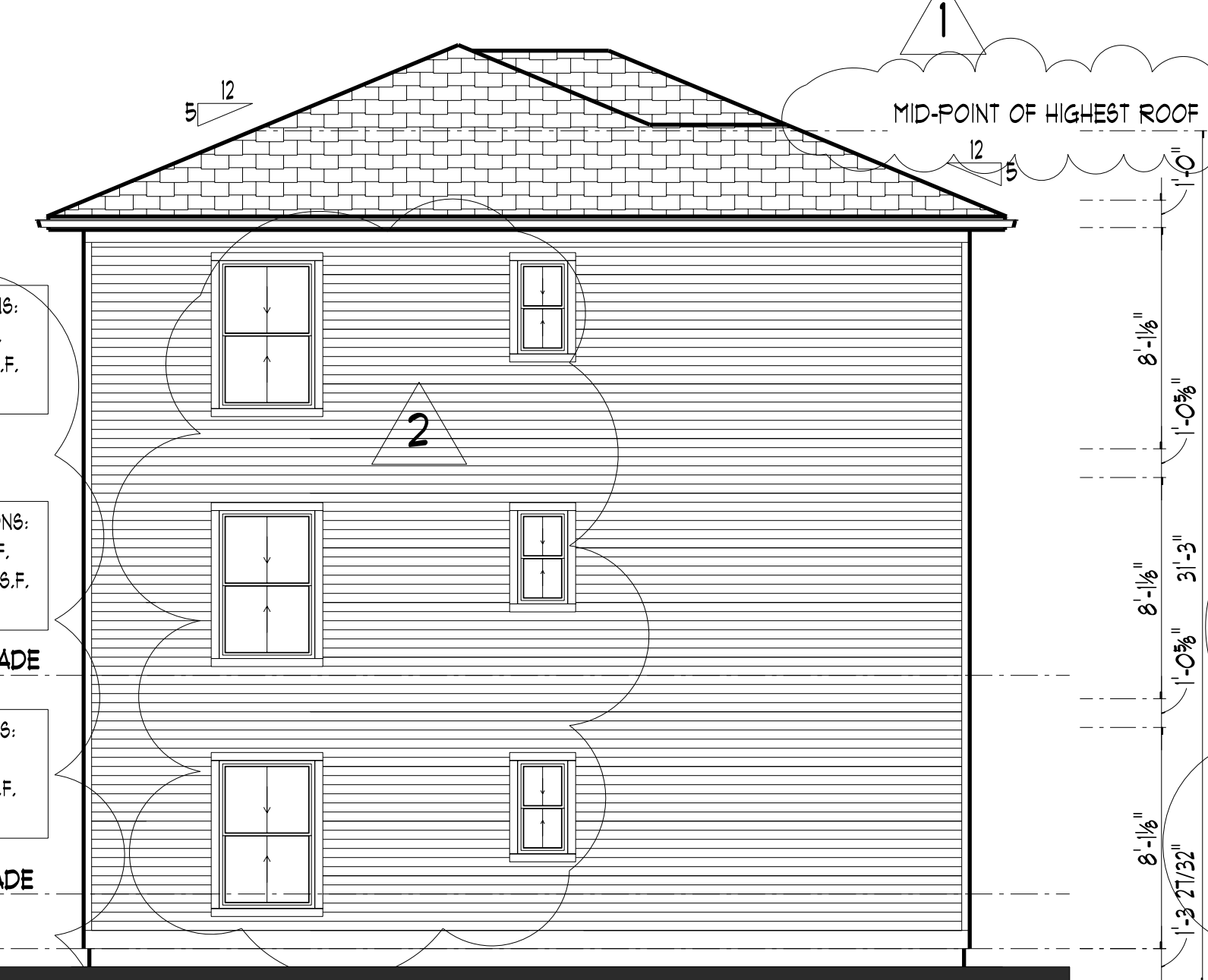
**EXTERIOR MATERIAL NOTE:**  
 EXTERIOR SIDING SHOWN TO BE 'LP' SIDING AND TRIM SHOWN TO BE 'LP' SMART TRIM.



**REAR (NORTH) ELEVATION**  
 SCALE 3/16" = 1'-0"



**RIGHT SIDE (EAST) ELEVATION**  
 SCALE 3/16" = 1'-0"



**LEFT SIDE (WEST) ELEVATION**  
 SCALE 3/16" = 1'-0"



**FRONT (SOUTH) ELEVATION**  
 SCALE 3/16" = 1'-0"

THIRD FLOOR REAR OPENING CALCULATIONS:  
 THIRD FLOOR REAR WALL AREA + 446 S.F.  
 THIRD FLOOR REAR OPENING AREA + 42.4 S.F.  
 REAR OPENING/WALL PERCENT + 9.5%

SECOND FLOOR REAR OPENING CALCULATIONS:  
 SECOND FLOOR REAR WALL AREA + 501 S.F.  
 SECOND FLOOR REAR OPENING AREA + 42.4 S.F.  
 REAR OPENING/WALL PERCENT + 8.4%

FIRST FLOOR REAR OPENING CALCULATIONS:  
 FIRST FLOOR REAR WALL AREA + 501 S.F.  
 FIRST FLOOR REAR OPENING AREA + 42.4 S.F.  
 REAR OPENING/WALL PERCENT + 8.4%

F.F.E. + 834.25'  
 ELEVATION 10'-0"  
 AWAY + 833.13'

TOTAL FLOOR REAR OPENING CALCULATIONS:  
 TOTAL FLOOR REAR WALL AREA + 1448 S.F.  
 TOTAL FLOOR REAR OPENING AREA + 127.2 S.F.  
 REAR OPENING/WALL PERCENT + 8.8%

THIRD FLOOR RIGHT OPENING CALCULATIONS:  
 THIRD FLOOR RIGHT WALL AREA + 299 S.F.  
 THIRD FLOOR RIGHT OPENING AREA + 29.3 S.F.  
 RIGHT OPENING/WALL PERCENT + 9.8%

SECOND FLOOR RIGHT OPENING CALCULATIONS:  
 SECOND FLOOR RIGHT WALL AREA + 291 S.F.  
 SECOND FLOOR RIGHT OPENING AREA + 25.3 S.F.  
 RIGHT OPENING/WALL PERCENT + 8.7%

FIRST FLOOR RIGHT OPENING CALCULATIONS:  
 FIRST FLOOR RIGHT WALL AREA + 291 S.F.  
 FIRST FLOOR RIGHT OPENING AREA + 25.3 S.F.  
 RIGHT OPENING/WALL PERCENT + 8.7%

F.F.E. + 834.25'  
 ELEVATION 10'-0"  
 AWAY + 833.13'

TOTAL FLOOR RIGHT OPENING CALCULATIONS:  
 TOTAL FLOOR RIGHT WALL AREA + 881 S.F.  
 TOTAL FLOOR RIGHT OPENING AREA + 79.9 S.F.  
 RIGHT OPENING/WALL PERCENT + 9.1%

**EXTERIOR WALL NOTE:**  
 REAR, RIGHT SIDE, AND LEFT SIDE EXTERIOR WALLS TO BE 1 - HOUR RATED WITH 5/8" TYPE 'X' 'DEN&GLASS' OR EQUAL EXTERIOR SHEATHING AND 5/8" TYPE 'X' INTERIOR GWB.

**WALL AREA CALCULATIONS POINTS:**  
 FIRST FLOOR - FROM TOP OF FIRST FLOOR TO TOP OF SECOND FLOOR.  
 SECOND FLOOR - FROM TOP OF SECOND FLOOR TO TOP OF THIRD FLOOR.  
 THIRD FLOOR - FROM TOP OF THIRD FLOOR TO THIRD FLOOR CEILING.

THIRD FLOOR FRONT OPENING CALCULATIONS:  
 THIRD FLOOR FRONT WALL AREA + 446 S.F.  
 THIRD FLOOR FRONT OPENING AREA + 104.3 S.F.  
 FRONT OPENING/WALL PERCENT + 23.3%

SECOND FLOOR FRONT OPENING CALCULATIONS:  
 SECOND FLOOR FRONT WALL AREA + 501 S.F.  
 SECOND FLOOR FRONT OPENING AREA + 104.3 S.F.  
 FRONT OPENING/WALL PERCENT + 20.8%

FIRST FLOOR FRONT OPENING CALCULATIONS:  
 FIRST FLOOR FRONT WALL AREA + 501 S.F.  
 FIRST FLOOR FRONT OPENING AREA + 106.6 S.F.  
 FRONT OPENING/WALL PERCENT + 21.2%

F.F.E. + 834.25'  
 ELEVATION 10'-0"  
 AWAY + 833.13'

TOTAL FLOOR FRONT OPENING CALCULATIONS:  
 TOTAL FLOOR FRONT WALL AREA + 1448 S.F.  
 TOTAL FLOOR FRONT OPENING AREA + 315.2 S.F.  
 FRONT OPENING/WALL PERCENT + 21.7%

THIRD FLOOR LEFT OPENING CALCULATIONS:  
 THIRD FLOOR LEFT WALL AREA + 299 S.F.  
 THIRD FLOOR LEFT OPENING AREA + 25.1 S.F.  
 LEFT OPENING/WALL PERCENT + 8.4%

SECOND FLOOR LEFT OPENING CALCULATIONS:  
 SECOND FLOOR LEFT WALL AREA + 291 S.F.  
 SECOND FLOOR LEFT OPENING AREA + 25.1 S.F.  
 LEFT OPENING/WALL PERCENT + 8.6%

FIRST FLOOR LEFT OPENING CALCULATIONS:  
 FIRST FLOOR LEFT WALL AREA + 291 S.F.  
 FIRST FLOOR LEFT OPENING AREA + 25.1 S.F.  
 LEFT OPENING/WALL PERCENT + 8.6%

F.F.E. + 834.25'  
 ELEVATION 10'-0"  
 AWAY + 833.13'

TOTAL FLOOR LEFT OPENING CALCULATIONS:  
 TOTAL FLOOR LEFT WALL AREA + 890 S.F.  
 TOTAL FLOOR LEFT OPENING AREA + 75.3 S.F.  
 LEFT OPENING/WALL PERCENT + 8.0%

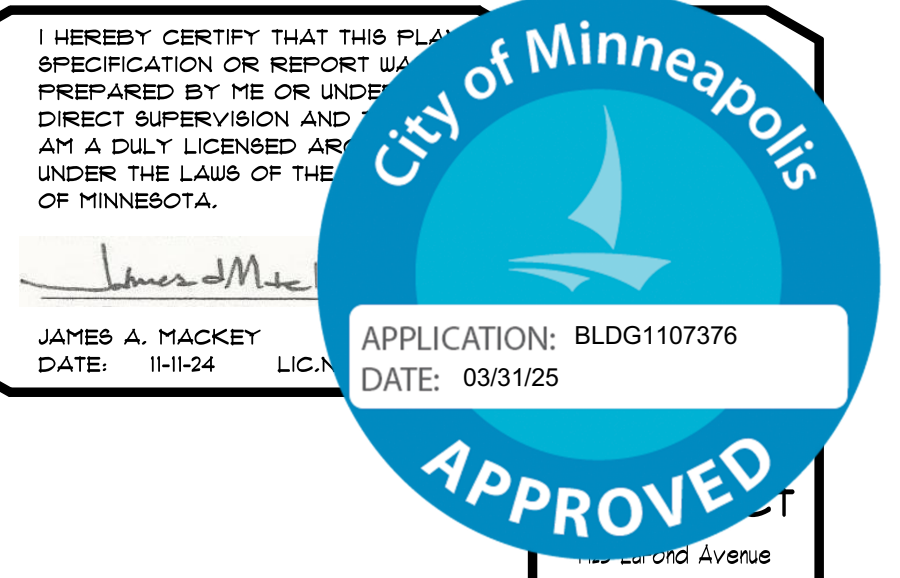


EXTERIOR WALL NOTE:  
 REAR, RIGHT SIDE, AND LEFT SIDE  
 EXTERIOR WALLS TO BE 1 - HOUR  
 RATED WITH 5/8" TYPE 'X'  
 'DENGLASS' OR EQUAL EXTERIOR  
 SHEATHING AND 5/8" TYPE 'X'  
 INTERIOR GUB.

NOTE TO FRAMER:  
 WINDOW ROUGH OPENINGS SHOWN  
 ARE FOR REFERENCE ONLY. VERIFY  
 ALL ROUGH OPENINGS IN FIELD.  
 BOTTOM OF WINDOWS TO BE A  
 MINIMUM OF 18" ABOVE FLOOR.

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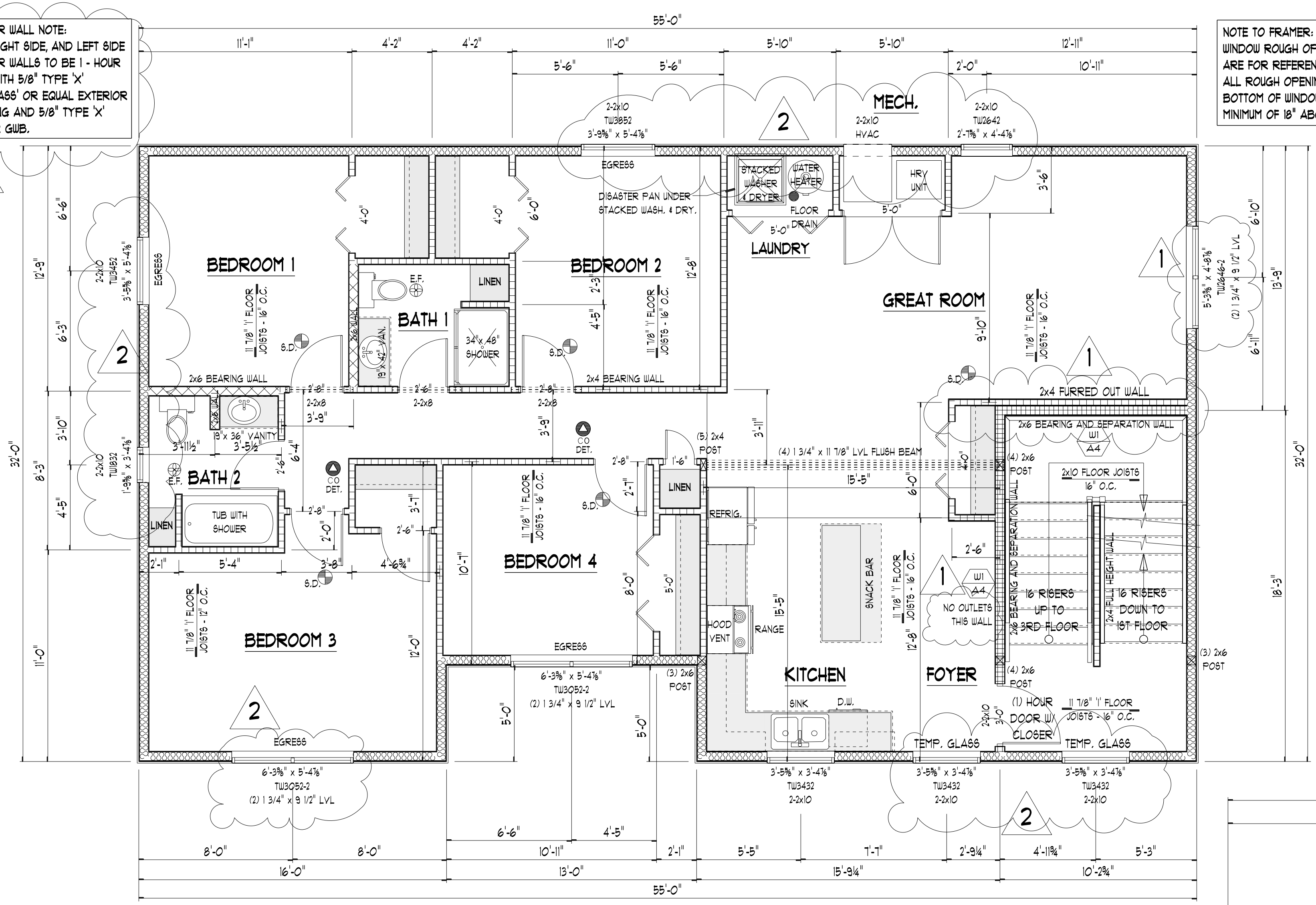
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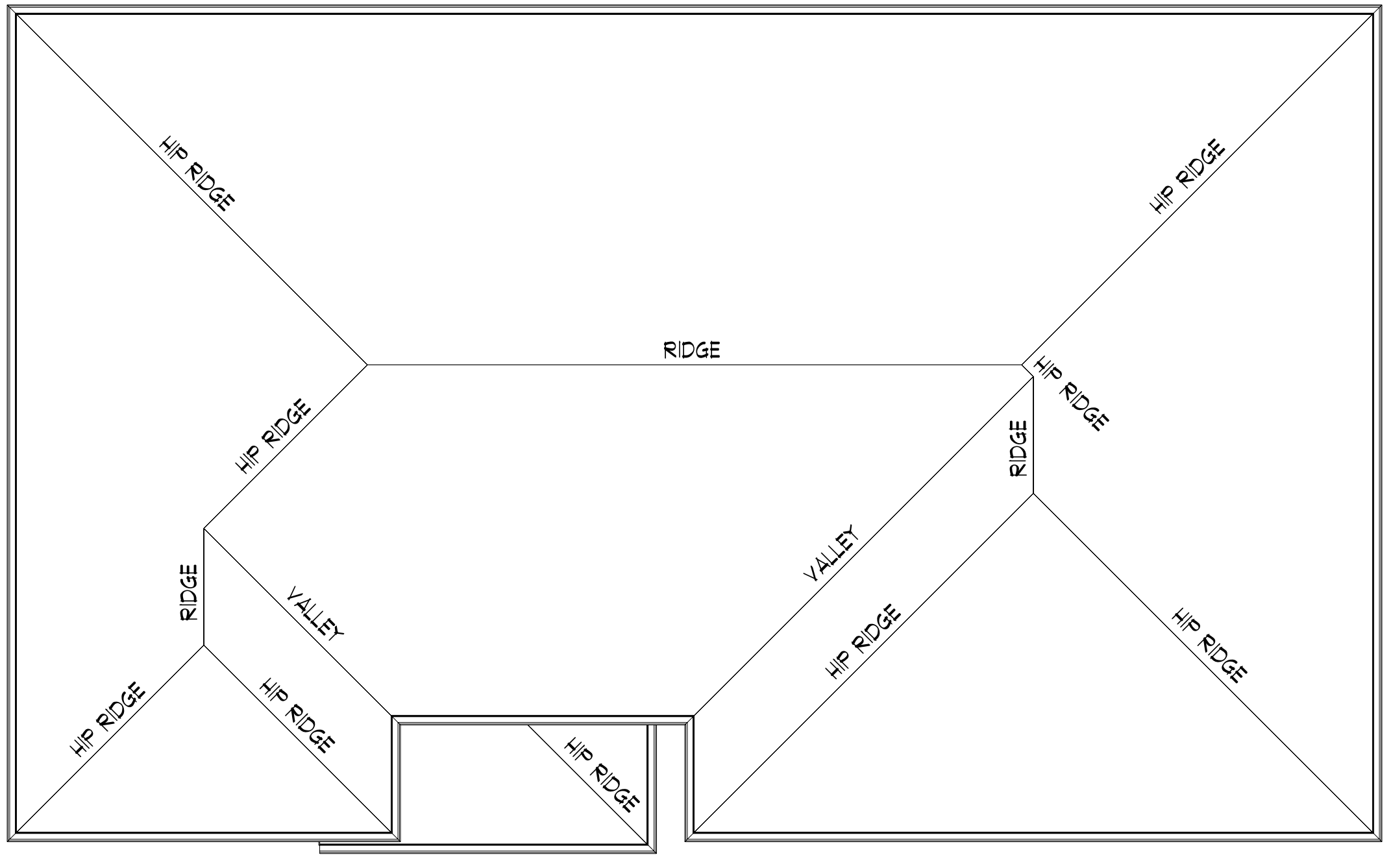


EGRESS STAIRS NOTES:  
 34" HIGH HANDRAILS ON BOTH SIDES  
 OF STAIRS, 6-8 MINIMUM HEADROOM,  
 11" MINIMUM TREADS, AND 1" MAXIMUM  
 RISERS.

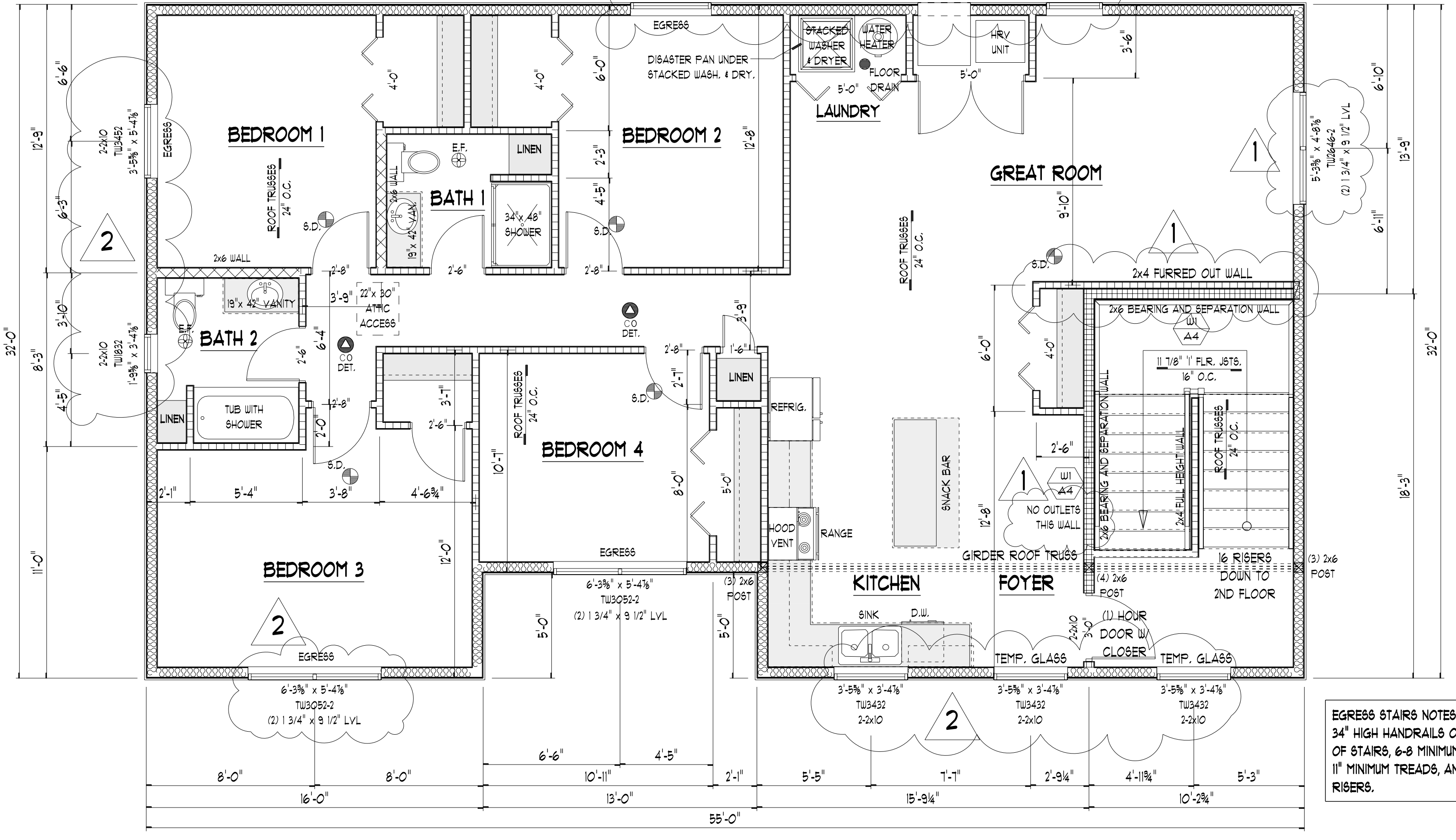
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**SECOND FLOOR PLAN ~ 1498 SQ.FT. PLUS STAIRWELL**  
 SCALE 1/4" = 1'-0"



**ROOF PLAN**  
 SCALE 3/16" = 1'-0"



EGRESS STAIRS NOTES:  
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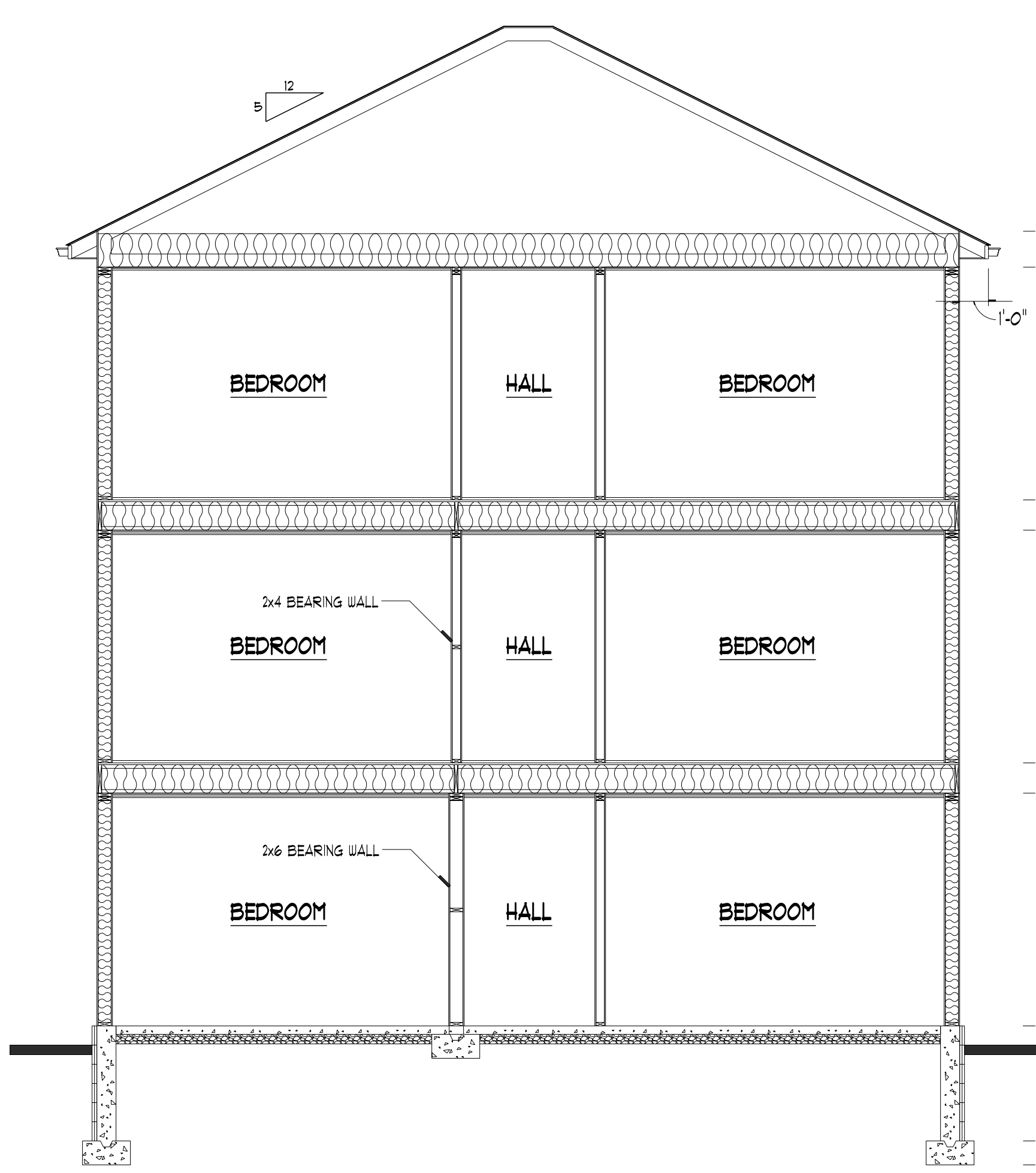
**THIRD FLOOR PLAN ~ 1498 SQ.FT. PLUS STAIRWELL**  
 SCALE 1/4" = 1'-0"

**KENNEDY DEVELOPMENT**  
 811 SE 6TH STREET MINNEAPOLIS

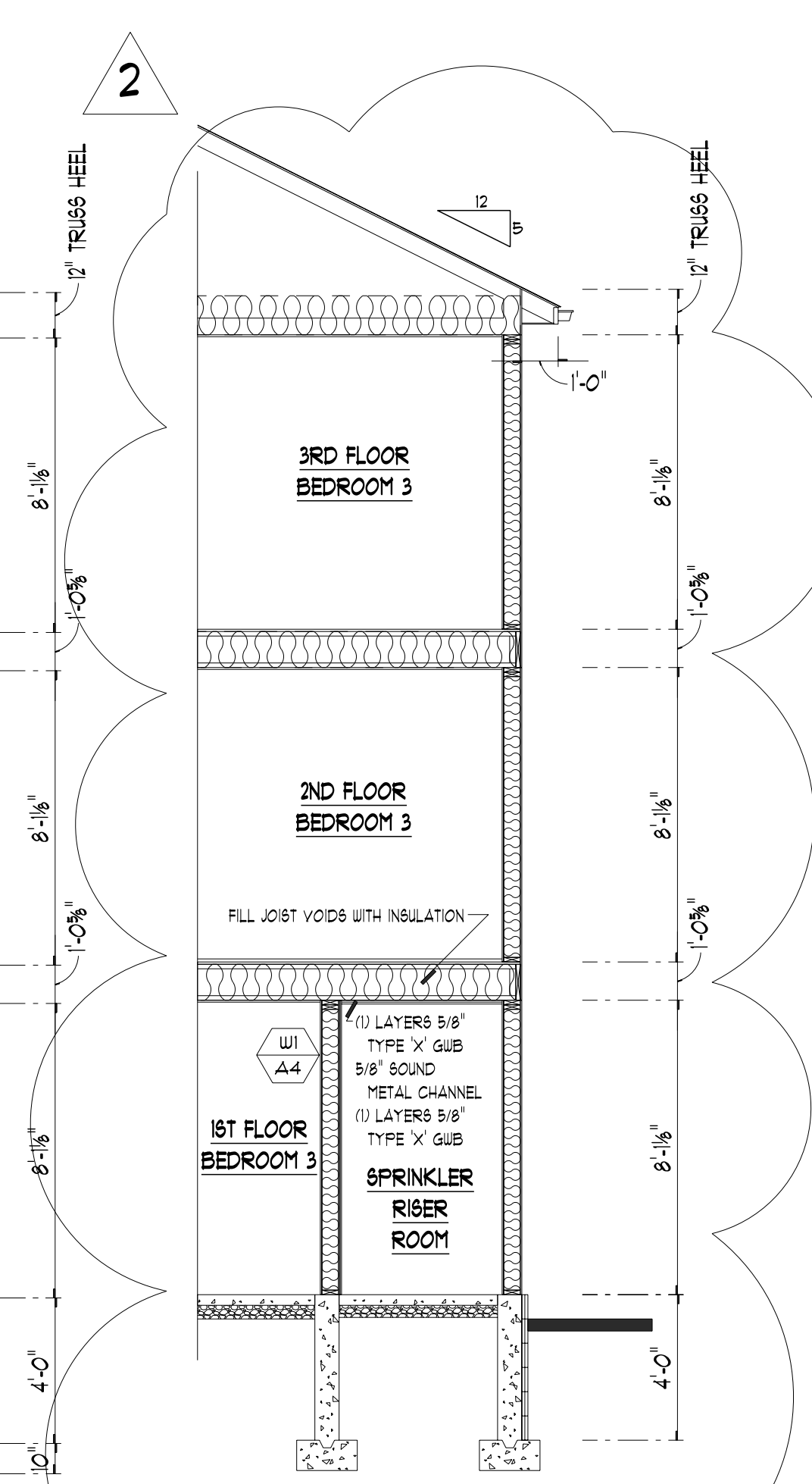
**TCO DESIGN**  
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**tco202468**

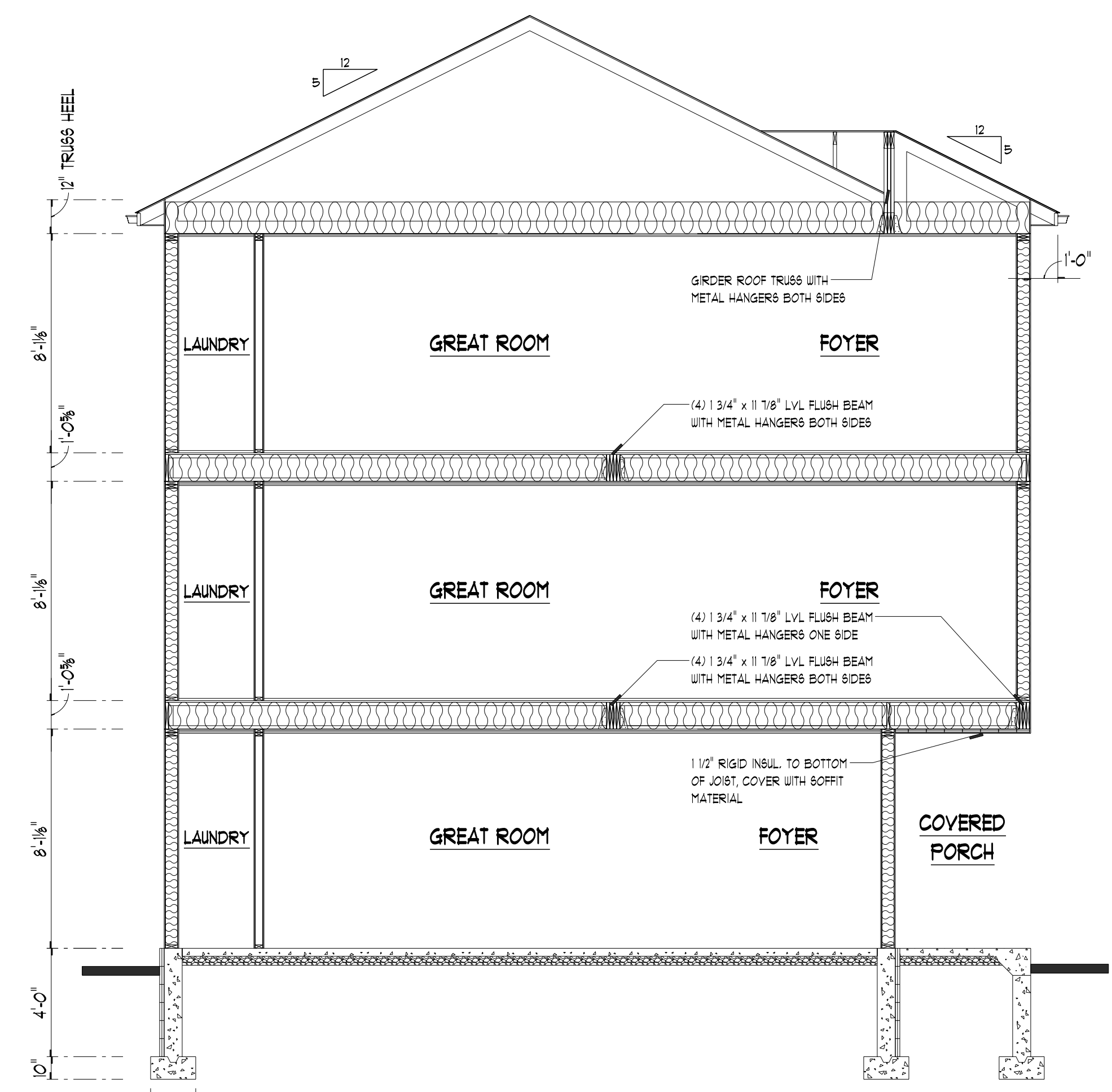
**A3**  
 A3 OF 4



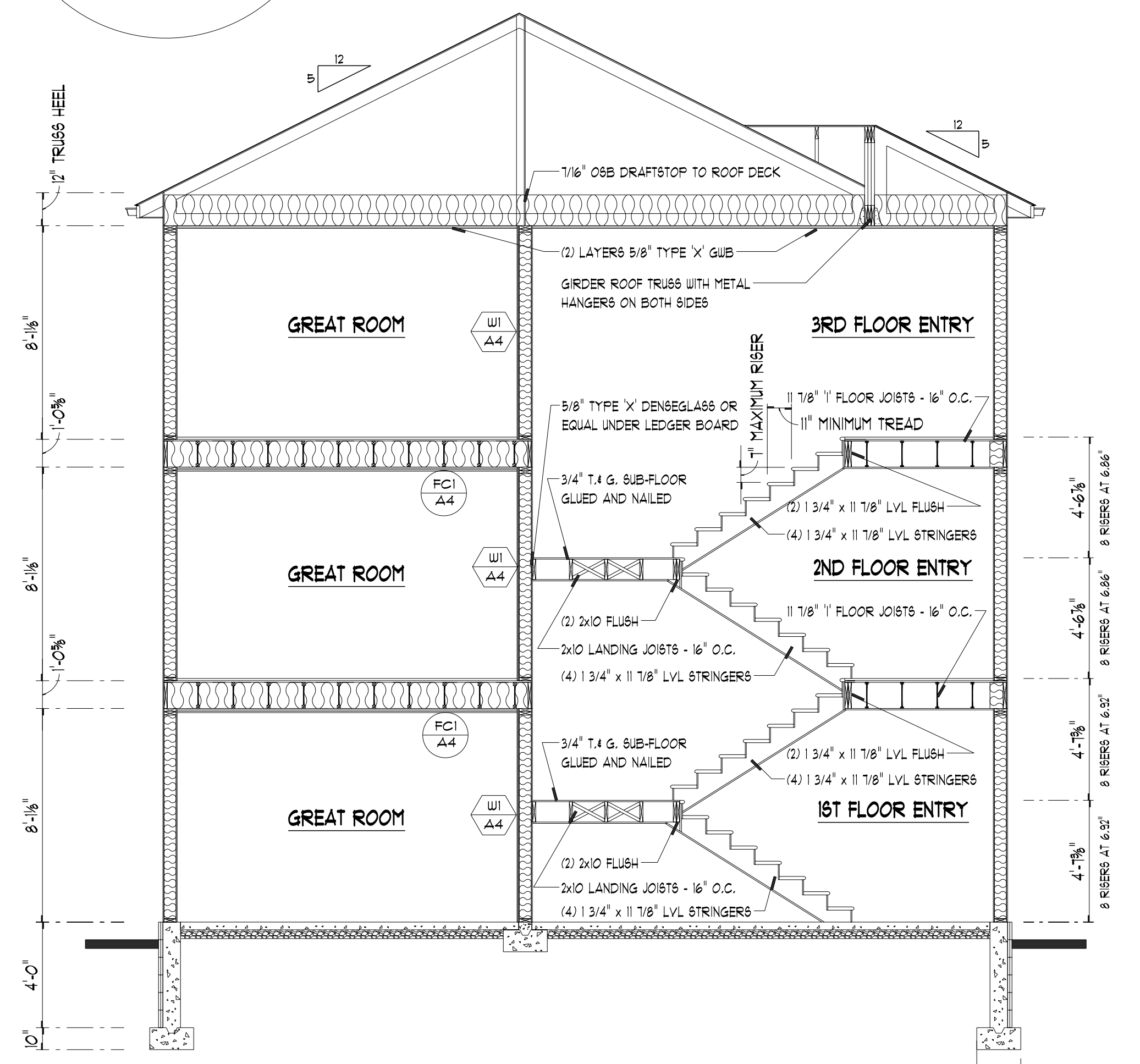
**TYPICAL CROSS SECTION**  
SCALE 1/4" = 1'-0"



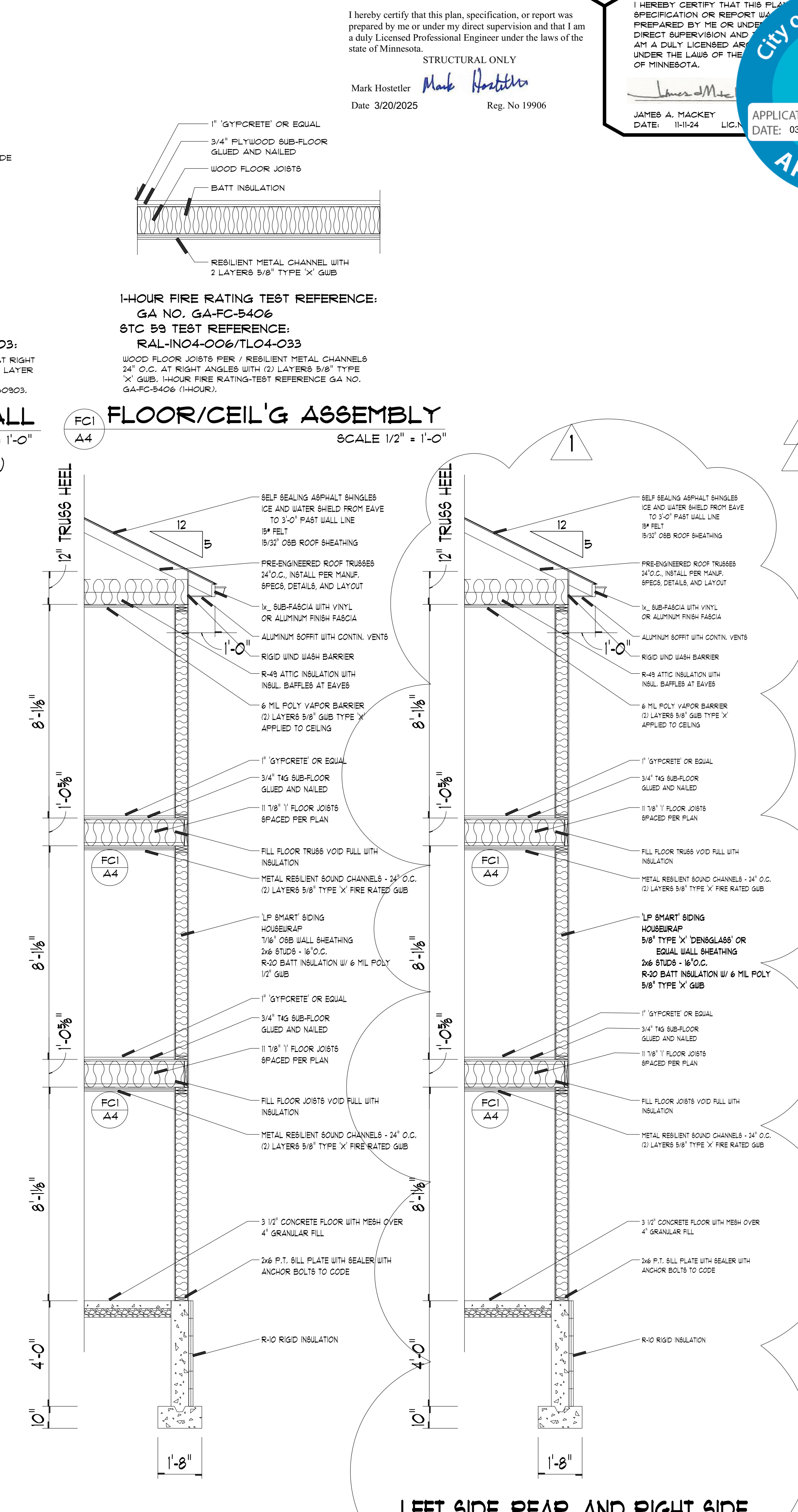
**RISER ROOM SECTION**  
SCALE 1/4" = 1'-0"



**CROSS SECTION AT ENTRY**  
SCALE 1/4" = 1'-0"



**CROSS SECTION AT STAIRS**  
SCALE 1/4" = 1'-0"



**FRONT (SOUTH) WALL SECTION (WEST, NORTH AND EAST) WALL SECTION**  
SCALE 3/8" = 1'-0"

**1-HR. SEPARATION WALL**  
SCALE 1/2" = 1'-0"  
(STAIR TO UNITS COMMONS WALLS)

**FLOOR/CEIL'G ASSEMBLY**  
SCALE 1/2" = 1'-0"

SEPARATION WALL (STC 50):  
1 LAYER 5/8" TYPE 'X' GUB  
METAL RESILIENT CHANNEL UNIT SIDE  
2x6 STUDS - 16" O.C.  
3" SOUND BATT INSULATION  
1 LAYER 5/8" TYPE 'X' GUB

1" GYPCRETE OR EQUAL  
3/4" PLYWOOD SUB-FLOOR  
GLUED AND NAILED  
WOOD FLOOR JOISTS  
BATT INSULATION  
RESILIENT METAL CHANNEL WITH  
2 LAYERS 5/8" TYPE 'X' GUB

1-HOUR FIRE RATING/STC 50 - TEST REFERENCE UL DES U321 AND BBN-160903:  
2x6 STUDS AT 16" O.C. / RESILIENT METAL CHANNELS 24" O.C. AT RIGHT ANGLES WITH (1) LAYER 5/8" TYPE 'X' GUB / OPPOSITE SIDE (1) LAYER 5/8" TYPE 'X' GUB / 3" FIBER GLASS SOUND INSULATION.  
1-HOUR FIRE RATING-TEST REFERENCE UL DES U321 AND BBN-160903.

1-HOUR FIRE RATING TEST REFERENCE: GA NO. GA-FC-5406  
STC 59 TEST REFERENCE: RAL-IN04-006/TLO4-033  
WOOD FLOOR JOISTS PER / RESILIENT METAL CHANNELS 24" O.C. AT RIGHT ANGLES WITH (2) LAYERS 5/8" TYPE 'X' GUB. 1-HOUR FIRE RATING-TEST REFERENCE GA NO. GA-FC-5406 (1-HOUR).

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