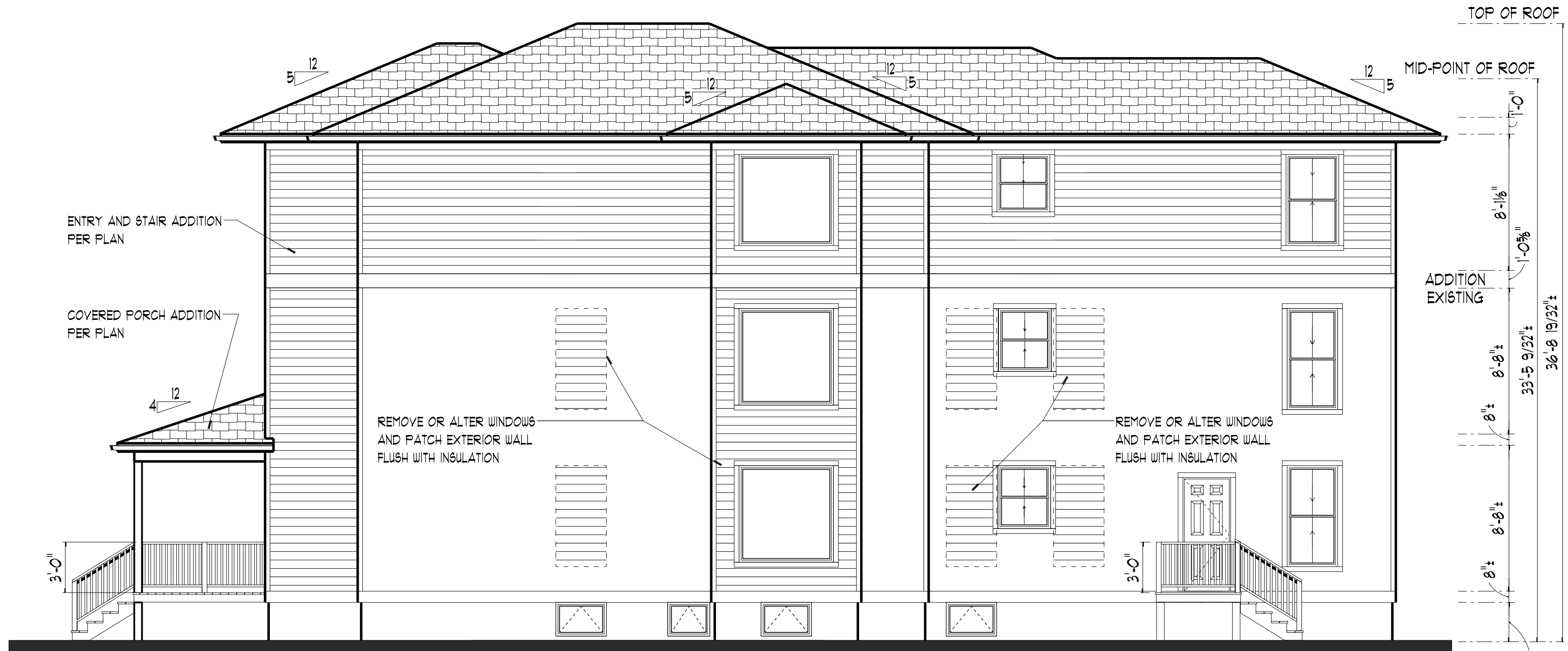


REAR (NORTH SIDE) ELEVATION

SCALE 3/16" = 1'-0"

<p>THIRD FLOOR REAR OPENING CALCULATIONS: THIRD FLOOR REAR WALL AREA = 292 S.F. THIRD FLOOR REAR OPENING AREA = 31.8 S.F. THIRD FLOOR REAR OPENING/WALL PERCENT = 10.8%</p>	<p>SECOND FLOOR REAR OPENING CALCULATIONS: SECOND FLOOR REAR WALL AREA = 313 S.F. SECOND FLOOR REAR OPENING AREA = 34.8 S.F. SECOND FLOOR REAR OPENING/WALL PERCENT = 11.1%</p>
<p>FIRST FLOOR REAR OPENING CALCULATIONS: FIRST FLOOR REAR WALL AREA = 464 S.F. FIRST FLOOR REAR OPENING AREA = 34.8 S.F. FIRST FLOOR REAR OPENING/WALL PERCENT = 11.1%</p>	<p>TOTAL FLOOR REAR OPENING CALCULATIONS: TOTAL FLOOR REAR WALL AREA = 918 S.F. TOTAL FLOOR REAR OPENING AREA = 246.8 S.F. TOTAL FLOOR REAR OPENING/WALL PERCENT = 16.4%</p>



RIGHT SIDE (EAST) ELEVATION

SCALE 3/16" = 1'-0"

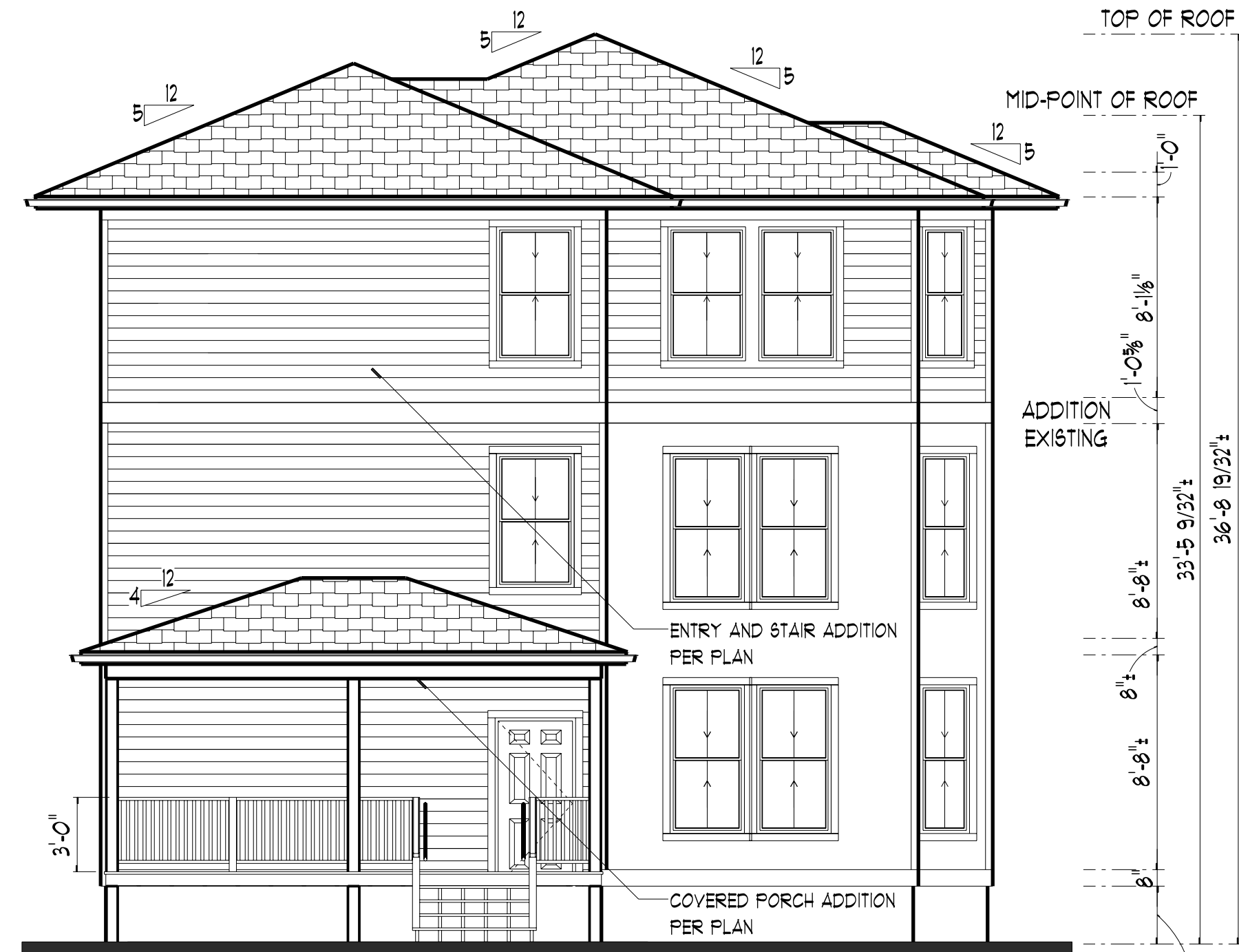
<p>THIRD FLOOR RIGHT OPENING CALCULATIONS: THIRD FLOOR RIGHT WALL AREA = 543 S.F. THIRD FLOOR RIGHT OPENING AREA = 56.3 S.F. THIRD FLOOR RIGHT OPENING/WALL PERCENT = 10.3%</p>	<p>SECOND FLOOR RIGHT OPENING CALCULATIONS: SECOND FLOOR RIGHT WALL AREA = 581 S.F. SECOND FLOOR RIGHT OPENING AREA = 61.2 S.F. SECOND FLOOR RIGHT OPENING/WALL PERCENT = 10.6%</p>
<p>FIRST FLOOR RIGHT OPENING CALCULATIONS: FIRST FLOOR RIGHT WALL AREA = 581 S.F. FIRST FLOOR RIGHT OPENING AREA = 82.2 S.F. FIRST FLOOR RIGHT OPENING/WALL PERCENT = 14.1%</p>	<p>TOTAL FLOOR RIGHT OPENING CALCULATIONS: TOTAL FLOOR RIGHT WALL AREA = 1705 S.F. TOTAL FLOOR RIGHT OPENING AREA = 199.7 S.F. TOTAL FLOOR RIGHT OPENING/WALL PERCENT = 11.7%</p>



LEFT SIDE (WEST) ELEVATION

SCALE 3/16" = 1'-0"

<p>THIRD FLOOR LEFT OPENING CALCULATIONS: THIRD FLOOR LEFT WALL AREA = 543 S.F. THIRD FLOOR LEFT OPENING AREA = 65.7 S.F. THIRD FLOOR LEFT OPENING/WALL PERCENT = 12.0%</p>	<p>SECOND FLOOR LEFT OPENING CALCULATIONS: SECOND FLOOR LEFT WALL AREA = 581 S.F. SECOND FLOOR LEFT OPENING AREA = 72.0 S.F. SECOND FLOOR LEFT OPENING/WALL PERCENT = 12.3%</p>
<p>FIRST FLOOR LEFT OPENING CALCULATIONS: FIRST FLOOR LEFT WALL AREA = 581 S.F. FIRST FLOOR LEFT OPENING AREA = 72.0 S.F. FIRST FLOOR LEFT OPENING/WALL PERCENT = 12.3%</p>	<p>TOTAL FLOOR LEFT OPENING CALCULATIONS: TOTAL FLOOR LEFT WALL AREA = 1705 S.F. TOTAL FLOOR LEFT OPENING AREA = 209.7 S.F. TOTAL FLOOR LEFT OPENING/WALL PERCENT = 12.2%</p>



FRONT (SOUTH SIDE) ELEVATION

SCALE 3/16" = 1'-0"

<p>THIRD FLOOR FRONT OPENING CALCULATIONS: THIRD FLOOR FRONT WALL AREA = 282 S.F. THIRD FLOOR FRONT OPENING AREA = 58.3 S.F. THIRD FLOOR FRONT OPENING/WALL PERCENT = 19.9%</p>	<p>SECOND FLOOR FRONT OPENING CALCULATIONS: SECOND FLOOR FRONT WALL AREA = 313 S.F. SECOND FLOOR FRONT OPENING AREA = 62.2 S.F. SECOND FLOOR FRONT OPENING/WALL PERCENT = 19.8%</p>
<p>FIRST FLOOR FRONT OPENING CALCULATIONS: FIRST FLOOR FRONT WALL AREA = 313 S.F. FIRST FLOOR FRONT OPENING AREA = 61.2 S.F. FIRST FLOOR FRONT OPENING/WALL PERCENT = 21.4%</p>	<p>TOTAL FLOOR FRONT OPENING CALCULATIONS: TOTAL FLOOR FRONT WALL AREA = 918 S.F. TOTAL FLOOR FRONT OPENING AREA = 181.7 S.F. TOTAL FLOOR FRONT OPENING/WALL PERCENT = 20.4%</p>

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

STRUCTURAL ONLY
 Mark Hostetter
 Date: 10/18/2024
 Reg. No. 19906

City of Minneapolis

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

James Mackey
 DATE: 10-17-24
 LIC: 1000000000

APPLICATION: BLDG1092759
 DATE: 03/17/25

APPROVED

CODE SUMMARY

SCOPE OF WORK: RENOVATION OF AN EXISTING TWO STORY HOUSE AND A THIRD FLOOR ADDITION TO CREATE A THREE STORY TRIPLEX. SQUARE FOOTAGE: BASEMENT = 84 SQ.FT., FIRST FLOOR = 1603 SQ.FT., SECOND FLOOR = 1603 SQ.FT., AND THIRD FLOOR = 1603 SQ.FT. TOTAL BUILDING AREA = 3623 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
 2023 NATIONAL ELECTRIC CODE
 2024 MINNESOTA STATE RESIDENTIAL ENERGY CODE CLASSIFIED AS RESIDENTIAL BUILDING PER CHAPTER 2 - DEFINITIONS

OCCUPANT LOAD: 33 OCCUPANTS IS BASEMENT, 84 / 200 = 9 FIRST FLOOR, 1603 SQ.FT. / 200 = 8 SECOND FLOOR, 1603 SQ.FT. / 200 = 8 THIRD FLOOR, 1603 SQ.FT. / 200

OCCUPANCY TYPE: R-2 (IBC SECTION 310.3)

CONSTRUCTION TYPE: V-8 (IBC TABLE 604.3 AND 604.4) NEW THREE STORY APARTMENT BUILDING WITH APPROVED 1R AUTOMATIC FIRE SPRINKLER SYSTEM ALLOWS UP TO 60 FEET TALL AND 3 STORIES ABOVE GRADE. (IBC TABLE 606.7) BUILDING AREA WITH APPROVED 1R AUTOMATIC FIRE SPRINKLER SYSTEM ALLOWS UP TO 1000 SQ.FT. PER FLOOR.

TYPE 'A' AND 'B' UNITS: NO TYPE 'A' UNITS REQUIRED IN BUILDING WITH 1 OR LESS UNITS - IBC SECTION 107.6.2.1
 NO TYPE 'B' UNITS REQUIRED IN BUILDING WITH 3 OR LESS UNITS - IBC SECTION 107.6.2.2

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

STAIRWELL EGRESS WIDTH REQUIRED (IBC 1009.4): 36" PER IBC SECTION 1011.2, EXCEPTION 1. ALSO, PER IBC SECTION 1009.4 (EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 13 OCCUPANTS PER UNIT x 0.3 x 3.9')

OTHER EGRESS COMPONENTS WIDTH REQUIRED (IBC 1009.3.2): 34" PER IBC SECTION 1009.3.2 AND 1015 (EGRESS WIDTH MINIMUM BASED ON OCCUPANCY - 13 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 = 79'

PLUMBING FIXTURES: (IBC TABLE 2902.1) REQUIRED PLUMBING FIXTURES PER DWELLING UNIT:
 1 WATER CLOSET, 1 LAVATORY, 1 BATHTUB OR SHOWER, 1 KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER CONNECTIONS (1 PER 20 DWELLING UNITS).

PLUMBING FIXTURES PROVIDED PER DWELLING UNIT:
 1 WATER CLOSET, 2 LAVATORIES, 1 BATHTUB AND 1 SHOWER, 1 KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER CONNECTION.

AUTOMATIC SPRINKLER: (IBC SECTION 903.3.1.2) TO BE INSTALLED THROUGHOUT PER NFPA 13R

APPROXIMATE GROSS FLOOR AREA: 3623 S.F. OF DWELLING UNITS AND BASEMENT.

- GENERAL NOTES**
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS.
 - 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.
 - 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.
 - 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.
 - ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES. CONTRACTOR TO VERIFY CODES AND BE RESPONSIBLE FOR SAME.
 - SEE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
 - 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.

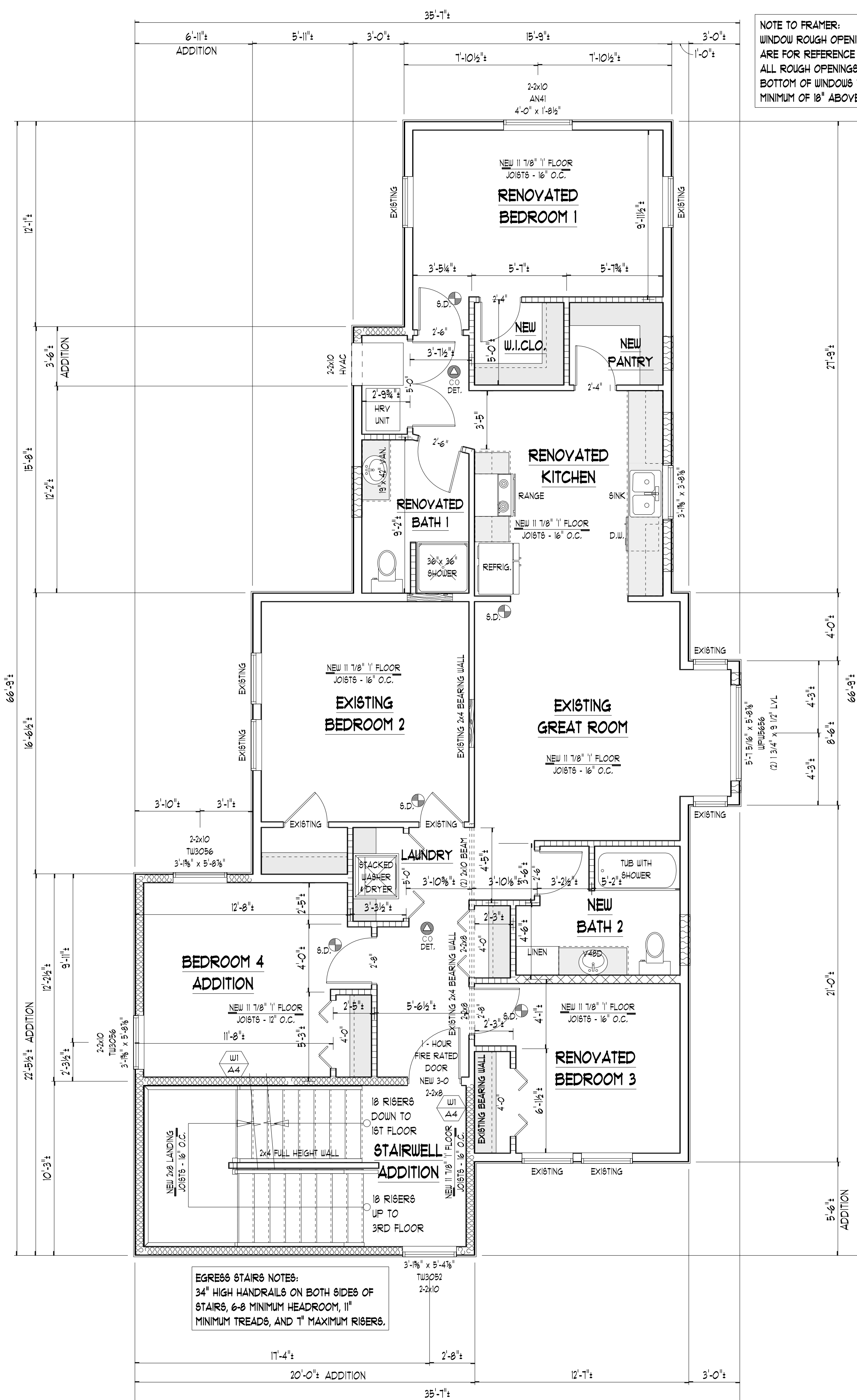
SHEET INDEX:

A1	EXTERIOR ELEVATIONS
A2	BASEMENT AND FIRST FLOOR PLANS
A3	SECOND AND THIRD FLOOR PLANS
A4	CROSS SECTIONS, WALL SECTION, and SEPARATION DETAILS
A5	EXISTING and DEMOLITION FLOOR PLANS

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 815 SE 6TH STREET MINNEAPOLIS

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 dedication to excellence
 Prepared by:
 Todd Ofehthun
 Office: 953-424-5676
 Cell: 953-934-6276
 todd@tco-design.net

Design #
tco202463
A1
 A1 OF 5



PROPOSED SECOND FLOOR PLAN

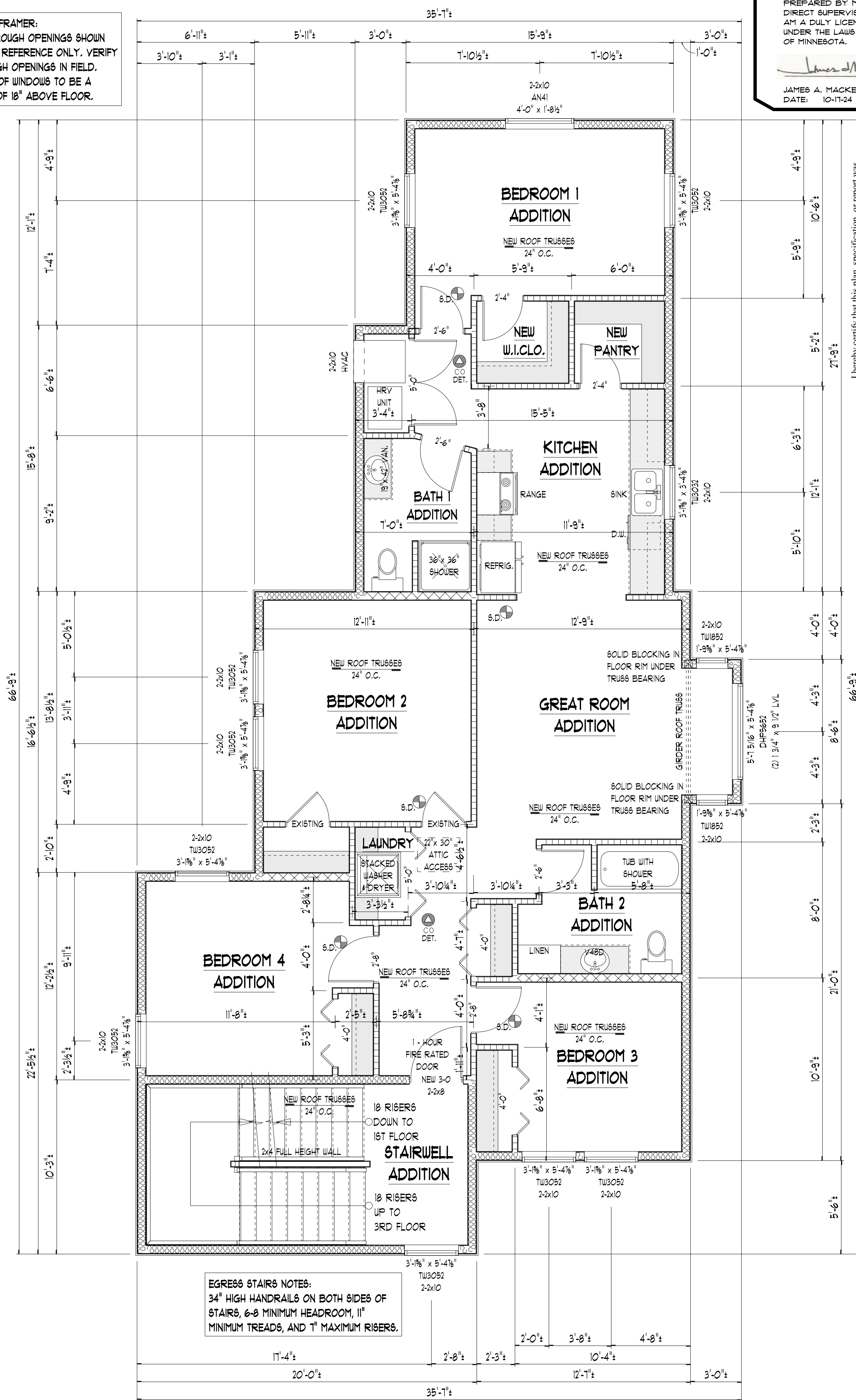
SCALE 1/4" = 1'-0"
~ 1603 SQUARE FEET

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.

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.

WALL LEGEND

	EXISTING STONE OR CONCRETE BLOCK FOUNDATION
	EXISTING WOOD STUD EXTERIOR WALL
	EXISTING WOOD STUD WALL OPENING TO BE FILLED IN FLUSH INTERIOR AND EXTERIOR AND INSULATED
	EXISTING WOOD STUD INTERIOR WALL
	EXISTING WOOD STUD INTERIOR WALL CONVERTED TO 1 - HOUR WALL PER DETAIL W1/A4
	EXISTING WOOD STUD INTERIOR WALL OPENING TO BE FILLED IN FLUSH BOTH SIDES
	EXISTING WOOD STUD WALL TO BE REMOVED. PROVIDE TEMPORARY SUPPORT FOR BEARING WALLS
	NEW 2x6 WOOD STUD 1 - HOUR WALL BUILT PER DETAIL W1/A4
	NEW 2x4 WOOD STUD WALL WITH 1/2" GUB BOTH SIDES
	NEW 2x6 WOOD STUD WALL WITH 1/2" GUB BOTH SIDES
	NEW 2x6 WOOD STUD WALL EXTERIOR INSULATED WALL



PROPOSED THIRD FLOOR ADDITION PLAN

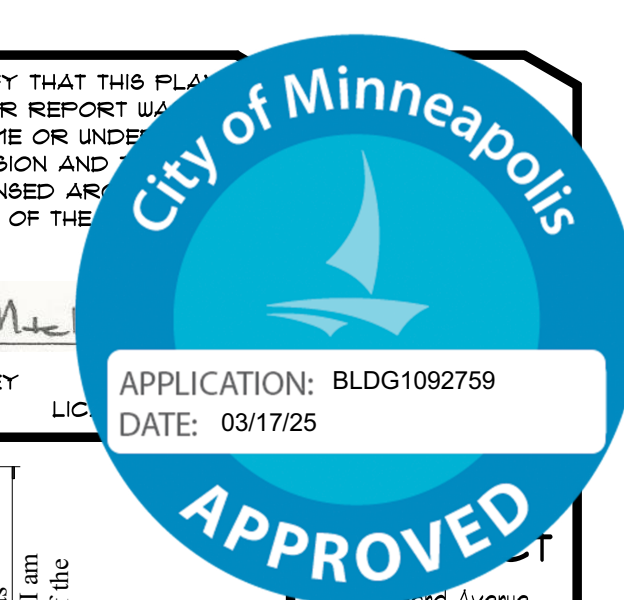
SCALE 1/4" = 1'-0"
~ 1603 SQUARE FEET

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

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.

James A. Mackey
JAMES A. MACKEY
DATE: 10-11-24 LIC: 19906

APPLICATION: BLDG1092759
DATE: 03/17/25



STRUCTURAL ONLY

Mark Hosteler
Date: 10/19/2024
Reg. No: 19906

Prepared by:
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Cell: 953-934-6276
todd@tcoesign.net

Plan Date
FINAL 10-16-24

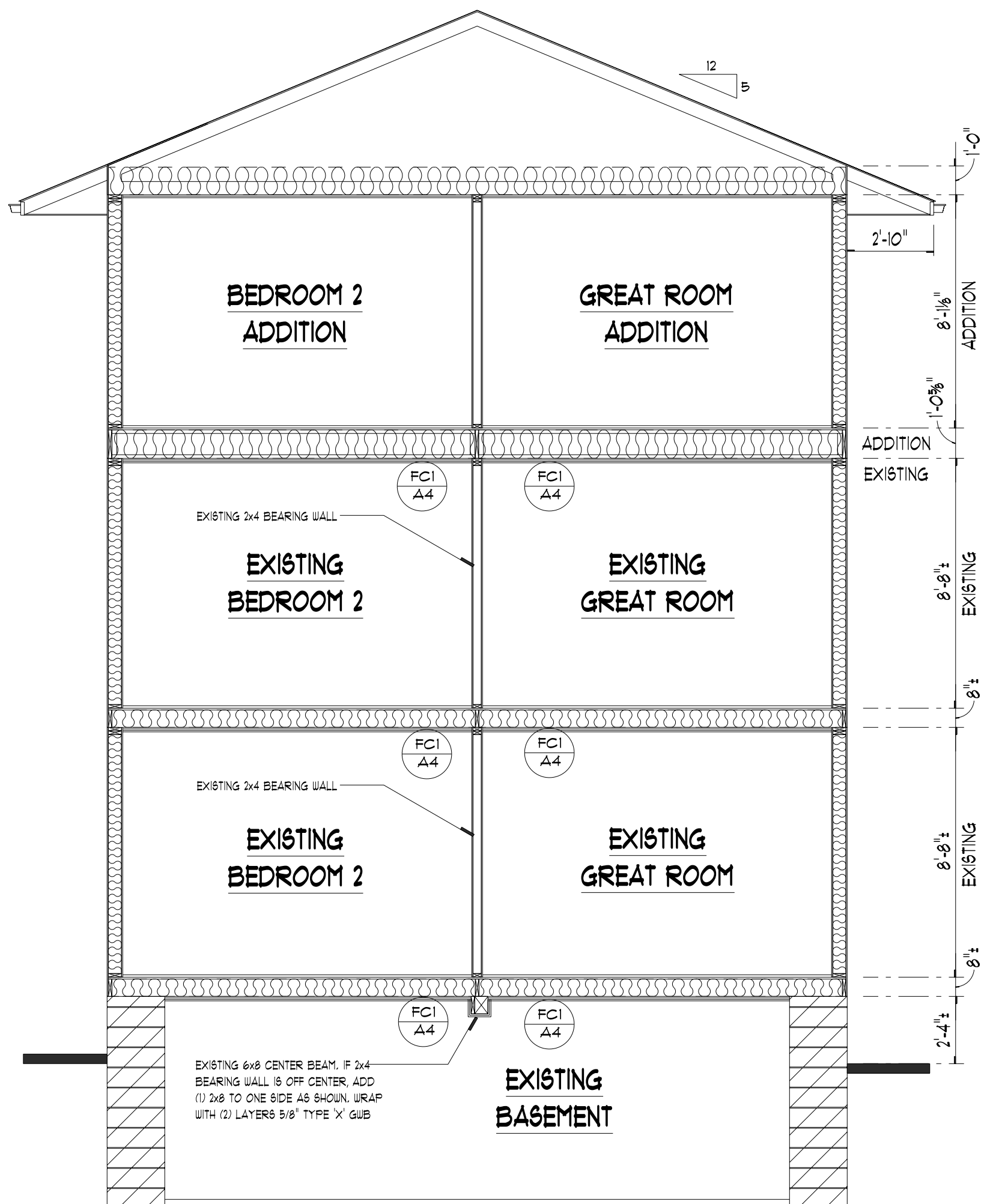
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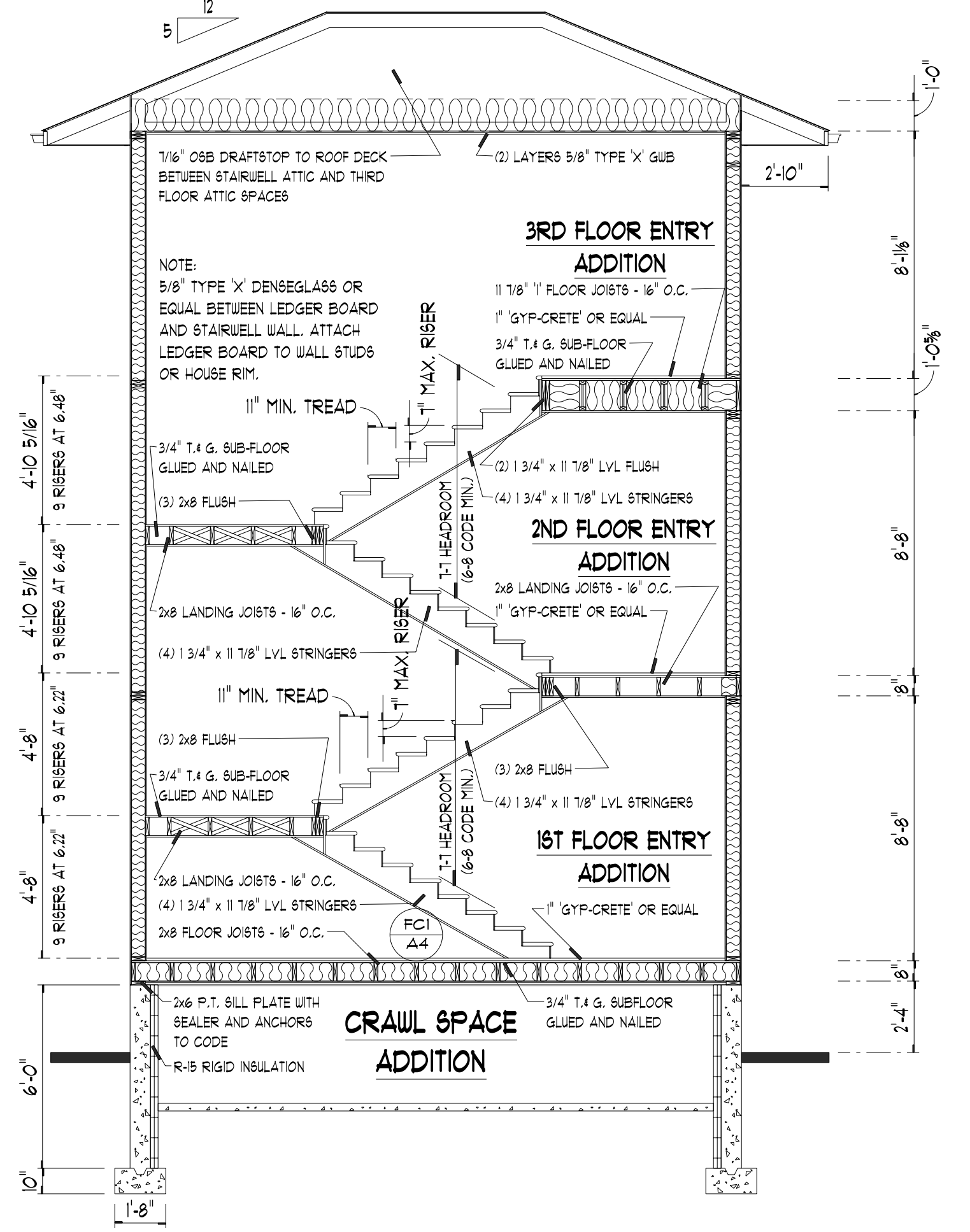
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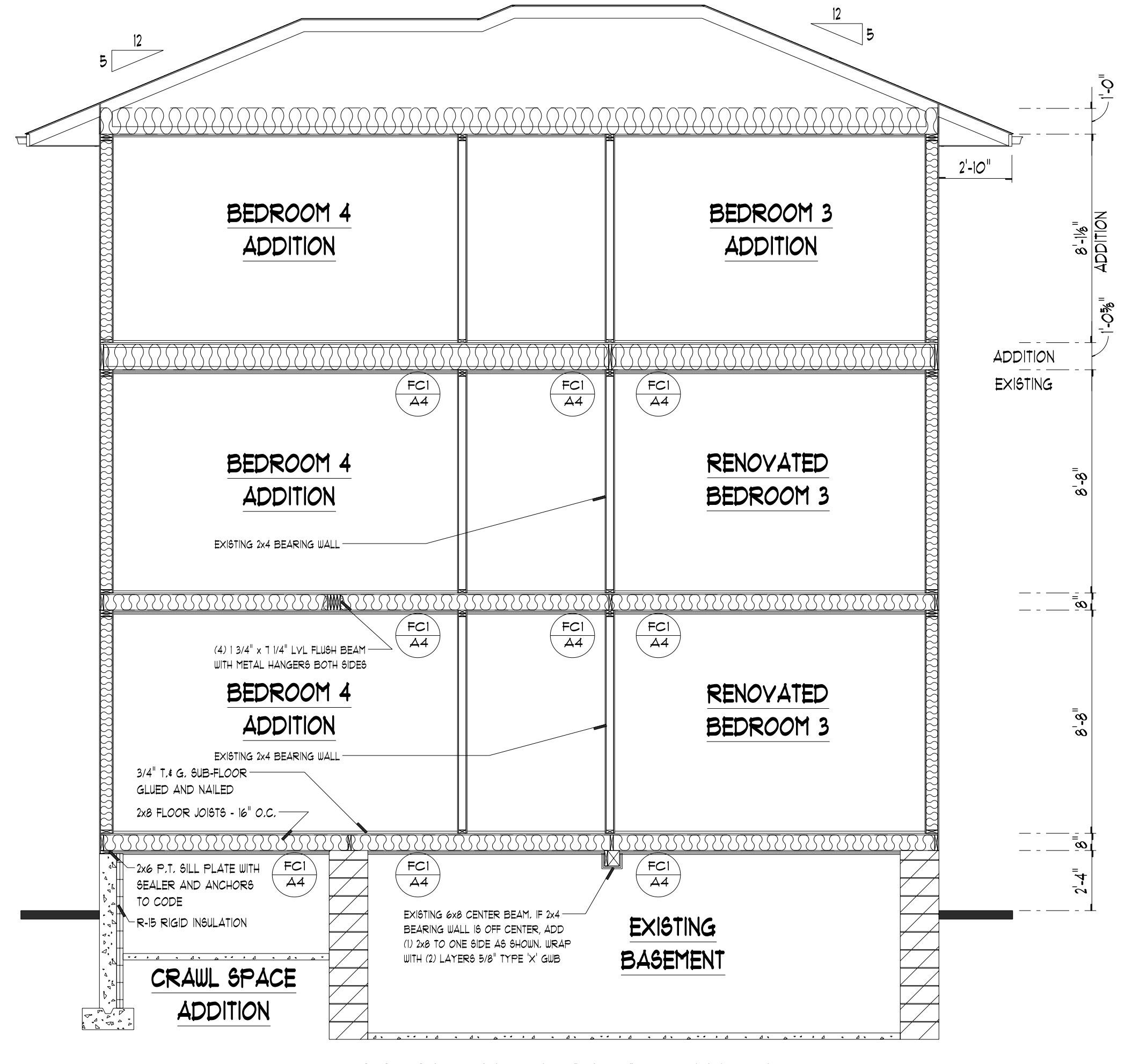
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A3 OF 5



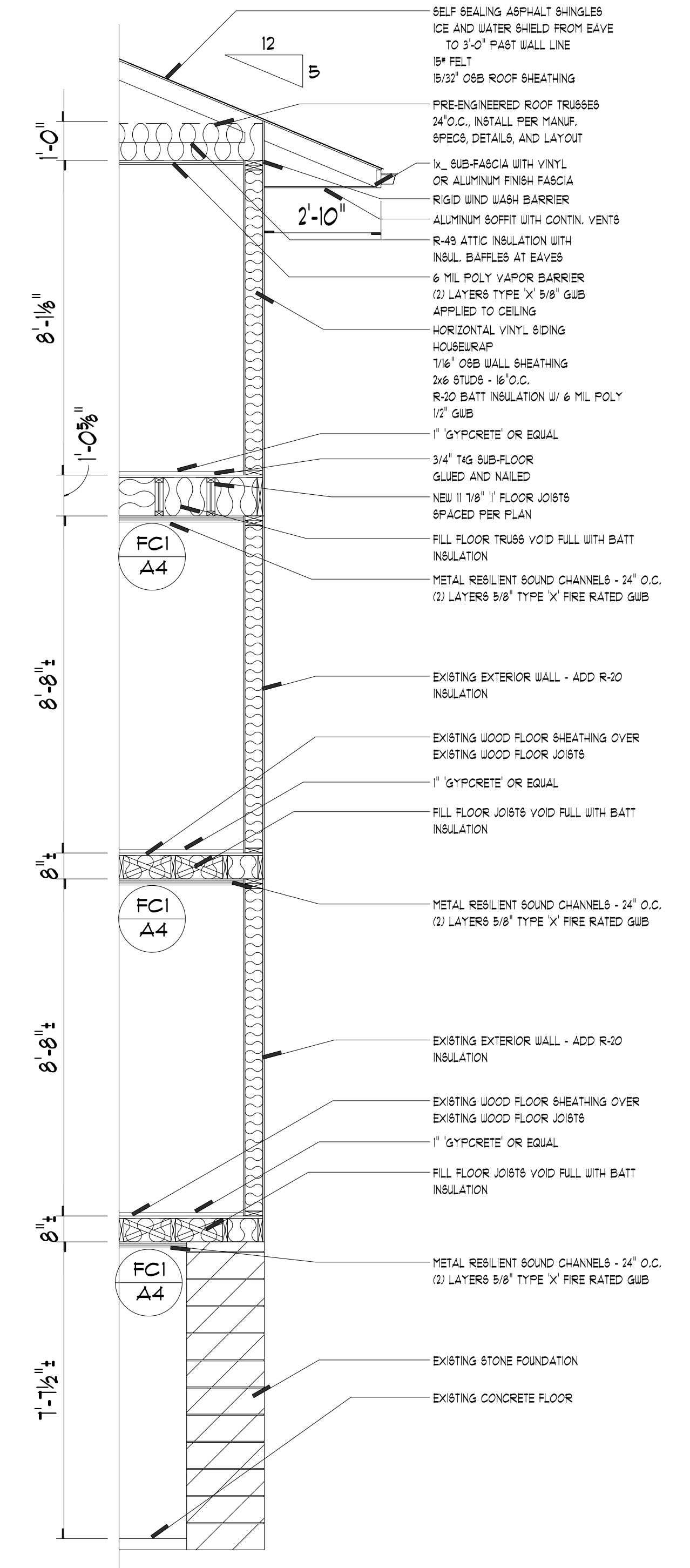
TYPICAL CROSS SECTION
SCALE 1/4" = 1'-0"



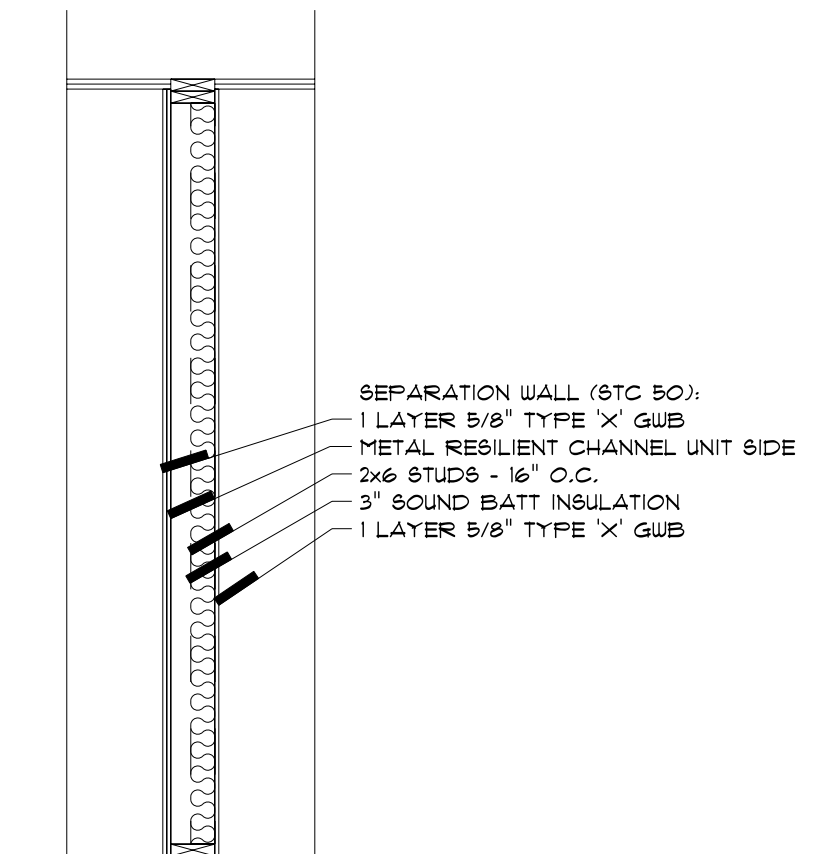
CROSS SECTION AT NEW STAIRS
SCALE 1/4" = 1'-0"



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

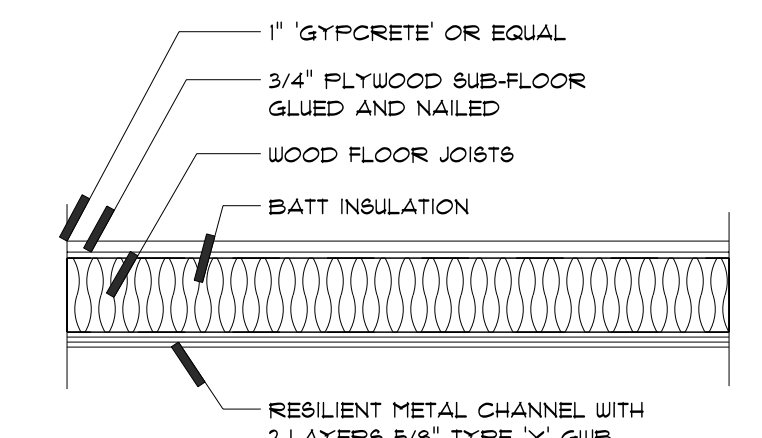


TYPICAL WALL SECTION
SCALE 3/8" = 1'-0"



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

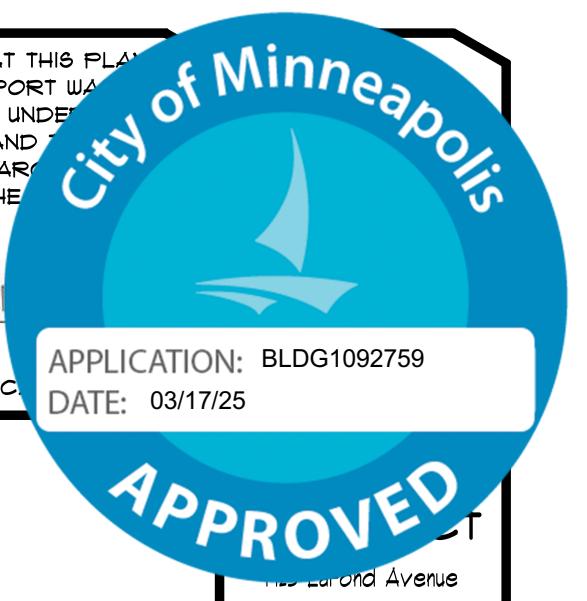


1-HOUR FIRE RATING TEST REFERENCE:
GA NO. GA-FC-5406
STC 59 TEST REFERENCE:
RAL-INO4-006/TLO4-033
WOOD FLOOR JOISTS PER / RESILIENT METAL CHANNELS 24" O.C. AT RIGHT ANGLES WITH (2) LAYERS 5/8" TYPE 'X' GUB. 1-HOUR FIRE RATING-TEST REFERENCE GA NO. GA-FC-5406 (1-HOUR).

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

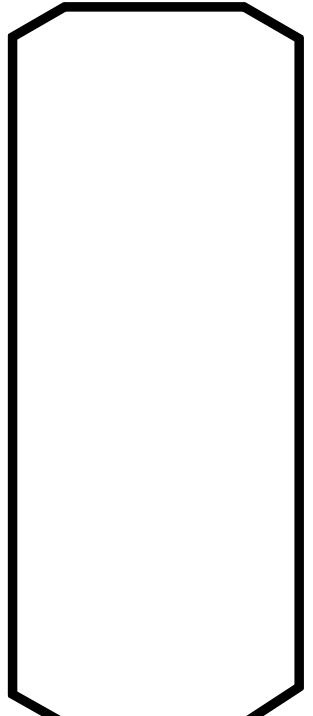
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
STRUCTURAL ONLY
Mark Hostetter *Mark Hostetter*
Date: 10/18/2024 Reg. No 19906

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Jim Mackey
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A4
A4 OF 5

