

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
Date 4/14/2025
Reg. No 19906

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JAMES A. MACKIE
DATE: 8-22-24

APPLICATION: BLDG1103326
DATE: 5/5/2025

APPROVED

City of Minneapolis

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St. Paul, MN 55104

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Plan Date
FINAL 8-22-24

REVISIONS 1-12-24

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KENNEDY DEVELOPMENT
816 - 6TH STREET SE MINNEAPOLIS



TCO DESIGN

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A1

AI OF 5

CODE SUMMARY

SCOPE OF WORK:

NEW CONSTRUCTION OF A THREE STORY SLAB ON GRADE TRIFLEX:
SQUARE FOOTAGE: FIRST FLOOR + 194 SQ.FT., SECOND FLOOR +
886 SQ.FT., AND THIRD FLOOR + 886 SQ.FT.
TOTAL BUILDING AREA + 970 SQ.FT.

APPLICABLE CODES:

2020 MINNESOTA STATE BUILDING CODE (BC)1
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:

30 OCCUPANTS (10 FIRST FLOOR - 1898 SQ.FT. / 200 + 10 SECOND
FLOOR - 886 SQ.FT. / 200 + 10 THIRD FLOOR - 886 SQ.FT. / 200)
R-3 (BC SECTION 301.3)

OCCUPANCY TYPE:

Y-8 (BC TABLE 504.3 AND 504.4) NEW THREE STORY APARTMENT
BUILDING WITH APPROVED OR AUTOMATIC FIRE SPRINKLER SYSTEM
ALLOWED UP TO 60 FEET TALL AND 3 STORES ABOVE GRADE (BC
TABLE 506.2) BUILDING AREA WITH APPROVED OR AUTOMATIC FIRE
SPRINKLER SYSTEM ALLOWED UP TO 1000 SQ.FT. PER FLOOR.

CONSTRUCTION TYPE:

Y-8 (BC TABLE 504.3 AND 504.4) NEW THREE STORY APARTMENT
BUILDING WITH APPROVED OR AUTOMATIC FIRE SPRINKLER SYSTEM
ALLOWED UP TO 60 FEET TALL AND 3 STORES ABOVE GRADE (BC
TABLE 506.2) BUILDING AREA WITH APPROVED OR AUTOMATIC FIRE
SPRINKLER SYSTEM ALLOWED 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 SECTIONS 101.6.2.2.2 AND 101.6.2.2.1

NUMBER OF EXITS REQUIRED:

1 PER UNIT (BC SECTION 1006)

STAIRWELL EGRESS WIDTH REQUIRED (IBC 1009.4):

36" PER IBC SECTION 1011, EXCEPTION 1. ALSO PER IBC SECTION
1009.4 EGRESS WIDTH MINIMUM BASED ON OCCUPANCY -
1 OCCUPANTS PER UNIT x 0.3 x 2.7

OTHER EGRESS COMPONENTS WIDTH REQUIRED (IBC 1009.3.2):

34" PER IBC SECTION 1009.3.2 AND 1015 (EGRESS WIDTH MINIMUM
BASED ON OCCUPANCY - 3 OCCUPANTS x 0.2 x 2.8)
34" TOTAL EGRESS WIDTH PROVIDED

TRAVEL DISTANCE: (IBC 1016)

CODE REQUIRED MAXIMUM TRAVEL DISTANCE + 105'
ACTUAL MAXIMUM TRAVEL DISTANCE TO AN EXIT + 60'

PLUMBING FIXTURES: (IBC TABLE 1902.1)

REQUIRED PLUMBING FIXTURES PER DWELLING UNIT:
1 WATER CLOSET, 1 LAVATORY, 1 BATH/TUB OR SHOWER
1 KITCHEN SINK AND 1 AUTOMATIC CLOTHES WASHER
CONNECTIONS (1 PER 30 DWELLING UNITS).

PLUMBING FIXTURES PROVIDED PER DWELLING UNIT:

2 WATER CLOSETS, 2 LAVATORIES, 2 BATH/TUBS
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:

9,086 S.F. OF DWELLING UNITS AND 630 S.F. OF COMMON AREA.
TOTAL BUILDING AREA + 9716

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.

1

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

2

LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0"

FIRST FLOOR LEFT OPENING CALCULATIONS:
FIRST FLOOR LEFT WALL AREA + 315 S.F.
FIRST FLOOR LEFT OPENING AREA + 23.3 S.F.
FIRST FLOOR LEFT OPENING/WALL PERCENT + 7.3%

THIRD FLOOR LEFT OPENING CALCULATIONS:
THIRD FLOOR LEFT WALL AREA + 280 S.F.
THIRD FLOOR LEFT OPENING AREA + 23.3 S.F.
THIRD FLOOR LEFT OPENING/WALL PERCENT + 8.3%

10'-0" ABOVE
ADJACENT GRADE

2'-0" ABOVE
ADJACENT GRADE

F.F.E. + 833.65'

ELEVATION 10'-0"
AWAY + 831.9'

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

3

MID-POINT OF HIGHEST ROOF

TOP OF ROOF

1'-0"

8'-1 1/2"

1'-0 3/4"

32'-8 1/2"

8'-1 1/2"

1'-0"

8'-1 1/2"

1'-0 3/4"

32'-8 1/2"

8'-1 1/2"

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32'-8 1/2"

8'-1 1/2"

1'-0"

8'-1 1/2"

1'-0 3/4"

32'-8 1/2"

8'-1 1/2"

1'-0"

8'-1 1

29 STATIC ROOF VENTS WITH A MINIMUM 60 SQ.IN. OF VENT
TOTAL VENT AREA REQUIRED = 1696 SQUARE FEET / 150 =
11.31 SQUARE FEET (1629 SQ.IN.). VENTING TO COMPLY WITH
2020 MN STATE BUILDING CODE, SECTION 1202.2

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James A. Macke

JAMES A. MACKE
DATE: 8-22-24

APPLICATION: BLDG1103326
DATE: 5/5/2025

City of Minneapolis

APPROVED

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KENNEDY DEVELOPMENT
816 - 6TH STREET SE MINNEAPOLIS

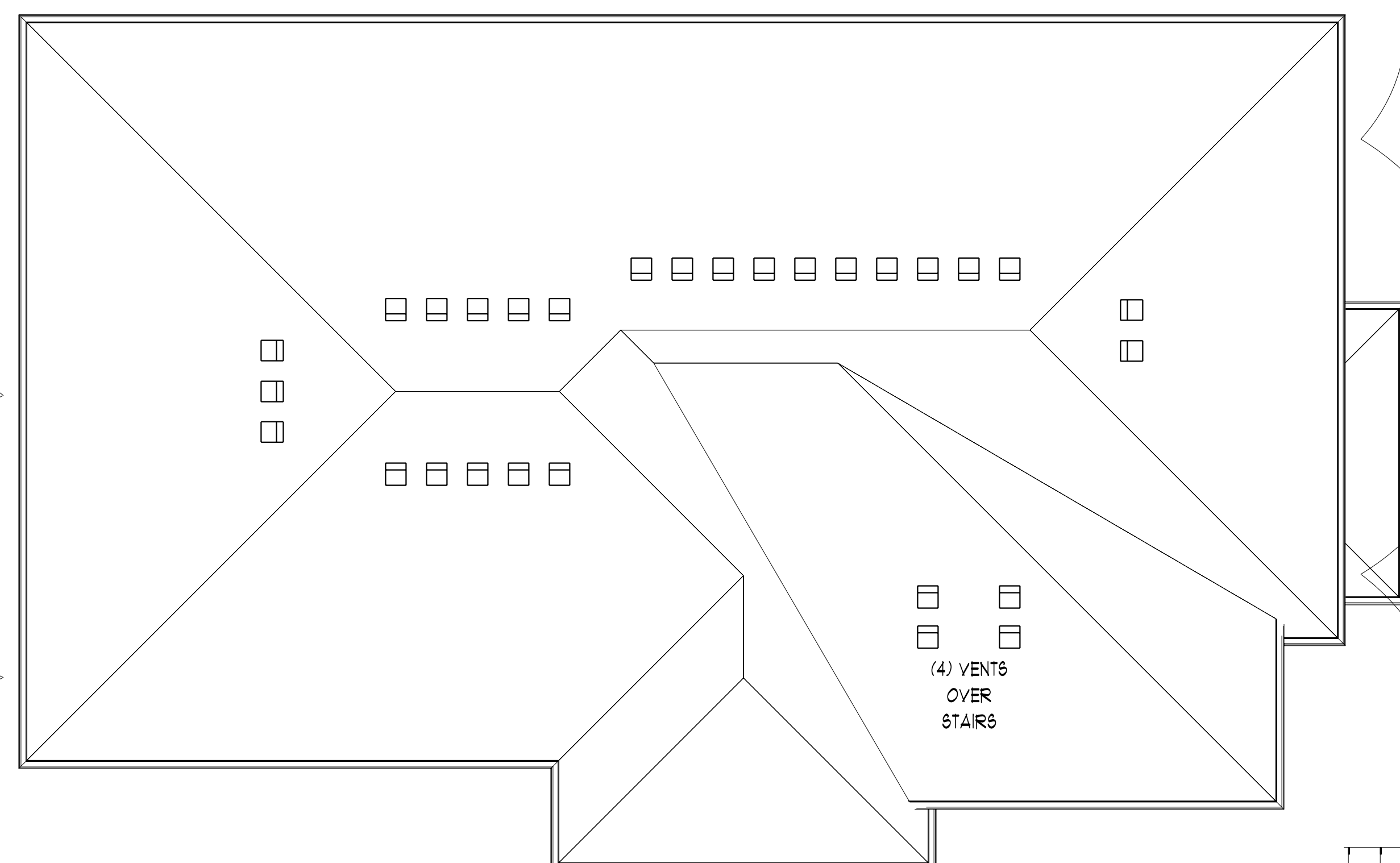

TCO DESIGN
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Design *

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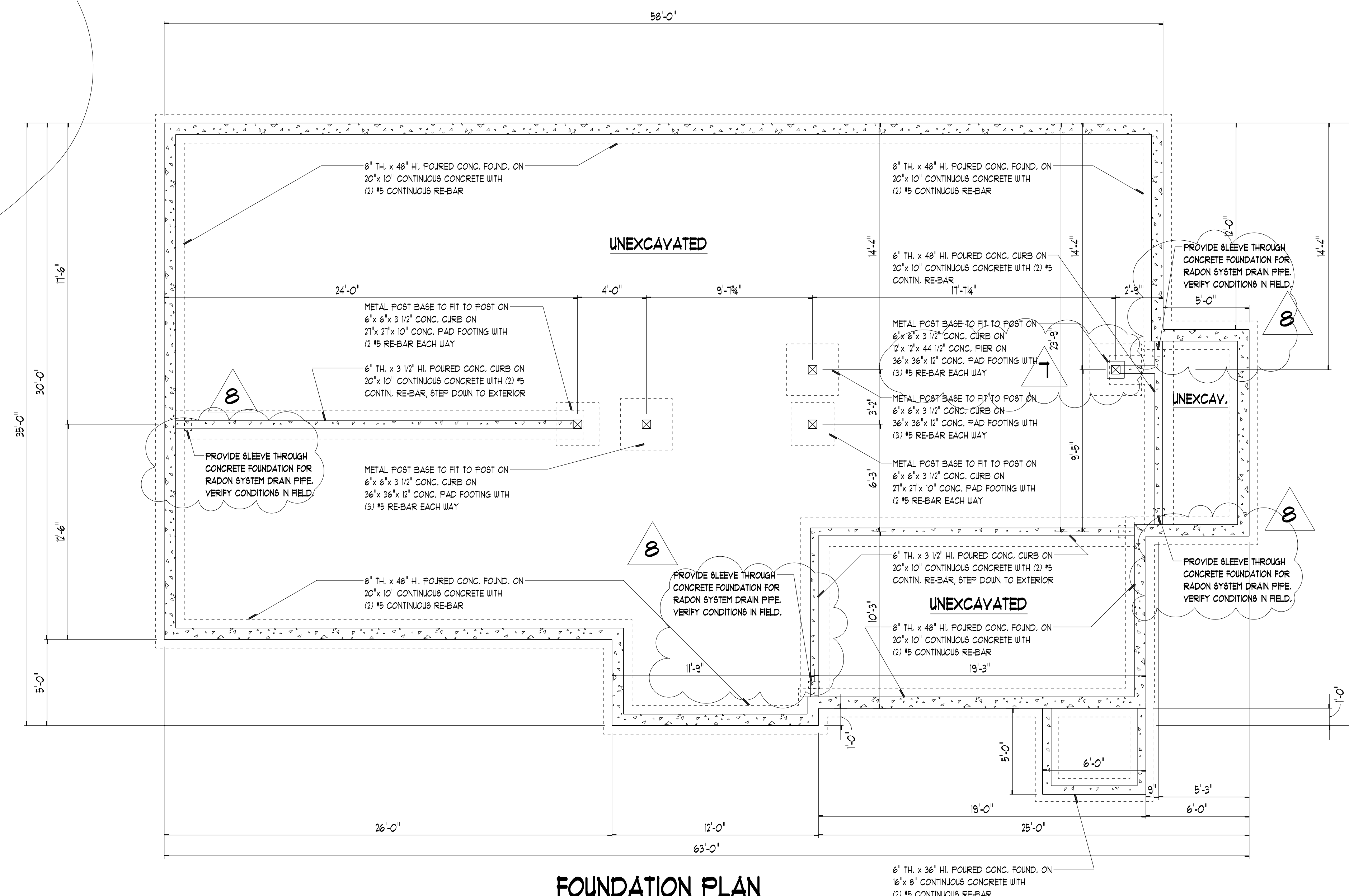
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A2 OF 5

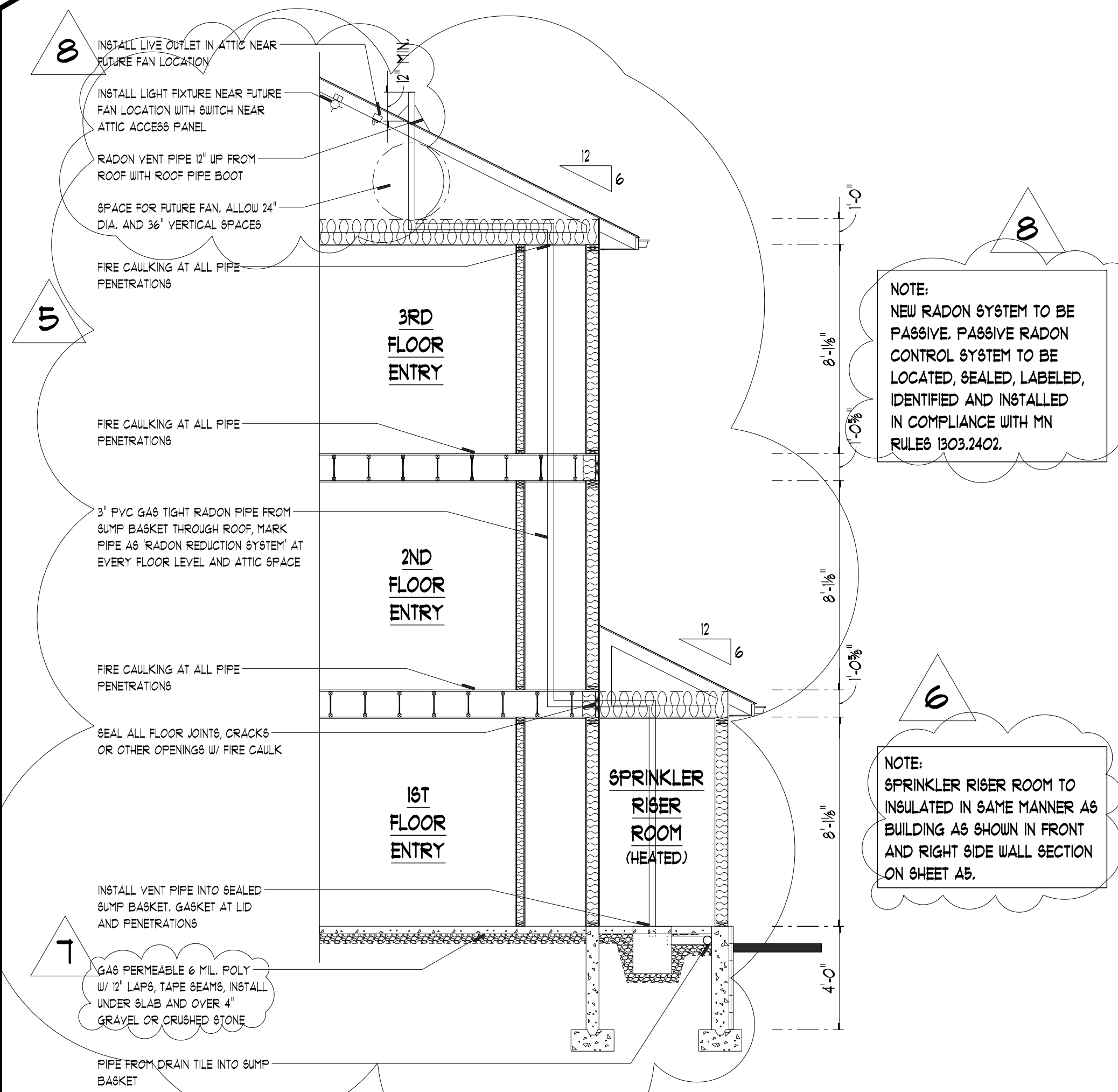


ROOF PLAN

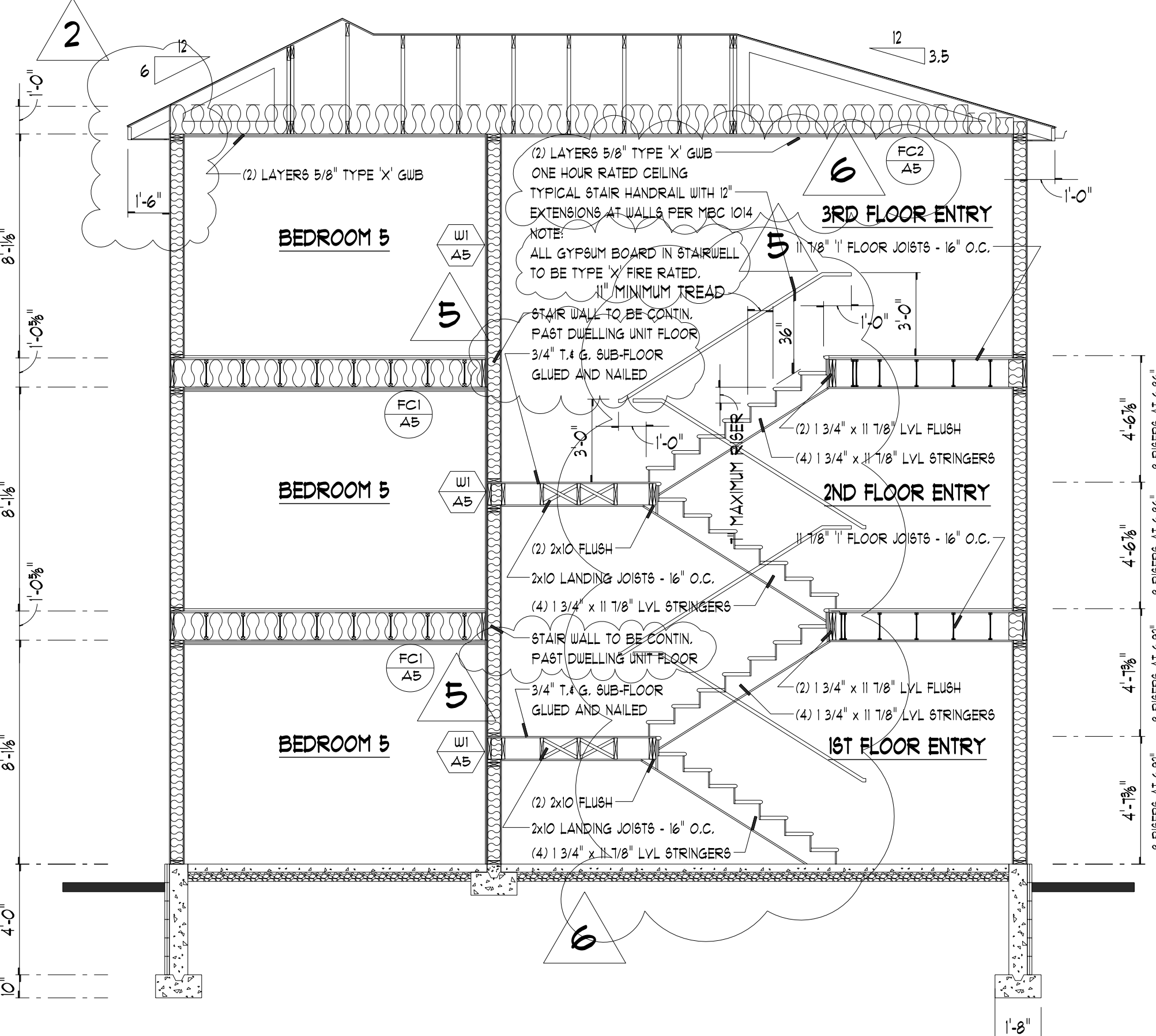
SCALE 3/16" = 1'-0"



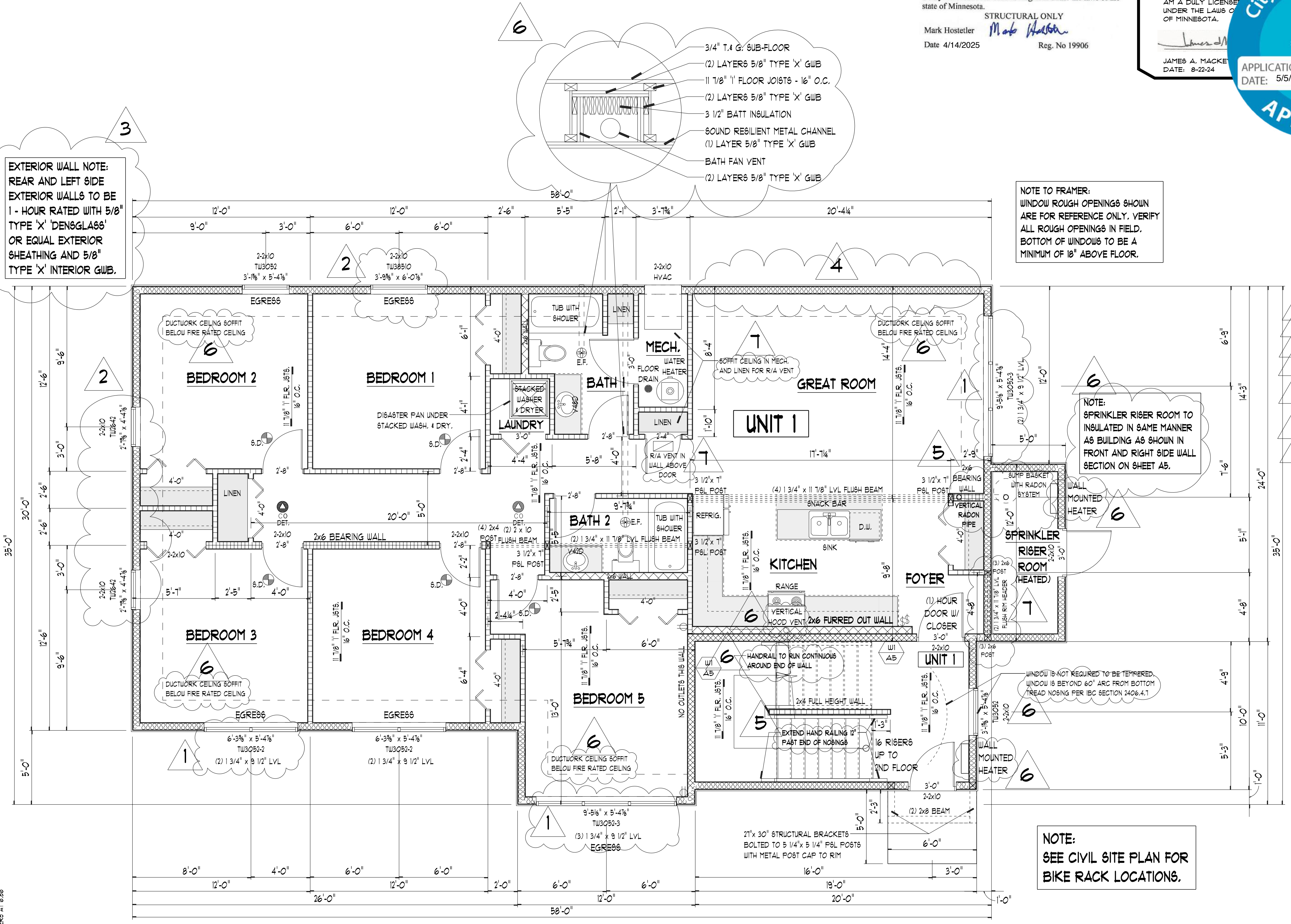
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



RISER ROOM AND RADON SYSTEM SECTION
SCALE 1/4" = 1'-0"



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



FIRST FLOOR PLAN ~ 1636 SQ.FT. PLUS RISER ROOM AND STAIRWELL
SCALE 1/4" = 1'-0"

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

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816 - 6TH STREET SE MINNEAPOLIS
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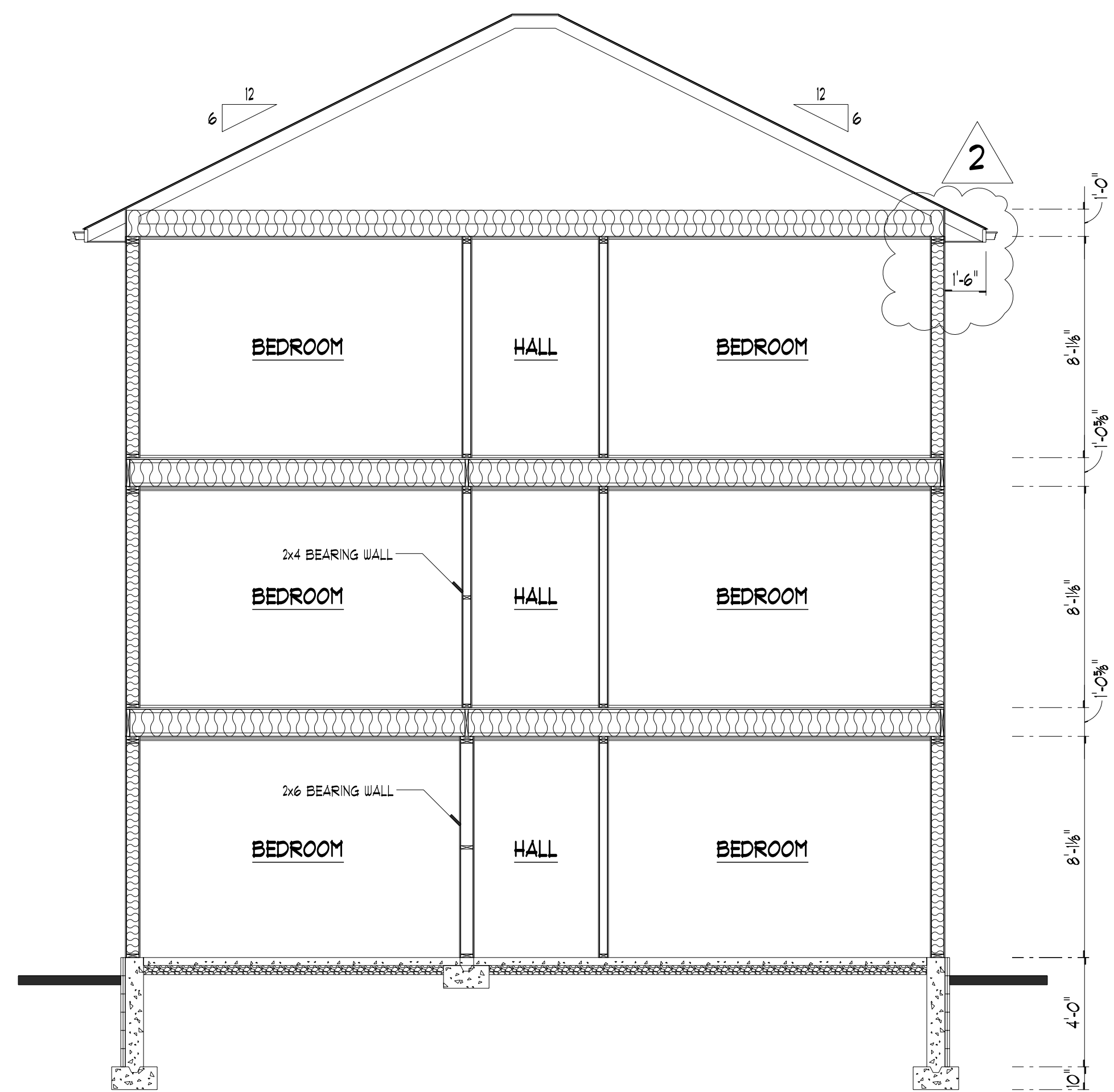
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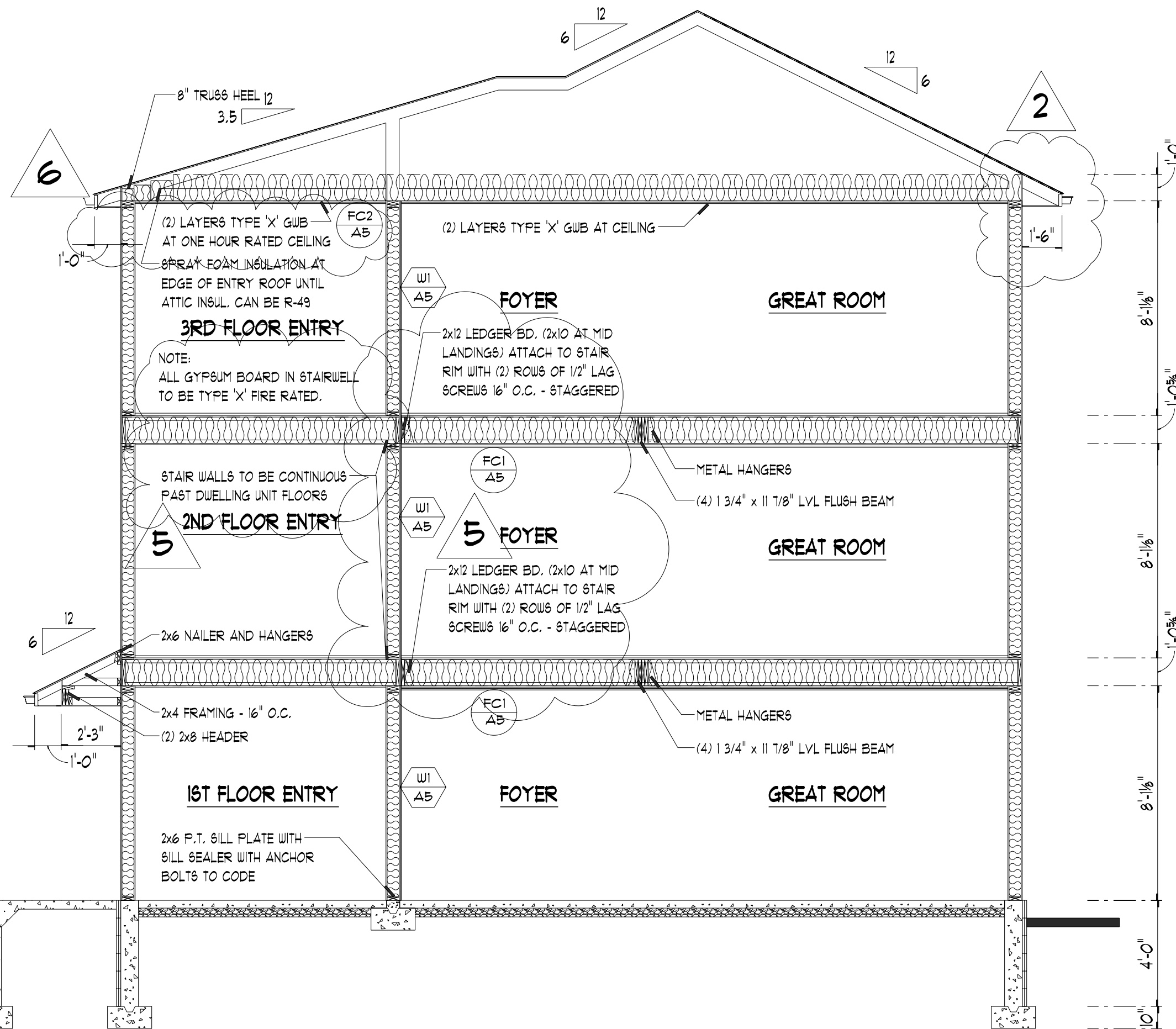
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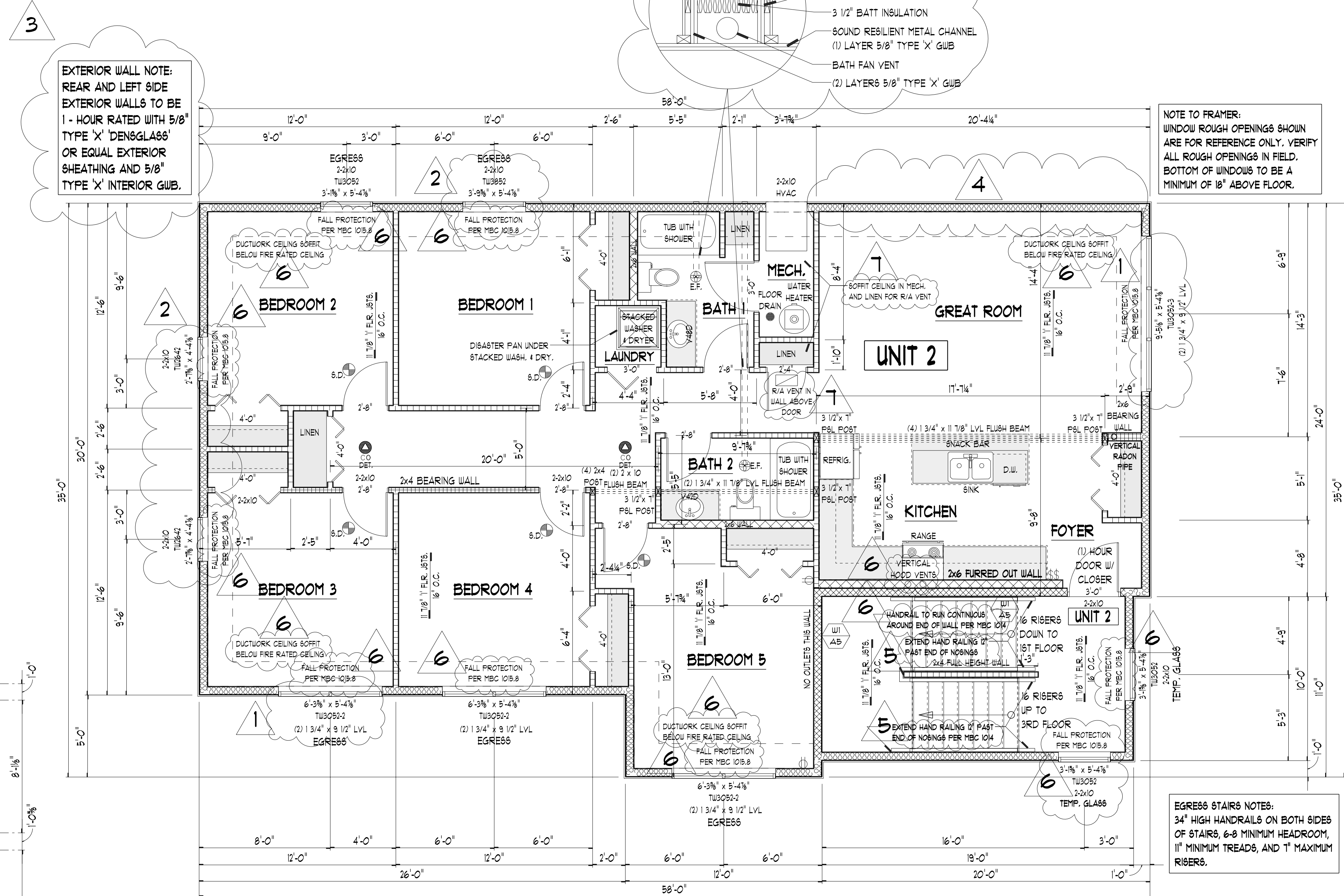
TYPICAL CROSS SECTION

SCALE 1/4" = 1'-0"



CROSS SECTION AT ENTRY

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN ~ 1696 SQ.FT. PLUS STAIRWELL

SCALE 1/4" = 1'-0"

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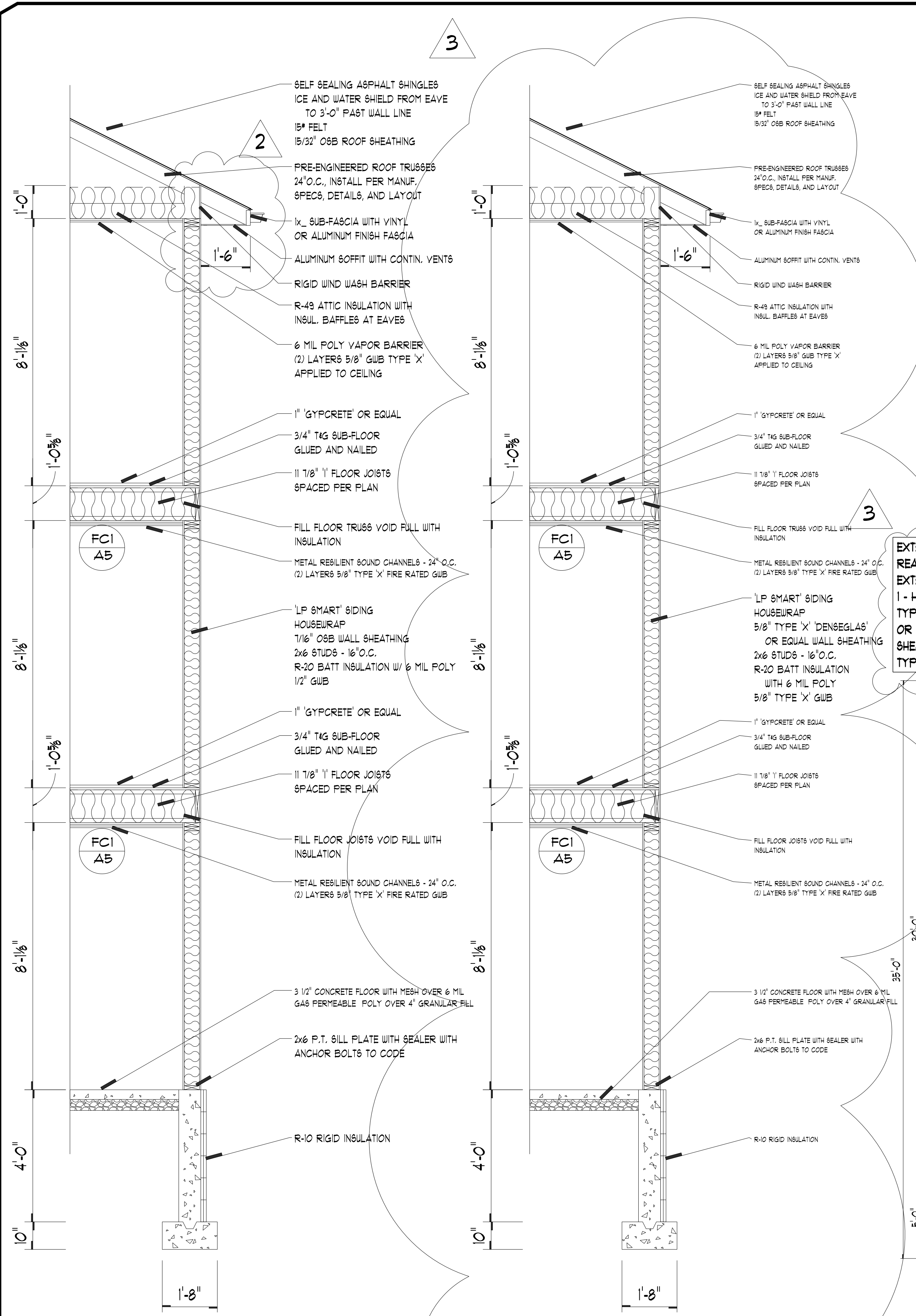
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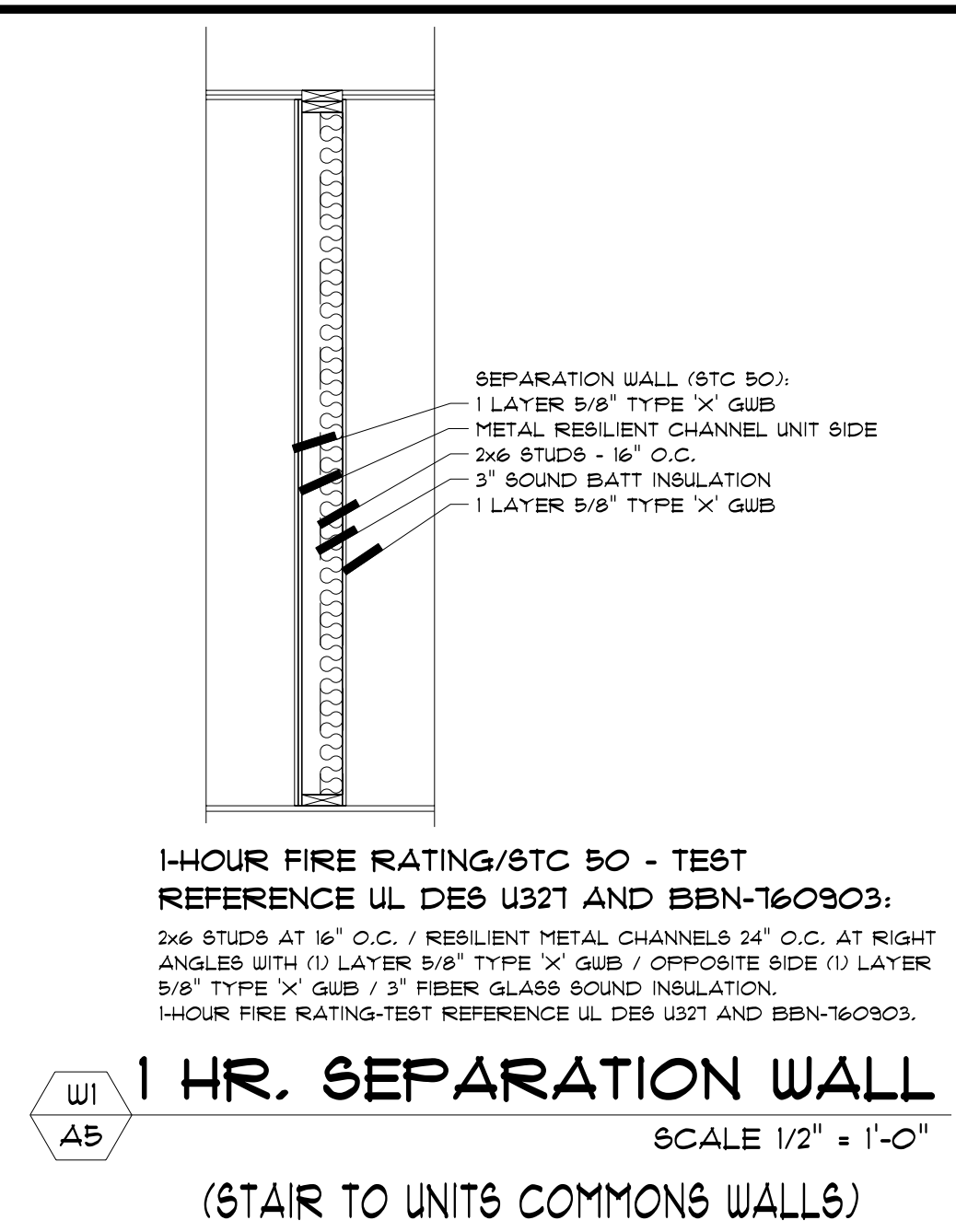
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A4 OF 5

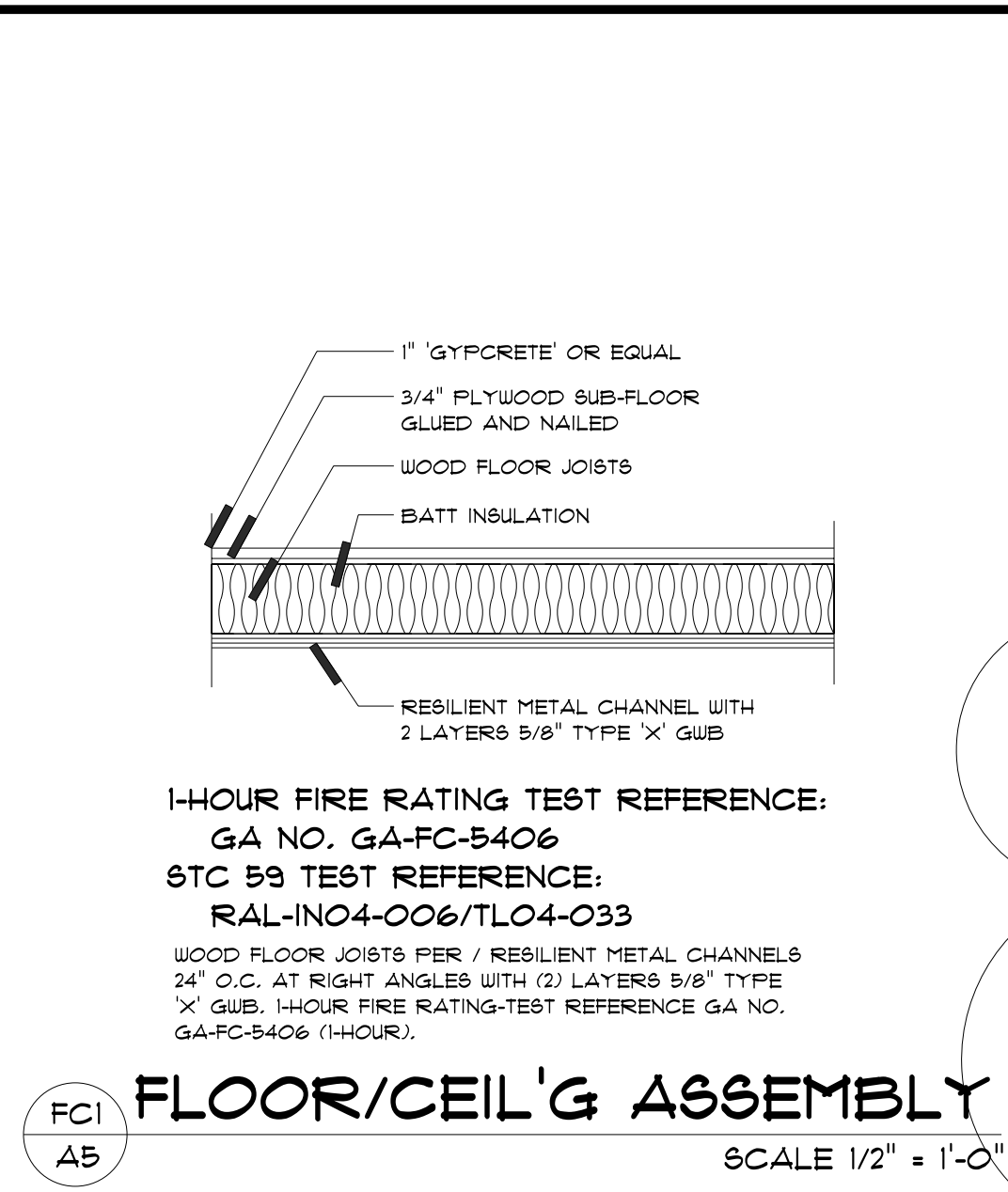


FRONT AND RIGHT SIDE
WALL SECTION
SCALE 1/2" = 1'-0"

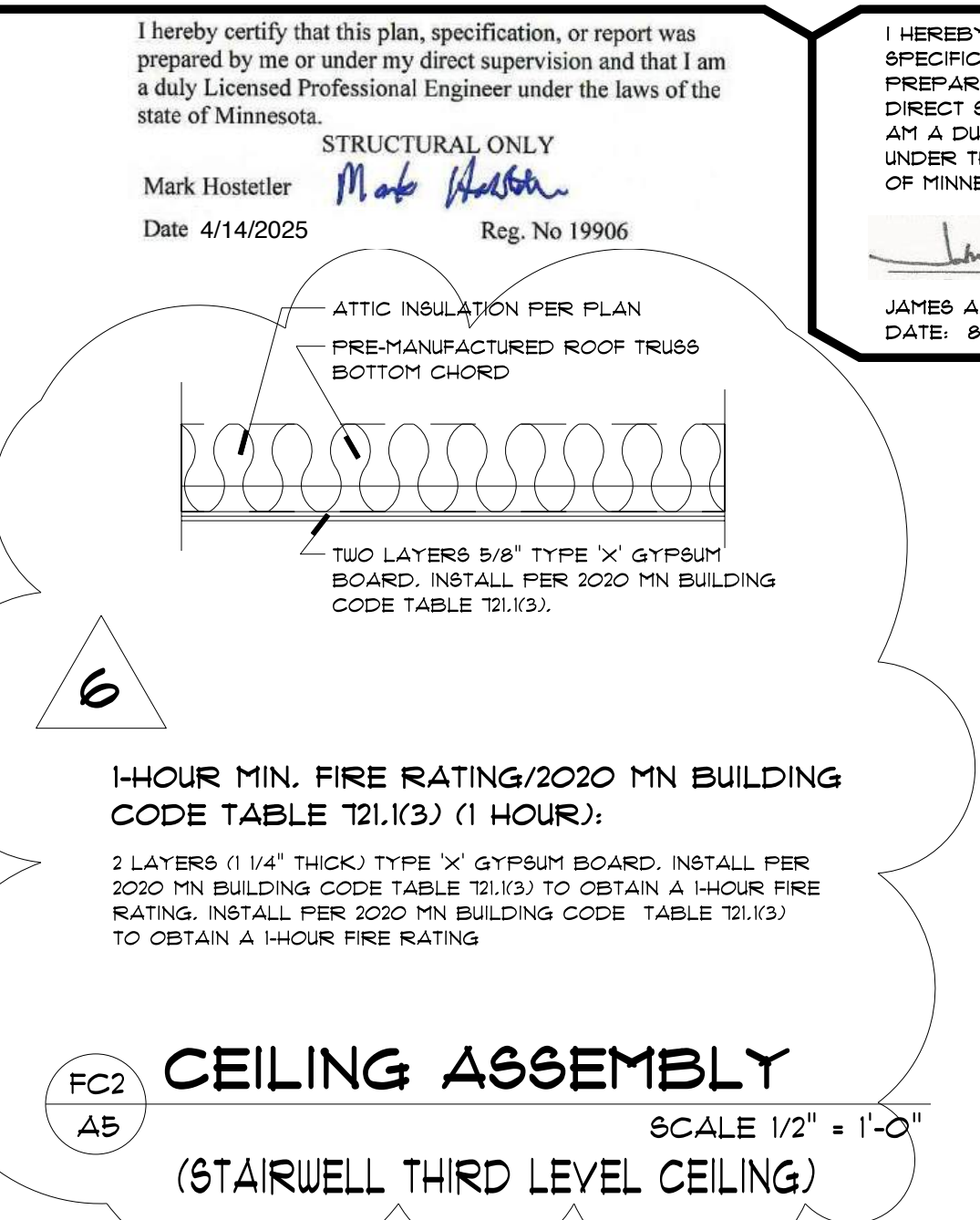
REAR AND LEFT SIDE
WALL SECTION
SCALE 1/2" = 1'-0"



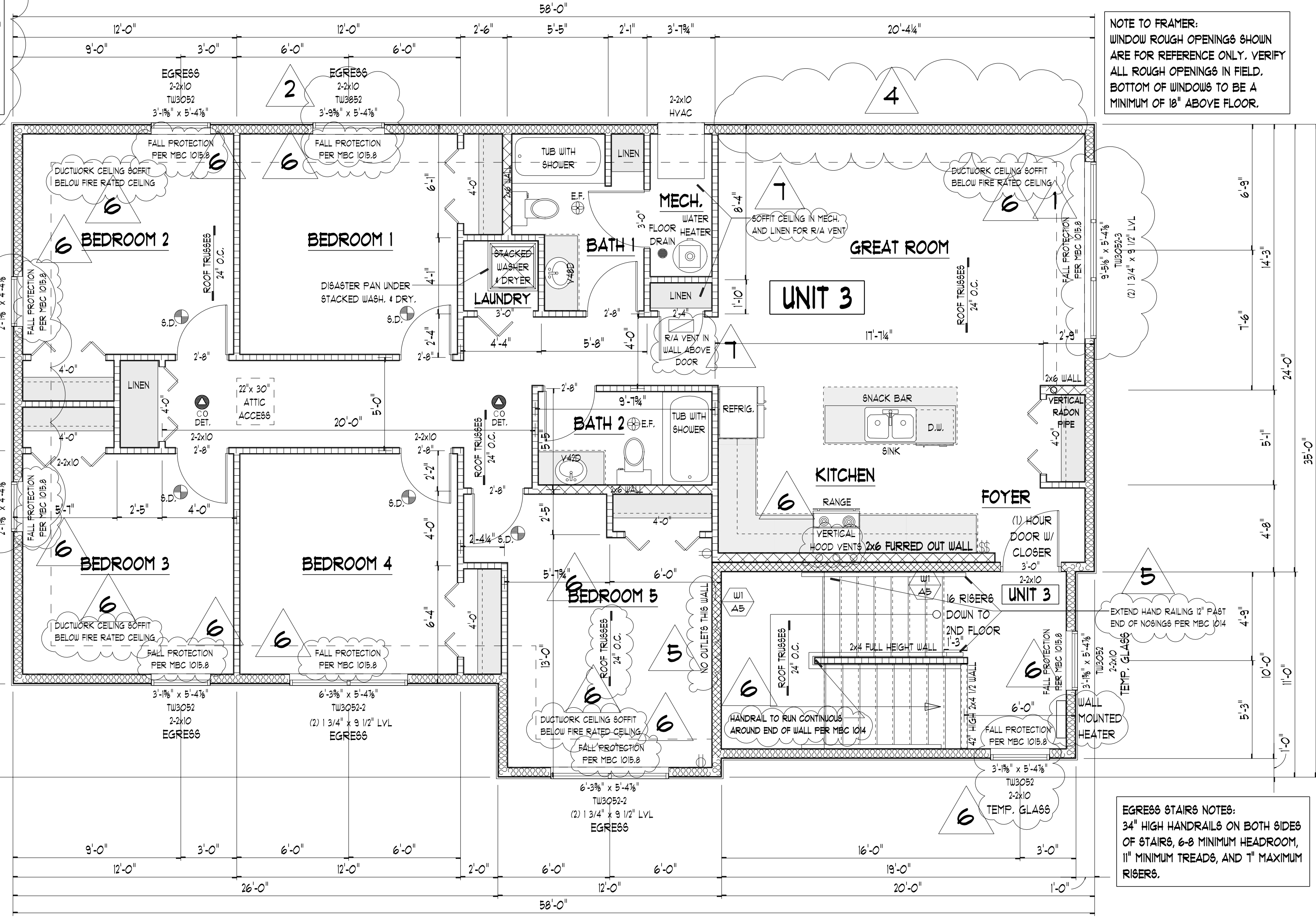
1 HR. SEPARATION WALL
SCALE 1/2" = 1'-0"



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



CEILING ASSEMBLY
SCALE 1/2" = 1'-0"



THIRD FLOOR PLAN ~ 1696 SQ.FT. PLUS STAIRWELL
SCALE 1/4" = 1'-0"

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