GENERAL NOTES

1. PORTIONS OF THE INFORMATION SHOWN ON THESE DRAWINGS WERE TAKEN FROM EXISTING DRAWINGS AND ON SITE OBSERVATIONS. DRAWINGS ARE NOT TO BE CONSTRUED AS "AS BUILT" CONDITIONS AND THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ACTUAL INSTALLED CONDITIONS. SHOULD ANY CONFLICTS ARISE BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH CONFLICTS BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS SHALL NOT BE SCALED FOR EXACT DIMENSIONS.
2. ALL WORK TO CONFORM TO STATE & LOCAL CODES.
3. ALL WORK TO BE PERFORMED TO INDUSTRY STANDARDS.
4. PATCH TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.
5. THE CONTRACTOR SHALL GIVE TO THE PROPER AUTHORITIES ALL NOTICED AS REQUIRED BY LAW & OBTAIN ALL OFFICIAL BUILDING PERMITS.
6. ANY PENETRATIONS THROUGH EXISTING FIRE RATED WALLS ARE TO BE SEALED WITH FIRESTOP CAULK AS PER CODE TO MAINTAIN THE SAME FIRE RATED SEPARATION. ALL SUB-CONTRACTORS RESPONSIBLE.
7. ALL DEMOLITION/CONSTRUCTION TO BE DONE IN AN ORDERLY MANNER TO MINIMIZE DISTURBANCE TO EXISTING TENANTS.
8. DURING THE PROCESS OF DEMOLITION, CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXITS & RATED CORRIDORS AS REQUIRED BY CODE FOR EMERGENCY EXITING.
9. BEFORE STARTING ANY OPERATION, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH HIS WORK ADJOINS OR IS APPLIED & WILL REPORT TO THE OWNER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS CONTRACT.
10. CLEAN UP- UPON COMPLETION OF THE WORK, THE BUILDING, THE PREMISES & THE ADJOINING AREAS SHELL BE MADE NEAT, & THE TENANT SPACE DELIVERED CLEAN, WHOLE, TIGHT, & FIT FOR IMMEDIATE OCCUPANCY. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE AFTER THEIR WORK COMPLETION TO CLEAN UP & MAKE AREAS NEAT THAT WHERE AFFECTED BY THEIR WORK.
11. MANUALLY OPERATED FLUSH BOLTS, SURFACE BOLTS AND THUMB TURNS NOT PERMITED IN THE EXIT SYSTEM.
12. SUSPENDED ACOUSTIAL CEILINGS MUST MEET THE REQUIREMENTS OF MBC 803.9.
13. PANIC HARDWARE REQUIRED ON EXIT DOORS PER MBC SECTION 1008.1.10.
14. FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS SHALL BE MET ON ALL INTERIOR FINISHES PER MBC TABLE 803.9.
15. DUCTS, PIPING, SOFFITS, SUSPENDED CEILINGS OR OTHER BUILDING ACCESSORIES SHALL NOT BE SUPPORTED BY THE METAL DECK OR BOTTOM OF THE JOISTS OR BEAMS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.
16. PROVIDE POWER PACK EMERGENCY LIGHTS THROUGH OUT SPACE. MINIMUM ONE-FOOT CANDLEPOWER AT FLOOR AND TO THE PUBLIC WAY FOR EGRESS. PROVIDE EXIT LIGHTS WITH EMERGENCY POWER PACK ABOVE ALL EXITS.
17. ALL GLASS MUST COMPLY WITH CHAPTER 24 MBC FOR DESIGN LOADS AND SAFETY GLASS.
18. ALL STRUCTURAL SUBMITTALS AND ROOF TOP UNIT LOCATIONS MUST BE APPROVED AND SIGNED BY THE STRUCTURAL ENGINEER OF RECORD.
19. ALL DOORS MUST HAVE ACCESSIBLE HARDWARE. ALL LOCKS MUST MEET REQUIREMENTS OF MINNESOTA ACCESSIBILITY CODE.
20. HVAC, PLUMBING, ELECTRICAL AND FIRE SPRINKLER DRAWINGS ARE DEFERRED SUBMITTALS AND SHALL BE PREPARED BY RESPECTIVE DESIGN BUILD CONTRACTORS.
21. PERMITS ARE REQUIRED FOR BUILDING, HVAC, PLUMBING, ELECTRICAL AND FIRE SPRINKLER. INSPRCTION RECORD CARDS SHALL BE KEPT ON JOB SITE FOR INSPECTOR SIGN OFF. CITY-STAMPED COPY OF PLANS, PERMIT AND PLAN REVIEW MUST BE KEPT ON JOB SITE.

CODE REVIEW

THIS CODE ANALYSIS IS BASED ON 2020 MINNESOTA STATE BUILDING CODE.

IT IS A REMODELING PROJECT OF AN EXISTING TENANT SPACE IN AN EXISTING BUILDING LOCATED AT 8221 THROUGH 8231 HWY 7, ST. LOUIS PARK, MINNESOTA. THE PROJECT IS THE LANDLORD'S WORK TO PREPARE THE TENANT SPACE 8231 FOR THE COMING TENANT [redacted] THE TENANT BUILD OUT FOR WAVEMAX WILL BE UNDER A SEPARATE CONTRACT. THE BUILDING STRUCTURE IS CONCRETE FRAMING, CONCRETE DOUBLE-T ROOF STRUCTURE AND CMU EXTERIOR WALLS.

OCCUPANCY TYPE: B ([redacted] LAUNDROMAT, 8231 HWY 7)

ADJACENT OCCUPANCY TYPES:
A2 (PAPA MURPHY, 8229 HWY 7)
B (OFFICE, 8227 HWY 7, CURRENTLY VACANT)
B (TWIN CITY ORTHOPEDICS, 8225 HWY 7)

OCCUPANCY SEPARATION BETWEEN B AND A2: 1-HOUR (FULLY SPRINKLERED)

THE CONSTRUCTION TYPE IS TYPE II-B

AREA OF THIS TENANT: 3,174 S.F.

OCCUPANCY LOAD OF THIS TENANT: 3,174 S.F. / 100 = 32 OCCUPANTS

SPRINKLER SYSTEM: EXISTING, MODIFY AS REQUIRED

MBC 2902 MINIMUM PLUMBING FIXTURES

FOR 16 FEMALE AND 16 MALE

WATER CLOSETS: 1 PER 25 FOR THE FIRST 50
LAVATORIES: 1 PER 40 FOR THE FIRST 80

WATER CLOSETS FOR WOMEN: 1 REQUIRED, 1 PROVIDED
WATER CLOSETS FOR MEN: 1 REQUIRED, 1 PROVIDED

LAVATORIES FOR WOMEN: 1 REQUIRED, 1 PROVIDED
LAVATORIES FOR MEN: 1 REQUIRED, 1 PROVIDED

SERVICE SINK: 1 REQUIRED, 1 EXISTING

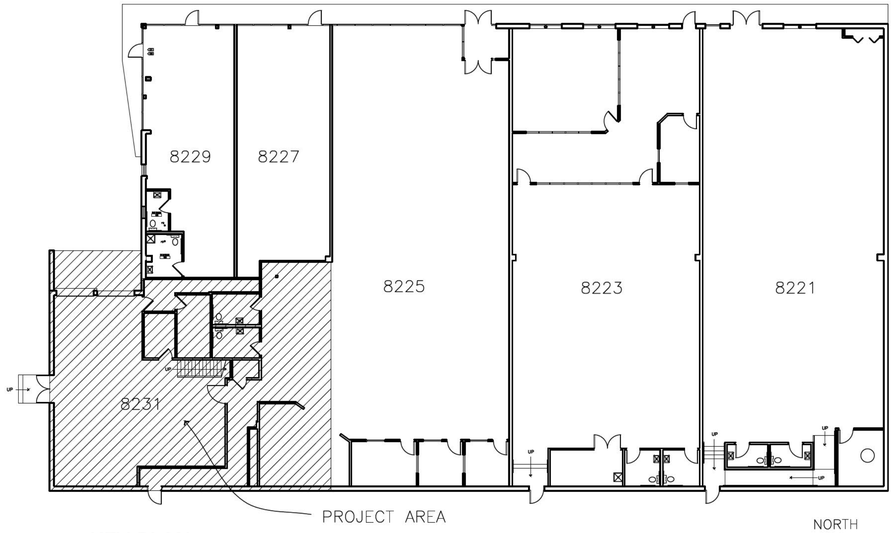
CONSTRUCTION KEY

EXISTING CONSTRUCTION TO REMAIN

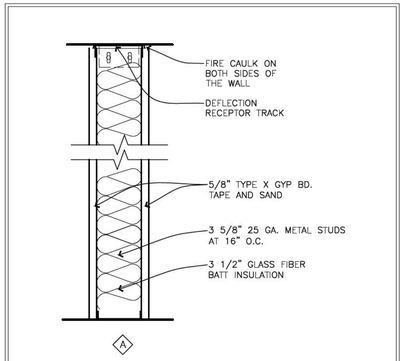
NEW CONSTRUCTION-SEE PARTITION TYPES

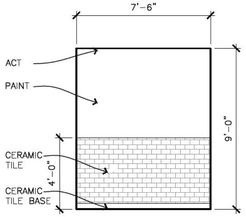
EXISTING CONSTRUCTION TO BE REMOVED

DRAWING INDEX

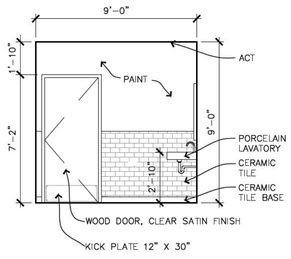


1 KEY PLAN
1/16"=1'-0"

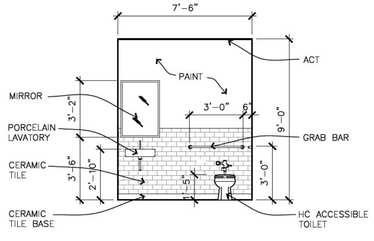




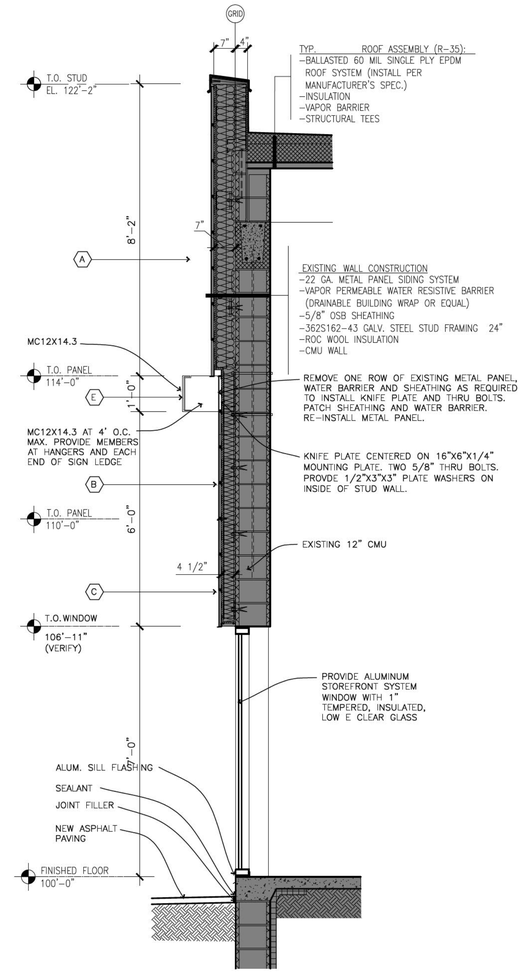
2 RESTROOM ELEVATION - E
1/4"=1'-0"



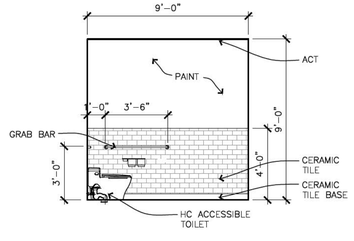
3 RESTROOM ELEVATION - S
1/4"=1'-0"



4 RESTROOM ELEVATION - W
1/4"=1'-0"



6 SECTION AT WEST WALL
1/2"=1'-0"



5 RESTROOM ELEVATION - N
1/4"=1'-0"

LANDLORD'S WORK AT

[redacted]

8231 HIGHWAY 7
SAINT LOUIS PARK
MN 55426

REVISION HISTORY - THIS SHEET

DUAN

DUAN CORPORATION
7096 East Fish Lake Road, Maple Grove, MN 55311
Telephone 612. 326. 3000

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.

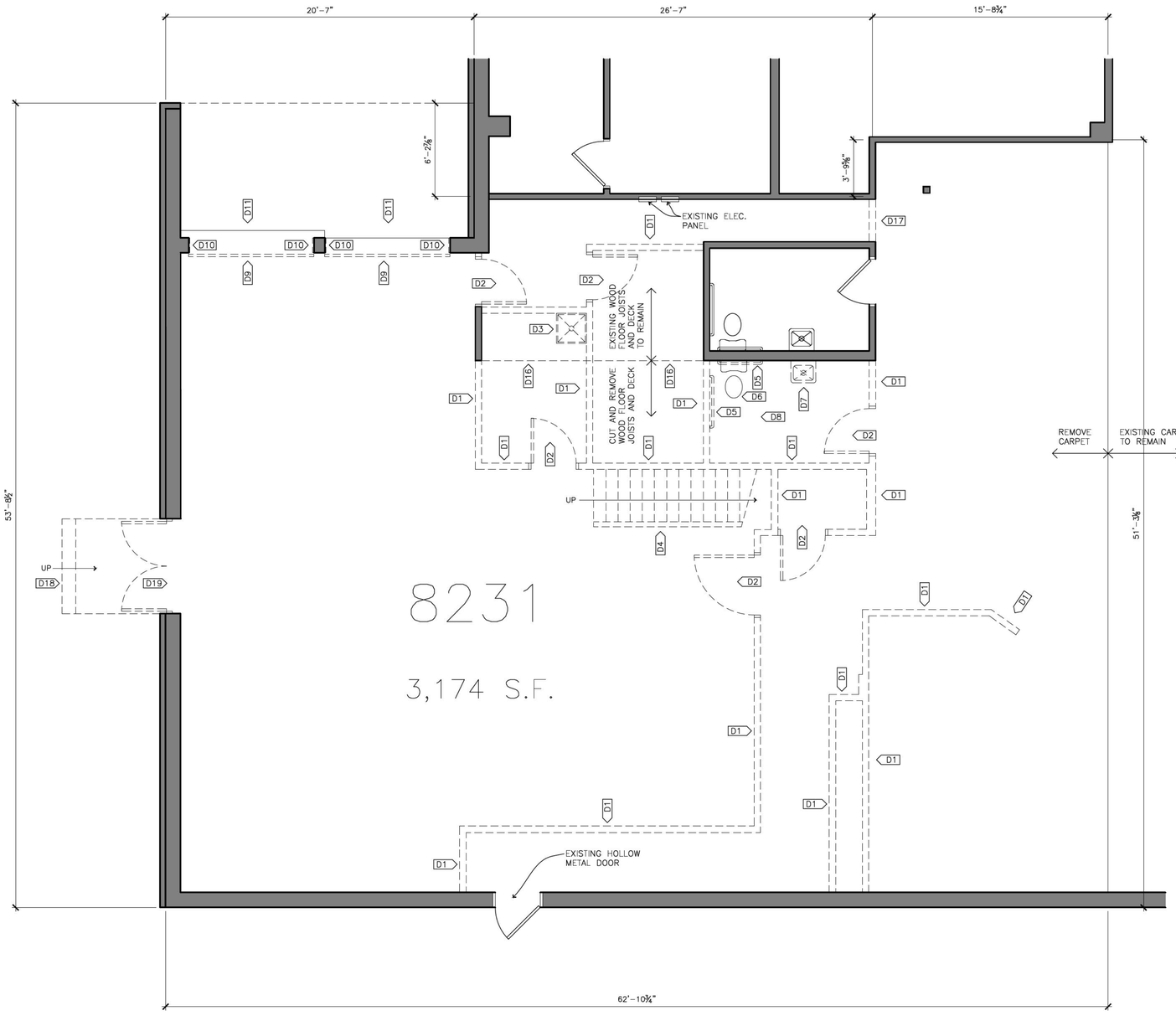
SIGNATURE
NAME: FRANK DUAN
DATE: 7/27/2022
REGISTRATION NUMBER: 26236

GENERAL NOTES, CODE REVIEW, CONSTRUCTION KEY, DRAWING INDEX, WALL TYPE, KEY PLAN

COMM. NO. 22-14
SCALE
DATE 7/27/2022
DRAWN

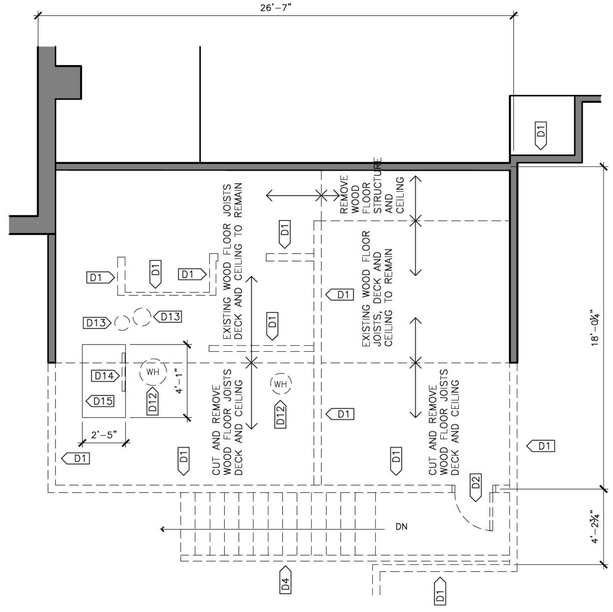
CD

A1



1 DEMOLITION PLAN AT FIRST FLOOR - 8231 HWY 7
1/4"=1'-0"

NORTH



2 DEMO PLAN AT MEZZANINE LEVEL - 8231 HWY 7
1/16"=1'-0"

DEMOLITION NOTES

- D1 REMOVE METAL STUD WALL.
- D2 REMOVE AND SALVAGE WOOD DOOR AND HOLLOW METAL FRAME.
- D3 REMOVE LAUNDRY SINK.
- D4 REMOVE WOOD STAIR.
- D5 REMOVE AND SALVAGE GRAB BARS AND TOILET ACCESSORIES.
- D6 REMOVE AND SALVAGE TOILET.
- D7 REMOVE AND SALVAGE LAVATORY.
- D8 REMOVE CERAMIC TILE FLOORING.
- D9 REMOVE GARAGE DOOR.
- D10 REMOVE DOCK SEAL.
- D11 REMOVE DOCK BUMPER.
- D12 REMOVE AND SALVAGE WATER HEATER.
- D13 REMOVE DUCTWORK.
- D14 REMOVE ROOF LADDER FROM MEZZANINE (10'-10 3/4" A.F.F.) TO BOTTOM OF FLANGE OF CONCRETE DOUBLE T (23'-0" A.F.F.)
- D15 EXISTING ROOF HATCH TO REMAIN.
- D16 INSTALL THE STUD WALL PROPOSED BY WAVEMAX BEFORE THE WOOD FLOOR JOISTS AND DECK ARE CUT AND REMOVED.
- D17 CUT 7" HIGH OPENING IN STUD WALL. PROVIDE HEADER AS REQUIRED.
- D18 REMOVE CONCRETE STEPS AND LANDING.
- D19 REMOVE HOLLOW METAL DOUBLE DOORS AND FRAME.

LANDLORD'S WORK AT

[redacted]

8231 HIGHWAY 7
SAINT LOUIS PARK
MN 55426

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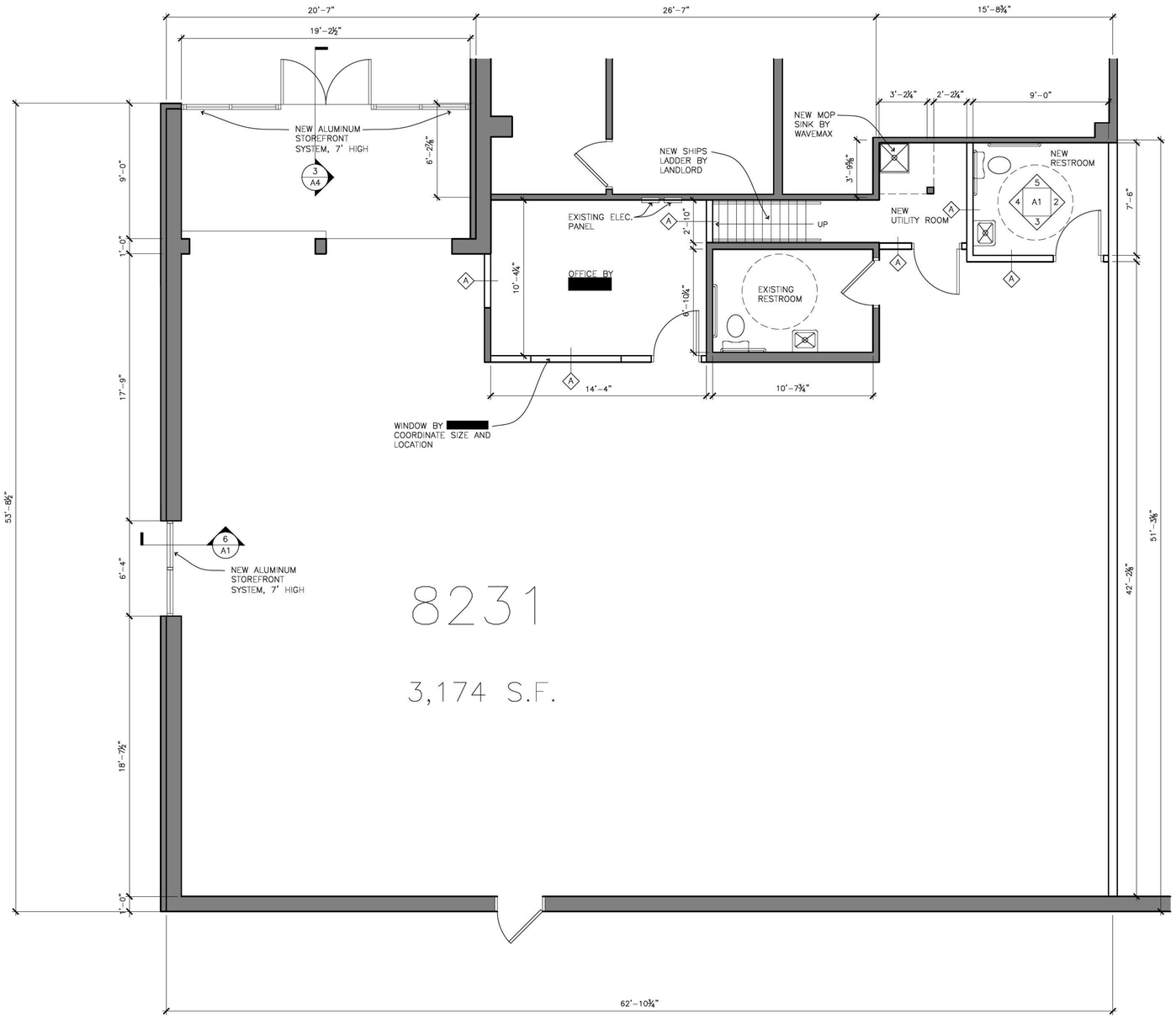
DEMOLITION PLANS AND NOTES

COMM. NO. 22-14
SCALE
DATE 7/27/2022
DRAWN

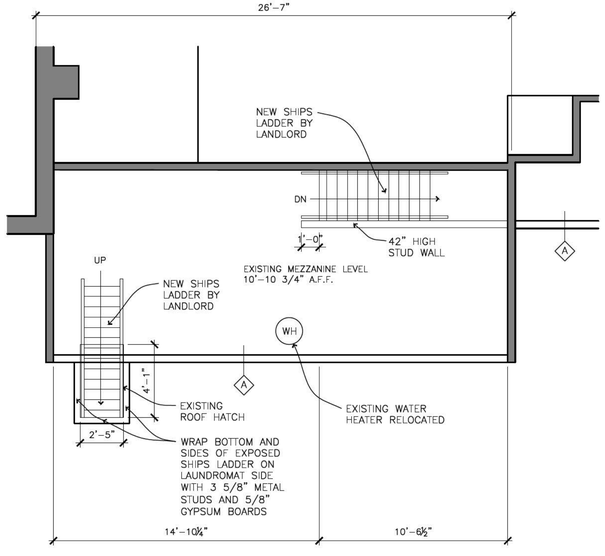
CD

A2



1 FIRST FLOOR PLAN - 8231 HWY 7
1/4"=1'-0"

NORTH



2 FLOOR PLAN AT MEZZANINE LEVEL - 8231 HWY 7
1/16"=1'-0"

LANDLORD'S WORK AT [redacted]

8231 HIGHWAY 7
SAINT LOUIS PARK
MN 55426

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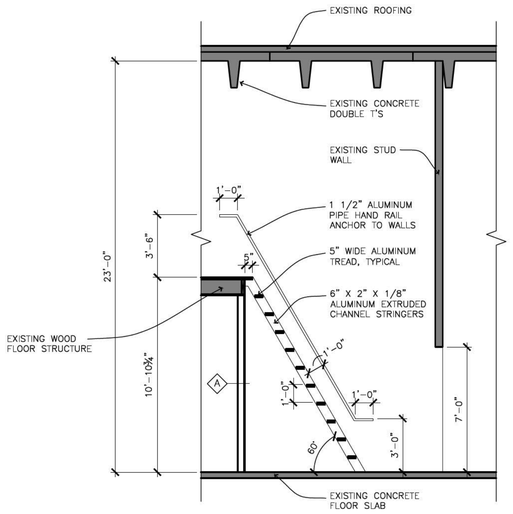
FLOOR PLANS AND NOTES

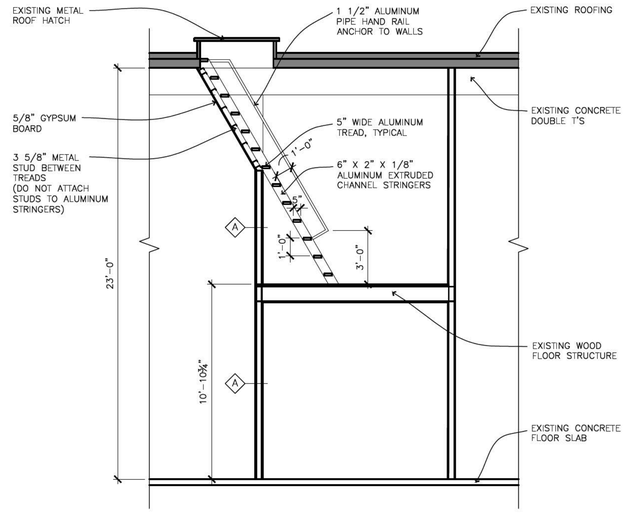
COMM. NO. 22-14
SCALE
DATE 7/27/2022
DRAWN

CD

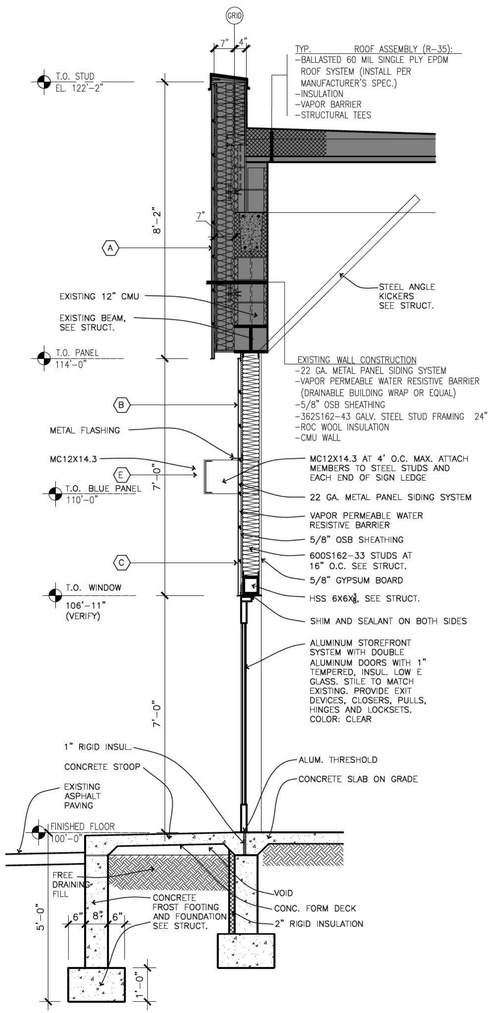
A3



1 SECTION AT SHIPS LADDER TO MEZZANINE LEVEL
1/4"=1'-0"



2 SECTION AT SHIPS LADDER TO ROOF HATCH
1/4"=1'-0"



3 SECTION AT STOREFRONT
1/2"=1'-0"

KEY NOTES

A PREFINISHED METAL PANEL
COLOR: STONE WHITE
MANUF: FIRESTONE BUILDING PRODUCTS (OR APPROVED EQUAL)

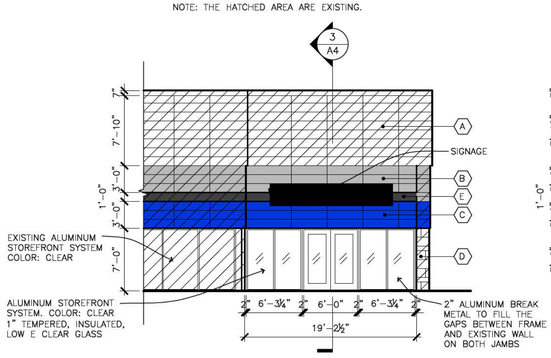
B PREFINISHED METAL PANEL
COLOR: CHARCOAL GRAY
MANUF: FIRESTONE BUILDING PRODUCTS (OR APPROVED EQUAL)

C PREFINISHED METAL PANEL
COLOR: REGAL BLUE
MANUF: FIRESTONE BUILDING PRODUCTS (OR APPROVED EQUAL)

D MANUFACTURED STONE SMOOTH LIMESTONE WITH 6" SPLIC LIMESTONE BAND
COLOR: CREAM
MANUF: CORONADO STONE (OR APPROVED EQUAL)

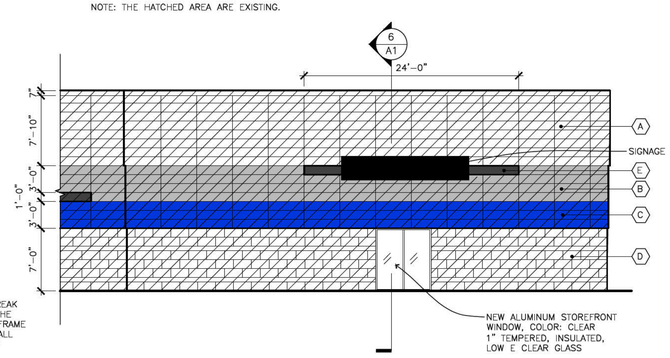
E STEEL SIGN LEDGE
FINISH: PAINTED
COLOR: COLOR MATCH FIRESTONE CHARCOAL GRAY

NOTE: THE HATCHED AREA ARE EXISTING.



4 NORTH ELEVATION
1/8"=1'-0"

NOTE: THE HATCHED AREA ARE EXISTING.



5 WEST ELEVATION
1/8"=1'-0"

LANDLORD'S WORK AT

[redacted]

8231 HIGHWAY 7
SAINT LOUIS PARK
MN 55426

REVISION HISTORY - THIS SHEET

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SIGNATURE
NAME: FRANK DUAN
DATE: 7/27/2022
REGISTRATION NUMBER: 26236

SECTIONS AT SHIPS LADDERS, EXTERIOR ELEVATIONS, WALL SECTION AT STOREFRONT

COMM. NO. 22-14
SCALE
DATE 7/27/2022
DRAWN

CD

A4

GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITION & MEASUREMENTS PRIOR TO STEEL CONSTRUCTION. IF EXISTING CONDITION IS DIFFERENT THAN WHAT IS SHOWN, CONSULT THE ENGINEER PRIOR TO ANY WORK.

DESIGN CODE

1. IBC 2020 EDITION, 2018 MINNESOTA BUILDING CODE.

DESIGN LOAD

WIND SPEED ---------------------- 115 MPH
WIND EXPOSURE ------------------- B

MATERIAL STRENGTH

CONCRETE FOR FOOTING & FDN WALL ----- Fc' = 3000 PSI
CONCRETE FOR SLAB ---------------- F'c = 4000 PSI
STEEL REINFORCEMENT --------------- Fy = 60,000 PSI
STEEL PLATES, CHANNELS & ANGLES ----- Fy = 36,000 PSI
RECTANGULAR & SQUARE HSS --------- Fy = 46,000 PSI A500 GRADE B
WELDING ELECTRODES----------------- E70XX
GROUT ----------------------------- F'C 3000 PSI

ADHESIVE TO ANCHOR REINFORCEMENT IN CONCRETE SHALL BE HIT-HY 200R ADHESIVE BY HILTI OR EQUAL.

ADHESIVE OR EXPANSION BOLTS TO ATTACH TO THE CMU WALLS SHALL BE BY HILTI OR EQUAL.

EXTERIOR CONCRETE SLABS EXPOSED TO FREZE/ THAW CYCLES SHALL HAVE AIR ENTRAINMENT OF 6% ±1% BY VOLUME.

FOUNDATION DESIGN

THE FOOTINGS WERE DESIGNED FOR AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2500 PSF.

LIGHT GAGE FRAMING

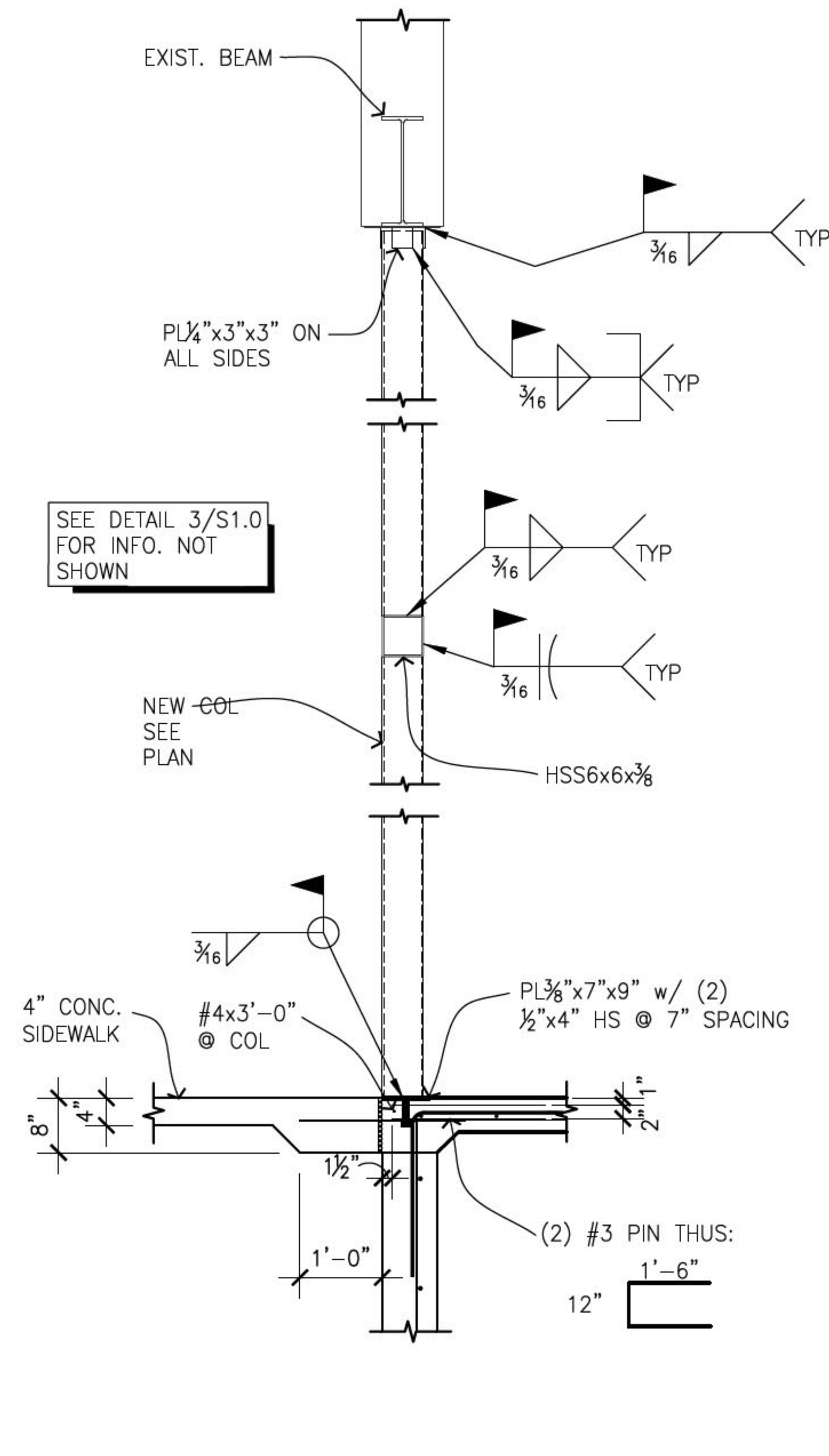
1. LIGHT GAGE FRAMING SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH IBC CHAPTER 22, SECTION 2205 – COLD FORMED STEEL.
2. STUD DESIGNATION & RELATED ACCESSORIES ON DRAWINGS ARE FOR ClarkDietrich INDUSTRIES, INC. OTHER MANUFACTURERS SHALL FURNISH ELEMENTS OF EQUAL OR GREATER.
3. THE DRAWINGS ARE INTENDED TO EXPRESS THE MINIMUM DESIGN PERFORMANCE. ALTERNATE DESIGNS OF EQUIVALENT CAPACITY WILL BE CONSIDERED BY THE STRUCTURAL ENGINEER FOR APPROVAL.
4. ANCHOR EACH STUD TO TRACKS WITH FOUR #10 SCREWS MIN., TWO TOP AND TWO BOTTOM, WITH ONE SCREW IN EACH FLANGE U.N.O.
5. STEEL THICKNESS

MIN. MILS	REF. GAUGE	COLOR CODE*
33 MIL	20 GA	WHITE
4 MIL	1 A	YELL W
4 MIL	1 A	EEN

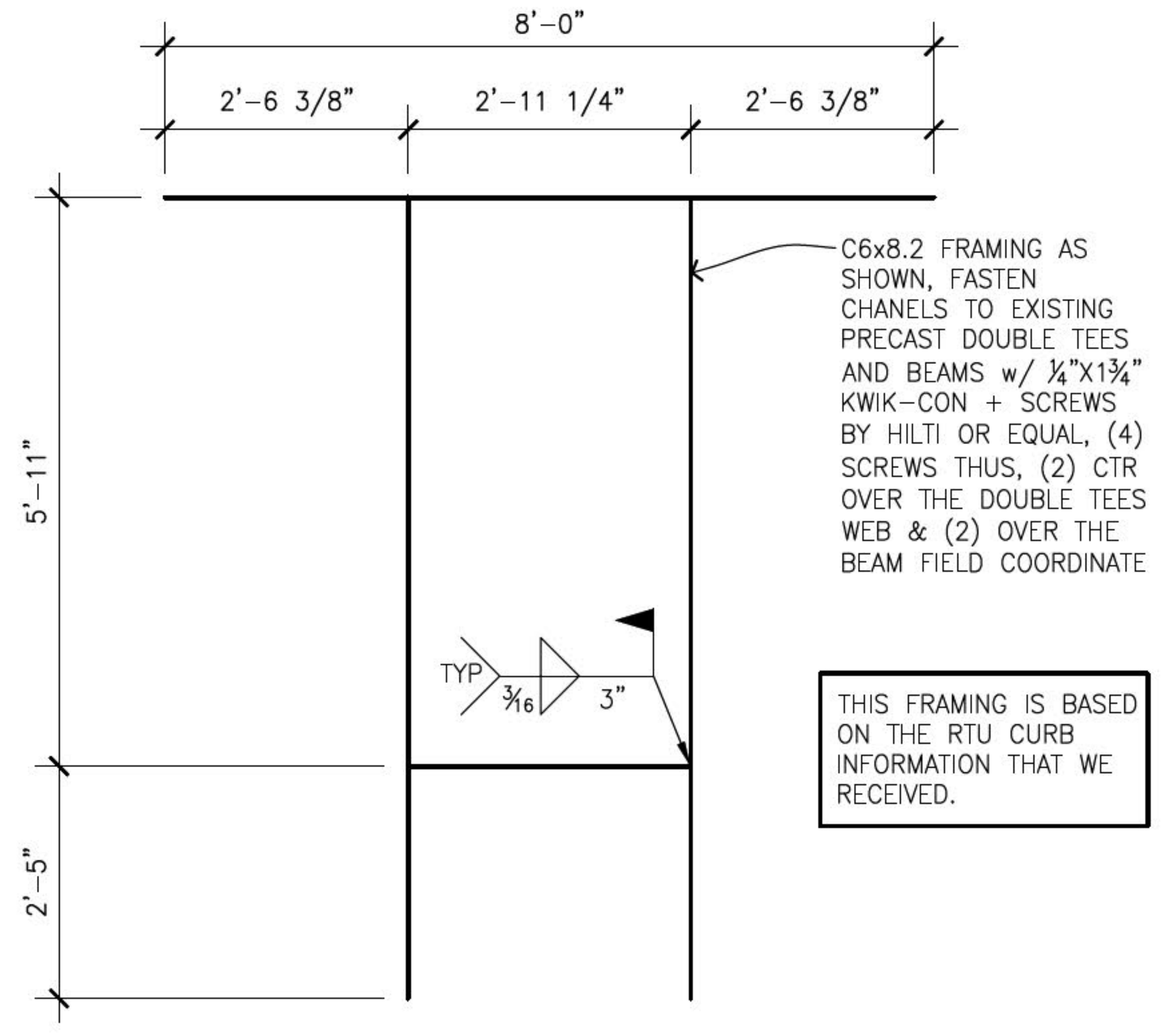
* L E E A TM

N T U TI N N TE

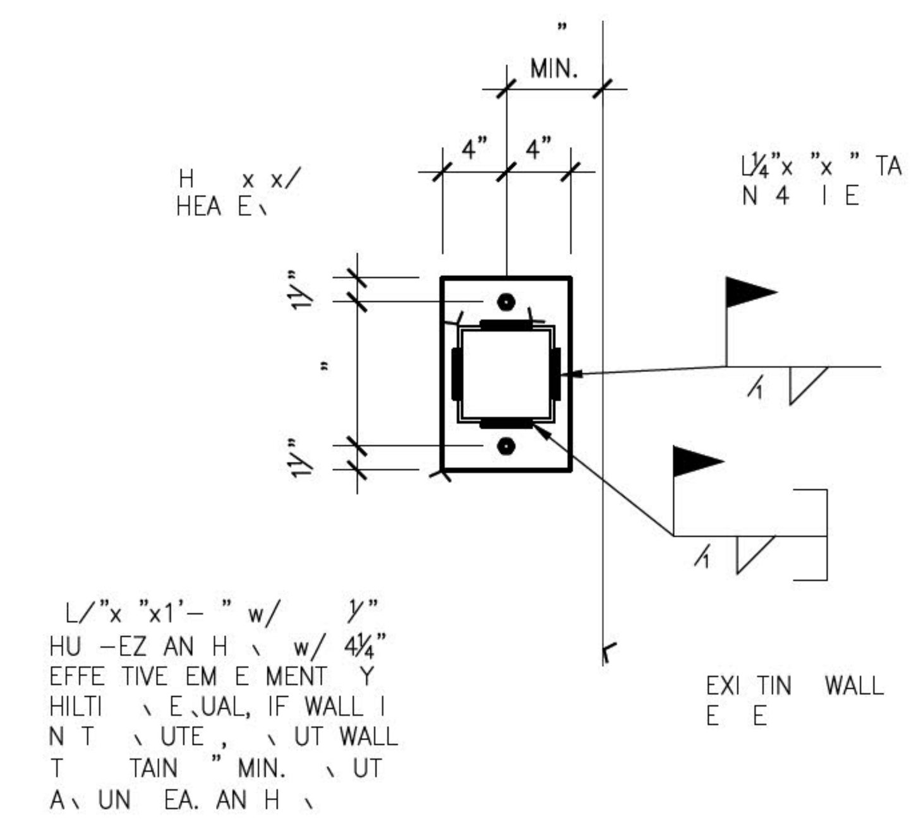
1. WHEN A TIN NEW N ETE A AIN T EXI TIN N ETE LEAN THE EXI TIN U FA E F M ALL I T AN E I T ALL W F N ETE N .
. I TU E IL UN E F TIN LA HALL E M A TE I T A TIN NEW N ETE. FILL ALL V I A E EL W F TIN AN FL LA WITH N ETE.



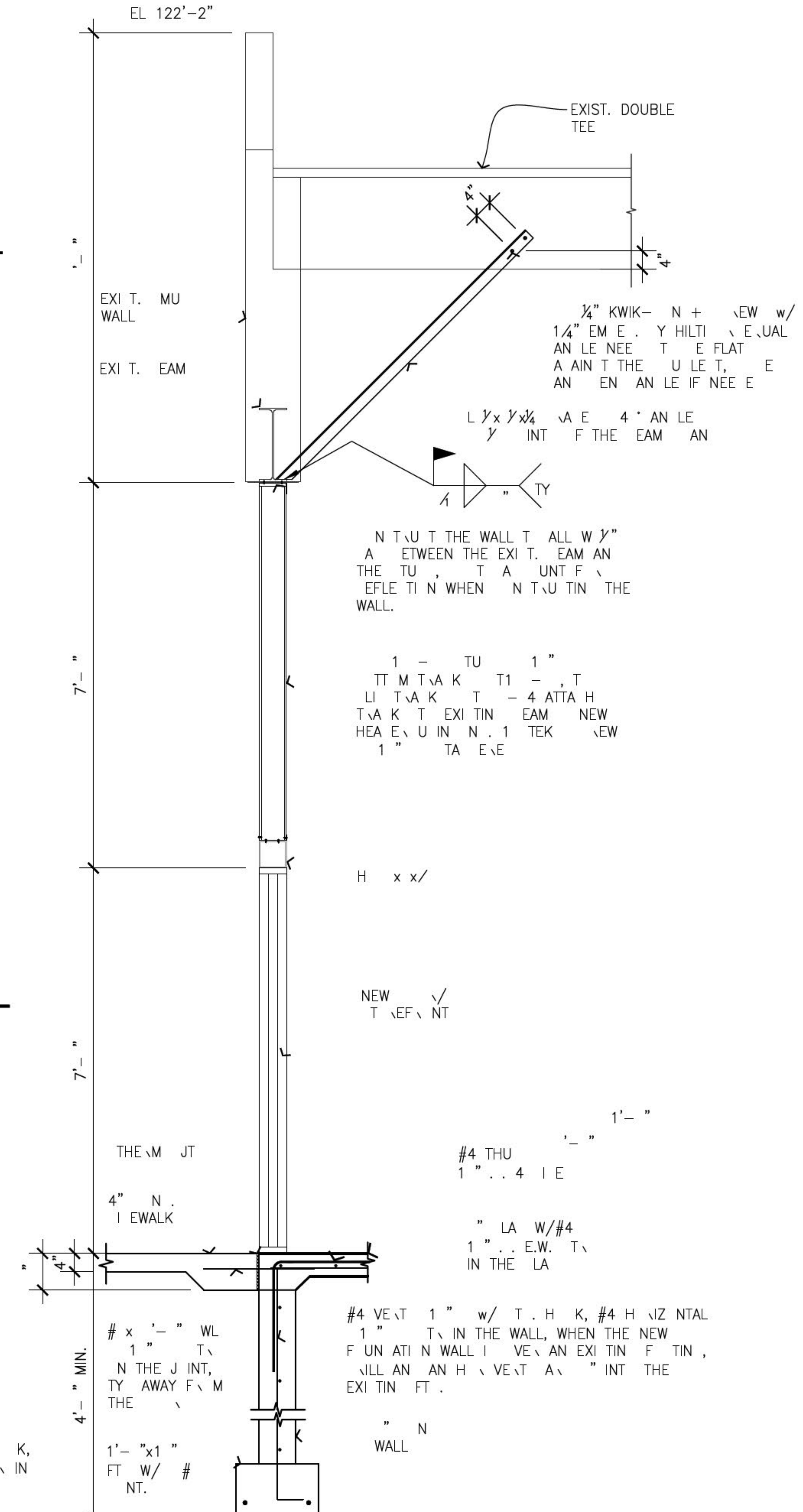
4 SECTION



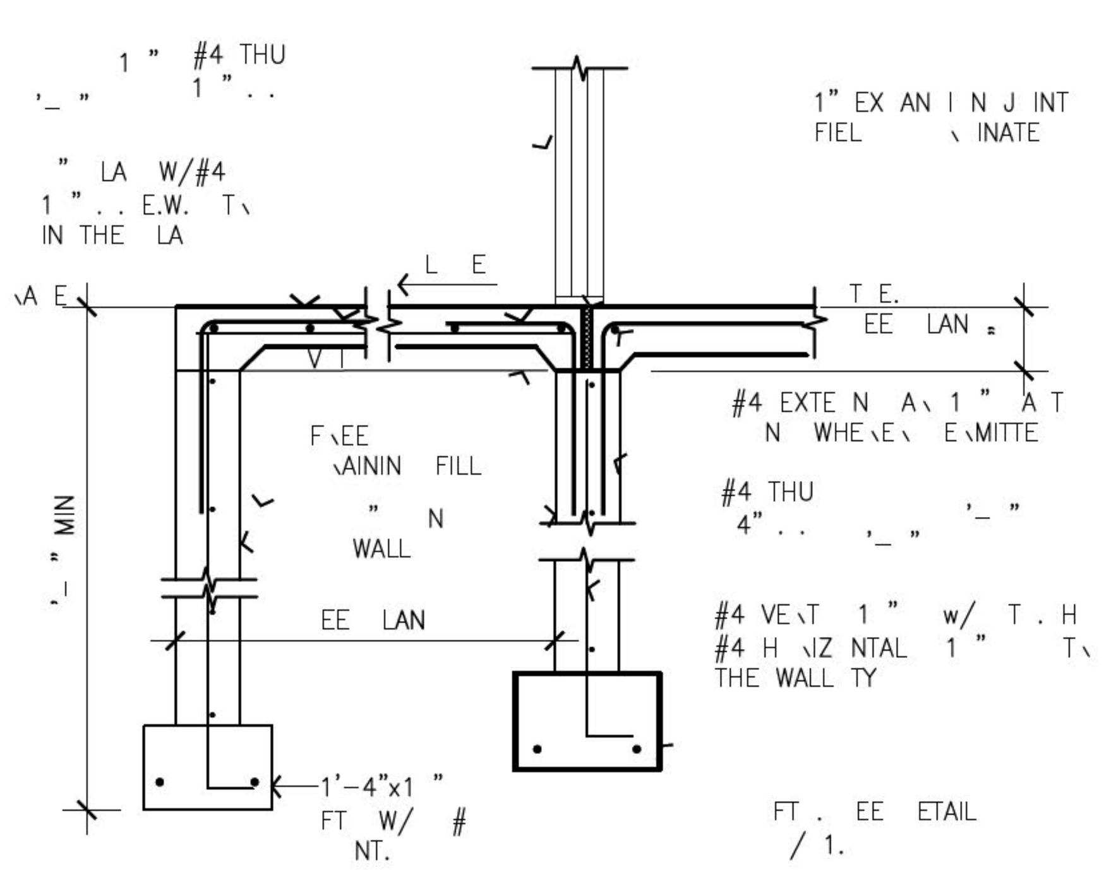
2 PLAN DETAIL
FRAMING SUPPORT @ RTU CURB



5 DETAIL



3 SECTION



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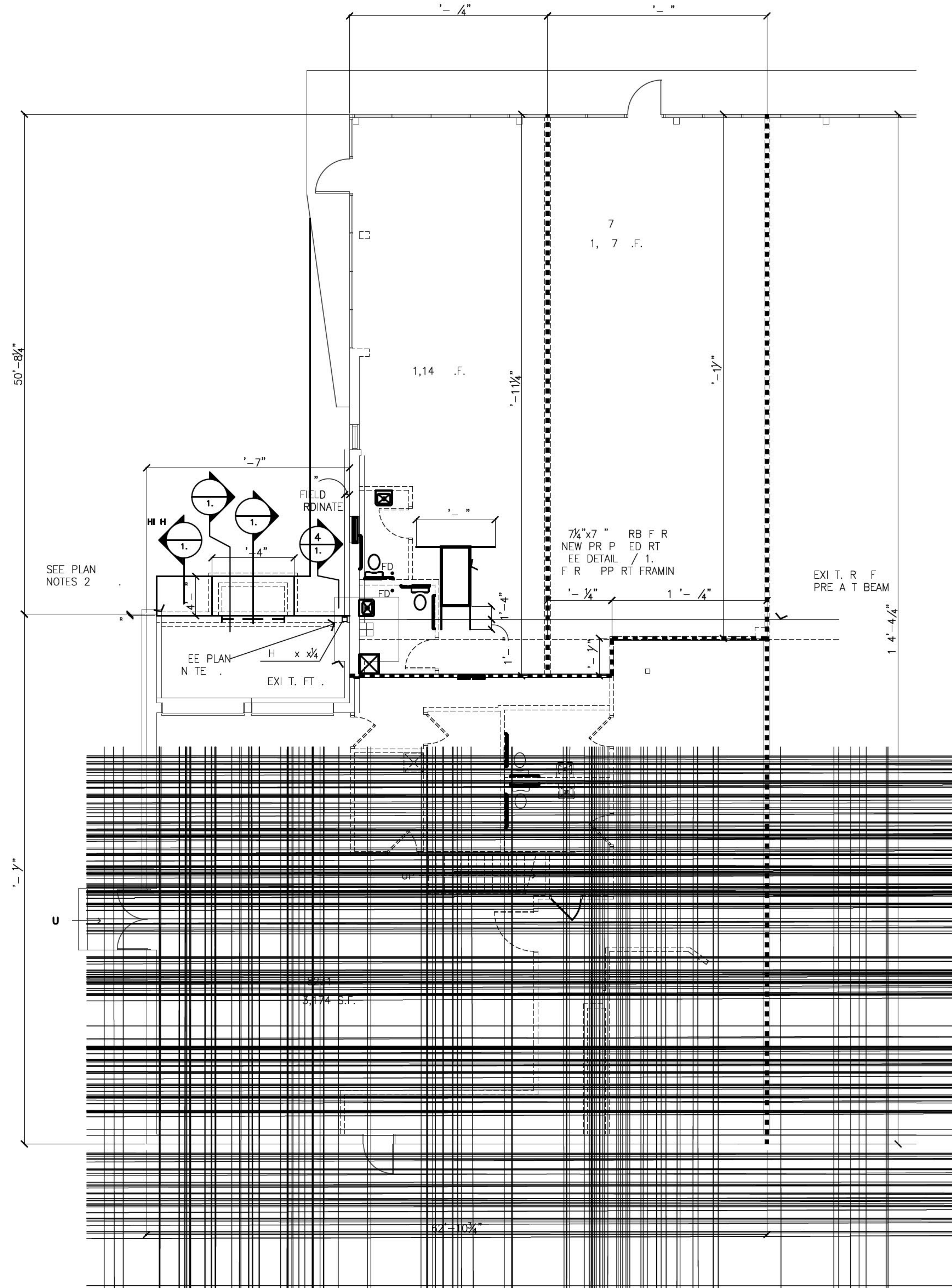

1 PARTIAL PLAN VIEW

PLAN NOTES

ESTEPHAN ENGINEERING

1 N RTH RT
NEW BRI HT N, MN 11
TEL: 1– – 7

I HERBY ERTIFY THAT THI PLAN, PE IFI ATI N R REP RT WA PREPARED BY ME R NDER MY DIRE T PERVI I N AND THAT I AM A D LY LI EN ED PR FE I NAL EN INEER NDER THE LAW F THE TATE F MINNE TA.

HENRY E TEPHAN, P.E.

RE I TRATI N N . 1 41.

DATE – 1–

PR E T N . 1

THI D MENT MAY N T BE ED R PIED WITH T PRI R WRITTEN N ENT F E TEPHAN EN INEERIN .

I E RE RD

N . DE RIPTI N	DATE
1.PERMIT N TR TI N	7/ /

PLA OTES & D TAI S

S1 0

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