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PROJECT TITLE:

BUILDING ALTERATIONS

1215 N RIVERFRONT
DRIVE
MANKATO, MN

GENERAL CONTRACTOR:

NO.	SUBMISSIONS & REVISIONS	DATE
1	DESIGN DOCUMENTS	01-18-2024
2	PLAN REVIEW COMMENTS	04-29-2024

DISCLAIMER - Project is design build. Due to the lack of "one shot" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or drawings. It is recommended you consult with a local engineer or fabricator any materials. Heavy disassembly of existing structure shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Heavy disassembly of existing structure shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Heavy disassembly of existing structure shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with construction components shall meet adopted code requirements.

FLOOR PLAN ELEVATIONS

PROJ. NO.: C2381
DATE: 04-29-2024
DRAWN BY: AMS
CHECKED BY:

A1

GENERAL PLAN NOTES:

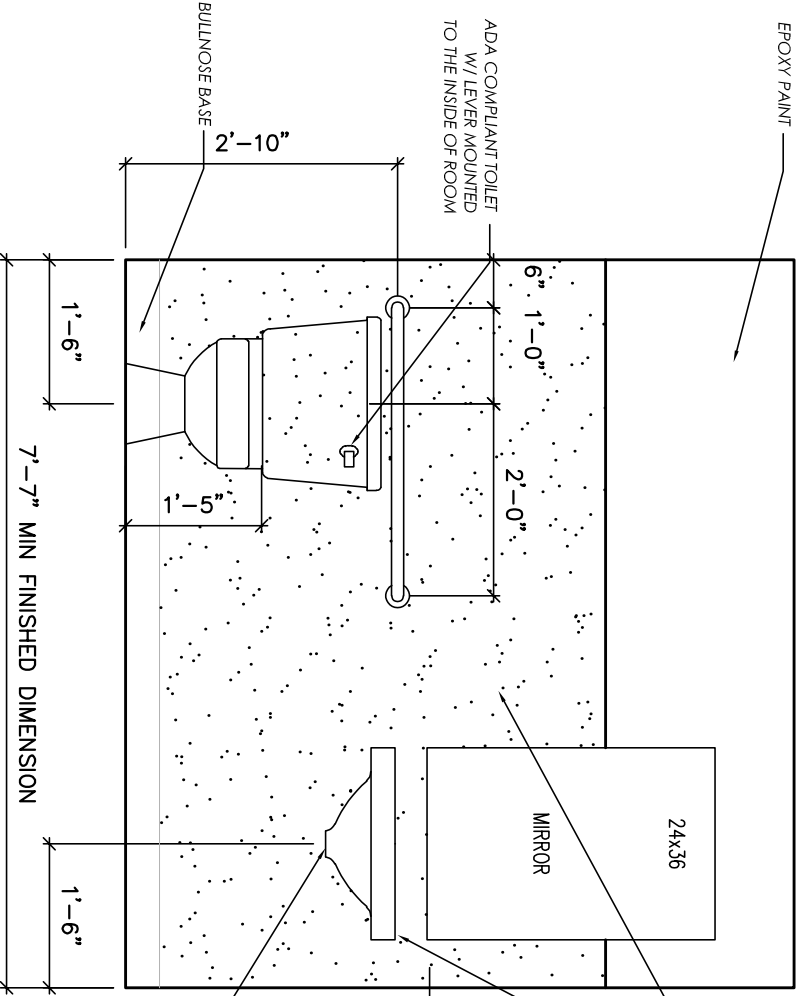
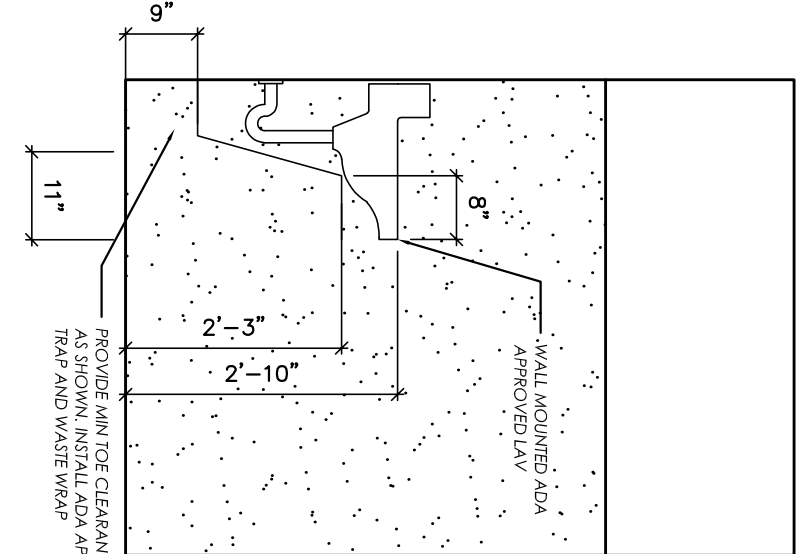
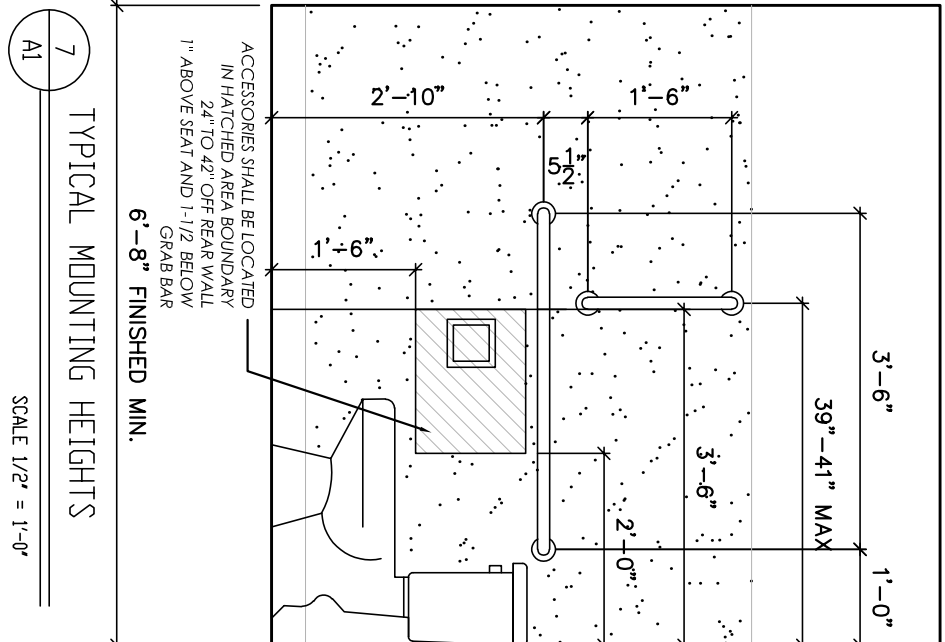
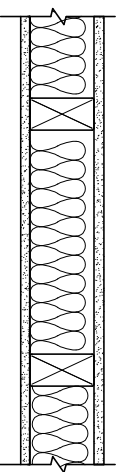
1. ALL INTERIOR AND EXTERIOR MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION / RECOMMENDATIONS
2. ALL INTERIOR SELECTIONS BY OWNER
3. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ACCESSORIES
4. ALL INTERIOR WALL, FILL WITH SOUND ATTENUATION BLANKETS TYPICAL.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES, ORDINANCES AND ADA
6. INSTALL EXIT AND EMERGENCY LIGHTING, LOCATION AND QUANTITY TO BE VERIFIED BY ELECTRICAL CONTRACTOR.
7. ELECTRICAL DRAWINGS TO BE DESIGN BUILD. SEE MECHANICAL PLANS FOR PLUMBING AND HVAC.
8. ALL NEW DOORS TO HAVE LEVER TYPE ADA APPROVED HARDWARE
9. INTERIOR WALLS TO BE 3-1/2" WOOD STUDS @ 16" O.C. BUILT TO ROOF DECK WITH 8" FIRE CODE GYP BD EACH SIDE. UNLESS NOTED OTHERWISE
10. FIRE EXTINGUISHER TO BE INSTALLED AT MAXIMUM DISTANCE OF 75'-0" BETWEEN EXTINGUISHERS.

UL DESIGN U-305 - GENERIC

ONE HOUR FIRE:
WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION

One layer 5/8" Type X gypsum wall board or gypsum veneer base applied parallel to right angles to each side of 2x4 wood studs @ 16" O.C. with 1 1/2" Type W drywall screws 1/2" o.c.

3" thermother insulation



PLUMBING FIXTURE COUNT

46 OCCUPANTS
B OCC (OFFICE)
TOILETS REQUIRED 1/25 FIRST 50 OCC. (1/50 OVER)
25 OCC. 1 TOILET REQUIRED 2 TOILETS PROVIDED
SINKS REQUIRED 1/40 FIRST 80 (1/80 OVER)
25 OCC. 1 SINK REQUIRED. 2 SINKS PROVIDED
OCCUPANT LOAD LESS THAN 50
DRINKING FOUNTAIN NOT REQUIRED
OCCUPANT LOAD LESS THAN 50
MOP SINK NOT REQUIRED
S-1 (STORAGE) NO FIXTURES REQUIRED

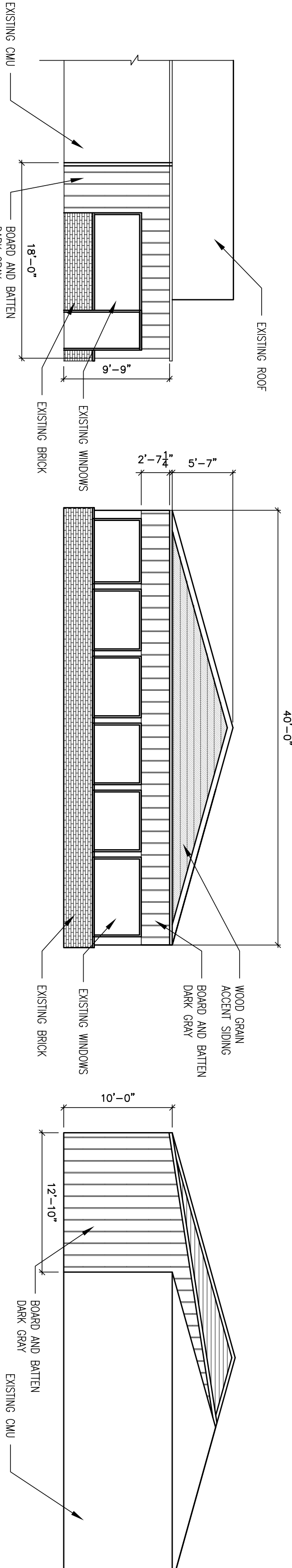
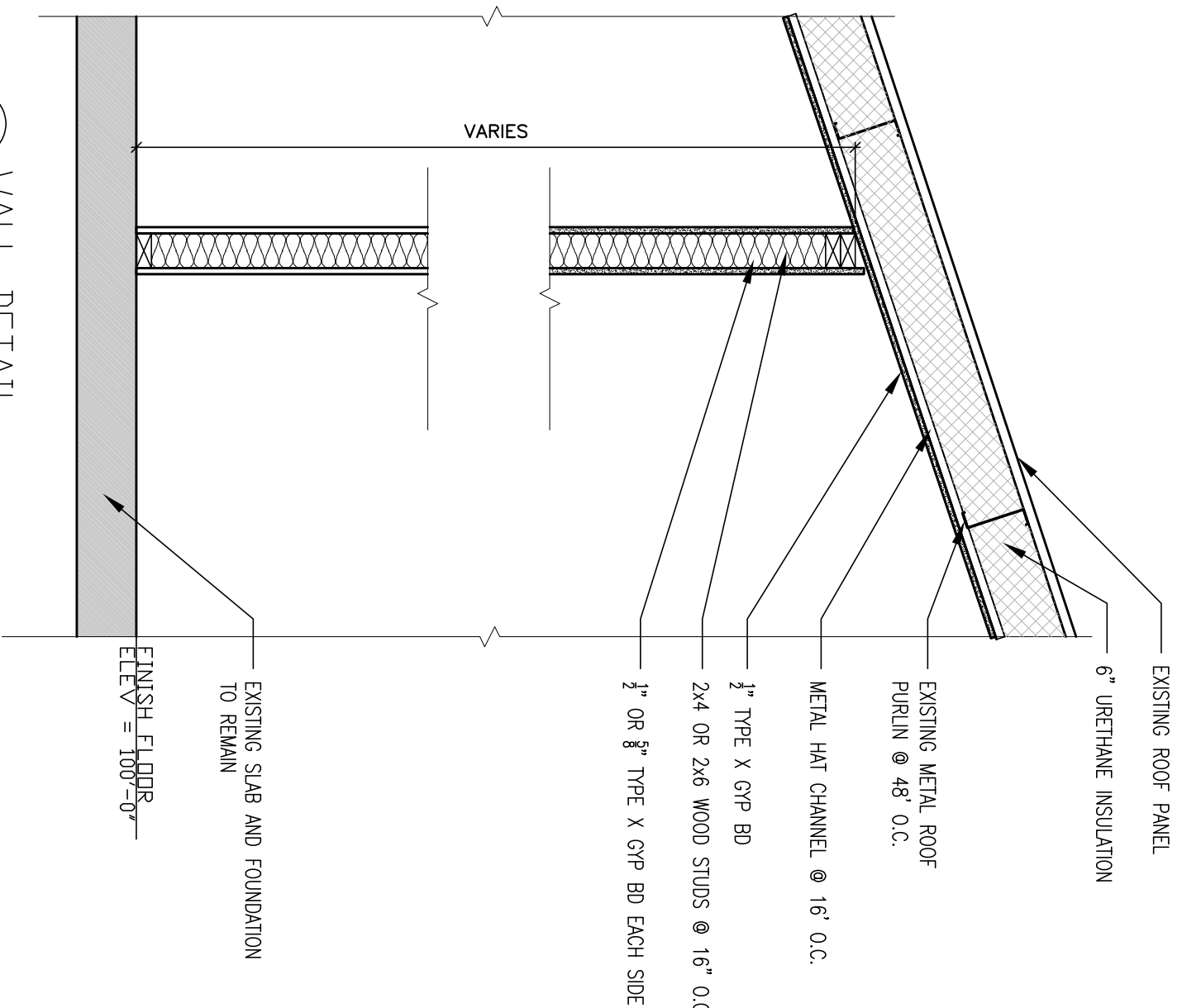
BUILDING CODE REVIEW

BASED ON 2018 IBC
BASED ON 2020 MN STATE CODE

BUILDING TYPE: A8 (MULTI-TENANT BUILDING)
ALLOWABLE BUILDING AREA = 9,000 SQ. FT. (2 STORY)
MIXED OCC. OFFICE-(B) STORAGE (S)
NO FIRE SPRINKLER SYSTEM INSTALLED
EXISTING BUILDING IS ONE STORY MASONRY, STEEL AND WOOD CONSTRUCTION
TABLE 508.4 REQUIRED SEPARATION - NO OCCUPANCY SEPARATION REQUIRED
CONSTRUCT (1) HR WALL AT TENANT SEPARATION
TOTAL AREA OF TENANT WORK = 3,579 SQ. FT.
AREA OF WORK (OFFICE B OCCUPANCY)
EXISTING STORAGE 3,272 SF
TOTAL BUILDING SF = 6,851 SF (1 STORY)
OCCUPANT LOAD
B OCC (BUSINESS CMV/COMM) 2,315 SQ. FT. / 50 PER OCC. = 46 OCCUPANTS
TOTAL TENANT OCC LOAD = 46 OCCUPANTS FOR EXISTING
S-1 OCC (STORAGE) 3,272 SQ. FT. / 300 = 11 OCCUPANTS
OCCUPANT LESS THAN 50 - ONE EXIT REQUIRED FROM B OCCUPANCY, 5 PROVIDED
24 TOTAL OCCUPANTS FOR PLUMBING FIXTURE CALCULATION

WALL DETAIL

SCALE 3/4" = 1'-0"



3 NORTH ELEVATION

SCALE 1/8" = 1'-0"

4 WEST ELEVATION

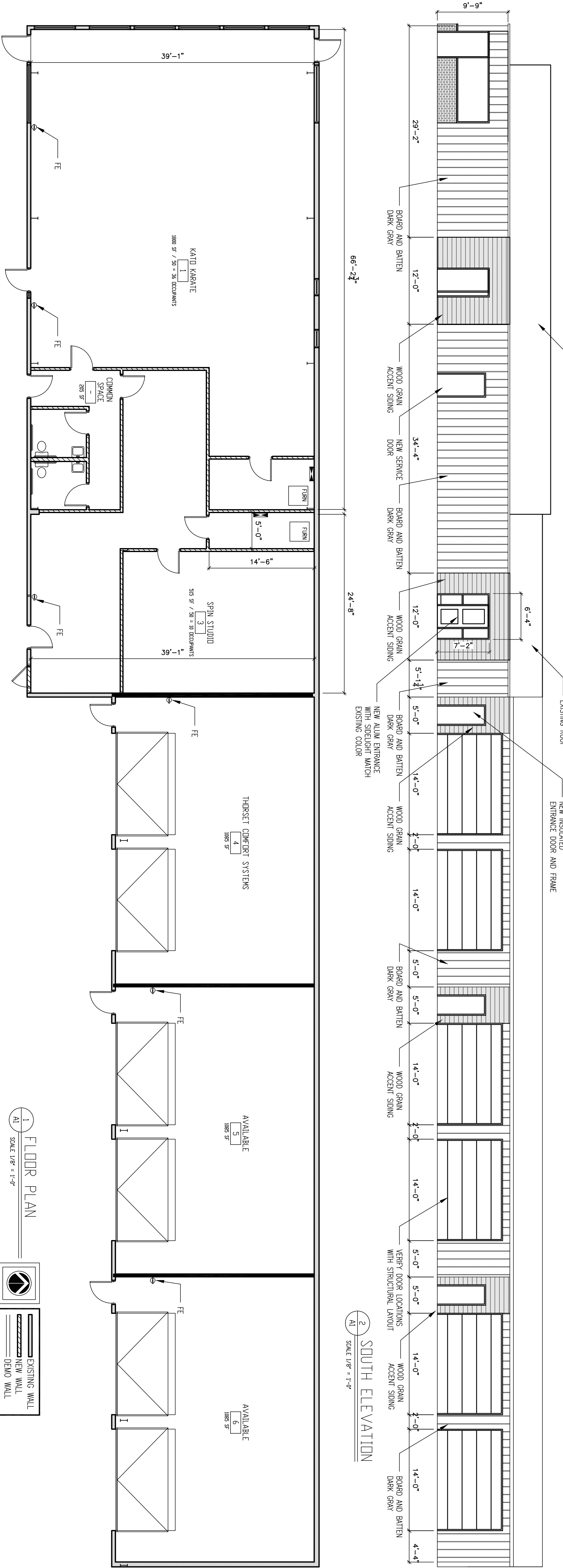
SCALE 1/8" = 1'-0"

5 EAST ELEVATION

SCALE 1/8" = 1'-0"

2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



1 FLOOR PLAN

SCALE 1/8" = 1'-0"

