

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 or at right angles to each side of 2X4 wood studs @ 16" o.c with 1-1/4" type W drywall screws 12" o.c.
3" thermafiber insulation

UL DESIGN U-327 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16" o.c with 1-1/4" type W drywall screws 12" o.c.
RC-1 channel or equivalent each side
3" thermafiber insulation

BUILDING CODE REVIEW BASED ON 2018 IBC
PROJECT IS FOR NEW STORAGE CONDOMINIUMS BASED ON 2020 MN BUILDING CODE

NO FIRE SPRINKLER SYSTEM INSTALLED
BUILDING TYPE VB (WOOD CONSTRUCTION)
BASE ALLOWABLE AREA = 19,500 SQ. FT.
BASE ALLOWABLE HEIGHT = 8 STORIES

ACTUAL BUILDING AREA = 9,720 SQ. FT.
ACTUAL BUILDING HEIGHT = 1 STORY

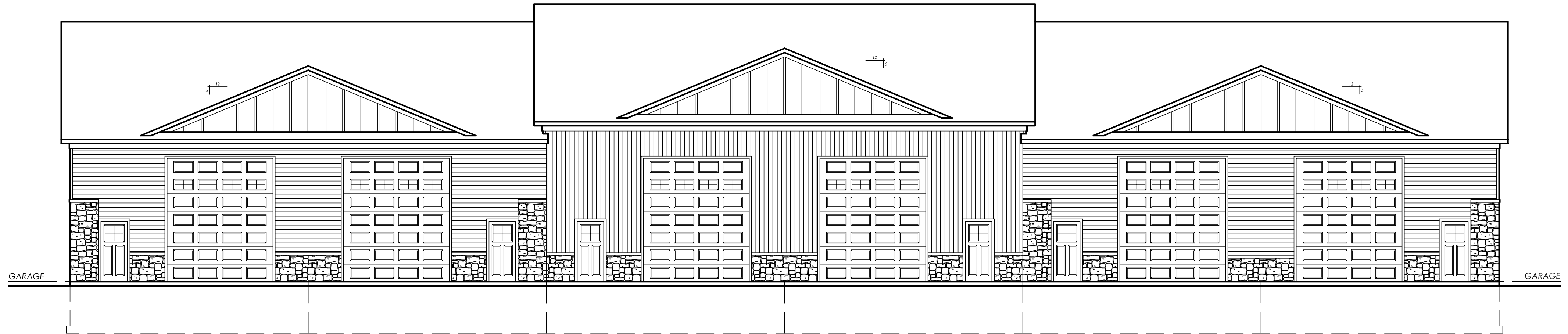
BUILDING IS MULTI-TENANT LOW HAZARD STORAGE S-2 OCC.
PROVIDE 1 HOUR FIRE RATED WALLS BETWEEN EACH INDIVIDUAL UNIT
TOTAL BUILDING AREA (GROSS AREA) 9,720 SQ. FT. 6 UNITS
S-2 9,720 SQ. FT. 400 S.F. PER OCC. = 20 OCC.

TOTAL OCCUPANT LOAD = 20 OCC.
EXITS REQUIRED (1) (2) PROVIDED PER CONDO UNIT (12 TOTAL)

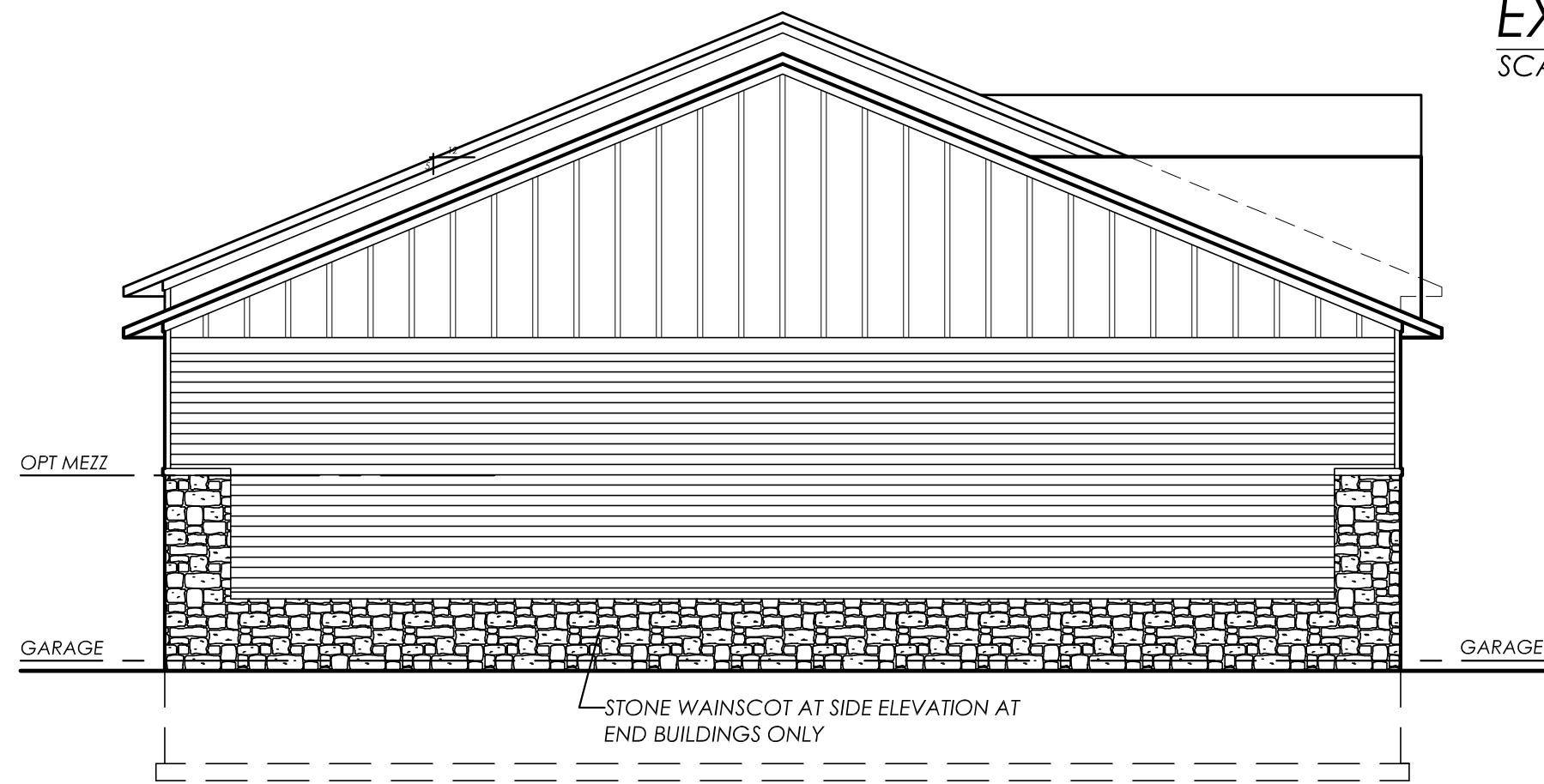
Rickway Garage Condo

New Construction / Mankato, Minnesota

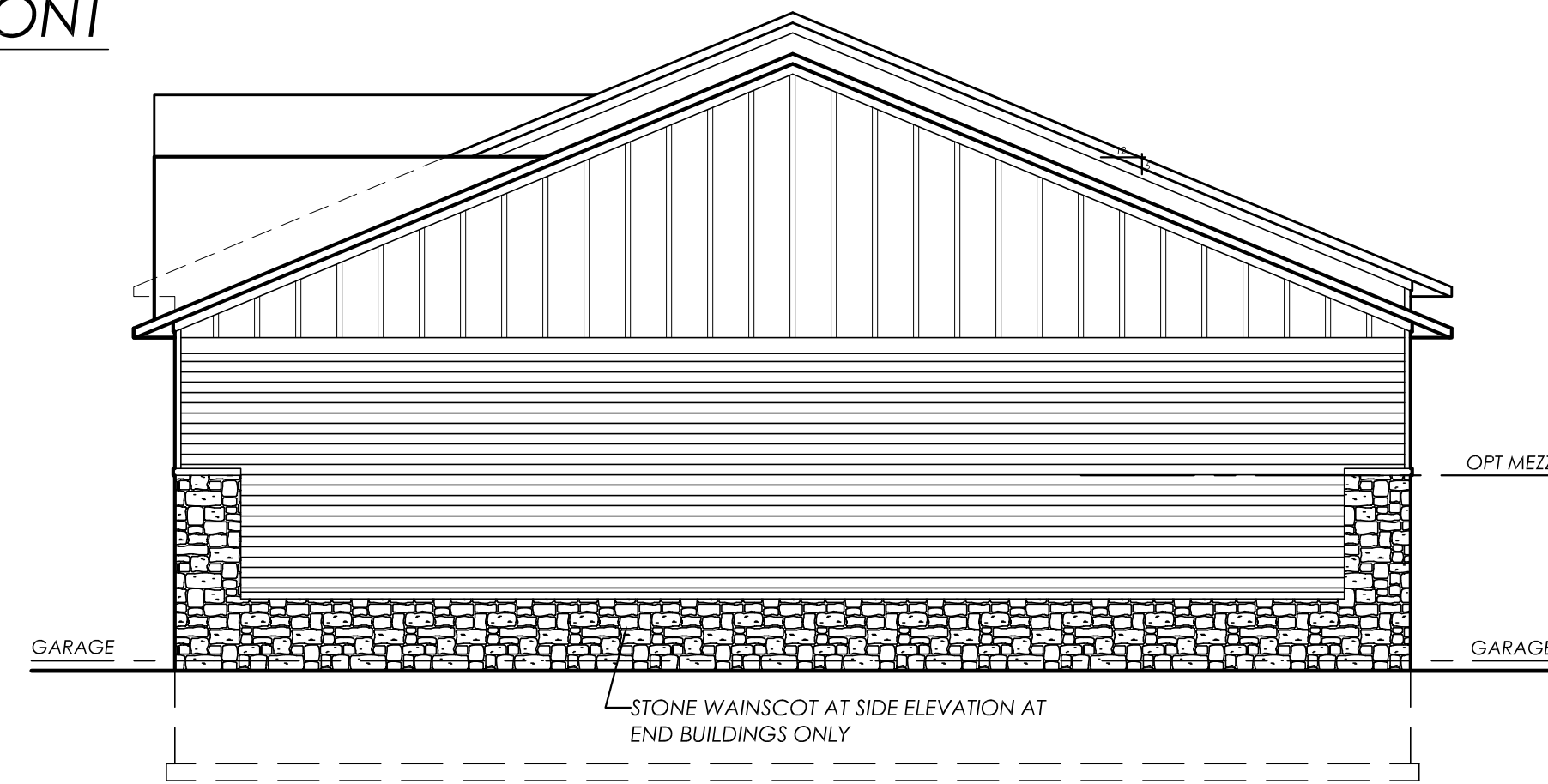
MASTER PLAN 2025



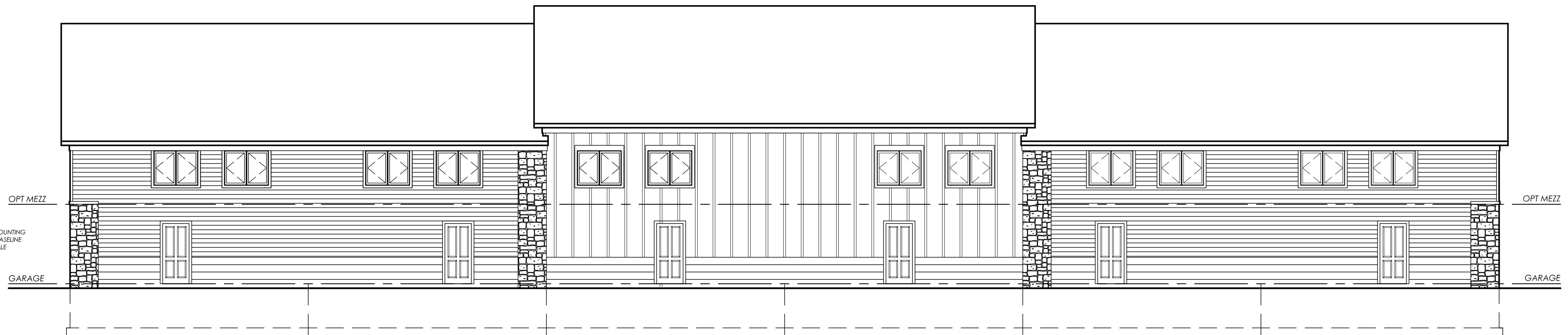
EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



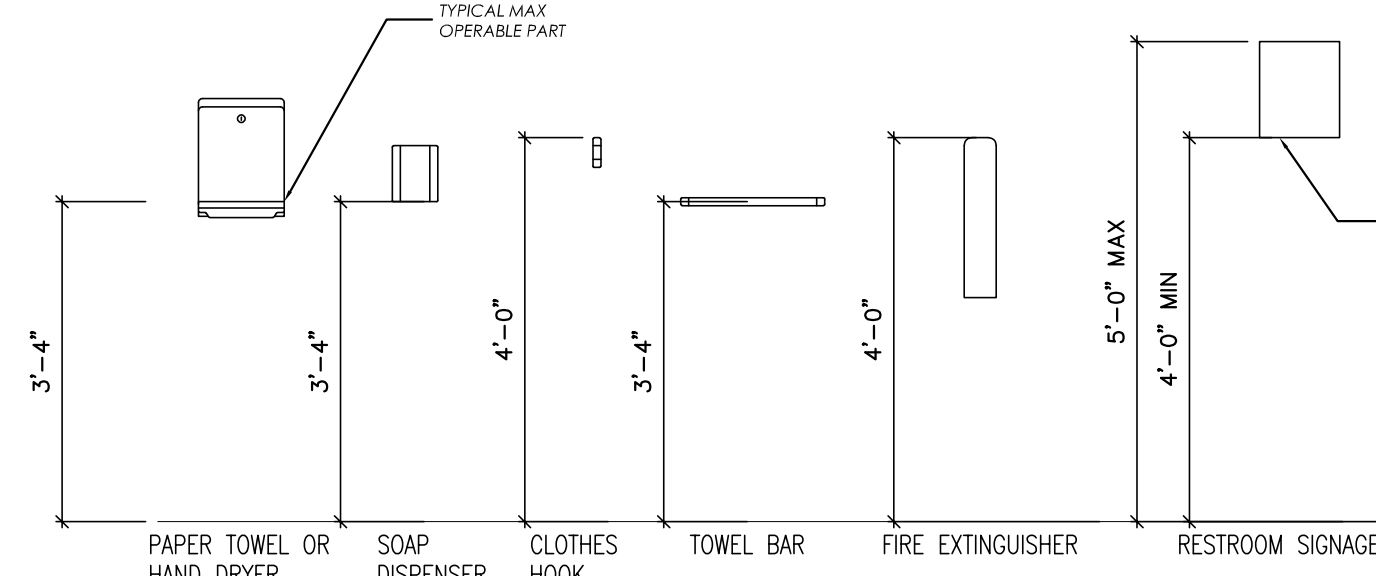
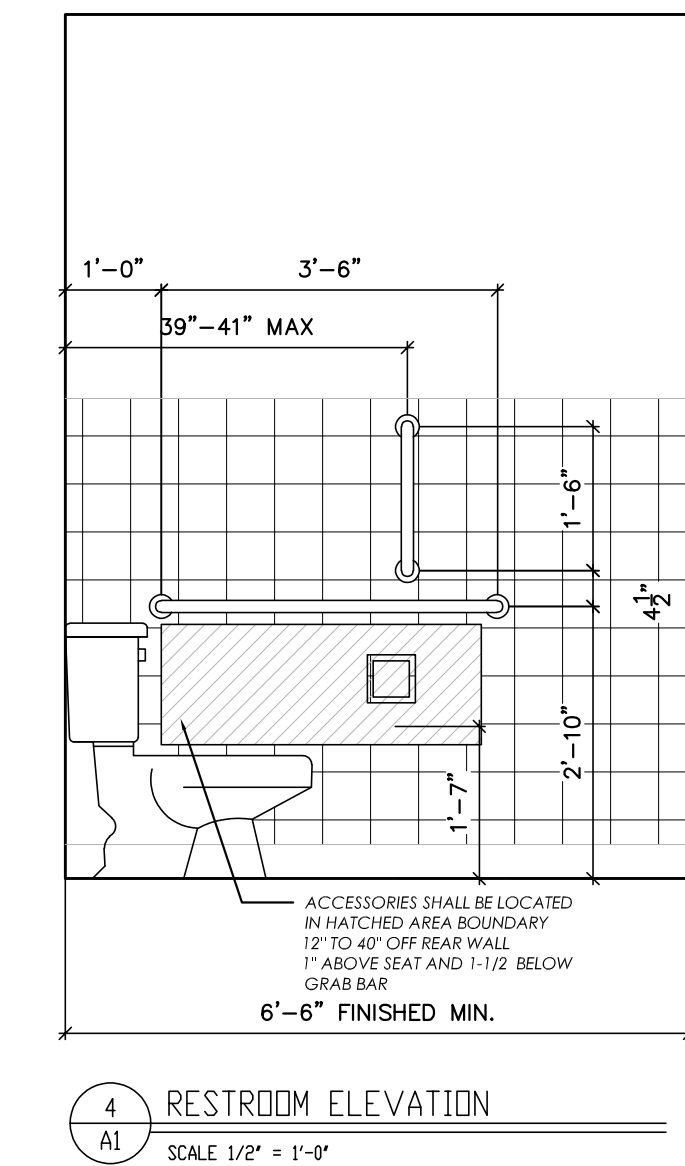
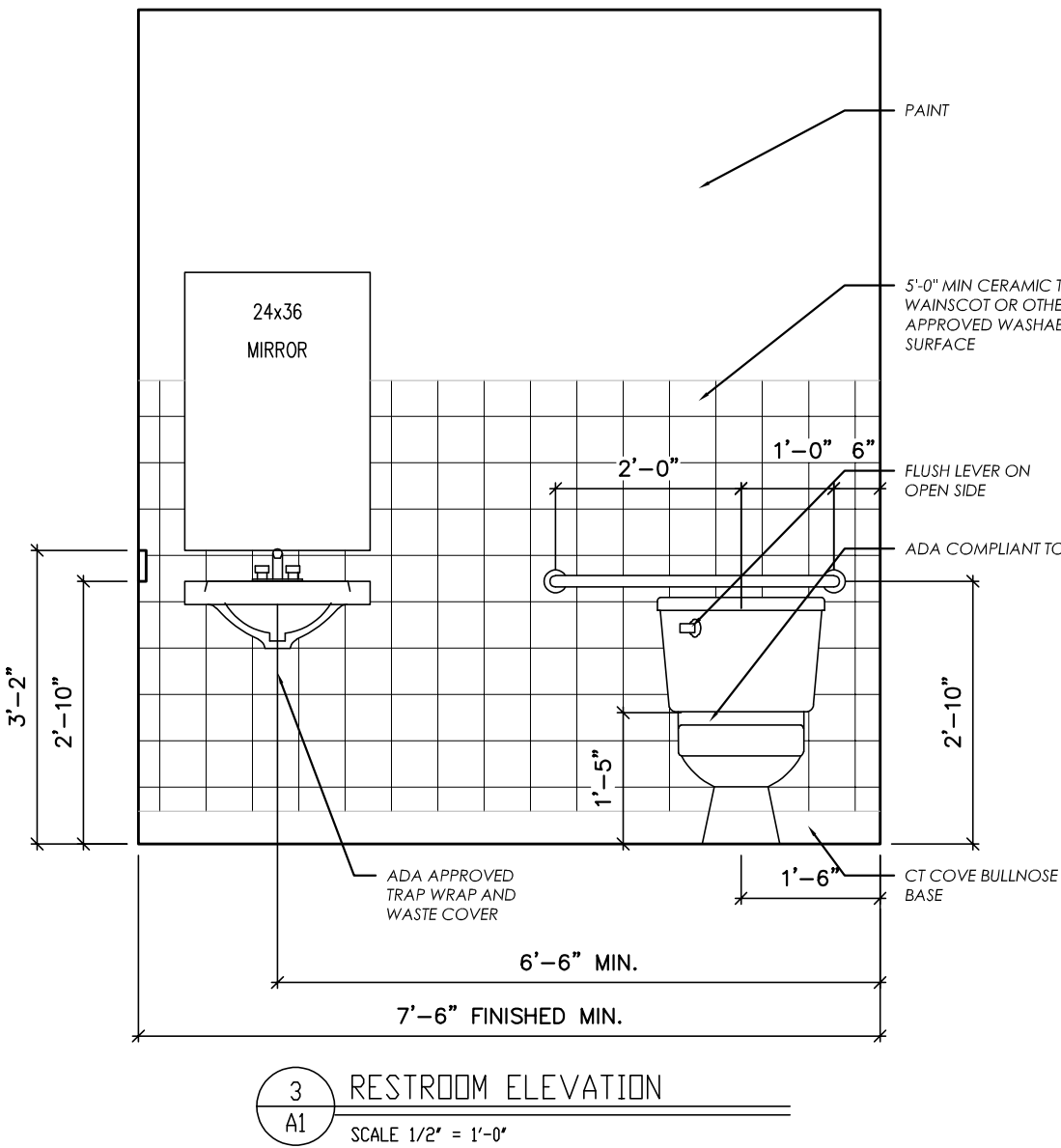
EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"

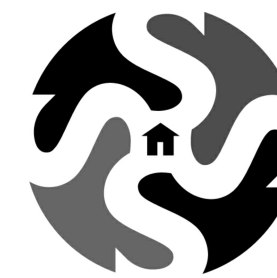


EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"



5 TYPICAL MOUNTING HEIGHTS
SCALE 1/2" = 1'-0"

CONSULTANTS:
ARCHITECTURAL



strangedesign

530 n riverfront dr., mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

RICKWAY

GARAGE CONDO

MANAKTO, MN
56001

RDS ARCHITECTS

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.

Name, Richard D. Storlien
Reg. No. 21258
Date, _____

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	03-11-2025

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO 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 blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

EXTERIOR ELEVATIONS

PROJ. NO.: C2515
DATE: 03-11-2025
DRAWN BY: AMS
CHECKED BY:

A1