

BUILDING ALTERATIONS

15 N RIVERFRO
DRIVE
MANKATO, MN

GENERAL CONTRACTOR

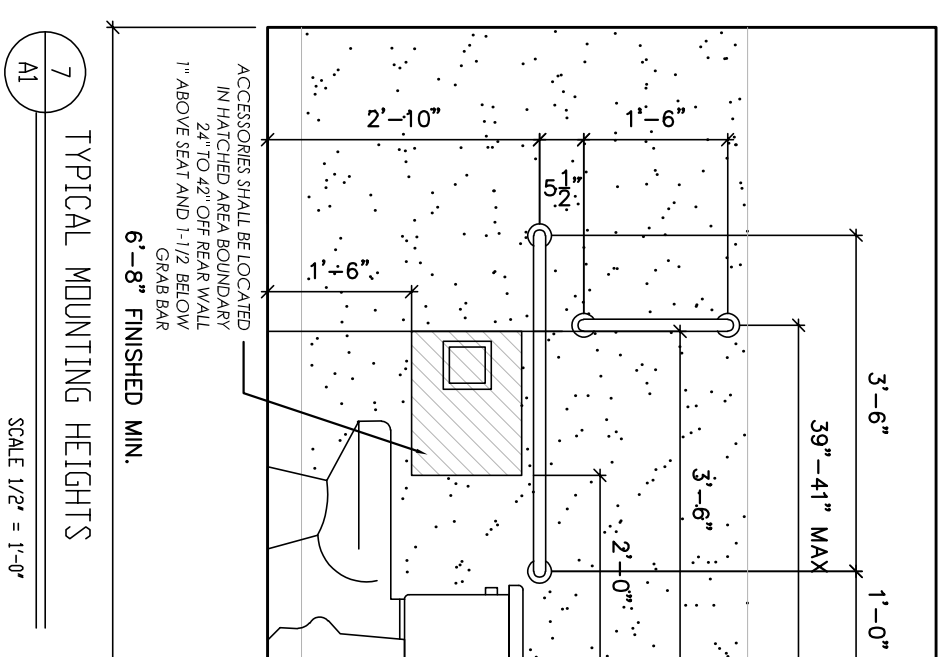
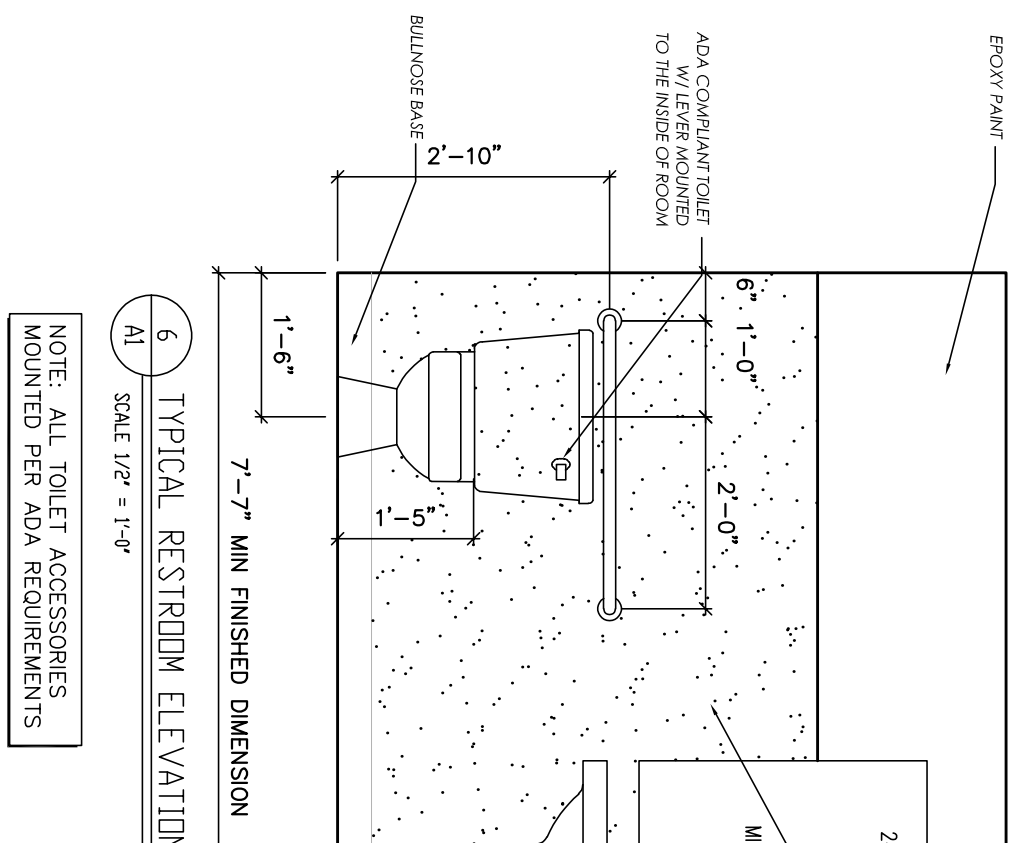
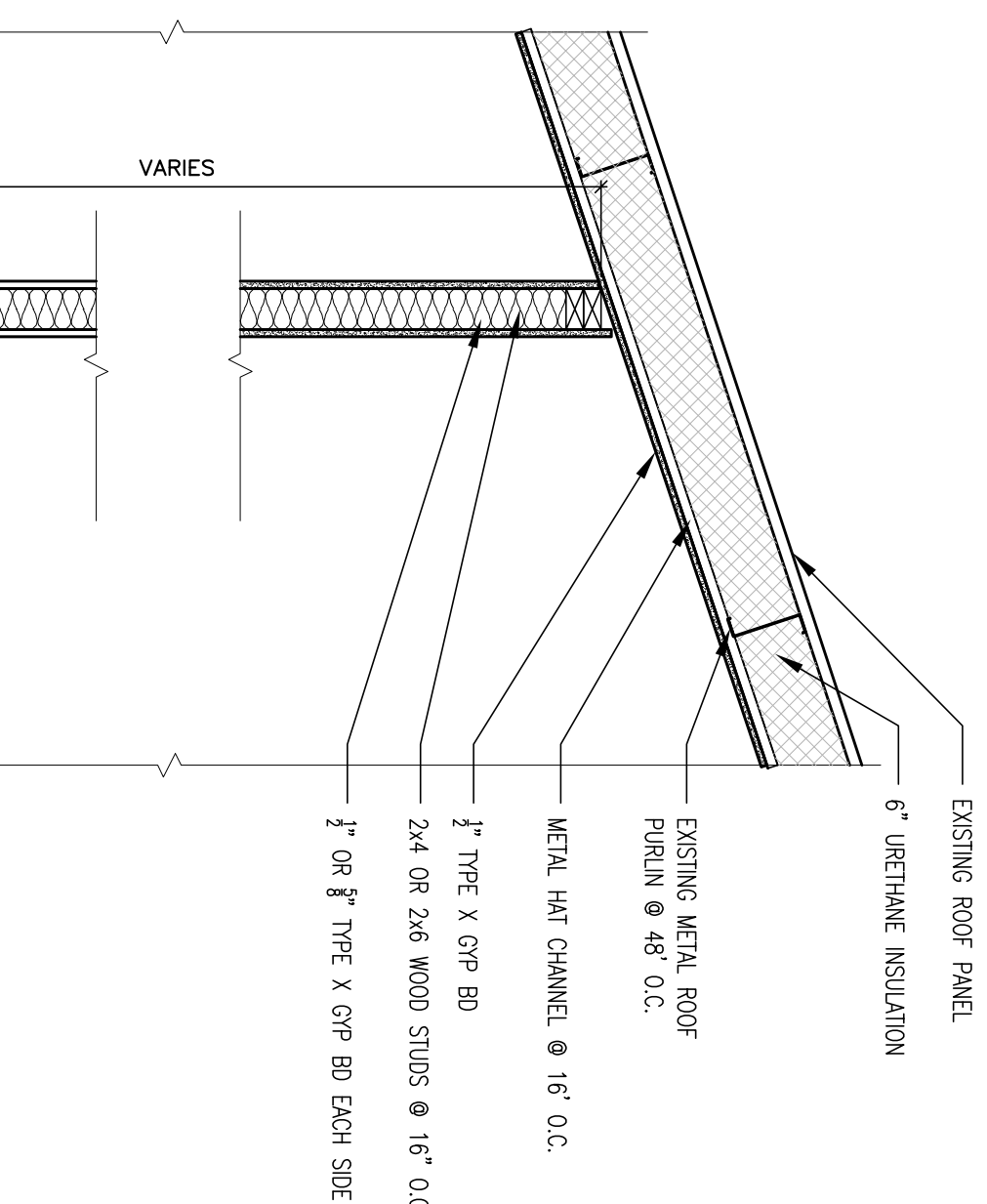
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	03-18-2022
2	PLAN REVIEW COMMENTS	04-29-2022

[illegible]

FLOOR PLAN ELEVATIONS

PROJ. NO.: C2351
DATE: 04-29-2024
DRAWN BY: AMS
CHECKED BY:

AI



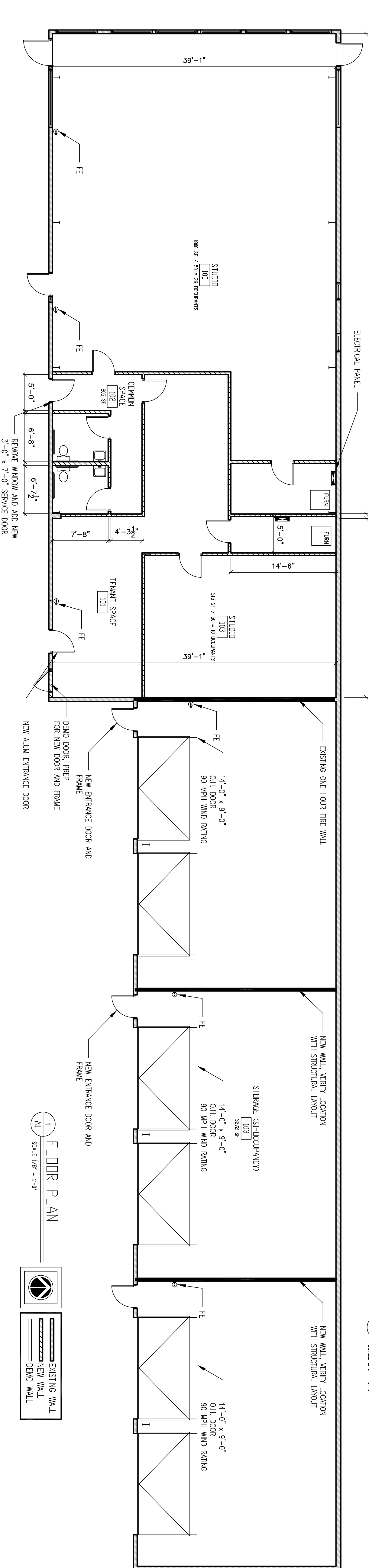
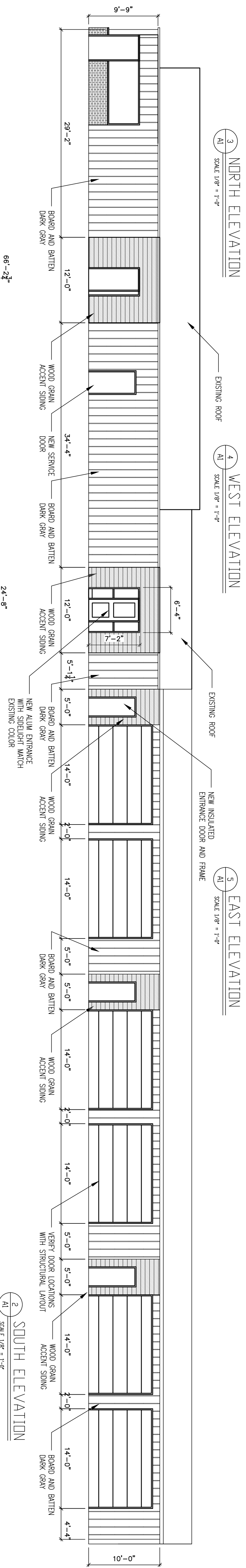
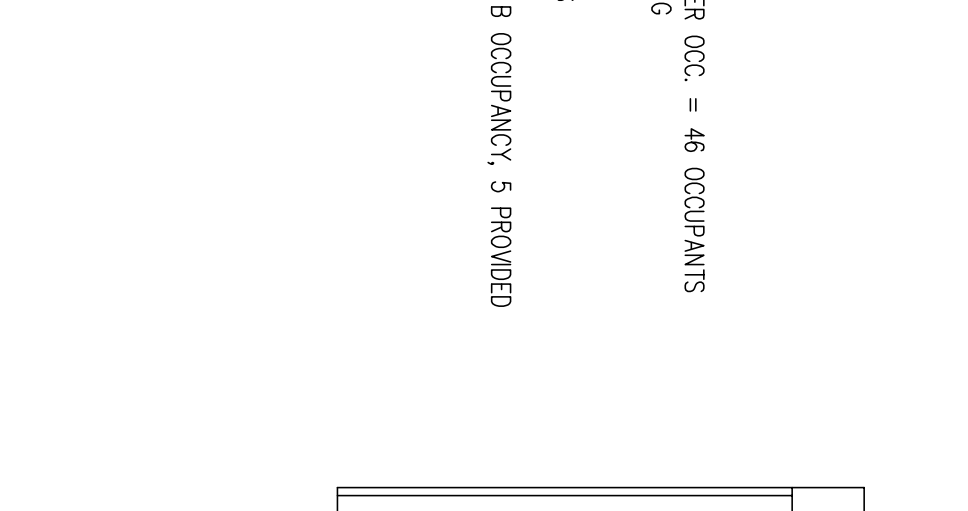
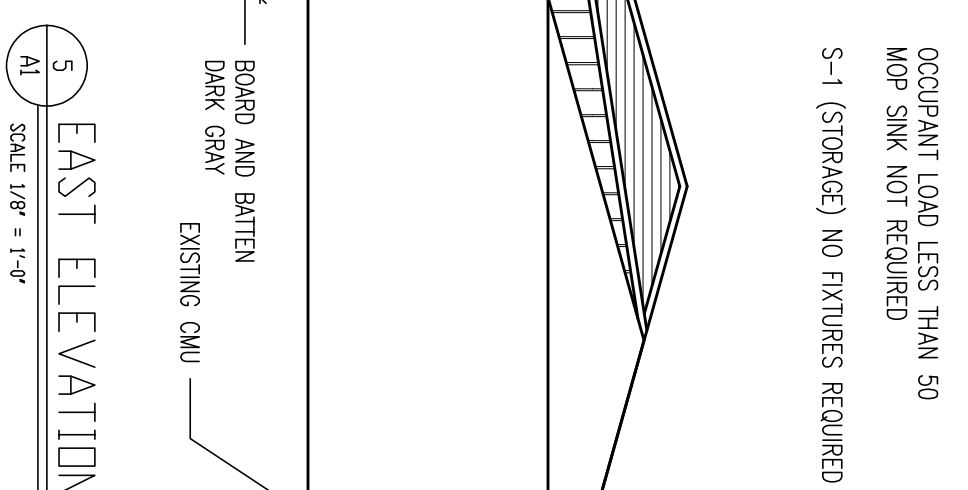
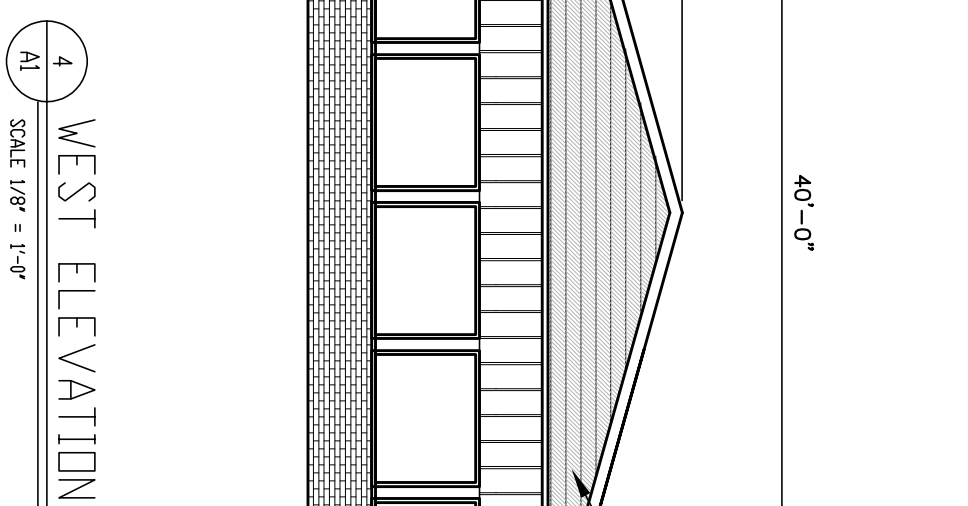
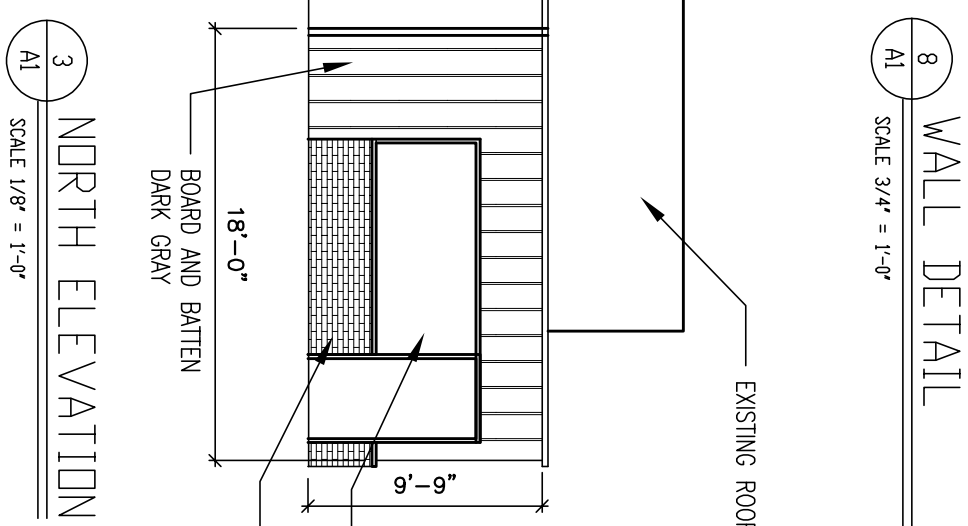
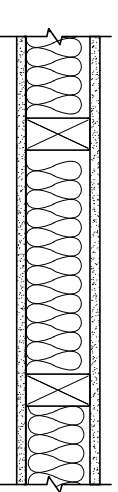
GENERAL PLAN NOTES:

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 1/2" WOOD STUDS @ 16" O.C. BUILT TO ROOF DECK WITH 5/8" 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 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" thermofiber insulation



PLUMBING FIXTURE COUNT

46 OCCUPANTS
8,000 (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
5-1 (STORAGE) NO FIXTURES REQUIRED

BUILDING CODE REVIEW

BUILDING TYPE: VB (MULTI TENANT BUILDING)
ALLOWABLE BUILDING AREA = 9,000 SQ. FT. (2 STORY)

MIXED OCC. OFFICE-(B) STORAGE (S1)
NO THE SPRINKLER SYSTEM INSTALLED
FIRE ALARM AND SMOKE DETECTION SYSTEM
TABLE SPACE REQUIRED FOR SERVICE, 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

1 FLOOR PLAN

