



**THE
FOUNDATION
ARCHITECTS**

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03/27/18
PLANNING COMM. SUBMITTAL

I certify that this plan, specification, or report was prepared by me, or under my direct supervision and I am a duly registered architect in the laws of the state of Minnesota.

Robert A. Shaffer
Date: 03/27/2018 License No. 20803

NOT FOR CONSTRUCTION

RAMSEY BREWERY
17201 ST FRANCIS BLVD NW RAMSEY, MN 55303

Cori & Tim O'Shaughnessy

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SITE PLAN

Date: 03.27.2018
Project Number: 17-04

A0



1 RENDERED SITE PLAN
A0 1" = 20'-0"



BUILDING CODE ANALYSIS

PROJECT: RAMSEY BREWERY
 NUMBER: 17-04
 ADDRESS: 17201 St Francis Blvd NW Ramsey, MN 55303

PROJECT DESCRIPTION:
 REMODEL OF EXISTING POLE BARN FOR CHANGE OF USE AS BREWERY & TAPROOM.

CODES:
 2015 MN STATE BUILDING CODE W/ ADAPTED AMENDMENTS (2012 IBC)
 2012 INTERNATIONAL FIRE CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL FUEL GAS CODE
 2012 ENERGY CONSERVATION CODE
 2014 NATIONAL ELECTRICAL CODE
 2015 MN ACCESSIBILITY CODE

BUILDING INFORMATION

BUILDING FLOOR AREA: 3,990 GSF APPROX.
 BUILDING HEIGHT: 1 STORY - APPROX. 28'-0"
 SPRINKLERED: NO
 BUILDING TYPE: V-B

302 CLASSIFICATION:

A-2: TAPROOM/BAR: 15 NET SF/OCC. (1,144 / 15) = 76.2
 A-2 ACC: KITCHEN: 200 GSF/OCC. (278 / 200) = 1.39
 A-2 ACC: BATHROOMS: 300 GSF/OCC. (268 / 300) = 1
 B: OFFICE: 100 GSF/OCC. (100 / 92) = 1
 S-2: STORAGE/COOLERS/MECH - 300 GSF/OCC. (766 / 300) = 2.5
 F-2: BREWERY - 200 GSF/OCC. (1,220 / 200) = 6.1
BUILDING OCCUPANT = 89

A-2: OUTDOOR SEASONAL SEATING: 15 NET/OCC. (1,050 / 15) = 70
TOTAL OCC. INCLUDING OUTDOOR = 159

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

MEANS OF EGRESS

(1015.2.1) TWO EXITS - SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF (ONE-THIRD IN SPRINKLERED FACILITY) OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS.

Exit Access Travel Distance Table 1016.1
 ACTUAL DISTANCE TRAVELED IS SHOWN ON SHEET

TABLE 2902.1
 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

159 OCCUPANTS - 80 MEN, 80 WOMEN
 WATER CLOSETS: 1/40 EA. SEX
 MEN - 2 REQUIRED, 1 PROVIDED + 2 URINAL
 WOMEN - 2 REQUIRED, 2 PROVIDED

LAVS: 1/75 EA. SEX
 MEN - 2 REQUIRED, 2 PROVIDED
 WOMEN - 2 REQUIRED, 2 PROVIDED

DRINKING FOUNTAIN
 NOT REQUIRED - WATER SERVED
 TABLE 2902.1(i). Where water is served in restaurants, drinking fountains shall not be required.)

SERVICE SINK
 1 REQUIRED, 1 PROVIDED

1 PRELIMINARY FLOOR PLAN DIAGRAM
 A1 1/4" = 1'-0"

OCCUPANCY KEY

A-2	1 OCC / 15 NSF
ACC A-2	1 OCC / 300/200 GSF
ACC F-2	1 OCC / 300 GSF
B	1 OCC / 100 GSF
F-2	1 OCC / 200 GSF
S-2	1 OCC / 300 GSF

Anoka County
 FBL Licensing/Inspections
 Anoka County Community Health & Environmental Services
 Government Center, Room 360
 2100 Third Avenue
 Anoka, MN 55303-2264
 Phone: 763-422-7063
 Fax: 763-323-6150

1. CHANGE ZONING OF SITE FROM R-1 TO B-1
2. 1 HR SEPARATION BETWEEN A-2 & F-2
3. MAX OCCUPANCY IN TAPROOM = 100.
4. COMMERCIAL PARKING REQ "Restaurants & drinking:
One space for each three seats"

[F] 903.2.1.2 Group A-2.
 An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464.5 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

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PRELIMINARY FLOOR PLAN DIAGRAM

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A1



4 WEST
A2 1/8" = 1'-0"



3 SOUTH
A2 1/8" = 1'-0"



2 EAST
A2 1/8" = 1'-0"



1 NORTH
A2 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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A2



1 INTERIOR 3D VIEWS
P1 1/8" = 1'-0"



2 EXTERIOR 3D VIEW
P1

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3D REPRESENTATIONS

Date 03.27.2018
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