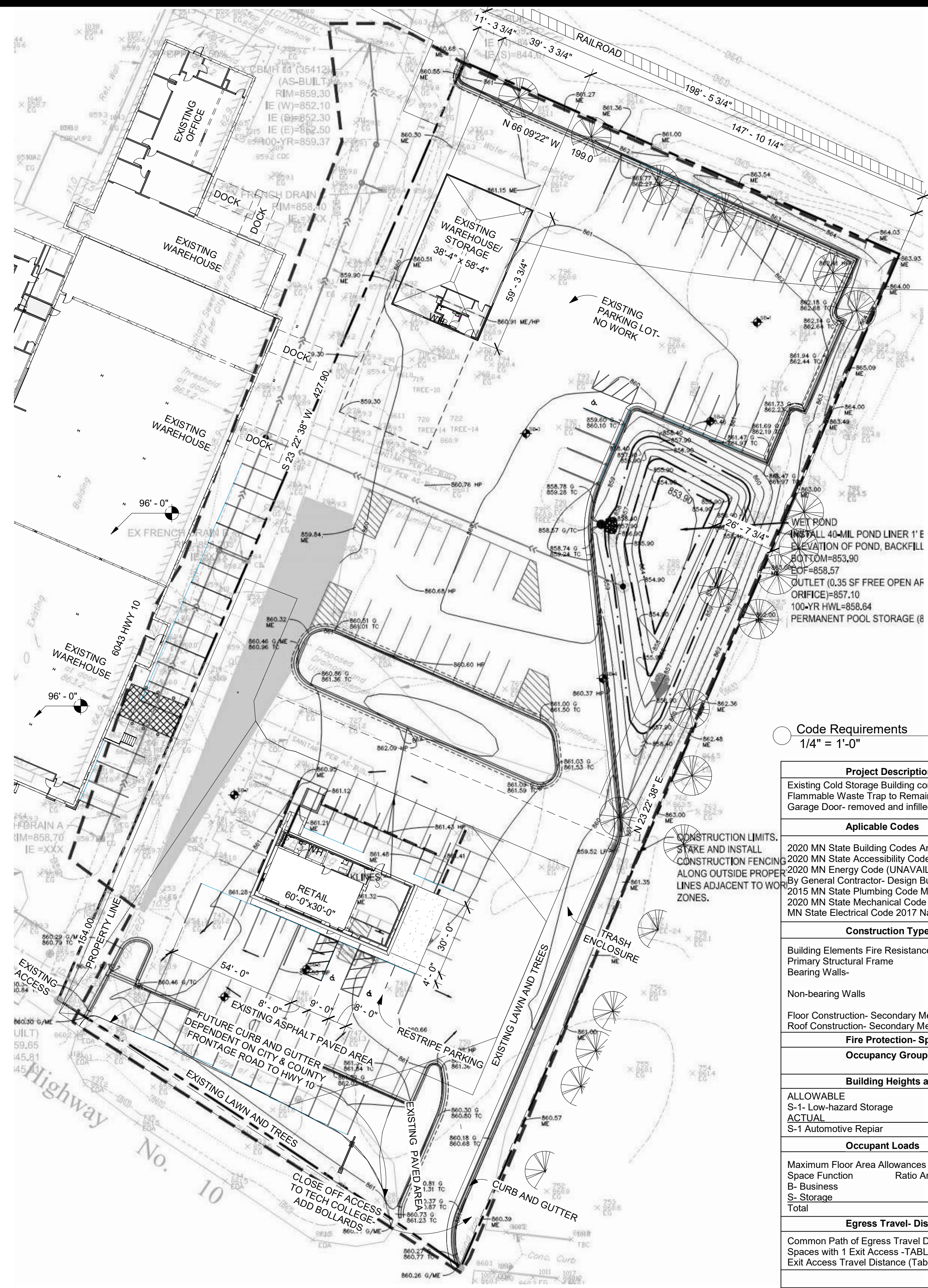


Automotive Service Center

6021 HWY 10
Ramsey, MN 55303



SITE LOCATION

AREA OF WORK-
AUTO SERVICE REPAIR GARAGE
EXISTING BUILDING- ADD
RESTROOM, SERVICE SINK,
OFFICE, AND WAITING AREA

Code Requirements
1/4" = 1'-0"

Project Description				
Existing Cold Storage Building converted to Auto Service Repair Shop and Car Sales Office Building. Existing Flammable Waste Trap to Remain. Restroom, Office, and Waiting Area added within existing Garage Space. Existing Garage Door- removed and infilled with wall.				
Applicable Codes				
2020 MN State Building Codes Amending and Adopting 2012 International Building Code				
2020 MN State Accessibility Code MN Chapter 1341 (UNAVAILABLE FOR PURCHASE- RESORTED TO 2015)				
2020 MN Energy Code (UNAVAILABLE FOR PURCHASE- RESORTED TO 2015)				
By General Contractor- Design Build under Separate Permits				
2015 MN State Plumbing Code MN Rules Chapter 4714				
2020 MN State Mechanical Code MN Rules Chapter 1436 Adopting: 2020 Minnesota Mechanical and Fuel Gas MN State Electrical Code 2017 National Electrical Code				
Construction Type		Type II-B	Non-Combustible, Unprotected	
Building Elements Fire Resistance Rating- Table 601				
Primary Structural Frame			# Hours	
Bearing Walls-	Exterior		0	
	Interior		0	
Non-bearing Walls	Exterior (Table 602) 10<X<30		0	
	Interior		0	
Floor Construction- Secondary Members			0	
Roof Construction- Secondary Members			0	
Fire Protection- Sprinklered?		NO		
Occupancy Group		S-1 Storage- Automotive Repair Business		
Building Heights and Areas (Table 503)				
ALLOWABLE	AREA	FLOORS	INCREASE	TOTAL
S-1- Low-hazard Storage	15,500	4	75%=0	15,500
ACTUAL				
S-1 Automotive Repair	2,332	1		2,332 sf
Occupant Loads Table 1004.5				
Maximum Floor Area Allowances per Occupant				
Space Function	Ratio Area/Occupant	Area	Occupants	
S- Business	1:150	569	3.9	
S- Storage	1:200	1,743	8.7	
Total			13	
Egress Travel- Distances				
Common Path of Egress Travel Distance- (TABLE 1006.3.3(2))		75'-0"	(See Plan For Actual)	
Spaces with 1 Exit Access -TABLE 1006.3.3(2)	Maximum Occupant Load=29	(14 TOTAL)		
Exit Access Travel Distance (Table 1016.2)(2 Exits)		200'-0"	(See Plan For Actual)	

PROJECT TEAM

OWNER:

13120 SUNSET TRAIL LLC

ROMAN
5094 ARROWOOD LN N
PLYMOUTH MN 55442

612. 708. 0529

ARCHITECT:

INSPIRE ARCHITECTS

Jeff Hafferman
Bridgett Freimuth

jeff@architectmn.com
bridgett@architectmn.com

620 Civics Heights Drive, #109
Circle Pines, MN 55014

763-316-5342

GENERAL CONTRACTOR:

DRAWING INDEX

Sheet List		
Sheet Number	Sheet Name	Current Revision
A200	Site Plan	
A201	Floor Plan - Service Repair Garage	
A202	Details - Service Repair Garage	
A203	Elevations	

REVISIONS	DATE



InSpire Architects
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Jeff@ArchitectMN.com

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Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*

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License # 44333

ABBREVIATIONS

ABV	-ABOVE	PART	-PARTITION
ACC	-ACCESSIBLE	PVMT	-PAVEMENT
AFF	-ABOVE FINISHED FLOOR	P LAM	-PLASTIC LAMINATE
ARCH	-ARCHITECT	PL	-PLATE
ALUM	-ALUMINUM	PT	-PRESSURE TREATED
APPROX	-APPROXIMATE	PVC	-POLYVINYL CHLORIDE
BPL	-BEARING PLATE	PSF	-POUNDS PER SQUARE FOOT
BM	-BENCH MARK	PSI	-POUNDS PER SQUARE INCH
BLKG	-BLOCKING	PC	-PRECAST
BOT	-BOTTOM	PL	-PROPERTY LINE
BOW	-BOTTOM OF WALL	PP	-POWER POLE
CIP	-CAST-IN-PLACE	QT	-QUARRY TILE
CB	-CATCH BASIN	R	-RADIUS
CLG	-CEILING	RA	-RETURN AIR
CT	-CERAMIC TILE	RD	-ROOF DRAIN
CLR	-CLEAR (ANCE)	REF	-REFERENCE
CONC	-CONCRETE	RF	-ROCK FACE
CMU	-CONCRETE MASONRY UNIT	RH	-RIGHT HAND
CONST	-CONSTRUCTION	ROW	-RIGHT OF WAY
CONT	-CONTINUE (OUS)	RM	-ROOM
CRS	-COURSE	RO	-ROUGH OPENING
CJ	-CONTROL JOINT	R&S	-ROD AND SHELF
DTL	-DETAIL	SHTG	-SHEATHING
DIA	-DIAMETER	SHR	-SHOWER
DIM	-DIMENSION	SIM	-SIMILAR
DR	-DOOR	SC	-SOLID CORE
DS	-DOWNSPOUT	SPEC	-SPECIFICATIONS
DWG	-DRAWING	SQ	-SQUARE
DF	-DRINKING FOUNTAIN	S STL	-STAINLESS STEEL
ELECT	-ELECTRIC (AL)	SD	-STORM DRAIN
EL	-ELEVATION	STRUCT	-STRUCTURAL
EQ	-EQUAL	SYM	-SYMMETRY (ICAL)
EXH	-EXHAUST	THK	-THICKNESS
EXIST	-EXISTING	TOC	-TOP OF CONCRETE
EJ	-EXPANSION JOINT	TOS	-TOP OF SLAB
EXP	-EXPANSION	TOW	-TOP OF WALL
EF	-EXHAUST FAN	T	-TREAD
ELEC PNL	-ELECTRICAL PANEL	TYP	-TYPICAL
EW	-ELECTRIC WATER COOLER	TOF	-TOP OF FOOTING
EXT	-EXTERIOR	UNF	-UNFINISHED
FFE	-FINISHED FLOOR ELEVATION	URJNL	-URNAL
FPL/FP	-FIREPLACE	UNO	-UNLESS NOTED OTHERWISE
FD	-FLOOR DRAIN	VERT	-VERTICAL
FTG	-FOOTING	VB	-VAPOR BARRIER
FND	-FOUNDATION	VTR	-VENT THRU ROOF
FH	-FIRE HYDRANT	WD	-WOOD
GA	-GAGE, GAUGE	WC	-WATER CLOSET
GALV	-GALVANIZED	WH	-WATER HEATER
GC	-GENERAL CONTRACTOR	WP	-WATERPROOFING
GB	-GRAB BAR	WR	-WATER RESISTANT
GWB	-GYPSUM WALL BOARD	WWF	-WELDED WIRE FABRIC
		W	-WIDTH, WIDE
		YH	-YARD HYDRANT
HDW	-HARDWARE	YD	-YARD DRAIN
HVAC	-HEATING / VENTILATION / AIR CONDITIONING	YI	-YARD INLET
HT	-HEIGHT		
HC	-HANDICAP		
HM	-HOLLOW METAL		
HOR	-HORIZONTAL		
HB	-HOSE BIBB		
INCL	-INCLUDE		
ID	-INSIDE DIAMETER		
INSUL	-INSULATION		
INT	-INTERIOR		
INV	-INVERT		
JST	-JOIST		
LAM	-LAMINATE		
LAV	-LAVATORY		
LH	-LEFT HAND		
LT	-LIGHT		
MAT	-MATERIAL		
MH	-MANHOLE		
MFR	-MANUFACTURE		
MAS	-MASONRY		
MO	-MASONRY OPENING		
MTL	-METAL		
MISC	-MISCELLANEOUS		
NIC	-NOT IN CONTRACT		
NTS	-NOT TO SCALE		
NO	-NUMBER		
OC	-ON CENTER		
OPNG	-OPENING		
OPP	-OPPOSITE		
OPH	-OPPOSITE HAND		
OD	-OUTSIDE DIAMETER		
OH	-OVERHEAD		
OHD	-OVERHEAD DOOR		
PAR	-PARALLEL		

GENERAL NOTES

1. SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
2. DIMENSIONS ARE IN ORDER OF PRIORITY- TO GRID LINES, FACE OF EXTERIOR SHEATHING ON STUD WALLS, FACE OF CMU EXTERIOR FOUNDATION WALLS, CENTER OF STUD WALLS, AND INTERIOR FINISH FACES.
3. CONSTRUCTION SHALL MEET ALL APPLICABLE CODES AND MOST STRINGENT SHALL APPLY.
4. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS UNLESS OTHERWISE NOTED.
5. ELECTRICAL AND PLUMBING WORK SHALL BE INSTALLED BY LICENSED PROFESSIONALS AND CONFORM WITH CURRENT CODES.
6. CONFIRM AND COORDINATE LOCATIONS OF ALL UTILITIES WITH CONTRACTOR.
7. TRADES AND SUPPLIERS TO REVIEW AND VERIFY INFORMATION PERTINENT TO THEIR SCOPE OF WORK AND NOTIFY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO WORK BEING INITIATED.
8. NO PLUMBING SHALL BE RUN IN AN EXTERIOR WALL. PLUMBING SHALL BE RUN THROUGH THE FLOOR AND CASEWORK AT THE LOCATIONS ADJACENT TO AN EXTERIOR WALL

PROJECT INFO.

PROPERTY INFORMATION

Property ID number: 35-32-25-31-0012
NBHD: RA-C/I -
Class: 233 - 3a COMMERCIAL PREFERENTIAL
Record Type: TRRS
Property Use Code: 3410 - COMMERCIAL / GOLF COURSE-IMPROVED
Course Lot Size \$203*425*199*516
Plot 89329-AUDITORS SUBDIVISION NO 96
Lot/Unit 24
Block/Tract/Outlot ---
Sect-Twp-Range-Qtr/Qtr ---
Tax District: 99 - 63011N
Town/City 1200-RAMSEY
School District: 0011-AN/HENNSD11

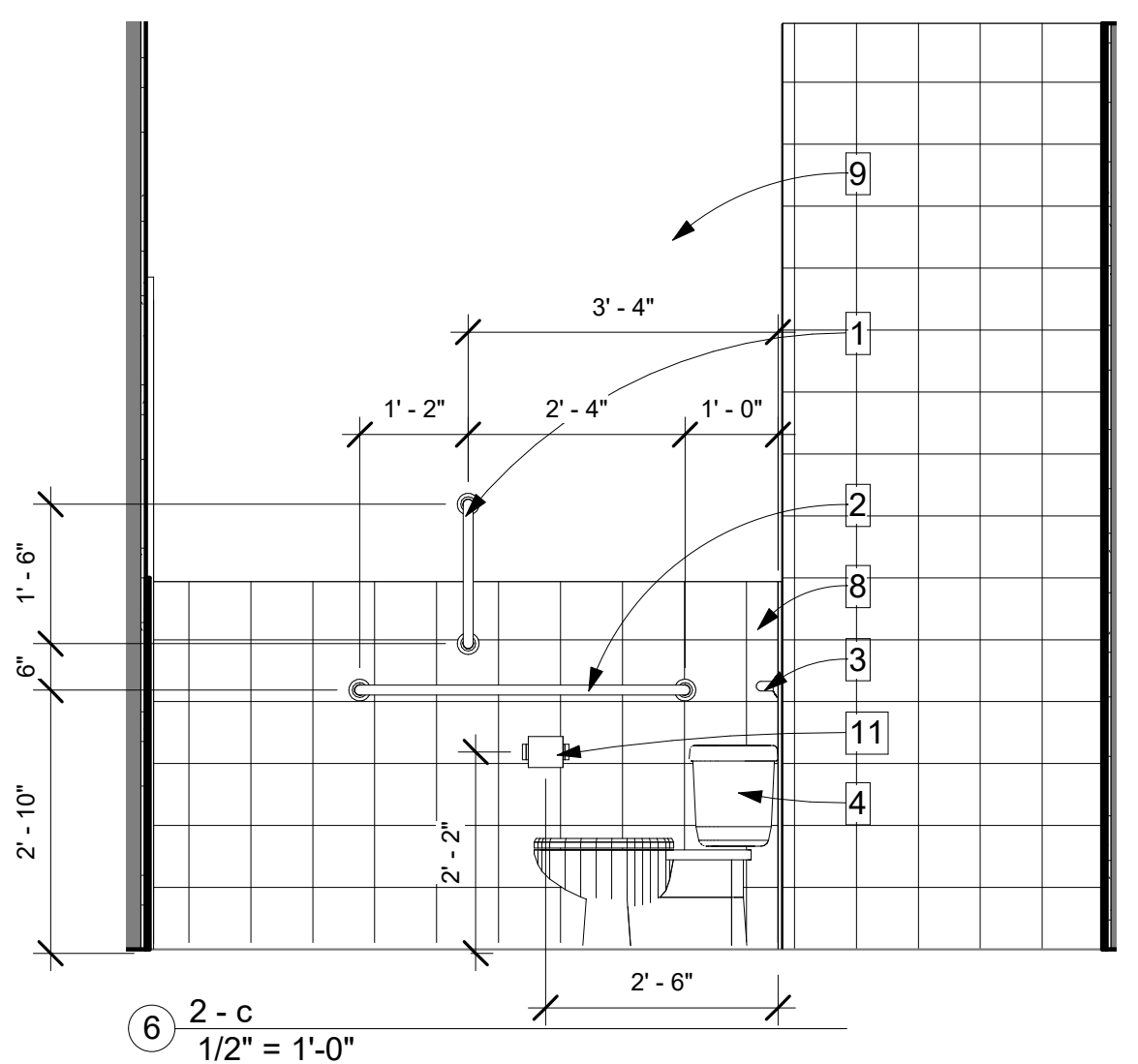
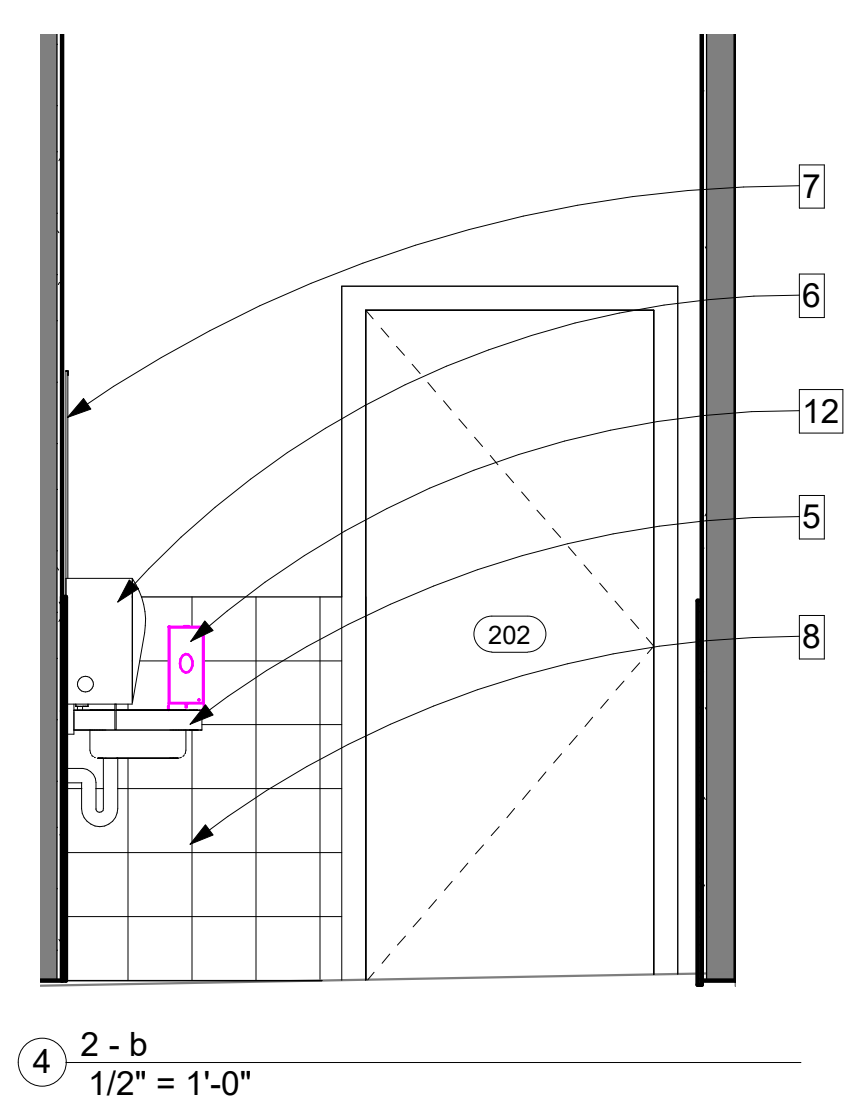
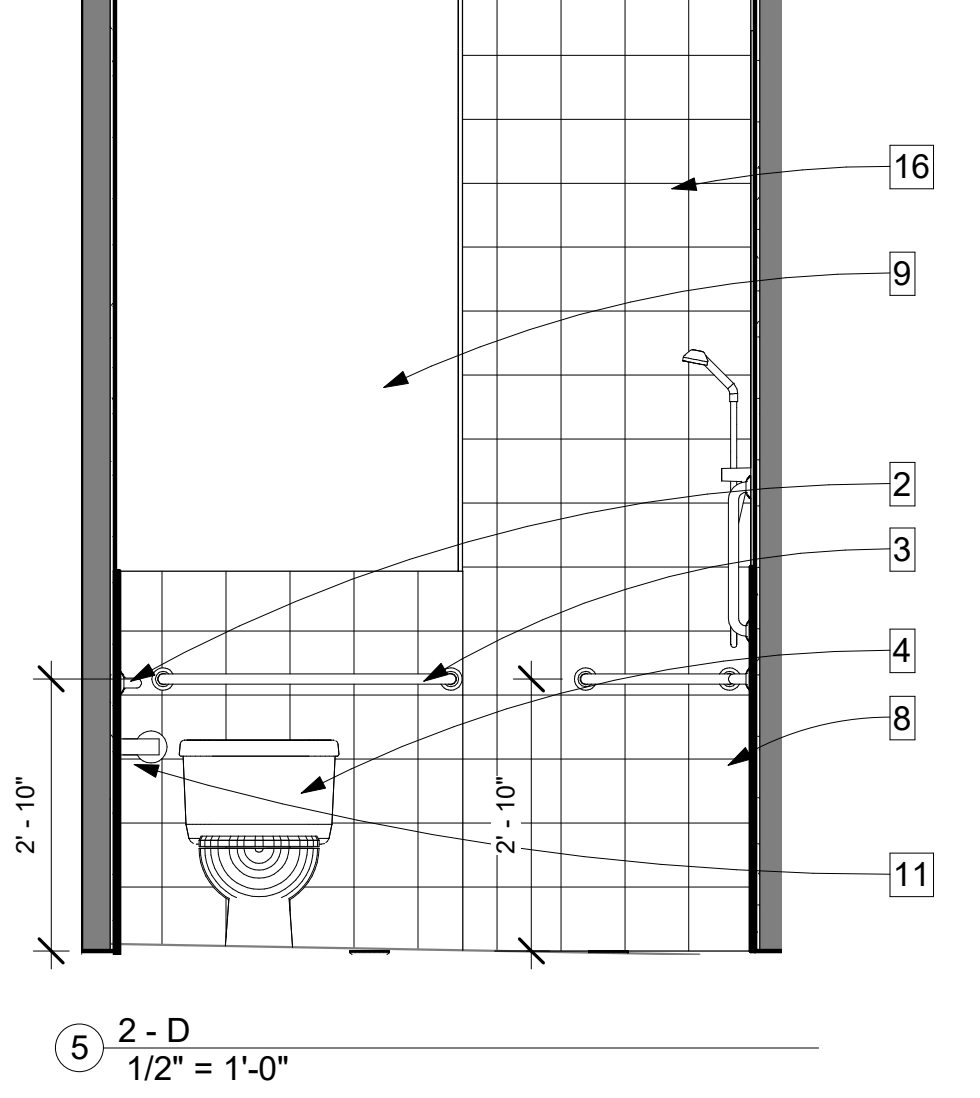
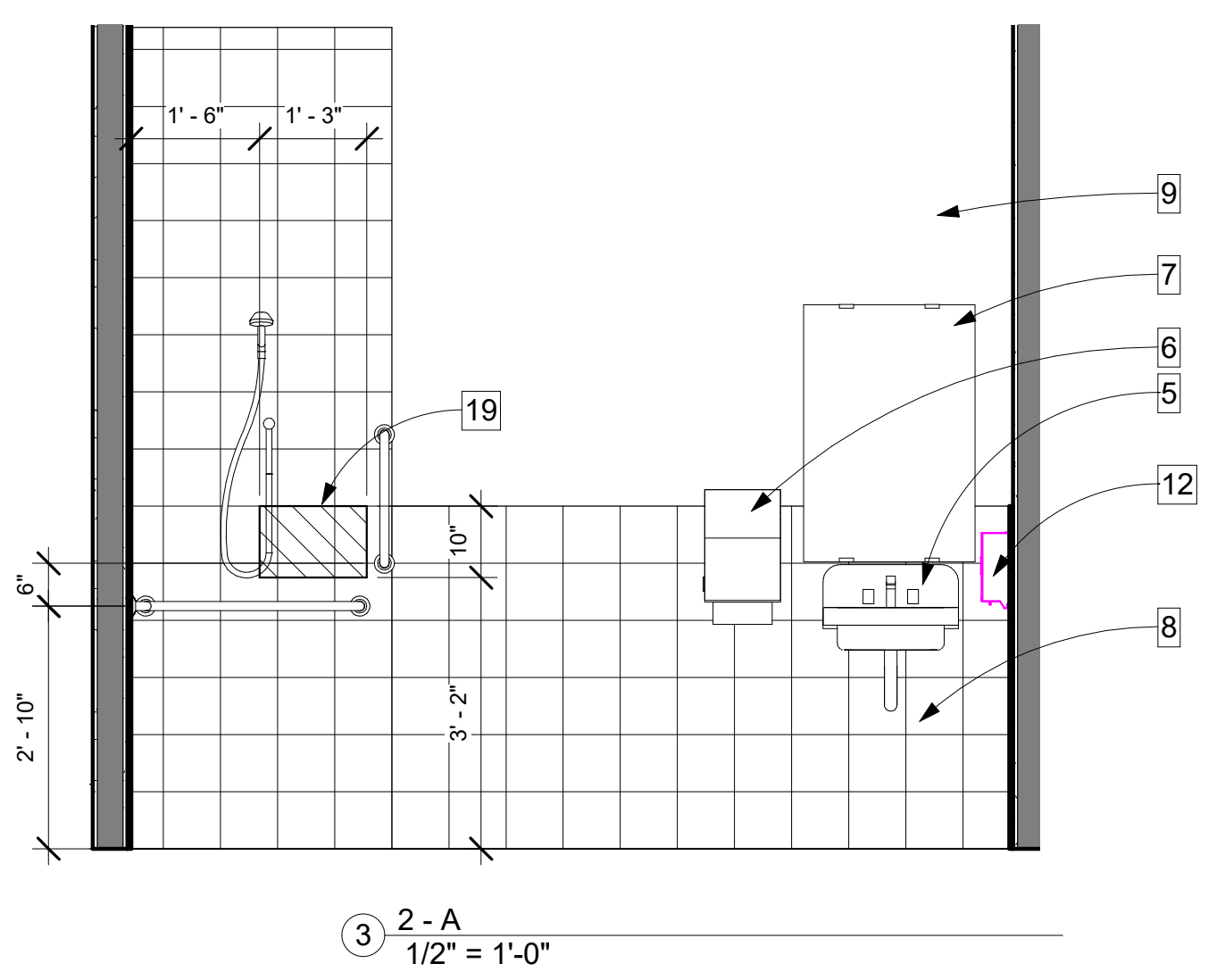
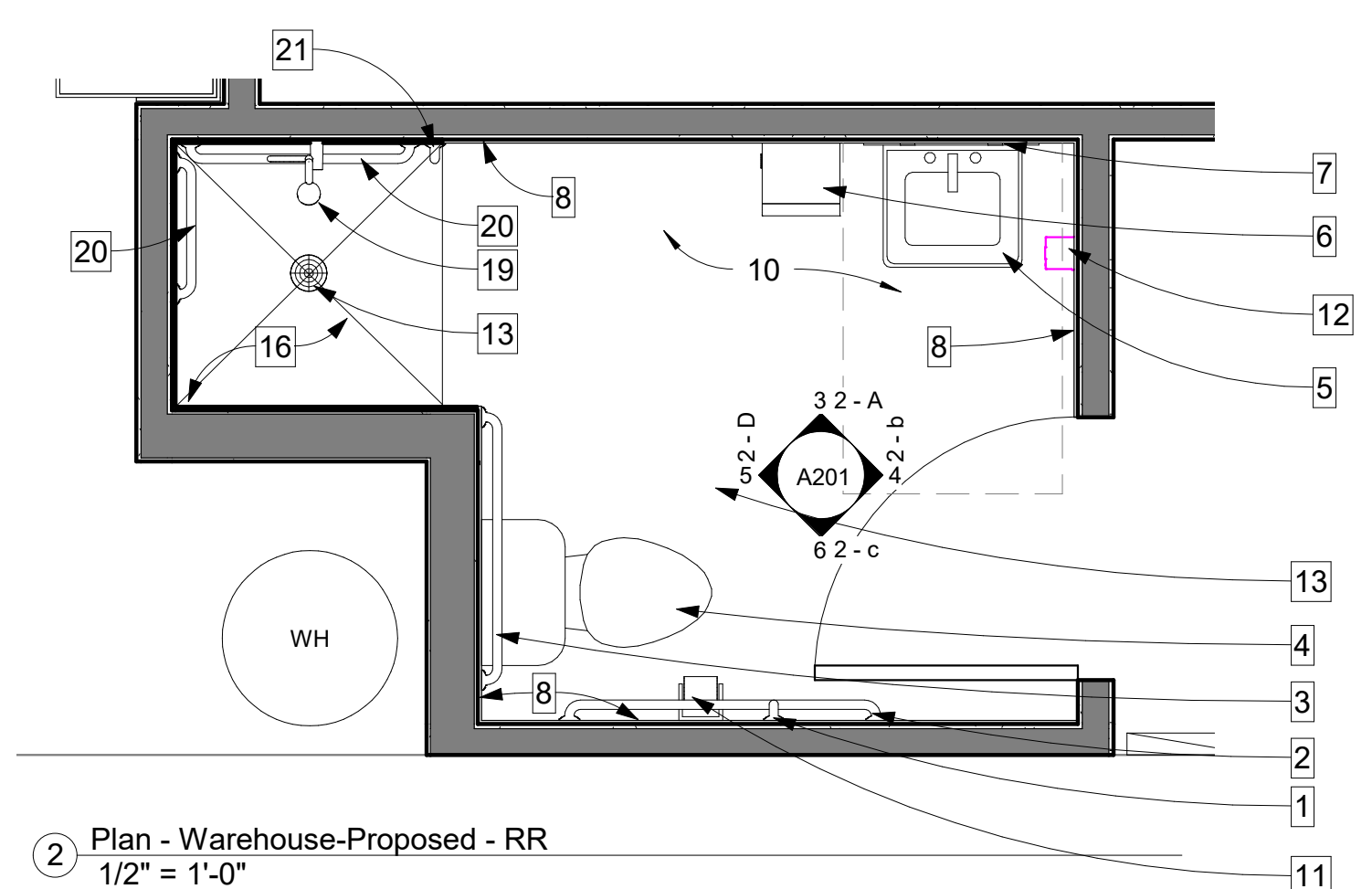
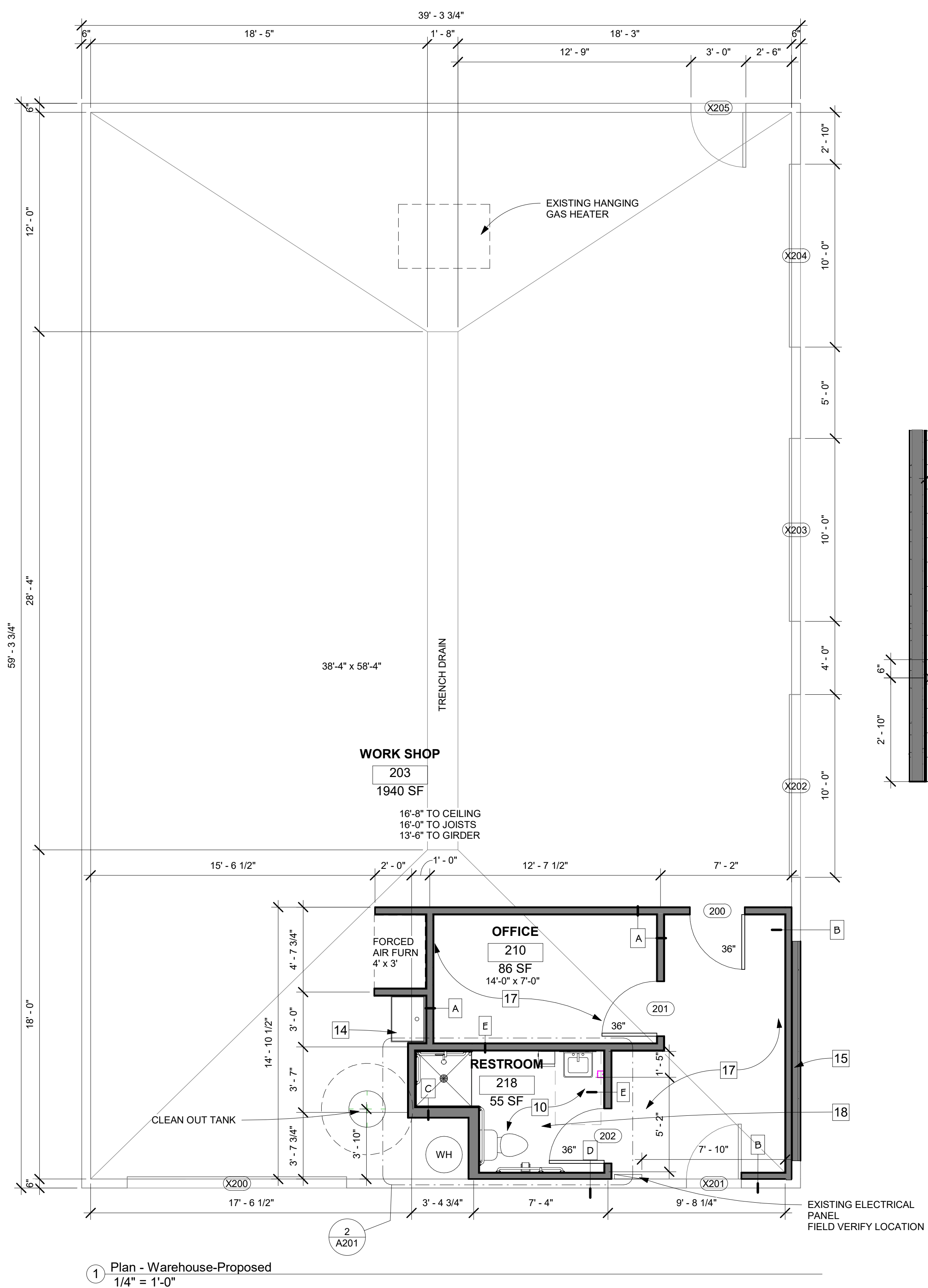
1 Site - Phase 1
1" = 30'-0"

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Sheet Title: Site Plan
Project Name: Auto Dealership and Service Center
6021 Highway 10
Ramsey, MN 55303

Project number 2020-25
Date 5/28/2020 5:29:38 PM
Drawn by BF
Checked by JH
Construction Documents

A200



GENERAL NOTES

A. FIELD VERIFY ALL EXISTING CONDITIONS- EXISTING ELECTRICAL PANEL LOCATION, EXISTING CLEAN OUT TANK LOCATION AND SIZE AS TO NOT INTERFERE WITH NEW PLUMBING

B. FOR WALL TYPES A THUR E SEE 3/A202

KEY NOTES

- 1 1'-6" VERTICAL GRAB BAR, 3'-4" AFF TO CENTERLINE, 3'-4" OFF REAR WALL
- 2 3'-6" HORIZONTAL GRAB BAR 2'-10" AFF TO CENTERLINE, 1'-0" MAX OFF SIDE WALL
- 3 3'-0" HORIZONTAL GRAB BAR 2'-10" AFF TO CENTERLINE, 1'-0" OFF CENTER OF TOILET
- 4 ADA TOILET, 17-19" AFF, 16-18" OFF SIDE WALL
- 5 5'-0" CLEAR FLOOR SPACE OFF SIDE WALL MIN
6'-6" CLEAR FLOOR SPACE OFF REAR WALL MIN
- 6 ADA WALL MOUNTED SINK
2'-10" AFF 1'-3" OFF SIDE WALL MIN
- 7 PAPER TOWEL DISPENSER
2'-7" AFF
- 8 SIZE MIRROR CENTERED ON SINK
HEIGHT 3'-8" AFF
- 9 TILE WALL ON PAINTED GWB - 4'-0" AFF
- 10 PAINTED GYPSUM WALL BOARD
- 11 NON-SLIP TILE OR BRUSHED CONCRETE FLOOR.
- 12 TOILET PAPER DISPENSER
2'-2" AFF 2'-6" OFF REAR WALL
- 13 SOAP DISPENSER
- 14 FLOOR DRAIN
- 15 SERVICE SINK WITH MOP HOOKS TO ELEVATE MOP ABOVE SINK-FRP ON ALL SIDES 4'-0" AFF
- 16 INFILL DOOR OPENING TO MATCH EXISTING WALL CONDITION AND INSULATE
- 17 TILE FLOOR TO CEILING IN SHOWER
- 18 CARPET OR LVT OR VCT
- 19 EXHAUST FAN
- 20 SHOWER CONTROL and hand shower shall be located:
 1. On the control wall opposite the seat.
 2. At a height of 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor, and
 3. 15 inches (380 mm) maximum, from the centerline of the control wall toward the shower opening.
- 21 Horizontal grab bars. Horizontal grab bars shall be provided across the control wall and on the back wall to a point 18 inches (455 mm) from the control wall. 2'-10" TO CENTERLINE AFF.
- 22 A vertical grab bar 18 inches (455 mm) minimum in length shall be provided on the control end wall 3 inches (75 mm) minimum and 6 inches (150 mm) maximum above the horizontal grab bar, and 4 inches (100 mm) maximum inward from the front edge of the shower
- 23 TRANSFER TYPE SHOWER- 3'-0" x 3'-0" INSIDE DIMENSIONS

REVISIONS	DATE



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Signature: Jeffrey R. Hafferman

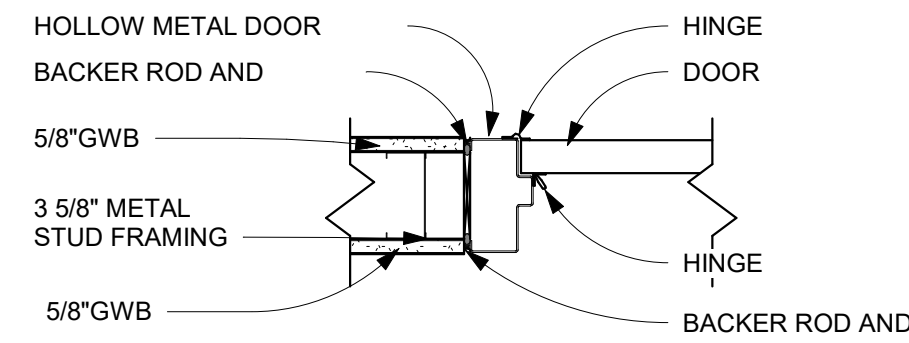
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NOT FOR CONSTRUCTION
444333

Sheet Title: Floor Plan - Service Repair Garage
Project Name: Auto Dealership and Service Center
6021 Highway 10
Ramsey, MN 55303

Project number 2020-25
Date 5/28/2020 5:29:40 PM
Drawn by bf
Checked by JH
Construction Documents

A201

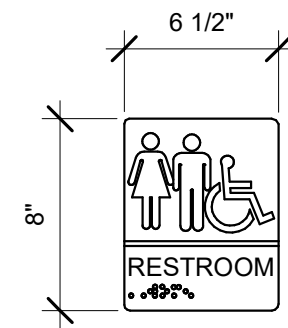
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1 Interior Door Jamb
1 1/2" = 1'-0"

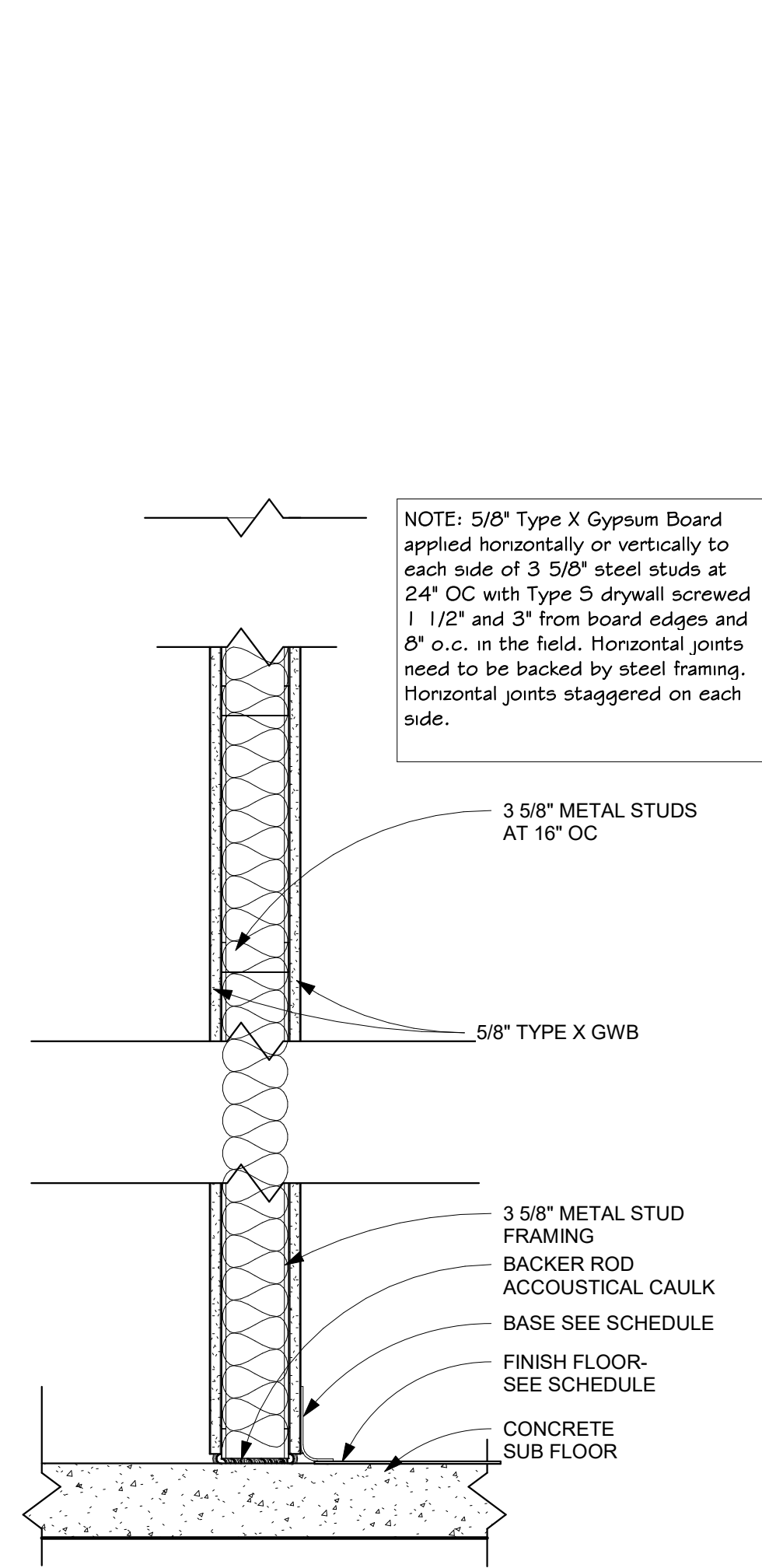
ACCESSIBILITY SIGNAGE DETAILS

1. THE CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. THE SIGNAGE SHALL CONSIST OF BLACK LETTERS AND CHARACTERS ON A WHITE BACKGROUND. THE SIGN SHALL HAVE A NON-GLARE FINISH.
2. LETTERS & NUMBERS SHALL BE RAISED 1/32", UPPER CASE "SANS SERIF OR SIMPLE SERIF" TYPE, ACCOMPANIED WITH GRADE TO BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 9/8" HIGH, BUT NO HIGHER THAN 2".
3. THE SIGNAGE PACKET PURCHASED THROUGH AN APPROVED VENDOR SHALL COMPLY WITH THE SIGNAGE SECTION OF THE LOCAL ACCESSIBILITY CODE.

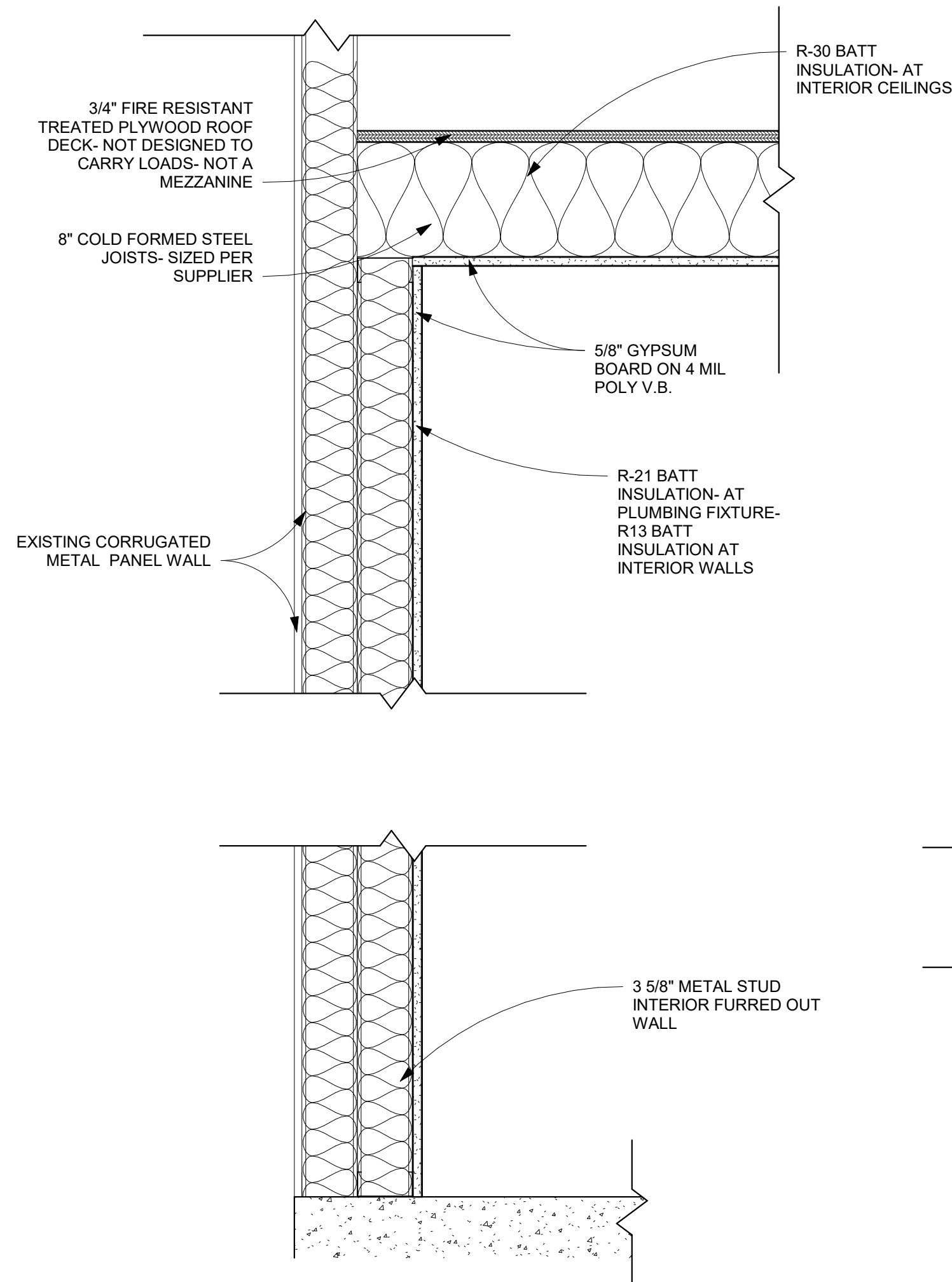


PROVIDE SIGN ON THE ADJACENT TO THE LATCH SIDE OF THE DOORS - MOUNT 60" A.F.F. TO C.L. OF SIGN.

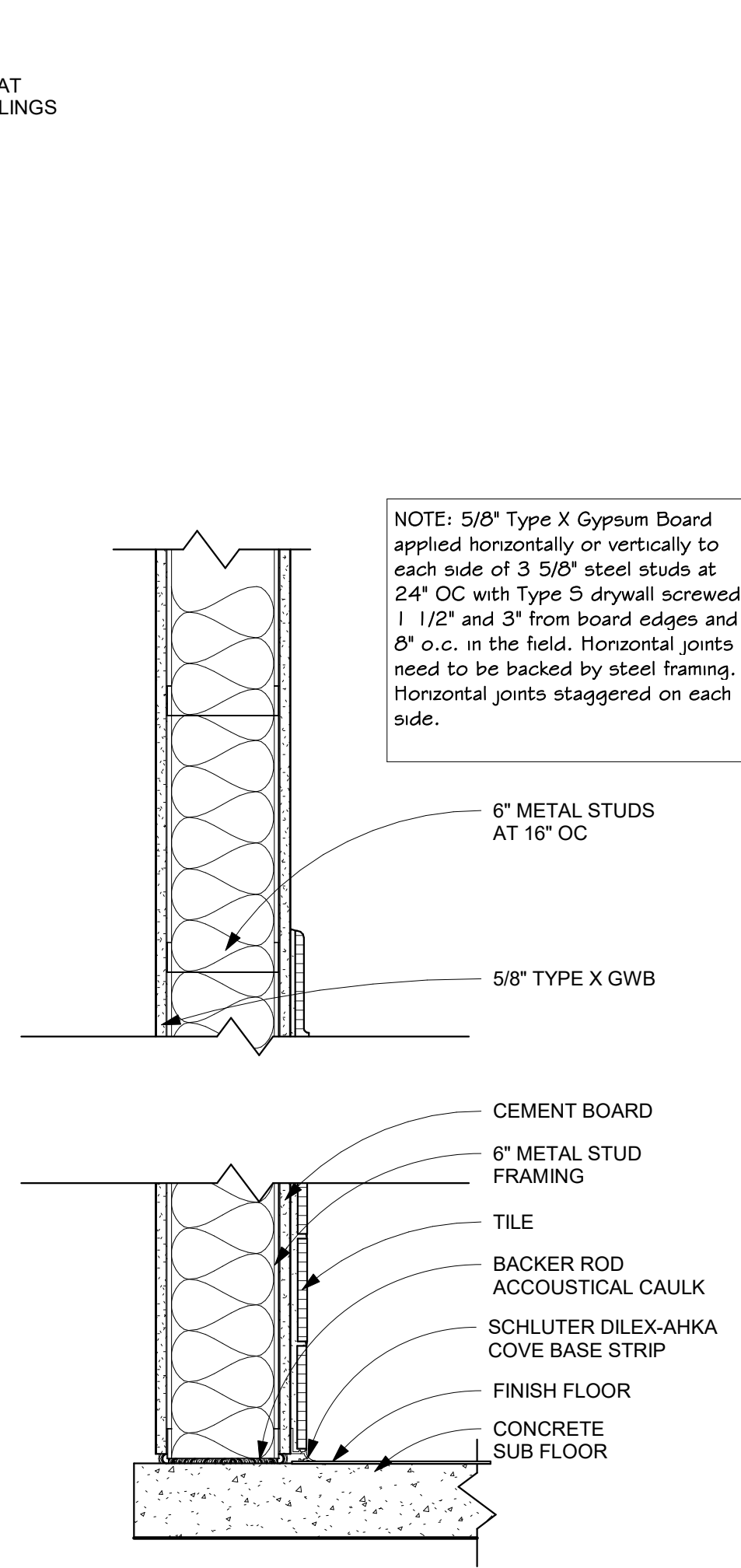
2 Interior Sign B- RESTROOM SIGN
1 1/2" = 1'-0"



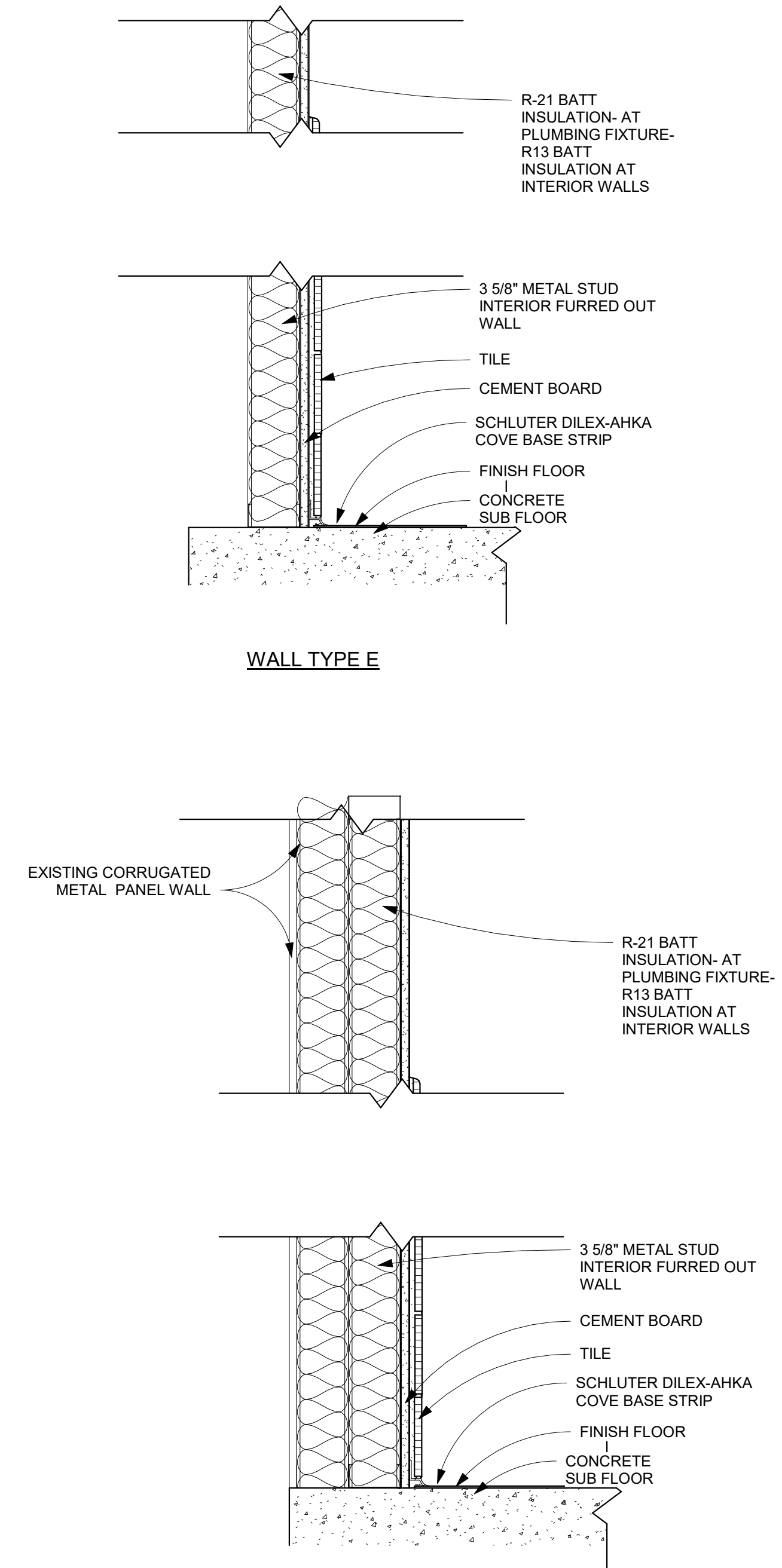
WALL TYPE A



WALL TYPE B



WALL TYPE C



WALL TYPE E

WALL TYPE D

3 Wall Types
1 1/2" = 1'-0"

REVISIONS	DATE



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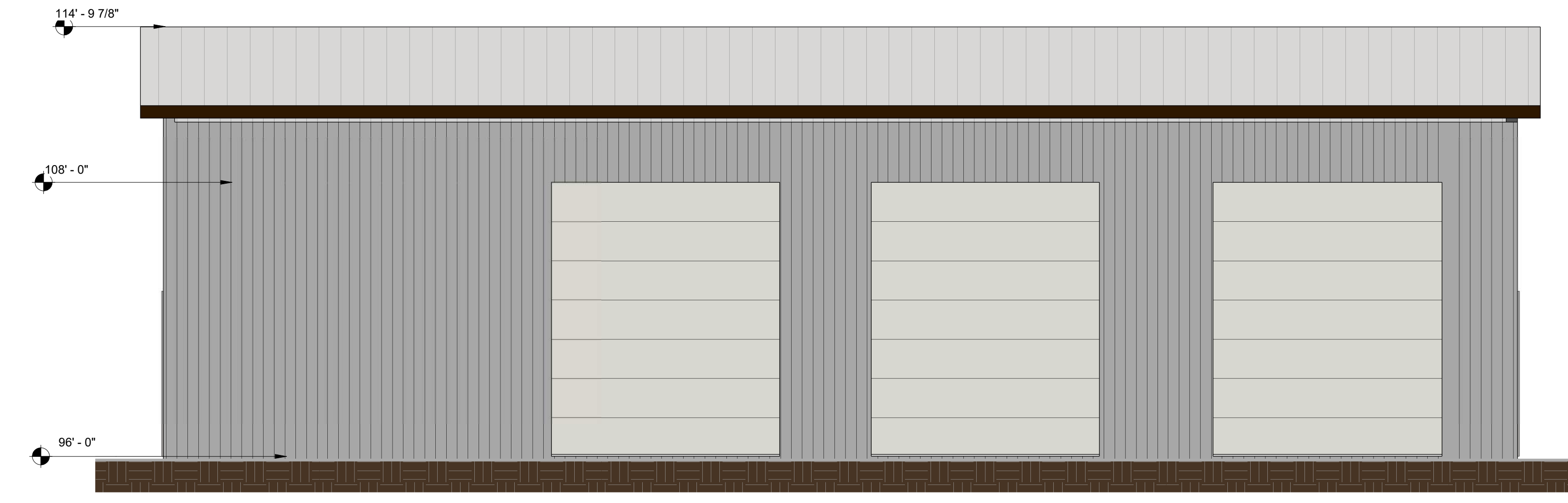
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*

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License # 44333

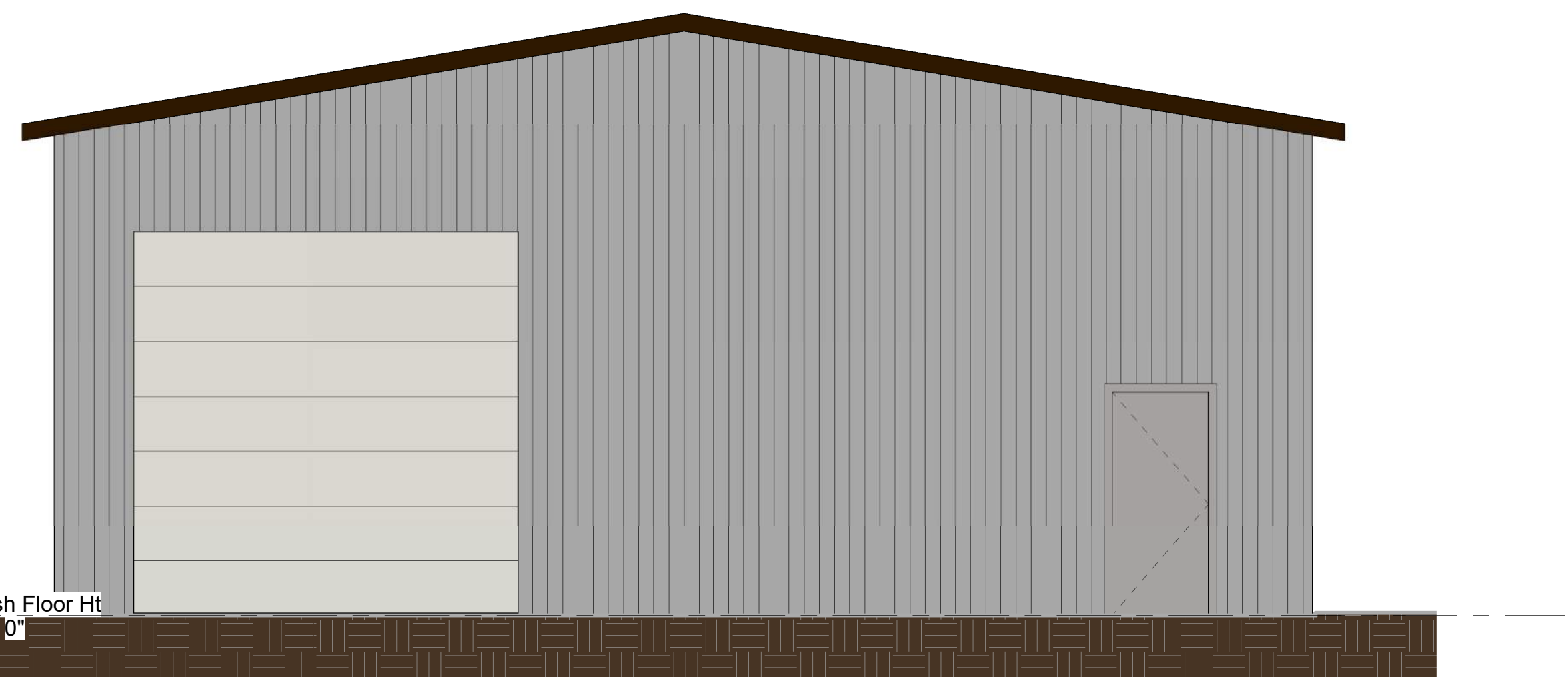
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Project Name: Auto Dealership and Service Center

6021 Highway 10
Ramsey, MN 55303

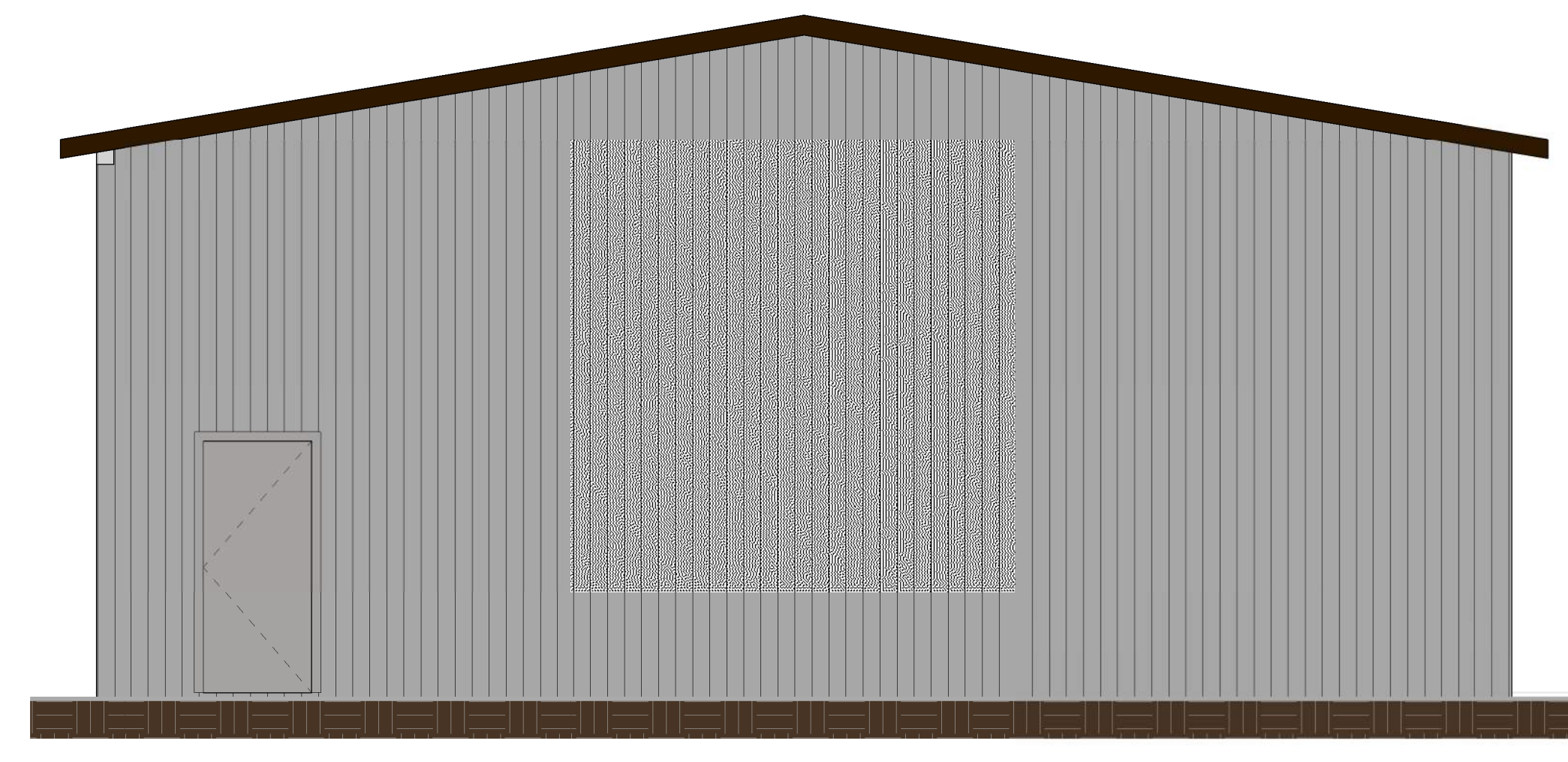
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Date 5/28/2020 5:29:41 PM
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Checked by JH
Construction Documents



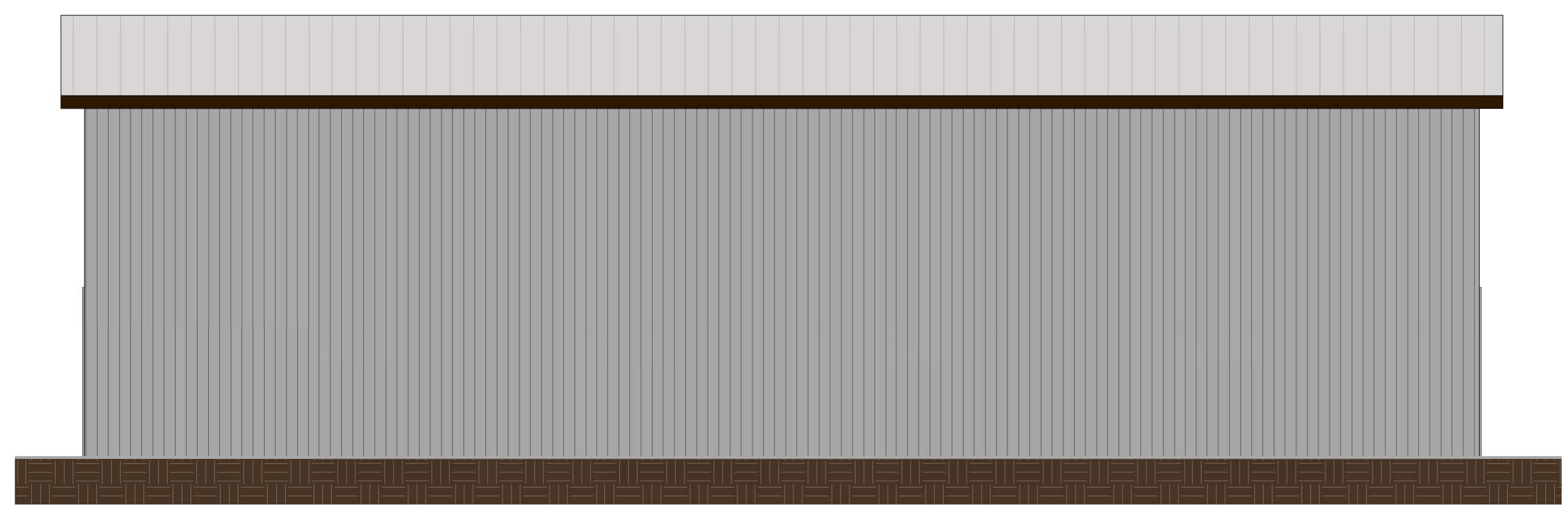
① Auto Service Repair Center EAST Elevation
1/4" = 1'-0"



② Auto Service Repair Center SOUTH Elevation
1/4" = 1'-0"



③ Auto Service Repair Center NORTH Elevation
1/4" = 1'-0"



④ Auto Service Repair Center WEST Elevation
1/4" = 1'-0"

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Signature: *Jeffrey R. Hafferman*
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License # 44333

Sheet Title: Elevations
Project Name: Auto Dealership and Service Center
6021 Highway 10
Ramsey, MN 55303

Project number 2020-25
Date 5/28/2020 5:29:42 PM
Drawn by BF
Checked by JH
Construction Documents

A203