ZONING REVIEW
ZONING B4 – GENERAL COMMERCIAL
PARKING AND SITE UNDER PREVIOUS PERMITS

PARKING REQUIRED UNDER PREVIOUS PERMIT
B1 PARKING IS 1 PER 400 SF FOR OFFICE USE
6 STALLS REQUIRED, 54 AVAILABLE (52 REGULAR, 2 HANDICAPPED)

REVIEWED UNDER IBC 2006
CONSTRUCTION IS TYPE VB – NOT SPRINKLERED
BASE ALLOWABLE IS 9,000 SF PER STORY (18,000 SF TOTAL)
AS PER IBC–506.3
TOTAL BUILDING IS 16,186 SF ON TWO FLOORS
FIRST FLOOR:8,190 SF
SECOND FLOOR: 7,996 SF
LEASE SPACE IS 2,158 SF

LEASE AREA =

OFFICE AREA 1	1,237 SF
OFFICE AREA 2	687 SF
MEETING ROOM	227 SF
OFFICE TOTAL.	2158 SF (@ 100SF/OCC.) = 22 OCC.

RESTROOM REQUIRED PER IBC SECTION 2902.1 (1 PER 75 OCCUPANTS)
RESTROOM FIXTURES PROVIDED: 2 PER GENDER IN COMMON AREA

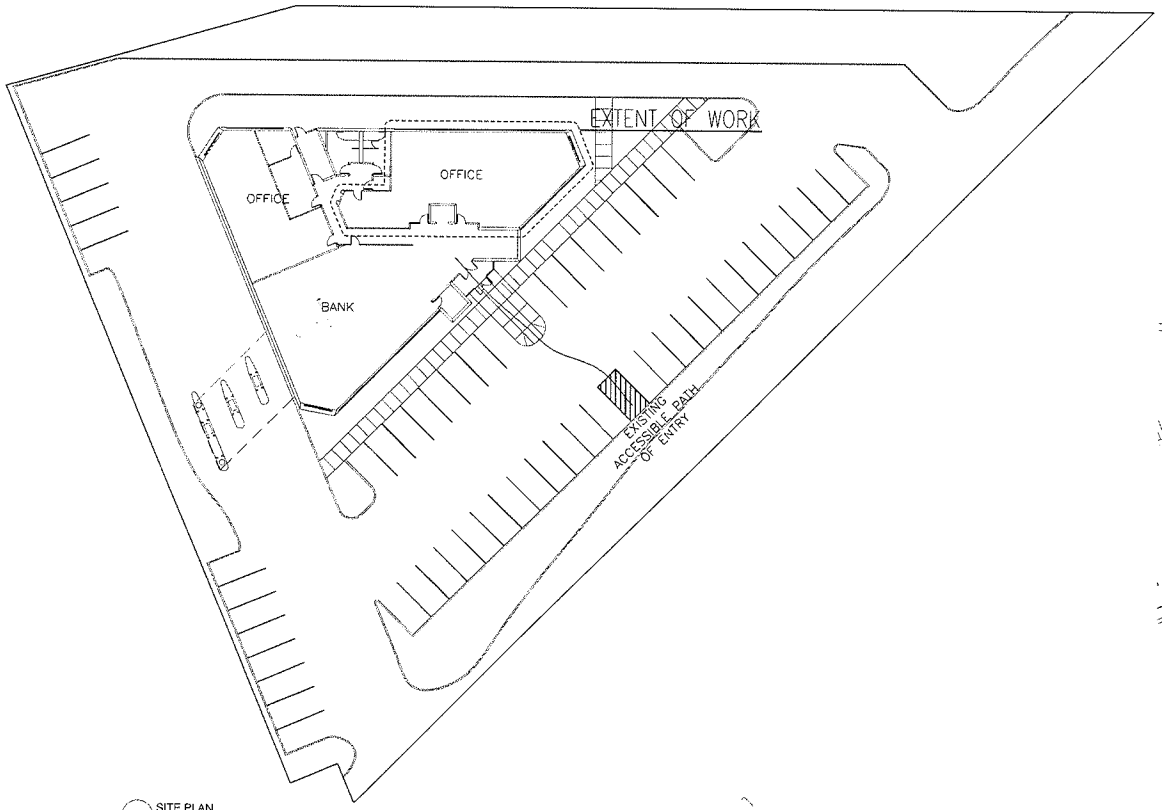
DOOR AND FRAME SCHEDULE

NO.	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR GLAZING	FRAME MATL	FRAME EL	FIRE RATING	HARDWARE GROUP	HARDWARE KEYSIDE ROOM	NOTES
1	3'-0"	7'-0"	2"	HM	TEMP	HM	--	--	1	--	EXISTING
2	3'-0"	7'-0"	2"	WD	--	HM	--	--	1	--	EXISTING
3	3'-0"	7'-0"	2"	WD	--	HM	--	--	1	--	EXISTING
4	3'-0"	7'-0"	2"	WD	--	HM	--	--	2	--	--

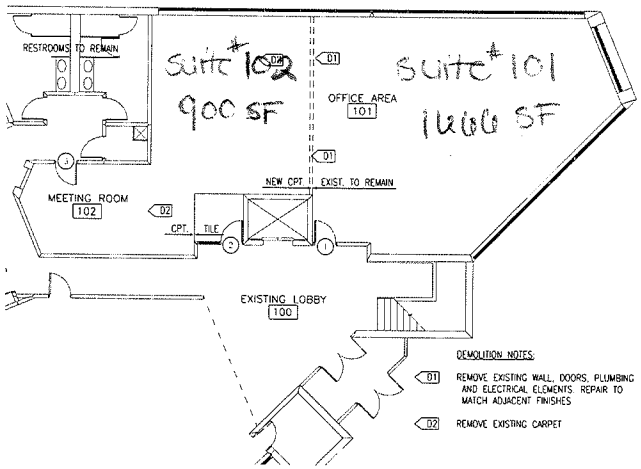
DOOR HARDWARE GROUPS:
ALL HARDWARE TO HAVE LEVER HANDLE

1. EXISTING INTERIOR DOOR
EXISTING WITH CLOSER & LOCKSET
ALWAYS RELEASE AT INTERIOR

2. MEETING ROOM DOOR
LATCH
NO CLOSER

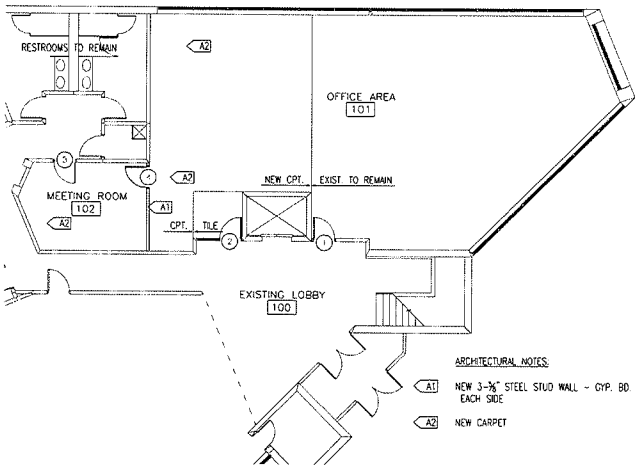


1 SITE PLAN
1"=70'



DEMOLITION NOTES:
D1 REMOVE EXISTING WALL, DOORS, PLUMBING AND ELECTRICAL ELEMENTS. REPAIR TO MATCH ADJACENT FINISHES
D2 REMOVE EXISTING CARPET

2 DEMOLITION PLAN
1/8" = 1'-0"



ARCHITECTURAL NOTES:
A1 NEW 3-⅝" STEEL STUD WALL – GYP. BD. EACH SIDE
A2 NEW CARPET

3 FLOOR PLAN
1/8" = 1'-0"

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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 REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:
NAME: PATRICK THOMPSON, NCARB/AIA
REGISTRATION NUMBER: 21247

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:
NAME: ALAN R. HANNER
REGISTRATION NUMBER: 12966

DEMOLITION PLAN
ROOF PLAN
Nov 23, 2010

A1.0