

RLH FCO 16-46



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

MAR 16 2016

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>April 5, 2016</u></p> <p>Time <u>1:30 P.M.</u></p> <p>Location of Hearing: Room 330 City Hall/Courthouse</p>

Address Being Appealed:

Number & Street: 2446 UNIVERSITY AVE. W. City: ST. PAUL State: MN Zip: 55114

Appellant/Applicant: 2446 UNIVERSITY AVENUE, LLC Email jordanrealtymn@gmail.com

Phone Numbers: Business 612-827-3844 Residence _____ Cell _____

Signature: [Signature] Date: 3-16-16
PATRICIA J. JORDAN, ITS CHIEF MANAGER

Name of Owner (if other than Appellant): _____
% JORDAN REALTY, INC., 400 EAST LAKE ST., MINNEAPOLIS, MN 55408

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? ^{OWNER NEEDS MORE TIME} Attachments Are Acceptable

- Vacate Order/Condemnation/
 - Revocation of Fire C of O
 - Summary/Vehicle Abatement
 - Fire C of O Deficiency List/Correction
 - Code Enforcement Correction Notice
 - Vacant Building Registration
 - Other (Fence Variance, Code Compliance, etc.)
- PLEASE SEE THE FOLLOWING ATTACHMENTS:
- A. COPY OF CITY'S CORRECTION NOTICE.
 - B. PHOTOS OF DOOR IN QUESTION.
 - C. ARCHITECT'S NARRATIVE.
 - D. ARCHITECT'S PLANS FOR DEMOLITION/RECONSTRUCTION
 - E. CONTRACTOR'S ESTIMATE.
 - F. OWNER'S NARRATIVE FOR THIS APPEAL.

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BERNARD E. STEFFEN
1931-2002
PETER BARNA
1926-2005

March 15, 2016

Office of Legislative Hearings
City of Saint Paul
310 City
15 W. Kellogg Boulevard
Saint Paul, MN 55102

RE: CORRECTION NOTICE dated March 8, 2016, issued to 2446 University Avenue, LLC
City Reference Number 17305
Our File No. 58071-007

Dear sir/madam:

Our firm represents 2446 University Avenue, LLC, the owner of the property at that address. This letter is simply a statement of the owner's request for additional time to comply with the CORRECTION NOTICE.

We are presently engaged in legal matters with the tenant in Suite 104: Meridian Behavioral Health, LLC ["Meridian"]. Meridian did not disclose to the owner or to the city that it intended to operate a chemical dependency treatment clinic and facility at this address. The owner and the city approved plans and Meridian's statement of intent to occupy the suite for general office purposes. The occupancy load was approved for 43 persons or less. The owner's staff reports that as many as 90 persons at a time have occupied the suite, commencing on or about January 4, 2016. Meridian's mis-use of the space has resulted in the CORRECTION NOTICE.

The CORRECTION NOTICE issued by Sebastian Migdal, Fire Inspector, appears to be correct in all respects -- if the owner is unsuccessful in resolving Meridian's use of the space. Meridian's use of the space needs to be brought into compliance with the Fire Code and other applicable city codes.

F

There are two results of our present dealings with Meridian which would be satisfactory to the owner:

1. Meridian will cease to operate a clinic out of its office space in Suite 104; or,
2. Meridian will vacate Suite 104 (taking its clinic operations with it).

Either of those results will remove the need for the demolition and reconstruction work described in other exhibits to the Application for Appeal.

Unless Meridian voluntarily vacates the space or consents to the owner's contractor coming into the space, the owner does not yet have the legal right to enter the space. Without that right of entry, it will be impossible for the owner to comply with the CORRECTION NOTICE.

The owner is requesting a 30 day extension of time to either favorably resolve Meridian's use of the property or to come into compliance with the CORRECTION NOTICE.

Sincerely,

BARNA, GUZY & STEFFEN, LTD.



Steven G. Thorson

Minnesota State Bar Association
Certified  Specialist
Real Property Law

SGT:mos

pc: Patricia J. Jordan, 2446 University Avenue, LLC
Timothy Jordan, 2446 University Avenue, LLC
Bradley A. Kletscher



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

March 8, 2016

TIM JORDAN
400 E LAKE ST
MINNEAPOLIS MN 55408

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 2446 UNIVERSITY AVÈ W
Ref. # 17305

Dear Property Representative:

An inspection was made of your building on March 7, 2016 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. A reinspection will be made **on or after April 8, 2016**.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. SUITE 104 - BACK EXIT - MSFC 1027.7 - Exit doors must swing in the direction of travel. Change the swing of the door.

-Change the swing of the door. All work must be done by a qualified contractor and under permit.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: Sebastian.Migdal@ci.stpaul.mn.us or call me at 651-266-8985 between 8:00 a.m. - 9:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Sebastian Migdal
Fire Inspector

Ref. # 17305

A

**EXHIBIT B
TO APPLICATION FOR APPEAL**



Figure 1



Figure 2



Figure 3

The door in Figure 1 is the subject of the **CORRECTION NOTICE** dated March 8, 2016, issued by Sebastian Migdal, Fire Inspector. The door in Figure 1 is presently hinged to swing into the building from the sidewalk.

The door in Figure 2 is another exterior door on the east side of the same building. It is constructed to swing out from the building. It is set back within a vestibule to allow it to open without encroaching onto the public sidewalk.

The **CORRECTION NOTICE** indicates that the door in Figure 1 needs to be replaced with an outward swinging door. To do that replacement requires that a vestibule be constructed so that the new door can be set back from the sidewalk.

Figure 3 shows the interior side of the door in Figure 1. To construct the necessary vestibule, the flight of six (6) concrete steps needs to be demolished and reconstructed approximately three (3) feet further into the interior.

finn daniels
A R C H I T E C T S

2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116

Tel: 651.690.5525

www.finn-daniels.com

March 11, 2016

Re: Meridian Behavioral Health
2446 University Ave., Suite 104
St. Paul, Minnesota 55114

To Whom It May Concern:

The original approved permit drawings for Suite 104 at 2446 University were designed with the intention of a general business occupancy throughout. However, it would appear that the current tenant use would also include assembly type spaces within the rooms noted "Therapy." Therefore, the permit drawings have been updated per Revision #2 dated 03.11.2016 to reflect the increased occupancy load within the space and thus, the need for a second code approved exit.

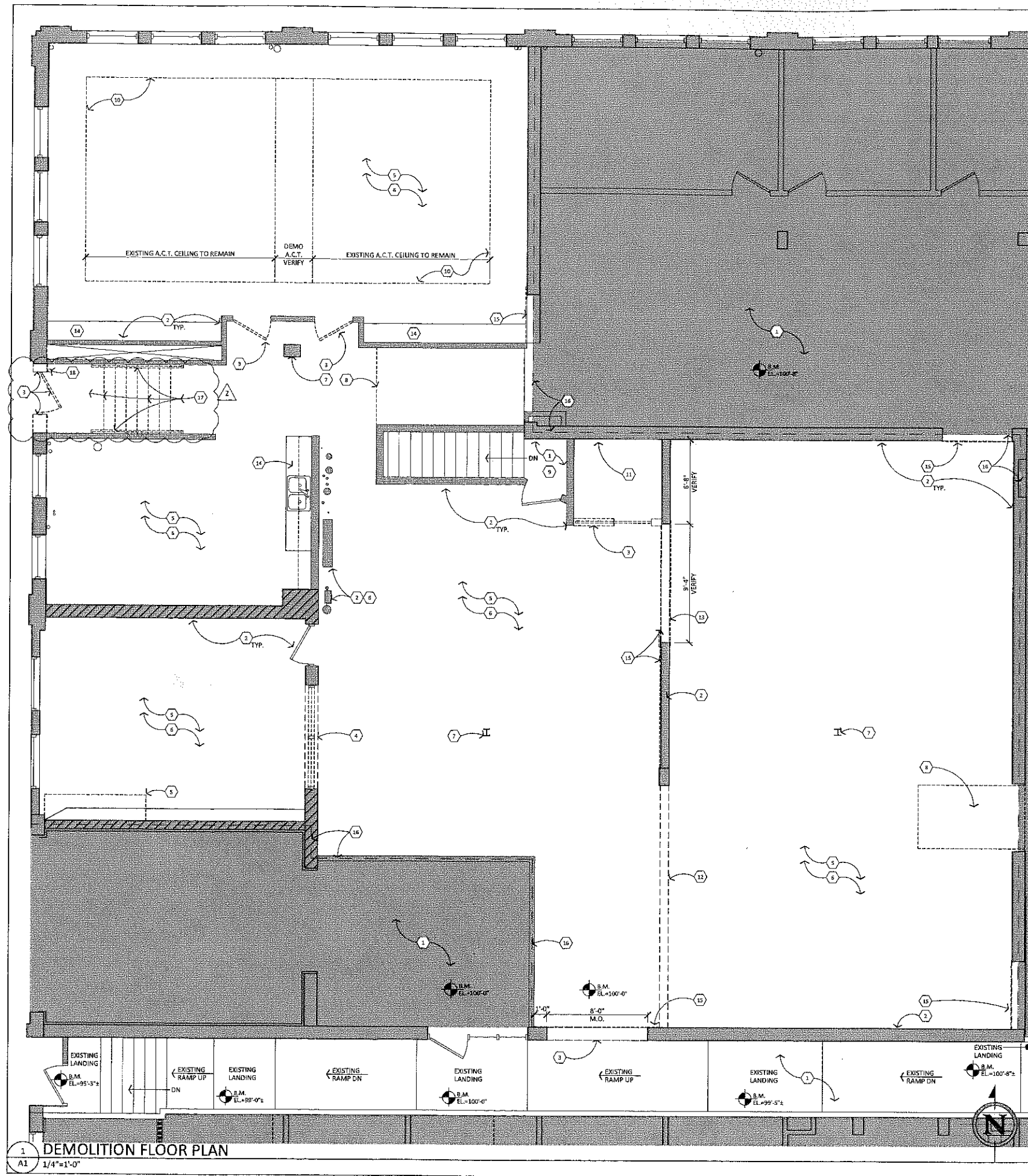
In order to provide a second code compliant exit from the tenant space, the current exterior door (labeled #124) must be moved toward the interior of the tenant space. This will allow the door to swing outward for proper egress without extending beyond the building's property line. In order to accomplish this, the interior concrete stair & handrail will need to be removed and reconstructed further into the tenant's space to meet applicable code required clearances. The new exterior alcove/vestibule will need to be constructed for exterior use, meeting current applicable energy code requirements. Any existing electrical & plumbing lines along the current exterior wall will need to be relocated in with the newly constructed exterior wall. While this is no small undertaking, no other impact would be necessary within Suite 104 to meet the added occupancy load and requirements for a second exit.

Any further questions or comments related to this matter may be directed to myself, via email or phone. Thank you.



Becky Olson
Enclosures – Revision #2, dated 03.11.2016

C



GENERAL NOTES

1. ALL ELEC., MECH., & PLUMB. TO BE BY DESIGN-BUILD CONTRACTOR.
2. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE ADDITIONS OR PUBLICATIONS.
3. ALL WORK TO BE PERFORMED TO INDUSTRY STANDARDS.
4. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
5. ALL EXPOSED SURFACES TO BE PREPARED TO RECEIVE NEW FINISHES. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT ARCHITECT BEFORE PROCEEDING.
6. SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW ALL CONSTRUCTION DRAWINGS, ELEVATIONS, AND DETAILS.
7. PATCH TO MATCH ADJACENT SURFACE WHERE DEMOLITION OCCURS.
8. PROVIDE AND INSTALL FIRE RETARDANT BLOCKING/BACKER BOARD IN WALLS WITH BUILT-IN COUNTERTOPS, SHELVING, ETC. AS REQUIRED.
9. BEFORE STARTING ANY OPERATION, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH HIS WORK ADJOINS OR IS APPLIED AND WILL REPORT TO THE ARCHITECT ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS CONTRACT.
10. THE CONTRACTOR SHALL GIVE THE PROPER AUTHORITIES ALL NOTICES REQUIRED BY LAW AND OBTAIN OFFICIAL BUILDING PERMITS. UPON COMPLETION OF THE WORK THE BUILDING, PREMISES & ADJOINING AREAS SHALL BE MADE NEAT & CLEAN. THE TENANT SPACE SHALL BE DELIVERED CLEAN, WHOLE, TIGHT, & FIT FOR IMMEDIATE OCCUPANCY. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE AFTER THEIR WORK IS COMPLETED TO CLEAN UP AREAS AFFECTED BY THEIR WORK.
11. ANY PENETRATIONS THROUGH NEW OR EXISTING RATED WALLS ARE TO BE SEALED AND/OR PATCHED WITH FIRESTOP PER CODE TO MAINTAIN RATED SEPARATION. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR MAINTAINING FIRE RATINGS.
12. ALL EXIST. DECK & FLOOR PENETRATIONS MUST BE PATCHED FLUSH.
13. ALL EXISTING DOORS, FIXTURES, WINDOWS, FINISHES, & MISC. ITEMS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY ITEMS DAMAGED TO BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

CODE SYNOPSIS

APPLICABLE CODES:

A. INTERNATIONAL BUILDING CODE (IBC)	2012
B. MINNESOTA STATE BUILDING CODE (MNSBC)	2015
C. ST. PAUL CITY CODE	CURRENT
D. NATIONAL ELECTRICAL CODE	2014
E. INTERNATIONAL MECHANICAL CODE	2012
F. MINNESOTA MECHANICAL & FUEL GAS CODE	2015
G. ICC/ANSI A117.1 (ACCESSIBLE BUILDINGS & FACILITIES)	2009
H. MINNESOTA ACCESSIBILITY CODE	2015

BUILDING CLASSIFICATION:

A. BUILDING OCCUPANCY & CLASSIFICATION (MNSBC Ch. 3)
 Group B / 4,239 S.F.

B. BUILDING CONSTRUCTION TYPE (MNSBC Ch. 6)
 Group II-B / 1 Story with Partial Basement (Existing)
 Sprinklered

EXITING:

A. DESIGN OCCUPANT LOAD (MNSBC 1004.1): 143 Occupants Total
 General Office: 2,258/100 = 24 Occ.
 Therapy Rooms: 1,780/15 = 119 Occ.

B. EXITS (IBC 1023.2): 2 Required / 2 Provided

DEMOLITION KEY NOTES

1. EXISTING AREA TO REMAIN. NO WORK REQUIRED.
2. EXISTING TO REMAIN SHOWN SHADED. PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. PATCH, REPAIR & PREP SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
3. REMOVE PORTION OF EXIST. WALL / DOOR SHOWN DASHED. PATCH & REPAIR ADJACENT SURFACES TO REMAIN. REFER TO STRUCT.
4. REMOVE EXISTING GLAZING & FRAME. PREP OPENING FOR NEW GLAZING FRAME & INFILL AS SCHEDULED.
5. REMOVE ALL EXISTING SURFACE APPLIED FLOOR & FINISHES, CEILING TILE/GRID, LIGHTS, FURNISHINGS, ETC. THROUGHOUT AREA OF WORK (UNLESS NOTED OTHERWISE). GRIND EXISTING CONCRETE FLOOR SMOOTH & LEVEL, READY TO ACCEPT NEW FINISHES AS SCHEDULED. PATCH & REPAIR ADJACENT SURFACES TO REMAIN AS REQUIRED. COORDINATE WITH SHEETS A2 & A3.
6. REMOVE ALL EXISTING ABANDONED MATERIALS NOT INTENDED FOR RE-USE INCLUDING, BUT NOT LIMITED TO, GAS LINES, ELECTRICAL CONDUITS, DUCTWORK, ETC.
7. EXISTING STRUCTURAL COLUMN TO REMAIN. PROTECT FROM AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
8. SAWCUT & REMOVE EXISTING CONCRETE RAMP IN ITS ENTIRETY, DOWN TO EXISTING CONC. SLAB. PATCH & REPAIR EXISTING SLAB TO REMAIN AS REQUIRED, LEVEL & SMOOTH.
9. EXISTING ACCESS TO BUILDING FIRE SPRINKLER ROOM TO REMAIN. PROTECT AS REQUIRED DURING DEMOLITION & CONSTRUCTION.
10. EXISTING CEILING TILE & GRID TO REMAIN IN THIS ROOM. MODIFY AS REQUIRED FOR NEW CONSTRUCTION AS SCHEDULED.
11. REMOVE EXISTING TELEPHONE & DATA EQUIPMENT AS REQ'D.
12. EXISTING STRUCTURAL BEAM ABOVE TO REMAIN.
13. ASSUMED STRUCT. BEAM & OPENING BEHIND EXIST. WALL FURRING. VERIFY ACTUAL OPENING SIZE AT TIME OF DEMOLITION. SEE STRUCT. & CONTACT ARCHITECT IMMEDIATELY IF HEAD HEIGHT IS LESS THAN 7'-0" OR IF THERE ARE OBSTRUCTIONS IN PROPOSED HALLWAY '115'.
14. EXISTING MILLWORK / SHELVING TO REMAIN.
15. REMOVE EXIST. WALL FURRING (SMOOTH/CLEAN) BACK TO MASONRY WALL BEYOND OR TO EXPOSE THROUGH WALL OPENING. PATCH & REPAIR ADJACENT SURFACES TO REMAIN & PREP FOR NEW AS SCHED.
16. LEASE LINE.
17. REMOVE EXISTING STAIR, HANDRAIL, AND CONCRETE FLOOR AS REQ'D FOR CONCRETE FLOOR SLAB AND CONCRETE STAIR. SEE SHEETS A2 & A5 FOR EXTENTS OF NEW CONSTRUCTION. PROTECT EXISTING ADJACENT WALL AND FLOOR SURFACES FROM DAMAGE. PATCH & REPAIR ADJACENT SURFACES TO REMAIN & PREP FOR NEW AS SCHED.
18. REMOVE AND RELOCATE EXISTING PIPE AS REQ'D FOR NEW CONSTRUCTION. SEE SHEETS A2 & A5 FOR EXTENTS OF NEW CONSTRUCTION.

PROJECT DIRECTORY

OWNER: JORDAN REALTY
 400 EAST LAKE STREET
 MINNEAPOLIS, MINNESOTA 55408
 612.827.3844 (VOICE)
 612.827.3051 (FACSIMILE)

BUILDING/ ZONING/ DEPTS.: CITY OF ST. PAUL
 375 JACKSON STREET, SUITE 220
 ST. PAUL, MINNESOTA 55101
 651.266.8989 (VOICE)

ARCHITECT: FINN DANIELS ARCHITECTS
 2145 FORD PARKWAY, SUITE 301
 ST. PAUL, MINNESOTA 55116
 651.690.5525 (VOICE)
 651.690.5545 (FACSIMILE)

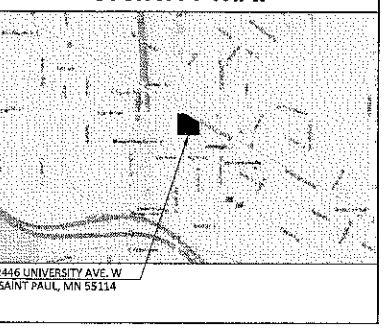
STRUCTURAL ENGINEER: ALIGN STRUCTURAL, INC.
 241 CLEVELAND AVENUE S., SUITE B7
 ST. PAUL, MINNESOTA 55105
 651.698.0164 (VOICE)

GENERAL CONTRACTOR: KIEHM CONSTRUCTION, INC.
 8415 WEST 220TH STREET
 LAKEVILLE, MINNESOTA 55044
 952.469.5600 (VOICE)
 952.469.1240 (FACSIMILE)

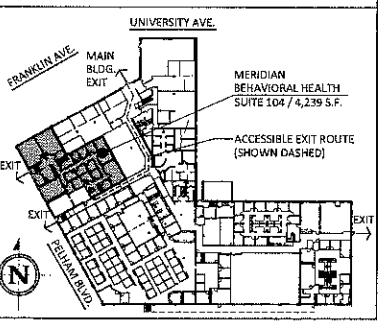
DRAWING INDEX

- A1 PROJECT INFORMATION & DEMOLITION PLAN
- A2 FLOOR PLAN, DOOR SCHEDULE, & DETAILS
- A3 REFLECTED CEILING PLAN, FINISH SCHEDULE, & ACCESSIBILITY DETAILS
- A4 CONSTRUCTION DETAILS
- A5 STAIR & WALL SECTION
- S1 FRAMING PLAN AND SECTIONS

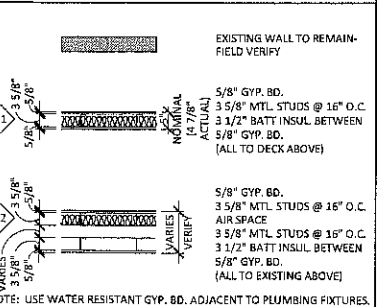
VICINITY MAP



BUILDING KEY PLAN



PARTITION TYPES



finn daniels
 ARCHITECTS

2145 Ford Parkway, Suite 301
 Saint Paul, Minnesota 55116
 651.690.5525 Fax 651.690.5545
 www.finn-daniels.com

CONSULTANT:

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 in the State of Minnesota.

REBECCA L. OLSON
 Typed Name

Rebecca Olson
 Signature

49243 License Number 08.20.2015 Date

MERIDIAN BEHAVIORAL HEALTH
 TENANT IMPROVEMENT

2446 UNIVERSITY AVE. W
 SUITE 104
 ST. PAUL, MINNESOTA 55114

PROJECT NO.: 15044

DRAWN BY: RLO

CHECKED BY: RLO

ISSUES AND REVISIONS:

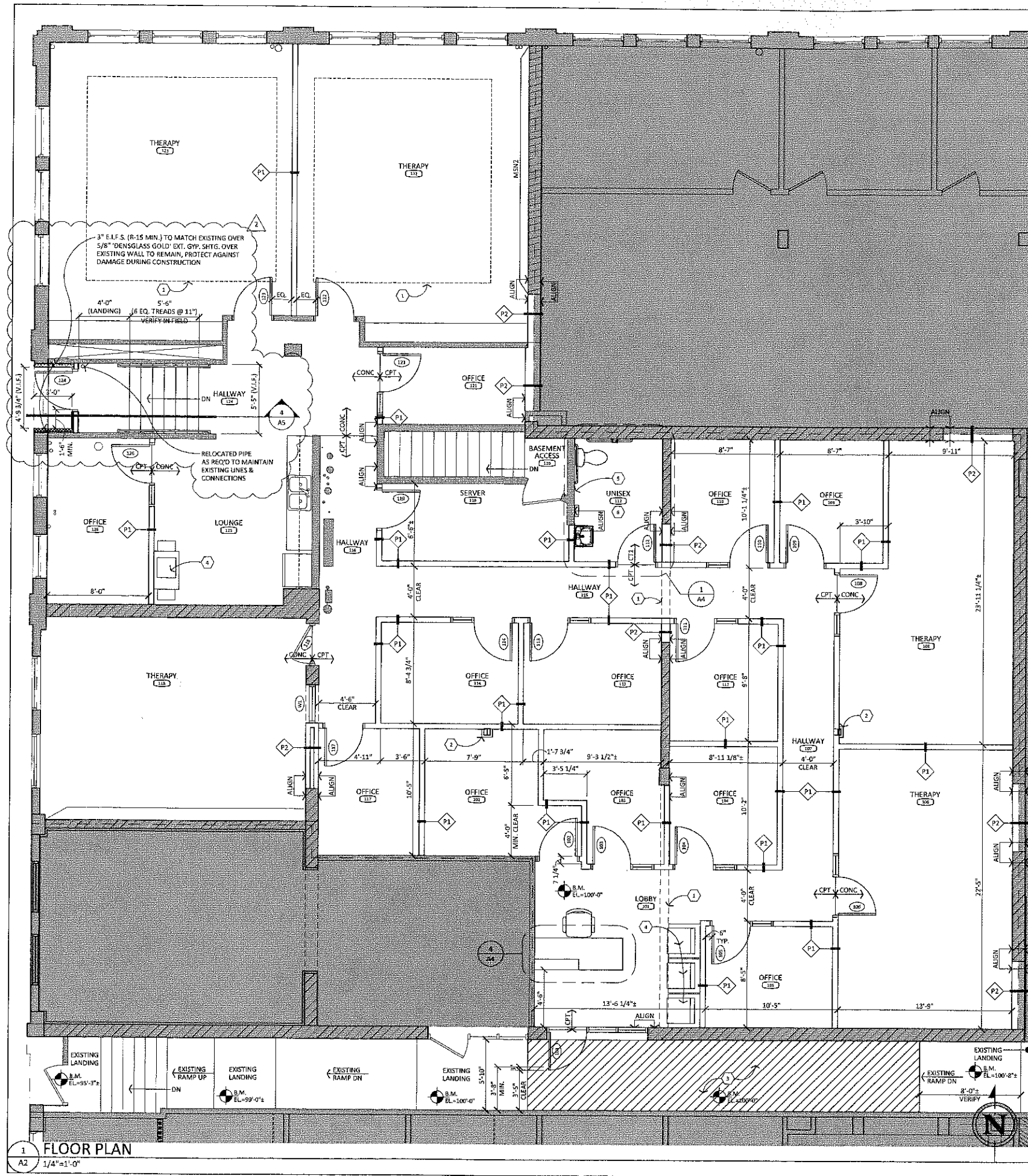
PERMIT ISSUE 08.20.2015

REVISION #1 10.12.2015

REVISION #2 09.11.2016

SHEET TITLE:
PROJECT INFORMATION & DEMOLITION PLAN

A1



1 FLOOR PLAN
A2 1/4"=1'-0"

DOOR SCHEDULE

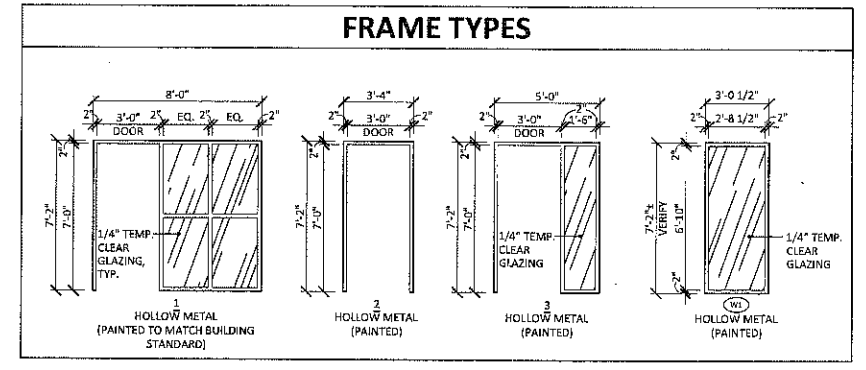
MARK	SIZE (NOMINAL) width x height	DOOR			RATING	HDW.	FRAME			REMARKS / NOTES
		TYPE	MATERIAL	FINISH			TYPE	MATERIAL	FINISH	
101	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	1	1	H.M.	PAINT	1
102	3'-0" x 7'-0" x 1 3/4"	B	WOOD	STAIN/SEAL	-	2	2	H.M.	PAINT	-
103	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
104	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
105	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
106	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
107	3'-0" x 7'-0" x 1 3/4"	B	WOOD	STAIN/SEAL	-	2	2	H.M.	PAINT	-
108	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
109	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
110	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
111	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
112	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	4	2	H.M.	PAINT	-
113	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
114	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
115	3'-0" x 7'-0" x 1 3/4"	B	WOOD	STAIN/SEAL	-	2	2	H.M.	PAINT	-
116	3'-0" x 7'-0" x 1 3/4"	B	WOOD	STAIN/SEAL	-	2	2	H.M.	PAINT	2
117	3'-0" x 7'-0" x 1 3/4"	B	WOOD	STAIN/SEAL	-	2	2	H.M.	PAINT	2
118	3'-0" x 7'-0" (EXISTING)	EXISTING	H.M.	PAINT	-	2	EXISTING	H.M.	PAINT	-
119	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	3	2	H.M.	PAINT	-
120	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
121	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-
122	3'-0" x 7'-0" x 1 3/4"	B	WOOD	STAIN/SEAL	-	2	2	H.M.	PAINT	-
123	3'-0" x 7'-0" x 1 3/4"	B	WOOD	STAIN/SEAL	-	2	2	H.M.	PAINT	-
124	3'-0" x 7'-0" x 1 3/4"	C	H.M.	PAINT	-	5	2	H.M.	PAINT	3
125	3'-0" x 7'-0" x 1 3/4"	A	WOOD	STAIN/SEAL	-	2	3	H.M.	PAINT	-

- H.M. FRAME FINISH AT HALLWAY SIDE TO MATCH EXISTING BUILDING STANDARD. VERIFY IN FIELD.
- PATCH, REPAIR, & MODIFY EXISTING DOOR FRAME FOR NEW DOOR. IF FRAME CANNOT BE REPAIRED TO A "LIKE NEW" FINISH, THEN REPLACE WITH A NEW DOOR FRAME TO MATCH.
- EXISTING DOOR, FRAME, AND HARDWARE TO BE REUSED/RELOCATED WHERE POSSIBLE & IN "LIKE NEW" CONDITION. G.C. TO COORDINATE REUSE WITH OWNER, TYPICAL.

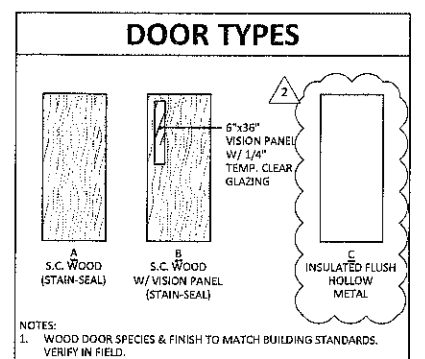
- ### HARDWARE NOTES
- WHEN EXISTING TO REMAIN, G.C. TO REVIEW EXISTING HARDWARE CONDITIONS AND MAKE RECOMMENDATIONS ON REPLACEMENTS AS REQUIRED PRIOR TO CONSTRUCTION.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL HARDWARE GROUPS AND FINISHES WITH OWNER PRIOR TO ORDERING.
 - CONTRACTOR SHALL COORDINATE THE FURNISHING, INSTALLATION & KEYING OF LOCKS/CYLINDERS/CREDENTIALS WITH OWNER.
 - ALL HARDWARE SHALL BE PER LOCAL, STATE AND NATIONAL CODES AS WELL AS "THE AMERICANS WITH DISABILITIES ACT".
 - HARDWARE SHALL INCLUDE ALL NECESSARY ACCESSORIES SUCH AS SCREWS, BOLTS, NUTS, ANCHORS, TOGGLE BOLTS, AND OTHER FASTENERS AS REQUIRED FOR A COMPLETE INSTALLATION.
 - INSTALL HARDWARE PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL DOORS WHICH OPEN TOWARDS AN ADJACENT WALL SHALL BE SUPPLIED WITH WALL, DOOR, OR OVERHEAD STOPS.
 - CONTRACTOR SHALL VERIFY ALL DOOR HARDWARE PER SPECIFIC CODE REQUIREMENTS FOR THIS FACILITY.
 - THUMB-TURN LATCHES TO BE SINGLE ACTION RELEASE.
 - ALL RATED OPENING ASSEMBLIES TO HAVE SMOKE GASKETING. IF REQUIRED BY CODE, PROVIDE POSITIVE AIR PRESSURE GASKETING.
 - ALL CLOSERS TO HAVE DELAYED ACTION.
 - COORDINATE ALL NEW HARDWARE WITH OWNER FOR BUILDING STANDARD FINISH & GRADE, TYP.

HARDWARE SCHEDULE

GROUP	ITEMS
GROUP 1	3 HINGES 1 CLOSER 1 ENTRANCE LEVER 1 LOCKSET 1 CYLINDER 1 SET SMOKE GASKETING 1 WALL STOP
GROUP 2	3 HINGES 1 OFFICE LEVER LOCKSET 1 WALL STOP
GROUP 3	3 HINGES 1 STOREROOM LEVER 1 LOCKSET 1 WALL STOP
GROUP 4	3 HINGES 1 CLOSER 1 PRIVACY LOCKSET 1 HDICP/ADA RESTROOM SIGNAGE 1 WALL STOP
GROUP 5	3 HINGES 1 CLOSER 1 ENTRANCE LEVER 1 LOCKSET W/ CIPHER 1 CYLINDER 1 SET SMOKE GASKETING 1 THRESHOLD 1 SET WEATHERSTRIPPING 1 SWEEP 1 WALL STOP



- ### FLOOR PLAN KEY NOTES
- DASHED LINE INDICATES SOFIT ABOVE.
 - FURR AROUND EXISTING STRUCTURAL COLUMN WITH METAL STUD FRAMING & GYP. BD. AS REQUIRED. FURRING FROM FINISHED FLOOR TO 6" ABOVE CEILING.
 - EXISTING PORTION OF HALLWAY SHOWN HATCHED TO BE INFILLED WITH CONCRETE SLAB LEVEL WITH FLOOR LEVEL OF LOBBY '101' & LEVEL WITH ADJACENT TENANT'S LANDING. VERIFY ACTUAL CONDITIONS IN THE FIELD & CONTACT ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARISE.
 - FURNITURE BY TENANT SHOWN FOR REFERENCE.
 - VERIFY EXISTING WALL CONSTRUCTION IS ADEQUATE TO SUPPORT NEW PLUMBING FIXTURES. CONTACT ARCHITECT IMMEDIATELY IF A CONFLICT ARISES IN THE FIELD.
 - PRIOR TO CONSTRUCTION, G.C. TO REVIEW PRACTICALITY OF TOILET ROOM & REQ'D. PLUMBING AT PROPOSED LOCATION. COORDINATE ANY UNUSUAL REQUIREMENTS & RELATED COSTS WITH OWNER.



NOTES:
1. WOOD DOOR SPECIES & FINISH TO MATCH BUILDING STANDARDS. VERIFY IN FIELD.

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CONSULTANT:

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 in the State of Minnesota.
REBECCA L. OLSON
Typed Name
Rebecca Olson
49243 08.20.2015
License Number Date

PROJECT:

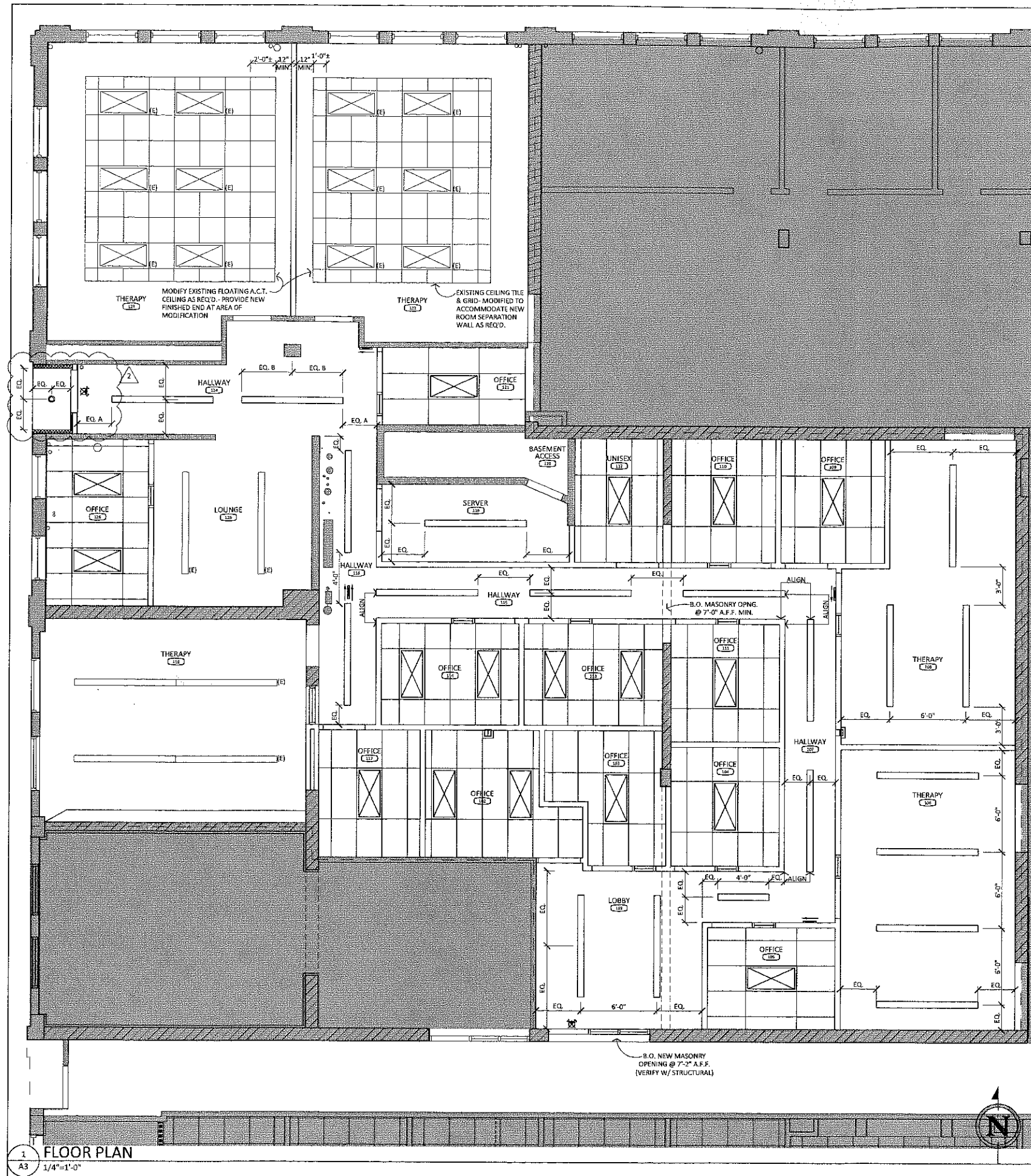
**MERIDIAN
BEHAVIORAL
HEALTH**
TENANT IMPROVEMENT

2446 UNIVERSITY AVE. W
SUITE 104
ST. PAUL, MINNESOTA 55114

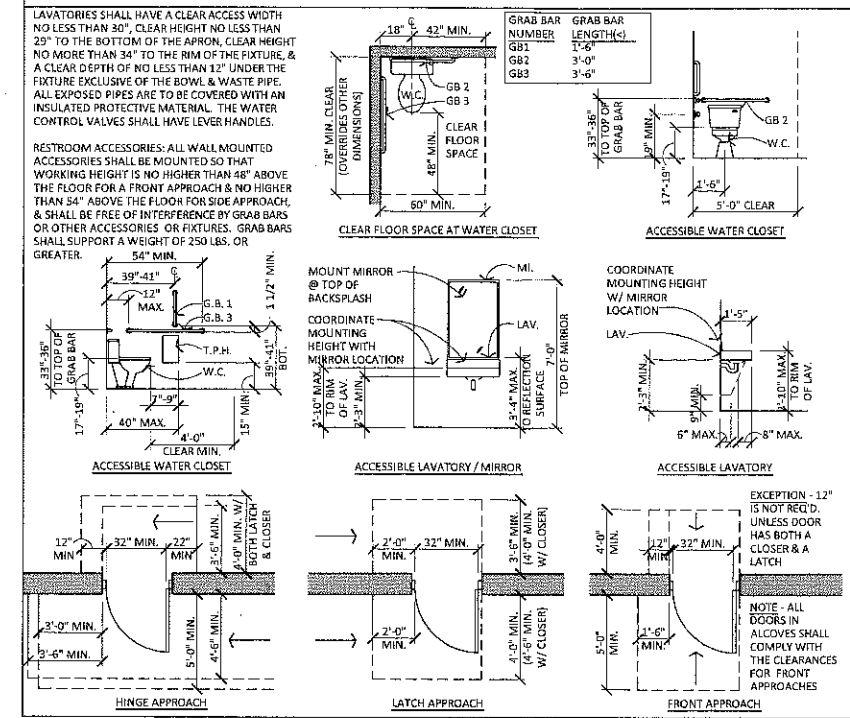
PROJECT NO.: 15044
DRAWN BY: RLO
CHECKED BY: RLO
ISSUES AND REVISIONS:
PERMIT ISSUE 08.20.2015
1 REVISION #1 10.12.2015
2 REVISION #2 03.11.2016

SHEET TITLE:
**FLOOR PLAN,
DOOR SCHEDULE,
& DETAILS**

A2



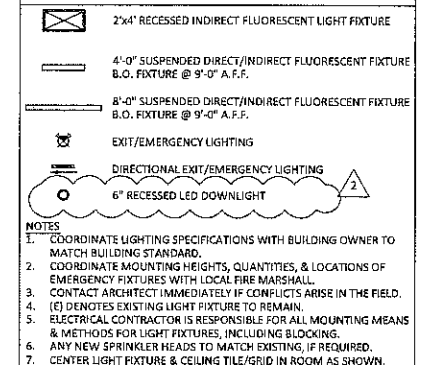
ACCESSIBILITY NOTES



ROOM FINISH SCHEDULE

NO.	LOCATION	FLOOR	BASE	WALL-N	WALL-E	WALL-S	WALL-W	CLG. HT.	CLG. FIN	NOTES
101	LOBBY	CPT	VB	PT	PT	PT	PT	EXPOSED	PT	-
102	OFFICE	CPT	VB	PT	PT	PT	PT	9'-0" A.F.F.	ACT	-
103	OFFICE	CPT	VB	PT	PT/MSN1	PT	PT	9'-0" A.F.F.	ACT	-
104	OFFICE	CPT	VB	PT	PT	PT	PT/MSN1	9'-0" A.F.F.	ACT	-
105	OFFICE	CPT	VB	PT	PT	MSN1	PT	9'-0" A.F.F.	ACT	-
106	THERAPY	CONC	VB	PT	PT/MSN1	MSN1	PT	EXPOSED	PT	-
107	HALLWAY	CPT	VB	PT	PT	PT	PT	EXPOSED	PT	-
108	THERAPY	CONC	VB	PT/MSN1	MSN1	PT	PT	EXPOSED	PT	-
109	OFFICE	CPT	VB	MSN1	PT	PT	PT	9'-0" A.F.F.	ACT	-
110	OFFICE	CPT	VB	MSN1	PT	PT	PT/MSN1	9'-0" A.F.F.	ACT	-
111	OFFICE	CPT	VB	PT	PT	PT	PT/MSN1	9'-0" A.F.F.	ACT	-
112	UNISEX TOILET	CT1	CT3	CT2/PT	PT	PT	CT2/PT	9'-0" A.F.F.	ACT	-
113	OFFICE	CPT	VB	PT	PT/MSN1	PT	PT	9'-0" A.F.F.	ACT	-
114	OFFICE	CPT	VB	PT	PT	PT	PT	9'-0" A.F.F.	ACT	-
115	HALLWAY	CPT	VB	PT	PT	PT	PT	EXPOSED	PT	-
116	HALLWAY	CPT	VB	-	PT	PT	MSN1/PT	EXPOSED	PT	-
117	OFFICE	CPT	VB	PT	PT	PT	MS1/PT	9'-0" A.F.F.	ACT	-
118	THERAPY	CONC	VB	MSN1	MSN1/PT	MSN1	MSN1/PT	EXPOSED	PT	-
119	SERVER	CPT	VB	PT	PT	PT	PT	EXPOSED	PT	-
120	BASEMENT ACCESS	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	-	-
121	OFFICE	VB	PT	PT	PT	PT	PT	9'-0" A.F.F.	ACT	-
122	THERAPY	CONC	VB	PT	MSN2/PT	PT	PT	9'-2" A.F.F.	EXIST.	-
123	THERAPY	CONC	VB	PT	PT	PT	PT	9'-2" A.F.F.	EXIST.	-
124	HALLWAY	CONC	VB	PT	PT	PT	PT	EXPOSED	PT	-
125	LOUNGE	CONC	VB	PT	PT	MSN1	PT	EXPOSED	PT	-
126	OFFICE	CPT	VB	PT	PT	MSN1	PT	9'-0" A.F.F.	PT	-

CEILING LEGEND



ROOM FINISH NOTES

- ALL FINISHES TO BE SELECTED FROM BUILDING STANDARDS BY TENANT AND SUPPLIED & INSTALLED BY G.C.
- PROVIDE HORIZONTAL BLINDS ON ALL EXTERIOR WINDOWS AND DOORS PER BUILDING STANDARD. COORDINATE FINISH WITH BUILDING OWNER.
- ALL PAINTED WALLS/CEILINGS TO BE PRIMED & PAINTED W/ 2 COATS. PAINT SURFACES AS FOLLOWS:
 A) METALS:
 1 COAT ALKYD PRIMER
 2 COATS ALKYD ENAMEL (SHEEN AS INDICATED)
 B) GYPSUM BOARD / PLASTER / WOOD:
 1 COAT ALKYD PRIMER / SEALER
 2 COATS LATEX-ACRYLIC (SHEEN AS INDICATED)
 5. WHERE EXIST. MASONRY EXISTS, PATCH, REPAIR, & FINISH AS SCHED.
- 2x4 ACOUSTICAL CEILING TILE & GRID
 CONCRETE FLOOR- PAINTED
 CPT - CARPET
 CT1 - CERAMIC FLOOR TILE (WHITE 12"x12" - VERIFY W/ OWNER)
 CT2 - CERAMIC WALL TILE (WHITE 3"x6" - VERIFY W/ OWNER)
 CT3 - CERAMIC TILE COVE BASE (WHITE 6" HIGH - VERIFY W/ OWNER)
 MSN1 - PAINTED MASONRY TO BE REPAINTED
 MSN2 - UNPAINTED MASONRY TO BE SANDBLASTED/CLEANED/SEALED
 PF - PAINT
 VB - VINYL BASE

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CONSULTANT:
 REBECCA L. OLSON
 Typed Name
Rebecca Olson
 49243 License Number 08.20.2015 Date

PROJECT:
MERIDIAN BEHAVIORAL HEALTH
 TENANT IMPROVEMENT

2446 UNIVERSITY AVE. W
 SUITE 104
 ST. PAUL, MINNESOTA 55114

PROJECT NO.: 15044
 DRAWN BY: RLO
 CHECKED BY: RLO
 ISSUES AND REVISIONS:
 PERMIT ISSUE 08.20.2015
 REVISION #2 03.11.2016

SHEET TITLE:
REFLECTED CEILING PLAN, FINISH SCHEDULE, & ACCESSIBILITY DETAILS
A3

CONSULTANT:

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 in the State of Minnesota.

REBECCA L. OLSON
Typed Name

Rebecca Olson
49243 08.20.2015
License Number Date

PROJECT:

**MERIDIAN
BEHAVIORAL
HEALTH**
TENANT IMPROVEMENT
2446 UNIVERSITY AVE. W
SUITE 104
ST. PAUL, MINNESOTA 55114

PROJECT NO.: 15044

DRAWN BY: RLO

CHECKED BY: RLO

ISSUES AND REVISIONS:

PERMIT ISSUE 08.20.2015

REVISION #2 03.11.2016

SHEET TITLE:
STAIR & WALL SECTION

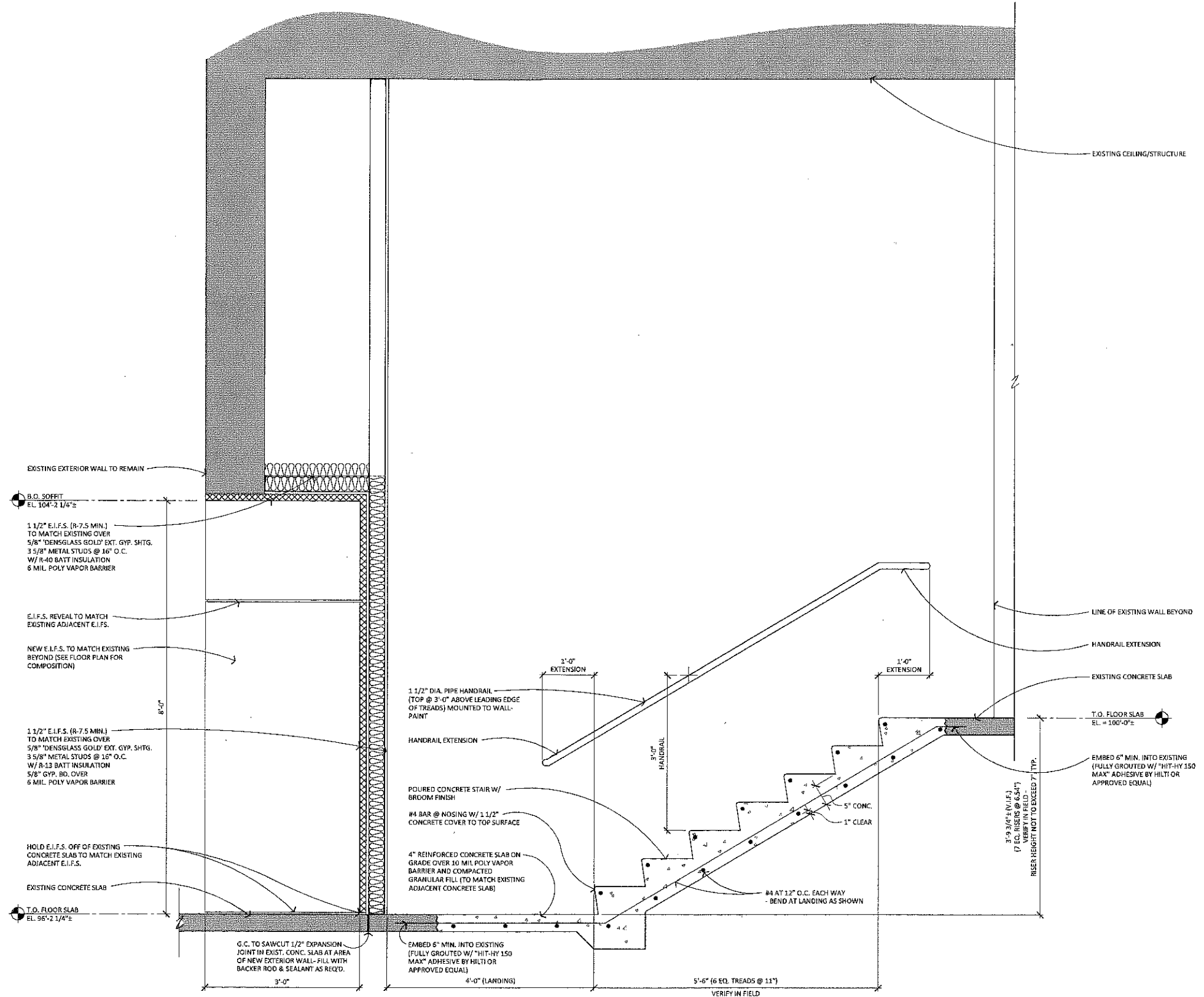
A5

1 NOT USED
A5

2 NOT USED
A5

3 NOT USED
A5

4 STAIR AND WALL SECTION
1"=1'-0"



Steven Thorson

Subject: FW: 2446 University, Suite 104 / Meridian

From: Pat Pollard [<mailto:pat@kcibuilds.com>]
Sent: Tuesday, March 15, 2016 1:07 PM
To: jordanrealtymn@gmail.com; Steven Thorson
Subject: RE: 2446 University, Suite 104 / Meridian

This project would cost around \$25,000 and it would take approximately 3 weeks from start to finish. Temporary enclosures would be required to partition off the work space from the tenant space.

Thanks



PAT POLLARD
KIEHM CONSTRUCTION INC.
8415 220TH ST WEST
LAKEVILLE, MN 55044
952-469-5600 / FAX 952-469-1240
[PAT@KCIBUILDS.COM](mailto:pat@kcibuilds.com)

From: Nathan Voth [<mailto:nathan@kcibuilds.com>]
Sent: Tuesday, March 15, 2016 12:28 PM
To: Pat Pollard <pat@kcibuilds.com>
Subject: FW: 2446 University, Suite 104 / Meridian



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