

EXISTING BUILDING IS TYPE **3-B** CONSTRUCTION  
**2 STORY WITH BASEMENT**  
 SEE TABULATED GROSS SF FOR EACH TENANT AREA ON TITLE SHEET **T-1**  
 TENANT SPACE UNDER CONSIDERATION SHOWN ON THIS PAGE W/O SHADING

WEST SIDE IS CURRENTLY AN **A-2** OCCUPANCY  
 EAST SIDE IS CURRENTLY AN **M** OCCUPANCY

THE EAST SIDE IS CHANGING FROM AN **M** TO **B** OCCUPANCY  
 NOW BEING AN ACCESSORY TO THE EXISTING **A-2** OCCUPANCY  
 AND UNDER 50 OCCUPANTS

**East Tenant Area 1,110 gsf**

E. Dining Area	480 sf net @ 15sf/occ.	= 32 Occ.
E. Take-out Area	32 sf net @ 5sf/occ.	= 6 Occ.
E. Retail Gallery	100 gsf @ 30sf/occ.	= 3 Occ.
E. Coffee/Wine Kitchen	155 gsf @ 200sf/occ.	= 1 Occ.
E. Access Storage	82 gsf @ 300sf/occ.	= 0 Occ.
E. Restroom	43 sf net @ NA	0 Occ.
E. Hallway/Support	263 gsf @ NA	0 Occ.
<b>East Tenant Code Occupancy</b>		<b>42 Occ</b>

- One Exit Required- 1 Existing provided

**West Tenant Area 1,222 gsf**

W. Banquet RM	265 sf net @ 15sf/occ.	= 18 Occ.
W. Retail Gallery	238 gsf @ 30sf/occ.	= 8 Occ.
W. Com. Kitchen	368 gsf @ 200sf/occ.	= 2 Occ.
W. Access Storage	82 gsf @ 300sf/occ.	= 0 Occ.
W. Restroom	49 sf net @ NA	0 Occ.
W. Hallway/Support	220 gsf @ NA	0 Occ.
<b>West ML Tenant Code Occupancy</b>		<b>38 Occ</b>
W. LL Accessory Stor./Mech.	2,668 gsf @ 300sf/occ.	+9 Occ
<b>West Tenant Code Occupancy</b>		<b>47 Occ.</b>

- One Exit Required- 3 Existing provided

**West Patio Dining Area 448 gsf @ 15sf/occ. = 30 Occ.**  
 - No exiting through Building  
 - Accessible Route from Building maintained on Site

**Dining Occupancy Counts for Plumbing/ SAC**  
 Building Code Occupancy  
 Dining East 480 sf @ 15 sf/occ = 32 occ  
 Banquet West 265 sf @ 15 sf/occ = 18 occ SAC Det @  
**Total inside Occ. = 50 occ.**  
 Patio 448 sf @ 15 sf/occ. = 30 occ. (SAC Det @ 75%=8 SAC occ.)  
**Total Dining w/ Patio 80 occ.**  
 - 40 Male @ 50%  
 - 40 Female @ 50%

**Plumbing (Table 2902.1, 2006 IBC)**

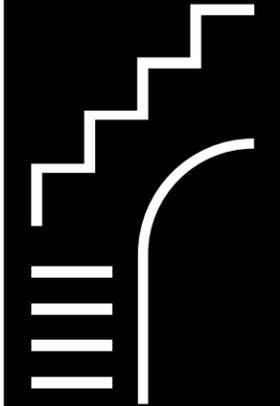
**Restaurants/Banquet Halls (East, West & Patio Dining):**

Requirements	Male Occ.	Female Occ
Fixtures:	1f./75 occ. M.or F. <b>40occ. = 1 Ex. Fixt</b>	<b>40 occ.=1 Ex.Fixt</b>
Lavatories:	1l./200 occ. M.or F. <b>= 1 Ex. sink</b>	<b>= 1 Ex. sink</b>
Drinking Fountain	1d.f./500 occ.	<b>=water served @ table</b>
Service Sink	1 req.	<b>= 1 servic esink provided</b>

**Retail Store Shared with Restaurant/Banquet Hall Use:**

Requirements	
Fixtures:	1f./500 occ. <b>11 occ.= Use Restaurant</b>
Lavatories:	1l./750 occ. <b>= Use Restaurant</b>
Drinking Fountain	1d.f./1000 occ. <b>= Available at Counter</b>
Service Sink	1 req. <b>= Use Restaurant</b>

**1** CODE REVIEW PLAN  
 A1 Scale: 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**

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REGISTRATION NUMBER: **44417**

DATE: **JANUARY 3 2013**

DRAWN BY: **EJ/TWP**

CHECKED BY: **TWP**

PROJECT TITLE

**GROUNDWELL COFFEE**

ST. PAUL MINNESOTA

Project Number **5077**

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No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

Phase  
**CONSTRUCTION DOCUMENTS**

Sheet Title  
**CODE PLAN**

Drawing No.  
**A1**