

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.
East Tenant Code Occupancy		42 Occ

- 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.
West ML Tenant Code Occupancy		38 Occ
W. LL Accessory Stor./Mech.	2,668 gsf @ 300sf/occ.	+9 Occ
West Tenant Code Occupancy		47 Occ.

- 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)

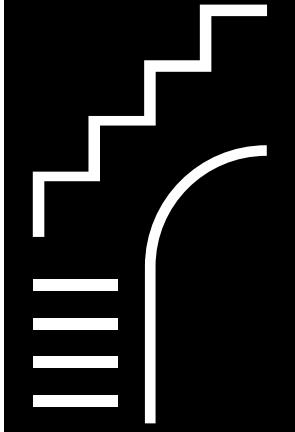
Restaurants/Banquet Halls (East, West & Patio Dining):

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

Retail Store Shared with Restaurant/Banquet Hall Use:

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

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**

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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