

ABBREVIATIONS:
 (E) - EXISTING
 (N) - NEW / PROPOSED
 EQ - EQUAL
 CL - CENTER LINE
 CLR - CLEAR
 VFY - VERIFY
 R - RISERS
 T - TREADS
 FFE - FINISHED FLOOR ELEVATION
 T.O. - TOP OF
 B.O. - BOTTOM OF
 O.C. - ON CENTER
 CMU - CONCRETE MASONRY UNIT
 -- - APPROXIMATE(LY)

North Garden Theater - 929 7th St. W St. Paul, MN

BUILDING AREA	SIZE GSF	NOTES
LOT AREA	0	
BUILDING AREA	6,187 gsf	
FLOOR AREA: LEVEL 1	5,060	
FLOOR AREA: MEZZANINES	1,127	
FLOOR AREA: ADD MORE AS NEEDED, ROOM DESCRIPTION WITH STORY LOCATION (BASEMENT, ETC.)	0	
FLOOR AREA: TOTAL	6,187	

CODE ANALYSIS	TYPE OR VALUE	REFERENCE	NOTES
OCCUPANCY - 1ST FLOOR - ASSEMBLY	A-1	Section 303	THEATER
OCCUPANCY - MEZZANINE - OFFICE	B	Section 304	
OCCUPANCY - MEZZANINE - STORAGE	S	Table 508.4	
CONSTRUCTION TYPE	III B	Section 602 & Table 601	
ZONING DISTRICT	B2	St. Paul Zoning District Map - Panel 21	Dept of Planning & Economic Development
ZONING OVERLAY DISTRICT	NA	City of St. Paul Zoning Code	
ALLOWABLE HEIGHT (St. Paul)	30 ft	City of St. Paul Zoning Code	
ALLOWABLE HEIGHT (IBC)	2 story	Table 503, Sect 506, Sect 504 & Sect 508.3	
ALLOWABLE AREA	8500	Table 503, Sect 506, & Sect 508.3 (check)	
YARDS REQUIRED	0' on front and two sides, "off street loading" at rear	Sec. 66.431	No expansion proposed
FIRE RESISTANCE RATING FOR ENVELOPE	2 Hour exterior walls, no rating for roof or floors	Table 601	
FIRE SUPPRESSION	No		

EGRESS REQUIREMENTS	VALUE	REFERENCE	NOTES
OCCUPANT LOAD - 1ST FLOOR - ASSEMBLY	243	Table 1004.1.2	See plan
OCCUPANT LOAD - MEZZANINES	7	Table 1004.1.2	See plan
TOTAL BUILDING OCCUPANT LOAD	250		
MINIMUM EXITS GROUND LEVEL	2	Section 1021.2	
MINIMUM EXITS MEZZANINE - FRONT	1	Table 1021.2(2)	
MINIMUM EXITS MEZZANINE - STORAGE	1	Table 1021.2(2)	
ACCESSIBLE ROUTE FROM MEZZANINE - OFFICE	NOT REQ'D	1104.4 Exception 1	
ACCESSIBLE ROUTE FROM MEZZANINE - STORAGE	NOT REQ'D	1104.4 Exception 1	
MINIMUM EXIT WIDTH REQUIRED (INCHES)	44" pending occupant load	Section 1005 & Table 1018.2 (check)	Minimum corridor width is 44", 32" clear for doorways. (0.3 stairs, 0.2 other egress components)
MAXIMUM EXIT TRAVEL DISTANCE AT A OCCUPANCY	~200'	Table 1016.2 (check)	

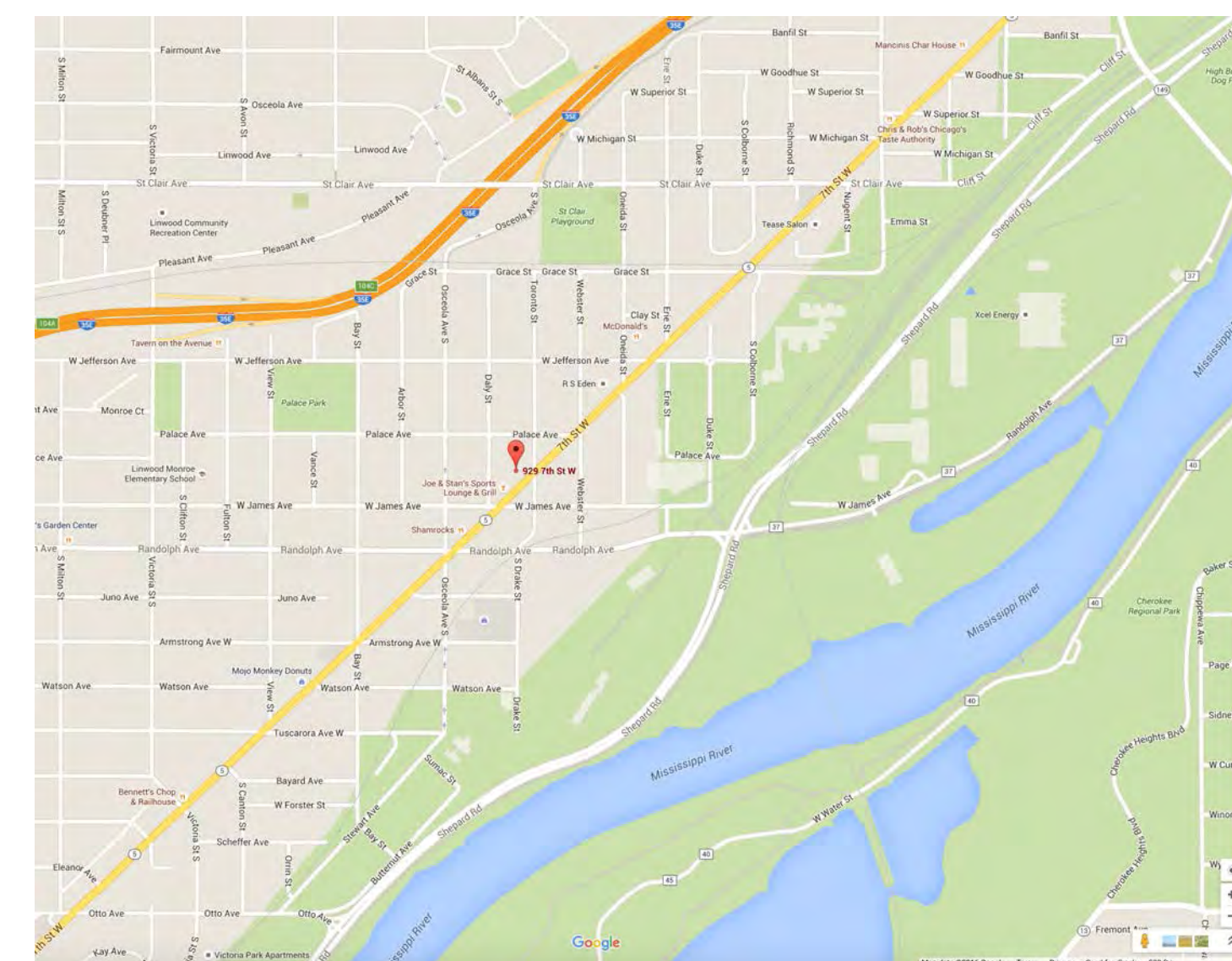
EXTERIOR WALL & OPENING PROTECTION	VALUE	REFERENCE	NOTES
NORTH	Existing, Not allowed		Existing conditions, no alterations proposed.
EAST	No Limit	Table 705.8	30' or Greater
SOUTH	Existing, Not allowed		Existing conditions, no alterations proposed.
WEST	LIKELY 25% TO 45%	Table 705.8	15' - 20' PENDING SURVEY

PLUMBING	REQUIRED	NOTES
MENS WATER CLOSETS	2	Table 2902.1 1 per 125 Occupants
WOMENS WATER CLOSETS	2	Table 2902.1 1 per 65 Occupants
TOTAL WATER CLOSETS	4	4 Unisex/Family Baths Proposed
WOMENS/MENS LAVATORIES	1 each sex	Table 2902.1 1 per 200
DRINKING FOUNTAIN	1 spout at 40" and 1 spout at 36" (2 total)	Table 2902.1 1 per 500
SERVICE SINK	1	Table 2902.1

REFERENCES ARE 2012 IBC UNLESS NOTED OTHERWISE



2 SITE



3 CONTEXT



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 4453 NICOLLET AVE
 MINNEAPOLIS, MN 55419

612.706.5600

WWW.LOCUSARCHITECTURE.COM

NORTH GARDEN THEATER

CONSULTANTS

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

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SHEET TITLE

CODE, SITE MAP, ABBREVIATIONS

A-000

**NORTH GARDEN
THEATER**

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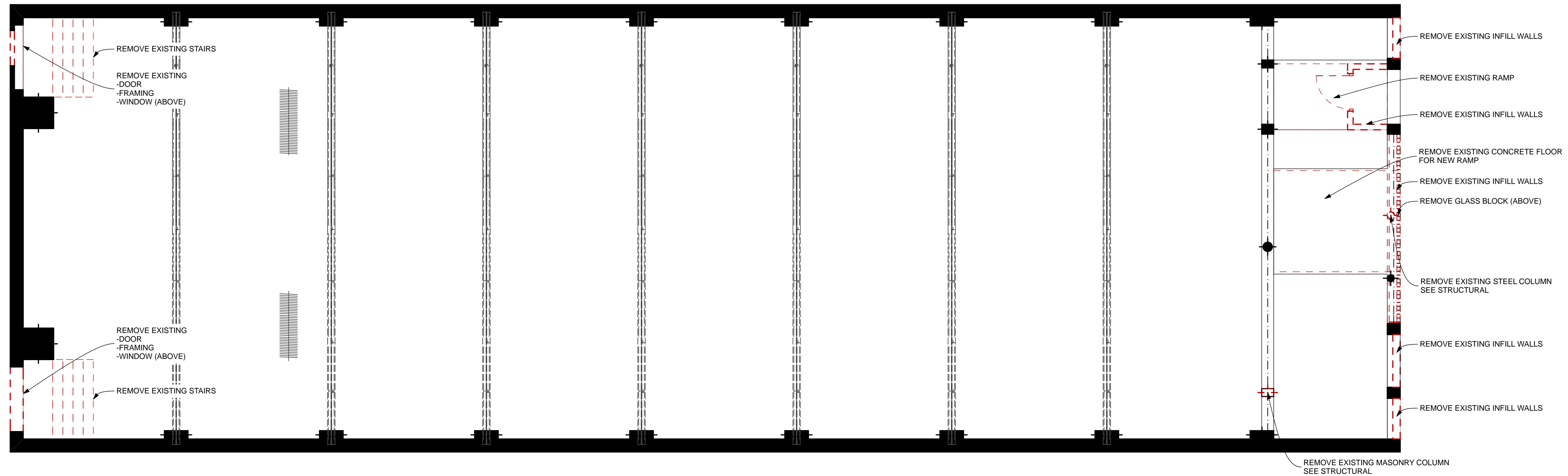
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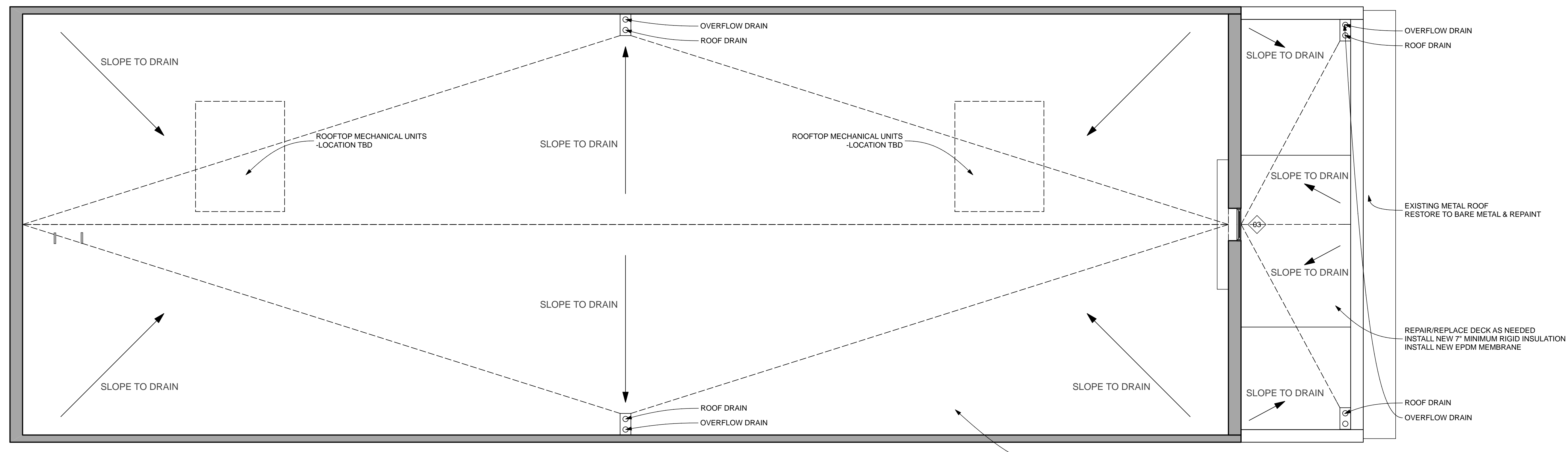
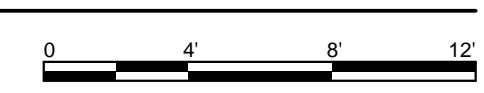
SHEET TITLE

**DEMOLITION PLAN &
ROOF PLAN**

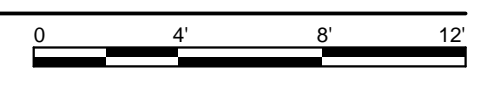
A-101



1 1st FLOOR
SCALE: 3/16" = 1'-0"



2 ROOF PLAN
SCALE: 3/16" = 1'-0"



GENERAL NOTES, UNLESS OTHERWISE NOTED:

--- ITEMS TO BE REMOVED

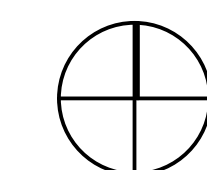
1. VERIFY DIRECTION AND SIZE OF ALL (E) FRAMING AND STRUCTURE PRIOR TO DEMOLITION

WALL TYPES:

— EXISTING WALLS

- - - WALLS TO BE DEMOLISHED

PLAN NORTH



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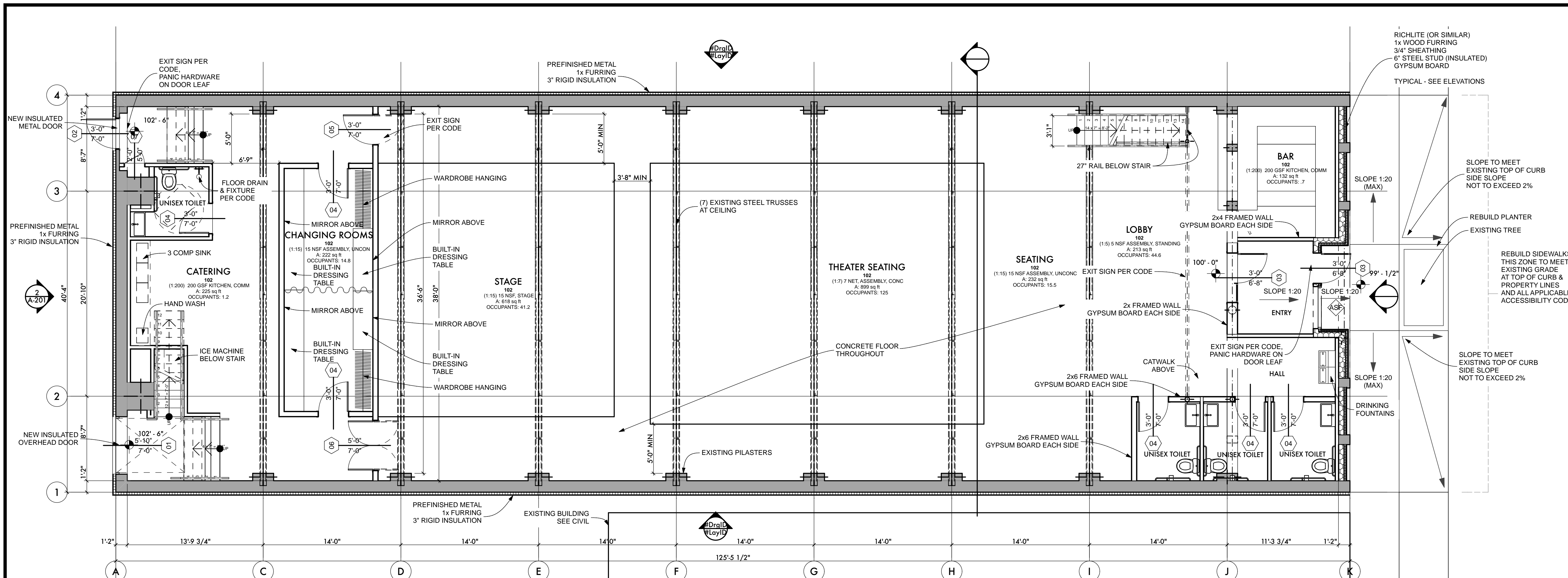
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SHEET TITLE

FIRST FLOOR PLAN

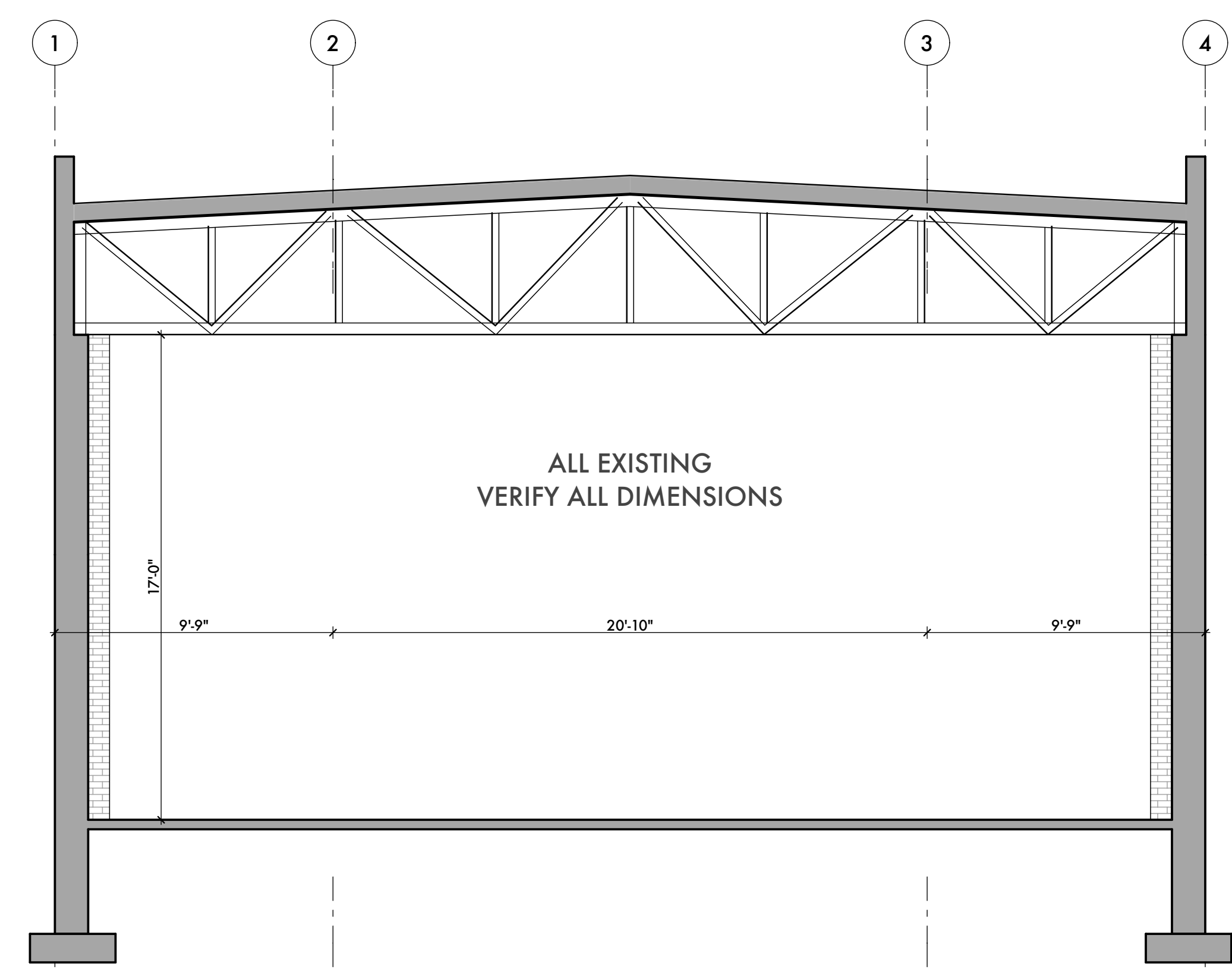
A-102



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

DOOR AND FRAME SCHEDULE					
MARK	SIZE		MATL	GLZ	NOTES
	W	HT			
01	5'-10"	7'-0"			INSULATED OVERHEAD GARAGE DOOR
02	3'-0"	7'-0"	HOLLOW METAL		HOLLOW METAL FRAME
03	3'-0"	6'-8"	ALUMINUM	FULL	ARCHITECTURAL STOREFRONT
04	3'-0"	7'-0"	WOOD		DOUBLE ACTING - FLUSH LEAF
05	3'-0"	7'-0"	WOOD		DOUBLE ACTING - FLUSH LEAF
06	5'-0"	7'-0"	WOOD		DOUBLE ACTING - FLUSH LEAF
07	2'-0"	5'-0"	WOOD		CLOSET - FLUSH LEAF

3 DOOR SCHEDULE



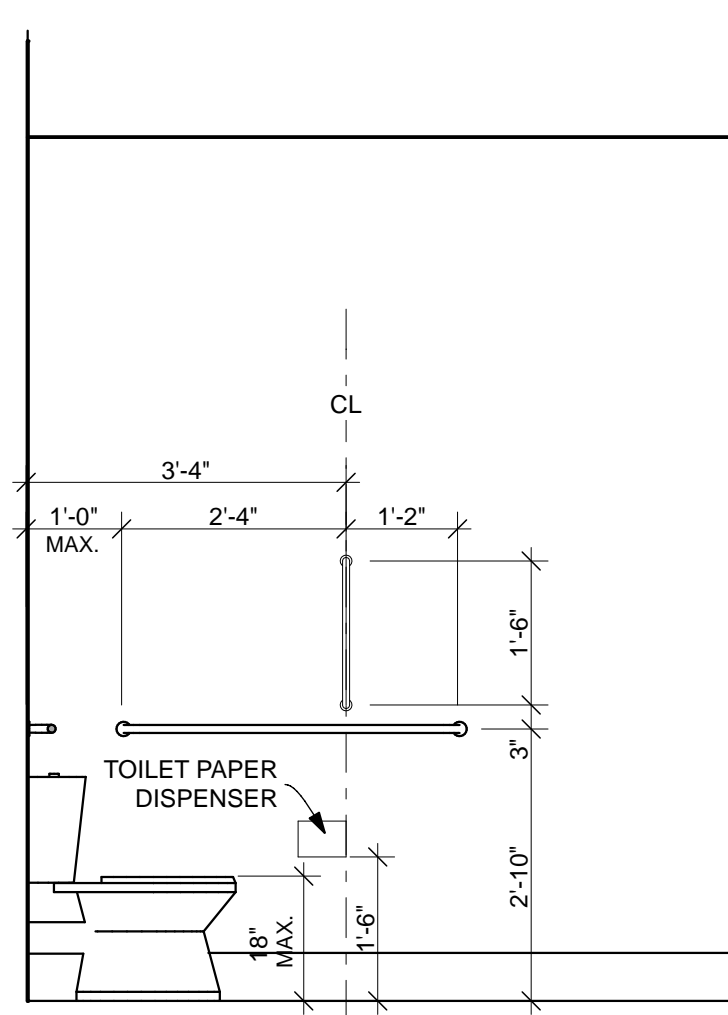
2 SECTION
SCALE: 1/4" = 1'-0"

+22'-6"
4 ROOF - HIGH

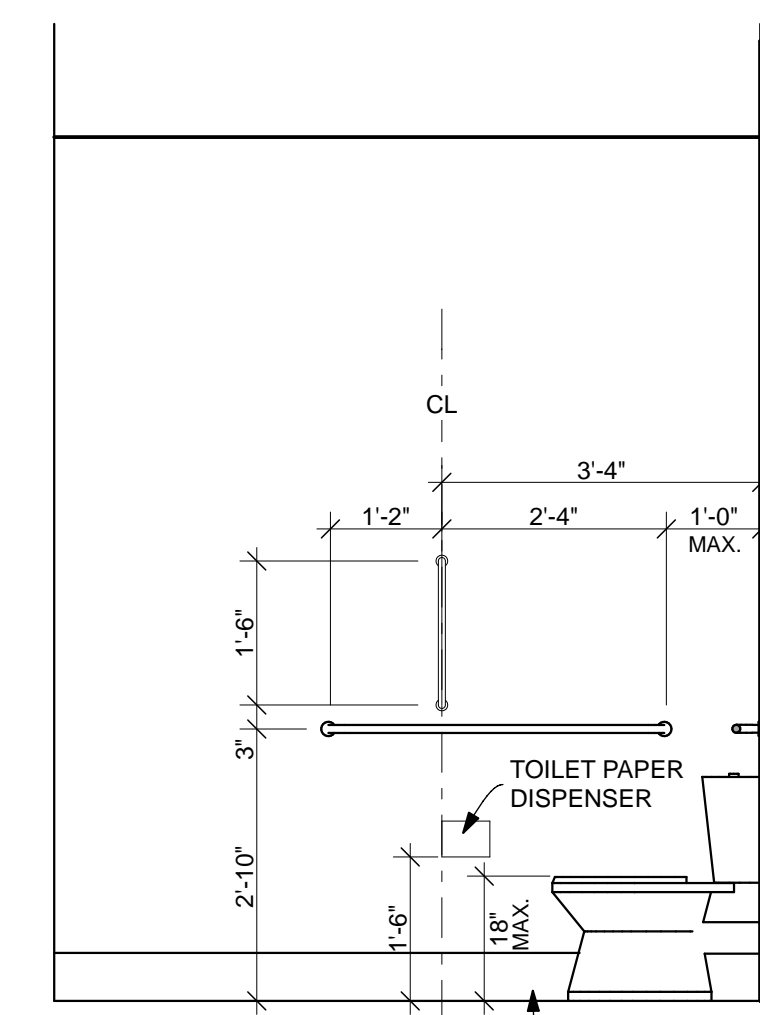
+19'-3"
3 ROOF - LOW

+9'-3 1/2"
2 2nd FLOOR

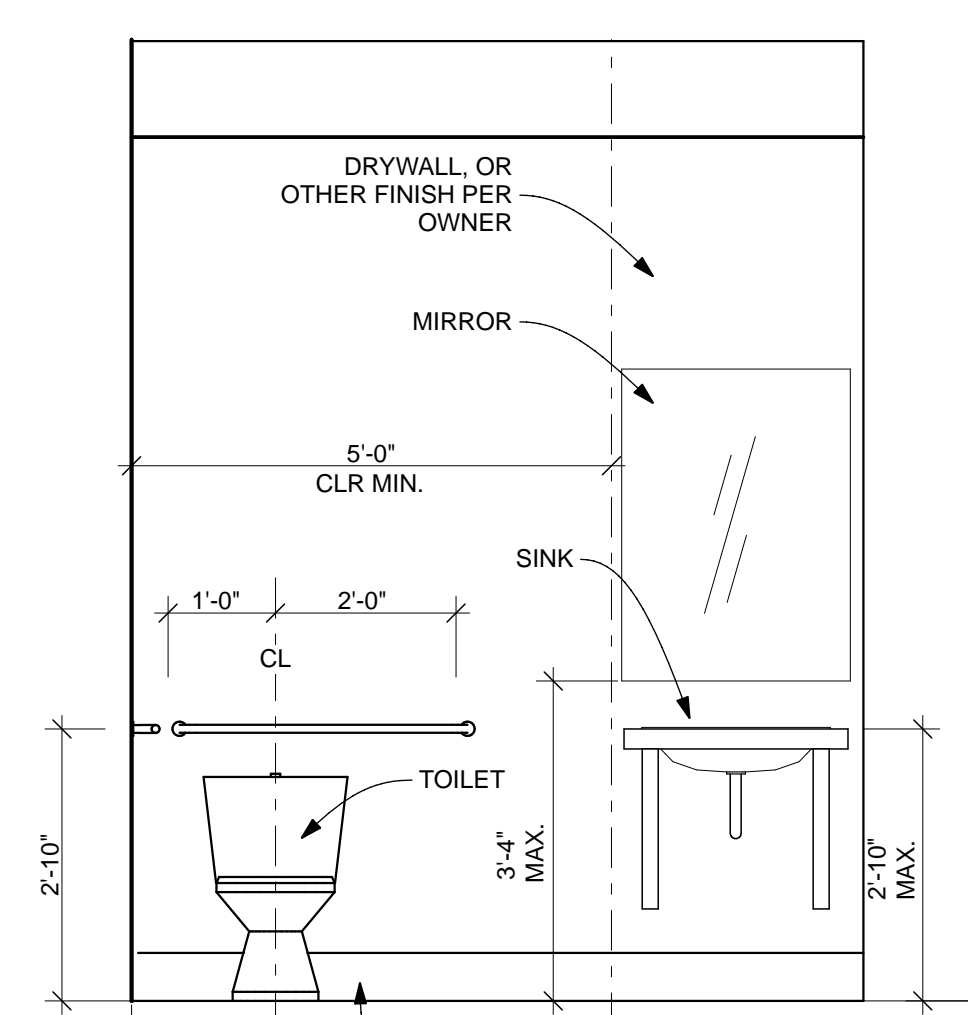
±0"
1 1st FLOOR



4 ADA BATHROOM - TYP
SCALE: 1/2" = 1'-0"



5 ADA BATHROOM - TYP
SCALE: 1/2" = 1'-0"

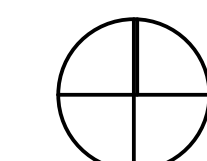


6 ADA BATHROOM - TYP
SCALE: 1/2" = 1'-0"

PLAN NORTH

WALL TYPES:

 EXISTING WALLS
 NEW WALLS



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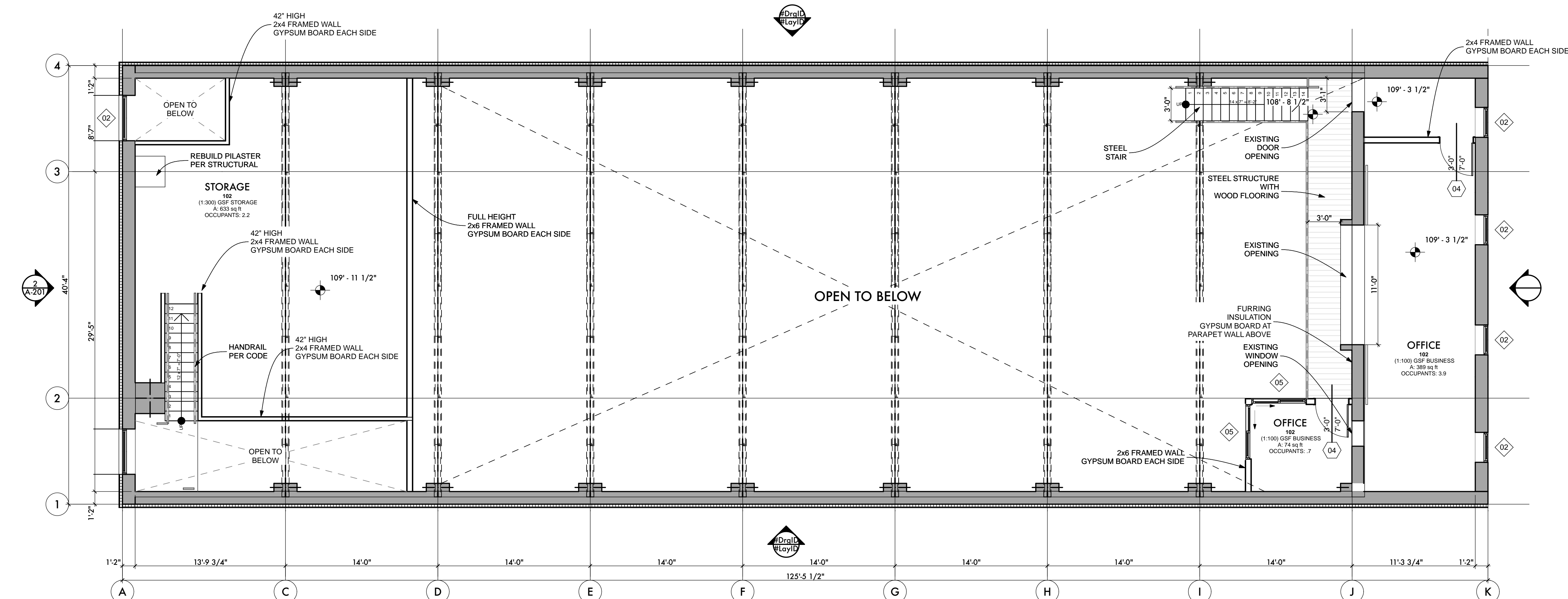
MARK	DATE	DESCRIPTION

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SHEET TITLE

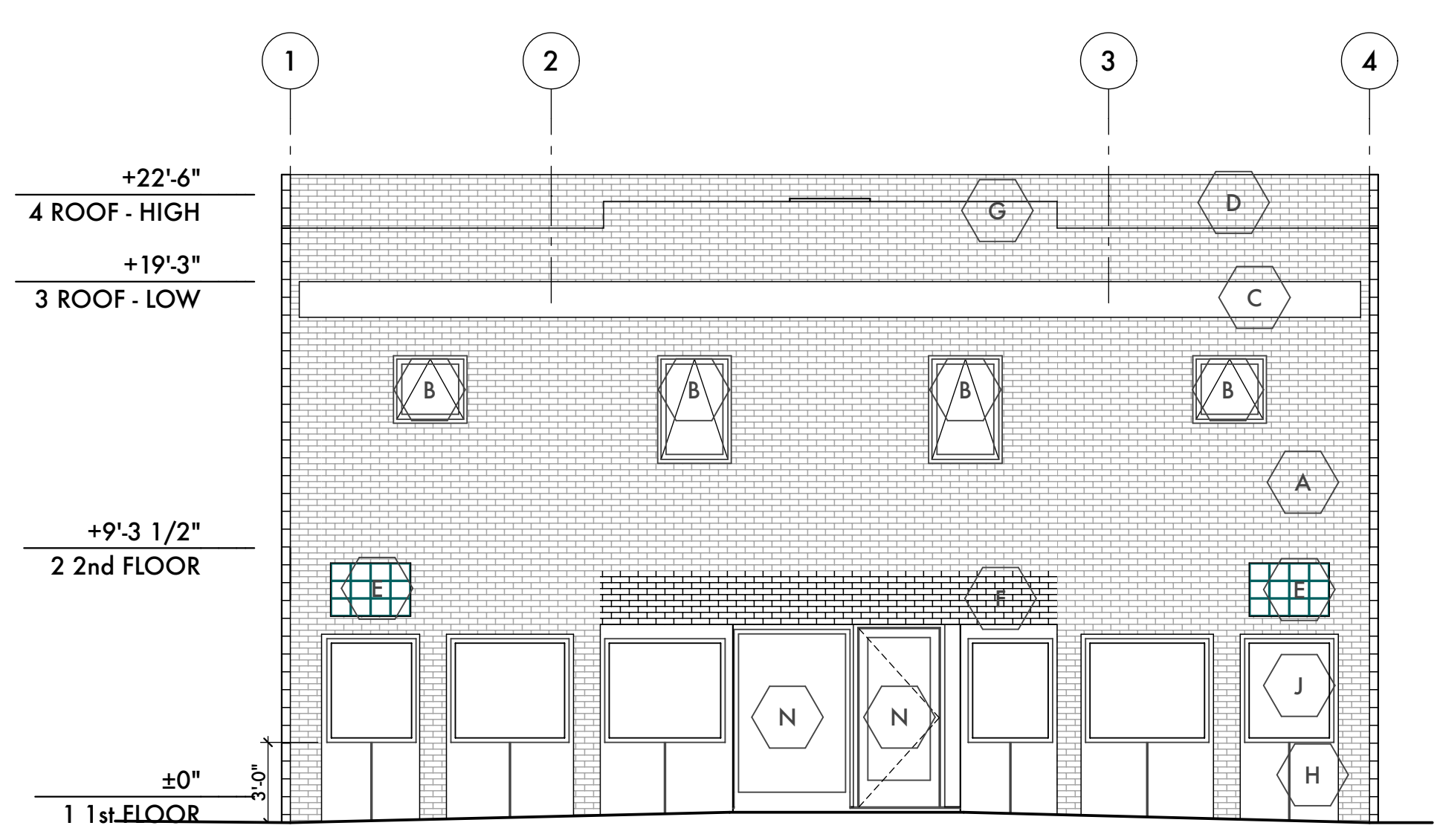
**SECOND FLOOR PLAN
& ELEVATIONS**

A-103

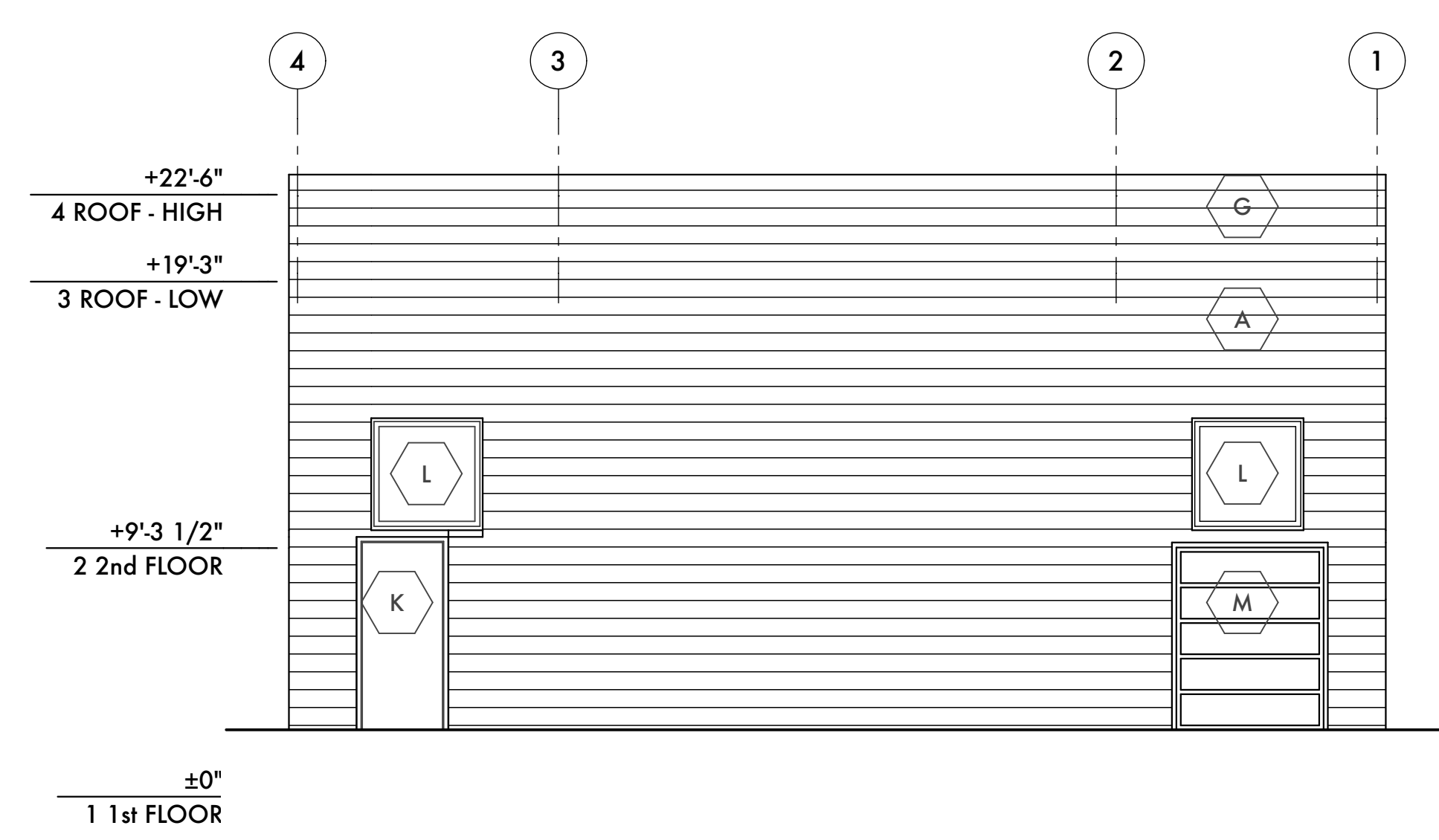


1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

- KEY NOTES:**
- A REMOVE EXISTING CHIPPING, PEELING OR FAILING PAINT PER STATUTE. REPAINT WITH LATEX PAINT, COLOR PER OWNER
 - B REMOVE EXISTING WINDOW & REPLACE WITH NEW INSULATED GLAZING IN AN ALUMINUM OR INSULATED FIBERGLASS FRAME - OPERABLE AWNINGS
 - C EXISTING METAL FASCIA, APPROXIMATELY 18" DEEP. RESTORE TO BARE METAL & REPAINT
 - D DROPPED PARAPET - RAISED PARAPET WALL BEYOND
 - E REMOVE EXISTING GLASS BLOCK & REPLACE WITH BRICK INFILL & INSULATED WALL BACKUP OR INSULATED GLASS BLOCK
 - F REMOVE EXISTING GLASS BLOCK & REPLACE WITH BRICK INFILL & INSULATED WALL BACKUP
 - G EXISTING PARAPET. CONTRACTOR TO ASSESS MAINTENANCE REQUIREMENTS & REPAIR AS NECESSARY TO MAKE WEATHERPROOF
 - H RICHLITE (OR SIMILAR) TO 36" ABOVE SIDEWALK. COLOR PER OWNER
 - J RECESSED LOCKABLE GLASS CASE FOR THEATER POSTERS AT EXTERIOR - ONE KEY TO PROVIDE ACCESS TO ALL CASES
 - K NEW METAL DOOR IN HOLLOW METAL FRAME
 - L REMOVE EXISTING WINDOW & REPLACE WITH NEW INSULATED GLAZING IN AN ALUMINUM OR INSULATED FIBERGLASS FRAME
 - M NEW INSULATED OVERHEAD DOOR IN EXISTING OPENING
 - N ARCHITECTURAL STOREFRONT - TEMPERED GLASS ALL GLASS LITES

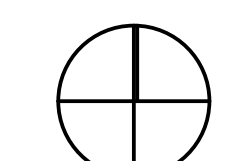


2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WALL TYPES:



Volumes/Drubo 2010/LocusFiles/Projects/North Garden Theater/North Garden Theater 3.pln