

495 KENNY ROAD MIXED USE BUILDING



1795 ST. CLAIR AVENUE
ST. PAUL, MN 55105
p: (651) 696-5186
www.oertelarchitects.com

PROJECT NAME:
**KENNY ROAD
MIXED USE BUILDING**
495 KENNY ROAD
ST. PAUL, MN, 55130

CONSULTANTS:
DRAFT

PROJECT NUMBER: 18-04

DATE ISSUED: XXXX XX, XXXX

DRAWN BY: DSG

CHECKED BY: DB

REVISIONS:

I HEREBY CERTIFY THAT THIS
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A DULY LICENSED ARCHITECT
IN THE STATE OF MINNESOTA.

SIGNATURE

DATE

LICENSE #

SHEET NAME:

TITLE

SHEET NO:

G100

OWNER:

SHAWN AZIZ
495 KENNY ROAD
ST. PAUL, MN 55130
CONTACT:
asaziz5183@gmail.com

ARCHITECT:

OERTEL ARCHITECTS
1795 ST. CLAIR AVENUE
ST. PAUL, MINNESOTA 55105
CONTACT:
oertel@oertelarchitects.com
(651) 696-5186

APPLICABLE CODES:

2015 MN STATE BLDG. CODE
2015 MN STATE ENERGY CODE
2015 MN STATE FIRE CODE
2015 MN STATE ELECTRICAL CODE
2015 MN STATE ACCESSIBILITY CODE

CHAPTER 3 - OCCUPANCY:

R2 - APARTMENTS
S2 - VEHICLE STORAGE
B - OFFICE

CHAPTER 6 - CONSTRUCTION TYPE:

IBC TABLE 601 FOR TYPE III-B
STRUCTURAL FRAME 0 FIRE RATING
EXTERIOR BEARING WALLS 2 FIRE RATING
INTERIOR BEARING WALLS 0 FIRE RATING
EXTERIOR NONBEARING WALLS 0 FIRE RATING
INTERIOR NONBEARING 0 FIRE RATING
FLOOR CONSTRUCTION 0 FIRE RATING
ROOF CONSTRUCTION 0 FIRE RATING

REQUIRED AT DWELLING UNIT:

FLOOR / CEILING CONSTRUCTION 2 HR FIRE RATING
DEMISING WALLS 1 HR FIRE RATING
OCCUPANCY SEPARATION R-2-S-2, B 2 HR FIRE RATING

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS
SECTION 903.2.8 AND 903.2.10 - AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED WHERE AS FOLLOWS:
1. GROUP R FIRE AREAS > 4,500 SF EXISTING: 2,457 SF NOT SPRINKLERED
2. GROUP S-2 FIRE AREAS > 12,000 SF EXISTING: 9,295 SF NOT SPRINKLERED
3. GROUP B - NOT REQUIRED

CHAPTER 10 - MEANS OF EGRESS

FIRST FLOOR:
OFFICE (CURRENTLY UNOCCUPIED): 2,467 SQ.FT. / 100 S.F. PER OCCUPANT = 25 OCCUPANTS
VEHICLE STORAGE: 9,295 / 200 S.F. PER OCCUPANT = 47 OCCUPANTS
TOTAL = 72 OCCUPANTS

SECOND FLOOR:
APARTMENTS: 2,467 SQ.FT. / 200 S.F. PER OCCUPANT = 13 OCCUPANTS
OFFICE: 1,046 SQ.FT. / 100 S.F. PER OCCUPANT = 11 OCCUPANTS
TOTAL = 24 OCCUPANTS

1018.2 MINIMUM CORRIDOR WIDTH:
LESS THAN 50 OCCUPANTS = 36" MINIMUM WIDTH
GREATER THAN 50 OCCUPANTS = 44" MINIMUM WIDTH

1021.2 STORIES WITH ONE EXIT:
LESS THAN FOUR DWELLING UNITS WITH 125' MAX TRAVEL DISTANCE.

OTHER NOTES - ITEMS TO BE DESIGN/BUILD

SMOKE AND CO DETECTORS TO BE INSTALLED AND HARDWIRED THROUGHOUT R-2 AREA.
INSTALL EMERGENCY LIGHTING WITH BATTERY BACK-UP PER IBC 2702
CODE COMPLIANT VEHICLE EXHAUST SYSTEM TO BE INSTALLED IN S-2 OCCUPANCY AREAS

MECHANICAL/ELECTRICAL:

DESIGN BUILD

PROJECT SUMMARY

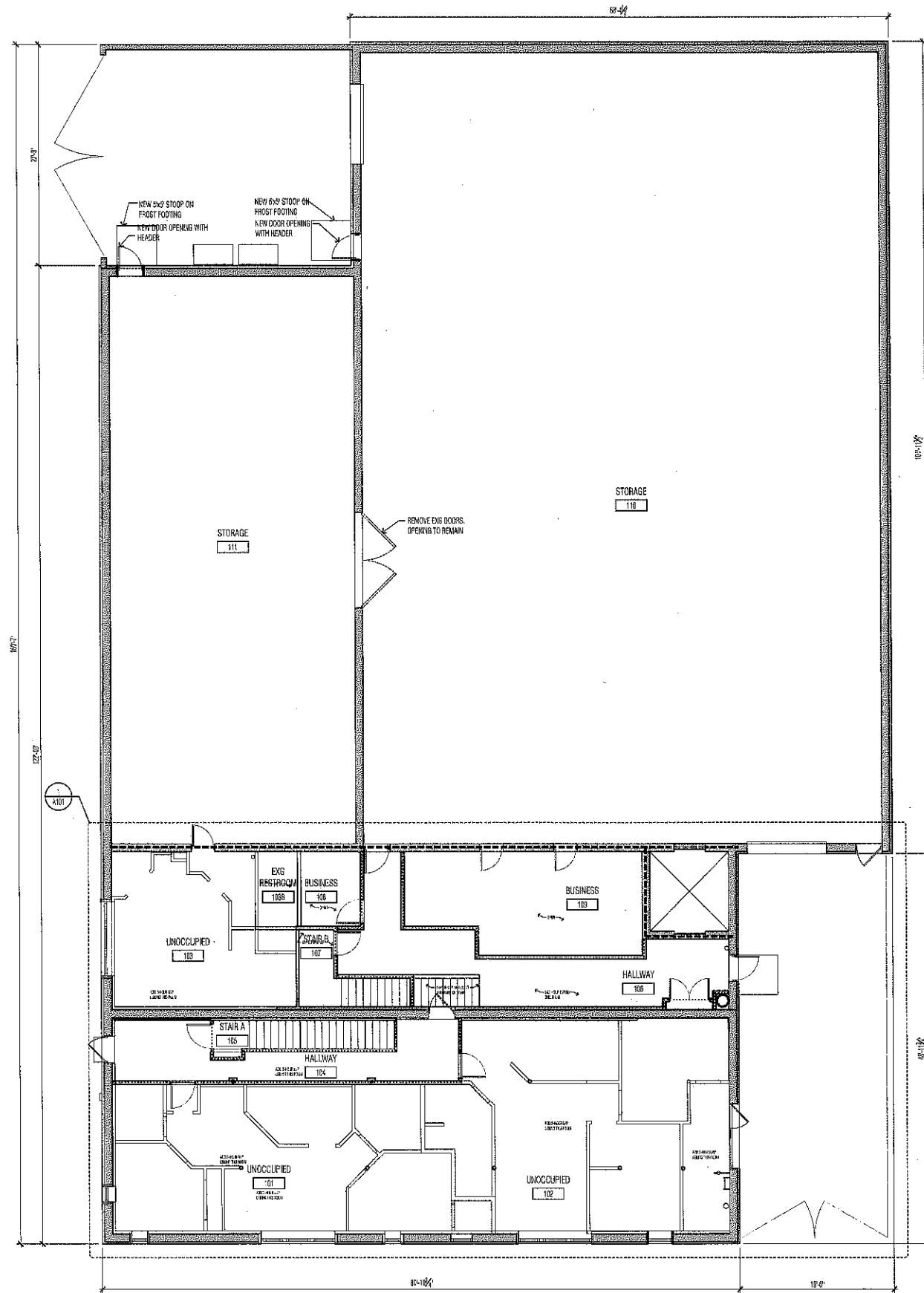
THIS BUILDING HOUSES EXISTING OFFICE WAREHOUSE SPACE WITH ONE EXISTING
APARTMENT ON THE 2ND FLOOR.
EXISTING FIRST FLOOR SPACE CURRENTLY UNOCCUPIED, NOTED AS B OCCUPANCY

INDEX:

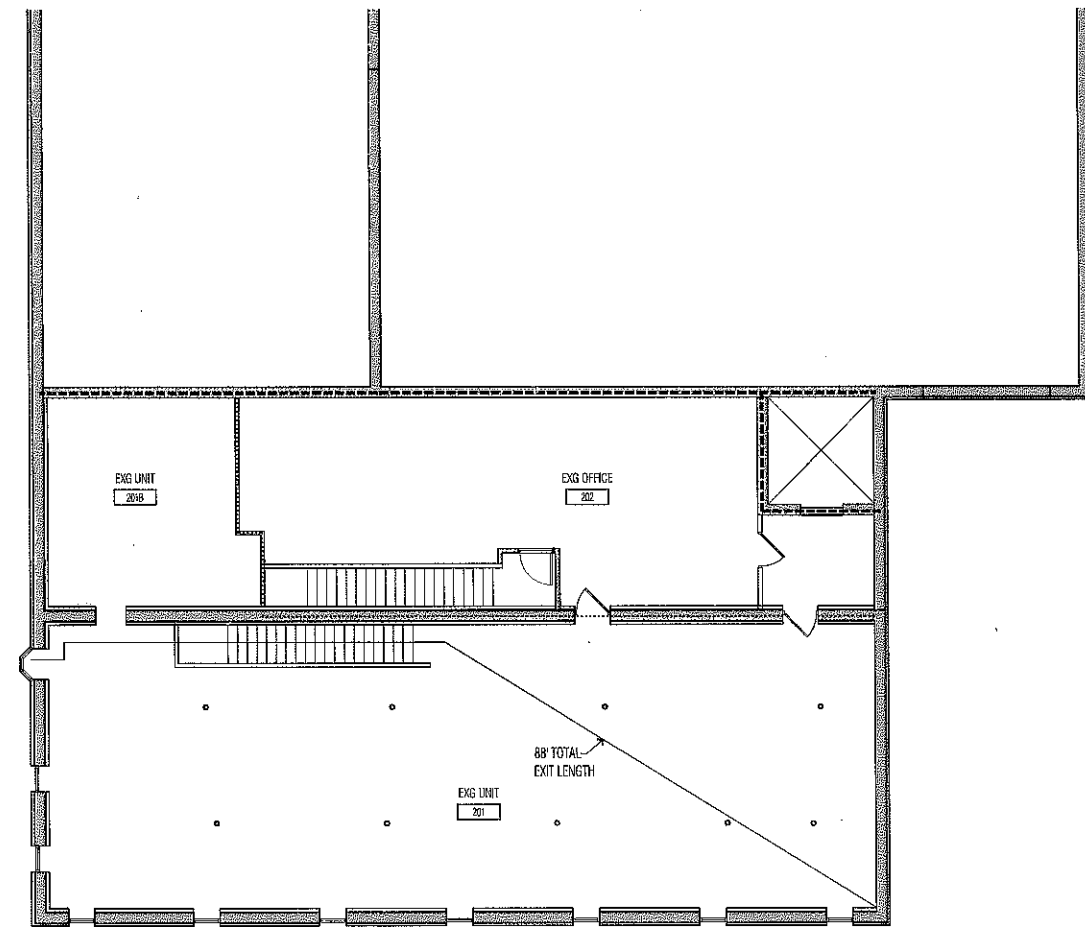
GENERAL
G100 TITLE, CODE, INDEX PAGE

ARCHITECTURAL

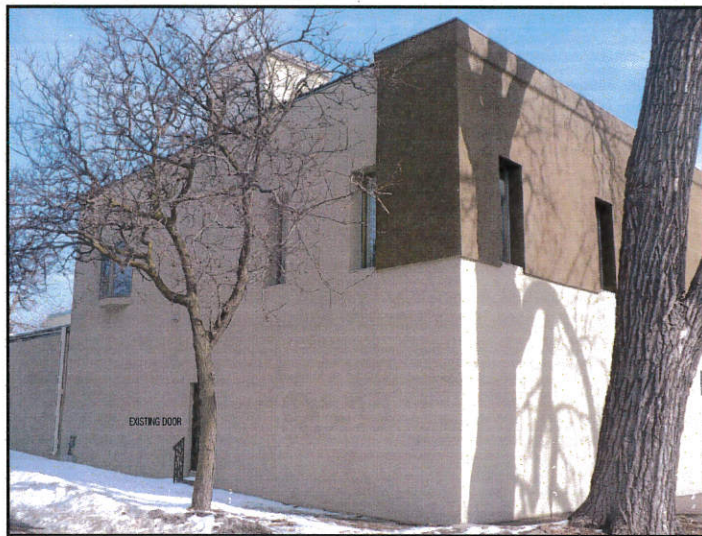
A001 SITE PLAN
A100 FULL FLOOR PLANS
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A201 FIRST FLOOR RCP
A601 SECTIONS
A801 SCHEDULES



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



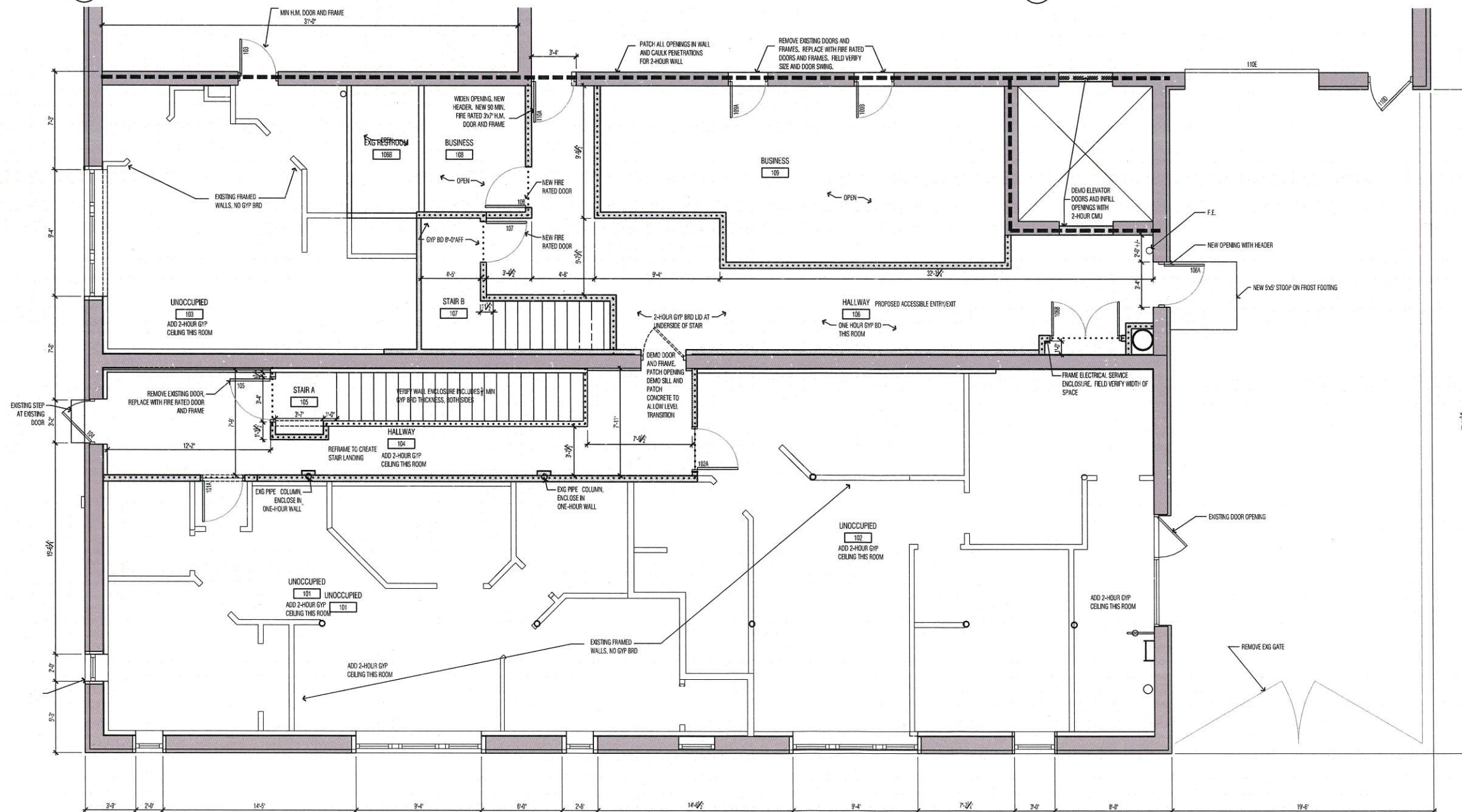
1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 SW ELEVATION - PHOTO



3 SE ELEVATION - PHOTO



1 FIRST FLOOR PLAN

1/4" = 1'-0"



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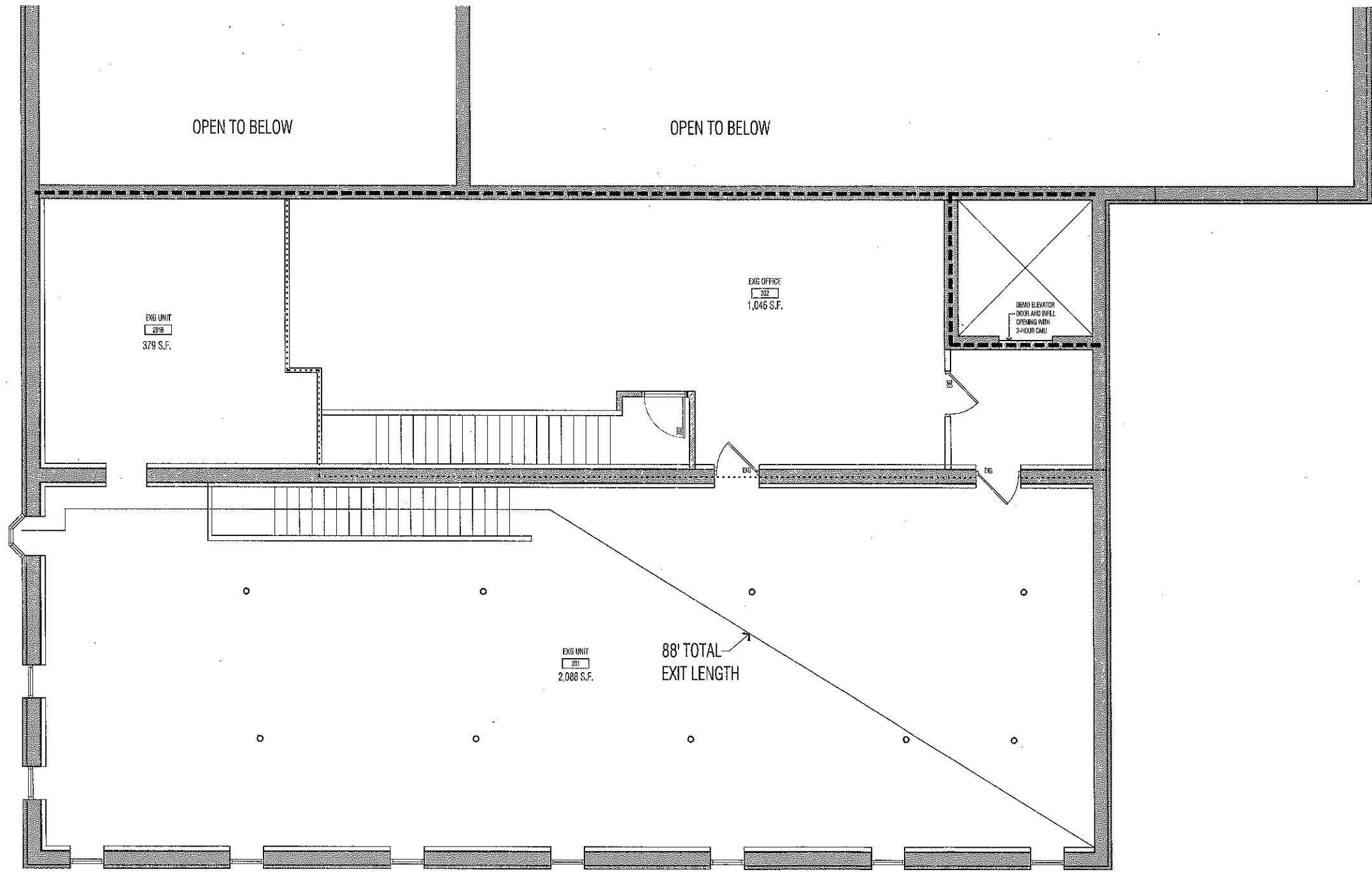
DATE

LICENSE #

SHEET NAME:

FIRST FLOOR PLAN

SHEET NO:
A101



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



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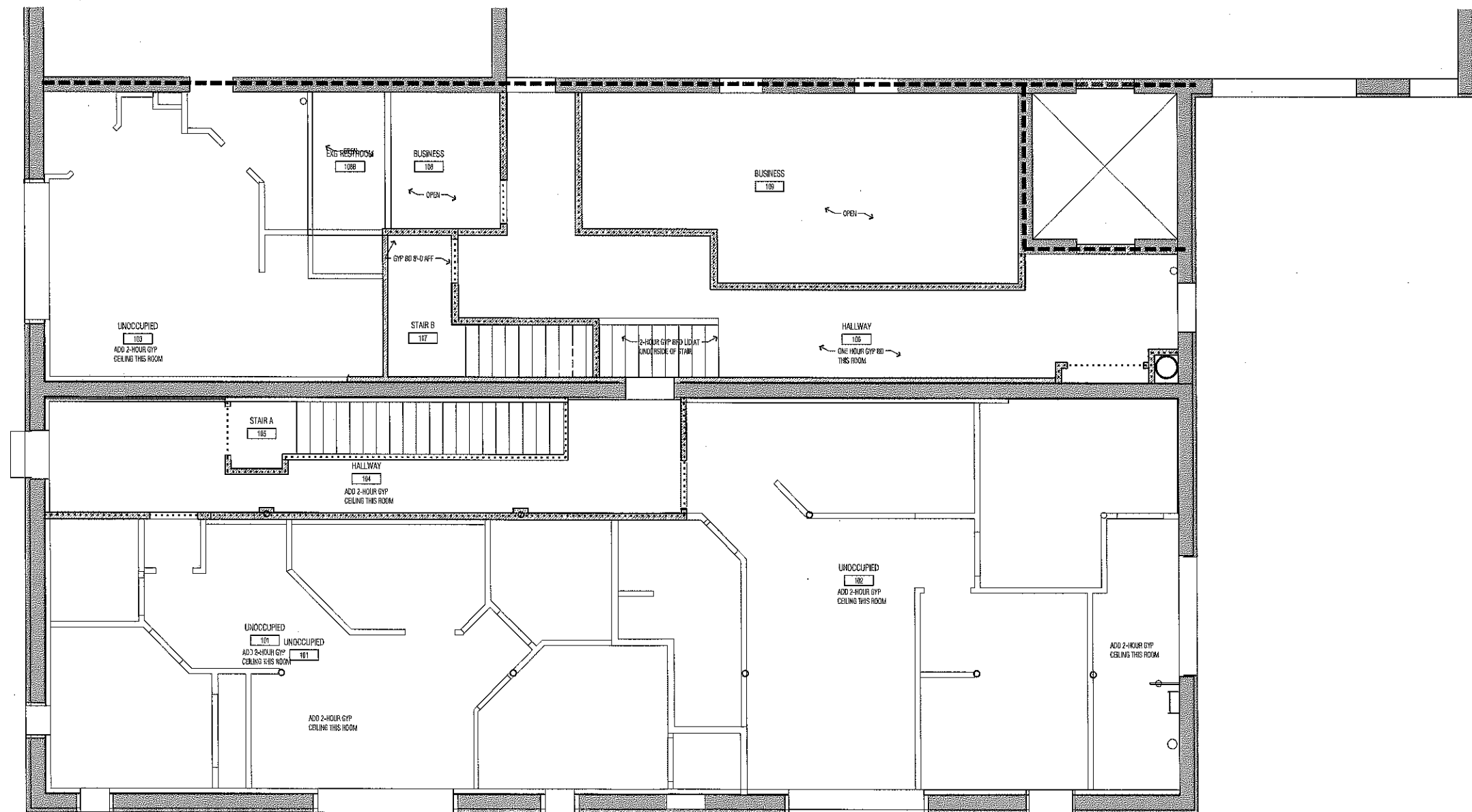
DATE _____

LICENSE 

SHEET NAME:

FIRST FLOOR PLAN

SHEET NO: **A201**



1 FIRST FLOOR RCP

$$1/4" = 1'-0"$$


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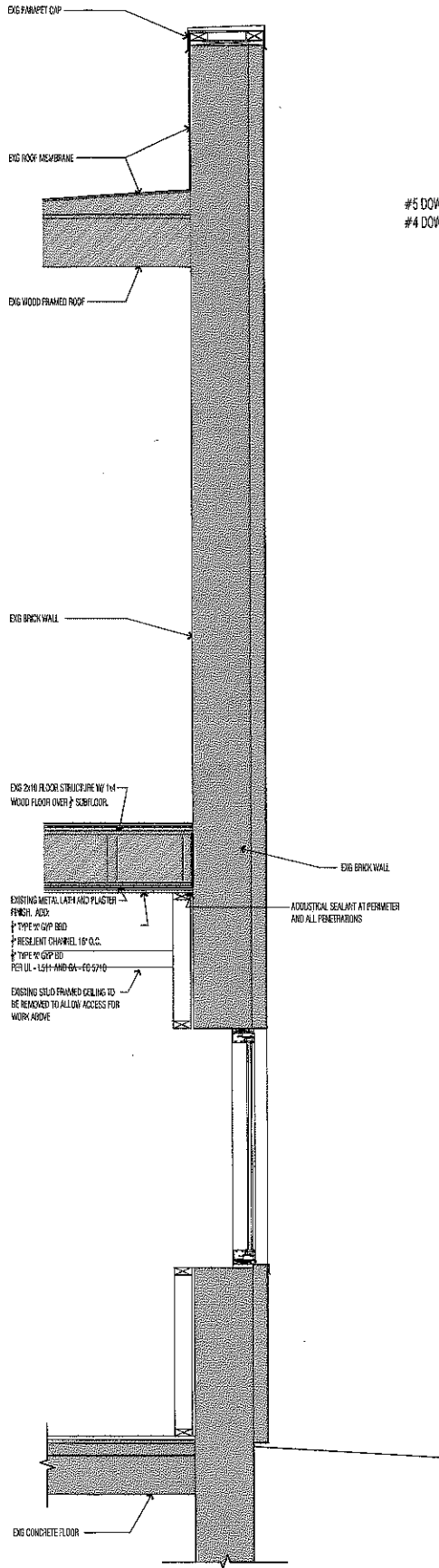
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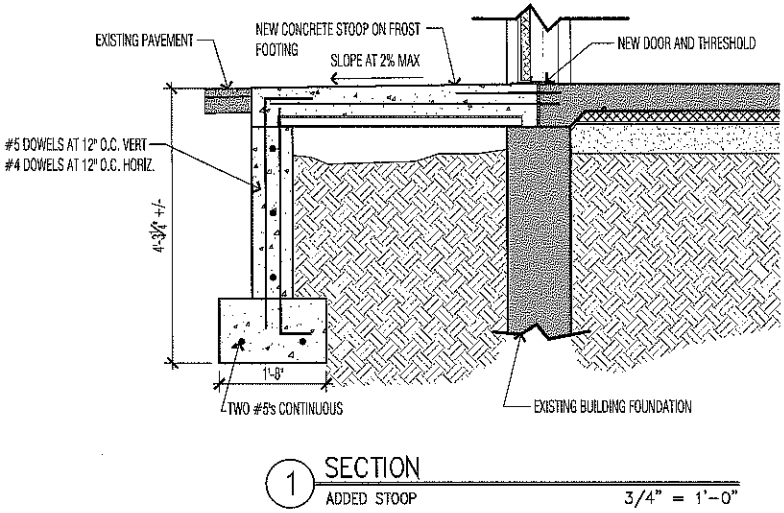
SECTIONS

SHEET NO:

A601



2 SECTION
RATED FLOOR/CEILING
3/4" = 1'-0"



1 SECTION
ADDED STOOP
3/4" = 1'-0"

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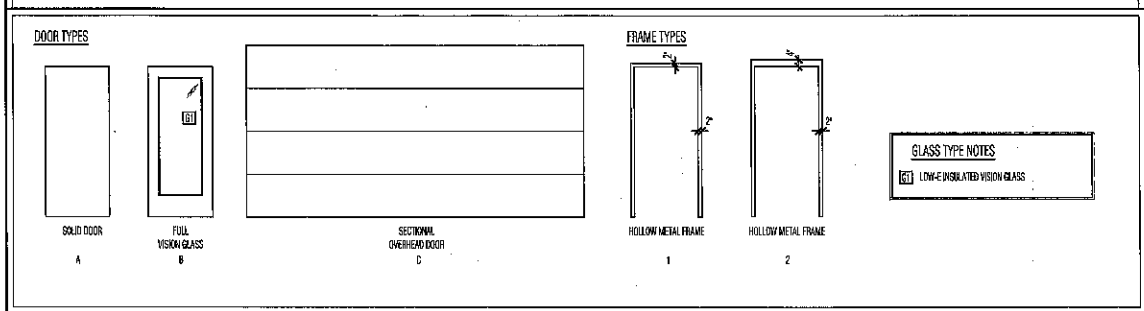
SHEET NAME:

SCHEDULES

SHEET NO:

A801

DOOR, FRAME, AND WINDOW TYPES SCHEDULE



DOOR AND FRAME SCHEDULE

ROOM NO.	WIDTH	HEIGHT	THICKNESS	DOOR MATL.	DOOR TYPE	FRAME MATL.	FRAME TYPE	HARDWARE GROUP	FIRE LABEL	NOTES
101A	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	1		45 MINUTES	INTERIOR, FIRE RATED
102A	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	1		45 MINUTES	INTERIOR, FIRE RATED
103	2'-0"	6'-0"	1 3/4"	HM	A	HM	1		90 MINUTE	INTERIOR, FIRE RATED, FIELD VERIFY EXISTING OPENING SIZE
104	6'-0"	6'-0"	6'-0"	HM	B	HM	1		-	EXTERIOR, INSULATED
105	2'-0"	6'-0"	1 3/4"	HM	A	HM	2		90 MINUTE	INTERIOR, FIRE RATED
106A	3'-0"	7'-0"	1 3/4"	ALUM	B	ALUM	2		90 MINUTE	EXTERIOR, INSULATED
106B	3'	7'-0"	1 3/4"	ALUM	B	ALUM	2		45 MINUTE	INTERIOR, FIRE RATED
107	3'-0"	7'-0"	1 3/4"	HM	A	HM	2		90 MINUTE	INTERIOR, FIRE RATED
108	3'-0"	7'-0"	1 3/4"	HM	A	HM	2		45 MINUTE	INTERIOR, FIRE RATED
109A	2'-0"	6'-0"	1 3/4"	HM	A	HM	2		90 MINUTE	INTERIOR, FIRE RATED, FIELD VERIFY EXISTING OPENING SIZE
109B	2'-0"	7'-0"	1 3/4"	HM	A	HM	2		90 MINUTE	INTERIOR, FIRE RATED, FIELD VERIFY EXISTING OPENING SIZE
110A	2'-0"	7'-0"	1 3/4"	HM	A	HM	2		90 MINUTE	INTERIOR, FIRE RATED
110B	3'-0"	7'-0"	1 3/4"	HM	A	HM	2		90 MINUTE	EXTERIOR, INSULATED
110C	6'-0"	6'-0"	6'-0"	ENG	C	ENG	2		-	EXTERIOR, OVERHEAD
110D	6'-0"	6'-0"	6'-0"	ENG	A	ENG	2		-	EXTERIOR, REPLACE HARDWARE WITH CROSS HARDWARE
110E	6'-0"	6'-0"	-	ENG	C	ENG	2		-	EXTERIOR, OVERHEAD
111	2'-0"	7'-0"	1 3/4"	HM	A	HM	2		-	EXTERIOR, INSULATED
112	6'-0"	6'-0"	-	ENG	A	ENG	2		-	EXTERIOR, OVERHEAD

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		BASE	WALL								CEILING			REMARKS
		MATL.	FINISH		NORTH		WEST		SOUTH		EAST		MATL.	FINISH	HEIGHT	
101	UNOCCUPIED	EX WOOD	-	-	GP	-	GP	1/4" x 1/4"	-	-	-	-	PAINT	GP	8'-0"	-
102	UNOCCUPIED	EX WOOD	-	-	GP	-	GP	1/4" x 1/4"	-	-	-	-	PAINT	GP	8'-0"	-
104	HALLWAY	WOOD	CARPET	WOOD	GP	PAINT	GP	PAINT	GP	PAINT	GP	PAINT	GP	PAINT	8'-0"	-
105	STAIR A	WOOD	ENG	ENG	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-
106	HALLWAY	CONCRETE	TILE	WOOD	GP	PAINT	GP	PAINT	GP	PAINT	GP	PAINT	CONC	-	8'-0"	-
107	STAIR B	WOOD/CONC	ENG	ENG	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-
108	BUSINESS	CONCRETE	ENG	ENG	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-
109	BUSINESS	CONCRETE	ENG	ENG	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-
110	STORAGE	CONCRETE	ENG	ENG	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-
111	STORAGE	CONCRETE	ENG	ENG	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-
201	EXISTING APARTMENT	WOOD	CARPET	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	-	-	-
201B	EXISTING APARTMENT	WOOD	CARPET	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	-	-	-
202	OFFICE	ENG	ENG	ENG	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-	ENG	-

WALLS
WALL CONSTRUCTION CONSISTS OF WOOD STUD FRAMED WALLS WITH GYPSUM BOARD APPLIED FINISH. PROVIDE LEVEL OF FINISH AS APPROPRIATE FOR FINAL FINISH MATERIAL AS NOTED IN THIS SCHEDULE, ON THE DRAWINGS, OR IN THE SPECIFICATION.
PROVIDE LEVEL 4 FINISH WHERE GYPSUM BOARD IS THE SCHEDULED AND NOTED FINISH.

CEILINGS
COORDINATE INSTALLATION / LOCATION OF ACCESSIBLE CEILING TILES AND/OR ACCESS PANELS WHERE NECESSARY FOR MECHANICAL, ELECTRICAL EQUIPMENT ACCESS.
DEAD END EXISTING CEILING FRAMING IN UNITS 1 AND 2.

PAINT SCHEDULE
ITEMS REQUIRING PAINT AS NOTED IN PLAN NOTES: INCLUDE BUT NOT LIMITED TO AS NOTED BELOW
HM DOORS, HM DOOR FRAMES, AND WINDOW FRAMES
WALLS
CEILINGS

TYPE OF PAINT
PER SPEC/SCHEDULED
PER SPEC/SCHEDULED
PAINT AND STAIN PER SPEC/SCHEDULED

COLOR
TBD
TBD
TBD