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PROJECT DATA

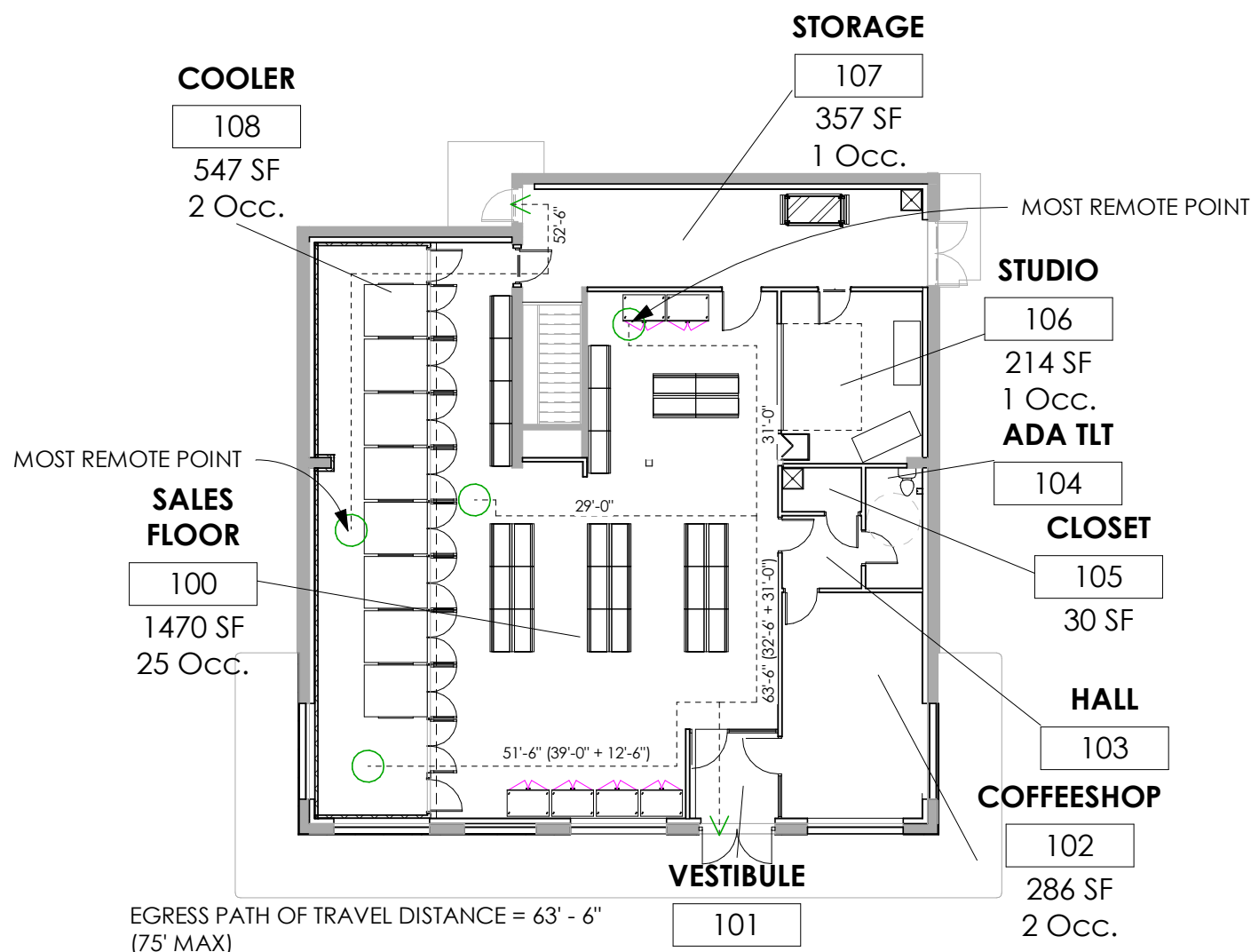
SITE AREA	
SITE AREA	17451 SF

BUILDING AREA (GROSS SF)	
Name	Area
FIRST FLOOR	3620 SF
BASEMENT	2283 SF
Grand total	5903 SF

PARKING COUNT	
8' ADA VAN ACCESS AISLE (TYP.)	1
PARKING SPACES: 8.5'x18' 60 DEG.	10
PARKING SPACES: 9'x18' 60 DEG. ADA	1
PARKING SPACES: 8'x21' 0 DEG.	4

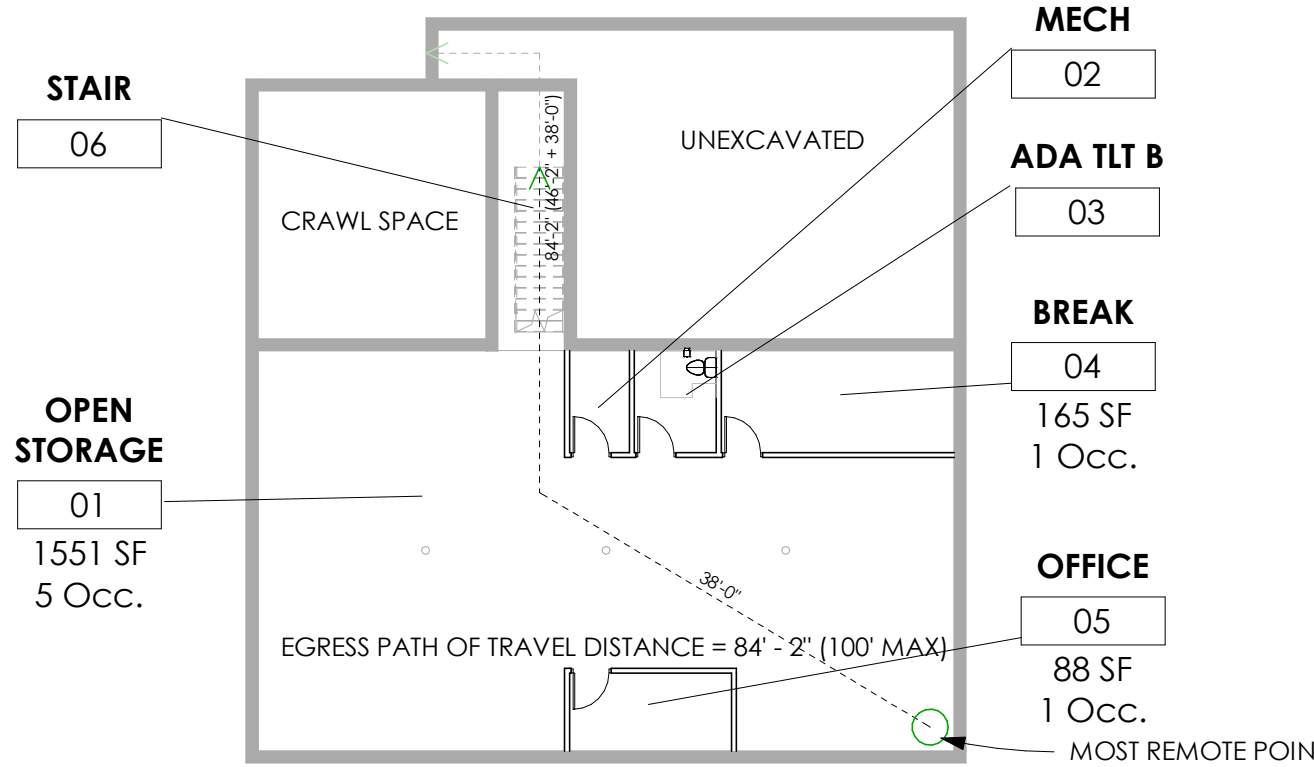
CODE REQUIREMENTS

CODE ANALYSIS AND SUMMARY	
DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH MINNESOTA BUILDING CODE AS EFFECTIVE 31 MARCH 2020, INCLUDING INTERNATIONAL BUILDING CODE YEAR 2018 AS ADOPTED, QUALIFIED AND AMENDED.	MINNESOTA CODES ALSO INCLUDE: 2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS, 2020 MINNESOTA ENERGY CODE, 2020 MINNESOTA ACCESSIBILITY CODE, 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE, 2015 MINNESOTA PLUMBING CODE, 2020 MINNESOTA FIRE CODE, 2020 NATIONAL ELECTRICAL CODE (NFPA 70).
01. PROJECT DESCRIPTION The Dabbler Depot is envisioned as a renovation of the existing property at 1545 7th Street West in St. Paul. The existing 1-story building, formerly a liquor store, will be remodeled into a liquor store, coffee counter, and studio. Located in the West 7th-Fort Road Neighborhood, the project intends to create a vibrant local business within a growing community. Non-sprinkled (NS).	
02. FIRE SUPPRESSION REQUIREMENTS (Ch.9 Sec.903.2.7, 907.2.2 and 907.2.7 - IBC 2018). Building to have smoke detector system. None (Ch.9 Sec.904.1.1 and 803.2.2 - MCC 2020). Building to have automatic sprinkler system, Groups M and B, Occupant Load <30. None	
03. OCCUPANCY CLASSIFICATION Ch.3 Sec.309.1 and Sec.304.1 IBC 2018 Group M - Mercantile (Liquor Store) and Group B - Business (Studio) Mixed Occupancy, One-Story Building, Non-Separated (Ch.5 Sec.506.2.2 & 508.3.2 IBC 2018) *The allowable building area, height, and number of stories shall be based on the most restrictive allowances.	
04. CONSTRUCTION TYPE Type V-B (Sec.602.5 IBC 2018)	
05. FIRE RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS For Construction Type V-B (Ch.6 Sec.601 - Table 601 IBC 2018)	
Primary Structural Frame 0 Hours Bearing Walls - Exterior (Ch.7 Sec.705.5 and Ch.6 Sec.601 - Table 601 IBC 2018) 0 Hours Bearing Walls - Interior 0 Hours Nonbearing Walls and Partitions - Exterior 0 Hours Nonbearing Walls and Partitions - Interior 0 Hours Floor Construction and Associated Secondary Members 0 Hours Roof Construction and Associated Secondary Members 0 Hours Corridors, Occupancy B/M, Load > 30, NS (Ch.10 Sec.1020.1 - Table 1020.1 IBC 2018) 1 Hours	
06. BUILDING HEIGHT AND AREA Allowable Height: Type V-B Occupancy M/B - NS (Ch.5 Sec.504.3 - Table 504.3 IBC 2018) 40'-0" / 17'-0" Actual Height: Allowable Area: Type V-B Occupancy M/B - NS (Ch.5 Sec.506.2 - Table 506.2 IBC 2018) 9000 SF Actual Area: 5903 SF Allowable Stories: Type V-B Occupancy M/B - NS (Ch.5 Sec.504.4 - Table 504.4 IBC 2018) One Actual Stories: One	
07. AREA SEPARATION REQUIREMENTS Required Separation of Occupancies Group M and B (Ch.5 Sec.508.4 - Table 508.4 IBC 2018) None	
08. EGRESS <u>Occupant Loads (Ch.10 Sec.1004.5 Table 1004.5 IBC 2018):</u> First Floor (Mercantile Spatial Functions) 1470 GSF / 60 GSF per Person = 25 Persons First Floor (Storage) 971 GSF / 300 GSF per Person = 03 Persons First Floor (Business) 500 GSF / 150 GSF per Person = 03 Persons First Floor Total Occupancy Load 31 Persons Basement (Storage) 1551 GSF / 300 GSF per Person = 05 Persons Basement (Business) 253 GSF / 150 GSF per Person = 02 Persons Basement Total Occupancy Load 07 Persons <u>Maximum Common Path of Travel (Ch.10 Sec.1006 - Table 1006.2.1 IBC 2018):</u> First Floor (Occupancy M/B - NS) with Occupant Load >= 30 75' Basement (Occupancy B - NS) with Occupant Load <= 30 100' <u>Number of Exits (Ch.10 Sec.106.3.3 IBC 2018):</u> First Floor (Occupancy M/B - NS) with Occupant Load 31 and Travel Distance <75' Two Basement (Occupancy M/B - NS) with Occupant Load 07 and Travel Distance <100' One <u>Allowable Story with One Exit (Ch.10 Sec.1006.3.4 - Table 1006.3.3(2) IBC 2018):</u> Basement (Occupancy B - NS) Actual Occupant Load 07 / Maximum Allowable 49 Actual Exit Access Travel Distance 84'-2" / Maximum Allowable 100' <u>Egress Width Requirements (Ch.10 Sec.1005.3 IBC 2018):</u> Stairways (Ch.10 Sec.1005.3.1 IBC 2018) Basement 0.3" per occupant x 07 occupants = 2.1" Minimum required width (Ch.10 Sec.1011.2 IBC 2018 - Exception 1) 36" Minimum provided width 44" Corridors (Ch.10 Sec.1020.2 - Table 1020.2 IBC 2018) Minimum required width 36" Minimum provided width 54" Doors (Ch.10 Sec.1010.1.1 IBC 2018) Minimum required width 32" Minimum provided width 36" Walk-in Cooler Doors (Ch.10 Sec.1010.1.1 IBC 2018 - Exception 10) 60" Doors to walk-in freezers and coolers less than 1000 SF in area, maximum width nominal 38" <u>Panic and Exit Hardware (Ch.10 Sec.1010.1.10 - IBC 2018)</u> Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.	
09. OPENING PROTECTION Rated Exterior Walls (Ch.7 Sec.705.5 and Ch.6 Sec.601 - Tables 601 and 602 IBC 2018); Construction Type V-B, Fire Separation Distance >=30', Occupancy Groups M and B Not Required	



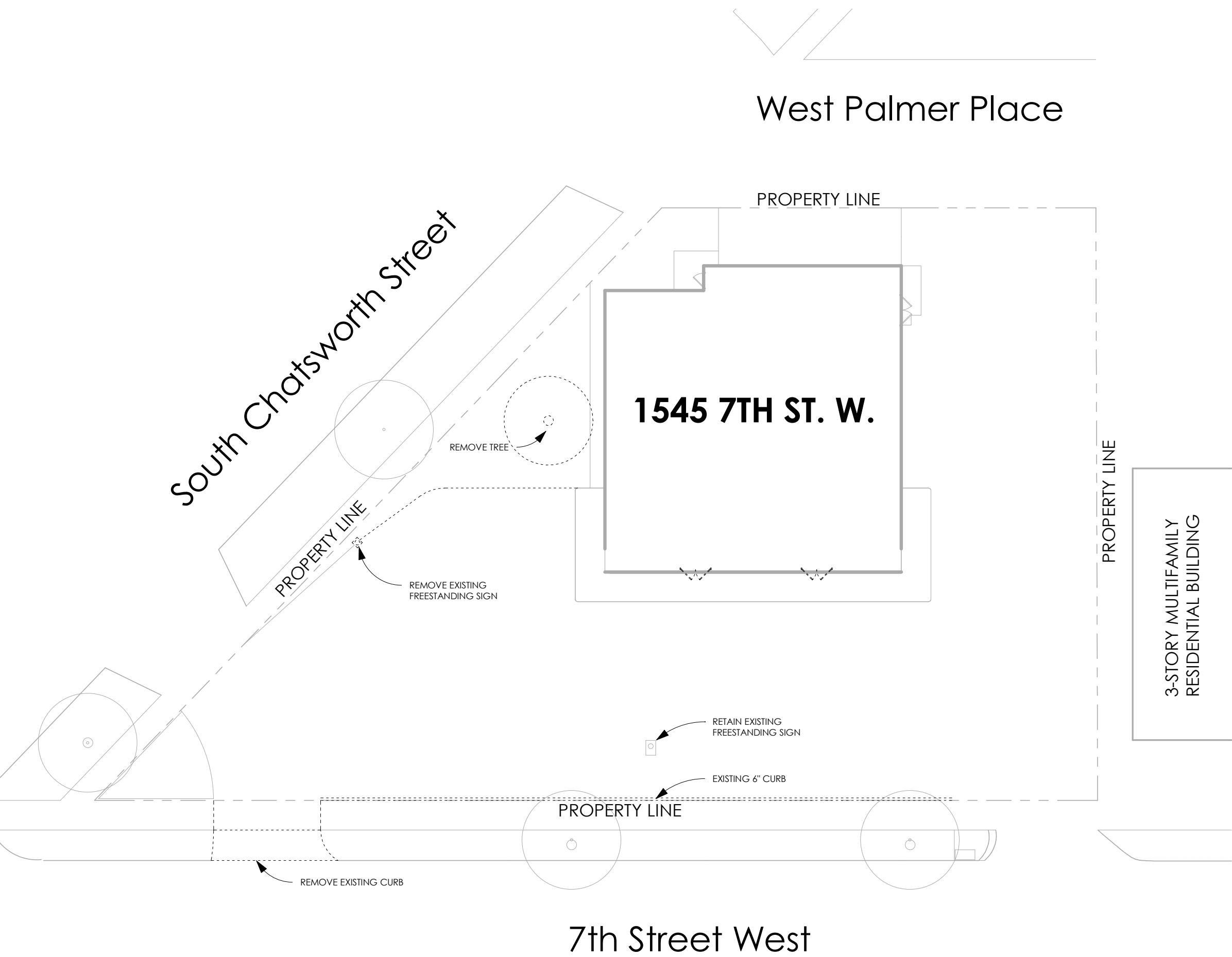
CODE PLAN - LEVEL 1

SCALE 1/16" = 1'-0"



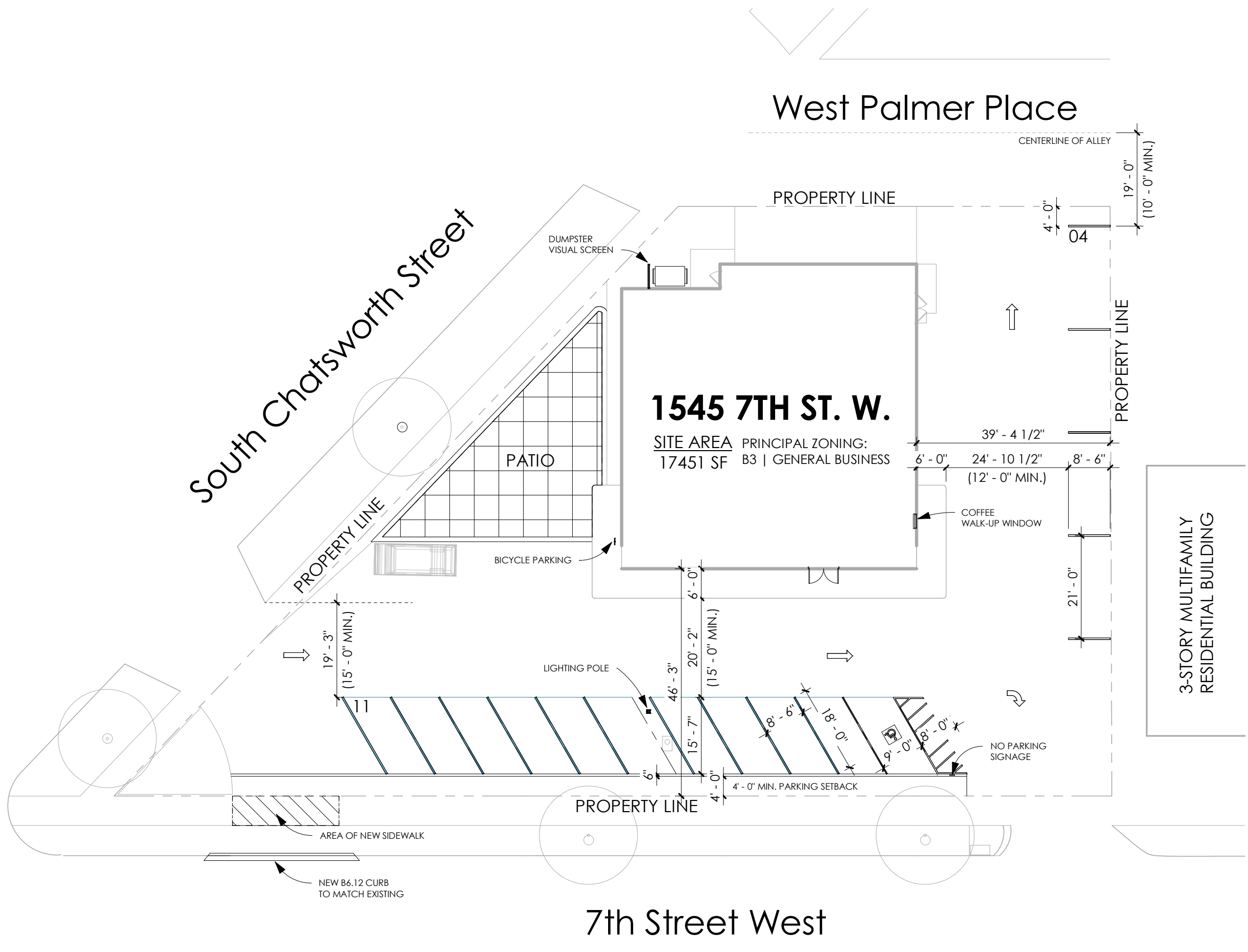
CODE PLAN - BASEMENT

SCALE 1/16" = 1'-0"



1 SITE PLAN (EXISTING/DEMO)

SCALE 1" = 20'-0"



2 SITE PLAN (NEW)

SCALE 1" = 20'-0"

PROJECT

1545 W 7th

ADDRESS

1545 West 7th Street
Saint Paul, MN 55102

PHASE

Construction Documents

PREPARED BY

TUSHIE MONTGOMERY ARCHITECTS
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PREPARED FOR

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PRINT NAME

Daniel L. Pellinen

SIGNATURE

Daniel L. Pellinen

DATE 01/21/2022
LICENSE # 22908

ISSUANCES

PRICING SET

01/04/2022

PERMIT SET

01/21/2022

221123A

SITE PLAN

L1.0