

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 244 East 4th Street (used 240 East 4th Street for Pre-Application Review)

APPLICANT: Ryan DuPuis, KaasWilson Architects

OWNER: Norman P. Bjornnes, Jr.

ARCHITECT: same as applicant

DATE OF APPLICATION: September 29, 2016

DATE OF PUBLIC HEARING: October 20, 2016

HPC SITE/DISTRICT: Lowertown Heritage Preservation District

CATEGORY: new construction

WARD: 2

DISTRICT COUNCIL: 17

INVENTORY NUMBER: N/A

CLASSIFICATION: Building Permit

BUILDING PERMIT #: 16-088961 (footing and foundation only)

STAFF INVESTIGATION AND REPORT: Amy Spong

DATE OF REPORT: October 13, 2016

A. SITE DESCRIPTION: The site is located on the southeast corner of Wacouta and Fourth streets and occupies roughly a quarter of the block. An alley runs east-west in the middle of the block. The site is currently a vacant lot that has been used for surface parking. The parking surface is fairly level but the Wacouta public sidewalk slopes down from the north to the south, and the east and south (alley) sides have retaining walls. The walls have a mix of stone, concrete and wood railroad ties. Some of the historic stone remaining are believed to be the foundation(s) of earlier building(s) that were located here, based on Sanborn Insurance Maps. To the east of the site are a sunken surface parking lot and the contributing Master Framer's (common name) building. To the south of the alley is a surface lot with the Depot Bar (common name).

B. PROPOSED CHANGES: The applicant is proposing to construct a six-story building with a mezzanine, and two levels of parking below grade. The project will allow for 70 apartment units, amenity spaces, and 54 parking spaces below grade that will be accessed from the alley. Key design features include a base, shaft, and capital. Primary building materials consist of cast stone, brick, and metal panel cladding. Custom mechanical louvers are integrated into the facades and will be finished to match the metal panel siding. An aluminum storefront and fiberglass windows will have a dark bronze finish.

C. BACKGROUND: Staff met once with the architects and developer in April 2016 and discussed the overall proposal, making some suggestions for revisions. The HPC conducted a Pre-Application Review during their business meeting on June 9, 2016 and the summary of that discussion is included as an attachment. During the Pre-Application, the project had a larger footprint with 89 proposed apartment units but the current proposal's footprint does not include the adjacent parcel to the east. The applicant responded to many of the findings noted in the staff report during the Pre-Application Review and the HPC discussion.

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation (excerpt):

1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 74-112. - Preservation program.

The preservation program for this heritage preservation district is stated as follows:

Lowertown Heritage Preservation District

The following guidelines for design review will serve as the basis for the heritage preservation commission's permit review decisions in the Historic Lowertown Heritage Preservation District. The guidelines define the most important elements of the Lowertown District's unique physical appearance and state the best means of preserving and enhancing these elements in rehabilitation or new construction. These guidelines are not hard and fast regulations. They are flexible criteria. Their purpose is to provide assurance to property owners that permit review will be based on clear standards rather than the taste of individual commission members. The guidelines will be interpreted with flexibility depending on the particular merit of the building or site under review. Consideration will also be given to availability of historical materials. When applying the guidelines the commission will also be considerate of clearly defined cases of economic hardship or deprivation of the owner or reasonable use of his/her property.

Guidelines for Design Review

- I. **New construction.** The basic principle for new construction in the Lowertown area is to maintain the scale and character of present buildings. New construction refers to totally new structures, moved in structures, and new additions to existing structures undergoing restoration and rehabilitation. Architectural diversity is characteristic of Lowertown. When first confronted with this variety, it is easy to overlook the overall thread of continuity of the area. Generally, any structure should provide height, massing, setback, materials and rhythm compatible to surrounding structures. The reproduction of historic design and details is expensive, artificial, and is recommended only for some cases of infill or other small scale construction. Guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation.
 - A. **Setback—Siting.** There should be no major variation in setback from the building line. Minor variations for bays and entrances are permissible. The proportion of built edge to open space should preserve the plane of the street wall, particularly along the streets facing Mears Park and the Farmer's Market.
 - B. **Massing, volume and height.** The buildings of the district built before 1900 are generally small to medium in volume and up to seven (7) stories in height. Sometimes several buildings are grouped. Buildings constructed after 1900 are generally large in volume and up to eight (8) stories in height, with the Burlington Northern Building being thirteen (13) stories. The structures of the district are distinguished by their boxy profiles; preservation of this aspect is the most essential element for maintaining the unity of the district. New construction should be compatible with the massing, volume, height and scale of existing adjacent structures.
 - C. **Rhythm and directional emphasis.** The rhythm and directional emphasis in Lowertown can be found both in the relation of several buildings to each other and in the relation of the elements on a single building facade. Rhythm between buildings is usually distinguished by slight variations in height, windows and doors,

and details, including vertical and horizontal elements. Rhythm may, as in the case of Park Square Court, be accentuated by slight projections and recessions of the facade, causing the scale of the building to match that of its neighbors. The rhythm and directional emphasis of the new construction should be compatible with that of existing adjacent structures.

- D. Roofs, caps and cornices.** *New roof, cap and cornice designs should be compatible with existing adjacent structures. Generally roofs in the district are flat. It is important for roof cornices and roof edges to relate in scale, proportion and detailing.*
- E. Materials and detail.** *The materials of new construction should relate to the materials and details of existing adjacent buildings. New buildings in the district should provide more detailing than typical modern commercial buildings, to respond to the surrounding buildings and to reinforce the human scale of the district. Walls of buildings in the district are generally of brick, or occasionally of stone. All non-masonry surfaces, if painted, should be of colors compatible with the masonry character of the district.*
- F. Windows and doors.** *Windows should relate to those of existing buildings in the district in terms of solid to opening ration, distribution of window openings, and window setback. In most of the buildings in the district, the area of openings is between 30% and 50% of the facade wall. The proportion, size and detailing of windows and doors in new construction should relate to that of existing adjacent buildings. Double-hung windows are traditional in the district, and are preferred for new construction. Window mullions should emphasize their vertical direction. Casement windows and horizontal sliding windows are not historically common, and because they were not usually used in commercial district are not preferred for new construction. Window and door frames should be wood, appropriately colored, or baked enamel finish aluminum or vinyl-clad.*
- G. Parking.** *Parking lots should be screened from street and sidewalk either by walls or plantings or both. If walls are used, their materials should be compatible with the walls of existing adjacent buildings. Walls should be at least eighteen (18) inches high. Walls or plantings should continue the planes of existing adjacent buildings.*
- H. Landscaping and street furniture.** *When lots are used for green space or parking, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by avoiding a wall of enclosure for the street. Traditional street elements of the area, such as granite curbs, should be preserved. New street furniture should complement the scale and character of the area.*

III. Signs and accessories.

- E. Grills, exhaust fans, Etc.** *Grills, exhaust outlets for air conditioners; bath and kitchen exhaust fans should be incorporated into filler panels and kept out of principal facades, if possible. They may be painted the same color as the filler panel.*

(Ord. No. 17120, § 2, 3-22-84)

E. FINDINGS:

- 1. The category of the property.** *The property is a parking lot and is not categorized within the Lowertown Heritage Preservation District. The buildings that were located here originally, were razed well before the Lowertown District was established. There may still be some remnants of earlier stone foundations or walls and those shall be verified and documented pursuant to the Minnesota Historic Property Record, and prior to any demolition.*
- 2. Setback - Siting (Sec. 74-112.1.A).** *The setbacks comply with the guidelines that state "The proportion of built edge to open space should preserve the plane of the street wall, particularly along the streets facing Mears Park and the Farmer's Market." Staff would also add that the plane of the street wall should also be preserved or reestablished around the Union Depot Plaza, just west of this site. This proposal establishes a street wall for both Fourth and Wacouta streets. The Fourth Street elevation is canted (about 4%) and follows the curb line; the street grid was modified here to accommodate the Green Line tracks in 2010. A sharper angle may not be appropriate given the "boxy" character of the*

District, but given this angle is minimal, the new building will still read as having “boxy” massing.

- 3. *Massing, Volume and Height (Sec. 74-112.I.B).*** The proposed building footprint covers the whole parcel and complies with the guidelines for massing and volume. Renderings are submitted to show the proposed height and how the floor levels relate to nearby historic and newer buildings. Not all the floor levels line up with the neighboring floor levels, but the renderings show that the base, shaft and capitol relate to the nearby buildings and along Fourth and Wacouta Streets, complying with the guidelines.

The building setback from the neighboring historic building has been increased given the reduction in footprint size. The new building will not compromise the long-term use and viability of the nearby historic building (Master Framer’s) by requiring any closure of existing openings. There are also faded painted signs of early uses and advertisements, since this building’s secondary façade was exposed and visible for many decades and this proposal will still allow for maintenance and repairs of the masonry wall. The greater setback will also allow for some visibility of the historic painted signs. The footprint relates well to the footprints of existing historic buildings on this block.

- 4. *Rhythm and Directional Emphasis (Sec. 74-112.I.C).*** Rhythm is created by window and door spacing, bays and detailing. The building has a boxy appearance which is recommended by the Lowertown Guidelines. The building also has a vertical emphasis and is horizontally organized by the storefront base, the shaft and the upper floor with mezzanine. This is consistent with surrounding structures. The storefront bays line up with the shaft and upper two floors. The use of similar colors, despite changes in materials, is used to reinforce rhythm and directional emphasis.
- 5. *Roofs, Caps, and Cornices (Sec. 74-112.I.D).*** The guideline states “*It is more important for roof edges to relate in size and proportion, than in detailing.*” A cornice, or cap, was added after the Pre-Application Review and now complies with the guidelines. The flat roof is also consistent with the character of Lowertown.
- 6. *Materials and Details (Sec. 74-112.I.E).*** New construction in the historic district should reinforce the unique qualities and character of Lowertown without mimicking the historic buildings. The use of materials in new construction is paramount and can mean the difference in complying with the guidelines or not. One way to reinforce the existing character of Lowertown with new construction is to simplify the number of materials present on primary elevations. Brick and stone are the dominant materials in Lowertown and should be for new construction.

The use of metal panels on primary elevations, while not recommended, is used in a way that does not dominate. The metal panels are used in the mezzanine recesses, as design elements on the main facades, and to better integrate custom vents. The panels also have a bronze finish which complements the brick.

Metal windows are not recommended by the guidelines but have been approved on a case-by-case basis in the Lowertown Historic District. The material being proposed may not necessarily compromise the overall quality of the design, as long as the windows are appropriately colored and detailed. The guidelines state that “*Window and door frames should be wood, appropriately colored or bronze-toned aluminum or vinyl-clad.*” The bronze tone proposed is acceptable. Detailing should be reviewed more closely by a small design review committee of the HPC and its staff.

Balconies are not addressed specifically in the guidelines but have been approved for new construction projects and for non-primary elevations on historic buildings in Lowertown. Balconies are proposed for

non-primary elevations and will not be visible. The balconies on the two main street facades are recessed and are well integrated into the overall design. The dark metal railing design generally complies with the guidelines for the district.

The guidelines call for materials to be used that are most prevalent in the District which is natural brick usually of dark red, buff or brown colors and that more detailing be incorporated with new construction than in typical modern commercial buildings. The guidelines do not distinguish between primary and non-primary elevations when addressing materials and detail, however, as with traditional buildings the detailing and material often changes for non-primary elevations. Typically a common brick would be used for these elevations. The proposal continues the main elevation design and materials to the south, alley elevation. This is acceptable; however, it is unusual to have storefront-type windows that are raised above grade. The HPC may want to discuss using more punched windows at the alley.

7. **Windows and Doors (Sec. 74-112.I.F.).** The guidelines state *“Windows should relate to those of existing buildings in the district in terms of solid to opening ratio, distribution of window openings, and window setback. For most of the buildings in the district, the area of openings is between 30% and 50% of the facade wall. The proportion, size and detailing of windows and doors in new construction should relate to that of existing adjacent buildings.”* The windows are punched but do not have similar depth from the wall as the historic buildings. The applicant submitted a study of solid-to-void for the new building as compared to a few historic buildings in Lowertown and the solid-to-void relationship is consistent. The guidelines state *“Double-hung windows are traditional in the district, and are preferred for new construction. Window mullions should emphasize their vertical direction.”* Double-hung windows are not proposed but rather fixed panes with a lower operable window. Mullions do have a vertical orientation. The first-level storefront windows are proportioned well but should have a solid bulk-head to be more compatible with nearby storefronts.
8. **Parking (Sec. 74-112.I.G.).** The parking access is on the alley elevations and complies with the guidelines.
9. **Accessories (Sec. 74-112.I.E.).** The guidelines state *“Grills, exhaust outlets for air conditioners, bath and kitchen exhaust fans should be incorporated into filler panels and kept out of principal facades, if possible. They may be painted the same color as the filler panel.”* There are pre-finished metal architectural louvers proposed on all elevations and while not recommended, they are integrated into the overall design but should be colored to match the prefinished metal panels. There are also several exhaust vents located on the primary elevations that are not incorporated into filler panels and these do not comply with the guidelines, even though some thought was given to their placement.
10. **Landscaping and Street Furniture (Sec. 74-112.I.H.).** No street trees are proposed as there isn't room along Fourth given the LRT tracks, however, the applicant should verify if street trees are required along Wacouta. If they are, accessible trees grates shall be used and not pavers. There may be brick gutters, granite curbs and brick or granite pavers that will be disturbed in the Public Right-of-Way around the site, including the alley, and the applicant must maintain these historic elements and make any necessary repairs.
11. **Other Considerations.** As encouraged during the Pre-Application Review, the applicant has taken into consideration the siting of the new building in relation to the Union Depot and the plaza.

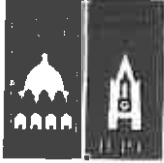
F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of city permits to construct the apartment building provided the following conditions are met:

1. At the owner's expense, the existing retaining wall shall be photo documented according to the *Minnesota Historic Property Record Guidelines* (Updated June 2009). Specifically, Level I photo documentation that is outlined in Appendix E. This documented can be found at: http://www.mnhs.org/shpo/review/docs_pdfs/updatedmhprguidelines.pdf. This work is required prior to any demolition taking place.
2. The pre-existing condition of the surrounding public right-of-way shall be documented prior to any demolition, and all extant historic materials shall be carefully removed, salvaged, secured, and reinstalled. This includes but is not limited to tree grates, granite/stone curbs, brick gutters and brick/stone alley.
3. The pre-finished architectural louvres on the two primary elevations are acceptable in this case given they are custom, colored appropriately, and integrated into the overall design. However, the exhaust hood vents on the two primary elevations shall not be approved. Alternatives shall be submitted to staff for final review and approval.
4. The door and window glass shall not be reflective, tinted or mirrored.
5. A solid bulkhead shall be added at the base of all store-front windows, and the final detail shall be submitted to staff for final review and approval.
6. The smaller windows on the lower level Wacouta elevation shall be redesigned so they do not appear as sliding windows. One solution is to make them a single, punched window, and evenly spaced.
7. Some signage and lighting was indicated on the plans, however, a separate application and details will be required to be reviewed by staff at a later date.
8. All final materials, details and colors shall be reviewed and approved by HPC staff and based on the materials and samples submitted by the applicant for the Public Hearing.
9. A final materials mock-up panel shall be constructed and located on site. Staff will be notified when it is available and shall review the mock-up panel along with three members of the HPC. Staff will verify the materials and detailing with an approval in writing to the applicant.
10. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.
11. The HPC stamped approved plans must be kept on site during the construction project.

G. ATTACHMENTS:

1. HPC design review application
2. Photos and Renderings
3. Architectural Plans



Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102
 Phone: (651) 266-9078
 ApplyHPC@stpaul.gov

Project Address:
 244 East 4th Street

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:

<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

A complete application consists of:

- 1) An application form
- 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|--|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input checked="" type="checkbox"/> New Construction/Addition/ Alteration |
| <input type="checkbox"/> Moving | <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Pre-Application Review Only |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other _____ | |

2. PROJECT ADDRESS

Street and number: 244 East 4th Street Zip Code: 55101-1401

3. APPLICANT INFORMATION

Name of contact person: Ryan DuPuis
Company: KaasWilson Architects
Street and number: 1301 American Blvd. East
City: Bloomington State: MN Zip Code: 55425
Phone number: 612-879-6000 e-mail: ryand@kaaswilson.com

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: Norman P. Bjornnes Jr.
Street and number: 3550 East 46th Street, Suite 120
City: Minneapolis State: MN Zip Code: 55406
Phone number: 612-874-1102 e-mail: nbjornnes@oaksproperties.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Link Wilson
Company: KaasWilson Architects
Street and number: 1301 American Blvd. East
City: Bloomington State: MN Zip Code: 55425
Phone number: 612-879-6000 e-mail: linkw@kaaswilson.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include description of affected existing exterior features and changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

This Project proposes to transform the existing surface parking lot at 244 East 4th Street into 70 Luxury Apartment units with dedicated amenity spaces, and 54 Underground parking stalls. The building design maintains scale, rhythm, and continuity with the adjacent buildings in this historic district, and defines the street edge across from the historic Union Depot courtyard. Key design features include a well defined Base, Shaft, and Capital. Also, horizontal and vertical rhythm is created through the use of openings and material detailing.

The primary building materials consist of cast stone, brick, and metal panel cladding. Custom mechanical louvers have been integrated into the facade design and will be finished to match the metal panel siding. Aluminum Storefront and Fiberglass windows will have a dark bronze finish. Refer to Attachment.

Attach additional sheets if necessary



7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.

| <i>Applicant Submitted</i> | <i>Staff Received</i> | <i>Date Received</i> | |
|-------------------------------------|--------------------------|----------------------|--|
| | | | Restoration /Repair/Rehabilitation |
| <input type="checkbox"/> | <input type="checkbox"/> | | Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of all features and areas affected by proposed work. |
| <input type="checkbox"/> | <input type="checkbox"/> | | If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Historic photographs (if any) that inform the restoration/rehabilitation/repair work. |
| | | | Sign/Awning: |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of location of proposed signage on structure/property. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of structure and all exterior sides affected by proposed work. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Three (3) copies of plans that note materials, dimensions, colors, and method of attachment. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Section drawing showing point of installation, method of installation, awning profile and projection. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Illumination plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building. |
| | | | New Construction/Addition/Exterior Alteration: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Photographs of all features and areas affected by proposed work. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Digital copies of the plans and photos submitted on CD or USB. |



| <i>Applicant Submitted</i> | <i>Staff Received</i> | <i>Date Received</i> | |
|----------------------------|--------------------------|----------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | | Fencing/Retaining Wall: |
| <input type="checkbox"/> | <input type="checkbox"/> | | A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements. |
| <input type="checkbox"/> | <input type="checkbox"/> | | An elevation drawing or photo of the proposed fence/wall. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Roofing: |
| <input type="checkbox"/> | <input type="checkbox"/> | | Sample or description of existing material(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | | Sample or specifications of proposed material(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | | Sample colors. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of all exterior sides affected by the proposed work. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Heating, Ventilating, and Air Conditioning Equipment |
| <input type="checkbox"/> | <input type="checkbox"/> | | Site plan showing location of condenser in relation to the building(s) and property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of the proposed location of any condensers or venting. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs demonstrating that the proposed unit is not visible from the street. |
| <input type="checkbox"/> | <input type="checkbox"/> | | A screening plan if a condenser is in the side yard. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Drawing or photograph demonstrating where and how conduit will be attached to the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Window/Sash Replacement: |
| <input type="checkbox"/> | <input type="checkbox"/> | | Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Existing window design and dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Proposed window design, dimensions, and manufacturer's specifications including shop drawings. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Existing type of exterior storm windows. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Proposed style of exterior storm windows. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Existing exterior window trim material. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Proposed exterior window trim material and style. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of all exterior sides where window replacement is being proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | | Photographs of existing features/conditions which support window replacement proposal. |




| <i>Applicant Submitted</i> | <i>Staff Received</i> | <i>Date Received</i> | |
|----------------------------|--------------------------|----------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | | Other Items Requested by HPC Staff: |
| <input type="checkbox"/> | <input type="checkbox"/> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | |


Will any federal money be used in this project? YES NO

Are you applying for the Investment Tax Credits? YES NO

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant:  Date: 9/29/2016

Typed name of applicant: Ryan DuPuis

Signature of owner:  Date: 9/29/2016

Typed name of owner: Norman P. Bjornnes Jr.

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . Please attach supporting documents to the email as well.



FOR HPC OFFICE USE ONLY

Address: 244 East 4th Street _____

Date received: _____

Date complete: _____

District: _____ /Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel

FILE NO. _____

City Permit # _____ - _____

Requires staff review

Requires Commission review

Supporting data: YES NO
Complete application: YES NO
The following condition(s) must be met in order for application to conform to preservation program:

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- Photographs
- CD of Plans (pdf) & Photos (jpg)
- City Permit Application
- Complete HPC Design Review application

Hearing Date set for: _____

HPC Staff Notes

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval

Date _____

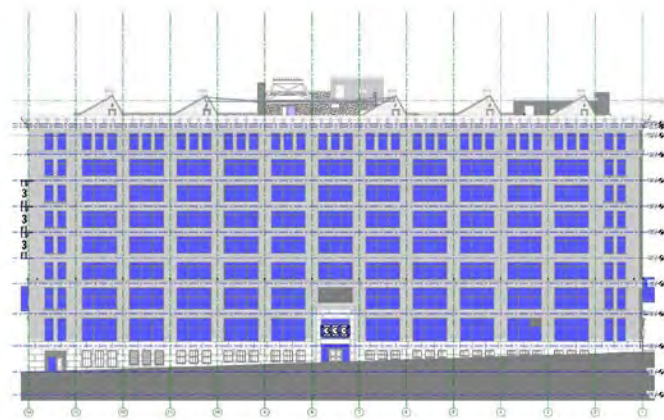




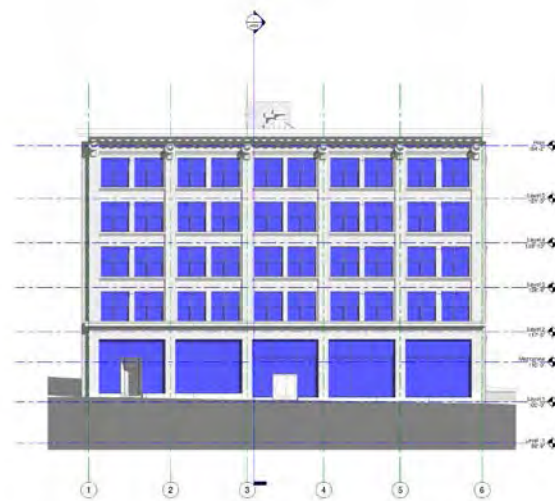
kaas
wilson
architects

Oaks Union Depot
240 East 4th Street, St. Paul, MN

SIBLEY ELEVATION
BLACK AND WHITE
TURN ON AMBIENT SHADOWS
GRAPHIC OVERRIDE WINDOWS
TO BE A COLOR, HALFTONE
WALL



JAX ELEVATION
BLACK AND WHITE
TURN ON AMBIENT SHADOWS
GRAPHIC OVERRIDE WINDOWS
TO BE A COLOR, HALFTONE
WALL



RAYETTE ELEVATION
BLACK AND WHITE
TURN ON AMBIENT SHADOWS
GRAPHIC OVERRIDE WINDOWS
TO BE A COLOR, HALFTONE
WALL



OAKS UNION DEPOT
BLACK AND WHITE
TURN ON AMBIENT SHADOWS
GRAPHIC OVERRIDE WINDOWS
TO BE A COLOR, HALFTONE
WALL

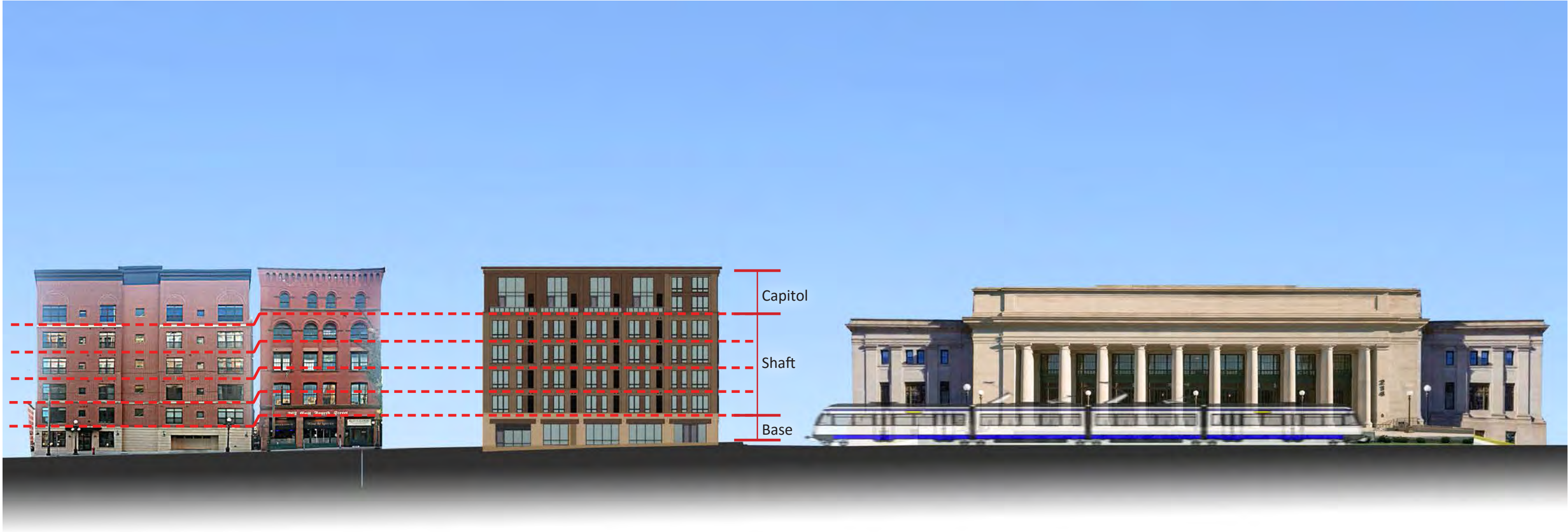
View set up, pending changes
to exterior



Site | Context



Maintaining Proportion| Massing, Volume, Height



Maintaining Proportion| Massing, Volume, Height

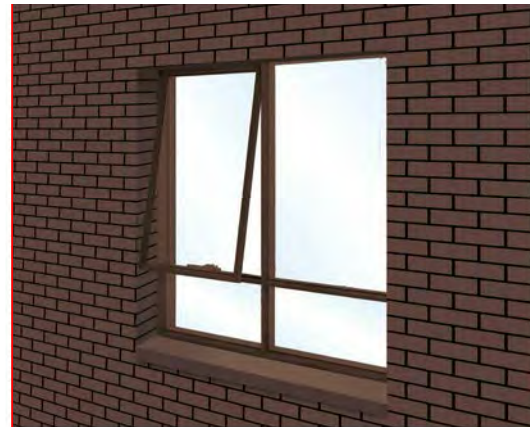






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architects

Oaks Union Depot
240 East 4th Street, St. Paul, MN



PELLA IMPERVIA FIBERGLASS WINDOWS
COLOR TO BE DARK BRONZE



METAL PANEL SIDING
Firestone UNA-CLAD KYNAR 500/HYLAR 5000
FLUOROCARBON STEEL
EXTRA DARK BRONZE



BRICK VENEER SIOUX CITY BRICK
FINE ART VELOUR



CAST STONE VENEER
AMERICAN ARTSTONE
MAE 69-04



STEEL LINTEL
PAINTED TO MATCH: Firestone
UNA-CLAD KYNAR 500/HYLAR 5000
ALUMINUM STOREFRONT
COLOR TO BE: DARK BRONZE



METAL PANEL

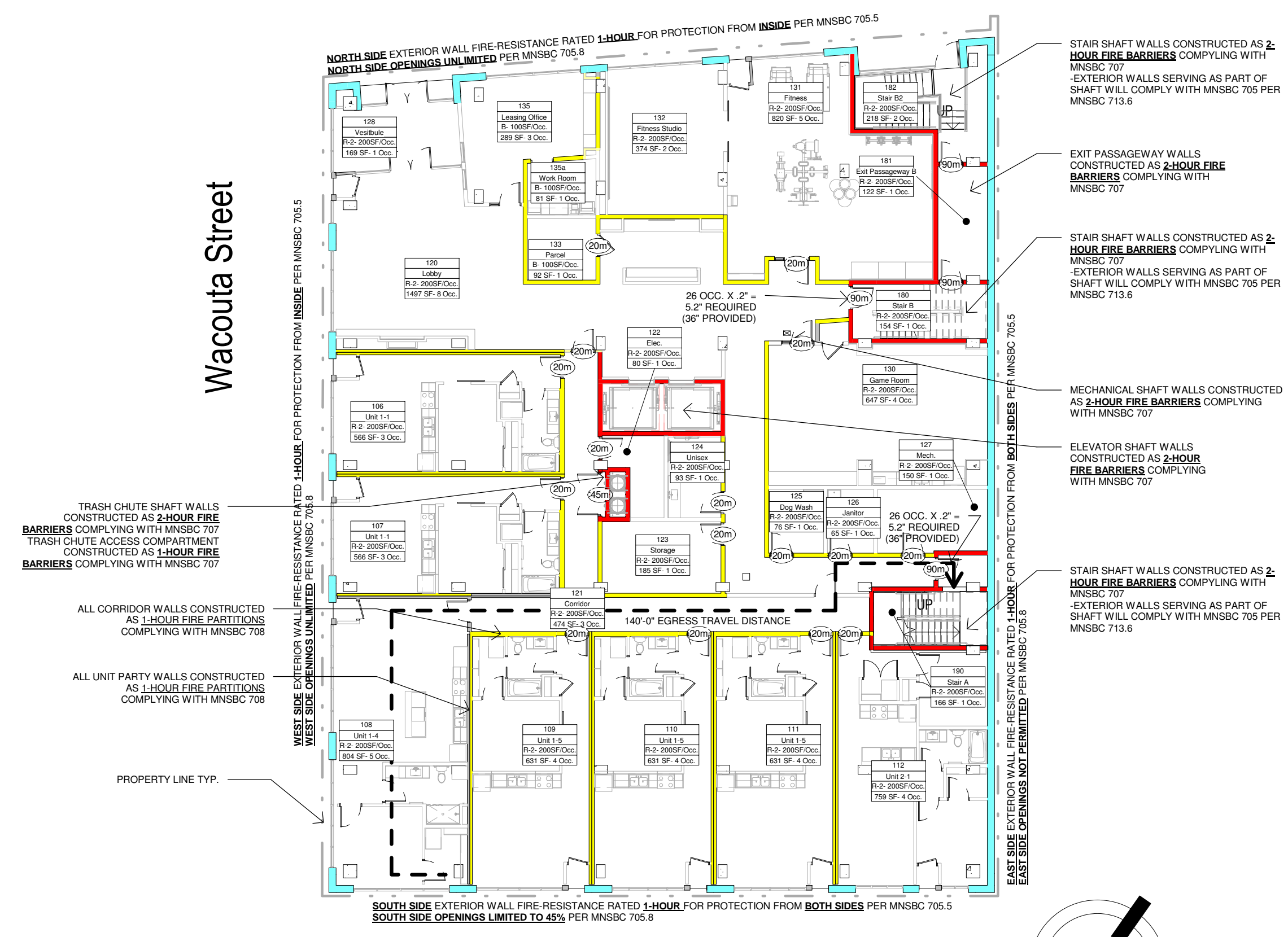
MASONRY PIER

DARK BRONZE WINDOW

CUSTOM MECHANICAL GRILL WITH
INTEGRATED CORRUGATED METAL PANEL
COLOR TO BE: Firestone UNA-CLAD KYNAR
500/HYLAR 5000



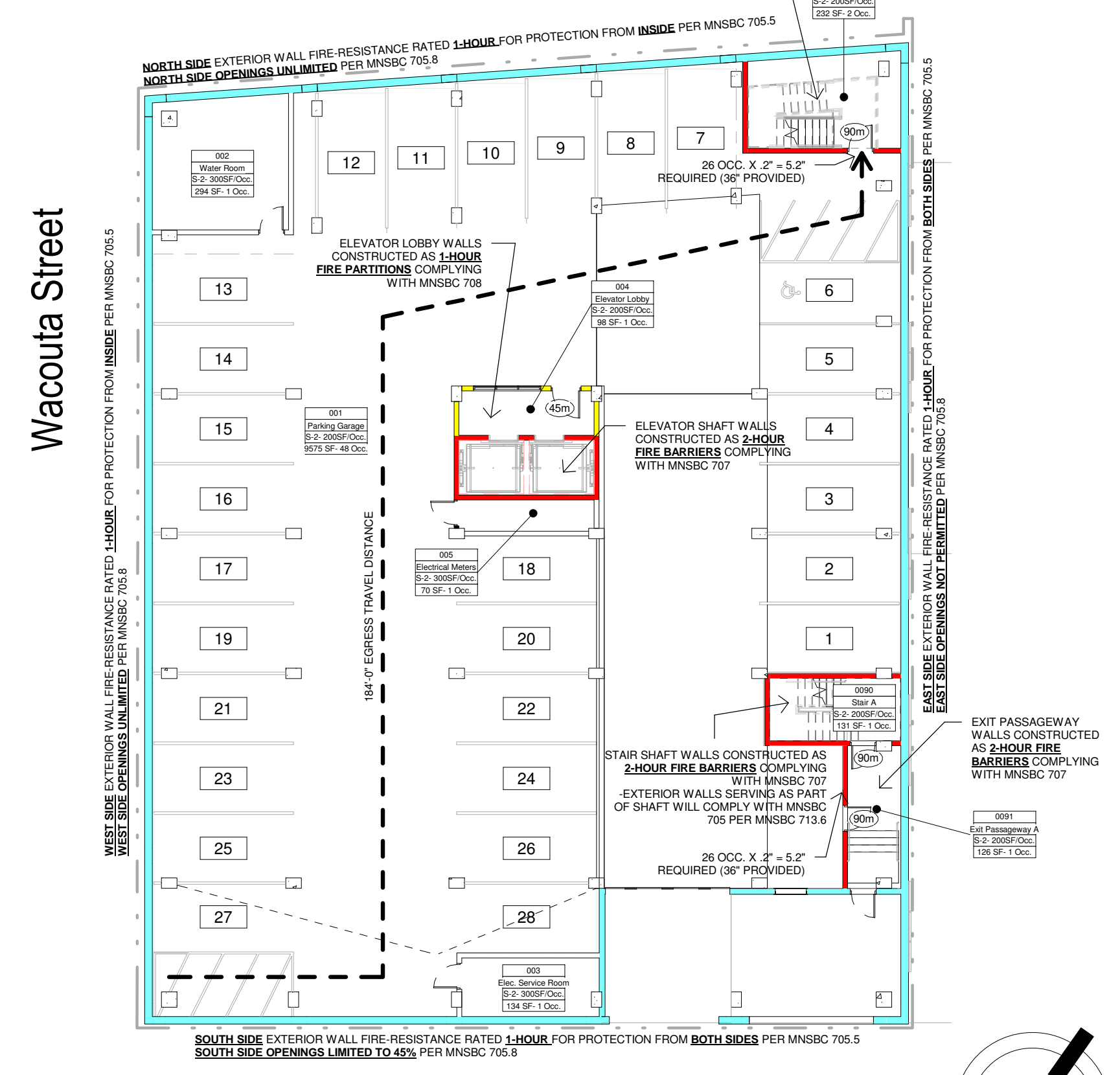
4th Street East



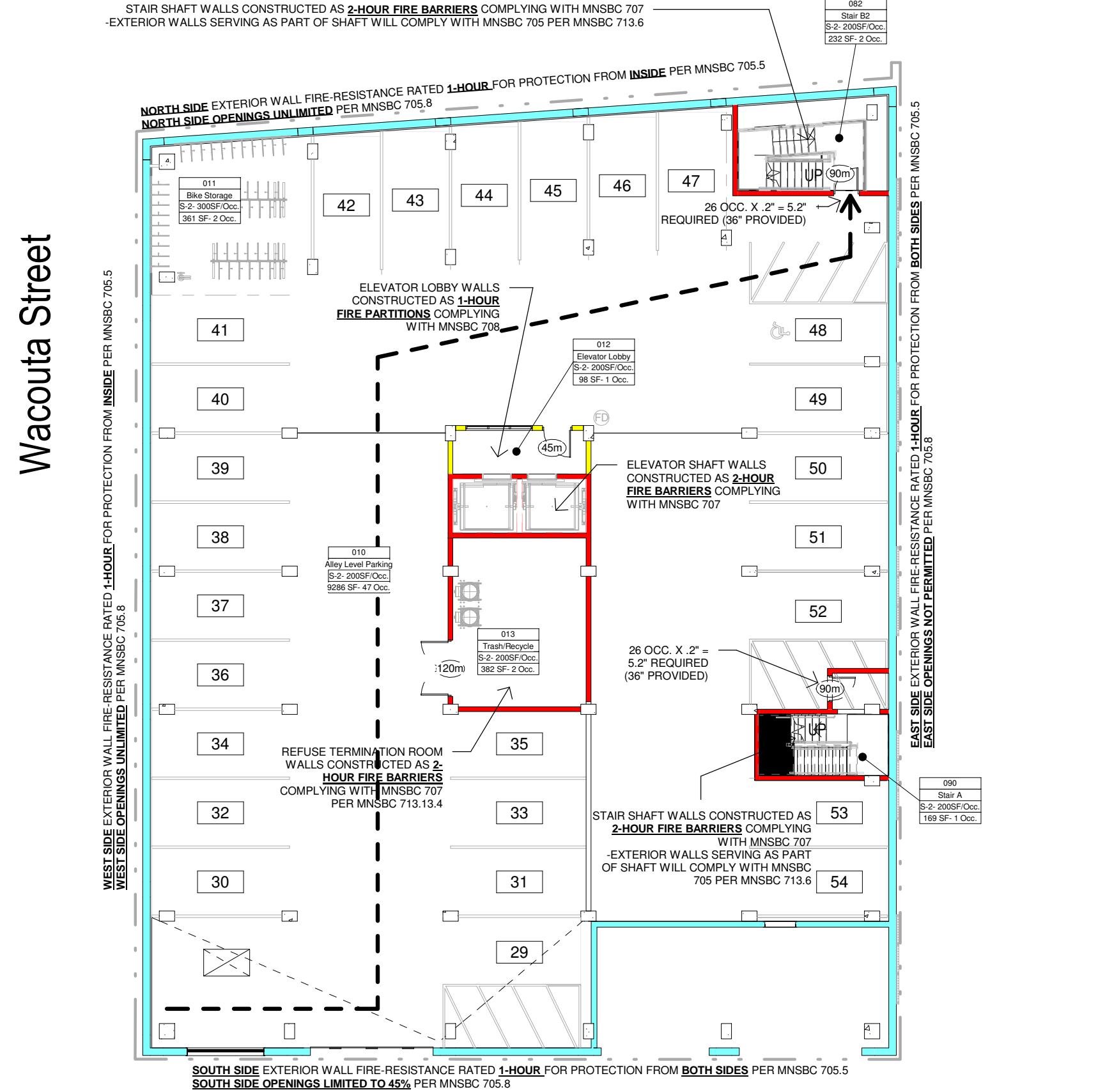
Code Plan Key

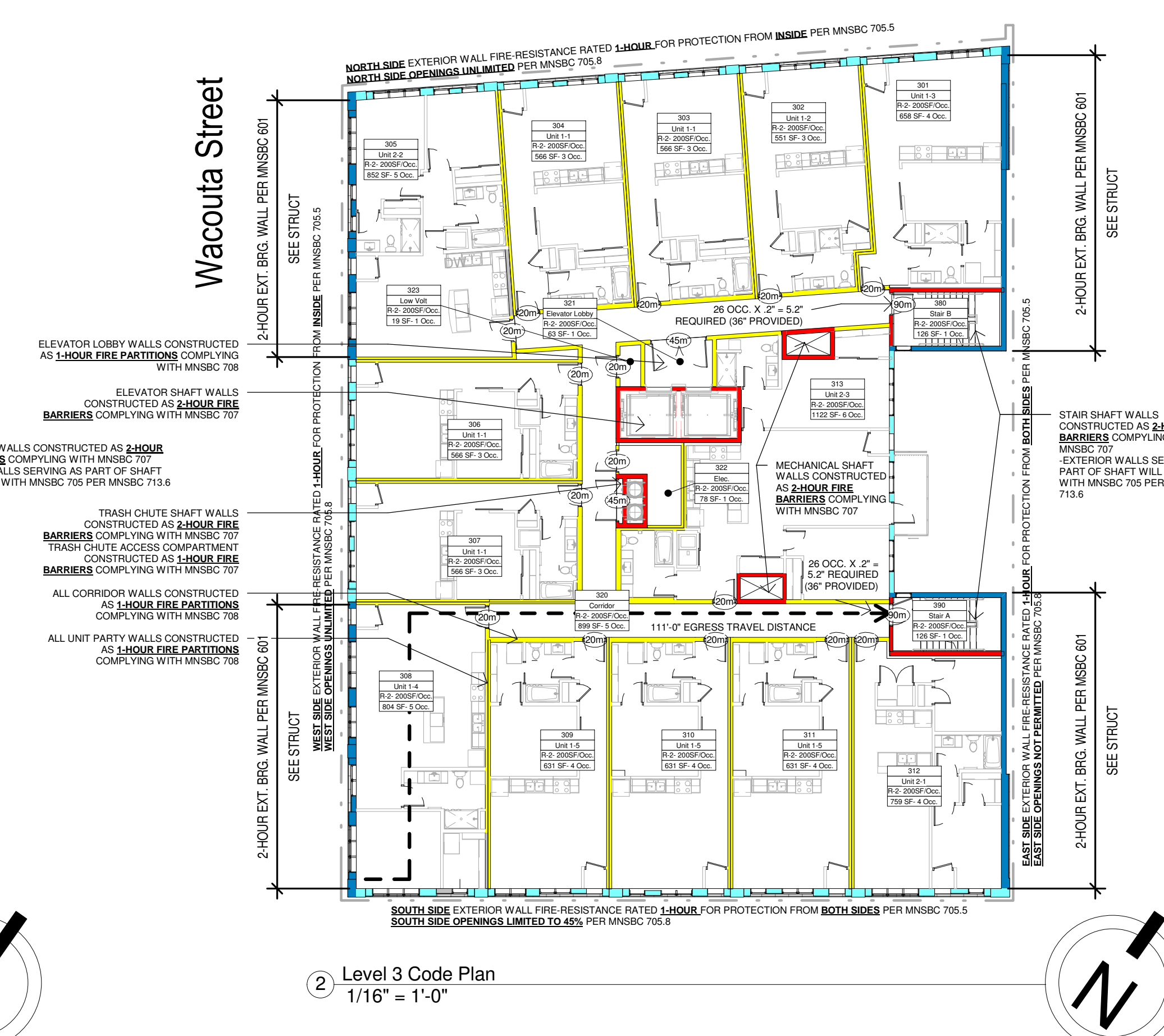
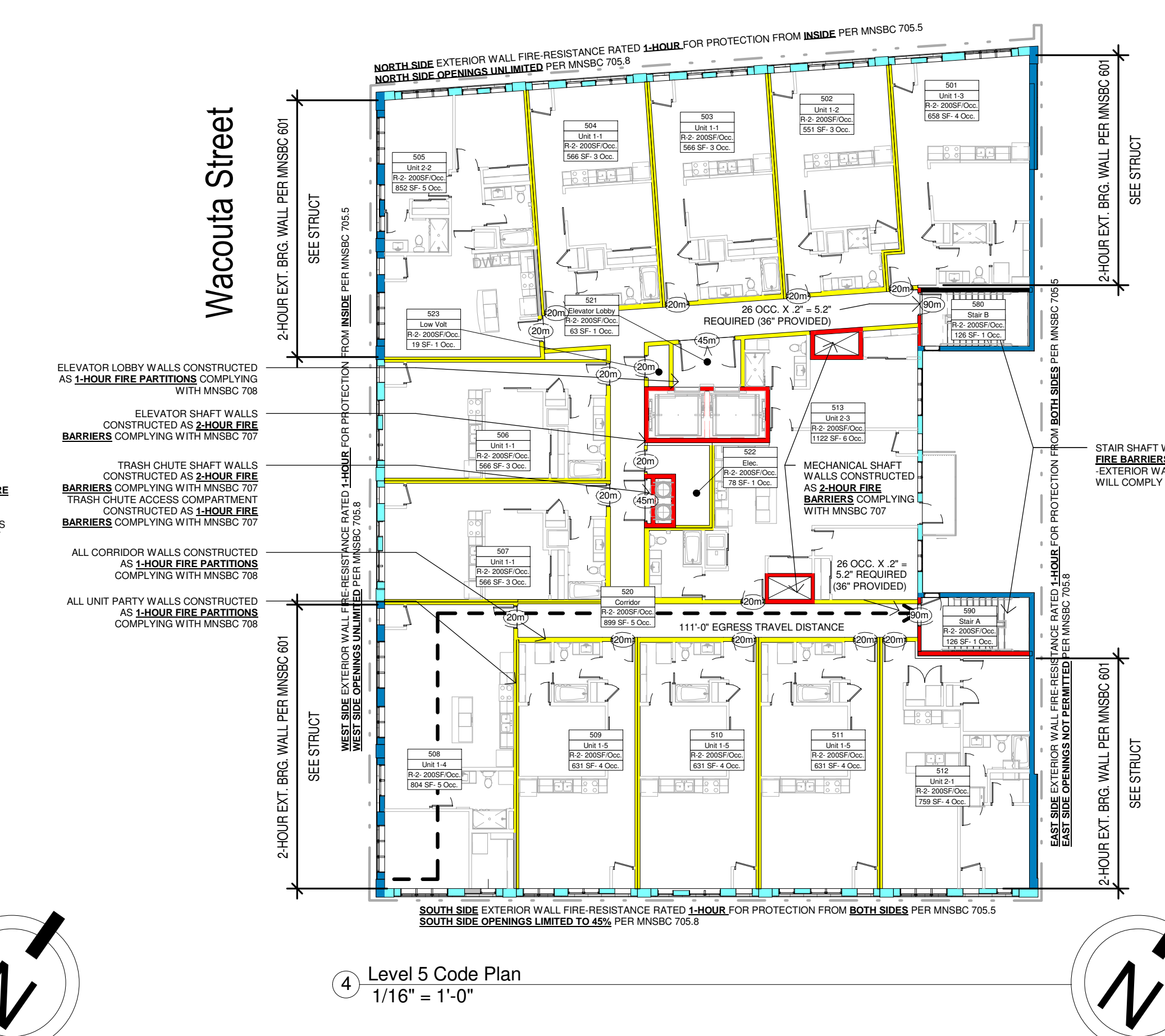
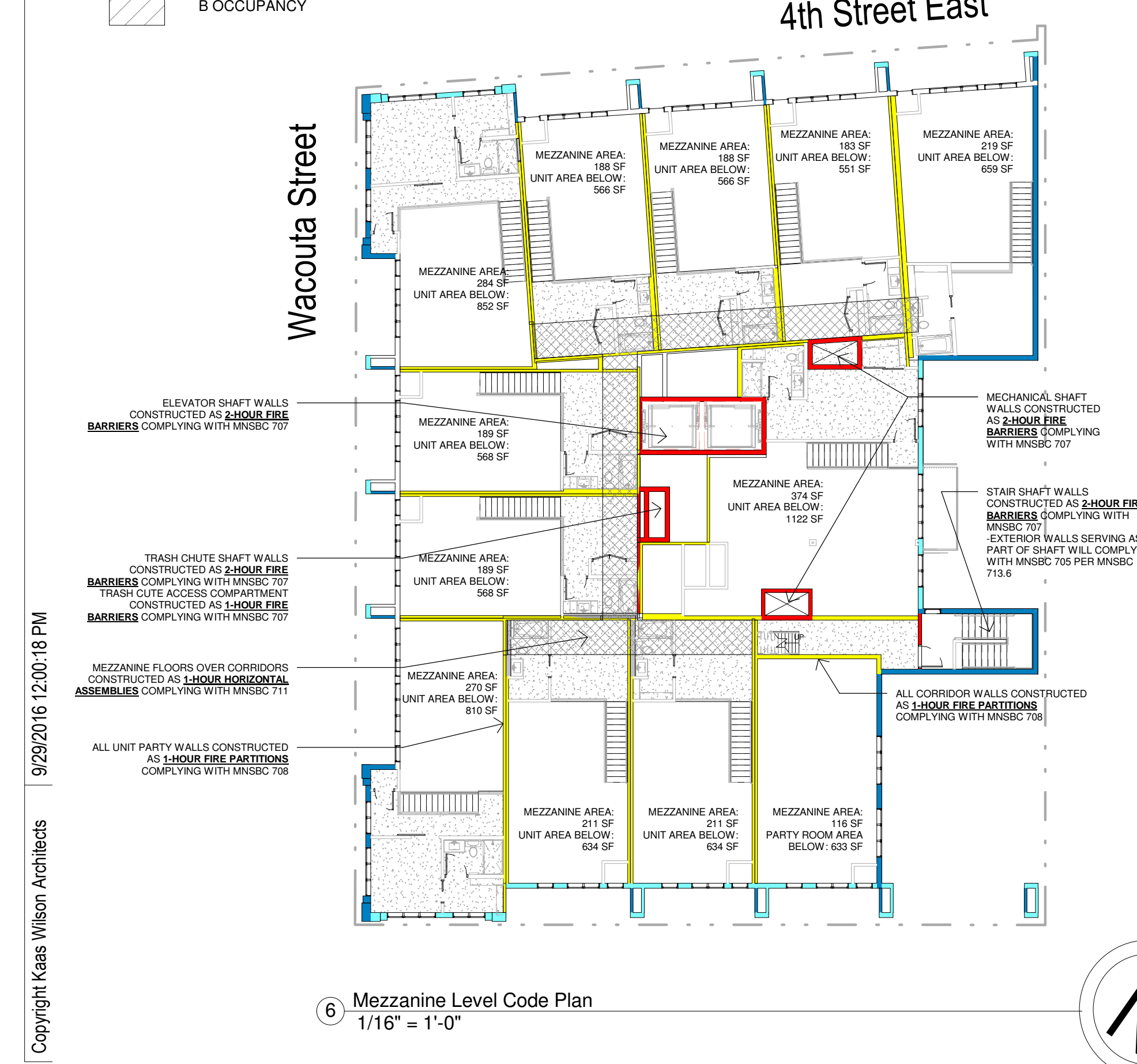
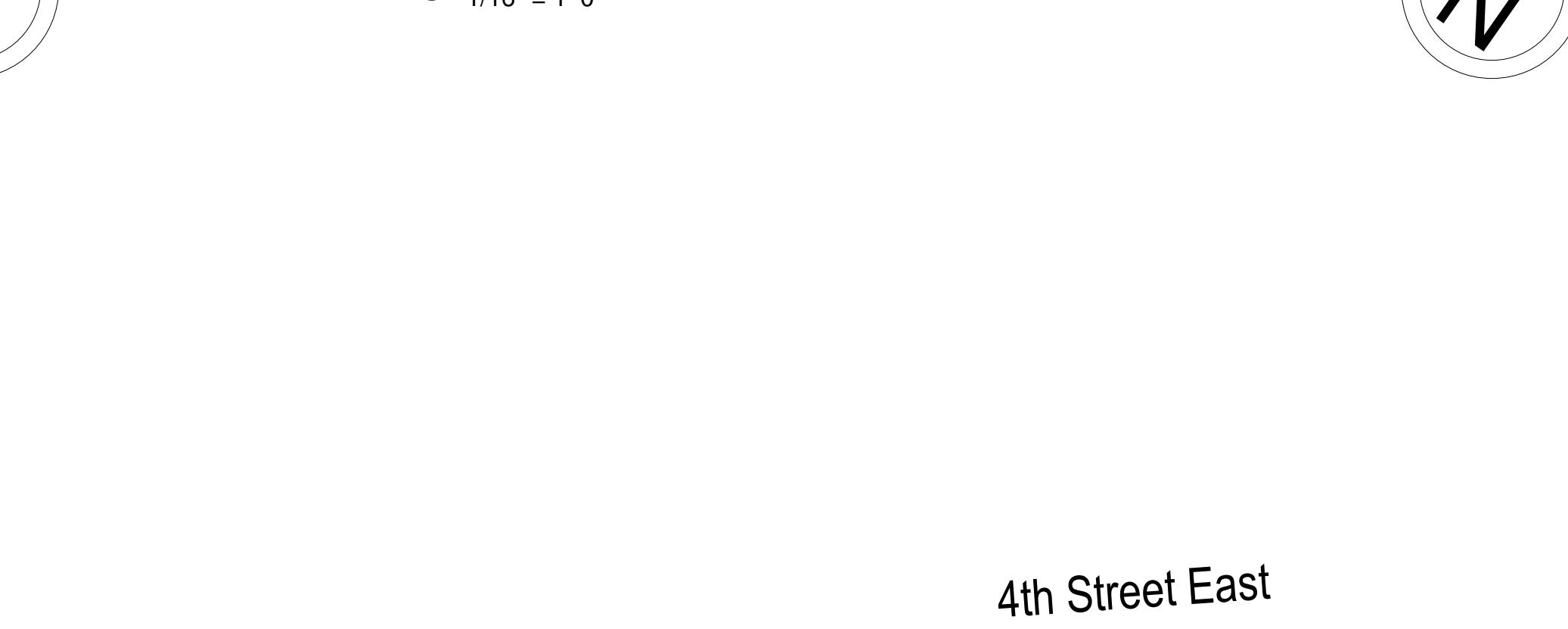
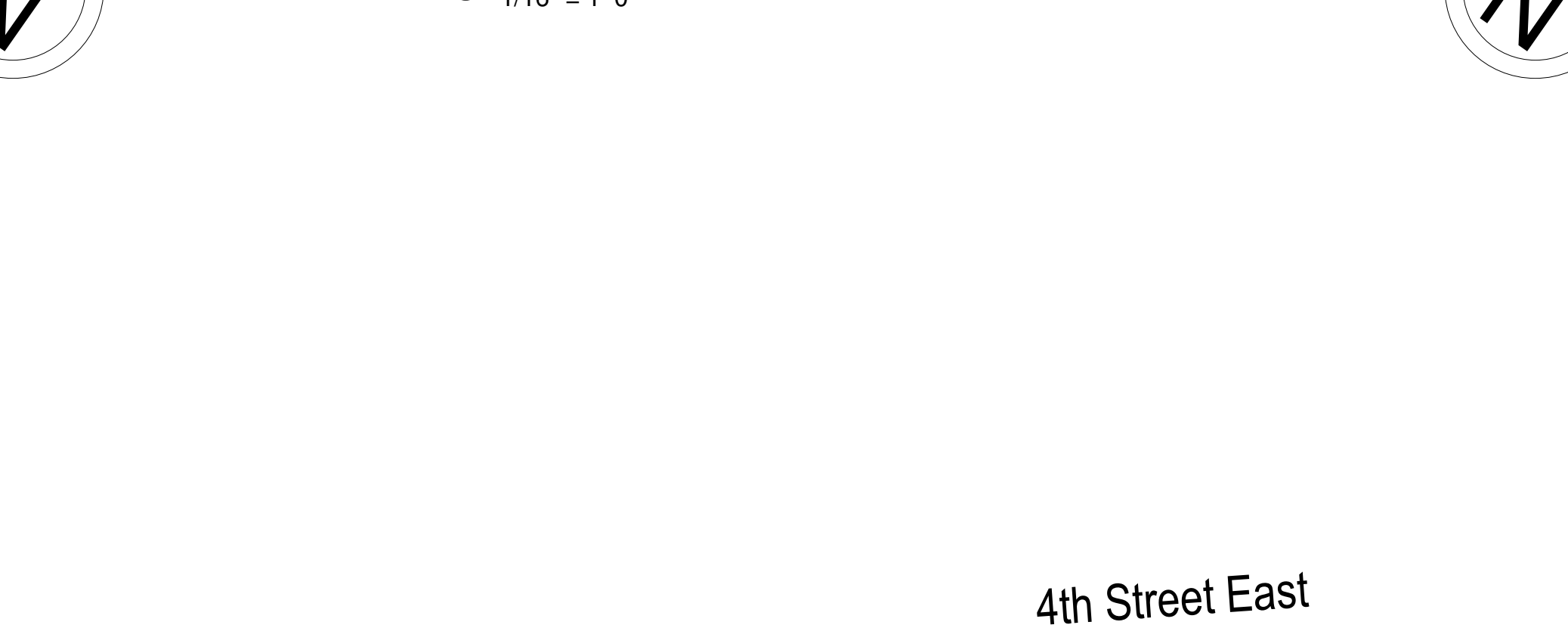
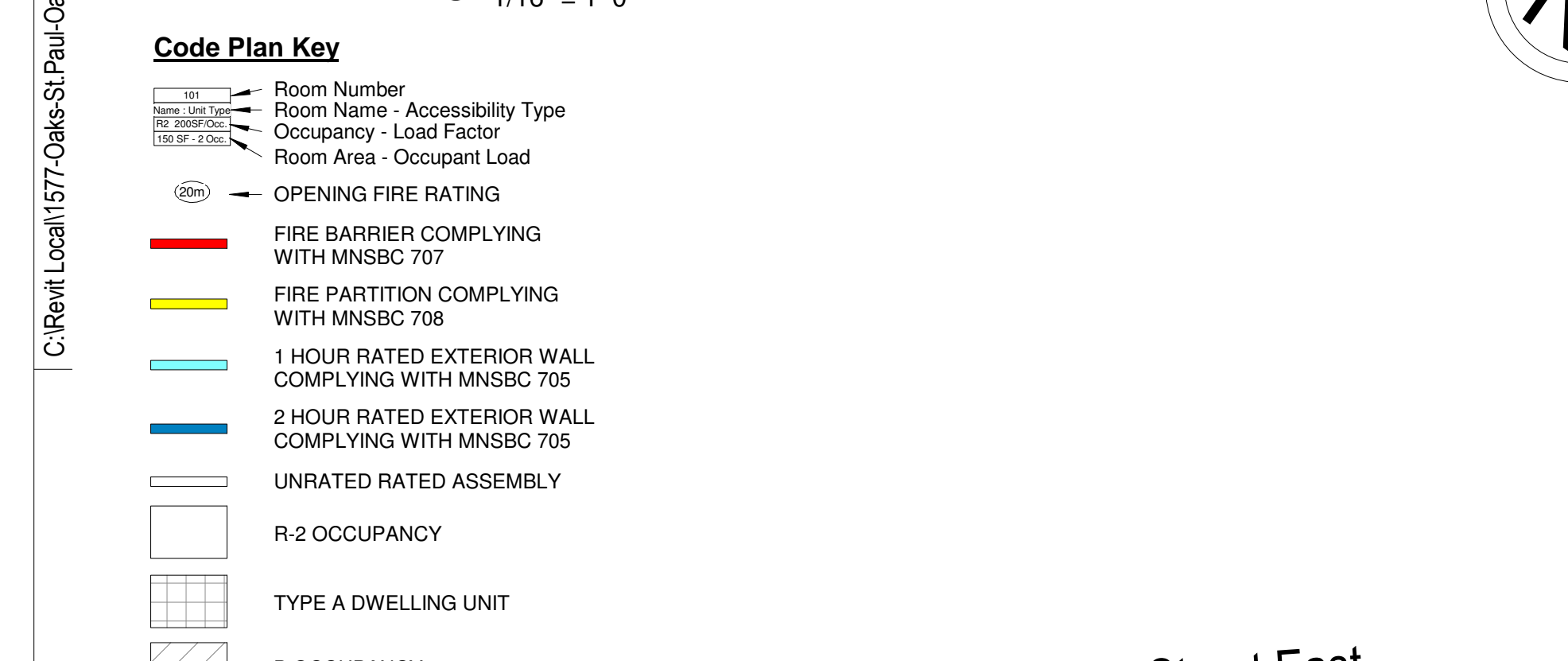
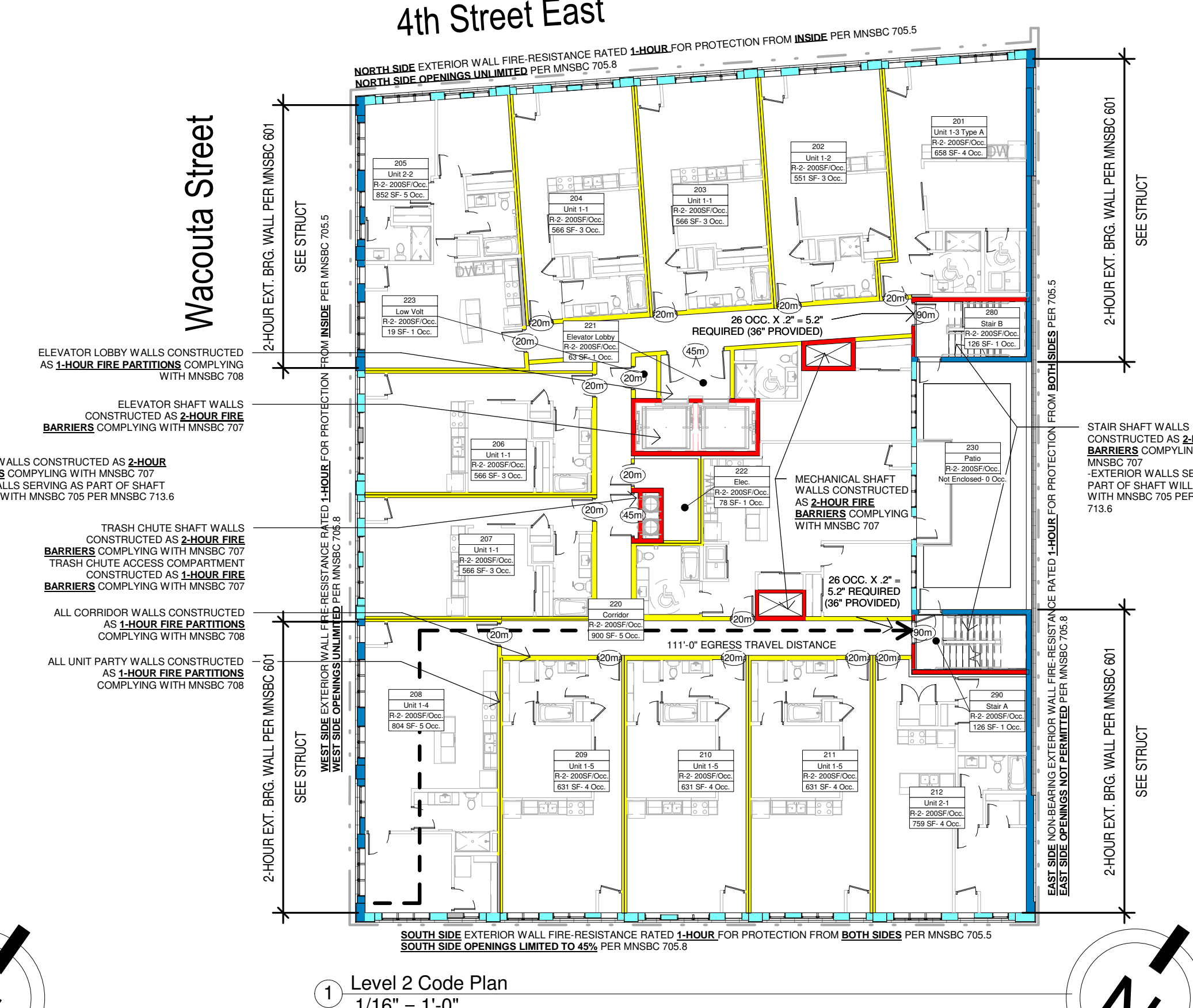
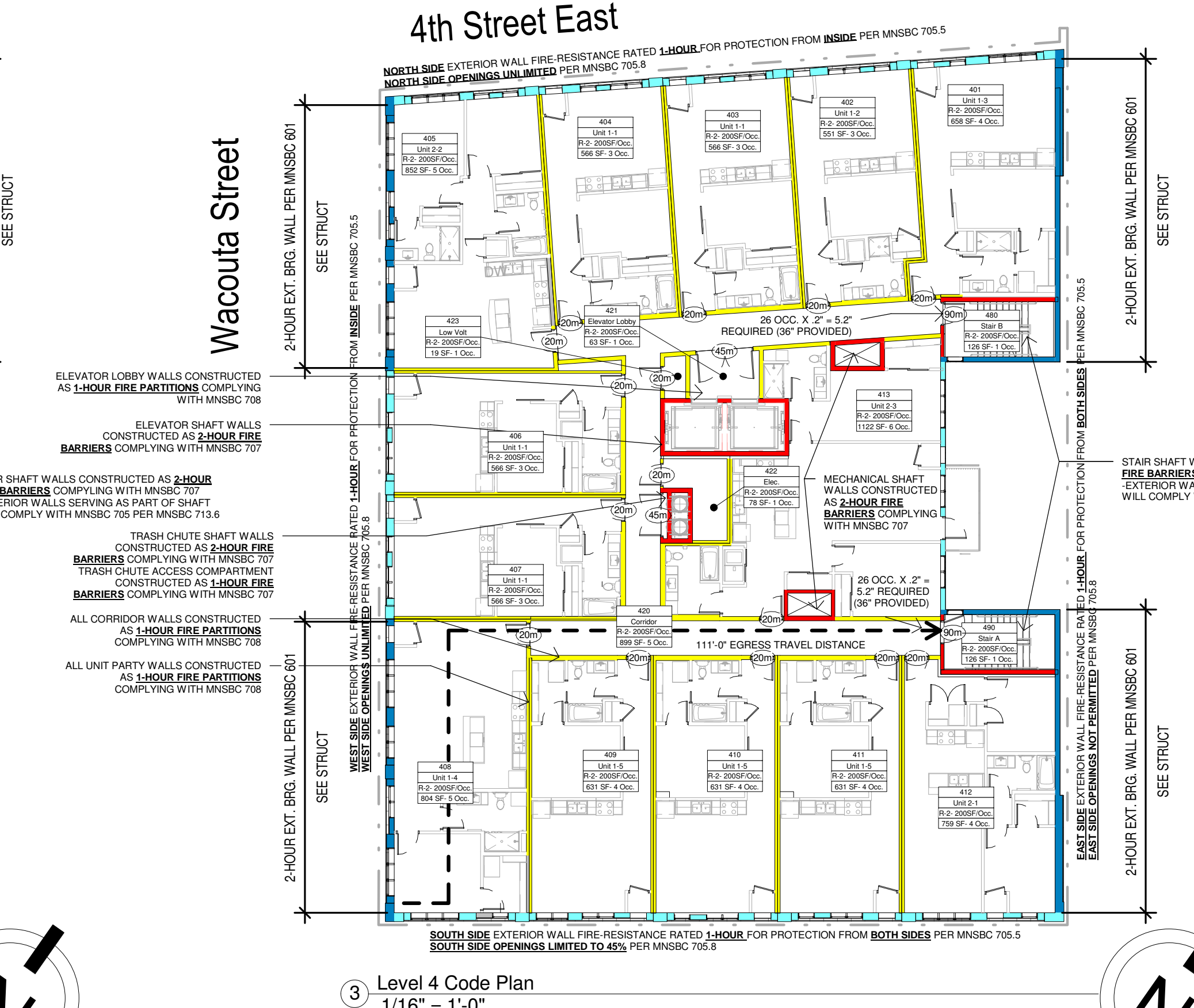
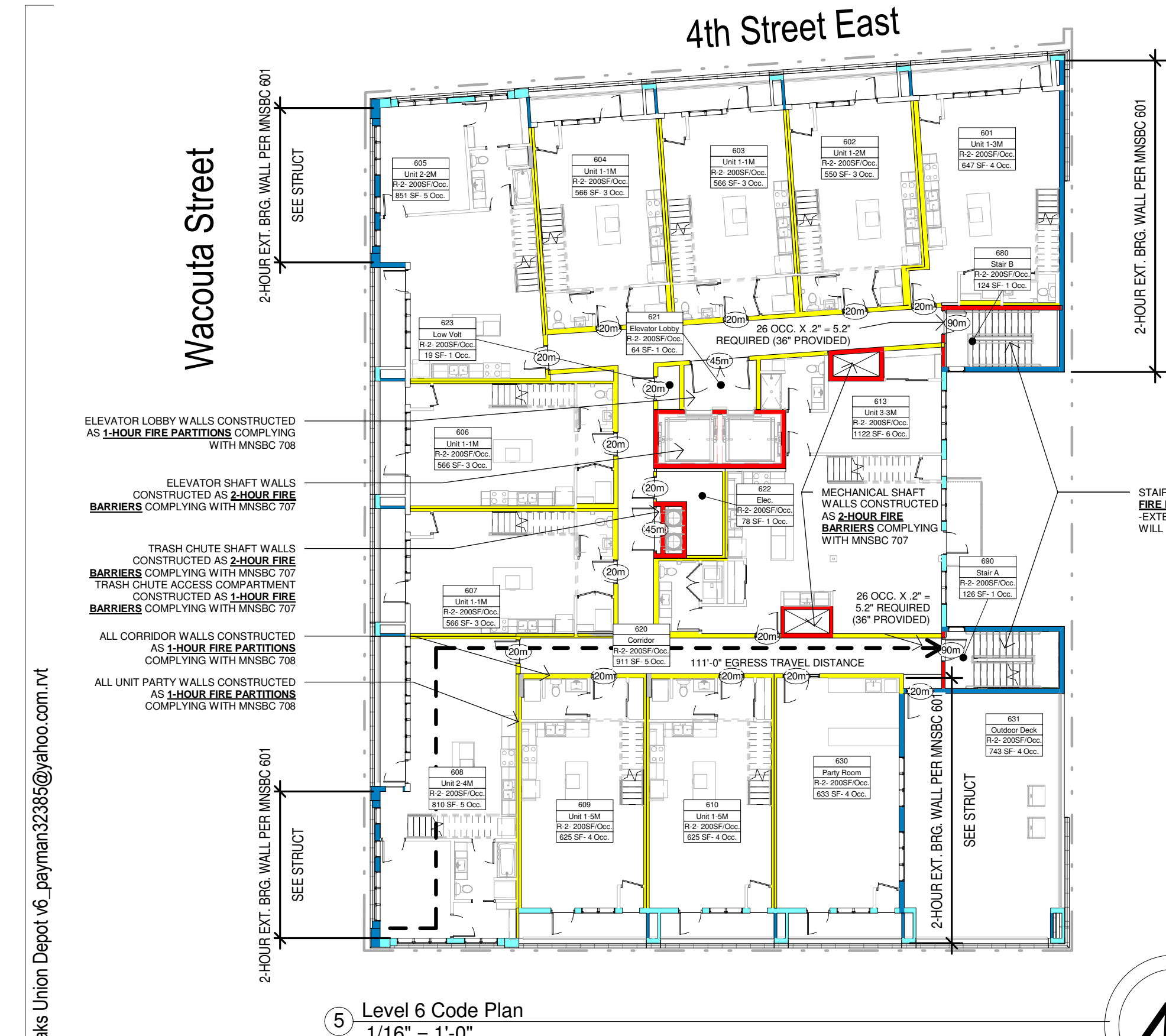
- 101 Room Number
- 101 Room Name - Accessibility Type
- 101 Occupancy - Load Factor
- 101 Room Area - Occupant Load
- 101 OPENING FIRE RATING
- 101 FIRE BARRIER COMPLYING WITH MNSBC 707
- 101 FIRE PARTITION COMPLYING WITH MNSBC 708
- 101 1 HOUR RATED EXTERIOR WALL COMPLYING WITH MNSBC 705
- 101 2 HOUR RATED EXTERIOR WALL COMPLYING WITH MNSBC 705
- 101 UNRATED RATED ASSEMBLY
- 101 R-2 OCCUPANCY
- 101 TYPE A DWELLING UNIT
- 101 B OCCUPANCY

4th Street East



4th Street East





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Link Wilson

LINK WILSON REG. NO: 21629

Date

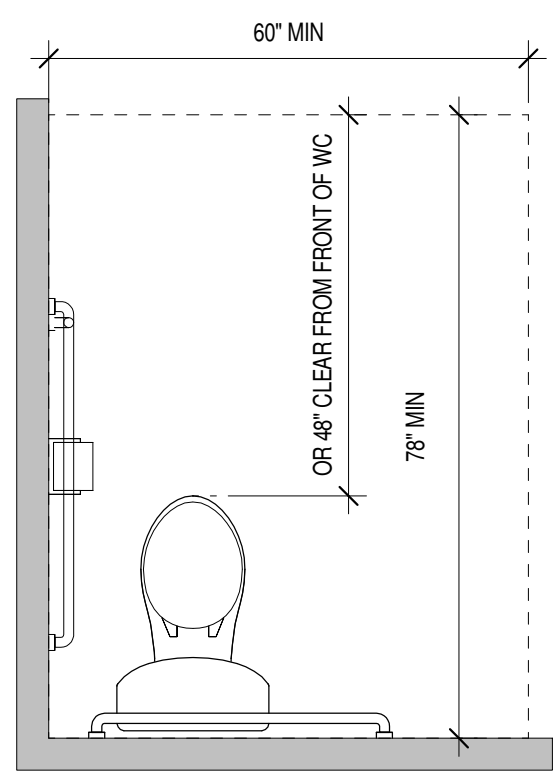
Revision

Rev. No.

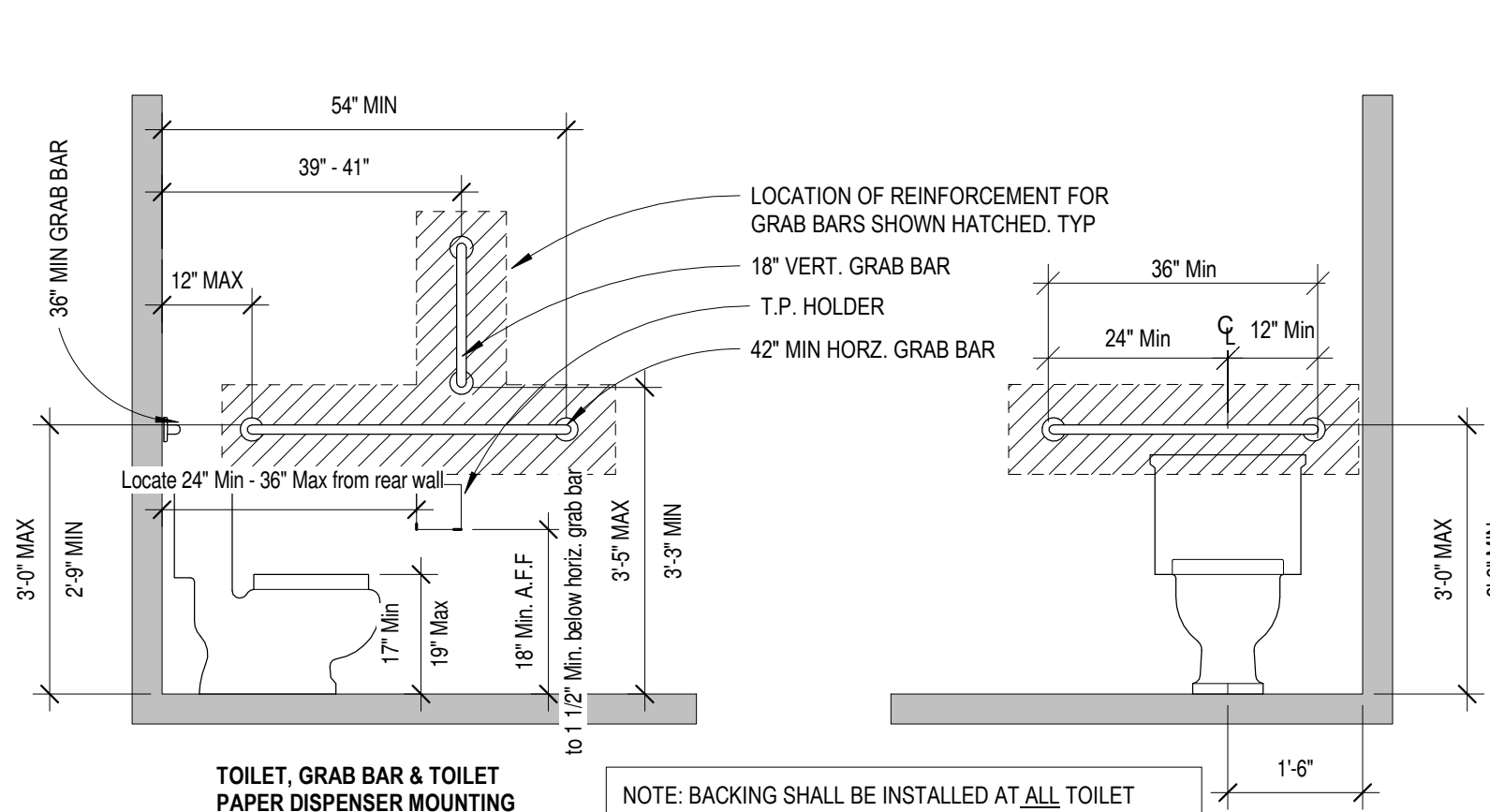
Code Details

As indicated

A010

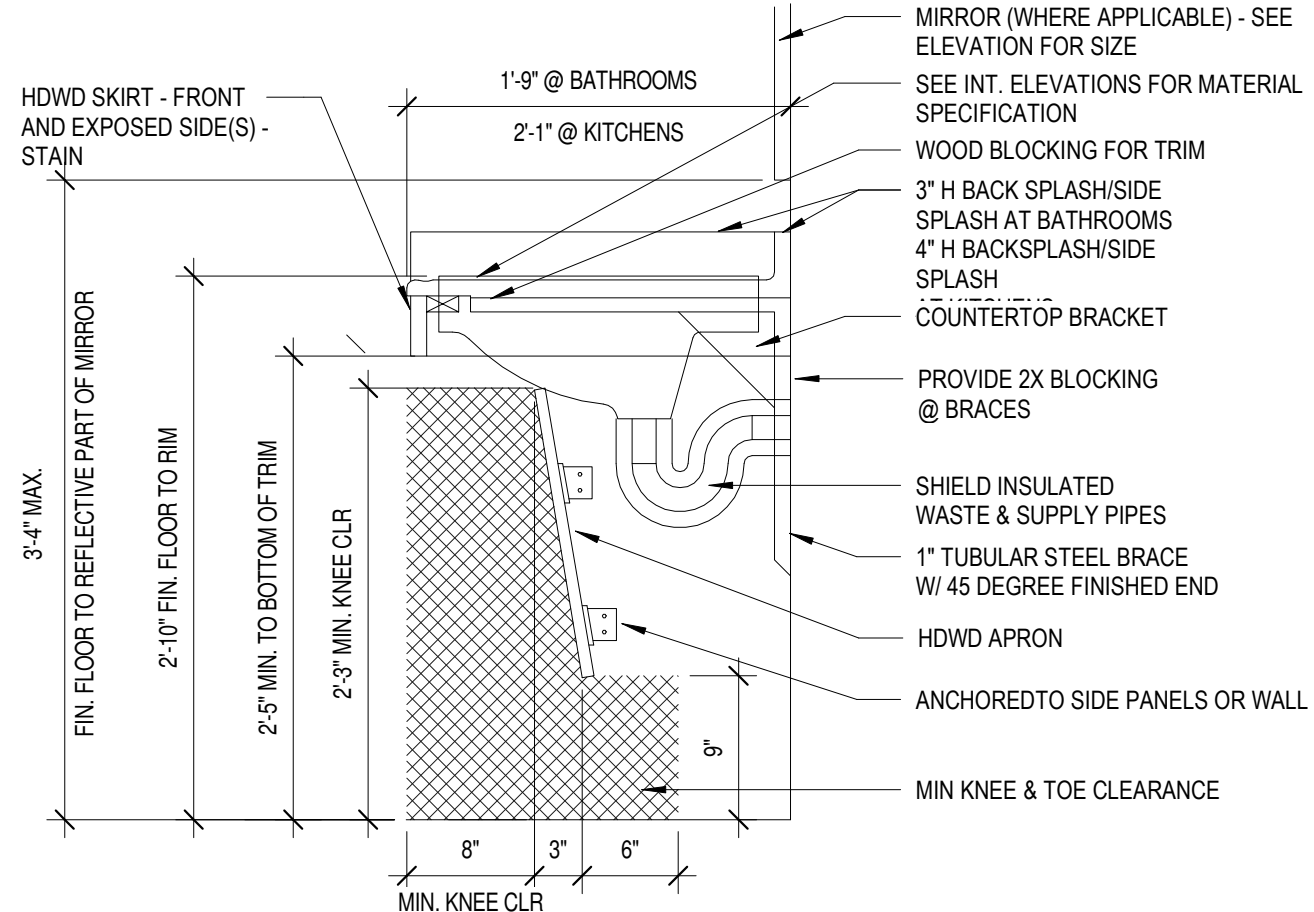


MINIMUM CLEAR SPACE

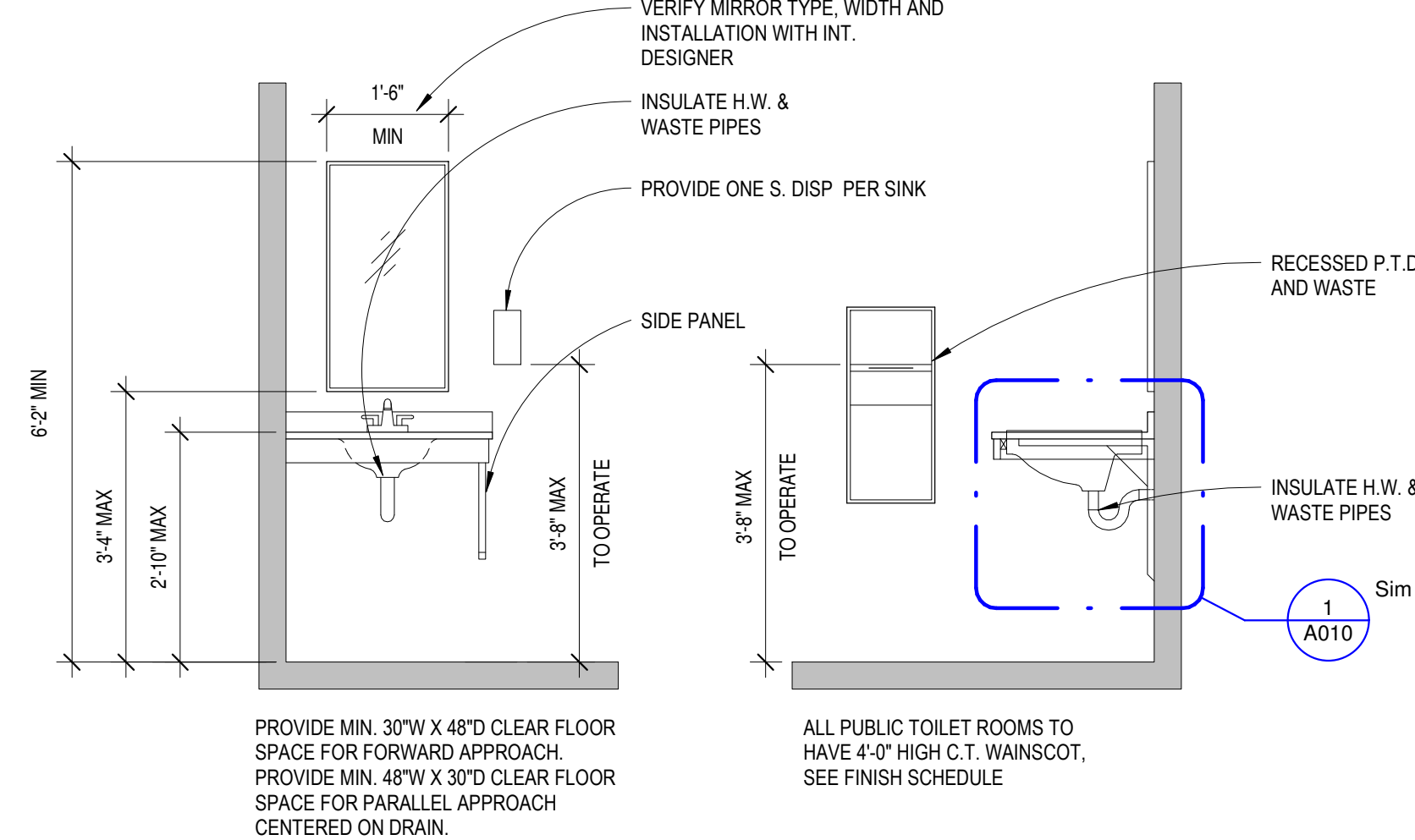


TOILET, GRAB BAR & TOILET PAPER DISPENSER MOUNTING

NOTE: BACKING SHALL BE INSTALLED AT ALL TOILET LOCATIONS FOR GRAB BARS & ACCESSORIES REQUIRING BACKING. TOILET GRAB BARS SHALL BE INSTALLED IN ALL ACCESSIBLE UNIT BATHROOMS & ALL PUBLIC TOILET ROOMS.

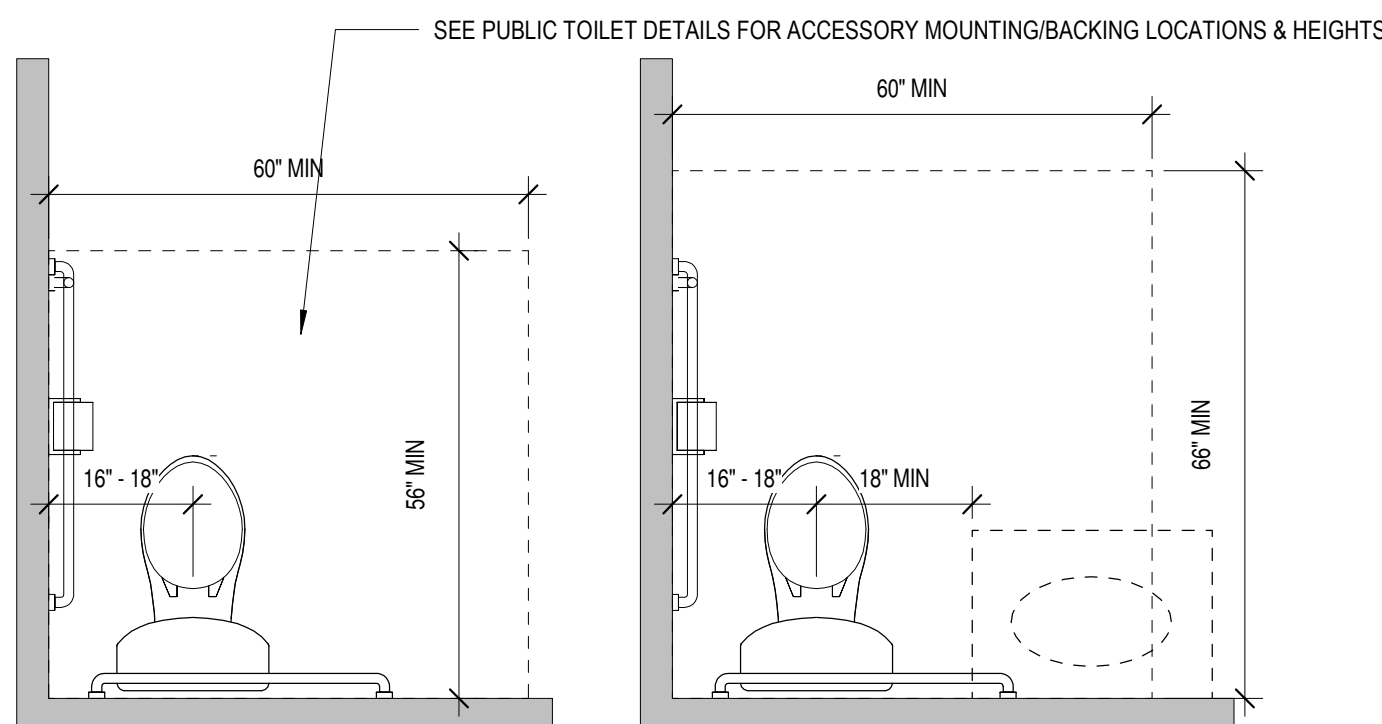


1 Public Sink/Lav. Detail
1" = 1'-0"

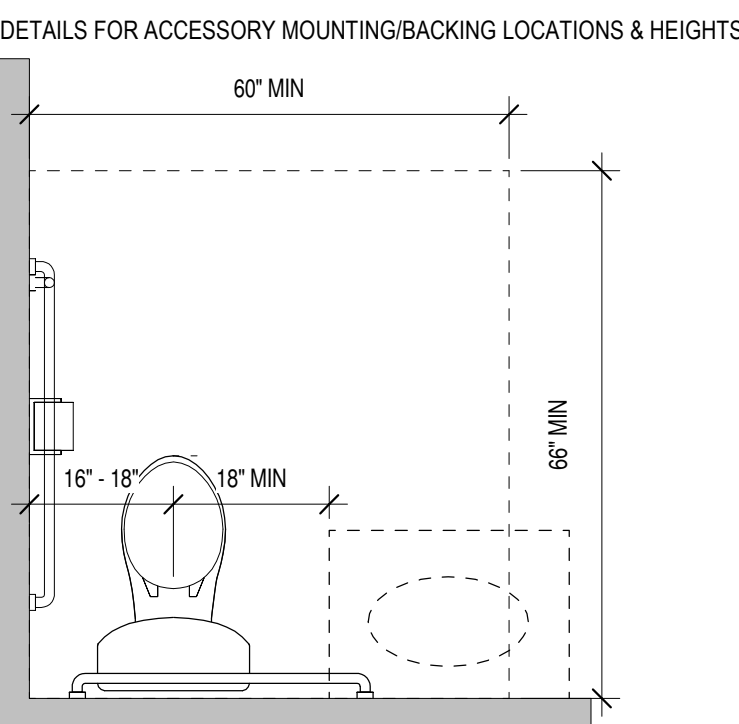


2 Public Lavatory Clearances
1/2" = 1'-0"

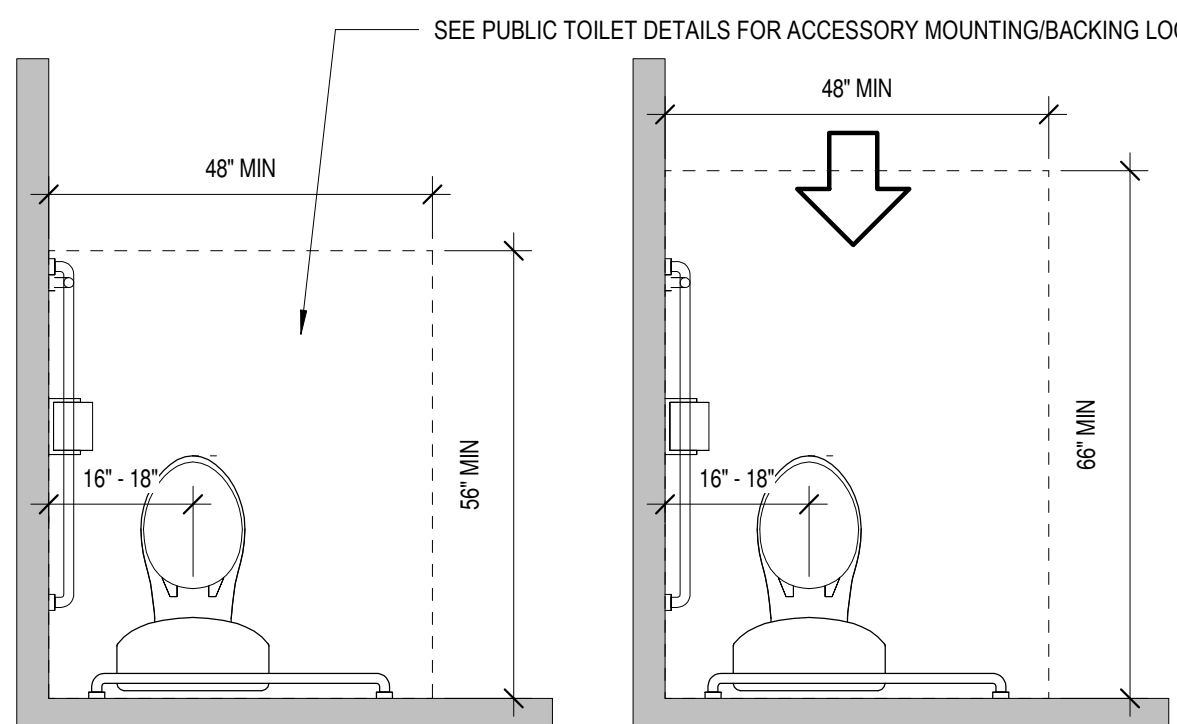
3 Public Toilet ADA Details
1/2" = 1'-0"



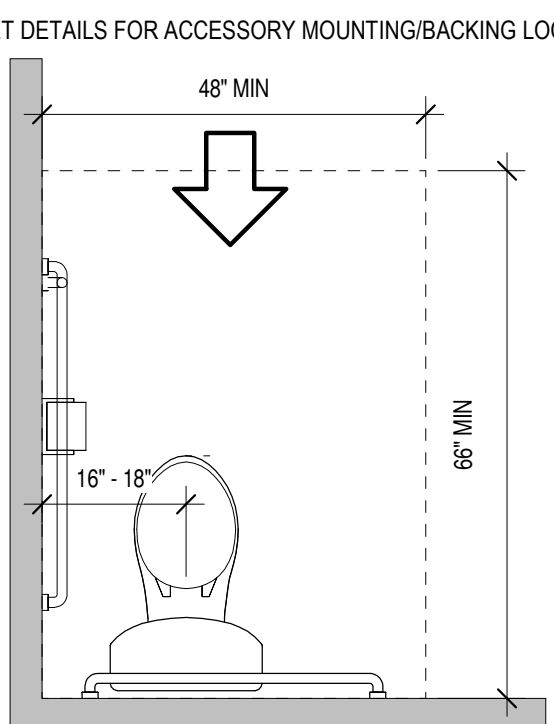
MINIMUM CLEAR SPACE



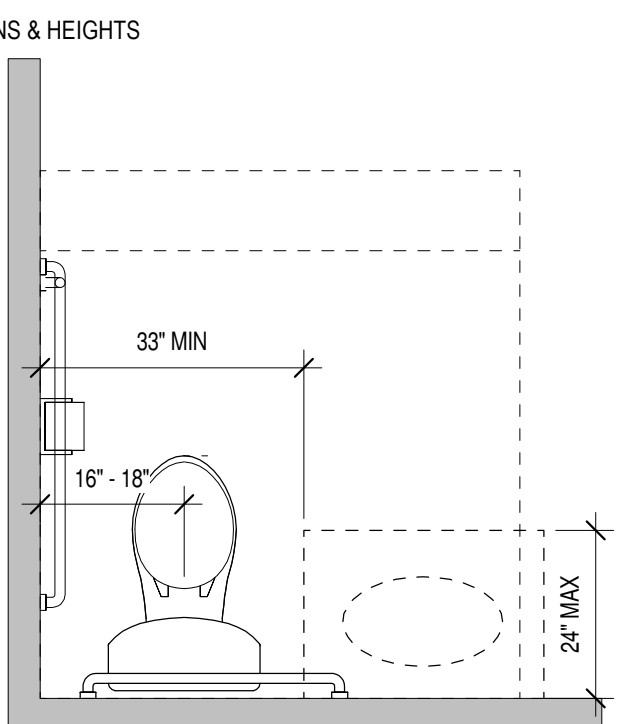
CLEARANCE W/ LAVATORY OVERLAP EXCEPTION



MINIMUM CLEAR SPACE



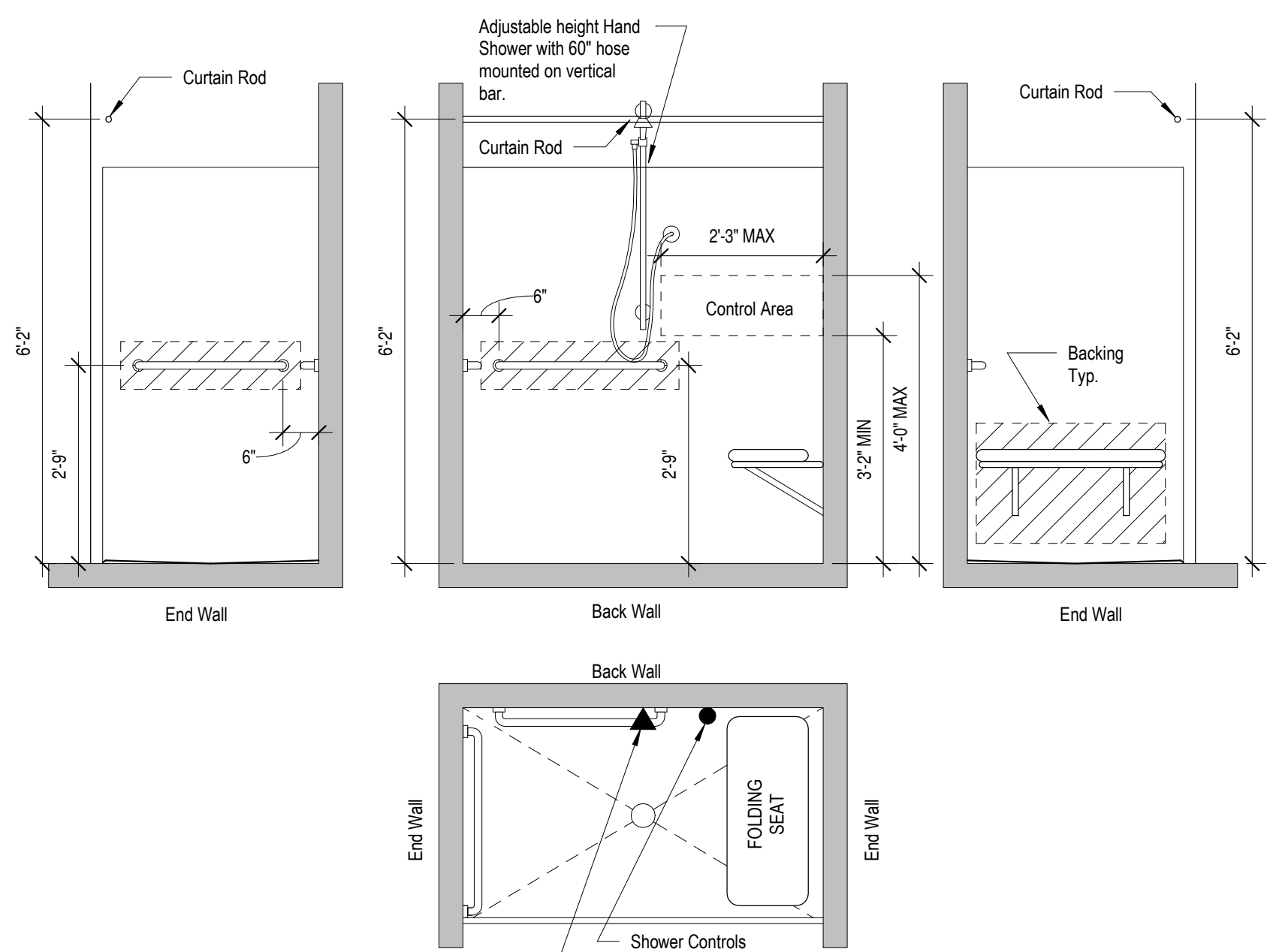
INCREASED CLEARANCE SPACE - FORWARD APPROACH



CLEARANCE W/ LAVATORY OVERLAP EXCEPTION

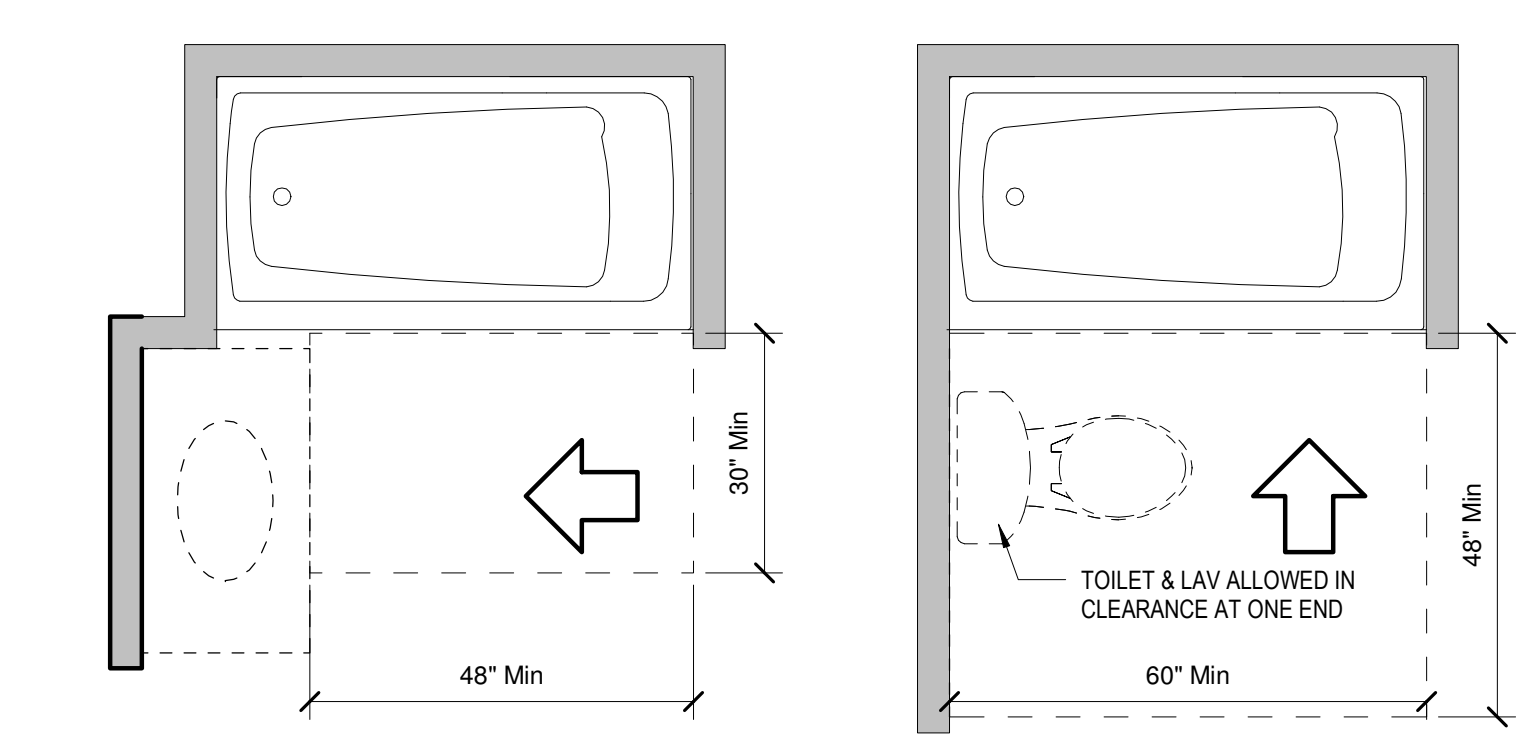
6 Type A - Toilet Clearances
1/2" = 1'-0"

11 Type B - Toilet Clearances
1/2" = 1'-0"

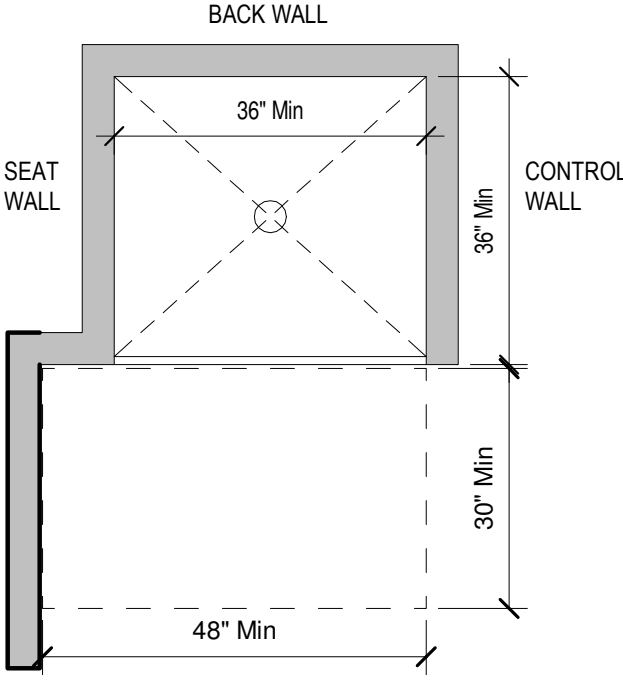


4 Roll-in Shower (ANSI)
1/2" = 1'-0"

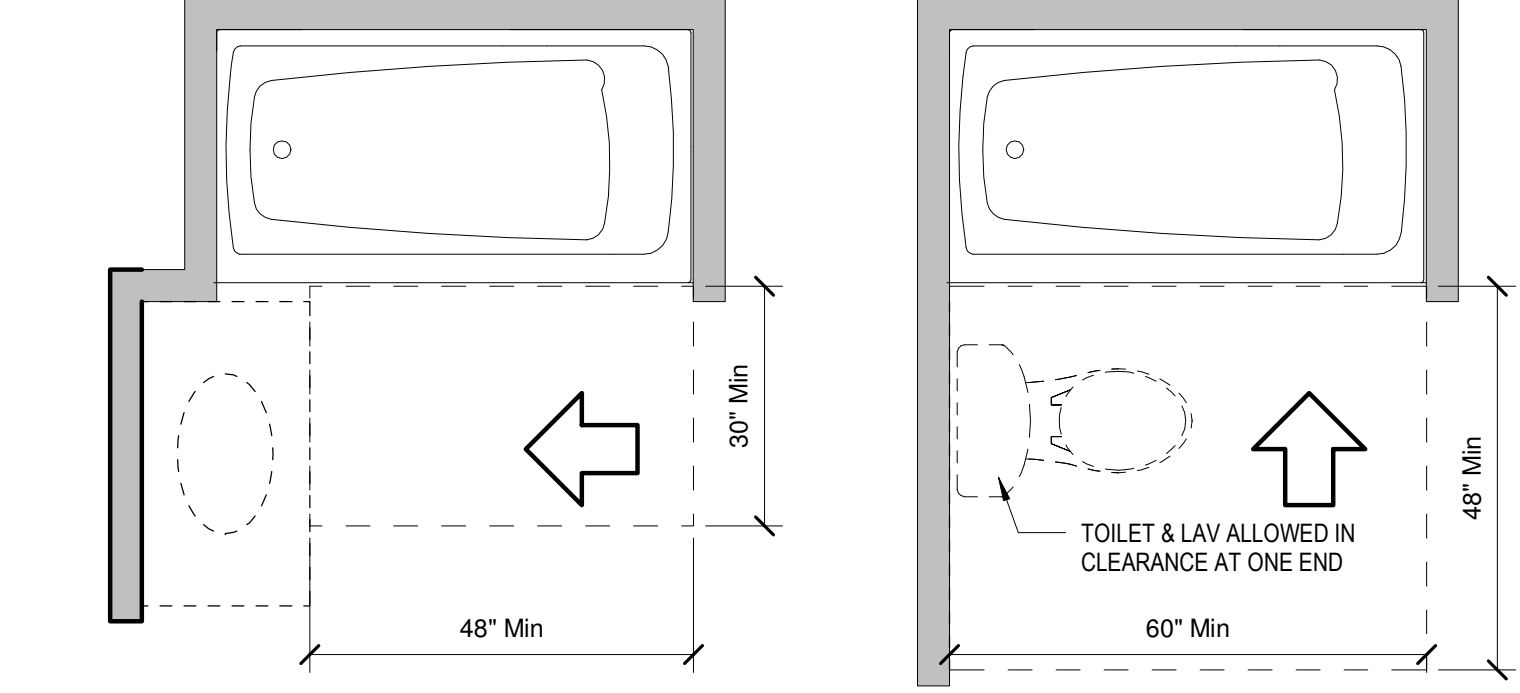
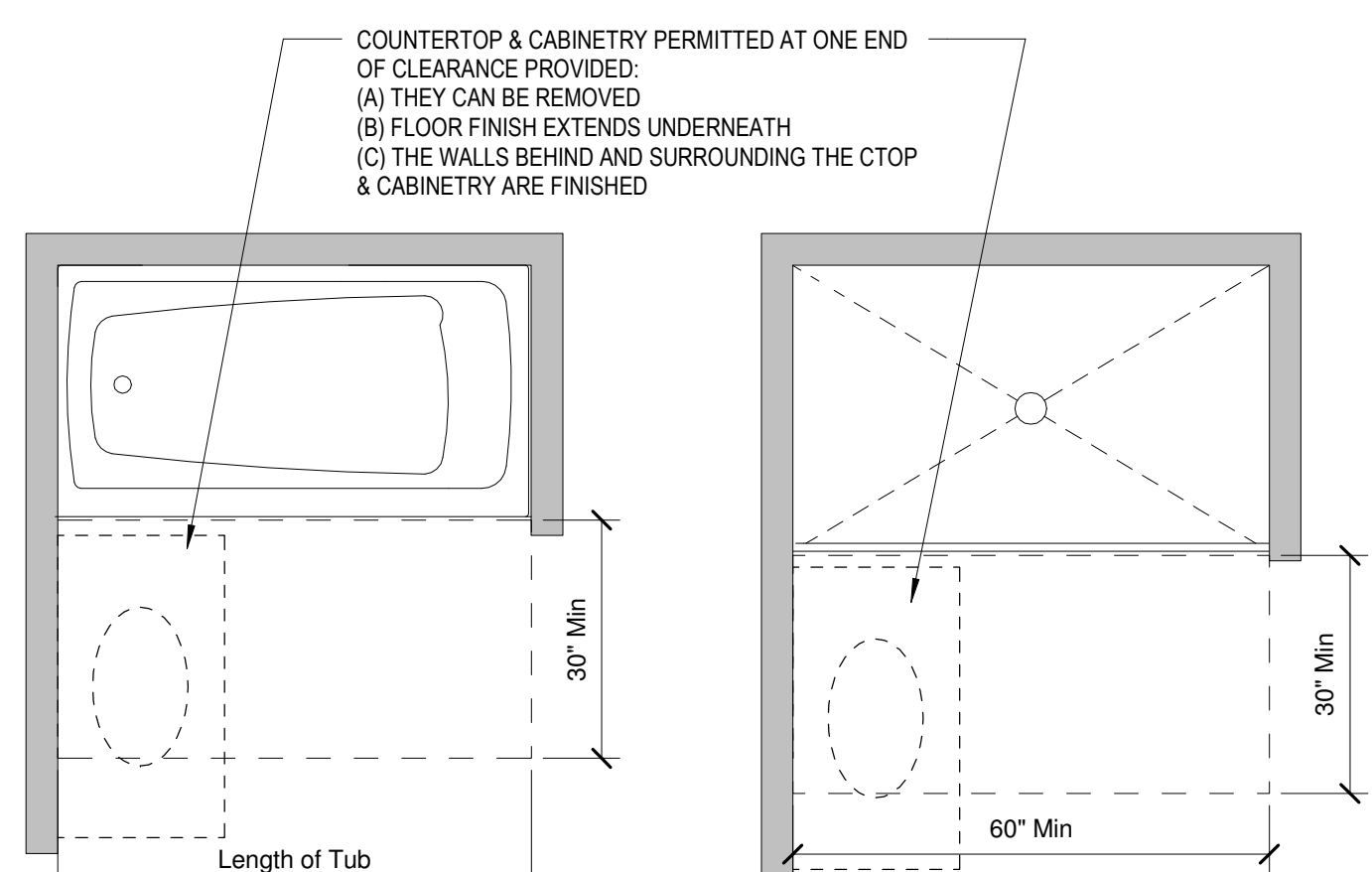
- ALL UNITS SHALL RECEIVE FULL BACKING AT ALL TOILET, TUB & SHOWER GRAB BAR LOCATIONS.
- PROVIDE ALL GRAB BARS AT TYPE A UNITS.
- PROVIDE VERTICAL GRAB BARS AT ALL UNIT SHOWERS & TUBS AT CONTROL END WALL.



13 Type B - Tub/Shower Clearances
1/2" = 1'-0"



12 Type A - Tub/Shower Clearances
1/2" = 1'-0"

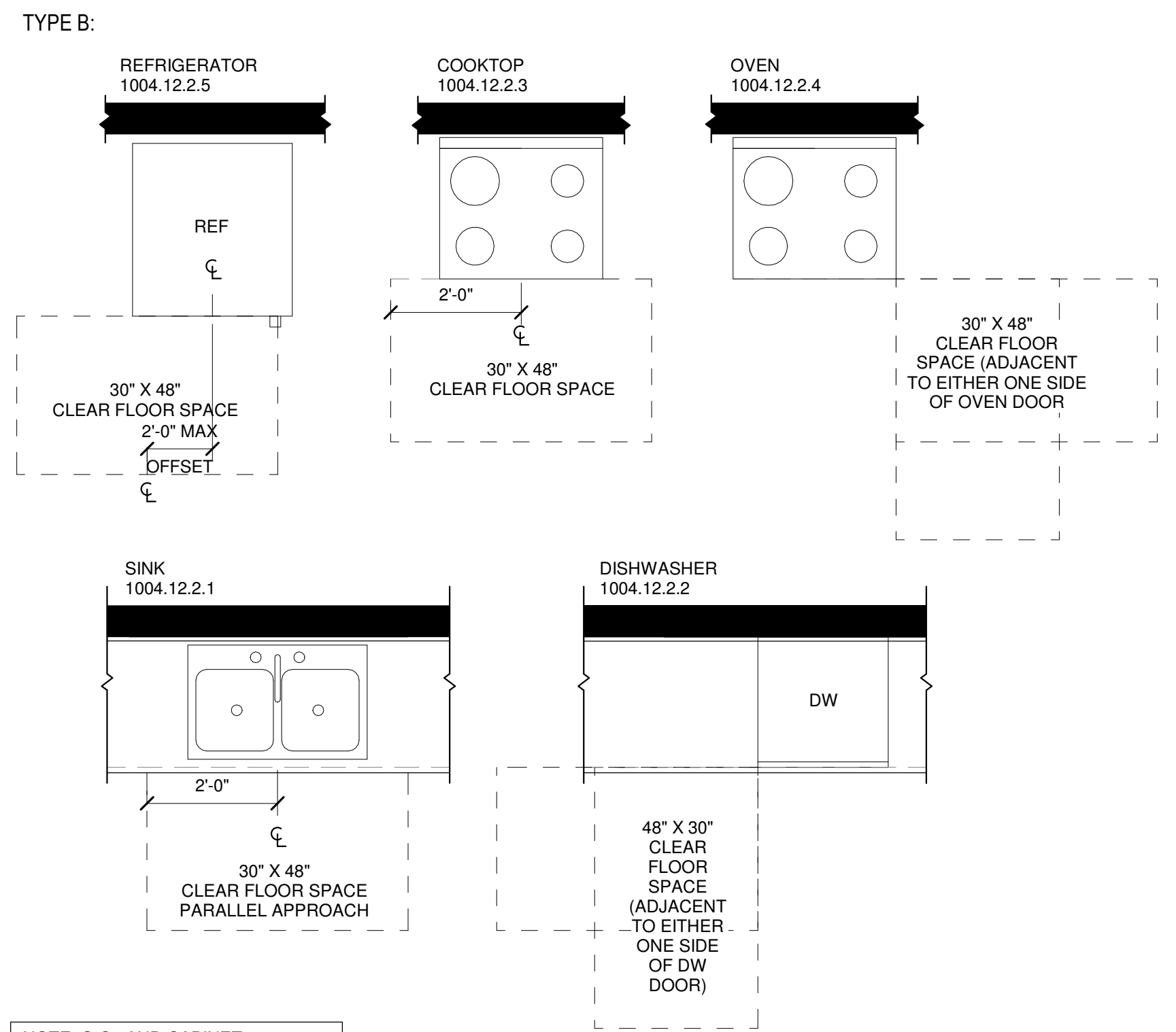


13 Type B - Tub/Shower Clearances
1/2" = 1'-0"

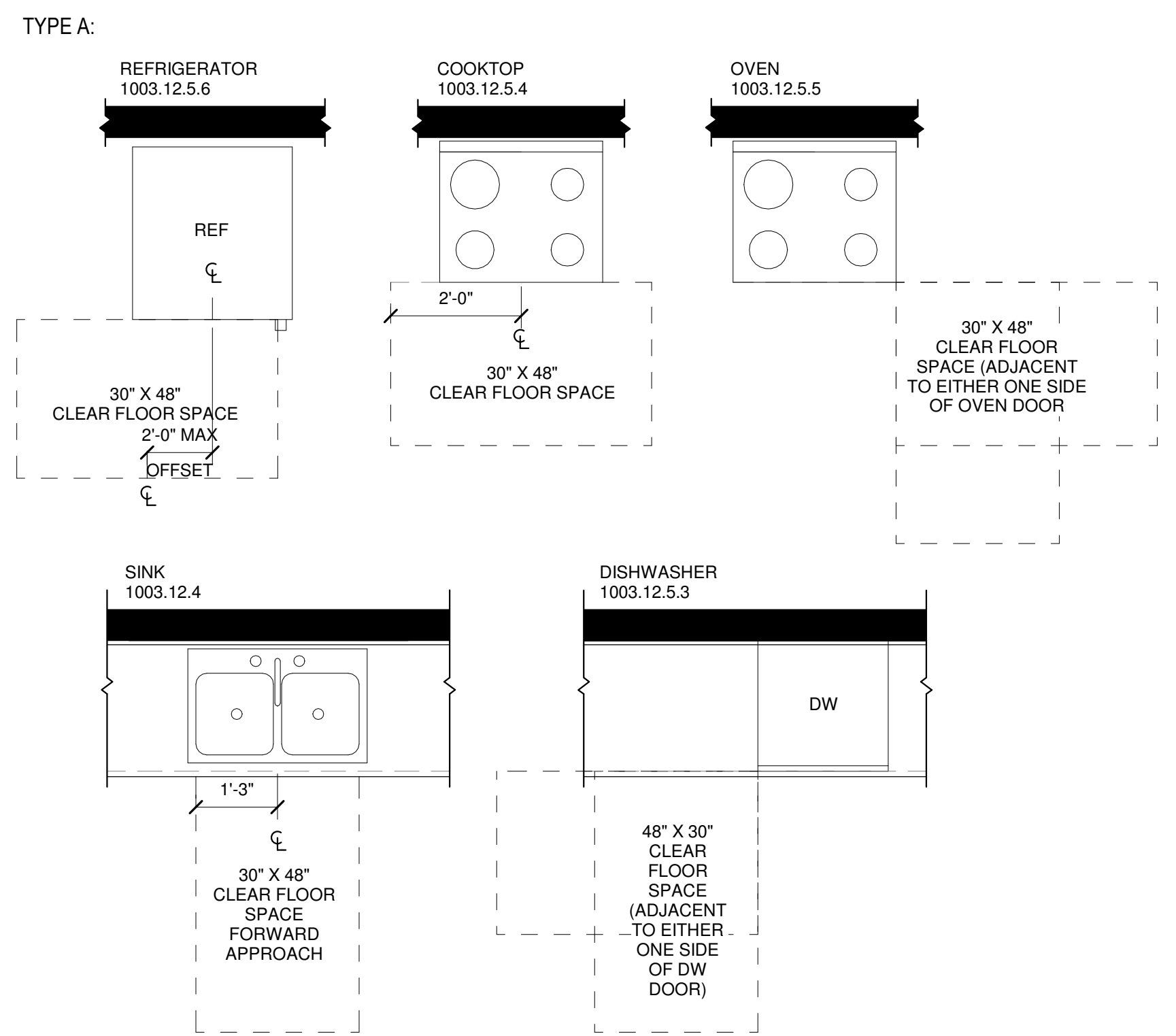
C:\Revit Local\1577-Oaks-St Paul-Oaks Union Depot v6_payman32385@yahoo.com.rvt
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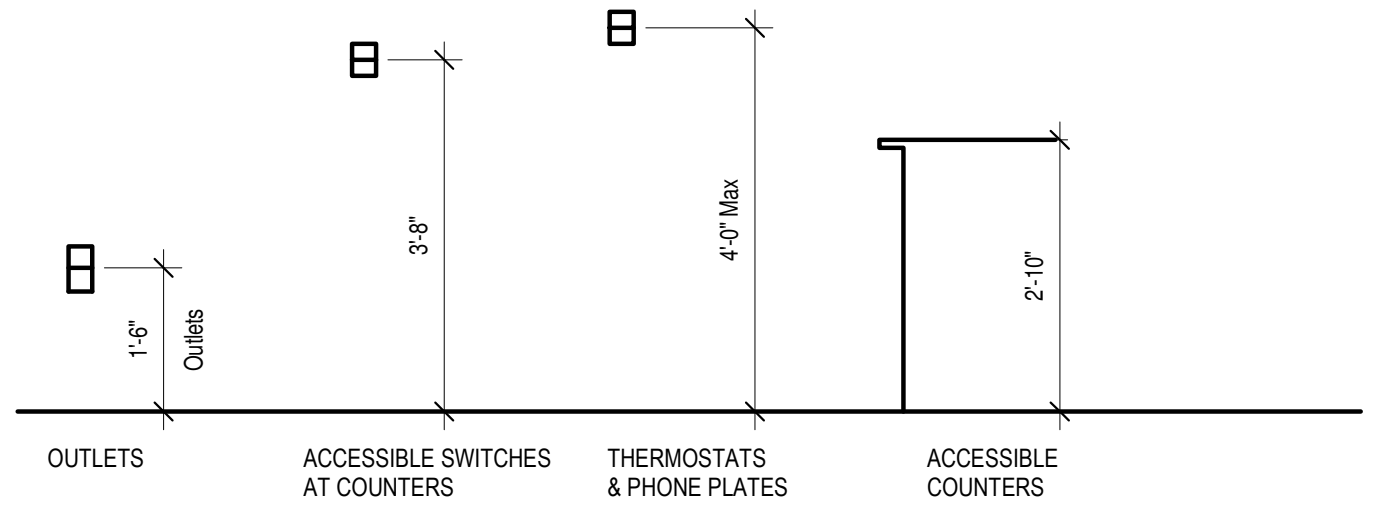


NOTE: G.C. AND CABINET SUPPLIER TO VERIFY COMPLIANCE WITH CLEAR FLOOR SPACE REQUIREMENTS THROUGHOUT ALL KITCHENS

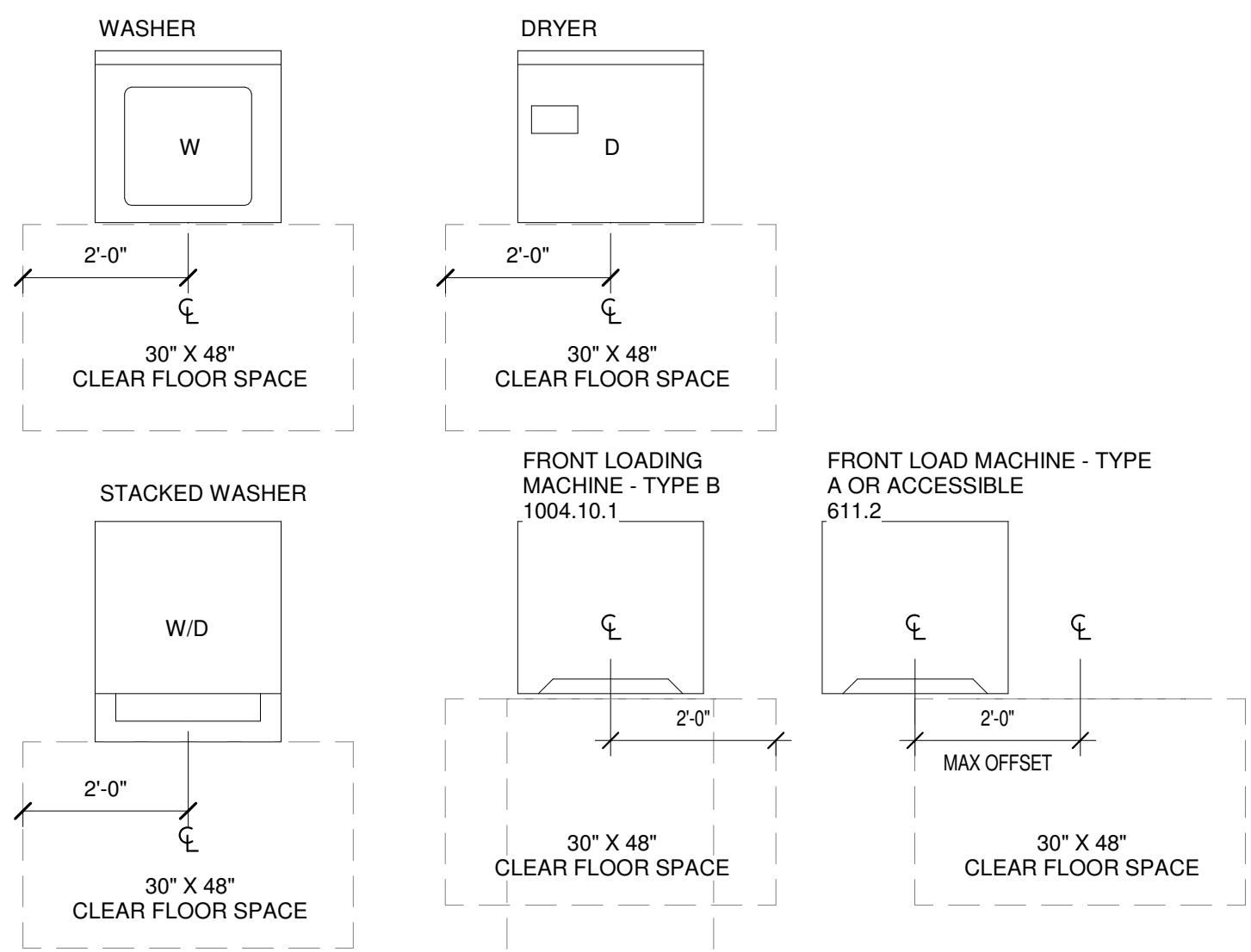


NOTE: G.C. AND CABINET SUPPLIER TO VERIFY COMPLIANCE WITH CLEAR FLOOR SPACE REQUIREMENTS THROUGHOUT ALL KITCHENS

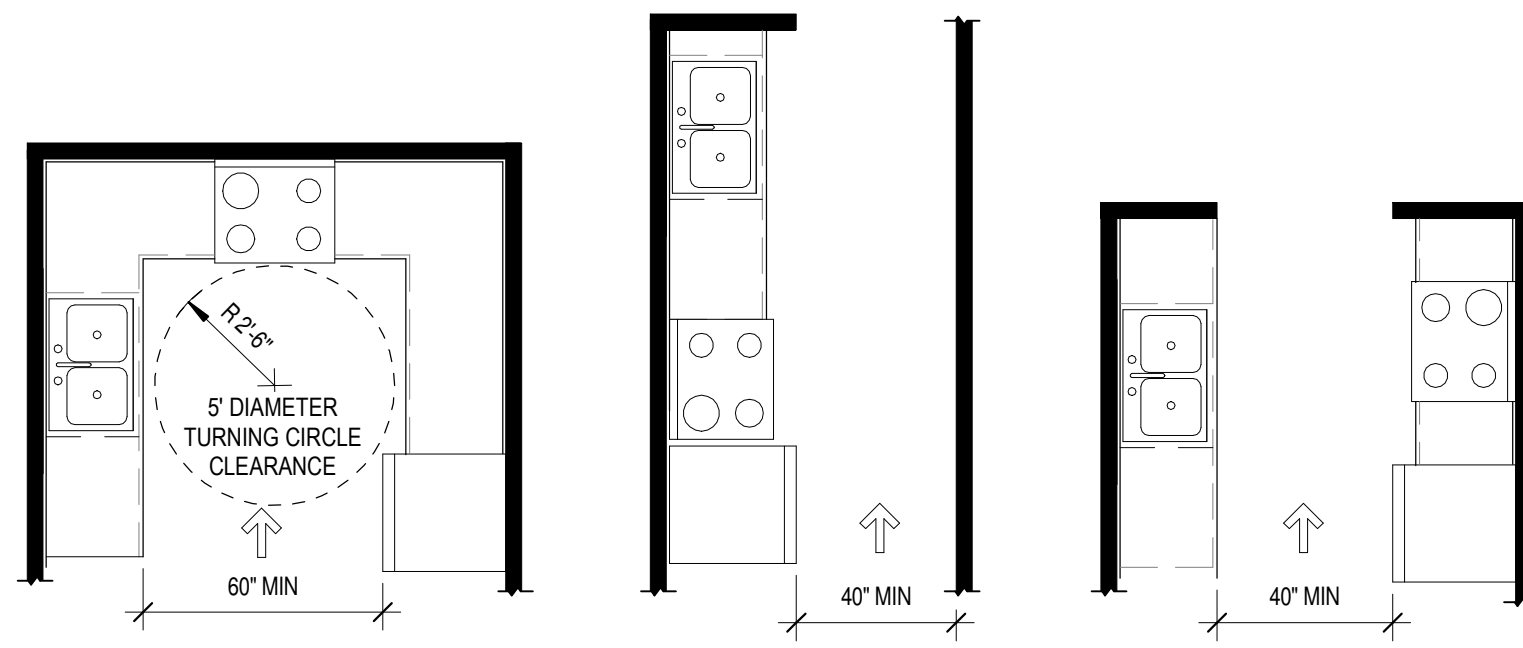
1 KITCHEN CLEARANCES
1/2" = 1'-0"



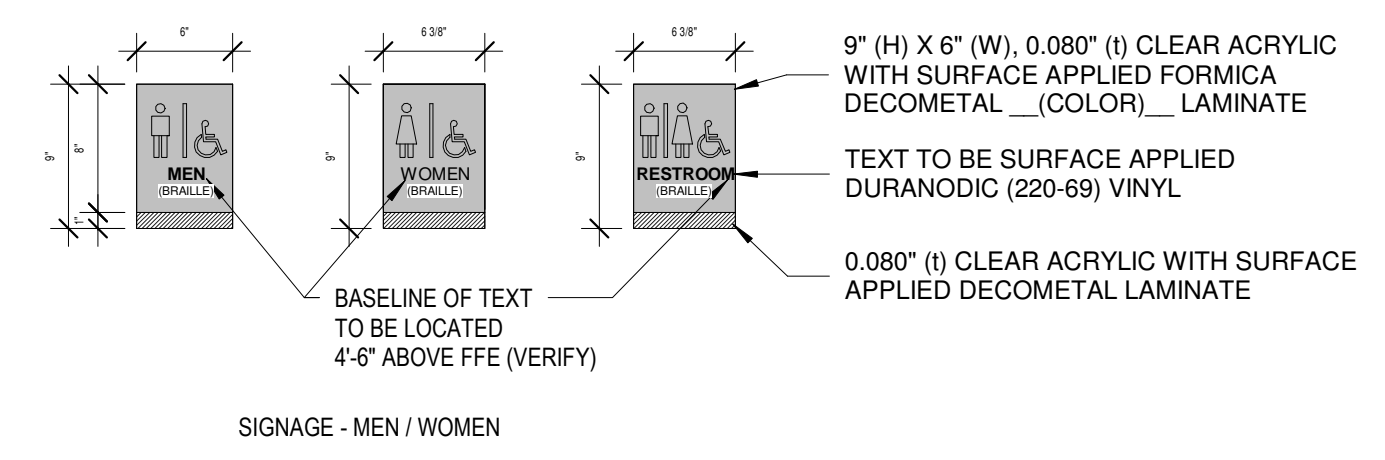
5 Accessible Height Requirements
1/2" = 1'-0"



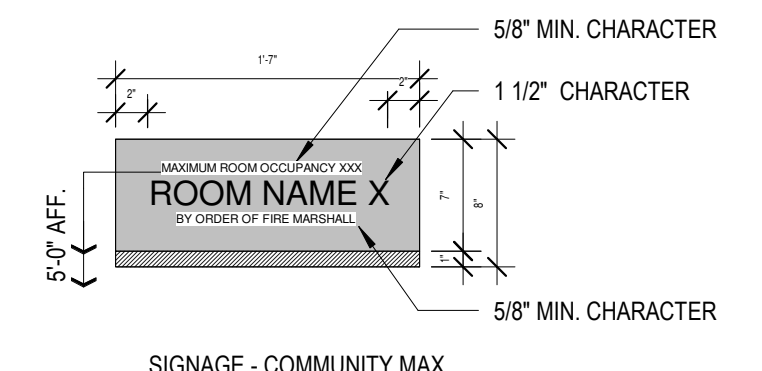
4 Laundry Clearances
1/2" = 1'-0"



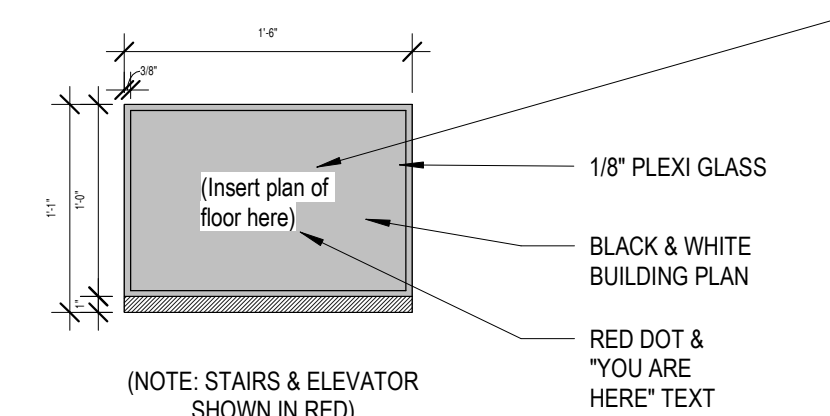
2 KITCHEN CLEARANCES
1/4" = 1'-0"



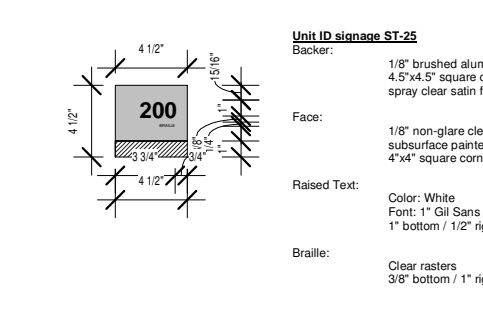
SIGNAGE - MEN / WOMEN



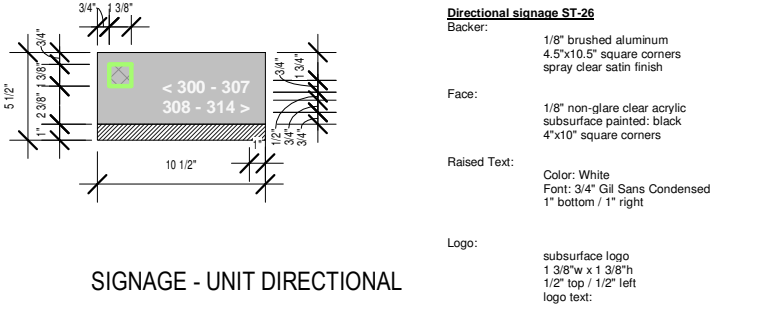
SIGNAGE - COMMUNITY MAX



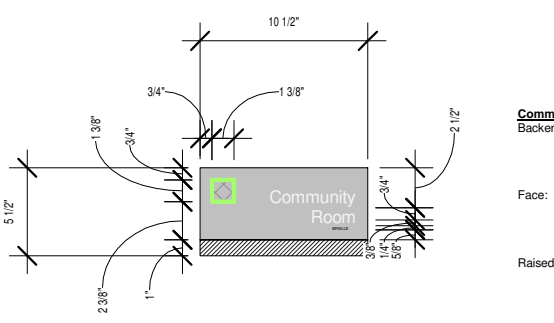
SIGNAGE - EVACUATION MAP



SIGNAGE - TYPICAL UNIT ENTRY



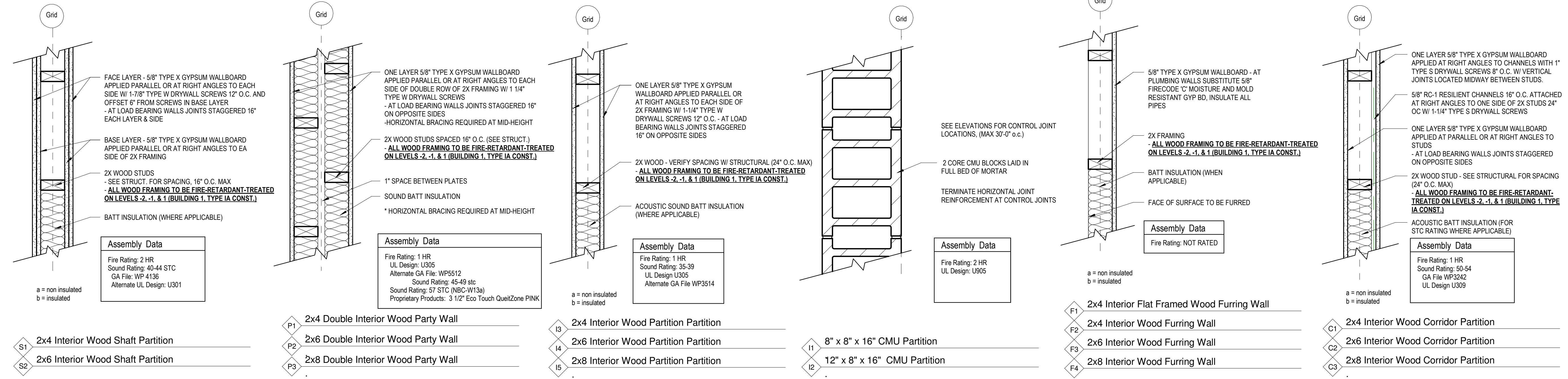
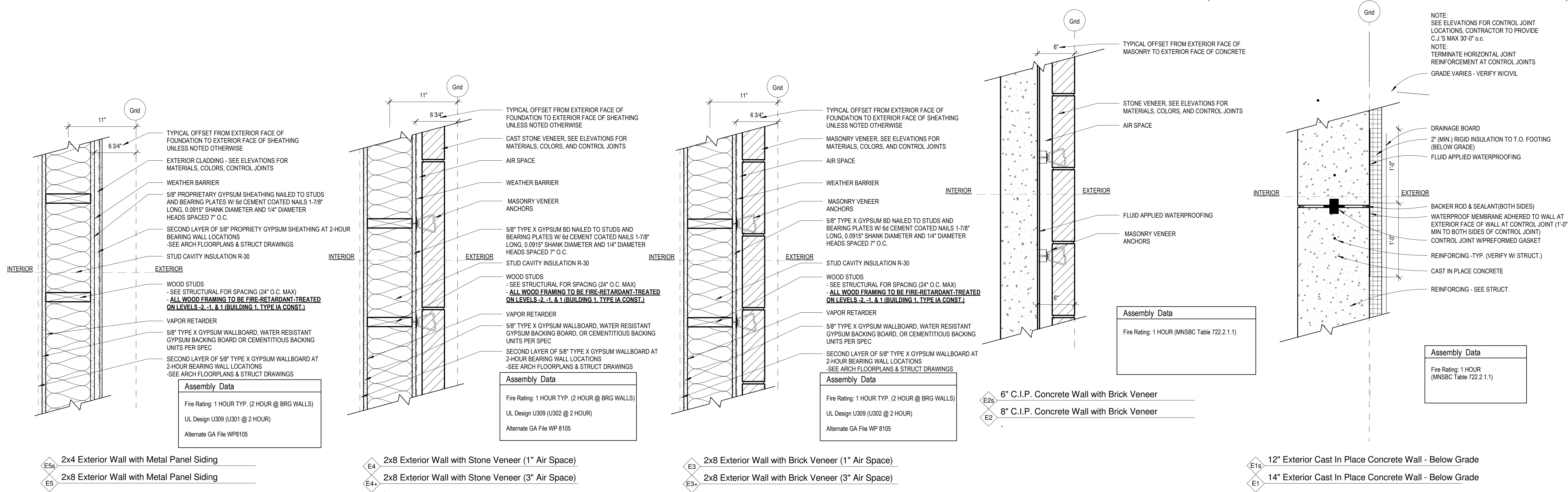
SIGNAGE - UNIT DIRECTIONAL

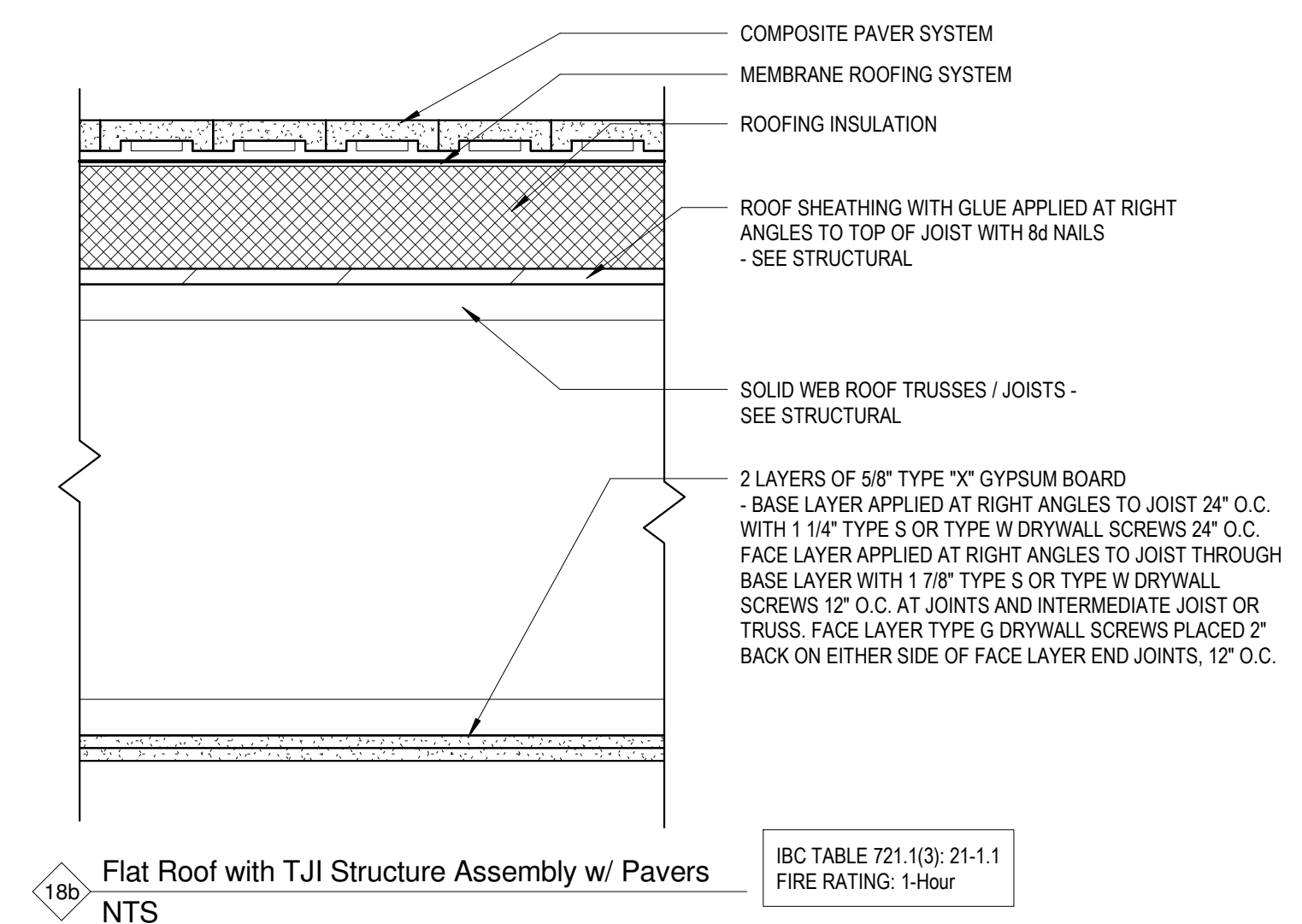
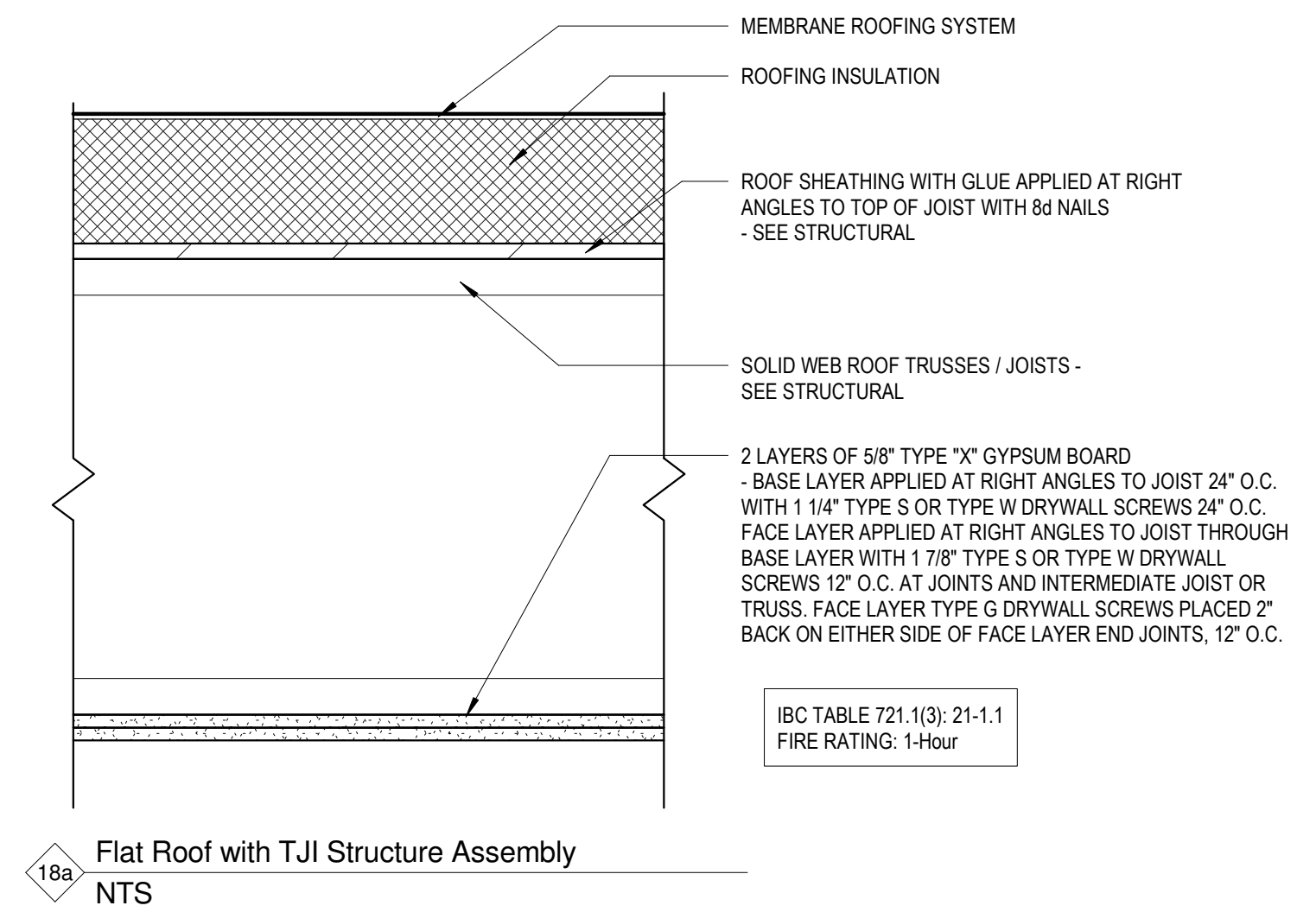
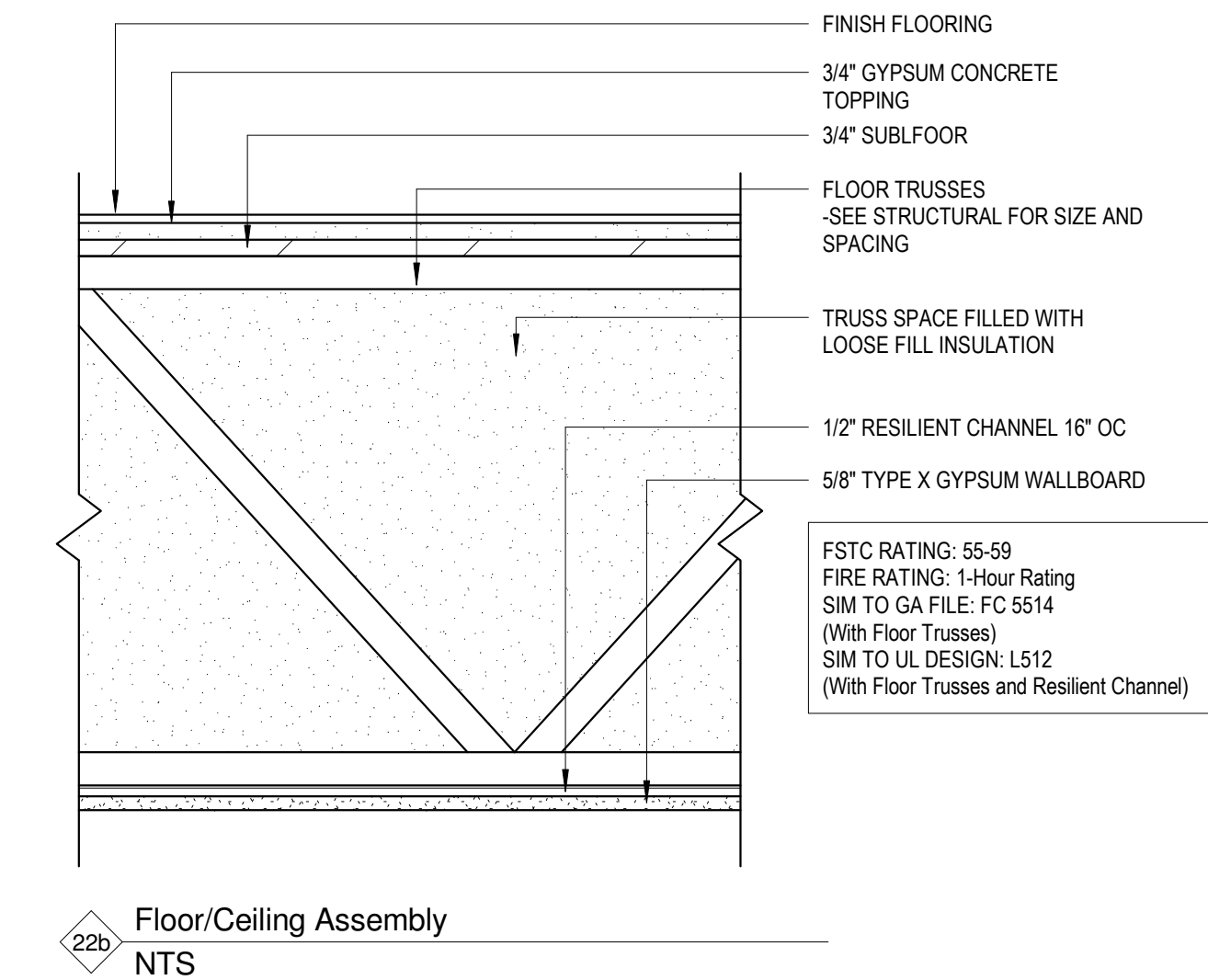
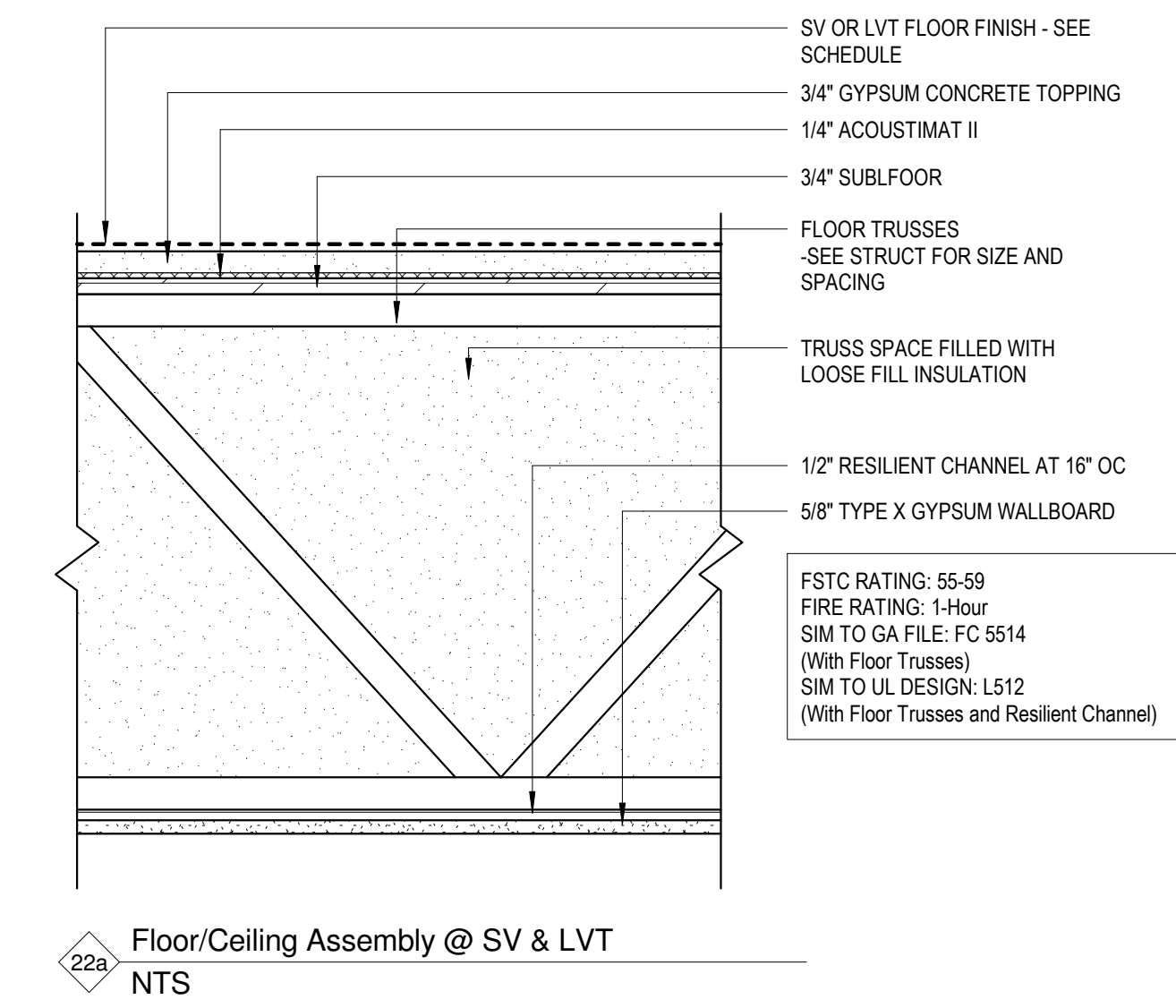
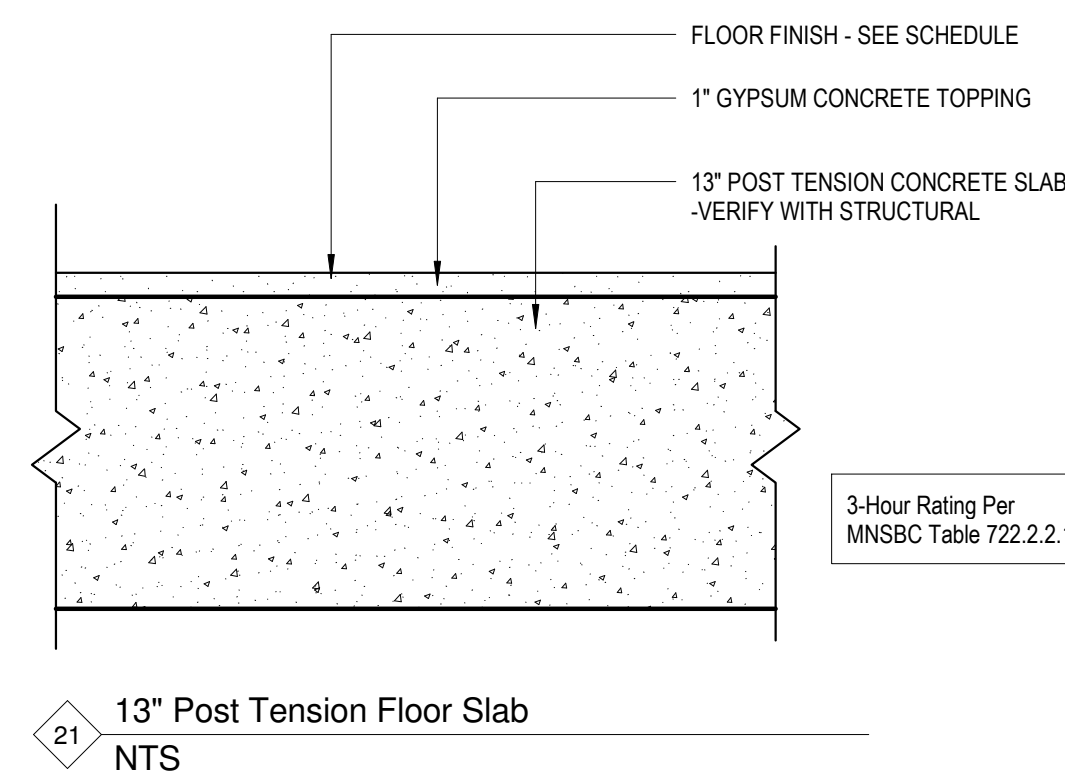
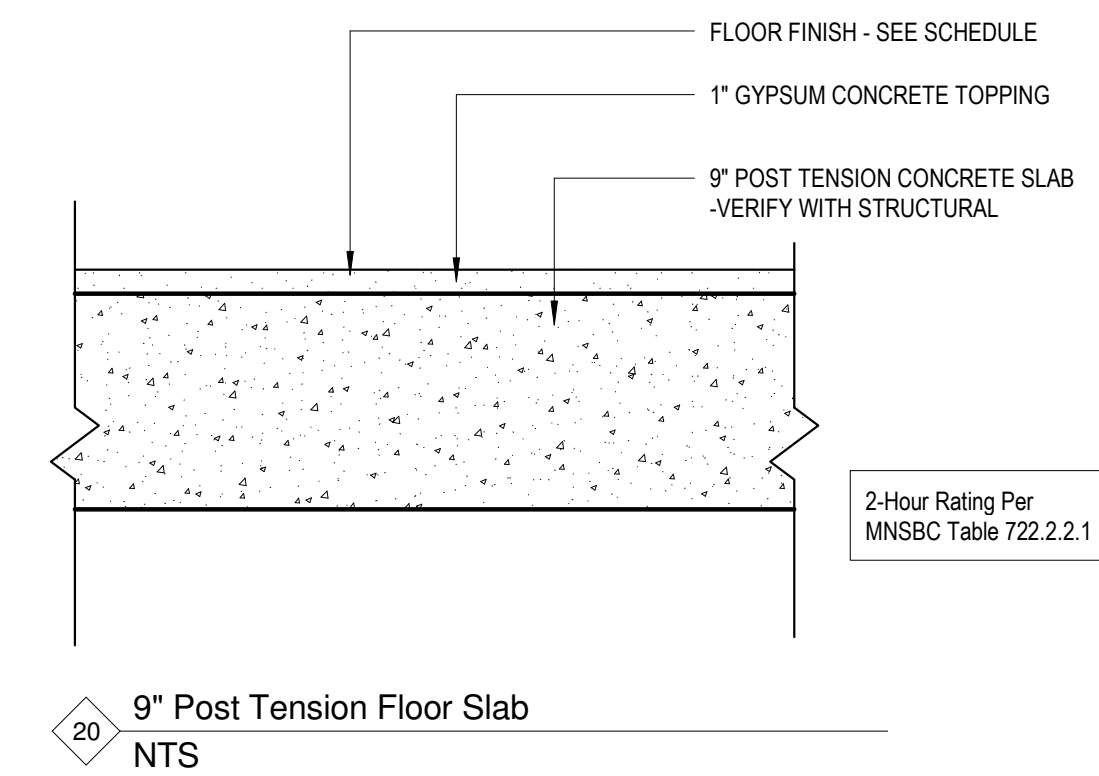
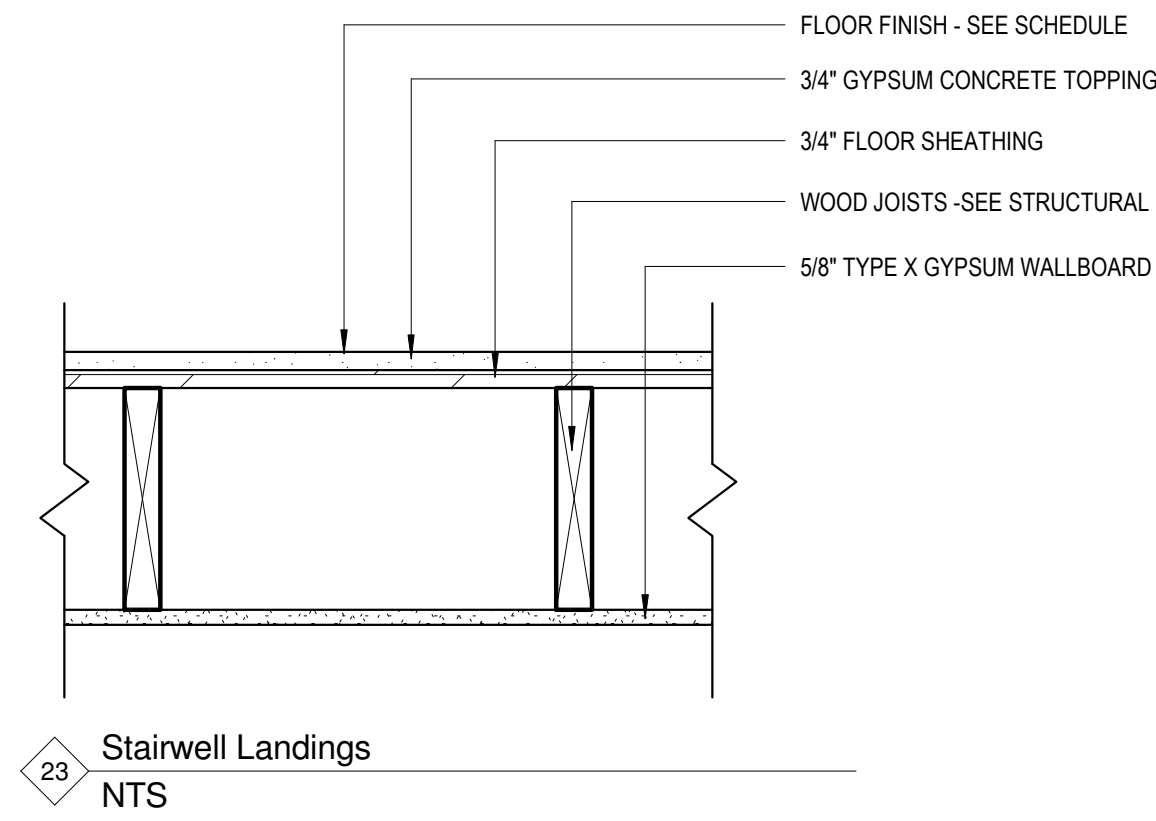
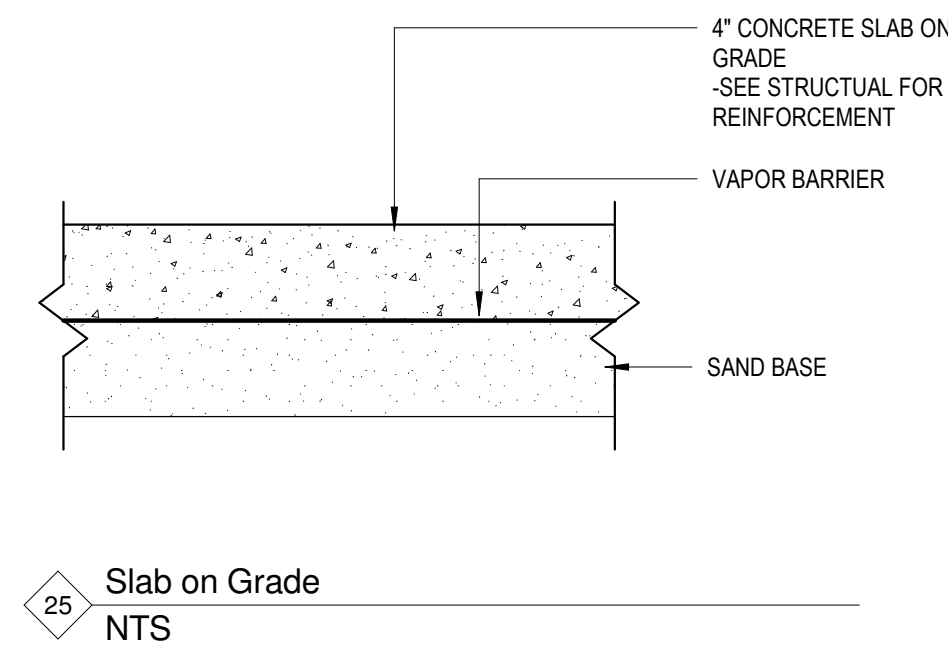
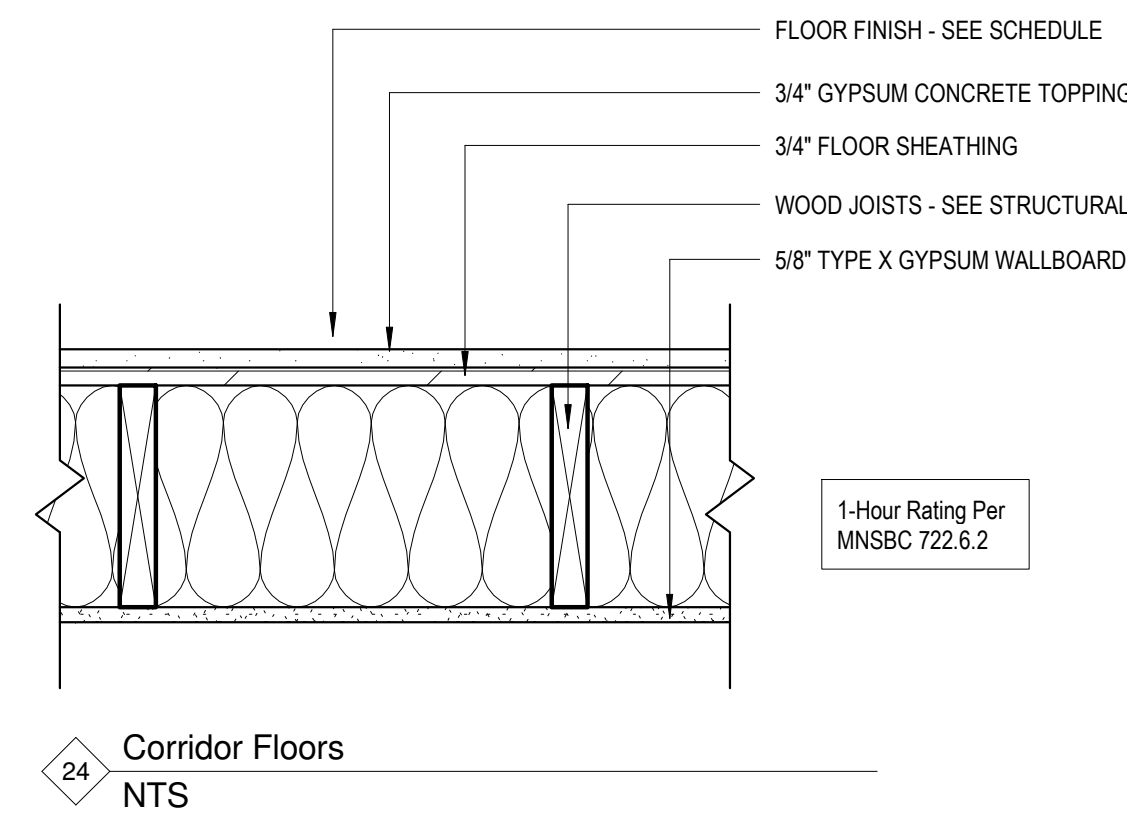
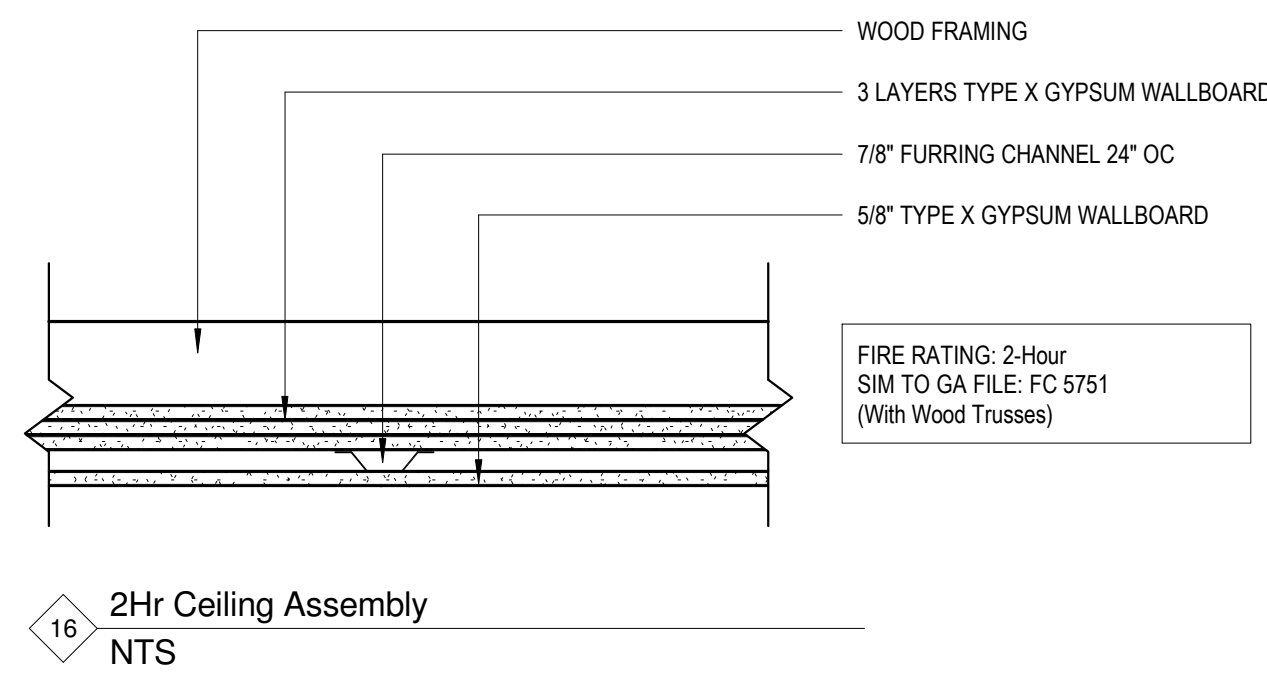


SIGNAGE - ROOM IDENTITY

3 Signage
1" = 1'-0"

NOTE: SIGNAGE SHOWN HERE IS FOR MINIMUM CODE REQUIREMENT REFERENCE. VERIFY ACTUAL DESIGN OF SIGNAGE WITH OWNER





**Oaks Union Depot
Apartments**

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.



LINK WILSON REG. NO: 21629

Date

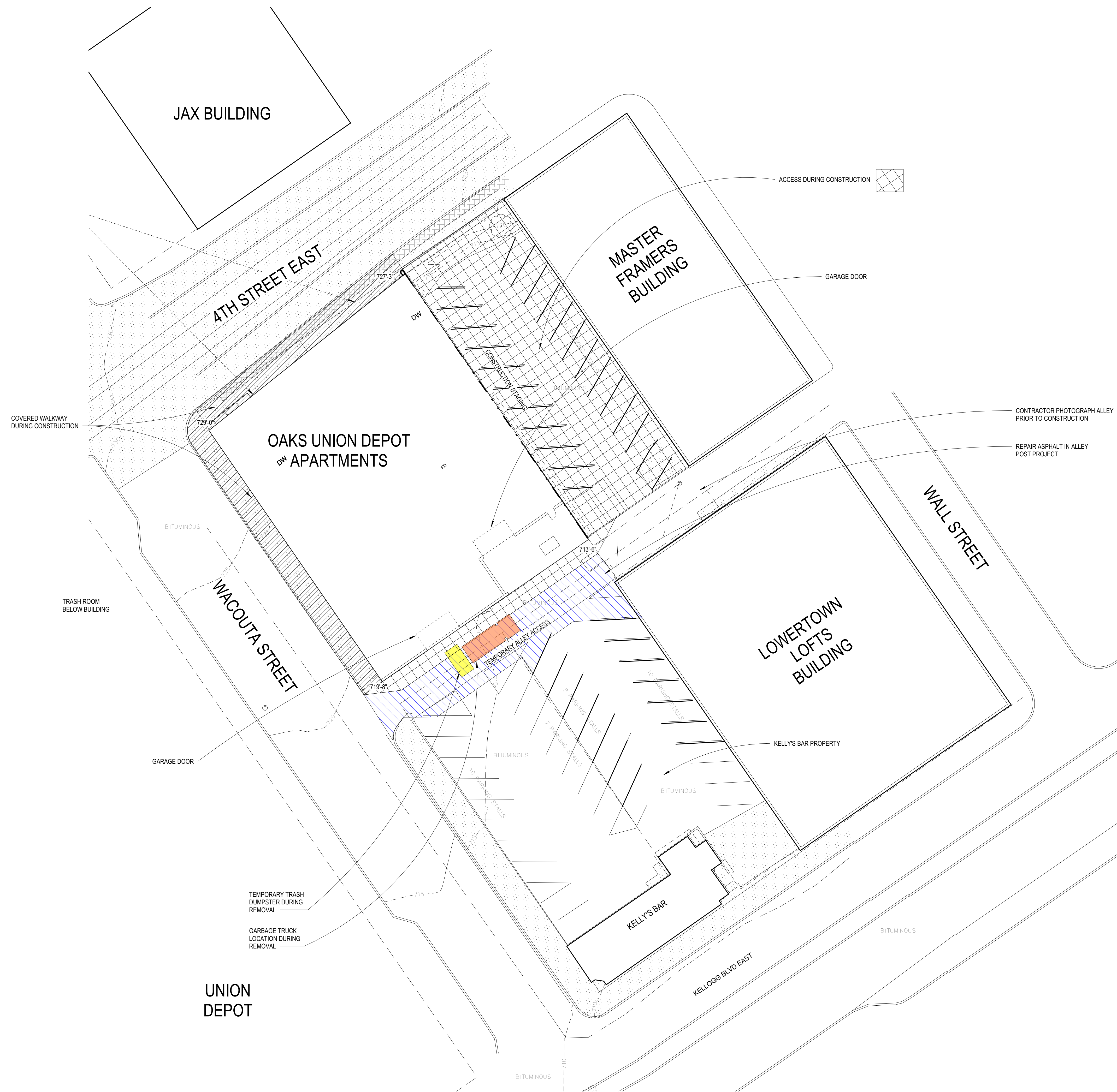
Revision

Rev. No.

**Construction
Phasing Plan**

1" = 20'-0"

A200



1 Construction Phasing Plan
1" = 20'-0"

Oaks Union Depot Apartments

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

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Link Wilson

LINK WILSON REG. NO: 21629

Date

Revision

Rev. No.

Basement Level - Parking Plan

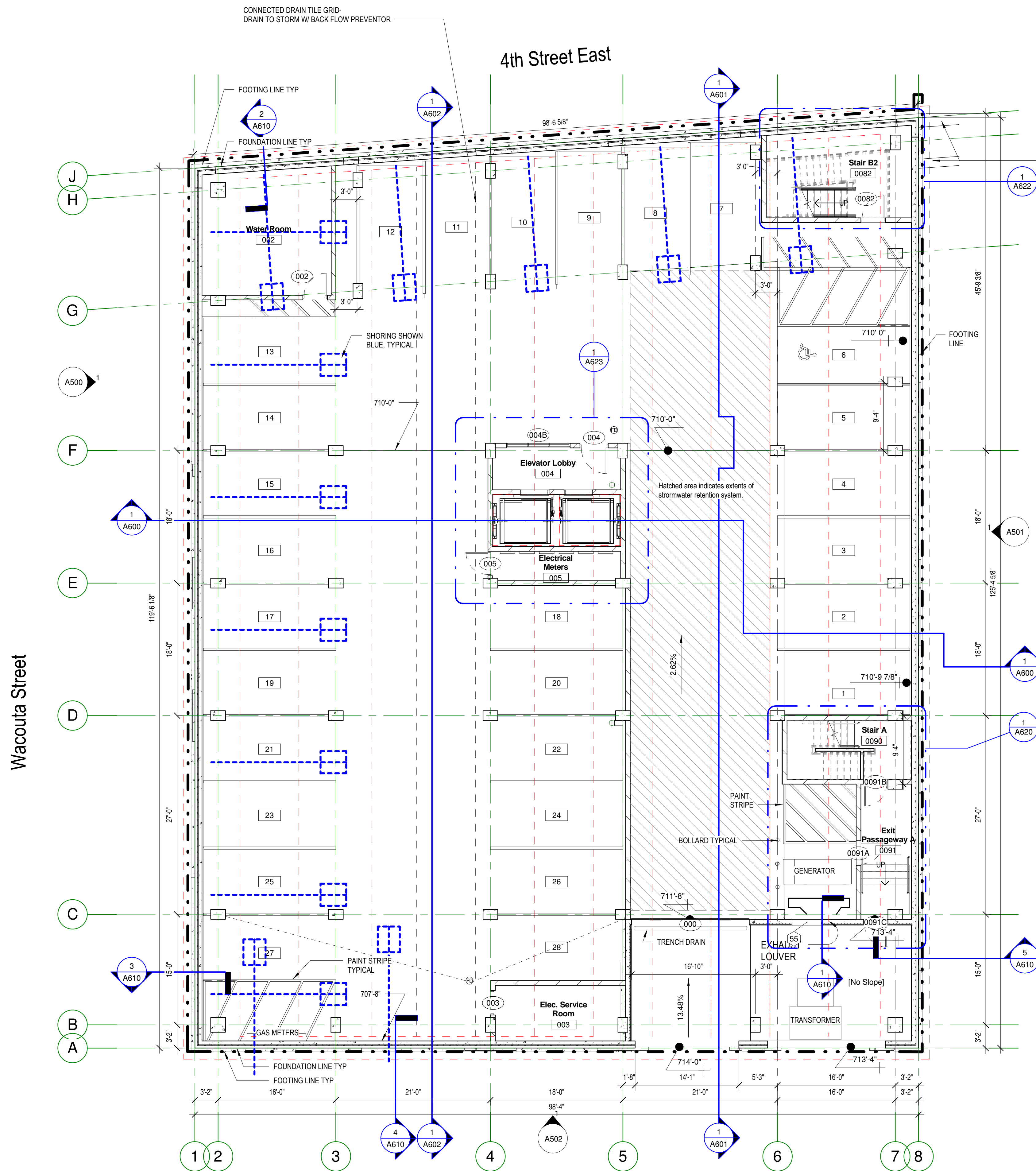
As indicated

A300

GARAGE PLAN GENERAL NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CMU WALLS OR CENTER OF STUD AT FRAMED WALLS, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO THE CENTER OF STUD AT FRAMED WALLS, AND FACE OF MASONRY AT CMU WALLS, UNLESS NOTED OTHERWISE.
- SEE SHEET A013 FOR EXTERIOR AND INTERIOR WALL TYPES.
- SEE SHEET A880 FOR FIRE-CAULKING ASSEMBLIES AT PENETRATIONS, TRASH, ELEVATOR LOBBY, & STAIR FIRE CAULK DETAILS. FIRE CAULKING USED BY EACH TRADE SHALL BE OF THE SAME MANUFACTURER - G.C. TO COORDINATE.
- TOPS OF WALLS FOR TRASH, ELEVATOR LOBBY & STAIR SHALL HAVE FIRE CAULK. SEE SHEET A880 FOR DETAILS.
- PROTECT ALL PLUMBING EQUIPMENT SEE PIPE SHIELD DETAILS ON A300.
- 4" WHITE PAINT STRIPE TYPICAL AT ALL PARKING STALLS, 9'-0" CL TO CL, U.N.O.
- SLOPE CONCRETE TO FLOOR DRAINS AS NOTED.
- MAINTAIN 7'-0" MIN. CLEAR HEAD HEIGHT FROM GARAGE DOOR TO H.C. VAN ACCESSIBLE STALL.
- GEODETIC ELEVATION 729' FROM CIVIL PLANS = 100'-0" IN ARCHITECTURAL PLANS.
- NUMBER ALL PARKING STALLS 50' AFF.
- LOCATE A TYPE FE2 FIRE EXTINGUISHER EVERY 150' OF GARAGE. MEASURED FROM END TO END OF GARAGE SPACE. PROVIDE A FIRE EXTINGUISHER IN EACH ELEVATOR EQUIPMENT ROOM.
- NO WOOD STUDS AND GYP. AT GARAGE LEVEL - USE METAL STUDS AND MOISTURE-RESISTANT GYP. BOARD.
- PAINT ALL PRECAST COLUMNS IN THE PARKING AREA YELLOW.

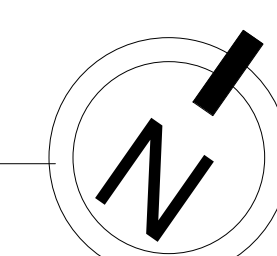
| Parking Schedule | | |
|------------------|----------|-------|
| Type | Level | Count |
| | Level -2 | 28 |
| | Level -1 | 26 |
| Grand total: | | 54 |



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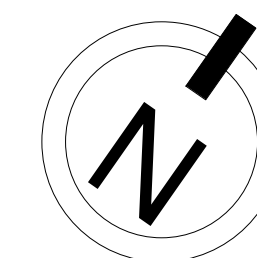
1 Level -2
1/8" = 1'-0"



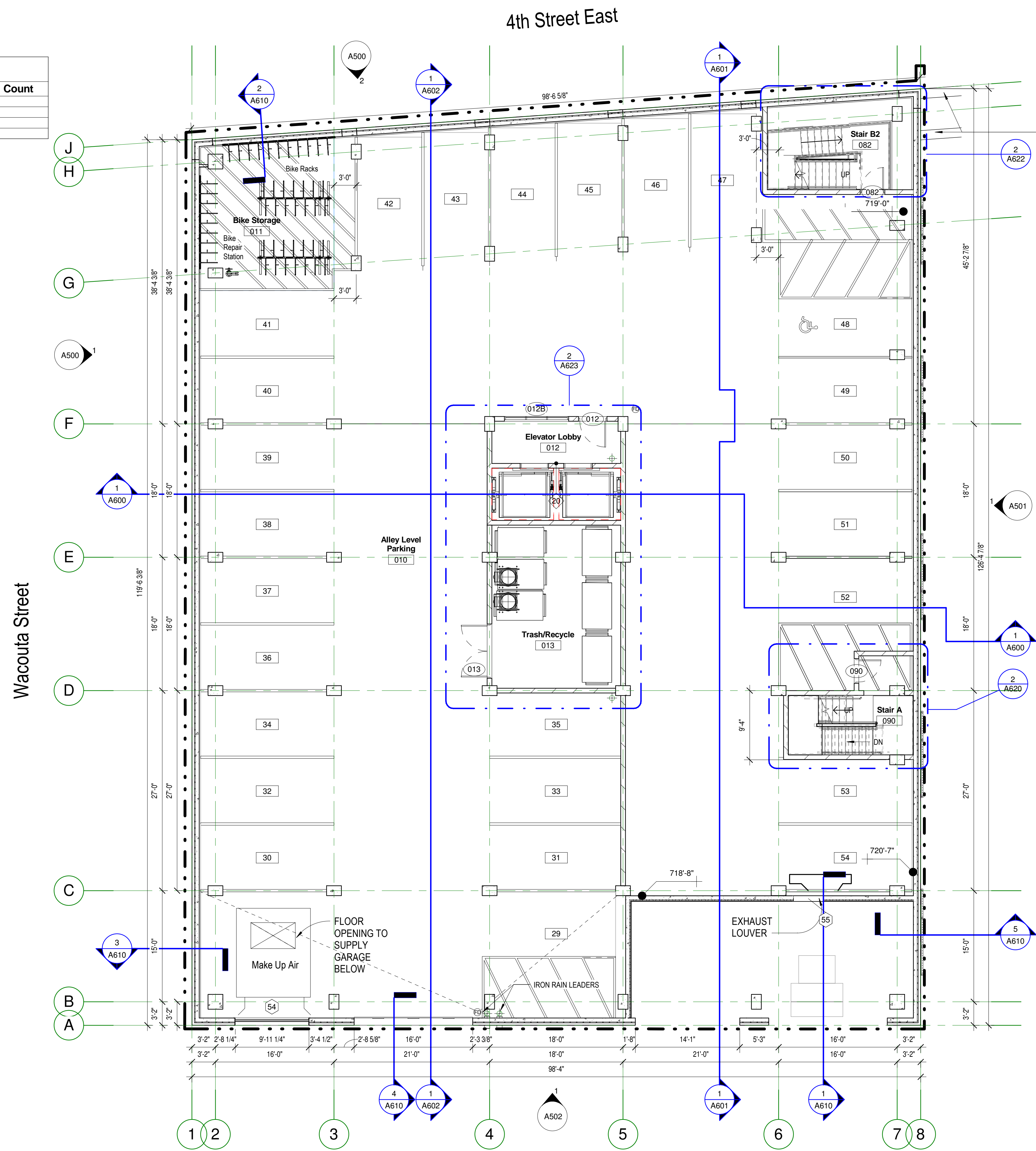
Garage Plan General Notes

- ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CMU WALLS OR CENTER OF STUD AT FRAMED WALLS, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO THE CENTER OF STUD AT FRAMED WALLS, AND FACE OF MASONRY AT CMU WALLS, UNLESS NOTED OTHERWISE.
- SEE SHEET A013 FOR EXTERIOR AND INTERIOR WALL TYPES.
- SEE SHEET A880 FOR FIRE-CAULKING ASSEMBLIES AT PENETRATIONS, TRASH, ELEVATOR LOBBY, & STAIR FIRE CAULK DETAILS. FIRE CAULKING USED BY EACH TRADE SHALL BE OF THE SAME MANUFACTURER - G.C. TO COORDINATE.
- TOPS OF WALLS FOR TRASH, ELEVATOR LOBBY & STAIR SHALL HAVE FIRE CAULK. SEE SHEET A860 FOR DETAILS.
- PROTECT ALL PLUMBING EQUIPMENT SEE PIPE SHIELD DETAILS ON A300.
- 4" WHITE PAINT STRIPE TYPICAL AT ALL PARKING STALLS, 9'-0" CL TO CL, U.N.O.
- SLOPE CONCRETE TO FLOOR DRAINS AS NOTED.
- MAINTAIN 7'-0" MIN. CLEAR HEAD HEIGHT FROM GARAGE DOOR TO H.C. VAN ACCESSIBLE STALL.
- GEODETIC ELEVATION 729' FROM CIVIL PLANS = 100'-0" IN ARCHITECTURAL PLANS.
- NUMBER ALL PARKING STALLS 50' AFF.
- LOCATE A TYPE FE2 FIRE EXTINGUISHER EVERY 150' OF GARAGE. MEASURED FROM END TO END OF GARAGE SPACE. PROVIDE A FIRE EXTINGUISHER IN EACH ELEVATOR EQUIPMENT ROOM.
- NO WOOD STUDS AND GYP. AT GARAGE LEVEL - USE METAL STUDS AND MOISTURE-RESISTANT GYP. BOARD.
- PAINT ALL PRECAST COLUMNS IN THE PARKING AREA YELLOW.

NEIGHBORING RETAINING WALL REBUILD AS REQUIRED

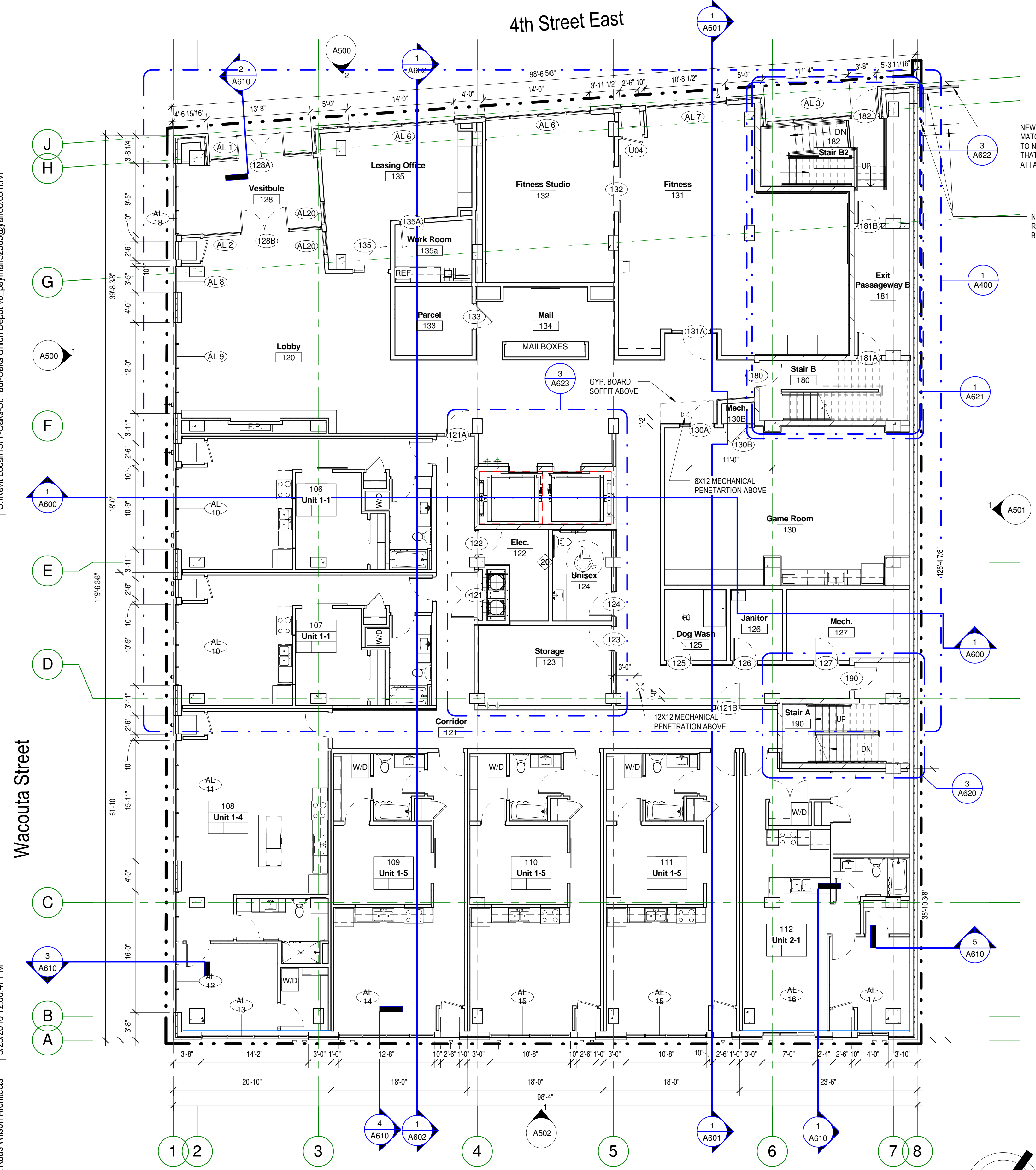


| Parking Schedule | | |
|------------------|----------|-------|
| Type | Level | Count |
| | Level -2 | 28 |
| | Level -1 | 26 |
| Grand total: | | 54 |



1 Level -1
1/8" = 1'-0"

| FLOOR PLAN GENERAL NOTES | |
|--|---|
| 1. ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CMU WALLS OR CENTER OF STUD AT FRAMED WALLS UNLESS NOTED OTHERWISE. | 10. SEE A861 FOR GYP. BOARD CONTROL JOINTS. |
| 2. ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO THE CENTER OF STUD. DIMENSIONS OF FURRING WALLS ARE TO FACE OF WALL. | 11. ELECTRICAL APPURTENANCES TO BE MOUNTED FROM 15" - 48" AFF. SEE A011. |
| 3. UNLESS NOTED OTHERWISE, WALLS WITHOUT DESIGNATION ARE TYPE I3A OR I3B. | 12. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED. |
| 4. 'FS' AT INTERIOR DIMENSIONS DENOTES DIMENSIONS TO FACE OF STUD WALL, 'CS' TO CENTER OF STUD WALL AND 'FOW' DENOTES FACE OF WALL. | 13. CABINET PULLS @ ALL KITCHENS AND BATHS. |
| 5. SEE SHEETS A012 AND A013 FOR EXTERIOR AND INTERIOR WALL TYPES. | 14. SEPARATE SOFFIT SUPPLY FROM RETURN W/ GYPSUM BOARD. |
| 6. SEE SHEETS A012 AND A013 FOR FLOOR-CEILING & ROOF-CEILING ASSEMBLIES. | 15. = CASSED OPENING |
| 7. CORRIDOR WALLS ARE WALL TYPE C2B, 2X6'S, UNLESS NOTED OTHERWISE. | 16. NOT USED |
| 8. UNIT PARTY WALLS TO BE WALL TYPE P1, UNLESS NOTED OTHERWISE. | 17. SEE A500 - A502 FOR EXTERIOR ELEVATIONS. |
| 9. SEE A860 FOR FIRE BLOCKING @ PARTY WALL. SEE A860 FOR UNIT/ CORRIDOR FIRE BLOCKING. | 18. NOT USED |
| | 19. NOT USED |
| | 20. F.E. @ CORRIDORS SEE A861 FOR FIRE EXTINGUISHER DETAILS. LOCATE F.E. 150" O.C. EACH FLOOR. MAX. CABINETS MUST BE RATED WHEN PENETRATING RATED WALL ASSEMBLIES. |
| | 21. BATH FANS: SEE 8/A860. |
| | 22. RECESSED FIXTURES IN WOOD FRAME STRUCTURE: SEE A860. |
| | 23. SHAFT WALL INTERSECTIONS WITH STANDARD WALLS SEE A860. |
| | 24. AT ALL BEARING STUDS WITH PIPE PENETRATIONS, STRAP PLATES AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF WALL. |
| | 25. NOT USED |
| | 26. SEE A840 FOR ROOF ACCESS DETAILS. |
| | 27. ALL STEEL BEAMS AND COLUMNS MUST BE FIREPROOFED. SEE SHEET A860. |
| | 28. SEE INTERIORS SHEETS FOR INTERIOR ELEVATIONS, FINISHES, SCHEDULES, AND DETAILS. |
| | 29. FURNITURE AND EQUIPMENT N.I.C. |
| | 30. WHEN NOT OTHERWISE SHOWN IN AN ELEVATION VIEW, SEE ENLARGED FLOOR PLANS FOR TAGS DENOTING CABINETRY AT KITCHEN ISLANDS. |
| | 31. CORRIDOR CEILINGS ARE TO BE COVERED WITH GYPSUM SHEATHING PER FLOOR ASSEMBLY. CEILINGS DROPPED FOR MECH. AT CORRIDORS ARE NOTED ON OVERALL BUILDING PLANS. KEEP DROPPED CEILINGS AS TIGHT/HIGH AS POSSIBLE. |
| | 32. NOT USED |
| | 33. GC SHALL COORDINATE PATH OF ROOF OVERFLOW DRAIN LEADERS THROUGH FLOOR TRUSSES AT SECOND FLOOR FRAMING. SEE FLOOR PLANS AND RCP'S FOR LOCATIONS OF OVERFLOW DRAIN LEADERS. |
| | 34. ROOF DRAIN LEADERS AND OVERFLOW DRAIN LEADERS SHALL BE INSULATED FROM THE INTERIOR FACE OF THE EXTERIOR SHEATHING AND ALONG THE FULL LENGTH OF THE LEADER. |



NEW METAL RAIL INFILL MATCH EXISTING RAIL (BELONGING TO NEIGHBORING PROPERTY THAT RUNS ALONG 4TH ST. E ATTACH TO NEW BUILDING

NEW REBUILT-SEGMENTAL RETAINING WALL BELOW

GYP. BOARD SOFFIT ABOVE

8X12 MECHANICAL PENETRATION ABOVE

12X12 MECHANICAL PENETRATION ABOVE

| Name | Count | Area | Mezz | Total SF |
|-----------------|-------|-----------------------|---------------------|-----------------------|
| Unit 1-1 | 18 | 566 ft ² | 0 ft ² | 566 ft ² |
| Unit 1-1M | 4 | 566 ft ² | 188 ft ² | 754 ft ² |
| Unit 1-2 | 4 | 551 ft ² | 0 ft ² | 551 ft ² |
| Unit 1-2M | 1 | 550 ft ² | 183 ft ² | 733 ft ² |
| Unit 1-3 | 3 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3 Type A | 1 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3M | 1 | 647 ft ² | 216 ft ² | 863 ft ² |
| Unit 1-4 | 5 | 804 ft ² | 0 ft ² | 804 ft ² |
| Unit 1-5 | 15 | 631 ft ² | 0 ft ² | 631 ft ² |
| Unit 1-5M | 2 | 625 ft ² | 208 ft ² | 833 ft ² |
| Unit 2-1 | 5 | 759 ft ² | 0 ft ² | 759 ft ² |
| Unit 2-2 | 4 | 852 ft ² | 0 ft ² | 852 ft ² |
| Unit 2-2M | 1 | 851 ft ² | 283 ft ² | 1,134 ft ² |
| Unit 2-3 | 3 | 1,122 ft ² | 0 ft ² | 1,122 ft ² |
| Unit 2-3 Type A | 1 | 965 ft ² | 0 ft ² | 965 ft ² |
| Unit 2-4M | 1 | 810 ft ² | 270 ft ² | 1,080 ft ² |
| Unit 3-3M | 1 | 1,122 ft ² | 373 ft ² | 1,495 ft ² |
| Grand total: | 70 | | | |

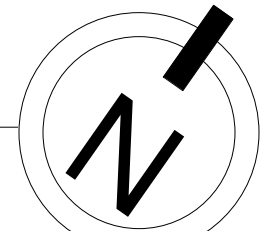
| Type | Level | Count |
|--------------|----------|-------|
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| | Level -1 | 26 |
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Level 1
1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES

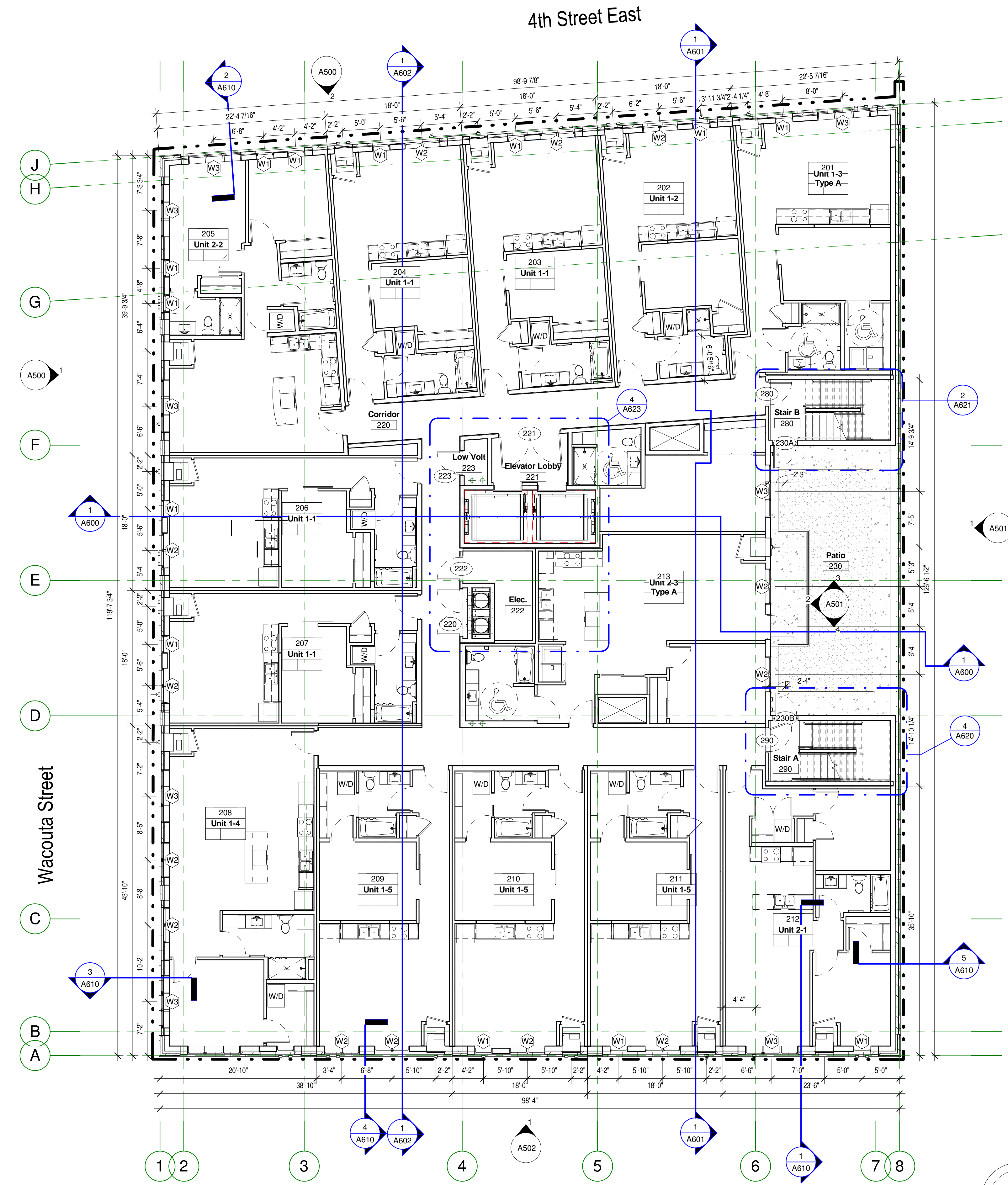
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- UNLESS NOTED OTHERWISE, WALLS WITHOUT DESIGNATION ARE TYPE 13A OR 13B.
- 'FS' AT INTERIOR DIMENSIONS DENOTES DIMENSIONS TO FACE OF STUD WALL, 'CS' TO CENTER OF STUD WALL AND 'FOW' DENOTES FACE OF WALL.
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- SEE SHEETS A012 AND A013 FOR FLOOR-CEILING & ROOF-CEILING ASSEMBLIES.
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- SEE A861 FOR GYP. BOARD CONTROL JOINTS.
- ELECTRICAL APPURTENANCES TO BE MOUNTED FROM 15" - 48" AFF. SEE A011.
- ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED.
- CABINET PULLS @ ALL KITCHENS AND BATHS.
- SEPARATE SOFFIT SUPPLY FROM RETURN W/ GYPSUM BOARD.
- NOT USED
- SEE A500 - A502 FOR EXTERIOR ELEVATIONS.
- NOT USED
- NOT USED
- F.E. @ CORRIDORS SEE A861 FOR FIRE EXTINGUISHER DETAILS. LOCATE F.E. 150' O.C. EACH FLOOR. MAX. CABINETS MUST BE RATED WHEN PENETRATING RATED WALL ASSEMBLIES.
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- SHAFT WALL INTERSECTIONS WITH STANDARD WALLS SEE A860.
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- SEE A840 FOR ROOF ACCESS DETAILS.
- NOT USED
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Unit Schedule (Net SF - Overall)

| Name | Count | Area | Mezz | Total SF |
|-----------------|-------|-----------------------|---------------------|-----------------------|
| Unit 1-1 | 18 | 566 ft ² | 0 ft ² | 566 ft ² |
| Unit 1-1M | 4 | 566 ft ² | 188 ft ² | 754 ft ² |
| Unit 1-2 | 4 | 551 ft ² | 0 ft ² | 551 ft ² |
| Unit 1-2M | 1 | 550 ft ² | 183 ft ² | 733 ft ² |
| Unit 1-3 | 3 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3 Type A | 1 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3M | 1 | 647 ft ² | 216 ft ² | 863 ft ² |
| Unit 1-4 | 5 | 804 ft ² | 0 ft ² | 804 ft ² |
| Unit 1-5 | 15 | 631 ft ² | 0 ft ² | 631 ft ² |
| Unit 1-5M | 2 | 625 ft ² | 208 ft ² | 833 ft ² |
| Unit 2-1 | 5 | 759 ft ² | 0 ft ² | 759 ft ² |
| Unit 2-2 | 4 | 852 ft ² | 0 ft ² | 852 ft ² |
| Unit 2-2M | 1 | 851 ft ² | 283 ft ² | 1,134 ft ² |
| Unit 2-3 | 3 | 1,122 ft ² | 0 ft ² | 1,122 ft ² |
| Unit 2-3 Type A | 1 | 965 ft ² | 0 ft ² | 965 ft ² |
| Unit 2-4M | 1 | 810 ft ² | 270 ft ² | 1,080 ft ² |
| Unit 3-3M | 1 | 1,122 ft ² | 373 ft ² | 1,495 ft ² |
| Grand total: 70 | | | | |

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1 Level 2
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

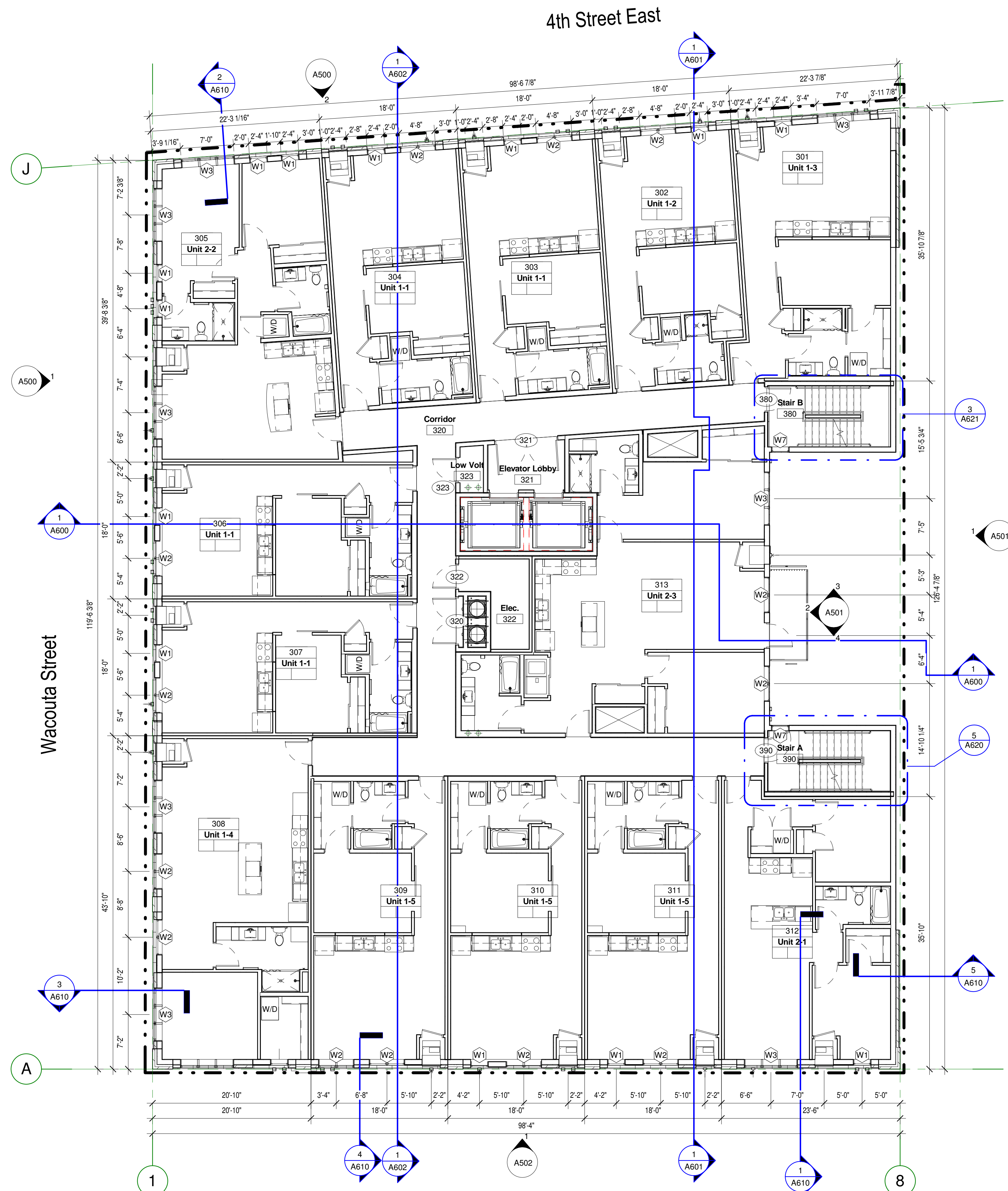
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- SEE SHEETS A012 AND A013 FOR FLOOR-CEILING & ROOF-CEILING ASSEMBLIES.
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- CABINET PULLS @ ALL KITCHENS AND BATHS.
- SEPARATE SOFFIT SUPPLY FROM RETURN W/ GYPSUM BOARD.
- NOT USED
- SEE A500 - A502 FOR EXTERIOR ELEVATIONS.
- NOT USED
- NOT USED
- F.E. @ CORRIDORS SEE A861 FOR FIRE EXTINGUISHER DETAILS. LOCATE F.E. 150" O.C. EACH FLOOR. MAX. CABINETS MUST BE RATED WHEN PENETRATING RATED WALL ASSEMBLIES.
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- AT ALL BEARING STUDS WITH PIPE PENETRATIONS, STRAP PLATES AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF WALL.
- NOT USED
- SEE A840 FOR ROOF ACCESS DETAILS.
- ALL STEEL BEAMS AND COLUMNS MUST BE FIREPROOFED. SEE SHEET A860.
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Unit Schedule (Net SF - Overall)

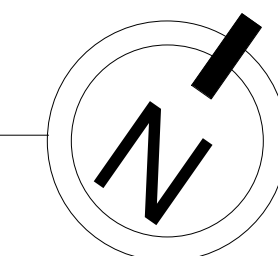
| Name | Count | Area | Mezz | Total SF |
|-----------------|-------|-----------------------|---------------------|-----------------------|
| Unit 1-1 | 18 | 566 ft ² | 0 ft ² | 566 ft ² |
| Unit 1-1M | 4 | 566 ft ² | 188 ft ² | 754 ft ² |
| Unit 1-2 | 4 | 551 ft ² | 0 ft ² | 551 ft ² |
| Unit 1-2M | 1 | 550 ft ² | 183 ft ² | 733 ft ² |
| Unit 1-3 | 3 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3 Type A | 1 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3M | 1 | 647 ft ² | 216 ft ² | 863 ft ² |
| Unit 1-4 | 5 | 804 ft ² | 0 ft ² | 804 ft ² |
| Unit 1-5 | 15 | 631 ft ² | 0 ft ² | 631 ft ² |
| Unit 1-5M | 2 | 625 ft ² | 208 ft ² | 833 ft ² |
| Unit 2-1 | 5 | 759 ft ² | 0 ft ² | 759 ft ² |
| Unit 2-2 | 4 | 852 ft ² | 0 ft ² | 852 ft ² |
| Unit 2-2M | 1 | 851 ft ² | 283 ft ² | 1,134 ft ² |
| Unit 2-3 | 3 | 1,122 ft ² | 0 ft ² | 1,122 ft ² |
| Unit 2-3 Type A | 1 | 965 ft ² | 0 ft ² | 965 ft ² |
| Unit 2-4M | 1 | 810 ft ² | 270 ft ² | 1,080 ft ² |
| Unit 3-3M | 1 | 1,122 ft ² | 373 ft ² | 1,495 ft ² |
| Grand total: 70 | | | | |

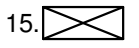
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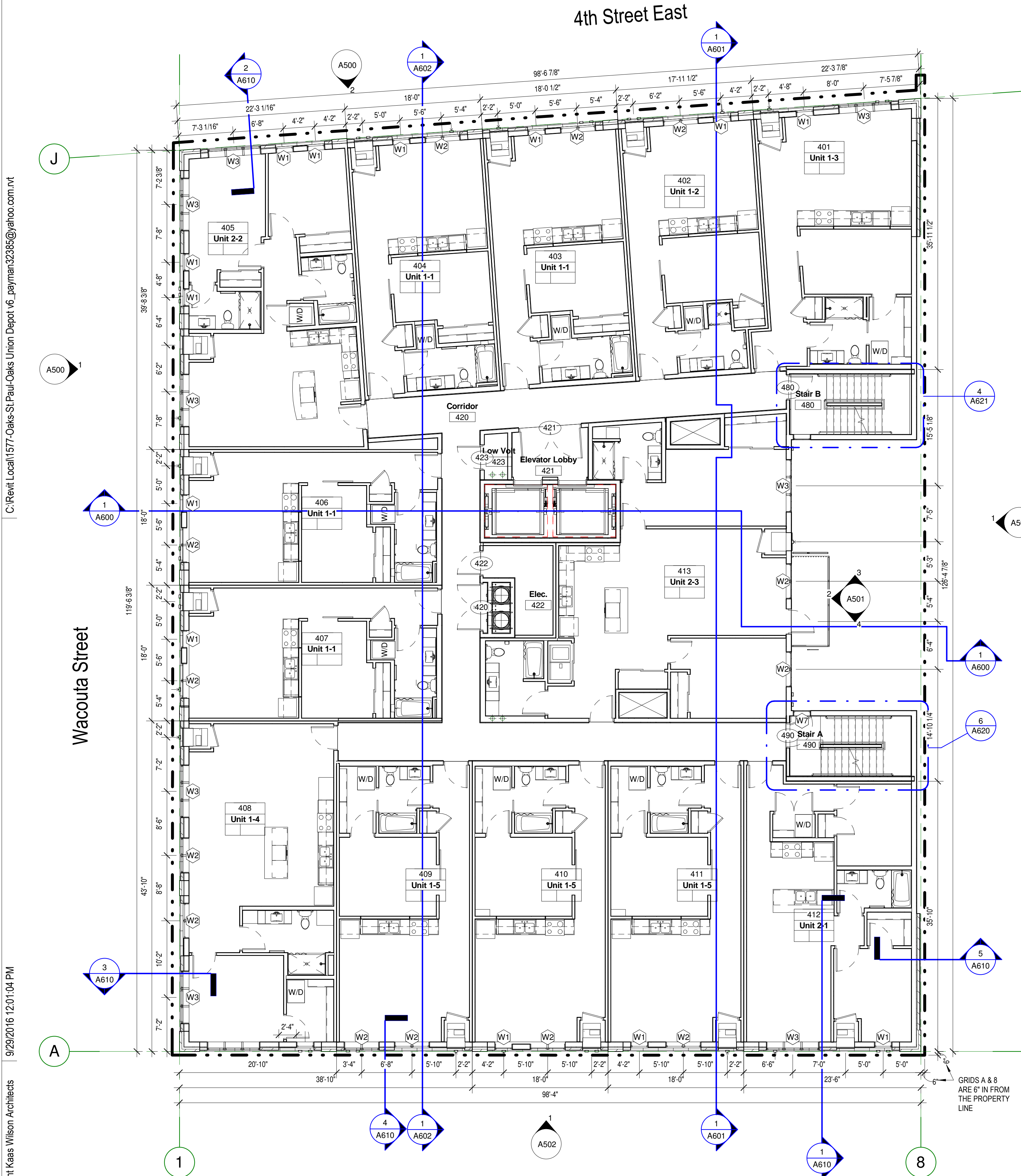


Level 3
1/8" = 1'-0"

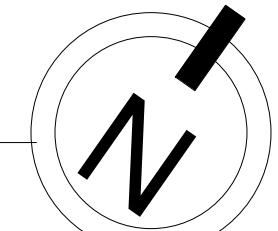


| FLOOR PLAN GENERAL NOTES | | |
|--|--|---|
| 1. ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CMU WALLS OR CENTER OF STUD AT FRAMED WALLS UNLESS NOTED OTHERWISE. | 10. SEE A861 FOR GYP. BOARD CONTROL JOINTS. | 21. BATH FANS: SEE 8/A860. |
| 2. ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO THE CENTER OF STUD. DIMENSIONS OF FURRING WALLS ARE TO FACE OF WALL. | 11. ELECTRICAL APPURTENANCES TO BE MOUNTED FROM 15" - 48" AFF. SEE A011. | 22. RECESSED FIXTURES IN WOOD FRAME STRUCTURE: SEE A860. |
| 3. UNLESS NOTED OTHERWISE, WALLS WITHOUT DESIGNATION ARE TYPE ISA OR 13B. | 12. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED. | 23. SHAFT WALL INTERSECTIONS WITH STANDARD WALLS SEE A860. |
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| Unit Schedule (Net SF - Overall) | | | | |
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| Name | Count | Area | Mezz | Total SF |
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| Unit 1-3 | 3 | 658 ft ² | 0 ft ² | 658 ft ² |
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GRIDS A & B ARE 6" IN FROM THE PROPERTY LINE



FLOOR PLAN GENERAL NOTES

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- RECESSED FIXTURES IN WOOD FRAME STRUCTURE: SEE A860.
- SHAFT WALL INTERSECTIONS WITH STANDARD WALLS SEE A860.
- AT ALL BEARING STUDS WITH PIPE PENETRATIONS, STRAP PLATES AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF WALL.
- NOT USED
- SEE A840 FOR ROOF ACCESS DETAILS.
- ALL STEEL BEAMS AND COLUMNS MUST BE FIREPROOFED. SEE SHEET A860.
- SEE INTERIORS SHEETS FOR INTERIOR ELEVATIONS, FINISHES, SCHEDULES, AND DETAILS.
- FURNITURE AND EQUIPMENT N.I.C.
- WHEN NOT OTHERWISE SHOWN IN AN ELEVATION VIEW, SEE ENLARGED FLOOR PLANS FOR TAGS DENOTING CABINETRY AT KITCHEN ISLANDS.

- CORRIDOR CEILINGS ARE TO BE COVERED WITH GYPSUM SHEATHING PER FLOOR ASSEMBLY. CEILINGS DROPPED FOR MECH. AT CORRIDORS ARE NOTED ON OVERALL BUILDING PLANS. KEEP DROPPED CEILINGS AS TIGHT/HIGH AS POSSIBLE.
- NOT USED
- GC SHALL COORDINATE PATH OF ROOF OVERFLOW DRAIN LEADERS THROUGH FLOOR TRUSSES AT SECOND FLOOR FRAMING. SEE FLOOR PLANS AND RCP'S FOR LOCATIONS OF OVERFLOW DRAIN LEADERS.
- ROOF DRAIN LEADERS AND OVERFLOW DRAIN LEADERS SHALL BE INSULATED FROM THE INTERIOR FACE OF THE EXTERIOR SHEATHING AND ALONG THE FULL LENGTH OF THE LEADER.

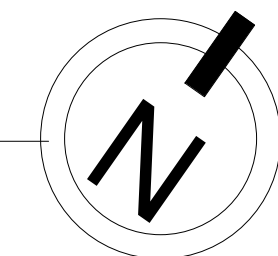
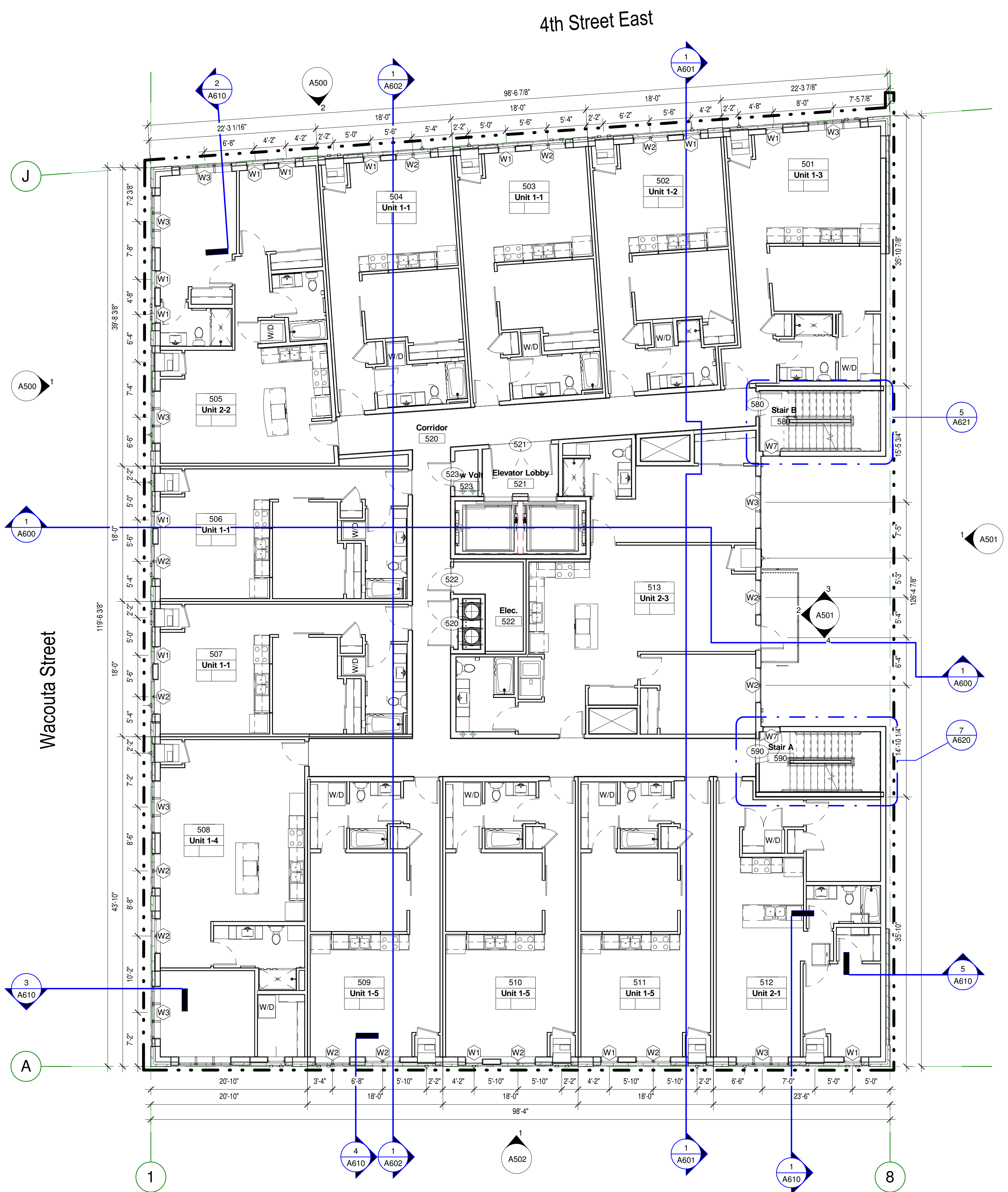
Unit Schedule (Net SF - Overall)

| Name | Count | Area | Mezz | Total SF |
|-----------------|-------|-------------|-----------|-------------|
| Unit 1-1 | 18 | 566 sq ft | 0 sq ft | 566 sq ft |
| Unit 1-1M | 4 | 566 sq ft | 188 sq ft | 754 sq ft |
| Unit 1-2 | 4 | 551 sq ft | 0 sq ft | 551 sq ft |
| Unit 1-2M | 1 | 550 sq ft | 183 sq ft | 733 sq ft |
| Unit 1-3 | 3 | 658 sq ft | 0 sq ft | 658 sq ft |
| Unit 1-3 Type A | 1 | 658 sq ft | 0 sq ft | 658 sq ft |
| Unit 1-3M | 1 | 647 sq ft | 216 sq ft | 863 sq ft |
| Unit 1-4 | 5 | 804 sq ft | 0 sq ft | 804 sq ft |
| Unit 1-5 | 15 | 631 sq ft | 0 sq ft | 631 sq ft |
| Unit 1-5M | 2 | 625 sq ft | 208 sq ft | 833 sq ft |
| Unit 2-1 | 5 | 759 sq ft | 0 sq ft | 759 sq ft |
| Unit 2-2 | 4 | 852 sq ft | 0 sq ft | 852 sq ft |
| Unit 2-2M | 1 | 851 sq ft | 283 sq ft | 1,134 sq ft |
| Unit 2-3 | 3 | 1,122 sq ft | 0 sq ft | 1,122 sq ft |
| Unit 2-3 Type A | 1 | 965 sq ft | 0 sq ft | 965 sq ft |
| Unit 2-4M | 1 | 810 sq ft | 270 sq ft | 1,080 sq ft |
| Unit 3-3M | 1 | 1,122 sq ft | 373 sq ft | 1,495 sq ft |
| Grand total: | 70 | | | |

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Level 5
1/8" = 1'-0"

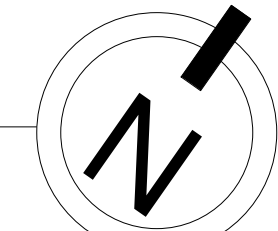
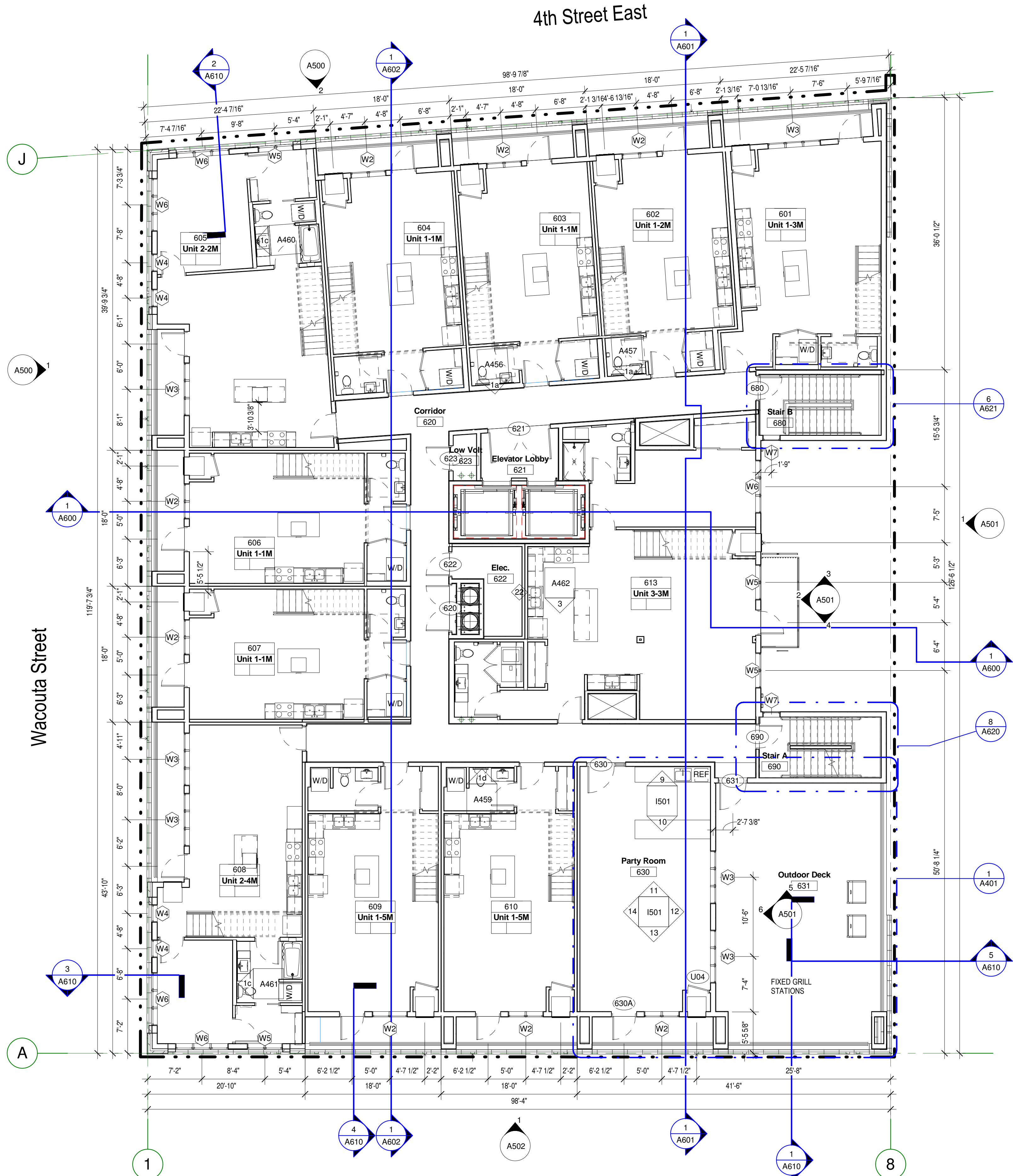


| FLOOR PLAN GENERAL NOTES | | |
|--|--|---|
| 1. ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CMU WALLS OR CENTER OF STUD AT FRAMED WALLS UNLESS NOTED OTHERWISE. | 10. SEE A861 FOR GYP. BOARD CONTROL JOINTS. | 21. BATH FANS: SEE 8/A860. |
| 2. ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO THE CENTER OF STUD. DIMENSIONS OF FURRING WALLS ARE TO FACE OF WALL. | 11. ELECTRICAL APPURTENANCES TO BE MOUNTED FROM 15" - 48" AFF. SEE A011. | 22. RECESSED FIXTURES IN WOOD FRAME STRUCTURE: SEE A860. |
| 3. UNLESS NOTED OTHERWISE, WALLS WITHOUT DESIGNATION ARE TYPE 3A OR 13B. | 12. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED. | 23. SHAFT WALL INTERSECTIONS WITH STANDARD WALLS SEE A860. |
| 4. 'FS' AT INTERIOR DIMENSIONS DENOTES DIMENSIONS TO FACE OF STUD WALL, 'CS' TO CENTER OF STUD WALL AND 'FOW' DENOTES FACE OF WALL. | 13. CABINET PULLS @ ALL KITCHENS AND BATHS. | 24. AT ALL BEARING STUDS WITH PIPE PENETRATIONS, STRAP PLATES AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF WALL. |
| 5. SEE SHEETS A012 AND A013 FOR EXTERIOR AND INTERIOR WALL TYPES. | 14. SEPARATE SOFFIT SUPPLY FROM RETURN W/ GYPSUM BOARD. | 25. NOT USED |
| 6. SEE SHEETS A012 AND A013 FOR FLOOR-CEILING & ROOF-CEILING ASSEMBLIES. | 15. = CASSED OPENING | 26. SEE A840 FOR ROOF ACCESS DETAILS. |
| 7. CORRIDOR WALLS ARE WALL TYPE C2B, 2X6'S, UNLESS NOTED OTHERWISE. | 16. NOT USED | 27. ALL STEEL BEAMS AND COLUMNS MUST BE FIREPROOFED. SEE SHEET A860. |
| 8. UNIT PARTY WALLS TO BE WALL TYPE P1, UNLESS NOTED OTHERWISE. | 17. SEE A500 - A502 FOR EXTERIOR ELEVATIONS. | 28. SEE INTERIORS SHEETS FOR INTERIOR ELEVATIONS, FINISHES, SCHEDULES, AND DETAILS. |
| 9. SEE A860 FOR FIRE BLOCKING @ PARTY WALL. SEE A860 FOR UNIT/ CORRIDOR FIRE BLOCKING. | 18. NOT USED | 29. FURNITURE AND EQUIPMENT N.I.C. |
| | 19. NOT USED | 30. WHEN NOT OTHERWISE SHOWN IN AN ELEVATION VIEW, SEE ENLARGED FLOOR PLANS FOR TAGS DENOTING CABINETRY AT KITCHEN ISLANDS. |
| | 20. F.E. @ CORRIDORS SEE A861 FOR FIRE EXTINGUISHER DETAILS. LOCATE F.E. 150' O.C. EACH FLOOR. MAX. CABINETS MUST BE RATED WHEN PENETRATING RATED WALL ASSEMBLIES. | |
| | | |

| Unit Schedule (Net SF - Overall) | | | | |
|----------------------------------|-------|-----------------------|---------------------|-----------------------|
| Name | Count | Area | Mezz | Total SF |
| Unit 1-1 | 18 | 566 ft ² | 0 ft ² | 566 ft ² |
| Unit 1-1M | 4 | 568 ft ² | 188 ft ² | 754 ft ² |
| Unit 1-2 | 4 | 551 ft ² | 0 ft ² | 551 ft ² |
| Unit 1-2M | 1 | 550 ft ² | 183 ft ² | 733 ft ² |
| Unit 1-3 | 3 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3 Type A | 1 | 658 ft ² | 0 ft ² | 658 ft ² |
| Unit 1-3M | 1 | 647 ft ² | 216 ft ² | 863 ft ² |
| Unit 1-4 | 5 | 804 ft ² | 0 ft ² | 804 ft ² |
| Unit 1-5 | 15 | 631 ft ² | 0 ft ² | 631 ft ² |
| Unit 1-5M | 2 | 625 ft ² | 208 ft ² | 833 ft ² |
| Unit 2-1 | 5 | 759 ft ² | 0 ft ² | 759 ft ² |
| Unit 2-2 | 4 | 852 ft ² | 0 ft ² | 852 ft ² |
| Unit 2-2M | 1 | 851 ft ² | 283 ft ² | 1,134 ft ² |
| Unit 2-3 | 3 | 1,122 ft ² | 0 ft ² | 1,122 ft ² |
| Unit 2-3 Type A | 1 | 965 ft ² | 0 ft ² | 965 ft ² |
| Unit 2-4M | 1 | 810 ft ² | 270 ft ² | 1,080 ft ² |
| Unit 3-3M | 1 | 1,122 ft ² | 373 ft ² | 1,495 ft ² |
| Grand total: 70 | | | | |

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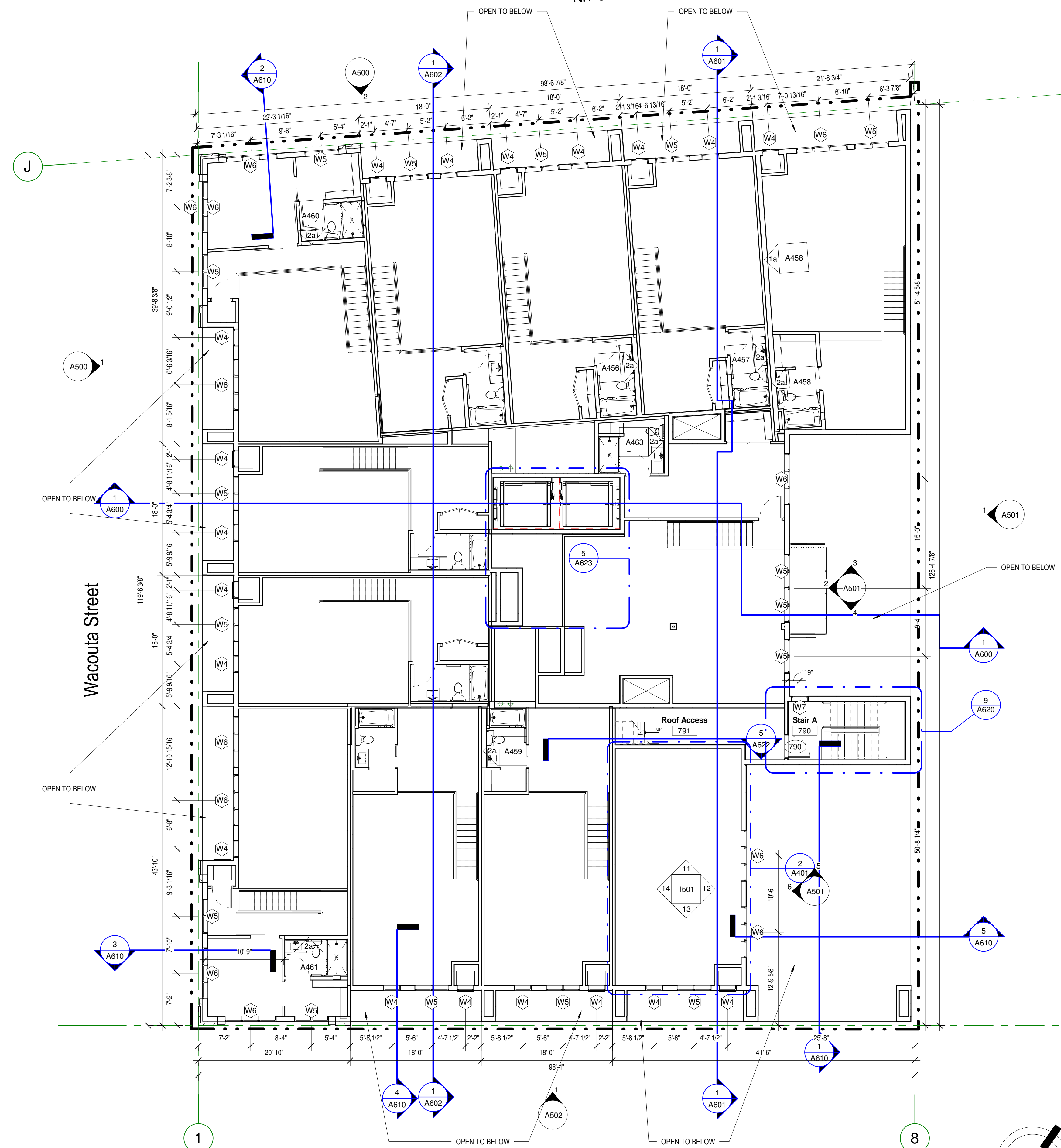


Level 6
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CMU WALLS OR CENTER OF STUD AT FRAMED WALLS UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO THE CENTER OF STUD. DIMENSIONS OF FURRING WALLS ARE TO FACE OF WALL.
- UNLESS NOTED OTHERWISE, WALLS WITHOUT DESIGNATION ARE TYPE 13A OR 13B.
- 'FS' AT INTERIOR DIMENSIONS DENOTES DIMENSIONS TO FACE OF STUD WALL, 'CS' TO CENTER OF STUD WALL AND 'FOW' DENOTES FACE OF WALL.
- SEE SHEETS A012 AND A013 FOR EXTERIOR AND INTERIOR WALL TYPES.
- SEE SHEETS A012 AND A013 FOR FLOOR-CEILING & ROOF-CEILING ASSEMBLIES.
- CORRIDOR WALLS ARE WALL TYPE C2B, 2X6'S, UNLESS NOTED OTHERWISE.
- UNIT PARTY WALLS TO BE WALL TYPE P1, UNLESS NOTED OTHERWISE.
- SEE A860 FOR FIRE BLOCKING @ PARTY WALL. SEE A860 FOR UNIT/ CORRIDOR FIRE BLOCKING.
- SEE A861 FOR GYP. BOARD CONTROL JOINTS.
- ELECTRICAL APPURTENANCES TO BE MOUNTED FROM 15" - 48" AFF. SEE A011.
- ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED.
- CABINET PULLS @ ALL KITCHENS AND BATHS.
- SEPARATE SOFFIT SUPPLY FROM RETURN W/ GYPSUM BOARD.
- NOT USED
- SEE A500 - A502 FOR EXTERIOR ELEVATIONS.
- NOT USED
- F.E. @ CORRIDORS SEE A861 FOR FIRE EXTINGUISHER DETAILS. LOCATE F.E. 150" O.C. EACH FLOOR. MAX. CABINETS MUST BE RATED WHEN PENETRATING RATED WALL ASSEMBLIES.
- BATH FANS: SEE 8/A860.
- RECESSED FIXTURES IN WOOD FRAME STRUCTURE: SEE A860.
- SHAFT WALL INTERSECTIONS WITH STANDARD WALLS SEE A860.
- AT ALL BEARING STUDS WITH PIPE PENETRATIONS, STRAP PLATES AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF WALL.
- NOT USED
- SEE A840 FOR ROOF ACCESS DETAILS.
- ALL STEEL BEAMS AND COLUMNS MUST BE FIREPROOFED. SEE SHEET A860.
- SEE INTERIORS SHEETS FOR INTERIOR ELEVATIONS, FINISHES, SCHEDULES, AND DETAILS.
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- NOT USED
- GC SHALL COORDINATE PATH OF ROOF OVERFLOW DRAIN LEADERS THROUGH FLOOR TRUSSES AT SECOND FLOOR FRAMING. SEE FLOOR PLANS AND RCP'S FOR LOCATIONS OF OVERFLOW DRAIN LEADERS.
- ROOF DRAIN LEADERS AND OVERFLOW DRAIN LEADERS SHALL BE INSULATED FROM THE INTERIOR FACE OF THE EXTERIOR SHEATHING AND ALONG THE FULL LENGTH OF THE LEADER.

4th Street East



| Unit Schedule (Net SF - Overall) | | | | |
|----------------------------------|-------|-----------|---------|-----------|
| Name | Count | Area | Mezz | Total SF |
| Unit 1-1 | 18 | 566 ft² | 0 ft² | 566 ft² |
| Unit 1-1M | 4 | 566 ft² | 188 ft² | 754 ft² |
| Unit 1-2 | 4 | 551 ft² | 0 ft² | 551 ft² |
| Unit 1-2M | 1 | 550 ft² | 183 ft² | 733 ft² |
| Unit 1-3 | 3 | 658 ft² | 0 ft² | 658 ft² |
| Unit 1-3 Type A | 1 | 658 ft² | 0 ft² | 658 ft² |
| Unit 1-3M | 1 | 647 ft² | 216 ft² | 863 ft² |
| Unit 1-4 | 5 | 804 ft² | 0 ft² | 804 ft² |
| Unit 1-5 | 15 | 631 ft² | 0 ft² | 631 ft² |
| Unit 1-5M | 2 | 625 ft² | 208 ft² | 833 ft² |
| Unit 2-1 | 5 | 759 ft² | 0 ft² | 759 ft² |
| Unit 2-2 | 4 | 852 ft² | 0 ft² | 852 ft² |
| Unit 2-2M | 1 | 851 ft² | 283 ft² | 1,134 ft² |
| Unit 2-3 | 3 | 1,122 ft² | 0 ft² | 1,122 ft² |
| Unit 2-3 Type A | 1 | 965 ft² | 0 ft² | 965 ft² |
| Unit 2-4M | 1 | 810 ft² | 270 ft² | 1,080 ft² |
| Unit 3-3M | 1 | 1,122 ft² | 373 ft² | 1,495 ft² |
| Grand total: 70 | | | | |

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1 Mezzanine Level
1/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Link Wilson
LINK WILSON REG. NO: 21629

Date

Revision

Rev. No.

Roof Plan

As indicated

A320

ROOF PLAN NOTES

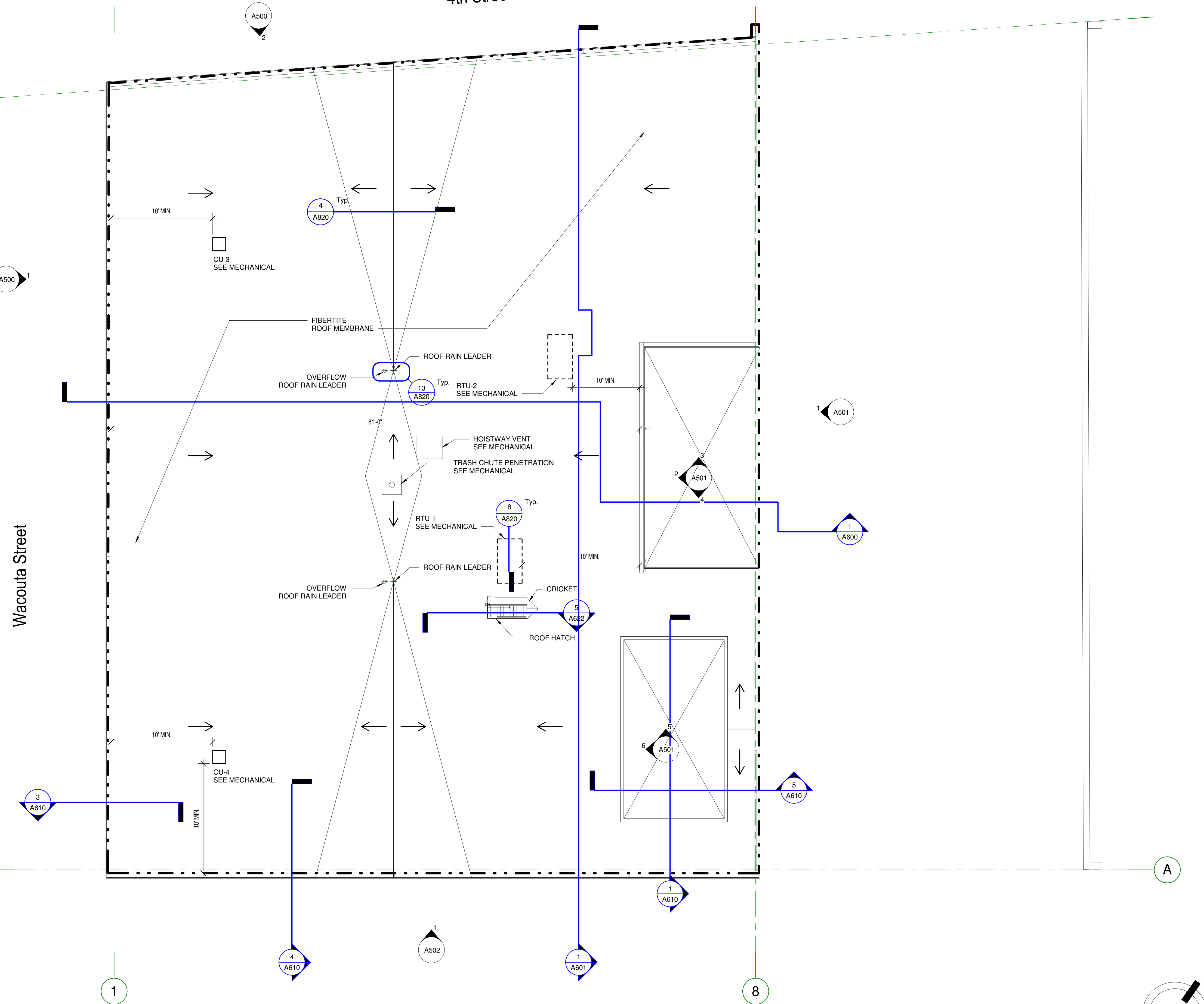
1. SEE A006 FOR TYPICAL ROOF/CEILING CONSTRUCTION.
2. PROVIDE RATED ROOF ACCESS HATCHES, AS SHOWN ON PLANS - SEE A350, A620, A840, AND SPECIFICATIONS.
3. SEE SPECIFICATIONS FOR ROOF MEMBRANE SYSTEM AND ACCESSORIES.
4. SEE A840 FOR ROOF FRAMING AND FLASHING DETAILS.
5. SEE MECHANICAL PLANS FOR LOCATIONS OF MECHANICAL EQUIPMENT. PROVIDE FALL PROTECTION FOR ANY ROOF OPENING OR EQUIPMENT LOCATED WITHIN 10' OF A ROOF EDGE.
6. PROVIDE SPLASH BLOCKS AT ANY DOWN SPOUTS NOT CONNECTED TO BELOW GRADE PIPE, AS WELL AS AT ANY DISCHARGE POINT FOR OVERFLOW ROOF DRAINS. INSTALL SPLASH BLOCKS WITH POSITIVE SLOPE AWAY FROM THE BUILDING AND ENSURE ADEQUATE LENGTH TO AVOID EROSION AT SPLASH BLOCK DISCHARGE EDGE.

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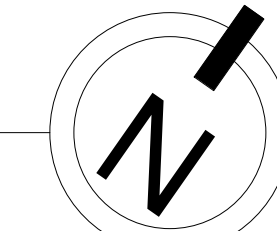
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4th Street East




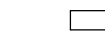
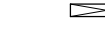
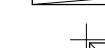

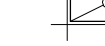

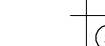
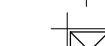

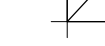



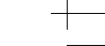

1 Roof Plan
1/8" = 1'-0"

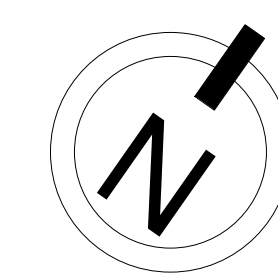


REFLECTED CEILING PLAN GENERAL NOTES

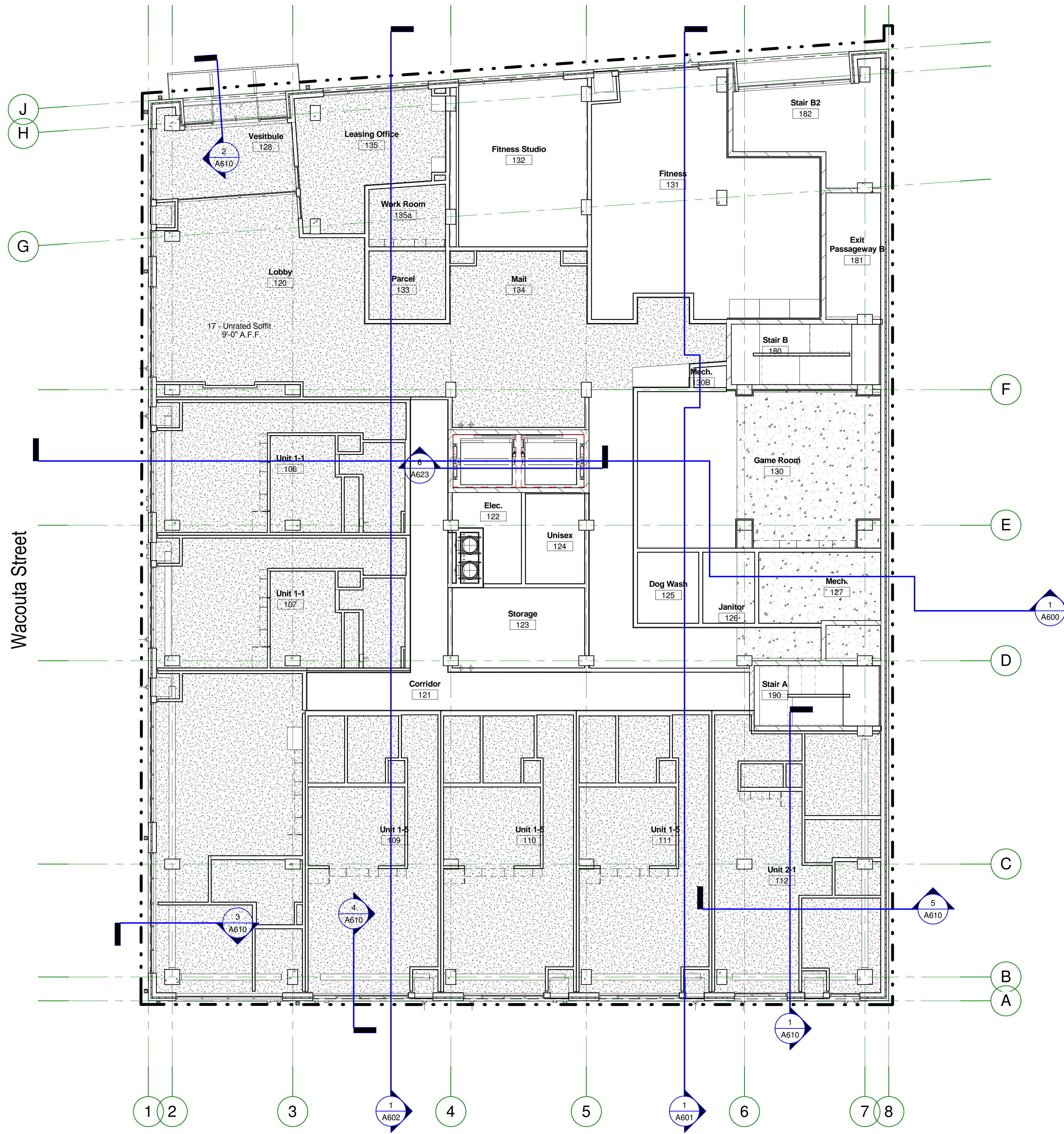
1. CEILINGS HEIGHTS INDICATED ON PLAN (E.G., 9'-0") ARE FROM FINISHED FLOOR OF LEVEL OF PLAN SHOWN.
2. ACOUSTICAL TILE CEILING GRIDS TO BE CENTERED IN RECTANGULAR ROOMS OR CENTERED BETWEEN LONGEST WALLS OF IRREGULARLY SHAPED ROOMS UNLESS OTHERWISE NOTED.
3. AT SUSPENDED GYP. BD CEILINGS, PROVIDE CONTROL JOINTS PER INDUSTRY STANDARDS. VERIFY CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
4. ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN AT THE CENTER OF WALL UNLESS OTHERWISE NOTED.
5. 'FS' AT INTERIOR DIMENSIONS DENOTES DIMENSIONS TO FACE OF STUD, 'CS' TO CENTER OF STUD AND 'FOW' DENOTES FACE OF WALL.
6. FOR WALLS THAT PENETRATE CEILINGS SEE WALL TYPES SHOWN ON THE FLOOR PLAN.
7. SEE SHEET A006 FOR EXTERIOR AND INTERIOR WALL TYPE ASSEMBLIES.
8. SEE SHEET A006 FOR FLOOR-CEILING & ROOF-CEILING ASSEMBLIES.
9. COORDINATE ALL OVERHEAD MECHANICAL, ELECTRICAL, AND DECOR WORK. FOR DIFFUSER AND RETURN GRILL SIZES SEE MECHANICAL PLANS. FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
10. BATH FANS: SEE DETAIL X/XXXX.
11. RECESSED FIXTURES IN WOOD FRAME STRUCTURE: SEE 16/A860.
12. SPRINKLER HEADS ARE NOT SHOWN. LOCATE ALL SPRINKLER HEADS IN THE CENTER OF CEILING TILES.
13. OPEN GRID CEILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA STANDARDS. MINIMUM CLEARANCE OF 24" SHALL BE MAINTAINED BETWEEN TOP OF OPEN GRID CEILINGS AND SPRINKLER DEFLECTORS. LOCATE DEFLECTORS NOT MORE THAN 1" BELOW THE CEILING. AT PERIMETER COVES WHERE OBSTRUCTIONS DO NOT EXIST THE SPRINKLER HEADS SHALL BE LOCATED A MIN. OF 1" AND A MAX. OF 12" BELOW THE CEILING.
14. MECHANICAL SOFFITS AT UNITS 8'-0" AFF. TYP. CONTRACTOR TO COORDINATE SOFFIT WIDTH AND DEPTH WITH DUCT SIZES. TYPICAL SOFFIT AT 2'-0" WIDE, 1'-0" DEEP.

CEILING PLAN LEGEND:

-  CAN LIGHT
-  1 X 4 LIGHT FIXTURE
-  4' STRIP LIGHT FIXTURE
-  8' STRIP LIGHT FIXTURE
-  2 X 2 LIGHT FIXTURE (IN CEILING GRID)
-  2 X 4 LIGHT FIXTURE (IN CEILING GRID)
-  CEILING MOUNTED LIGHT FIXTURE
-  SPEAKER N.I.C. (FOR REF. ONLY)
-  AIR DIFFUSER (IN CEILING GRIP)
-  RETURN AIR GRILLE (IN CEILING GRID)
-  AIR DIFFUSER
-  EXHAUST GRILLE
-  ACCESS PANEL #2
-  LINEAR DIFFUSER (IN CEILING GRID)
-  GYPSUM BOARD CEILING / SOFFIT
-  WALL MOUNTED LIGHT FIXTURE



4th Street East



1 Level 1
1/8" = 1'-0"

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Oaks Union Depot Apartments

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Julie

LINK WILSON REG. NO: 21629

Date

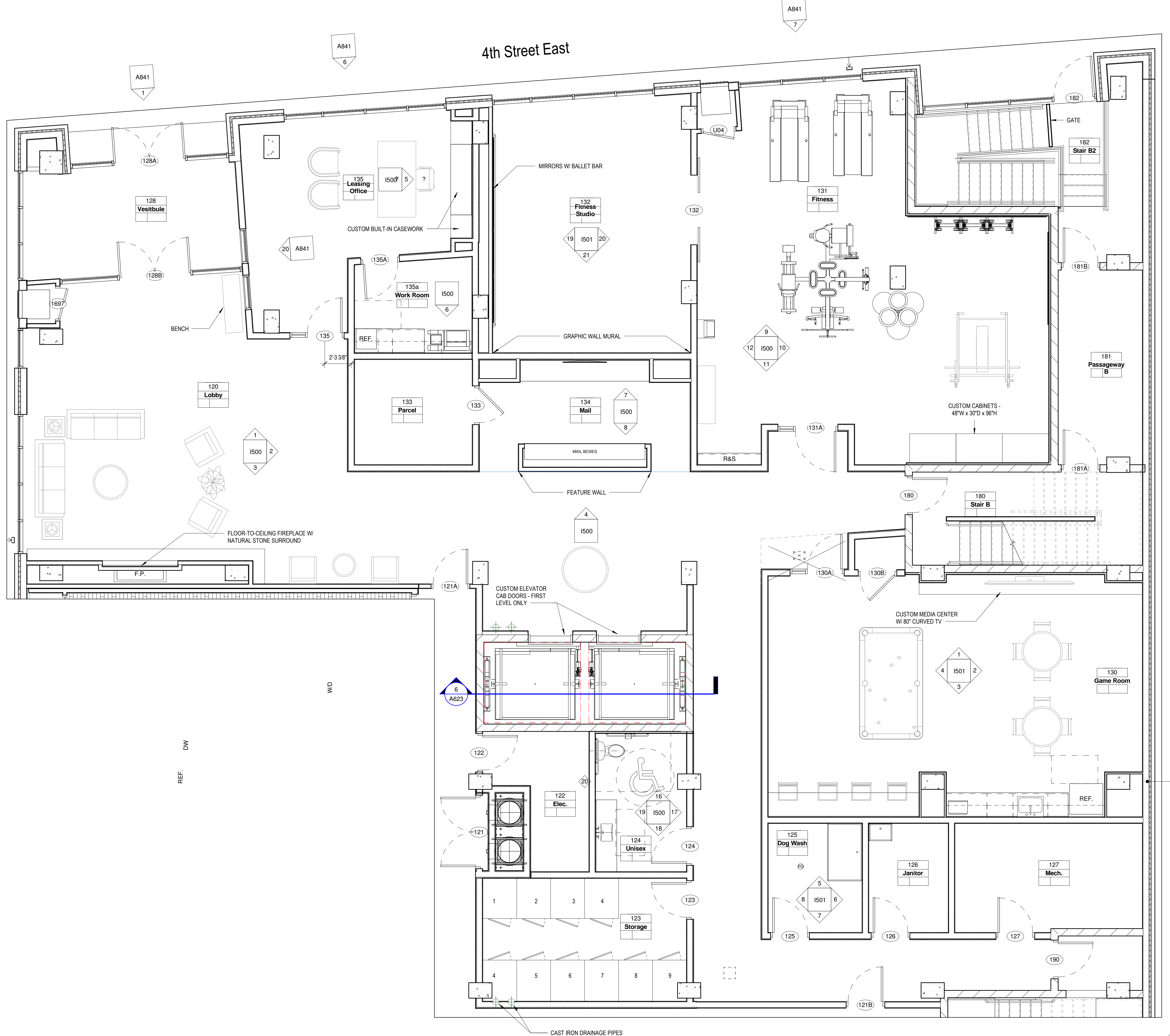
Revision

Rev. No.

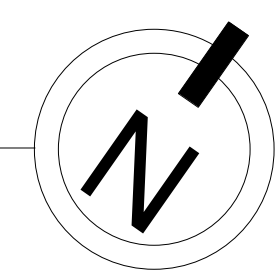
Enlarged Plans

1/4" = 1'-0"

A400



1 Level 1 - Enlarged Commons
1/4" = 1'-0"



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**Oaks Union Depot
Apartments**

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
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THE LAWS OF THE STATE OF
MINNESOTA.

Julie

LINK WILSON REG. NO: 21629

Date

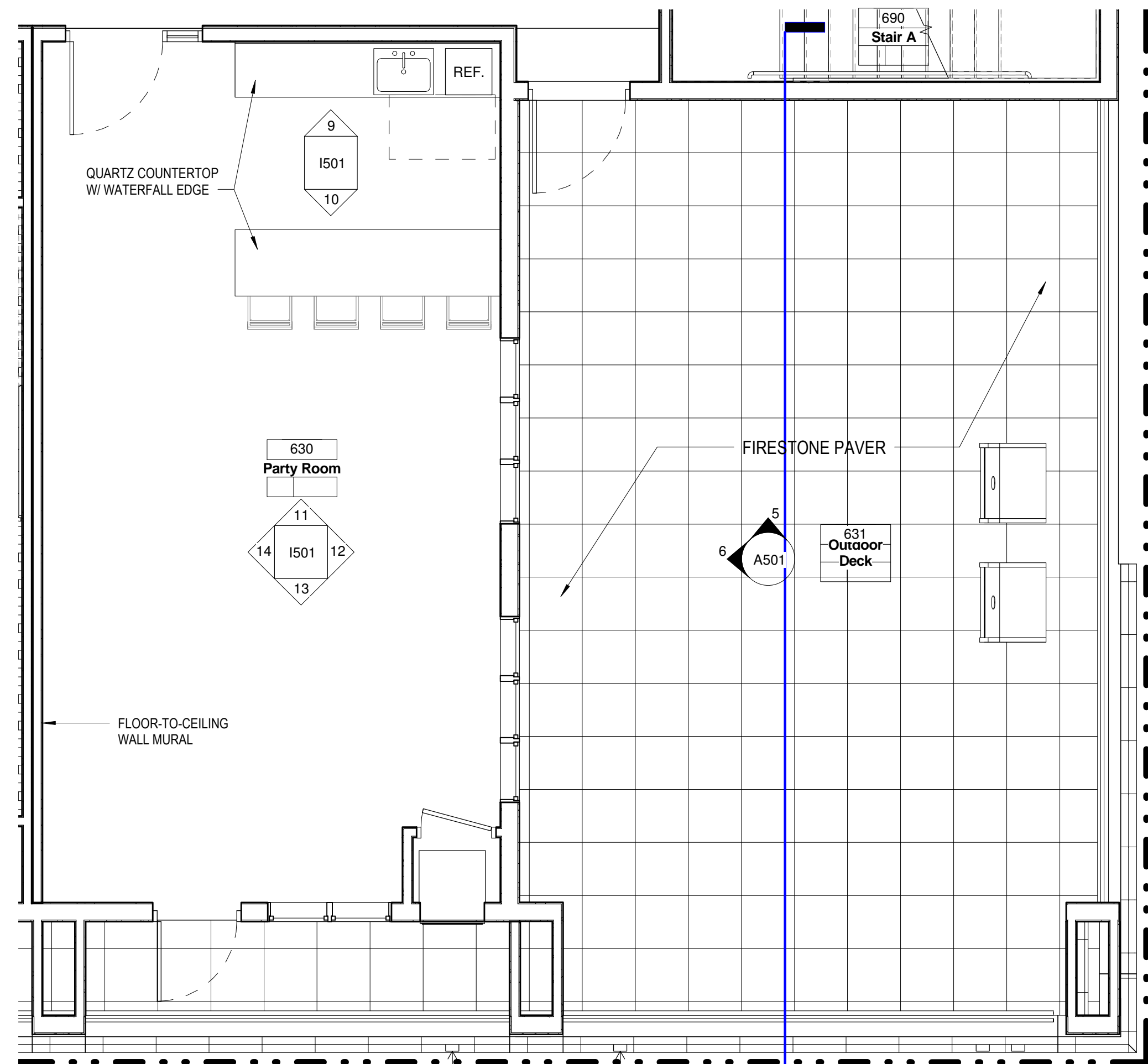
Revision

Rev. No.

Enlarged Plans

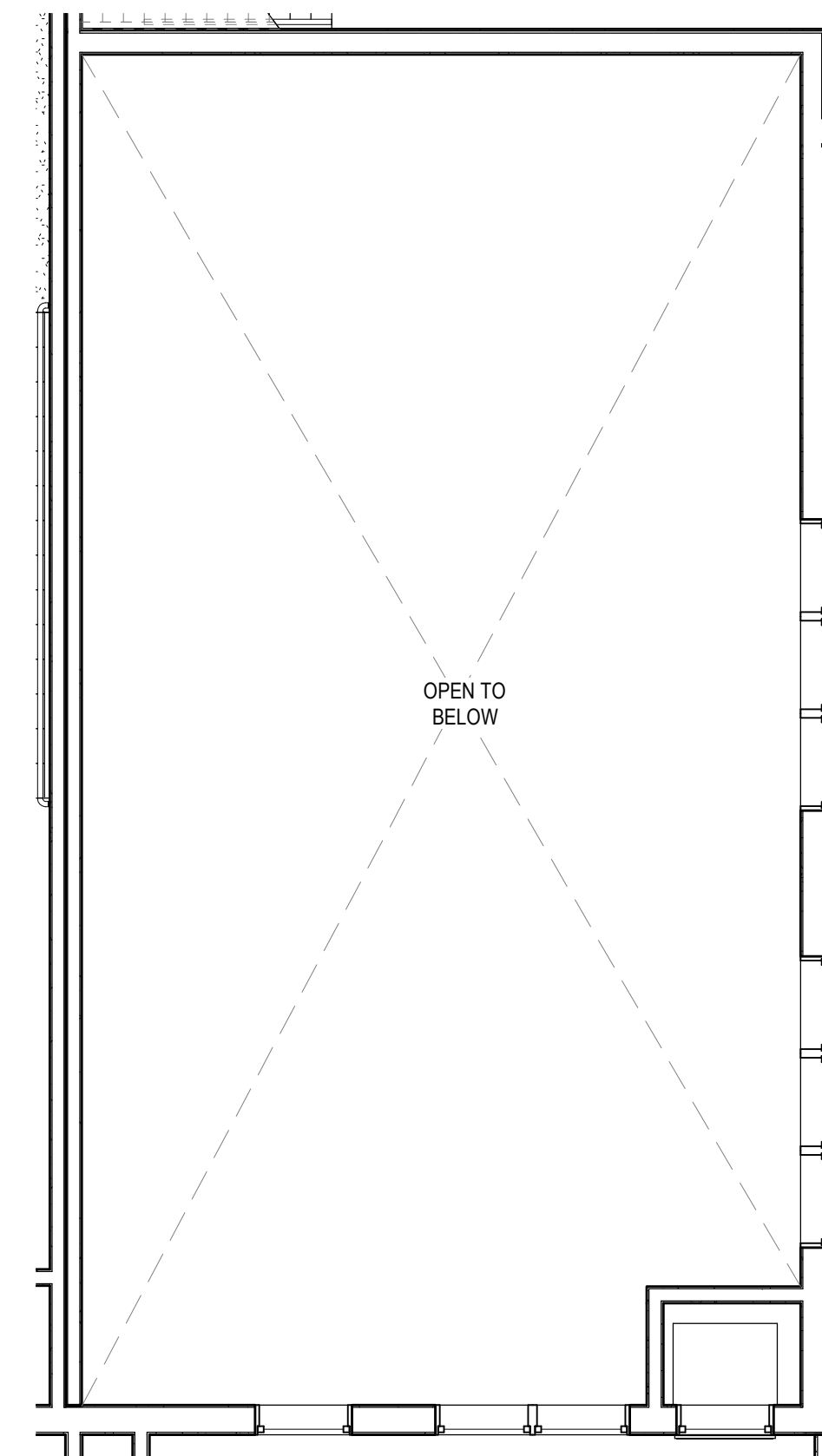
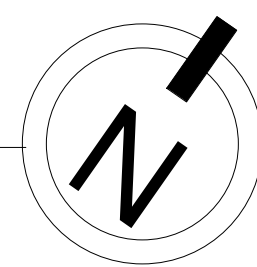
1/4" = 1'-0"

A401

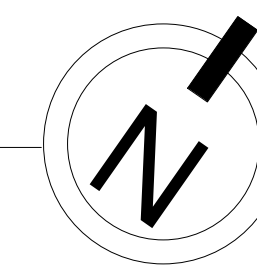


① Level 6 - Enlarged Commons
1/4" = 1'-0"

1
A610



② Mezzanine Level - Enlarged Commons
1/4" = 1'-0"



UNIT PLAN GENERAL NOTES

1. FENESTRATION SHOWN IN UNIT PLANS VARIES - SEE OVERALL FLOOR PLANS FOR FENESTRATION CONDITIONS AT EACH UNIT.
2. ALL TUB & SHOWER SURROUNDS TO BE FULLY BACKED FOR FUTURE GRAB BAR INSTALLATION.
3. PROVIDE BACKING IN ALL UNIT BATHROOMS FOR GRAB BARS PER DETAILS ON SHEET A010 FOR FUTURE GRAB BARS.
4. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED.
5. FURNITURE, N.I.C.
6. ALL CORRIDOR WALLS, WALLS BETWEEN UNITS AND PLUMBING WALLS TO RECEIVE SOUND BATT INSULATION.
7. ALL ELECTRICAL SWITCHES, OUTLETS AND THERMOSTATS ARE TO BE MOUNTED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
8. PROVIDE BACKING NECESSARY FOR INSTALLATION OF UPPER KITCHEN CABINETS. PROVIDE BACKING FOR CLOSET & LAUNDRY SHELVING (REF. A470)
9. SEE A011 FOR TYPICAL KITCHEN & BATH CLEARANCE REQUIREMENTS.
10. PROVIDE 30" X 48" CLEAR SPACE FOR ALL APPLIANCES AND FIXTURES. SEE SHEET A011 FOR CLEARANCE DETAILS.
11. THE CLEAR FLOOR SPACE REQ'D FOR ONE FIXTURE MAY OVERLAP THE CLEAR FLOOR SPACE AREA(S) FOR ANOTHER.
12. ALL GYP. BD. SURFACES TO RECEIVE LEVEL 4 SMOOTH FINISH. FINISH WALL RETURNS, TYPICAL.

UNIT KITCHEN NOTES

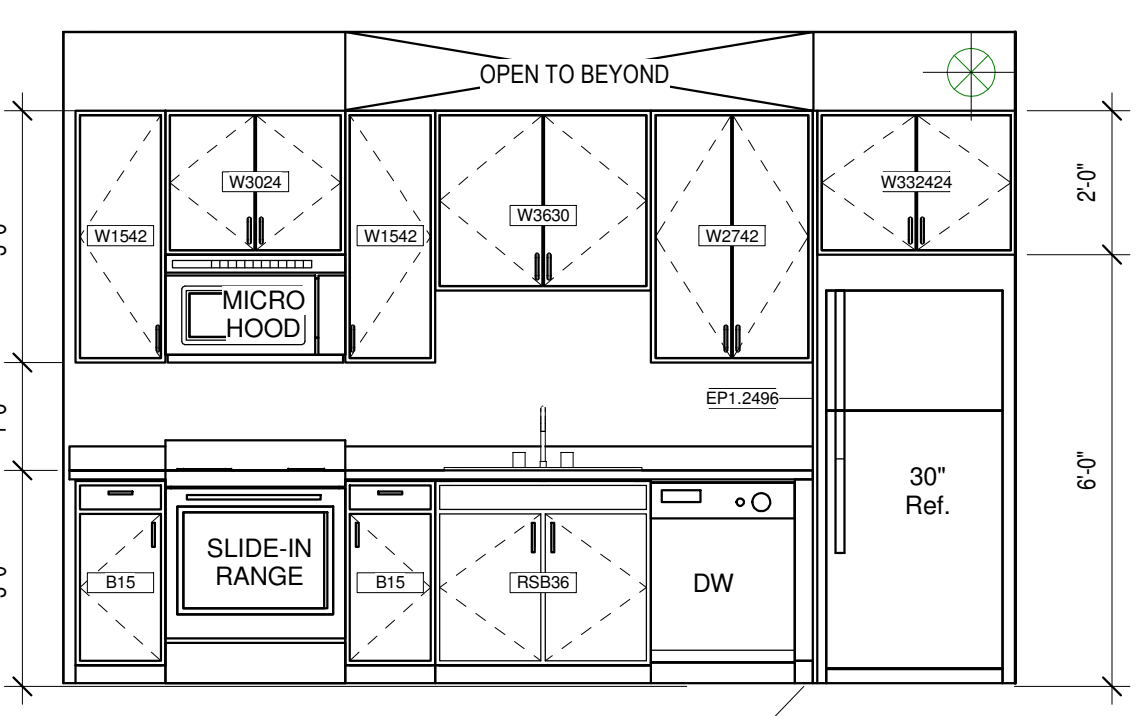
1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
4. CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
6. PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.
7. PROVIDE MFG'S CABINET SURFACE TOE KICK AT CABINET TOE KICK SPACE AND EXPOSED CABINET SIDES (IF NEEDED). TRIM OFF MFG'S TOE KICK BACKER AT FACE OF END CABINET FOR FLUSH CORNER.
8. PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES (TWO SHELVES AT 30" OR 36" HIGH CABINETS, ONE SHELF AT 18" AND 24" HIGH CABINETS, AND NO SHELVES AT 15" HIGH CABINETS).
9. PULLS ON CABINET DOORS AND DRAWERS AT ALL UNITS.
10. PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING WALLS.
11. PROVIDE A CONTINUOUS 3" BACKSPLASH BEHIND ALL COUNTER TOPS, INCLUDING BEHIND SLIDE-IN AND DROP-IN RANGES. G.C. TO COORDINATE RANGE CUT-OUTS WITH COUNTERTOP AND APPLIANCE SUPPLIERS.
12. MOUNT UPPER CABINETS 46" A.F.F. IN ALL Type A UNITS, AND 54" A.F.F. IN ALL Type B UNITS.
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UNIT FLOORING KEY

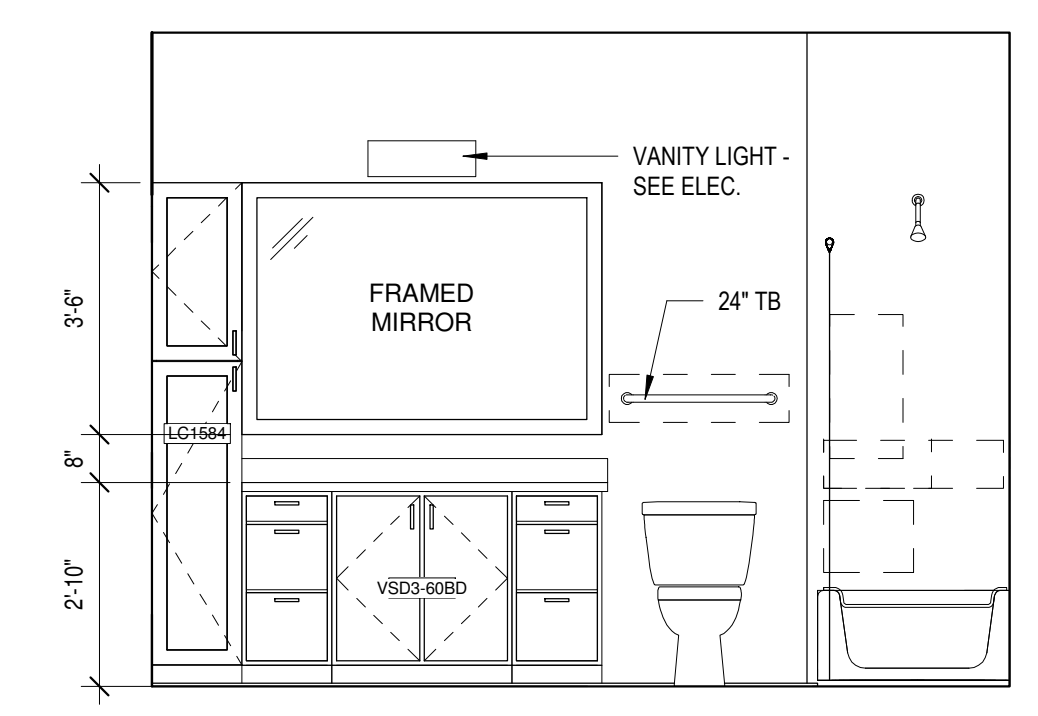


UNIT BATH NOTES

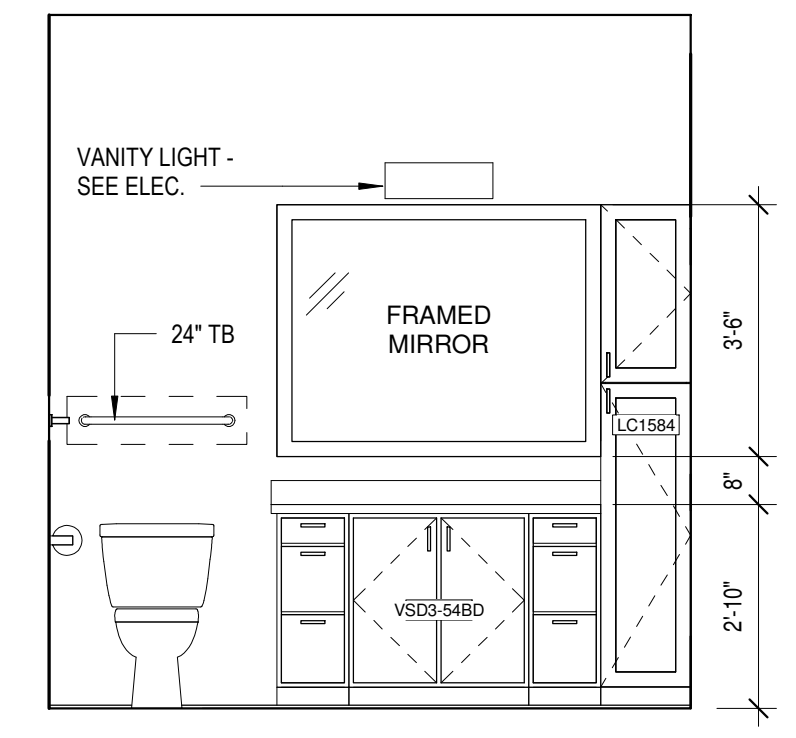
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2. PROVIDE HDWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
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4. PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
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8. INSTALL VANITY COUNTER ELEC. OUTLETS ADJACENT TO VANITY, NOT ABOVE VANITY.
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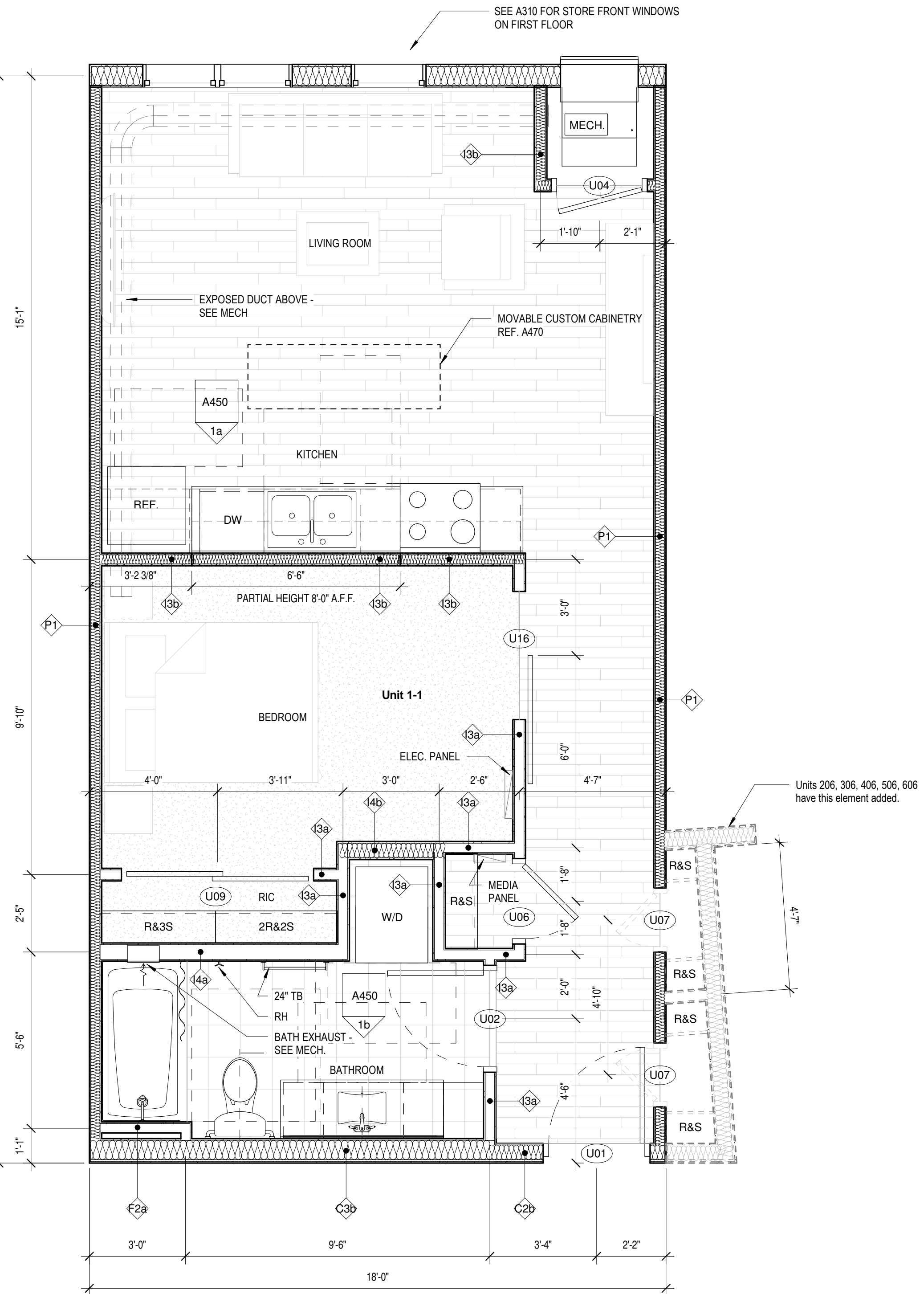
1a Kitchen Elevation 1
3/8" = 1'-0"



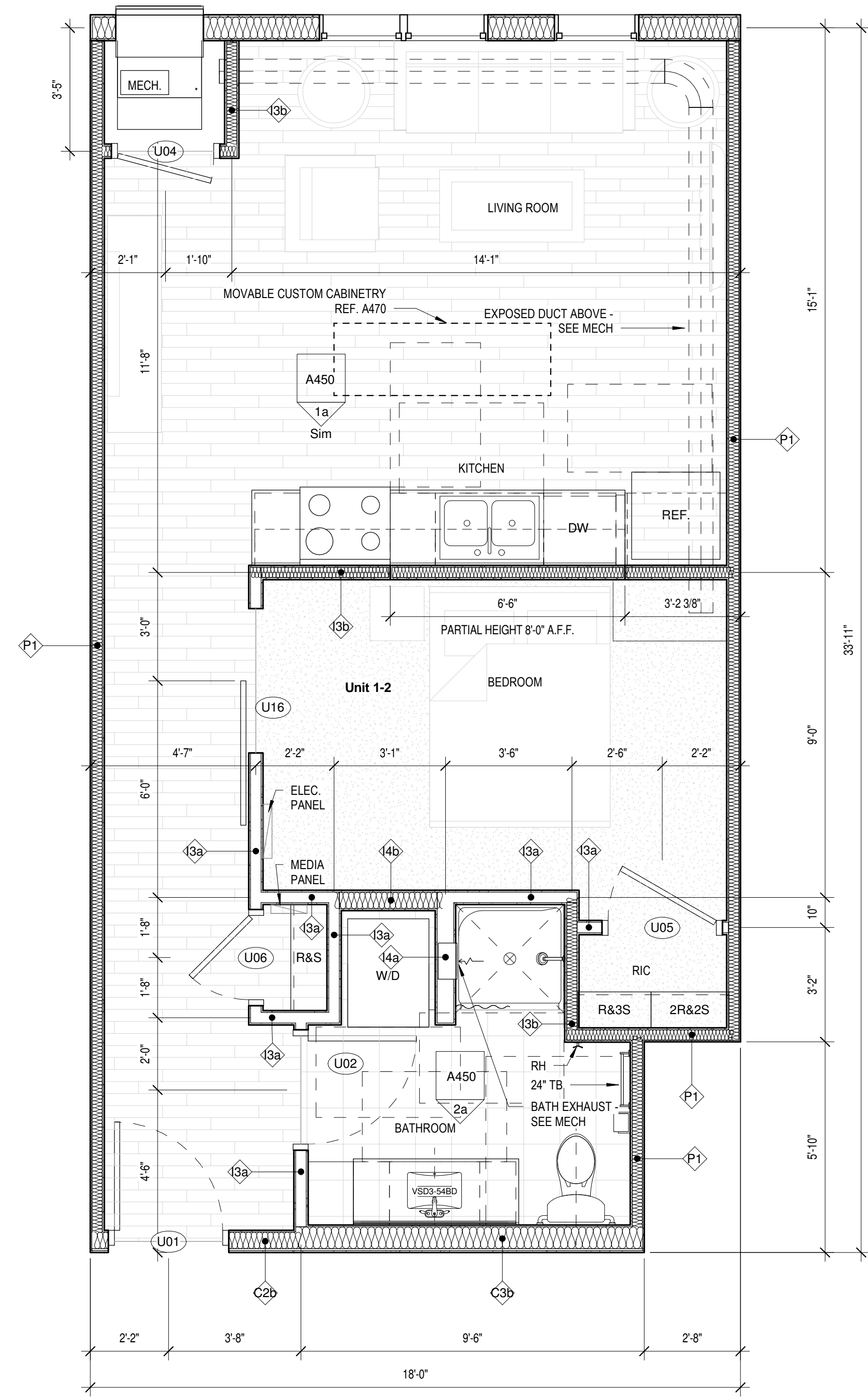
1b Unit 1-1 Bath Elevation
3/8" = 1'-0"



2a Unit 1-2 Bathroom Elevation
3/8" = 1'-0"



1 Unit 1-1
3/8" = 1'-0"



2 Unit 1-2
3/8" = 1'-0"

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UNIT KITCHEN NOTES

1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
4. CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
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UNIT BATH NOTES

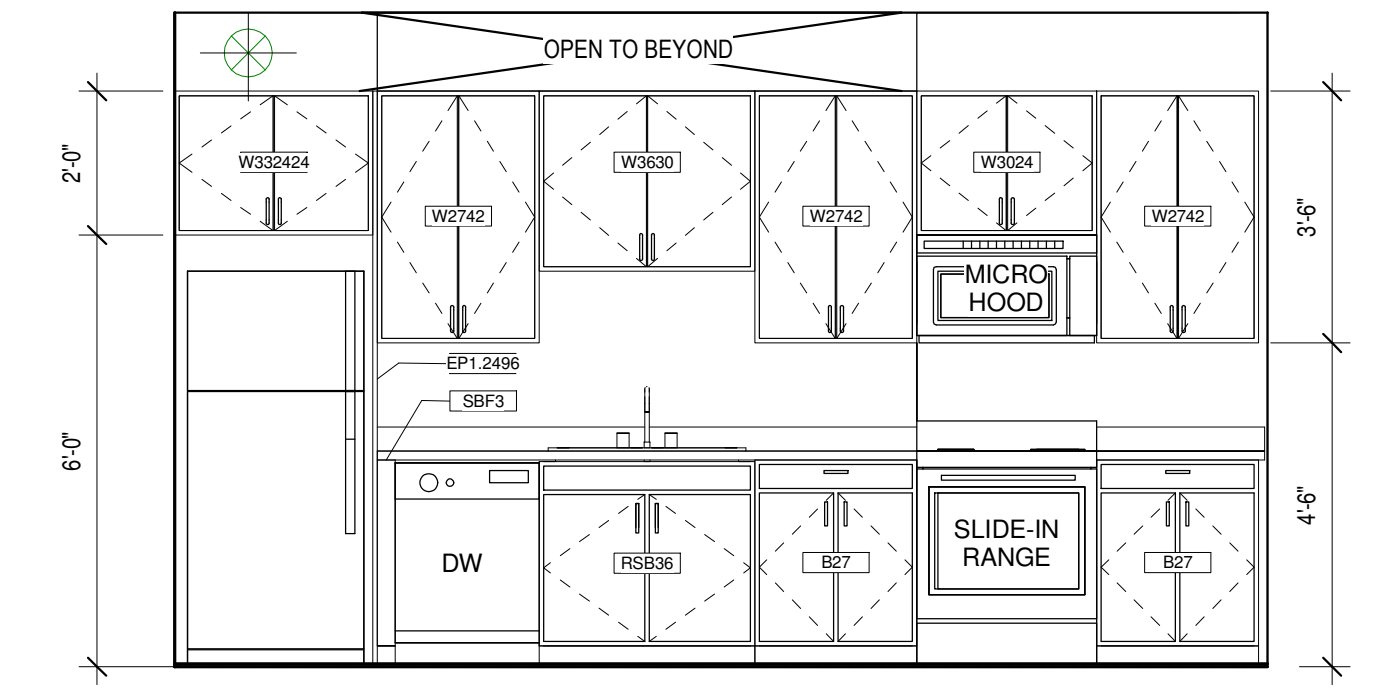
1. CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
2. PROVIDE HWWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
3. COORDINATE SHOWER HEAD AND ROD HEIGHTS WITH SUPPLIER.
4. PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
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UNIT PLAN GENERAL NOTES

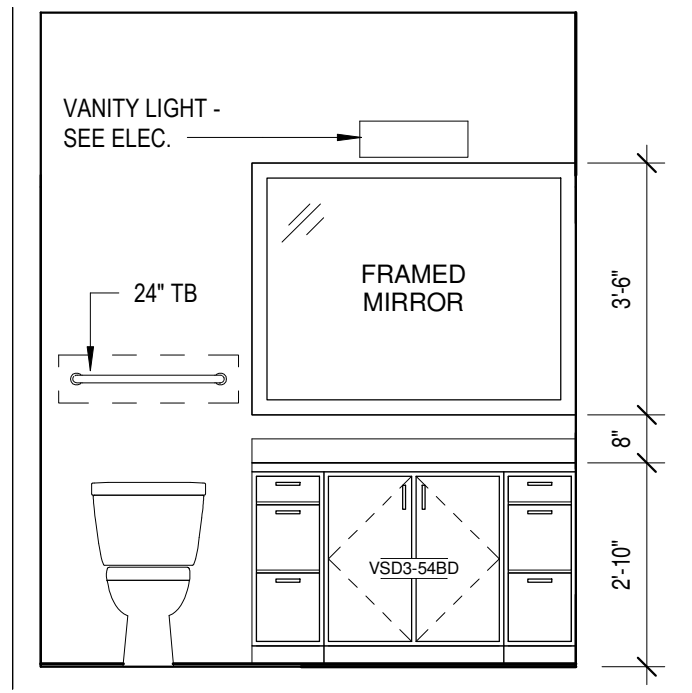
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UNIT FLOORING KEY

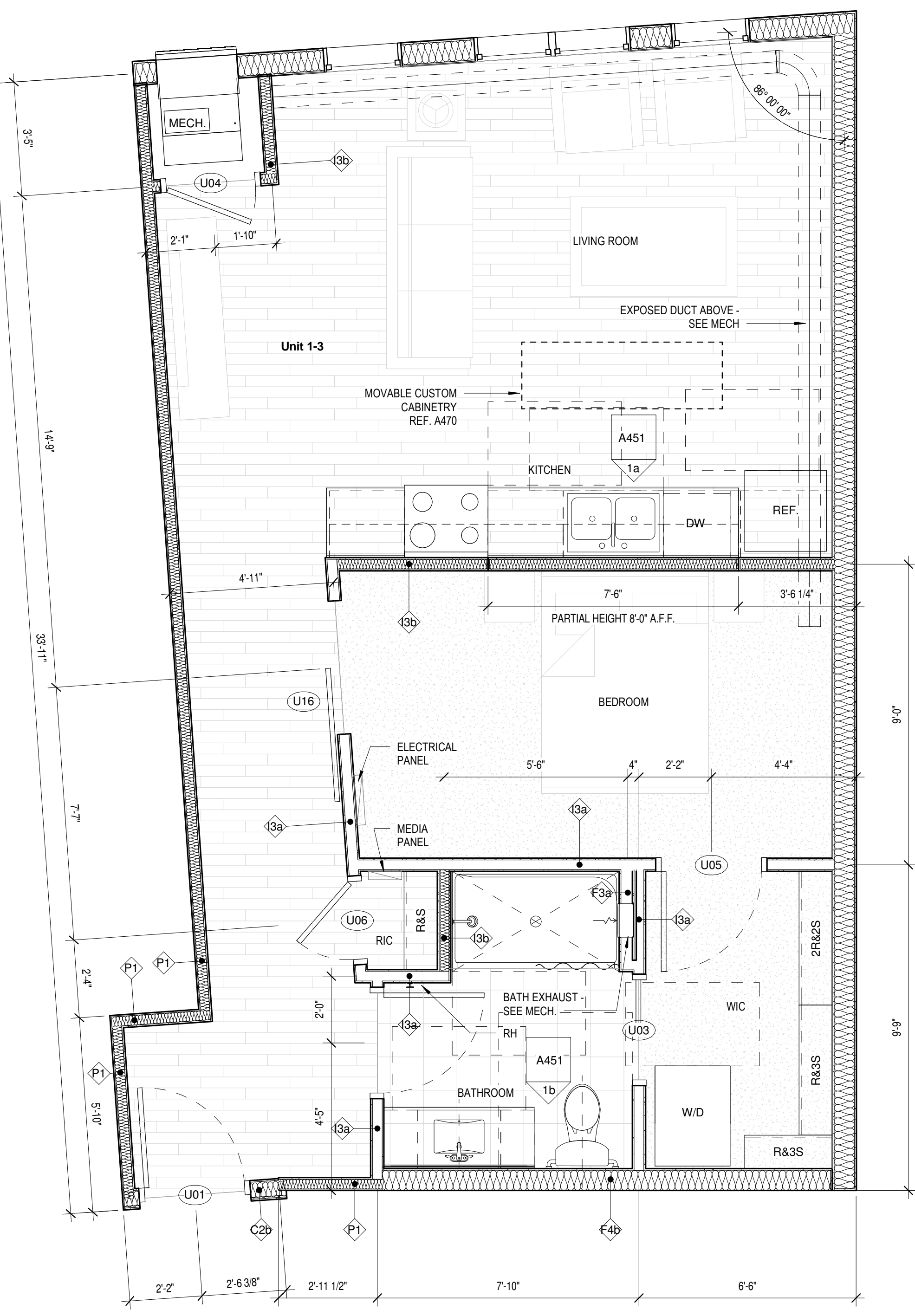
| | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |



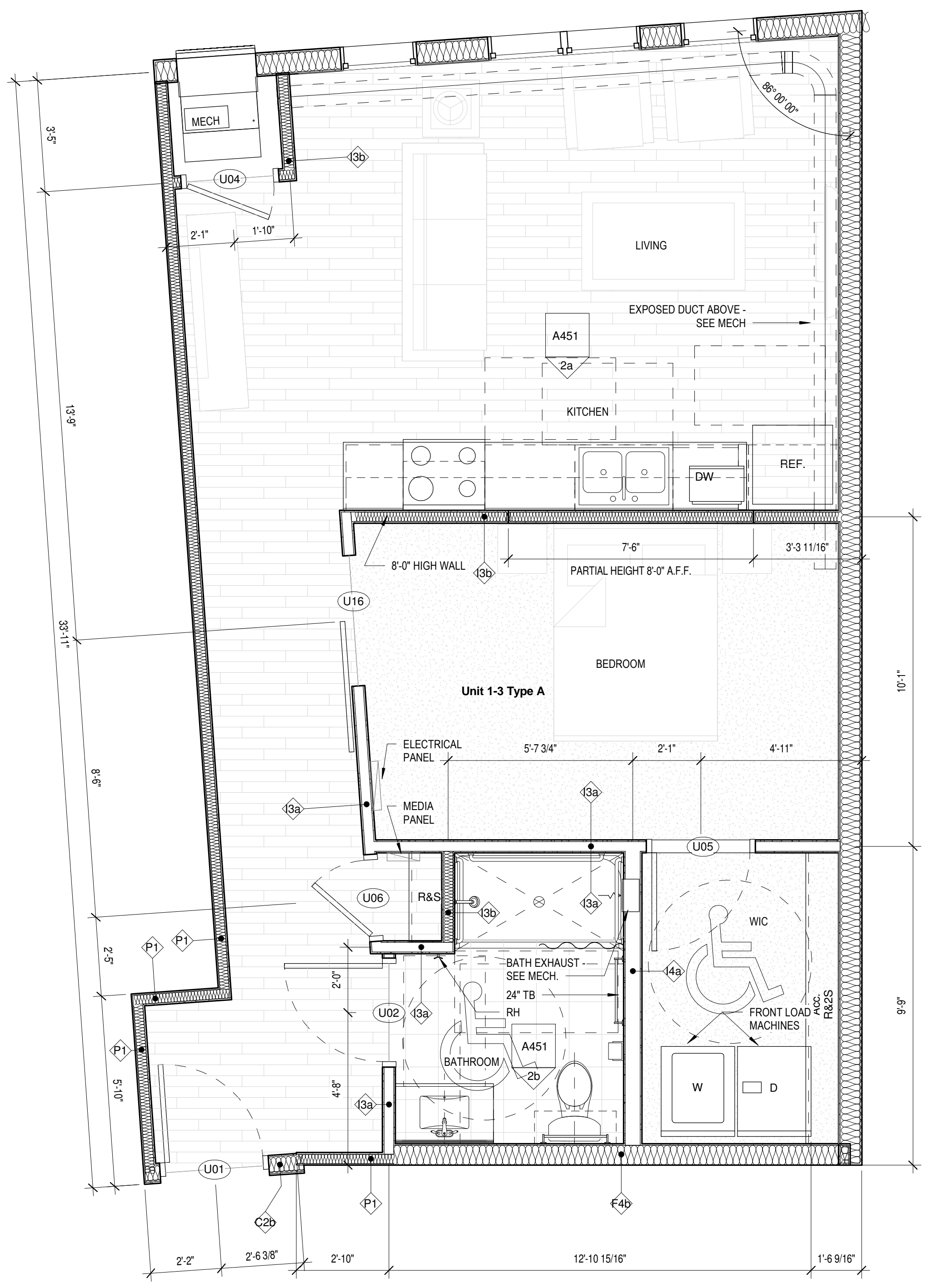
1a Unit 1-3 Kitchen Elevation
3/8" = 1'-0"



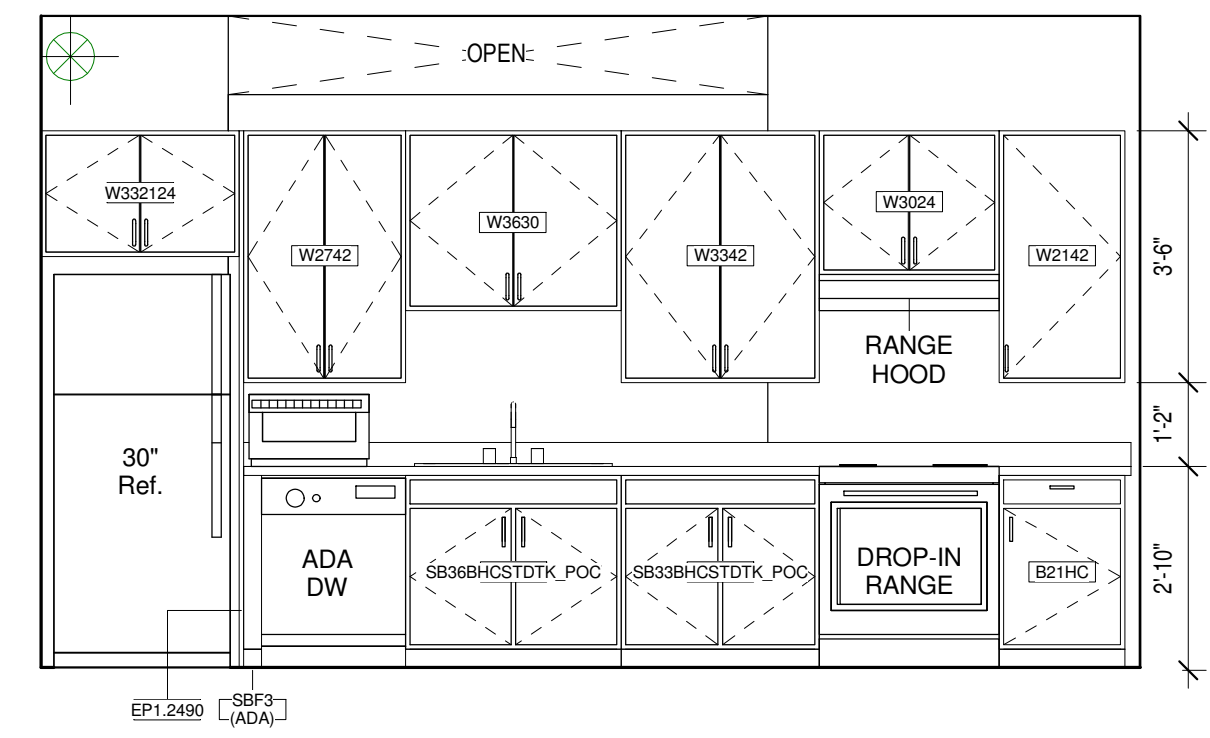
1b Unit 1-3 Bathroom Elevation
3/8" = 1'-0"



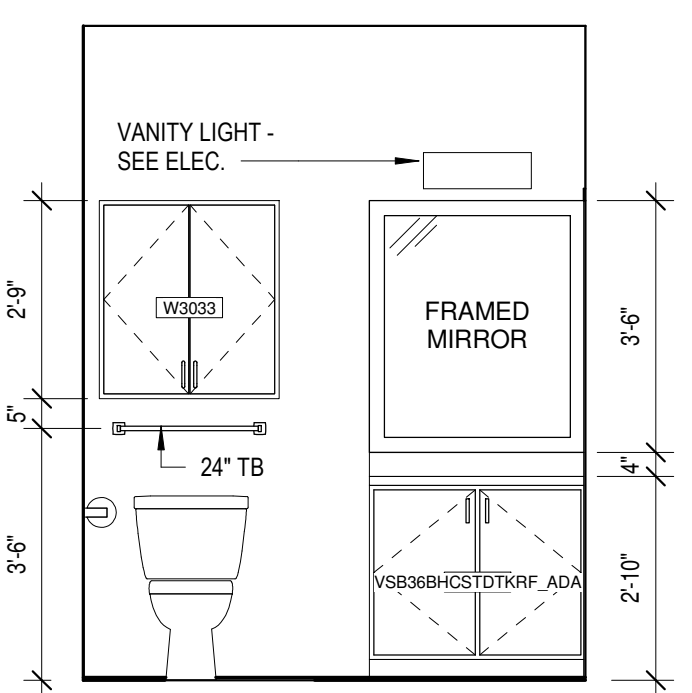
1 Unit 1-3
3/8" = 1'-0"



2 Unit 1-3 (Type A)
3/8" = 1'-0"



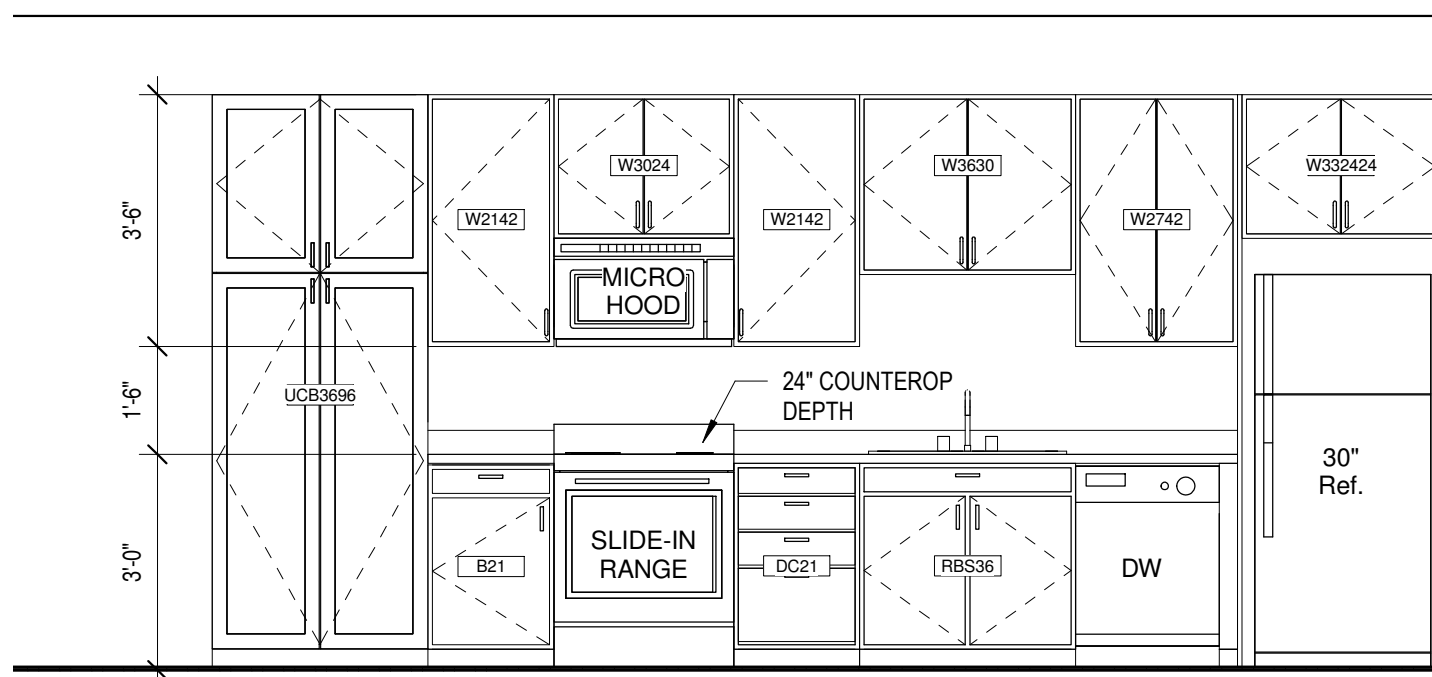
2a Unit 1-3 Type A Kitchen Elevation 1
3/8" = 1'-0"



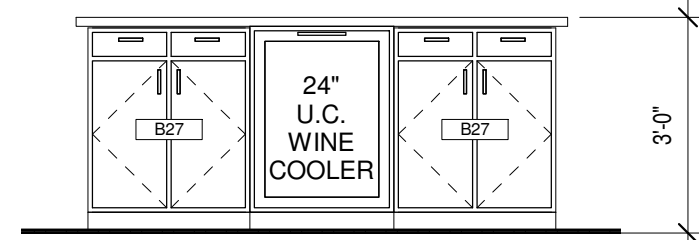
2b Unit 1-3 Type A Bathroom Elevation
3/8" = 1'-0"

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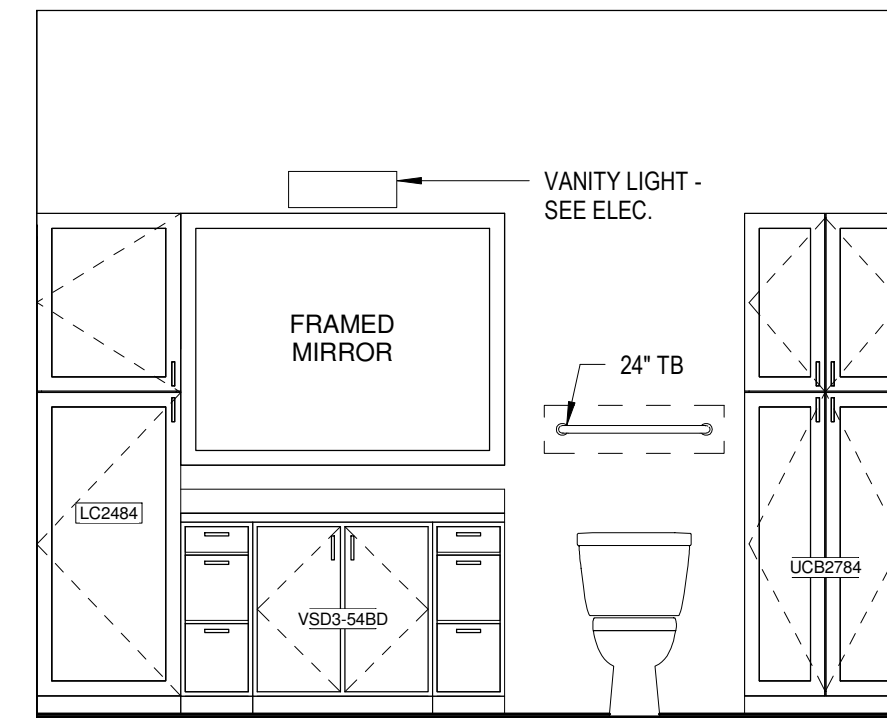
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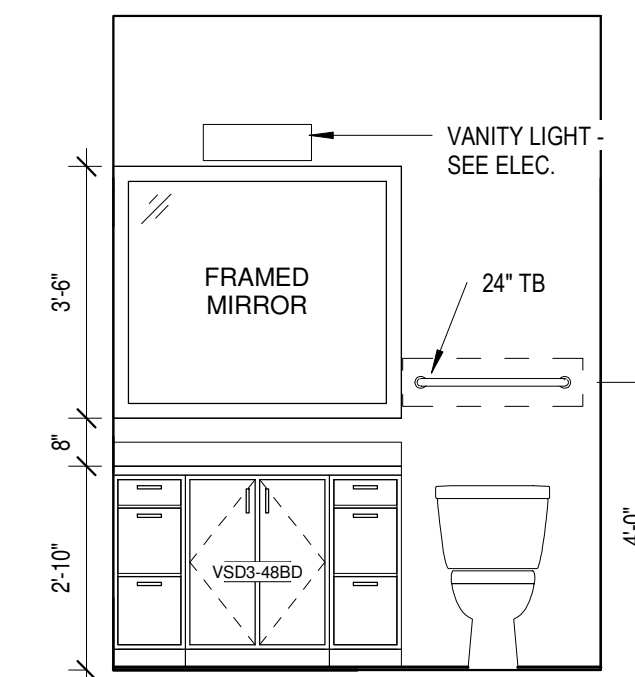
1a Unit 1-4 Kitchen 1
3/8" = 1'-0"



1b Unit 1-4 Kitchen 2
3/8" = 1'-0"



1c Unit 1-4 Bathroom Elevation
3/8" = 1'-0"



2a Unit 1-5 Bathroom Elevation
3/8" = 1'-0"

UNIT BATH NOTES

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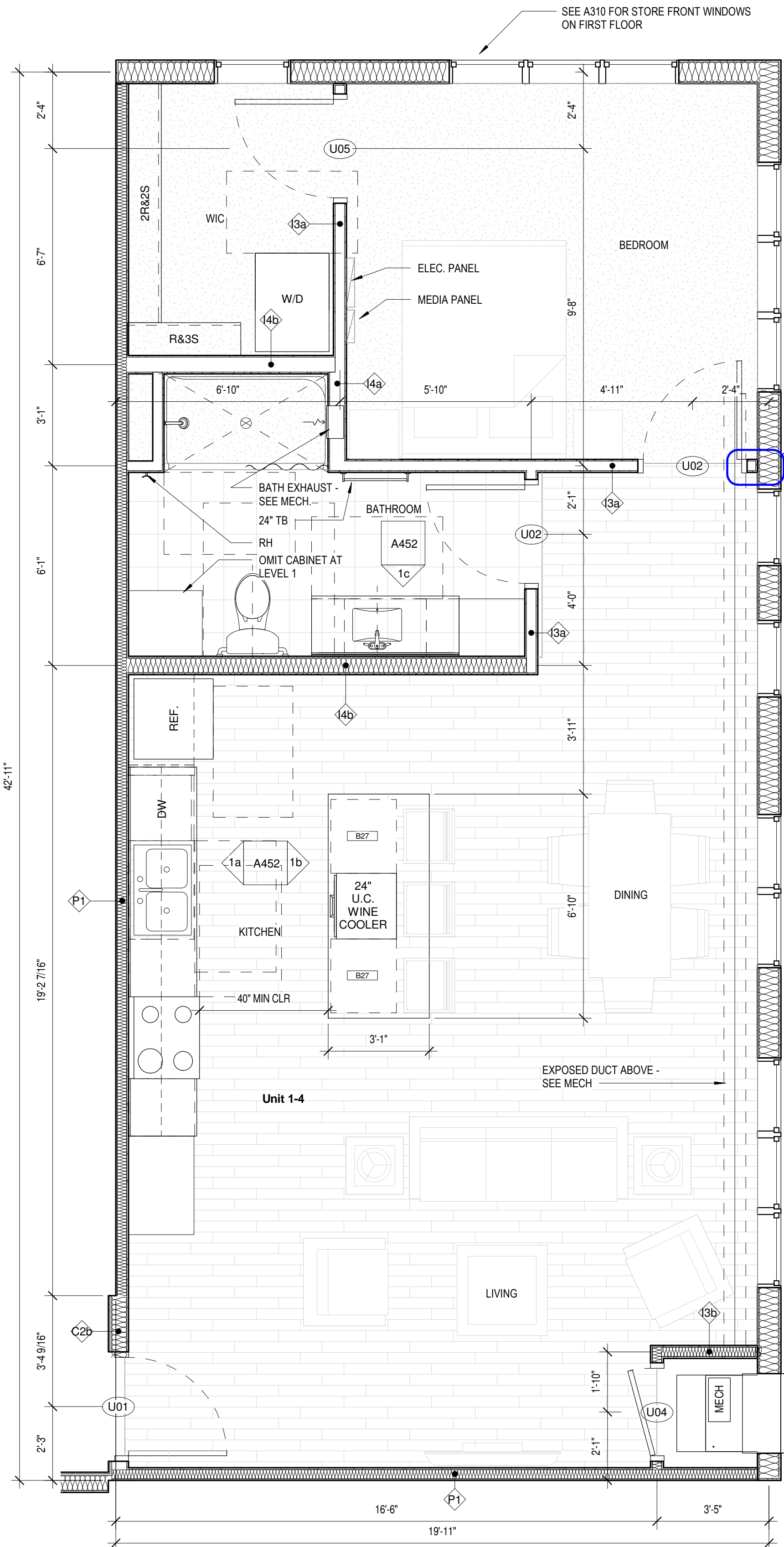
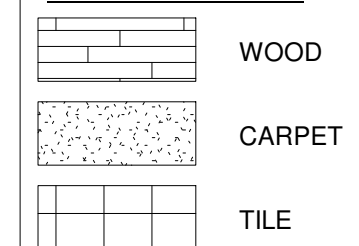
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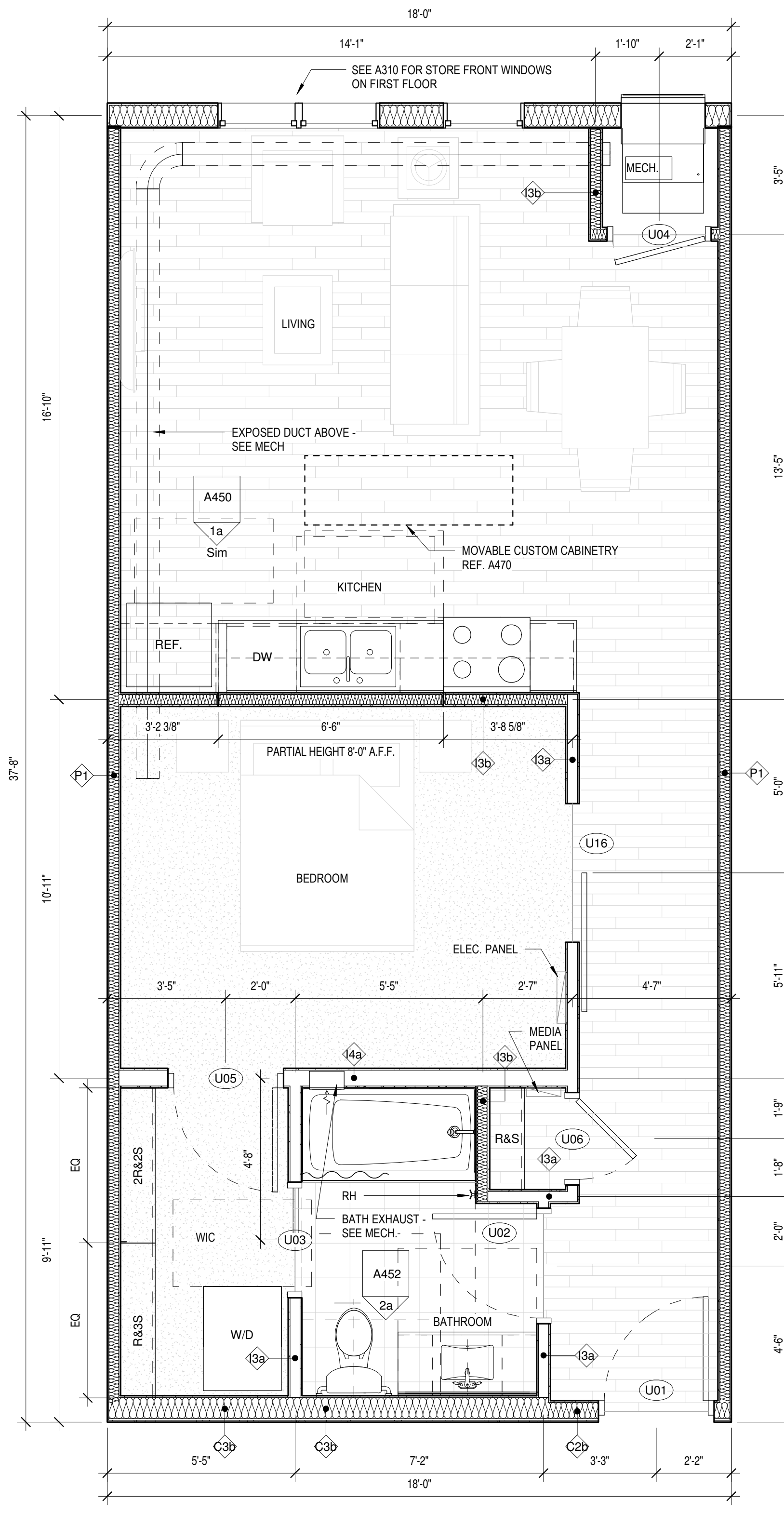
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UNIT FLOORING KEY



1 Unit 1-4
3/8" = 1'-0"



2 Unit 1-5
3/8" = 1'-0"



1301 American Blvd. East,
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Civil and Structural Engineer
BKBM Engineers
5330 Brooklyn Blvd.
Minneapolis, MN 55429
763-843-0420

Mechanical Engineer
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave. Ste 1
Rossville, MN 55113
651.633.3955

Electrical Engineer
Wunderlich-Malec
6101 Blue Circle Drive
Eden Prairie, Minnesota 55343
952-933-3222

Interior Designer
BDH+Young
7001 France Ave S #200
Edina, MN 55435
952-893-9020

**Oaks Union Depot
Apartments**

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Link Wilson
LINK WILSON REG. NO: 21629

Date

Revision

Rev. No.

Unit Plans 1-4,
1-5

As indicated

A452

UNIT KITCHEN NOTES

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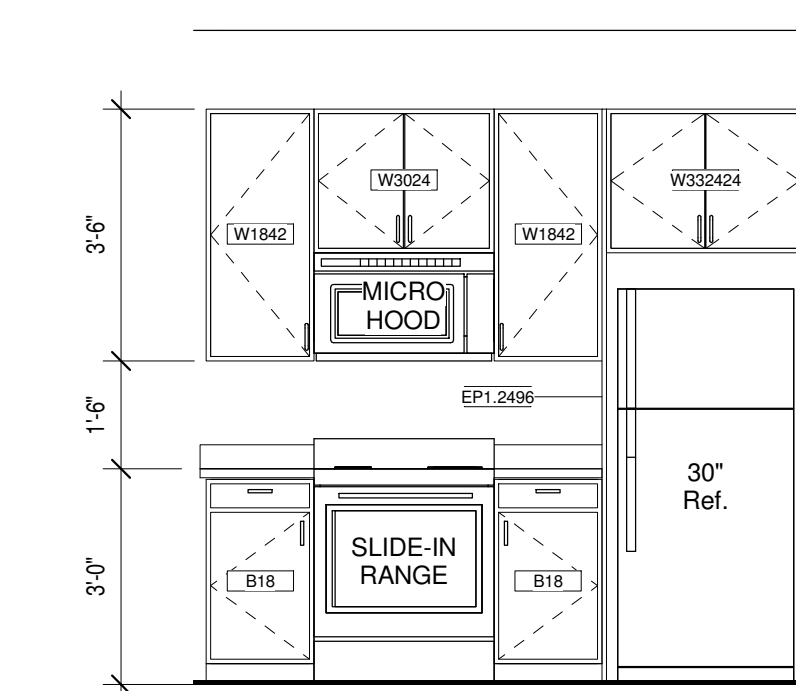
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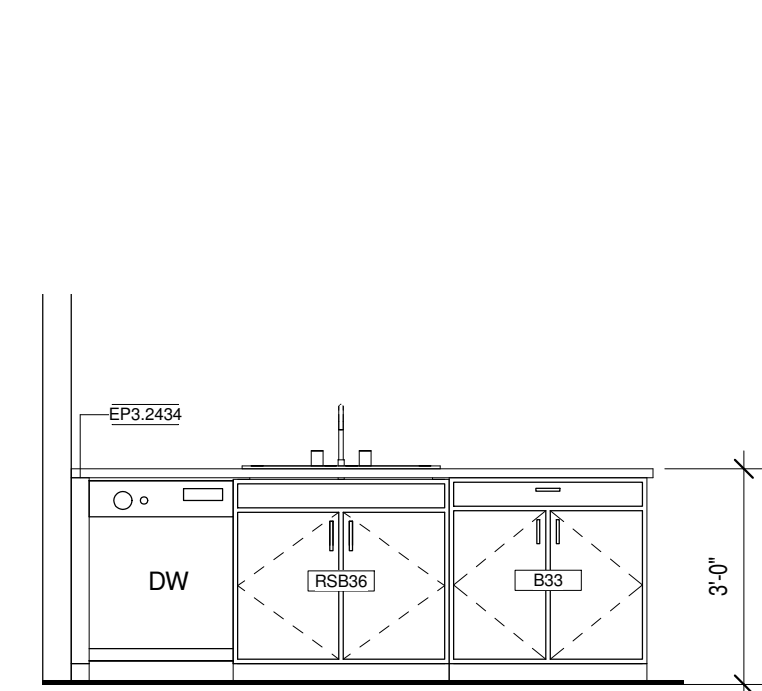
| | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |

UNIT BATH NOTES

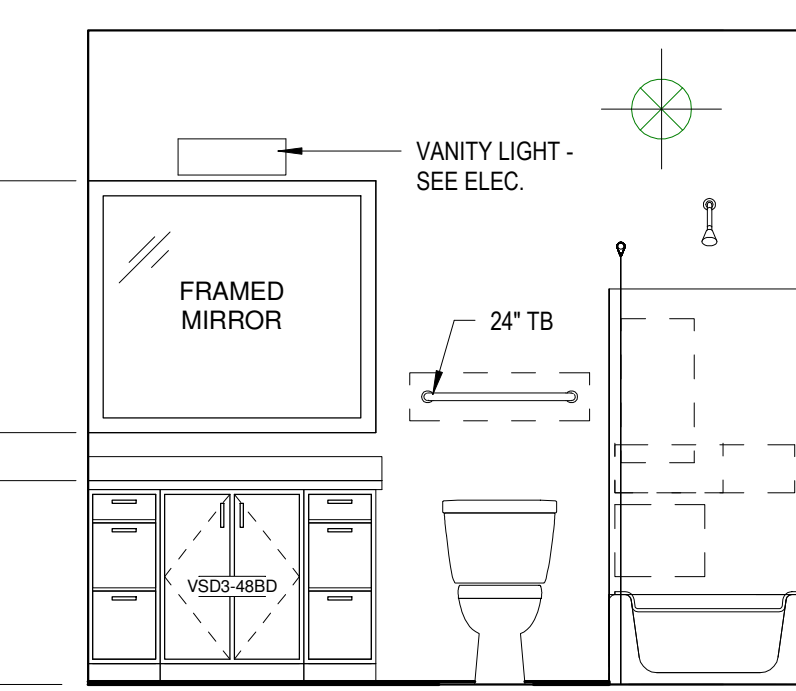
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7. ALL BATHROOM MIRRORS TO BE 42" HIGH x WIDTH OF VANITY U.N.O.
8. INSTALL VANITY COUNTER ELEC. OUTLETS ADJACENT TO VANITY, NOT ABOVE VANITY.
9. G.C. TO COORDINATE FAUCET MOUNTING LOCATION W/ FIXTURE SUPPLIER & COUNTERTOP SUPPLIER TO ENSURE PROPER FAUCET FUNCTIONALITY.



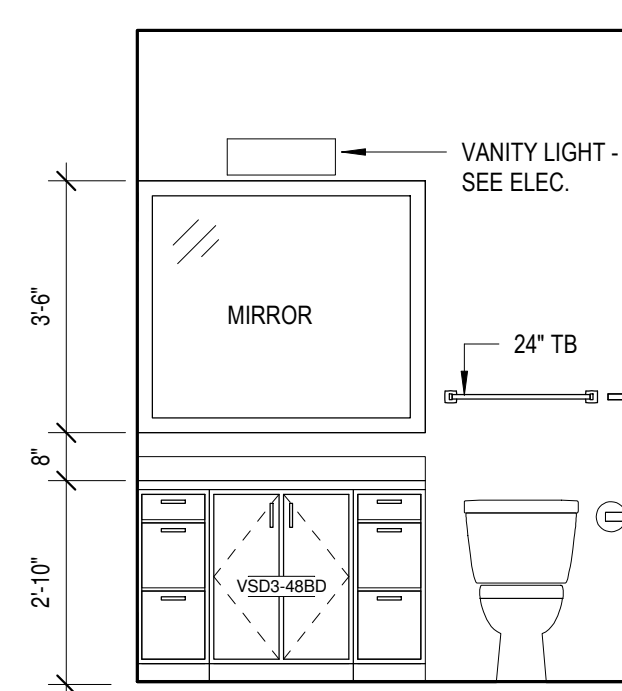
1a Unit 2-1 Kitchen 1
3/8" = 1'-0"



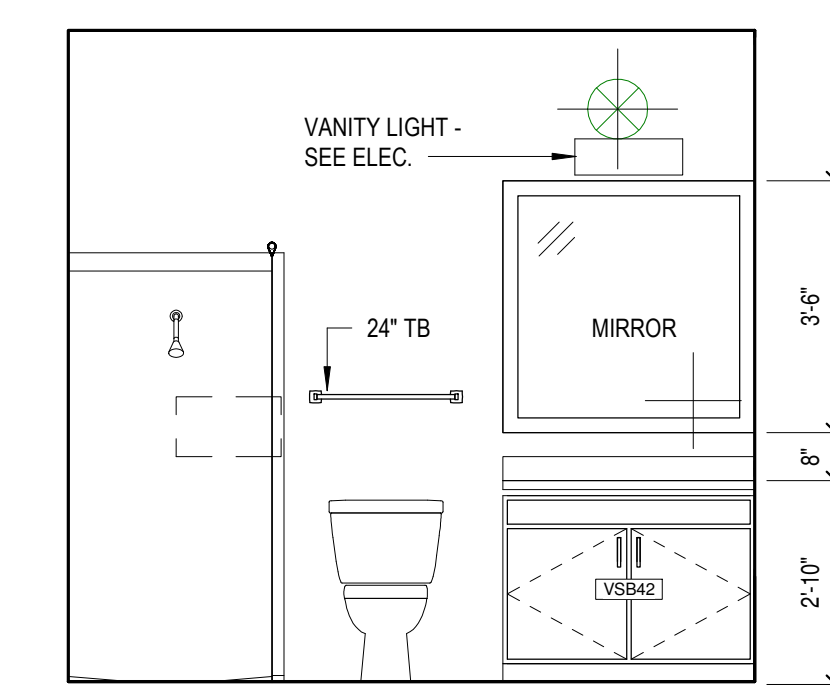
1b Unit 2-1 Kitchen 2
3/8" = 1'-0"



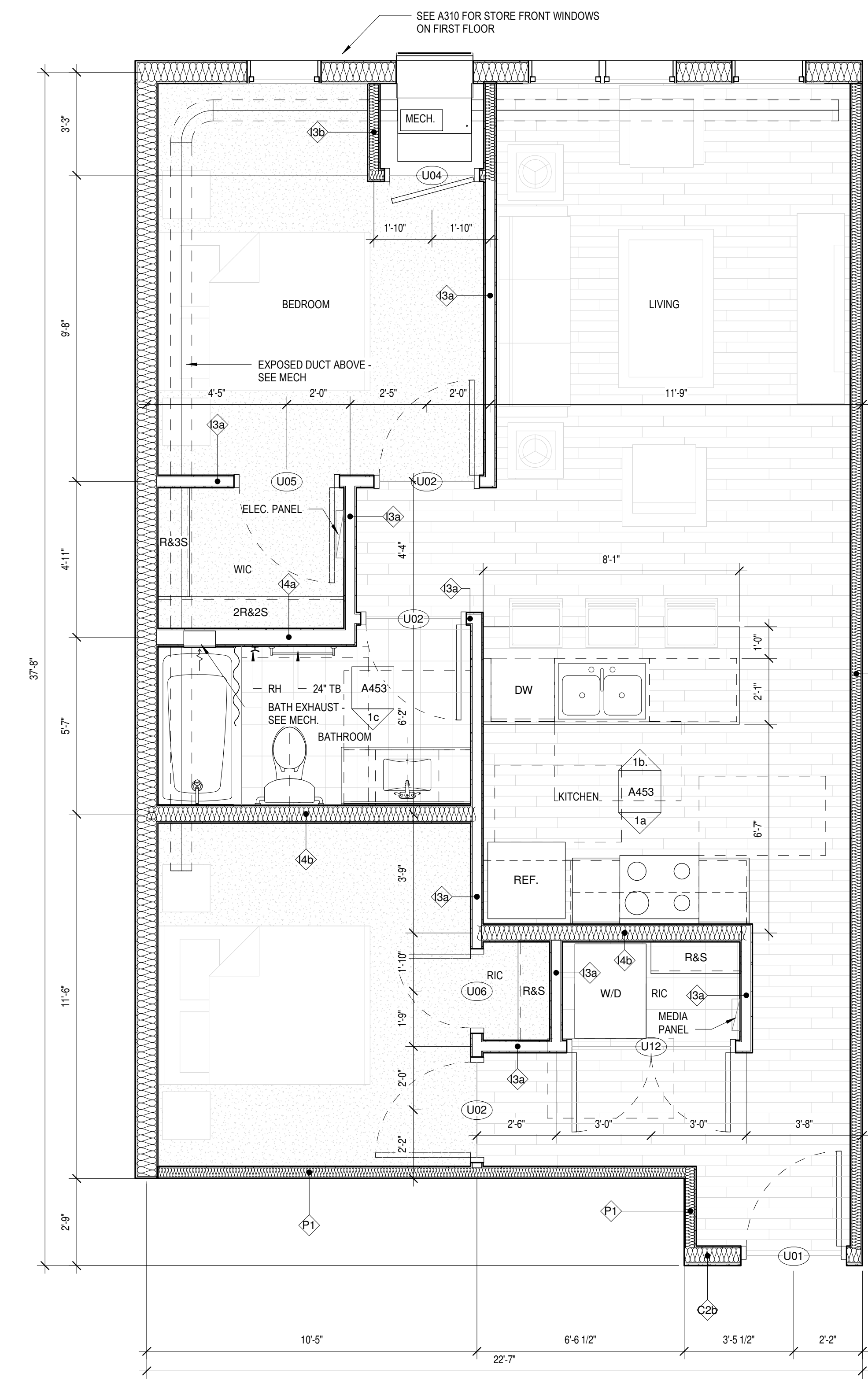
1c Unit 2-1 Bath Elevation
3/8" = 1'-0"



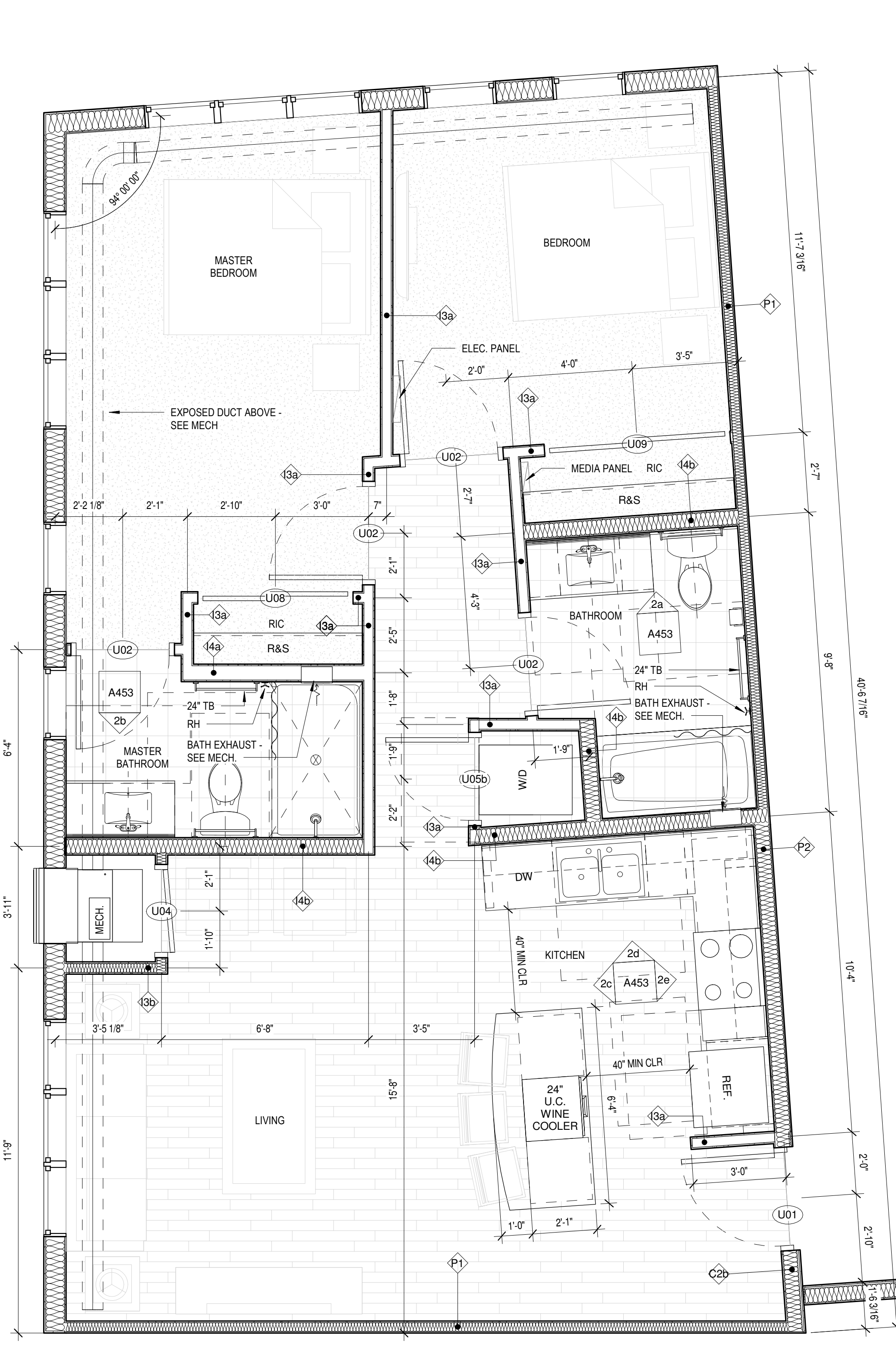
2a Unit 2-2 - Bath 1
3/8" = 1'-0"



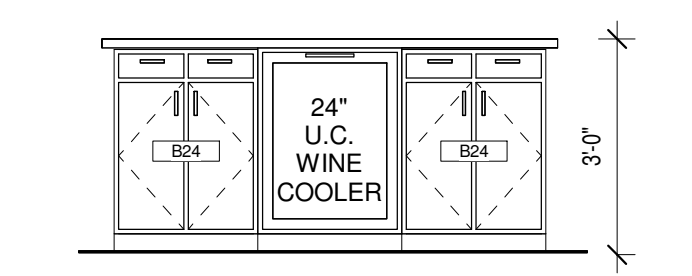
2b Unit 2-2 - Bath 2
3/8" = 1'-0"



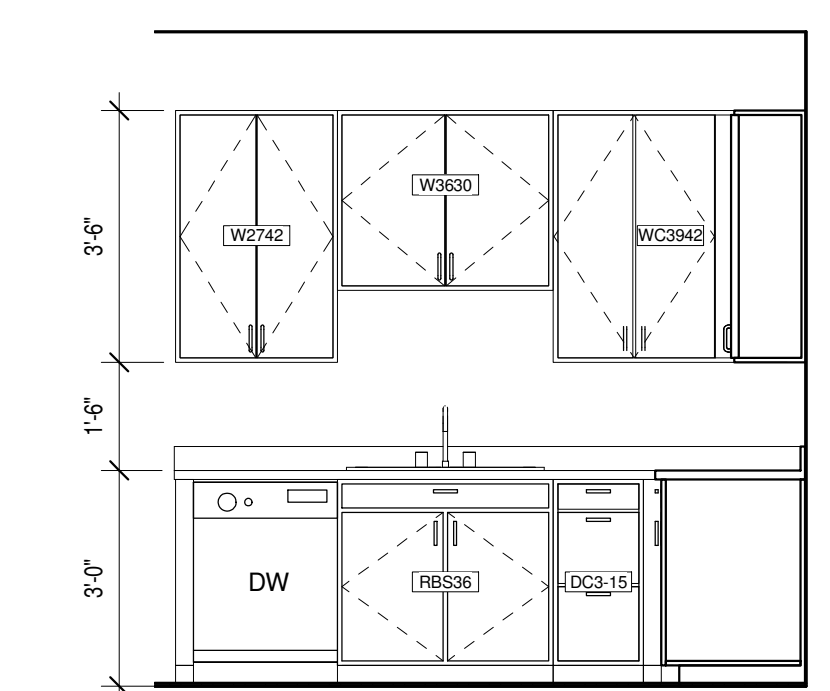
1 Unit 2-1
3/8" = 1'-0"



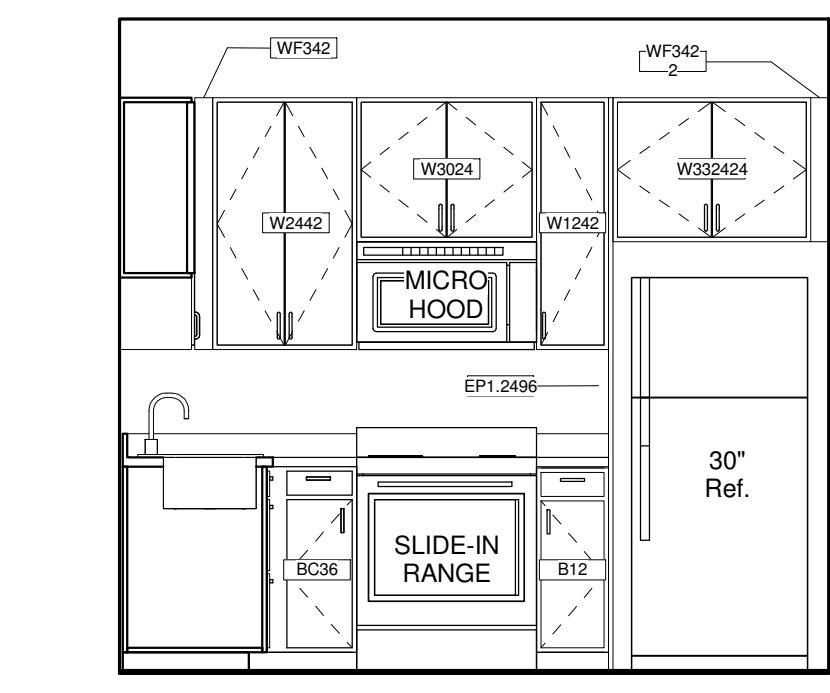
2 Unit 2-2
3/8" = 1'-0"



2c Unit 2-2 Kitchen 3
3/8" = 1'-0"



2d Unit 2-2 Kitchen 2
3/8" = 1'-0"



2e Unit 2-2 Kitchen 1
3/8" = 1'-0"

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UNIT KITCHEN NOTES

1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
4. CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
6. PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.
7. PROVIDE MFG'S CABINET SURFACE TOE KICK AT CABINET TOE KICK SPACE AND EXPOSED CABINET SIDES (IF NEEDED). TRIM OFF MFG'S TOE KICK BACKER AT FACE OF END CABINET FOR FLUSH CORNER.
8. PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES (TWO SHELVES AT 30" OR 36" HIGH CABINETS, ONE SHELF AT 18" AND 24" HIGH CABINETS, AND NO SHELVES AT 15" HIGH CABINETS).
9. PULLS ON CABINET DOORS AND DRAWERS AT ALL UNITS.
10. PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING WALLS.
11. PROVIDE A CONTINUOUS 3" BACKSPLASH BEHIND ALL COUNTER TOPS, INCLUDING BEHIND SLIDE-IN AND DROP-IN RANGES. G.C. TO COORDINATE RANGE CUT-OUTS WITH COUNTERTOP AND APPLIANCE SUPPLIERS.
12. MOUNT UPPER CABINETS 46" A.F.F. IN ALL TYPE A UNITS, AND 54" A.F.F. IN ALL TYPE B UNITS.
13. PROVIDE A WOOD VALANCE BELOW WALL CABINETS ABOVE SINKS - MATCH CABINET FINISH.
14. SEE SHEET A470 FOR TYP CABINET HEIGHTS, CABINET PULL LOCATIONS, CLEAR SPACES AT APPLIANCES & MICRO CABINET LOCATIONS.
15. ALL CABINET SIZES AND TYPE ANNOTATIONS ARE BASED ON THE MID-CONTINENT CABINETS CATALOG.

UNIT PLAN GENERAL NOTES

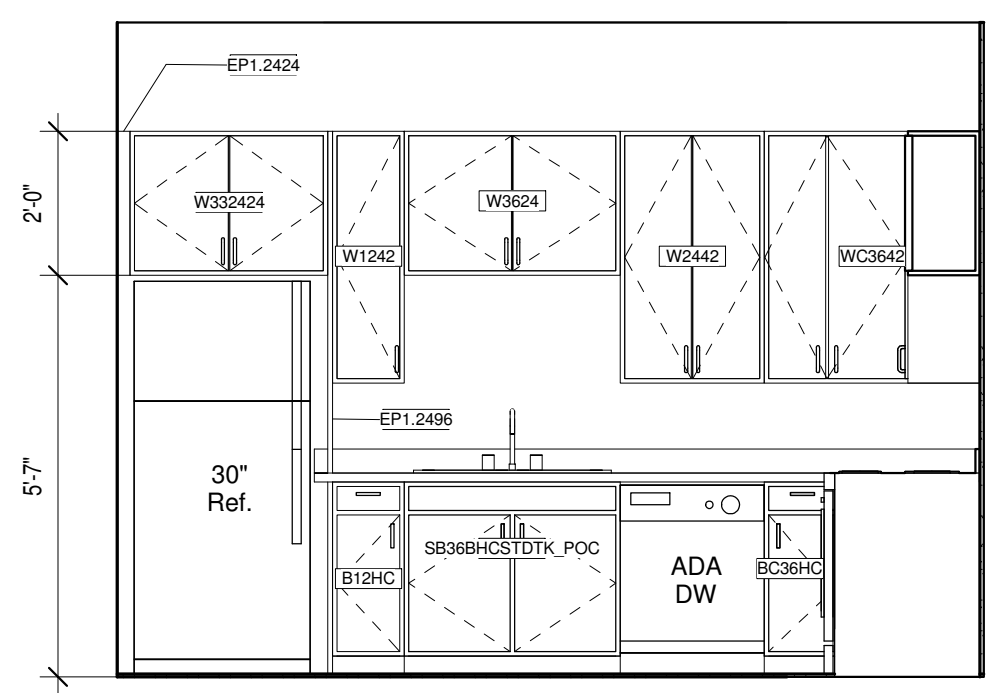
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2. ALL TUB & SHOWER SURROUNDS TO BE FULLY BACKED FOR FUTURE GRAB BAR INSTALLATION.
3. PROVIDE BACKING IN ALL UNIT BATHROOMS FOR GRAB BARS PER DETAILS ON SHEET A010 FOR FUTURE GRAB BARS.
4. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED.
5. FURNITURE, N.I.C.
6. ALL CORRIDOR WALLS, WALLS BETWEEN UNITS AND PLUMBING WALLS TO RECEIVE SOUND BATT INSULATION.
7. ALL ELECTRICAL SWITCHES, OUTLETS AND THERMOSTATS ARE TO BE MOUNTED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
8. PROVIDE BACKING NECESSARY FOR INSTALLATION OF UPPER KITCHEN CABINETS. PROVIDE BACKING FOR CLOSET & LAUNDRY SHELVEING (REF. A470)
9. SEE A011 FOR TYPICAL KITCHEN & BATH CLEARANCE REQUIREMENTS.
10. PROVIDE 30" X 48" CLEAR SPACE FOR ALL APPLIANCES AND FIXTURES. SEE SHEET A011 FOR CLEARANCE DETAILS.
11. THE CLEAR FLOOR SPACE REQ'D FOR ONE FIXTURE MAY OVERLAP THE CLEAR FLOOR SPACE AREA(S) FOR ANOTHER.
12. ALL GYP. BD. SURFACES TO RECEIVE LEVEL 4 SMOOTH FINISH. FINISH WALL RETURNS, TYPICAL.

UNIT FLOORING KEY

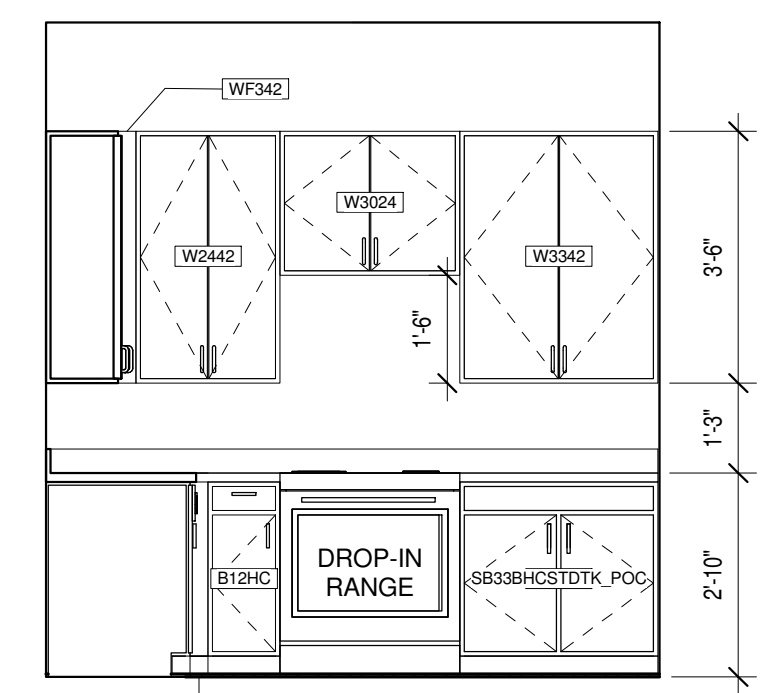
| | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |

UNIT BATH NOTES

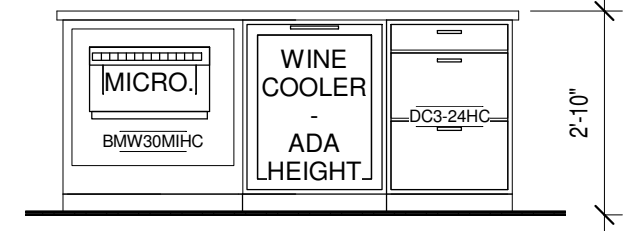
1. CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
2. PROVIDE HDWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
3. COORDINATE SHOWER HEAD AND ROD HEIGHTS WITH SUPPLIER.
4. PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
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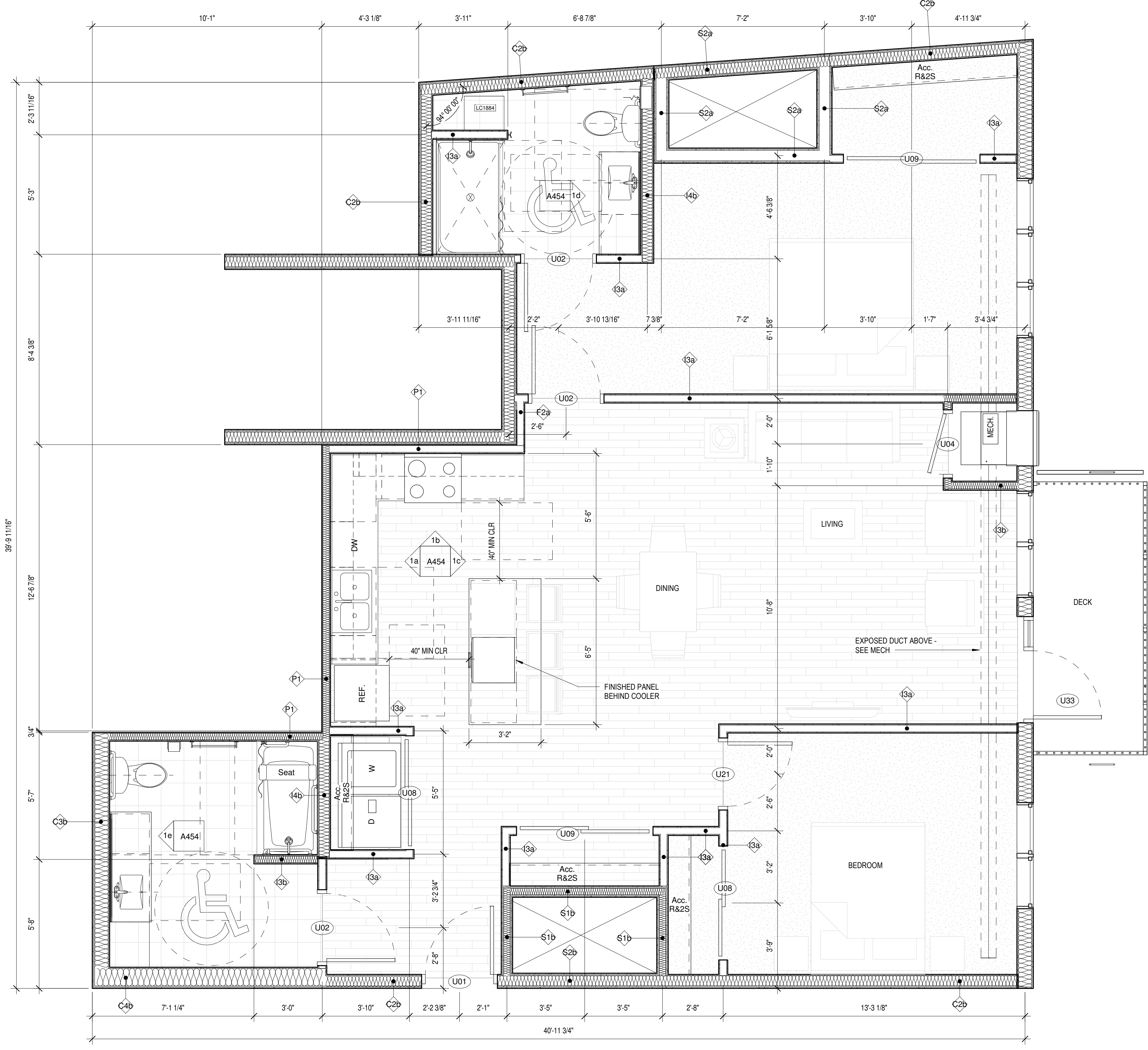
1a Unit 2-3 Type A Kitchen 1
3/8" = 1'-0"



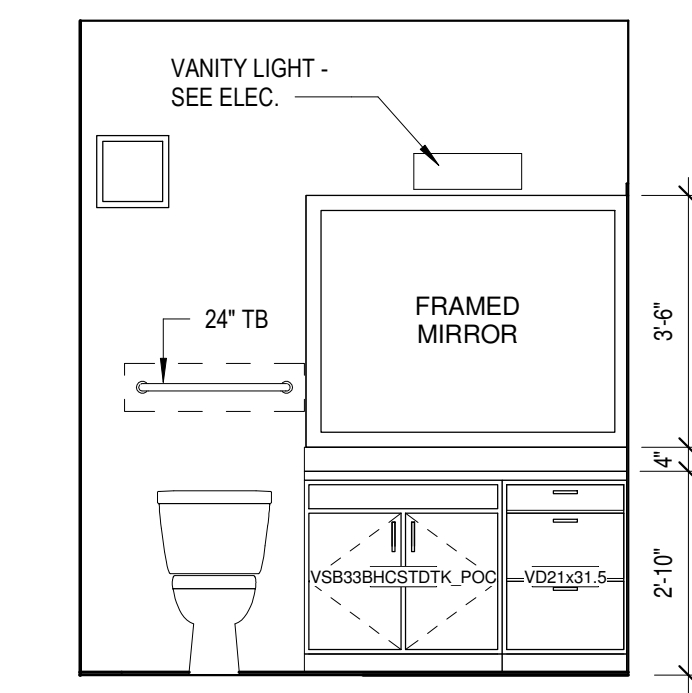
1b Unit 2-3 Type A Kitchen 2
3/8" = 1'-0"



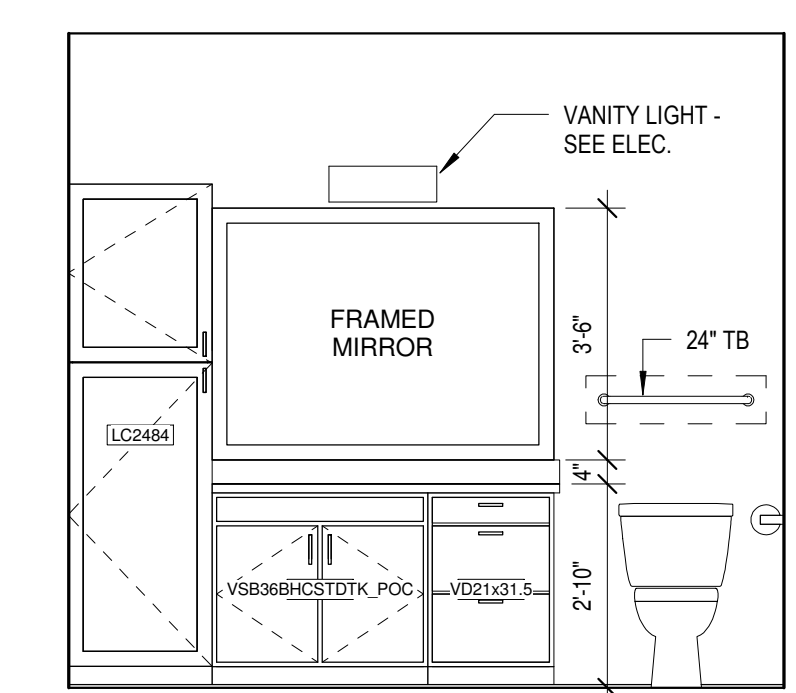
1c Unit 2-3 Type A Kitchen 3
3/8" = 1'-0"



1 Unit 2-3 Type A
3/8" = 1'-0"



1d Unit 2-3 Type A - Bath 2
3/8" = 1'-0"



1e Unit 2-3 Type A - Bath 1
3/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Link Wilson

LINK WILSON REG. NO: 21629

Date

Revision

Rev. No.

Unit Plan 2-3

As indicated

A455

UNIT PLAN GENERAL NOTES

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UNIT FLOORING KEY

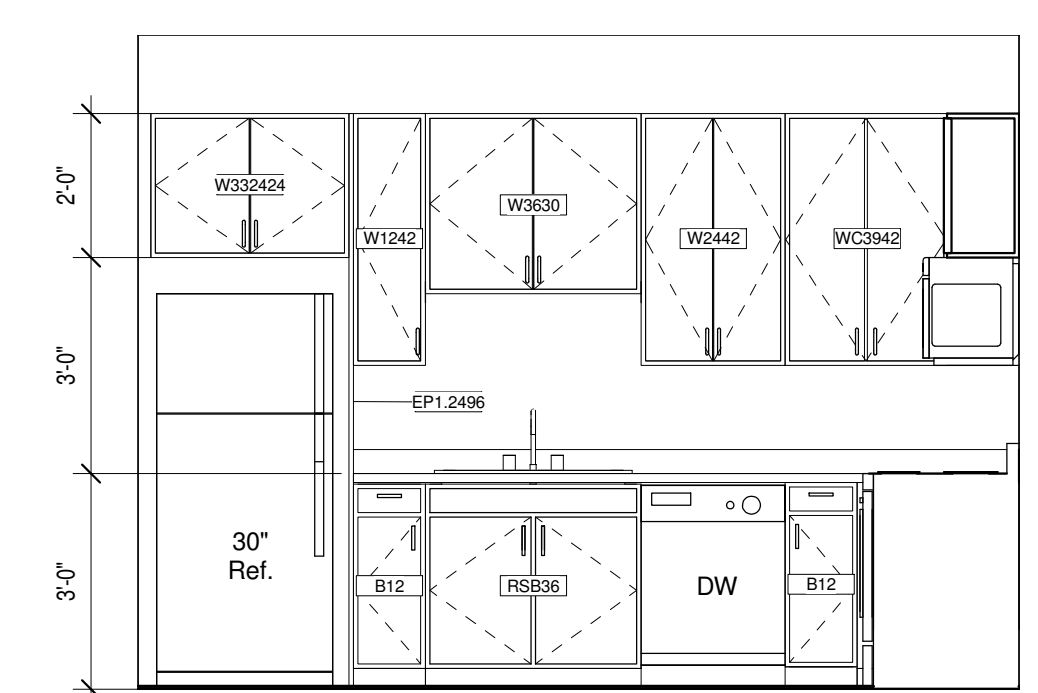
| | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |

UNIT KITCHEN NOTES

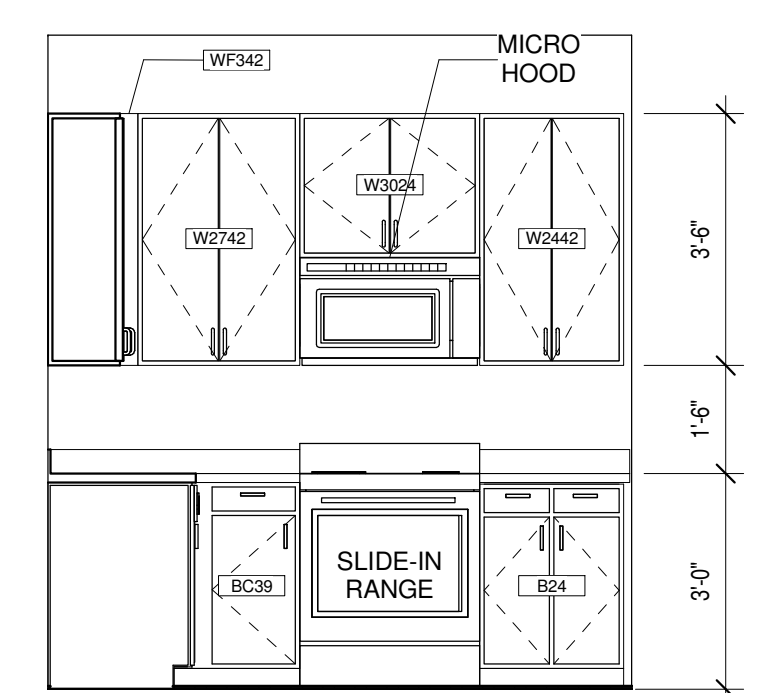
1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
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UNIT BATH NOTES

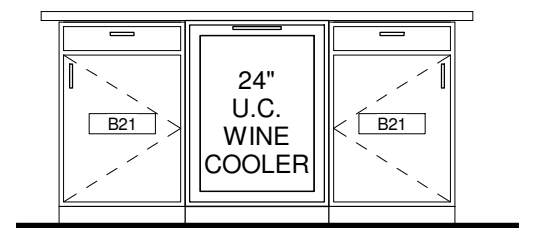
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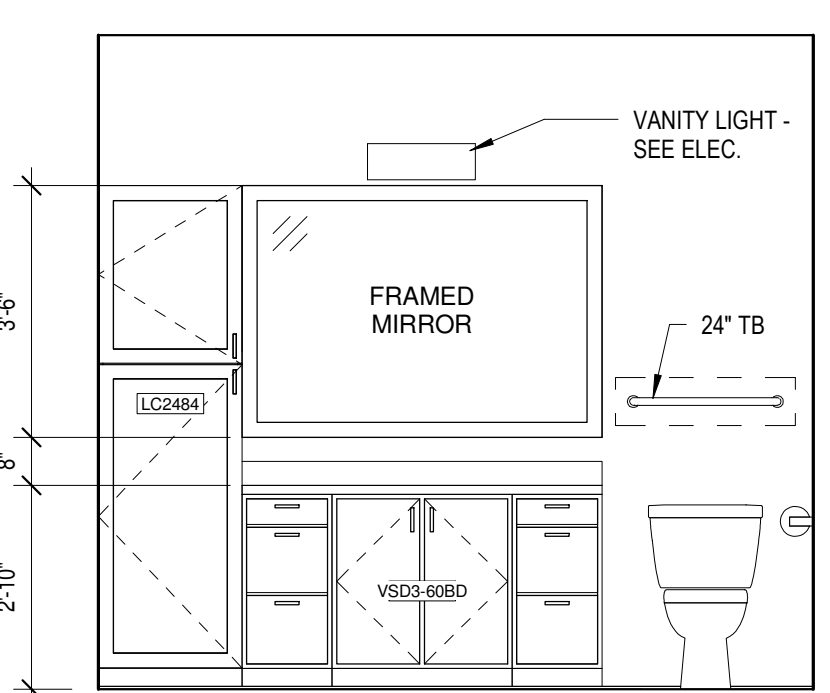
1a Unit 2-3 Kitchen 1
3/8" = 1'-0"



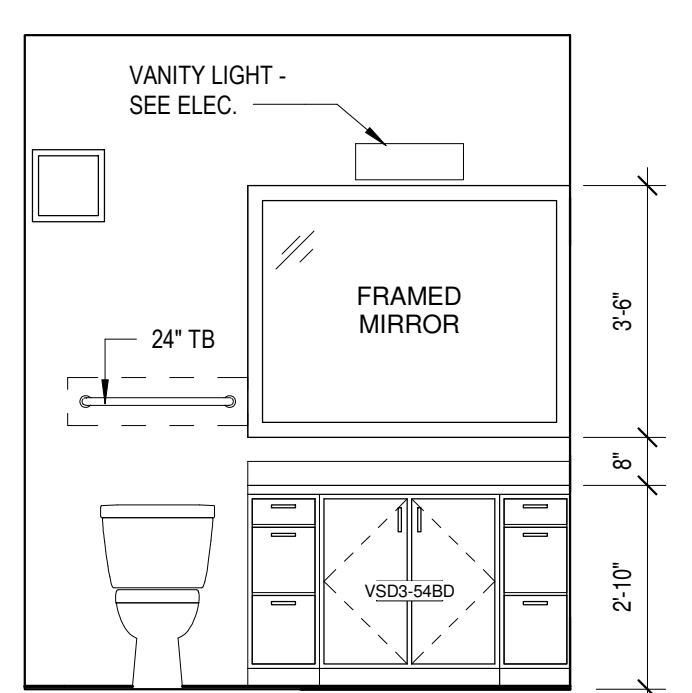
1b Unit 2-3 Kitchen 2
3/8" = 1'-0"



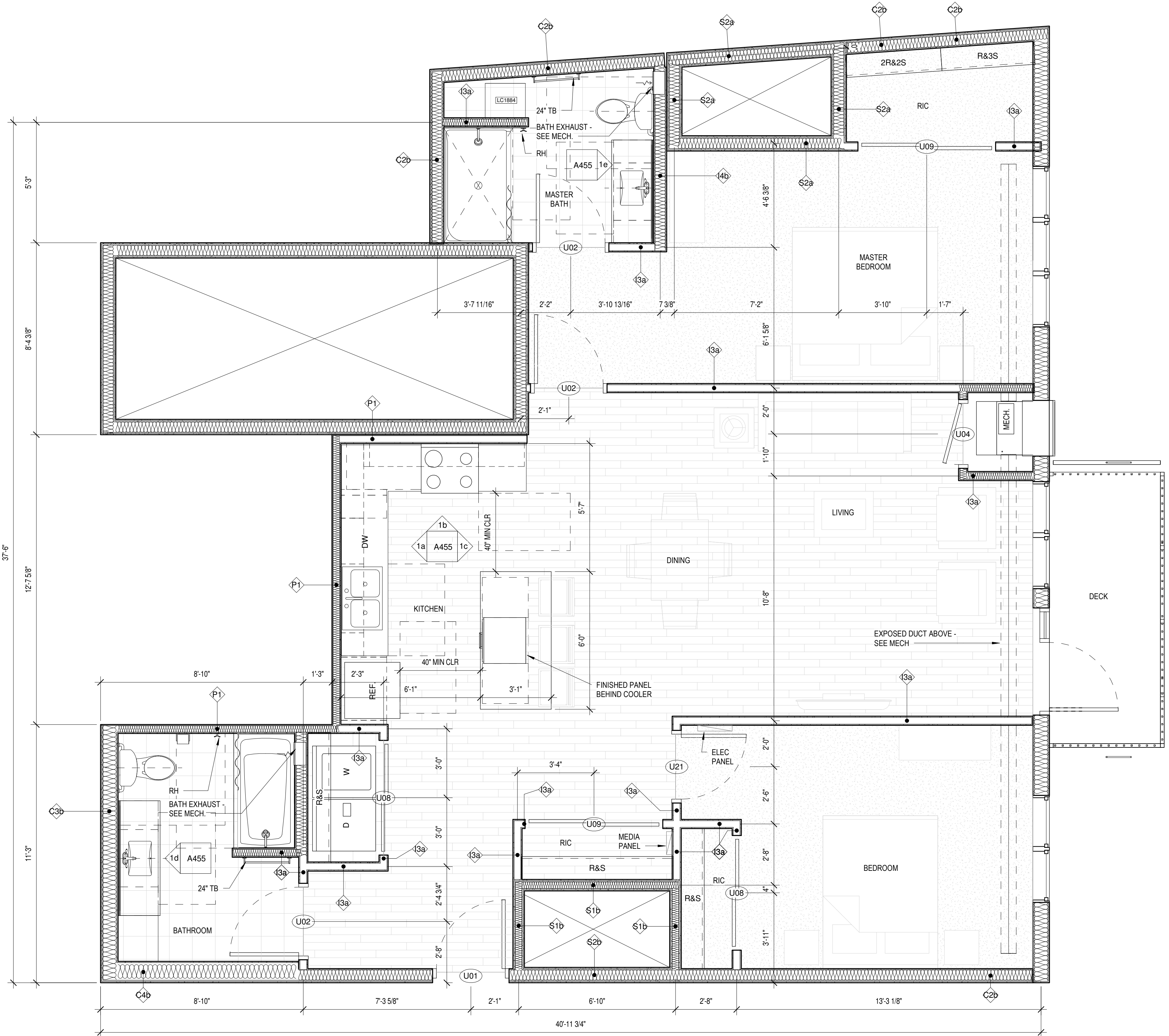
1c Unit 2-3 Kitchen 3
3/8" = 1'-0"



1d Unit 2-3 - Bath 1
3/8" = 1'-0"



1e Unit 2-3 - Bath 2
3/8" = 1'-0"



1 Unit 2-3
3/8" = 1'-0"

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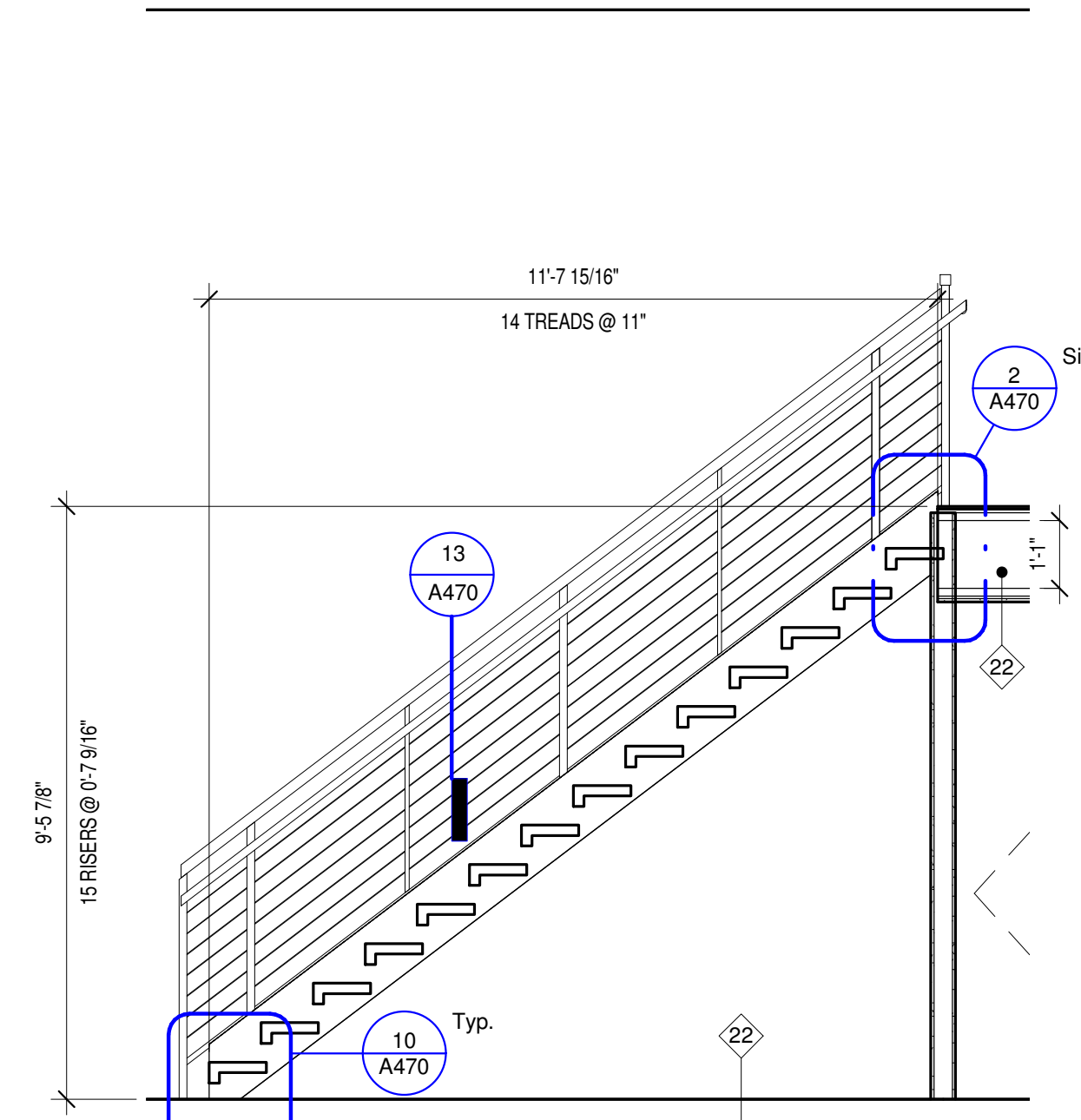
- WOOD
- CARPET
- TILE

UNIT KITCHEN NOTES

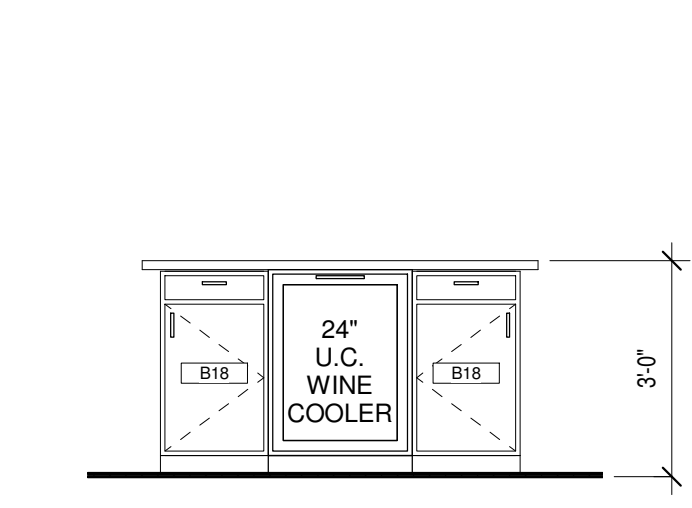
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- CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
- PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.

UNIT BATH NOTES

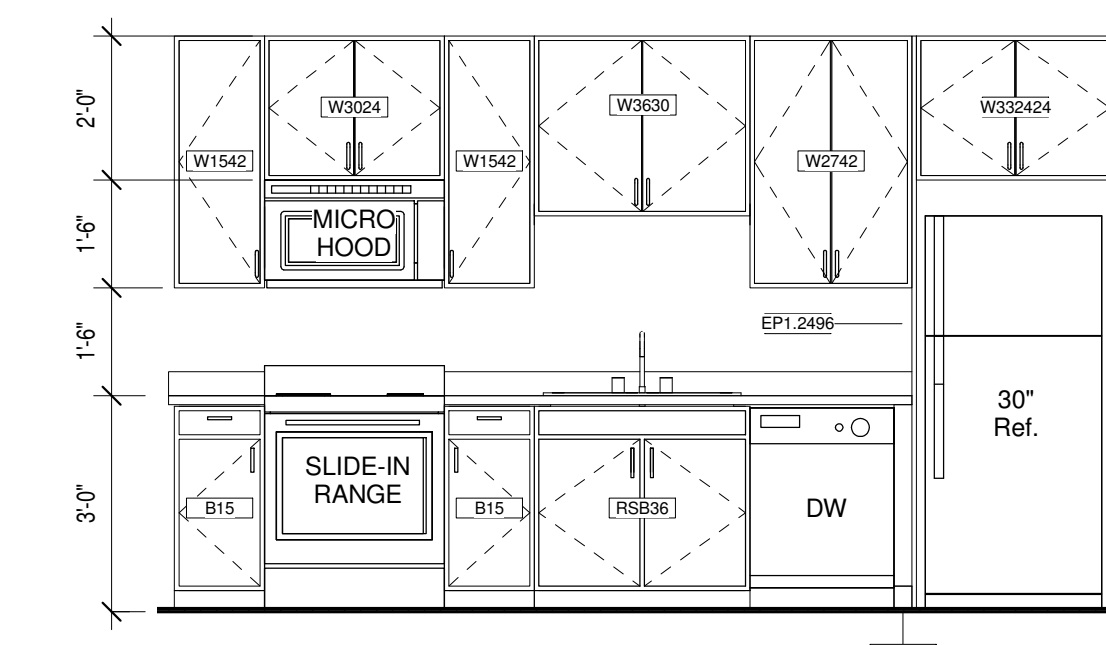
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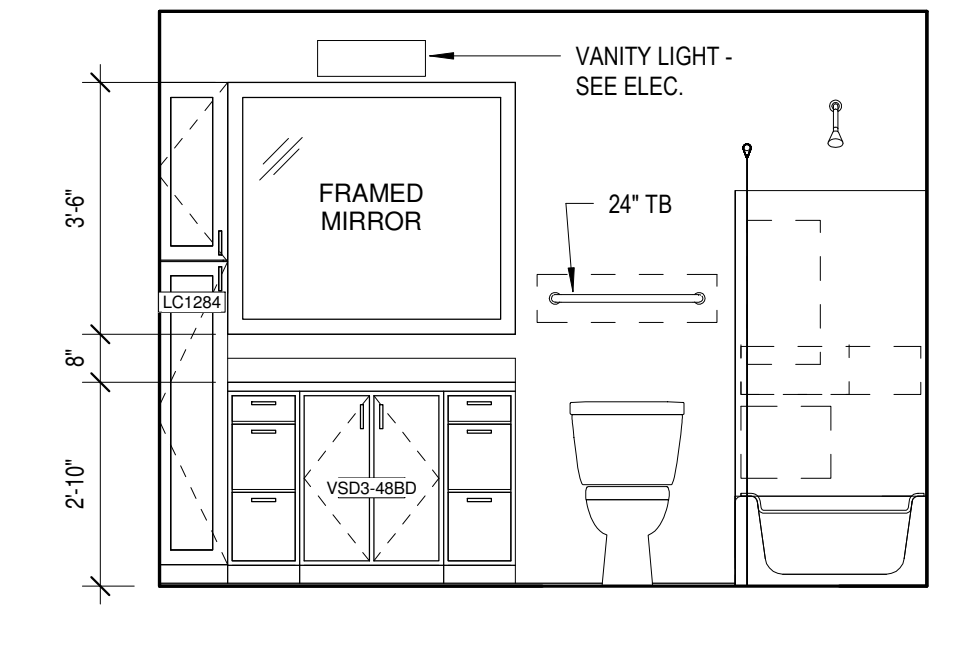
Unit 1-1M - Stair
3/8" = 1'-0"



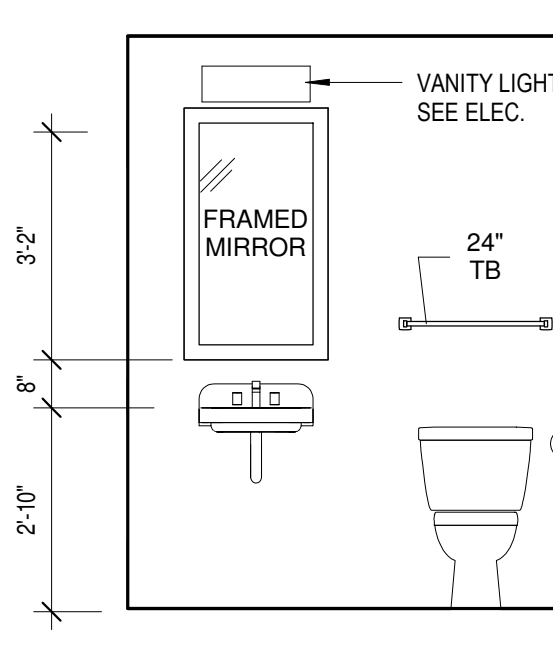
Unit 1-1M Kitchen Elevation 3
3/8" = 1'-0"



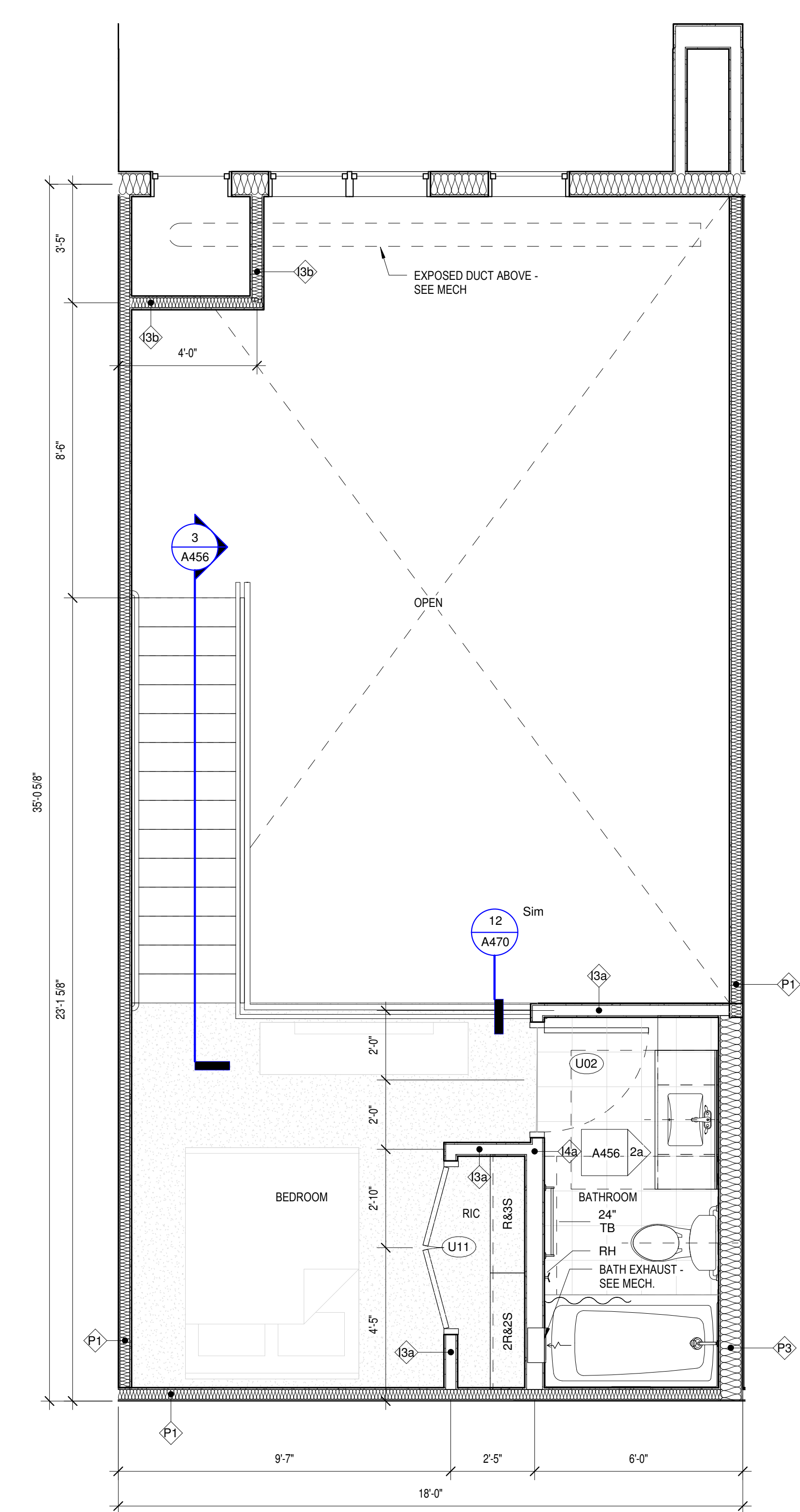
Unit 1-1M Kitchen Elevation 1
3/8" = 1'-0"



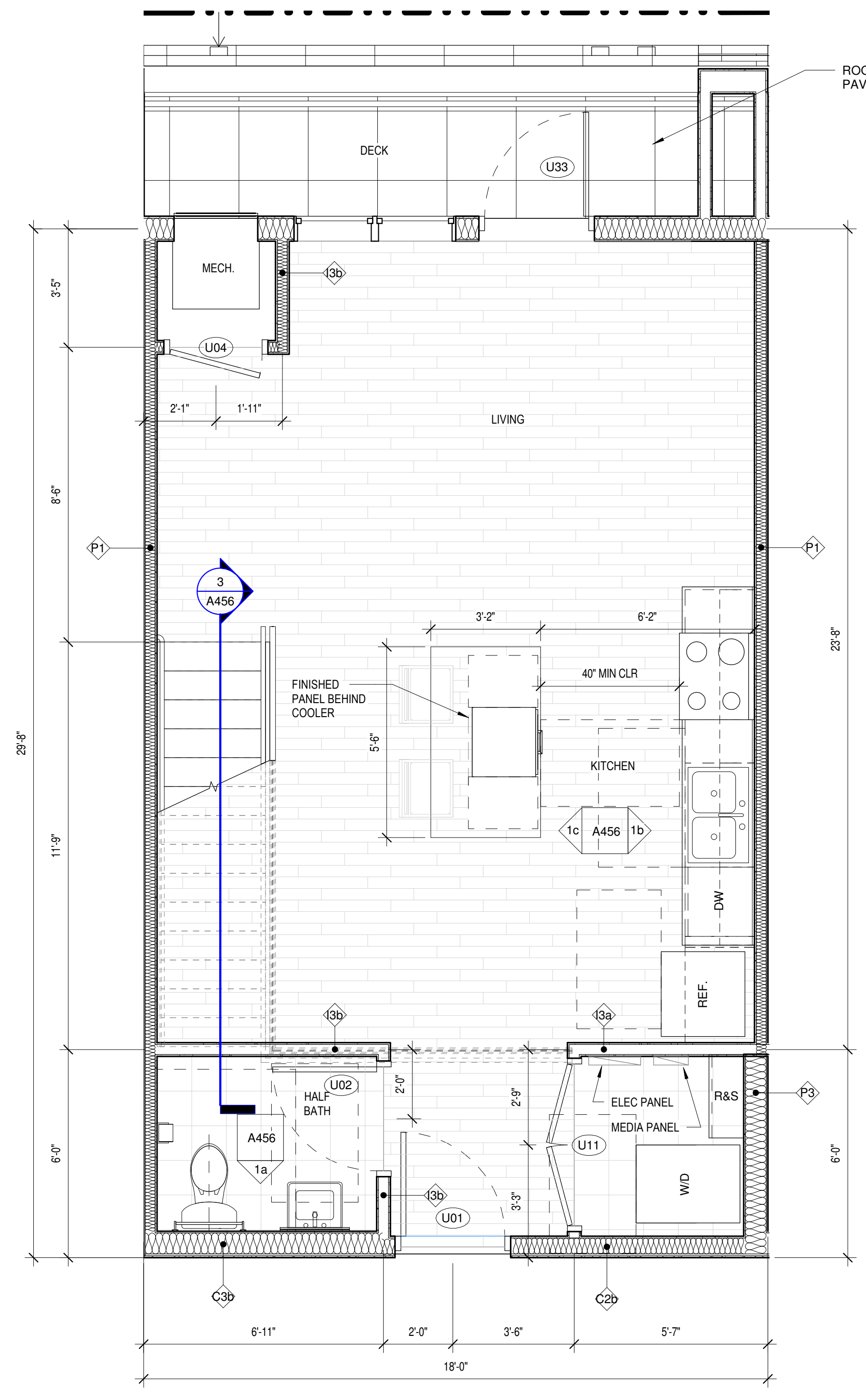
Unit 1-1M - Bath 2
3/8" = 1'-0"



Unit 1-1M - Bath 1
3/8" = 1'-0"



Unit 1-1M Mezzanine
3/8" = 1'-0"



Unit 1-1M
3/8" = 1'-0"

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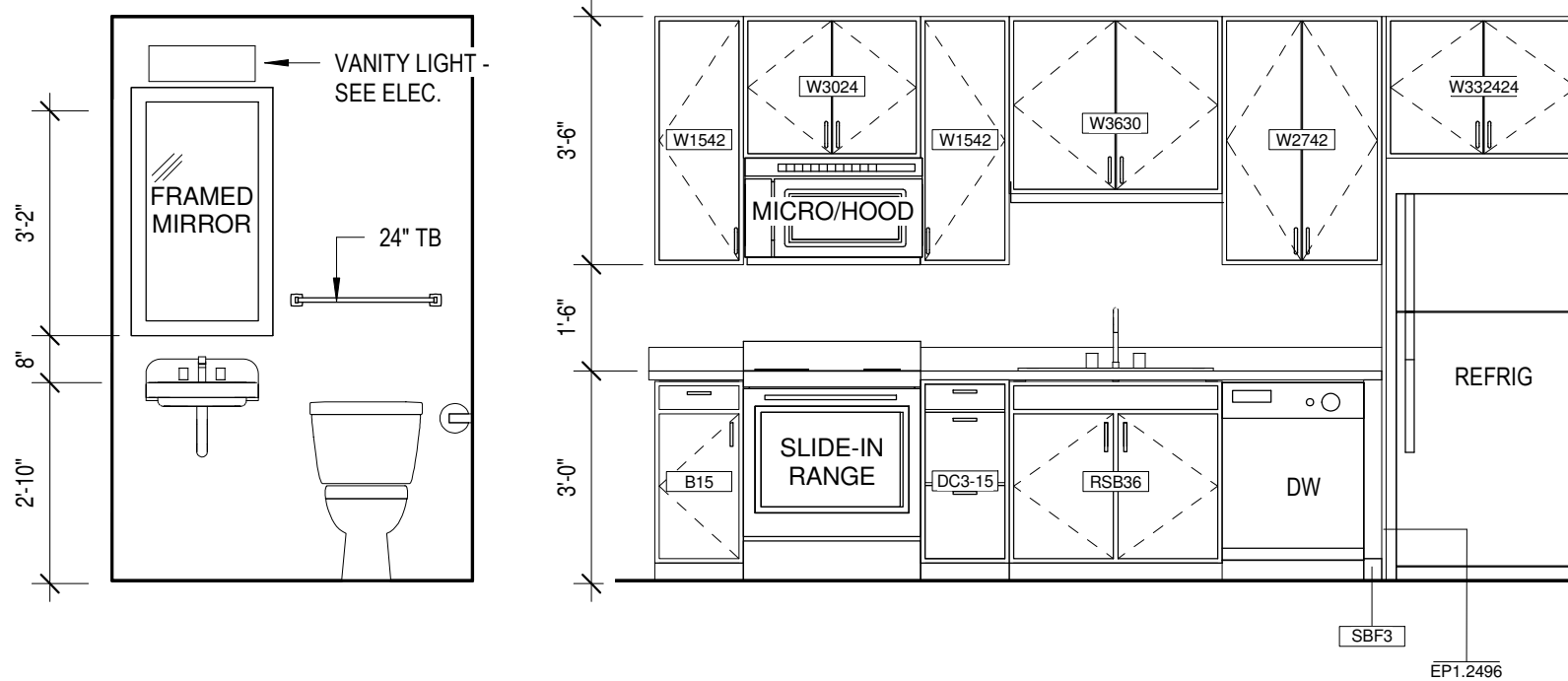
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- PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
- CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
- ALL UNIT BATHROOMS TO RECEIVE ONE 24" TOWEL BAR OVER TOILET & ONE 24" TOWEL BAR IN LOCATION DEPICTED ON PLAN. LOCATED 48" AFF. TYPICAL. PROVIDE ONE TP HOLDER. PROVIDE ONE ROBE HOOK IN LOCATION DEPICTED IN PLAN.
- ALL BATHROOM MIRRORS TO BE 42" HIGH X WIDTH OF VANITY U.N.O.
- INSTALL VANITY COUNTER ELEC. OUTLETS ADJACENT TO VANITY, NOT ABOVE VANITY.
- G.C. TO COORDINATE FAUCET MOUNTING LOCATION W/ FIXTURE SUPPLIER & COUNTERTOP SUPPLIER TO ENSURE PROPER FAUCET FUNCTIONALITY.

UNIT KITCHEN NOTES

- PROVIDE WALL BASE BEHIND REFRIGERATOR.
- CAULK BACKSPLASH AND END SPLASH AT WALL(S).
- VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
- CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
- CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
- PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.
- PROVIDE MFG'R'S CABINET SURFACE TOE KICK AT CABINET TOE KICK SPACE AND EXPOSED CABINET SIDES (IF NEEDED). TRIM OFF MFG'R'S TOE KICK BACKER AT FACE OF END CABINET FOR FLUSH CORNER.
- PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES (TWO SHELVES AT 30" OR 36" HIGH CABINETS, ONE SHELF AT 18" AND 24" HIGH CABINETS, AND NO SHELVES AT 15" HIGH CABINETS).
- PULLS ON CABINET DOORS AND DRAWERS AT ALL UNITS.
- PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING WALLS.
- PROVIDE A CONTINUOUS 3" BACKSPLASH BEHIND ALL COUNTER TOPS, INCLUDING BEHIND SLIDE-IN AND DROP-IN RANGES. G.C. TO COORDINATE RANGE CUT-OUTS WITH COUNTERTOP AND APPLIANCE SUPPLIERS.
- MOUNT UPPER CABINETS 46" A.F.F. IN ALL Type A UNITS, AND 54" A.F.F. IN ALL TYPE B UNITS.
- PROVIDE A WOOD VALANCE BELOW WALL CABINETS ABOVE SINKS - MATCH CABINET FINISH.
- SEE SHEET A470 FOR TYP CABINET HEIGHTS, CABINET PULL LOCATIONS, CLEAR SPACES AT APPLIANCES & MICRO CABINET LOCATIONS.
- ALL CABINET SIZES AND TYPE ANNOTATIONS ARE BASED ON THE MID-CONTINENT CABINERY CATALOG.

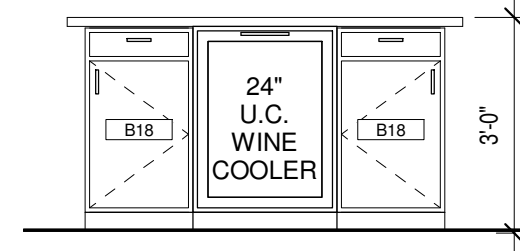
UNIT FLOORING KEY

| | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |

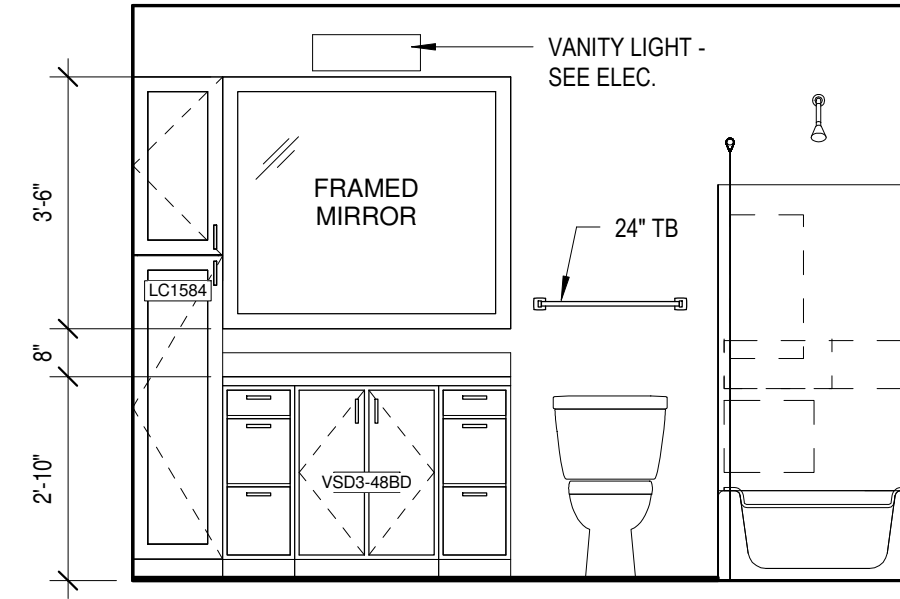


1a Unit 1-2M - Bath 1
3/8" = 1'-0"

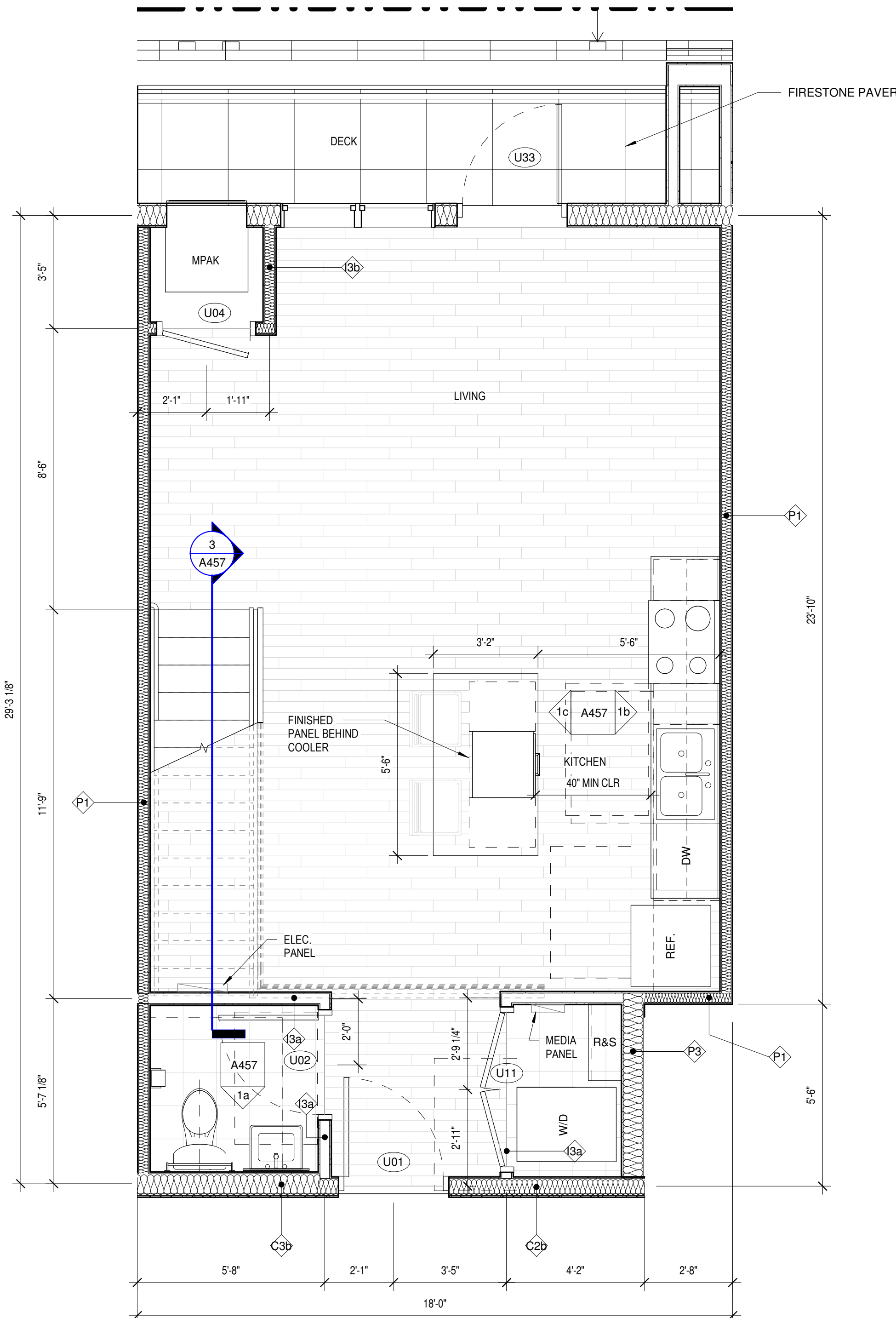
1b Unit 1-2M - Kitchen 1
3/8" = 1'-0"



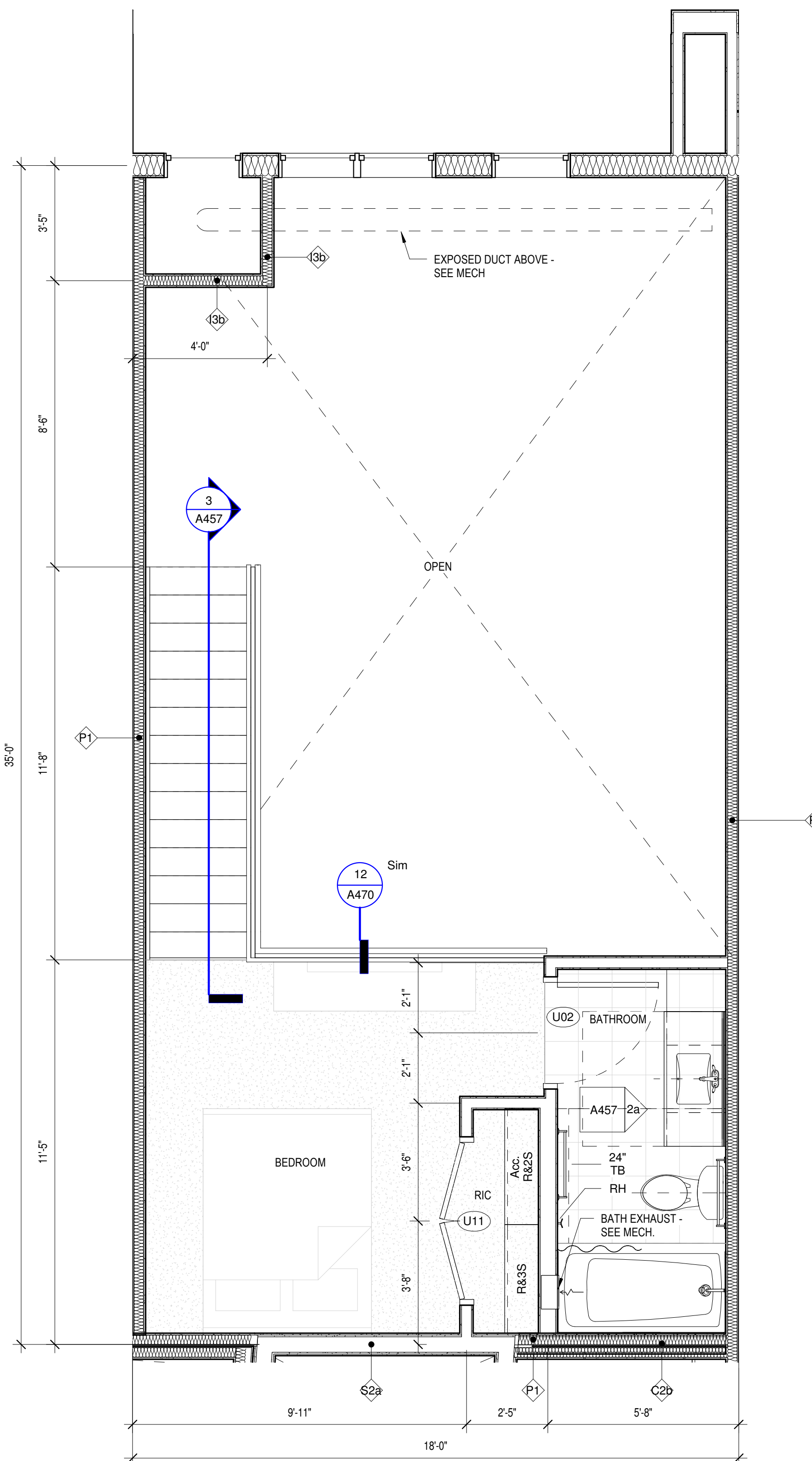
1c Unit 1-2M - Kitchen 2
3/8" = 1'-0"



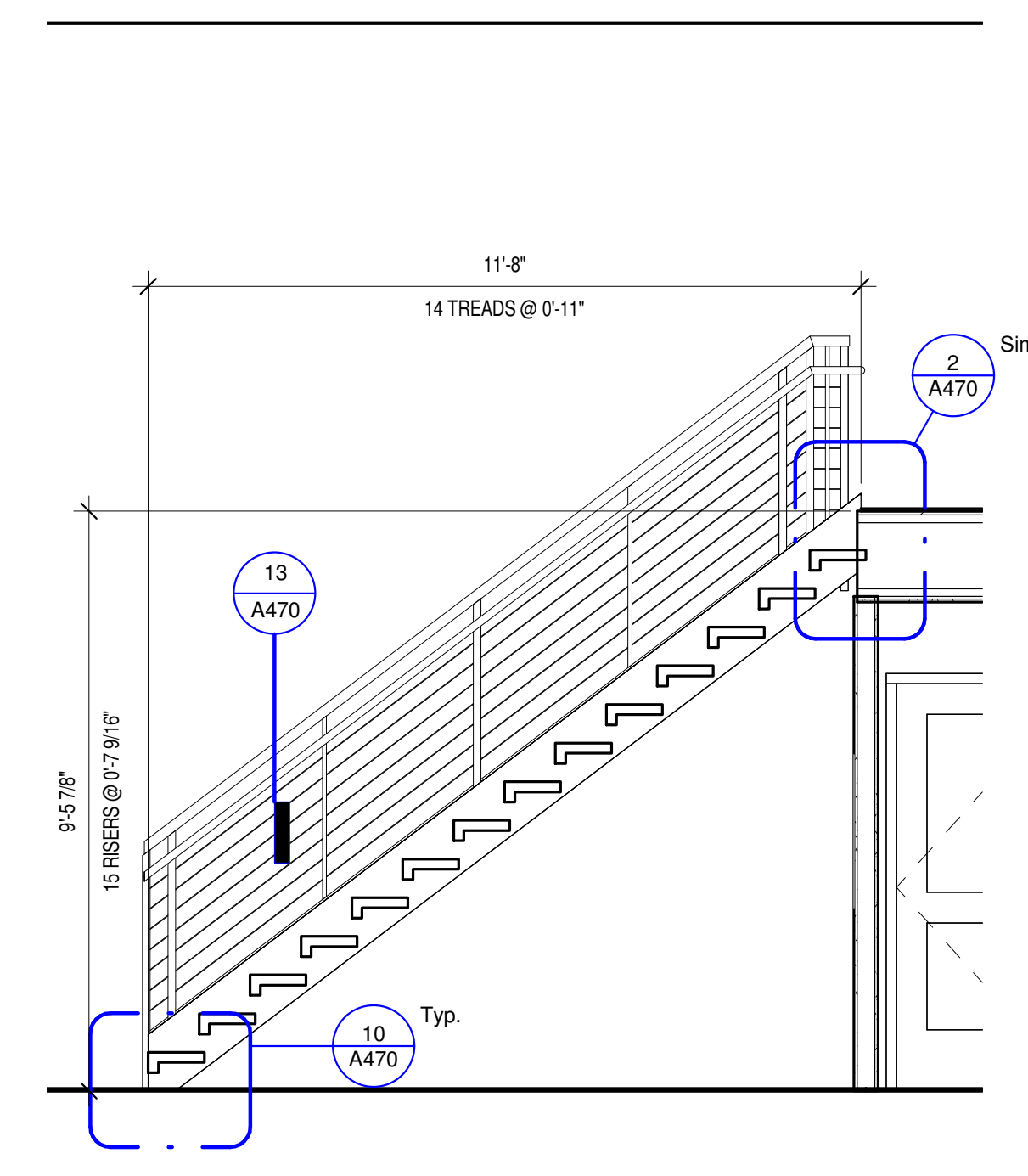
2a Unit 1-2M - Bath 2
3/8" = 1'-0"



1 Unit 1-2M
3/8" = 1'-0"



2 Unit 1-2M Mezzanine
3/8" = 1'-0"

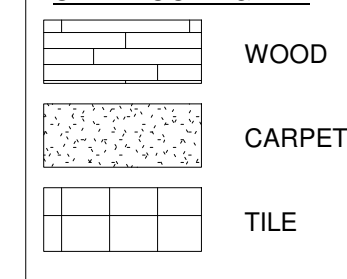


3 Unit 1-2M - Stair
3/8" = 1'-0"

- UNIT BATH NOTES**
1. CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
 2. PROVIDE HDWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
 3. COORDINATE SHOWER HEAD AND ROD HEIGHTS WITH SUPPLIER.
 4. PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
 5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
 6. ALL UNIT BATHROOMS TO RECEIVE ONE 24" TOWEL BAR OVER TOILET & ONE 24" TOWEL BAR OVER TUB IN LOCATION DEPICTED ON PLAN. LOCATED 48" AFF. TYPICAL. PROVIDE ONE TP HOLDER. PROVIDE ONE ROBE HOOK IN LOCATION DEPICTED IN PLAN.
 7. ALL BATHROOM MIRRORS TO BE 42" HIGH X WIDTH OF VANITY U.N.O.
 8. INSTALL VANITY COUNTER ELEC. OUTLETS ADJACENT TO VANITY, NOT ABOVE VANITY.
 9. G.C. TO COORDINATE FAUCET MOUNTING LOCATION W/ FIXTURE SUPPLIER & COUNTERTOP SUPPLIER TO ENSURE PROPER FAUCET FUNCTIONALITY.

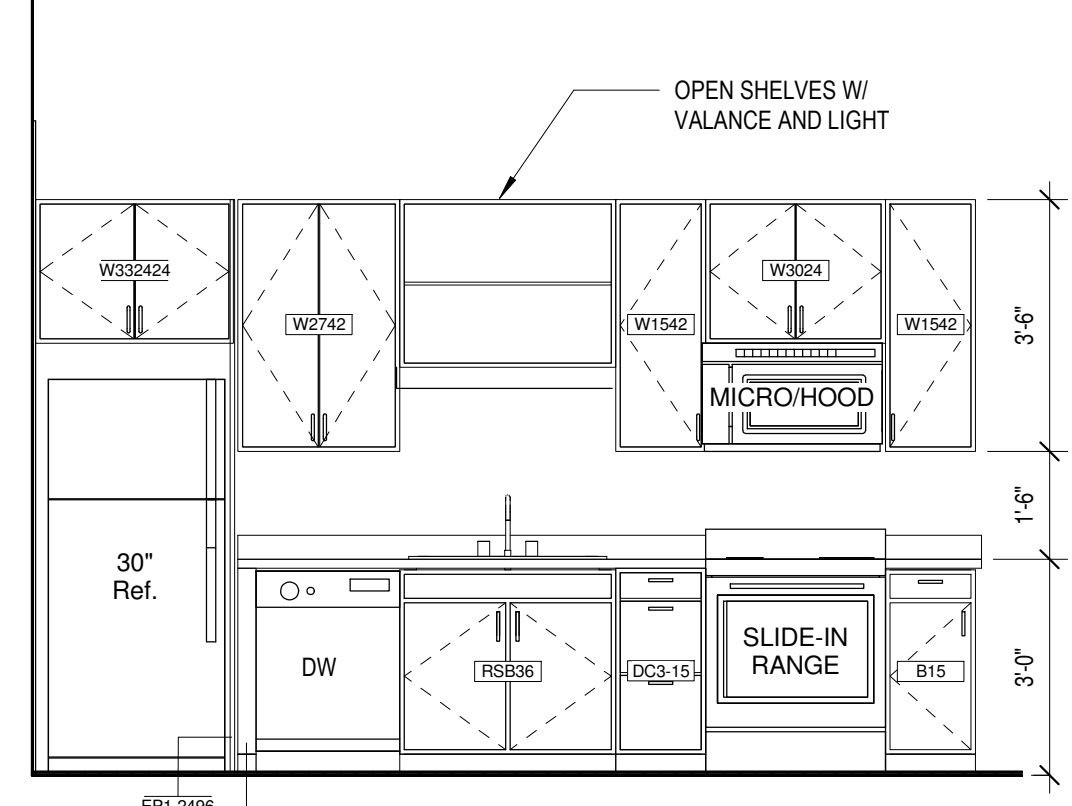
- UNIT PLAN GENERAL NOTES**
1. FENESTRATION SHOWN IN UNIT FLOOR PLANS VARIES -- SEE OVERALL FLOOR PLANS FOR FENESTRATION CONDITIONS AT EACH UNIT.
 2. ALL TUB & SHOWER SURROUNDS TO BE FULLY BACKED FOR FUTURE GRAB BAR INSTALLATION.
 3. PROVIDE BACKING IN ALL UNIT BATHROOMS FOR GRAB BARS PER DETAILS ON SHEET A010 FOR FUTURE GRAB BARS.
 4. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED.
 5. FURNITURE, N.I.C.
 6. ALL CORRIDOR WALLS, WALLS BETWEEN UNITS AND PLUMBING WALLS TO RECEIVE SOUND BATT INSULATION.
 7. ALL ELECTRICAL SWITCHES, OUTLETS AND THERMOSTATS ARE TO BE MOUNTED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
 8. PROVIDE BACKING NECESSARY FOR INSTALLATION OF UPPER KITCHEN CABINETS. PROVIDE BACKING FOR CLOSET & LAUNDRY SHELVING (REF. A470)
 9. SEE A011 FOR TYPICAL KITCHEN & BATH CLEARANCE REQUIREMENTS.
 10. PROVIDE 30" X 48" CLEAR SPACE FOR ALL APPLIANCES AND FIXTURES. SEE SHEET A011 FOR CLEARANCE DETAILS.
 11. THE CLEAR FLOOR SPACE REQ'D FOR ONE FIXTURE MAY OVERLAP THE CLEAR FLOOR SPACE AREA(S) FOR ANOTHER.
 12. ALL GYP. BD. SURFACES TO RECEIVE LEVEL 4 SMOOTH FINISH. FINISH WALL RETURNS, TYPICAL.

UNIT FLOORING KEY

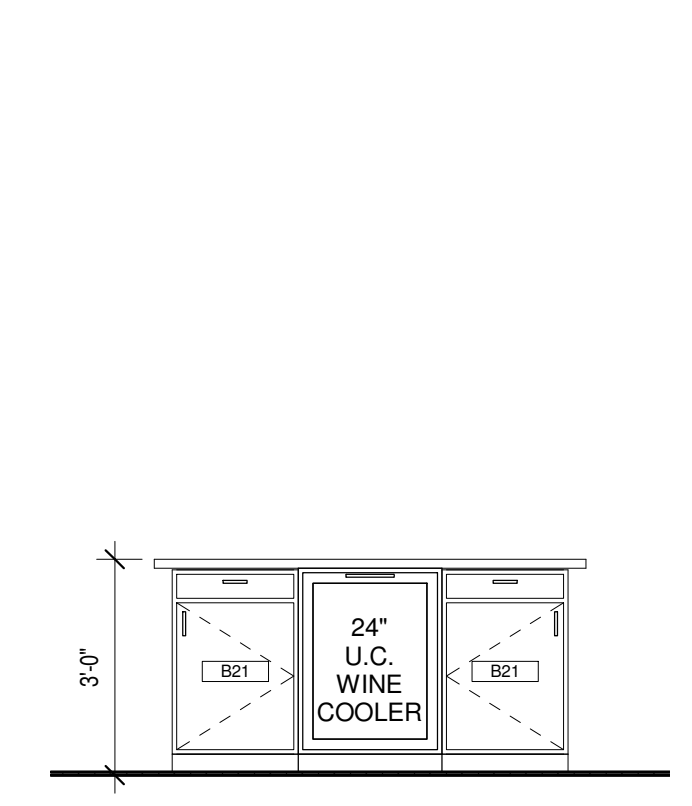


UNIT KITCHEN NOTES

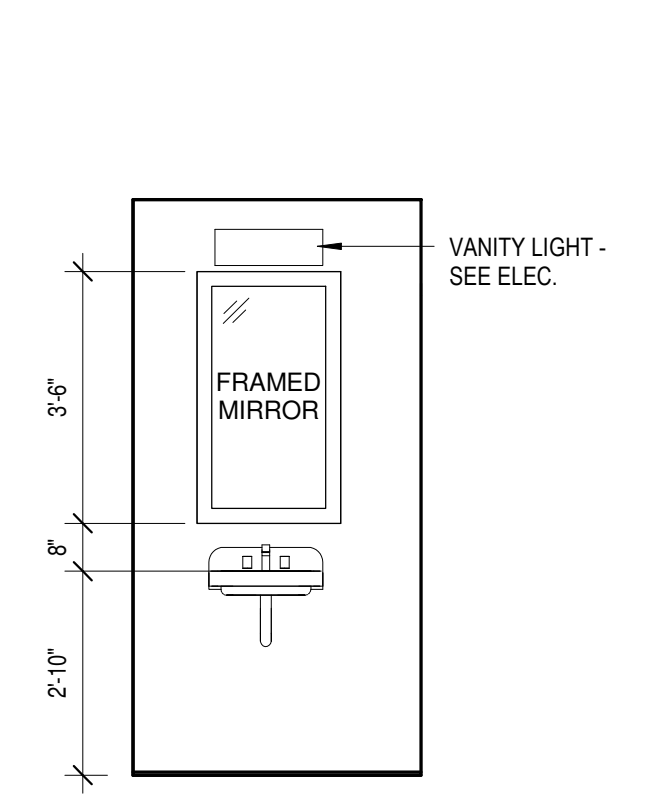
1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
4. CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
6. PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.
7. PROVIDE MFGR'S CABINET SURFACE TOE KICK AT CABINET TOE KICK SPACE AND EXPOSED CABINET SIDES (IF NEEDED). TRIM OFF MFGR'S TOE KICK BACKER AT FACE OF END CABINET FOR FLUSH CORNER.
8. PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES (TWO SHELVES AT 30" OR 36" HIGH CABINETS, ONE SHELF AT 18" AND 24" HIGH CABINETS, AND NO SHELVES AT 15" HIGH CABINETS).
9. PULLS ON CABINET DOORS AND DRAWERS AT ALL UNITS.
10. PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING WALLS.
11. PROVIDE A CONTINUOUS 3" BACKSPLASH BEHIND ALL COUNTER TOPS, INCLUDING BEHIND SLIDE-IN AND DROP-IN RANGES. G.C. TO COORDINATE RANGE CUT-OUTS WITH COUNTERTOP AND APPLIANCE SUPPLIERS.
12. MOUNT UPPER CABINETS 46" A.F.F. IN ALL TYPE A UNITS, AND 54" A.F.F. IN ALL TYPE B UNITS.
13. PROVIDE A WOOD VALANCE BELOW WALL CABINETS ABOVE SINKS - MATCH CABINET FINISH.
14. SEE SHEET A470 FOR TYP CABINET HEIGHTS, CABINET PULL LOCATIONS, CLEAR SPACES AT APPLIANCES & MICRO CABINET LOCATIONS.
15. ALL CABINET SIZES AND TYPE ANNOTATIONS ARE BASED ON THE MID-CENTURINE CABINETRY CATALOG.



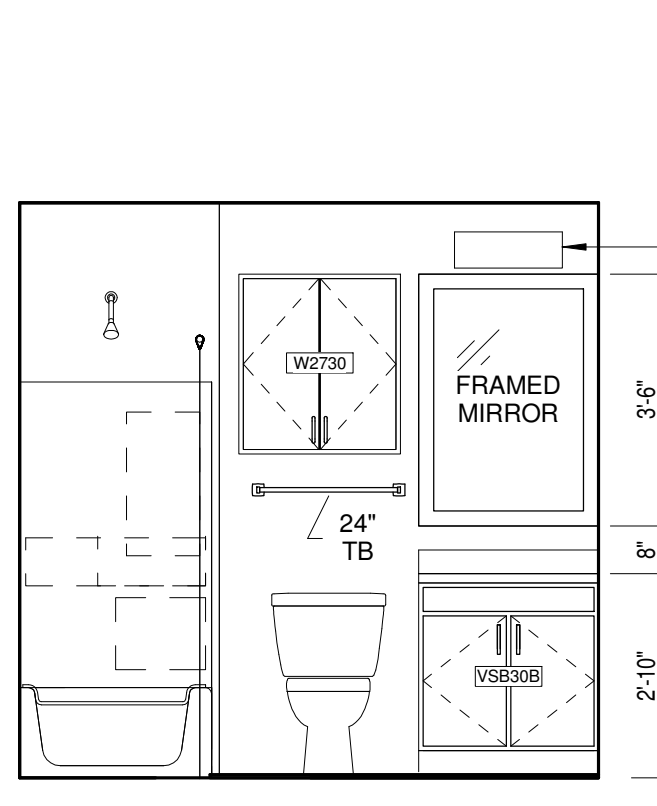
1a Unit 1-3M - Kitchen 1
3/8" = 1'-0"



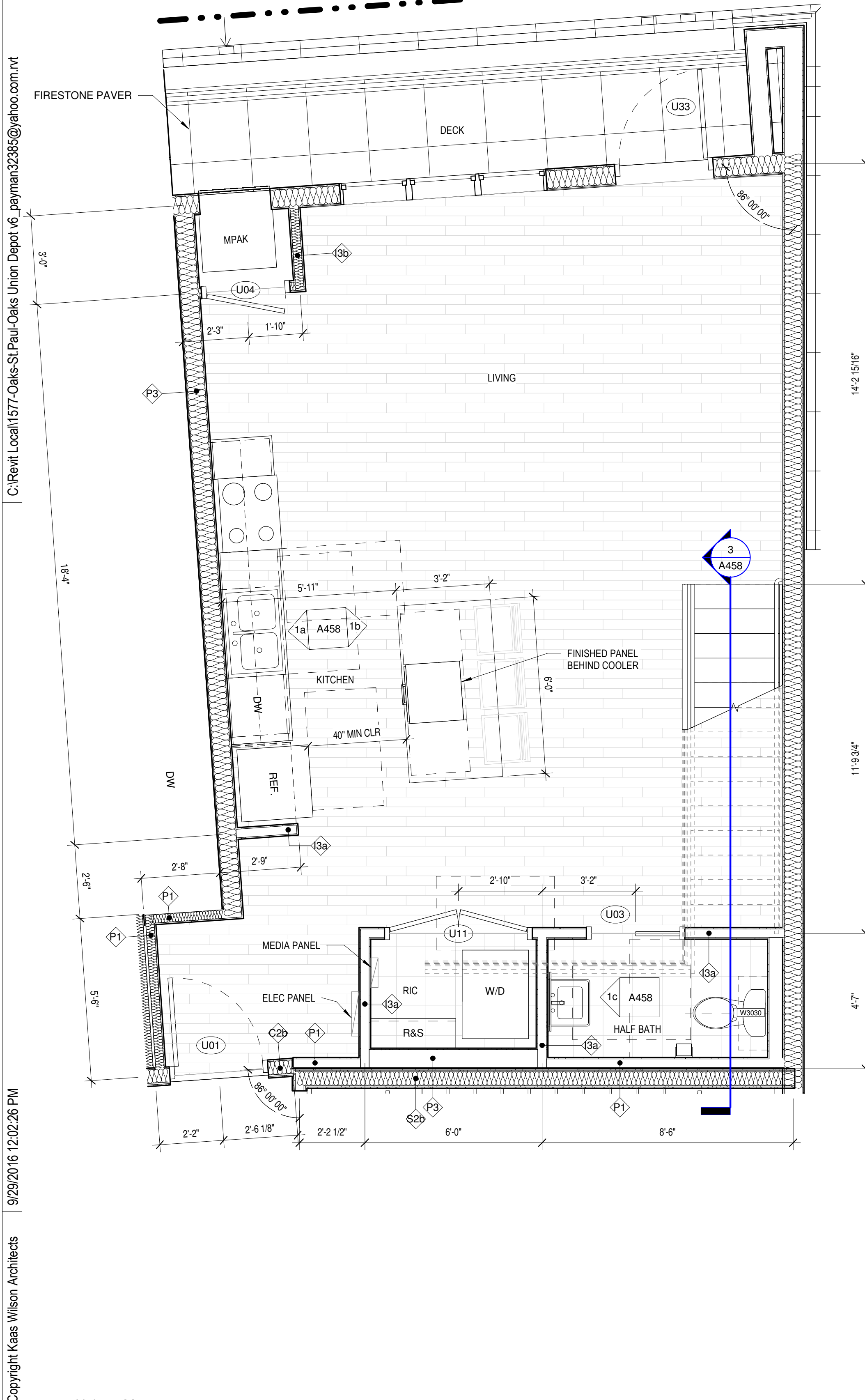
1b Unit 1-3M Kitchen 2
3/8" = 1'-0"



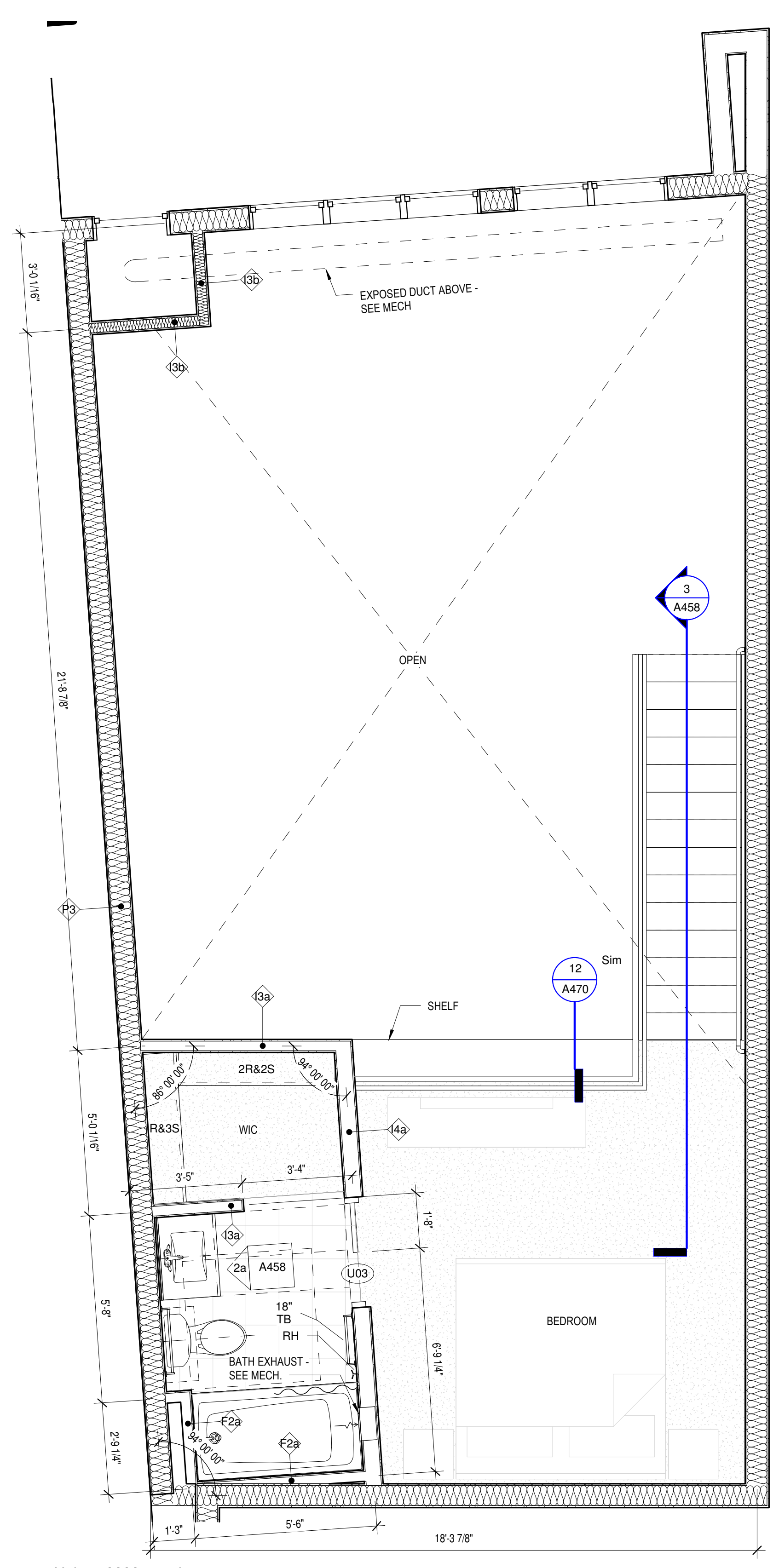
1c Unit 1-3M - Bath 1
3/8" = 1'-0"



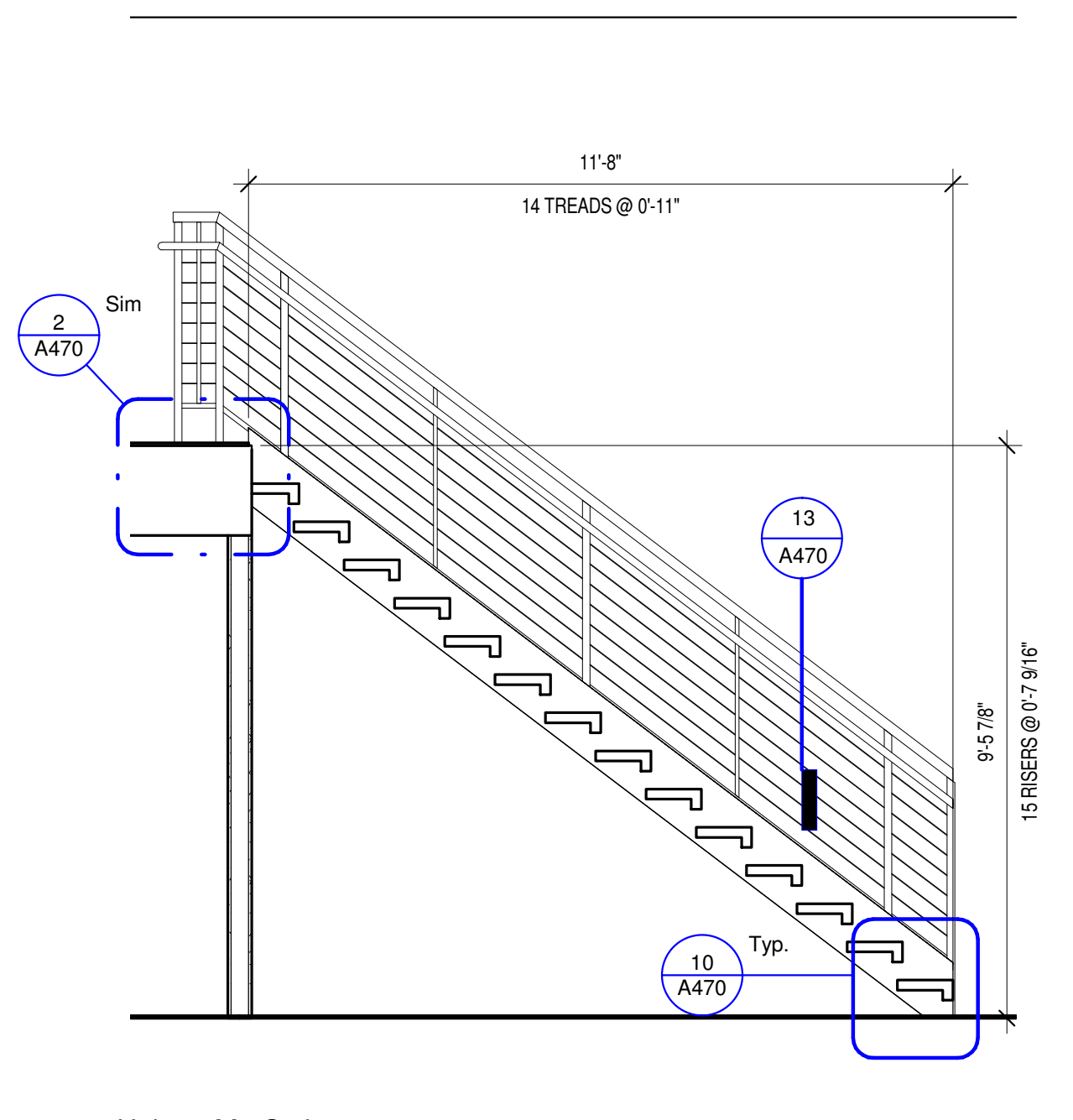
2a Unit 1-3M - Bath 2
3/8" = 1'-0"



1 Unit 1-3M
3/8" = 1'-0"



2 Unit 1-3M Mezzanine
3/8" = 1'-0"



3 Unit 1-3M - Stair
3/8" = 1'-0"

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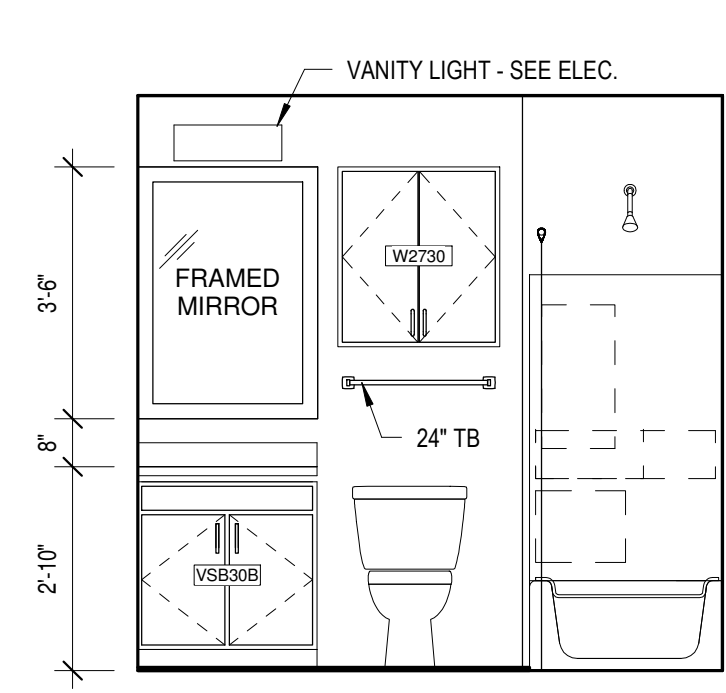
- UNIT BATH NOTES**
1. CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
 2. PROVIDE HDWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
 3. COORDINATE SHOWER HEAD AND ROD HEIGHTS WITH SUPPLIER.
 4. PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
 5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
 6. ALL UNIT BATHROOMS TO RECEIVE ONE 24" TOWEL BAR OVER TOILET & ONE 24" TOWEL BAR IN LOCATION DEPICTED ON PLAN, LOCATED 48" AFF. TYPICAL. PROVIDE ONE TP HOLDER. PROVIDE ONE ROBE HOOK IN LOCATION DEPICTED IN PLAN.
 7. ALL BATHROOM MIRRORS TO BE 42" HIGH x WIDTH OF VANITY U.N.O.
 8. INSTALL VANITY COUNTER ELEC. OUTLETS ADJACENT TO VANITY, NOT ABOVE VANITY.
 9. G.C. TO COORDINATE FAUCET MOUNTING LOCATION W/ FIXTURE SUPPLIER & COUNTERTOP SUPPLIER TO ENSURE PROPER FAUCET FUNCTIONALITY.
- UNIT PLAN GENERAL NOTES**
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 2. ALL TUB & SHOWER SURROUNDS TO BE FULLY BACKED FOR FUTURE GRAB BAR INSTALLATION.
 3. PROVIDE BACKING IN ALL UNIT BATHROOMS FOR GRAB BARS PER DETAILS ON SHEET A010 FOR FUTURE GRAB BARS.
 4. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED.
 5. FURNITURE, N.I.C.
 6. ALL CORRIDOR WALLS, WALLS BETWEEN UNITS AND PLUMBING WALLS TO RECEIVE SOUND BATT INSULATION.
 7. ALL ELECTRICAL SWITCHES, OUTLETS AND THERMOSTATS ARE TO BE MOUNTED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
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 9. SEE A011 FOR TYPICAL KITCHEN & BATH CLEARANCE REQUIREMENTS.
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 12. ALL GYP. BD. SURFACES TO RECEIVE LEVEL 4 SMOOTH FINISH. FINISH WALL RETURNS, TYPICAL.

UNIT FLOORING KEY

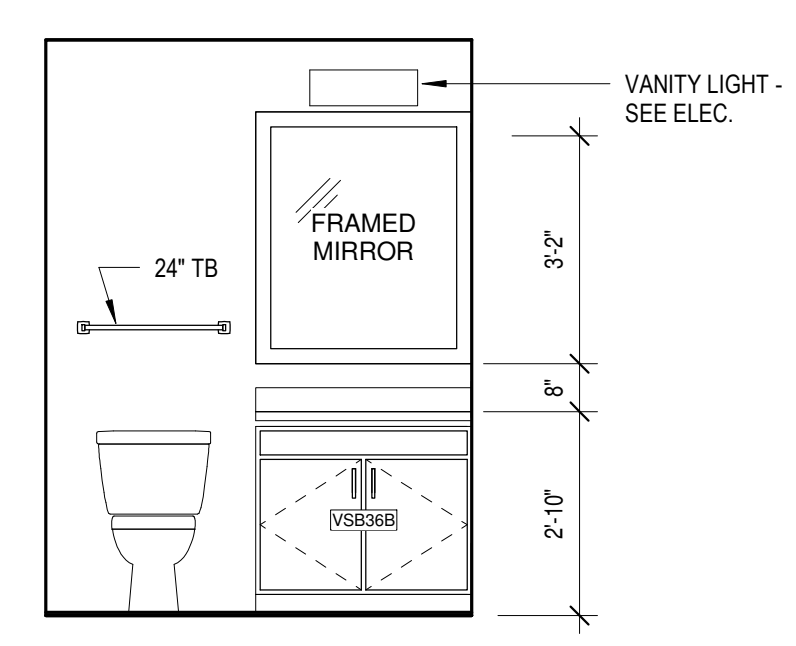
- WOOD
- CARPET
- TILE

UNIT KITCHEN NOTES

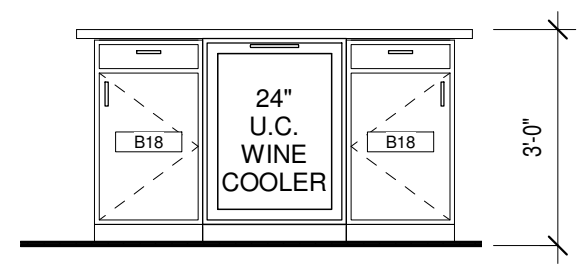
1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
4. CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
6. PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.
7. PROVIDE MFG'R'S CABINET SURFACE TOE KICK AT CABINET TOE KICK SPACE AND EXPOSED CABINET SIDES (IF NEEDED). TRIM OFF MFG'R'S TOE KICK BACKER AT FACE OF END CABINET FOR FLUSH CORNER.
8. PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES (TWO SHELVES AT 30" OR 36" HIGH CABINETS, ONE SHELF AT 18" AND 24" HIGH CABINETS, AND NO SHELVES AT 15" HIGH CABINETS).
9. PULLS ON CABINET DOORS AND DRAWERS AT ALL UNITS.
10. PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING WALLS.
11. PROVIDE A CONTINUOUS 3" BACKSPLASH BEHIND ALL COUNTER TOPS, INCLUDING BEHIND SLIDE-IN AND DROP-IN RANGES. G.C. TO COORDINATE RANGE CUT-OUTS WITH COUNTERTOP AND APPLIANCE SUPPLIERS.
12. MOUNT UPPER CABINETS 46" A.F.F. IN ALL Type A UNITS, AND 54" A.F.F. IN ALL TYPE B UNITS.
13. PROVIDE A WOOD VALANCE BELOW WALL CABINETS ABOVE SINKS - MATCH CABINET FINISH.
14. SEE SHEET A470 FOR TYP CABINET HEIGHTS, CABINET PULL LOCATIONS, CLEAR SPACES AT APPLIANCES & MICRO CABINET LOCATIONS.
15. ALL CABINET SIZES AND TYPE ANNOTATIONS ARE BASED ON THE MID-CONTINENT CABINETRY CATALOG.



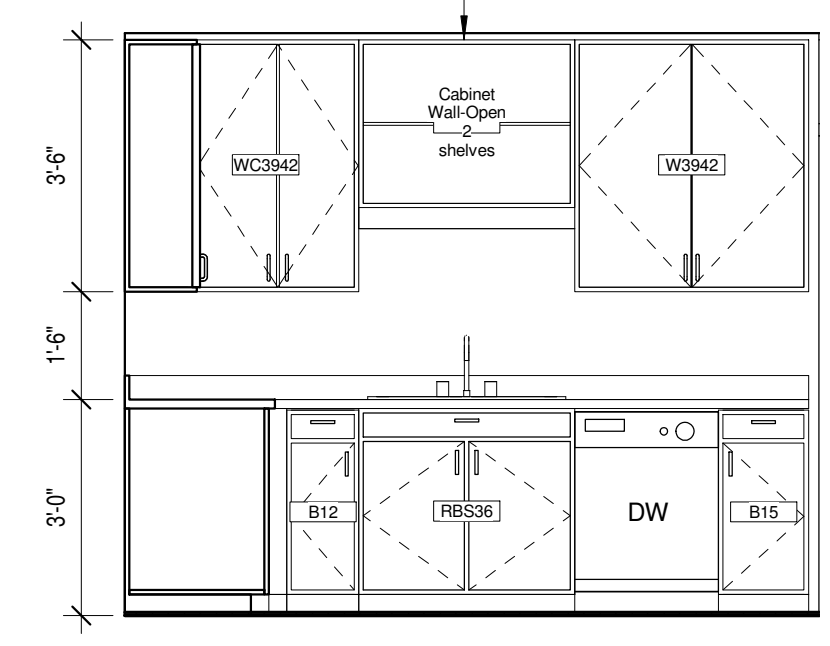
2a Unit 1-5M - Bath 2
3/8" = 1'-0"



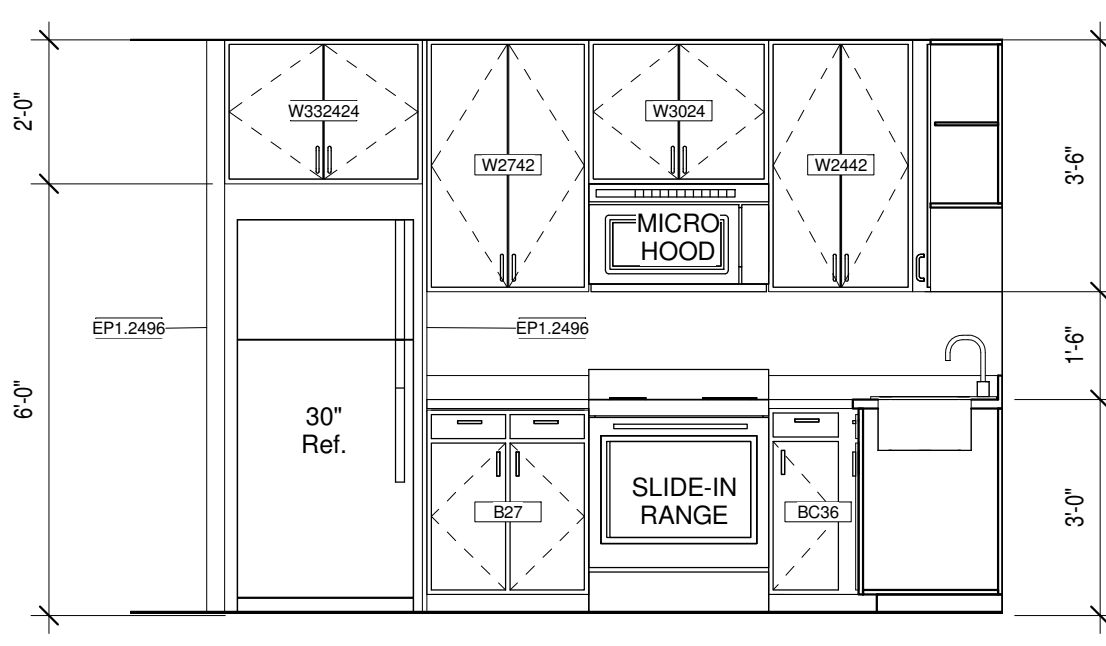
1d Unit 1-5M - Bath 1
3/8" = 1'-0"



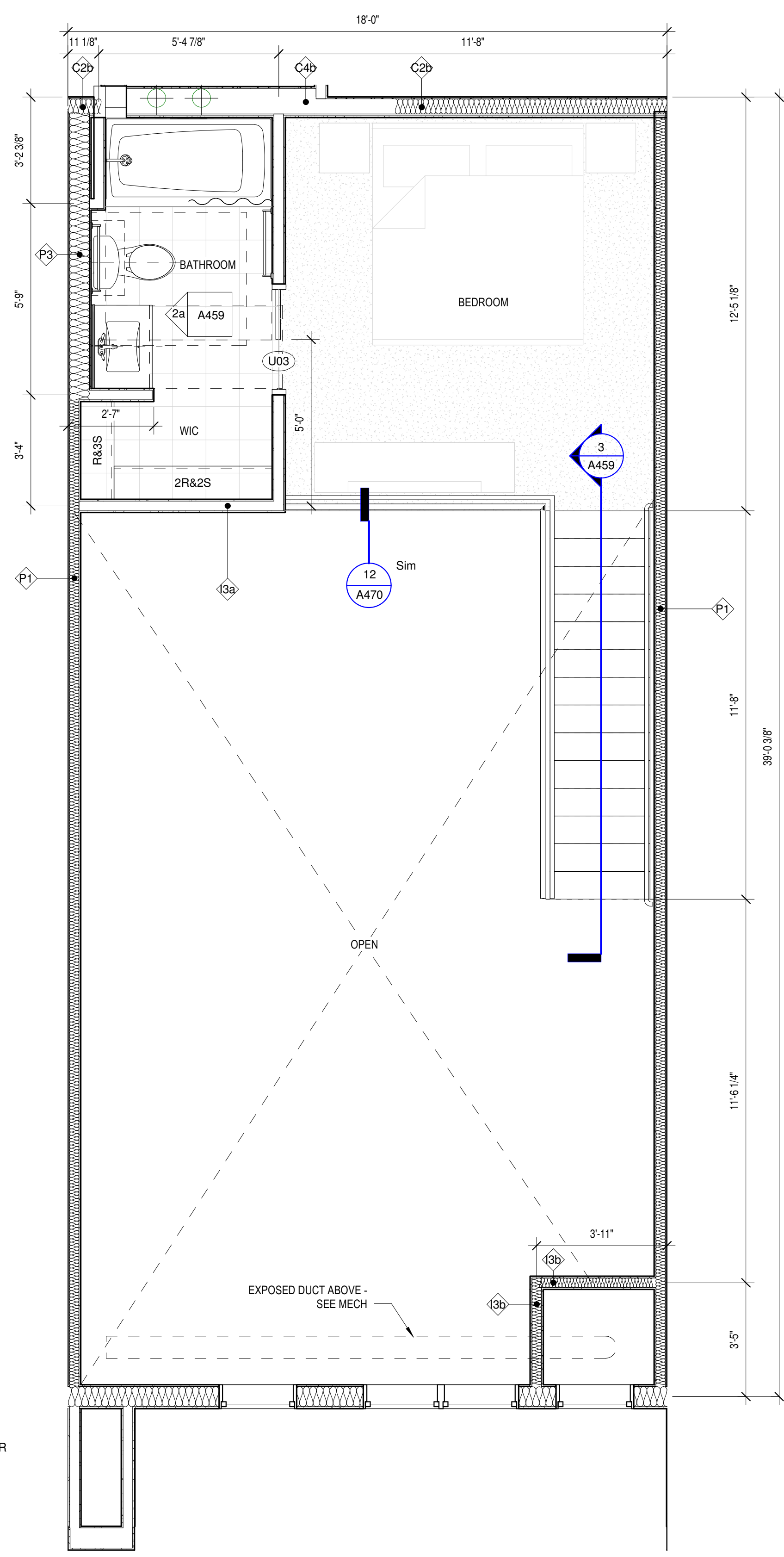
1c Unit 1-5M Kitchen 3
3/8" = 1'-0"



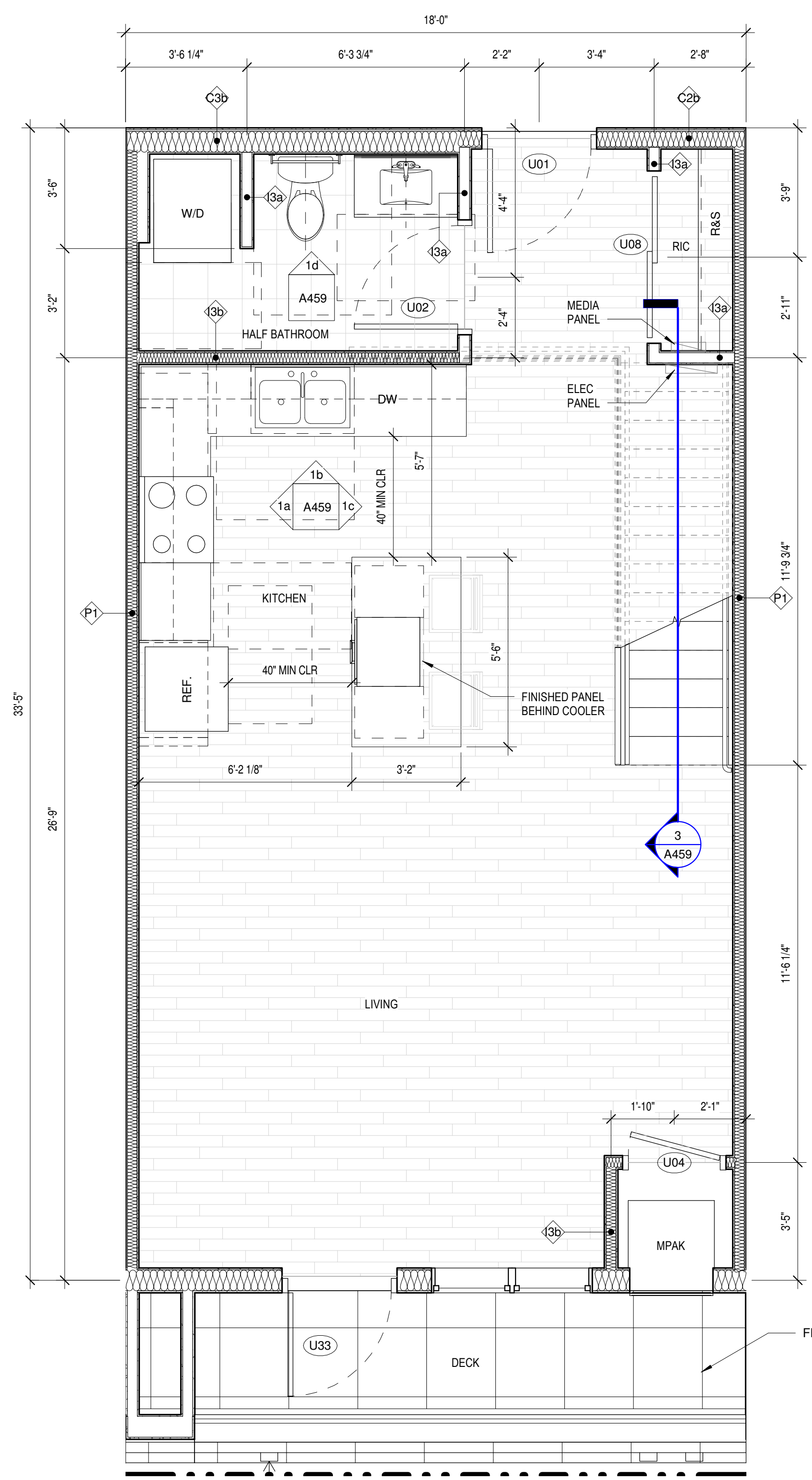
1b Unit 1-5M Kitchen 2
3/8" = 1'-0"



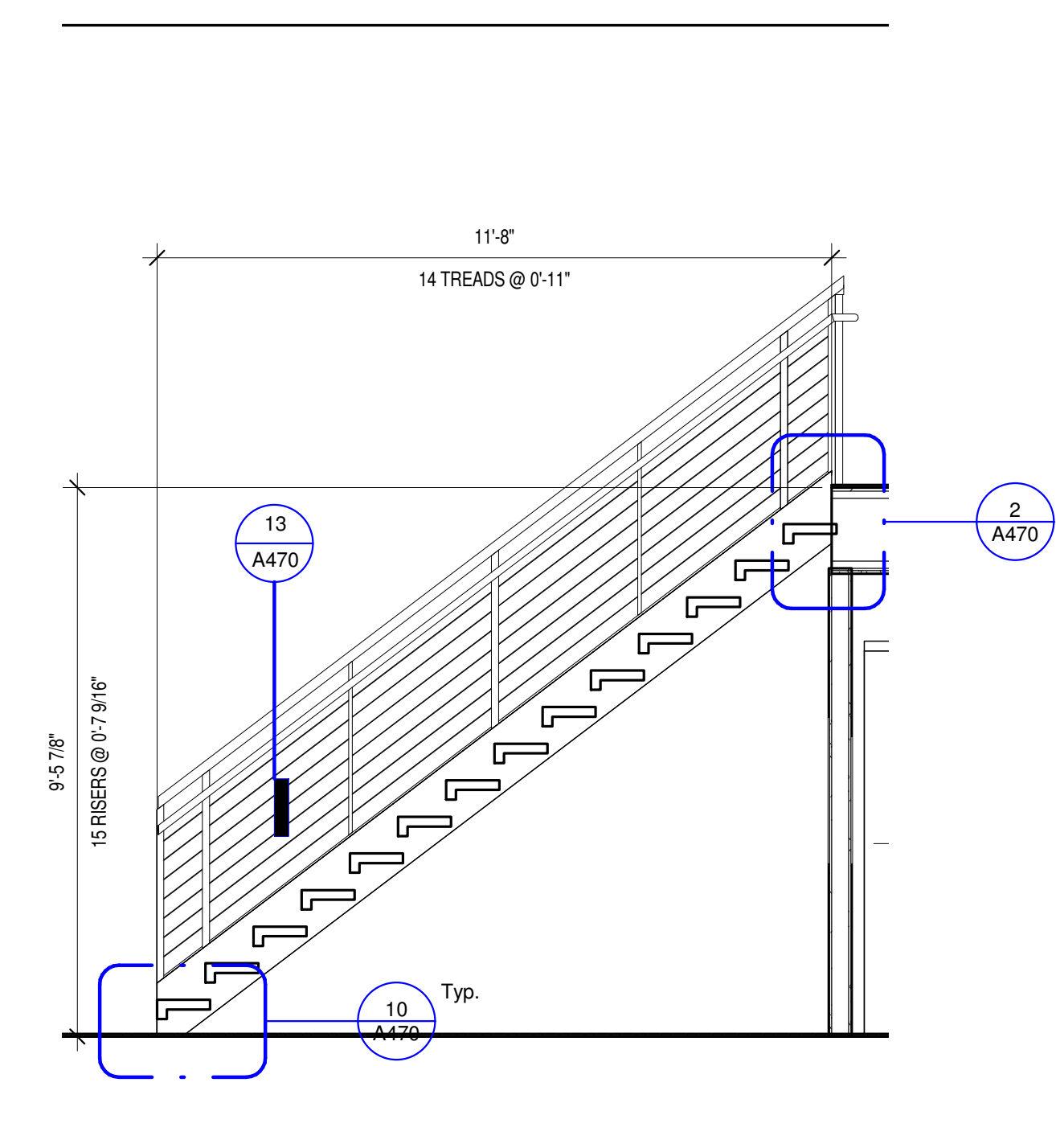
1a Unit 1-5M Kitchen 1
3/8" = 1'-0"



2 Unit 1-5M Mezzanine
3/8" = 1'-0"



1 Unit 1-5M
3/8" = 1'-0"



3 Unit 1-5M - Stair
3/8" = 1'-0"

UNIT KITCHEN NOTES

1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
4. CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
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UNIT BATH NOTES

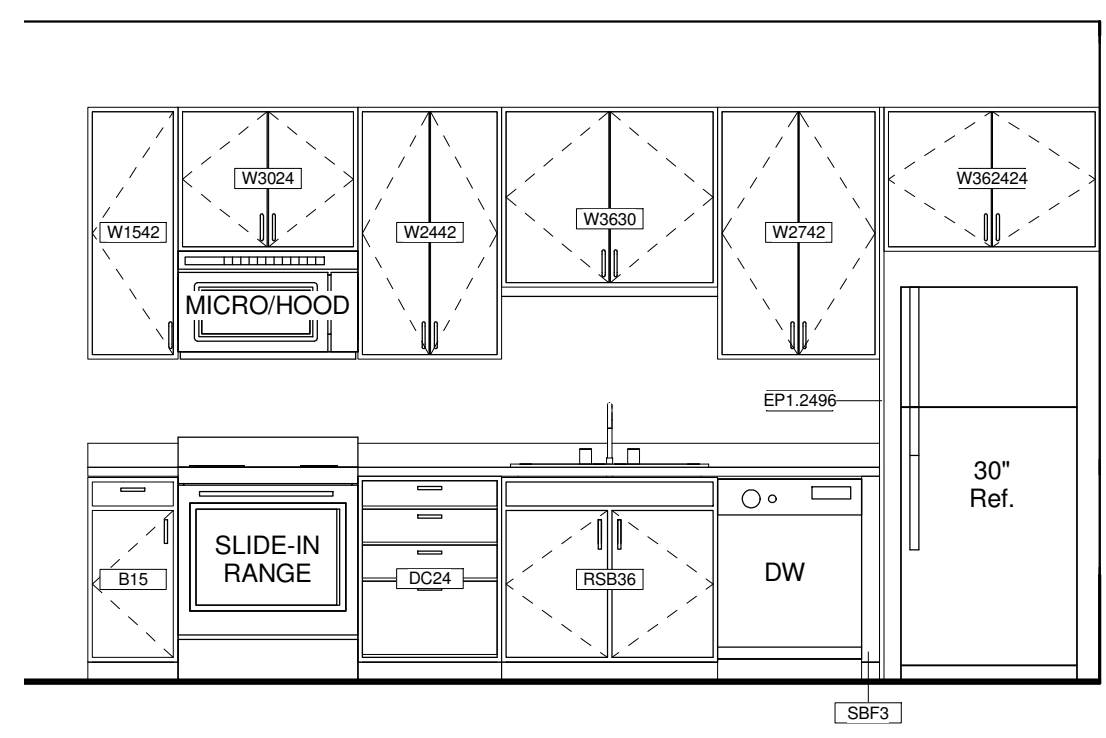
1. CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
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UNIT PLAN GENERAL NOTES

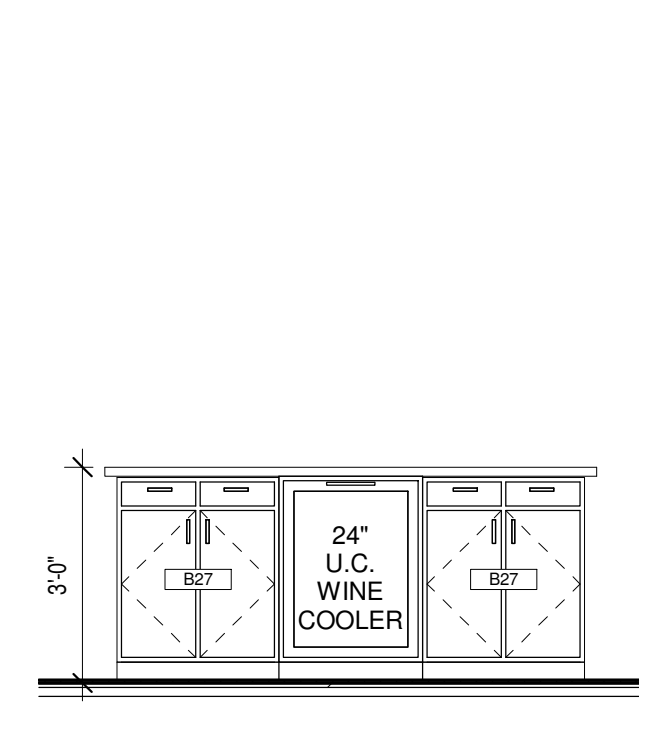
1. FENESTRATION SHOWN IN UNIT PLANS VARIES -- SEE OVERALL FLOOR PLANS FOR FENESTRATION CONDITIONS AT EACH UNIT.
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12. ALL GYP. BD. SURFACES TO RECEIVE LEVEL 4 SMOOTH FINISH. FINISH WALL RETURNS, TYPICAL.

UNIT FLOORING KEY

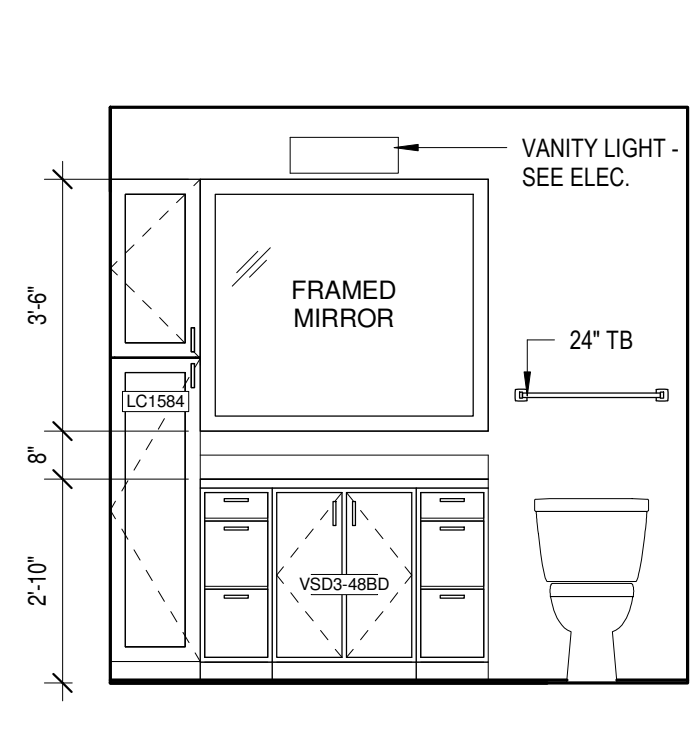
| | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |



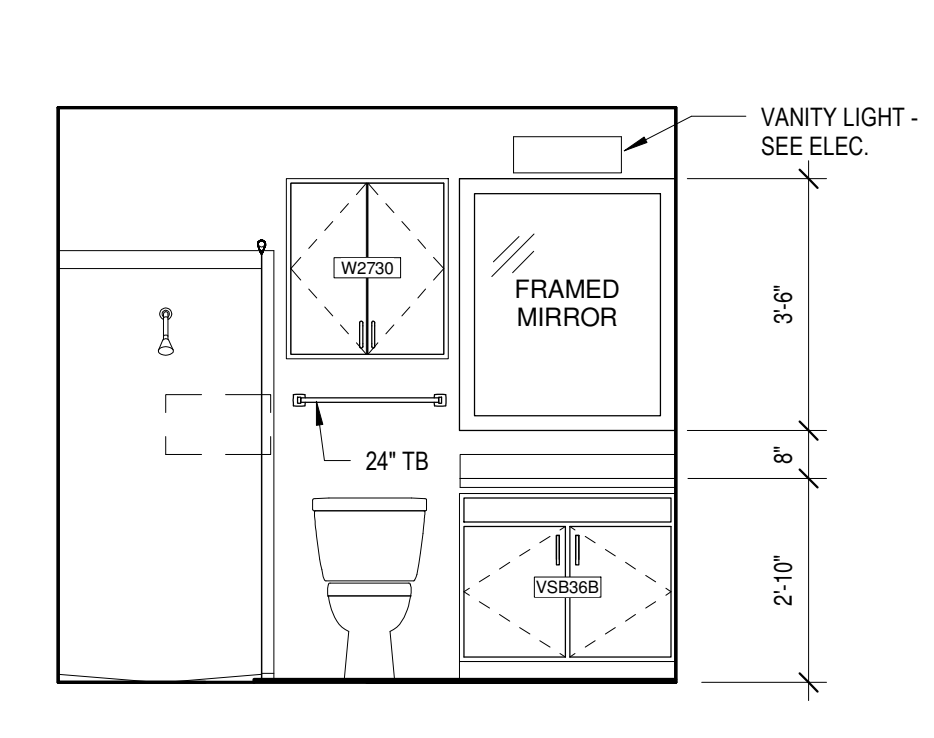
1a Unit 2-2M Kitchen 1
3/8" = 1'-0"



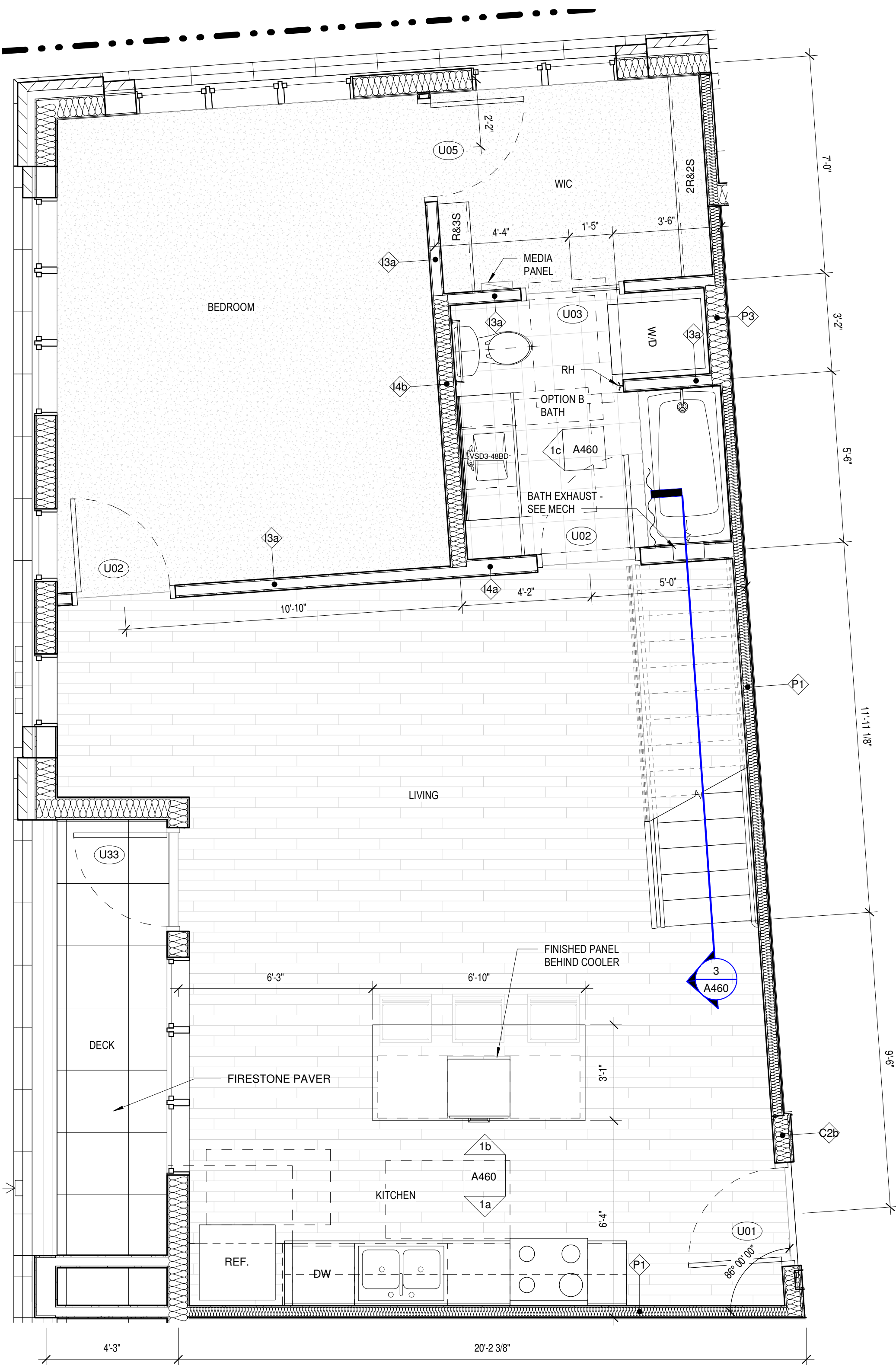
1b Unit 2-2M Kitchen 2
3/8" = 1'-0"



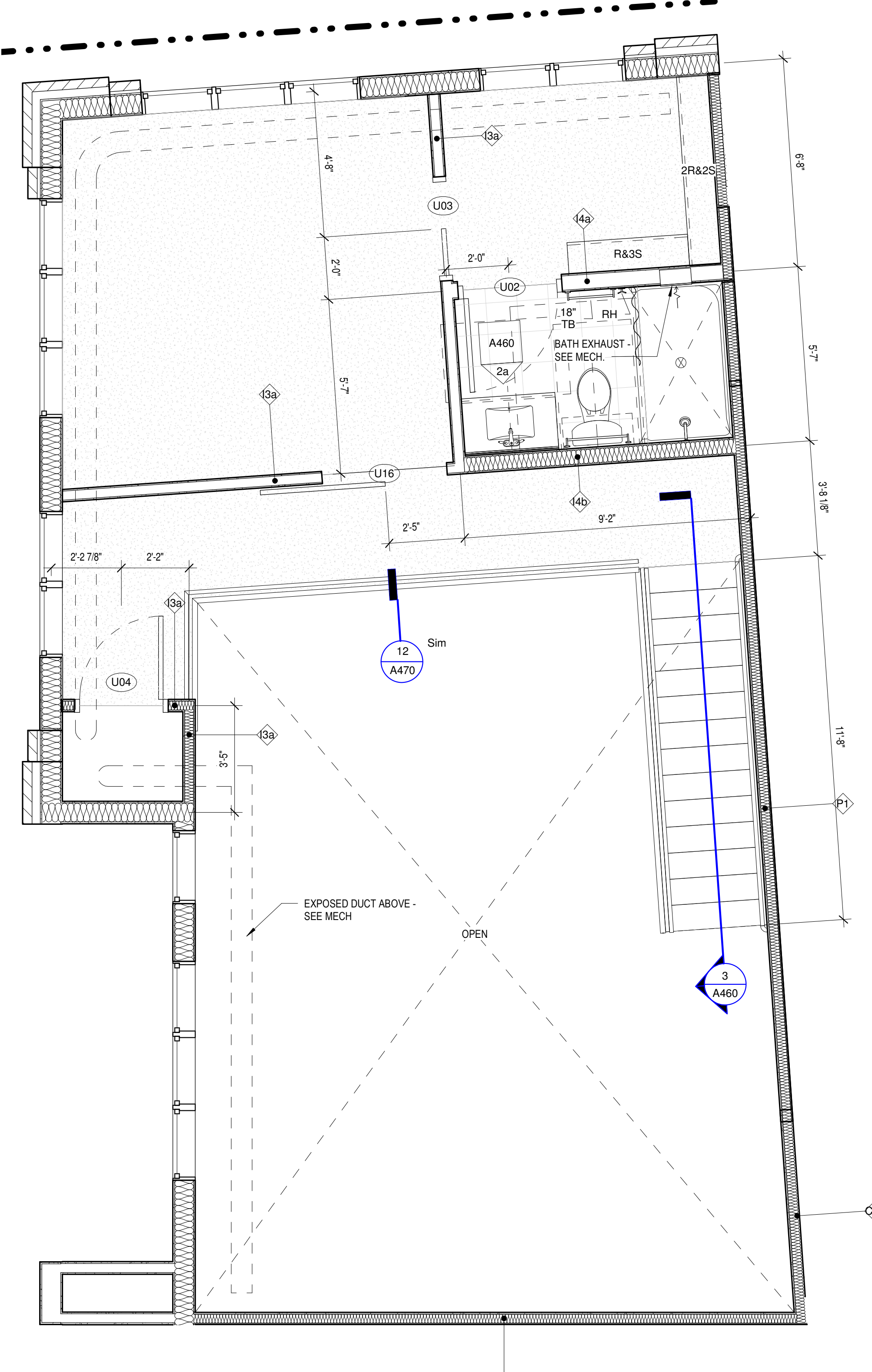
1c Unit 2-2M - Bath 1
3/8" = 1'-0"



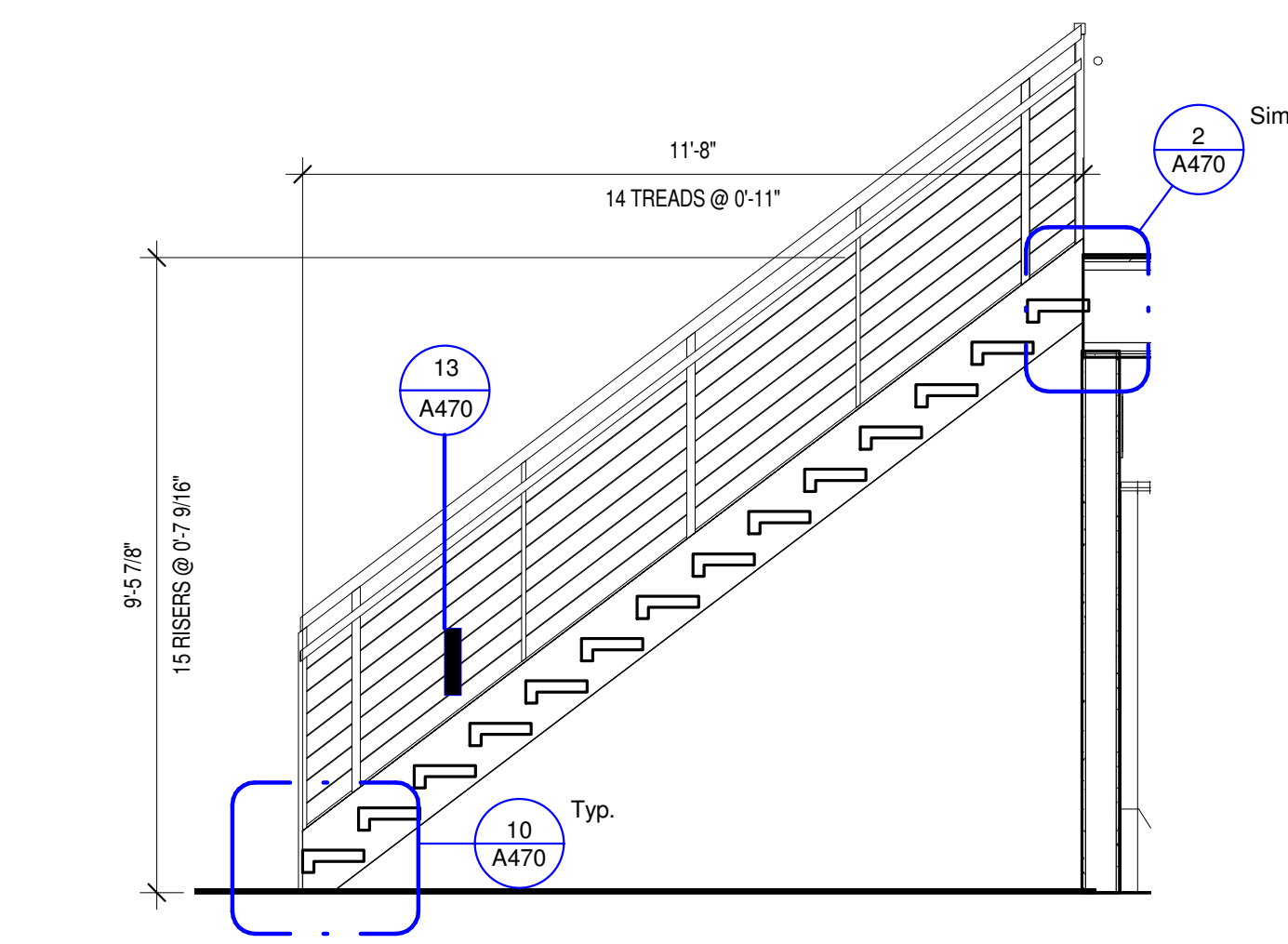
2a Unit 2-2M - Bath 2
3/8" = 1'-0"



1 Unit 2-2M
3/8" = 1'-0"



2 Unit 2-2M Mezzanine
3/8" = 1'-0"

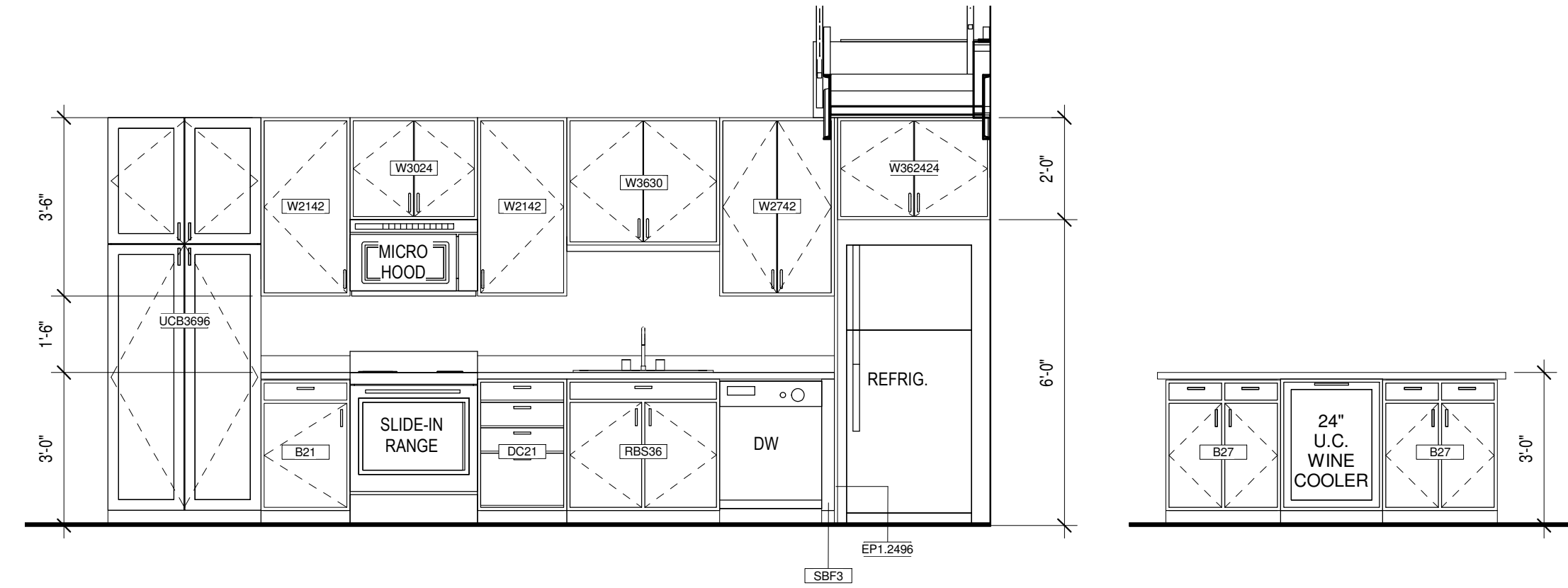


3 Unit 2-2M - Stair
3/8" = 1'-0"

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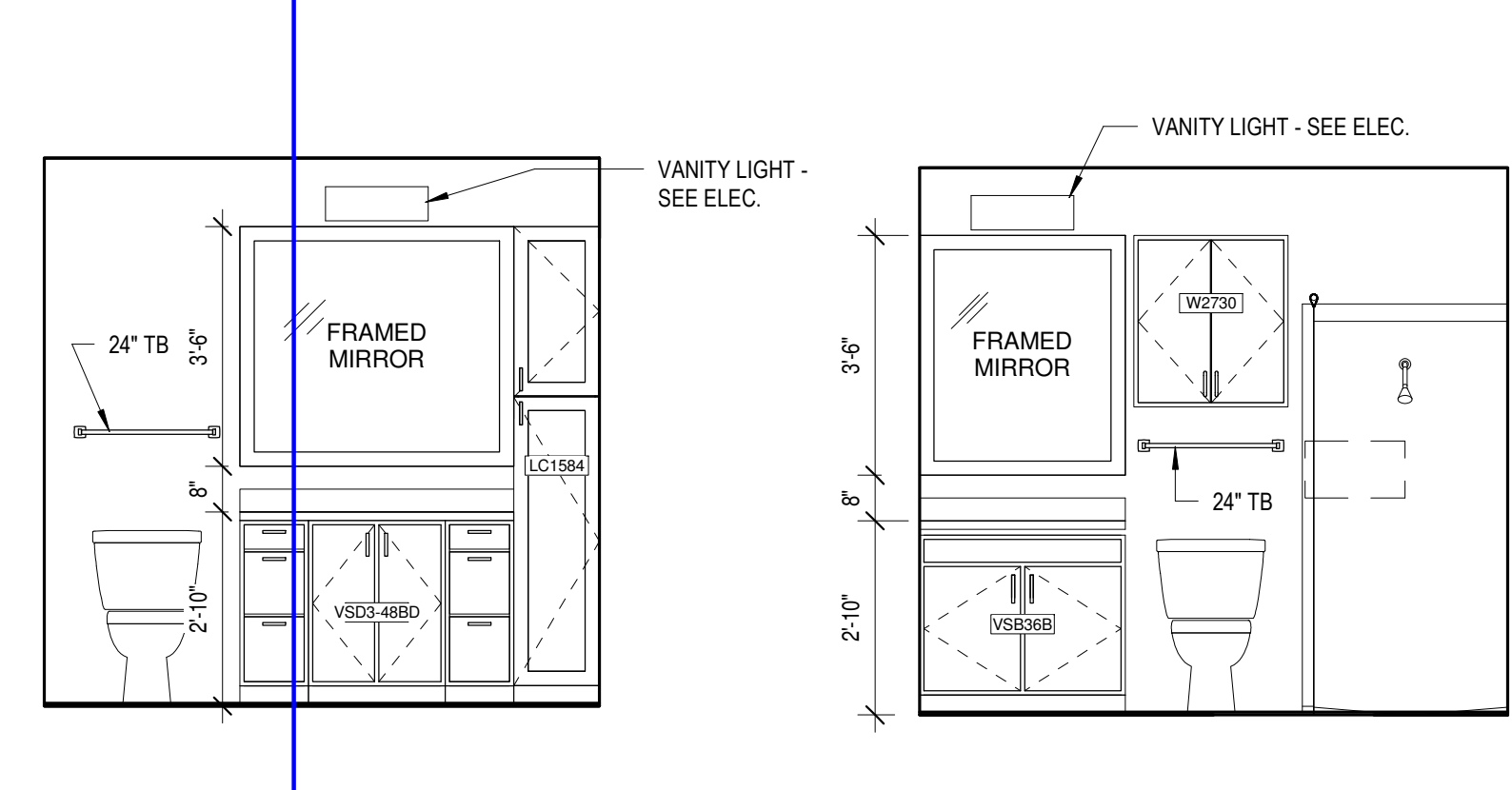
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- UNIT PLAN GENERAL NOTES**
- FENESTRATION SHOWN IN UNIT PLANS VARIES -- SEE OVERALL FLOOR PLANS FOR FENESTRATION CONDITIONS AT EACH UNIT.
 - ALL TUB & SHOWER SURROUNDS TO BE FULLY BACKED FOR FUTURE GRAB BAR INSTALLATION.
 - PROVIDE BACKING IN ALL UNIT BATHROOMS FOR GRAB BARS PER DETAILS ON SHEET A010 FOR FUTURE GRAB BARS.
 - ALL WINDOWS WITHIN 30° OF DOOR SWING SHALL BE TEMPERED.
 - FURNITURE, N.I.C.
 - ALL CORRIDOR WALLS, WALLS BETWEEN UNITS AND PLUMBING WALLS TO RECEIVE SOUND BATT INSULATION.
 - ALL ELECTRICAL SWITCHES, OUTLETS AND THERMOSTATS ARE TO BE MOUNTED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
 - PROVIDE BACKING NECESSARY FOR INSTALLATION OF UPPER KITCHEN CABINETS. PROVIDE BACKING FOR CLOSET & LAUNDRY SHELVING (REF. A470)
 - SEE A011 FOR TYPICAL KITCHEN & BATH CLEARANCE REQUIREMENTS.
 - PROVIDE 30" X 48" CLEAR SPACE FOR ALL APPLIANCES AND FIXTURES. SEE SHEET A011 FOR CLEARANCE DETAILS.
 - THE CLEAR FLOOR SPACE REQ'D FOR ONE FIXTURE MAY OVERLAP THE CLEAR FLOOR SPACE AREA(S) FOR ANOTHER.
 - ALL GYP. BD. SURFACES TO RECEIVE LEVEL 4 SMOOTH FINISH. FINISH WALL RETURNS, TYPICAL.
- UNIT BATH NOTES**
- CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
 - PROVIDE HDWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
 - COORDINATE SHOWER HEAD AND ROD HEIGHTS WITH SUPPLIER.
 - PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
 - CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
 - ALL UNIT BATHROOMS TO RECEIVE ONE 24" TOWEL BAR OVER TOILET & ONE 24" TOWEL BAR IN LOCATION DEPICTED ON PLAN, LOCATED 48" AFF. TYPICAL. PROVIDE ONE TP HOLDER. PROVIDE ONE ROBE HOOK IN LOCATION DEPICTED IN PLAN.
 - ALL BATHROOM MIRRORS TO BE 42" HIGH X WIDTH OF VANITY U.N.O.
 - INSTALL VANITY COUNTER ELEC. OUTLETS ADJACENT TO VANITY, NOT ABOVE VANITY.
 - G.C. TO COORDINATE FAUCET MOUNTING LOCATION W/ FIXTURE SUPPLIER & COUNTERTOP SUPPLIER TO ENSURE PROPER FAUCET FUNCTIONALITY.
- UNIT KITCHEN NOTES**
- PROVIDE WALL BASE BEHIND REFRIGERATOR.
 - CAULK BACKSPLASH AND END SPLASH AT WALL(S).
 - VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
 - CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
 - CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
 - PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.
 - PROVIDE MFG'R'S CABINET SURFACE TOE KICK AT CABINET TOE KICK SPACE AND EXPOSED CABINET SIDES (IF NEEDED). TRIM OFF MFG'R'S TOE KICK BACKER AT FACE OF END CABINET FOR FLUSH CORNER.
 - PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES (TWO SHELVES AT 30" OR 36" HIGH CABINETS, ONE SHELF AT 18" AND 24" HIGH CABINETS, AND NO SHELVES AT 15" HIGH CABINETS).
 - PULLS ON CABINET DOORS AND DRAWERS AT ALL UNITS.
 - PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING WALLS.
 - PROVIDE A CONTINUOUS 3" BACKSPLASH BEHIND ALL COUNTER TOPS, INCLUDING BEHIND SLIDE-IN AND DROP-IN RANGES. G.C. TO COORDINATE RANGE CUT-OUTS WITH COUNTERTOP AND APPLIANCE SUPPLIERS.
 - MOUNT UPPER CABINETS 46" A.F.F. IN ALL Type A UNITS, AND 54" A.F.F. IN ALL Type B UNITS.
 - PROVIDE A WOOD VALANCE BELOW WALL CABINETS ABOVE SINKS - MATCH CABINET FINISH.
 - SEE SHEET A470 FOR TYP CABINET HEIGHTS, CABINET PULL LOCATIONS, CLEAR SPACES AT APPLIANCES & MICRO CABINET LOCATIONS.
 - ALL CABINET SIZES AND TYPE ANNOTATIONS ARE BASED ON THE MID-CONTINENT CABINETS CATALOG.
- UNIT FLOORING KEY**
- | | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |



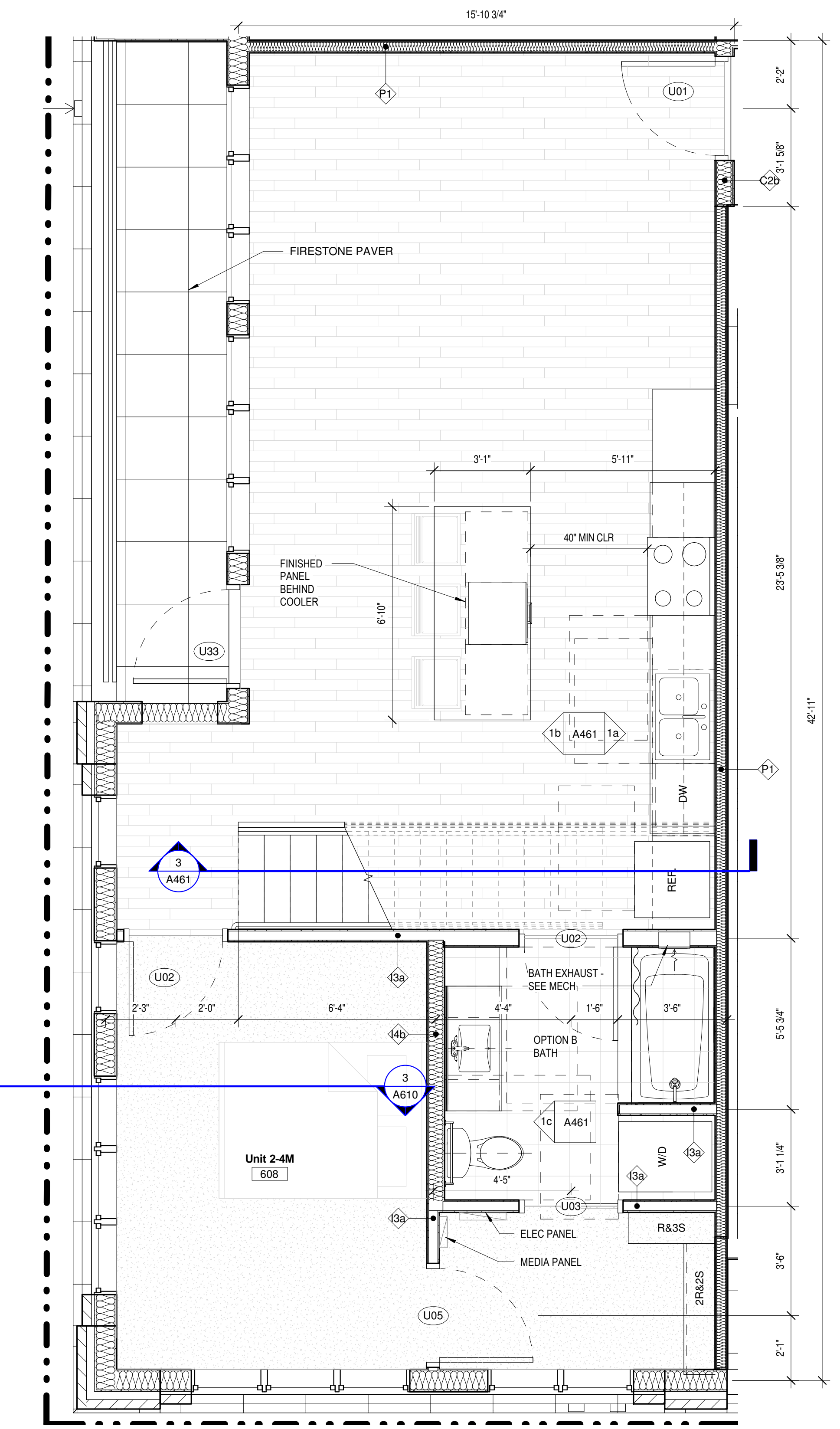
1a Unit 2-4M - Kitchen 1
3/8" = 1'-0"

1b Unit 2-4M - Kitchen 2
3/8" = 1'-0"

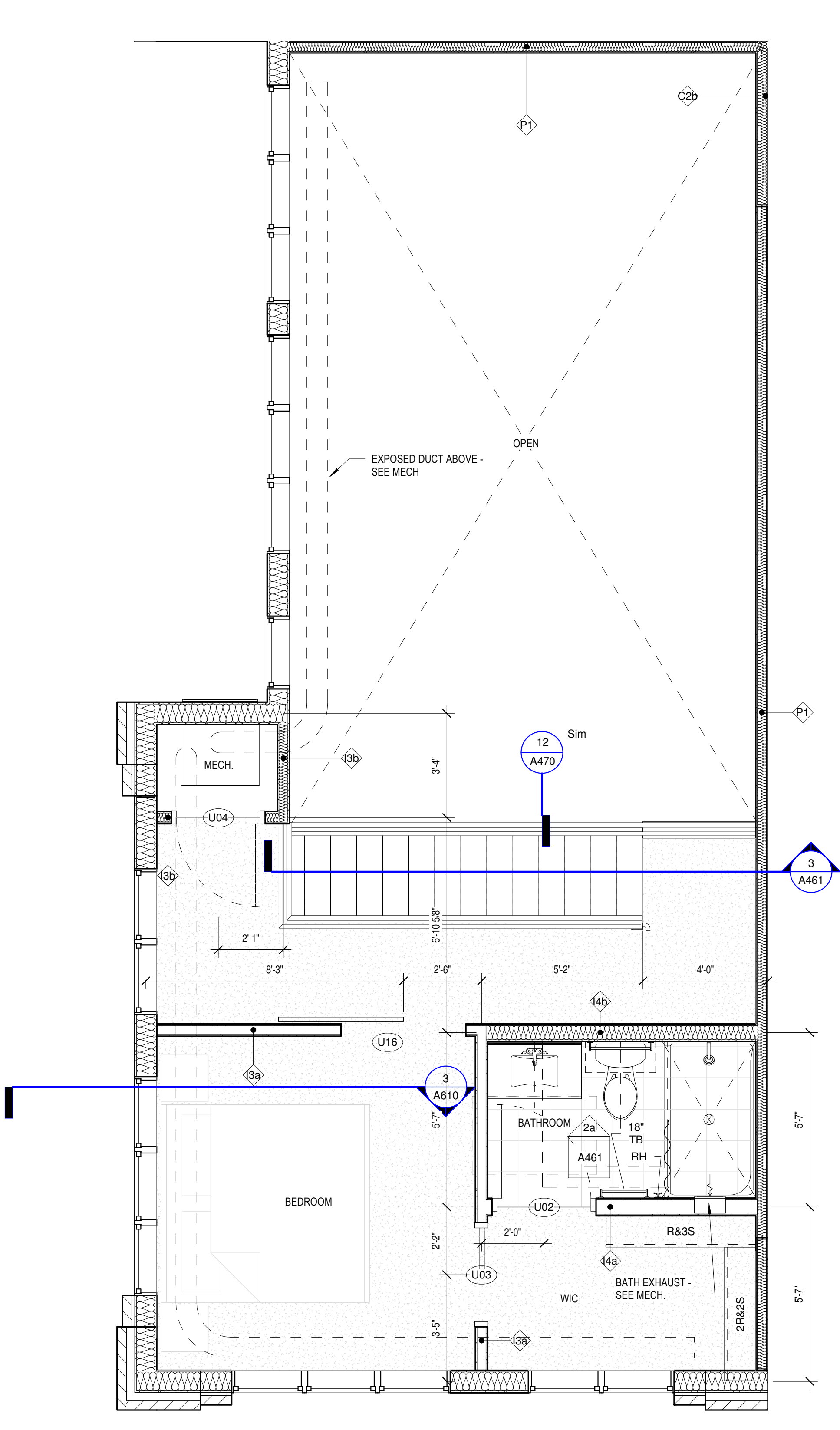


1c Unit 2-4M - Bath 1
3/8" = 1'-0"

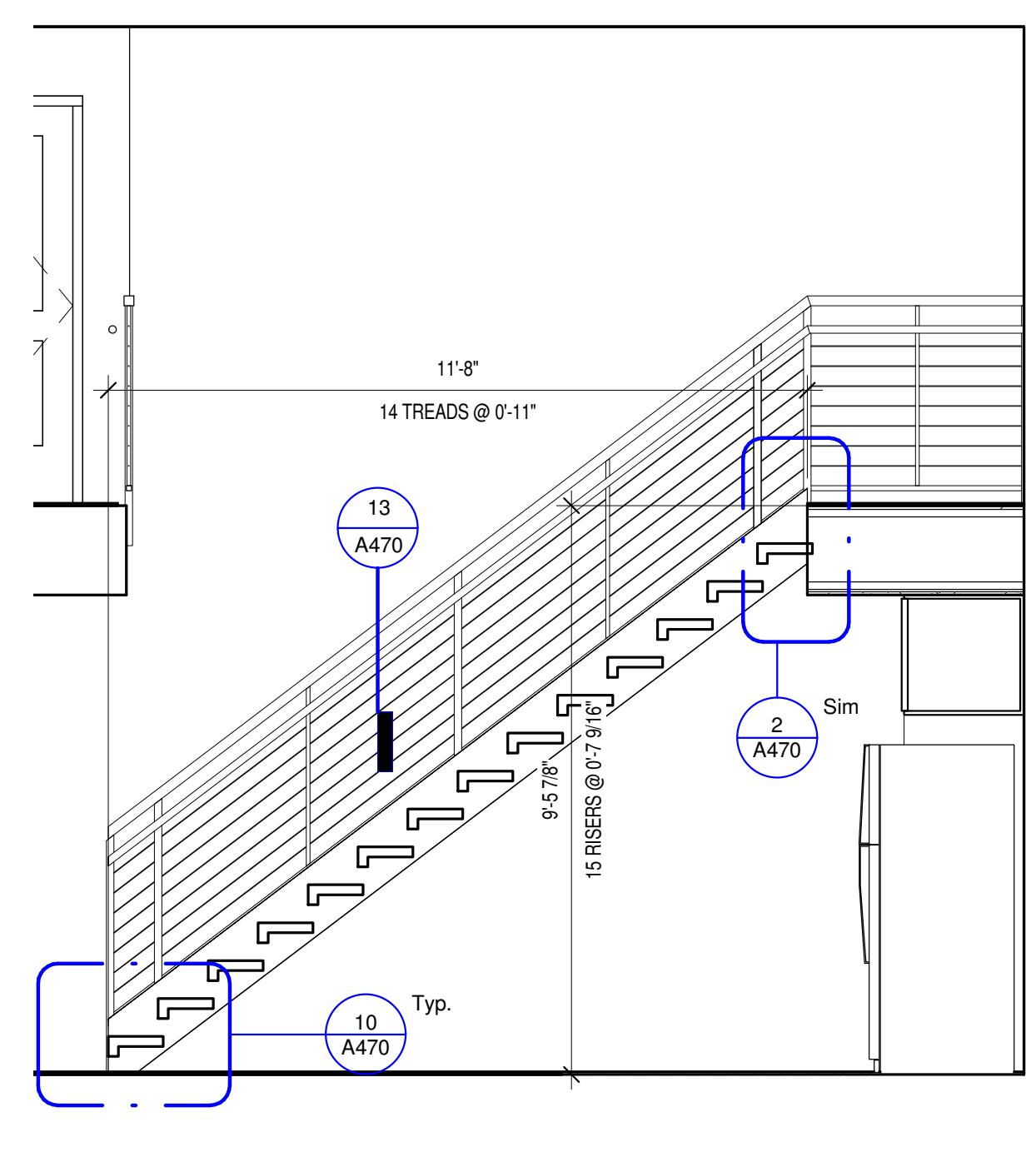
2a Unit 2-4M - Bath 2
3/8" = 1'-0"



1 Unit 2-4M
3/8" = 1'-0"



2 Unit 2-4M Mezzanine
3/8" = 1'-0"



3 Unit 2-4M - Stair
3/8" = 1'-0"

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- UNIT BATH NOTES**
1. CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
 2. PROVIDE HDWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
 3. COORDINATE SHOWER HEAD AND ROD HEIGHTS WITH SUPPLIER.
 4. PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
 5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
 6. ALL UNIT BATHROOMS TO RECEIVE ONE 24" TOWEL BAR OVER TOILET & ONE 24" TOWEL BAR IN LOCATION DEPICTED ON PLAN. LOCATED 48" AFF. TYPICAL. PROVIDE ONE TP HOLDER. PROVIDE ONE ROBE HOOK IN LOCATION DEPICTED IN PLAN.
 7. ALL BATHROOM MIRRORS TO BE 42" HIGH X WIDTH OF VANITY U.N.O.
 8. INSTALL VANITY COUNTER ELEC. OUTLETS ADJACENT TO VANITY, NOT ABOVE VANITY.
 9. G.C. TO COORDINATE FAUCET MOUNTING LOCATION W/ FIXTURE SUPPLIER & COUNTERTOP SUPPLIER TO ENSURE PROPER FAUCET FUNCTIONALITY.

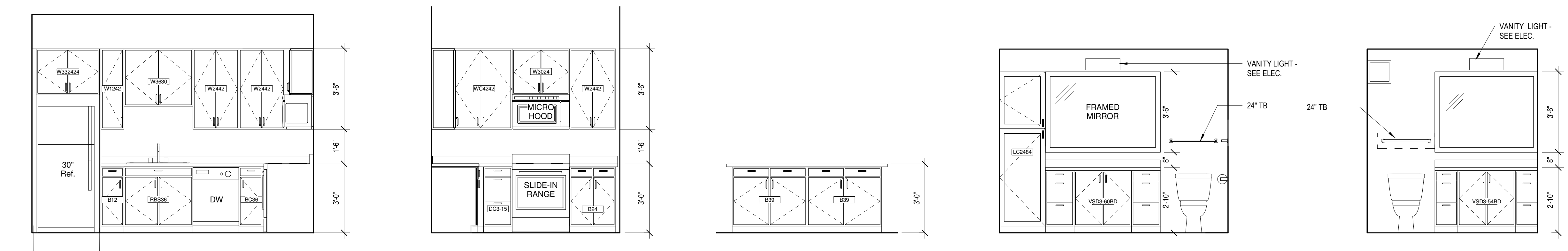
- UNIT KITCHEN NOTES**
1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
 2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
 3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
 4. CABINET SUPPLIER TO ADJUST LAYOUT FOR NECESSARY CLEARANCES AT CORNERS FOR DRAWERS AND DOORS AND OTHER CABINETS AND APPLIANCES.
 5. CAULK AROUND ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
 6. PROVIDE FINISH END PANELS AT ALL EXPOSED SIDES.
 7. PROVIDE MFG'S CABINET SURFACE TOE KICK AT CABINET TOE KICK SPACE AND EXPOSED CABINET SIDES (IF NEEDED). TRIM OFF MFG'S TOE KICK BACKER AT FACE OF END CABINET FOR FLUSH CORNER.
 8. PROVIDE STANDARD UPPER CABINET ADJUSTABLE SHELVES (TWO SHELVES AT 30" OR 36" HIGH CABINETS, ONE SHELF AT 18" AND 24" HIGH CABINETS, AND NO SHELVES AT 15" HIGH CABINETS).
 9. PULLS ON CABINET DOORS AND DRAWERS AT ALL UNITS.
 10. PROVIDE GREEN TYPE 'X' GYP. BOARD AT ALL PLUMBING WALLS.
 11. PROVIDE A CONTINUOUS 3" BACKSPLASH BEHIND ALL COUNTER TOPS, INCLUDING BEHIND SLIDE-IN AND DROP-IN RANGES. G.C. TO COORDINATE RANGE CUT-OUTS WITH COUNTERTOP AND APPLIANCE SUPPLIERS.
 12. MOUNT UPPER CABINETS 46" A.F.F. IN ALL TYPE A UNITS, AND 54" A.F.F. IN ALL TYPE B UNITS.
 13. PROVIDE A WOOD VALANCE BELOW WALL CABINETS ABOVE SINKS - MATCH CABINET FINISH.
 14. SEE SHEET A470 FOR TYP CABINET HEIGHTS, CABINET PULL LOCATIONS, CLEAR SPACES AT APPLIANCES & MICRO CABINET LOCATIONS.
 15. ALL CABINET SIZES AND TYPE ANNOTATIONS ARE BASED ON THE MID-CONTINENT CABINETRY CATALOG.

UNIT PLAN GENERAL NOTES

1. FENESTRATION SHOWN IN UNIT PLANS VARIES - SEE OVERALL FLOOR PLANS FOR FENESTRATION CONDITIONS AT EACH UNIT.
2. ALL TUB & SHOWER SURROUNDS TO BE FULLY BACKED FOR FUTURE GRAB BAR INSTALLATION.
3. PROVIDE BACKING IN ALL UNIT BATHROOMS FOR GRAB BARS PER DETAILS ON SHEET A010 FOR FUTURE GRAB BARS.
4. ALL WINDOWS WITHIN 30" OF DOOR SWING SHALL BE TEMPERED.
5. FURNITURE, N.I.C.
6. ALL CORRIDOR WALLS, WALLS BETWEEN UNITS AND PLUMBING WALLS TO RECEIVE SOUND BATT INSULATION.
7. ALL ELECTRICAL SWITCHES, OUTLETS AND THERMOSTATS ARE TO BE MOUNTED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.
8. PROVIDE BACKING NECESSARY FOR INSTALLATION OF UPPER KITCHEN CABINETS. PROVIDE BACKING FOR CLOSET & LAUNDRY SHELVING (REF. A470)
9. SEE A011 FOR TYPICAL KITCHEN & BATH CLEARANCE REQUIREMENTS.
10. PROVIDE 30" X 48" CLEAR SPACE FOR ALL APPLIANCES AND FIXTURES - SEE SHEET A011 FOR CLEARANCE DETAILS.
11. THE CLEAR FLOOR SPACE REQ'D FOR ONE FIXTURE MAY OVERLAP THE CLEAR FLOOR SPACE AREA(S) FOR ANOTHER.
12. ALL GYP. BD. SURFACES TO RECEIVE LEVEL 4 SMOOTH FINISH. FINISH WALL RETURNS, TYPICAL.

UNIT FLOORING KEY

| | |
|--|--------|
| | WOOD |
| | CARPET |
| | TILE |



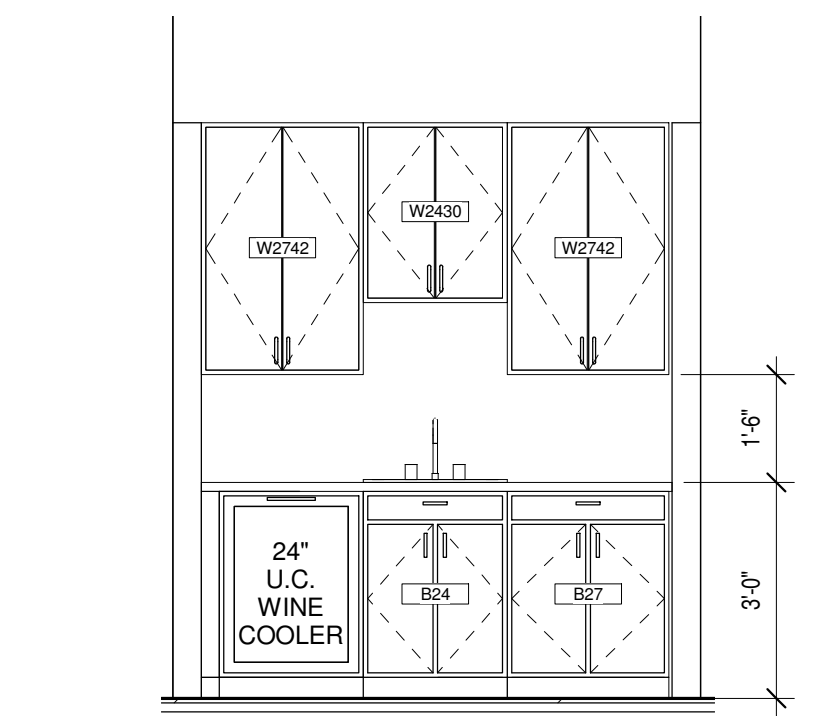
1a Unit 3-3M Kitchen 1
3/8" = 1'-0"

1b Unit 3-3M Kitchen 2
3/8" = 1'-0"

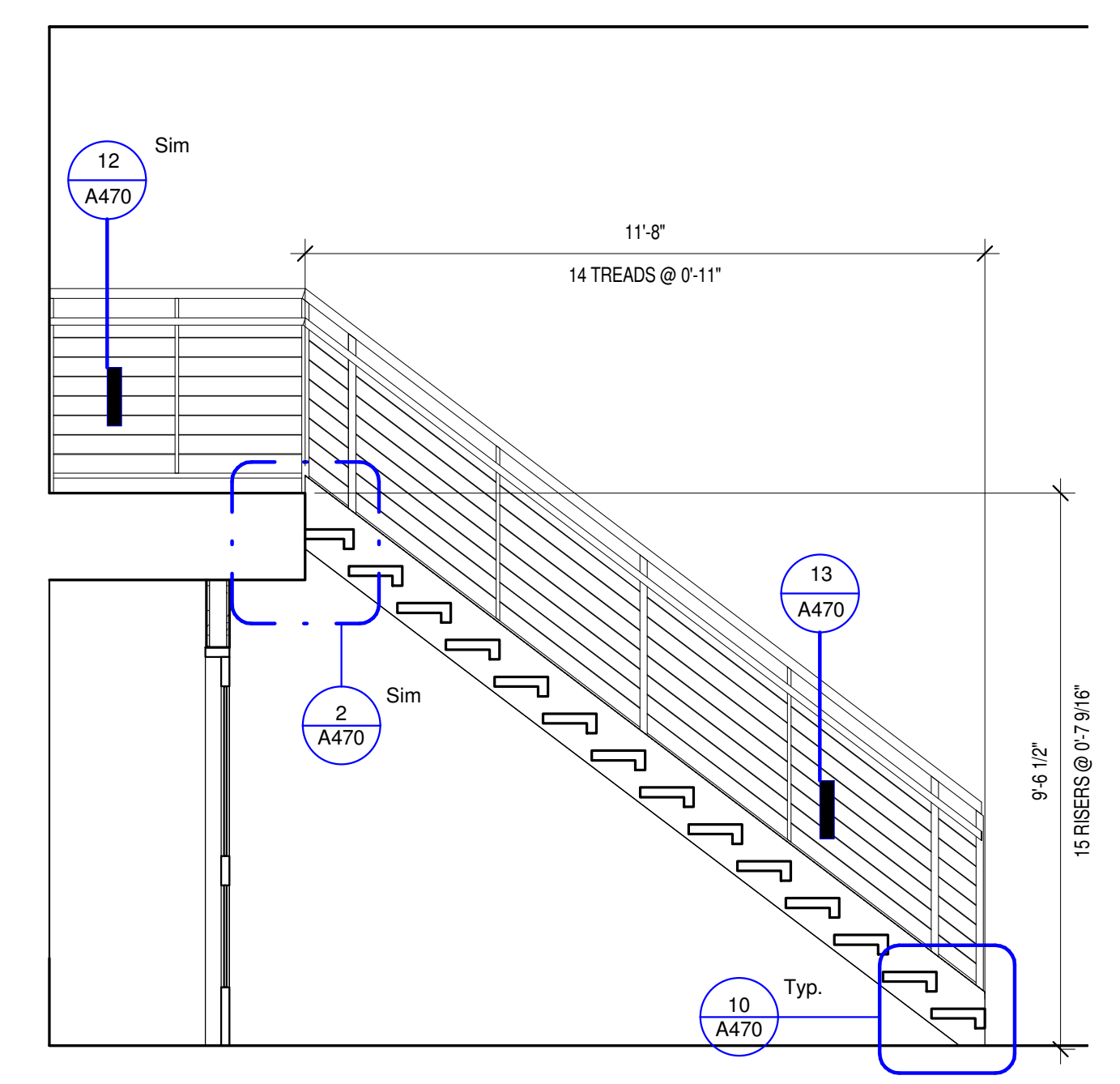
1c Unit 3-3M Kitchen 3
3/8" = 1'-0"

1d Unit 3-3M - Bath 1
3/8" = 1'-0"

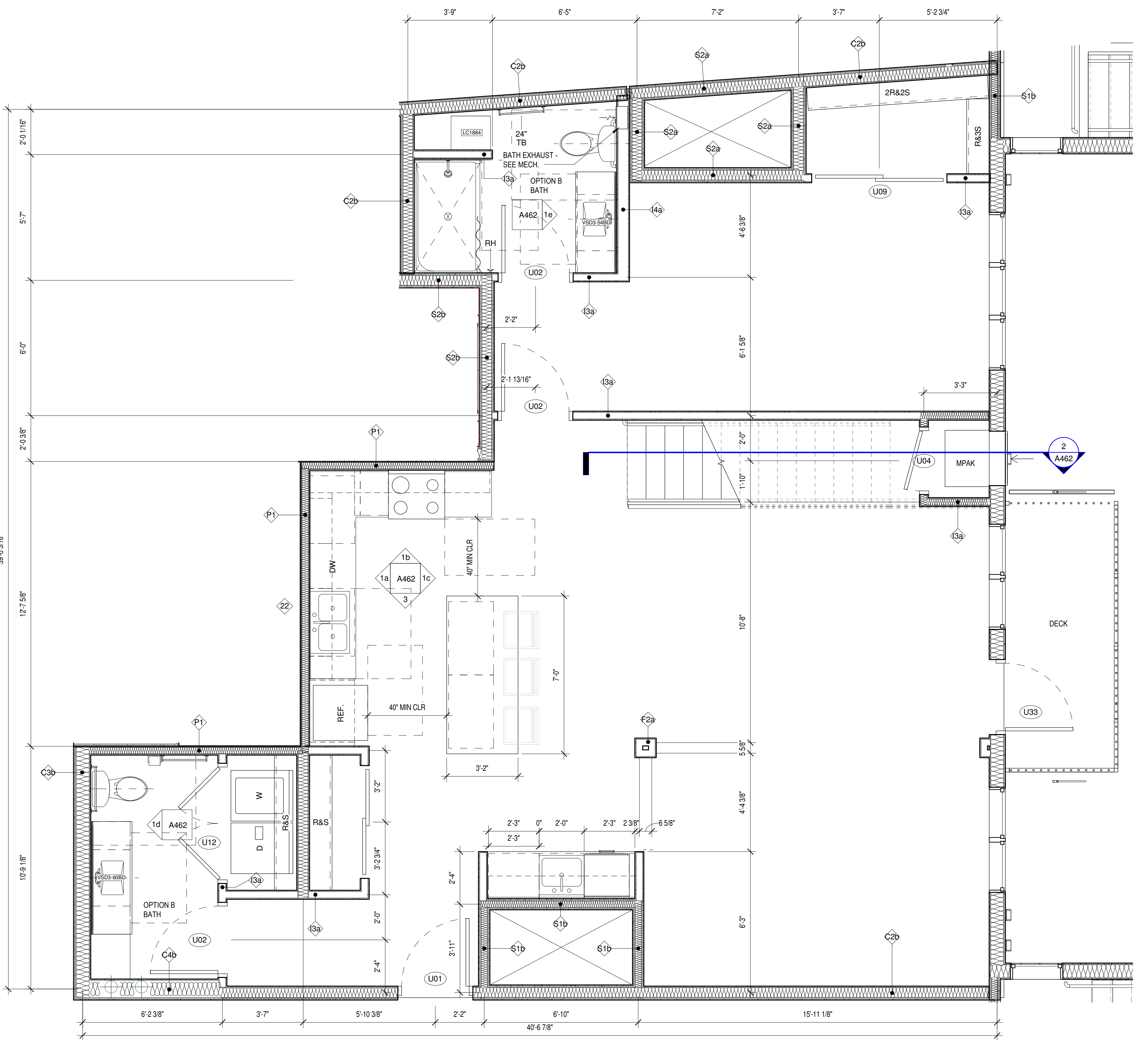
1e Unit 3-3M - Bath 2
3/8" = 1'-0"



3 Unit 3-3M Bar Area
3/8" = 1'-0"



2 Unit 3-3M - Stair
3/8" = 1'-0"



1 Unit 3-3M (Type B)
3/8" = 1'-0"

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UNIT BATH NOTES

1. CAULK VANITY BACKSPLASH AND END SPLASH AT WALL(S).
2. PROVIDE HDWD. VENEER PIPE PROTECTION PANEL AT ALL ROLL-UNDER SINKS IN ACCESSIBLE UNITS AND PUBLIC BATHROOMS. SEE DETAIL ON A010
3. COORDINATE SHOWER HEAD AND ROD HEIGHTS WITH SUPPLIER.
4. PROVIDE GREEN TYPE X GYP. BOARD AT ALL PLUMBING & VALVE WALLS AND BEHIND ALL SHOWER AND TUB WALLS.
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9. G.C. TO COORDINATE FAUCET MOUNTING LOCATION W/ FIXTURE SUPPLIER & COUNTERTOP SUPPLIER TO ENSURE PROPER FAUCET FUNCTIONALITY.

UNIT KITCHEN NOTES

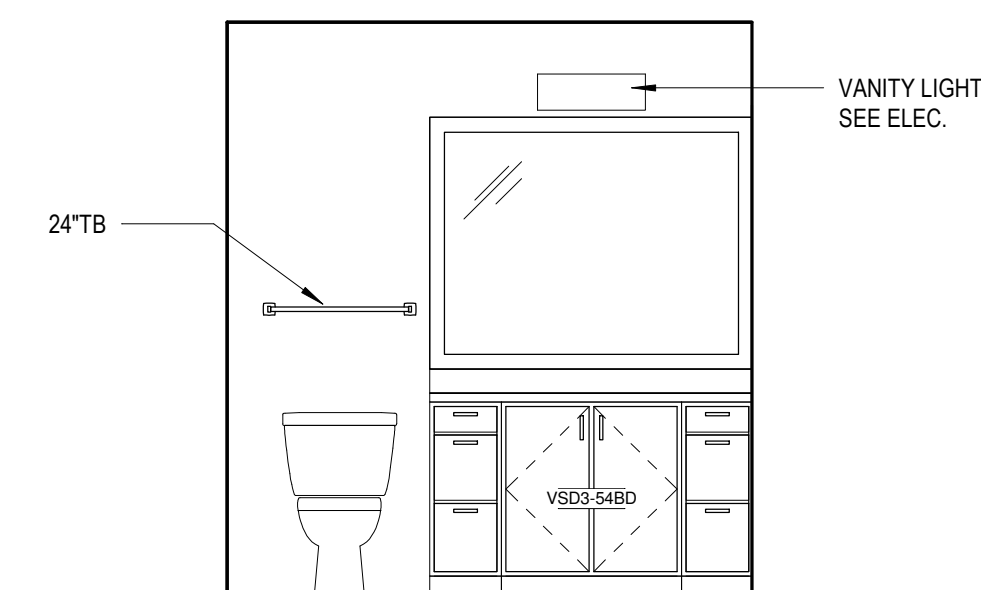
1. PROVIDE WALL BASE BEHIND REFRIGERATOR.
2. CAULK BACKSPLASH AND END SPLASH AT WALL(S).
3. VERIFY ALL APPLIANCE SIZES WITH SUPPLIER. VERIFY ALL APPLIANCE CLEARANCES WITH CABINETS.
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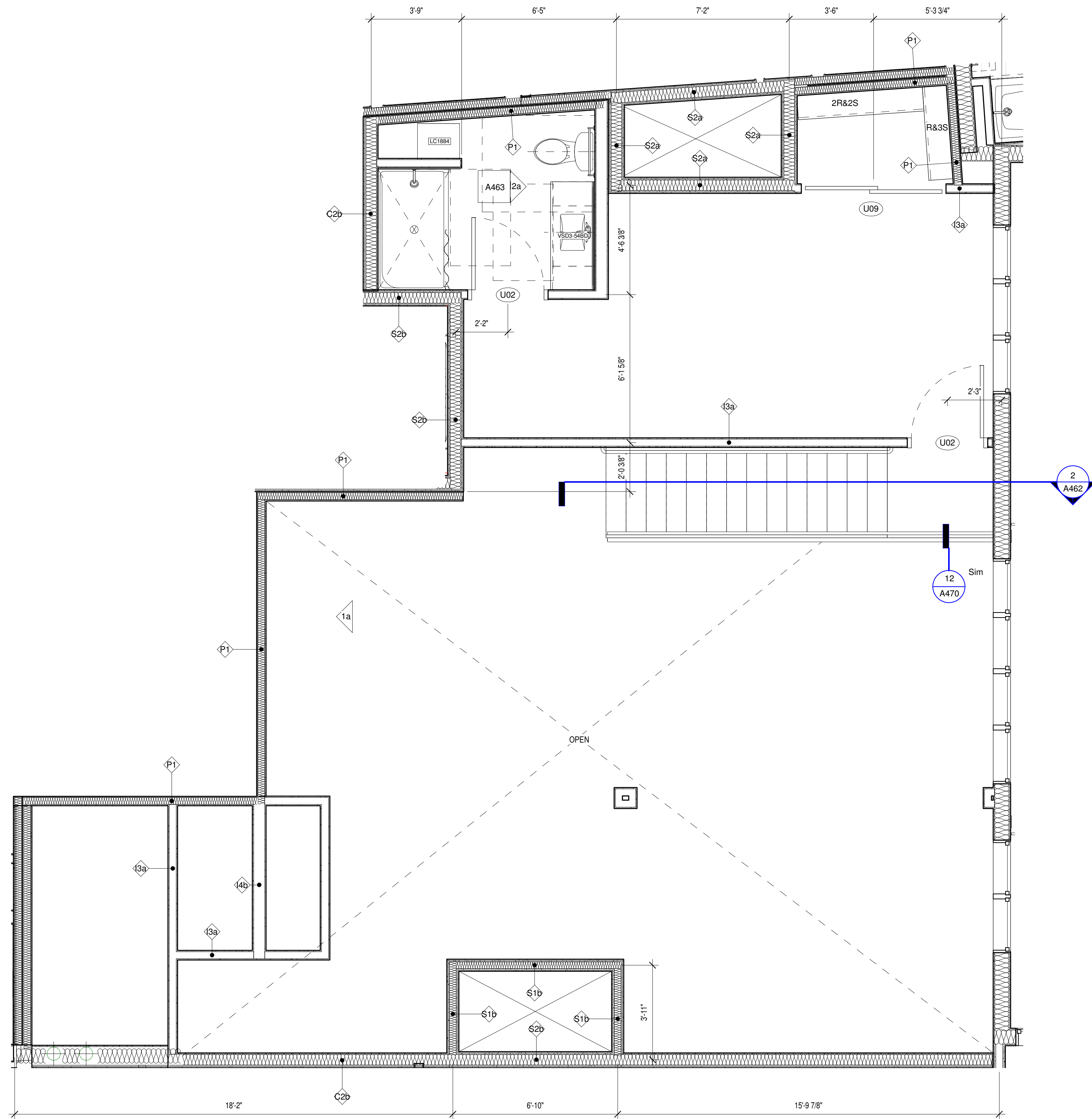
UNIT FLOORING KEY

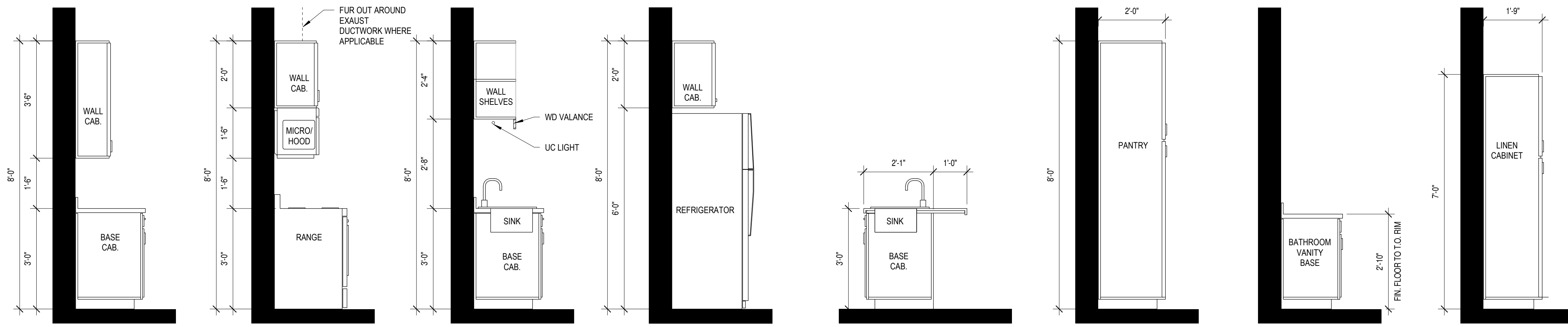
- WOOD
- CARPET
- TILE



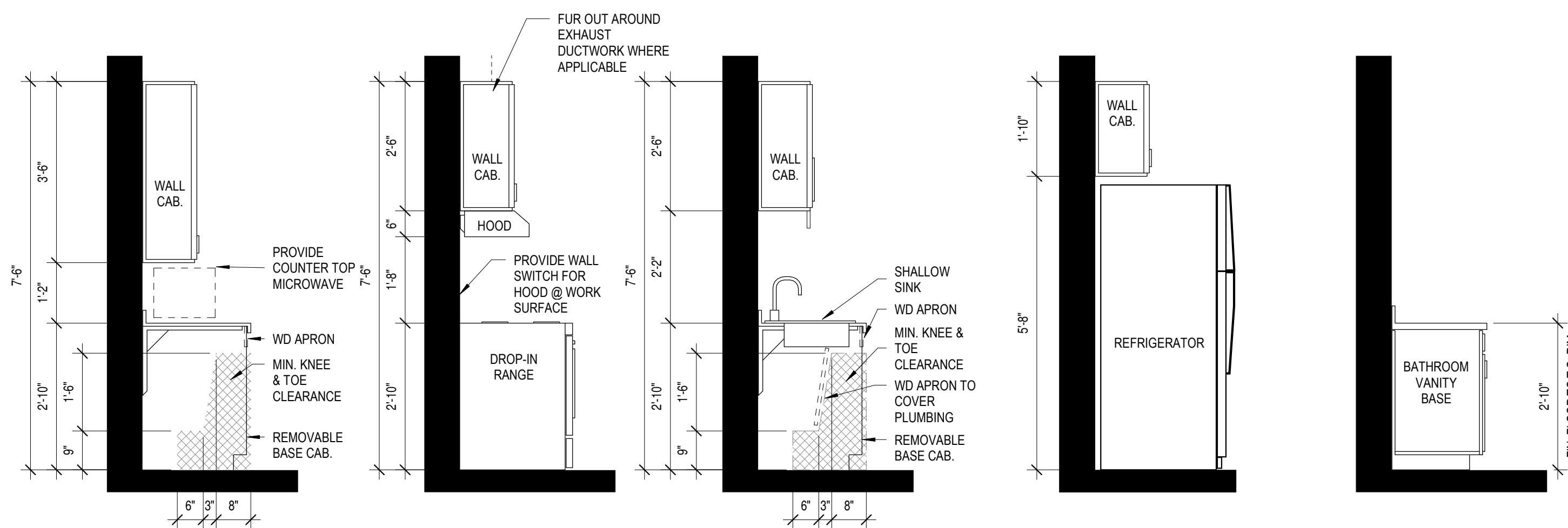
2a Unit 3-3M - Bath 3
3/8" = 1'-0"

2 Unit 3-3M Mezzanine (Type B)
3/8" = 1'-0"

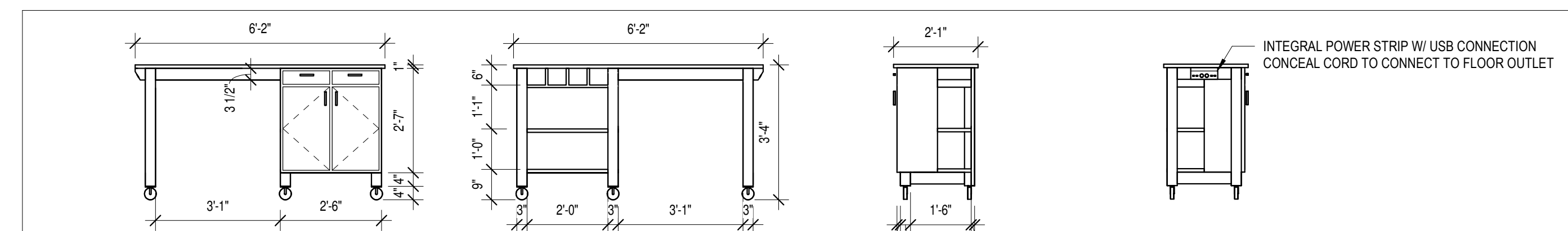




1 Kitchen Casework Type B - Typ.
1/2" = 1'-0"



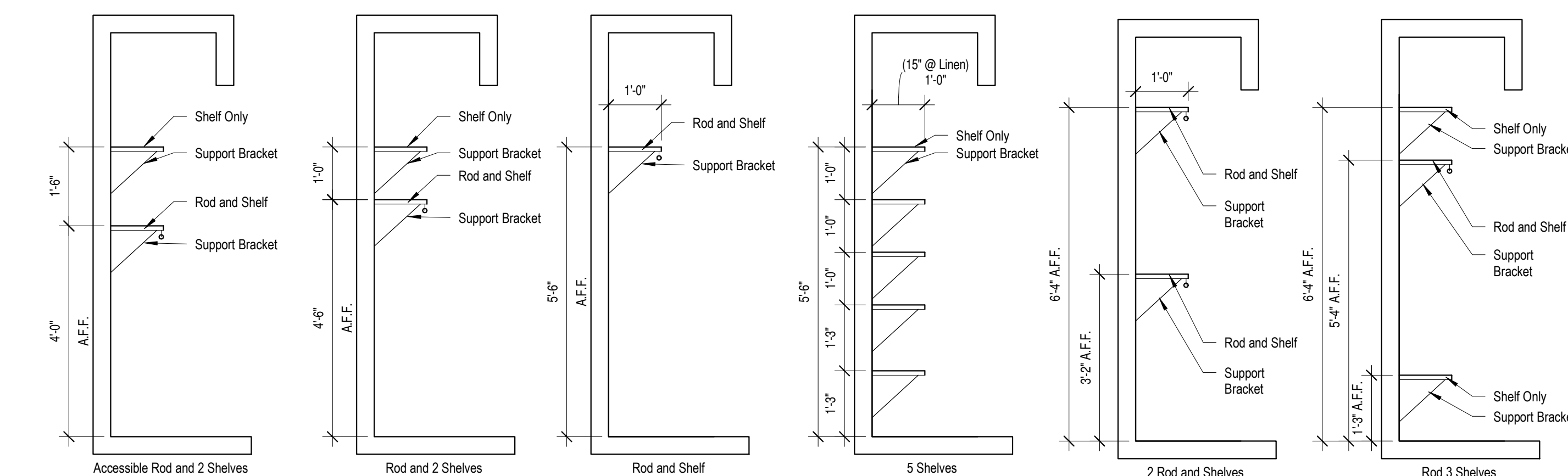
3 Type A Casework - Typ.
1/2" = 1'-0"



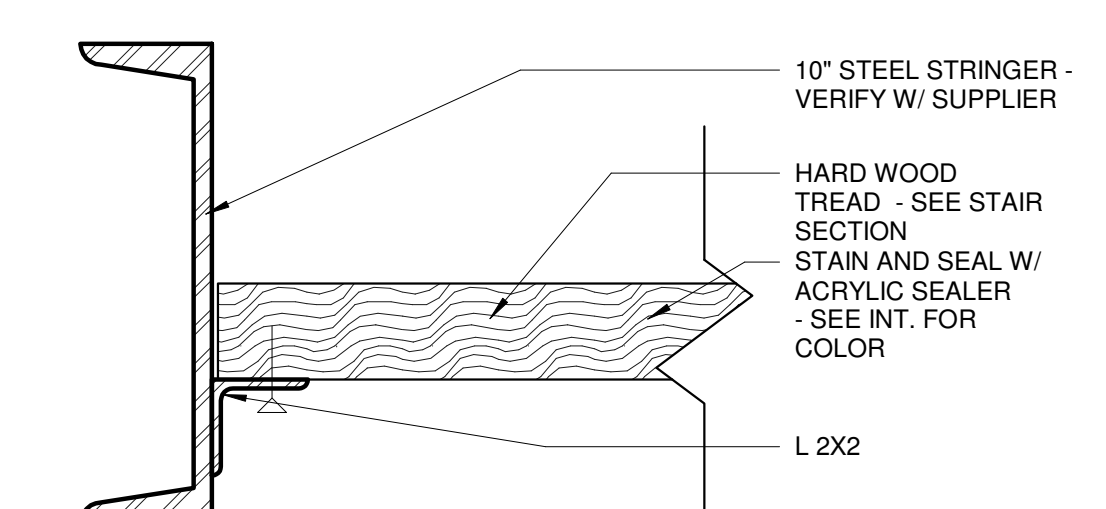
5 Custom Island Back 3/8" = 1'-0"
6 Custom Island Front 3/8" = 1'-0"
7 Custom Island Left 3/8" = 1'-0"
8 Custom Island Right 3/8" = 1'-0"

CUSTOM ISLAND USED IN UNITS 1-1, 1-2, 1-3, 1-5
CUSTOM ISLAND TO MATCH CASE WORK IN KITCHEN

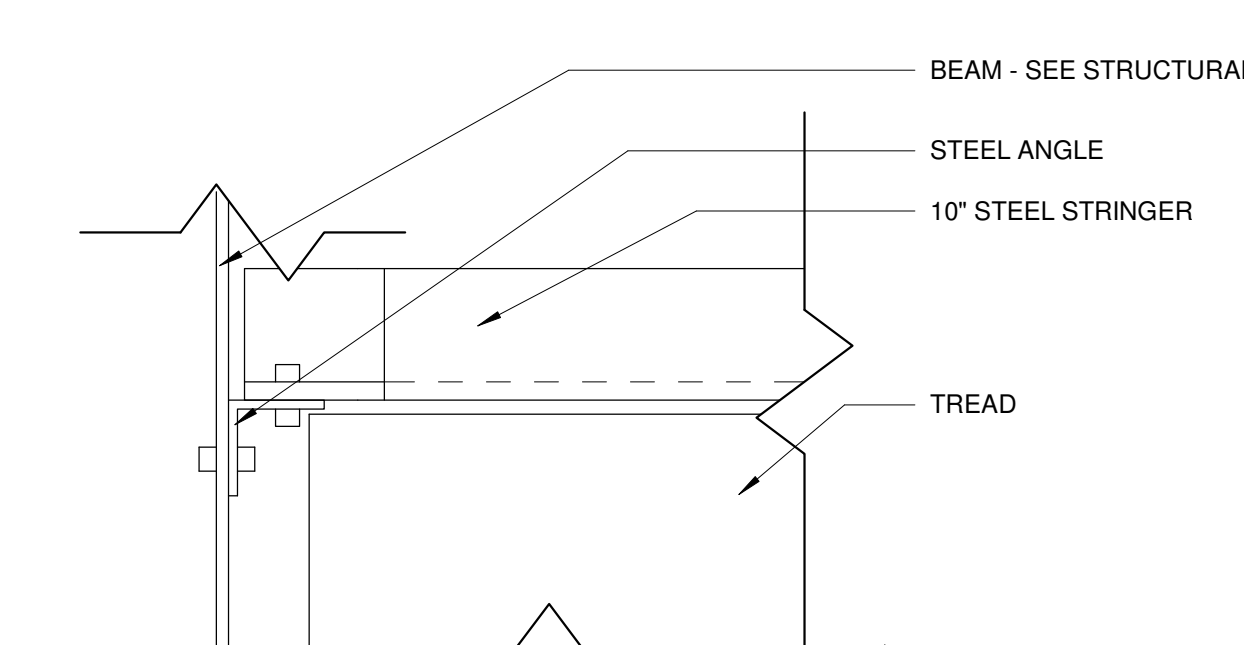
- Notes:
- See plans for shelving in closets.
 - Coat and bedroom closet shelves to be 12" deep min.
 - Linen closet shelves to be 15" deep min.
 - Provide intermediate supports for spans greater than 3'-0" O.C.



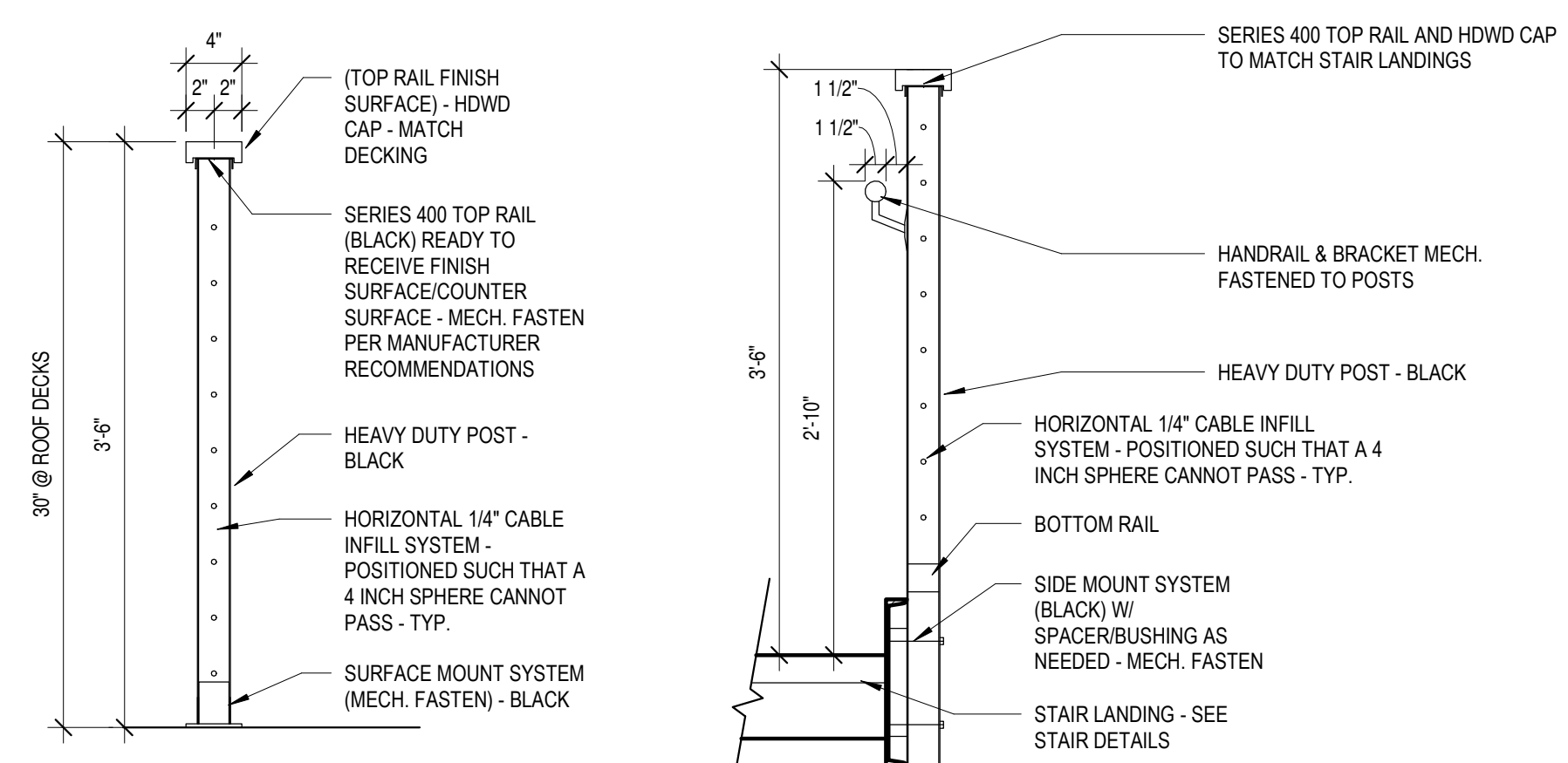
11 Interior Unit - Closet
1/2" = 1'-0"



4 Stair - Mezz. Stair Tread Section
3" = 1'-0"

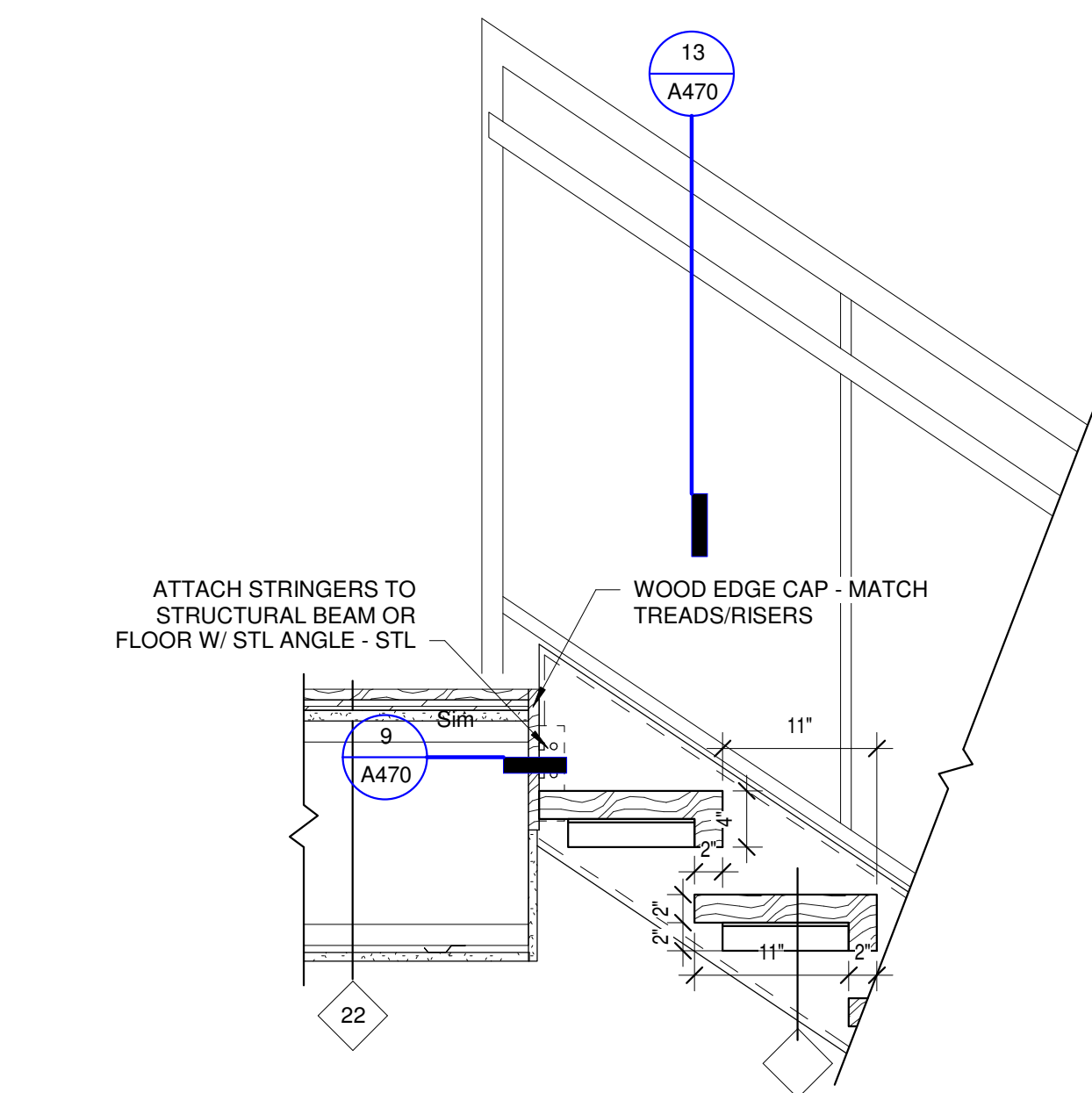


9 Stair - Mezz. Stair Tread Plan
3" = 1'-0"

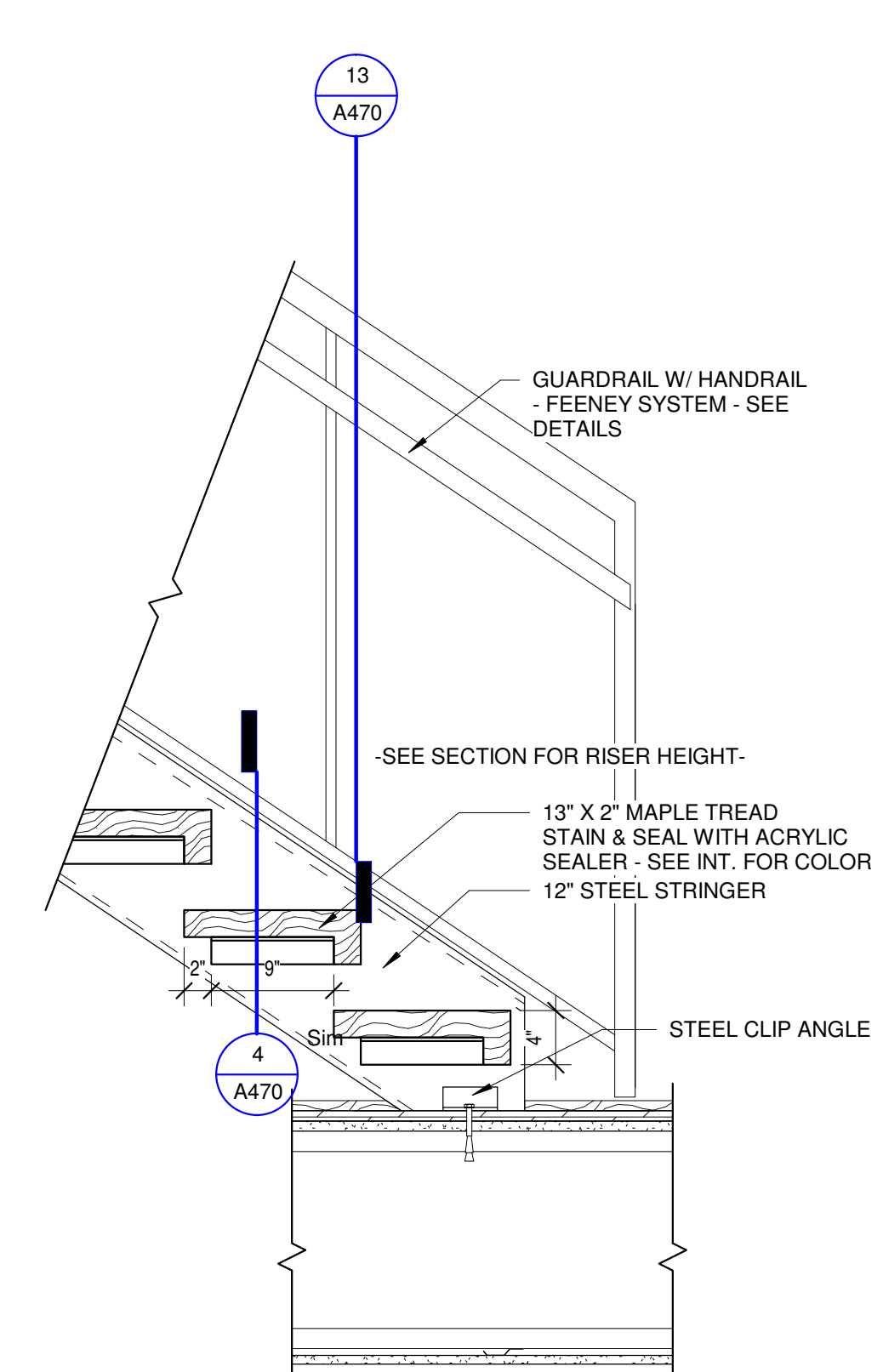


12 Feeney Design Rail Kit - Flush Mount on Roof Top
1" = 1'-0"

13 Feeney Design Rail Kit - Face/Side Mount
1" = 1'-0"



2 Stair - Mezz. Connection
1" = 1'-0"



10 Stair - Unit Loft Stair Connection
1" = 1'-0"

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Oaks Union Depot Apartments

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Julie

LINK WILSON REG. NO: 21629

Date

Revision

Rev. No.

Exterior Elevations

1/8" = 1'-0"

A500



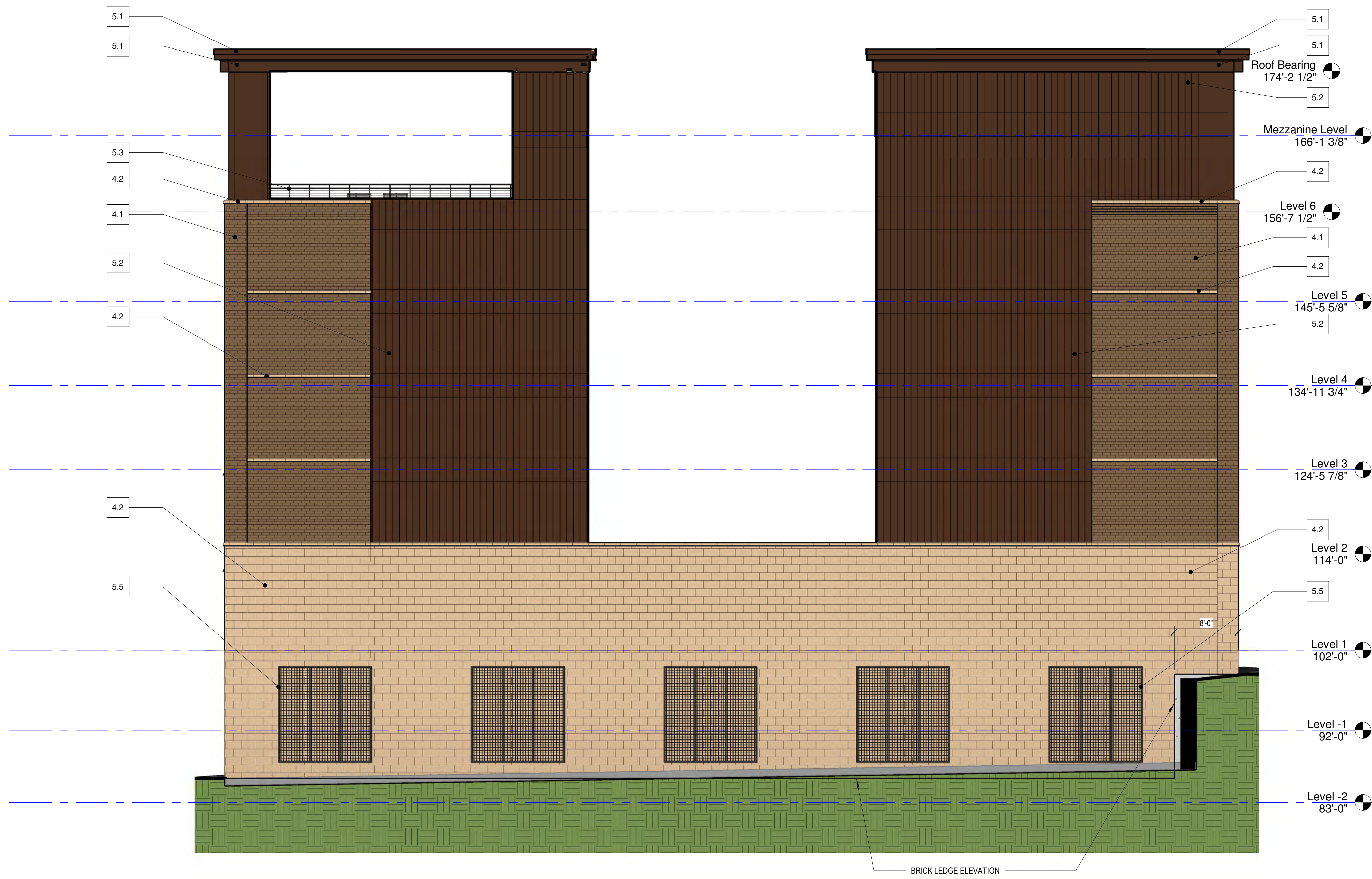
1 Exterior Elevation - West (Wacouta Street)
1/8" = 1'-0"



2 Exterior Elevation - North (4th Street East)
1/8" = 1'-0"

Exterior Material Tag Key

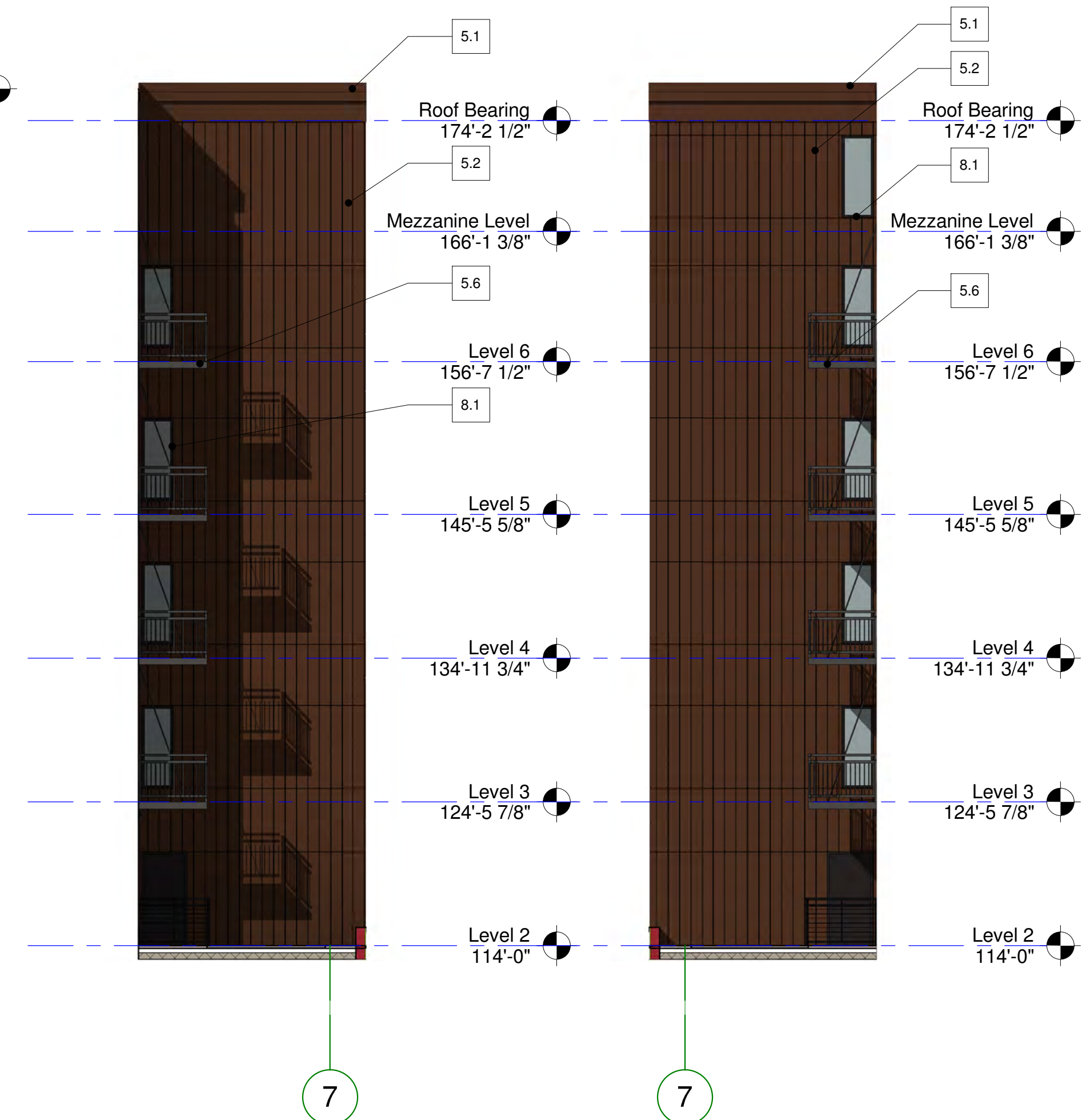
| | |
|------|--|
| 4.1 | UTILITY BRICK VENEER |
| 4.2 | ARCHITECTURAL CAST STONE |
| 5.1 | PREFINISHED METAL CORNICE FASCIA |
| 5.2 | PREFINISHED METAL WALL PANELS FIRESTONE UC-500 |
| 5.3 | PREFINISHED METAL CABLE GAURDRAIL |
| 5.4 | STEEL LINTEL - PAINTED |
| 5.5 | PREFINISHED METAL IVY SCREEN |
| 5.6 | PREFINISHED ALUMINUM BALCONY & RAIL |
| 8.1 | FIBERGLASS WINDOW |
| 8.2 | PREFINISHED METAL ARCHITECTURAL LOUVER |
| 8.3 | UNIT EXHAUST HOOD - PAINTED |
| 8.4 | ALUMINUM STOREFRONT |
| 8.5 | OVERHEAD GARAGE DOOR |
| 8.6 | PATIO DOOR |
| 22.1 | ARCHITECTURAL LIGHTING |



1 Exterior Elevation - East
1/8" = 1'-0"



2 Exterior Elevation - East (Patio)
1/8" = 1'-0"

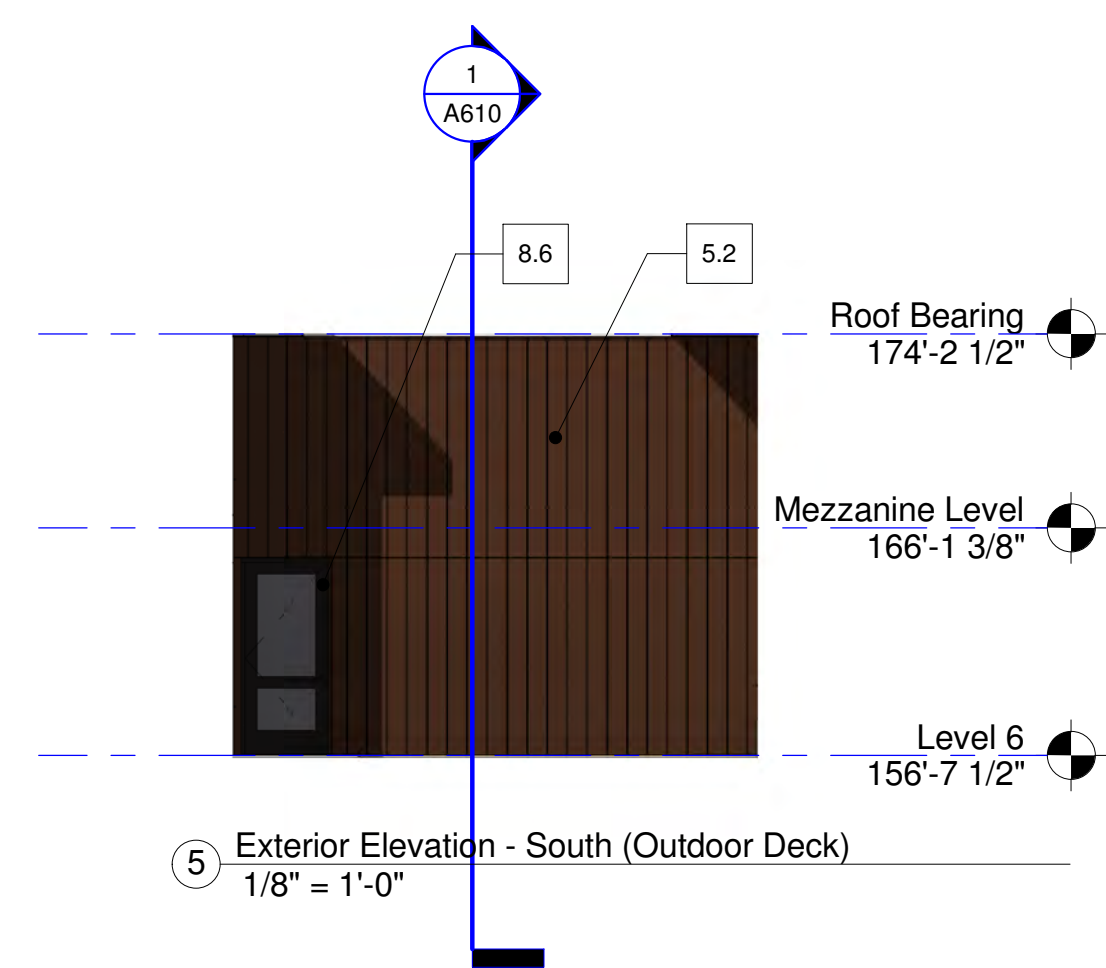


3 Exterior Elevation - South (Patio)
1/8" = 1'-0"

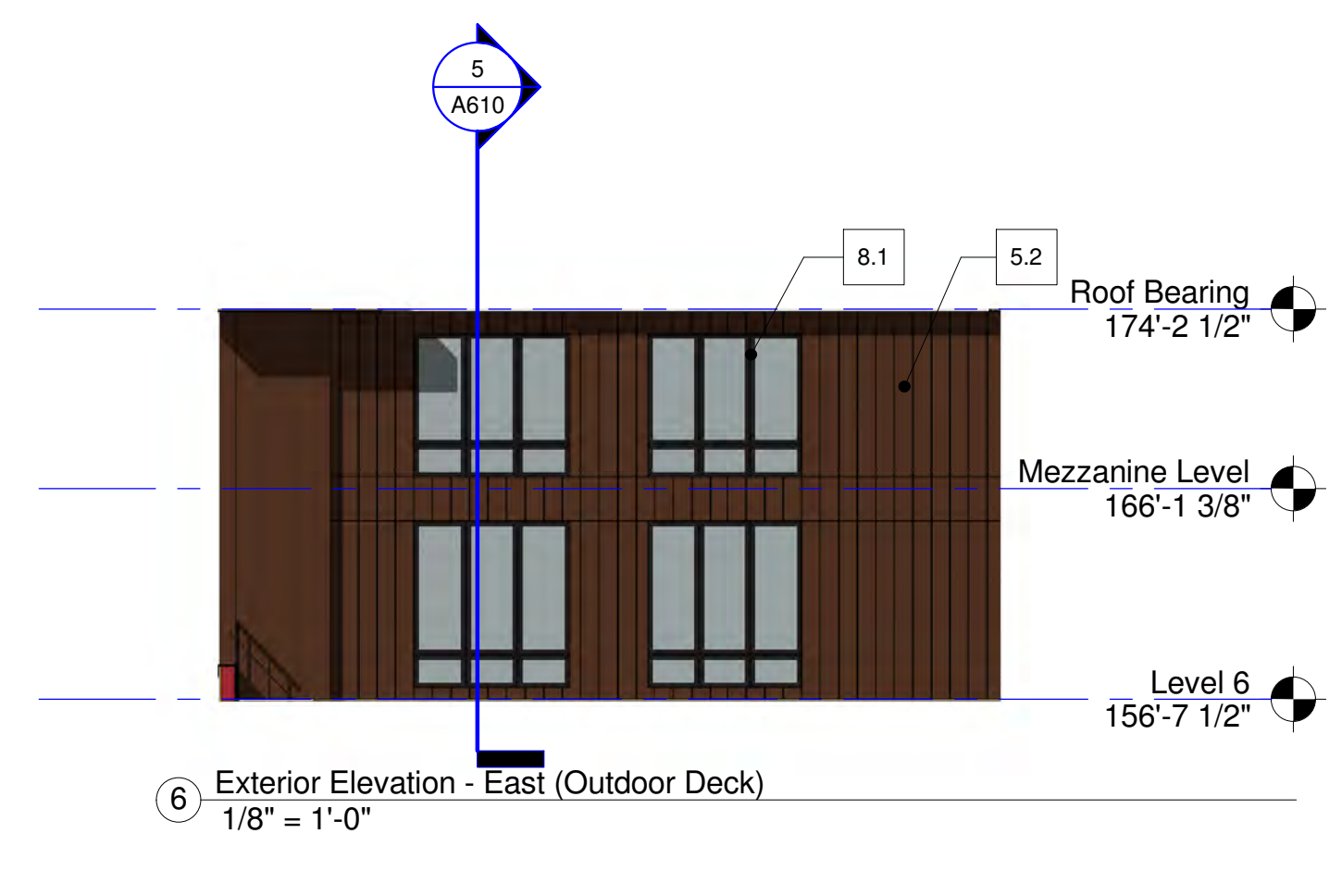
4 Exterior Elevation - North (Patio)
1/8" = 1'-0"

Exterior Material Tag Key

| | |
|------|--|
| 4.1 | UTILITY BRICK VENEER |
| 4.2 | ARCHITECTURAL CAST STONE |
| 5.1 | PREFINISHED METAL CORNICE FASCIA |
| 5.2 | PREFINISHED METAL WALL PANELS FIRESTONE UC-500 |
| 5.3 | PREFINISHED METAL CABLE GAURDRAIL |
| 5.4 | STEEL LINTEL - PAINTED |
| 5.5 | PREFINISHED METAL IVY SCREEN |
| 5.6 | PREFINISHED ALUMINUM BALCONY & RAIL |
| 8.1 | FIBERGLASS WINDOW |
| 8.2 | PREFINISHED METAL ARCHITECTURAL LOUVER |
| 8.3 | UNIT EXHAUST HOOD - PAINTED |
| 8.4 | ALUMINUM STOREFRONT |
| 8.5 | OVERHEAD GARAGE DOOR |
| 8.6 | PATIO DOOR |
| 22.1 | ARCHITECTURAL LIGHTING |



5 Exterior Elevation - South (Outdoor Deck)
1/8" = 1'-0"



6 Exterior Elevation - East (Outdoor Deck)
1/8" = 1'-0"

Oaks Union Depot Apartments

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Link Wilson

LINK WILSON REG. NO: 21629

Date

Revision

Rev. No.

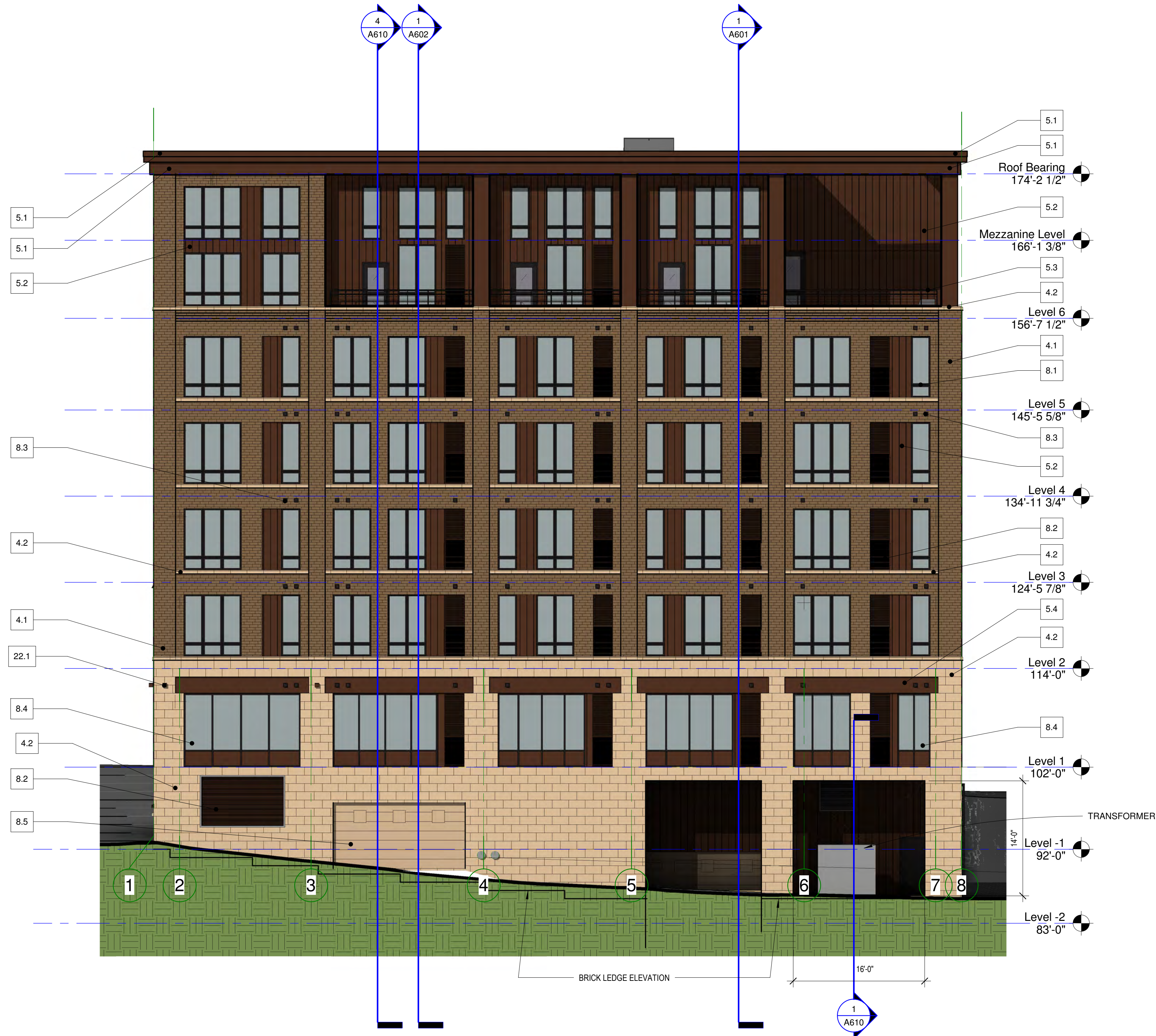
Exterior Elevations

1/8" = 1'-0"

A502

Exterior Material Tag Key

| | |
|------|--|
| 4.1 | UTILITY BRICK VENEER |
| 4.2 | ARCHITECTURAL CAST STONE |
| 5.1 | PREFINISHED METAL CORNICE FASCIA |
| 5.2 | PREFINISHED METAL WALL PANELS FIRESTONE UC-500 |
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| 8.6 | PATIO DOOR |
| 22.1 | ARCHITECTURAL LIGHTING |



1 Exterior Elevation - South (Alley)
1/8" = 1'-0"

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Julie

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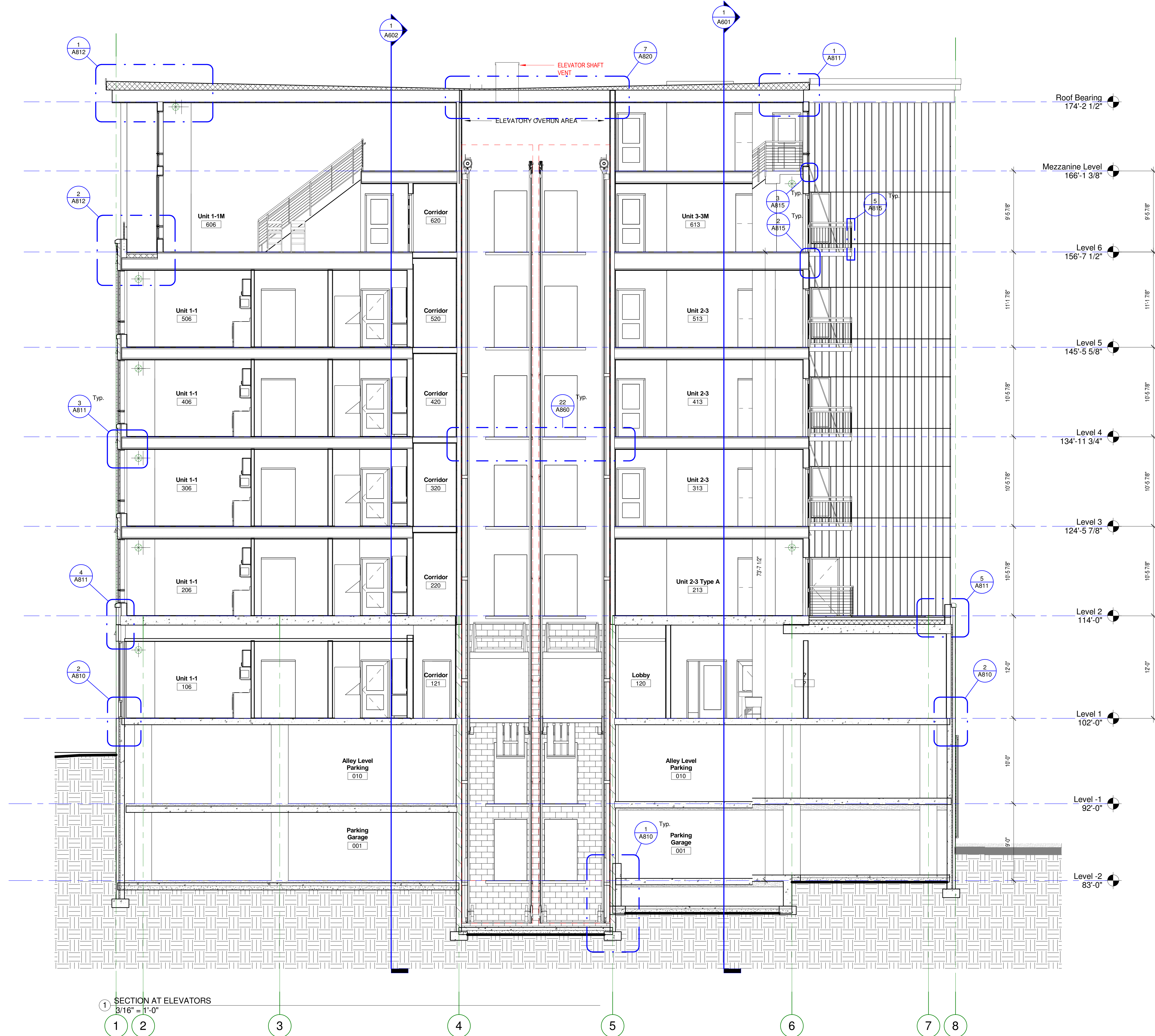
Revision

Rev. No.

Building Sections

3/16" = 1'-0"

A600



SECTION AT ELEVATORS
3/16" = 1'-0"

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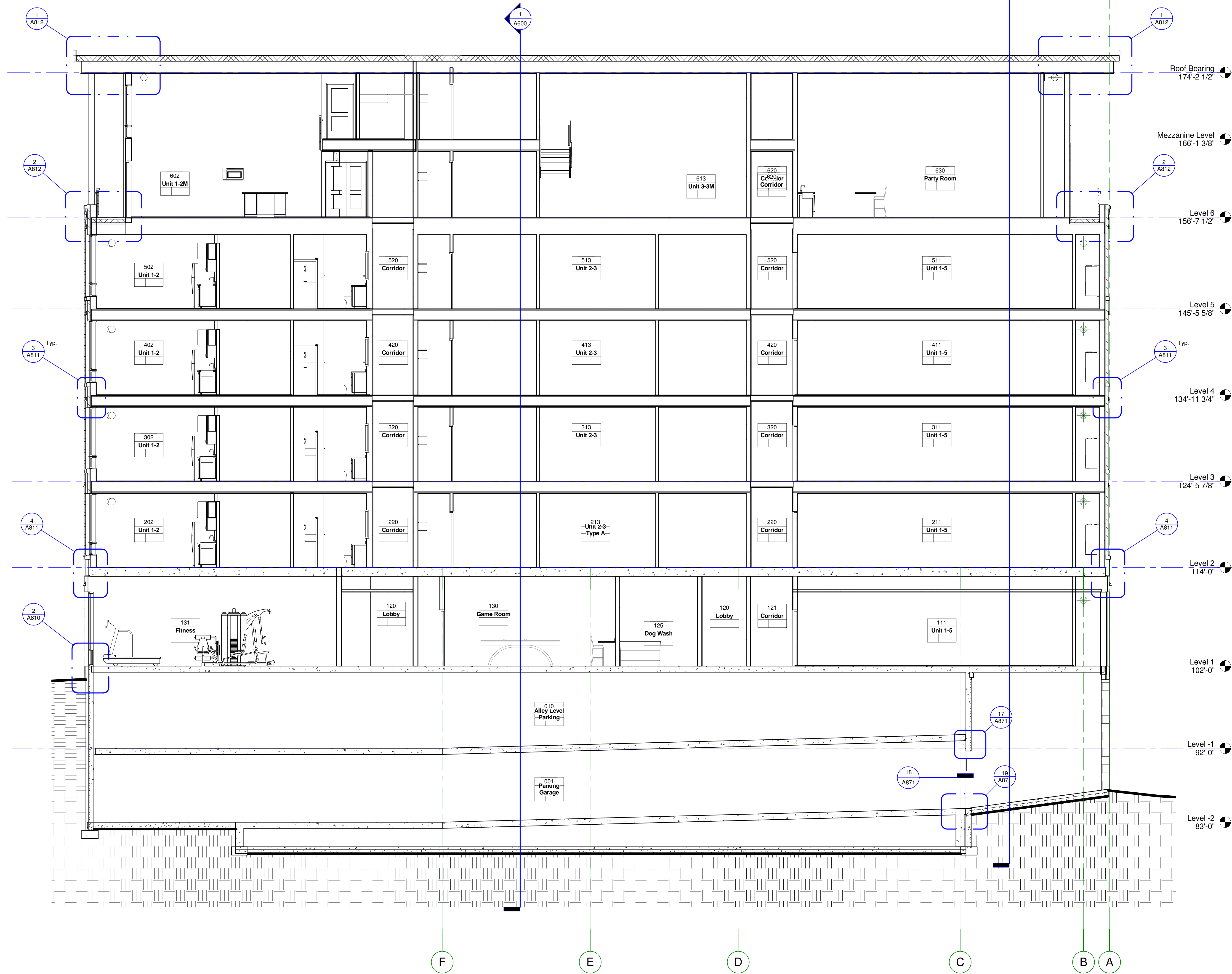
Revision

Rev. No.

Building Sections

3/16" = 1'-0"

A601



SECTION AT EAST DRIVE LANE
3/16" = 1'-0"

Oaks Union Depot Apartments

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Link Wilson

LINK WILSON REG. NO: 21629

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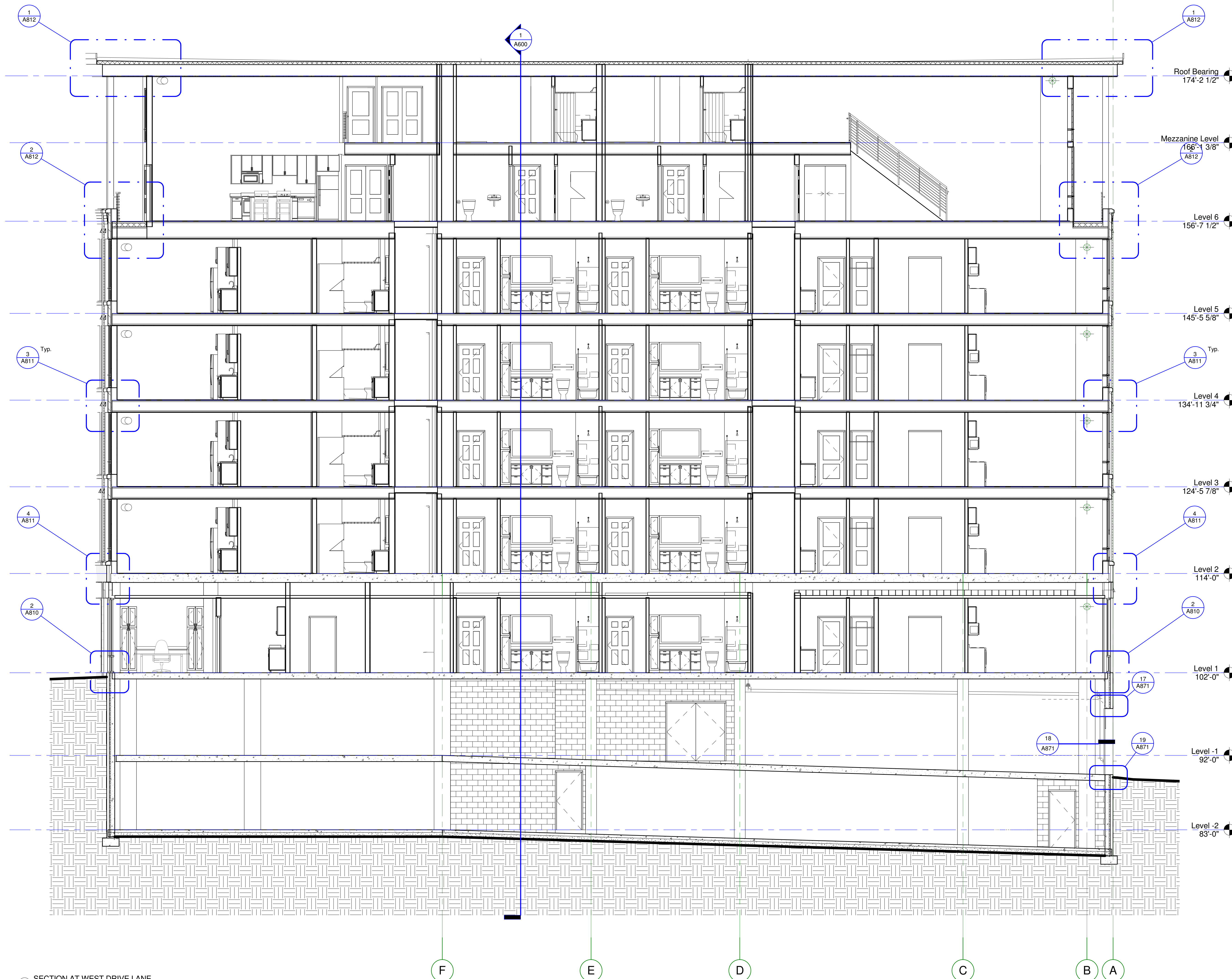
Revision

Rev. No.

Building Sections

3/16" = 1'-0"

A602



SECTION AT WEST DRIVE LANE
3/16" = 1'-0"

**Oaks Union Depot
Apartments**

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Saint Paul MN 55101-1401

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Minneapolis, MN 55406

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John Wilson

LINK WILSON REG. NO: 21629

Date

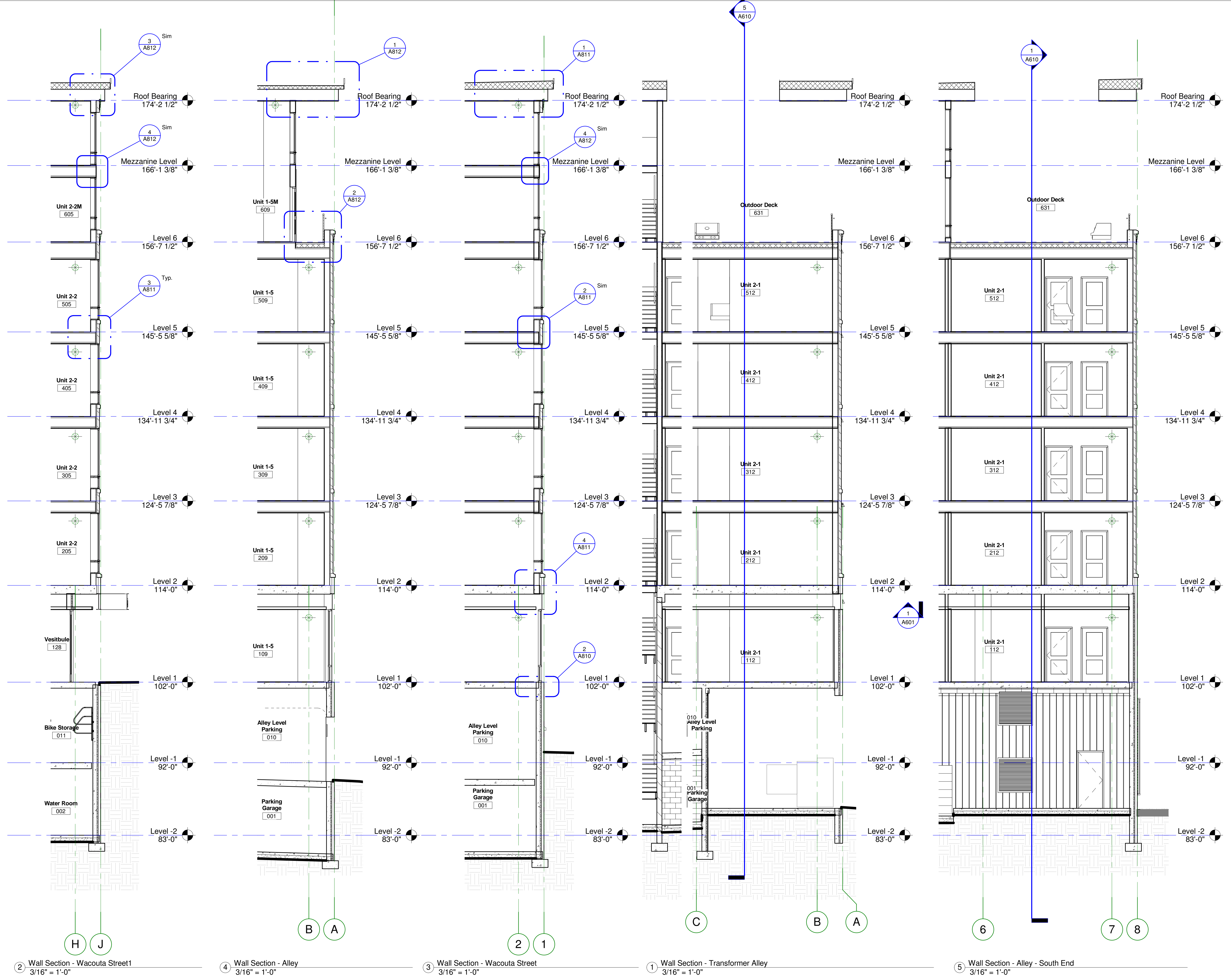
Revision

Rev. No.

Wall Sections

3/16" = 1'-0"

A610



2 Wall Section - Wacouta Street1
3/16" = 1'-0"

4 Wall Section - Alley
3/16" = 1'-0"

3 Wall Section - Wacouta Street
3/16" = 1'-0"

1 Wall Section - Transformer Alley
3/16" = 1'-0"

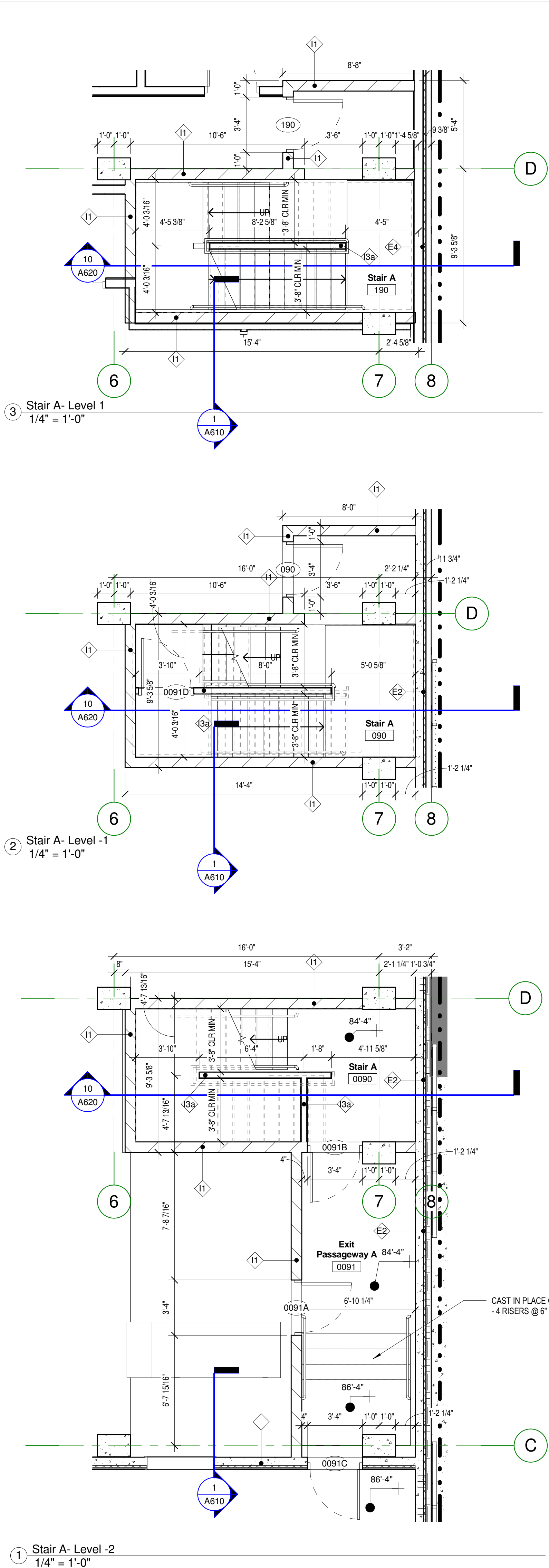
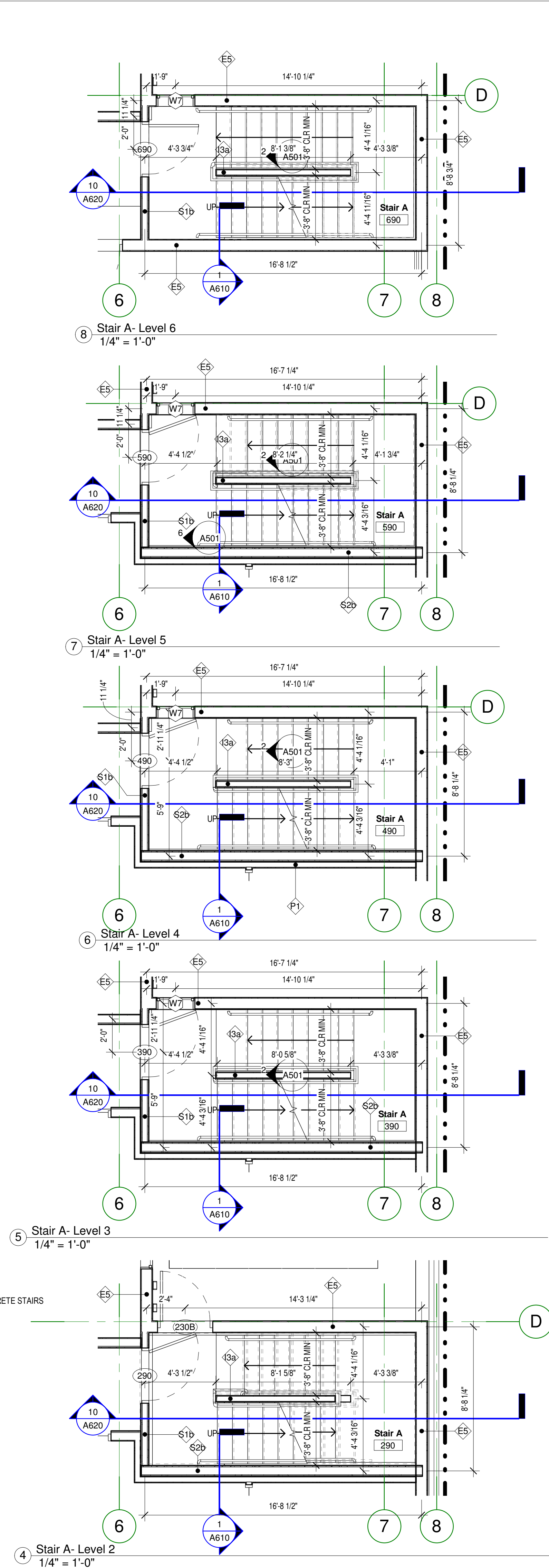
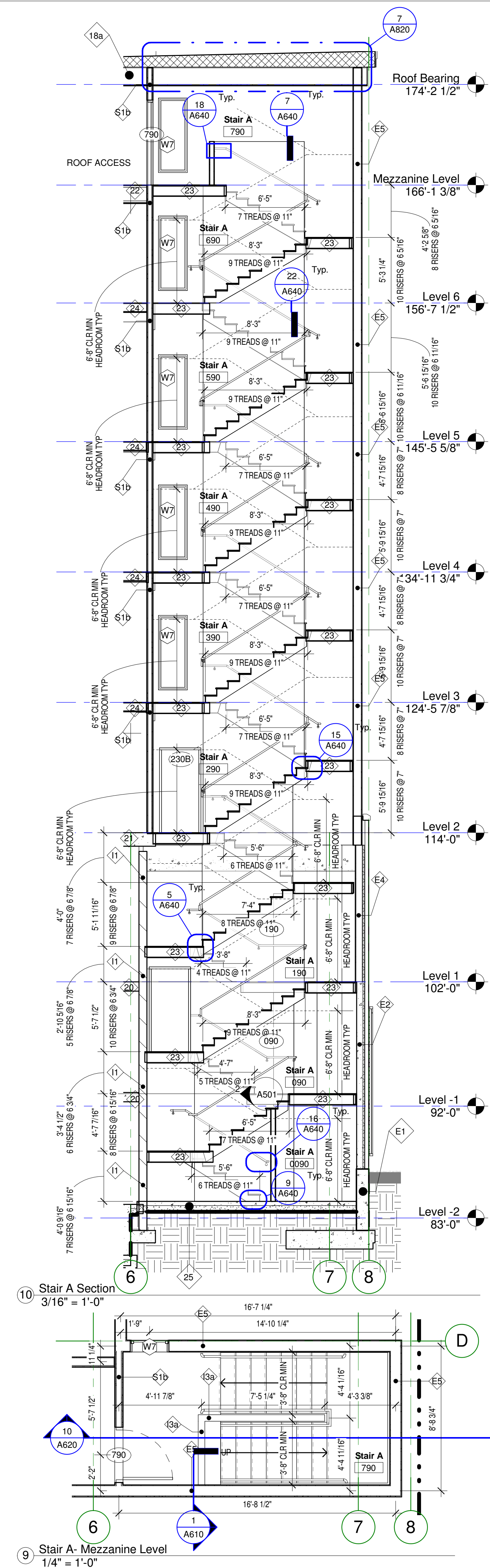
5 Wall Section - Alley - South End
3/16" = 1'-0"

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STAIRWAY GENERAL NOTES

1. WIDTH OF STAIRWAYS SHALL BE AS SPECIFIED IN DRAWINGS. WIDTH SHALL NOT BE LESS THAN 44 INCHES.
2. ALL STAIRWAYS TO HAVE A MINIMUM HEAD CLEARANCE OF 6'-8" MEASURED VERTICALLY FROM THE EDGE OF NOSING.
3. STAIR TREADS AND RISERS TO BE UNIFORM IN SHAPE AND SIZE. TOLERANCES BETWEEN LARGEST AND SMALLEST TREAD OR RISER WILL NOT EXCEED 3/8".
4. EACH STAIRWAY IS TO HAVE A FLOOR OR LANDING AT THE TOP AND BOTTOM. THE DEPTH OF A LANDING WILL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY IT SERVES.
5. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
6. STAIRWAYS MUST HAVE HANDRAILS ON EACH SIDE.
7. HANDRAIL HEIGHT TO BE 34" TO 38" MEASURED ABOVE STAIR NOSING AND SHALL BE UNIFORM.
8. HANDRAILS WITH CIRCULAR CROSS-SECTIONS ARE TO HAVE A DIAMETER OF 1 1/4" TO 2". NON-CIRCULAR CROSS-SECTIONS ARE TO HAVE A PERIMETER DIMENSION OF 4" TO 6 1/4" WITH A MAXIMUM CROSS-SECTION OF 2 1/4".
9. HANDRAIL GRIPPING SURFACES WITH BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
10. HANDRAILS SHALL EXTEND HORIZONTALLY MIN 12" BEYOND TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
11. CLEAR SPACE BETWEEN HANDRAIL AND WALL TO BE MINIMUM OF 1 1/2".
12. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZANINES, INDUSTRIAL EQUIPMENT PLATFORMS, STAIRWAYS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE FLOOR OR GRADE BELOW.
13. GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE, OR ADJACENT SEATBOARD.
14. OPEN GUARDS ARE TO HAVE A PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34". FROM 34" TO 42", AN 8" DIAMETER SPHERE CANNOT PASS THROUGH IT.
15. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL BE A MAXIMUM SIZE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH IT.
16. STANDPIPES HOSE CONNECTIONS SHALL BE PROVIDED IN ALL THE FOLLOWING LOCATIONS:
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 - C. IN EVERY EXIT PASSAGEWAY AT THE ENTRANCE FROM THE EXIT PASSAGEWAY TO OTHER AREAS OF A BUILDING
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19. EXIT PASSAGEWAYS SERVING IN AN EGRESS SYSTEM SHALL NOT BE LESS THAN 44" IN WIDTH, SHALL NOT BE OBSTRUCTED, SHALL NOT BE LESS THAN 2-HOUR FIRE-RESISTANCE RATING.

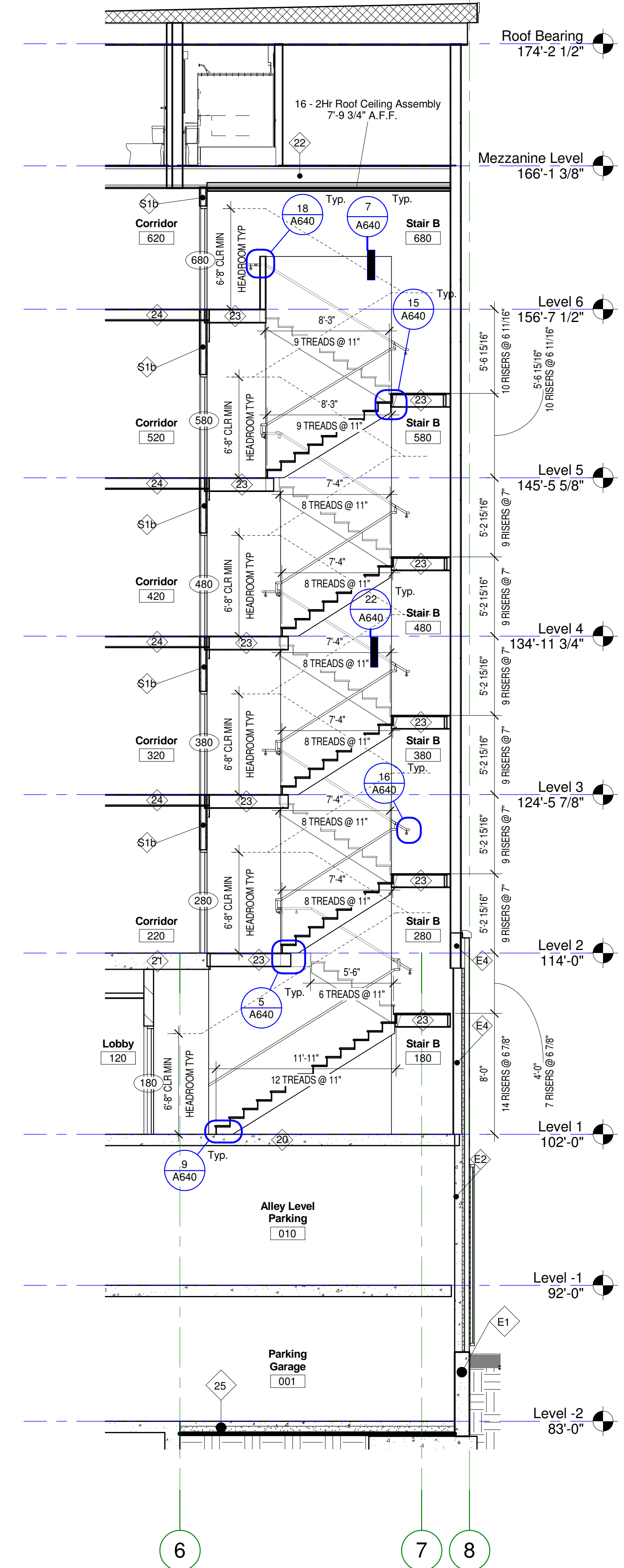


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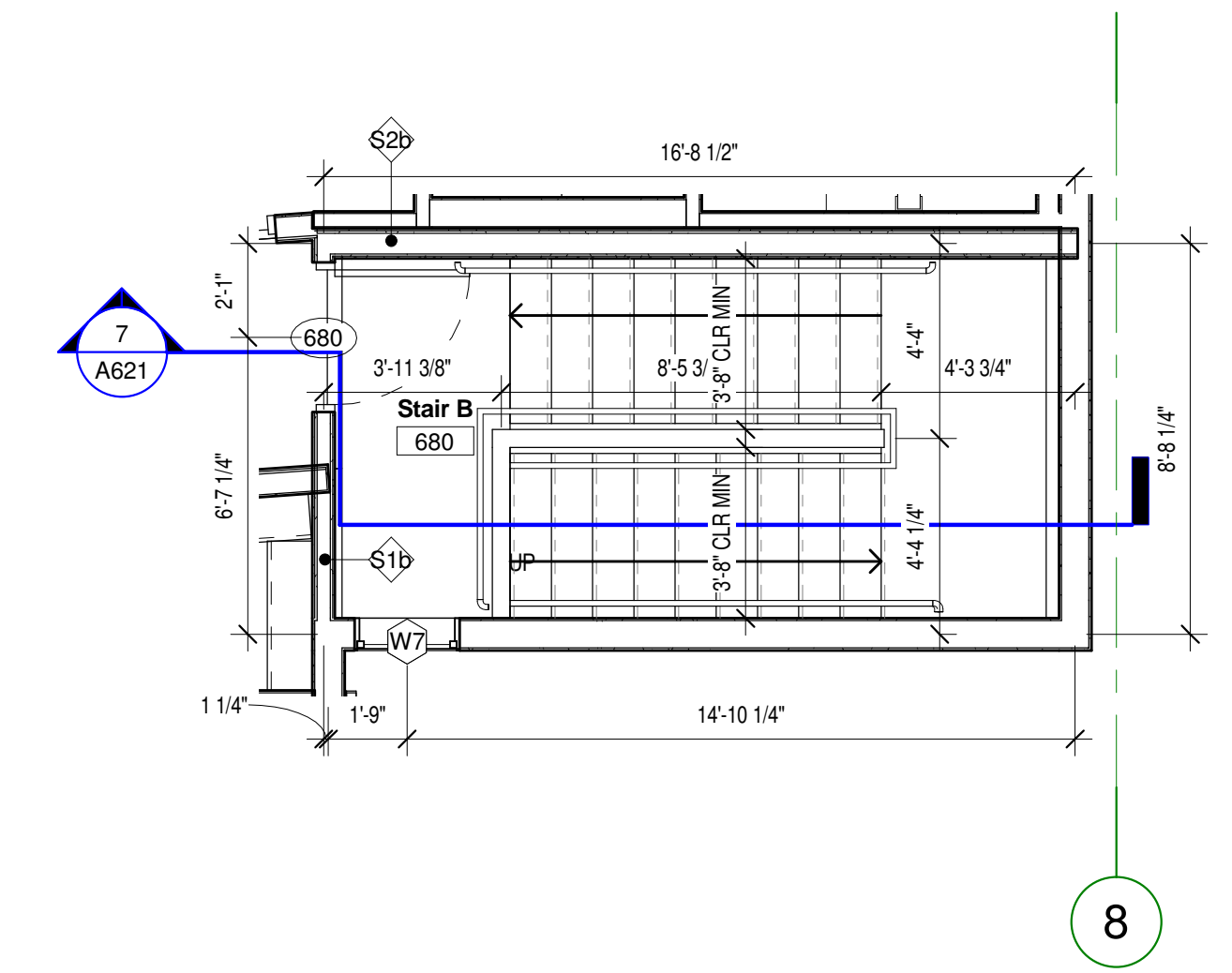
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STAIRWAY GENERAL NOTES

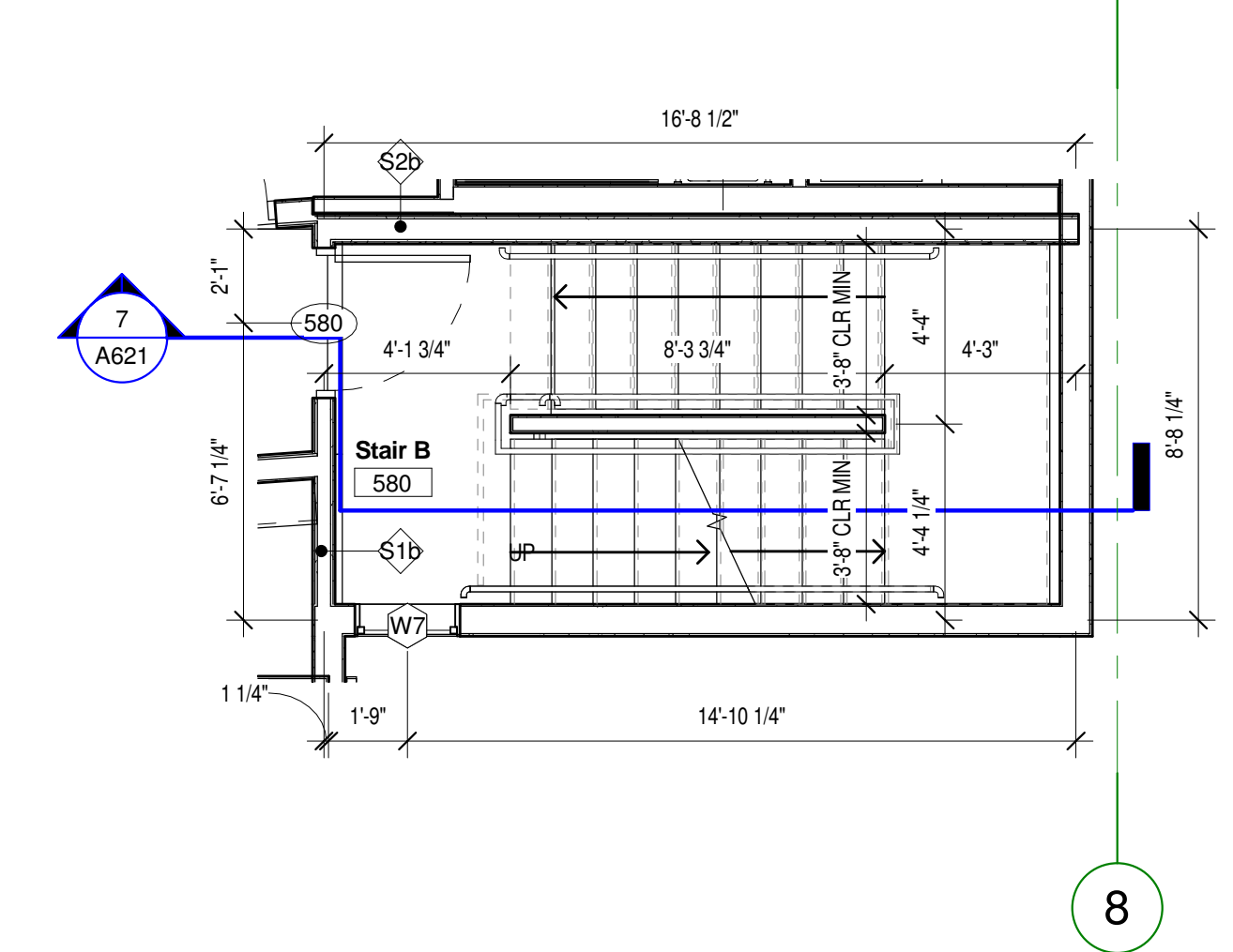
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19. EXIT PASSAGEWAYS SERVING IN AN EGRESS SYSTEM SHALL NOT BE LESS THAN 44" IN WIDTH, SHALL NOT BE OBSTRUCTED, SHALL NOT BE LESS THAN 2-HOUR FIRE-RESISTANCE RATING.



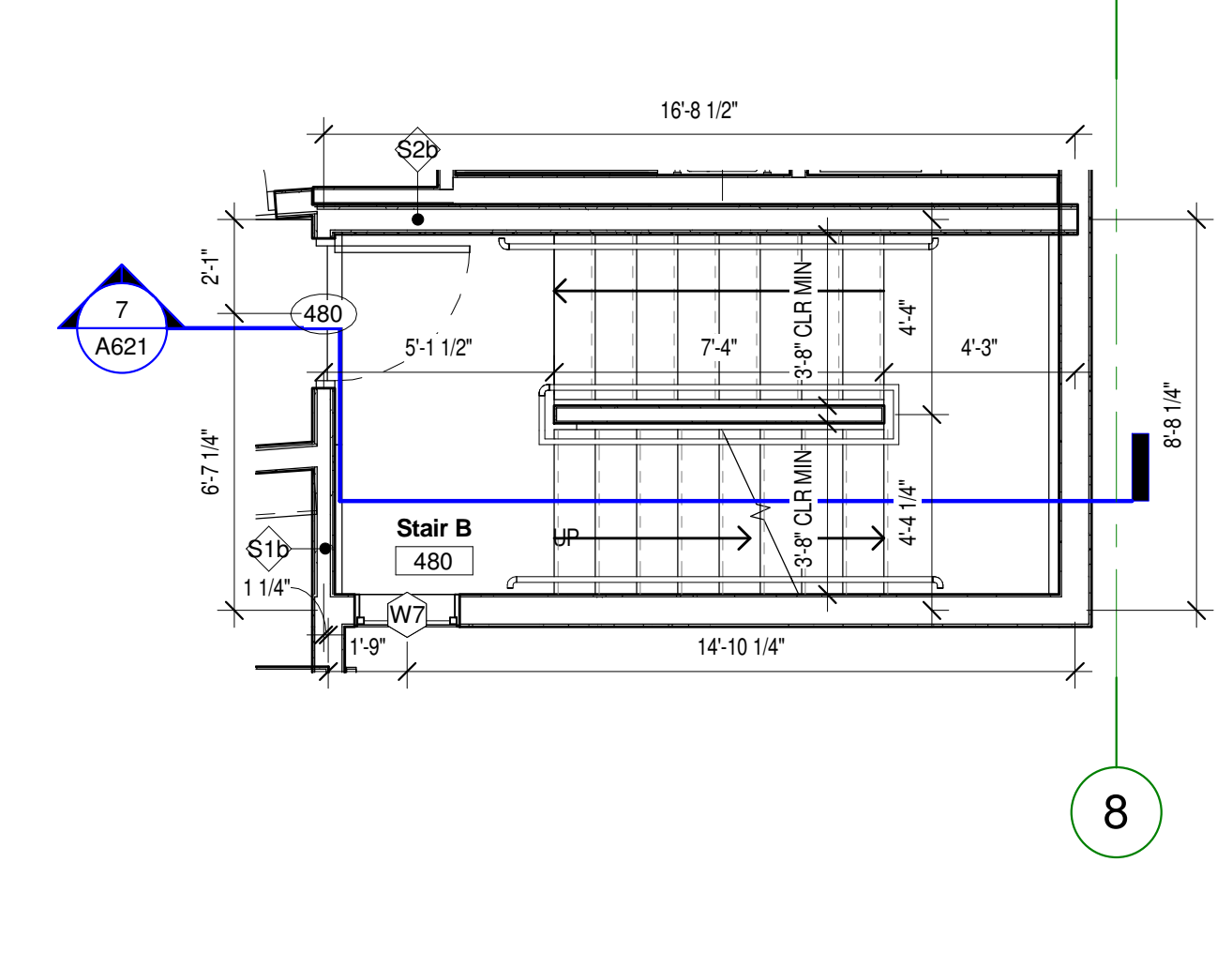
7 Stair B Section
3/16" = 1'-0"



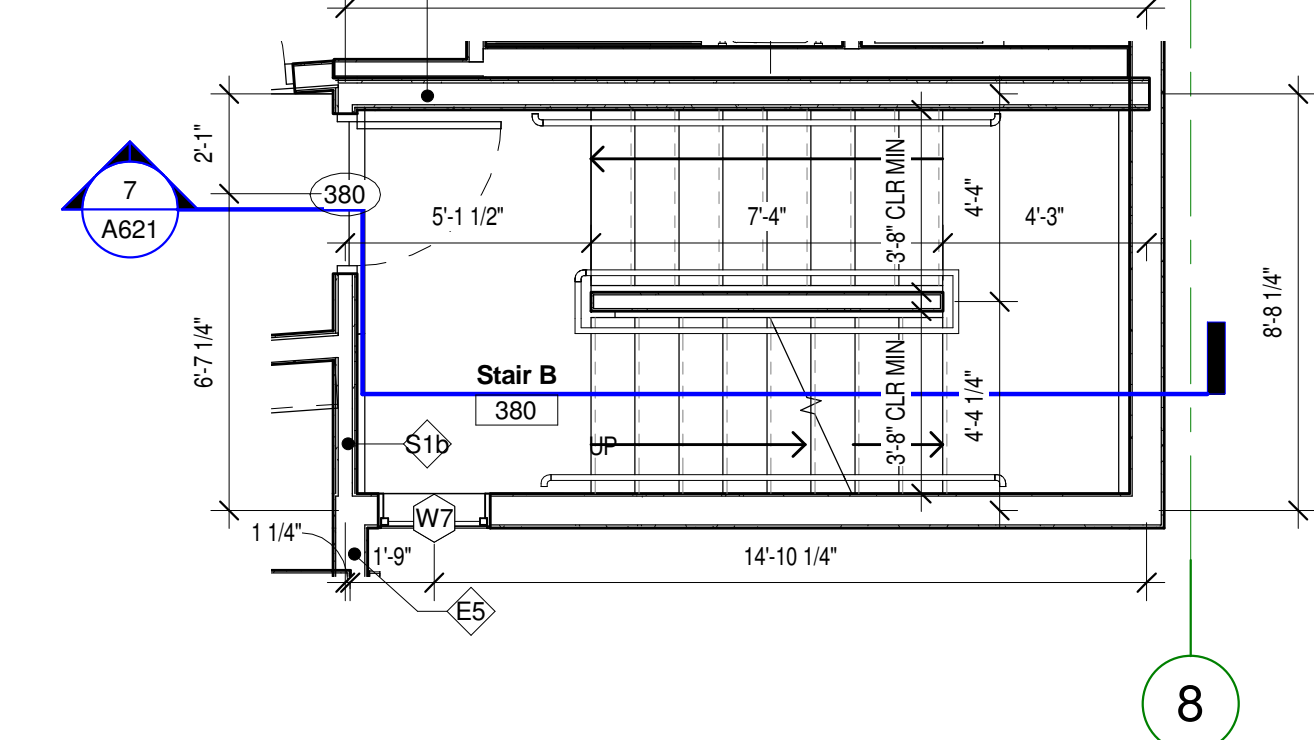
6 Stair B- Level 6
1/4" = 1'-0"



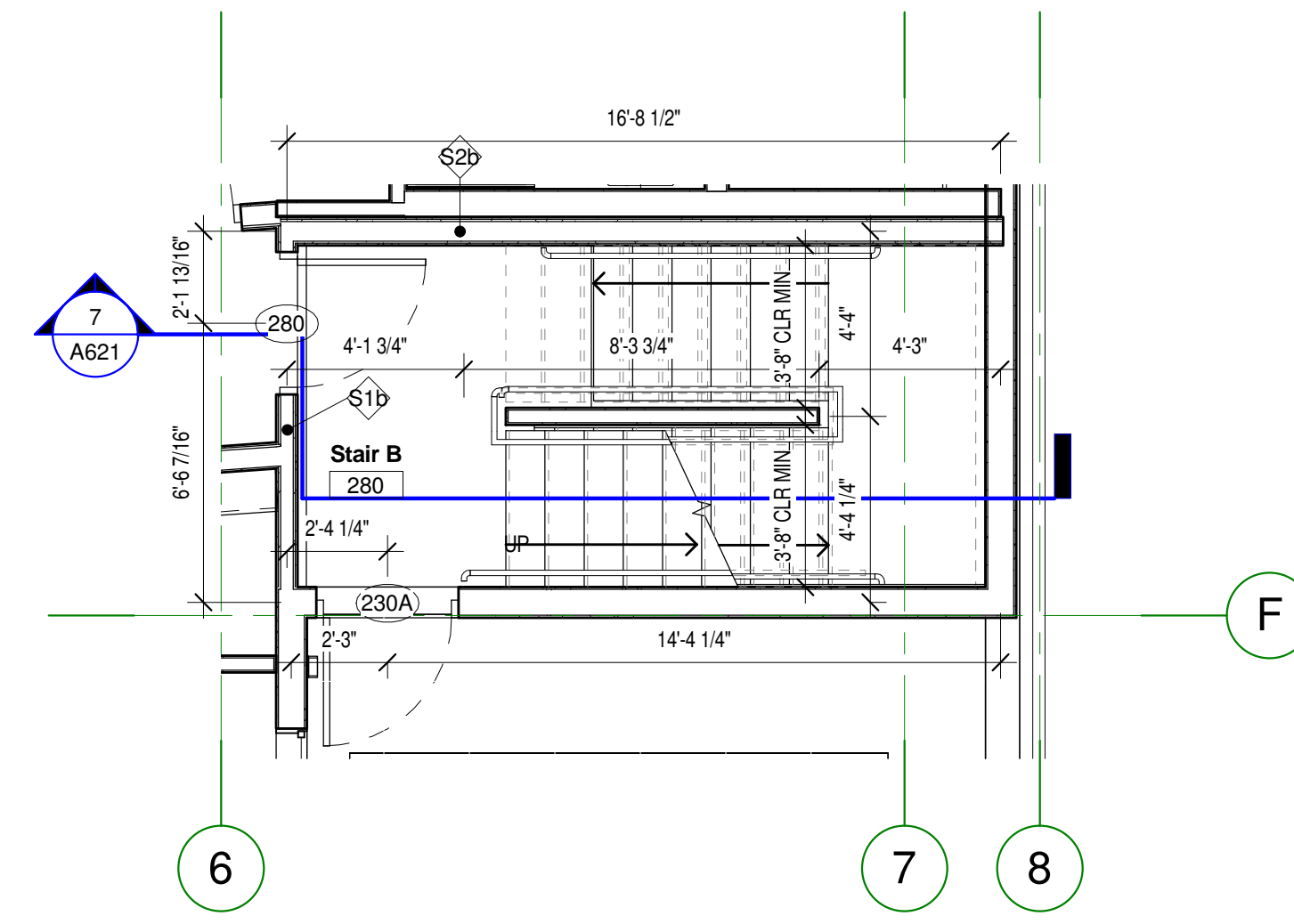
5 Stair B- Level 5
1/4" = 1'-0"



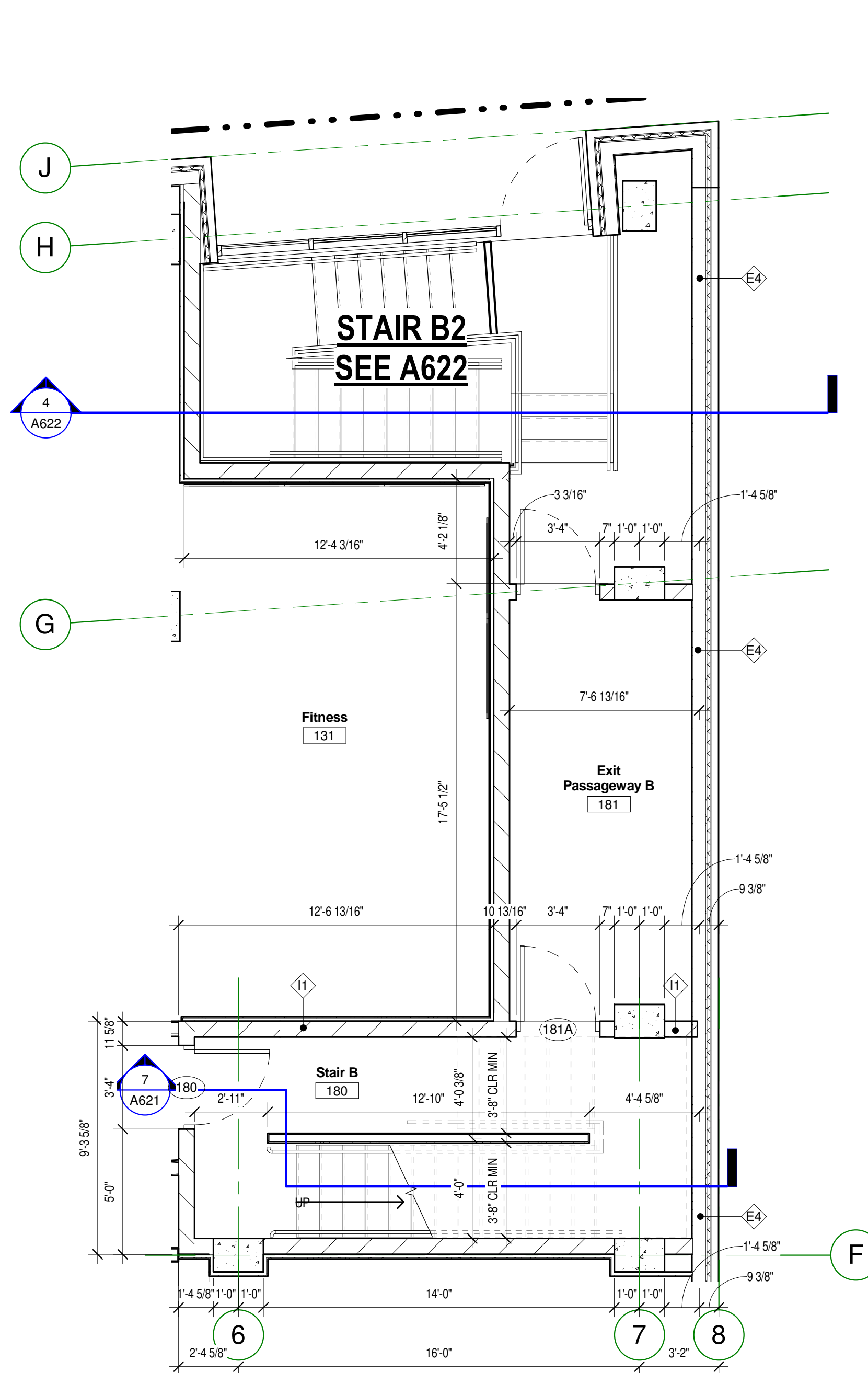
4 Stair B- Level 4
1/4" = 1'-0"



3 Stair B- Level 3
1/4" = 1'-0"



2 Stair B- Level 2
1/4" = 1'-0"



1 Stair B- Level 1
1/4" = 1'-0"

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Link Wilson

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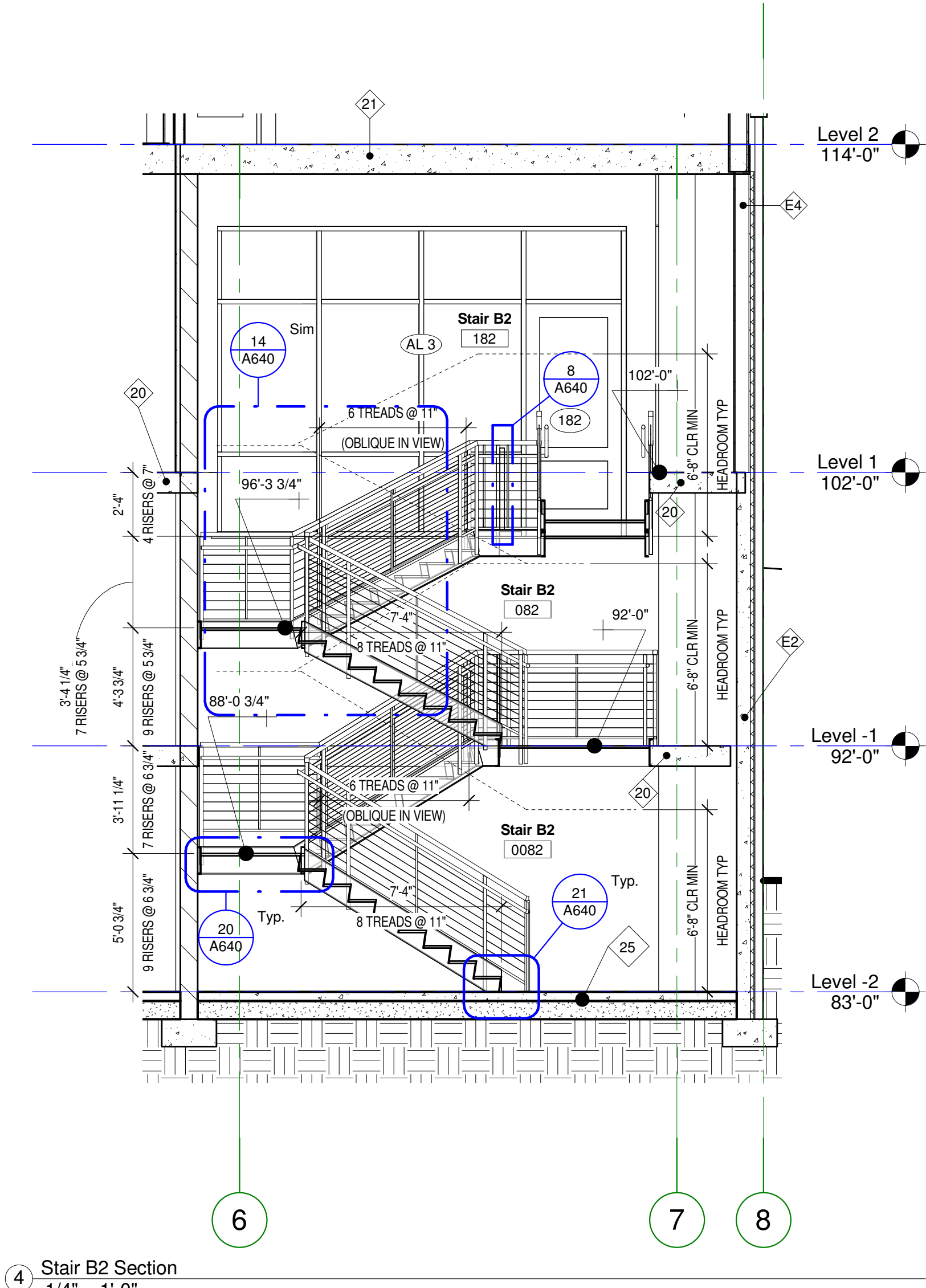
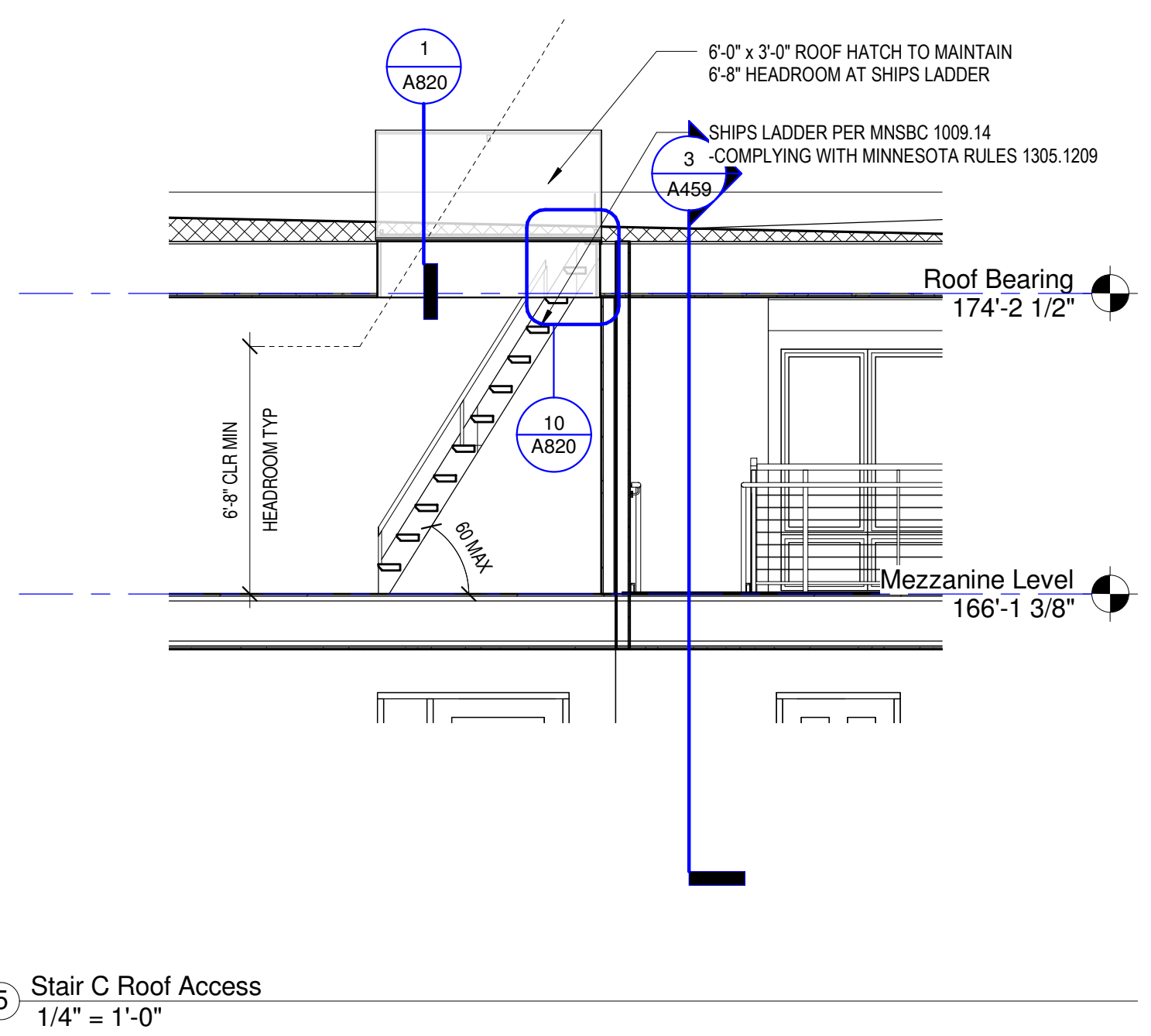
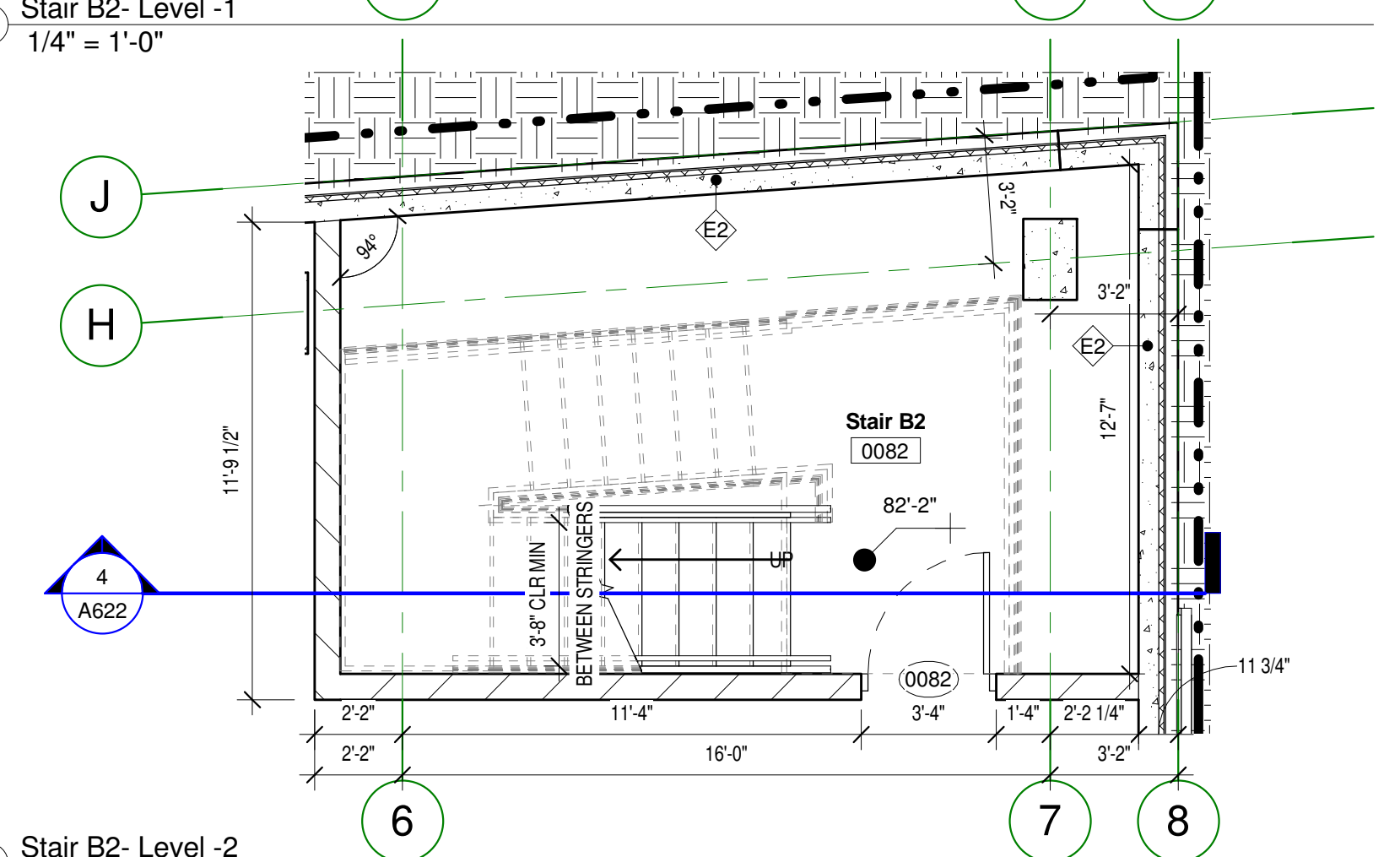
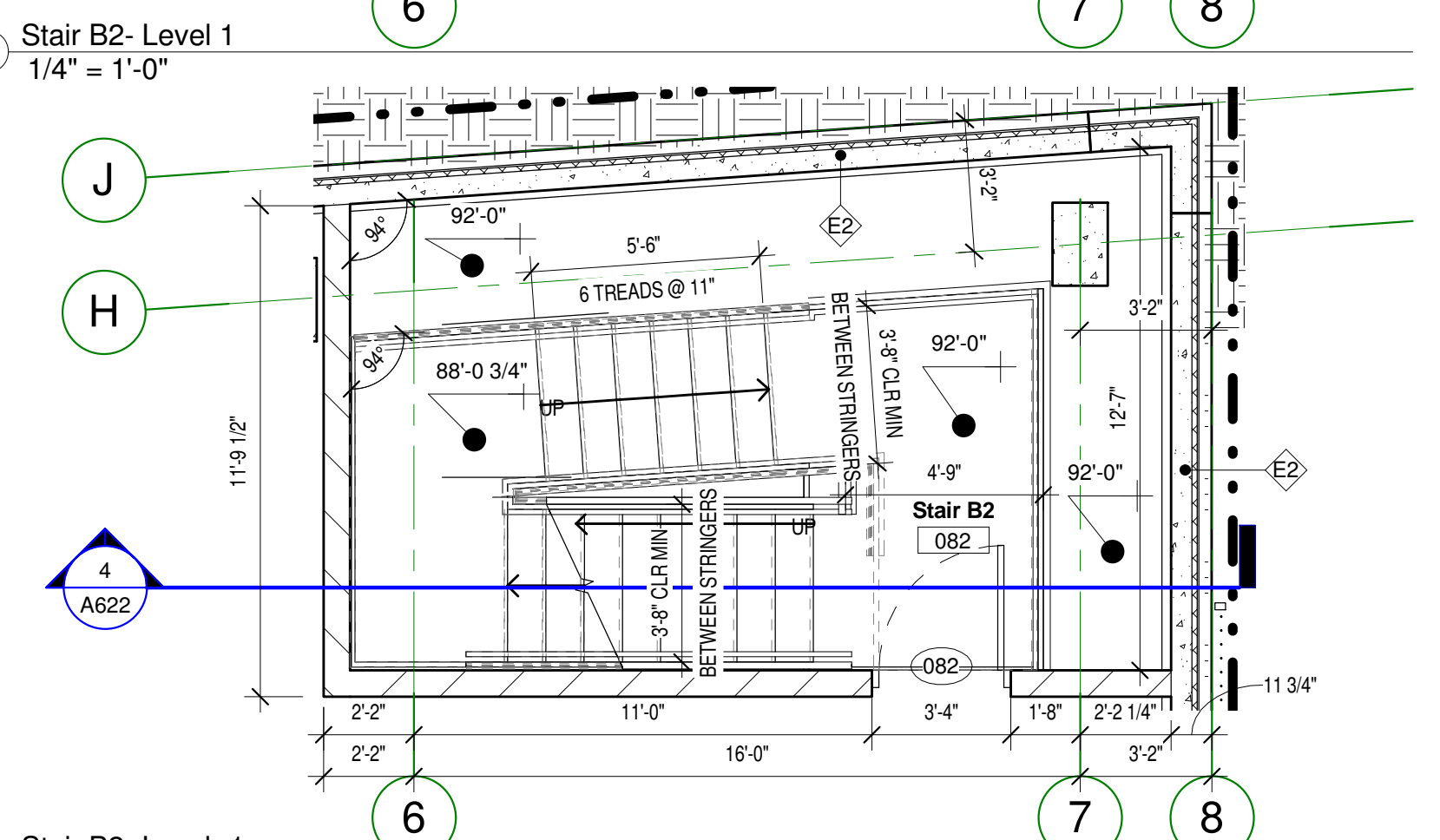
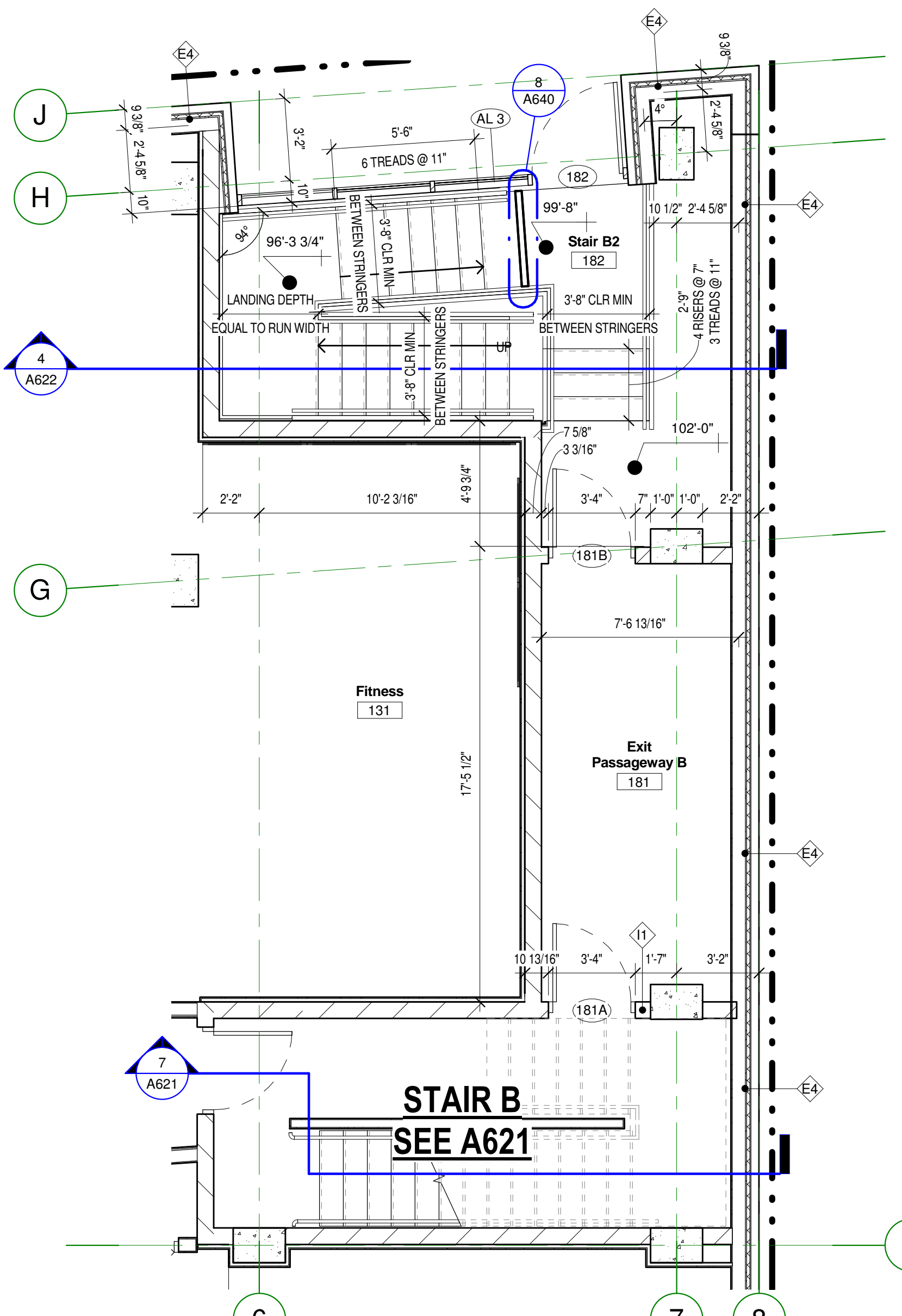
Date

Revision

Rev. No.

Vertical
Circulation
As indicated
A622

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244 4th St E
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Julie

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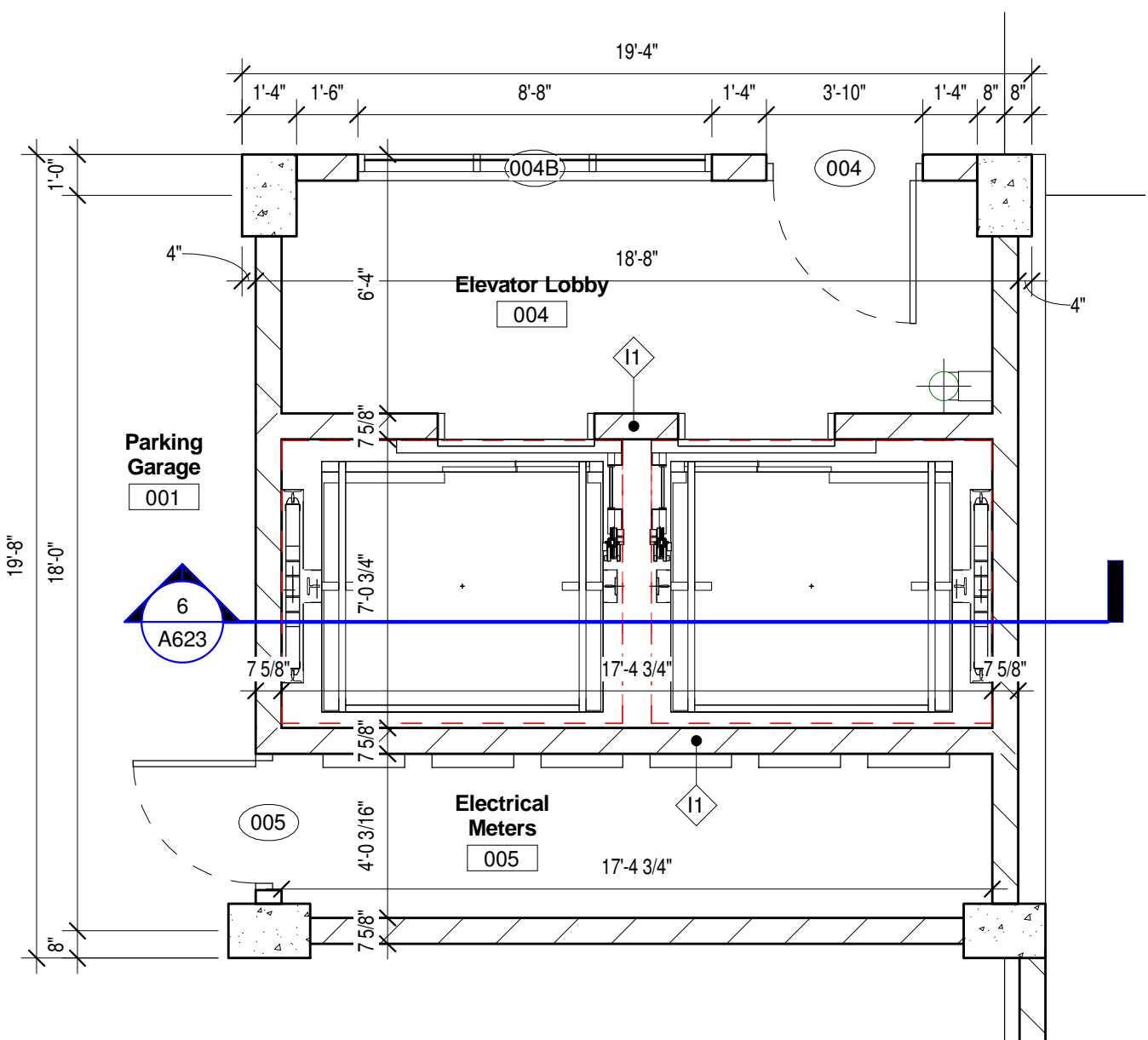
Vertical Circulation

As indicated

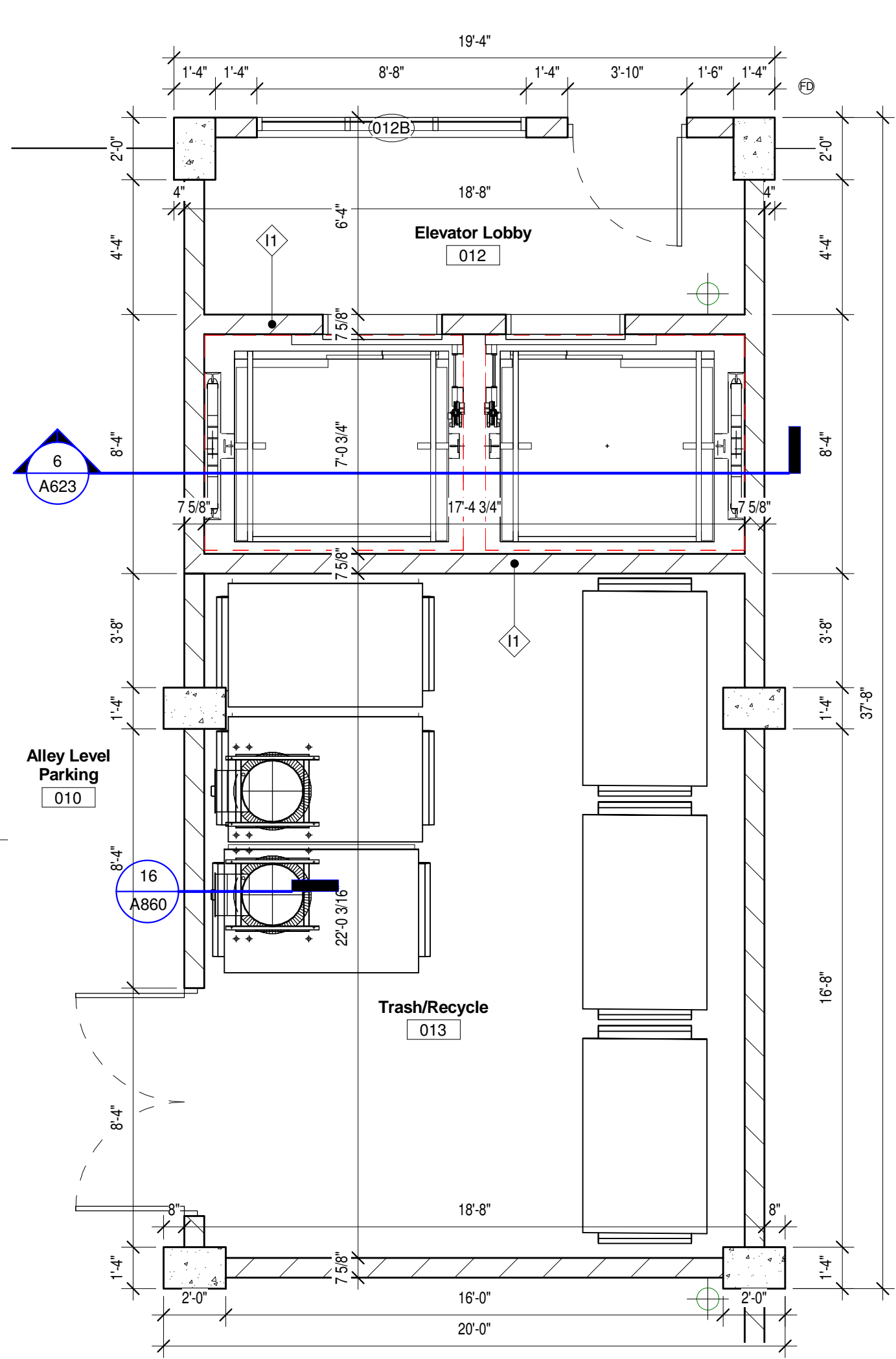
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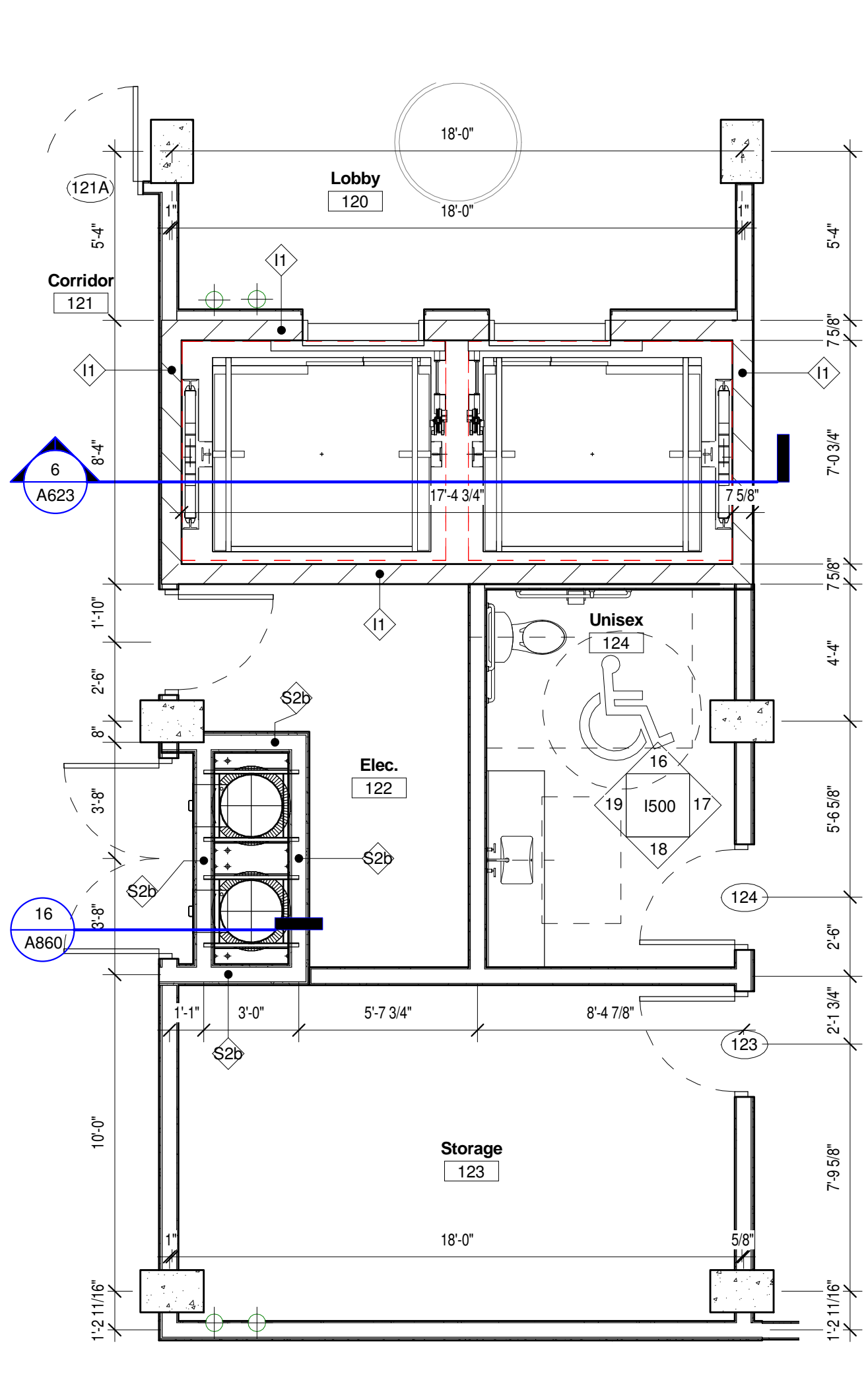
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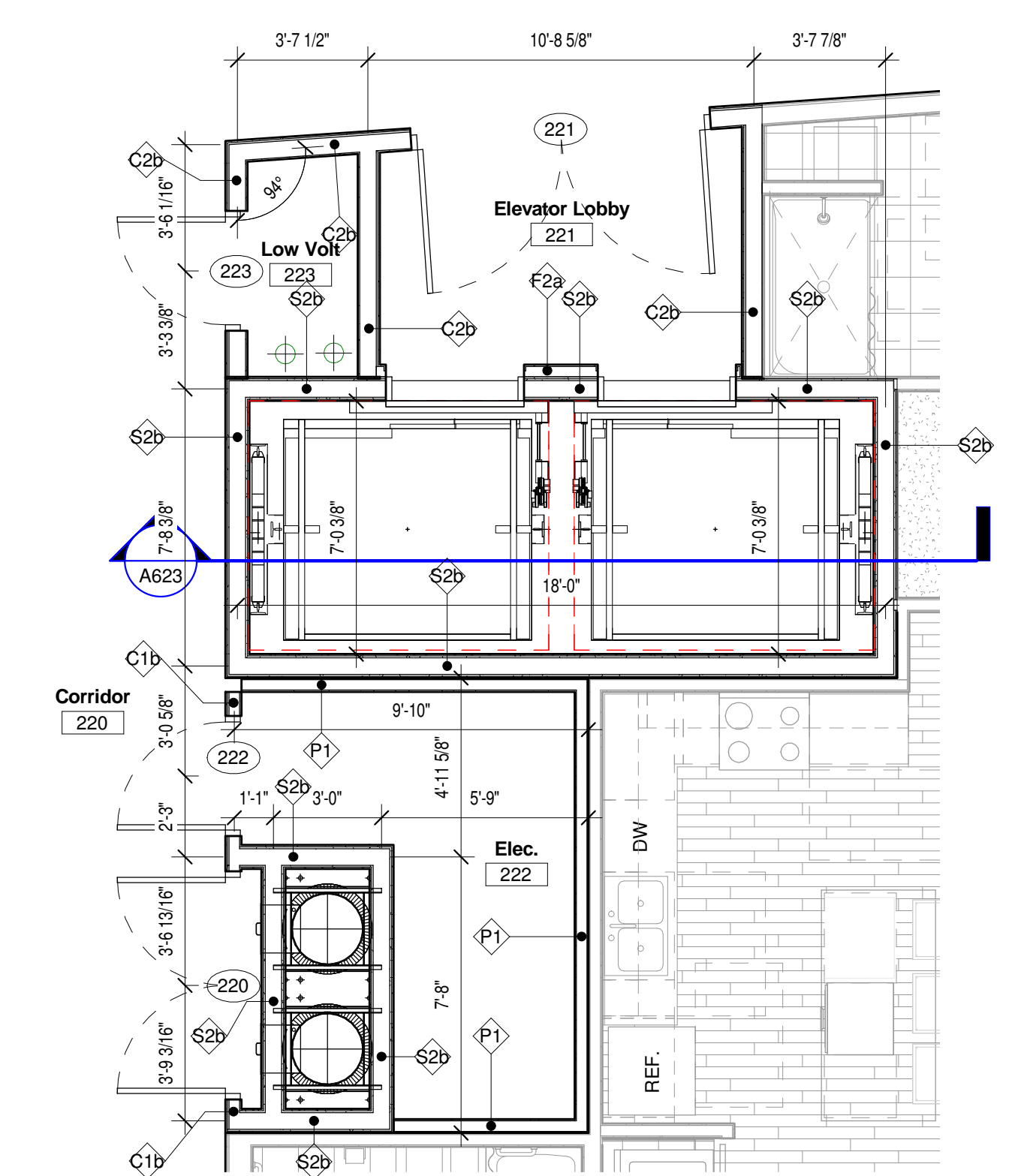
1 Level -2 - Basement Level Commons
1/4" = 1'-0"



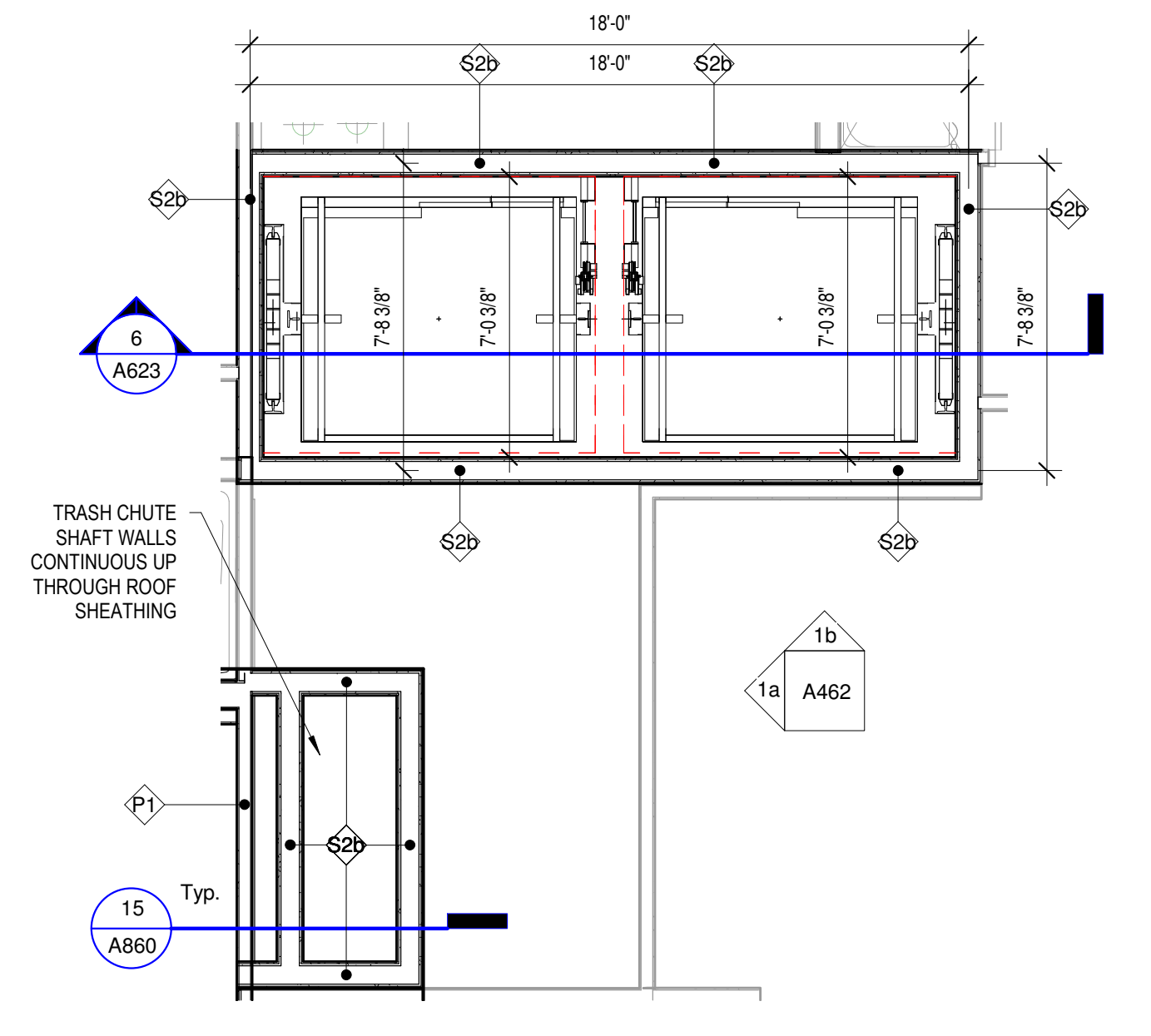
2 Level -1 - Alley Level Commons
1/4" = 1'-0"



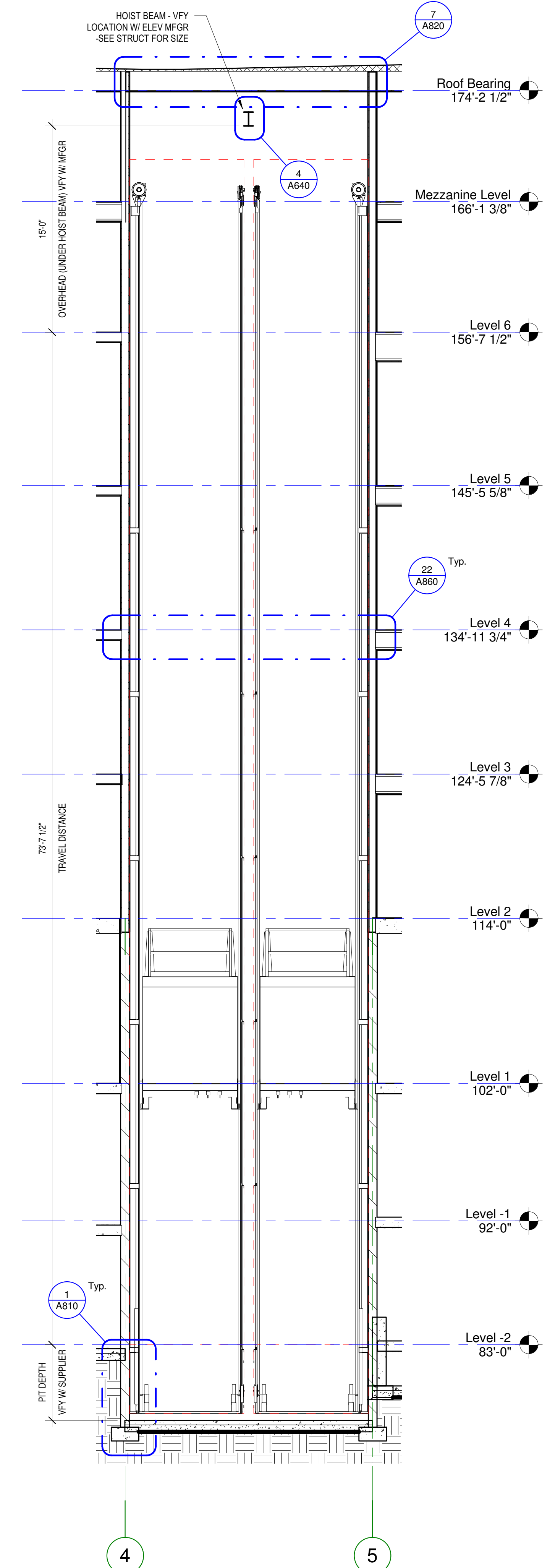
3 Level 1 - Commons
1/4" = 1'-0"



4 Level 2-6 Typ. - Commons
1/4" = 1'-0"



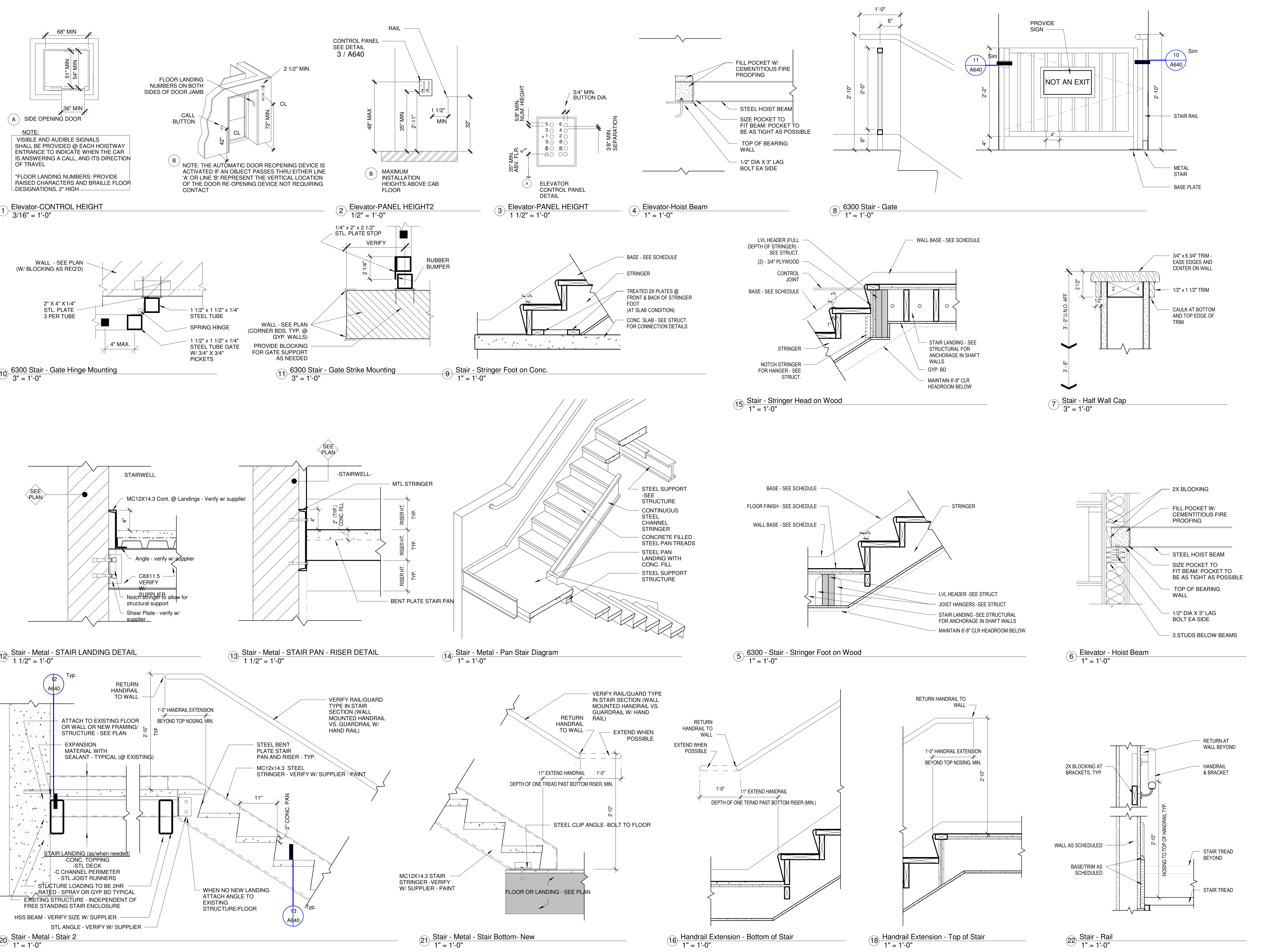
5 Mezzanine Level - Commons
1/4" = 1'-0"



6 Elevator Section
3/16" = 1'-0"

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1 Elevator-CONTROL HEIGHT
3/16" = 1'-0"

2 Elevator-PANEL HEIGHT2
1/2" = 1'-0"

3 Elevator-PANEL HEIGHT
1 1/2" = 1'-0"

4 Elevator-Hoist Beam
1" = 1'-0"

8 6300 Stair - Gate
1" = 1'-0"

10 6300 Stair - Gate Hinge Mounting
3" = 1'-0"

11 6300 Stair - Gate Strike Mounting
3" = 1'-0"

9 Stair - Stringer Foot on Conc.
1" = 1'-0"

15 Stair - Stringer Head on Wood
1" = 1'-0"

7 Stair - Half Wall Cap
3" = 1'-0"

12 Stair - Metal - STAIR LANDING DETAIL
1 1/2" = 1'-0"

13 Stair - Metal - STAIR PAN - RISER DETAIL
1 1/2" = 1'-0"

14 Stair - Metal - Pan Stair Diagram
1" = 1'-0"

5 6300 - Stair - Stringer Foot on Wood
1" = 1'-0"

6 Elevator - Hoist Beam
1" = 1'-0"

20 Stair - Metal - Stair 2
1" = 1'-0"

21 Stair - Metal - Stair Bottom - New
1" = 1'-0"

16 Handrail Extension - Bottom of Stair
1" = 1'-0"

18 Handrail Extension - Top of Stair
1" = 1'-0"

22 Stair - Rail
1" = 1'-0"

1301 American Blvd. East.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Civil and Structural Engineer
BKBM Engineers
5930 Brooklyn Blvd.
Minneapolis, MN 55429
763-843-0420

Mechanical Engineer
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave. Ste 1
Roseville, MN 55113
651.633.3955

Electrical Engineer
Wunderlich-Malec
6101 Blue Circle Drive
Eden Prairie, Minnesota 55343
952-933-3222

Interior Designer
BDH+Young
7001 France Ave S #200
Edina, MN 55435
952-893.9020

**Oaks Union Depot
Apartments**

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

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Link Wilson

LINK WILSON REG. NO: 21629

Date

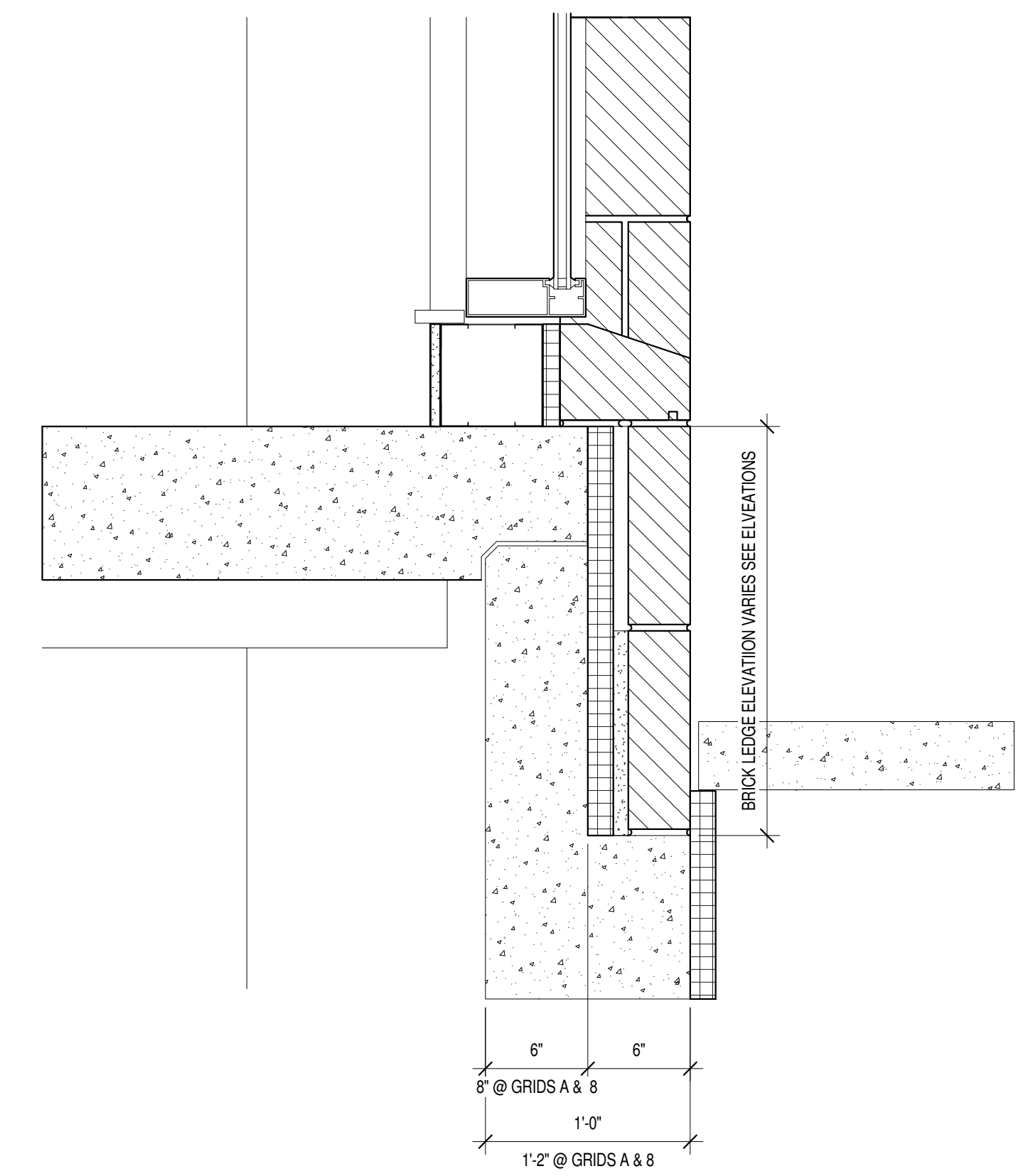
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Rev. No.

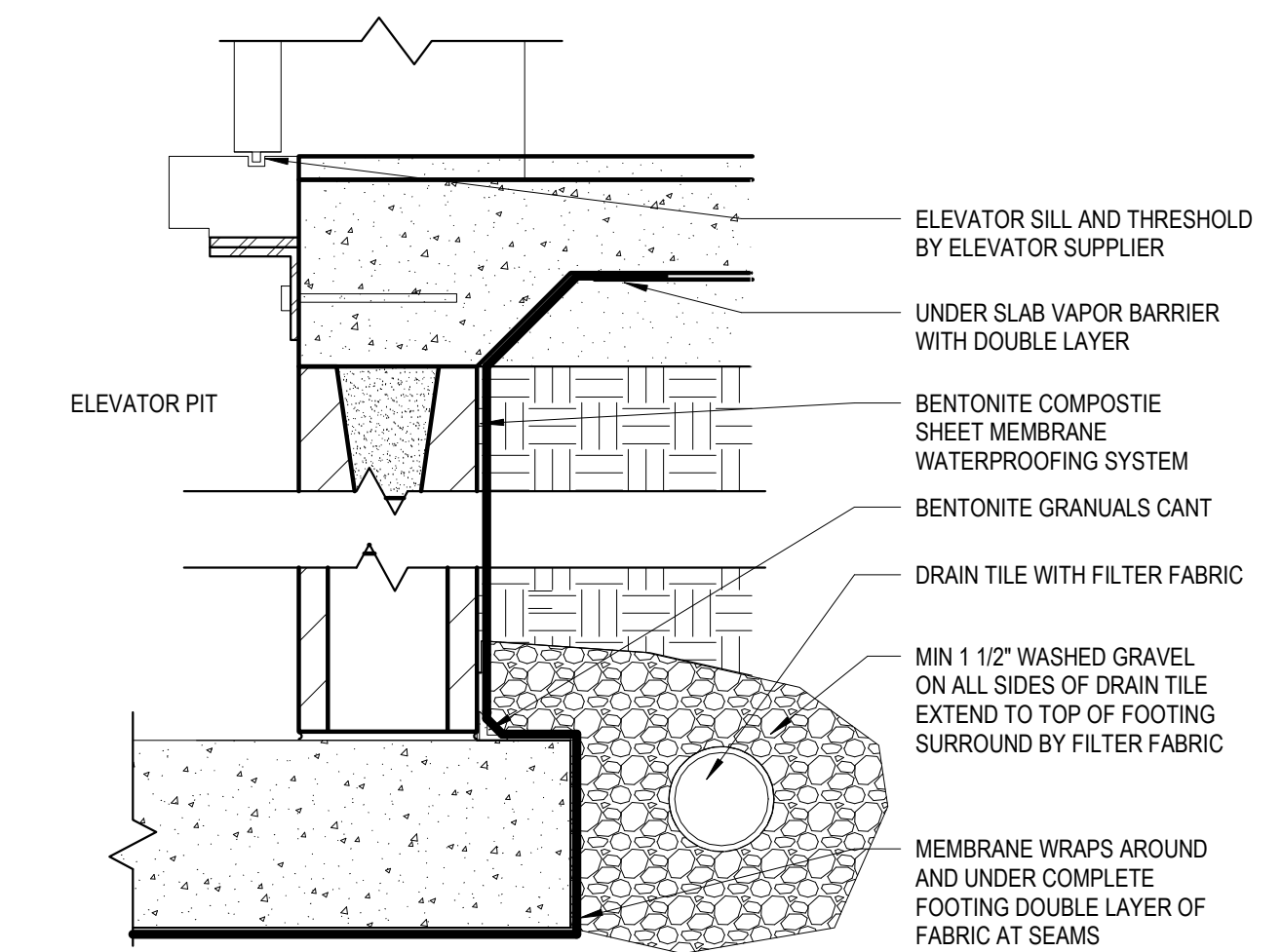
Exterior Details

1 1/2" = 1'-0"

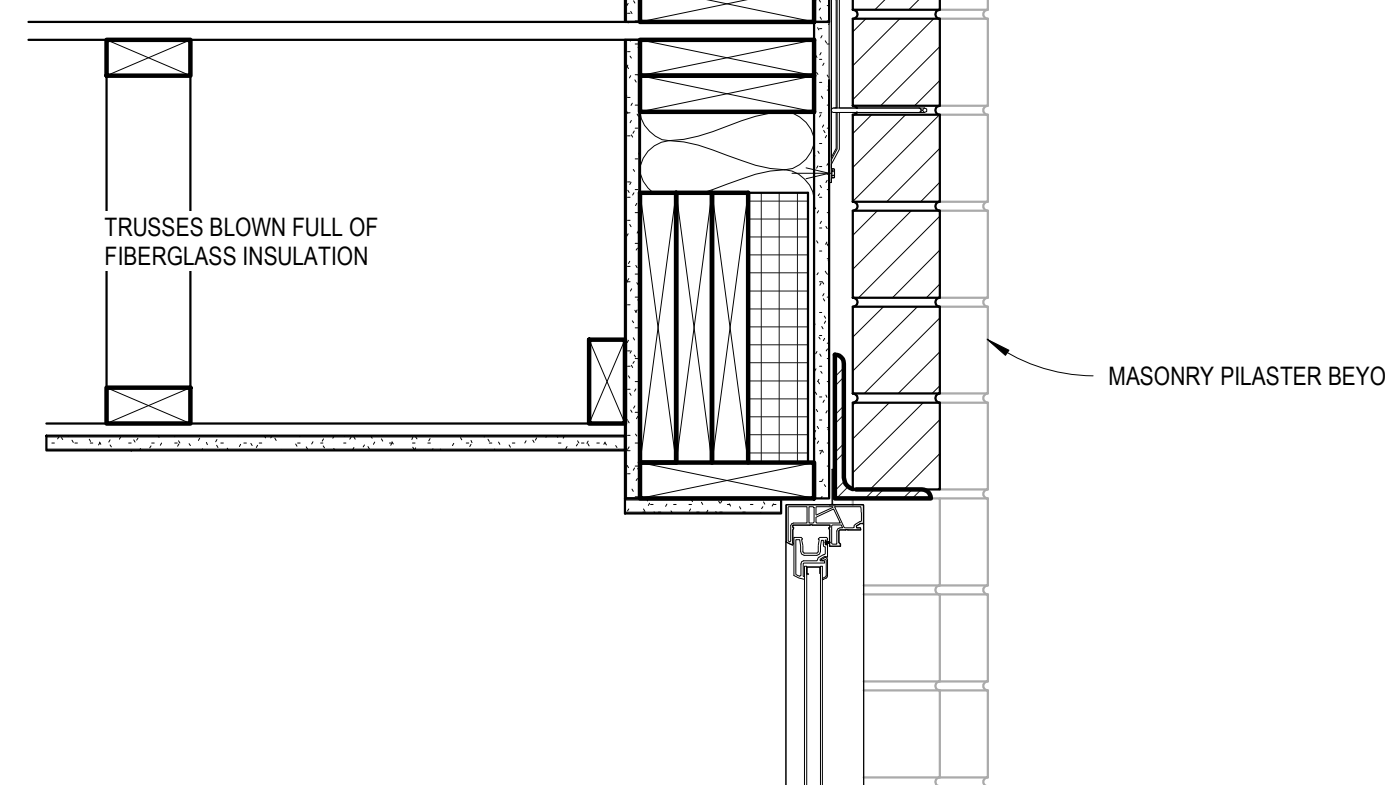
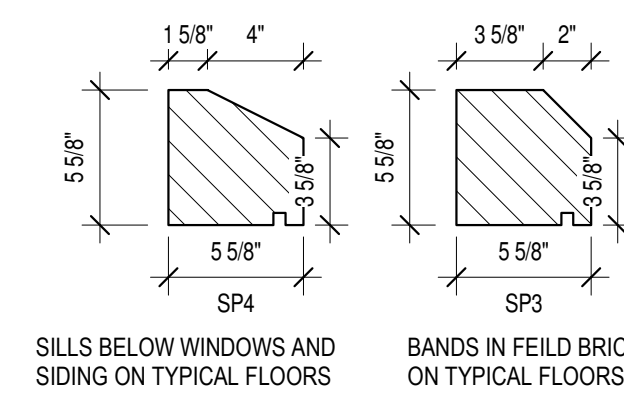
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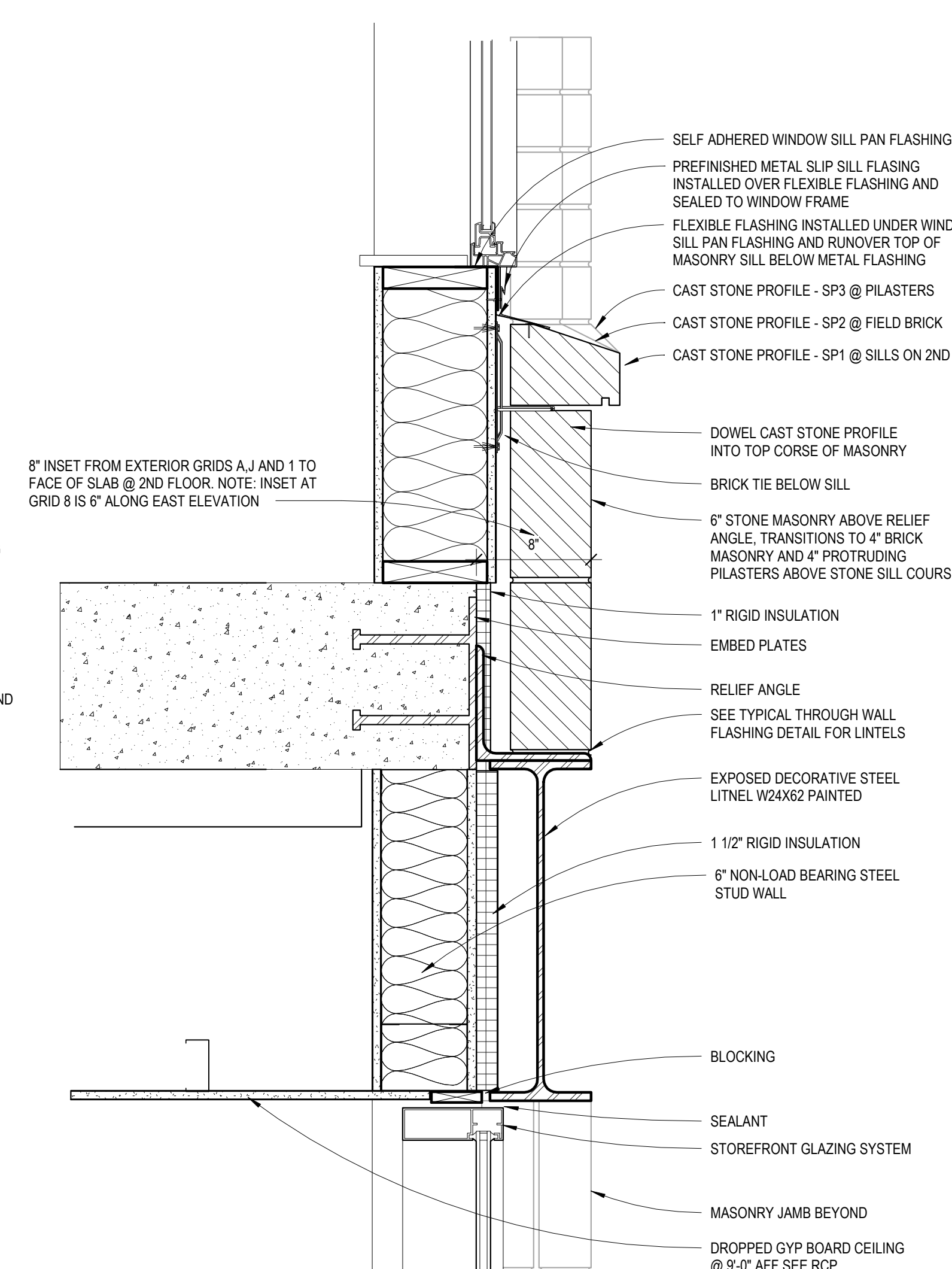
② SPANDREL @ 1ST FLOOR
1 1/2" = 1'-0"



① Foundation - Waterproofing at Elevator Pit
1 1/2" = 1'-0"

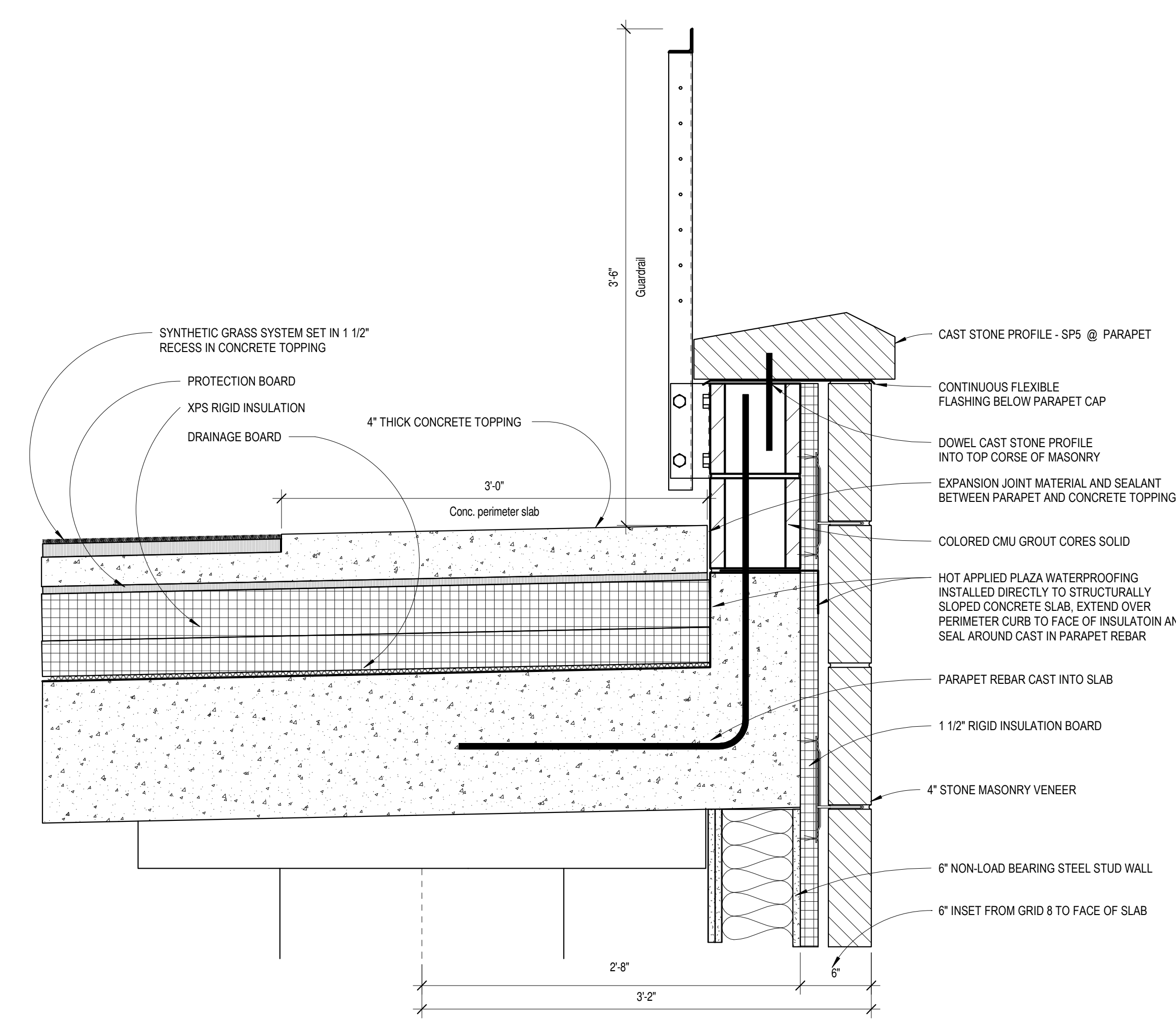


3 Exterior Wall - Typical Floor Truss
1 1/2" = 1'-0"

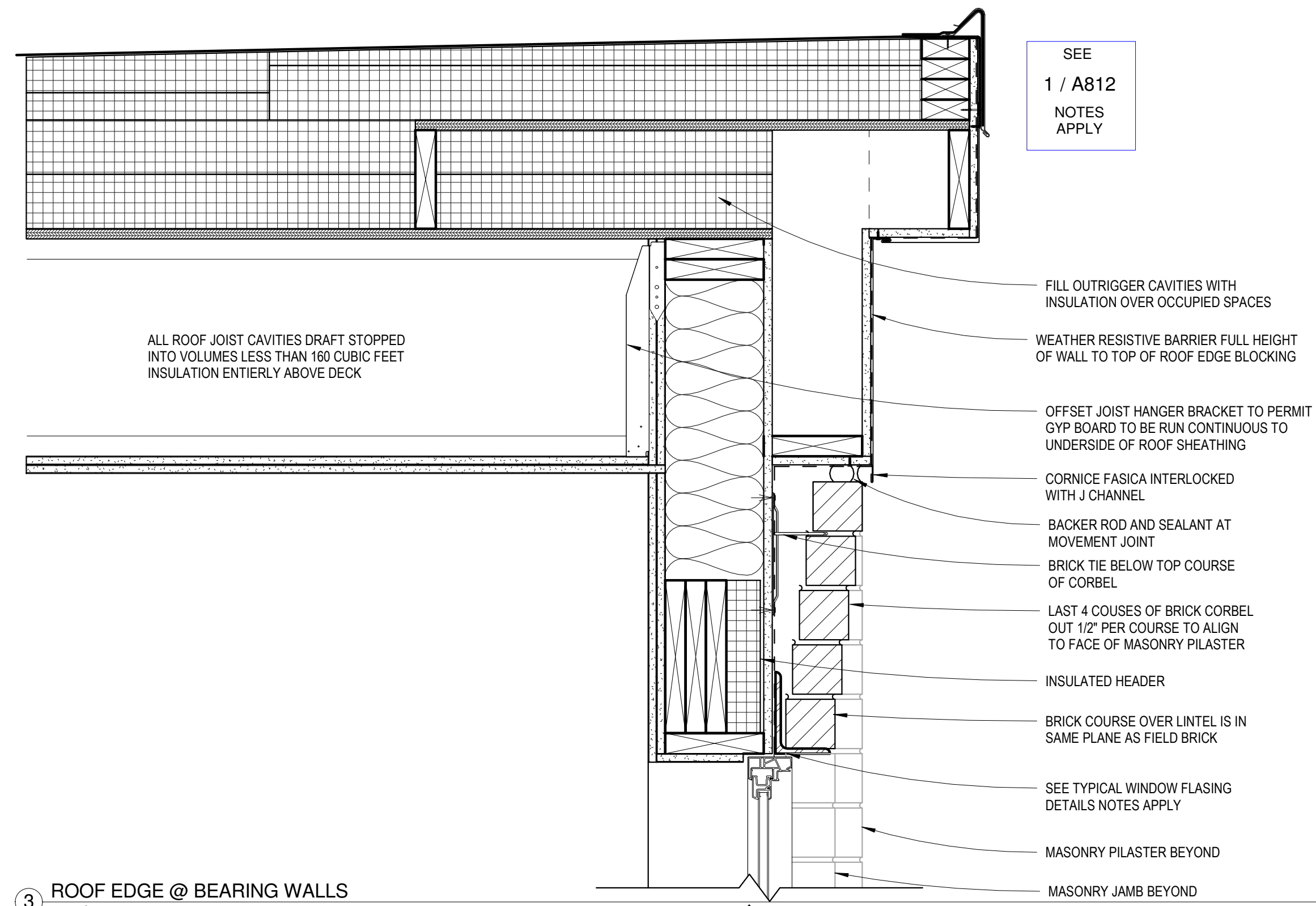


2 SPANDREL - LEVEL 6 EAST ELEVATION
1 1/2" = 1'-0"

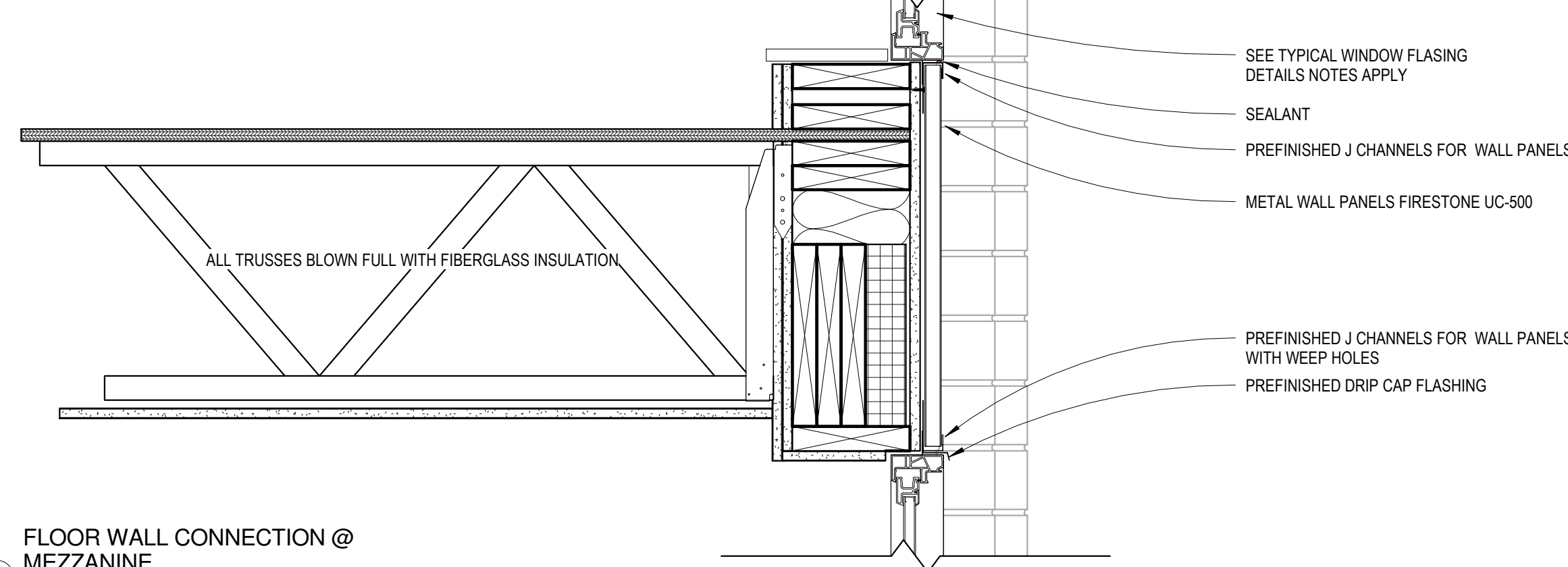
4 Exterior Wall - Steel Lintel at Conc Floor
1 1/2" = 1'-0"



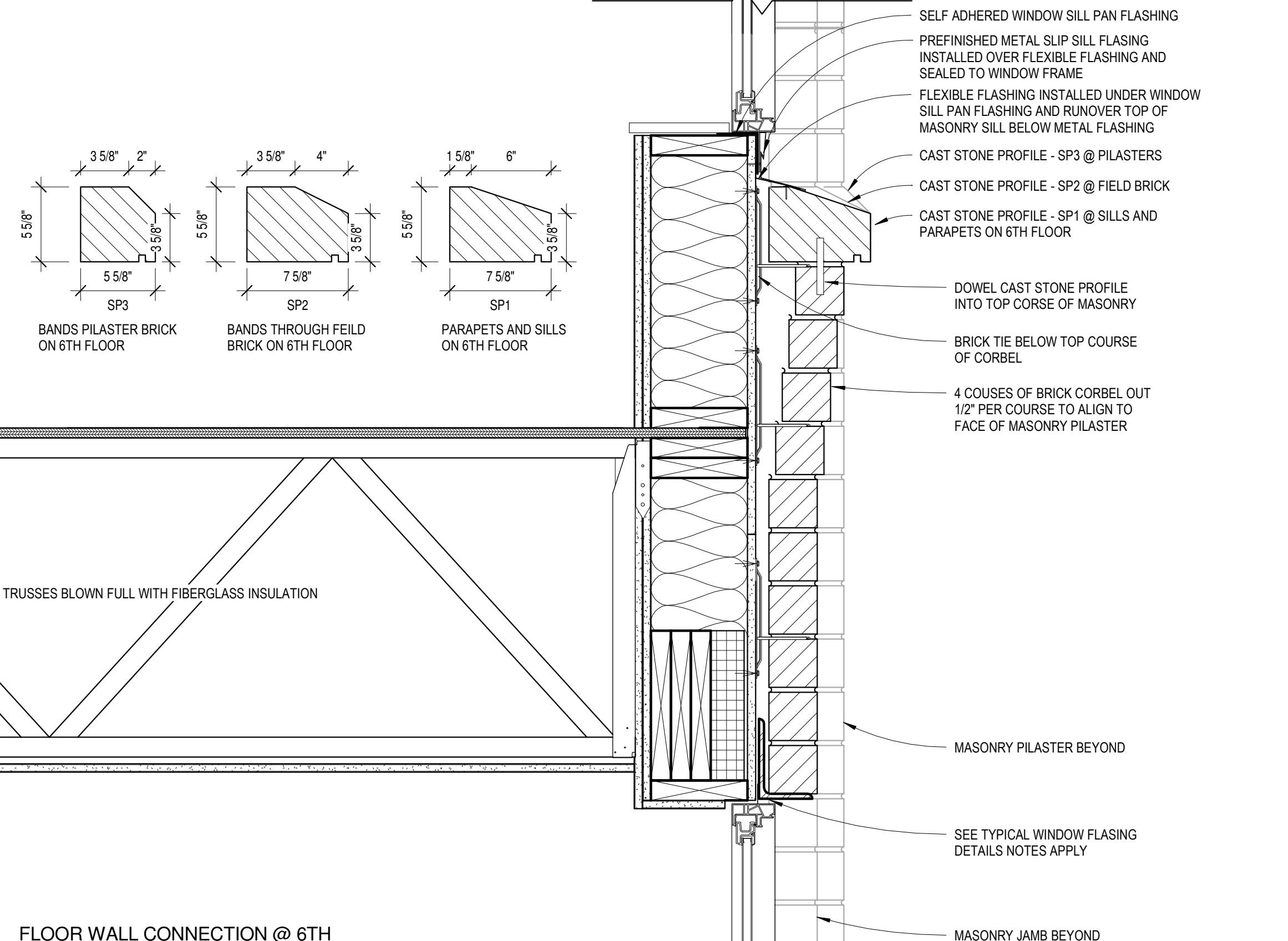
5 Exterior Wal - Parapet at Patio
1 1/2" = 1'-0"



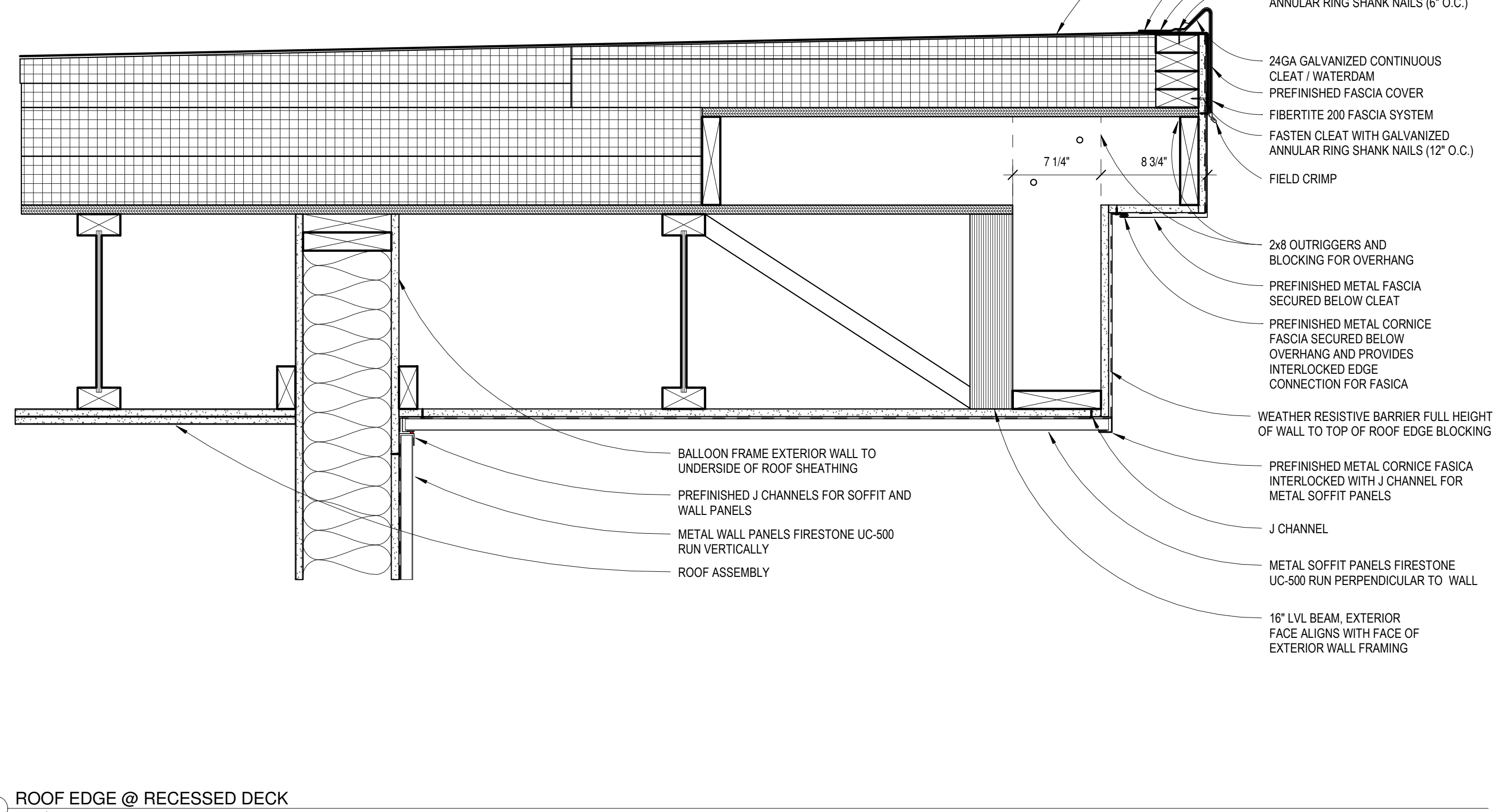
3 ROOF EDGE @ BEARING WALLS
1 1/2" = 1'-0"



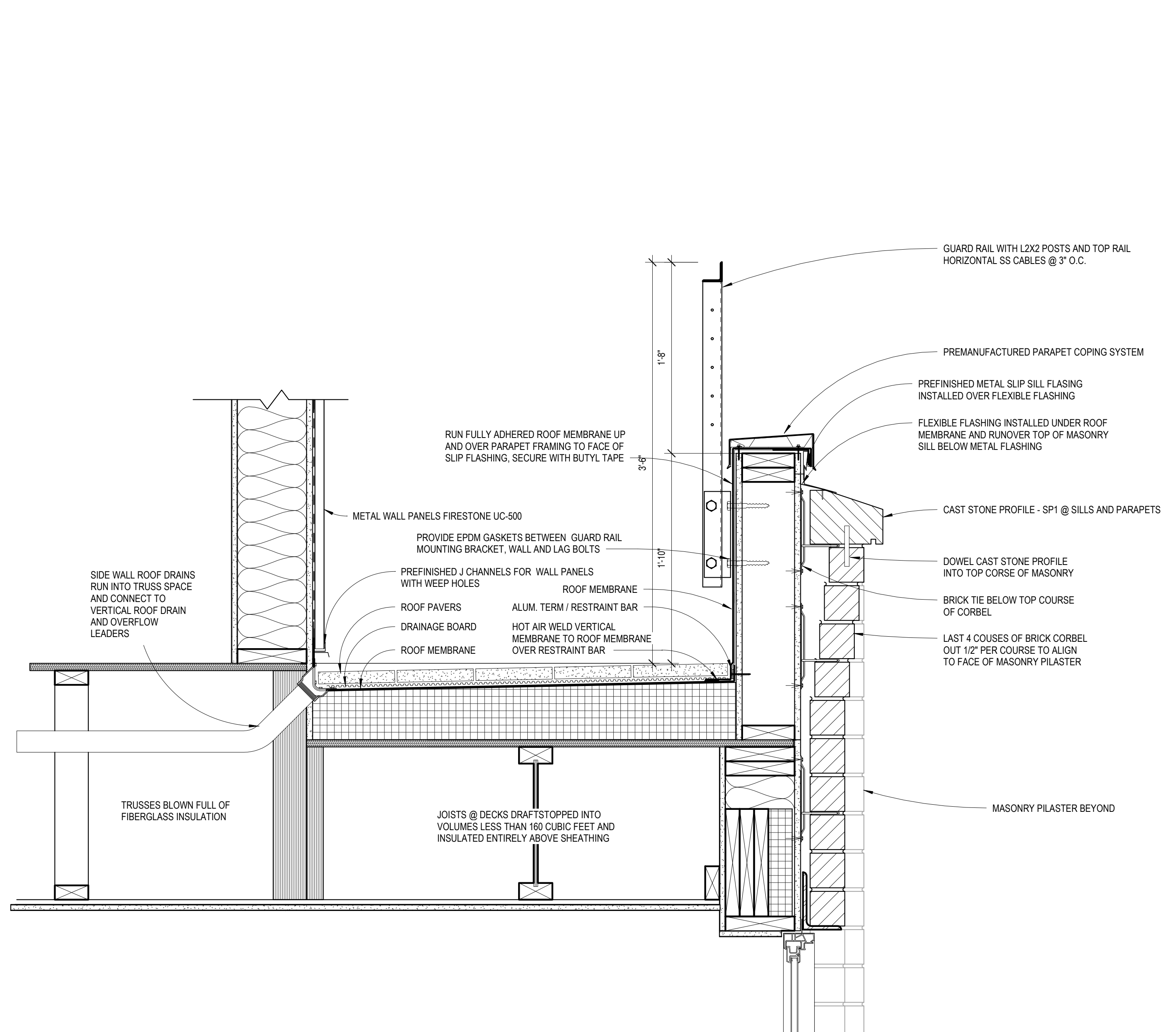
4 FLOOR WALL CONNECTION @ MEZZANINE
1 1/2" = 1'-0"



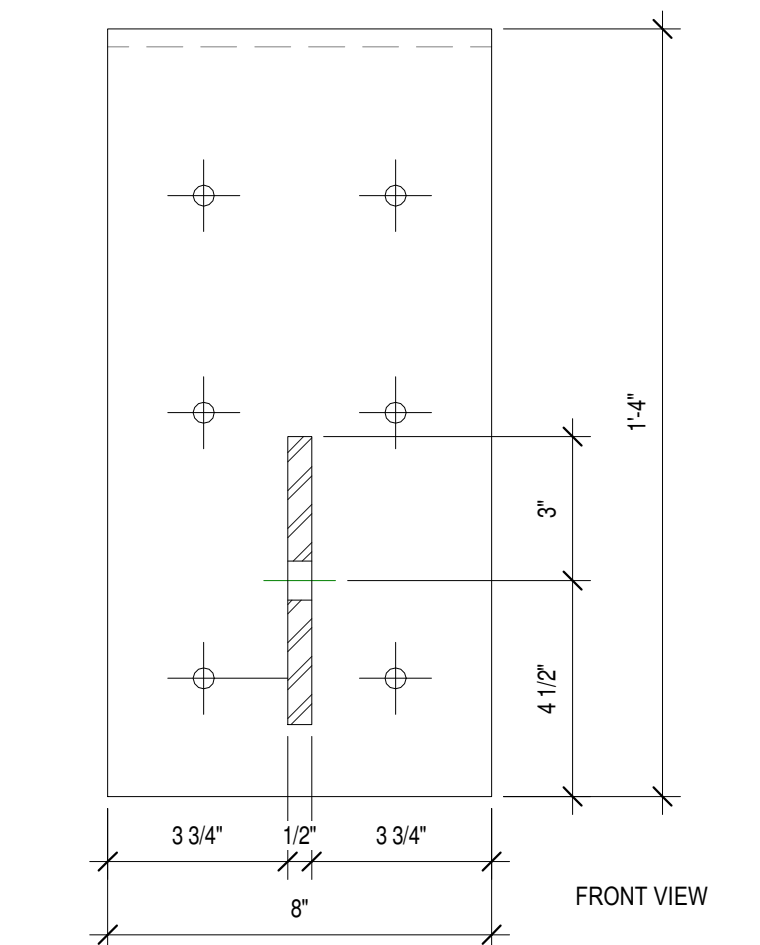
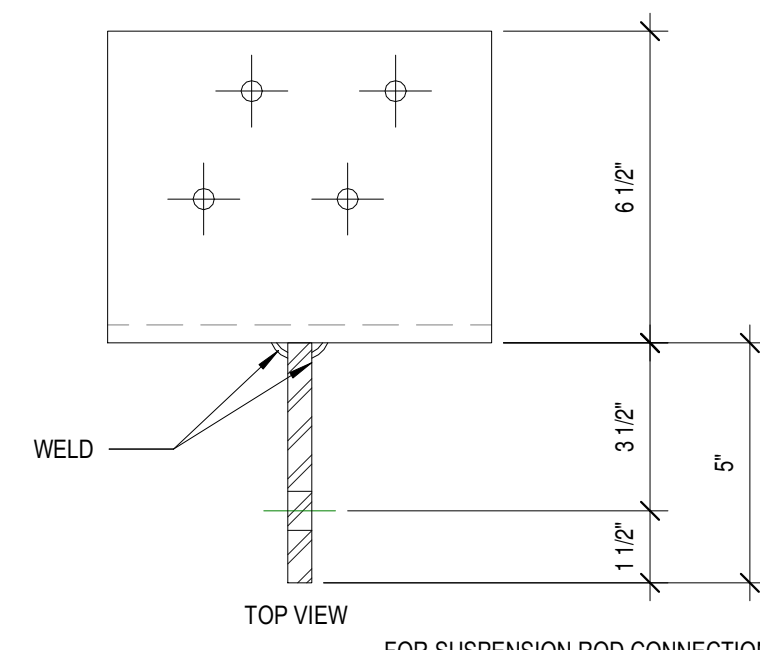
5 FLOOR WALL CONNECTION @ 6TH FLOOR BEARING
1 1/2" = 1'-0"



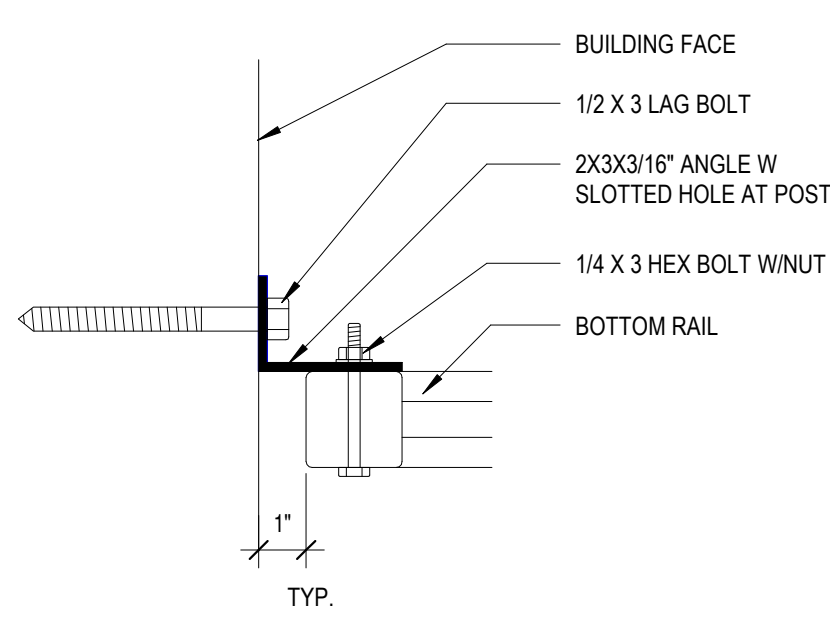
1 ROOF EDGE @ RECESSED DECK
1 1/2" = 1'-0"



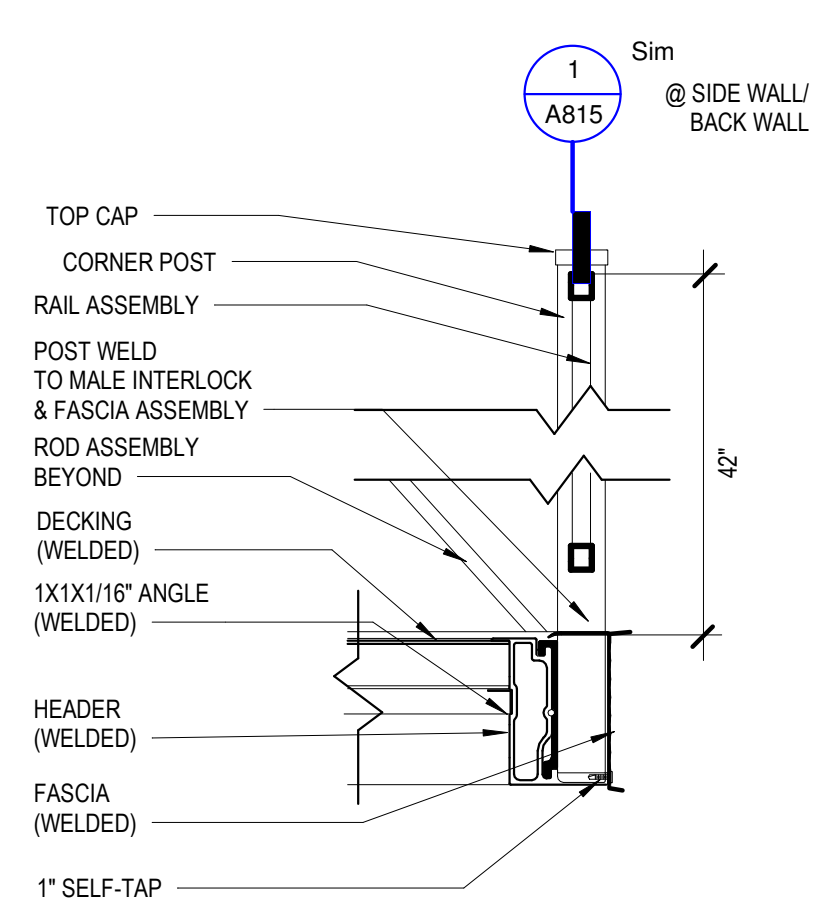
2 PARAPET EDGE @ ROOF DECK
1 1/2" = 1'-0"



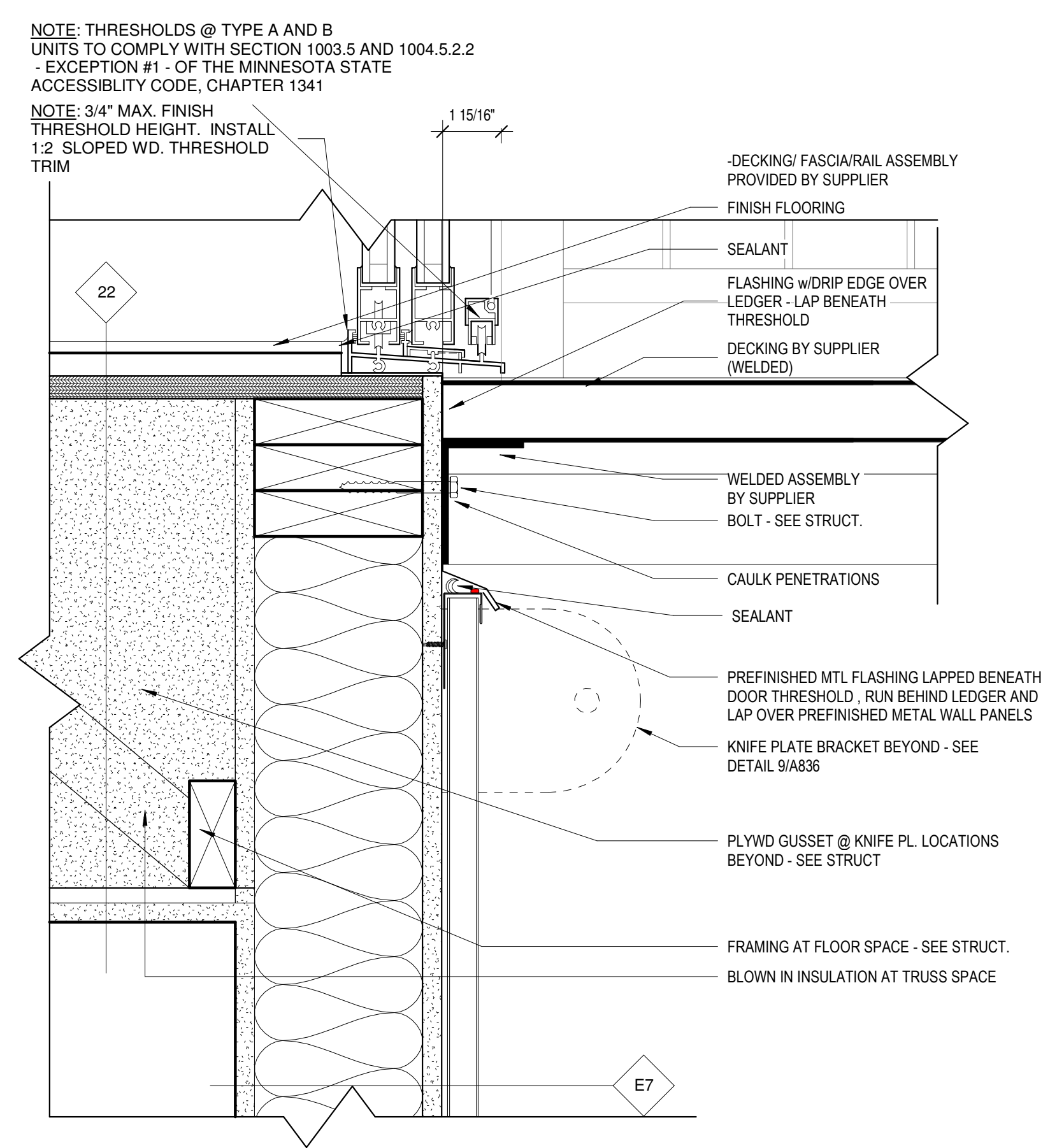
④ 8800 Deck - Knife Plate Plans
3" = 1'-0"



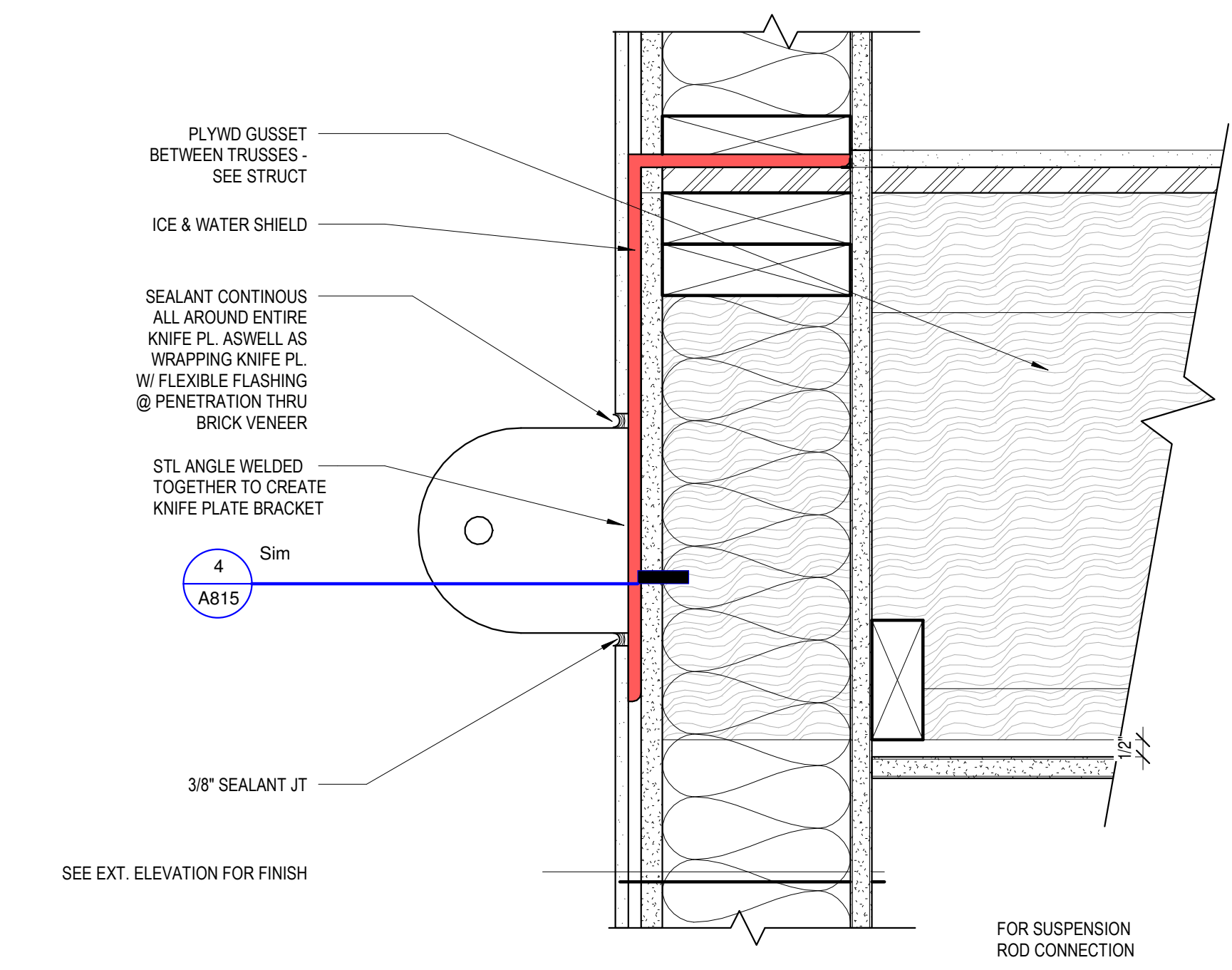
① 8800 Deck - Top Deck Rail Post
3" = 1'-0"



⑤ 8800 Deck - Deck Edge
1 1/2" = 1'-0"



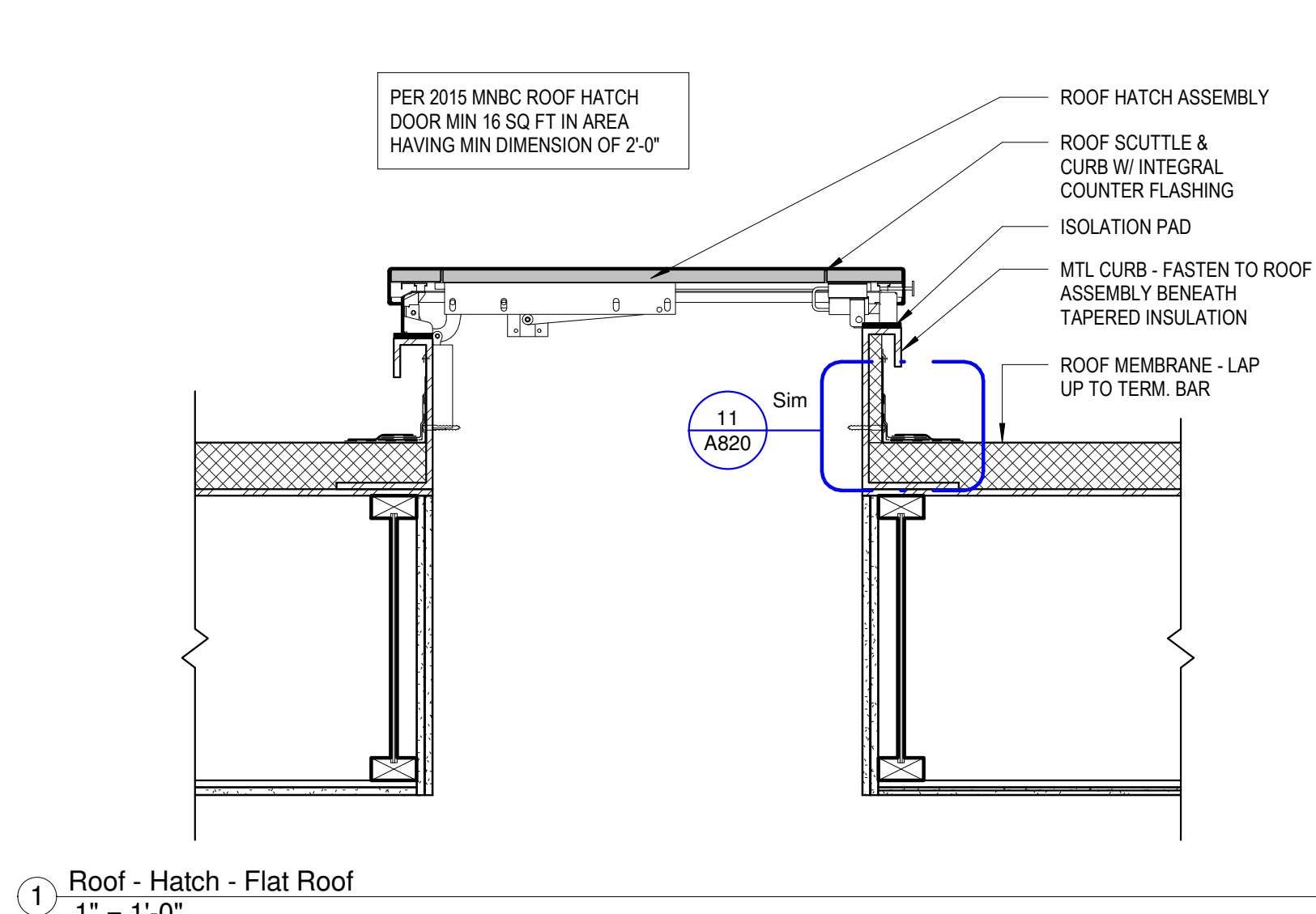
② Deck - Slider Sill @ Truss/WD Stud Wall (Siding) - 1HR Wall
3" = 1'-0"



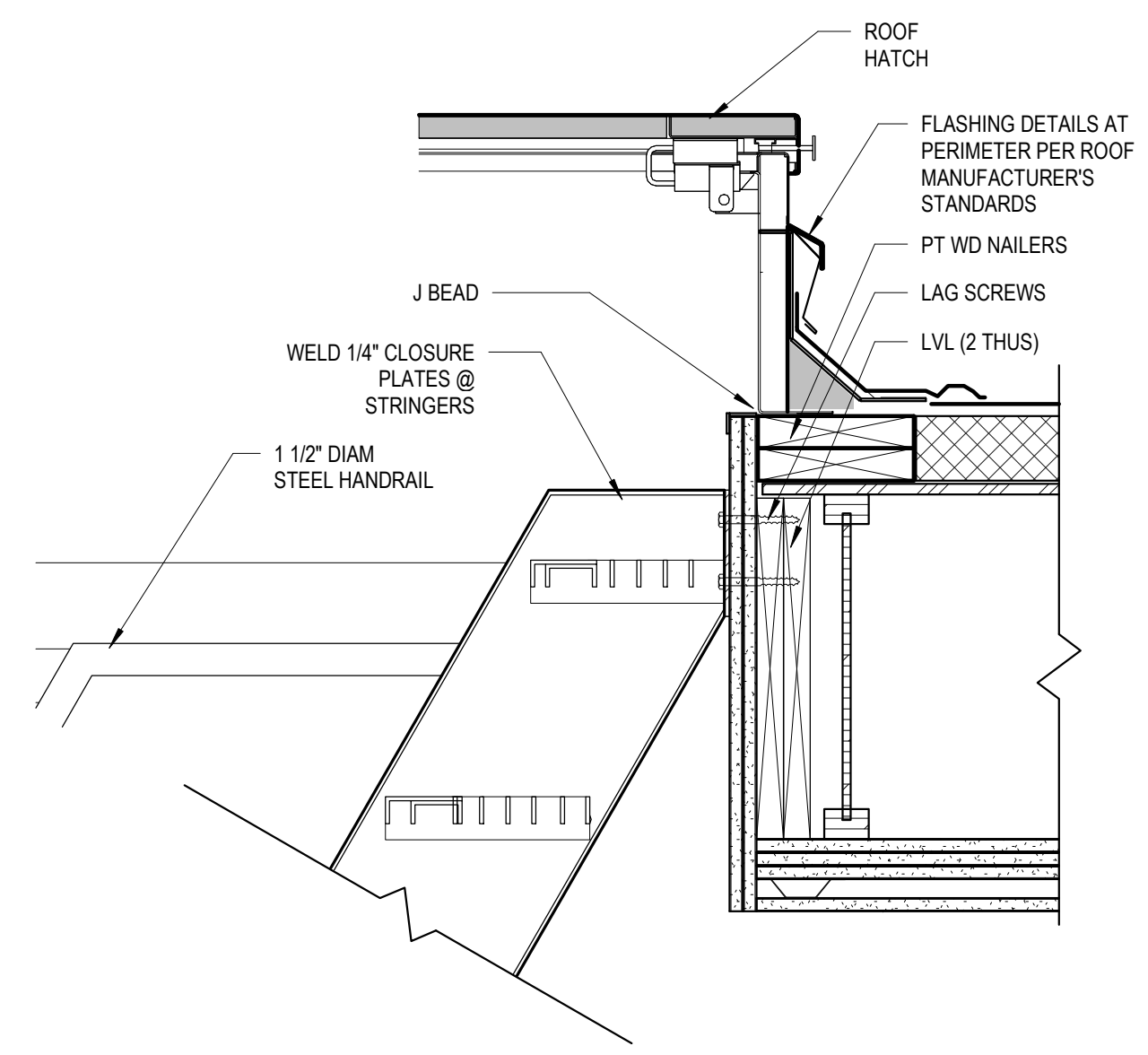
③ 8800 Deck - Knife Plate Section - 1HR Wall
3" = 1'-0"

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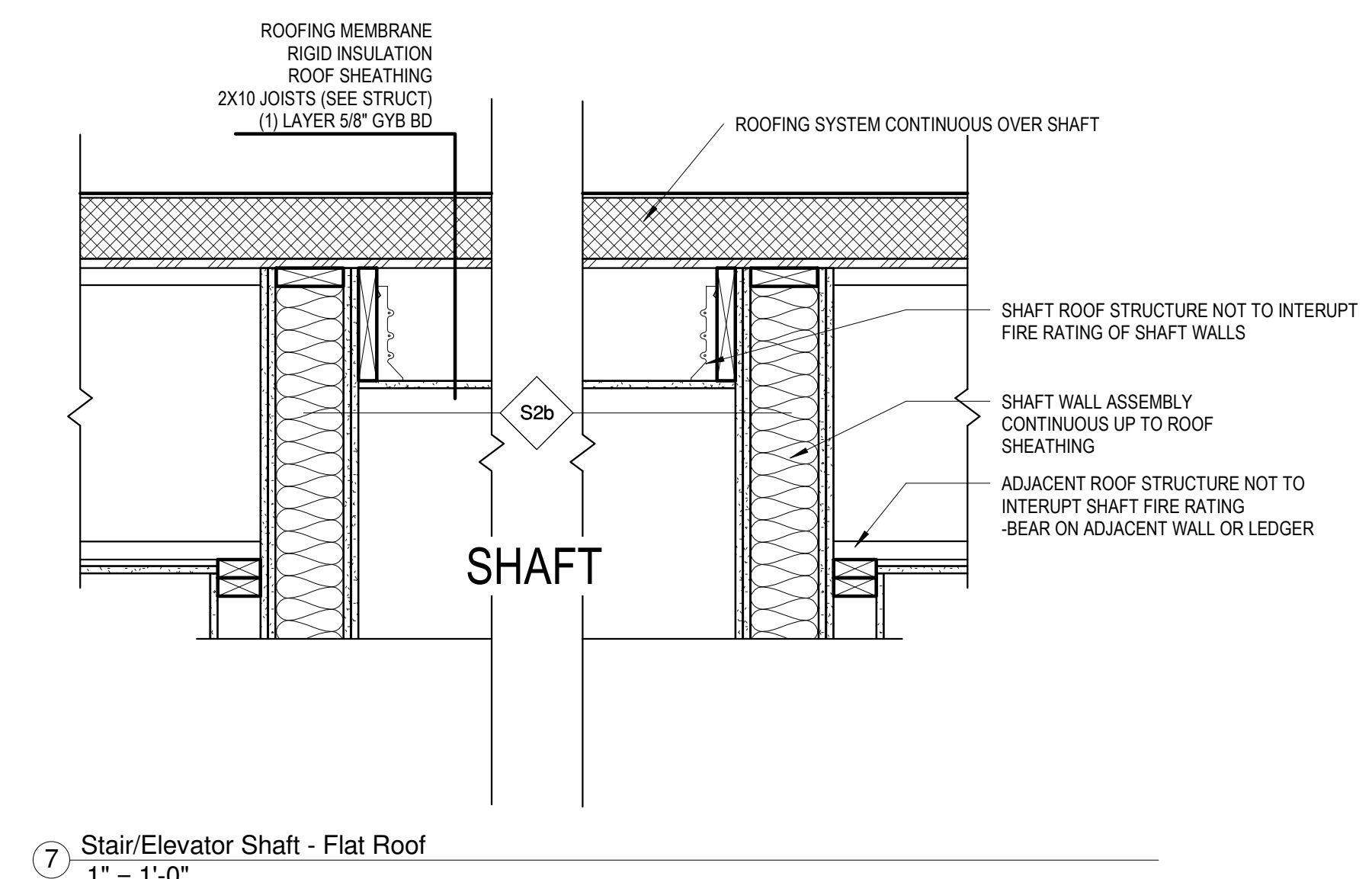
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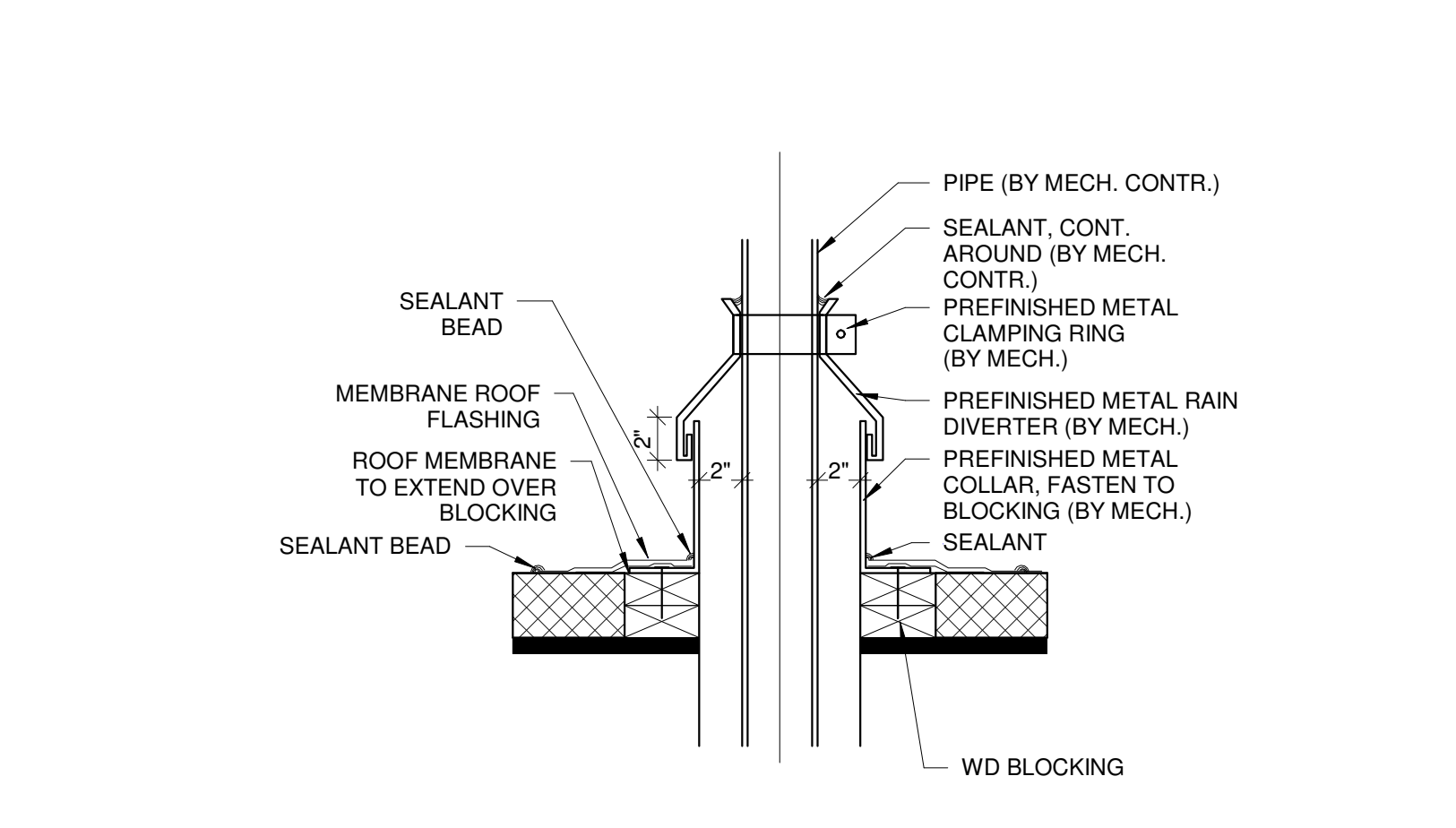
1 Roof - Hatch - Flat Roof
1 1/2" = 1'-0"



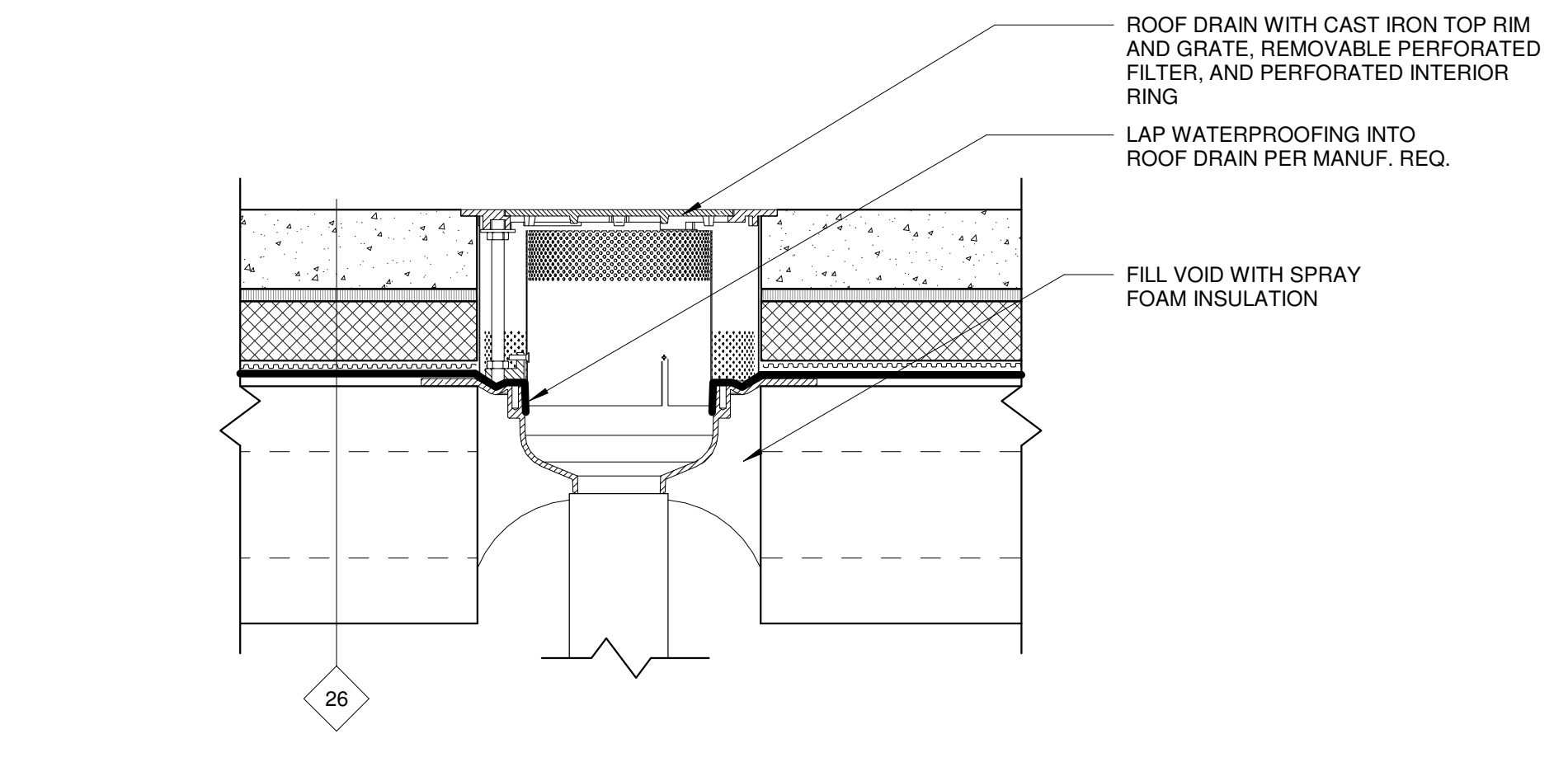
10 Roof - Ships Ladder Roof Hatch Connection
1 1/2" = 1'-0"



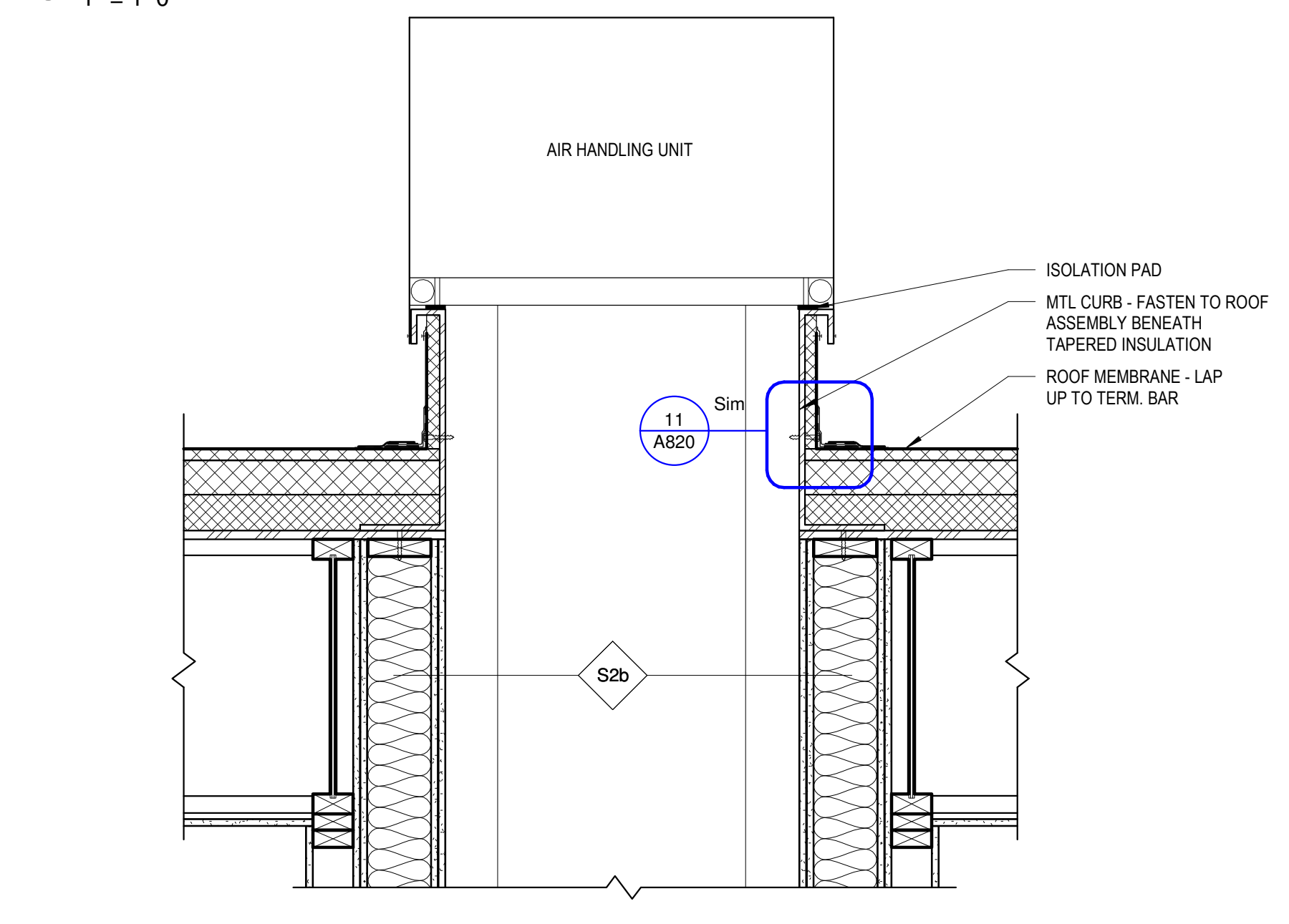
7 Stair/Elevator Shaft - Flat Roof
1" = 1'-0"



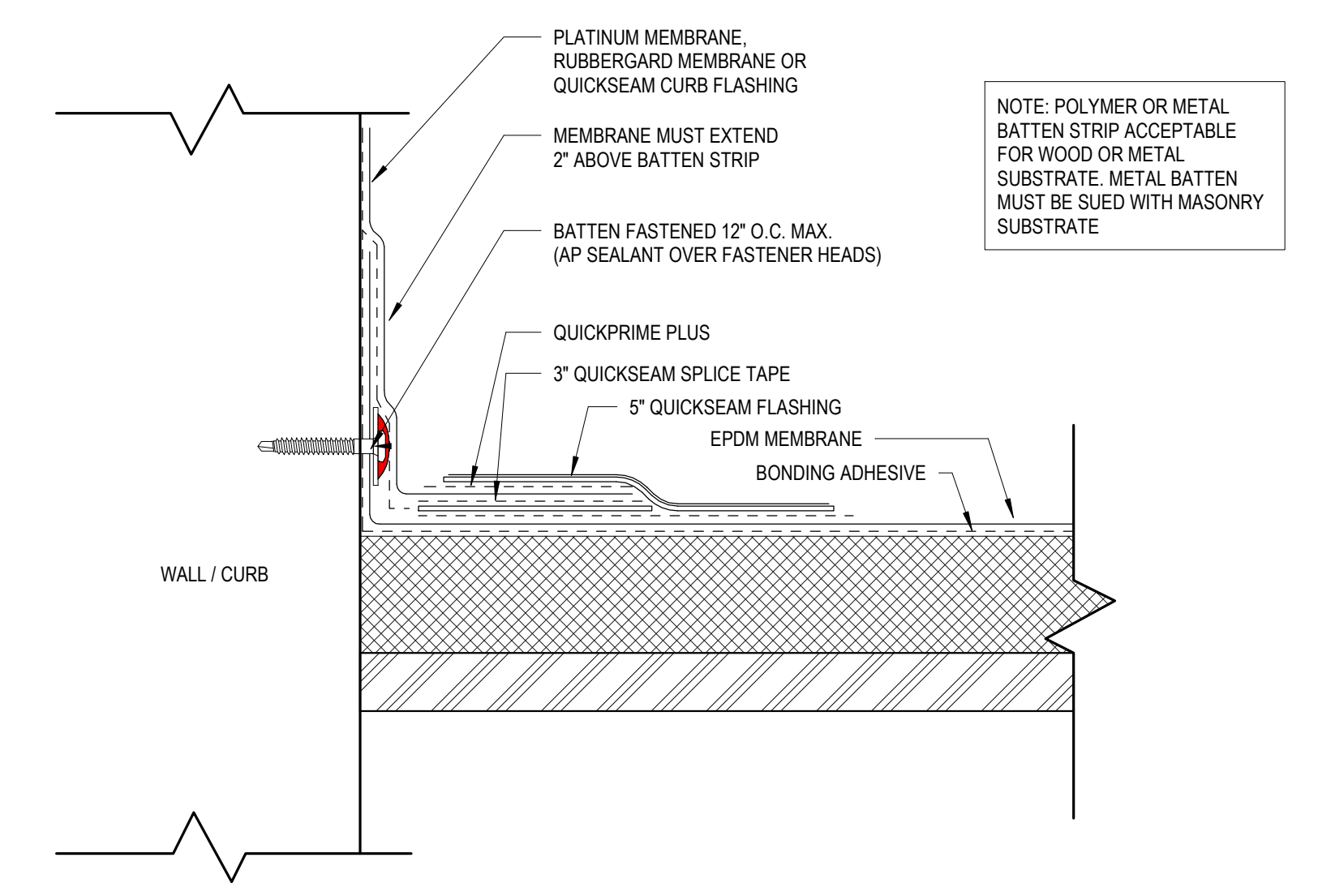
3 Roof-Waste Pipe Penetration
1 1/2" = 1'-0"



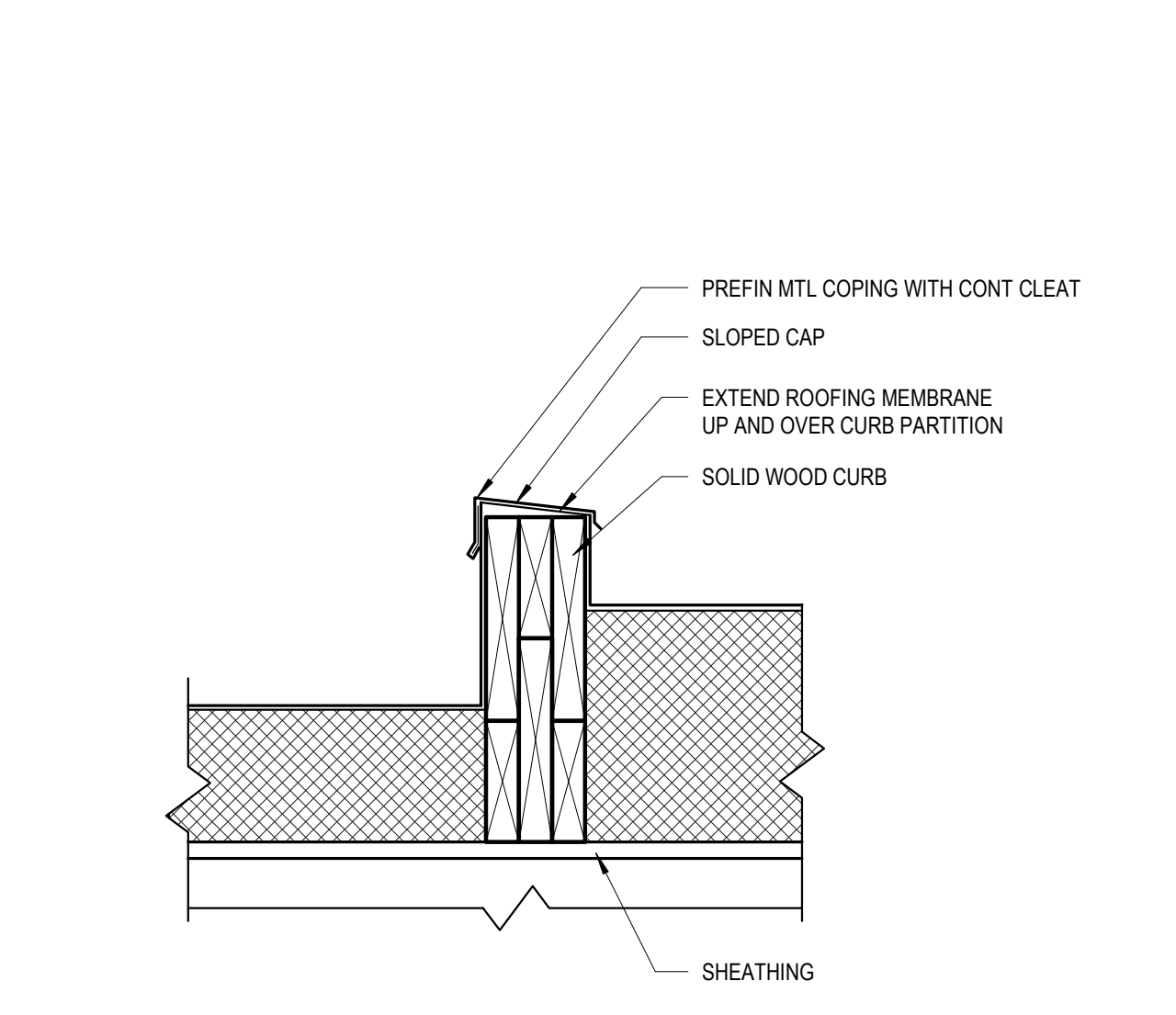
2 Exterior - Plaza Drain
1 1/2" = 1'-0"



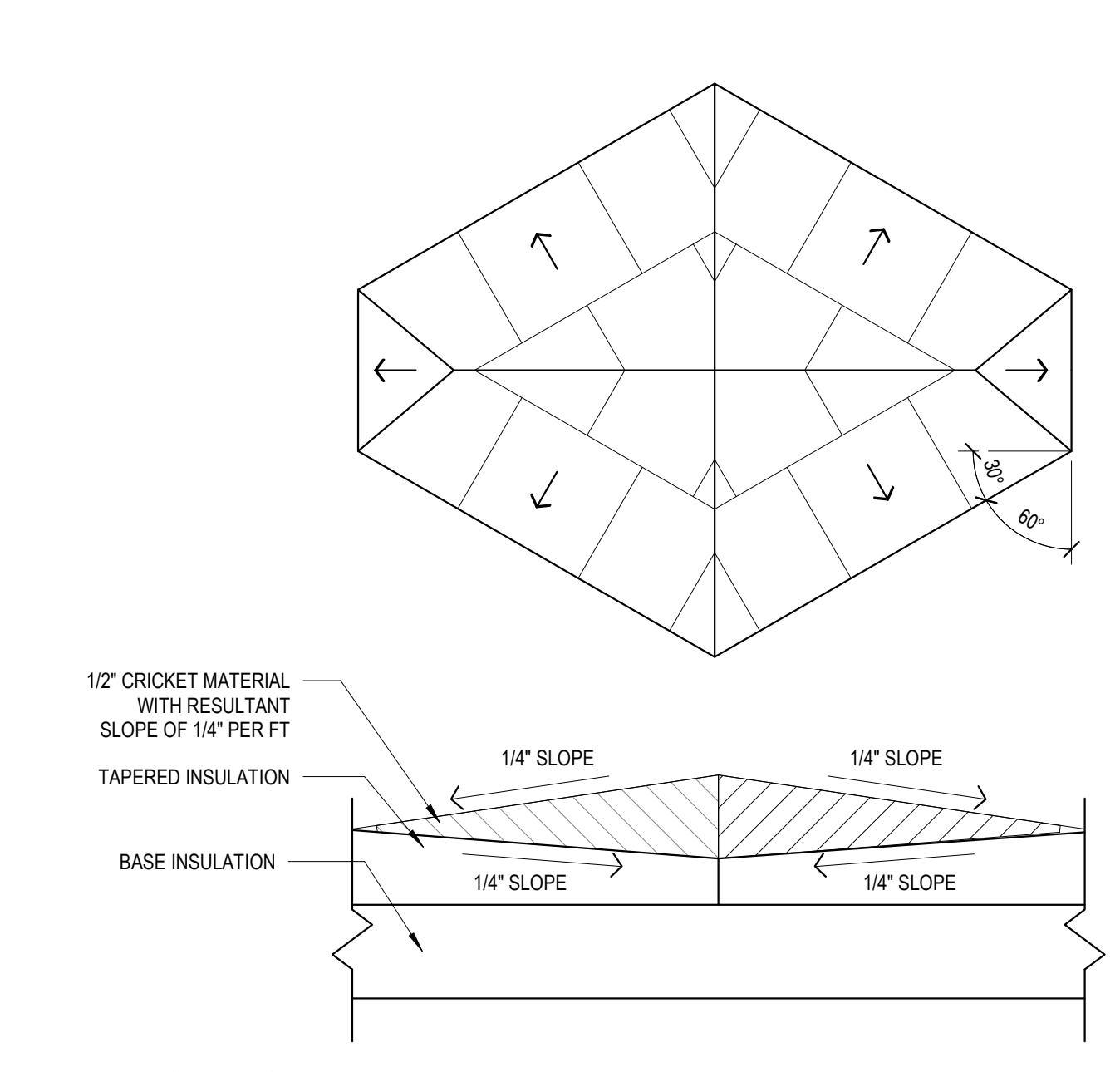
8 Attic - Shaft - Flat Roof
1" = 1'-0"



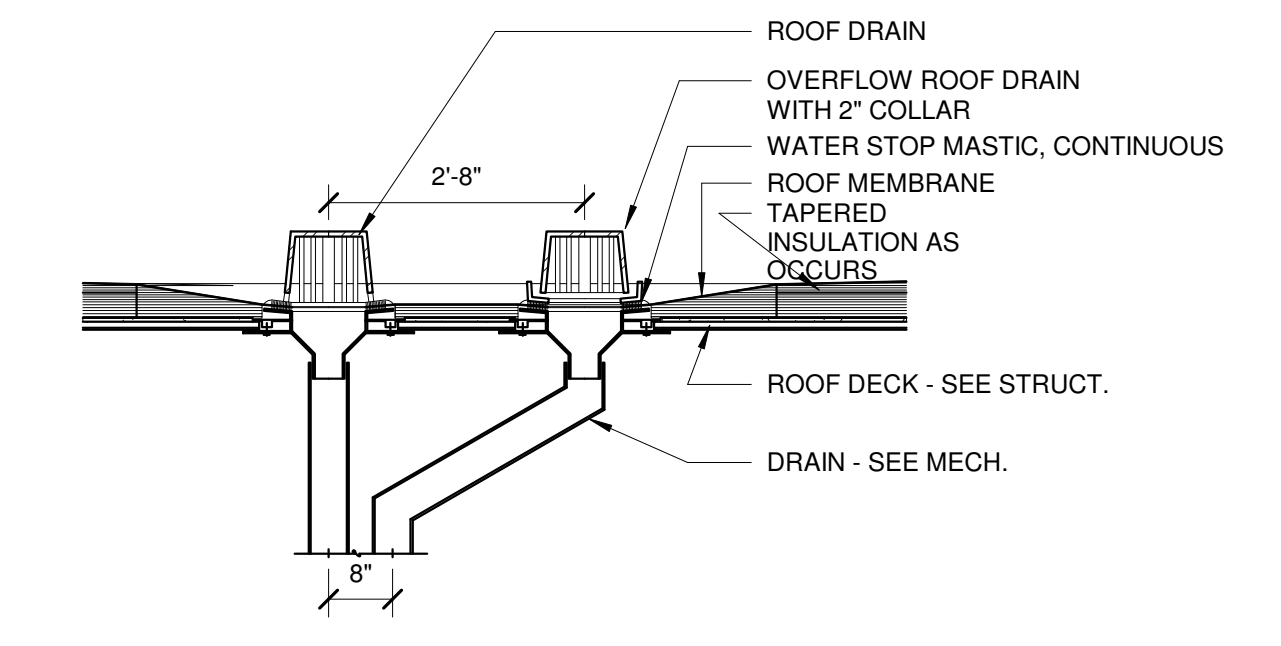
11 Roof - Wall Curb Connection Detail
6" = 1'-0"



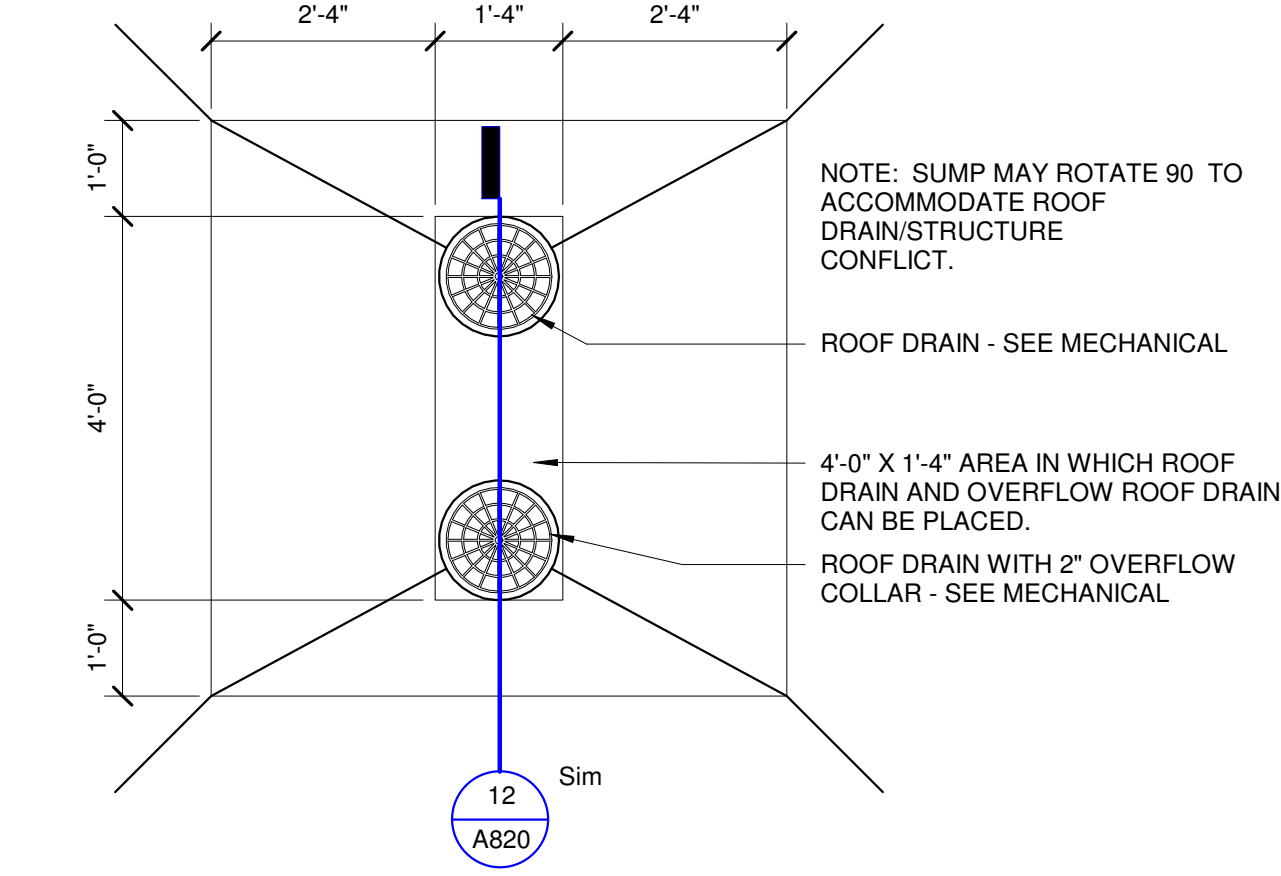
5 Roof - Section @ Roof Curb
1 1/2" = 1'-0"



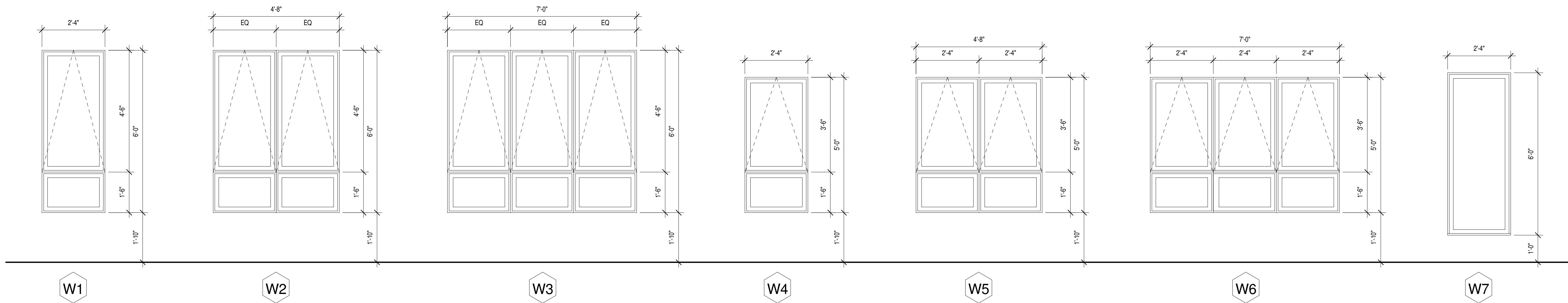
4 Roof - Cricket Section
1 1/2" = 1'-0"



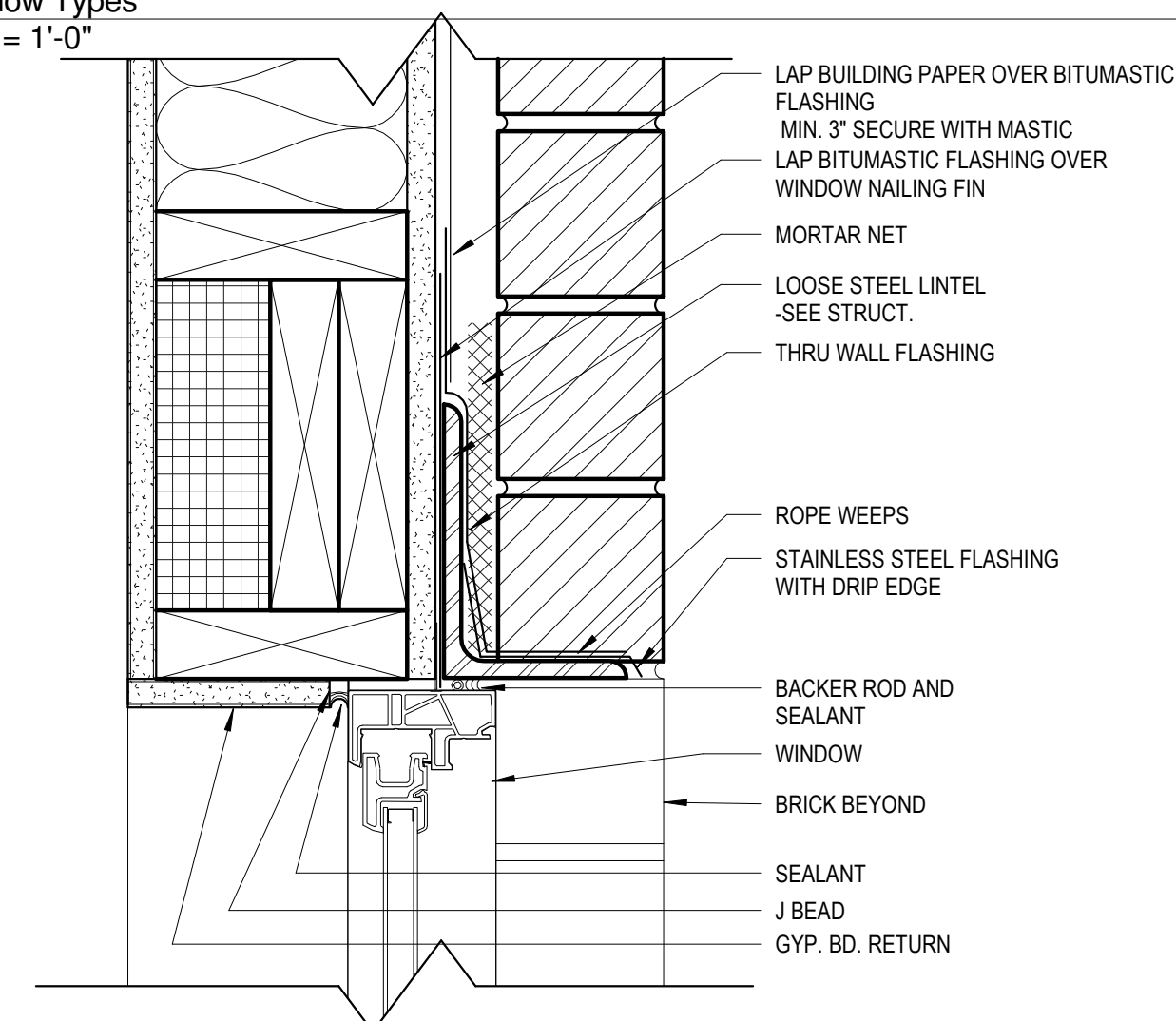
12 ROOF DRAIN SUMP SECTION
1 1/2" = 1'-0"



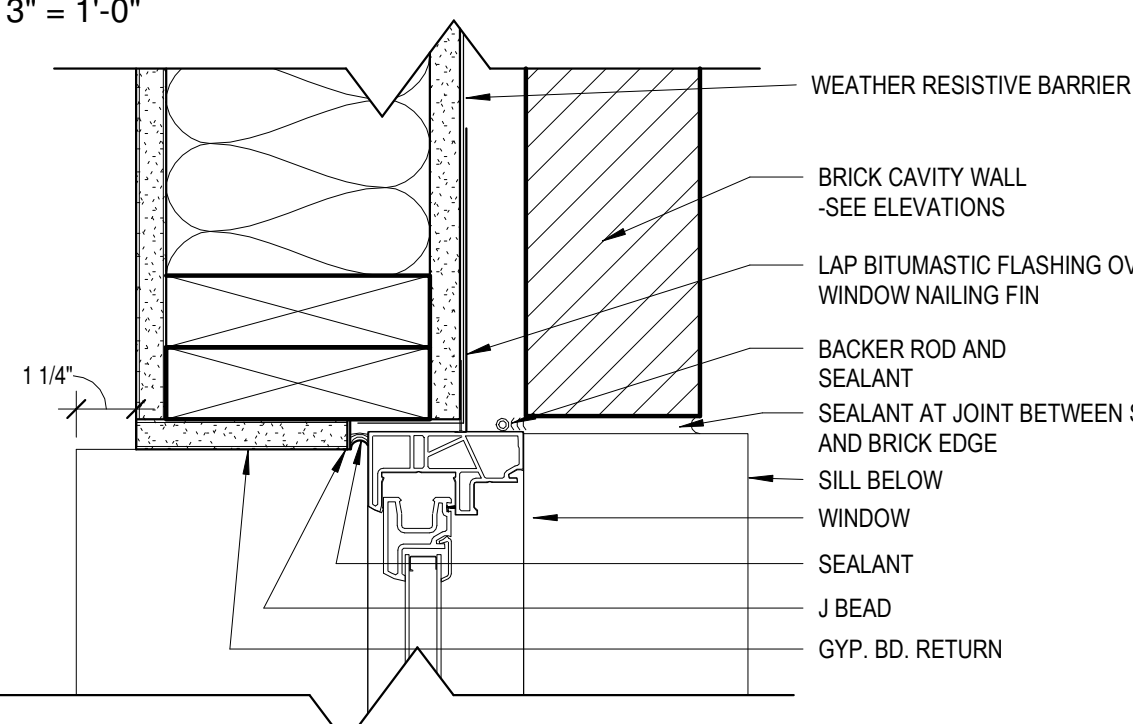
13 ROOF DRAIN TYPICAL SUMP PLAN
1 1/2" = 1'-0"



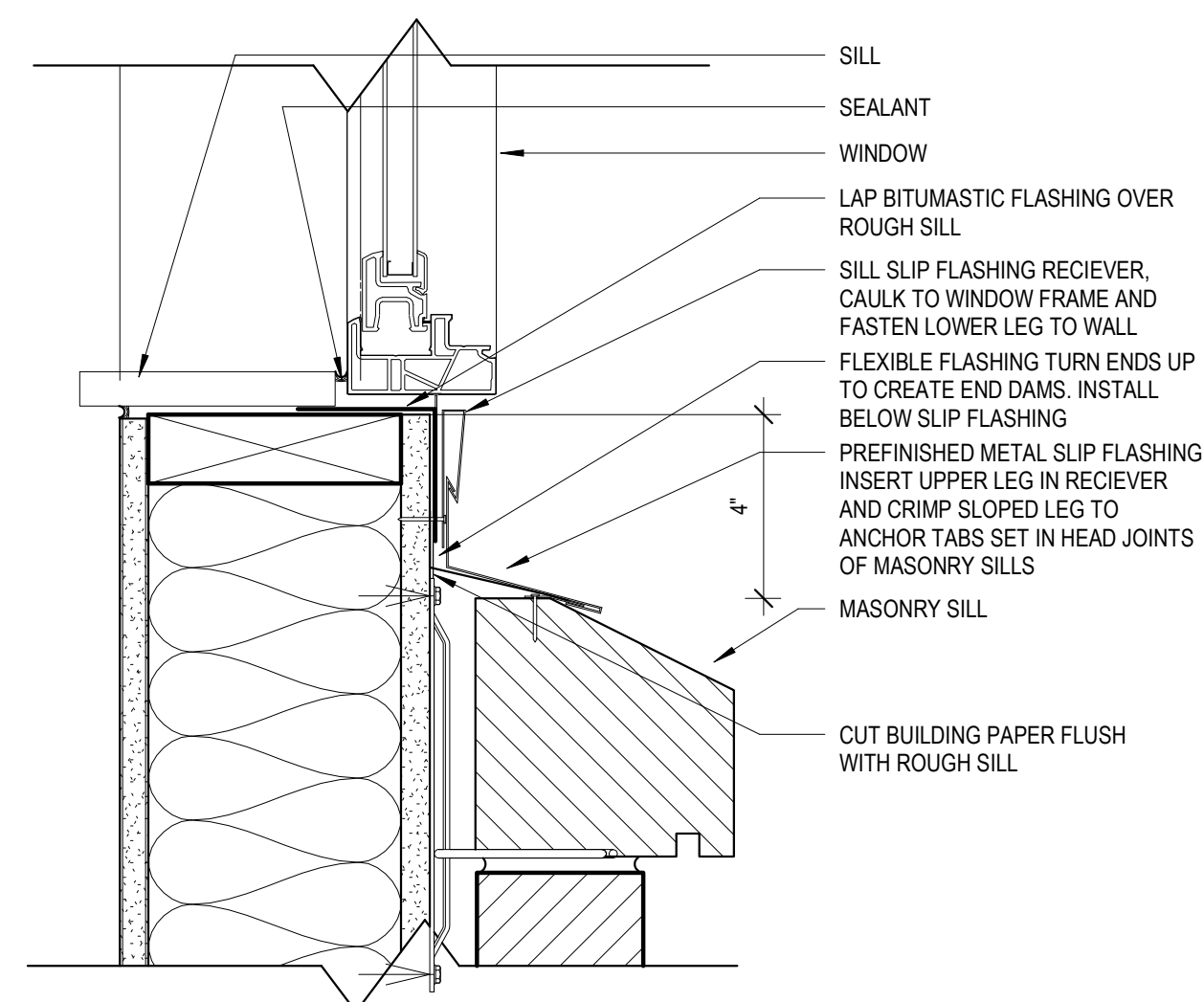
1 Window Types
1/2" = 1'-0"



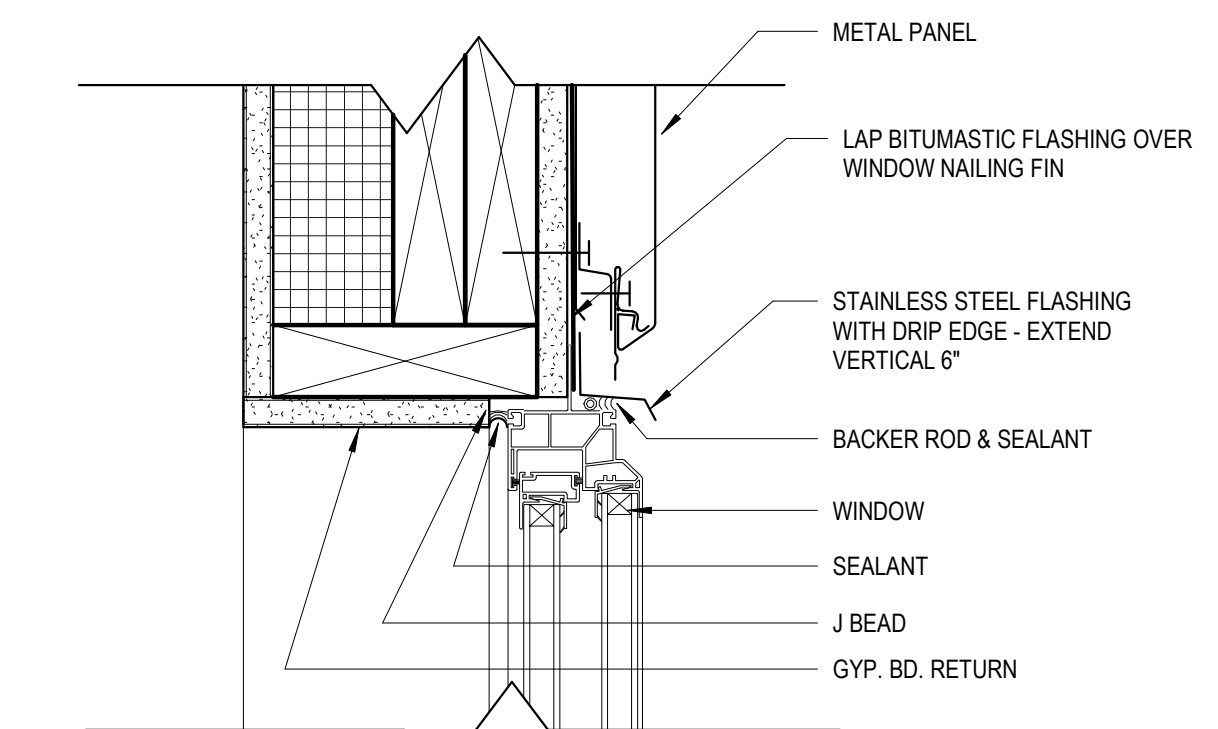
2 Window - Masonry Head
3" = 1'-0"



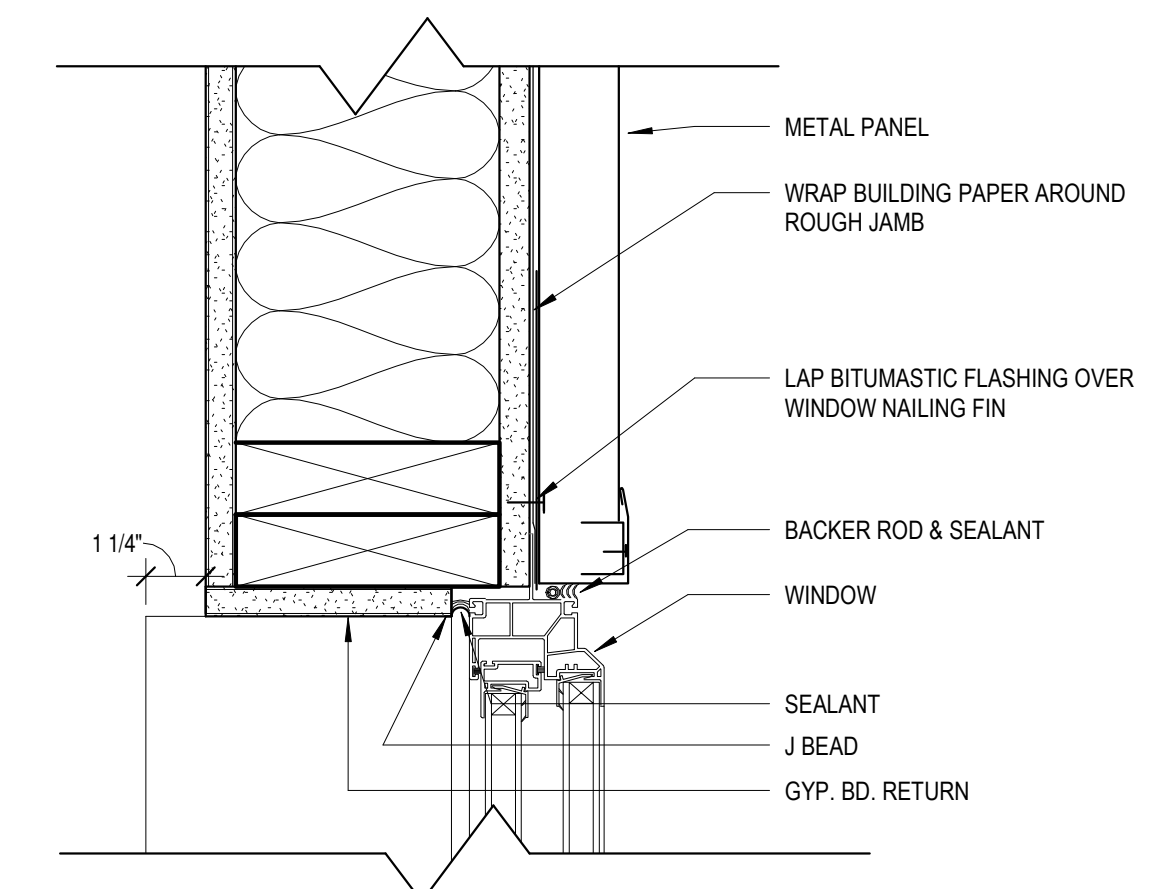
3 Window - Masonry Jamb
3" = 1'-0"



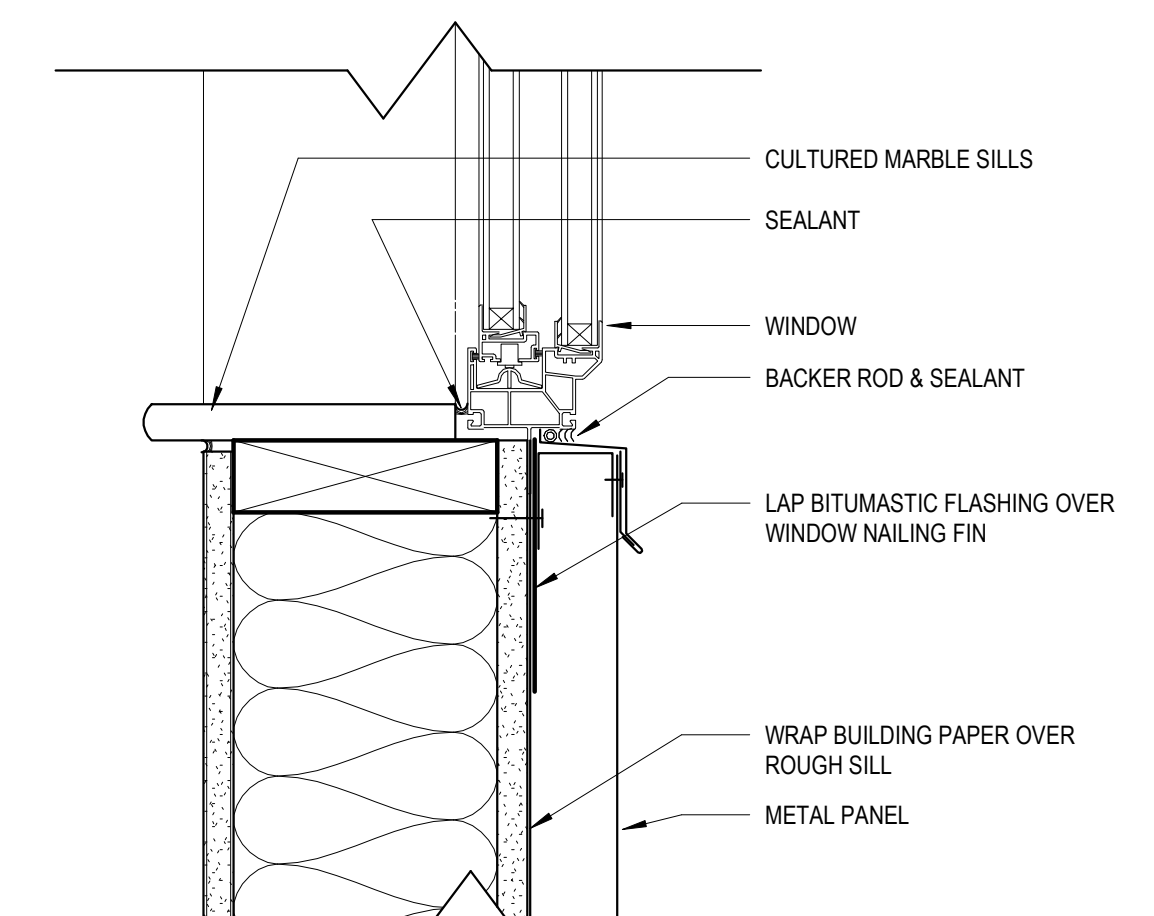
8 Window - Masonry Sill 1
3" = 1'-0"



4 Window - Metal Panel Head
3" = 1'-0"



5 Window - Metal Panel Jamb
3" = 1'-0"



6 Window - Metal Panel Sill
3" = 1'-0"

Oaks Union Depot Apartments

244 4th St E
Saint Paul MN 55101-1401

Oaks Properties, LLC

3550 East 46th Street
Suite 120
Minneapolis, MN 55406

Project Number 1577

Date 9-29-2016

Drawn By Author

Checked By Checker

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Link Wilson

LINK WILSON REG. NO: 21629

Date

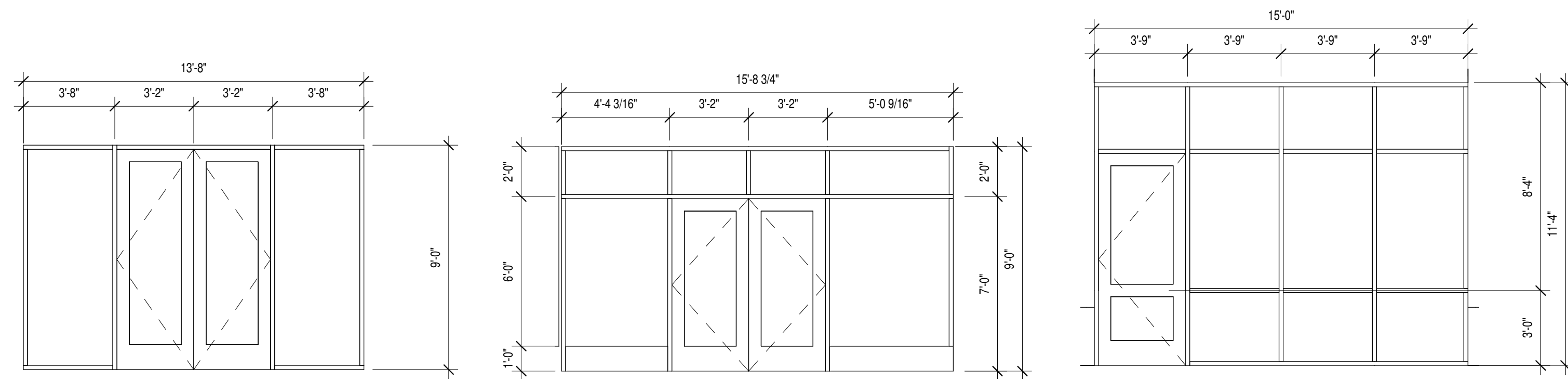
Revision

Rev. No.

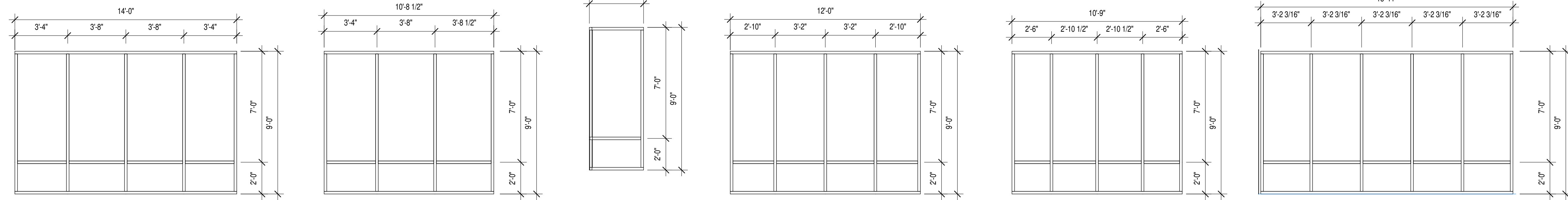
Storefront Details

As indicated

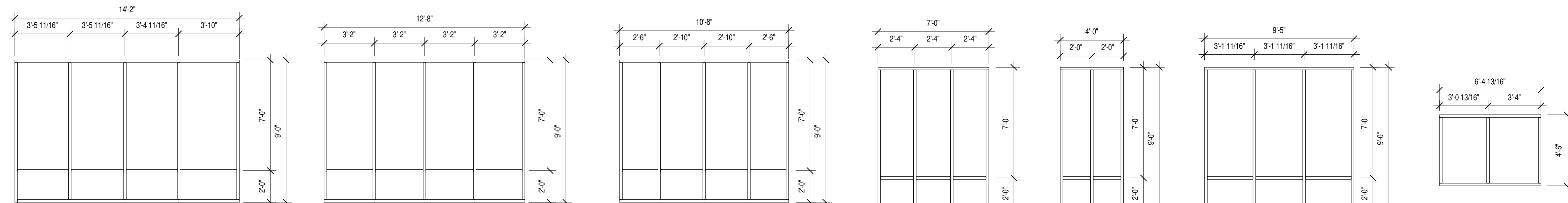
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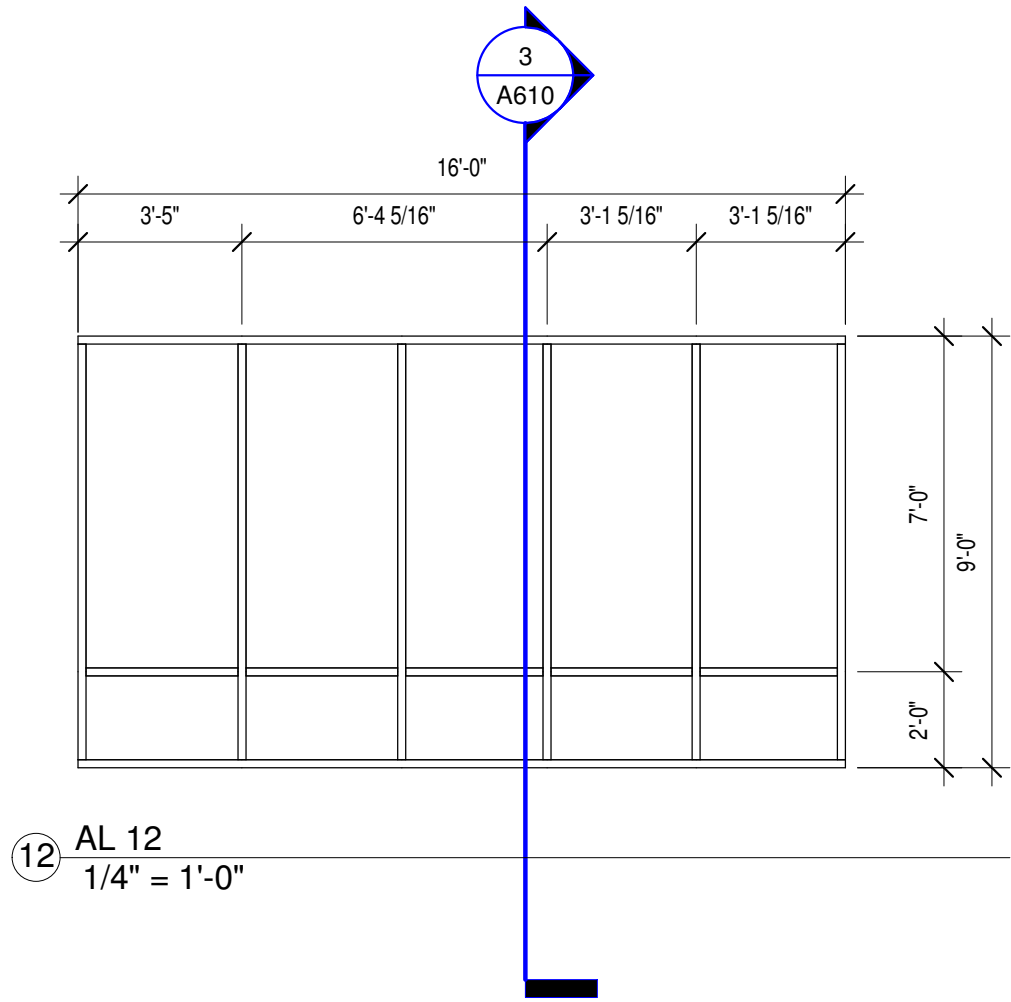
① AL 1 1/4" = 1'-0"
② AL 2 1/4" = 1'-0"
③ AL 3 1/4" = 1'-0"



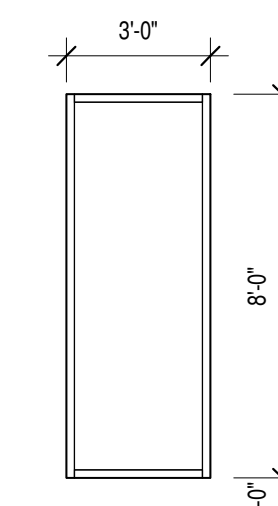
⑥ AL 6 1/4" = 1'-0"
⑦ AL 7 1/4" = 1'-0"
⑧ AL 8 1/4" = 1'-0"
⑨ AL 9 1/4" = 1'-0"
⑩ AL 10 1/4" = 1'-0"
⑪ AL 11 1/4" = 1'-0"
⑫ AL 12 1/4" = 1'-0"



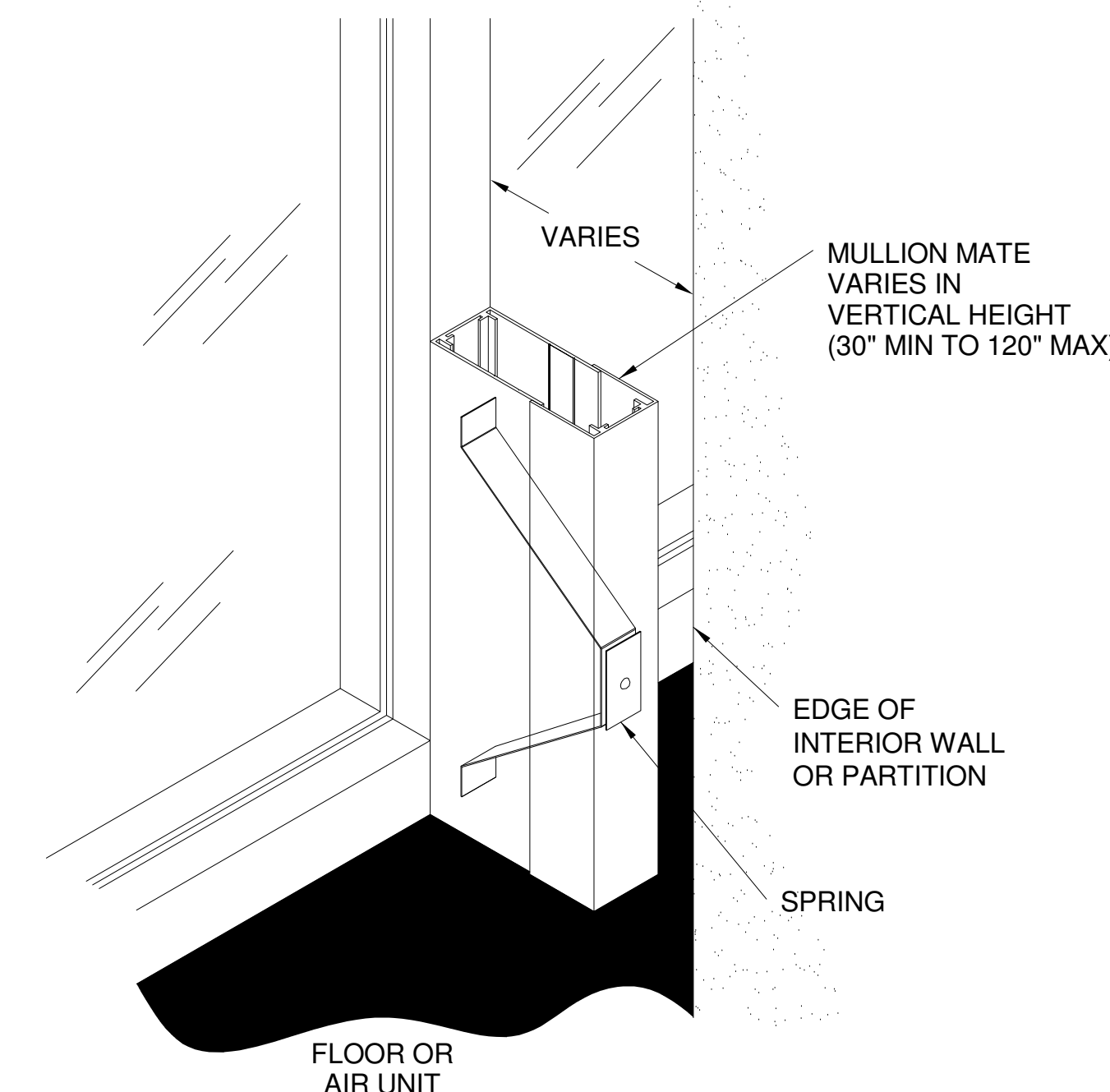
⑬ AL 13 1/4" = 1'-0"
⑭ AL 14 1/4" = 1'-0"
⑮ AL 15 1/4" = 1'-0"
⑯ AL 16 1/4" = 1'-0"
⑰ AL 17 1/4" = 1'-0"
⑱ AL 18 1/4" = 1'-0"
⑲ AL 19 1/4" = 1'-0"



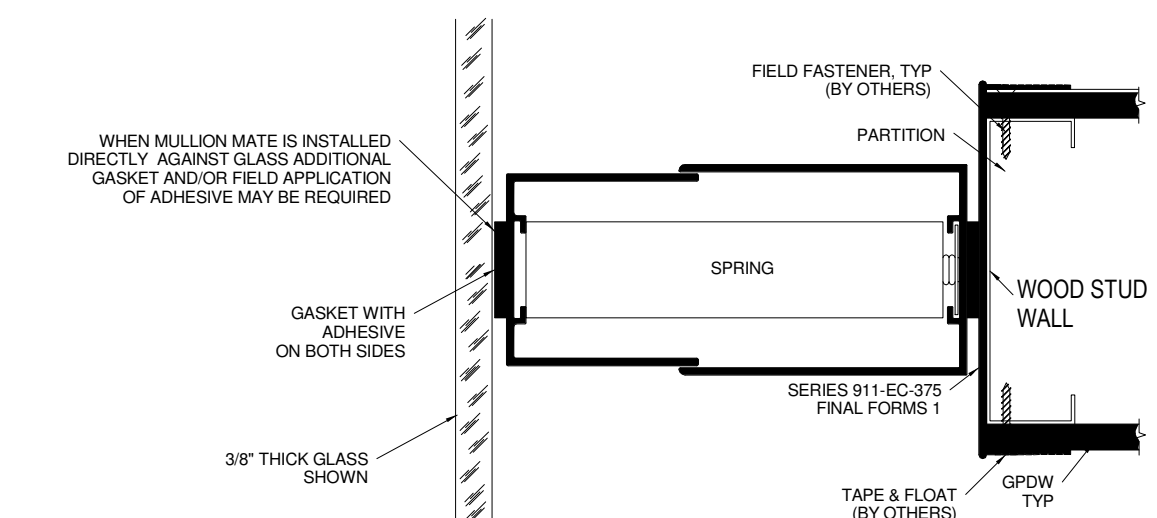
⑫ AL 20 1/4" = 1'-0"



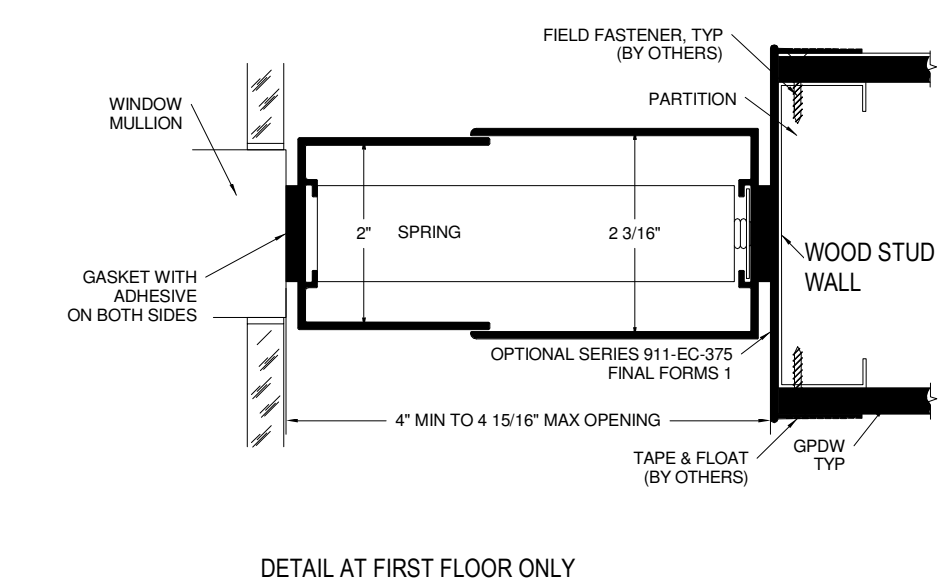
⑳ AL 20 1/4" = 1'-0"



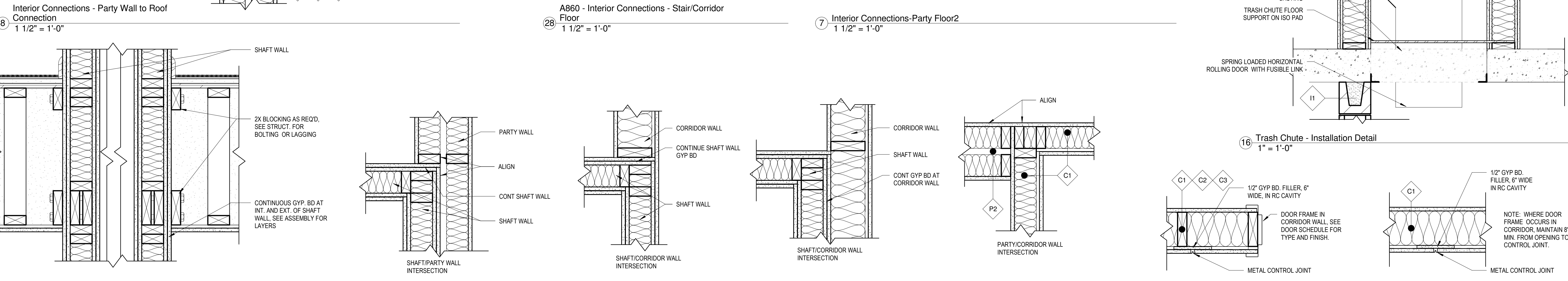
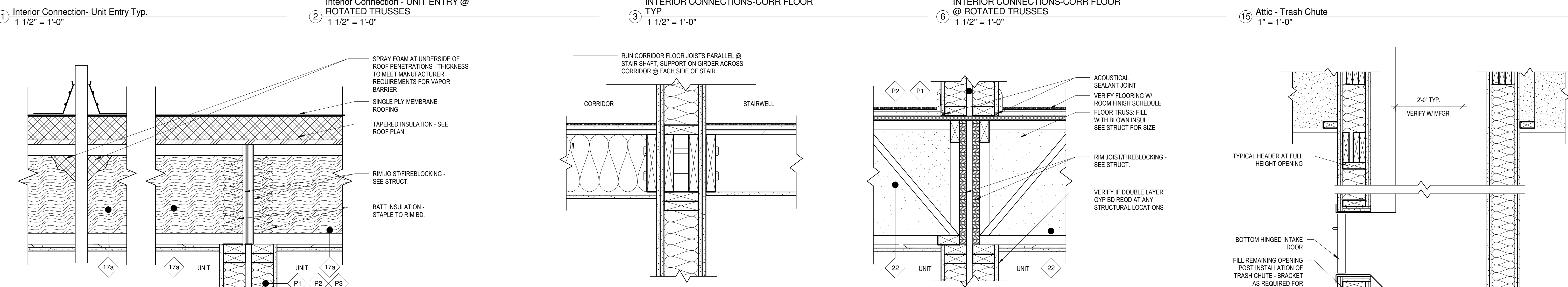
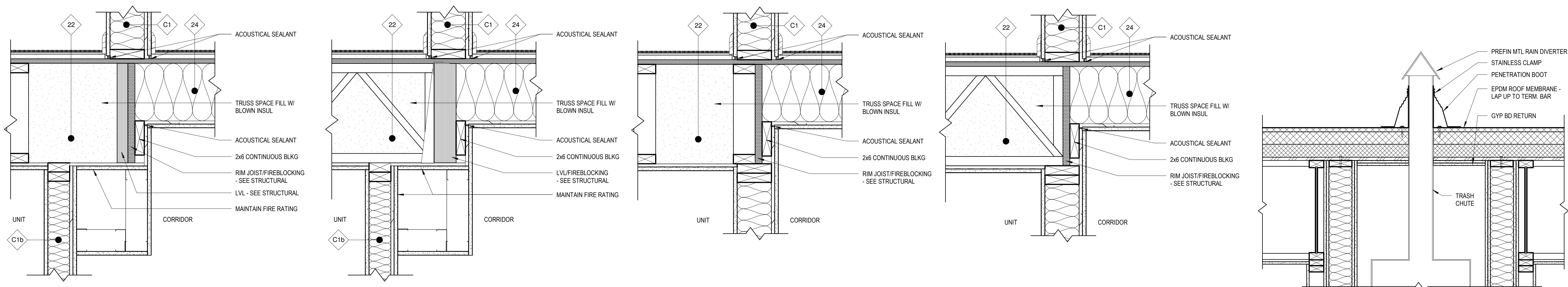
④ WALL CONNECTION TO MULLION AXON 3" = 1'-0"



⑫ WALL CONNECTION TO GLAZING 6" = 1'-0"

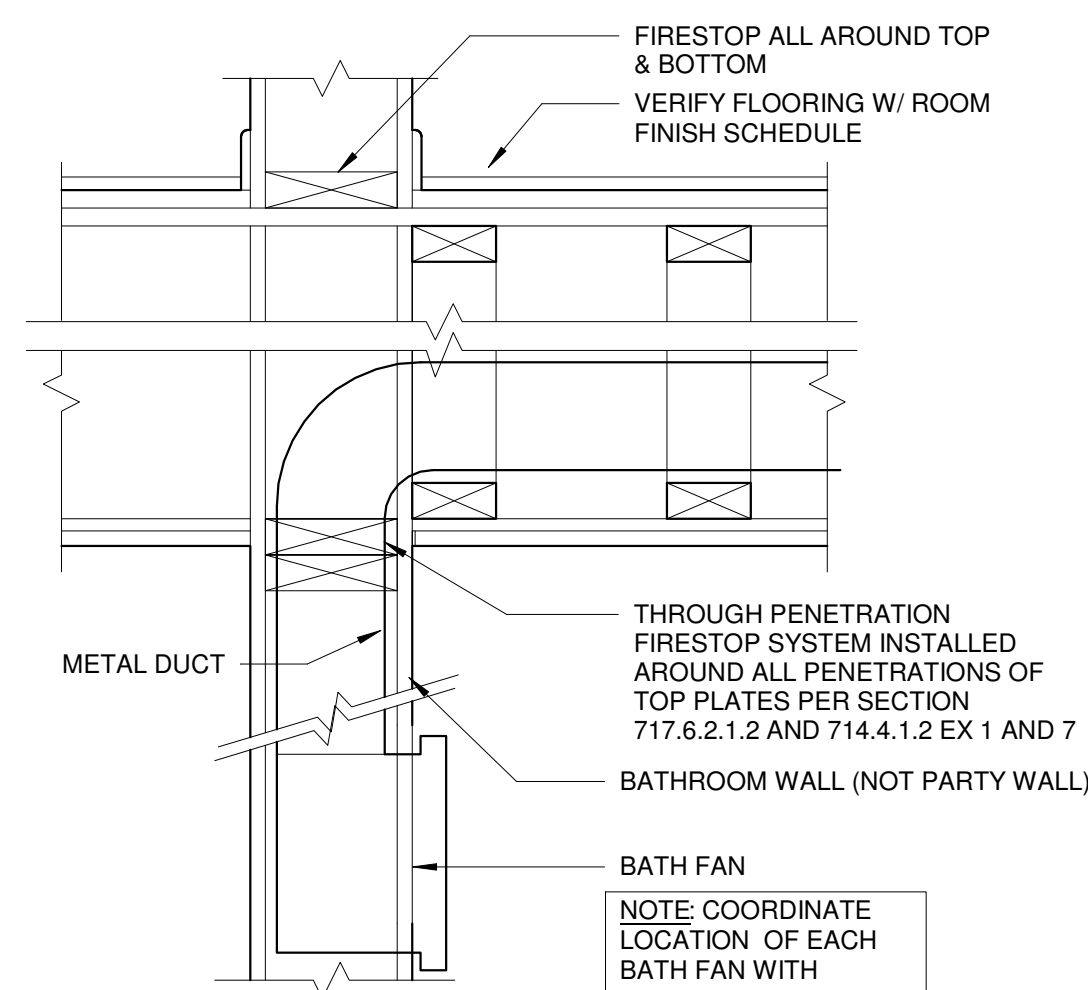
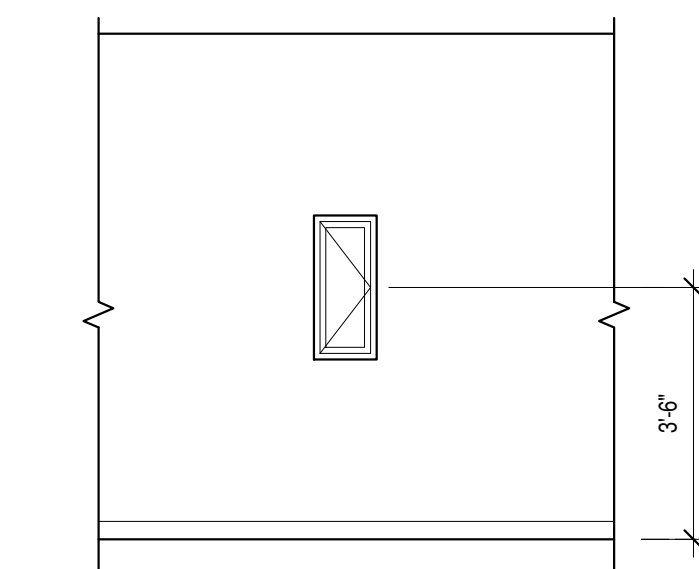
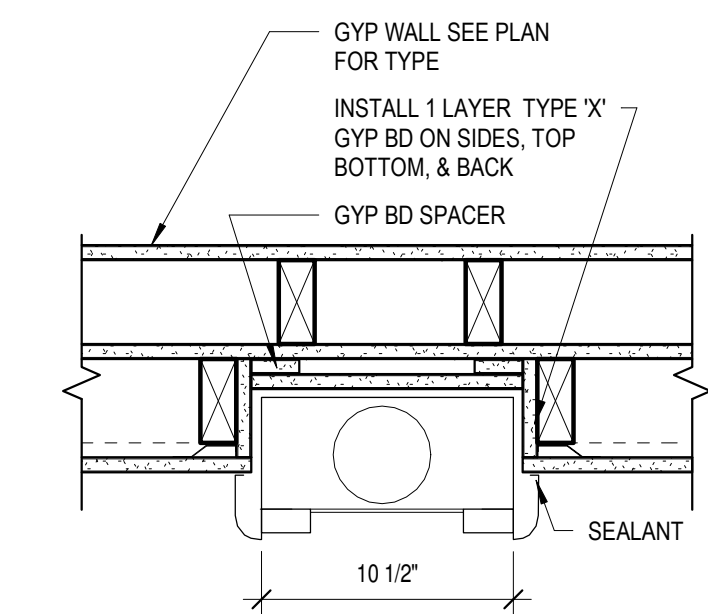
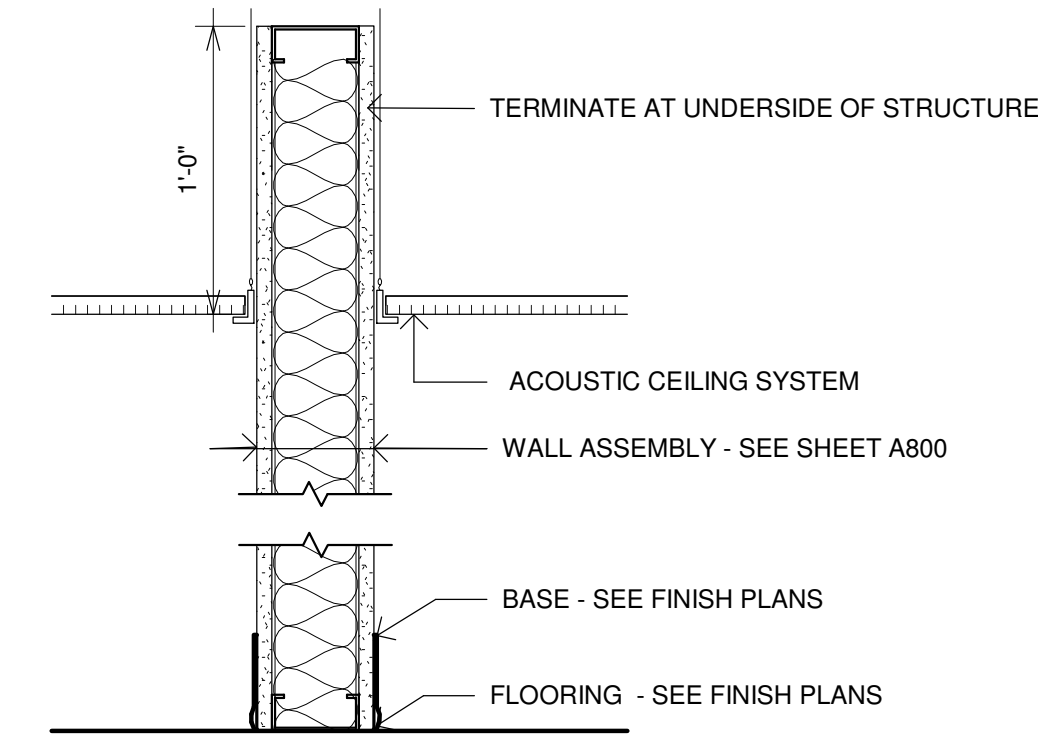
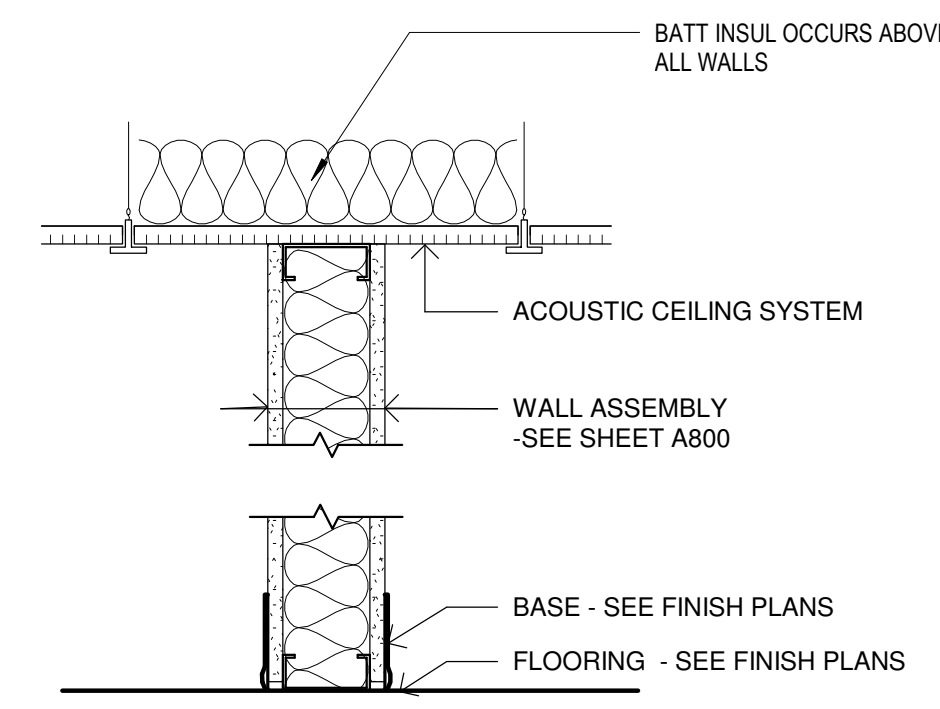
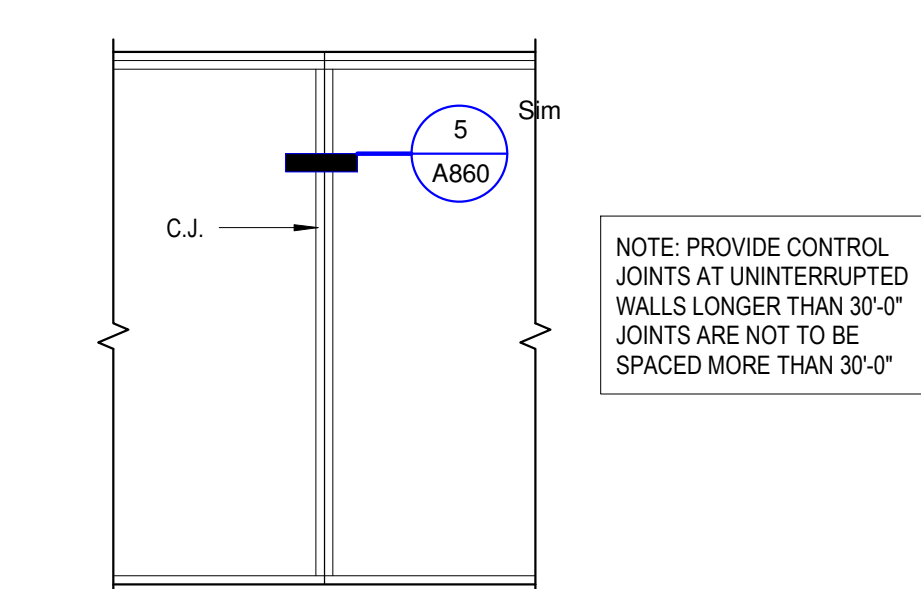
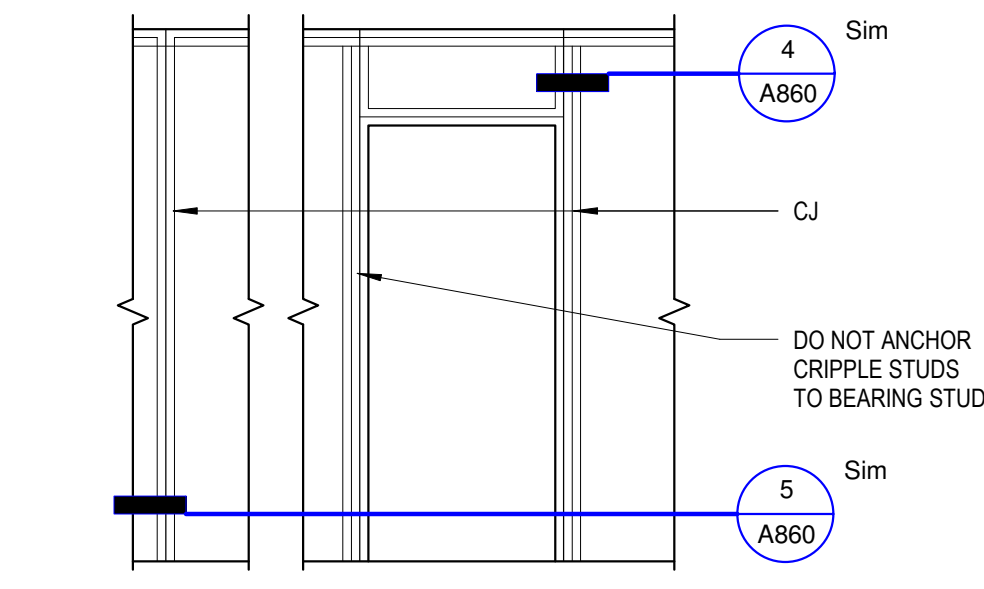
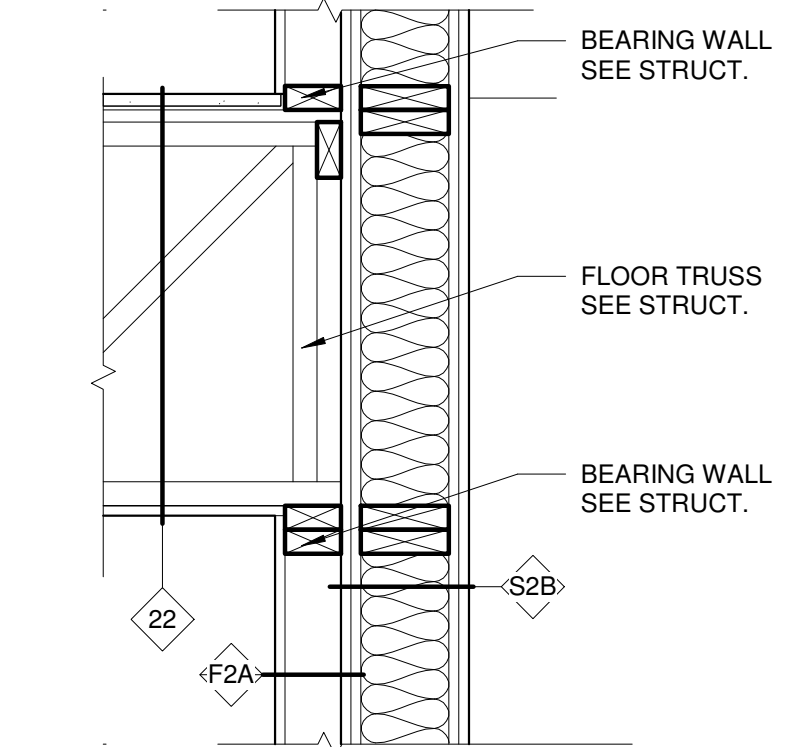
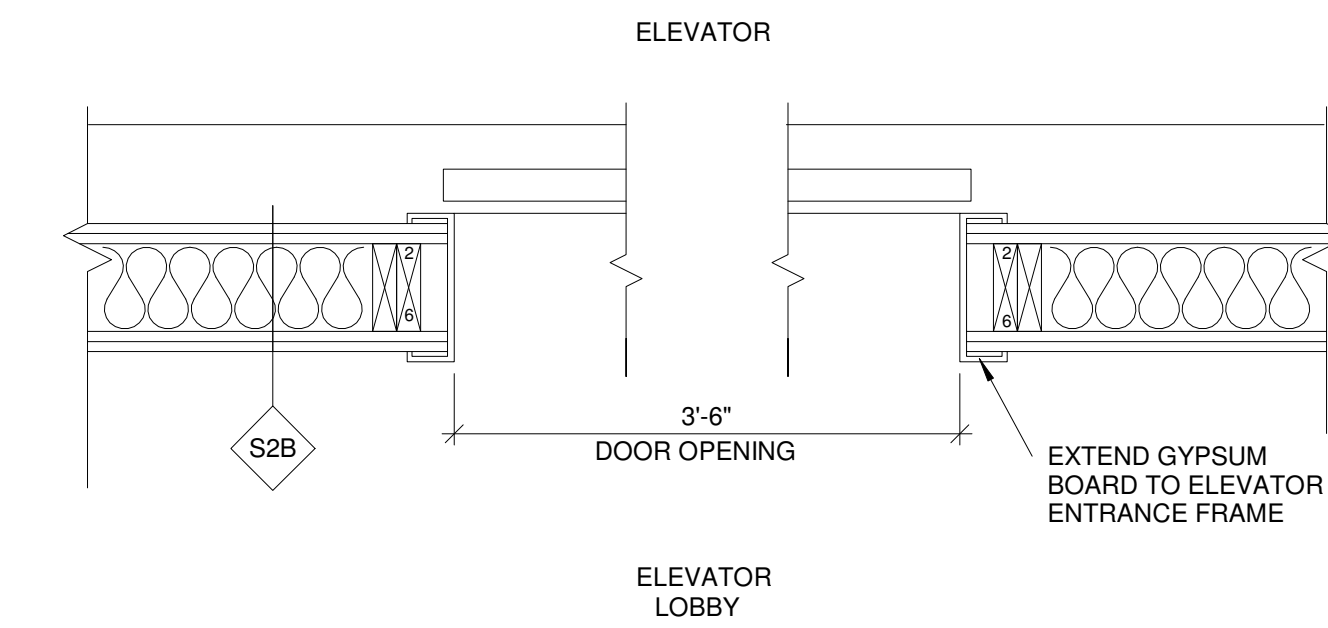
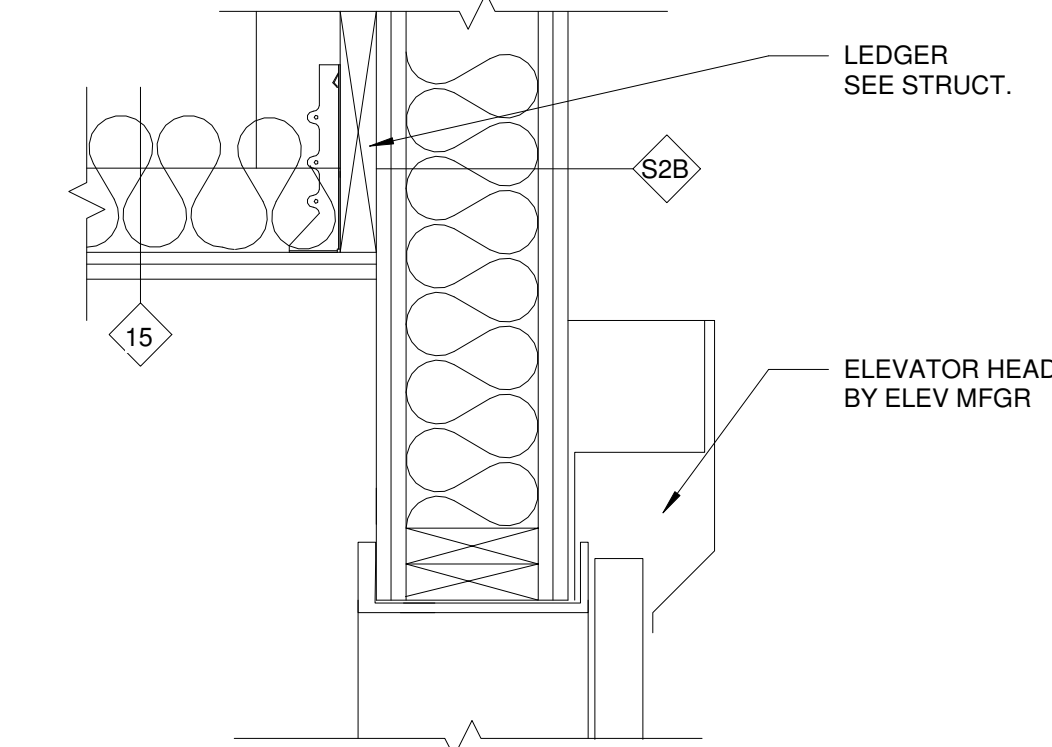
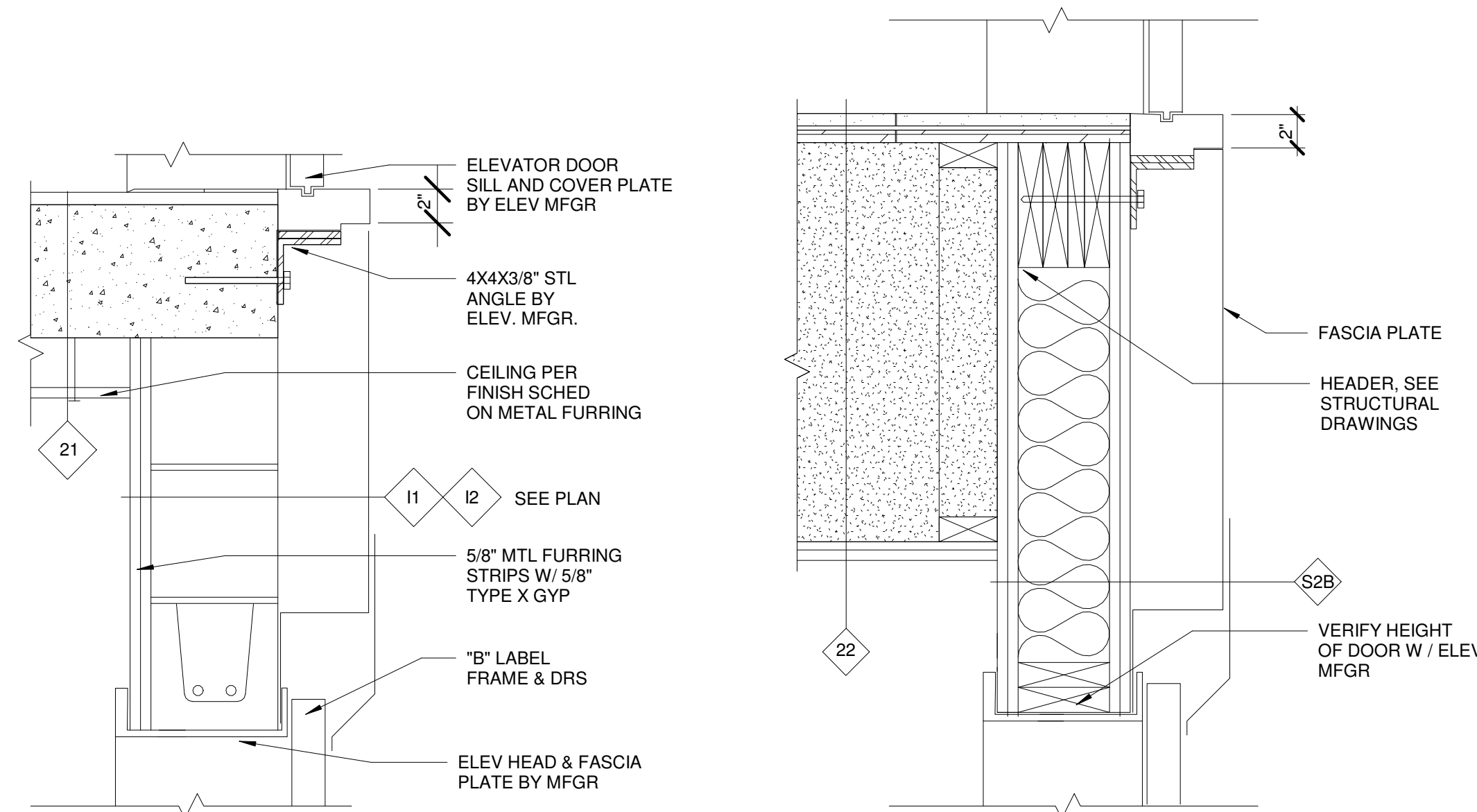


⑤ WALL CONNECTION TO MULLION 6" = 1'-0"



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LINK WILSON REG. NO: 21629

Date

Revision

Rev. No.

Doors/Details

1/4" = 1'-0"

A870

Unit Door Schedule table with columns: Type Mark, Type, Door (Width, Height, Operation Type, Door Panel), Fire Rating, Frame Type, Mounting Detail (Head, Jamb, Sill), Hardware, Comments.

Door Schedule table with columns: Mark, Room Name, Door (Width, Height, Operation Type, Door Panel), Fire Rating, Frame Type, Mounting Details (Head, Jamb, Sill), Hardware, Comments.

DOOR MATERIAL ABBREVIATIONS
CV0: HOLLOW CORE COMPOSITE VENEER DOOR
CV1: SOLID CORE COMPOSITE VENEER DOOR
W00: HOLLOW CORE WOOD VENEER DOOR
W01: SOLID CORE WOOD DOOR
W02: SOLID CORE WOOD DOOR WITH GLAZED PANELS
W03: HOLLOW CORE WOOD DOOR WITH GLAZED PANELS
W04: SOLID CORE WOOD DOOR WITH GLAZED PANELS
H00: HOLLOW METAL DOOR
H01: INSULATED METAL DOOR
H02: INSULATED METAL DOOR WITH GLAZED PANELS

DOOR GENERAL NOTES:
1. HOLLOW METAL DOORS SHALL HAVE 2" HOLLOW METAL DOOR FRAMES. EXTERIOR H.M. DOORS SHALL BE GALVANIZED AND HAVE INSULATED FRAMES.
2. VERIFY THE HEIGHT OF HOLLOW METAL DOORS AND ASSOCIATED FRAMES TO COORDINATE WITH BOND BEAMS ON COURSE. ADJUST FRAME HEAD HEIGHT, DOOR HEIGHT AND / OR DOOR UNDER CUT TO COORDINATE WITH FLOOR SLOPES.

3. PAINT ALL HOLLOW METAL DOORS & FRAMES. EXTERIOR H.M. DOORS WILL GENERALLY REQUIRE TWO COLORS. EXTERIOR PAINT COLOR AS INDICATED ON PLANS / MATCH ADJACENT FINISH COLOR. INTERIOR PAINT COLOR SHALL BE AS SPECIFIED BY INTERIOR DESIGNER.

4. DOORS IN GYP BOARD WALL PARTITIONS SHALL HAVE GYP BOARD RETURNS WITH FINISHES AS SPECIFIED FOR ON INTERIOR PLANS

5. DOOR FRAMES AT INTERIOR WALLS SHALL HAVE THROAT DEPTHS EQUAL TO THE DEPTH OF THE ASSOCIATED PARTITION. FIELD VERIFY PARTITION DEPTHS, TYPICAL.

6. KNOCK-DOWN FRAME TRIM SHALL HAVE TRIM EACH SIDE AS FOLLOWS:
AT MECH CLOSET DOORS, PROVIDE WOOD CASING TRIM ON PUBLIC SIDE OF DOOR & STANDARD METAL CASING ON NON-PUBLIC SIDE OF DOOR.

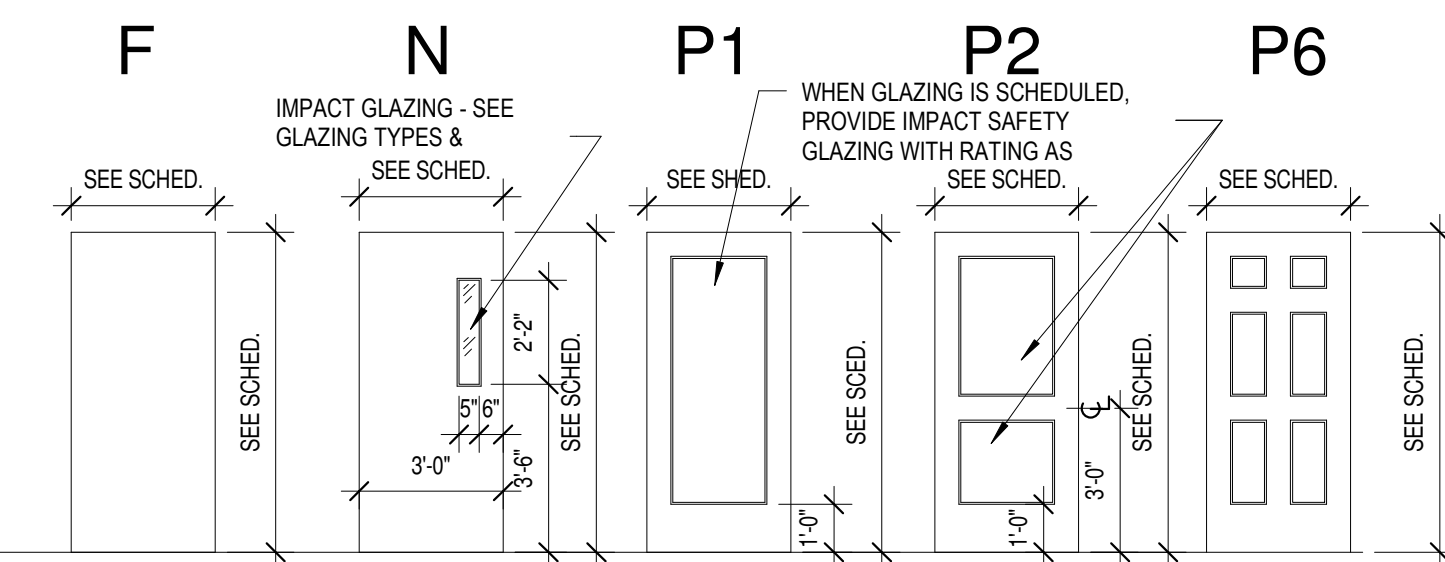
7. AT MECH / STORAGE TYPE DOORS IN AREAS NOT VISIBLE TO COMMON AREAS WITH DÉCOR, PROVIDE STANDARD METAL TRIM EACH SIDE. AT PUBLIC DOORS OR UNIT ENTRANCE DOORS WHERE BOTH SIDES ARE VISIBLE & INCLUDED IN DÉCOR, PROVIDE WOOD CASING ON BOTH SIDES.

8. PRE-HUNG & UNIT DOORS SHALL HAVE CASING OR MILLWORK TRIM TYPICAL EACH SIDE AS SCHEDULED BY INTERIOR DESIGNER.

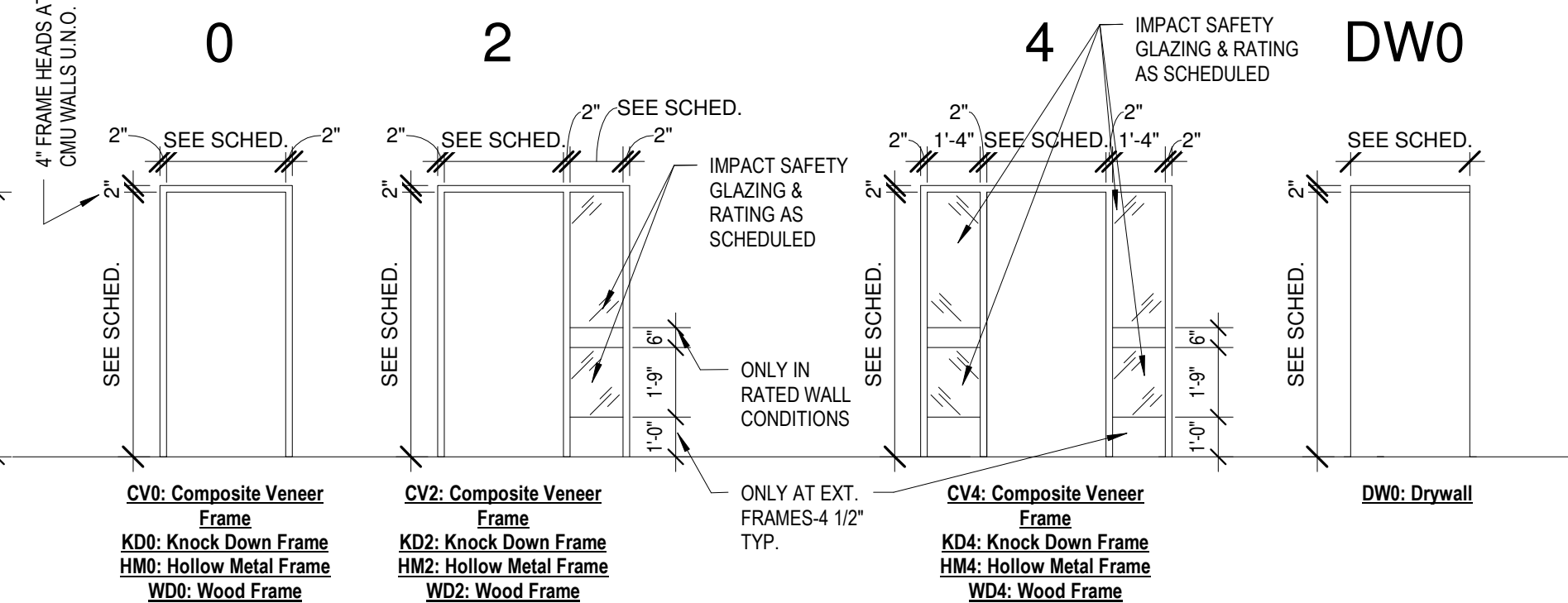
9. COORDINATE ELECTRICAL AND / OR WIRE TAGS WITH OWNERS AND ARCHITECT.

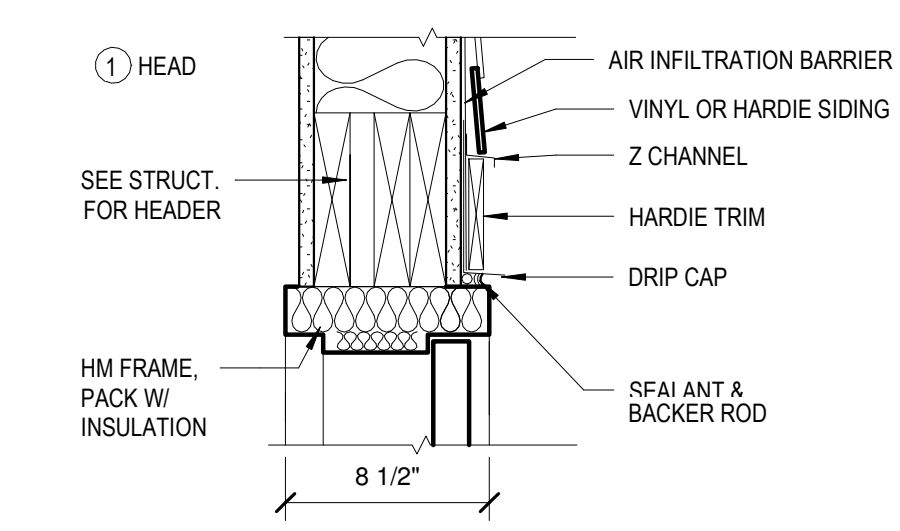
TYPICAL GLAZING TYPES
GLT-1 - SINGLE PANE, NON IMPACT INTERIOR GLAZING
GLT-1T - SINGLE PANE, TEMPERED INTERIOR GLAZING
GLT-2 - DOUBLE PANE, NON IMPACT EXTERIOR GLAZING
GLT-2T - INSULATED, TEMPERED EXTERIOR GLAZING
GLT-FR09 - NON-IMPACT GLAZING RATED BETWEEN 20 TO 30 MIN
GLT-FR20 - IMPACT SAFETY GLAZING RATED OF 20 MINUTES
GLT-FR45 - IMPACT SAFETY GLAZING RATED BETWEEN 20 & 45 MINUTES
GLT-FR13 - IMPACT SAFETY GLAZING RATED BETWEEN 60 MIN TO 3 HOURS
GLT-M - MIRROR

DOOR PANEL ELEVATIONS

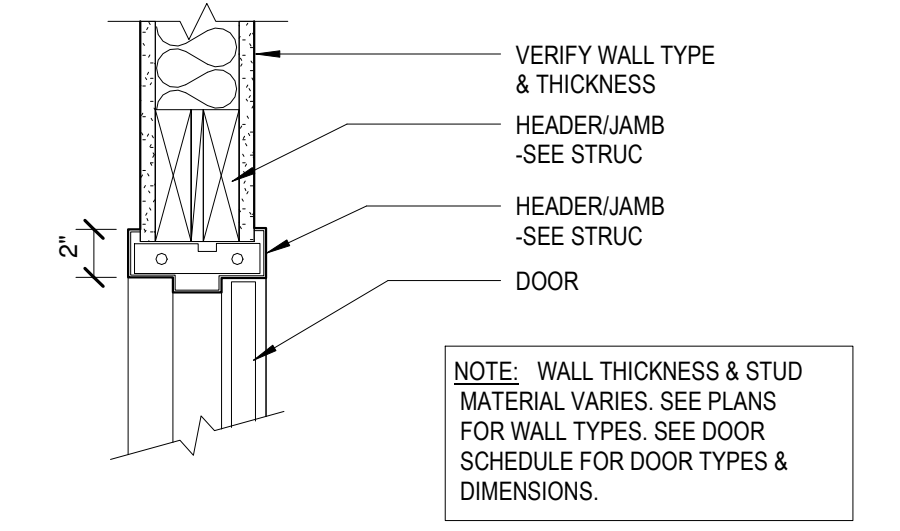


DOOR FRAME ELEVATIONS

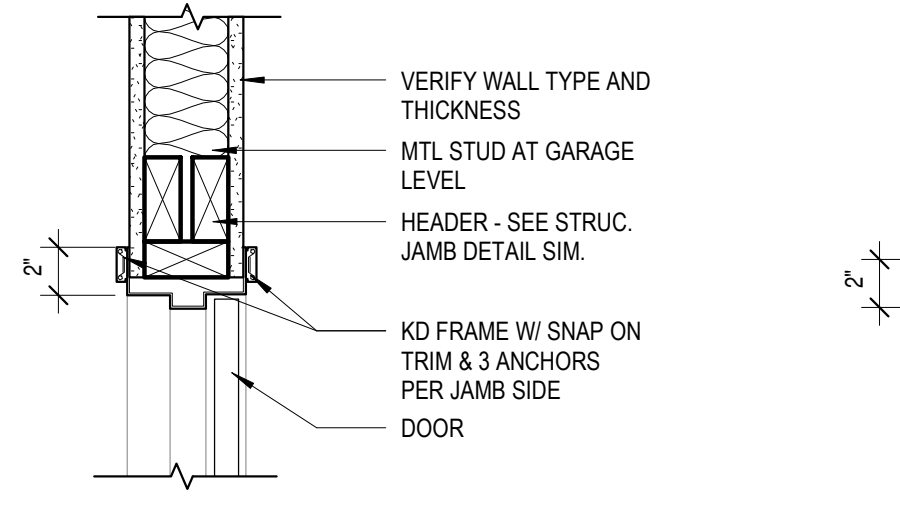




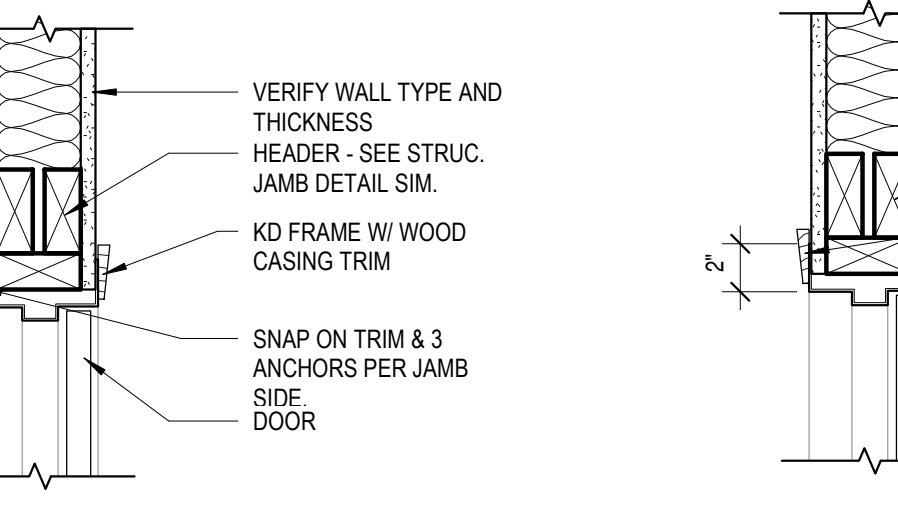
1 Door - H.M.
1 1/2" = 1'-0"



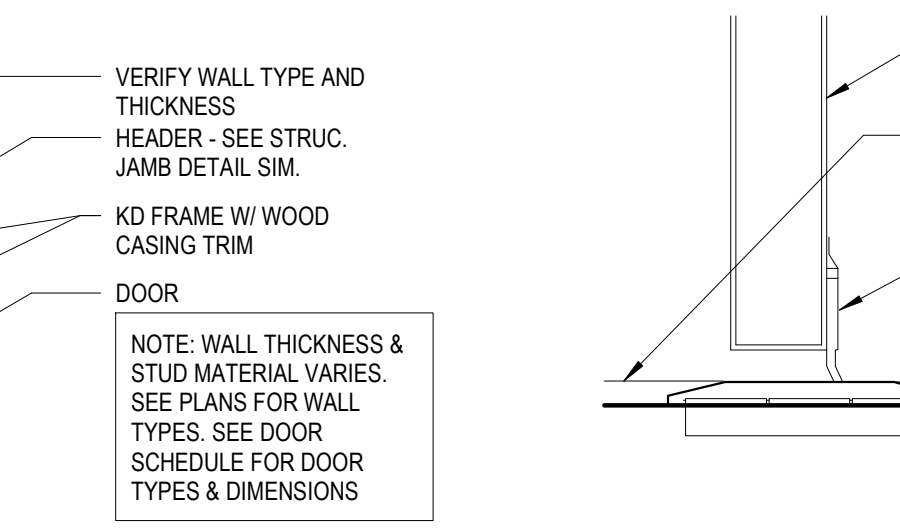
2 Door - H.M. Frame
1 1/2" = 1'-0"



5 Door - K.D. Frame
1 1/2" = 1'-0"



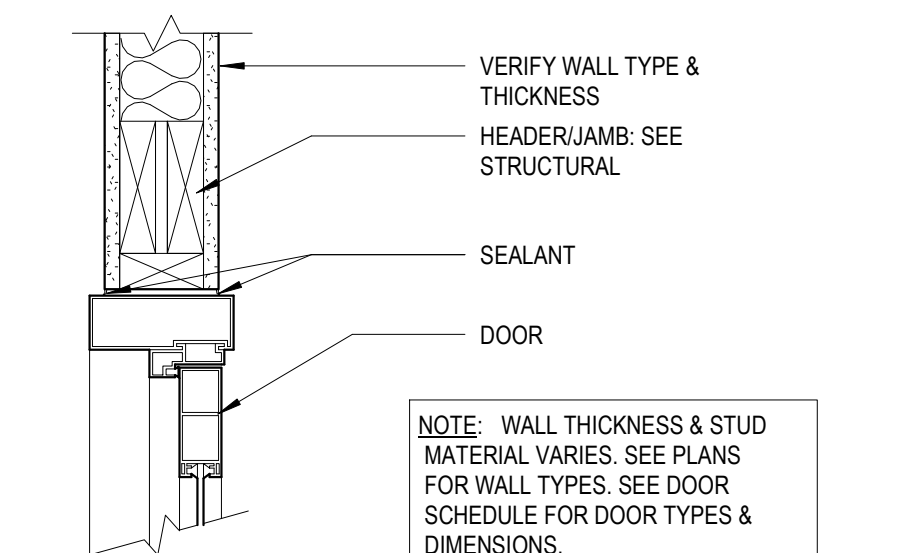
6 Door - K.D. Wood Frame
1 1/2" = 1'-0"



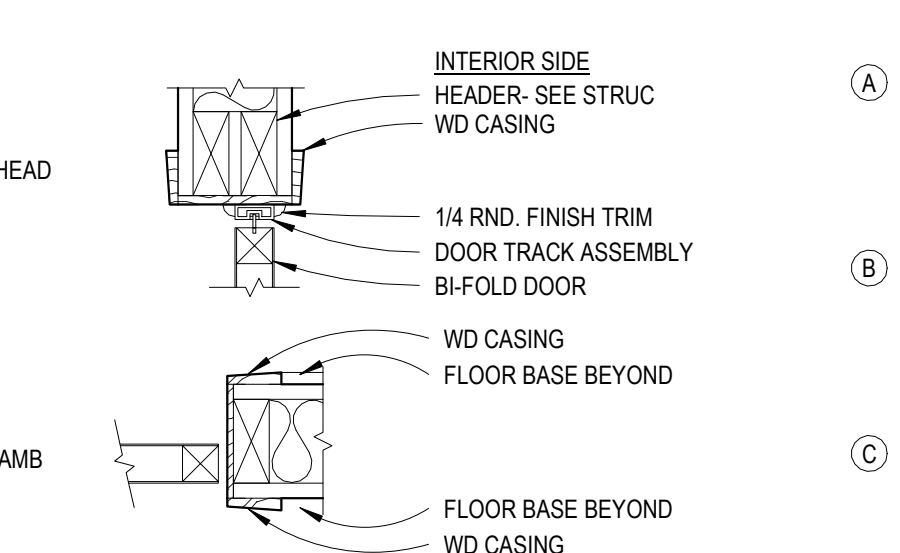
7 Door - K.D. Wood Frame BOTH SIDES
1 1/2" = 1'-0"



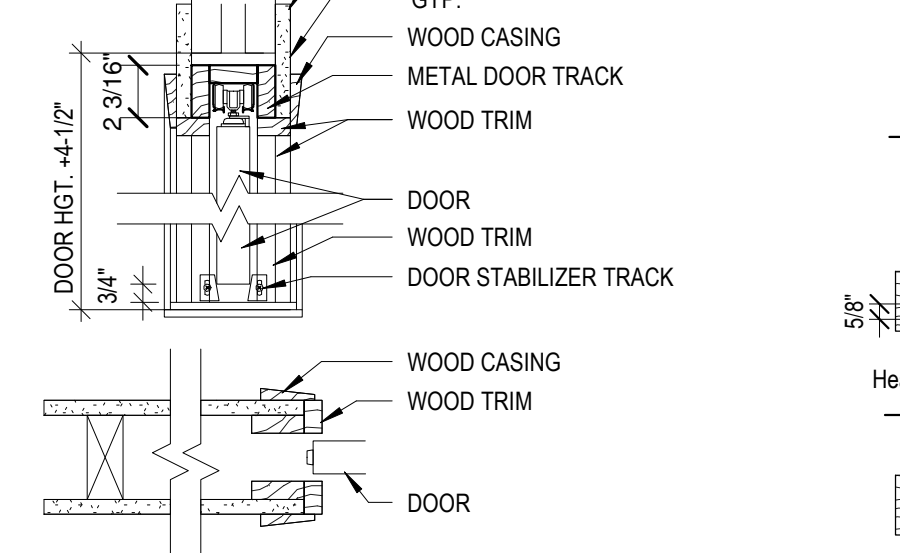
8 Door - Threshold
1 1/2" = 1'-0"



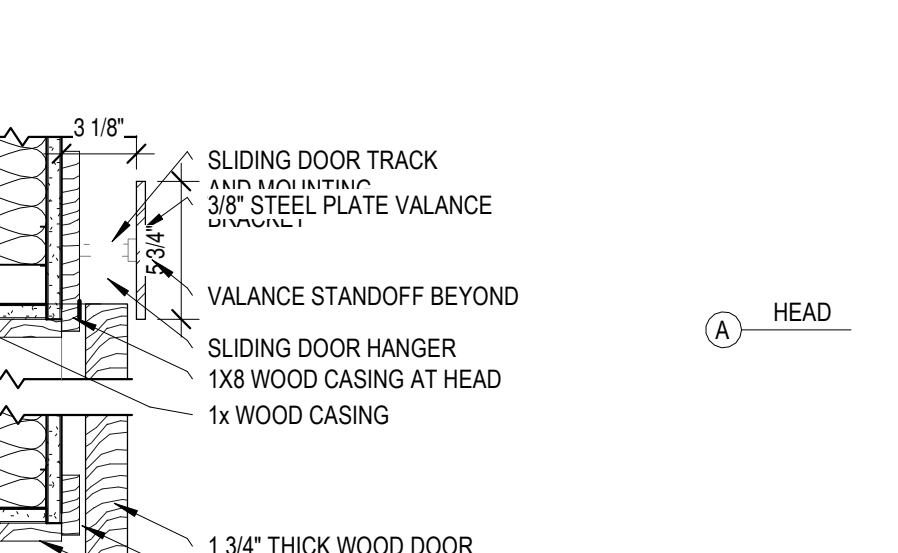
10 Door - Alum. Frame Head @ Stud Wall
1 1/2" = 1'-0"



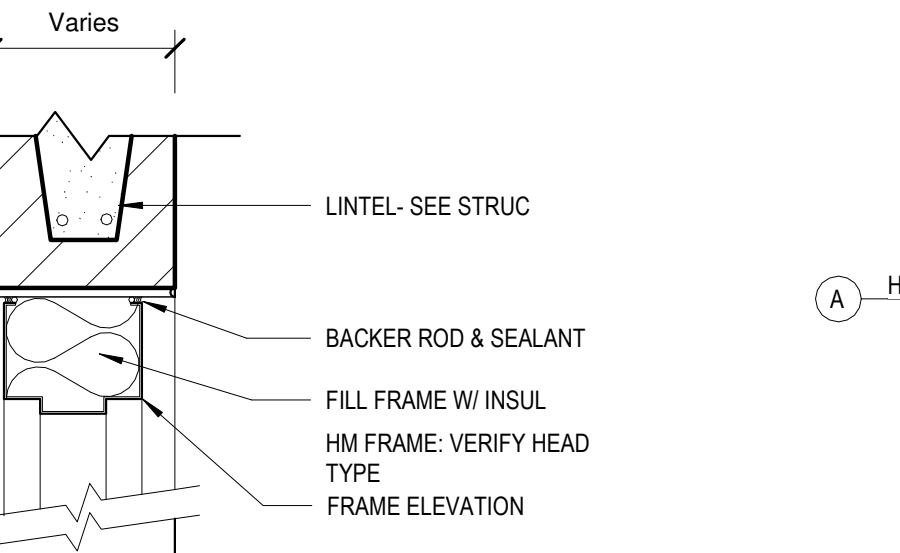
11 Door - Bifold Door
1 1/2" = 1'-0"



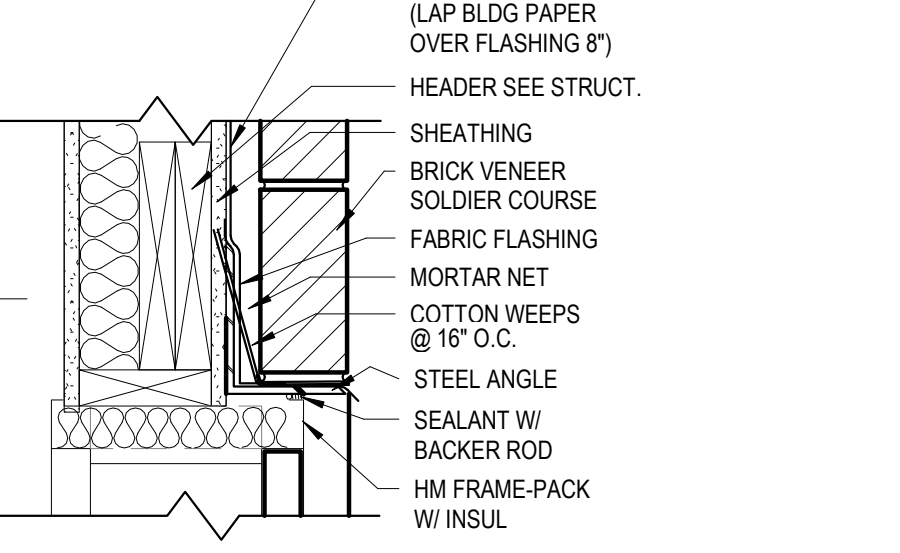
12 Door - Pocket Door
1 1/2" = 1'-0"



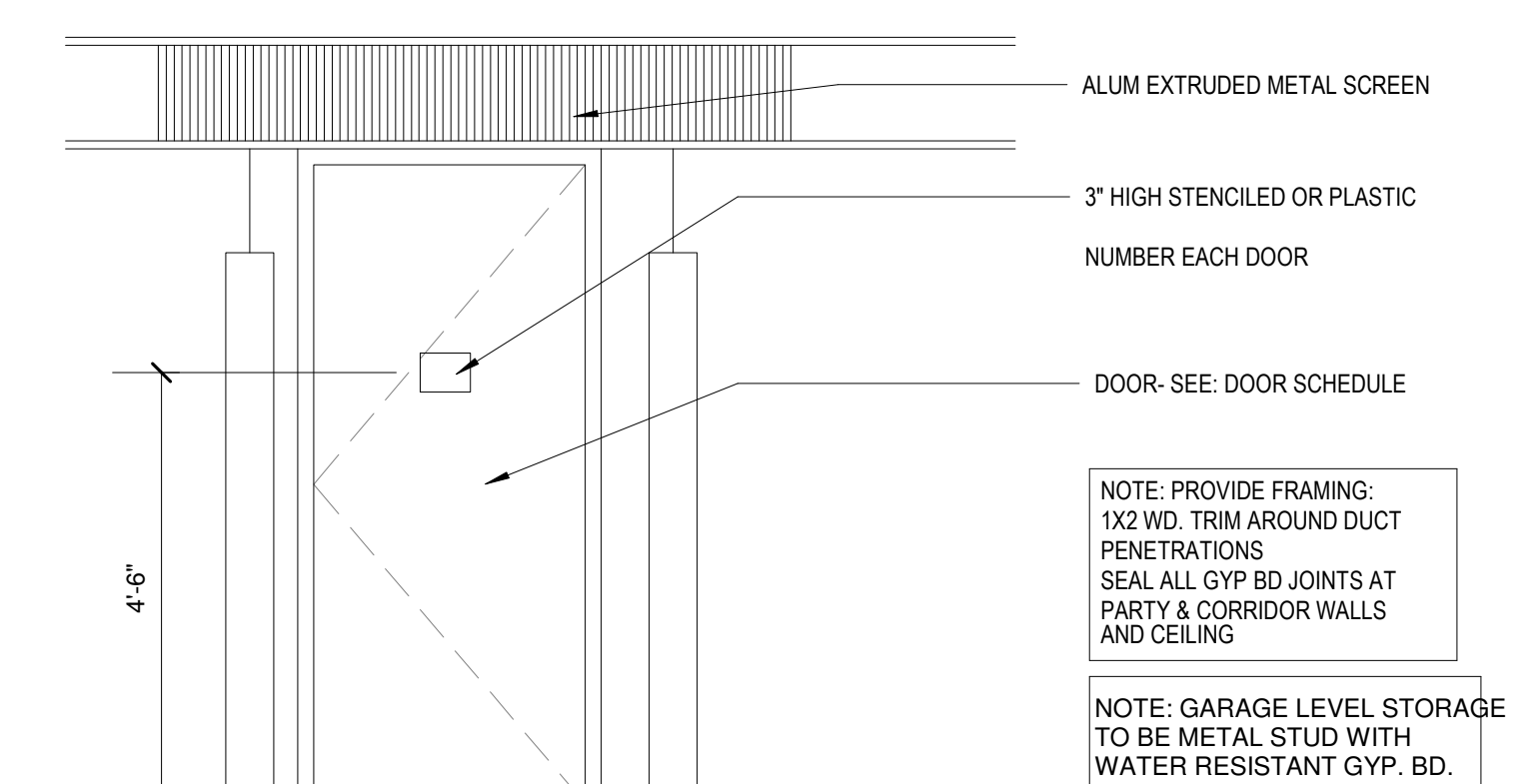
13 Door - Sliding Door
1 1/2" = 1'-0"



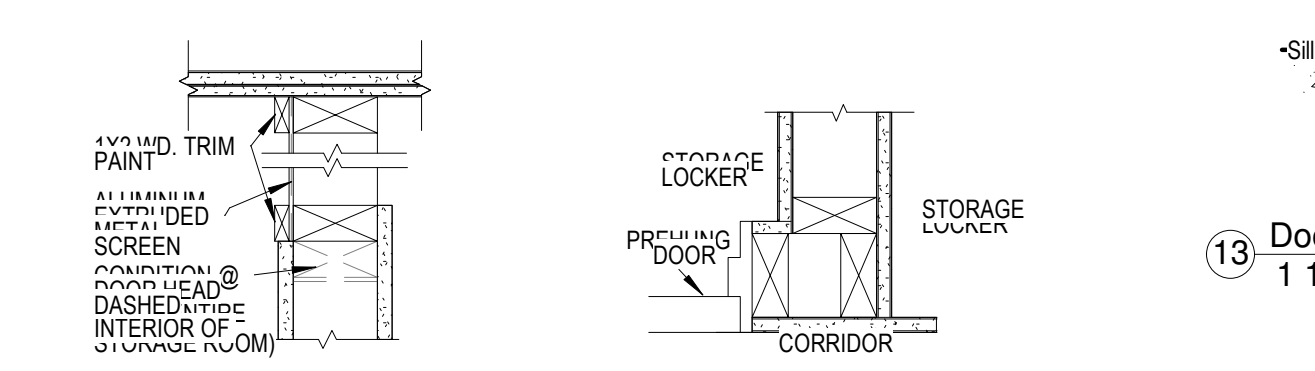
4 Door - H.M. Frame C.M.U.
1 1/2" = 1'-0"



3 Door - H.M. Frame Brick
1 1/2" = 1'-0"

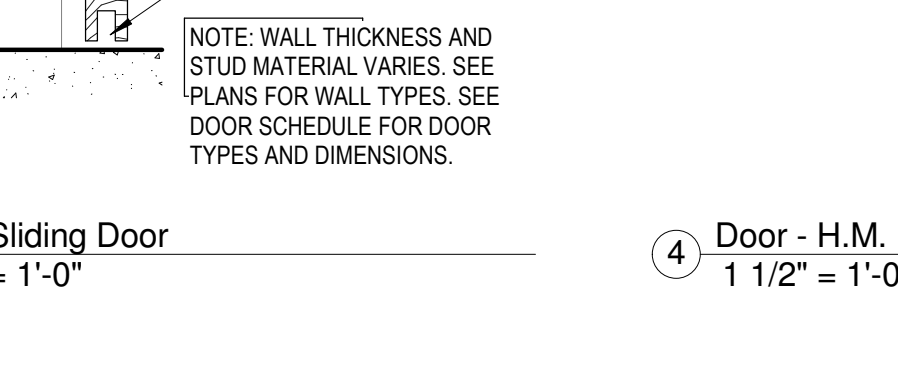


14 Door - Storage Locker Elevation
1 1/2" = 1'-0"

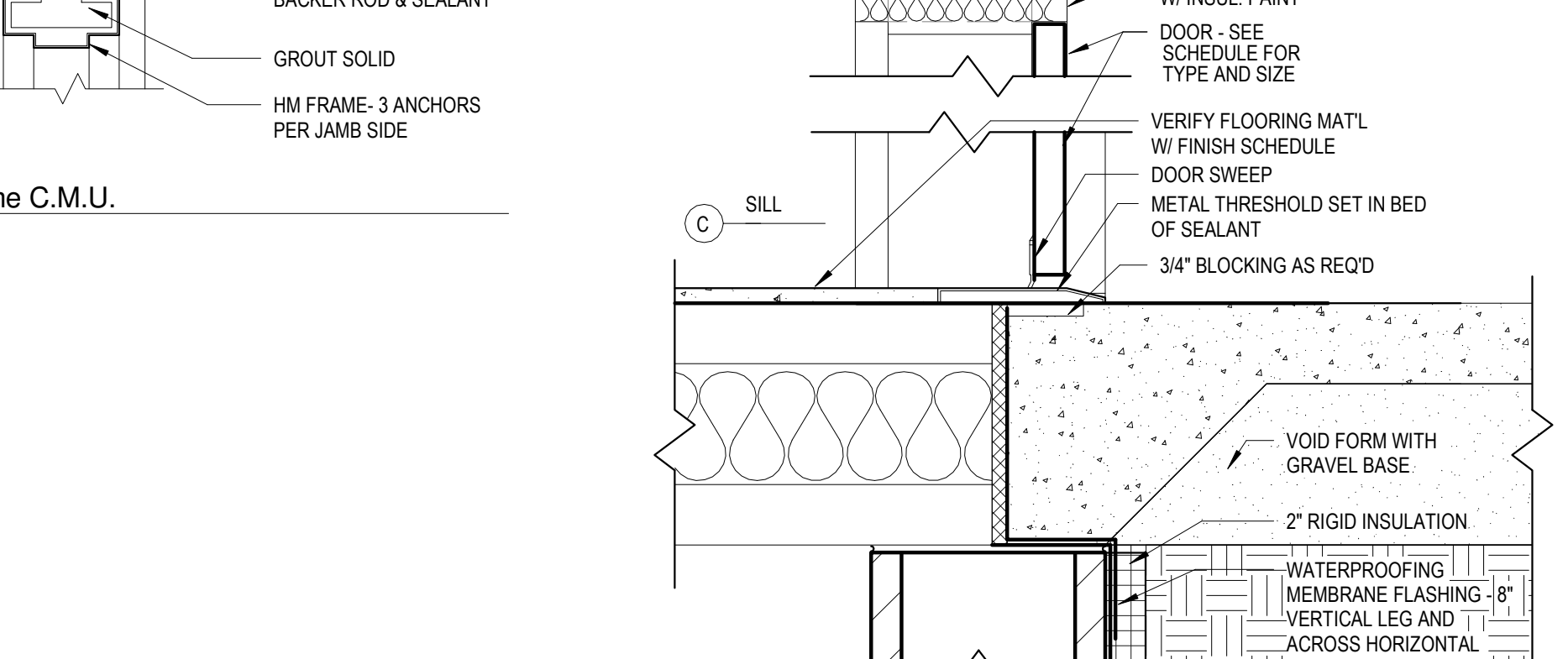


15 Door - Storage Locker Head
1 1/2" = 1'-0"

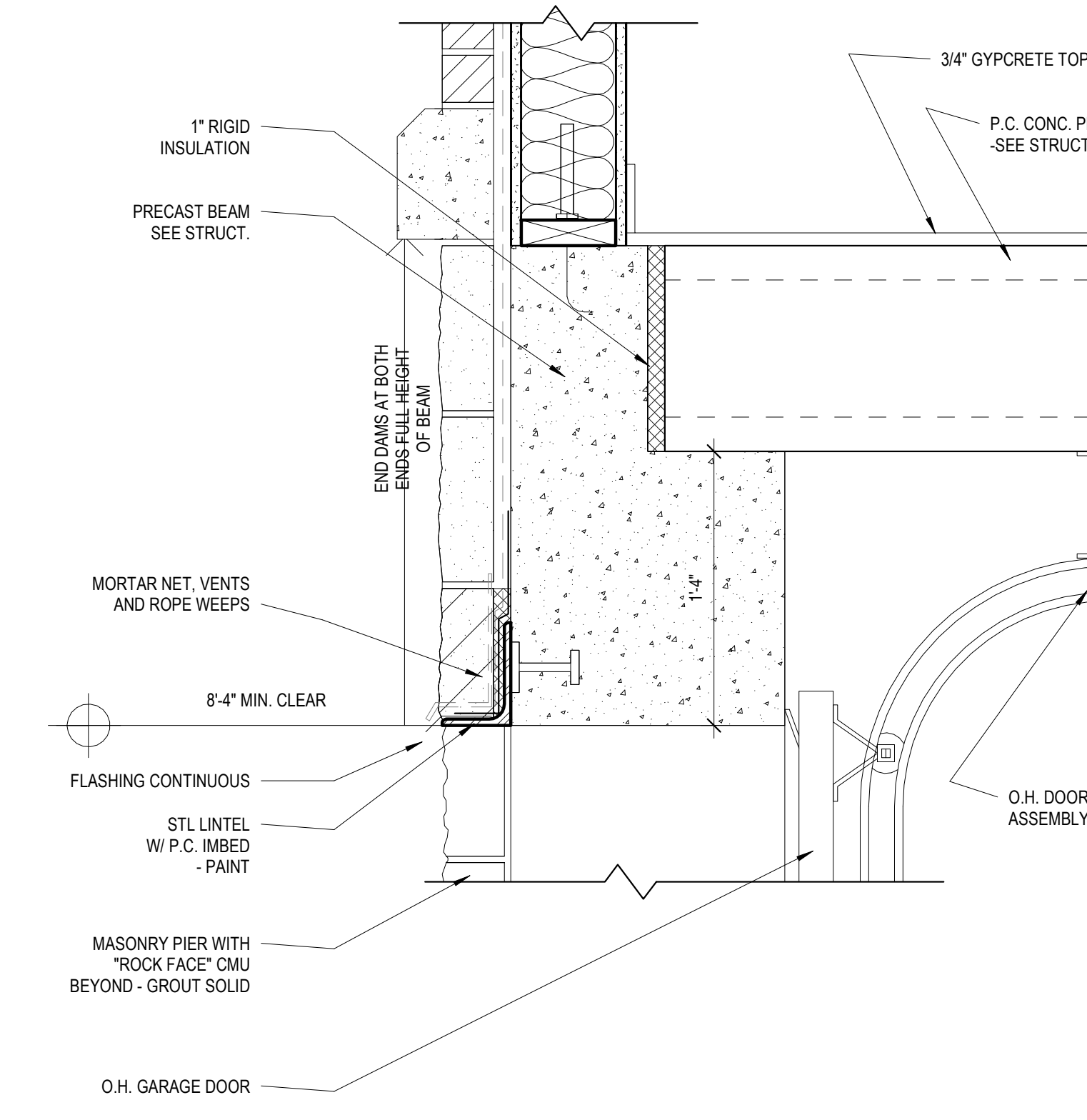
16 Door - Storage Locker Jamb
1 1/2" = 1'-0"



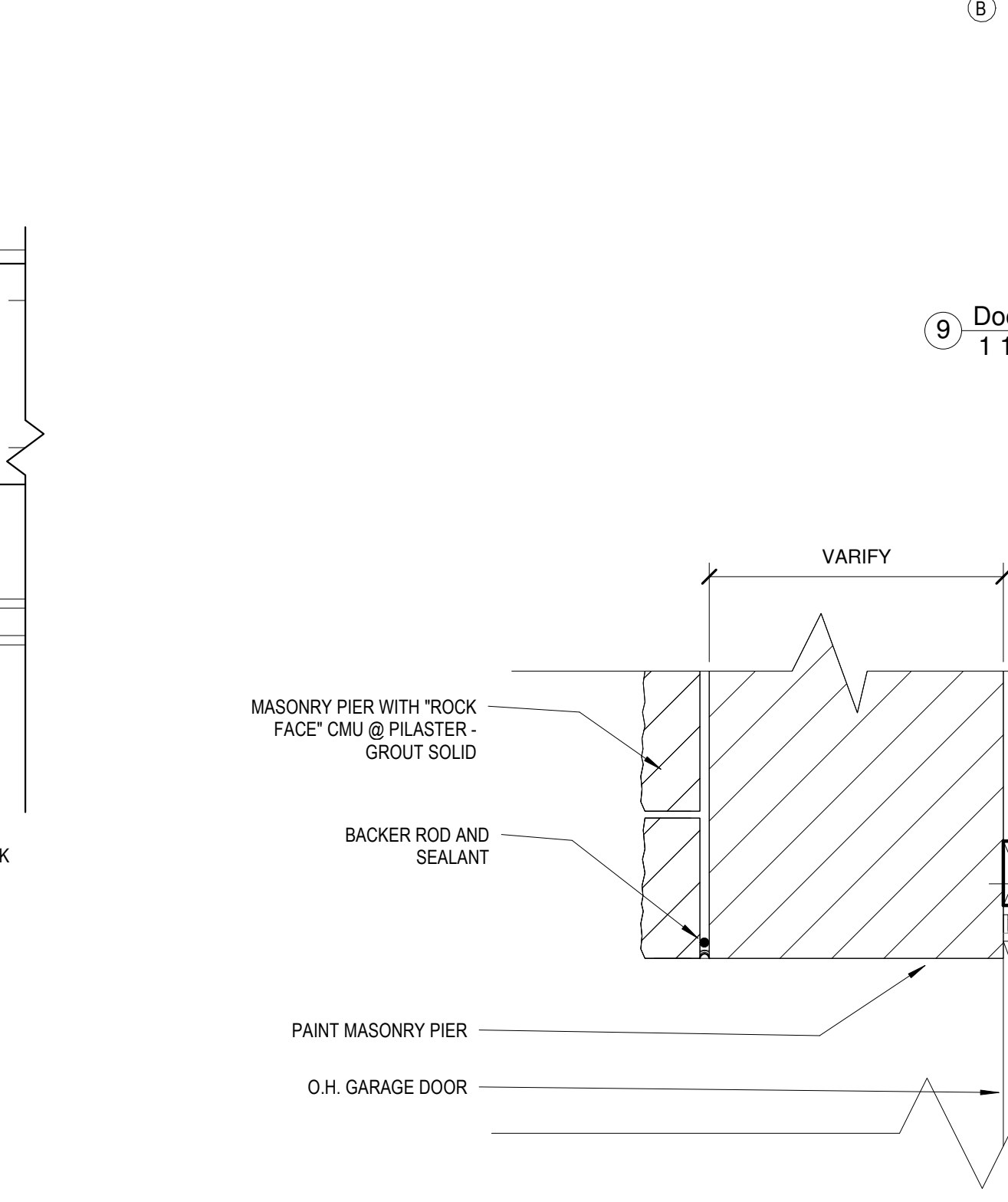
9 Door - PAK
1 1/2" = 1'-0"



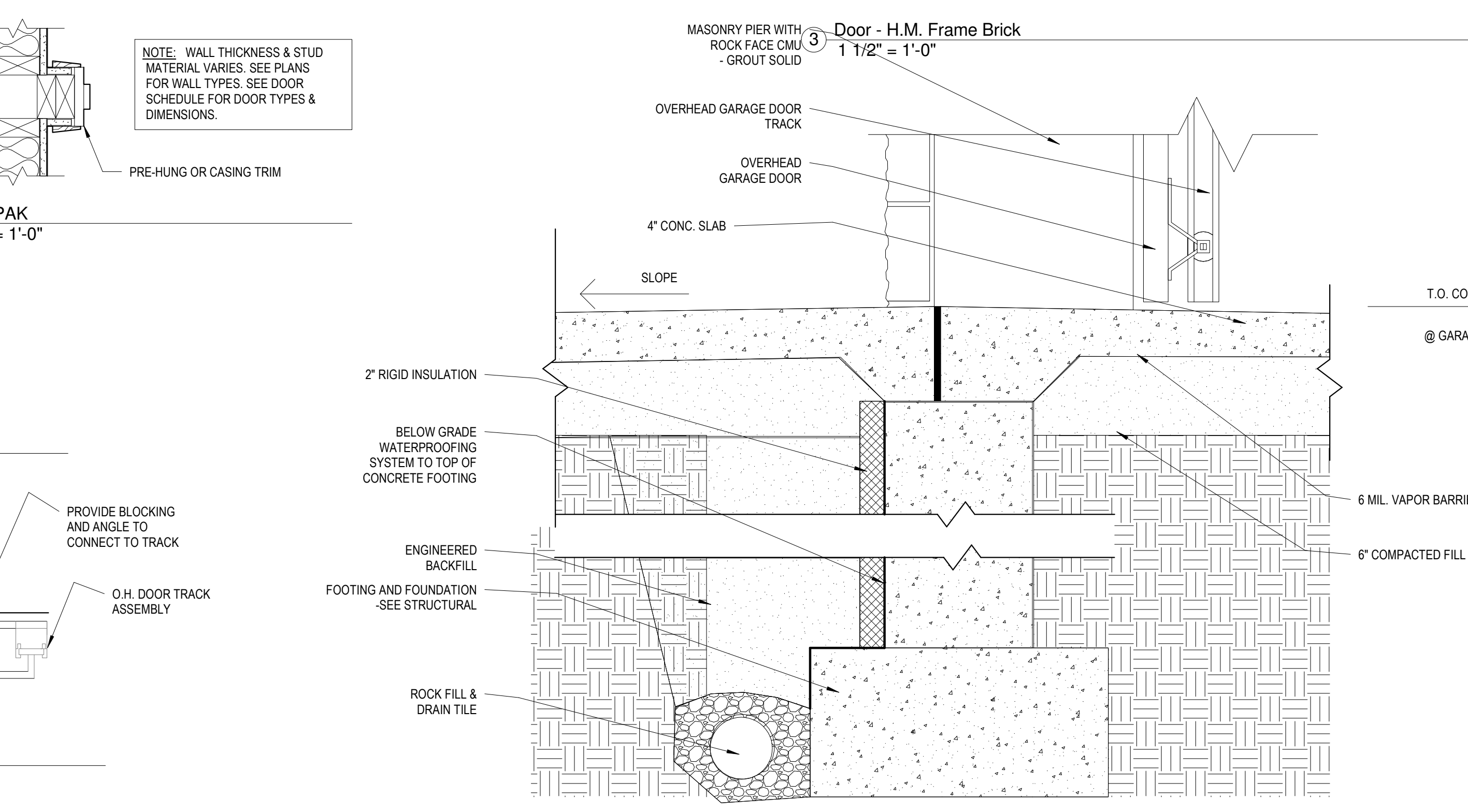
17 Exterior Detail - Garage Door - Head
1 1/2" = 1'-0"



17 Exterior Detail - Garage Door - Jamb
1 1/2" = 1'-0"



18 Exterior Detail - Garage Door - Jamb
1 1/2" = 1'-0"

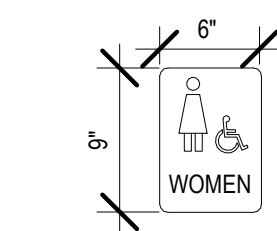


19 Exterior Detail - Garage Door - Sill
1 1/2" = 1'-0"

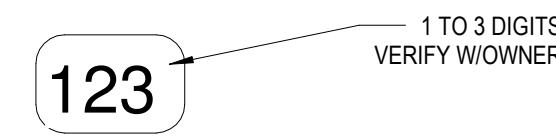
C:\Revit Local\1577-Oaks-St Paul-Oaks Union Depot v6_payman323855@yahoo.com.rvt 9/29/2016 12:06:51 PM Copyright Kaas Wilson Architects

C:\Revit Local\1577-Oaks-St-Paul-Oaks Union Depot v6_payman\323855@yahoo.com.rvt

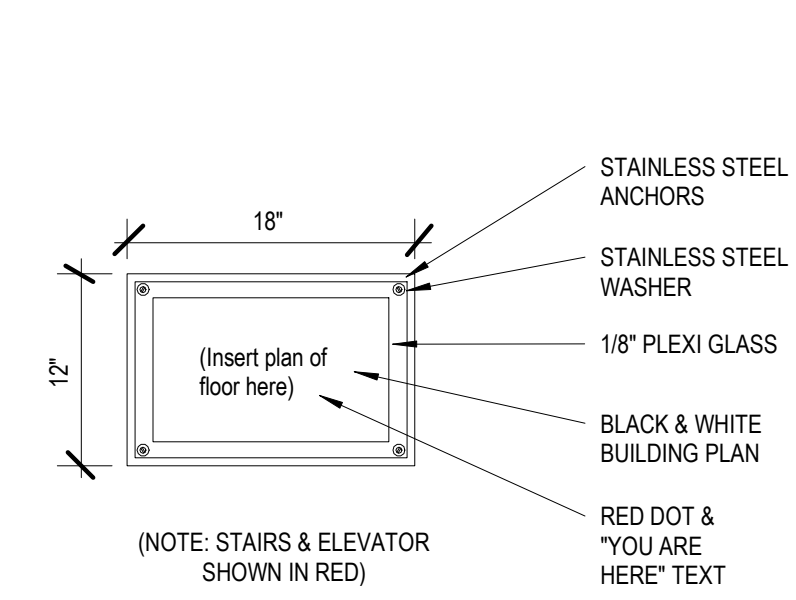
Copyright Kaas Wilson Architects 9/29/2016 12:06:59 PM



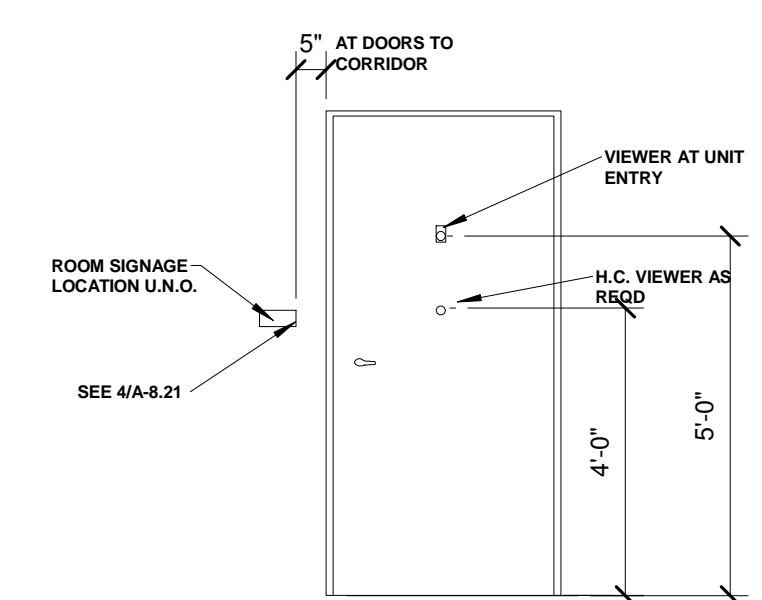
1 Signage-WOMEN1
1" = 1'-0"



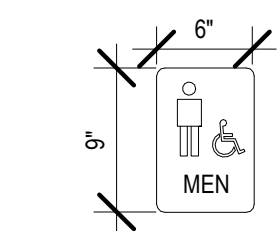
2 Signage-Stor Locker1
1" = 1'-0"



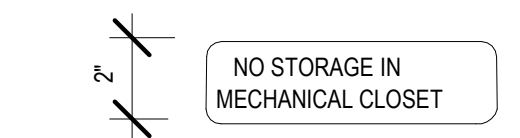
3 Signage-Stair Elev MAP1
1" = 1'-0"



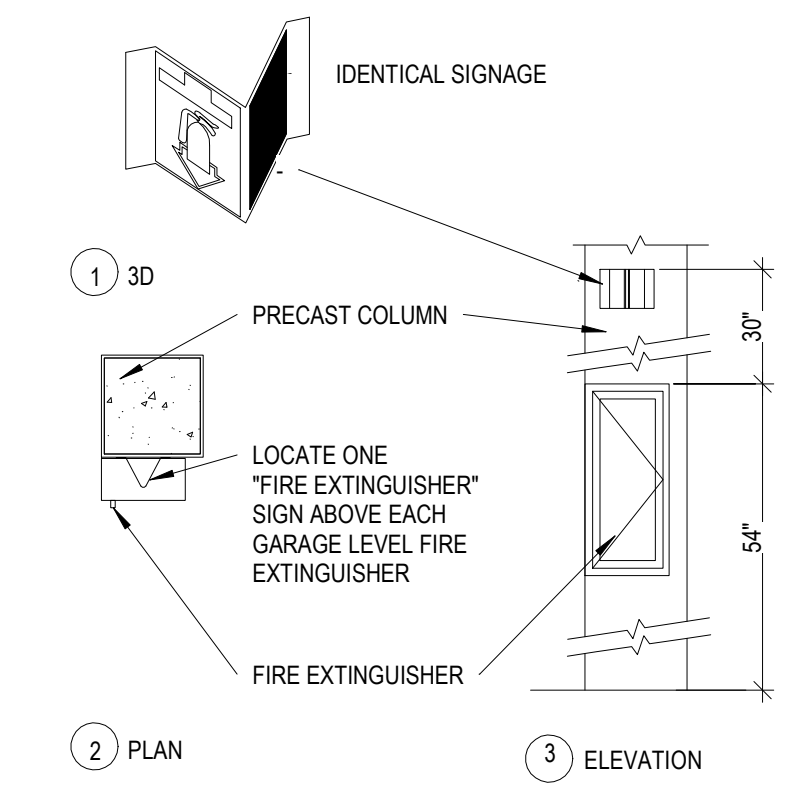
4 Signage-Mounting Heights2
3/8" = 1'-0"



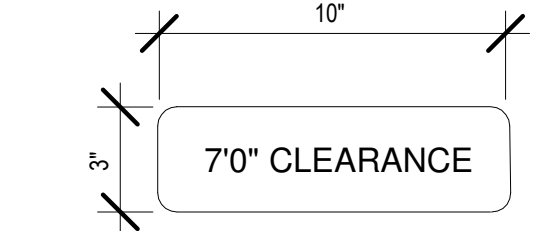
5 Signage-Men1
1" = 1'-0"



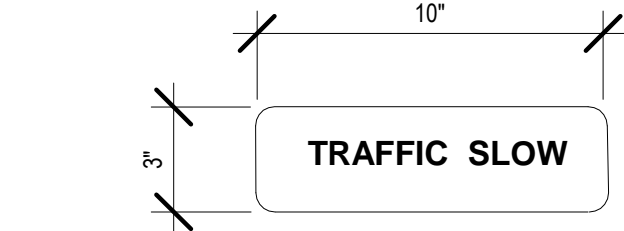
6 Signage-Mechanical Closet1
1" = 1'-0"



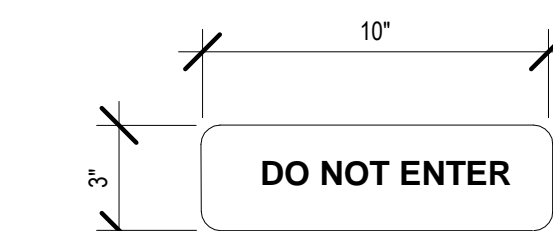
7 Signage-GARAGE FIRE EXTING1
3/4" = 1'-0"



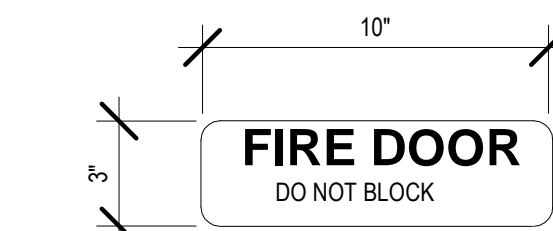
8 Signage-Garage6
1" = 1'-0"



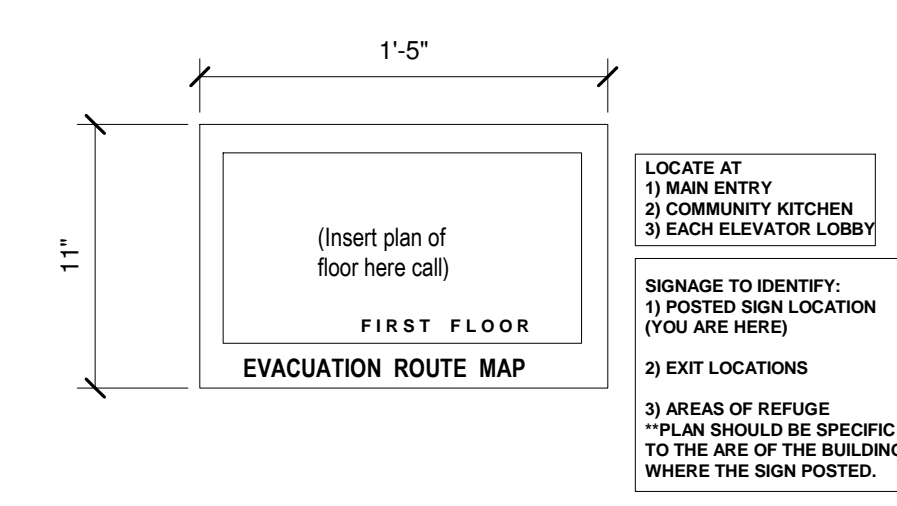
9 Signage-Garage5
1" = 1'-0"



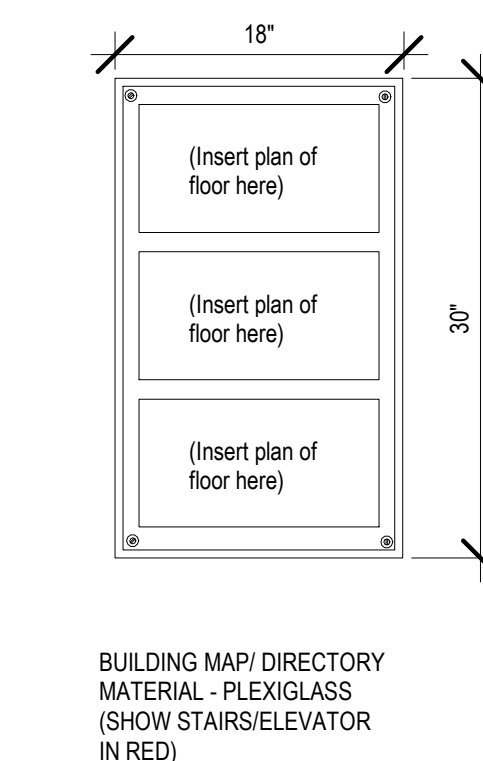
10 Signage-Garage4
1" = 1'-0"



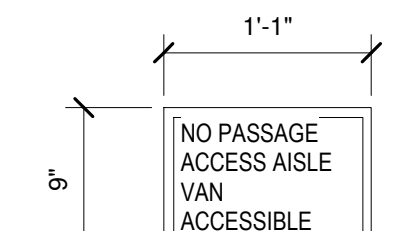
11 Signage-Fire Door1
1" = 1'-0"



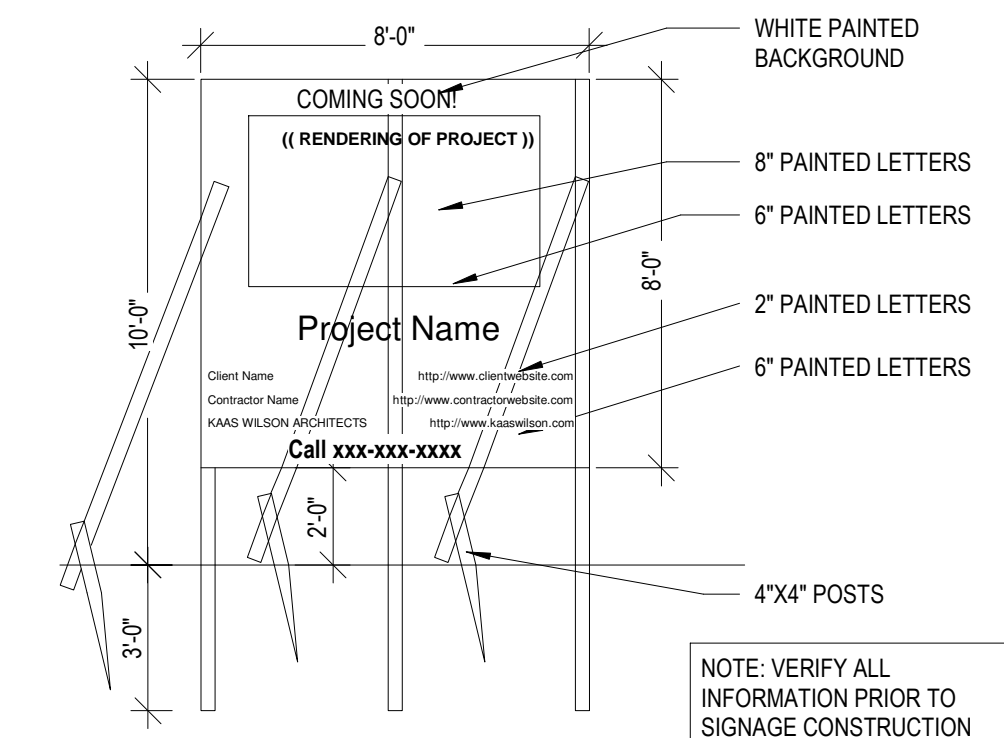
12 Signage-EVAC MAP1
1 1/2" = 1'-0"



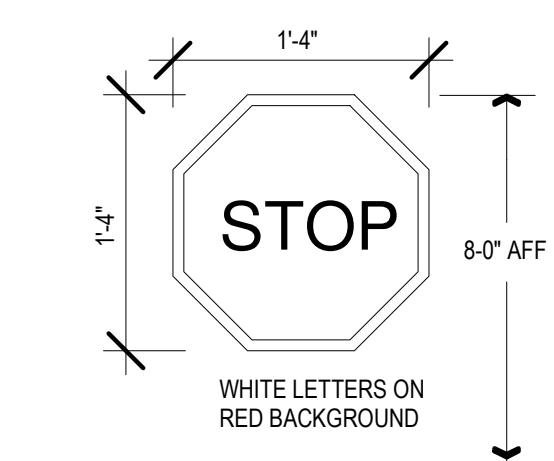
13 Signage-Building Map1
1" = 1'-0"



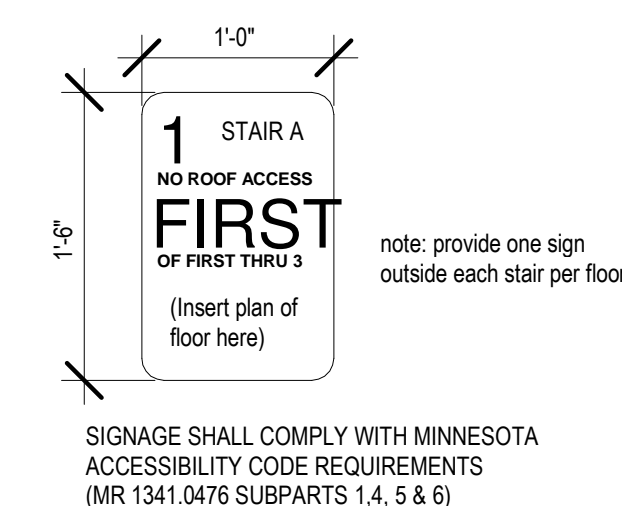
14 Signage - Van Site Sign1
1" = 1'-0"



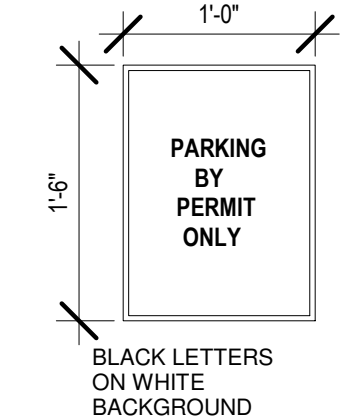
15 Signage - Temp Construction1
3/4" = 1'-0"



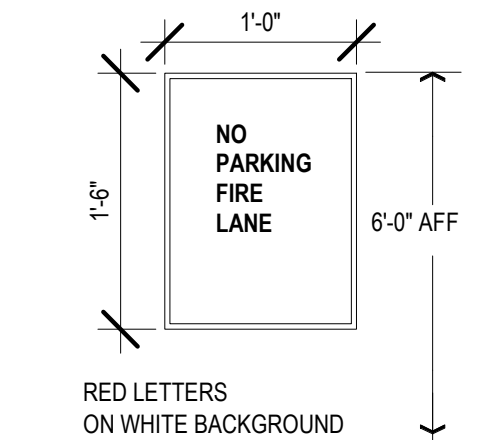
16 Signage - Stop Sign1
1" = 1'-0"



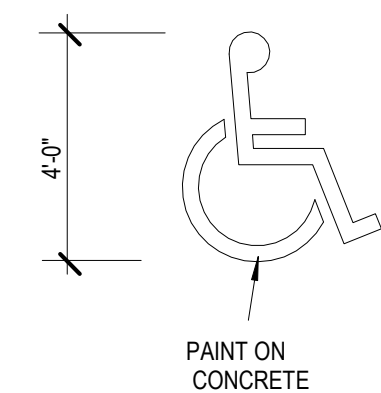
17 Signage - Stair Marker1
1" = 1'-0"



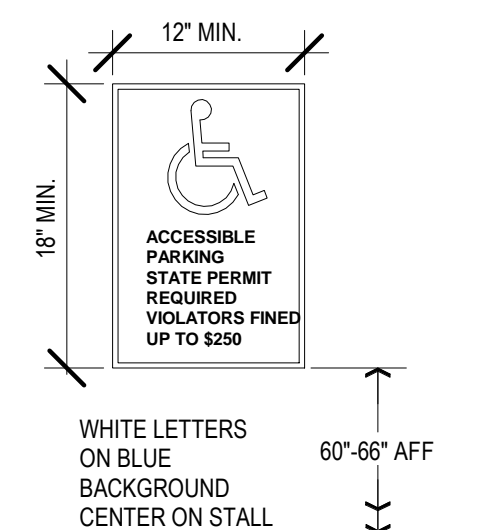
18 Signage - Permit Parking1
1" = 1'-0"



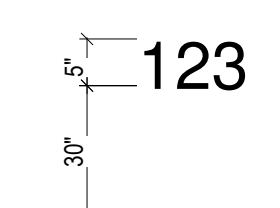
19 Signage - No Parking1
1" = 1'-0"



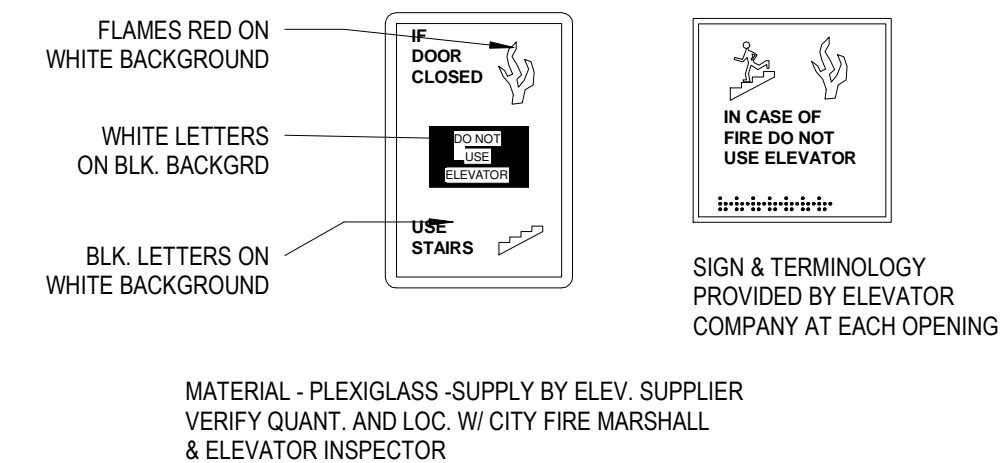
20 Signage - Handicap Site Symbol1
1/4" = 1'-0"



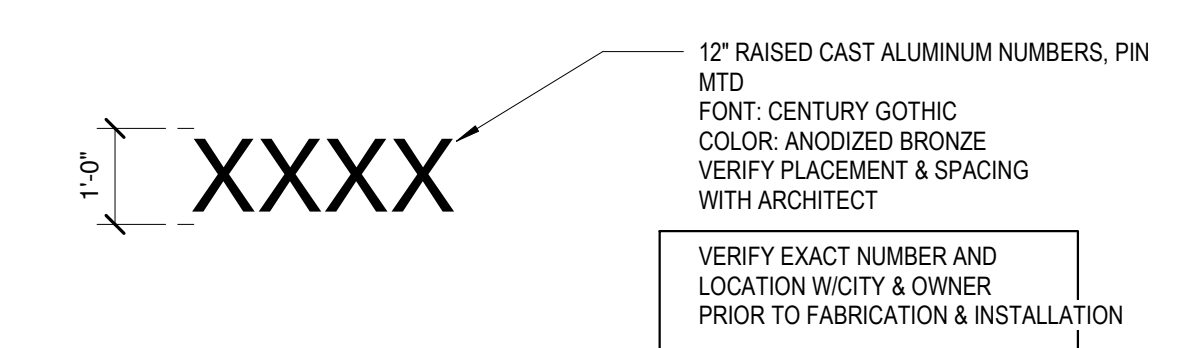
21 Signage - Handicap Site Sign1
1" = 1'-0"



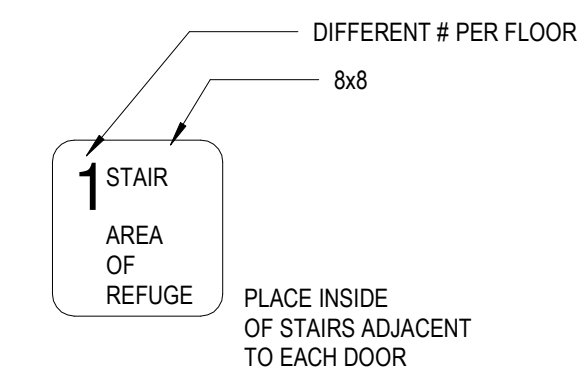
22 Signage - Garage Numbering1
1/2" = 1'-0"



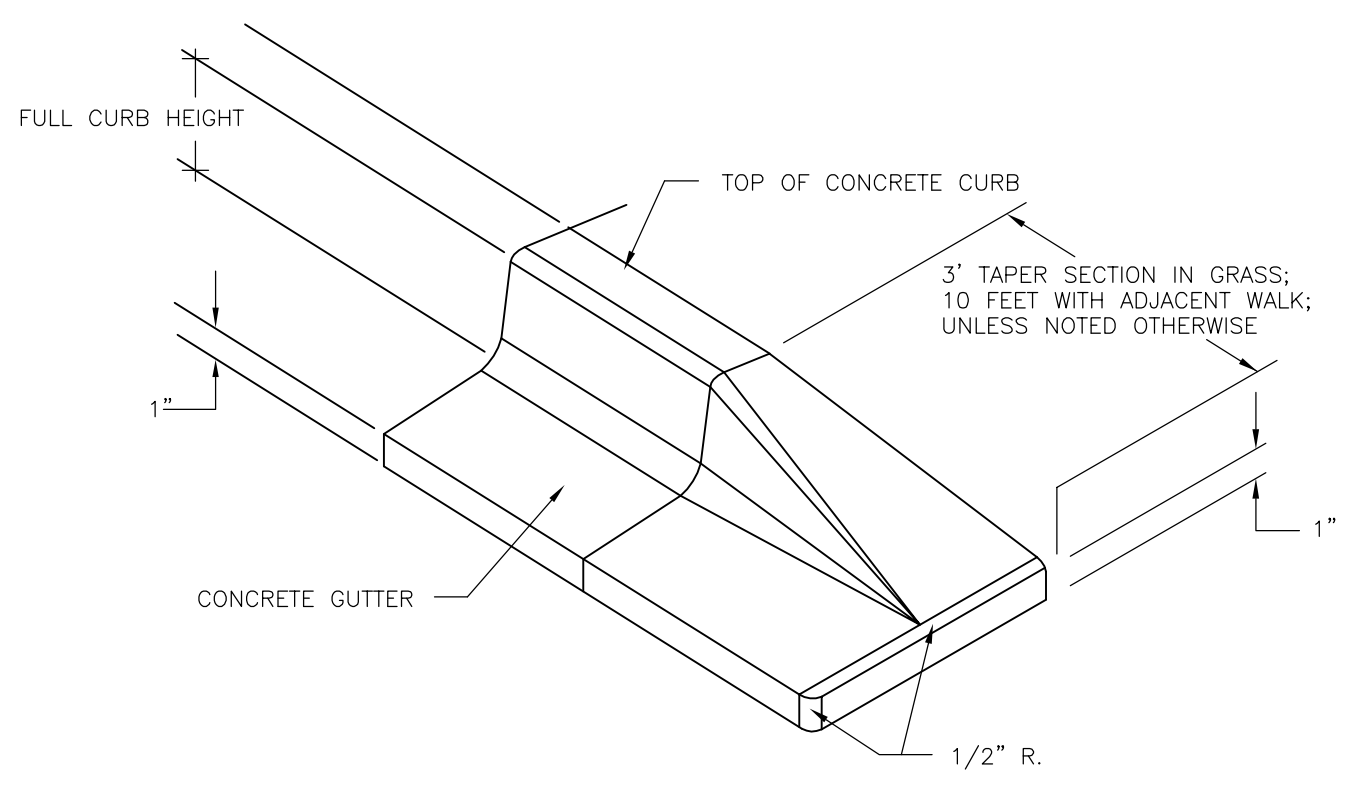
23 Signage - Elevator Sign1
1" = 1'-0"



24 Signage - Building Address1
1/2" = 1'-0"



25 Signage - Area of Refuge1
1" = 1'-0"

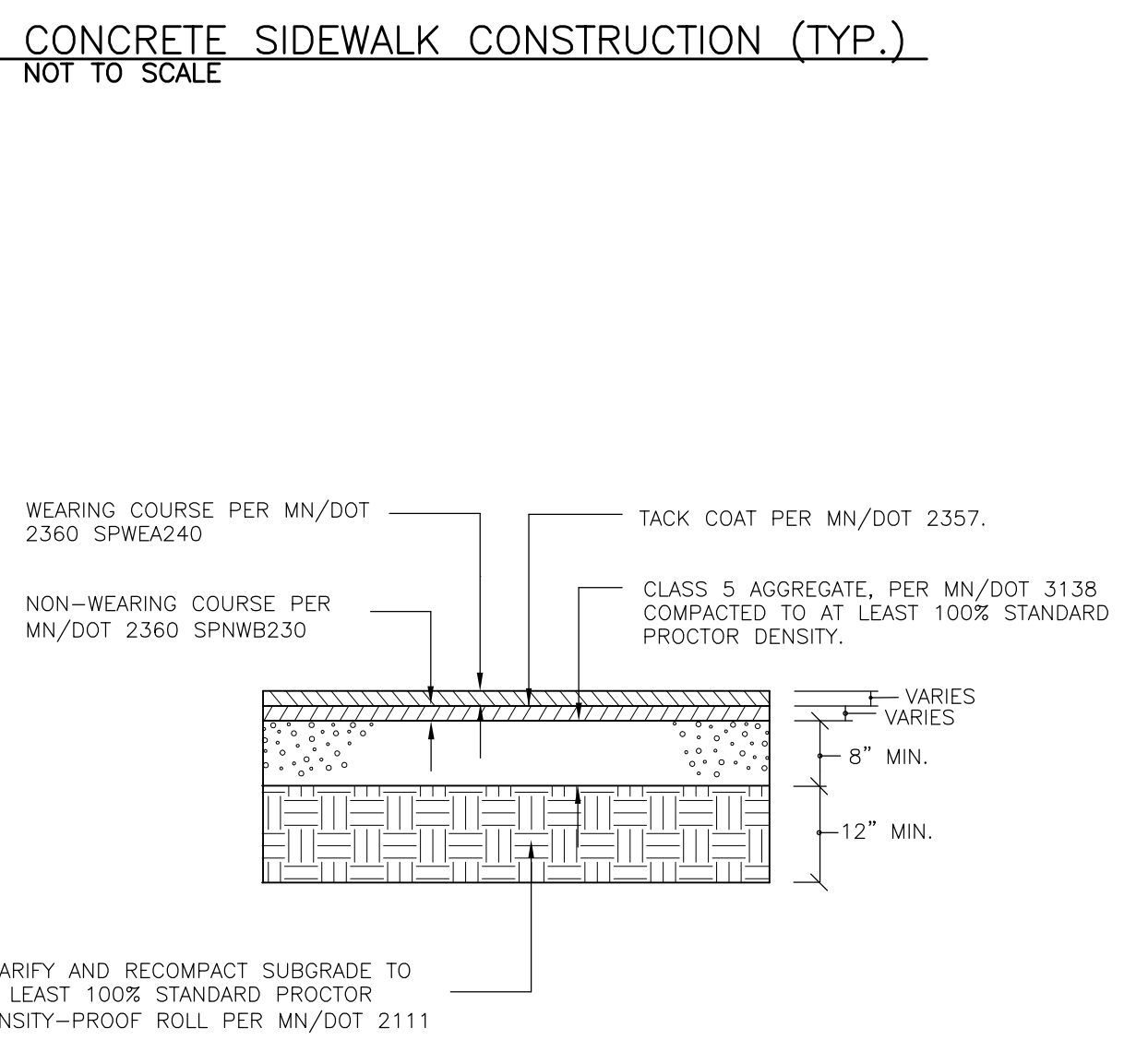
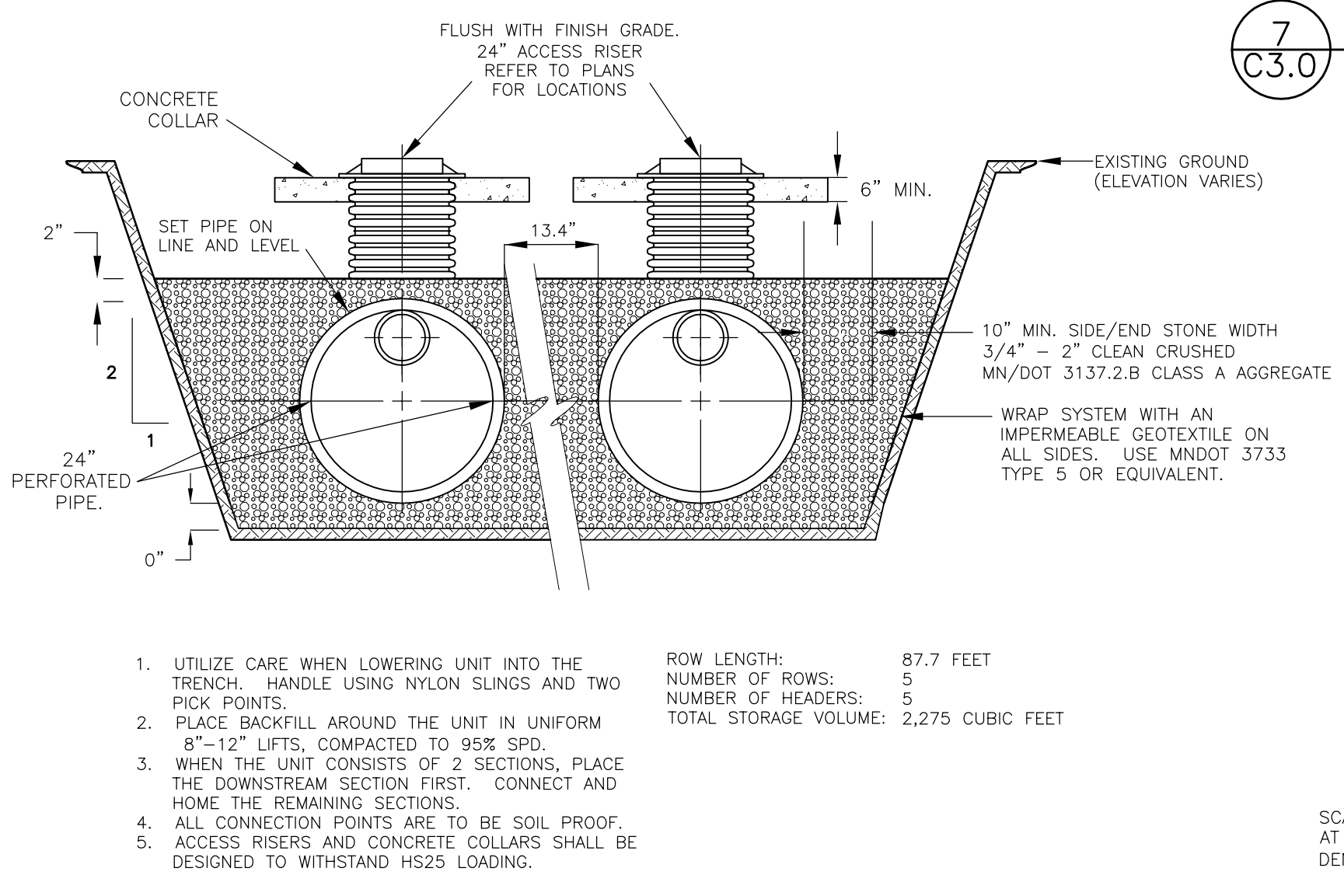


9
C3.0 NOSE-DOWN CURB SECTION
NOT TO SCALE

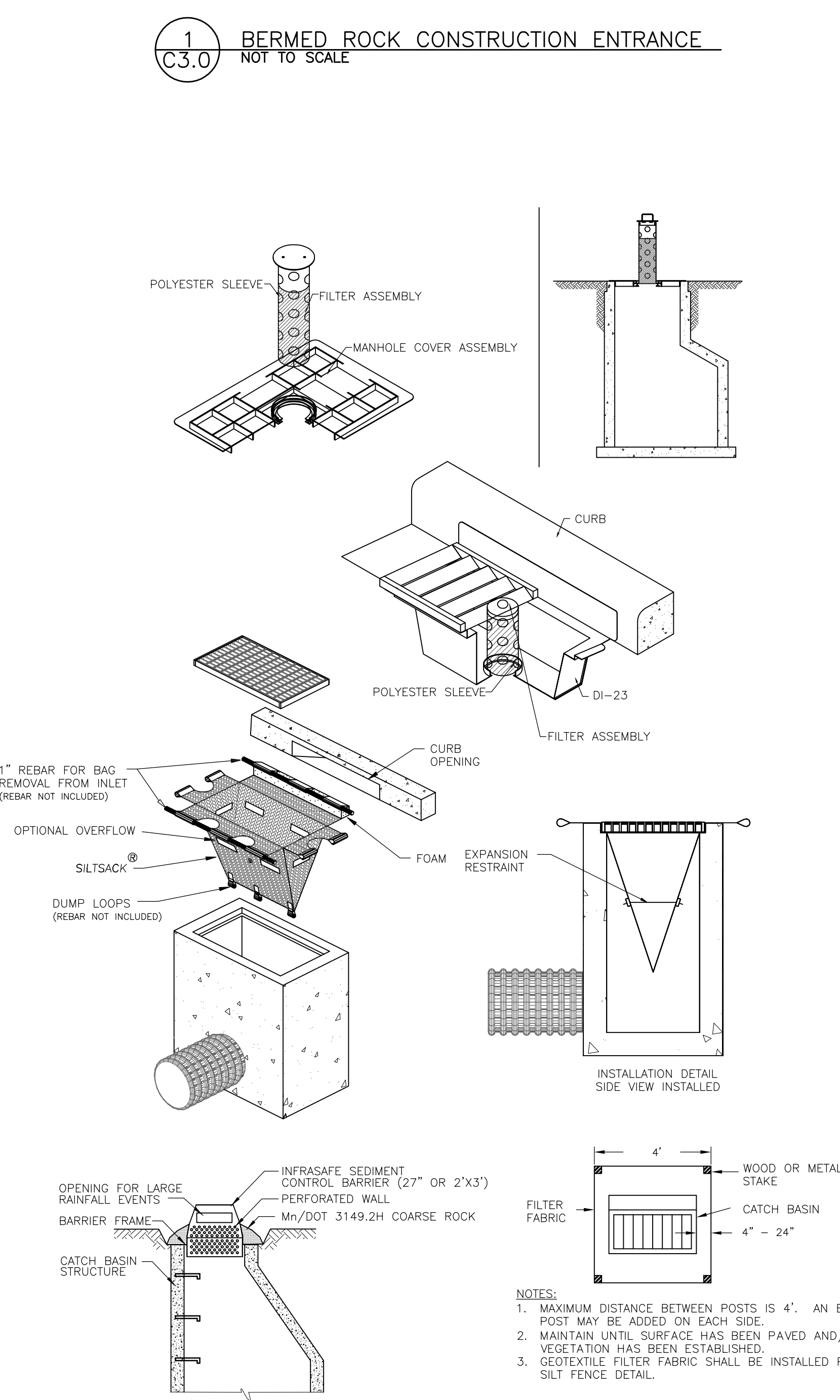
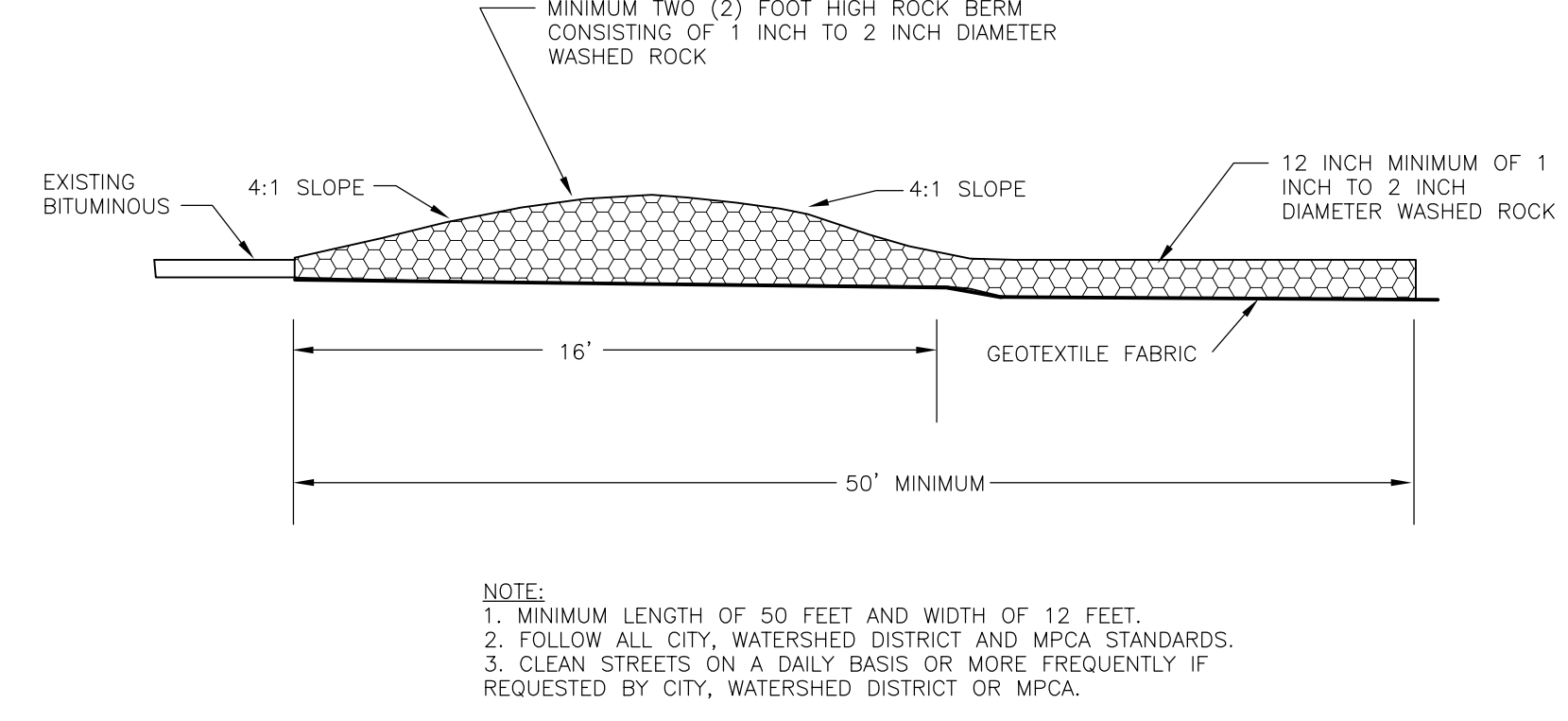
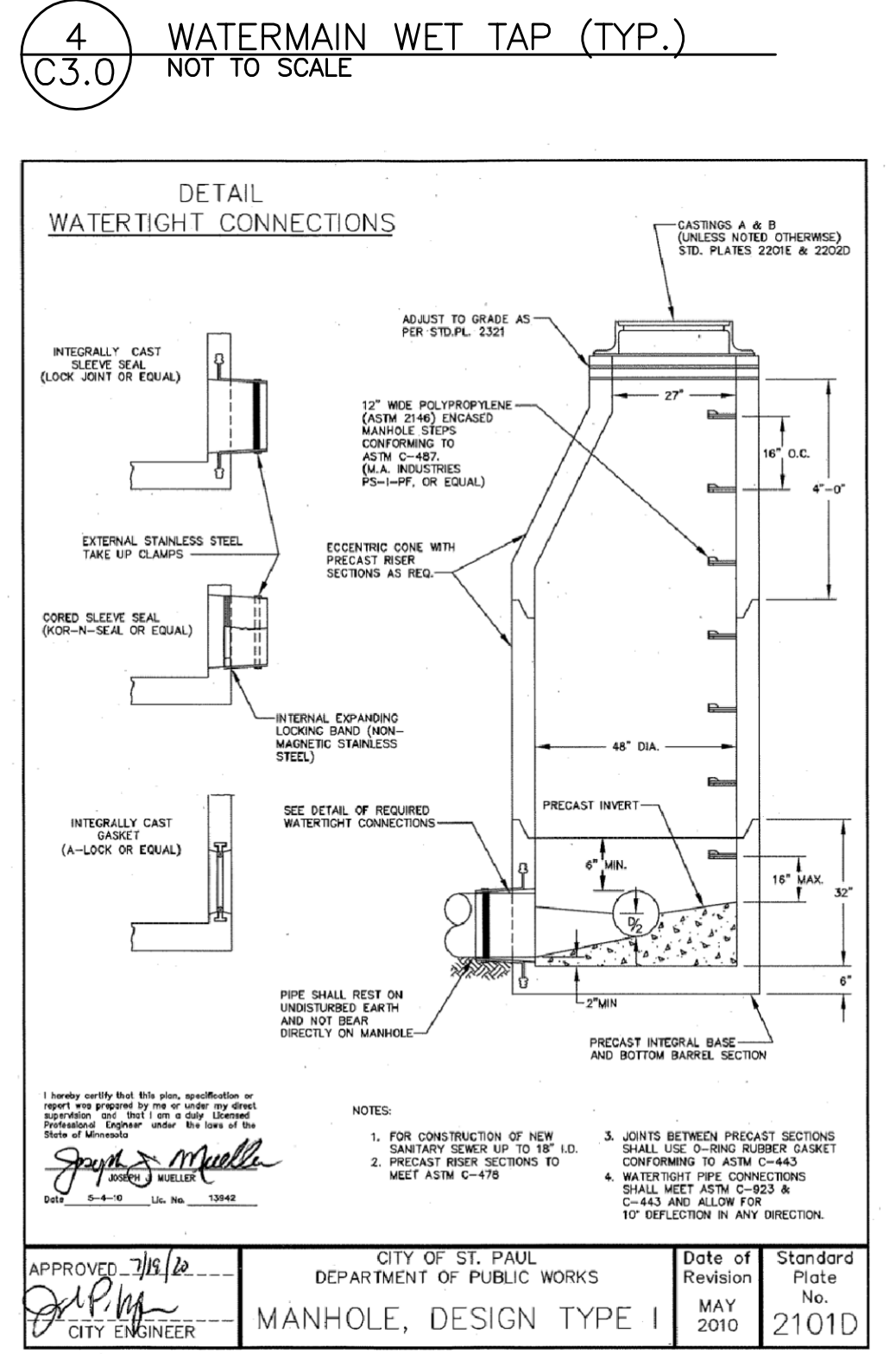
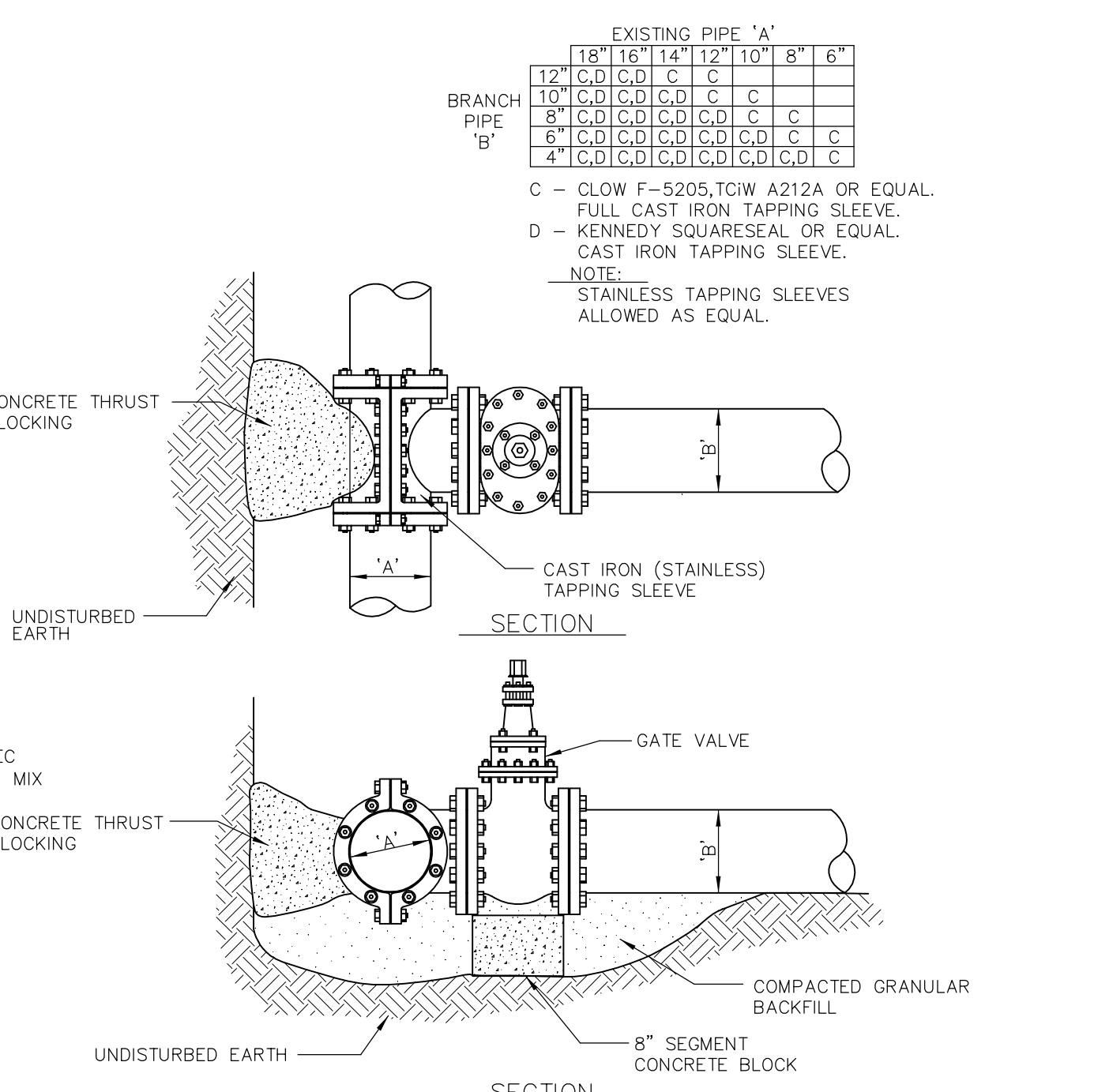
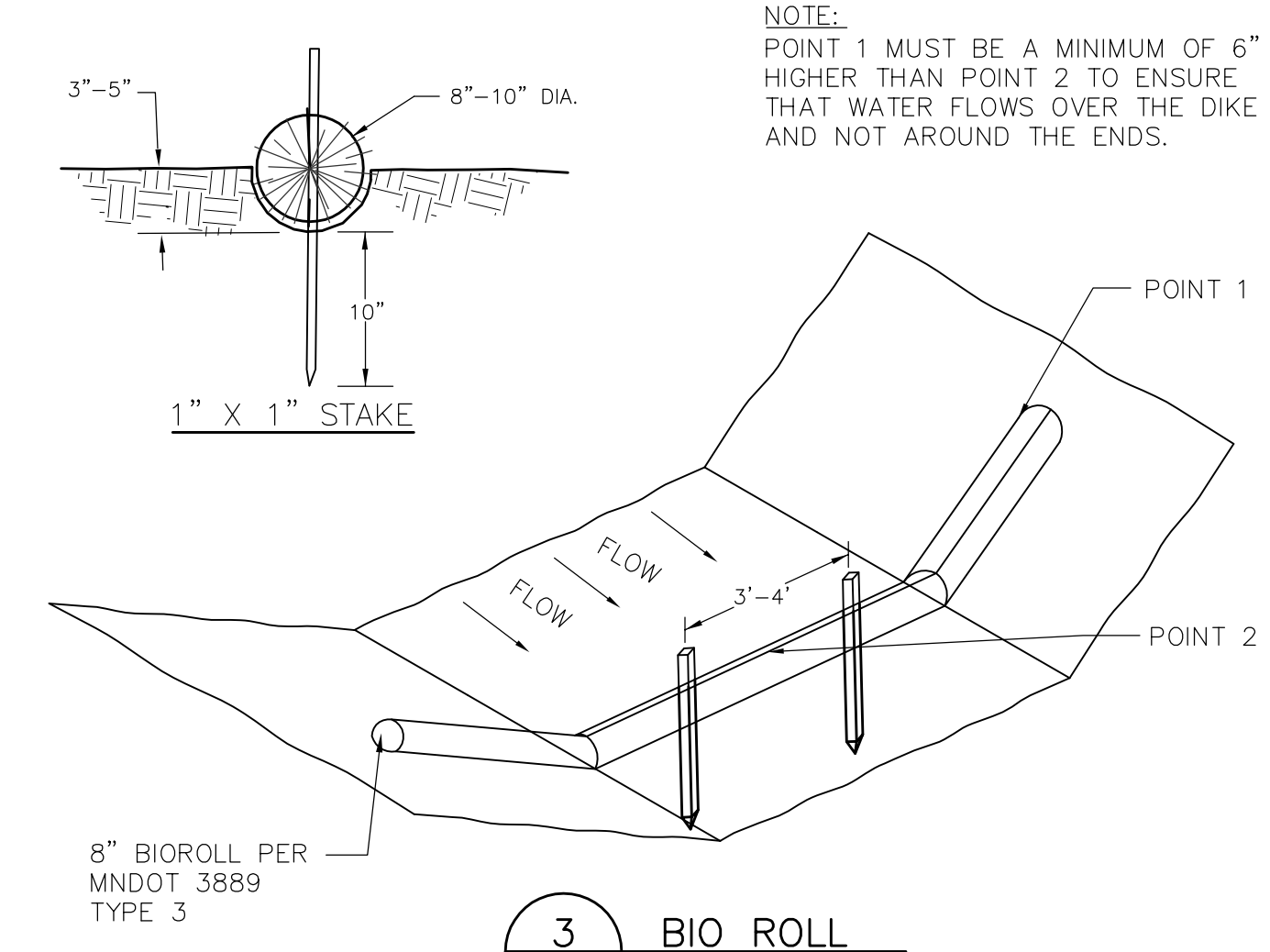
6
C3.0 CURB AND GUTTER
NOT TO SCALE

| DIMENSIONS | | W = 30" | | W = 24" | | W = 18" | | W = 12" | |
|------------|--------|--------------------------------------|--|--------------------------------------|--|--------------------------------------|--|--------------------------------------|--|
| H | A | CONCRETE CURB (LIN. FT. PER 100 YD.) | CONCRETE GUTTER (LIN. FT. PER 100 YD.) | CONCRETE CURB (LIN. FT. PER 100 YD.) | CONCRETE GUTTER (LIN. FT. PER 100 YD.) | CONCRETE CURB (LIN. FT. PER 100 YD.) | CONCRETE GUTTER (LIN. FT. PER 100 YD.) | CONCRETE CURB (LIN. FT. PER 100 YD.) | CONCRETE GUTTER (LIN. FT. PER 100 YD.) |
| 4 | 7-2/8" | 11-1/2" | B42 | 23.8 | B42 | 18.9 | B42 | 21.1 | B42 |
| 6 | 8" | 13-1/2" | B62 | 23.8 | B62 | 18.9 | B62 | 21.1 | B62 |
| 8 | 9" | 15-1/2" | B82 | 23.8 | B82 | 18.9 | B82 | 21.1 | B82 |
| 10 | 10" | 17-1/2" | B102 | 23.8 | B102 | 18.9 | B102 | 21.1 | B102 |

APPROVED: [Signature] CITY ENGINEER
CITY OF ST. PAUL DEPARTMENT OF PUBLIC WORKS
CONCRETE CURB AND GUTTER DESIGN B
Date of Revision: JULY 2002
Standard Plate No. 3100C

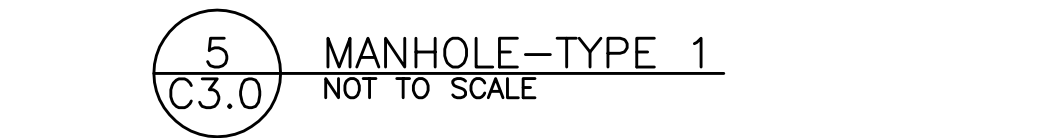


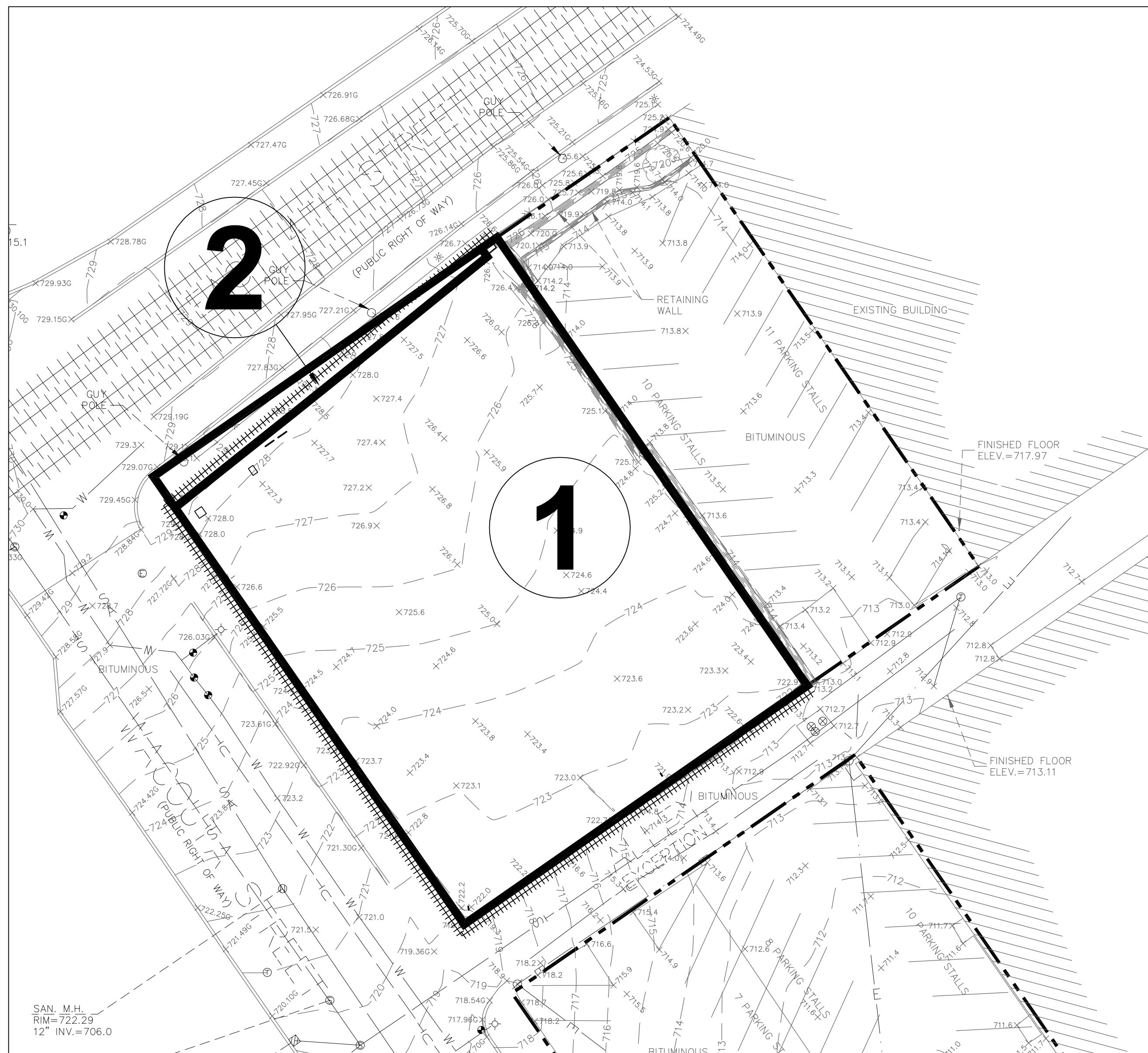
10
C3.0 RATE CONTROL TANK
NOT TO SCALE



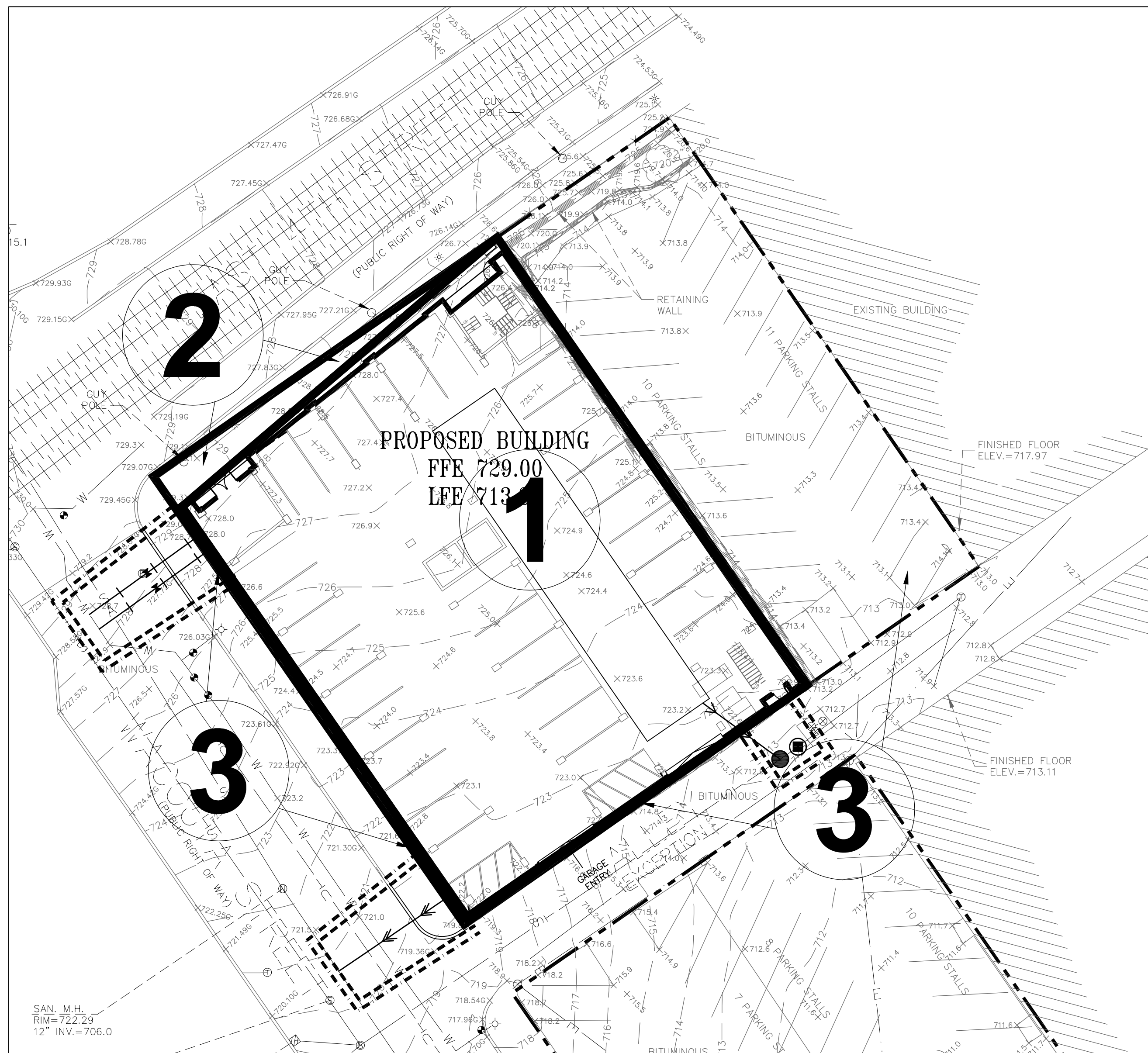
2
C3.0 INLETS SEDIMENTATION PROTECTION OPTIONS
NOT TO SCALE

5
C3.0 MANHOLE-TYPE 1
NOT TO SCALE





1 EXISTING CONDITIONS
C6.0 1"=20'



2 PROPOSED CONDITIONS
C6.0 1"=20'

| EXISTING DRAINAGE AREAS | | | | | | | |
|-------------------------|-------------------------|-----------------------|--------------------|-------------------------|-----------------|------------------|---------------------------|
| DRAINAGE AREA | IMPERVIOUS AREA (ACRES) | PERVIOUS AREA (ACRES) | TOTAL AREA (ACRES) | Q OUT (CFS) STORM EVENT | | | ROUTING |
| | | | | 2-YEAR (2.80") | 10-YEAR (4.19") | 100-YEAR (7.42") | |
| 1 | 0.28 | 0.01 | 0.29 | 1.12 | 1.71 | 2.45 | SHEET FLOW TO CB IN ALLEY |
| 2 | 0.01 | 0.00 | 0.01 | 0.05 | 0.08 | 0.11 | SHEET FLOW TO 4TH ST |
| TOTAL | 0.29 | 0.01 | 0.30 | 1.17 | 1.79 | 2.56 | |

| PROPOSED DRAINAGE AREAS | | | | | | | |
|-------------------------|-------------------------|-----------------------|--------------------|-------------------------|-----------------|------------------|---------------------------|
| DRAINAGE AREA | IMPERVIOUS AREA (ACRES) | PERVIOUS AREA (ACRES) | TOTAL AREA (ACRES) | Q OUT (CFS) STORM EVENT | | | ROUTING |
| | | | | 2-YEAR (2.80") | 10-YEAR (4.19") | 100-YEAR (7.42") | |
| 1 | 0.28 | 0.00 | 0.28 | 1.12 | 1.71 | 2.44 | TO RETENTION TANK |
| 2 | 0.01 | 0.00 | 0.01 | 0.05 | 0.07 | 0.11 | SHEET FLOW TO 4TH ST |
| 3 | 0.01 | 0.00 | 0.01 | 0.02 | 0.00 | 0.05 | SHEET FLOW TO CB IN ALLEY |
| TANK | - | - | - | 0.30 | 0.38 | 0.47 | TO EXISTING STORM SEWER |
| TOTAL | 0.30 | 0.00 | 0.30 | 0.37 | 0.45 | 0.63 | |

| STORMWATER RUNOFF SUMMARY | | | |
|---------------------------|------------------------------------|-------------------------------------|--------------------------------------|
| | 2-YR STORM (2.80") RUNOFF (CFS) | 10-YR STORM (4.20") RUNOFF (CFS) | 100-YR STORM (7.42") RUNOFF (CFS) |
| EXISTING SITE | 1.17 | 1.79 | 2.56 |
| PROPOSED SITE | 0.37 | 0.45 | 0.63 |
| SAINT PAUL REQUIREMENT | 1.64 cfs PER ACRE = | | |



SPECIAL AND IMPAIRED WATERS
THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMPs DESCRIBED IN APPENDIX A OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

| WATERBODY | IMPAIRMENT(S) |
|-------------------|---|
| MISSISSIPPI RIVER | FECAL COLIFORM, MERCURY IN FISH TISSUE, MERCURY IN WATER COLUMN, PCB IN FISH TISSUE, PERFLUOROCTANOATE SULFONATE (PFOS) IN FISH TISSUE, TURBIDITY |

NATIONAL WETLANDS INVENTORY MAP
ST. PAUL, MN

LEGAL DESCRIPTION

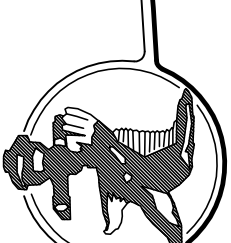
Parcel 1 per Title, Tax PIN's (052822220099 & 052822220100)
 Lot 5 and 6, Block 2, Hopkins Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

NOTES CORRESPONDING TO SCHEDULE B:

Parcel 1
 (c) Transportation easement(s) over part of subject premises in favor of the State of Minnesota together with temporary easements for transportation purposes, as created in Document No. 4410216. (AFFECS PROPERTY, AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.



LAND TITLE SURVEY
 ALTA/CASM
 for:
OAK PROPERTIES
 SITE: 244 EAST 4TH STREET
 ST. PAUL, MINNESOTA

CERTIFICATION:

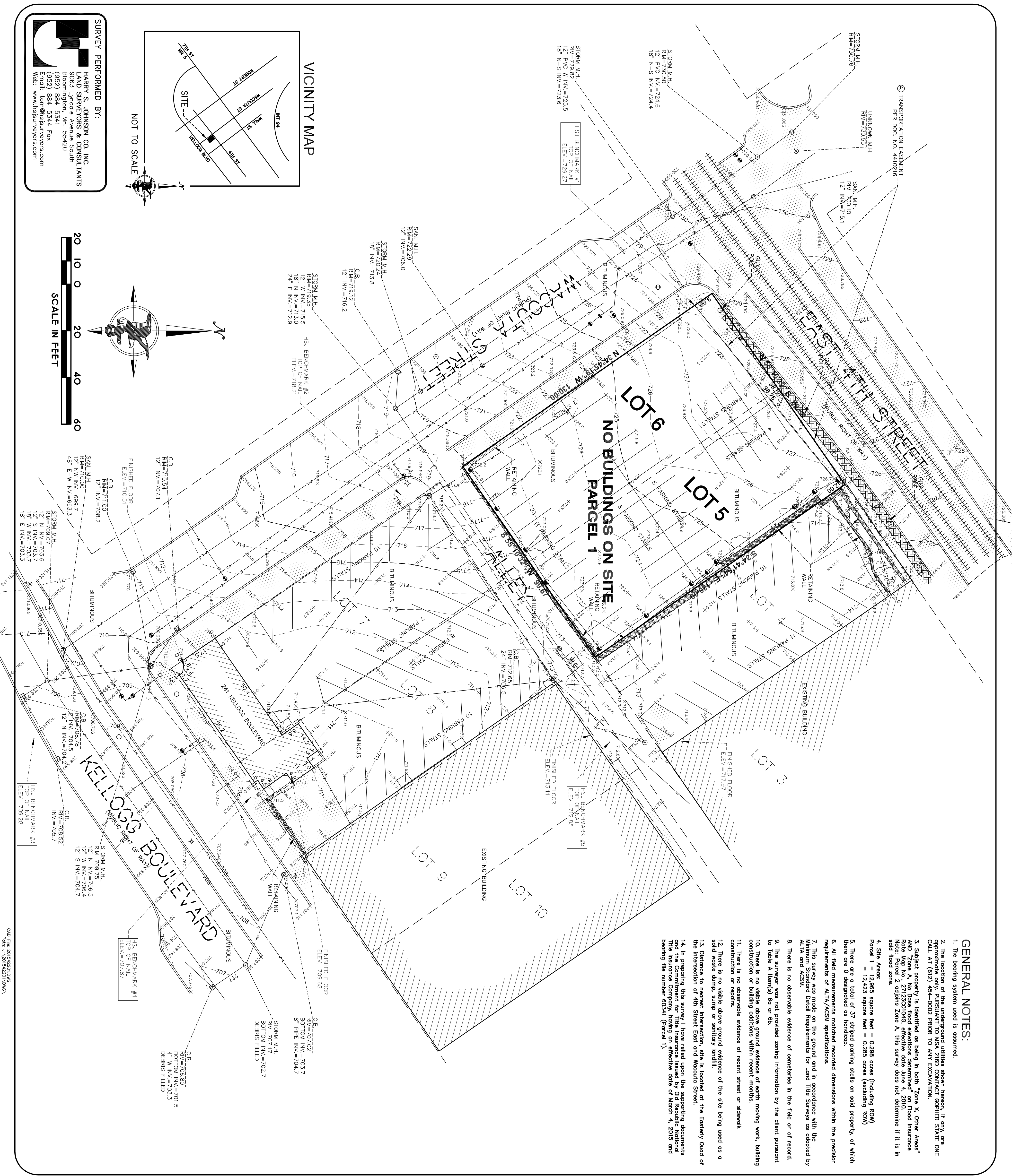
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minnesota Standard Detail Requirements for ALTA/CASM Surveys (Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 12, 15, 17 and 18 of Table A thereof).
 The field work was completed on November 3, 2015.

Date of Plat or Map: November 18, 2015
 Thomas E. Hodoff, L.S.
 Minn. Reg. No. 23877

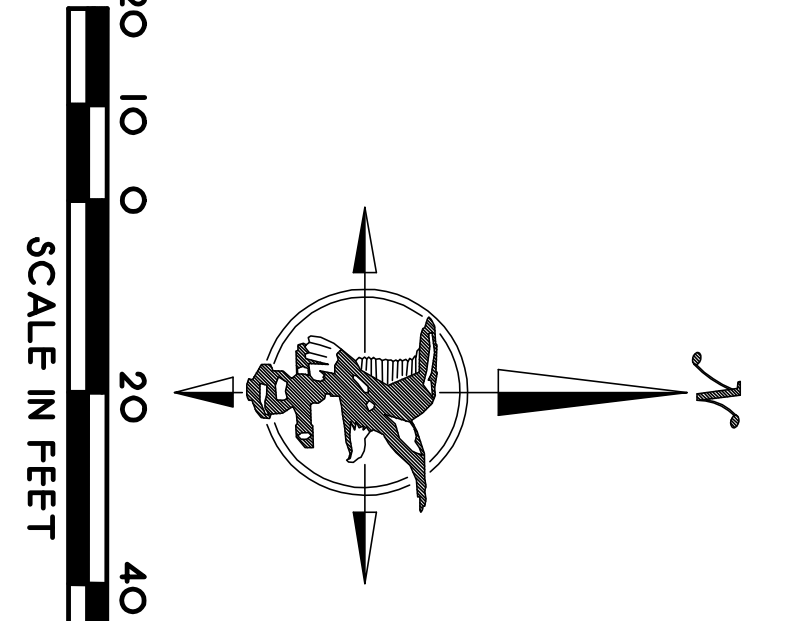
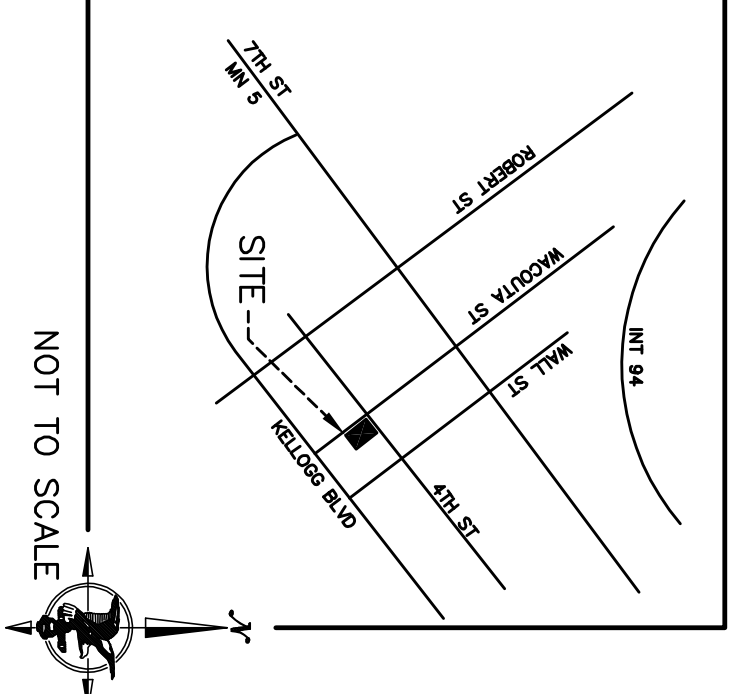


HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS CONSULTANTS
 BLOOMINGTON, MINNESOTA
 PHONE: 952-884-5341 FAX: 952-884-5344

- GENERAL NOTES:**
- The bearing system used is assumed.
 - The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 218D CONTACT Gopher STATE ONE CALL AT (612) 434-0002 PRIOR TO ANY EXCAVATION.
 - Subject property is identified as being in both "Zone X, Other Areas" AND "Zone A, No Base Flood Elevations Determined" on Flood Insurance Rate Map 2, 210302C, effective date June 23, 2015. The survey does not determine if it is in a special flood zone.
 - Site Area:
 Parcel 1 = 12,965 square feet = 0.298 acres (including ROW)
 Parcel 2 = 12,423 square feet = 0.285 acres (excluding ROW)
 - There are a total of 37 striped parking stalls on said property, of which there are 0 designated as handicapped.
 - All field measurements matched recorded dimensions within the precision requirements of ALTA/CASM specifications.
 - This survey was made on the ground and in accordance with the Minnesota Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
 - There is no observable evidence of encumbrances in the field or of record.
 - The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 6a or 6b.
 - There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
 - There is no observable evidence of recent street or sidewalk construction or repairs.
 - There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.
 - Distance to nearest intersection, site is located at the Eastern Quad of the intersection of 4th Street East and Mendota Street.
 - In preparing this survey, I have relied upon the supporting documents Title Insurance Company, having an effective date of March 4, 2015 and bearing file number 60341 (Parcel 1).



SURVEY PERFORMED BY:
 HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS & CONSULTANTS
 1005 Lynde Avenue South
 Bloomington, MN 55425
 (952) 884-5341 Fax
 Email: tom@hjsurveyors.com
 Web: www.hjsurveyors.com



CAD FILE: 201542201.DWG
 PLOT: 1-3-9241A.dwg

Sheet No. **1 OF 1**
 File No. **1-3-9241A**
 Date: **201542201**
 Scale: **645**
 Type: **42**
 Unit: **CT**



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

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240 4th St E
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55101-1401

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| Project Number | 1577 |
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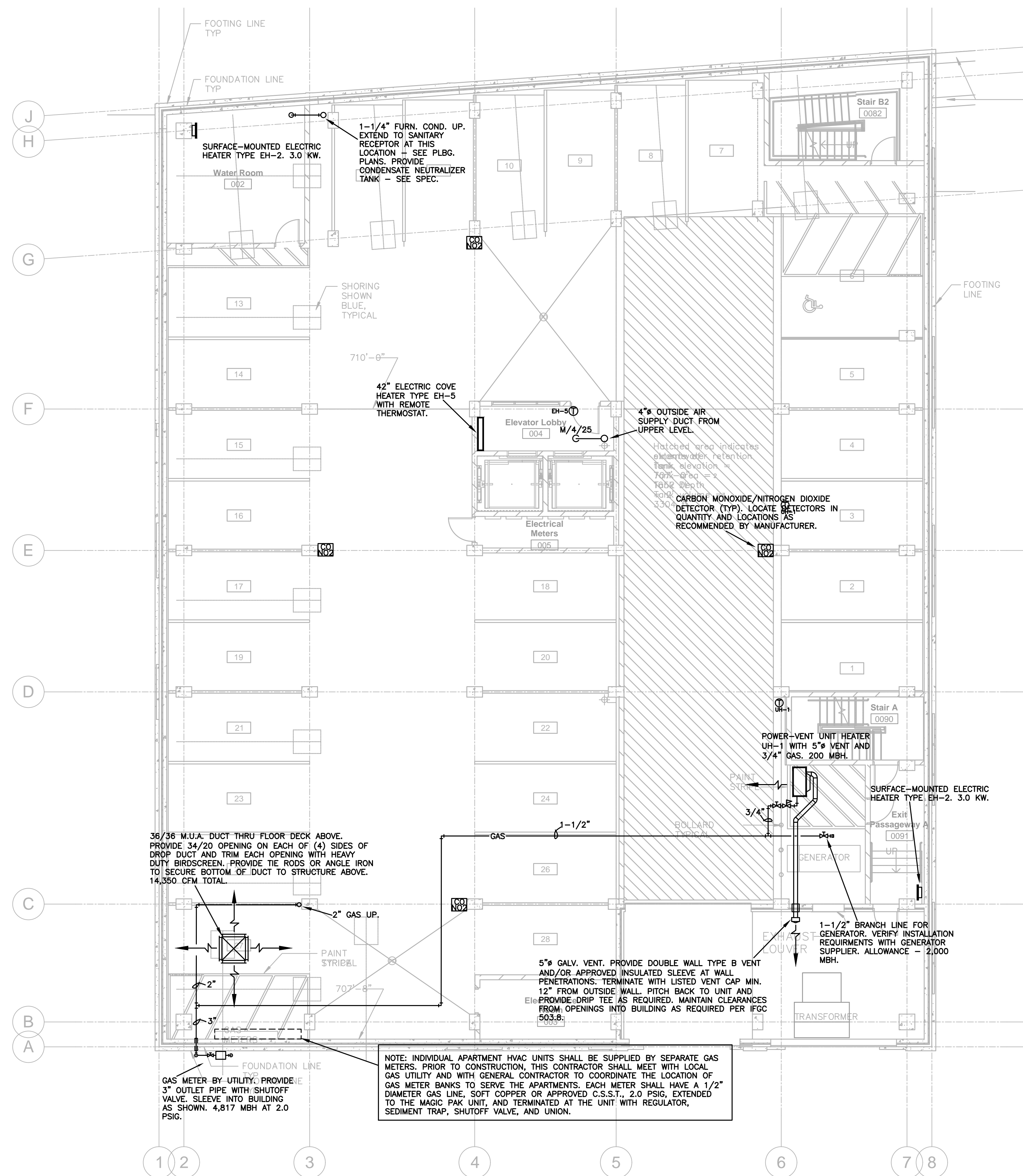
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Date 09/29/2016 Reg.# 19630

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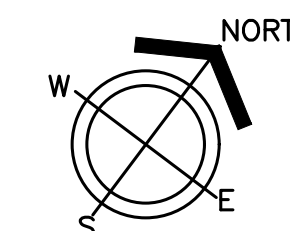
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1 MECHANICAL PLAN - BASEMENT LEVEL

1/8"=1'-0"



Mechanical Plan - Basement Level M300



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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
8101 Blue Circle Dr.
Eden Prairie, MN 55343
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Structural:
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5930 Brooklyn Blvd
Minneapolis, MN 55429
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633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

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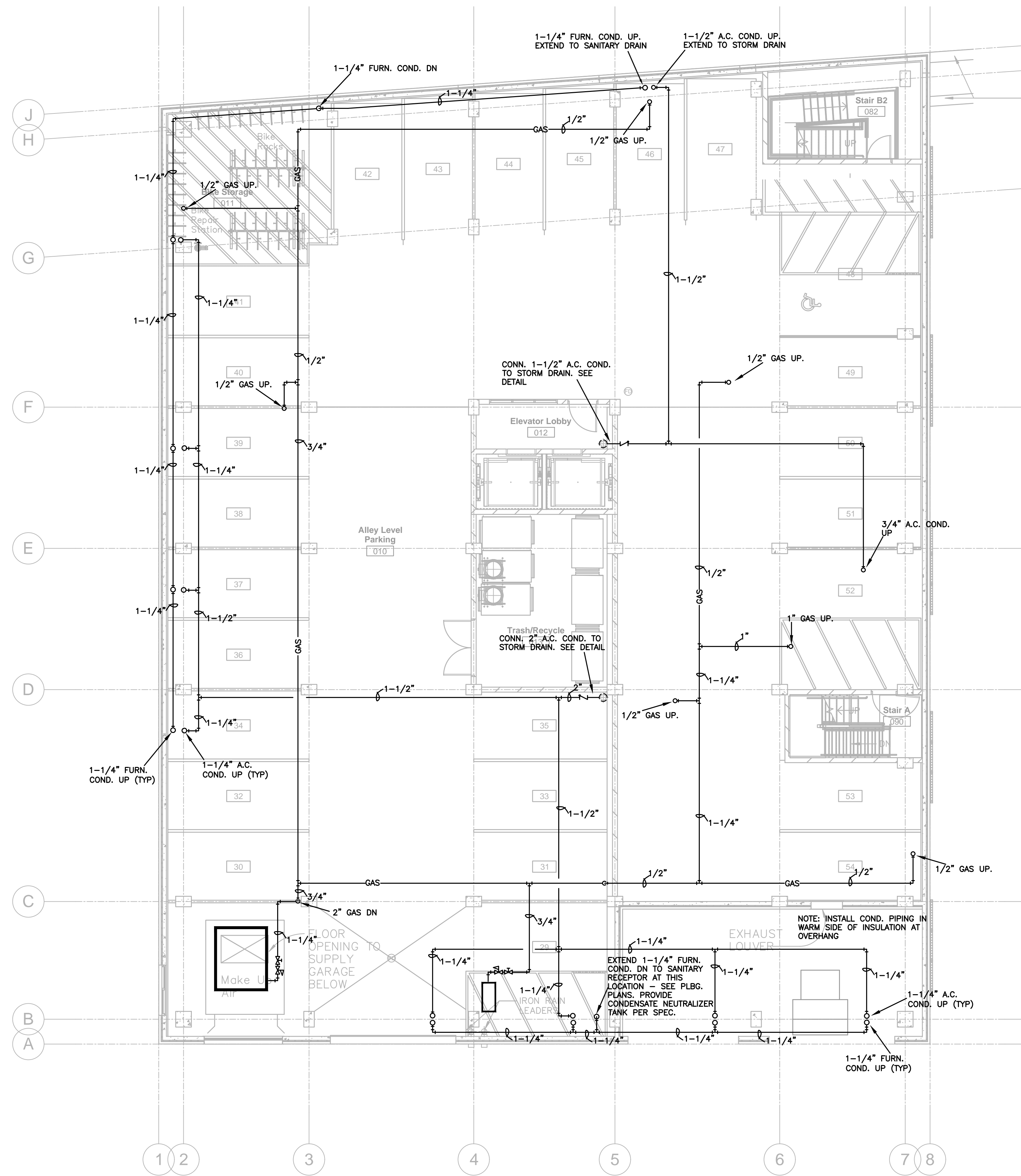
Kenneth S. Kendle

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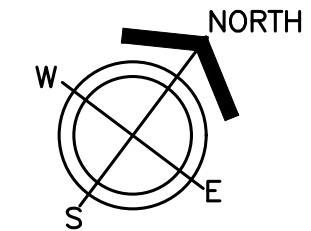
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1 M301 MECHANICAL PIPING PLAN - ALLEY LEVEL 1/8"=1'-0"



Mech. Piping Plan - Alley Level

M301



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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
8101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

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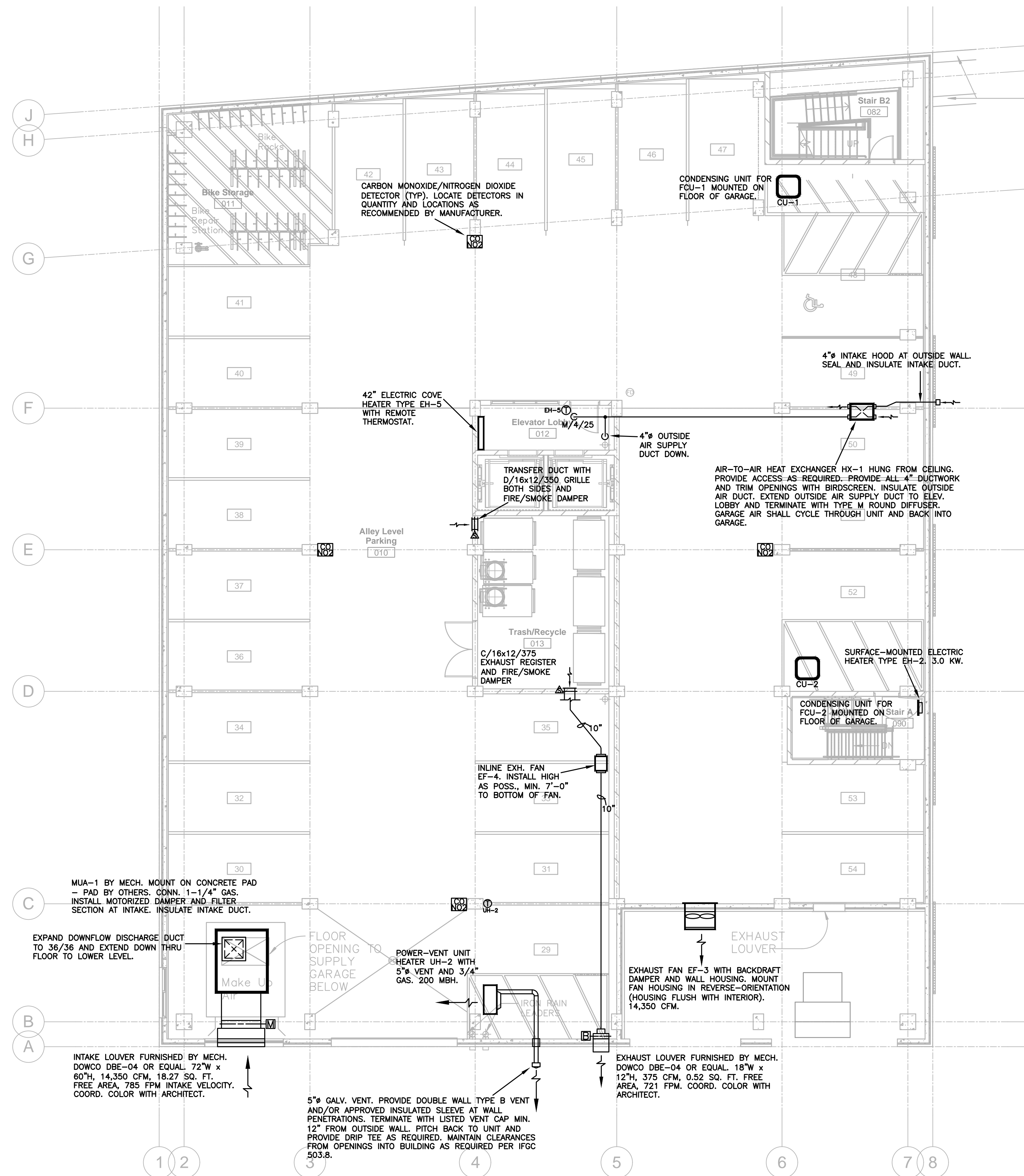
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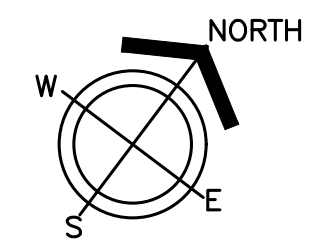
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1 MECHANICAL VENTILATION PLAN - ALLEY LEVEL 1/8"=1'-0"



Mech. Ventilation Plan - Alley Level M302



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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

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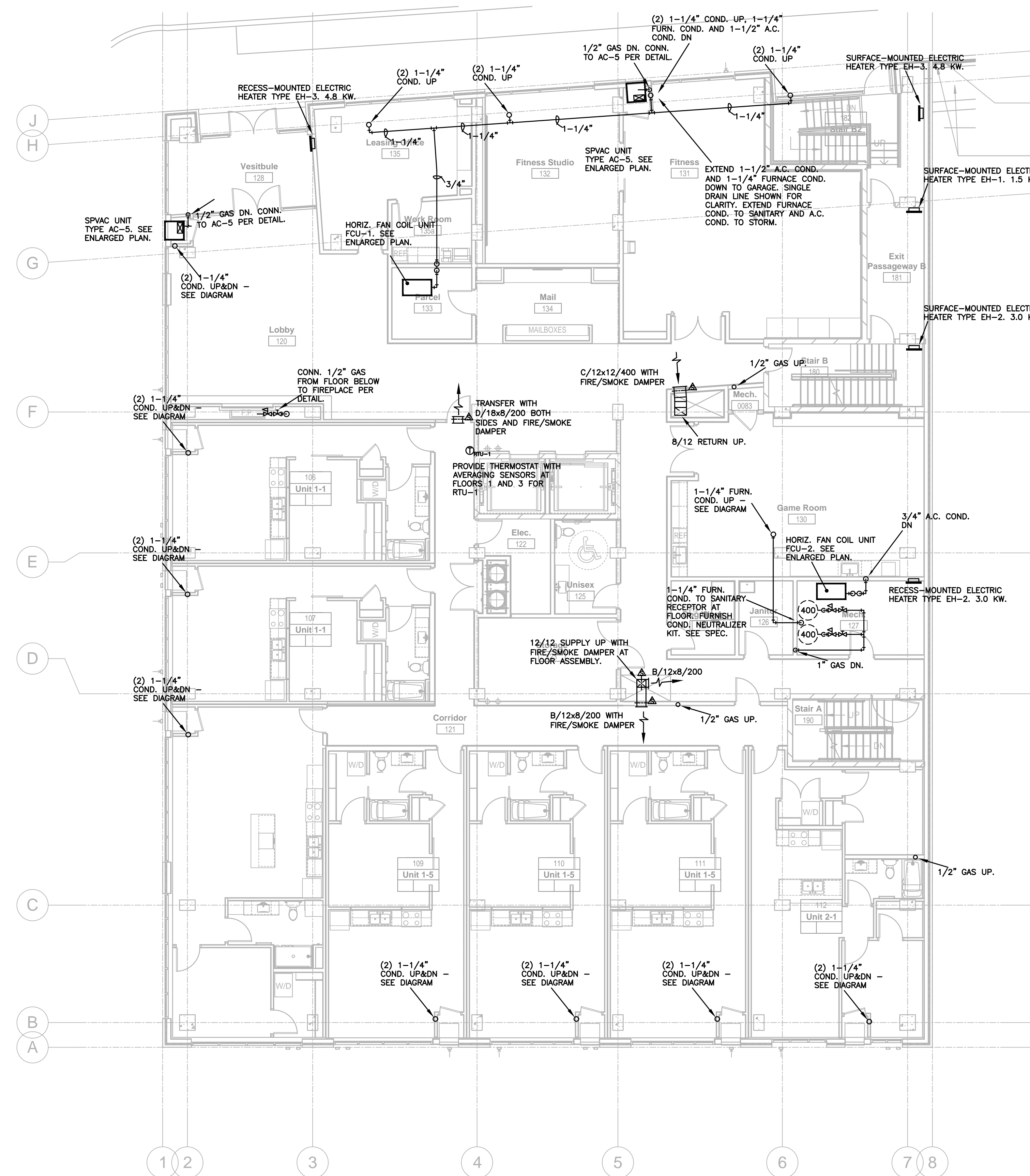
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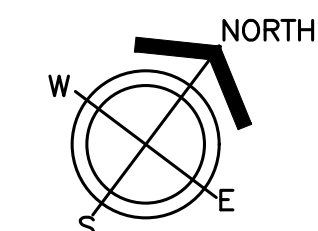
Mechanical Plan - Level 1

M310



1 MECHANICAL PLAN - LEVEL 1

1/8"=1'-0"





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fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
8101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
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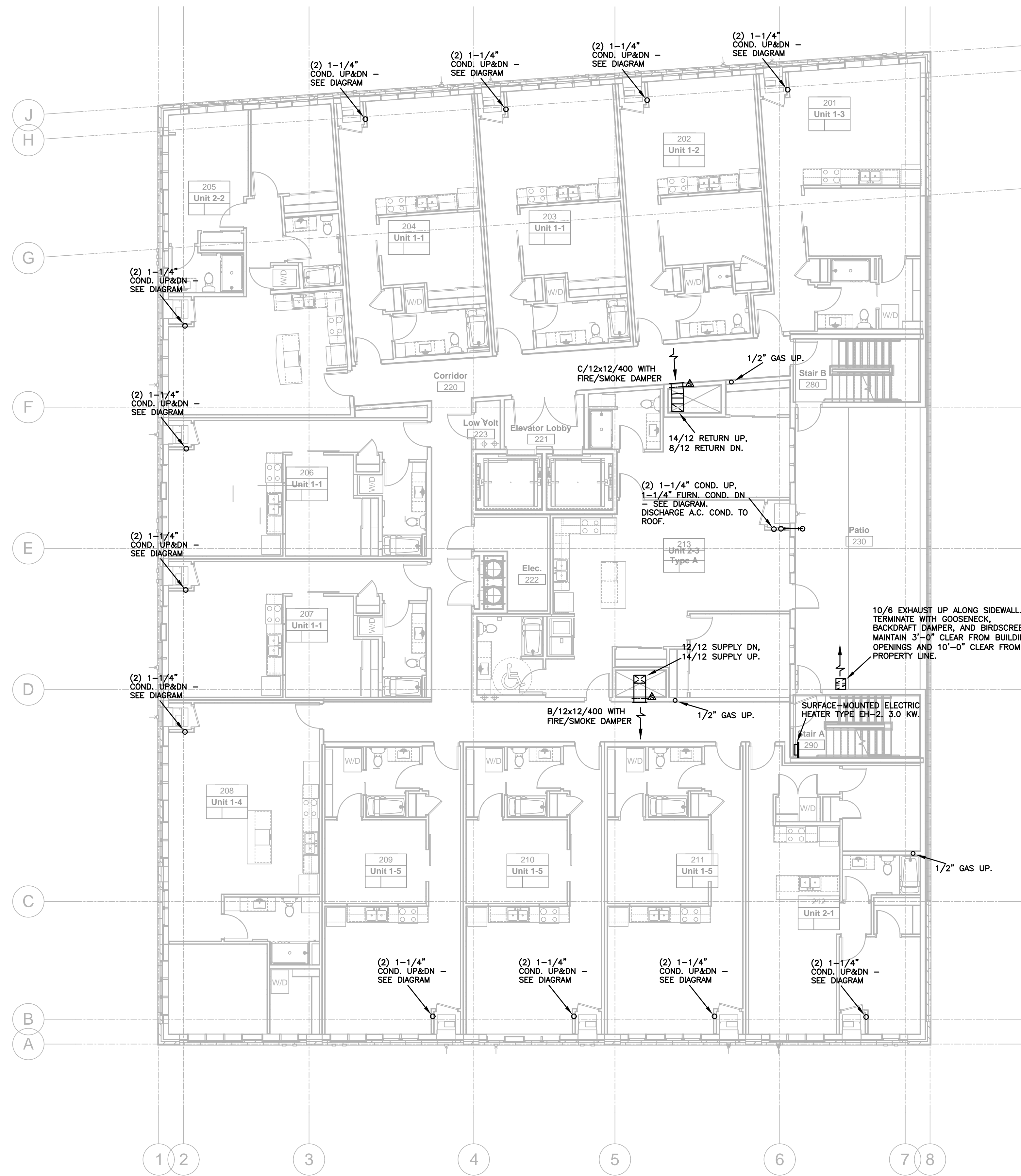
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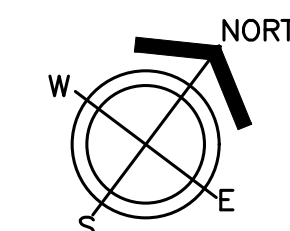
Mechanical Plan - Level 2

M320



1 MECHANICAL PLAN - LEVEL 2

1/8"=1'-0"





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fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

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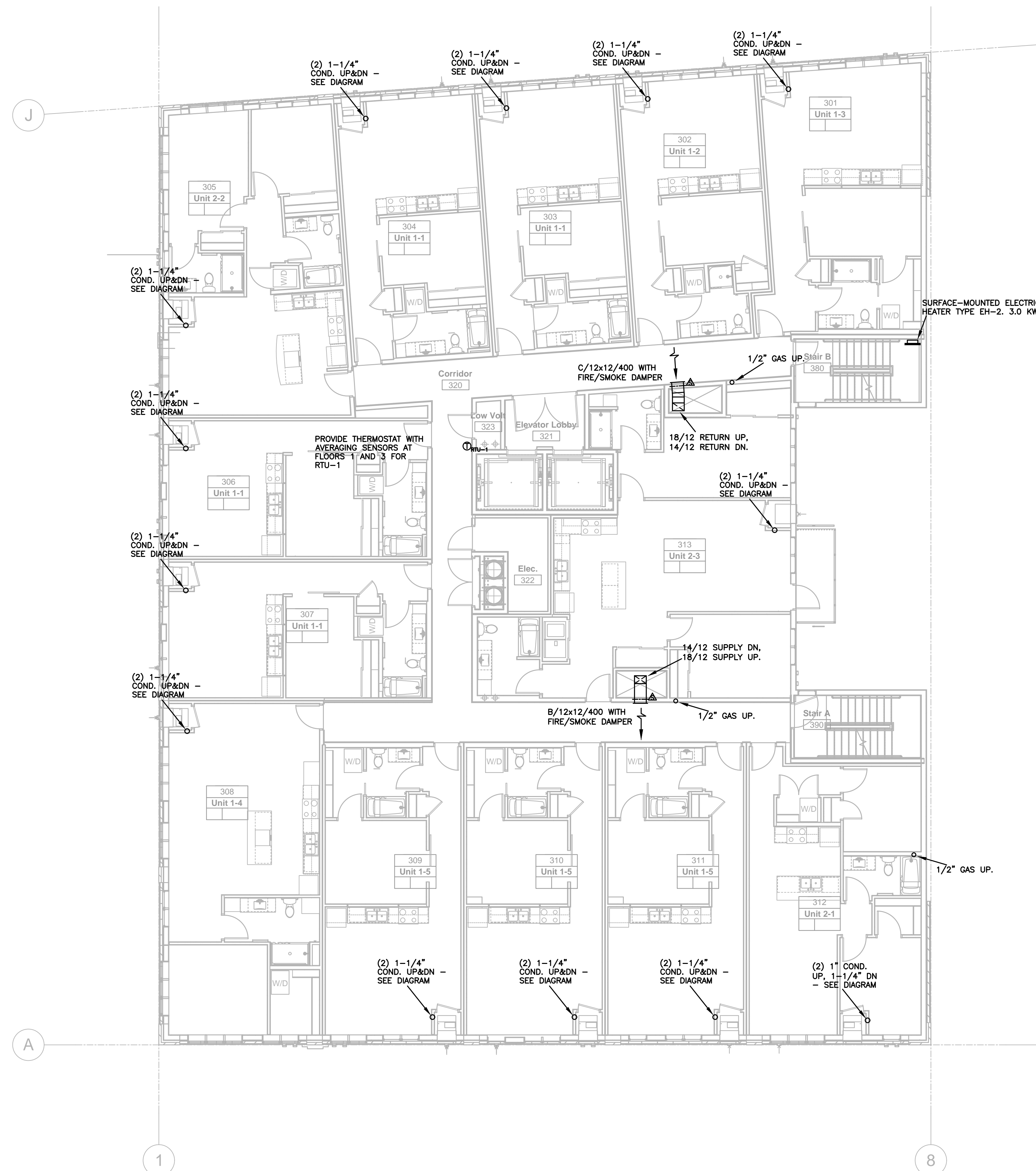
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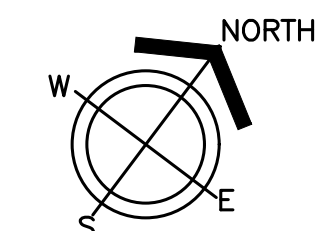
Mechanical Plan - Level 3

M330



1 MECHANICAL PLAN - LEVEL 3

1/8"=1'-0"





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Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
8101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
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Hopkins, MN 55343
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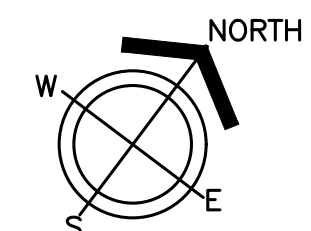
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1 MECHANICAL PLAN - LEVEL 4

1/8"=1'-0"



Date _____ Revision _____ Rev. No. _____

Mechanical Plan - Level 4

4

M340



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Bloomington, MN 55425
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fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
8101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
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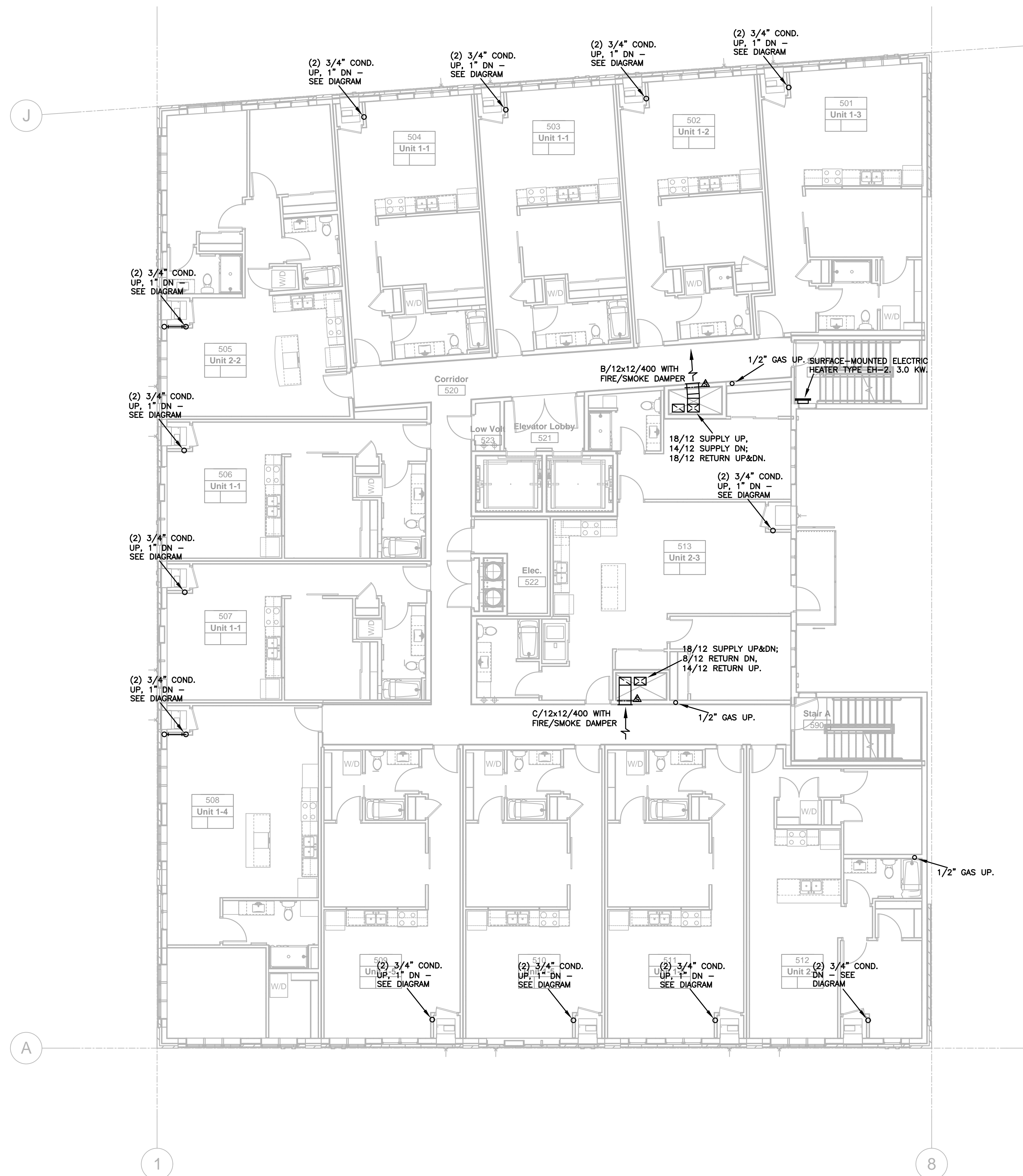
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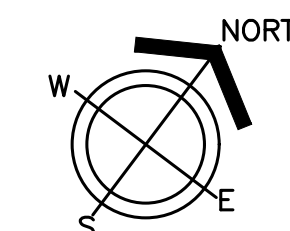
Mechanical Plan - Level 5

M350



1 MECHANICAL PLAN - LEVEL 5

1/8"=1'-0"





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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
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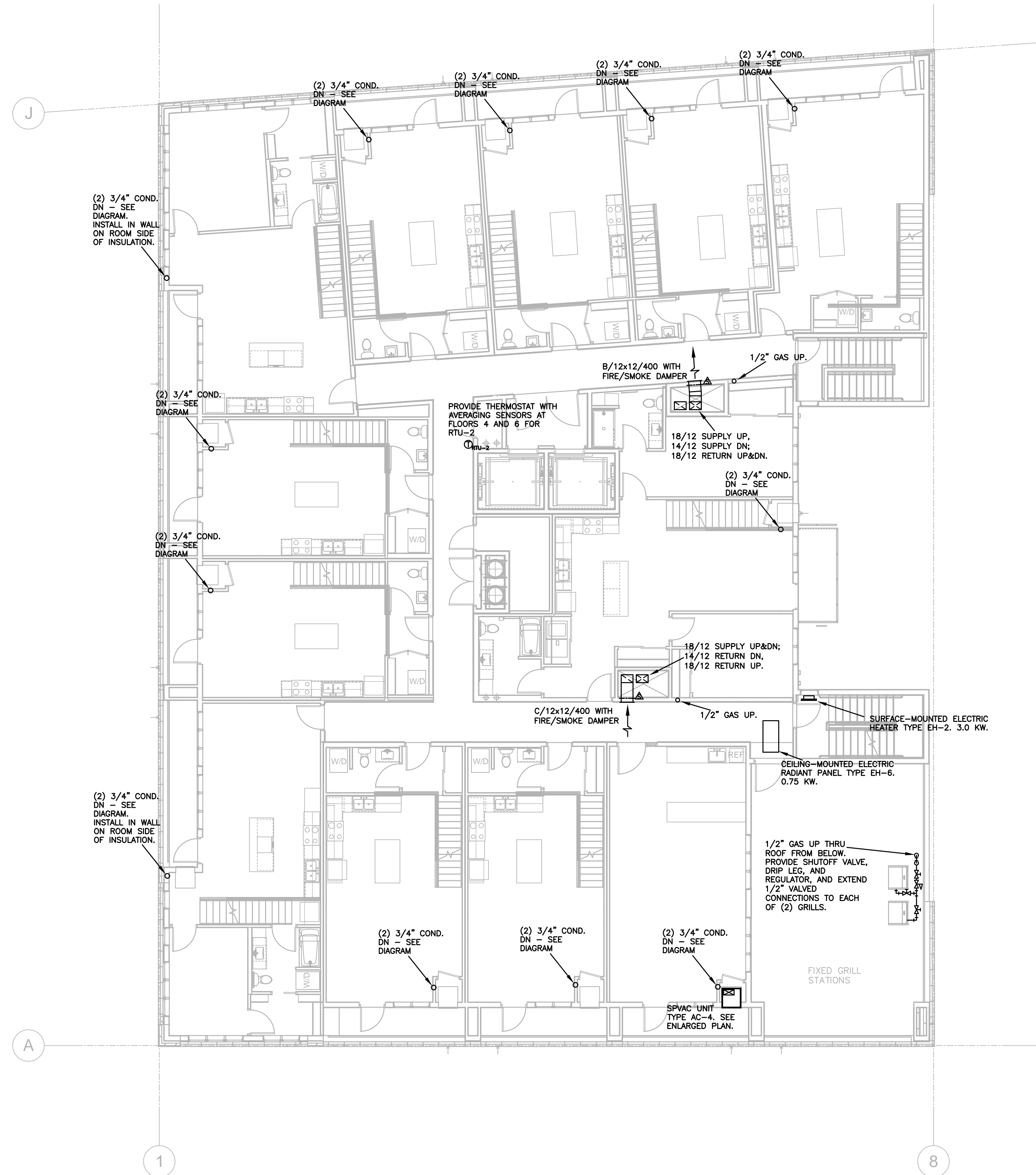
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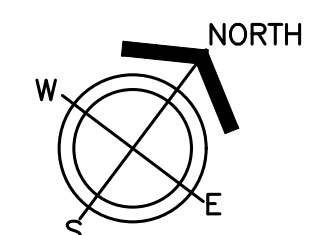
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MECHANICAL PLAN - LEVEL 6

1/8"=1'-0"



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Mechanical
Plan - Level
6

M360



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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
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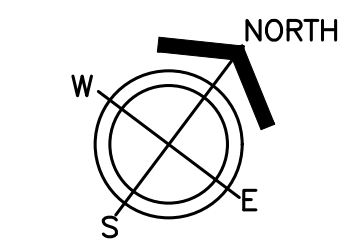
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Mechanical
Plan - Level
6 Mezzanine

M370



1 MECHANICAL PLAN - LEVEL 6 MEZZANINE 1/8"=1'-0"





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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
8101 Blue Circle Dr.
Eden Prairie, MN 55343
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Structural:
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Minneapolis, MN 55429
P: (763) 843-0436

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Hopkins, MN 55343
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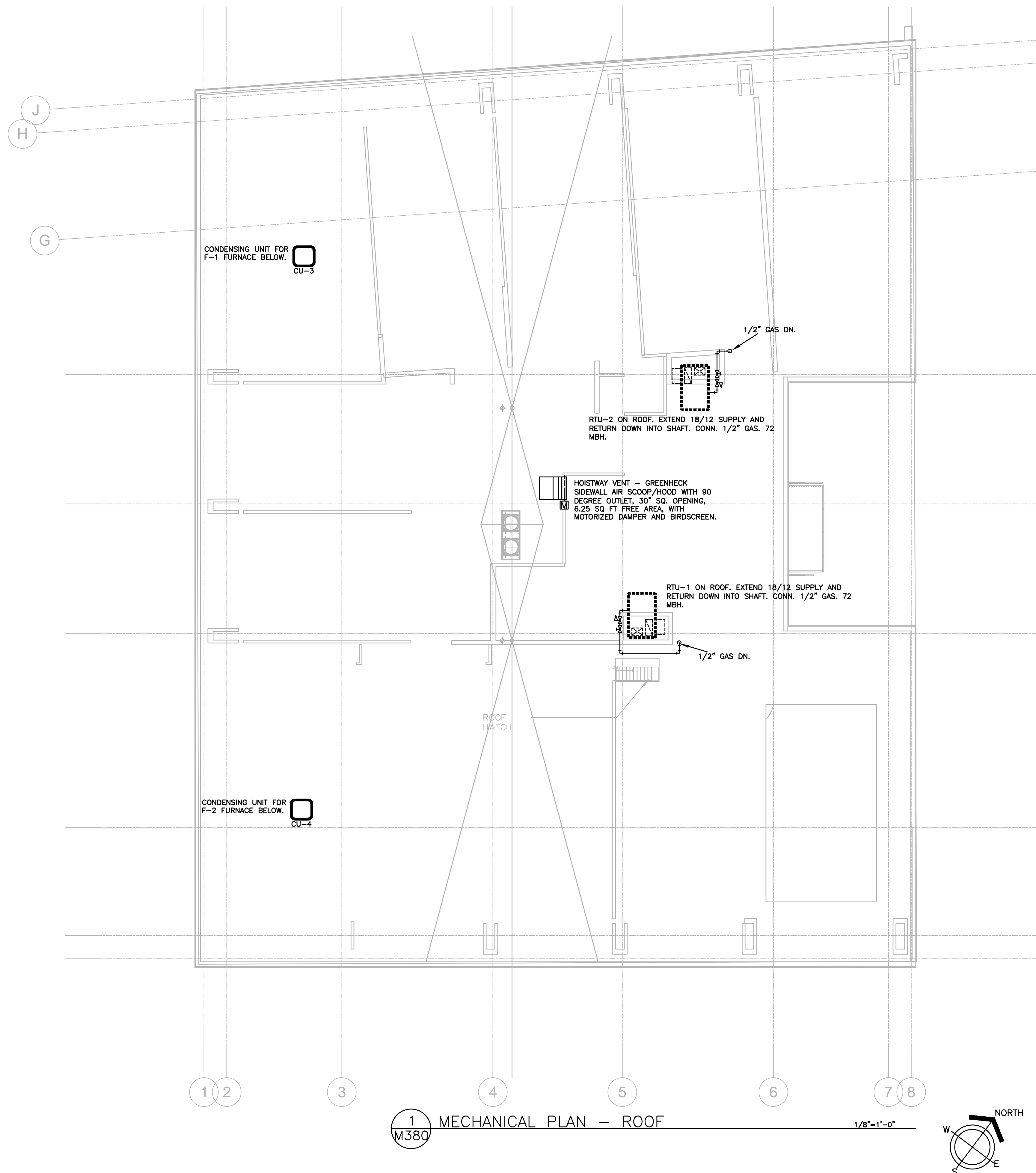
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Revision

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Mechanical Plan - Roof

M380





1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
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Structural:
BKB Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

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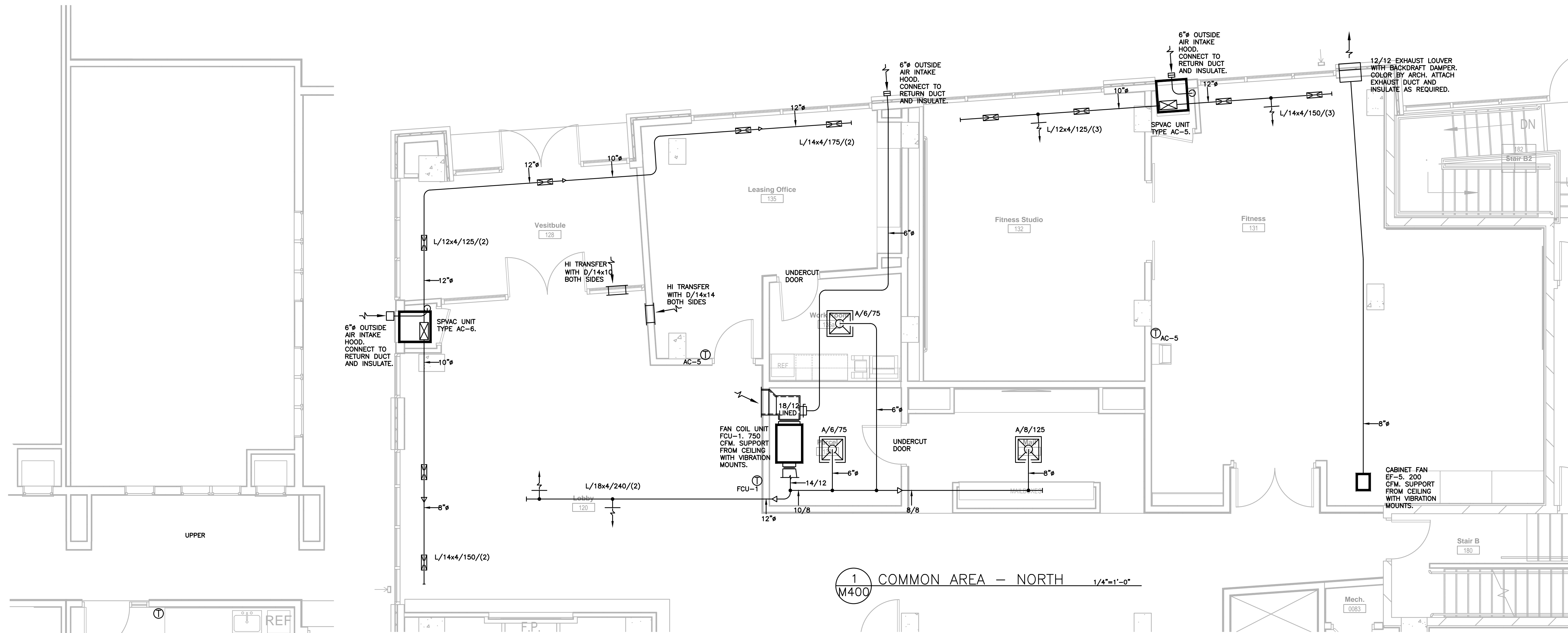
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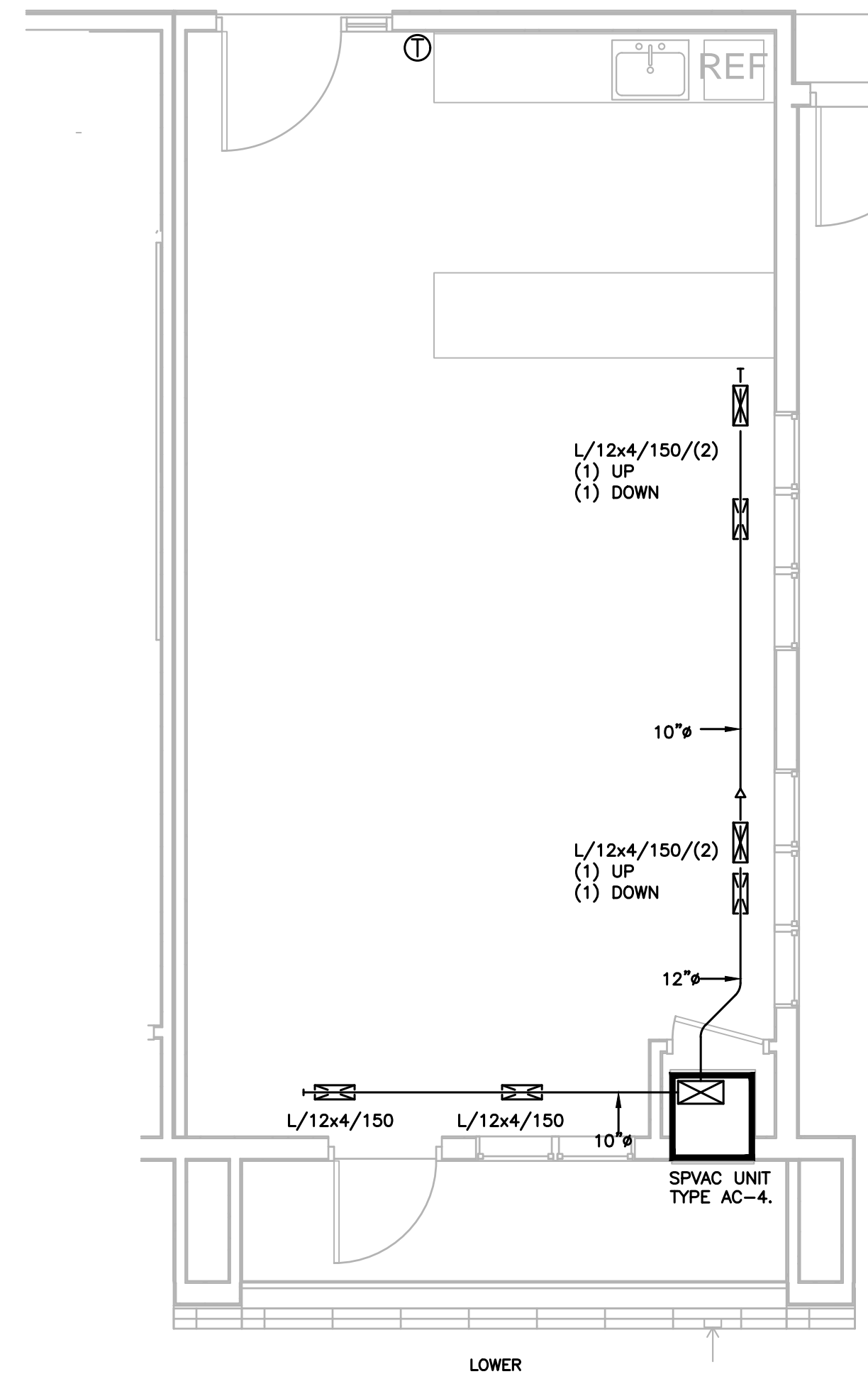
Rev. No.

Mechanical Enlarged Plans

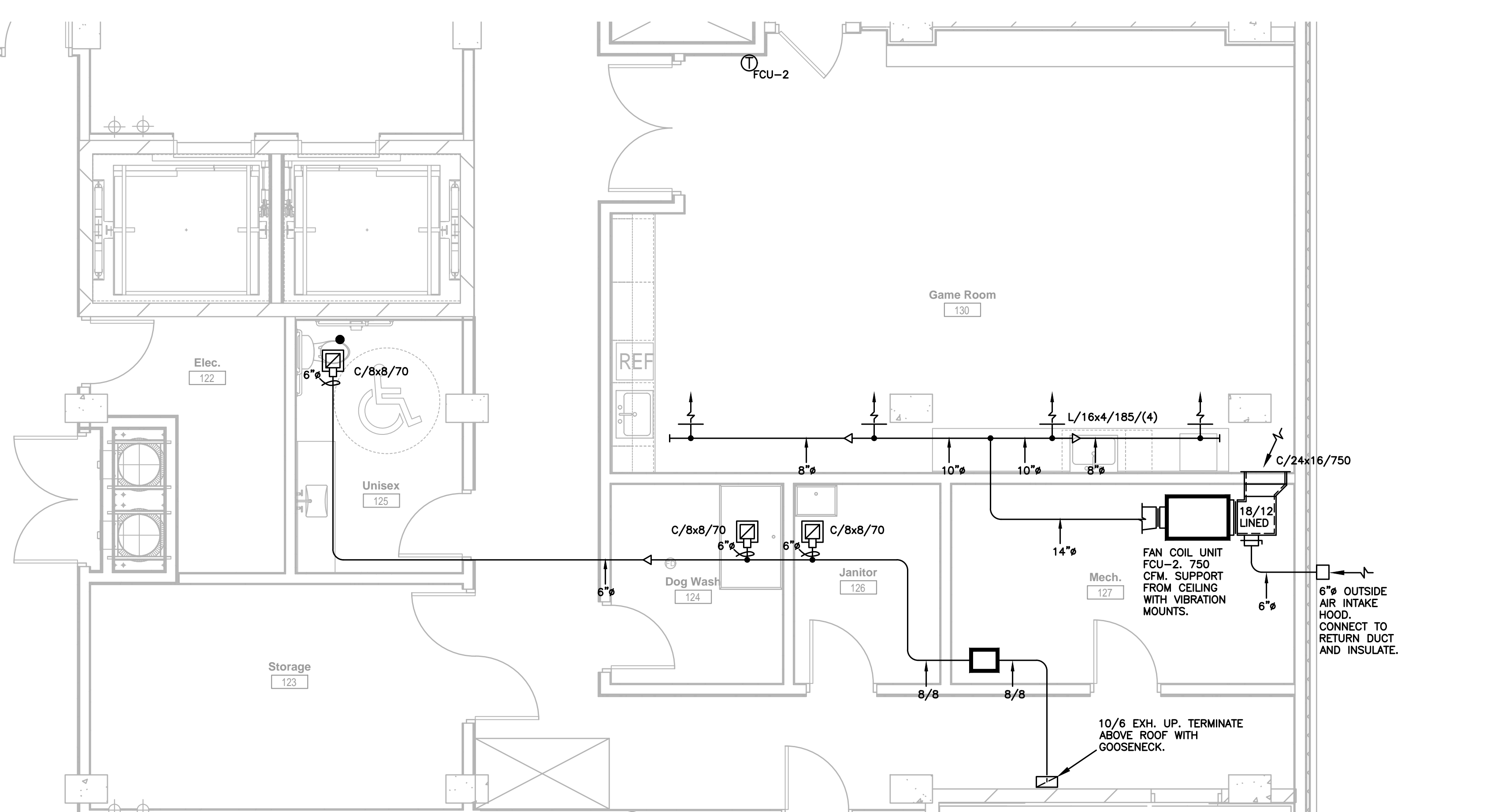
M400



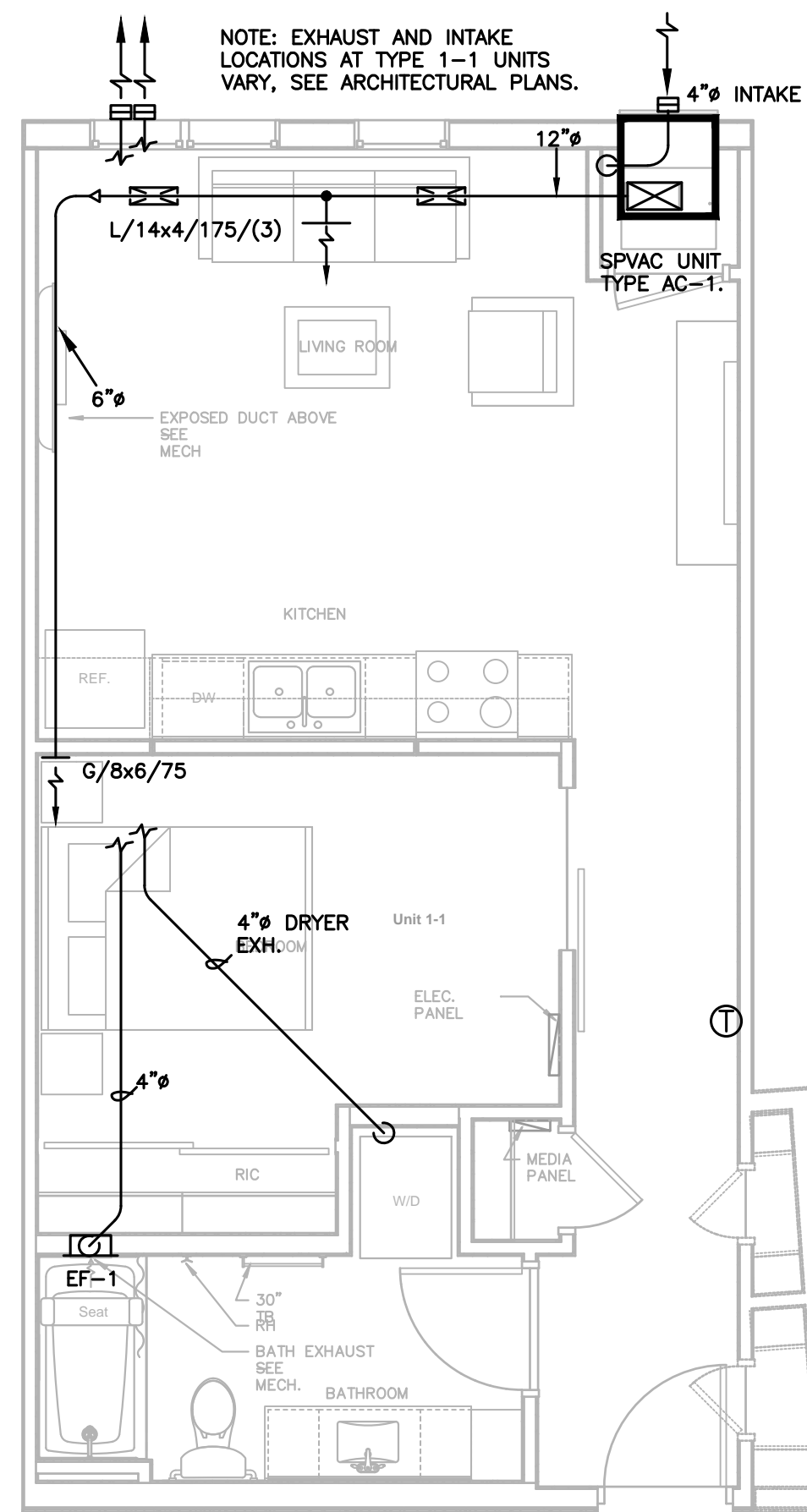
1 COMMON AREA - NORTH 1/4"=1'-0"



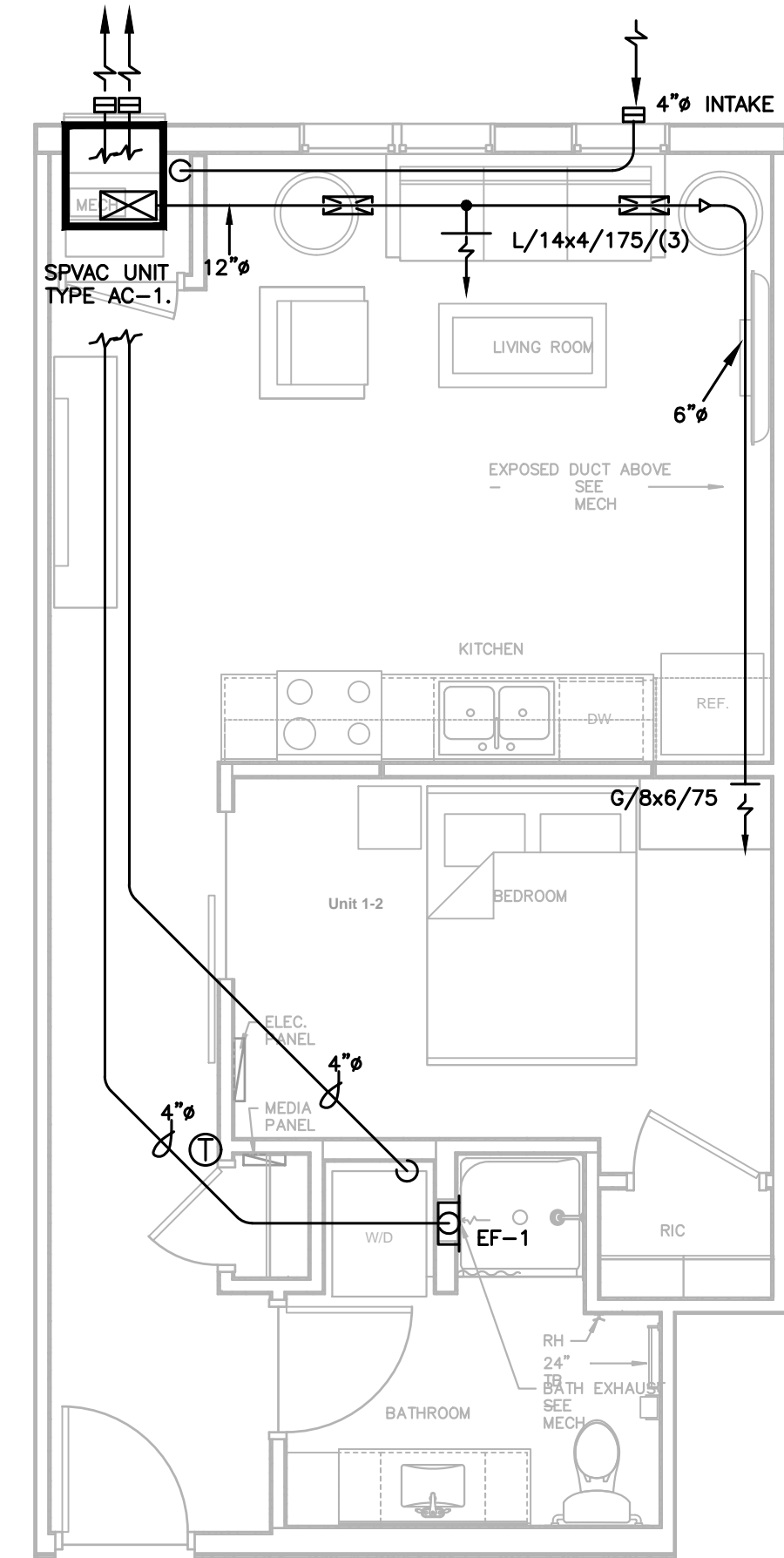
3 PARTY ROOM 1/4"=1'-0"



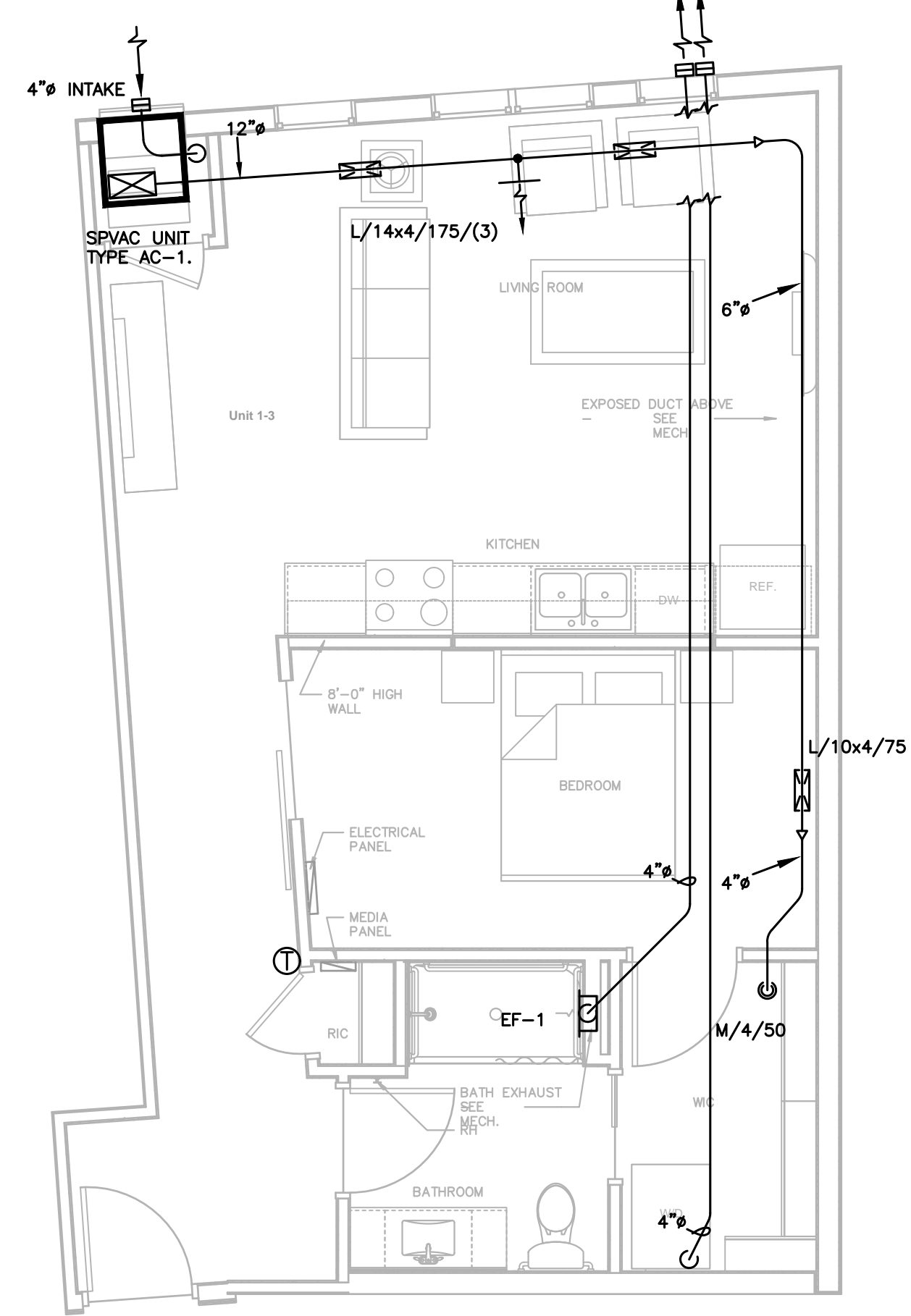
2 COMMON AREA - CENTER 1/4"=1'-0"



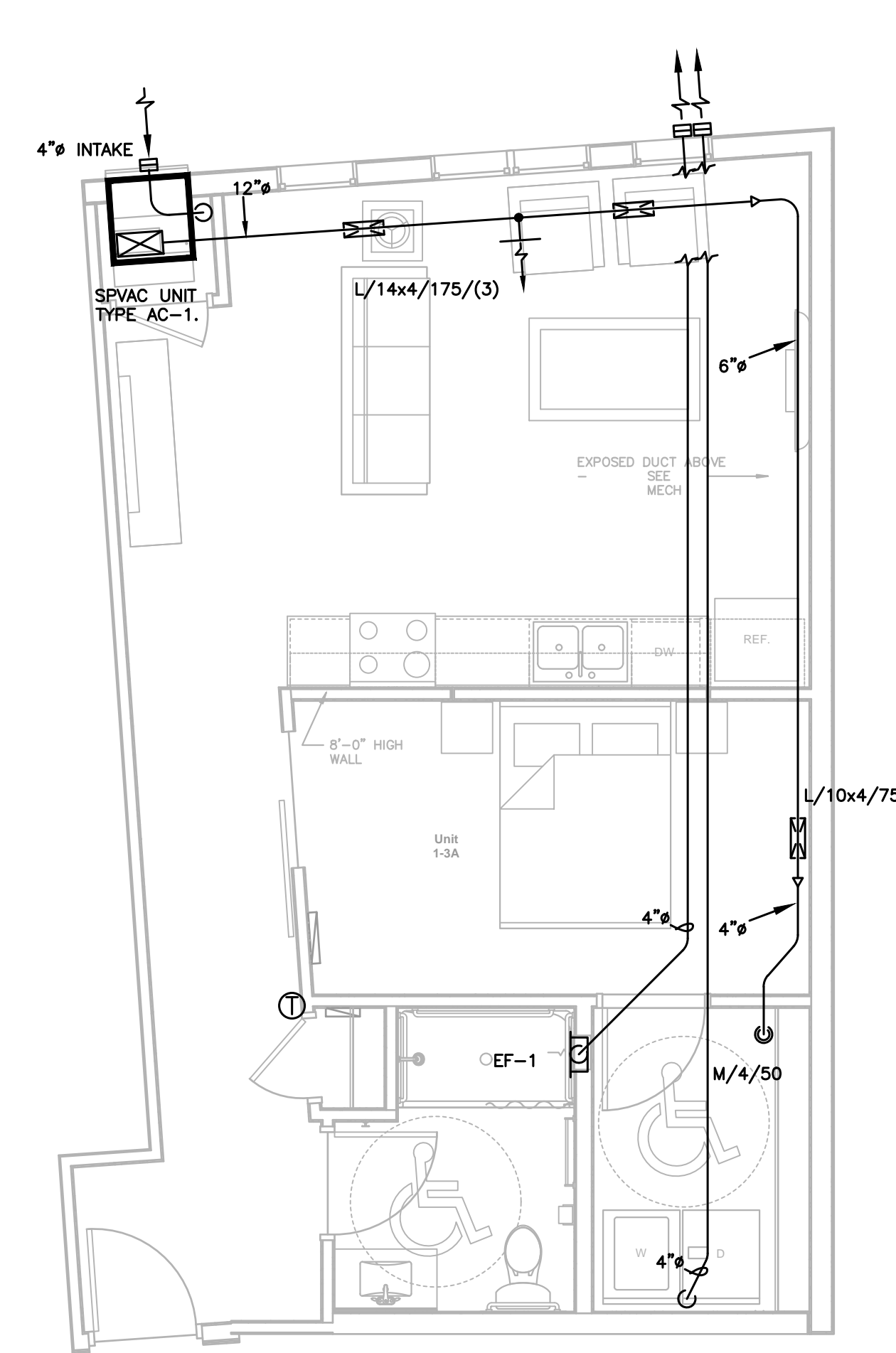
1 UNIT 1-1
M450 1/4"=1'-0"



2 UNIT 1-2
M450 1/4"=1'-0"



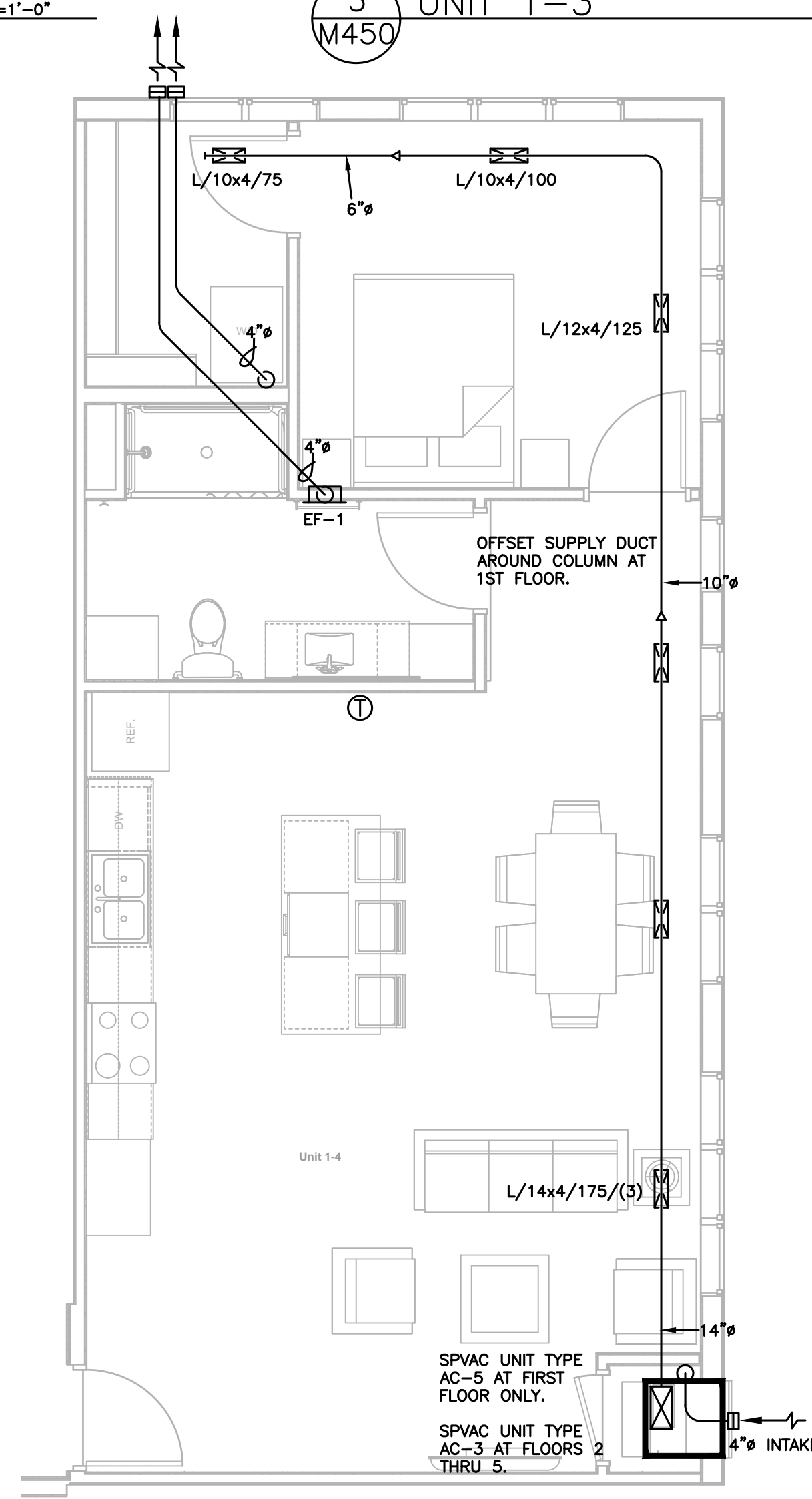
3 UNIT 1-3
M450 1/4"=1'-0"



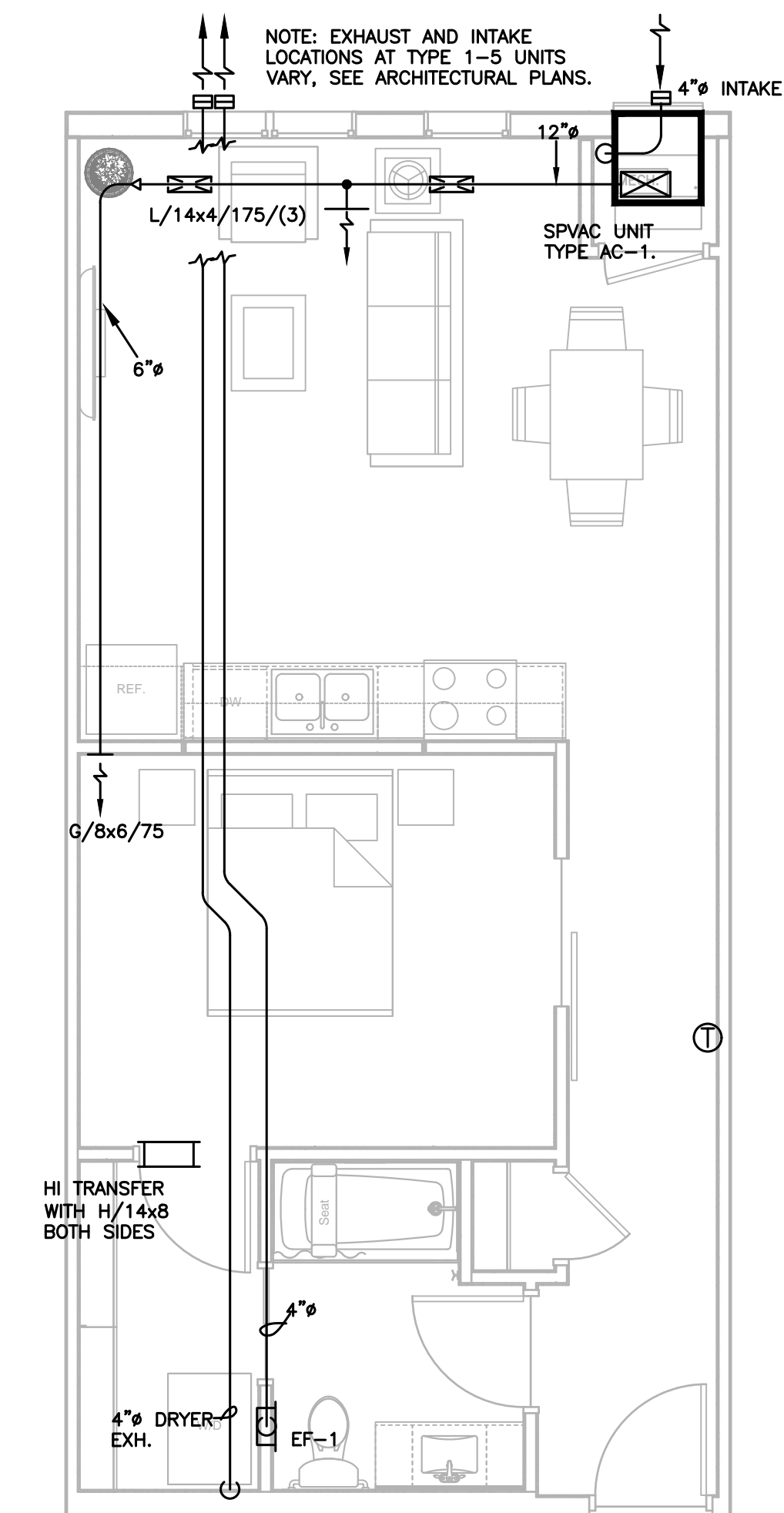
4 UNIT 1-3 TYPE A
M450 1/4"=1'-0"

NOTES TO HVAC UNIT PLANS:

- EXTERNALLY INSULATE EXHAUST DUCTS MIN. 5" BACK FROM EXTERIOR ENVELOPE PENETRATION AT WALL OR ROOF.
- EXTEND 4" BATH AND DRYER EXHAUSTS UP INTO TRUSS SPACE AND EXHAUST OUT SIDEWALL AS SHOWN AT FLOORS 1 THRU 5, AND AT FLOOR 6 WHERE SHOWN. PROVIDE SIDEWALL HOOD WITH DAMPER AND BIRDSCREEN. SIDEWALL HOODS TO HAVE COLOR AS SELECTED BY ARCHITECT AND COLORS MAY VARY DEPENDING ON SIDING MATERIAL - COORD. WITH ARCH. UNIT BIRDSCREEN AT DRYER EXHAUSTS.
- EXHAUSTS AT FLOOR 6 MAY EXIT THROUGH ROOF - SEE PLAN. FURNISH MIN. 24" GOOSENECK WITH BACKDRAFT DAMPER. INCLUDE BIRDSCREEN AT TOILET EXHAUSTS.
- TERMINATE INTAKE AT BASE OF MAGIC PAK PER MANUFACTURER REQUIREMENTS. RETURN AIR FROM ENCLOSED INTERIOR SPACES SHALL BE THRU UNDERCUTS AT DOOR, TRANSFER GRILLES, OR A COMBINATION OF THESE METHODS. AIR TRANSFER SPACE PROVIDED SHALL MEET A.C.C.A. GUIDELINES, 300 FPM MAX.
- INSTALL 4" OUTSIDE AIR INTAKE DUCT AS SHOWN AND DUCT BACK THROUGH TRUSS TO RETURN AIR DUCT AT BASE OF SPVAC UNIT. INSULATE DUCT AS REQUIRED AND FURNISH MANUAL VOLUME DAMPER. MAINTAIN 10'-0" CLEAR BETWEEN BUILDING EXHAUSTS AND INTAKES.
- AT TYPE SPVAC (MAGIC PAK) UNITS, CONNECT 1/2" GAS LINE FROM BASEMENT WITH SEDIMENT TRAP, SHUTOFF VALVE, MANITROL 3025-3 OR EQ. REGULATOR, AND UNION. GAS LINES FROM BASEMENT SHALL HAVE NO JOINTS IN WALLS OR CONCEALED SPACES. ALSO FURNISH TRAPPED CONDENSATE LINE TO CONDENSATE RISER, AND INSTALL UP 50# APPROVED CONDENSATE OVERFLOW PROTECTION SWITCH. ALL CLEARWATER AIR CONDITIONING CONDENSATE SHALL DISCHARGE TO STORM DRAIN.
- PROVIDE SEPARATE PIPING SYSTEM FOR CONVEYANCE OF CONDENSATE FROM CONDENSING FURNACES, AND DISCHARGE TO SANITARY DRAIN.
- COORDINATE EXHAUST AND INTAKE LOCATIONS ON EXTERIOR ELEVATIONS WITH ARCHITECT PRIOR TO INSTALLATION.



5 UNIT 1-4
M450 1/4"=1'-0"



5 UNIT 1-5
M450 1/4"=1'-0"



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKB Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
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Oaks Union Depot

240 4th St E
St Paul, MN
55101-1401

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| Project Number | 1577 |
| Permit Set | 09/29/2016 |
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| Checked | KSK |

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MINNESOTA
Kenneth S. Kendle
Date: 09/29/2016 Reg.# 19630

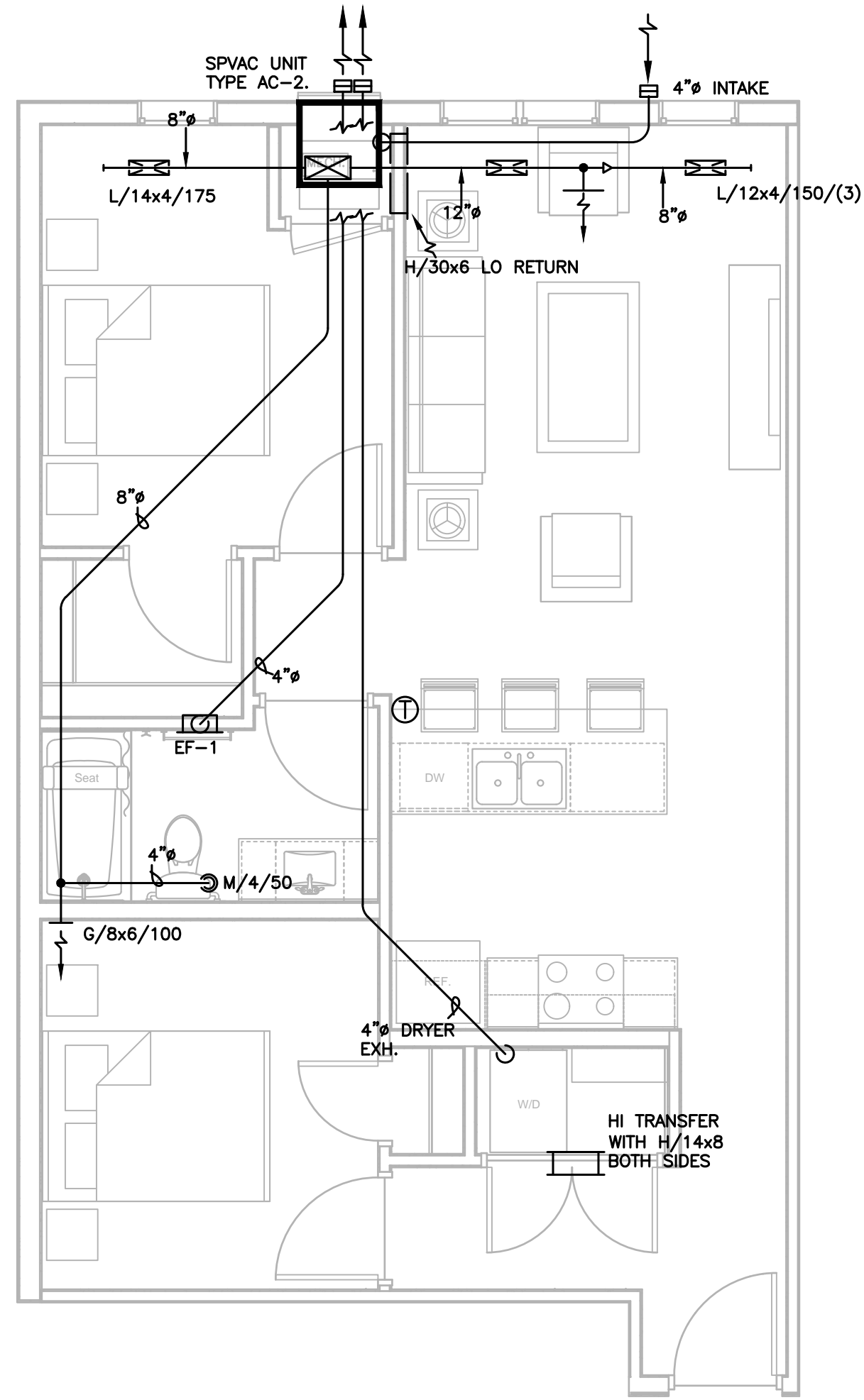
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Revision

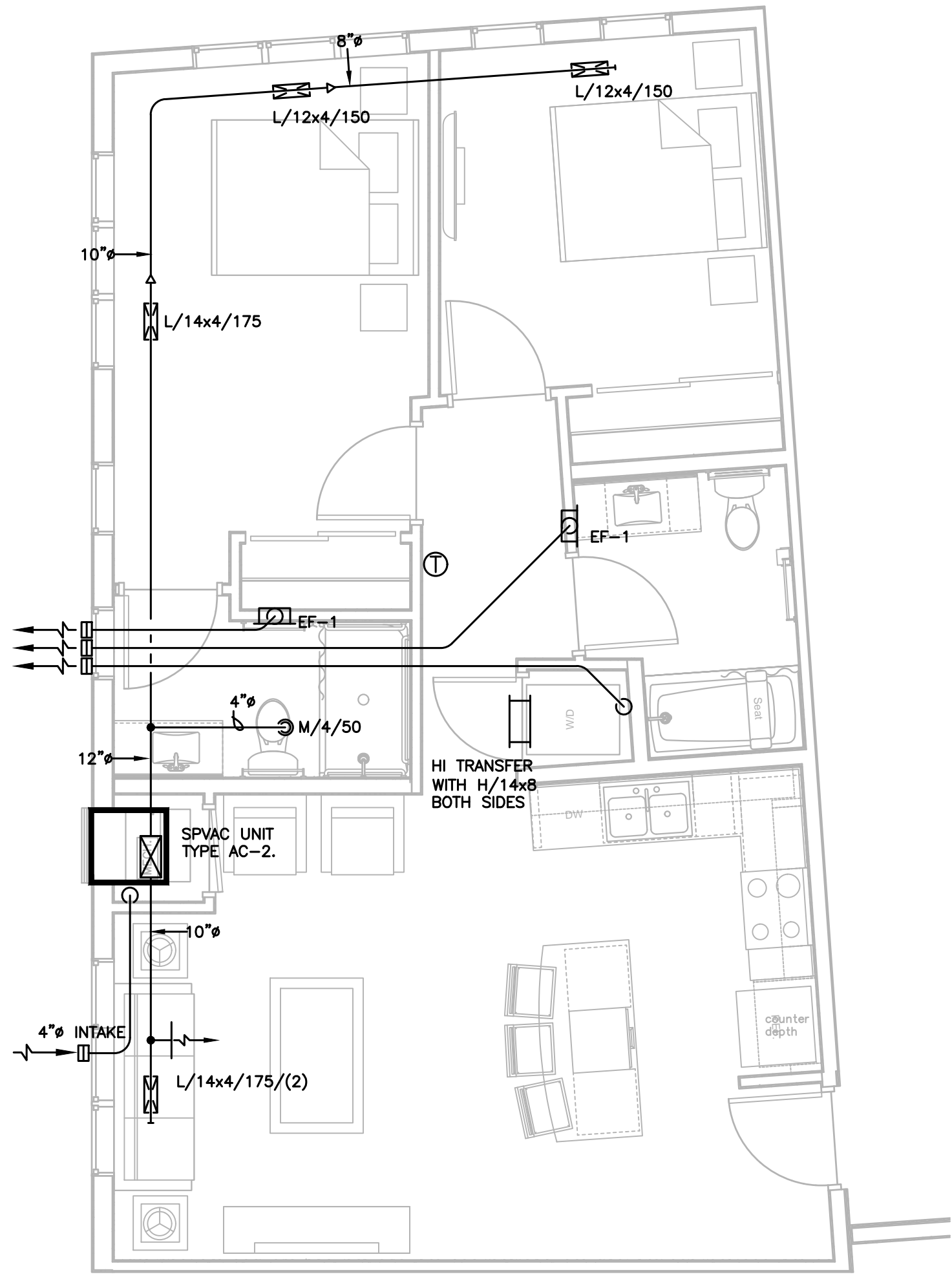
Rev. No.

Mechanical Unit Plans

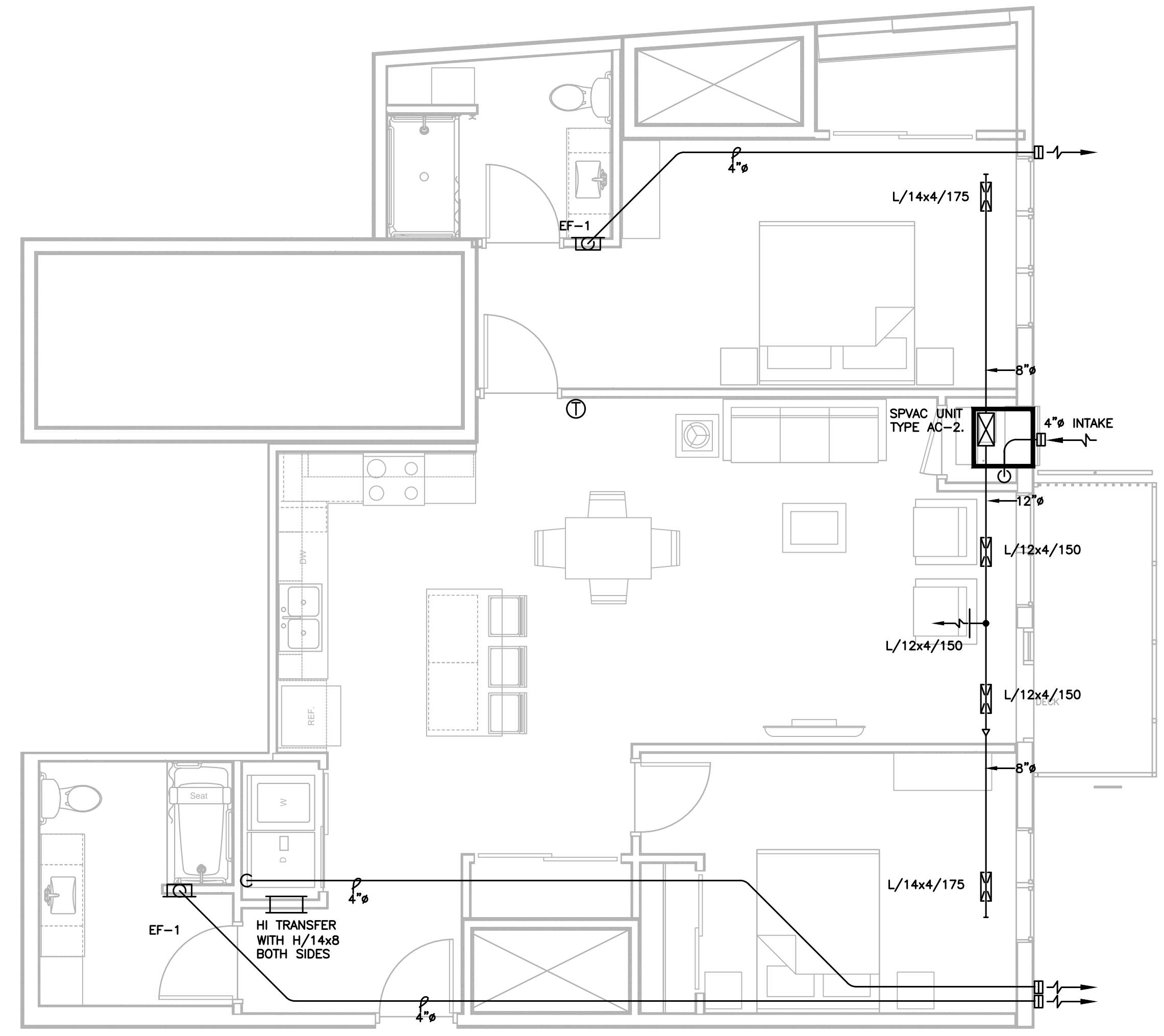
M450



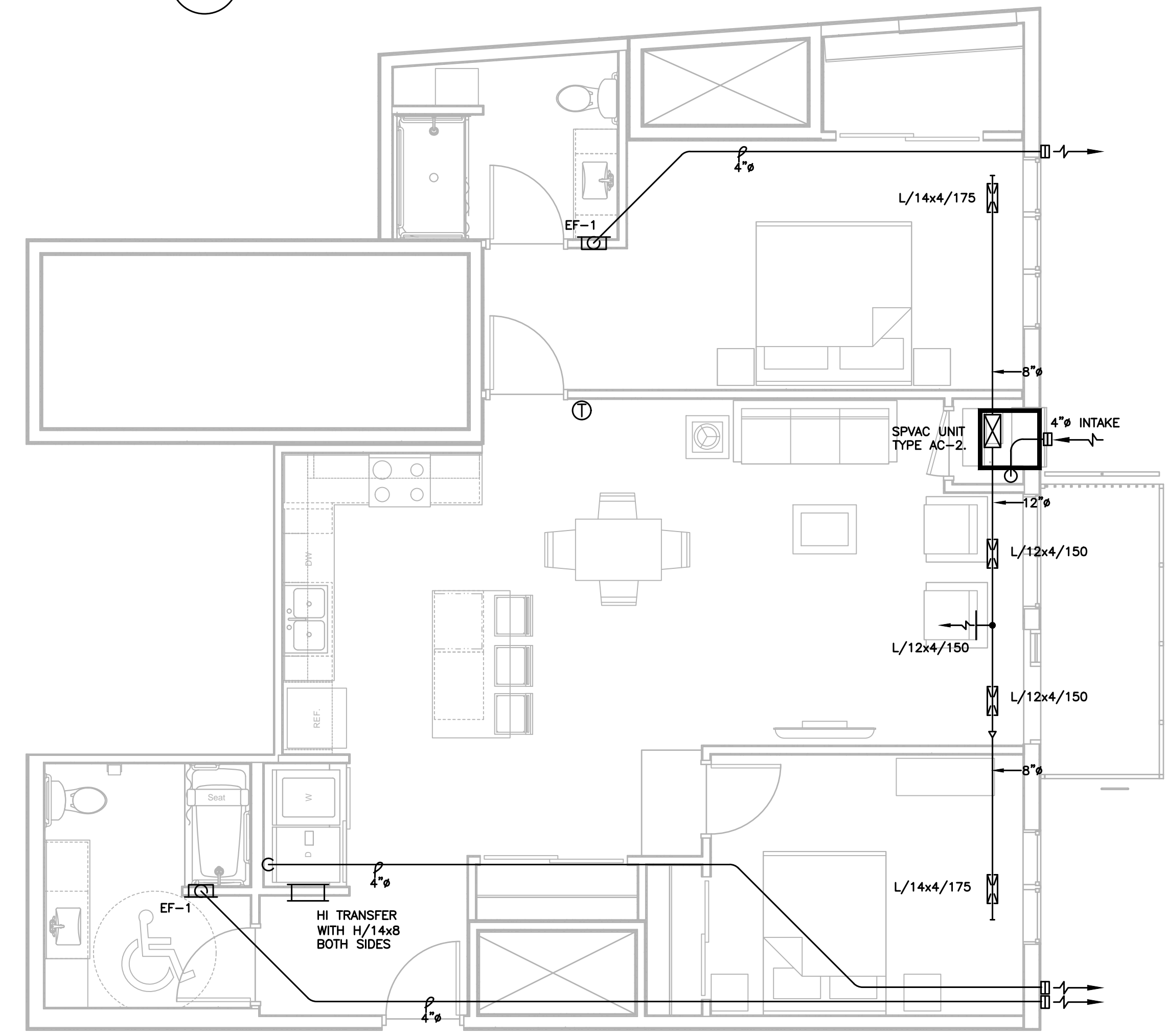
1 UNIT 2-1 1/4"=1'-0"



2 UNIT 2-2 1/4"=1'-0"



3 UNIT 2-3 1/4"=1'-0"



4 UNIT 2-3 TYPE A 1/4"=1'-0"

- NOTES TO HVAC UNIT PLANS:**
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 - COORDINATE EXHAUST AND INTAKE LOCATIONS ON EXTERIOR ELEVATIONS WITH ARCHITECT BEFORE INSTALLATION.

KW
1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
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1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
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Minneapolis, MN 55429
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Oaks Union Depot
240 4th St E
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55101-1401

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Mechanical Unit Plans

M451



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
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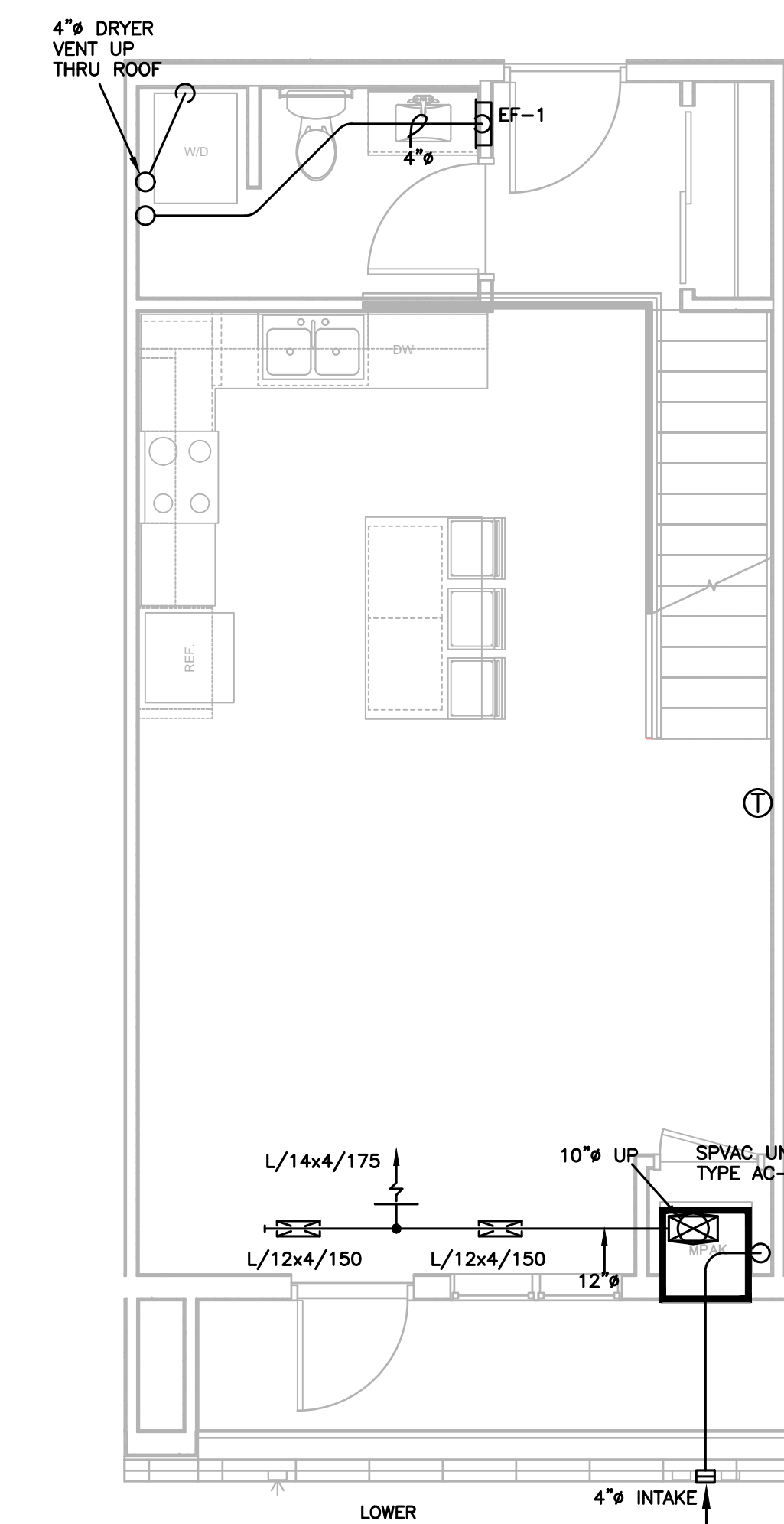
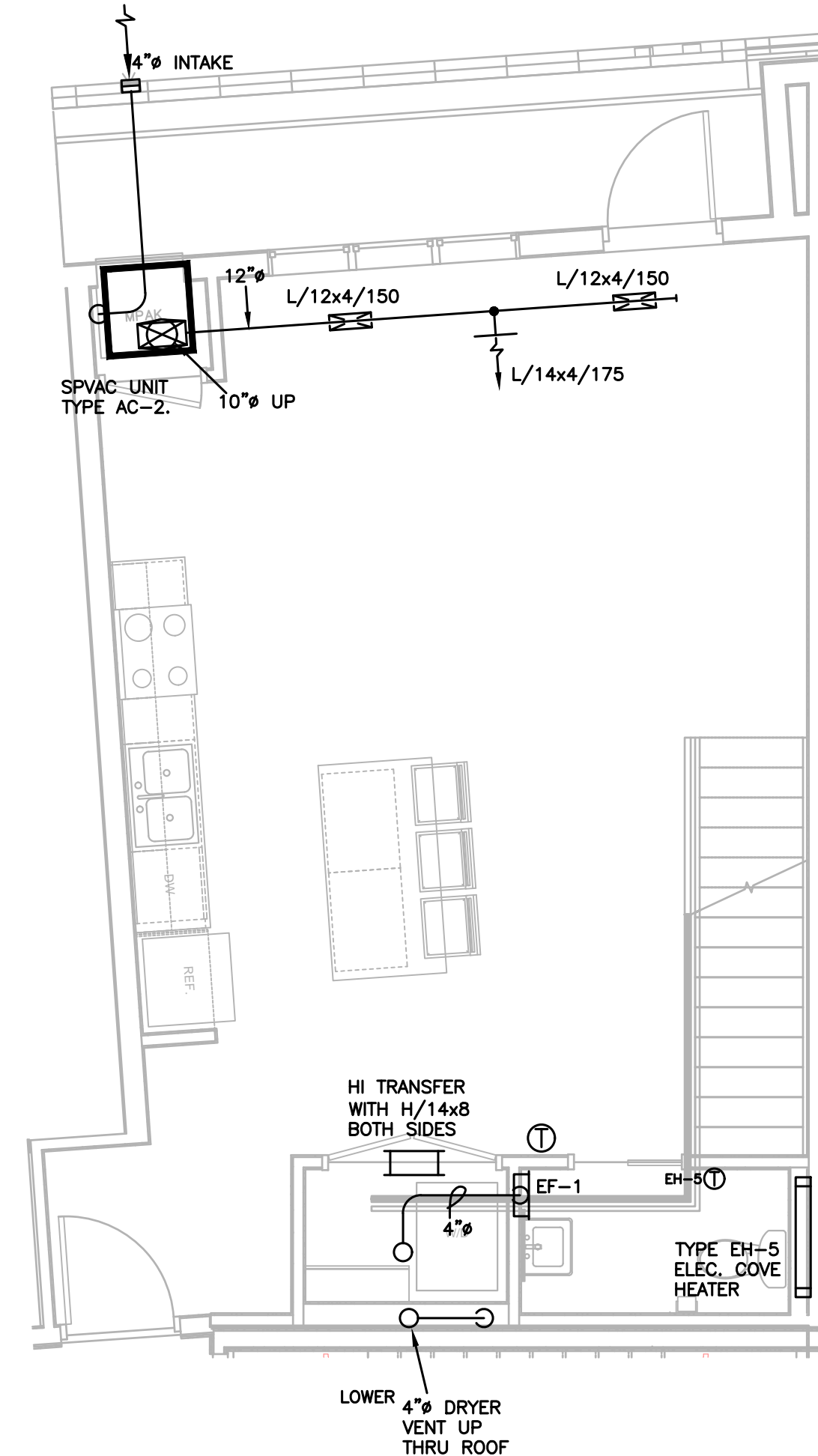
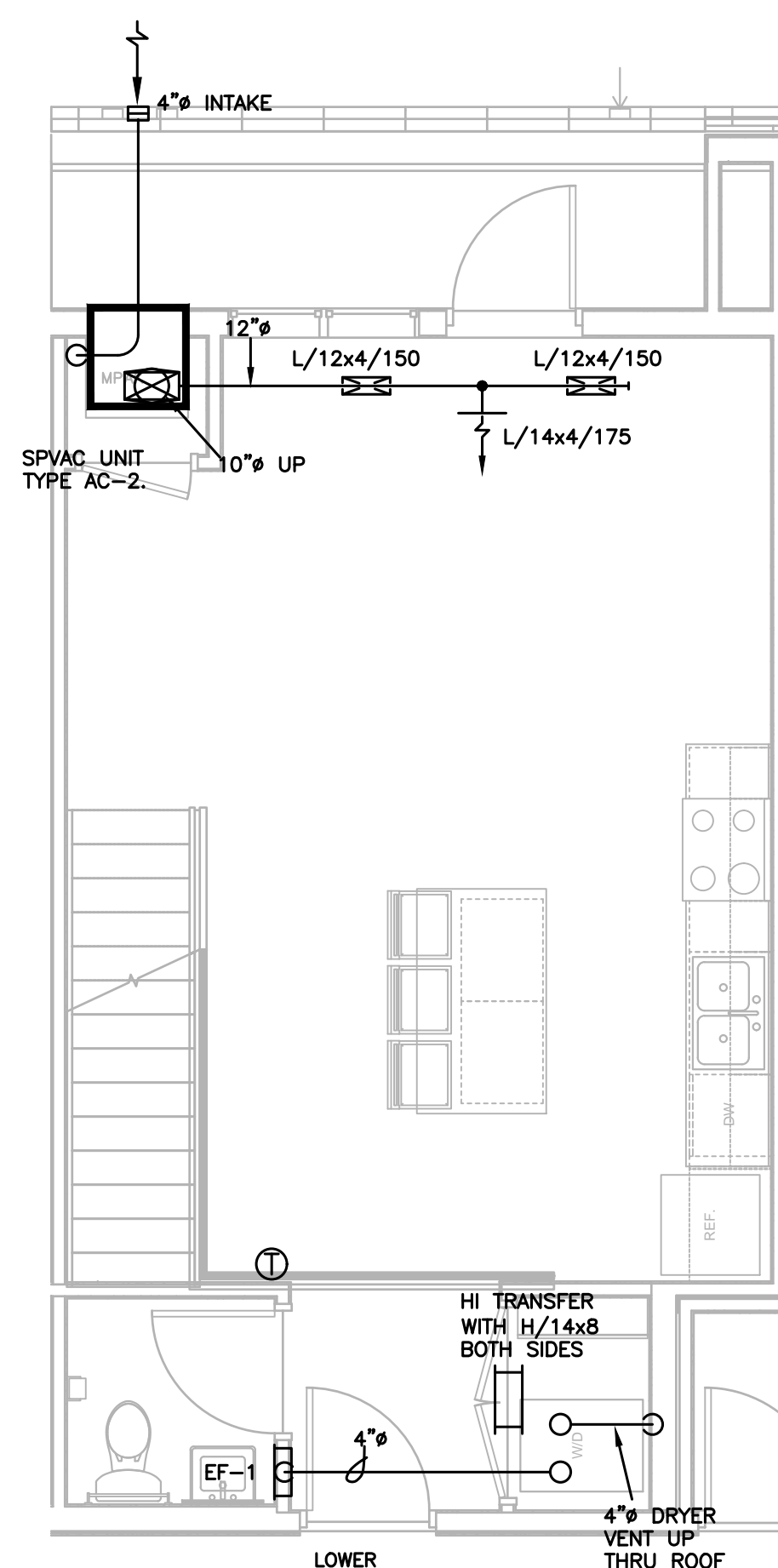
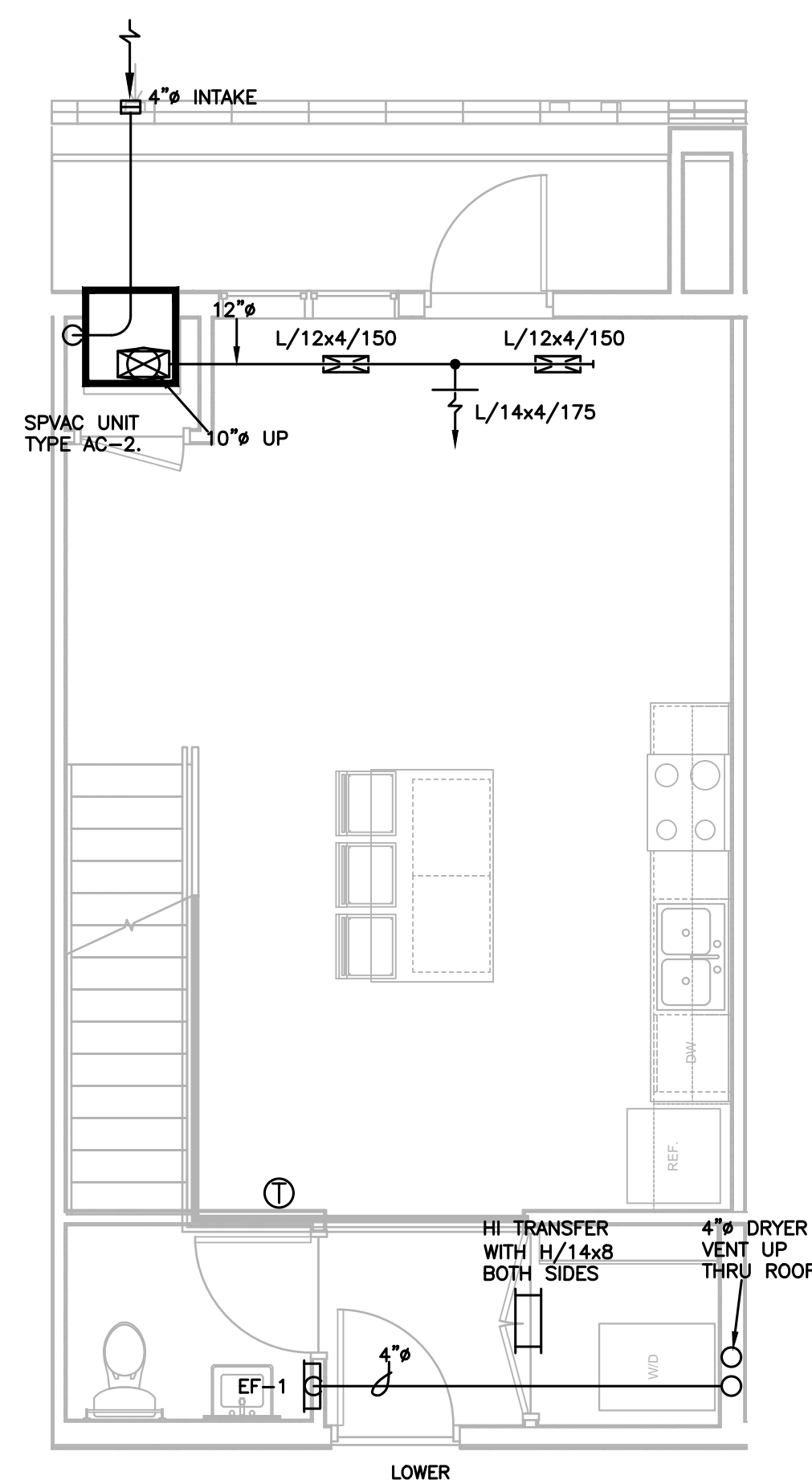
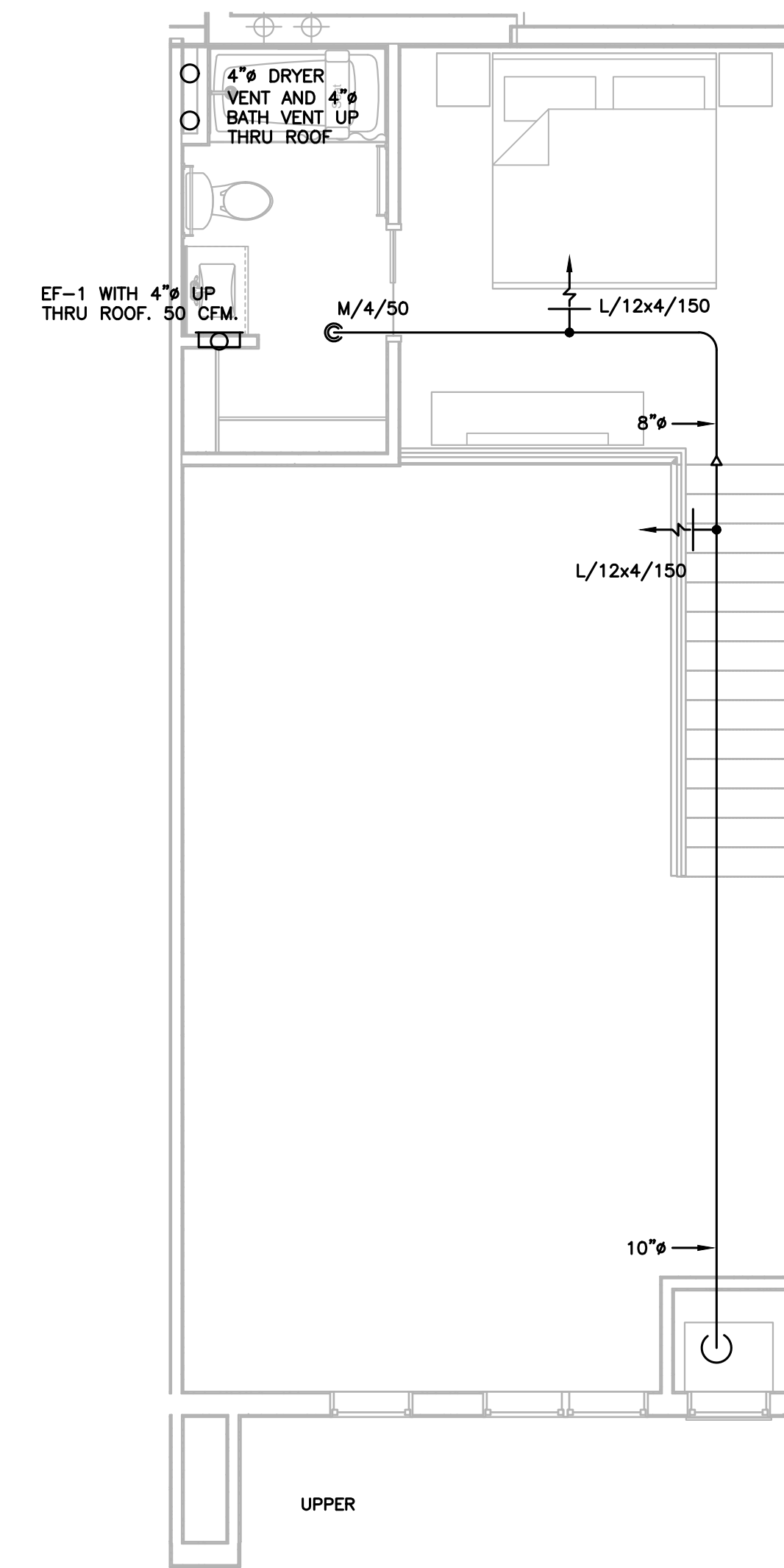
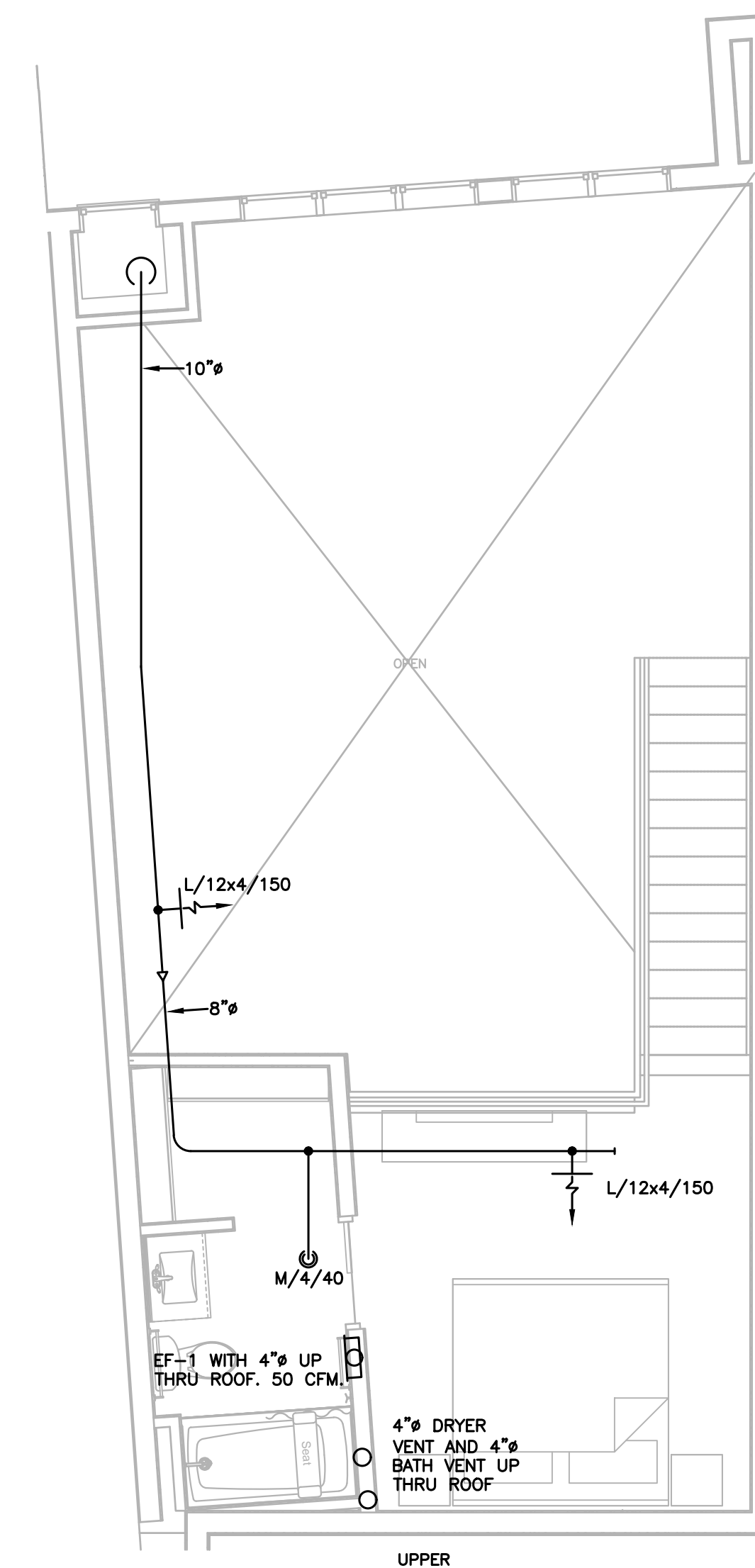
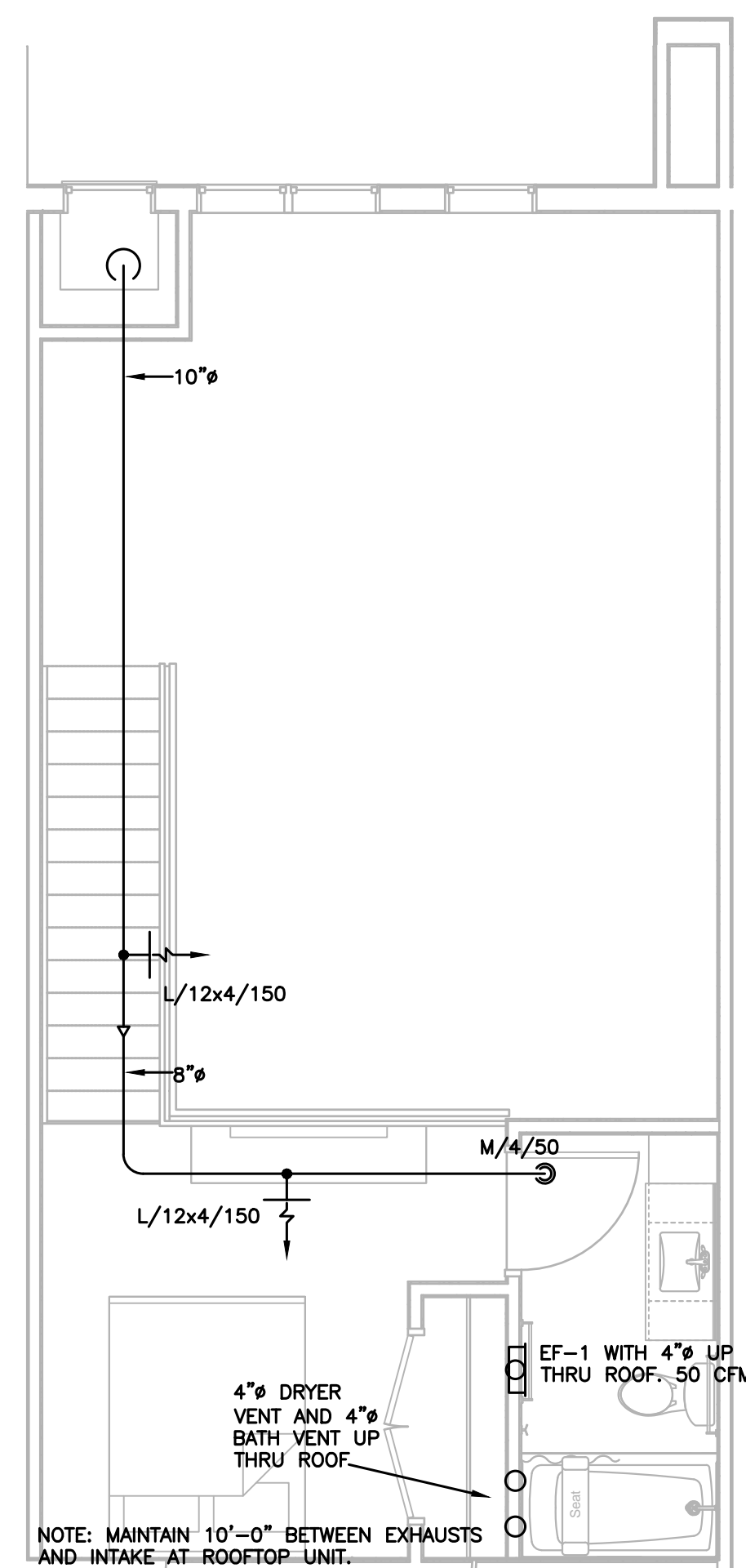
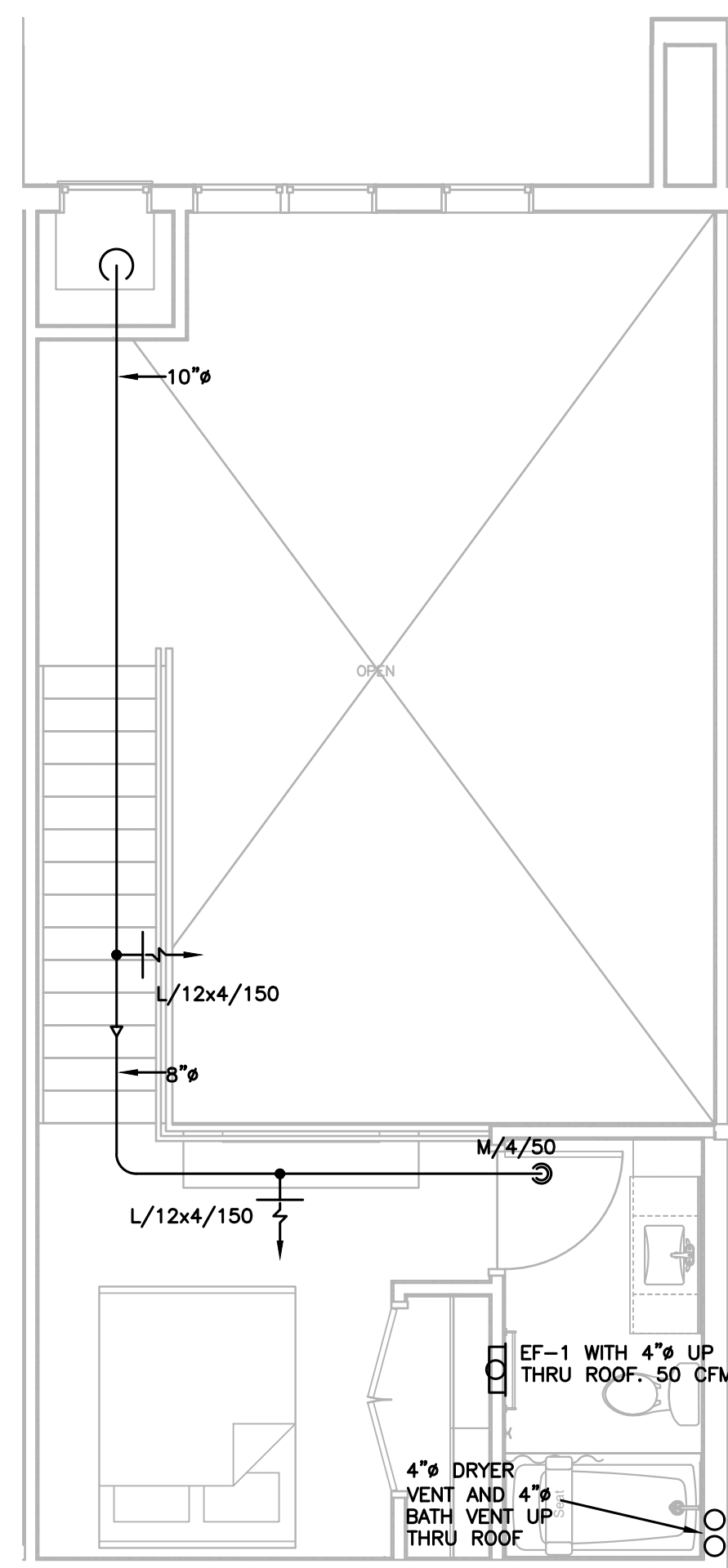
Date

Revision

Rev. No.

Mechanical Unit Plans

M452

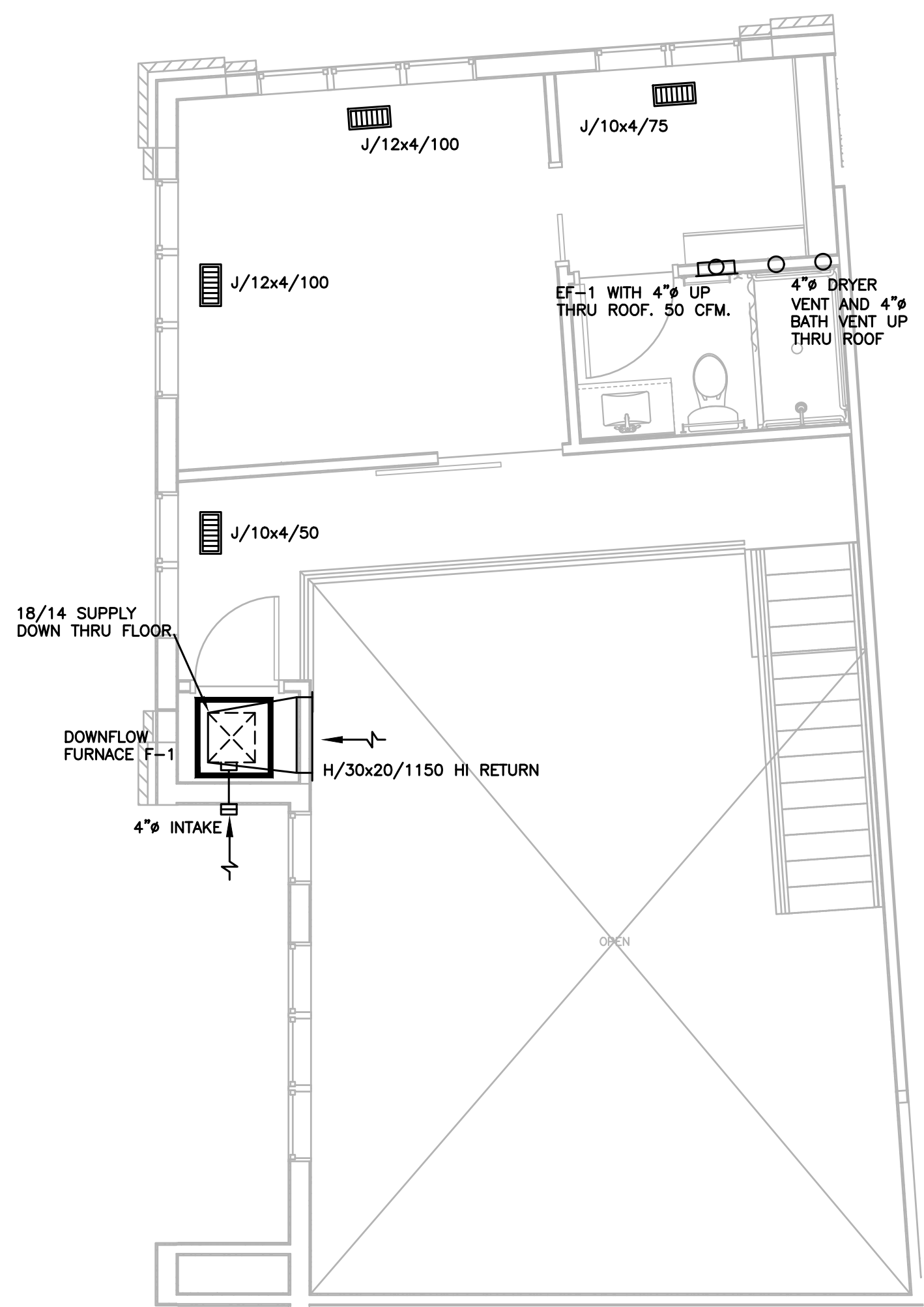


1 UNIT 1-1M 1/4"=1'-0"

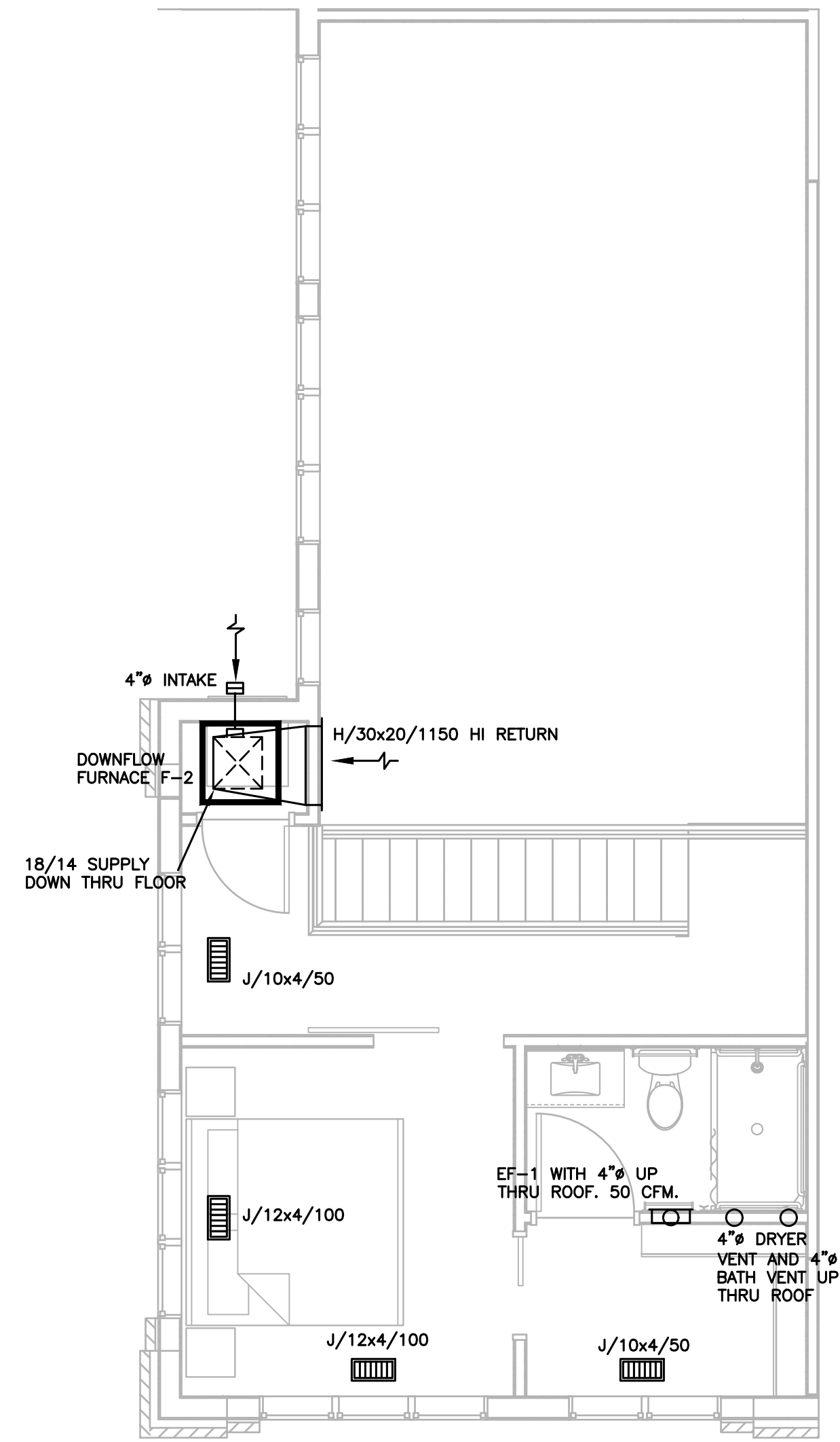
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3 UNIT 1-3M 1/4"=1'-0"

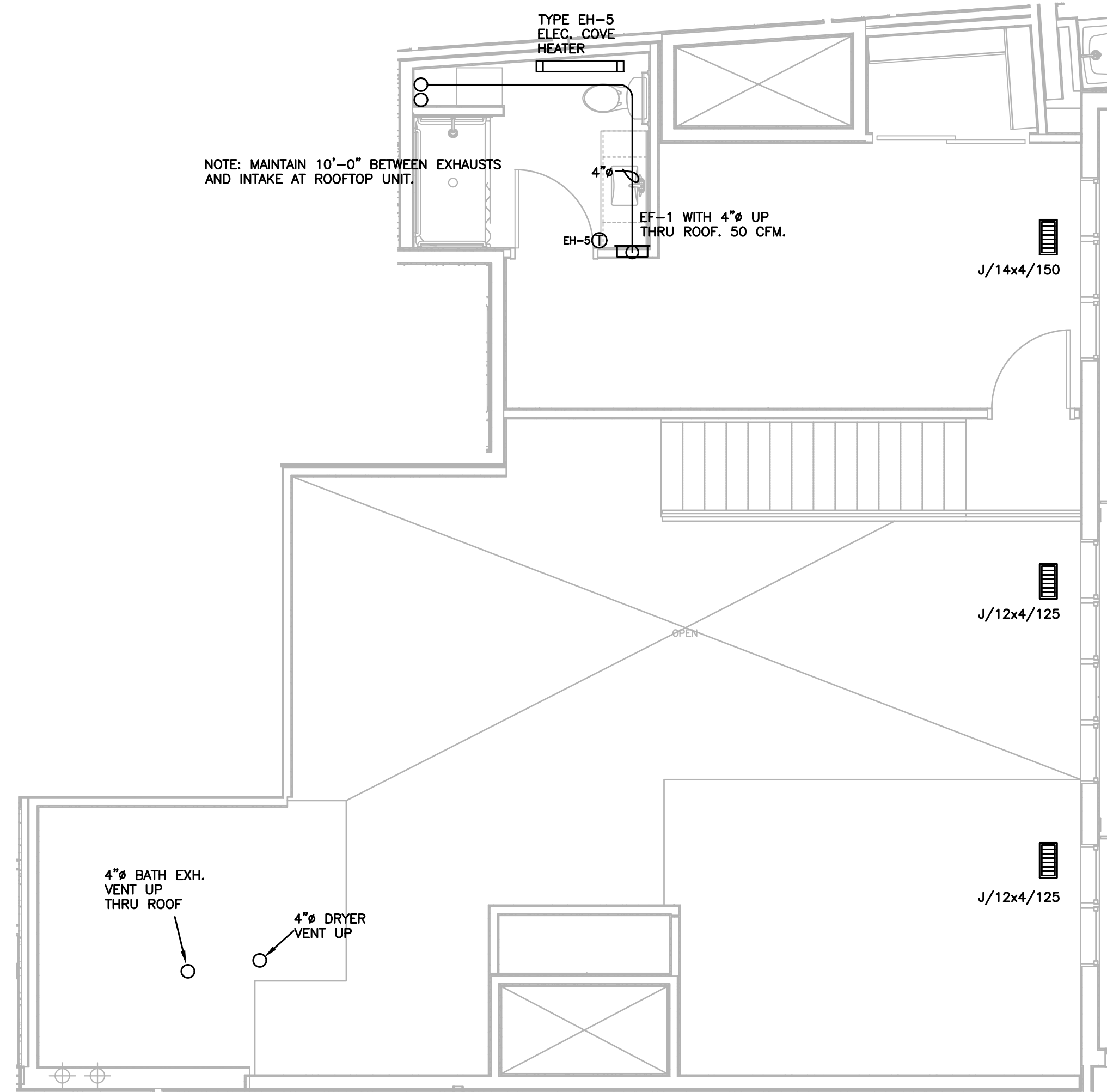
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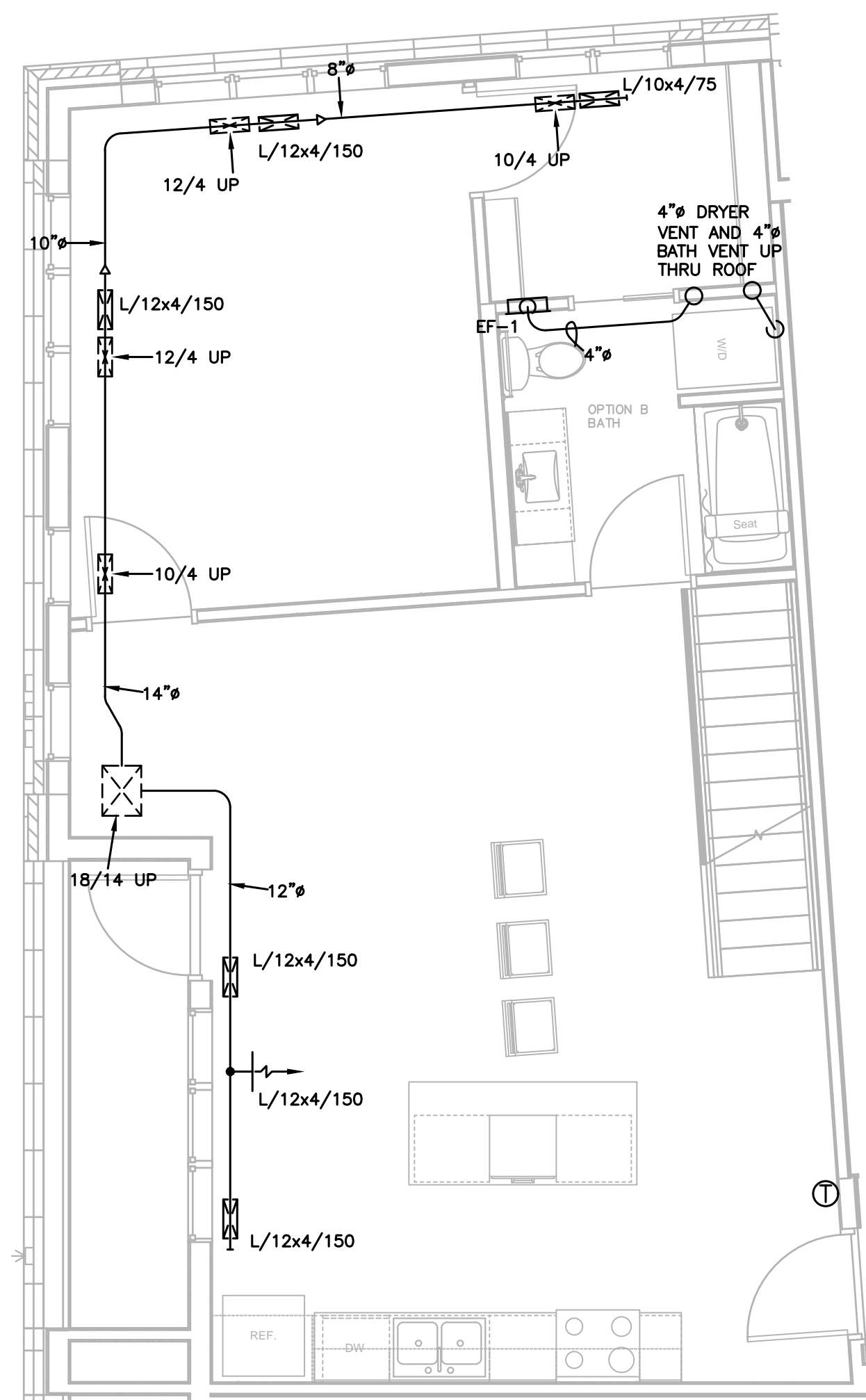
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UPPER

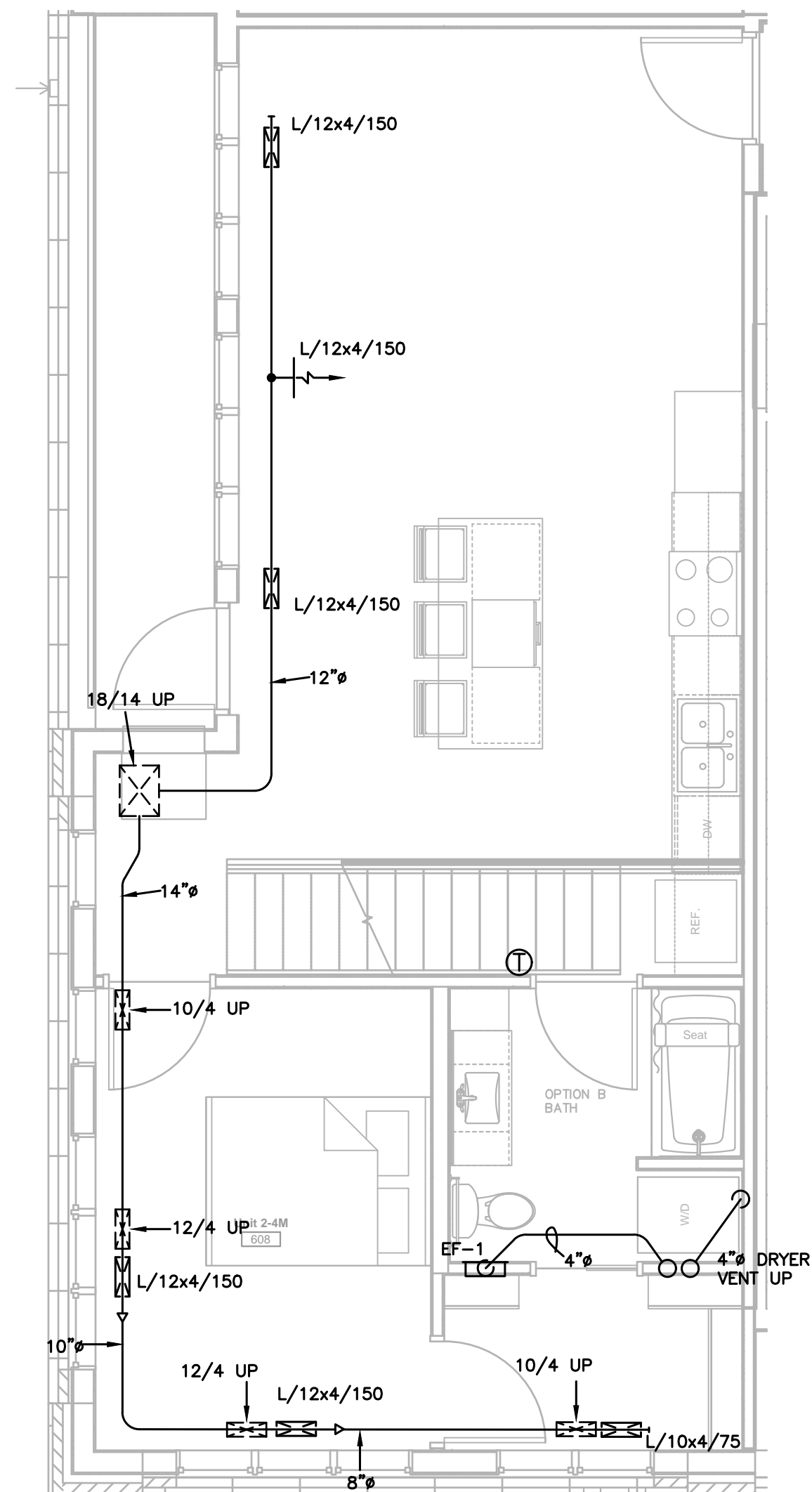


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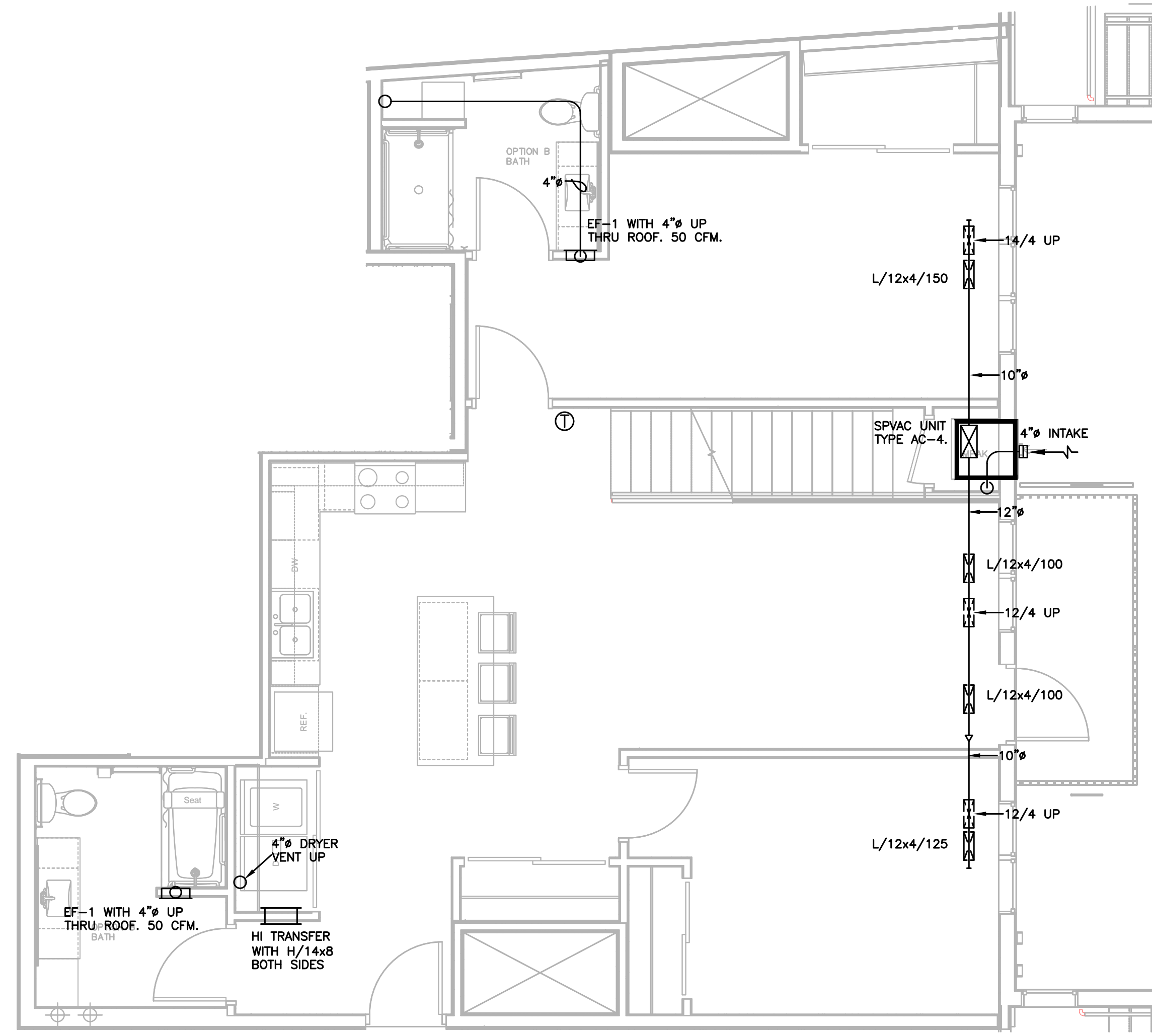
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1 UNIT 2-2M
M453 1/4"=1'-0"



LOWER

2 UNIT 2-2M
M453 1/4"=1'-0"



LOWER

3 UNIT 3-3M
M453 1/4"=1'-0"



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Mechanical Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
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Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

Oaks Union Depot

240 4th St E
St Paul, MN
55101-1401

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Kenneth S. Kendle
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Mechanical Unit Plans

M453



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
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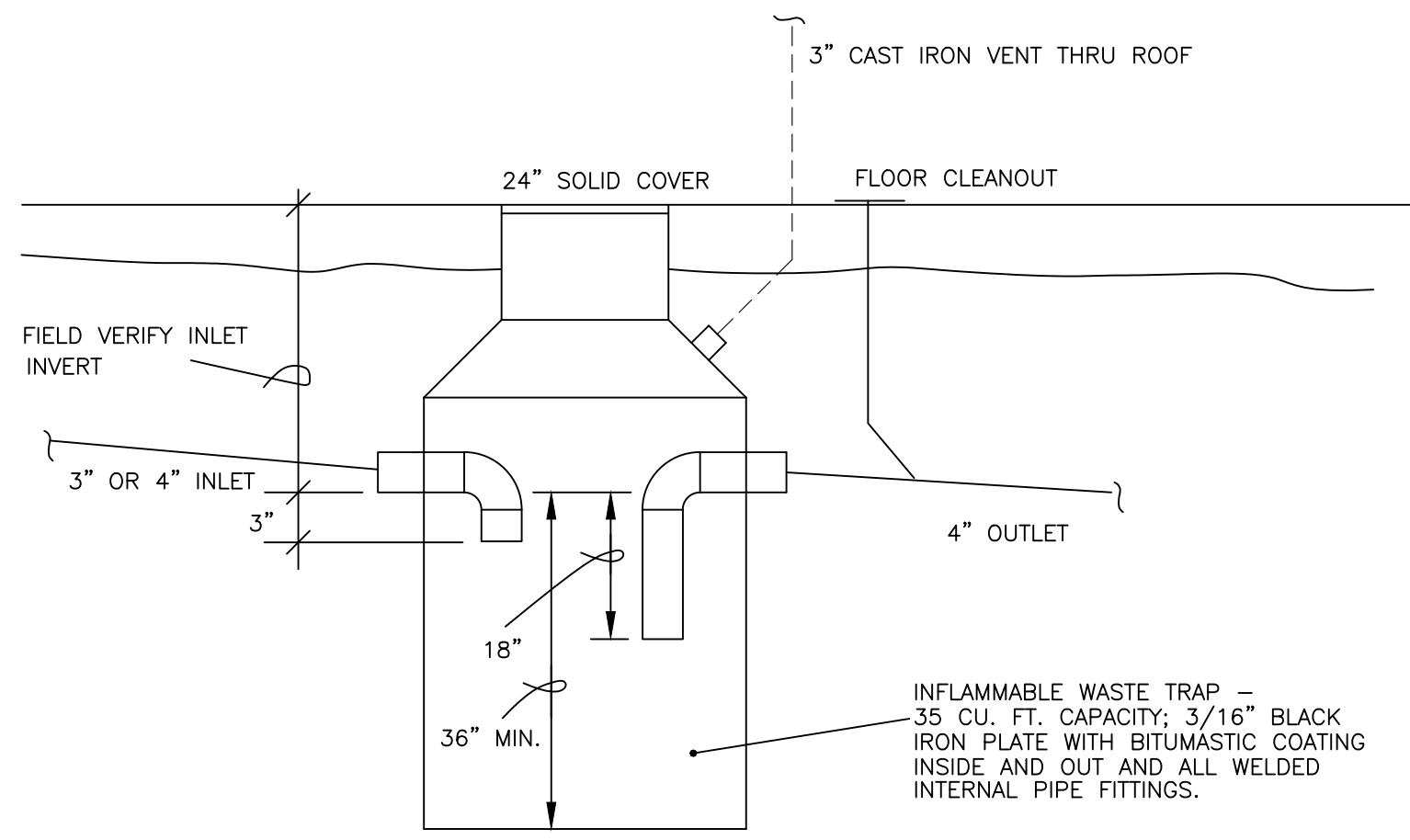
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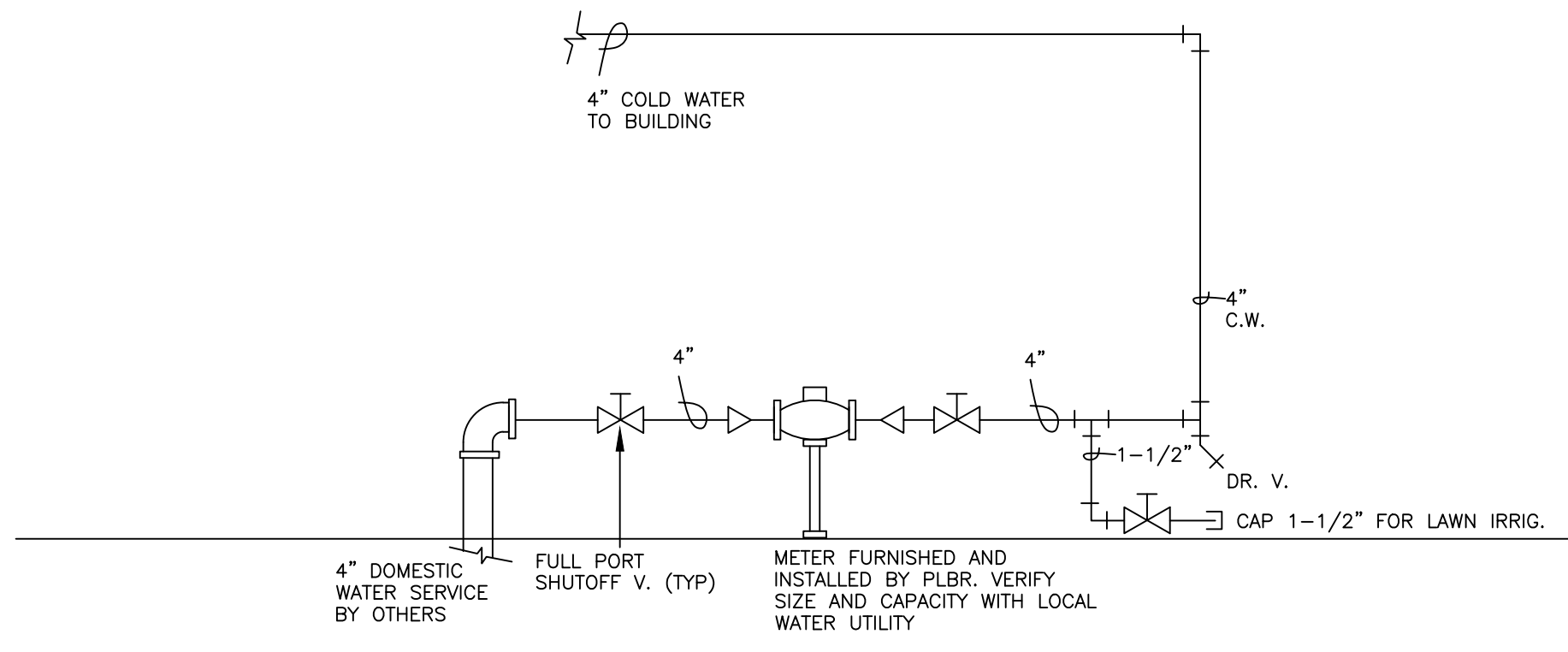
Revision

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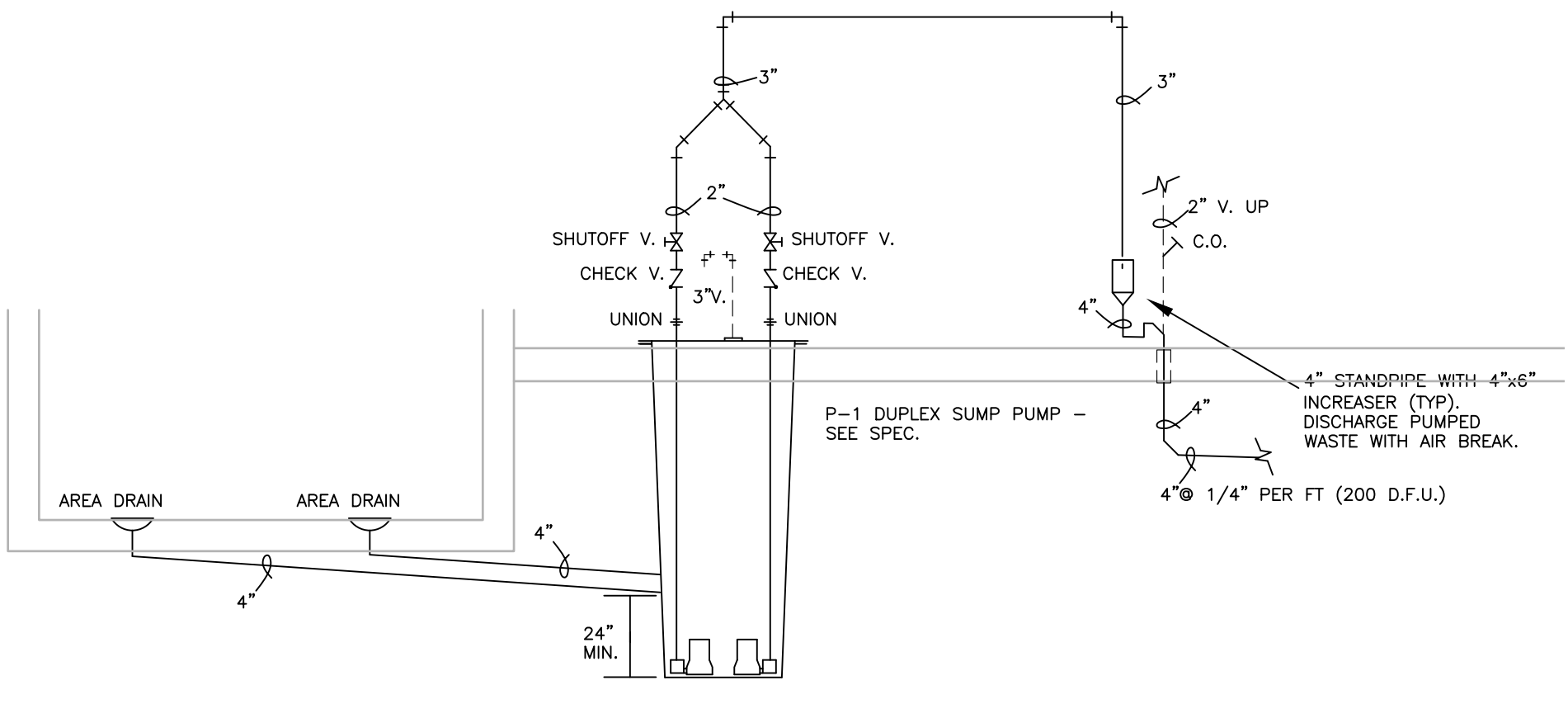
Plumbing Plan - Basement Level P300



2 INFLAMMABLE WASTE TRAP DETAIL NO SCALE P300

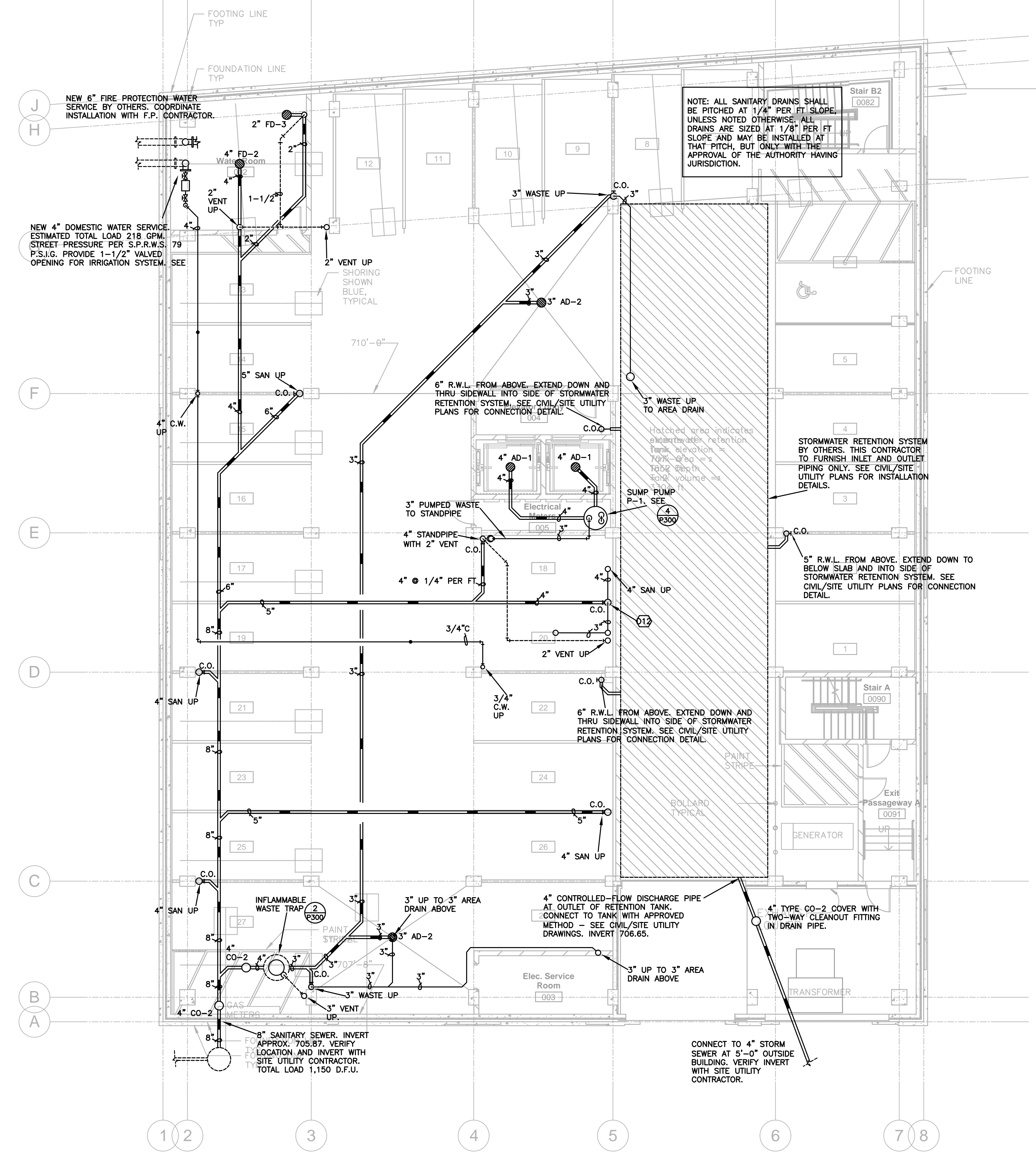


3 WATER SERVICE DETAIL NO SCALE P300

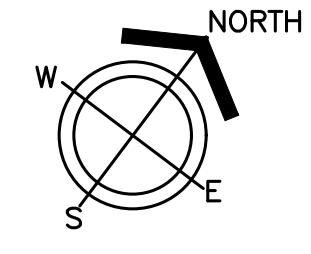


4 ELEVATOR SUMP DETAIL NO SCALE P300

| KEY TO SYMBOLS | |
|------------------------------|-----|
| SANITARY DRAIN BELOWGROUND | —●— |
| SANITARY DRAIN ABOVEGROUND | —○— |
| SANITARY VENT | —○— |
| STORM DRAIN BELOWGROUND | —●— |
| STORM DRAIN ABOVEGROUND | —○— |
| STORM OVERFLOW DRAIN | —○— |
| COLD DOMESTIC WATER | —●— |
| HOT DOMESTIC WATER | —●— |
| RECIRC. HOT WATER | —●— |
| DOMESTIC WATER (BELOW GRADE) | —○— |
| SHUTOFF VALVE | ⊥ |
| BALANCING VALVE | ⊥ |
| CHECK VALVE | Z |
| FLOOR DRAIN | —○— |
| FLOOR CLEAN OUT | —○— |
| DRAIN PIPE UP | —○— |
| SUDS DRAIN UP | —●— |



1 PLUMBING PLAN - BASEMENT LEVEL 1/8"=1'-0" P300





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Bloomington, MN 55425
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www.kaaswilson.com

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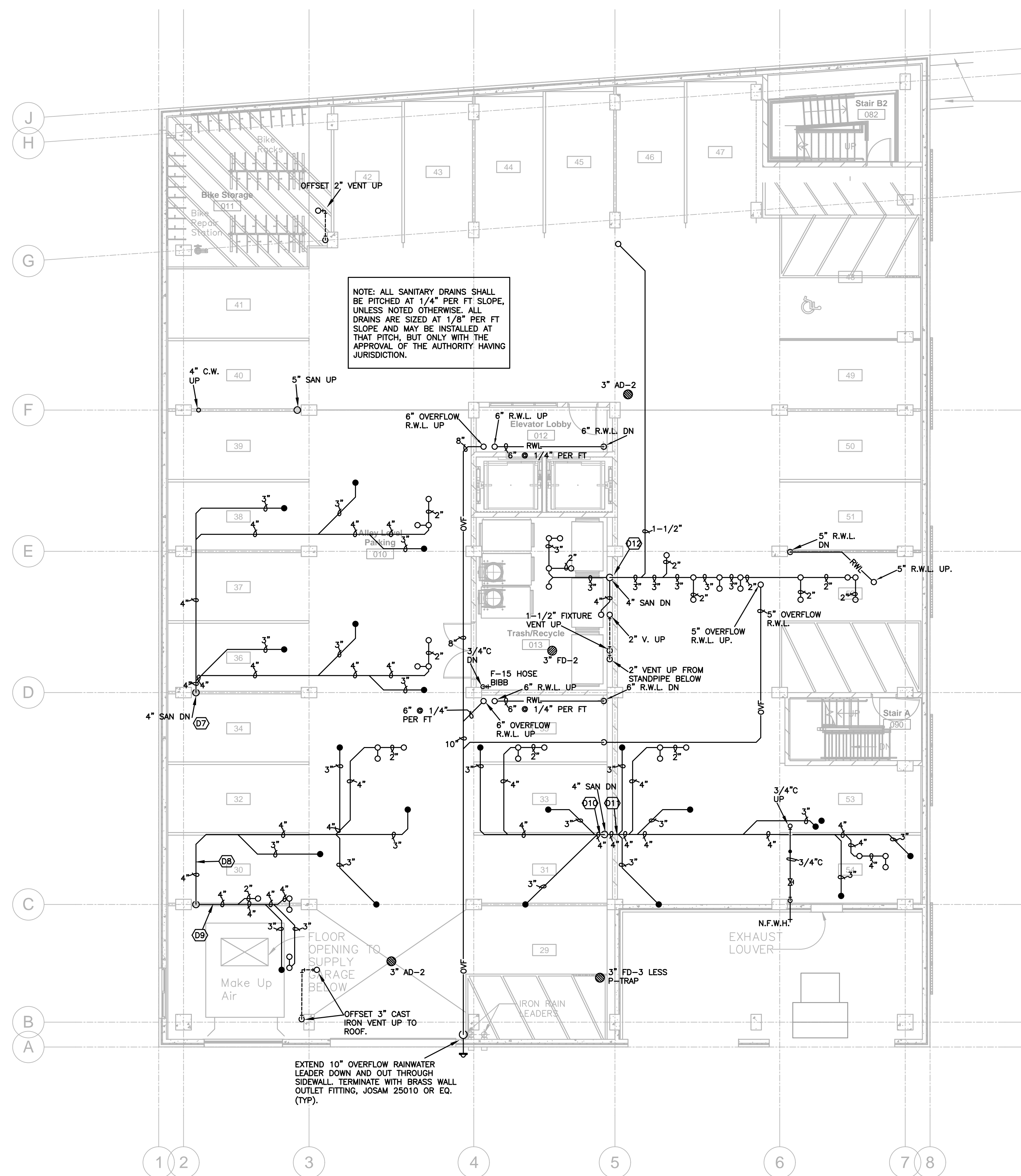
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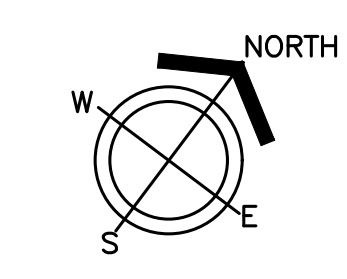
Plumbing Plan - Alley Level

P301



1 PLUMBING PLAN - ALLEY LEVEL

1/8"=1'-0"





1301 American Blvd E.
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Bloomington, MN 55425
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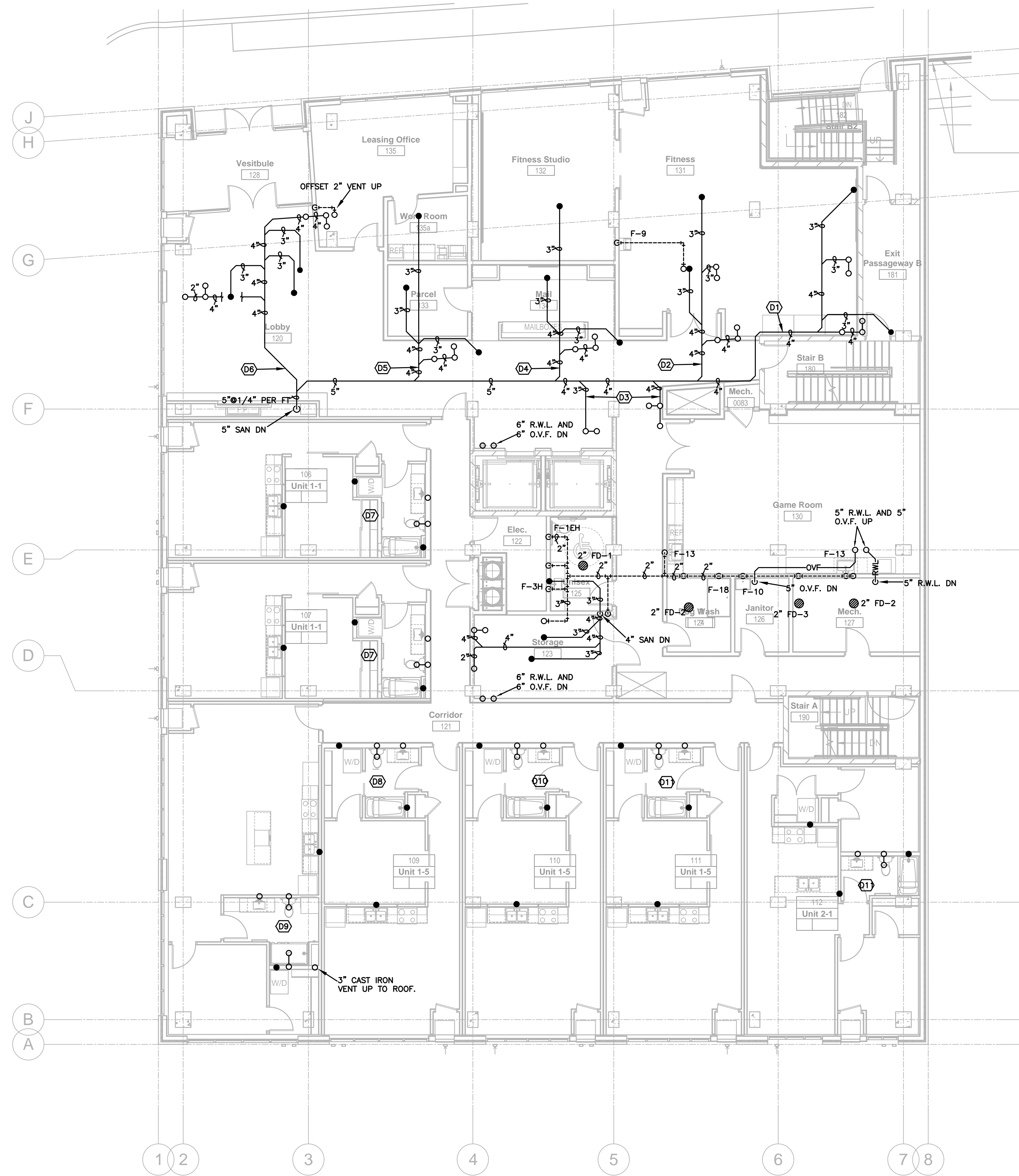
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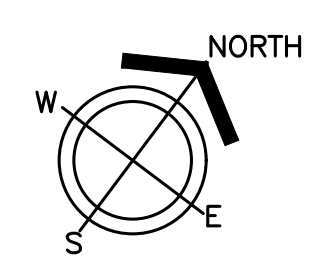
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Drain, Waste, & Vent Plan - Level 1

P310



1 DRAIN, WASTE, & VENT PLAN - LEVEL 1 1/8"=1'-0"





1301 American Blvd E.
Suite 100
Bloomington, MN 55425
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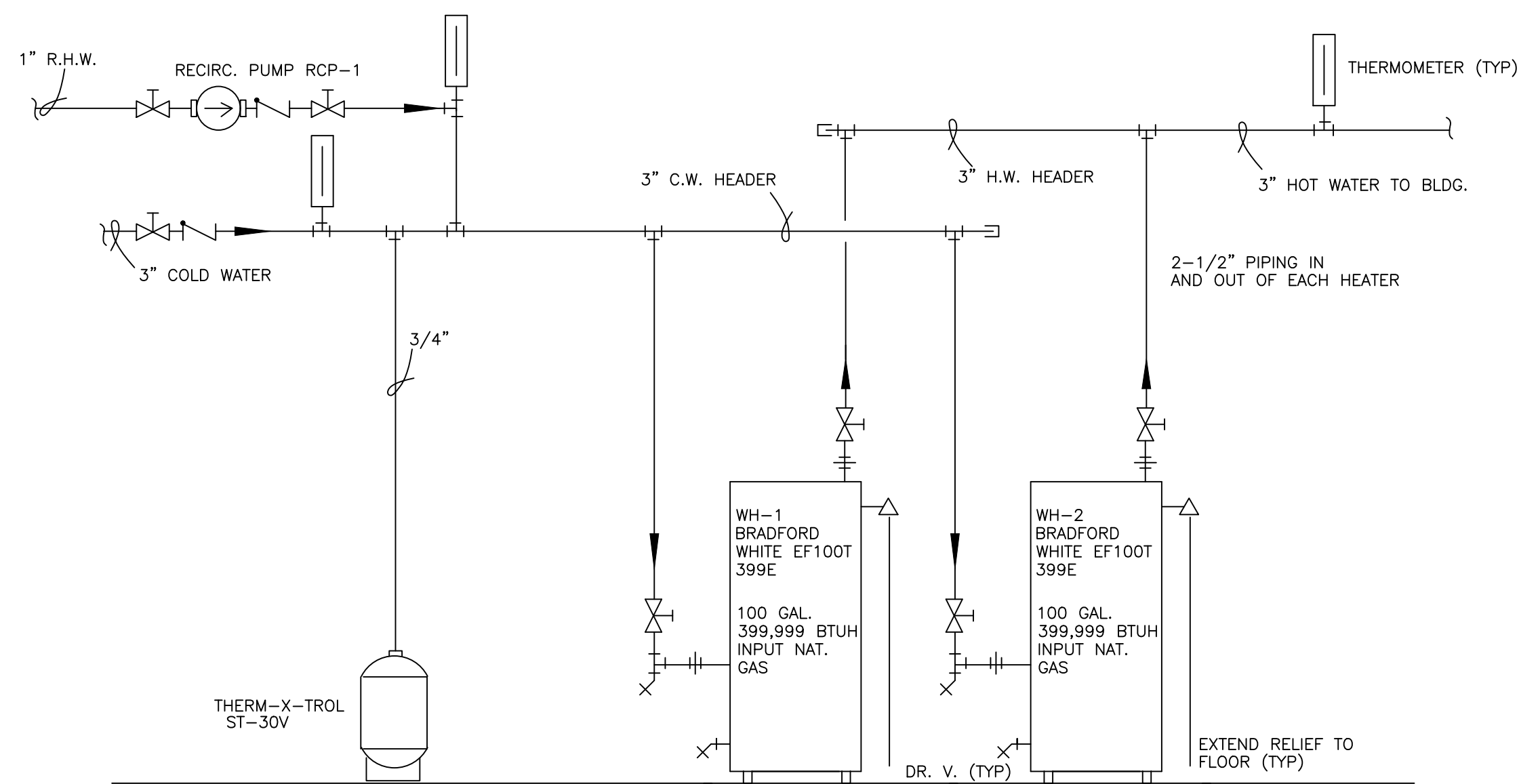
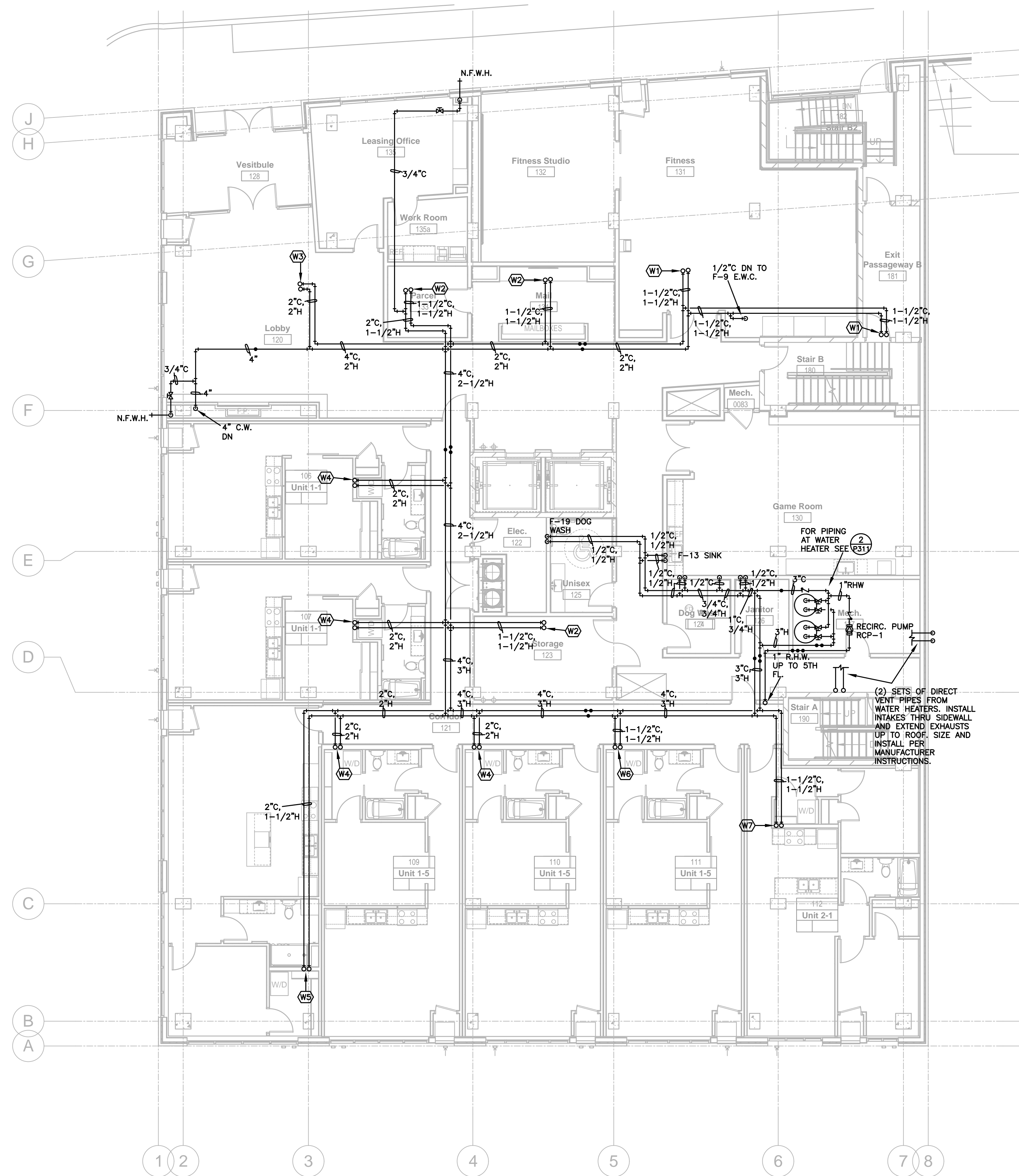
Date

Revision

Rev. No.

Dom. Water Piping Plan - Level 1

P311

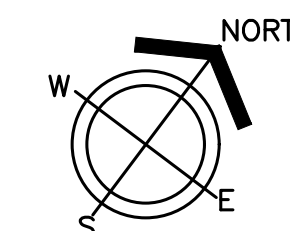


2 WATER HEATER PIPING DETAIL

NO SCALE

1 DOMESTIC WATER PIPING PLAN - LEVEL 1

1/8"=1'-0"





1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

Oaks Union Depot

240 4th St E
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| Checked | KSK |

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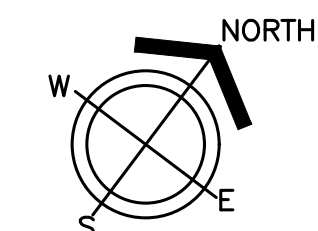
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1 PLUMBING PLAN - LEVEL 2

1/8"=1'-0"



Plumbing Plan - Level 2

P320



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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
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Eden Prairie, MN 55343
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Oaks Union Depot

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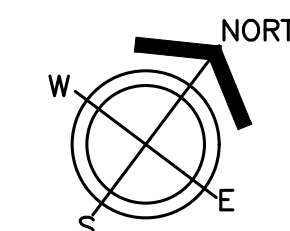
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1 PLUMBING PLAN - LEVEL 3

1/8"=1'-0"



Plumbing Plan - Level 3

P330



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
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Structural:
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5930 Brooklyn Blvd
Minneapolis, MN 55429
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P: (952) 935-8600

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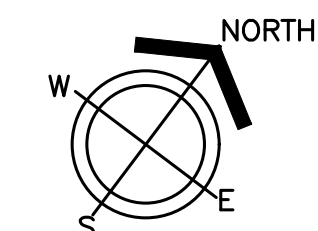
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1 PLUMBING PLAN - LEVEL 4

1/8"=1'-0"



Plumbing Plan - Level 4

P340



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Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
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Hopkins, MN 55343
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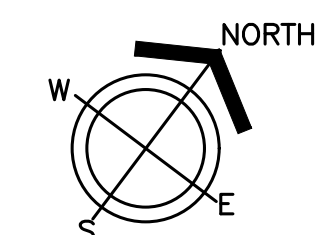
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Drain, Waste, & Vent Plan - Level 5

P350



1 P350 DRAIN, WASTE, & VENT PLAN - LEVEL 5 1/8"=1'-0"





1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
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www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

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240 4th St E
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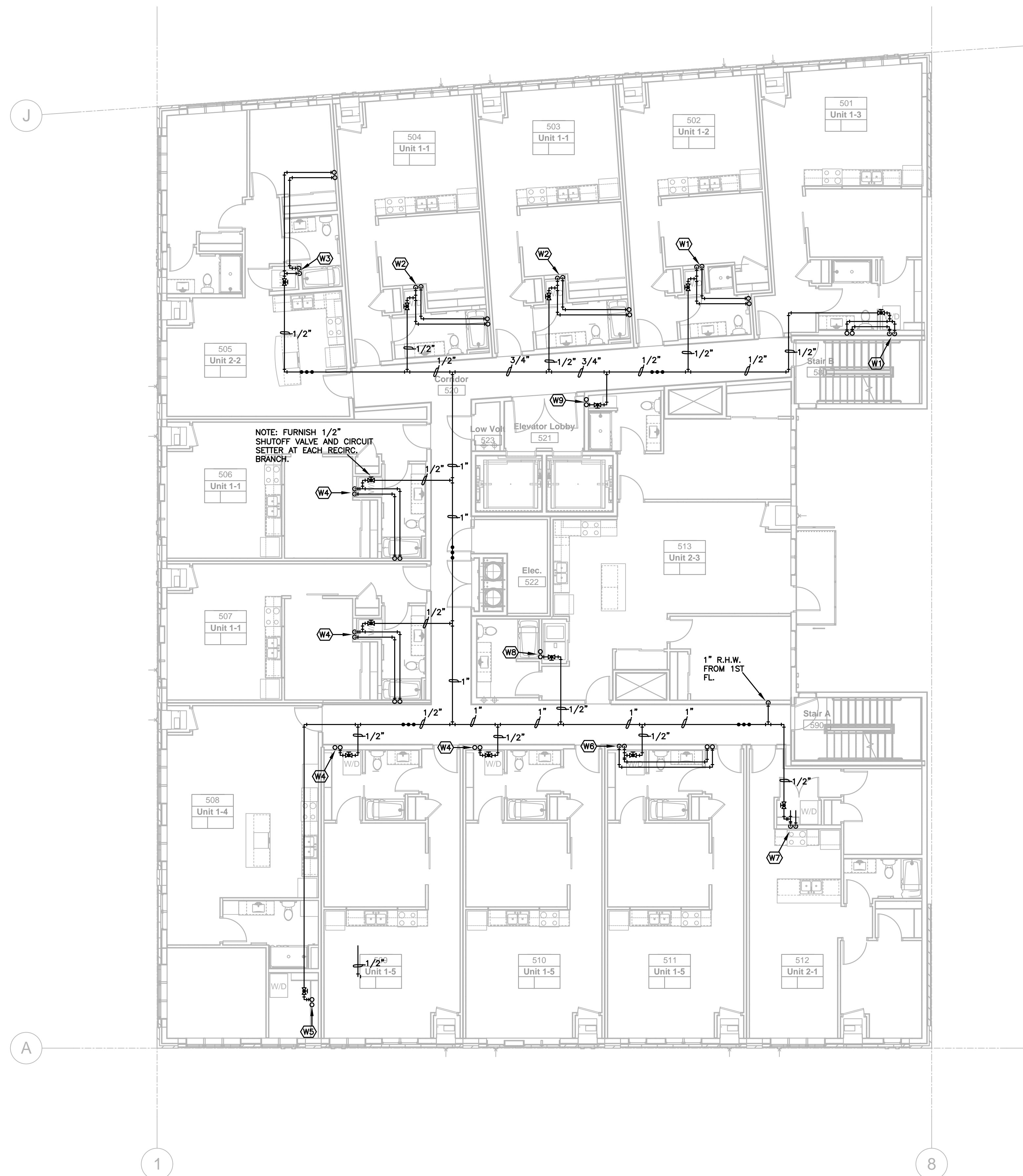
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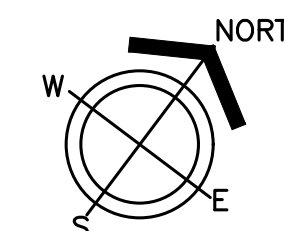
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Domestic
Water Piping
Plan - Level 5

P351



1 P351 DOMESTIC WATER PIPING PLAN - LEVEL 5 1/8"=1'-0"





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Suite 100
Bloomington, MN 55425
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www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
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Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
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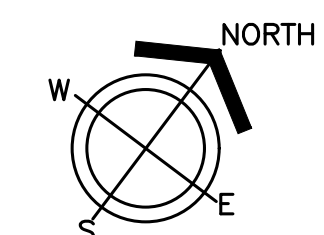
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1 PLUMBING PLAN - LEVEL 6

1/8"=1'-0"



Plumbing Plan - Level 6

P360



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Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
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Structural:
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Minneapolis, MN 55429
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633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

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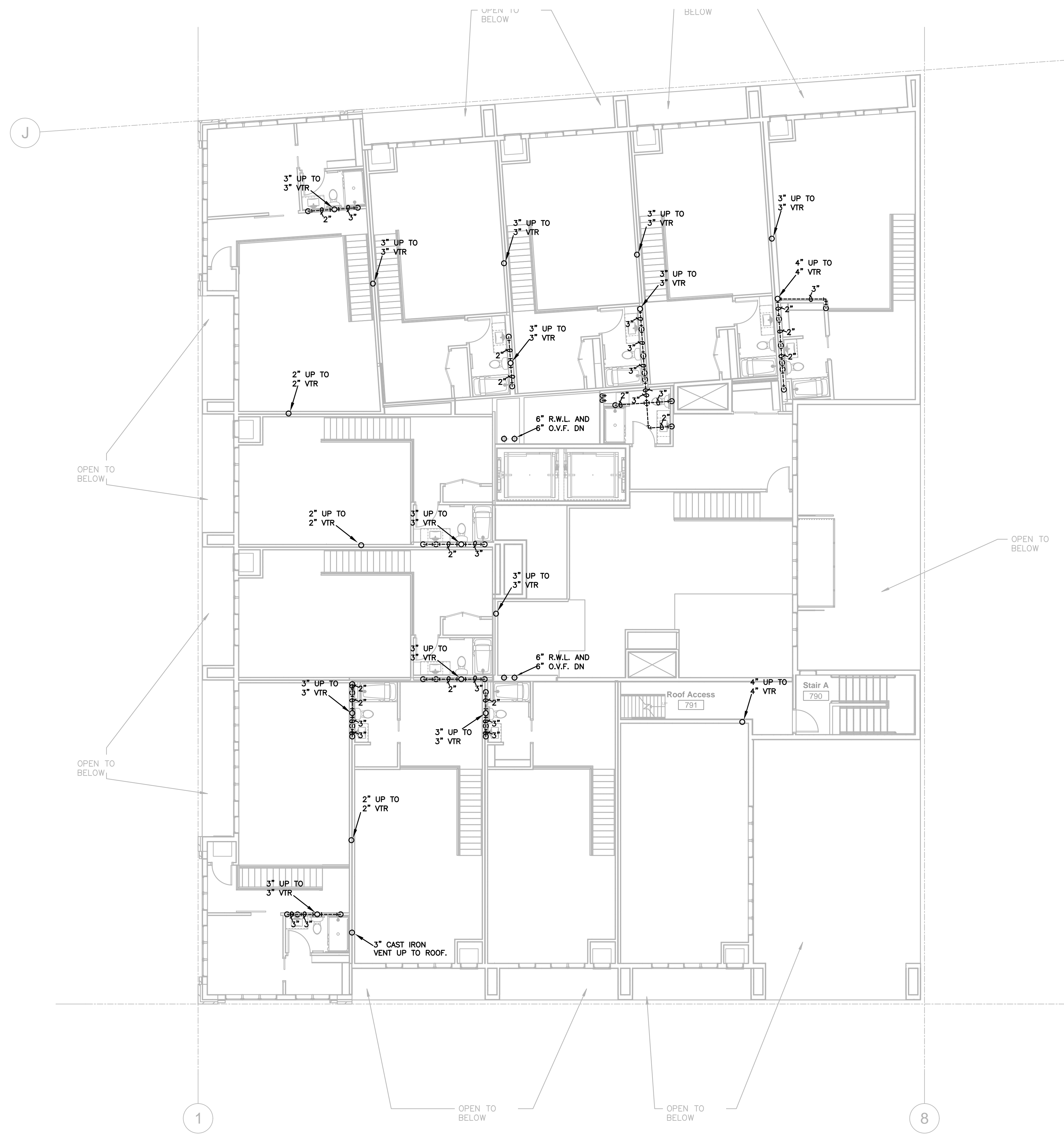
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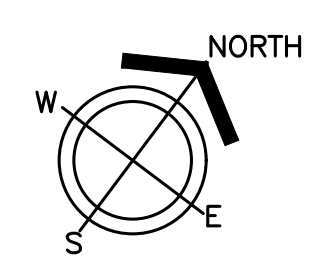
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Plumbing
Plan - Level
6 Mezzanine

P370



1 PLUMBING PLAN - LEVEL 6 MEZZANINE 1/8"=1'-0"





1301 American Blvd E.
Suite 100
Bloomington, MN 55425
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fax: (612) 879-6666
www.kaaswilson.com

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Kenneth S. Kendle, P.E.
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Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
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Eden Prairie, MN 55343
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5930 Brooklyn Blvd
Minneapolis, MN 55429
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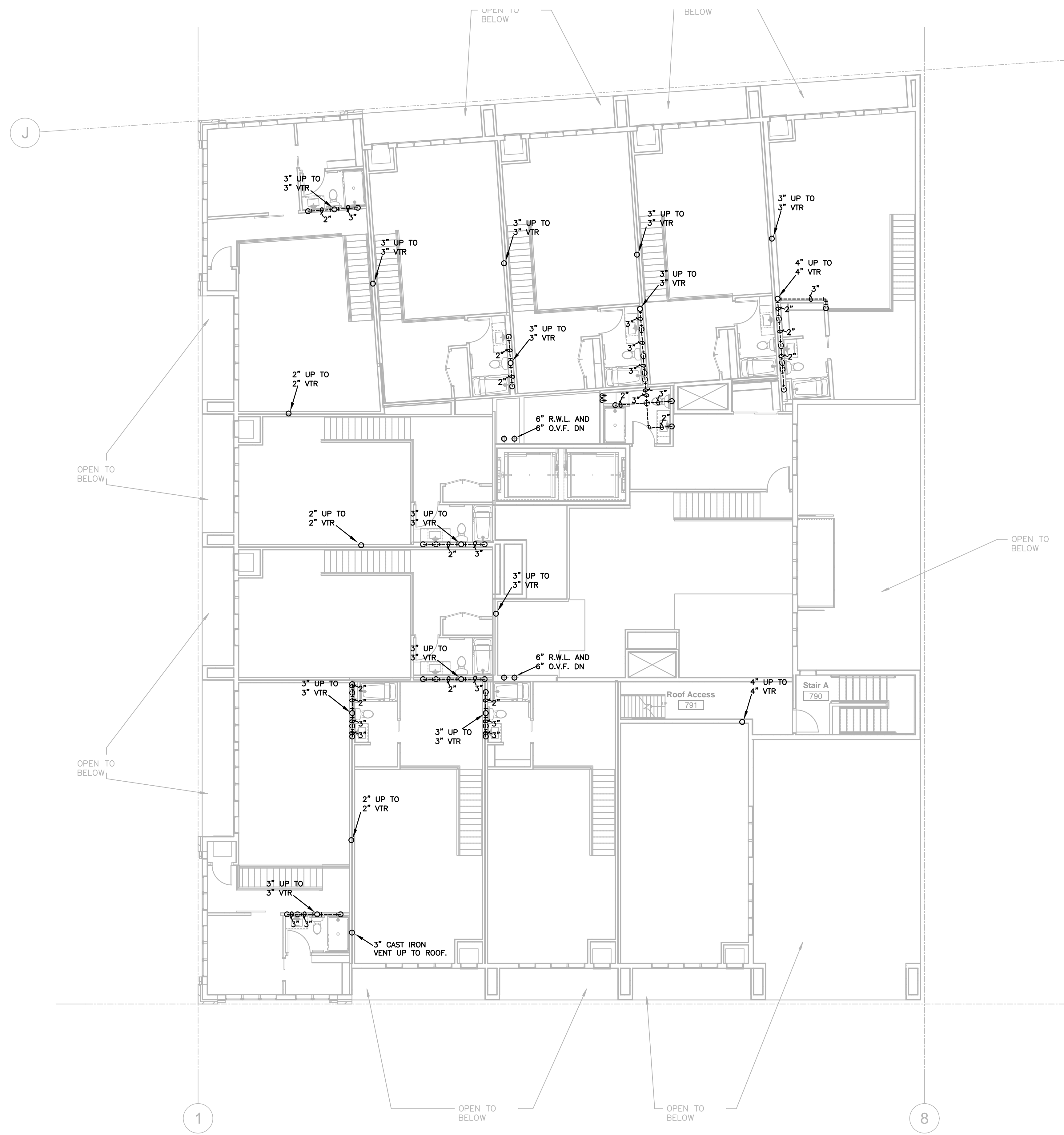
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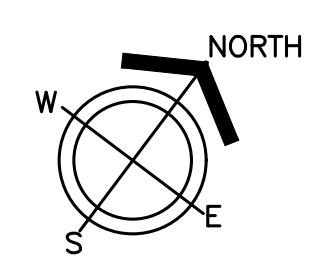
Plumbing Plan - Roof

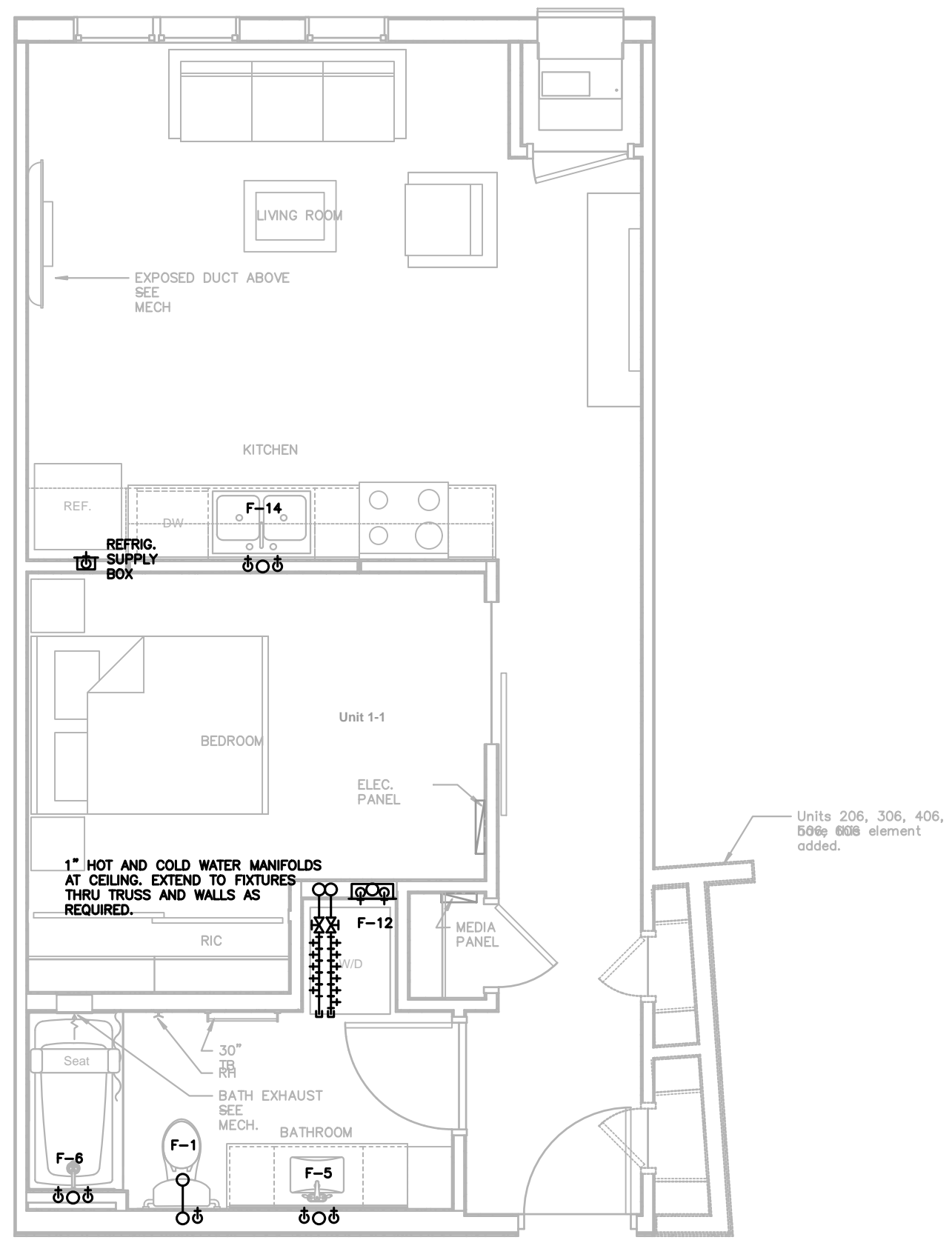
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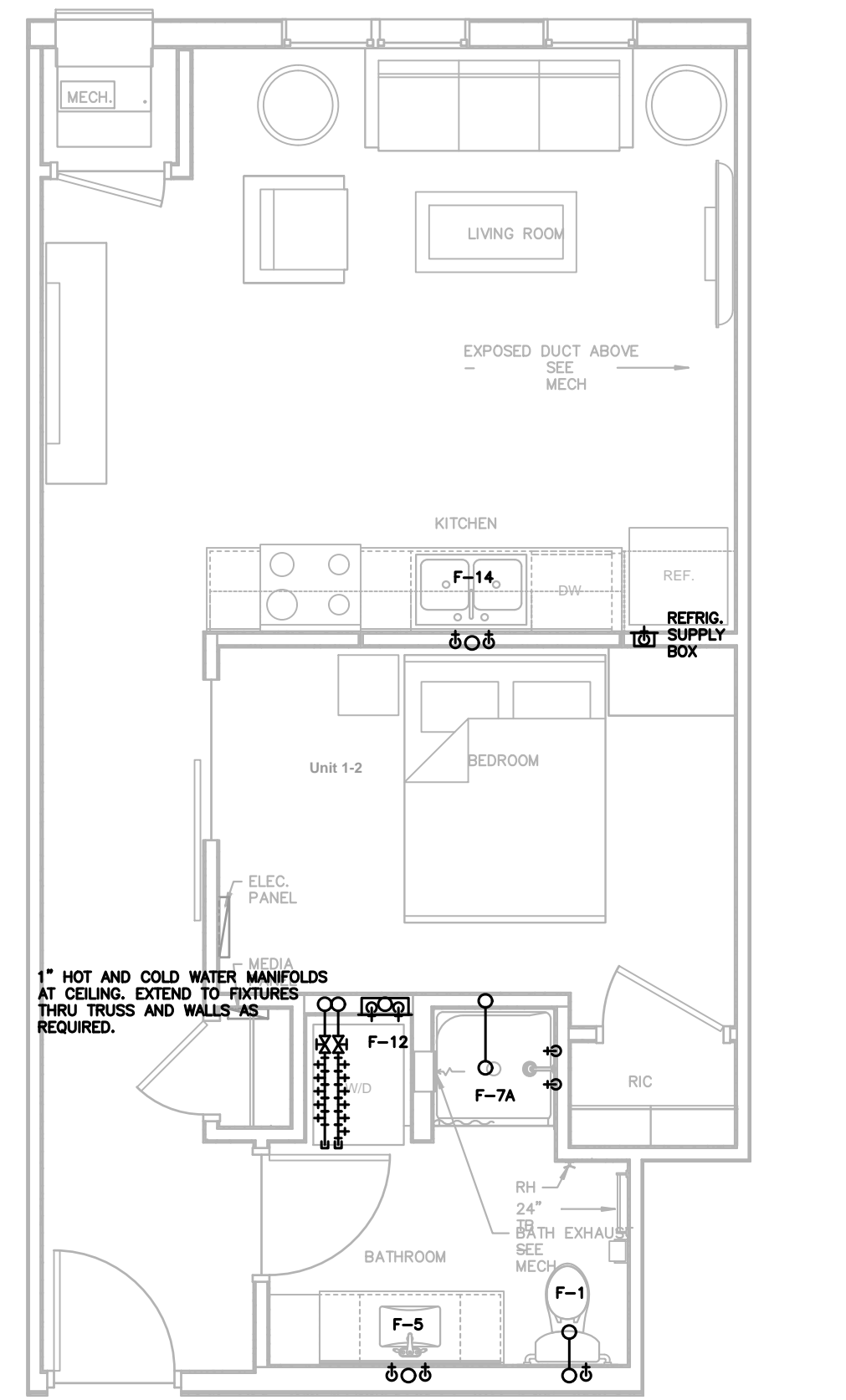
1 PLUMBING PLAN - ROOF

1/8"=1'-0"

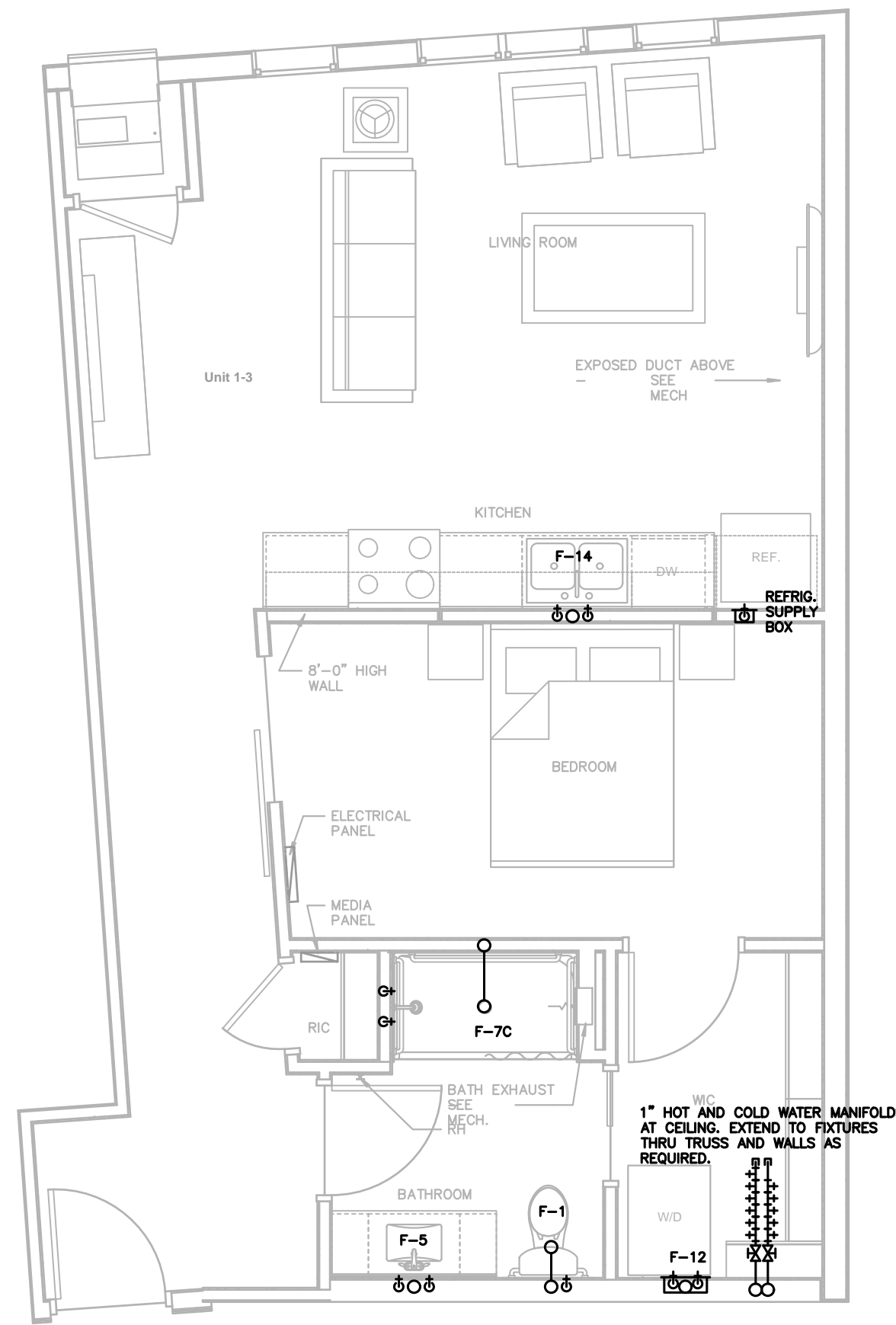




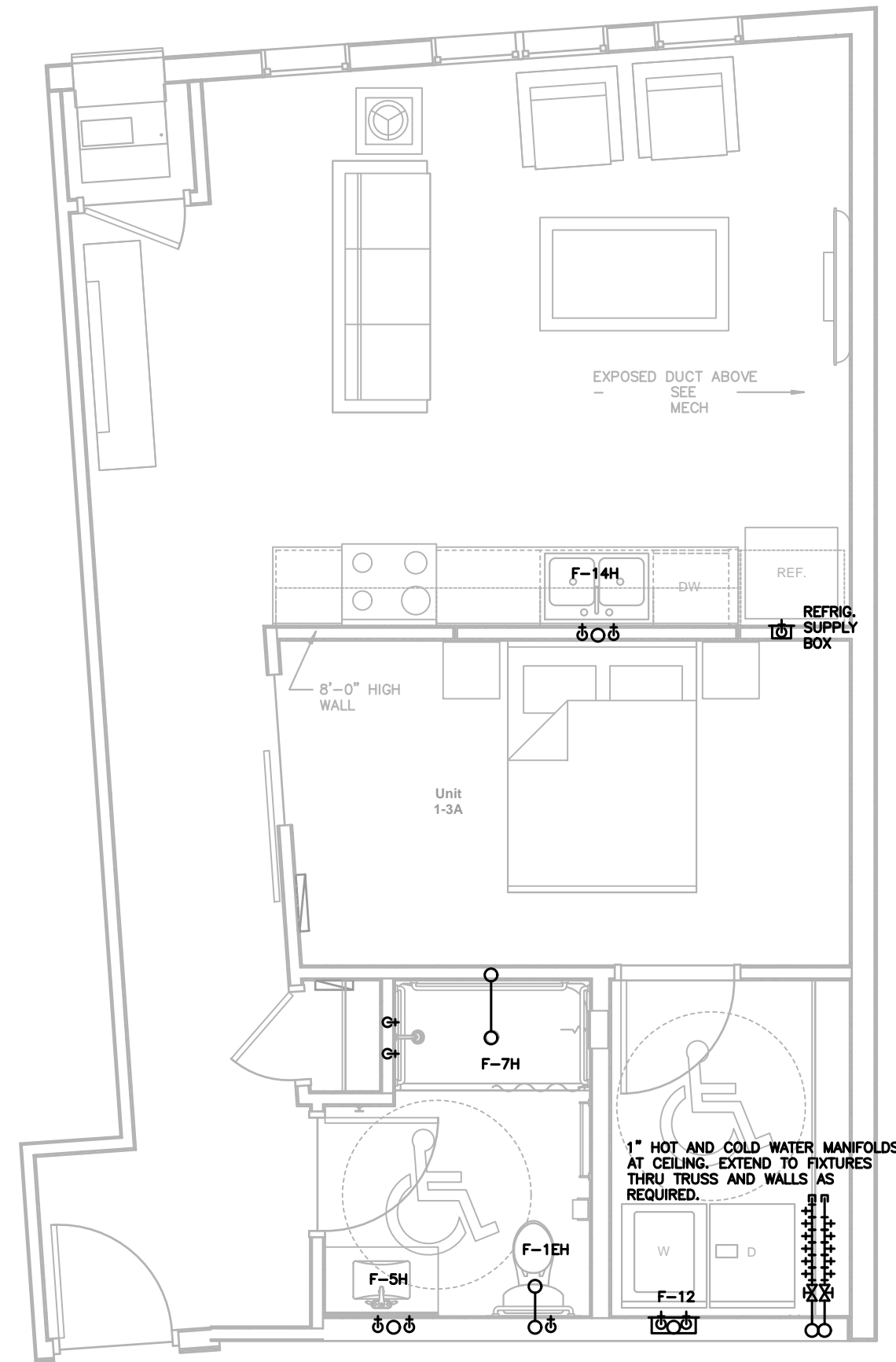
1 UNIT 1-1
P450 1/4"=1'-0"



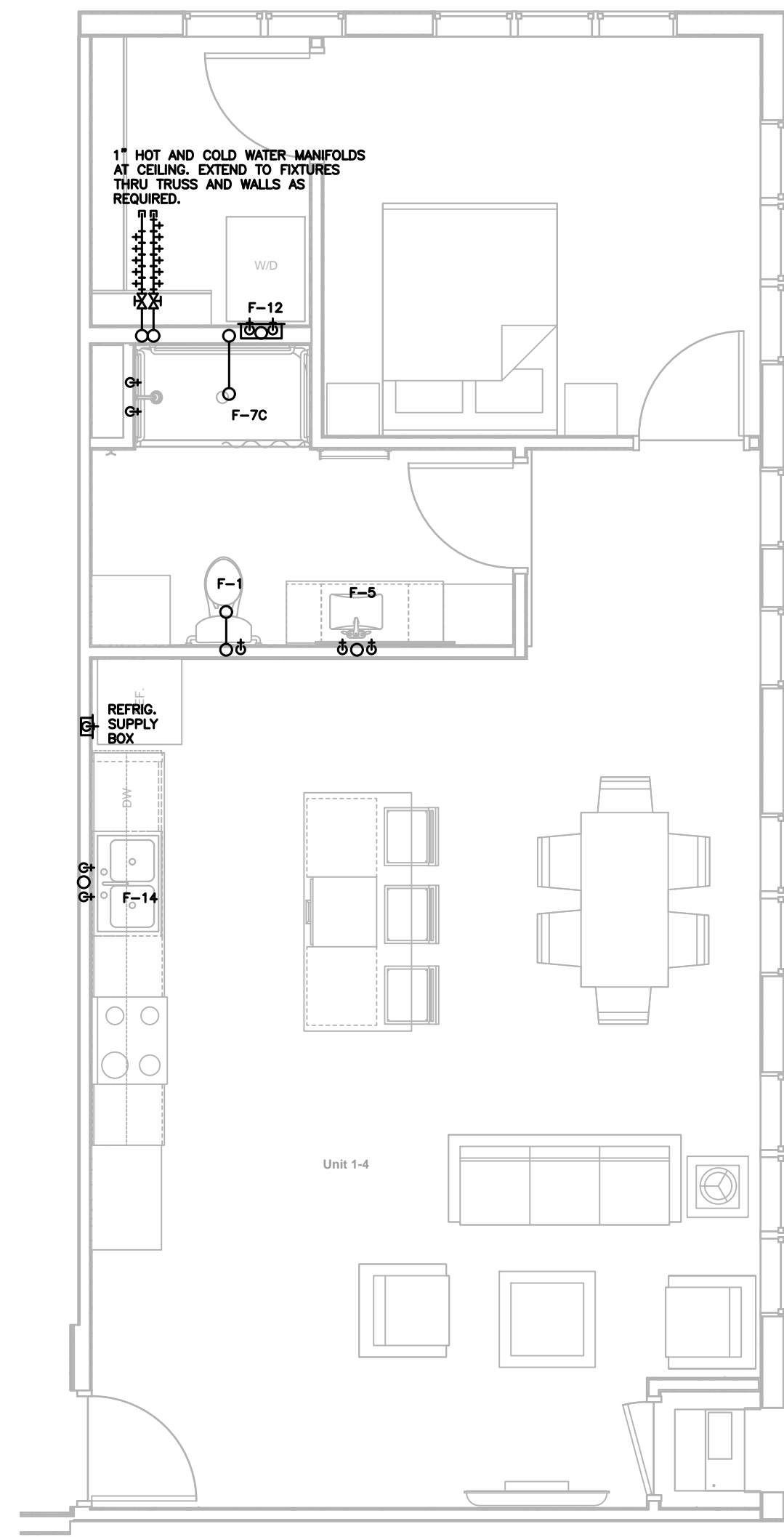
2 UNIT 1-2
P450 1/4"=1'-0"



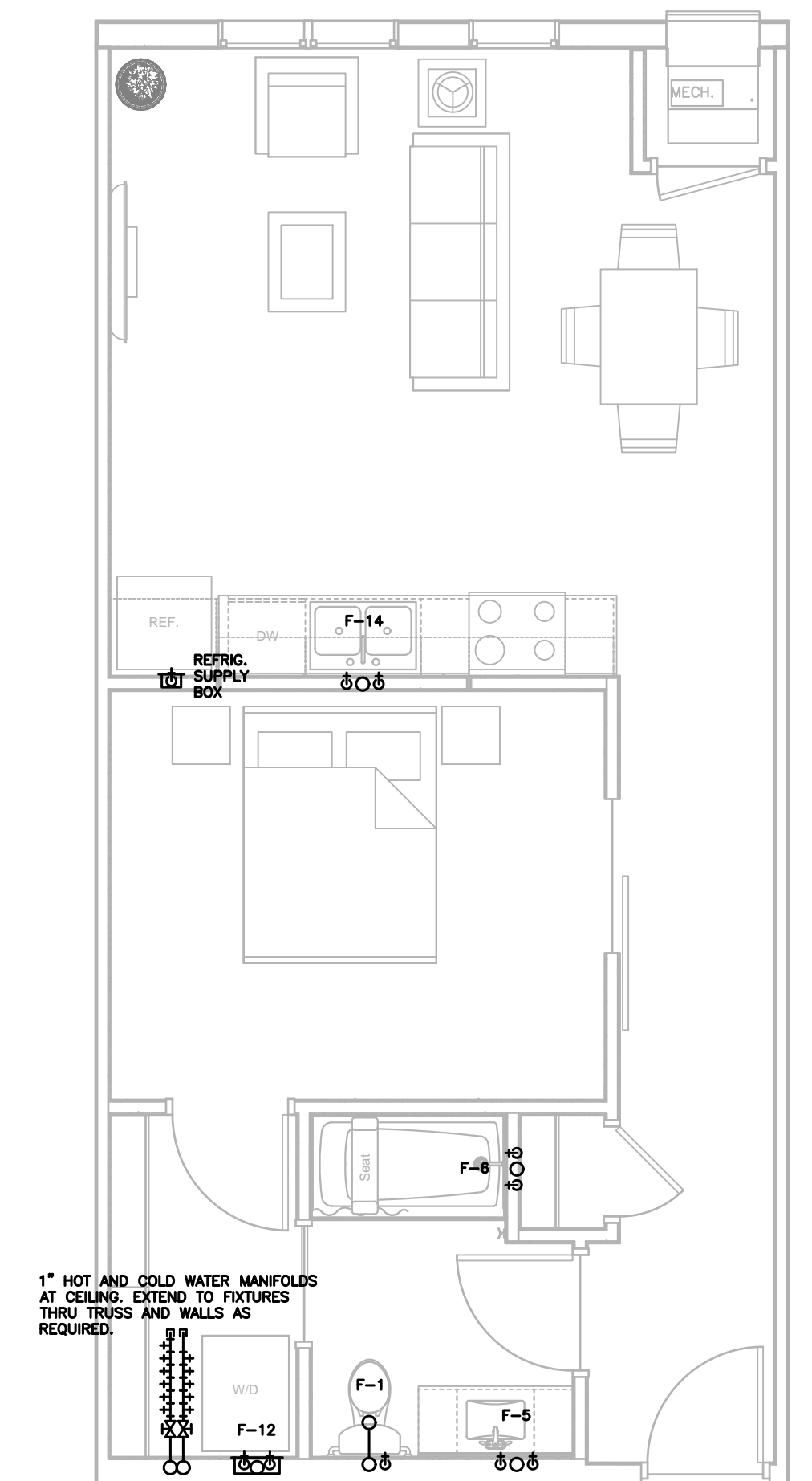
3 UNIT 1-3
P450 1/4"=1'-0"



4 UNIT 1-3 TYPE A
P450 1/4"=1'-0"



5 UNIT 1-4
P450 1/4"=1'-0"



5 UNIT 1-5
P450 1/4"=1'-0"

NOTES TO PLUMBING UNIT PLANS:

- PROVIDE HOT AND COLD WATER MANIFOLDS AT LAUNDRY ROOM CEILING AND EXTEND 1/2" PEX SUPPLY PIPING THRU TRUSS SPACE TO ALL FIXTURE SUPPLIES.
- FURNISH 1/4" VALVED COLD W. TO SUPPLY BOX AT REFRIG. FROM KITCHEN SINK BRANCH LINE (OR AS OTHERWISE NOTED). PIPE SIZE SHALL BE 1/2" WHERE CONCEALED IN WALL.
- FURNISH 3/8" VALVED HOT W. TO DISHWASHER (WHERE FURNISHED) FROM KITCHEN SINK BRANCH LINE.
- INSTALL GARBAGE DISPOSAL AT KITCHEN SINKS (WHERE FURNISHED - SUPPLIED BY OTHERS).
- FURNISH SHUTOFF VALVES AT SUPPLIES TO EACH FIXTURE.
- SEE RISER PLANS FOR RISER SIZES.
- VERIFY ORIENTATION OF TUB DRAINS (LEFT OR RIGHT) WITH ARCHITECT.



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
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www.kaaswilson.com

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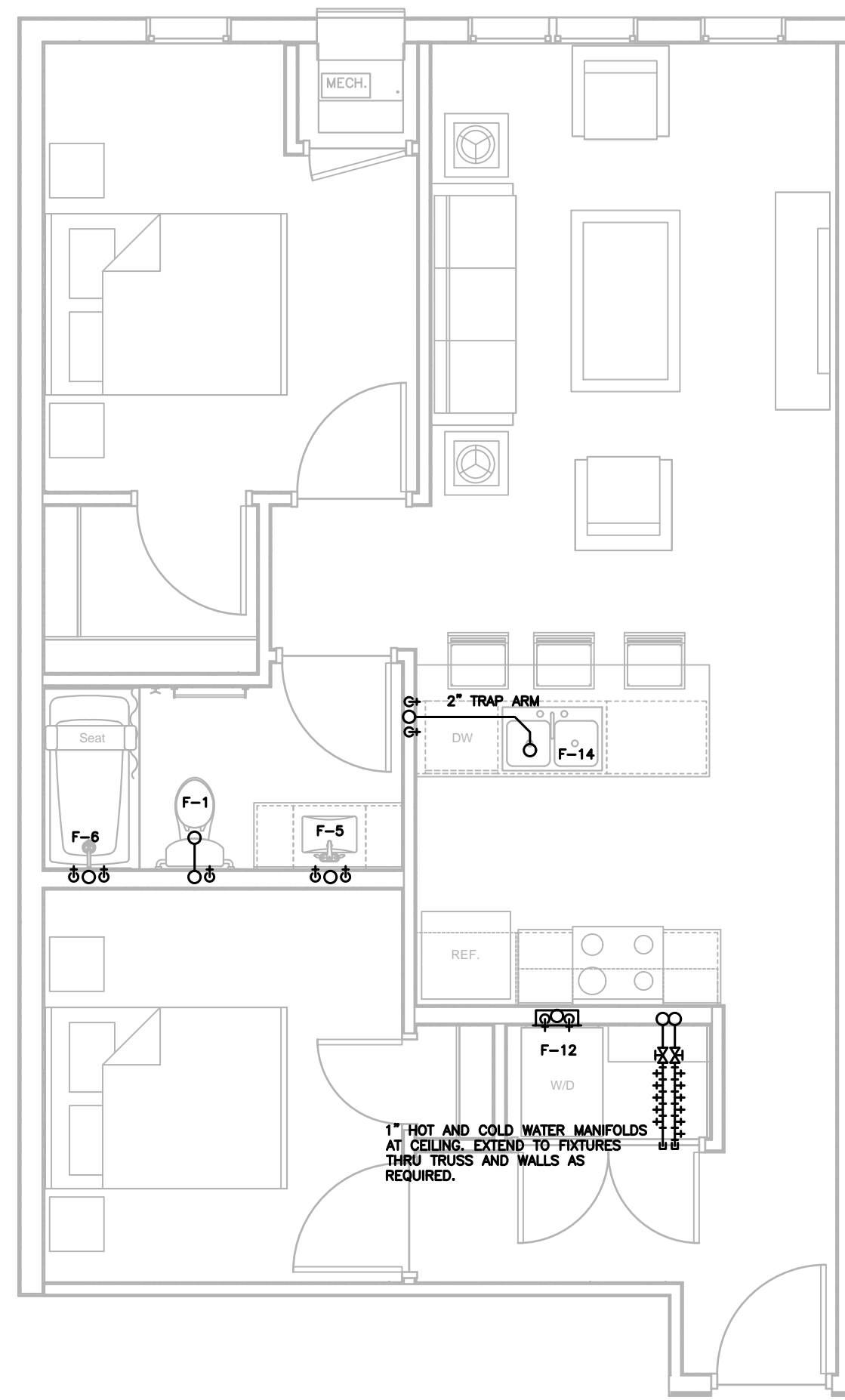
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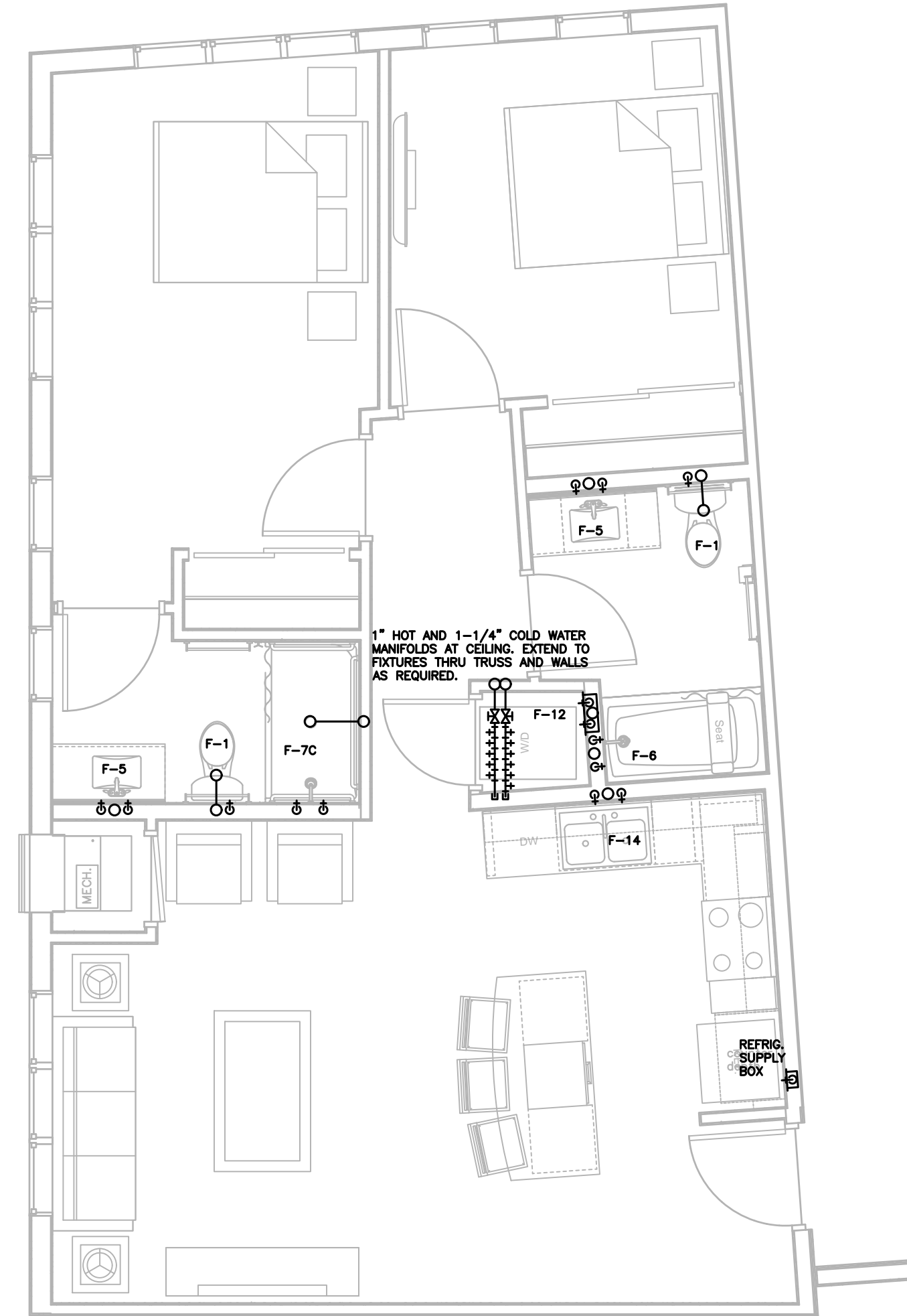
Rev. No.

Plumbing Unit Plans

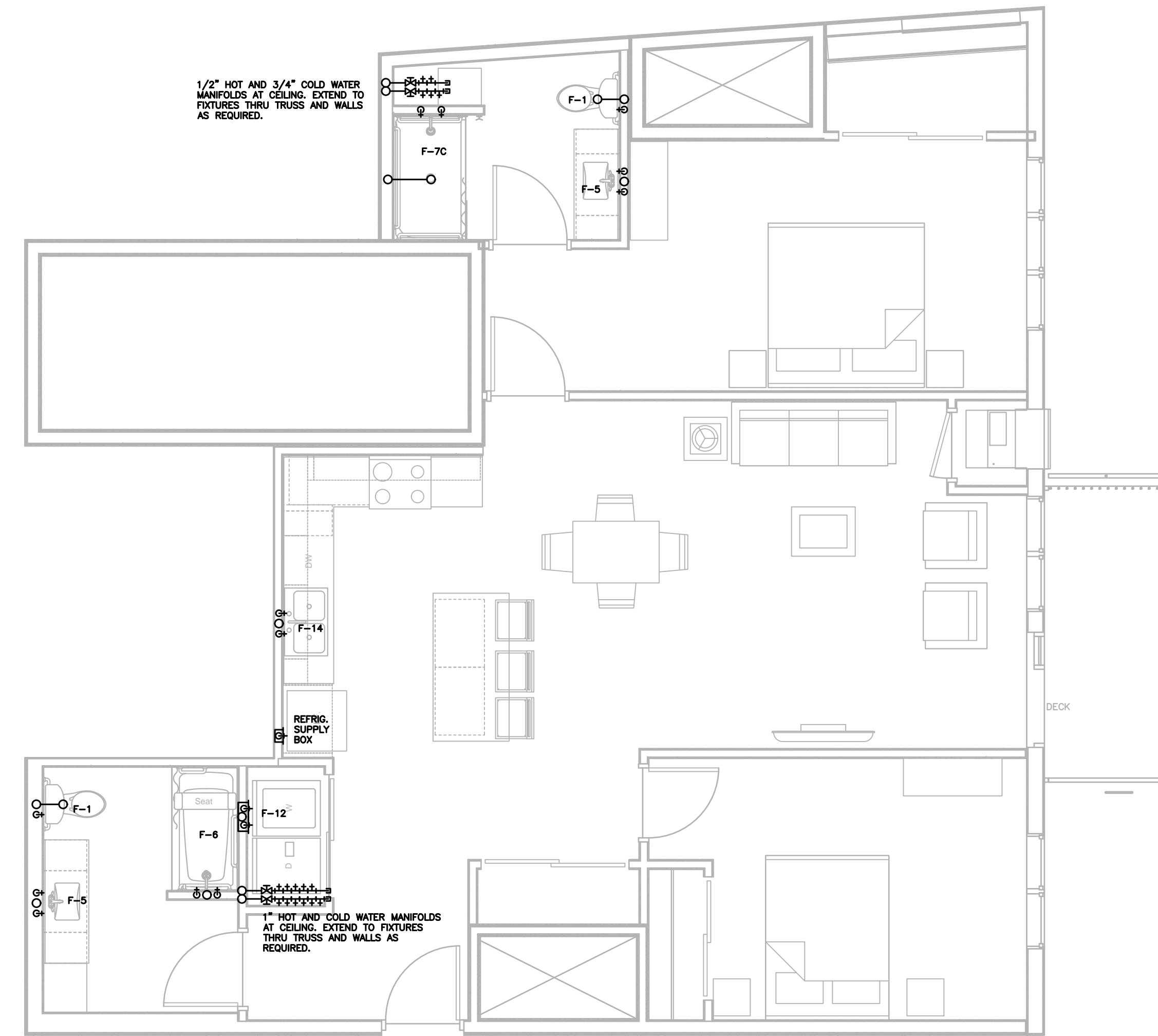
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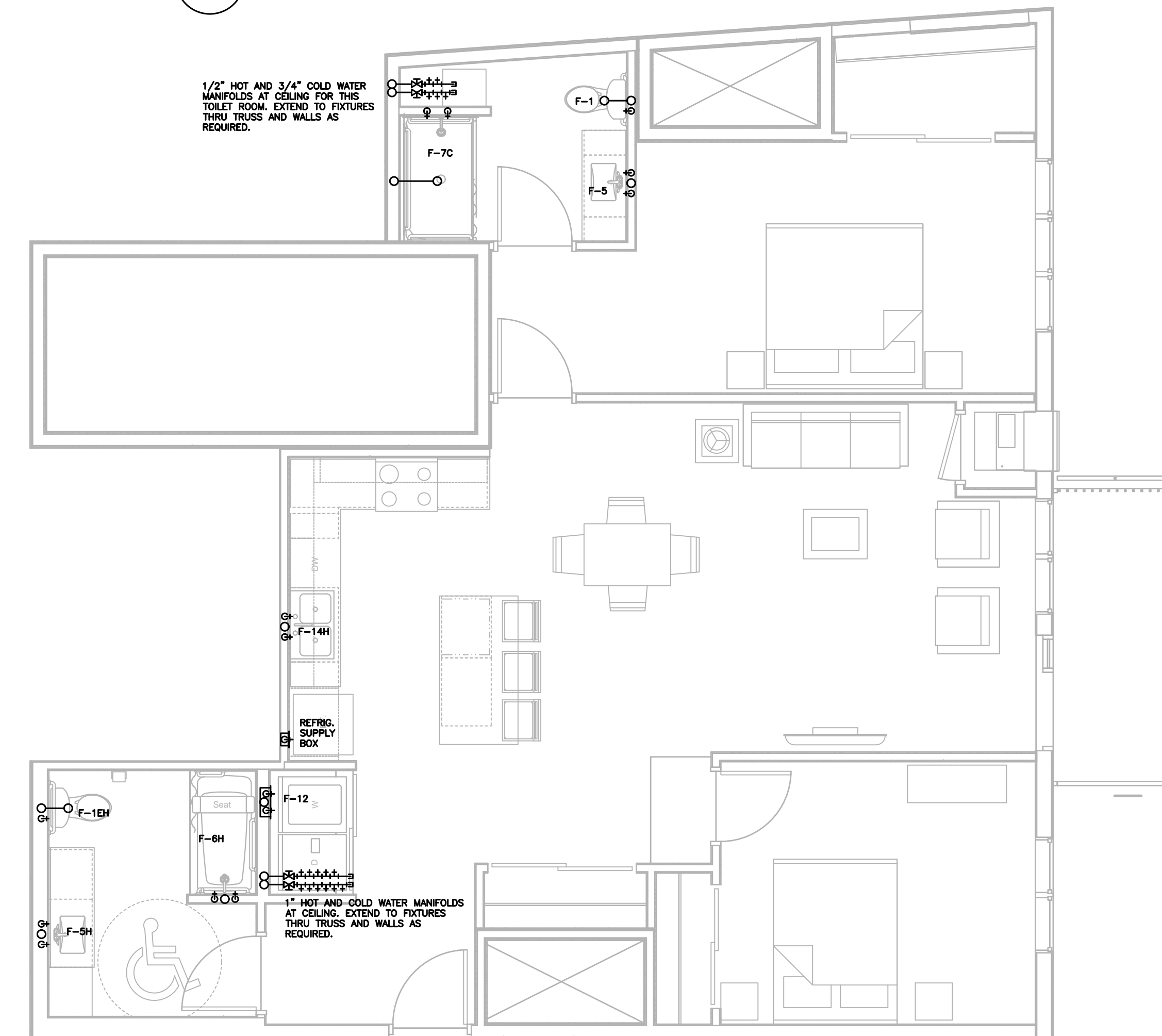
1 UNIT 2-1 1/4"=1'-0"



2 UNIT 2-2 1/4"=1'-0"



3 UNIT 2-3 1/4"=1'-0"



4 UNIT 2-3 TYPE A 1/4"=1'-0"

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kaskpe@comcast.net

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Plumbing Unit Plans

P451



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
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Eden Prairie, MN 55343
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Structural:
BKBM Engineers
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633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

Oaks Union Depot

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St Paul, MN
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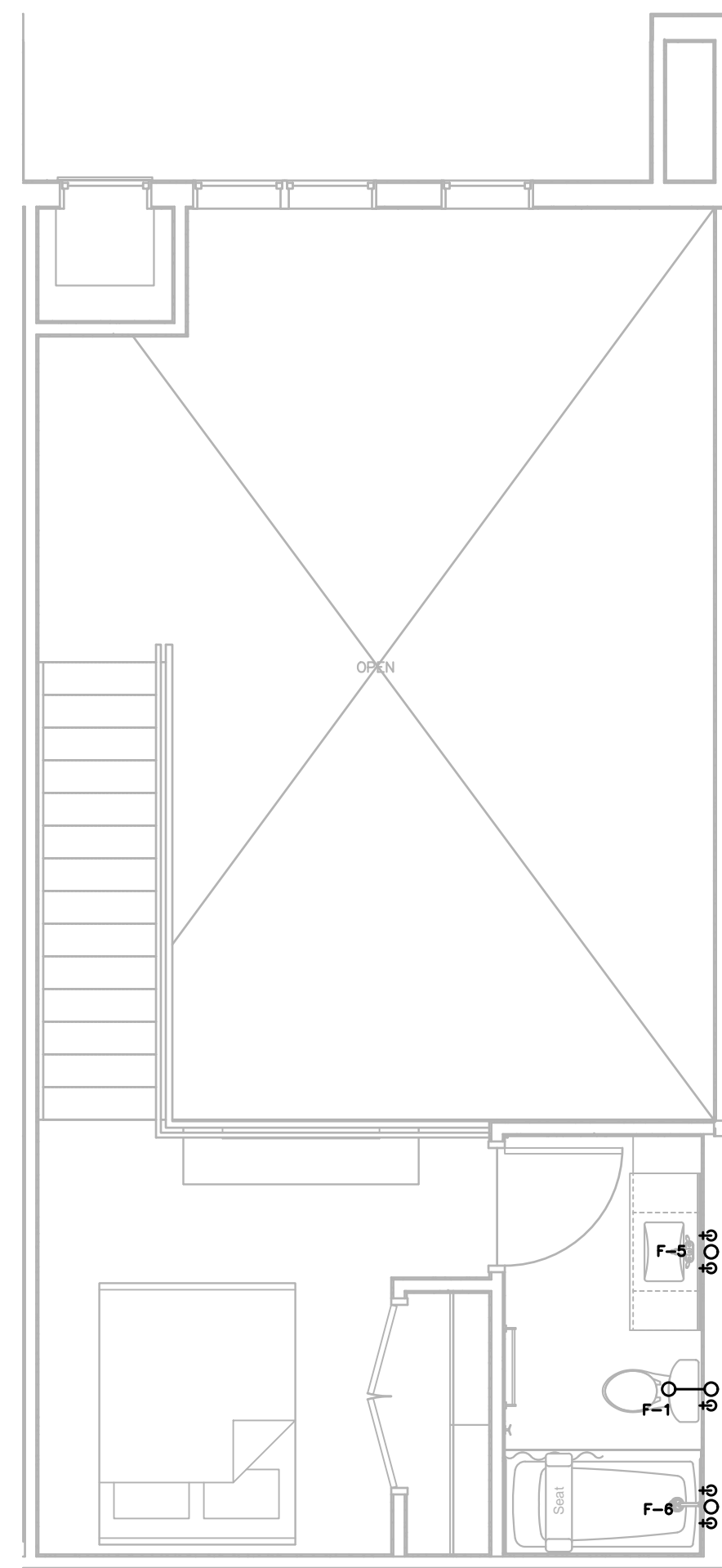
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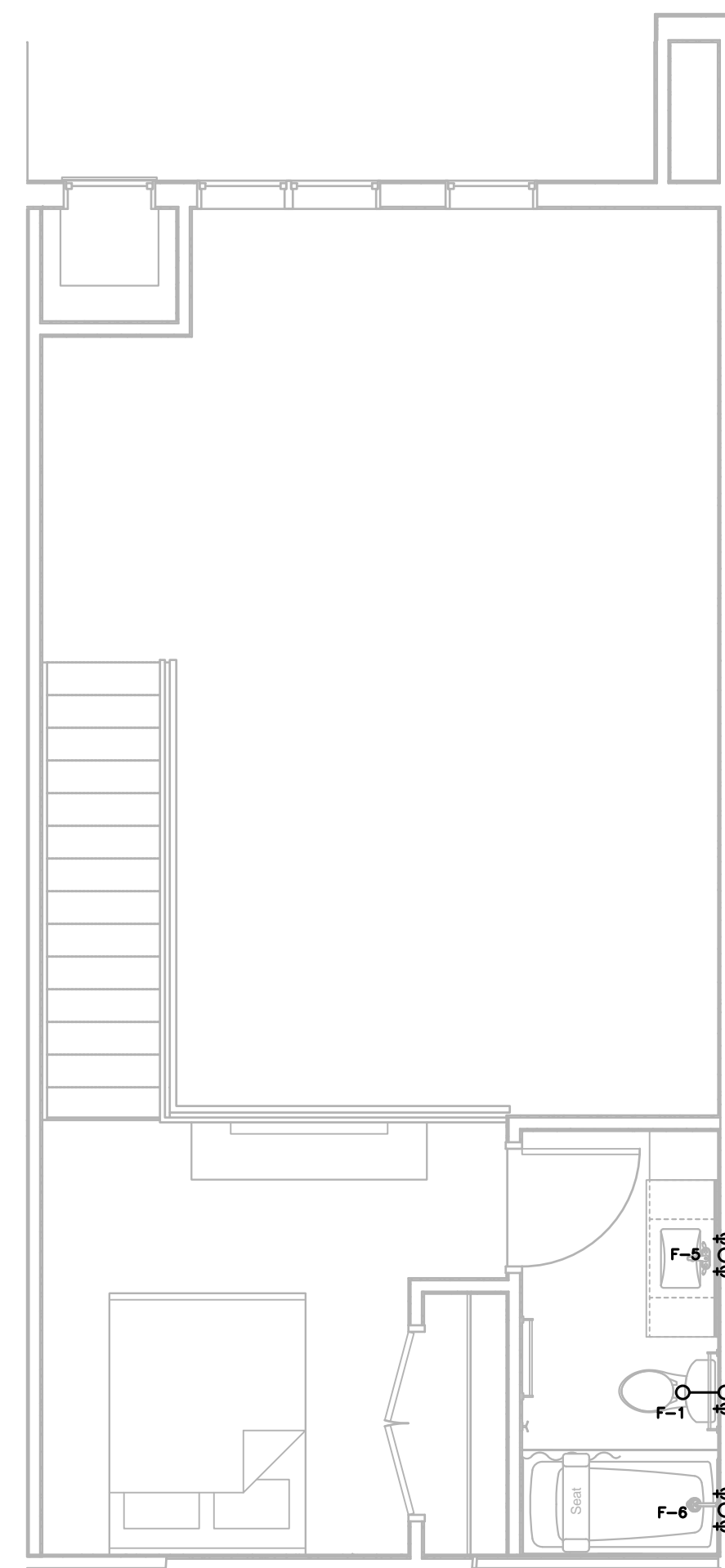
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Plumbing Unit Plans

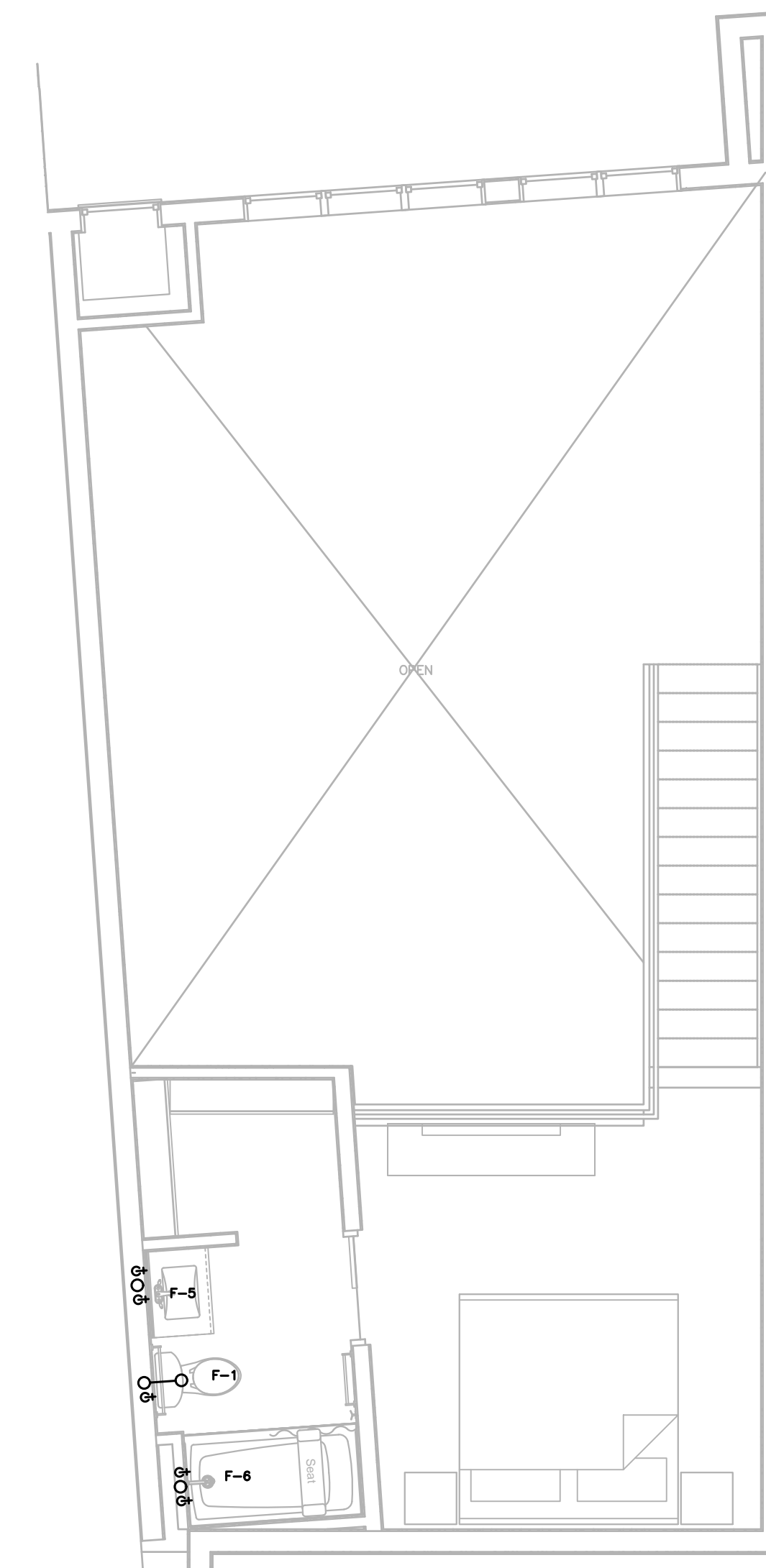
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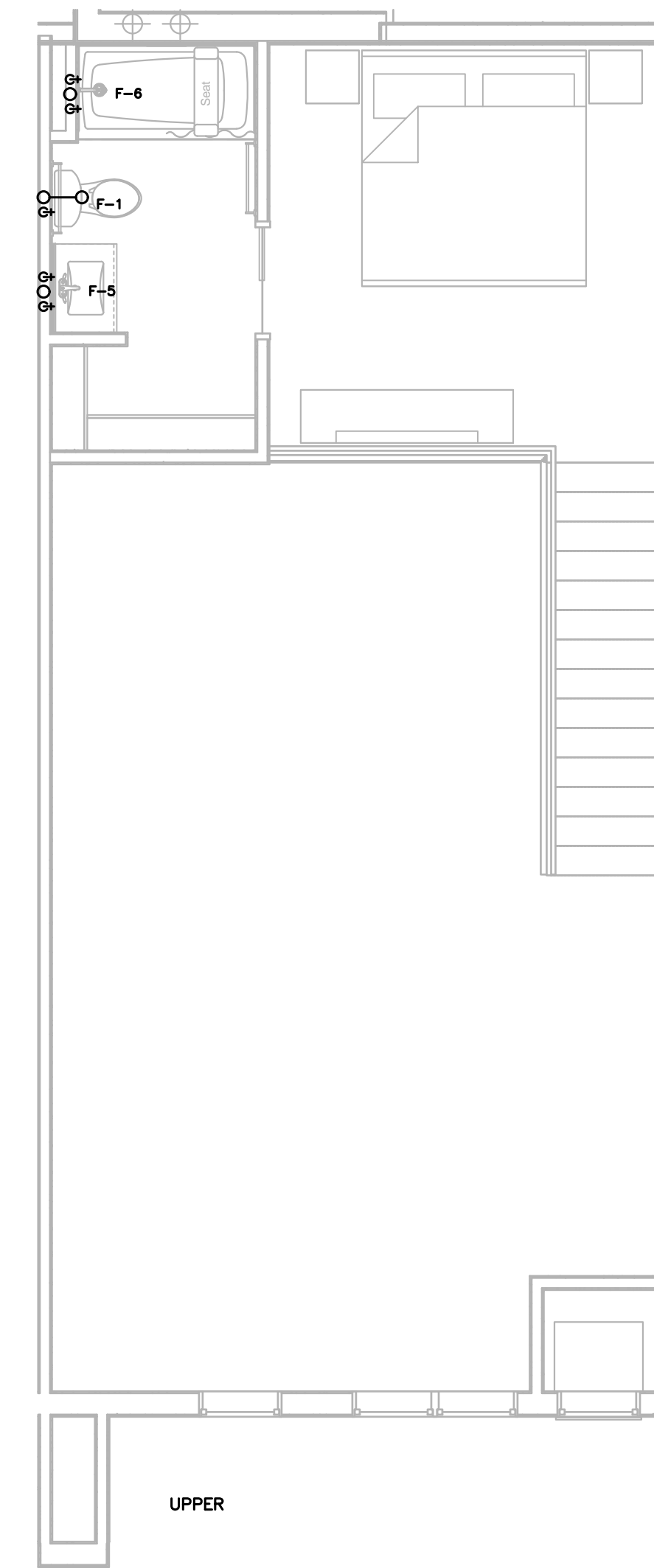
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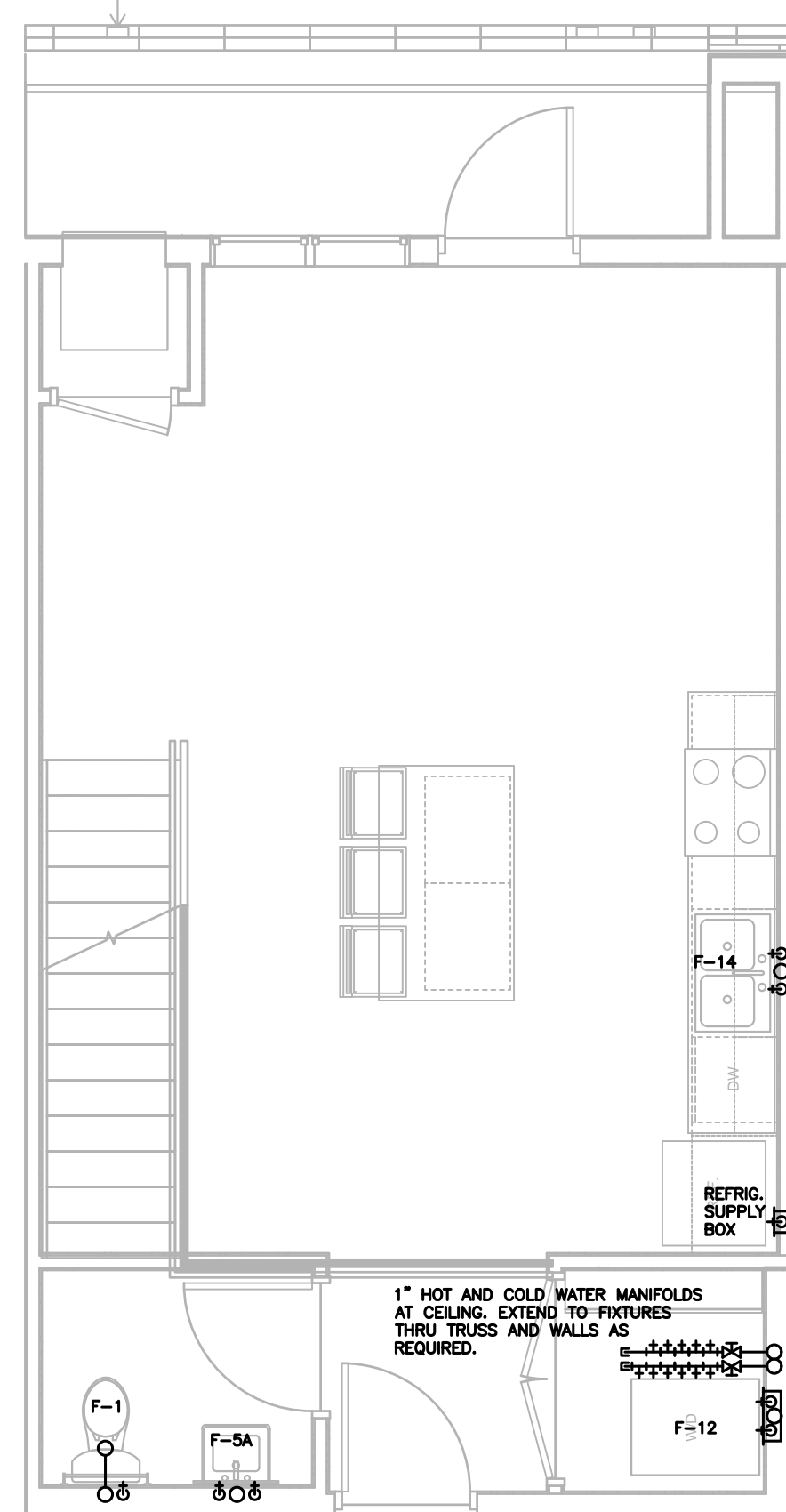
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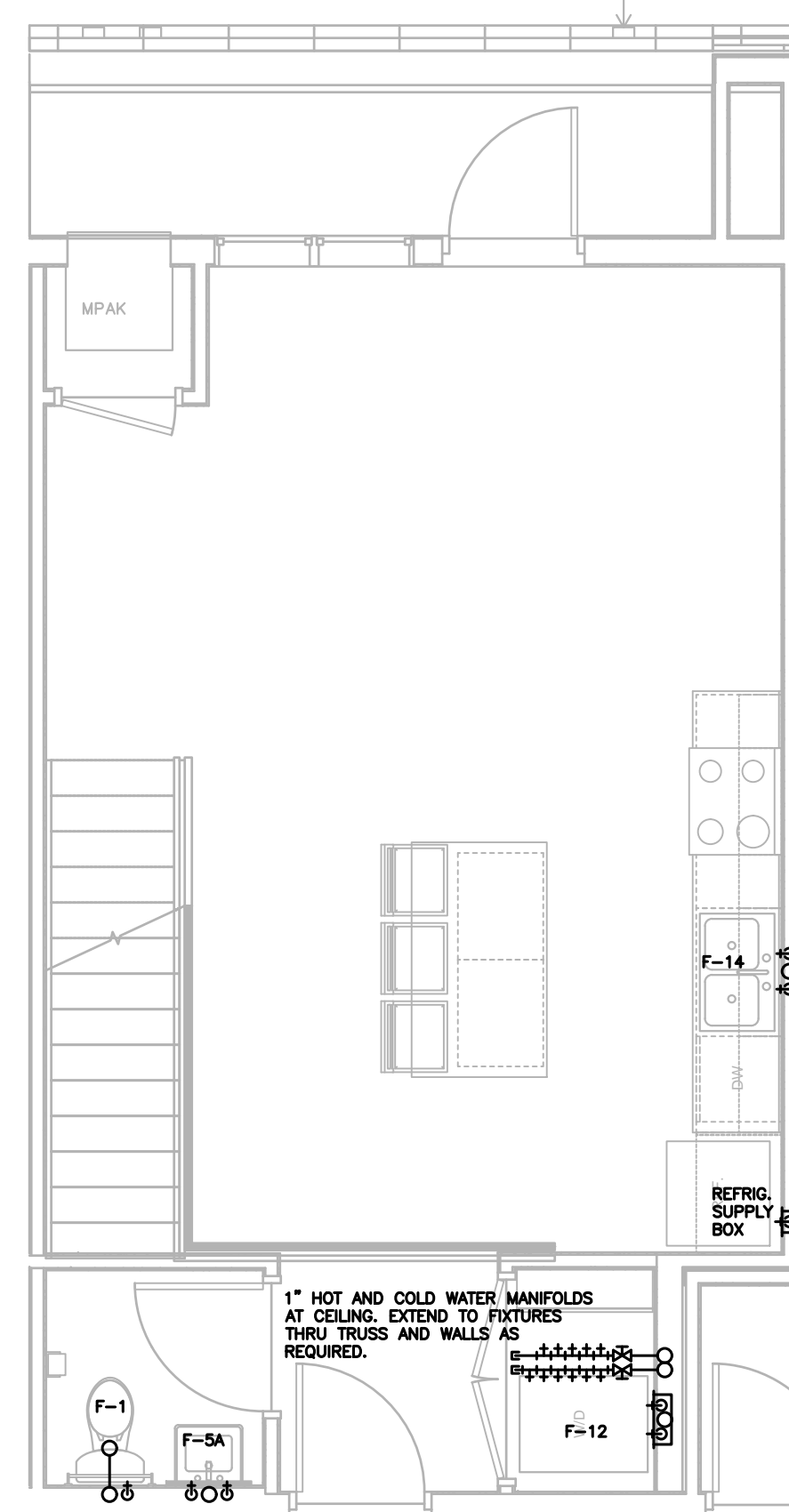
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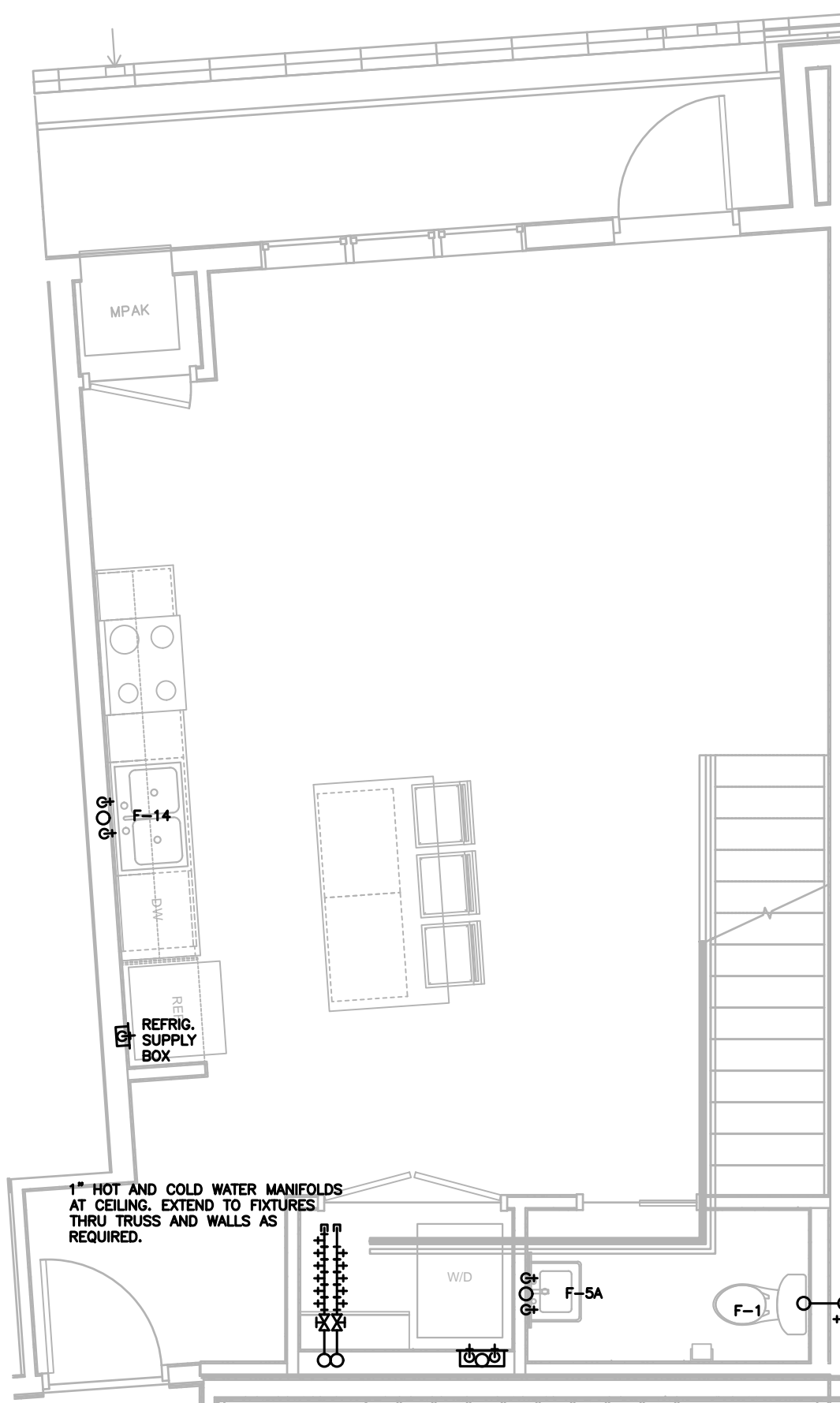
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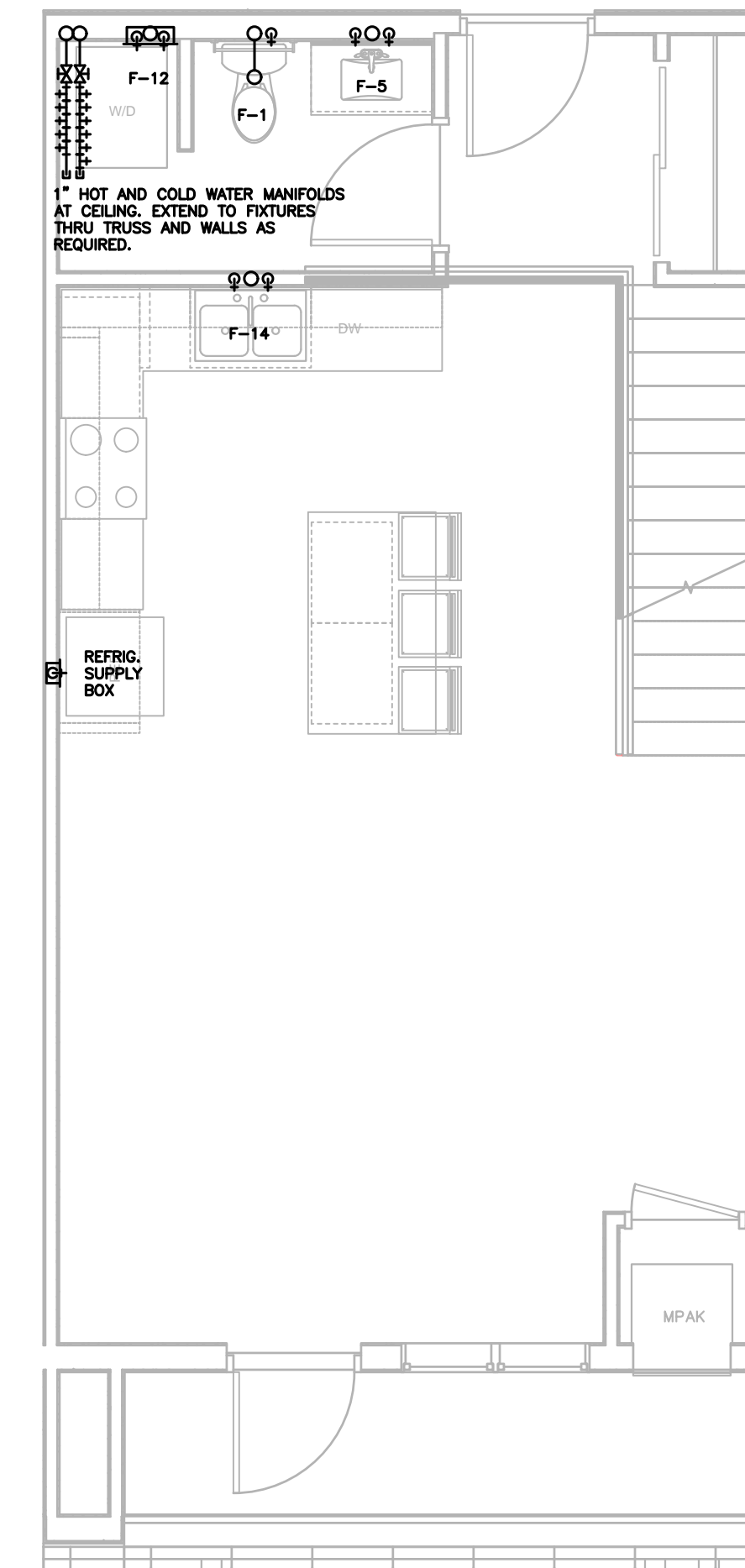
LOWER



LOWER



LOWER



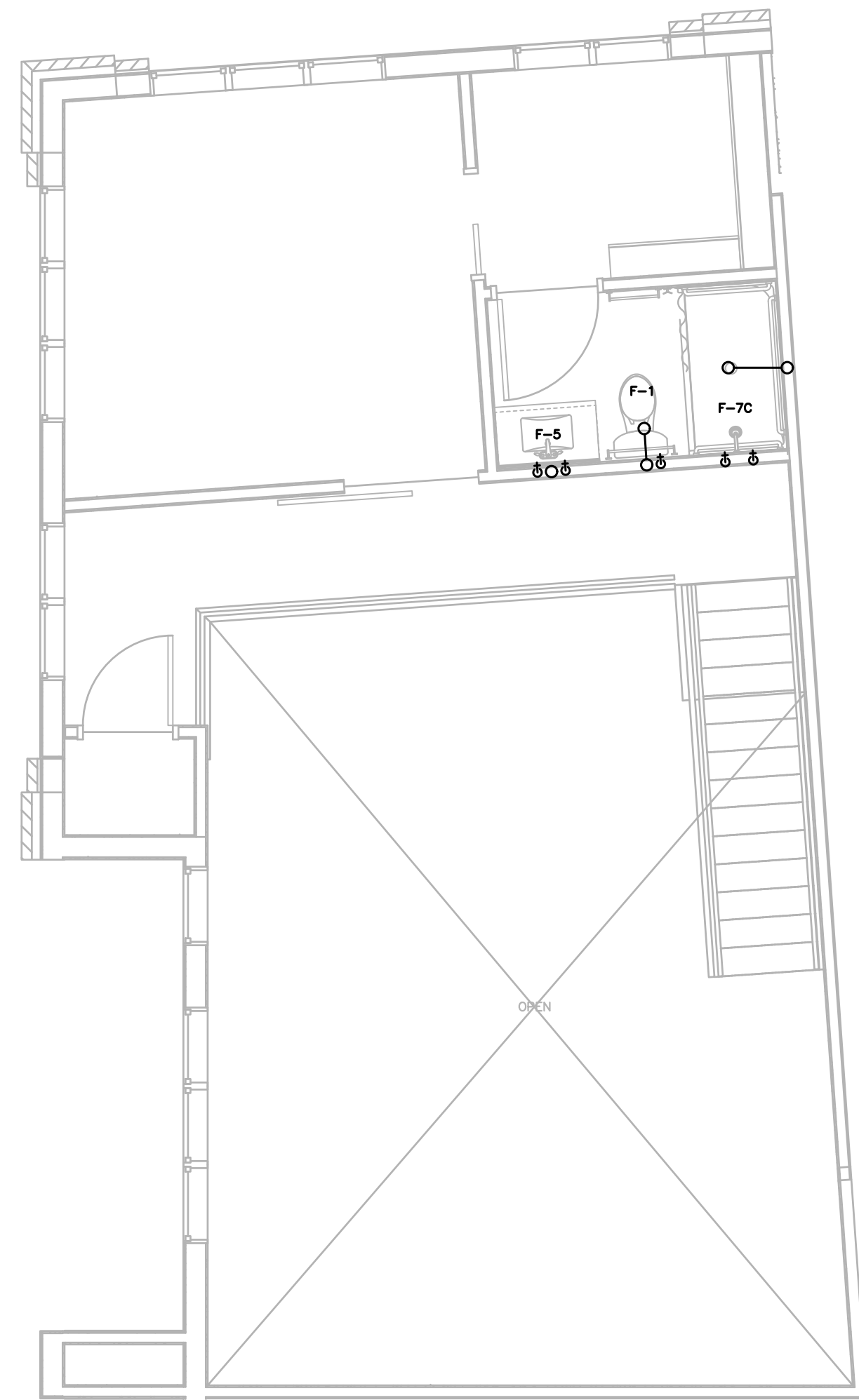
LOWER

1 UNIT 1-1M 1/4"=1'-0"

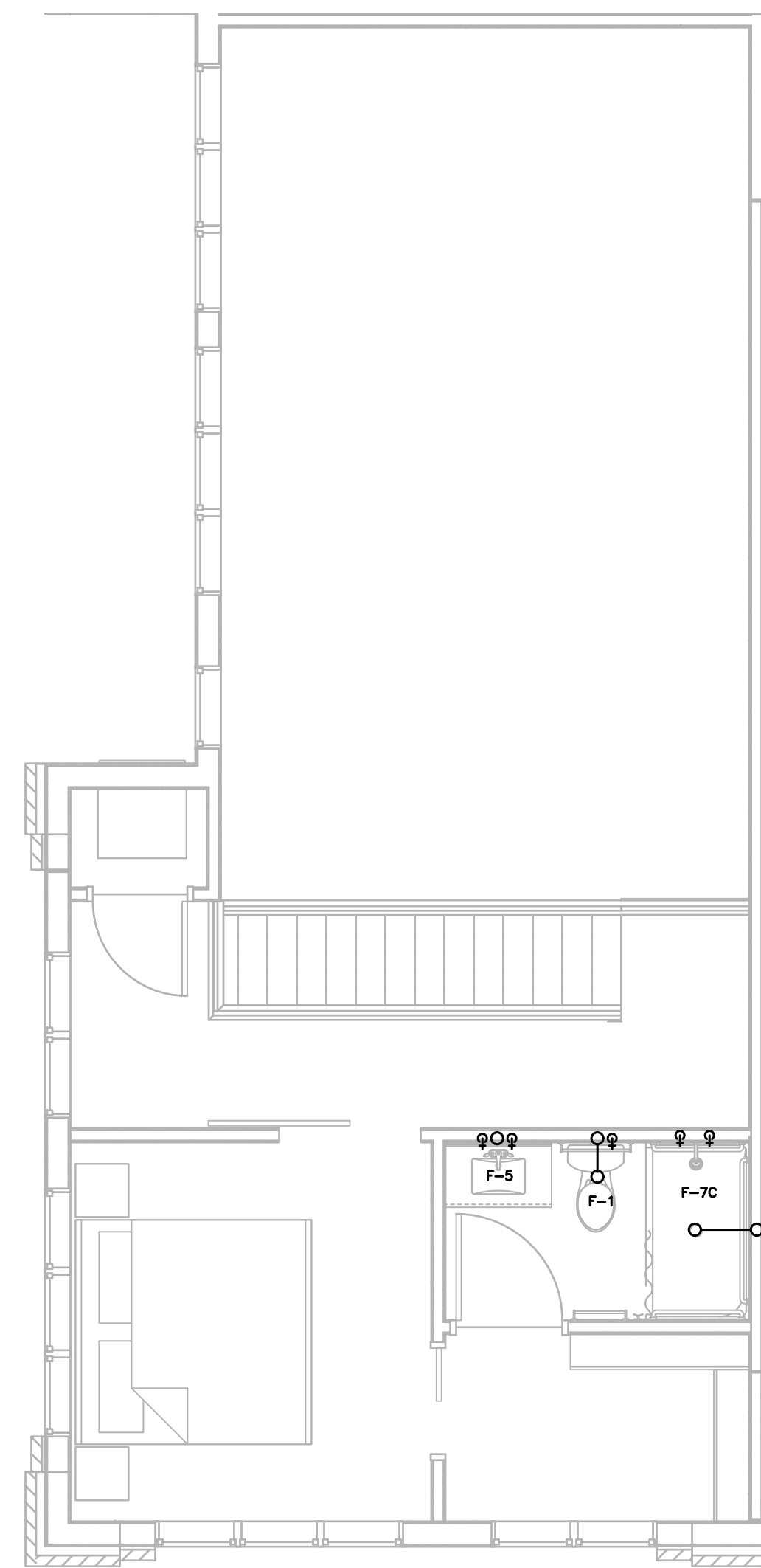
2 UNIT 1-2M 1/4"=1'-0"

3 UNIT 1-3M 1/4"=1'-0"

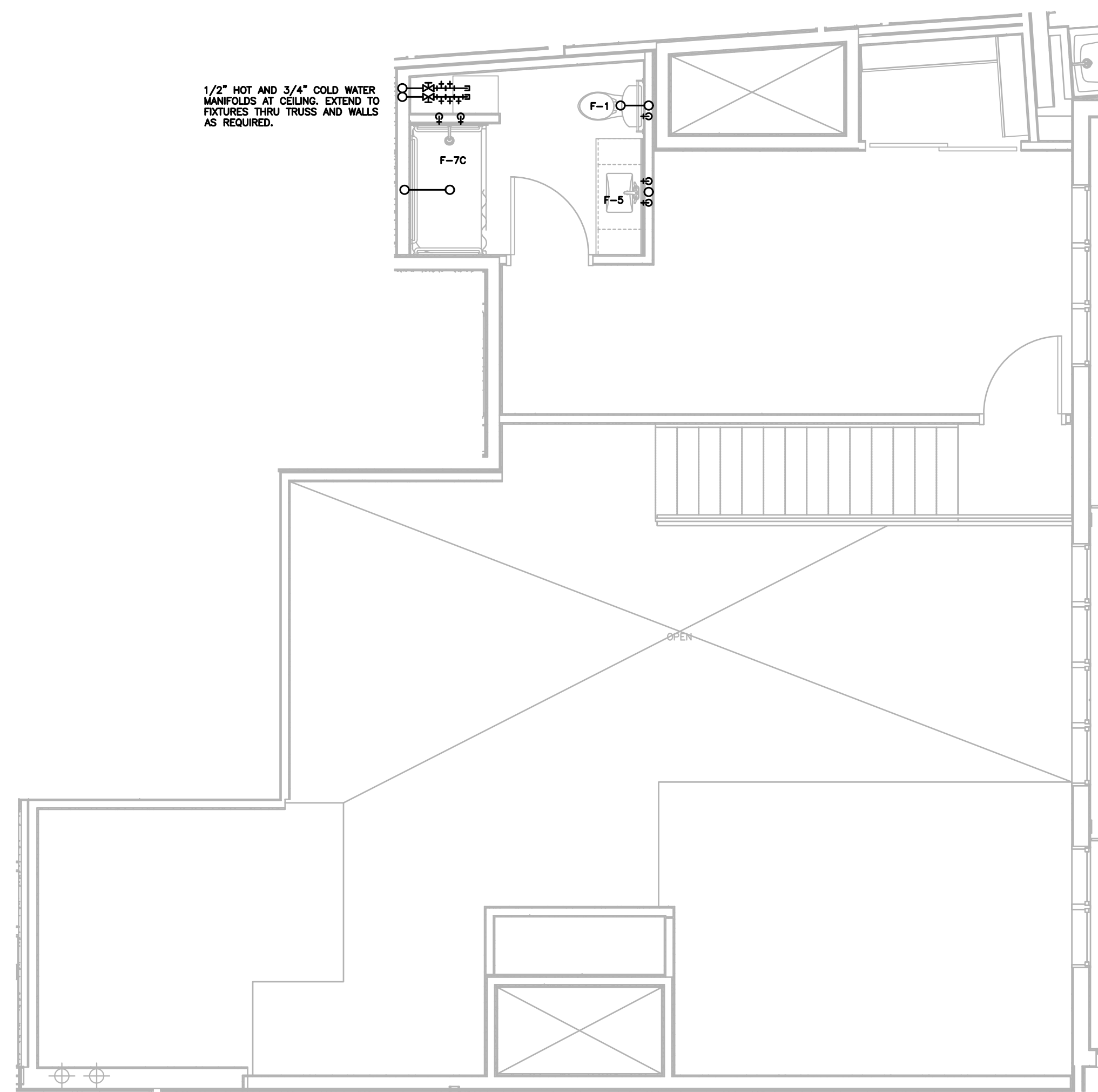
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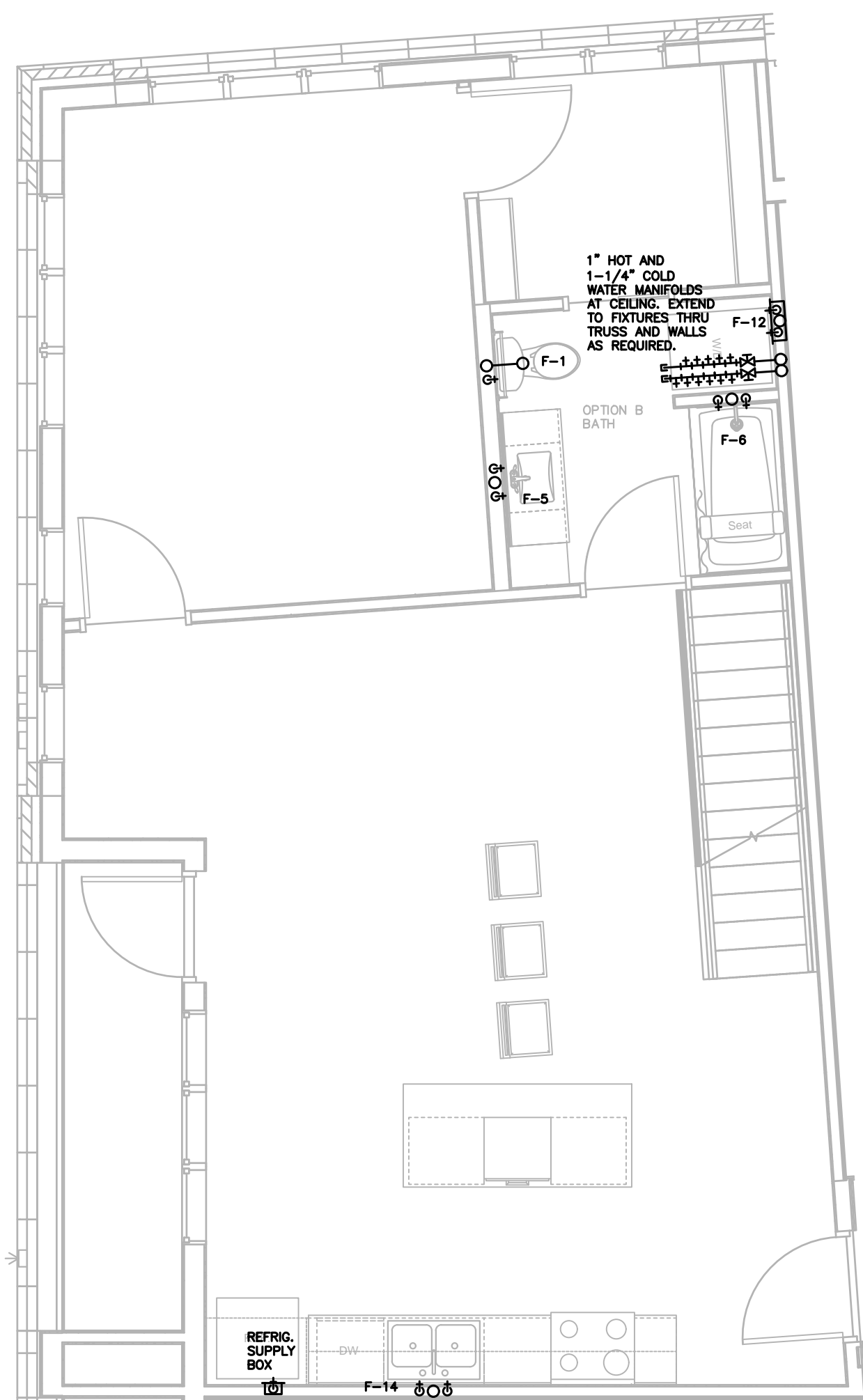
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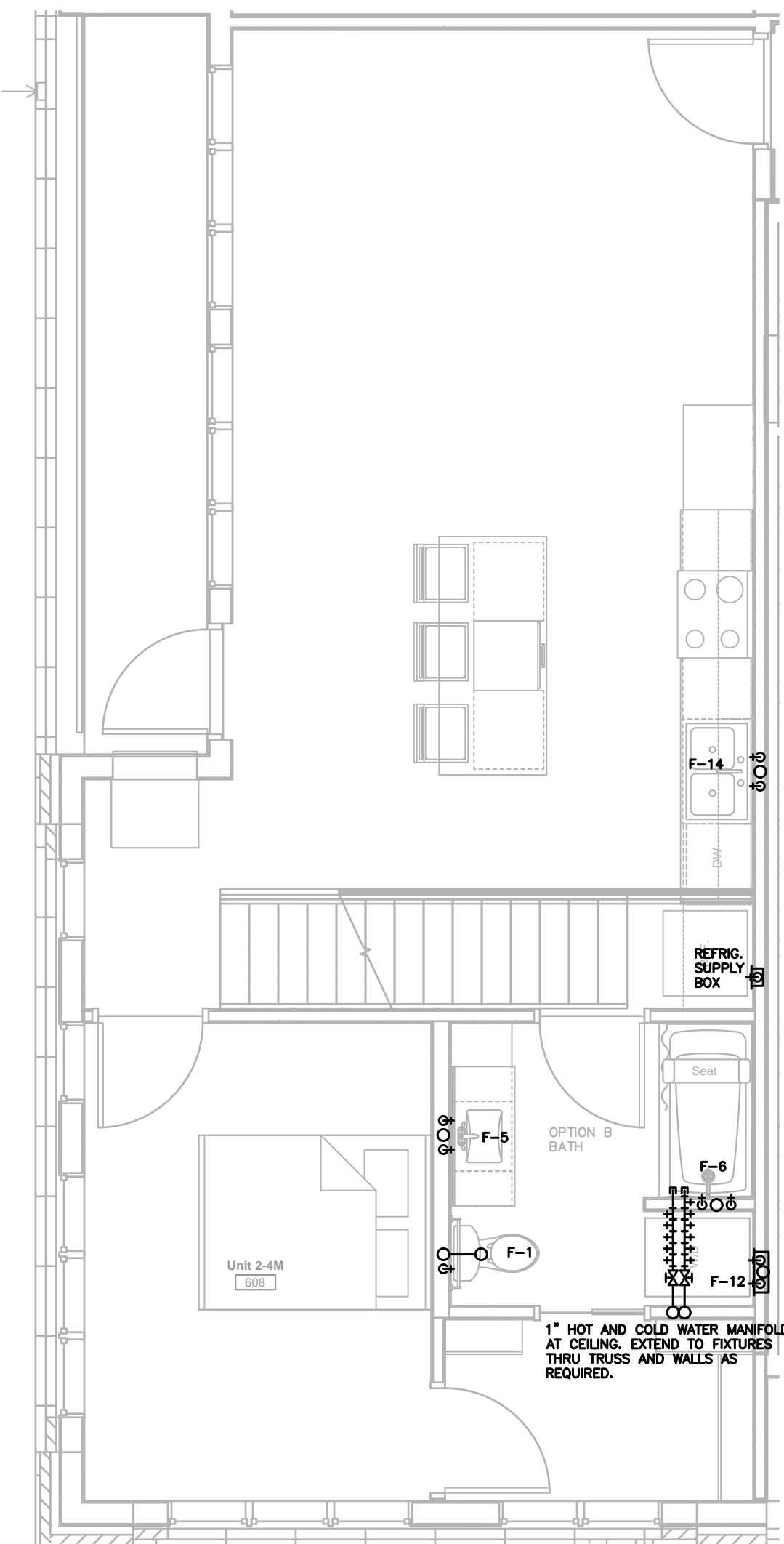
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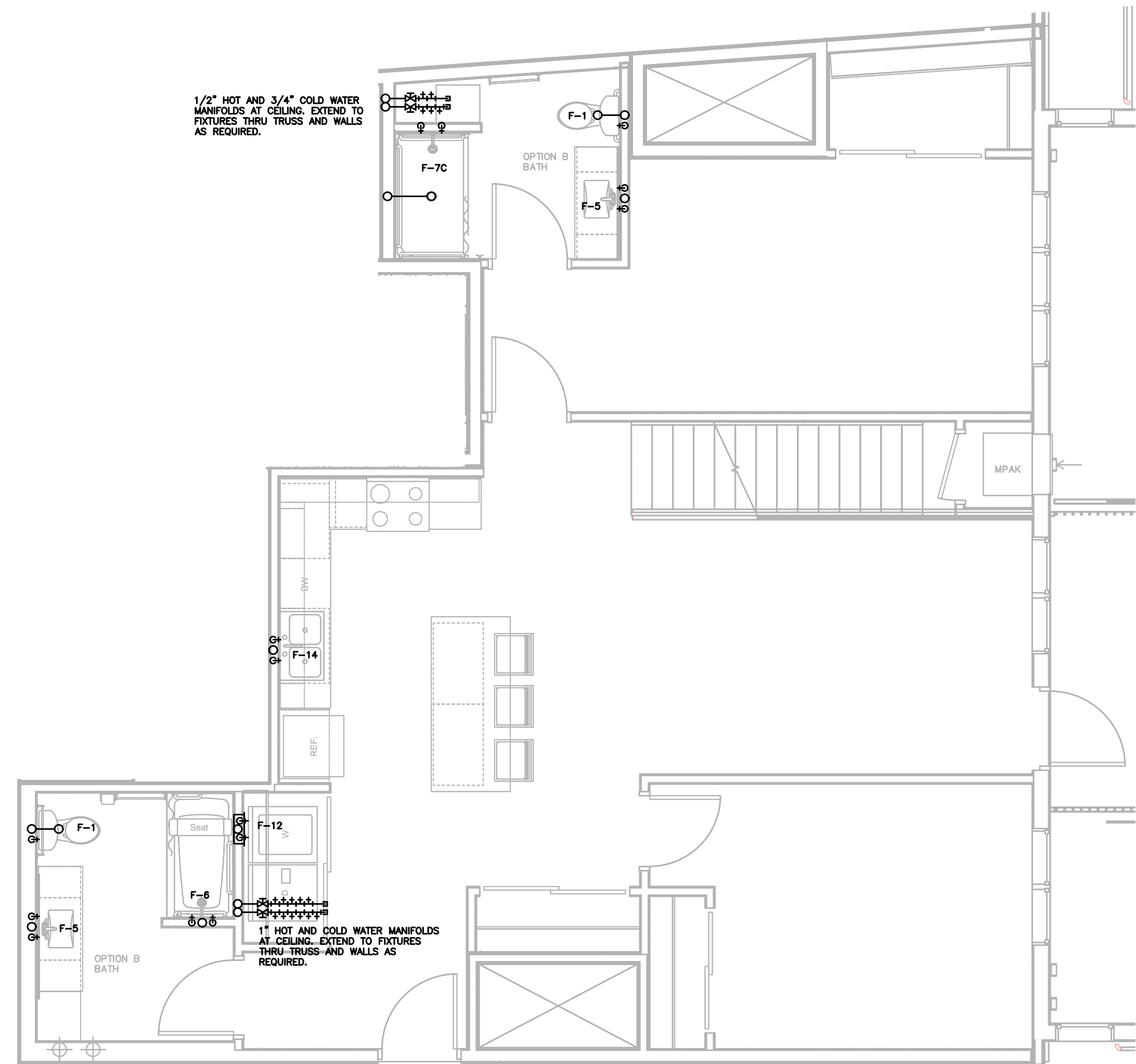
UPPER



LOWER



LOWER



LOWER

1 UNIT 2-2M 1/4"=1'-0"

2 UNIT 2-4M 1/4"=1'-0"

3 UNIT 3-3M 1/4"=1'-0"



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
www.wmeng.com

Structural:
BKBM Engineers
5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

General Contractor:
Frana Companies Inc.
633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

Oaks Union Depot

240 4th St E
St Paul, MN
55101-1401

| | |
|----------------|------------|
| Project Number | 1577 |
| Permit Set | 09/29/2016 |
| Drawn | KSK |
| Checked | KSK |

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 Professional Engineer under the laws of the State of

MINNESOTA
Kenneth S. Kendle
Date 09/29/2016 Reg.# 19630

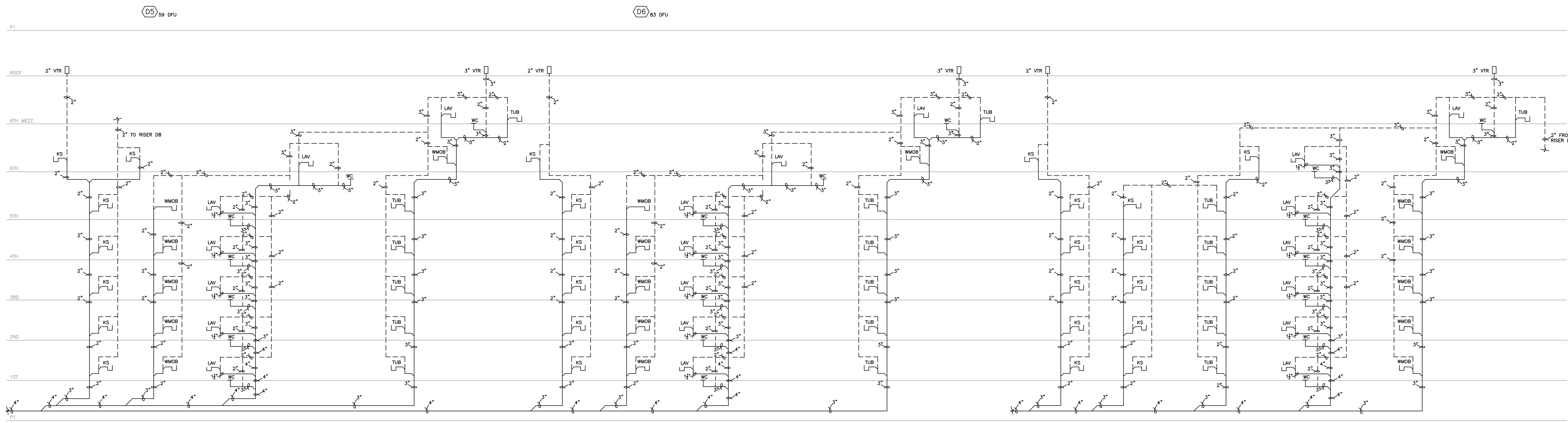
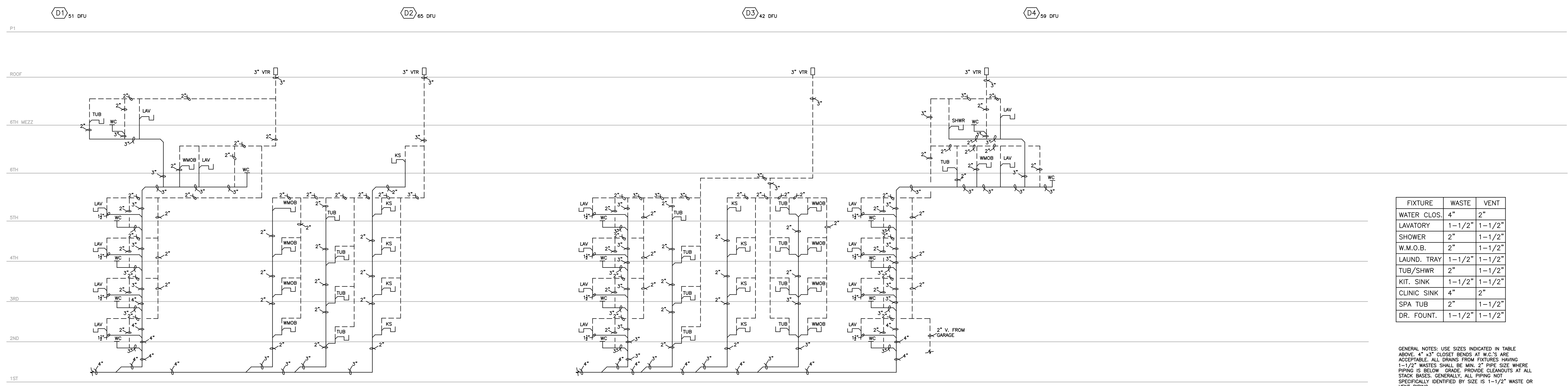
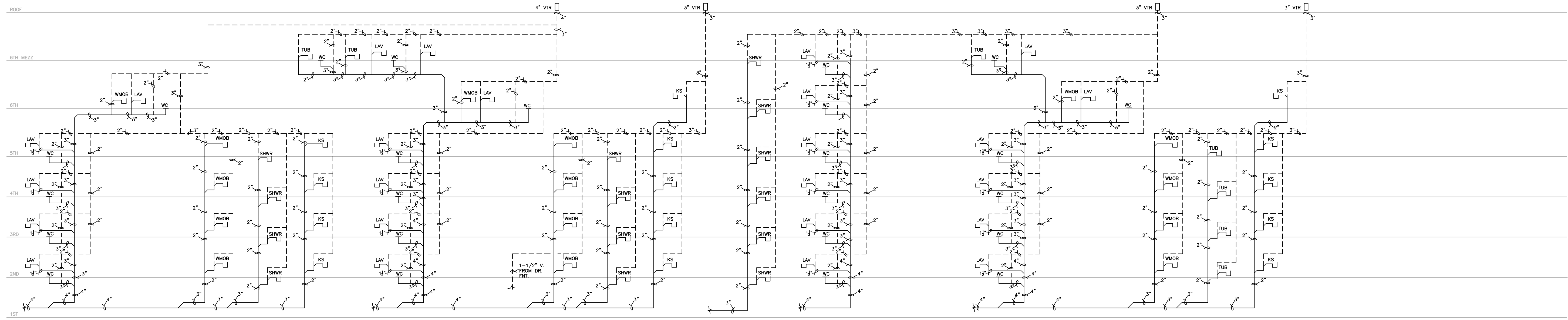
Date

Revision

Rev. No.

Plumbing
Unit Plans

P453



| FIXTURE | WASTE | VENT |
|-------------|--------|--------|
| WATER CLOS. | 4" | 2" |
| LAVATORY | 1-1/2" | 1-1/2" |
| SHOWER | 2" | 1-1/2" |
| W.M.O.B. | 2" | 1-1/2" |
| LAUND. TRAY | 1-1/2" | 1-1/2" |
| TUB/SHWR | 2" | 1-1/2" |
| KIT. SINK | 1-1/2" | 1-1/2" |
| CLINIC SINK | 4" | 2" |
| SPA TUB | 2" | 1-1/2" |
| DR. FOUNT. | 1-1/2" | 1-1/2" |

GENERAL NOTES: USE SIZES INDICATED IN TABLE ABOVE. 4" x 3" CLOSER BENDS AT W.C.'S ARE ACCEPTABLE. ALL DRAINS FROM FIXTURES HAVING 1-1/2" WASTES SHALL BE MIN. 2" PIPE SIZE WHERE PIPING IS BELOW GRADE. PROVIDE CLEANOUTS AT ALL STACK BASES. GENERALLY, ALL PIPING NOT SPECIFICALLY IDENTIFIED BY SIZE IS 1-1/2" WASTE OR VENT PIPING.

KW
 1301 American Blvd E.
 Suite 100
 Bloomington, MN 55425
 tel: (612) 879-6000
 fax: (612) 879-6666
 www.kaaswilson.com

Plumbing Engineer:
 Kenneth S. Kendle, P.E.
 1900 Oakcrest Ave., Suite 1
 Roseville, MN 55113
 Phone: 651.633.3955
 kskpe@comcast.net

Electrical Engineer:
 Wunderlich-Malec
 6101 Blue Circle Dr.
 Eden Prairie, MN 55343
 Phone: (952) 933-3222
 www.wmeng.com

Structural:
 BKB Engineers
 5930 Brooklyn Blvd
 Minneapolis, MN 55429
 P: (763) 843-0436

General Contractor:
 Frana Companies Inc.
 633 2nd Ave S
 Hopkins, MN 55343
 P: (952) 935-8600

Oaks Union Depot

240 4th St E
 St Paul, MN
 55101-1401

Project Number 1577
 Permit Set 09/29/2016
 Drawn KSK
 Checked KSK

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 Professional Engineer under the laws of the State of MINNESOTA

Kenneth S. Kendle
 Date 09/29/2016 Reg.# 19630

Date Revision Rev. No.

Plumbing Risers

P700



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
www.kaaswilson.com

Plumbing Engineer:
Kenneth S. Kendle, P.E.
1900 Oakcrest Ave., Suite 1
Roseville, MN 55113
Phone: 651.633.3955
kskpe@comcast.net

Electrical Engineer:
Wunderlich-Malec
6101 Blue Circle Dr.
Eden Prairie, MN 55343
Phone: (952) 933-3222
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Structural:
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5930 Brooklyn Blvd
Minneapolis, MN 55429
P: (763) 843-0436

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633 2nd Ave S
Hopkins, MN 55343
P: (952) 935-8600

Oaks Union Depot

240 4th St E
St Paul, MN
55101-1401

Project Number 1577

Permit Set 09/29/2016

Drawn KSK

Checked KSK

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MINNESOTA

Kenneth S. Kendle

Date 09/29/2016 Reg.# 19630

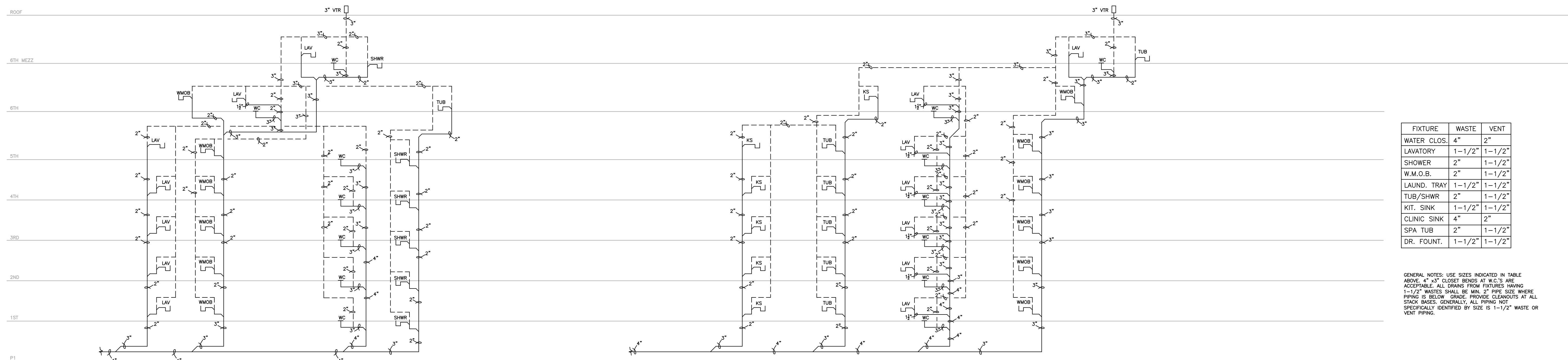
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Revision

Rev. No.

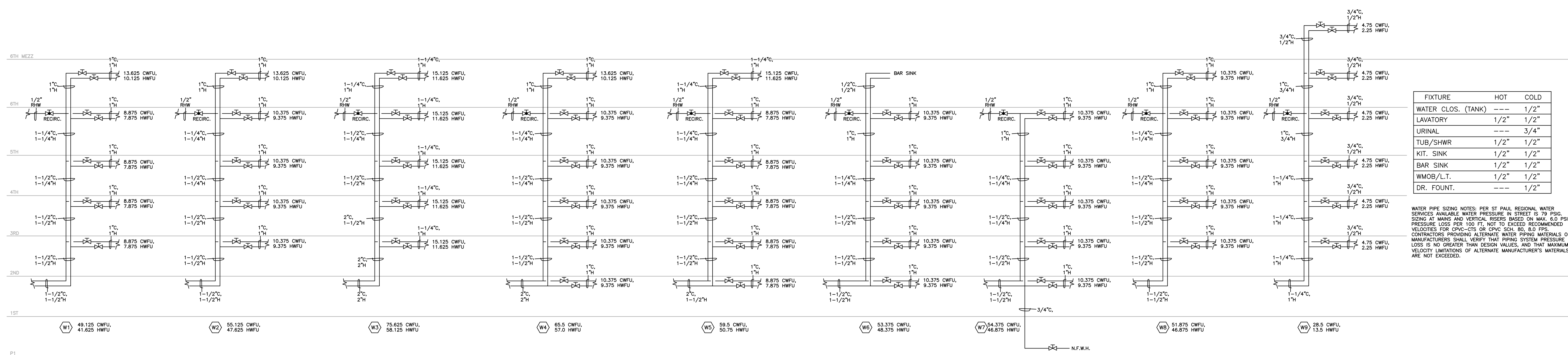
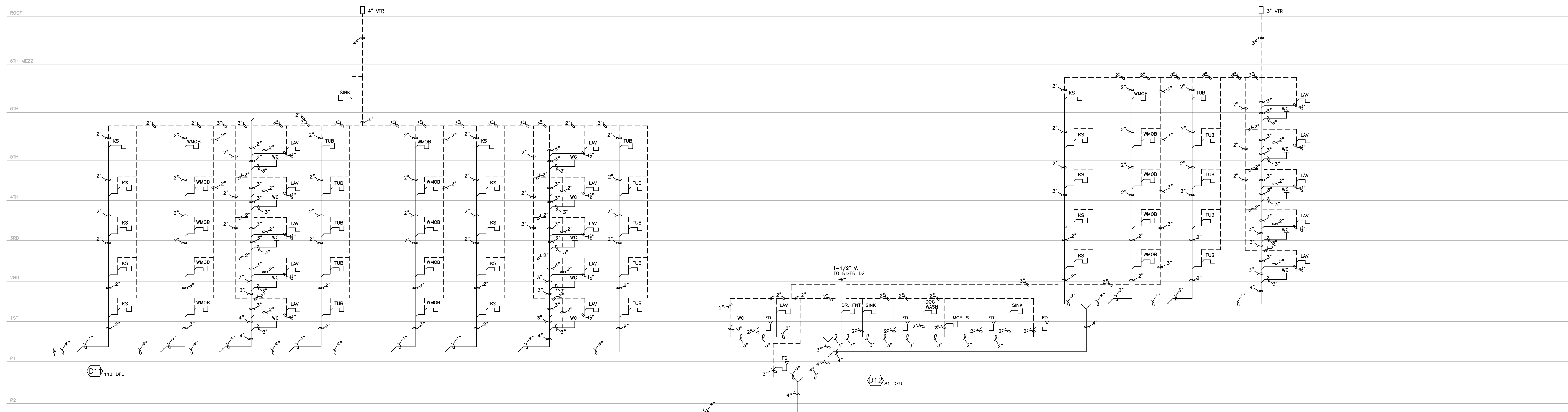
Plumbing Risers

P701



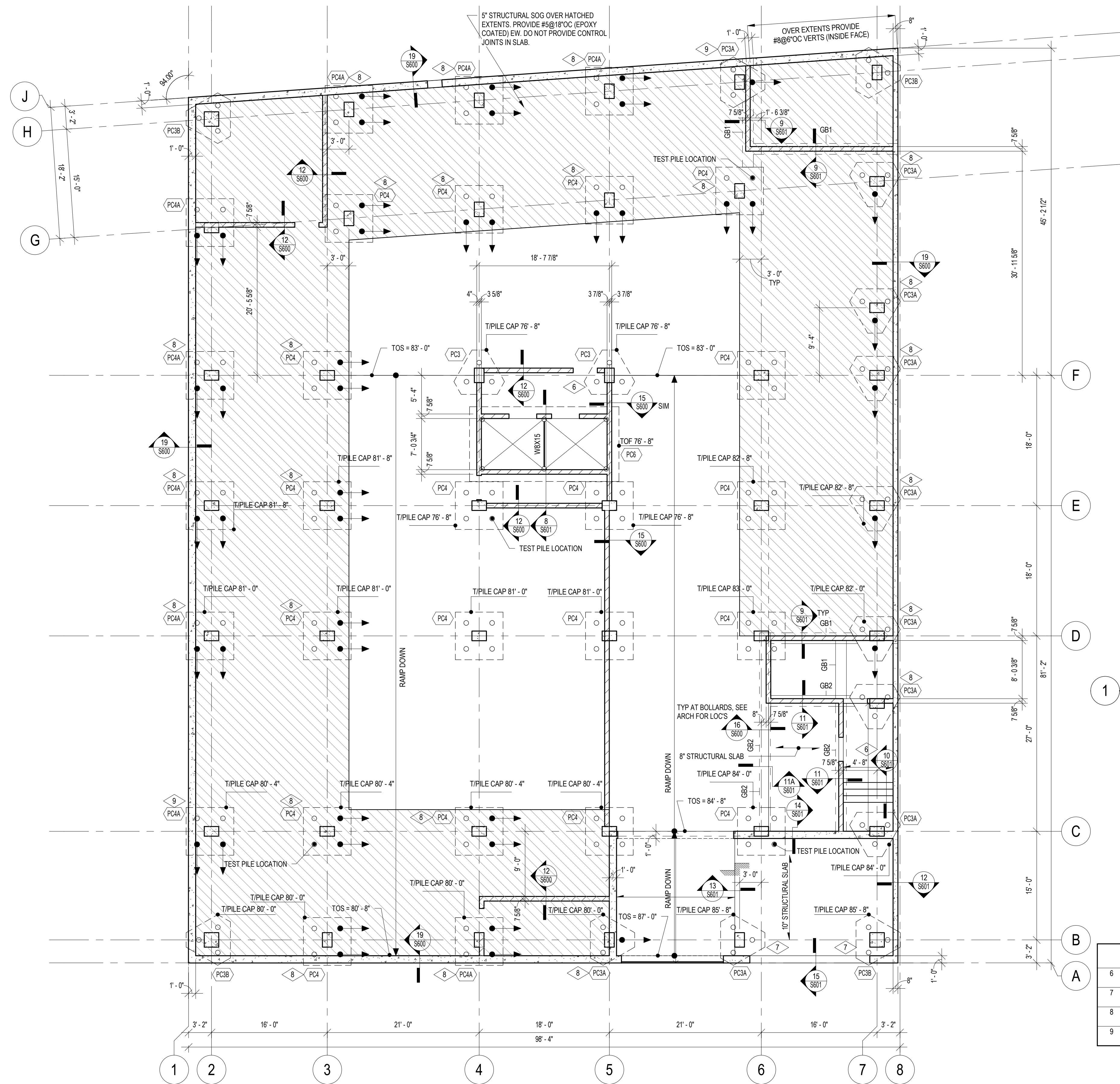
| FIXTURE | WASTE | VENT |
|-------------|--------|--------|
| WATER CLOS. | 4" | 2" |
| LAVATORY | 1-1/2" | 1-1/2" |
| SHOWER | 2" | 1-1/2" |
| W.M.O.B. | 2" | 1-1/2" |
| LAUND. TRAY | 1-1/2" | 1-1/2" |
| TUB/SHWR | 2" | 1-1/2" |
| KIT. SINK | 1-1/2" | 1-1/2" |
| CLINIC SINK | 4" | 2" |
| SPA TUB | 2" | 1-1/2" |
| DR. FOUNT. | 1-1/2" | 1-1/2" |

GENERAL NOTES: USE SIZES INDICATED IN TABLE ABOVE. 4" x 3" CLOSER RISERS AT W.C.'S ARE ACCEPTABLE. ALL DRAINS FROM FIXTURES HAVING 1-1/2" WASTES SHALL BE MIN. 2" PIPE SIZE WHERE PIPING IS BELOW. GRACE PROVIDE CLEANOUTS AT ALL STACK BASES. GENERALLY, ALL PIPING NOT SPECIFICALLY IDENTIFIED BY SIZE IS 1-1/2" WASTE OR VENT PIPING.



| FIXTURE | HOT | COLD |
|--------------------|------|------|
| WATER CLOS. (TANK) | --- | 1/2" |
| LAVATORY | 1/2" | 1/2" |
| URINAL | --- | 3/4" |
| TUB/SHWR | 1/2" | 1/2" |
| KIT. SINK | 1/2" | 1/2" |
| BAR SINK | 1/2" | 1/2" |
| WMOB/L.T. | 1/2" | 1/2" |
| DR. FOUNT. | --- | 1/2" |

WATER PIPE SIZING NOTES: PER ST. PAUL REGIONAL WATER SERVICES AVAILABLE WATER PRESSURE IN STREET IS 70 PSIG. SIZING AT MAINS AND VERTICAL RISERS BASED ON MAX. 6.0 PSI PRESSURE LOSS PER 100 FT. NOT TO EXCEED RECOMMENDED VELOCITIES FOR CPVC-CITS OR CPVC SCH. 80, 8.0 FPS. CONTRACTORS PROVIDING ALTERNATE WATER PIPING MATERIALS OR MANUFACTURERS SHALL VERIFY THAT PIPING SYSTEM PRESSURE LOSS IS NO GREATER THAN DESIGN VALUES, AND THAT MAXIMUM VELOCITY LIMITATIONS OF ALTERNATE MANUFACTURER'S MATERIALS ARE NOT EXCEEDED.

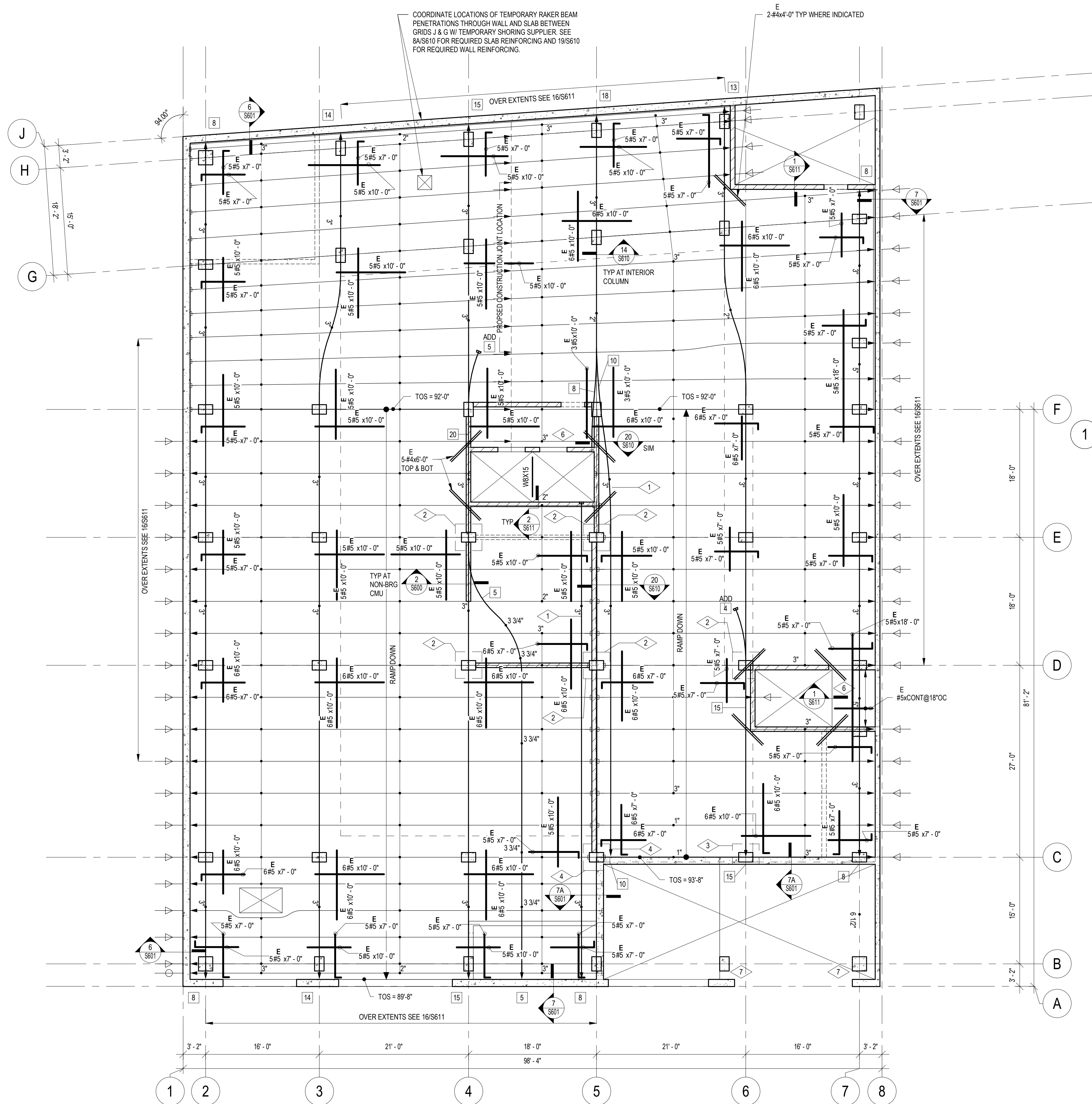


1 FOOTINGS AND FOUNDATION PLAN

- UNLESS NOTED OTHERWISE:
- SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S600 FOR TYPICAL FOOTING AND FOUNDATION DETAILS.
 - SEE SHEET S300 FOR SCHEDULES.
 - PROVIDE 4" SLAB ON GRADE W/MICRO FIBER REINFORCING (MINIMUM 1.5 POUNDS PER CUBIC YARD).
 - TOP OF SLAB ELEVATION = VARIES, SEE PLAN.
 - TOP OF PILE CAP AT WALLS AND COLUMNS = 82' - 4"
 - PROVIDE SLEEVES FOR ALL PIPES THAT INTERSECT BUILDING FOUNDATIONS. COORDINATE LOCATIONS AND ELEVATIONS WITH CIVIL AND MECHANICAL.
 - TOP OF GRADE BEAM ELEVATION = VARIES, SEE PLAN.
 - PROVIDE #5 @ 48"OC VERTICALS CENTERED IN MASONRY WALLS.
 - PROVIDE DOWELS TO MATCH MASONRY WALL REINFORCING SIZE AND SPACING, HOOK AT BOTTOM OF FOOTING. PROJECT 30".
 - PLACE FIRST BAR 12" TYPICAL SPACING FROM EDGE OF PIERS.
 - PROVIDE 2#5 VERTICAL @ 8"OC AT EACH OPENING JAMB AND BEAM BEARING. SEE 7/5600 FOR TYPICAL JAMB REINFORCING LAYOUT. SEE PIER SCHEDULE FOR ADDITIONAL REINFORCEMENT REQUIRED.
 - FOOTINGS FOR WALLS NOT NOTED SHALL BE 12" THICK WITH A MINIMUM PROJECTION OF 4" EACH SIDE. REINFORCE WITH 2#5 CONTINUOUS. ADD 1#5 CONTINUOUS FOR EACH 6" WIDTH OVER 24".
 - SEE SHEET S901 FOR DOWELS FROM PILE CAP TO COLUMN.
 - SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS, SLAB SLOPES, STEPPED SLABS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
 - DENOTES BATTERED PILE AND INDICATES DIRECTION OF BATTER.

KEYNOTES

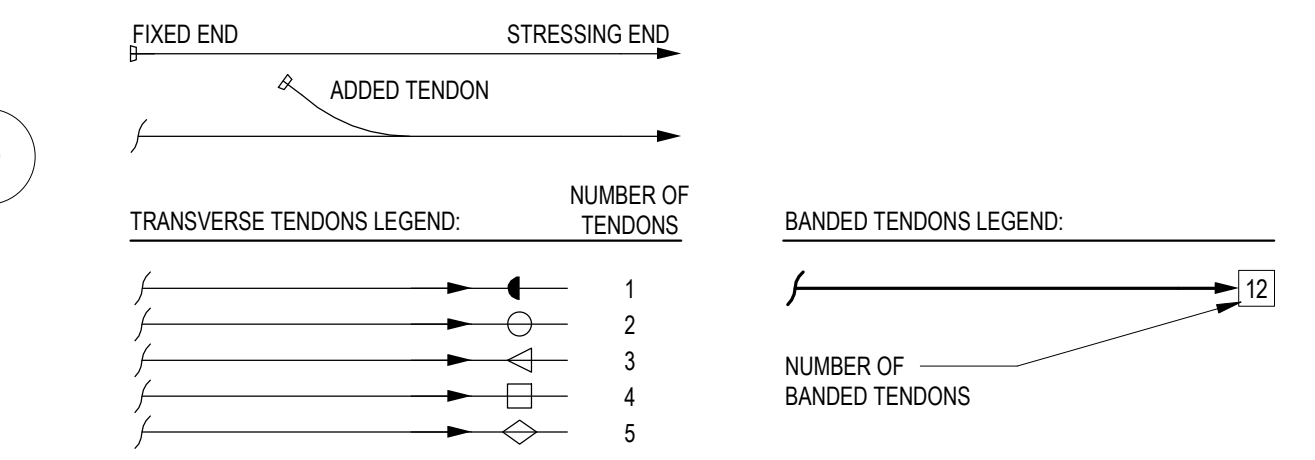
| | |
|---|--|
| 6 | CONCRETE OVERPOUR TO CREATE A LEVEL LANDING. SLOPE AND BLEND CONCRETE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM OPENING. |
| 7 | PROVIDE AIR-ENTRAINED EXTERIOR CONCRETE AND EPOXY-COATED REBAR FOR EXTERIOR COLUMNS FULL HEIGHT. |
| 8 | BATTER PILE AT 30 DEGREE (OFF VERTICAL) ANGLE. SEE PLAN FOR REQUIRED QUANTITY AND DIRECTION. SKEW PILE AS NECESSARY TO AVOID CONFLICT WITH OTHER PILES. |
| 9 | BATTER PILE AT 12 DEGREE (OFF VERTICAL) ANGLE (2.5:12 SLOPE). SEE PLAN FOR REQUIRED QUANTITY AND DIRECTION. SKEW PILE AS NECESSARY TO AVOID CONFLICT WITH OTHER PILES. |



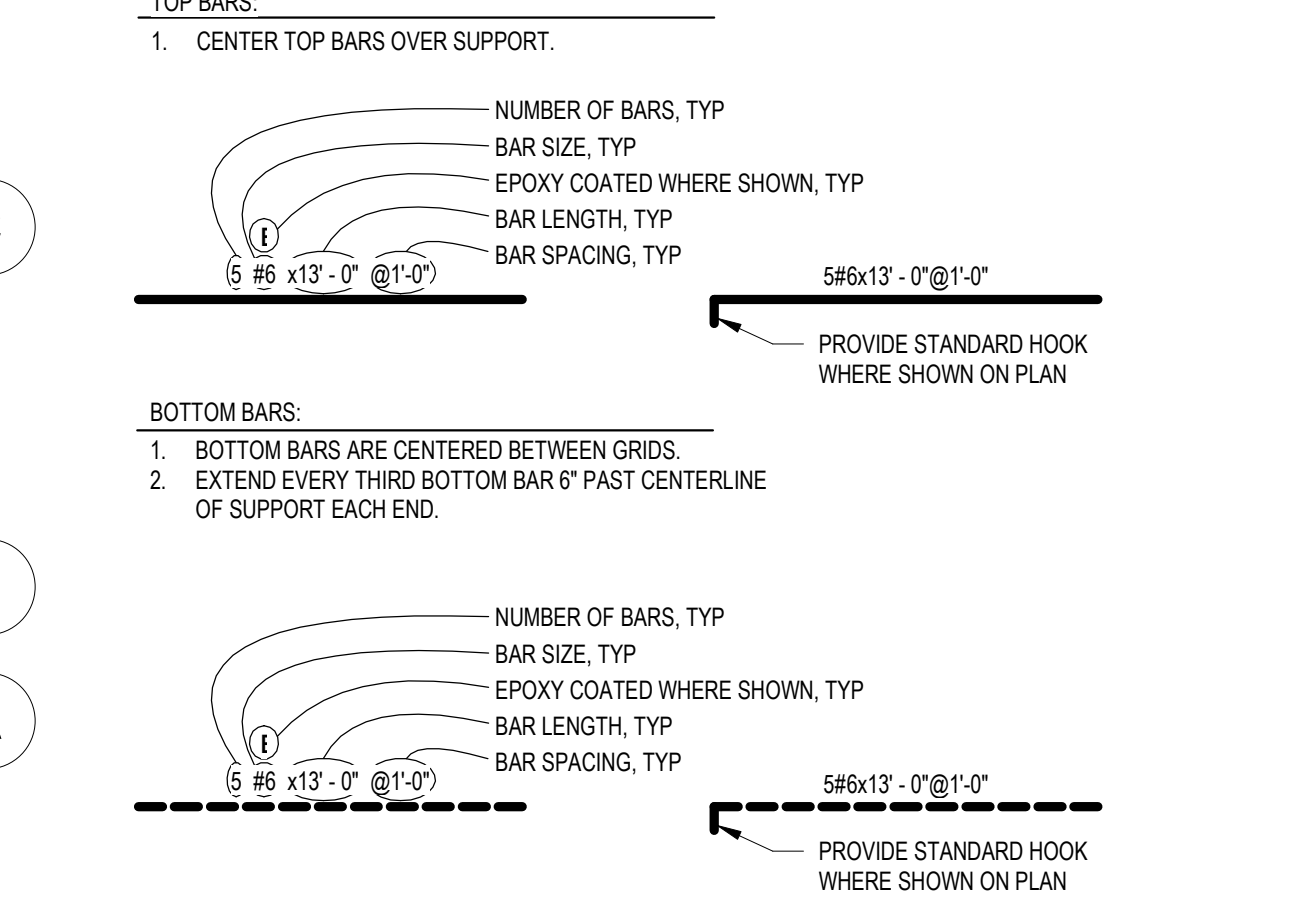
1 ALLEY LEVEL FRAMING PLAN

- UNLESS NOTED OTHERWISE:
- SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S000 FOR SCHEDULES.
 - 7 1/2" PT SLAB (2 HOUR IBC RATED, SEE ARCH), TOP OF PT SLAB ELEVATION = VARIES, SEE PLAN.
 - SEE 14/S610 FOR REBAR PLACEMENT AT COLUMNS.
 - SEE SHEET S610 FOR STANDARD POST TENSION DETAILS.
 - DISTANCES FROM BOTTOM OF SLAB TO CENTER OF TENDONS ARE:
1' AT MIDSPAN.
5 1/4" AT COLUMN GRIDS.
3 3/4" AT DEAD ENDS OR STRESSING ENDS,
OR AS SHOWN ON PLAN NEAR MIDSPAN, SUPPORT,
OR OTHER LOCATIONS WHERE IT OCCURS.
 - SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS, SLAB SLOPES, STEPPED SLABS
AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

POST TENSIONING LEGEND

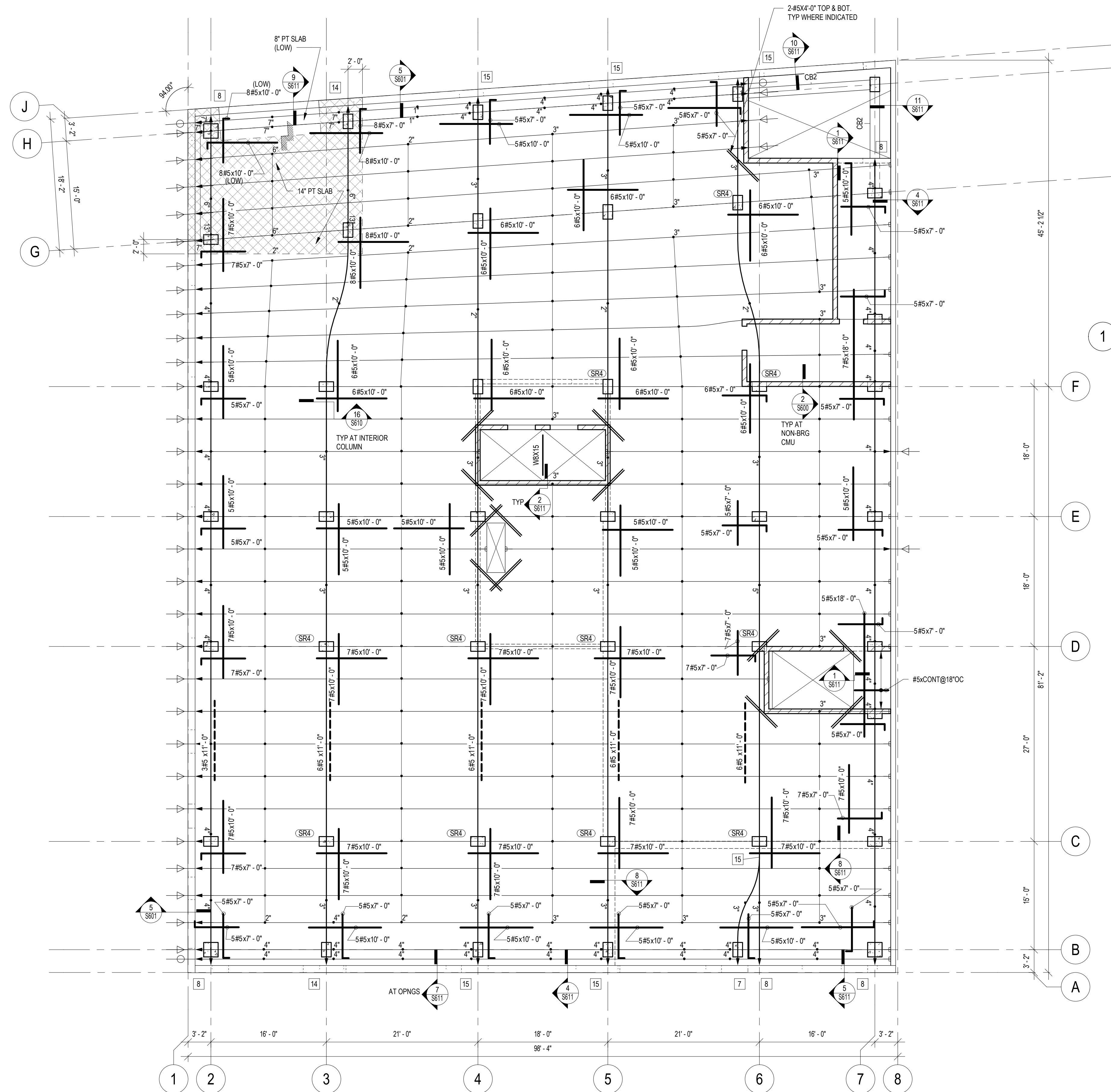


SLAB REINFORCING LEGEND



- TYPICAL SLAB REINFORCING NOTES:**
- CENTER BARS ON OPENINGS.
 - WHERE EXTENTS AND SPACING OF BARS IS NOT DEFINED, PLACE BARS SUCH THAT THEY ARE EQUALLY SPACED OVER THE WIDTH EXTENDING HALFWAY TO EACH ADJACENT COLUMN LINE.
 - HOOK LENGTH IS IN ADDITION TO THE BAR LENGTH STATED.

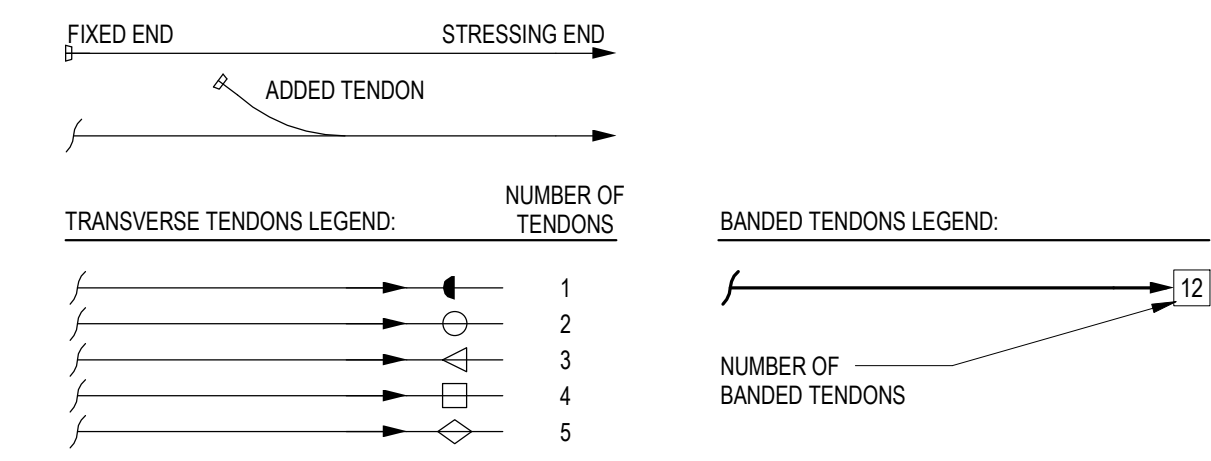
| KEYNOTES | |
|----------|--|
| 1 | TENDONS ARE SHOWN OFF COLUMN FOR CLARITY. RUN TENDONS OVER TOP OF COLUMN. |
| 2 | 45"x45"x2" DROP CAP CENTERED ON COLUMN. TRUNCATE AS REQUIRED. |
| 3 | 45"x45"x3" DROP CAP CENTERED ON COLUMN. TRUNCATE AS REQUIRED. |
| 4 | 45"x45"x5" DROP CAP CENTERED ON COLUMN. TRUNCATE AS REQUIRED. |
| 6 | CONCRETE OVERPOUR TO CREATE A LEVEL LANDING. SLOPE AND BLEND CONCRETE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM OPENING. |
| 7 | PROVIDE AIR-ENTRAINED EXTERIOR CONCRETE AND EPOXY-COATED REBAR FOR EXTERIOR COLUMNS FULL HEIGHT. |



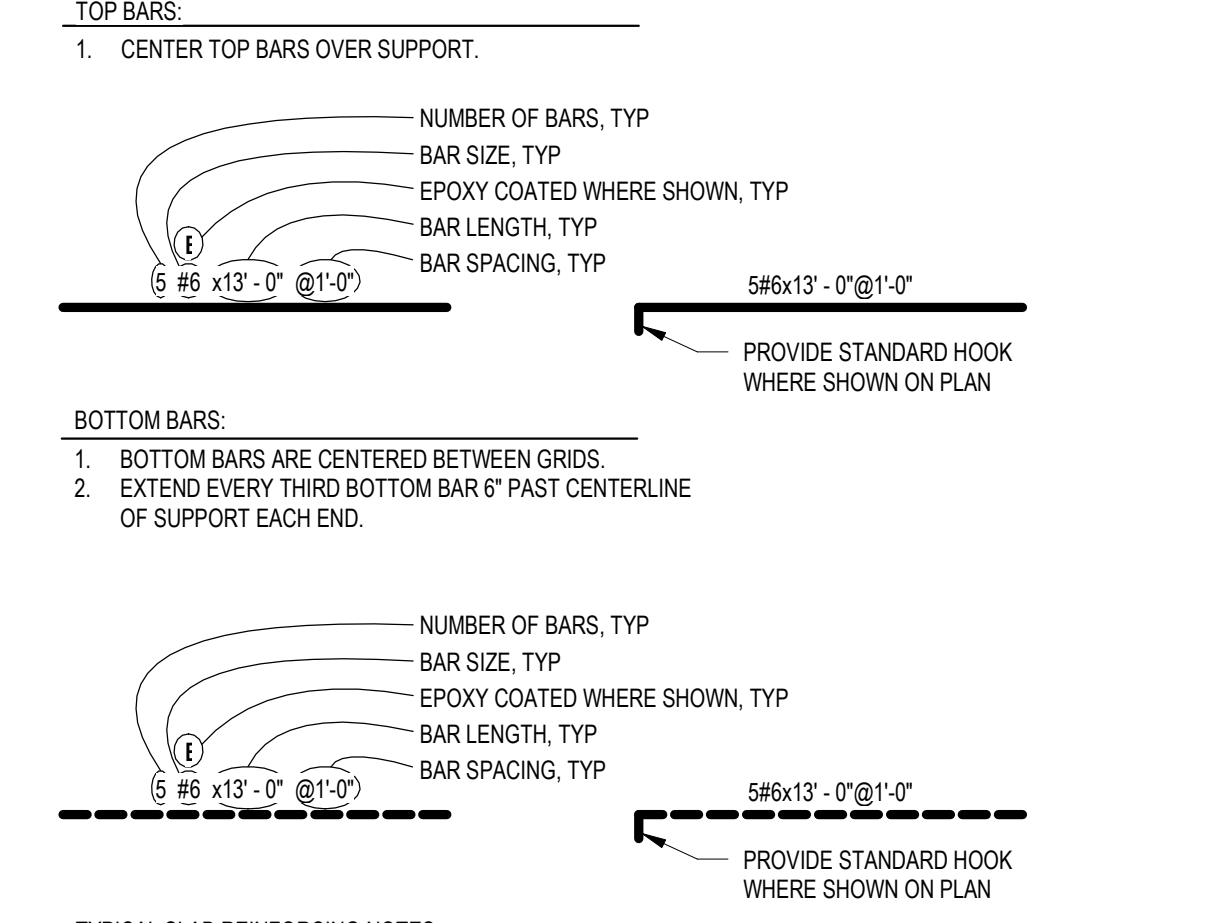
1 GROUND LEVEL FRAMING PLAN

- UNLESS NOTED OTHERWISE:
- SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S900 FOR SCHEDULES.
 - 8" PT SLAB (2 HOUR IBC RATED, SEE ARCH), TOP OF PT SLAB ELEVATION = 102'-0".
 - SEE 16S610 FOR REBAR PLACEMENT AT COLUMNS.
 - SEE SHEET S610 FOR STANDARD POST TENSION DETAILS.
 - DISTANCES FROM BOTTOM OF SLAB TO CENTER OF TENDONS ARE:
7" AT MIDSPAN.
1" AT COLUMN GRIDS.
4" AT DEAD ENDS OR STRESSING ENDS.
OR AS SHOWN ON PLAN NEAR MIDSPAN, SUPPORT, OR OTHER LOCATIONS WHERE IT OCCURS.
 - SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS, SLAB SLOPES, STEPPED SLABS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

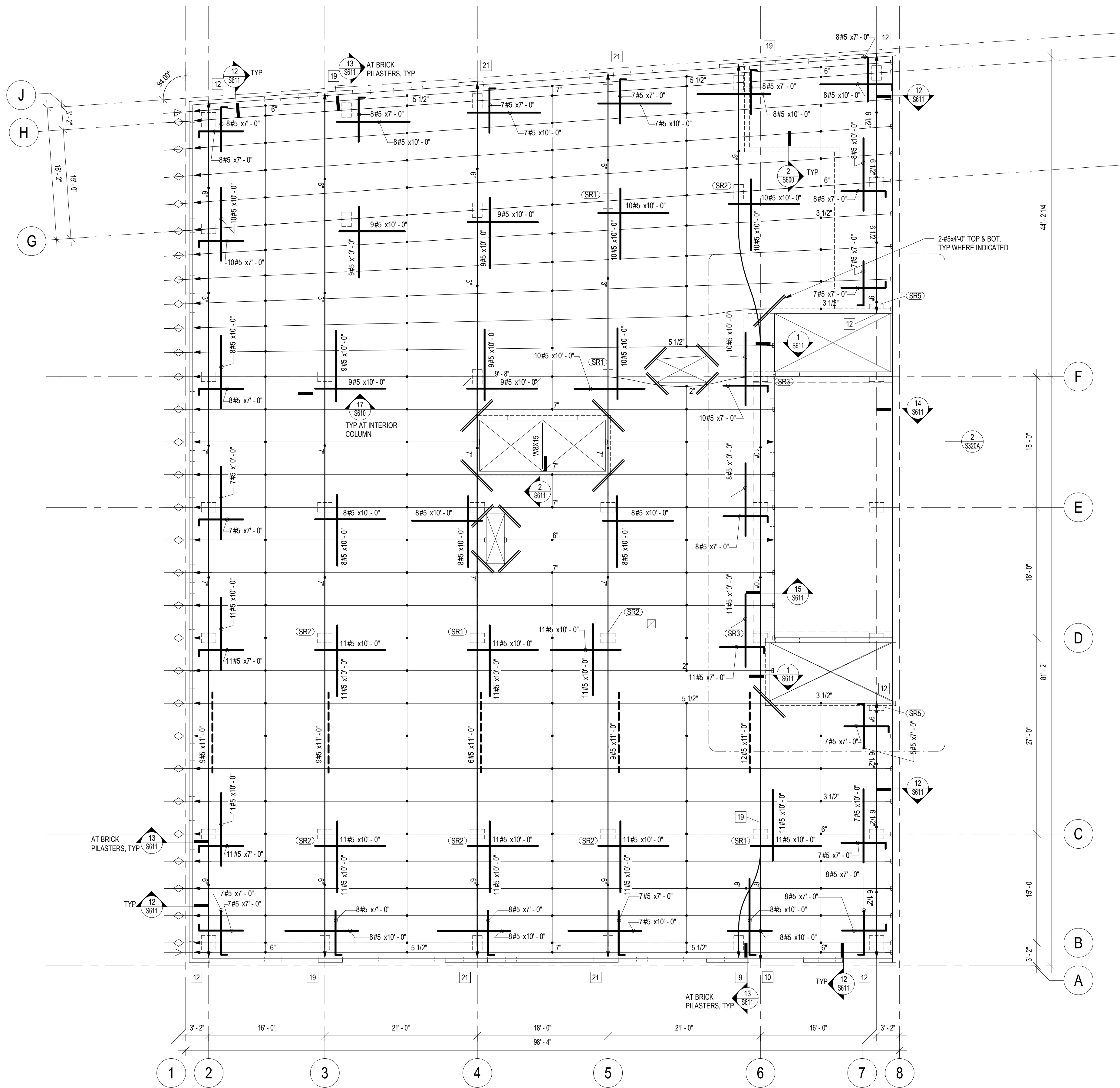
POST TENSIONING LEGEND



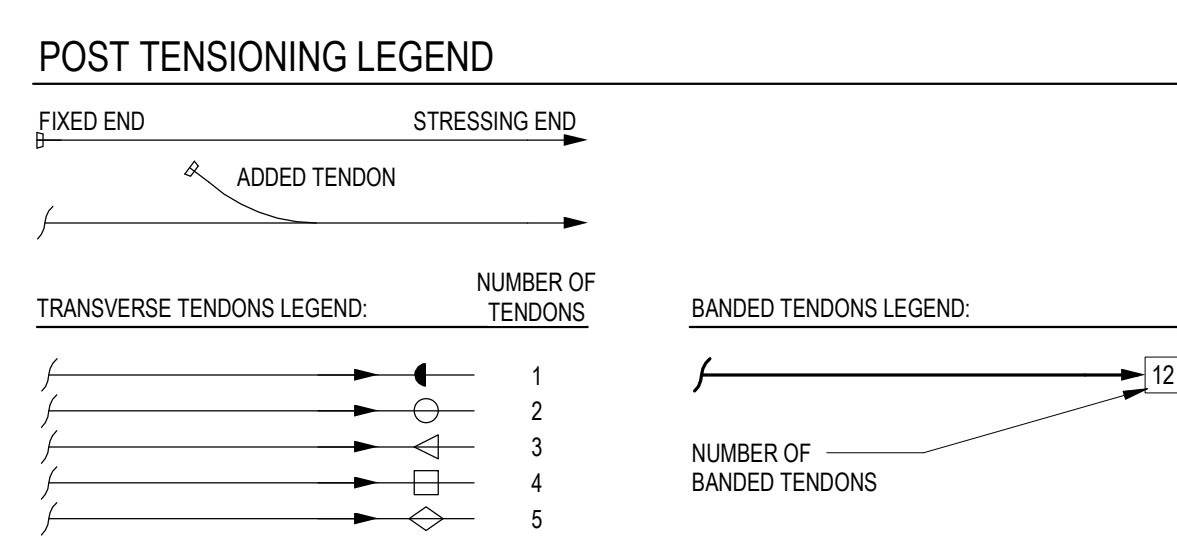
SLAB REINFORCING LEGEND



- TYPICAL SLAB REINFORCING NOTES:
- CENTER BARS ON OPENINGS.
 - WHERE EXTENTS AND SPACING OF BARS IS NOT DEFINED, PLACE BARS SUCH THAT THEY ARE EQUALLY SPACED OVER THE WIDTH EXTENDING HALFWAY TO EACH ADJACENT COLUMN LINE.
 - HOOK LENGTH IS IN ADDITION TO THE BAR LENGTH STATED.



- 1 LEVEL 2 FRAMING PLAN - PT**
- UNLESS NOTED OTHERWISE:
- SEE SHEET S300 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S900 FOR SCHEDULES.
 - 13" PT SLAB (3 HOUR IBC RATED, SEE ARCH), TOP OF PT SLAB ELEVATION = 114'-0".
 - SEE 17/S610 FOR REBAR PLACEMENT AT COLUMNS.
 - SEE SHEET S610 FOR STANDARD POST TENSION DETAILS.
 - DISTANCES FROM BOTTOM OF SLAB TO CENTER OF TENDONS ARE:
1 1/4" AT MIDSPAN,
6 1/2" AT DEAD ENDS OR STRESSING ENDS,
OR AS SHOWN ON PLAN NEAR MIDSPAN, SUPPORT, OR OTHER LOCATIONS WHERE IT OCCURS.
 - SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS, SLAB SLOPES, STEPPED SLABS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

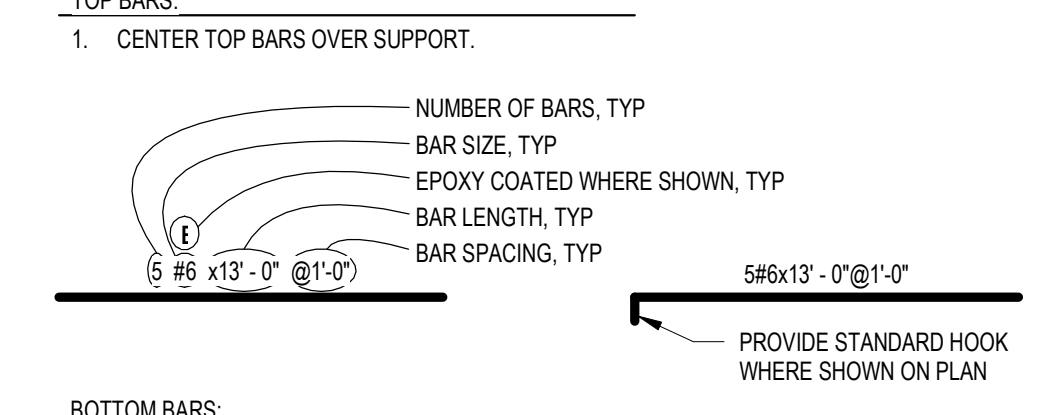


2 LEVEL 2 PARTIAL FRAMING PLAN

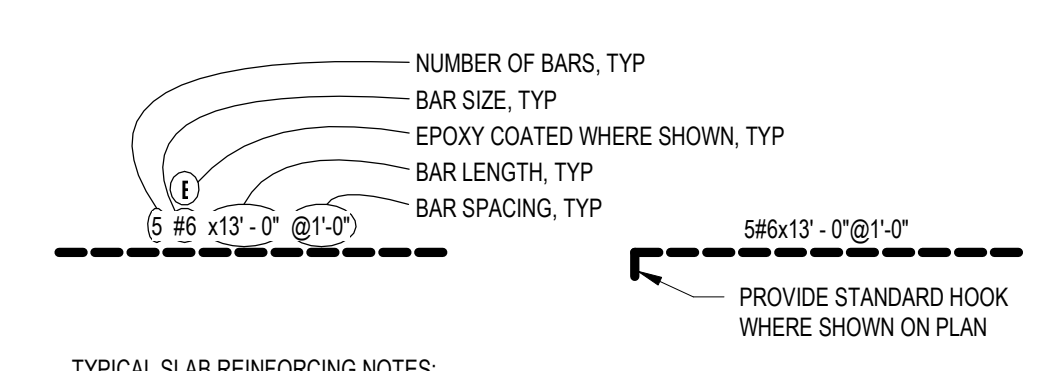
UNLESS NOTED OTHERWISE:

- UNLESS NOTED OTHERWISE, SEE 1/S320A FOR STANDARD PLAN NOTES.
- REINFORCING SHOWN IS IN ADDITION TO TOP & BOT REINFORCING MATS.

SLAB REINFORCING LEGEND



- BOTTOM BARS:**
- BOTTOM BARS ARE CENTERED BETWEEN GRIDS.
 - EXTEND EVERY THIRD BOTTOM BAR 6" PAST CENTERLINE OF SUPPORT EACH END.



- TYPICAL SLAB REINFORCING NOTES:**
- CENTER BARS ON OPENINGS.
 - WHERE EXTENTS AND SPACING OF BARS IS NOT DEFINED, PLACE BARS SUCH THAT THEY ARE EQUALLY SPACED OVER THE WIDTH EXTENDING HALFWAY TO EACH ADJACENT COLUMN LINE.
 - HOOK LENGTH IS IN ADDITION TO THE BAR LENGTH STATED.

**NOT FOR
CONSTRUCTION**

Date

Revision

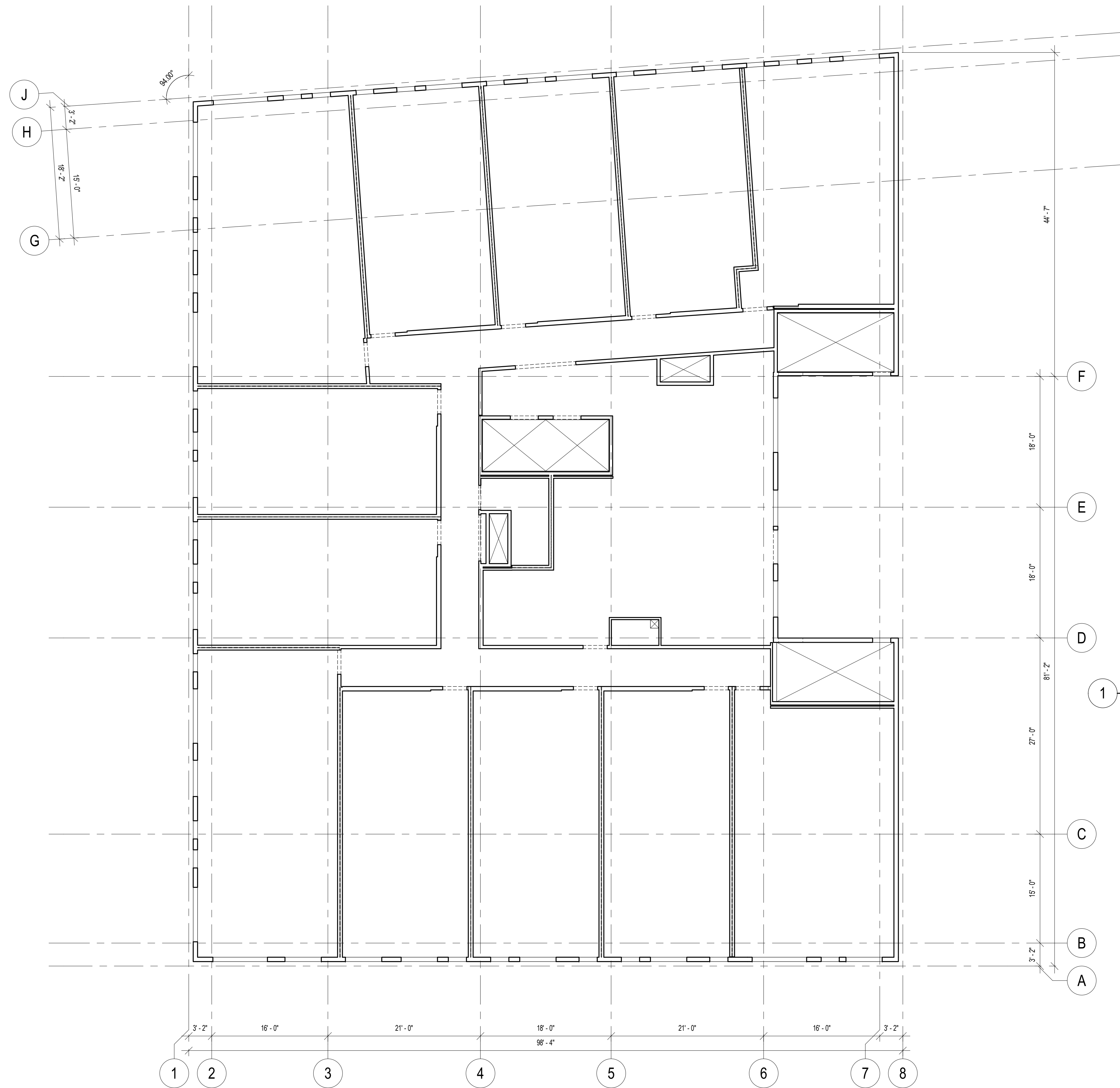
Rev. No.



1 LEVEL 2 FRAMING PLAN - WOOD

- UNLESS NOTED OTHERWISE:
- SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S900 FOR SCHEDULES.
 - TYPICAL WALLS ARE $x @ y^{\circ}C$.
 - TYPICAL INTERIOR WALLS BETWEEN UNITS ARE $x @ y^{\circ}C$.
 - TYPICAL WALLS WITHIN UNITS ARE $x @ y^{\circ}C$.
- NON-TYPICAL WALLS ARE NOTED ON PLAN THUS:
WOOD WALL - $(WW) @ 16^{\circ}$ - STUD SPACING IN INCHES
WIDTH OF 2x STUD
- AT CONTRACTOR'S OPTION:
REPLACE STUDS @ 6"OC WITH DOUBLE STUDS @ 12"OC.
REPLACE STUDS @ 8"OC WITH DOUBLE STUDS @ 16"OC.
- WALL SHEATHING AT EXTERIOR WALLS IS x° PLYWOOD OR x° OSB. SEE STRUCTURAL NOTES FOR NAILING REQUIREMENTS.
 - EXTENT OF SHEAR WALLS IS LIMITED TO SOLID WALL SECTION BETWEEN OPENINGS UNLESS OTHERWISE INDICATED WITH EXTENT ARROWS.
 - SEE DETAILS x FOR TYPICAL FRAMING AT EXTERIOR OPENINGS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

NOT FOR CONSTRUCTION



1 LEVEL 3 - 5 FRAMING PLANS

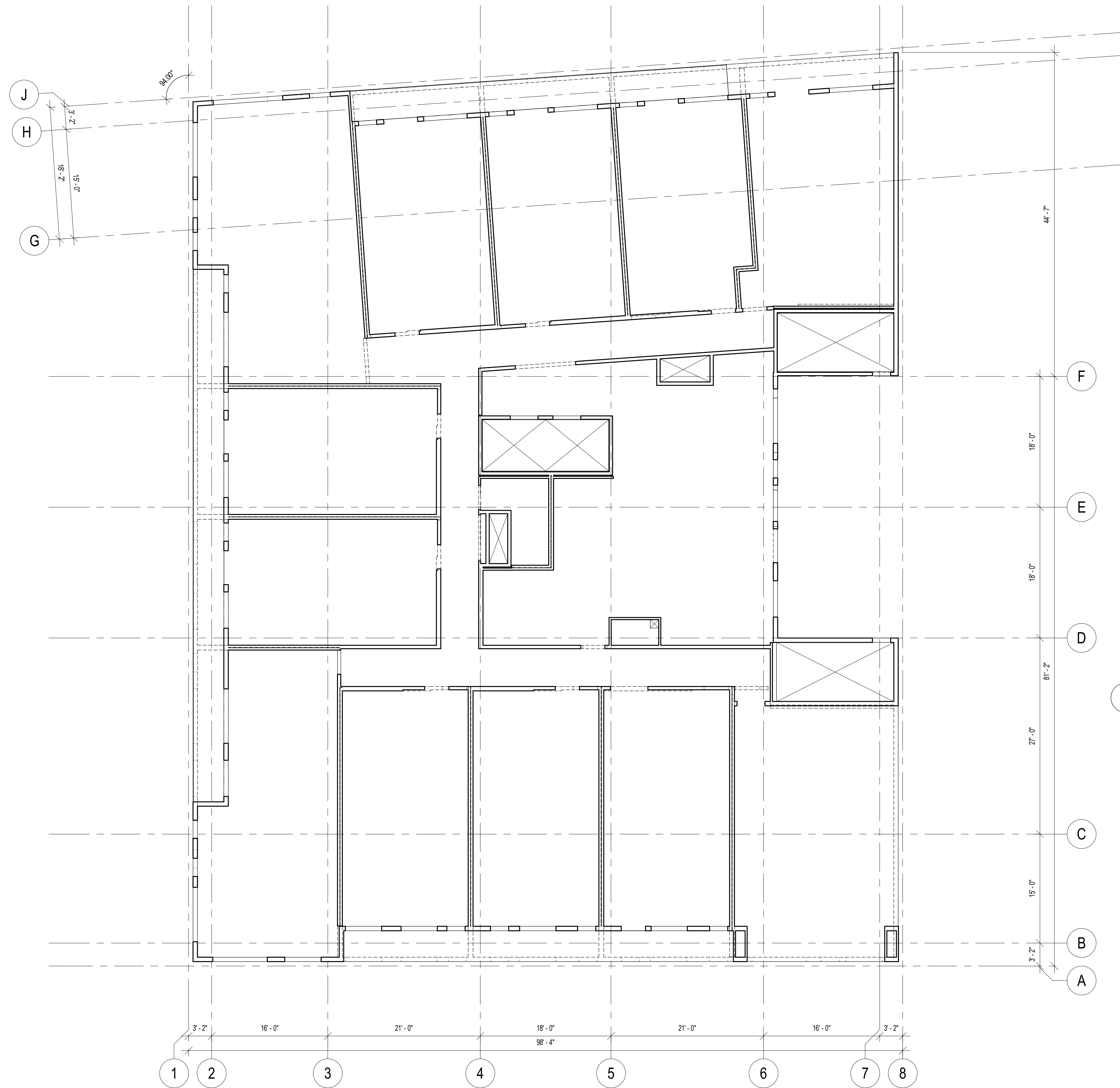
- UNLESS NOTED OTHERWISE:
- SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S900 FOR SCHEDULES.
 - TYPICAL WALLS ARE $x @ _ "OC$.
 - TYPICAL INTERIOR WALLS BETWEEN UNITS ARE $x @ _ "OC$.
 - TYPICAL JOISTS ARE $x @ _ "OC$.
 - TOP OF FLOOR SHEATHING EL. = 124'-5 7/8" AT LEVEL 3
134'-11 3/4" AT LEVEL 4
145'-5 5/8" AT LEVEL 5
 - TYPICAL WALLS WITHIN UNITS ARE $x @ _ "OC$.
NON-TYPICAL WALLS ARE NOTED ON PLAN THUS:
WOOD WALL - $(W) @ _ "OC$ - STUD SPACING IN INCHES
WIDTH OF 2x STUD
- AT CONTRACTOR'S OPTION:
REPLACE STUDS @ 6"OC WITH DOUBLE STUDS @ 12"OC.
REPLACE STUDS @ 8"OC WITH DOUBLE STUDS @ 16"OC.
- FLOOR SHEATHING SHALL BE 23/32" PLYWOOD OR OSB (48/24 SPAN RATING). SEE 5/S620 FOR NAILING REQUIREMENTS.
 - WALL SHEATHING AT EXTERIOR WALLS IS $_ "$ PLYWOOD OR $_ "$ OSB. SEE STRUCTURAL NOTES FOR NAILING REQUIREMENTS.
 - EXTENT OF SHEAR WALLS IS LIMITED TO SOLID WALL SECTION BETWEEN OPENINGS UNLESS OTHERWISE INDICATED WITH EXTENT ARROWS.
 - SEE DETAILS $_ / _$ FOR TYPICAL FRAMING AT EXTERIOR OPENINGS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

Date

Revision

Rev. No.

**NOT FOR
CONSTRUCTION**



1 LEVEL 6 FRAMING PLAN

- UNLESS NOTED OTHERWISE:
- SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S900 FOR SCHEDULES.
 - TYPICAL WALLS ARE $x @ \text{---}^{\circ}\text{C}$.
 - TYPICAL INTERIOR WALLS BETWEEN UNITS ARE $x @ \text{---}^{\circ}\text{C}$.
 - TYPICAL JOISTS ARE $x @ \text{---}^{\circ}\text{C}$.
 - TOP OF FLOOR SHEATHING EL. = 156'-7 1/2".
 - TYPICAL WALLS WITHIN UNITS ARE $x @ \text{---}^{\circ}\text{C}$.
 - NON-TYPICAL WALLS ARE NOTED ON PLAN THUS:
WOOD WALL $\text{---} \text{---} \text{---}$ STUD SPACING IN INCHES
WIDTH OF 2x STUD ---
- AT CONTRACTOR'S OPTION:
REPLACE STUDS @ 6"OC WITH DOUBLE STUDS @ 12"OC.
REPLACE STUDS @ 8"OC WITH DOUBLE STUDS @ 16"OC.
- FLOOR SHEATHING SHALL BE 23/32" PLYWOOD OR OSB (48/24 SPAN RATING). SEE 5/S620 FOR NAILING REQUIREMENTS.
 - WALL SHEATHING AT EXTERIOR WALLS IS --- " PLYWOOD OR --- " OSB. SEE STRUCTURAL NOTES FOR NAILING REQUIREMENTS.
 - EXTENT OF SHEAR WALLS IS LIMITED TO SOLID WALL SECTION BETWEEN OPENINGS UNLESS OTHERWISE INDICATED WITH EXTENT ARROWS.
 - SEE DETAILS --- FOR TYPICAL FRAMING AT EXTERIOR OPENINGS.
 - ROOF SHEATHING IS 15/32" PLYWOOD OR OSB (40/20 SPAN RATING). SEE STRUCTURAL NOTES FOR NAILING REQUIREMENTS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

Date

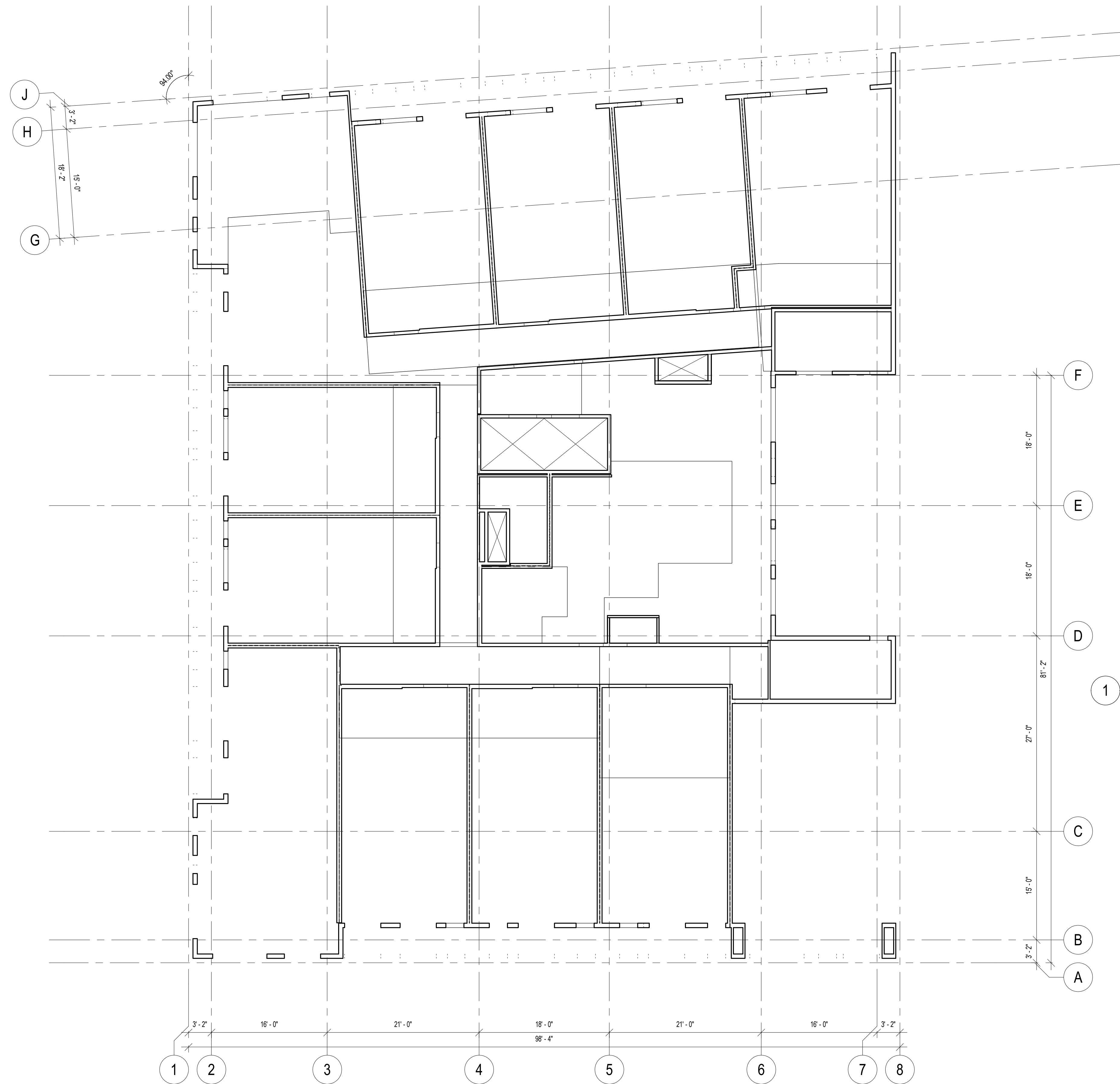
Revision

Rev. No.

**LEVEL 6
FRAMING PLAN**

S360

**NOT FOR
CONSTRUCTION**



1 MEZZANINE FRAMING PLAN

- UNLESS NOTED OTHERWISE:
 1. SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 2. SEE SHEET S000 FOR SCHEDULES.
 3. TYPICAL WALLS ARE $_x _ @ _ \text{OC}$.
 4. TYPICAL INTERIOR WALLS BETWEEN UNITS ARE $_x _ @ _ \text{OC}$.
 5. TYPICAL JOISTS ARE $_x _ @ _ \text{OC}$.
 6. TOP OF FLOOR SHEATHING EL. = 166'-1 3/8".
 7. TYPICAL WALLS WITHIN UNITS ARE $_x _ @ _ \text{OC}$.
 NON-TYPICAL WALLS ARE NOTED ON PLAN THUS:
 WOOD WALL - $\text{4W} @ 16$ - STUD SPACING IN INCHES
 WIDTH OF 2x STUD
 AT CONTRACTOR'S OPTION:
 REPLACE STUDS @ 8"OC WITH DOUBLE STUDS @ 12"OC.
 REPLACE STUDS @ 8"OC WITH DOUBLE STUDS @ 16"OC.
 8. FLOOR SHEATHING SHALL BE 23/32" PLYWOOD OR OSB (48/24 SPAN RATING). SEE 5/1620 FOR NAILING REQUIREMENTS.
 9. WALL SHEATHING AT EXTERIOR WALLS IS $_ \text{PLYWOOD OR } _ \text{ OSB}$. SEE STRUCTURAL NOTES FOR NAILING REQUIREMENTS.
 10. EXTENT OF SHEAR WALLS IS LIMITED TO SOLID WALL SECTION BETWEEN OPENINGS UNLESS OTHERWISE INDICATED WITH EXTENT ARROWS.
 11. SEE DETAILS $_ _$ FOR TYPICAL FRAMING AT EXTERIOR OPENINGS.
 12. ROOF SHEATHING IS 19/32" PLYWOOD OR OSB (40/20 SPAN RATING). SEE 5/1620 FOR NAILING REQUIREMENTS.
 13. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS AND PARTITION WALLS.
 14. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

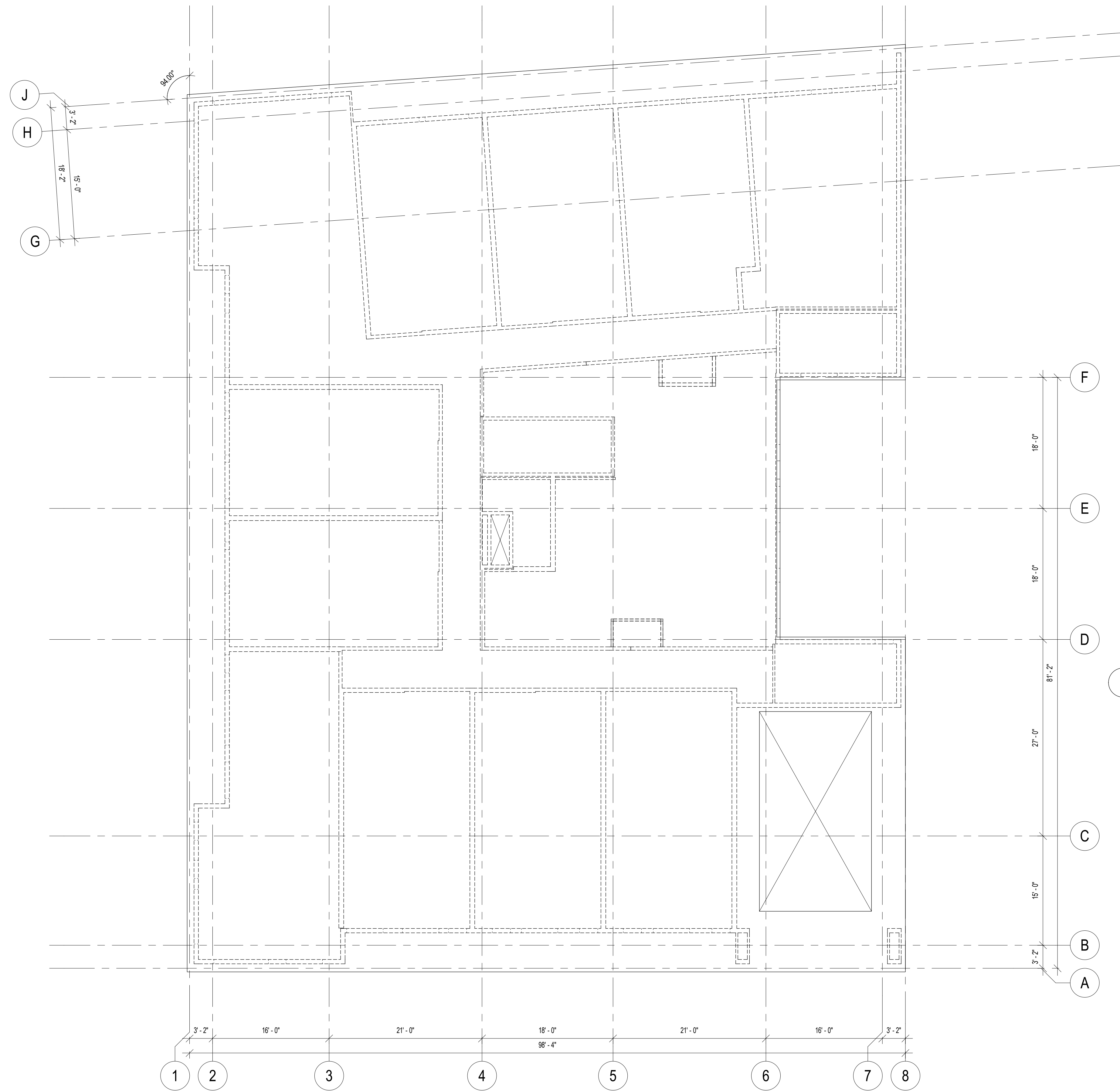
Date

Revision

Rev. No.

**MEZZANINE
FRAMING PLAN**

S361



1 ROOF FRAMING PLAN

- UNLESS NOTED OTHERWISE:
- SEE SHEET S000 FOR STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET S000 FOR SCHEDULES.
 - TYPICAL WALLS ARE $x @ y^{\circ}C$.
 - TYPICAL INTERIOR WALLS BETWEEN UNITS ARE $x @ y^{\circ}C$.
 - TYPICAL JOISTS ARE $x @ y^{\circ}C$.
 - TYPICAL JOIST BEARING EL. = 174'-2 1/2".
 - TYPICAL WALLS WITHIN UNITS ARE $x @ y^{\circ}C$.
NON-TYPICAL WALLS ARE NOTED ON PLAN THUS:
WOOD WALL — $QW @ 16$ — STUD SPACING IN INCHES
WIDTH OF 2x STUD
- AT CONTRACTOR'S OPTION:
REPLACE STUDS @ 8"OC WITH DOUBLE STUDS @ 12"OC.
REPLACE STUDS @ 8"OC WITH DOUBLE STUDS @ 16"OC.
- WALL SHEATHING AT EXTERIOR WALLS IS $x^{\prime} PLYWOOD$ OR $x^{\prime} OSB$. SEE 5/S620 FOR NAILING REQUIREMENTS.
 - EXTENT OF SHEAR WALLS IS LIMITED TO SOLID WALL SECTION BETWEEN OPENINGS UNLESS OTHERWISE INDICATED WITH EXTENT ARROWS.
 - SEE DETAILS x/y FOR TYPICAL FRAMING AT EXTERIOR OPENINGS.
 - ROOF SHEATHING IS 19/32" PLYWOOD OR OSB (40/20 SPAN RATING). SEE 5/S620 FOR NAILING REQUIREMENTS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

Oaks Union Depot Apartments
240 4th St E
Saint Paul MN 55101-1401

240 4th Street East, St. Paul, Minnesota

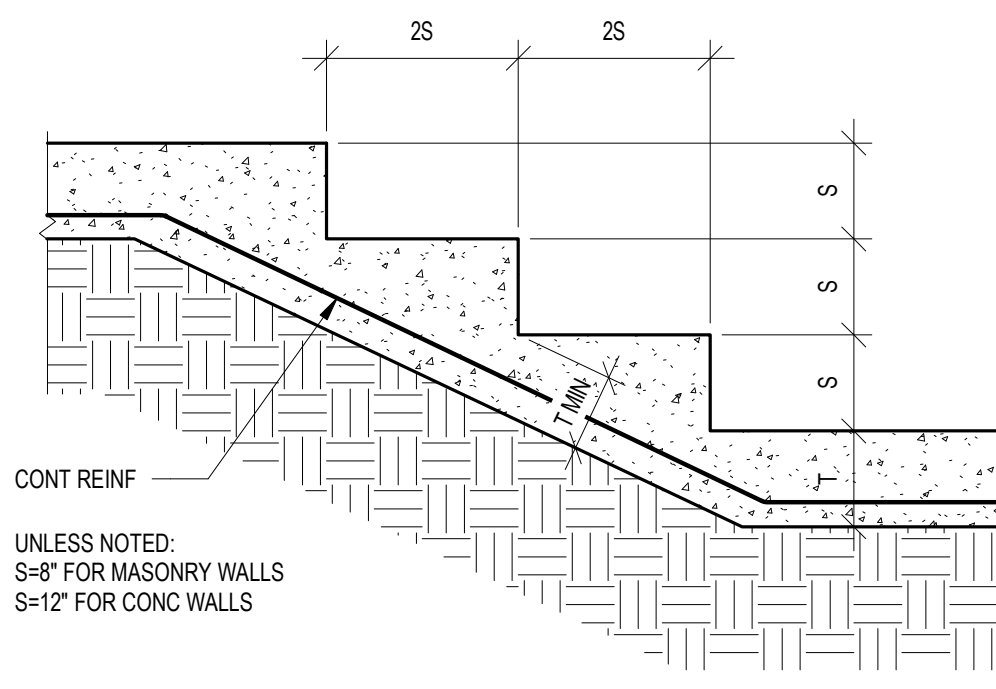
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|----------------|-----------|
| Project Number | 16328 |
| Date | 9-30-2016 |
| Drawn By | CJK |
| Checked By | TRF |

NOT FOR CONSTRUCTION

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|----------|--|
| Date | |
| Revision | |
| Rev. No. | |

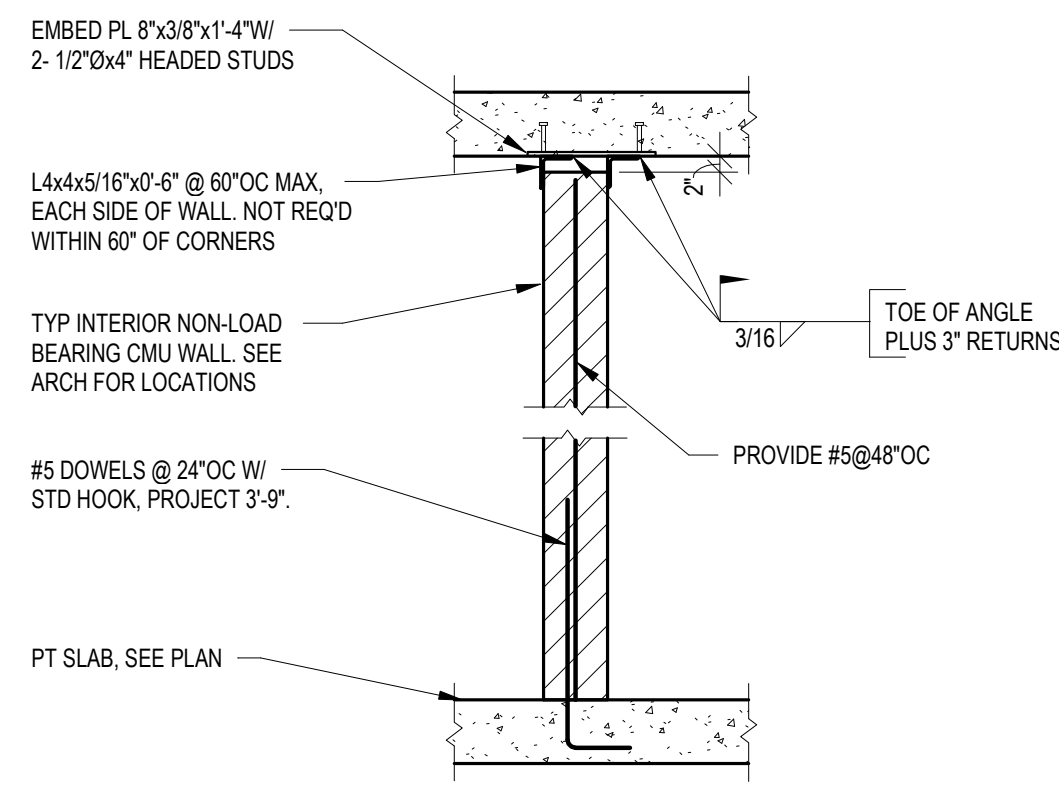
ROOF FRAMING PLAN

S370

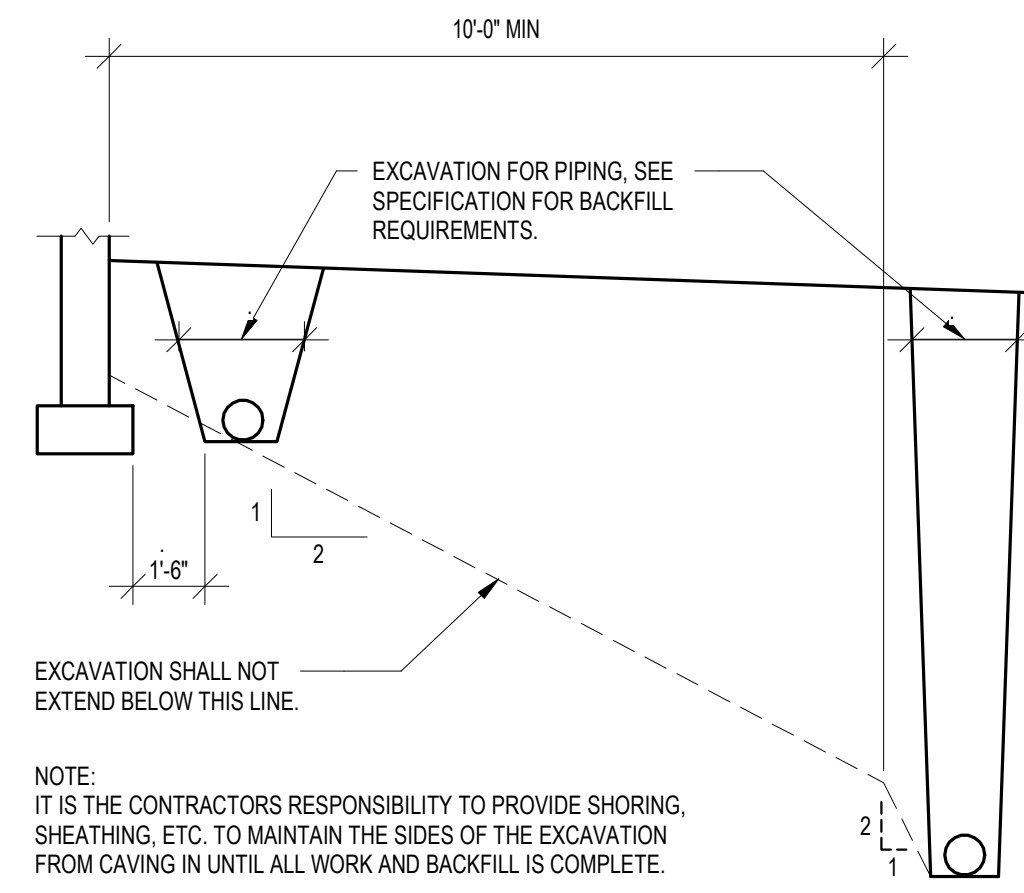


TYPICAL DETAIL FOR STEPPING FOOTING

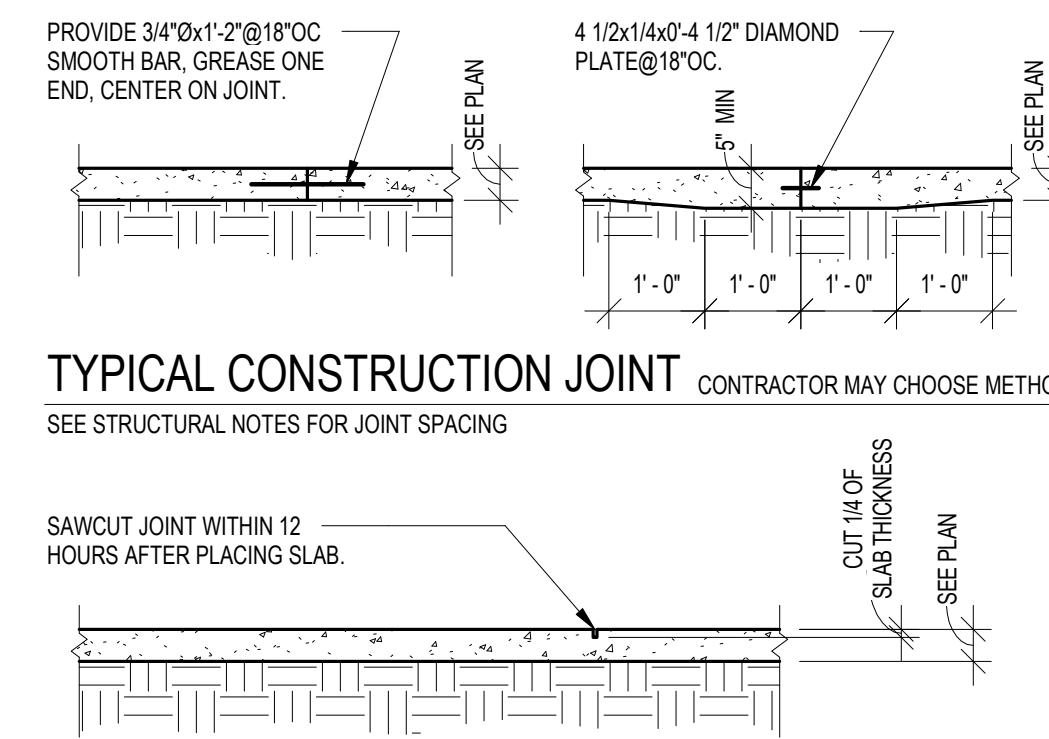
1 SECTION



2 SECTION

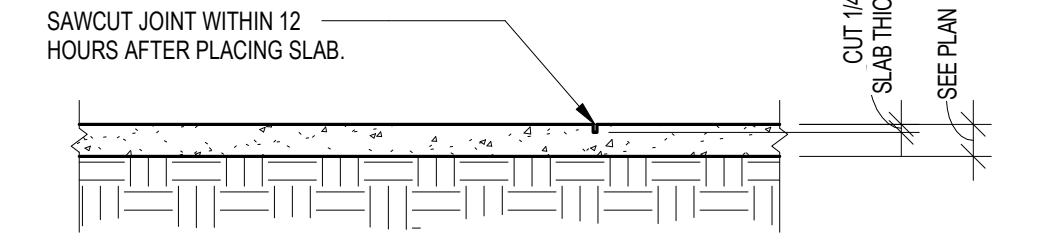


3 DETAIL



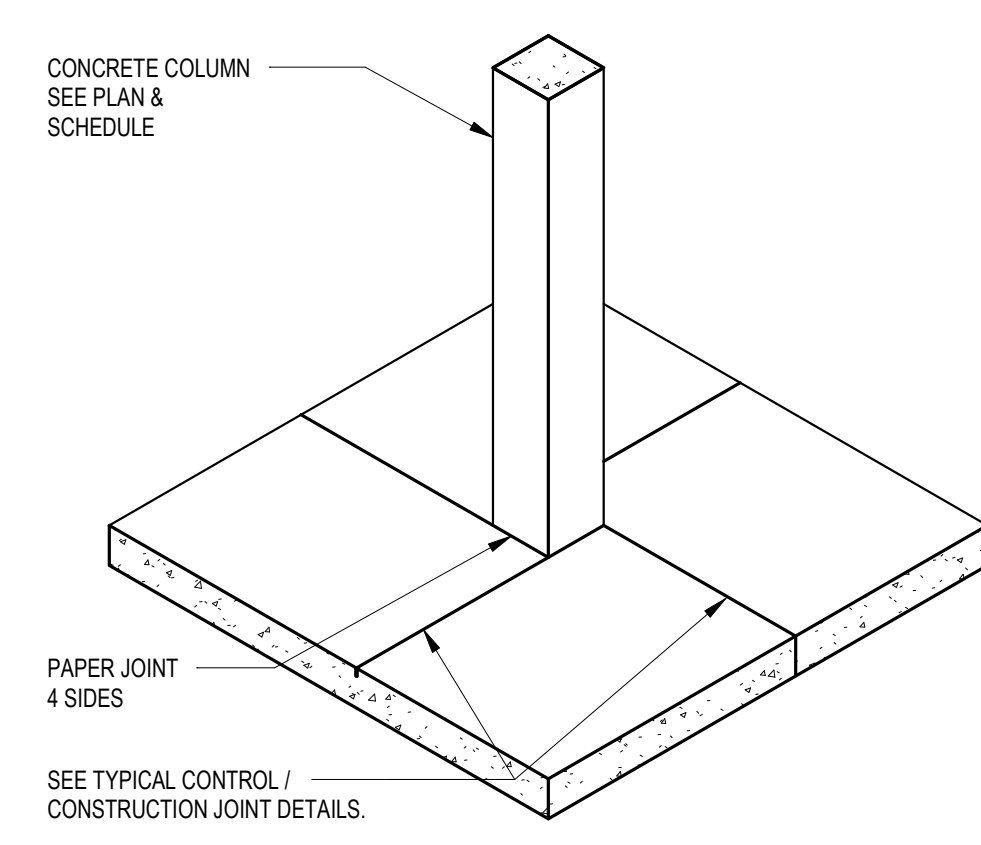
TYPICAL CONSTRUCTION JOINT CONTRACTOR MAY CHOOSE METHOD

SEE STRUCTURAL NOTES FOR JOINT SPACING



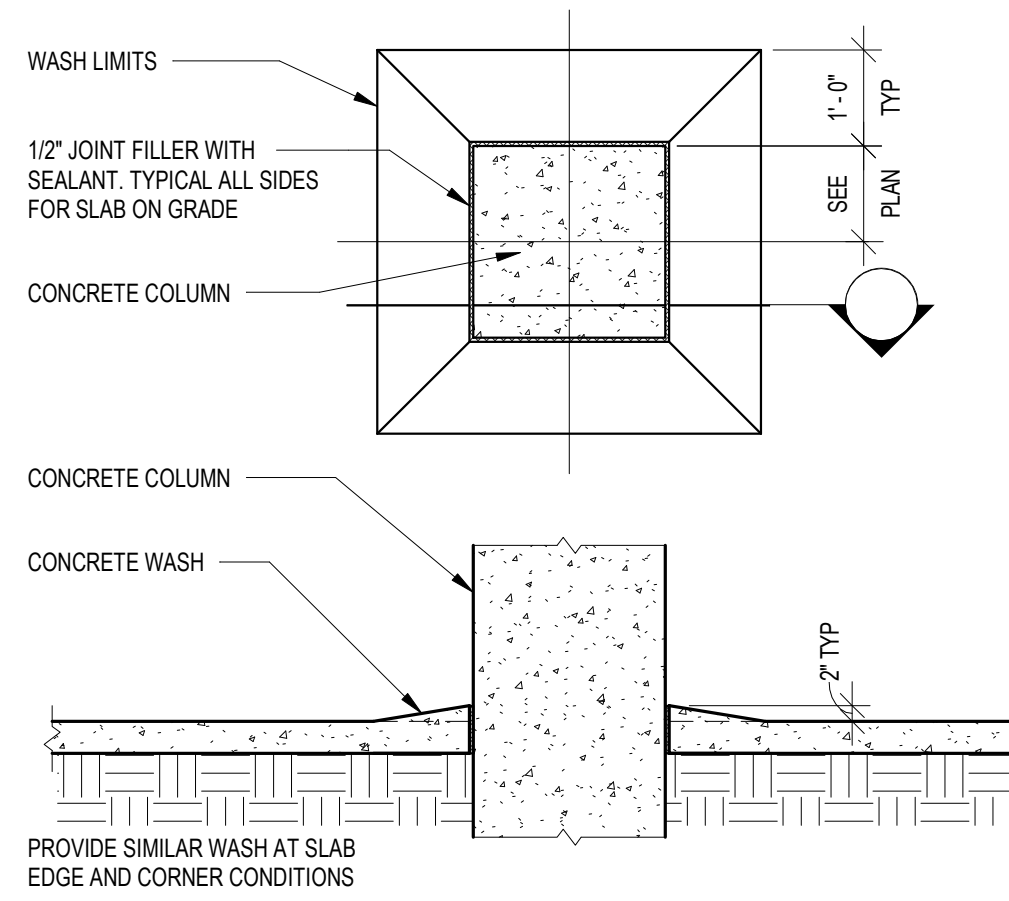
TYPICAL CONTROL JOINT

SEE STRUCTURAL NOTES FOR JOINT SPACING

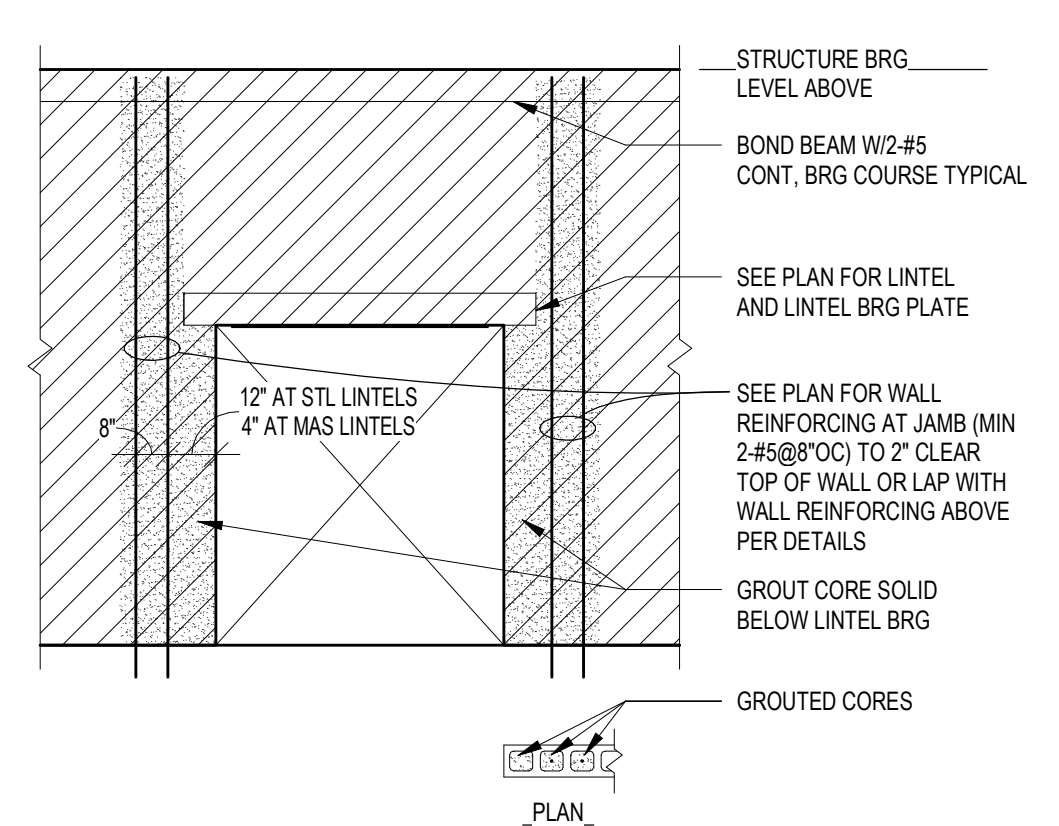


TYPICAL SLAB DETAIL AT CONCRETE COLUMN

5 DETAIL

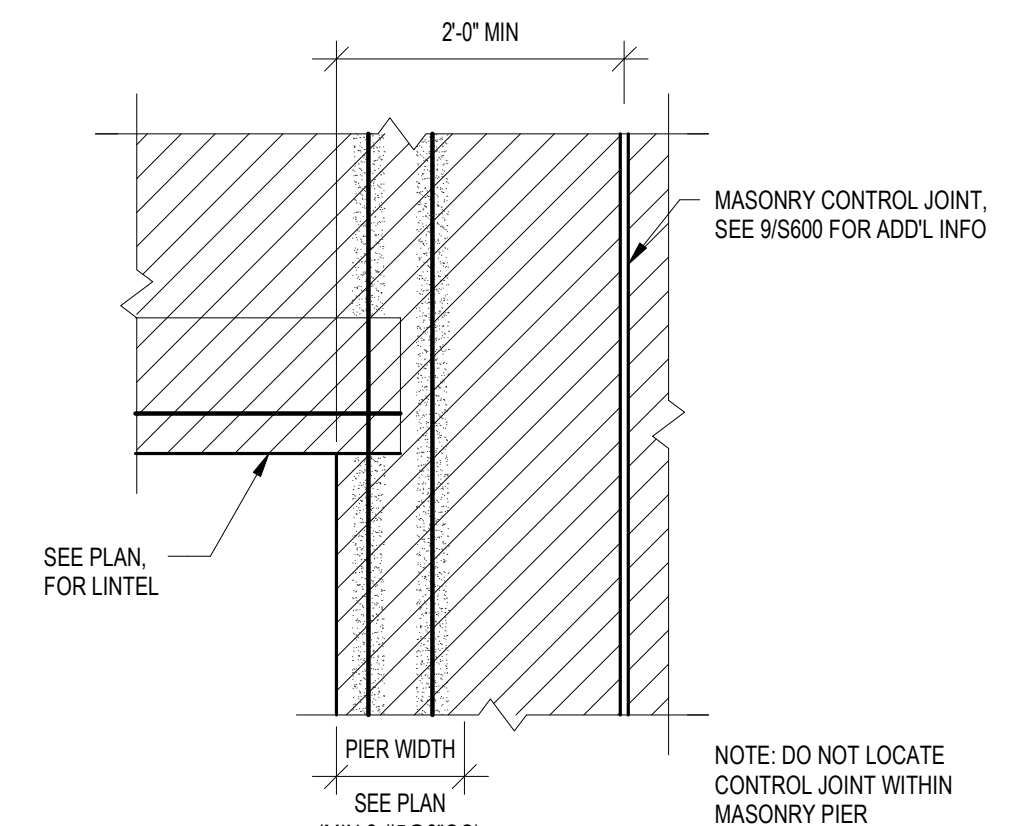


6 DETAIL



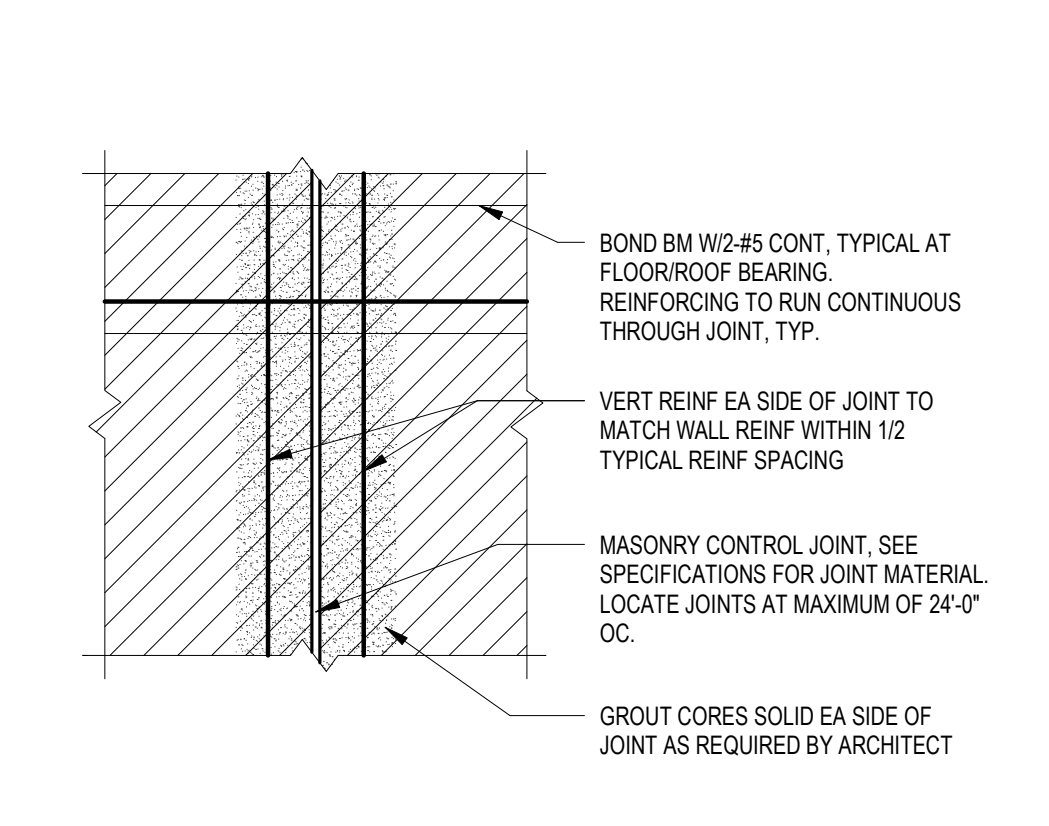
7 ELEVATION

TYPICAL ELEVATION @ OPENING IN CMU WALL



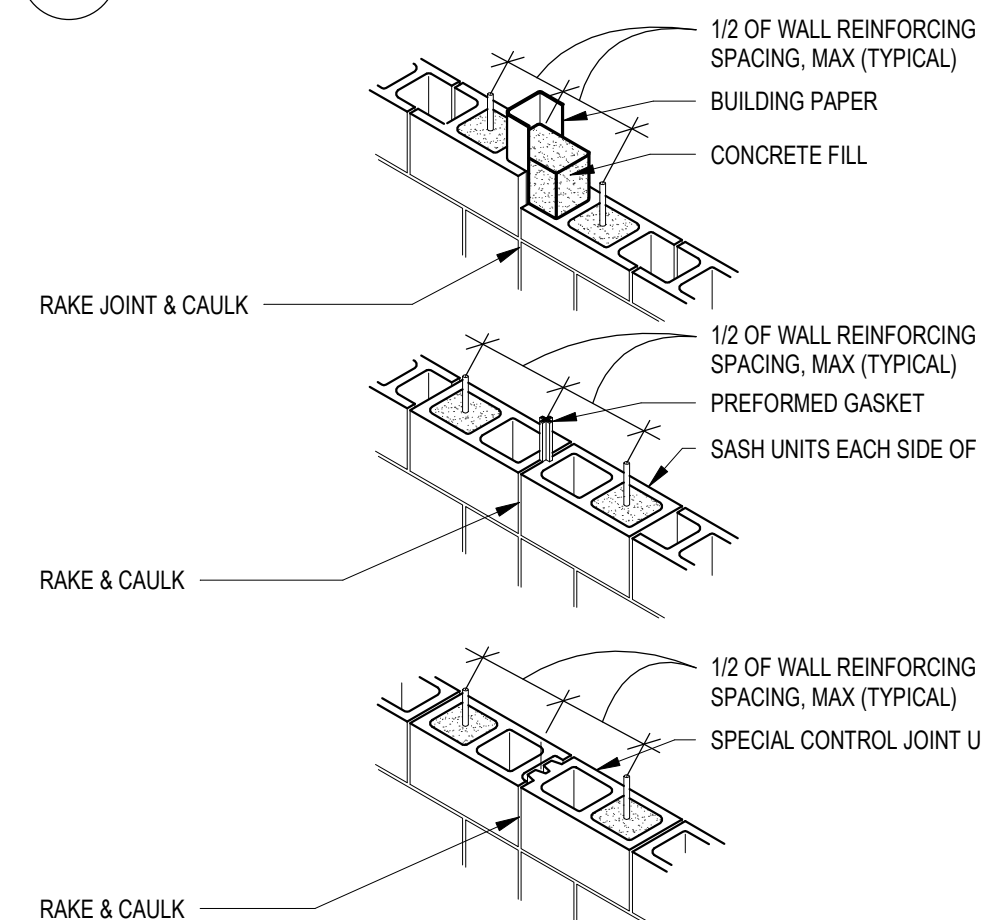
8 DETAIL

MASONRY CONTROL JOINTS AT OPENING JAMBS

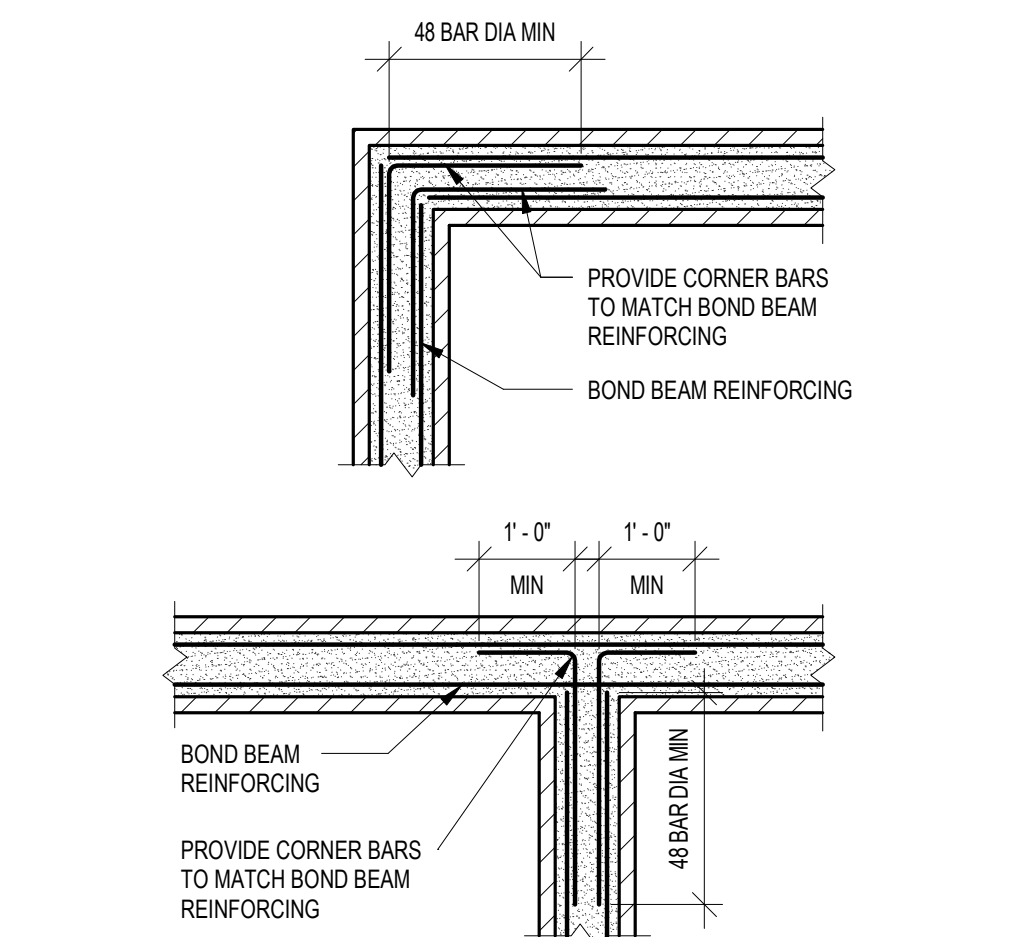


9 DETAIL

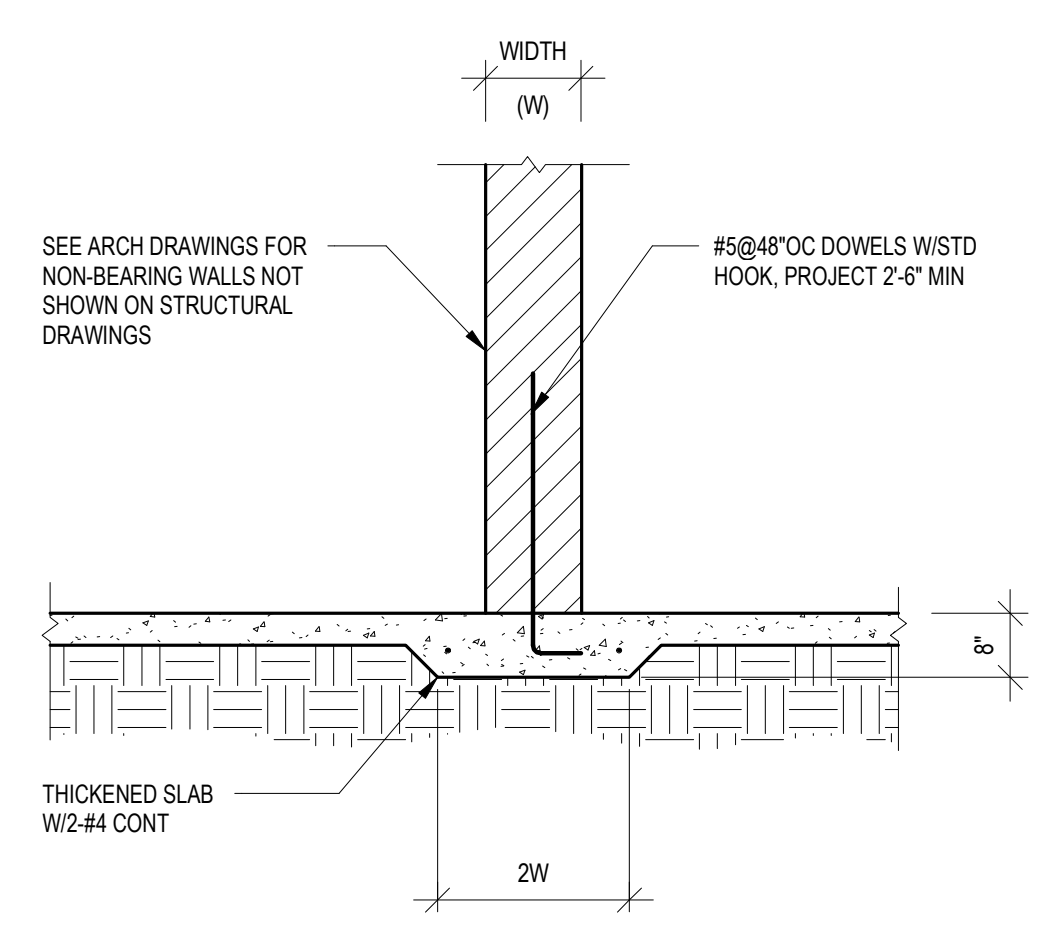
TYPICAL MASONRY CONTROL JOINT



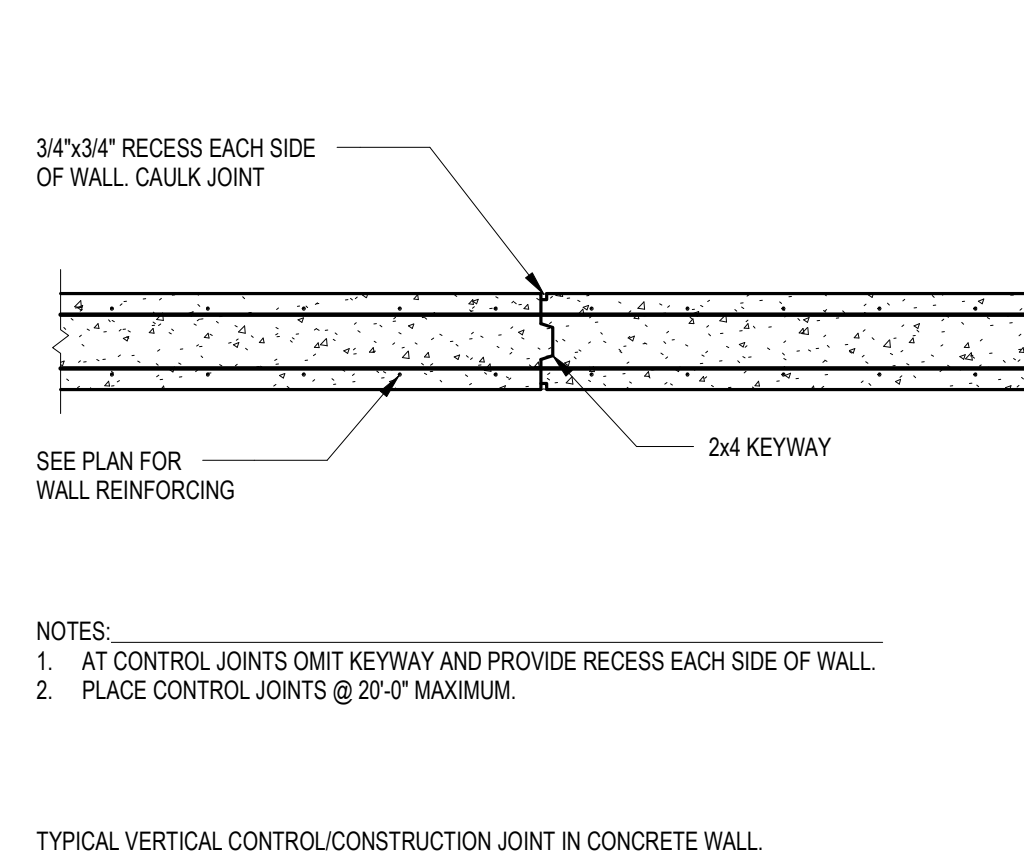
10 DETAIL CMU CONTROL JOINTS



11 DETAIL

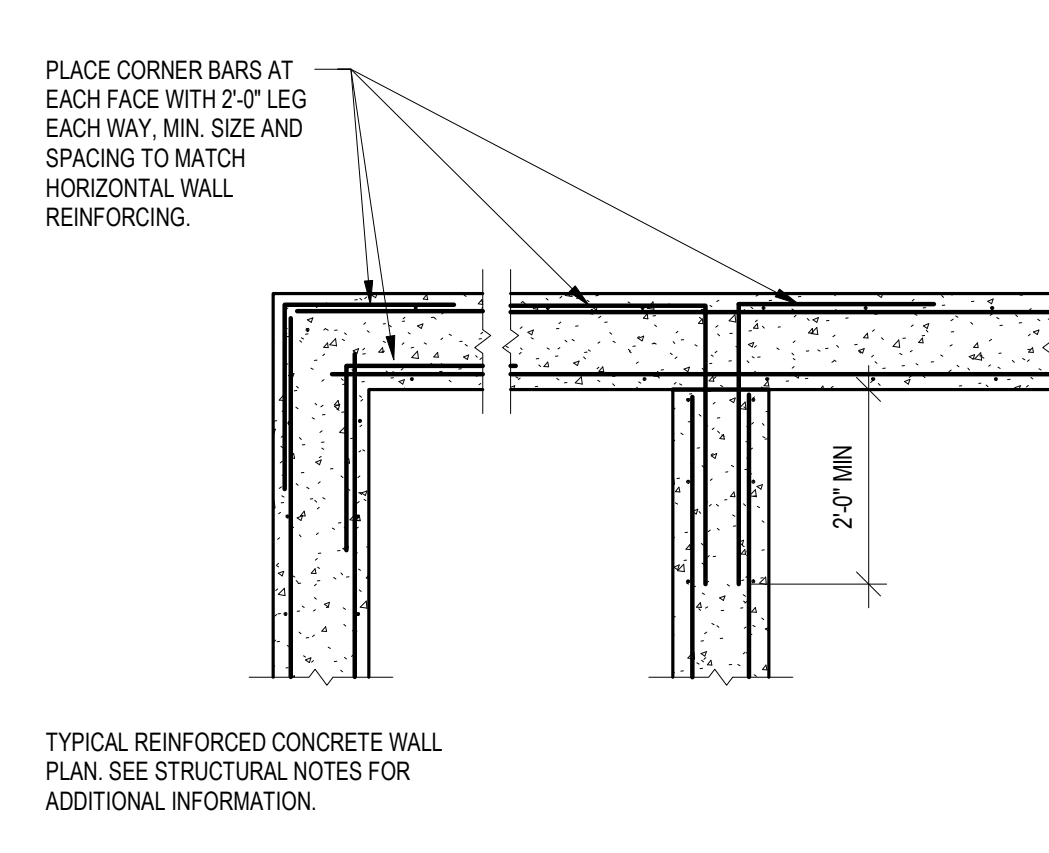


12 SECTION



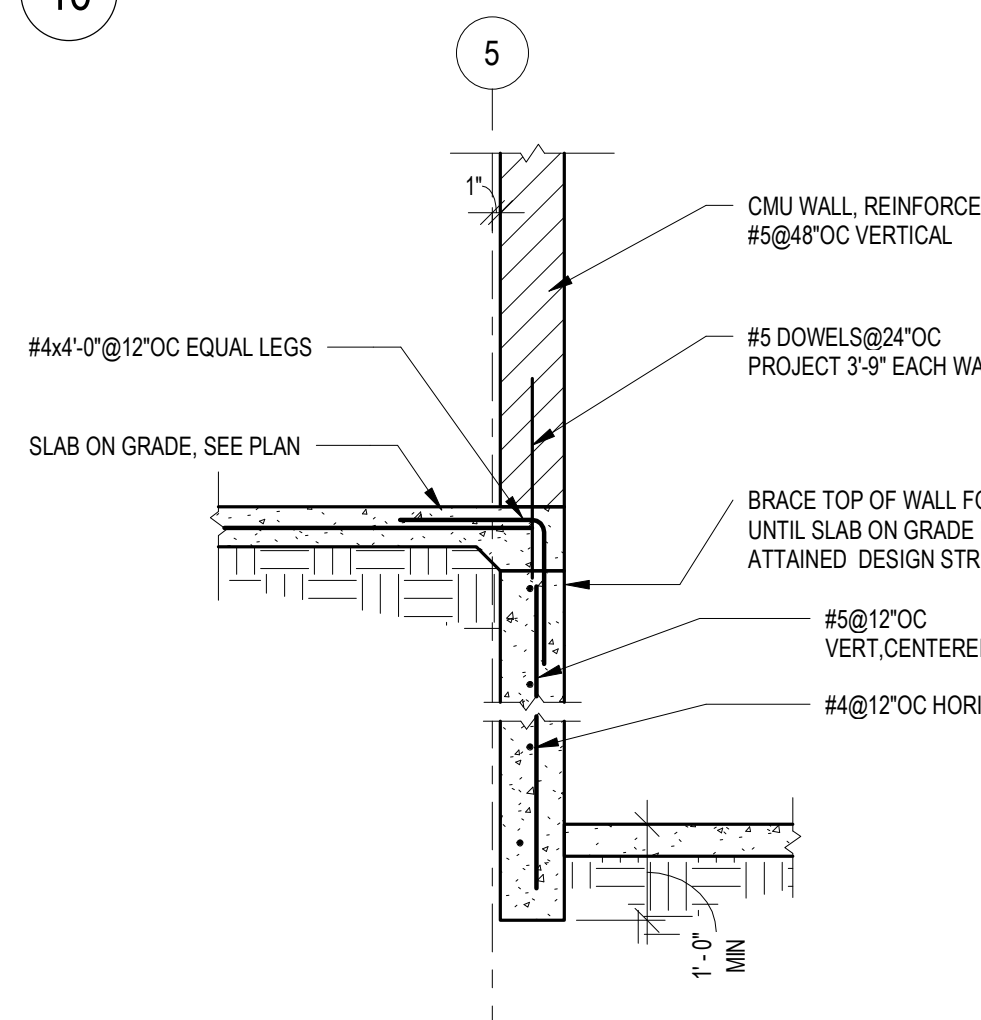
13 DETAIL

TYPICAL VERTICAL CONTROL/CONSTRUCTION JOINT IN CONCRETE WALL

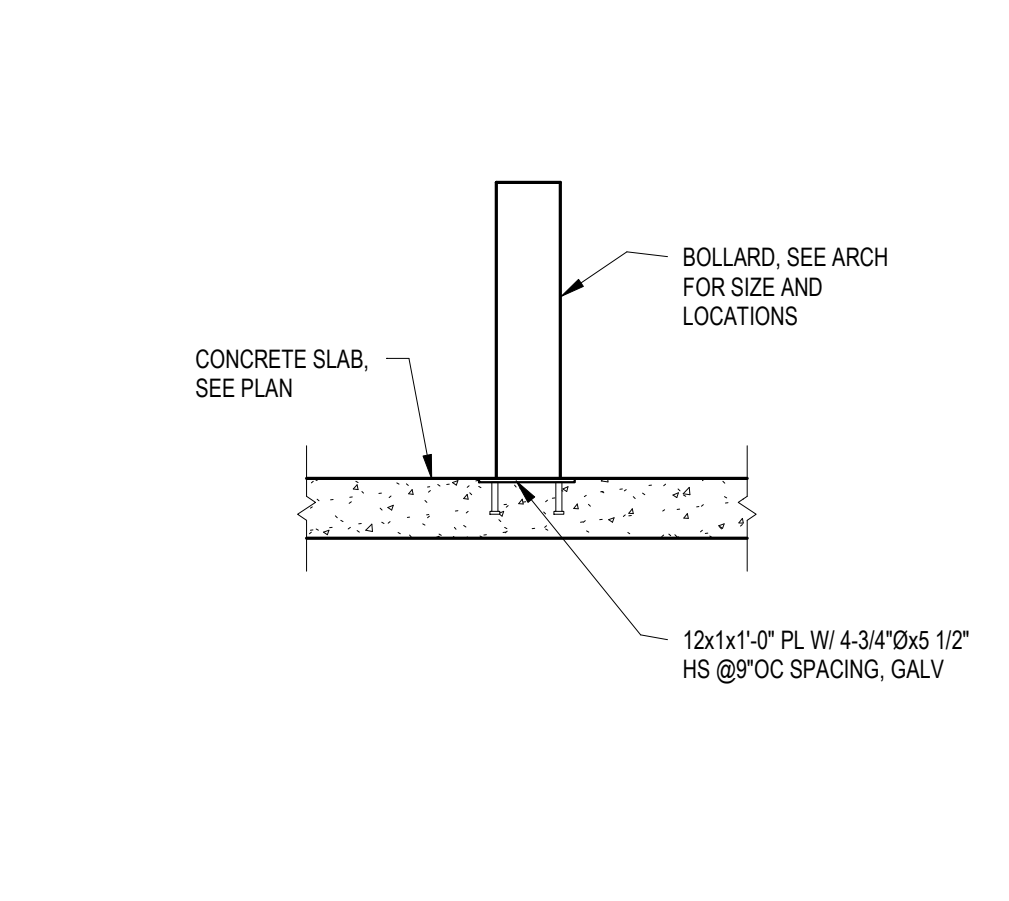


14 DETAIL

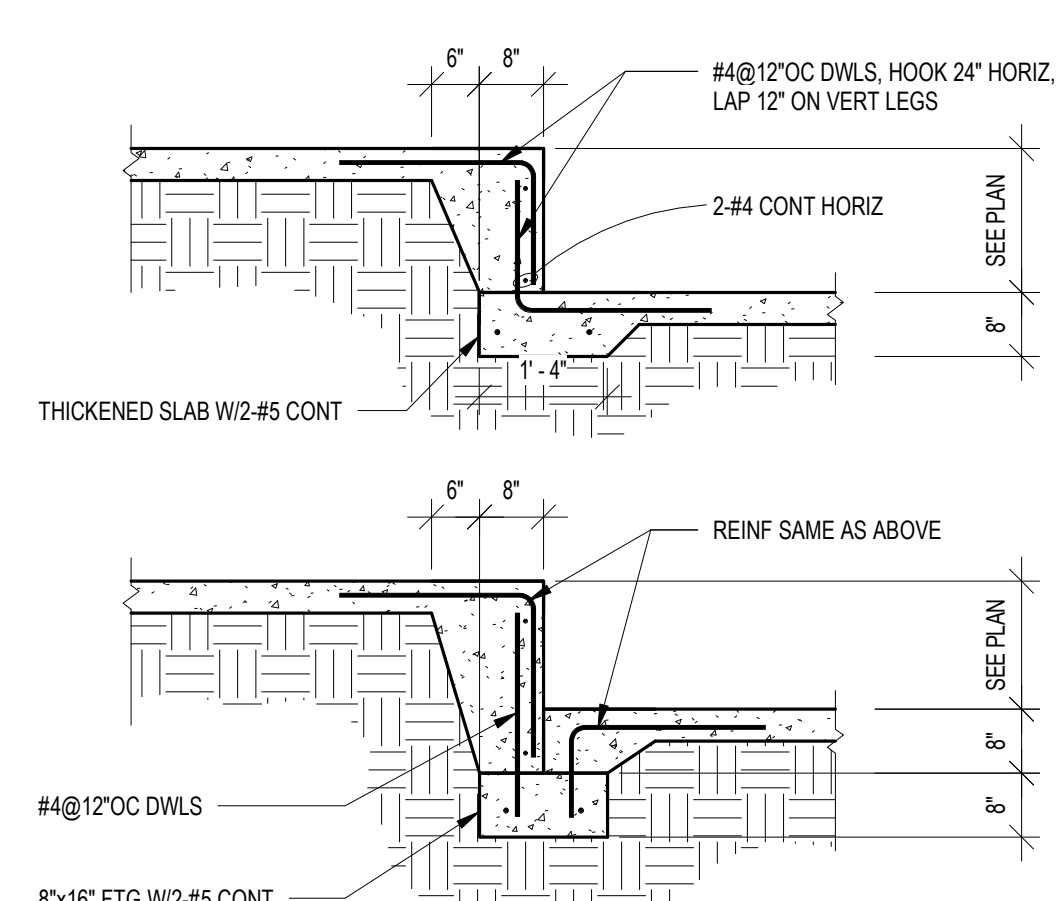
TYPICAL REINFORCED CONCRETE WALL PLAN. SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.



15 SECTION

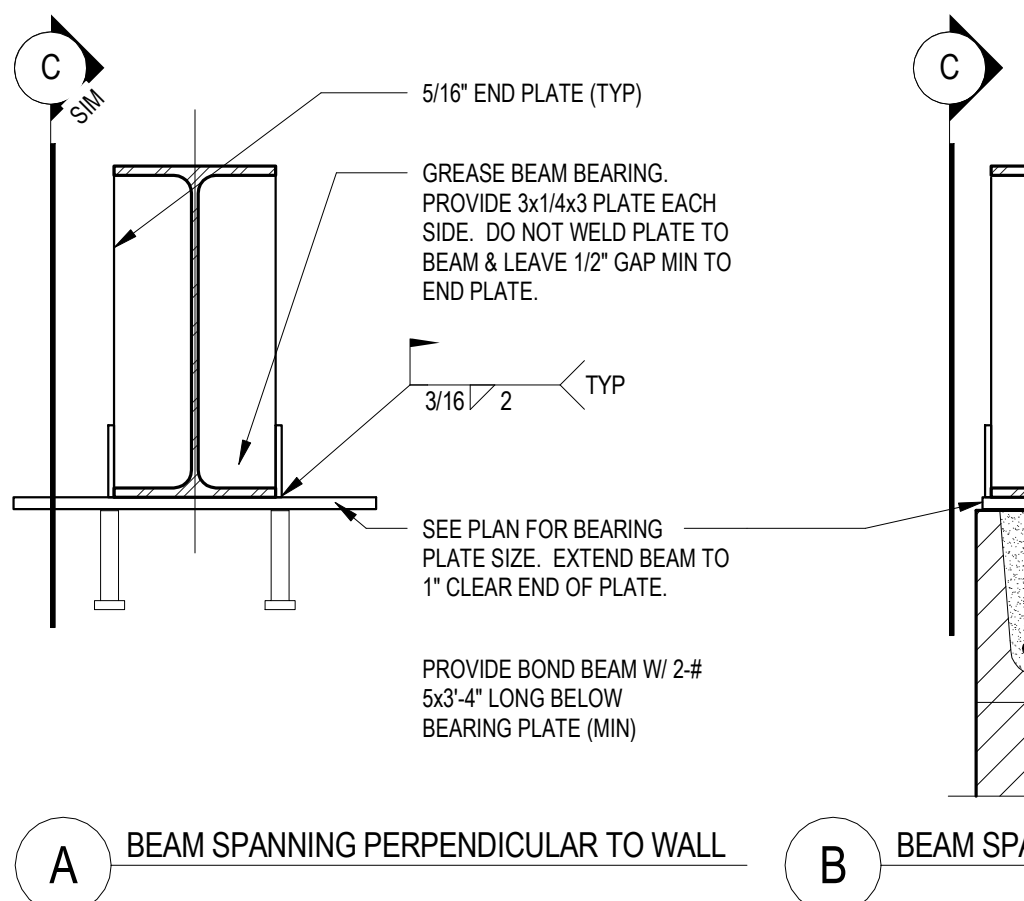


16 SECTION



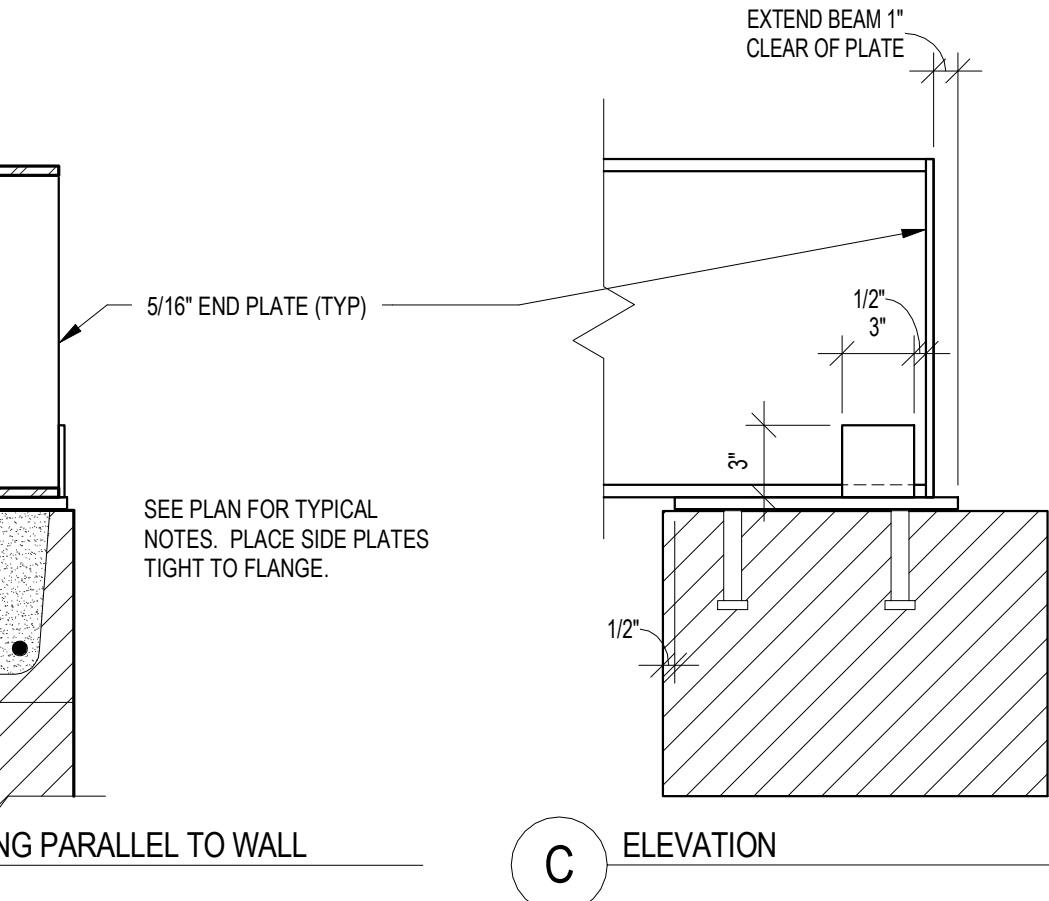
17 DETAIL

CONTRACTOR MAY CHOOSE METHOD



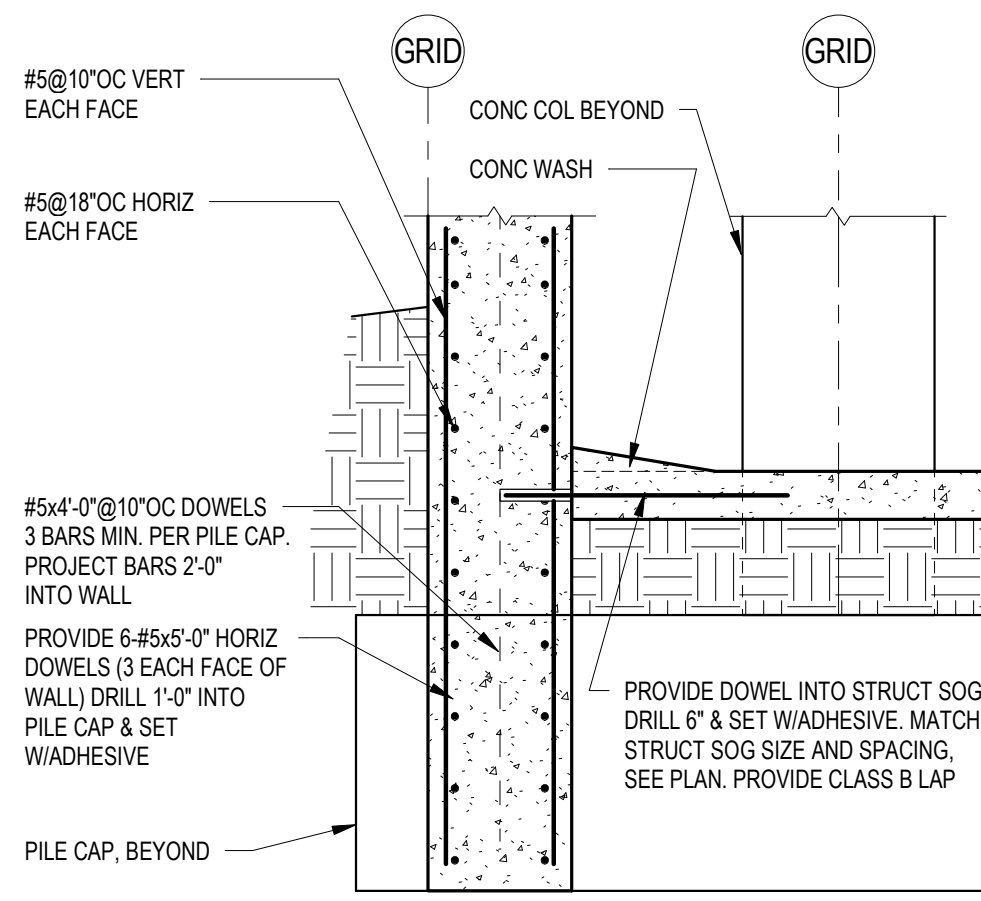
18 DETAIL

BEAM SPANNING PERPENDICULAR TO WALL



19 SECTION

BEAM SPANNING PARALLEL TO WALL

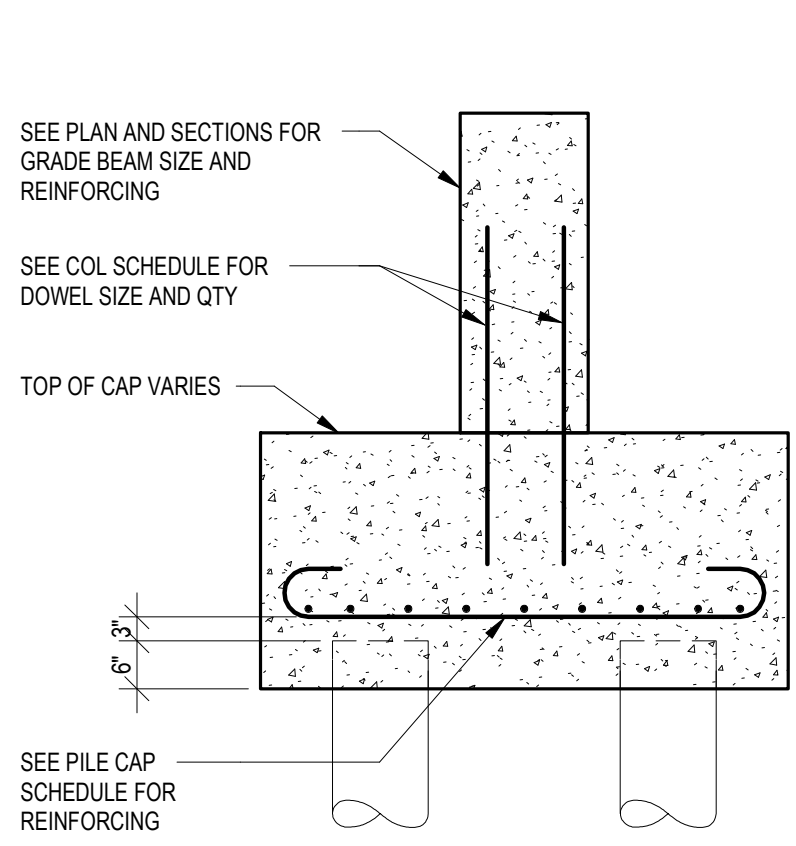


19 SECTION

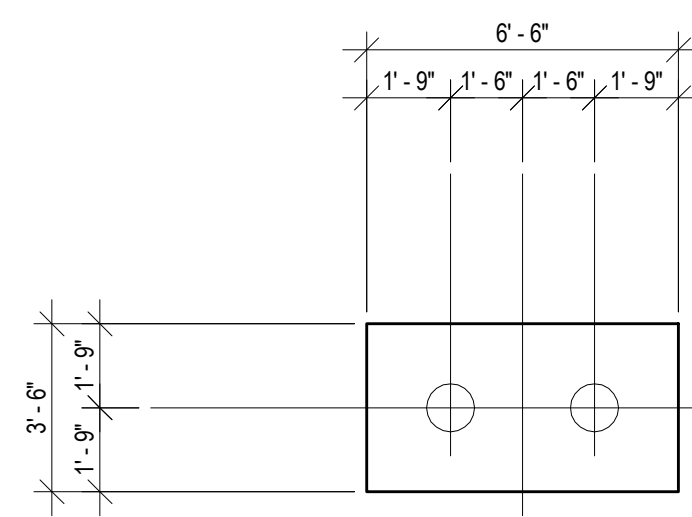
PILE CAP, BEYOND

| | |
|--|----------------|
| Project Number | 16328 |
| Date | 9-30-2016 |
| Drawn By | CJK |
| Checked By | TRF |
| I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. | |
| ANTHONY R. FOGGIA | REG. NO. 48232 |

| | |
|-----------------------------|--|
| Date | |
| Revision | |
| Rev. No. | |
| SECTIONS AND DETAILS | |
| S600 | |

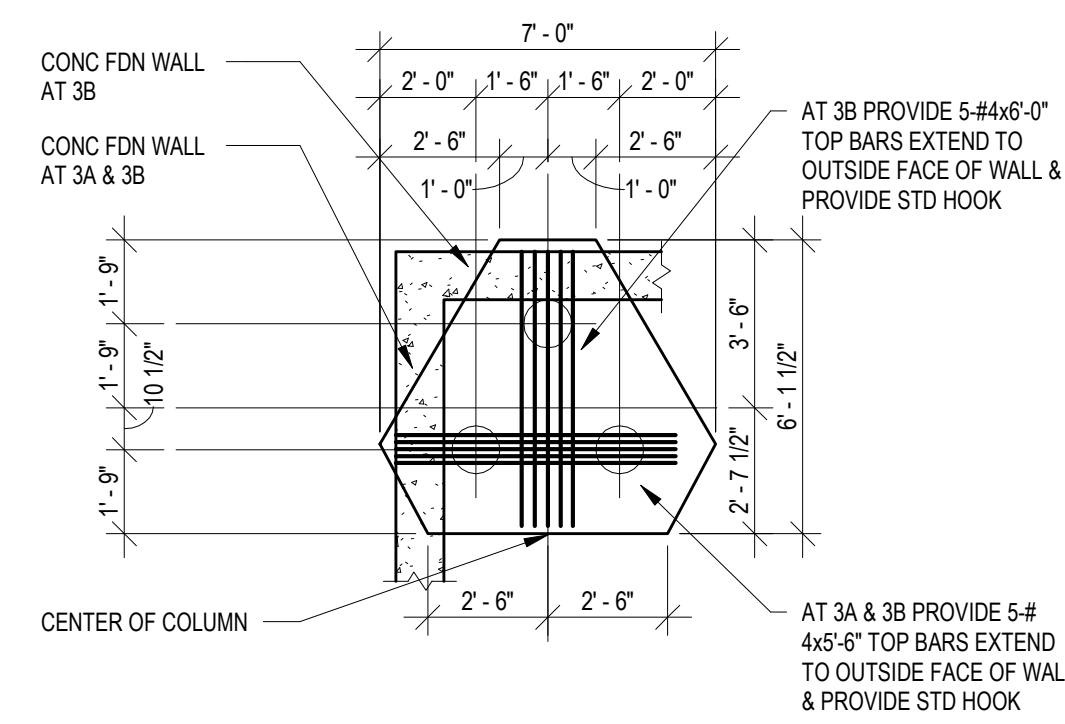


1 SECTION



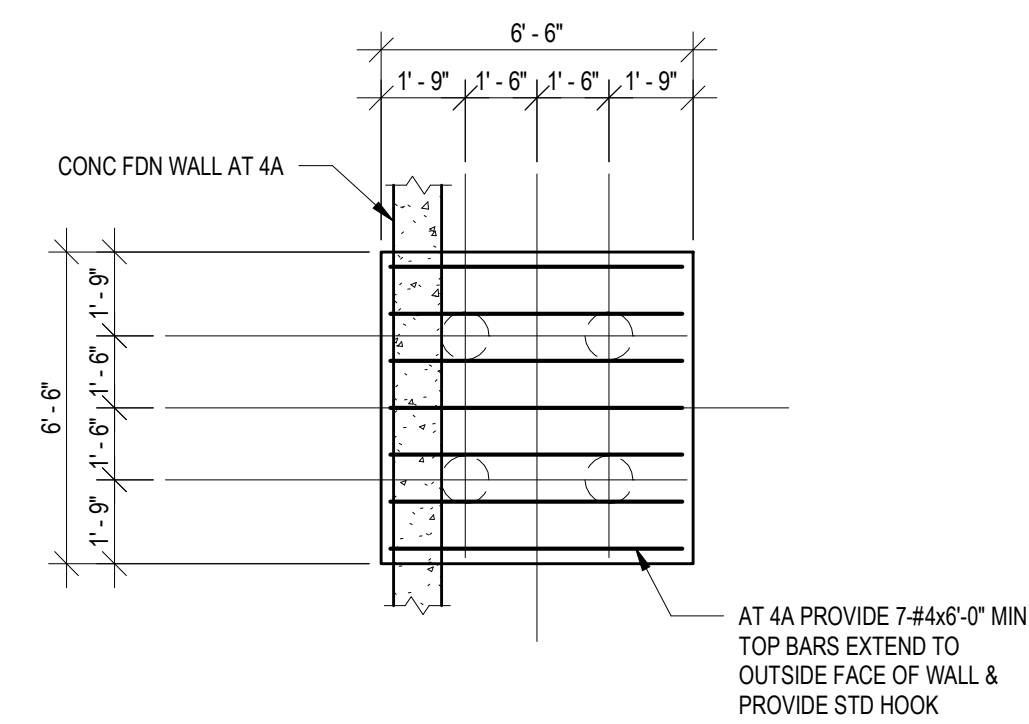
THICKNESS = 3'-2"
8-#4 IN SHORT DIRECTION
7-#7 IN LONG DIRECTION
SEE SECTION 1/S601 FOR PILE DETAIL

2 DETAIL



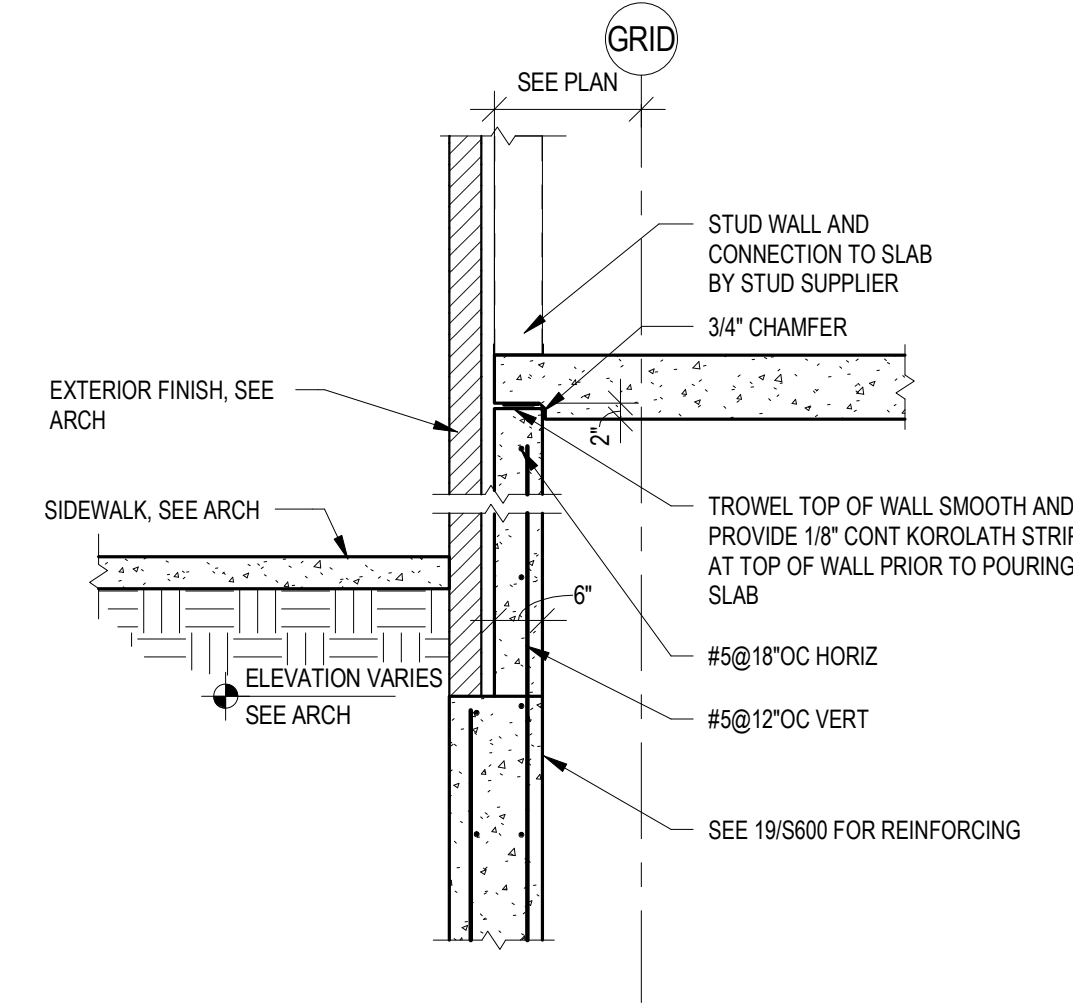
THICKNESS = 3'-4"
3-#9 IN 3 BANDS
SEE SECTION 1/S601 FOR PILE DETAIL

3 DETAIL

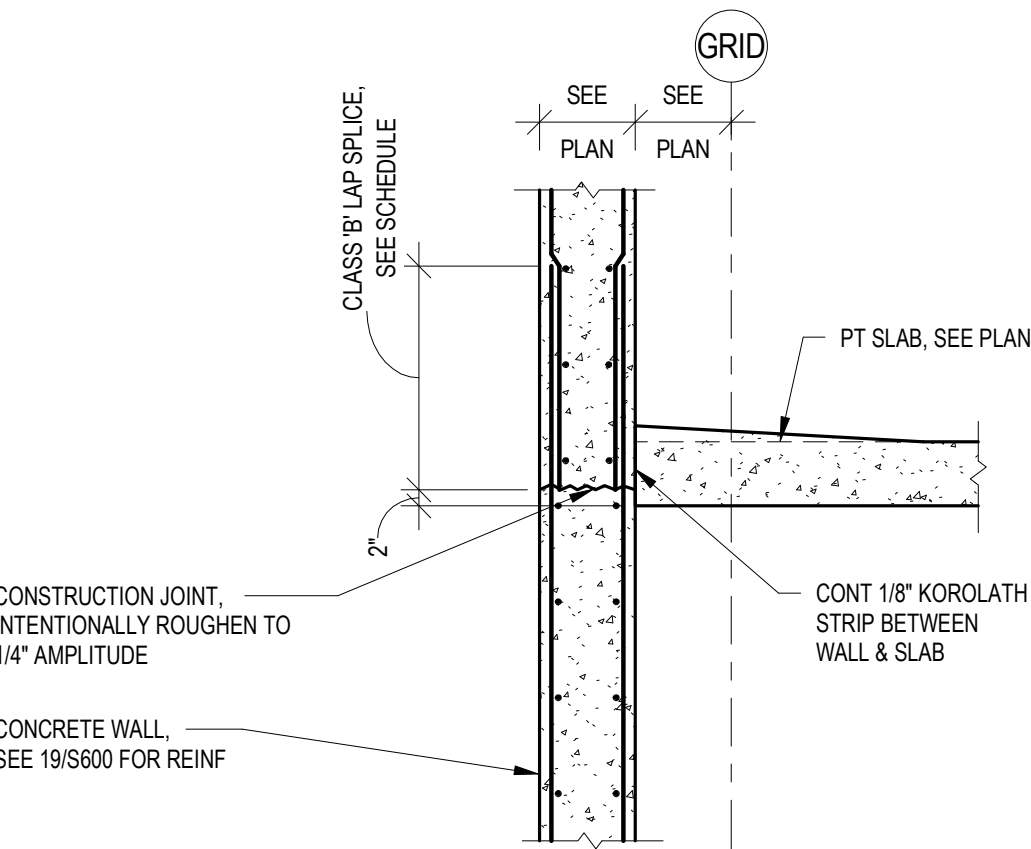


THICKNESS = 3'-4"
10-#9 EACH WAY BOTTOM
SEE SECTION 1/S601 FOR PILE DETAIL

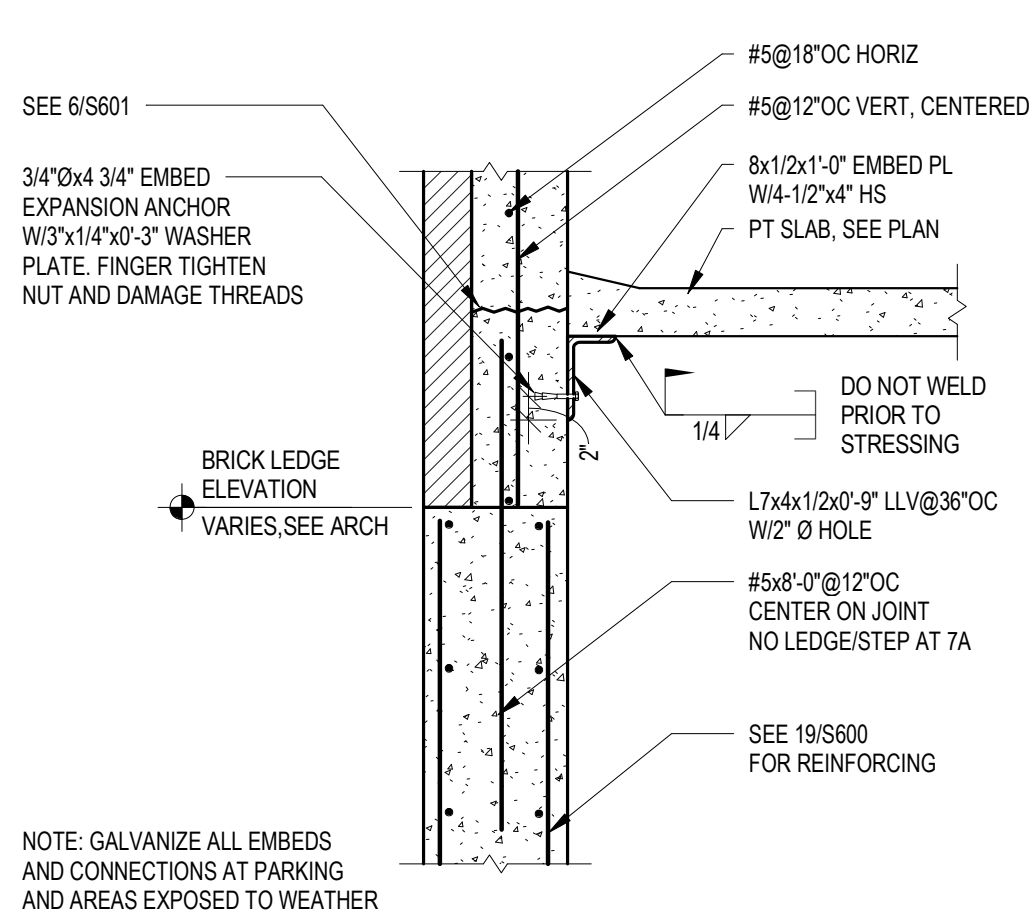
4 DETAIL



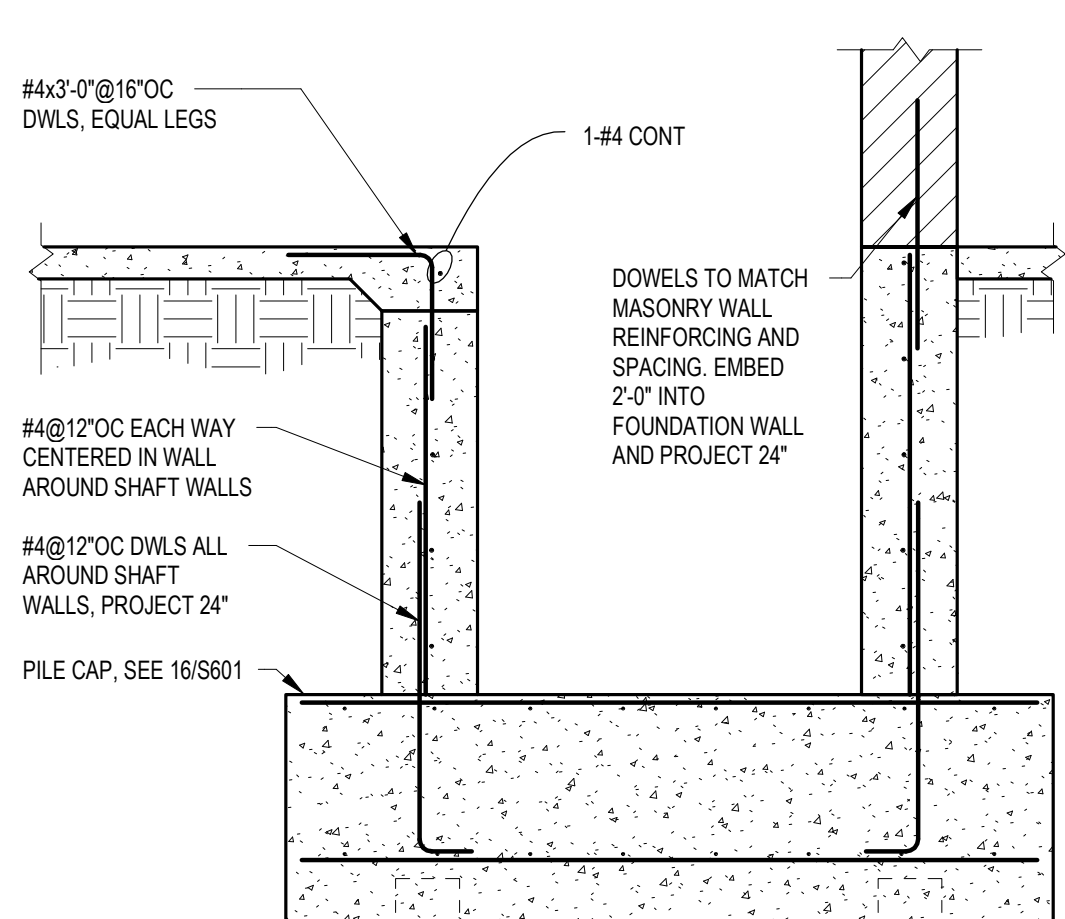
5 SECTION



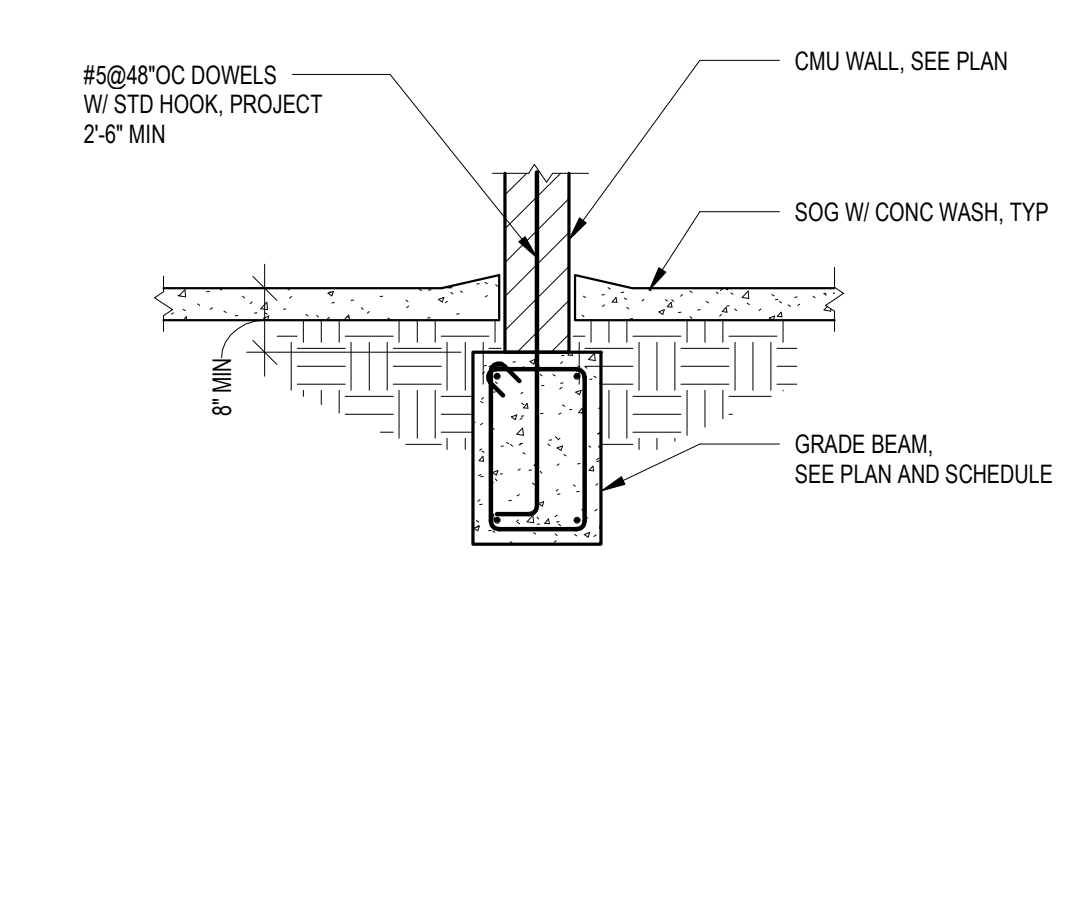
6 SECTION



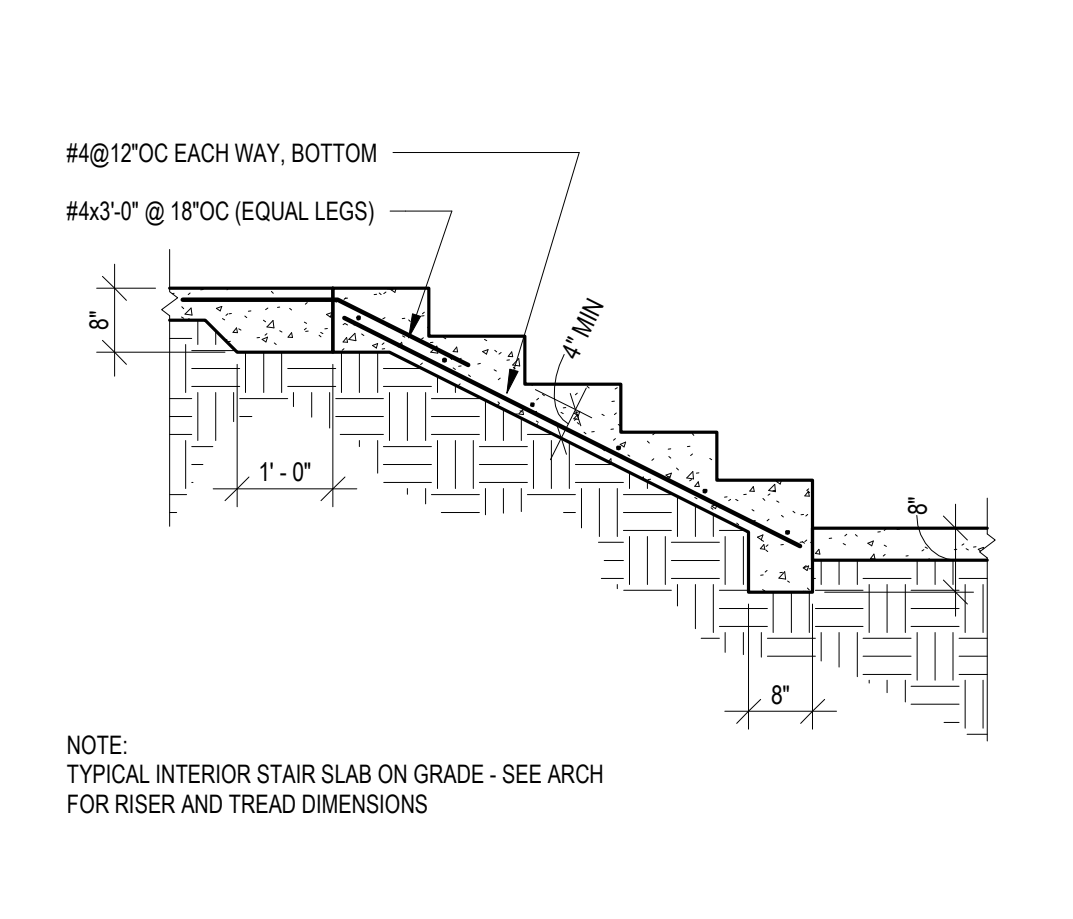
7 SECTION



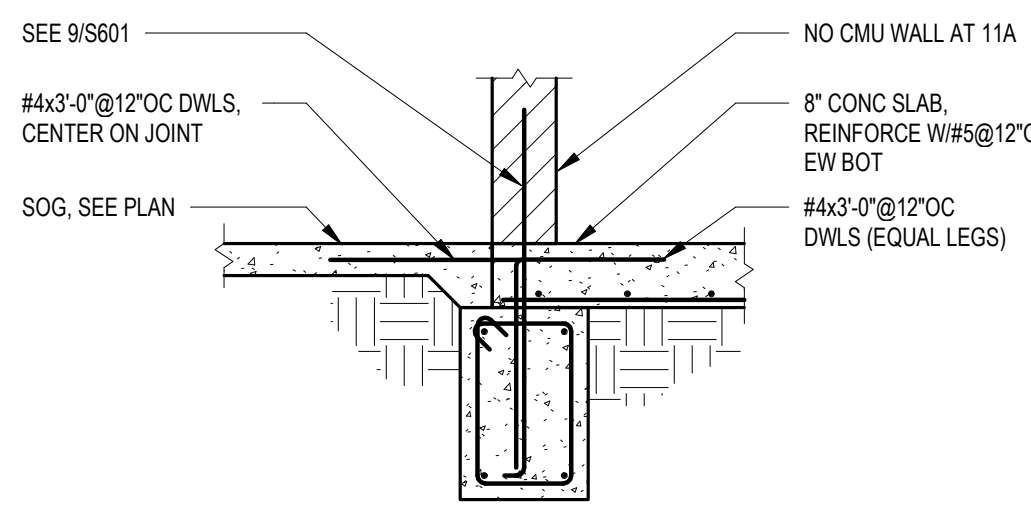
8 SECTION



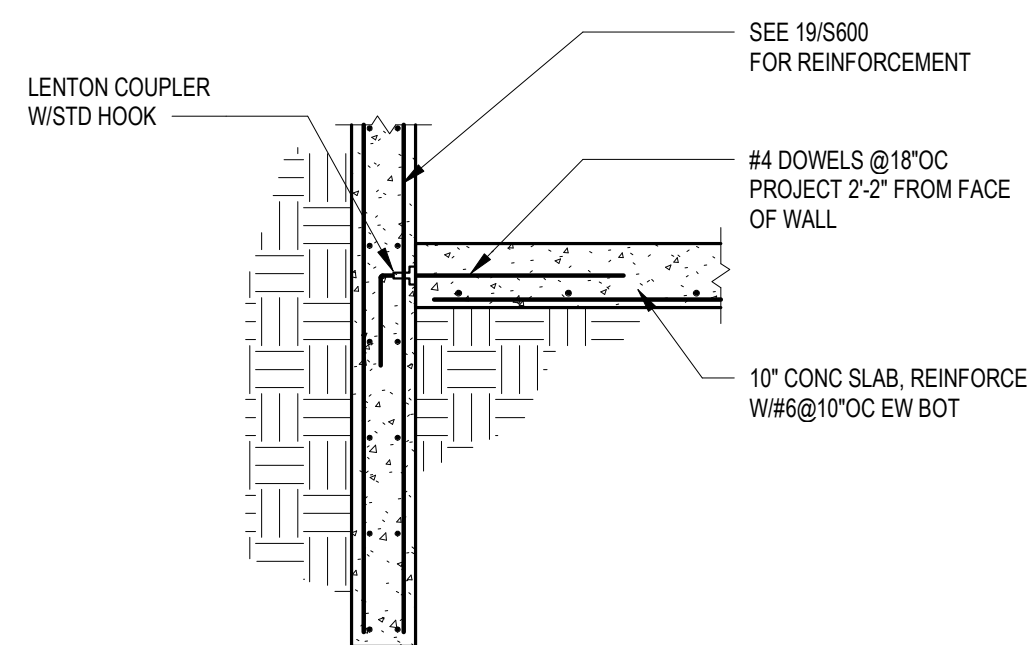
9 SECTION



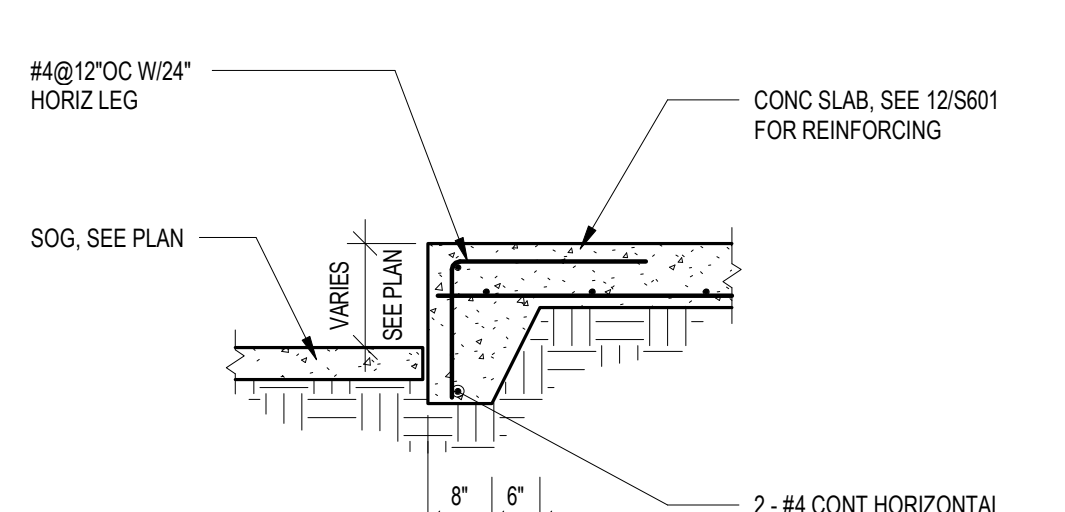
10 SECTION



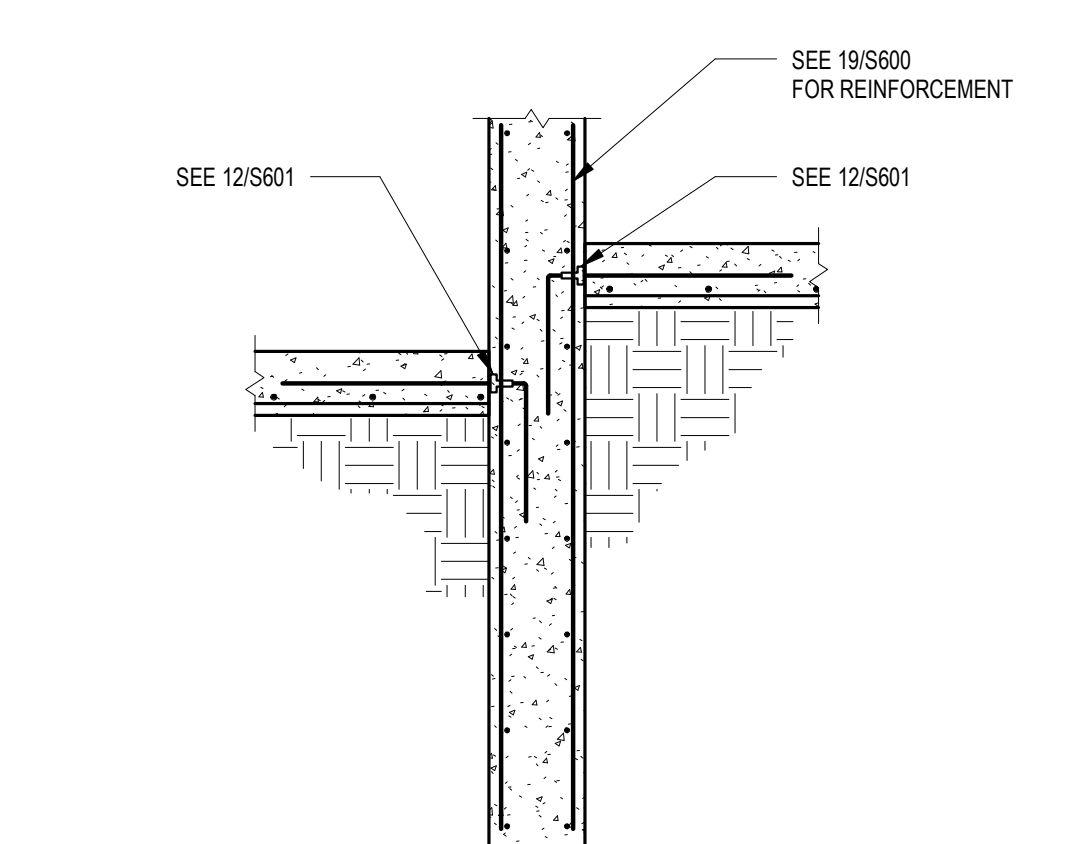
11 SECTION



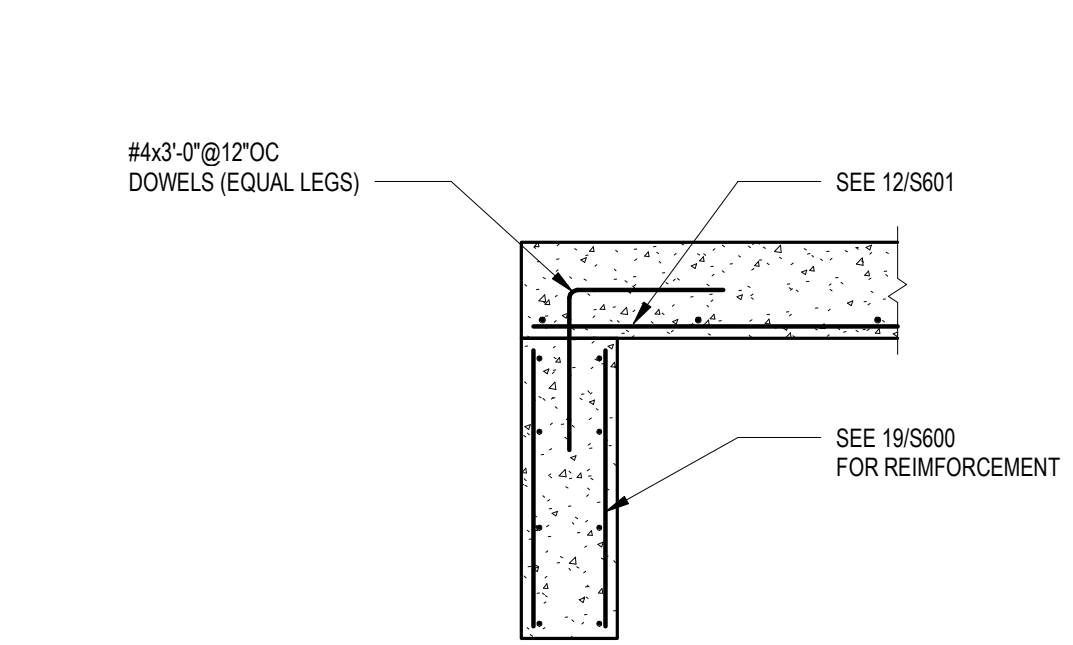
12 SECTION



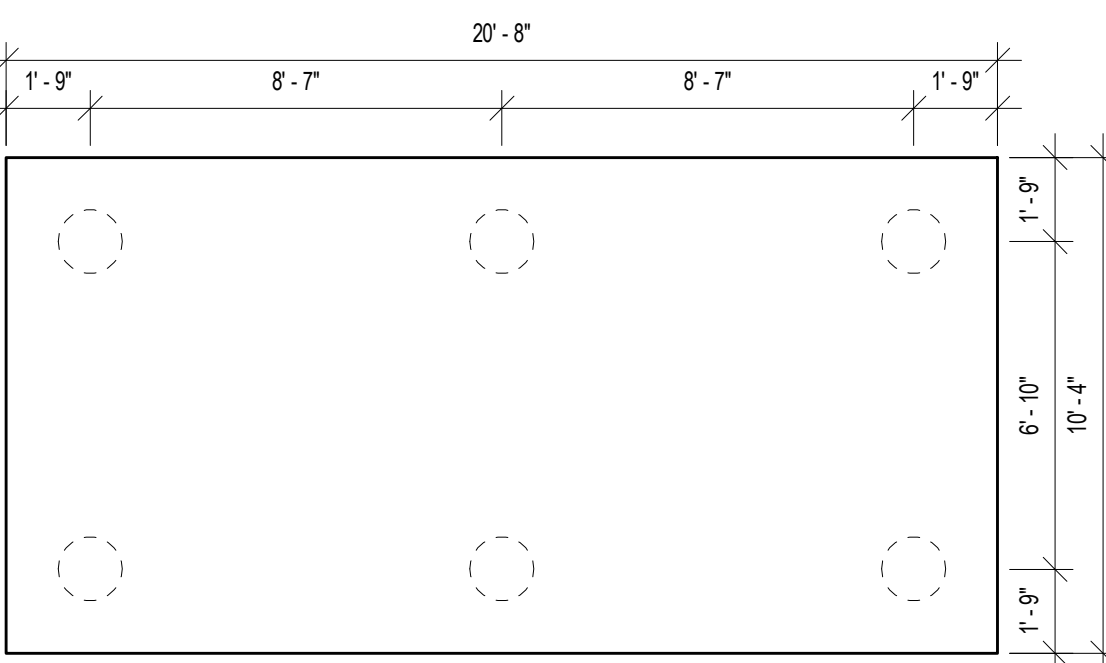
13 SECTION



14 SECTION

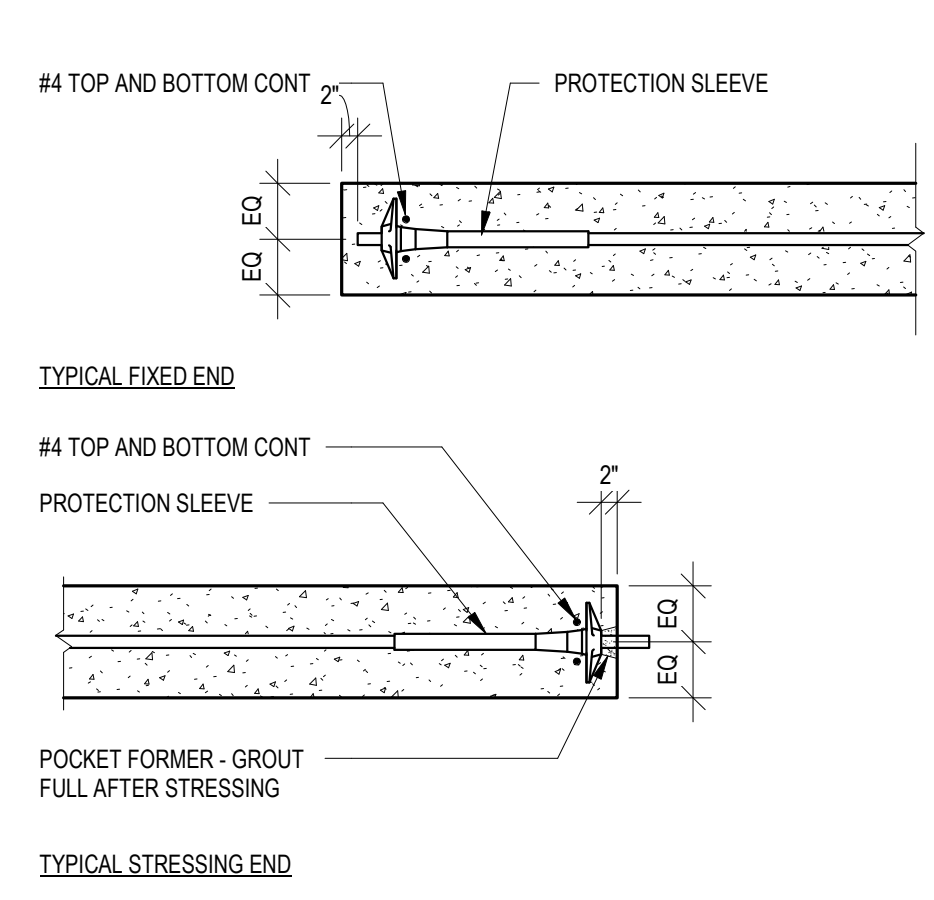


15 SECTION

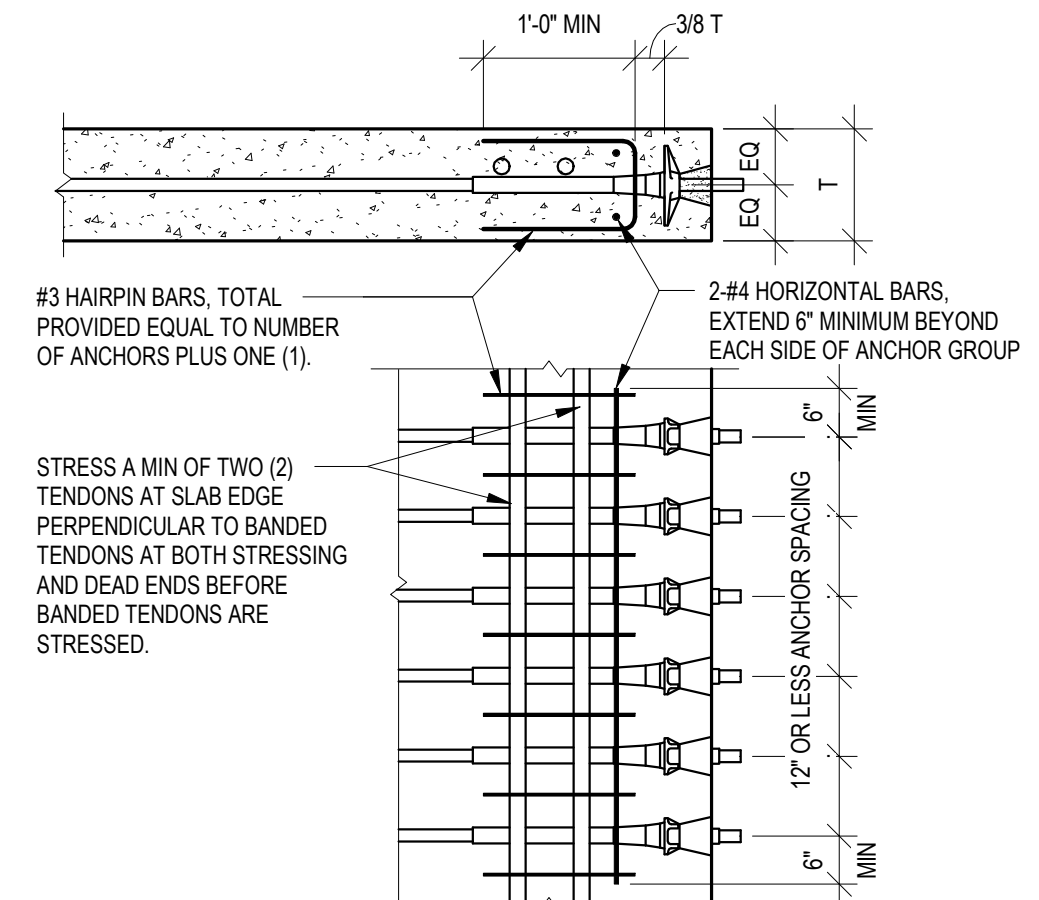


THICKNESS = 3'-4"
27-#7 BOTTOM IN SHORT DIRECTION
14-#7 BOTTOM IN LONG DIRECTION
SEE SECTION 1/S601 FOR PILE DETAIL

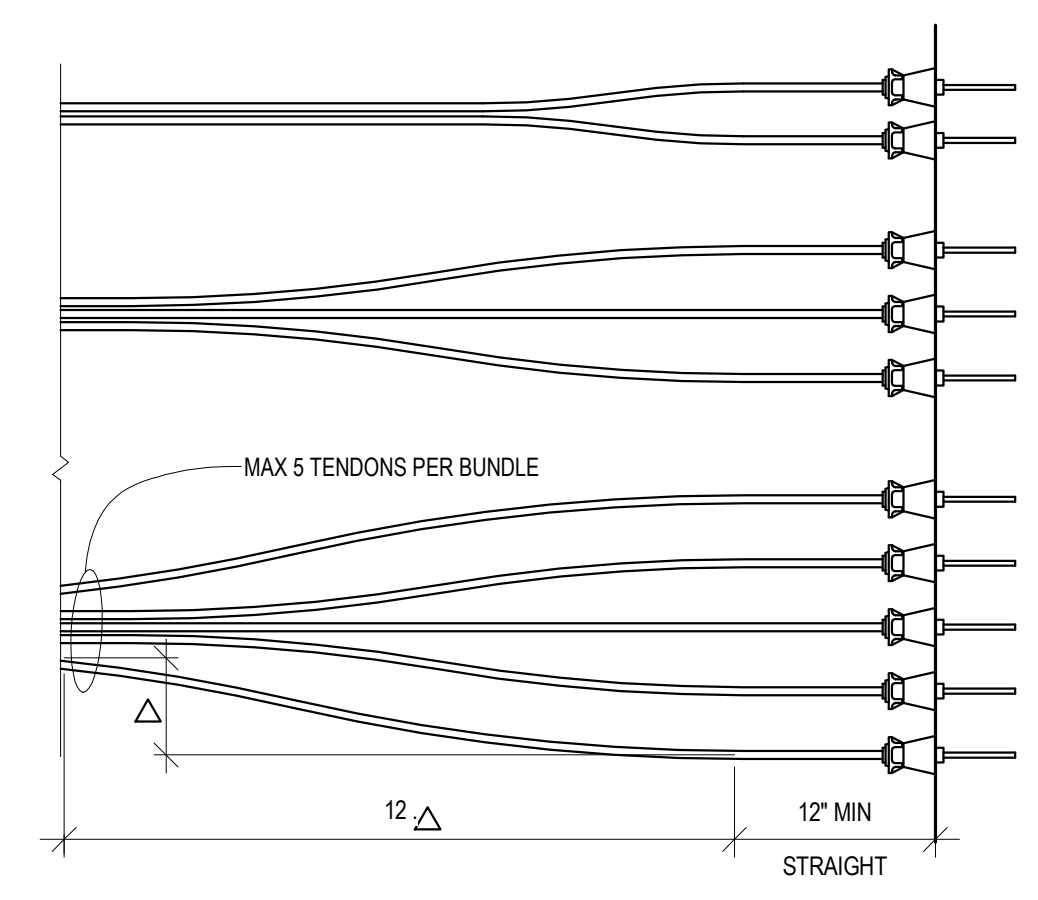
16 SECTION



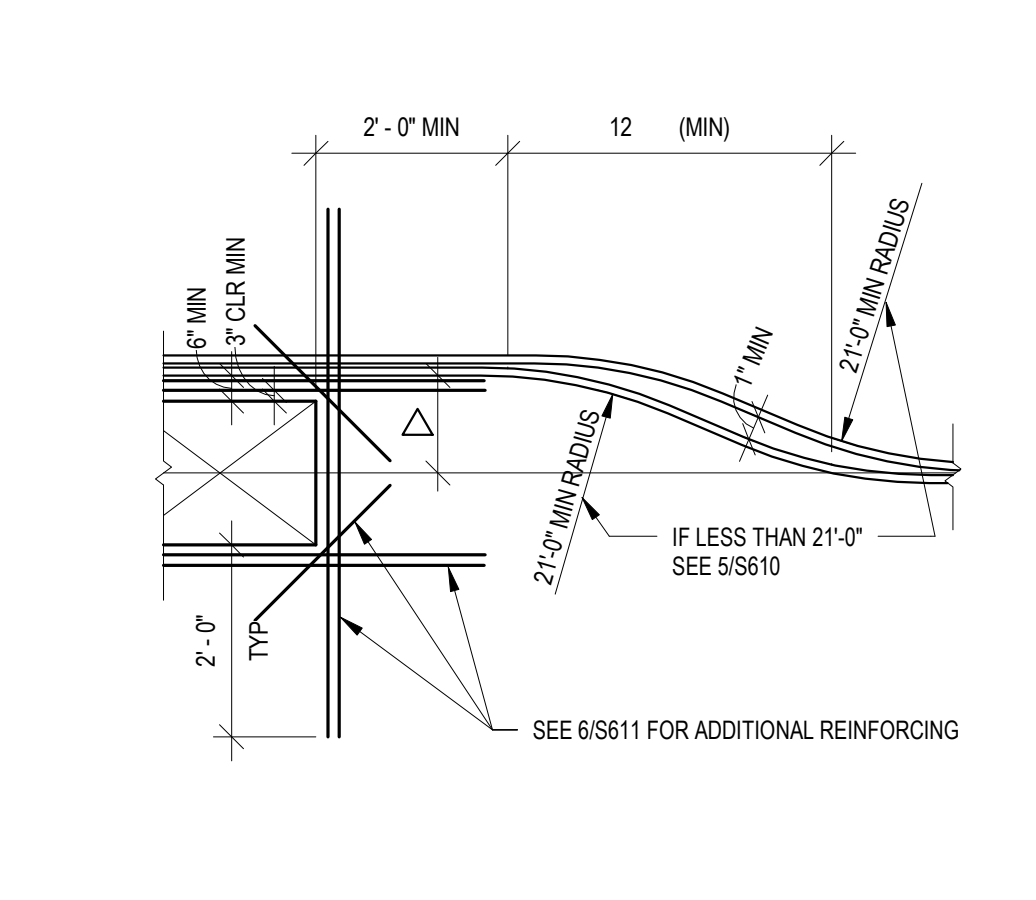
1 SECTION



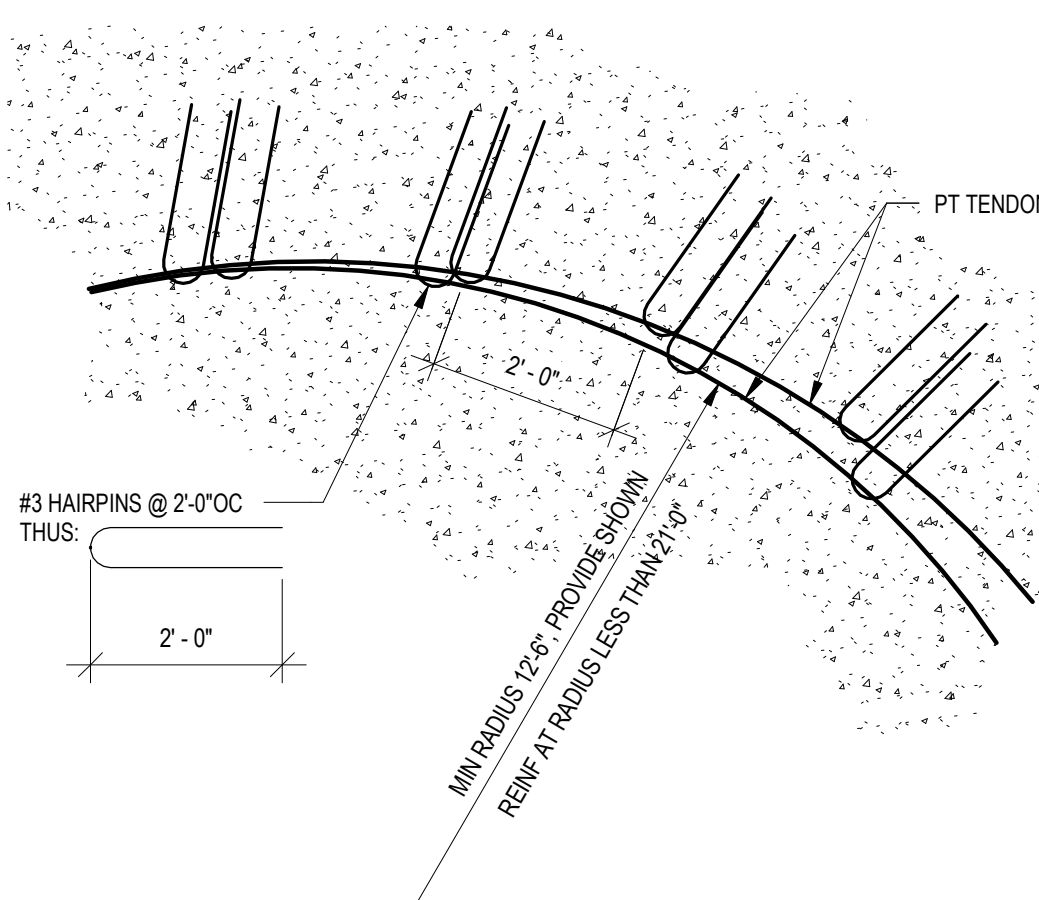
2 DETAIL



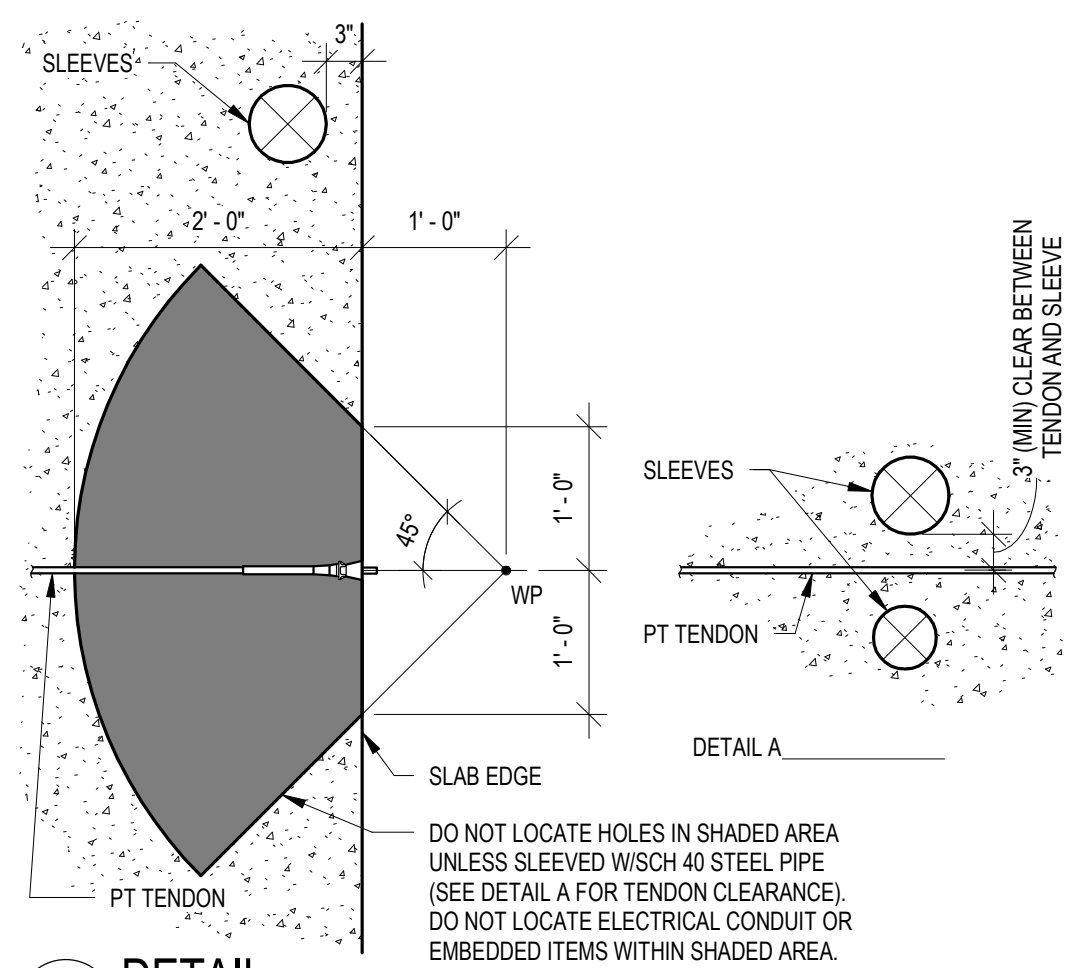
3 DETAIL



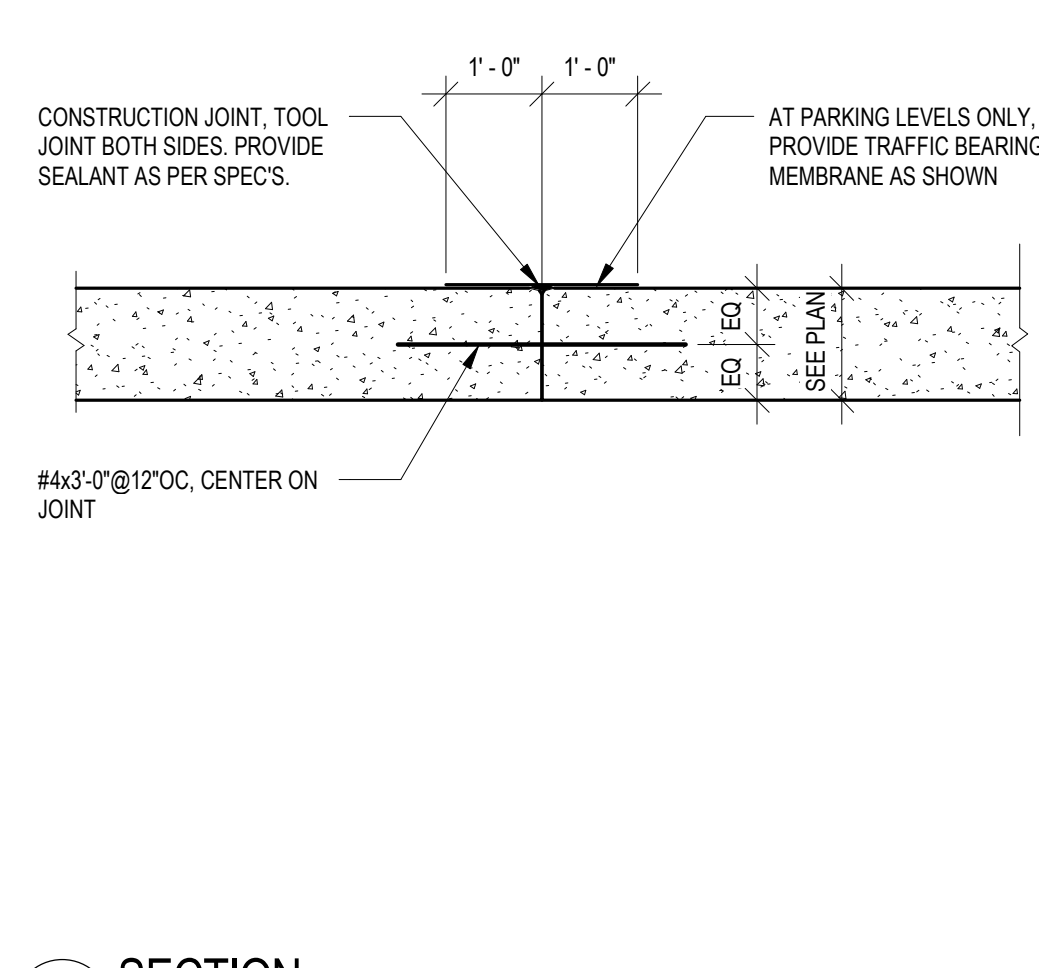
4 DETAIL



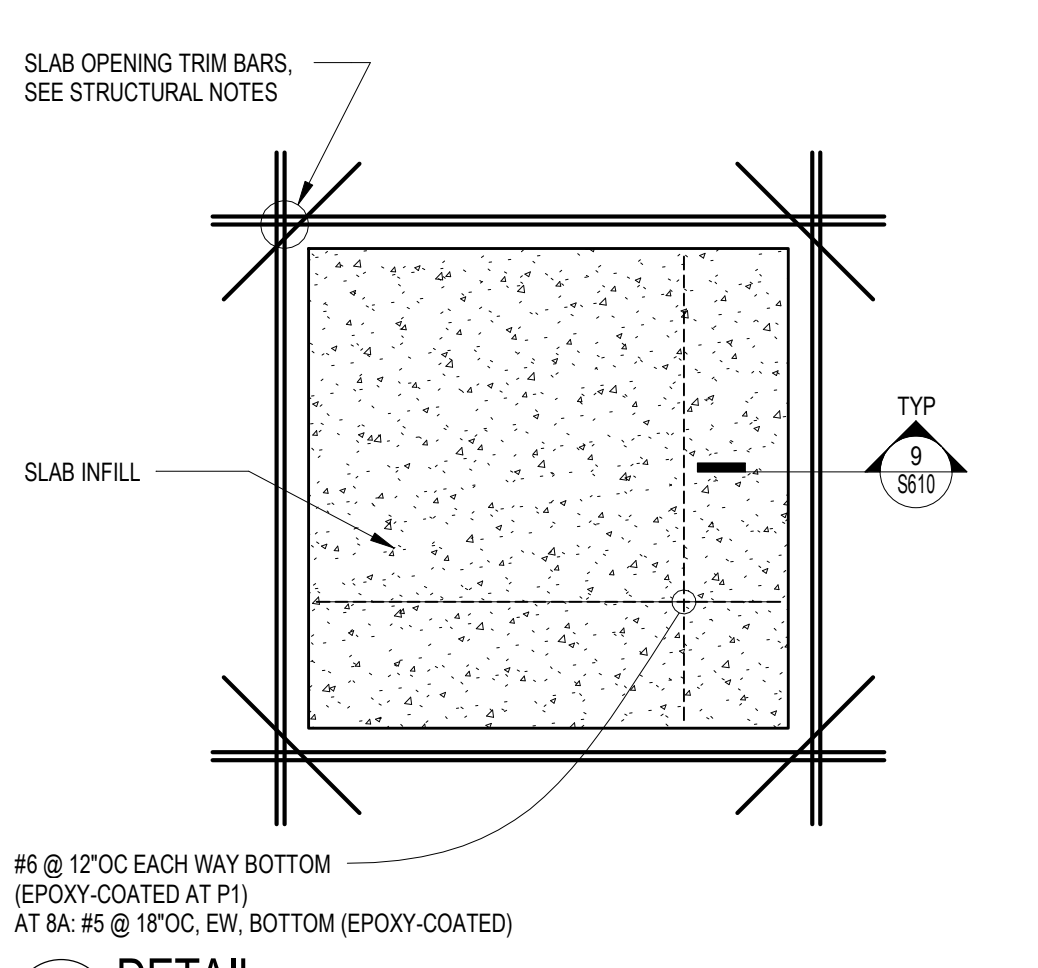
5 DETAIL



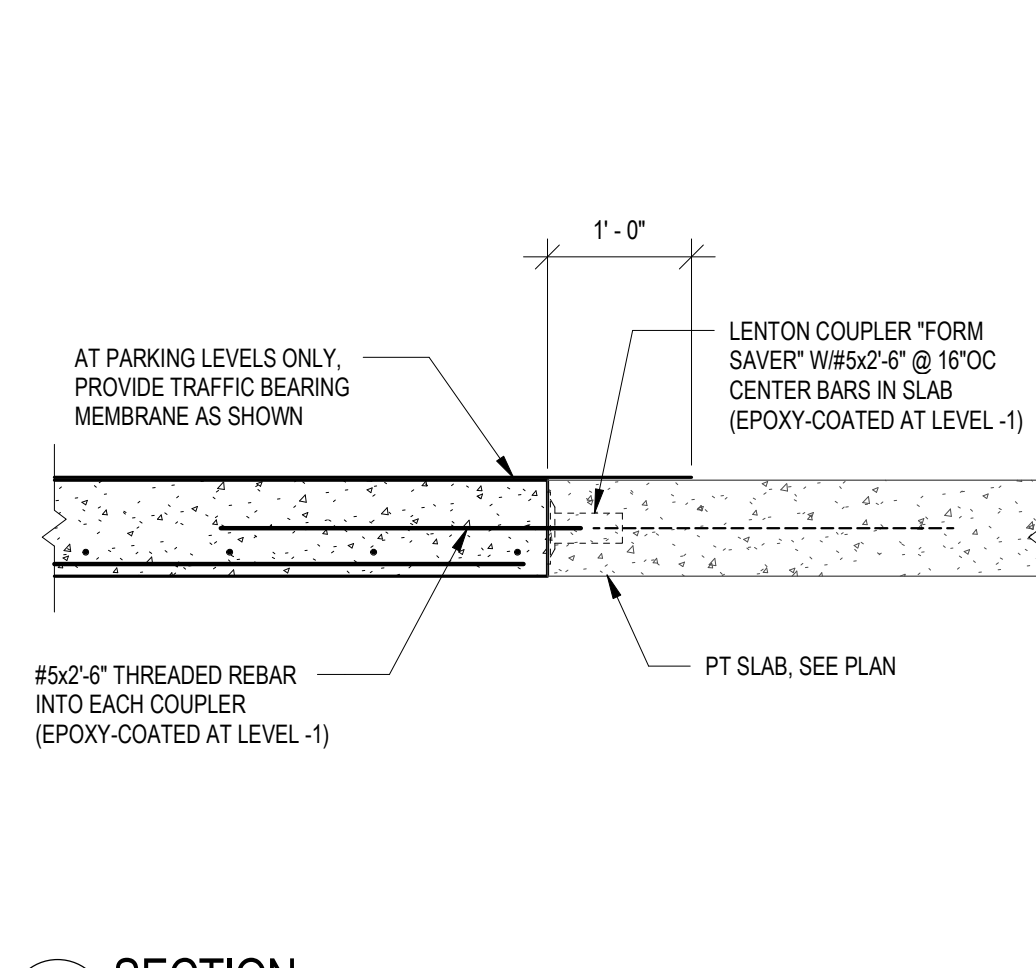
6 DETAIL



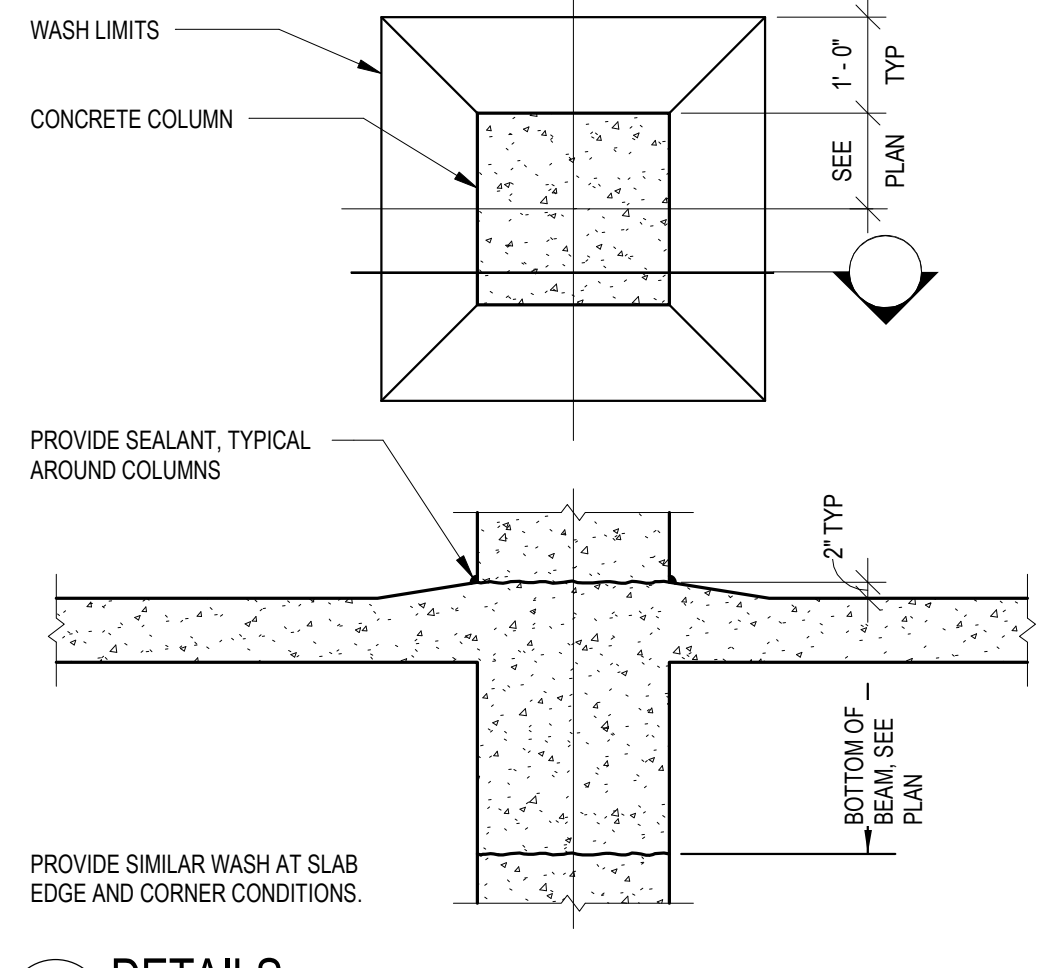
7 SECTION



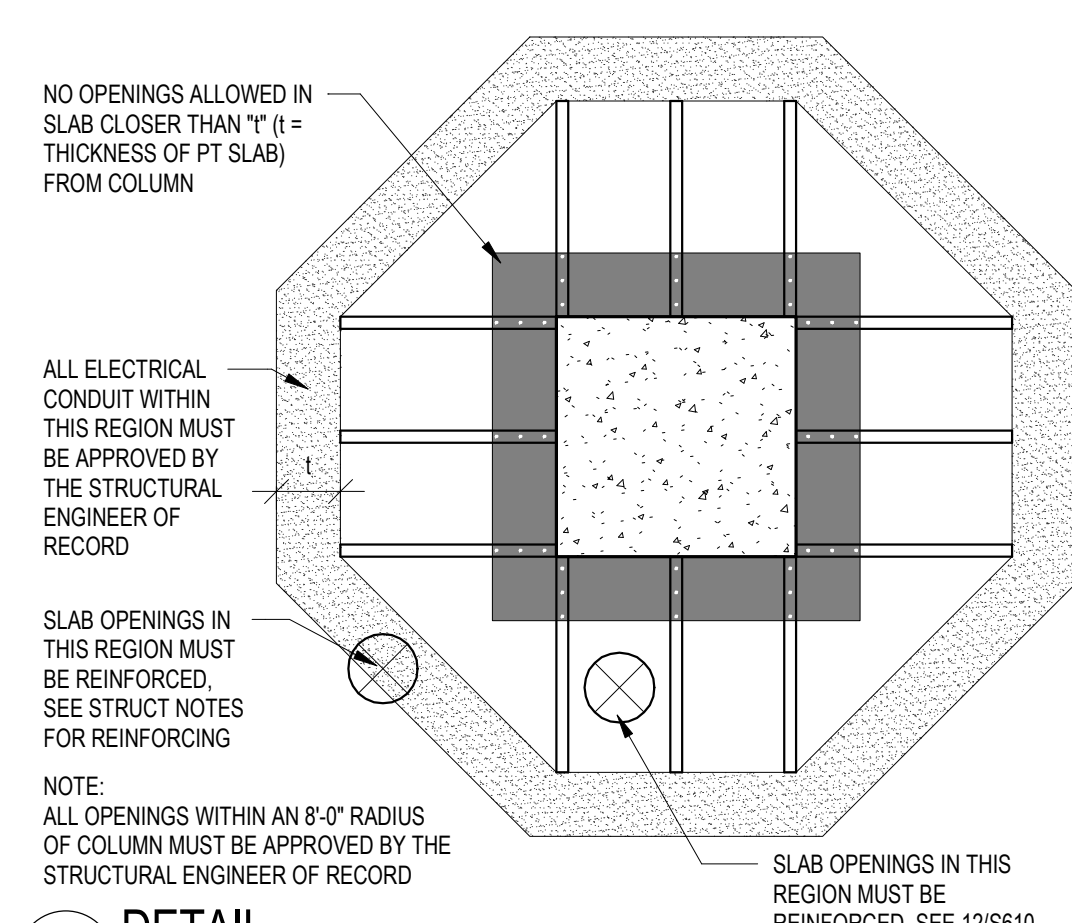
8 DETAIL



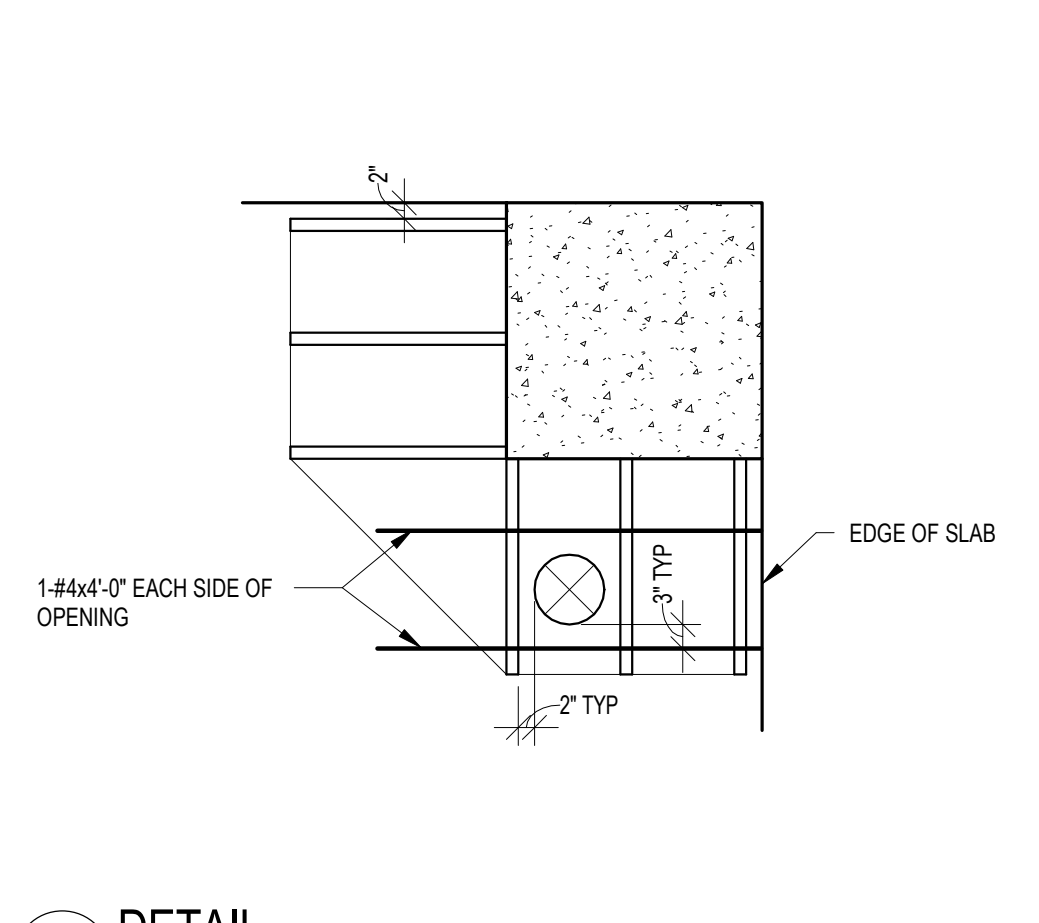
9 SECTION



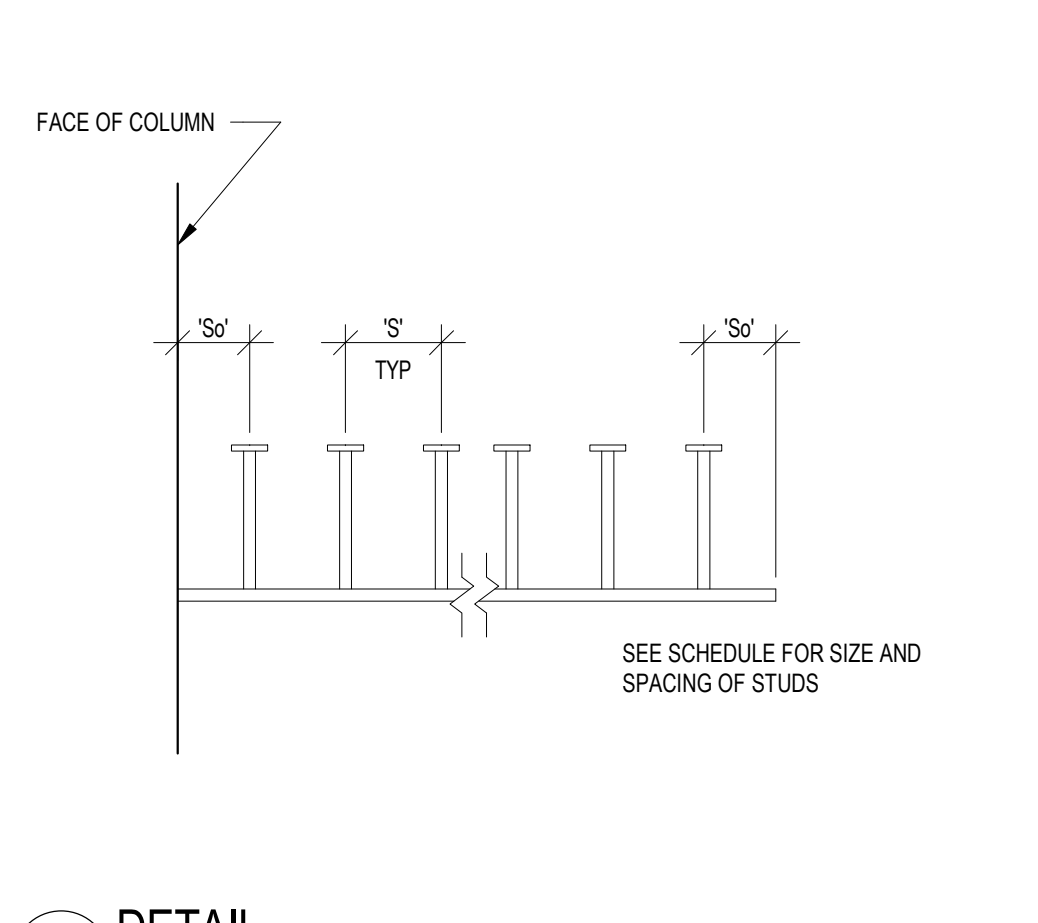
10 DETAILS



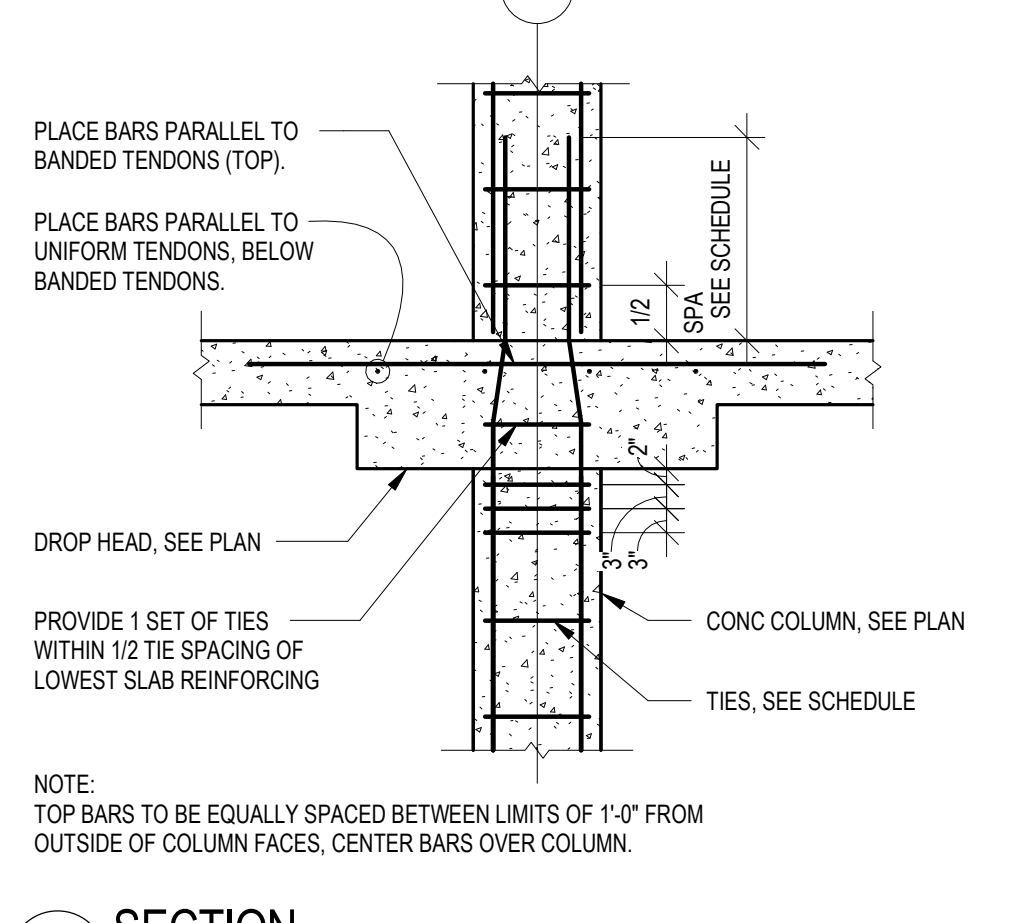
11 DETAIL



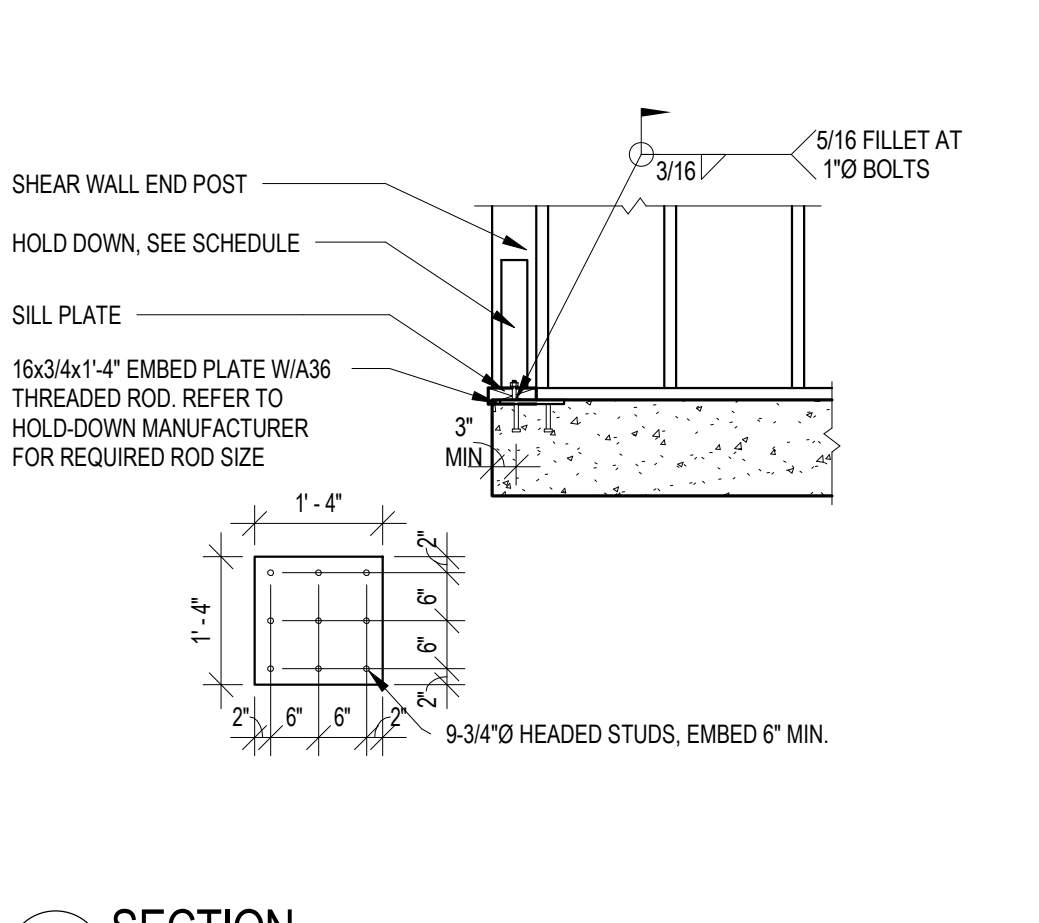
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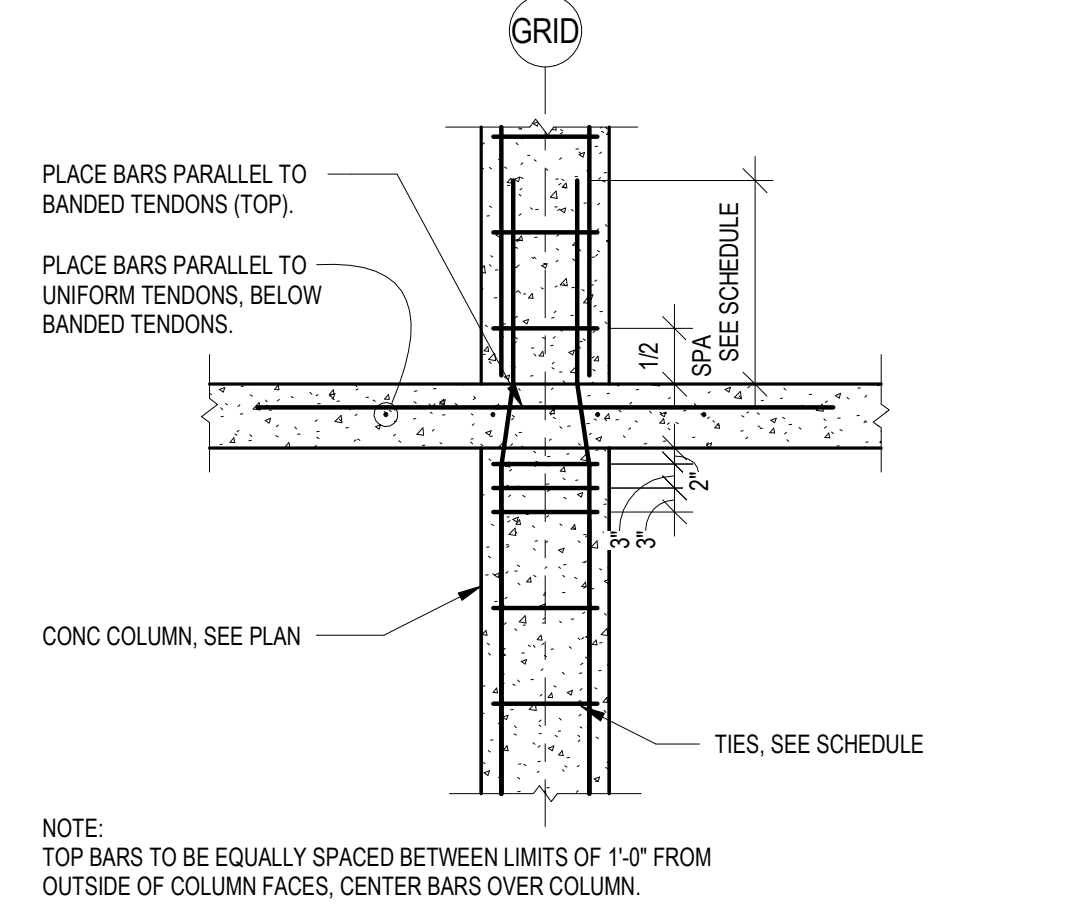
13 DETAIL



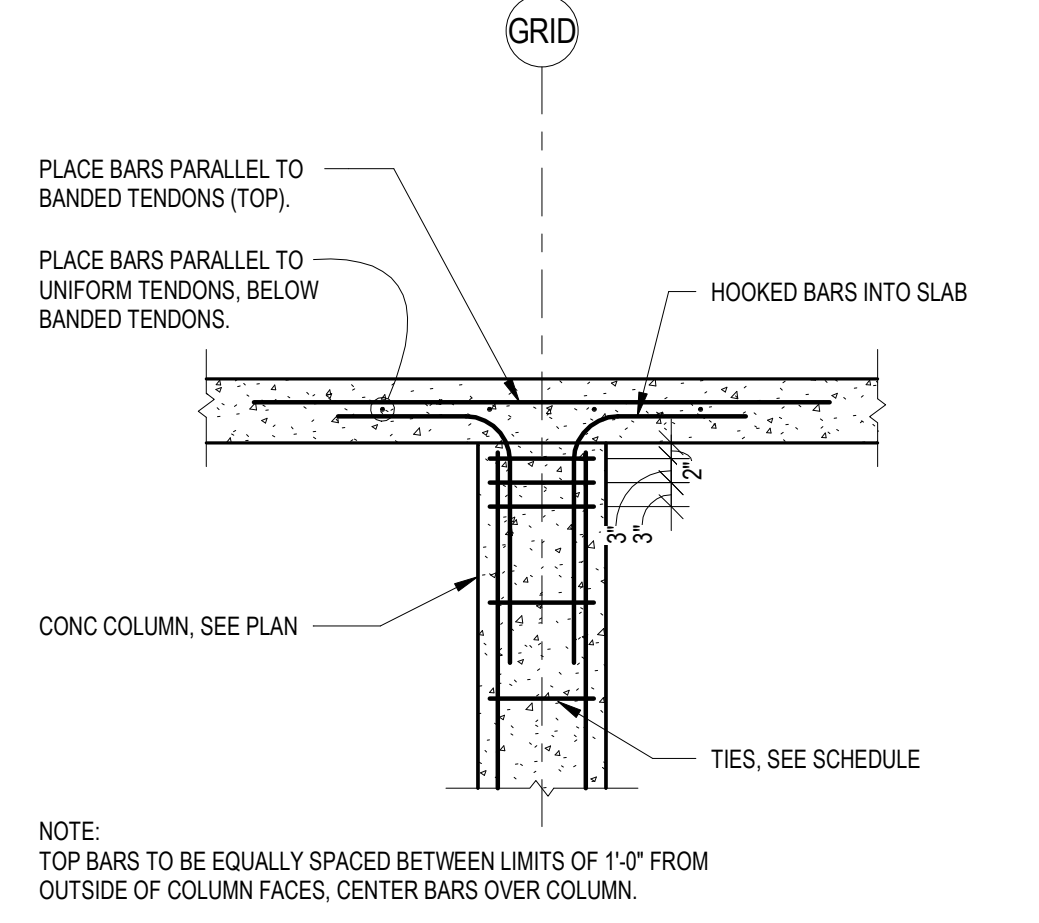
14 SECTION



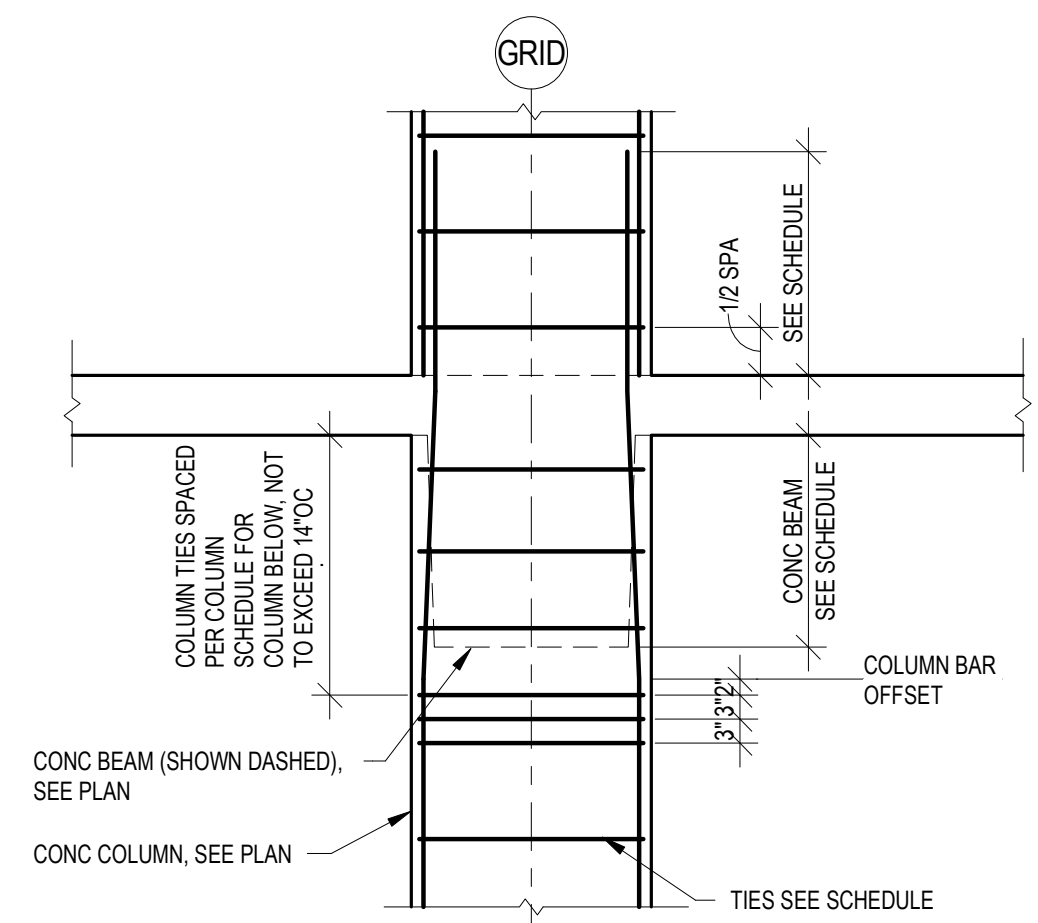
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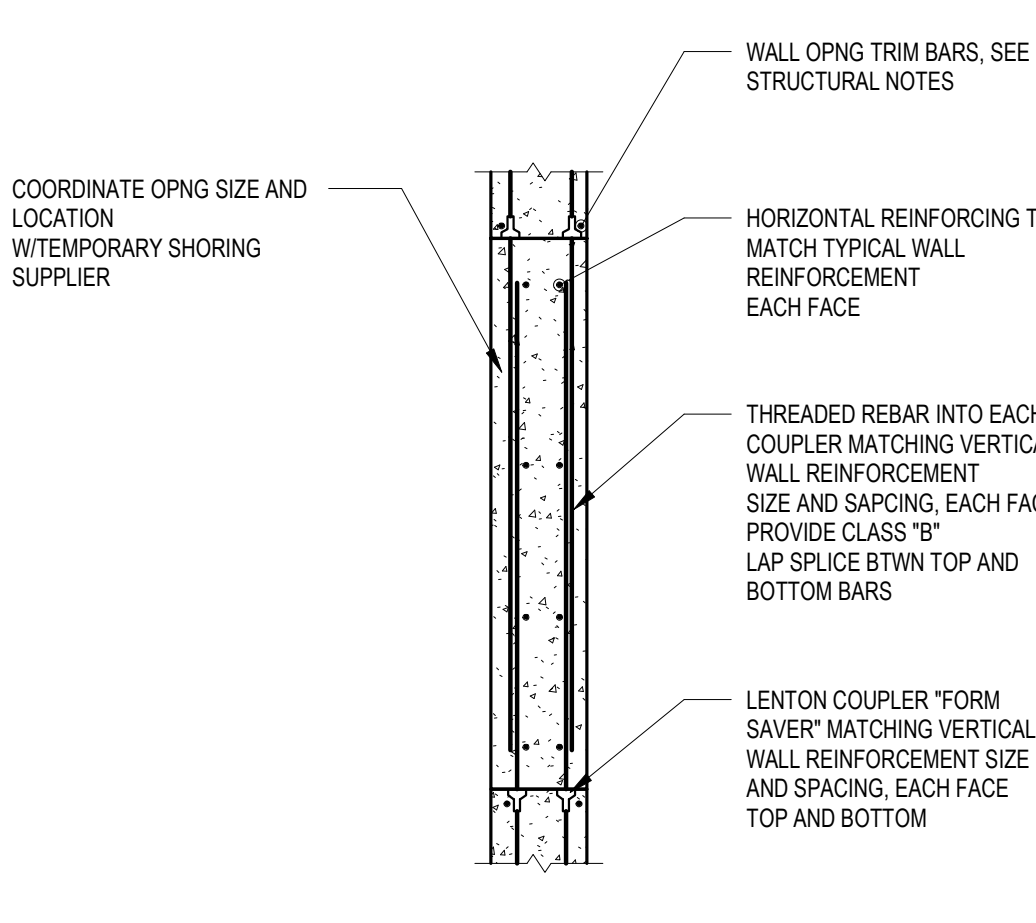
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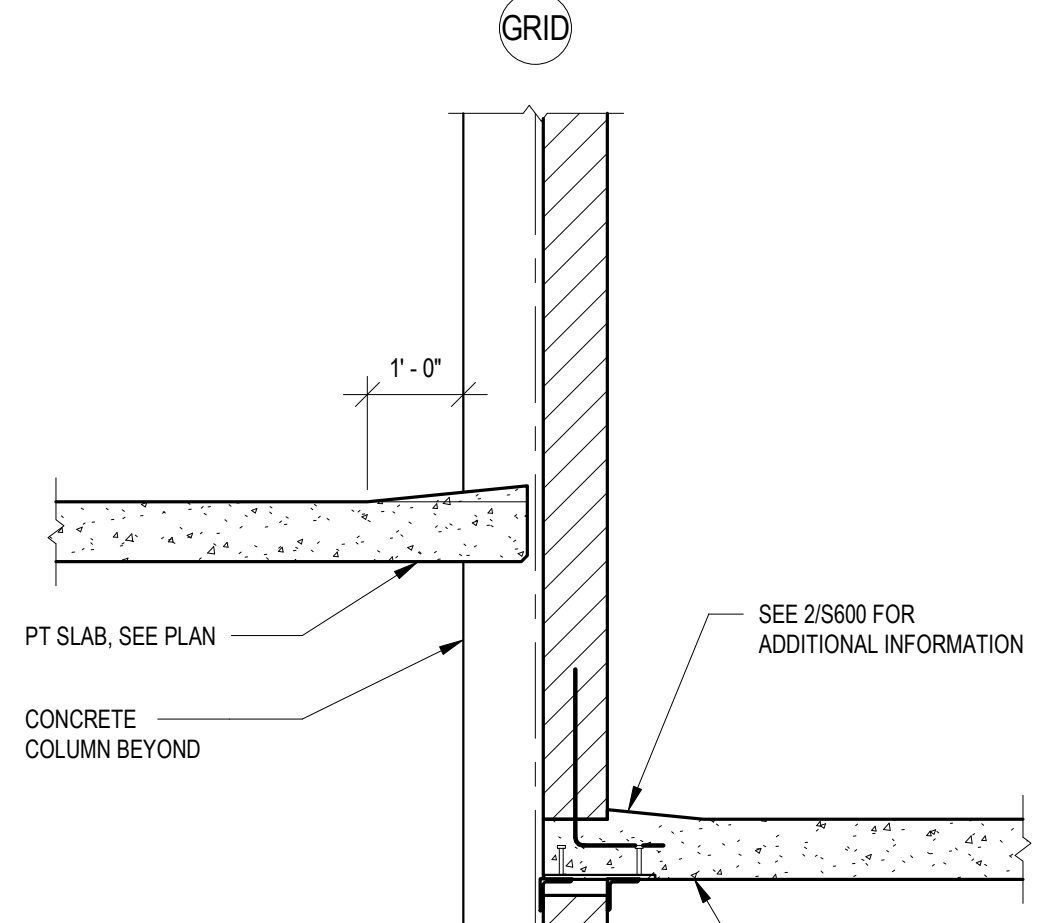
17 SECTION



18 SECTION



19 SECTION



20 SECTION

KW kaas wilson architects
1301 American Blvd. East, Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55426-2618
Phone: (763) 843-0420
Fax: (763) 843-0421
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BKBM Job No. 16328.00

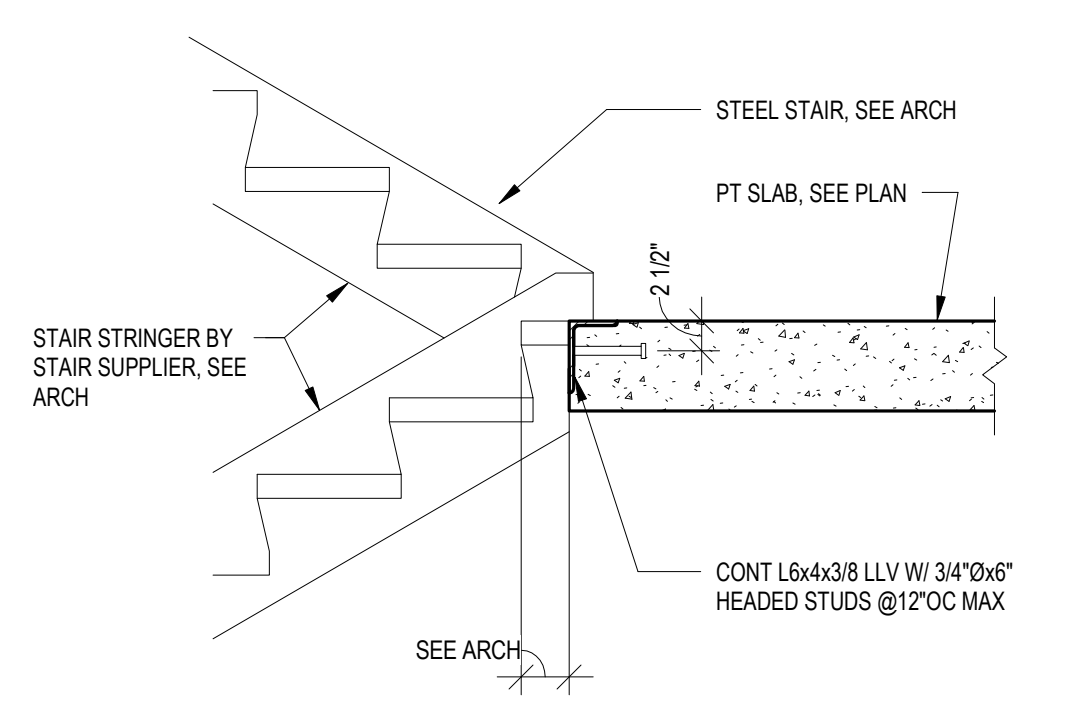
Oaks Union Depot Apartments
240 4th St E
Saint Paul MN 55101-1401
240 4th Street East, St. Paul, Minnesota

| | |
|--|----------------|
| Project Number | 16328 |
| Date | 9-30-2016 |
| Drawn By | CJK |
| Checked By | TRF |
| I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. | |
| ANTHONY R. FOGGIA | REG. NO. 48232 |

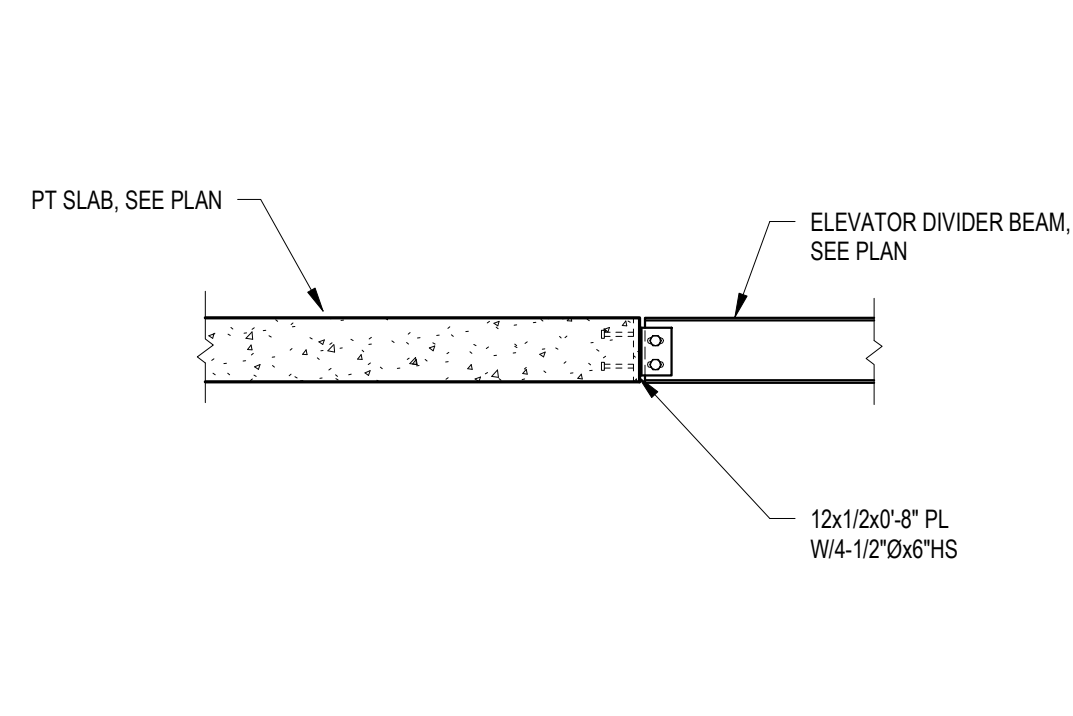
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| Date | |
| Revision | |
| Rev. No. | |
| SECTIONS AND DETAILS | |
| S610 | |

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| Checked By | TRF |
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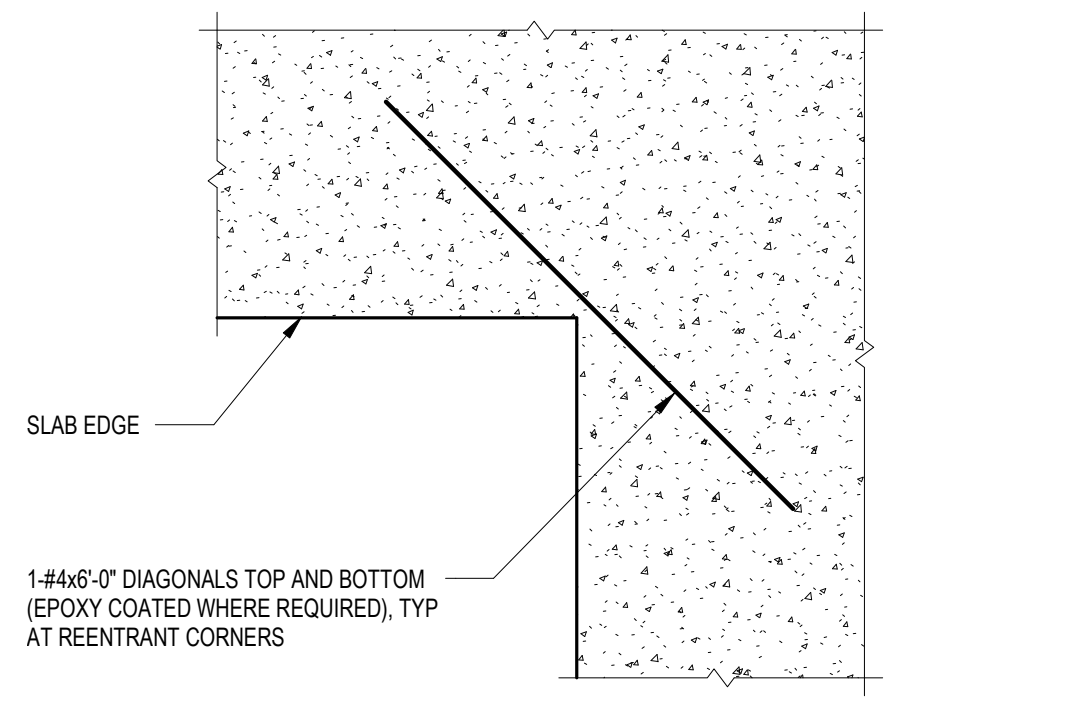
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|-----------------------------|--|
| Date | |
| Revision | |
| Rev. No. | |
| SECTIONS AND DETAILS | |



1 SECTION

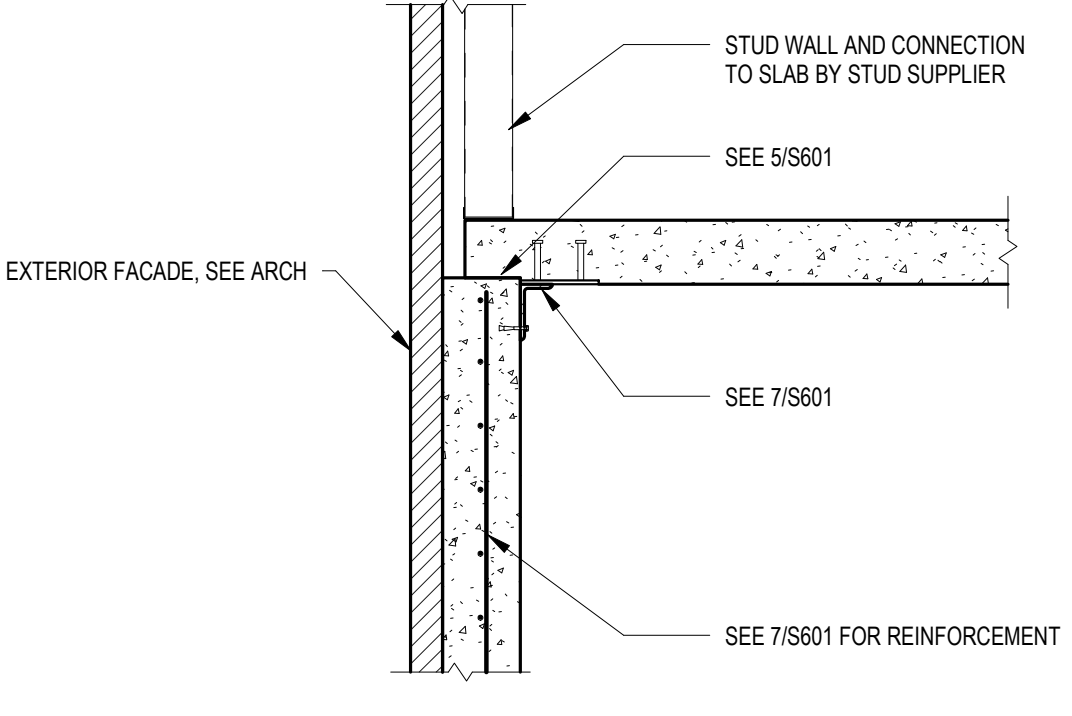


2 SECTION

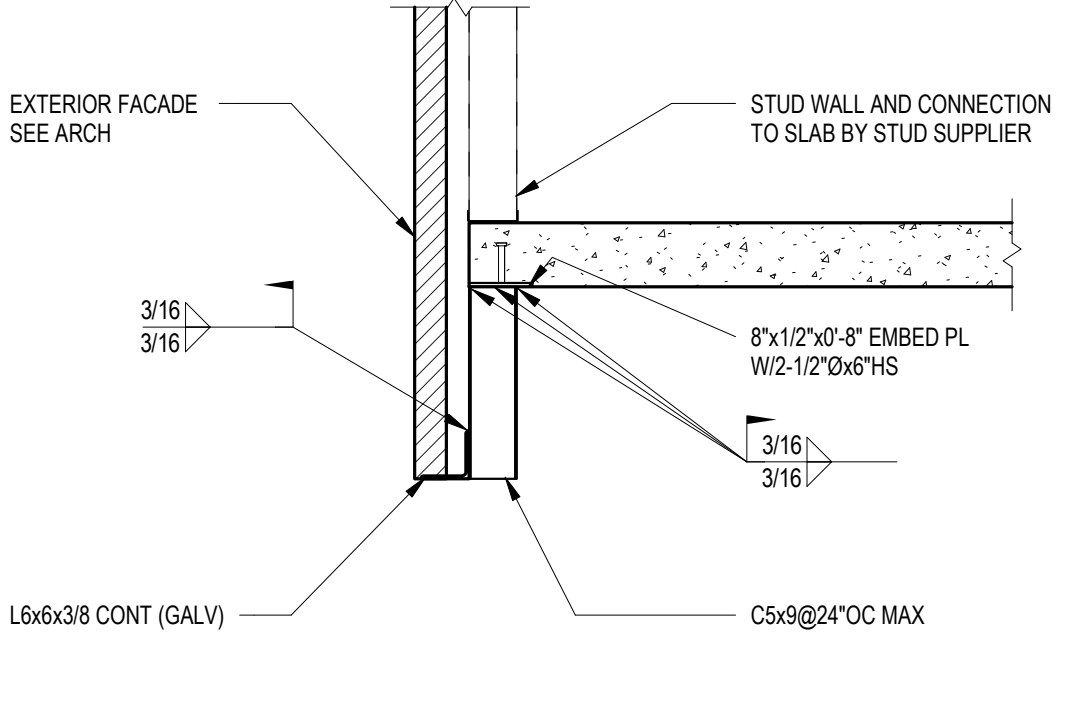


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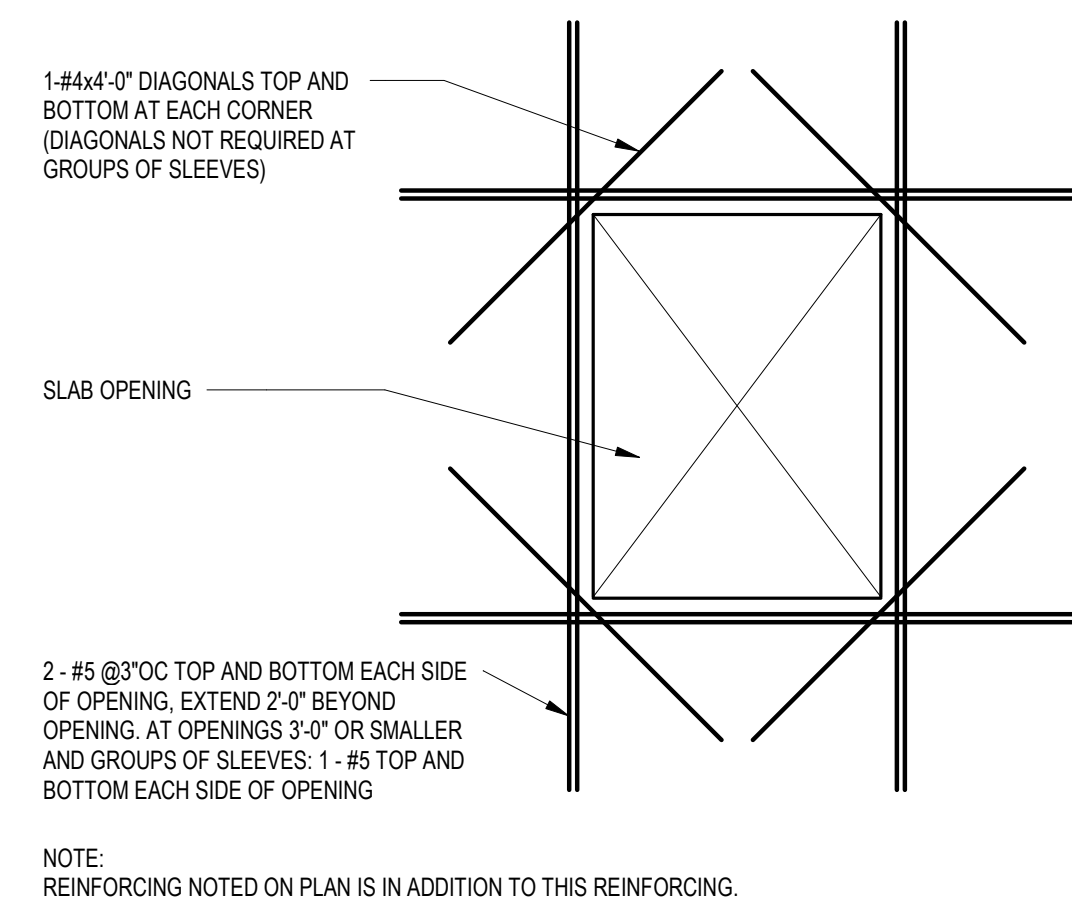
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4 SECTION

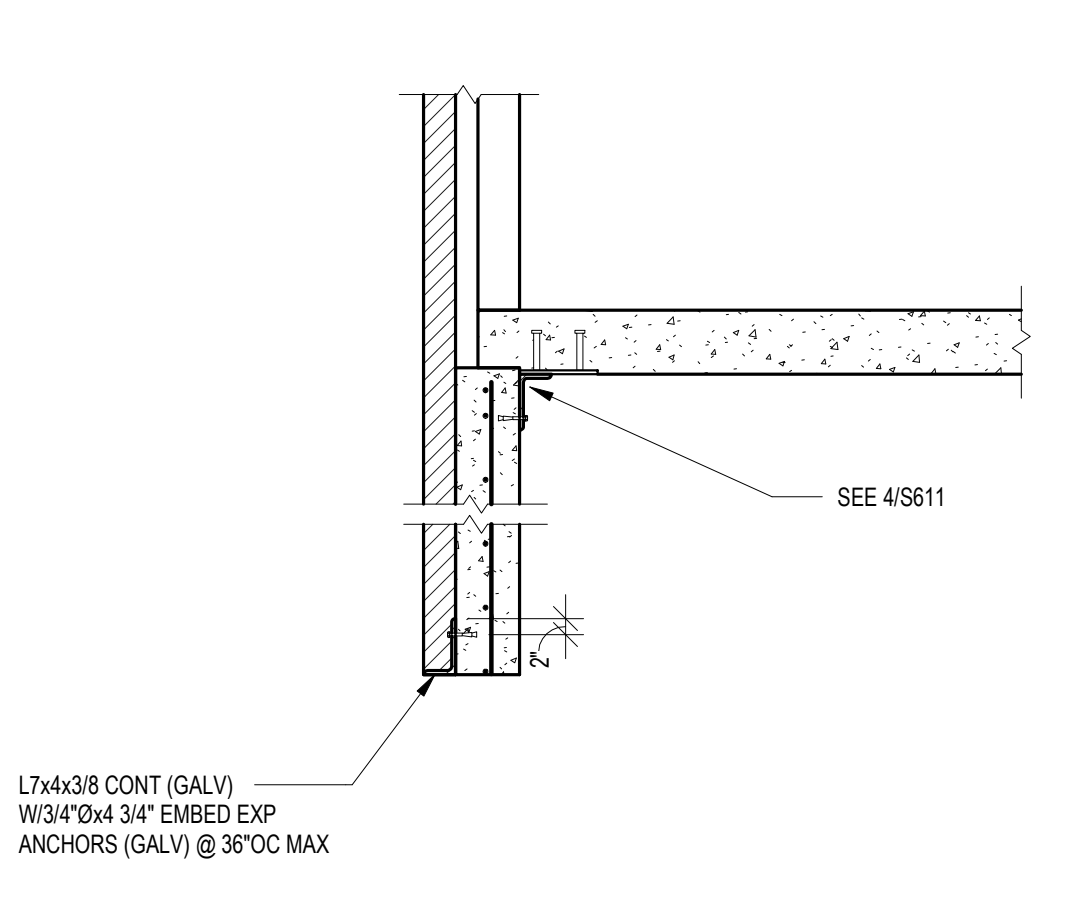


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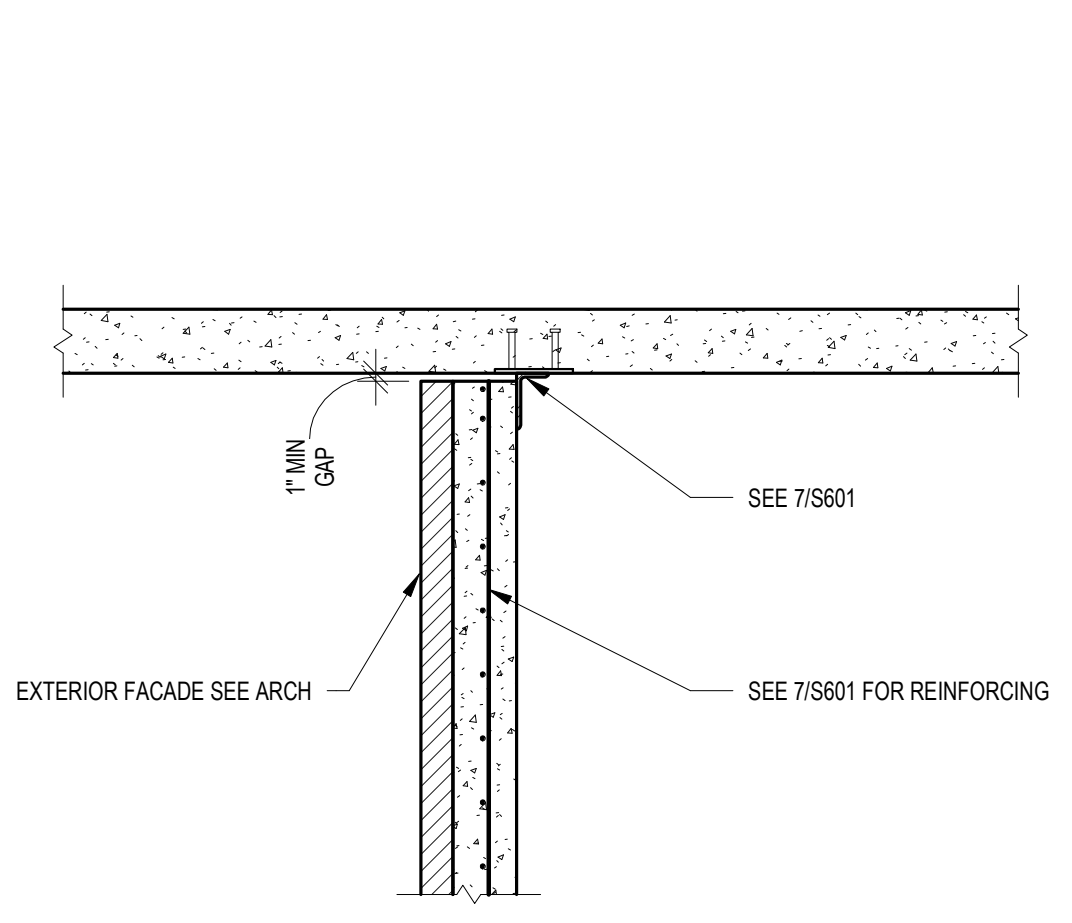


6 DETAIL

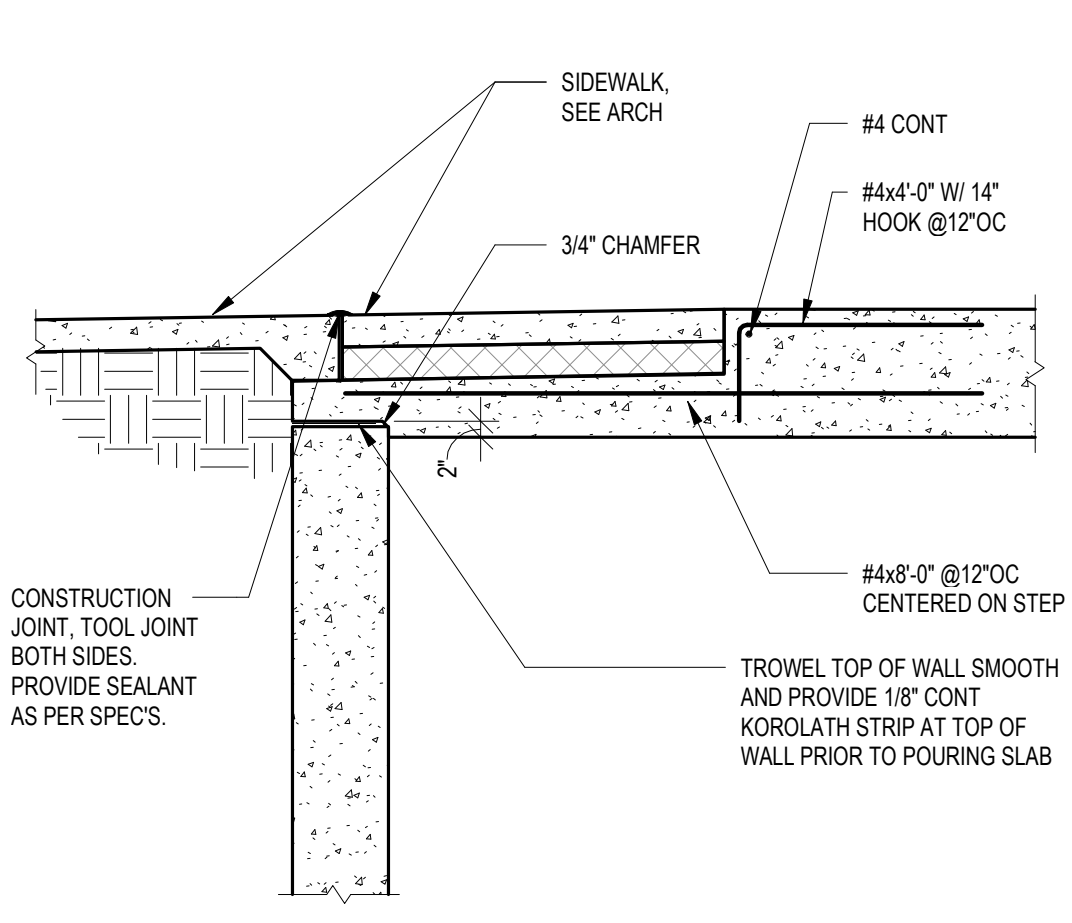
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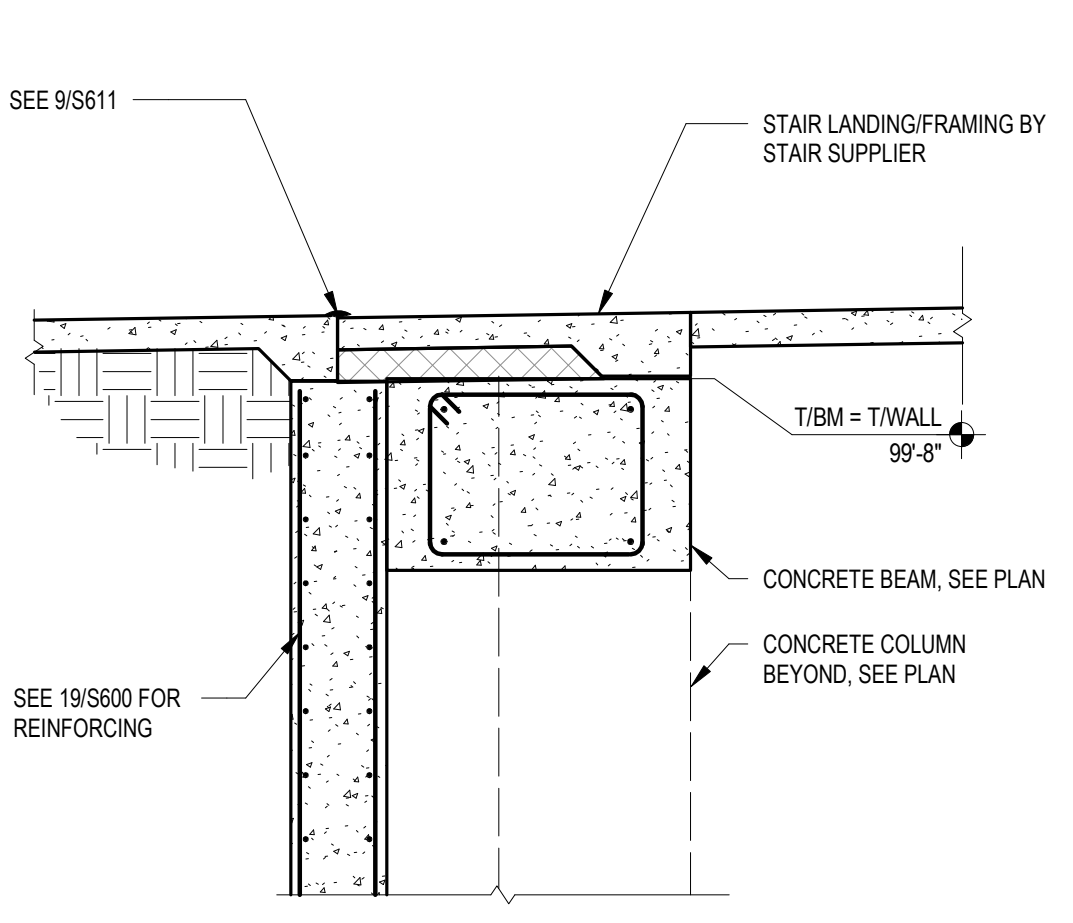
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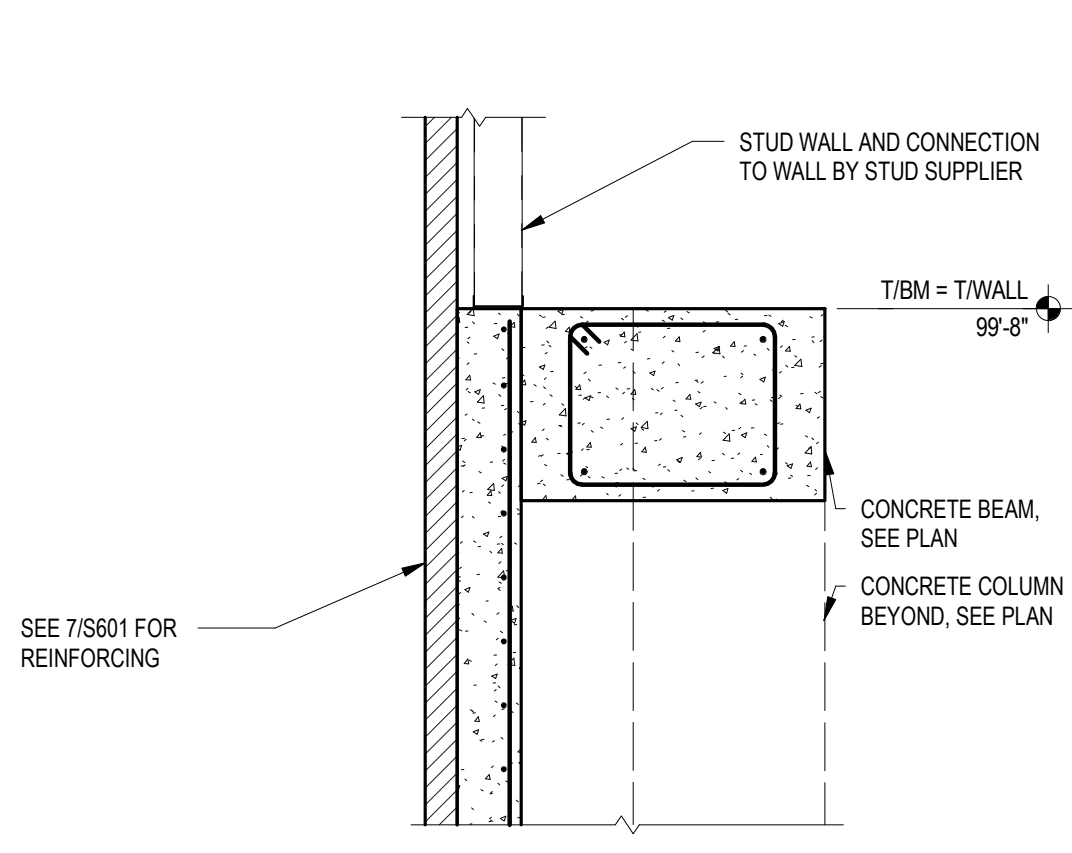
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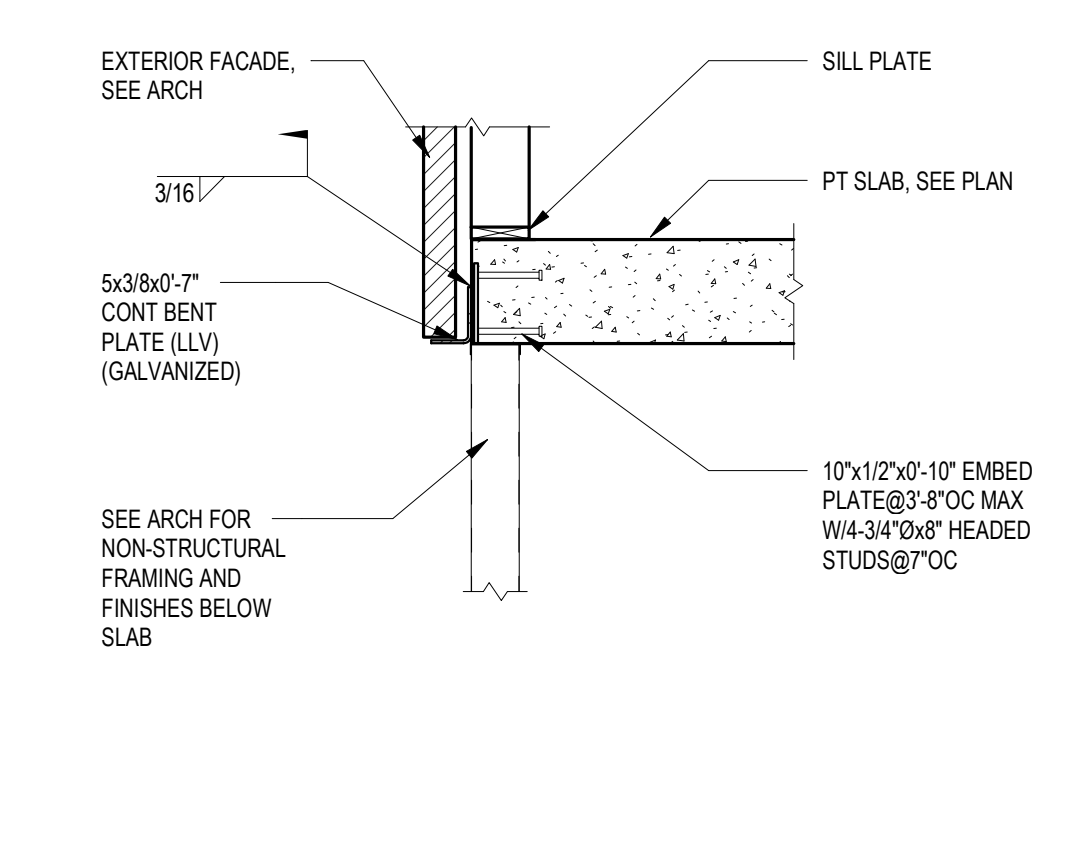
9 SECTION



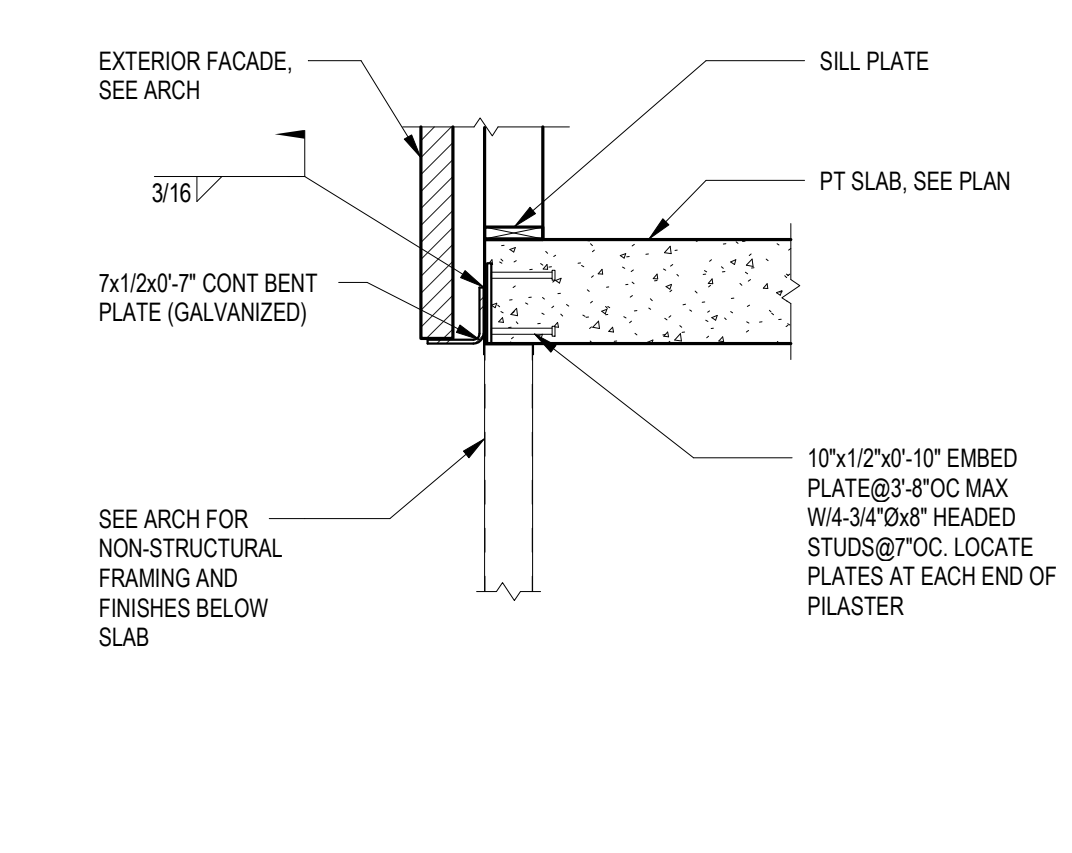
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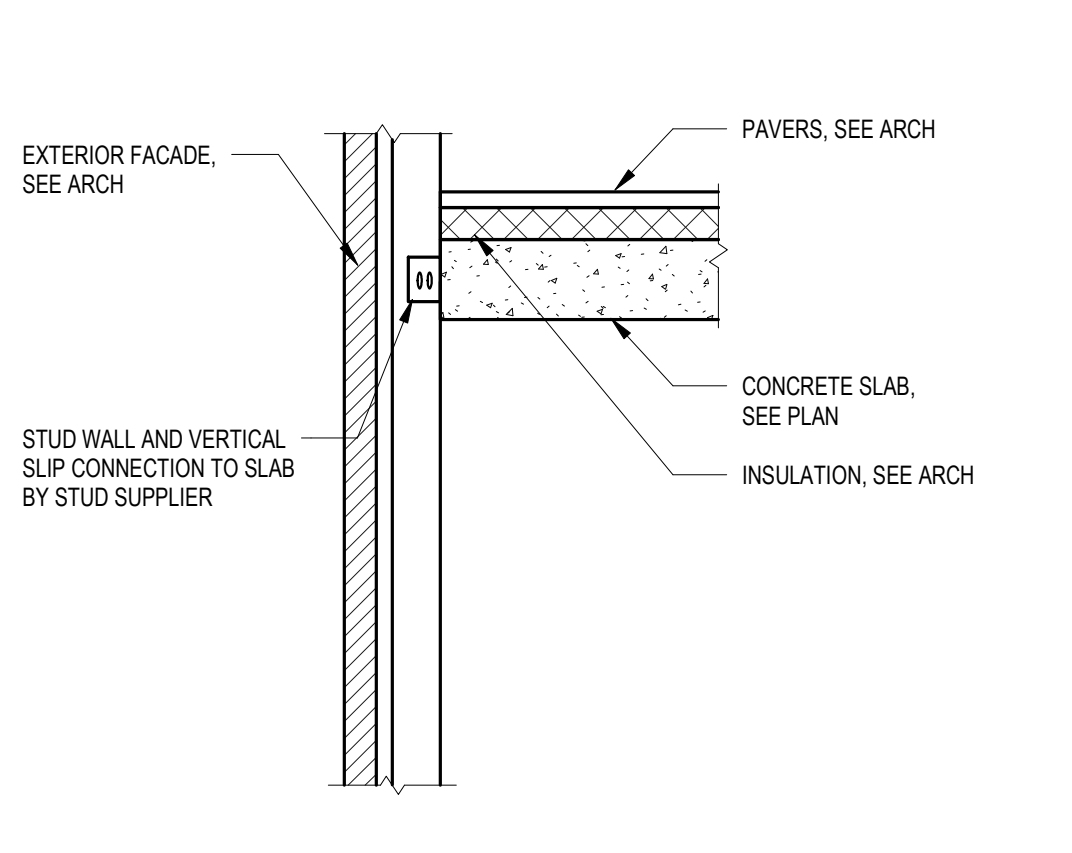
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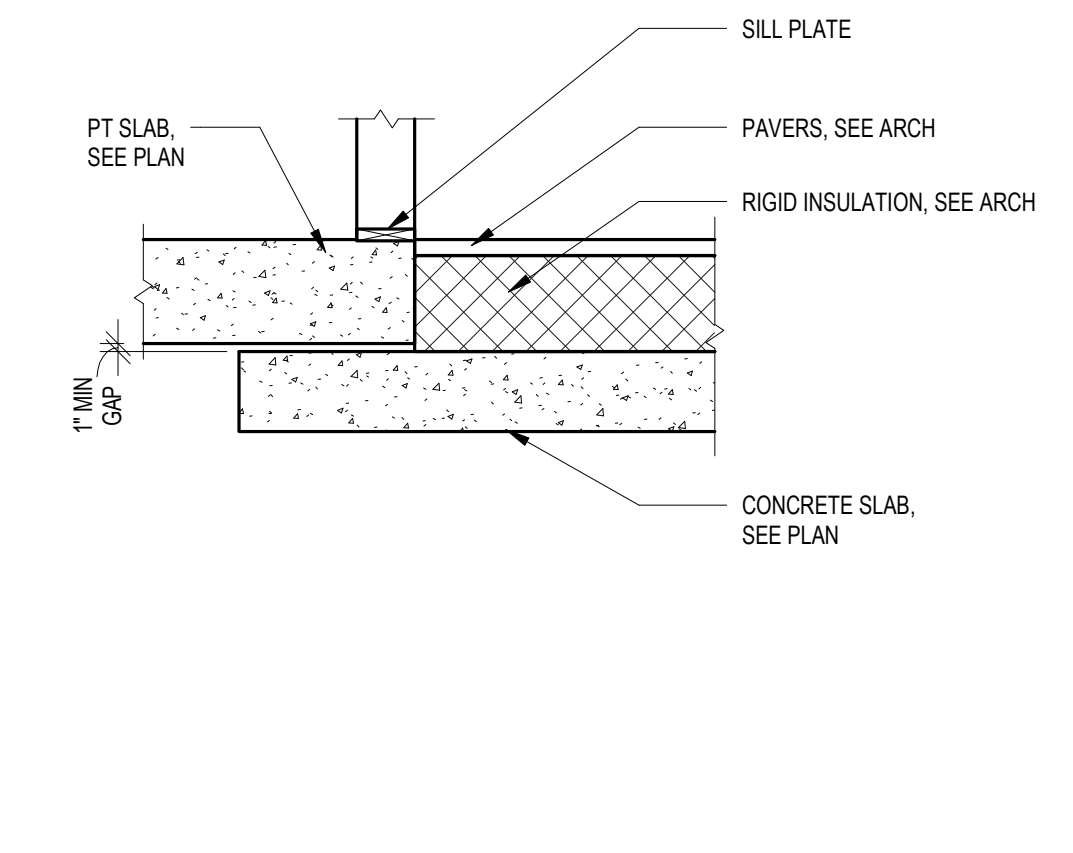
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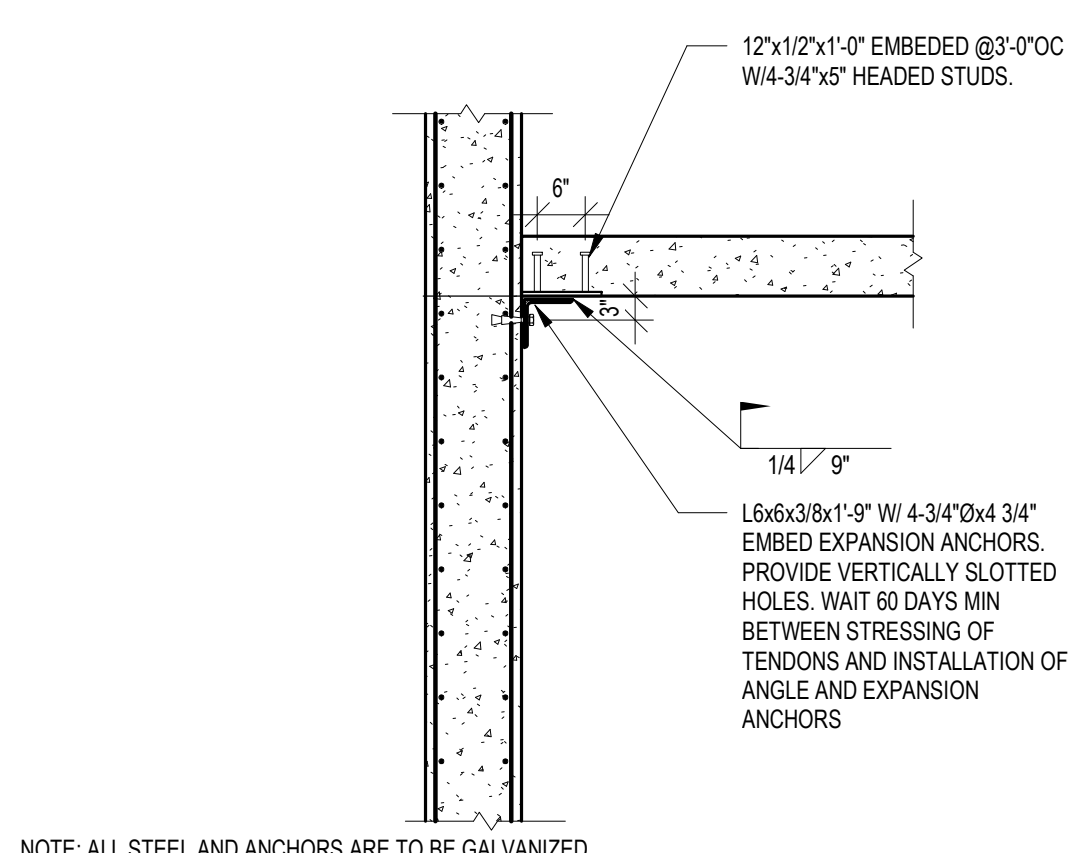
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14 SECTION



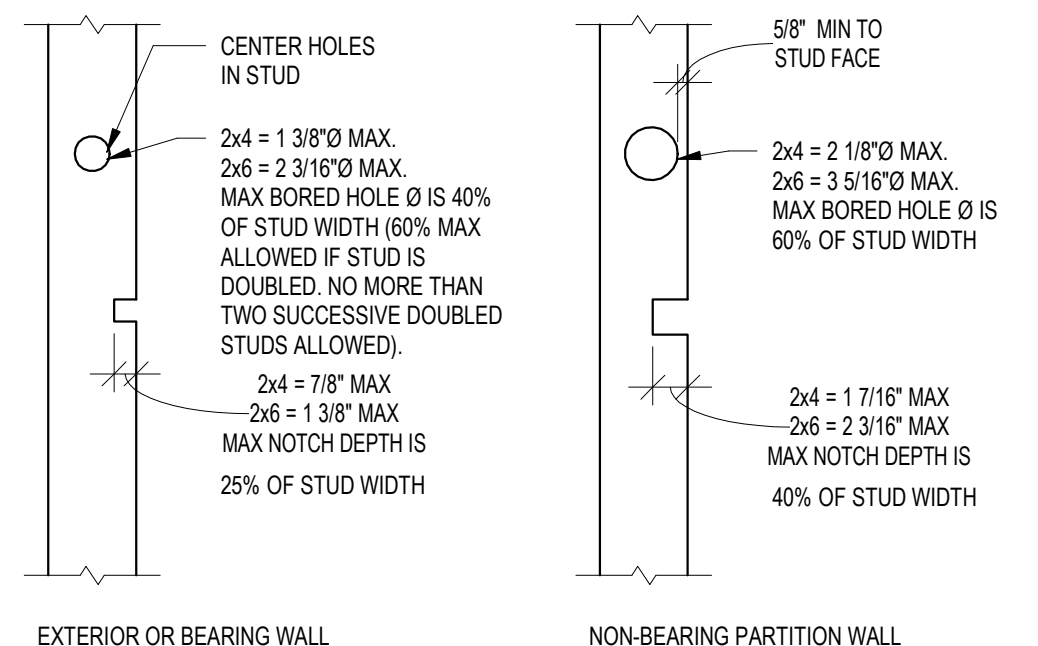
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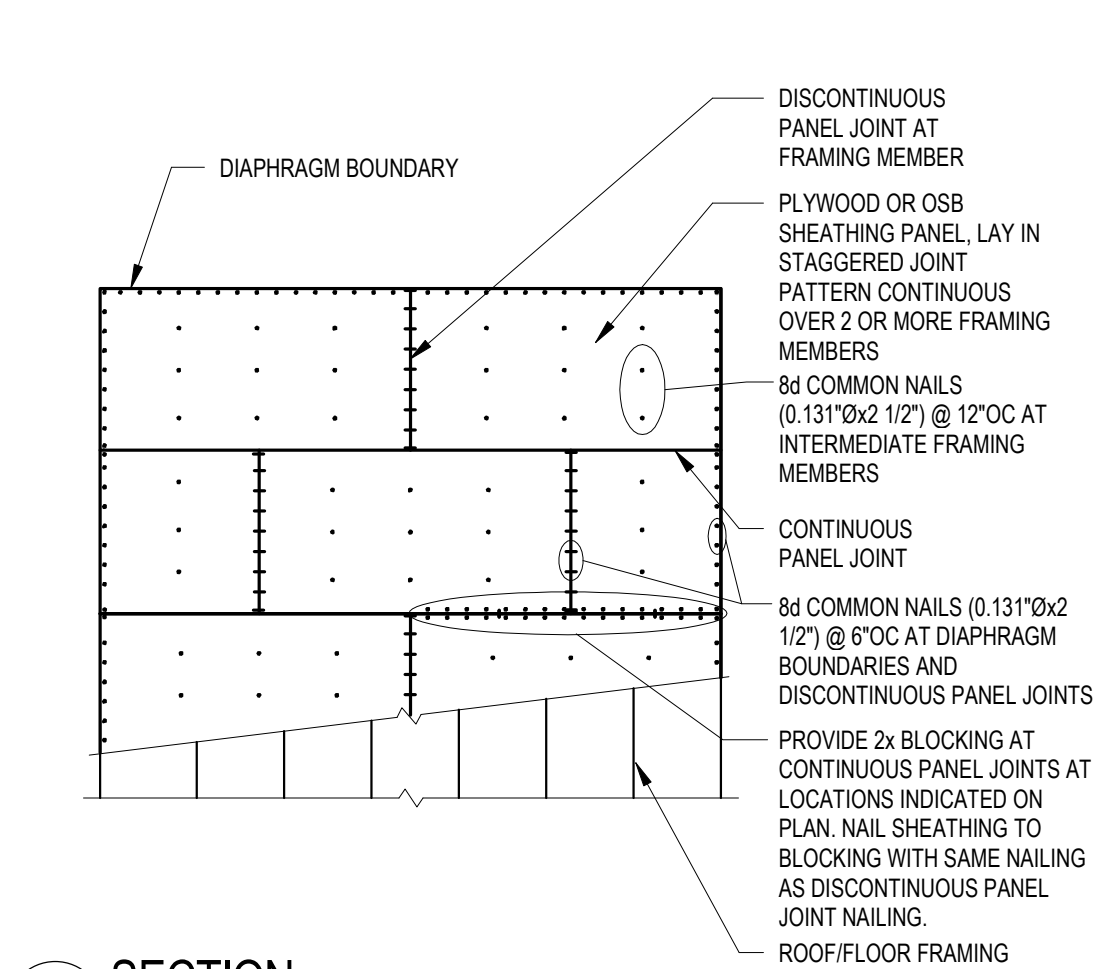
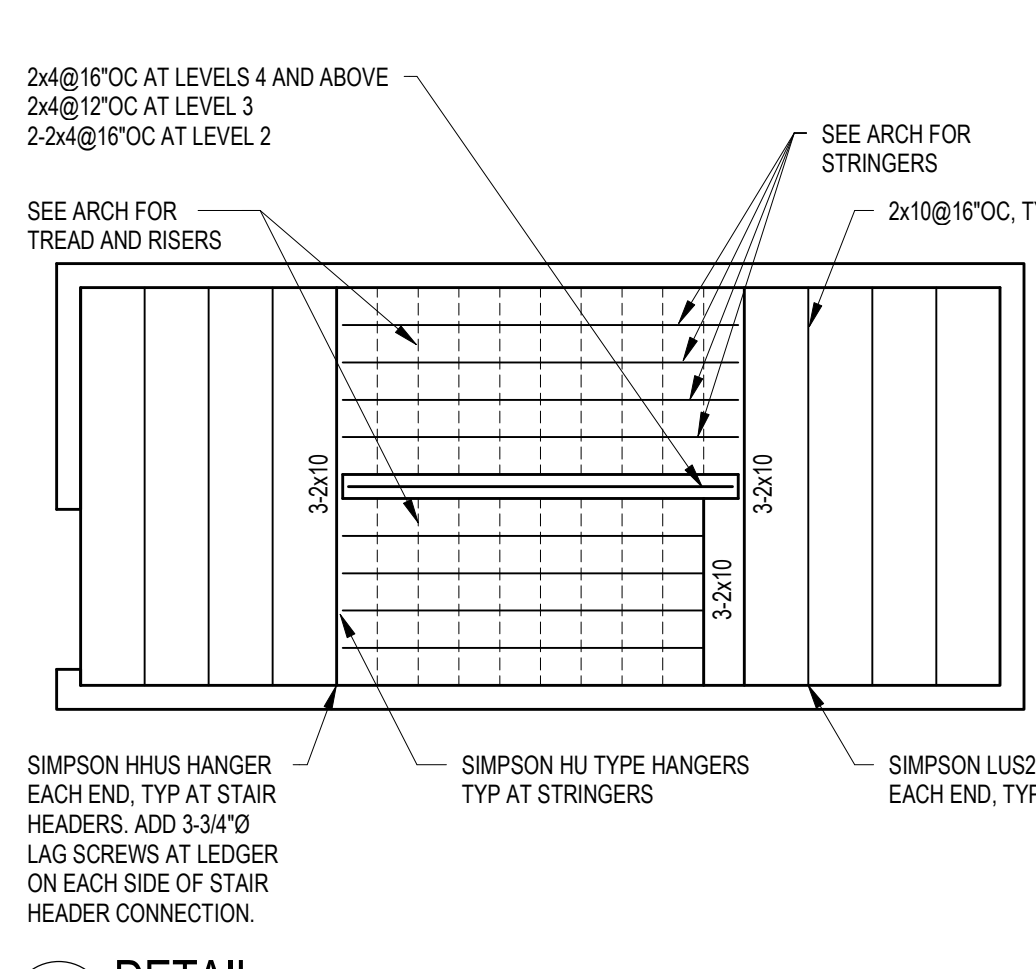
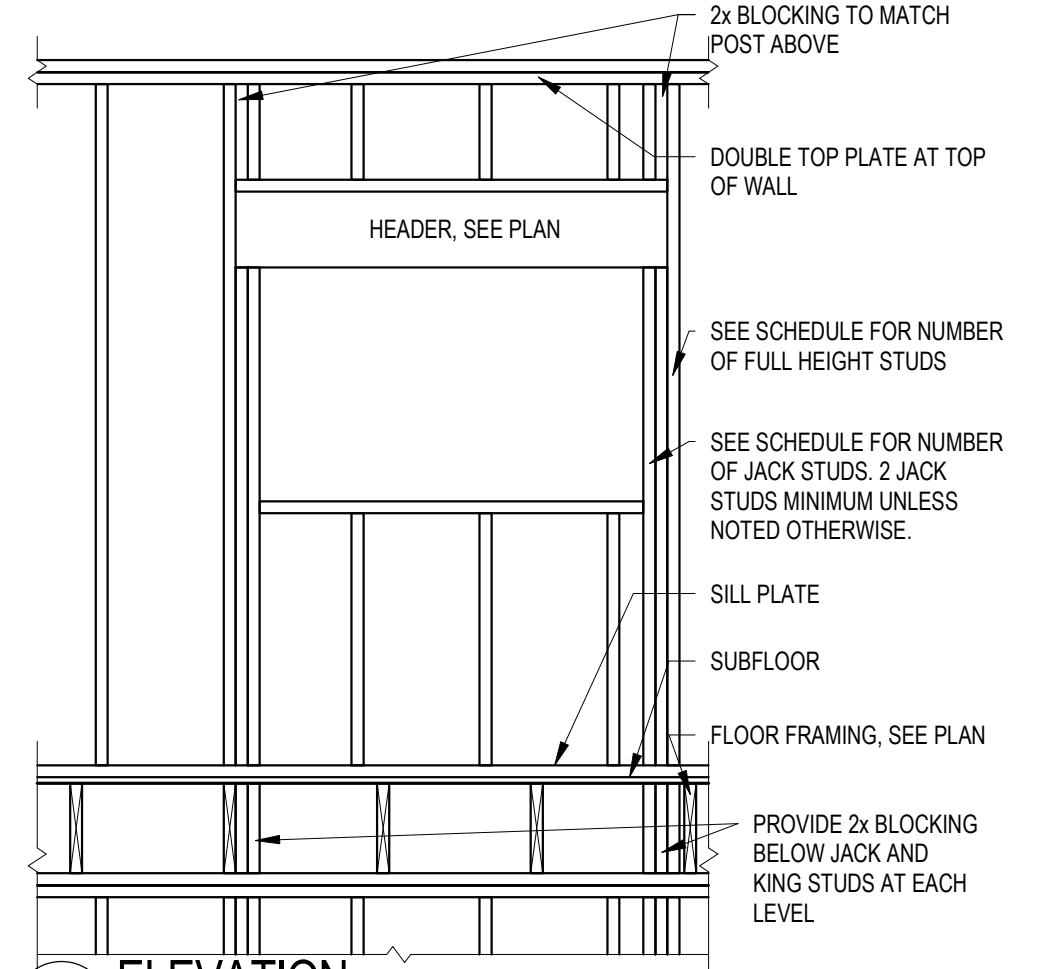
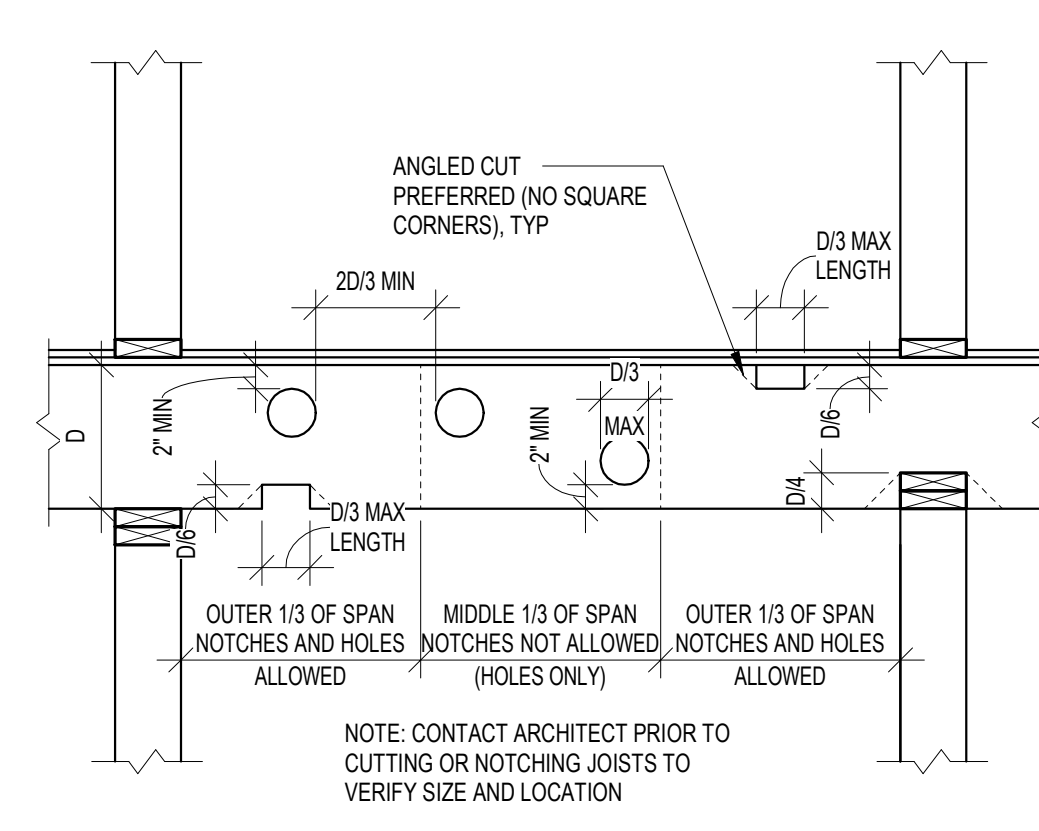
16 SECTION

NOTE: ALL STEEL AND ANCHORS ARE TO BE GALVANIZED.

NOT FOR CONSTRUCTION



TYPICAL NOTES FOR BEARING WALLS:
 1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH.
 2. CONTACT ARCHITECT PRIOR TO CUTTING OR NOTCHING IF HOLES GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS.



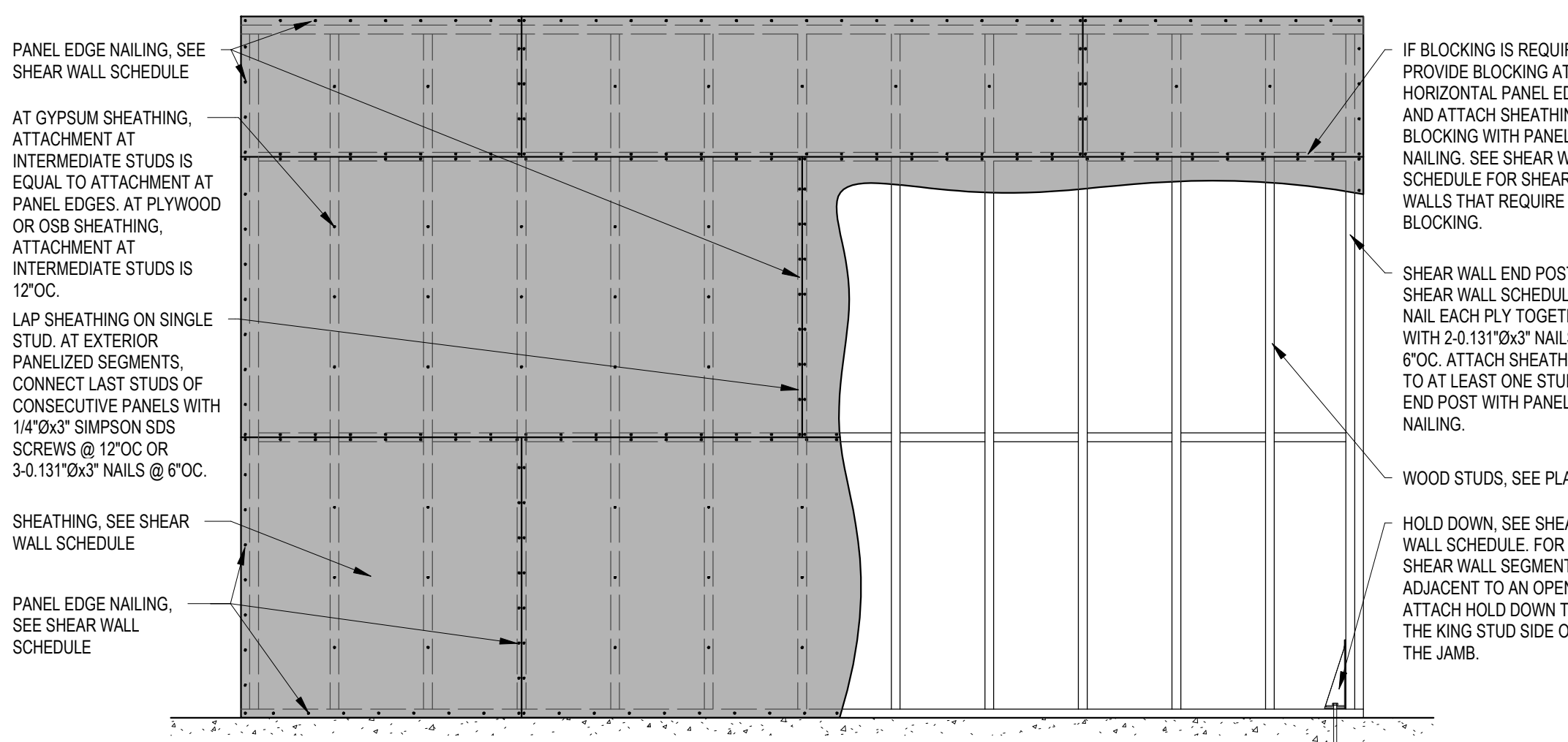
1 DETAIL

2 DETAIL

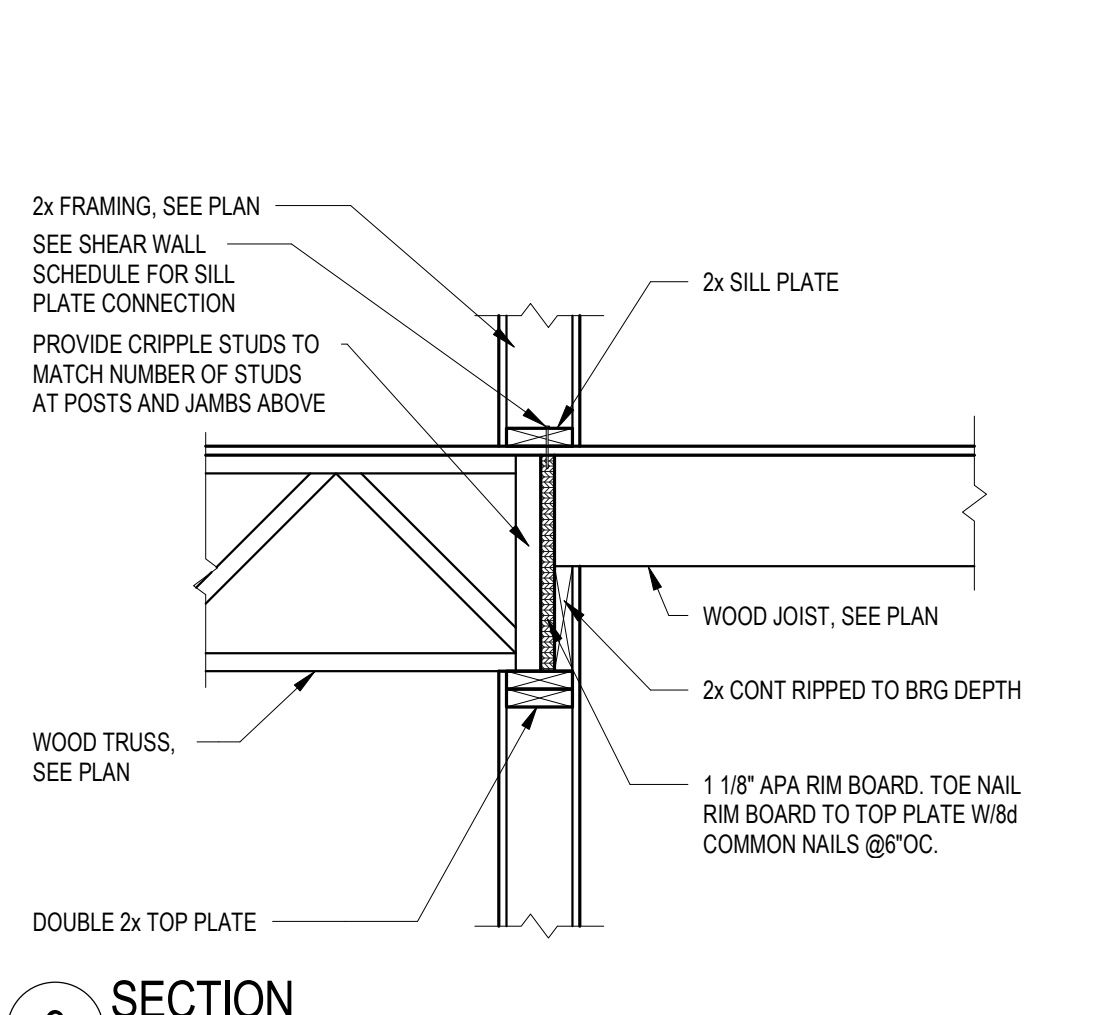
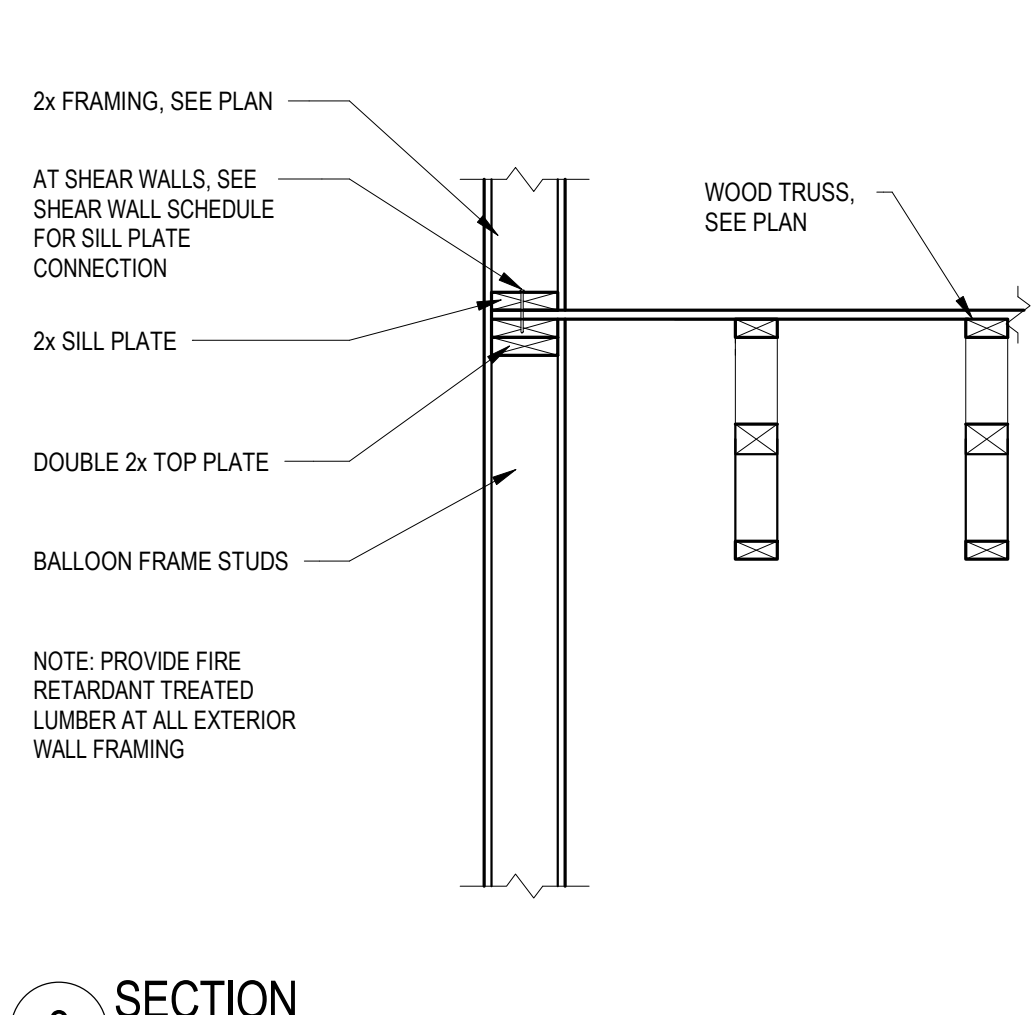
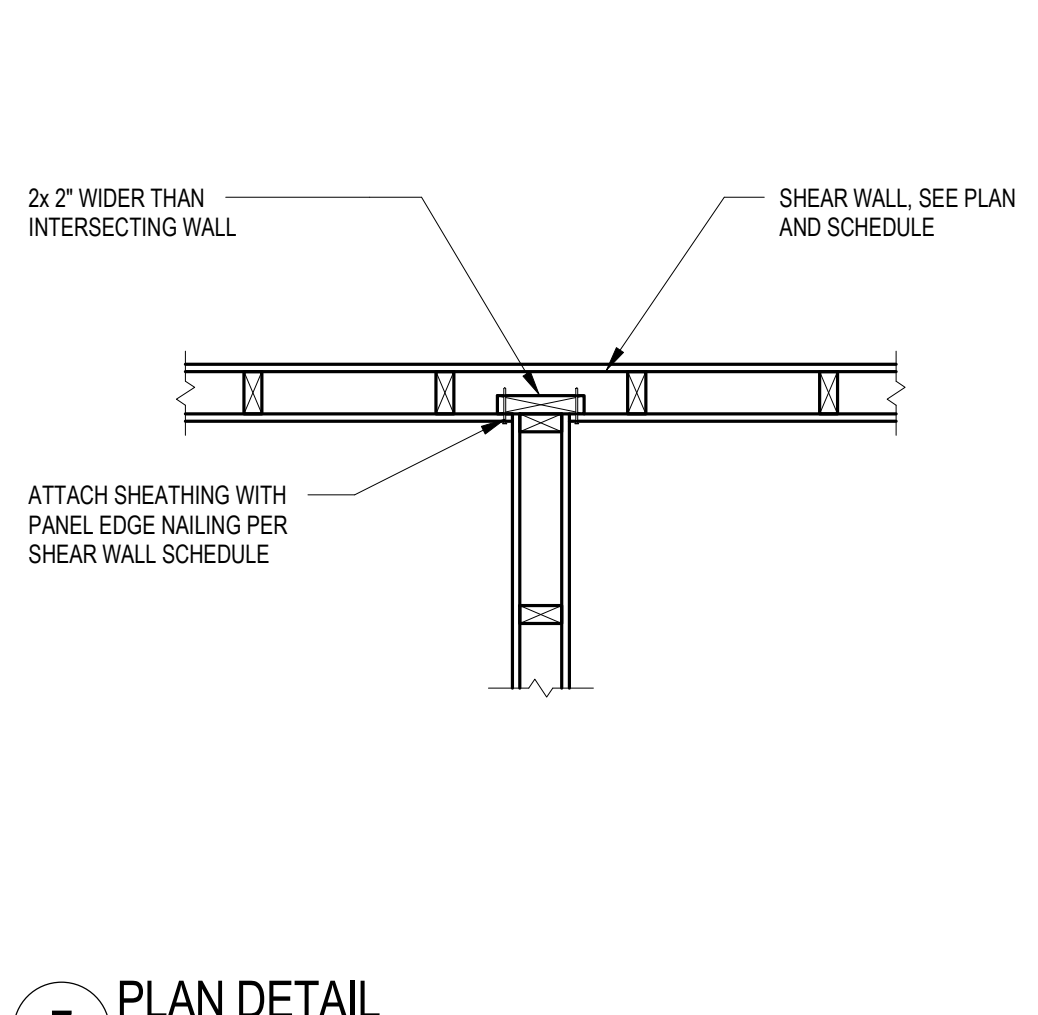
3 ELEVATION

4 DETAIL

5 SECTION



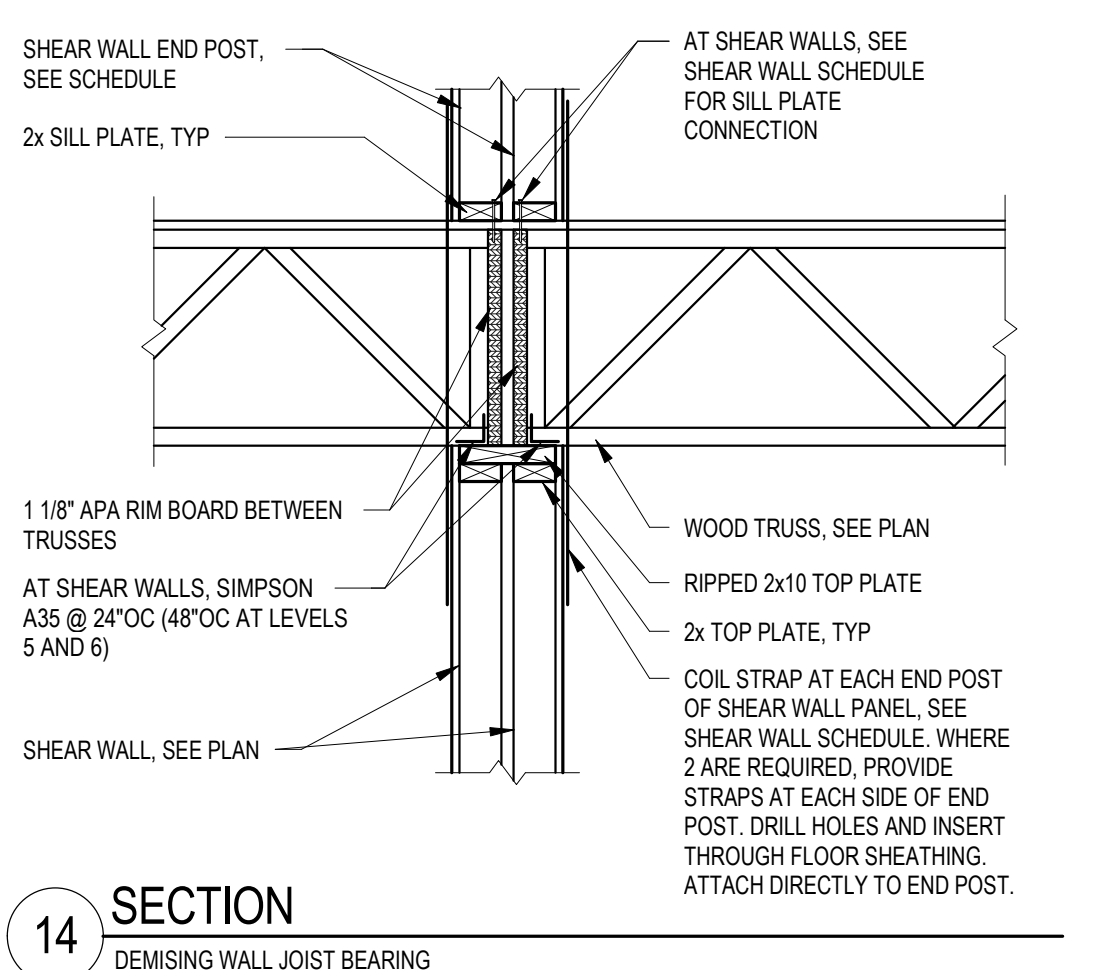
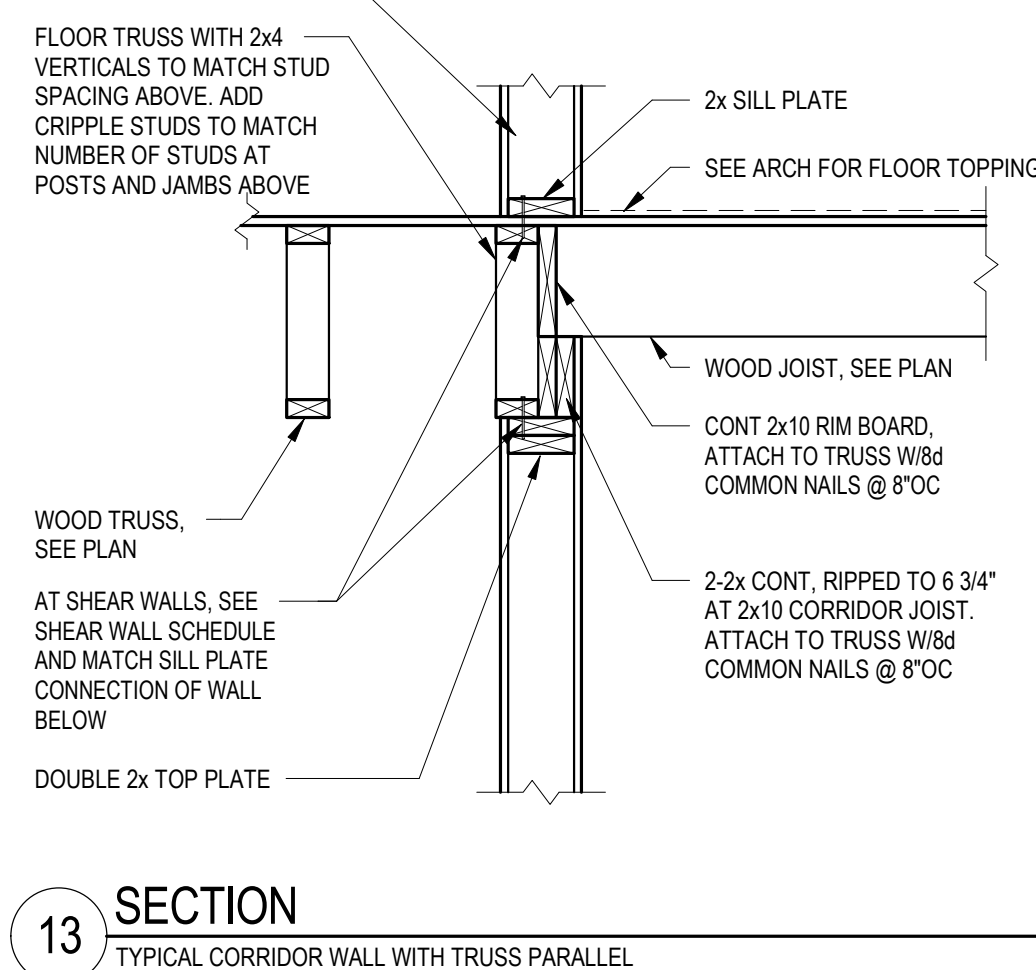
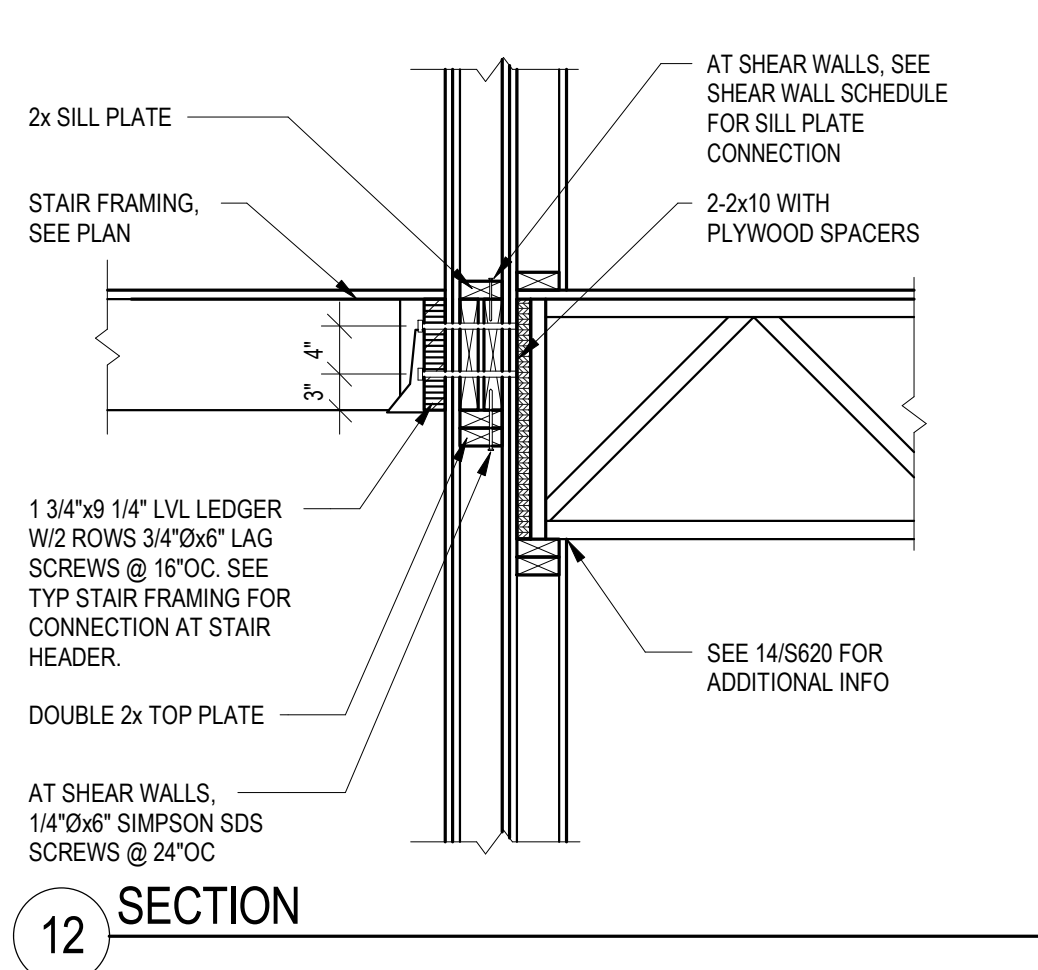
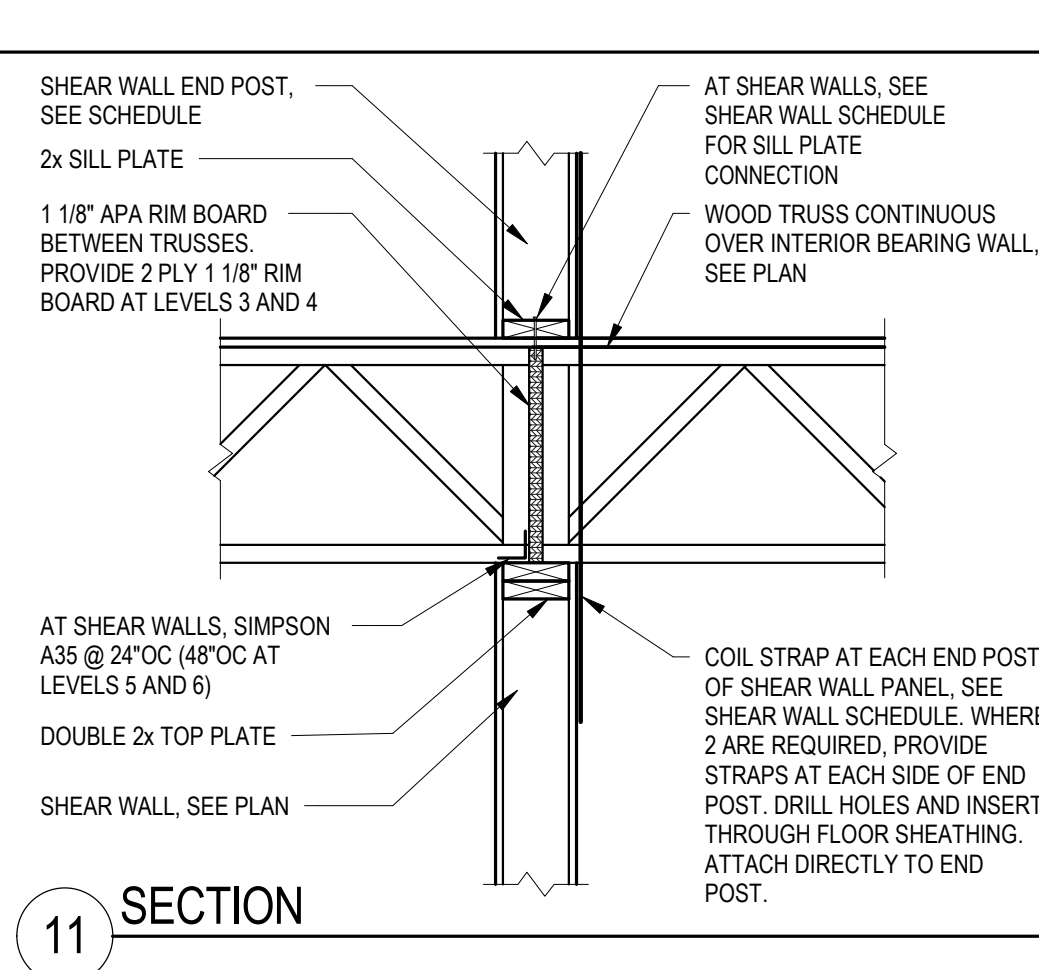
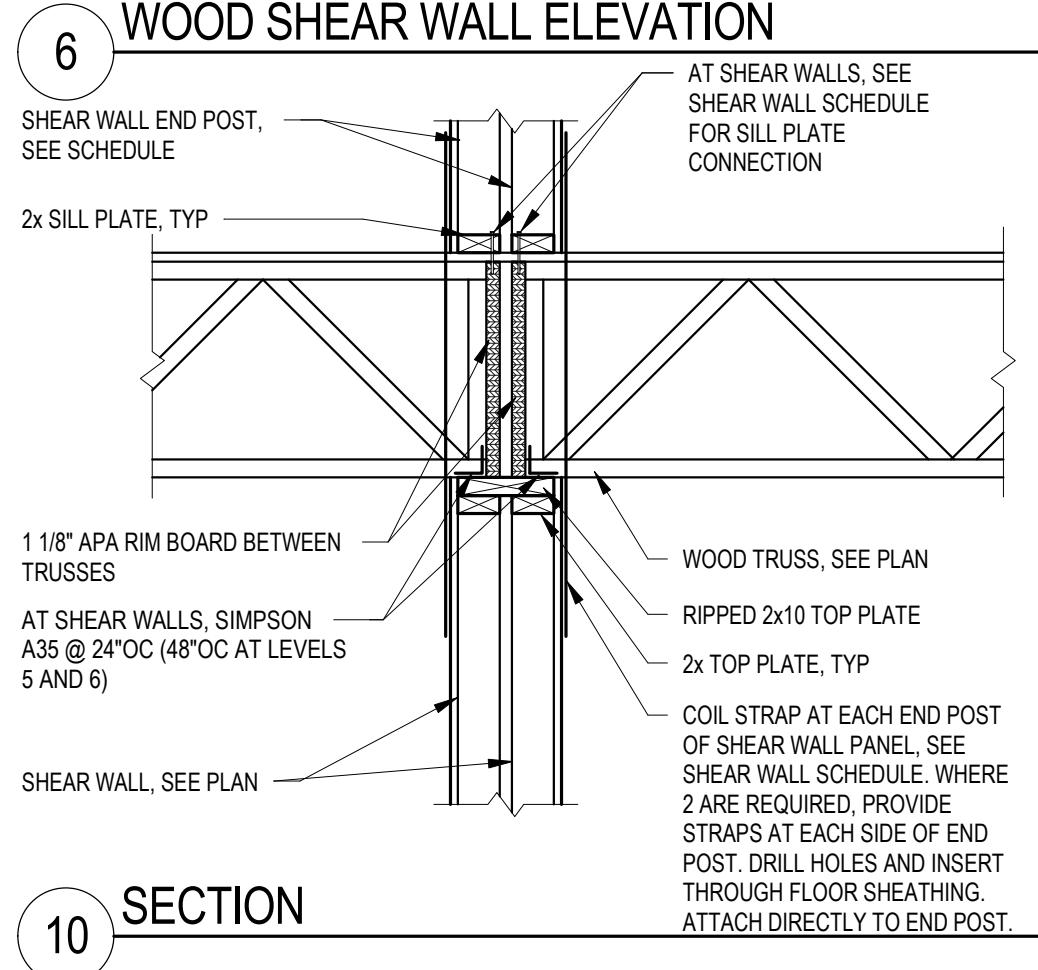
UNLESS NOTED OTHERWISE:
 1. EXTENT OF SHEAR WALLS IS LIMITED TO SOLID WALL SECTION BETWEEN OPENINGS UNLESS OTHERWISE INDICATED WITH EXTENT ARROWS. ALL SHEATHING WITHIN THE EXTENT ARROWS IS SHEAR WALL SHEATHING. INCLUDING SECTIONS ABOVE AND BELOW OPENINGS. ATTACH SHEATHING ABOVE AND BELOW OPENINGS WITH PANEL EDGE NAILING.
 2. WHERE HOLD DOWNS ARE ATTACHED TO KING STUDS AT OPENINGS, KING STUDS ARE ALLOWED TO BE PART OF THE SHEAR WALL END POST FOR BUILT UP STUD END POSTS. IF THE REQUIRED NUMBER OF END POST STUDS IS GREATER THAN THE NUMBER OF KING STUDS, ADD STUDS AS REQUIRED FOR THE END POST. SEE HEADER SCHEDULE FOR NUMBER OF KING STUDS. SOLID END POSTS SHALL BE INSTALLED IN ADDITION TO THE KING STUDS, AND THE HOLD DOWN ATTACHED DIRECTLY TO THE SOLID POST.



7 PLAN DETAIL

8 SECTION

9 SECTION



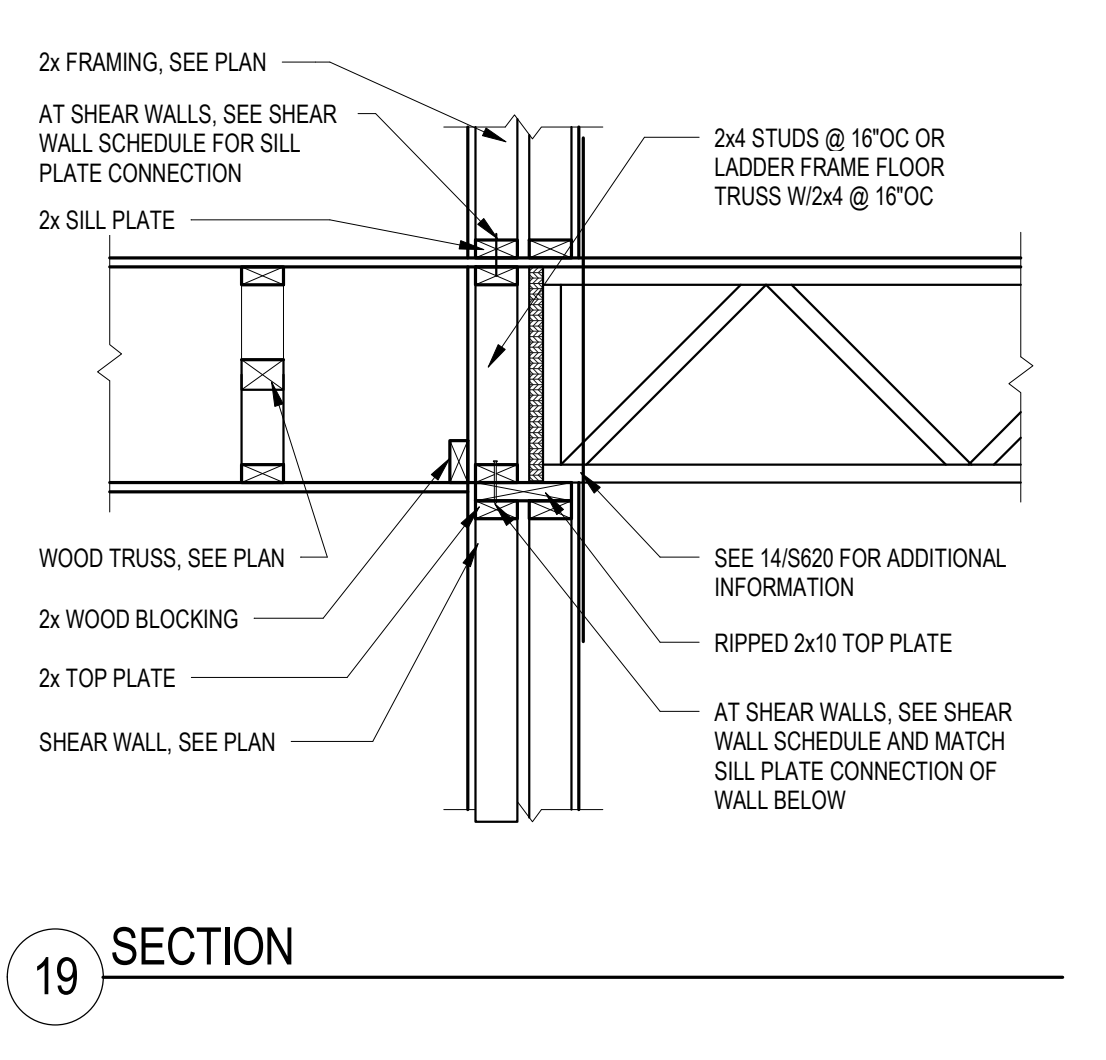
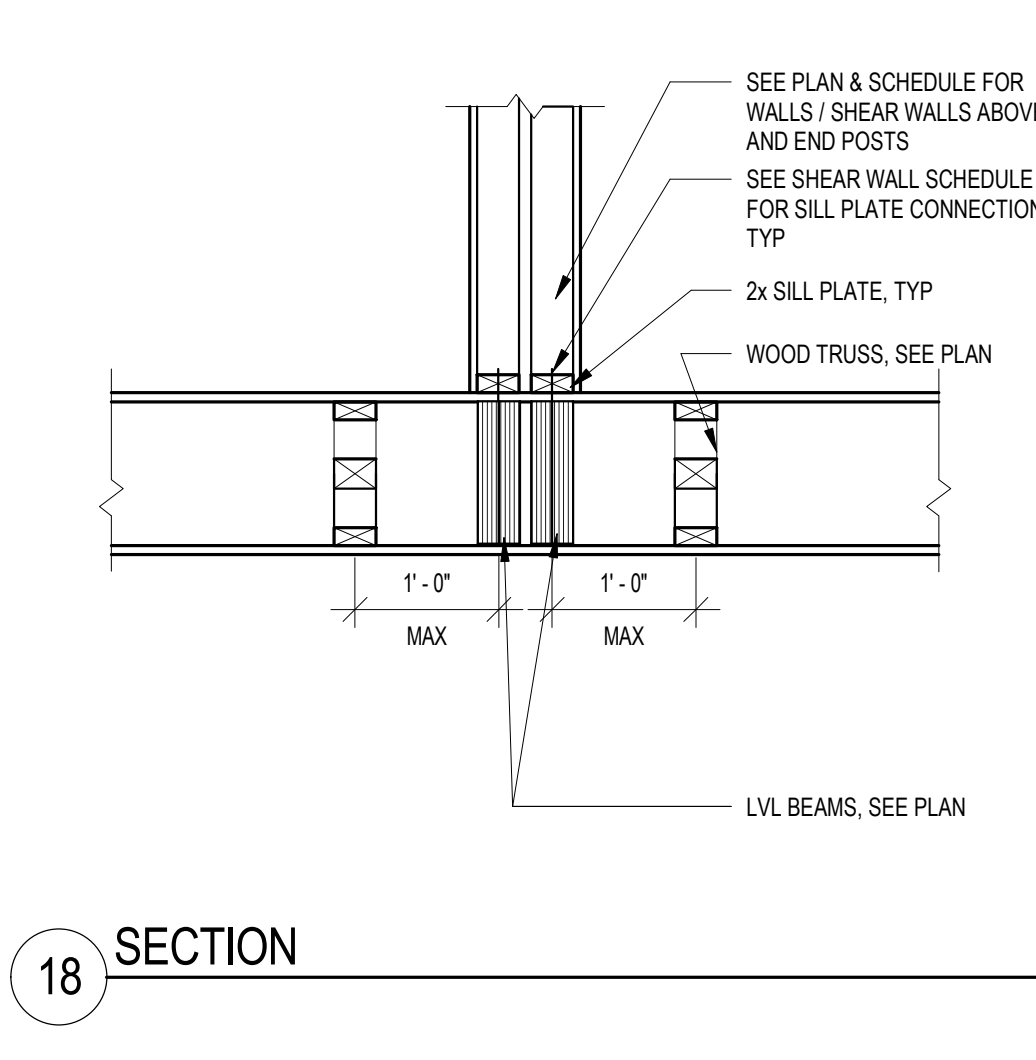
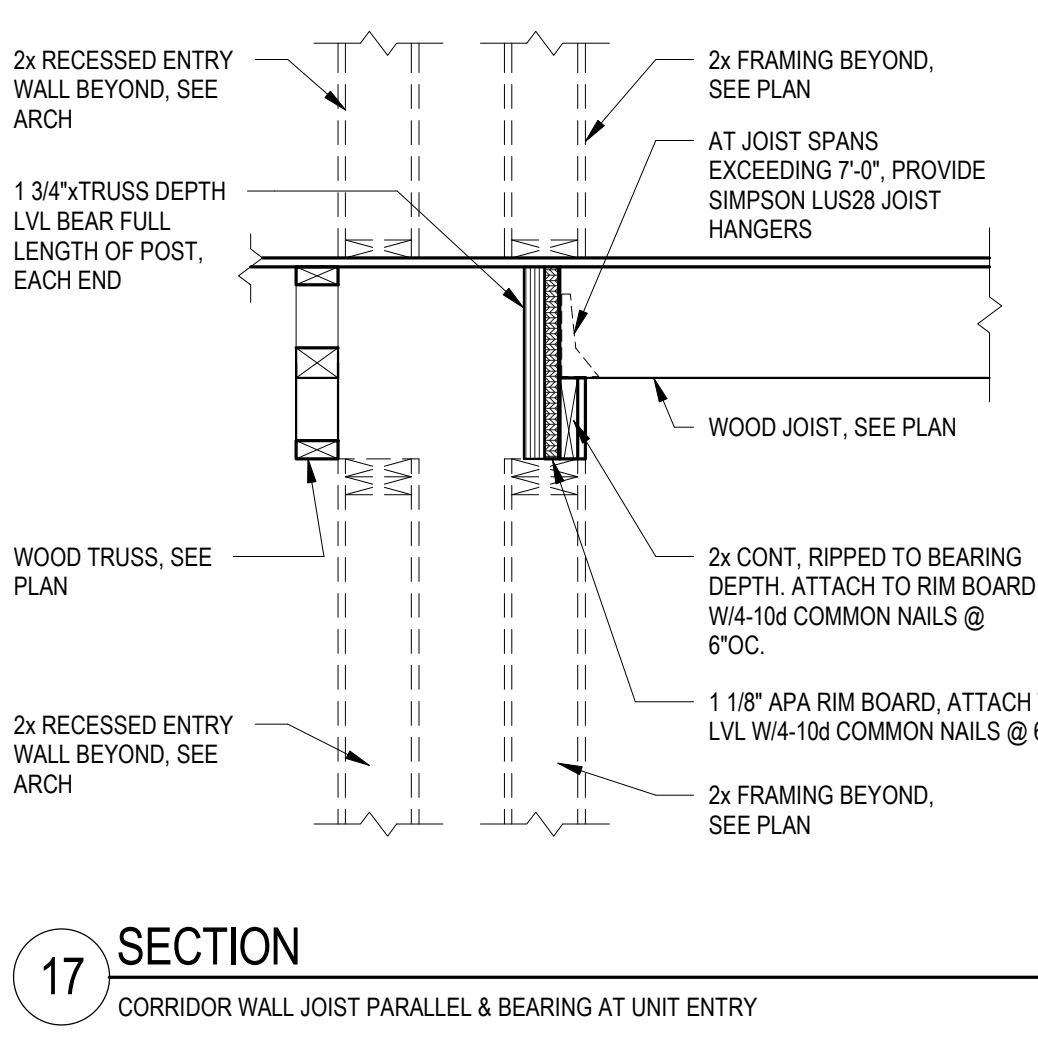
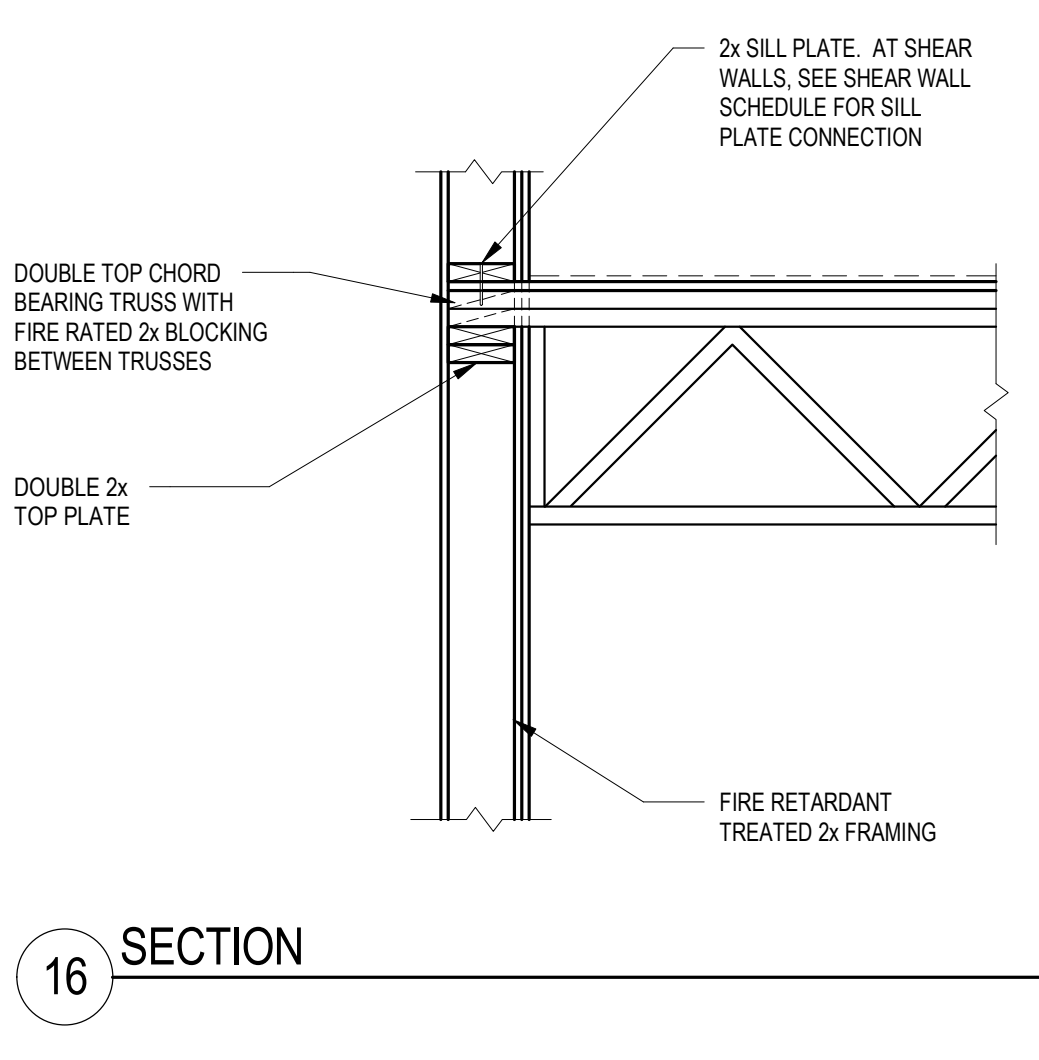
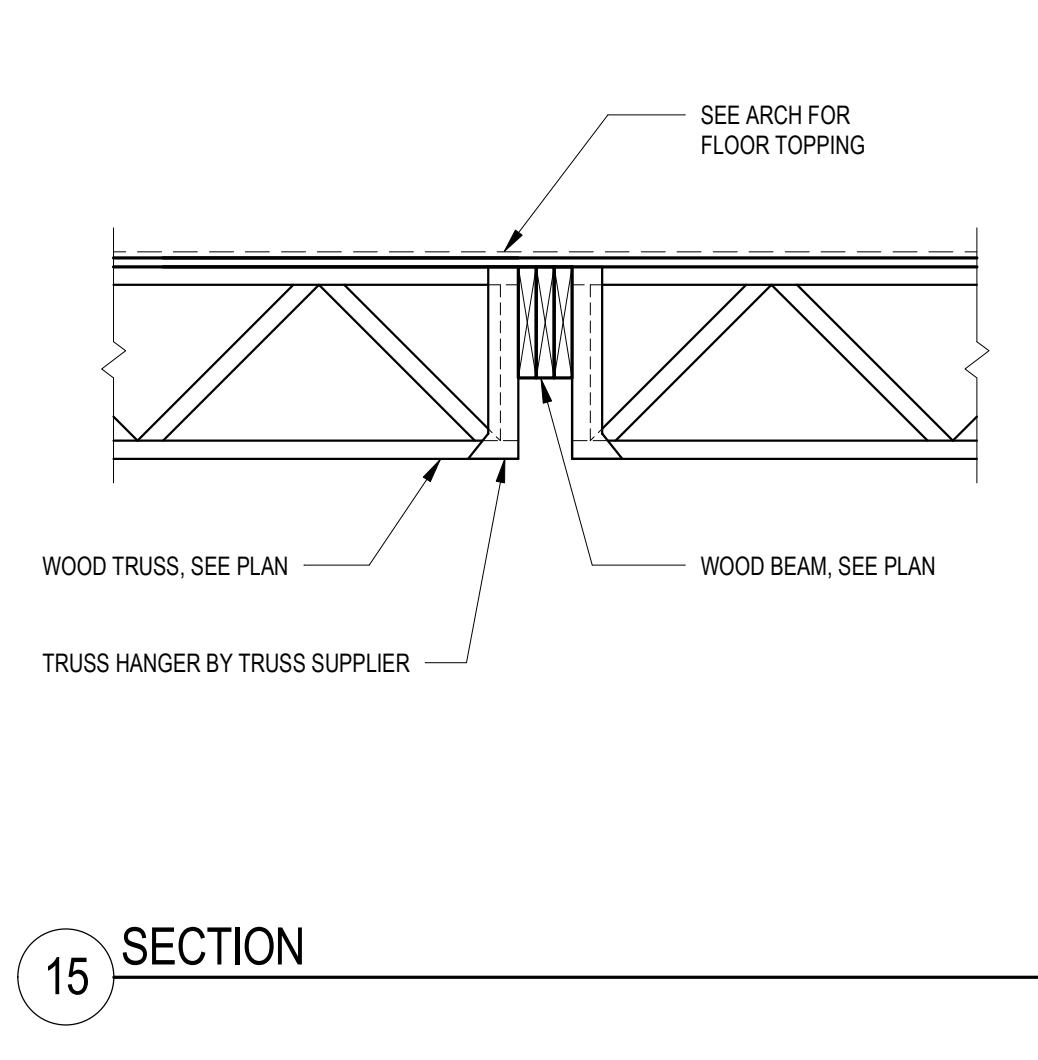
10 SECTION

11 SECTION

12 SECTION

13 SECTION

14 SECTION



15 SECTION

16 SECTION

17 SECTION

18 SECTION

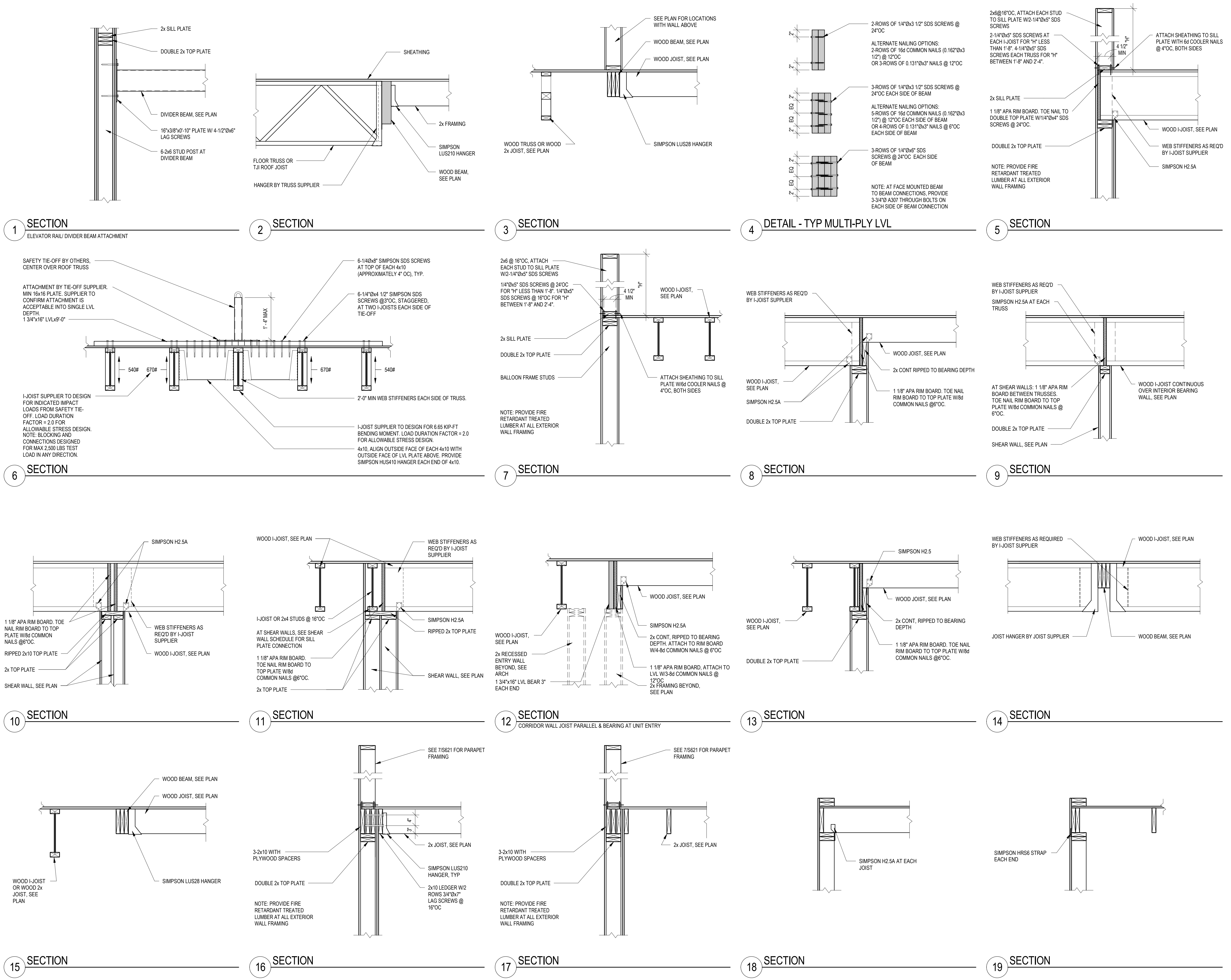
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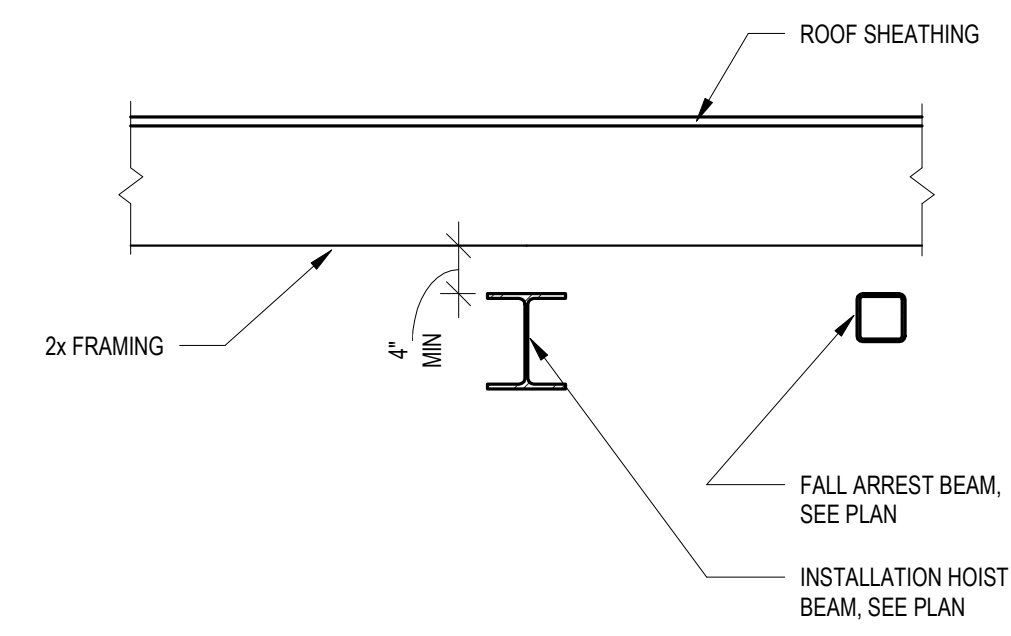
NOT FOR CONSTRUCTION

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| Date | |
| Revision | |
| Rev. No. | |

SECTIONS AND DETAILS

S621





1 SECTION

**Oaks Union Depot
Apartments**
240 4th St E
Saint Paul MN 55101-1401

240 4th Street East, St.
Paul, Minnesota

| | |
|----------------|-----------|
| Project Number | 16328 |
| Date | 9-30-2016 |
| Drawn By | CJK |
| Checked By | TRF |

**NOT FOR
CONSTRUCTION**

Date

Revision

Rev. No.

SECTIONS AND
DETAILS

S622

| WOOD JOIST SCHEDULE | | |
|---------------------|------|---------|
| MARK | SIZE | REMARKS |

- UNLESS NOTED OTHERWISE:
1. TRUSSES ARE TO BE CONTINUOUS OVER INTERIOR BEARING WALLS AND TERMINATE AT DEMISING WALLS. TYPICAL.

| WOOD BEAM SCHEDULE | | |
|--------------------|------|---------|
| MARK | SIZE | REMARKS |

- UNLESS NOTED OTHERWISE:
1. EXTEND BEAM TO BEAR ON FULL WIDTH OF POST.
2. SEE 418621 FOR TYPICAL MULTI-PLY BEAM FASTENING FOR LVL BEAMS.

| WOOD POST SCHEDULE | | | | | | |
|--------------------|---------|---------|---------|---------|---------|---------|
| MARK | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | REMARKS |

- UNLESS NOTED OTHERWISE:
1. POSTS SHALL BE CONTINUOUS TO THE LOWEST LEVEL OF WOOD FRAMING. PROVIDE BLOCKING AS REQUIRED AT FLOORS.
2. PROVIDE SOLID BLOCKING AT BEAM BEARING TO MATCH WIDTH OF WALL TO PROVIDE FULL BEARING FOR POST ABOVE WHERE BEAM WIDTH IS LESS THAN WALL WIDTH.
3. PROVIDE A MINIMUM OF 2 STUDS AT BEAM AND GIRDER TRUSS BEARING WHERE POST IS NOT INDICATED. MATCH WALL STUD SIZE.

| HEADER SCHEDULE | | | | | | | | | | | | |
|-----------------|--------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| MARK | HEADER | LEVEL 2 | | LEVEL 3 | | LEVEL 4 | | LEVEL 5 | | LEVEL 6 | | REMARKS |
| | | JACK STUDS | KING STUDS | JACK STUDS | KING STUDS | JACK STUDS | KING STUDS | JACK STUDS | KING STUDS | JACK STUDS | KING STUDS | |
| H1 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| H2 | -- | | | | | | | | | | | |
| H3 | -- | | | | | | | | | | | |
| H4 | -- | | | | | | | | | | | |
| H5 | -- | | | | | | | | | | | |

- UNLESS NOTED OTHERWISE:
1. SEE 31820 FOR TYPICAL WALL OPENING DETAIL.
2. PROVIDE SOLID VERTICAL BLOCKING AT ALL FLOORS AT ALL POST LOCATIONS.
3. BEAR HEADERS ON FULL WIDTH OF JACK STUDS.

| WOOD SHEAR WALL SCHEDULE | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|-----------------------------------|---------|---------|---------|---------|---------------------------|---------|---------|---------|---------|-----------------------|---------|---------|---------|---------|-----------|---------|---------|---------|---------|---------|
| MARK | SHEATHING | | | | | ATTACHMENT AT PANEL EDGES | | | | | SILL PLATE CONNECTION | | | | | HOLD DOWN | | | | | REMARKS |
| | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | |
| SW1 | 1 LAYER " " OUTSIDE FACE, BLOCKED | | | | | dx " @ "OC | | | | | 10 ANCHORS @ "OC | | | | | -- | | | | | -- |
| SW2 | 1 LAYER " " OUTSIDE FACE, BLOCKED | | | | | dx " @ "OC | | | | | 10 ANCHORS @ "OC | | | | | -- | | | | | -- |
| SW3 | 1 LAYER " " EACH WALL, BLOCKED | | | | | dx " @ "OC | | | | | 10 ANCHORS @ "OC | | | | | -- | | | | | -- |
| SW4 | 1 LAYER " " ONE FACE | | | | | dx " @ "OC | | | | | 10 ANCHORS @ "OC | | | | | -- | | | | | -- |
| SW5 | 1 LAYER " " EACH FACE | | | | | dx " @ "OC | | | | | 10 ANCHORS @ "OC | | | | | -- | | | | | -- |
| SW6 | 1 LAYER " " EACH FACE, BLOCKED | | | | | dx " @ "OC | | | | | 10 ANCHORS @ "OC | | | | | -- | | | | | -- |

- UNLESS NOTED OTHERWISE:
1. SHEATHING TO BE CONTINUOUS FOR LENGTH OF SHEAR WALL. LAP SHEATHING ON SINGLE STUD. AT INTERSECTING WALLS, PROVIDE FLAT 2x MEMBER 2" WIDER THAN INTERSECTING WALL AND ATTACH SHEATHING TO FLAT 2x ON EACH SIDE OF INTERSECTING WALL.
2. PLYWOOD OR OSB TO BE APA RATED SHEATHING THAT CONFORMS TO PRODUCT STANDARD PS-1.
3. SEE 151810 FOR TYPICAL HOLD DOWN DETAIL TO POST TENSIONED CONCRETE SLAB AT HOLD DOWN LOCATIONS INDICATED IN SCHEDULE.
4. SEE 101820 AND 111820 FOR TYPICAL HOLD DOWN DETAILS BETWEEN WOOD FLOORS AT HOLD DOWN LOCATIONS INDICATED IN SCHEDULE.
5. PROVIDE MINIMUM 2x2 STUDS AT EACH END OF SHEAR WALL PANEL. SEE SCHEDULE FOR HOLD DOWN REQUIRED AT EACH END OF SHEAR WALL.
6. PROVIDE RSP STRAP TIES ON EACH SIDE OF TOP AND BOTTOM SILL PLATES FOR BORED HOLE/NOTCH GREATER THAN 1 1/2" FOR 2x4 OR 2 1/2" FOR 2x6.
7. PROVIDE 1/4"x7 SDS SCREWS @ 12"OC OR (D) 0.1310x3" NAILS @ 6"OC BETWEEN STUDS AT LOCATIONS WHERE WALL STUD SIZE CHANGES.
8. AT GYPSUM SHEATHING, ATTACHMENT AT INTERMEDIATE STUDS IS EQUAL TO ATTACHMENT AT PANEL EDGES.
9. AT PLYWOOD OR OSB SHEATHING, ATTACHMENT AT INTERMEDIATE STUDS IS 12"OC.
10. AT PLYWOOD OR OSB SHEATHING LOCATIONS, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL GYPSUM SHEATHING REQUIREMENTS TO ACHIEVE REQUIRED FIRE RATING.
11. SEE ELEVATION 61820 FOR WOOD SHEAR WALL FRAMING AND ADDITIONAL REQUIREMENTS.

| WOOD BEARING WALL SCHEDULE | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|-----------------------------|------------|-------------|-----------------------------|------------|-------------|--------------------------------------|------------|-------------|---|------------|-------------|---|------------|-------------|--|------------|-------------|-----------------------|------------|-------------|
| FLOOR LEVEL | TYPICAL EXTERIOR WALL - WW1 | | | TYPICAL CORRIDOR WALL - WW2 | | | TYPICAL INTERIOR BEARING WALLS - WW3 | | | DEMISING WALL (DOUBLE WALL) SUPPORTING UP TO 12'-0" TRIBUTARY WIDTH OF FLOOR/ROOF TRUSSES PER LEVEL - WW4 | | | DEMISING WALL (DOUBLE WALL) SUPPORTING UP TO 10'-0" TRIBUTARY WIDTH OF FLOOR/ROOF TRUSSES PER LEVEL - WW5 | | | DEMISING WALL (DOUBLE WALL) SUPPORTING 7'-0" MAXIMUM TRIBUTARY WIDTH OF FLOOR/ROOF TRUSSES PER LEVEL - WW6 | | | WALLS NOTED WW_ | | |
| | STUD SIZE AND SPACING | STUD GRADE | PLATE GRADE | STUD SIZE AND SPACING | STUD GRADE | PLATE GRADE | STUD SIZE AND SPACING | STUD GRADE | PLATE GRADE | STUD SIZE AND SPACING | STUD GRADE | PLATE GRADE | STUD SIZE AND SPACING | STUD GRADE | PLATE GRADE | STUD SIZE AND SPACING | STUD GRADE | PLATE GRADE | STUD SIZE AND SPACING | STUD GRADE | PLATE GRADE |
| 4 | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x @ "OC | SPF NO. _ | SPF NO. _ | 2x @ "OC | SPF NO. _ | SPF NO. _ | 2x @ "OC | SPF NO. _ | SPF NO. _ | ---- | ---- | ---- |
| 3 | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x @ "OC | SPF NO. _ | SPF NO. _ | 2x @ "OC | SPF NO. _ | SPF NO. _ | 2x @ "OC | SPF NO. _ | SPF NO. _ | ---- | ---- | ---- |
| 2 | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2 - 2x @ "OC | SPF NO. _ | SPF NO. _ | 2 - 2x @ "OC | SPF NO. _ | SPF NO. _ | 2 - 2x @ "OC | SPF NO. _ | SPF NO. _ | ---- | ---- | ---- |
| 1 | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2x6@ "OC | SPF NO. _ | SPF NO. _ | 2 - 2x @ "OC | SPF NO. _ | SPF NO. _ | 2 - 2x @ "OC | SPF NO. _ | SPF NO. _ | 2 - 2x @ "OC | SPF NO. _ | SPF NO. _ | ---- | ---- | ---- |

- UNLESS NOTED OTHERWISE:
1. SEE SHEET S000 FOR WOOD GRADES WHERE GRADE IS NOT NOTED.
2. PROVIDE PRESSURE TREATED BOTTOM PLATES AT WALLS SUPPORTED ON CONCRETE OR MASONRY.

Oaks Union Depot
Apartments
240 4th St E
Saint Paul MN 55101-1401

240 4th Street East, St.
Paul, Minnesota

Project Number 16328

Date 9-30-2016

Drawn By CJK

Checked By TRF

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

SCHEDULES AND DETAILS

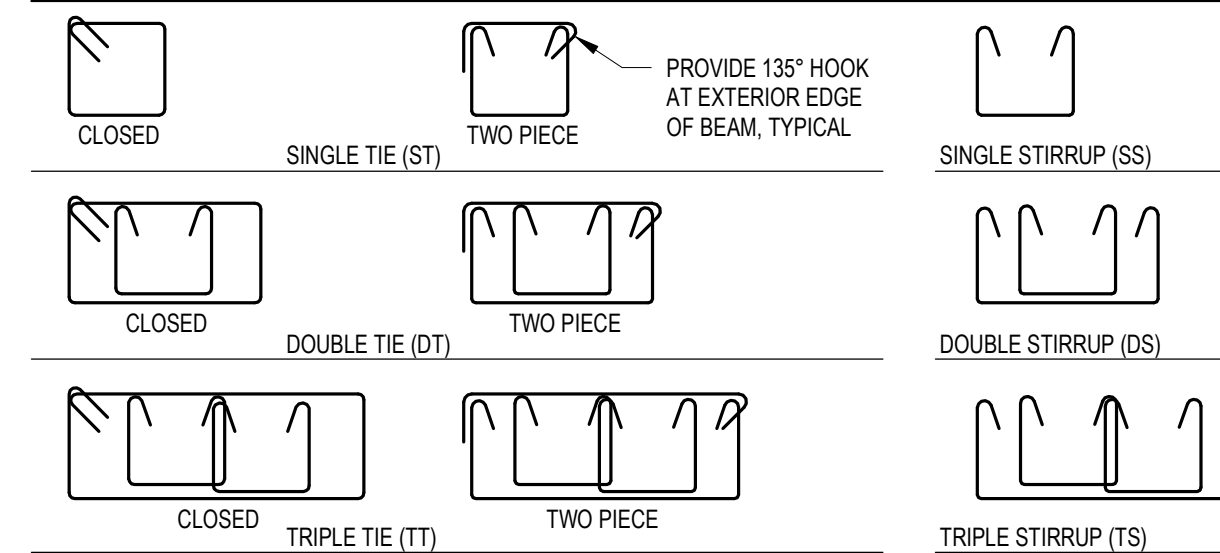
S900

| CONCRETE BEAM AND JOIST SCHEDULE | | | | | | | | | | | | | |
|----------------------------------|------|-----|----------|------|----------|---------|--------------|--------------|-----------------------|----------------|--------------|--------------|---|
| MARK | SIZE | | BOT BARS | | TOP BARS | | S OR W | N OR E | CENTERLINE OF SUPPORT | | S OR W | N OR E | REMARKS |
| | W | D | NO. | SIZE | NO. | SIZE & | | | SIZE | SPACING EA END | | | |
| CB1 | 18" | 24" | 3 | #8 | 3 | #8xCONT | | | | #4 | | | EXTEND REINF TO END OF CANTILEVER PROVIDE #4 ST @5"OC CANTILEVER |
| CB2 | 16" | 24" | 3 | #8 | 3 | #8xCONT | | | | #4 | | | ST @ 8"OC (CLOSED) |

CONCRETE BEAM AND JOIST SCHEDULE NOTES:

- UNLESS OTHERWISE NOTED:
- WHEN A BAR IS SCHEDULED MORE THAN ONCE IN A GIVEN JOIST OR BEAM PLACE BARS SCHEDULED FIRST ON THE SOUTH OR WEST END.
 - PROVIDE 1-#4 AT CORNERS OF ALL STIRRUPS OR TIES WHICH DO NOT CORNER AROUND SCHEDULED STEEL. EXTEND #4 1'-6" BEYOND LAST STIRRUP OR TIE.
 - CLOSED TIES REQUIRED IF BEAM DEPTH IS LESS THAN 21". TWO-PIECE TIES NOT PERMITTED.

TIE AND STIRRUP DIAGRAMS

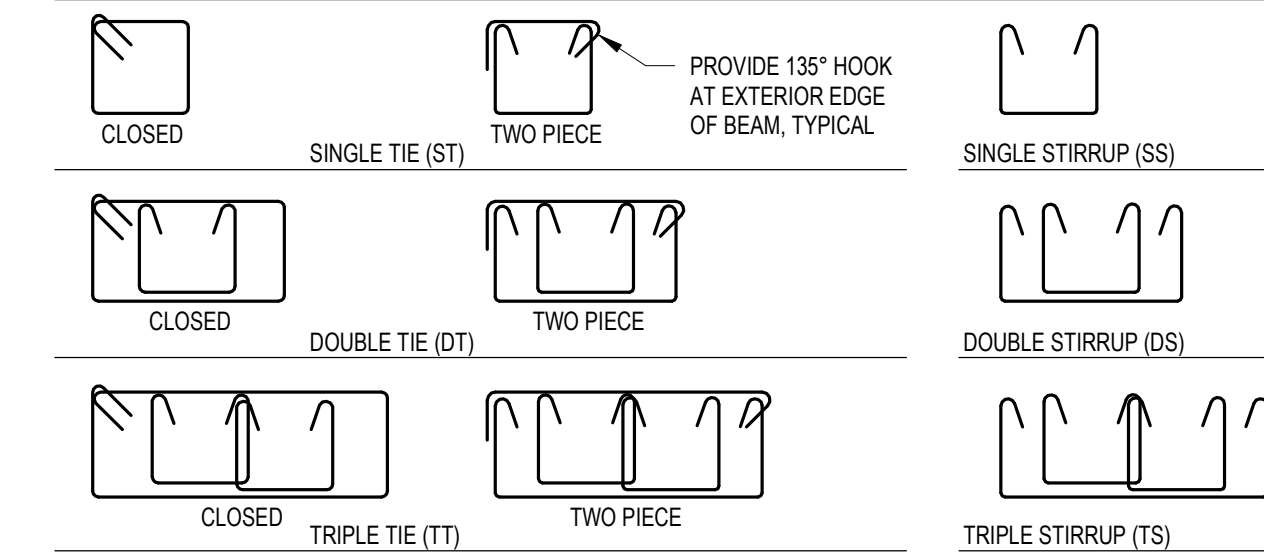


| GRADE BEAM SCHEDULE | | | | | | | | | | | | | |
|---------------------|------|-----|----------|------|----------|---------------|--------------|--------------|-----------------------|----------------|--------------|--------------|----------|
| MARK | SIZE | | BOT BARS | | TOP BARS | | S OR W | N OR E | CENTERLINE OF SUPPORT | | S OR W | N OR E | REMARKS |
| | W | D | NO. | SIZE | NO. | SIZE & LENGTH | | | SIZE | SPACING EA END | | | |
| GB1 | 18" | 24" | 2 | #8 | 2 | #6xCONT | | | | #4 | | | SS@10"OC |
| GB2 | 18" | 30" | 3 | #8 | 2 | #6xCONT | | | | #4 | | | SS@12"OC |

GRADE BEAM SCHEDULE NOTES:

- UNLESS NOTED OTHERWISE:
- BOTTOM BARS EXTEND FROM CENTER TO CENTER OF SUPPORT AND TOP BARS ARE CENTERED ON INTERIOR SUPPORT.
 - SCHEDULED LENGTHS DO NOT INCLUDE HOOKS.
 - WHEN A BAR IS SCHEDULED MORE THAN ONCE IN A GIVEN JOIST OR BEAM PLACE BARS SCHEDULED FIRST ON THE SOUTH OR WEST END.
 - UNLESS NOTED USE STANDARD HOOK.
 - PLACE ENDS OF TOP BARS 2" FROM EDGE OF CONCRETE AT DISCONTINUOUS SUPPORTS.
 - PROVIDE BOLSTERS CHAIRS AND CONTINUOUS SUPPORT BARS AS REQUIRED TO SUPPORT TOP AND BOTTOM BARS AND MAINTAIN THE CONCRETE COVER LISTED IN THE STRUCTURAL NOTES.
 - PROVIDE 1-#4 AT CORNERS OF ALL STIRRUPS OR TIES WHICH DO NOT CORNER AROUND SCHEDULED STEEL. EXTEND #4 18" BEYOND LAST STIRRUP OF TIE.
 - AT BEAMS WHERE WIDTH VARIES BY 4" OR MORE ADD 1-#6 TOP AND BOTTOM OVER WIDER PORTION AND VARY TIE/STIRRUP WIDTH WITH JOIST.
 - AT BEAM WHERE DEPTH VARIES ADD 2-#6 BOTTOM AND VARY TIE/STIRRUP DEPTH WITH BEAM.
 - PLACE FIRST STIRRUP AT ONE-HALF SPACING OF INITIAL STIRRUP SPACING FROM FACE OF SUPPORT.

TIE AND STIRRUP DIAGRAMS

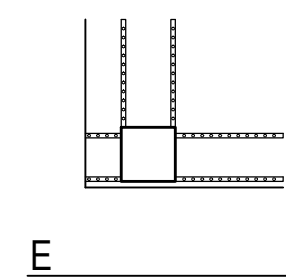
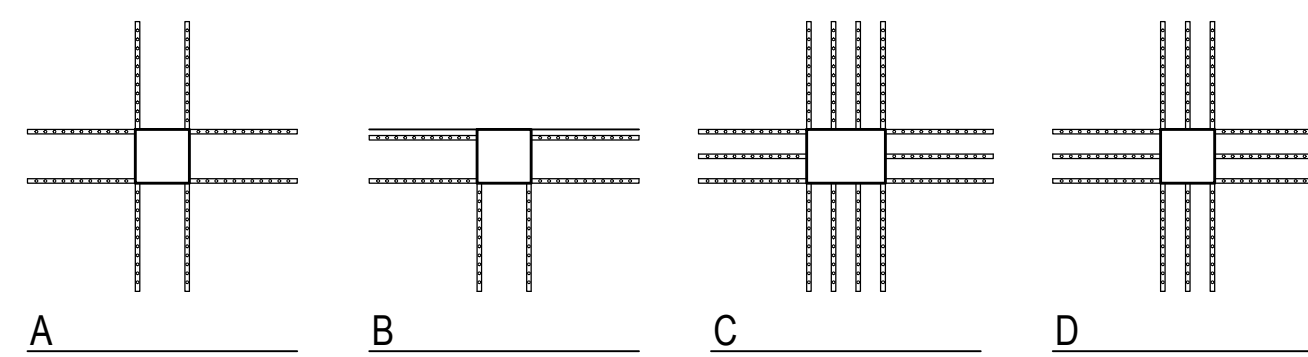


| PILE CAP SCHEDULE | | | |
|-------------------|------------|---------|---------|
| MARK | # OF PILES | DETAIL | REMARKS |
| PC3 | 3 | 3/S601 | |
| PC3A | 3 | 3A/S601 | |
| PC3B | 3 | 3B/S601 | |
| PC4 | 4 | 4/S601 | ---- |
| PC4A | 4 | 4A/S601 | ---- |
| PC6 | 6 | 16/S601 | |

- UNLESS NOTED OTHERWISE:
- PILES ARE 12"Ø WITH 70 TON DESIGN CAPACITY.

| STUDRAIL SCHEDULE | | | | | | |
|-------------------|----------------|-----------------|--------|--------------------|-------------------------|---------|
| MARK | # OF RAILS/COL | # OF STUDS/RAIL | STUD Ø | STUD SPACING - 'S' | DIST TO 1ST STUD - 'So' | SEE DTL |
| SR1 | 8 | 8 | 1/2" | 4" | 4" | A |
| SR2 | 12 | 10 | 1/2" | 4" | 4" | D |
| SR3 | 6 | 26 | 1/2" | 3" | 3" | B |
| SR4 | 12 | 8 | 1/2" | 4 3/4" | 2 1/2" | C |
| SR5 | 18 | 20 | 1/2" | 4" | 4" | E |

- UNLESS NOTED OTHERWISE:
- PLACE 1 RAIL IN EACH DIRECTION WITHIN 1/2" OF COLUMN CORNERS OR LOCATED 2" FROM SLAB EDGES FOR EDGE AND CORNER COLUMNS. SPACE RAILS EQUALLY EACH SIDE OF COLUMN.
 - SEE DETAIL 13/S610 FOR TYPICAL STUDRAIL.
 - YIELD STRENGTH OF STUDS: Fy = 50,000 PSI.
 - SEE DETAILS 11/S610 - 12/S610 FOR SLAB OPENING ADDITIONAL REQUIREMENTS.
 - SEE STRUCTURAL NOTES ON S000 FOR REQUIRED TOP AND BOTTOM CONCRETE COVER ON STUDRAILS.
 - PROVIDE 1" CLEAR TOP FOR STUD RAILS EXPOSED TO WEATHER (i.e. BALCONIES). STUDRAILS AT CONCRETE EXPOSED TO WEATHER SHALL BE GALVANIZED OR EPOXY COATED.
 - DISTANCE TO FIRST STUD 'So' TO BE MEASURED FROM FACE OF COLUMN BELOW.



1301 American Blvd. East.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com



Oaks Union Depot Apartments
240 4th St E
Saint Paul MN 55101-1401

240 4th Street East, St. Paul, Minnesota

Project Number 16328
Date 9-30-2016
Drawn By CJK
Checked By TRF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANTHONY R. FOGGIA REG. NO. 48232

Date

Revision

Rev. No.

SCHEDULES AND DETAILS

S901

