AIRPORT PARK WAREHOUSE - TENANT FIT-UPS

6876 10TH AVE SW, ROCHESTER, MN 55902

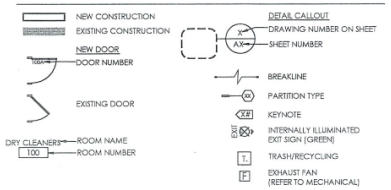
CONTRACTOR

KEY BUILDERS, INC.
CONTACT: BRAD CLEMENS
7840 LEQVE DRIVE SW
ROCHESTER, MN 55902
(507) 288-3235

ARCHITECT

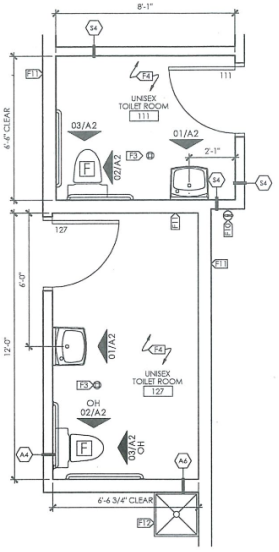
ARMON ARCHITECTURE
CONTACT: COLLIN TINSLEY, RA
11 4TH ST SW
ROCHESTER, MN 55902
(507) 535-6596

SYMBOL LEGEND

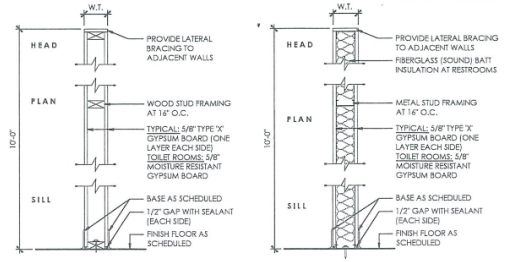


GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
2. CONTRACTOR TO BE RESPONSIBLE FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED FOR THE EXECUTION OF THE WORK.
3. ALL BUILDING FACILITIES AND CONDITIONS, BOTH INTERIOR AND EXTERIOR SHALL BE COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT (ADA), MINNESOTA STATE ACCESSIBILITY CODE, AND ALL FEDERAL, STATE, AND LOCAL CODES.
4. ESTABLISH AND MAINTAIN PROJECT SAFETY DURING CONSTRUCTION TO PROTECT PERSONNEL, TENANTS, AND BUILDING OCCUPANTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO O.S.H.A. PART 1926 LATEST EDITION.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, MEASUREMENTS, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT (WHETHER SUPPLIED BY THE OWNER OR OTHERS) WITH THE SUPPLIER OR MANUFACTURER PRIOR TO THE START OF RELATED WORK.
6. ANY VARIATIONS FROM INDICATED DIMENSIONS OR CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. NO CHANGES SHALL BE MADE WITHOUT APPROVAL OF THE ARCHITECT.
8. UNDER NO CIRCUMSTANCES SHALL ANY MEASUREMENT BE SCALED FROM THE DRAWINGS WITHOUT APPROVAL OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. DIMENSIONS ARE TO FACE OF ARCHITECTURAL FINISH, UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO BE RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, AND OTHER STRUCTURES PRIOR TO COMMENCEMENT OF FABRICATION.
11. ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS UNLESS NOTED OTHERWISE.
12. THE MATERIALS USED FOR CONSTRUCTION OF AND WITHIN THE SPACE SHALL NOT CONTAIN ASBESTOS, P.C.B., OR OTHER HAZARDOUS MATERIALS OF ANY TYPE.
13. ALL WALLS TO BE LAID OUT AT 90 DEGREE ANGLES, UNLESS NOTED OTHERWISE.
14. SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR AS REQUIRED TO TOTALLY COMPLETE AND RENDER FUNCTIONAL THE WORK, CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THE CONSTRUCTION DOCUMENTS.

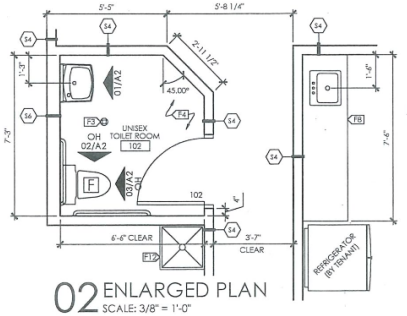


03 ENLARGED PLAN
SCALE: 3/8" = 1'-0"



	FRAMING	W.T.	NOM. W.T.	NOTES
A4	3 1/2" 2x4	4 3/4"	5"	
A6	5 1/2" 2x6	6 3/4"	7"	

TYPE	FRAMING	W.T.	NOM. W.T.	NOTES
S4	3 5/8"	4 7/8"	5"	
S6	6"	7 1/4"	7"	



02 ENLARGED PLAN
SCALE: 3/8" = 1'-0"

PROJECT SCOPE

THIS PROJECT IS THE INTERIOR FIT-UP OF ALL TENANT SPACES IN THE BUILDING CONSTRUCTED UNDER PERMIT #R16-0403CB. SUITE D IS A BUILDING CONTRACTOR'S OFFICE (KEY BUILDERS). SUITE C IS A NON-ALCOHOLIC BEVERAGE DISTRIBUTION TENANT, AND SUITE A&B IS DESTINY LIMOUSINE.

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME	09-18-2017 PERMIT SET
A1	GENERAL INFORMATION & FIT-UP PLAN	X
A2	DOOR INFORMATION & FIXTURE ELEVATIONS	X

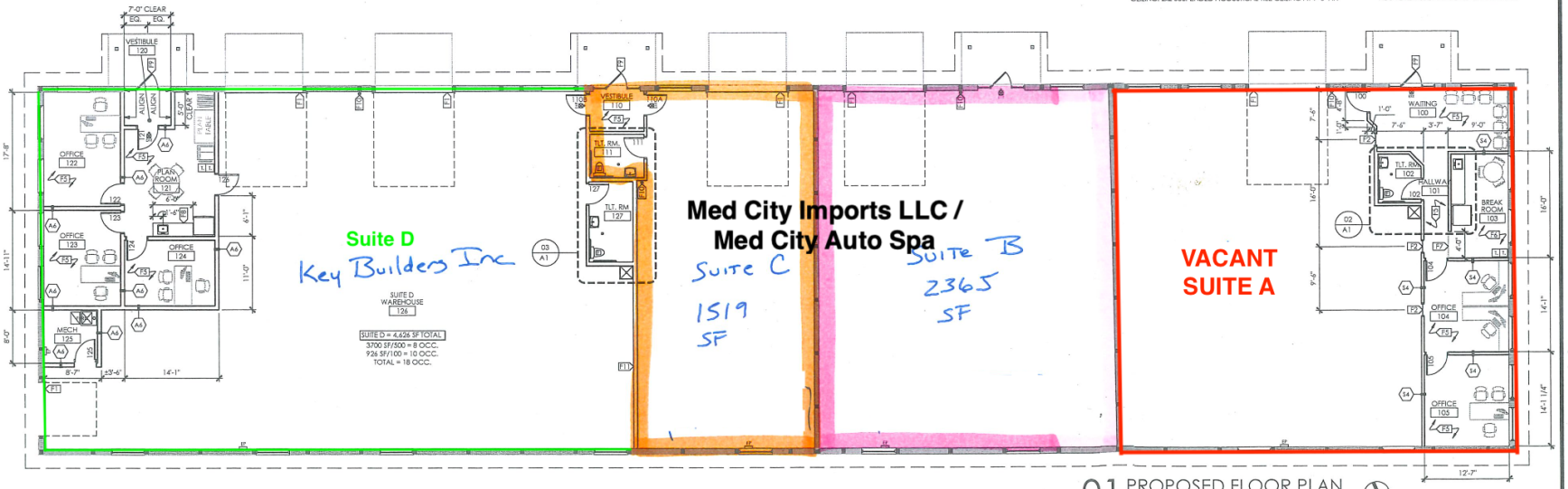
CODE SUMMARY

2015 MINNESOTA STATE BUILDING CODE
(IBC 2012 WITH MINNESOTA AMENDMENTS)

TYPE OF OCCUPANCY	SUITE A&B = B/S-2 (DESTINY LIMOUSINE) SUITE C = B/S-2 (BEVERAGE DISTRIBUTION) SUITE D = B/S-2 (OFFICE)
TYPE OF CONSTRUCTION	5-B
NUMBER OF STORIES	1 STORY
FIRE SPRINKLERS PROVIDED	NO
TENANT BUILDING AREA	REFER TO PLAN
OCCUPANT LOAD	REFER TO PLAN
CORRIDOR FIRE RATING (TABLE 1018.1)	NOT REQUIRED FOR TENANT SPACES ≤ 30 OCCUPANTS
MAXIMUM TRAVEL DISTANCE	200 FEET (TABLE 1016.2)
COMMON PATH OF TRAVEL	100 FEET (TABLE 1014.3)

FLOOR PLAN KEY NOTES

F1. EXISTING INSULATED OVERHEAD DOOR.
F2. 2'-0"W. x 4'-0"H. INTERIOR WINDOW (TEMPERED). HEAD HEIGHT TO MATCH INTERIOR DOOR HEAD HEIGHT.
F3. PROVIDE FLOOR DRAIN (REFER TO PLUMBING)
F4. TOILET ROOMS TO HAVE CERAMIC TILE FLOOR WITH MINIMUM 4"H. CERAMIC TILE WALL BASE WITH INTEGRAL COVE (OR SCHLUTER STRIP) AND CERAMIC TILE ON WALLS TO 4'-0" AFF. PROVIDE 2X2 ACOUSTICAL TILE CEILING AT 9'-6" AFF. EPOXY (OR ENAMEL) PAINT MOISTURE RESISTANT GYPSUM BOARD WALLS.
F5. OFFICE ROOM FINISH (VERIFY WITH TENANT):
FLOORS: GLUE-DOWN CARPET WITH 4"H. VINYL COVE BASE
WALLS: LATEX PAINT (2 COATS MIN.) VERIFY COLOR WITH TENANT
CEILING: 2x2 SUSPENDED ACOUSTICAL TILE CEILING AT 9'-6" AFF
F6. BREAK ROOM FINISH (VERIFY WITH TENANT):
FLOORS: VCT (OR LVT) WITH 4"H. VINYL COVE BASE
WALLS: LATEX PAINT (2 COATS MIN.) VERIFY COLOR WITH TENANT
CEILING: 2x2 SUSPENDED ACOUSTICAL TILE CEILING AT 9'-6" AFF
F7. FLOORING FINISH TRANSITION STRIP (JOHNSONITE OR SIMILAR)
F8. BASE CABINETS WITH STANDARD TOE KICK AND PLASTIC LAMINATE COUNTERTOP AT 36" AFF WITH SELF BANDED EDGES AND 4"H. BACKSPLASH (VERIFY WITH TENANT)
F9. APPROVED ADDRESS NUMBERS (4"H. MINIMUM)
F10. 3A40B:C PORTABLE FIRE EXTINGUISHER ON HANGER (5 LBS. - LARSEN'S MP5-A MODEL OR SIMILAR) AT LOCATION SHOWN. MOUNTED AT 36" AFF TO TOP OF FIRE EXTINGUISHER
F11. 2X6 TENANT SEPARATION WALL WITH ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE (SIMILAR TO PARTITION TYPE A6). EXTEND TO UNDERSIDE OF ROOF.
F12. SERVICE SINK. PROVIDE FRP PANELS ON WALLS ABOVE SERVICE SINK TO 48" AFF MINIMUM



01 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

Printed: 9/18/2017 2:33 PM

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11 FOURTH STREET SW Rochester, MN 55902
Phone: 507.289.3063

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

SIGNATURE
COLLIN TINSLEY
PRINTED NAME
51076 09-18-2017
NUMBER DATE

AIRPORT PARK - TENANT FIT-UPS
6876 10TH AVENUE SW, SUITE C & D
ROCHESTER, MN 55902

18 September 2017
DATE

C. TINSLEY
DRAWN BY

2017-058
PROJECT NUMBER

SHEET TITLE
GENERAL INFORMATION & FIT-UP PLAN

SHEET
A1