

PROJECT TEAM

OWNER
FAMILY VISION CLINIC
4200 CO RD 42 WEST
SAVAGE, MINNESOTA 55378

CONTACT: JOHN HURST
(612) 201-1041

ARCHITECT
DJR ARCHITECTURE, INC.
333 WASHINGTON AVE N
UNION PLAZA, SUITE 210
MINNEAPOLIS, MINNESOTA 55401

CONTACT: CHRIS WHITEHOUSE
(612) 676-2700

GENERAL CONTRACTOR
FENDLER PATTERSON
4839 WEST 124TH STREET
SAVAGE, MINNESOTA 55378

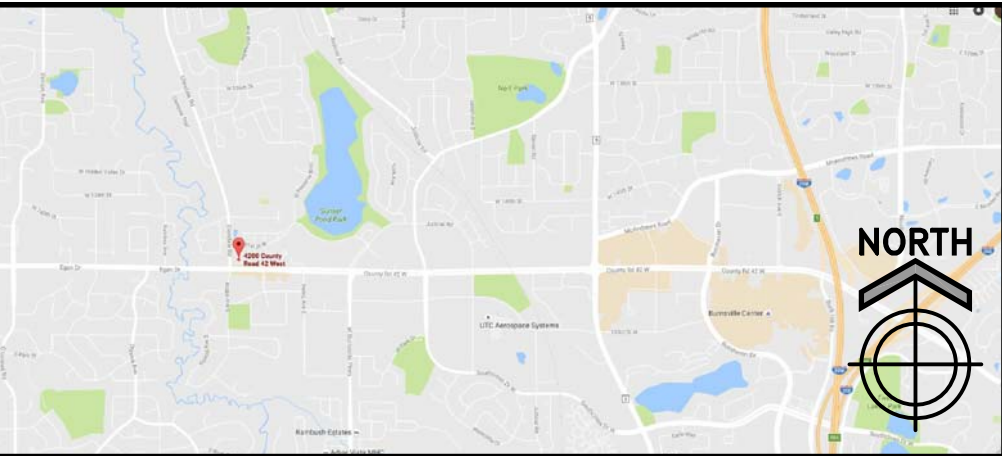
CONTACT: ROB FENDLER
(952) 890-4364

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL TO 6" ABOVE ACT
- NEW PARTIAL HEIGHT WALL TO 42" ABOVE FLOOR
- ALL NEW WALLS TO BE 3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW 36" X 84" STAINED WOOD DOOR IN H.M. FRAME

FAMILY VISION CLINIC
RENOVATION & EXPANSION
4200 CO RD 42 WEST, SAVAGE, MN

SITE LOCATION MAP



CODE REVIEW

- PROJECT DESCRIPTION:
RENOVATION AND EXPANSION OF AN EXISTING VISION CENTER, TAKING SF FROM AN EXISTING ADJACENT TENANT. FINAL SF WILL BE FAMILY VISION 4663 GROSS SF, TENANT 2 3544 GROSS SF, AND 776 COMMON / MECHANICAL GROSS SF.
- APPLICABLE GOVERNING STANDARDS:
INTERNATIONAL BUILDING CODE (IBC) 2012 EDITION
STATE OF MINNESOTA BUILDING CODE 2015 EDITION
MINNESOTA ACCESSIBILITY CODE CHAPTER 1341
- OCCUPANCY GROUPS:
B - OFFICE
- FIRE BARRIER OCCUPANCY SEPARATIONS:
FIRE SEPARATIONS NOT REQUIRED BETWEEN USES (508.3.3)
N = NO SEPARATION REQUIREMENT.
- CONSTRUCTION TYPE:
TYPE VB
- ALLOWABLE BUILDING HEIGHT & AREA (503):

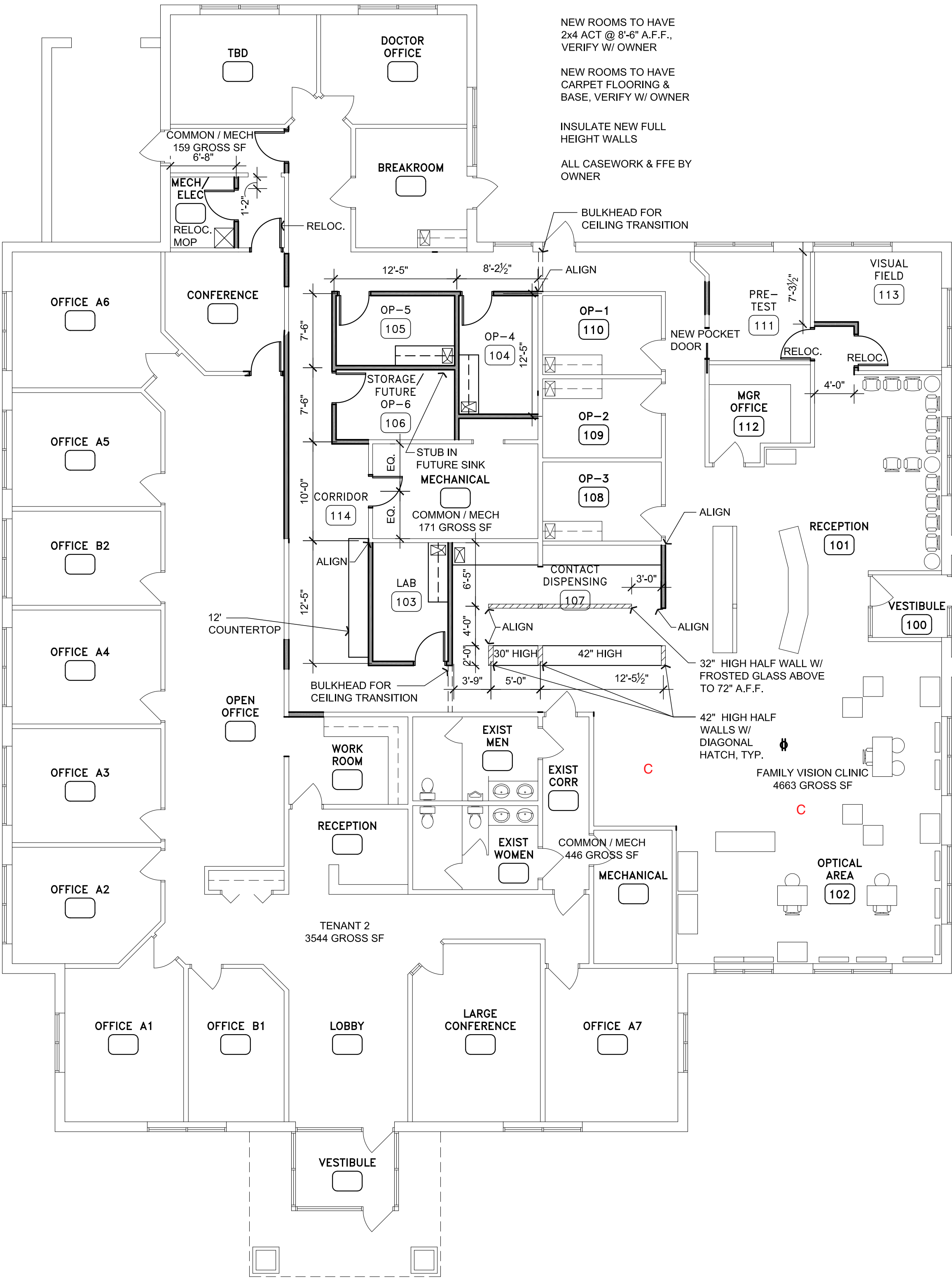
	ALLOWABLE (503)	ACTUAL
B		
STORIES/FT	2/40'	1/20'-0"
AREA	9,000 SF	8983 SF

FIRE WALLS REQUIRED: NONE
- BUILDING ELEMENT FIRE RESISTIVE REQUIREMENTS: (TABLE 601)
TYPE VB
NO RATINGS REQUIRED
- OCCUPANCY LOAD: (IBC 1004.1.2)
FAMILY VISION - 4663/100 = 47 OCCUPANTS
TENANT 2 - 3544/100 = 35 OCCUPANTS
COMMON / MECH - 776/300 = 3 OCCUPANTS
TOTAL = 85 OCCUPANTS
- EGRESS REQUIREMENTS:
FAMILY VISION EGRESS WIDTH (IBC 1005.3.2):
47 X .15" = 7.05' REQUIRED, 144" PROVIDED
FAMILY VISION NUMBER OF EXITS (1015.1):
OCCUPANT LOAD <50 = 1 REQUIRED, 4 PROVIDED

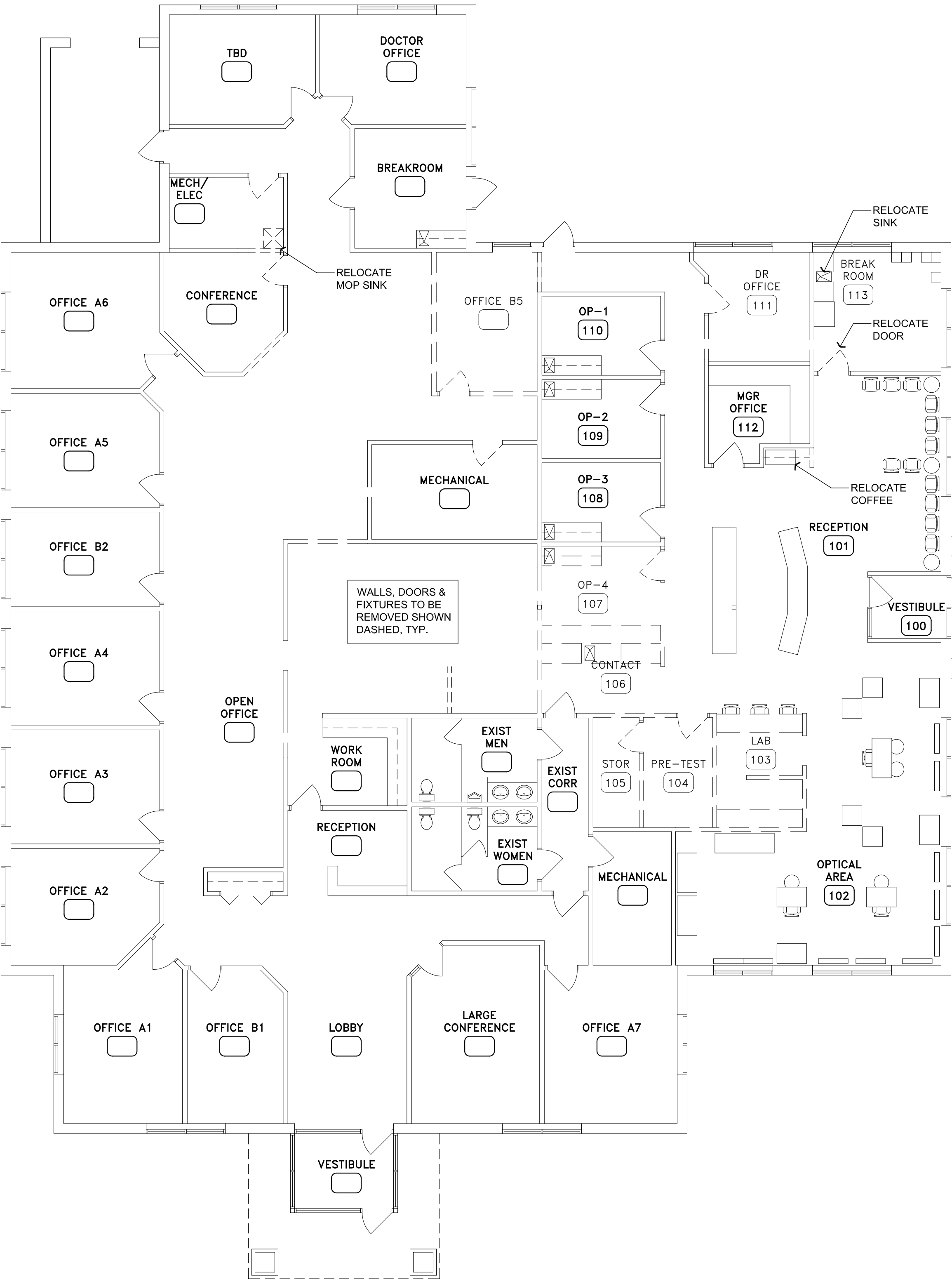
TENANT 2 EGRESS WIDTH (IBC 1005.3.2):
35 X .15" = 5.3' REQUIRED, 72" PROVIDED
LAW OFFICE NUMBER OF EXITS (1015.1):
OCCUPANT LOAD <50 = 1 REQUIRED, 1 PROVIDED
- PLUMBING REQUIREMENTS:
BUSINESS:
WATER CLOSETS 1/25 FOR FIRST 50, 1 PER 50 FOR REMAINDER EXCEEDING 50
LAVS 1/40 FOR FIRST 80, 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAINS 1/100
SERVICE SINK 1

43 MALE, 43 FEMALE TOTAL OCCUPANTS =

	WATER CLOSETS	LAVS.	DRINKING FOUNTAINS	SERVICE SINK
TOTAL REQUIRED	2M / 2F	2M / 2F	1	1
TOTAL PROVIDED	2M / 2F	2M / 2F	2	1



B1 PROPOSED PLAN
1/8" = 1'-0"



A1 DEMOLITION PLAN
1/8" = 1'-0"

Family Vision Clinic

4200 County Road 42 West, Savage, MN 55378

Demolition & Proposed Plan

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 professional engineer in the State of Minnesota.
SCOTT NELSON
17444 REGISTRATION NUMBER
3-20-2017 DATE

Issue: PERMIT SET
Date: 3-20-2017
Project #: 16-103.00
Date: 3-20-2017
Drawn by: CW
Checked by: SN

DJR ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
Minneapolis, MN 55401
612.676.2700 www.djr-inc.com

A100