

suite 2218 B landlord shell

Hi Lake Shopping Center
2216 East Lake Street
Minneapolis, MN 55407

issued for permit 3.16.2021

PROJECT SUMMARY AND CODE REVIEW

SITE STATS
SITE AREA, PARKING COUNTS AND LOADING TO REMAIN THE SAME.

CODE ANALYSIS

PROPOSED WORK: LANDLORD SHELL

APPLICABLE CODES:
2020 MN STATE BUILDING CODE
2020 MN ENERGY CODE
2020 MN FIRE CODE
2020 MN MECHANICAL & FUEL GAS CODE
2015 MN PLUMBING CODE
2017 MN ELECTRICAL CODE
2020 MN ACCESSIBILITY CODE

BUILDING INFORMATION, OCCUPANT LOAD CALCULATIONS AND PLUMBING COUNTS

LANDLORD SHELL WORK ONLY. BUILDING CODE INFORMATION AND TENANT CODE REVIEW TO BE PROVIDED IN TENANT IMPROVEMENT PACKAGE.

GENERAL NOTES

CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, ORDINANCES, AND ADA GUIDELINES. ALL WORK TO BE PERFORMED TO INDUSTRY STANDARDS UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO INITIATING ANY WORK.
- SCHEDULE DEMOLITION AND CONSTRUCTION SO AS TO MINIMALLY IMPACT TENANT OPERATIONS.
- DISPOSE OF ALL DEMOLITION MATERIALS PROMPTLY IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. HOLD DOOR AND FRAME FOR OWNER PENDING RELEASE OR RE-USE.
- INTERIOR GYP BD. FINISH TO BE CLASS 5 AND READY TO RECEIVE TENANT FINISHES.
- ALL NEW SURFACES AND FINISHES THAT ARE CONTIGUOUS WITH EXISTING SURFACES, CORNERS, ETC. ARE TO BE ALIGNED AND FINISHED FLUSH AND SMOOTH WITH THE EXISTING.
- ALL DOORS AND HARDWARE SHALL BE IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY CODES AND ORDINANCES. ALL WORK TO BE DONE IN COMPLIANCE WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ORDINANCES.

FINISH SCHEDULE

MARK	DESCRIPTION	SPECIFICATION
CT-1	CERAMIC TILE (RESTROOM FLOORS)	MFR: DAL TILE STYLE: LINDEN POINT SIZE: 12"x24" COLOR: TBD INSTALLATION: TBD GROUT: TBD NOTE: USE SCHLUTER DILEX-AHK COVE BASE TRIM AT ALL FLOOR TO WALL TRANSITIONS, SATIN ANODIZED ALUMINUM FINISH.
CT-2	CERAMIC TILE (RESTROOM WALLS)	MFR: DAL TILE STYLE: LINDEN POINT SIZE: 10" X 14" COLOR: TBD INSTALLATION: TBD GROUT: TBD NOTE: USE BULLNOSE 3" X 10" PIECE AT TOP EDGE OF WALL TILE.
CB-1	CERAMIC TILE WALL BASE	SPEC TO MATCH CT-1 SIZE: 3"x12" BULL NOSE NOTE: USE CB-1 ON RESTROOM WALLS THAT DO NOT RECEIVE CT-2 WALL TILE.
CONC-1	CONCRETE	CONCRETE SLAB - READY TO RECEIVE TENANT FINISHES

RESTROOM FIXTURE SCHEDULE

DESCRIPTION	SPECIFICATION
TOILET	MFR: AMERICAN STANDARD STYLE: MADERA FLO WISE 16 1/2" HEIGHT ELONGATED FLUSHOMETER TOILET, WHITE FLUSHOMETER: SLOAN ROYAL MANUAL, ROYAL III-16 SEAT: CHURCH COMMERCIAL SEAT, 25556C
SINK	MFR: AMERICAN STANDARD STYLE: LUCERNE WALL HANG SINK
FAUCET	MFR: CHICAGO FAUCETS MANUAL SINK FAUCET 2200-4E31ABCP
TOILET TISSUE DISPENSER	MFR: BRADLEY ITEM: 5402
PAPER TOWEL DISPENSER	MFR: BRADLEY ITEM: 250-B SURFACE MOUNTED C-FOLD TOWEL DISPENSER
SOAP DISPENSER	MFR: BRADLEY ITEM: 6562 SURFACE MOUNTED
GRAB BARS	MFR: BRADLEY ITEM: 812 SERIES, SEE ELEVATIONS FOR SIZES
MIRROR	MFR: BRADLEY ITEM: 181 CHANNEL FRAMED MIRROR SIZE: 24"x36"

PLAN KEY NOTES

- MOP SINK - VERIFY EXISTING PLUMBING STUB LOCATIONS FOR SINK LOCATION. PROVIDE WHITE FRP TO 4' AT MOP SINK.
- PROVIDE FURRING ON EXISTING WALL.
- EXISTING ELECTRICAL PANELS.
- PROVIDE INSULATION, GYP BD, AND FINISH TAPE TO DECK, EXISTING FRAMING.
- PROVIDE GYP BD AND FINISH TAPE TO 10'-6" EXISTING FRAMING AND INSULATION.

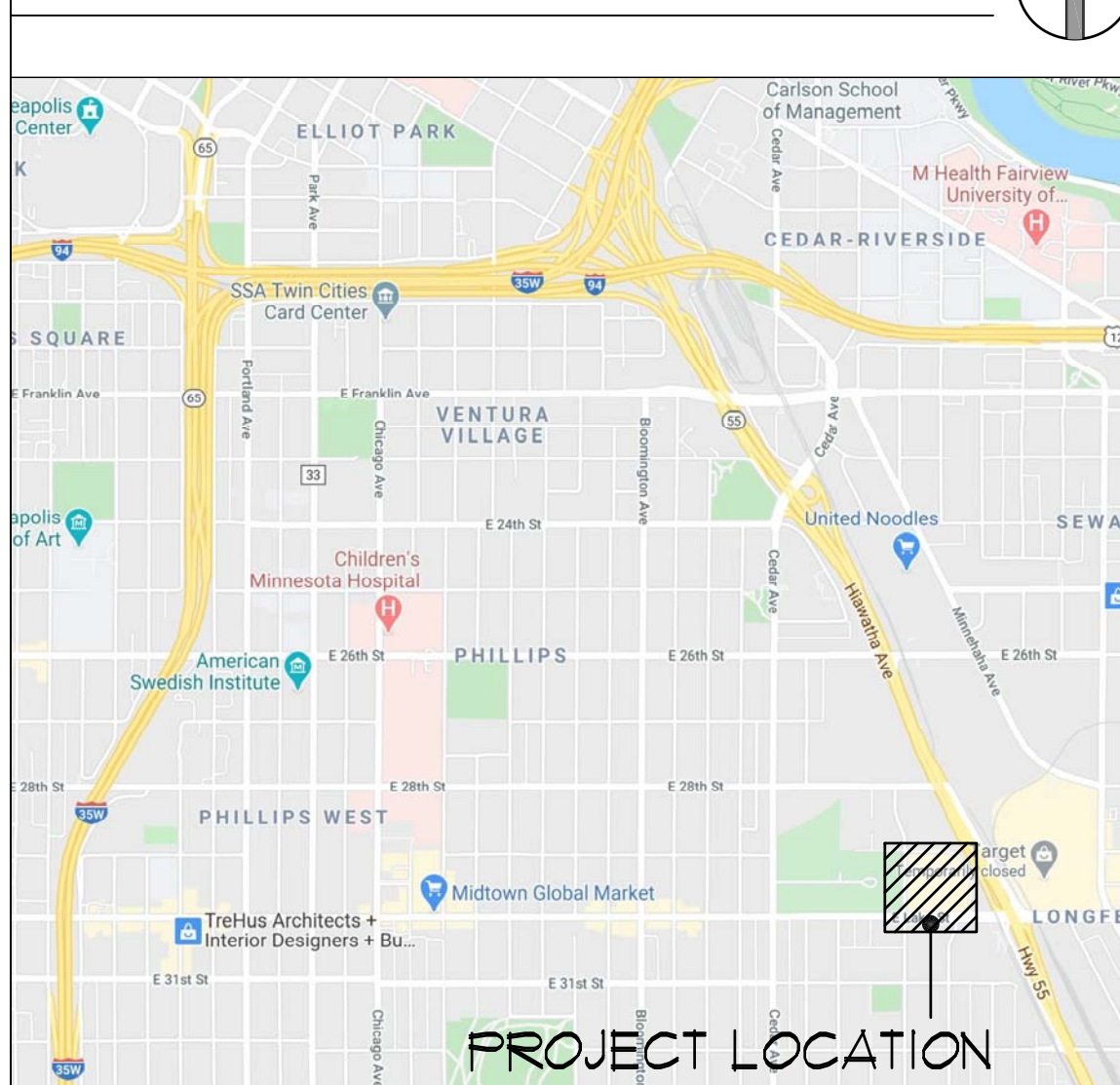
DOOR SCHEDULE

- 100 3'-0" X 7'-0" HM. DOOR AND FRAME. LEVER HANDLES, PASSAGE FUNCTION LOCKSET.
- 102, 103 3'-0" X 7'-0" HM. DOOR AND FRAME. LEVER HANDLES, PRIVACY LOCKSET.
- 104 3'-0" X 7'-0" HM. DOOR AND FRAME. LEVER HANDLES, STOREROOM FUNCTION LOCKSET.

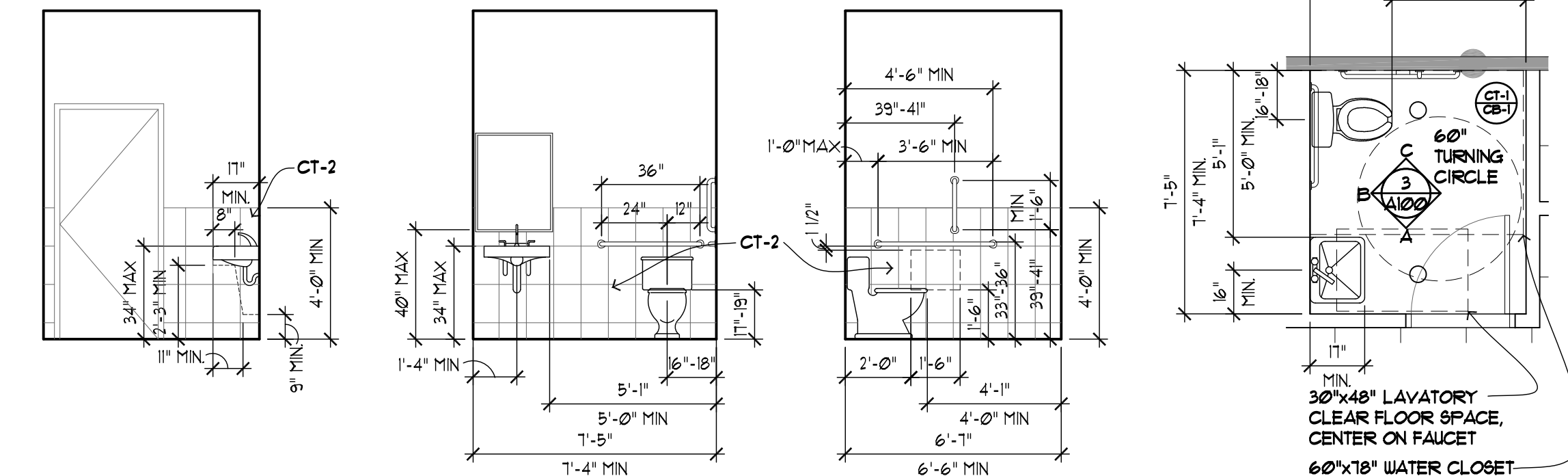
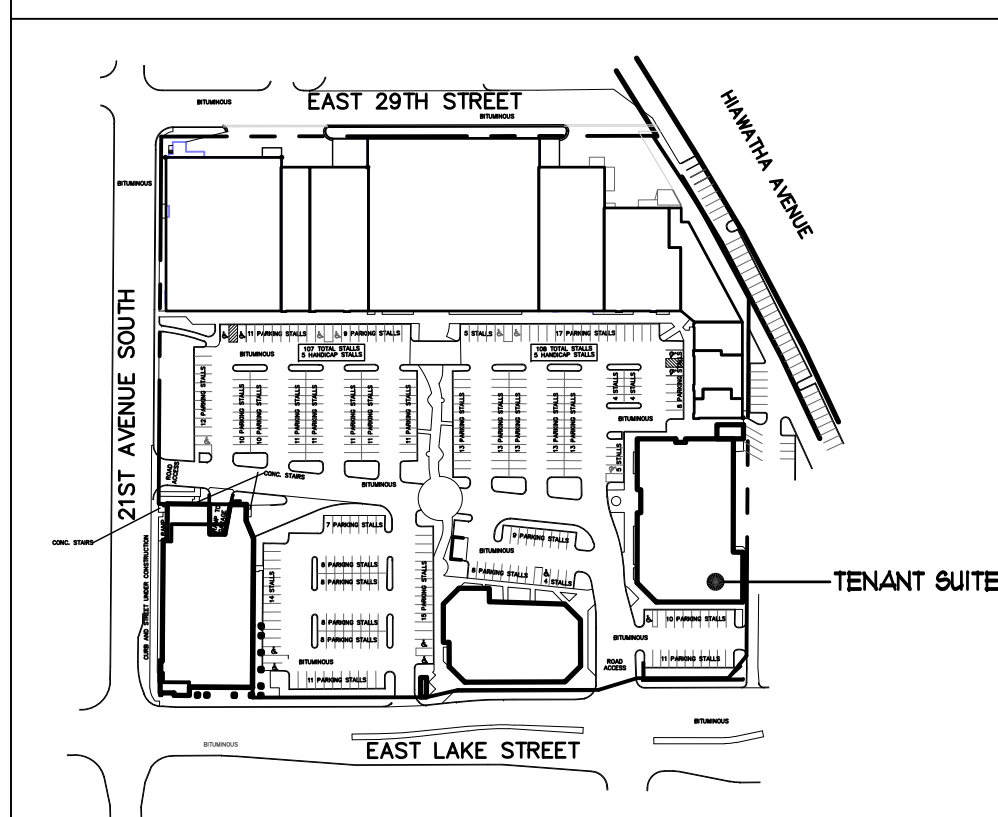
GENERAL NOTES:

- CONTRACTOR TO PROVIDE ALL HARDWARE.
- ALL HARDWARE TO BE ADA COMPLIANT.
- ALL HARDWARE TO BE SCHLAGE COMMERCIAL GRADE OR APPROVED EQUAL.
- HARDWARE FINISH TO BE BRUSHED NICKEL.
- INSTALL DOOR CLOSERS AS REQUIRED. FINISH TO BE SATIN ALUMINUM.
- ALL HM. DOORS AND FRAMES TO BE PAINTED FT-X, COLOR TBD.

PROJECT LOCATION MAP



KEY PLAN



3A/A100

3B/A100

3C/A100

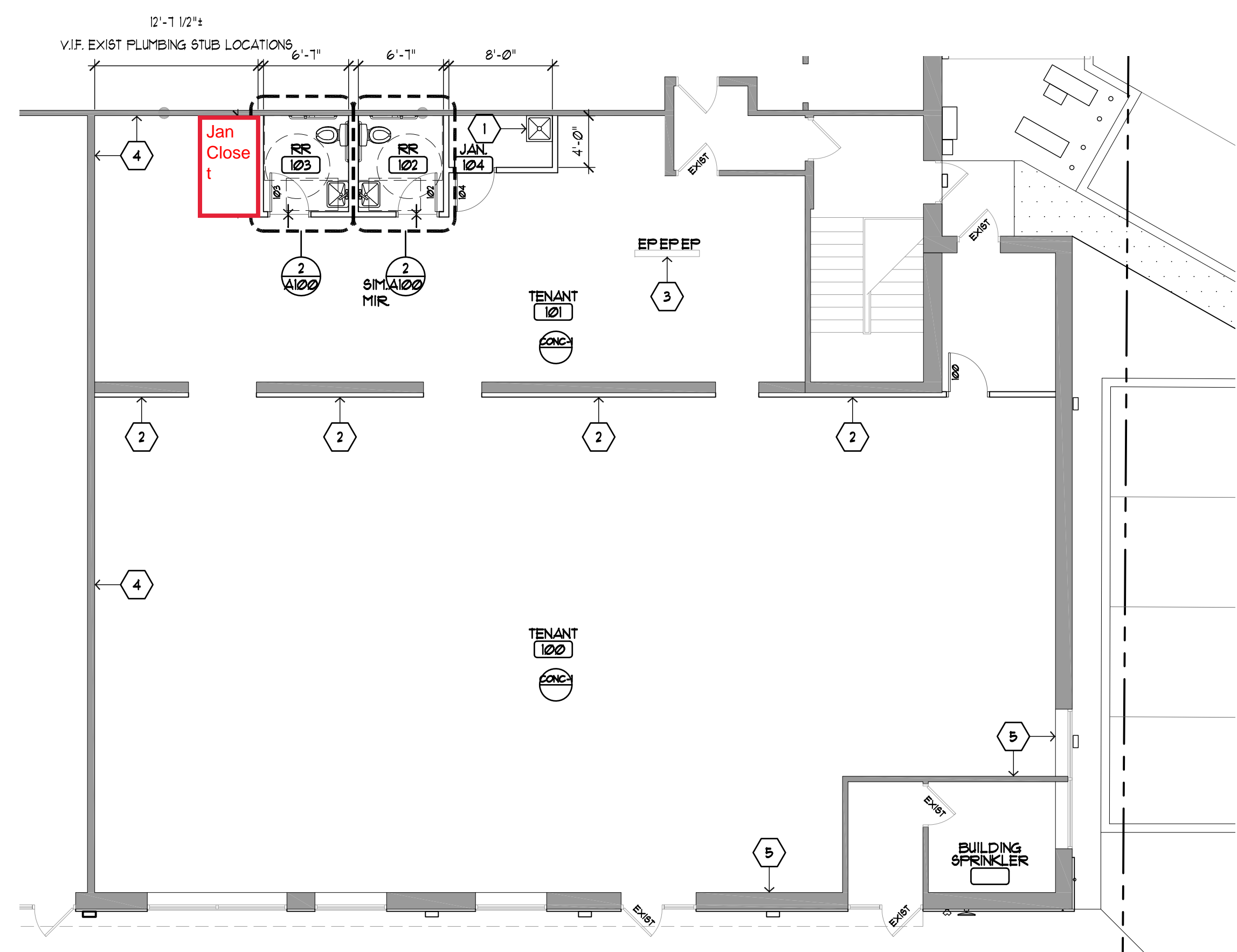
RESTROOM ELEVATIONS

1/4" = 1'-0"

0 1 2 5 10

ENLARGED RR PLAN

1/4" = 1'-0"



CONSTRUCTION PLAN

1/8" = 1'-0"

0 5 10 25 50



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landlord shell
2218B E. Lake Street
Minneapolis, MN 55407

Hi-Lake, LLC
c/o Wellington
Management
1625 Energy Park Dr, Ste. 100
St Paul, MN 55108

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.

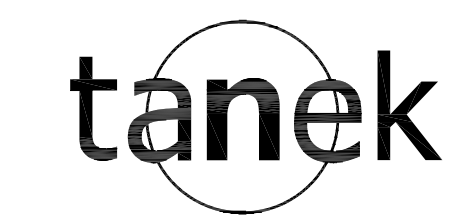
Nathaniel Shea 3.16.2021
name date
24515
license number signature

scale as noted
name NS / ER

issued for permit 3.16.2021
issued for review 12.2.2020
plan

A100

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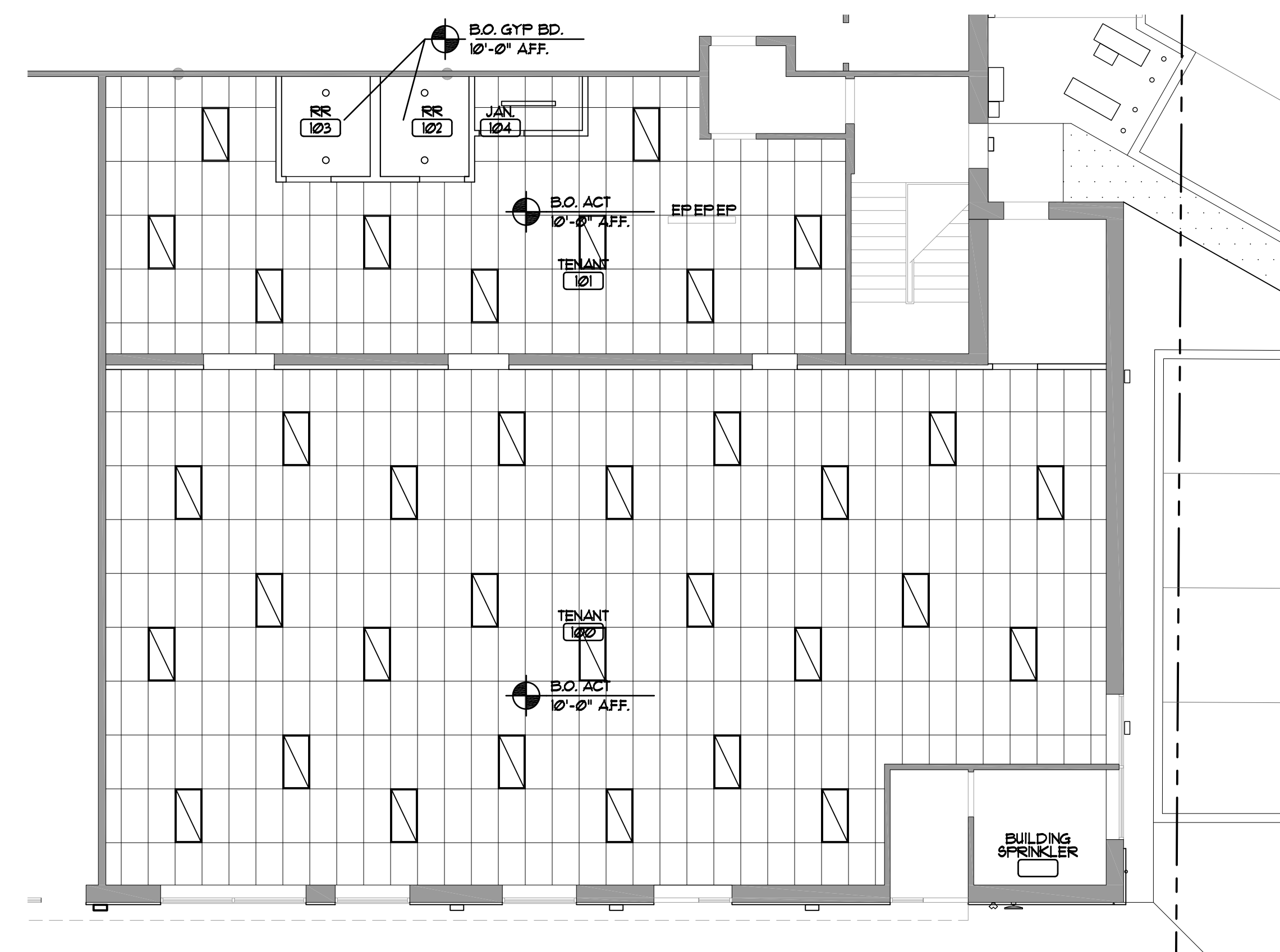
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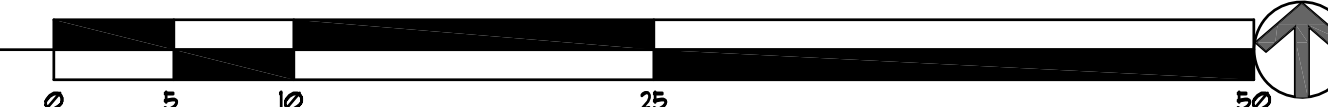
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reflected ceiling plan

REFLECTED CEILING PLAN KEY	
	ACT-1 2'X4' ACOUSTICAL CEILING TILE AND GRID MFR: ARMSTRONG TILE: CORTEGA 2'X4' (#169) GRID: 3" PRELUDE ALTERNATE: SECOND LOOK GRID AND TILE
	2 X 4 LED LAY-IN FIXTURE MFR: METALUX TYPE: CRUZE 6T 24CZ2 ITEM: 24CZ2 XX UNV L835
	4' LED UTILITY FIXTURE MFR: TYPE: ITEM:
	LED "RECESSED CAN" FIXTURE MFR: TYPE: ITEM:



REFLECTED CEILING PLAN
1/8" = 1'-0"



A110