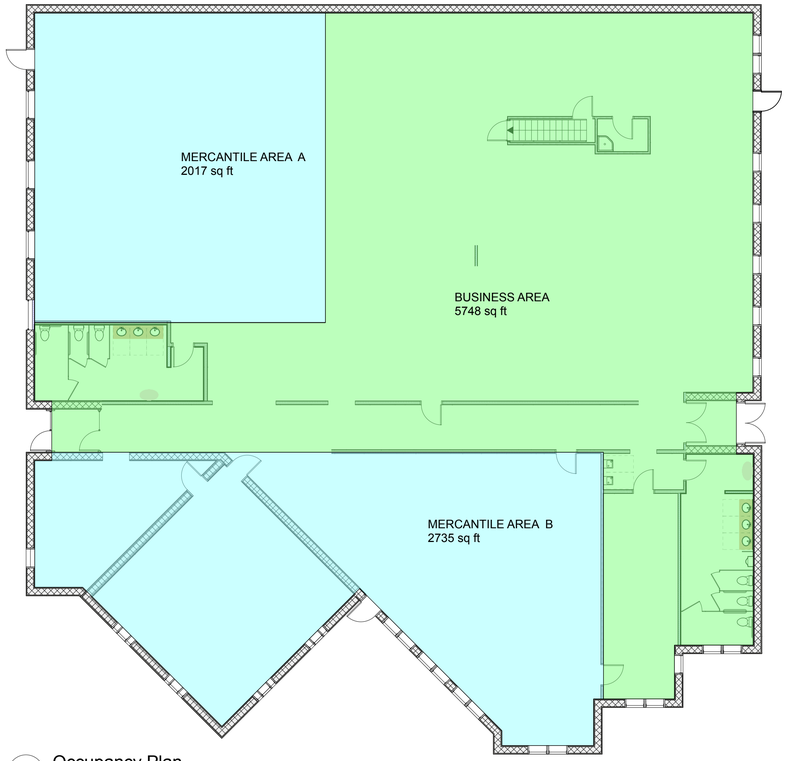
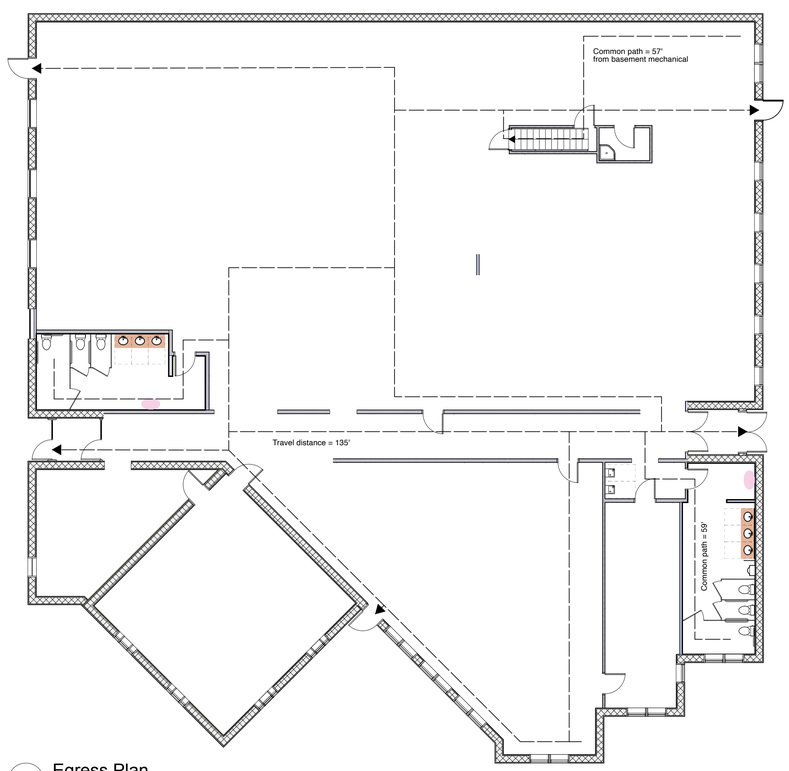


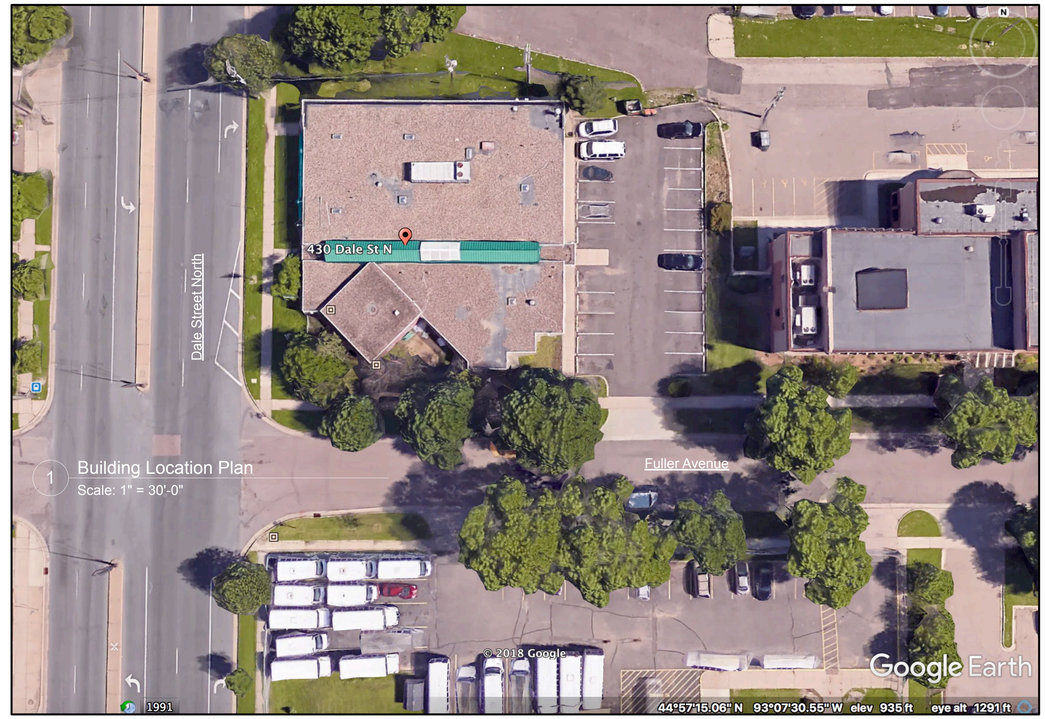
2 Occupancy Plan

Scale: 3/32" = 1'-0"



3 Egress Plan

Scale: 3/32" = 1'-0"



1 Building Location Plan

Scale: 1" = 30'-0"

north

MEP AND LIFE SAFETY NOTES

- SMOKE & FIRE, MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS TO MEET ALL APPLICABLE CODES.
- MEP CONTRACTORS TO COMPLETE MEP SYSTEMS FOR OCCUPANCY. DESIGN AND SPECIFICATIONS WHERE REQUIRED SHALL BE PROVIDED BY MINNESOTA LICENSED PROFESSIONAL ENGINEERS.
- THERMOSTAT LOCATION IS BY HVAC ENGINEER AND CONTRACTOR
- EMERGENCY POWER SHALL BE PROVIDED FOR EXIT SIGNS IN ACCORDANCE WITH IBC SECTION 1011.
- EMERGENCY POWER SHALL BE PROVIDED FOR MEANS OF EGRESS ILLUMINATION IN ACCORDANCE WITH IBC SECTION 1006.

Sheet Index

A 01	SHEET INDEX; CODE DATA; MEP/LIFE SAFETY; LOCATION PLAN; OCCUPANCY PLAN; EGRESS PLAN
A 02	EXISTING/DEMOLITION PLAN/NOTES; BASEMENT MECHANICAL ROOM PLAN
A 03	RENOVATION PLAN; DOOR & FRAME SCHEDULE; ROOM FINISH SCHEDULE
A 04	RESTROOM PLANS/INTERIOR ELEVATIONS; ACCESSIBLE FIXTURES REQUIREMENTS; WALL SECTIONS
A 05	ROOF & ROOF STRUCTURE DEMOLITION/RENOVATION PLAN

CODE DATA

Applicable Codes: 2020 Minnesota State Building Code, 2018 International Building Code, 2020 Minnesota Accessibility Code, 2020 Minnesota Fire Code, 2020 Minnesota Mechanical & Fuel Gas Code, 2020 National Electrical Code - deferred submittal: Mechanical, Electrical, Fire Suppression

BUILDING SHELL DESCRIPTION

Building Footprint Area:	11,118 sq ft
Building Height:	1 Level, 12'-18'
Type of Construction:	Type II-B UNSPRINKLED LOW RISE BUILDING
Occupancy Groups:	Group B, Business; Group M, Mercantile
Fire Areas:	Group B = 5748s; Group M = 4752sf; Group S-2 = 490sf

PROJECT DESCRIPTION: Renovation of fire-damaged building, including roof and roof deck repair, skylight replacement, restoration of interior finishes, reconstructed code-complaint restrooms, and spaces for anticipated offices and shops.

Occupant Load Calculations per MSBC/IBC 1004.5

Description (project area)	Area	s.f./Occ.	Occ. Load
BUSINESS AREAS (B)	5748	150 GROSS	39
MERCANTILE AREAS (M)	4752	60 GROSS	80
BASEMENT MECHANICAL ROOM (S-2)	490	300 GROSS	2
Total Occupant Load			121

Occupancies except basement mechanical room are nonseparated per IBC 508.3.3. & Table 508.4

NUMBER OF EXITS REQUIRED PER IBC 1006.2.1: 2
NUMBER OF EXITS PROVIDED: 5

NUMBER OF ACCESSIBLE MEANS OF EGRESS REQUIRED PER MBC 1009.1, EXCEPTION 3: 0
NUMBER OF ACCESSIBLE MEANS OF EGRESS PROVIDED: 5

MAXIMUM PERMITTED EXIT ACCESS TRAVEL DISTANCE PER IBC 1017.2: 200'
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 135'

MAXIMUM PERMITTED COMMON PATH OF EGRESS PER IBC 1006.2.1: 75'
MAXIMUM COMMON PATH OF EGRESS: 59'

NUMBER OF ACCESSIBLE TOILET ROOMS REQUIRED PER IBC 2902.1, IBC/MAC 1109.2: 2
NUMBER OF ACCESSIBLE TOILET ROOMS PROVIDED: 2

NUMBER OF TOILETS/ACCESSIBLE TOILETS REQ. PER IBC 2902.1, IBC/MAC 1109.2: 4/2
NUMBER OF TOILETS/ACCESSIBLE TOILETS PROVIDED: 6 + 1 URINAL/2

NUMBER OF AMBULATORY TOILET STALLS REQ. PER IBC 2902.1, IBC/MAC 1109.2: 2
NUMBER OF AMBULATORY TOILET STALLS PROVIDED: 2

NUMBER OF LAVATORIES/ACCESSIBLE LAVATORIES REQUIRED PER IBC/MBC 2902.1, IBC/MAC 1109.2: 4/2
NUMBER OF LAVATORIES/ACCESSIBLE LAVATORIES PROVIDED: 6/6

NUMBER OF SERVICE SINKS REQUIRED PER MBC 2902.1: 1
NUMBER OF SERVICE SINKS PROVIDED: 1 existing

NUMBER OF DRINKING FOUNTAINS/ACCESSIBLE DRINKING FOUNTAINS REQUIRED PER MSBC TABLE 2902.1, IBC 1109.5: 2/1
NUMBER OF DRINKING FOUNTAINS/ACCESSIBLE DRINKING FOUNTAINS PROVIDED: 2/1

Contractor to field verify all dimensions

No.	Date	Issue Notes	No.	Date	Revision Notes	Zone	Appr

Date 07/29/2023
Revision
Project ID Tawhid Business Center
Drawing Code
CAD File Name Tawhid Business Center
Plot Date
Designed By
Drawn By
Checked By
Reviewed By
Submitted By
Project Manager

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Architect

I certify that this plan was prepared by me or that I am a duly licensed architect under the laws of the State of Minnesota

Project Title Tawhid Business Center
430 Dale Street North
St Paul Minnesota

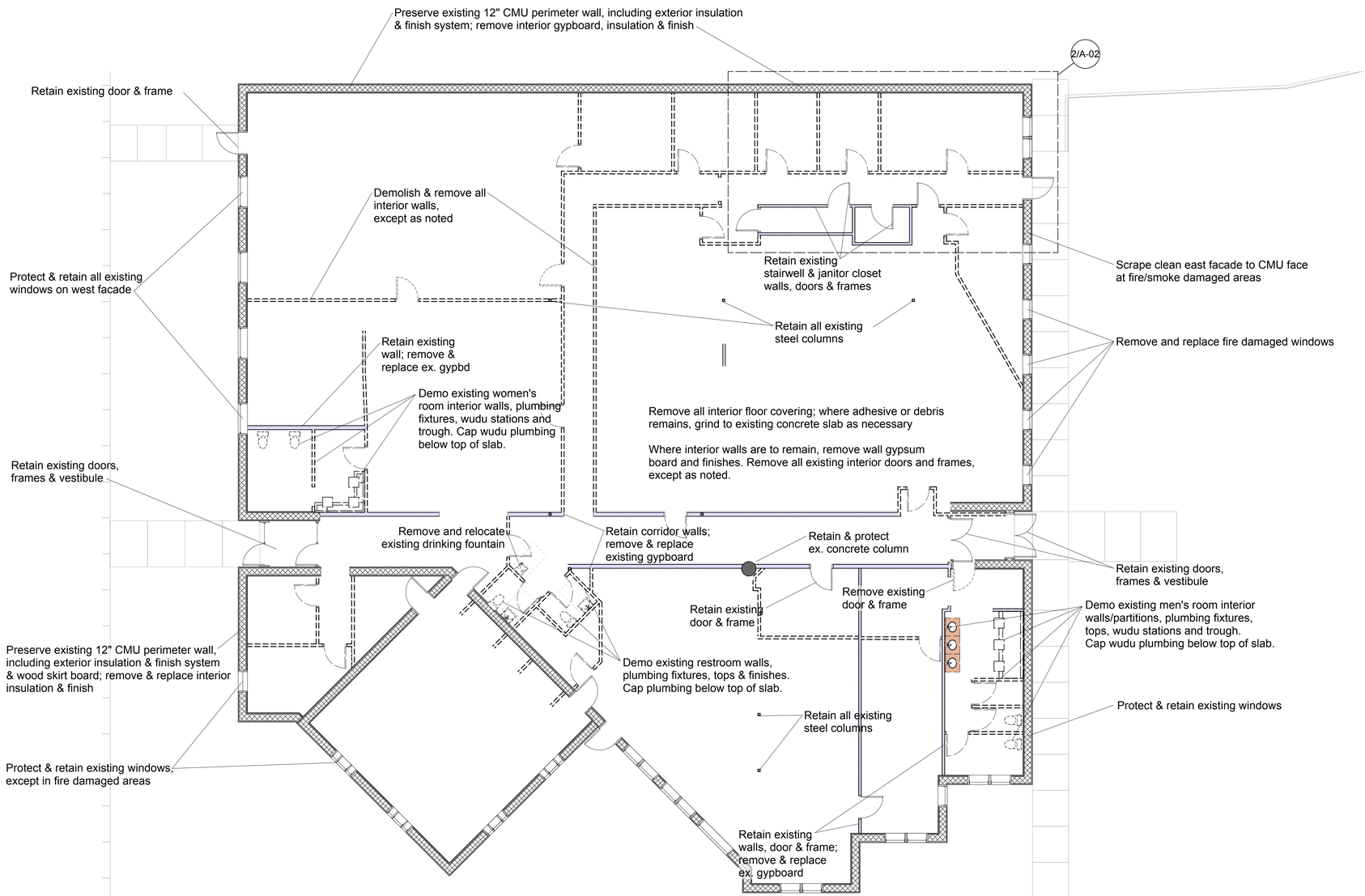
Sheet Title Sheet Index
Code Data; MEP & Life Safety Notes
Location/Occupancy/Egress Plans

Scale as noted

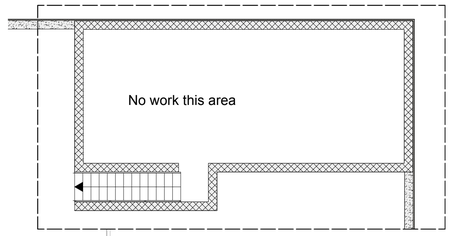
Sheet No. A-01 of 5 Sheets

DEMOLITION NOTES - GRADE LEVEL

- Demolish & remove all interior walls, except as indicated
- Remove existing plumbing fixtures throughout; cap lines as required. Retain roof drainage lines.
- Remove existing radiators & covers; cap underslab lines.
- Remove all electrical fixtures & devices in demolished walls; retain overhead wiring for lighting; retain wall electrical wiring to panels in retained walls only
- Remove all interior floor coverings; where adhesive or debris remains, grind to concrete slab
- Remove all ceilings, ceiling construction & unnecessary materials & construction above ceilings



1 Existing/Demolition Plan
Scale: 1/8" = 1'-0"



2 Basement Mechanical Room Plan
Scale: 1/8" = 1'-0"

Contractor to field verify all dimensions

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Date 07/29/2023
Revision
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Architect
I certify that this plan was prepared by me and that I am a duly licensed architect under the laws of the State of Minnesota

Project Title Tawhid Business Center
430 Dale Street North
St Paul Minnesota

Sheet Title Existing/Demolition Plan
Demolition Notes
Basement Mechanical Room Plan

Scale 1/8" = 1'-0"

Sheet No. A-02
of
5 Sheets

2 Door A Elevation
Scale: 3/8" = 1'-0"

3 Door B Elevation
Scale: 3/8" = 1'-0"

4 Door C Elevation
Scale: 3/8" = 1'-0"

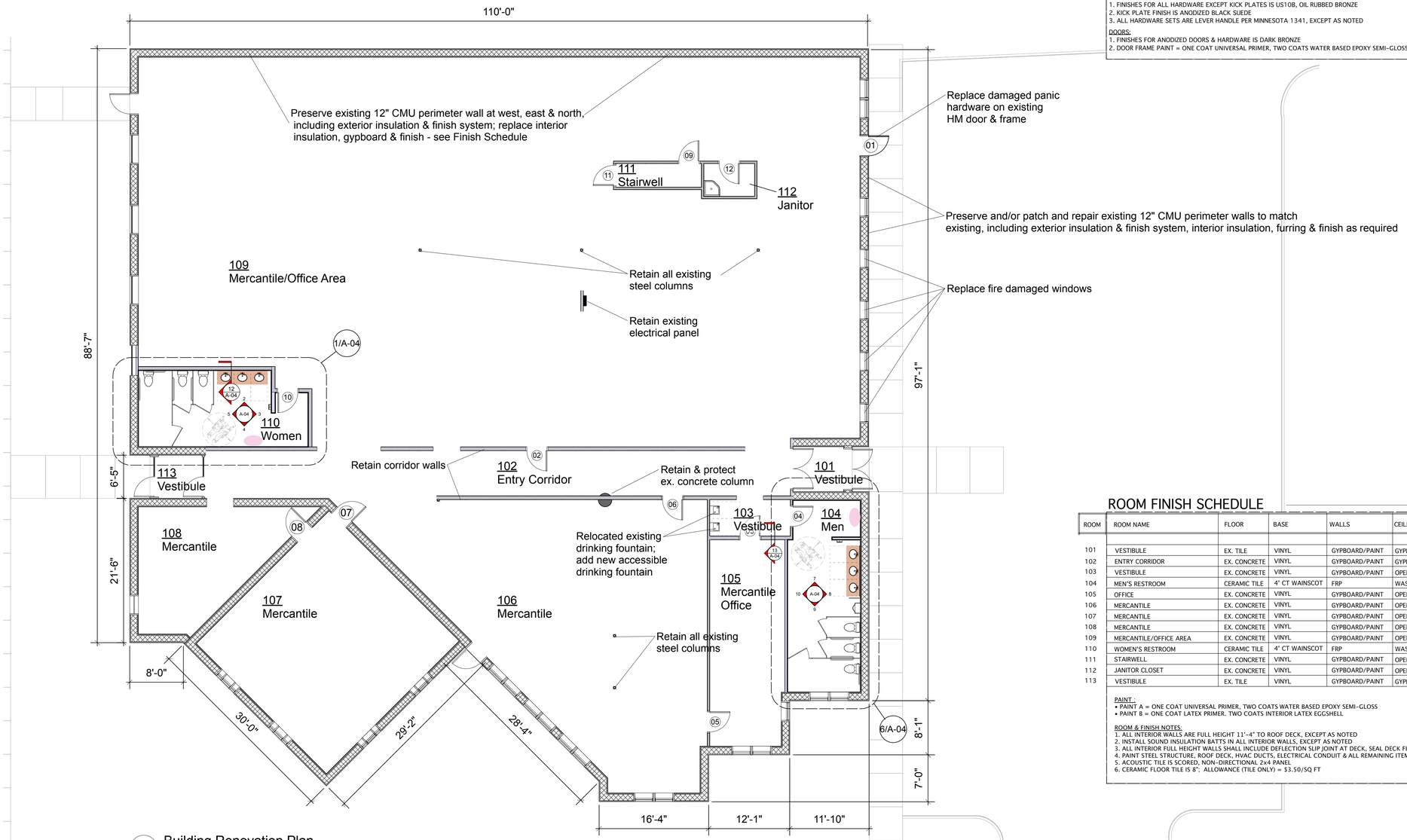
DOOR & FRAME SCHEDULE

DOOR	DOORS SIZE WIDTH	HGT.	THK.	CONSTRUCTION MAT'L.	TYPE	LABEL	GLASS/INSERT	FINISH	FRAMES CONST. MAT'L.	TYPE	FINISH	HDWE GROUP	REMARKS: (SE=SEE ELEVATION)
01	3'-0"	7'-0"	1-3/4"	HM	INS. FLSH	NONE	NONE	PAINT	HM	MSNRY	PAINT	01	DOOR A; SEE ELEVATION
02	3'-0"	7'-0"	2"	ALUM	GLASS	NONE	EXISTING	ANODIZED	ALUM	STRFRT	ANODIZED	02	RETAIN EX. DR/FRAME/HDWE
03	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	03	DOOR B; SEE ELEVATION
04	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	04	DOOR C; SEE ELEVATION
05	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	03	DOOR B; SEE ELEVATION
06	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	03	DOOR B; SEE ELEVATION
07	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	MSNRY	PAINT	03	DOOR B; SEE ELEVATION
08	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	MSNRY	PAINT	03	DOOR B; SEE ELEVATION
09	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	05	DOOR B; SEE ELEVATION
10	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	04	DOOR C; SEE ELEVATION
11	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	05	DOOR B; SEE ELEVATION
12	3'-0"	7'-0"	1-3/4"	WOOD	SC FLUSH	NONE	NONE	STAIN/SEAL	HM	GYPBD	PAINT	05	DOOR B; SEE ELEVATION

HARDWARE GROUPS:
01 PANIC HARDWARE; KEYPAD ENTRY LOCKSET; 3 HINGES; CLOSER; THRESHOLD; WEATHERSEAL
02 RETAIN EXISTING HARDWARE
03 LOCKSET; 3 HINGES; CLOSER
04 PUSH/PULL; 3 HINGES; KICKPLATES 2 SIDES; CLOSER; ADA SIGN
05 LOCKSET; DEADBOLT; 3 HINGES; CLOSER

HARDWARE NOTES:
1. FINISHES FOR ALL HARDWARE EXCEPT KICK PLATES IS US10B, OIL RUBBED BRONZE
2. KICK PLATE FINISH IS ANODIZED BLACK SUEDE
3. ALL HARDWARE SETS ARE LEVER HANDLE PER MINNESOTA 1341, EXCEPT AS NOTED

DOORS:
1. FINISHES FOR ANODIZED DOORS & HARDWARE IS DARK BRONZE
2. DOOR FRAME PAINT = ONE COAT UNIVERSAL PRIMER, TWO COATS WATER BASED EPOXY SEMI-GLOSS



1 Building Renovation Plan
Scale: 1/8" = 1'-0"

ROOM FINISH SCHEDULE

ROOM	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
101	VESTIBULE	EX. TILE	VINYL	GYPBOARD/PAINT	GYPBOARD/PAINT	9'-0"	PAINT A
102	ENTRY CORRIDOR	EX. CONCRETE	VINYL	GYPBOARD/PAINT	GYPBD/PT LANTERN	20'-4"	PAINT A
103	VESTIBULE	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT A
104	MEN'S RESTROOM	CERAMIC TILE	4" CT WAINSCOT	FRP	WASHABLE AC TILE	9'-0"	PAINT A
105	OFFICE	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT B
106	MERCANTILE	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT B
107	MERCANTILE	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT B
108	MERCANTILE	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT B
109	MERCANTILE/OFFICE AREA	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT B
110	WOMEN'S RESTROOM	CERAMIC TILE	4" CT WAINSCOT	FRP	WASHABLE AC TILE	9'-0"	PAINT A
111	STAIRWELL	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT A
112	JANITOR CLOSET	EX. CONCRETE	VINYL	GYPBOARD/PAINT	OPEN TO ROOF DECK	11'-4"	PAINT A
113	VESTIBULE	EX. TILE	VINYL	GYPBOARD/PAINT	GYPBOARD/PAINT	9'-0"	PAINT A

PAINT :
• PAINT A = ONE COAT UNIVERSAL PRIMER, TWO COATS WATER BASED EPOXY SEMI-GLOSS
• PAINT B = ONE COAT LATEX PRIMER. TWO COATS INTERIOR LATEX EGGSHELL

ROOM & FINISH NOTES:
1. ALL INTERIOR WALLS ARE FULL HEIGHT 11'-4" TO ROOF DECK, EXCEPT AS NOTED
2. INSTALL SOUND INSULATION BATTS IN ALL INTERIOR WALLS, EXCEPT AS NOTED
3. ALL INTERIOR FULL HEIGHT WALLS SHALL INCLUDE DEFLECTION SLIP JOINT AT DECK, SEAL DECK FLUTES WITH BATT INSULATION
4. PAINT STEEL STRUCTURE, ROOF DECK, HVAC DUCTS, ELECTRICAL CONDUIT & ALL REMAINING ITEMS ABOVE BOTTOM ELEVATION OF ROOF JOISTS
5. ACOUSTIC TILE IS SCORED, NON-DIRECTIONAL 2x4 PANEL
6. CERAMIC FLOOR TILE IS 8"; ALLOWANCE (TILE ONLY) = $3.50/SQ FT

north

Contractor to field verify all dimensions

No.	Date	Issue Notes	No.	Date	Revision Notes	Zone	Appr

Date 07/29/2023
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Architect
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Project Title Tawhid Business Center
430 Dale Street North
St Paul Minnesota

Sheet Title Building Renovation Plan
Door & Frame Schedule
Room Finish Schedule

Scale as noted

Sheet No. A-03
of
5 Sheets

Plumbing fixture requirements & provisions
2018 International Building Code
2020 Minnesota State Building Code
2020 Minnesota Accessibility Code
Table 2902.1, Occupancy Groups B, Business (5748 sf = 39 occupants) & M, Mercantile (4752sf = 80 occupants)

Lavatories required (male) = 20+40 occupants = 1+1 lavs
Lavatories required (female) = 20+40 occupants = 1+1 lavs
Lavatories provided = 3 male restroom lavatories + 3 female restroom lavatories
Accessible lavatories required, per IBC 1109.2.3 = 1 accessible lavatory/restroom
Accessible lavatories provided = all lavatories shall meet accessible standards

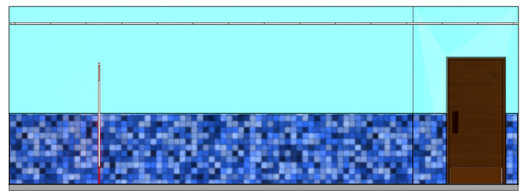
Water closets required (per IPC 419.2, urinal substitution not to exceed 0.67 x water closets required)
Water closets required (male) = 20+40 occupants = 1+1 male water closets
Water closets required (female) = 20+40 occupants = 1+1 female water closets
Water closets provided = 3 male water closets + 1 urinal + 3 female water closets
Accessible water closets required, per IBC 1109.2.2 = 1 accessible water closet/toilet room
Accessible water closets provided = 1 accessible water closet/toilet room
Ambulatory accessible water closets required, per MN Access 1109.2.2
= 1 ambulatory accessible water closet/toilet room
Ambulatory accessible water closets provided = 1 ambulatory accessible water closet/toilet room

Drinking fountains/accessible fountains required per MSBC 2902.1, IBC 1109.5 = 2/1
Drinking fountains/accessible fountains provided = 2/1 fountains/accessible fountains

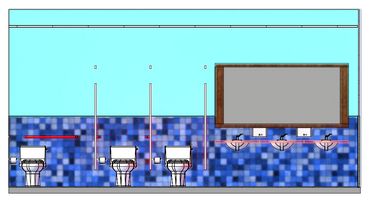
Service sinks required = 1 service sink
Service sinks provided = 1 service sink

Family toilet rooms required, per IBC 1109.2.1 = 0 family toilet rooms
Family toilet rooms provided = 0 family toilet rooms

SEE ALSO CODE DATA SHEET /A-01



10 West Elevation
Scale: 1/4" = 1'-0"



2 North Elevation
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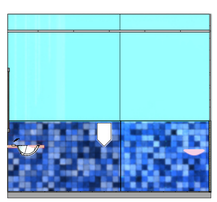
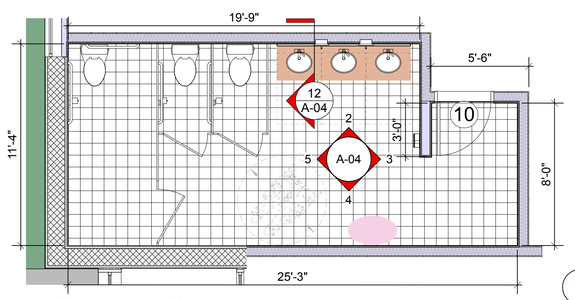
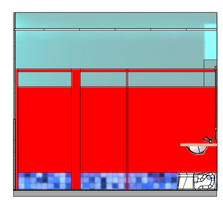


3 East Elevation
Scale: 1/4" = 1'-0"



1 Women's Restroom
Scale: 1/4" = 1'-0"



5 West Elevation
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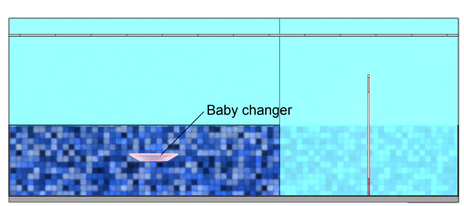
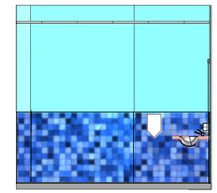
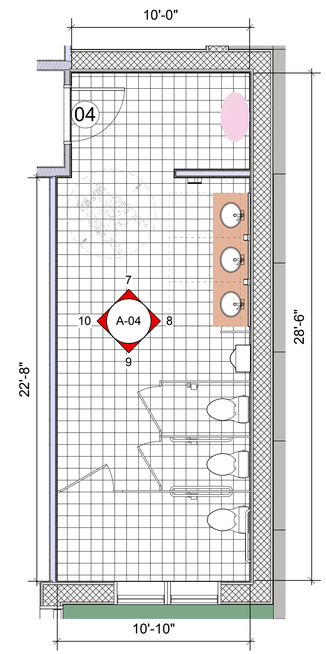


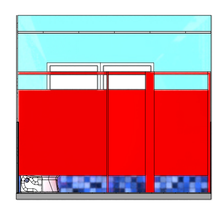
4 South Elevation
Scale: 1/4" = 1'-0"



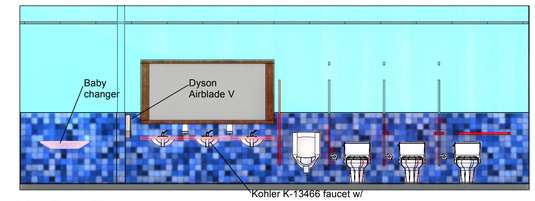
7 North Elevation
Scale: 1/4" = 1'-0"



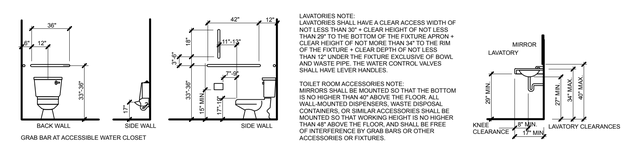
6 Men's Restroom
Scale: 1/4" = 1'-0"



9 South Elevation
Scale: 1/4" = 1'-0"



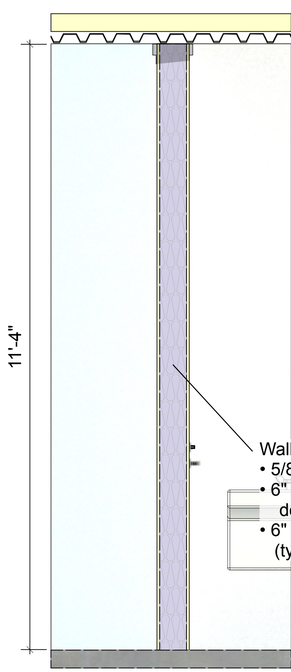
8 East Elevation
Scale: 1/4" = 1'-0"



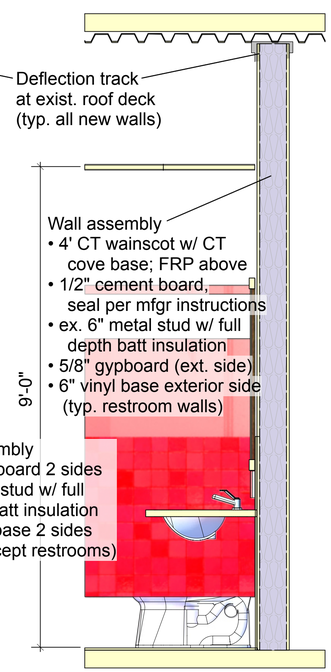
LAVATORIES NOTE:
LAVATORIES SHALL HAVE A CLEAR ACCESS WIDTH OF NOT LESS THAN 30" + CLEAR HEIGHT OF NOT LESS THAN 20" TO THE BOTTOM OF THE FIXTURE APRON + CLEAR HEIGHT OF NOT MORE THAN 34" TO THE RIM OF THE FIXTURE + CLEAR DEPTH OF NOT LESS THAN 12" UNDER THE FIXTURE EXCLUSIVE OF BOWL AND WASTE PIPE. THE WATER CONTROL VALVES SHALL HAVE LEVER HANDLES.

TOILET ROOM ACCESSORIES NOTE:
MIRRORS SHALL BE MOUNTED SO THAT THE BOTTOM IS NO HIGHER THAN 40" ABOVE THE FLOOR. ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR ACCESSORIES SHALL BE MOUNTED SO THAT WORKING HEIGHT IS NO HIGHER THAN 48" ABOVE THE FLOOR, AND SHALL BE FREE OF INTERFERENCE BY GRAB BARS OR OTHER ACCESSORIES OR FIXTURES.

11 Accessible Restroom Dimensions
no scale



13 Typical Wall Section
Scale: 3/4" = 1'-0"



12 Restroom Wall Section
Scale: 3/4" = 1'-0"

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No.	Date	Issue Notes	Revision Notes	Zone	Appr

Designed By
Drawn By
Checked By
Reviewed By
Submitted By
Project Manager

Date 07/29/2023
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peterhill@vizionz.com

Architect
I certify that this plan was prepared by me or that I am a duly licensed architect under the laws of the State of Minnesota

Project Title
Tawhid Business Center
430 Dale Street North
St Paul Minnesota

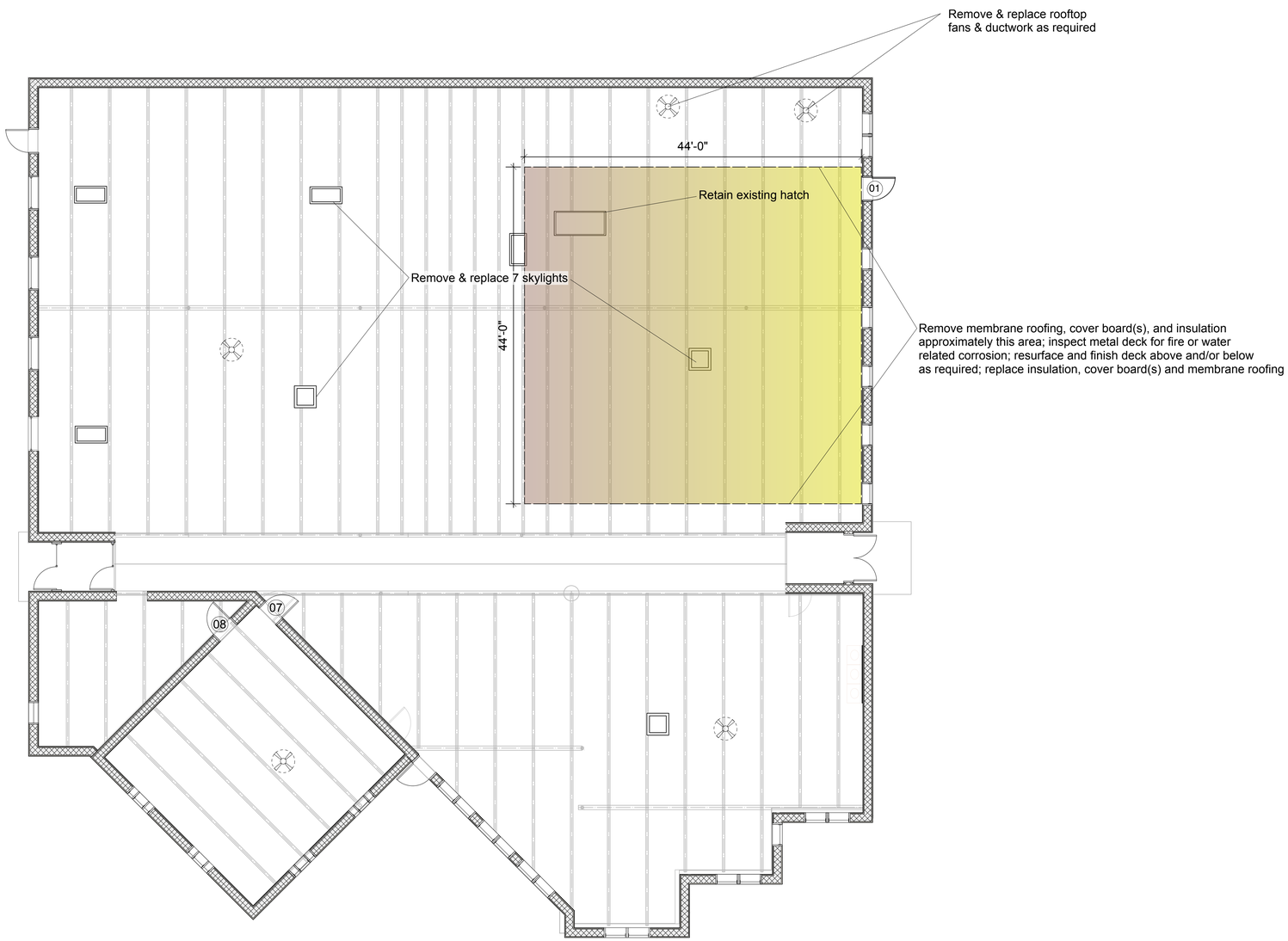
Sheet Title
Restroom Plans & Elevations
Plbg Fixture Requirements/Provisions
Accessible Fixture Requirements

Scale 1/4" = 1'-0"

Sheet No.
A-04
of
5 Sheets

DEMOLITION NOTES - ROOF LEVEL

- Demolish & remove roofing, cover boards, and decking to steel roof structure in indicated area
- Remove & replace rooftop equipment as required.
- Remove & replace damaged skylights as required.
- Resurface or replace fire/water-rusted roof deck as required.



1 Roof & Roof Features Demolition & Replacement Plan
Scale: 1/8" = 1'-0"

north

Contractor to field verify all dimensions

No.	Date	Issue Notes	No.	Date	Revision Notes	Zone	Appr

Date 07/29/2023
Revision
Project ID Tawhid Business Center
Drawing Code
CAD File Name Tawhid Business Center
Plot Date
Designed By
Drawn By
Checked By
Reviewed By
Submitted By
Project Manager

Design Firm Peter Lindsay Hill, Architect
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Architect
I certify that this plan was prepared by me (or that I am a duly licensed architect) under the laws of the State of Minnesota

Project Title Tawhid Business Center
430 Dale Street North
St Paul Minnesota

Sheet Title Roof & Roof Deck Repair Plan
Rooftop Features Demo & Replacement

Scale 1/8" = 1'-0"

Sheet No. A-05
of
5 Sheets