PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS TUESDAY, FEBRUARY 18, 2025 6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
   A. Resolution 2025-XXX Approve a CUP for a Child Care Facility within the Shoreland Overlay
4. Requests to be Heard
5. Items for Discussion
   A. Proposed Bylaws Amendments
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a accessibility@faribault.org.

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PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS MONDAY, FEBRUARY 3, 2025 6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

   Chair Chuck Ackman called the regular meeting to order at 6:00 p.m. Kari Casper administered the Oath of Office to our returning members, Samantha Green and Ed Migilio, as well as our newest member, Tina Wilson. In attendance at the meeting were commissioners, Samantha Green, Barton Jackson, Ed Migilio, Michael Salt, Tina Wilson as well as Harry Davis, Planning Manager, Leslie McGillivray-Rivas, Planner I, and Kari Casper, Administrative Assistant II.

2. Routine Business

A. Election of Officers for 2025

   Tina Wilson nominated Chuck Ackman to continue to serve as Chair of the Planning Commission. A motion was made by Tina Wilson, seconded by Ed Migilio to have Chuck Ackman serve another term. As for Vice Chair, Harry Davis did mention that Steve White (in his absence) would like to continue to be Vice Chair. Samantha Green then nominated Barton Jackson for Vice Chair. A motion was made by Samantha Green, seconded by Tina Wilson to have Barton Jackson serve as Vice Chair of the Planning Commission. Both motions carried unanimously.

B. Review and Approval of By-laws

   Chair Ackman asked that the planners clean up Section 1. The discussion centered around the words "regular or regularly" scheduled meetings. After much discussion, the commission asked Harry Davis to clean up the wording and possibly remove the word regular or regularly. Tina Wilson asked that staff change the wording from a fraction to a percentage of the attendance.

3. Approval of the Minutes

   Motion by Samantha Green, seconded by Michael Salt to approve the meeting minutes as presented. The motion passed unanimously.

4. Public Hearings

A. Resolution 2024-XXX Approve the Preliminary Plat for Eastman Disbursal Addition at 301 Central Ave

   This matter remains open from the last meeting. Harry Davis stated that the applicant is reviewing and updating their application. He stated that the applicant had waived the deadlines. Chair Ackman opened up the public hearing at 6:15 and no one was in the audience, and so he closed it again at 6:15. As a result, a motion was made to continue this public hearing over to the next Planning Commission meeting by Michael Salt, seconded by Samantha Green. The motion carried unanimously.

5. Requests to be Heard

None.

6. Items for Discussion

A. Planning Commission Operational Basics

Harry Davis began a power-point presentation that had been originally prepared by the City Attorney, Scott Riggs. Davis went over the Open Meeting Law, Gift Law, Conflicts of Interest, Data Practices and Meeting Procedures. No action was taken on this item.

B. 2025 Work Plan

Commissioner Green wanted to add that she is passionate about high density.

7. Board & Commissions Updates & Reports

Chair Ackman suggested that this item be removed from the agenda. He stated that historically there was a member from the Planning Commission that attended the Economic Development Authority's meetings to give a report; however, that is no longer happening, and so we should remove this item.

8. Adjournment

A motion was made to adjourn the meeting at 6:41 by Michael Salt, seconded by Samantha Green. The motion carried unanimously.

By:_____
Kari Casper, Recording Secretary

Request for Planning Commission Action

TO:	Planning Commission
THROUGH:	David Wanberg, Director Community & Economic Development Director
FROM:	Leslie McGillivray-Rivas, Planner I
MEETING DATE:	February 18, 2025
SUBJECT:	Approve a Conditional Use Permit for a Child Care Facility at 550 Wilson Avenue

Request:	Applicant requests approval of a Conditional Use Permit for a Child Care Facility within the C-2 Highway Commercial and Shoreland Buffer Overlay Zoning District.
Recommendation:	The DRC and City Planner recommend Planning Commission forward the request to City Council with a recommendation of approval based on the findings in the attached draft ordinance.
Recommended Motion:	Motion to forward and recommend approval of Conditional Use Permit for a Child Care Facility located within the Shoreland Buffer Overlay District at 550 Wilson Avenue to City Council, with conditions and findings suggested by city staff.

Background and Project Description:

In 2005, a 16,188 square foot multi-tenant retail building was permitted through zoning and building permit approval. The building was designed for multiple tenants. The site was organized around the building placement, parking and vehicle circulation and provided for the site features of both landscaping and trash enclosure.

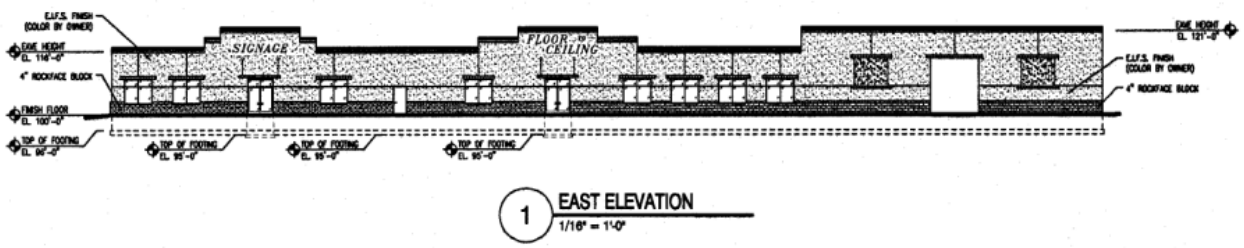

Figure 1. Building Elevation 2005-Construction Permit Document

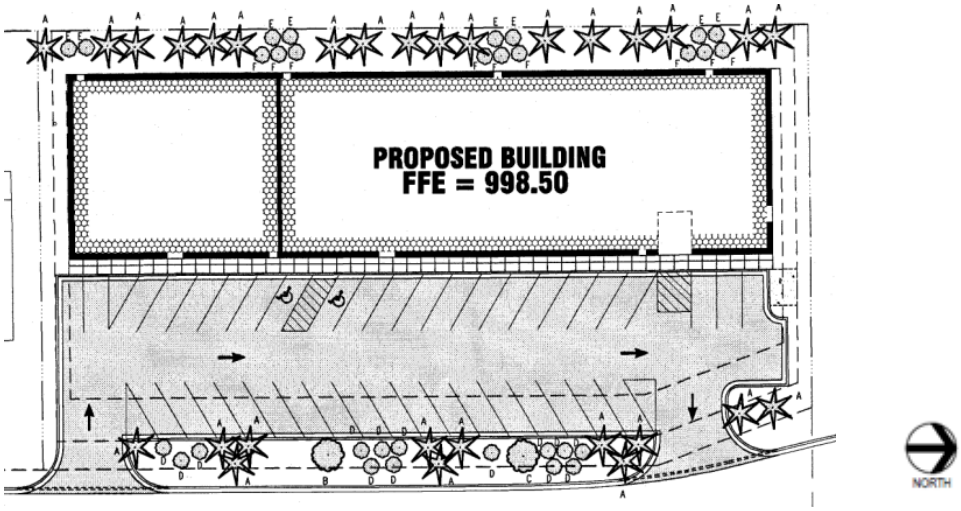

Figure 2. 2005 Site Plan-Construction Permit Document

In 2012, a childcare center was approved to occupy the interior portion of the southern end of the building. The 2012 childcare center added a fenced play yard adjoining the south and western portion of the property in the green space.

Figure 3-Existing Conditions Aerial-Beacon GIS

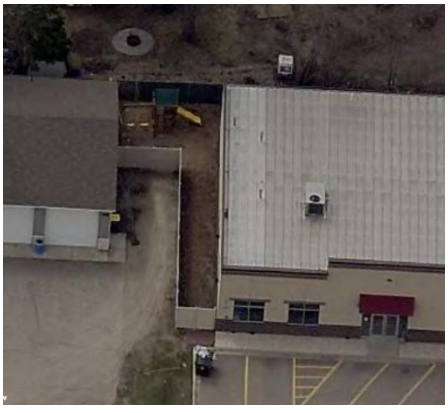

Figure 4- Fenced Play yard - 2013

Figure 5 - Existing Fencing - 2023

Fencing:
The property owner of 550 Wilson Avenue is also the owner of the property located to the south at 504 Wilson Avenue. The play yard boundary fencing was permitted to extend across the south property boundaries. This allowed daycare children to play in the fenced yard of both properties. The childcare facility ceased operation and the interior space was permitted as offices in 2016. As the use of the building and property is proposed to once again be a child care center, the property owner of both properties is willing to allow the play yard fencing to remain straddling the property boundary as it exists today. The property owner has provided a letter of support. (see attached letter) It would be staff's recommendation to memorialize the yard perimeters and access intent with the execution of a recorded access agreement prior to issuance of a certificate of building occupancy.

Parking:
The existing parking lot contains 39 parking stalls. There are two existing business tenants of this building which include a retail use and a warehouse use. In addition, there is a space currently unoccupied of approximately 1,000 square feet. The required parking standards are these:

Use	Square Footage	Parking Criteria	Parking Spaces Required
Retail (Music Store/Lessons)	4000	1 per 300 sq. ft. GFA	13.33
Warehouse (Flooring Showroom)	7659	1 per 300 sq. ft. GFA of office or sales area plus 1 per 3,000 sq. ft. GFA of storage area. (659/300+7000/3000) = (2.2+2.33)	4.53
Child Care	3529	1 per 2 employees plus 1 drop-off space for each 5 enrollees (8 employees/2+60 children/5) =(4+12)	16
Unoccupied	1,000	Estimated 1/300 sf	3.33
Total Overall	**16,188**		**37.19**

Consideration has been given for the hours of operation and on-site staffing needs reported by the tenants of the existing businesses and the applicant.

Use	Business Hours	Estimate Parking Stalls Utilized by operators
Retail	9:30am-5:30pm	4 staff spaces needed with 1-2 customers the greater part of the day, lesson studio is between 3pm to 5:30pm.
Warehouse	9am – 4pm	1 staff arrives at 5:30am, 2 staff parking stalls needed through the day. Customer showroom volume low with online retail.
Childcare	6am-6pm	Enrollee Drop off 6am-8am and Pick up 4pm-6pm
Unoccupied	TBD	Unknown

Shoreland Buffer Overlay District:
The Uniform Development Ordinance adopted Shoreland Management District standards beginning in 2006 with refinements occurring in 2022. Current zoning standards in correlation with the shoreland buffer overlay district requirements require the application to proceed through the Conditional Use Process to seek approval for the childcare center.

Discussion:
The proposed child care use is consistent with the planning and zoning aspects of the Comprehensive plan and the Unified Development Ordinance.

Comprehensive Plan. The 2040 Comprehensive Plan guides the subject site for commercial use. The proposed use fits within this plan classification.

Development Standards. The proposal meets the required development standards for child care facilities, the C-2 Highway Commercial Zoning District, Conditional Use Permits and Shoreland District Standards. The full set of criteria and findings may be found in the attached draft resolution.

Shoreland Buffer Overlay District The Department of Natural Resources staff reviewed this proposal and offered no objections due to the developed condition of the site. Correspondence is attached.

Public Comment. Staff did not receive any adverse public comment prior to publishing this report. Property owners within 350 feet of the property received a notice in the mail and a notice appeared in the newspaper on February 6, 2025. Letters of support have been provided by the property owner and the two joint tenants of multi-tenant building along with community supporters.

Development Review Committee
The DRC review acknowledged the proposed use being as being a previously permitted use and occupant of the building. Staff review included parking standards, circulation pattern for both pedestrians and vehicles, location of the required trash enclosure serving all building use occupants. Staff review included the shared parking between existing and future occupants.

Recommendation:
It is recommended that the City Council approve Resolution 2025-xx approving a Conditional Use Permit for a Child Care Facility within the Shoreland Buffer Overlay District with the following condition:

1. The child care facility, including the outdoor play area, must be fully contained on the Property. If permission is granted by the adjoining property owner of 504 Wilson Avenue to expand the play area onto their property, a written agreement must be provided to the city. The

agreement must also address fencing around the play area. The agreement must be in place and sent to the city for recordkeeping prior to approval of a building permit.

Attachments:

- Zoning Maps
- Shoreland Buffer Overlay District
- Applicant Submittal
- Letters of Support
- Letters requesting Funding Support addressed to Senator Finstad

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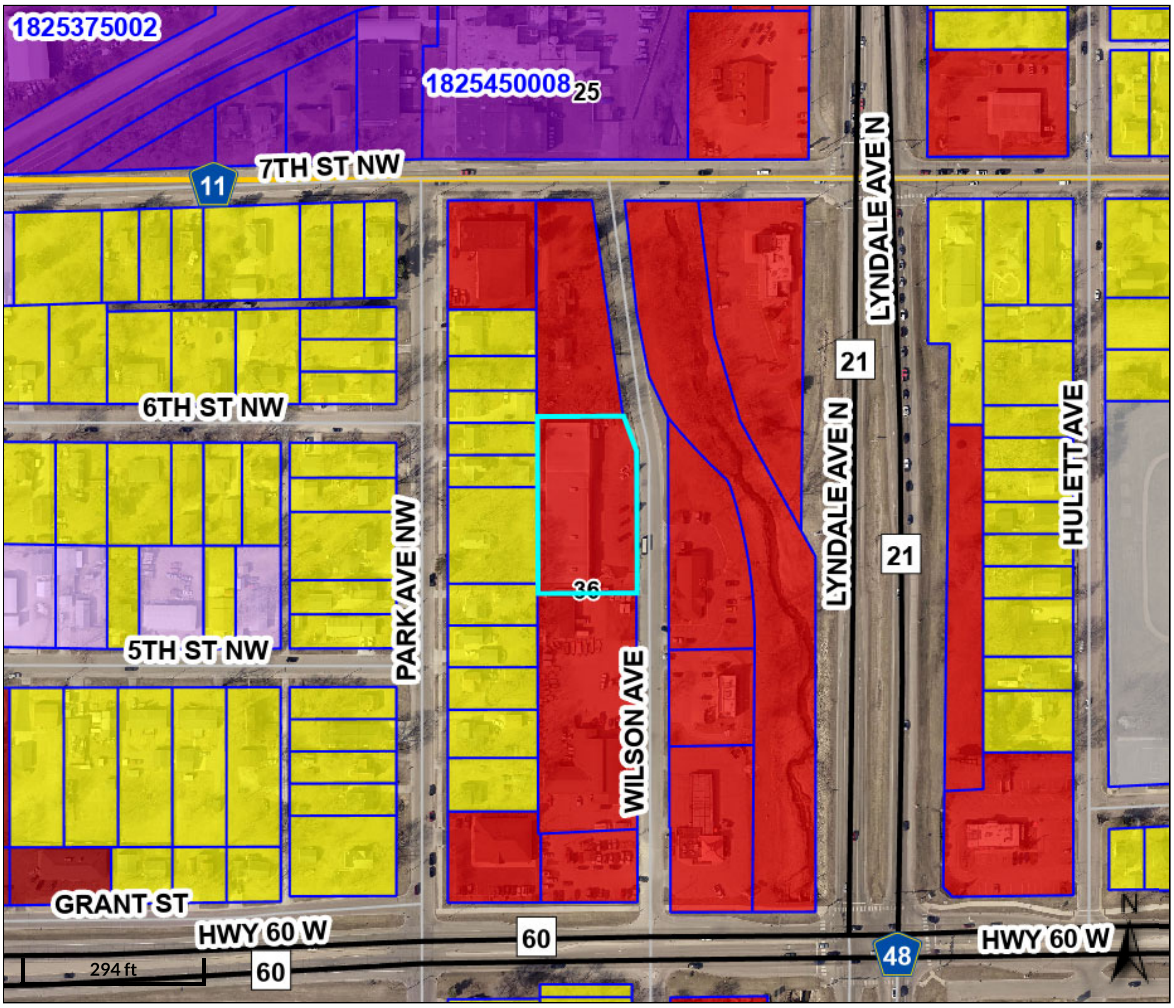
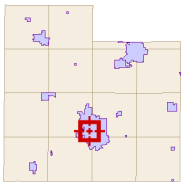


Overview



Legend

- Townships
- Sections
- Parcels
- Roads
- Road Numbers

Faribault Zoning

- C-1
- C-2
- C-3
- CBD
- I-1
- I-2
- I-P
- O
- P-I
- R-1
- R-1A
- R-2
- R-3
- R-4
- RM
- TUD

Parcel ID	1836127004	**Alternate ID**	n/a	**Owner Address**	CHARLES & LEAH BUDDE
Sec/Twp/Rng	n/a	**Class**	3A-Commercial/Industrial/Public Utility		1310 FOREST LN
Property Address	550 WILSON AVE FARIBAULT	**Acreage**	n/a		FARIBAULT MN 55021

District FARIBO-SD656-HSP-HRA-EDA

Brief Tax Description Lot 1 Block 1 of COOKS ADD
N277FT L1 B1 COOKS ADD
(Note: Not to be used on legal documents)

The parcels are the base parcels in Rice County.

Disclaimer: *The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.*

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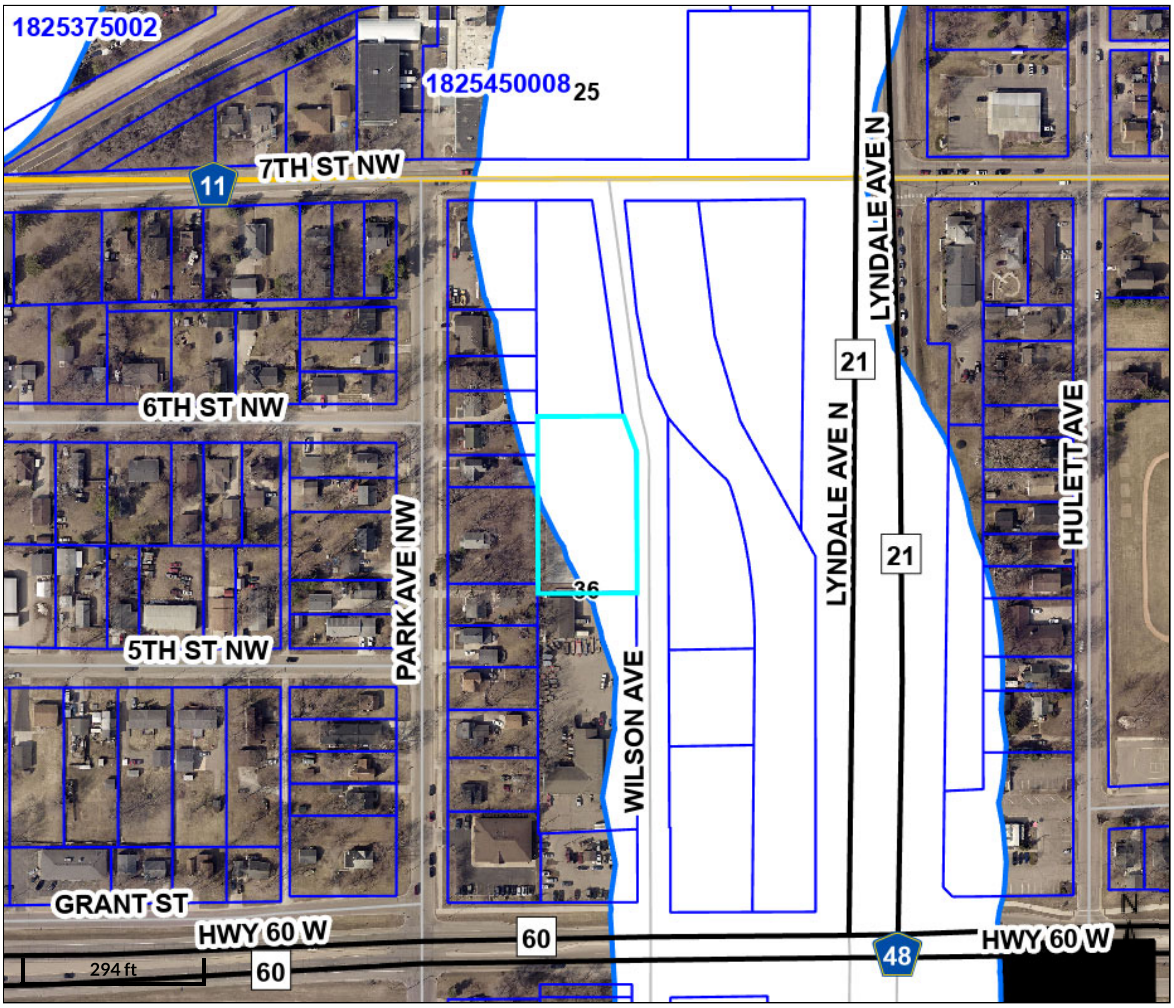
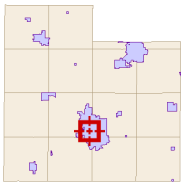


Overview



Legend

- Townships
- Sections
- Parcels
- Roads
- Road Numbers
- Faribault Overlays
- Downtown Sign District
- Heritage Preservation District
- PUD Commercial
- PUD- Mixed-Use
- PUD- Residential
- PUD- Shoreland
- Shoreland Buffer

Parcel ID	1836127004	**Alternate ID**	n/a	**Owner Address**	CHARLES & LEAH BUDDE
Sec/Twp/Rng	n/a	**Class**	3A-Commercial/Industrial/Public Utility		1310 FOREST LN
Property Address	550 WILSON AVE FARIBAULT	**Acreage**	n/a		FARIBAULT MN 55021
District	FARIBO-SD656-HSP-HRA-EDA				
Brief Tax Description	Lot 1 Block 1 of COOKS ADD N277FT L1 B1 COOKS ADD (Note: Not to be used on legal documents)				

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Little Scholars Conditional Use Permit and Variance Request Narrative provided by the applicant

Faribault Cares Daycare is requesting approval of a Conditional Use Permit to operate a daycare at 550 Wilson Ave, Suite 101. This existing building which had been previously approved for a childcare use is located within the Shoreland Overlay District. The daycare will occupy approximately 3,529 Square feet within the existing building. The other tenants in the building are Faribault Interiors which occupies approximately 7000 Square feet and the Music Mart which occupies approximately 4000 Square feet. There is approximately 1000 square feet of vacant space between Faribault Interiors and Music Mart.

The daycare is proposed to operate from 6 AM to 6 PM, Monday – Friday. There will be no overnight care or weekend care. MN State building code allows for occupancy of 68 people in the daycare space.

There will be 4 care rooms to separate the children by age, Infants, Toddlers, Pre-School and School age.

The facility will utilize fenced in outdoor space on the west and south of the building for outdoor play. The facility is also within walking distance to Lincoln School/Park and White Sands Park.

REVISED AS PER A/S LETTER 11/28/2005

REVIEWED FOR CODE COMPLIANCE
REVIEWER Ric DATE 11/28/05

Conditional Use Permit/Variance Application Plan Set

CHUCK BUDDE RETAIL BUILDING

FARIBAULT, MN

PROJECT NUMBER 05-8961

CODE DATA

Plan analysis based on
the 2000 International Building Code

Project Number: 05-8961 Date: November 8, 2005
Project Name: Chuck Budde Retail Building
Address: Faribault

Occupancy: M,F-1,B,S-1 Contractor: Met-Con Companies
Construction: V-B Architect: I&S Engineers & Arch
Engineer: I&S Engineers & Arch

NOTE: The code items listed in this report are not intended to be a complete listing of all possible code requirements in the 2000 IBC. It is a guide to selected sections of the code.

Report created using Plan Analyst software by b w & a. (719) 599-5622

SPRINKLER SYSTEM:
NFPA 13 sprinkler system throughout the building
Sprinkler system used to increase the allowable area and height.
-- Sec. 504.2 and 506.3

FRONTAGE INCREASE:
Perimeter of the entire building = 630 feet.
Perimeter which fronts a public way or accessible open space = 250 feet.
Minimum width of public way or accessible open space = 30
Allowable area increased 14.85% for frontage increase.
-- Sec. 506.2

FL	NAME	OCC	MAX FLR AREA	ALLOWED	RATIO	STATUS
2	Office	B	ok 192	26748	0.01	ok
2	Mezzanine	S-1	ok 708	26748	0.03	ok
TOTAL FOR FLOOR			900	26748	0.03	ok
1	Shop	F-1	ok 2874	26748	0.11	ok
1	Counter Shop	F-1	ok 410	26748	0.02	ok
1	Shipping/Receiving	S-1	ok 606	26748	0.02	ok
1	Display Room	M	ok 6400	26748	0.24	ok
1	Unisex 111	B	ok 102	26748	0.0	ok
1	Book Keeping Office	B	ok 159	26748	0.01	ok
1	Break Room	B	ok 93	26748	0.0	ok
1	Mechanical Room	B	ok 215	26748	0.01	ok
1	Womens 112	B	ok 98	26748	0.0	ok
1	Mens 113	B	ok 98	26748	0.0	ok
1	Tenant Space	M	ok 4380	26748	0.16	ok
1	Women 114	B	ok 99	26748	0.0	ok
1	Men 115	B	ok 298	26748	0.01	ok
TOTAL FOR FLOOR			15832	26748	0.59	ok
BUILDING TOTAL			16732	53496	0.31	ok

-- Sec. 503, 504, 506 and Table 503

Allowable area calculations are based on the most restrictive use.
Different uses are not separated by fire barriers. -- Sec. 302.3.2

The actual height of this building is 22.0 feet.
The maximum height of this building is 60.0 feet. -- Table 503 and Sec. 504.2

PROPERTY DESCRIPTION:
North Side has a property line = Distance to property line = 12.0
East Side has a public way = Distance to public way = 60.0 ,width = 50.0
Exterior wall rating based on distance to center line of public way.
-- Sec. 702.1 FIRE SEPARATION DISTANCE
South Side has a property line = Distance to property line = 10.0
West Side has a property line = Distance to property line = 15.0

EXTERIOR WALL FIRE RATINGS AND OPENING PROTECTION
Sec. 802, Tables 601 and 602, and Sec. 704

	NORTH			EAST			SOUTH			WEST		
OCC	BRG WALL	NON BRG	OPNGS up/pr	BRG WALL	NON BRG	OPNGS up/pr	BRG WALL	NON BRG	OPNGS up/pr	BRG WALL	NON BRG	OPNGS up/pr
M	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL
F-1	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL
B	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL
S-1	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL	0-hr	0-hr	NL/NL

The exterior walls may be of COMBUSTIBLE material. -- Sec. 602.5
Exterior walls are required to be fire-rated for exposure to fire:
1. From Both sides when fire separation is 5 feet or less.
2. On the interior side only when separation is greater than 5 feet.
-- Sec. 704.5
Then maximum percent of area of unprotected opening has been adjusted for an automatic sprinkler system. -- Sec. 704.8.1

up/pr = Maximum percent of openings in the exterior wall.
-- Table 704.8
up = The maximum percent if all openings are unprotected.
pr = The maximum percent if all openings are protected.
If some are protected and some are not, then use formula in Sec. 704.8
Openings in 1hr walls are required to be protected with 3/4 hour assemblies. -- Sec. 704.12 and 714.3.7
Openings in walls required to be greater than 1hr are required protected with 1 1/2 hour assemblies. -- Sec. 714.3.7
NL = No fire protection requirements for openings.
NP = Openings are not permitted in this wall.

* = These walls may be required to have a parapet wall 30 inches above the roofing. The parapet wall is required to have the same fire rating as the wall and shall have noncombustible faces for the uppermost 18 inches. -- Sec. 704.11
-Note: Exception 2 used (1,000 sq.ft. or less)
Exceptions:
The parapet wall is not required where:
1. The roof is construction is at least 2 hour fire resistive.
2. The roof including the deck and supporting construction is constructed entirely of noncombustible materials.
3. Exterior wall is required to be 1 hour fire resistive and where the roof is constructed per Exception 4.
(1 hour roof/ceiling, no openings in the roof near the exterior wall and Class B covering)

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS -- Table 601

ELEMENT	MATERIAL	RATING	NOTES
Structural Frame	Any	0 hour	
Interior Bearing wall	Any	0 hour	
Interior nonbrg wall	Any	0 hour	
Shaft Enclosure	Any	1 hour	Note 1
Floor/Ceiling Assembly	Any	0 hour	
Roof/Ceiling Assembly	Any	0 hour	

NOTES:
1. Fire resistance rating for shafts based on Section 707.4
NOTE: See Section 707.2 for shaft enclosure exceptions.

DRAFTSTOPPING:
Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with NFPA 13. -- Sec. 716.3.3
Exception (floor) and Sec. 716.4.3, Exception (attic)
Opening in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions.
-- Sec. 716.4.1.1

OCCUPANCY SEPARATIONS -- Sec. 302.3.3 and Table 302.3.3
Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. -- Sec. 302.3.2

SEPARATION OF INCIDENTAL USE AREAS -- Table 302.1.1
Storage rooms over 100 square feet -- 1 hour
Note: This list covers only the most common uses. See Table 302.1.1 for a complete list.

EXIT REQUIREMENTS:

FL	NAME	NUMB OCC	MIN EXITS	MIN WIDTH	PANIC HDWR	CORRIDOR RATING	DOOR RATING	DOOR SWING	NOTES
2	Office	2	1	0.3	No	N/A	N/A	N/R	
2	Mezzanine	2	1	0.3	No	N/A	N/A	N/R	
TOTAL FOR FLOOR		4	1	0.8	No	N/A	N/A	N/R	6
1	Shop	14	1	2.1	No	N/A	N/A	N/R	
1	Counter Shop	2	1	0.3	No	N/A	N/A	N/R	
1	Shipping/Receiving	2	1	0.3	No	N/A	N/A	N/R	
1	Display Room	213	2	32.0	No	N/A	N/A	Out	1
1	Unisex 111	AC1	1	0.2	No	N/A	N/A	N/R	
1	Book Keeping Office	2	1	0.3	No	N/A	N/A	N/R	
1	Break Room	1	1	0.2	No	N/A	N/A	N/R	
1	Mechanical Room	AC1	1	0.2	No	N/A	N/A	N/R	
1	Womens 112	AC1	1	0.2	No	N/A	N/A	N/R	
1	Mens 113	AC1	1	0.2	No	N/A	N/A	N/R	
1	Tenant Space	146	2	21.9	No	N/A	N/A	Out	1
1	Women 114	AC1	1	0.2	No	N/A	N/A	N/R	
1	Men 115	AC3	1	0.5	No	N/A	N/A	N/R	
TOTAL FOR FLOOR		380	2	57.0	No	N/A	Out	1	

NOTE: Areas with 'AC' before the number of occupants is being treated an accessory use area. This area is only used persons who occupy the main areas of the building. The occupant load of this area is not included in the total occupant load for suites, floors, or the building.
FOOTNOTES:
1. Two exits are required from this area since the occupant load exceeds allowable in Table 1004.2.1
6. One exit is based on compliance with Section 1005.2.2 and Table 1005.2.2

NOTES FOR EXIT TABLE
Door swing is based on Section 1003.3.1.2.6
Occupant load is based on Section 1003.2.2 and Table 1003.2.2.2.
Exit width is in inches and based on Section 1003.2.3 & Table 1003.2.3
Width shown for all areas is based on other egress components.
Width shown for 1st floor is based on other egress components.
Width shown for other floors & basements is based on stairways.
For the minimum width of doors, see Section 1003.3.1.1.
For the minimum width of corridors, see Section 1004.3.2.2.
For the minimum width of stairways, see Section 1003.3.3.1.
Exits shall be continuous from the point of entry into the exit to the exit discharge. -- Sec. 1005.2.3

EXIT SEPARATION
In areas where 2 exits are required, the minimum separation is 1/3 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways.-- Sec. 1004.2.2.1, Exception 2
Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. -- Sec. 1003.2.3

EXIT SIGNS
Exits and exit access doors shall be marked by an approved exit sign.
Signs shall be placed where the exit or the path of egress travel is not immediately visible. No point to be more than 100 feet from an exit sign.
-- Sec. 1003.2.10.1
Exception 1: Exit signs are not required in rooms or areas which require only one exit.
Exception 2: Main exterior exit doors which obviously and clearly are identifiable as exits need not be signed when approved.
Exit signs shall be internally or externally illuminated.
-- Sec. 1003.2.10.4
Exit sign shall be illuminated at all times including during loss of primary power. -- Sec. 1003.2.10.5

BOLT LOCKS:
Manually operated flush bolts and surface bolts are not permitted.
-- Sec. 1003.3.1.8.1
Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

LOCKS AND LATCHES:
Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. -- Sec. 1003.3.1.8
Exception 2: The main door or doors in Group B, F, M and S areas is permitted to be equipped with key operating locking devices from the egress side provided:
2.1 The locking device is readily distinguishable as locked.
2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
Exception 3: Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.

STAIR REQUIREMENTS:
Stairways:
1. The riser heights shall not be less than 4 inches or greater than 7 inches. The minimum tread depth is 11 inches. -- Sec. 1003.3.3.3 The maximum variation is 3/8 inch between the largest and the smallest in a stairway flight. -- Sec. 1003.3.3.3.1
2. The minimum width of a stairway is 36 inches, 44 inches if the occupant load is greater than 50. -- Sec. 1003.3.3.1
Also see exit table above to see if minimum width is greater than 44 inches.
3. Provide a handrail on both sides of stairway 34 to 38 inches above the nosing. -- Sec. 1003.3.3.11 and Sec. 1003.3.3.11.1
Handrails shall return to a wall, guard or the walking surface.
Handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. -- Sec. 1003.3.3.11.5
4. Provide a guard where drop off is greater than 30 inches.
-- Sec. 1003.2.12
5. The minimum height of guard is 42 inches. -- Sec. 1003.2.12.1
6. Open guards shall have balusters or ornamental pattern such that a 4 inches diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 34 inches above the adjacent walking surface to 42 inches above the walking surface, a sphere 8 inches in diameter shall not pass. -- Sec. 1003.2.12.2
Exception 1. The triangular opening formed at the riser, tread and guardrail may be 6 inches.
Exception 3. In I-3, F, H, or S, balusters, horizontal intermediate rails, or other construction shall not permit a sphere with a diameter of 21 inches to pass through.
7. The minimum headroom clearance is 80 inches (6 ft.- 8 inches.) measured vertically from a line connecting the edge of the nosing. Headroom shall be continuous to the point where the line intersects the landing below. -- Sec. 1003.3.3.2
8. Enclosed usable space under the stairs is required to be protected as required for 1 hour fire-resistive construction. -- Sec. 1005.3.2.2
9. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings. -- Sec. 1003.3.3.6

STAIRWAY ENCLOSURES:
1. Stairways are required to be in 1 hour fire resistive exit enclosures.
-- Sec. 1005.3.2
Exception 4: Stairways that are not a required means of egress element. and is not required to be in a shaft enclosure.
See Exception 2 to shaft enclosures in Section 707.2
See Exceptions 7 in Section 707.2
a. Does not connect more than two stories.
b. Is not part of the required egress system
c. Is not concealed.
Exception 8: 50 percent of open stairways serving one adjacent floor are not required to be enclosed, provided at least two means of egress are provided from both floors.

2. The openings into the exit enclosure are required to be 1 hour fire assemblies. -- Table 714.2
Openings into enclosure are limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure. -- Sec. 1005.3.4
Doors shall be self-closing or automatic closing. -- Sec. 714.2.6

3. Exit enclosure must discharge directly to the exterior of the building.
-- Sec. 1006.1
Exception 1: 50 percent of the number and capacity may exit through areas on the level of discharge provided all of the following are met:
a. There is a free and unobstructed way to the exterior that is readily visible and identifiable form the exit enclosure. -- 1.1
Exception 2: 50 percent of the number and capacity may exit through a vestibule provided all of the following are met:
a. The depth from the exterior of the building is not greater than 10 feet and the length is not greater than 30 feet. -- 2.2
b. The vestibule is separated from the remainder of the level of exit discharge by construction providing at least the equivalent of approved wired glass in steel frames. -- 2.3
c. The vestibule is used only for means of egress and exits directly to the outside. -- 2.4

4. The walls and soffits within enclosed usable spaces under stairways shall be protected by 1 hour fire resistant construction.
-- Sec. 1005.3.2.2

EXIT ACCESS TRAVEL DISTANCE:
The maximum travel distance in Group M is 250 feet. -- Table 1004.2.4
The maximum travel distance in Group F1 is 250 feet. -- Table 1004.2.4
The maximum travel distance in Group B is 300 feet. -- Table 1004.2.4
The maximum travel distance in Group S1 is 250 feet. -- Table 1004.2.4

ABBREVIATIONS

@	AT	EQ	EQUAL	LTG	LIGHTING	SCHED	SCHEDULE
#	POUND OR NUMBER	EQUIP	EQUIPMENT	LVR	LOUVER	SECT	SECTION
∅		EWC	ELECTRICAL WATER COOLER	MATL	MATERIAL	SF	SQUARE FOOT
AB	ANCHOR BOLT	EXIST	EXISTING	MAX	MAXIMUM	SH	SHOWER
ACT	ACOUSTICAL CEILING TILE	EXP	EXPANSION	MBD	MARKER BOARD	SHT	SHEET
ADD	ADDENDUM	EXT	EXTERIOR	MECH	MECHANICAL	SHTG	SHEATING
ADDL	ADDITIONAL			MEMB	MEMBRANE	SIM	SIMILAR
ADJ	ADJACENT	FDN	FOUNDATION	MET	METAL	SM	SURFACED MOUNTED
AFF	ABOVE FINISH FLOOR	FE	FIRE EXTINGUISHER	MEZZ	MEZZANINE	SPEC	SPECIFICATION
AHU	AIR HANDLING UNIT	FIN	FINISH	MFR	MANUFACTURER	STD	STANDARD
ALT	ALTERNATE	FIXT	FIXTURE	MH	MANHOLE	STL	STEEL
ALUM	ALUMINUM	FLASH	FLASHING	MIN	MINIMUM	STN	STONE
APPROX	APPROXIMATE	FP	FIREPROOFING	MISC	MISCELLANEOUS	STOR	STORAGE
ARCH	ARCHITECTURAL	FRZ	FREEZER	MO	MASONRY OPENING	STRUCT	STRUCTURAL
		FT	FOOT	MP	METAL PANEL	SUSP	SUSPENDED
BBD	BULLETIN BOARD	FTG	FOOTING	MTD	MOUNTED		
BD	BOARD	FURR	FURRING	MULL	MULLION	TBD	TACKBOARD
BIT	BITUMINOUS	FUT	FUTURE			TEL	TELEPHONE
BLDG	BUILDING			NA	NOT APPLICABLE	TER	TERRAZZO
BLK	BLOCK	GA	GAUGE	NIC	NOT IN CONTRACT	THRES	THRESHOLD
BM	BEAM	GALV	GALVANIZED	NO	NUMBER	TRANSF	TRANSFORMER
BOT	BOTTOM	GB	GRAB BAR	NT	NOTE	TV	TELEVISION
BR	BRICK	GC	GENERAL CONTRACTOR	NTS	NOT TO SCALE	THF	THROUGH WALL FLASHING
BRG	BEARING	GEN	GENERAL			TYP	TYPICAL
BSMT	BASEMENT	GL	GLASS	OC	ON CENTER		
		GYP	GYPSUM	OD	OUTSIDE DIAMETER	UR	URINAL
CAB	CABINET	HDCP	HANDICAP	OFF	OFFICE	UH	UNIT HEATER
CBD	CEMENT BOARD	HDW	HARDWARE	OH	OVERHEAD	UNO	UNLESS NOTED OTHERWISE
CJ	CONTROL JOINT	HM	HOLLOW METAL	OPNG	OPENING	VB	VAPOR BARRIER
CL	CENTERLINE	HORIZ	HORIZONTAL			VERT	VERTICAL
CLG	CEILING	HT	HEIGHT	PART	PARTITION	VEST	VESTIBULE
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING VENTILATING AIR CONDITIONING	PLAM	PLASTIC LAMINATED	VTR	VENT THROUGH ROOF
CO	CLEANOUT			PLS	PLASTER		
COL	COLUMN	ID	INSIDE DIAMETER	PNL	PANEL	W/	WITH
CONC	CONCRETE	INFO	INFORMATION	PROJ	PROJECTION	W/O	WITHOUT
CONF	CONFERENCE	INSUL	INSULATION	PRV	POWER ROOF VENTILATOR	WC	WATER CLOSET
CONSTR	CONSTRUCTION	INT	INTERIOR	PT	PAINT	WD	WOOD
CONT	CONTINUE	JAN	JANITOR	QT	QUARRY TILE	WDW	WINDOW
CONTR	CONTRACTOR	JST	JOIST			WH	WALL HYDRANT
CORR	CORRIDOR	JT	JOINT	RB	RESILIENT BASE	WHTR	WATER HEATER
CPT	CARPET			RD	ROOF DRAIN	WP	WATERPROOF
CRS	COURSES	LAV	LAVATORY	REFR	REFRIGERATOR	WS	WEATHER-STRIP
CT	CERAMIC TILE	LB	POUND	REINF	REINFORCE	WSCT	WAINSCOT
CTR	CENTER	LKR	LOCKER	REQD	REQUIRED	WWF	WELDED WIRE FABRIC
		LLH	LONG LEG HORIZONTAL	REV	REVISED		
EPS	EXTERIOR INSULATION FINISH SYSTEM	LLV	LONG LEG VERTICAL	RH	ROOF HATCH		
ELEV	ELEVATION	LOC	LOCATION/LOCATE	RM	ROOM		
ELEC	ELECTRICAL	LT	LIGHT	RO	ROUGH OPENING		
EMERG	EMERGENCY						
ENCL	ENCLOSURE						

SHEET INDEX

TITLE SHEET
T1.11 TITLE SHEET, CODE DATA, ABBREVIATIONS, MATERIALS AND SHEET INDEX

CIVIL
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C2.1 SITE PLAN
C3.1 GRADING PLAN
C4.1 STORM WATER POLLUTION PREVENTION SITE PLAN (SWPPP) & GENERAL INFO
C4.2 STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DETAILS AND NOTES
C5.1 SITE DETAILS AND SPECIFICATIONS

LANDSCAPING
L1.1 LANDSCAPE PLAN

ARCHITECTURAL
A1.21 OVERALL FLOOR PLAN
A1.22 ENLARGED FLOOR PLAN (SOUTH END) , DOOR AND WINDOW SCHEDULES & DOOR HARDWARE SCHEDULE
A1.23 ENLARGED FLOOR PLAN (NORTH END & MEZZANINE PLAN
A1.31 OVERALL REFLECTED CEILING PLAN & MEZZANINE REFLECTED CEILING PLAN
A1.71 OVERALL ROOF PLAN
A2.11 EXTERIOR BUILDING ELEVATIONS
A3.11 BUILDING SECTIONS, CANOPY DETAIL
A3.12 BUILDING SECTIONS, ROOF ACCESS SECTION, STAIR SECTION & GUARDRAIL DETAIL
A3.21 WALL SECTIONS
A6.11 INTERIOR ELEVATIONS AND PLUMBING FIXTURE MOUNTING HEIGHTS

STRUCTURAL
S1.11 OVERALL FOUNDATION PLAN, FOOTING SCHEDULE & FOOTING DETAILS
S1.12 ENLARGED FOUNDATION PLAN (SOUTH END)
S1.13 ENLARGED FOUNDATION PLAN (NORTH END) & TRASH ENCLOSURE SLAB DETAIL
S1.21 FOUNDATION DETAILS
S1.51 MEZZANINE FRAMING PLAN, LINTEL SCHEDULE & DETAIL AND STRUCTURAL NOTES

MATERIALS KEY

ASPHALT OR BITUMINOUS PAVING
BATT INSULATION
BRICK
CONCRETE (IN SECTION)
CONCRETE BLOCK
EARTH
GRAVEL
GYPSUM BOARD OR SHEATHING
EXTERIOR INSULATION FINISH SYSTEM
PLYWOOD
PRECAST CONCRETE
RIGID INSULATION
STEEL
WOOD
STONE

TAGS AND SYMBOLS

SECTION NUMBER / SECTION DESIGNATION / SHEET NUMBER
ELEVATION NUMBER / INTERIOR/EXTERIOR ELEVATION / SHEET NUMBER
ELEVATION NUMBERS / INTERIOR ELEVATION (ALTERNATIVE) / SHEET NUMBER
DETAIL NUMBER / SHEET NUMBER / DETAIL / AREA OF DETAIL
DESCRIPTION / FFE 100'-0" / ELEVATION
DRAWING NUMBER / DRAWING TITLE / TITLE / 1/8" = 1'-0" / DRAWING SCALE
NEW CONSTRUCTION GRID
EXISTING CONSTRUCTION GRID
ROOM NAME / ROOM 1000 / ROOM NUMBER / ROOM NAME AND NUMBER
WALL TYPE DESIGNATION / WALL TYPE, SEE SCHEDULE
DOOR NUMBER / 1000 / DOOR NUMBER, SEE SCHEDULE
WINDOW TYPE DESIGNATION / WINDOW TYPE, SEE SCHEDULE
NOTE / ANNOTATION

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KEY PLAN

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DATE _____ LIC. NO. _____

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GARY W. FAHL

DATE 11-09-05 LIC. NO. 23,552

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PROJECT

CHUCK BUDDE

RETAIL BUILDING

FARIBAULT MINNESOTA

MARK	DATE	DESCRIPTION

PROJECT NO.	05-8961
CAD FILE NAME	8961 T1-11.dwg
DRAWN BY	CMJ
DESIGNED BY	
PLOT DATE	11-09-05
CLIENT PROJECT NO.	

TITLE

TITLE SHEET, CODE DATA, ABBREVIATIONS, MATERIALS AND SHEET INDEX

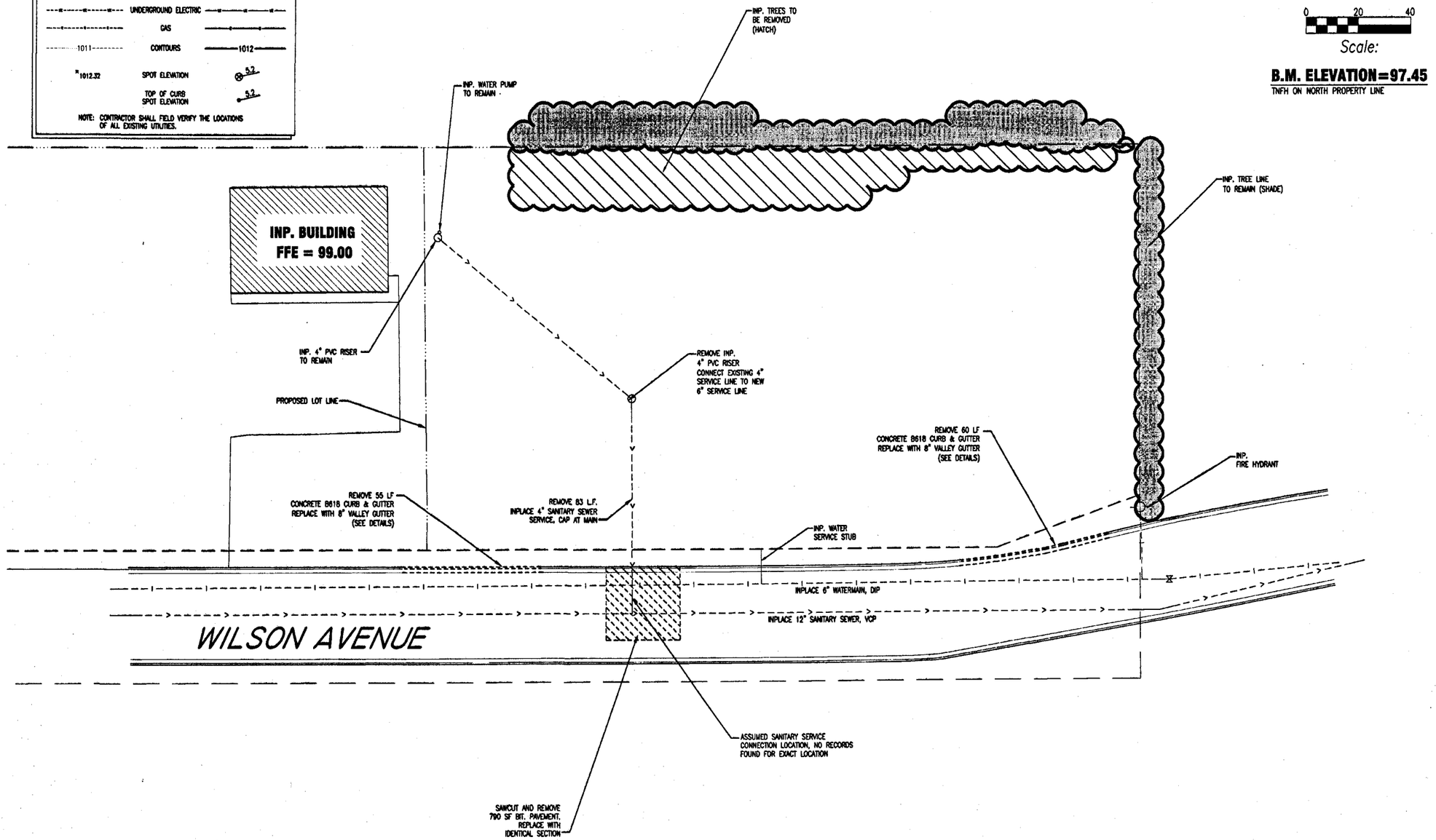
SHEET

T1.11

LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	GAS	
1011	CONTOURS	1012
1012.32	SPOT ELEVATION	99.2
	TOP OF CURB SPOT ELEVATION	99.2

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



N

0 20 40

Scale:

B.M. ELEVATION=97.45

TNFH ON NORTH PROPERTY LINE

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Lynn A. Bruns

DATE 11/9/05 LIC. NO. 43,115

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PROJECT

CHUCK BUDDE RETAIL BUILDING

FARIBAULT MINNESOTA

MARK	DATE	DESCRIPTION

PROJECT NO.	05-8961
CAD FILE NAME	8961 BSE
DRAWN BY	MWD
DESIGNED BY	
PLOT DATE	11-9-05
CLIENT PROJECT NO.	

TITLE

EXISTING SITE & REMOVAL PLAN

SHEET

C1.1

LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	GAS	
1011	CONTOURS	1012
1012.32	SPOT ELEVATION	52
	TOP OF CURB SPOT ELEVATION	52

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

PARKING DATA:

TOTAL BUILDING AREA = 16,188 S.F.

PARKING STALLS REQUIRED = 39
PARKING STALLS PROVIDED = 39

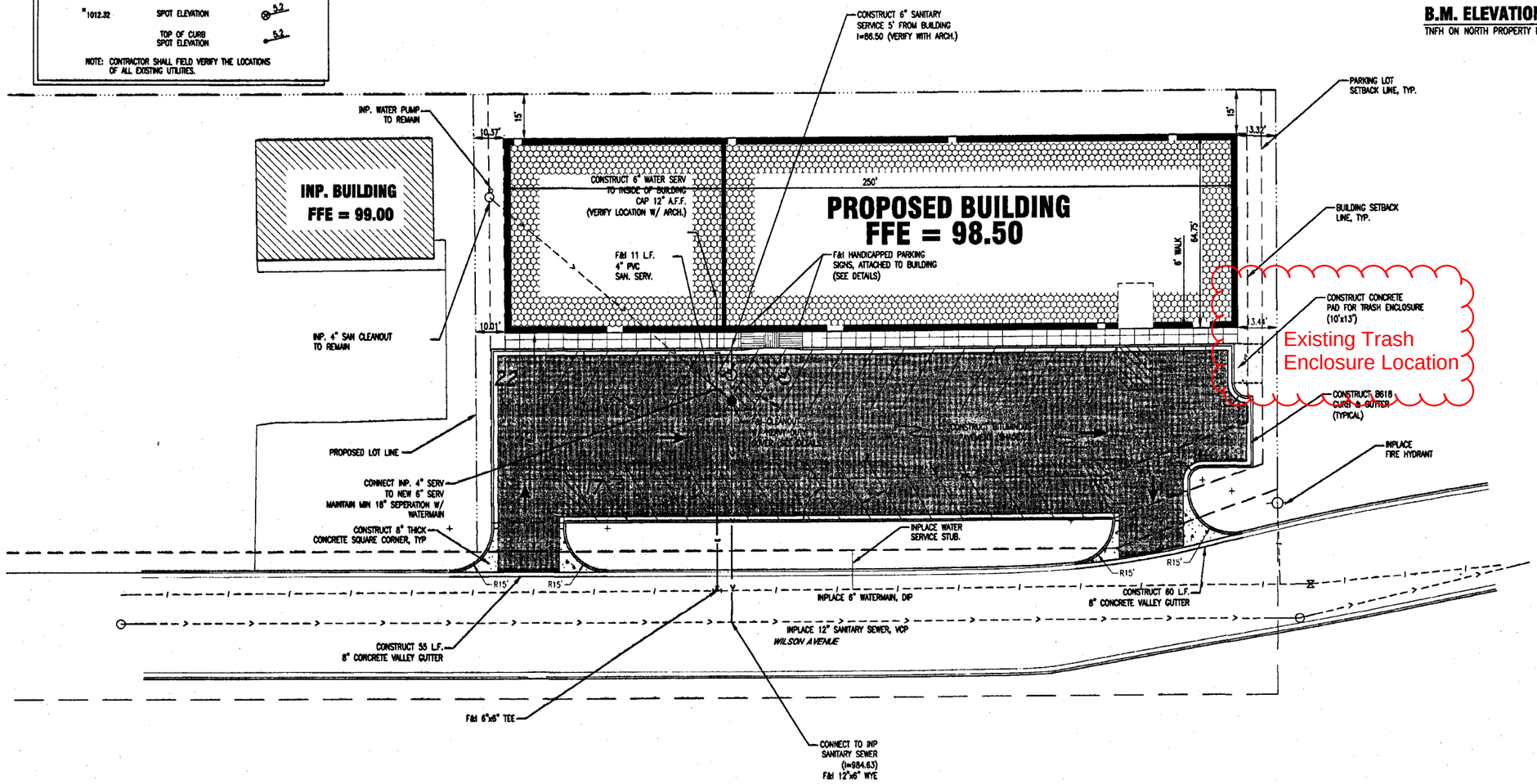
H.C. STALLS REQUIRED = 2
H.C. STALLS PROVIDED = 2

N

0 20 40

Scale:

B.M. ELEVATION=97.45
TNFH ON NORTH PROPERTY LINE



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PROJECT

CHUCK BUDDE RETAIL BUILDING

FARIBAULT MINNESOTA

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PROJECT NO.	05-8961
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DRAWN BY	MWD
DESIGNED BY	
PLOT DATE	11-9-05
CLIENT PROJECT NO.	

TITLE

SITE PLAN

SHEET

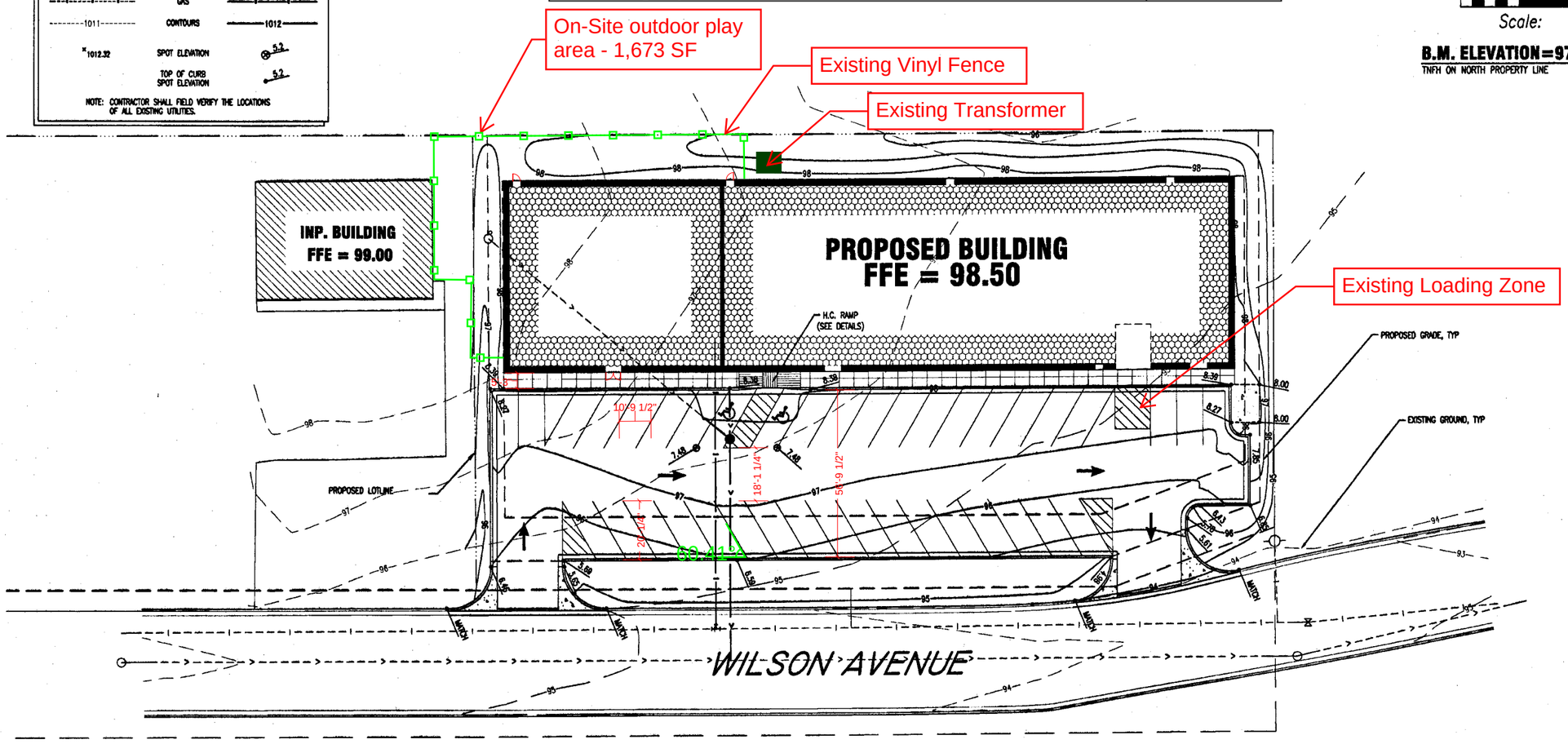
C2.1

Use	Square Footage	Parking Criteria	Parking Spaces Required
Retail (Music Store/Lessons)	4000	1 per 300 sq. ft. GFA	13.33
Warehouse (Flooring Showroom)	7659	1 per 300 sq. ft. GFA of office or sales area plus 1 per 3,000 sq. ft. GFA of storage area. 659/300 + 7000/3000) = (2.2 +2.33)	4.53
Childcare	3529	1 per 2 employees plus 1 drop-off space for each 5 enrollees (8 employees/2 + 60 children/5) =(4 + 12)	16
Unoccupied	1,000	Estimated 1/300 sf	3.33
	16,187.5		**37.19**
Total Parking Required			**38 Stalls**

LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	GAS	
1011	CONTOURS	1012
1012.32	SPOT ELEVATION	5.2
	TOP OF CURB SPOT ELEVATION	5.2

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



N

0 20 40 40'-1/2"

Scale:

B.M. ELEVATION=97.45
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PROJECT

CHUCK BUDDE
RETAIL BUILDING

FARIBAULT MINNESOTA

MARK	DATE	DESCRIPTION

PROJECT NO. 05-8961
CAD FILE NAME 8961 BSE
DRAWN BY MWD
DESIGNED BY
PLOT DATE 11-9-05
CLIENT PROJECT NO.

TITLE

GRADING PLAN

SHEET
C3.1

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:
This project consists of the construction of a 16,250 SQ. FT. retail strip mall and parking lot.

RESPONSIBLE PARTIES:
Contractor and Owner are required to apply for and receive a National Pollution Discharge Elimination System (NPDES) Stormwater Construction Permit from the MPCA at least 7 days prior to beginning work.

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMP's who will oversee the implementation of the SWPP.

Company: Contact Person: Phone:

Company: Contact Person: Phone:

PROJECT AREAS:
Total project size (disturbed area) = 0.95 acres
Minimum area requiring MPCA permit = 1.00 acres

Existing area of impervious surface = 0.00 acres
Post construction area of impervious surface = 0.76 acres

Total new impervious surface area created = 0.76 acres

Minimum area of new impervious surface created requiring permanent storm water management = 1.00 acres

STORM WATER MANAGEMENT:
Types of permanent storm water management that will be used if more than one acre of new impervious surface is created are checked below:
[] Wet sedimentation basin [] Infiltration / Filtration
[] Regional Pond - Un-Named [] Alternative methods

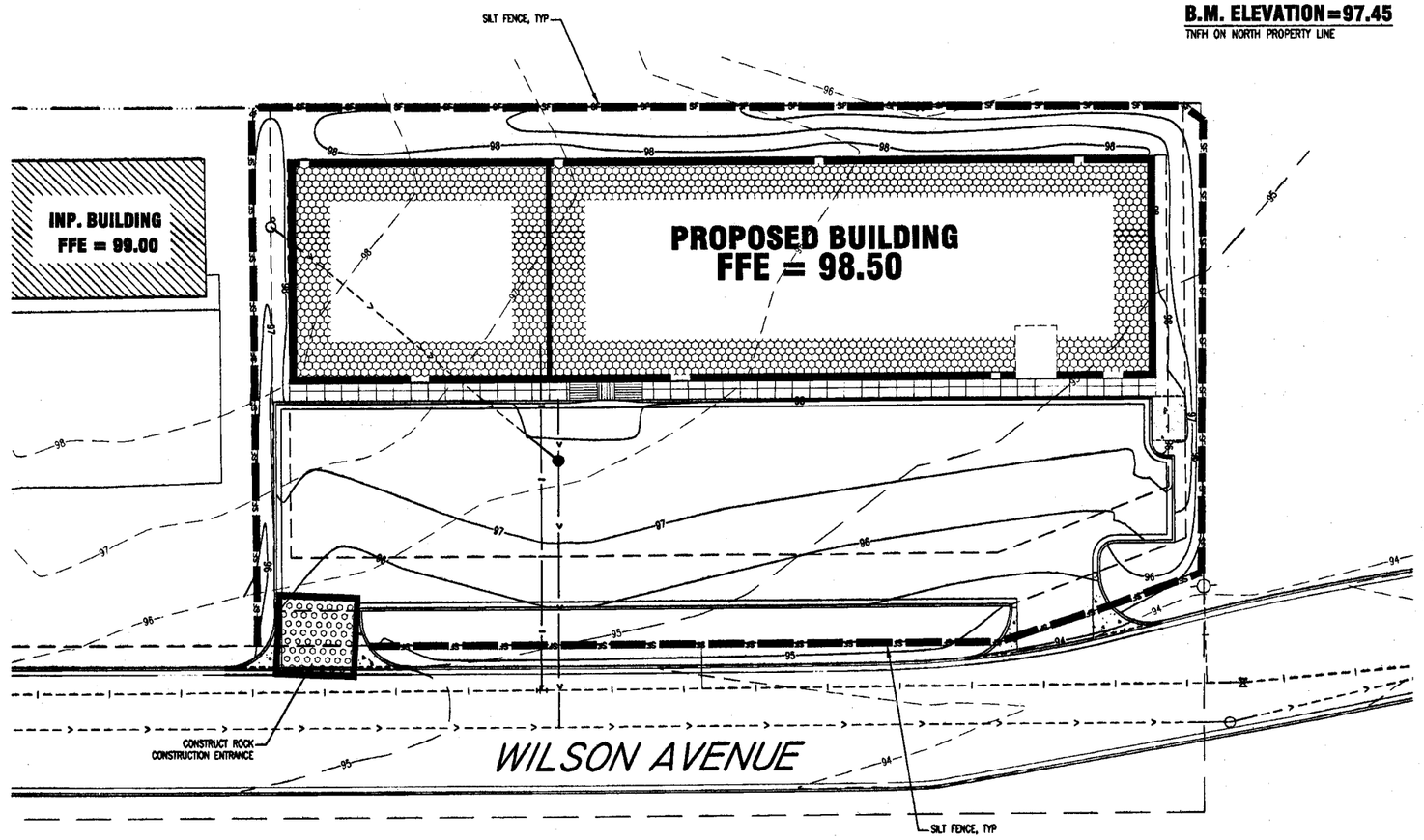
Dead Storage Required:
Dead Storage Provided:
Elevation of Maintained Water:

Water Quality Volume:
Elevation of Water Quality Volume Storage:
Surface Area at Water Quality Volume Storage:
Allowable Discharge for Water Quality Volume:
Designed Discharge for Water Quality Volume:

RECEIVING WATERS:
Surface waters which will receive storm water from the site within ½ mile of project boundary. Include waters shown on USGS 7.5 minute quad and all waters identified in Appendix A of the permit.

Name of Water Body	Type (ditch, pond, wetland, lake, etc.)	Appendix A Special Water?
CROCKER'S CREEK	Stream	No

OTHER PROJECT INFORMATION:
No Wetlands were found on the site.



N

0 20 40

Scale:

B.M. ELEVATION=97.45
TNFH ON NORTH PROPERTY LINE

LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	GAS	
1011 / 1012.32	CONTOURS SPOT ELEVATION	1012
x	TOP OF CURB SPOT ELEVATION	53

NOTE:
OF ALL EXISTING UTILITIES.

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PROJECT
CHUCK BUDDE RETAIL BUILDING
FARIBAULT MINNESOTA

MARK	DATE	DESCRIPTION

PROJECT NO. 05-8961
CAD FILE NAME 8961 BSE
DRAWN BY MWD
DESIGNED BY
PLOT DATE 11-9-05
CLIENT PROJECT NO.

TITLE
STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SITE PLAN & GENERAL INFO.

SHEET
C4.1

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs.

Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked
Steeper than 3:1	7 Days
10:1 to 3:1	14 Days
Flatter than 10:1	21 Days
Within 200 Feet of Surface Water	24 Hours

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

A. Seed shall be MnDOT mixture 328 and shall be placed in accordance with MnDOT 2575. Seed shall meet MnDOT Specification 3876. Mulch shall be MnDOT 3882 Type 1 mulch. Mulch shall be applied at a rate of 2.0 tons/acre. Mulch shall be disc anchored. Fertilizer shall be applied to seeded areas incidental to seeding. Fertilizer shall be a 24-12-24 (%n-p-k) applied at a rate of 350 lb/acre.

B. Sod shall meet MnDOT Specification 3878.2A, Type Lawn & Boulevard Sod. Sodding shall be in accordance with MnDOT 2575.

Energy dissipation or other outlet treatment must be installed within 24 hours of connection to surface water.

Additional erosion prevention measures may be found in the permit and MPCA's Best Management Practices.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

A rock construction entrance or other approved alternative must be constructed at the entry point to the project site. Rock construction entrance must be 40'x25' (min.) of 2" – 4" crushed rock, 8" deep.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All streets must be swept when any tracking occurs.

Silt fence or other erosion control measures must be installed around the perimeter of any soil stockpiled at this location or any other on the project site.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks or other discharge. Storage and disposal of hazardous waste must be in compliance with all applicable regulations.

Equipment maintenance areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the SWPP in accordance with the Stormwater Permit.

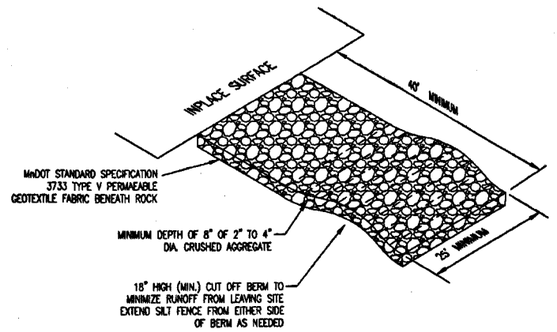
Silt fence, erosion control, and other BMP's must be replaced, repaired, or supplemented when they reach 50% design load.

FINAL STABILIZATION:

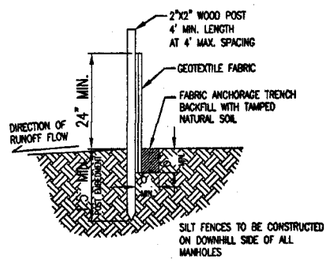
The Permittees must ensure final stabilization of the site. The Permittees must submit a notice of termination within 30 days after final stabilization is complete or control has been passed to another owner.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

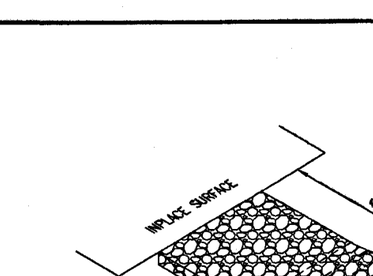
The storm water permit further defines final stabilization and its requirements.



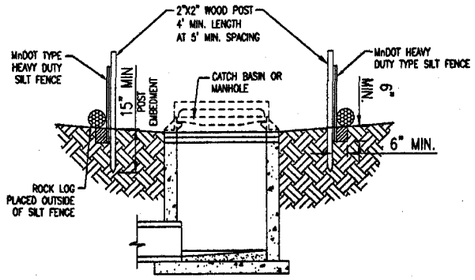
ROCK CONSTRUCTION ENTRANCE DETAIL
N.T.S.



PREASSEMBLED SILT FENCE DETAIL
N.T.S.

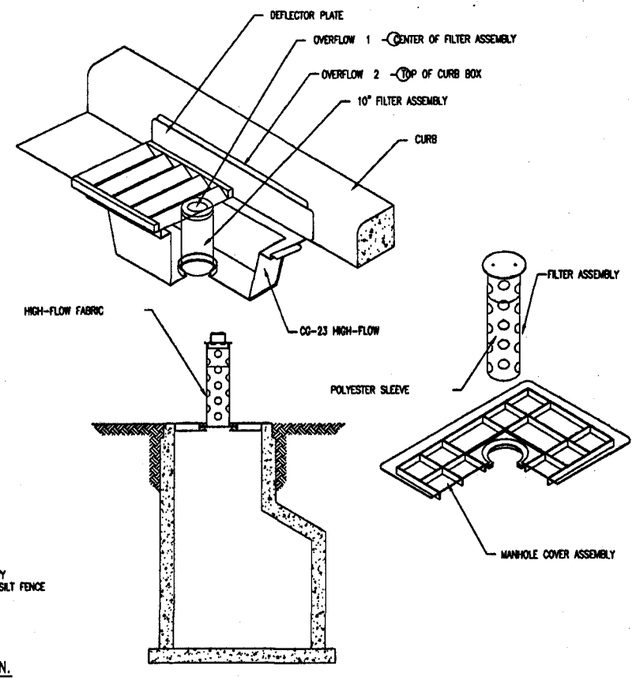


PLAN VIEW



PROFILE VIEW

SILT FENCE AROUND CATCH BASIN INLET PROTECTION DETAIL
N.T.S.



INLET PROTECTION FOR CATCH BASIN IN STREET
N.T.S.

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Lynn A. Bruns

DATE 11/9/05 LIC. NO. 43,115

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PROJECT

CHUCK BUDDE RETAIL BUILDING

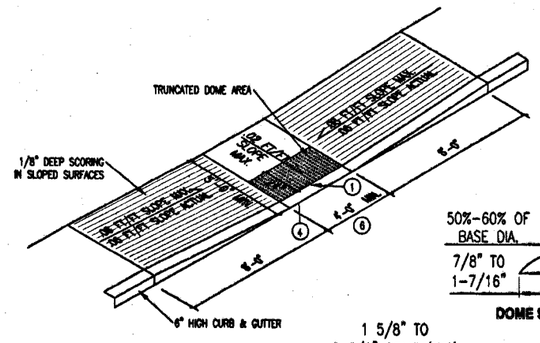
FARIBAULT MINNESOTA

MARK	DATE	DESCRIPTION

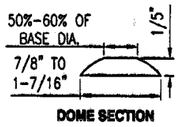
PROJECT NO. 05-8961
CAD FILE NAME 8961 BSE
DRAWN BY MWD
DESIGNED BY
PLOT DATE 11-9-05
CLIENT PROJECT NO.

TITLE
STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DETAILS AND NOTES

SHEET
C4.2



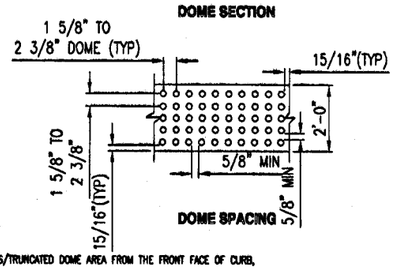
NOTE: DOME TYPE PEDESTRIAN RAMPS SHALL MEET MnDOT REQUIREMENTS.



DOME SECTION

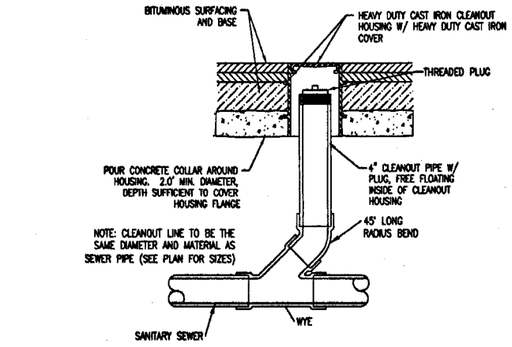
NOTES:

1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL. AASHTO M 213.
2. WHEN POSSIBLE, PROVIDE A PATH OF TRAVEL 4'-0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP.
3. WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.
4. 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.
5. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2'-0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (3'-0" OR 4'-0" TYP.) OF THE CURB RAMP. THIS 2'-0" BY 3'-0" OR 4'-0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENTSIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.
6. 4'-0" FOR NEW CONSTRUCTION. 3'-0" ALLOWED FOR RETROFITS OR PRESERVATION PROJECTS.



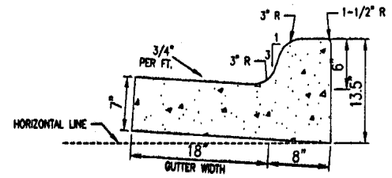
DOME SPACING

CURB RAMP DETAIL (DOME TYPE)



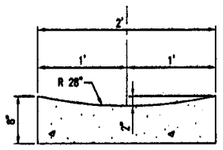
SANITARY SEWER HEAVY DUTY C.O. DETAIL WITH HOUSING

(HARD SURFACE AREAS)



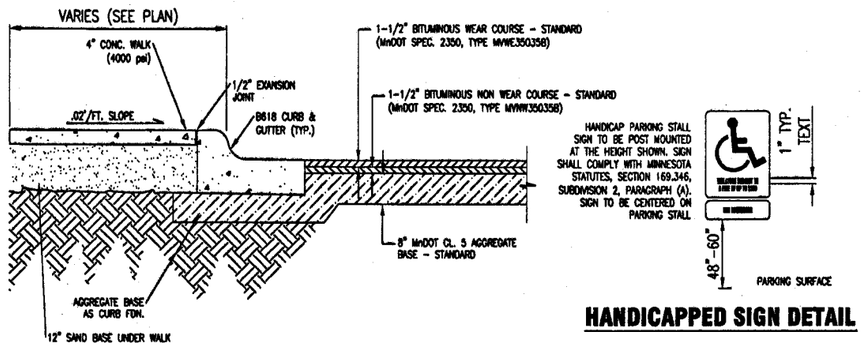
B618 CONCRETE CURB

N.T.S.



THROUGH GUTTER DETAIL

N.T.S.

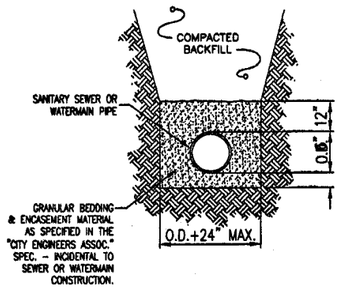


STANDARD PAVEMENT & WALK SECTION (B618 CURB & GUTTER)

N.T.S.

HANDICAPPED SIGN DETAIL

NOTE: GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER AND WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION



PIPE BEDDING DETAIL FOR SANITARY SEWER & WATERMAIN

N.T.S.

SITE WORK SPECIFICATION

1.0 GENERAL:

1.1 SCOPE OF THE WORK - Shall consist of the following:

A. Site Work, including excavation and grading, sidewalks, parking surface, storm drainage, sanitary sewer service extension, and water service extension.

1.2 SPECIFICATIONS WHICH APPLY - Includes, but is not limited to the following:

A. State Building Code.

B. General Conditions, General Requirements, MnDOT "Standard Specifications for Construction", 2000 edition, City Engineers Association "Standard Utilities Specifications", 1999 edition, the City of Faribault's Standard Specifications for Construction and these specifications.

2.0 SITE WORK:

2.1 GENERAL - The scope of the work will include excavation and grading of building pad, parking, and landscaped areas; construction of sanitary sewer services and water service; installation of bituminous surfacing and base; concrete curb and gutter; and concrete sidewalks.

2.2 CLEARING AND GRUBBING - All clearing and grubbing shall be considered incidental.

2.3 GRADING:

A. Work Shall Include - Stripping and removal of topsoil and and unsuitable soils; installation of engineered fill; and regrading of site to indicated grades.

B. Topsoil and unsuitable soils in the building area shall be excavated to 3' minimum depth. The subgrade shall be examined by a soils engineer prior to placement of fill. The excavation shall be maintained free of water at all times.

C. Topsoil in the areas under the proposed parking shall be excavated to a minimum depth of 1'-6". Areas found to have unsuitable soils within the upper 3' of subgrade shall be excavated to remove the unsuitable soils and the subgrade shall be prepared in accordance with MnDOT 2112.

D. The building area shall be filled to the bottom of the floor slab using MnDOT 3149.2B select Granular Borrow. Fill shall be placed and compacted to 98% Standard Proctor Density.

E. Where required, the grade in the parking area shall be raised to the bottom of the pavement section, using MnDOT 3149.2B Select Granular Borrow. The granular material shall be placed and compacted in 8" lifts. Compaction shall be by the method of Ordinary Compaction, in accordance with MnDOT 2105.3 F2.

F. Salvaged material shall be used to fill grassed areas, as required, leaving room for 1'-0" minimum of topsoil in the landscaped areas. Unsuitable materials such as rocks, boulders, tree roots, etc. shall be removed from the backfill material. Excess excavated material shall be hauled from the site.

G. Salvaged topsoil shall be spread, to a minimum depth of 1'-0", over all areas to be sodded or landscaped and shall be graded to the contours shown on the plans, allowing room for any landscaping mulch. See Landscaping plan & specifications.

2.4 SANITARY SEWER:

A. Work shall include construction of sanitary sewer and service extension & removal of existing sewer service.

B. Materials:

1. Pipe for the sanitary sewer service shall conform to City of Faribault's requirements.

C. Sanitary sewer, service, shall be constructed as shown on the plans and shall comply with the City Engineers Association of Minnesota's Specifications and the City of Faribault's requirements.

D. The 6" sanitary sewer service shall be installed at 1.00% minimum grade.

2.5 WATER MAIN:

A. Work shall include installation of water service and reconnection of hydrant, as shown on the plans.

B. Materials:

1. Water main pipe shall be meet City of Faribault's requirements.

2. Watermain service pipe, fittings and gate valves shall meet City of Faribault's requirements.

C. Water service shall be constructed as shown on the plans and shall comply with the City Engineers Association of Minnesota's "Standard Utilities Specifications" and as modified by the City of Faribault's requirements.

D. A minimum of 7.5 feet of cover shall be maintained over all water piping.

2.6 CONCRETE CURB AND GUTTER:

A. Work shall include installation of curb foundation material and Type B618 and Thru Concrete Curb and Gutter.

B. Materials shall be as designated in MnDOT Specification 2531.

C. Curb foundation shall be MnDOT Class 5 Aggregate, shaped and compacted to section and grade as shown on plans.

D. Style B618 & Thru Concrete Curb and Gutter shall be installed where shown on plan in accordance with MnDOT Specification 2531.

2.7 CONCRETE WALKS:

A. Concrete walks shall be constructed on 12" deep sand base, using 4000 psi concrete, in the location and sizes shown on the plans.

B. Control joints shall be formed using a grooving tool and spaced at 5'-0" o.c.

C. Concrete shall have a non-slip broom finish.

2.8 TRASH ENCLOSURE:

A. Trash enclosure, concrete slab, and bollards shall be constructed by the General Contractor. Site Contractor shall co-ordinate construction with the General Contractor.

2.9 BITUMINOUS SURFACING:

A. Work shall include preparation of subgrade and existing bituminous, installation of base course, and bituminous surfacing.

B. Materials:

1. Sub-base material shall be MnDOT 3149.2B, Granular Backfill.

2. Base Material shall conform to MnDOT Specification 3138, 5 aggregate.

3. Bituminous surfacing shall conform to MnDOT Specification 2350.

C. Execution:

1. Subgrade shall be prepared in accordance with MnDOT Specification 2112.

2. Granular subgrade material, if required, shall be placed and compacted in accordance with MnDOT Specification 2211.

3. MnDOT Class 5 aggregate base shall be placed in depths shown on plans and in accordance with MnDOT Specification 2211. Base shall be graded to the contours shown on the plans, allowing for bituminous thickness.

4. Standard bituminous surfacing shall be composed of a 1-1/2" MnDOT Spec. 2350, Type MVWE350358 Wear Course over a 1-1/2" MnDOT Spec. 2350, Type MVNW350358 Non-Wear Course with an 8" MnDOT 3138 Class 5 aggregate base.

5. After final compaction, finished course shall not at any point have a density less than 95% of the theoretical density as determined in accordance with ASTM D-1188-96.

D. Final Results:

1. Finished pavement shall show no deviation from general surface in excess of 1/16 inch per foot measured with a ten foot straight edge.

2. Low spots or pockets from which water will not drain are not acceptable.

2.10 SOIL CAPACITY: Assumed soil bearing capacity - 2000 PSF.

2.11 PAINT STRIPING, MARKINGS & SIGNAGE:

A. Paint shall conform to MnDot 3531, general purpose exterior paint, white.

B. The surface of the parking lot shall be clean and dry, and the air temperature shall be above 50 deg. F.

C. H.C. Signs shall be installed where shown on plans and shall conform to the A.D.A.

2.12 EROSION CONTROL

A. See Storm Water Pollution Prevention Plans (SWPPP)

End of Site Work Specification

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Lynn A. Bruns

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PROJECT

CHUCK BUDDE RETAIL BUILDING

FARIBAULT MINNESOTA

MARK	DATE	DESCRIPTION

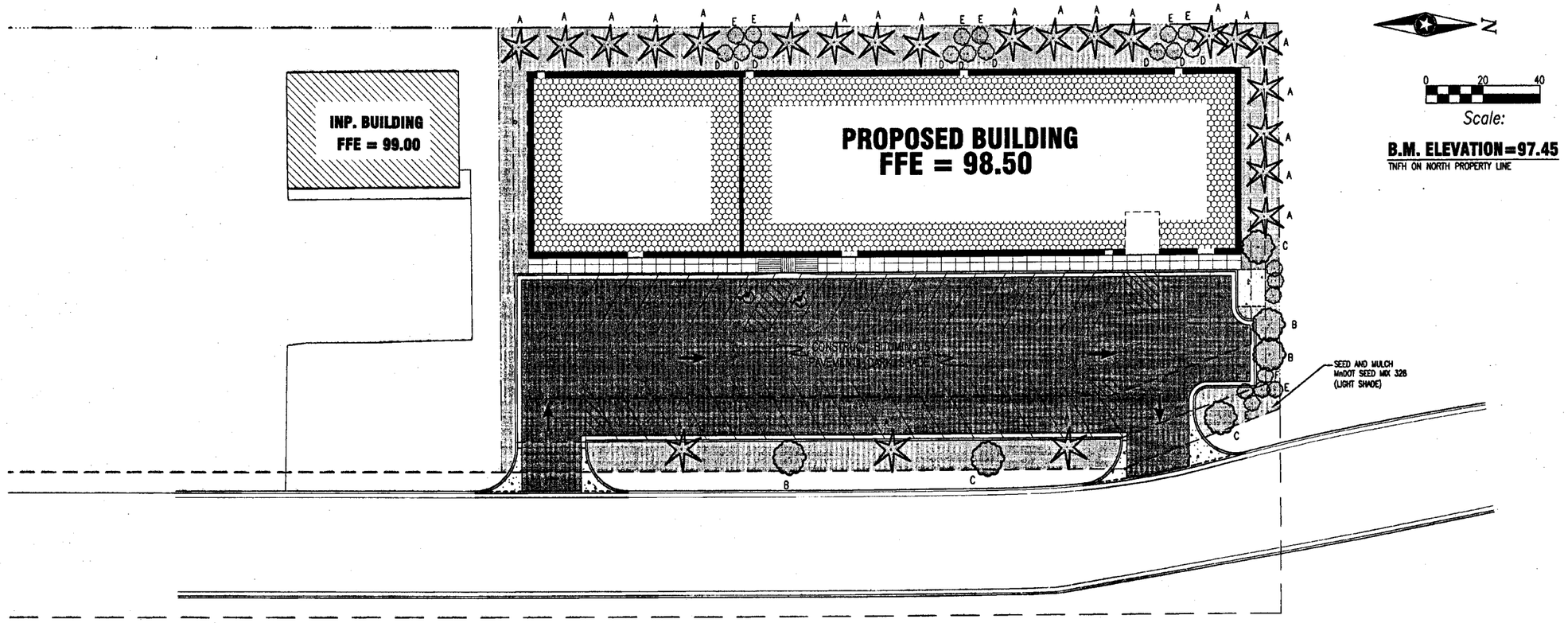
PROJECT NO.	05-8961
CAD FILE NAME	8961 BSE
DRAWN BY	MWD
DESIGNED BY	
PLOT DATE	11-9-05
CLIENT PROJECT NO.	

TITLE

SITE DETAILS & SPECIFICATIONS

SHEET

C5.1



PLANTING SCHEDULE

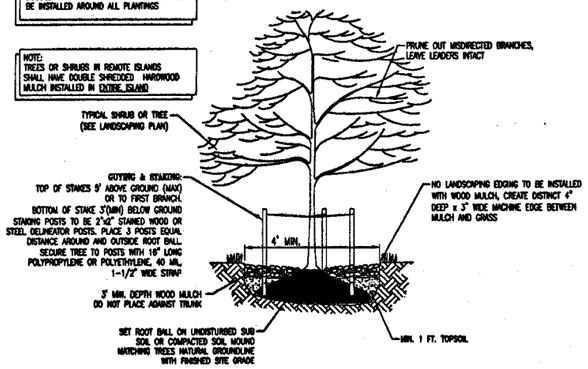
DESIGNATION		NAME	AS PLANTED SIZE & DESCRIPTION	QTY
		TREES		
✱	A	SPRUCE 'BLACK HILLS' *(Picea glauca densata)*	4FT B&B; FULL, WELL BRANCHED AND BALANCED; H 30-40'	23
	B	MAPLE 'SUGAR' *(Acer saccharum)*	1-1/2" B&B; FULL, WELL BRANCHED AND BALANCED; H 20-25'	3
	C	MAPLE 'RED' *(Acer rubrum)*	1-1/2" B&B; FULL, WELL BRANCHED AND BALANCED; H 50-60'	3

DESIGNATION		NAME	AS PLANTED SIZE & DESCRIPTION	QTY
		SHRUBS		
	D	HONEYSUCKLE 'CLAVEY'S DWARF' *(Lonicera x xylosteum 'Clavey')*	#2 CONTAINER; FULL, WELL BRANCHED AND BALANCED; H 6-8'	13
	E	JUNIPER 'DARGENT GREEN' *(Juniperus chinensis 'Sargentii Viridis')*	#3 CONTAINER; FULL, WELL BRANCHED AND BALANCED; H 18'	6
	F	TEDMINT GLOBE *(Thuja occidentalis 'Teddy Globe')*	#7 CONTAINER; FULL, WELL BRANCHED AND BALANCED; H 3-5'	3

NOTE: ALL SHRUBS TO BE MINIMUM 18" IN HEIGHT

NOTE:
DOUBLE SHREDDED HARDWOOD MULCH SHALL BE INSTALLED AROUND ALL PLANTINGS

NOTE:
TREES OR SHRUBS IN REMOTE ISLANDS SHALL HAVE DOUBLE SHREDDED HARDWOOD MULCH INSTALLED IN ENTIRE ISLAND



TYPICAL LANDSCAPING DETAIL

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PROJECT

CHUCK BUDDE RETAIL BUILDING

FARIBAULT MINNESOTA

MARK	DATE	DESCRIPTION

PROJECT NO.	05-8961
CAD FILE NAME	8961 BSE
DRAWN BY	MWD
DESIGNED BY	
PLOT DATE	11-9-05
CLIENT PROJECT NO.	

TITLE

LANDSCAPE PLAN

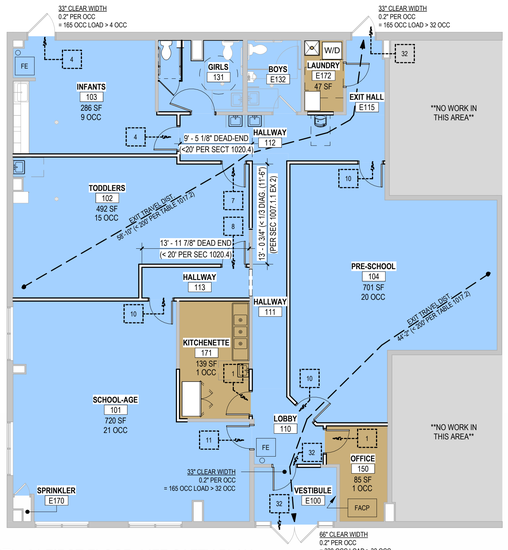
SHEET

L1.1

FARIBAULT CARES DAYCARE

TENTANT BUILD-OUT / INTERIOR REMODEL

550 WILSON AVENUE; FARIBAULT, MN 55021



1 01 FIRST FLOOR_LIFE SAFTY PLAN

1/8" = 1'-0"

OCCUPANCY CLASSIFICATION

B BUSINESS

I-4 INSTITUTIONAL

FIRE RATING LEGEND

REFER TO IBC CHAPTER 7

FIRE PARTITIONS:
VERTICAL CONTINUITY TO EXTEND FROM TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE OR TO THE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE.

1 HOUR FIRE PARTITION

FIRE BARRIERS:
VERTICAL CONTINUITY TO EXTEND FROM TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.

1 HOUR FIRE BARRIER

2 HOUR FIRE BARRIER

FIRE BARRIERS:
VERTICAL CONTINUITY TO EXTEND FROM TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.

X' - X" PATH OF EGRESS TRAVEL
NUMBER INDICATES LENGTH OF TRAVEL DISTANCE

X EXITING OCCUPANTS
NUMBER INDICATES OCCUPANT COUNT EXITING THROUH THE OPENING

OCCUPANCY LOAD CALCULATIONS (Table 1004.5 IBC 2018)

Group I-4 (Institutional - Child Day Care			
Room Name	Area (SF)	Load Factor	Occ Load
First Floor			
101 School Age	720	35 NSF	21
102 Toddlers	492	35 NSF	15
103 Infants	286	35 NSF	9
104 Pre-School	701	35 NSF	21
Total	2,199		66
Group B			
Room Name	Area (SF)	Load Factor	Occ Load
First Floor			
150 Office	85	150 GSF	1
171 Kitchenette	139	200 GSF	1
Total	224		2
Total Building Occupant Load			**68**

REQUIRED BUILDING EGRESS CAPACITY			
Floor	Occupants	Exits Req.	Exits Provided
First Floor	68	2	3

PLUMBING FIXTURE CALCULATIONS (Table 2902.1 IBC 2018)

Classification	Occupants			Water Closets		Lavatories		Bath-Shower	Drinking Fountains	Service Sinks
	Total Occ	Men	Women	Men	Women	Men	Women			
Institutional: Child Day Care (I-4)	57 **	28	29	1.8	1.9	1.8	1.9	N/A	0.57	1
Business: Office Suite (B)	2	1	1	0.04	0.04	0.025	0.025	N/A	0.002	1
Building Sub-totals	59	29	30	1.84	1.94	1.83	1.93	0.00	0.57	1.00
Public Required Fixtures				2	2	2	2		2	1
Public Provided Fixtures				2	2	2	2		1*	1

NOTES: * ONE DRINKING FOUNTAIN SATISFIED BY FREE DISPENSER PER TABLE 2902.1 SUB-ITEM j.
** INFANTS (9 OCCUPANTS) ARE EXCLUDED FROM TOTAL OCCUPANT COUNT PER MN DHS RULE 503.0155

CODE ANALYSIS

PROJECT NAME: FARIBAULT CARES DAYCARE: INTERIOR RENOVATIONS
PROJECT LOCATION: 550 WILSON AVENUE
FARIBAULT, MINNESOTA

DESCRIPTION: INTERIOR REMODELING OF TENANT SPACE IN AN EXISTING 1 STORY RETAIL BUILDING. EXISTING STRUCTURE IS PREMANUFACTURED METAL BUILDING. TENANT INTENDS TO CONVERT THE SPACE INTO A DAY CARE (GROUP I-4 OCCUPANCY) FOR APPROXIMATELY 77 CHILDREN. OTHER TWO TENANT SPACES IN THE BUILDING ARE OCCUPIED BY RETAIL ESTABLISHMENTS (GROUP M OCCUPANCY). PROJECT PROPOSES A CHANGE IN USE TO THE TENANT #1 SPACE ONLY.

PROPOSED WORK TO BE AS FOLLOWS:
- DEMOLITION OF INTERIOR PARTITION WALLS (GYPSUM BOARD & METAL STUDS)
- CONSTRUCTION OF NEW PARTITIONS
- MODIFICATION TO EXISTING ACOUSTIAL CEILINGS
- REMODELING OF ONE RESTROOM TO ADD FIXTURES
- INSTALLATION OF SINKS IN MULTIPLE LOCATIONS
- HVAC WORK TO COMPLY WITH REQUIREMENTS FOR I-4 OCCUPANCY
- MISCLANEOUS ELECTRICAL, FIRE PROTECTION AND FIRE ALARM WORK NEEDED FOR NEW SPACE CONFIGURATION AND COMPLIANCE WITH OCCUPANCY GROUP

APPLICABLE CODES:
2020 Minnesota State Building Code
- 2018 International Building Code (IBC) with Minnesota Amendments, Minnesota Rules Chapter 1305

2020 Minnesota Conservation Code for Existing Buildings
- 2018 International Existing Building Code (IEBC) with Minnesota Amendments, Minnesota Rules Chapter 1311

2020 Minnesota State Fire Code
- 2018 International Fire Code (IFC) with Minnesota Amendments, Minnesota Rules Chapter 7511.

2020 Minnesota Accessibility Code
- 2018 International Building Code (IBC), Chapter 11 as amended by Minnesota Rules Chapter 1341
- 2009 ICC/ANSI A117.1 and Minnesota Amendments
- Minnesota Rules, Chapter 1341

2024 Minnesota Commercial Energy Code
- 2019 Edition of ANSI/ASHRAE/IES Standard 90.1 with Minnesota Amendments
- Minnesota Rules, Chapter 1323

2018 Minnesota Plumbing Code
- 2012 Uniform Plumbing Code (UPC)
- Minnesota Rules, Chapter 4714

2020 Minnesota Mechanical and Fuel Gas Code
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2016 ANSI/ ASHRAE Standard 154
- 2016 ASHRE Standard 62.2
- Minnesota Rules, Chapter 1346

Minnesota Electrical Code
- NFPA 70: 2020 National Electrical Code (without amendments)

2020 Minnesota Elevator and Related Devices Code
- 2018 International Building Code (IBC) Chapter 30
- ASME Standard A17. 1/CSA B44-2010
- ASME Standard A18.1-2011
- Minnesota Rules, Chapter 1307

JURISDICTIONS:
- City of Albert Lea, Minnesota
- Minnesota Department of Health

BUILDING CODE ANALYSIS

CONSTRUCTION:
TYPE V-B

ACTUAL STORIES AND HEIGHT IN FEET:
ONE STORIES AND +/- 22'-0"

BUILDING AREA BY FLOOR
TOTAL 1st FLOOR 16,732 GSF

BUILDING OCCUPANCY CLASSIFICATION BY ACTUAL AREA
FIRST FLOOR:
- ***TENANT #1: NEW I-4 OCC. AREA*** — **3,513 GSF**
- *TENANT #2: EXISTING M OCC. AREA* — *9,385 GSF (NO CHANGE, NOT IN SCOPE)*
- *TENANT #3: EXISTING M OCC. AREA* — *3,834 GSF (NO CHANGE, NOT IN SCOPE)*

STRUCTURE IS A MIXED-USE, NON-SEPERATED OCCUPANCY BUILDING

FIRE SUPPRESSION
BUILDING CONTAINS NFPA 13 COMPLIANT SPRINKLER SYSTEM THROUGHOUT. DOCUMENTATION AND DESIGN OF ANY MODIFICATIONS TO THIS SYSTEM SHALL BE PROVIDED UNDER SEPERATE COVER AND CONTRACT BY GC's DESIGNATED DESIGN BUILD CONTRACTOR

ALLOWABLE HEIGHT AND AREA (CHAPT 5 IBC 2018/MSBC 2020)
ALLOWABLE HEIGHT:
NON-SEPARATED OCCUPANCY: ALLOWABLE HEIGHT FOR ENTIRE STRUCTURE SHALL APPLY TO MOST RESTRICTIVE OCCUPANCY TYPE.
BUILDING HEIGHT IN FEET (TABLE 504.3 IBC 2018/MSBC 2020)
OCCUPANCY GROUPS M & I-4 WITH TYPE V-B CONST / SPRINKLERED:
- ALLOWABLE HEIGHT: 60 FEET
- ACTUAL HEIGHT: +/- 22'- 0"

BUILDING HEIGHT IN STORIES (TABLE 504.4, IBC 2018 / MSBC 2020)
OCCUPANCY M & I-4 WITH TYPE V-B CONST / SPRINKLERED:
- ALLOWABLE STORIES ABOVE GRADE: 2 STORY
- ACTUAL STORIES ABOVE GRADE: 1 STORY

ALLOWABLE AREA:
FRONTAGE INCREASE (SECTION 506.3 IBC 2018 / MSBC 2020): OPEN ON ALL SIDES > 30 FEET

I_f = [F / P - 0.25] x W / 30
I_f = AREA INCREASE FACTOR
F = BUILDING PERIMETER FRONTING PUBLIC WAY/OPEN SPACE ≥ 20 FEET = 250 FEET
P = TOTAL BUILDING PERIMETER = 630 FEET
W = WEIGHTED AVERAGE OF WIDTH OF PUBLIC WAY/OPEN SPACE = 30

I_f = [(250/ 630) - 0.25] x 30 / 30
[0.40 - 0.25] x 1
0.15 x 1
I_f = 0.15

ALLOWABLE AREA CALCULATION (SECTION 506.2.2 & 508.3)
MIXED-USE, NON-SEPARATED OCCUPANCY, SINGLE-STORY BUILDING: ALLOWABLE AREA FOR ENTIRE STRUCTURE SHALL APPLY TO MOST RESTRICTIVE OCCUPANCY TYPE.

A_a = ALLOWABLE AREA PER STORY
A_a = [A_t + [NS x I_f]) (EQUATION 5-3, IBC 2018 / MSBC 2020)
A_t = TABULAR AREA FACTOR (TABLE 506.2, IBC 2018 / MSBC 2020)
= GROUP B + GROUP I-4 + GROUP M (S1, TYPE VB CONST)
= 36,000 SF
NS = TABULAR AREA FOR NON-SPRINKLERED BUILDING (TABLE 506.2, IBC 2018 / MSBC 2020)
= GROUP B + GROUP I-4 + GROUP M (TYPE VB CONST)
= 9,000 SF
I_f = FRONTAGE INCREASE (SECTION 506.3 IBC 2018 / MSBC 2020): OPEN ON ALL SIDES > 30'-0"
= 0.005 (SEE CALCULATION ABOVE)
= [36,000 + [9,000 x 0.15]]
= [36,000 + 1,350]
A_a = 37,350 SF

FIRST FLOOR: MIXED USE, NON-SEPARATED OCCUPANCIES
A_a = **37,350 GSF ALLOWED > 16,732 GSF PROVIDED**

FIRE RESISTIVE REQUIREMENTS - TYPE V-B CONSTRUCTION: (TABLE 601 & SECTION 602.5, IBC 2018 / MSBC 2020)

STRUCTURAL FRAME	0 HOUR
BEARING WALLS, EXTERIOR	0 HOUR
BEARING WALLS, INTERIOR	0 HOUR
NON-BEARING WALLS, EXTERIOR	0 HOURS
NON-BEARING WALLS, INTERIOR	0 HOURS
FLOORS	0 HOUR
ROOF	0 HOUR

FIRE SEPARATION DISTANCE (FSD) AND ALLOWABLE EXTERIOR WALL OPENINGS
- FSD NORTH, SOUTH, WEST & EAST WALLS ≥ 10'-0" TO C.L. OF PUBLIC STREET OR ALLEY: NO REQUIREMENTS (TABLE 602 IBC 2018 / MSBC 2020)

EGRESS REQUIREMENTS
DOORS AND OPENINGS
MINIMUM WIDTH REQUIRED
- 0.2 INCHES PER OCCUPANT (SECTION 1005.3.2, IBC 2018 / MSBC 2020)
- 32" MINIMUM WIDTH

SEE LIFE SAFETY PLANS & DOOR SCHEDULE FOR WIDTH AND FIRE RESISTANCE RATINGS PROVIDED

CORRIDORS
MINIMUM WIDTH REQUIRED
- 0.2 INCHES PER OCCUPANT (SECTION 1005.3.2, IBC 2018 / MSBC 2020)
- 44" MINIMUM WIDTH (TABLE 1020.2, IBC 2018 / MSBC 2020)

FIRE RESISTANCE RATING
- GROUPS B, I-4 & M = 0 HOUR (TABLE 1020.1 WITH SPRINKLER SYSTEM. IBC 2018 / MSBC 2020)

DRAFTSTOPPING:
- DRAFTSTOPPING IN ATTICS CURRENTLY EXISTS SUCH THAT CONTINUOUS CONCEALED SPACE DOES NOT EXCEED 3000 SF EA (SECTION 718.4 IBC 2018 / MSBC 2020).

PROJECT TEAM

OWNER
FARIBAULT CHAMBER OF COMMERCE
550 WILSON AVENUE
FARIBAULT, MN 55021
ATTN: CASIE STEEVES
(507) 334-4381

ARCHITECT
NILE, INC.
413 WACOUTA STREET, SUITE 435
SAINT PAUL, MN 55101
ATTN: JUDE HALLAMEK
(612) 998-6212

CONTRACTOR
NCC BUILDERS
1610 RIVERVIEW LANE
NORTHFIELD, MN 55057
ATTN: ADAM STEFFL
(612) 360-1243

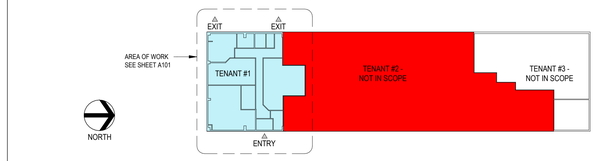
MECHANICAL ENGINEER
DESIGN / BUILD - UNDER SEPERATE COVER
PLUMBING ENGINEER
DESIGN / BUILD - UNDER SEPERATE COVER
ELECTRICAL ENGINEER
DESIGN / BUILD - UNDER SEPERATE COVER

SHEET INDEX

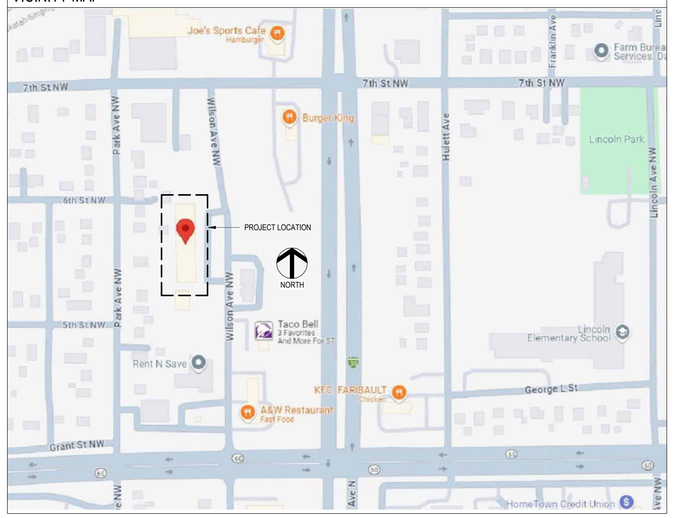
GENERAL
G001 COVER SHEET & LIFE SAFETY
G002 NOTES, SYMBOLS & ABBREVIATIONS
G110 CONTRACT DRAWING SHORT FORM SPECIFICAITONS

ARCHITECTURE
A101 FIRST FLOOR DEMO & REMODELING PLAN AND SCHEDULES
A121 REFLECTED CEILING & DEMO CEILING PLANS
A221 INTERIOR ELEVATIONS

BUILDING KEY MAP



VICINITY MAP



GENERAL ARCHITECTURAL NOTES

1. ALL WORK TO CONFORM TO FEDERAL, STATE, MUNICIPAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL STRICTLY ADHERE TO STATE AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
3. REFER TO AND COORDINATE WITH RESIDENCE INN BY MARRIOTT SPECIFICATIONS, PROJECT MANUAL MASTER (PMM) AND ALL OTHER BRAND STANDARDS DOCUMENTS. DECOR PACKAGE: HONED.
4. BUILDING SHALL BE EQUIPPED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED BY THE FIRE SUPPRESSION CONTRACTOR TO AOR/EOR AND AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.
5. ELEVATOR PLANS AND SPECIFICATIONS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
6. DO NOT SCALE THE DRAWINGS FOR CONSTRUCTION PURPOSES. USE PLAN INFORMATION, DIMENSIONS, DETAILS, SHOP DRAWINGS AND FIELD VERIFICATION.
7. ENLARGED PLANS SHALL BE USED FOR LAYOUTS AND MATERIAL INSTALLATION ORIENTATION. IF NO ENLARGED FLOOR PLAN FOR A PARTICULAR AREA IS INCLUDED IN THE DOCUMENTS, THE CONTRACTOR SHALL FOLLOW THE REDUCED SCALE PLAN(S). IN CASE OF DISCREPANCIES BETWEEN ENLARGED PLANS AND ANY OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY USING THE SPECIFIED 'REQUEST FOR INFORMATION' PROCESS. THE CONTRACTOR(S) SHALL NOT BE COMPENSATED FOR ANY WORK COMPLETED WITHOUT FOLLOWING THE SPECIFIED PROCESS.
8. NUMBERING FOR KEYED NOTES: NOTES MAY BE REMOVED DURING THE COURSE OF THE PROJECT, SO THE NUMBERING OF KEYED NOTES MAY NOT ALWAYS BE SEQUENTIAL.
9. IT IS RECOMMENDED AND ENCOURAGED THAT CONTRACTORS VISIT THE PROPOSED CONSTRUCTION SITE PRIOR TO SUBMITTING BIDS.
10. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
11. VERIFY ROUGH OPENING SIZES FOR ALL EQUIPMENT, WHETHER OR NOT THE EQUIPMENT IS SUPPLIED AS PART OF THE CONTRACT.
12. CUTOUTS FOR MECHANICAL AND ELECTRICAL WAORK SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT STANDARD ESCUTCHEON PLATES, COVERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. OVERSIZE OPENINGS SHALL BE REPAIRED TO MATCH ADJACENT SURFACES BY THE CONTRACTOR RESPONSIBLE FOR CUT-OUTS.
13. ALL SANITARY SEWER CLEANOUTS IN PUBLIC AREA CARPET AREAS ARE TO BE FITTED WITH CARPET INSERTS.
14. ALL OWNER PROPERTY IS TO BE SAFEGUARDED FROM DAMAGE. ANY DAMAGED OWNER PROPERTY IS TO BE RESTORED TO ORIGINAL CONDITION PRIOR TO DAMAGE OR REPLACED COMPLETELY, INCLUDING INSTALLATION, LABOR AND PROCUREMENT EXPENSES.
15. ALL DEMOLISHED OR WASTE MATERIAL BECOMES THE PROPERTY AND RESPONSIBILITY OF THE CONTRACTOR WITH THE EXCEPTION OF SPECIFIED ITEMS DESIGNATED EITHER IN THE PLANS OR VERBALLY REQUESTED BY THE ARCHITECT OR ENGINEERS TO BE RETAINED BY THE OWNER. OFFSITE DISPOSAL OF THE DEMOLISHED OR WASTE ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. LADDERS MUST BE REMOVED AND LOCKED UP AT THE COMPLETION OF EACH WORKING DAY TO PREVENT UNAUTHORIZED PERSONS FROM HAVING ACCESS.
17. CLEAN UP ALL DEBRIS FROM CONSTRUCTION SITE AND MAINTAIN DAILY CLEANLINESS TO THE SATISFACTION OF THE SUPERINTENDENT AND OWNER OR OWNER'S REPRESENTATIVE.

SYMBOLS LEGEND

NORTH ARROW
VIEW TITLE (0 VIEW TITLE, SCALE)
ELEVATION LEVEL (Name, Elevation)
INTERIOR ELEVATIONS (X, A-XXX)
WALL SECTION (1, A-XXX)
VIEW CALLOUT (1, A-XXX)
ROOM TAG (Room Name, XXX)
DOOR TAG (101, A)
WINDOW TAG
GRIDS
WALL TAG (#XW#)
FLOOR, CEILING & ROOF ASSEMBLY TAG (#A#-A)
FINISH TAG (FINISH)
CEILING TAG (0'-0" FINISH 0'-0")
CENTERLINE
KEYNOTE TAG (NEW CONSTRUCTION) (X)
KEYNOTE TAG (DEMO) (X)
REVISION TAG (1)

NILE
NORTH DAKOTA
P. O. BOX 1918
Fargo, ND 58103
(701) 293-1350
MINNESOTA
413 Wacouta Street, Suite 435
Saint Paul, MN 55101
(651) 227-0644
WWW.WEARENILE.COM

PERMIT SET
01/13/2025

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.

Printed Name: Jude Hallamek

Signature:

Date: 01.13.2025 License No: 47835

FARIBAULT CARES DAYCARE
TENTANT BUILD-OUT / INTERIOR REMODEL
550 WILSON AVENUE; FARIBAULT, MN 55021

REV	DATE	DESCRIPTION

PROJECT NUMBER: 24011
DRAWN BY: PSH
CHECKED BY: JWH
ISSUED FOR PERMIT: 01/13/2025

COVER SHEET & LIFE SAFETY

G001

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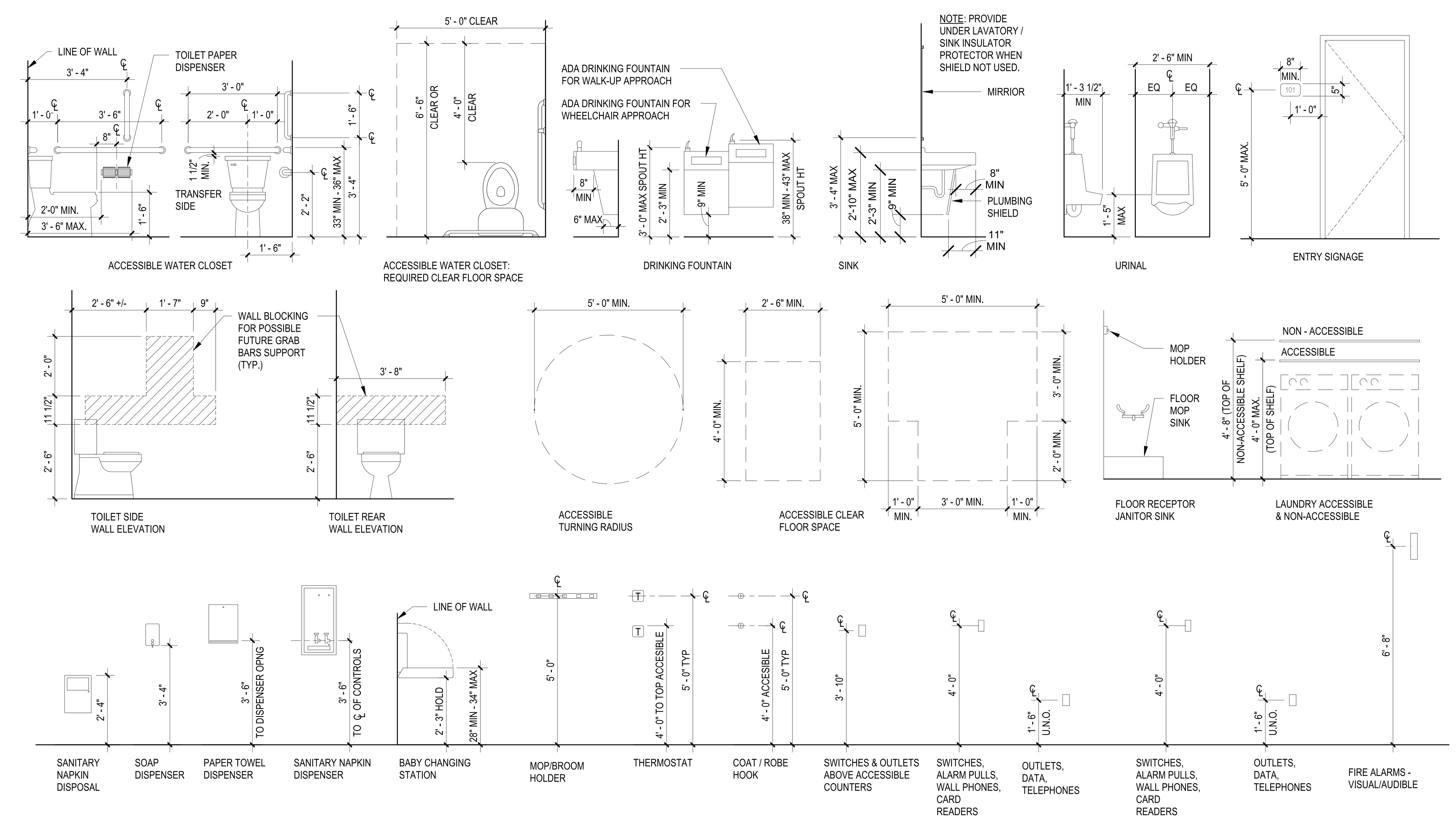
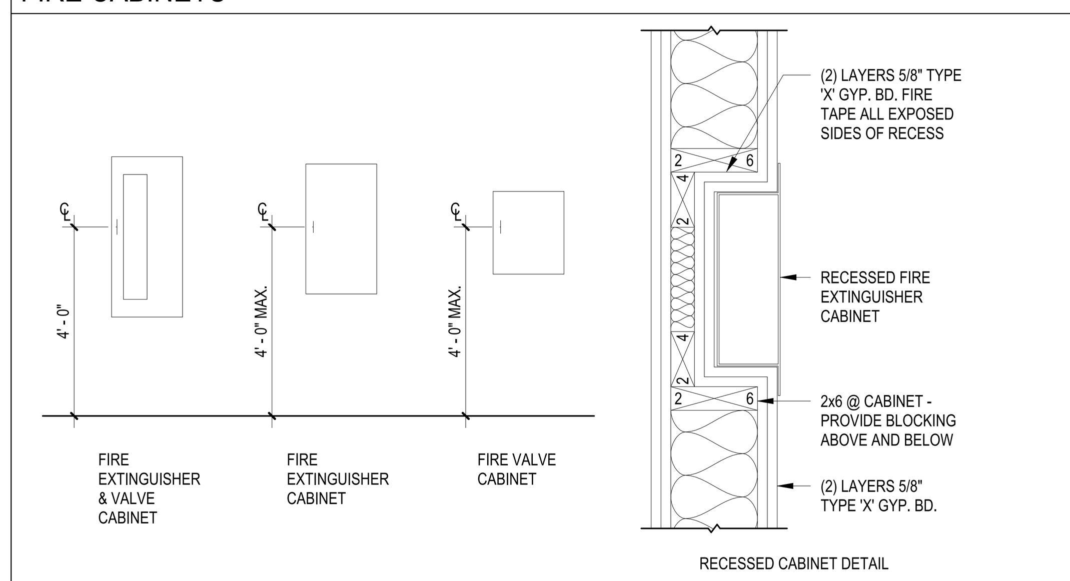
ABBREVIATIONS LEGEND

A	
ABS	ACRYLONITRILE BUTADIENE STYRENE
ABV	ABOVE
AC	AIR CONDITION
ACC	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADHRD	ADHERED
ADJ	ADJACENT
AED	AUTOMATED EXTERNAL DEFIBULATOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATIVE
ALUM	ALUMINUM
ANOD	ANNODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
AUTO	AUTOMATIC
B	
BATH	BATHROOM
BC	BASE COURSE
BD	BOARD
BDRY	BOUNDARY
BET	BETWEEN
BEV	BEVELED
BIT	BITUMINOUS
BKSPL	BACKSPLASH
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLR	BOILER
BM	BEAM
BO	BOTTOM OF
BOA	BOTTOM OF ASSEMBLY
BR	BEDROOM
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BSMT	BASEMENT
BUR	BUILT UP ROOFING
C	
C	CENTIGRADE
C/U	CUBIC
CAB	CABINET
CANT	CANTILEVER
CB	CATCH BASIN
CEM	CEMENT
CEN	CENTER OR CENTRAL
CFLASH	COUNTER FLASHING
CG	CORNER GUARD
CH	CHANNEL
CIP	CAST IN PLACE
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CNTR SK	COUNTERSINK
CO	CLEANOUT
COL	COLUMN
COMB	COMBINATION
COMP	COMPACTED
CON	CONDUIT
CONC	CONCRETE
COND	CONDENSING UNIT
CONF	CONFERENCE
CONN	CONNECT OR CONNECTION
CONST	CONSTRUCTION
CONSULT	CONSULTATION
CONT	CONTINUE OR CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
COR	CORNER
CORR	CORRIDOR
CP	CEMENT PLASTER
CPST	COMPOSITE
CPT	CARPET
CR	CHAIR RAIL
CRGD	CORRUGATED
CRS	COURSE
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CLEAN UTILITY
CUH	CABINET UNIT HEATER
CULTM	CULTURED MARBLE
CUR	CURRENT
CURT	CURTAIN
CWK	CASEWORK
D	
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPR	DEPRESS
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISC	DISCONNECT
DISCH	DISCHARGE
DISP	DISPOSAL
DIV	DIVISION
DMPR	DAMPER
DN	DOWN
DP	DAMP PROOFING
DR	DOOR
DRN	DRAIN
DRP	DOOR PROTECTION
DS	DOWNSPOUT
DUP	DUPLICATE
DW	DISHWASHER
DWC	DRYWALL CHANNELS
E	
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELV	ELEVATOR
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER MEMBRANE
EPS	EXTRUDED POLYSTYRENE
EX	EXISTING
EXT	EXTERIOR
F	
F TO F	FACE TO FACE
FA	FRESH AIR
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAB	FABRICATE
FACP	FIRE ALARM CONTROL PANEL
FB	FACE BRICK
FCIC	FURNISHED & INSTALLLED BY CONTRACTOR
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEAT	FEATURE
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNISHINGS, FIXTURESS & EQUIPMENT
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HOSE
FHYD	FIRE HYDRANT
FIG	FIGURE
FILT	FILTER
FIN	FINISH
FIT	FITTING
FIXT	FIXTURE
FL	FLASHING
FLDG	FOLDING
FLR	FLOOR
FLRG	FLOORING
FM	FIRE MAIN
FO	FIELD ORDER
FOIC	FURNISHED BY OWNER / INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER / INSTALLED BY OWNER
FP	FIREPROOF OR FIREPROOFING
FPM	FEET PER MINUTE
FPRT	FOLDING PARTITION
FR	FRAME
FRP	FIBERGLASS REINFORCED PANELS
FRWK	FRAMEWORK
FS	FIRESTOPPING
FSD	FIRE/SMOKE DAMPER
FT	FEET
FTG	FOOTING
FURN	FURNISH
FUT	FUTURE
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GUARD
GEN	GENERAL
GL	GLASS
GNTR	GENERATOR
GR	GRILLE
GRD	GRADE
GRTG	GRATING
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
H	
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HRAIL	HANDRAIL
HS	HIGH STRENGTH
HT	HEIGHT
HTR	HEATER
HUMD	HUMIDIFIER
HW	HOT WATER
HYDR	HYDRANT
I	
ICB	INTEGRALLY COVED BASE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCIN	INCINERATOR
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
ISO	ISOLATION
J	
JAN	JANITOR
JBOX	JUNCTION BOX
JT	JOINT
K	
KD	KNOCK DOWN
KIT	KITCHEN
KO	KNOCK OUT
KP	KICK PLATE
L	
L	LINTEL
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LGTH	LENGTH
LIN	LINEAR
LIQ	LIQUID
LN	LINOLEUM
LNDG	LANDING
LNDRY	LAUNDRY
LOC	LOCATION
LOUV	LOUVER
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
LWT	LIGHTWEIGHT
M	
M	METER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDICAL OR MEDICATION
MEMBR	MEMBRANE
MEP	MECHANICAL / ELECTRICAL / PLUMBING
MFR	MANUFACTURER
MIL	MILLIMETER
MIN	MINIMUM
MIR	MIRROR
MLDG	MOLDING
MNTG	MOUNTING
MO	MASONRY OPENING
MS	MOP SINK
MTL	METAL
MULL	MULLION
N	
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
O/A	OVERALL
OC	ON CENTER
OCC	OCCUPANCY
OF	OUTSIDE FACE
OH	OVERHEAD
OL	OCCUPANCY LOAD
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OS	OVERFLOW SCUPPER
OTR	OVER THE RANGE
OVFL	OVER FLOW
P	
LB	POUND
P/C	PRECAST
PA	PUBLIC ADDRESS
PAR	PARALLEL
PART	PARTIAL
PAT	PATIENT
PB	PULL BOX
PC	PULL CHAIN
PERP	PERPENDICULAR
PH	PENTHOUSE
PJ	PRECAST JOINT
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLAT	PLATFORM
PLMB	PLUMBING
PLYWD	PLYWOOD
PNT	PAINT
POL	POLISHED
POLY	POLYETHYLENE
POLYISO	POLYISOCYANURATE
PORCT	PORCELAIN
PORT	PORTABLE
PR	PROPOSAL REQUEST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PREP	PREPARATION
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPERTY
PRV	POWER ROOF VENTILATOR
PS	PIPE SHAFT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	PORCELAIN TILE
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R	RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTOR
RD	ROOF DRAIN
REC	RECEIVING
RECP	RECEPTACLE
RECT	RECTANGULAR
RED	REDUCER
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED OR REINFORCING
RELC	RELOCATE
REMV	REMOVE
REP	REPAIR
REQD	REQUIRED
RES TILE	RESILIENT TILE (FLOORING)
RET	RETURN
RETNG	RETAINING
REV	REVISION
REVR	REVERSE
RFG	ROOFING
RFS	ROOM FINISH SCHEDULE
RIS	RISER
RM	ROOM
RTU	ROOFTOP UNIT
RUB	RUBBER
RWL	RAIN WATER LEADER
S	
S.S.	SANITARY SEWER
S/S	STAINLESS STEEL
SECT	SECTION
SF	SQUARE FOOT
SGL	SINGLE
SIM	SIMILAR
SOL	SOLID
SQ	SQUARE
STA	STATION
STD	STANDARD
STK	STOCK
STL	STEEL
STN	STAIN
STOR	STORAGE
STP	STANDPIPE
STRUCT	STRUCTURAL
STS	STORM SEWER
SU	SOILED UTILITY
SUB	SUBSTITUTE
SUP	SUPPLY
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SWBD	SWITCHBOARD
SWP	SANITARY WALL PANEL
SYM	SYMMETRICAL
T	
T	THERMOSTAT
T & B	TOP & BOTTOM
TB	TOWEL BAR
TB & S	TOP, BOTTOM & SIDES
TD	TOWEL DISPENSER
TDE	TOP OF DECK ELEVATION
TEL	TELEPHONE
TEMP	TEMPORARY OR TEMPORARILY
TER	TERRAZZO
TERM	TERMINAL
TFE	TOP OF FOOTING ELEVATION
TG	TEMPERED GLASS
THER	THERAPY OR THERAPIST
TPD	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POLYOLEFIN (ROOFING)
TRD	TREAD
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	
W/	WITH
W/H	WEEP HOLE
W/O	WITHOUT
WC	WATER CLOSET
WCH	WHEELCHAIR
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WG	WALL GUARD
WGL	WIRE GLASS
WH	WATER HEATER
WP	WATERPROOF OR WATERPROOFING
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WS	WEATHER STRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WTR	WATER
WWF	WELDED WIRE FABRIC

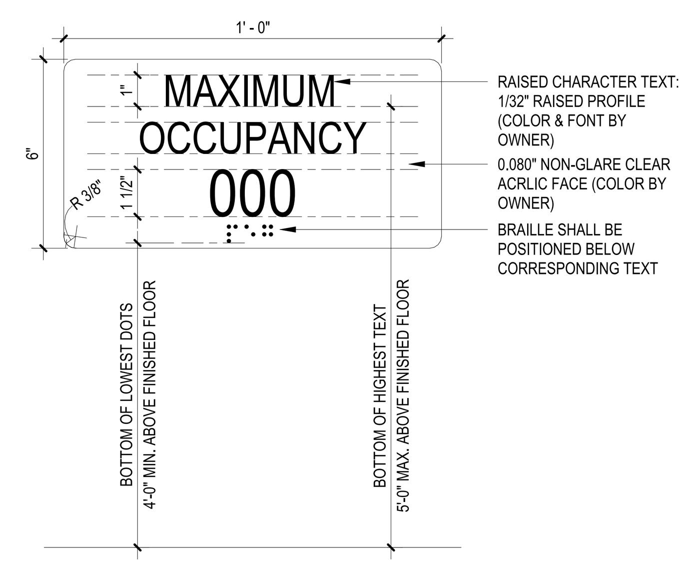
MOUNTING LEGEND



FIRE CABINETS



SIGN ELEVATION

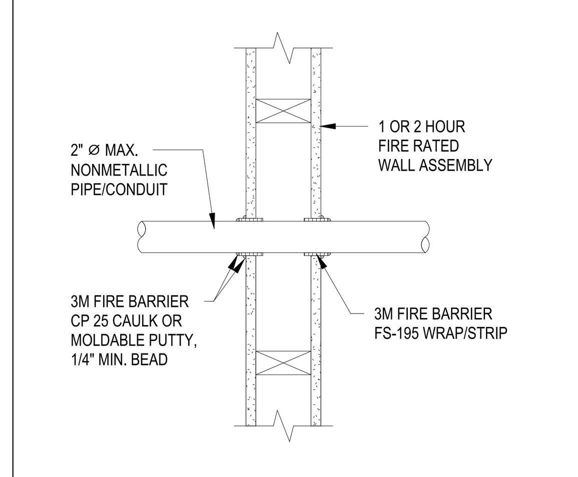


NOTE:
1. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL JURISDICTION AND CODE. COORDINATE W/ OWNER & AHJ AND INSTALLED BY GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES AND JURISDICTION.

RATED PENETRATION DETAILS

UL SYSTEM W-L-2003

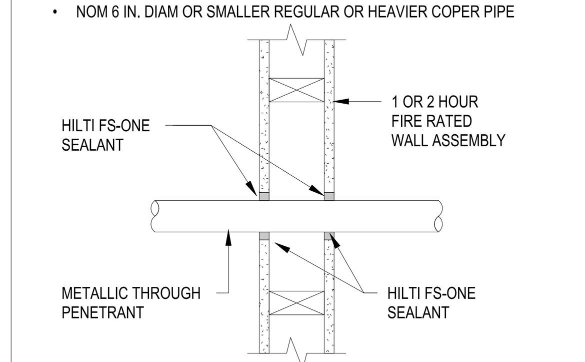
THROUGH PENETRATION FIRESTOP FOR 2" MAX. NON-METALLIC PIPE OR CONDUIT THROUGH A GYPSUM WALLBOARD ASSEMBLY
1 OR 2 HOUR RATING



UL SYSTEM W-L-1054

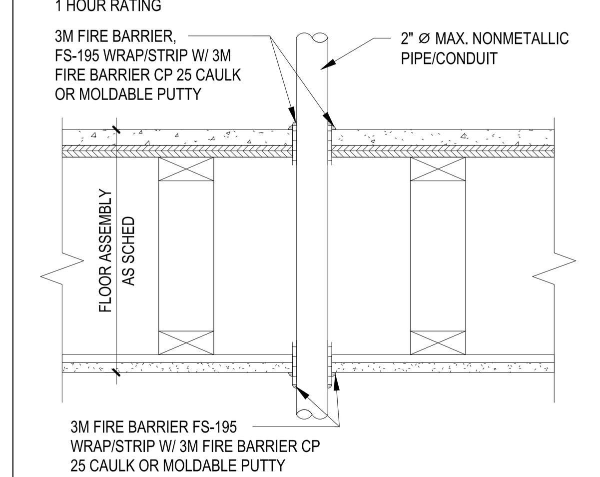
THROUGH PENETRATION FIRESTOP FOR METALLIC PIPE, CONDUIT OR TUBING THROUGH A GYPSUM WALLBOARD ASSEMBLY
1 OR 2 HOUR RATING

- NOM 30 IN. DIA. OR SMALLER SCHEDULE 10 OR HEAVIER STEEL PIPE
- NOM 30 IN. DIA. OR SMALLER CAST OR DUCTILE IRON PIPE
- NOM 4 IN. DIA. OR SMALLER STEEL ELECTRICAL METALLIC TUBING
- NOM 6 IN. DIA. OR SMALLER STEEL CONDUIT
- NOM 6 IN. DIA. OR SMALLER TYPE L OR HEAVIER COPPER TUBING
- NOM 6 IN. DIAM OR SMALLER REGULAR OR HEAVIER COPER PIPE



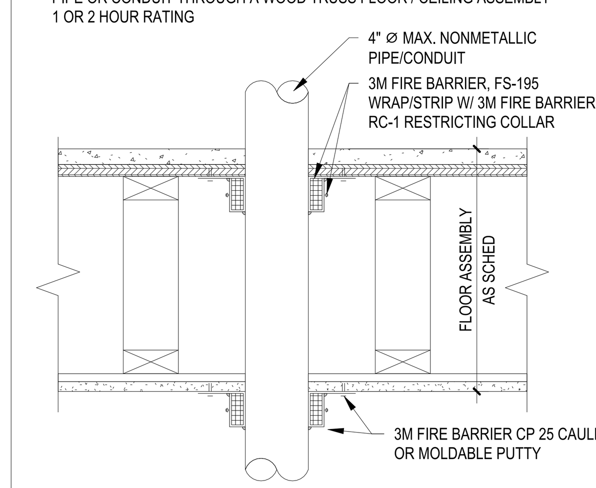
UL SYSTEM F-C-2008

THROUGH PENETRATION FIRESTOP FOR 2" MAX DIAMETER NON-METALLIC PIPE OR CONDUIT THROUGH A WOOD TRUSS FLOOR / CEILING ASSEMBLY
1 HOUR RATING



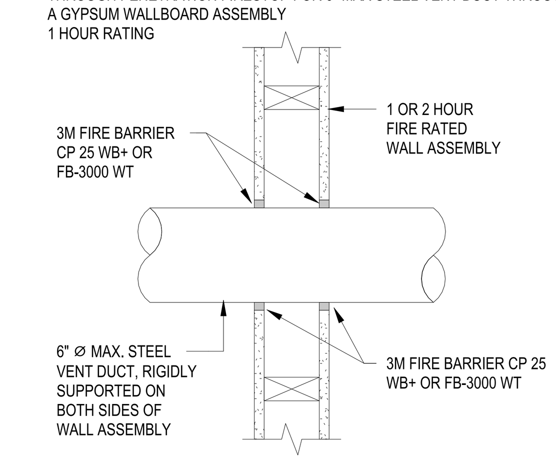
UL SYSTEM F-C-2024

THROUGH PENETRATION FIRESTOP FOR 4" MAX DIAMETER NON-METALLIC PIPE OR CONDUIT THROUGH A WOOD TRUSS FLOOR / CEILING ASSEMBLY
1 OR 2 HOUR RATING



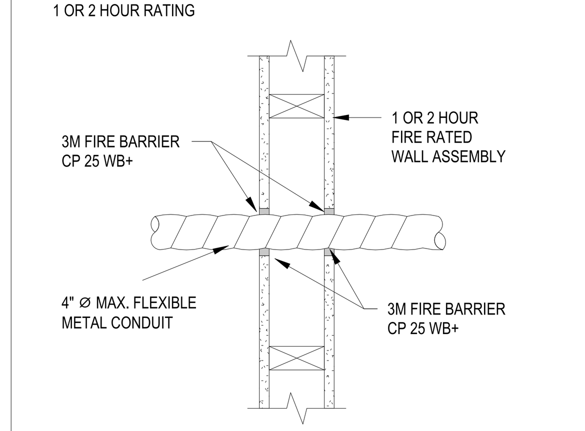
UL SYSTEM W-L-7032

THROUGH PENETRATION FIRESTOP FOR 6" MAX STEEL VENT DUCT THROUGH A GYPSUM WALLBOARD ASSEMBLY
1 HOUR RATING



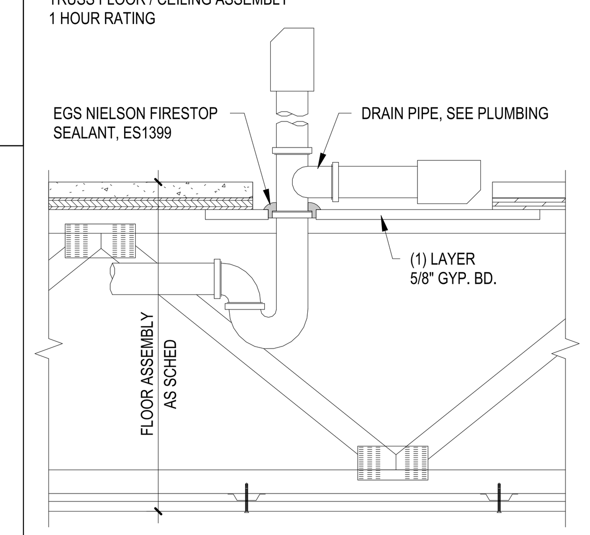
UL SYSTEM W-L-1017

THROUGH PENETRATION FIRESTOP FOR 4" MAX DIAMETER FLEXIBLE METAL CONDUIT THROUGH A GYPSUM WALLBOARD ASSEMBLY
1 OR 2 HOUR RATING



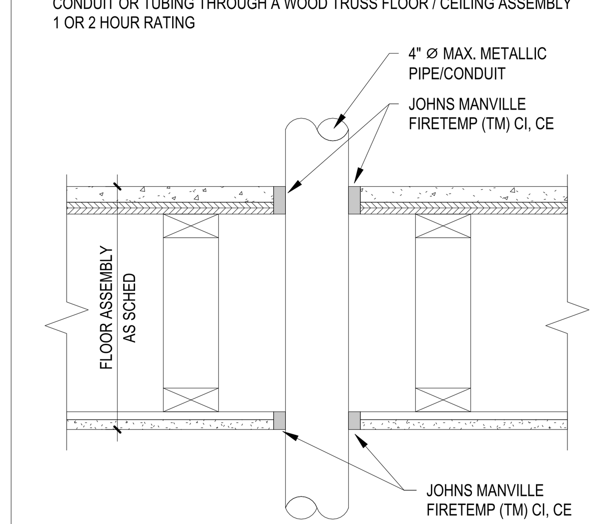
UL SYSTEM F-C-2222

THROUGH PENETRATION FIRESTOP FOR SHOWER / TUB TRAPS IN A WOOD TRUSS FLOOR / CEILING ASSEMBLY
1 HOUR RATING



UL SYSTEM F-C-1051

THROUGH PENETRATION FIRESTOP FOR 4" MAX DIAMETER METALLIC PIPE, CONDUIT OR TUBING THROUGH A WOOD TRUSS FLOOR / CEILING ASSEMBLY
1 OR 2 HOUR RATING



GENERAL NOTES ON FIRESTOPPING / FIRE SEALANTS

PROVIDE FIRESTOPPING OF ALL JOINTS AND PENETRATIONS IN FIRE RESISTANCE RATED AND SMOKE RESISTANT ASSEMBLIES (WHETHER INDICATED ON DRAWINGS OR NOT) AND AT ALL OTHER OPENINGS INDICATED. PROVIDE FIRESTOPPING ASSEMBLIES OF DESIGNS WHICH CONFORM TO THE SCHEDULED FIRE RATINGS WHEN TESTED IN ACCORDANCE WITH METHODS INDICATED BY UL, FM OR A VALID EVALUATION REPORT PUBLISHED BY ICC EVALUATION SERVICE, INC. (ICC-ES). SUBMIT COPIES OF PROJECT'S PROPOSED ASSEMBLIES FOR APPROVAL BY ARCHITECT.

PROVIDE ALL PRIMERS, SLEEVES, FORMS, INSULATION, PACKING, STUFFING, AND ACCESSORIES IN TYPES REQUIRED FOR TESTED ASSEMBLY DESIGN. COMPLY WITH FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR TEMPERATURE AND CONDITIONSDURING AND AFTER INSTALLATION.

PROVIDE FIRESTOPPING SYSTEM OF ANY MATERIAL MEETING THE TESTED REQUIREMENTS AT:
a. UNINSULATED METALLIC PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS;
b. COMBUSTIBLE PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS;
c. UNINSULATED METALLIC PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS;
d. CABLE TRAY PENETRATIONS;
e. CONTROL JOINTS (WITHOUT PENETRATIONS).

USE CAULK OR PUTTY SYSTEMS AT CABLE PENETRATIONS, NOT IN CONDUIT OR CABLE TRAY; USE GLASS FIBER OR MINERAL FIBER SAFING MATERIALS BETWEEN EDGES OF CONCRETE FLOOR SLAB AND WALL ASSEMBLIES.

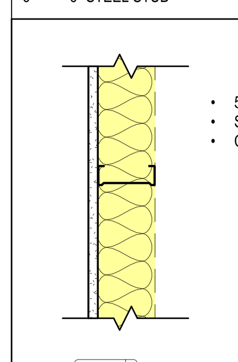
PARTITION ASSEMBLY TYPES

PARTITION KEY TAG: #A#A#
- FIRE RATING: NUMBER = HOURLY RATING
- STRUCTURAL MATERIAL (LETTER)
- STRUCTURAL MATERIAL SIZE (NUMBER)
- HEIGHT DESCRIPTOR: SEE WALL PARTITION HEIGHT LEGEND BELOW
- ASSEMBLY DESCRIPTOR & SUBDESCRIPTOR (IF USED) SEE WALL TYPES

STRUCTURAL MATERIALS:
G = FURRING - STEEL STUD
S = STEEL STUD

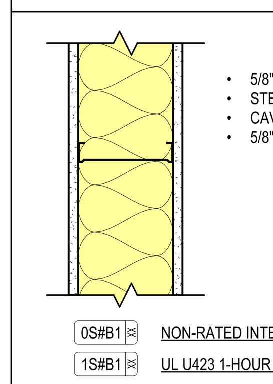
TYPICAL STRUCTURAL MATERIAL SIZES:
1 = 1-5/8" STEEL STUD
2 = 2 1/2" STEEL STUD
3 = 3 5/8" STEEL STUD
4 = 4" STEEL STUD
6 = 6" STEEL STUD

ASSEMBLY SUBDESCRIPTOR:
COORDINATE EXTENT & LOCATION OF SHEAR WALLS W/ STRUCTURAL PLANS
0 = NO BATT INSULATION
1 = BATT INSULATION



- 5/8" TYPE X GYP BD
- STEEL STUD @ 16" O.C.
- CAVITY FILLED BATT INSUL

0G#B1 STEEL STUD FURRING PARTITION



- 5/8" TYPE X GYP BD
- STEEL STUD @ 16" O.C.
- CAVITY FILLED BATT INSUL
- 5/8" TYPE X GYP BD

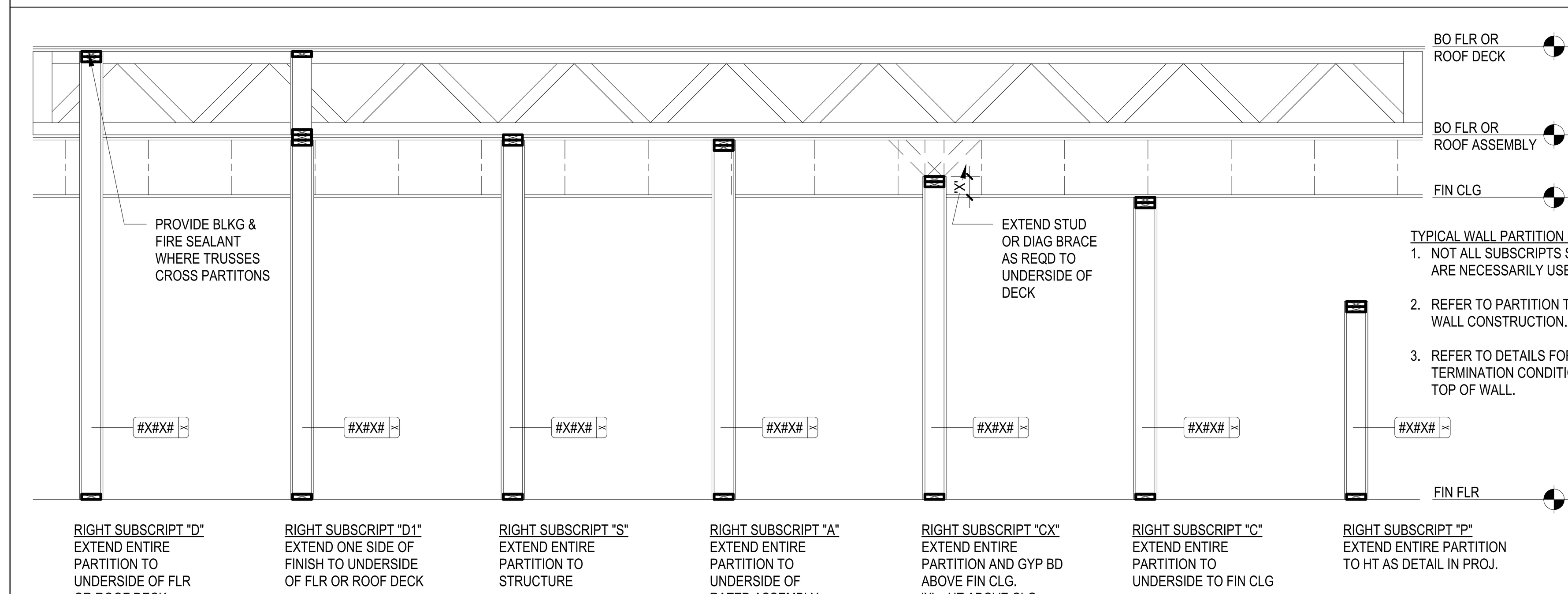
0S#B1 NON-RATED INTERIOR PARTITION

1S#B1 UL U423 1-HOUR INTERIOR PARTITION

GENERAL WALL/PARTITION ASSEMBLY NOTES

1. FOR FULL UL ASSEMBLY REQUIREMENTS AND DESCRIPTIONS, REFER TO HTTP://PRODUCTSPEC.UL.COM.
   A. FULL ASSEMBLY DESCRIPTIONS ALSO AVAILABLE BY REQUEST.
   B. GYPSUM BOARD TO BE APPLIED HORIZONTALLY UNLESS NOTED OTHERWISE IN UL DESIGN CRITERIA.
   C. GYPSUM ASSOCIATION (GA) AND UNDERWRITER'S LABORATORIES, INC. (UL) WILL VARY DEPENDING ON THE MANUFACTURER OF COMPONENTS ACTUALLY USED.
   D. VARIATION FROM DESIGNATED UL NUMBERS SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
   E. PARTITION TYPES DESCRIBE GENERAL REQUIREMENTS FOR PARTITION CONSTRUCTION, REFER TO MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS OF TESTING AGENCIES.
2. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL EXTENT, LOCATIONS AND DESIGN REQUIREMENTS.
   A. SEE STRUCTURAL FOR EXTENT AND DESCRIPTION OF INTERIOR STRUCTURAL WALLS NOT IDENTIFIED BY PARTITION ASSEMBLY.
   B. AT SHEAR WALLS THAT OCCUR IN THE BUILDING, FOR NECESSARY UNIFORM GYPSUM BOARD ALIGNMENT, CONTRACTOR TO INFILL WITH 1/2" GYPSUM BOARD OR SOUND FIBERBOARD TO ALIGN WITH REQUIRED SHEARWALL PLYWOOD. COORDINATE WITH STRUCTURAL DRAWING FOR ALL SHEARWALL LOCATIONS.
3. SEE LIFE SAFETY PLAN SHEETS FOR ADDITIONAL RATED WALL INFORMATION.
   A. REFER TO LIFE SAFETY SHEETS FOR LOCATIONS OF SMOKE AND FIRE RATED WALLS AND SHAFTS.
   B. AT ALL DEMISING WALLS AND UNIT CORRIDOR WALLS, WALL PLATES SHALL BE SET IN SEALANT AND SEALED TO DECK ABOVE.
4. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SHAFT WALLS REQUIRED TO HAVE PROTECTED OPENINGS / PENETRATIONS SHALL BE IDENTIFIED AS SUCH PER IBC SECTION 703.7.
   A. FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 718.2. BLOCKING TO BE INSTALLED VERTICALLY AND HORIZONTALLY IN INTERVALS NOT TO EXCEED 10 FEET.
   B. ACOUSTICAL SEALANTS AT RATED ASSEMBLY INTERSECTIONS AT FLOOR AND CEILINGS SHALL BE AN APPROVED RATED JOINT MATERIAL ("FIRE CAULK") USED IN ACCORDANCE WITH IBC SECTION 715.
   C. ALL THROUGH-WALL PENETRATIONS IN RATED WALLS TO BE FIRE-STOPPED / FIRE CAULKED AS REQUIRED TO MAINTAIN WALL RATING. SEE PENETRATION DETAILS ON SHEET A001.
   D. ALL THROUGH-WALL DUCTWORK IN RATED WALLS TO HAVE FIRE/SMOKE DAMPERS AS REQUIRED TO MAINTAIN WALL RATING AND MEET ALL APPLICABLE CODES. SEE DESIGN-BUILD MECHANICAL DRAWINGS.
   E. ALL ELECTRICAL BOXES IN DEMISING WALLS SHALL BE SOUND WRAPPED.
   F. ELECTRICAL DEVICES (INCLUDING LOW-VOLTAGE) AND BOXES TO BE OFFSET / STAGGERED FROM DEVICES AND BOXES ON OPPOSITE SIDE OF WALL. DO NOT INSTALL BACK-TO-BACK.
   G. RECESSED CABINETS AND PANELS AT RATED WALL ASSEMBLIES MUST MAINTAIN RATING. SEE SHEET A001.
   H. PENETRATIONS IN RATED PARTITIONS AND CONNECTIONS OF THE PARTITIONS TO OTHER PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS AND IN COMPLIANCE WITH APPLICABLE TESTING AGENCY REQUIREMENTS.
5. PROVIDE WATER RESISTANT GYPSUM BOARD ("DENSARMOR" OR EQUAL) IN LIEU OF 5/8" GYPSUM BOARD AT ALL WET WALL LOCATIONS AND 5/8" TILE BOARD ("DENSSHIELD" OR EQUAL) BEHIND ALL TILE WAINSCOTING OR AS REQUIRED BY CODE.
   A. FOR WALLS SCHEDULED TO RECEIVE PAINT ABOVE CERAMIC TILE, INSTALL PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD PANELS TO PROVIDE A SMOOTH PAINTABLE SURFACE.
   B. INSTALL 5/8" TYPE 'X' GYPSUM BOARD AT RATED PARTITIONS UNLESS NOTED OTHERWISE.
   C. AT ALL DEMISING WALLS AND UNIT CORRIDOR WALLS, WALL PLATES SHALL BE SET IN SEALANT AND SEALED TO DECK ABOVE.
6. ALL COMBUSTIBLE CONCEALED SPACES (WALLS, FLOOR/CEILING & ROOF/CEILING ASSEMBLIES) SHALL BE COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION. ALL NON-COMBUSTIBLE FRAMING OUTSIDE THE FIRE ASSEMBLY (SOFFITS, ETC.) ARE NOT REQUIRED TO BE FILLED WITH INSULATION.
7. TYPICAL FLOOR PLAN DIMENSIONS OF PARTITIONS ARE TO THE CENTERLINE OF THE PARTITION ASSEMBLY UNLESS NOTED OTHERWISE. WHERE A CLEAR DIMENSION OR OPENING IS REQUIRED OR NOTED, MEASURE DIMENSION TO FINISHED FACE OF PARTITION AND MAINTAIN CLEARANCE INDICATED.
8. INSTALL WOOD BLOCKING IN WALL FOR ATTACHMENT OF WALL HUNG EQUIPMENT.
9. AT PARTITIONS IDENTIFIED AS ACOUSTICALLY RATED:
   A. INSTALL ACCOUSTICAL SEALANT AT ACCOUSTICALLY RATED PARTITIONS.
   B. APPLY 1/4" MINIMUM CONTINUOUS BEAD OF LATEX ACOUSTICAL SEALANT AT PERIMETER WHERE PARTITION MEETS ADJACENT SURFACES INCLUDING APPLICATION OF A DOUBLE BEAD AT UNDERSIDE OF RUNNER CHANNELS PRIOR TO ANCHORING TO FLOOR.
   C. SEAL CONSTRUCTION AT PERIMETERS, BEHIND CONTROL JOINTS AND AT OPENINGS AND PENETRATIONS.
   D. PLUMBING LINES AND RAINWATER LEADERS TO BE SOUND INSULATED.
   E. INSERT ACOUSTICAL BATT INSULATION BACKING AND APPLY 1/4" MINIMUM CONTINUOUS BEAD OF ACRYLIC-BASED SMOKE AND ACOUSTIC SEALANT
   F. AT GAPS OF 1/2" OR MORE AROUND THROUGH-WALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO SPRINKLER PIPING, ELECTRICAL CONDUITS AND MECHANICAL DUCTWORK. (GAPS LESS THAN 1/2" ARE STILL REQUIRED TO BE SEALED WITH LATEX ACOUSTICAL SEALANT)
10. WHERE NOT INDICATED ON THE DRAWINGS, INSTALL WALLBOARD CONTROL JOINTS:
   A. IN LONG EXPANSES OF PARTITIONS AT THIRTY (30) FOOT INTERVALS FROM FLOOR TO CEILING
   B. AT DOOR JAMBS (ONE SIDE ONLY) EXTENDING FROM DOOR HEAD TO CEILING.
   C. AT CEILINGS AND OTHER LOCATIONS AS RECOMMENDED BY THE MANUFACTURER TO PREVENT CRACKING.

WALL PARTITION HEIGHT LEGEND



TYPICAL WALL PARTITION NOTES:
1. NOT ALL SUBSCRIPTS SHOWN ARE NECESSARILY USED IN PROJ.
2. REFER TO PARTITION TYPES FOR WALL CONSTRUCTION.
3. REFER TO DETAILS FOR SPECIAL TERMINATION CONDITIONS AT TOP OF WALL.

NILE

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413 Wacouta Street, Suite 435
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www.WeAreNile.com

PERMIT SET
01/13/2025

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.

Printed Name: Jude Hallamek

Signature:

Date: 01.13.2025 License No: 47835

FARIBAULT CARES DAYCARE

TENTANT BUILD-OUT / INTERIOR REMODEL

550 WILSON AVENUE; FARIBAULT, MN 55021

REV DATE DESCRIPTION

PROJECT NUMBER:	24011
DRAWN BY:	PSH
CHECKED BY:	JWH
ISSUED FOR PERMIT:	01/13/2025

NOTES, SYMBOLS & ABBREVIATIONS

G002

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1/13/2025 6:27:02 PM

CONTRACT DRAWING SHORT FORM SPECIFICATIONS

A PROJECT MANUAL CONTAINING SPECIFICATIONS IS NOT USED. ITEMS LISTED ARE IN CSI DIVISIONS.
DIVISION 0 AND 1 BIDDING, PROJECT CONDITIONS, COMPLETION AND FINAL PAYMENT

OWNER DETERMINATION OF MATERIALS, COLORS, FINISHING & EQUIPMENT:
THE OWNER WILL SELECT ALL BRANDS, MODELS, COLORS, FINISHES & FABRICS TO BE USED. THIS IS NOT PROVIDED BY THE ARCHITECTS OR ENGINEERS. ALL RELATED QUESTIONS ON PRODUCTS, EQUIPMENT, FINISHES & CHARACTERISTICS ARE ONLY ANSWERED BY THE OWNER.

SUBSTITUTION OF MATERIALS:
PRIOR TO BIDDING, CONTRACTOR OR MATERIAL SUPPLIER MAY REQUEST A SUBSTITUTION FOR SPECIFIC MATERIALS LISTED TO THE OWNER. THE CONTRACTOR MUST PROVIDE DOCUMENTATION THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THOSE LISTED. "EQUAL" MEANS - AT A MINIMUM - THE PROPOSED SUBSTITUTION MEETS SAME ASTM OR OTHER SIMILAR STANDARDS AND DOES NOT AFFECT QUALITY. IN ALL CASES, THE CONTRACTOR MUST INFORM THE OWNER IN WRITING OF A SUBSTITUTION. THIS SHALL INCLUDE WEATHER PROPOSED SUBSTITUTION IS A PRODUCT THAT a) REDUCES PROJECT COST OR TIME, b) IS A NON-COST, NO TIME AFFECTED SUBSTITUTION, c) OR IS A SUBSTITUTION MADE DUE TO UNAVAILABILITY OF INTENDED MATERIAL. THE CONTRACTOR MUST ALSO STATE IN WRITING HIS WILLINGNESS AND BE RESPONSIBLE FOR ANY CHANGES OF COST OR TIME IN OTHER PORTIONS OF THE WORK AFFECTED (DIRECTLY OR INDIRECTLY) BY THIS PROPOSED SUBSTITUTION. ANY ADDITIONAL COST OR INCREASE IN TIME CAUSED BY THIS SUBSTITUTION AND NOT DISCLOSED IN THE WRITTEN REQUEST WILL BE PAID BY THE CONTRACTOR. REQUESTS WITHOUT THIS INFORMATION WILL NOT BE CONSIDERED. AFTER BIDS ARE RECEIVED CONTRACTOR SHALL NOT SUBSTITUTE MATERIALS WITHOUT PERMISSION OF THE OWNER.
ANY SUBSTITUTIONS THAT IMPACT OR AFFECT ANY CODE RELATED ITEMS (SUCH AS FIRE RATINGS) SHALL BE ADDRESSED BY THE ARCHITECT THROUGH THE PLAN REVISION AND APPROVAL PROCESS PRIOR TO INSTALLATION PER IBC 107.2.1 AND 107.3.4.

CONTRACTOR SHALL PROVIDE THE WORK OF THE PROJECT:
THE TERM "PROVIDE", MEANS THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK OF THIS PROJECT IN ITS FINAL LOCATION AS DESCRIBED BY THE CONTRACT DOCUMENTS (INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND OTHER ACTIVITIES / RESOURCES). THE TERM "INSTALL" MEANS TO TAKE MATERIAL DELIVERED TO THE JOBSITE AND PLACE IT IN THE FINAL LOCATION FOR ITS INTENDED USE. THE TERM "FURNISH" MEANS TO BRING TO PROJECT SITE FOR INSTALLATION.

ACTION WORDS:
ALL DIRECTIVES SUCH AS MUST, SHALL, WILL OR SIMILAR HAVE THE SAME INTENT AND UNDER THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR REQUIRE ACTION BY THE CONTRACTOR OR OWNER. WHERE THE WORD "MAY" IS USED, THE WORD "MAY" ALLOWS FOR A CHOICE TO BE MADE BY THE OWNER.

"OWNER FURNISHED, CONTRACTOR INSTALLED" ITEMS:
IN CERTAIN CASES SHOWN ON THE DRAWINGS; THE OWNER WILL FURNISH MATERIALS AND THE CONTRACTOR SHALL INSTALL THEM. THE OWNER WILL PROVIDE DRAWINGS AND INFORMATION ABOUT SIZE, ATTACHMENT METHODS AND OTHER CHARACTERISTICS INCLUDING TEMPLATES TO THE ARCHITECT & CONTRACTOR FOR REVIEW. THE OWNER SHALL PAY FREIGHT TO DELIVER SAME TO THE JOBSITE. THE OWNER SHALL ORDER AND DELIVER THE MATERIALS BASED ON THE CONTRACTOR'S SCHEDULE. THE CONTRACTOR SHALL SCHEDULE DELIVERY, UNLOAD, COUNT QUANTITIES AND REPORT ANY DISCREPANCIES OR DAMAGE TO THE OWNER. THE CONTRACTOR SHALL PROTECT AND COVER THE MATERIALS UNDER THEIR INSURANCE AND BONDS ONCE DELIVERED AND UNLOADED. THE CONTRACTOR SHALL INSTALL, FIT AND CONNECT TO THE PROJECT. ARCHITECTS APPROVAL MUST BE OBTAINED BEFORE INSTALLATION MAY OCCUR.

CONTRACTORS' SCHEDULE OF VALUES:
CONTRACTOR SHALL PROVIDE AN ITEMIZED "SCHEDULE OF VALUES", ON AIA FORM G703 INCLUDING SEPARATE LINES FOR COMMON TYPES OF CONSTRUCTION WORK BY CSI DIVISION NUMBER.
- DIVISION 9: LIST SEPARATE BY THE TYPE OF FINISH
- DIVISIONS 21 - 28: BREAKDOWN TO PLUMBING, HVAC, CONTROLS, ELECTRICAL POWER, ELECTRICAL LIGHT AND COMMUNICATIONS.

PROVIDE INDIVIDUAL LISTINGS OF EACH CONTRACT AMOUNT FOR ALL ENTITIES FURNISHING LABOR, MATERIALS, EQUIPMENT, FEES, PERMITS, TRANSPORTATION OR ANY OTHER COSTS FOR SERVICES TO PERFORM THE WORK. SUBMIT SIGNED AND NOTARIZED COPY OF THIS INFORMATION TO THE OWNER NO LATER THAN 15 DAYS AFTER EXECUTION OF OWNER/CONTRACTOR AGREEMENT.

CONTRACTORS' PAYMENT PROCEDURES (SEE ALSO FINAL PAYMENT):
CONTRACTOR SHALL PROVIDE TO THE OWNER AN APPLICATION FOR PAYMENT REFLECTING HIS APPROVED SCHEDULE OF VALUES ON AIA FORMS G702/G703. EXECUTE FORM BY SIGNATURE OF AUTHORIZED OFFICER. PAY APPLICATIONS MUST LIST ALL CURRENT MONTHS REQUESTS, PREVIOUS MONTH'S REQUESTS, RETAINAGE, ANY AUTHORIZED CHANGE ORDERS AND ANY REQUIRED LIEN WAIVERS. USE MATHEMATICAL FORMULATION SHOWN ON THE AIA FORMS. FOR ITEMS NOT ON SITE WHICH PAYMENT IS REQUESTED, OWNER HAS FULL RIGHT OF INSPECTION AND MUST BE COVERED UNDER CONTRACTORS INSURANCE POLICY FOR LOSS. OWNER SHALL REVIEW, MAKE COMMENTS, AND DETERMINE PROPER PAYMENT DUE. SUBMIT AT INTERVALS STIPULATED IN THE OWNER/CONTRACTOR AGREEMENT.

MODIFICATION PROCEDURES:
ARCHITECT WILL ADVISE THE CONTRACTOR OF MINOR CHANGES IN THE WORK OR INTERPRETATIONS TO THE CONTRACT DOCUMENTS NOT INVOLVING ADJUSTMENTS TO CONTRACT SUM OR CONTRACT TIME BY ISSUING AIA FORM G710 "ARCHITECTS SUPPLEMENTAL INSTRUCTIONS" (ASI). IF THE CONTRACTOR CONSIDERS THAT AN ASI SHALL REQUIRE CHANGE TO CONTRACT SUM OR CONTRACT TIME, THEY SHALL SUBMIT AN ITEMIZED PROPOSAL FOR OWNER AUTHORIZATION BEFORE PROCEEDING WITH THE WORK DESCRIBED. CONTRACTOR MAY PROPOSE MODIFICATIONS TO THE WORK BY SUBMITTING A REQUEST FOR CHANGE. IT SHALL INCLUDE DESCRIPTION / REASON OF CHANGE AND DOCUMENTATION OF EFFECT ON CONTRACT SUM OR CONTRACT TIME. CHANGES TO CONTRACT SUM (FOR BOTH ADDITIONS AND CREDITS) SHALL INCLUDE FULLY DOCUMENTED SUBSTANTIATION OF COSTS FOR EVALUATION. PROMPTLY REVISE SCHEDULE OF VALUES AND CONSTRUCTION PROGRESS SCHEDULE WITH AUTHORIZED CHANGES AND INCLUDE IN SUBSEQUENT SUBMITTALS.

CONSTRUCTION PROGRESS SCHEDULE:
THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE WHICH INCLUDES ALL ELEMENTS OF THE WORK. BREAKDOWN SHALL BE BY COMMON CSI WORK DIVISIONS OR IN A MANNER SUFFICIENT TO SHOW EACH PORTION.

MILESTONES SHALL BE SHOWN WHICH DEFINE EACH SUB-COMPLETED PHASE (I.E. SITE WORK, UTILITIES, LANDSCAPE, ERECTION OF STRUCTURE, BUILDING ENVELOPE ENCLOSURE, MECHANICAL, PLUMBING, ELECTRICAL AND INTERIOR FINISH COMPLETIONS). INCLUDE PROJECT SUBSTANTIAL COMPLETION DATE(S), FINAL COMPLETION DATE AND START OF WARRANTY PERIODS.

PROGRESS SCHEDULE SHALL BE PROVIDED TO THE OWNER FOR APPROVAL NO LATER THAN 20 DAYS AFTER EXECUTION OF OWNER/CONTRACTOR AGREEMENT. ONCE APPROVED, SCHEDULE SHALL BE FOLLOWED, UPDATED AT LEAST MONTHLY, AND BE THE DEFINING DOCUMENT TO DETERMINE IF THE PROJECT IS BEING PROVIDED ON TIME.

REQUESTS FOR INTERPRETATION (RFI):
PREPARE AN RFI IMMEDIATELY UPON DISCOVERY OF NEED FOR INTERPRETATION TO CONTRACT DOCUMENTS. THESE MAY INCLUDE CLARIFICATIONS ARISING FROM: INABILITY TO DETERMINE EXACT MATERIAL, PROCESS OR SYSTEM TO BE INSTALLED; WHEN ELEMENTS OF CONSTRUCTION INTERFERE WITH ONE ANOTHER; WHEN AN ITEM OF WORK IS DESCRIBED DIFFERENTLY AT MORE THAN ONE PLACE IN THE CONTRACT DOCUMENTS; OR CONFLICTS ARISING FROM FIELD CONDITIONS WHICH AFFECT THE DESIGN INTENT. AN RFI SHALL NOT BE USED FOR REVIEW OF SHOP DRAWINGS, APPROVAL OF PRODUCT/MATERIAL SUBSTITUTIONS OR PROPOSALS FOR CHANGES AFFECTING CONTRACT SUM OR CONTRACT TIME. PRIOR TO INITIATION OF AN RFI, CAREFULLY STUDY ALL DOCUMENTS TO CONFIRM SUFFICIENT INFORMATION IS NOT INCLUDED.

CONTRACTOR SHALL MAINTAIN A LOG OF ALL RFI'S. SPECIFIC ISSUES SHALL BE ADDRESSED INDIVIDUALLY, PROVIDED WITH A CONSECUTIVE NUMBER FOR TRACKING AND A DATE OF INITIATION. REQUESTS SHALL INCLUDE DATE OF EXPECTED RESPONSE, RELEVANT DRAWING REFERENCE, FIELD MEASUREMENT OR CONDITIONS PROMPTING ISSUE, AND CONTRACTOR'S SUGGESTED RESOLUTION (INCLUDING ANY IMPACT ON CONTRACT SUM OR CONTRACT TIME).

ARCHITECT SHALL REVIEW AND RESPOND TO RFI'S WITHIN TEN BUSINESS DAYS OF RECEIPT. NOTIFY ARCHITECT WITHIN SEVEN BUSINESS DAYS IF ADDITIONAL OR CORRECTED RESPONSE IS REQUIRED. CONTENT OF ANSWER WILL NOT CONSTITUTE AUTHORIZATION TO PERFORM EXTRA WORK OR DELAY PROJECT. IF CONTRACTOR FEELS RESPONSE WILL REQUIRE CHANGE TO EITHER, PROMPTLY ISSUE NOTICE TO THIS EFFECT.

SUBMITTALS/SHOP DRAWINGS:
SUBMITTALS SHALL INCLUDE (WHERE RELEVANT) : PRODUCT DATA, SCALED DRAWINGS OF SPECIFIC ITEMS TO BE PROVIDED, CERTIFICATES, TEST REPORTS, MANUFACTURERS INSTRUCTIONS, DESIGN DATA, AND SAMPLES FOR SELECTION OR VERIFICATION.

CONTRACTOR SHALL MAINTAIN A LOG OF SUBMITTALS WHICH IS COORDINATED WITH THE SCHEDULE OF VALUES AND CONSTRUCTION PROGRESS SCHEDULE. SUBMIT ITEMS INDIVIDUALLY AND IDENTIFY THE FOLLOWING INFORMATION ON EACH: SPECIFIC SUPPLIER/SUB-CONTRACTOR, PERTINENT DRAWING REFERENCES, AND STANDARD CSI SPECIFICATION NUMBER. PROVIDE ONE COPY ELECTRONICALLY (IN .PDF FORMAT) OF DRAWINGS AND DATA; PROVIDE FOUR COPIES OF EACH PRODUCT SAMPLE FOR REVIEW.

CONTRACTOR SHALL INITIAL AND STAMP EACH SUBMITTAL CERTIFYING IT HAS BEEN REVIEWED FOR COMPLIANCE WITH ACTUAL PROJECT CONDITIONS AND INTENT OF CONTRACT DOCUMENTS. ARCHITECT SHALL REVIEW FOR LIMITED PURPOSE OF CHECKING CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. SAMPLES WILL BE REVIEWED FOR AESTHETIC, COLOR OR FINISH SELECTION. ALLOW 10 BUSINESS DAYS (EXCLUDING DELIVERY TIME) FOR ARCHITECT'S REVIEW; ALLOW ADDITIONAL FIVE DAYS FOR SEQUENTIAL REVIEW BY ARCHITECT'S CONSULTANT OR OWNER. ALLOW ADDITIONAL 30 DAYS FOR SEQUENTIAL REVIEW INVOLVING ARCHITECT AND APPROVAL BY AUTHORITIES HAVING JURISDICTION.

TEMPORARY FACILITIES AND CONTROLS:
CONTRACTOR SHALL PROVIDE AND PAY FOR ALL ELECTRICAL POWER, LIGHTING, WATER, SANITATION, SOLID WASTE REMOVAL, TOILET FACILITIES, HEATING / COOLING AND VENTILATION REQUIRED FOR THE CONSTRUCTION PROCESS, MAINTAIN ALL TEMPORARY FACILITIES AND CONTROLS IN PROPER AND SAFE CONDITION THROUGHOUT THE PROGRESS OF THE WORK. REMOVE ALL TEMPORARY UTILITIES, EQUIPMENT, ETC. PRIOR TO DATE OF SUBSTANTIAL COMPLETION AND RESTORE ALL AFFECTED AREAS.

CONTRACTOR SHALL PROVIDE SECURITY FOR THE SITE:
- TEMPORARY INSULATED WEATHER TIGHT CLOSURES FOR OPENINGS (IF APPLICABLE) TO ACCOMMODATE WORKING CONDITIONS, AMBIENT TEMPERATURES REQUIRED FOR PRODUCT INSTALLATIONS AND PREVENT UNAUTHORIZED ENTRY.

CONSTRUCTION MATERIALS SHALL BE SECURELY STORED. VEHICLES, EQUIPMENT AND ALL FUELS SHALL BE RENDERED UNUSABLE AND LOCKED UP. LADDERS, CONVEYORS AND CONSTRUCTION ELEVATORS SHALL BE DISMANTLED AT THE END OF EACH DAY'S WORK AND SHALL BE DISABLED TO PREVENT ACCESS TO PROPERTY OR ROOFS. ELECTRICAL POWER, GAS AND FUEL LINES SHALL BE PROTECTED FROM UNAUTHORIZED CONTACT. DAMAGE TO PROPERTY OR WORK OR PERSONS SHALL BE COVERED BY CONTRACTOR'S LIABILITY INSURANCE.

CLOSEOUT PROCEDURES:
MAKE ALL SUBMITTALS THAT ARE REQUIRED BY GOVERNING OR OTHER AUTHORITIES. ACCOMPANY PROJECT COORDINATOR ON PRELIMINARY INSPECTION TO DETERMINE ITEMS TO BE LISTED FOR COMPLETION OR CORRECTION IN THE CONTRACTOR'S CORRECTION PUNCH LIST FOR CONTRACTOR'S NOTICE OF SUBSTANTIAL COMPLETION. NOTIFY ARCHITECT AND OWNER WHEN WORK IS CONSIDERED READY FOR ARCHITECT'S SUBSTANTIAL COMPLETION INSPECTION, INCLUDING WRITTEN CERTIFICATION CONTAINING CONTRACTOR'S CORRECTION PUNCH LIST, THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONDUCT SUBSTANTIAL COMPLETION INSPECTION AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECT'S AND CONTRACTOR'S COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED AND SUBMIT TO ARCHITECT. CORRECT ITEMS OF WORK LISTED IN FINAL CORRECTION PUNCH LIST AND COMPLY WITH REQUIREMENTS FOR ACCESS TO OWNER-OCCUPIED AREAS. NOTIFY ARCHITECT WHEN WORK IS CONSIDERED FINALLY COMPLETE AND READY FOR ARCHITECT'S SUBSTANTIAL COMPLETION FINAL INSPECTION. COMPLETE ITEMS OF WORK DETERMINED BY ARCHITECT LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION.

CLOSEOUT SUBMITTALS:
PROJECT RECORD DOCUMENTS: SUBMIT DOCUMENTS TO ARCHITECT WITH CLAIM FOR FINAL APPLICATION FOR PAYMENT. MAINTAIN ON SITE ONE SET OF THE FOLLOWING RECORD DOCUMENTS; RECORDED ACTUAL REVISIONS TO THE WORK: (A) DRAWINGS (B) SPECIFICATIONS (C) ADDENDA (D) CHANGE ORDERS AND OTHER MODIFICATIONS TO THE CONTRACT (E) REVIEWED SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES (F) MANUFACTURER'S INSTRUCTION FOR ASSEMBLY, INSTALLATION, AND ADJUSTING. ENSURE ENTRIES ARE COMPLETE AND ACCURATE, ENABLING FUTURE REFERENCE BY OWNER. LEGIBLY MARK EACH ITEM TO RECORD ACTUAL CONSTRUCTION INCLUDING: FIELD CHANGES OF DIMENSION AND DETAIL; DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS.

OPERATION AND MAINTENANCE DATA: SUBMIT TWO SETS OF REVISED FINAL DOCUMENTS FOR EQUIPMENT, OR COMPONENT PARTS OF EQUIPMENT PUT INTO SERVICE DURING CONSTRUCTION AND OPERATED BY OWNER. SUBMIT COMPLETED DOCUMENTS 15 DAYS PRIOR TO FINAL INSPECTION AND TWO SETS OF REVISED FINAL DOCUMENTS IN FINAL FORM WITHIN 10 DAYS AFTER FINAL INSPECTION FOR EACH PRODUCT, APPLIED MATERIAL, AND FINISHED PROVIDE (A) PRODUCT DATA, WITH CATALOG NUMBER, SIZE, COMPOSITION, AND COLOR AND TEXTURE DESIGNATIONS. (B) PRODUCT DATA, WITH CATALOG NUMBER, SIZE, COMPOSITIONS, AND COLOR AND TEXTURE DESIGNATIONS. (C) WHERE ADDITIONAL INSTRUCTIONS ARE REQUIRED, BEYOND THE MANUFACTURER'S STANDARD PRINTED INSTRUCTIONS, HAVE INSTRUCTIONS PREPARED BY PERSONNEL EXPERIENCED IN THE OPERATIONS AND MAINTENANCE OF THE SPECIFIC PRODUCTS.

FOR EACH ITEM OF EQUIPMENT AND EACH SYSTEM PROVIDE (A) DESCRIPTION OF UNIT OR SYSTEM AND COMPONENT PARTS; IDENTIFY FUNCTION, NORMAL OPERATING CHARACTERISTICS, AND LIMITING CONDITIONS; INCLUDE PERFORMANCE CURVES WITH ENGINEERING DATA AND TEST; COMPLETE NOMENCLATURE AND MODEL NUMBER OF REPLACEMENT PARTS. (B) WHERE ADDITIONAL INSTRUCTIONS ARE REQUIRED, BEYOND THE MANUFACTURER'S STANDARD PRINTED INSTRUCTIONS, HAVE INSTRUCTIONS PREPARED BY PERSONNEL EXPERIENCED IN THE OPERATION AND MAINTENANCE OF THE SPECIFIC PRODUCTS. (C) OPERATING PROCEDURES: INCLUDE START-UP, BREAK-IN, AND ROUTINE NORMAL OPERATION CONSTRUCTIONS AND SEQUENCES. INCLUDE REGULATION, CONTROL, STOPPING, SHUT-DOWN, AND EMERGENCY INSTRUCTIONS. INCLUDE SIMMER, WINTER, AND ANY SPECIAL OPERATING INSTRUCTIONS. (D) MAINTENANCE REQUIREMENTS: INCLUDE ROUTINE PROCEDURES AND GUIDE FOR PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING; DISASSEMBLY, REPAIR AND REASSEMBLY INSTRUCTIONS; AND ALIGNMENT, ADJUSTING, BALANCING, AND CHECKING INSTRUCTIONS. (E) PROVIDE SERVICING SCHEDULES. (F) INCLUDE SEQUENCE OF OPERATION BY CONTROLS MANUFACTURER. ASSEMBLE OPERATION AND MAINTENANCE DATA INTO DURABLE, LEGIBLE MANUALS FOR OWNER'S PERSONNEL USE, WITH DATA ARRANGED IN THE SAME SEQUENCE AS, AND IDENTIFIED BY, THE SPECIFICATION SECTIONS.

(CONTINUED IN NEXT COLUMN)

WARRANTIES AND BONDS: (A) FOR EQUIPMENT OR COMPONENT PARTS PUT INTO SERVICE DURING CONSTRUCTION WITH OWNER'S PERMISSION, SUBMIT DOCUMENT WITHIN 10 DAYS AFTER ACCEPTANCE. (B) MAKE OTHER SUBMITTALS WITHIN 10 DAYS AFTER DATE OF SUBSTANTIAL COMPLETION, PRIOR TO FINAL APPLICATION FOR PAYMENT. (C) FOR ITEMS OF WORK FOR WHICH ACCEPTANCE IS DELAYED BEYOND DATE OF SUBSTANTIAL COMPLETION, SUBMIT WITHIN 10 DAYS AFTER ACCEPTANCE, LISTING THE DATE OF ACCEPTANCE AS THE BEGINNING OF THE WARRANTY PERIOD. OBTAIN WARRANTIES AND BONDS, EXECUTED IN DUPLICATE BY RESPONSIBLE SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS, WITHIN 10 DAYS AFTER COMPLETION OF THE APPLICABLE ITEM OF WORK, EXCEPT FOR ITEMS PUT INTO USE WITH THE OWNER'S PERMISSION, LEAVE DATE OF BEGINNING OF TIME OF WARRANTY UNTIL DATE SUBSTANTIAL COMPLETION IS DETERMINED. VERIFY THAT DOCUMENTS ARE PROPER FORM, CONTAIN FULL INFORMATION, AND NOTARIZED; CO-EXECUTE SUBMITTALS WHEN REQUIRED. RETAIN WARRANTIES AND BONDS UNTIL TIME SPECIFIC FOR SUBMITTAL. BIND ALL ITEMS FOR SUBMITTAL INTO MANUAL FORM: (A) SEPARATE EACH WARRANTY OR BOND WITH INDEX TAB INFORMATION, USING SEPARATE TYPED SHEETS AS NECESSARY. (C) LIST SUBCONTRACTOR, SUPPLIER, AND MANUFACTURER, WITH NAME, ADDRESS, AND TELEPHONE NUMBER OF RESPONSIBLE PRINCIPAL.

DIVISION 3 AND 4 CONCRETE AND MASONRY (SEE ALSO STRUCTURAL NOTES SHEET)

CAST-IN-PLACE CONCRETE:

PERFORM WORK IN ACCORDANCE WITH ACI 301 & ACI 318. FOLLOW RECOMMENDATIONS OF ACI 305R FOR HOT WEATHER CONDITIONS; ACI 306R FOR COLD WEATHER CONDITIONS.

FORM MATERIALS SHALL BE CONTRACTOR'S CHOICE OF STANDARD PRODUCTS WITH SUFFICIENT STRENGTH TO WITHSTAND DISTORTION IN EXCESS OF INDUSTRY STANDARD TOLERANCES. AT EXPOSED LOCATIONS, USE FORMS THAT WILL PROVIDE SMOOTH, STAIN-FREE FINAL APPEARANCE. RELEASE AGENTS SHALL NOT ADVERSELY AFFECT CONCRETE OR INTERFERE WITH APPLICATION OF COATINGS

ACQUIRE ALL CEMENT AND AGGREGATE MATERIALS FOR ENTIRE PROJECT FROM SAME SOURCE. MATERIALS SHALL BE AS RECOMENDED BY SUPPLIER:

DO NOT USE CHEMICAL ADMIXTURES THAT RESULT IN SOLUBLE CHLORINE IONS IN EXCESS OF 0.1% BY WEIGHT OF CEMENT. AIR ENTRAINMENT ADMIXTURES SHALL CONFORM TO ASTM C260/C260M.

UNDER-SLAB VAPOR RETARDER: 15 MIL THICK MULTI-LAYER, REINFORCED POLYETHYLENE (OR APPROVED EQ.) COMPLYING WITH ASTM E 1745, CLASS A; PERMEANCE LESS THAN 0.01 PERMS - AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER SLABS. SINGLE PLY MATERIAL IS PROHIBITED; SEAL ALL JOINTS AND PENETRATIONS WITH MANUFACTURER'S RECOMMENDED TAPES/ ADHESIVES / ACCESSORIES.

AT SEPARATE FLOOR TOPPINGS: PLACE DIVIDERS, EDGE STRIPS, REINFORCING, ETC. TO BE CAST IN. APPLY BONDING AGENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SCREED TOPPINGS LEVEL TO SURFACE FLATNESS OF 1:1000 MAX.

FINISH ALL SLABS TO REQUIREMENTS OF ACI 302.1R.

CURING AND PROTECTION REQUIREMENTS SHALL COMPLY WITH ACI 308R. MAINTAIN CONCRETE WITH MINIMUM MOISTURE LOSS AT CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE. AT SLABS AND FLOORS TO RECEIVE ADHESIVE APPLIED FLOORING, OBTAIN APPROVAL OF FLOORING AND ADHESIVE MANUFACTURER PRIOR TO USE OF CURING COMPOUNDS OR SURFACE COATING OR REMOVE COATING AFTER CURING TO MANUFACTURERS SATISFACTION. DO NOT PERMIT TRAFFIC OVER UNPROTECTED CONCRETE FLOOR SURFACES UNTIL FULLY CURED.

DIVISION 5 METALS (SEE ALSO STRUCTURAL NOTES SHEET)

LIGHT GAGE METAL FRAMING
AS RECOMENDED BY SUPPLIER - SEE ALSO DIVISION 9

DIS-SIMILAR METALS:
METALS OF DIFFERING TYPES, I.E. ALUMINUM & STEEL, SHALL NOT BE IN DIRECT CONTACT WITH EACH OTHER. USE A SEALANT OR ASPHALT PAINT TO SEPARATE.

MISC. METALS:
METALS TO SUPPORT NON STRUCTURAL ITEMS, VENEERS, LINTEL SHELVES, CASEWORK, PARTITIONS, STAIRWAYS, LADDERS ARE AS SHOWN ON DRAWINGS AND MUST FOLLOW CODE AND OSHA REQUIREMENTS. ALL ARE PREMIUM FINISHED WITH MIN SEAMS, SMOOTH EDGES AND EITHER PRIMED AT INTERIOR OR STAINLESS, GALVANIZED OR ALUMINUM AT EXTERIOR.

DIVISION 6 WOOD, PLASTICS AND COMPOSITES

BACKING/BLOCKING:
IN WORK WHERE HOLLOW SUBSTRATES EXIST, SUCH AS METAL FRAMING, HOLLOW MASONRY OR OTHER; SUFFICIENT WOOD BACKING SHALL BE PROVIDED BY THE CONTRACTOR TO ATTACH ITEMS OR EQUIPMENT THAT MUST BE HUNG, SUPPORTED OR ATTACHED TO WALLS, CEILINGS, ROOFING, INTERIOR OR EXTERIOR SURFACES.

WOOD STUD, JOIST, STRUCTURAL WOOD ENGINEERED FRAMING:
CONTRACTOR SHALL VERIFY TYPE OF MATERIALS, SPACING AND THICKNESS REQUIRED TO MEET PROJECT DESIGN AND LOCAL CODE REQUIREMENTS. NAIL OR SCREW STANDARDS ARE REGULATED BY AND MUST COMPLY WITH LOCAL CODE. ALL PARTITIONS MUST BE HELD OPEN WITHOUT FINISH MATERIALS INSTALLED ON ONE SIDE FOR INSPECTION BY LOCAL CODE OFFICIALS AND BY INSPECTION REQUIRED BY THIS PROJECT. ENGINEERING OF JOISTS AND SPANNING MEMBERS IS REQUIRED. SEE STRUCTURAL NOTES PAGE ALSO.

DOOR FRAMING:
THE FRAMING FOR DOOR OPENINGS SHOULD BE HELD A MINIMUM OF 4 1/2" FROM INTERSECTION WALLS TO ALLOW FOR PROPER FIT OF FINISHED DOOR FRAMES.

FINISH CARPENTRY:
ALL WOOD TRIM OR SIMILAR TO BE PREMIUM GRADE WOOD, ALL TO BE CLEAR STAIN GRADE, OWNER TO DECIDE. FIT MUST BE BY AN EXPERIENCED CARPENTER WHO CAN SCRIBE AND MAKE TIGHT FITTING JOINTS. ALL SIDED MUST BE SEALED. ALL EXPOSED MUST BE FINISHED PER DIVISION 9. SPECIES DETERMINED BY OWNER.

CABINETS AND TOPS:
VERIFY TO FIT OPENINGS AND CONDITIONS. SCRIBE TO WALLS AND ADJUST TO FLOORS. ALL HARDWARE AND INTERIOR AND EXTERIOR FINISHES ARE TO BE PREMIUM AND WELL DEFINISHED. ALL SHELVES ARE ADJUSTABLE. VERIFY THAT SIZE OF DRAWERS, SHELVES AND DOOR WILL FIT FILES, BOOKS, EQUIPMENT AND ITEMS TO BE INSIDE INCLUDING FILE SYSTEMS. ALL P-LAM AND SOLID SURFACE TOPS TO BE PREMIUM GRADE AND IF STONE, NEEDS TO BE SEALED. CUT OPENINGS ON SITE.

DIVISION 7 ROOFING, SEALING, INSULATING, FIRESTOP

SEALANTS:
FOLLOW REFERENCE STANDARDS OF ASTM C919 - STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS; ASTM C1193 - STANDARD GUIDE FOR USE OF JOINT SEALANTS.

INTERIOR JOINTS TO BE SEALED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ITEMS: (A) JOINTS BETWEEN DOOR, WINDOW, AND OTHER FRAMES AND ADJACENT CONSTRUCTION. (B) IN SOUND-RATED WALL AND CEILING ASSEMBLIES, GAPS AT ELECTRICAL OUTLETS, WIRING DEVICES, PIPING, AND OTHER OPENINGS, BETWEEN WALLS/CEILINGS AND OTHER CONSTRUCTION, AND OTHER FLANKING SOUND PATHS. (C) JOINT BETWEEN CABINETS AND WALL, COUNTERTOPS (AND SINK TOPS) AND WALL OR ABUTTING CABINETS. (D) CONTROL JOINTS IN GYPSUM BOARD WALLS. USE NON-SAG POLYURETHANE SEALANT, UNLESS OTHERWISE INDICATED. AT WALL AND CEILING JOINTS IN NON-WET AREAS USE ACRYLIC EMULSION LATEX SEALANT. IN SOUND-RATED ASSEMBLIES USE ACRYLIC EMULSION LATEX SEALANT. AT JOINTS BETWEEN FIXTURES, CABINETS AND COUNTERTOPS AT FLOORS, WALLS, AND CEILINGS AND INTERIOR WET AREAS USE MILDEW-RESISTANT SILICONE SEALANT; COLOR TO MATCH FIXTURE.

DO NOT SEAL THE FOLLOWING TYPES OF JOINTS: INTENTIONAL WEEPHOLES IN MASONRY; JOINTS INDICATED TO BE TREATED WITH MANUFACTURED EXPANSION JOINT COVER OR SOME OTHER TYPE OF SEALING DEVICE; JOINTS WHERE SEALANT IS SPECIFIED TO BE PROVIDED BY MANUFACTURER OF PRODUCT TO BE SEALED; JOINTS BETWEEN SUSPENDED PANEL CEILINGS/GRID AND WALLS.

PERFORM WORK IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS FOR PREPARATION OF SURFACES AND MATERIAL INSTALLATION INSTRUCTIONS AND IN ACCORDANCE WITH ASTM C1193.

FIRESTOPPING:
FIRESTOPPING OF ALL JOINTS AND PENETRATIONS IN FIRE RESISTANCE RATED AND SMOKE RESISTANT ASSEMBLIES, WHETHER INDICATED ON DRAWINGS OR NOT, AND OTHER OPENINGS INDICATED. PROVIDE FIRESTOPPING ASSEMBLIES OF DESIGNS THAT PROVIDE THE SCHEDULED FIRE RATINGS WHEN TESTED IN ACCORDANCE WITH METHODS INDICATED BY UL, FM OR A VALID EVALUATION REPORT PUBLISHED BY ICC EVALUATION SERVICE, INC. (ICC-ES). SUBMIT COPIES OF PROJECT'S PROPOSED ASSEMBLIES FOR APPROVAL BY ARCHITECT.

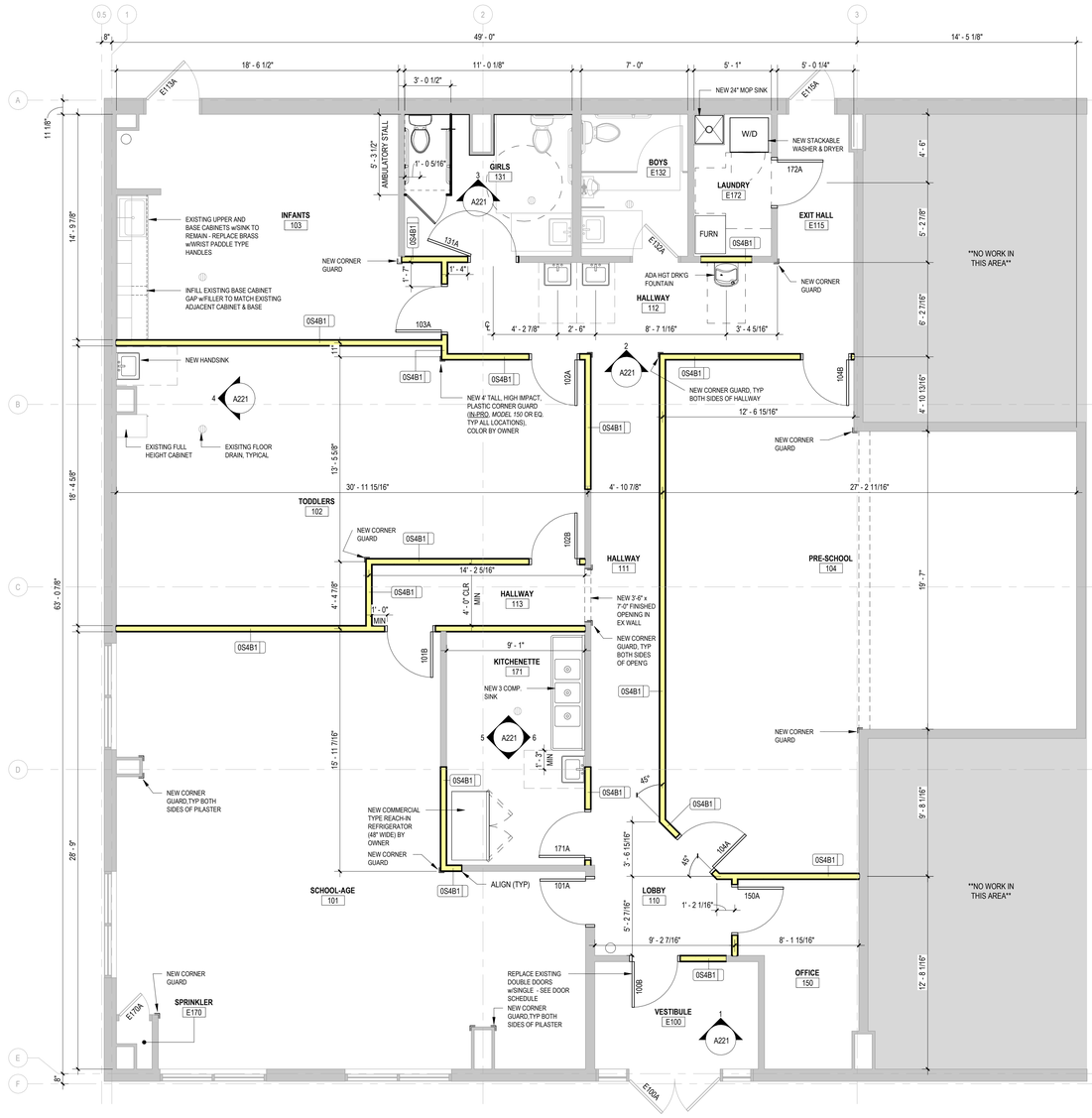
PROVIDE ALL PRIMERS, SLEEVES, FORMS, INSULATION, PACKING, STUFFING, AND ACCESSORIES IN TYPES REQUIRED FOR TESTED ASSEMBLY DESIGN. COMPLY WITH FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR TEMPERATURE AND CONDITIONS DURING AND AFTER INSTALLATION.

PROVIDE FIRESTOPPING SYSTEM OF ANY MATERIAL MEETING THE TESTED REQUIREMENTS AT: UNINSULATED METALLIC PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS; COMBUSTIBLE PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS; UNINSULATED METALLIC PIPE AND CONDUIT PENETRATIONS, OF DIAMETER 4 INCHES OR LESS; CABLE TRAY PENETRATIONS; CONTROL JOINTS (WITHOUT PENETRATING). USE CAULK OR PUTTY SYSTEMS AT CABLE PENETRATIONS, NOT IN CONDUIT OR CABLE TRAY; USE GLASS FIBER OR MINERAL FIBER SAFING MATERIALS BETWEEN EDGES OF CONCRETE FLOOR SLAB AND WALL ASSEMBLIES.

DIVISION 8 OPENINGS (SEE ALSO DOOR AND WINDOW SCHEDULE ON DRAWINGS)
HOLLOW METAL (HM) DOORS / FRAMES & LIGHT DUTY STEEL FRAMES: RATED AND NON-RATED HOLLOW METAL DOORS AND FRAMES; LIGHT DUTY (KNOCK-DOWN - KD - TYPE) STEEL DOOR FRAMES' FRAMES FOR WOOD DOORS; THERMALLY INSULATED HOLLOW METAL DOORS WITH FRAMES; HOLLOW MEA

1 FIRST FLOOR DEMO PLAN

1/4" = 1'-0"



2 FIRST FLOOR PLAN

1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. THIS DRAWING IS INTENDED TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK REQUIRED. VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF WORK TO REMAIN WITH NEW FLOOR PLAN AND PROJECT SITE PRIOR TO PRICING, FABRICATION AND INSTALLATION. NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
2. WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE ENTIRE WALL OR PARTITION (AS WELL AS ANY DUCTS, PIPING, CONDUIT AND OTHER ELEMENTS IN OR ON WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED) UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED.
3. HAZARDOUS MATERIALS SHALL BE CONTROLLED OR ELIMINATED BEFORE DEMOLITION IS STARTED. IF HAZARDOUS MATERIALS ARE ENCOUNTERED AFTER DEMOLITION WORK HAS BEGUN, THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THAT AREA AND NOTIFY THE ARCHITECT.
4. REPAIR/PATCH OPENINGS IN EXISTING WALLS, PARTITIONS, FLOORS AND CEILINGS WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT FINISH SURFACE. MAINTAIN CODE AND FIRE RATING REQUIREMENTS.
5. EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.
6. REMOVE IN ITS ENTIRETY ANY MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT THAT HAS BEEN, OR WILL BE, ABANDONED WITHIN THE CEILING SPACE.
7. BUILDING IS TO BE UNOCCUPIED THROUGHOUT CONSTRUCTION. AVOID DISRUPTION TO ADJACENT TENANT SPACES/AREAS AS MUCH AS POSSIBLE. KEEP NOISE TO A LEVEL ACCEPTABLE TO THE OWNER AND LOCAL ORDINANCES.
8. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
9. ALL SHUTDOWNS OF MECHANICAL, WATER, FIRE ALARM AND /OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER.
10. ALL ITEMS INDICATED TO BE REMOVED FROM EXISTING WALLS (MARKER BOARDS, CORNER GUARDS, MIRRORS, MILLWORK, TRIM, ETC.) SHALL BE RETURNED TO THE OWNER, UNLESS NOTED OTHERWISE. PATCH WALLS AS REQUIRED FOR NEW FINISHES.
11. PROVIDE FIRE EXTINGUISHERS PER CODE AT ALL TIMES THROUGHOUT DEMOLITION/CONSTURCTION AREAS.
12. PROVIDE A SAFE AND CODE-COMPLIANT MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE AT ALL TIMES.
13. PRIOR TO REMOVING FURNITURE, EQUIPMENT, AND CASEWORK, CONTRACTOR TO VERIFY WITH OWNER WHICH ITEMS ARE TO BE SALVAGED AND THEIR STORAGE LOCATIONS.
14. COORDINATE DEMOLITION OF MECHANICAL AND ELECTRICAL ITEMS WITH THE MECHANICAL AND ELECTRICAL DRAWINGS PRODUCED BY DESIGN-BUILD ENGINEERS UNDER SEPARATE CONTRACT.
15. SALVAGE MATERIALS: IDENTIFY SALVAGED ITEMS SHOWN ON THE DRAWINGS. REMOVE ITEMS IN THE GENTLEST POSSIBLE MANNER AND WRAP IN A PROTECTIVE COVER. LABEL ALL PIECES WITH ORIGINAL LOCATION AND WHERE THEY ARE TO BE INSTALLED IN NEW CONSTRUCTION. STORE IN A SECURE, SAFE, DRY, ENCLOSED AREA. PRIOR TO INSTALLATION RETRIEVE THE ITEMS, CLEAN AND PREPARE THEM FOR REINSTALLATION. AFTER INSTALLATION, COORDINATE ALL FINISH WORK THAT APPLIES TO THE SALVAGED ITEM SO THAT IT MATCHES LIKE MATERIALS IN THE AREA IT IS LOCATED.
16. GENTLE REMOVAL AND STORAGE OF ITEMS TO BE SALVAGED AS DESCRIBED ABOVE IS THE PREFERRED PRACTICE. WHERE NOT POSSIBLE, TAKE EXTREME CARE TO PROTECT ALL FINISHES, MILLWORK, TRIM OR OTHER ITEMS TO REMAIN IN PLACE DURING CONSTRUCTION PERIOD.
17. SEE NFPA 241 "STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS" (2022)

DOOR SCHEDULE

NUMBER	LOCATION	FIRE RATING	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	GLAZING TYPE	HARDWARE GROUP	NOTES
01 FIRST FLOOR														
100B	VESTIBULE	-	3' - 0"	7' - 0"	1 3/4"	HG	EXISTING	-		EXISTING	-	EXISTING	-	SEE NOTE 1, EXISTING DOOR E100b
101A	SCHOOL-AGE	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	SEE NOTE 2, EXISTING DOOR E101A
101B	SCHOOL-AGE	-	3' - 0"	7' - 0"	1 3/4"	FP	-	STAIN			PAINT	-	-	
102A	TODDLERS	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	SEE NOTE 2, EXISTING DOOR E131A
102B	TODDLERS	-	3' - 0"	7' - 0"	1 3/4"	FP	-	STAIN			PAINT	-	-	
103A	INFANTS	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	SEE NOTE 2, EXISTING DOOR E104A
104A	PRE-SCHOOL	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	SEE NOTE 2, EXISTING DOOR E103A
104B	PRE-SCHOOL	-	3' - 0"	7' - 0"	1 3/4"	FP	-	STAIN			PAINT	-	-	
131A	GIRLS	-	3' - 0"	7' - 0"	1 3/4"	FP	PHWD	STAIN	F1	RF	PAINT	-	1	
150A	OFFICE	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	SEE NOTE 2, EXISTING DOOR E107A
171A	KITCHENETTE	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	SEE NOTE 2, EXISTING RATED DOOR E171A
172A	LAUNDRY	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	SEE NOTE 2, EXISTING DOOR E172A
EXISTING DOORS (NO WORK/ALTERATIONS)														
E100A	VESITBULE	-	6' - 0"	7' - 0"	1 3/4"	FPPR	EXISTING	-		EXISTING	-	-	-	NO WORK
E113A	KITCHENETTE	-	3' - 6"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	NO WORK
E115A	EXIT HALL	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	NO WORK
E132A	EXIT HALL	-	3' - 0"	7' - 0"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	NO WORK
E170A	SPRINKLER	-	2' - 0"	6' - 8"	1 3/4"	FP	EXISTING	-		EXISTING	-	-	-	NO WORK

DOOR SCHEDULE GENERAL NOTES:
1. EXISTING DOOR LEAF TO BE REMOVED AND SALVAGED, DOOR LEAF TO REMAIN TO BE MODIFIED AND RE-HUNG AT SAME LOCATION WITH NEW/MODIFIED HARDWARE.
2. EXISTING DOOR & FRAME TO BE REMOVED AND RE-HUNG AT LOCATION AS INDICATED. REFERENCE DEMO PLAN FOR EXISTING DOOR NUMBERS, NEW LOCATIONS CORRESPOND TO THESE DOOR NUMBERS.

Reviewed for Code Compliance
City of Faribault
Reviewer
01/24/2025
Date

HARDWARE SCHEDULE

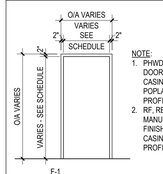
HARDWARE GROUP 1: PUBLIC RESTROOMS

QTY	ITEM	MODEL #	FINISH
3 EA	HINGE	TA2714 4.5 X 4.5	US26D
1 EA	PRIVACY SET	28-10U65LL	US26D
1 EA	CLOSER	2701	689
1 EA	WALL STOP	1204	US26D
1 SET	SEALS	S773D	

HARDWARE GROUP 2: INTERIOR VESTIBULE DOOR

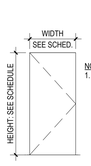
QTY	ITEM	MODEL #	FINISH
3 EA	HINGE	MANUF STANDARD HINGES	US26D
1 EA	PULL	1" ROUND D-PULL	626
1 EA	MAG LOCKS	SECURITRON DM62	
1 EA	TOUCH BAR	SECURITRON TSB-BK-42	
1 EA	POWER TRANS	ADAMS RITE 4612-1	
1 EA	POWER SUPLY	TBD	
1 EA	CLOSER	LCN 4040XP	
1 EA	ADA OPERATOR	RECORD 8100 SERIES	
2 EA	WALL ACTUATOR	RECORD	
1 EA	THRESHOLD	MANUF STANDARD THRESHOLD	
1 EA	SWEEP	MANUF STANDARD SWEEP	
1 EA	WEATHER	MANUF STANDARD WEATHER STRIPS	
1 EA	KEY FOB	TBD	

FRAME TYPE



NOTE:
1. PHWD, PREHUNG WOOD DOOR FRAME WOOD CASING, PAINTED POPLAR, MILLWORK PROFILE L473
2. RF, REDI FRAME TO USE MANUFACTURER'S PRE-FINISHED STEEL CASING W/ FLAT PROFILE

DOOR TYPE



NOTE:
1. PHWD, PREHUNG WOOD DOOR, PRE-FINISHED (STAINED TO MATCH EXISTING) POPLAR

GENERAL FLOOR PLAN NOTES

1. REFER TO AND COORDINATE PLANS & SPECIFICATIONS AND ALL OTHER STANDARD DOCUMENTS.
2. AT EXTERIOR WALLS, THE EXTERIOR FACE OF THE WOOD STUD IS SET BACK 4" FROM GRID LINE/ FACE OF PRECAST WALL, SEE DETAILS ON SHEET A-501 AND A-502. EXTERIOR WALLS ARE DIMENSIONED TO GRID LINE/ FACE OF PRECAST WALL OR EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
3. THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC DRAWINGS.
4. NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
5. NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
6. COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
7. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS AS MUCH AS POSSIBLE.
8. MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
9. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
10. ALL SHUTDOWNS OF DESIGN-BUILD MECHANICAL, SPRINKLER, FIRE ALARM AND/OR DESIGN-BUILD ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
11. UNLESS NOTED OTHERWISE, DIMENSIONS OF INTERIOR DEMISING WALLS AND PARTITIONS ARE FROM CENTER WALL ASSEMBLY.
12. UNLESS NOTED OTHERWISE, EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD FRAMING OR CENTERLINE OF DOOR/WINDOW OPENING OR IN MASONRY, THE ROUGH OPENING.
13. SEE SHEET A-002 FOR INTERIOR PARTITION TYPE ASSEMBLIES.
14. INSTALL WOOD BLOCKING OR PLYWOOD IN WALLS WHERE FIXTURES, ACCESSORIES, EQUIPMENT OR CABINETS ARE TO BE MOUNTED.
15. UNLESS NOTED OTHERWISE, CONCRETE HOUSE KEEPING PADS ARE 4" HIGH.
16. ROOM NUMBER SIGNS TO BE MOUNTED PER DIAGRAM ON SHEET A-002. PROVIDE DIRECTIONAL SIGNAGE IN CORRIDORS FOR WAY-FINDING TO ROOMS AND AMENITIES.
17. ALL STRUCTURAL STEEL TO BE INDIVIDUALLY FIRE PROTECTED PER DETAILS ON SHEET A-002.
18. AT SHEAR WALLS THAT OCCUR IN THE BUILDING, FOR NECESSARY UNIFORM GYPSUM BOARD ALIGNMENT, CONTRACTOR TO INFILL WITH 1/2" GYPSUM BOARD OR SOUND FIBERBOARD TO ALIGN WITH REQUIRED SHEARWALL PLYWOOD. COORDINATE WITH STRUCTURAL DRAWING FOR ALL SHEARWALL LOCATIONS.
19. ALL ENCLOSED SOFFITS TO BE FRAMED WITH METAL STUDS.
20. DOORS LOCATED IN WALLS NEAR A CORNER ARE TO BE LOCATED WITH THE HINGES SIDE OF FRAME AT 4" FROM THE NEAREST PERPENDICULAR WALL (4" FROM STUD TO FRAME OPENING), UNLESS DIMENSIONED OTHERWISE.
21. SEE ENLARGED AREA PLANS FOR WALL TYPE INDICATORS AND DOOR TAGS NOT SHOWN ON OVERALL FLOOR PLANS.
22. COORDINATE WITH OWNER AND DESIGN-BUILD ELECTRICAL PLANS FOR UNIT CALL SYSTEM.

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR FINISH	FLOOR BASE	WALL FINISH NORTH	WALL FINISH EAST	WALL FINISH SOUTH	WALL FINISH WEST	CEILING MATERIAL	CEILING FINISH	NOTES
01 FIRST FLOOR										
101	SCHOOL-AGE	VCT	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
102	TODDLERS	VCT	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
103	INFANTS	VCT	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
104	PRE-SCHOOL	VCT	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
110	LOBBY	EXISTING	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
111	HALLWAY	VCT	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
112	HALLWAY	VCT	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
113	HALLWAY									
131	GIRLS	CT	-	PT & CT	PT & CT	PT & CT	PT & CT	ACT		SEE NOTES 1 & 2
150	OFFICE	EXISTING	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
171	KITCHENETTE	VCT	VINYL	FRP	FRP	FRP	FRP	EXISTING	EXISTING	SEE NOTES 1 & 2
E100	VESTIBULE	EXISTING	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2
E115	EXIT HALL	EXISTING	EXISTING	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTE 2
E132	BOYS	EXISTING	EXISTING	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTE 2
E170	SPRINKLER	-	-	-	-	-	-	-	-	
E172	LAUNDRY	VCT	VINYL	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	SEE NOTES 1 & 2

ROOM FINISH NOTES:
1. NEW FINISH MATERIALS TO MATCH EXISTING ADJACENT FINISH MATERIALS.
2. PATCH, REPAIR OR REPLACE EXISTING FINISH MATERIALS AS REQUIRED.

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MINNESOTA
413 Wacouta Street, Suite 435
Saint Paul, MN 55101
(651) 227-0644
WWW.WEARENILE.COM

PERMIT SET
01/13/2025

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.

Printed Name: Jude Hallamek

Signature:

Date: 01.13.2025 License No: 47835

FARIBAULT CARES DAYCARE
TENTANT BUILD-OUT / INTERIOR REMODEL
550 WILSON AVENUE; FARIBAULT, MN 55021

REV	DATE	DESCRIPTION

PROJECT NUMBER: 24011
DRAWN BY: PSH
CHECKED BY: JWH
ISSUED FOR PERMIT: 01/13/2025

FIRST FLOOR DEMO & REMODELING PLAN AND SCHEDULES

A101

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11/3/2025 8:27:06 PM

1 01 FIRST FLOOR DEMO RCP
1/4" = 1'-0"

NORTH

2 01 FIRST FLOOR RCP
1/4" = 1'-0"

NORTH

GENERAL REFLECTED CEILING PLAN NOTES

1. SEE UNIT PLAN SHEETS FOR REFLECTED CEILING PLAN INFORMATION (TYP).
2. REFLECTED CEILING PLANS SHOW DESIGN INTENT ONLY. REFER TO DESIGN-BUILD MECHANICAL, ELECTRICAL AND OTHER TRADE PLANS FOR DEVICES, TYPES, SIZES, SPECIFICATIONS AND INSTALLATION LOCATIONS.
3. DEVICES SHOWN ON ARCHITECTURAL PLANS AND NOT ON THE ENGINEERING PLANS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY FOR CLARIFICATION.
4. ACOUSTICAL CEILING GRID SHALL BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE.
5. CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR ELEVATION TO FINISHED CEILING ELEVATION.
6. CENTER RECESSED LIGHTS, ELECTRICAL AND MECHANICAL DEVICES AND SPRINKLER HEADS IN CEILING PANELS. WHERE RECESSED LIGHTS ARE SHOWN OFF-CENTER IN A 2' x 4' SCORED CEILING PANEL, CENTER THE FIXTURE WITHIN THE 2' x 2' PORTION OF THE PANEL.
7. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL COORDINATE ALL DEVICES REQUIRING ACCESS IN TYPICALLY NON-ACCESSIBLE CEILINGS. PROVIDE ACCESS PANELS AS REQUIRED. PAINT PANEL AND TRIM TO MATCH CEILING UNLESS NOTED OTHERWISE.
8. PROVIDE CEILING EXPANSION JOINTS AT ALL LARGE PLANE SURFACES OF GYPSUM BOARD TO LIMIT AREAS TO 2,500 SQUARE FEET OR 30'-0" AND AT OTHER LOCATIONS AS RECOMMENDED BY THE MANUFACTURER TO PREVENT CRACKING. VERIFY ALL PROPOSED EXPANSION JOINT LOCATIONS WITH GC AND OWNER.
9. CONTRACTOR TO COORDINATE INSTALLATION OF SPRINKLER AND SMOKE/HEAT DETECTORS TO SATISFY CURRENT BUILDING CODE REQUIREMENTS.
10. SEE ROOM FINISH SCHEDULE FOR CEILING FINISHES NOT SHOWN ON THIS PLAN.
11. COORDINATE EXACT LOCATIONS OF LIGHT FIXTURES, SPEAKERS, SMOKE/HEAT DETECTORS, EXIT LIGHTS, ACCESS PANELS, SPRINKLER HEADS, HVAC DUCTS, DIFFUSERS, REGISTERS, SURVEILLANCE EQUIPMENT AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES SO AS TO NOT CAUSE INTERFERENCE WITH OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS CONFLICT WITH ARCHITECTURAL PLANS.
12. FIRE SUPPRESSION PLANS ARE BY OTHERS AND PROVIDED UNDER A SEPARATE SUBMITTAL. FIRE SUPPRESSION DESIGNER TO COORDINATE WITH FIXTURES SHOWN ON REFLECTED CEILING PLANS, MECHANICAL PLANS AND ELECTRICAL PLANS TO AVOID CONFLICT.
13. ALL RECESSED LIGHT FIXTURES THAT PENETRATE A RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ARE REQUIRED TO HAVE A RATED COVER TO MAINTAIN THE ASSEMBLY. PROVIDE TENANT FIRE RATED COVERS WHERE REQUIRED.
14. SEE SHEETS A-401 THROUGH A-410 FOR RESIDENT UNIT REFLECTED CEILING PLANS.

REFLECTED CEILING PLAN LEGEND

PAINTED GYPSUM BOARD INSTALLED IN ONE OF THREE WAYS:
1. FASTENED TO BOTTOM CHORD OF TRUSS WHERE CEILING HEIGHT ALLOWS
2. FRAMED DOWN WITH METAL STUDS TO HEIGHT INDICATED AND FASTENED TO FRAMING
3. SUSPENDED GRID SYSTEM DESIGNED FOR GYPSUM BOARD ATTACHMENT

LIGHT FIXTURES - SEE ELECTRICAL DRAWINGS

- SURFACE MOUNTED DECORATIVE FIXTURE
- LOW PROFILE SURFACE MOUNTED LED FIXTURE
- RECESSED CAN FIXTURE (A, B, C)
- 24" X 24" LIGHT FIXTURE
- 24" X 48" LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- SUSPENDED 24" X 24" ACOUSTICAL CEILING TILES PER SPECIFICATION

HVAC FIXTURES - SEE MECHANICAL DRAWINGS

- SUPPLY AIR VENT
- RETURN AIR VENT
- EXHAUST FAN W/ LIGHT

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PERMIT SET
01/13/2025

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.

Printed Name: Jude Hallamek

Signature:

Date: 01.13.2025 License No: 47835

FARIBAULT CARES DAYCARE
TENTANT BUILD-OUT / INTERIOR REMODEL
550 WILSON AVENUE, FARIBAULT, MN 55021

REV	DATE	DESCRIPTION

PROJECT NUMBER:	24011
DRAWN BY:	PSH
CHECKED BY:	JWH
ISSUED FOR PERMIT:	01/13/2025

REFLECTED CEILING & DEMO CEILING PLANS

A121

1/13/2025 4:55:16 PM

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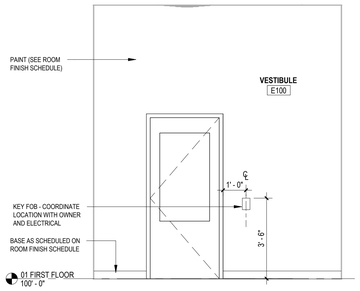
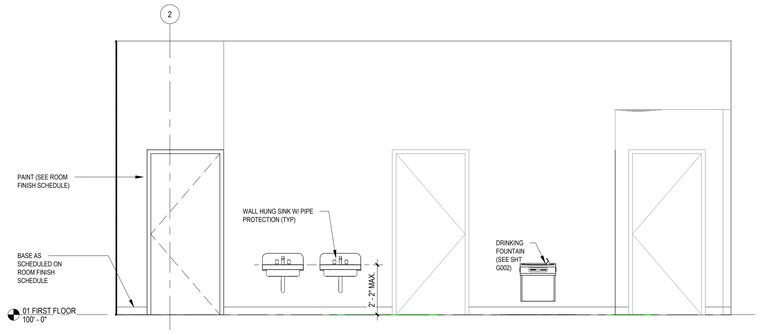
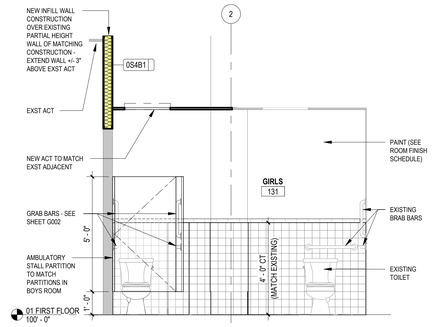


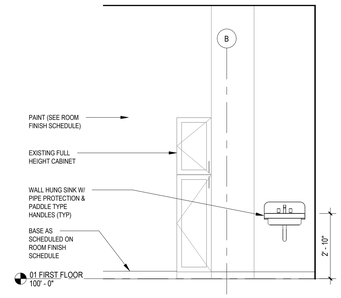
1 INTERIOR ELEVATION @ VESTIBULE
3/8" = 1'-0"



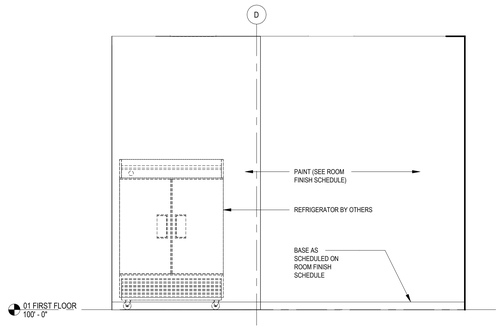
2 INTERIOR ELEVATION @ HALLWAY 112
3/8" = 1'-0"



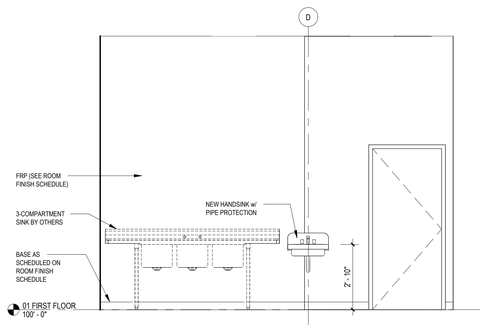
3 INTERIOR ELEVATION @ GIRLS RESTROOM
3/8" = 1'-0"



4 ELEVATION @ TODDLERS ROOM
3/8" = 1'-0"



5 INTERIOR ELEVATION @ KITCHENETTE 1
3/8" = 1'-0"



6 INTERIOR ELEVATION @ KITCHENETTE 2
3/8" = 1'-0"

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Printed Name: Jude Hallamek

Signature:

Date: 01.13.2025 License No: 47835

FARIBAULT CARES DAYCARE

TENTANT BUILD-OUT / INTERIOR REMODEL

550 WILSON AVENUE; FARIBAULT, MN 55021

REV	DATE	DESCRIPTION

PROJECT NUMBER:	24011
DRAWN BY:	PSH
CHECKED BY:	JWH
ISSUED FOR PERMIT:	01/13/2025

INTERIOR ELEVATIONS

A221

1/13/2025 4:27:08 PM

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To Whom it May Concern:

We are writing to express our full support for Little Scholars Academy's application for a Conditional Use Permit (CUP) and Parking Variance in order to open a second childcare facility in our community. As long-time residents and active members of this area, we believe that the expansion of Little Scholars Academy will have a positive and lasting impact on local families, children, and our neighborhood as a whole.

As parents ourselves, we understand the importance of quality childcare and the invaluable role that it plays in a child's development. Little Scholars Academy has already demonstrated a commitment to excellence in early childhood education, providing a safe and nurturing environment for children to grow, learn, and thrive. The addition of a second facility will not only meet the growing demand for quality care in our community but will also offer working parents a reliable, trusted resource for their children's educational and developmental needs.

Additionally, we believe that this new facility will enhance the community by offering more job opportunities, supporting local families, and contributing to the vitality of our neighborhood. Little Scholars Academy's focus on educational excellence and community engagement makes it an asset to our area, and we are excited to see the positive impact that this expansion will bring.

We fully support the CUP application and Parking Variance request and encourage the decision-makers to approve these applications. The benefits of Little Scholars Academy's second location will far outweigh any potential concerns, and we are confident that it will be a wonderful addition to our community.

Thank you for your time and consideration of this important request. Should you have any further questions, we would be happy to provide additional information or speak with you further.

Sincerely,

Leah Budde

Chuck and Leah Budde

Chuck & Leah Budde
Faribault, MN 55021
February 12, 2025

To Whom It May Concern,

We, Chuck and Leah Budde, hereby confirm our full support and agreement to grant an access easement for the playground equipment and daycare facility at Little Scholars. It is with great enthusiasm that we assist in this vital project, knowing how significant the need for quality childcare is in our community.

As many families in this area face challenges finding reliable childcare options, we believe that the opening of Little Scholars will be a much-needed resource. This center will not only provide a safe and enriching environment for the children but also offer valuable support to working parents and families in need.

We would like to emphasize that Faribault Cares, a dedicated nonprofit 501(c)(3) organization, is assisting with the buildout of this facility. Despite operating with limited financial means, Faribault Cares has shown incredible commitment to bringing this vision to life. Their work is crucial to the success of Little Scholars, and we are proud to support them in any way we can.

We are excited about the opportunity to be part of this community-driven initiative and look forward to seeing the positive impact it will have on our town.

Thank you for the chance to assist with this endeavor.

Sincerely,

Chuck Budde
Leah Budde

From: Sam Ramaekers <Sam@faribaultinteriors.com>
Sent: Saturday, January 25, 2025 9:55 AM

Subject: 550 Wilson ave building Faribault

I own Faribault interiors, a flooring,cabinet,countertop and window treatment store at suite 103. We are open 9 to 4 weekdays only. I arrive between 5:30a.m. to 6 area. When 2 employees arrive at 9 , I am normally gone till late date delivering material or out measuring projects. Approx 50% of my business is done on-line. Rarely are there more than 2 clients in store at same time. Meaning a total of 4 parking spaces are being occupied at any given time.

The Music Store opens at 10a.m. with normally 1 staff member, there are 2 by mid-day. They have little traffic till after school due to lessons

Neither of the above businesses are open evenings or weekends. Parking is one way with entry at south end, exit north end

With this said, 6 to 8 spots are being occupied daily. There is street parking for approx. 15 vehicles.

Sam Ramaekers, 20 years in this location.

Sent from Mail for Windows 10

From: Piepho, Todd (DNR)
To: Leslie McGillivray-Rivas
Subject: RE: Conditional Use Permit Application - Child Care Center Shoreland Buffer Overlay District
Date: Thursday, February 6, 2025 6:49:04 AM
Attachments: image002.png

Good Morning Leslie,
Given the area is already developed and there doesn't appear to be any intent to add additional structures I see no negative impacts to the public water channel located directly east of the property. I have no additional comments or suggested conditions for this one.

Have a good weekend.

Todd Piepho
Area Hydrologist | Ecological and Water Resources

Minnesota Department of Natural Resources
50507 Sakatah Lake State Park
Waterville, Mn 56096
Cell Phone:1-507-421-1991
Email:Todd.Piepho@state.mn.us

LESLIE MCGILLIVRAY-RIVAS
Planner I

Mankato
1014 N Riverfront Dr
Mankato MN 56001
507-345-1399

Rochester
3552 W River Pkwy NW
Rochester MN 55901
507-282-4286

Winona
115 East 3rd St
Winona MN 55987
507-452-2712

Faribault
550 Wilson Ave #102
Faribault MN 55021
507-409-9900

January, 27, 2025

To whom it may concern,

The Music Mart will need 4 spots permanently for our employees along with spots for our customers between 9:30am and 5:30 pm Monday - Friday. We normally will get one or two customers in at a time along with a lesson studio that goes from 3:00 - 5:30 Monday- Friday.

Thank you,

Syd Warner

Faribault Cares
530 Wilson Avenue
Faribault, MN 55021
February 12, 2025

To Whom It May Concern,

On behalf of Faribault Cares, a 501(c)(3) nonprofit organization, we are proud to express our strong support for the expansion of Little Scholars and the invaluable services they provide to our community.

As an organization, Faribault Cares was officially granted 501(c)(3) nonprofit status in July 2024. We are committed to addressing the pressing need for quality childcare options in our area. In Faribault, there is a significant gap of more than 500 childcare slots—a gap that affects families' ability to access safe, affordable, and reliable care for their children. This shortage has placed a strain on families and workers alike, limiting employment opportunities and hindering the growth and development of our community.

Faribault Cares is committed to being part of the solution. Our efforts are focused on supporting and partnering with existing childcare operators, both individual providers and childcare centers, to help them expand their services. Additionally, we are dedicated to helping facilitate the development of new childcare operators to meet the growing demand and ensure that our children and families have the care they need.

Should the necessary funding become available—whether through public sources, private donations, grants, or other funding channels—Faribault Cares will work to facilitate similar efforts across the community to help close the childcare slot gap. Our goal is to ensure that every family has access to affordable, high-quality childcare, and we will continue to seek opportunities to make that a reality.

We believe that the expansion of Little Scholars is a critical step toward addressing this need, and we are excited to support their growth and continued success. Together, we can help build a stronger, more vibrant community that fosters the well-being and potential of every child.

Thank you for your time and consideration. Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely, Faribault Cares Board of Directors:

Whitney Johnson, (Chair)

Chad Wolff, (Treasurer)

Casie Steeves, (Secretary)

Troy Temple, (Board Member)

Mustafa Abdille, (Board Member)

Dr. Jerry Robicheau, (Board Member)

Suzzanne Fox, (Board Member)

Faribault Area
CHAMBER OF COMMERCE
and Tourism
Serving Faribault Area Businesses Since 1913

530 Wilson Avenue Faribault, MN 55021

February 12, 2025

To Whom It May Concern,

As the President and CEO of the Faribault Chamber of Commerce I am pleased to express our enthusiastic support for the expansion of Little Scholars. This initiative stands as a significant step forward in addressing a critical need in our community—early childhood education—and we fully endorse the growth of this exceptional program.

In late 2023, the Chamber of Commerce established Daycare and Early Education as one of its Visionary Priorities, recognizing the importance of expanding access to high-quality early learning for families in our region. As part of this initiative, Casie Steeves has been named the lead on the project, and we are confident that her leadership will ensure its continued success. The Chamber represents nearly 400 businesses, and their employees, and we believe that this expansion will not only benefit our workforce but also contribute to the overall economic well-being of our community.

Furthermore, we are excited to see Little Scholars become an outstanding addition to the Wilson Avenue block. Its expansion will add tremendous value to the area, providing families with a reliable and nurturing environment for their children while also contributing to the vibrancy of the neighborhood. This project is poised to foster a sense of community and connection that will benefit residents and businesses alike.

We look forward to seeing the positive impact of this initiative as it moves forward and are proud to lend our full support to the continued growth of Little Scholars.

Sincerely,

Nort Johnson

President/CEO
Faribault Area Chamber of Commerce and Tourism
office; 507.334.4381 mobile; 605.490.4237
nort@faribaultmn.org

SOUTHERN MINNESOTA
INITIATIVE FOUNDATION

525 Florence Avenue • PO Box 695 • Owatonna, MN 55060-0695
PH 507.455.3215 • FAX 507.455.2098 • *smifoundation.org*

February 12, 2024

Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Congressman Finstad,

Please accept this letter of support for the Faribault Cares application for Congressionally Directed Spending, supporting new development of childcare and early education facilities as well as a support organization for providers.

The Faribault Chamber of Commerce, along with our partner organizations the Chamber Trust, and the Faribault Industrial Corporation have been working on a number of initiatives supporting our diverse workforce and their needs. Quality, affordable childcare blended with proven early education curriculum is a top need and will not only support current works and industry but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault EDA will make a significant impact on the outcome of this important project. For the last 18 months, in conjunction with these local leaders along with industry and business partners have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent ono our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs and Rice County has a deficit of approximately 500 spaces of childcare. In 2023, from just one local manufacturing company, 72 women left our workforce due to lack of available childcare. The cost to that company to hire and train replacements is nearly $300,000.

As a partner in Faribault Cares, we have staff working directly with them on creating solutions to their shortage.

Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.

Thank you.

Tim Penny
President & CEO

FARIBAULT PUBLIC SCHOOLS
FALCONS
710 17th St. SW, Faribault, MN 55021
Office: 507-333-6000 | **Fax:** 507-333-6050

February 12, 2024

Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Mr. Finstad:

Please accept this letter of support to the Faribault Cares application for Congressionally Directed Spending, supporting new development of Daycare and Early Education facilities as well as a support organization for providers.

The Faribault Chamber of Commerce, along with our partner organizations the Chamber Trust, and the Faribault Industrial Corporation have been working on a number of initiatives supporting our diverse workforce and their needs. Quality, affordable daycare blended with proven early education curriculum is a top need and will not only support current workers and industry but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault Economic Development Authority will make a significant impact on the outcome of this important project. For the last 18 months, in conjunction with these local leaders along with industry and business partners have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent in our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs and Rice County has a deficit of approximately 500 spaces of childcare. In 2023, from just one local manufacturing company, 71 women left our workforce due to lack of available childcare. The cost to that company, to hire and train replacements is near $300,000.

Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.

Sincerely,

John Bellingham, Board Chair

710 17th St. SW, Faribault, MN 55021
Office: 507-333-6000 | **Fax:** 507-333-6050

February 8, 2024

Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Representative Finstad:

Please accept this letter of support to the Faribault Cares application for Congressionally Directed Spending, supporting the new development of Daycare and Early Education facilities, as well as a support organization for providers.

The Faribault Chamber of Commerce – along with their partner organizations the Chamber Trust and the Faribault Industrial Corporation – have been working on a number of initiatives supporting our community's diverse workforce and their needs. Quality, affordable daycare blended with proven early education curriculum is a top need and will not only support current workers and industry, but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault Economic Development Authority will make a significant impact on the outcome of this important project. For the past 18 months, these local leaders – along with industry and business partners – have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent in our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs. In addition, Rice County has a deficit of approximately 500 spaces of needed childcare. In 2023, from just one Faribault manufacturing company, 71 women left our workforce due to lack of available childcare. The cost to that company to hire and train replacements was nearly $300,000.

As a partner in Faribault Cares, Faribault Public Schools Community Education commits to the following:

710 17th St. SW, Faribault, MN 55021
Office: 507-333-6000 | **Fax:** 507-333-6050

- Assist with identifying and sourcing quality, research-based early learning curriculum
- Assisting with recruiting providers for the project
- Promoting the initiative through the Faribault Public Schools' extensive communications channels
- Making training and professional development opportunities available (at no cost) to the Faribault Cares providers
- Actively participating in any planning groups and/or coalitions to help continually advance the effort, as requested by the Faribault Chamber and other core partners
- Working with Faribault Cares and partners to develop and implement data tracking and evaluation systems to measure the impact of this effort

Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.

Sincerely,

Zach Pruitt
Community Education & Engagement Director
Faribault Public Schools
zpruitt@faribault.k12.mn.us, 507-333-6033

Healthy Community Initiative

1651 Jefferson Parkway
Northfield, MN 55057
507-664-3524
healthycommunityinitiative.org

February 16, 2024

Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Mr. Finstad:
Please accept this letter of support to the Faribault Cares application for Congressionally Directed Spending, supporting new development of Daycare and Early Education facilities as well as a support organization for providers.

The Faribault Chamber of Commerce, along with our partner organizations the Chamber Trust, and the Faribault Industrial Corporation have been working on a number of initiatives supporting our diverse workforce and their needs. Quality, affordable daycare blended with proven early education curriculum is a top need and will not only support current workers and industry but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault Economic Development Authority will make a significant impact on the outcome of this important project. For the last 18 months, in conjunction with these local leaders along with industry and business partners have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent in our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs and Rice County has a deficit of approximately 500 spaces of childcare. In 2023, from just one local manufacturing company, 71 women left our workforce due to lack of available childcare. The cost to that company, to hire and train replacements, is near $300,000.

As a partner in Faribault Cares, Healthy Community Initiative provides backbone support including:

- Data & evaluation

Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.

Sincerely,

Sandy Malecha

Sandy Malecha
Executive Director

TRYSTAR
15765 ACORN TRAIL
FAIRIBAULT MN 55021
507.333.3990
TRYSTAR.COM

February 28, 2024
Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Mr. Finstad:

Please accept this letter of support to the Faribault Cares application for Congressionally Directed Spending, supporting new development of Daycare and Early Education facilities as well as a support organization for providers.

The Faribault Chamber of Commerce, along with our partner organizations the Chamber Trust, and the Faribault Industrial Corporation have been working on a number of initiatives supporting our diverse workforce and their needs. Quality, affordable daycare blended with proven early education curriculum is a top need and will not only support current workers and industry but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault Economic Development Authority will make a significant impact on the outcome of this important project. For the last 18 months, in conjunction with these local leaders along with industry and business partners have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent in our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs and Rice County has a deficit of approximately 500 spaces of childcare. In 2023, from just one local manufacturing company, 71 women left our workforce due to lack of available childcare. The cost to that company, to hire and train replacements is near $300,000.

As an employer with over 200 team members from the area working multiple shifts to provide our state and nation with critical electrical infrastructure, we cannot afford NOT to have this resource in our community.

Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.
Sincerely,

AJ Smith | CEO

aj.smith@trystar.com
Direct 507.331.4519 | **Cell** 952.258.3551 | **Main** 507.333.3990

TRYSTAR
15765 Acorn Trail, Faribault, MN, 55021

Senator John R. Jasinski
Deputy Minority Leader
Senate District 19

Minnesota Senate Building
95 University Ave West, Suite 2227
St. Paul, MN 55155-1606

Phone: (651) 296-0284
Email: sen.john.jasinski@senate.mn

Senate
State of Minnesota

February 28, 2024

Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Congressman Finstad:

Please accept this letter of support to the Faribault Cares application for Congressionally Directed Spending, supporting new development of Daycare and Early Education facilities as well as a support organization for providers.

The Faribault Chamber of Commerce, along with our partner organizations the Chamber Trust, and the Faribault Industrial Corporation have been working on a number of initiatives supporting our diverse workforce and their needs. Quality, affordable daycare blended with proven early education curriculum is a top need and will not only support current workers and industry but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault Economic Development Authority will make a significant impact on the outcome of this important project. For the last 18 months, in conjunction with these local leaders along with industry and business partners have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent in our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs and Rice County has a deficit of approximately 500 spaces of childcare. In 2023, from just one local manufacturing company, 71 women left our workforce due to lack of available childcare. The cost to that company, to hire and train replacements is near $300,000.

Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.

Sincerely,

John R. Jasinski
Deputy Minority Leader
District 19

February 28, 2024

Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

RE: Congressionally Directed Spending for Faribault Cares

Dear Representative Finstad:

The City of Faribault strongly supports Faribault Cares' application for Congressionally Directed Spending for much-needed daycare and early education development in Faribault, Minnesota. Faribault Cares, led by the Faribault Chamber of Commerce and its partners, the Chamber Trust and the Faribault Industrial Corporation, is working with a broad coalition of businesses and organizations to provide quality, affordable daycare with a proven early education curriculum. Affordable daycare is needed to support our workforce and help prepare coming generations for better-paying jobs.

Faribault is a richly diverse, blue-collar community with over 800 unfilled jobs. Rice County has a deficit of approximately 500 childcare spaces. In 2023, 71 women left the workforce at one Faribault industry due to a lack of available childcare. The cost to that industry to hire and train replacements is nearly $300,000. For the past 18 months, Faribault Cares, with its coalition of local leaders and business partners, has thoroughly analyzed Faribault's daycare needs, researched models, and developed a solid public-private partnership to address the needs. Faribault Cares has an excellent plan but needs funding to advance this critical project.

Again, the City of Faribault strongly supports Faribault Cares' application for Congressionally Directed Spending for much-need daycare in Faribault. We are committed to working with Faribault Cares and its partners to do our part to make this project a reality.

Thank you for considering Faribault Cares' application. Please do not hesitate to contact me with any questions or comments.

Sincerely,

Mayor Kevin Voracek
City of Faribault, Minnesota

TRYSTAR
15765 ACORN TRAIL
FAIRIBAULT MN 55021
507.333.3990
TRYSTAR.COM

February 28, 2024
Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Mr. Finstad:

Please accept this letter of support to the Faribault Cares application for Congressionally Directed Spending, supporting new development of Daycare and Early Education facilities as well as a support organization for providers.

The Faribault Chamber of Commerce, along with our partner organizations the Chamber Trust, and the Faribault Industrial Corporation have been working on a number of initiatives supporting our diverse workforce and their needs. Quality, affordable daycare blended with proven early education curriculum is a top need and will not only support current workers and industry but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault Economic Development Authority will make a significant impact on the outcome of this important project. For the last 18 months, in conjunction with these local leaders along with industry and business partners have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent in our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs and Rice County has a deficit of approximately 500 spaces of childcare. In 2023, from just one local manufacturing company, 71 women left our workforce due to lack of available childcare. The cost to that company, to hire and train replacements is near $300,000.

As an employer with over 200 team members from the area working multiple shifts to provide our state and nation with critical electrical infrastructure, we cannot afford NOT to have this resource in our community.

Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.
Sincerely,

AJ Smith | CEO

aj.smith@trystar.com
Direct 507.331.4519 | **Cell** 952.258.3551 | **Main** 507.333.3990

TRYSTAR
15765 Acorn Trail, Faribault, MN, 55021

G&H MANAGEMENT

February 8, 2024

Congressman Brad Finstad
1605 Longworth House Office Building
Washington, DC 20515

Dear Senator Smith:

Please accept this letter of support to the Faribault Cares application for Congressionally Directed Spending, supporting new development of Daycare and Early Education facilities as well as a support organization for providers.

The Faribault Chamber of Commerce, along with our partner organizations the Chamber Trust, and the Faribault Industrial Corporation have been working on a number of initiatives supporting our diverse workforce and their needs. Quality, affordable daycare blended with proven early education curriculum is a top need and will not only support current workers and industry but will also help prepare coming generations for better paying jobs.

We know that the important, tested partnerships with Faribault Public Schools, South Central College, Rice County and the City of Faribault Economic Development Authority will make a significant impact on the outcome of this important project. For the last 18 months, in conjunction with these local leaders along with industry and business partners have diligently investigated the needs of our community, researched models and come up with a solid public-private partnership to put a dent in our local childcare crisis.

Faribault is a richly diverse, blue-collar community and has over 800 unfilled jobs and Rice County has a deficit of approximately 500 spaces of childcare. In 2023, from just one local manufacturing company, 71 women left our workforce due to lack of available childcare. The cost to that company, to hire and train replacements is near $300,000.

As an employer of over 30 employees based in Faribault, it is essential that we have daycare options for our employees and families. Thank you for your consideration of this proposal. Please don't hesitate to reach out with any questions.

Sincerely,

Chris Kennelly
(612) 220-2826

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2025-XXX

APPROVE A CONDITIONAL USE PERMIT AT 550 WILSON AVE FOR A CHILD CARE FACILITY WITHIN THE SHORELAND BUFFER OVERLAY DISTRICT

WHEREAS, Little Scholars Academy LLC (the "Applicant") and Hala Al-harthi (the "Authorized Agent"), working with Charles and Leah Budde, (the "Property Owner"), request a conditional use permit for a child care facility located within the Shoreland Buffer Overlay District at 550 Wilson Avenue. The subject site is legally described in Exhibit A of this resolution; (the "Property") and

WHEREAS, City Staff completed a review of the application and prepared a report to the Planning Commission about said request, attached as Exhibit B; and

WHEREAS, the Planning Commission, on February 18, 2025, received the City Staff report, and following proper notice, held a public hearing to consider the Applicant's request; and

WHEREAS, following the public hearing, the Planning Commission recommended City Council approve the Applicant's conditional use permit request based on the findings required in Section 2-300 of the Unified Development Ordinance as follows:

1. **The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.**

Finding: The proposed child care facility will not be detrimental to or endanger the public. The proposed use will occupy a portion of a site and building that was previously occupied for the purpose of offering child care to the community. The established build environment allows for safe traffic movements and features required by the application. The building and business will meet all applicable local and State requirements for operation.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Finding: The proposed Child Care Facility will not negatively impact other properties in the vicinity. The surrounding area contains developed properties with a mix of both commercial and residential uses.

3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.

Finding: The proposed interior remodel of an existing structure and operation of a child care facility will create no deviation from the existing buildings appearance. The operation will create a destination business and increase parking lot usage. The hours of operation reported by existing businesses and the proposed child care facility operator parking lot suggest compatibility between this use and any vehicular or pedestrian traffic within and on adjoining city streets.

4. The conditional use will not impose hazards or disturbing influences on neighboring properties.

Finding: The proposed child care facility will not generate hazards or disturbing activities that will negatively affect other properties. It is expected that there will be intermittent periods of outdoor play occurring throughout the hours of operation. As such, normal volumes of such activities are not anticipated to reach levels requiring mitigation.

5. The conditional use will not substantially diminish the value of neighboring properties.

Finding: The proposed child care facility will not diminish the value of neighboring properties.

6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.

Finding: Public sewer, water, and all other applicable municipal services serve the subject property. The property is located along a local road and has adequate access. The application will not generate a notable increase in public service demand.

7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

Finding: The proposed child care facility will not create excessive additional demand for public facilities or services. This use and business will fill a much-needed niche for parents, guardians, and caregivers requiring child care within the community.

8. Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation of traffic.

Finding: The existing one-way traffic through the site's established parking lot and its successful longstanding operation with multiple business users on-site demonstrates that the site provides proper traffic circulation without causing congestion.

9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.

Finding: The proposed site child care center is within a developed site that does not have any natural, scenic, or historic features of importance to the community.

10. The conditional use is consistent with the applicable policies and recommendations of the City's Land Use Plan or other adopted land use studies.

Finding: The proposed location for a child care facility is guided by the City's Comprehensive Plan for use of existing infrastructure, supporting business opportunities, and working with partners to support families. The application is a commercial use consistent with the land use plan.

11. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

Finding: The application conforms to the requirements of the Unified Development Ordinance, including uses allowed in the C-2 Highway Commercial zoning district and the development standards in Section 7-30.

WHEREAS, conditional uses allowable within Shoreland areas shall be subject to the review and approval procedures, and criteria and conditions for review of conditional uses established in Chapter 2 of this ordinance and Subsection 13-630(E) of this Chapter:

The following additional evaluation criteria and conditions apply within Shoreland areas:

(a) A thorough evaluation of the water body and the topographic, vegetation and soils conditions on the site must be made to ensure the prevention of soil erosion or other possible pollution of public waters, both during and after construction.

Finding: The proposed use is located within a developed site and alterations will be limited to minimal inclusion of play equipment within a fenced area. The operation of the proposed child care center will be captured within an existing building and parking area.

(b) The visibility of structures and other facilities as viewed from public waters is limited.
Finding: The proposed child care use within an existing building and exterior play occurring within a fenced in area will have limited visibility from a public water.

(c) The site is adequate for water supply and is served by municipal sewer services.
Finding: The site is adequate for water supply and is served by municipal sewer services.

(d) The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

(e)
Finding: Not Applicable. There will be no watercraft affiliated with the proposed child care use.

WHEREAS, the City Council during a public meeting on February 25, 2025, considered the Applicant's conditional use permit request; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission as noted above, the City Council concurs with the findings of the Planning Commission and makes identical findings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:

Section 1: Approval of a Conditional Use Permit. The City Council hereby approves the Applicant's conditional use permit request for a child care center at 550 Wilson Avenue, subject to the conditions presented in Sections 2 and 3 of this Resolution.

Section 2: Conditions of Approval. The conditional use permit shall be approved subject to conditions listed herein as authorized under Section 2-310 of the Unified Development Ordinance which are deemed necessary to mitigate adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve the objectives identified in the Unified Development Ordinance. The conditions of approval are as follows:

1. The child care facility, including the outdoor play area, must be fully contained on the Property. If permission is granted by the adjoining property owner of 504 Wilson Avenue to expand the play area onto their property, a written agreement must be provided to the city. The agreement must also address fencing around the

play area. The agreement must be in place and sent to the city for recordkeeping prior to approval of a building permit.

Section 3: Additional Conditions of Approval. This conditional use permit includes the following conditions:

1. Failure of the City to act on a violation of a condition, covenant, or term of this permit is not a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.

2. The City may inspect the property at all reasonable times to ensure compliance with the conditions of this permit.

3. This permit is subject to the City's code requirements. The Owner must comply with all applicable federal, state, and local laws, rules, and ordinances and obtain other permissions and permits as may be required.

4. The violation of any terms or conditions of this permit, including but not limited to any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The City must give the Owner written notice of any violation and reasonable time, as determined by the City, to cure the violation before the permit revocation.

5. This permit and its conditions are binding on the parties and their successors and assigns. This permit runs with the property and does not affect the subsequent sale, lease, or change from current ownership. The Applicant and Owner's obligations under this permit shall also be the obligations of any subsequent owners or assigns of the property.

6. Use of the property as allowed by this permit signifies the agreement of the permit's terms and conditions without qualification, limitation, or reservation.

Section 4. Findings and Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this resolution constitute the written findings of the City Council, all of which protect the public's health, safety, and welfare.

Section 5. Authorization to take Additional Steps. The City Council authorizes the Mayor, City Administrator, City Staff, and the City's

Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

Section 6. Effective Date. This resolution shall be effective upon passage.

Date Adopted: February 25, 2025

Faribault City Council

_____

Thomas J. Spooner, Mayor

ATTEST:

_____

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

Lot 1, Block 1, Cooks Addition,
City of Faribault, Rice County, Minnesota.

Exhibit B
Staff Report

(Insert Staff Report)

Request for Planning Commission Action

TO:	Planning Commission
THROUGH:	David Wanberg, Director Community and Economic Development
FROM:	Leslie McGillivray-Rivas, Planner I
MEETING DATE:	February 18, 2025
SUBJECT:	Bylaw Amendment regarding Attendance

Background:
At the annual meeting of the Planning and Zoning Commission on February 3, 2025, members discussed the language within the bylaws, specifically in regard to the attendance policy. It was recommended this section of the bylaws be reviewed and updated, specifically removing fractions from the bylaws and having a method in which commission member can be notified of their attendance record at each meeting, thereby avoiding unintentional resignations.

Recommendation:
It is recommended that the Planning and Zoning Commission approve the proposed amendment to the Bylaws.

Attachments:
- Draft Bylaw-2025

FARIBAULT PLANNING COMMISSION BY-LAWS

Section 1. Regular Meetings

The Planning Commission shall hold regular meetings on the first and third Monday of each month at 6:00 p.m. or as otherwise established by the Planning Commission. At such meetings, the Commission shall consider all matters properly brought before it. Notice of meetings shall be in accordance with law. A regular meeting may be canceled or rescheduled by the Commission at a prior meeting. A regular meeting may also be continued to a later date at the discretion of the Commission. All meetings shall be held in the City Hall unless otherwise determined by the Commission.

At the first meeting of the year, the Planning Commission shall set forth a schedule of meetings for the upcoming year, including the annual meeting of the Planning Commission. The annual meeting is not required to be the first meeting of the year and shall take place within the first quarter of the year.

Section 2. Special Meetings

The Chair of the Commission or a majority of the Planning Commission may call a special meeting. Such meeting shall be called with a three-day notice to all Commission members and members of the media. Notice of meetings shall be in the form of an agenda packet, either mailed, hand-delivered, or electronically delivered to all members of the Commission and the media. Notice of such meeting shall be posted on the City Hall bulletin board. If time will allow, there shall also be published notice in the official newspaper of the City. All meetings shall be held in the City Hall unless otherwise determined by the Commission.

Section 3. Annual Meeting

The Planning Commission shall hold an annual meeting each year as set at the first meeting of the year. Said meeting shall be to elect officers and representatives for the year, review the annual report from the previous year, set goals for the upcoming year, and any such other business as shall be scheduled by the Planning Commission.

Section 4. Quorum

A majority of the members of the Planning Commission shall constitute a quorum for the transaction of business. No official action may be taken in the absence of a quorum except to adjourn the meeting to a subsequent date. Vacancies on the Planning Commission, as outlined in Section 13, shall be taken into consideration when determining the number of members needed for a quorum and may reduce the number required accordingly In no case shall the number of members required for a quorum be less than three.

Section 5. Voting

At all meetings of the Planning Commission, each member attending shall be entitled to case one vote. Voting shall be by voice unless a roll call vote is requested by any member of the Commission. The affirmative vote of a majority of the Planning Commission members shall be necessary for the adoption of any recommendation or action.

If any member of the Planning Commission has a conflict of interest in any matter that is on the agenda, they shall follow the steps for recusal listed below:

1. Advise the City Planner of the conflict as early as possible. The City Planner may consult the City Attorney when necessary.
2. Disclose the interest as early as possible (orally and in writing).
3. Do not attempt to influence others.
4. Do not participate in any discussions, when possible, leave the room when the Planning Commission is discussing the matter.
5. Follow the statutory procedures provided for the contracting exceptions.
6. Abstain from voting or taking any other official actions unless the City Attorney determines that there is no prohibited conflict of interest.

The Secretary shall record in the minutes that such member(s) recused themselves from discussion because of a conflict of interest The recusal of any member for conflict of interest shall not result in the lack of a quorum when one existed prior to the voluntary removal of the member.

Section 6. Order of Business

The Chair or presiding officer of the Commission shall preserve order and decorum, act as parliamentarian, and decide questions of order. A designated member of City staff shall prepare a written agenda in advance of all regular meetings. The order of business shall be 1) Call to Order; 2) Approval of Minutes; 3) Public Hearings; 4) Requests to be Heard; 5) Items for Discussion; 6) Routine Business; and 7) Adjournment. Any other item of business shall be placed on the agenda in an order deemed prudent by the designated staff member.

Section 7. Minutes

A designated member of City staff shall prepare written copies of the minutes of each meeting and shall distribute copies of the minutes to the Planning Commission members prior to the next meeting of the Planning Commission. One or more copies of the minutes shall be available at the office of the City Administrator for review by the public. Upon the appearance of a quorum at a Planning Commission meeting, the Chair shall inquire of the Commission whether they wish to approve, disapprove, or amend the minutes of the previous session or sessions of the Commission as prepared by the Secretary. Any error or omission in the minutes may then

be corrected by the Commission. The designated City staff member shall also keep a permanent record of all minutes of all meetings of the Planning Commission.

Section 8. Rules of Procedure

All meetings of the Planning Commission shall be conducted in accordance with the rules of parliamentary practice as included within Robert's Rules of Order, except as otherwise contained herein.

Section 9. Officers

The officers of the Planning Commission shall consist of a Chair and Vice-Chair elected by the Commission at the annual meeting for a term of one year. The election procedure shall be by a vote of the simple majority. No member may serve more than two full consecutive terms as chairman.

Section 10. Duties of Officers

The duties and powers of the officers of the Planning Commission shall be as outlined herein. The Chair shall preside at all meetings, call special meetings in accordance with these by-laws, sign all documents of the Commission, see that all actions are properly taken, and to review all agendas prior to the meeting. In the absence, resignation, or disqualification of the Chair, the Vice Chair shall perform all the duties and be subject to all the responsibilities of the Chair. A designated City staff member shall serve as Secretary and keep a permanent record of the minutes of all meetings, serve notice of meetings as required by law or these by-laws, prepare the agenda for all meetings, be the custodian of all records, and handle funds allocated to the Commission.

Section 11. Representatives

The Planning Commission may select representatives to serve on other committees, task forces, or boards.

Section 12. Attendance

Each member of the Planning Commission who knows that they will not be able to attend a scheduled meeting of the commission shall notify the designated City staff member at the earliest possible opportunity and, in any event, before 4:30 p.m. on the day of the meeting. The City Planner shall notify the Chair and all members of the Commission if projected absences will produce a lack of quorum.

Commission member attendance is vital to Planning Commission business. As such, regular attendance by all members is necessary. Therefore, the commission is authorized to consider recommending the removal of a member to the City Council if:

- Any member of a board or commission established by the Council who fails to attend three consecutive regular meetings, or who fails to attend at least 70% of the regular scheduled meetings in any calendar year shall be deemed to have resigned as a member of the commission. Attendance at special meetings shall not be considered in the overall total attendance tally.
- Extraordinary circumstances such as serious illness will be considered a waiver of these requirements.
- Attendance record keeping is the responsibility of the planning staff. Should a member miss two consecutive meetings, planning staff will contact the member by email and/or phone informing them of their attendance record. Contact will take place upon conclusion of the second missed meeting.
- Any actions, such as a formal resignation shall be brought to the next commission meeting.
- Members may be removed prior to the expiration of their term of office by a majority vote of the City Council.

- ~~A commissioner fails to attend 1/6th of regularly scheduled meetings in a calendar year without providing prior notice to the Chair or City Planner, or~~
- ~~A commissioner fails to attend 1/3rd of regularly scheduled meetings in a calendar year with or without providing prior notice to the Chair or City Planner.~~
- ~~Any member consecutively missing 1/4th of the number of regularly scheduled meetings without prior discussion and agreement by a majority of the commission will be subject to review.~~

Section 13. Vacancies

Should any vacancy occur among the members of this Planning Commission by any reason, immediate notice thereof shall be given to the City Administrator by the City Planner. Should any vacancy occur among officers of the Commission, the vacant office shall be filled in accordance with Section 9 of these By-Laws, such officer to serve the unexpired term of the office in which such vacancy shall occur. If the office of Chair is vacated, the Vice-Chair shall become the Chair.

Section 14. City Code Recognized

Chapter 20 of the Faribault Code of Ordinances establishing this Planning Commission is hereby recognized.

Section 15. Amending By-Laws

These By-Laws may be amended at any meeting of the Planning Commission provided that notice of said proposed amendment is given to each member in writing at least five days prior to said meeting.

These By-Laws shall take effect upon adoption and all prior rules and By-Laws are rescinded.

Adopted this ___day of _____, 2024.

_____
Chair