

CITY OF ALBERT LEA HERITAGE PRESERVATION COMMISSION

October 14, 2025, 7:00 p.m.
City Center

AGENDA

A. CALL TO ORDER AND ROLL CALL

B. APPROVAL OF THE AGENDA

C. APPROVAL OF MINUTES

1. September 17, 2025

D. PUBLIC HEARINGS

1. Certificate of Appropriateness – 415 Washington Ave S

E. NEW BUSINESS

F. COMMISSIONER COMMUNICATIONS

G. STAFF COMMUNICATIONS

1. Introduction of Risha Ericksmoen

H. ADJOURNMENT

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Heritage Preservation Commission of the City of Albert Lea. This document does not claim to be complete and is subject to change.

MINUTES OF THE ALBERT LEA HERITAGE PRESERVATION COMMISSION

Special Meeting

September 17, 2025

5:30 pm – City Center

Call to order at 1:00pm by Brad Kirchner.

MEMBERS PRESENT: Jennifer Levisen, Brad Kirchner, Tarrah Hall-Sather, and Nic Lang.

MEMBERS ABSENT: Tom Staker, Stephanie Kibler, Linda Bryan, and Larry Baker.

STAFF PRESENT: Megan Boeck, City Planner.

INTERESTED PARTIES: None.

APPROVAL OF AGENDA

A motion was made by Hall-Sather and second by Levisen to approve the agenda. Motion carried.

APPROVAL OF MINUTES

A motion was made by Hall-Sather and second by Levisen to approve the August 12, 2025 meeting minutes. Motion carried.

PUBLIC HEARINGS

None.

NEW BUSINESS

1) Certificates of Appropriateness – Staff Approvals

Boeck reviewed the COA's that were granted staff approvals in recent months.

COMMISSIONER COMMUNICATION

None.

STAFF COMMUNICATION

1) Board and Commission Update

Boeck stated that Stephanie Kibler resigned from the Freeborn County Historical Museum and as such resigned from the HPC as well. Boeck also stated that Kibler recommended another museum staffer, Risha Erickmoen, Curator of Collections and Exhibits, as commissioner replacement.

Boeck also stated that Pam Schmidt recently applied to the Heritage Preservation Commission and that her application can be considered at the end of the year when there are term expirations.

ADJOURNMENT

Motion by Levisen and second by Hall-Sather to adjourn the meeting at 1:20pm. Motion carried.

Megan Boeck, City Planner

Brad Kirchner, Vice Chairman

TO: Heritage Preservation Commission
FROM: Megan N. Boeck, City Planner
DATE: October 10, 2025
RE: Certificate of Appropriateness – 415 Washington Ave S – CA2025-014

The applicant, Mark Habben, has applied for a certificate of appropriateness for 415 Washington Ave S (registered as 110 West Pearl) for exterior repairs and/or modifications consisting of:

- 1) Tuckpointing structural cracks throughout the building as needed
- 2) Repairing stucco on east side of building
- 3) Painting stucco on north and east walls once repairs are completed
- 4) Installing structural stairs with rods on 2nd floor area where veneer is separating from masonry structure to reinforce and stabilize wall
- 5) Installing new overhead door on north wall – dimensions were not provided
- 6) Window replacement expected in the future – no additional details were provided



North

West





South

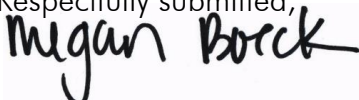


East

Updated design guidelines require repointing areas only where needed which has been proposed by the applicant. Guidelines also state that repairs should match the historic condition as closely as possible.

In addition, stucco is not considered an appropriate material but the existing stucco was likely done to the building prior to any historical designation. Design Guidelines in addition to Chapter 12 of the MN Conservation Code for Existing Buildings states that repairs to any portion of a historic building or structure shall be permitted with original or like materials and original methods of construction. Stucco is not an original material. There are additional concerns pertaining to the possibility for unknown issues or deteriorating conditions underneath the stucco due to heat and moisture trapping. Any removal or repainting should be done in a way that avoids further damage to the structure. Sandblasting and chemical strippers should be avoided.

Please let me know if you have any questions.

Respectfully submitted,


Megan N. Boeck, City Planner

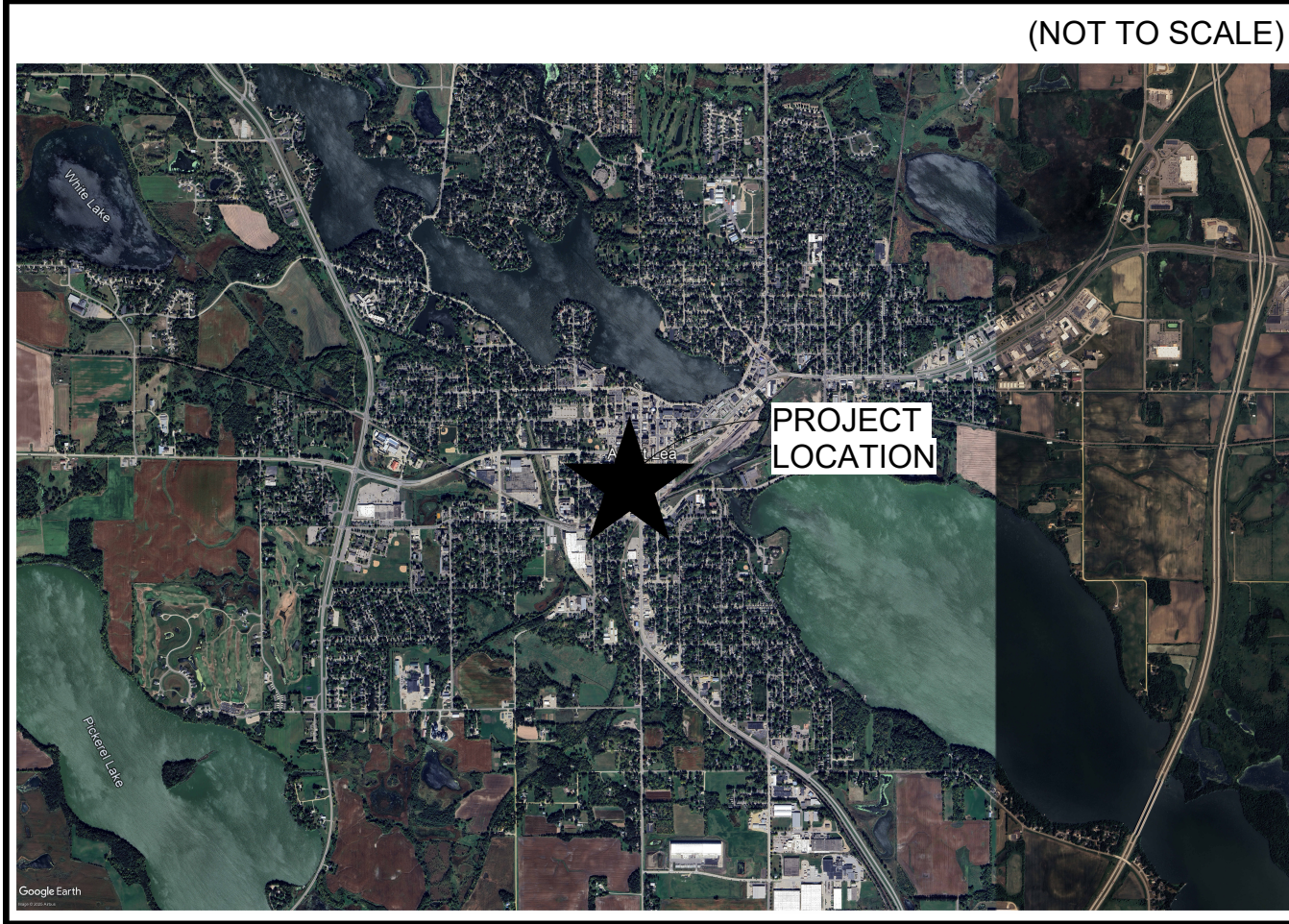
MIXED-USE TENANT REDEVELOPMENT

415 SOUTH WASHINGTON AVE

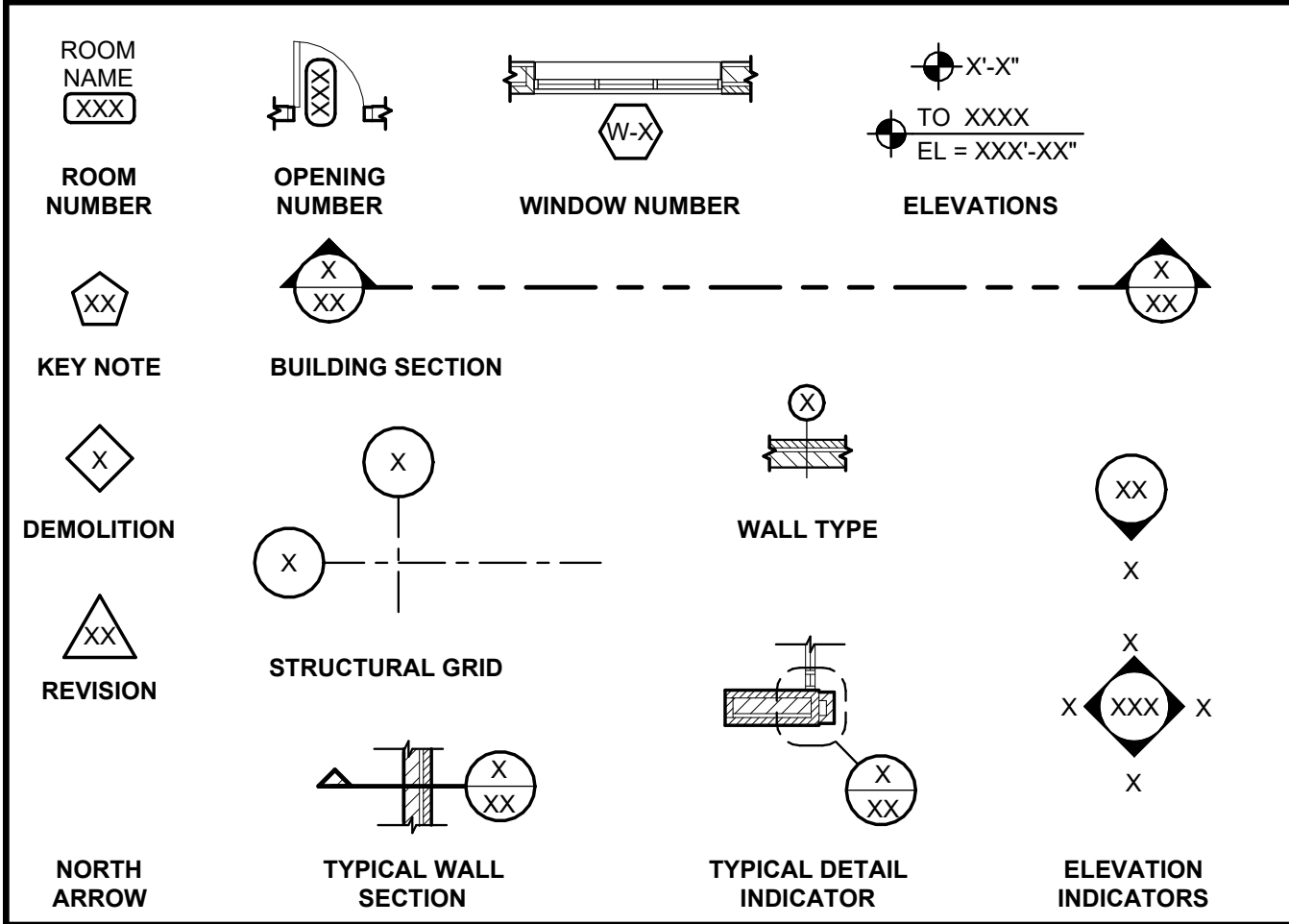
ABBREVIATIONS

AB	ANCHOR BOLT	FLSHG	FLASHING	RAD	RADIATION
AC	ACOUSTIC	FOS	FACE OF STUD(S)	RCP	REFLECTED CEILING PLAN
ACT	ADJUSTABLE	FR	FRAME	RD	ROOF DRAIN
ADJ	ADJUSTABLE	FRP	FIBERGLASS REINFORCED	RDWD	REDWOOD
AFF	ABOVE FINISH FLOOR	PANEL	PANEL	REC	RECESSED
ALT	ALTERNATE	FTG	FOOTING	REF	REFRIGERATOR
ALUM	ALUMINUM	GA	GAUGE	REINF	REINFORCE(ED), REINFORCING
ANCH	ANCHOR	GALV	GALVANIZED	REQD	REQUIRED
AP	ACCESS PANEL	GB	GRAB BAR	REV	REVERSE
APPROX	APPROXIMATE(LY)	GC	GENERAL CONTRACTOR	RFG	ROOFING
ARCH	ARCHITECT	GEN	GENERAL	RFM	RECESSED FLOOR MAT
AWC	ACOUSTICAL WALL COVERING	GI	GALVANIZED IRON	RH	ROBE HOOK
BC	BOTTOM OF CURB	GL	GLASS, GLAZED	RI	RIGID INSULATION
BCS	BABY CHANGING STATION	GMU	GLAZED MASONRY UNIT	RL	RAIN LEADER
BD	BOARD	GR	GRILLE	RM	ROOM
BF	BOTH FACES	GYP	GYP SUM	RO	ROUGH OPENING
BIT	BITUMINOUS	GYP BD	GYP SUM BOARD	RT	RUBBER TREADS
BK	BRICK	HB	HOSE BIB	S	SINK
BL	BORROWED LITE	HC	HOLLOW CORE	SB	SOIL BORING
BLDG	BUILDING	HDR	HEADER	SC	SOLID CORE, SEALED CONCRETE
BLK	BLOCK	HDW	HARDWARE	SCHED	SCHEDULE
BLKG	BLOCKING	HM	HOLLOW METAL	SD	SEE DETAIL: SOAP DISPENSER
BM	BEAM, BENCH MARK	HORIZ	HORIZONTAL	SECT	SECTION
BO	BY OTHERS, BY OWNER	HR	HOOR	SF	SQUARE FOOT
BOT	BOTTOM	HT	HEIGHT	SGT	STRUCTURAL GLAZED TILE
BRDG	BRIDGING	HW	HOT WATER	SHT	SHEET
BRG	BEARING	ID	INSIDE DIAMETER, INSIDE DIMENSION	SIM	SIMILAR
BRKT	BRACKET	INSUL	INSULATION	SM	SMOOTH
BS	BACKSET	INT	INTERIOR	SND	SANITARY NAPKIN DISPENSER
BSMT	BASEMENT	JAN	JANITOR	SPEC	SPECIFICATIONS
BUR	BUILT-UP ROOF(ING)	JST	JOIST	SPK	SPEAKER
CAB	CABINET	JD	KNOCKED DOWN	SQ	SQUARE
CB	CATCH BASIN, CHART BOX	LAM	LAMINATED	SS	STAINLESS STEEL, SOLID SURFACE
CER	CERAMIC	LAV	LAVATORY	ST	STREET, STORM WATER
CG	CORNER GUARD	LB	POUND (WEIGHT)	STAG	STAGGERED
CJ	CAST IRON	LLV	LONG LEG VERTICAL	STD	STANDARD
CJ	CONTROL JOINT	LONG	LONGITUDINAL	STL	STEEL
CLG	CEILING	LSJ	LONG SPAN JOIST	STOR	STORAGE
CLO	CLOSET	LT	LIGHT	STRUCT	STRUCTURAL
CLR	CLEAR	LWC	LIGHT WEIGHT CONCRETE	SUSP	SUSPENDED
CMU	CONCRETE MASONRY UNIT	MAT	MATERIAL	SV	SHEET VINYL
CO	CLEAN OUT	MAX	MAXIMUM	SW	SLAT WALL
COL	COLUMN	MC	MECHANICAL CONTRACTOR	SYM	SYMMETRICAL
COMP	COMPOSITION	MECH	MECHANICAL	T	TREAD
CONC	CONCRETE	MEMB	MEMBRANE	T&G	TONGUE & GROOVE
COND	CONDUCTOR, CONDUIT	MET	METAL	TB	TACKBOARD
CONST	CONSTRUCTION	MEZZ	MEZZANINE	TC	TOP OF CURB
CONT	CONTINUOUS	MFG	MANUFACTURER	TD	TRENCH DRAIN
CONTR	CONTRACTOR	MGR	MANAGER	TEMP	TEMPORARY, TEMPERED
CONV	CONVECTOR	MH	MANHOLE	TERR	TERRAZZO
CORR	CORRIDOR	MIN	MINIMUM	THK	THICK(NESS)
CRS	COURSE	MISC	MISCELLANEOUS	THRESH	THRESHOLD
CSK	COUNTERSINK	ML	METAL LATH	TO	TOP OF
CT	CERAMIC TILE	MO	MASONRY OPENING	TOB	TOP OF BEAM
CTR	CENTER	ND	NAPKIN DISPOSAL	TOD	TOP OF DECK
CUH	CABINET UNIT HEATER	NIC	NOT IN CONTRACT	TOF	TOP OF FOOTING
CWT	CERAMIC WALL TILE	NOM	NOMINAL	TOJ	TOP OF JOIST
DBL	DOUBLE	OAL	OVERALL LENGTH	TOS	TOP OF STEEL
DEMO	DEMOLITION	OBS	OBSCURE	TP	TOP OF PAVEMENT
DET	DETAIL	OC	ON CENTER	TPH	TOILET PAPER HOLDER
DF	DRINKING FOUNTAIN	OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION	TR	TRASH RECEPTACLE
DIA	DIAMETER	OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED	TRANS	TRANSVERSE
DIM	DIMENSION	OFOI	OWNER FURNISHED/ OWNER INSTALLED	TYP	TYPICAL
DN	DOWN	OH	OVERHEAD	UH	UNIT HEATER
DR	DOOR	OPG	OPENING	UNEX	UNEXCAVATED
DS	DOWNSPOUT	OPP	OPPOSITE	UNFIN	UNFINISHED
DW	DISH WASHER	OZ	OUNCE	UNOT	UNLESS OTHERWISE NOTED
DWG	DRAWING	P	PAINT	UR	URINAL
DWL	DOWEL	PAR	PARALLEL	UV	UNIT VENTILATOR
EA	EACH	PART	PARTITION	VB	VINYL BASE
EC	ELECTRICAL CONTRACTOR	PB	PARTICLE BOARD	VCT	VINYL COMPOSITION TILE
EF	EXHAUST FAN	PC	PRECAST CONCRETE	VERT	VERTICAL
EHD	ELECTRIC HAND DRYER	PERIM	PERIMETER	VFY	VERIFY
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	PERP	PERPENDICULAR	VOL	VOLUME
EJ	EXPANSION JOINT	PL	PLATE	VWC	VINYL WALL COVERING
EL	ELEVATION	PLAM	PLASTIC LAMINATE	W	WIDTH
ELEC	ELECTRICAL	PLAS	PLASTER	WI	WITH
ELEV	ELEVATOR	PLBG	PLUMBING	WO	WITHOUT
ENCL	ENCLOSURE	PLWD	PLYWOOD	WC	WATERCLOSET
EP	ELECTRICAL PANEL	POL	POLISHED	WD	WOOD
EQ	EQUAL	PP	POLISHED PLATE	WDB	WOOD BASE
EQUIP	EQUIPMENT	PR	PAIR	WDF	WOOD FLOORING
EW	EACH WAY	PREFAB	PREFABRICATED	WDS	WOOD SOLID CORE
EW	ELECTRIC WATER COOLER	PREFIN	PREFINISHED	WDW	WINDOW
EXC	EXCAVATE	PS	PROJECTION SCREEN	WH	WALL HYDRANT
EXIST	EXISTING	PSF	POUNDS PER SQUARE FEET	WI	WROUGHT IRON
EXP	EXPANSION, EXPOSED STRUCTURE	PSI	POUNDS PER SQUARE INCH	WP	WATERPROOF(ING)
EXT	EXTERIOR	PT	PORCELAIN TILE	WR	WATER RESISTANT
FA	FRESH AIR	PTD	PAPER TOWEL DISPENSER	WS	WEATHERSTRIPPING
FC	FIRE CODE	QT	QUARRY TILE	WSCT	WANSOT
FD	FLOOR DRAIN	R	RISER, RADIUS	WWM	WELDED WIRE MESH
FDN	FOUNDATION	RW	REINFORCED WITH		
FE	FIRE EXTINGUISHER				
FEC	FIRE EXTINGUISHER CABINET				
FF	FINISHED FLOOR				
FIN	FINISH				
FLEX	FLEXIBLE				
FLR	FLOOR				

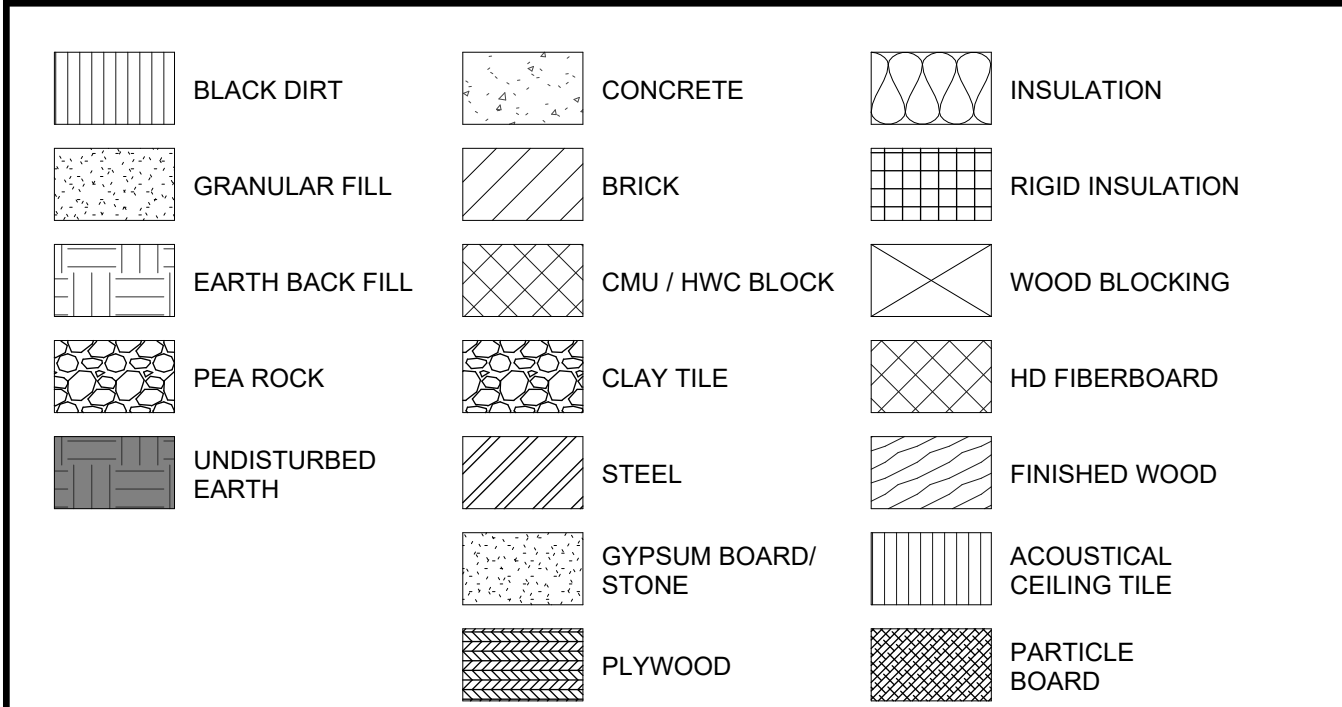
VICINITY MAP



SYMBOL ANNOTATION



MATERIAL GRAPHICS



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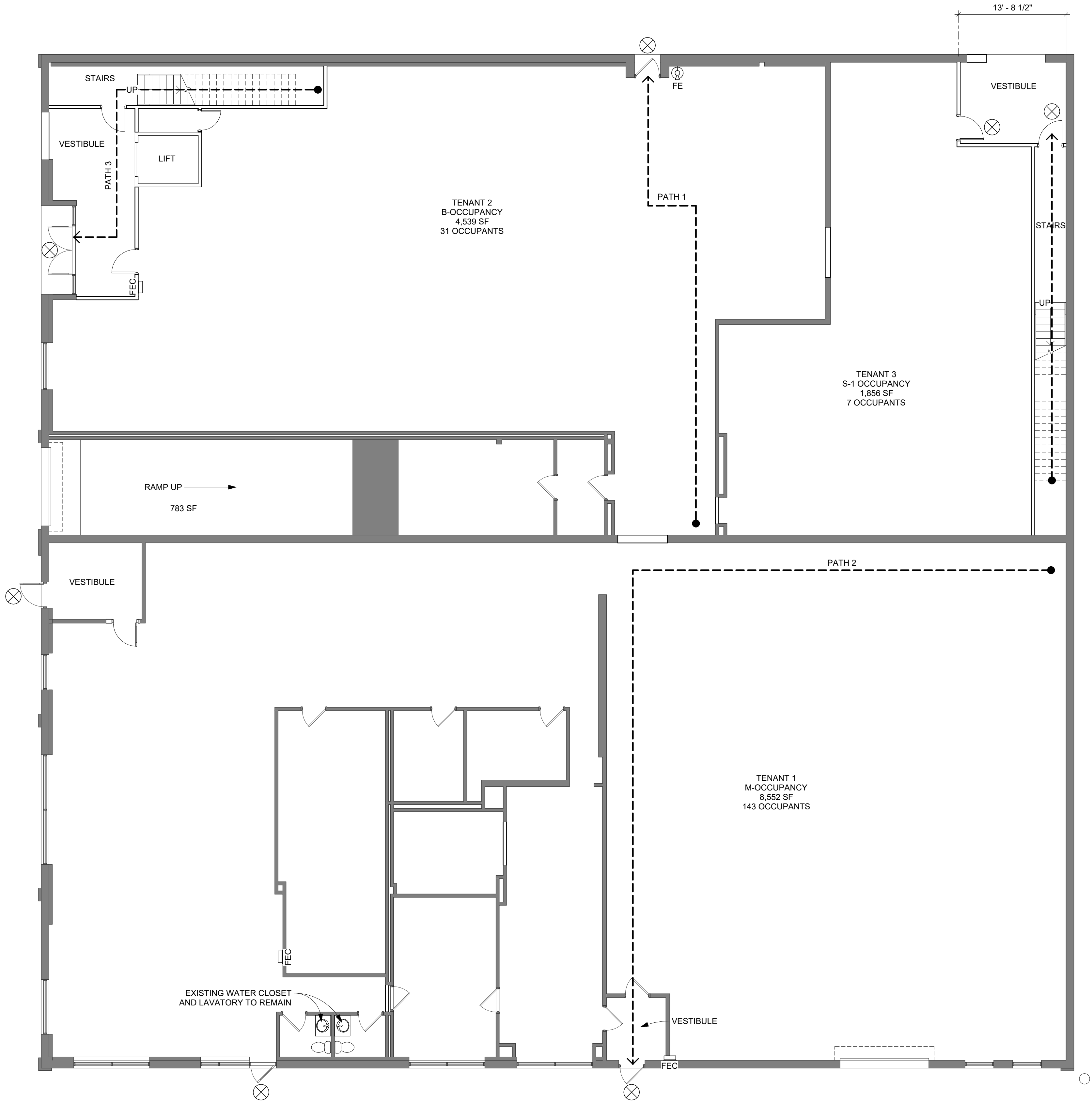
SHEET INDEX

TITLE SHEETS
T1.1 TITLE SHEET
T1.2 CODE PLAN - MAIN LEVEL
T1.3 CODE PLAN - SECOND LEVEL

ARCHITECTURAL
AD1.1 DEMOLITION PLAN - MAIN LEVEL
AD1.2 DEMOLITION PLAN - SECOND LEVEL
A1.1 FLOOR PLAN - MAIN LEVEL
A1.2 FLOOR PLAN - SECOND LEVEL
A2.1 DOOR & WINDOW SCHEDULE
A3.1 EXTERIOR ELEVATIONS

SET NO.

T1.1

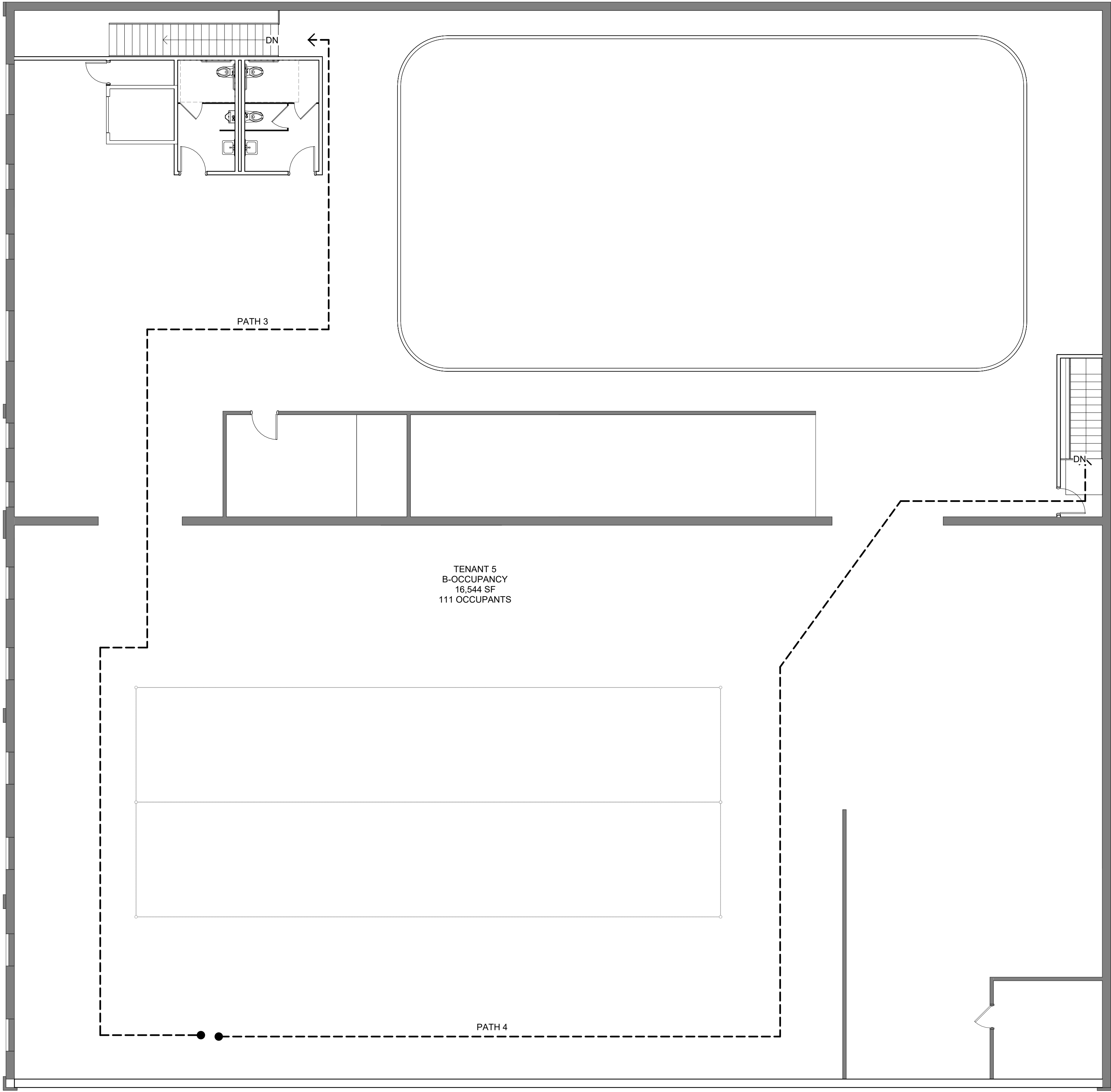


	TRAVEL DISTANCE
PATH 1	63' - 2"
PATH 2	116' - 4"
PATH 3	210' - 2"
PATH 4	206' - 7"

CODE LEGEND	
1HR 1HR 1HR 1HR	1 HOUR FIRE RATED PARTITION
⊗	EXIT
⊗ FE	FIRE EXTINGUISHER
⊗ FEC	FIRE EXTINGUISHER CABINET

CODE REVIEW		
415 South Washington Building Renovations The project includes selective demolition and construction of interior renovations to the first and second floors of the existing building located at 415 South Washington in Albert Lea. The intent is to convert underutilized areas of the building into new tenant spaces in a mixed use development. Work will include selective demolition, interior partitions, floor and wall finishes, acoustical ceilings, doors, frames and hardware, windows and borrowed lights, wheelchair lift, plumbing equipment and fixtures, mechanical equipment, electrical power systems, and lighting for tenant improvements. Design Codes 2020 Minnesota Building Code 2024 Minnesota Energy Code 2020 Minnesota Accessibility Code 2020 Minnesota Mechanical and Fuel Gas Code 2020 Minnesota Plumbing Code 2020 Minnesota Fire Code 2020 Minnesota Electrical Code 2020 Minnesota Conservation Code BUILDING AREA Group B, M, S-1 Occupancies Type V-B Construction / Masonry & Wood Fully Sprinklered Allowable Area from Table 506.2 Occupancy Group B = 27,000 SF Sprinklered multi-story Occupancy Group M = 27,000 SF Sprinklered multi-story Occupancy Group S-1 = 27,000 SF Sprinklered multi-story Actual Area First Floor = 16,414 SF (8,552 SF M / 1,856 SF S-1 / 4,539 SF B) Second Floor = 16,544 SF B Occupancy Total Area = 32,958 SF Allowable Height from Table 504.3 60 Feet (Type V, Fully-sprinklered) Actual Height Approximately 24'-0" Allowable Number of Stories from Table 504.4 Occupancy Group B = 3 Stories (Type V, Fully-Sprinklered) Occupancy Group M = 2 Stories (Type V, Fully-Sprinklered) Occupancy Group S-1 = 2 Stories (Type V, Fully-Sprinklered) Actual Number of Stories 2 Stories SEPARATION OF OCCUPANCIES Separation between occupancies will be in accordance with Required separation in Table 508.4 1. Separation between occupancy B and M = No separation is required for fully-sprinklered facilities. 2. Separation between occupancy B and S-1 = No separation is required for fully-sprinklered facilities. 3. Separation between occupancy M and S-1 = No separation is required for fully-sprinklered facilities FIRE PROTECTION No automatic sprinkler system is required in stories and areas containing a Group B occupancy. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists: 1.A Group M fire area exceeds 12,000 square feet. 2.A Group M fire area is located more than three stories above grade plane. 3.The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet. 4.A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet. None of these conditions exist, therefore, an automatic fire sprinkling system is not required for the Group M Occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exists: 1.A Group S-1 fire area exceeds 12,000 square feet. 2.A Group S-1 fire area is located more than three stories above grade plane. 3.The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet. 4.A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet. None of these conditions exist, therefore, an automatic fire sprinkling system is not required for the Group S-1 Occupancy. The existing sprinkling system will be refurbished and operational through the entire building. FIRE RESISTANCE RATINGS Per Table 601, there are no building elements that require a fire-resistance rating.	EXITS Per Table 1006.2.1, the First Floor Group B occupancy requires one exit since the occupant load is less than 49. Per Table 1006.2.1, the First Floor Group M occupancy requires two exits since the occupant load is greater than 29 but less than 500. Per Table 1006.2.1, the First Floor Group S-1 occupancy requires one exit since the occupant load is less than 29. Per Table 1006.2.1, the Second Floor Group B occupancy requires two exits since the occupant load is greater than 49 but less than 500. COMMON PATH OF EGRESS TRAVEL Per Table 1006.2.1, the maximum length of the common path of egress travel is 100 feet for the First Floor Group B occupancy since the building is fully fire sprinkled. Per Table 1006.2.1, the maximum length of the common path of egress travel is 75 feet for the First Floor Group M occupancy since the building is fully fire sprinkled. Per Table 1006.2.1, the maximum length of the common path of egress travel is 100 feet for the First Floor Group S-1 occupancy since the building is fully fire sprinkled. Per Table 1006.2.1, the maximum length of the common path of egress travel is 100 feet for the Second Floor Group B occupancy since the building is fully fire sprinkled. EXIT ACCESS TRAVEL DISTANCE Per Table 1017.2, the maximum length for B exit access travel is 300 feet in a fully sprinklered building. Per Table 1017.2, the maximum length for M & S-1 exit access travel is 250 feet in a fully sprinklered building. OCCUPANT LOADS First Floor Commercial Space - Occupancy Group B = 4,539 SF Occupancy load factor = 150 gross First Floor Retail Space - Occupancy Group M = 8,552 SF Occupancy load factor = 60 gross First Floor Retail Space - Occupancy Group S-1 = 1,856 SF Occupancy load factor = 300 gross First Commercial Space - Occupancy Group B = 16,544 SF Occupancy load factor = 150 gross First level floor occupancy Group B = 4,539/150 Gross = 30.26 Occupants or 31 occupants First level floor occupancy Group M = 8,552/60 Gross = 142.53 Occupants or 143 occupants First level floor occupancy Group S-1 = 1,856/300 Gross = 6.19 Occupants or 7 occupants Total First Floor Occupants = 181 occupants Second level floor occupancy Group B = 16,544/150 Gross = 110.29 Occupants or 111 occupants Total Second Floor Occupants = 111 occupants Total Building Occupants = 292 occupants PLUMBING FACILITIES FIRST FLOOR: TENANT 1 – Group M Occupancy 143 Occupants (72 Men / 72 Women) Water closets Men: 1 per 500 required (72 Occupants) 1 Water closet required 1 Water closet provided Women: 1 per 500 required (72 Occupants) 1 Water closet required 1 Water closet provided Lavatories Men: 1 per 750 required (72 Occupants) 1 Lavatory required 1 Lavatory provided Women: 1 per 750 required (72 Occupants) 1 Lavatory required 1 Lavatory provided Drinking Fountains The M Occupancy requires 1 drinking fountain for every 1000 occupants 1 drinking fountain required 1 drinking fountain provided	TENANT 2 – Group B Occupancy 31 Occupants (16 Men / 16 Women) Water closets Men: 1 per 25 for the first 50 and 1 per 50 for the remainder (16 Occupants) 1 Water closet required 1 Water closet provided Women: 1 per 25 for the first 50 and 1 per 50 for the remainder (16 Occupants) 1 Water closet required 1 Water closet provided Lavatories Men: 1 per 40 for the first 80 and 1 per 80 for the remainder (16 Occupants) 1 Lavatory required 1 Lavatory provided Women: 1 per 40 for the first 80 and 1 per 80 for the remainder (16 Occupants) 1 Lavatory required 1 Lavatory provided Drinking Fountains The M Occupancy requires 1 drinking fountain for every 100 occupants 1 drinking fountain required 1 drinking fountain provided TENANT 3 – Group S-1 Occupancy 7 Occupants In accordance with the exception included in MSBC 2902.1, restrooms facilities are not required in buildings normally unoccupied. When approved by the building official, buildings or structures that are normally unoccupied, such as picnic shelters, amphitheaters, small transit stop stations, cold-storage buildings, utility sheds, warming houses, kiosks, concession stands and similar structures, need not be provided with restroom facilities. SECOND FLOOR: TENANT 1 – Group B Occupancy 111 Occupants (56 Men / 56 Women) Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or less. Water closets Men: 1 per 25 for the first 50 then 1 per 50 for the remainder exceeding 50 (56 Occupants). 2 Water closets required 2 Water closets provided Women: 1 per 25 for the first 50 then 1 per 50 for the remainder exceeding 50 (56 Occupants). 2 Water closets required 2 Water closets provided Lavatories Men: 1 per 40 for the first 80 then 1 per 80 for the remainder exceeding 80 (56 Occupants) 1 Lavatory required 1 Lavatory provided Women: 1 per 40 for the first 80 then 1 per 80 for the remainder exceeding 80 (56 Occupants) 1 Lavatory required 1 Lavatory provided Drinking Fountains A Drinking Fountain is required in B Occupancies for every 100 occupants 2 drinking fountains required 2 Drinking Fountains provided





	TRAVEL DISTANCE
PATH 1	63' - 2"
PATH 2	116' - 4"
PATH 3	210' - 2"
PATH 4	206' - 7"

CODE LEGEND
1 HOUR FIRE RATED PARTITION
EXIT
FIRE EXTINGUISHER
FIRE EXTINGUISHER CABINET

CODE REVIEW

415 South Washington Building Renovations

The project includes selective demolition and construction of interior renovations to the first and second floors of the existing building located at 415 South Washington in Albert Lea. The intent is to convert underutilized areas of the building into new tenant spaces in a mixed use development. Work will include selective demolition, interior partitions, floor and wall finishes, acoustical ceilings, doors, frames and hardware, windows and borrowed lights, wheelchair lift, plumbing equipment and fixtures, mechanical equipment, electrical power systems, and lighting for tenant improvements.

Design Codes
2020 Minnesota Building Code
2024 Minnesota Energy Code
2020 Minnesota Accessibility Code
2020 Minnesota Mechanical and Fuel Gas Code
2020 Minnesota Plumbing Code
2020 Minnesota Fire Code
2020 Minnesota Electrical Code
2020 Minnesota Conservation Code

BUILDING AREA

Group B, M, S-1 Occupancies
Type V-B Construction / Masonry & Wood
Fully Sprinklered

Allowable Area from Table 506.2
Occupancy Group B = 27,000 SF Sprinklered multi-story
Occupancy Group M = 27,000 SF Sprinklered multi-story
Occupancy Group S-1 = 27,000 SF Sprinklered multi-story

Actual Area = 16,414 SF (8,552 SF M / 1,856 SF S-1 / 4,539 SF B)
First Floor = 16,544 SF B Occupancy
Second Floor = 16,544 SF B Occupancy
Total Area = 32,958 SF

Allowable Height from Table 504.3
60 Feet (Type V, Fully-sprinklered)

Actual Height
Approximately 24'-0"

Allowable Number of Stories from Table 504.4
Occupancy Group B = 3 Stories (Type V, Fully-Sprinklered)
Occupancy Group M = 2 Stories (Type V, Fully-Sprinklered)
Occupancy Group S-1 = 2 Stories (Type V, Fully-Sprinklered)

Actual Number of Stories
2 Stories

SEPARATION OF OCCUPANCIES

Separation between occupancies will be in accordance with Required separation in Table 506.4

1. Separation between occupancy B and M = No separation is required for fully-sprinkled facilities.
2. Separation between occupancy B and S-1 = No separation is required for fully-sprinkled facilities.
3. Separation between occupancy M and S-1 = No separation is required for fully-sprinkled facilities

FIRE PROTECTION

No automatic sprinkler system is required in stories and areas containing a Group B occupancy.

An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

- 1.A Group M fire area exceeds 12,000 square feet.
- 2.A Group M fire area is located more than three stories above grade plane.
- 3.The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
- 4.A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.

None of these conditions exist, therefore, an automatic fire sprinkling system is not required for the Group M Occupancy.

An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exists:

- 1.A Group S-1 fire area exceeds 12,000 square feet.
- 2.A Group S-1 fire area is located more than three stories above grade plane.
- 3.The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
- 4.A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.

None of these conditions exist, therefore, an automatic fire sprinkling system is not required for the Group S-1 Occupancy.

The existing sprinkling system will be refurbished and operational through the entire building.

FIRE RESISTANCE RATINGS

Per Table 601, there are no building elements that require a fire-resistance rating.

EXITS

Per Table 1006.2.1, the First Floor Group B occupancy requires one exit since the occupant load is less than 49.

Per Table 1006.2.1, the First Floor Group M occupancy requires two exits since the occupant load is greater than 29 but less than 500.

Per Table 1006.2.1, the First Floor Group S-1 occupancy requires one exit since the occupant load is less than 29.

Per Table 1006.2.1, the Second Floor Group B occupancy requires two exits since the occupant load is greater than 49 but less than 500.

COMMON PATH OF EGRESS TRAVEL

Per Table 1006.2.1, the maximum length of the common path of egress travel is 100 feet for the First Floor Group B occupancy since the building is fully fire sprinkled.

Per Table 1006.2.1, the maximum length of the common path of egress travel is 75 feet for the First Floor Group M occupancy since the building is fully fire sprinkled.

Per Table 1006.2.1, the maximum length of the common path of egress travel is 100 feet for the First Floor Group S-1 occupancy since the building is fully fire sprinkled.

Per Table 1006.2.1, the maximum length of the common path of egress travel is 100 feet for the Second Floor Group B occupancy since the building is fully fire sprinkled.

EXIT ACCESS TRAVEL DISTANCE

Per Table 1017.2, the maximum length for B exit access travel is 300 feet in a fully sprinklered building.

Per Table 1017.2, the maximum length for M & S-1 exit access travel is 250 feet in a fully sprinklered building.

OCCUPANT LOADS

First Floor Commercial Space - Occupancy Group B = 4,539 SF

Occupancy load factor = 150 gross
First Floor Retail Space - Occupancy Group M = 8,552 SF

Occupancy load factor = 60 gross
First Floor Retail Space - Occupancy Group S-1 = 1,856 SF

Occupancy load factor = 300 gross
First Commercial Space - Occupancy Group B = 16,544 SF

Occupancy load factor = 150 gross
First level floor occupancy Group B = 4,539/150 Gross = 30.26 Occupants or 31 occupants

First level floor occupancy Group M = 8,552/60 Gross = 142.53 Occupants or 143 occupants

First level floor occupancy Group S-1 = 1,856/300 Gross = 6.19 Occupants or 7 occupants

Total First Floor Occupants = 181 occupants
Second level floor occupancy Group B = 16,544/150 Gross = 110.29 Occupants or 111 occupants

Total Second Floor Occupants = 111 occupants
Total Building Occupants = 292 occupants

PLUMBING FACILITIES

FIRST FLOOR:

TENANT 1 – Group M Occupancy

143 Occupants (72 Men / 72 Women)

Water closets
Men: 1 per 500 required (72 Occupants)
1 Water closet required
1 Water closet provided

Women: 1 per 500 required (72 Occupants)
1 Water closet required
1 Water closet provided

Lavatories
Men: 1 per 750 required (72 Occupants)
1 Lavatory required
1 Lavatory provided

Women: 1 per 750 required (72 Occupants)
1 Lavatory required
1 Lavatory provided

Drinking Fountains

The M Occupancy requires 1 drinking fountain for every 1000 occupants
1 drinking fountain required
1 drinking fountain provided

TENANT 2 – Group B Occupancy

31 Occupants (16 Men / 16 Women)

Water closets
Men: 1 per 25 for the first 50 and 1 per 50 for the remainder (16 Occupants)
1 Water closet required
1 Water closet provided

Women: 1 per 25 for the first 50 and 1 per 50 for the remainder (16 Occupants)
1 Water closet required
1 Water closet provided

Lavatories
Men: 1 per 40 for the first 80 and 1 per 80 for the remainder (16 Occupants)
1 Lavatory required
1 Lavatory provided

Women: 1 per 40 for the first 80 and 1 per 80 for the remainder (16 Occupants)
1 Lavatory required
1 Lavatory provided

Drinking Fountains

The M Occupancy requires 1 drinking fountain for every 100 occupants
1 drinking fountain required
1 drinking fountain provided

TENANT 3 – Group S-1 Occupancy

7 Occupants
In accordance with the exception included in MSBC 2902.1, restrooms facilities are not required in buildings normally unoccupied.

When approved by the building official, buildings or structures that are normally unoccupied, such as picnic shelters, amphitheaters, small transit stop stations, cold-storage buildings, utility sheds, warming houses, kiosks, concession stands and similar structures, need not be provided with restroom facilities.

SECOND FLOOR:

TENANT 1 – Group B Occupancy

111 Occupants (56 Men / 56 Women)

Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of 25 or less.

Water closets
Men: 1 per 25 for the first 50 then 1 per 50 for the remainder exceeding 50 (56 Occupants).
2 Water closets required
2 Water closets provided

Women: 1 per 25 for the first 50 then 1 per 50 for the remainder exceeding 50 (56 Occupants).
2 Water closets required
2 Water closets provided

Lavatories

Men: 1 per 40 for the first 80 then 1 per 80 for the remainder exceeding 80 (56 Occupants)
1 Lavatory required
1 Lavatory provided

Women: 1 per 40 for the first 80 then 1 per 80 for the remainder exceeding 80 (56 Occupants)
1 Lavatory required
1 Lavatory provided

Drinking Fountains

A Drinking Fountain is required in B Occupancies for every 100 occupants
2 drinking fountains required
2 Drinking Fountains provided

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MINNESOTA

REVISIONS

PROJECT # 25-046AL

DATE 10/06/2025

DRAWN BY AJK

CHECKED BY TAA,DGH

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SHEET TITLE

CODE PLAN -
SECOND LEVEL

SHEET

T1.3

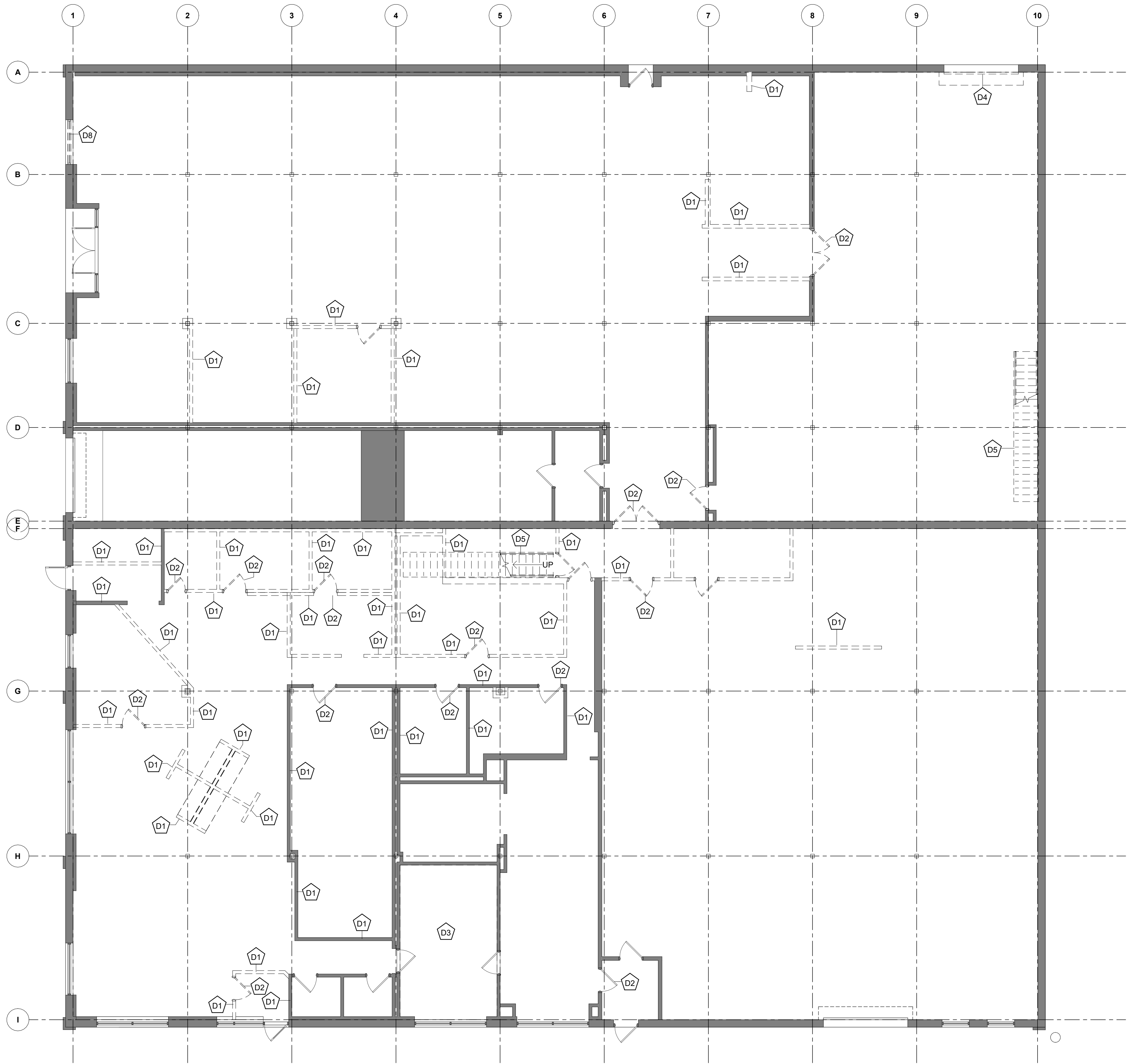


PRELIMINARY NOT FOR CONSTRUCTION

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1
AD1.1

DEMOLITION PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTES	
NO.	
D1	REMOVE EXISTING WALL TO EXTENTS INDICATED ON THE DRAWINGS.
D2	REMOVE DOOR AND FRAME.
D3	REMOVE 4" CONCRETE FLOOR IN THIS ROOM.
D4	REMOVE EXISTING GARAGE DOOR AND ASSOCIATED COMPONENTS.
D5	REMOVE EXISTING STAIRS AND ASSOCIATED COMPONENTS.
D8	REMOVE WINDOW, FRAMES AND ALL ASSOCIATED COMPONENTS.

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SHEET TITLE

DEMOLITION
PLAN - MAIN
LEVEL

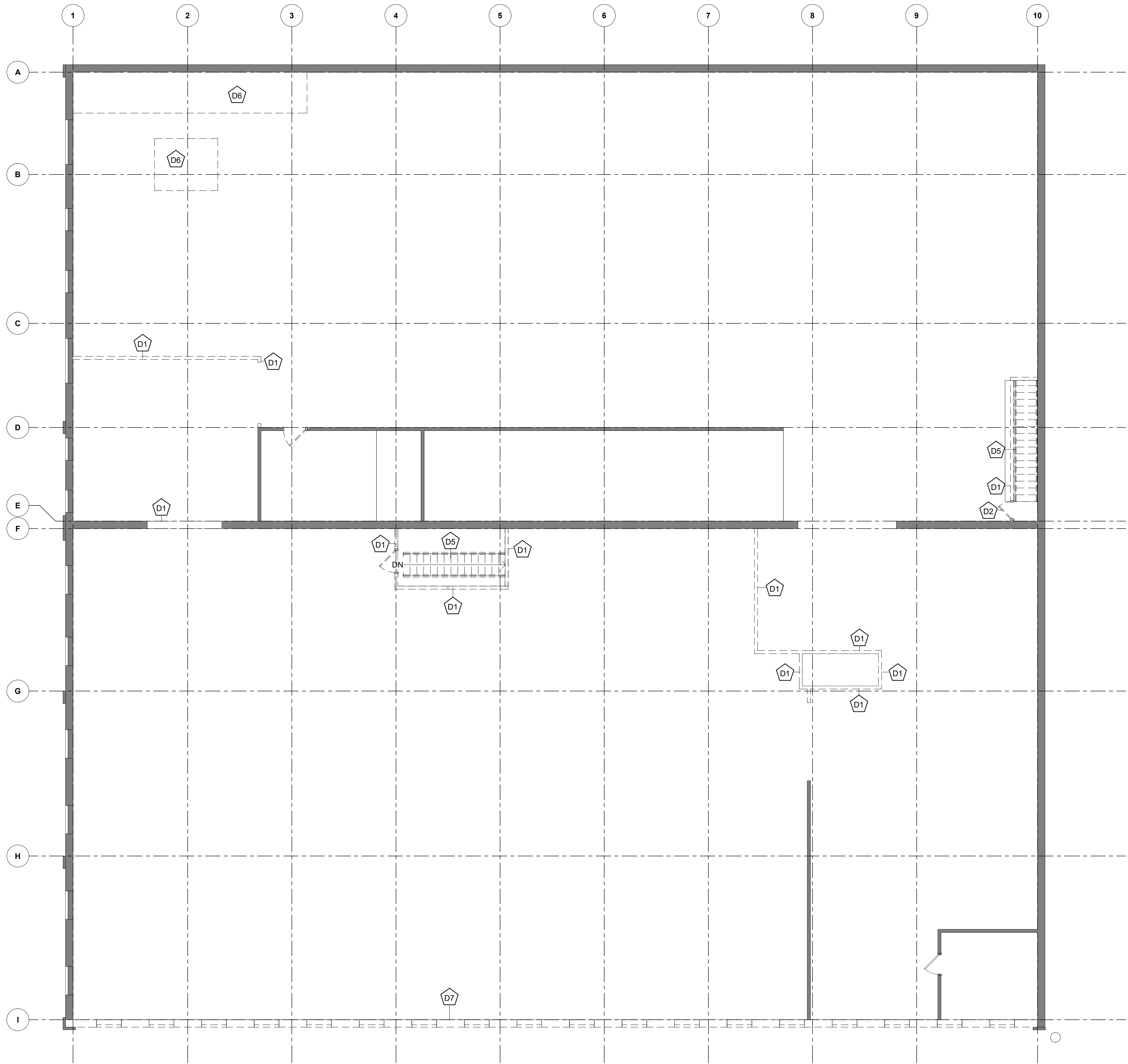
SHEET

AD1.1

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1
AD1.2

DEMOLITION PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTES	
NO.	
D1	REMOVE EXISTING WALL TO EXTENTS INDICATED ON THE DRAWINGS.
D2	REMOVE DOOR AND FRAME.
D3	REMOVE EXISTING STAIRS AND ASSOCIATED COMPONENTS.
D4	REMOVE EXISTING STAIRS AND ASSOCIATED COMPONENTS.
D5	REMOVE EXISTING STAIRS AND ASSOCIATED COMPONENTS.
D6	REMOVE EXISTING STAIRS AND ASSOCIATED COMPONENTS.
D7	REMOVE EXISTING STAIRS AND ASSOCIATED COMPONENTS.

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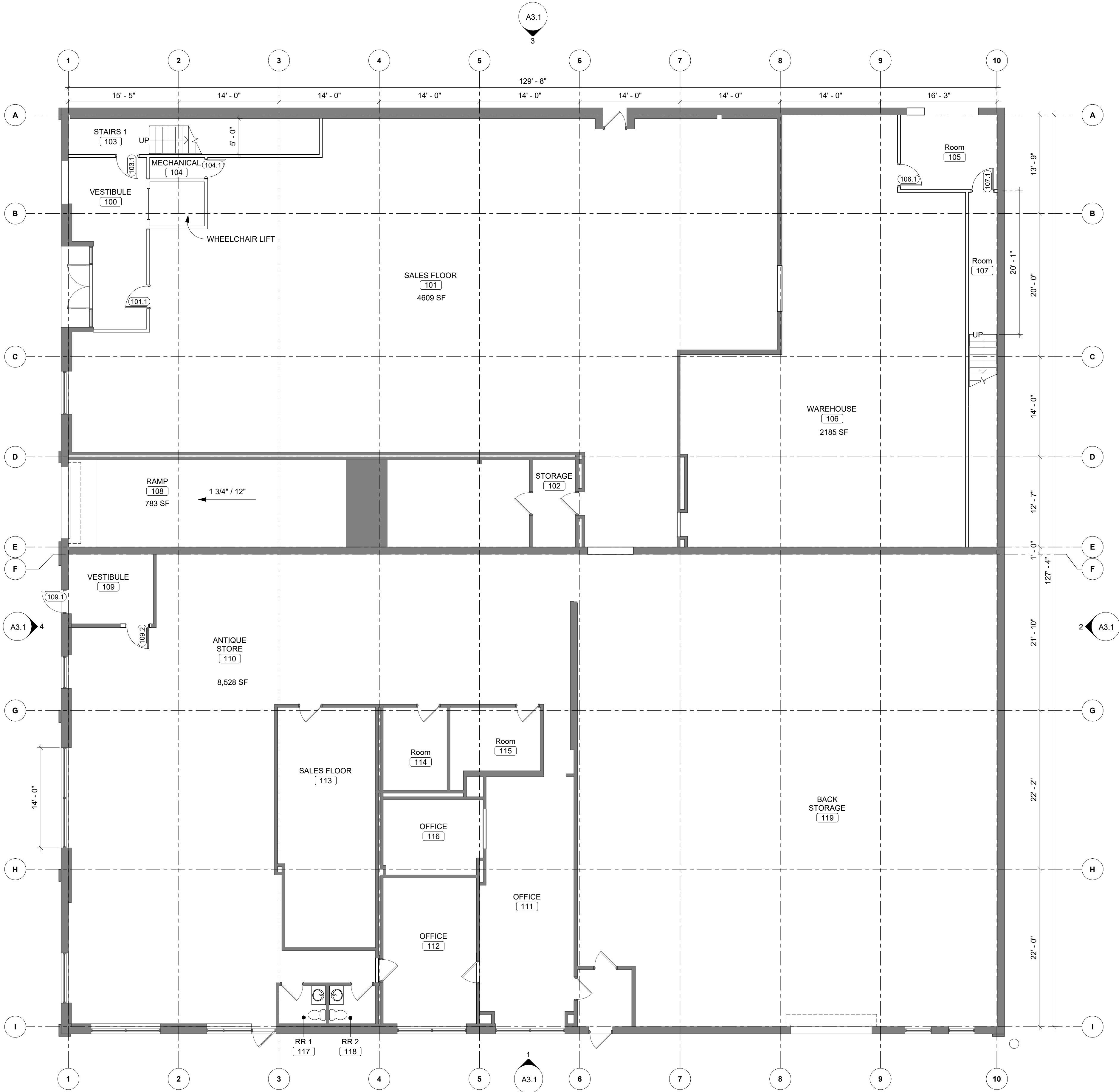
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SHEET TITLE

DEMOLITION
PLAN - SECOND
LEVEL

SHEET

AD1.2



GENERAL NOTES

1. XXX
2. XXX
3. XXX
4. XXX

KEYNOTES

NO.

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SHEET TITLE

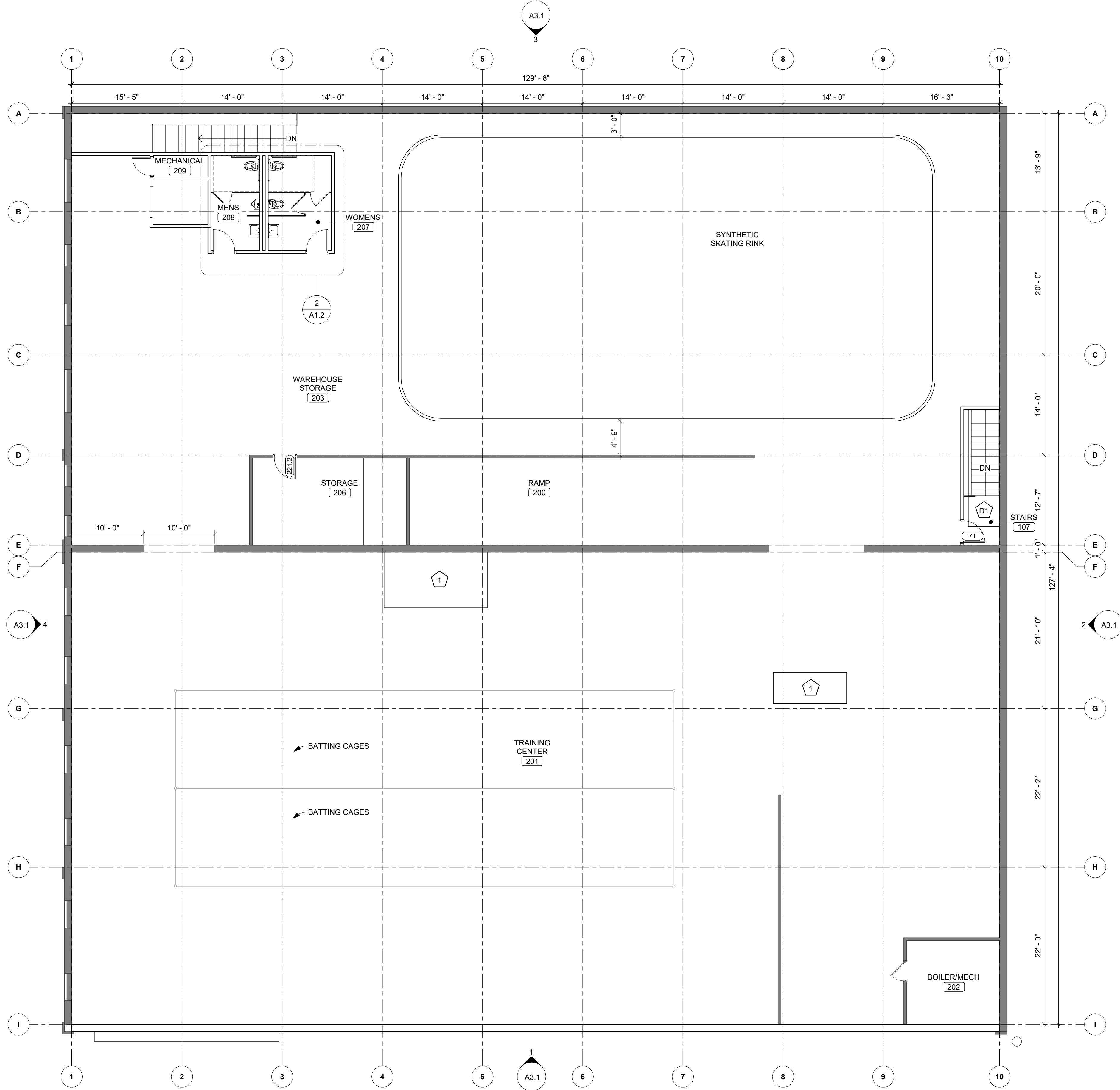
FLOOR PLAN -
MAIN LEVEL

SHEET

A1.1



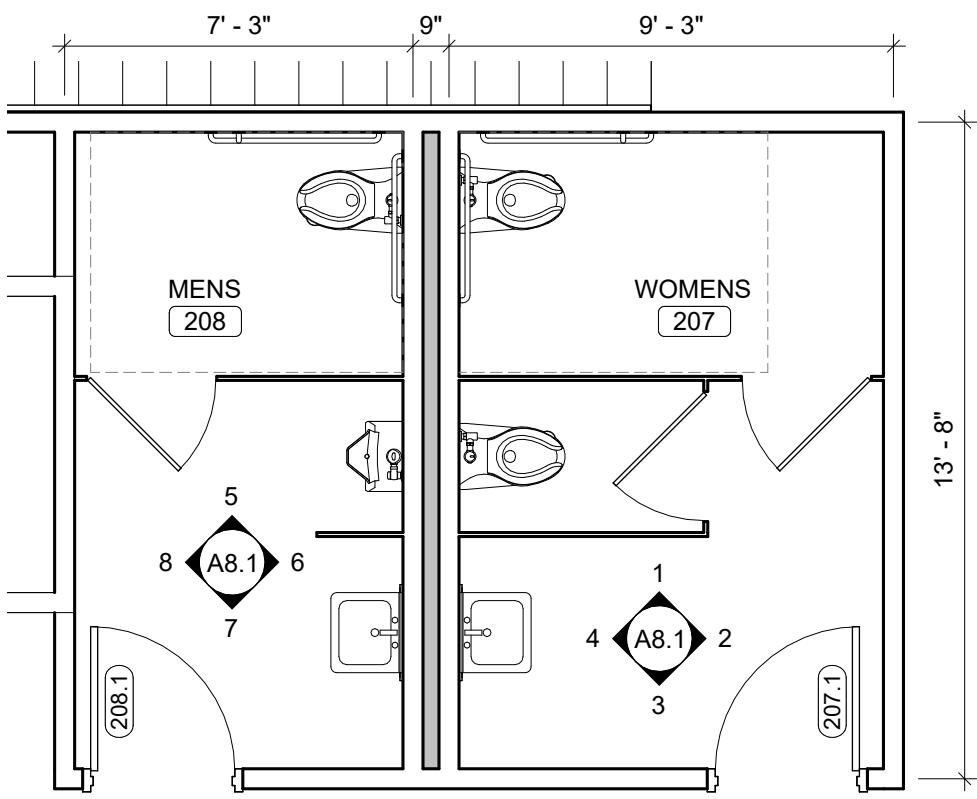
PRELIMINARY NOT FOR CONSTRUCTION



1 FLOOR PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"

GENERAL NOTES	
1.	XXX
2.	XXX
3.	XXX
4.	XXX

KEYNOTES	
NO.	
1	INFILL FLOOR TO EXTENTS INDICATED AS THE DRAWINGS.



2 ENLARGED SECOND LEVEL RESTROOM
SCALE: 1/4" = 1'-0"

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SHEET TITLE
FLOOR PLAN -
SECOND LEVEL

SHEET

A1.2

NORTH