

COMMERCIAL PLAN REVIEW
FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: In The Game Pickle Ball And Golf
B. PROJECT LOCATION: Bunker Lake Industrial Park Building #5
Ramsey, Minnesota

APPLICABLE CODES:

- A. RAMSEY ZONING ORDINANCE Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) 2020 Edition
C. CHAPTER 1305 - INT'L BUILDING CODE 2020 Edition
D. CHAPTER 1311 - INT'L EXISTING BUILDING CODE 2020 Edition
E. CHAPTER 1315 - NATIONAL ELECTRIC CODE 2023 Edition
F. CHAPTER 1322/23 - INT'L ENERGY CONSERVATION CODE 2024 Edition
G. CHAPTER 1341 - MN ACCESSIBILITY CODE 2020 Edition
H. CHAPTER 1346 - INT'L MECHANICAL CODE 2020 Edition
I. CHAPTER 4714 - MN PLUMBING CODE 2020 Edition

BUILDING CLASSIFICATION

- A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Indoor - Group A-3
Recreation - Type of Construction - II-B
Area - 15,580 s.f.
2. Mixed Occupancy (IBC 508)
- Group A-3 & IBC Separated Use From Adjacent Occupancies
3. Incidental Uses (IBC 509)
- None
B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Fire Walls (IBC 706)
- Not Required -
2. Fire Barriers (IBC 707)
- Not Required -
3. Fire Partitions (IBC 708)
- Not Required -
C. INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class B
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

- A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS

- A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Total Occupants = 63 Occupants (See Plan)
B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
- Exit Access (IBC 1017) = 250'
- Common Path of Egress (IBC 1006.2.1) = 75'
- Dead Ends (IBC 1020.4) = 20'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
- Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 12.6"
- Stairways (IBC 1011.2) = 44"
- Corridors (IBC 1020.2) = 44"
- Exit Passageways (IBC 1024.2) = 44"
- Exit Doors (IBC 1010.1.1) = 32" Min Clear
48" Max Nom
6. Doors
- Swing (IBC 1010.1.2.1)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
- Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
- Thresholds (IBC 1010.1.7)
Max Height = 1/2" - 1:2 Beveled Edge If 1/4"-1/2"
- Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
- Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted on Inactive leaf.
- Panic/ Fire Exit Hardware (IBC 1010.1.10)
Required At Exit/Exit Access Doors

PLUMBING FIXTURES

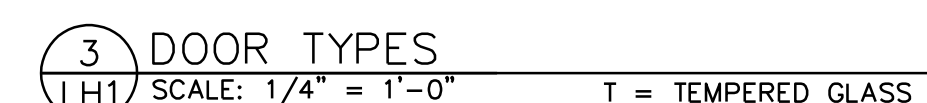
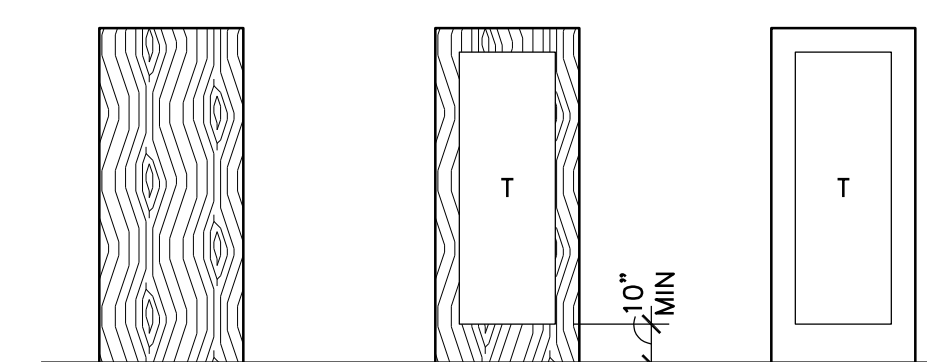
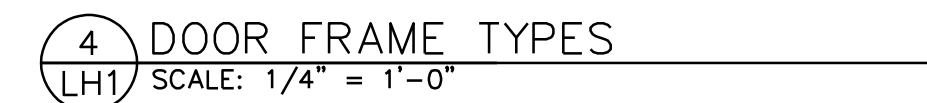
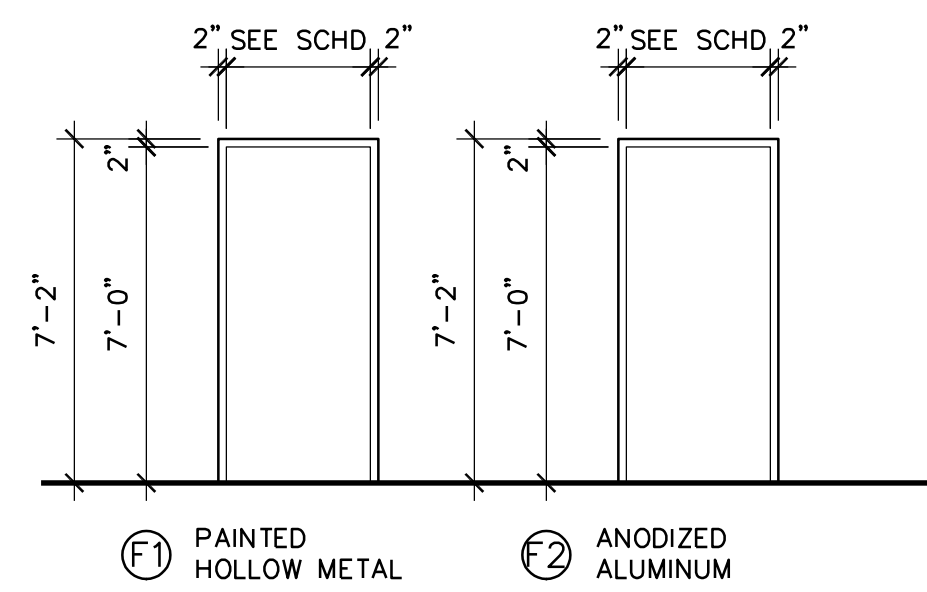
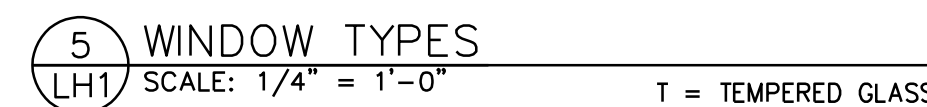
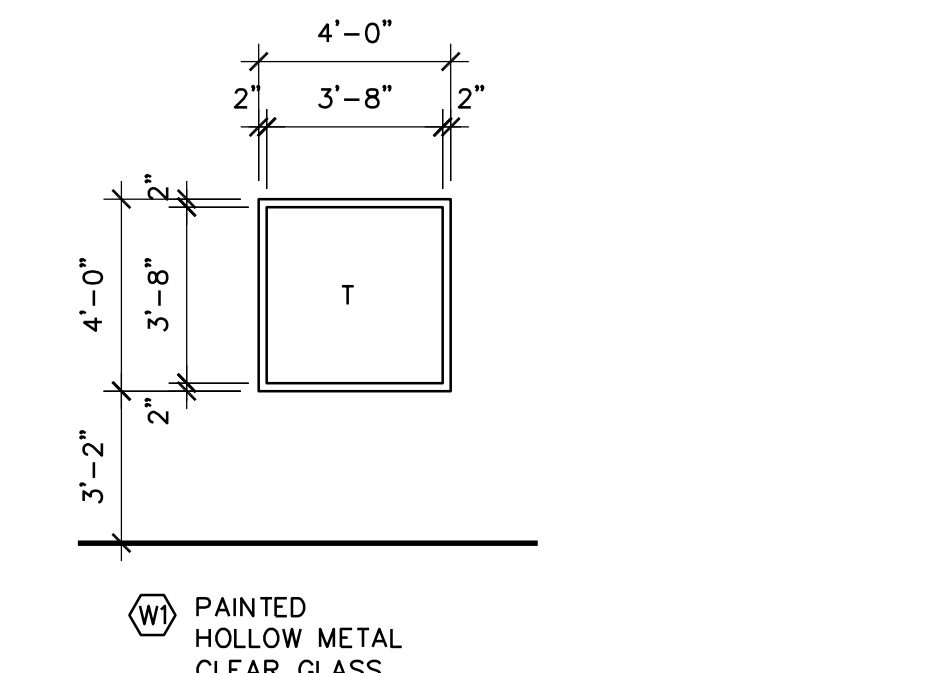
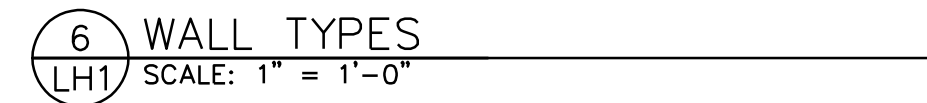
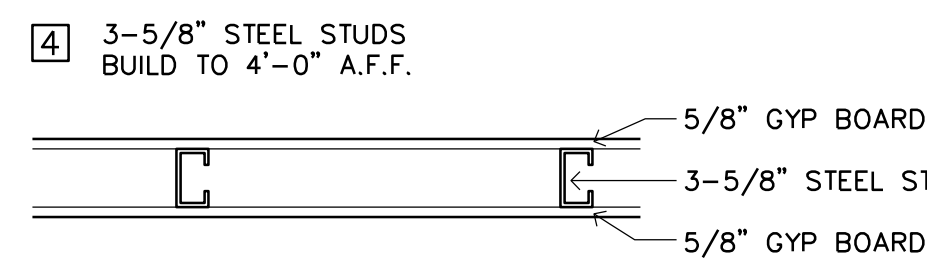
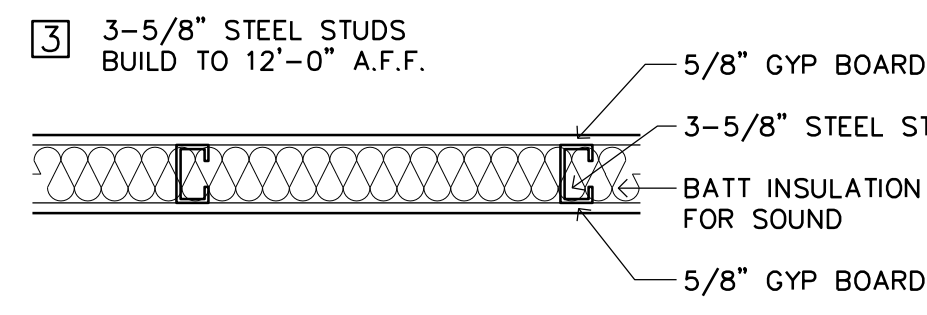
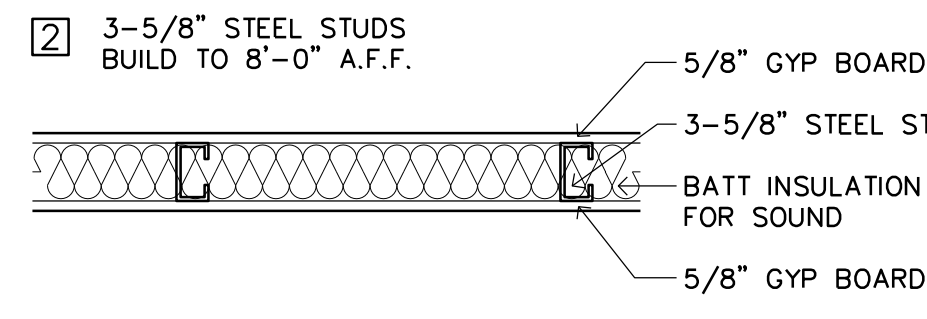
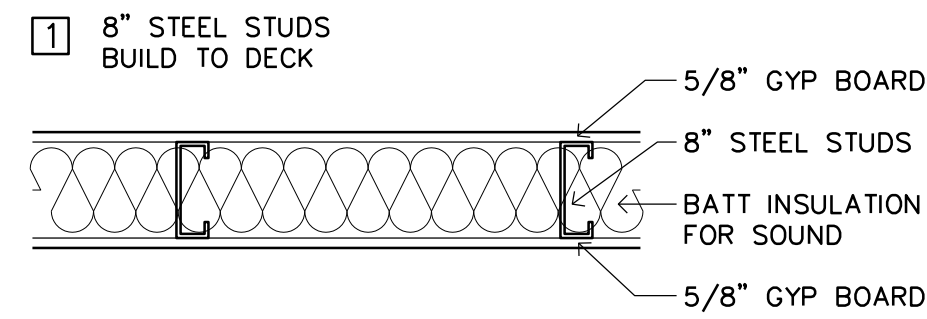
- A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 63 Occupants - Assembly Occupancy
- 31 Male Occupants
- 32 Female Occupants

Fixture	Required		Provided	
	Men	Women	Men	Women
Water Closets	0.25	0.49	2	2
Urinals	-	-	-	-
Lavatories	0.16	0.16	2	2
Bathubs/ Showers	-	-	-	-
Drinking Fountains	0.13	-	2	-
Service Sink	1	-	1	-

- B. LOCATION OF FIXTURES (IBC 2902.3.3)
- Not More Than 1 Story Above Or Below Regular Working Area
- Travel Distance Less Than 500 ft
C. SIGNAGE (IBC 2902.4)
- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

- A. ACCESSIBILITY
1. Building is Accessible
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
D. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)



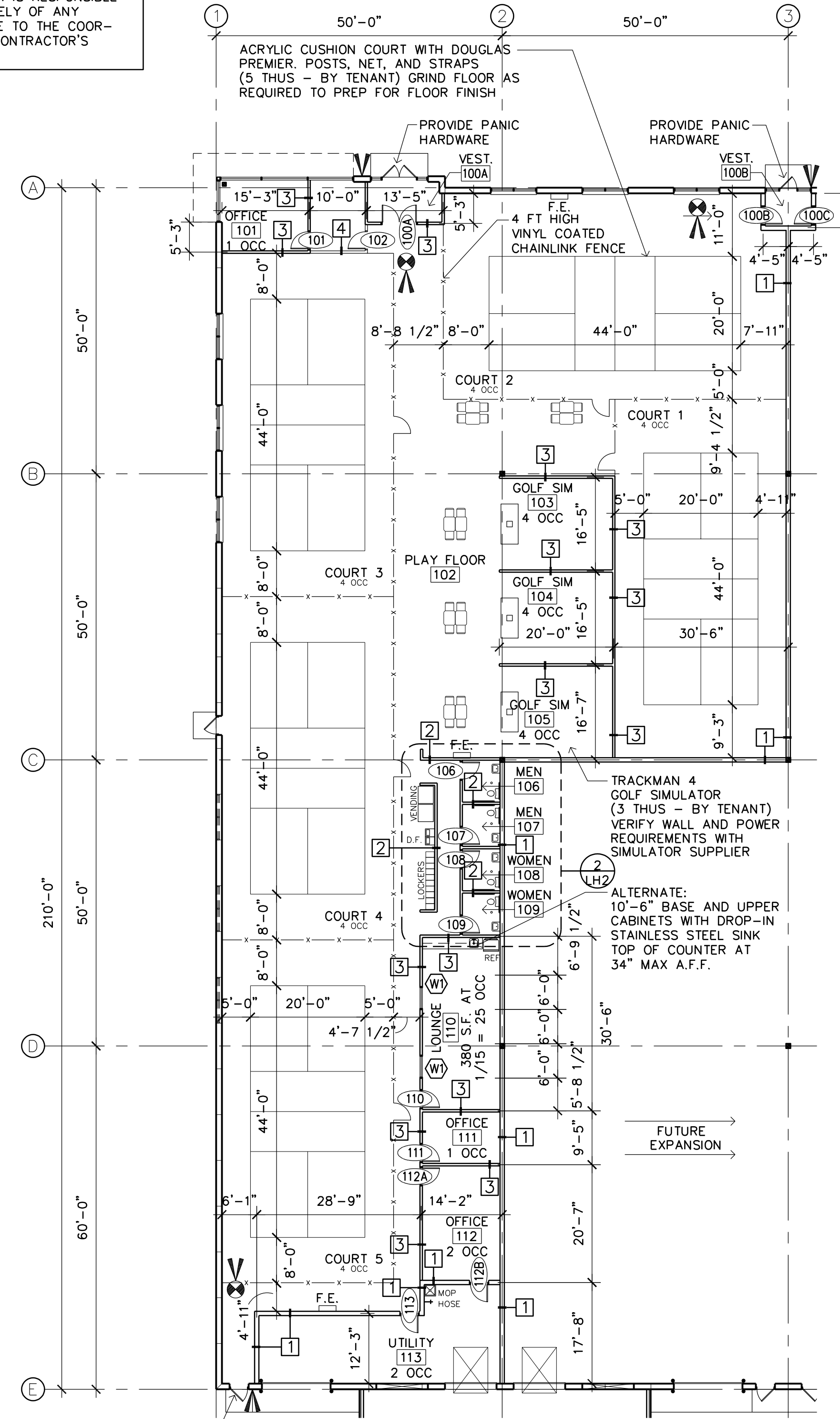
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
100A	(2)3'-0"x7'-0"	1-3/4"	D3	F2	PUSH/PULL ONLY
100B	3'-0"x7'-0"	1-3/4"	D3	F2	PANIC HARDWARE
100C	3'-0"x7'-0"	1-3/4"	D3	F2	-
101	3'-0"x7'-0"	1-3/4"	D1	F1	-
102	3'-0"x4'-0"	1-3/4"	D1	-	-
106	3'-0"x7'-0"	1-3/4"	D1	F1	-
107	3'-0"x7'-0"	1-3/4"	D1	F1	-
108	3'-0"x7'-0"	1-3/4"	D1	F1	-
109	3'-0"x7'-0"	1-3/4"	D1	F1	-
110	3'-0"x7'-0"	1-3/4"	D2	F1	-
111	3'-0"x7'-0"	1-3/4"	D2	F1	-
112A	3'-0"x7'-0"	1-3/4"	D1	F1	-
112B	3'-0"x7'-0"	1-3/4"	D1	F1	-
113	3'-0"x7'-0"	1-3/4"	D1	F1	-

- NOTES:
1. ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
2. ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)

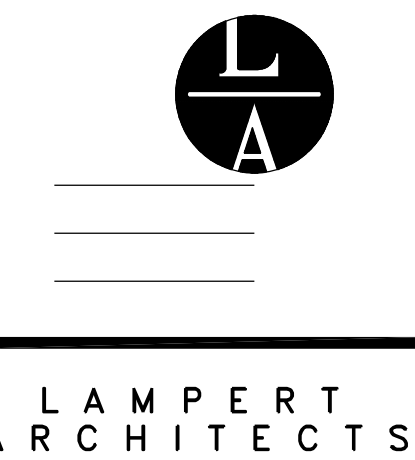
RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
100A	VESTIBULE	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PT/GYP	PT/GYP	12'-0"	VINYL BASE ON PT/GYP ONLY
100B	VESTIBULE	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	VINYL BASE ON PT/GYP ONLY
101	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	12'-0"	-
102	PLAY FLOOR	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PRECAST	OPEN	VARIES	SEE PLAN FOR COURT LOC.
103	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	-
104	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	-
105	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	-
106	MEN	C.T.	C.T.	CT/WST	SEE PLAN FOR LOC.	PT/GYP	PT/GYP	PT/GYP	8'-0"	-
107	MEN	C.T.	C.T.	CT/WST	SEE PLAN FOR LOC.	PT/GYP	PT/GYP	PT/GYP	8'-0"	-
108	WOMEN	C.T.	C.T.	CT/WST	SEE PLAN FOR LOC.	PT/GYP	PT/GYP	PT/GYP	8'-0"	-
109	WOMEN	C.T.	C.T.	CT/WST	SEE PLAN FOR LOC.	PT/GYP	PT/GYP	PT/GYP	8'-0"	-
110	LOUNGE	LVT	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	-
111	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	-
112	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	-
113	UTILITY	CONC	VINYL	PT/GYP	PT/GYP	PRECAST	PT/GYP	OPEN	VARIES	VINYL BASE ON PT/GYP ONLY

- ABBREVIATIONS:
CONC = SEALED CONCRETE
C.T. = CERAMIC TILE
CT/WST = CERAMIC TILE WAINSCOT TO 5'-0" A.F.F.
PT/GYP = PAINTED GYPSUM BOARD
ACT = ACOUSTICAL CEILING TILE
LVT = LUXURY VINYL TILE

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:
THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.



- 15,580 U.S.F. X 1.0029435 = 15,626 R.S.F.
PLAN NORTH
1 FLOOR PLAN
SCALE: 1/16" = 1'-0"
PLAN NOTES:
1. EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION



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lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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.

LEONARD LAMPERT
13669
4/10/25
DATE

IN THE GAME
PICKLEBALL AND GOLF
Ramsey, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

3/31/25 PRELIMINARY

4/10/25 ISSUE FOR PERMIT

CODE REVIEW
FLOOR PLAN
KEY PLAN

Sheet Number

LH1

Project No. 250304-4

GRAB BARS

GRAB BARS SHALL BE 1 1/4"-2" IN DIAMETER. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". A 1 1/2" MINIMUM CLEARANCE SHALL BE PROVIDED BELOW AND AT END OF THE GRAB BAR. A 12" MINIMUM CLEARANCE SHALL BE PROVIDED ABOVE THE GRAB BAR EXCEPT AT SHOWER CONTROLS. GRAB BARS SHALL NOT ROTATE IN THEIR FITTING AND SHALL SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE OPERABLE PARTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS WHERE CONTROLS ARE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.

ACCESSORIES

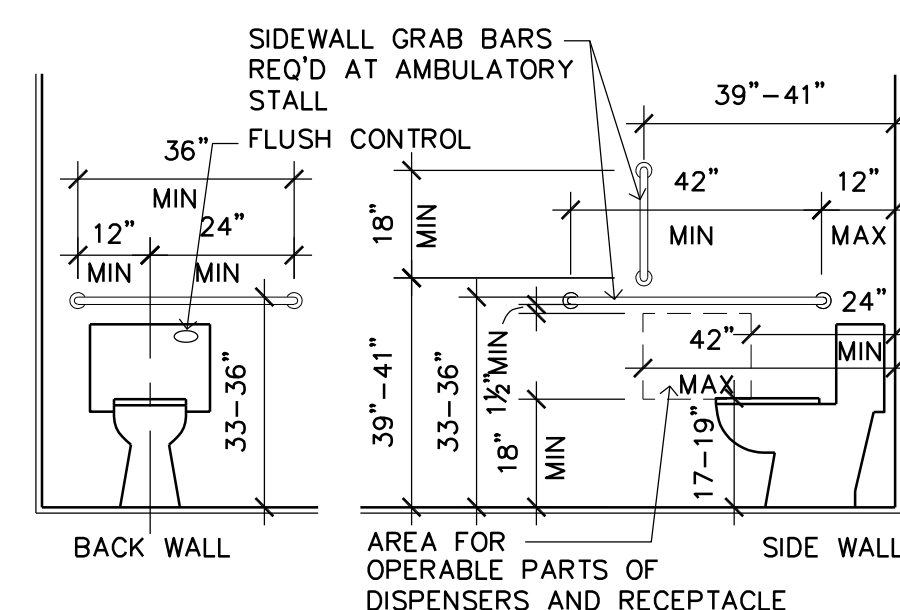
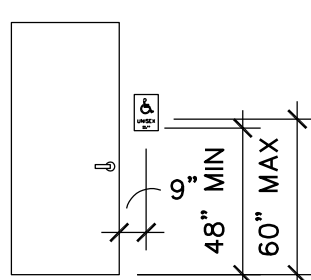
ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR TOILET ACCESSORIES SHALL BE MOUNTED SO THAT THE OPERABLE PORTIONS OF SUCH ACCESSORIES COMPLY WITH AN UNOBSTRUCTED FRONT OR SIDE REACH. THE MAXIMUM UNOBSTRUCTED REACH RANGE IS BETWEEN 15" AND 48" ABOVE THE FINISHED FLOOR. OBSTRUCTIONS PROTRUDING 20-25 FROM A WALL SHALL LIMIT THE HIGH REACH TO 44" MAXIMUM ABOVE THE FINISHED FLOOR.

INTERIOR FINISHES

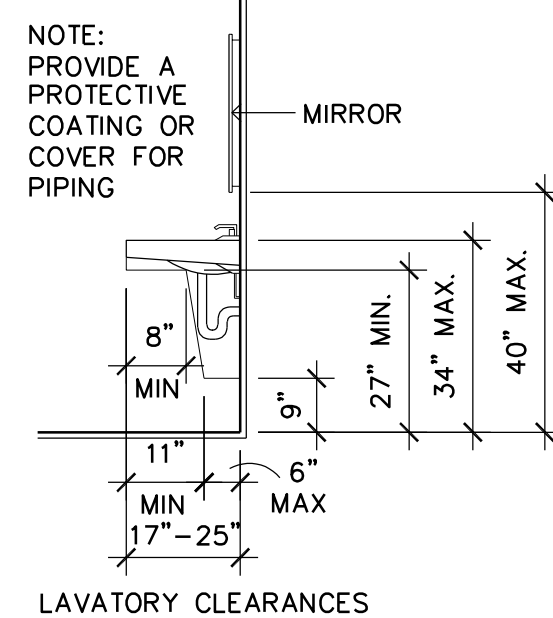
FLOORS IN TOILET, SHOWER, AND BATHING ROOMS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 4". (IBC 1209.2.1)
WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE, TO 4 FEET A.F.F. (IBC 1209.2.2)
SHOWER COMPARTMENT AND BATHTUB WALLS WITH SHOWER HEADS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE TO 72" ABOVE THE DRAIN. (IBC 1209.2.3)

SIGNAGE

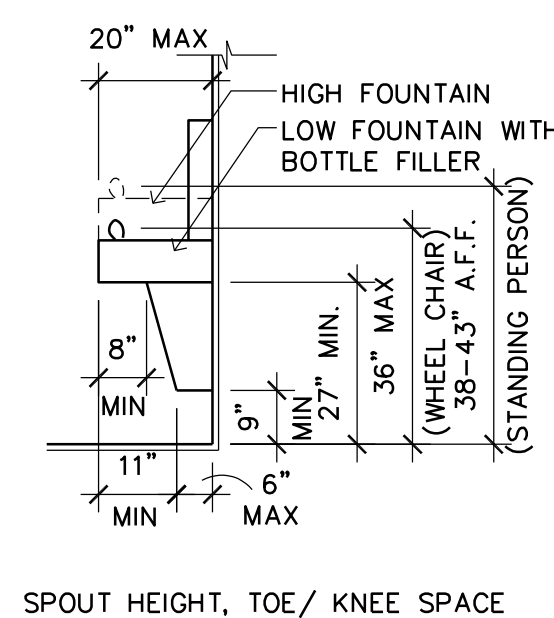
IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT TOILET ROOMS. THE SIGNAGE SHALL INCLUDE TACTILE LETTERS INDICATING THE NAME OF THE SPACE, THE INT'L SYMBOL OF ACCESSIBILITY, AND BRAILLE CHARACTERS ACCORDING TO CHAPTER 703. MOUNT THE SIGN CENTERED AT 9" FROM THE LATCH SIDE OF THE DOOR AND MOUNT THE SIGN 48"-60" ABOVE THE FIN. FLR. WITH AN 18"x18" CLEAR FLOOR SPACE CENTERED ON THE SIGN.



GRAB BARS AND ACCESSIBLE WATER CLOSETS

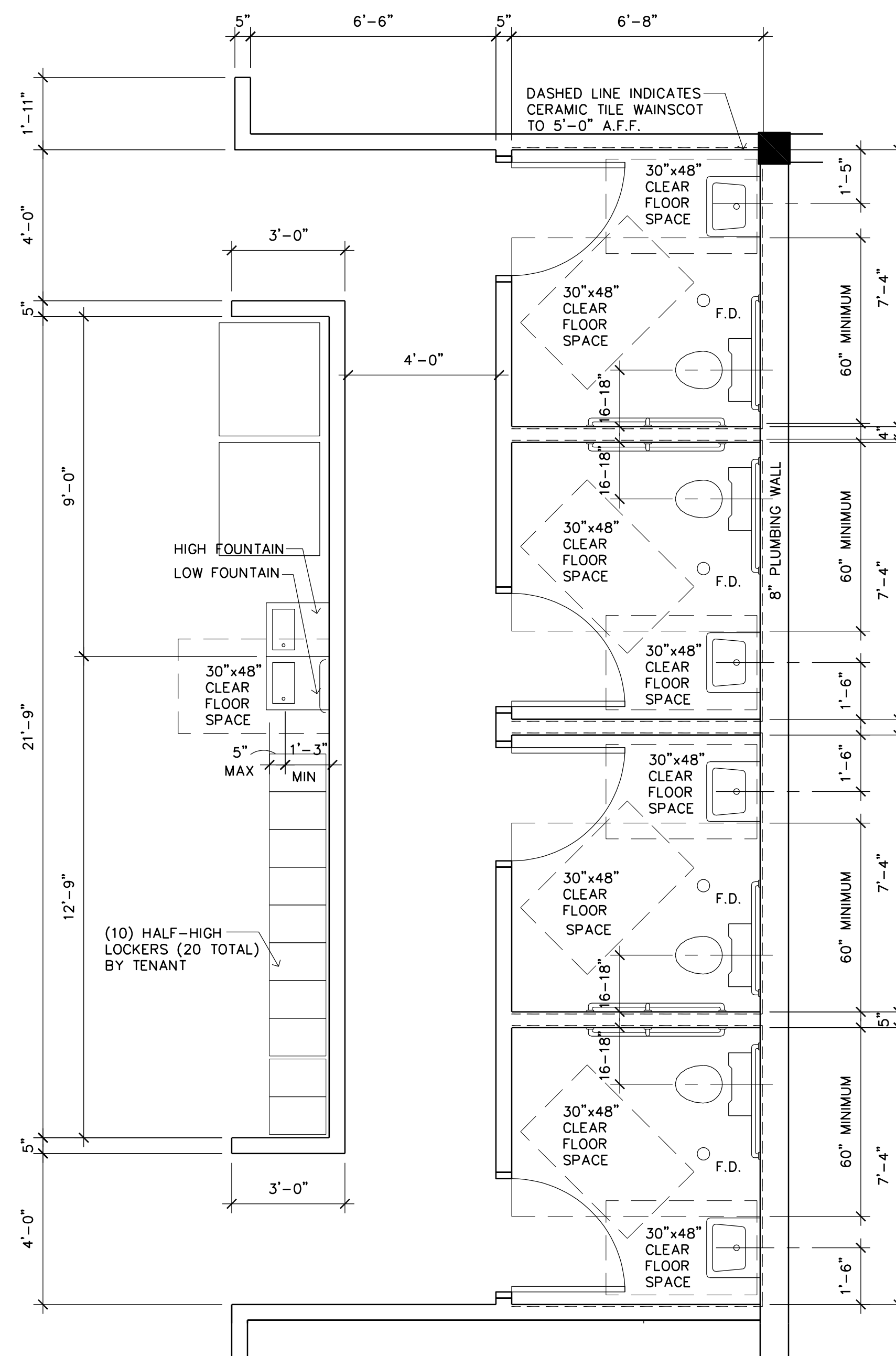


LAVATORY CLEARANCES

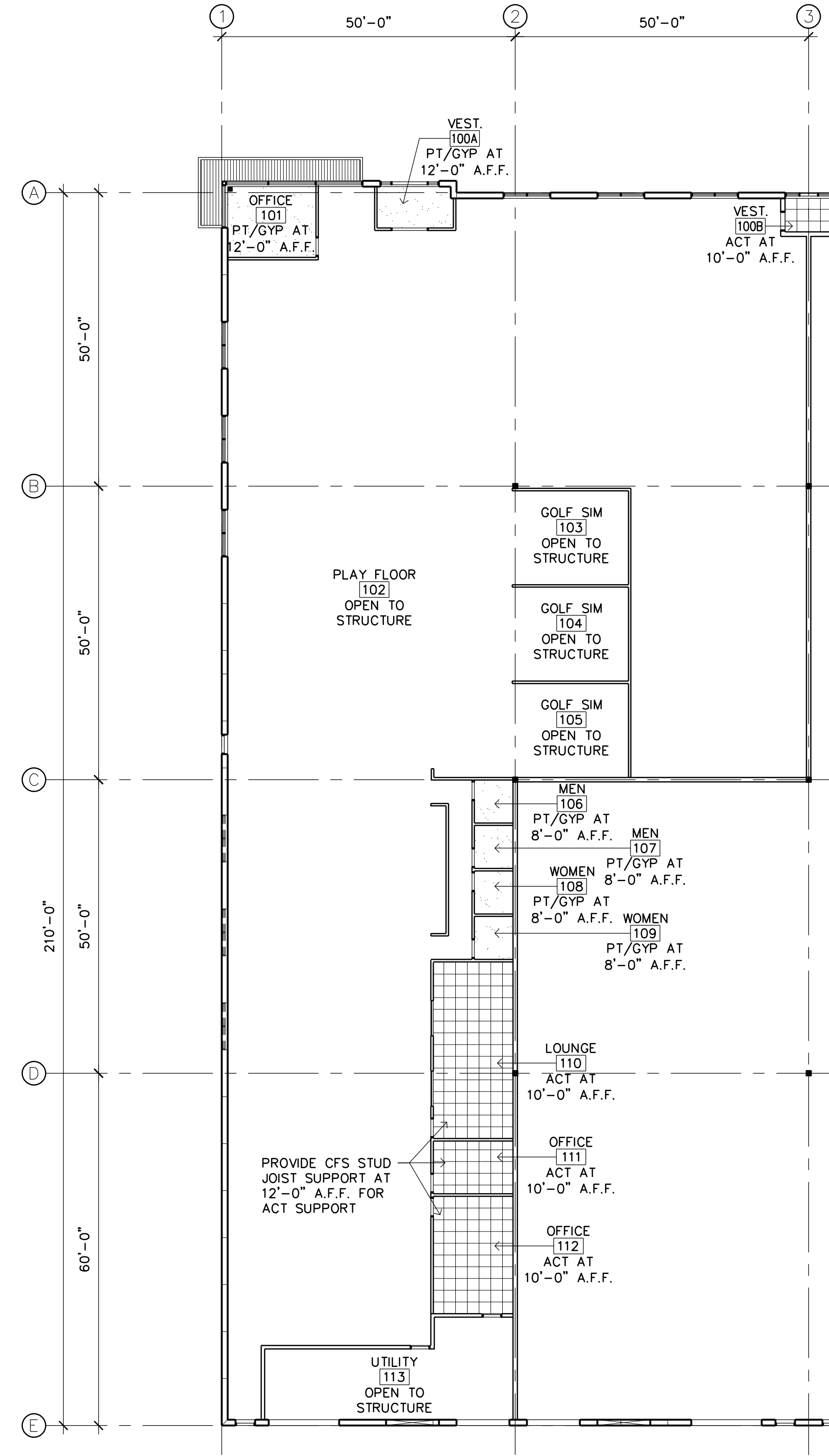


SPOUT HEIGHT, TOE/ KNEE SPACE

3 RESTROOM DETAILS AND NOTES
LH2 SCALE: 3/8" = 1'-0"



2 ENLARGED RESTROOM PLAN
LH2 SCALE: 3/8" = 1'-0"



PLAN NOTES
1. REFLECTED CEILING PLAN IS FOR APPROXIMATE GRID PLACEMENT ONLY. VERIFY LOCATION OF ALL DIFFUSERS, SPRINKLER HEADS, LIGHTS, ETC. WITH APPROPRIATE DESIGN BUILD CONTRACTOR

1 REFLECTED CEILING PLAN
LH2 SCALE: 1/16" = 1'-0"

ARCHITECT CERTIFICATION:
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.

LEONARD LAMPERT
SIGNATURE
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PRINT NAME
13669
LICENSE NO.
4/10/25
DATE

IN THE GAME PICKLEBALL AND GOLF
Ramsey, Minnesota

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Checked By: LL

Revisions	DATE	DESCRIPTION
	4/10/25	ISSUE FOR PERMIT

REF. CLG PLAN RESTROOM PLANS
Sheet Number