

consultants

project number: 2524
date: 4-25-2025
drawn by: ER
checked by: AF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# 22887
NAME: ALEXANDER EI-NAGDY
SIGNATURE: *Alexander El-Nagdy*
DATE: 4-25-2025

certification

revisions

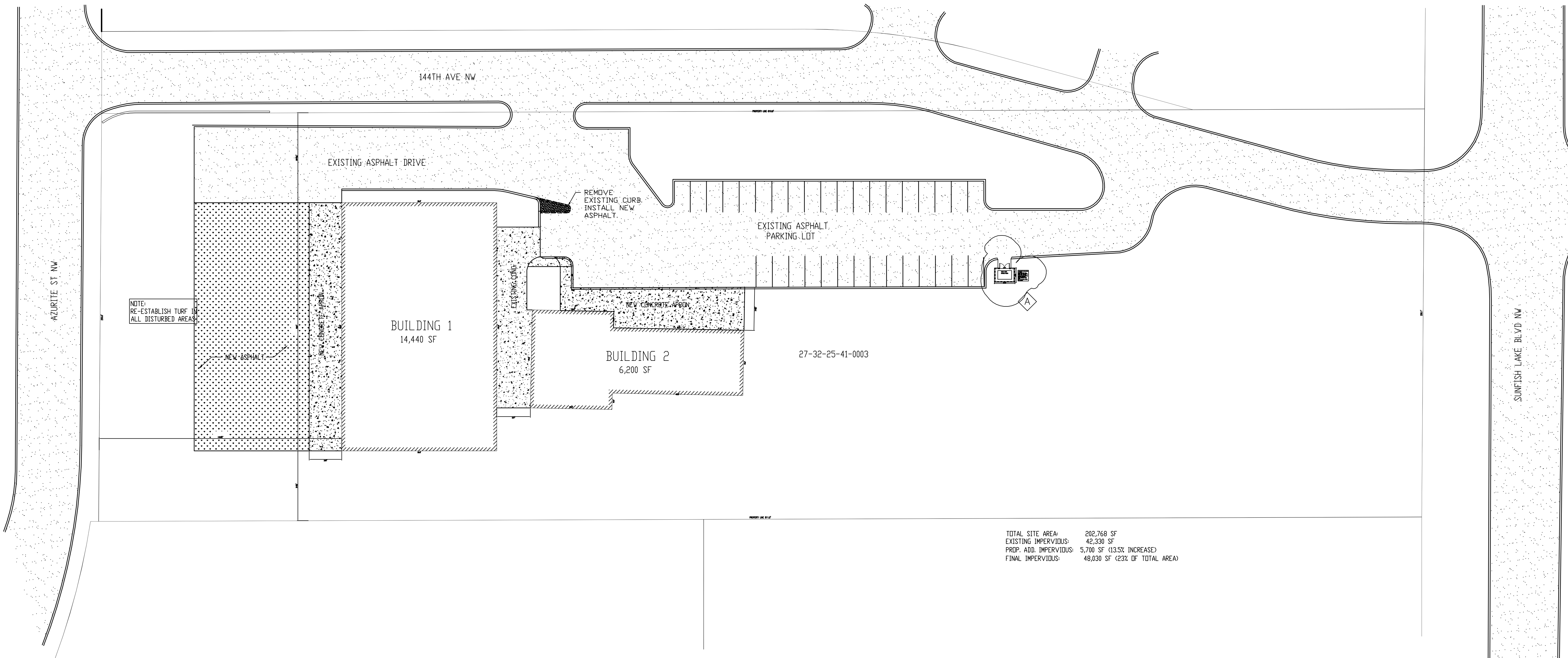
REVISION 1 7/25/2025
REVISION 2 8/25/2025
REVISION 3 12/11/2025

project title

COMMERCIAL REMODEL
14310 SUNFISH LAKE BLVD.
RAMSEY MN, 55303

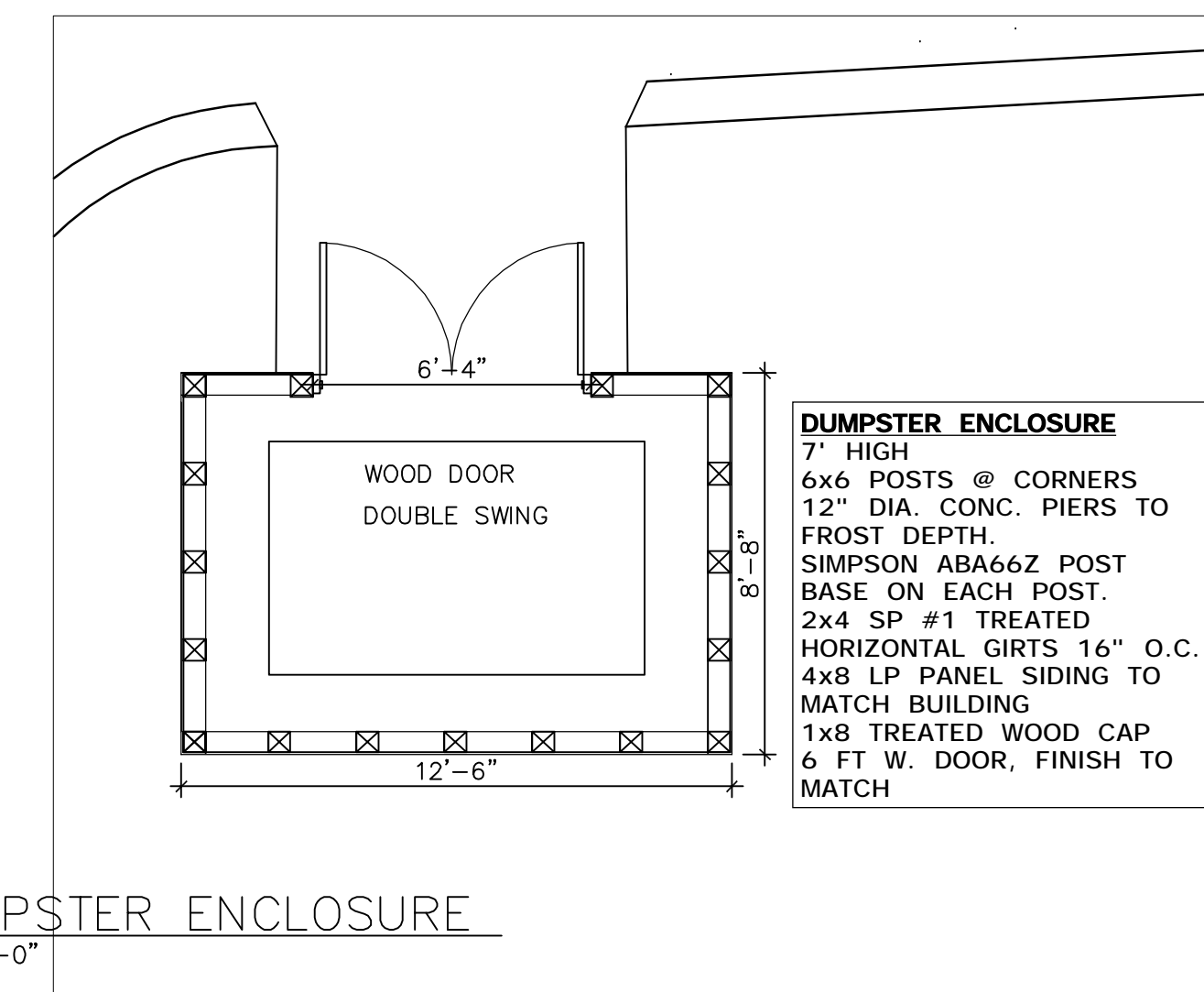
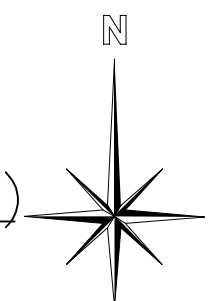
SITE PLAN REFERENCE

A-0.0



TOTAL SITE AREA: 202,768 SF
EXISTING IMPERVIOUS: 42,330 SF
PROP. ADD. IMPERVIOUS: 5,700 SF (13.5% INCREASE)
FINAL IMPERVIOUS: 48,030 SF (23% OF TOTAL AREA)

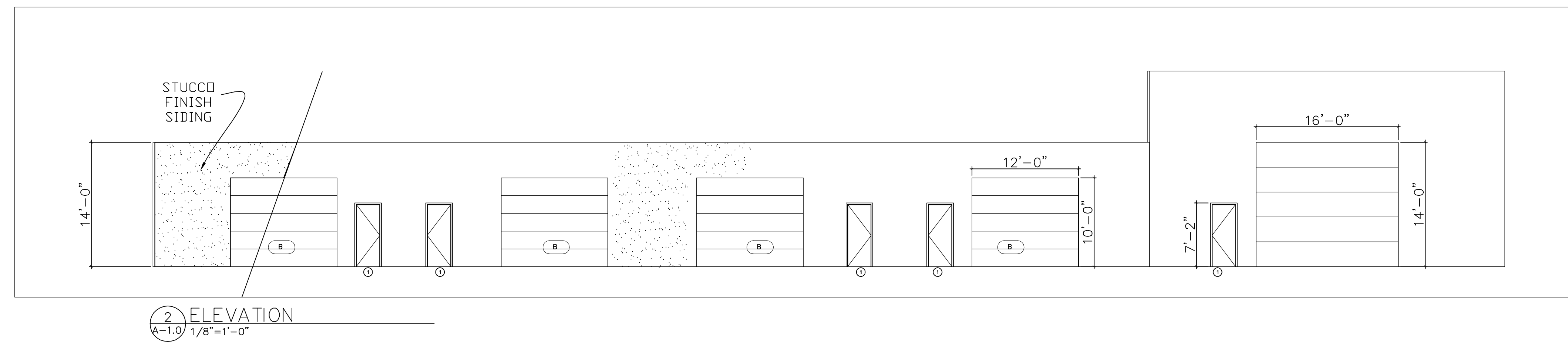
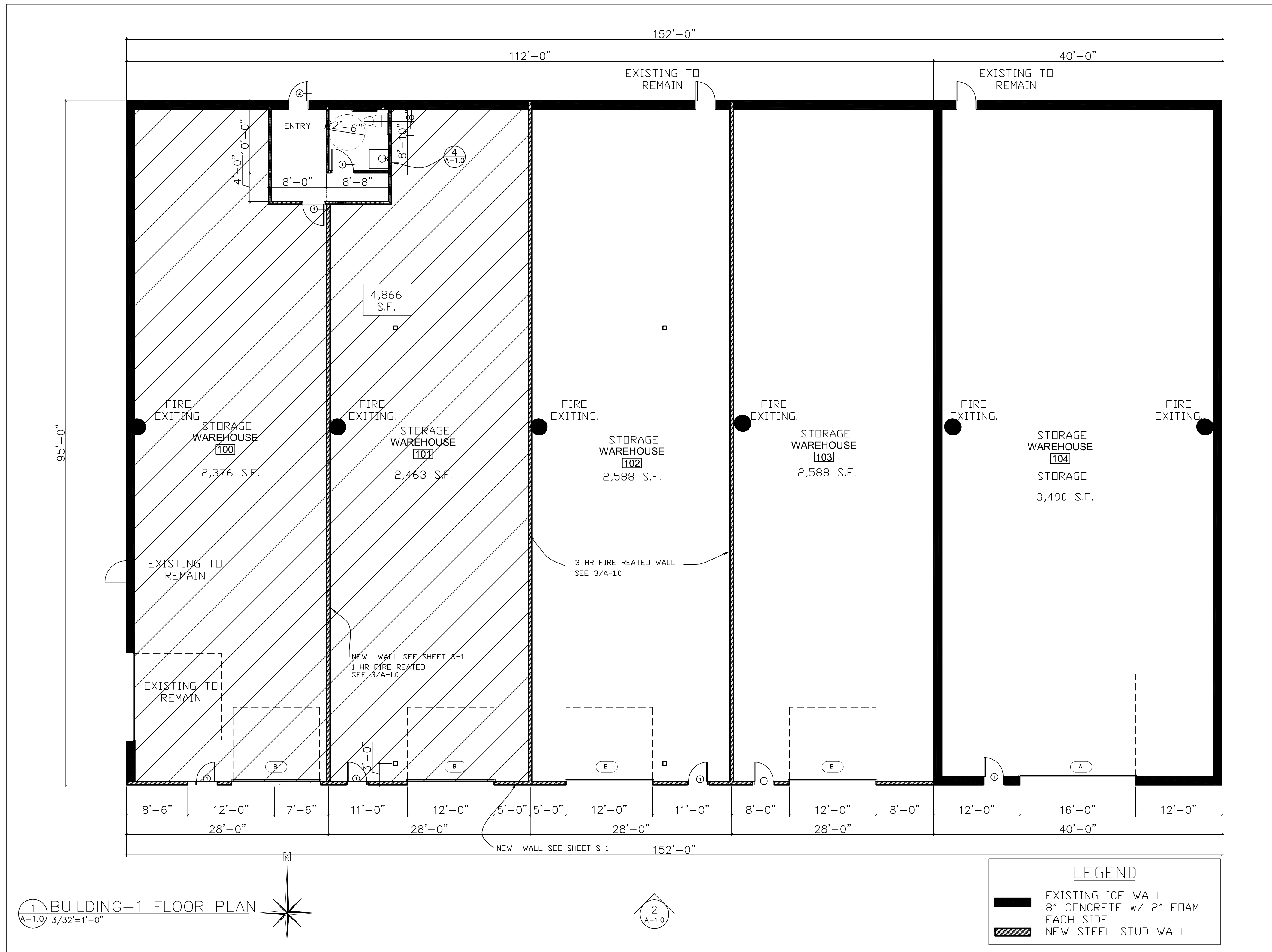
1 SITE PLAN (REFERENCE)
A-0.0 1/32"=1'-0"



2 DUMPSTER ENCLOSURE
A-0.0 1/4"=1'-0"

LEGEND	
	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE

IMPERVIOUS SUMMARY
TOTAL SITE AREA: 202,768 SF
EXISTING IMPERVIOUS: 42,330 SF
PROP. ADD. IMPERVIOUS: 5,700 SF (13.5% INCREASE)
FINAL IMPERVIOUS: 48,030 SF (23% OF TOTAL AREA)



CODE REVIEW: BLDG 1

PROJECT DESCRIPTION: REMODELING OF EXISTING PROPERTY
14310 SUNFISH LAKE BLVD
RAMSEY, MN 55303

ZONING:
C (COMMERCIAL)

CODE USED:
2018 IBC
2020 STATE BUILDING CODE

BUILDING
EXISTING ONE STORY
TYPE OF CONSTRUCTION: V-B
NONE SPRINKLER

OCCUPANCY CLASSIFICATION:

S OCCUPANCY
TOTAL AREA USED FOR S
OCCUPANCY 14,440 SF
TOTAL OCCUP. ALLOWED 48
100]S OCCUPANCY.2,376 SF
101]S OCCUPANCY.2,436 SF
102]S OCCUPANCY.2,588 SF
103]S OCCUPANCY.2,588 SF
104]S OCCUPANCY.3,490 SF

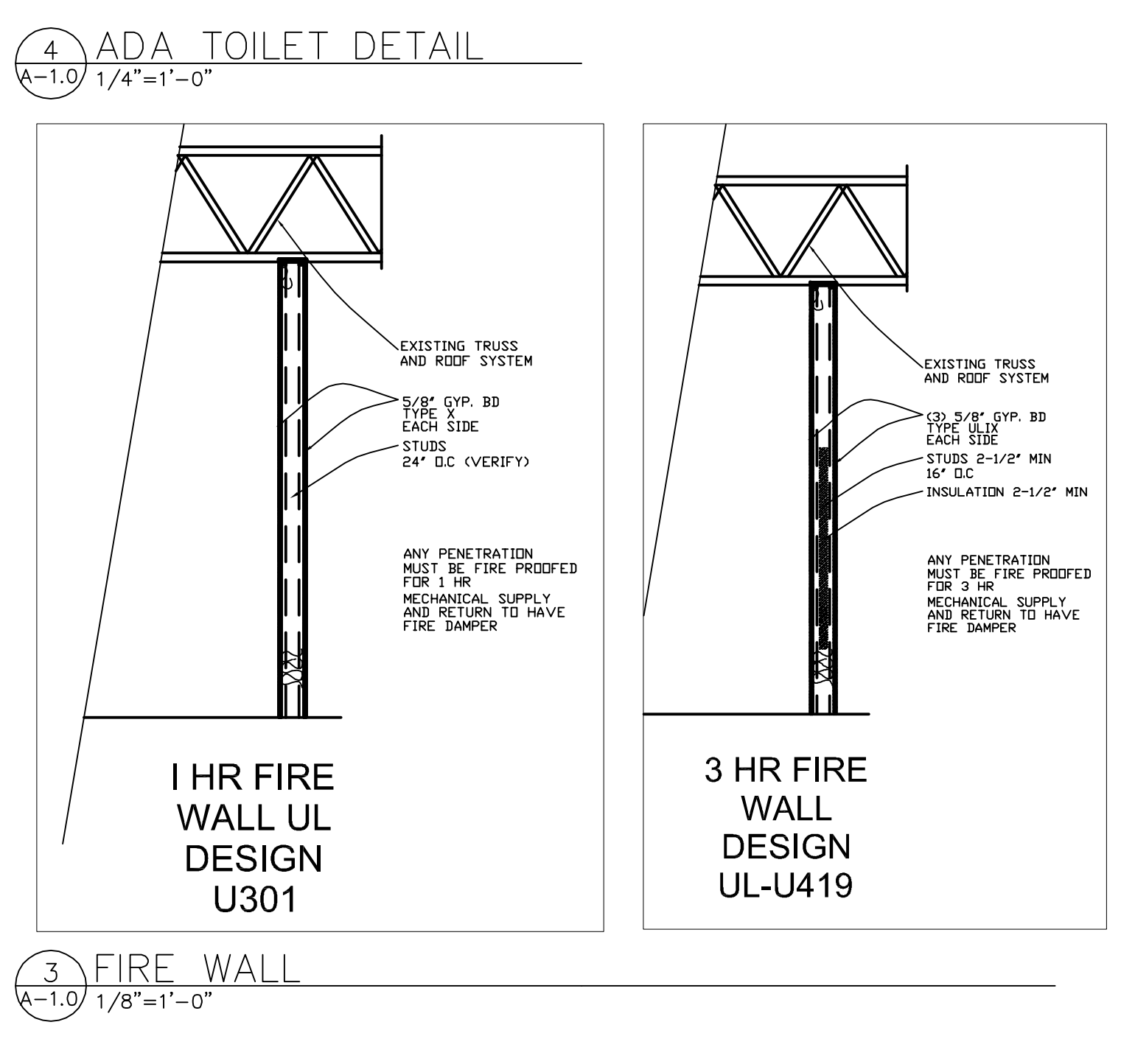
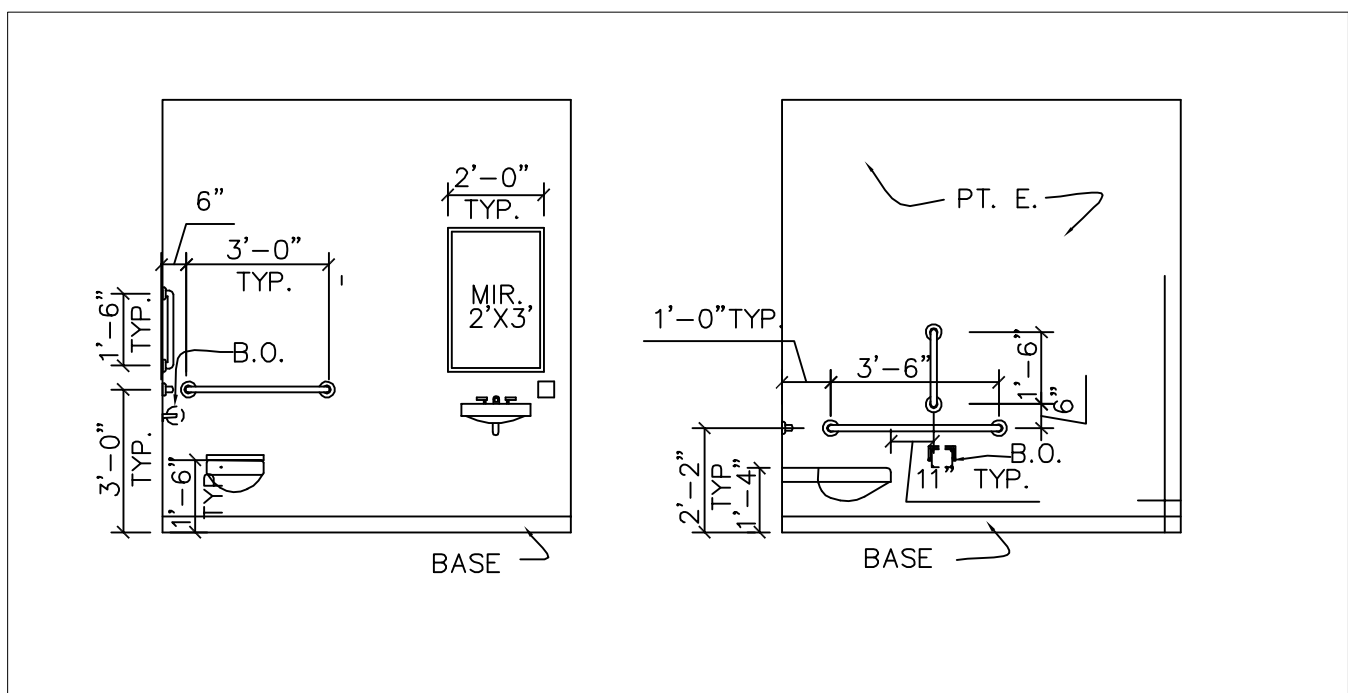
OCCUPANCY LOAD

100]S @300 SF # OF OCCUP.ALLOWED 8
101]S @300 SF # OF OCCUP.ALLOWED 8
102]S @300 SF # OF OCCUP.ALLOWED 9
103]S @300 SF # OF OCCUP.ALLOWED 9
104]S @300 SF # OF OCCUP.ALLOWED 12

PLUMBING FIXTURES:
AREA S OCCUPANCY 1 (EXISTING)

EXIT REQUIREMENTS
S OCCUPANCY 1
2 EXIT PROVIDED AT EACH AREA

PARKING REQUIREMENTS
EXISTING
SEE SITE PLAN A-0.0



El-Nagdy Architects

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MINNEAPOLIS, MN 55418
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date 4-25-2025
drawn by ER
checked by AE

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REGISTRATION# 22887
NAME: ALYSEIN ELNAGDY
SIGNATURE: *Alysein ElNagdy*
DATE: 4-25-2025

certification

revisions

REVISION 1 7/25/2025
REVISION 2 8/25/2025
REVISION 3 12/11/2025

project title

COMMERCIAL REMODEL
14310 SUNFISH LAKE BLVD.
RAMSEY MN,55303

FLOOR PLAN BUILDINGS 1

A-1.0

consultants

project 2524
number
date 4-25-2025
drawn by EB
checked by AF

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REGISTRATION 22887
NAME: AYELEIN ELNAGDY
SIGNATURE: *A. El Nagdy*
DATE: 8/19/2025

certification

revisions

REVISION 1 7/25/2025
REVISION 2 8/25/2025
REVISION 3 12/11/2025

project title

Title
Title
14310
SUNFISH LAKE
BLVD.
RAMSEY
MN, 55303

FLOOR PLAN BUILDINGS 2

CODE REVIEW :BLDG 2

PROJECT DESCRIPTION: REMODELING OF EXISTING PROPERTY
14310 SUNFISH LAKE BLVD
RAMSEY, MN 55303

ZONING:
I-1: LIGHT INDUSTRIAL

CODE USED:
2018 IBC
2020 STATE BUILDING CODE

BUILDING
EXISTING ONE STORY
TYPE OF CONSTRUCTION: V-B
NONE SPRINKLER

OCCUPANCY CLASSIFICATION:
S-1 OR S-2 OCCUPANCY, NON-SEPARATED USES
AREA USED FOR S-1 / S-2 OCCUPANCY 6,011 SF

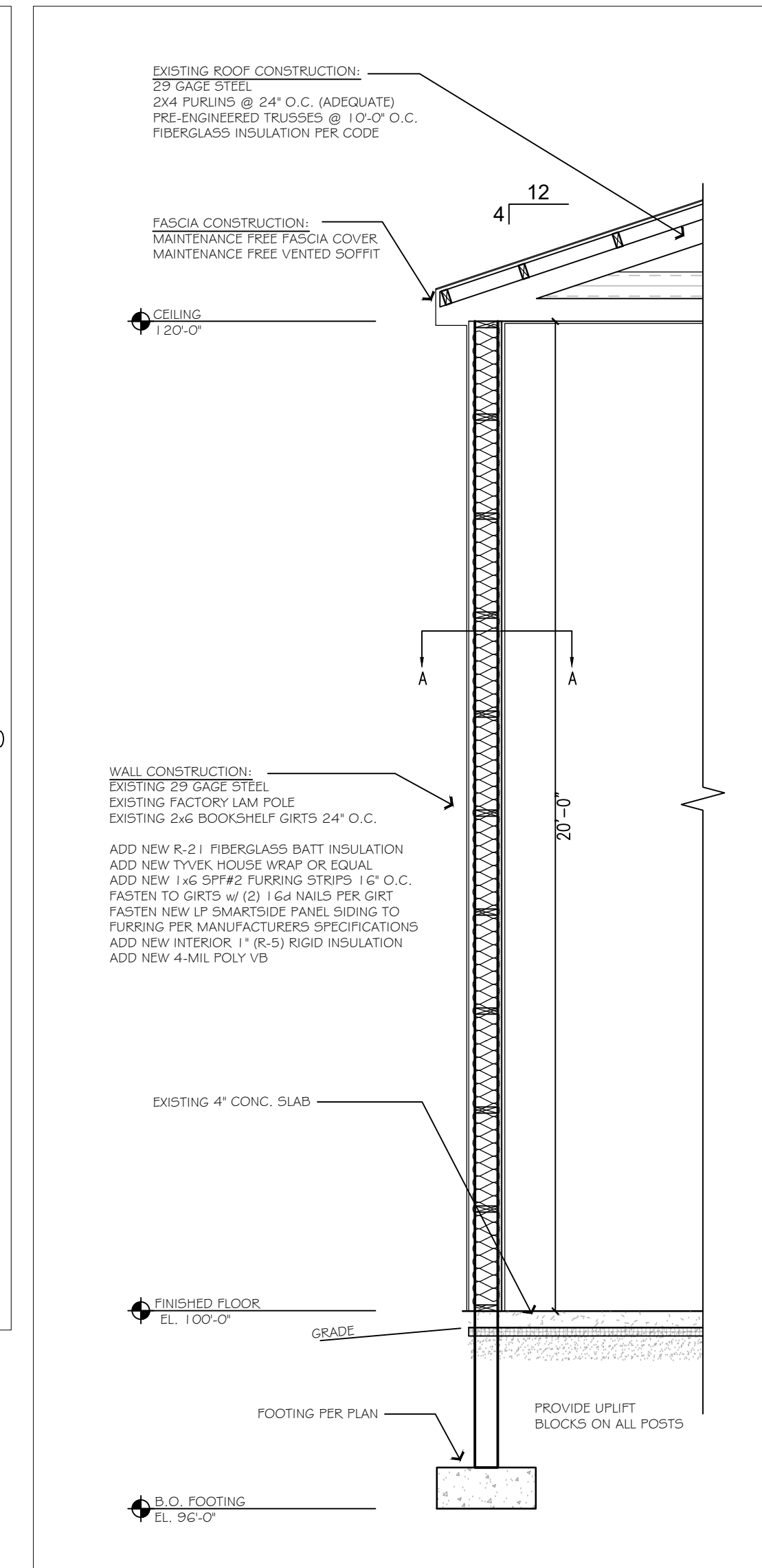
OCCUPANCY LOAD
[200] S-1 / S-2 2,981 SF @300 # OCCUP.ALLOWED 10
[201] S-1 / S-2 1,530 SF @300 # OCCUP.ALLOWED 5
[202] S-1 / S-2 1,530 SF @300 # OCCUP.ALLOWED 5
TOTAL OCCUP. ALLOWED S-1 / S-2 @ 300 SF 20

PLUMBING FIXTURES:
S-1 / S-2 OCCUPANCY 1
PROVIDED AT BUILDING 1

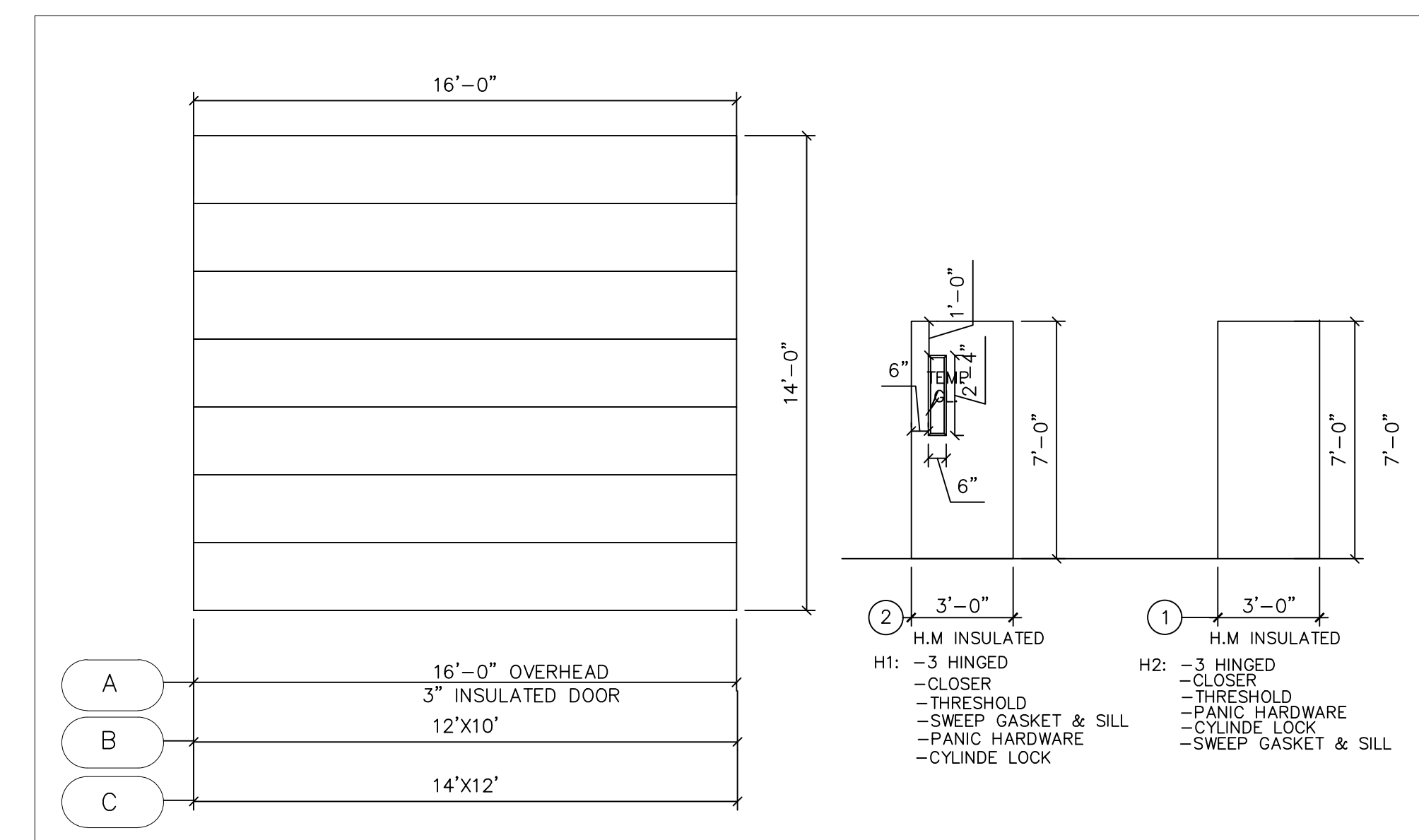
FIRE SEPARATION
NONE REQUIRED

EXIT REQUIREMENTS
S-1 / S-2 OCCUPANCY 1
2 EXIT PROVIDED AT EAT AREA

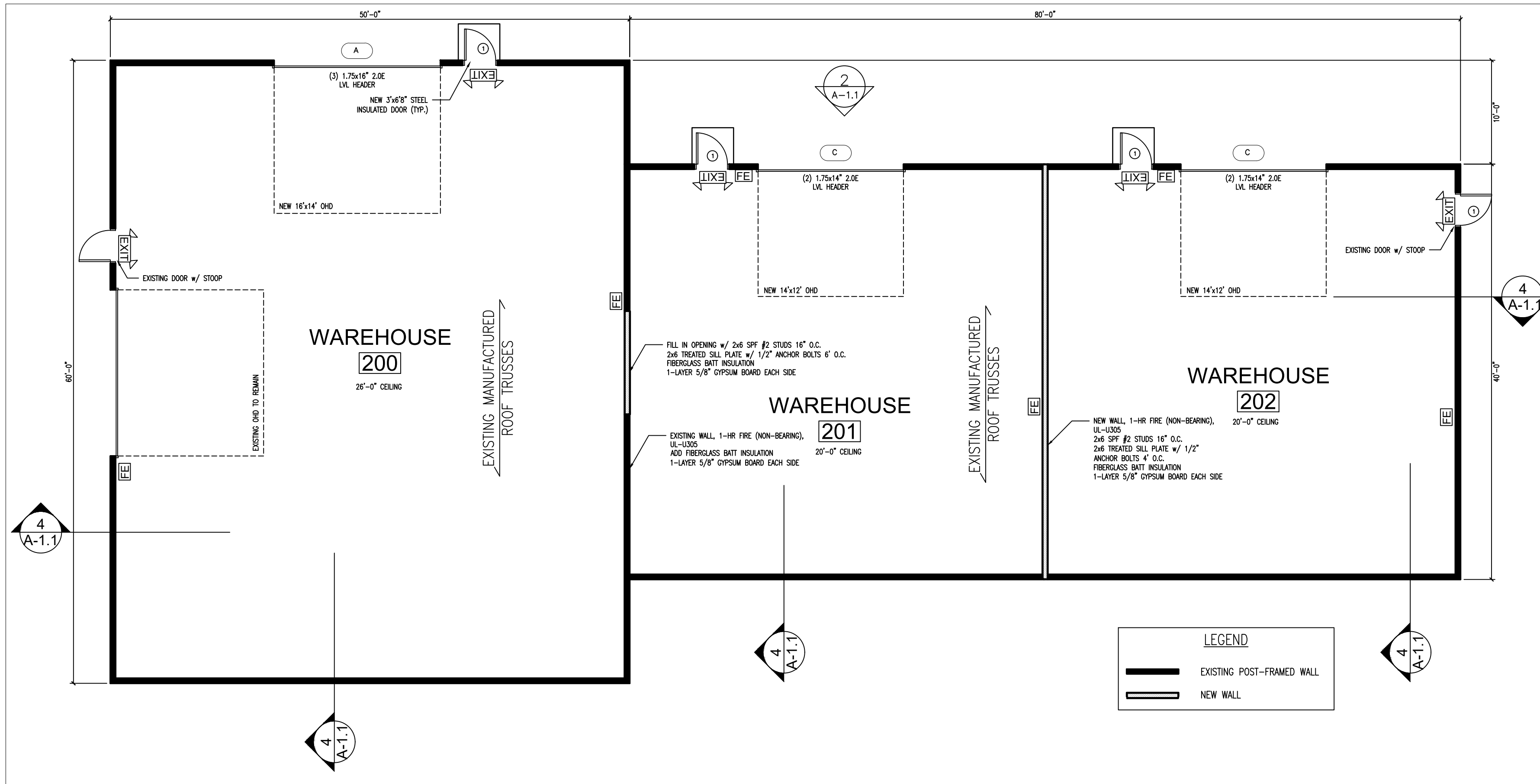
PARKING REQUIREMENTS
EXISTING
SEE SITE PLAN A-0.0



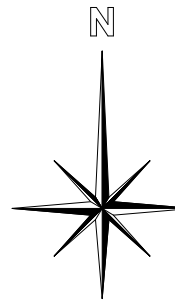
4 EXTERIOR WALL SECTION
A-1.1 3/8"=1'-0"



3 DOORS DETAILS
A-1.1 1/4"=1'-0"



1 FLOOR PLAN BLDG. 2
A-1.1 1/8"=1'-0"



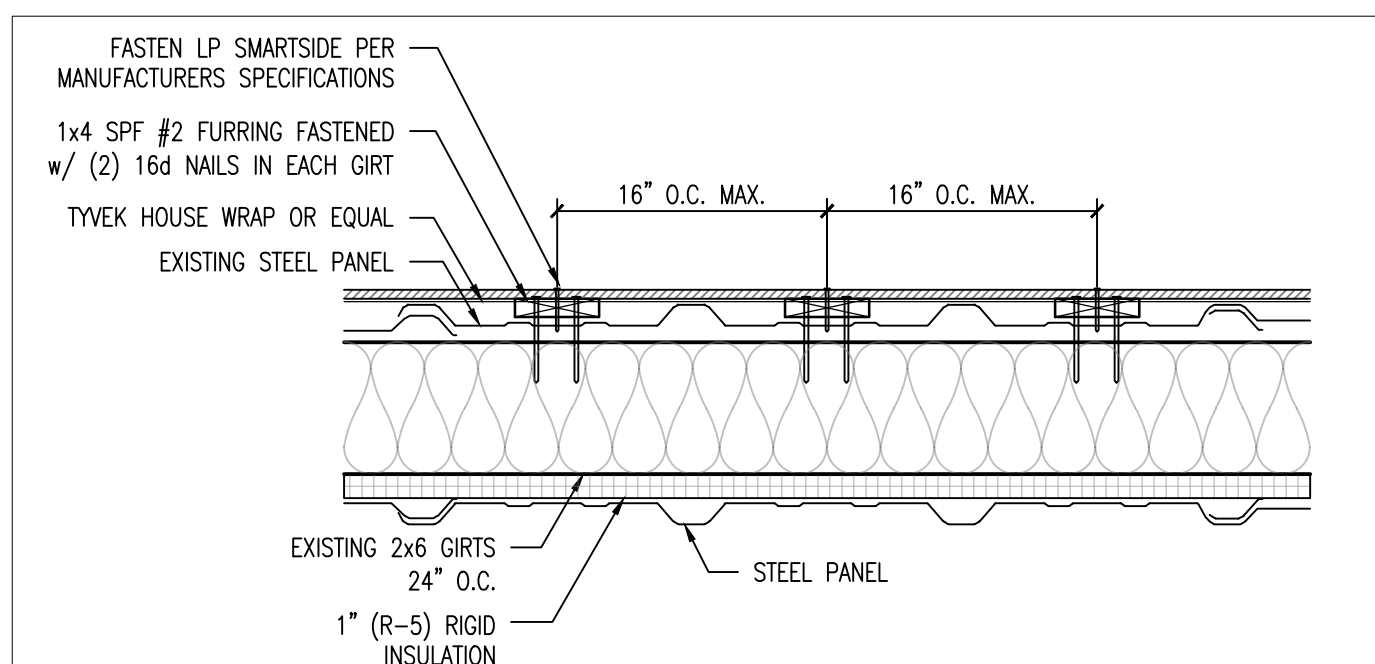
MNBC 311.2 Moderate-hazard storage, Group S-1.
Storage Group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosol products, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture
- Furs
- Glues, mucilage, pastes and size
- Grains
- Horns and combs, other than celluloid
- Leather
- Linoleum
- Lumber
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8) *
- Photo engravings
- Resilient flooring
- Self-service storage facility (mini-storage)
- Silks
- Soaps
- Sugar
- Tires, bulk storage of
- Tobacco, cigars, cigarettes and snuff
- Upholstery and mattresses
- Wax candles

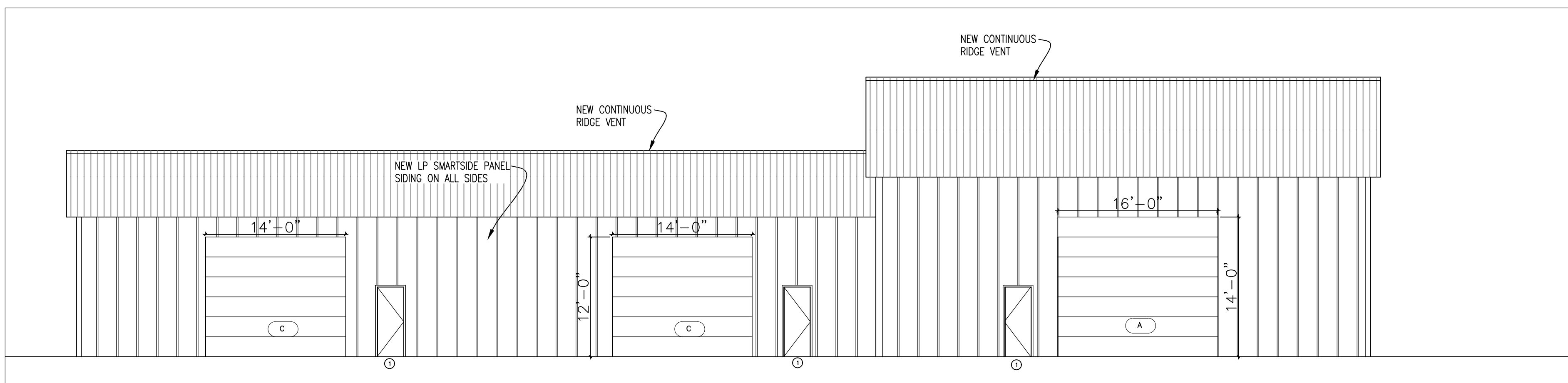
* ADDITIONAL CHANGES TO THE BUILDING ARE REQUIRED FOR AUTOMOTIVE USES.

MNBC 311.3 Low-hazard storage, Group S-2.
Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

- Asbestos
- Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
- Cement in bags
- Chalk and crayons
- Dairy products in nonwaxed coated paper containers
- Dry cell batteries
- Electrical coils
- Electrical motors
- Empty cans
- Food products
- Foods in noncombustible containers
- Fresh fruits and vegetables in nonplastic trays or containers
- Frozen foods
- Glass
- Glass bottles, empty or filled with noncombustible liquids
- Gypsum board
- Inert pigments
- Ivory
- Meats
- Metal cabinets
- Metal desks with plastic tops and trim
- Metal parts
- Metals
- Mirrors
- Oil-filled and other types of distribution transformers
- Parking garages, open or enclosed
- Porcelain and pottery
- Stoves
- Talc and soapstones
- Washers and dryers



5 SECTION A-A
A-1.1 1-1/2"=1'-0"



2 ELEVATION
A-1.1 1/8"=1'-0"