COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: D-Bat Academy
B. PROJECT LOCATION: Bunker Lake Building #2
Ramsey, Minnesota

APPLICABLE CODES:

A. RAMSEY ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) – INCLUDING –	
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. Training And Skill Development
   - Group B
   - Type of Construction – II–B
   - Area – 16,000 s.f.
   - Height – 31'–6", 1 Story
2. Mixed Occupancy (IBC 508)
   - Group B is a Non–Separated Use From Adjacent Group S–1
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 C
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 = 68 (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) = 300'
   - Common Path of Egress (IBC 1006.2.1) = 100'
   - Dead Ends (IBC 1020.4) = 50'
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) = 13.6"
   - 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)
     Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 68 Occupants – Athletic Occupancy
   - 34 Female Occupants
   - 34 Male Occupants

Fixture	Required		Provided		
	Men	Women	Men	Women	Unisex
Water Closets	0.27	0.52	1	1	–
Urinals	–	–	–	–	–
Lavatories	0.17	0.17	1	1	–
Bathtubs/ Showers	–	–	–	–	–
Drinking Fountains	0.14		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 (MN State Accessibility Code)
1. Alterations To An Area Containing A Primary Function Shall Be Made To Ensure That The Path To The Altered Area And The Toilet Rooms, Parking Facilities, And Drinking Fountains Serving The Altered Area Are Accessible. Alterations For Accessibility Need Not Exceed 20% Of The Cost Of The Alteration To The Primary Function Area (MSBC 1112.7)
   - Accessible Route: Existing Route Is Accessible
   - Accessible Toilet Room: Existing Restrooms Are Accessible
   - Parking: Existing Accessible Parking Provided
   - Accessible Drinking Fountain: New Drinking Fountains Provided

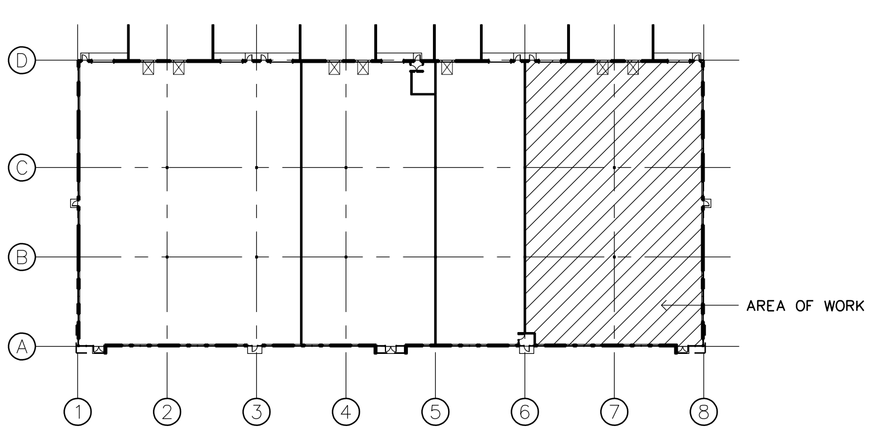
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.

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)

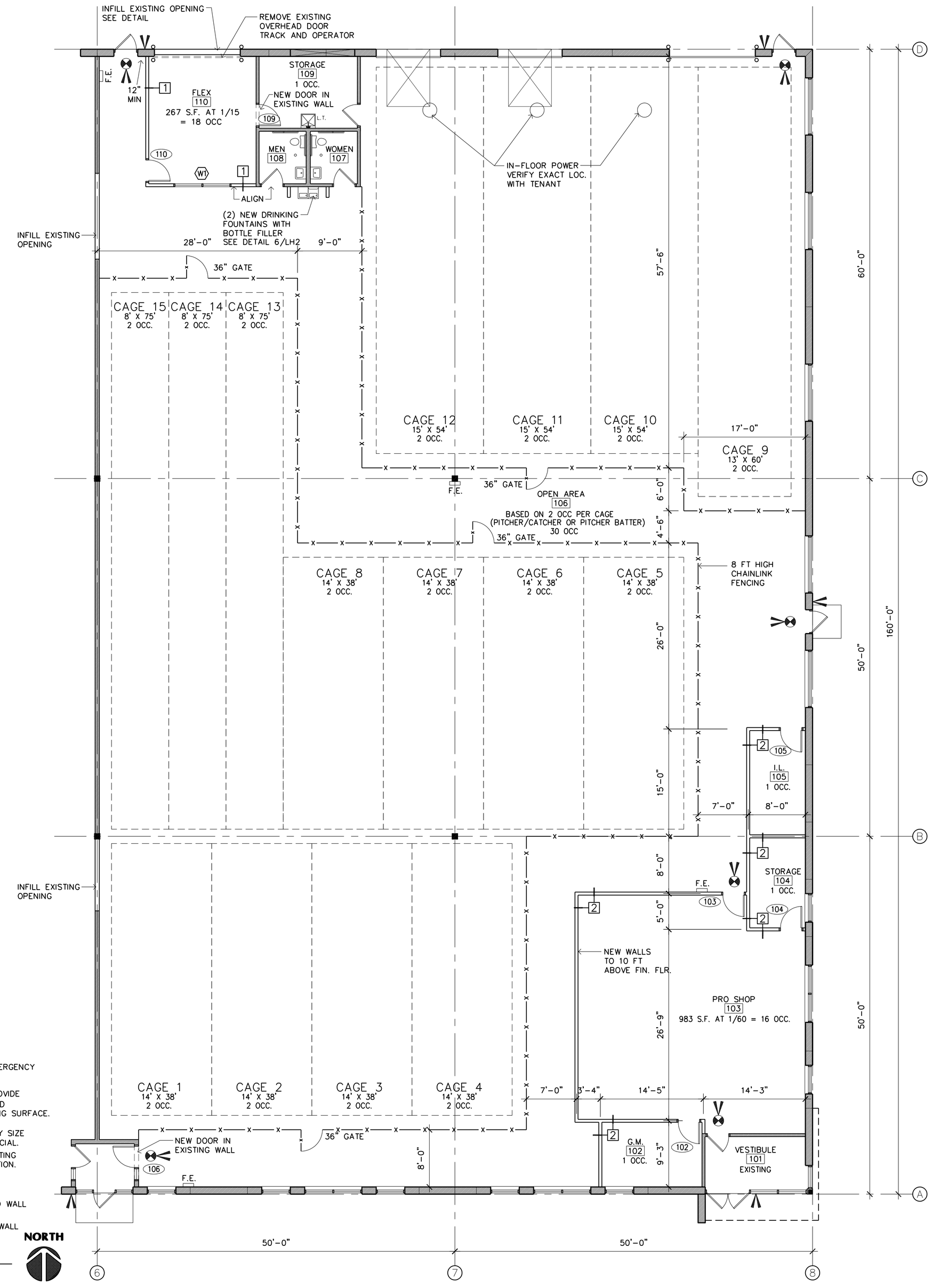
NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB–CONTRACTORS:

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.



2 LH1 KEY PLAN
SCALE: 1" = 50'–0"

NORTH



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.

= PROPOSED WALL
= EXISTING WALL

1 LH1 FLOOR PLAN
SCALE: 1/8" = 1'–0"

NORTH

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
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.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
2/11/26
DATE

D-BAT ACADEMIES
Bunker Lake Blvd Building 2, Ramsey, MN

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Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

7/3/25	PRELIMINARY
1/28/26	FINAL REVIEW
2/11/26	ISSUE FOR PERMIT

FLOOR PLAN
KEY PLAN

Sheet Number
LH1

Project No. 250404–2

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #2\LEASEHOLDS\D–BAT\D–BAT–LH1