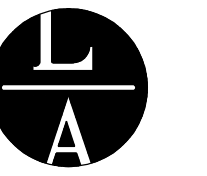


COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE



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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
PRINT NAME
13669
LICENSE NO.

DATE

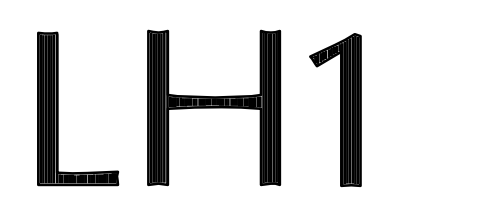
Proposed Leasehold For SUITES 101-104 At Airlake 3 in Lakeville, MN

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Project Designer: T. NIENABER
Drawn By: TKN
Checked By: LL/LML
Revisions

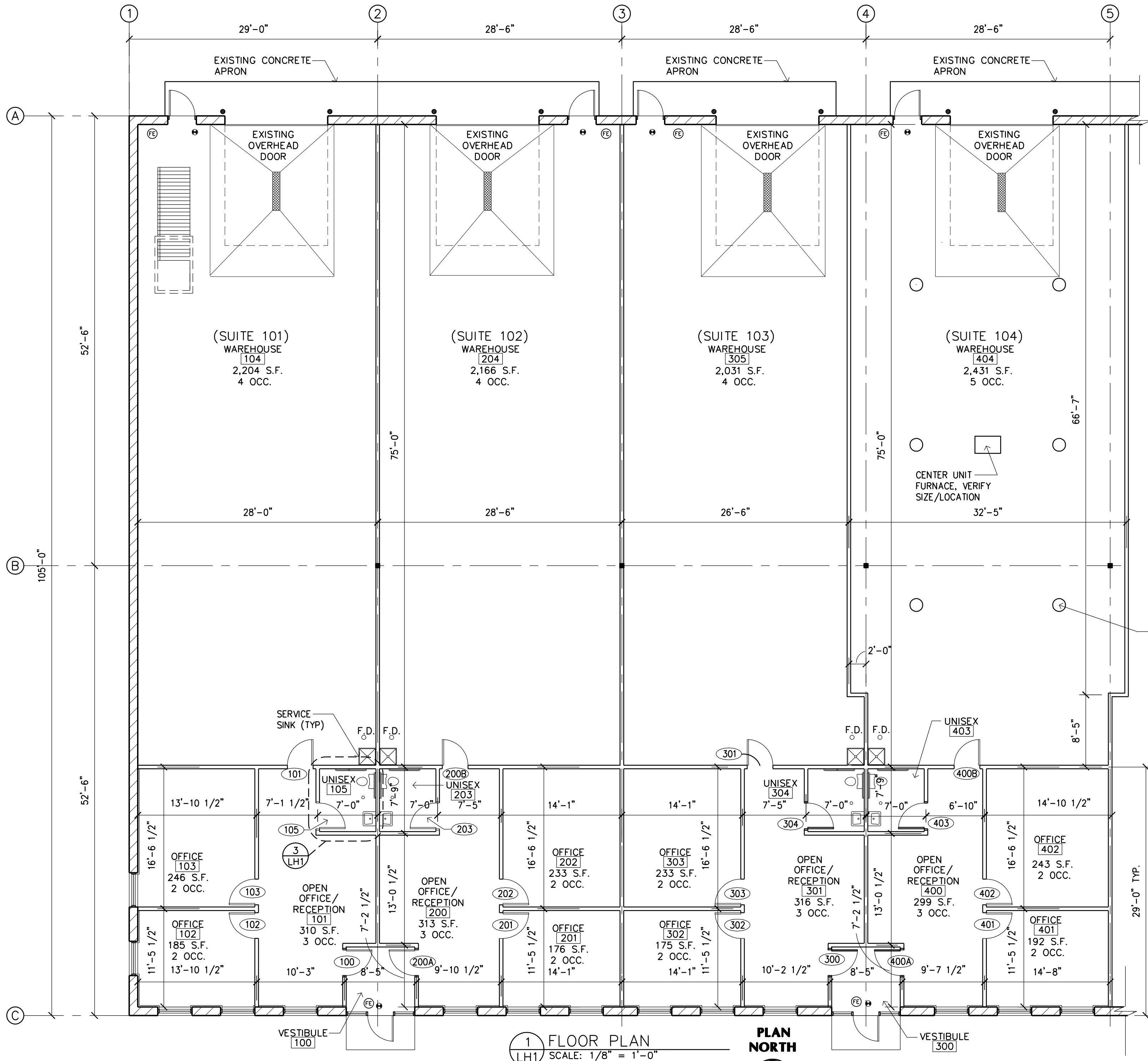
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FLOOR PLAN & DETAILS

Sheet Number

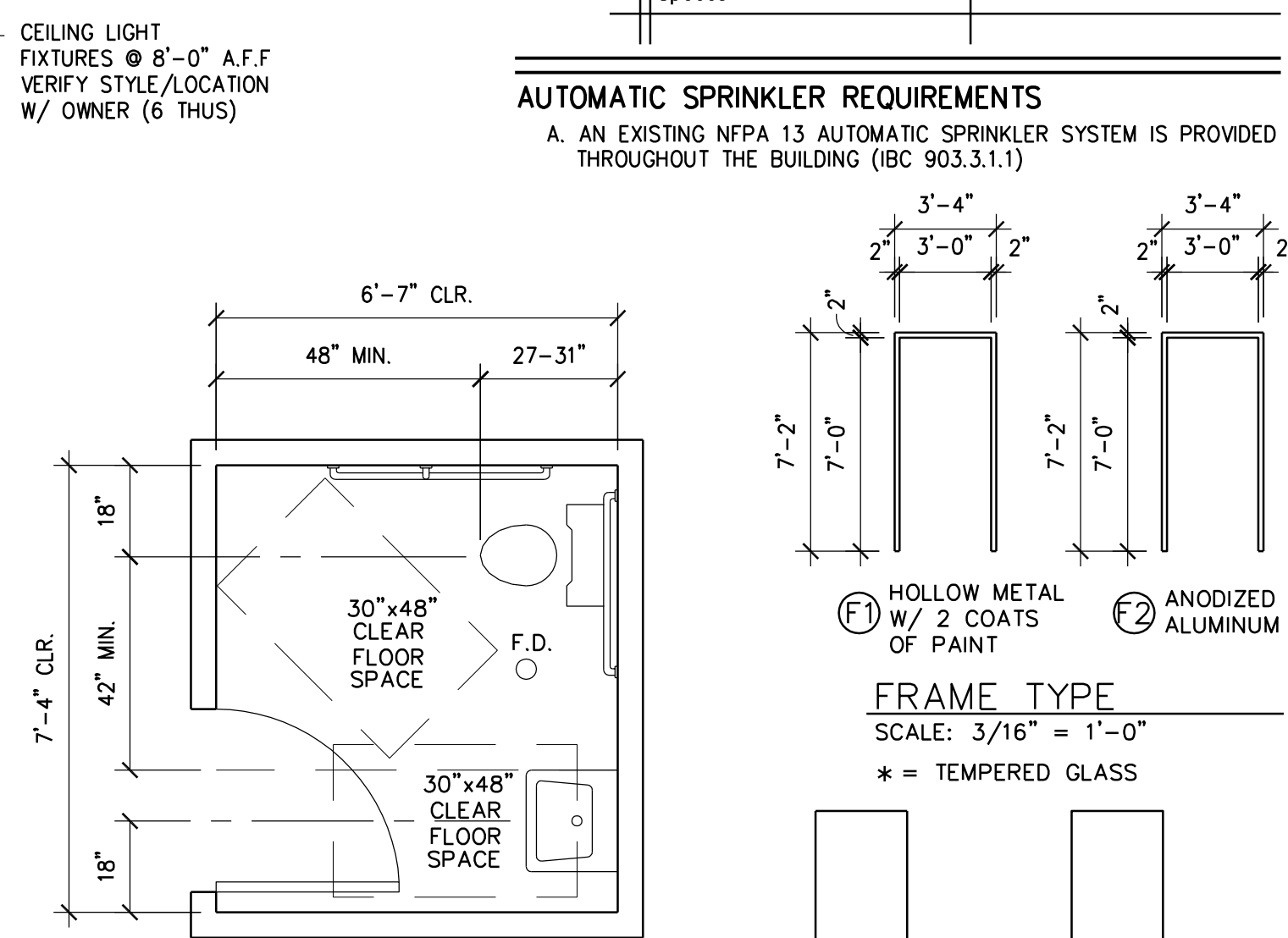


Project No. 041012-1



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

PLAN NORTH



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

GENERAL INFORMATION
A. PROJECT NAME: Suite 101-104
B. PROJECT LOCATION: Airlake III in Lakeville, Minnesota

APPLICABLE CODES:
A. INTERNATIONAL BUILDING CODE 2000 Edition
B. LAKEVILLE ZONING ORDINANCE Current Edition
C. MINNESOTA STATE BUILDING CODE 2003 Edition
D. MHD PLUMBING CODE 2003 Edition
E. MINNESOTA ELECTRICAL CODE (NEC) 2001 Edition
F. INTERNATIONAL ENERGY CONSERVATION CODE 2000 Edition
G. INTERNATIONAL FIRE CODE 2000 Edition
H. UNIFORM MECHANICAL CODE 1997 Edition
J. MSBC, CHAPTER 1307 - ELEVATORS 2003 Edition
K. MSBC, CHAPTER 1341 - ACCESSIBILITY 2003 Edition

BUILDING CLASSIFICATION
A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
(Note: For The Purpose Of This Section, Areas Are Taken To The Interior Face Of Exterior Walls And Includes Areas Below Open Canopies, Floor Cantilevers, Or Similar Overhangs Without Walls.)
1. Group B And S-1
- Type of Construction - II-B
- Area - Suite 101 = 3,045 s.f.
Suite 102 = 2,993 s.f.
Suite 103 = 2,857 s.f.
Suite 104 = 3,257 s.f. Total = 12,152 s.f.
- Accessory Uses (IBC 302.2) include:
- None

BUILDING RESISTANCE-RATED CONSTRUCTION
1. Fire Walls (IBC 705) - Not Required -
2. Fire Barriers (IBC 706) - Not Required -
3. Fire Partitions (IBC 708) - Not Required -
- Not Required -

C. ROOF AND INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.4)

Building Component	Finish Class
Vertical Exits/Exit Passageways	Class C (Group S-1)
Exit Access Corridors/Other Exit ways	Class B (Group 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)

EXITING
A. DESIGN OCCUPANT LOAD (IBC 1003.2.2)
1. Total Occupants = 45
B. EXITS
1. Number Required (IBC 1004.2.1) = 2
2. Number Accessible Required (IBC 1003.2.13) = 2
3. Arrangement (IBC 1004.2.2)

- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
- Exit Access (IBC 1004.2.4) = 300'
- Common Path of Egress (IBC 1004.2.5) = 100'
- Single Exit Buildings (IBC 1005.2.2) = 75'
5. Width
- Corridors (IBC 1004.3.2.2) = 36"
- Exit Passageways (IBC 1005.3.3) = 36"
- Exit Doors (IBC 1005.3.3) = 32" Min Clear
48" Max Nom
6. Doors
- Swing (IBC 1003.3.1.2)
- Side Hinged Swinging Out At Occupant Load Greater Than 49
- Landings (IBC 1003.3.1.5)
- Width Not Less Than Width of Door
- Length in Direction of Travel Not Less Than 44"
- Thresholds (IBC 1003.3.1.6)
- Max Height = 1/2" - 1:2 Beveled Edge If 1/4"-1/2"
- Consecutive Doors (IBC 1003.3.1.7) 48" + Door Width Apart
- Lock or Latch (IBC 1003.3.1.8)
- Operable From Inside Without Use of Knowledge or Keys.
Manually Operated Flush Bolts or Surface Bolts Are Prohibited.
- Fire Exit Hardware (IBC 1003.3.1.9)
- Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES
A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On Less Than 15 Occupants Per Tenant - Business Occupancy

Fixture	Required (Per Suite)		Provided Suite 101		Provided Suite 102		Provided Suite 103		Provided Suite 104	
	Unisex	Unisex	Unisex	Unisex	Unisex	Unisex	Unisex	Unisex	Unisex	
Water Closets	1	1	1	1	1	1	1	1	1	
Urinals	-	-	-	-	-	-	-	-	-	
Lavatories	1	1	1	1	1	1	1	1		
Bathubs/ Showers	-	-	-	-	-	-	-	-		
Drinking Fountains	1	*	*	*	*	*	*	*		
Service Sink	1	1	1	1	1	1	1	1		

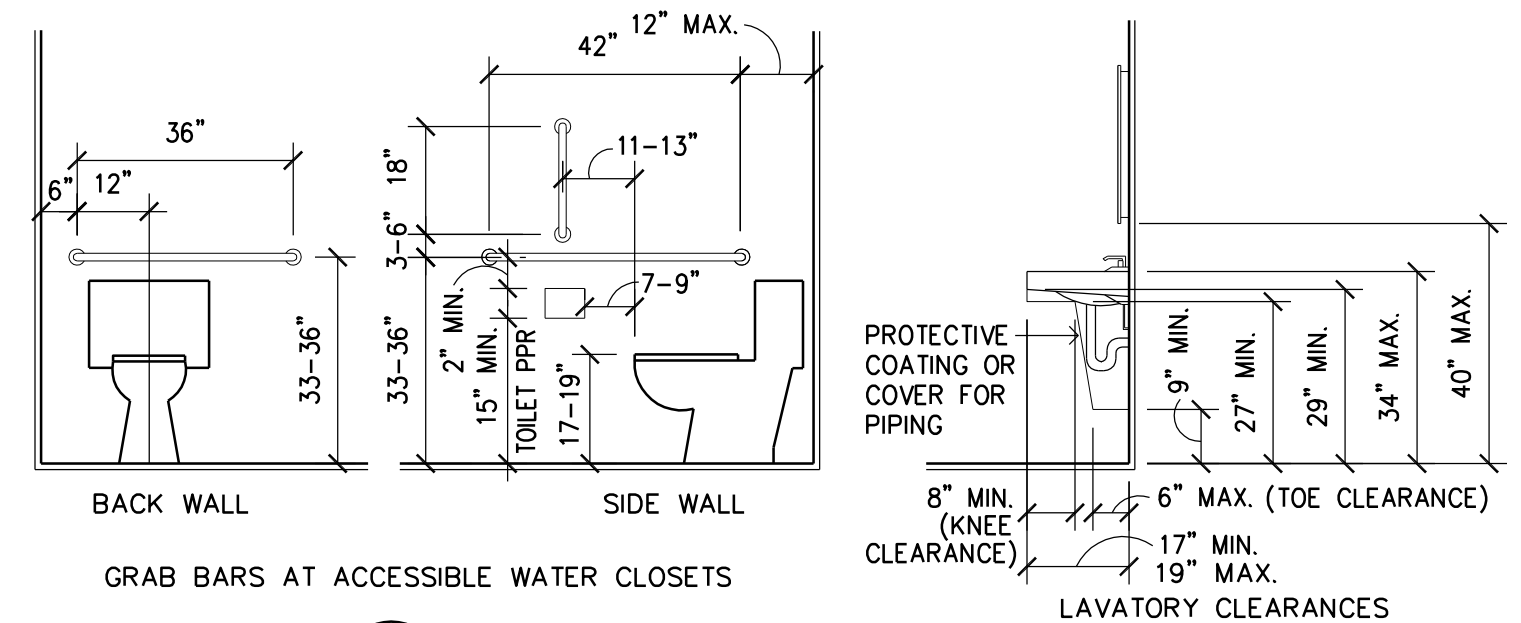
* Note: Bottled Water May Be Substituted For Drinking Fountains When Approved By The Building Official

B. LOCATION OF FIXTURES
1. Employee Fixtures (IBC 2902.4)
- Not More Than 1 Story Above Or Below Regular Working Area
- Travel Distance Less Than 500 ft
2. Public Fixtures (IBC 2902.6)
- Not More Than 1 Story Above Or Below The Public Area
- Travel Distance Less Than 500 ft

OTHER
A. ACCESSIBILITY (MSBC 1341)
1. Building is Accessible
B. GUARDS (IBC 1003.2.12 With State Amendments)
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 2406.2
D. HIGH PILED STORAGE
1. Tenant will not have high piled storage.

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.

NOTE:
1. ALL OCCUPANTS LISTED ARE FOR EXITING PER IBC TABLE 1003.2.2.2.
2. ALL EXTERIOR OFFICE WALLS TO BE FURRED W/ "2" FURRING CHANNELS, 1 1/2" RIGID INSULATION & 5/8" GYP. BOARD.
3. ALL INTERIOR PARTITIONS TO BE 3 5/8" STEEL STUDS W/ 5/8" GYPSUM BOARD EACH SIDE, UNLESS NOTED OTHERWISE.
4. ☉ = ILLUMINATED EXIT SIGN & EMERGENCY EXIT LIGHTING
5. ALL RECEPTION AREAS SHALL PROVIDE A COUNTER 36" HIGH, 36" MIN. WIDTH FOR HANDICAP ACCESSIBILITY, SUPPLIED BY TENANT.
SUITE 101 - 3,045 S.F. - 12 OCC.
SUITE 102 - 2,993 S.F. - 11 OCC.
SUITE 103 - 2,857 S.F. - 11 OCC.
SUITE 104 - 3,257 S.F. - 11 OCC.
TOTAL S.F. = 12,152 S.F. TOTAL OCC. = 45 OCC.



2 RESTROOM DETAILS & NOTES SCALE: 3/8" = 1'-0"

DOOR & FRAME SCHEDULE

DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
100	3'-0"x7'-0"	1 3/4"	A	F2	
101	3'-0"x7'-0"	1 3/4"	A	F1	
102	3'-0"x7'-0"	1 3/4"	B	F1	
103	3'-0"x7'-0"	1 3/4"	B	F1	
105	3'-0"x7'-0"	1 3/4"	B	F1	
200A	3'-0"x7'-0"	1 3/4"	C	F2	
200B	3'-0"x7'-0"	1 3/4"	B	F1	
201	3'-0"x7'-0"	1 3/4"	B	F1	
203	3'-0"x7'-0"	1 3/4"	B	F1	
205	3'-0"x7'-0"	1 3/4"	B	F1	
300	3'-0"x7'-0"	1 3/4"	C	F2	
301	3'-0"x7'-0"	1 3/4"	A	F1	
302	3'-0"x7'-0"	1 3/4"	A	F1	
303	3'-0"x7'-0"	1 3/4"	B	F1	
304	3'-0"x7'-0"	1 3/4"	B	F1	
400A	3'-0"x7'-0"	1 3/4"	C	F2	
400B	3'-0"x7'-0"	1 3/4"	A	F1	
401	3'-0"x7'-0"	1 3/4"	B	F1	
402	3'-0"x7'-0"	1 3/4"	B	F1	
403	3'-0"x7'-0"	1 3/4"	B	F1	

ROOM FINISH SCHEDULE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
100	VESTIBULE	Q.T.	Q.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	8'-0"	
101	OPEN OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	11'-0"	
102	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
103	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
104	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	PAINT	---	---	
105	UNISEX	C.T.	C.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	GYP.	9'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
200	OPEN OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	11'-0"	
201	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
202	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
203	UNISEX	C.T.	C.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	GYP.	9'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
204	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	GYP.	---	---	
300	VESTIBULE	Q.T.	Q.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	8'-0"	
301	OPEN OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	11'-0"	
302	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
303	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
304	UNISEX	C.T.	C.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	GYP.	9'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
305	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	GYP.	---	---	
400	OPEN OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	11'-0"	
401	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
402	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	A.C.T.	9'-0"	
403	UNISEX	C.T.	C.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	GYP.	9'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
404	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	GYP.	---	---	

* NOTE: VERIFY ALL FINISHES WITH TENANT

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