

Case File No. 15-0075



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



# New Creations

## CHILD CARE & LEARNING CENTER

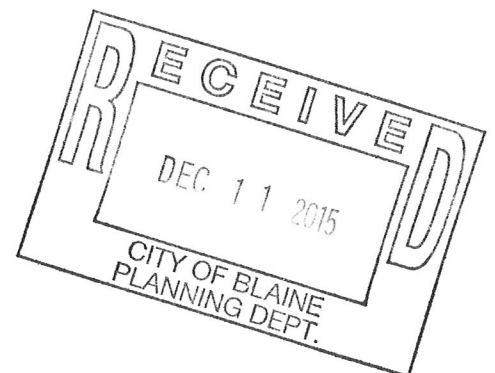
We, the owners of New Creations Child Care and Learning Center, Tiffany and Pete Simon and Ryan and Angi Carlson and our families have been blessed to have been a part of this child care venture for over five years. Tiffany and Angi started in the education field 13 years ago and now the four of us are co-owners of these child care centers.

We will be transferring our current location in Blaine from Abundant Life Church to the new building on Aberdeen Street NE. We currently are licensed for 67 students and in the new building we will have an increased enrollment capacity of approximately 101 students in the age categories of infants, toddlers and preschoolers. Our hours of operation will be 6:30 a.m. to 5:30 p.m.

Each day we teach the children through scheduled and structured educationally-centered learning activities. These learning activities follow a research-based early learning curriculum that we have purchased to allow teachers and children to work together to explore and learn about the world around them. We will of course have time for breakfast, snacks, lunch and unstructured play time where the children are able to freely express themselves in a safe and healthy manner.

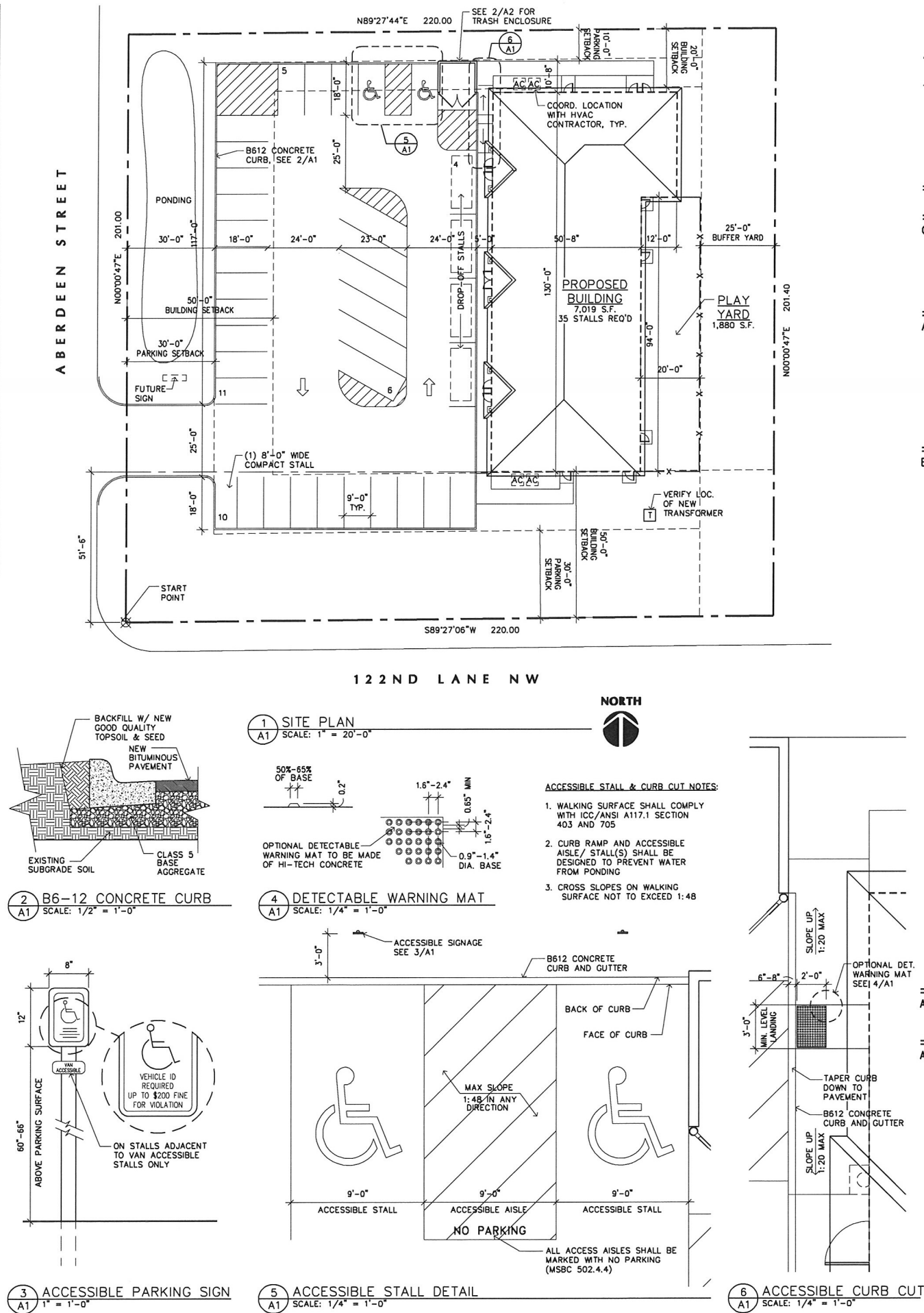
Our mission is to enrich our community through quality, affordable, Christ-centered, and educational child care. We know the stress of finding child care as former out-of-the-home professionals; because of this, we created a center which mirrors aspects of in-home (nurturing, relationship focused and committed staff) and center-based (professional, educational, and age differential) care to create New Creations. Our philosophy rests on 2 Corinthians 5:17: If anyone is in Christ he is a *new creation*; a new creation in early childhood is the foundation for a lifetime. Reaching and shaping children while their foundation is being created is a cornerstone not lost on us. We understand and respect the privilege to be a part of God's plan in each of these little lives.

We have been blessed with a strong business model and a successful business plan over the past five years and we are excited to continue vision in the Blaine community.





Filename: Applesed II - A1.dwg



# APPLESEED II

OWNER	ARCHITECT	CIVIL ENGINEER	ENGINEER
BLK PROPERTIES, LLC 1622 - 93rd Lane NE Blaine, MN 55449 Phone: 763-571-7267 Contact: Brian Kovar	LAMPERT ARCHITECTS 420 Summit Avenue St Paul, MN 55102 Phone: 763-755-1211 Contact: Laurel Tracy	PIONEER ENGINEERING 2422 Enterprise Drive Mendota Heights, MN 55120 Phone: 651-681-1914 Contact: Paul Cherne	STROH ENGINEERING P.O. Box 792140 Paia, HI 96779 Phone: 808-633-4744 Contact: Bernie Stroh

## COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

### GENERAL INFORMATION

- A. PROJECT NAME: Applesed II  
B. PROJECT LOCATION: 12267 Aberdeen St NE, Blaine, Minnesota  
C. ZONING AND LAND USE: B-3: Regional Commercial  
D. LOT SIZE: 1.02 Acres (44,310 s.f.)  
E. BUILDING COVERAGE: 7,019 s.f./44,310 s.f. = 15.8% < 40%

### APPLICABLE CODES:

- A. BLAINE ZONING ORDINANCE: Current Edition  
B. MINNESOTA STATE BUILDING CODE (MSBC): 2015 Edition  
C. INT'L BUILDING CODE (W/ AMENDMENTS): 2012 Edition  
D. INT'L FIRE CODE (W/ AMENDMENTS): 2012 Edition  
E. INT'L MECHANICAL CODE (W/ AMENDMENTS): 2012 Edition  
F. MINNESOTA PLUMBING CODE: 2012 Edition  
G. NATIONAL ELECTRICAL CODE (NEC): 2014 Edition  
H. MINNESOTA STATE ENERGY CODE: ASHRAE 90.1, 2010 ed.  
I. MINNESOTA STATE ACCESSIBILITY CODE: 2015 Edition  
K. MINNESOTA CONSERVATION CODE / EX BLDGS: 2015 Edition

### BUILDING CLASSIFICATION

- A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)  
1. Potential Occupancy Groups:  
- Group B  
- Group E - Daycare  
- Group I-4 - Daycare  
- Group S-1  
- Type of Construction - V-B  
- Area - 7,019 s.f.  
- Proposed Height - ±26'-8", 1 Story  
2. Incidental Uses (IBC 508.2)  
- None  
3. Mixed Occupancy (IBC 508.3)  
- Building Is Intended To Be Non-Separated  
B. FIRE-RESISTANCE-RATED CONSTRUCTION  
1. Building Elements (IBC Tables 601 & 602)

Element	Rating
Structural Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

2. Exterior Wall Openings (IBC Table 705.B)  
- Separation Distance 20-25 Feet  
Classification Area of Opening  
Unprotected No Limit  
Protected No Limit  
3. Fire Walls (IBC 706)  
- Not Required  
4. Fire Barriers (IBC 707)  
- Not Required  
5. Fire Partitions (IBC 708)  
- Not Required

### C. ROOF AND INTERIOR FINISH REQUIREMENTS

1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.9)  
Vertical Exits/  
Exit Passageways  
Exit Access Corridors/  
Other Exit Ways  
Rooms and Enclosed Spaces  
Class B - Group B, E, I-4  
Class C - Group S-1  
Class B - Group I-4  
Class C - Group B, E, S-1  
Class C - Group B, E, S-1  
2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class C  
- (Contractor To Provide Class A Roof Assembly)

### AUTOMATIC SPRINKLER REQUIREMENTS

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

### ALLOWABLE HEIGHT, ALLOWABLE AREA

- A. ALLOWABLE HEIGHT (IBC Table 503)  
(Groups I-4 and S-1 Are Equally The Most Restrictive)  
1. Group I-4 or S-1, Type V-B  
- 40'-0", 1 Story + Sprinkler Increase (IBC 504.2) = 80'-0", 2 Stories  
2. Height Check  
- 1 Story < 2 Stories  
- ±26'-8" < 80'-0"  
B. ALLOWABLE AREA (IBC Table 503)  
(Groups I-4 and S-1 Are Equally The Most Restrictive)  
1. Group I-4 or S-1, Type V-B  
- Tabular Area = 9,000 s.f.  
- Frontage Increase (IBC 506.2)  
 $9,000 \times \frac{322'-8" - 25'}{385'-4"} = 5,286$  s.f.  
- Sprinkler Increase (IBC 506.3)  
Tabular Area x 3 = 27,000 s.f.  
- Multi-Story Increase (IBC 506.4)  
 $41,286 \times 1 = 41,286$  s.f.  
2. Area Check  
- Whole Building Area Check  
7,019/41,286 = 17% < 100%

### MEANS OF EGRESS

- A. DESIGN OCCUPANT LOAD (IBC Table 1004.1.2)  
1. To Be Determined With Tenant Build-out(s)  
B. EXITS  
1. Number Required (IBC 1015/ 1021) = 2  
2. Number Accessible Required (IBC 1007) = 2  
3. Arrangement (IBC 1015.2)  
- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)  
4. Travel Distance Maximums  
- Exit Access (IBC 1016) = 200'/250'/300'  
- Common Path of Egress (IBC 1014.3) = 75'/100'  
- Dead Ends (IBC 1018.4) = 20'/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) = TBD  
- Stairways (IBC 1009.4) = 44"  
- Corridors (IBC 1018.2) = 44"  
- Exit Passageways (IBC 1023.2) = 44"  
- Exit Doors (IBC 1008.1.1) = 32" Min Clear  
48" Max Nom  
6. Doors  
- Swing (IBC 1008.1.2)  
- Side Hinged Swinging Out At Occupant Load Of 50 Or More  
- Landings (IBC 1008.1.6)  
Width Not Less Than Width of Door Or Stairway  
Length in Direction of Travel Not Less Than 44"  
- Thresholds (IBC 1008.1.7)  
Max Height = 1/2" - 1:2 Beveled Edge If 1/4"-1/2"  
- Door Arrangement (IBC 1008.1.8) 48" + Door Width Apart  
- Lock or Latch (IBC 1008.1.9)  
Operable From Inside Without Use of Knowledge or Keys  
Manually Operated Flush Bolts Permitted With Sprinkler System.  
- Panic/ Fire Exit Hardware (IBC 1008.1.10)  
Required At Exit/Exit Access Doors in Group E

### PLUMBING FIXTURES

- A. NUMBER FIXTURES REQUIRED (IBC 2902.1)  
1. To Be Determined With Tenant Build-out(s)

### OTHER

- A. ACCESSIBILITY (MN State Accessibility Code)  
1. Building Is Accessible  
B. GUARDS (IBC 1013)  
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.  
C. CONCEALED SPACES  
1. Floors (IBC 718.3)  
- Draftstops Not Required in Sprinklered Building  
2. Attics (IBC 718.4)  
- Draftstops Not Required in Sprinklered Building  
D. VENTILATION  
1. Attics (IBC 1203.2)  
- 1 s.f./ 300 s.f. With Vapor Barrier  
2. Under-Floors (IBC 1203.3)  
- Not Required  
F. ATTIC ACCESS (IBC 1209.2)  
1. 20"x30" Minimum Access Panel Required  
G. SAFETY GLAZING (IBC 2406)  
1. Safety Glazing Shall Be Installed in Hazardous Locations As Specified In IBC 2406.4  
H. RECYCLING SPACE (MSBC 1303.1500)  
1. .0025 x 7,019 s.f. = 18 s.f. Required  
2. Coordinate Location Of Recycling Space With Tenant Build-out(s)  
J. 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)  
K. SMOKE AND HEAT VENTS (IBC 910)  
1. Required For Group F-1 or S-1 Occupancies With 50,000 s.f. of Unvented Area Unless on ESFR Sprinkler System Is Provided  
M. PARKING AND MANUEVERING (Blaine Zoning Ordinance)  
1. Parking Stall Calculation

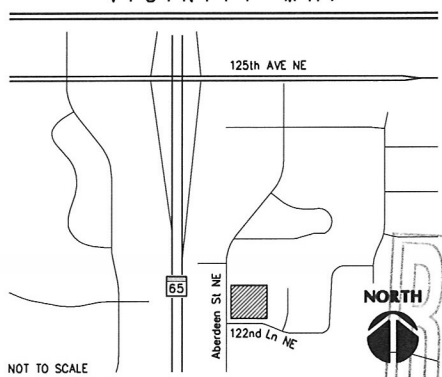
OFFICE	35 Stalls
7,019 s.f. @ 1/200 s.f.	
Total Stalls Required	34 Stalls
Total Stalls Provided	35 Stalls
Accessible Requirement Per 35 Stalls (IBC Table 1106.1)	2 Stalls

2. Stall Size  
- 9'-0" x 18'-0"  
3. Aisle Size  
- 24'-0"  
4. Striping  
- 4" White Stripes  
5. Pavement Design  
- All Drive Aisles And Truck Maneuvering Areas  
2" Bituminous Wear Course MN. D.O.T. 2331 Type 41  
2" Bituminous Binder Course MN. D.O.T. 2331 Type 31  
8" Compacted Class 5 Base MN. D.O.T. 3138  
- All Parking Areas  
1 1/2" Bituminous Wear Course MN. D.O.T. 2331 Type 41  
1 1/2" Bituminous Binder Course MN. D.O.T. 2331 Type 31  
8" Compacted Class 5 Base MN. D.O.T. 3138  
- Verify With Existing Soil Conditions And Adjust Accordingly

### 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, ROOM-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.

## VICINITY MAP



## SHEET SCHEDULE

Sheet	Description
A1	Site Plan
L1	Landscape Plan, Lighting Plan
A2	Floor Plan
A3	Building Elevations
A4	Wall Sections
LH1	Leasehold Floor Plan, Details
LH2	Enlarged Restroom Plans, Details
S1	Foundation Plan, Details
S2	Roof Framing Plan, Details

## MN ENERGY CODE (INCL. ANSI/ASHRAE/IES 90.1-2010)

Note: Compliance Is For Building Envelope Only. The Design-Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance Based On The Equipment Being Installed.

### 5.1 GENERAL

- A. Climate Zone (C-301.1)  
1. Zone 6A - Southern Minnesota  
Enclosing Spaces Other Than Group R

### 5.2 COMPLIANCE PATH

- A. Prescriptive Building Envelope Option (C402.1)

### 5.4 MANDATORY PROVISIONS

- A. Components Of The Building Envelope Shall Comply With Section 5.4  
1. Air Leakage (C402.4)  
The Building Envelope Shall Contain An Air Barrier. The Air Barrier Shall Be Continuous Across All Joints And Assemblies. The Air Barrier Joints, Seams, And All Penetrations Shall Be Sealed. Recessed Fixtures Shall Be Installed In A Way That Maintains The Integrity Of The Air Barrier.  
2. Air Intakes And Exhaust Openings (C402.5)  
Air Intakes And Exhaust Openings Shall Be Provided With Dampers  
3. Loading Dock Weatherseals (C402.4.6)  
Cargo and Loading Dock Doors Shall Be Equipped With Weatherseals To Prevent Air Leakage When Vehicles Are Parked In The Doorway  
4. Vestibules (C402.4.7)  
All Building Entrances Shall Be Protected With An Enclosed Vestibule (Exc. Employee Use Only Doors, Mechanical Room Doors, Doors Used To Facilitate Vehicle Movement Or Material Handling, and Doors Opening Into Spaces Less Than 3,000 s.f.)  
5. Recessed Lighting (C402.4.8)  
Recessed Luminaires Shall Be Sealed To Limit Air Leakage Between Conditioned And Unconditioned Spaces

### 5.5 PRESCRIPTIVE REQUIREMENTS

Table 5.5-6 Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF: Attic	U-0.021	R-49	R-49
WALLS: Wood Framed	U-0.078	R-20 + R-3.8 (c)	R-20 + R-3.8 (c)
S. O. G. FLOORS: Unheated	F-0.540	R-10.0	R-10
OPAQUE DOORS: Swinging	U-0.370	R-4.75	R-0.20
OPAQUE DOORS: Non-Swinging	U-0.360 (0.40 SHGC)	R-9.31	R-9.31
FENESTRATION: < 30% Glazing	U-0.360 (0.40 SHGC)	U-0.340	U-0.340



## LAMPERT ARCHITECTS

420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2840  
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.  
12/10/15  
DATE

DEC 11 2015

CITY OF BLAINE PLANNING DEPT.

APPLESEED II  
12267 Aberdeen St NE - Blaine, Minnesota

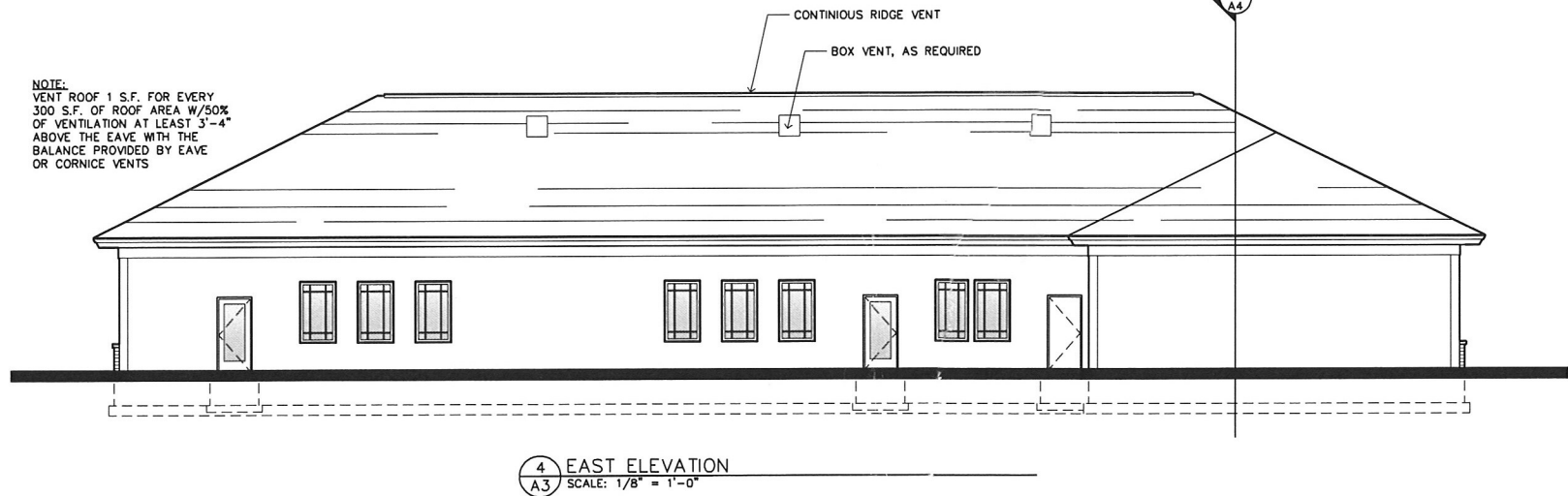
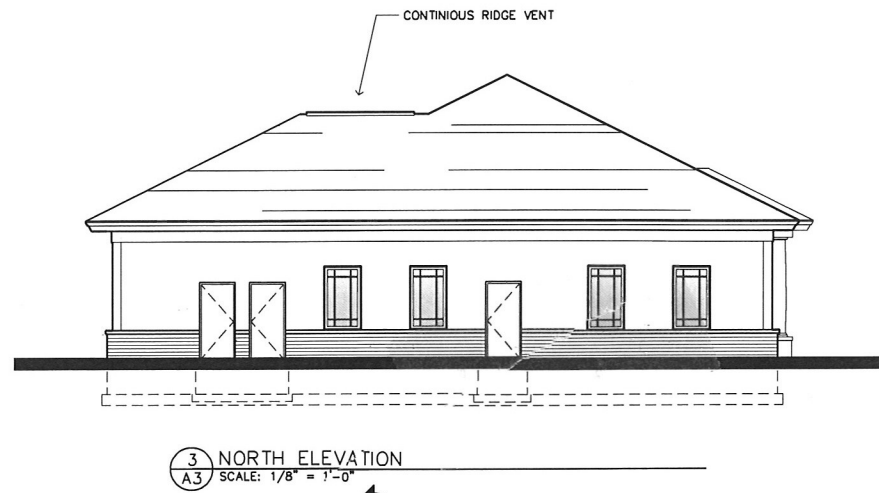
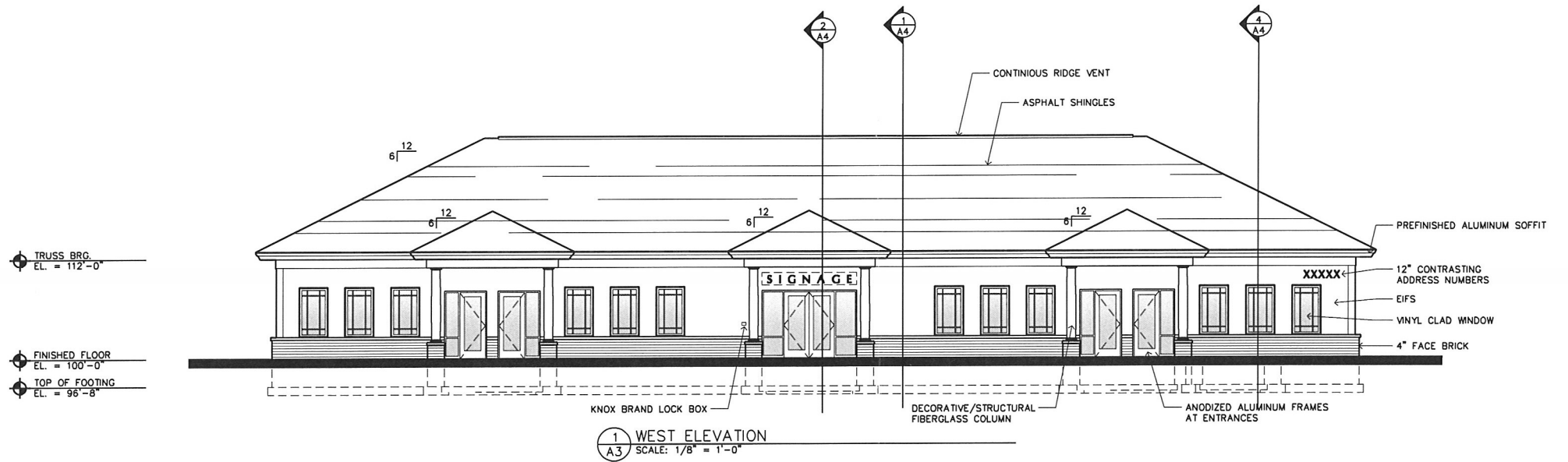
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Leonard Lampert Architects, P.A.  
Project Designer: L. TRACY  
Drawn By: LLT  
Checked By: LL  
Revisions  
12/10/15 ISSUE

## SITE PLAN

Sheet Number

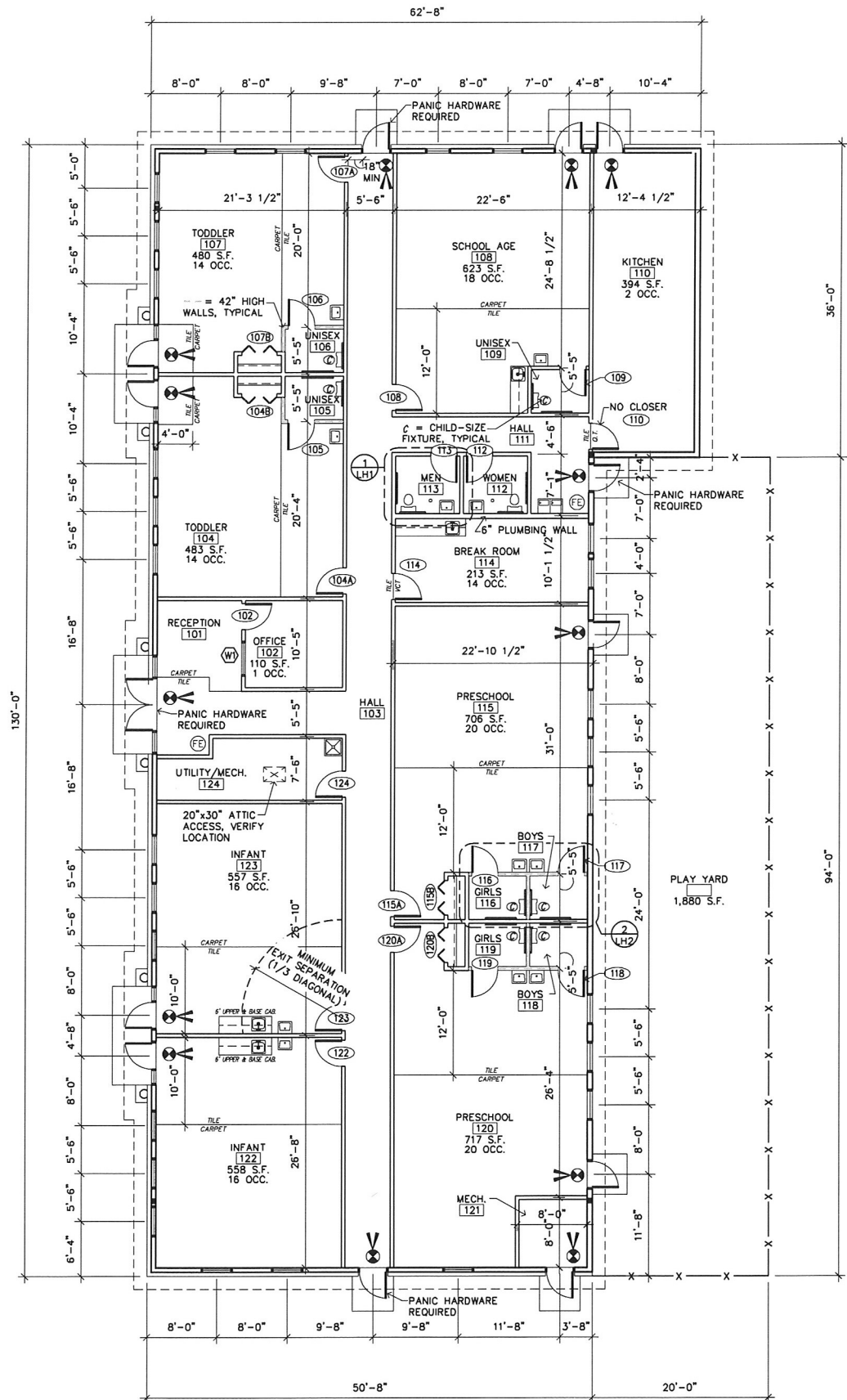
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Project No. 141209-3

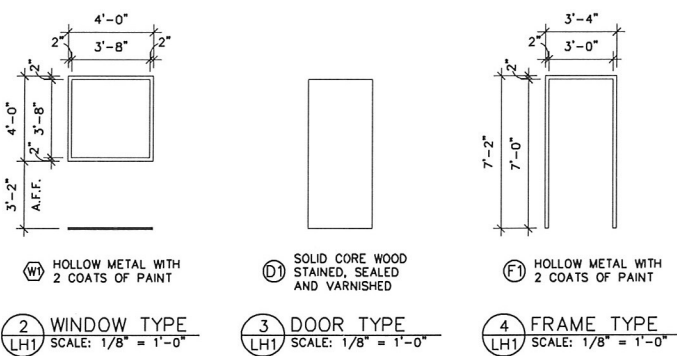


NOTE:  
VENT ROOF 1 S.F. FOR EVERY  
300 S.F. OF ROOF AREA W/50%  
OF VENTILATION AT LEAST 3'-4"  
ABOVE THE EAVE WITH THE  
BALANCE PROVIDED BY EAVE  
OR CORNICE VENTS





1 FLOOR PLAN  
LH1 SCALE: 1/8" = 1'-0"



DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
102	3'-0"x7'-0"	1 3/4"	D1	F1	-
104A	3'-0"x7'-0"	1 3/4"	D1	F1	DUTCH DOOR
104B	(4) 1'-0"x7'-0"	1 3/4"	D1	-	BI-FOLD
105	3'-0"x3'-6"	1 3/4"	D1	VERIFY	-
106	3'-0"x3'-6"	1 3/4"	D1	VERIFY	-
107A	3'-0"x7'-0"	1 3/4"	D1	F1	DUTCH DOOR
107B	(4) 1'-0"x7'-0"	1 3/4"	D1	-	BI-FOLD
108	3'-0"x7'-0"	1 3/4"	D1	F1	DUTCH DOOR
109	3'-0"x7'-0"	1 3/4"	D1	F1	-
110	3'-0"x7'-0"	1 3/4"	D1	F1	-
112	3'-0"x7'-0"	1 3/4"	D1	F1	-
113	3'-0"x7'-0"	1 3/4"	D1	F1	-
114	3'-0"x7'-0"	1 3/4"	D1	F1	-
115A	3'-0"x7'-0"	1 3/4"	D1	F1	DUTCH DOOR
115B	(4) 1'-0"x7'-0"	1 3/4"	D1	-	BI-FOLD
116	3'-0"x3'-6"	1 3/4"	D1	VERIFY	-
117	3'-0"x3'-6"	1 3/4"	D1	VERIFY	-
118	3'-0"x3'-6"	1 3/4"	D1	VERIFY	-
119	3'-0"x3'-6"	1 3/4"	D1	VERIFY	-
120A	3'-0"x7'-0"	1 3/4"	D1	F1	DUTCH DOOR
120B	(4) 1'-0"x7'-0"	1 3/4"	D1	-	BI-FOLD
122	3'-0"x7'-0"	1 3/4"	D1	F1	DUTCH DOOR
123	3'-0"x7'-0"	1 3/4"	D1	F1	DUTCH DOOR
124	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)  
3. SEE BUILDING SHELL DRAWINGS FOR EXTERIOR DOORS  
4. PANIC HARDWARE REQUIRED AT EXIT/EXIT ACCESS DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
101	RECEPTION	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
102	OFFICE	CARPET	CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	-
103	HALL	TILE	TILE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	-
104	TODDLER	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
105	UNISEX	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
106	UNISEX	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
107	TODDLER	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
108	SCHOOL AGE	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
109	UNISEX	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
110	KITCHEN	C.T.	C.T.	FRP	FRP	FRP	FRP	V. ACT	9'-6"	-
111	HALL	TILE	TILE	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	-
112	WOMEN	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
113	MEN	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
114	BREAK ROOM	VCT	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	-
115	PRESCHOOL	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
116	BOYS	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
117	GIRLS	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
118	BOYS	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
119	GIRLS	C.T.	C.T.	CT/WST	CT/WST	CT/WST	CT/WST	ACT	9'-6"	-
120	PRESCHOOL	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
121	MECHANICAL	CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	-
122	INFANT	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
123	INFANT	TILE/CARPET	TILE/CARPET	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-6"	SEE NOTE
124	UTILITY/MECH	CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	GYP BD	12'-0"	FRP AT SERVICE SINK

ABBREVIATIONS:  
PT/GYP = PAINTED GYPSUM BOARD  
GYP BD = GYPSUM BOARD TAPED AND SANDED  
Q.T. = QUARRY TILE  
TILE = CERAMIC OR PORCELAIN TILE  
C.T. = CERAMIC TILE  
CT/WST = CERAMIC TILE WAINSCOT TO 4'-0" A.F.F.  
VCT = VINYL COMPOSITION TILE  
CONC = SEALED CONCRETE  
ACT = ACOUSTICAL CEILING TILE  
V. ACT = VINYL BACKED CEILING TILE  
FRP = FIBER REINFORCED PLASTIC PANELING

- GENERAL NOTES:
- ALL OCCUPANTS LISTED ARE FOR EXITING PER I.B.C. TABLE 1004.1.1.
  - ALL INTERIOR PARTITIONS TO BE 2x4 WOOD STUDS WITH 5/8" GYPSUM BOARD EACH SIDE, UNLESS NOTED OTHERWISE.
  - PROVIDE A MAXIMUM 36" HIGH BY MINIMUM 38" WIDE COUNTER AREA FOR HANDICAP ACCESSIBILITY AT RECEPTION DESKS AND SERVICE COUNTERS.
  - SEE STRUCTURAL DRAWINGS FOR SIZING, SPACING, AND REINFORCING OF BUILDING COMPONENTS.
  - PROVIDE A FLOOR DRAIN WITHIN 3'-0" OF ANY WATER HEATERS, CONDENSING FURNACES, SERVICE SINKS, AND OR RESTROOM FIXTURES. VERIFY LOCATIONS WITH PLUMBING PLANS.
  - VERIFY LOCATION AND QUANTITY OF ALL ILLUMINATED EXIT SIGNS. EMERGENCY EXIT LIGHTING AND FIRE EXTINGUISHERS WITH FIRE MARSHAL.
  - APPROXIMATE FIRE EXTINGUISHER LOCATION.
  - EXIT SIGNAGE - PROVIDE EMERGENCY BACK-UP POWER.
  - EMERGENCY LIGHTING - PROVIDE EMERGENCY BACK-UP POWER.
  - CLOSETS SHOULD PROVIDE FOR AN UNOBSTRUCTED FORWARD APPROACH. THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15" MINIMUM ABOVE THE FLOOR.
  - THE FRONT OF KITCHEN OR BREAK ROOM SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
  - A 30"x48" CLEAR FLOOR SPACE SHALL BE PROVIDED, POSITIONED FOR A FORWARD APPROACH, AT THE KITCHEN OR BREAK ROOM SINK. A 30"x48" PARALLEL APPROACH SHALL BE PERMITTED TO A SINK WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED.
  - A 30" WIDE MIN. WORK SURFACE SHALL BE PROVIDED IF THE KITCHEN HAS A COOK TOP OR OVEN. THE WORK SURFACE SHALL BE ADJACENT TO THE COOK TOP OR OVEN AND POSITIONED FOR A FORWARD APPROACH.
  - COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54" MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT. A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

## COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION  
A. PROJECT NAME: Daycare  
B. PROJECT LOCATION: Applesed II  
12267 Aberdeen St NE  
Blaine, Minnesota

APPLICABLE CODES:  
A. BLAINE ZONING ORDINANCE - Current Edition  
B. MINNESOTA STATE BUILDING CODE (MSBC) - 2015 Edition  
C. INT'L BUILDING CODE (W/ AMENDMENTS) - 2012 Edition  
D. INT'L FIRE CODE (W/ AMENDMENTS) - 2012 Edition  
E. INT'L MECHANICAL CODE (W/ AMENDMENTS) - 2012 Edition  
F. MINNESOTA PLUMBING CODE - 2012 Edition  
G. NATIONAL ELECTRICAL CODE (NEC) - 2014 Edition  
H. MINNESOTA STATE ENERGY CODE - ASHRAE 90.1, 2010 ed.  
I. MINNESOTA STATE ACCESSIBILITY CODE - 2015 Edition  
K. MINNESOTA CONSERVATION CODE / EX BLDGS - 2015 Edition

BUILDING CLASSIFICATION  
A. OCCUPANCY GROUPS / TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)  
1. Daycare - Group E  
- Type of Construction - V-B  
- Area - 7,019 s.f.  
2. Mixed Occupancy (IBC 508)  
- Group B is an Accessory Use To Group E  
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 803.9)

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 Table 1004.1.2)  
1. Total Occupants = 135  
B. EXITS  
1. Number Required (IBC 1015/ 1021) = 2  
2. Number Accessible Required (IBC 1007) = 2  
3. Arrangement (IBC 1015.2)  
- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)  
4. Travel Distance Maximums  
- Exit Access (IBC 1016) = 250'  
- Common Path of Egress (IBC 1014.3) = 75'  
- Dead Ends (IBC 1018.4) = 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) = N/A  
- Stairways (IBC 1009.4) = N/A  
- Corridors (IBC 1018.2) = 44"  
- Exit Passageways (IBC 1023.2) = 44"  
- Exit Doors (IBC 1008.1.1) = 32" Min Clear  
48" Max Nom

PLUMBING FIXTURES  
A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

Fixture	Required
Water Closets	17 @ 1/25 = 0.68
Urinals	-
Lavatories	17 @ 1/40 = 0.43
Bathrooms/ Showers	-
Drinking Fountains	17 @ 1/100 = 0.17
Service Sink	1

2. Group E (Daycare Classrooms)  
- 118 Occupants

Fixture	Required
Water Closets	118 @ 1/15 = 7.87
Urinals	-
Lavatories	118 @ 1/15 = 7.87
Bathrooms/ Showers	-
Drinking Fountains	118 @ 1/100 = 1.18
Service Sink	-

3. Total Number of Plumbing Fixtures Required

Fixture	Required	Male	Female	Unisex
Water Closets	8.55 = 9	3	3	3
Urinals	-	-	-	-
Lavatories	8.30 = 9	3	3	3
Bathrooms/ Showers	-	-	-	-
Drinking Fountains	1.35 = 2	-	-	2
Service Sink	1	-	-	1

NOTE: MSBC 2902.1, Footnote k - Up To 2/3 Of Required Water Closets May Be Substituted As Urinals  
NOTE: Bottled Water May Be Substituted For Drinking Fountains When Approved By The Building Official  
B. LOCATION OF FIXTURES (IBC 2902.3.2)  
- 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. Building Is Accessible  
B. GUARDS (IBC 1013)  
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. Manual Fire Alarms Required At The Main Office And Custodial Area (IBC 907.2)  
2. 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, ROOM-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.



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ARCHITECTS  
420 Summit Avenue  
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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.  
SIGNATURE: *Leonard Lampert*  
LEONARD LAMPERT  
PRINT NAME  
13659  
LICENSE NO.  
12/10/15  
DATE

Leasehold For  
APPLESEED II  
12267 Aberdeen St NE - Blaine, Minnesota

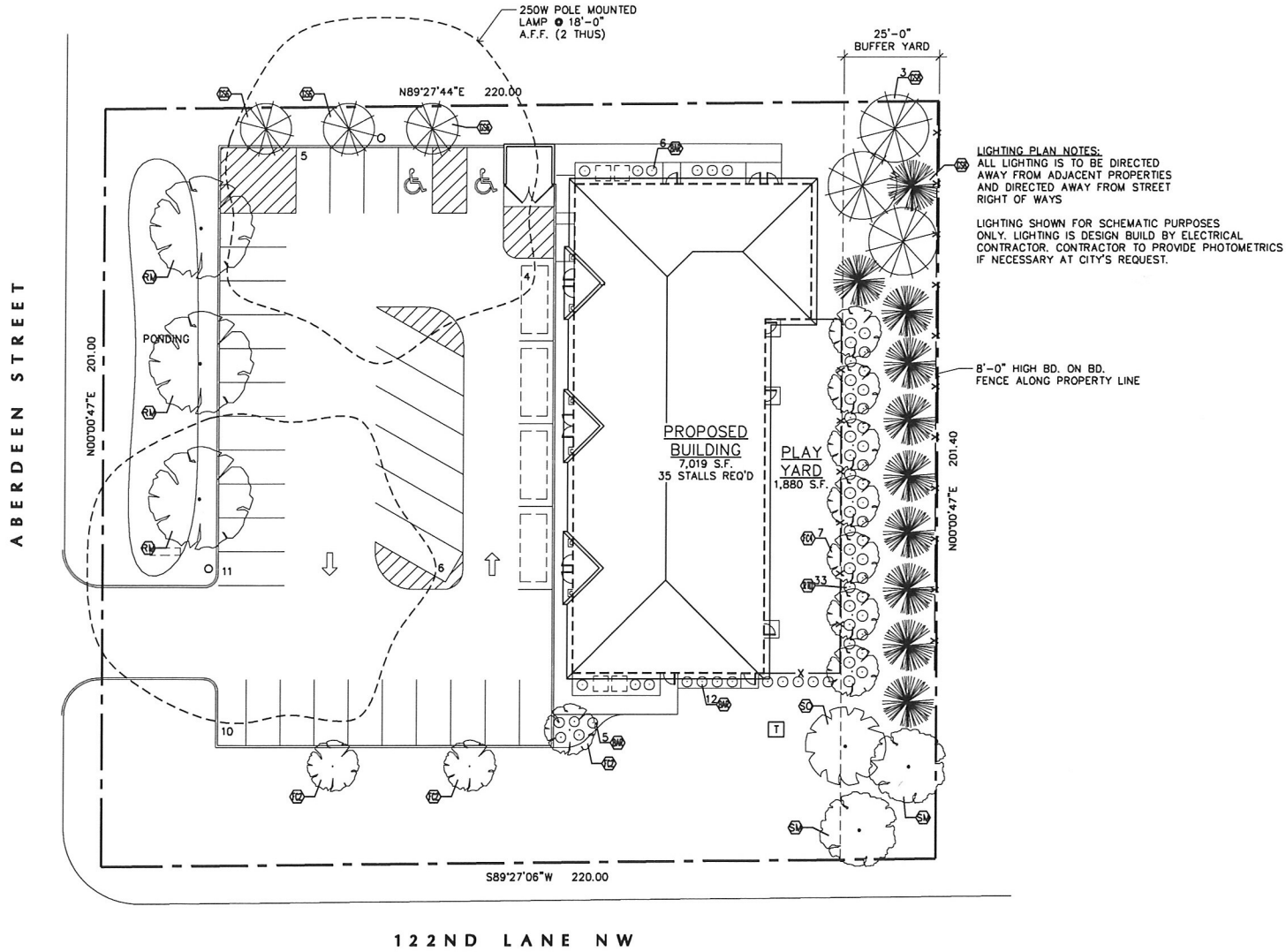
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Leonard Lampert Architects, P.A.  
Project Designer: L. TRACY  
Drawn By: LLT  
Checked By: LL  
Revisions

12/10/15	ISSUE

LEASEHOLD  
FLOOR PLAN  
AND DETAILS

Sheet Number

LH1



1 LANDSCAPE AND LIGHTING PLAN  
SCALE: 1" = 20'-0"

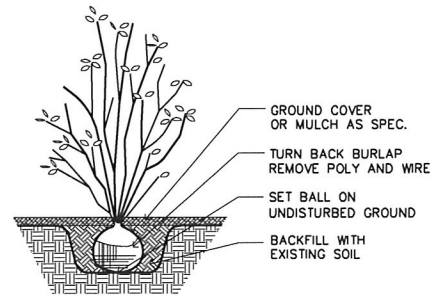


LIGHTING PLAN NOTES:  
ALL LIGHTING IS TO BE DIRECTED  
AWAY FROM ADJACENT PROPERTIES  
AND DIRECTED AWAY FROM STREET  
RIGHT OF WAYS

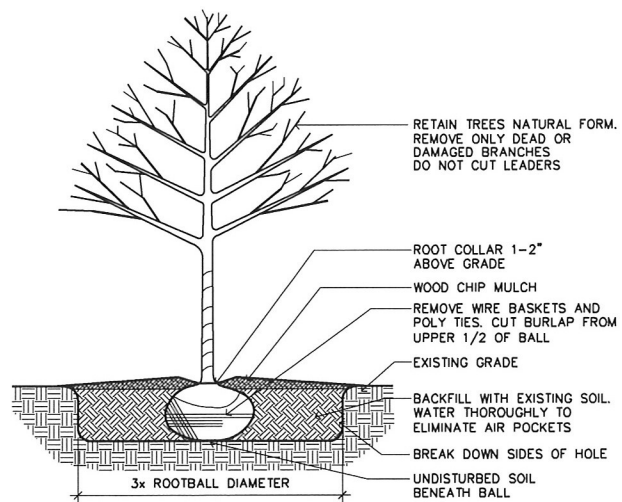
LIGHTING SHOWN FOR SCHEMATIC PURPOSES  
ONLY. LIGHTING IS DESIGN BUILD BY ELECTRICAL  
CONTRACTOR. CONTRACTOR TO PROVIDE PHOTOMETRICS  
IF NECESSARY AT CITY'S REQUEST.

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
2	SM	SUGAR MAPLE	ACER SACCHARUM	5"	SPADE	-
1	SO	SWAMP OAK	QUERCUS BICOLOR	5"	SPADE	-
3	RM	RED MAPLE	ACER RUBRUM	2.5"	BB	-
6	GSB	GREEN SPRUCE	PICEA PUNGENS	8'	BB	-
3	GSB	GREEN SPRUCE	PICEA PUNGENS	6'	BB	-
7	SP	SCOTCH PINE	PINUS SYLVESTRIS	8'	BB	-
7	FC4	FLOWERING CRAB	MALUS VARIETIES	4"	BB	-
3	FC2	FLOWERING CRAB	MALUS VARIETIES	2"	BB	-
33	RTD	RED TWIGGED DOGWOOD	CORNUS CARDINAL	24"	CONT.	PLANT 5' O.C.
11	BAR	GOLDEN CAROUSEL BARBERRY	BERBERIS BAILSEL	#2	CONT.	MIX WITH ROYAL BURGUNDY
12	BAR	ROYAL BURGUNDY BARBERRY	BERBERIS GENTRY CULTIVAR	#2	CONT.	MIX WITH GOLDEN CAROUSEL

- LANDSCAPE NOTES:
- BUFFER YARD CALCULATIONS:
    - BUFFER YARD REDUCTION FROM 100 FT TO 45 FT = (11) 5 FT INCREMENTS
      - 0.3 DECIDUOUS PER 5 FT INCREMENT =  $0.3 \times 11 = 3.3$  TREES
      - 0.6 ORNAMENTAL PER 5 FT INCREMENT =  $0.6 \times 11 = 6.6$  TREES
      - 2.0 SHRUBS PER 5 FT INCREMENT =  $2.0 \times 11 = 22$  SHRUBS
      - 1.1 CONIFEROUS PER 5 FT INCREMENT =  $1.1 \times 11 = 12.1$  TREES
    - BUFFER YARD REDUCTION FROM 45 FT TO 25 FT = (4) 5 FT INCREMENTS
      - 0.3 DECIDUOUS PER 5 FT INCREMENT =  $0.3 \times 11 = 3.3$  TREES
      - 0.6 ORNAMENTAL PER 5 FT INCREMENT =  $0.6 \times 11 = 6.6$  TREES
      - 1.0 SHRUBS PER 5 FT INCREMENT =  $1.0 \times 11 = 11$  SHRUBS
      - 0.5 CONIFEROUS PER 5 FT INCREMENT =  $0.5 \times 11 = 5.5$  TREES
    - B. TOTAL REQUIRED BUFFER YARD PLANTINGS
      - $3.3 + 3.3 = (7)$  2-1/2" CAL. DECIDUOUS - OR - (3) 5" CAL. DECIDUOUS
      - $6.6 + 6.6 = (13)$  2" CAL. ORNAMENTAL - OR - (7) 4" CAL. ORNAMENTAL
      - $22 + 11 = (33)$  24" POT SHRUBS - OR - N/A
      - $12.1 + 5.5 = (18)$  8 FT CONIFEROUS - OR - (13) 8 FT CONIFEROUS
  - LANDSCAPE CALCULATIONS:
    - DECIDUOUS: 6,845 S.F. @ 1/2,000 S.F. = (3) 2-1/2" CAL. DECIDUOUS
    - ORNAMENTAL: 6,845 S.F. @ 1/2,000 S.F. = (3) 2" CAL. ORNAMENTAL
    - SHRUBS: 6,845 S.F. @ 1/300 S.F. = (23) 24" POT SHRUBS
    - CONIFEROUS: 6,845 S.F. @ 1/2,000 S.F. = (3) 8 FT CONIFEROUS
  - SOD ALL DISTURBED AREAS.
  - ROCK MULCH ALL SHRUB PLANTING AREAS. ROCK MULCH TO ENCOMPASS SHRUBS 3" DEPTH. FIBER MAT TO BE INSTALLED AT MULCHED AREAS.
  - PROVIDE EDGING TO SEPARATE LAWN AND MULCH.
  - PROVIDE UNDERGROUND IRRIGATION SYSTEM FOR ALL SODDED AREAS & NEW PLANTINGS.
  - EXISTING VEGETATION TO REMAIN TO MAXIMUM EXTENT POSSIBLE.

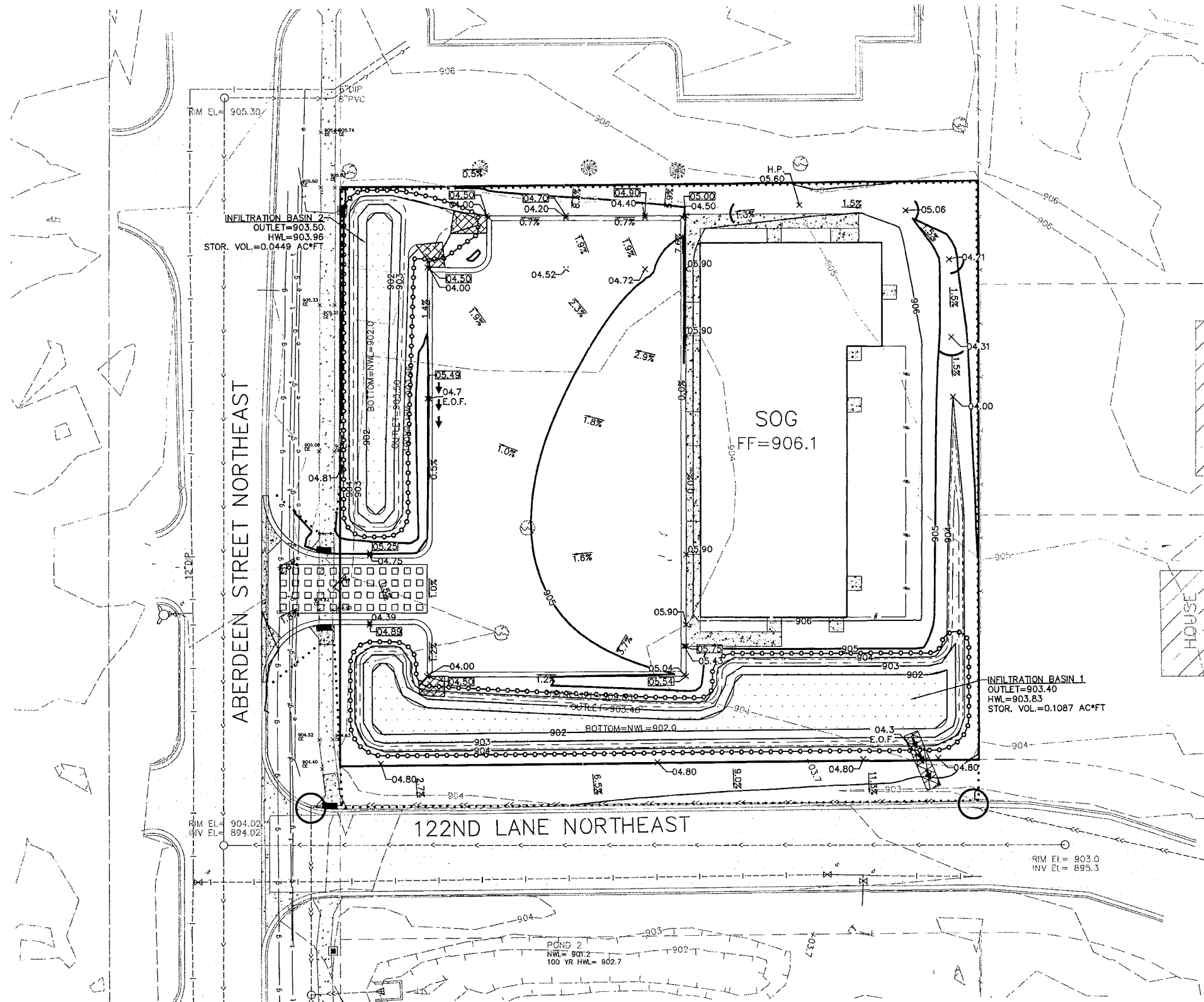


2 SHRUB PLANTING DETAIL  
L1 NOT TO SCALE



3 TREE PLANTING DETAIL  
L1 NOT TO SCALE





# CURB LEGEND

- [08.32] = TOP OF CURB ELEVATION FOR B612 CURB (CITY PLATE ST-6)
- 07.82 = BITUMINOUS / GUTTER ELEVATION & RIBBON / DROP CURB TC EL
- [ ] = RIBBON CURB & GUTTER (SEE DETAIL)
- [ ] = B612 CURB & GUTTER (CITY PLATE ST-6)
- [ ] = DROP CURB
- [ ] = BITUMINOUS EDGE
- [ ] = PED. RAMP (CITY PLATE ST-17) (UNDOT PLATE 7036C)

# LEGEND

- [ ] = ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- [ ] = PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- [ ] = HEAVY DUTY EROSION CONTROL FENCE. INSTALL AFTER LOCAL GRADING COMPLETE
- [ ] = SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- [ ] = 2' SOD OR EROSION CONTROL FENCE AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF SIDEWALK CONSTRUCTION.
- [ ] = STABILIZED EMERGENCY OVERFLOW (SEE DETAILS)
- [ ] = SUMPED RIP RAP PERMANENT ENERGY DISSIPATER. INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- [ ] = CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- [ ] = STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- [ ] = SCOURSTOP MAT OVER MNDOT CAT 6 EROSION CONTROL BLANKET. (SEE DETAILS)
- [ ] = INFILTRATION BASIN (SEE DETAILS) DO NOT DISTURB AREA

**PIONEER**engineering

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Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: *Paul J. Chene*  
Reg. No.: 19860 Date: 12-1-2015

Revisions

Date: 12-1-2015  
Designed: PIC  
Drawn: JDM

GRADING & EROSION CONTROL PLAN

BLK PROPERTIES  
1622 93RD LANE NE  
BLAINE, MINNESOTA 55449

LOT 2 APPLESEED 3RD ADDITION  
BLAINE, MINNESOTA

3 OF 6