

BIG LAKE, MN

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A001	TITLE & CODE INFO
A101	BUILDING FLOOR PLAN
A105	BUILDING ROOF PLAN
A501	BUILDING ELEVATIONS
A701	SECTIONS & DETAILS

PERMIT SET - AUGUST 3RD, 2026	
	- ADDENDUM #1
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	-
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A NEW ONE STORY 8,000 GROSS S.F. CAR CONDO STORAGE BUILDING WITH 2,576 S.F. OF FUTURE MEZZANINE.

2020 MINNESOTA STATE BUILDING CODE

- A. OCCUPANCIES (M.S.B.C. CHAPTER 5):
S-1 VEHICLE STORAGE (SECTION 311.2)
- B. OCCUPANCY SEPARATION (M.S.B.C. CHAPTER 5):
NO SEPARATION REQUIRED
- C. TYPE OF CONSTRUCTION (M.S.B.C. CHAPTER 6):
TYPE V-B (NOT RATED)
- D. ALLOWABLE AREA PER FLOOR (M.S.B.C. CHAPTER 5 TABLE 506.2):
BASIC ALLOWABLE AREA PER FLOOR = 9,000 S.F.
FRONTAGE INCREASE = $9,000 \text{ S.F.} \times (.75) = 6,750 \text{ S.F.}$
(SECTION 506.2)
TOTAL ALLOWED FLOOR AREA = 15,750 S.F.
TOTAL ACTUAL BUILDING FLOOR AREA = 12,000 S.F.
- E. ALLOWABLE HEIGHT (M.S.B.C. CHAPTER 5 TABLE 504.3 & 504.4):
S-1 OCCUPANCY = 1 STORY / 40'-0"
S-1 OCCUPANCY = ACTUAL HEIGHT 1 STORY - 26'-4"
- F. FIRE SPRINKLERS (M.S.B.C. CHAPTER 9):
NOT REQUIRED PER THE FOLLOWING:
 - S-1 FIRE AREA 12,000 SF OR LESS
 - S-1 FIRE AREA NOT LOCATED MORE THAN 3-STORIES ABOVE GRADE (ACTUAL: 1-STORY)
 - COMBINED S-1 FIRE AREA LESS THAN 24,000 SF
 - TENANTS NOT STORING COMMERCIAL MOTOR VEHICLES (10,000 LBS, 1/1 OR 1/4 PASSENGERS; OR LESS)
 - TENANTS NOT TO CLASSIFY AS A REPAIR GARAGE
 - TENANTS NOT STORING MORE THAN 20,000 CUBIC FEET OF TIRES (COMBINED)
 - TENANTS NOT STORING MORE THAN 2,500 SF OF UPHOLSTERED FURNITURE OR MATTRESSES (COMBINED)

G. MEANS OF EGRESS (M.S.B.C. CHAPTER 10):

CONDO #1
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

CONDO #2
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

CONDO #3
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

CONDO #4
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

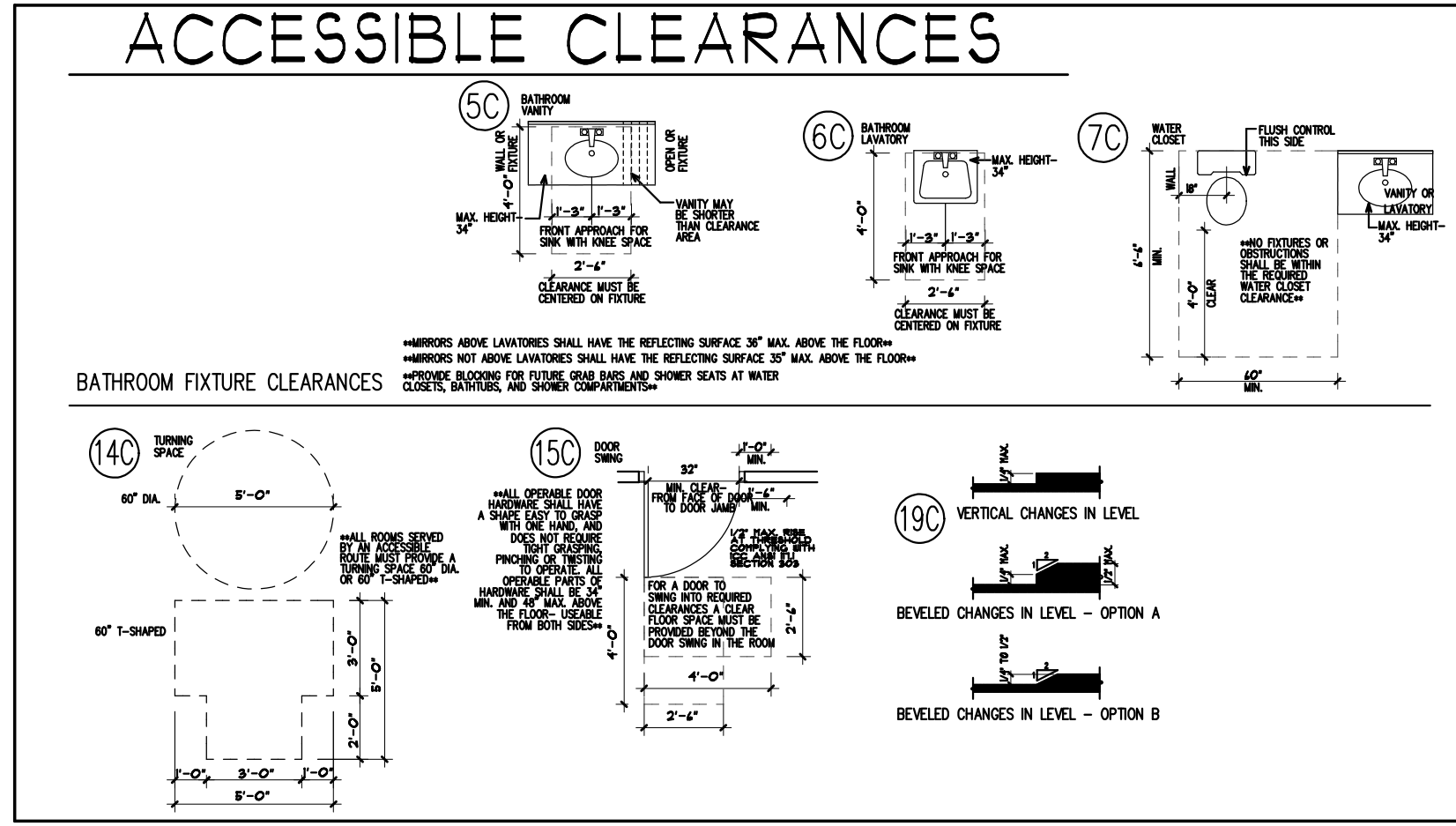
CONDO #5
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

CONDO #6
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

CONDO #7
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

CONDO #8
GRADE FLOOR: 1,000 S.F. (TABLE 1004.5)
FUTURE MEZZANINE: 322 S.F. (TABLE 1004.5)
1,000 S.F. / 200 S.F. PER OCC. = 5
I EXIT REQ'D - I PROVIDED (TABLE 1006.2.1)
MAXIMUM EXIT ACCESS TRAVEL DISTANCE
LESS THAN 100'-0" (TABLE 1006.2.1 & SECT. 505)

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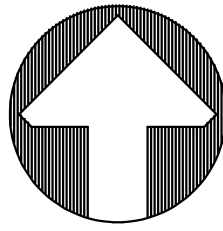
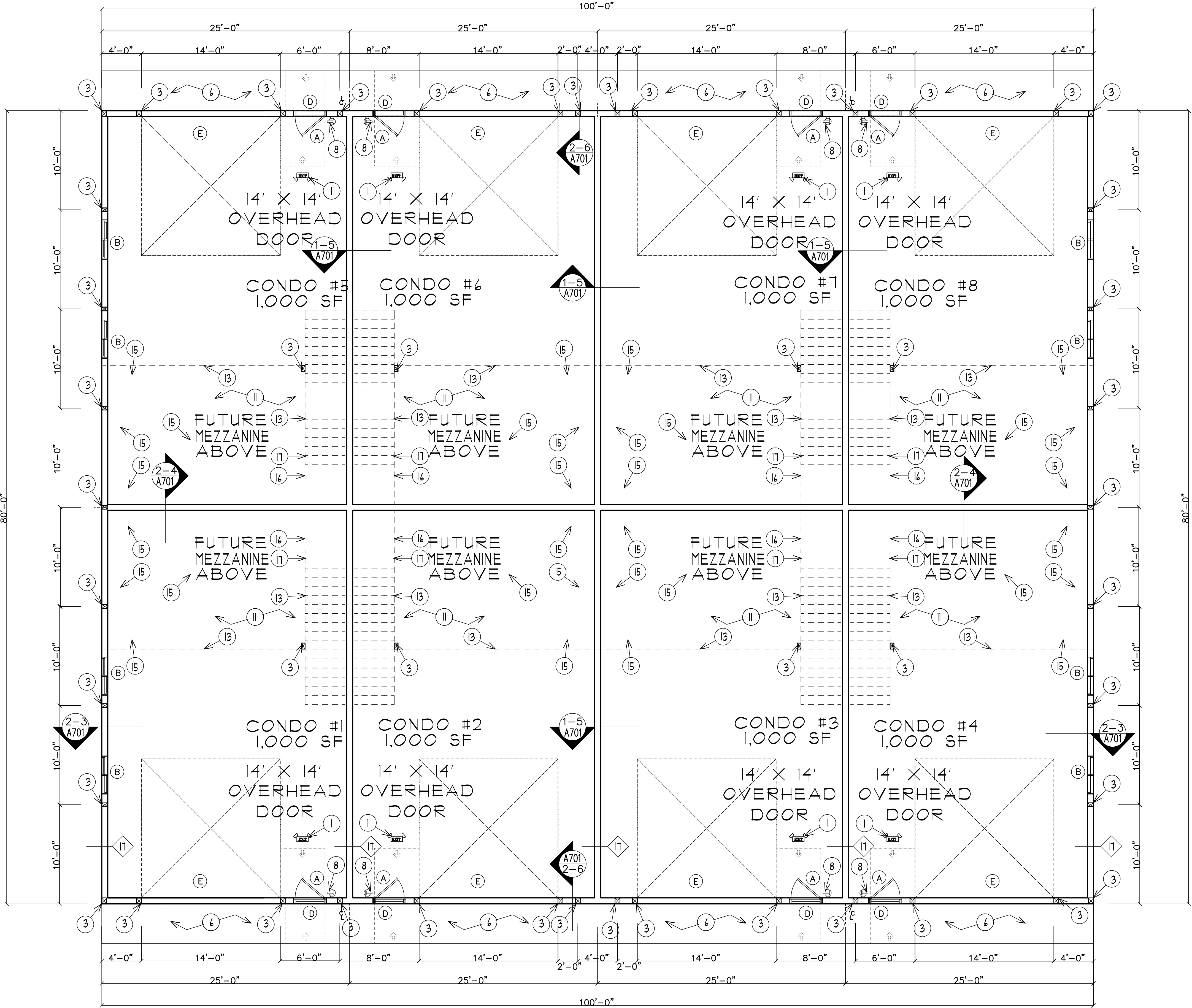
2x4 STUD • 16" O.C. 5/8" GYPSUM BOARD EACH SIDE 5 1/2" SOUND INSULATION 4 3/4"	2x4 STUD • 16" O.C. 5/8" GYPSUM BOARD EACH SIDE 5 1/2" SOUND INSULATION 4 3/4"
15. WALL TYPE S.T.C. 40 SCALE: 1/2"=1'-0"	16. WALL TYPE S.T.C. 40 SCALE: 1/2"=1'-0"
RATING - NONE (LOAD BEARING)	RATING - NONE (LOAD BEARING)
2x4 STUD • 16" O.C. 5/8" GYPSUM BOARD BOTH SIDES 5 1/2" SOUND INSULATION NOTED: CONSTRUCT TO DET. 10/A401	17. WALL TYPE S.T.C. 40 SCALE: 1/2"=1'-0"
RATING - NONE (LOAD BEARING)	RATING - NONE (LOAD BEARING)

FLOOR PLAN NUMBER NOTES: ← (#)

- EMERGENCY EXIT LIGHTING AS REQ'D. BY CODE. SEE ELECT. PLANS.
- FLOOR DRAIN. VERIFY LOCATION w/ PLUMBING DRAWINGS.
- STRUCTURAL COLUMN. VERIFY w/ STRUCTURAL DRAWINGS.
- 22"x30" MIN. ATTIC ACCESS. VERIFY LOCATION w/ G.C.
- ACCESSIBLE TURNING CLEARANCES SHOWN DASHED. SEE DET. 10/A401.
- PROVIDE CONTINUOUS CONCRETE APRON. VERIFY EXTENTS w/ G.C. SEE STRUCTURAL PLANS.
- MAINTAIN PROPER ACCESSIBLE DOOR CLEARANCES. SEE DETS. 1116C/A401.
- FIRE EXTINGUISHER. VERIFY LOCATION & QUANTITY w/ FIRE MARSHAL. SEE DET. 10/A401.
- ACCESSIBLE TOILET. PROVIDE BLOCKING & INSTALL GRAB BARS AS REQ'D. SEE DETS. 1-3 10/A401.
- ACCESSIBLE LAVATORY TO MEET THE REQUIREMENTS OF DETS. 4, 5C, 4C 11/A401.
- IN-FLOOR HEAT MANIFOLDS, ELECTRICAL PANELS AND OTHER EQUIPMENT THIS ROOM. SEE MECH/ ELECT. PLANS.
- TRENCH DRAIN. VERIFY LOCATIONS w/ PLUMBING DRAWINGS. SLOPE FLOOR AS REQ'D.
- FUTURE MEZZANINE STAIRS AND EQUIPMENT BY OWNER. SHOWN DASHED. SEE PLUMBING PLANS FOR STUBBED LOCATIONS.
- FROST STOOP SIZED TO ACCOMMODATE ADA CLEARANCES. SEE STRUCTURAL PLANS.
- FUTURE RESTROOM WALLS, DOORS, FIXTURES, AND EQUIPMENT BY OWNER. SHOWN DASHED. SEE PLUMBING PLANS FOR STUBBED LOCATIONS.
- ELECTRICAL STUB. SEE MEP PLANS.
- WATER STUB. SEE MEP PLANS.

GENERAL NOTES:

- A) VERIFY FINISHES w/ G.C./OWNER
- B) RESTROOMS TO HAVE EPOXY FLOOR, COVE 4" BASE AND F.R.P. 48" A.F.F. ON WET WALLS (MIN).
- C) PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
- D) PROVIDE SMOKE DETECTORS PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.
- E) ALL DOOR HARDWARE TO BE LEVER TYPE.
- F) VERIFY ALL SPECIALTY EQUIPMENT w/ G.C.
- G) PROVIDE EMERGENCY LIGHTING PER CODE. VERIFY LOCATION w/ FIRE MARSHALL.



FLOOR PLAN BUILDING "5"
SCALE: 1/8" = 1'-0"

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MAJOR LICENSED ARCHITECT
DAVID I. MAJCHERZAK
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STATE OF MINNESOTA

GENERAL CONTRACTOR:

RAM
Buildings Inc.

PROPOSED BUILDING #5:

BIG LAKE
CAR CONDOS
BIG LAKE, MN

REVISIONS	COMMENTS

A101

DOOR/WINDOW SCHEDULE					
LABEL	QTY.	MFG / MODEL	SIZE	NOTES	HARDWARE
(A)	1	SOLID WALKDOOR	3'-0" X 6'-8"	ADA THRESHOLD	LEV/LEV PASSAGE LATCH/ W PUSH BUTTON DEADBOLT
(B)	5	SLIDING WINDOW	4'-0" X 4'-0"	W/ GRIDS	-
(C)	13	FIXED WINDOW	4'-0" X 3'-0"	W/ GRIDS. TOP OF WINDOW @ 11'-0"	-
(D)	6	FIXED WINDOW	3'-4" X 3'-4"	W/ GRIDS. TOP OF WINDOW @ 10'-6"	-
(E)	1	OVERHEAD DOOR	14'-0" X 14'-0"	4 LITE PANEL WITH OPENER & REMOTES	OPENER W/ 2 REMOTES PER OPENER
(F)	2	FLUSH PANEL	3'-0" X 6'-8"	ADA THRESHOLD	LOCKING HARDWARE, LEVER PASSAGE, STAINLESS FINISH

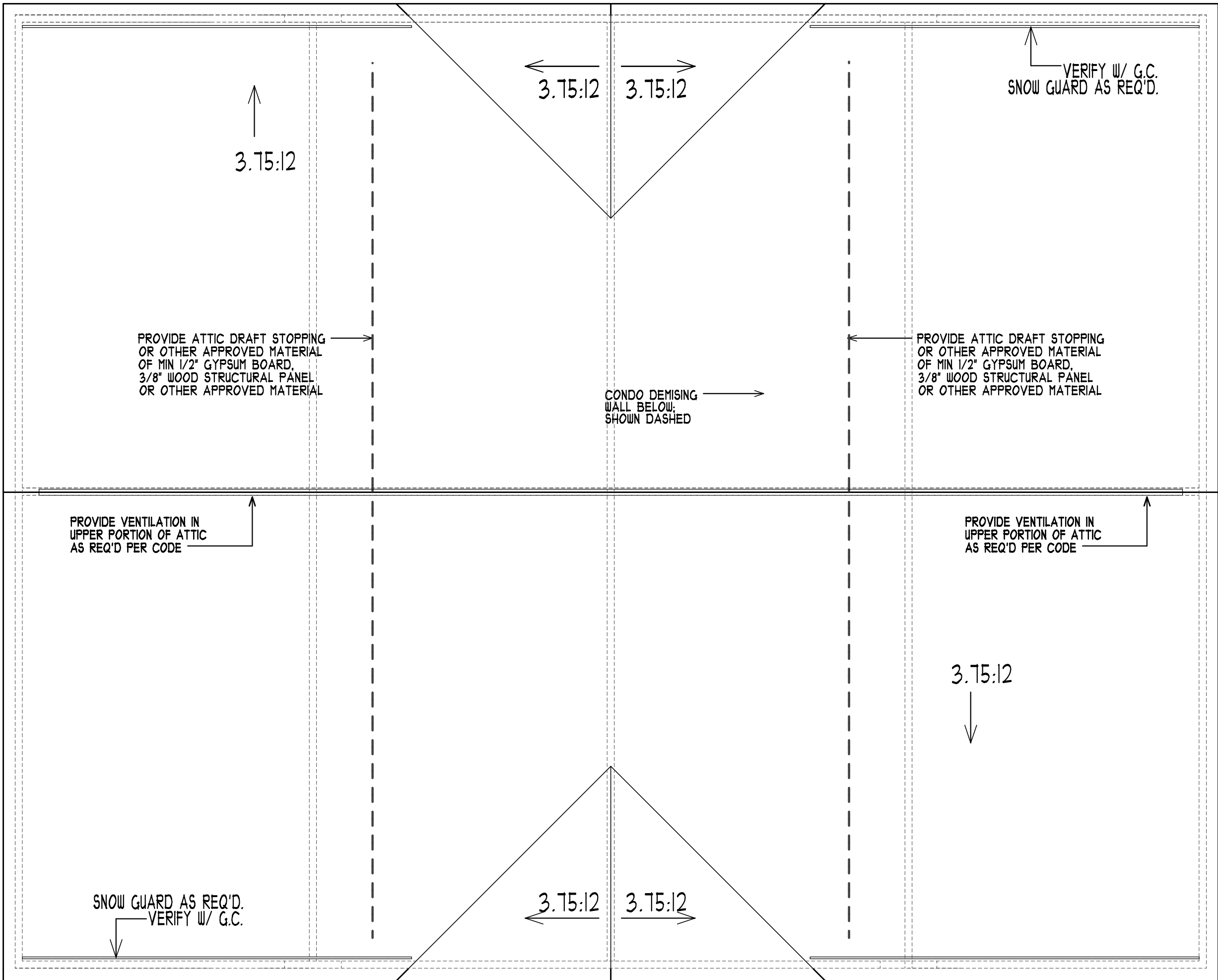
NOTE: TOP OF WINDOWS TO MATCH TOP OF WALKDOORS UNLESS OTHERWISE NOTED

ATTIC VENTILATION NOTES:

- "BALANCED VENTING" IS PROVIDING MIN. 40% TO MAX. 50% OF THE REQUIRED VENTILATION IN THE UPPER 3' (MEAS. VERT.) BELOW RIDGE, WHILE THE LOWER PROVIDES GREATER THAN OR EQUAL TO THE VENTILATION IN THE UPPER
- RIDGE, ATTIC AND SOFFIT VENTS TO BE DISTRIBUTED EVENLY THROUGHOUT ATTIC AREA
- ALL ATTIC VENTS/OPENINGS TO BE FILTERED OR HAVE SNOW INFILTRATION PREVENTION
- ATTIC VENTILATION OPENINGS CANNOT BE PLACED IN ROOF AREAS SUBJECT TO SNOW DRIFTS
- IF LOWER VENTING IS NOT PROVIDED, THEN THE VENTILATION AREA REQUIRED SHALL BE 1/50
- ALL SHED/GABLE/DORMERS THAT ARE FULLY SHEATHED BELOW, SHALL BE INDIVIDUALLY CALCULATED FOR ATTIC VENTILATION
- EACH INDIVIDUAL COMPARTMENT SHALL HAVE A 22"x30" OPENING FOR FIRE DEPARTMENT ACCESS

ROOF NOTES:

- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
- NOTE: SEE PLUMBING PLANS FOR ROOF TOP PENETRATION LOCATIONS AND FLASHING DETAILS.
- GUTTERS TO BE PITCHED TO ALL DOWNSPOUTS. HEAVY DUTY SUPPORT STRAPS SHALL BE PROVIDED AS RECOMMENDED BY MFG'R.
- UPPER AND LOWER VENTING AREAS PROVIDED SHALL BE EQUAL
- RIDGE, ATTIC AND SOFFIT VENTS TO BE DISTRIBUTED EVENLY THROUGHOUT THE ATTIC AREA
- ALL RIDGE VENTS TO BE FILTERED OR HAVE SNOW INFILTRATION PREVENTION



ROOF PLAN BUILDING #5"
SCALE: 1/8" = 1'-0"

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CON: 2

FILE: 26030P

PLOTTED: 08-05-26

REVISIONS	COMMENTS

Project No.
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Issue Date:
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Document Set:
PERMIT SET

A105

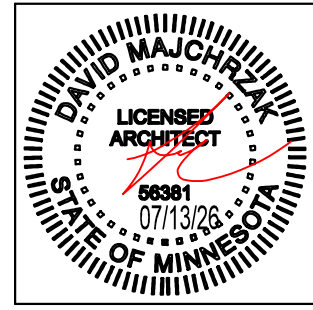
PROPOSED BUILDING #5:

BIG LAKE
CAR CONDOS
BIG LAKE, MN



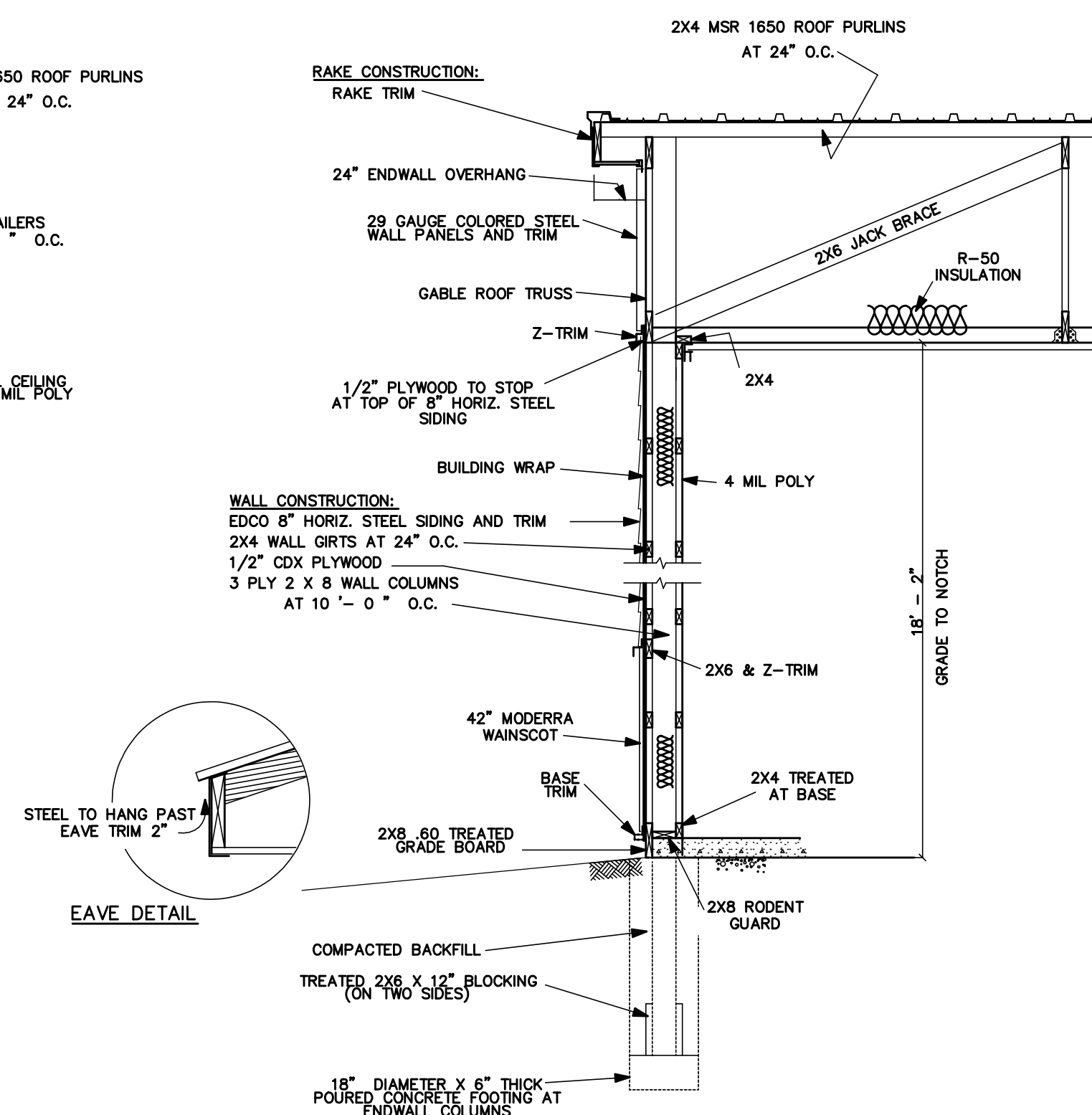
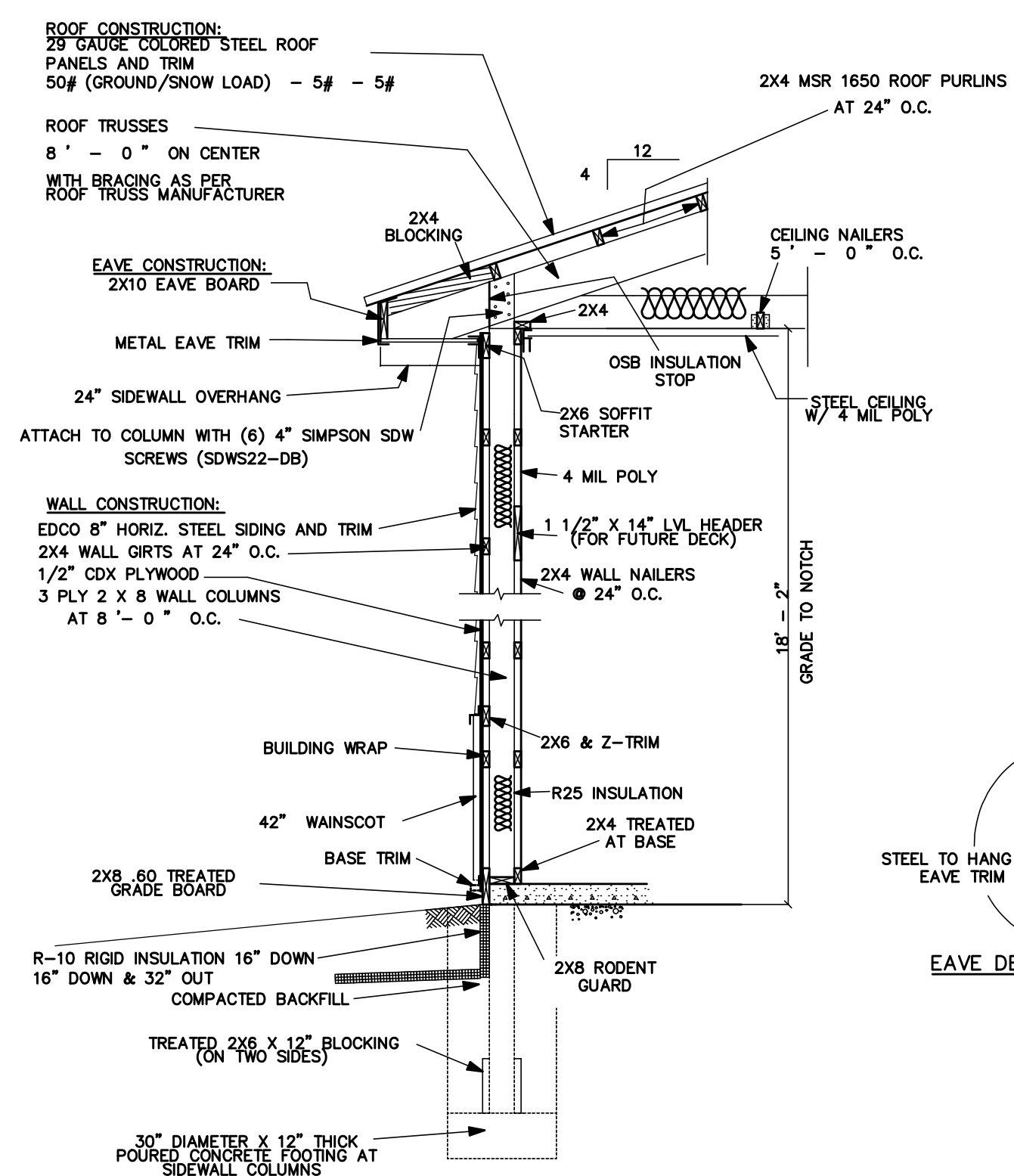
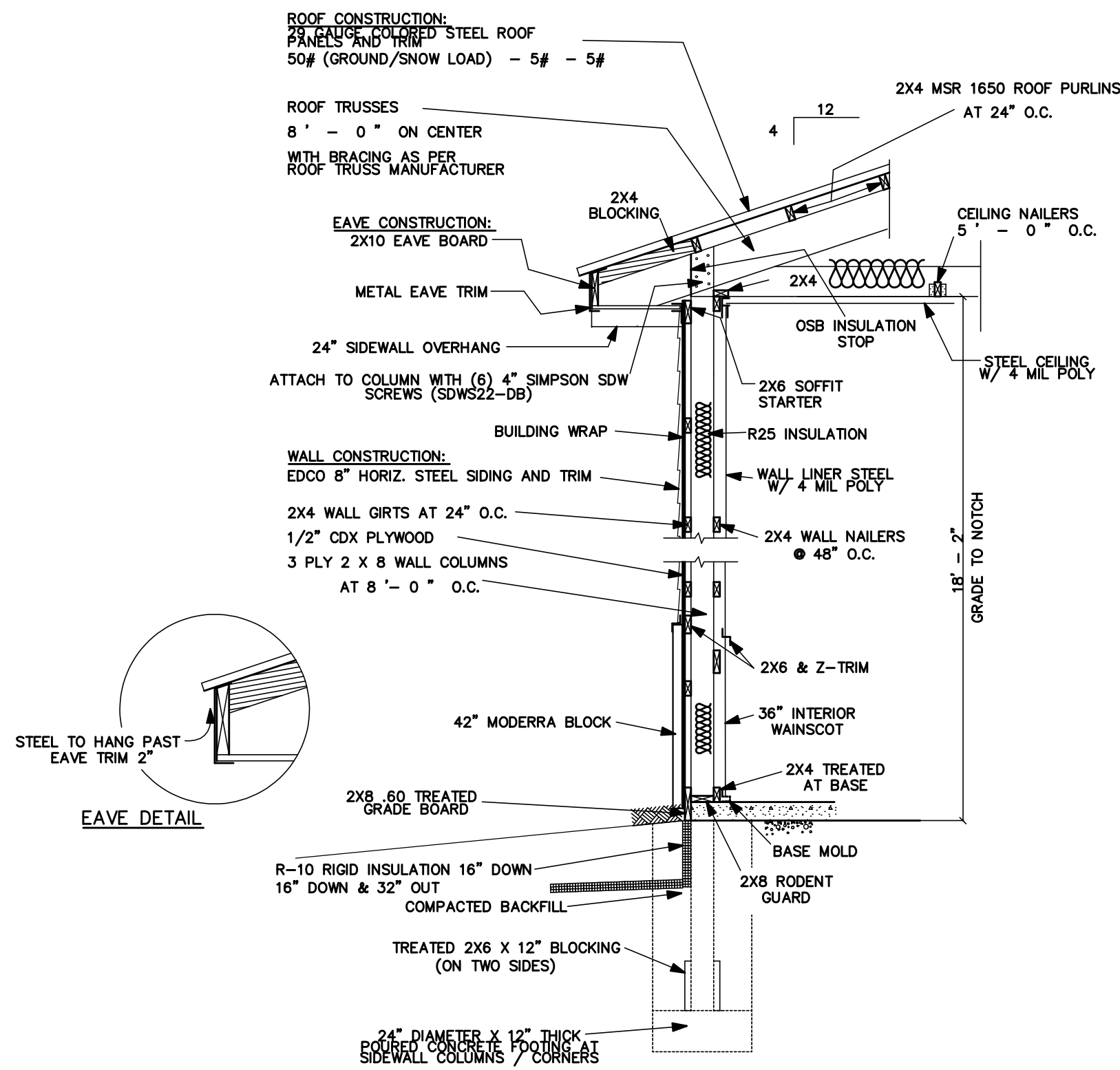
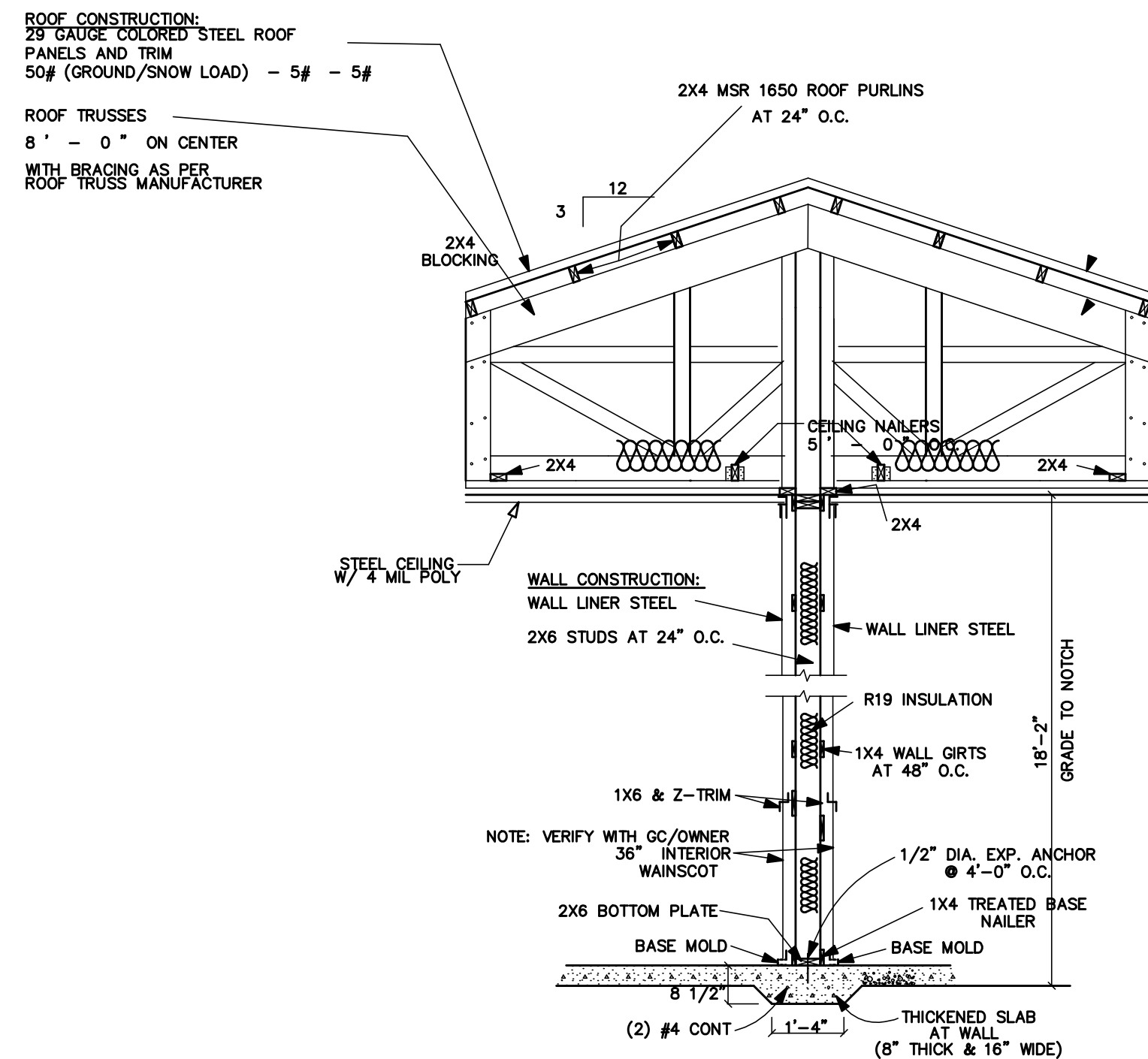
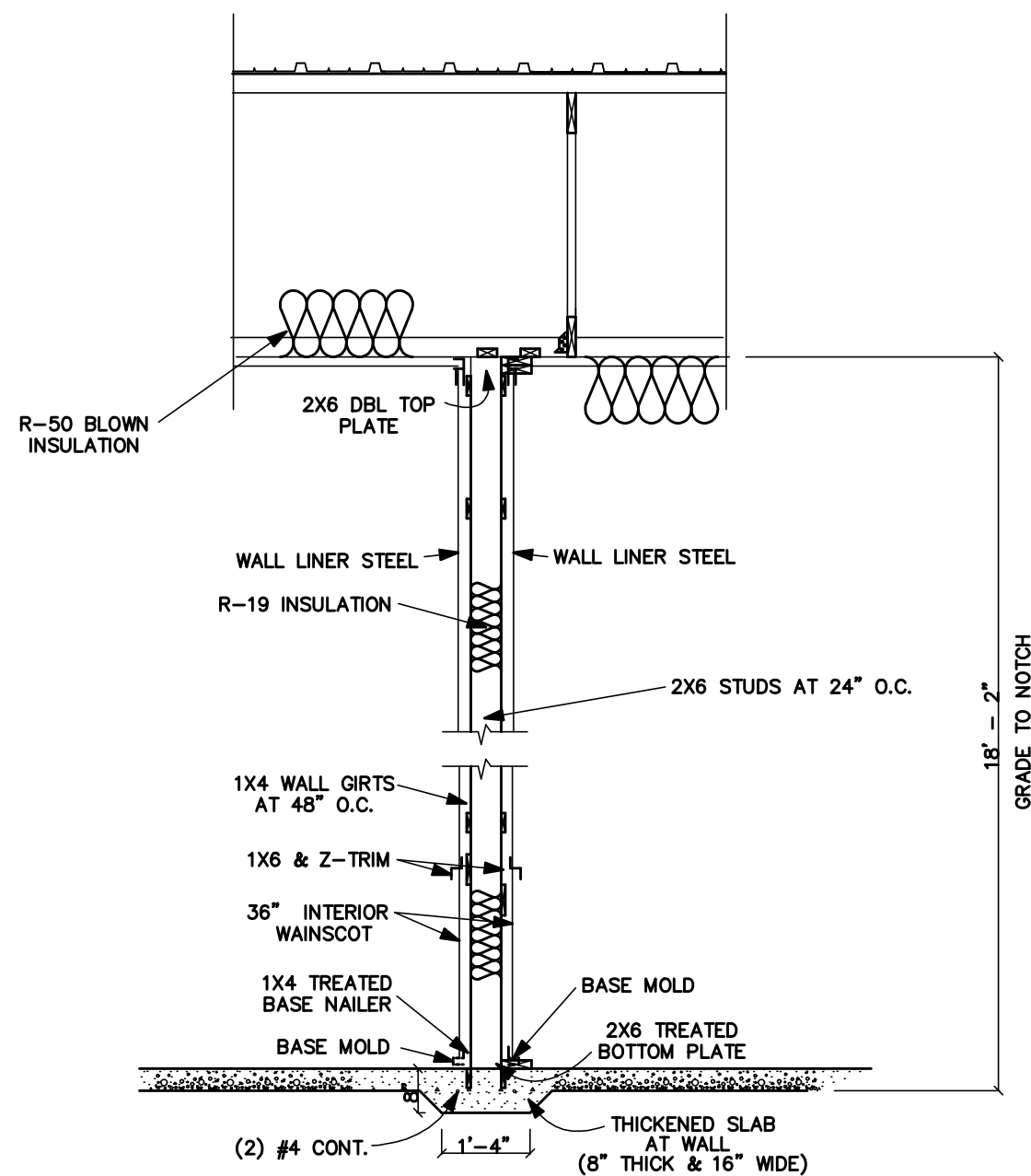
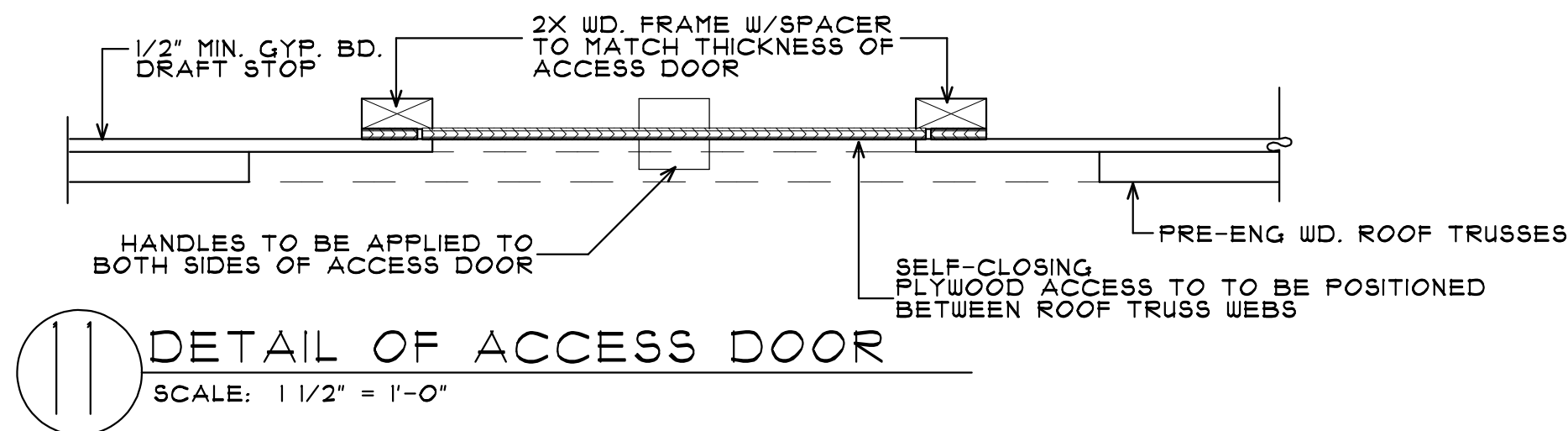
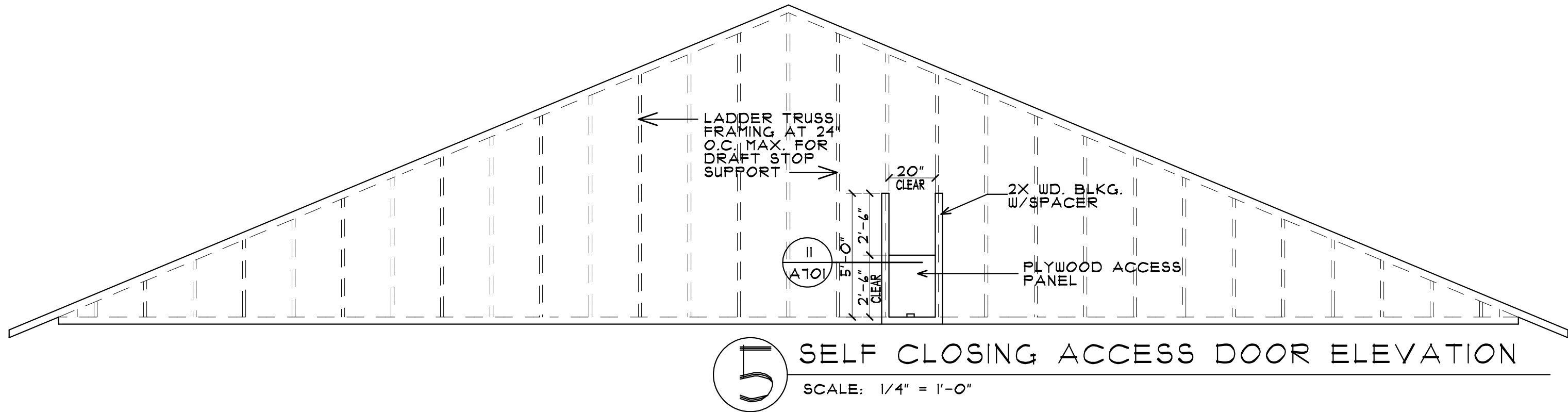
GENERAL CONTRACTOR:

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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.
Name: DAVID L. MAJCHZAK



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GENERAL CONTRACTOR:

RAM Buildings Inc.

PROPOSED BUILDING #5:

BIG LAKE CAR CONDOS

BIG LAKE, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

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A701