



# HAMPSHIRE BUILDING

## RENOVATION / ADDITION

10701 HAMPSHIRE AVENUE S.  
BLOOMINGTON, MINNESOTA 55438



2145 Ford Parkway, Suite 301  
Saint Paul, Minnesota 55116  
651.690.5235 Fax 650.5545  
www.finn-daniels.com



1907 Roberts Boulevard, Suite 200  
Parkville, Missouri 64152  
866-975-1100 Fax 866-975-9750  
www.gpginc.com

CONSULTANT:

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

Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT: \_\_\_\_\_

**HAMPSHIRE BUILDING**  
RENOVATION / ADDITION  
10701 HAMPSHIRE AVE. S  
BLOOMINGTON, MN 55438

PROJECT NO.: 10066

DRAWN BY: RLO/SAW

CHECKED BY: SAW / MCF

ISSUES AND REVISIONS:

CITY SITE PLAN APPROVAL 10.15.2014

CITY COMMENTS 11.03.2014

SHEET TITLE:

PROJECT INFORMATION

# A000

### GENERAL NOTES

1. Items listed below are applicable to all contractors, subcontractors, vendors, suppliers and material handlers.

2. The contract documents include the working drawings, addenda, modifications, and the conditions of the construction contract.

3. The contract documents are the instruments of service and shall remain the property of the architect whether the project for which they are prepared is executed or not. The contract documents are not to be used by the landowner or tenant for other projects or extensions to the project nor are they to be modified in any manner without the written consent of the architect.

4. General conditions of the Contract Addendum A-201 shall be made part of these documents by reference.

5. All work shall comply with the applicable codes, amendments, rules, regulations, ordinances, laws, orders, approvals, etc., that are required by public authorities. In the event of conflict, the most stringent requirements shall apply. All requirements include, but are not limited to the current applicable editions or publications.

6. All glazing used in this project shall conform to the requirements of all applicable codes and all Federal and State requirements.

7. Bank Insurance Architect shall upon the professionalization and accuracy of work designed or prepared by the contractor, and notes that the specimens and drawings are not prepared or required by any regulatory standards.

8. CONTRACT DOCUMENT NOTES:

9. This set of documents is not all inclusive and it is meant to show the intent of the scope of work, the contractor shall bid all work involved with a normally anticipated scope of work.

10. All the sheets listed in the drawing index comprise the construction documents for this project. The G.C. is responsible for all the work specified in these construction documents including distributing drawings to sub-contractors for bidding purposes. It is not recommended that individual sheets be given to sub-contractors for bidding or construction. The entire set of drawings, not any individual sheets, define the work required under the general contract.

11. In the event of conflict between data shown on drawings and data shown in the specifications, the specifications shall govern. Dimensions noted on drawings shall take precedence over scaled dimensions. Detail drawings take precedence over drawings of small scale. Should the contractor find an error in the drawings, drawings, specifications, or a discrepancy or variation between dimensions on drawings and measurements at site, or lack of dimensions or other information, it shall be brought to the Architect's attention and shall not proceed with work affected until clarification or resolution has been made.

12. "Similar" means comparable characteristics for conditions noted. Contractor to verify dimensions and orientation.

13. "Typical" means identical for conditions noted.

14. Do not scale drawings, verify dimensions given. Verify dimensions with field conditions prior to construction. If discrepancies are discovered between field conditions and drawings or between individual drawings, contact architect for resolution before proceeding.

15. Horizontal dimensions indicated are to/from finished face of construction, except as noted. Vertical dimensions indicated are from top of floor/ceiling, except where noted to be from above finished floor. (A-1.1)

16. Dimensions are not adjustable without approval of architect unless noted +/-.

17. All symbols and abbreviations used on the drawings are controlled by a construction dictionary. In the contractor has questions regarding symbols, abbreviations used, or their exact meaning, the Architect shall be notified for clarification.

18. There shall be no substitution during building of materials when a manufacturer is specified. Where the term "or equal" is used, Architect and Owner shall determine equality based upon information and costs submitted by Contractor.

19. SHOP DRAWINGS, SAMPLES AND LITERATURE NOTES:

20. Required shop drawing submittals shall include, but not limited to the following (additional shop drawings may be required upon Architects review):

- 1.1. Shall include requirements:
  - Precast Concrete (wall panels, floor plans, structural beams & columns, etc.)
  - Aluminum, Door/Window Frames, Doors, Entrance Systems, Curtain Walls
  - Glazing
  - Hollow Metal Frames, Doors, Windows
  - Door/Window Hardware
  - Roofing (membrane, built-up, metal, etc.)
  - Steel Structural Steel, miscellaneous steel, pipe, etc., etc.
  - Interior/Exterior (ACR panels, wall panels, standing seam, etc.)
  - Walling Walls
  - LIFT (single metal framing)
  - Interior finish requirements:
    - Aluminum, Door/Window Frames, Doors
    - Hollow Metal Frames, Doors, Windows
    - Door/Window Hardware
    - MIF/MSA
    - Toilet Partitions and Accessories
2. Contractor shall coordinate with the Architect and Owner to obtain any permits which he requires additional compensation beyond the written contract unless he receives written authorization from Contractor or Owner. Failure to obtain such authorization may constitute a contract violation for additional compensation.
3. The Contractor is to coordinate and provide punch list to take place a minimum of 5 working days before scheduled occupancy date. This will allow for furniture and phone installation. Provide notification to Architect and Owner when punch list items have been completed or which items remain and why. Coordinate required work with Owner and proceed until scope of Owner Items and furniture is finished. Punch list items shall be completed within 30 days of punch list date.
4. "Certificate of Occupancy" shall be obtained prior to move in date and presented to Owner at the time of punch list work through.

21. FIRE - RESISTANCE - RATED CONSTRUCTION:

A. BUILDING ELEMENTS (IBC 601 & 602)

1. Egress	Rating	Opening
2. Structural Frame Includ. Columns, Girders, Truss	1 Hour	0 Minute
3. Exterior Bearing Walls	0 Hour	0 Minute
4. Interior Bearing Walls	0 Hour	0 Minute
5. Exterior Non-Bearing Walls	0 Hours (30 Feet - See Separation Distance)	0 Hours
6. Interior Non-Bearing Walls	0 Hours	0 Hours
7. Floor Construction (Supporting Beams & Joists)	0 Hour	0 Hour
8. Roof Construction (Supporting Beams & Joists)	0 Hour	0 Hour
9. EXTERIOR WALL OPENINGS (IBC 708.9)		
- Separation Distance > 30 Feet		
- Classification	Area of Opening	
- Protected	No Limit	

B. FIRE WALLS (IBC 705)

- None Required

C. FIRE BARRIERS (IBC 706 & 707)

1. Fire Barrier	Rating	Opening
2. Shaft Enclosure	1 Hour	0 Minute
3. Vertical Ext. Enclosure - Stairs	1 Hour	0 Minute
4. Exit Passageway	1 Hour	0 Minute
5. Horizontal Exit	2 Hours	0 Minute
6. Separation Occupancies	N/A	N/A
7. Intentional Fire Stairs	IBC Table 508.2 - Varies	

D. FIRE PARTITIONS (IBC 708)

1. Fire Partition	Rating	Opening
2. Corridor	0 Hour	0 Minute

E. ROOF AND INTERIOR FINISH REQUIREMENTS

- Minimum Roof Classification (IBC Table 1505.1) = Class C
- Minimum Wall and Ceiling Finish Requirement (IBC Table 803.5)
  - 1. Finish Class
  - 2. Exit Enclosures/Exit Passageways: Group B = Class B, Group 1 = Class C
  - 3. Corridors: Group 1 = Class C
  - 4. Rooms And Enclosed Spaces: Group 1 = Class C

22. Submittals submitted for shop drawing approval shall be noted as such. Architect and Owner shall determine submittal schedule and frequency based on information and instructions provided by Contractor.

23. Change in shop drawing submission sign-off or specifications indicated must be noted to Architect for approval. Any item clearly different than design indicated may be rejected in field if supplier not seen with approved shop drawings.

24. Contractor to schedule shop drawing reviews to allow 5-7 working days, including delivery time and from the contractor, for architectural and engineering review.

### PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION:

A. PROJECT NAME: HAMPSHIRE BUILDING REMODEL/ ADDITION  
B. PROJECT LOCATION: 10701 HAMPSHIRE AVENUE S. BLOOMINGTON, MINNESOTA 55438  
C. ZONING & LAND USE: IP - INDUSTRIAL PARK  
D. LOT SIZE: 53,211 ACRES / 575,538 S.F.  
E. BUILDING F.A.R.: 156,696 S.F. = 288  
F. TYPE OF CONSTRUCTION: II-B (NEW & EXISTING)  
G. FULLY SPRINKLERED BY COMPLIANCE WITH BC CHAPTER 9 & IFC 2006

APPLICABLE CODES:

A. INTERNATIONAL BUILDING CODE	2006
B. MINNESOTA STATE BUILDING CODE	2007
C. BURLINGTON CITY CODE	CURRENT
D. INTERNATIONAL FIRE CODE	2006
E. MINNESOTA STATE FIRE CODE	2007
F. NATIONAL ELECTRICAL CODE	2008
G. INTERNATIONAL MECHANICAL CODE	2006
H. MINNESOTA MECHANICAL CODE	2009
I. INTERNATIONAL FUEL GAS CODE	2006
J. MINNESOTA ENERGY CODE	2009
K. ICC/ANSI A117.1 (ACCESSIBLE BUILDINGS & FACILITIES)	2003
L. MINNESOTA OCCUPANCY CODE	2007

BUILDING CLASSIFICATION:

A. BUILDING OCCUPANCY & CLASSIFICATION (IBC Ch. 3 & IBC Ch. 6)

1. OFFICE
  - Group B
  - 55,666 S.F. Existing / 55,785 S.F. Proposed
  - 2 Stories Existing / 3 Story New at 30'0"
2. WAREHOUSE - Group 1-1
  - 97,865 S.F. Existing / 109,911 S.F. Proposed
  - 1 Story Existing / 1 Story New at 30'0"
3. MIXED OCCUPANCY (IBC 508.2.2)
  - No separation required between B & S-1

B. ALLOWABLE HEIGHT / ALLOWABLE AREA (IBC Ch. 5)

Group 1-1 to the most restrictive. Therefore the entire building is considered to be S-1 for Allowable Area Calculations per IBC 508.2.2

2. ALLOWABLE HEIGHT (IBC Table 503)

- Group 1-1, Type I-B
- 55' 0" - 3 Story + Sprinkler Increase (IBC 504.2.1) = 75' 0" - 4 Stories
- 1. ALLOWABLE AREA (IBC 507.4)
  - Unlimited Area

FIRE - RESISTANCE - RATED CONSTRUCTION:

A. BUILDING ELEMENTS (IBC 601 & 602)

1. Egress	Rating	Opening
2. Structural Frame Includ. Columns, Girders, Truss	1 Hour	0 Minute
3. Exterior Bearing Walls	0 Hour	0 Minute
4. Interior Bearing Walls	0 Hour	0 Minute
5. Exterior Non-Bearing Walls	0 Hours (30 Feet - See Separation Distance)	0 Hours
6. Interior Non-Bearing Walls	0 Hours	0 Hours
7. Floor Construction (Supporting Beams & Joists)	0 Hour	0 Hour
8. Roof Construction (Supporting Beams & Joists)	0 Hour	0 Hour
9. EXTERIOR WALL OPENINGS (IBC 708.9)		
- Separation Distance > 30 Feet		
- Classification	Area of Opening	
- Protected	No Limit	

B. FIRE WALLS (IBC 705)

- None Required

C. FIRE BARRIERS (IBC 706 & 707)

1. Fire Barrier	Rating	Opening
2. Shaft Enclosure	1 Hour	0 Minute
3. Vertical Ext. Enclosure - Stairs	1 Hour	0 Minute
4. Exit Passageway	1 Hour	0 Minute
5. Horizontal Exit	2 Hours	0 Minute
6. Separation Occupancies	N/A	N/A
7. Intentional Fire Stairs	IBC Table 508.2 - Varies	

D. FIRE PARTITIONS (IBC 708)

1. Fire Partition	Rating	Opening
2. Corridor	0 Hour	0 Minute

E. ROOF AND INTERIOR FINISH REQUIREMENTS

- Minimum Roof Classification (IBC Table 1505.1) = Class C
- Minimum Wall and Ceiling Finish Requirement (IBC Table 803.5)
  - 1. Finish Class
  - 2. Exit Enclosures/Exit Passageways: Group B = Class B, Group 1 = Class C
  - 3. Corridors: Group 1 = Class C
  - 4. Rooms And Enclosed Spaces: Group 1 = Class C

EXISTING OCCUPANT LOAD (IBC 1004.1) = 778 Occupants

1. OFFICE: 55,785 s.f. at 1 per 100 s.f. = 558 Occupants

2. Warehouse: 109,911 s.f. at 1 per 500 s.f. = 220 Occupants

952.473.2700 (VOICE)

952.473.2700 (FACSIMILE)

EXITS:

1. Number Required (IBC 1010.1) = 3
2. Number Accessible Required (IBC 1007.1) = 2
3. Arrangement (IBC 1015.2) Not Less Than 1/3 Diagonal
4. Travel Distance Maximums
  - Exit Access (IBC 1016.1) = 300'(8) / 250' (5-1)
  - Common Path of Egress (IBC 1014.3) = 100'(8) / 100' (5-1)
  - Width (The Greater of Two Conflicting Widths Shall Be Used)
    - Design Exit Width (IBC 1005.1) = 34" (Existing Upper Level Occ.)
    - Other Components = 117"
    - Stairways (IBC 1009.1) = 44"
    - Corridors (IBC 1017.2) = 44"
    - Exit Passageways (IBC 1021.2) = 44"
    - Exit Doors (IBC 1008.1.1) = 32" Min. Clear / 48" Max. Nom.
  - Swing (IBC 1008.1.2): Side hinged swinging in direction of egress travel at occupant load greater than 49
  - Landings (IBC 1009.1.3): Width not less than width of door or width of stair, whichever is greater, length in direction of travel not less than 44"
  - Thresholds (IBC 1008.1.6): Max. Ht. = 1/2" (1/2 beveled edge if 1/4" or higher floor change)
  - Consecutive Doors (IBC 1008.1.7): 48" - Door Width Apart
  - All swinging door hardware shall be lever type and be readily operable from the egress side without the use of a key or any special knowledge or effort (IBC 1008.1.8)
  - Manually operated Flush bolts and surface bolts are not permitted (IBC 1008.1.8.4)
  - Fire Exit Hardware (IBC 1008.1.9): Not required at exit/exit access doors

PLUMBING FIXTURES:

A. NUMBER OF FIXTURES REQUIRED (IBC 2902.1)

- Coordinate plumbing fixtures counts w/ individual lease space build-outs

OTHER:

A. ACCESSIBILITY (IBC Chp. 11 - MSCB 1341)

1. Building is Accessible

B. GUARDS (IBC 1003.1)

- 42" high guards shall be installed where change in levels drops 30" or more.

C. SAFETY GLASSING (IBC 2400)

1. Safety glazing shall be installed in hazardous locations as specified

D. ROOF ACCESS (MSB 1346.0906)

1. Provide:

1. DRAFT STOPS

- 1 Floor (IBC 717.3)
- Not required in sprinklered building complying with 903.1.1

F. VENTILATION

- 1 Floors (IBC 1203.3)
- Not required
- 2. Attic (IBC 737.4)
- Not Applicable

G. ATTIC ACCESS (IBC 1209.2)

- Not Applicable

H. RECYCLING SPACE (MSB 1303.1500) = 249.4 s.f. Total Required

1. 0025 = 156 s.f. = 135 S.F. Required

2. 001 = 109,911 s.f. = 109.91 Required

DATA TABLE:

DATE	REVISION	DESCRIPTION
11.03.2014	1	ISSUED FOR PRELIMINARY REVIEW
11.03.2014	2	ISSUED FOR PERMIT/CONSTRUCTION
11.03.2014	3	ISSUED FOR REFERENCE ONLY
11.03.2014	4	ISSUED FOR CONSTRUCTION WITH REVISED INFORMATION

ACTUARIAL

NO.	DESCRIPTION
A000	PROJECT INFORMATION
A101	DEMOLITION SITE PLAN
A102	SITE PLAN & DETAILS
A103	SITE DETAILS
A201	OVERALL DEMOLITION PLAN & FLOOR PLAN
A202	ENLARGED FLOOR PLAN
A301	INTERIOR ELEVATIONS
A302	EXTERIOR RENDERINGS

CIVIL

NO.	DESCRIPTION
C1.1	GRADING, DRAINAGE & ESC PLAN
C1.2	CURBING & PAVING PLAN
C2	UTILITY PLAN
C3	SITE DETAILS
C3.2	DETAILS
C4.1	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C4.2	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

LANDSCAPE

NO.	DESCRIPTION
L1	TREE PRESERVATION & PROTECTION PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE DETAILS

SITE LIGHTING

NO.	DESCRIPTION
SE-1	SITE PHOTOMETRICS PLAN
SE-2	SITE PHOTOMETRICS PLAN (WITH LIGHT LOSS FACTOR)

### PROJECT DIRECTORY

OWNER:	ARCHITECT:	BUILDING/ ZONING DEPTS.:	CITY OF BLOOMINGTON:
JENNIFER DEVELOPMENT COMPANY 1307 WAYZATA BLVD., SUITE 250 WAYZATA, MINNESOTA 55391 952.473.2700 (VOICE) 952.473.2700 (FACSIMILE)	FINN DANIELS ARCHITECTS 2145 FORD PARKWAY, SUITE 301 ST. PAUL, MINNESOTA 55116 651.690.5235 (VOICE) 651.690.5545 (FACSIMILE)	1800 W. OLD SHAKOPEE ROAD BLOOMINGTON, MINNESOTA 55431 952.563.8700 (VOICE) 952.563.8949 (FACSIMILE)	

GENERAL CONTRACTOR:	STRUCTURAL ENGINEER:	MEP ENGINEER:
T.B.D.	ALGUN STRUVAL INC. 241 CREVELAND AVENUE S., SUITE B7 ST. PAUL, MINNESOTA 55105 651.688.6164 (VOICE)	DESIGN - BUILD

CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SITE LIGHTING DESIGNER:
CHARLES FLOWE ENGINEERING 9180 LEANING AVENUE NE CIRCLE PINES, MINNESOTA 55014 651.361.8210 (VOICE) 651.361.8701 (FACSIMILE)	CALYX DESIGN GROUP, LLC 1583 BERKLEY AVENUE, SUITE A ST. PAUL, MINNESOTA 55105 952.334.5498 (VOICE)	R.L. MAZGAR ASSOCIATES 7162 SHADY OAK ROAD EDEN PRARIE, MN 55444 952.943.8000 (VOICE)



**finn daniels**  
ARCHITECTS

2145 Ford Parkway, Suite 301  
Saint Paul, Minnesota 55116  
651.690.5525 Fax 650.5545  
www.finn-daniels.com



**CONTINENTAL**  
Property Group, Inc.

1907 Roberts Boulevard, Suite 200  
Plymouth, Minnesota 55441  
656-975-1100 Fax 656-975-9750  
www.continental-property.com

CONSULTANT:

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

Typed Name \_\_\_\_\_

Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT:

**HAMPSHIRE BUILDING**  
RENOVATION / ADDITION

10701 HAMPSHIRE AVE. S  
BLOOMINGTON, MN 55438

PROJECT NO.: 10046

DRAWN BY: RLO/SAW

CHECKED BY: SAW / MCF

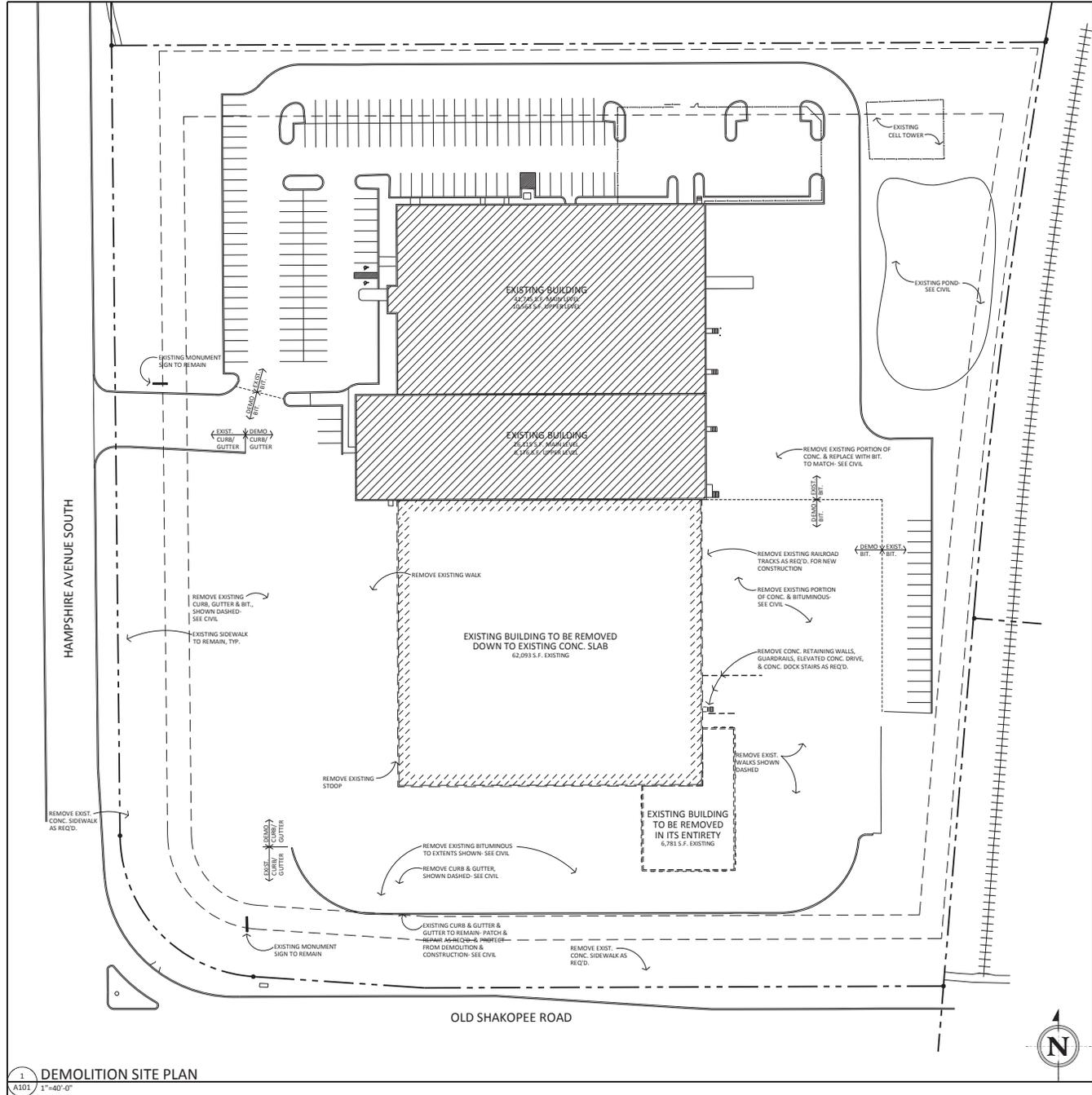
ISSUES AND REVISIONS:

CITY SITE PLAN APPROVAL 10.15.2014

CITY COMMENTS 11.03.2014

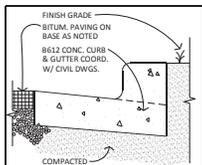
SHEET TITLE:  
**DEMOLITION SITE PLAN**

**A101**

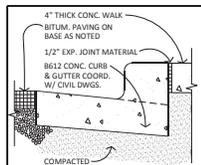


1 DEMOLITION SITE PLAN  
A101 1"=40'-0"

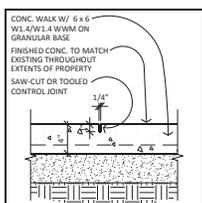
PARKING CALCULATIONS	
EXISTING PARKING CALCULATIONS <small>(AS APPROVED ON 05/22/2013 FOR EXISTING TRUMP IMPROVEMENTS)</small>	
BUILDING AREA	50,666 S.F.
WAREHOUSE:	59,606 S.F.
TOTAL BUILDING:	153,472 S.F.
EXTERIOR STORAGE:	13,916 S.F.
REQUIRED PARKING SPACES	
OFFICE (1 SPACE PER 285 S.F.):	195 SPACES
WAREHOUSE (1 SPACE PER 1,000 S.F.):	96 SPACES
EXT. STORAGE (1 SPACE PER 2,000 S.F.):	6 SPACES
TOTAL PARKING REQUIRED:	299 SPACES
PROVIDED PARKING SPACES	
EXISTING SPACES:	235 SPACES
PROOF OF PARKING:	109 SPACES
TOTAL PROVIDED:	343 SPACES*
PROPOSED PARKING FOR RENOVATION / ADDITION	
BUILDING AREA	53,785 S.F.
WAREHOUSE:	109,913 S.F.
TOTAL BUILDING:	165,696 S.F.
EXTERIOR STORAGE:	13,916 S.F.
REQUIRED PARKING SPACES	
OFFICE (1 SPACE PER 285 S.F.):	196 SPACES
WAREHOUSE (1 SPACE PER 1,000 S.F.):	110 SPACES
EXT. STORAGE (1 SPACE PER 2,000 S.F.):	6 SPACES
TOTAL PARKING REQUIRED:	312 SPACES
PROVIDED PARKING SPACES	
EXISTING SPACES:	185 SPACES
NEW SPACES:	244 SPACES
TOTAL SPACES PROVIDED:	329 SPACES



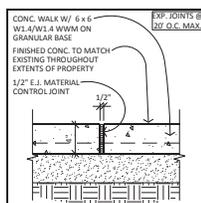
2 CURB DETAIL  
A102 1/2"=1'-0"



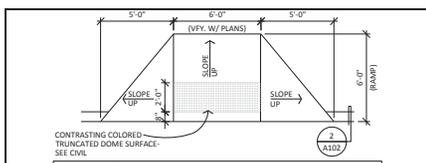
3 CURB DETAIL  
A102 1/2"=1'-0"



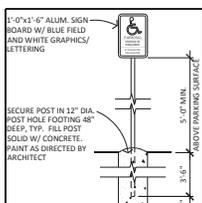
4 WALK DETAIL  
A102 1/2"=1'-0"



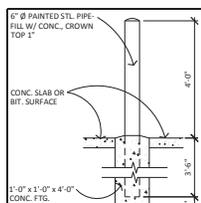
5 WALK DETAIL  
A102 1/2"=1'-0"



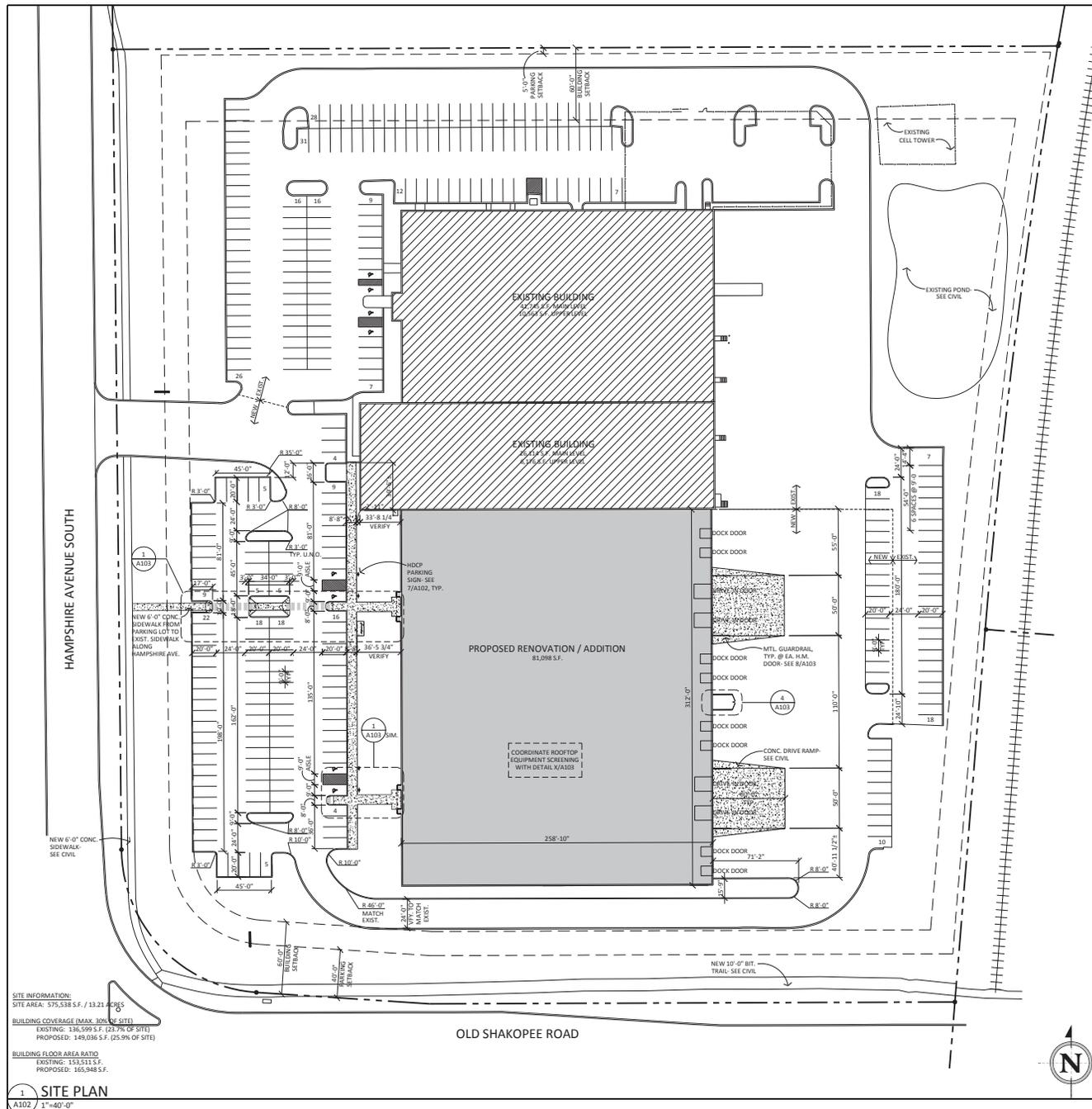
6 HANDICAP RAMP DETAIL  
A102 1/4"=1'-0"



7 HDCP. SIGN DETAIL  
A102 1/2"=1'-0"



8 BOLLARD DETAIL  
A102 1/2"=1'-0"



1 SITE PLAN  
A102 1"=40'-0"

SITE INFORMATION:  
 SITE AREA: 575,538 S.F. / 13.21 ACRES  
 BUILDING COVERAGE (MAX. 30% OF SITE)  
 EXISTING: 136,599 S.F. (23.9% OF SITE)  
 PROPOSED: 149,036 S.F. (25.9% OF SITE)

BUILDING FLOOR AREA RATIO  
 EXISTING: 153,511 S.F.  
 PROPOSED: 165,948 S.F.

**finn daniels**  
 ARCHITECTS

2145 Ford Parkway, Suite 301  
 Saint Paul, Minnesota 55116  
 651.600.5225 Fax 650.5545  
 www.finn-daniels.com

**GPG**  
 CONTINENTAL  
 Property Group, Inc.

1907 Roberts Boulevard, Suite 200  
 Parkville, Minnesota 55124  
 651-975-1700 Fax 651-975-9750  
 www.gpg.com

CONSULTANT:

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

Typed Name \_\_\_\_\_  
 Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT:

**HAMPSHIRE BUILDING**  
 RENOVATION / ADDITION

10701 HAMPSHIRE AVE. S  
 BLOOMINGTON, MN 55438

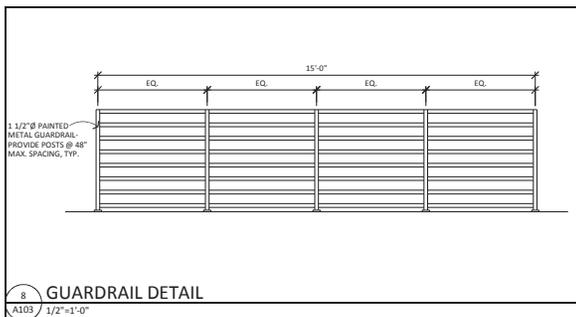
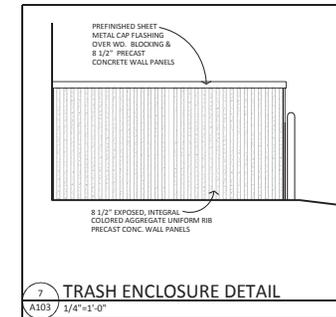
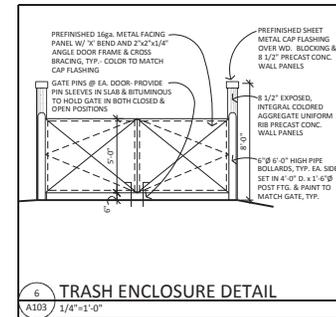
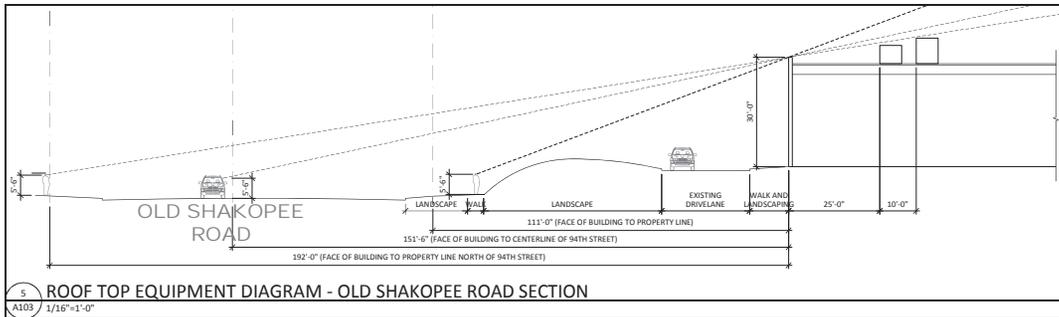
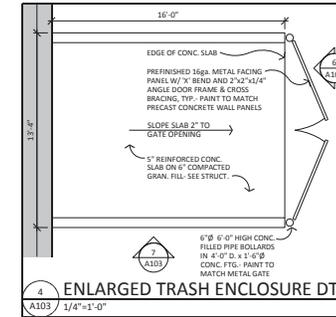
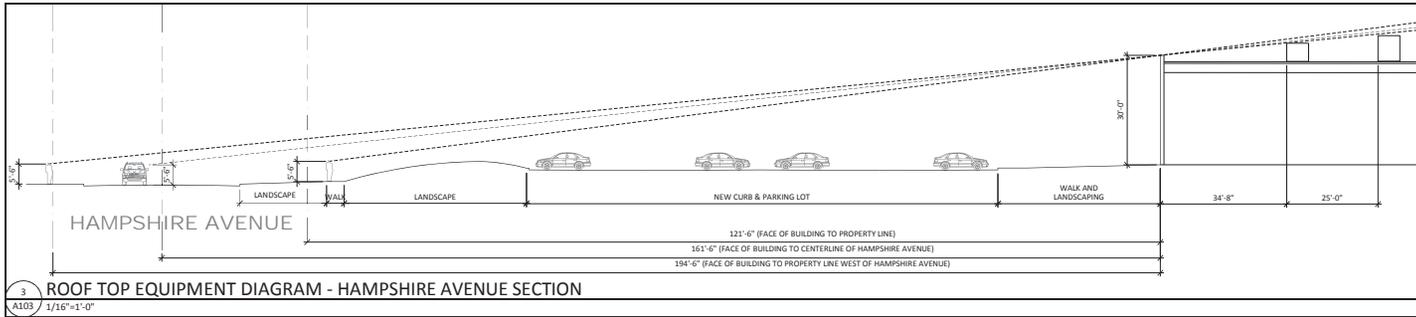
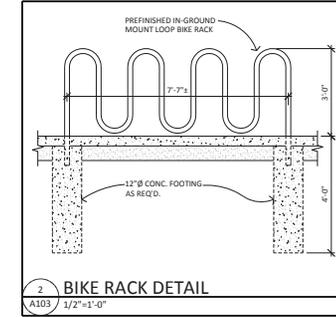
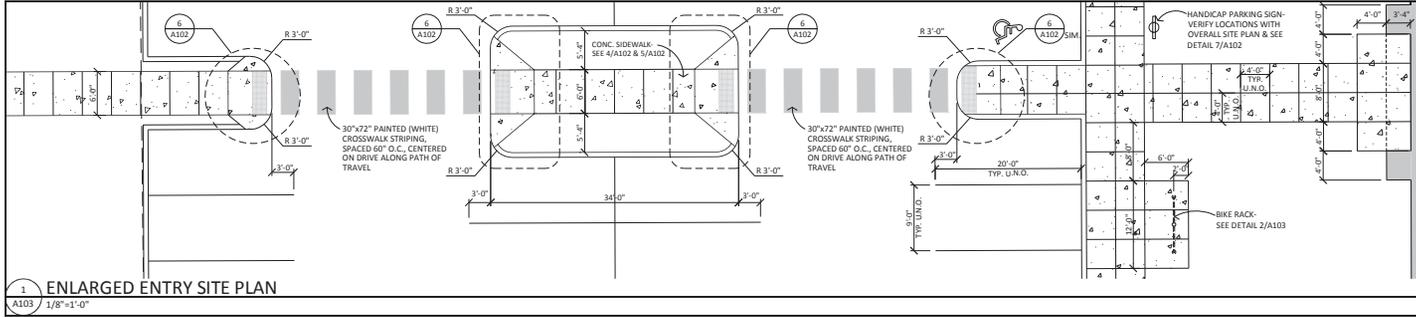
PROJECT NO.: 10046  
 DRAWN BY: RLO/SAW  
 CHECKED BY: SAW / MCF

ISSUES AND REVISIONS:

CITY SITE PLAN APPROVAL 10.15.2014  
 CITY COMMENTS 11.03.2014

SHEET TITLE:  
**SITE PLAN & DETAILS**

**A102**



**finn daniels**  
ARCHITECTS

2145 Ford Parkway, Suite 301  
Saint Paul, Minnesota 55116  
651.600.5525 Fax 609.5545  
www.finn-daniels.com

**GPG**  
CONTINENTAL  
Property Group, Inc.

1807 Regatta Boulevard, Suite 200  
Plymouth, Minnesota 55441  
656-175-1200 Fax 656-175-1962  
www.gpginc.com

CONSULTANT:

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

Typed Name \_\_\_\_\_  
Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT:

**HAMPSHIRE BUILDING**  
RENOVATION / ADDITION

10701 HAMPSHIRE AVE. S  
BLOOMINGTON, MN 55438

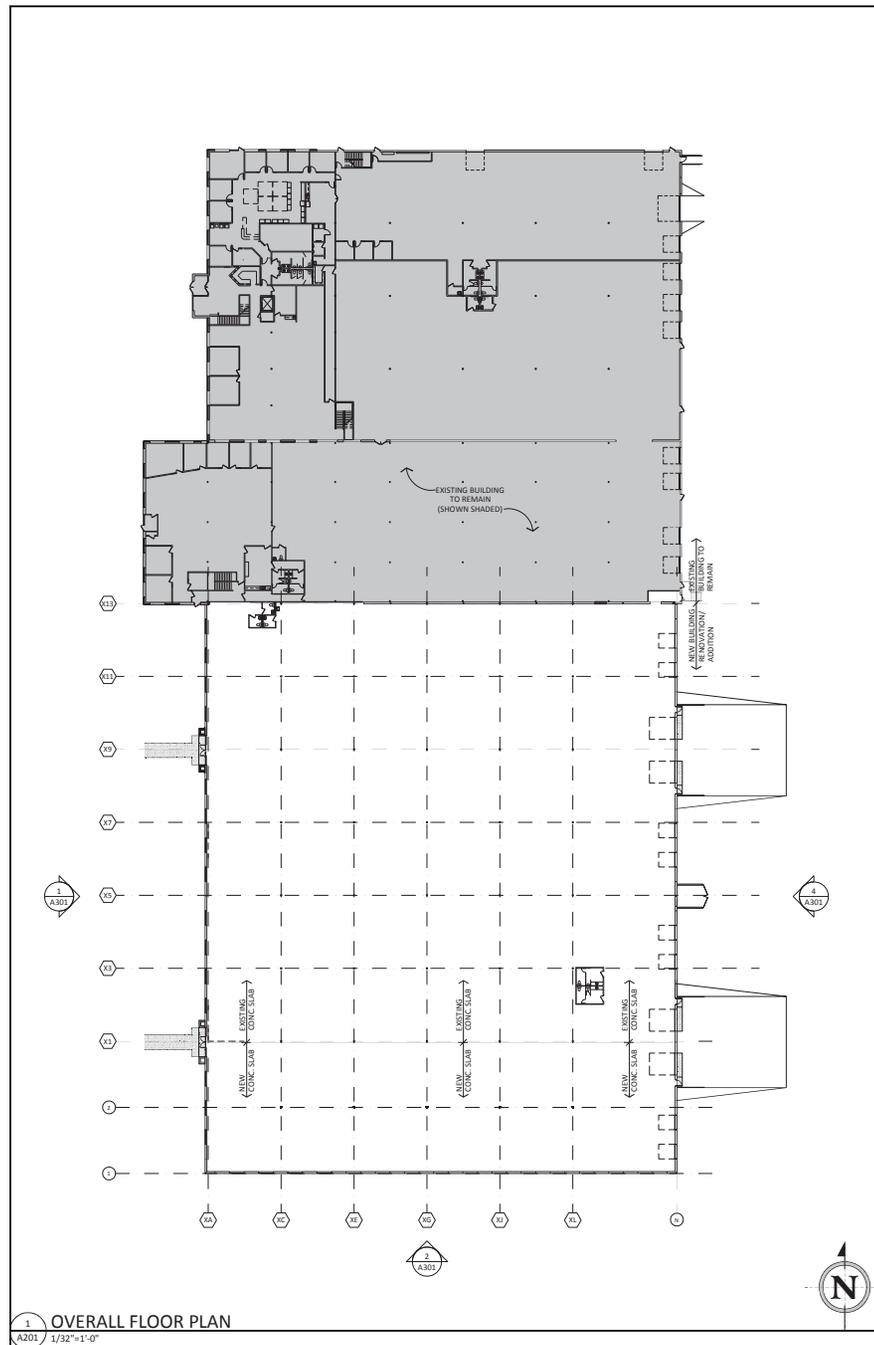
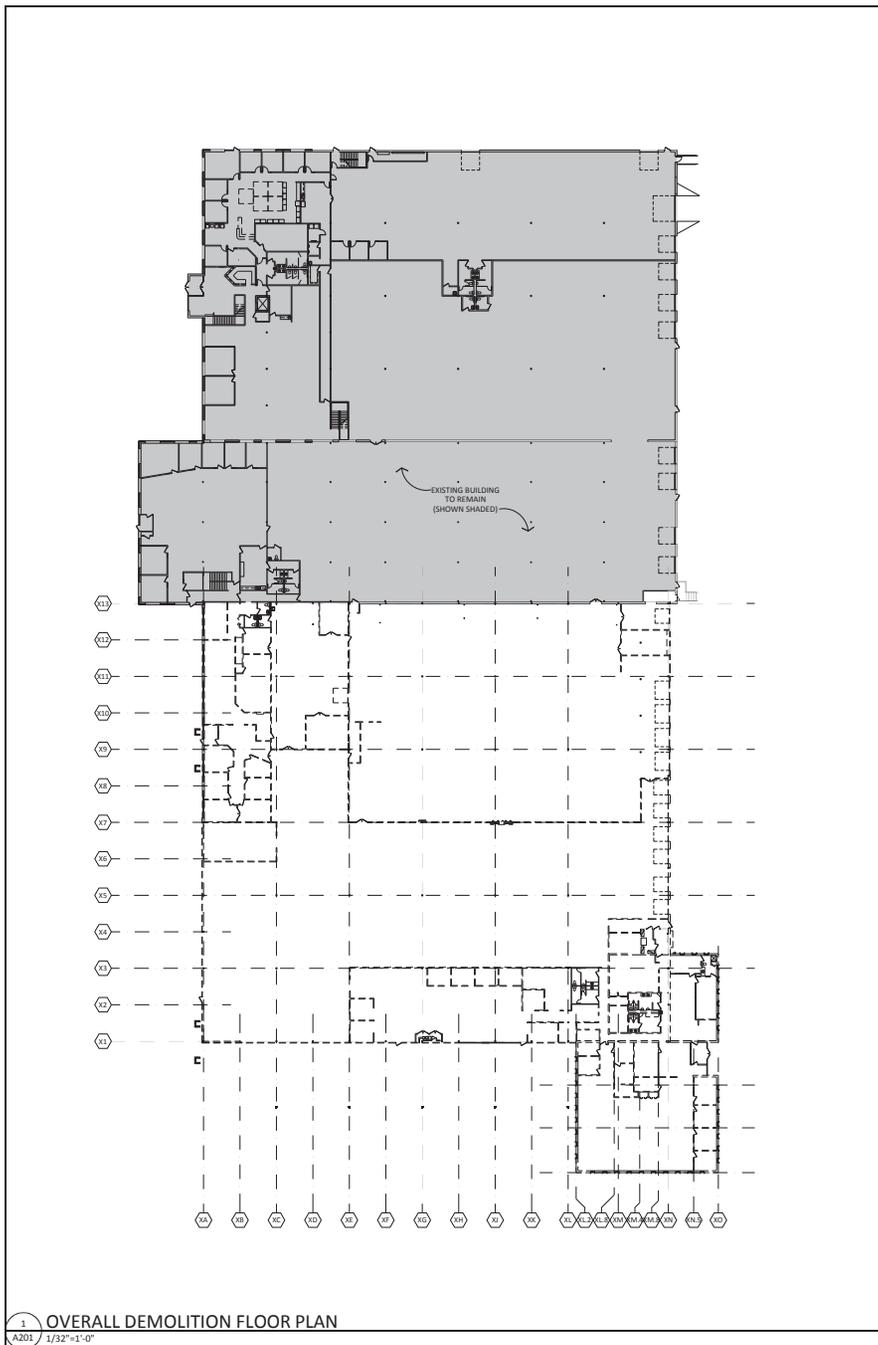
PROJECT NO.: 10046  
DRAWN BY: RLO/SAW  
CHECKED BY: SAW / MCF

ISSUES AND REVISIONS:

CITY SITE PLAN APPROVAL 10.15.2014

SHEET TITLE:  
**SITE DETAILS**

**A103**



**finn daniels**  
ARCHITECTS  
2145 Ford Parkway, Suite 301  
Saint Paul, Minnesota 55116  
651.600.5525 Fax 650.5545  
www.finn-daniels.com

**GPG**  
CONTINENTAL  
Property Group, Inc.  
1907 Roberts Boulevard, Suite 200  
Parkville, Missouri 64152  
866-975-1788 Fax 866-975-9790  
E-Mail: GPG@GPG.com

CONSULTANT:

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

Typed Name

Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT:

**HAMPSHIRE BUILDING**  
RENOVATION / ADDITION  
10701 HAMPSHIRE AVE. S  
BLOOMINGTON, MN 55438

PROJECT NO.: 10046

DRAWN BY: RLO/SAW

CHECKED BY: SAW / MCF

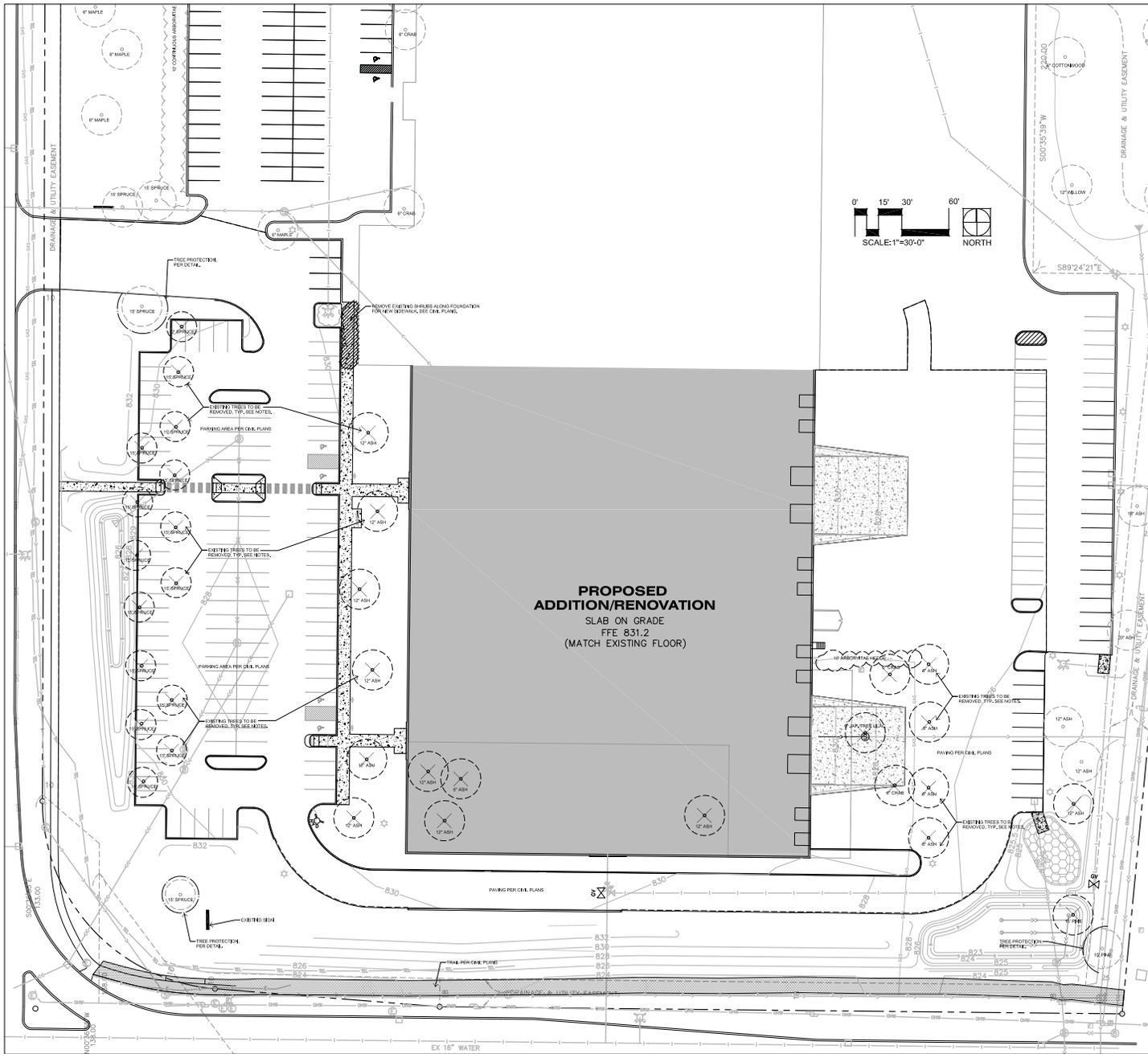
ISSUES AND REVISIONS:

CITY SITE PLAN APPROVAL 10.15.2014

CITY COMMENTS 11.03.2014

SHEET TITLE:  
**OVERALL DEMOLITION  
PLAN & FLOOR PLAN**

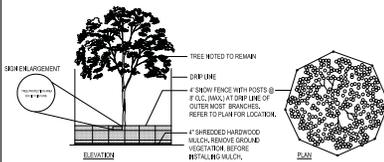
**A201**



**TREE PRESERVATION & REMOVAL NOTES:**

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey provided by Plove Engineering. The contractor is to field verify existing conditions to their satisfaction.

- Do not begin tree clearing work until tree protection measures are in place and to the approval of the City of Bloomington and the civil engineer.
- Critical Root Zone:**  
Install high density polyethylene safety fence, 4 ft. high, International orange, at the Drip Line or at The Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City of Bloomington Forestry approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Details for root zone and dieline protection.
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the work.
- Prior to the start of construction, contact the City of Bloomington Forester at (952) 563-8700. Obtain permits as required by law.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/upon construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative and Engineer when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-securing the tree protection fence immediately after the work is complete, when ever possible.
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City of Bloomington's Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.
- Tree Trimming: Trim branches of existing trees to remain with branches overhanging the work zone to a height of no less than 15' above grade. General contractor shall hire a state certified arborist to trim trees and shall not trim Quercus sp. during prime oak leaf season, per city code. Do not disturb Oaks between April-June.



NOTES: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ADE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIAL OR EQUIPMENT SHALL WITHIN THE TREE DRIP LINE AS DEMONSTRATED ABOVE. MAINTAIN THE FENCE INTACT AT ALL TIMES THROUGHOUT CONSTRUCTION.  
INSTALL TREE PROTECTION ZONE SIGNS EVERY 20'-24" EXTERIOR GRADE SIGNS 20'-IN TO FENCE.

1 TYPICAL TREE PROTECTION DETAIL

**NOTES:**

CONSULTANT:

**Calyx Design Group, LLC**  
Landscape Architecture • Sustainable Design

1405 Bendley Avenue, Suite A19, Paul MN 56105  
Phone: 612.324.2344  
Email: www.calyxdesigngroup.com  
www.calyxdesigngroup.com

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 Landscape Architect in the state of MINNESOTA.

Benjamin D. Hartberg, AIA

Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT:

**HAMPSHIRE BUILDING**  
RENOVATION / ADDITION

10701 HAMPSHIRE AVE. S  
BLOOMINGTON, MN 55438

PROJECT NO.: 10046

DRAWN BY: BH

CHECKED BY: BH

ISSUES AND REVISIONS:

CITY COMMENTS 11.3.2014

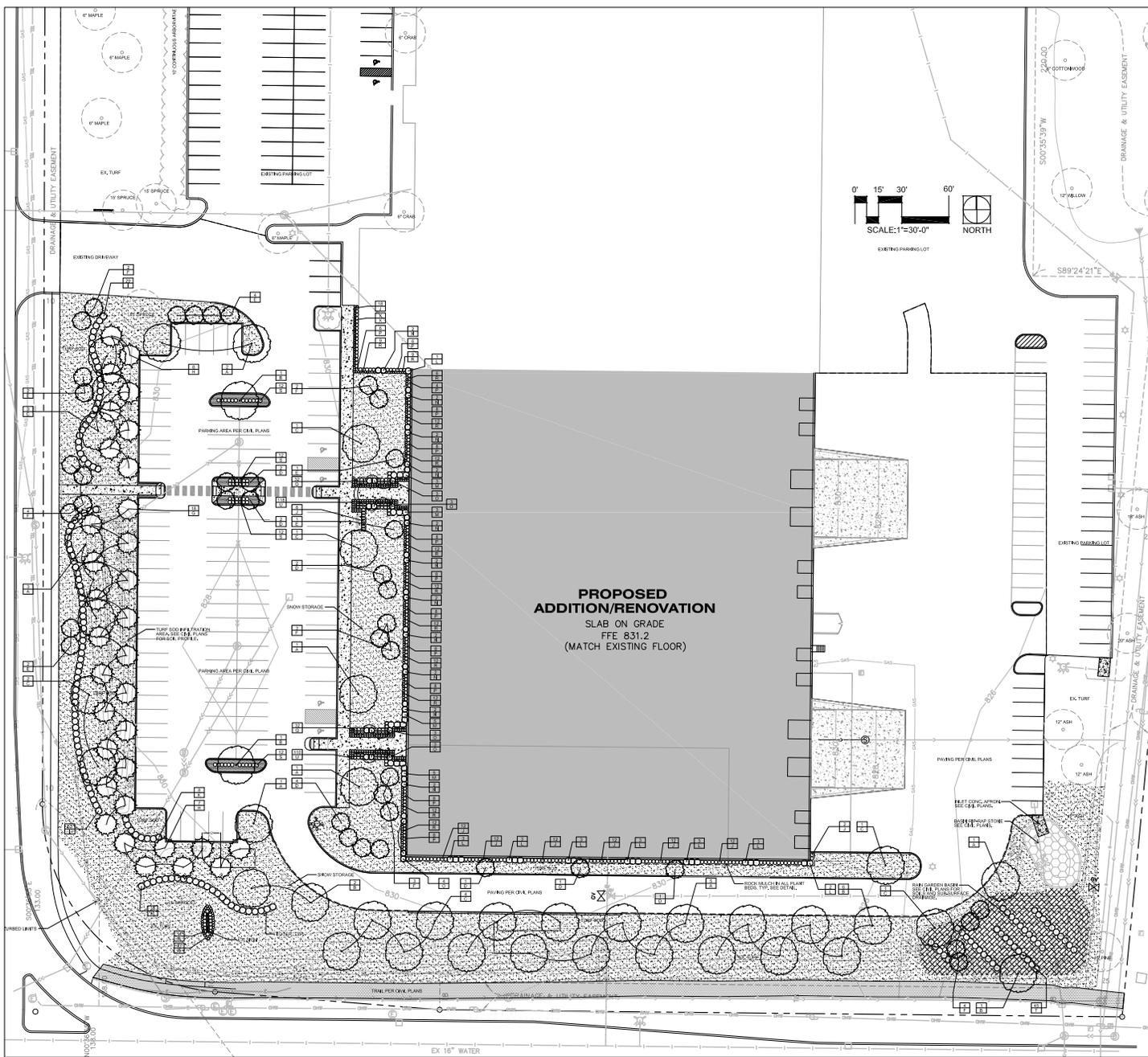
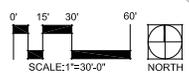
SHEET TITLE:

Landscape Plan

**L2**

**Landscape Notes:**

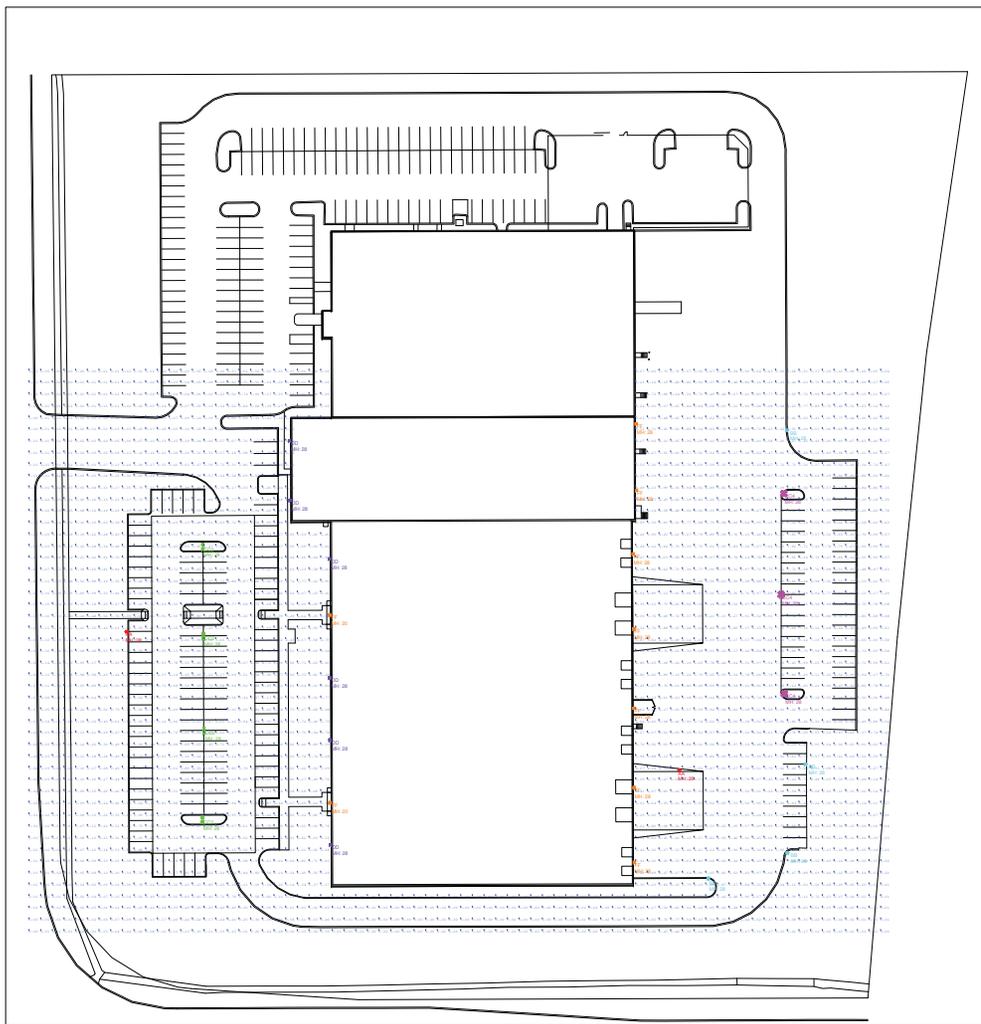
1. Tree saucer match to be four inches (4") depth natural single-shed hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to M Plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plant takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 30 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to full installation. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until the date of owner acceptance. Any acts of vandalism or damage may occur prior to some acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and pest/disease protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements based on the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all trees, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (6) copies of the proposed layout plan to the landscape architect for review and approval. Coordinate irrigation contractor prior to construction. Backflow and valving locations with the architect & general contractor. Irrigation will be required for the new street tree.
18. All edger shall be professional grade black steel edger. 5" Professional Grade Polyethylene or Equal. Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Unless otherwise noted/indicated, plant beds shall include a 4" depth of in-situ stone rock mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under generalists, with the exception of ornamental grasses.
21. Rock mulch areas shall be 3/8-1/2 inch washed riverstone rock. Install per detail. Submit mulch sample for approval.
22. All planting, seeding, and soiled areas shall be prepared prior to installation activities with a battery power box rake or similar to provide a firm planting bed free of stones, debris, construction debris, etc.
23. Seeding activity shall conform to all rules and regulations as established in the MNDOT Seeding Manual, 2007 edition, for seed bed preparation, installation, maintenance, and warranty.
24. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
25. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan. Including the stump to 20" below grade.
26. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for utility locations.
27. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal authority. This includes, but is not limited to, soil bank length and soil bank height above the landscape.
28. The landscape contractor shall be responsible for staking the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractor on matters such as the grading, landscaping area conditions, staging areas, irrigation connection to building, etc.
29. See Site and City plans for additional information regarding the project.
30. All sub-out areas of the site that are designated on the site plan as open space for landscape shall have no less than 4" of topsoil (minimum) depth. Stake away from building.
31. Landscape contractor must prove the open sub-grade of all staking areas after their excavation is capable of holding a minimum requirement of 1.4 inch of water per hour prior to installation of plant materials. Specific Irrigation, seed mat, and mulch. Planting areas not capable of holding 1.4" requirement shall have 4" diameter 3/4" depth holes augered every 30" on-center and filled with MNDOT Fine-Draining Course Filter Aggregate. Retain sub-grade periodically for compliance to installation minimum requirement.
32. Wetline Seed Area IAC  
 ■■■■ Northern MNDOT 33-281 (Temporarily) Flooded Dry Pond Mix  
 Rate: 50 lbs. per acre  
 Application: 1/2" into compacted seed bed and anchor with MNDOT Type 1 mulch at 2 ton/acre



LANDSCAPE PLAN Refer to Sheet L1 for Tree Protection and Sheet L3 for Details and Specifications

NOTES:





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	AA	SINGLE	30000	0.750	Spaulding MSV-A4-P32-V3P-F-Q-DB/SSS-25-40-7-A2-DB
	4	BB	SINGLE	30000	0.750	Spaulding MSV-A4-P32-V4-F-Q-DB/SSS-25-40-7-A2-DB
	4	CC2	BACK-BACK	30000	0.750	Spaulding MSV-A4-P32-V6P-F-Q-DB/SSS-25-40-7-C2-DB
	3	CC4	4 @ 90 DEGREES	30000	0.750	Spaulding MSV-A4-P32-V6P-F-Q-DB/SSS-25-40-7-F2-DB
	6	DD	SINGLE	30000	0.750	Spaulding MSV-WB-P32-V3P-F-Q-DB
	9	FF	SINGLE	30000	0.750	Spaulding MSV-WB-P32-V4-F-Q-DB

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts	Illuminance	Fc	2.20	8.90	0.00	N.A.
South Main Lot	Illuminance	Fc	3.41	5.4	2.0	1.71

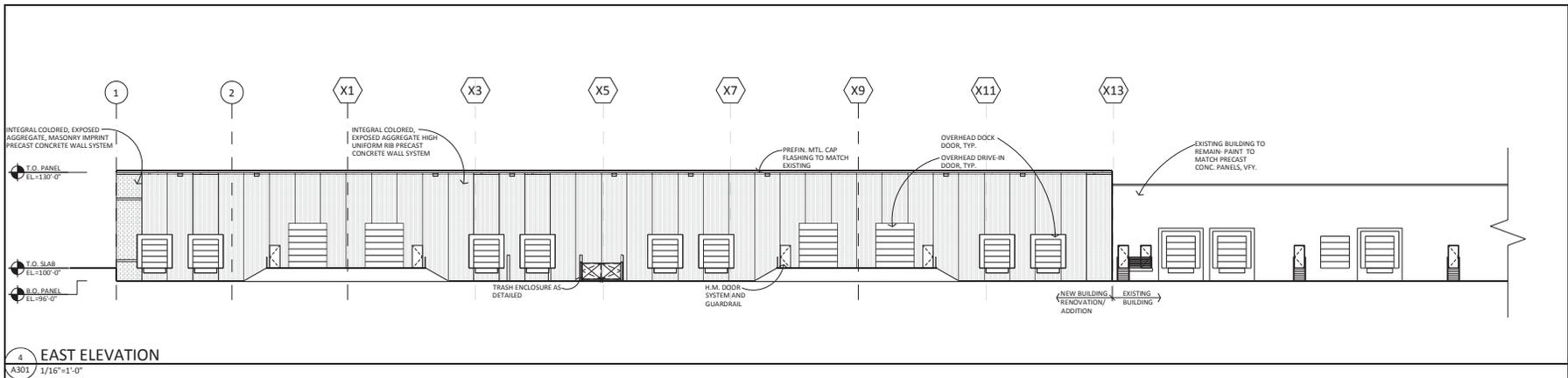
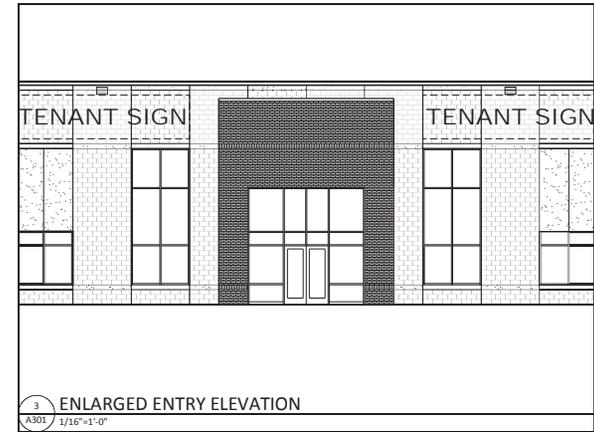
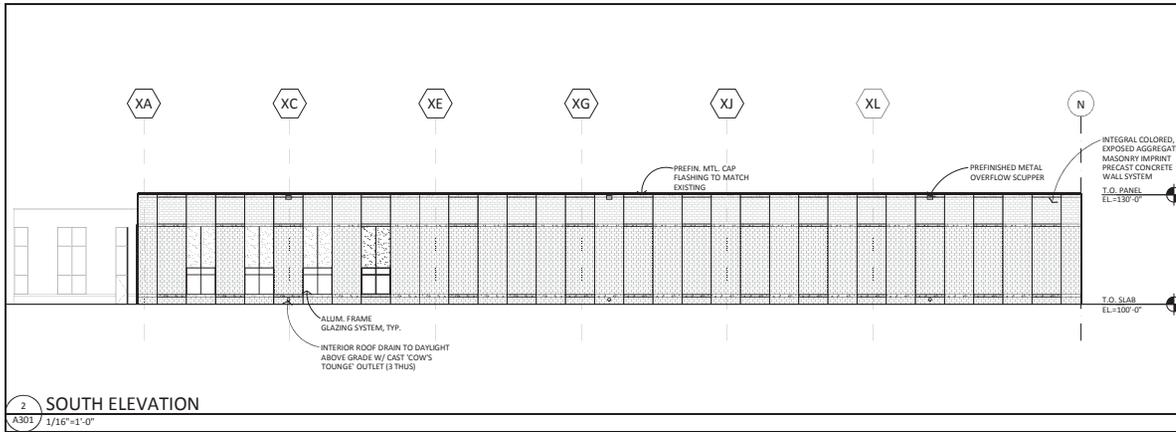
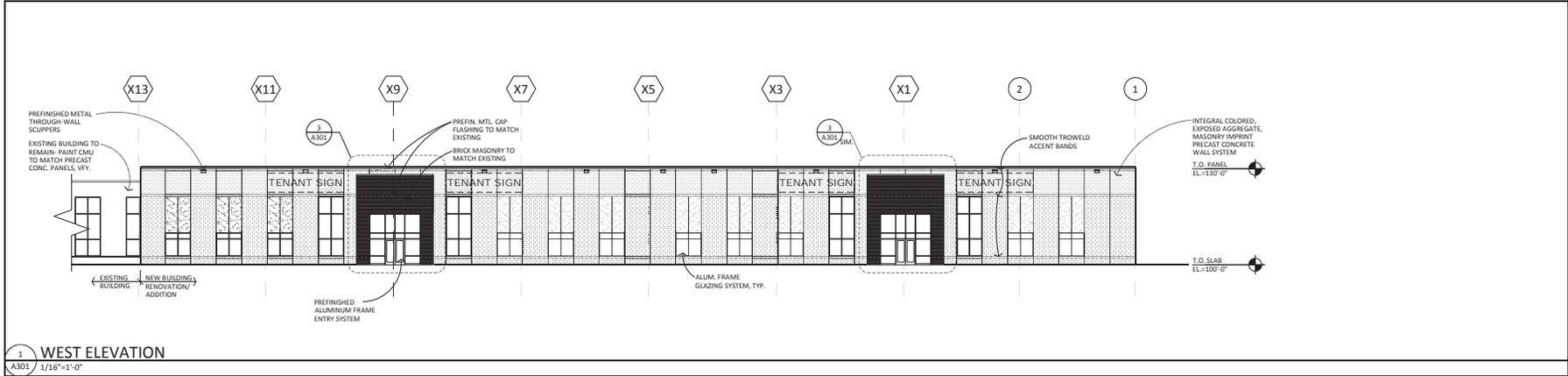
NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

**MLAZGAR ASSOCIATES**  
 R.L. MLAZGAR ASSOCIATES  
 7162 SHADY OAK ROAD  
 EDEN PRAIRIE, MN 55344  
 (P) 952-943-8080  
 (F) 952-943-8088  
 www.mlazgar.com

#	Date	Comments

Drawn By: TCP  
 Checked By:  
 Date: 10/30/2014  
 Scale: 1" = 50'-0"

**Hampshire Building**



CONSULTANT:

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

Typed Name \_\_\_\_\_

Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT:

**HAMPSHIRE BUILDING**  
RENOVATION / ADDITION  
10701 HAMPSHIRE AVE. S  
BLOOMINGTON, MN 55438

PROJECT NO.: 10046

DRAWN BY: RLO/SAW

CHECKED BY: SAW / MCF

ISSUES AND REVISIONS:

CITY SITE PLAN APPROVAL 10.15.2014

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

**A301**



1 WEST ELEVATION  
A302 / N.T.S.



2 WEST ELEVATION  
A302 / N.T.S.



3 WEST ENTRY ELEVATION  
A302 / N.T.S.



4 SOUTHWEST PERSPECTIVE  
A302 / N.T.S.



5 SOUTH ELEVATION  
A302 / N.T.S.

**finn daniels**  
ARCHITECTS

2145 Ford Parkway, Suite 301  
Saint Paul, Minnesota 55116  
651.680.5525 Fax 609.5545  
www.finn-daniels.com



**CONTINENTAL**  
Property Group, Inc.  
1807 Myrtle Boulevard, Suite 200  
Parkville, Minnesota 55071  
651-475-1200 Fax 651-475-1962  
www.cpginc.com

CONSULTANT:

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

Typed Name

Registration Number \_\_\_\_\_ Date \_\_\_\_\_

PROJECT:

**HAMPSHIRE BUILDING**  
RENOVATION / ADDITION  
10701 HAMPSHIRE AVE. S  
BLOOMINGTON, MN 55438

PROJECT NO.: 10046

DRAWN BY: RLQ/SAW

CHECKED BY: SAW / MCF

ISSUES AND REVISIONS:

CITY SITE PLAN APPROVAL 10.15.2014

SHEET TITLE:  
**EXTERIOR RENDERINGS**

**A302**