I hereby certify this plan, specification or r was prepared by me or under my dire suppression and that I am a duly Libens Architect under the laws of the state (Minnesota

Pamela Bakken Anders Date: xx/xx/2017 Reg. No: ##

AFRIQUE DEVELOPMENT

1701 AMERICAN BLVD EAST BLOOMINGTON MN 55420

CODE DATA SUMMARY

APPLICABLE CODES AND STANDARDS:

BUILDING CODE 2020 MINNESOTA STATE BUILDING CODE (MSBC) THE 2020

MSBC INCLUDES THE 2018 INTERNATIONAL BUILDING CODE

(IBC) MINNESOTA AMENDMENTS

ACCESSIBILITY STANDARD 2020 MINNESOTA ACCESSIBILITY CODE (MAC)

MECHANICAL CODE 2020 MINNESOTA MECHANICAL AND FUEL AND GAS CODE

PLUMBING CODE 2020 MINNESOTA PLUMBING CODE **ENERGY CODE** 2020 MINNESOTA ENERGY CODE

ELECTRICAL CODE 2017 NATIONAL ELECTRICAL CODE (NFPA 70)

OTHER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD,

AS REFERENCED BY THE MSBC AND MSFC

PROJECT DESCRIPTION

THIS INTERIOR RENOVATION INCLUDES OF AN EXISTING OFFICE AND WARE HOUSE SPACE CONVERTED INTO A MULTI-PURPOSE DEVELOPMENT WITH ACTIVITY SPACE, CAFE, COMMERCIAL KITCHEN, CO-WORKING AND PRIVATE OFFICES. RENOVATION INCLUDES NEW EXTERIOR STOREFRONT, NEW INTERIOR PARTITIONS, INTERIOR DEMOLITION AND UPGRADING OF FINISHES THROUGHOUT.

CHAPTER 3 - USE AND CLASSIFICATION

THIS PROJECT INCLUDES THE FOLLOWING SPACES:

- COMMERCIAL KITCHEN
- ASSEMBLY HALL
- BUSINESS SPACES
- DINNING SPACE
- GYMNASIUM ACTIVITY SPACE - LIBRARY SPACE
- MECHANICAL, STORAGE AND ACCESSORY SPACES

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

THE PRIMARY OCCUPANCY IS B BUSINESS SPACE

THE EXISTING BUILDING IS CONSTRUCTED ACCORDING TO TYPE II-B AS DEFINED BY TABLE 601

ALLOWABLE BUILDING HEIGHTS AND AREAS (TABLE 503)

ALLOWABLE FOUR (4) STORIES; 69,000 SQUARE FEET / STORY;75'-0" HEIGHT MAX

EXISTING BUILDING: ONE HEIGHT ABOVE GRADE PROJECT RENOVATION AREA: 27,655 SF HEIGHT EVALUATION: RENOVATION DOES NOT CHANGE BUILDING HEIGHT

CHAPTER 6 - TYPES OF CONSTRUCTION

FIRE RESISTANCE RATING REQUIREMENTS FOR CONSTRUCTION TYPE II-B (PER TABLE 601)

TYPE II-B 0 HOUR STRUCTURAL FRAME EXTERIOR BEARING WALL 0 HOUR INTERIOR BEARING WALL 0 HOUR 0 HOUR INTERIOR NON-BEARING WALL 0 HOUR FLOOR CONSTRUCTION ROOF CONSTRUCTION

PLUMBING FIXTURES- IBC CHAPTER 29

AREA AND OCCUPANCY CALCULATION

BUSINESS OCCUPANCY CLASSIFICATION = 697 OCCUPANTS

WATER CLOSETS:

MEN: ONE PER 25 FOR FIRST 50, ONE PER 50 FOR REMAINDER EXCEEDING 50: 8 REQUIRED -PROVIDED: 13

WOMEN: ONE PER 25 FOR FIRST 50, ONE PER 50 FOR REMAINDER EXCEEDING 50: 8 REQUIRED -PROVIDED: 12

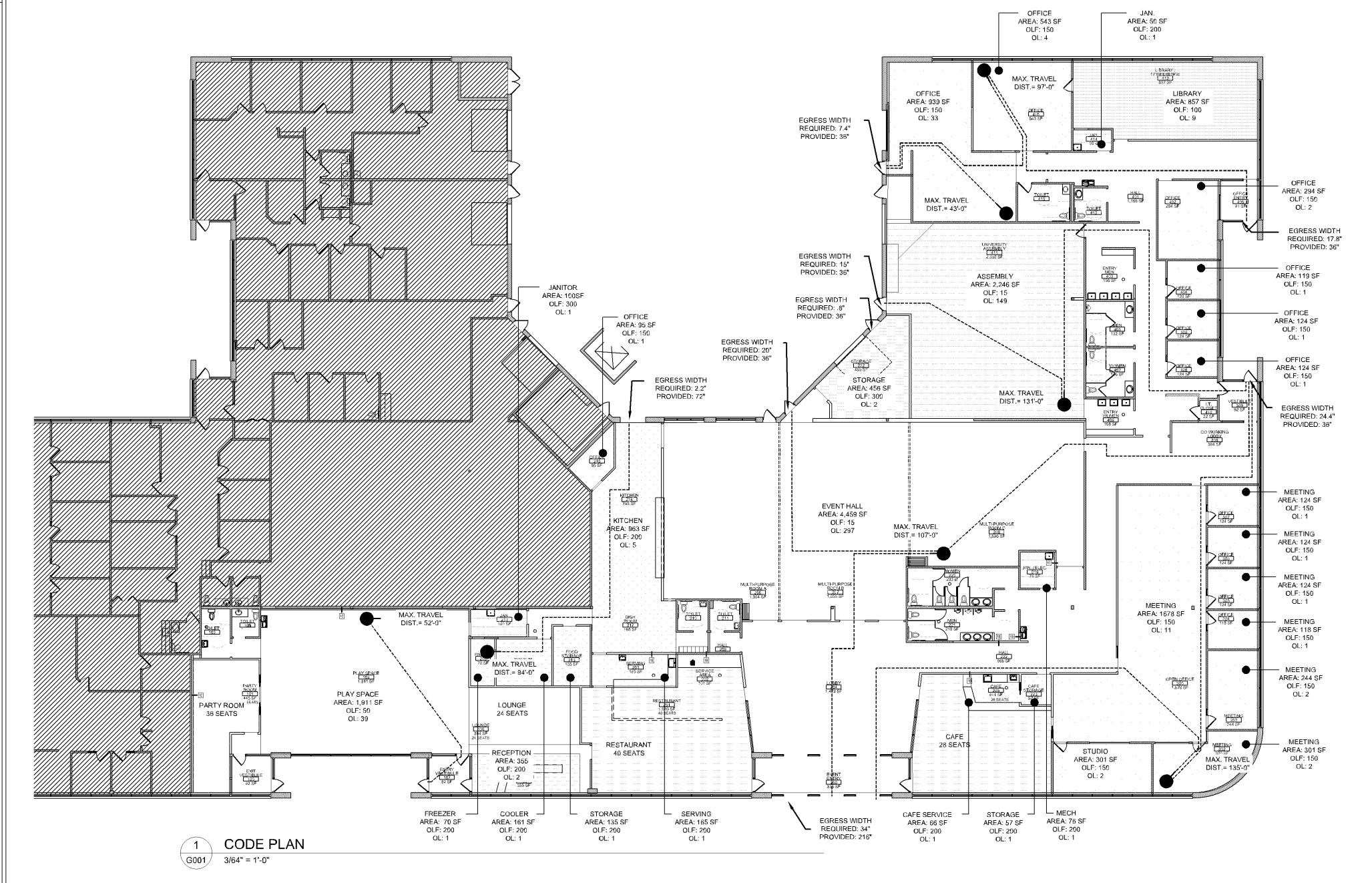
LAVATORIES:

MEN: ONE PER 40 FOR FIRST 80, ONE FOR 80 FOR REMAINDER EXCEEDING 80: 6.0 REQUIRED, PROVIDED 11

WOMEN: ONE PER 40 FOR FIRST 80, ONE PER 80 FOR REMAINDER EXCEEDING 80: 6 REQUIRED, 10

DRINKING FOUNTAINS

1 PER 100: 7 REQUIRED,



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OPME DEVE

was prepared by me or under my direct

supervision and that I am a duly Licensed Architect under the laws of the state of

<u>Minnesota</u>

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DRAWING INDEX SHEET# DRAWING TITLE 02/26/2021 **ARCHITECTURAL** G000 COVER SHEET SITE PLAN G001 CODE PLAN AND SUMMARY AD100 DEMO SITE PLAN AD101 DEMO FLOOR PLAN AD102 DEMO PLAN ZONE 'A' AD103 DEMO PLAN ZONE 'B' AD104 DEMO PLAN ZONE 'C' AD105 DEMO CEILING PLAN ZONE 'A' AD106 DEMO CEILING PLAN ZONE 'B' AD107 DEMO CEILING PLAN ZONE 'C' A100 SITE PLAN A101 OVERALL FLOOR PLAN A102 FLOOR PLAN ZONE 'A' A103 FLOOR PLAN ZONE 'B' A104 FLOOR PLAN ZONE 'C' A105 REFLECTED CEILING PLAN ZONE 'A' A106 REFLECTED CEILING PLAN ZONE 'B' A107 REFLECTED CEILING PLAN ZONE 'C' A200 EXTERIOR ELEVATIONS A300 BUILDING SECTION A400 WALL TYPES AND INTERIOR DETAILS A500 ENTRY DETAILS A600 DOOR AND WINDOW SCHEDULE A601 DOOR AND WINDOW TYPES A602 FINISH SCHEDULE AND LIST A700 INTERIOR ELEVATIONS A900 FINISH PLAN ZONE A A901 FINISH PLAN ZONE B A902 FINISH PLAN ZONE C

PROJECT TEAM

AFRIQUE HOSPITALITY GROUP 1071 AMERICAN BLVD EAST #15A BLOOMINGTON, MN 55425 CONTACT: MUKTAR SHARIFF

ARCHITECT 292 DESIGN GROUP 3533 EAST LAKE STREET MINNEAPOLIS, MN 55406 PHONE: 612.767.3773

CONTACT: PAM ANDERSON

MADELINE WENTZELL

LINDELL ENGINEERING LINDELL ENGINEERING 3411 KILMER LANE NORTH PLYMOUTH, MN 55441 PHONE: 763.542.9163 CONTACT: DENARD HIGGS

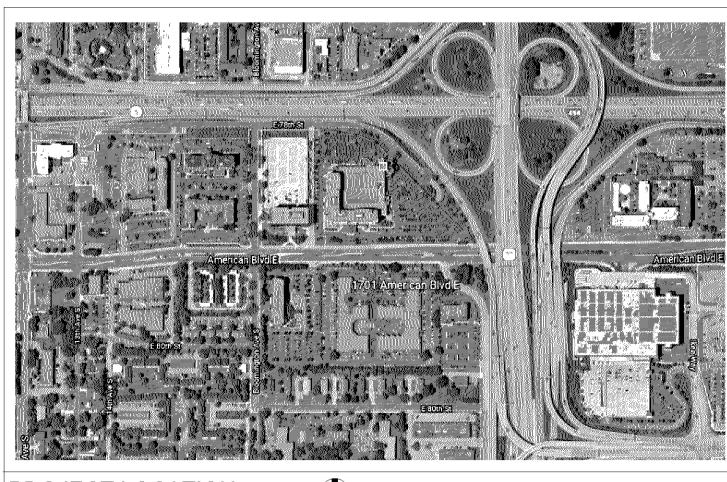
MECHANICAL

ELECTRICAL LINDELL ENGINEERING 3411 KILMER LANE NORTH PLYMOUTH, MN 55441 PHONE: 763.542.9163 CONTACT:

STRUCTURAL

GENERAL NOTES

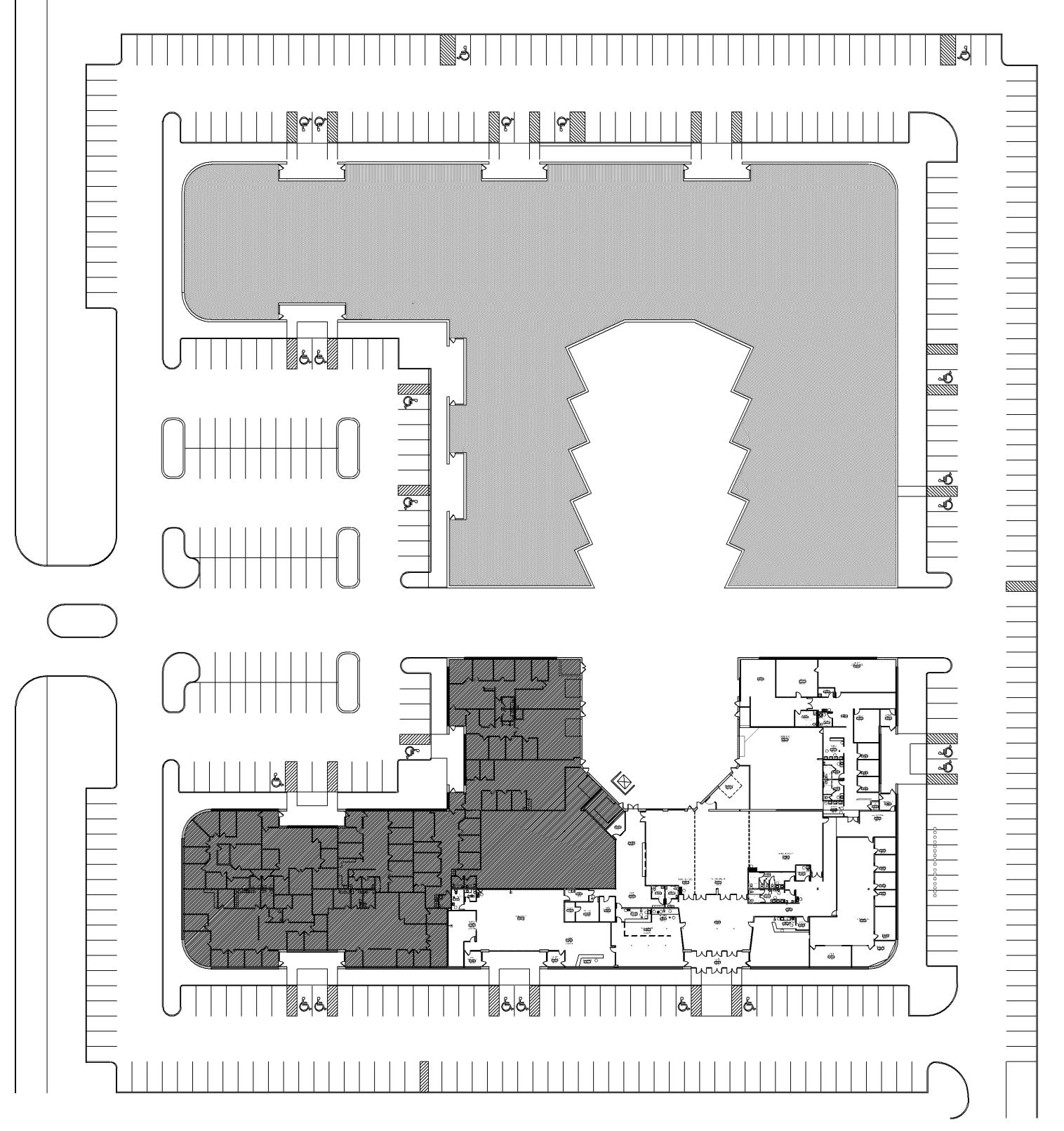
- THE CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. ALL EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ITEM(S) OF WORK WHICH IS REASONABLY QUESTIONABLE WITHOUT CONSULTING THE ARCHITECT.
- B. ALL CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO THE BEGINNING ANY WORK.
- ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS THAT ARE, OR WILL BE, USED BY THE OWNER FROM DUST, DEBRIS AND EXCESSIVE NOISE.
- D. COORDINATE DEMOLITION ACTIVITIES WITH OWNER AND SUB-CONTRACTORS.



PROJECT LOCATION

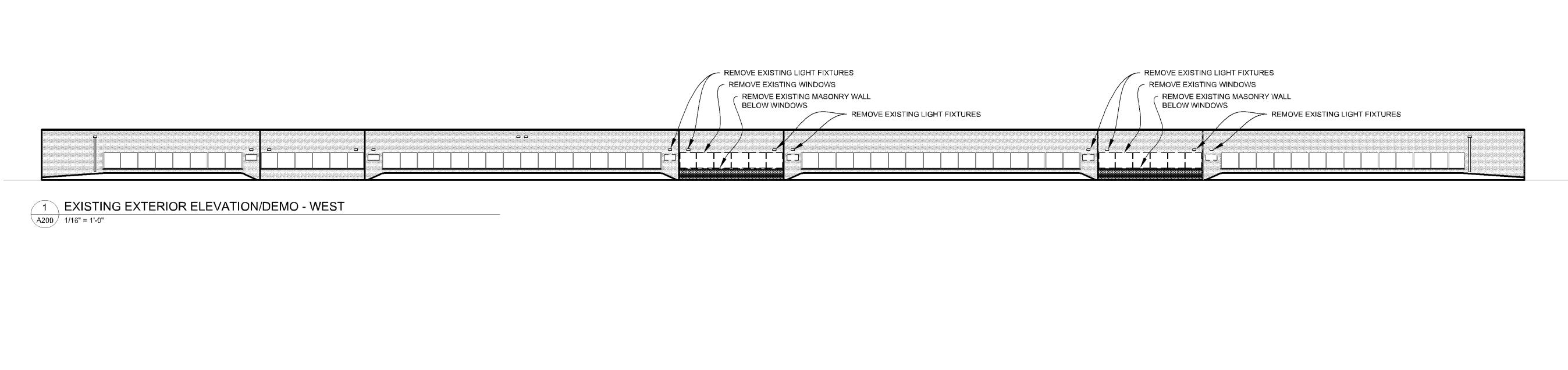
AFRIQUE DEVELOPMENT

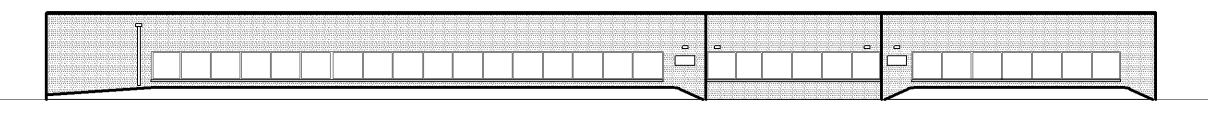
INTERIOR RENOVATION 1701 AMERICAN BLVD EAST BLOOMINGTON, MN 55425



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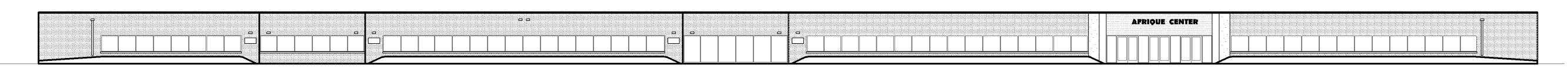
Pamela Bakken Anderson Date: xx/xx/2017 Reg. No: #####



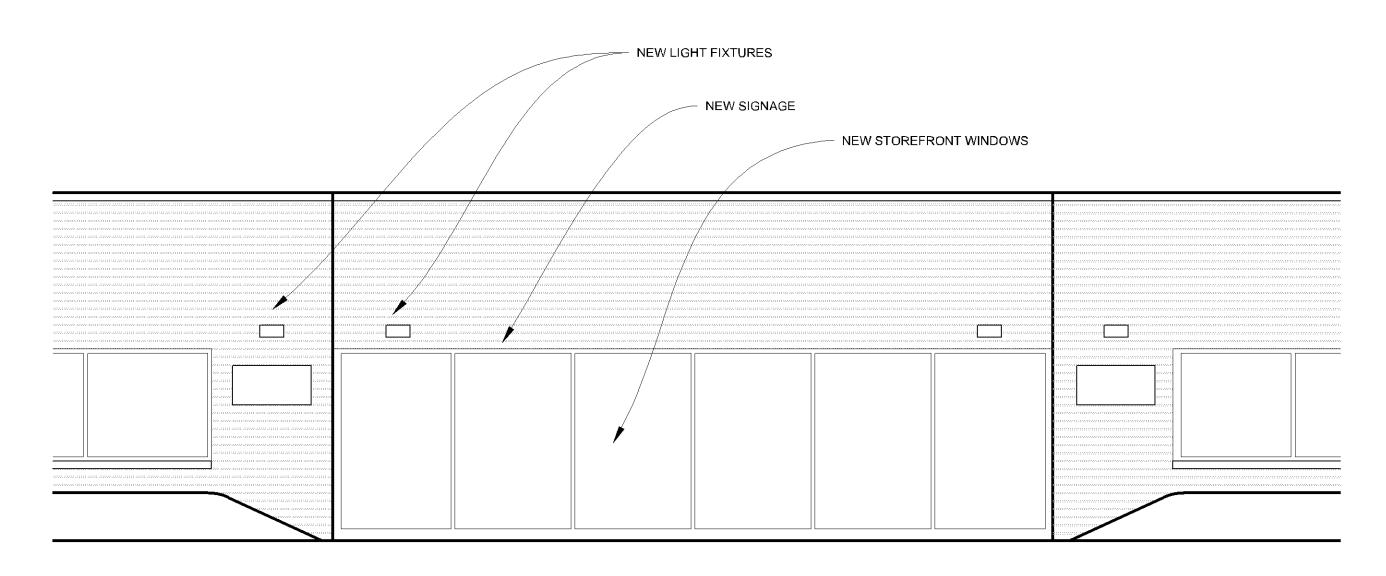


2 EXISTING EXTERIOR ELEVATION - SOUTH

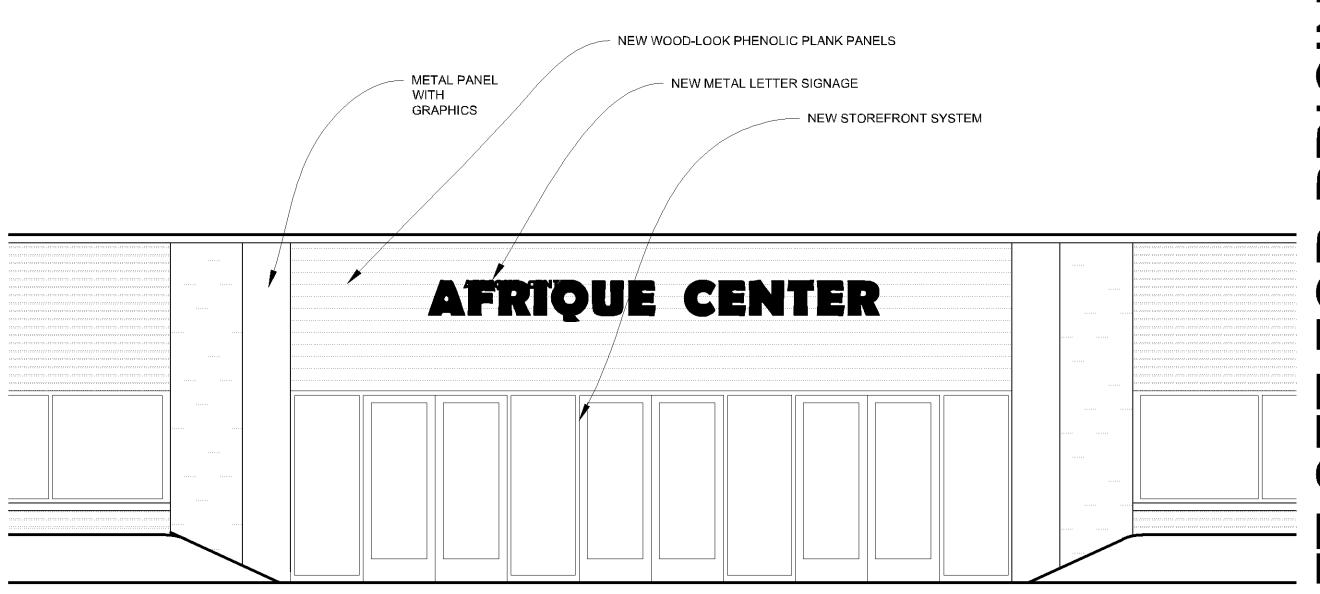
A200 1/16" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION - OVERALL - WEST A200 1/16" = 1'-0"







ENLARGED ELEVATION - MAIN ENTRY

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supervision and that I am a duly Licensed
Architect under the laws of the state of <u>Minnesota</u> Pamela Bakken Anderson Date: xx/xx/2017 Reg. No: #####

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SITE/PARKING SUMMARY

CITY OF BLOOMINGTON ZONING ORDINANCE:

PARKING REQUIREMENTS:

RESTAURANT (INTERIOR SEATING ONLY) - ONE SPACE PER THREE SEATS

- RESTAURANT 40 SEATS 13 PARKING SPACES REQUIRED
- CAFE 28 SEATS 9 PARKING SPACES REQUIRED
- RESTAURANT PLAY SPACE LOUNGE 24 SEATS 8 PARKING SPACES REQUIRED
- RESTAURANT PLAY SPACE PARTY ROOM 36 SEATS 12 PARKING SPACES REQUIRED

RESTAURANT BANQUET SPACE - ONE-THIRD OF CAPACITY

• MULTIPURPOSE ROOMS A/B/C - 297 SEATS - 99 PARKING SPACES REQUIRED

OFFICE - ONE SPACE PER 285 SF

- 3,595 GSF 13 PARKING SPACES REQUIRED
- UNIVERSITY ONE SPACE PER 200 GSF
- 5,252 GSF (NOT INCLUDING ASSEMBLY) 26 PARKING SPACES REQUIRED
- UNIVERSITY ASSEMBLY ONE-THIRD OF CAPACITY
- ASSEMBLY OCCUPANT LOAD 149 50 SPACES REQUIRED

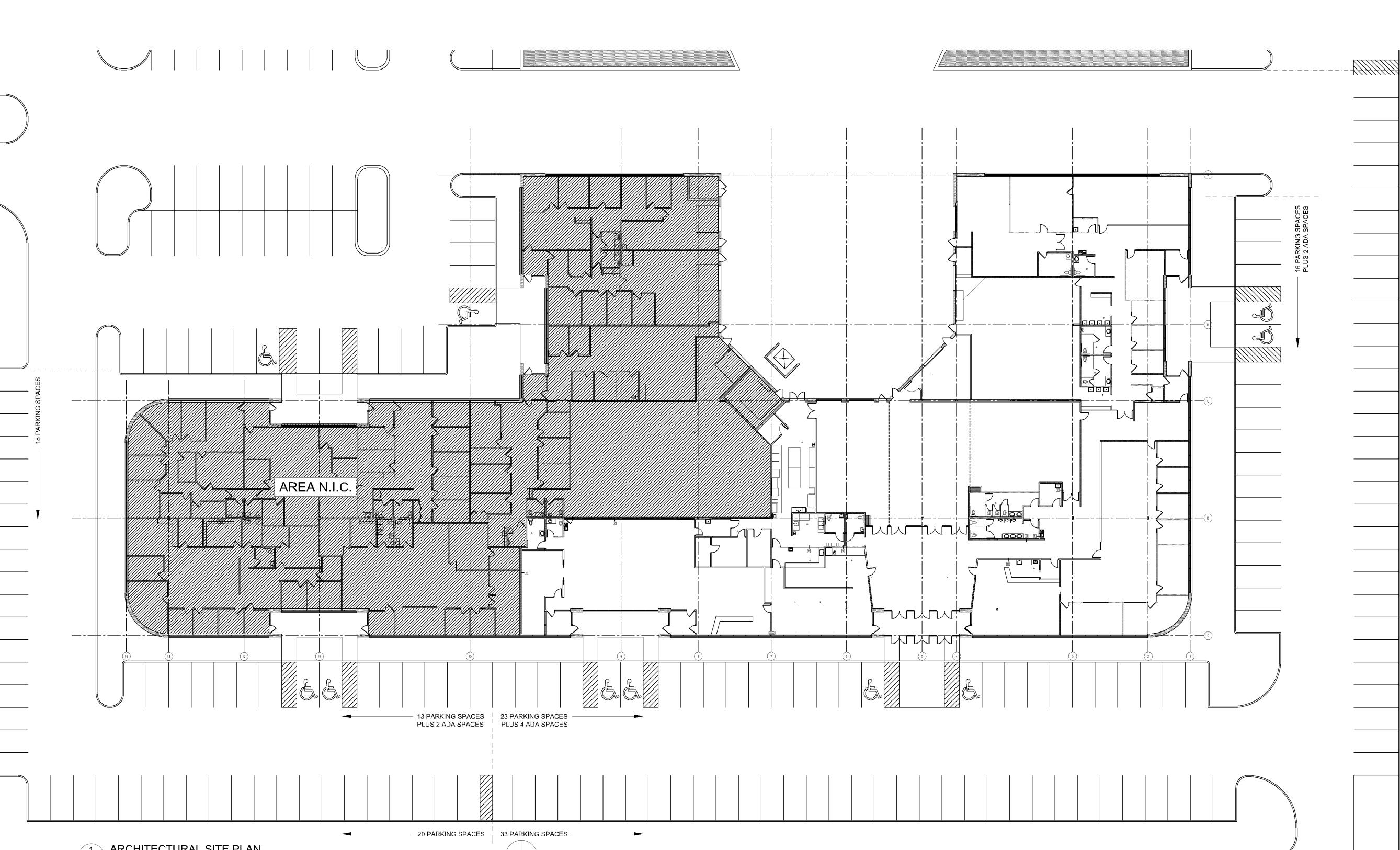
DAILY USE REQUIREMENTS FOR RENOVATED AREA:

- RESTAURANT 13; CAFE 9; PLAYSPACE LOUNGE 8; PARTY ROOM 12; OFFICE 13; UNIVERSITY 26
- TOTAL DAILY USE REQUIRED 81; TOTAL AVAILABLE 109 (INCLUDING 6 ACCESSIBLE SPACES)

EVENING/WEEKEND USE REQUIREMENTS FOR RENOVATED AREA:

- RESTAURANT BANQUET SPACE 99; UNIVERSITY ASSEMBLY 50
- RESTAURANT 13; CAFE 9; PLAYSPACE LOUNGE 8; PARTY ROOM 12
- TOTAL EVENING/WEEKEND USE REQUIRED 191; TOTAL AVAILABLE 109 (INCLUDING 6 ACCESSIBLE SPACES)
- ADJACENT TENANT PARKING 90 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
- TOTAL AVAILABLE WITH SHARED TENANT PARKING 199 (INCLUDING 10 ACCESSIBLE SPACES)

To complete a full parking analysis, mark up the floor plan for the entire building identifying each use. (Office/Warehouse/etc.)



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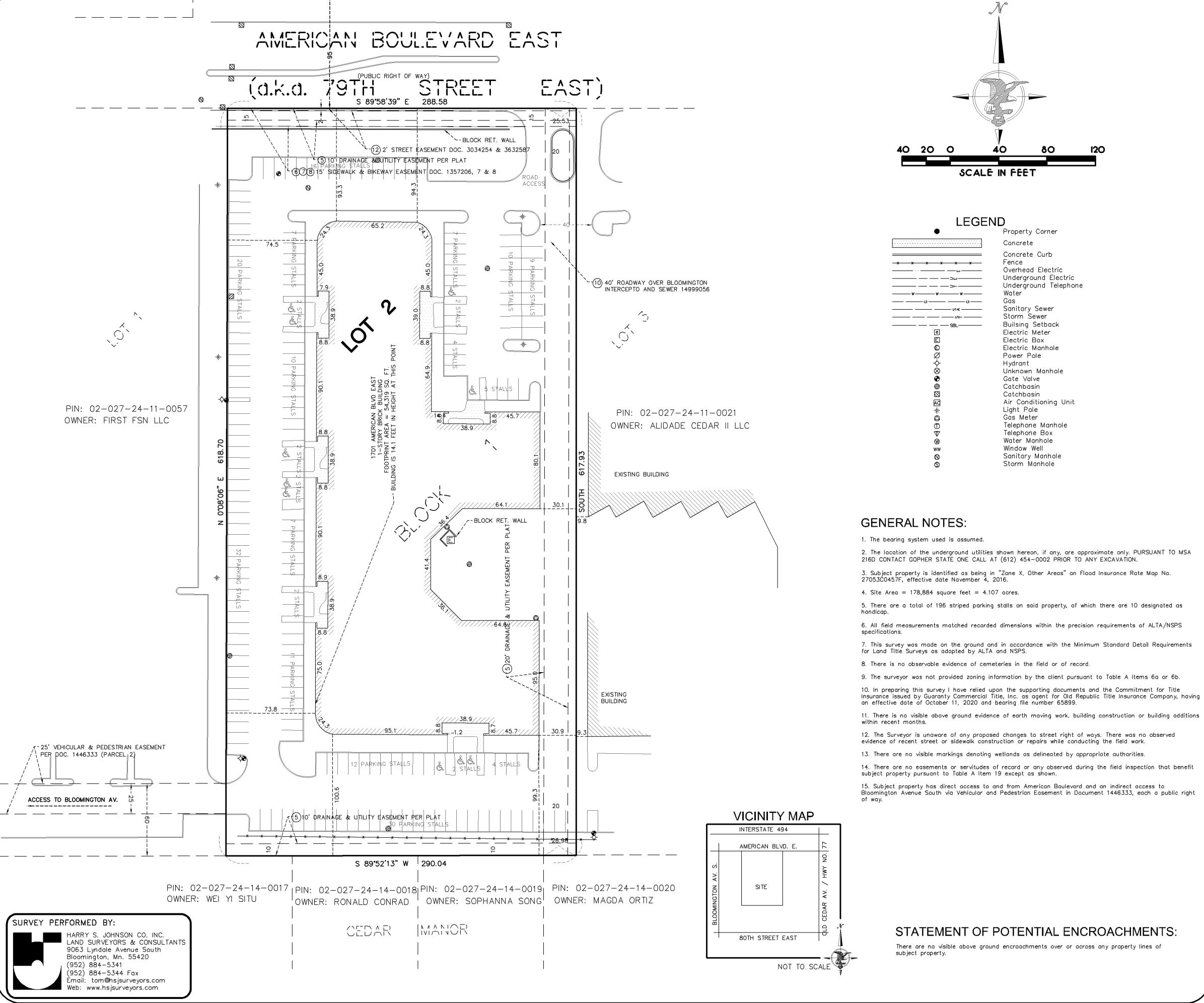
Pamela Bakken Anderson

Date: xx/xx/2017 Reg. No: #####

1701 AMERICAN BLVD EAST BLOOMINGTON MN 55420

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1 ARCHITECTURAL SITE PLAN A100 1" = 20'-0"



LEGAL DESCRIPTION

Lot 2, Block 1, Cedar Park Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:

Together with appurtenant easement for vehicle and pedestrian access granted in Document No. 1446333 pursuant to Document No. 1524616.

Being Registered land as is evidenced by Certificate of Title No. 1416451.

NOTES CORRESPONDING TO SCHEDULE B:

(5.) Utility and drainage easement(s) over part of the Land as shown on the recorded plat of Cedar Park Addition. (AS SHOWN ON SURVEY)

6. Sidewalk and bikeway easement(s) over part of the Land in favor of City of Bloomington, as created in Document No. T1357206. (AS SHOWN ON SURVEY)

7.) Sidewalk and bikeway easement(s) over part of the Land in favor of City of Bloomington, as created in Document No. T1357207. (AS SHOWN ON SURVEY)

(8.) Sidewalk and bikeway easement(s) over part of the Land in favor of City of Bloomington, as created in Document No. T1357208. (AS SHOWN ON SURVEY)

9. Power line easement(s) over part of the Land in favor of Northern States Power Company, as created in Document No. T1419832. (NOT ON OR TOUCHING SURVEYED PROPERTY)

10) Terms and conditions of Agreement by and between Cedar Avenue Associates and Metropolitan Waste Control Commission, dated December 18, 1980, filed January 26, 1983, as Document No. T1499056.

(AS SHOWN ON SURVEY)

11. Temporary construction easement over part of the Land in favor of the City of Bloomington, as created in Document No. T2092196. (EASEMENT EXPIRED)

Note: the above easement has terminated by its terms. If it is desired that the memorial be removed from the Certificate of Title, the Office of the Examiner of Titles should be consulted as to procedure. The Company will not be responsible for any costs incurred in removing said item from the Certificate of Title. Contact our closer if you would like assistance with the above identified title clearance requirement.

(2) Street easement(s) over part of the Land in favor of City of Bloomington, as created in Document No. T3034254 and T3632587. (AS SHOWN ON SURVEY)

13. Terms and conditions of City of Bloomington Resolution No. 2002—172, granting a variance, filed January 9, 2003 as Document No. T3660640. (NON—SURVEY MATTER)

14. Terms and conditions of City of Bloomington Resolution No. 2002—173, granting a variance, filed January 9, 2003 as Document No. T3660641. (NON—SURVEY MATTER)

15. Terms and conditions of City of Bloomington Resolution No. 2016—123, granting a variance, filed

November 4, 2016 as Document No. T5398639. (NON-SURVEY MATTER)

16. Terms and conditions of City of Bloomington Resolution No. 2018—56, granting a variance, filed May 18, 2018 as Document No. T5532662. (NON—SURVEY MATTER)



LAND TITLE SURVEY

for: CASPIAN GROUP

SITE: 1701 AMERICAN BLVD EAST BLOOMINGTON, MINNESOTA

CERTIFICATION:

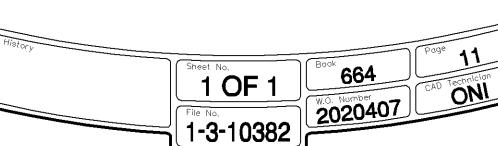
To 1701 American LLC, a Minnesota limited liability company; Bridgewater Bank; Old Republic Title Insurance Company and Guaranty Commercial Title, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on December 8, 2020.

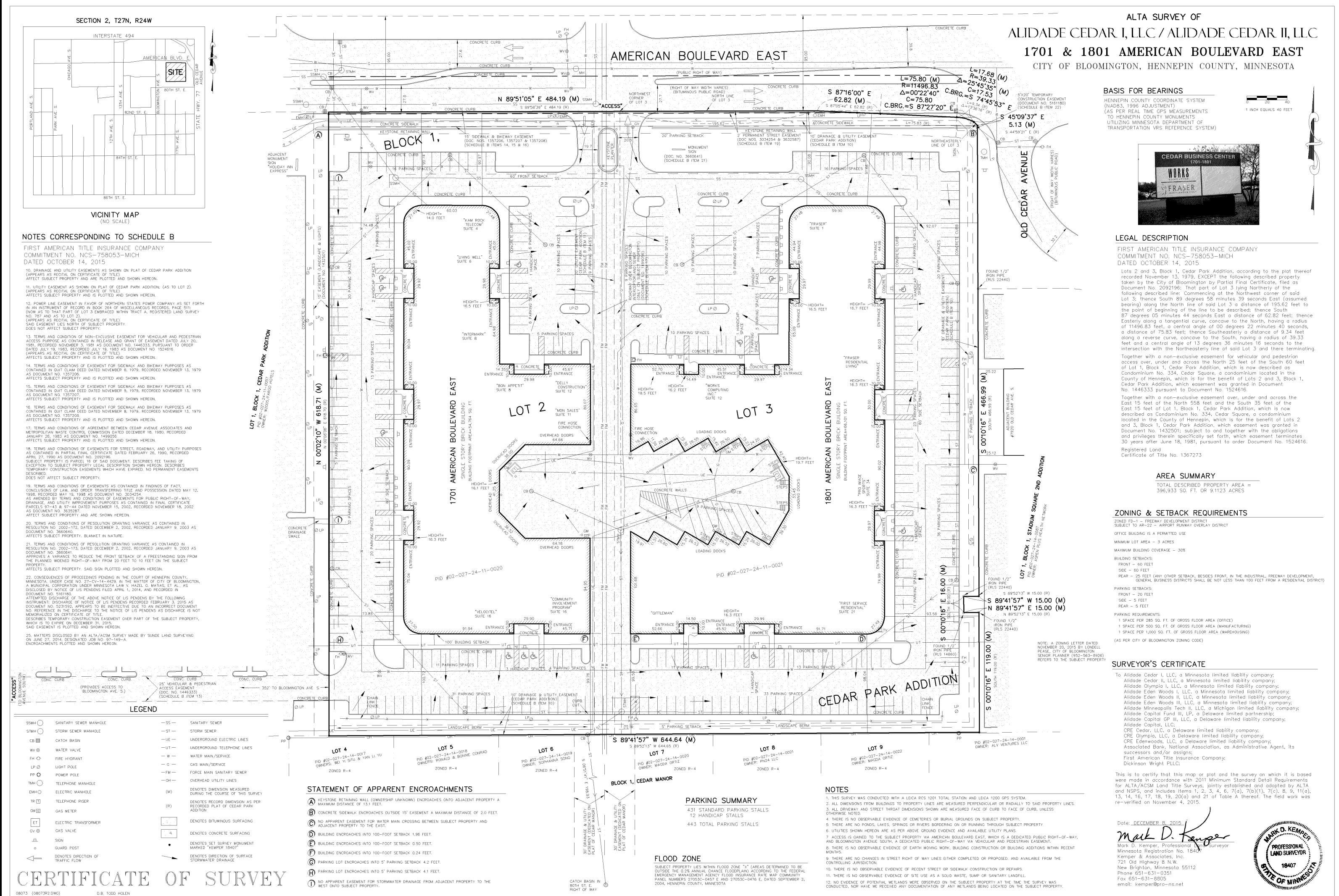
Date of Plat or Map: December 9, 2020

Inomas E. Hodorff, L.S. Minn. Reg. No. 23677





CAD_File: 2020407.DWG



KEMPER & ASSOCIATES, INC.