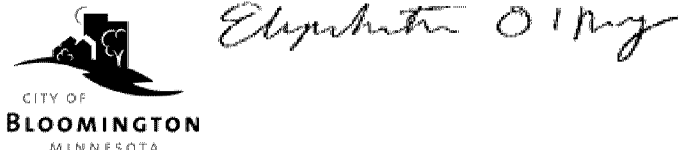


PROPOSED EXTERIOR IMPROVEMENTS FOR:
8945 LYNDALE AVENUE SOUTH

Plans approved
03/28/2024



PL2024-22
PL202400022

BLOOMINGTON, MN 55420

HENNEPIN COUNTY

SITE INFORMATION

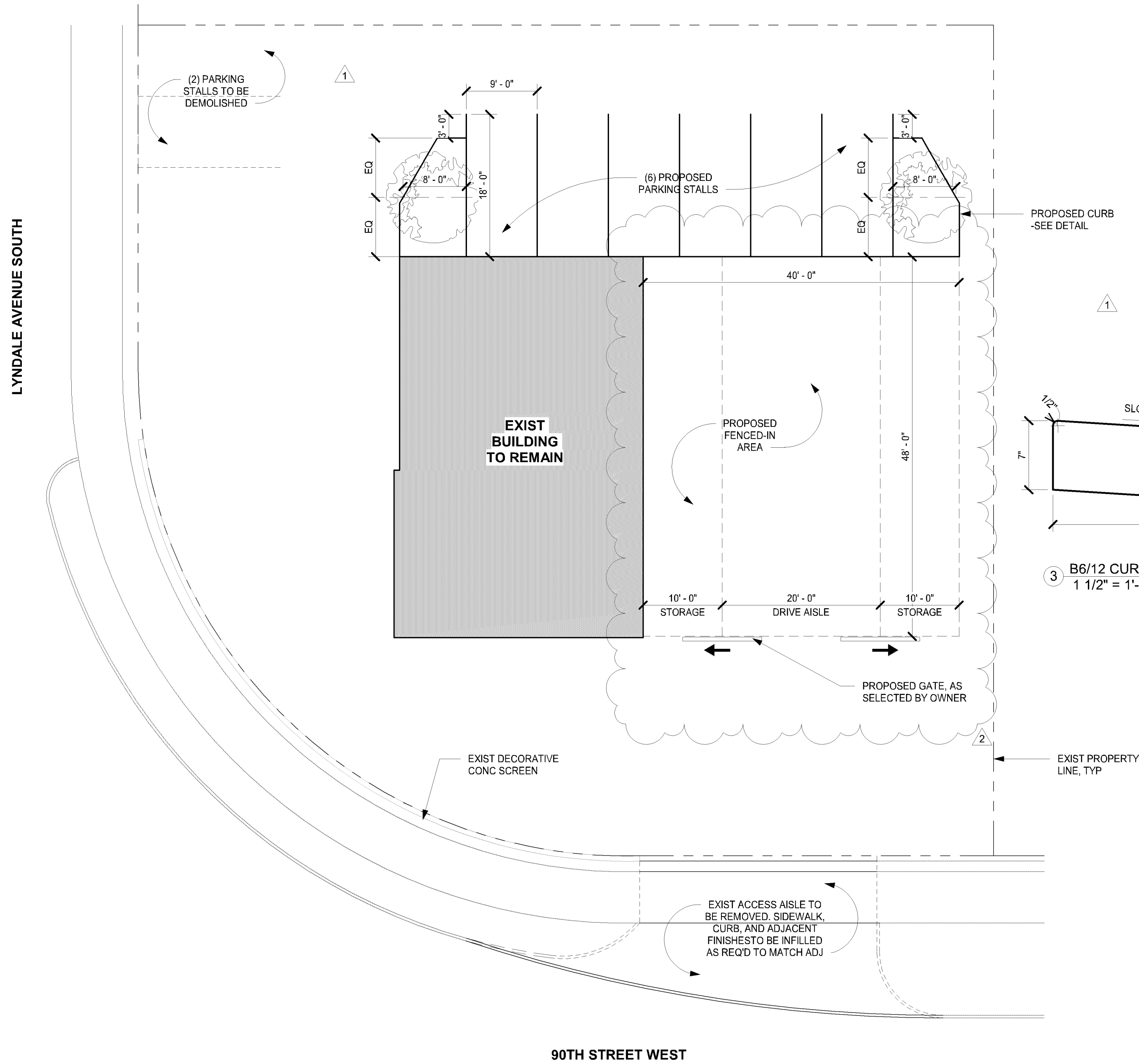
ZONE: TI (EXIST) (TRANSITIONAL INDUSTRIAL)
CONSTRUCTION USE GROUP: B (BUSINESS) & S-1 (REPAIR GARAGE) (EXIST)
TYPE OF CONSTRUCTION: V-B (EXIST)

CODE INFORMATION

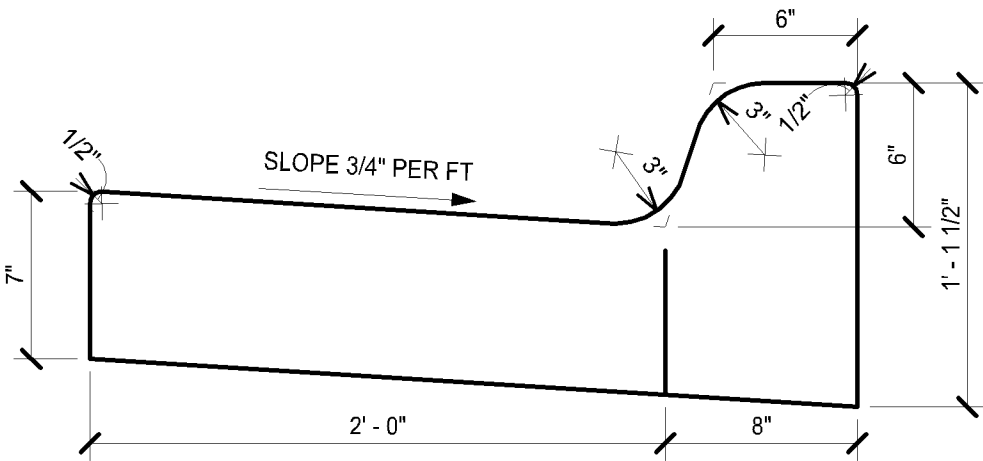
2021 INTERNATIONAL BUILDING CODE
2020 MINNESOTA BUILDING CODE
2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
2020 MINNESOTA PLUMBING CODE
2020 MINNESOTA FIRE CODE

GENERAL CONDITIONS:

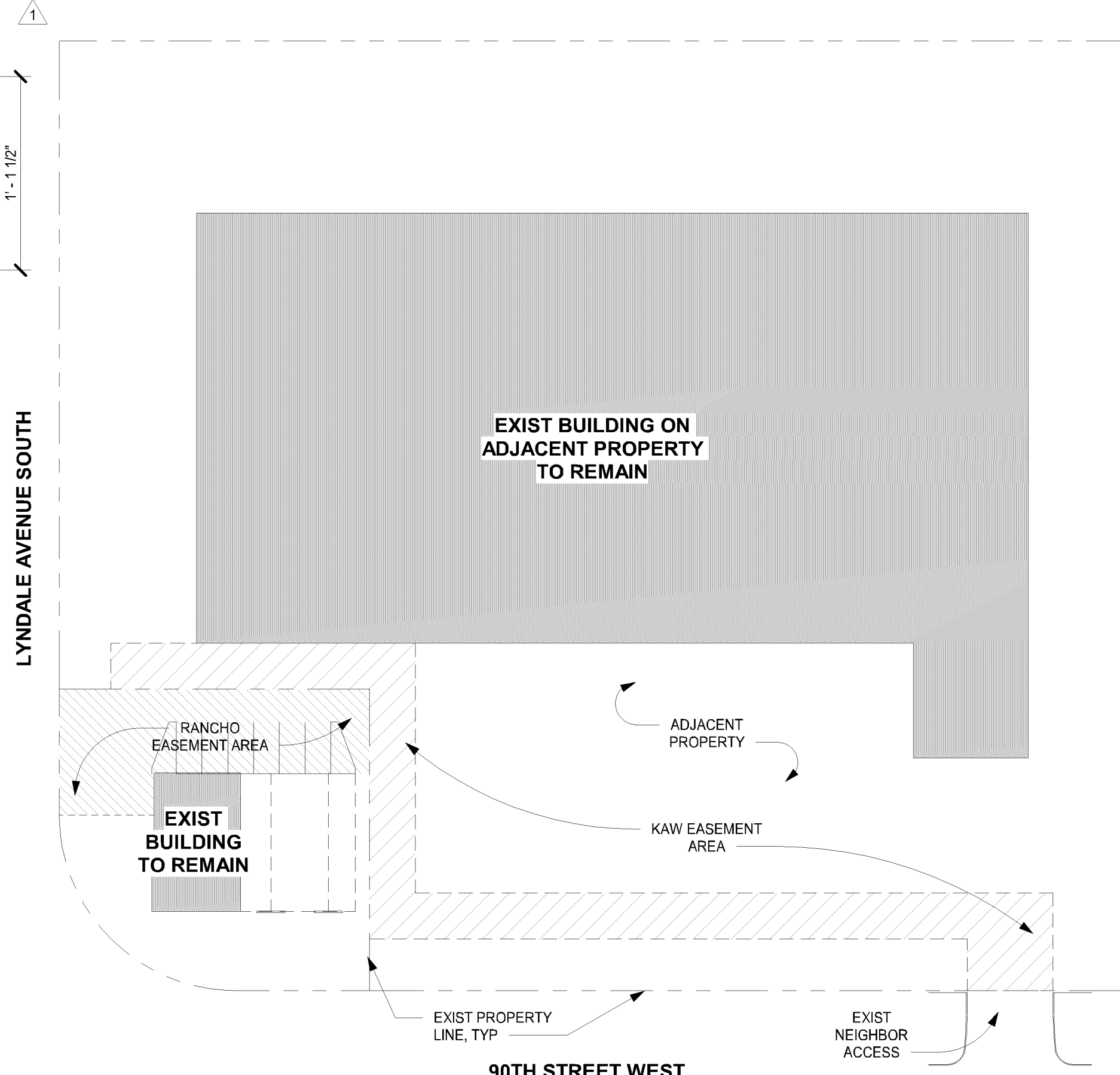
- A. These drawings are an instrument of service and remain the property of the Architect to use as he sees fit. These drawings shall not be used without the Architect's consent. Drawings shall not be used for issue of building permit unless signed and sealed by the Architect. Drawings shall not be prototyped without authorization from the Architect. Unless stated specifically by letter, these drawings may be used to construct only one of the structure/building delineated herein.
- B. These drawings represent an overall design concept. They are prepared with the intent to demonstrate the overall design arrangement and method of assembly of the various components. The drawings do not indicate extensive details. The Contractor shall have reviewed these plans, seen the subject property and be capable of executing the detail work necessary to achieve the intended result in a manner consistent with quality workmanship within the region. It is incumbent upon the Contractor to report in writing to the Architect prior to submission of the bid any questionable error or omission in intent or method of construction.
- C. These contract documents were prepared in accordance with the 2021 International Building Code Minnesota Edition and the Minnesota State Uniform Construction Code as amended. The contractor shall conform to this and other applicable local, county, state and federal codes, laws, regulations, ordinances and requirements. All construction shall conform to accepted good practice as defined by the latest editions of "The National Building Code," 2021 International Building Code Minnesota Edition and F.H.A. min. property standards. All are readily available to the trades.
- D. These contract documents were prepared to comply with the 2021 IECC
- E. Sleeping room windows shall comply with the requirements of the 2021 International Building Code Minnesota Edition Section R310, Emergency Escape and Rescue Openings.
- F. It is understood that the Architect will not be responsible for any additional cost because of conditions uncovered during construction. These drawings are prepared based upon information supplied by the Owner including drawings, survey, etc.
- G. Modifications to these plans by the Owner or Contractor shall not be made without written permission by the Architect. A copy of such changes shall be filed with the construction official. Any modifications made without the Architect's written permission will be the sole responsibility of the party enacting such modifications.
- H. The Owner and Contractor shall hold harmless the Architect from and against all claims, damages, losses and expenses including legal fees arising out of or resulting from the performance of the work by the contractor.
- I. Construction shown and specified shall conform to all applicable building codes. Where local codes conflict with these drawings, code requirements take precedence.
- J. It is assumed that when a building permit is issued by the building inspector, that he has thoroughly examined the drawings and specifications according to the 2021 International Building Code Minnesota Edition requirements. Any changes, additions, etc., made by any party other than the Architect during construction shall be the responsibility of the person making such changes.
- K. The following, unless provided for in these drawings, are to be furnished by the Owner:
1. Site grading, soil bearing capacity, drainage, and utilities.
 2. Selection of interior material finishes, cabinetry and hardware.
 3. Standards of quality and acceptable manufacturers for prefabricated items.
- L. The Contractor shall check and verify all the plans, dimensions and site conditions before proceeding with construction. DO NOT SCALE DRAWINGS. All written dimensions shall govern. Notify Architect of all deviations to the plan before proceeding with the work.
- M. Contractor or Owner shall obtain all necessary permits from the town and local authorities.
- N. All Contractors to provide all necessary barricades and safety precautions and to strictly adhere to local, state and O.S.H.A. safety requirements.
- O. All Contractors shall maintain Contractor's liability, property damage insurance and workman's compensations insurance to fully protect the Contractor and Owner against any claims. The Contractor shall furnish to the Owner certificates that these policies are in effect.
- P. The Contractors shall take necessary steps to protect the work and all materials and supplies on the construction site against loss or damage from fire, vandalism and malicious mischief at all times.
- Q. The Architect has prepared these drawings based on discussions with the Owners and the Architect's own knowledge of construction techniques and building codes. It is incumbent upon the Owner to review the final plans to insure his intent has been met and to notify the Architect immediately (before commencing construction) of any changes he desires.
- R. All Contractors and Subcontractors are responsible for adhering to the requirements as spelled out in these notes. All parties must carefully study all notes for items which may pertain to their trades. Failure to read the notes does not permit the Contractor to deviate from their requirements. These specifications are intended to supplement the working drawings, which together are to be used for performing the work. Where the specifications disagree with the drawings, the drawings shall supercede.
- S. All Contractors and Subcontractors on this project shall be responsible for the proper performance of their work, coordination with other trades, methods, safety and security on the job site. The Architectural office and its agents and employees are not responsible or liable for the above and shall be held harmless and indemnified by all Contractors and Subcontractors from any and all claims, losses, suits and legal action whatsoever arising from the performance of the work on this project.
- T. All materials and equipment shall be approved for use as required by governing Municipal, State and/or Federal agencies and shall bear all required conditions. All existing conditions and dimensions shall be verified by the contractor prior to the start of construction. The contractor shall report in writing any discrepancies to the Architect immediately upon discovery of such conditions.



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



3 B6/12 CURB DETAIL
1 1/2" = 1'-0"



2 EASEMENT PLAN
1" = 40'-0"



ANNA RYNDERS, RA

1261 BRIAR STREET
WAYZATA, MN 55391
E: ANNA@R2STUDIOSARCHITECTURE.COM
P: (612) 619-5110

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: Anna Rynders
PRINTED NAME: Anna Rynders
DATE: 10/11/2023 LICENSE # 60582

PROPOSED EXTERIOR IMPROVEMENTS FOR:
8945 LYNDALE AVENUE SOUTH
BLOOMINGTON, MN 55420
HENNEPIN COUNTY


REVISION LEGEND		No.	Date	As Per
1	03/06/24	REVISION 1		
2	03/11/24	REVISION 2		

PLANS

JOB #: 24-122
DWN: AR
CHK: AR
DATE: 02/21/2024
DRAWING NO.

A-1


Plans approved
03/28/2024



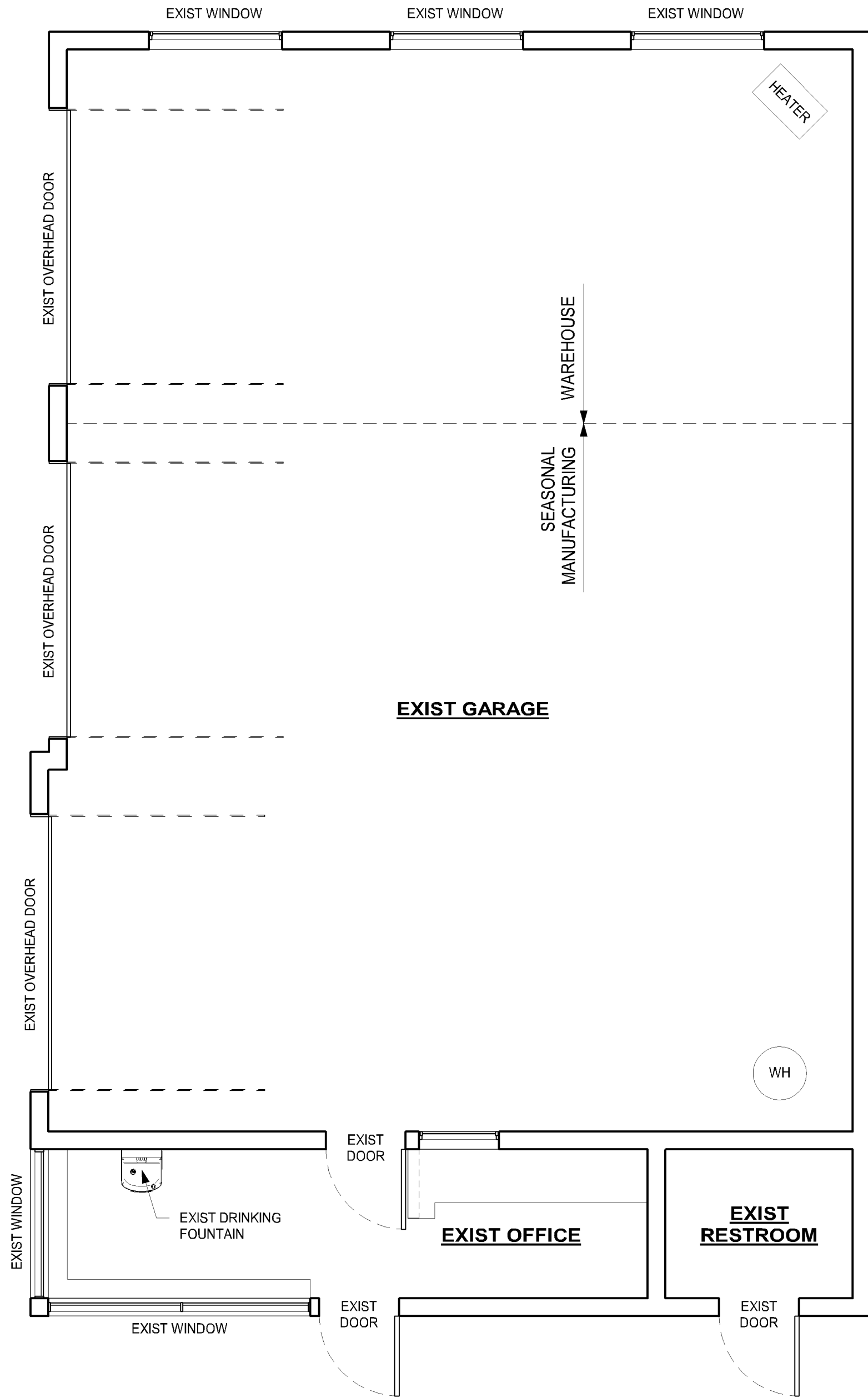
CITY OF

BLOOMINGTON

MINNESOTA



PL2024-22
PL202400022



1 SCHEMATIC EXIST FLOOR PLAN
1/4" = 1'-0"



ANNA RYNDERS, RA
1261 BRIAR STREET
WAYZATA, MN 55391
E: ANNA@R2STUDIOSARCHITECTURE.COM
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SIGNATURE: *Anna Rynders*
PRINTED NAME: Anna Rynders
DATE: 03/06/2024 LICENSE #: 60582

PROPOSED EXTERIOR IMPROVEMENTS FOR:
8945 LYNDALE AVENUE SOUTH
BLOOMINGTON, MN 55420
HENNEPIN COUNTY

REVISION LEGEND	
No.	Date / As Per:

SCHEMATIC FLOOR
PLAN

JOB #: 24-122
DWN: AR
CHK: AR
DATE: 02/21/2024
DRAWING NO.

A-2