

Case # PL202600049

Tenant Improvement

8200 Grand Ave S
Bloomington, MN 55420

SITE LOCATION

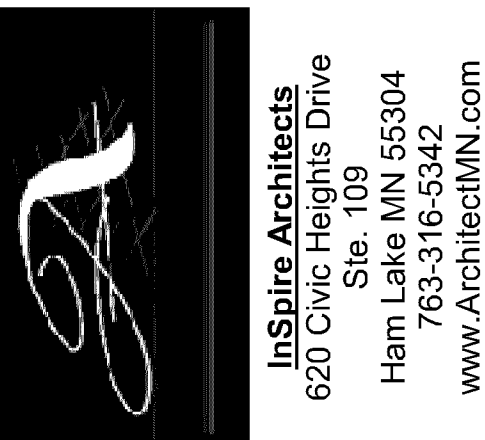


PROJECT LOCATION NOT TO SCALE

GENERAL NOTES

1. SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
2. DIMENSIONS ARE IN ORDER OF PRIORITY - TO GRID LINES, FACE OF EXTERIOR SHEATHING ON STUD WALLS, FACE OF CMU EXTERIOR FOUNDATION WALLS, CENTER OF STUD WALLS, AND INTERIOR FINISH FACES.
3. SEE A103 FOR CODE REQUIREMENTS.
4. IF NOT NOTED CONTRACTOR SHALL PROVIDE AND INSTALL MATERIALS AND PRODUCTS ACCORDING TO MANUFACTURER'S STANDARDS INCLUDING MATERIALS NOT NOTED TO MAKE AN ASSEMBLY.
5. ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE INSTALLED BY LICENSED PROFESSIONALS AND MEET CURRENT CODES.
6. CONFIRM AND COORDINATE LOCATIONS OF UTILITIES.
7. TRADES AND SUPPLIERS TO REVIEW AND VERIFY INFORMATION AND NOTIFY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO WORK BEING INITIATED AND BID.
8. ALL EXTERIOR SHEATHING TO BE 1/2" NOMINAL CONTINUOUS STRUCTURAL RATED PANELS.
9. INTERIOR WALLS SHALL BE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
10. LUMBER SHALL BE NO. 2 GRADE OR BETTER.
11. LUMBER IN CONTACT WITH CONCRETE OR MASONRY OF WITHING 6" OF GRADE SHALL BE PRESSURE TREATED.
12. FIREBLOCKING TO BE INSTALLED IN ALL WALL CAVITIES GREATER THAN 10 FEET TALL AND AS REQUIRED BY CODE.
13. PROVIDE BLOCKING AT CASEWORK-IN WALL.
14. CASEWORK TO BE ADEQUATELY ANCHORED TO FLOOR AND WALL.
15. PLUMBING ON EXTERIOR WALLS SHALL BE FURRED OUT AND INSULATED.

REV'S	DATE



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Jeffrey Hafferman
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Sheet Title: Title
Project: Tenant Improvement
8200 Grand Ave S
Bloomington MN 55420

Project number	2026-17
Drawn by	Author
Checked by	Checker
Construction Documents	

A000

PROJECT TEAM

ARCHITECT:

INSPIRE ARCHITECTS

Jeff Hafferman jeff@architectmn.com
Bridgett Freimuth bridgett@architectmn.com
620 Civic Heights Drive, #109 (763) 316-5342
Circle Pines, MN 55014

TENANT:

8200 Grand Ave S
Bloomington MN 55420

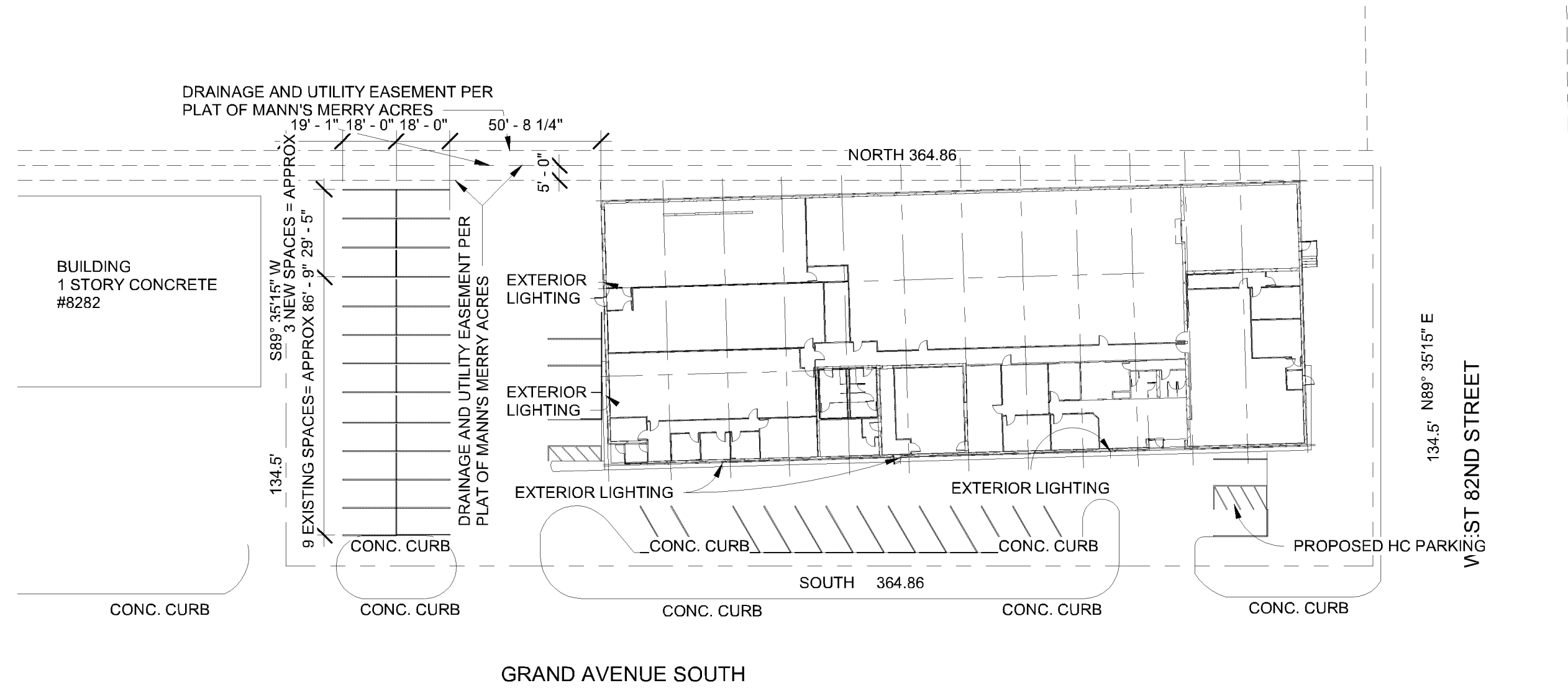
PROPERTY OWNER:

8200 Grand LLC/Atlas 1 LLC
22630 Xerxes Ave
Lakeville MN 55044

GENERAL CONTRACTOR:

JDK Construction & Remodeling LLC

Project Manager
John Kimmel
111327 Kenworth Lane
Lakeville, MN 55044



1 Site
1" = 40'-0"

PROJECT INFO.

PROPERTY INFORMATION

8200 Grand Ave S
Bloomington MN 55420
PROPERTY ID
03-027-24-32-0032
PROPERTY DESCRIPTION
LOT 001
BLOCK 002
Manns Merry Acres
1.1 ACRES
47,737 Sq. Ft.

BUILDING AREA SUMMARY

ORIGINALLY approx. 1954 20, 808 SF

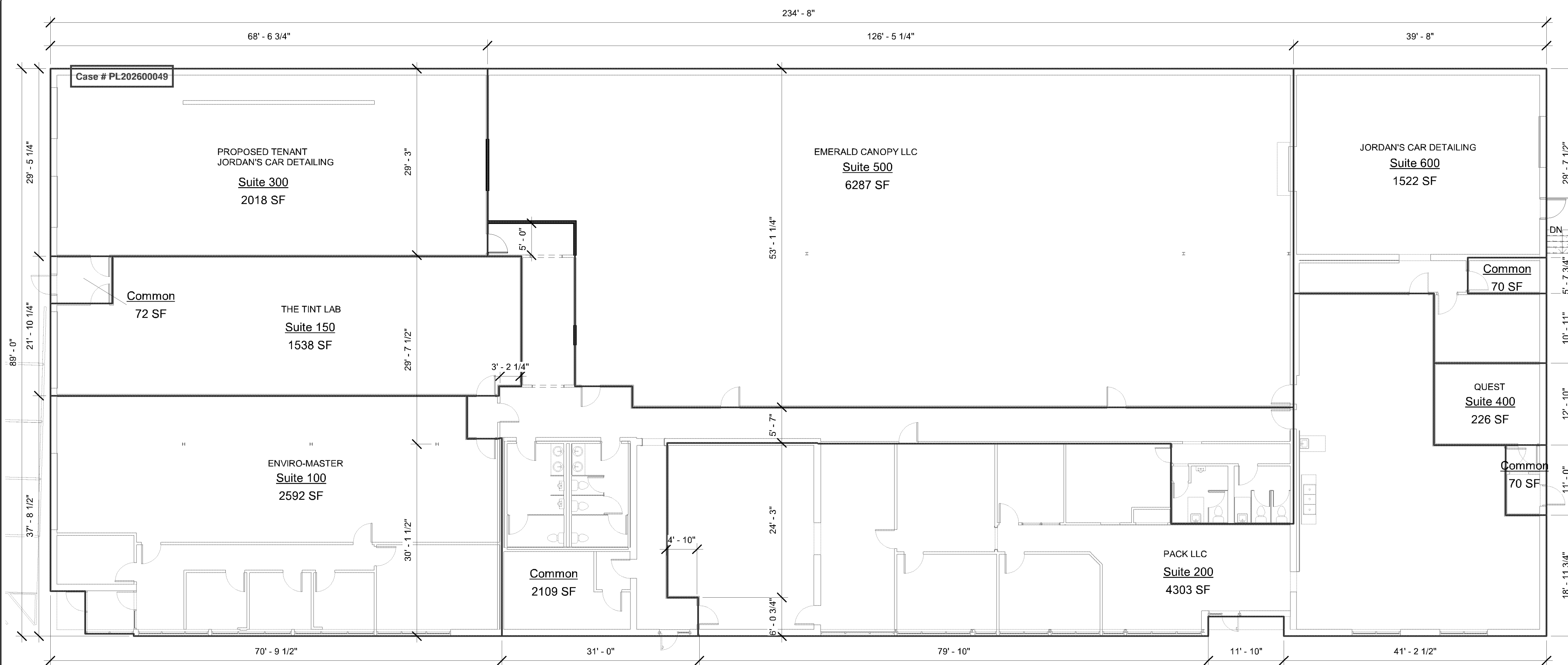
DRAWING INDEX

Sheet Number	Sheet Name	Current Revision
A000	Title	
A001	Code Plan	
A100	Floor Plans	
A101	Floor Plans	
A500	Door Types/ Frames/Sections	

ABBREVIATIONS

ABV	-ABOVE	MAT	-MATERIAL
ACC	-ACCESSIBLE	MH	-MANHOLE
AFI	-ABOVE FINISHED FLOOR	MFR	-MANUFACTURE
ARCH	-ARCHITECT	MAS	-MASONRY
ALUM	-ALUMINUM	MO	-MASONRY OPENING
APPROX	-APPROXIMATE	MTL	-METAL
BPL	-BEARING PLATE	MISC	-MISCELLANEOUS
BM	-BENCH MARK	NIC	-NOT IN CONTRACT
BLKG	-BLOCKING	NTS	-NOT TO SCALE
BOT	-BOTTOM	NO	-NUMBER
BOW	-BOTTOM OF WALL	OC	-ON CENTER
CIP	-CAST-IN-PLACE	OPNG	-OPENING
CB	-CATCH BASIN	OPP	-OPPOSITE
CLG	-CEILING	OPH	-OPPOSITE HAND
CT	-CERAMIC TILE	OD	-OUTSIDE DIAMETER
CLR	-CLEAR (ANCE)	OH	-OVERHEAD
CONC	-CONCRETE	OHD	-OVERHEAD DOOR
CMU	-CONCRETE MASONRY UNIT	PAR	-PARALLEL
CONST	-CONSTRUCTION	PART	-PARTITION
CONT	-CONTINUE (OUS)	PVMT	-PAVEMENT
CRS	-COURSE	P LAM	-PLASTIC LAMINATE
CJ	-CONTROL JOINT	PL	-PLATE
DTL	-DETAIL	PT	-PRESSURE TREATED
DIA	-DIAMETER	PVC	-POLYVINYL CHLORIDE
DIM	-DIMENSION	PSF	-POUNDS PER SQUARE FOOT
DR	-DOOR	PSI	-POUNDS PER SQUARE INCH
DS	-DOWNSPOUT	PC	-PRECAST
DWG	-DRAWING	PL	-PROPERTY LINE
ELECT	-ELECTRIC (AL)	PP	-POWER POLE
EL	-ELEVATION	QT	-QUARRY TILE
EQ	-EQUAL	R	-RADIUS
EXH	-EXHAUST	RA	-RETURN AIR
EXIST	-EXISTING	RD	-ROOF DRAIN
EJ	-EXPANSION JOINT	REF	-REFERENCE
EXP	-EXPANSION	RF	-ROCK FACE
EF	-EXHAUST FAN	RH	-RIGHT HAND
ELEC	-ELECTRICAL PANEL	ROW	-RIGHT OF WAY
PNL	-ELECTRIC WATER COOLER	RM	-ROOM
EWC	-EXTERIOR	RO	-ROUGH OPENING
EXT	-FINISHED FLOOR	R&S	-ROD AND SHELF
FFE	-ELEVATION	SHTG	-SHEATHING
FPL	-FIREPLACE	SHR	-SHOWER
FD	-FLOOR DRAIN	SIM	-SIMILAR
FTG	-FOOTING	SC	-SOLID CORE
FND	-FOUNDATION	SPEC	-SPECIFICATIONS
FH	-FIRE HYDRANT	SG	-SQUARE
GA	-GAGE, GAUGE	SG	-SQUARE
GALV	-GALVANIZED	S STL	-STAINLESS STEEL
GC	-GENERAL CONTRACTOR	SD	-STORM DRAIN
GB	-GRAB BAR	STRUCT	-STRUCTURAL
GWB	-GYPSUM WALL BOARD	SYM	-SYMMETRY (ICAL)
HDW	-HARDWARE	THK	-THICKNESS
HVAC	-HEATING / VENTILATION / AIR CONDITIONING	TOC	-TOP OF CONCRETE
HT	-HEIGHT	TOS	-TOP OF SLAB
HC	-HANDICAP	TOW	-TOP OF WALL
HM	-HOLLOW METAL	T	-TREAD
HOR	-HORIZONTAL	TYP	-TYPICAL
HB	-HOSE BIBB	TOF	-TOP OF FOOTING
INCL	-INCLUDE	UNF	-UNFINISHED
ID	-INSIDE DIAMETER	UR	-URINAL
INSUL	-INSULATION	UNO	-UNLESS NOTED OTHERWISE
INT	-INTERIOR	VERT	-VERTICAL
INV	-INVERT	VB	-VAPOR BARRIER
JST	-JOIST	VTR	-VENT THRU ROOF
LAM	-LAMINATE	WD	-WOOD
LAV	-LAVATORY	WC	-WATER CLOSET
LH	-LEFT HAND	WH	-WATER HEATER
LT	-LIGHT	WP	-WATERPROOFING
		WR	-WATER RESISTANT
		WWF	-WELDED WIRE FABRIC
		W	-WIDTH WIDE
		YH	-YARD HYDRANT
		YD	-YARD DRAIN
		YI	-YARD INLET

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2 Suite Number's Plan
3/32" = 1'-0"

Legend 1
1/2" = 1'-0"

Project Description
Remove existing Office/Warehouse Walls to create large open space for potential new tenant

Applicable Codes
2020 MN Conservation Code for Existing Buildings
2020 MN State Building Codes (2020 MNSBC) Amending and Adopting 2018 International Building Code
2020 MN State Accessibility Code MN Chapter 1341
2024 MN Energy Code
2020 MN State Plumbing Code MN Rules Chapter 4714
2020 MN State Mechanical Code MN Rules Chapter 1436 Adopting:
2020 MN State Fire Code with City Ordinances
2023 National Electrical Code (NEC)
2025 City of BLOOMINGTON Ordinances
CONTRACTOR SHALL BE RESPONSIBLE FOR MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS AND PULL SEPARATE PERMITS AS REQUIRED. DRAWINGS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL OF THAT TRADE AND EMAILED TO INSPIRE ARCHITECTS FOR APPROVAL. ONCE APPROVED AND STAMPED BY ARCHITECT- THE CONTRACTOR SHALL SUBMIT TO THE CITY.
PER 2020 MNSBC SECTION 1300.0130.9B ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE LICENSED DESIGN PROFESSIONAL RESPONSIBLE WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. (ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE SPRINKLER WORK).

Construction Type

Type	V-B	Non-Combustible, Non-Protected
Building Elements Fire Resistance Rating- Table 601	# Hours	
Primary Structural Frame	0	
Bearing Walls-	0	
Exterior	0	
Interior	0	
Non-bearing Walls	0	
Exterior (Table 602) 10-X<30	0	
Interior	0	
Floor Construction- Secondary Members	0	
Roof Construction- Secondary Members	0	

Fire and Smoke Protection Features (Chapter 7)
EXISTING TO REMAIN
Fire Protection- (Chapter 9)
EXISTING SPRINKLERED
Occupancy Group
Mixed- B- Business, S-1 Moderate Hazard Storage, F-1
Factory

Building Heights and Areas (Chapter 5)

ALLOWABLE	AREA	FLOORS	INCREASE	TOTAL
B, S-1, F-1	15,500	2	31,000	45,500
ACTUAL	20,808	1		20,808 sf
Area Change- B to S-1				

Occupant Loads Table 1004.5

Maximum Floor Area Allowances per Occupant	Space Function	Ratio Area: Occupant	Area	Occupants
B- Business		1:100	6,938	69.4 of 98
S-1		1:500	13,870	27.7 of 98
Suite 100	B to S-1	1:100 to 1:500	3,674 of 17,544	36 of 69
	B stay B	1:100	561 of 3,264	33 of 69
Total New Building Occupants				69 Occupants

Plumbing Fixtures- Chapter 29

REQUIRED	EXISTING	WC	UR	Lav	DF	M/S
B	18 M	1:25=50	1/2 of WC	1:40=80	1:1000	1
S-1	17 W	1:25=50	1/2 of WC	1:40=80		
Actual	35 M	3	2	3	1	1
	35 W	5		3		

Table 2902.1 footnote h. A drinking fountain shall not be required in buildings or tenant spaces having an occupant load of less than 50. 2902.2, Exception 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

Egress Travel- Distances

Common Path of Egress Travel Distance- (Table 1006.2.1)	100'-0"	(See Plan For Actual)
Spaces with 1 Exit Access- (Table 1006.2.1) Maximum Occupant Load =	49	(See Plan For Actual)
Exit Access Travel Distance (Table 1017.2)(2 Exits)	250'-0"	(See Plan For Actual)

MN Accessibility Code 2020
305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the MN Accessibility Code, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.
305.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities, parking facilities, and drinking fountains serving the area of primary function.
1. Parking Lot Accessibility: 1:20 max slope typical, 1:48 max slope at landings, 1:48 max cross slope typical.
2. Building Entrance- Accessible Entrance door, landings.

MN Energy Code 2024- (TABLE 5.5-6 Building Envelope Requirements for Climate Zone 6 (A,B))

Elements	MAXIMUM	MIN. VALUE
Roof- above deck	U-0.032	R30
Walls- wood framed	U 0.051	R19 + R5 c.i.
Foundation- Existing CMU		
Floor- Existing Concrete Slab		

Area Schedule (Gross Building)

Name	Comments	Area
Common	Halls & Restrooms	2109 SF
Common	Vestibule	70 SF
Common	Vestibule	72 SF
Common	Electrical	70 SF
Suite 100	Enviro-Master	2592 SF
Suite 150	The Tint Lab	1538 SF
Suite 200	Pack LLC	4303 SF
Suite 300	Proposed Jordan's Car Detailing	2018 SF
Suite 400	Quest	226 SF
Suite 500	Emerald Canopy LLC	6287 SF
Suite 600	Jordan's Car Detailing	1522 SF
Total:		20808 SF

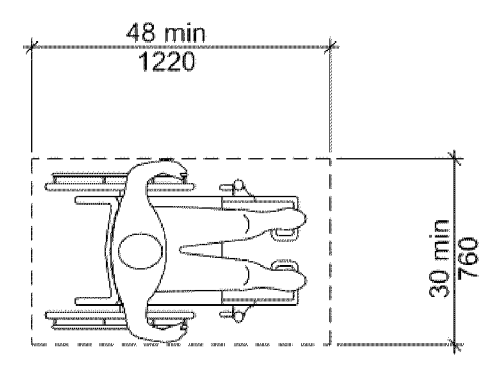
SECTION 306 KNEE AND TOE CLEARANCE
306.1 General. Where space beneath an element is included as part of clear floor space at an element, clearance at an element, or a turning space, the space shall comply with Section 306. Additional space shall not be prohibited beneath an element, but shall not be considered as part of the clear floor space or turning space.
306.2 Toe Clearance.
306.2.1 General. Space beneath an element between the floor and 9 inches (230 mm) above the floor shall be considered toe clearance and shall comply with Section 306.2.
306.2.2 Maximum depth. Toe clearance shall be permitted to extend 25 inches (635 mm) maximum under an element. Minimum depth. Where toe clearance is required at an element as part of a clear floor space complying with Section 305, the toe clearance shall extend 17 inches (430 mm) minimum beneath the element.
306.2.4 Additional clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clear-ance at 9 inches (230 mm) above the floor shall not be considered toe clearance.
306.2.5 Width. Toe clearance shall be 30 inches (760 mm) minimum in width.
306.3 Knee clearance.
306.3.1 General. Space beneath an element between 9 inches (230 mm) and 27 inches (685 mm) above the floor shall be considered knee clearance and shall comply with Section 306.3.
306.3.2 Maximum depth. Knee clearance shall be permitted to extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the floor.
306.3.3 Minimum depth. Where knee clearance is required beneath an element as part of a clear floor space complying with Section 305, the knee clearance shall be 11 inches (280 mm) minimum in depth at 9 inches (230 mm) above the floor, and 8 inches (205 mm) minimum in depth at 27 inches (685 mm) above the floor.
306.3.4 Clearance reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the floor, the knee clearance shall be permitted to be reduced at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.
306.3.5 Width. Knee clearance shall be 30 inches (760 mm) minimum in width.

SECTION 308 REACH RANGES
308.1 General. Reach ranges shall comply with Section 308.
308.2 Forward reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor.
308.2.2 Obstructed high reach. Where a high forward reach is over an obstruction, the clear floor space complying with Section 305 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum above the floor where the reach depth is 20 inches (510mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum above the floor, and the reach depth shall be 25 inches (635 mm) maximum.
308.3 Side reach.
308.3.1 Unobstructed. Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.

REQUIREMENTS FOR PARALLEL APPROACH SALES AND TRANSACTION COUNTER
904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either Section 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers.
904.3.2 Parallel approach. A portion of the public use side of the counter surface 36 inches (915 mm) minimum in length and 26 inches (660 mm) minimum to 36 inches (915 mm) maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches (305 mm) minimum.
904.5 Food service lines. Counters in food service lines shall comply with Section 904.5.
904.5.1 Self-Service shelves and dispensing devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with Section 308.

FURNITURE- TABLES AND CHAIRS SHALL MEET: SECTION 902 DINING SURFACES AND WORK SURFACES
902.1 General. Accessible dining surfaces and work surfaces shall comply with Section 902.
Exception: Dining surfaces and work surfaces primarily for children's use shall be permitted to comply with Section 902.5.
902.2 Clear floor space. A clear floor space complying with Section 305, positioned for a forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

SECTION 305 CLEAR FLOOR SPACE
305.1 General. A clear floor space shall comply with Section 305.
305.2 Floor surfaces. Floor surfaces of a clear floor space shall comply with Section 302. Changes in level are not permitted within the clear floor space.
Exception: Slopes not steeper than 1:48 shall be permitted.
305.3 Size. The clear floor space shall be 48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in width.



305.4 Knee and toe clearance. Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306.
305.5 Position. Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.

ACCESSIBLE REACH RANGE

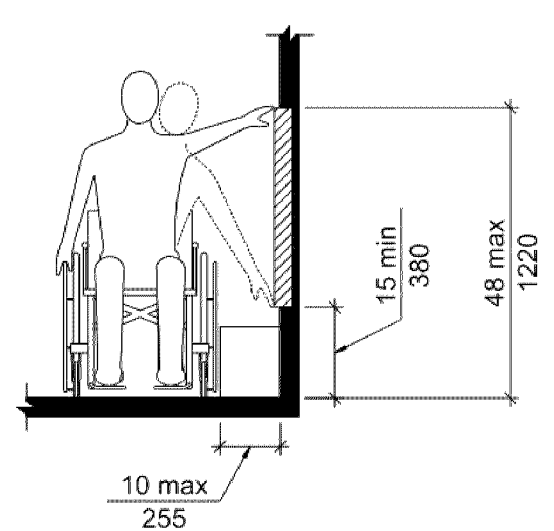


FIGURE 308.3.1 UNOBSTRUCTED SIDE REACH

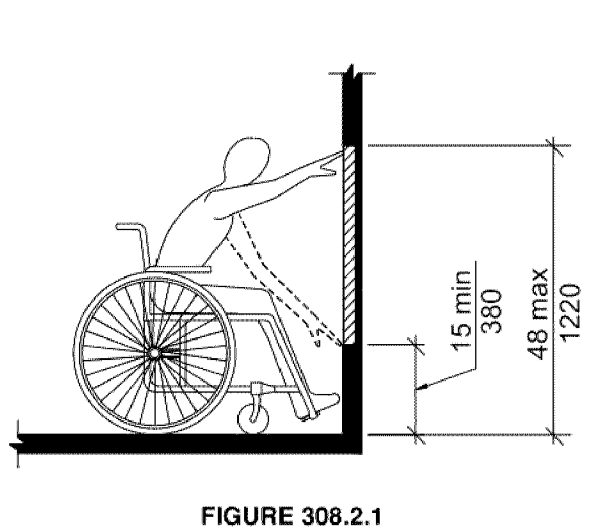
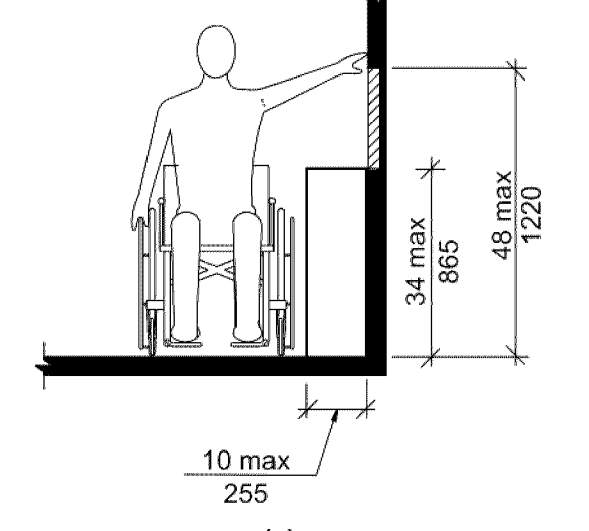
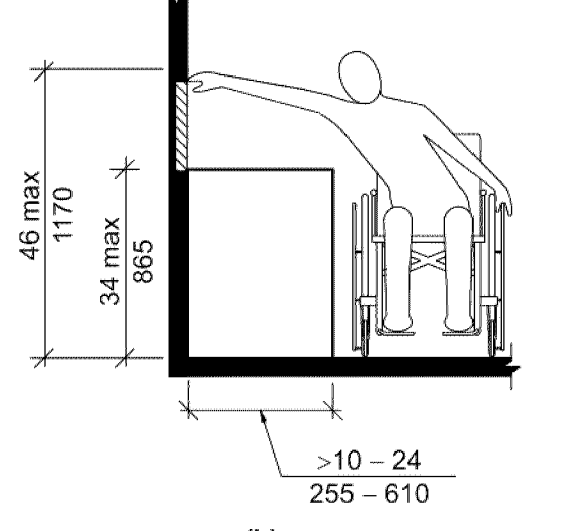


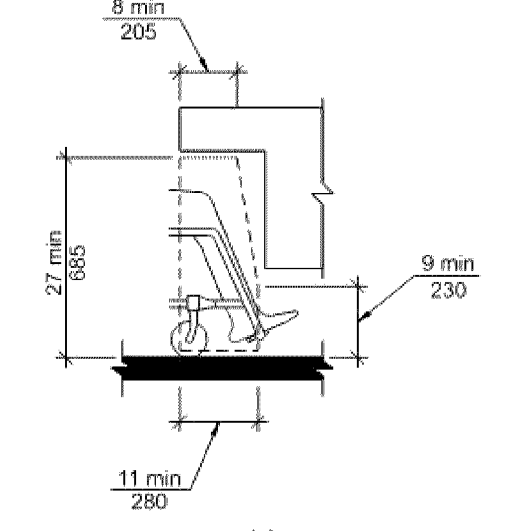
FIGURE 308.2.1 UNOBSTRUCTED FORWARD REACH



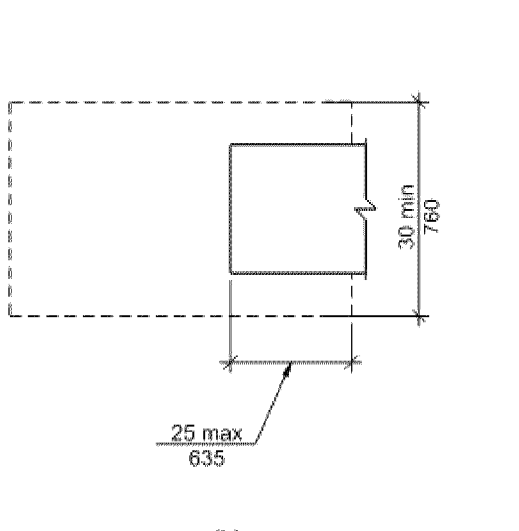
(a) FIGURE 308.2.2 OBSTRUCTED HIGH SIDE REACH



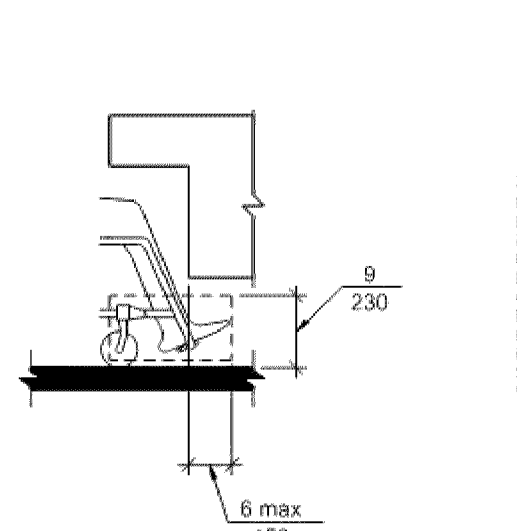
(b) FIGURE 308.2.2 OBSTRUCTED HIGH SIDE REACH



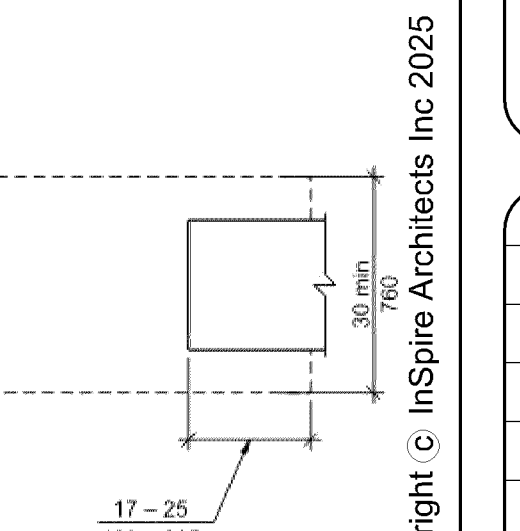
(a) FIGURE 306.3 KNEE CLEARANCE



(b) FIGURE 306.3 KNEE CLEARANCE



(a) FIGURE 306.2 TOE CLEARANCE



(b) FIGURE 306.2 TOE CLEARANCE

REVISIONS

NO.	DATE	DESCRIPTION

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Sheet Title: Code Plan
Project: Tenant Improvement
8200 Grand Ave S
Bloomington MN 55420

Project number	2026-17
Drawn by	Author
Checked by	Checker
Construction Documents	

A001



1 Revised Plan
1/8" = 1'-0"

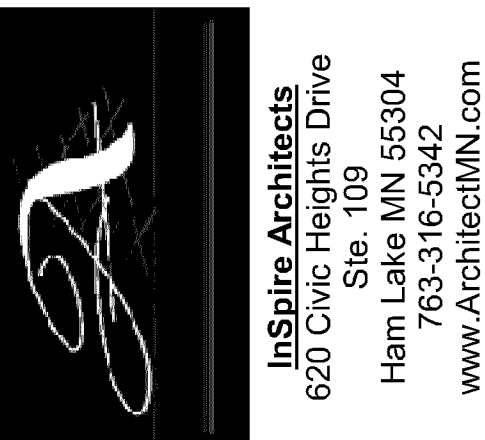
GENERAL NOTES

- A. PRIOR TO STARTING WORK-
-FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
-FIELD VERIFY GRADE, FLOOR, CEILING AND ROOF HEIGHTS PRIOR TO STARTING WORK.
-FIELD VERIFY ALL EXISTING PLUMBING, ELECTRICAL AND MECHANICAL LOCATIONS PRIOR TO WORK, ADJUST AS REQUIRED
- B. THE GENERAL CONTRACTOR shall Pull Separate Permits for Electrical, Mechanical, and Plumbing Work and Meet the Current Code Requirements. Contractor shall be responsible for managing and coordinating work.
- C. GENERAL CONTRACTOR SHALL PROVIDE PDF DRAWINGS TO ARCHITECT FOR WORK BY OTHERS INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL.
- D. WHEN EXISTING WALLS ARE REMOVED INCLUDING EXTERIOR WALLS, VERIFY WHETHER WALLS ARE STRUCTURAL BEFORE REMOVAL. PROVIDE TEMPORARY SHORING & SUPPORT. DRAWINGS BY OTHER.

KEY NOTES

- 1 NEW FIRE RATED WALL
- 2 INSTALL NEW 36"x84" FIRE RATED DOOR
- 3 INFILL WALL-WALL IS TO BE FIRE RATED
- 4 INSTALL NEW 36"x84" WITH LANDING AND STAIRS
FIELD VERIFY FLOOR HT
- 5 PROPOSED NEW OVERHEAD DOOR TO BE 10'-0" HT
CURRENT DOOR IS 8'-0"x8'-0", FIELD VERIFY TRUSS AND ROOF HEIGHT

REVISIONS	date



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NCARB

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Sheet Title: Floor Plans
Project: **Tenant Improvement**
8200 Grand Ave S
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Drawn by	Author
Checked by	Checker
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A101