

ARCHITECTURAL
CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Mark	Revision / Issue	Date
	BID / PERMIT	06/28/18
A	REV 1 - PLAN REVIEW	08/07/18

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.

Printed Name: Kathy L. Anderson

Signature: 

Date: 06/28/18 License #: 22285

ACORN
MINI STORAGE

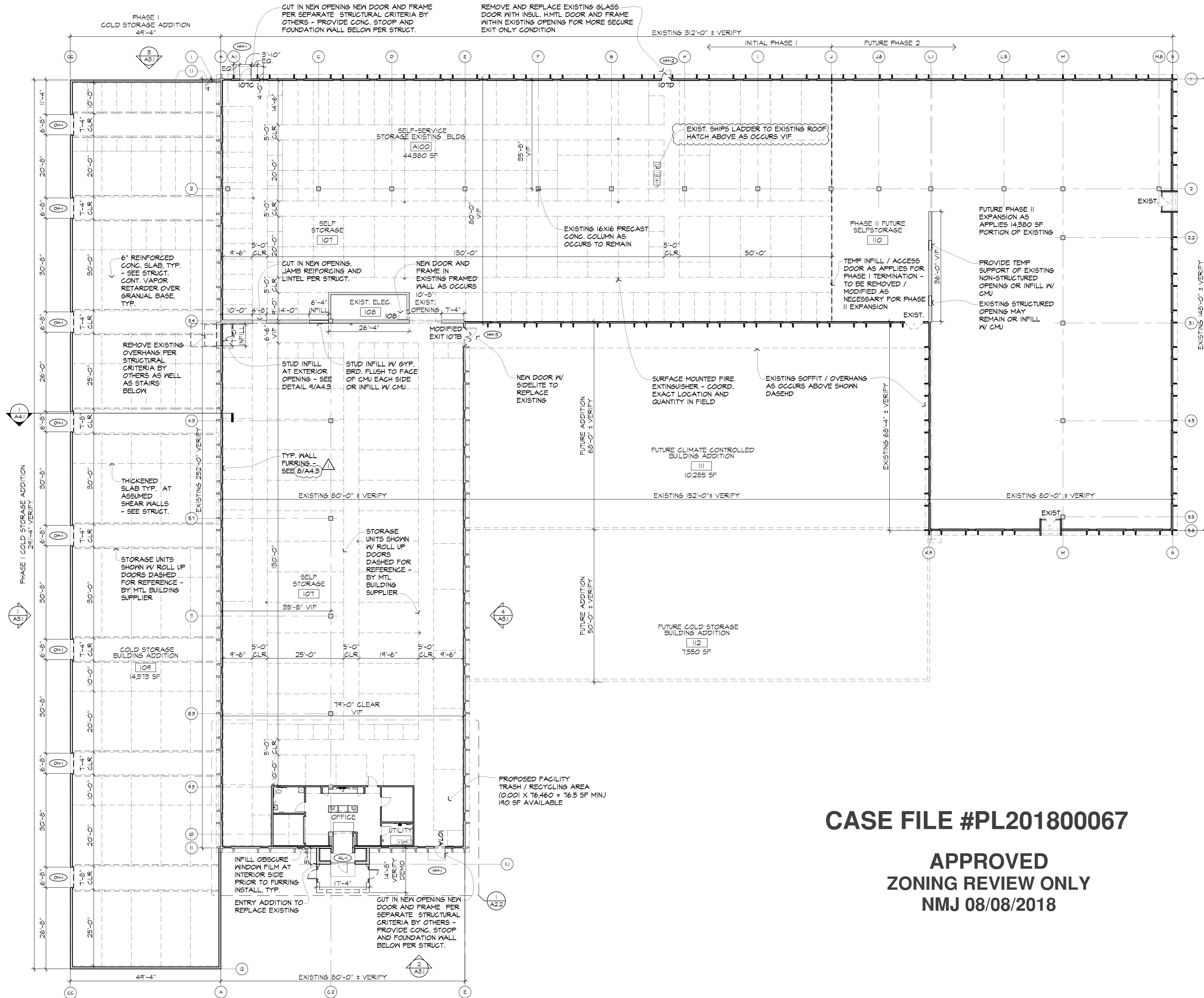
BLOOMINGTON, MN

OVERALL
FLOOR PLAN

SCALE: AS NOTED

PROJECT NUMBER:	17-1085-01
ISSUED DATE:	06/28/18
DRAWN BY:	ES
CHECKED BY:	KA

A2.1



OVERALL FLOOR PLAN

1/16" = 1'-0" NORTH

LANDSCAPE NOTES

- ## RAIN GARDEN NOTES

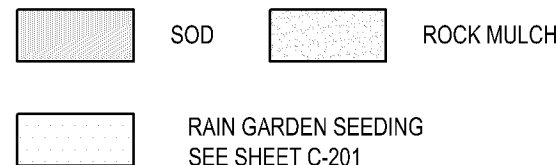
- LANDSCAPE SUMMARY

LANDSCAPE STANDARDS

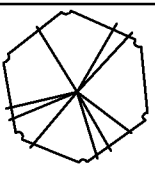
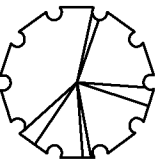
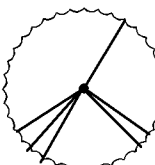
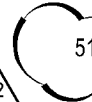
DEVELOPABLE LANDSCAPING AREA (DEVELOPMENT SITE) = 172,061 SF.

	<u>REQUIRED</u>	<u>OVERALL PROVIDED</u>	<u>PHASE 1</u>	<u>PHASE 2</u>
1 TREE / 2,500 SF. OF DEVELOPABLE LANDSCAPING AREA	69 TREES	TOTAL 69 TREES 31 DECIDUOUS TREES 30 CONIFEROUS TREES 8 RETAINED EXISTING ON-SITE TREES (PROVIDE 57% CONIFEROUS TREES FOR SITE SCREENING)	69 TREES 31 TREES 30 TREES 8 TREES	
1 SHRUB / 1,000 SF. OF DEVELOPABLE LANDSCAPING AREA	172 SHRUBS	TOTAL 149 SHRUBS + 23 (92 PERENNIALS/4) = 172	149 SHRUBS + 62 PERENNIALS + 30 TEMPORARY PERENNIALS	RELOCATED 30 PERENNIALS FROM PHASE 1
LANDSCAPE YARD NOT ADJACENT TO STREET	20' MIN. TO RIGHT-OF-WAY 5' MIN.	20' 6.4'		
<u>PARKING LOT ISLAND</u>	1 DECIDUOUS TREE/ PARKING LOT	1 DECIDUOUS TREE/ PARKING LOT		
FOUNDATION PLANTING 50% OF BUILDING LF FRONTAGE TO STREET	381 LF ON BLOOMINGTON FREEWAY 50% = 181 LF 291 LF ON 92ND STREET 50% = 146 LF	181 LF 149 LF	87 LF + 93 LF TEMPORARY PLANTING 151 LF ** SUBSTITUTED PLANTING ALONG FENCE	93 LF
<u>PERIMETER SCREENING</u>	SCREENING ABUTTING RESIDENTIAL DISTRICT	PRECAST OPAQUE SCREEN WALL, SHRUBS, & CONIFEROUS TREES		
<u>PARKING LOT SCREENING</u> (2' HIGH AT PLANTING & 3' MIN. MATURE FOR SHRUB)	3' MIN. - 4' MAX. SCREENING	3' HIGH MIN. SHRUBS (2' MIN. AT PLANTING)		

LEGEND



PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
	6	SIENNA GLEN MAPLE	ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	50'H X 35'W
	15	RIVER BIRCH	BETULA PAPPYRIFERA 'VAREN'	10' CLUMP	B&B	40'H X 30'W
	10	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO - JFS'	2.5" CAL.	B&B	50'H X 35'W
CONIFEROUS TREES						
	7	CUPRESSINA NORWAY SPRUCE	PICEA ABIES 'CUPRESSINA'	6' HT.	B&B	30'H X 7'W
	15	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	B&B	35'H X 25'W
	8	WHITE CEDAR	THUJA OCCIDENTALIS	6' HT.	B&B	25'H X 10'W
DECIDUOUS SHRUBS						
	6	PRAIRIE FIRE DOGWOOD	CORNUS ALBA 'AUREA'	5 GAL. (40" HT MIN.)	POT	6'H X 6'W
	9	GRAY DOGWOOD	CORNUS RACEMOSA	5 GAL.	POT	6'H X 6'W
	44	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	5 GAL. (24" HT MIN.)	POT	3'H X 4'W
	6	GROW LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL.	POT	2'H X 5'W
	36	BLUE FESTIVAL ST. JOHN WORT	HYPERICUM KALMIANUM 'SM-HKB'	3 GAL.	POT	2'H X 2'W
CONIFEROUS SHRUBS						
	12	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEY'	5 GAL. (36" HT MIN.)	POT	5'H X 5'W
	36	GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	5 GAL. (24" HT MIN.)	POT	3'H X 4'W
PERENNIALS						
○	11	BIG TIME HAPPY DAYLILY	HEMEROCALLIS 'BIG TIME HAPPY'	1 GAL.	POT	1.5'H X 1.5'W
* 	51	ELDORADO FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'ELDORADO'	1 GAL.	POT	4'H X 2'W
○ 	30	ABUQA DRINKING GOURD HOSTA	HOSTA 'ABUQA DRINKING GOURD'	1 GAL.	POT	1.5'H X 2.5'W

SUBSTITUTIONS: IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION.



LANDSCAPE PLAN APPROVED



NMJ 08/05/2019

OWNER

OAK
MANAGEMENT &
DEVELOPMENT
COMPANY
3410 WINNETKA
AVENUE N SUITE C
NEW HOPE, MN 55427
c/o CHRIS KIRWAN
T (763) 231-2372

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612-436-4030

PROJECT

ACORN MINI
STORAGE - PHASE I
BLOOMINGTON, MN

ISSUE

BID & PERMIT SET
05/02/2018

REVISION	DATE
PERMIT REVIEW COMMENTS	07/19/2018
1 PERMIT REVIEW COMMENTS 2	08/14/2018
2 LANDSCAPE FOUNDATION	08/05/2019

SHEET INDEX

G-001	COVER SHEET
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C-503	DETAILS
L-101	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS
A3 01	BUILDING ELEVATIONS
A3 01	BUILDING ELEVATIONS - COLORED
E-101	SITE PHOTO/METRICS

The logo for Elan Design Lab features the word "Elan" in a large, stylized, handwritten-style font. Below it, the words "DESIGN" and "LAB" are written in a smaller, clean, sans-serif font, separated by a vertical line. The background of the logo is a dark, textured grey.

Civil Engineering | Landscape Architecture | Construction Services

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MINNEAPOLIS, MN 55401

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www.elanlab.com

CERTIFICATION

I hereby certify that this plan was prepared by me,
or under my direct supervision, and that I am a
duly Licensed Landscape Architect under the laws
of the state of MINNESOTA.

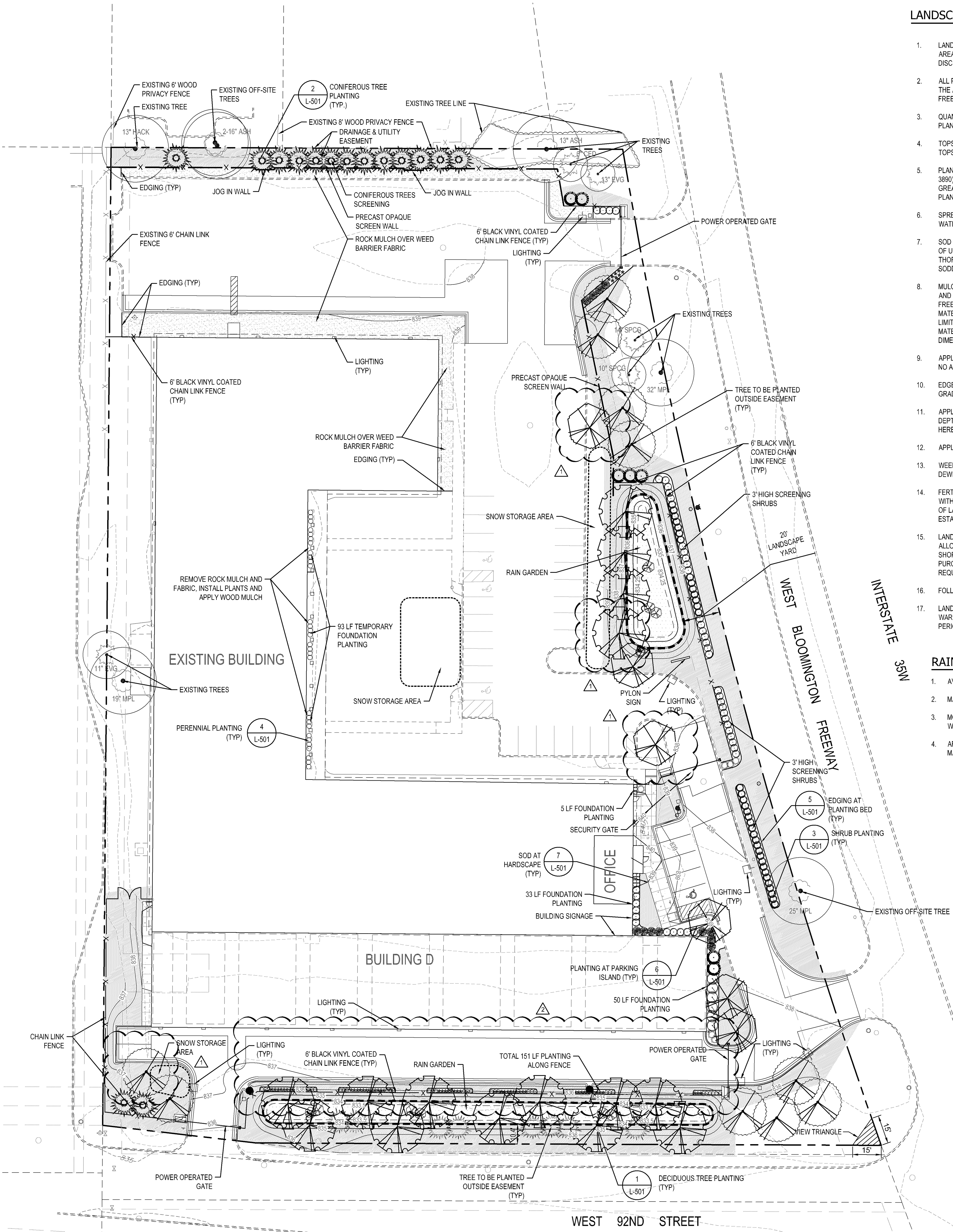
Pilarsinee Sarathong
PILARSINEE SARATHONG
REGISTRATION NO. 45059

SHEET L101ARC08.DWG

LANDSCAPE PLAN

L-101

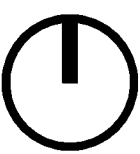
PROJECT NO.
ARC17008



1 LANDSCAPE PLAN
1" = 30'



Know what's below.
Call before you dig.



30 90
SCALE IN FEET

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens	Tag
	11	CC	SINGLE	1.000	LUMARK XTOR1B @ 9FT	12.2	1418	
	6	AA	SINGLE	1.000	LUMARK PRV-A40-D-UNV-T4-BZ @ 18FT MOUNTING	143	15157	
	9	DD	SINGLE	1.000	LUMARK XTOR8B @ 15FT	81	8502	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS	Illuminance	Fc	0.38	14.2	0.0	N.A.	N.A.
SIDEWALK CALC	Illuminance	Fc	9.11	16.3	3.6	2.53	4.53
EAST GATE	Illuminance	Fc	4.39	4.9	3.8	1.16	1.29
NE GATE	Illuminance	Fc	3.53	3.8	3.1	1.14	1.23
NON SECURE HARDSCAPE	Illuminance	Fc	4.23	7.0	2.4	1.76	2.92
SE GATE	Illuminance	Fc	4.93	5.6	4.4	1.12	1.27
SW GATE	Illuminance	Fc	3.48	5.0	2.0	1.74	2.50



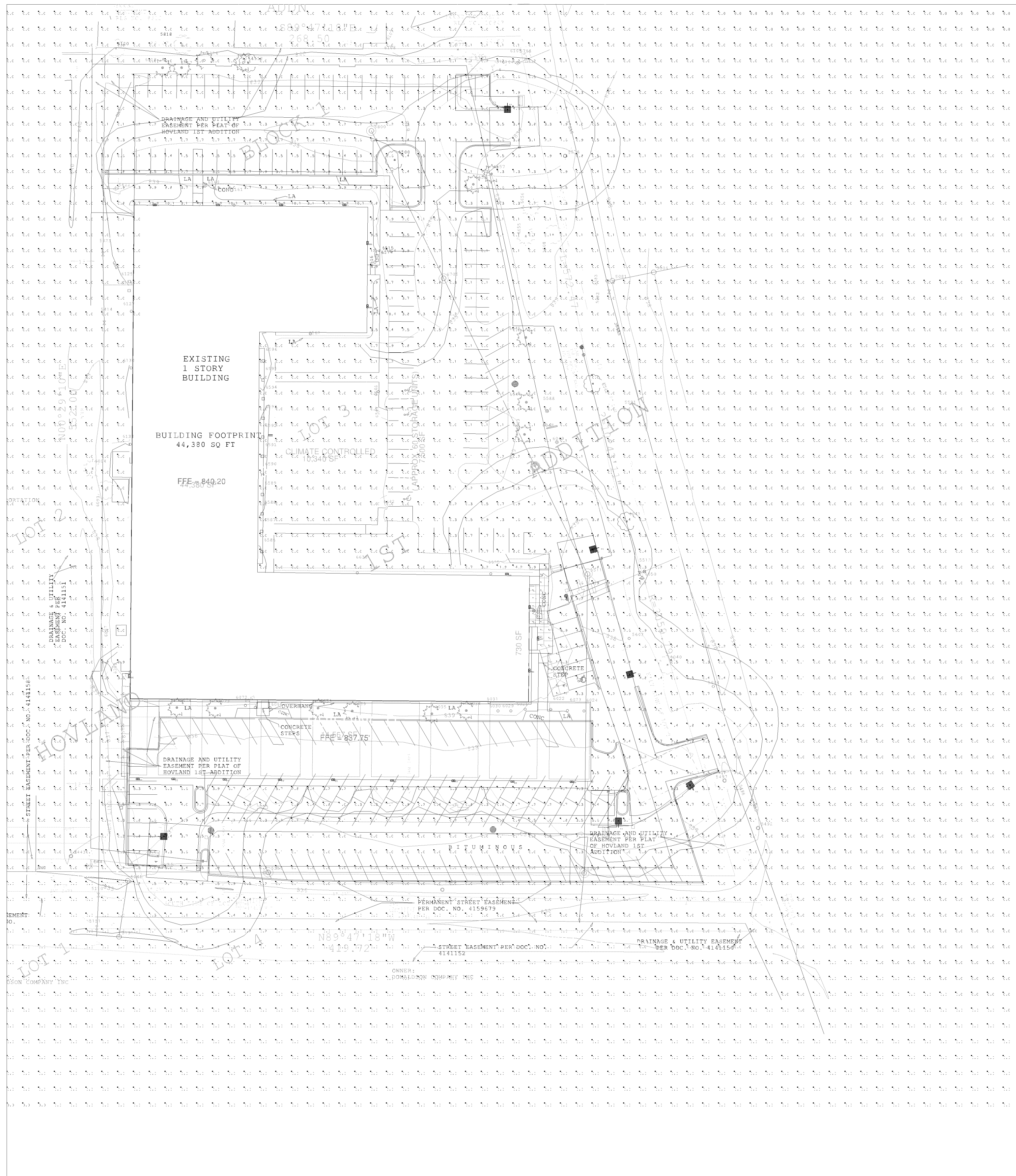
ENTRANCE CALC POINTS ARE
PROVIDED TO SHOW WHAT IS NEEDED
XTOR1B PER EACH 2ND DOOR
XTOR8B OVER MAIN ENTRANCE

GENERAL NOTES:

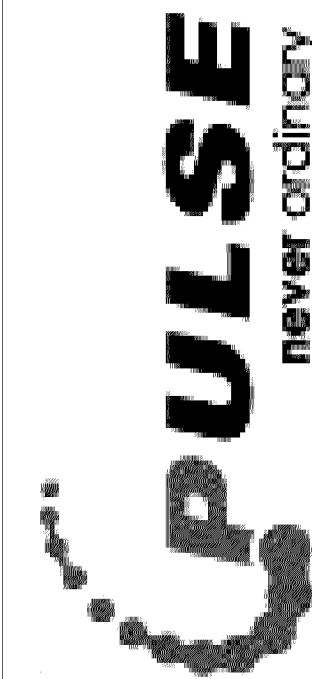
A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON WORKPLANE OR FLOOR DEPENDING ON SPACE ACTIVITY.



Plan View
Scale: 1 inch= 40 Ft.

[illegible]

Drawn By: JILL BJORNBERG LC
Checked By: JILL
Date: 5/4/2018

Scale: AS NOTED

ACORN MINI-STORAGE - INITIAL

Bloomington, MN

PAGE 1 OF 1

LIGHTING PLAN APPROVED



NMJ
08/02/2018

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens	Tag
	11	CC	SINGLE	0.810	LUMARK XTOR1B @ 9FT	12.2	1418	
	6	AA	SINGLE	0.810	LUMARK PRV-A40-D-UNV-T4-BZ @ 18FT MOUNTING	143	15157	
	9	DD	SINGLE	0.810	LUMARK XTOR8B @ 15FT	81	8502	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS	Illuminance	Fc	0.31	11.5	0.0	N.A.	N.A.
SIDEWALK CALC	Illuminance	Fc	7.37	13.2	2.9	2.54	4.55
EAST GATE	Illuminance	Fc	3.56	4.0	3.0	1.19	1.33
NE GATE	Illuminance	Fc	2.87	3.1	2.5	1.15	1.24
NON SECURE HARDSCAPE	Illuminance	Fc	3.42	5.7	1.9	1.80	3.00
SE GATE	Illuminance	Fc	4.02	4.5	3.6	1.12	1.25
SW GATE	Illuminance	Fc	2.82	4.1	1.6	1.76	2.56



TYPE AA



TYPE CC



TYPE DD

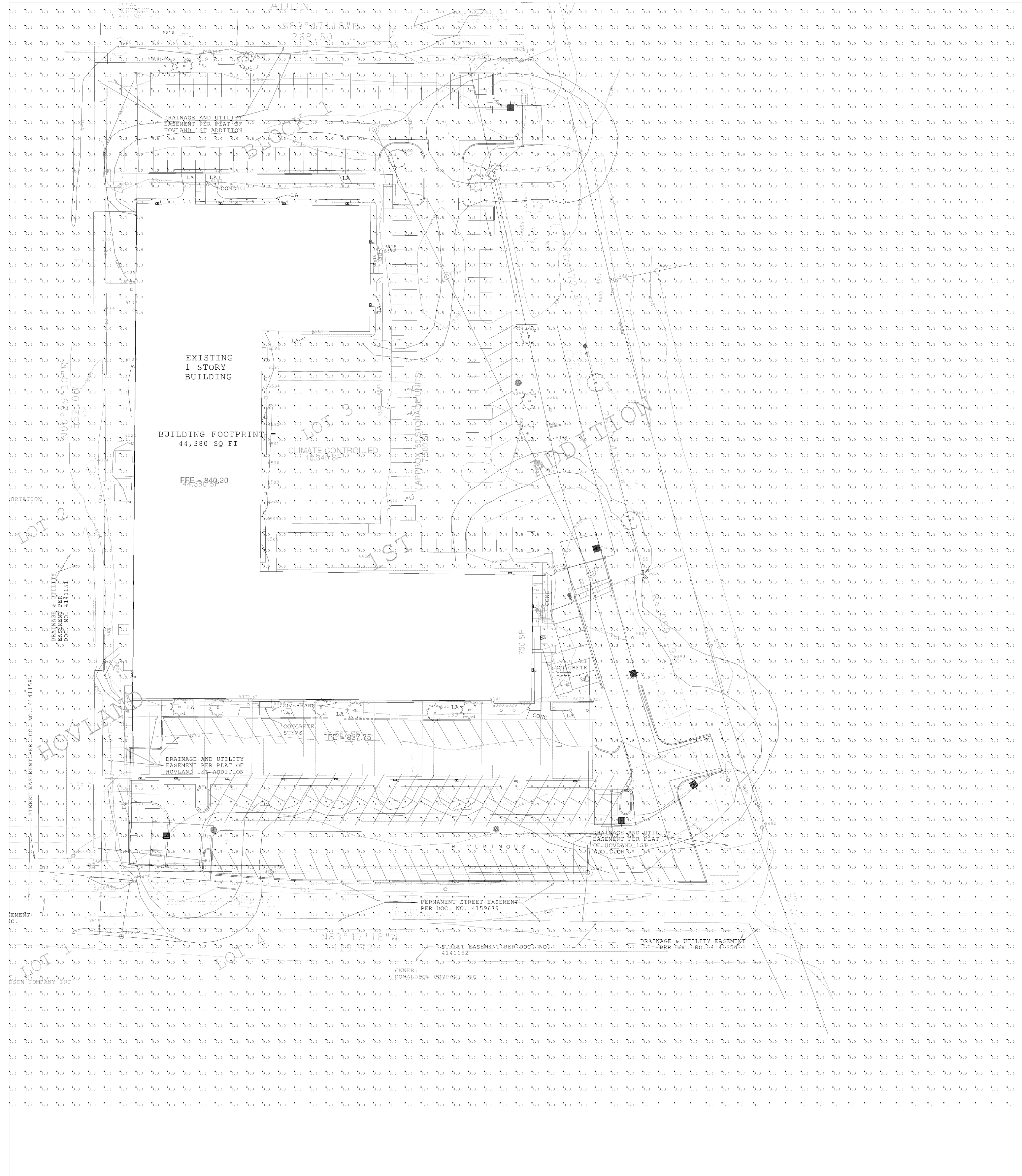
**ENTRANCE CALC POINTS ARE
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XTOR1B PER EACH 2ND DOOR
XTOR8B OVER MAIN ENTRANCE**

GENERAL NOTES:

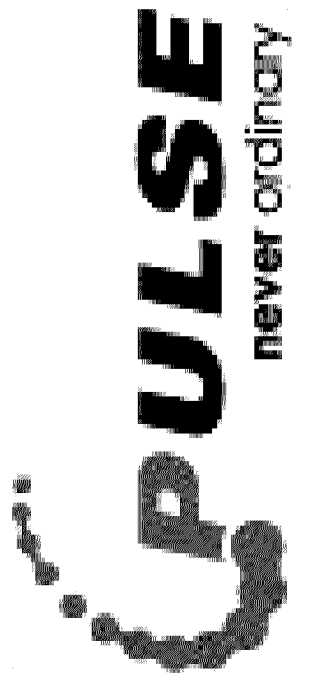
A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

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Plan View
Scale: 1 inch= 40 Ft.



#	Date	Comments

Drawn By: JILL BJORNBERG LC
Checked By: JILL
Date: 5/4/2018

Scale: AS NOTED

ACORN MINI-STORAGE - MEAN

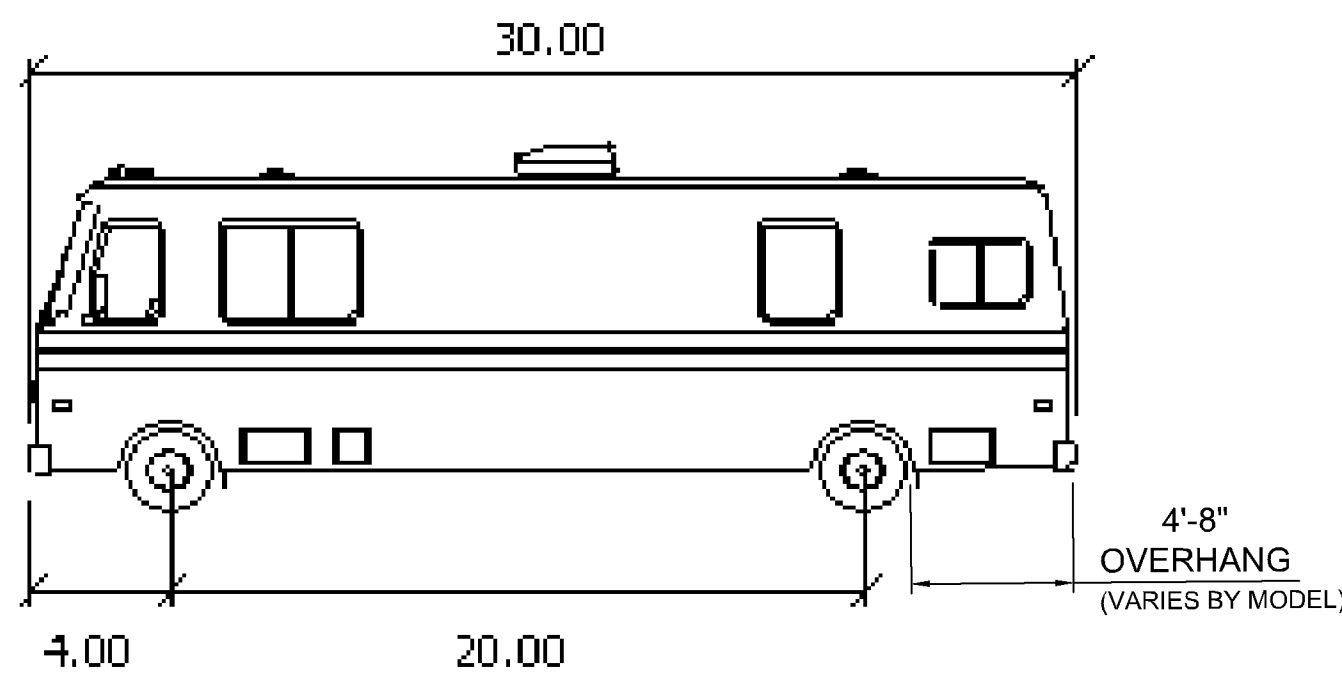
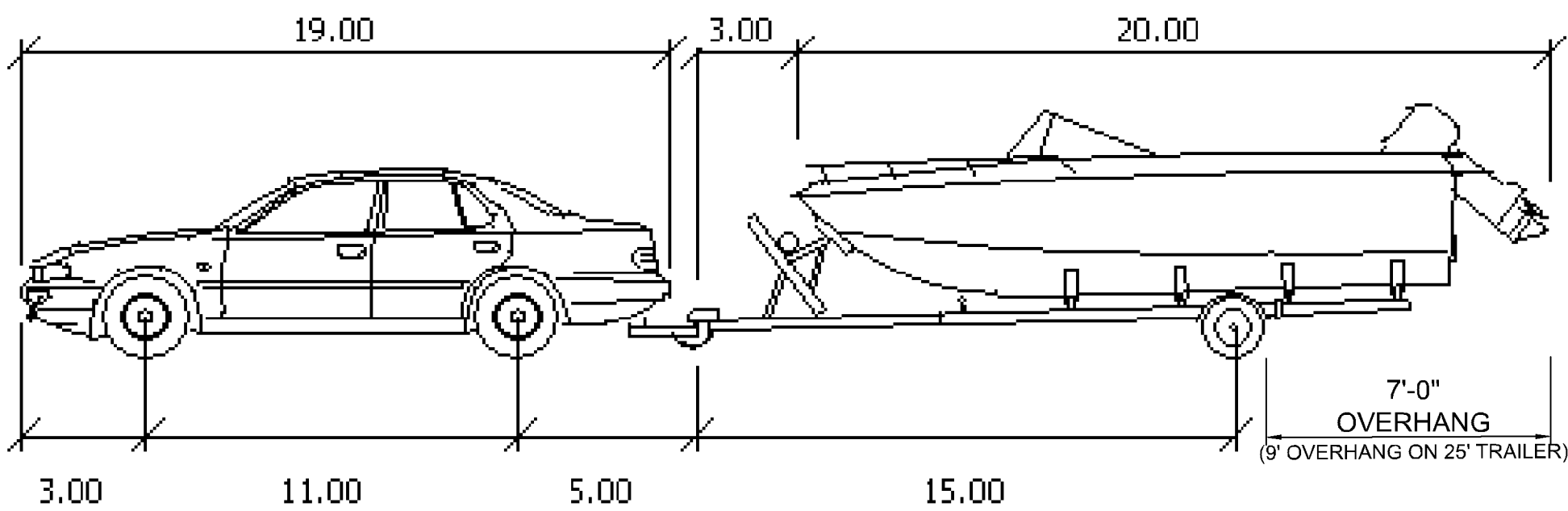
Bloomington, MN

LIGHTING PLAN APPROVED



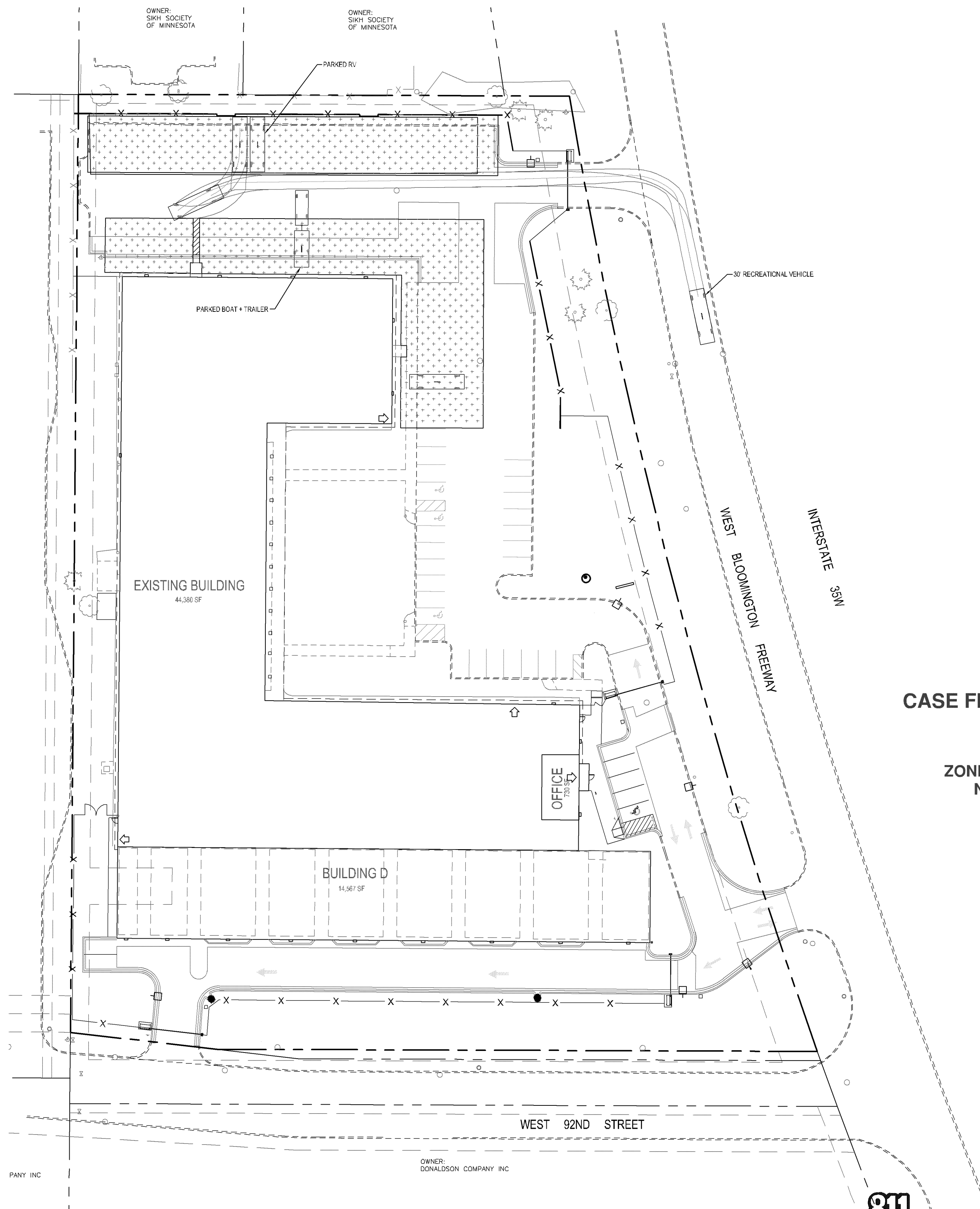
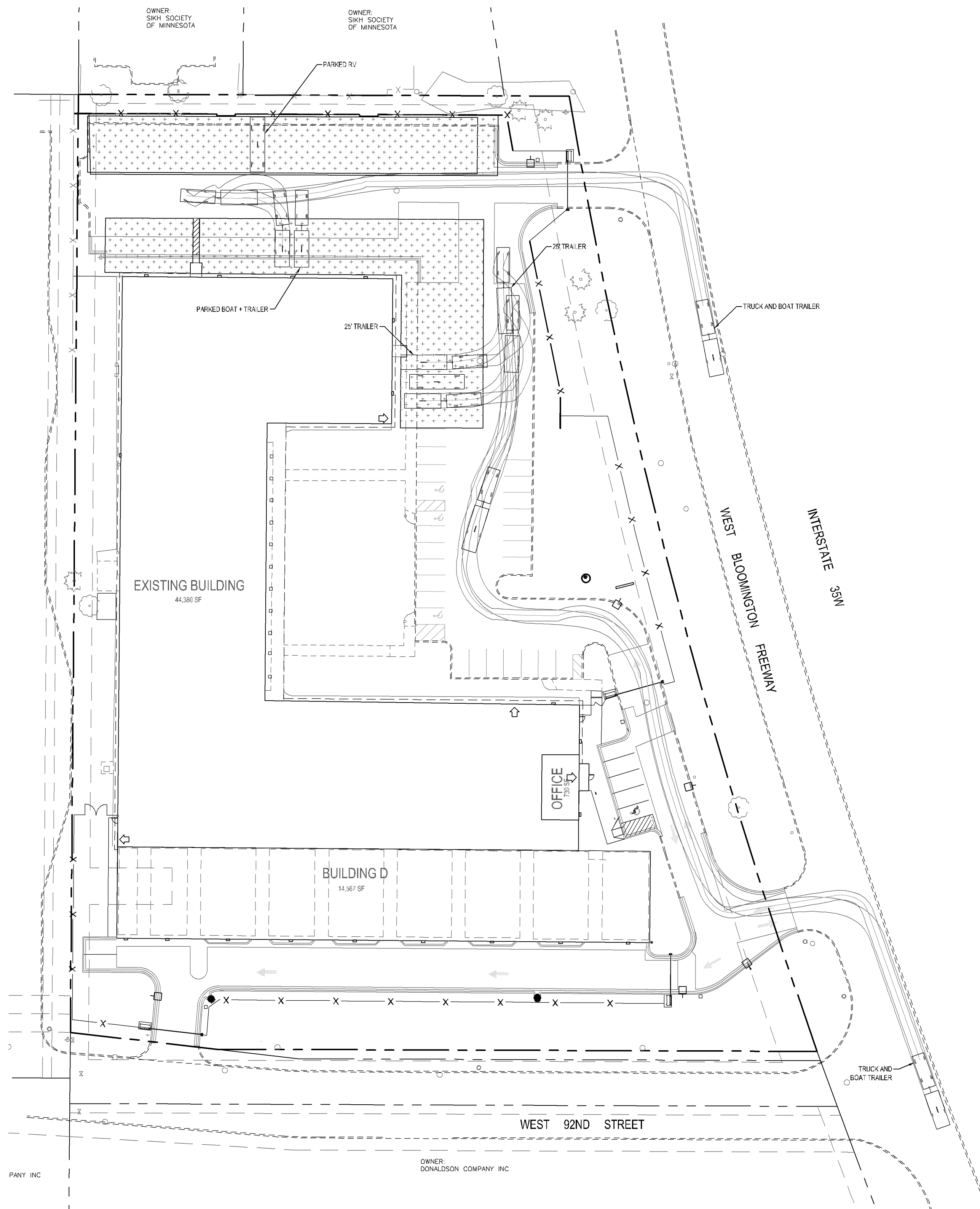
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CASE FILE #PL201800067



2 TRUCK AND BOAT TRAILER (25' TRAILER USED WHERE INDICATED)

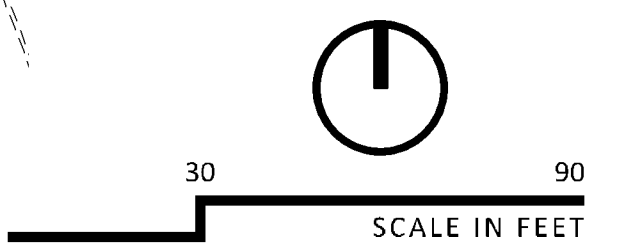
3 30' RECREATIONAL VEHICLE



CASE FILE #PL201800067

APPROVED
ZONING REVIEW ONLY
NMJ 08/08/2018

1 VEHICLE MANEUVERING
1" = 30'



OWNER

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A3-01 BUILDING ELEVATIONS
A3-01 BUILDING ELEVATIONS - COLORED
E-101 SITE PHOTOMETRICS

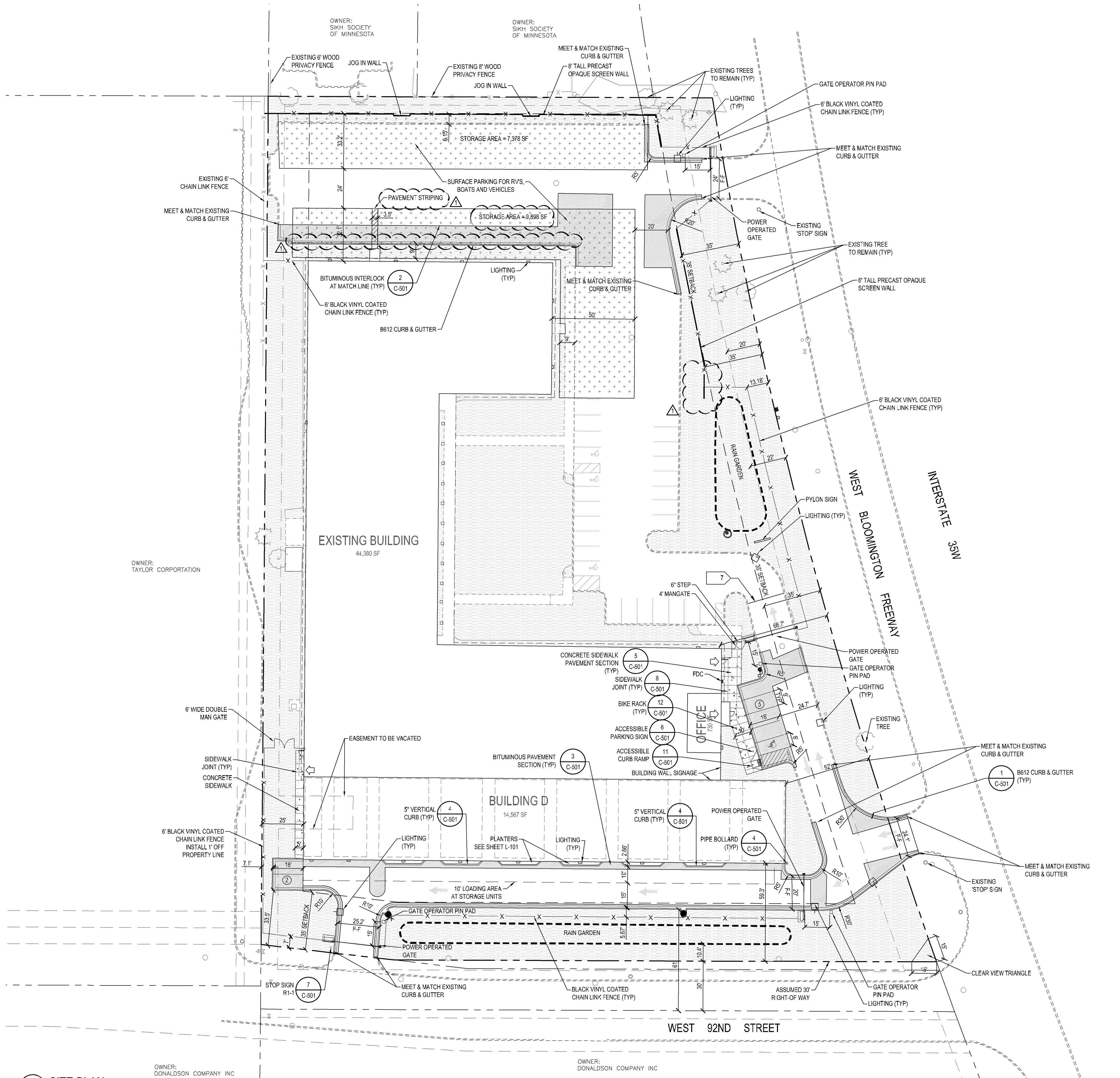
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www.elanlab.com

CERTIFICATION
I hereby certify that this plan was prepared by me,
or under my direct supervision, and that I am a
duly Licensed Professional Engineer under the
laws of the state of MINNESOTA.

Stephen M. Johnston DATE 05/03/18
REGISTRATION NO. 18914
SHEET C101ARC08.DWG

RECREATIONAL VEHICLE
MANEUVERING EXHIBIT

PROJECT NO.
ARC17008



SITE PLAN NOTES

- DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MEET AND MATCH EXISTING CONDITIONS. PROVIDE PROPER TRANSITION AS NECESSARY.
- ON-SITE CURBS TO BE B612 CONCRETE CURB & GUTTER.
- ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
- ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBILITY ACCESS AISLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO STALL, WITH NO 'PARKING' MARKED NEAR THE DRIVE AISLE. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 3592.
- OPAQUE PRECAST SCREEN WALL TO MATCH BUILDING AND SHALL BE BROKEN WITH A 10' LONG AND 1" DEEP OFFSET NO MORE THAN 100' ON CENTER, AS REQUIRED BY CITY CODE. THE WALL SHALL PROVIDE A MEANS TO ALLOW STORM RUNOFF DRAINING AT THE WALL TO PASS THROUGH.
- ALL EXISTING PAVEMENT TO REMAIN SOUTH OF THIS LINE, INCLUDING THE ENTRANCE DRIVE TO WHERE IT MEETS THE EXISTING ROADWAY, MUST REMAIN UNDISTURBED AS A CONDITION OF THE WATERSHED PERMIT. THE CONTRACTOR SHALL EITHER A) MILL AND OVERLAY THE EXISTING PAVEMENT WITH A MINIMUM 1-1/2" LIFT (3" MAXIMUM) OR B) REMOVE THE BITUMINOUS SURFACE, WHILE KEEPING THE AGGREGATE BASE AND SUBGRADE INTACT. ADD AGGREGATE BASE AS NEEDED TO PAVE WITH STANDARD PAVEMENT SECTION.

PROJECT SUMMARY

AREA SUMMARY

EXISTING SITE AREA	184,846 SF. (4.24 AC.)	
92ND RIGHT-OF-WAY	12,785 SF. (0.29 AC.)	
SITE AREA	172,061 SF. (3.95 AC.)	
LAND USE	EXISTING AREA	PROPOSED AREA
BUILDING	44,380 SF (26%)	44,380 SF (26%)
BUILDING ADDITION		14,567 SF (9%)
PAVEMENT (WALK/ DRIVE/ PARKING)	73,622 SF (43%)	53,889 SF (31%)
DISTURBED AND NEW		10,072 SF
EXISTING		43,827 SF
TOTAL IMPERVIOUS	118,002 SF (69%)	112,846 SF (66%)
PERVIOUS	54,059 SF (31%)	59,215 SF (34%)

BUILDING SF SUMMARY

EXISTING:	44,380 SF
BUILDING D:	14,567 SF (10,810 SF LEASABLE)
TOTAL:	58,947 SF

STORAGE FOR RV'S BOATS & VEHICLES

REQUIRED AREA = USABLE LAND AREA (172,061 SF) x 10% = 17,206 SF
AREA PROVIDED = 17,276 SF

PARKING SUMMARY

REQUIRED:
313 UNITS * 1 STALL PER 50 UNITS = 6
313 UNITS * 1 STALL PER 100 UNITS = 3
733 sf OFFICE * 1 STALL PER 285 sf = 3
TOTAL = 12 STALLS

PROVIDED:
30 STALLS + 4 ACCESSIBLE STALLS
10' WIDE LOADING AREA IN FRONT OF STORAGE UNITS

PROVIDED BICYCLE 2 SPACES

LEGEND

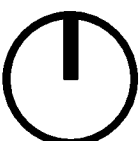
	CONCRETE SIDEWALK
	NEW BITUMINOUS PAVEMENT
	PERVIOUS AREA
	STORAGE AREA FOR RV'S, BOATS AND VEHICLES

CASE FILE #PL201800067

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SITE PLAN

C-101

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