

Ikes at Cambria
8001 28th Avenue South
PL201900209

Must meet current MN State Building Code

Must meet MN Accessibility Code

SAC review by MET council will be required.

When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.

Provide an Environmental Health Plan Review Application

Provide specification sheets for all new and used equipment being proposed for use in this facility

Provide floor, wall and ceiling finish schedule of kitchen and service area

Trash and recycling storage must comply with Section 21.301.17 of the City Code.

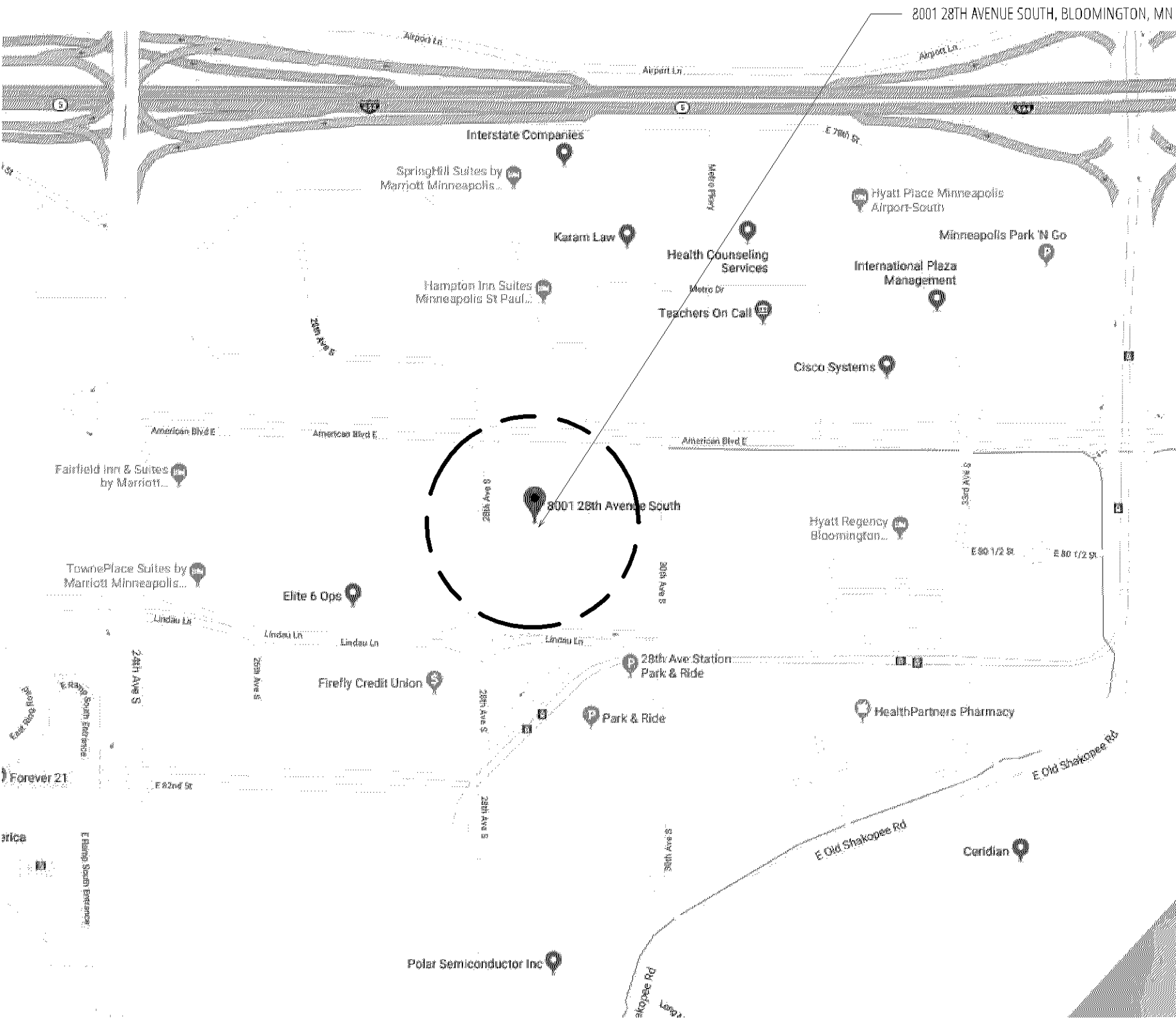
CAMBRIA RESTAURANT



Provide building elevations that identify proposed exterior building materials. EIFS is not a permitted primary material. A minimum 50 percent transparency between 2 and 10 feet is required along 28th Avenue S. and and 25 percent along American Blvd. Include transparency percentages on building elevation drawings.

Provide an overall FAR calculation for the entire development. The minimum FAR in the LX district is 0.7. When the hotel development was approved, the City Council approved a small FAR deviation to go below 0.7. A further reduction approval may be necessary.

SITE LOCATION



SITE:



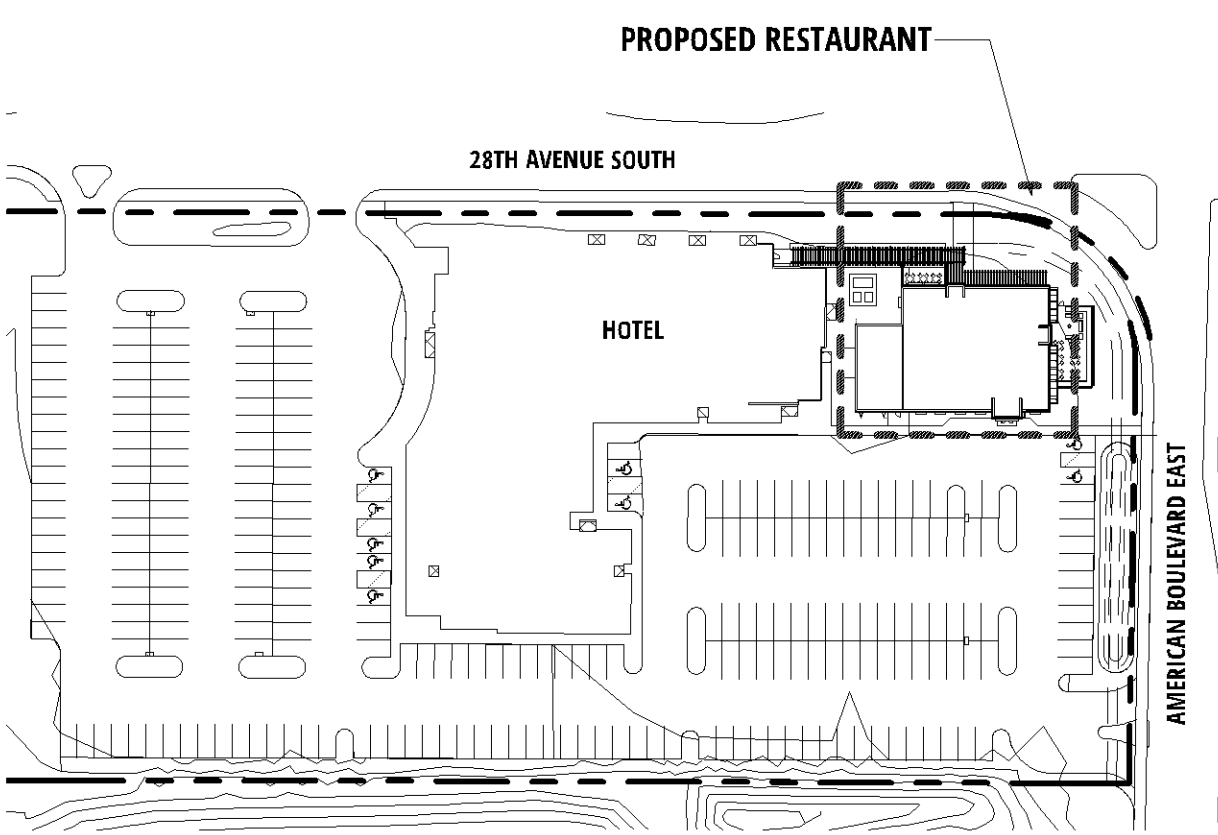
PROJECT LOCATION

8001 28th Avenue South, Bloomington, MN

DRAWING INDEX

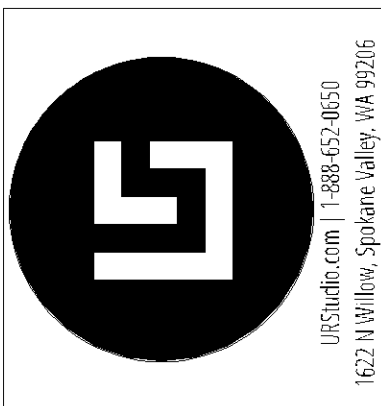
- T TITLE SHEET
- AI.0 INTERIOR ACCESSIBILITY COMPONENTS
- AI.1 SITE PLAN
- AI.2 ENLARGED SITE PLAN
- AI.3 SITE DETAILS
- AI.4 LANDSCAPE PLAN
- A2.0 FOUNDATION, ROOF & ROOF FRAMING PLAN
- A2.1 FLOOR PLAN W/ HOTEL
- A2.2 CONSTRUCTION FLOOR PLAN
- A2.3 FF&E PLAN
- A2.4 FINISH PLAN
- A2.5 REFLECTED CEILING PLAN
- A2.6 ENLARGED PLANS & DETAILS
- A3.1 DOORS & WINDOWS SCHEDULE
- AI.1 EXTERIOR ELEVATIONS
- AS.1 BUILDING SECTIONS
- A6.1 INTERIOR ELEVATIONS
- A6.2 INTERIOR ELEVATIONS
- A6.3 INTERIOR ELEVATIONS
- A6.4 INTERIOR ELEVATIONS
- A6.5 INTERIOR ELEVATIONS
- A7.0 INTERIOR PERSPECTIVES
- A7.1 INTERIOR ELEVATIONS W/O FFE
- A7.2 INTERIOR ELEVATIONS W/O FFE
- A7.3 INTERIOR ELEVATIONS W/O FFE
- A7.4 INTERIOR ELEVATIONS W/O FFE
- A7.5 INTERIOR ELEVATIONS W/O FFE
- A8.0 EXTERIOR PERSPECTIVES
- SP1 SPECIFICATIONS

EGRESS PLAN



BUILDING PLAN

PRICING SET, 08-27-19



DATE:
REVISIONS:

BRUCE
KNUTSON
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8001 34th Ave S
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PHONE 612-332-8000 FAX 952-941-6515
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DATE: 12-15-14
I HEREBY CERTIFY THAT
THIS PLAN SPECIFICATION
PORT WAS PREPARED BY
ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A
LICENSED ARCHITECT
UNDER THE LAWS OF THE
STATE OF MINNESOTA.

Cambria Restaurant

8001 28th Avenue South, Bloomington, MN

JOB NO: 4404

SHEET NO:

T

TITLE SHEET

REGISTRATION NO: 117789

9/29/2019 11:52:56 AM

Ikes at Cambria
8001 28th Avenue South
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The Cambria Suites preliminary development plan included fully enclosed corridor between the hotel and restaurant. Consider retaining the shared corridor for the proposed restaurant.

HOTEL
25,094 SF
170 SUITES
FFE= 212.50

PROPOSED RESTAURANT

28TH AVENUE SOUTH

LINDAU LANE

AMERICAN BOULEVARD EAST

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Insure kitchen hood suppression system is an approved UL300 listed system connected to the building's fire sprinkler system.

Fire Department Connection Shall Be front (main entrance) side of building.

insure the proposed landscaping doesn't interfere with access to the building.

Show easements: sidewalk/bikeway and drainage/utility. No pond or patio in easement area.

Correct demolished parking island line work.

13 stalls are depicted along American Blvd. The plan label is 14.

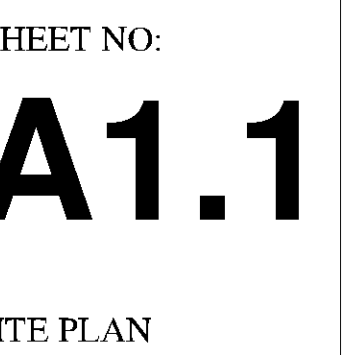
Proposed location of right-in right-out driveway aligns ingress and egress traffic nearly head on, depicts radius extending onto adjacent parcel, and also does not position egress traffic well for accessing the eastbound left turn bay to facilitate an EB to WB u-turn movement (pink highlight).

Move right-in right-out to location shown in blue highlights which will facilitate access into the start of the EB left turn bay. Use Bloomington standard commercial driveway

Radius on adjacent parcel.

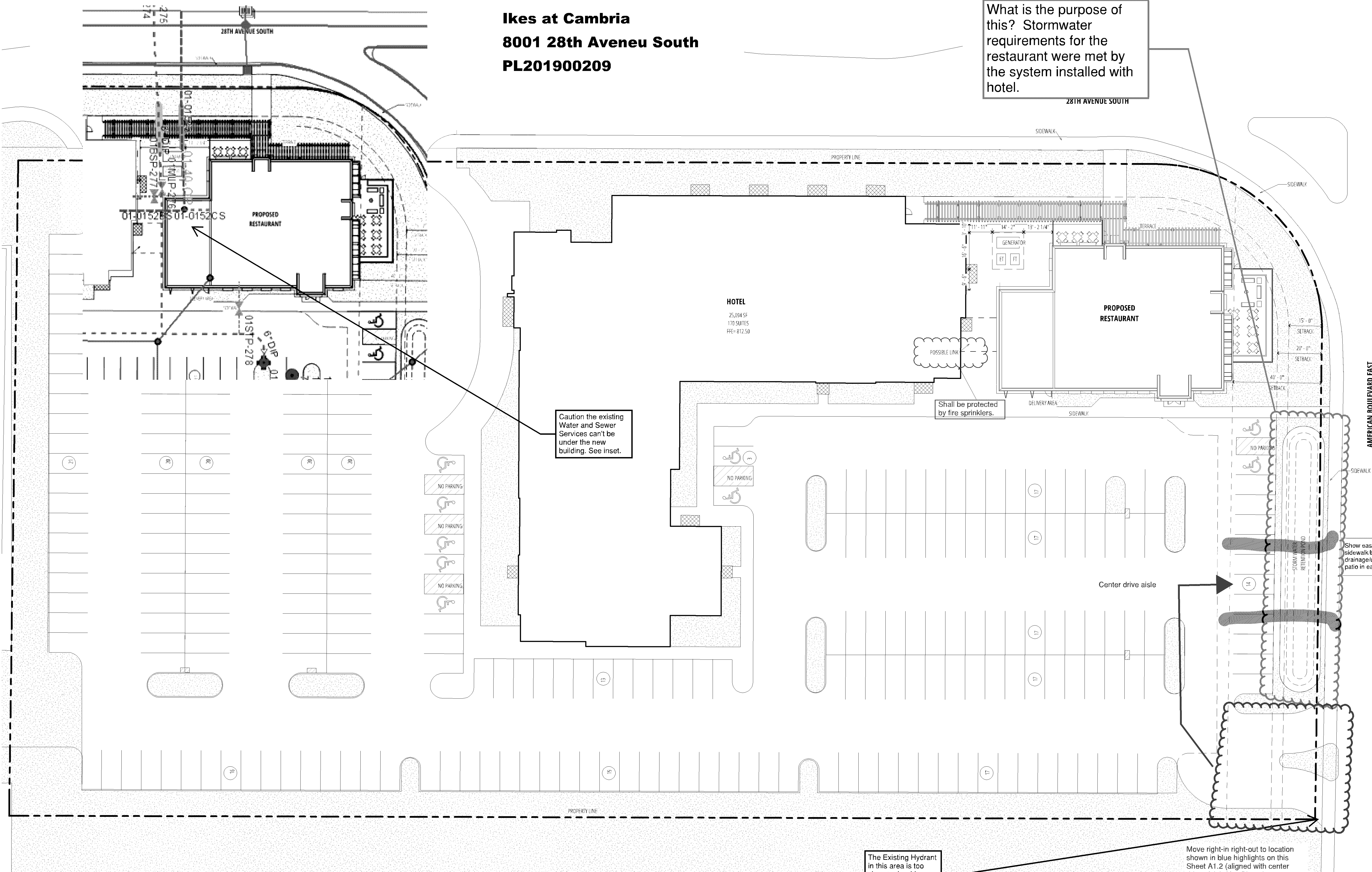
Radius on adjacent parcel.

Move right-in right-out to location shown in blue highlights which will facilitate access into the start of the EB left turn bay. Use Bloomington standard commercial driveway detail and no splitter island.



REGISTRATION NO: 11789

8/29/2019 9:58:57 AM



Ikes at Cambria
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What is the purpose of this? Stormwater requirements for the restaurant were met by the system installed with hotel.

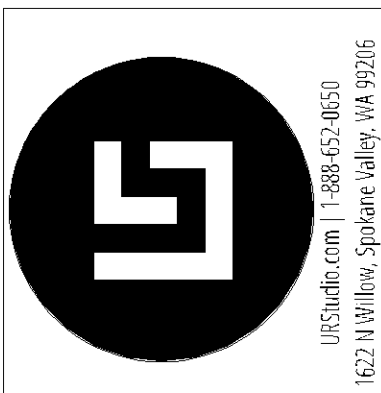
Caution the existing Water and Sewer Services can't be under the new building. See inset.

Shall be protected by fire sprinklers.

The Existing Hydrant in this area is too close to the driveway and may be easily damaged.

Move right-in right-out to location shown in blue highlights on this Sheet A1.2 (aligned with center drive aisle). Use Bloomington standard commercial driveway detail, no splitter island.

Show easements: sidewalk/bikeway and drainage/utility. No pond or patio in easement area.



DATE:
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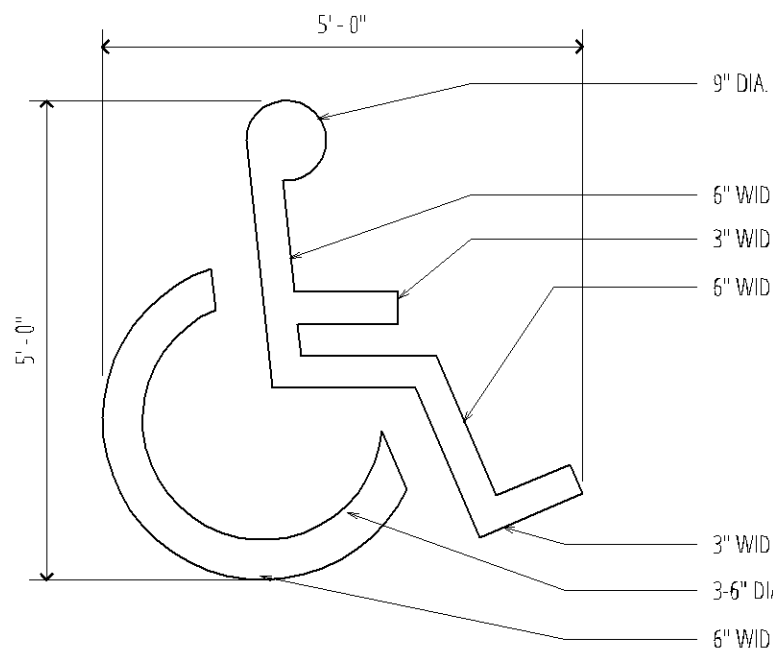
JOB NO: 4404

SHEET NO:
A1.2
ENLARGED SITE PLAN

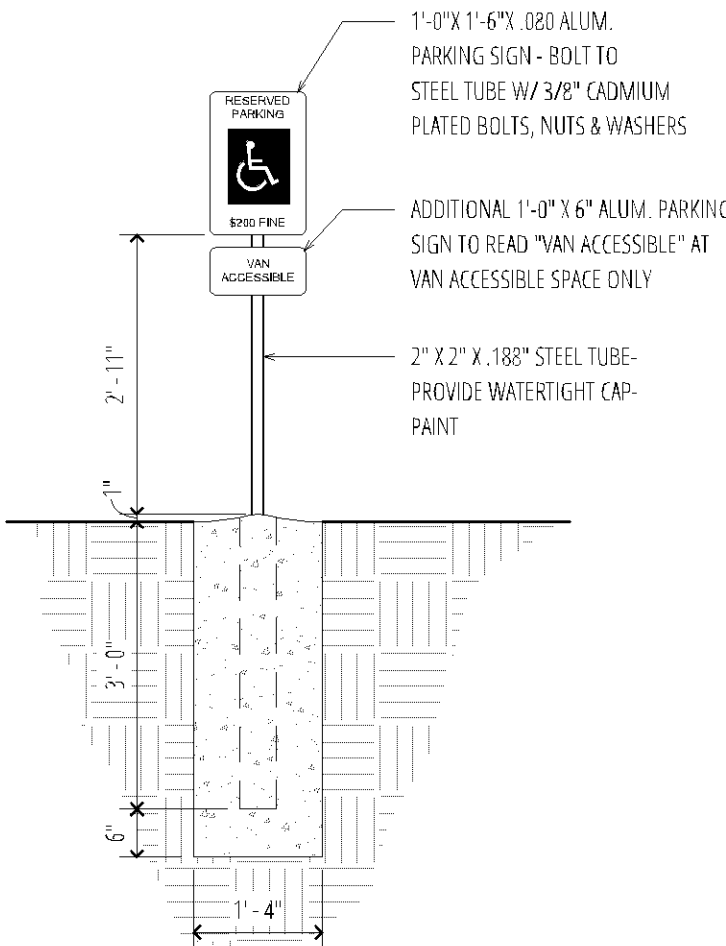
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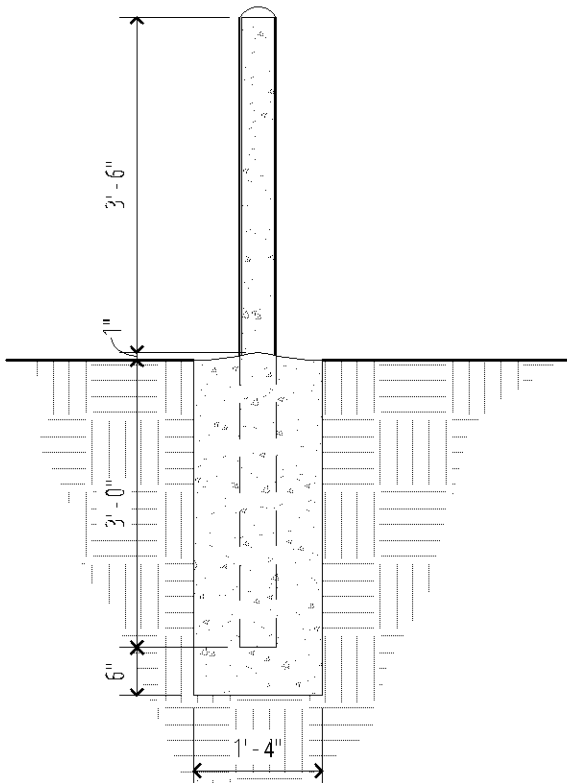
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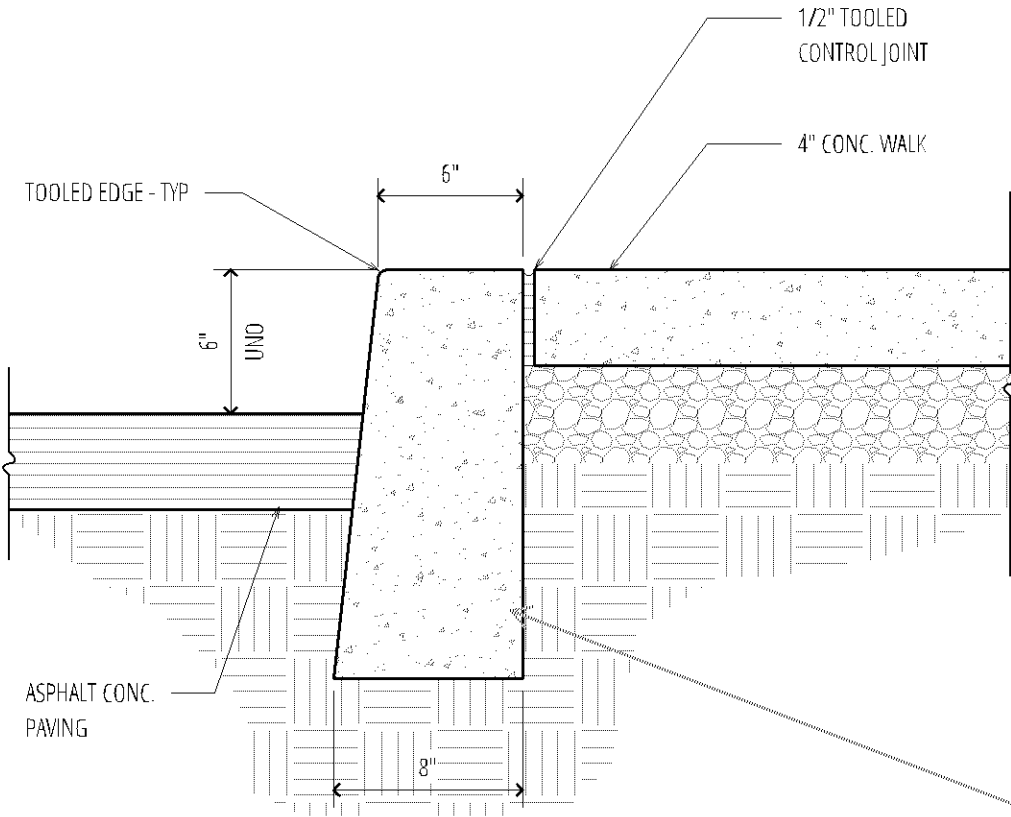
7
A1.3 HANDICAP SYMBOL
SCALE: 1/2" = 1'-0"



6
A1.3 HANDICAP SIGN ELEVATION
SCALE: 1/2" = 1'-0"

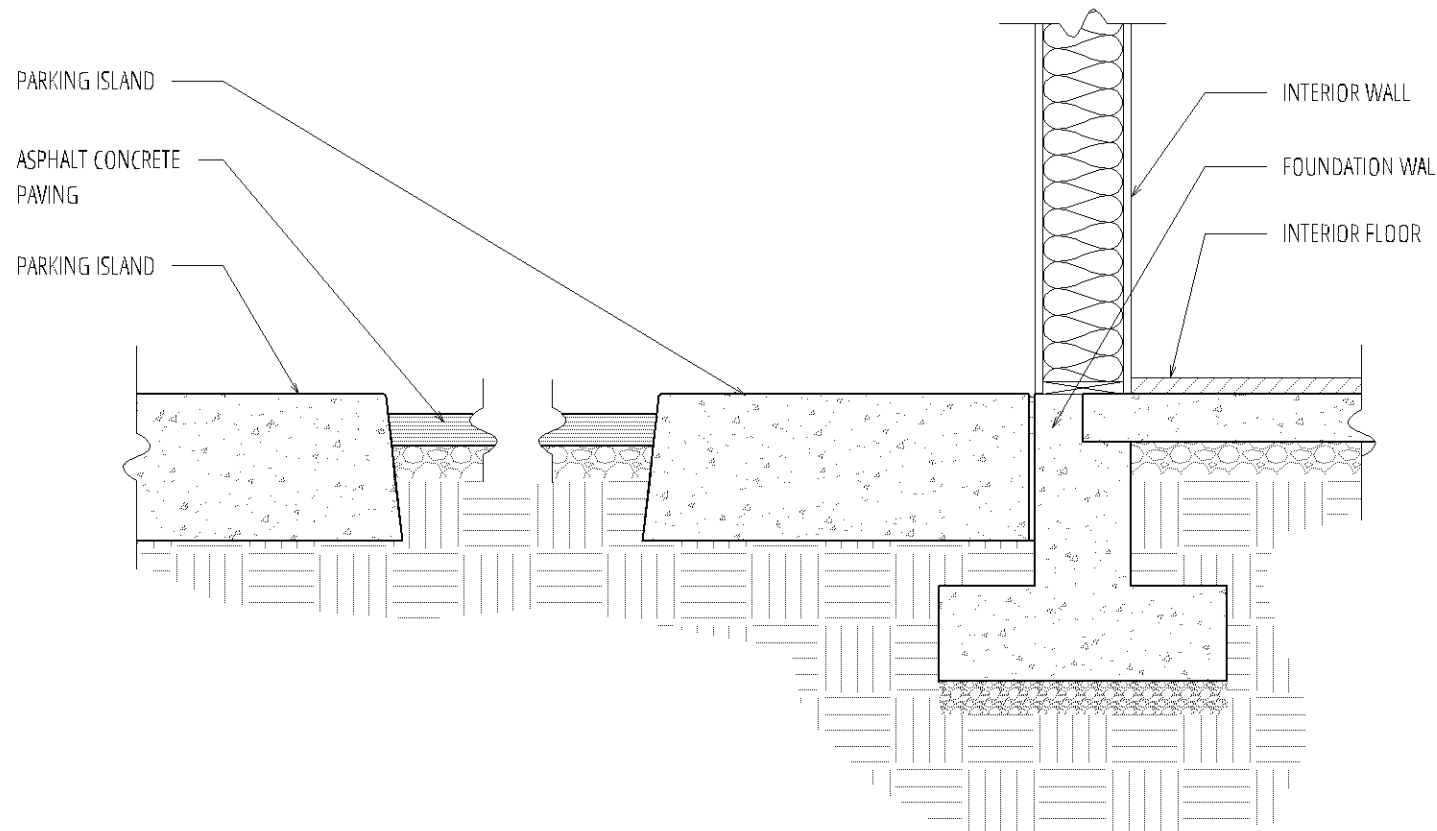


5
A1.3 TYP. BOLLARD
SCALE: 1/2" = 1'-0"

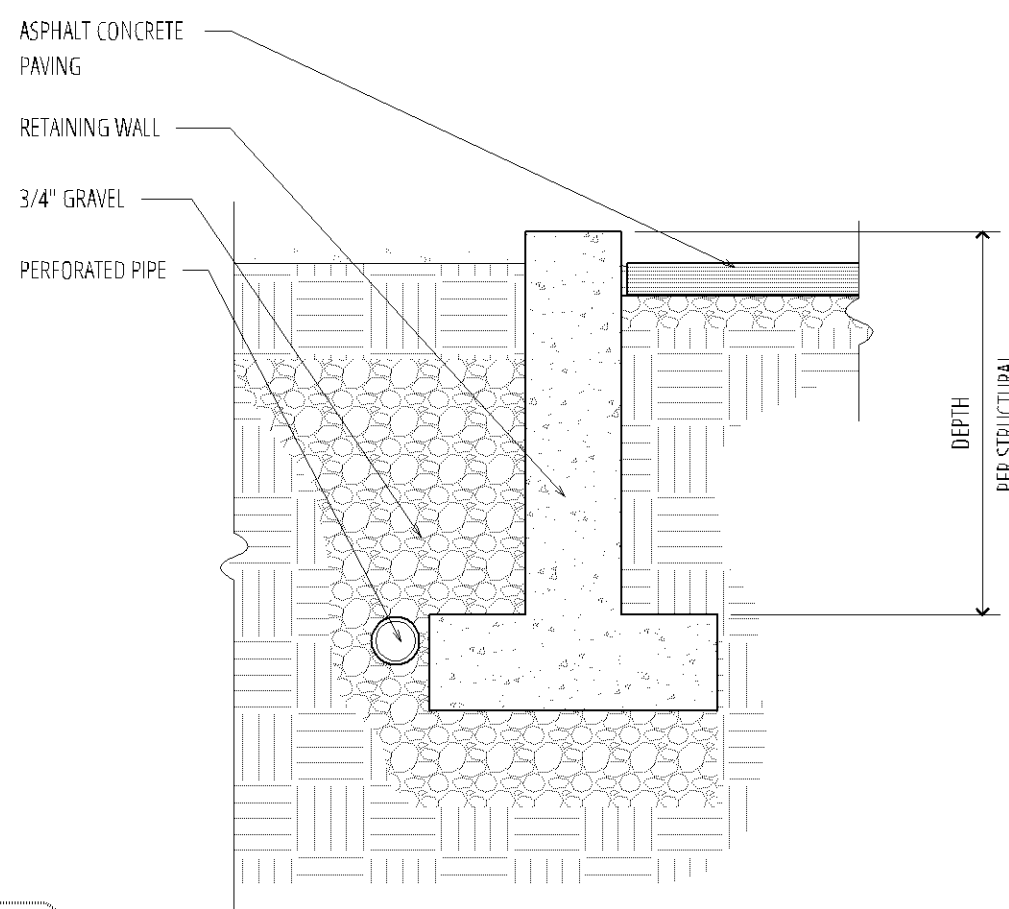


Depth is not show for curb detail

4
A1.3 CONCRETE CURB DETAIL
SCALE: 1 1/2" = 1'-0"



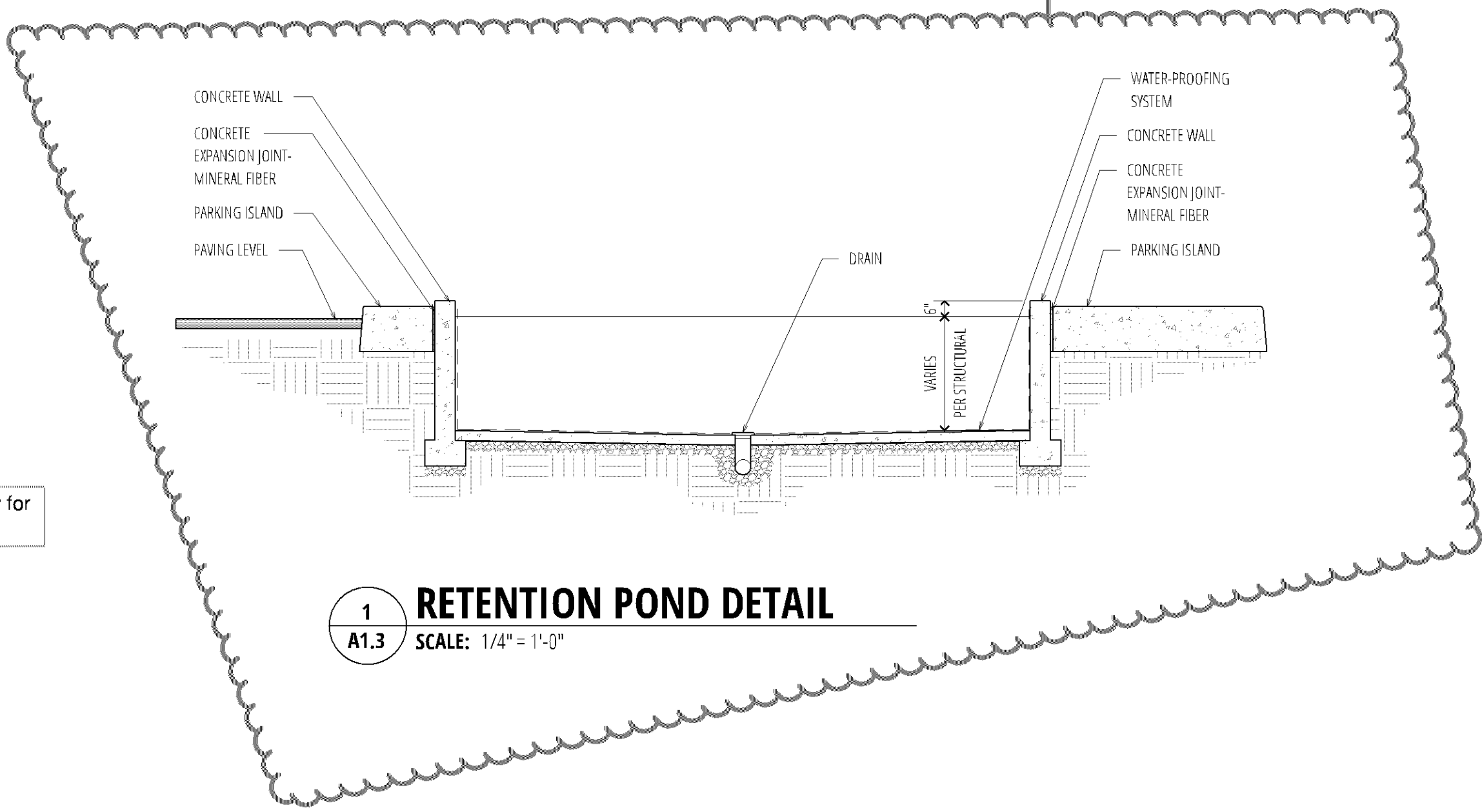
3
A1.3 PARKING CURB DETAIL
SCALE: 1/2" = 1'-0"



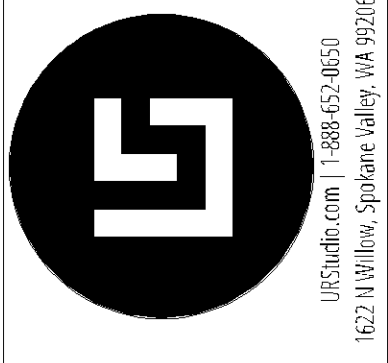
Retaining wall not shown on site plan. Is this for the stormwater pond? If so it needs to show proposed slopes and accurate adjacent materials

This detail does not match grading plan.

2
A1.3 RETAINING WALL DETAIL
SCALE: 1/2" = 1'-0"



1
A1.3 RETENTION POND DETAIL
SCALE: 1/4" = 1'-0"



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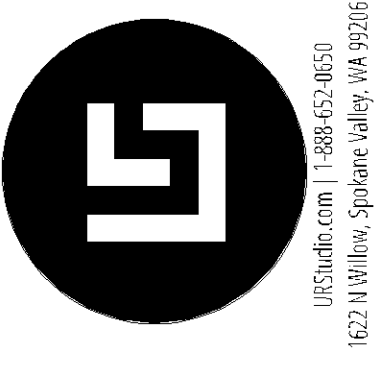
JOB NO: 4404

SHEET NO:
A1.3
SITE DETAILS

9/29/2019 9:59:00 AM

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The American Blvd. frontage does not meet the minimum 30 percent building enclosure requirement.

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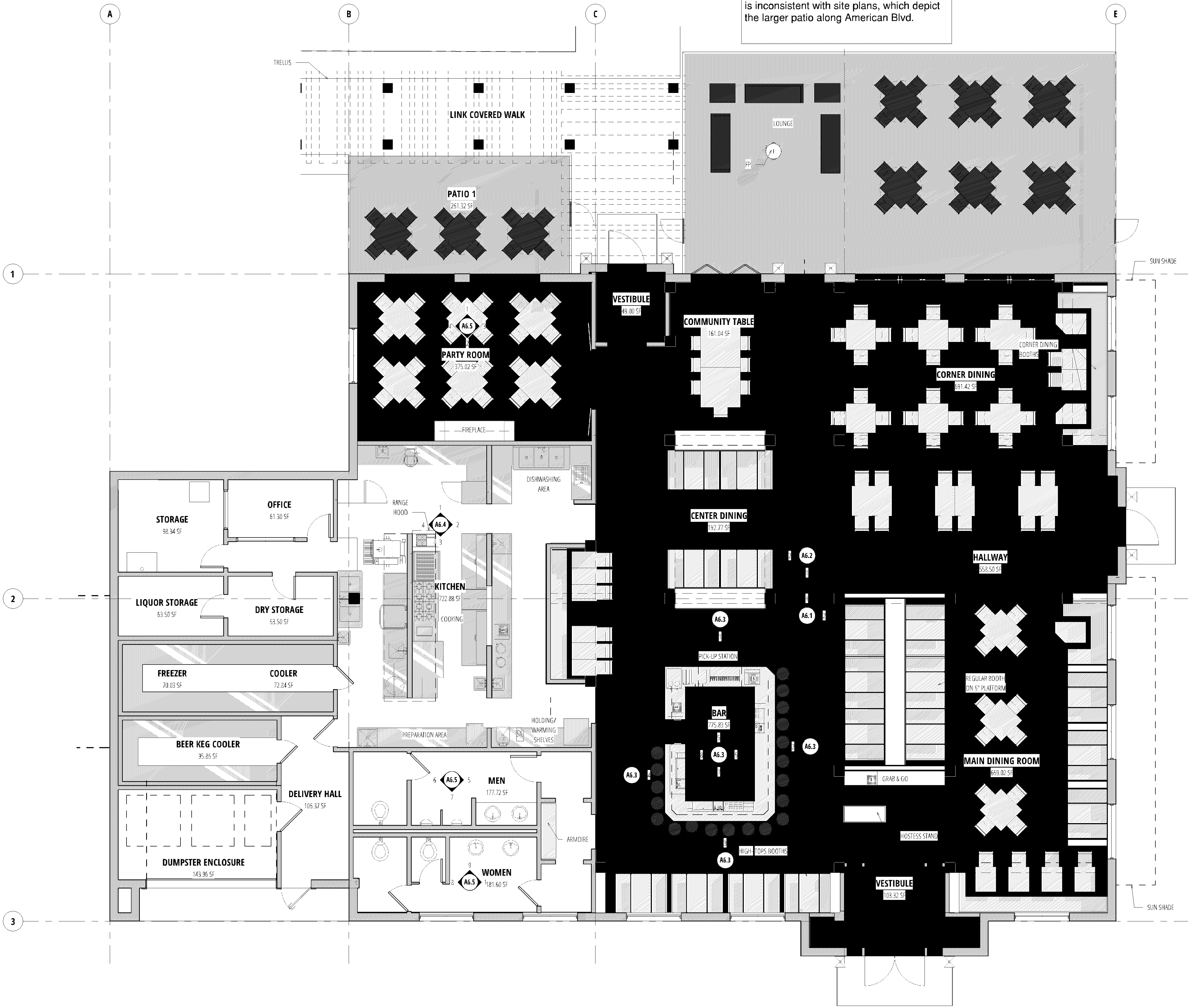
JOB NO: 4404

SHEET NO:
A1.4
LANDSCAPE PLAN

REGISTRATION NO: 11789

9/29/2019 9:59:06 AM

Ikes at Cambria
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SEATING TABULATION (Int.)

BAR	20
BAR TABLES	33
CENTER DINING	28
MAIN DINING ROOM	50
CORNER DINING	48
COMMUNITY TABLE	8
PARTY ROOM	24

TOTAL: 203 SEATS

SEATING TABULATION (Ext.)

PANTRY PATIO	12
TERRACE PATIO	28

TOTAL: 40 SEATS

INTERIOR FLOOR AREA TABULATION

Name	Area
KITCHEN	722.88 SF
PARTY ROOM	375.02 SF
WOMEN	181.60 SF
MEN	177.72 SF
OFFICE	61.30 SF
STORAGE	98.94 SF
LIQUOR STORAGE	63.50 SF
DRY STORAGE	63.50 SF
FREEZER	70.03 SF
COOLER	72.84 SF
COMMUNITY TABLE	161.04 SF
MAIN DINING ROOM	669.02 SF
BAR	775.83 SF
VESTIBULE	103.32 SF
DUMPSTER ENCLOSURE	143.96 SF
CORNER DINING	691.42 SF
HALLWAY	558.50 SF
CENTER DINING	192.77 SF
BEER KEG COOLER	95.86 SF
DELIVERY HALL	106.37 SF
Total Gross Floor Area	5384.81 SF

Based on City Code, the parking requirement for the restaurant would be 89 parking stalls. The parking study conducted in preparation for a development application demonstrated a substantial parking reduction would not lead to parking deficiency.

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KNUTSON
Architects

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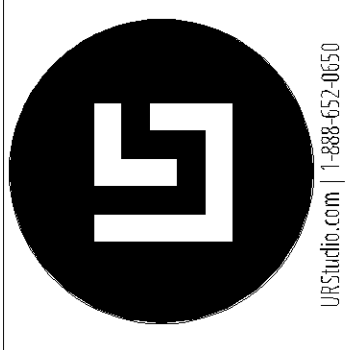
P2.3

FFE PLAN (Colored)

10/3/2019 7:04:18 AM

REGISTRATION NO: 11789

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DATE:

REVISIONS:

ISSUED FOR PRICING:
9-04-19

ISSUED FOR TRAFFIC
STUDY: 9-04-19

Freestanding restaurants must be a minimum 10,000 square feet. The proposed restaurant, about 6,000 square feet, does not meet the minimum requirement.

Physically attaching the building to the hotel would alleviate the floor area issue.

1 FF&E PLAN (Colored)
P2.3 SCALE: 3/16" = 1'-0"