



CASE #PL2021-181

April 16, 2019

8200 Grand, LLC
ATTN: John Kimmel
26524 Evergreen Court
Elko New Market, MN 55020

RE: Case # PL201900056 – Final Site and Building Plans for parking changes - 8200 Grand Avenue South

Mr. Kimmel:

As set forth in City Code Section 21.501.01(c), I have administratively approved a Minor Revision to the Final Site and Building Plans to remove five parking stalls, add six parking stalls, and add two overhead doors at an existing office/warehouse building located at 8200 Grand Avenue South subject to the following conditions:

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Access and parking plans must be approved by the City Engineer.
3. Prior to Permit A private common driveway/access agreement for the southern drive-aisle must be provided to the Engineering Division. The new parking stalls require a 24-foot drive aisle that is clear and unimpeded for maneuvering.
4. Prior to Permit Parking lot and site security lighting plans must be provided to satisfy the requirements of Section 21.301.07 of the City Code.
5. Prior to Permit Interior improvements must be reviewed by Fire Prevention for compliance with Fire Code.
6. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
7. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
8. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL2019-56.
9. Ongoing All construction related loading, unloading, pick-up, drop-off, staging and parking must occur on site and off public streets.
10. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
11. Ongoing Should site circulation become a demonstrable problem, circulation around the southern parking tier must be restored to the original condition as approved by the City Engineer.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Londell Pease".

Londell Pease, Senior Planner
Planning Division, Community Development Department

CASE #PL2021-181

CASE FILE #PL201900056

PROPERTY INFORMATION

8200 Grand Ave S
Bloomington MN 55420

PROPERTY ID

03-027-24-32-0032

PROPERTY DESCRIPTION

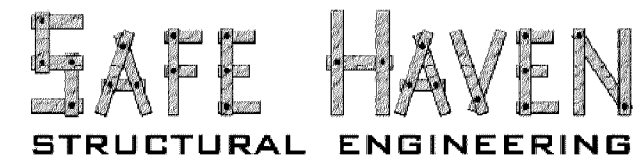
LOT 001
BLOCK 002

Manns Merry Acres

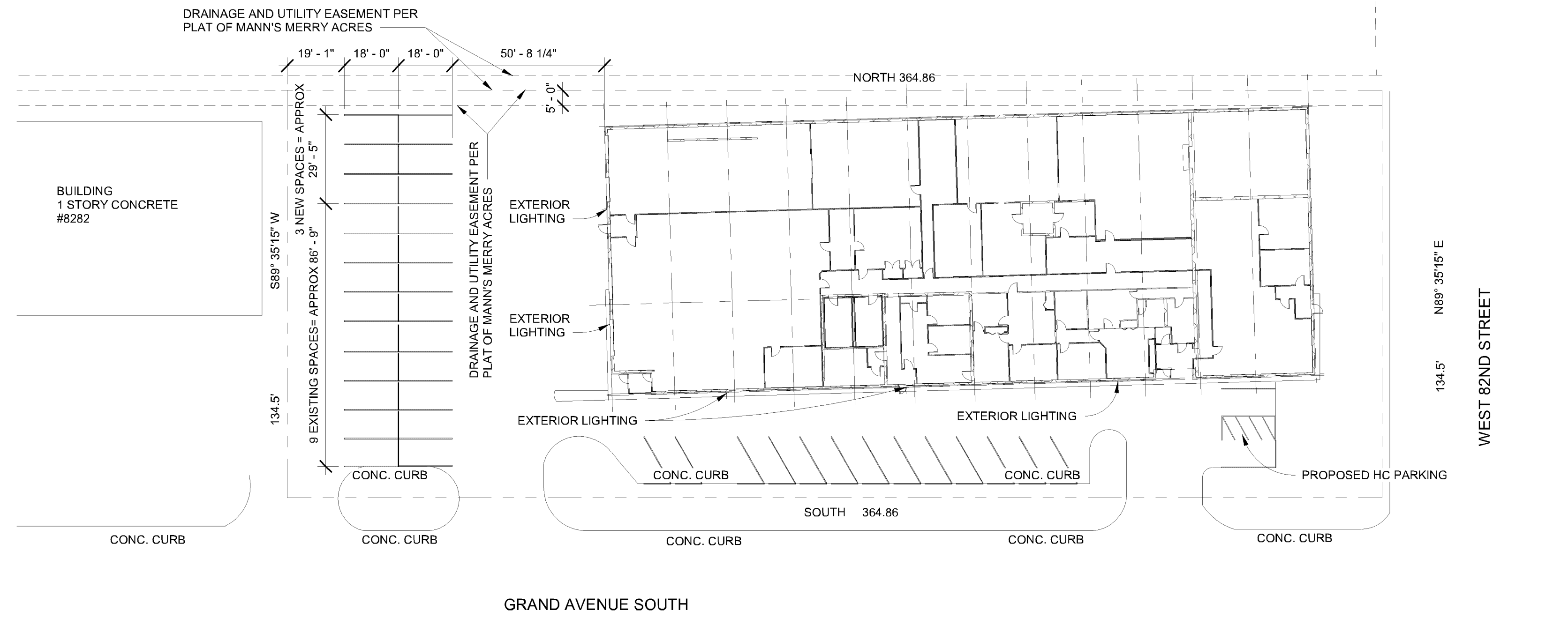
1.1 ACRES
47,737 Sq. Ft.

DRAWING INDEX	
Sheet Number	Sheet Name
A000	Site Plan
A100	Floor Plans
A101	Floor Plans
A500	Door Types/ Frames/Sections

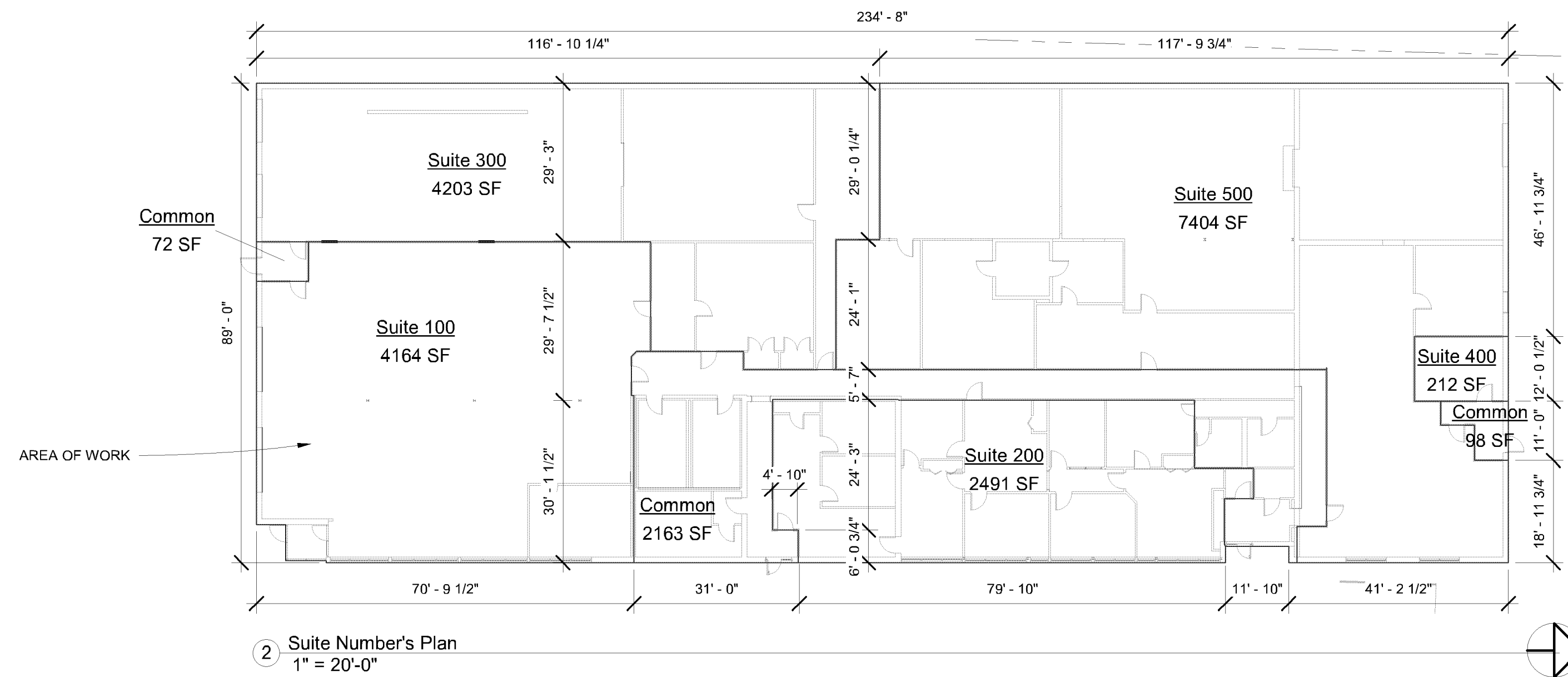
S1 Structural Notes and Details
PH 1 SITE- PHOTOMETRIC PLAN
PH 2 SITE- PHOTOMETRIC PLAN



4852 39th Ave S
Minneapolis, MN 55417
612 . 284 . 7033
derek@safehavense.com



1 Site
1" = 30'-0"



2 Suite Number's Plan
1" = 20'-0"

Project Description					
Remodel existing Office/ Warehouse Building. Remodel existing office space and finishes (walls, floors, and ceilings) and convert to Warehouse Space. Add (2) Overhead Garage Doors in converting office to Warehouse space. Add restroom, and Office Space at the end of Hall.					
Applicable Codes					
2015 MN State Building Codes Amending and Adopting 2012 International Building Code 2015 MN State Accessibility Code MN Chapter 1341 2015 MN State Plumbing Code MN Rules Chapter 4714 2015 MN State Mechanical Code MN Rules Chapter 1436 Adopting: 2012 International Fuel Gas Code 2012 International Mechanical Code 2012 International Fire Code					
Construction Type					
Type II- B Noncombustible, Unprotected					
Building Elements Fire Resistance Rating- Table 601					
Primary Structural Frame	# Hours				
Bearing Walls-					
Exterior	0				
Interior	0				
Non-bearing Walls					
Exterior (Table 602) 10<X<30	0				
Interior	0				
Floor Construction- Secondary Members	0				
Roof Construction- Secondary Members	0				
Fire Protection- Sprinklered?					
YES					
Occupancy Group					
Mixed- B- Business, S-1 Moderate Hazard Storage, F-1 Factory					
Building Heights and Areas (Table 503)					
ALLOWABLE	AREA	FLOORS	INCREASE	TOTAL	
B, S-1, F-1	15,500	2	31,000	45,500	
ACTUAL	AREA	FLOORS	INCREASE	TOTAL	
B, S-1, F-1	20,808	1		20,808 sf	
Area Change- B to S-1					
Occupant Loads		Table 1004.1.2			
Maximum Floor Area Allowances per Occupant	Ratio Area:Occupant	Area	Occupants		
Space Function					
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	3,674 of 17,544	S-1	36 of 69	
	B stay B	561 of 3,264	B	33 of 69	
Total New Building Occupants			69 Occupants		
Plumbing Calculations					
Number of Fixtures	WC	UR	Lav	DF	M/S
Space Function					
B	18 M	1:25<50	1/2 of WC	1:40<80	29
	18 W	1:25<50		1:40<80	1
S-1	17 M	1:100	1/2 of WC		
	17 W	1:100			
Actual	35 M	3	2	3	1
	35 W	5		3	1
Egress Travel- Distances					
Common Path of Egress Travel Distance (Table 1014.3)		75'-0"		(See Plan For Actual)	
Spaces with 1 Exit Access (Table 1015.1) Maximum Occupant N.I.C.J=		29		(See Plan For Actual)	
Exit Access Travel Distance (Table 1016.2)(2 Exits)		200'-0"		(See Plan For Actual)	
Security and Sound Systems					

Legend 1
1/4" = 1'-0"

Area Schedule (Gross Building)		
Name	Comments	Area
Common		2163 SF
Common		98 SF
Common		72 SF
Suite 100		4164 SF
Suite 200		2491 SF
Suite 300		4203 SF
Suite 400		212 SF
Suite 500		7404 SF
Total:		20808 SF

REVISIONS	date



InSpire Architects
620 Civic Heights Drive
Suite 109
Circle Pines MN 55014
763-316-5342
Jeff@ArchitectMN.com

The information contained herein may not be used or copied in any manner without the written permission of InSpire Architects.

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
Print Name: Jeffrey Hafferman AIA NCARB
Signature:

Jeffrey R. Hafferman
6/3/2019 12:05:33 PM
License # 44333

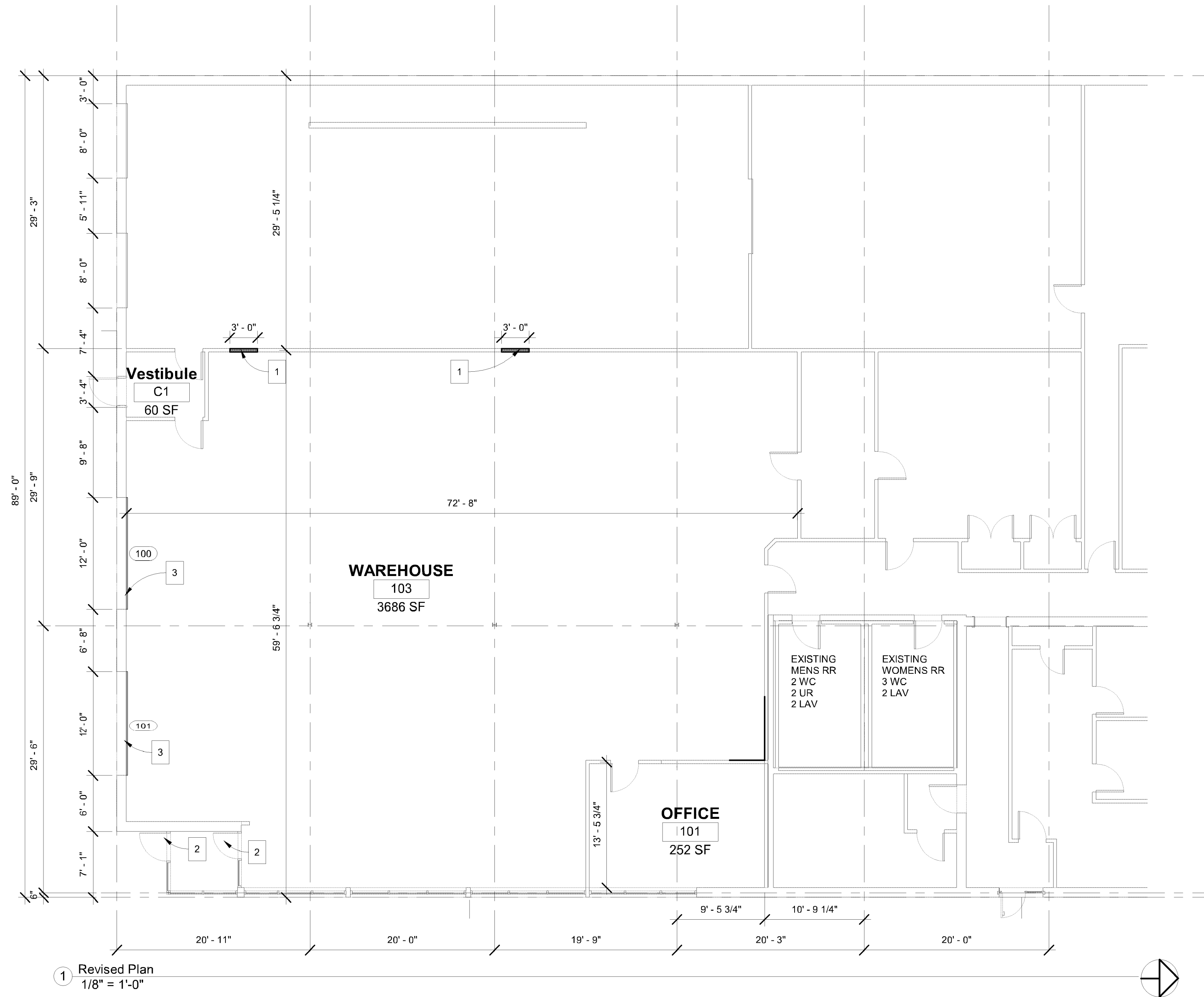
Sheet Title:	Site Plan
Project Name:	8200 Grand Ave S Bloomington MN

Project number	2019-05
Date	
Drawn by	Author
Checked by	Checker
Construction Documents	

A000

APPROVED
ZONING REVIEW ONLY
NMJ 08/06/2019

copyright © InSpire Architects Inc 2019



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

APPROVED
ZONING REVIEW ONLY
NMJ 08/06/2019

KEY NOTES

- 1 FRAME IN OPENING WITH METAL STUD-MATCH EXISTING WALL SIZE, 5/8" GWB, MUD, TAPE AND PAINT
- 2 EXISTING DOOR TO REMAIN
- 3 12'-0" x 8'-8" OVERHEAD DOOR, SEE S1

REVISIONS	date
1 OH DOOR HT	6-3-19



InSpire Architects
620 Civic Heights Drive
Suite 109
Circle Pines MN 55014
763-316-5342
Jeff@ArchitectMN.com

The information contained herein may not be used or copied in any manner without the written permission of InSpire Architects.

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
Print Name: Jeffrey Hafferman AIA NCARB
Signature:

Jeffrey R. Hafferman
6/3/2019 12:05:33 PM
License # 44333

Sheet Title:	Floor Plans
Project Name:	8200 Grand Ave S Bloomington MN

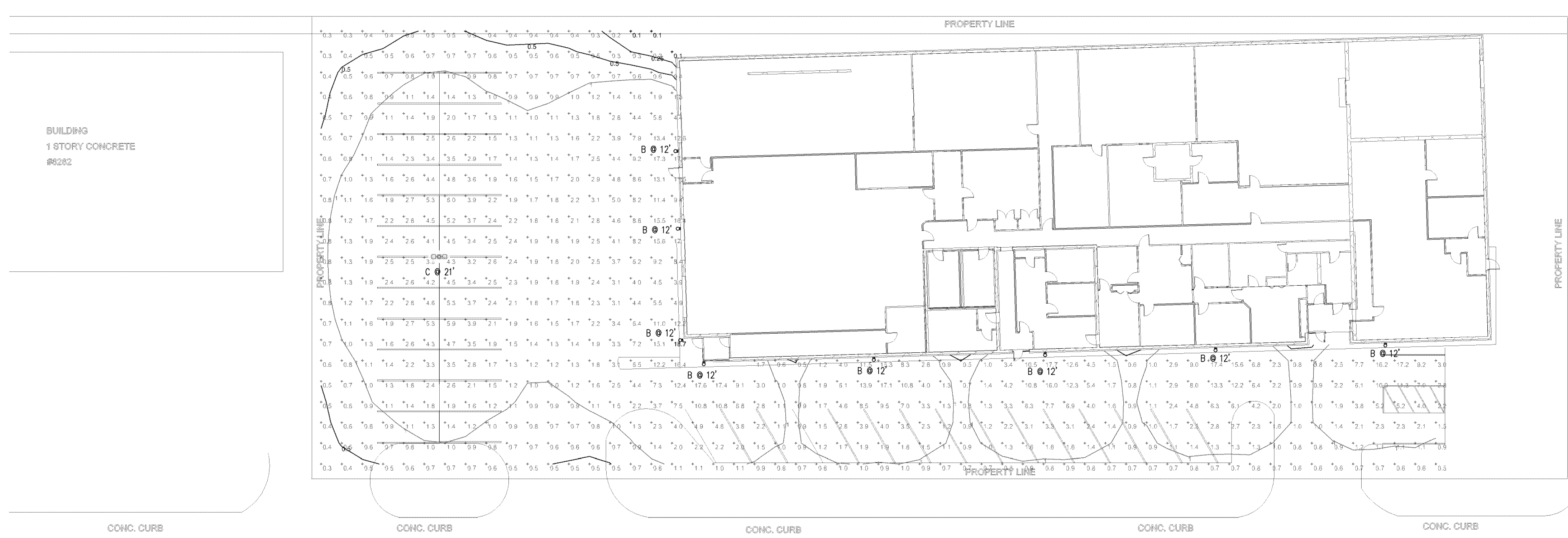
Project number	2019-05
Date	
Drawn by	Author
Checked by	Checker
Construction Documents	

A101

CASE FILE #PL201900056

CDM# NO. 19077
 DATE 05-MAY-19
 REVISIONS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 TYPED OR PRINTED NAME: Richard A. Lindahl, P.E.
 REG. NO.: 2001



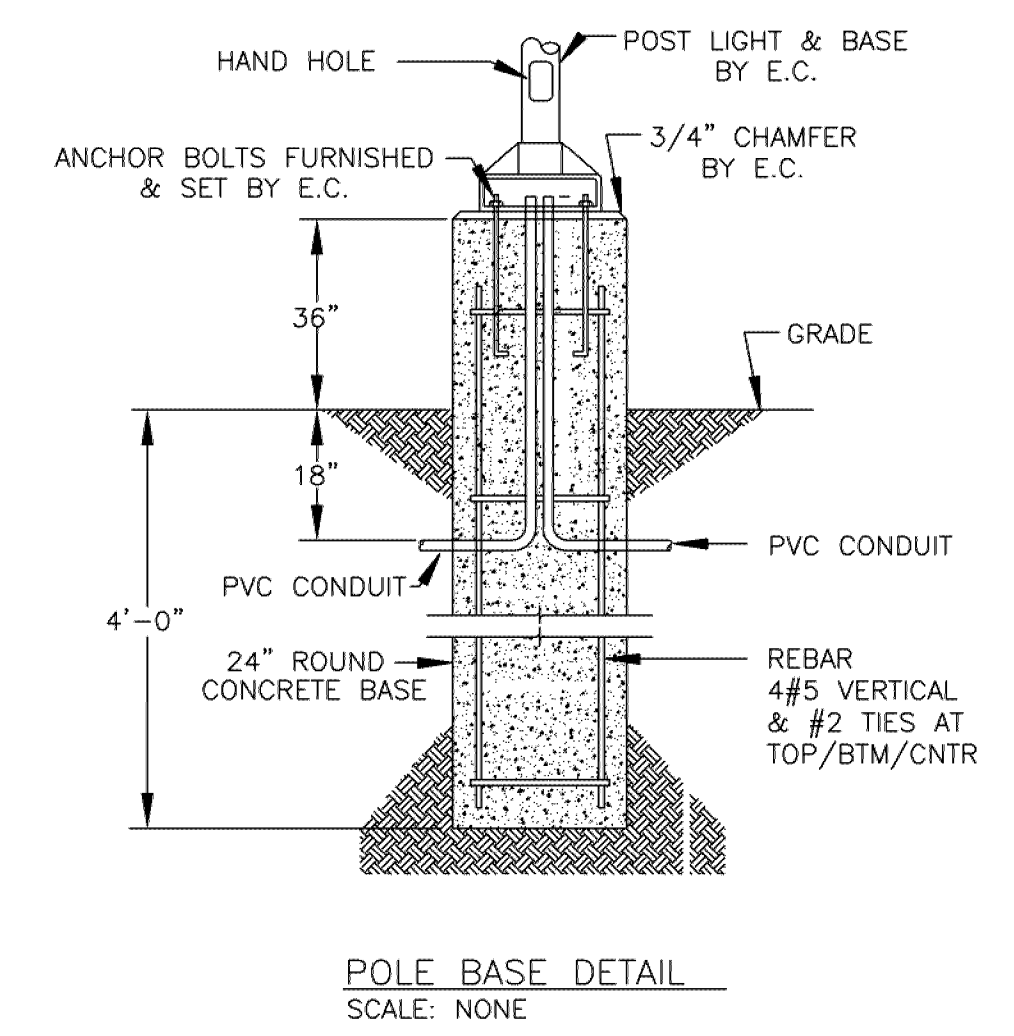
1 PH1 0 20' **SITE PHOTOMETRICS PLAN - INITIAL FC WITH .99 LLF** NORTH

LIGHTING PLAN APPROVED

 NMJ
 05/23/2019

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	FINISH	DIMMING	VOLTAGE	LAMP	CRI	INPUT	MANUFACTURER	NOTES
B	LED WALL PACK, ALUMINUM HOUSING, FINISH TO BE SELECTED BY ARCH, INTEGRAL PHOTOCELL, TYPE IV LIGHT DISTRIBUTION, DLC RATED	VERIFY	-	120/277	LED 5000K 7000 LUMENS	65	79W	LUMARK #XTOR88-PC1	
C	CUTOFF AREA LIGHTING, DOUBLE HEAD, ALUMINUM HOUSING, 18" SQUARE STRAIGHT STEEL POLE, TYPE III DISTRIBUTION, HAND HOLE, BACKLIGHT CONTROL, DLC RATED	BRONZE	-	120/277	LED 5000K 10,200 LUMENS	70	87W	LUMARK #PRV-A25-UNV-T3-SA-BZ-OA/RA1014	



INSPIRE ARCHITECTS
 620 CIVIC HEIGHTS DRIVE, SUITE 109
 CIRCLE PINES, MINNESOTA 55014

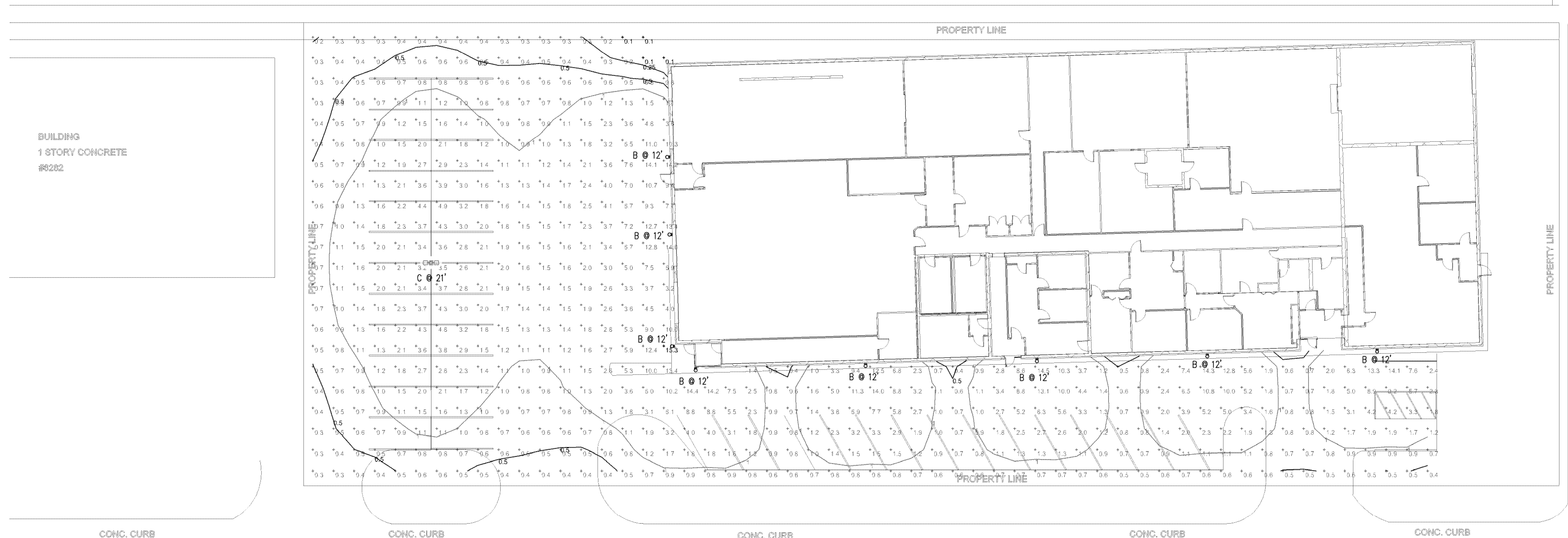
8200 GRAND AVENUE S
BLOOMINGTON, MINNESOTA

Approved Plan

CASE FILE #PL201900056

CDM# NO. 19077
 DATE 05-MAY-19
 REVISIONS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 R. Andrew A. Lindahl, P.E.
 TYPED OR PRINTED NAME: R. Andrew A. Lindahl, P.E.
 REG. NO. 1700



CONC. CURB

CONC. CURB

CONC. CURB

CONC. CURB

CONC. CURB

PROOF OF LIGHTING

1 **SITE PHOTOMETRICS PLAN - MAINTAINED WITH .81 LLF** **NORTH**
 PH2 0 20'

LIGHTING PLAN APPROVED

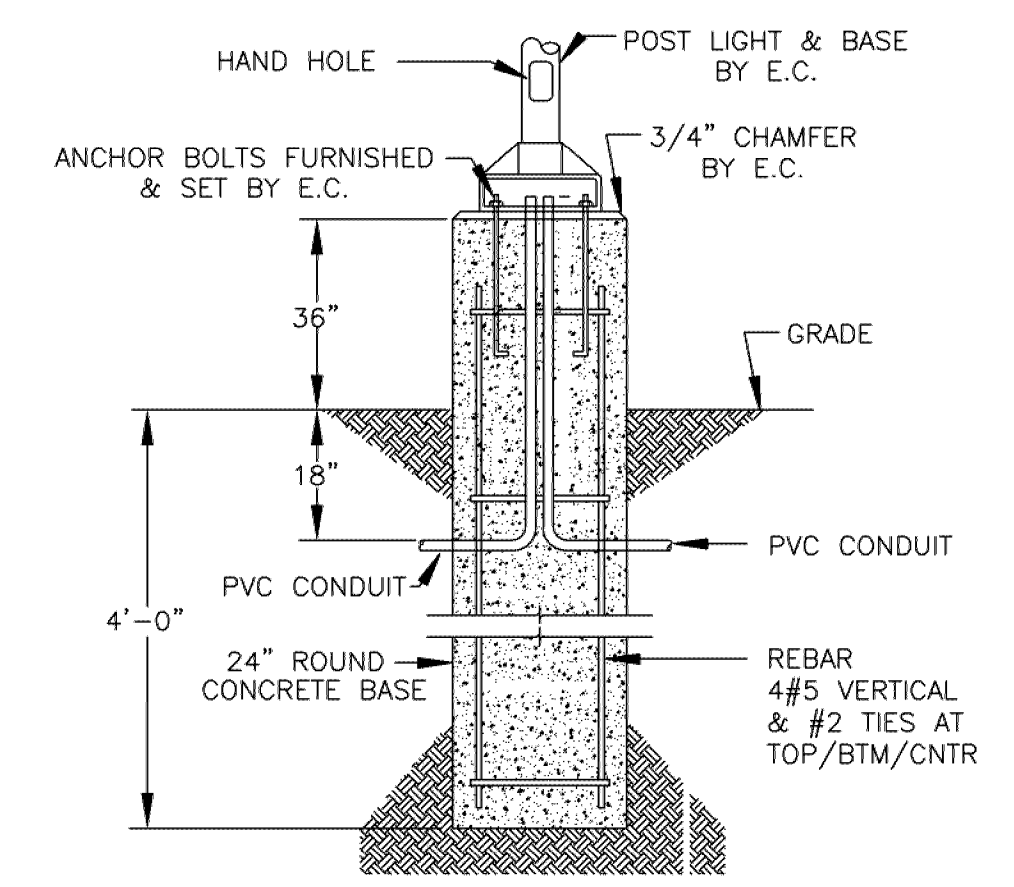


[Signature]

NMJ
 05/23/2019

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	FINISH	DIMMING	VOLTAGE	LAMP	CRI	INPUT	MANUFACTURER	NOTES
B	LED WALL PACK, ALUMINUM HOUSING, FINISH TO BE SELECTED BY ARCH, INTEGRAL PHOTOCELL, TYPE IV LIGHT DISTRIBUTION, DLC RATED	VERIFY	-	120/277	LED 5000K 7000 LUMENS	65	79W	LUMARK #XTOR88-PC1	
C	CUTOFF AREA LIGHTING, DOUBLE HEAD, ALUMINUM HOUSING, 18" SQUARE STRAIGHT STEEL POLE, TYPE III DISTRIBUTION, HAND HOLE, BACKLIGHT CONTROL, DLC RATED	BRONZE	-	120/277	LED 5000K 10,200 LUMENS	70	87W	LUMARK #PRV-A25-UNV-T3-SA-BZ-OA/RA1014	



POLE BASE DETAIL
 SCALE: NONE

INSPIRE ARCHITECTS
 620 CIVIC HEIGHTS DRIVE, SUITE 109
 CIRCLE PINES, MINNESOTA 55014

8200 GRAND AVENUE S
 BLOOMINGTON, MINNESOTA

Approved Plan