

PL2022-188
PL202200188

6291ABC-13



City Code 19.52(h)

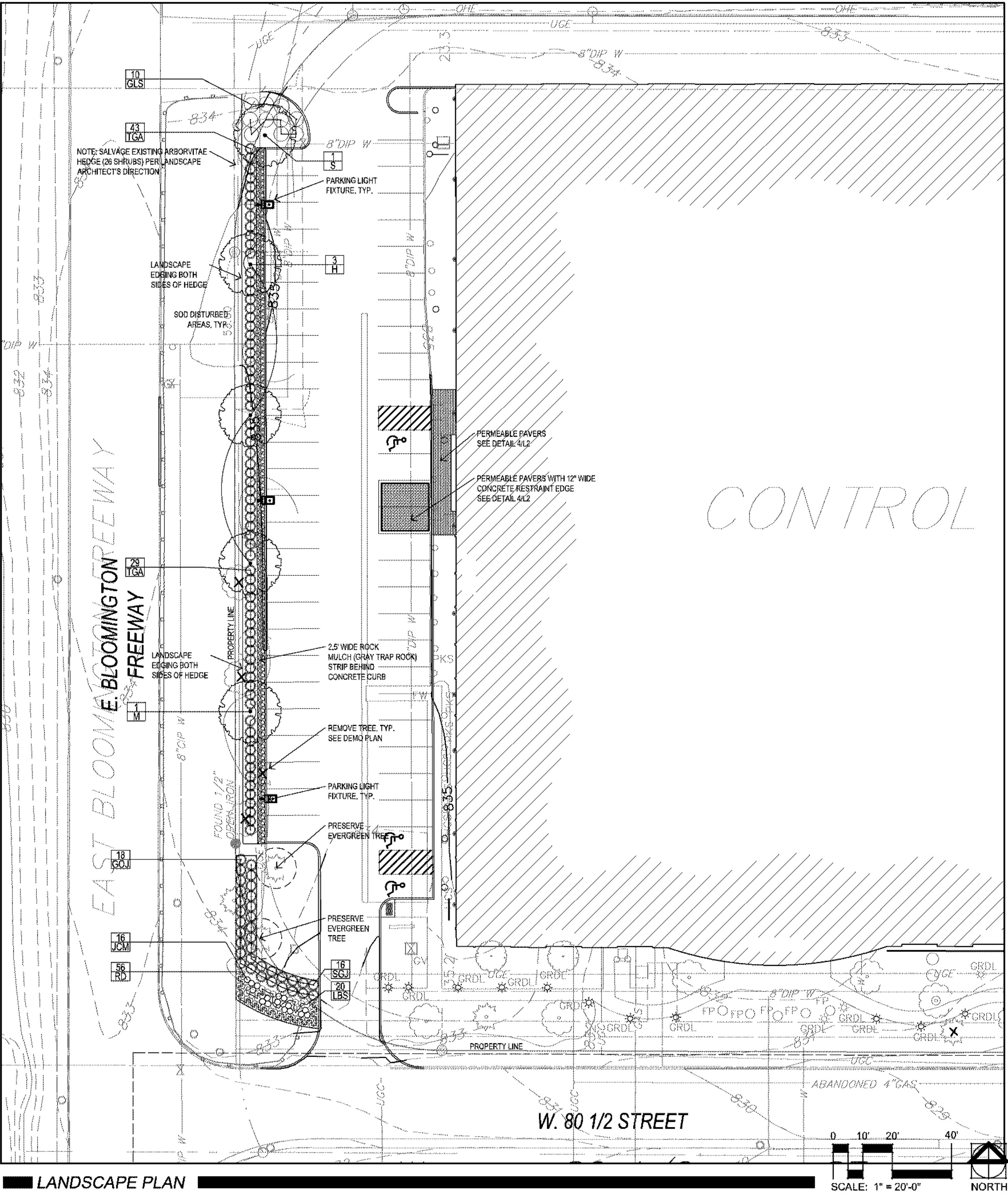
- Unless a modified landscape plan is approved, landscaping and screening materials and structures approved on a landscape plan must not be removed except when replaced in accordance with this Section.
- The property owner must maintain all landscaping and screening materials shown on the approved landscape plan in a manner consistent with the intent and purpose of the plan and City Code requirements.
- Landscaping and screening structures such as fences and walls must be maintained in good condition, free of graffiti, peeling paint, decay or warping, must be repaired when needed and replaced periodically to maintain a structurally sound condition.
- Ground cover must be maintained in accordance with Sections 10.37 – 10.42 of this Code.

APPROVED

By Londell Pease at 12:50 pm, Oct 03, 2013

SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS
DECIDUOUS TREES						
M	1	MAPLE, GREEN MOUNTAIN SUGAR	Acer saccharum 'Green Mountain'	2 1/2" CAL.	B&B	SINGLE STRAIGHT LEADER
H	3	HACKBERRY	Celtis occidentalis	2 1/2" CAL.	B&B	SINGLE STRAIGHT LEADER
S	1	SERVICEBERRY, AUTUMN BRILLIANCE	Amelanchier x grandiflora 'Autumn Brilliance'	2 1/2" CAL.	B&B	SINGLE STRAIGHT LEADER
DECIDUOUS SHRUBS						
LGS	10	GRO LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	24" HT.	#5 cont.	5' o.c.
EVERGREEN SHRUBS						
GOJ	18	'GREY OWL' JUNIPER	Juniperus virginiana 'Grey Owl'	24" HT.	#5 cont.	3.5' o.c.
SCJ	16	'SEA GREEN' JUNIPER	Juniperus chinensis 'Sea Green'	24" HT.	#5 cont.	3.5' o.c.
TGA	72	TECHNY GLOBE ARBORVITAE	Thuja occidentalis 'Techny Globe'	24" HT.	#7 cont.	3' o.c.
PERENNIALS						
RD	56	RED DAYLILY MIX	Hemerocallis 'Ruby Stelae', 'Pardon Me', 'Chicago Apache'	12" HT.	#1 CONT.	18" o.c.
JCM	16	MONARDA, JACOB CLINE	Monarda didyma 'Jacob Cline'	12" HT.	#1 CONT.	24" o.c.
LBS	20	LITTLE BLUESTEM	Schizachyrium scoparium	12" HT.	#1 CONT.	24" o.c.

PLANTING SCHEDULE



LANDSCAPE PLAN

TREE PRESERVATION:

1) REMOVE TREES PER DEMOLITION PLAN. PRESERVE TREES NEAR PARKING AS NOTED. SALVAGE EXISTING ARBORVITAE HEDGE AS DIRECTED BY LANDSCAPE ARCHITECT.

GENERAL NOTES:

1) EXISTING IRRIGATION SYSTEM TO BE MODIFIED TO ACCOMMODATE NEW LAYOUT.
2) SNOW STORAGE IS OFF-HAULED TO BACK PARKING LOT AND REMOVED OFF-SITE.

LAYOUT NOTES:

STAKING OF LANDSCAPE & PAVER AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

Damon Farber Associates



Landscape Architects

Damon Farber Associates
401 Second Avenue North
Minneapolis, Minnesota 55401
phone 612.332.7522
fax 612.332.0936
www.damonfarber.com

Sheet Title

SITE IMPROVEMENTS
FOR:

GN Resound

Bloomington, MN

Certification

I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

Name: Tom Whitlock
Registration #: 26292

Signature: Date:

CITY SUBMISSION

Authorization

DFA Project #: 13-180
Drawn/Checked: MJW / JM
Scale: 1" = 20'-0"
Date: 10-01-13
Revision:

LANDSCAPE
PLAN

Sheet #

L1

PL2022-188
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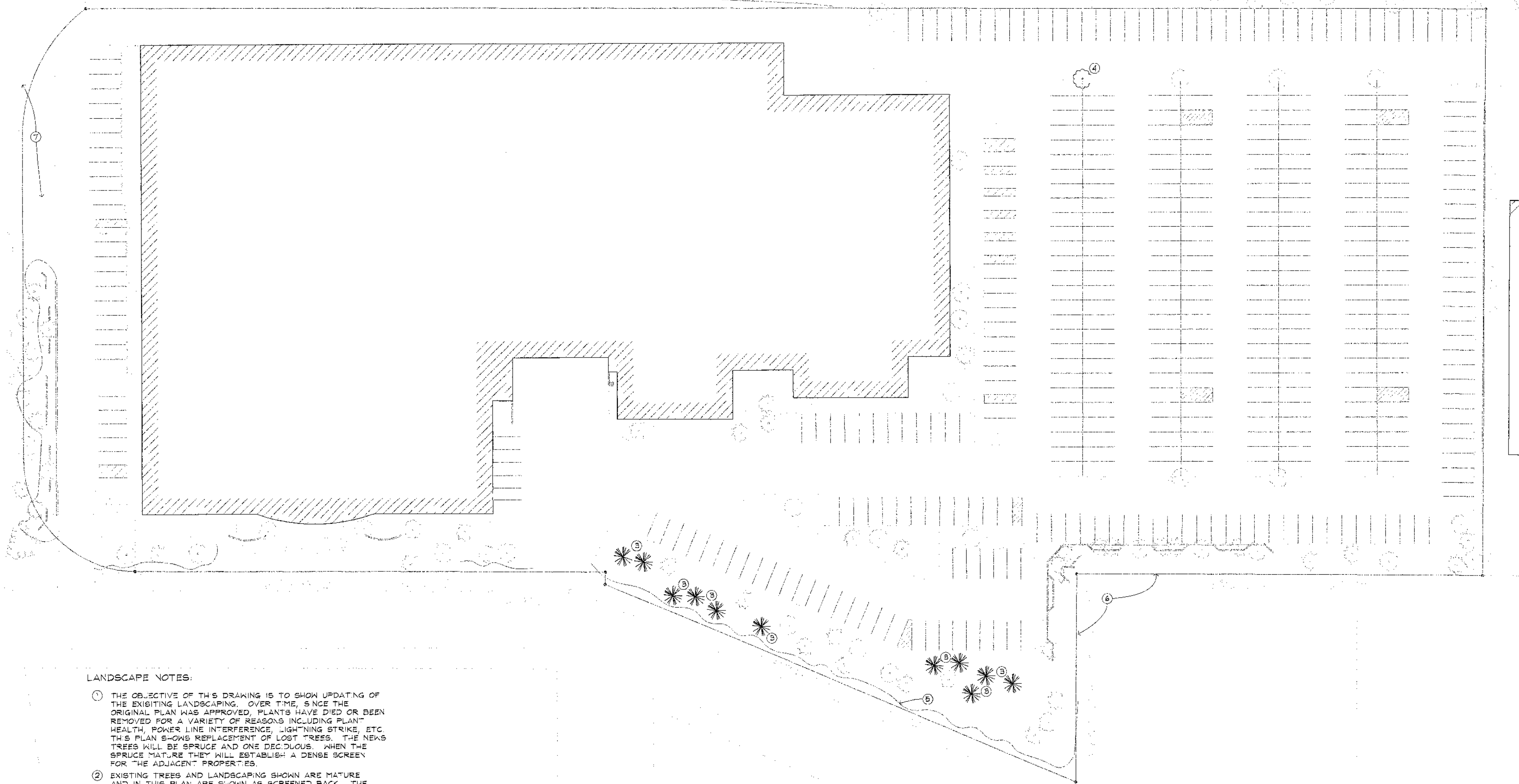


Winther + Johnson + Robir
Architects + Designers

8175-B Lewis Road
Golden Valley, Minnesota 55407
Phone: 763-398-0458
Fax: 763-398-0455

I hereby certify that this plan, specification or was prepared by me or under my direct supervision and that I am a duly registered architect under laws of the State of Minnesota.

[Signature]
Date: 10/05/07 Reg. No. 19251



- LANDSCAPE NOTES:
- 1 THE OBJECTIVE OF THIS DRAWING IS TO SHOW UPDATING OF THE EXISTING LANDSCAPING. OVER TIME, SINCE THE ORIGINAL PLAN WAS APPROVED, PLANTS HAVE DIED OR BEEN REMOVED FOR A VARIETY OF REASONS INCLUDING PLANT HEALTH, POWER LINE INTERFERENCE, LIGHTNING STRIKE, ETC. THIS PLAN SHOWS REPLACEMENT OF LOST TREES. THE NEW TREES WILL BE SPRUCE AND ONE DECIDUOUS. WHEN THE SPRUCE MATURE THEY WILL ESTABLISH A DENSE SCREEN FOR THE ADJACENT PROPERTIES.
 - 2 EXISTING TREES AND LANDSCAPING SHOWN ARE MATURE AND IN THIS PLAN ARE SHOWN AS SCREENED BACK. THE EXISTING LANDSCAPING CONSISTS OF VARIETIES OF DECIDUOUS TREES AND SHRUBS AS WELL AS EVERGREEN TREES AND SHRUBS. ONLY THE TREES ARE SHOWN.
 - 3 NEW TREES WILL BE SPRUCE AND WILL BE A MINIMUM OF 6 FEET TALL. THEY ARE INDICATED ON THE PLAN AS DARK LINES IN A RADIUS PATTERN. THEY HAVE BEEN PLACED IN AREAS WHERE THE ORIGINAL TREES WERE REMOVED.
 - 4 A NEW DECIDUOUS TREE 2' CALIPER JAPANESE ORNAMENTAL TO MATCH OTHER NEWER PARKING LOT TREES.
 - 5 THE AREA THE NEW TREES WILL BE PLANTED IN IS AN ESTABLISHED ROCK MULCH AREA SURROUNDED BY VINYL EDGING. THIS AREA WILL NOT BE CHANGED THROUGH THIS PROJECT.
 - 6 THERE IS CURRENTLY A FENCE ALONG THE SOUTH PORTION OF THE EAST PARKING. ON THE WEST END OF THE FENCE RUN IT TURNS SOUTH ALONG THE PROPERTY LINE OF THE ADJACENT PROPERTY. THIS FENCE HAS BEEN REPAIRED OVER THE YEARS AND CONTINUES TO BE REPAIRED AS NEEDED. THE FENCE WILL REMAIN.
 - 7 AT THE NORTH WEST CORNER OF THIS SITE, ROAD CONSTRUCTION HAS BEEN GOING ON THROUGHOUT THE SUMMER. THE CONTRACTORS FOR THE ROAD HAVE REMOVED ALL PLANT MATERIAL AND LANDSCAPE WALLS ON THIS CORNER. THEY ARE SCHEDULED TO REPLACE THESE MATERIALS BUT HAVE NOT BEEN FORTHCOMING ON WHAT THEY ARE PLANNING TO PROVIDE. HENCE IT IS DIFFICULT TO RESPOND TO WHAT THE PROPERTY OWNER WILL HAVE TO PROVIDE. AT A MINIMUM THE PROPERTY OWNER IS AWARE FOR A NEED OF A 5 FOOT HIGH VISUAL BARRIER, FENCE OR BERM TO BE SUPPLEMENTED WITH PLANT MATERIAL.

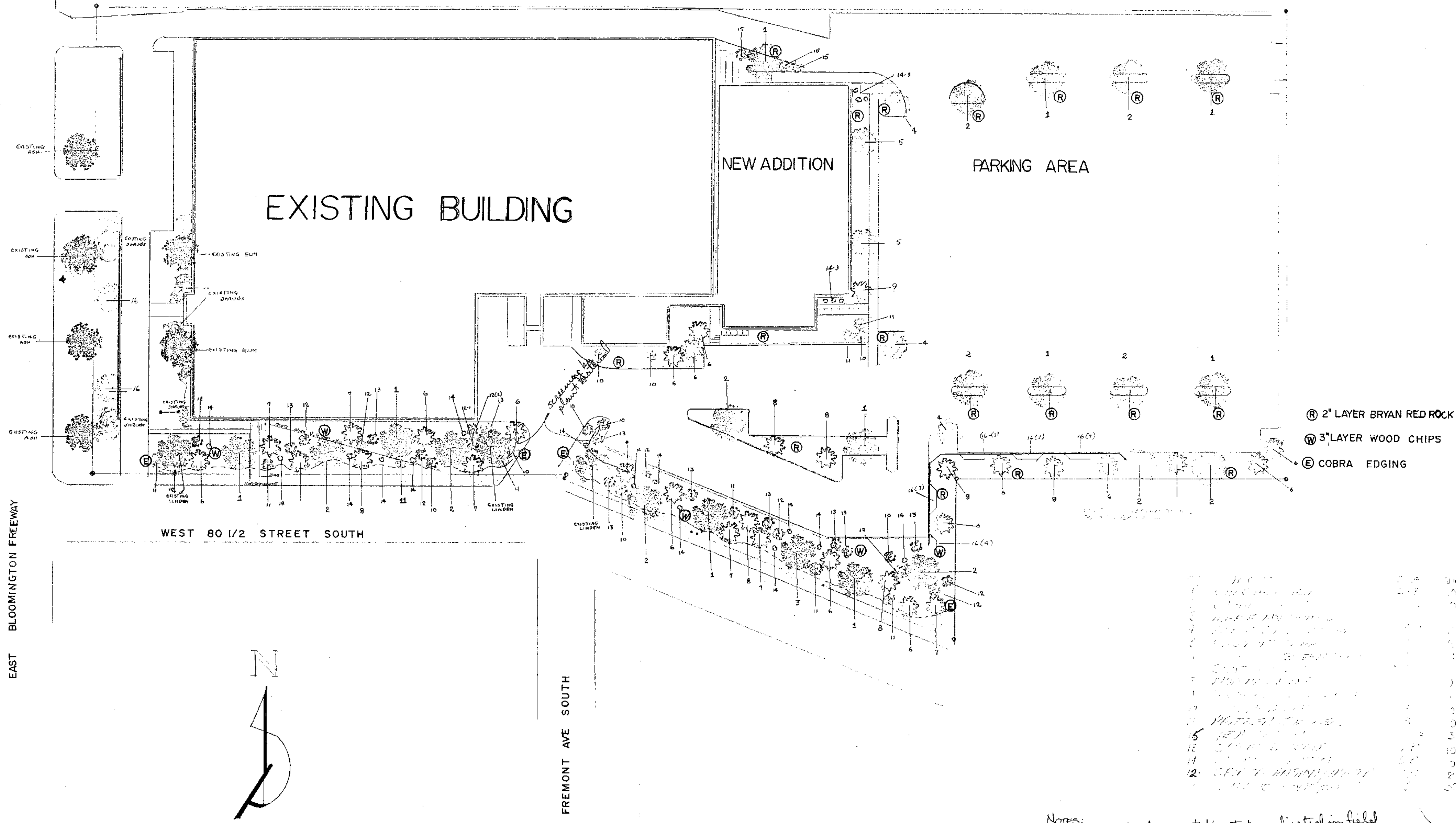
GN RESOUND
UPDATED LANDSCAPE PLAN
8001 EAST BLOOMINGTON FREEWAY

Issues & Revisions:
Origination Date: 10/18/05
Project Name: 8001 East Bloomington Freeway
Sheet Title:

Location:
BLOOMINGTON
MINNESOTA 55409

Project No.: 05-1/19-02A
Scale: 1/32" = 1'-0"
Drawn By:
Approval:

PL2022-188
PL202200188



LANDSCAPE PLAN

1" = 40' 0"

- Notes:
- 1) evergreen shrubs quantities to be adjusted in field
 - 2) No alterations to approved plan without approval by Dir. of Planning
 - 3) Landscape Architect of record oversees on-site installation of plant material.

CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By *Colin P. Doyle for ASG*
Director of Planning

Date 5/13/83

Approved

PL2022-188
PL202200188

DATE: 5/13/83
BY: COLIN P. DOYLE FOR ASG
CHECKED: [Signature]
REVISIONS: [Table]
REG. NO. [Blank]
DATE [Blank]

PL2022-188
PL202200188

CDC/MPS CLEAN ROOM ADDITION
8001 EAST BLOOMINGTON FREEWAY BLOOMINGTON, MINNESOTA

Pope Associates Inc.
Architects • Engineers • Planners
533 St. Clair Avenue St. Paul, MN 55102
(612) 221-8894

Plan

PL2022-188
PL202200188

EXISTING BLDG.

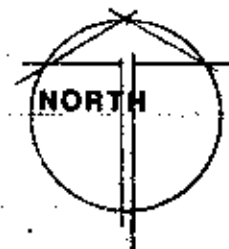
CLEAN RM ADD'N

MECH/ELEC ADD'N

R. R. TIE RETAINING WALL

TOP OF BERM 834

WEST 80 1/2 STREET SO.



PARTIAL SITE PLAN

SCALE 1"=20'-0"

DATE	REVISIONS

DATE	REVISIONS

I hereby certify that I am a duly licensed Professional Engineer in the State of Minnesota, and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.	REG. NO.	CHECKED BY

CDC/MPS
5001 EAST BLOOMINGTON FREEWAY, BLOOMINGTON, MINNESOTA

Pope Associates Inc.
Architects • Engineers • Planners
5001 East Bloomington Freeway, Suite 100, Bloomington, MN 55425
612/291-1884

CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By *[Signature]*
Director of Planning
Date 5/13/13

Approved

PL2022-188
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EXISTING BUILDING

EAST PARKING AREA

SOUTH PARKING AREA

ENTRANCE

WEST 80 1/2 ST. SOUTH

FREMONT AVENUE SO.

MULCH CLEAN WOODCHIPS 4"
ALL AREAS

MULCH - of CLEAN WOOD CHIPS ALL AREAS
4" thick

254.41

KEY VARIETY QUANTITY

- 1 ACER RUBRUM NORTWOOD MAPLE 20
- 2 FRAXINUS MARSHALLS SEEDLESS 10
- 3 ACER SUGAR MAPLE 8
- 4 BETULA PAPER BARK CLUMP 4
- 5 MALUS RADIANT CRAB 2
- 6 MUGHO PINUS MUGO MUGHO 37
- 7 HUGHES JUNIPERUS HORIZONTALIS 38
- 8 ANDORRA COMPACTA JUN. HORIZONTALIS PLUMOSA 36
- 9 PRITZER JUNIPERUS CHINENSIS 65
- 10 MANSYI JUNIPERUS CHINENSIS 24
- 11 COLORADO GREEN SPRUCE PICEA PUNGENS 28
- 12 PINE AUSTRIAN PINUS NIGRA 14
- 13 BLUE SCOTCH PINUS SYLVESTRIS 14
- 14 SPRUCE BLACK HILL PICEA GLAUCA DEUSATA 12
- 15 SPRUCE COLORADO BLUE PICEA PUNGENS GLAUCA 5
- 16 SPIREA ANTHONY WATERER X BOMALDA ALB. 76
- 17 EUCYMYMUS WINGED ALATUS 37
- 18 DOGWOOD ISANTI CORNUS STOLONIFERA ISANTI 42
- 19 DOGWOOD LUTEA YELTING STOLONIFERA FLAVIRAMA 14
- 20 PRUNUS CISTENA 5
- 21 MOCKORANGE GOLDEN PHILADELPHUS AUREA 27
- 22 USTEGELA VANIGERI 13
- 23 POTENTILLA CORONATION TRIUMPH. C. FRUITICOSA 28
- 24 VIBURNUM AMERICANA HIBUSH 7
- 25 AZALEA MOLLIS HYBRIDS 6
- 26 COTONEASTER CRANBERRY APICULATA 33
- 27 AMUR MAPLE DWARF ACER GINNALA COMPACTA 9
- 28 SNOWBERRY CHEVALI SYMPHORICARPOS 7
- 29 HONEYBUCKLE EMERALD MOUND LONICERA XYLSTEU 4
- 30 CAMPAUNA SIBIRIAN PEA SHRUB C. ARGORESCENS 5
- 31 JUNIPER IOWA JUNIPERUS CHINENSIS IOWA 4
- 32 YEW TAUTON SPREADING TAXUS X MEDIA 5

SIZE IN CALIPER

- 35. FLEECE CLOVER-60
- ☆ ASPEN-CLIPS
- △ VALLEY VIEW EDGE

N

1"=20' 0"

Approved Plan

DATE	7-18-23
COMMITTEE	
DRAWN BY	
CHECKED BY	

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.

DATE REG. NO.

CDC/MPS CLEAN ROOM ADDITION
800 1 EAST BLOOMINGTON FREEWAY BLOOMINGTON, MINN. 55401

Pope Associates Inc.
Architects & Engineers
1125 1/2 W. 1st St. Suite 200
St. Paul, MN 55102

2021

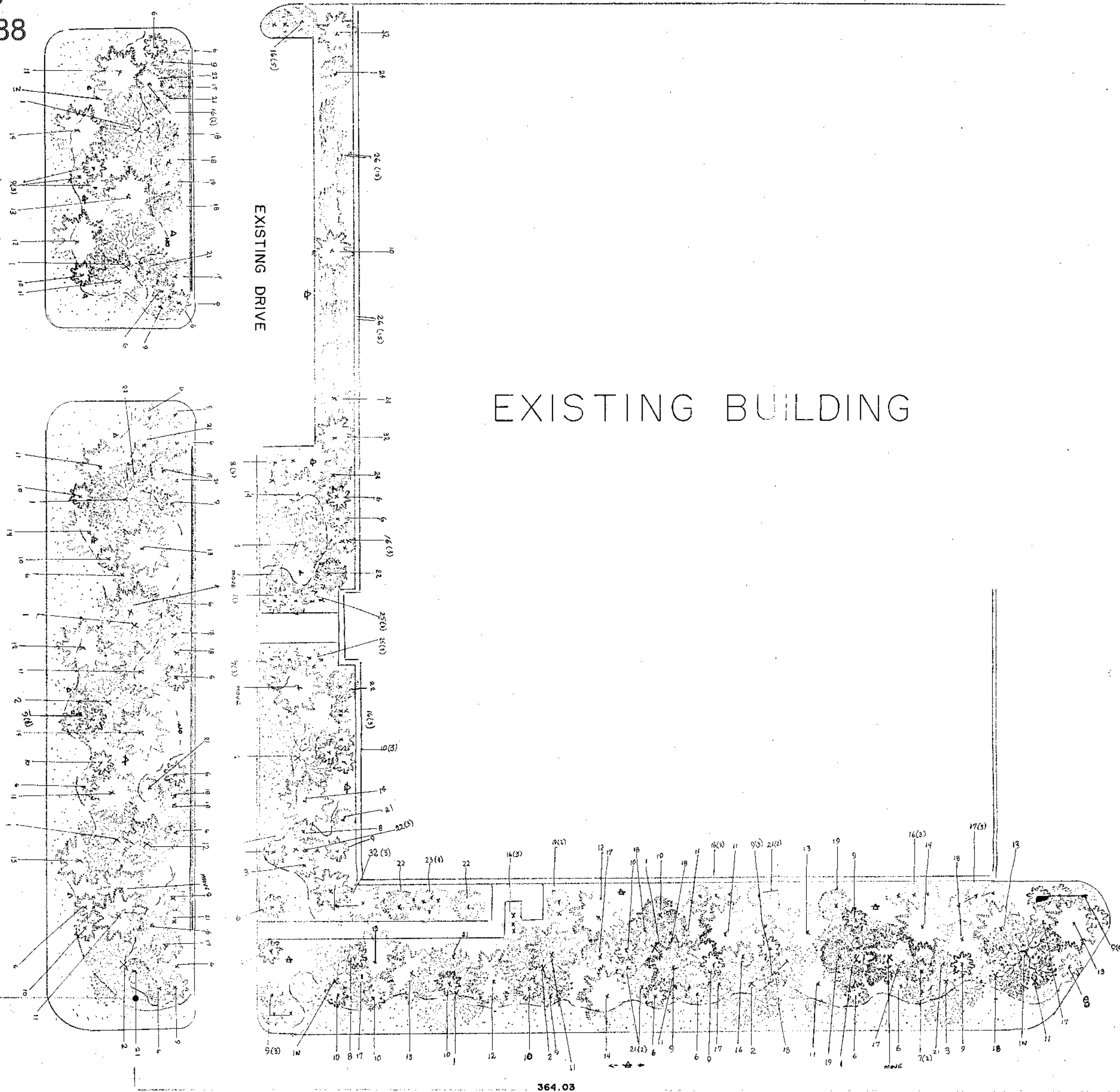
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PL2022-188
PL202200188

EAST BLOOMINGTON FREEWAY

354.75

AS SHOWN - VARIOUS VIEWS



WEST 80 1/2 STREET SOUTH

1" = 20'-0"

LANDSCAPE PLAN

Key	VARIETY	QUANTITY	SIZE	SIZE OF CALIPER
1	ACER RUBRA	20	1 3/4" x 2"	12" x 12"
2	FRAXINUS AMERICANA SEEDLESS	10	1 3/4" x 2"	12" x 12"
3	ACER SUGAR MAPLE	8	1 3/4" x 2"	12" x 12"
4	BETULA PAPER BARK CLUMP	4	8" x 10"	12" x 12"
5	MALUS RAINAUT CRAB	2	4" x 7"	12" x 12"
6	MUGHO PINE	37	18" x 24"	12" x 12"
7	HUGHES JUNIPER	38	18" x 24"	12" x 12"
8	ANDROMEDA JUNIPER	36	18" x 24"	12" x 12"
9	DAZLEK JUNIPER GREEN	63	18" x 24"	12" x 12"
10	MADEIRA JUNIPER	24	18" x 24"	12" x 12"
11	COLORADO BLUE SPRUCE	27	18" x 24"	12" x 12"
12	AUSTRIAN PINE	14	18" x 24"	12" x 12"
13	SCOTCH PINE	14	18" x 24"	12" x 12"
14	BLACK HILL PINE	12	18" x 24"	12" x 12"
15	COLORADO BLUE SPRUCE	3	18" x 24"	12" x 12"
16	SPIREA ANTI-DUTCH WATERER	73	18" x 24"	12" x 12"
17	EUCYMNUS ALATUS	37	18" x 24"	12" x 12"
18	DOGWOOD	42	18" x 24"	12" x 12"
19	DOGWOOD	14	18" x 24"	12" x 12"
20	PRUNUS CISTACEA	5	18" x 24"	12" x 12"
21	MECKENBURG JARDEN	27	18" x 24"	12" x 12"
22	WEIGELA	13	18" x 24"	12" x 12"
23	POTENTILLA	13	18" x 24"	12" x 12"
24	VIBURNUM	28	18" x 24"	12" x 12"
25	ATZALEA	7	18" x 24"	12" x 12"
26	COTONEASTER	33	18" x 24"	12" x 12"
27	AMUR MAPLE	9	18" x 24"	12" x 12"
28	SNOW BERRY	7	18" x 24"	12" x 12"
29	HONEY SUCKLE	4	18" x 24"	12" x 12"
30	CARRAGANA	3	18" x 24"	12" x 12"
31	LEWIS JUNE	5	18" x 24"	12" x 12"
32	YEW	2	18" x 24"	12" x 12"
33	PLEGE	60	18" x 24"	12" x 12"

NOTE: PLANTING TO BE DONE FROM FRONT

Approved Plan

DATE: 11-15-22
COMM NO.
DRAWN BY:
CHECKED BY:

REVISIONS
DATE
BY
CHECKED BY

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 Professional Engineer or Registered Architect Under the laws of the State of Minnesota.
DATE
REG. NO.

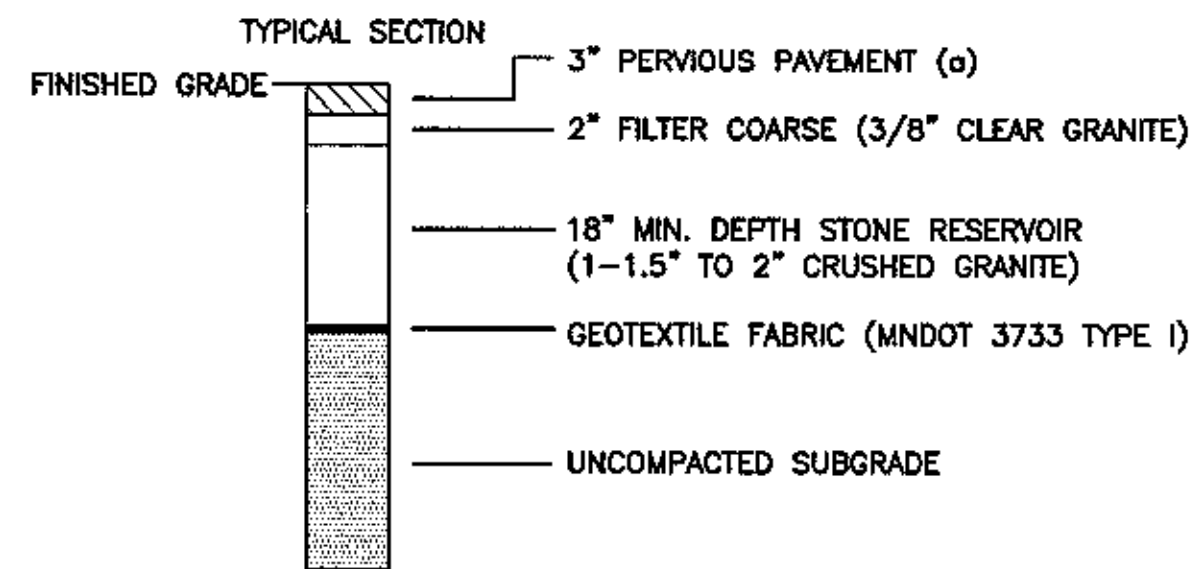
CDC/MPS CLEAN ROOM ADDITION
8001 EAST BLOOMINGTON FREEWAY BLOOMINGTON, MINNESOTA

Pope Associates Inc.
Architects & Engineers
10000 Valley Avenue, Suite 100, Minneapolis, MN 55425
(612) 922-5555

2021

12

NEW PERMEABLE PAVEMENT AREA



(a) The following gradation is recommended by the geotechnical engineer (see Geotechnical Evaluation Report by Braun Interdec dated October 2, 2013). Percent asphalt binder shall be between 5.75% and 6.0% by weight. The asphalt grade shall be PG 64-34.

US Standard Sieve Size	Percent Passing
3/4"	100
1/2"	85-100
3/8"	55-75
#4	10-25
#8	5-10
200	2-4

PERMEABLE PAVEMENT, BITUMINOUS WEAR COURSE NOTES:

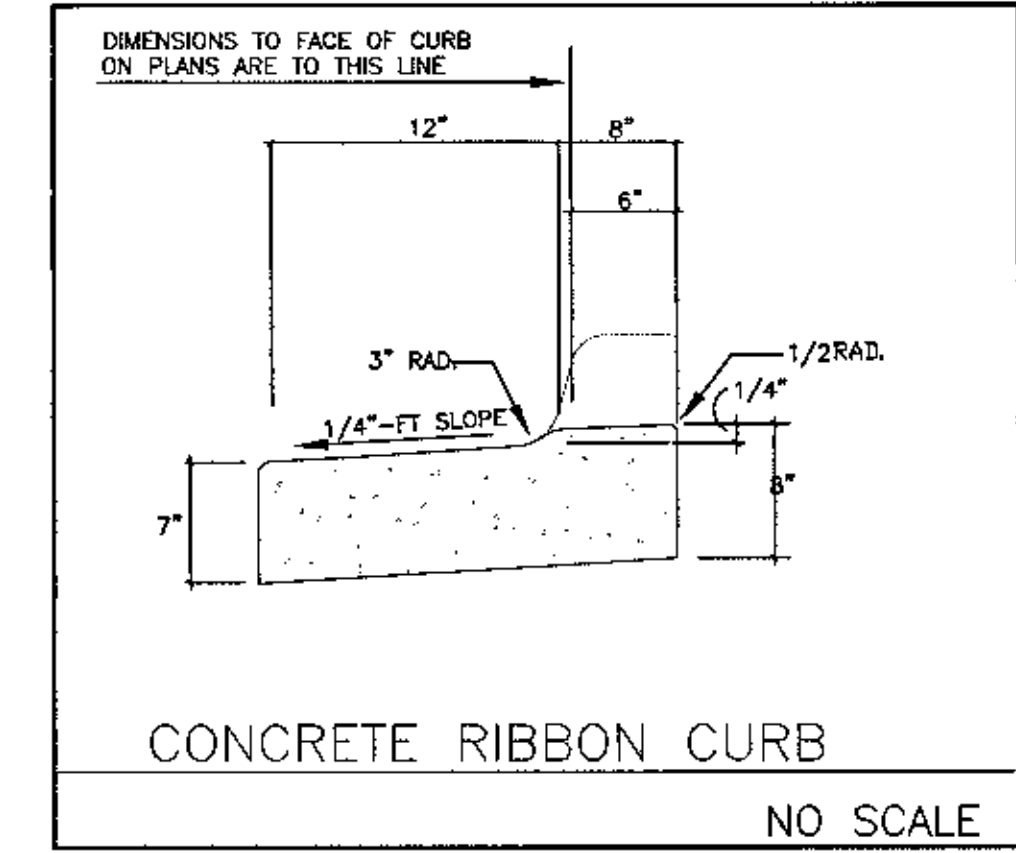
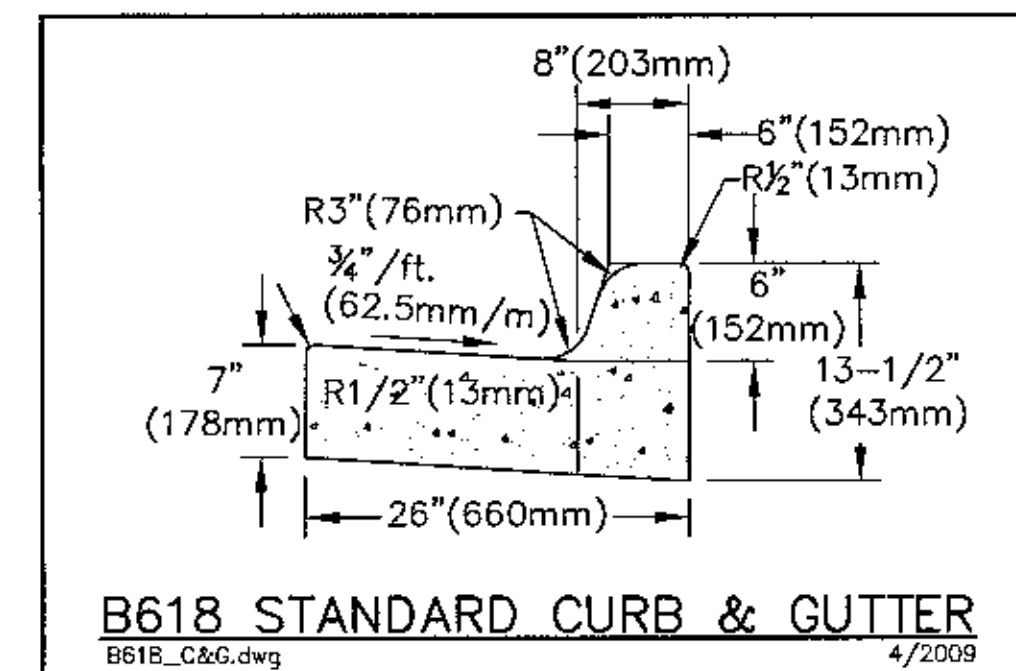
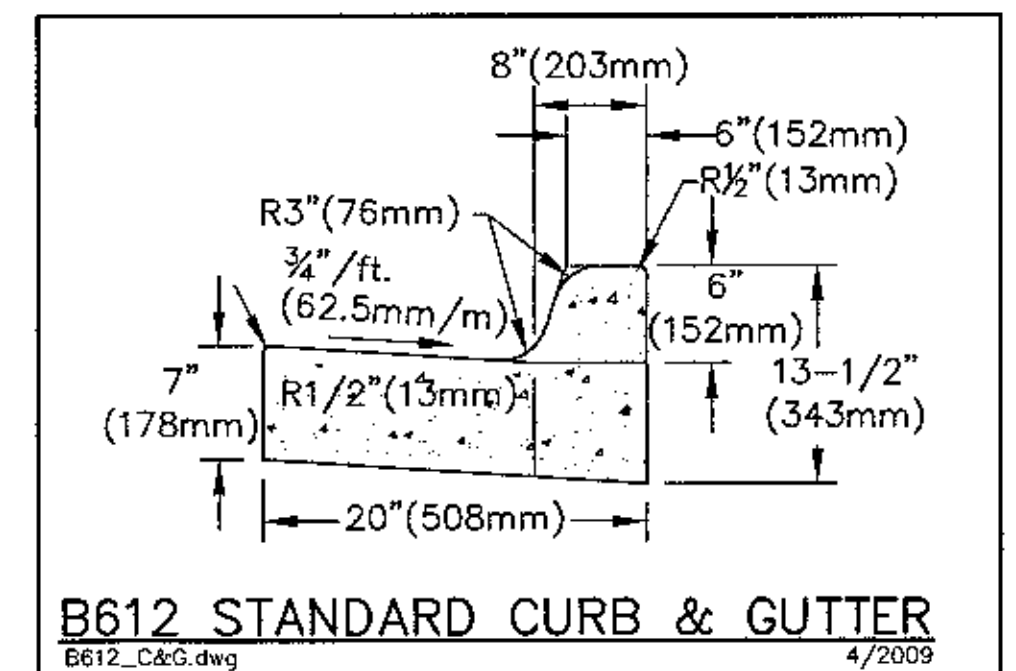
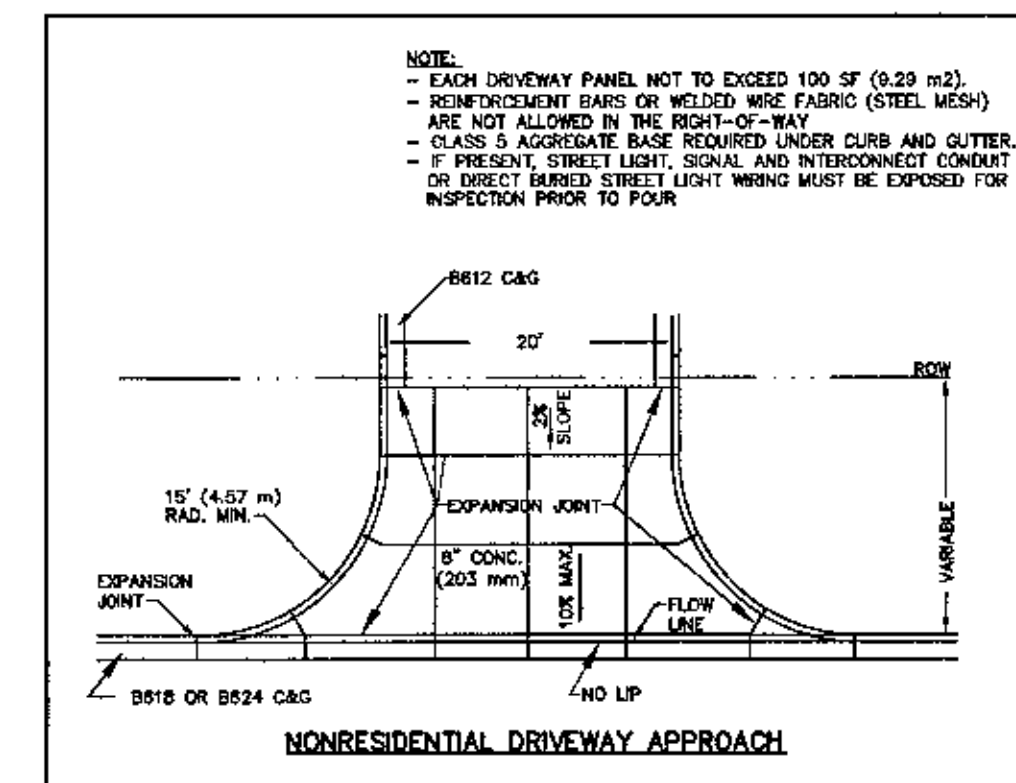
- The asphalt plant shall submit a mix design at least 48 hours prior to paving. Any significant deviations from the noted mix design shall be documented in an accompanying mix design report describing the added value or benefit for infiltration capacity, durability and/or performance of the permeable pavement.
- Weather conditions during paving shall be 50 deg F or above. The bituminous mixture shall be placed in one lift, at a temperature of 230-260 deg F. Compaction shall be accomplished by two passes of a ten ton roller. The pavement will be barricaded from all traffic a minimum of 24 hours after paving the permeable pavement mixture.
- The Contractor shall protect the permeable pavement system from sediment, contamination and over compaction during the entire construction process.

PERMEABLE PAVEMENT NOTES:

- The Contractor shall be familiar, or become familiar, with the unique construction logistics and scheduling required to provide a successful infiltration project. Every phase of construction shall PROTECT the permeable pavement system from excessive compaction, sediment and/or other contamination.
- Permeable Asphalt Pavement System
 - Permeable Pavement, Bituminous Wearing Course (3") - An open graded pavement using typical asphalt binder and less fines in the aggregate structure.
 - Choker/Filter Course (2") - 3/8" clear crushed granite provides stability for paving equipment.
 - Stone Recharge Bed (18" min., 24" avg. depth) - 1-1/2" - 2" crushed granite provides reservoir to store up to 2" of runoff from the parking lot and surrounding drainage area.
 - Geotextile fabric - MnDOT Type V, non-woven soil separation to prevent subgrade from contaminating recharge bed.
 - Uncompacted subgrade - Existing granular soils and fill, see soils report.
- The existing driveway shall be maintained to provide a stable and clean access to the parking lot. Frequent housekeeping, such as maintaining a rock berm or sweeping may be required to prevent tracked material from washing into the parking lot.
- Excavation of the existing base and subgrade shall be by tracked equipment, minimizing compaction. Rubber tired equipment shall be restricted to the existing driveway, deep ripping and regarding to loosen compacted subgrade soils may be allowed, as approved by the Engineer. Placement of the Recharge aggregate shall be by lightweight tracked equipment only, until 18" minimum depth Recharge aggregate is achieved.
- Concrete curb and gutter shall be constructed prior to placing the Choker course to minimize mixing of the aggregates. Any on-site concrete truck washing shall be contained and disposed of properly. Any contamination of any aggregates must be removed and replaced at the Contractor's expense.
- After the curb is placed, a layer of geotextile fabric, approximately 2' wide shall protect the exposed Recharge aggregate prior to backfilling with bedding material. The Choker course shall be placed to provide stability for the paving operation. Ruts shall be leveled as required. The pavement shall be protected from all traffic for 24 hours after paving.
- The Contractor shall immediately (within 4 hours) vacuum sweep the permeable pavement from any contaminated construction materials. All landscape restoration shall be performed off the permeable pavement, or use protective covering as approved by the Engineer. A final vacuum sweeping of the entire parking lot shall be performed after all restoration is completed. All sweeping is considered incidental.

SITE NOTES:

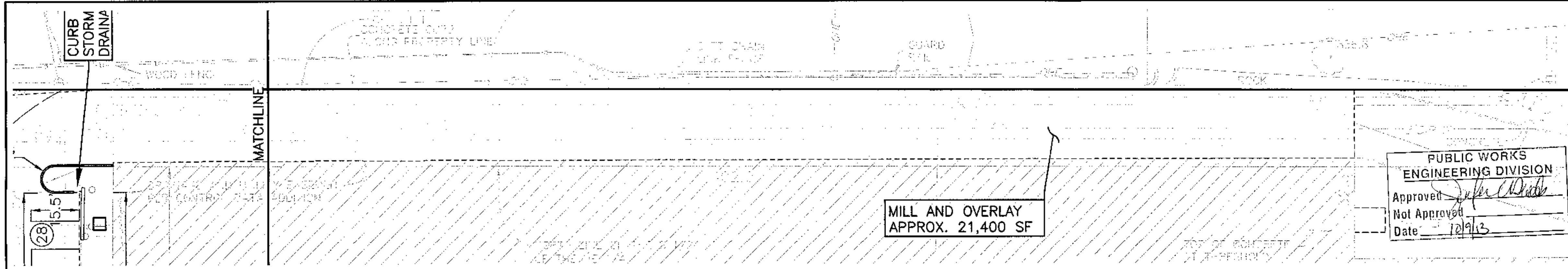
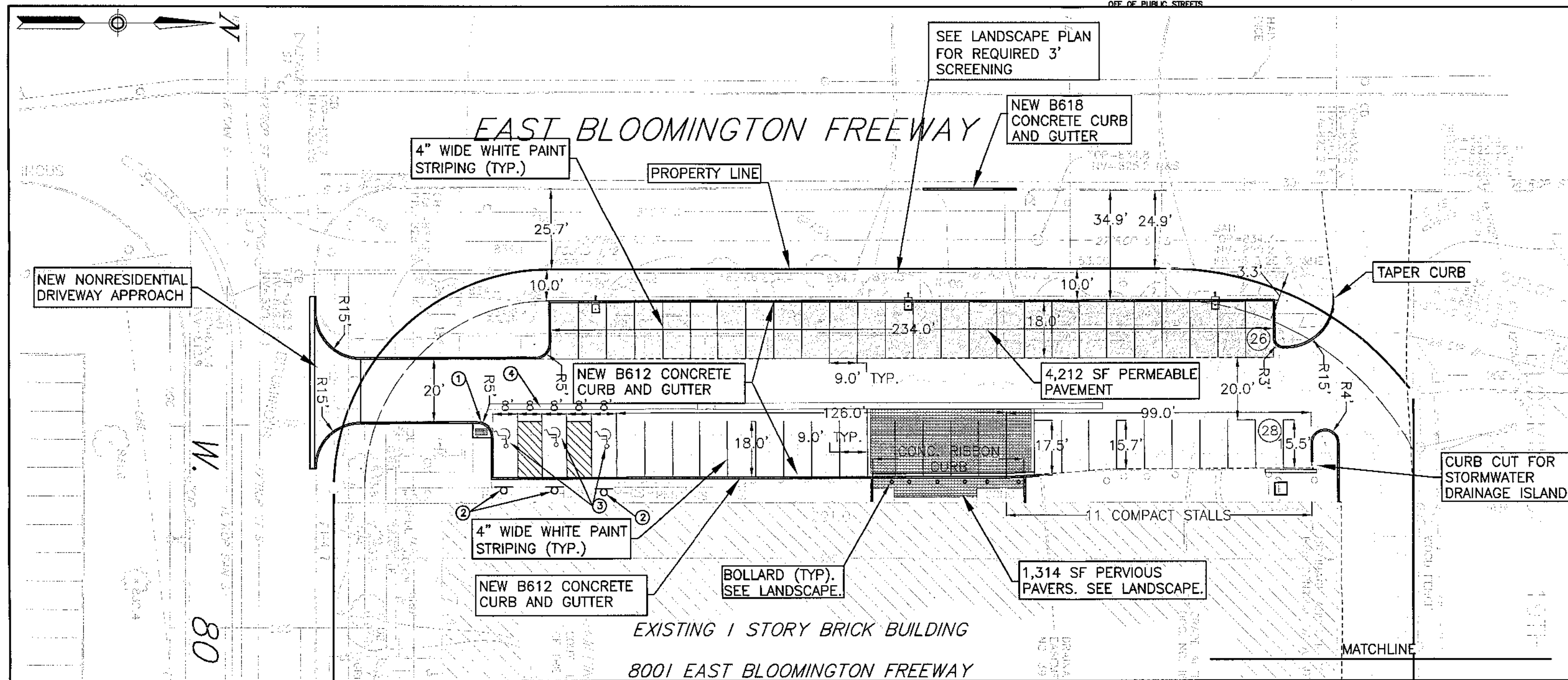
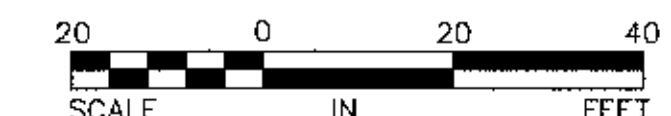
- Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Sunde Land Surveying, LLC dated 01/15/09.
- Detectable warnings are required on all public and private ramps. Place the detectable warnings at the back of curb. The ADA required truncated dome area shall be 24 inches minimum in the direction of travel and shall extend the full width (4' wide typ.) of the curb ramp. The only acceptable texture for "detectable warnings" is truncated domes. All detectable warning surface installations shall be at minimum at least as non skid as the surrounding pedestrian surfaces. Detectable warnings are to consist of raised truncated domes with a diameter of nominal 0.9", a height of nominal 0.2", and a center-to-center spacing of nominal 2.35". The truncated dome area shall contrast visually with the adjacent walking surface. Use dark grey when the adjacent sidewalk is a light grey cement color. Use light grey when the adjacent sidewalk is a dark color. Install truncated domes and all related surfaces according to the manufacturers specifications. Install Armor-Tile (www.armor-tile.com) Cast in Place Truncated Dome Detectable Warning Surface Tile, or approved equal. Refer to ADA sections 4.7.7 and 4.29.2 for additional information.
- All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
- All dimensions are to face of curb (where applicable), edge of pavement, or exterior face of building, unless otherwise indicated.
- All curb radii shall be three (3) feet minimum unless otherwise noted.
- Designate all approved parking stalls with white 4 inch wide surface markings. Match handicapped access aisles with white 4 inch wide painted stripes 18 inches on center and at 45 degree angles to the stalls.
- White surface markings (letters and symbols) shall be in conformance with the Standard Alphabets for Highway Signs and Pavement Markings, FHWA (HTO-20).
- All new curb and gutter shall be type B612 installed in accordance with MnDOT Standard Spec. 2531 and MnDOT Standard Plate 7100G. Match gutter slopes to pavement cross-slopes.
- Typical full size 90' parking stalls are 9' x 18' (non-handicapped) unless otherwise indicated.
- Portland cement concrete for curb and gutter shall be 3900 psi minimum 28 days compressive strength with 5.5% air entraining. Concrete aggregates shall be free of organic impurities, chert, shale, or other deleterious substances.
- Preformed expansion joints using 0.5" thickness shall be placed at each end of curb radius, at intersections, and approximately every 200 feet.
- Contraction joints shall be spaced at 10 foot intervals in the curb and gutter.
- Construct 2' taper at the free end of all concrete curb and gutter sections.
- NO PARKING ON PUBLIC STREETS, CIRCULATION DRIVES, OR FIRE LANES. PREPARE ON-SITE CONSTRUCTION MANAGEMENT SPACE FOR EMPLOYEE PARKING, MATERIALS, EQUIPMENT, FIELD SHACK, AND OTHER CONSTRUCTION RELATED ITEMS. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY. ALL CONSTRUCTION RELATED LOADING, UNLOADING, AND STOCKPILING TO OCCUR ON-SITE AND OFF OF PUBLIC STREETS.



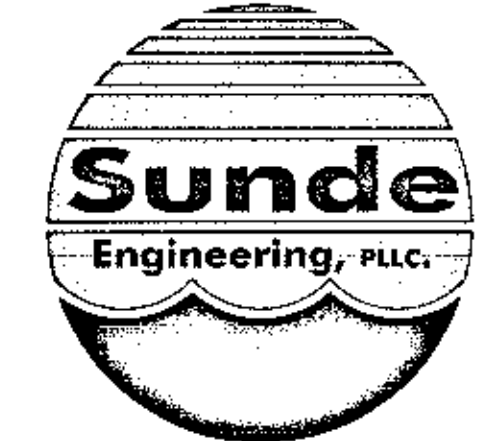
SITE STALL COUNT

TOTAL EXISTING	422 STALLS
TOTAL PROPOSED	448 STALLS
TOTAL REQUIRED (PER CODE)	302 STALLS
HANDICAPPED SPACES REQUIRED	9 STALLS
HANDICAPPED SPACES PROVIDED	9 STALLS

- ### KEYNOTES:
- HANDICAPPED ACCESSIBLE CURB CUT (TYPICAL)
 - HANDICAPPED ACCESSIBLE PARKING SIGN (TYP.) (SEE SIGNAGE PLAN, BY OTHERS)
 - UNIVERSAL ACCESSIBILITY SYMBOL, PAINTED, 4 FT. HIGH (TYP.)
 - 2% MAXIMUM SLOPE IN ALL DIRECTIONS AT HANDICAPPED PARKING AREA
 - DIMINISH CURB



PUBLIC WORKS
ENGINEERING DIVISION
Approved: *[Signature]*
Not Approved:
Date: 12/9/13



CONSULTING CIVIL ENGINEERS
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

8001 EAST
BLOOMINGTON
FREEWAY

PARKING
EXPANSION

PL2022-188
PL202200188

BLOOMINGTON, MN

DATE	REVISION
9/30/13	City Engineering Comments
10/2/13	Add Landscape Pervious Pavers
10/7/13	Revise Landscape Pervious Pavers Area

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Brian H. Mundstock
BRIAN H. MUNDSTOCK
DATE: 10/7/13 REG. NO.: 23468

INFORMATION:
PROJECT NO.: 05-702
DRAWN BY: MW
CHECKED BY: BHM
APPROVED BY: BHM
SCALE: GRAPHIC
DATE: 07/10/13
DESCRIPTION:

SITE LAYOUT
AND DIMENSION
PLAN

OCT 08 2013
City of Bloomington
Engineering Division
Paving Section

SHEET NO:

C2



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

PL2022-188
PL202200188

SITE CLEARING:

1. Perform all clearing and grubbing work in accordance with the provisions of MNDOT Standard Specification Section 2101, and the additional requirements contained herein.
2. Clearing is defined as the complete removal and disposal of all portions of natural and artificial objectionable materials, structures, trees, shrubs, bushes, windfalls, grass, sod, and other vegetation in the designated areas that exist above ground except stumps. Grubbing is defined as the excavation, removal, and disposal of all portions of natural and artificial objectionable materials, structures, trees, shrubs, bushes, windfalls, and other vegetation that exist below ground including stumps.
3. Clear and grub the construction area in advance of the grading operation.
4. **Pavement Areas:** Grub all stumps, roots 40 mm (1.5 inches) in diameter or larger, buried logs, and all other objectionable material occurring within the grading limits to a depth of not less than 1 m (3.28 feet) below the existing ground surface or subgrade excavation, whichever is deeper.
5. After the site has been cleared and prior to any cutting or filling operations, strip all topsoil and organic soils from areas to be paved, or where grades are to be changed more than 152 mm (6 inches). Strip the existing topsoil to whatever depths encountered. Prevent intermingling with underlying subsoil, or other objectionable material. Remove heavy growths of grass from areas before stripping. Where trees are to be left standing, stop topsoil stripping a sufficient distance away from the trees in order to prevent damage to the main root system.
6. Stockpile soil to be re-used in an area clear of the new construction. Remove excess soil from the site.
7. Construct stockpiles in a manner that will freely drain surface water. Maintain soil stockpiles free from debris and trash. Do not obstruct site drainage. Do not exceed a stockpile depth of 8 feet.
8. Keep the soil stockpile damp in order to prevent drying and dust.

8001 E Bloomington Freeway
(2013 Project)

CONSULTING CIVIL ENGINEERS
10630 NESSITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

8001 EAST
BLOOMINGTON
FREEWAY

PARKING
EXPANSION

BLOOMINGTON, MN

DATE	REVISION
9/30/13	City Engineering Comments
10/2/13	Add Landscape Previous Pavers
10/7/13	Revise Landscape Demo Area

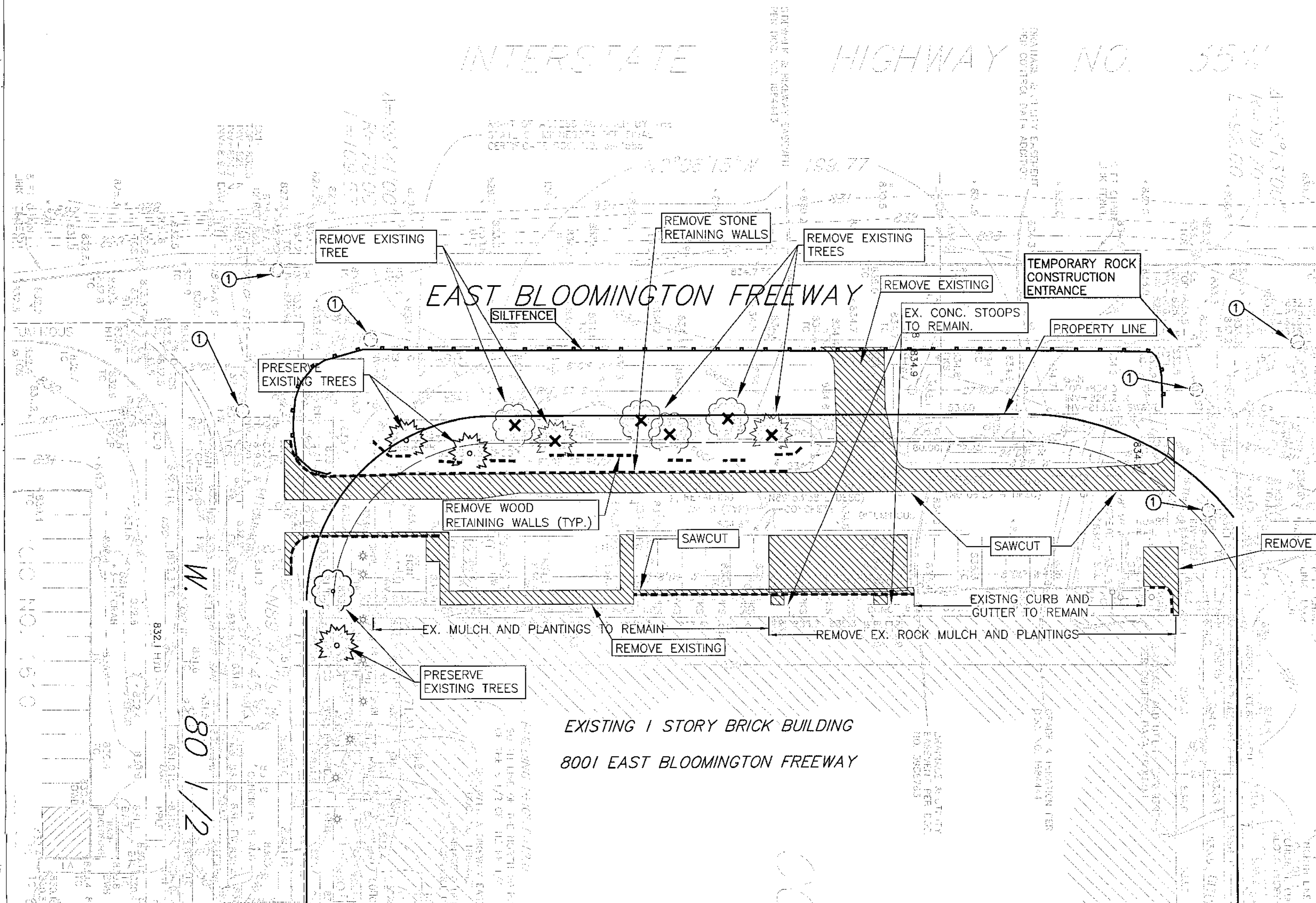
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Brian H. Mundstock
BRIAN H. MUNDSTOCK
DATE: 10/7/13 REG. NO.: 23468

INFORMATION:
PROJECT NO.: 05-702
DRAWN BY: MW
CHECKED BY: BHM
APPROVED BY: BHM
SCALE: GRAPHIC
DATE: 07/10/13
DESCRIPTION:

DEMO
PLAN
RECEIVED
OCT 09 2013
City of Bloomington
Engineering Division

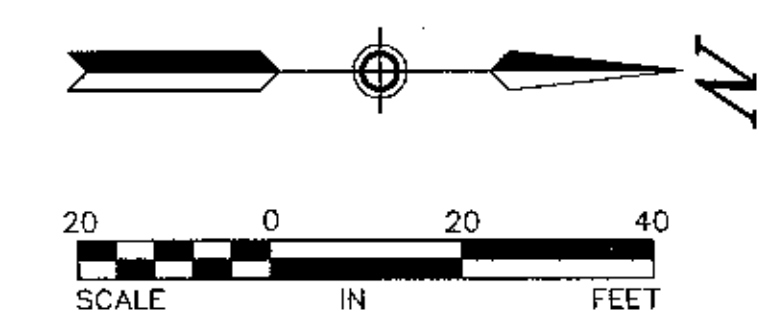
SHEET NO:
C1
1 of 4



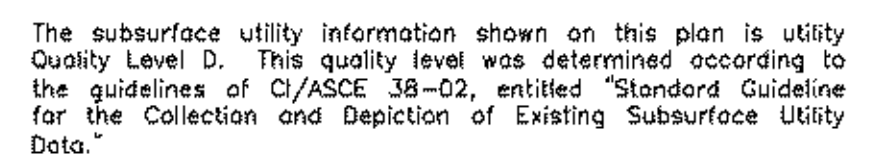
KEYNOTES
KEYNOTES ARE DENOTED BY:

① - INSTALL SILTSAC, OR APPROVED EQUAL, EROSION CONTROL SILT TRAP INSIDE CATCHBASIN. REMOVE SILT AND RE-USE SILTSAC AS REQUIRED.

CIVIL PLANS APPROVED
BY JEN DESRUDE 10/9/13



444



PL2022-188
PL202200188

S I T E C L E A R I N G :

1. Perform all clearing and grubbing work in accordance with the provisions of MNDOT Standard Specification Section 2101, and the additional requirements contained herein.
2. Clearing is defined as the complete removal and disposal of all portions of natural and artificial objectionable materials, structures, trees, shrubs, bushes, vines, grass, and other vegetation in an area of clearing that exist above ground except stumps. Grubbing is defined as the excavation, removal, and disposal of all portions of natural and artificial objectionable materials, structures, trees, shrubs, bushes, windfalls, and other vegetation that exist below ground including stumps.
3. Clear and grub the construction area in advance of the grading operation.
4. Pavement Areas: Grub all stumps, roots 40 mm (1.5 inches) in diameter or larger, buried logs, and all other objectionable material occurring within the grading limits to a depth of not less than 1 m (3.28 feet) below the existing ground surface or subgrade excavation, whichever is deeper.
5. After the site has been cleared and prior to any cutting or filling operations, all stumps and roots in an area of clearing to be paved, or where grades are to be changed more than 152 mm (6 inches). Strip the existing topsoil to whatever depths encountered. Prevent intermixing with underlying subsoil, by using a separate layer of topsoil. Remove and dispose of all stumps and roots before stripping. Where trees are to be left standing, stop topsoil stripping a specified distance away from the trees in order to prevent damage to the main root system.
6. Rockpile soil to be re-used in an area clear of the new construction. Remove excess soil from the site.
7. Construct stockpiles in a manner that will freely drain surface water. Maintain all stockpiles free from debris and trash. Do not obstruct site drainage. Do not exceed a stockpile depth of 8 feet.
8. Keep the soil stockpile damp in order to prevent drying and dust.



8001 EAST
BLOOMINGTON
FREEWAY

PARKING EXPANSION

BLOOMINGTON, MN

[illegible]

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AND THAT I AM A DULY LICENSED
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OF THE STATE OF MINNESOTA.

Brian H. Mundstock
BRIAN H. MUNDSTOCK
DATE: 07/10/13 REG. NO.: 2346

INFORMATION:

PROJECT NO : 05-702

DRAWN BY: MW

CHECKED BY: BHM

APPROVED BY: BHM

SCALE: _____ GRAPH: _____

DATE: 07/10/13

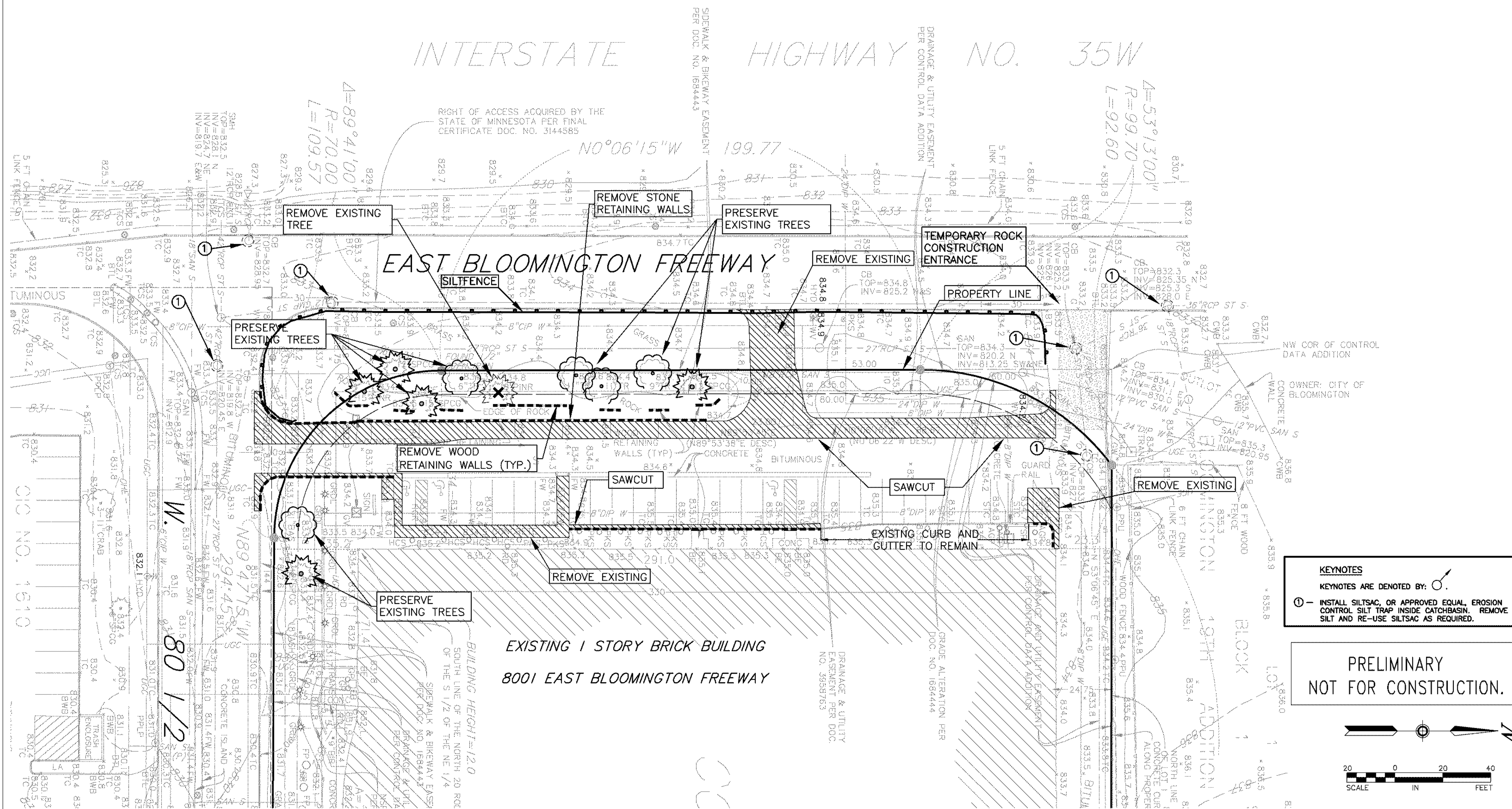
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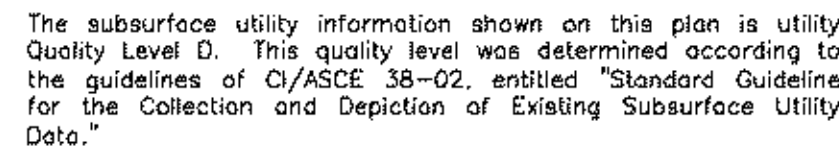
DEMO PLAN

SHEET NO:

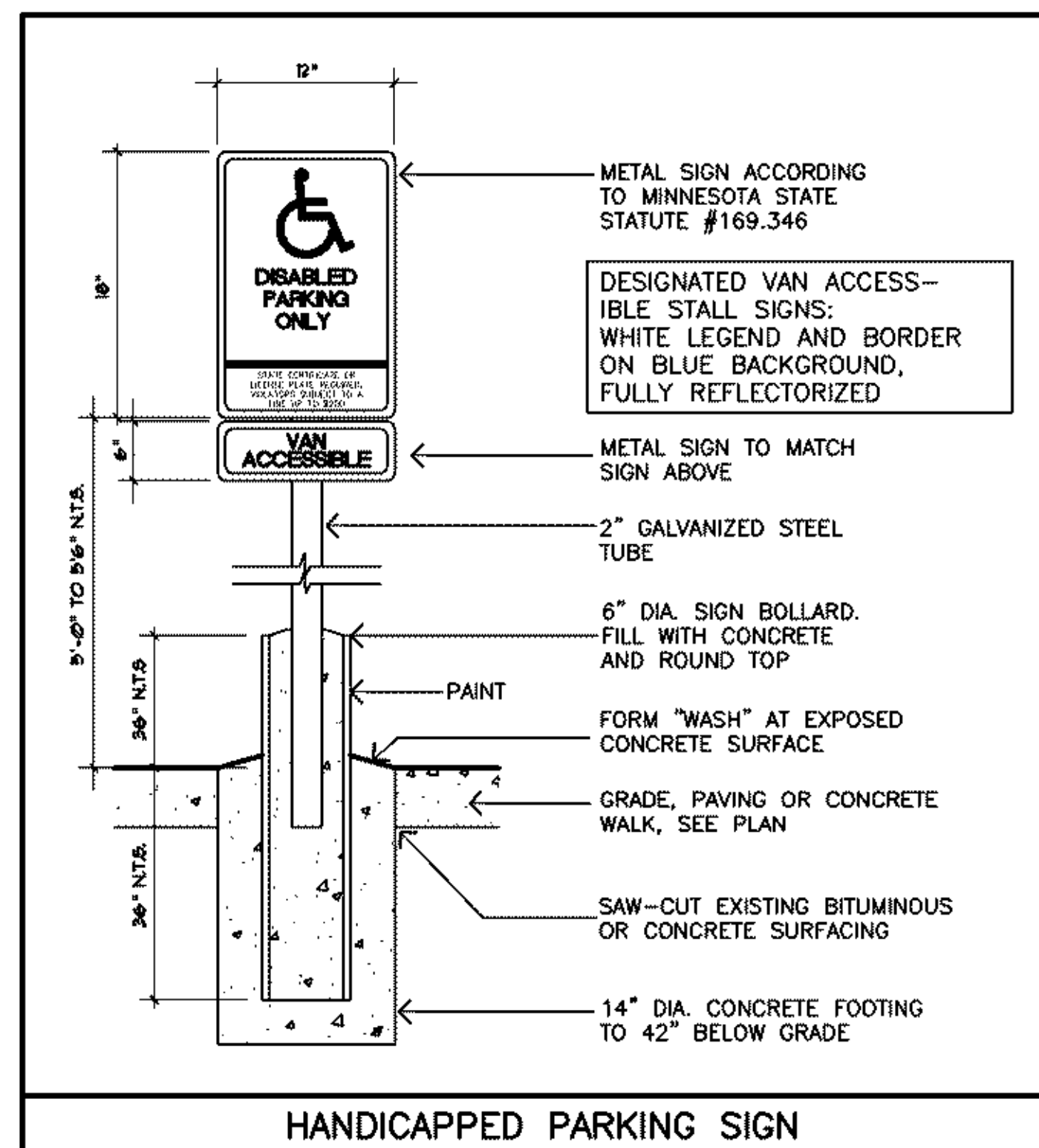
C1

1 of 4





6291ABC-13
GN Resound
8001 East Bloomington Freeway



PL2022-188
PL202200188

SITE GRADING:

1. Unless otherwise noted all proposed grades shown are finished grades. Finished grades at points between spot elevations or contours are determined by uniform slopes between the given grades. All proposed spot elevations shown at curblines are to bottom of curb (gutterline) unless otherwise indicated.
2. At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
3. Remove all unsuitable material (organic soils, uncontrolled fill, debris, and natural or artificial obstructions) in the zone from 1 m (3.28 feet) below the finished subgrade to finished subgrade in the proposed pavement areas.
4. Coordinate inspection and approval of all subgrades within the building and pavement areas with the Geotechnical Engineer. Coordinate inspection and approval of all fill materials prior to placement within the building and pavement areas with the Geotechnical Engineer. Use only uncontaminated fill material.
5. Conduct all grading operations in a manner that minimizes the potential for site erosion.
6. Protect existing trees during construction by installing temporary fence around them.
7. Choose equipment and work procedures that will not disturb the subgrade soils. Route construction traffic away from areas of pavements in order to minimize soil disturbance. If the construction equipment causes rutting or soil pumping, then switch to other types of equipment or methods. The Contractor is solely responsible for the proper selection of construction equipment in order to avoid disturbing soils at the site.

BENCHMARKS

- 1.) Top of top nut of fire hydrant on the north side of West 80 1/2 Street at Fremont Avenue South.
Elevation = 831.06 feet
- 2.) Top of top nut of fire hydrant 62± feet northwest of the northeast corner of the building.
Elevation = 833.46 feet



8001 EAST
BLOOMINGTON
FREEWAY

PARKING EXPANSION

BLOOMINGTON, MN

[illegible]

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Brian H. Mundstock
BRIAN H. MUNDSTOCK
DATE: 07/10/13 REG NO: 2346

INFORMATION:

PROJECT NO : 05-702

DRAWN BY: MW

CHECKED BY: MW

APPROVED BY: BHM

SCALE: _____ GRAPH: _____

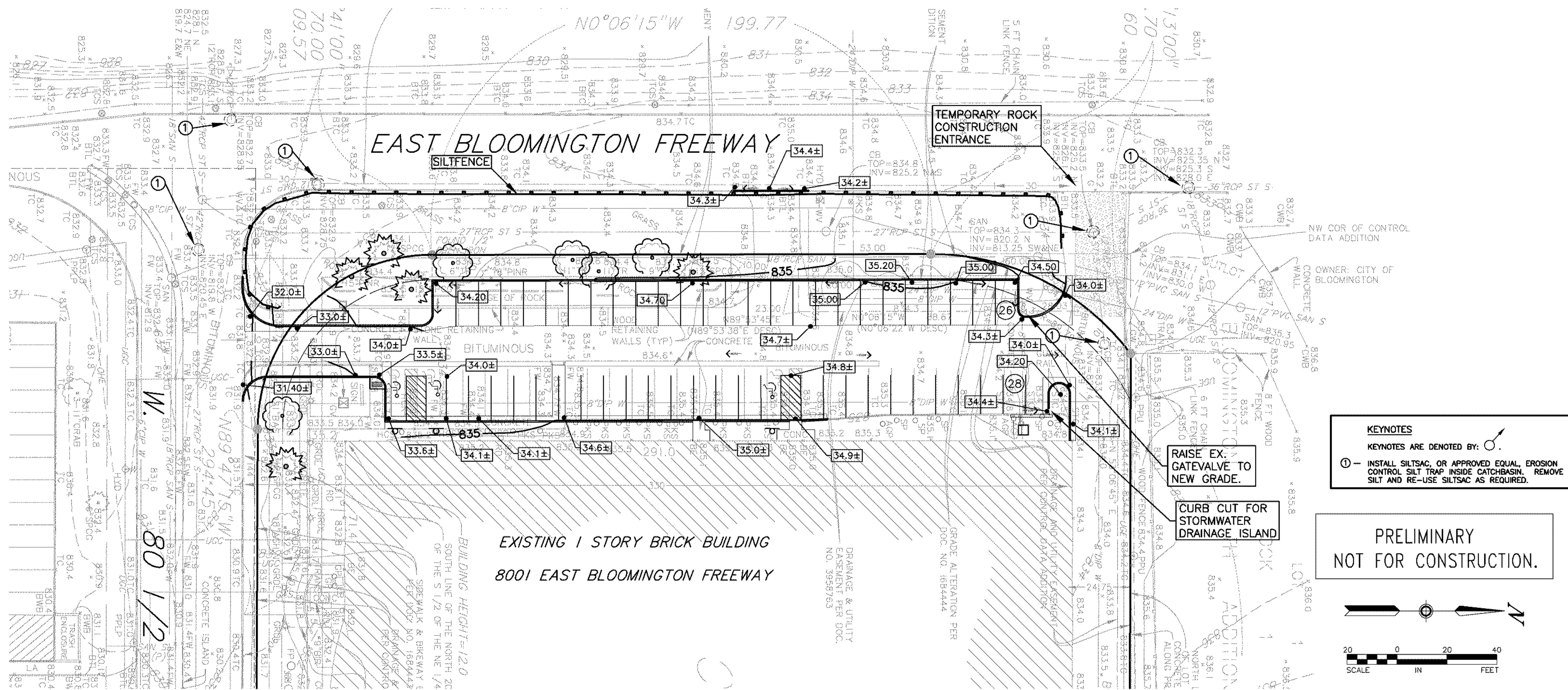
DESCRIPTION:

GRADING, DRAINAGE AND EROSION CONTROL PLAN

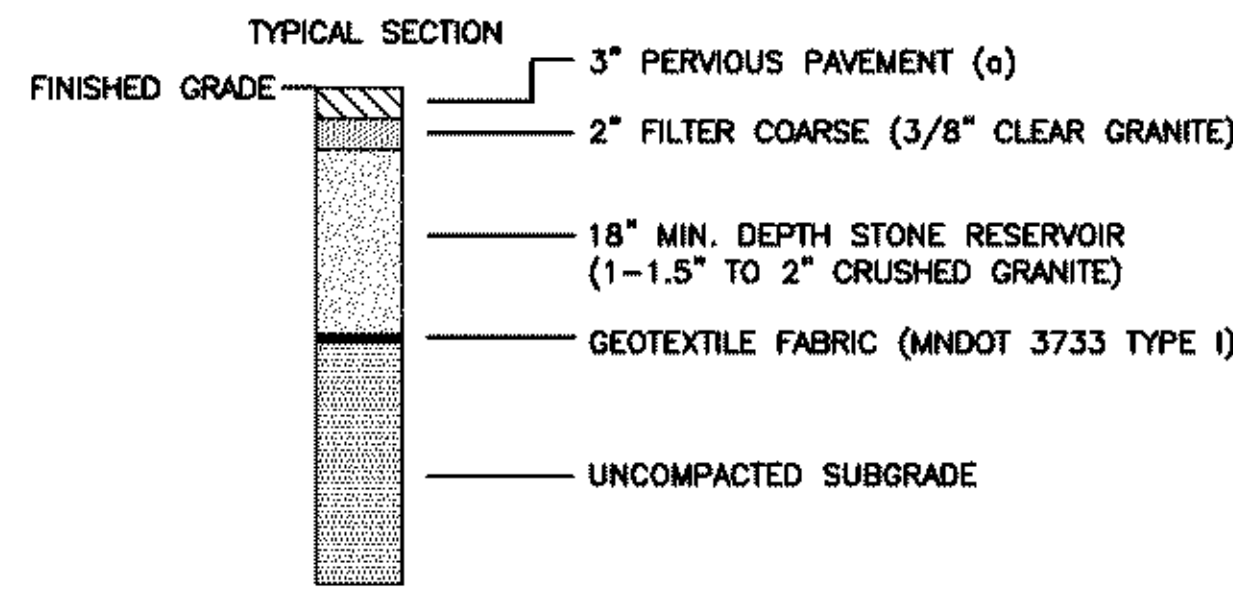
SHEET NO:

C3

3 of 4



NEW PERMEABLE PAVEMENT AREA



(a) The following gradation has proven effective in other permeable asphalt applications. Percent asphalt binder shall be between 5.75% and 6.0% by weight. The asphalt grade shall be PG 64-34.

US Standard Sieve Size	Percent Passing
1/2"	100
3/8"	95
#4	35
#8	15
#16	10
#30	2

PERMEABLE PAVEMENT, BITUMINOUS WEAR COURSE NOTES:

- The asphalt plant shall submit a mix design at least 48 hours prior to paving. Any significant deviations from the noted mix design shall be documented in an accompanying mix design report describing the added value or benefit for infiltration capacity, durability and/or performance of the permeable pavement.
- Weather conditions during paving shall be 50 deg F or above. The bituminous mixture shall be placed in one lift, at a temperature of 230-260 deg F. Compaction shall be accomplished by two passes of a ten ton roller. The pavement will be barricaded from all traffic a minimum of 24 hours after paving the permeable pavement mixture.
- The Contractor shall protect the permeable pavement system from sediment, contamination and over compaction during the entire construction process.

KEYNOTES:

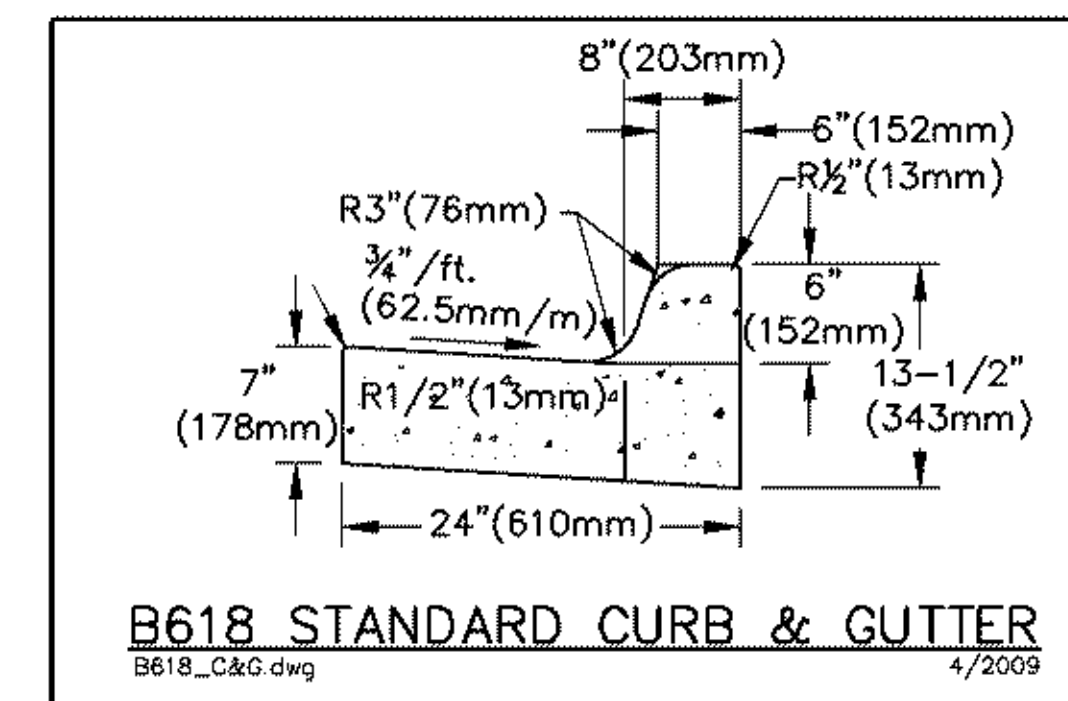
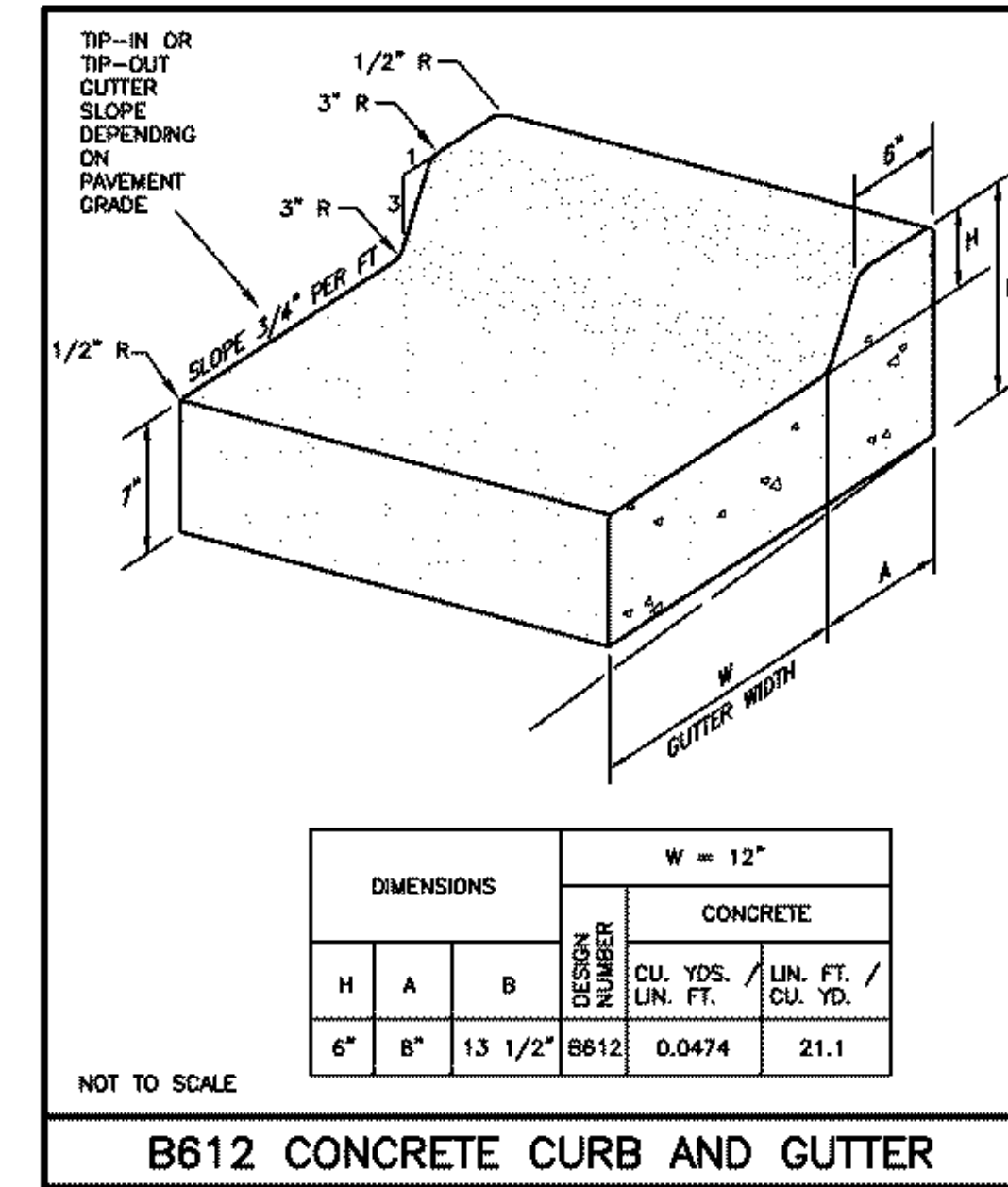
- HANDICAPPED ACCESSIBLE CURB CUT (TYPICAL)
- HANDICAPPED ACCESSIBLE PARKING SIGN AND STANDARD (TYP.) (SEE DETAIL)
- UNIVERSAL ACCESSIBILITY SYMBOL, PAINTED, 4 FT. HIGH (TYP.)
- 2% MAXIMUM SLOPE IN ALL DIRECTIONS AT HANDICAPPED PARKING AREA
- DIMINISH CURB

PERMEABLE PAVEMENT NOTES:

- The Contractor shall be familiar, or become familiar, with the unique construction logistics and scheduling required to provide a successful infiltration project. Every phase of construction shall PROTECT the permeable asphalt pavement system from excessive compaction, sediment and/or other contamination.
- Permeable Asphalt Pavement System**
 - Permeable Pavement, Bituminous Wearing Course (3") - An open graded pavement using typical asphalt binder and less fines in the aggregate structure.
 - Choker/Filter Course (2") - 3/8" clear crushed granite provides stability for paving equipment.
 - Stone Recharge Bed (18" min., 24" avg. depth) - 1-1/2" - 2" crushed granite provides reservoir to store up to 2" of runoff from the parking lot and surrounding drainage area.
 - Geotextile fabric - MNDOT Type V, non-woven soil separation to prevent subgrade from contaminating recharge bed.
 - Uncompacted subgrade - Existing granular soils and fill, see soils report.
- The existing driveway shall be maintained to provide a stable and clean access to the parking lot. Frequent housekeeping, such as maintaining a rock berm or sweeping may be required to prevent tracked material from washing into the parking lot.
- Excavation of the existing base and subgrade shall be by tracked equipment, minimizing compaction. Rubber tired equipment shall be restricted to the existing driveway, deep ripping and regarding to loosen compacted subgrade soils may be allowed, on approved by the Engineer. Placement of the Recharge aggregate shall be by lightweight tracked equipment only, until 18" minimum depth Recharge aggregate is achieved.
- Concrete curb and gutter shall be constructed prior to placing the Choker course to minimize mixing of the aggregates. Any on-site concrete truck washing shall be contained and disposed of properly. Any contamination of any aggregates must be removed and replaced at the Contractor's expense.
- After the curb is placed, a layer of geotextile fabric, approximately 2' wide shall protect the exposed Recharge aggregate prior to backfilling with bedding material. The choker course shall be placed to provide stability for the paving operation. Ruts shall be leveled as required. The pavement shall be protected from all traffic for 24 hours after paving.
- The Contractor shall immediately (within 4 hours) vacuum sweep the permeable pavement from any contaminated construction materials. All landscape restoration shall be performed off the permeable pavement, or use protective covering as approved by the Engineer. A final vacuum sweeping of the entire parking lot shall be performed after all restoration is completed. All sweeping is considered incidental.

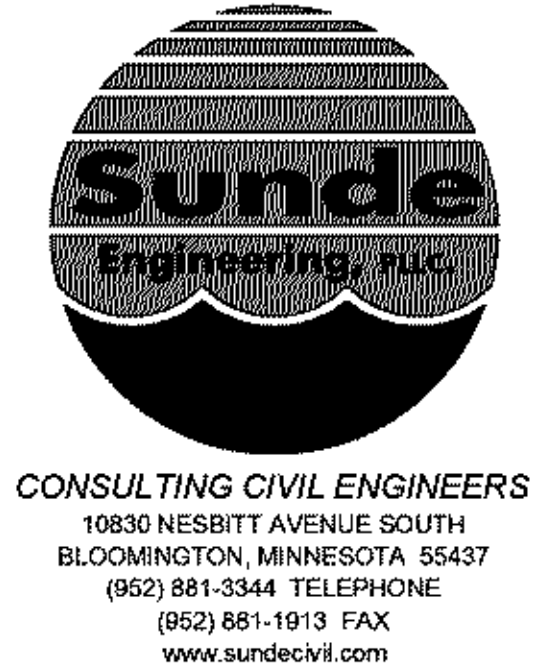
SITE NOTES:

- Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Sundel Land Surveying, LLC dated 01/15/09.
- Detectable warnings are required on all public and private ramps. Place the detectable warnings at the back of curb. The ADA required truncated dome area shall be 24 inches minimum in the direction of travel and shall extend the full width (4' wide typ.) of the curb ramp. The only acceptable texture for "detectable warnings" is truncated domes. All detectable warning surface installations shall be at minimum at least as non skid as the surrounding pedestrian surfaces. Detectable warnings are to consist of raised truncated domes with a diameter of nominal 0.9", a height of nominal 0.2", and a center-to-center spacing of nominal 2.35". The truncated dome area shall contrast visually with the adjacent walking surface. Use dark gray when the adjacent sidewalk is a light gray cement color. Use light gray when the adjacent sidewalk is a dark color. Install truncated domes and all related surfaces according to the manufacturers specifications. **Install Armor-Tile (www.armor-tile.com)** Cost in Place Truncated Dome Detectable Warning Surface Tile, or approved equal. Refer to ADA sections 4.7.7 and 4.29.2 for additional information.
- All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
- All dimensions are to face of curb (where applicable), edge of pavement, or exterior face of building, unless otherwise indicated.
- All curb radii shall be three (3) feet minimum unless otherwise noted.
- Designate all approved parking stalls with white 4 inch wide surface markings. Hatch handicapped access aisles with white 4 inch wide painted stripes 18 inches on center and at 45 degree angles to the stalls.
- White surface markings (letters and symbols) shall be in conformance with the Standard Alphabets for Highway Signs and Pavement Markings, FHWA (HTO-20).
- All new curb and gutter shall be type B612 installed in accordance with MNDOT Standard Spec. 2531 and MNDOT Standard Plate 7100G. Match gutter slopes to pavement cross-slopes.
- Typical full size 90° parking stalls are 9' x 18' (non-handicapped) unless otherwise indicated.
- Portland cement concrete for curb and gutter and sidewalk shall be 3900 psi minimum 28 days compressive strength with 5.5% air entraining. Concrete aggregates shall be free of organic impurities, chert, shale, or other deleterious substances.
- Preformed expansion joints using 0.5" thickness shall be placed at each end of curb radius, at intersections, and approximately every 200 feet.
- Contraction joints shall be spaced at 10 foot intervals in the curb and gutter.
- Construct 2" taper at the free end of all concrete curb and gutter sections.
- NO PARKING ON PUBLIC STREETS, CIRCULATION DRIVES, OR FIRE LANES. PREPARE ON-SITE CONSTRUCTION MANAGEMENT SPACE FOR EMPLOYEE PARKING, MATERIALS, EQUIPMENT, FIELD SHACK, AND OTHER CONSTRUCTION RELATED ITEMS. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY. ALL CONSTRUCTION RELATED LOADING, UNLOADING, AND STOCKPILING TO OCCUR ON-SITE AND OFF OF PUBLIC STREETS.**



SITE STALL COUNT

TOTAL EXISTING	422 STALLS
TOTAL PROPOSED	448 STALLS
TOTAL REQUIRED (PER CODE)	302 STALLS
HANDICAPPED SPACES REQUIRED	9 STALLS
HANDICAPPED SPACES PROVIDED	9 STALLS



8001 EAST BLOOMINGTON FREEWAY

PARKING EXPANSION

**PL2022-188
PL202200188**

BLOOMINGTON, MN

DATE REVISION

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Brian H. Mundstock
BRIAN H. MUNDSTOCK
DATE: 07/10/13 REG. NO.: 23468

INFORMATION:

PROJECT NO.: 05-702

DRAWN BY: MW

CHECKED BY: BHM

APPROVED BY: BHM

SCALE: GRAPHIC

DATE: 07/10/13

DESCRIPTION:

SITE LAYOUT AND DIMENSION PLAN

SHEET NO.

C2

PROJECT

PROJECT ADDRESS:
8001 Bloomington Freeway
Bloomington, Minnesota 55420

PL2022-188
PL202200188

GN Resound

PROJECT TEAM

TENANT:	MANAGEMENT:	PROJECT ARCHITECT / DESIGNER:	GENERAL CONTRACTOR:
GN Resound	GN RESOUND 8001 BLOOMINGTON FREEWAY BLOOMINGTON, MINNESOTA 55420	WJR, INC. 8175-B LEWIS ROAD GOLDEN VALLEY, MN 55427	DELLY CONSTRUCTION, INC. 3053 LYNDALE AVENUE SOUTH BLOOMINGTON, MN 55420
	CONTACT: BRUCE KNUTSON PHONE: 952-169-8147 CELL: 612-308-4609	CONTACT: REED ROBINSON PHONE: 763-398-0454 FAX: 763-398-0455	CONTACT: ANDY DELLY PHONE: 612-151-1489
	E-MAIL: BKNUTSON@GNRESOUND.COM	E-MAIL: RROBINSON@WJR.COM	E-MAIL: AJDELLY@DELLYCONSTRUCTION.COM

GENERAL NOTES

THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS. (SEE SCHEDULE OF DRAWINGS). THE GENERAL CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION WITH SUBCONTRACTORS BASED ON ALL CHANGES TO THE CONSTRUCTION PROGRAM AND THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION AND DOES NOT INCLUDE ANY HIDDEN OR UNFORESEEN CONDITIONS.

GENERAL CONTRACTOR SHALL KEEP ALL HANDBOOKS, PARAGRAPHS AND KEYS IN A MARKED ENVELOPE. THESE ENVELOPES SHALL BE TURNED OVER TO THE OWNER WITH THE CERTIFICATE OF OCCUPANCY. THE REQUIRED DOCUMENTS, PARAGRAPHS, GUARANTEES AND QUALITY CONTROL MANUALS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION.

IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. FAILURE TO NOTIFY IMMEDIATELY SHALL CAUSE THE TENANT'S CONTRACTOR TO BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

NO ALTERNATE SPECIFICATIONS WILL BE ALLOWED UNLESS APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION.

NOTIFICATION OF INTENT TO MAKE SUBSTITUTIONS MUST BE SUBMITTED WITH THE WORKING DRAFTS OF CONTRACT ALIENS.

ALL MATERIALS AND PRODUCTS USED SHALL MATCH BUILDING SPECIFICATIONS FOR BEST PRACTICES AS REQUIRED BY BUILDING MANAGEMENT.

REFER TO CONTRACTOR LANDLORD RESPONSIBILITY FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION.

GENERAL CONTRACTOR TO OBTAIN AND VERIFY ALL MATERIALS, METHODS AND PRACTICES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION.

GENERAL CONTRACTOR AND SUBCONTRACTORS WILL BE FULLY RESPONSIBLE FOR ANY WORK DONE AT THE DISCRETION OF THE ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION.

ALL MATERIALS AND PRODUCTS USED SHALL MATCH BUILDING SPECIFICATIONS FOR BEST PRACTICES AS REQUIRED BY BUILDING MANAGEMENT.

WORK WHICH CREATES EXCESSIVE NOISE OR DISRUPTION TO TENANTS SHALL BE PERFORMED DURING NON-BUSINESS HOURS ONLY. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT.

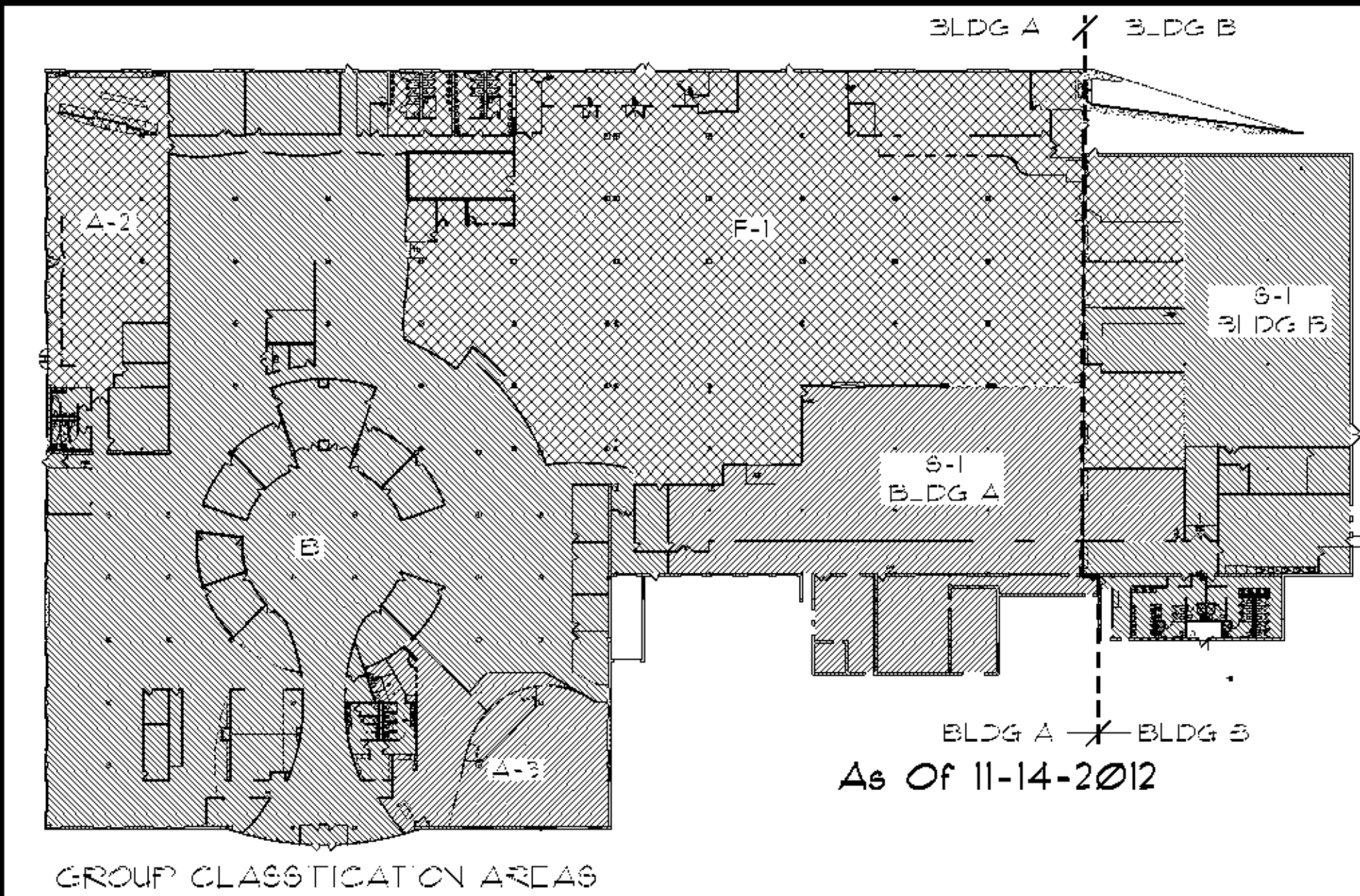
WORK SHALL BE DONE ON BUILD UNDER SEPARATE CONTRACT.

GENERAL CONTRACTOR SHALL HAVE COMPLETE MECHANICAL AND ELECTRICAL DRAWINGS COMPLETED AND SUBMITTED TO LOCAL AUTHORITIES FOR REQUIRED REVIEW. APPROVALS AND OTHERS SHALL BE REQUIRED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF NOISES, VIBRATIONS OR DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CONDITIONS, MATERIALS, METHODS OR CONSTRUCTION.

SEWAGE, INTERIOR AND EXTERIOR SEWAGE SHALL BE FURNISHED AND INSTALLED BY TENANT.

6 INDEX

FOI TITLE SHEET/CODE REVIEW
A1 DEMOLITION PLAN/CONSTRUCTION PLAN
A2 REFLECTED CLG PLANE/ELECTRICAL PLAN



CODE REVIEW

SOURCES:

INTERNATIONAL BUILDING CODE 2012 EDITION
MINNESOTA STATE BUILDING CODE 2015 EDITION
ICC/ANSI STANDARD A111-2003 EDITION
MINNESOTA STATE FIRE CODE 2015 EDITION

OCCUPANCY CLASSIFICATION:

GROUP A-2 - ASSEMBLY (BREAK ROOM)
GROUP A-3 - ASSEMBLY (TRAINING ROOM AND LOUNGE)
GROUP B - BUSINESS (GENERAL OFFICE AREA)
GROUP F-1 - FACTORY (GENERAL PRODUCTION AREA)
GROUP S-1 - STORAGE (WAREHOUSE AND PARTS)

FLOORS AND AREAS:

BUILDING HAS BEEN SPLIT INTO TWO AREAS. THE FIRST, BUILDING A, IS THE MAIN BODY OF THE BUILDING AND THE SECOND, BUILDING B, IS THE TWO STORY PORTION OF THE BUILDING. THE TWO PARTS ARE SPLIT WITH A TWO HOUR SEPARATION.

BUILDING A: TYPE I-B CONSTRUCTION - B OCCUPANCY
ALLOWABLE SQUARE FOOTAGE FROM TABLE 503 IS 23,000 SF.
USING ALLOWABLE AREA INCREASES FOR SEPARATION THREE SIDES (11x62') (14,299 SF) AND AREA INCREASE FOR SPRINKLER AT 302% (83,000 SF) WOULD CREATE AN ALLOWABLE SQUARE FOOTAGE OF 128,299 SF.
BUILDING A = 127,721 SF.

BUILDING B: TYPE I-B CONSTRUCTION - S-1 OCCUPANCY
ALLOWABLE SQUARE FOOTAGE FROM TABLE 503 IS 11,500 SF.
USING ALLOWABLE AREA INCREASES FOR SEPARATION THREE SIDES (11x62') (11,025 SF) AND AREA INCREASE FOR SPRINKLER AT 302% (35,000 SF) WOULD CREATE AN ALLOWABLE SQUARE FOOTAGE OF 83,325 SF.
BUILDING B = 8,104 SF.

REQUIRED SEPARATION OF OCCUPANCIES: (TABLE 502.4)

GROUP A-2 IS REQUIRED TO BE SEPARATED BY 1-HOUR IN A SPRINKLED BUILDING FROM THE ADJACENT GROUP B. THE SEPARATION EXISTS PRIOR TO THE REMODELING AND WILL NOT BE CHANGED IN THE REMODELING.
GROUP A-3 IS SEPARATED BY 1-HOUR FIRE BARRIER IN A SPRINKLED BUILDING FROM THE ADJACENT GROUP B.

OCCUPANT LOAD CALCULATION: (TABLE 1041.2)

GROUP A-2 - ASSEMBLY - 15 SF / OCC. 5030 SF DIVIDED BY 15 = 335 OCCUPANTS
GROUP A-3 - ASSEMBLY - 5 SF / OCC. 4351 SF DIVIDED BY 5 = 870 OCCUPANTS
GROUP B - BUSINESS - 100 SF / OCC. 44532 SF DIVIDED BY 100 = 445 OCCUPANTS
GROUP F-1 - FACTORY - 300 SF / OCC. 38074 SF DIVIDED BY 300 = 126 OCCUPANTS
GROUP S-1 - STORAGE - 300 SF / OCC. 1756 SF DIVIDED BY 300 = 6 OCCUPANTS - BUILDING A
GROUP S-1 - STORAGE - 300 SF / OCC. 14320 SF DIVIDED BY 300 = 48 OCCUPANTS - BUILDING B

EGRESS WIDTH: (SECTION 1005.5)

WITH SPRINKLED BUILDING FACTOR IS 0.5' / OCC.
TOTAL OCCUPANT LOAD IS 1491 OCC. X 0.5' = 745.5"
PROVIDED 336' OF EGRESS

COMMON PATH OF TRAVEL: (TABLE 1041.3)

COMMON PATH OF TRAVEL IS 120 FT WITH EXCEPTION 1 IN PARAGRAPH 1041.3. THERE IS NO PORTION OF BUILDING WHERE COMMON PATH OF TRAVEL IS GREATER THAN 120 FT.

EXIT AND EXIT ACCESS DOORWAYS: (TABLE 1015)

GROUP A-2 - ASSEMBLY - 335 OCCUPANTS - OVER 49 OCCUPANTS REQUIRES 2 EXITS - 2 EXITS PROVIDED
GROUP A-3 - ASSEMBLY - 870 OCCUPANTS - OVER 49 OCCUPANTS REQUIRES 2 EXITS - 4 EXITS PROVIDED
GROUP B - BUSINESS - 445 OCCUPANTS - OVER 49 OCCUPANTS REQUIRES 2 EXITS - 4 EXITS PROVIDED
GROUP F-1 - FACTORY - 38074 SF DIVIDED BY 100 = 381 OCCUPANTS REQUIRES 2 EXITS - 4 EXITS PROVIDED
GROUP S-1 - STORAGE - 15 OCCUPANTS - OVER 25 OCCUPANTS REQUIRES 2 EXITS - 2 EXITS PROVIDED - BUILDING A
GROUP S-1 - STORAGE - 23 OCCUPANTS - OVER 25 OCCUPANTS REQUIRES 2 EXITS - 2 EXITS PROVIDED - BUILDING B

EXIT ACCESS TRAVEL DISTANCE: (TABLE 106.2)

GROUP B - TRAVEL DISTANCE IS 300 FT
GROUPS A-2 AND A-3 - TRAVEL DISTANCE IS 250 FT
THERE IS NO AREA WITHIN THE GROUPS ABOVE THAT HAVE A TRAVEL DISTANCE LONGER THAN ALLOWED UNDER THE CODE. THIS IS BECAUSE THE PLACEMENT OF EXIT DOORS IS SUCH THAT THE DISTANCE TO THE EXIT IS LESS THAN ALLOWED.

TOILET FIXTURE REQUIREMENT

PLUMBING FIXTURES:	GOVERNING CODE:
PROVIDED BY ACCORDING TO TABLE 2502.1	2015 MN STATE BLDG CODE CHAPTER 29 - Plumbing Systems

GROUP	WATER CLOSET	LAVATORIES	FOUNTAINS	SERVICE SINK
GROUP A-2	1/15	1/15	1/200	1/500
GROUP A-3	1/15	1/15	1/200	1/500
GROUP B	1/25	1/50, 1/50	1/40 TO 50, 1/50	1/100
GROUP F-1	1/100	1/100	1/100	1/400
GROUP S-1	1/100	1/100	1/100	1/1000

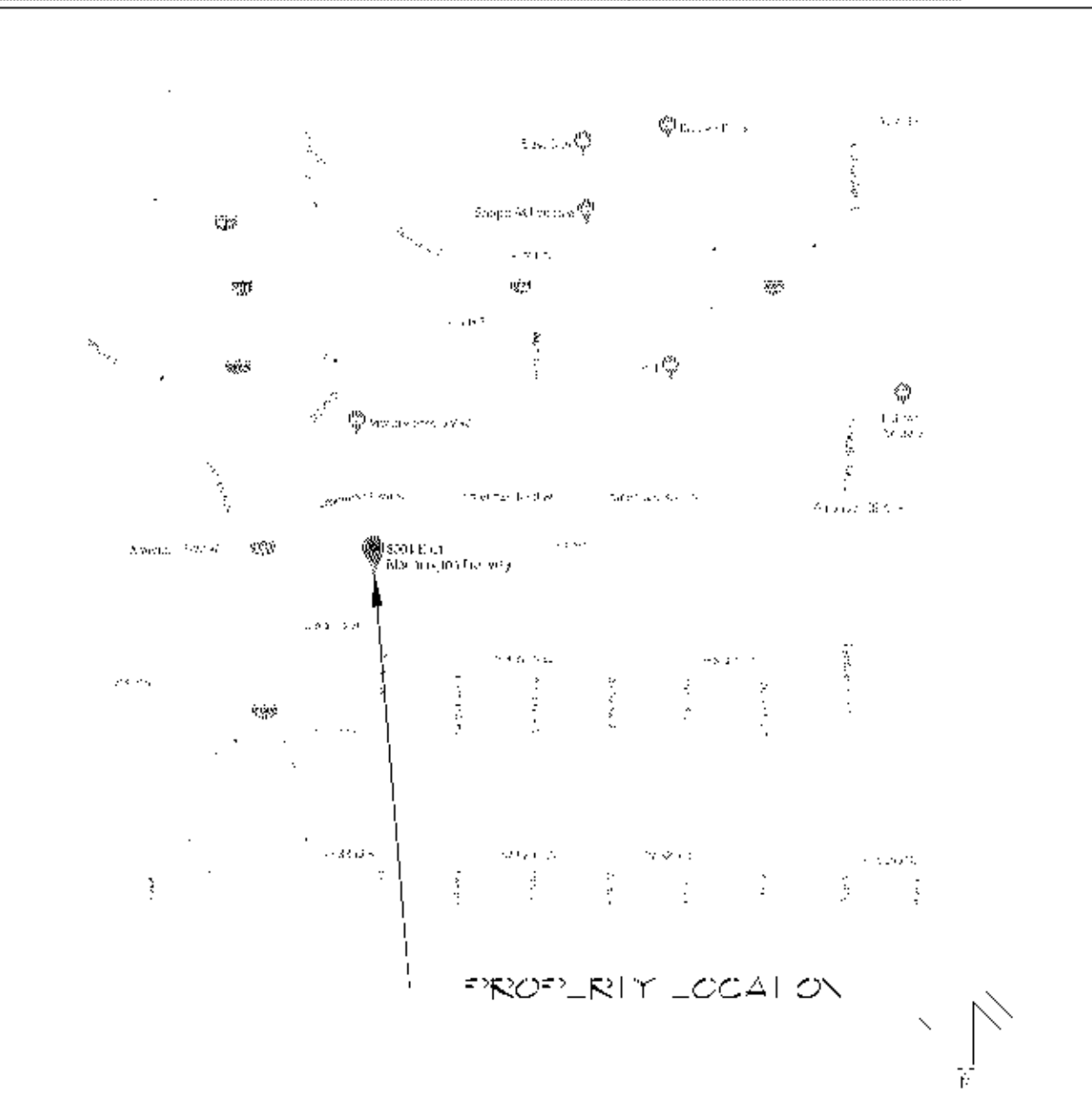
GROUP	OCC	WATER CLOSET	LAVATORIES	FOUNTAINS	SERVICE SINK
GROUP A-2	335	4.7	4.7	1.0	0.67
GROUP A-3	870	16	23	4.5	1.45
GROUP B	445	5.46	5.46	6.56	4.45
GROUP F-1	381	3.81	12	3.81	0.38
GROUP S-1	48	0.23	0.23	0.48	0.23
TOTAL REQ'D.	1523	14.30	3.96	1.54	1
TOTAL PROVIDED	34	26	44	6	3

ENERGY CODE

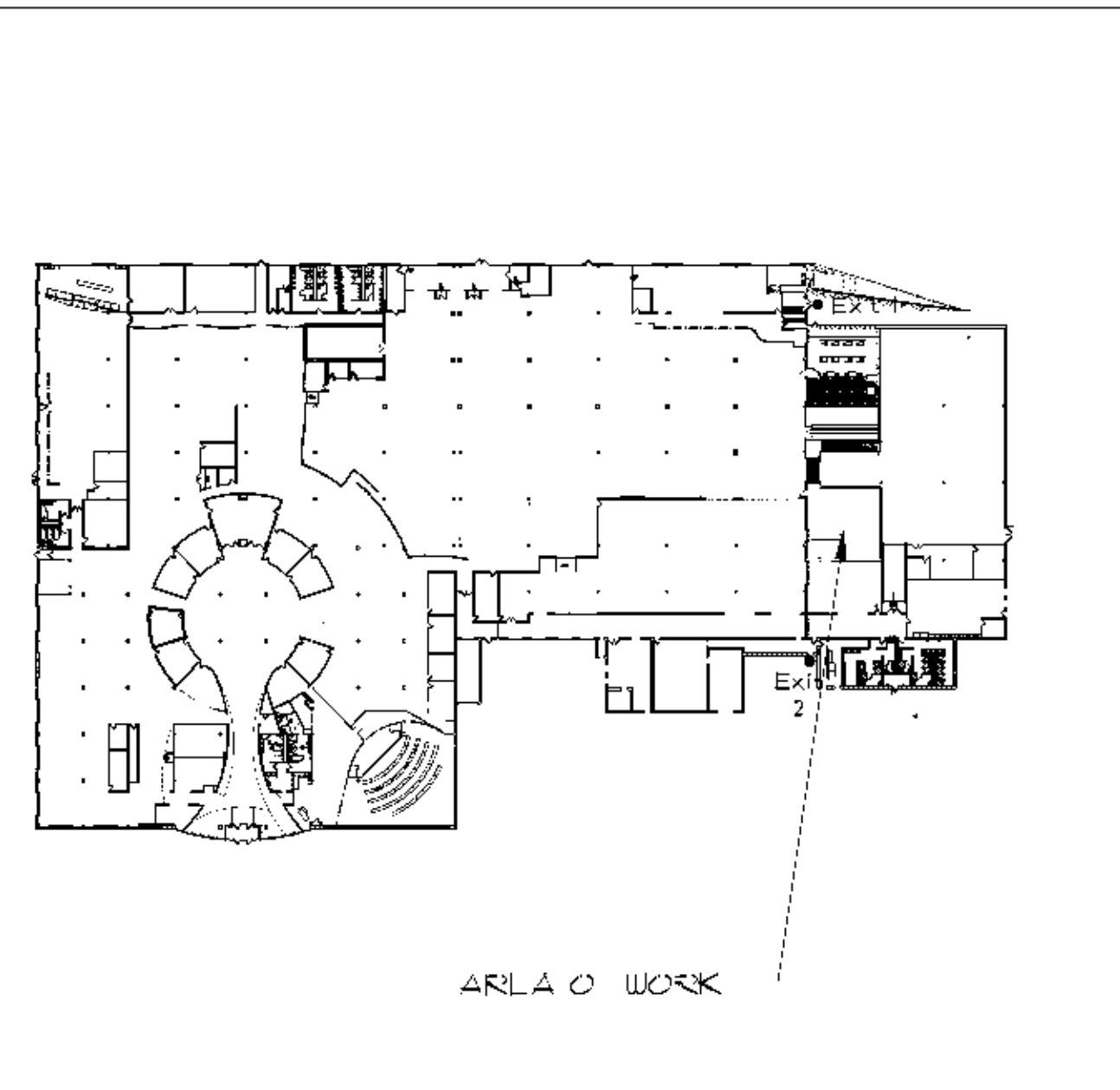
2015 MINNESOTA COMMERCIAL ENERGY CODE

PARAGRAPH 1325.000 - ADMINISTRATION FOR COMMERCIAL ENERGY CODE - SUBPARAGRAPH 3 - ADDITIONS, ALTERATIONS, REPAIRS OR REPAIRS - EXCEPT ONE, THE FOLLOWING CONDITIONS ARE NOT REQUIRED TO COMPLY WITH THIS CODE IF THE ENERGY USE OF THE BUILDING IS NOT INCREASED.
EXCEPTION 1 - ALTERATIONS THAT REPLACE LESS THAN 50% OF THE LUMINAIRES IN A SPACE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER. SEE SHEET A2 FOR CALCULATIONS.

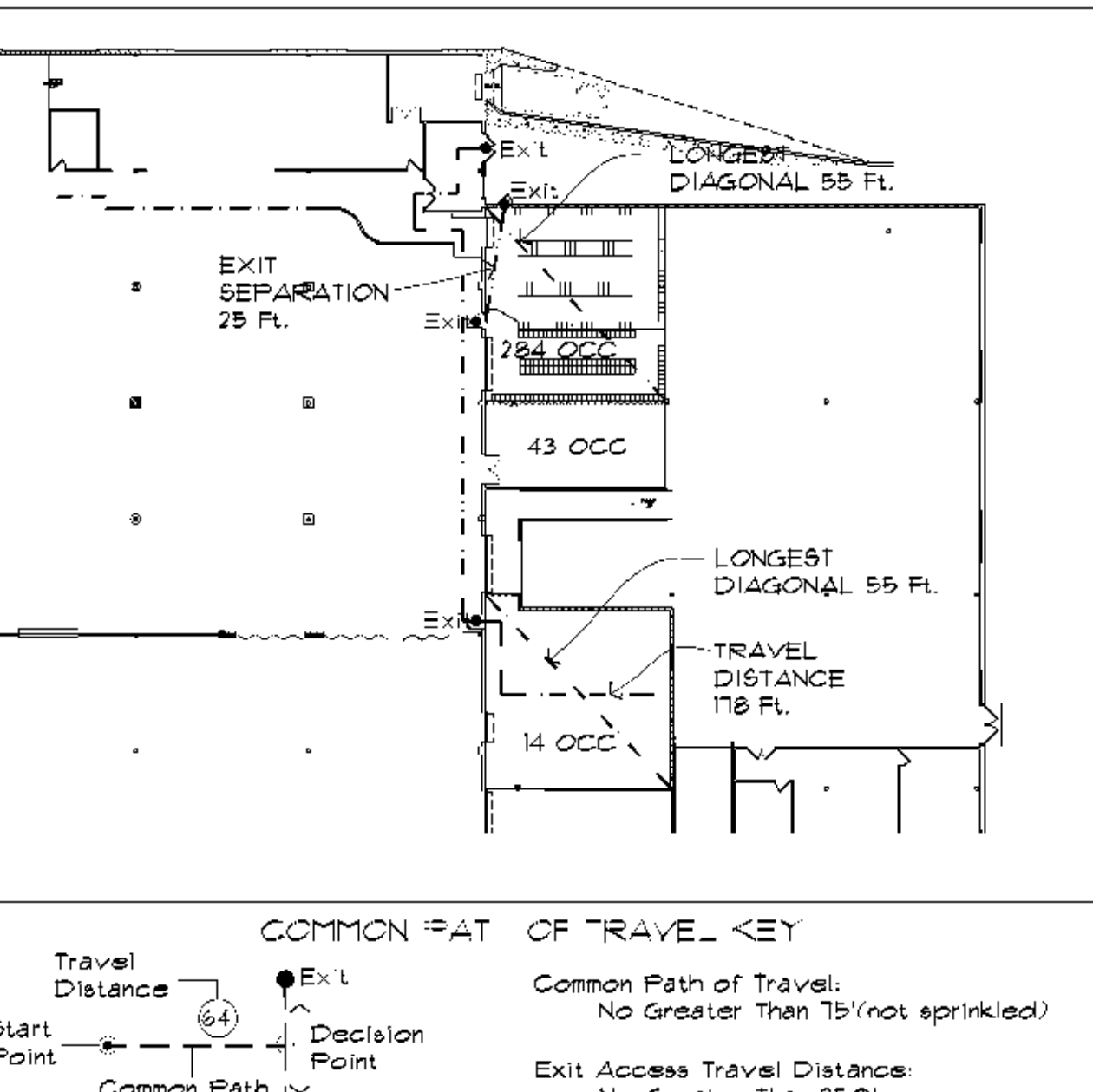
LOCATION MAP



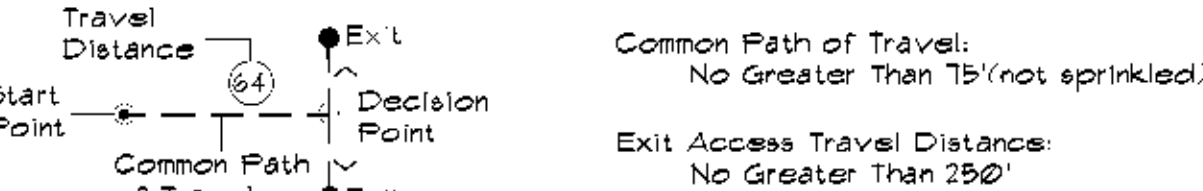
LOCATION PLAN



EXIT PLAN



COMMON PATH OF TRAVEL KEY



Winther+Johnson+Robinson
Architects+Designers

8175-B Lewis Road
Golden Valley, Minnesota 55427
Phone: 763.398.0152
Fax: 763.398.0455

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 architect under the laws of the State of Minnesota.

REED ROBINSON
ARCHITECT

Date: 07-12-18 Rev: No. 19166

GN RESOUND - LOCKER TRAINING SALVAGE
8001 Bloomington Freeway
Bloomington, MN 55420

Issues & Revisions

Origination Date: 04-10-18

Sheet Title:

TITLE SHEET
CODE REVIEW

Location:

8001 Bloomington Freeway
Bloomington, MN 55420

Project No.:

17-119-018

Scale:

As Noted

Approval:

RFR

T1



Winther-Johnson-Robinson
Architects-Designers

8158 Lewis Road
Golden Valley, Minnesota 55427
Phone: 763-398-0158
Fax: 763-398-0455

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 architect under the Laws of the State of Minnesota.

MEET: 10/15/2022
Date: 12/8/2022 Rev: No. 1, 19166

MECHANICAL GENERAL NOTES

- ALL MECHANICAL ENGINEERING SHALL BE PERFORMED BY MECHANICAL CONTRACTOR UNDER CONTRACT TO GENERAL CONTRACTOR.
- G.C. SHALL COORDINATE ALL OTHER WORK WITH HVAC WORK AS REQUIRED.
- PROVIDE/LOCATE/RELOCATE THERMOSTATS, FIRE ALARMS, STROBES, FIRE EXTINGUISHERS, ETC. AS REQUIRED BY LOCATION OF NEW PARTITIONS, CASEWORK AND TENANT'S FURNITURE.
- COORDINATE WITH ARCHITECT TO DETERMINE LOCATION OF DEVICES AND CONTROLS.
- ENGINEERING DRAWINGS SHALL DETERMINE ELECTRICAL/MECHANICAL SYSTEMS DESIGN. PROVIDE BAFFLED DAMPER OR TRANSFER PANELS AT ACOUSTIC PARTITIONS.

ELECTRICAL GENERAL NOTES:

- ELECTRICAL SHALL BE AS SHOWN ON DRAWINGS. ELECTRICAL CONTRACTOR SHALL OBTAIN RECEPTACLE AS NECESSARY TO MEET CODES AS WELL AS TO LIMIT RECEPTACLES ON CIRCUIT TO 6.

ELECTRICAL KEY NOTES:

- COORDINATE FLOOR BOXES WITH OWNER.
- PROVIDE 6 JUNCTION BOXES BELOW FLOOR WITH A 20 AMP CIRCUIT PER J-BOX. SPACE AT THIRD POINTS ALONG SHORT AXIS OF ROOM AND AT QUARTER POINTS ALONG LONG AXIS OF ROOM.
- PROVIDE 3 JUNCTION BOXES BELOW FLOOR WITH A 20 AMP CIRCUIT PER J-BOX. SPACE AT QUARTER POINTS ALONG SHORT AXIS OF ROOM AND AT QUARTER POINTS ALONG LONG AXIS OF ROOM.
- PROVIDE POWER AS NECESSARY FOR JACK SHAFT OPENER.
- PROVIDE POWER AS NECESSARY FOR ROLLING SHUTTER. CONNECT TO FIRE ALARM SYSTEM.

REFLECTED CEILING GENERAL NOTES:

- EXISTING LAY-IN CEILING SHALL REMAIN UNCHANGED UNLESS NOTED OTHERWISE.
- NEW LAY-IN CEILING WILL MATCH 2'X2' CEILING USED THROUGH-OUT PRODUCTION AREA.
- NEW LIGHTS TO BE LED 2'X4' FIXTURES BY LITONIA (BLT4-46L-ADP-217-EZ1-LP835 (38.34 WATTS/FIXTURE))
- EXISTING 2'X4' FIXTURES REMOVE BALLAST AND PROVIDE DRIVERS AND LED TUBES FOR LIGHT FIXTURES.
- ELECTRICAL CONTRACTOR RESPONSIBLE FOR ELECTRICAL DESIGN TO INCLUDE LIGHTING AND POWER. DESIGN SHALL MEET MN ELECTRICAL CODE AND MN ENERGY CODE.

REFLECTED CEILING KEY NOTES:

- CREATE OPENING IN CEILING OF 12" X WIDTH OF DOOR PLUS 6" EACH WAY.
- CREATE OPENING AROUND ROLLING GRILL HOUSING: ALLOW FOR ALL DOOR MECHANISMS.
- REPOSITION LIGHTS TO ACCOMMODATE THE NEW LAYOUT.
- REMOVE FIXTURE
- CEILING MOUNTED OCCUPANCY SENSOR CONTROLLING ROOM 103 LIGHTS.
- CEILING MOUNTED OCCUPANCY SENSOR CONTROLLING ROOM 104 LIGHTS.
- SOFFIT TO BE 1" BELOW HIGHEST LAY-IN CEILING.
- ALIGN FACE OF WALL WITH FACE OF SOFFIT.
- PROVIDE EXHAUST AND AIR CHANGES TO MEET MN MECHANICAL CODE FOR LOCKER ROOMS.
- PROVIDE AIR EXCHANGES AND EXHAUST AS NECESSARY TO CONTROL BODY ORDER THIS ROOM. VERIFY SOLUTION WITH OWNER PRIOR TO DESIGNING AIR EXCHANGES.
- ROTATE EXISTING LIGHTS THIS ROOM TO CONFORM WITH NEW LAYOUT. WIRE TO NEW SWITCH.
- NO WORK AT CEILING THIS AREA.
- SET CEILING AS HIGH AS POSSIBLE TO CLEAR RAISED SPRINKLER LINES AND STRUCTURES. SHOULD BE BETWEEN 7'-10" AND 8'-0" AFF.
- 3/8" GYP. BD. SOFFIT WITH BOTTOM OF SOFFIT 1" BELOW LAY-IN CEILING SYSTEM.
- FINISH HEADER TO MATCH SURROUNDING FINISHES.

FIRE PROTECTION

- ALL FIRE PROTECTION ENGINEERING SHALL BE PERFORMED BY LICENSED CONSULTANTS UNDER CONTRACT TO THE GENERAL CONTRACTOR.
- SPRINKLER HEADS SHALL BE CENTERED IN SUSPENDED CEILING TILE UNO. COORDINATE LOCATIONS IN DECORATIVE CEILINGS AND IN LOCATIONS WHERE DECORATIVE FIXTURES ARE SCHEDULED WITH ARCHITECT.
- SPRINKLER HEADS SHALL MATCH BUILDING STANDARD HEADS IN AREA OF CONSTRUCTION.
- FLUSH COVERED HEADS SHALL BE INSTALLED IN GYPSUM BOARD SOFFITS.

1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



2 ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



REFLECTED CEILING SYMBOLS LEGEND

LAY-IN FIXTURES	RECESSED FIXTURES	SYMBOL INDICATORS
2' X 2' 2' X 4'	RECESSED DOWNLIGHT	FIXTURE TYPE INDICATOR
Existing LOCATION	RECESSED WALL WASH / ADJUSTABLE	SWITCH INDICATOR
New LOCATION	GENERAL SYMBOLS	SWITCH
New FIXTURE	KEYED NOTE	FIXTURE CONTROLLED BY SWITCH
	ROOM NUMBER	DIMMER SWITCH
	EXHAUST FAN	NIGHT LIGHT
	CEILING SPEAKER	EXISTING TO REMAIN
	EXIT SIGN	OCCUPANCY SENSOR
	EXIT SIGN WITH EMERGENCY LIGHTS	VACANCY SENSOR
	EMERGENCY LIGHTS	3 WAY SWITCH
	OCCUPANCY SENSOR - CEILING	4 WAY SWITCH
	VACANCY SENSOR - CEILING	FLOOR BOX
	SPRINKLER	

MN ENERGY CODE INTERIOR LIGHTING COMPLIANCE CALCULATIONS:

EXISTING FIXTURE SCHEDULE

NUMBER	FIXTURE TYPE	LAMP TYPE	CALCULATION	QUANTITY	WATTS USED	MANUFACTURER / CATALOG NO
1	2' X 4' FLUORESCENT	9 T5 LAMP'S 32 WTS/LAMP	32 X 2 = 64 WTS / FIX	44	64 WTS X 44 FIX = 2,816 WATTS	
2						
3						
4						
					TOTAL WATTS = 2,816 WATTS	

EXISTING INTERIOR LIGHTING POWER TOTAL
2,816 WATTS / 3,609 S.F. = 0.77 WATTS PER S.F.

PROPOSED FIXTURE SCHEDULE

NUMBER	FIXTURE TYPE	LAMP TYPE	CALCULATION	QUANTITY	WATTS USED	MANUFACTURER / CATALOG NO
1	2' X 4' DIRECT/INDIRECT CONVERTED TO LED	LED 18 WTS/LAMP	18 X 2 = 36 WTS / FIX	96	36 WTS X 96 FIX = 3,456 WATTS	
2	2' X 4' DIRECT/INDIRECT CONVERTED TO LED	LED 18 WTS / LAMP	18 X 2 = 36 WTS / FIX	15	36 WTS X 15 FIX = 540 WATTS	
3	2' X 4' DIRECT/INDIRECT LED	LED	38.34 WTS / FIX	20	38.34 WTS X 20 FIX = 766.8 WATTS	LITONIA (38.34 WATTS PER FIXTURE) 9BLT4-46L-ADP-217-EZ1-LP835
4						
					TOTAL WATTS = 4,762.8 WATTS	

PROPOSED INTERIOR LIGHTING POWER TOTAL
4,762.8 WATTS / 3,609 S.F. = 1.32 WATTS PER S.F.

GN RESOUND - LOCKER TRAINING SALVAGE
8001 Bloomington Freeway
Bloomington, MN 55420

Issues & Revisions

Revision Date: 04-10-18

Spec. Title

REFLECTED CEILING & ELECTRICAL PLANS

Location:
8001 Bloomington Freeway
Bloomington, MN 55420

Project No.: 17-119-018
Scale: As Noted
Drawn By: RWC, KNL
Approved:

A2

CONSTRUCTION KEY NOTES:

1. DELIVERY VEHICLES ARRIVE FROM JES (LEFT) DRIVING EAST ALONG NORTH ACCESS ROAD. ONCE VEHICLE IS BEYOND SERVICE ENTRANCE VEHICLE BACKS INTO DELIVERY STALL. ONCE DELIVERY VEHICLE IS COMPLETED WITH DELIVERY THEY PROCEED TO THE EAST AND LEAVE SITE ON DUPONT AVE. SO. NO IMPACT TO PARKING OR REDUCTION OF PARKING STALLS.

**PL2022-188
PL202200188**

- LEGEND**
- (A) Denotes Abstract
 - AGP Denotes above ground pipe
 - BE Denotes building entrance
 - BTCL Denotes top of bituminous curb
 - BT Denotes beaver tail curb
 - BWB Denotes brick wall base
 - CB Denotes catch basin
 - CBX Denotes communications box
 - CC Denotes curb cut
 - CIP Denotes cast iron pipe
 - CWB Denotes concrete wall base
 - CWT Denotes concrete wall top
 - DO Denotes drain grate
 - DIP Denotes ductile iron pipe
 - FR Denotes flag
 - FW Denotes face of walk
 - G Denotes gutter
 - GP Denotes guard post
 - GRDL Denotes ground light
 - GW Denotes guy wire
 - HCR Denotes handicap ramp
 - HCS Denotes handicap sign
 - HYD Denotes fire hydrant
 - INV Denotes invert elevation
 - KWB Denotes keystone wall base
 - LA Denotes landscaping
 - LD Denotes loading dock
 - LP Denotes light pole
 - OD Denotes overhead door
 - OHE Denotes overhead electric line
 - OHC Denotes overhead communications line
 - OHU Denotes overhead utility line
 - OPC Denotes outdoor power center
 - (P) Denotes per plan/not field verified
 - PKS Denotes parking sign
 - PP Denotes power pole
 - PPPL Denotes power and light pole
 - PVC Denotes power pole with underground utility
 - PVC Denotes polyvinyl chloride pipe
 - RCP Denotes reinforced concrete pipe
 - RD Denotes roof drain
 - SAN Denotes sanitary manhole
 - SAN S Denotes sanitary sewer line
 - SM Denotes storm manhole
 - SP Denotes sign post
 - ST S Denotes storm sewer line
 - STC Denotes top of surmountable curb
 - (T) Denotes Torrens
 - TC Denotes top of concrete curb
 - TCS Denotes traffic control sign
 - TRANS Denotes transformer
 - UDC Denotes underground communications line
 - UGE Denotes underground electric line
 - W Denotes water line
 - WV Denotes water valve
 - WVB Denotes wood wall base
 - BAS Denotes Basswood tree
 - BIR Denotes Birch tree
 - CRAB Denotes Crabapple tree
 - LOC Denotes Locust tree
 - MPL Denotes Maple tree
 - PINR Denotes Red Pine tree
 - PINS Denotes Scotch Pine tree
 - PINW Denotes White Pine tree
 - POP Denotes Poplar tree
 - RO Denotes Russian Olive tree
 - SHB Denotes shrub
 - SPBH Denotes Black Hills Spruce tree
 - SPCB Denotes Colorado Blue Spruce tree
 - SPCC Denotes Colorado Green Spruce tree
 - TR Denotes deciduous tree
 - Denotes iron monument found, marked with RLS No. 9612, unless otherwise noted
 - Denotes iron monument set, marked with FLS No. 17256

NOTES

DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title Certificate Number 1171433)

Lot 1, Block 1, Control Data Addition.

Subject to drainage and utility easements as shown on plot of Prairie Village 3rd Addition.

Subject to minerals and mineral rights reserved by the State of Minnesota.

Together with an exclusive easement, 36 feet in width, created by Doc. No. 896173, for ingress and egress, over and across those parts of the South 12.75 feet of the East 1419 feet of the North Half of the Northeast Quarter and the North 23.25 feet of the East 1419 feet of the South Half of the Northeast Quarter, which lie West of the Southerly extension of the West line of Dupont Avenue South, all in Section 4, Township 27, Range 24; (Now as to above land, except that part thereof embraced within the plot of Prairie Village 3rd Addition)

Subject to drainage and utility easements as shown on plot;

Subject to Party Wall Agreements as contained in CR Book 2620 of Deeds, Page 563, as Doc. No. 3695086 and in Doc. No. 3807279; (Now as to above land, except that part thereof embraced within the plot of Prairie Village 3rd Addition)

Subject to an easement in favor of Northern States Power Company contained in CR Book 2603 of Deeds, page 179, Doc. No. 3675962, over those portions of above described premises described as follows: The South 10 feet of the West 365 feet and a 10-foot strip of land being 5 feet on each side of the following described centerline: Commencing at the Southwest corner of above described premises; thence Easterly along the South line of said premises, a distance of 144 feet; thence deflecting to the left at an angle of 90 degrees, a distance of 35 feet and there terminating; (Now as to above land, except that part thereof embraced within the plot of Prairie Village 3rd Addition)

Subject to a limitation on the right of access to Interstate Highway No. 35W as contained in instrument recorded in CR Book 2186 of Deeds, page 393, as Doc. No. 3144585; (Now as to above land except that part thereof embraced within the plot of Prairie Village 3rd Addition)

- Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 80664606 & 80664607. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- Property subject to the rights of GN ReSound Corporation as tenant under an unrecorded lease, as limited and subordinated pursuant to the terms and conditions of that certain Subordination and Non-Disturbance Agreement dated June 29, 2001.
- Property subject to a reservation of any minerals and mineral rights by the State of Minnesota.
- Property subject to a limitation on the right of access to Interstate Highway No. 35W, as well as the right to construct and maintain temporary snow fences as contained in an instrument recorded in Book 2186 of Deeds, page 393, as Document No. 3144585 office of the Hennepin County Recorder. (Now as to Lot 1 except that part thereof embraced within the plot of Prairie Village 3rd Addition)
- Property subject to the right to construct and maintain snow fence easements as evidenced by that certain Quit Claim Deed (Easement) dated May 31, 2000, filed August 8, 2000, as Document No. 3303673.
- Property subject to terms and conditions of that certain Variance filed February 2, 2001, as Document No. 3356770.
- This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- Area = 336,602 square feet or 7.773 acres
- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information website. Ownership information is subject to revision upon receipt of a title search by a title insurance company.

- 11.) Zoning shown hereon is per zoning letter dated October 26, 2005, as supplied.
- Zoning and setback information as provided by the Planning Department of the City of Bloomington:
- The subject property is zoned I-3 (General Industrial District) and R-1 (Single Family Residential District).
- The setbacks for zone I-3 are:
- Building: Front = 25 feet per resolution No. 2001-4, Doc. No. 3356770
Side = 10 feet
Rear = 25 feet
Side/Rear adjoining street = 35 feet
- Parking: Front = 20 feet
Rear/Side = None
- Parking requirement: Office: 5 spaces per 1000 sq. ft.
Warehouse: 1 space per 800 sq. ft.
Production: 1 space per 800 sq. ft. or 1 space per employee plus 1 space for each vehicle used in conduct of the enterprise, whichever is greater.
- Density requirement: There are no (FAR) density requirements for properties zoned I-3.
- Height requirement: Maximum height of any building or structure is 3 stories/40 feet if the building is 31-300 feet from the property lines of any protected residential property.
- The setbacks for zone R-1 are:
- Building: Front = 30 feet
Side = 10 feet
Side adjoining street = 30 feet
Rear = 30 feet
- Parking: Street = 20 feet
Interior lot line = 10 feet
- Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation.
- 12.) Survey coordinate & bearing basis: Hennepin County coordinates
- 13.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

BENCHMARKS

- Top of top nut of fire hydrant on the north side of West 80 1/2 Street at Fremont Avenue South.
Elevation = 831.06 feet
- Top of top nut of fire hydrant 62± feet northwest of the northeast corner of the building.
Elevation = 833.46 feet

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 15th day of January, 2009
SUNDE LAND SURVEYING, LLC.

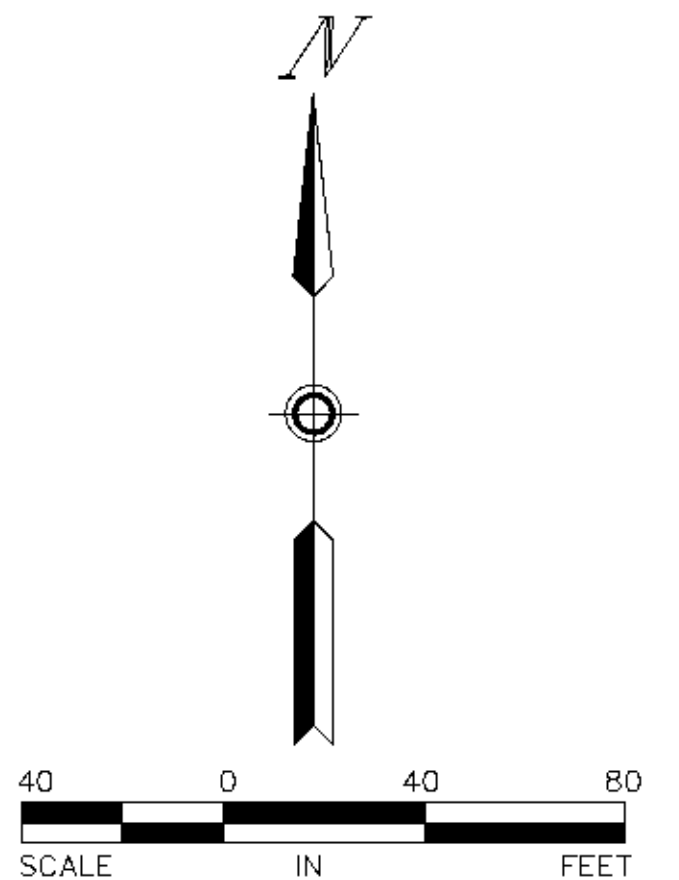
By: Scott J. Soukup, P.L.S. Minn. Lic. No. 17256

Floor elevations	SMT	01/22/2009
Update	SMT	01/15/2009
Revised	By	Date
Original dated 5/01/1998		

Drawing title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
and UTILITY SURVEY FOR:
Bentley Forbes - GRMN, LLC
8001 EAST BLOOMINGTON FREEWAY**

SUNDE LAND SURVEYING
Main Office: 8001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3420
952-881-2455 (Fax: 952-888-9526)
North Office: Brooklyn Park, Minn. 763-784-9346

Project: 82-198-BF2	By/Dg: 749/28	Date:
Township: 27	Range: 24	Section: 4
File: 82188BF2001R.dwg		Sheet: 1 of 1



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens	Tag	
	3	A	SINGLE	1.000	MCGRW GLEON-AF-02-LED-E1-T4FT-BZ-WM WALL MOUNTED @ VARIOUS	113	12252		
	2	B	BACK-BACK	1.000	MCGRW GLEON-AF-04-LED-E1-5MQ-SA-BZ ON 25FT POLE 3FT BASE	450	25224		
	1	B1	SINGLE	1.000	MCGRW GLEON-AF-04-LED-E1-SL3-BZ ON 25FT POLE 3FT BASE	225	24013		
	14	BOL	SINGLE	1.000	FC LIGHTING FCB740-VOLT-LED-4K-1200LED-BZ	22	934		
	1	C	SINGLE	1.000	MCGRW GLEON-AF-06-LED-E1-5MQ-BZ ON 25FT POLE 3FT BASE	333	37400		
	1	E	SINGLE	1.000	MCGRW GLEON-AF-03-LED-E1-SL4-BZ ON NEW 25FT POLE 3FT BASE	166	17268		
	1	F	BACK-BACK	1.000	MCGRW GLEON-AF-04-LED-E1-T4FT-BZ ON 25FT POLE 3FT BASE	450	24156		
	1	G	SINGLE	1.000	MCGRW GLEON-AF-06-LED-E1-T4FT-BZ ON EXISTING 25' POLE 3' BASE	333	35815		
	1	H	SINGLE	1.000	MCGRW GLEON-AF-03-LED-E1-T3-WM-BZ @ 23FT	166	18176		
	1	I	BACK-BACK	1.000	MCGRW GLEON-AF-02-LED-E1-5NQ-BZ ON NEW 25FT POLE 3FT BASE	226	12563		
	1	J	BACK-BACK	1.000	MCGRW GLEON-AF-06-LED-E1-5WQ-BZ 25FT POLE 3FT BASE	666	37499		
	1	K	SINGLE	1.000	MCGRW GLEON-AF-07-LED-E1-5WQ-BZ ON 25' POLE 3' BASE	391	44347		
	1	M	BACK-BACK	1.000	MCGRW GLEON-AF-02-LED-E1-5MQ-BZ ON NEW 25FT POLE 3FT BASE	226	12794		
	1	N	SINGLE	1.000	MCGRW GLEON-AF-07-LED-E1-T4FT-800 ON 25FT POLE 3FT BASE	295	34221		
	3	T	SINGLE	1.000	COOPER LIGHTING GLEON-AA-05-LED-E1-T4-BZ ON 25' POLE WITH 3' BASE	257	19093	EXISTING	
	11	WW	SINGLE	1.000	LUMARK XTOR2B @ 16FT	18.2	2135		
	11	WW1	SINGLE	1.000	LUMARK XTOR4B @ 16FT	37.7	4269		
	11	W	SINGLE	1.000	COOPER LIGHTING XTOR3A @ 8'	29.7	2649	EXISTING	

LIGHTING PLAN

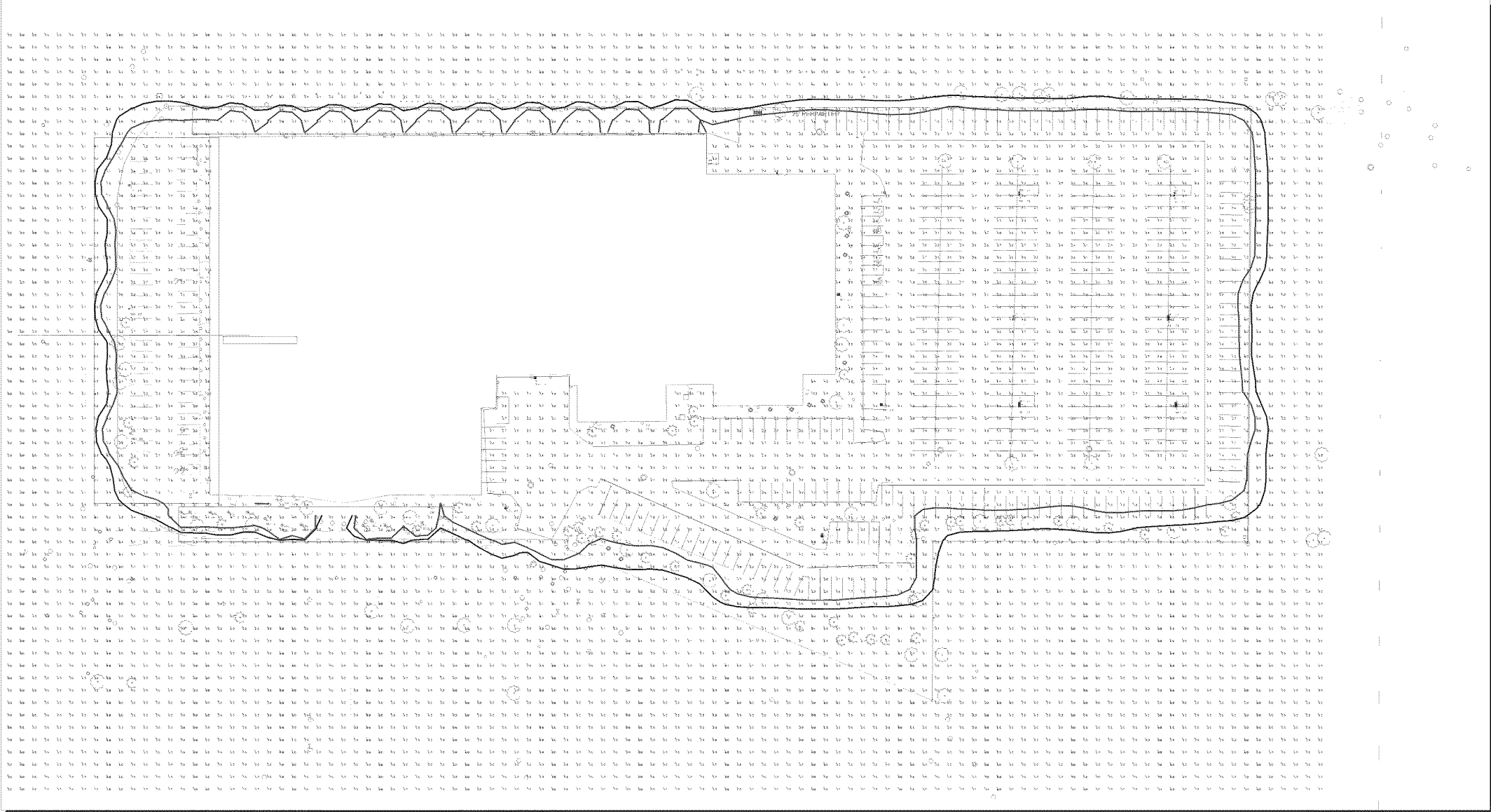
APPROVED

No changes in fixture or location
without a revised plan review.

04/26/2017
lpeace

Required light level inspection completed on the 1st or 3rd Monday of each month, weather permitting. Please call 952-563-8920 to schedule the required inspection.

Calculation Summary				
Label	CalcType	Units	Avg	Max
SITE CALC	Illuminance	Fc	1.16	19.4
25 PERMETER	Illuminance	Fc	1.63	4.0
DRIVE LANE N	Illuminance	Fc	1.75	6.5
INNER LOT	Illuminance	Fc	3.46	8.9
			Min	Max
			0.0	0.0
			0.7	2.61
			0.4	4.38
			1.8	1.92
				16.25
				4.94



Plan View
Scale: 1 inch= 50 Ft.

REVIEWED BY -
SANDY ANDERSON, LC
APRIL 24, 2017

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.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments
Revisions		

Drawn By: JLL
Checked By: SANDY ANDERSON LC
Date: 4/24/2017

Scale: AS NOTED

GN RESOUND INITIAL

BLOOMINGTON, MN

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens	Tag	
	3	A	SINGLE	1.000	MCGRAW GLEON-AF-02-LED-E1-T4FT-BZ-WM WALL MOUNTED @ VARIOUS	113	12252		
	2	B	BACK-BACK	1.000	MCGRAW GLEON-AF-04-LED-E1-5MO-SA-BZ ON 25FT POLE 3FT BASE	450	25224		
	1	B1	SINGLE	1.000	MCGRAW GLEON-AF-04-LED-E1-SL3-BZ ON 25FT POLE 3FT BASE	225	24013		
	14	BOL	SINGLE	1.000	FC LIGHTING FCB740-VOLT-LED-4K-1200LED-BZ	22	934		
	1	C	SINGLE	1.000	MCGRAW GLEON-AF-06-LED-E1-5MO-BZ ON 25FT POLE 3FT BASE	333	37400		
	1	E	SINGLE	1.000	MCGRAW GLEON-AF-03-LED-E1-SL4-BZ ON NEW 25FT POLE 3FT BASE	166	17268		
	1	F	BACK-BACK	1.000	MCGRAW GLEON-AF-04-LED-E1-T4FT-BZ ON 25FT POLE 3FT BASE	450	24156		
	1	G	SINGLE	1.000	MCGRAW GLEON-AF-06-LED-E1-T4FT-BZ ON EXISTING 25' POLE 3' BASE	333	35815		
	1	H	SINGLE	1.000	MCGRAW GLEON-AF-03-LED-E1-T3-WM-BZ @ 23FT	166	18176		
	1	I	BACK-BACK	1.000	MCGRAW GLEON-AF-02-LED-E1-SNQ-BZ ON NEW 25FT POLE 3FT BASE	226	12563		
	1	J	BACK-BACK	1.000	MCGRAW GLEON-AF-06-LED-E1-SWO-BZ 25FT POLE 3FT BASE	666	37499		
	1	K	SINGLE	1.000	MCGRAW GLEON-AF-07-LED-E1-SWO-BZ ON 25' POLE 3' BASE	391	44347		
	1	M	BACK-BACK	1.000	MCGRAW GLEON-AF-02-LED-E1-5MO-BZ ON NEW 25FT POLE 3FT BASE	226	12794		
	1	N	SINGLE	1.000	MCGRAW GLEON-AF-07-LED-E1-T4FT-800 ON 25FT POLE 3FT BASE	295	34221		
	3	T	SINGLE	1.000	COOPER LIGHTING GLEON-AA-05-LED-E1-T4-BZ- ON 25' POLE WITH 3' BASE	257	19093		EXISTING
	11	WW	SINGLE	1.000	LUMARK XTOR2B @ 16FT	18.2	2135		
	11	WW1	SINGLE	1.000	LUMARK XTOR4B @ 16FT	37.7	4269		
	11	W	SINGLE	1.000	COOPER LIGHTING XTOR3A @ 8'	29.7	2649		EXISTING

Required light level inspection completed on the 1st or 3rd Monday of each month, weather permitting. Please call 952-563-8920 to schedule the required inspection.

Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Avg/Min
SITE CALC	Illuminance	Fc	1.16	19.4	0.0	N.A.
25' PERIMETER	Illuminance	Fc	1.83	4.0	0.7	2.61
DRIVE LANE N	Illuminance	Fc	1.75	6.5	0.4	4.38
INNER LOT	Illuminance	Fc	3.46	8.9	1.8	1.92
						16.25
						4.94

GENERAL NOTES: