



CITY OF BLOOMINGTON - FLEET REPAIR FACILITY

CITY OF BLOOMINGTON PLANNING COMMISSION PARKING REVIEW

OWNER:

CITY OF BLOOMINGTON
1801 West Old Shakopee Road
Bloomington, MN 55431-3027
dwilliams@bloomingtonmn.gov
952-563-8700

ARCHITECT:

JLG Architects
Attn. Mike Schellin
710 S. Second Street, 8th floor
Minneapolis, MN 55401
MSchellin@jlgarchitects.com
612-746-4260

JLG Project Number: 22263.01

Project Narrative:

Timeline:

- Abatement – ASAP Building: January 2026.
- ASAP Building Deconstruction: February 2026
- Existing Salt Shed deconstruction: Spring 2026
- New Salt Storage Building:
 - Fall 2025 construction start, Spring 2026 project completion.
- Fleet Maintenance Building:
 - Spring 2026 construction start, Spring 2027 project completion.

Description of the project:

1. Salt Storage Building: (See enclosed floor plan)

A. Building Use

Name	Area	Function of space
Salt storage	17,233 SF	Salt storage
Brine	2,214 SF	Storage
Mechanical	342 SF	Mech. Equipment
Wash Bay	3,455 SF	Mech. Equipment

B. **Hours of Operation:** Building will be used from 6:30 a.m. to 4:00 p.m. Monday through Friday and during snow events. The brine room and salt storage portion of the building will be used seldom during the Spring Summer and fall seasons. The Wash bay will be used year-round.

C. **Type of Construction:** The building is a new cast in place concrete structure at the lower portion with a structural steel structure above adjacent to an existing vehicle storage building. The exterior of the building has a prefinished metal panel siding with a prefinished metal standing seam sloped roof. The building is sprinklered in the Brine and wash bays only.

2. Fleet Maintenance Building: (See enclosed floor plan)

A. Building Use

Name	Area	Function of space
Office	478 SF	Business
Conference	261 SF	Assembly
Waiting	537 SF	Assembly
Reception	105 SF	Business
Work Room	67 SF	Business
I.T.	58 SF	Accessory
Custodial	48 SF	Equipment room
Open Office	228 SF	Business
Wellness	112 SF	Business
Locker room	797 SF	Business
Lunch room	1,012 SF	Assembly
Training	771 SF	Assembly
Tool Crib	730 SF	Storage
Inventory	2,637 SF	Storage
Heavy Duty Bays	14,418 SF	Business
Flex Bay	1,376 SF	Business
Light Duty Bay	4,400 SF	Business
Sprinkler Riser	206 SF	Accessory
Paint Room	266 SF	Accessory
Oil Storage	596 SF	Storage
Work Bay	4,565 SF	Business

- B. **Hours of Operation:** Building will be used year-round from 6:30 a.m. to 5:30 p.m. Monday through Friday.
- C. **Type of Construction:** The building is a new Precast concrete structure with a low slope EPDM roof and is a standalone building located on the existing salt shed site. The office portion faces west 96th street wrapping the southeast corner of the building with translucent panels. This allows direct, indirect and diffused daylighting to enter the conference and office spaces. The building is fully sprinklered throughout the building.

Campus Parking Description: (See enclosed parking plan)

Existing campus parking counts

Parking Totals	# of spaces
Public works building southwest lot	46
Public works building north lot	74
Public works building east lot	50
North Garage lot	92
Total	262

Accessible Parking Totals	# of spaces
Public works building southwest lot	4
Public works building north lot	0
Public works building east lot	2
North Garage lot	1
Total	7

Overall parking totals	269
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New campus parking counts

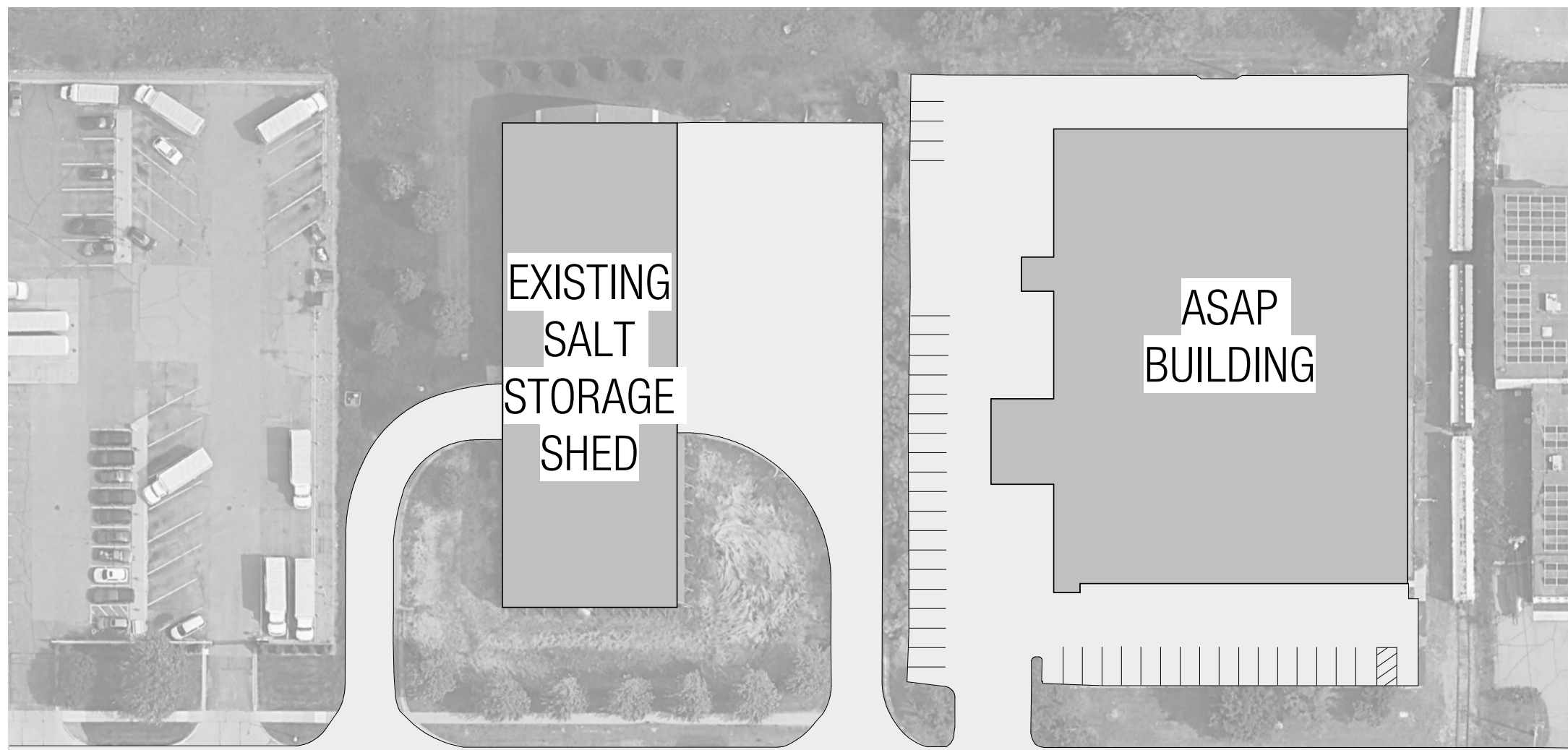
New Parking Totals	No.
Public works building southwest lot	46
Public works building north lot	74
Public works building east lot	69
North Garage lot	4
New fleet maintenance building lot	54
Total	247

Accessible Parking Totals	# of spaces
Public works building southwest lot	4
Public works building north lot	0
Public works building east lot	2
North Garage Lot	1
New fleet maintenance building lot	2
Total	9

Overall parking totals	256
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The following description are the reasons why the parking counts are lower with the new proposed campus plan than the existing campus plan parking.

- Parking area south of the north garage (Where new salt storage building is proposed) is currently used for city owned vehicle and equipment parking and storage. Some of the existing vehicle and equipment will be stored inside the existing fleet garage building once the new maintenance building is constructed and the tenants move their equipment to the new maintenance building.
- Public Works operations around the salt storage building won't require additional parking. (No additional staff will be added requiring additional parking. No staff is officed out of this building.)
- The ASAP building is included with the existing public works campus. The existing parking spaces will be included into the existing parking counts.
- All fleet staff parking and fleet vehicles parked on north-side and east-side of existing repair garage will be moved to new fleet maintenance building site.
- Parking will be allowed in-front of the east-side garage doors of the existing repair garage. The existing repair garage will be used for future storage. The overhead doors will not be accessed.



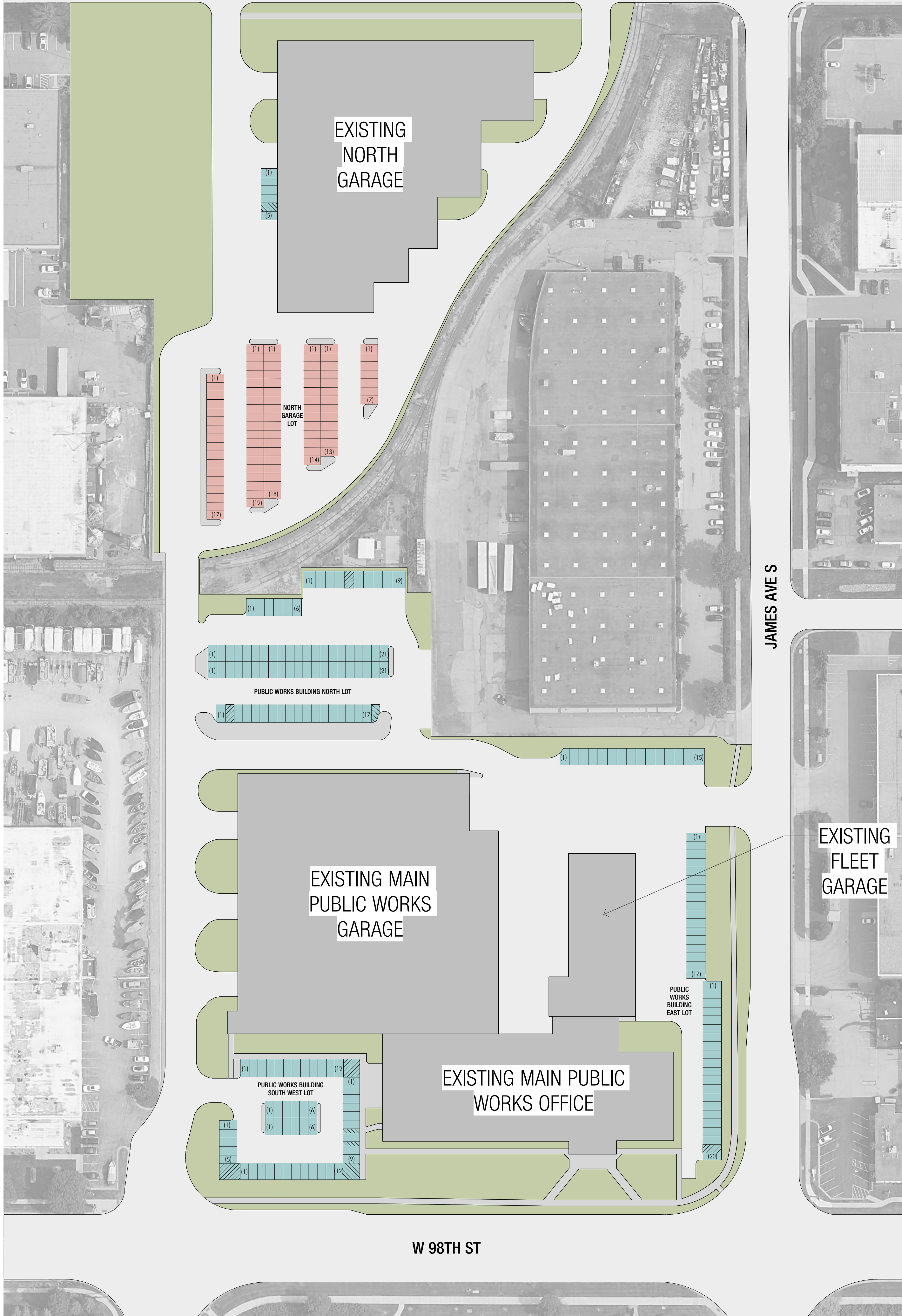
EXISTING CAMPUS PARKING TOTALS

PARKING TOTALS	# OF SPACES
PUBLIC WORKS BUILDING SOUTH WEST LOT	46
PUBLIC WORKS BUILDING NORTH LOT	74
PUBLIC WORKS BUILDING EAST LOT	50
NORTH GARAGE LOT	92
TOTALS	262

ACCESSIBLE PARKING TOTALS	# OF SPACES
PUBLIC WORKS BUILDING SOUTH WEST LOT	4
PUBLIC WORKS BUILDING NORTH LOT	0
PUBLIC WORKS BUILDING EAST LOT	2
NORTH GARAGE LOT	1
TOTALS	7

OVERALL PARKING TOTALS	269 SPACES
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LEGEND
EXISTING TO REMAIN
EXISTING TO BE REMOVED



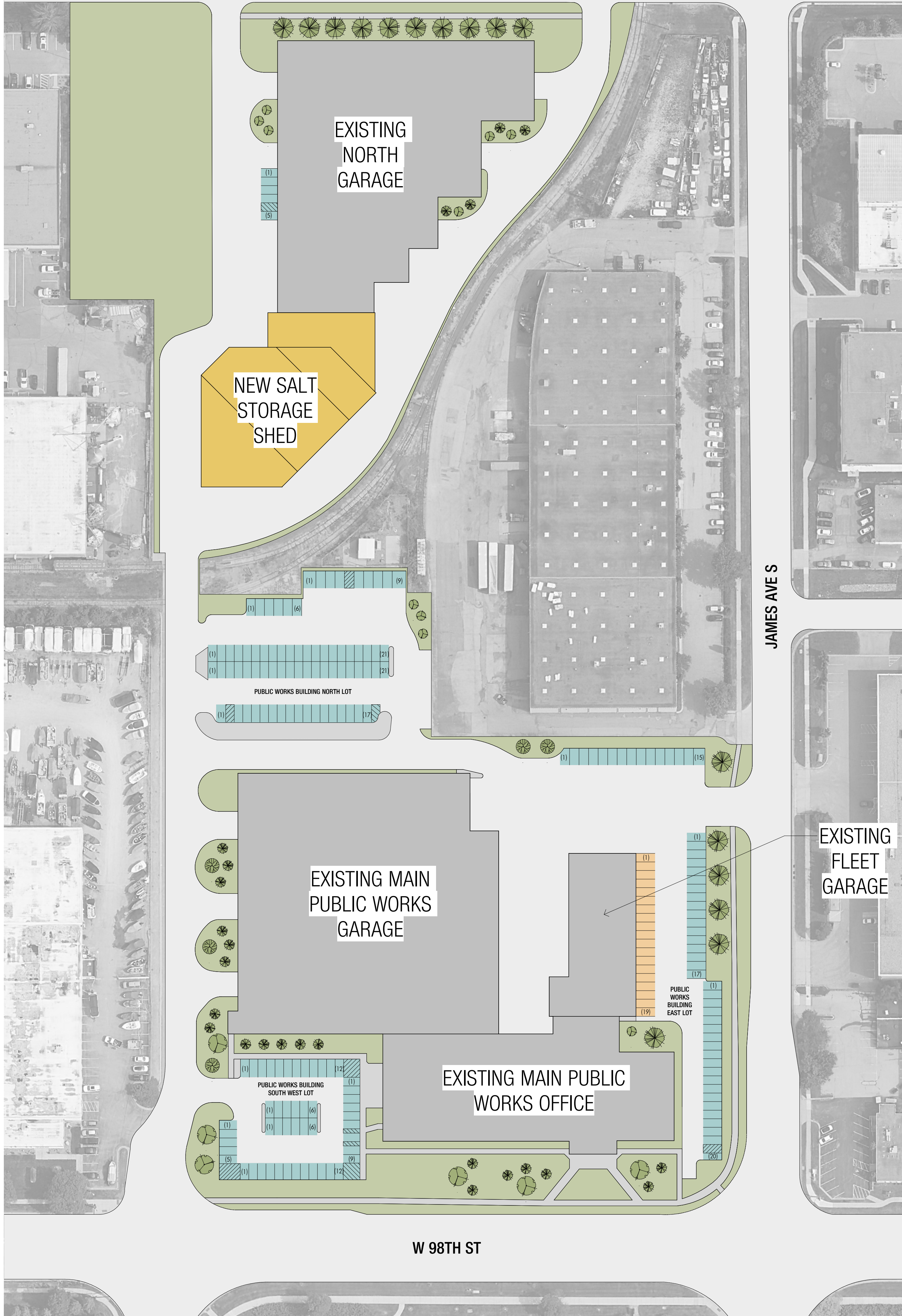
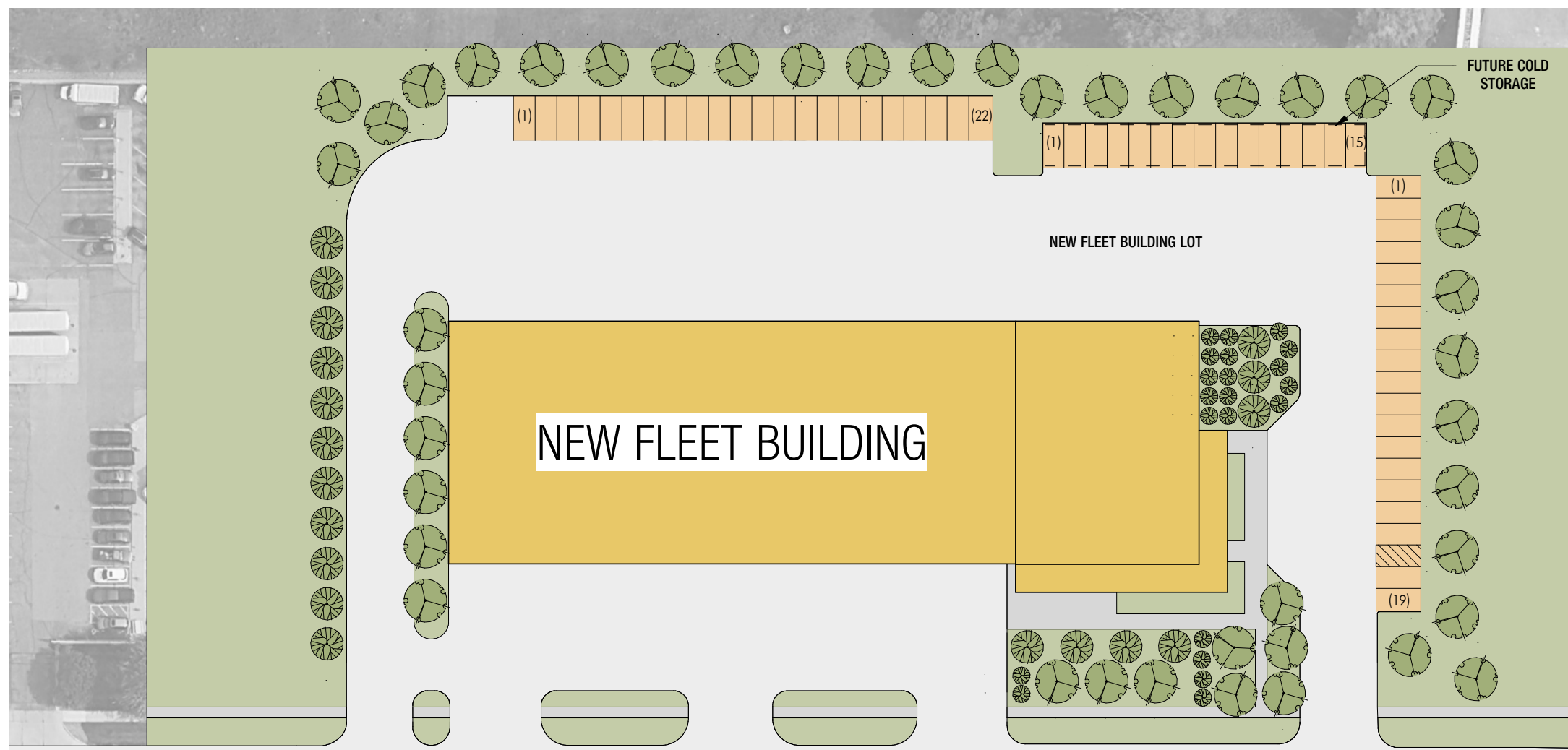
NEW CAMPUS PARKING TOTALS

PARKING TOTALS	# OF SPACES
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PUBLIC WORKS BUILDING NORTH LOT	74
PUBLIC WORKS BUILDING EAST LOT	69
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NEW FLEET BUILDING LOT	54
TOTALS	247

ACCESSIBLE PARKING TOTALS	# OF SPACES
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NEW FLEET BUILDING LOT	2
TOTALS	9

OVERALL PARKING TOTALS	256 SPACES
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LEGEND
EXISTING TO REMAIN
EXISTING TO BE REMOVED
NEW



PUBLIC WORKS CAMPUS PARKING PLAN (EXISTING)

PUBLIC WORKS CAMPUS PARKING PLAN (NEW)



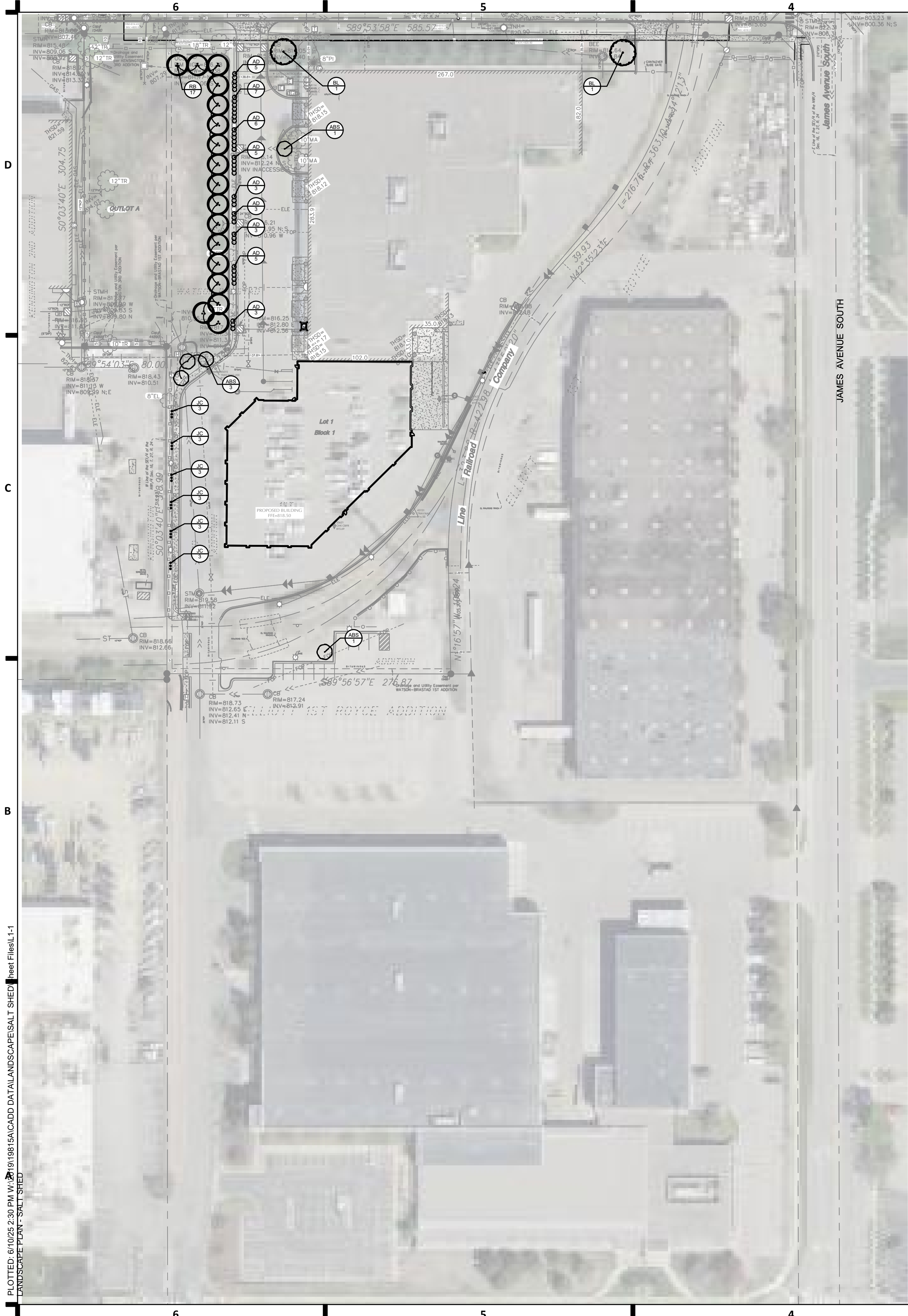
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CITY OF BLOOMINGTON
SALT STORAGE BUILDING
BLOOMINGTON, MN

DATE
06/05/25
PHASE
CONSTRUCTION
DOCUMENTS
PROJECT
22263.01
SHEET
A100
CAMPUS PARKING
PLAN



PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
DECIDUOUS TREES					
RB	17	BETULA NIGRA	RIVER BIRCH	B & B	8" HGT
BL	2	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL
ORNAMENTAL TREES					
ABS	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	1.5" CAL
SHRUBS					
AD	40	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	24" HGT
JC	18	JUNIPERUS COMMUNIS 'PENCIL POINT'	PENCIL POINT COMMON JUNIPER	5 GAL	24" HGT

LANDSCAPE REQUIREMENTS : REDACTED GENERAL NOTES: REDACTED

TREE & SHRUB REQUIREMENTS
1 TREE PER 2,500 SF OF DEVELOPMENT LANDSCAPING AREA
1 SHRUB PER 1,000 SF OF DEVELOPMENT LANDSCAPING AREA

DEVELOPMENT LANDSCAPING AREA (DISTURBED AREA):
58,715 SF (1.35 AC.)
TREES REQUIRED - 24
SHRUBS REQUIRED - 58

EXISTING TREES WITHIN DEVELOPMENT LANDSCAPE AREA: 9
EXISTING TREES REMOVED: 9
EXISTING TREES SAVED: 0

EXISTING SHRUBS WITHIN DEVELOPMENT LANDSCAPE AREA: 0

NEW TREES PROVIDED : 24
NEW SHRUBS PROVIDED: 58

PARKING LOT SCREENING IS NOT REQUIRED. DISTANCE TO PARKING LOT FROM STREET IS GREATER THAN 40 FEET

SOIL FOR PARKING LOT ISLANDS SHOULD BE COMPOSED OF A 1:1:1 MIX OF SOIL, COMPOST AND SAND. THE EXISTING SOIL SHOULD BE EXCAVATED TO A MINIMUM DEPTH OF TWO FEET AND BE REPLACED WITH THE APPROVED SOILS MIX.

IRRIGATION/WATERING NOTES: REDACTED

IRRIGATION IS NOT PLANNED FOR THIS SITE. FOR THE HEALTH AND SURVIVAL OF ALL PROPOSED PLANTINGS, REGULAR WATERING OF THE PLANTINGS IS RECOMMENDED.

FOR ESTABLISHMENT OF PLANTINGS, THE CONTRACTOR IS TO REGULARLY WATER NEWLY INSTALLED PLANTINGS DURING PROJECT CONSTRUCTION. CONTRACTOR TO PROVIDE OWNER WITH WATERING RECOMMENDATIONS OR WATERING CONTRACT FOR THE ONE (1) YEAR WARRANTY PERIOD.

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. CONTRACTOR TO INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

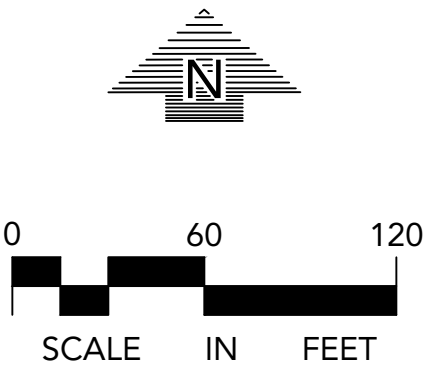


CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PRELIMINARY
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CITY OF BLOOMINGTON
SALT STORAGE BUILDING
BLOOMINGTON, MN

A B

EXIST
C

DATE

04/11/2025

PHASE

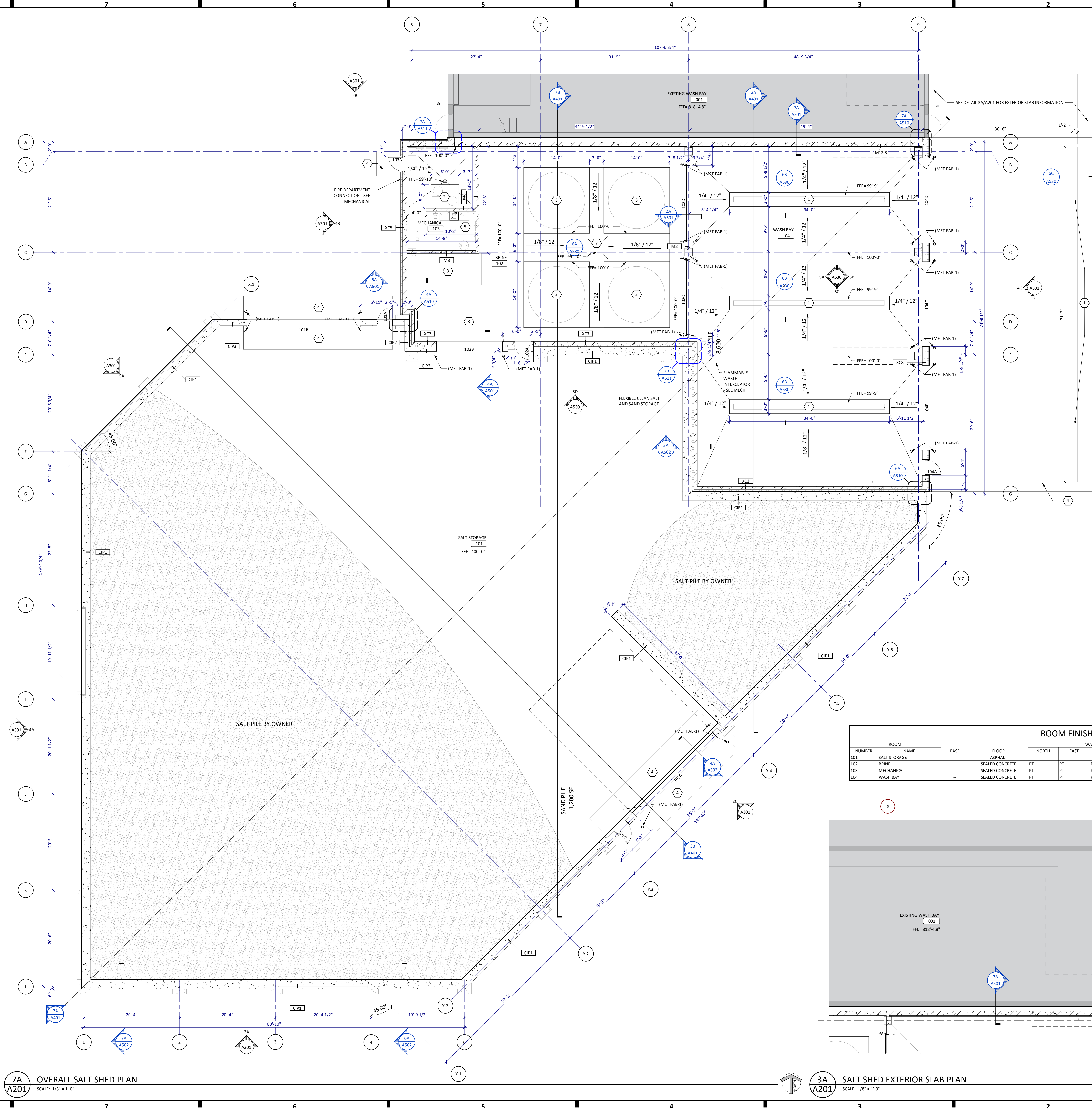
DESIGN
DEVELOPMENT

PROJECT

22263.01

SHEET

L1-1
LANDSCAPE
PLAN



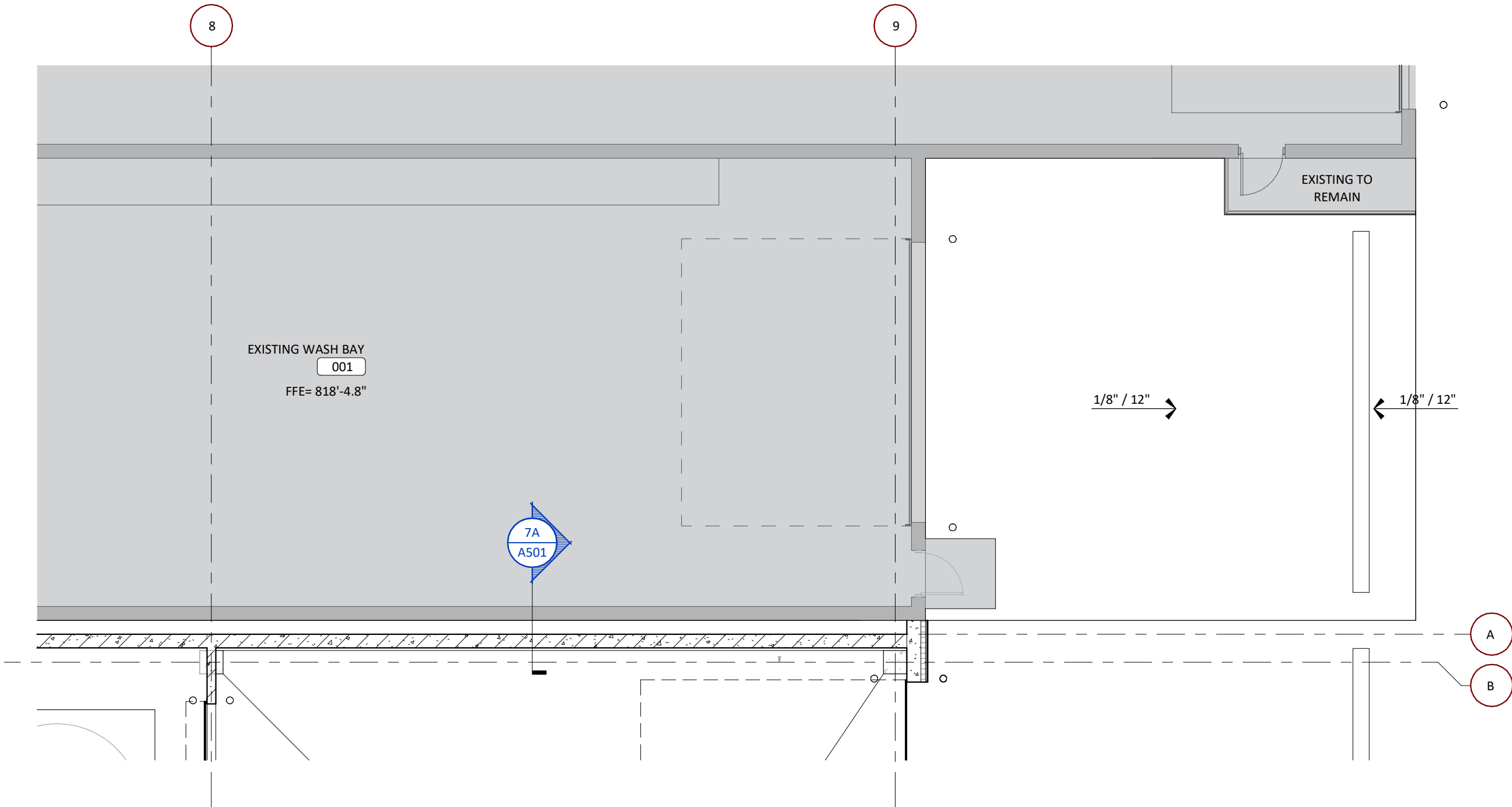
SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION
MET FAB-1	05 5000 - STEEL PIPE BOLLARD, 6 INCH DIAMETER, CONCRETE FILLED

KEYNOTES - FLOOR PLAN		
NO	NOTE	REV.
1	NEW TRENCH DRAIN 14'-0" SEGMENTS	
2	HOUSEKEEPING PAD - SEE MECHANICAL	
3	BRINE EQUIPMENT BY OWNER - SEE MECH & ELEC FOR CONNECTIONS	
4	NEW CONCRETE APRON - SEE STRUCTURAL	
5	FRP PANEL (4'-0" x 8'-0")	
7	NEW TRENCH DRAIN (2'-0" x 2'-0") GRATE	

- GENERAL NOTES - FLOOR PLAN**
- FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG G120.
 - ALL PARTITION TYPES ARE "TYP" TYPICALLY UNLESS OTHERWISE NOTED.
 - COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON REFLECTED CEILING PLANS - DRAWING SERIES A700.
 - COORDINATE DIMENSIONS W/ ASTERISK (E - "X"-"X") W/ EQUIPMENT VENDOR.
 - PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
 - ALL DIMENSIONS INDICATED AS "CLEAR" ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
 - ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
 - COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.
 - COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

- FINISH SCHEDULE REMARKS**
- PAIN AT METAL SURFACES AT STAIRS, INCLUDING, BUT NOT LIMITED TO: STRINGERS, RISERS, AND RAILINGS.
 - REFERENCE ELEVATIONS.
 - DRY FALL PAINT: PAINT ALL EXPOSED CEILING STRUCTURE, INCLUDING STRUCTURAL, MECHANICAL AND ELECTRICAL COMPONENTS, INCLUDING, BUT NOT LIMITED TO: CONDUITS, JUNCTION BOXES, PIPES, SUPPORT WIRES/CABLES, UN-STRUTS. ALL EXPOSED GALVANIZED SURFACES TO BE PAINTED TO MATCH CEILING COLOR UNLESS NOTED OTHERWISE.
 - PAINT EXPOSED STEEL COLUMNS.
 - REFERENCE FINISH PLAN FOR ADDITIONAL INFORMATION.
 - FRP TO BE INSTALLED TO 8'-0" ABOVE FINISHED FLOOR.
 - REFER TO REFLECTED CEILING PLANS.

ROOM FINISH SCHEDULE										
ROOM		BASE	FLOOR	WALLS				CEILING	REMARKS	REV.
NUMBER	NAME			NORTH	EAST	SOUTH	WEST			
101	SALT STORAGE	--	ASPHALT					GALVANIZED DECK		
102	BRINE	--	SEALED CONCRETE	PT	PT	PT	PT	GALVANIZED DECK	PAINT CEILING WITH DRY FALL PAINT	
103	MECHANICAL	--	SEALED CONCRETE	PT	PT	PT	PT	GALVANIZED DECK	PAINT CEILING WITH DRY FALL PAINT	
104	WASH BAY	--	SEALED CONCRETE	PT	PT	PT	PT	GALVANIZED DECK	PAINT CEILING WITH DRY FALL PAINT	



7A A201 OVERALL SALT SHED PLAN
SCALE: 1/8" = 1'-0"

3A A201 SALT SHED EXTERIOR SLAB PLAN
SCALE: 1/8" = 1'-0"



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CITY OF BLOOMINGTON
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BLOOMINGTON, MN

DATE
06/13/25
PHASE
CONSTRUCTION
DOCUMENTS
PROJECT
22263.01
SHEET
A201
FLOOR PLAN

6
5
4
3
2
1
D
C
B
A
6/10/2025 10:27:04 AM

KEYNOTES - FLOOR PLAN		
NO	NOTE	REV.
1	SLOPE TO DRAIN	

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

GENERAL NOTES - FLOOR PLAN

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G120.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG GXXX.
- C. ALL PARTITION TYPES ARE "A4" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON REFLECTED CEILING PLANS - DRAWING SERIES A700.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
- H. COORDINATE DIMENSIONS W/ ASTERISK (IE - "X'-X") W/ EQUIPMENT VENDOR.
- I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS 'CLEAR' ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.
- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.



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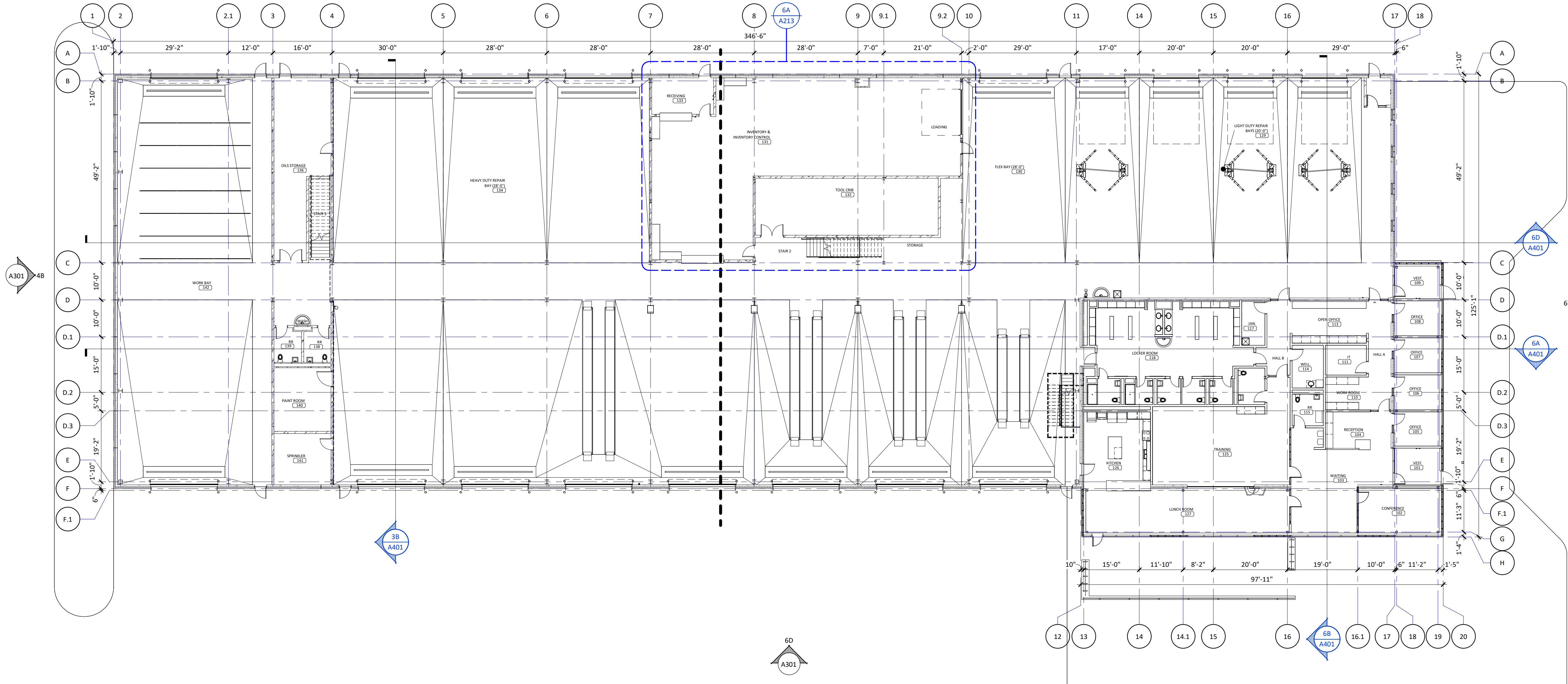
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DATE
06/03/25

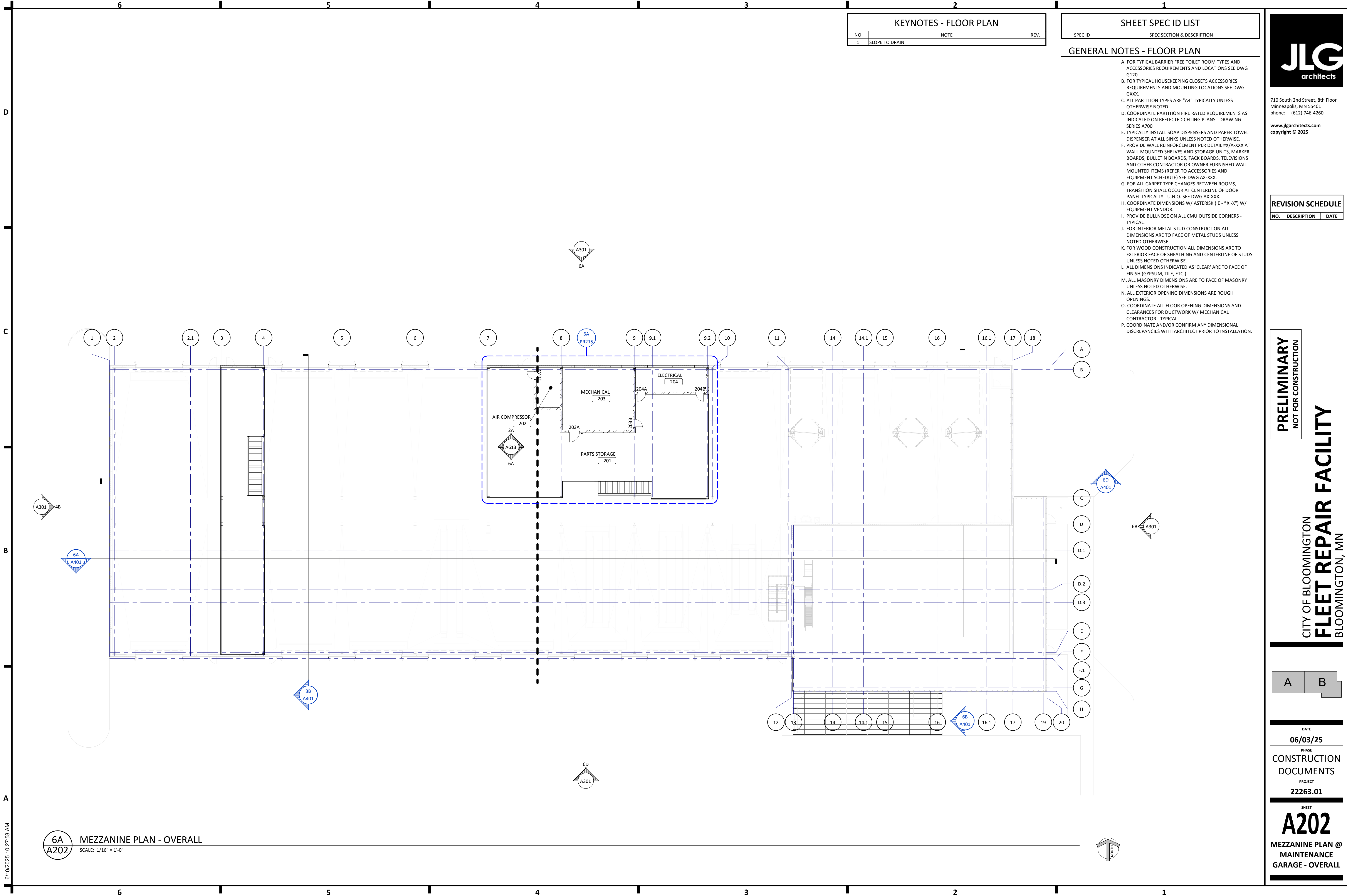
PHASE
**CONSTRUCTION
DOCUMENTS**

PROJECT
22263.01

SHEET
A201
MAIN FLOOR PLAN
@ MAINTENANCE
GARAGE - OVERALL



6A
A201
MAIN FLOOR - OVERALL
SCALE: 1/16" = 1'-0"



KEYNOTES - FLOOR PLAN		
NO	NOTE	REV.
1	SLOPE TO DRAIN	

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

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DOCUMENTS

PROJECT
22263.01

SHEET
A202
MEZZANINE PLAN @
MAINTENANCE
GARAGE - OVERALL

6/10/2025 10:27:58 AM

6A
A202
MEZZANINE PLAN - OVERALL
SCALE: 1/16" = 1'-0"