



**Mohagen
Hansen
Architectural
Group**

Interiors

Hansen

Architect

Mohagen

Interiors

Planning

Hansen

PROJECT

BLOOMINGTON ASC-CLINIC SEPARATION - INTERIOR REMODEL

CLIENT

MINNESOTA
GASTROENTEROLOGY, P.A.

WEST BLOOMINGTON
TECHNOLOGY PARK
5705 OLD SHAKOPEE RD.
BLOOMINGTON, MN

12254.0GAS

10-12-2012

CONSTRUCTION DOCUMENTS

PROJECT GENERAL NOTES

ARCHITECTURAL

- GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, (AIA DOCUMENT A201, 1987 EDITION) IN ITS ENTIRETY, ARE PART OF THESE DOCUMENTS. ADDITIONAL NOTES WITHIN THESE DOCUMENTS ARE NOT MEANT TO OVERRIDE ANY PART OF A201. CONTACT ARCHITECT FOR A COPY OF A201, IF REQUIRED.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PROJECT. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN SUFFICIENT LIABILITY INSURANCE TO COVER WORKMAN'S COMPENSATION, GENERAL LIABILITY AND CONTRACTUAL LIABILITY. A COPY SHALL BE FILED WITH THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND IN FULL ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- THE CONTRACTOR WILL MAINTAIN BUILDER'S RISK INSURANCE ON THE FORM KNOWN AS "ALL RISK" OR "MULTIPLE PERIL". THE CONTRACTOR, ALL SUBCONTRACTORS, ARCHITECTS AND ENGINEERS SHALL BE INCLUDED IN EACH CAPACITY AS INSURED JOINTLY WITH THE OWNER IN ALL POLICIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS PRIOR TO ANY DEMOLITION, FABRICATION, CONSTRUCTION OR INSTALLATION & NOTIFY ARCHITECT IF CONDITIONS, MATERIALS, SIZES AND DIMENSIONS ARE DIFFERENT FROM THOSE SHOWN.
- CROSS REFERENCE ALL DIMENSIONS AND DETAILS WITH STRUCTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING ANY FABRICATION AND/OR CONSTRUCTION.
- CONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THE SPECIFICATIONS HEREIN, ARE MORE STRINGENT, AND SHALL BE COMPLIED WITH.
- MATERIALS WHICH ARE SHOWN ON THE DRAWINGS AND WHICH MAY NOT BE SPECIFICALLY DESCRIBED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE SUITABLE FOR THE INTENDED USE. MATERIALS SHALL BE IN HARMONY WITH ADJACENT MATERIALS, AND SHALL BE SUBJECT TO REVIEW FOR CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. WHERE INSTALLATION TECHNIQUES ARE NOT SPECIFIED, THEY SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CURRENT INSTRUCTION AND INDUSTRY STANDARDS.
- SHOP DRAWINGS PREPARED BY SUPPLIERS, SUBCONTRACTORS, ETC. SHALL BE REVIEWED, COORDINATED AND SIGNED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH THE ABOVE REFERENCED PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE ALL SURFACES FOR PROPER INSTALLATION OF FINISHES. THIS IS TO INCLUDE, BUT IS NOT LIMITED TO: PATCHING, SANDING, FLOOR LEVELING, PRIMING, SEALING, SKIM COATING, ETC.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM WASTE MATERIAL OR RUBBISH CAUSED BY THE WORK.
- THE CONTRACTOR SHALL MINIMIZE ANY DAMAGE TO EXISTING CONSTRUCTION AND AREAS ON THE SITE OUTSIDE OF THE CONSTRUCTION LIMITS. CONTRACTOR TO CONSTRUCT TEMPORARY WALLS AND BARRIERS AS REQUIRED TO CONTAIN DUST AND DEBRIS AND TO PROVIDE SAFE PUBLIC ACCESS AND PASSAGE.
- THE GENERAL CONTRACTOR SHALL LOCATE ALL NEW MECHANICAL UNITS OR RELOCATE ANY EXISTING UNITS OR ITEMS THAT CONFLICT WITH NEW OR EXISTING FRAMING AND FULL HEIGHT WALLS. THIS INCLUDES ACCESS FOR ALL CONTROLS, FILTERS, ETC. THIS WORK MUST BE COORDINATED AND VERIFIED PRIOR TO BIDDING.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE RESPECTIVE TRADES THE SIZES AND LOCATIONS OF MECHANICAL AND/OR ELECTRICAL PENETRATIONS, LOCATIONS OF FIRE TREATED BACKING/BLOCKING REQUIRED FOR MOUNTING ELECTRICAL AND/OR MECHANICAL EQUIPMENT, AS WELL AS CUTTING AND PATCHING FOR WORK REQUIRED BY MECHANICAL/ELECTRICAL.
- WHEN WORK IS COMPLETED IN AN AREA, THOROUGHLY CLEAN THE SPACES, ITEMS & SURFACES OF SOIL, WASTE MATERIAL, SMUDGES, SPATTERS, MISAPPLIED MATERIAL, SPOTS, STAINS, AND THE LIKE, WITHOUT DAMAGING THE MATERIALS AND SURFACES INVOLVED.
- PROVIDE SEMI RECESSED FIRE EXTINGUISHERS AS REQUIRED BY APPLICABLE CODES AND ORDINANCES UNLESS NOTED OTHERWISE.
- ALL DOORS, FRAMES, HARDWARE, LIGHTING AND CEILING MATERIALS ARE TO FOLLOW BUILDING STANDARDS UNLESS OTHERWISE NOTED.
- PROVIDE FIRE TREATED BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF MILLWORK, FURNITURE AND ACCESSORIES.
- THE GENERAL CONTRACTOR IS TO VERIFY BUILDING STANDARDS WITH BUILDING MANAGER. ALL HARDWARE SETS AND KEYING TO BE COORDINATED WITH BUILDING MANAGERS.
- ALL INTERIOR GLASS MUST COMPLY W/ CHAPTER 24 2006 IBC FOR DESIGN LOADS & SAFETY GLAZING.
- ALL MATERIALS USED IN PLENUM AREAS MUST BE NON-COMBUSTIBLE AND / OR LISTED FOR PLENUM USE AS DEFINED BY THE STATE & LOCAL CODES. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE TO THESE REQUIREMENTS.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO FIRE CAULK ALL NEW AND EXISTING PENETRATIONS WITHIN WALL PARTITIONS, ABOVE THE CEILING, AS INDICATED BY THE APPLICABLE CODES.

GENERAL NOTES CONTINUED

FINISHES

- THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, ETC. IN A WORKMANSHIP-LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS. SURFACES OR MATERIALS DAMAGED BY DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED, RESTORED AND REFINISHED TO MATCH THE EXISTING, UNLESS NOTED OR SPECIFIED OTHERWISE. IN ADDITION THOSE EXISTING SURFACES OR MATERIALS (SERVING AS A SUBSTRATE FOR NEW MATERIALS OR FINISHES) WHICH HAVE BEEN DAMAGED FROM ANY CAUSE, SHALL BE REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW MATERIALS AND FINISH WORK. ALL NEW MATERIALS & FINISH WORK TO BE FREE FROM FLAWS & DEFECTS.
- PATCH AND REPAIR EXISTING FLOOR SLAB AS REQUIRED FOR A SMOOTH AND LEVEL SURFACE FREE OF DEFECTS. FILL ALL CRACKS AND HOLES AND LEVEL DEPRESSIONS WITH MATERIALS COMPATIBLE WITH THE FLOOR AND SLAB AS RECOMMENDED BY THE FLOORING MANUFACTURER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LEAD TIMES OF ALL MATERIALS SUCH THAT MATERIALS ARE ON SITE WHEN REQUIRED FOR INSTALLATION.
- ALL PREPARATION, STORING, INSTALLATION AND CLEANUP OF FINISHES TO CONFORM TO MANUFACTURER'S SPECIFICATIONS.
- ALL GRILLES, EXTINGUISHER CABINETS AND MISC. METALS SHALL BE PAINTED TO MATCH THE SURFACE ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE.
- ALL HOLLOW METAL DOOR FRAMES TO BE PAINTED TO MATCH THE SURFACE ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE.
- CERAMIC, PORCELAIN AND STONE FLOOR TILES TO BE INSTALLED WITH A BRASS OR ZINC "L" ANGLE DIVIDER STRIP @ ALL CARPET / FLOOR TILE TRANSITIONS.
- WHERE VCT MEETS CARPET, A VINYL TRANSITION STRIP SHALL BE INSTALLED, VINYL STRIP TO MATCH VCT COLOR UNLESS NOTED OTHERWISE.
- PORCELAIN OR CERAMIC FLOOR TILE TRANSITIONS TO CARPET AT RESTROOM DOOR ENTRIES SHALL HAVE A SOLID SURFACE MATERIAL (EX. CORIAN THRESHOLD)

MECHANICAL

- THE MECHANICAL CONTRACTOR IS TO DESIGN ALL MECHANICAL SYSTEMS AND OBTAIN NECESSARY PERMITS. MECHANICAL DOCUMENTS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR AND SIGNED BY A PROFESSIONAL ENGINEER AS REQUIRED BY CODE. THE MECHANICAL DESIGN IS TO BE COORDINATED WITH THE ATTACHED ARCHITECTURAL CONSTRUCTION DOCUMENTS. THE DESIGN IS TO BE REVIEWED BY THE TENANT PRIOR TO IMPLEMENTATION.
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY MECHANICAL EQUIPMENT AND CONTROLS TO COMPLETE THE JOB. THE MECHANICAL CONTRACTOR IS TO COORDINATE W/ THE ELECTRICAL CONTRACTOR ALL THE NECESSARY WIRING TO COMPLETE THE JOB. THE WIRING IS TO BE COMPLETED BY THE ELECTRICAL CONTRACTOR.
- PROVIDE WHITE SEMI RECESSED SPRINKLER HEADS W/ WHITE TRIM RING @ ALL ACT. CEILING AND FULLY RECESSED SPRINKLER HEADS W/ WHITE ESCUTCHEON PLATES @ ALL GYP. CEILING AS REQUIRED BY APPLICABLE CODES AND ORDINANCES.
- VERIFY LOCATION AND SIZES OF ALL OPENINGS WITH GENERAL CONTRACTOR PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT & PATCH OR ADD STRUCTURAL REINFORCING AS REQ'D FOR THE INSTALLATION OF MECHANICAL ROOFTOP EQUIPMENT.
- ALL SINKS SHALL HAVE HOT AND COLD WATER WITH BELOW COUNTER PIPE INSULATION WRAP ON EXPOSED PIPING PER ADA GUIDELINES.
- PROVIDE AND INSTALL AN APPROPRIATE SIZED WATER HEATER AS REQUIRED.

ELECTRICAL

- THE ELECTRICAL CONTRACTOR IS TO DESIGN ALL ELECTRICAL SYSTEMS AND OBTAIN NECESSARY PERMITS. THE ELECTRICAL DESIGN IS TO BE COORDINATED WITH THE ATTACHED ARCHITECTURAL CONSTRUCTION DOCUMENTS. THE ELECTRICAL DESIGN IS TO BE REVIEWED BY THE ARCHITECT OF RECORD AND TENANT PRIOR TO IMPLEMENTATION.
- THE ELECTRICAL CONTRACTOR IS TO COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT AND TO PROVIDE DISCONNECT AND POWER WIRING FOR ALL MECHANICAL EQUIPMENT.
- THE ELECTRICAL CONTRACTOR IS TO PROVIDE EXIT AND EMERGENCY LIGHTS AS REQUIRED BY APPLICABLE CODES AND ORDINANCES.
- THE ELECTRICAL CONTRACTOR IS TO PROVIDE SMOKE DETECTION AND ALARM DEVICES AND WIRING OF THE SPACE AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THE INTERIOR BUILD-OUT SPACE.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL JUNCTION BOXES W/ PULL STRING FOR ALL VOICE / DATA AND PHONE LOCATIONS. THE TENANT IS TO COORDINATE & PROVIDE ALL LOW VOLTAGE CABLING AND COVER PLATES AS REQUIRED.
- NEW ELECTRICAL OUTLETS ARE SHOWN AT APPROXIMATE LOCATIONS. NO OUTLETS ARE TO BE BACK TO BACK.
- ALL UNDER CABINET LIGHTING IS TO BE CONTROLLED BY A WALL SWITCH.
- THE REFLECTED CEILING PLAN IS FOR REFERENCE ONLY REGARDING LOCATION, QUANTITIES, AND TYPES OF LIGHT FIXTURES. THE REFLECTED CEILING PLAN REFERENCES LIGHT FIXTURES. HOWEVER THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE FIXTURE TYPE, APPROPRIATE FOOTCANDLES AND VOLTAGE REQUIREMENTS OF ALL SPECIFIED LIGHT FIXTURES IN ASSOCIATION W/ THE SPECIFIC SITE CONDITIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO THE ORDERING OR INSTALLATION OF ANY FIXTURES.

CERTIFICATION

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.

Mark L. Hansen
MARK L. HANSEN, AIA, NCARB

REGISTRATION NUMBER: 20506

CLIENT APPROVAL

AS A REPRESENTATIVE OF:

I ACCEPT AND APPROVE THE INFORMATION PRESENTED IN THIS DRAWING SET AS A REPRESENTATION OF OUR DESIGN INTENT. SHOULD OWNER INITIATE CHANGES THAT RESULT IN REVISIONS AND/OR MODIFICATIONS ADDITIONAL DESIGN SERVICE FEES WILL BE CHARGED.

TITLE:

PROJECT SUMMARY

THIS PROJECT IS A REMODEL OF ONE TENANT SPACE PROVIDING A PHYSICAL 1-HOUR FIRE SEPARATION BETWEEN TWO DEPARTMENTS; ASC AND THE CLINIC. NO ADDITIONAL SQUARE FOOTAGE HAS BEEN ADDED TO THE PROJECT, JUST A RE-ALLOCATION OF SPACE.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC)	2006
CHAPTER 11 AMENDMENTS IN MSBC	2007 CHAP. 1341
CHAPTER 30 AMENDMENTS IN MSBC	2007 CHAP. 1307
INTERNATIONAL FIRE CODE (IFC)	2006
INTERNATIONAL MECHANICAL CODE (IMC)	2000
MN STATE BUILDING CODE (MSBC)	2007
MN PLUMBING CODE	2003
MN ENERGY CODE	2007
NATIONAL ELECTRICAL CODE	2005
MN FIRE CODE	2007

CODE REVIEW

- FIRE SPRINKLER PROTECTION: FULLY SPRINKLED
- TYPE OF CONSTRUCTION: TYPE II-B
- BUILDING OCCUPANCY: B, F-1, S-1
- OCCUPANCY SEPARATION ADJACENT TO AMBULATORY SURGERY CENTER: 1 HR PER MN DEPARTMENT OF HEALTH

CODE REVIEW: EXITING

BUILDING USE	TYPE	SQ. FEET	OCC. FACTOR	OCC. LOAD	2 EXITS REQUIRED
ASC	B	10,959 GSF	100	110	YES
CLINIC	B	3,874	100	39	NO

- ASC COMMON PATH OF TRAVEL IS 41' LONG < 100'-0"
- CLINIC COMMON PATH OF TRAVEL IS 27' LONG < 100'-0"

NOTE: SQUARE FOOTAGES FOR BUILDING PERMIT ONLY

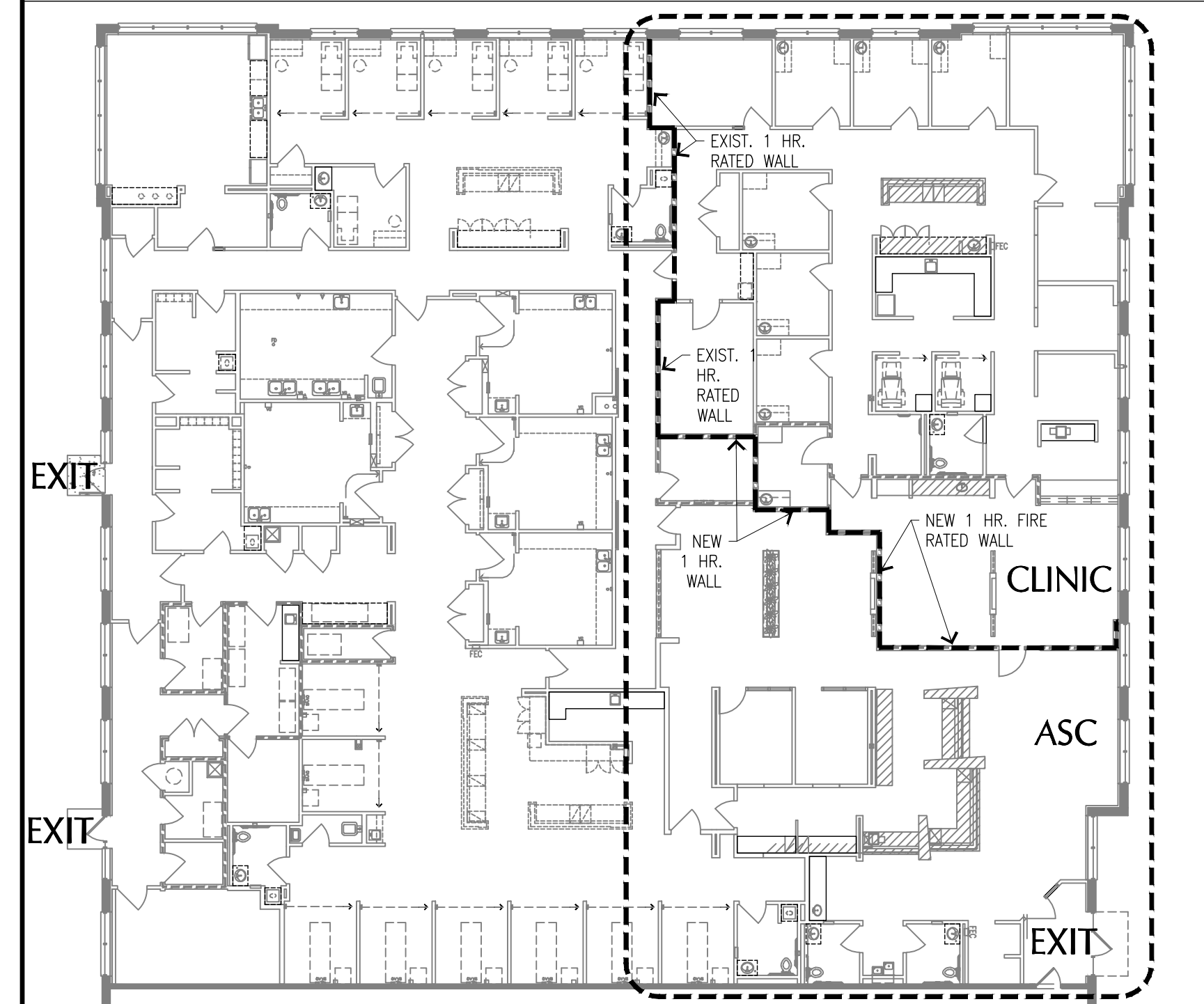
NOTE: SQUARE FOOTAGES FOR BUILDING PERMIT ONLY

SHEET INDEX

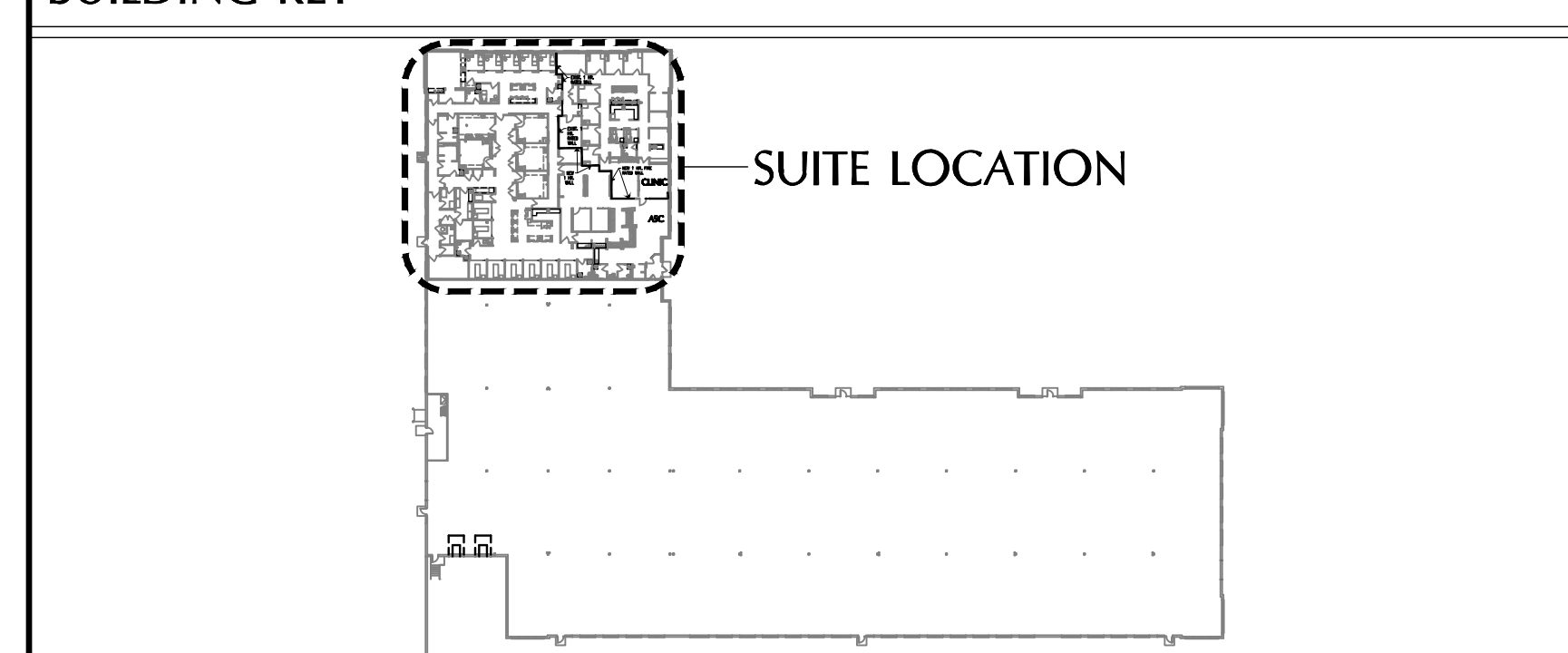
24" X 36" 8 1/2" X 11"

SHEET #	SHEET DESCRIPTION	NOTES
ARCHITECTURAL		
A000	TITLE SHEET, CODE REVIEW, AREA MAP	
A100	DEMOLITION PLAN	
A200	FLOOR PLAN, ELECTRICAL AND NOTES	
A500	INTERIOR ELEVATIONS	
A600	REFLECTED CEILING PLAN	
INTERIOR FINISHES		
F100	FLOOR FINISH PLAN / SCHEDULES	
F200	WALL FINISH PLAN / SCHEDULES	

SUITE KEY



BUILDING KEY



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