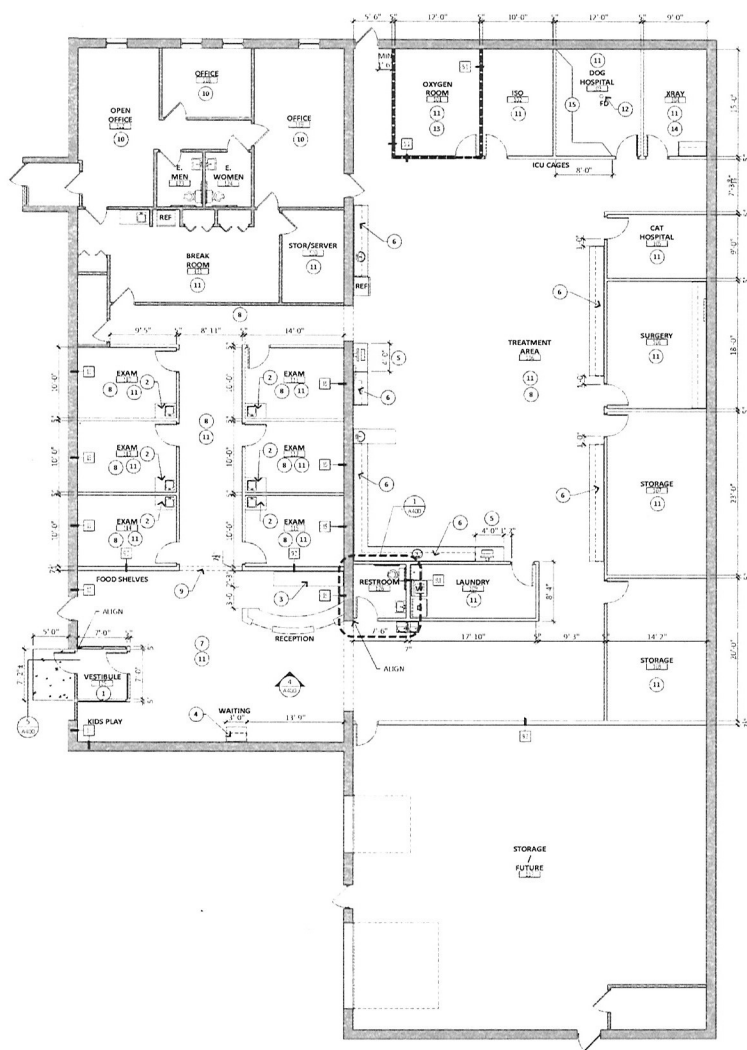


Case File No. 18-0051
Blaine Central Veterinary Clinic

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





1 FLOOR PLAN
1/8" = 1'-0"

PARTITION TYPES	
ALL NEW PARTITIONS ARE TYPE 1 UNLESS NOTED OTHERWISE	
1. THE FOLLOWING PARTITION TYPES ARE BASED ON AN 1/2" DEPTH AND THE USE OF 2x4 STUDS SPACED 24" O.C. WITH A MAX HEIGHT ALLOWANCE OF 13'-0" FOR A 1 HOUR RATED WALL PARTITION. PARTITIONS EXCEEDING THE HEIGHT OF 13'-0" SHOULD BE LEFT TO THE RECOMMENDED RANGE 501 PER THE SHEET FROM MANUFACTURER AND SHALL BE APPROVED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO INSTALLATION.	
2. MODULAR RESISTANT COP TO BE USED AT ALL SINKS, SINK AND LAV AREAS.	
3. ALL INTERIOR SOUND INSULATED WALLS TO HAVE IMPROVED JOINTS FOR FULL HEIGHT OF WALL. PROVIDE ACOUSTICAL SEALANT AT BOTTOM AND TOP OF WALL. REFER TO USG ACOUSTICAL ASSEMBLY GUIDE FOR CONSTRUCTION OF JOINTS.	
4. GYP BD TO BE TYPE "C" OR "C" FOR ALL INSULATED WALLS.	
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	1. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	2. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	3. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	4. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	5. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	6. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	7. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	8. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	9. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	10. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	11. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	12. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	13. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	14. NON RATED PARTITION
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5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	24. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	25. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	26. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	27. NON RATED PARTITION
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5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	92. NON RATED PARTITION
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5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	97. NON RATED PARTITION
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5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	99. NON RATED PARTITION
5/8" TYP 1/2" GYP BD ONE LAYER 1x4 SID	100. NON RATED PARTITION

GENERAL PROJECT NOTES	
1. OWNER TO PROVIDE EQUIPMENT SUPPLIES AND TO COORDINATE FINAL LOCATION OF EQUIPMENT AND REGULATION WITH THE OWNER.	
2. ELECTRICAL CONTRACTOR TO CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FLOORS, CEILING, ETC. BY THE COURSE OF THEIR CONSTRUCTION. A CONTRACTING WORKMAN SHALL BE RESPONSIBLE FOR ANY DAMAGE THEY ARE IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.	
3. SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.	
4. REMOVE EXISTING ORBITAL HARDWARE AND INSTALL EVER HARDWARE IN EXISTING DOORS IN RELOCATION TO A NEW EXISTING DOORS THAT MEET PER ADA GUIDELINES. NEW STYL WITH BUILDING STANDARDS.	
5. ALL NEW METAL HARDWARE GROUPS ARE TO BE BUILDING STANDARD LATCHES (2x4) OR LOCKS (3x4) WITH THE RECOMMENDED BUTTS AND HINGES.	

KEY NOTES	
1. NEW ALUMINUM AND GLASS FRONT TO BE REPLACED TO EXISTING OPENING HEIGHT WITH HAND WASH ABOVE TO BE OK.	
2. NEW EXAM ROOM PLANK COUNTERTOP WITH STAINLESS STEEL SINK OPEN TO BELOW. INSTALL NEW BOARD TRAY AND WASH SINK PIPES FOR ADA COMPLIANCE.	
3. NEW HAM BAY CABINETS WITH HAM COUNTERTOP HEIGHT AT 3'-0" AT 1.	
4. NEW BASE AND UPPER CABINETS WITH COUNTER TOP AT 2'-7" AT 1.	
5. NEW 4" WIDE PORTION OF WORK SURFACE AT 2'-0" AT 1. AND OPEN TO BELOW.	
6. VERIFY DESIGN OF NEW BASE AND UPPER CABINETS.	
7. RECEPTION AREA TO HAVE OPEN TO DECK CEILING AND PLUMBING PIPE EXTERIORS. DISASSEMBLED.	
8. EXAM ROOM AREA TO HAVE NEW PARTITION CEILING AT 10'-0" AT 1. OF SIGN BOARD.	
9. NEW WORK AREA TO EXTEND DOWN TO 9'-8" AT 1.	
10. NEW LAMINATE PART VERBLY SPECIFICATIONS AND LOCATIONS WITH OWNER.	
11. NEW LAMINATE PART VERBLY SPECIFICATIONS AND LOCATIONS WITH OWNER.	
12. VERIFY LOCATION OF NEW FLOOR DRAIN.	
13. 1 HOUR FIRE RATED WALL FROM FLOOR TO DECK. NEW DOOR, FRAME AND HARDWARE TO BE MIN 45 MIN. THE RATED PARTITION AND INSTALL DIRECT VENT.	
14. OWNER TO VERIFY LAD EQUIPMENT METS AT NEW EXAM ROOM WALLS AND DOORS WITH OWNER'S PERSONAL.	
15. PROVIDE AND INSTALL NEW METAL BOARD 4" WIDE FROM TOP OF BASE ON WEST WALL AND 4" WIDE SOUTH WALL OF ROOM 100. INSTALL 1x4 SHIP AND GROUND.	

DRAWING SYMBOLS	
1. CENTER LINE INDICATOR	
2. DEEP 1/2" CUT FROM FRONT	
3. 1/2" VARIATION SYMBOL INDICATING DIRECTION OF NEW	
4. SCHEDULED ARROW INDICATES EXISTING FLOORING. SOLID ARROW INDICATES NEW FLOORING.	
5. SCHEDULED LINE INDICATES EXISTING WALLS TO REMAIN.	
6. EXISTING DOOR/FRAME TO BE MAINT.	
7. DASHED LINE INDICATES EXISTING PARTITIONS, CASE WORK, EQUIPMENT AND FURNITURE TO BE REMOVED.	
8. DASHED LINE INDICATES EXISTING DOOR, FRAME, & HARDWARE TO BE REMOVED.	
9. NEW CONSTRUCTION	
10. NEW DOOR/FRAME IN NEW EXISTING WALL	
11. PARTIAL HEIGHT PARTITION	
12. 1 HOUR RATED PARTITION	
13. WATER LINE	
14. REVISION CLOUD	
15. REVISION TAG	
16. C LING, DATE, R/L	
17. C LING, HEIGHT	
18. ROOM NAME & NUMBER	
19. DOOR NUMBER	
20. KEYNOTE	
21. EQUIPMENT TAG	
22. EQUIPMENT BY OWNER	

BLAINE CENTRAL VET - RELOCATION INTERIOR RENOVATION

2181 108TH LN N
BLAINE, MN 55449

1200 Twine Oaks Center Dr
Suite 202
Wayzata, MN 55391
Tel: 952.432.7400
Fax: 952.432.7440

THE ARCHITECT SHALL BE DEEMED THE AUTHORITY AND OWNER OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT.

NO. DESCRIPTION DATE

1. CONSTRUCTION DOCUMENTS 7/21/2018

PROJECT NUMBER 1421414141

DRAWN BY D. BALLEW

CHECKED BY J. J. J. J.

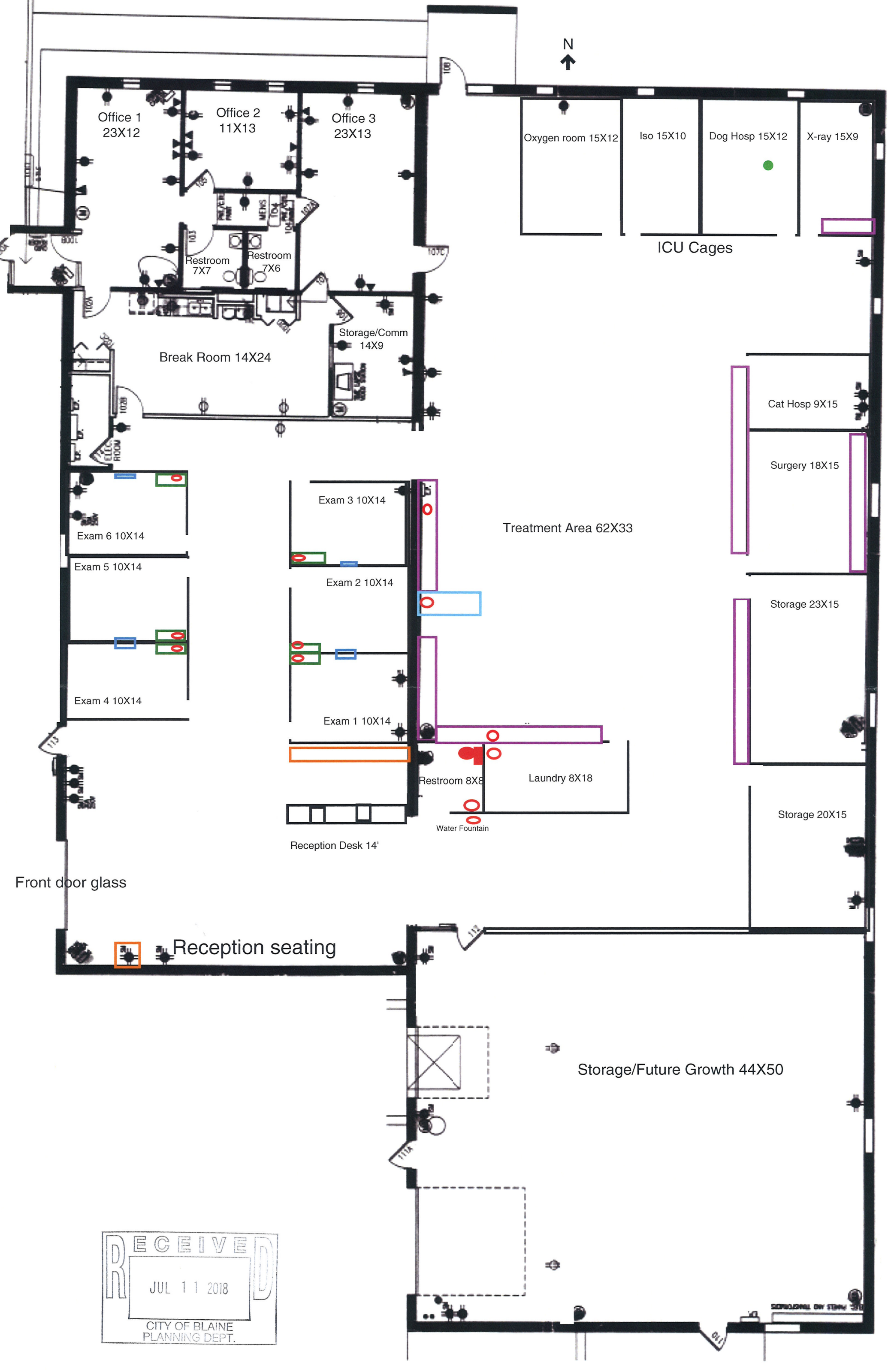
DATE 7/21/2018

CUSTOMER DISCUSSORY

FLOOR PLAN AND NOTES

CONSTRUCTION DOCUMENTS

A200




RECEIVED
JUL 11 2018
CITY OF BLAINE
PLANNING DEPT.


Legend


 Sink


 Floor Drain

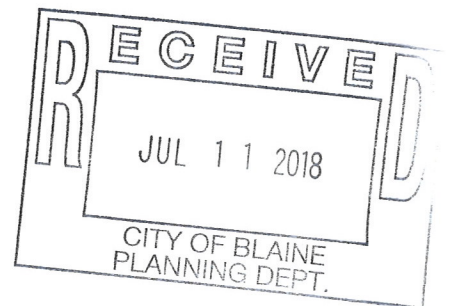
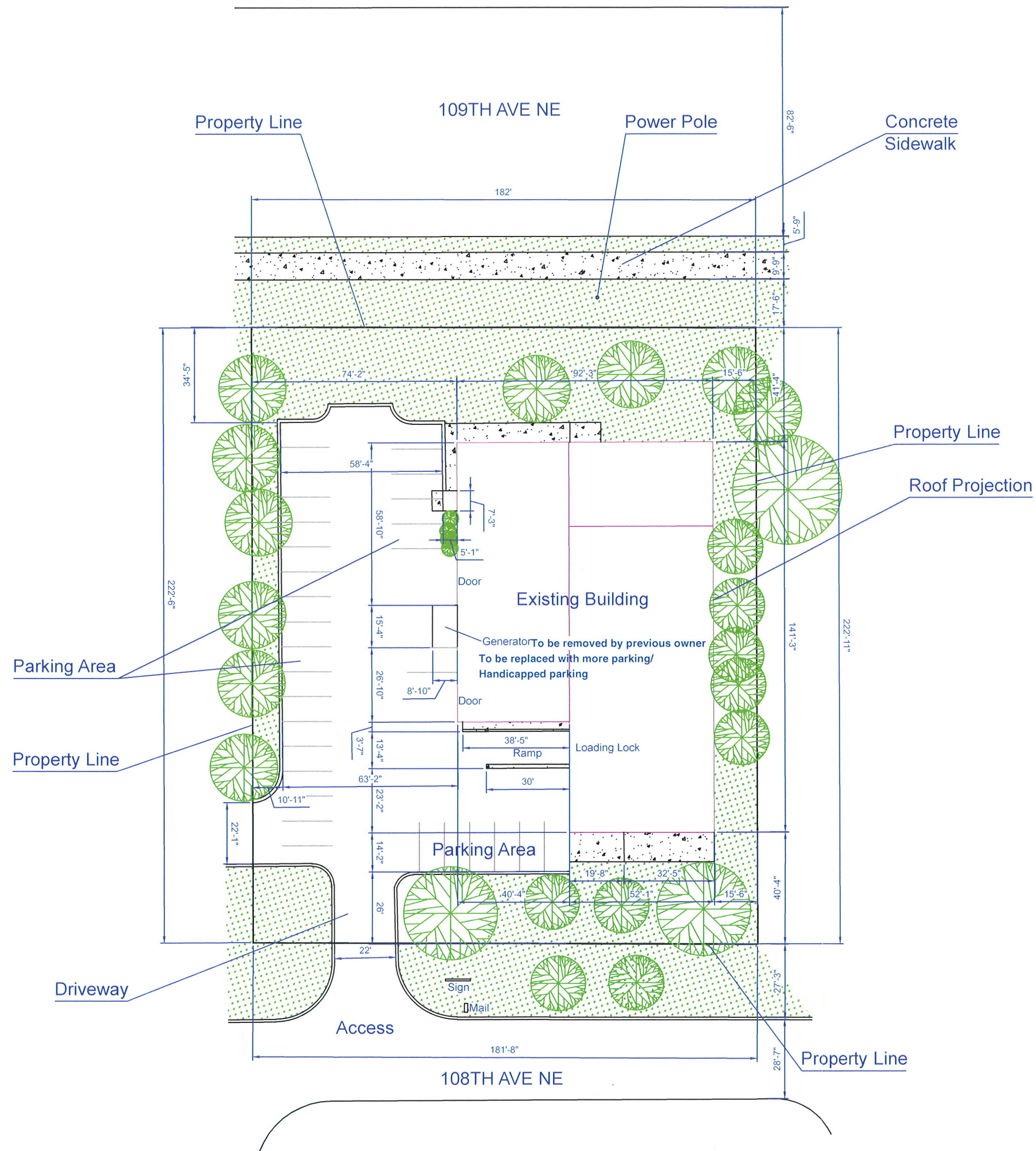
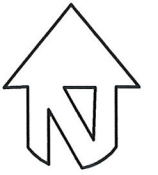
 Cupboards, upper and lower

 3/4 inch plywood in walls for retracting exam table ,table height 36"

 Dental table with sink at the end

 Lower cupboard only with mini sink in corner next to open sliding keyboard drawer

 Lower cupboard only



Parcel No. (APN)	21-31-23-12-0006
Land Use Cat.	INDUSTRIAL
Land Use Desc.	HEAVY INDUSTRIAL
Building Area	11.222 SF
Lot Area	40.637 SF (0.93 ACRES)
Building/Lot Ratio	0.28
Zoning	I-2

2181 108th Ln NE
Blaine, MN 55449
Scale: 1"=40'



7/6/18

2181 108th Lane NE Blaine MN 55449

Conditional Use Permit Description of Request

Blaine Central Veterinary Clinic was established in 2006 and has been providing high quality medical, surgical and behavioral services to dog and cat owners. We only hire certified veterinary technicians to help bring up the quality of our care and the veterinary field in general.

We are known for our thorough and caring communication with pet owners in both happy and more difficult times.

We have grown tremendously since 2006 and have enjoyed getting to know our clients and their wonderful pets.

The vast majority of our clients live within the city limits of Blaine and therefore it is imperative that we stay very close by to insure the smooth continuity of care needed.

Our hours of operation are Monday-Friday 8 am-6pm and Saturdays 8am-noon.

We have no boarding and keep no pets overnight.

We currently do not have or need outdoor space for dogs and that remain the same with the change in location.

We currently have 8 full time employees and 5 part time employees. Our schedule has 5-6 certified veterinary technicians and 2-3 doctors of veterinary medicine on staff at one time. This makes a **total of 7-9 employees present at one time**. We may have up to 3 doctor appointments and 1 technician appointment present and scheduled at one time. This makes a **total of up to 4 clients present at one time**.

We have one operating room and those clients (from 0 to 3 clients on Tuesdays, Wednesdays and Thursdays only) drop off and then leave in 15 minute intervals starting before we start seeing any appointments.

This makes a maximum total of up to 13 parking spaces needed at a time (out of more than 27 spaces available) during our busiest times.

Conditional Use Permit Reason for Request

The purpose of the respectfully requested move of our veterinary clinic for dogs and cats is to insure continuity of care to our clients and their beloved pets, improve the quality and size of our facility which will allow us to improve our quality of care even further, and continue to be an asset to the city of Blaine.

Your attention to this matter is truly appreciated.

Thank you

Dan Soderberg, DVM