

**MANKATO**

225 BELGRADE AVE
NORTH MANKATO, MN 56003

MINNEAPOLIS

7525 WAYZATA BLVD
MINNEAPOLIS, MN 55426

PROJECT NAME: Olde Brick House

PROJECT DESCRIPTION: Addition to an existing A-2 Occupancy

SITE LOCATION: 1521 Tullamore St, Mankato MN

PRIMARY OWNER:

Ringneck Restaurants, Inc

137 SOUTH 2ND AVE

Waite Park, MN 56387

Phone: 320-267-2968

CERTIFICATE OF DESIGN COMPLIANCE (CDC) – DETAILED NARRATIVE

This Certificate of Design Compliance application seeks approval for an addition to an existing restaurant located at 1521 Tullamore Street in Mankato, MN. The current building, constructed in 2018, is approximately 4,000 square feet and is constructed of steel studs, steel bar joists, and a TPO membrane roof system.

The exterior finish of the proposed addition will seamlessly match the existing brick facade.

The building is currently equipped with a fire sprinkler system in accordance with NFPA 13 standards and will be extended to cover the new addition. The existing fire department connection is located at the northwest corner of the building.

An enclosed trash enclosure is already in place, as indicated on the landscape plan (Sheet T1-41). No new light poles will be added, however, any new wall-mounted exterior lighting fixture will match existing fixtures and will be shielded as required to ensure no light spills over the property line.

The City of Mankato ordinances require one parking (1) space for each four (4) seats, one (1) space for each two (2) employees on major shift, one (1) space for each delivery vehicle, and one (1) space for customer food pick-up.

The current facility provides a seating capacity of 110 (28 stalls), 12 employees on a major shift (6 stalls), and 1 pick-up stall; it requires a minimum of 35 parking stalls. The proposed addition increases the seating capacity by 52 occupants, requiring 13 additional parking stalls for a total of 48 stalls. There are currently 65 parking stalls provided on the site.

