Locating mechanical equipment in front of the building on a major corner is sub-optimal. If a less visible location is not possible, a mechanical enclosure may serve as a public art opportunity.

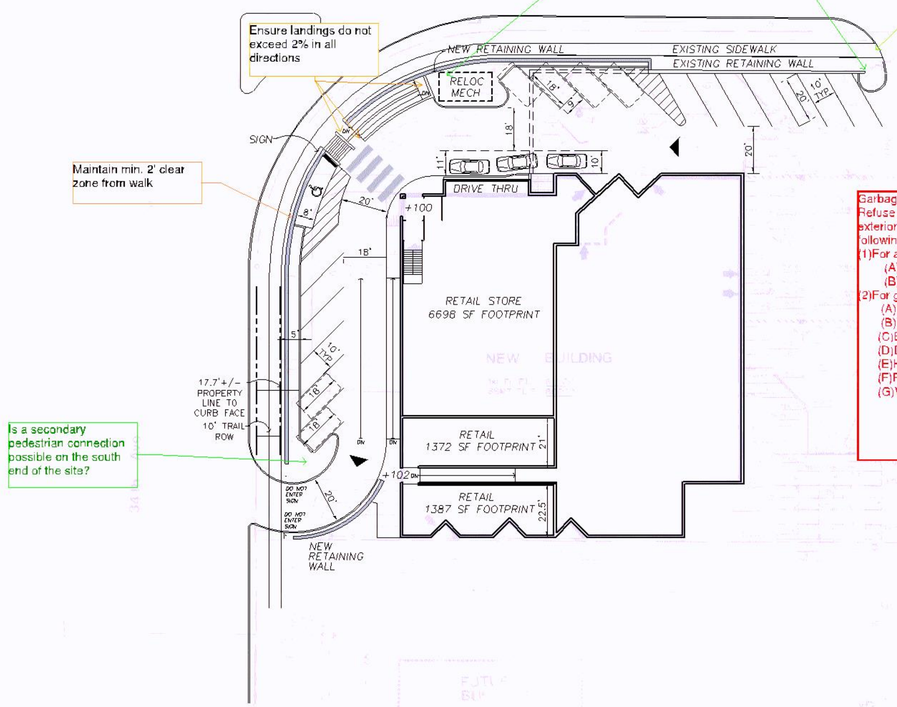
Extend easternmost parking island to better encapsulate the parking area. Shorten mid-row island - add curb and gutter with a deciduous tree.

Extend 10-foot trail along the entirety of the new parking area.

Ensure landings do not exceed 2% in all directions

Maintain min. 2' clear zone from walk

Is a secondary pedestrian connection possible on the south end of the site?



Garbage Enclosure Minimum Design Standards.
Refuse storage and handling facilities, other than those identified in Section 21.301.17 (d), shall have an exterior design using building materials consistent with the primary structure. The interior shall comply with the following minimum requirements:
(1)For all uses other than grocery stores, restaurants or other food service facilities:
(A)Doors shall be designed to function properly during periods of ice and snow.
(B)Bump rails or bollards are required to prevent penetration of the walls by the dumpster.
(2)For grocery stores and food service facilities:
(A)Floors shall be covered with quarry tile or equivalent with integral sanitary cove base tile.
(B)Walls shall have a smooth non-absorbent material sealed or finished to withstand frequent cleaning.
(C)Bump rails or bollards are required to prevent penetration of the walls by the dumpster.
(D)Doors shall be designed to function properly during periods of ice and snow.
(E)Hose bib with back flow prevention shall be provided for cleaning the facility.
(F)Floor drains shall be connected to the sanitary sewer system.
(G)Ventilation (UMC) and heat source to maintain a temperature above a minimum of 55 degrees F

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

SAC review by MET council will be required.

For all Plumbing plan reviews with job valuations over $50,000: The plumbing plans must be submitted to the State of MN for review. A Plumbing permit is also required to be submitted to the City of Bloomington - Building and Inspections.

Provide proposed parking stalls vs City code parking requirements.

SITE PLAN

0' 30' 60' 90'
SCALE IN FEET

NORTH

reprise DESIGN
Architecture, Inc.
Suite 100, Portland Square Center
Burnsville, MN 55337
Phone (952) 252-4002
Fax (952) 252-4043

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

Signature

Date Registration Number

AIRE APARTMENTS
CROWN PLAZA AIRE
BLOOMINGTON, MN 55425

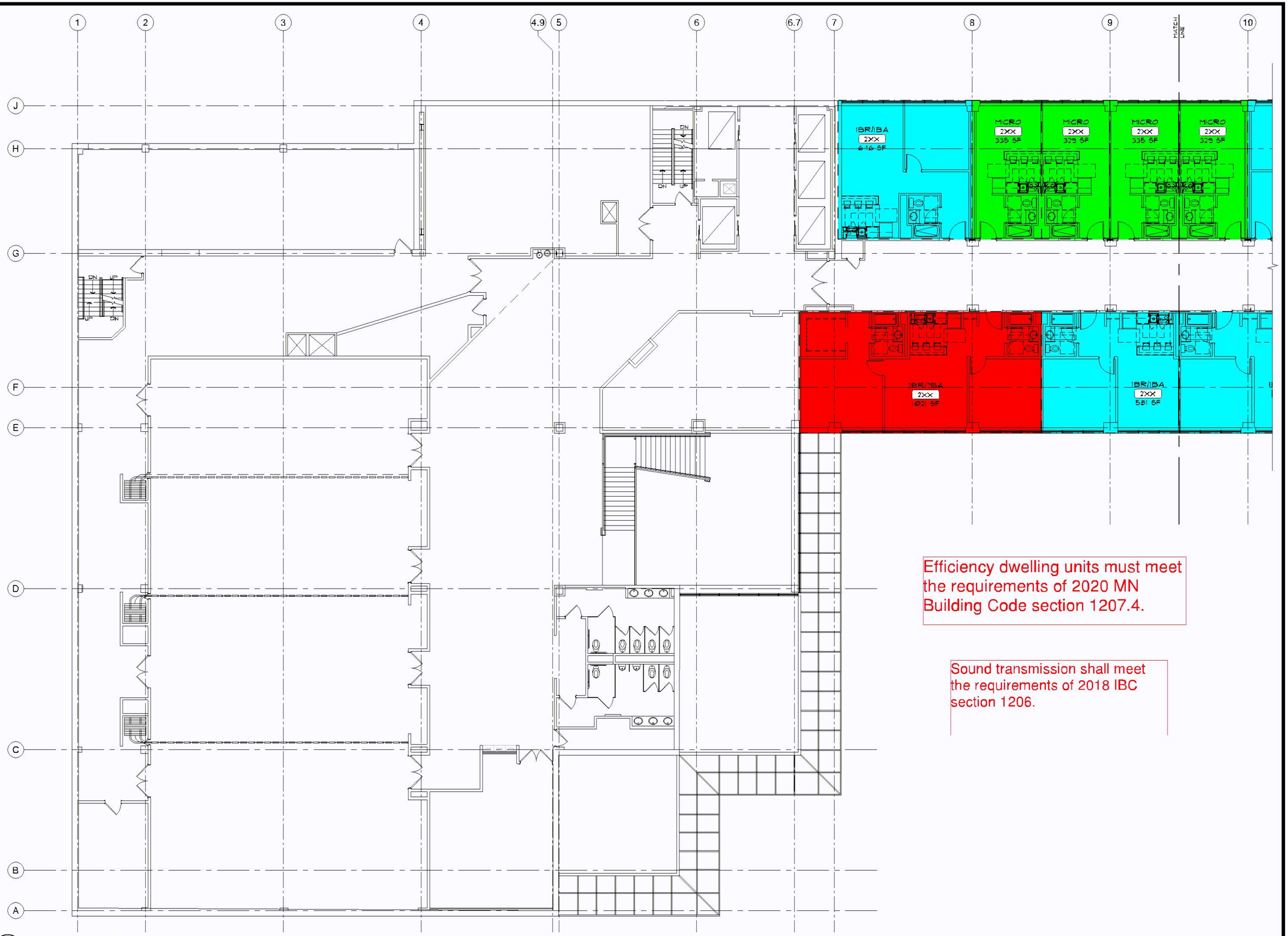
NEW SCHEMATIC SITE PLAN

REVISIONS

DRAWN BY	BJ
CHECKED BY	-
DATE ISSUED	01-14-2021
SCALE	1" = 30'
JOB NO.	20189

C-1.6

SHEET OF



Efficiency dwelling units must meet the requirements of 2020 MN Building Code section 1207.4.

Sound transmission shall meet the requirements of 2018 IBC section 1206.

1 SECOND FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"

reprise DESIGN
Architecture, Inc.
12400 Portland Ave. South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

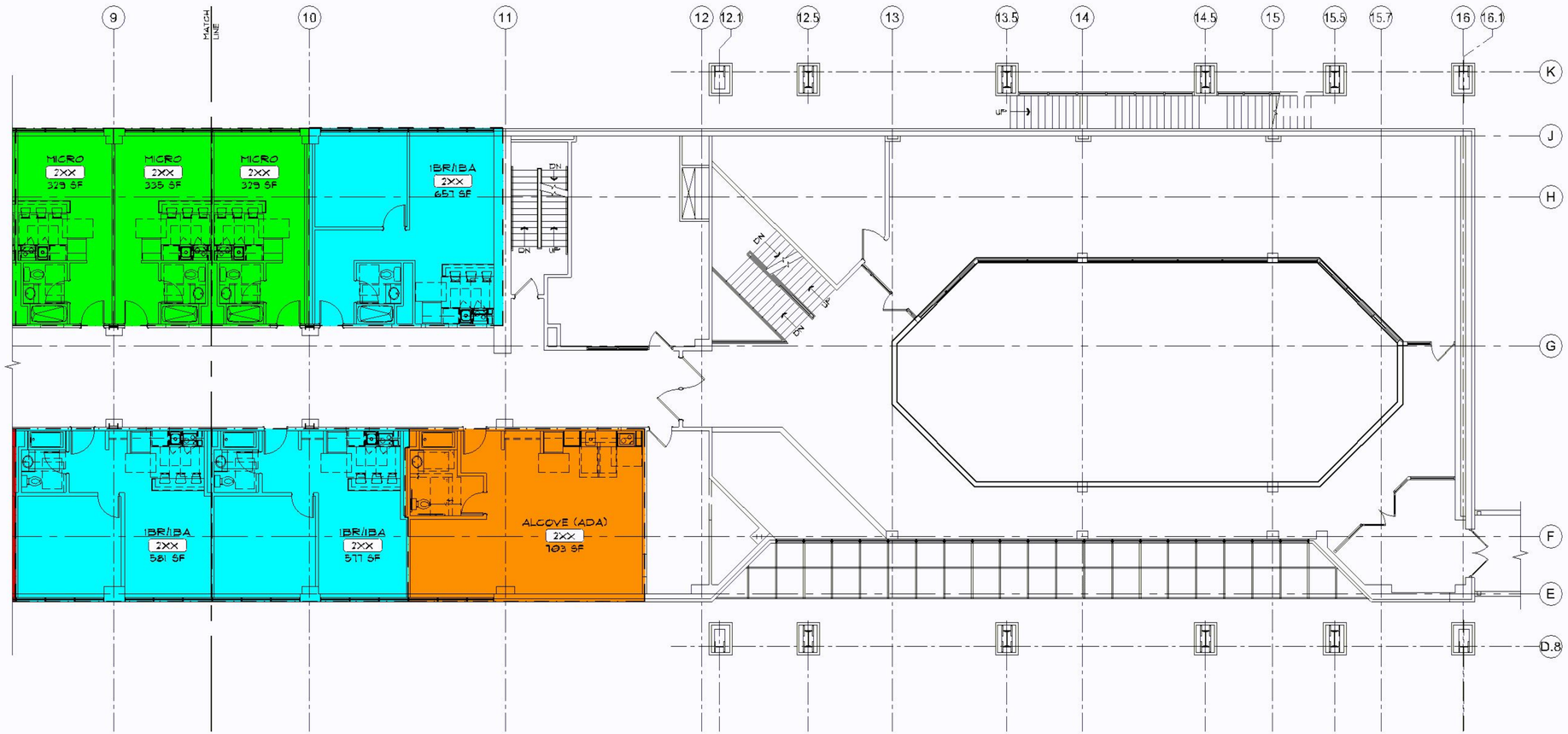
AIRE APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

SECOND FLOOR PLAN - AREA A

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/26/21
DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A102A



1 SECOND FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

Fire alarm system to meet the requirements of the occupancy determined by the building code for all areas including the commercial and residential upgrades.

All required smoke and CO detection shall be code compliant including the replacement of detectors 10 years or older.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Building/property shall be adequately signed for emergency response.

reprise DESIGN
Architecture, Inc.
12429 Portland Avenue South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

AIRE APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

SECOND FLOOR PLAN - AREA B

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/26/21

DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A102B

1 THIRD FLOOR PLAN - AREA A

SCALE: 1/8" = 1'-0"

reprise DESIGN
Architecture, Inc.
12400 Portland Avenue South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

AIRE APARTMENTS

3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

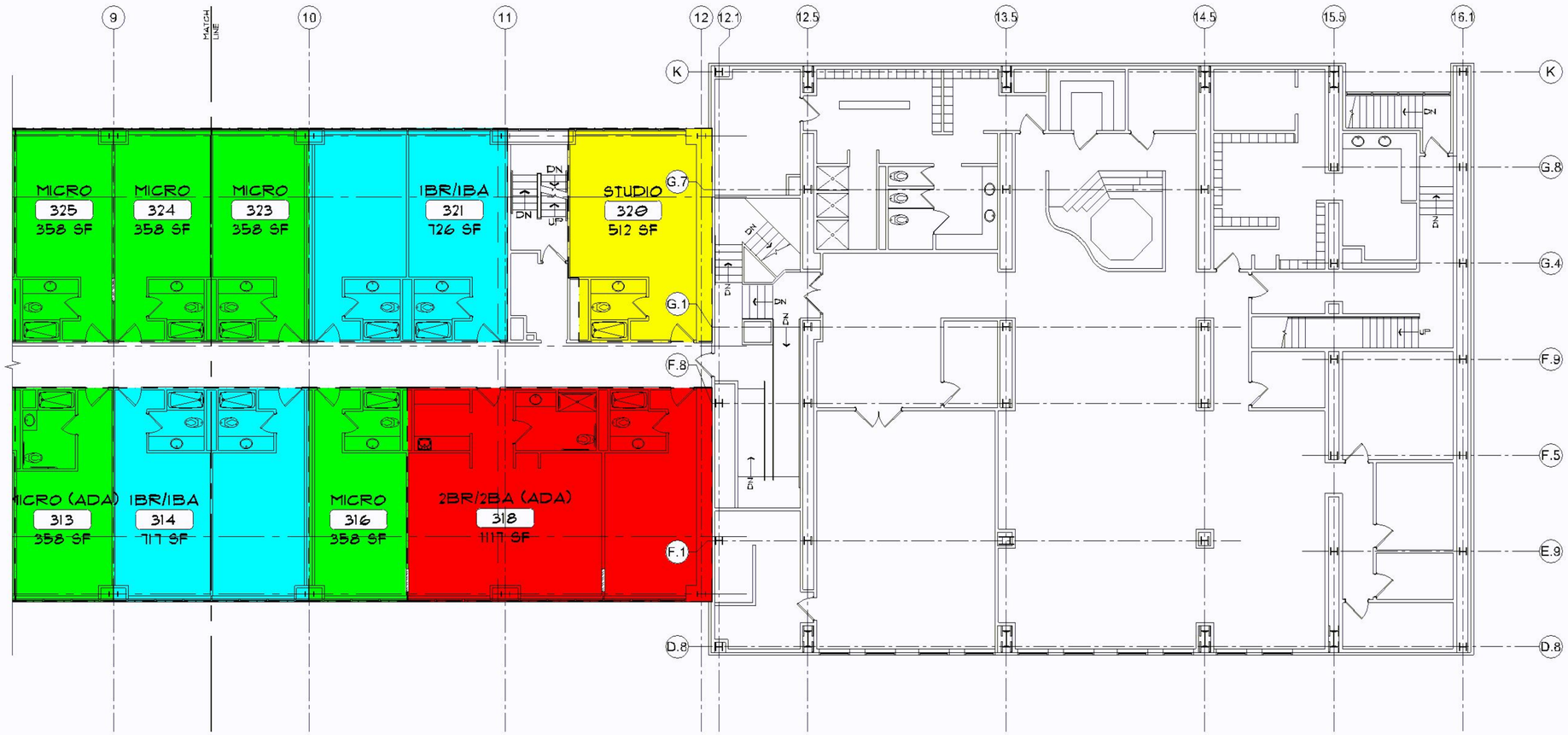
THIRD FLOOR PLAN - AREA A

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/26/21

DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A103A



1 THIRD FLOOR PLAN - AREA B

SCALE: 1/8" = 1'-0"

reprise DESIGN
Architecture, Inc.
12400 Portland Avenue South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

AIRE APARTMENTS

3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

THIRD FLOOR PLAN - AREA B

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/26/21

DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A103B

1 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

2 FIFTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

reprise DESIGN
Architecture, Inc.
13400 Portland Avenue South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

AIRE APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

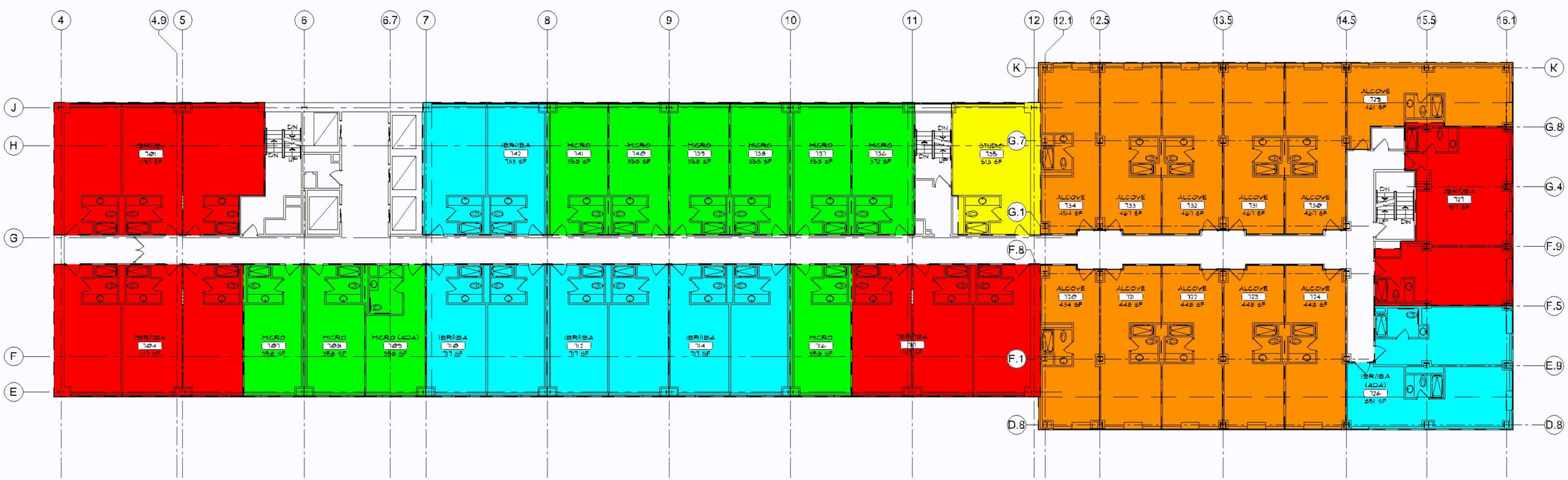
FOURTH & FIFTH FLOOR PLANS

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/20/21
DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A104

1 SIXTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 SEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

reprise DESIGN
Architecture, Inc.
13400 Portland Avenue South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

AIRE APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

SIXTH & SEVENTH FLOOR PLANS

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/20/21
DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A105

1 EIGHTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

2 NINTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

reprise DESIGN
Architecture, Inc.
12400 Portland Avenue South, Suite 100
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

AIRE APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

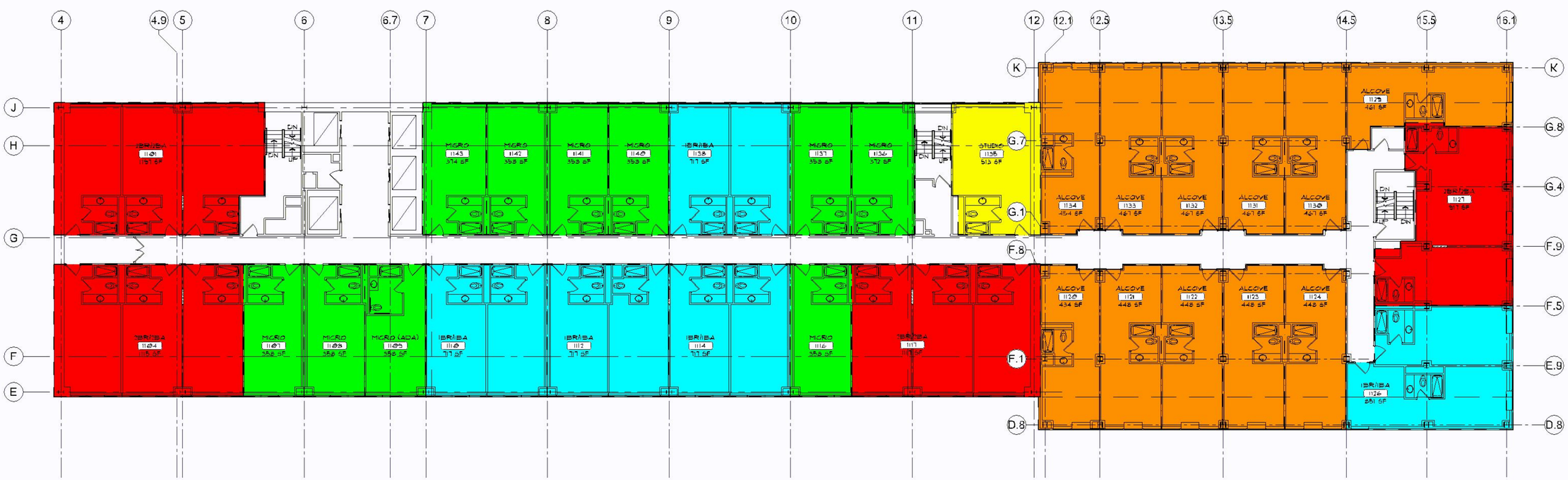
EIGHTH & NINTH FLOOR PLANS

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/20/21
DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A106

1 TENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 ELEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

reprise DESIGN
Architecture, Inc.
13400 Portland Avenue South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

AIRE APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

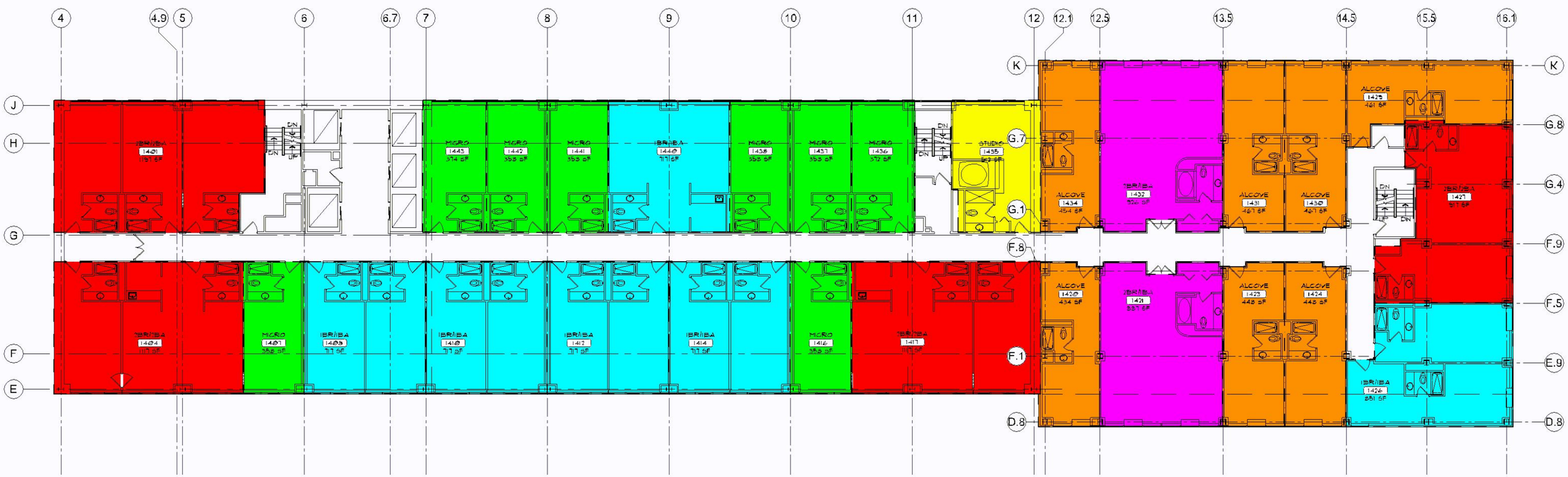
TENTH & ELEVENTH FLOOR PLANS

Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

DATE ISSUED	
PRELIM REVIEW	01/20/21
DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

A107

1 TWELFTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 THIRTEENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

reprise Architecture, Inc.
12400 Portland Avenue South
Suite 110, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043
DESIGN

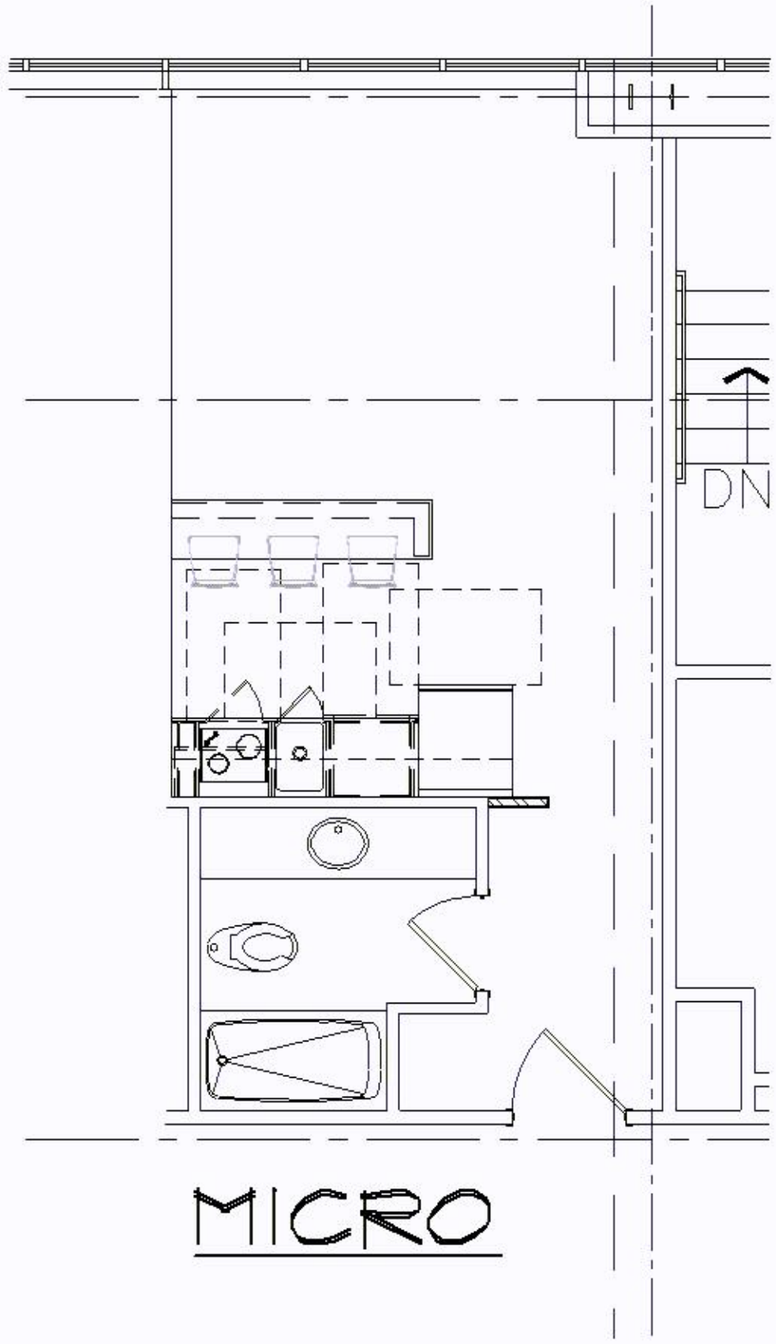
AIRE APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

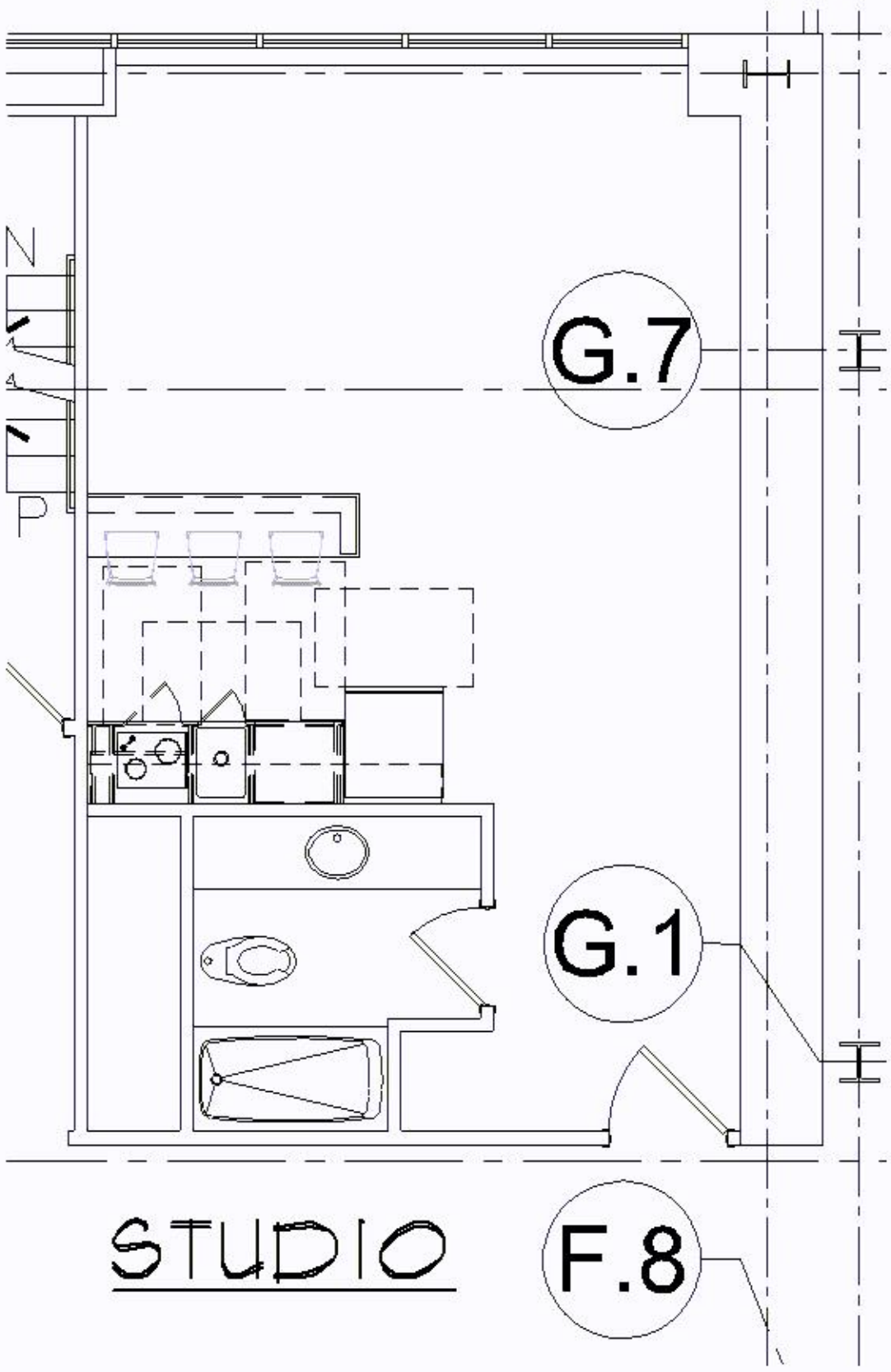
TWELFTH & THIRTEENTH FLOOR PLANS

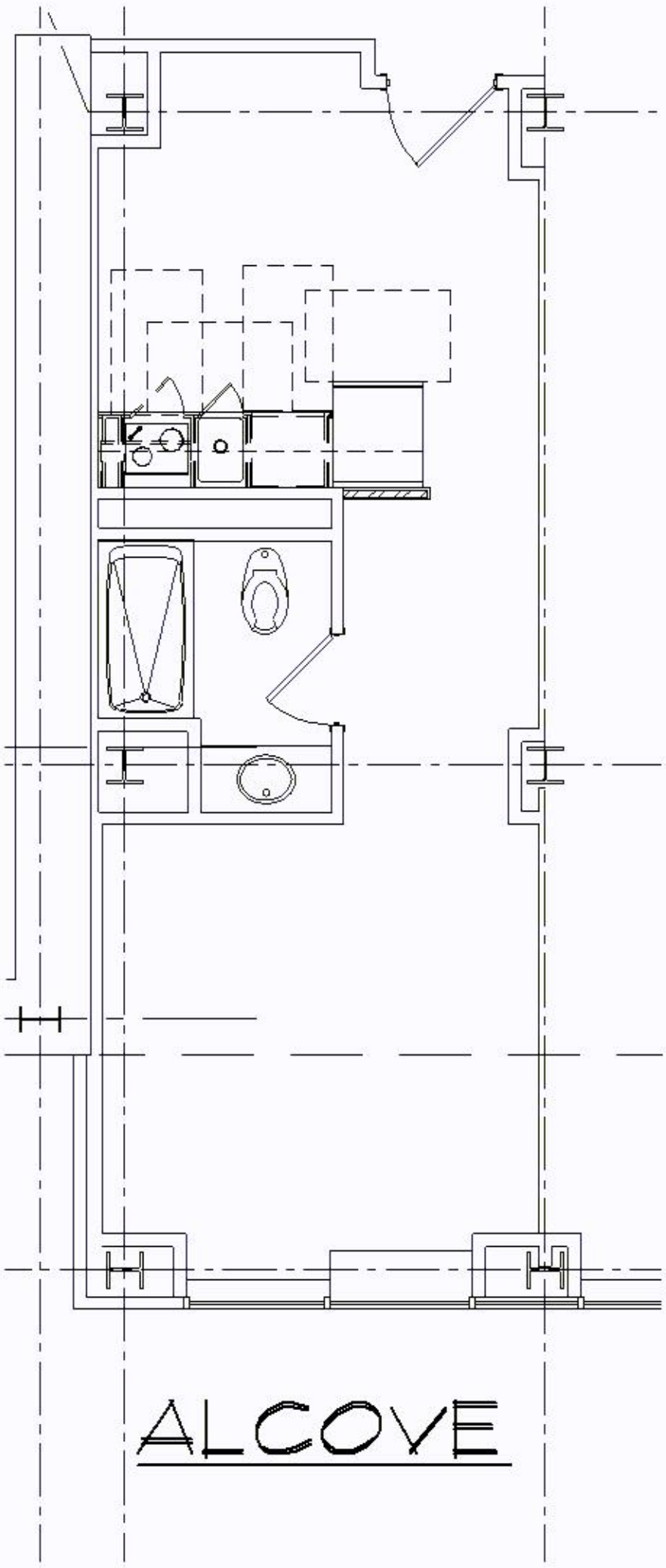
Turn-Key ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

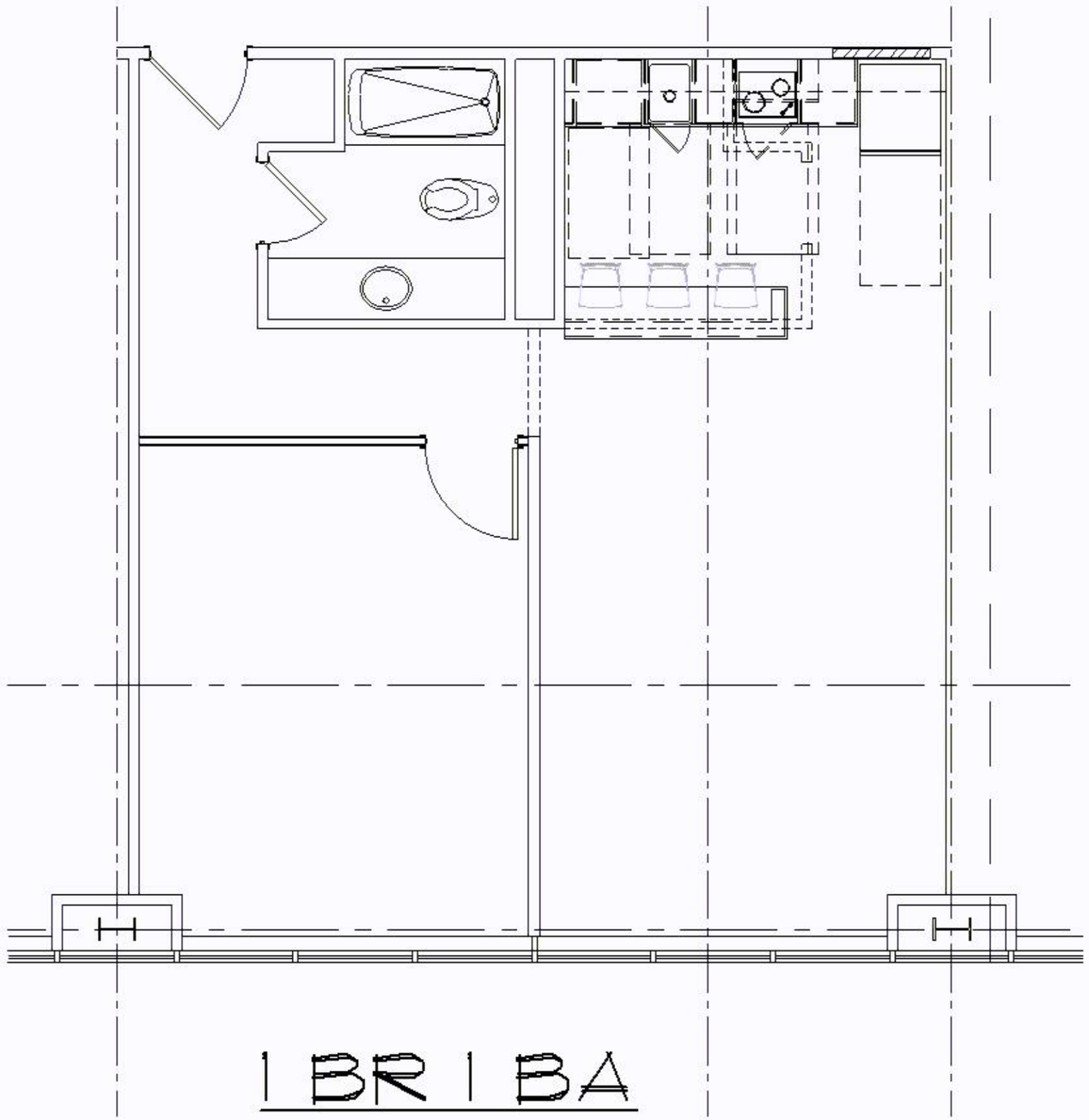
DATE ISSUED	
PRELIM REVIEW	01/26/21
DRAWN BY	BDH
CHECKED BY	JMH
JOB NO.	20189

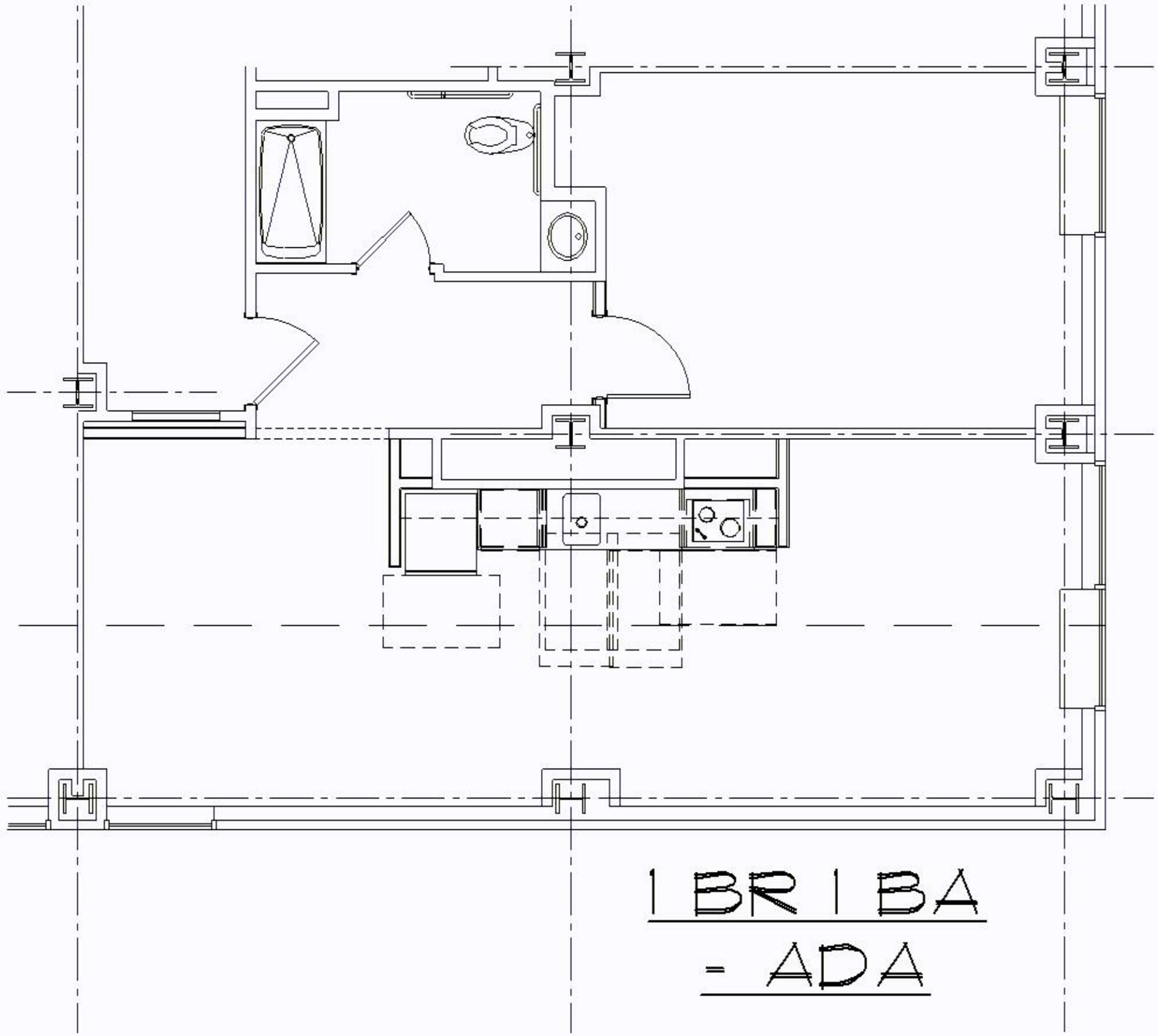
A108


DN
MICRO

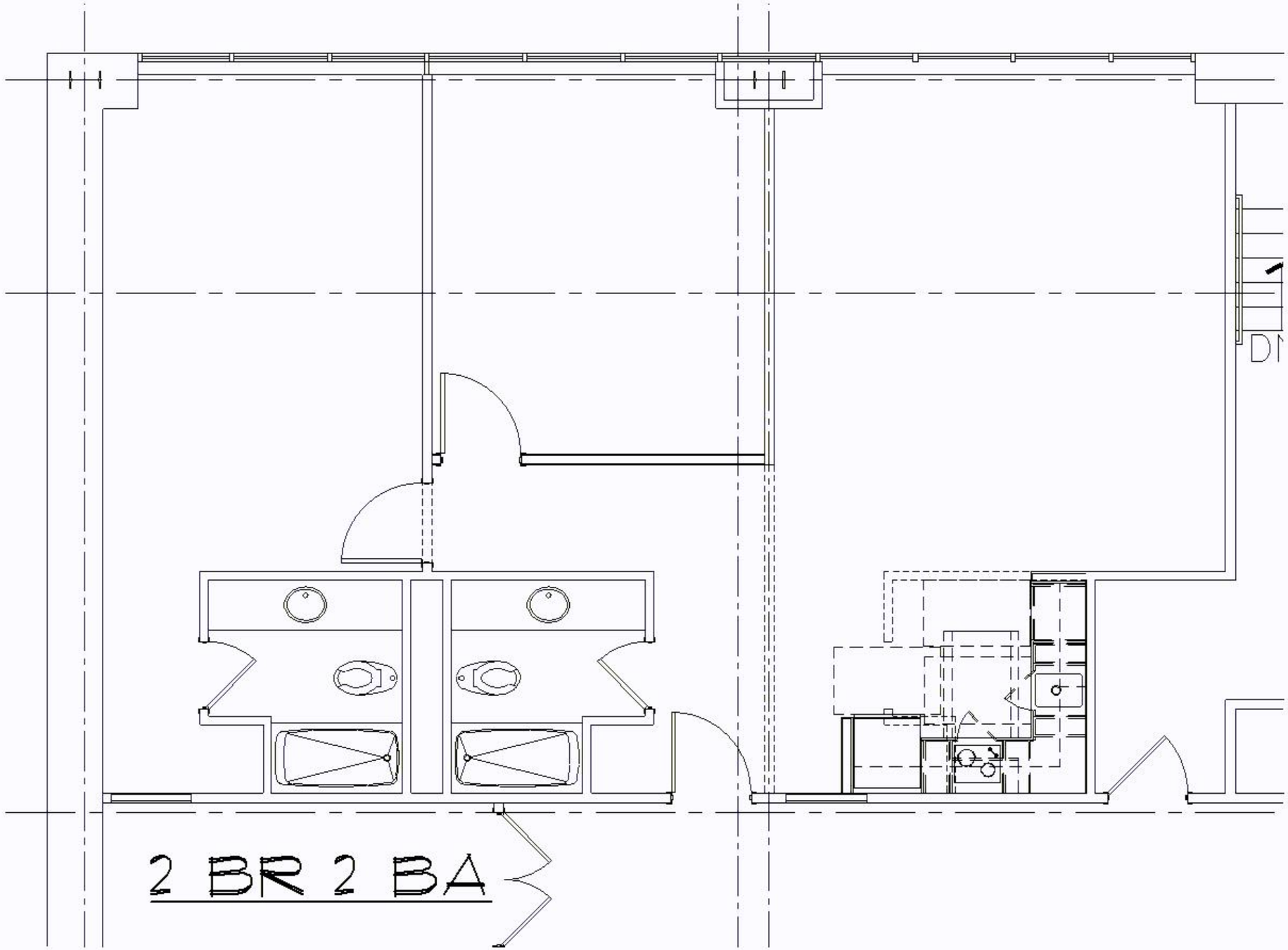

N
P
G.7
G.1
STUDIO
F.8


ALCOVE


1 BR 1 BA



1 BR 1 BA
- ADA


2 BR 2 BA

	Unit Types													
Floor	Micro	Micro (ADA)	Studio	Studio (ADA)	Alcove	Alcove (ADA)	1 BR, 1 BA	1 BR, 1 BA (ADA)	2BR, 1BA	2BR, 1BA (ADA)	2BR, 2 BA	2BR, 2 BA (ADA)	Total per Floor	
2	4	0	0	0	0	1	4	0	0	0	1	0	10	
3	9	1	1	0	0	0	5	0	0	0	1	1	18	
4	10	0	2	0	0	0	5	0	0	0	2	0	19	
5	8	2	1	0	11	0	4	1	0	0	4	0	31	
6	10	0	1	1	11	0	5	1	0	0	3	0	32	
7	9	1	1	0	11	0	4	1	0	0	4	0	31	
8	8	0	2	0	11	0	6	1	0	0	3	0	31	
9	7	1	1	0	11	0	5	1	0	0	4	0	30	
10	8	0	2	0	11	0	7	0	0	0	3	0	31	
11	9	1	1	0	11	0	5	0	0	0	4	0	31	
12	8	0	2	0	11	0	7	0	0	0	3	0	31	
14	8	0	1	0	7	0	6	0	2	0	4	0	28	Total ADA
Total per Unit Type	**98**	**6**	**15**	**1**	**95**	**1**	**63**	**5**	**2**	**0**	**36**	**1**	**323**	**14**
	104		**16**		**96**		**68**		**2**		**37**			
	32.20%	5.77%	4.95%	6.25%	29.72%	1.04%	21.05%	7.35%	0.62%	0.00%	11.46%	2.70%		4.33%
	Unit % of Total	ADA % of Unit Type	Unit % of Total	ADA % of Unit Type	Unit % of Total	ADA % of Unit Type	Unit % of Total	ADA % of Unit Type	Unit % of Total	ADA % of Unit Type	Unit % of Total	ADA % of Unit Type		ADA % of Total