

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

With the total redevelopment of the site, the freestanding sign must meet the requirements, including the required 20 foot setback along Lyndale Avenue.

PL202100017

modify to right out only driveway

EXISTING PROPERTY BOUNDARY, TYP.

EXISTING PYLON SIGN TO REMAIN

PROPOSED PROPERTY BOUNDARY

Fifty percent of the frontage of a building facing a public street should be landscaped with foundation plantings.

**PROPOSED BUILDING**  
12,000 SQ. FT.  
FFE = 826.00

Provide windows along street frontages as opposed to the blank facade.

PROPOSED WALK

EXISTING RIGHT-OF-WAY

Install ADA compliant pedestrian ramp

Provide 6ft wide sidewalk along Halsey Ln frontage

WATER SERVICE

Provide drive aisle south of building to confine site circulation to site.

Install Non-Residential Driveway Approaches at all entrance/exits

BUILDING SETBACK, TYP.

PARKING SETBACK, TYP.

EXISTING BUILDING

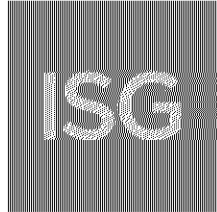
LEGEND

.....101.....	EXISTING CONTOUR (MINOR INTERVAL)
———100———	EXISTING CONTOUR (MAJOR INTERVAL)
———101———	PROPOSED CONTOUR (MINOR INTERVAL)
———100———	PROPOSED CONTOUR (MAJOR INTERVAL)

0 20 40  
SCALE: 1" = 20 FEET



PHASE III - CONCEPT 3



Architecture + Engineering + Environmental + Planning

U-HAUL  
BLOOMINGTON, MINNESOTA - 01/27/2021  
ISG PROJECT NO. 20-24791

ISGInc.com

PL202100017

Provide adequate turning radius using Ladder 3 specs for all emergency vehicle access lanes.

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.

At least one lock box will be required for the building.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.

Any signs on the building must comply with 19.113.

TOP OF PARAPET 2  
141' - 4"  
TOP OF PARAPET 1  
140' - 0"

FIRST FLOOR  
100' - 0"

1 NORTH ELEVATION  
1/8" = 1'-0"

TOP OF PARAPET 2  
141' - 4"  
TOP OF PARAPET 1  
140' - 0"

FIRST FLOOR  
100' - 0"

2 WEST ELEVATION  
1/8" = 1'-0"

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.



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PROJECT

**U-HAUL  
PHASE III  
WAREHOUSE**

BLOOMINGTON MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24792
FILE NAME	24792 Arch R20.rvt
DRAWN BY	CRM
DESIGNED BY	CRM
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	01/15/21
CLIENT PROJECT NO.	

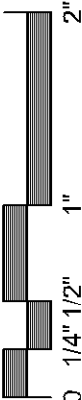
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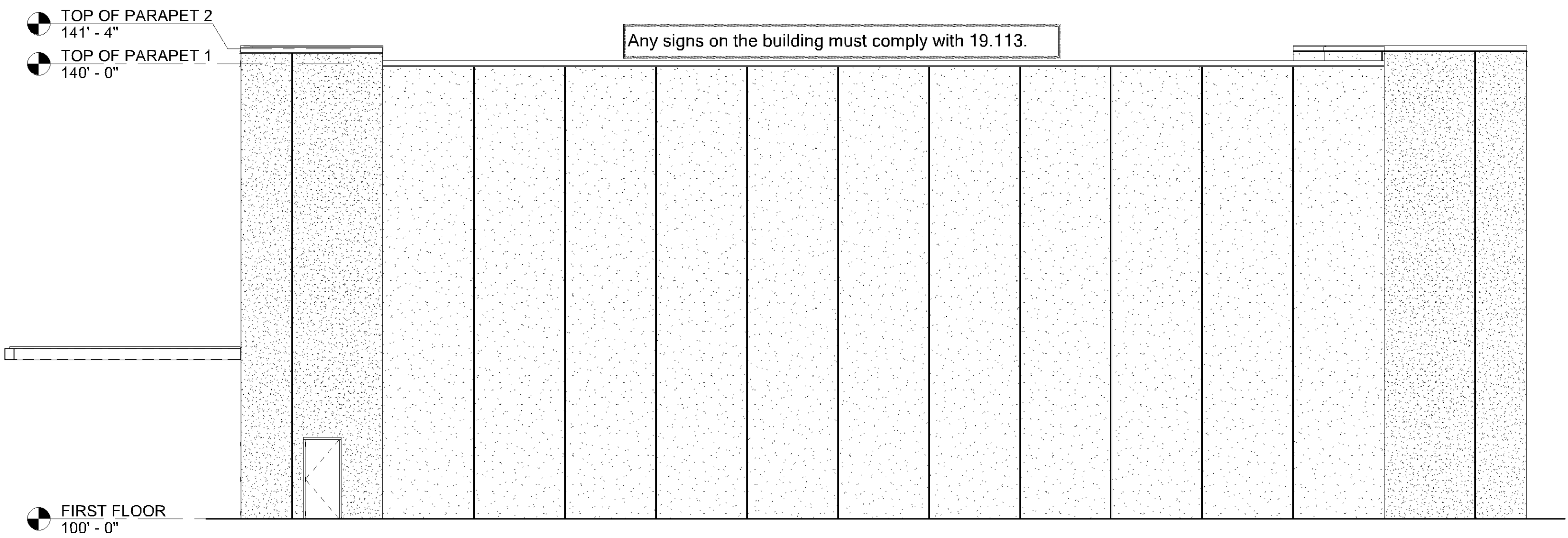
**EXTERIOR  
ELEVATIONS**

SHEET

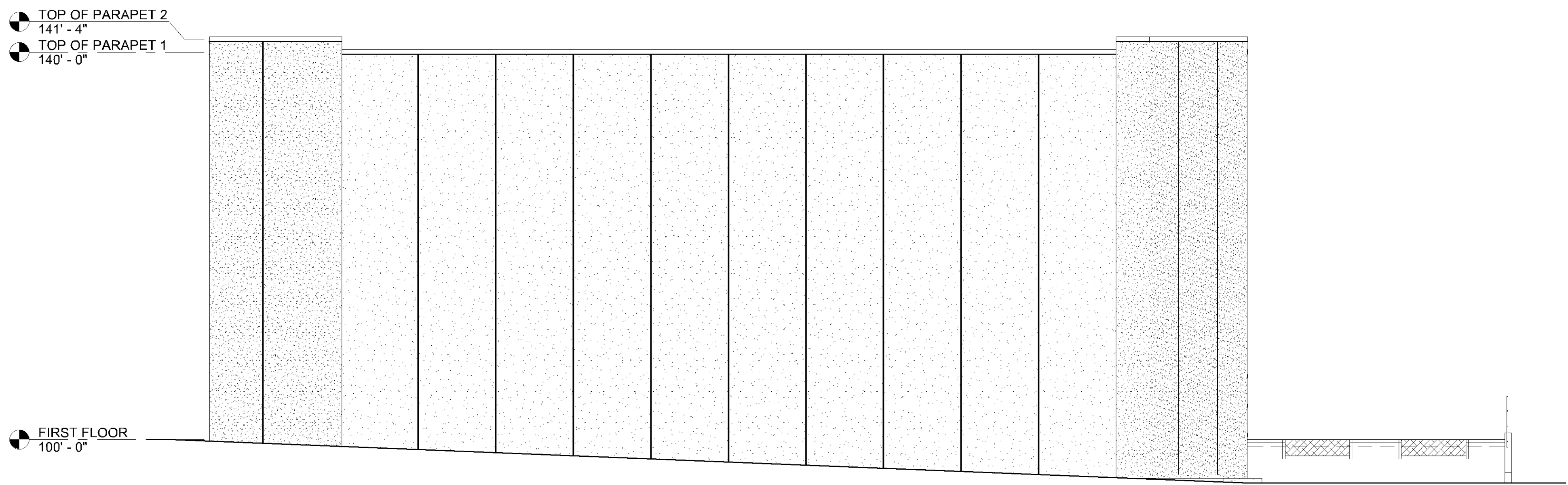
**A2-11**

PRELIMINARY NOT FOR CONSTRUCTION

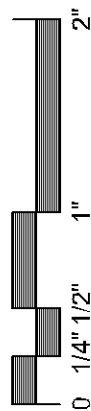




1 SOUTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



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PROJECT

**U-HAUL  
PHASE III  
WAREHOUSE**

BLOOMINGTON MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24792
FILE NAME	24792 Arch R20.rvt
DRAWN BY	CRM
DESIGNED BY	CRM
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	01/16/21
CLIENT PROJECT NO.	

TITLE

**EXTERIOR  
ELEVATIONS**

SHEET

**A2-12**