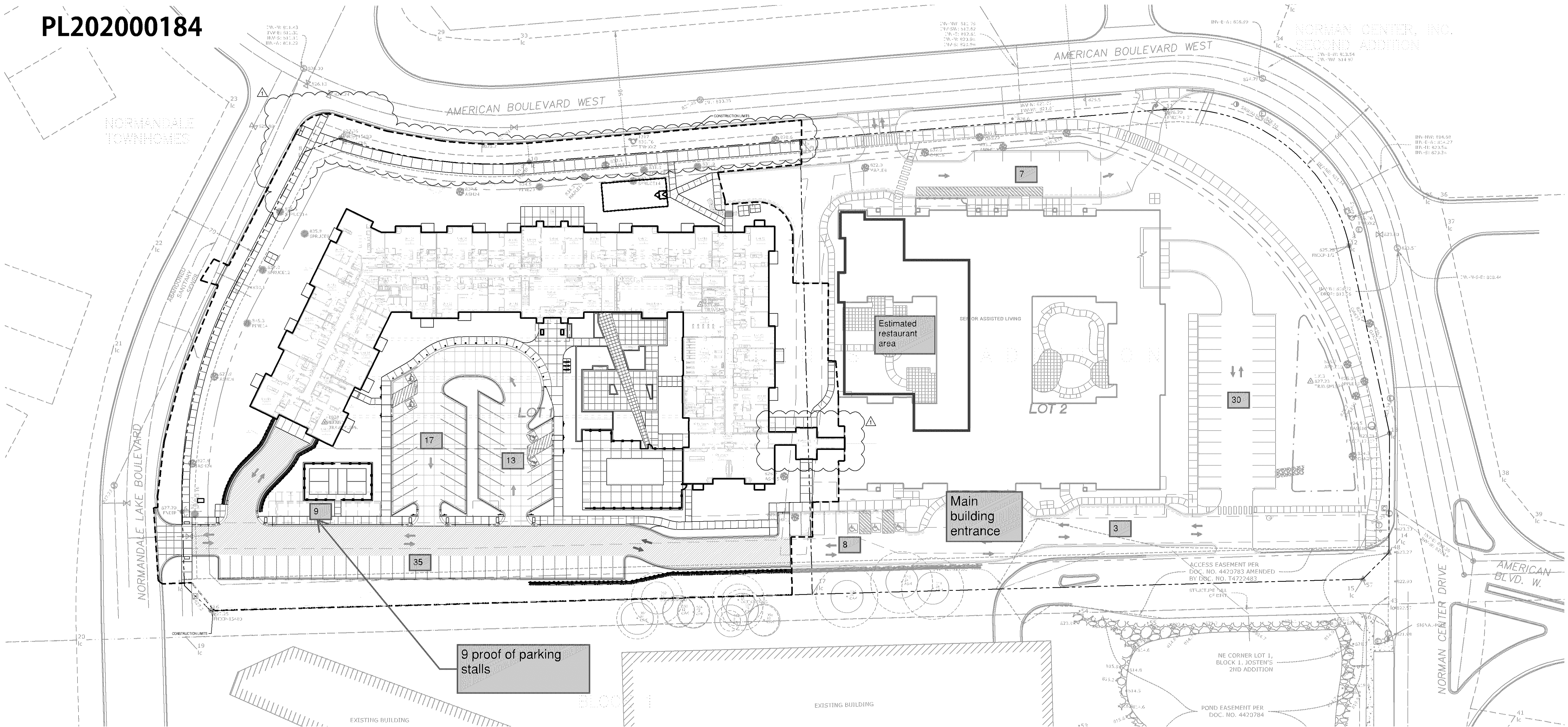


PL202000184



SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO CONSTRUCTION. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF ALL STRUCTURES PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

Note: Phase I (Cherrywood) and Phase II (Future) have been submitted as part of the same Development Plan and both have received Final Development Plan approvals. Site parking will be shared between both projects and Phase II is currently in for building permit

CITY OF BLOOMINGTON SITE SPECIFIC NOTES:

- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN THE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JENKINS (952-563-4545, SJENKINS@BLOOMINGTONMN.GOV) FOR PERMIT INFORMATION.
- ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING AND STORAGE WILL NOT BE ALLOWED.

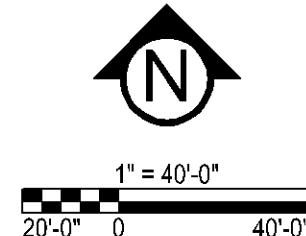
SITE AREA TABLE:

SITE AREA CALCULATIONS				
	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	39,817 SF	24.9%
ALL PAVEMENTS	17,663 SF	11.1%	56,808 SF	35.5%
ALL NON-PAVEMENTS	142,165 SF	88.9%	63,203 SF	39.5%
TOTAL SITE AREA	159,828 SF	100.0%	159,828 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	17,663 SF	11.1%
PROPOSED CONDITION	96,625 SF	60.5%
DIFFERENCE (EX. VS PROP.)	78,962 SF	49.4%

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
- PROPOSED SOIL AMENDMENTS
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY



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kraus
wilson
architects

PROJECT

THE POINTE BLOOMINGTON
- PHASE 2
5601 & 5501 AMERICAN BOULEVARD WEST, BLOOMINGTON, MN, 55437
UNITED PROPERTIES, LLC
3600 AMERICAN BOULEVARD WEST, SUITE 750, BLOOMINGTON, MN 55431

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 05/25/20 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
10/08/19	CITY SUBMITTAL
10/30/19	CITY RESUBMITTAL
02/07/20	CITY RESUBMITTAL
02/24/20	WATERSHED SUBMITTAL
03/20/20	PERMIT SET
06/25/20	WATERSHED SUBMITTAL

DRAWN BY:BN REVIEWED BY:DK
PROJECT NUMBER: 17157.01

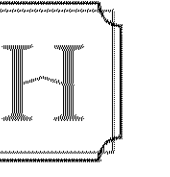
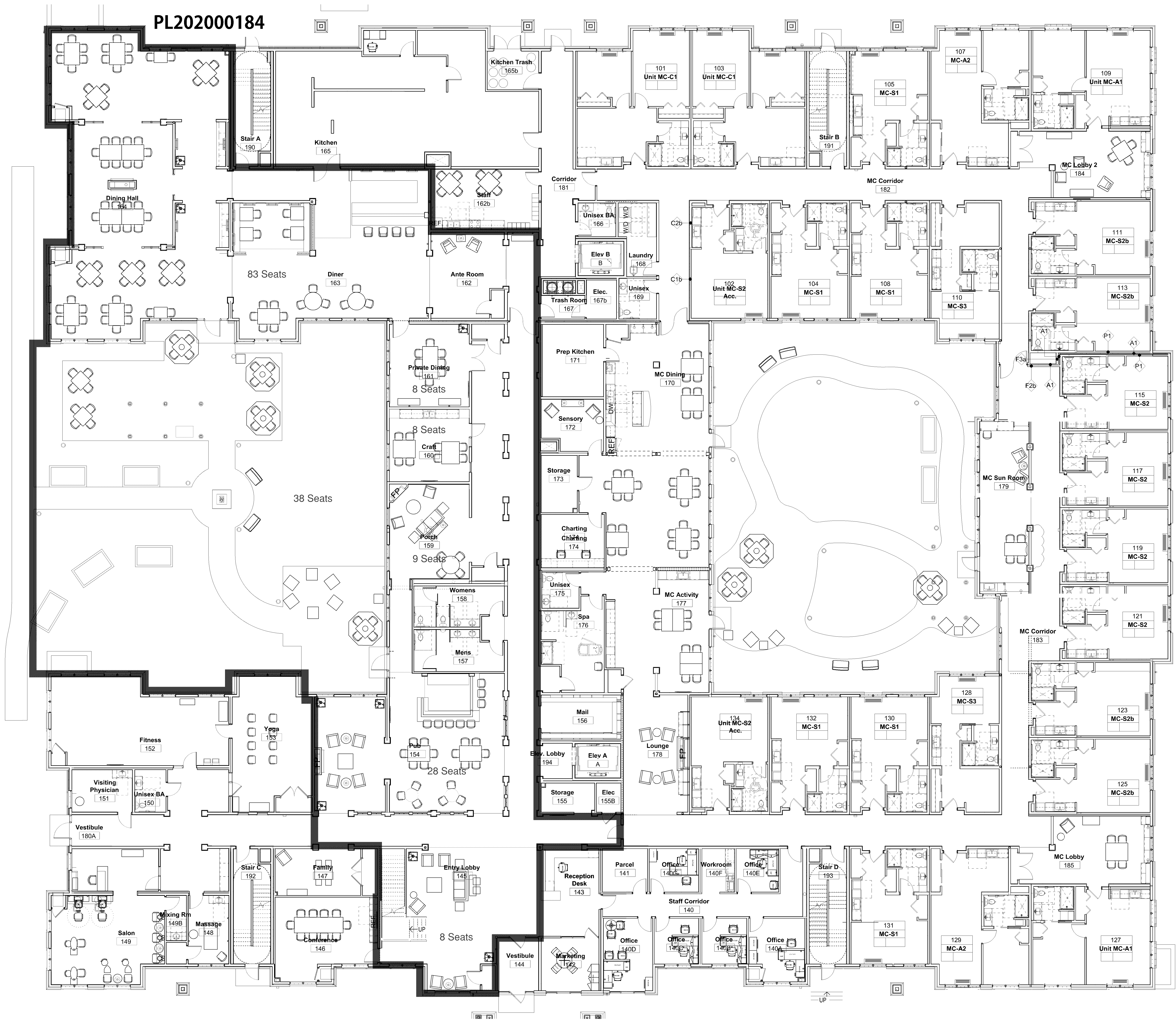
REVISION SUMMARY

DATE	DESCRIPTION
8/31/20	ASI #01

SITE PLAN - OVERALL

C2.0

8/31/2020 10:19 AM © COPYRIGHT 2018 CIVIL SITE GROUP INC.



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SENIOR LIVING GROUP
OF HENRICKSEN

*** Preliminary Plan ***
Not For
Furniture Order

Drawings and specifications provide interior designs and layouts in sufficient detail for the installation of projects.
The designs represented are the property of Henrik & Co. and shall not be shared, used by, or distributed to any persons or firm outside the scope of this project without written consent of Henrik & Co.
Architects and contractors shall be responsible for all dimensions and conditions on the job and shall notify Henrik & Co. of any variations from the dimensions and conditions shown.
Written dimensions take precedence over scaled dimensions.



REVISION

No.	Date	Description	By

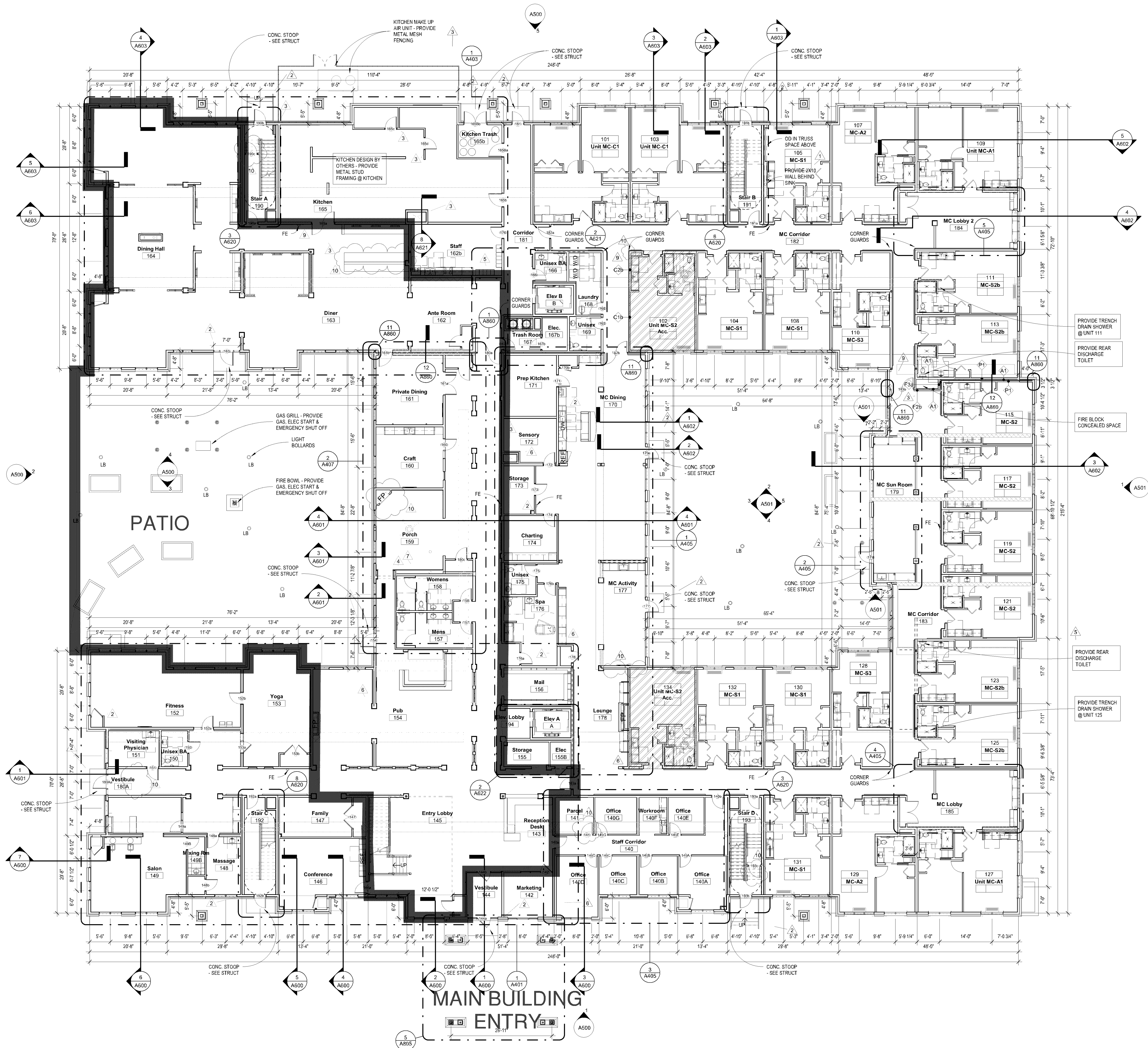
United Properties
Cherrywood Pointe
of Bloomington

Bloomington, MN

First Level
Furniture Plan

Drawn By: MBG
Scale: 1/8"=1'-0"
Date: 05/18/2020
Sales Rep: ACB
Sheet Number:
ID.F1.1

PL202000184



FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CMU/CIP WALLS OR CENTER OF STUD AT FRAMED WALLS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN TO THE CENTER OF STUD, UNLESS NOTED OTHERWISE.
3. TOPS OF ALL WALLS AT TRASH, ELEVATORS, LOBBYS & STAIRS AT GARAGE LEVEL SHALL BE FIRE SEALED.
4. CORRIDOR WALLS ARE WALL TYPE C28, 2085, UNLESS NOTED OTHERWISE.
5. UNIT PARTY WALLS TO BE WALL TYPE P1, UNLESS NOTED OTHERWISE.
6. ALL WINDOWS WITHIN 24" OF DOOR SWING SHALL BE TEMPERED.
7. PROVIDE CABINET PULLS @ ALL KITCHENS AND BATHS.
8. FILL PLANK CORES AT EXTERIOR PERIMETER 24" WITH SPRAY INSULATION. GROUT SOLID PLANK CORES AS REQ'D PER STRUCTURAL CONNECTIONS.
9. GROUT PRECAST PLANK CORES AT EXTERIOR SILL PLATES.
10. AT ALL BEARING STUDS WITH PIPE PENETRATIONS, STRAP PLATES AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF WALL.
11. ALL STEEL BEAMS AND COLLINGS ARE TO RECEIVE SPRAY APPLIED FIREPROOFING TO 1 HOUR RATING ON WOOD FRAMED LEVELS AND 2 HOUR RATING AT GARAGE LEVEL.
12. WHEN NOT OTHERWISE SHOWN IN AN ELEVATION VIEW, SEE ENLARGED FLOOR PLANS FOR TAGS IDENTIFYING CABINETRY, BATH ACCESSORIES, FIXTURES, AND APPLIANCES. SEE ELEVATION DETAILS FOR STANDARD MOUNTING HEIGHTS.
13. FURNITURE N.I.C.
14. HANDRAILS TO BE PROVIDED ONE SIDE OF ALL CORRIDORS AND HALLWAYS, & ON BOTH SIDES OF CORRIDORS AND HALLWAYS IN MEMORY CARE. HANDRAILS TO RETURN AT 45 DEGREE ANGLE TYP.
15. FOR CORRIDOR ARCH SEE DETAILS A850.
16. PROVIDE A HIGH FRAP AT ALL WALLS ADJACENT TO MOP SINKS AND CLINICAL SINKS.
17. SEE A800 AND GRADING PLAN FOR LOCATION OF INSULATION @ FOUNDATION WALLS.
18. EMERGENCY RESPONDER RADIO COVERAGE MEETING THE REQUIREMENTS OF APPENDIX L IN THE 2015 MSEC SHALL BE PROVIDED THROUGHOUT THE PROPERTY AND WITHIN THE STRUCTURES.
19. ALL LIGHTING HEIGHTS BY INTERIOR DESIGNER UNO



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P: (612) 615-0060

Structural:
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6120 Earle Brown Drive, Suite
700
Minneapolis, MN 55430
P: (763) 843-0420

MEP:
Design Build

General Contractor:
Weis Builders Inc
7645 Lyndale Ave S, Suite
300
Minneapolis, MN 55423
P: (612) 243-5000

Project:
Cherrywood Pointe of Bloomington
5501 American Boulevard W.
Bloomington, MN 55437

Owner:
United Properties
651 Nicollet Mall Suite 450 Minneapolis, MN 55402

Project Number 17058
Date 8.7.19 - Permit Set

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LINK WILSON REG. NO. 21629

Date

08/29/19

11/18/19

12/12/19

01/22/20

02/17/20

03/27/20

04/21/20

Revision

Addendum #01

AS #02

AS #03

AS #04

AS #05

AS #06

AS #08

AS #09

Rev. No.

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Floor Plan -
Level 1

As indicated

A310

