

CASE #PL2021-57

BCS PHASE 4

8100 31ST AVENUE SOUTH
BLOOMINGTON, MN



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

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 architect under the laws of the State of Minnesota

Signature
Christopher Willette
Typed or Printed Name
48403 10/29/21
License # Date

APPROVED
Zoning Review Only
02/09/2022 NMJ

ROOM LEGEND	
1 BR	CIRCULATION
1 BR+D	PARKING
2 BR	SERVICE
3 BR	STORAGE
ALCOVE	STUDIO

ORIGINAL ISSUE:
10/29/21

No.	Description	Date
1	A3.1	T&D

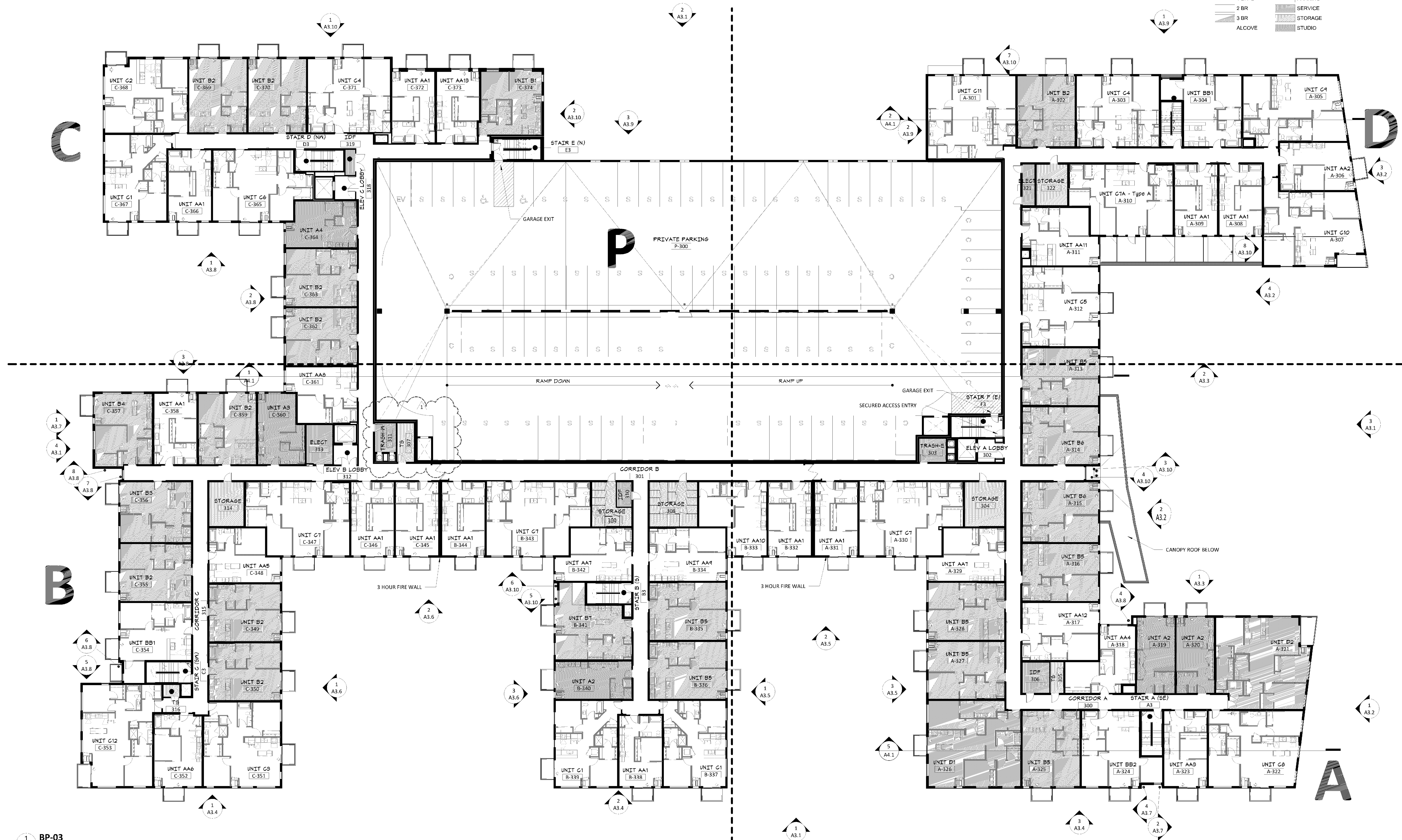
220540
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

THIRD LEVEL OVERALL PLAN

A1.3



1 BP-03
A1.3 1/16" = 1'-0"

2/7/2023 3:15:42 PM

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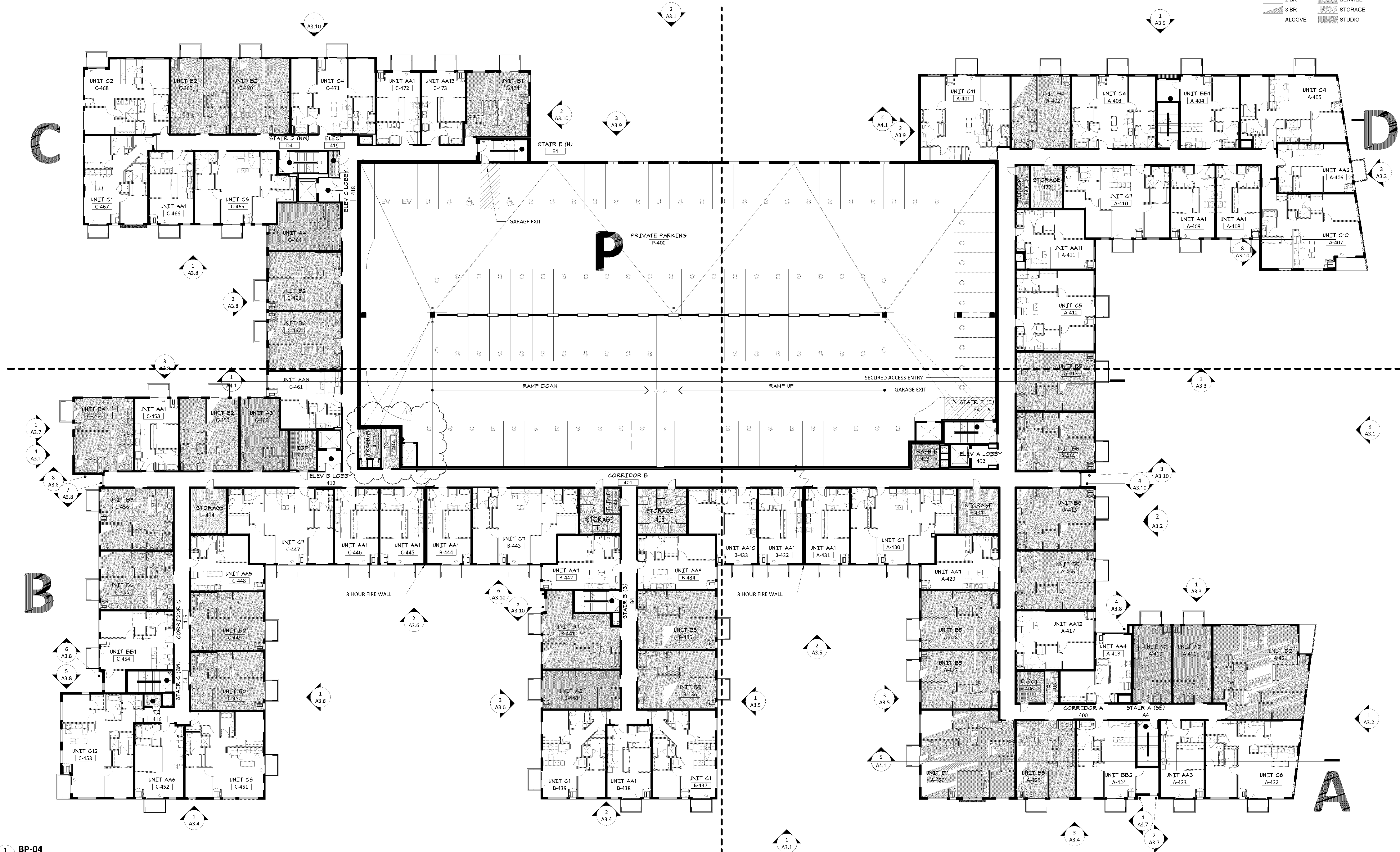
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ROOM LEGEND

1 BR	CIRCULATION
1 BR+D	PARKING
2 BR	SERVICE
3 BR	STORAGE
ALCOVE	STUDIO



BP-04
A1.4 1/16" = 1'-0"

ORIGINAL ISSUE:
10/29/21

REVISIONS:

No.	Description	Date
1	A3.1	TBD

220540
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

FOURTH LEVEL OVERALL
PLAN

A1.4

BCS PHASE 4

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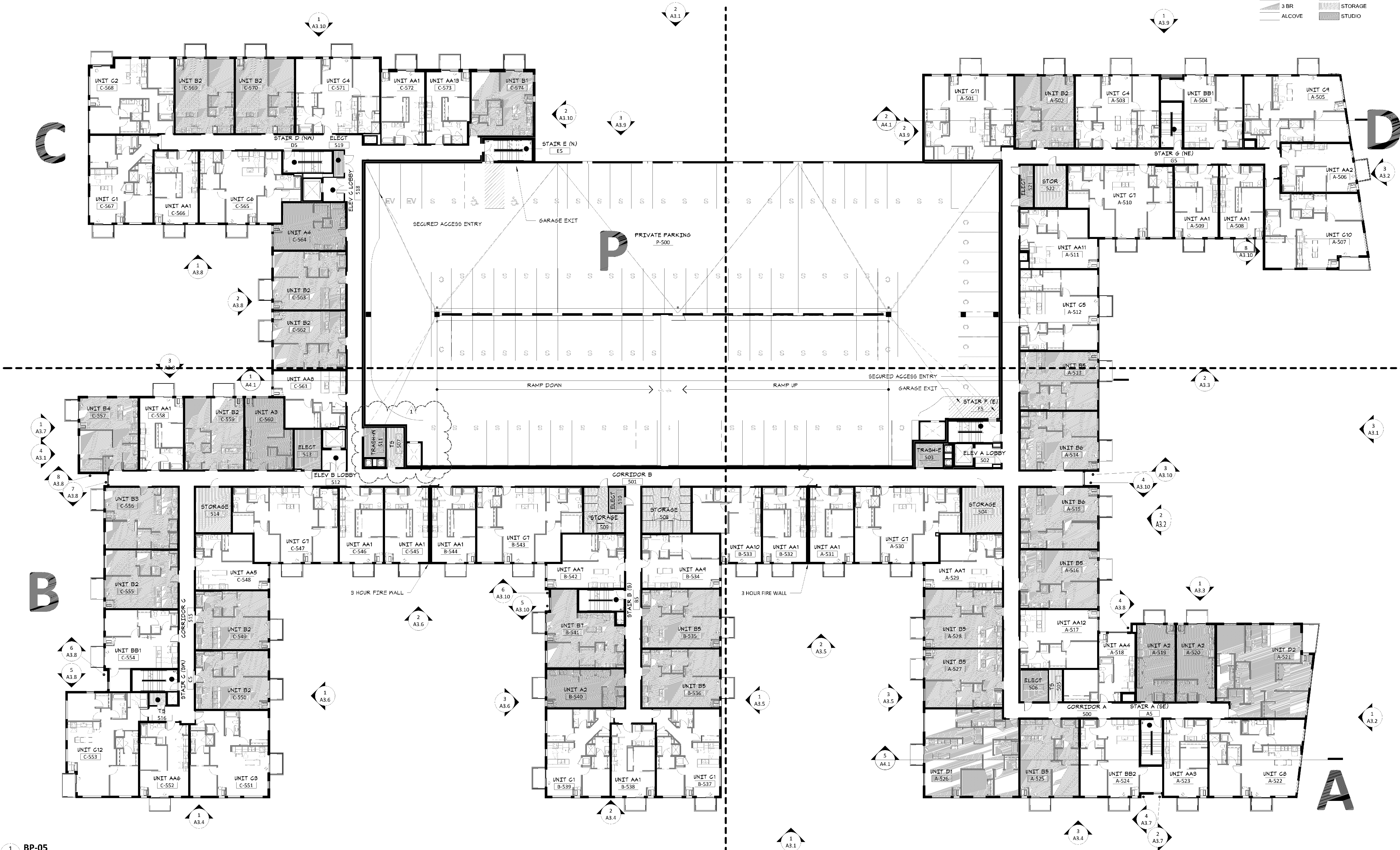
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ROOM LEGEND	
	CIRCULATION
	PARKING
	SERVICE
	STORAGE
	STUDIO



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BCS PHASE 4

FIFTH LEVEL OVERALL PLAN

A1.5

CASE #PL2021-57

BCS PHASE 4

8100 31ST AVENUE SOUTH
BLOOMINGTON, MN



McGough

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ARCHITECTURE & DESIGN

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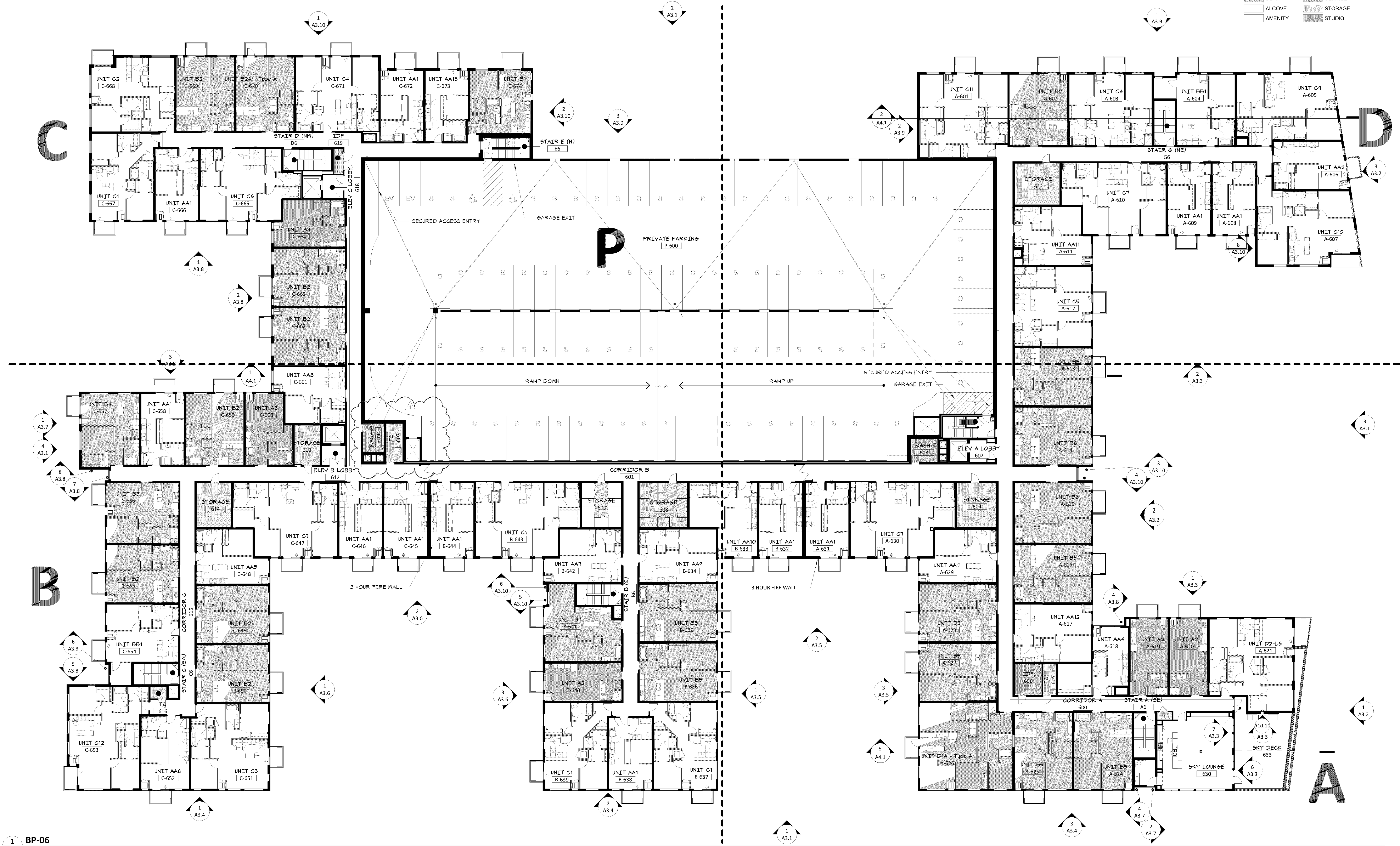
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ROOM LEGEND	
1 BR	CIRCULATION
1 BR+D	PARKING
2 BR	RESTROOM
3 BR	SERVICE
ALCOVE	STORAGE
AMENITY	STUDIO



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10/29/21

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1	A3.1	T&D

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BCS PHASE 4

SIXTH LEVEL OVERALL PLAN

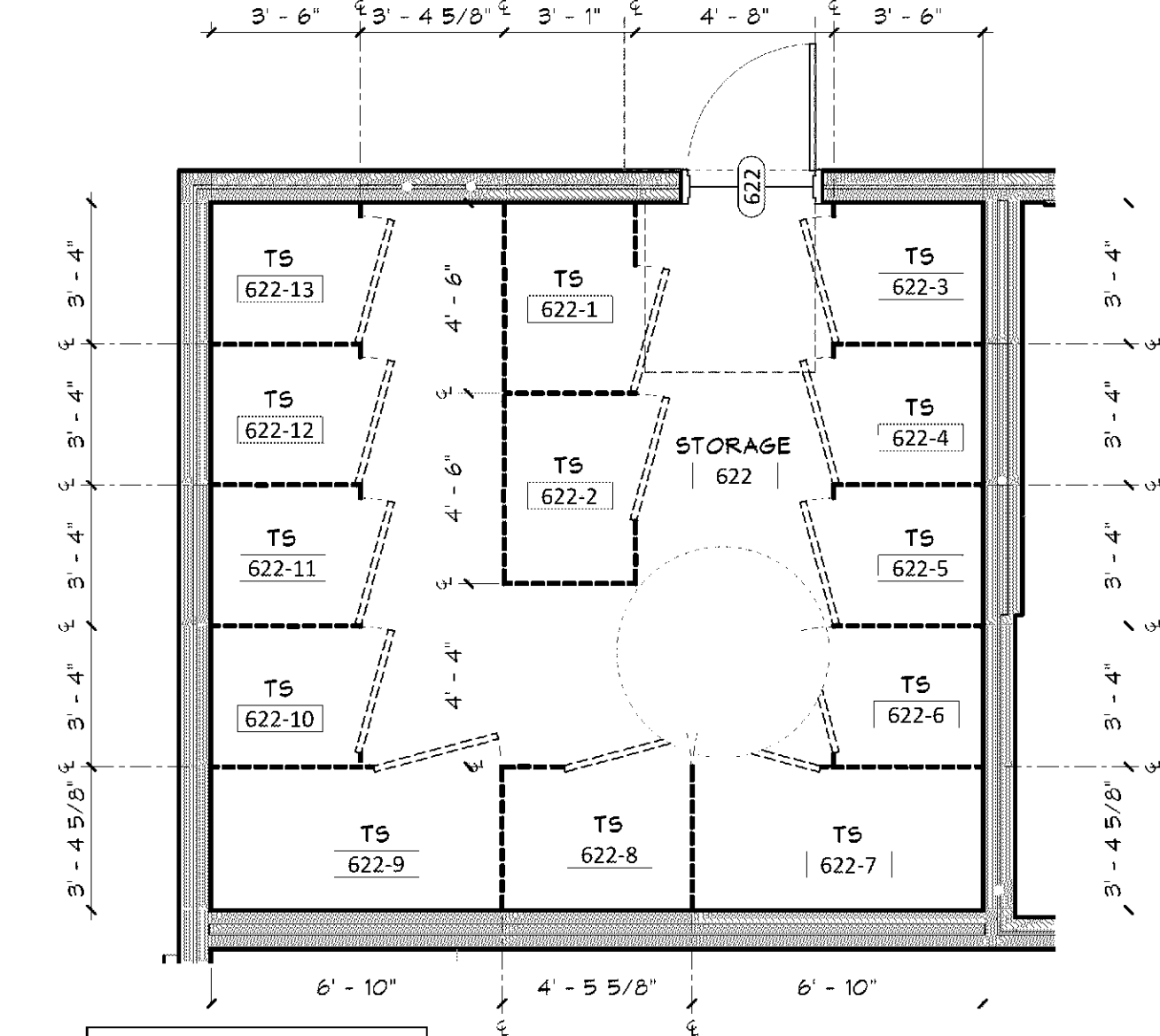
A1.6

2/7/2023 3:16:52 PM

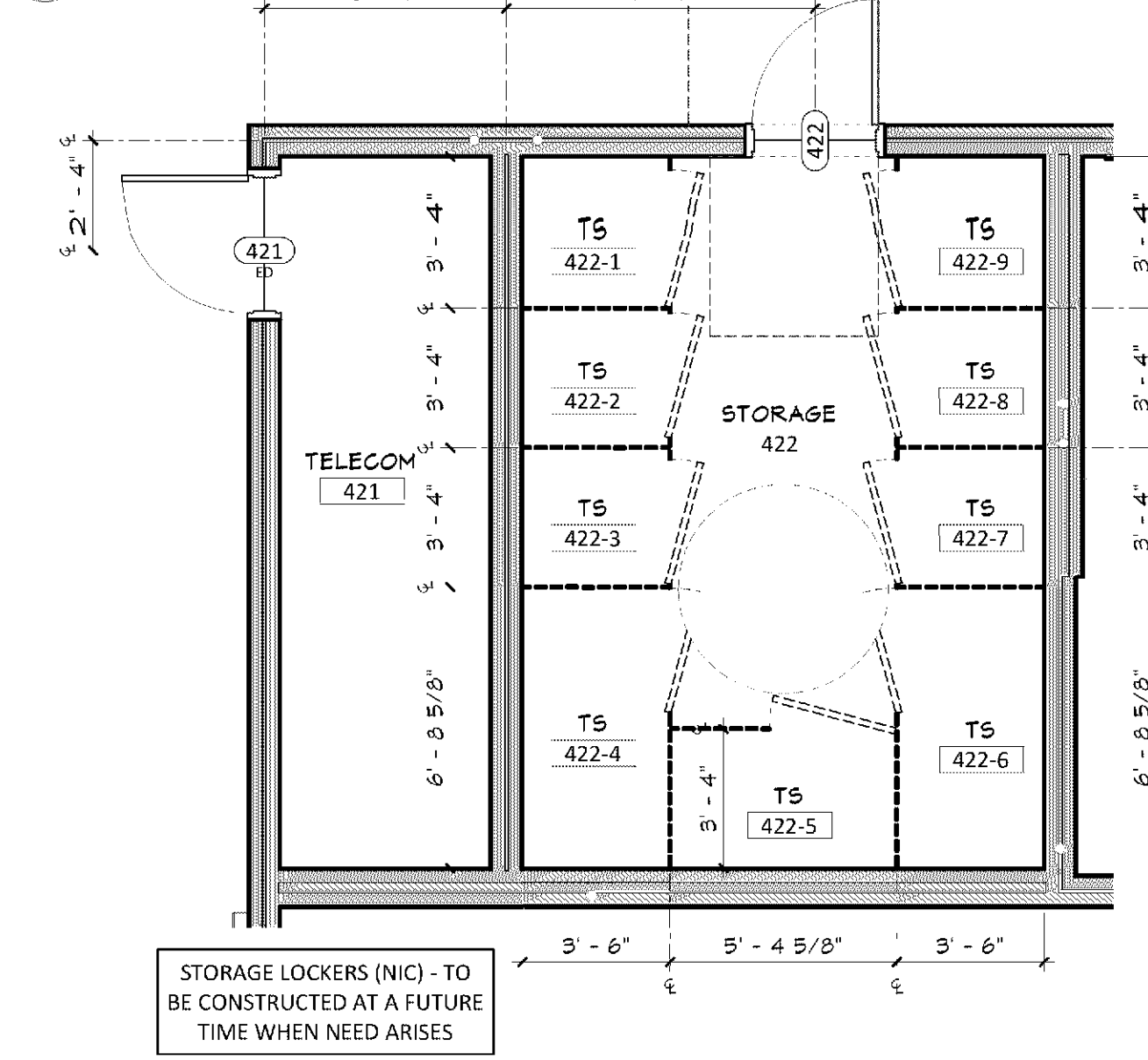
BP-06
A1.6 1/10" = 1'-0"

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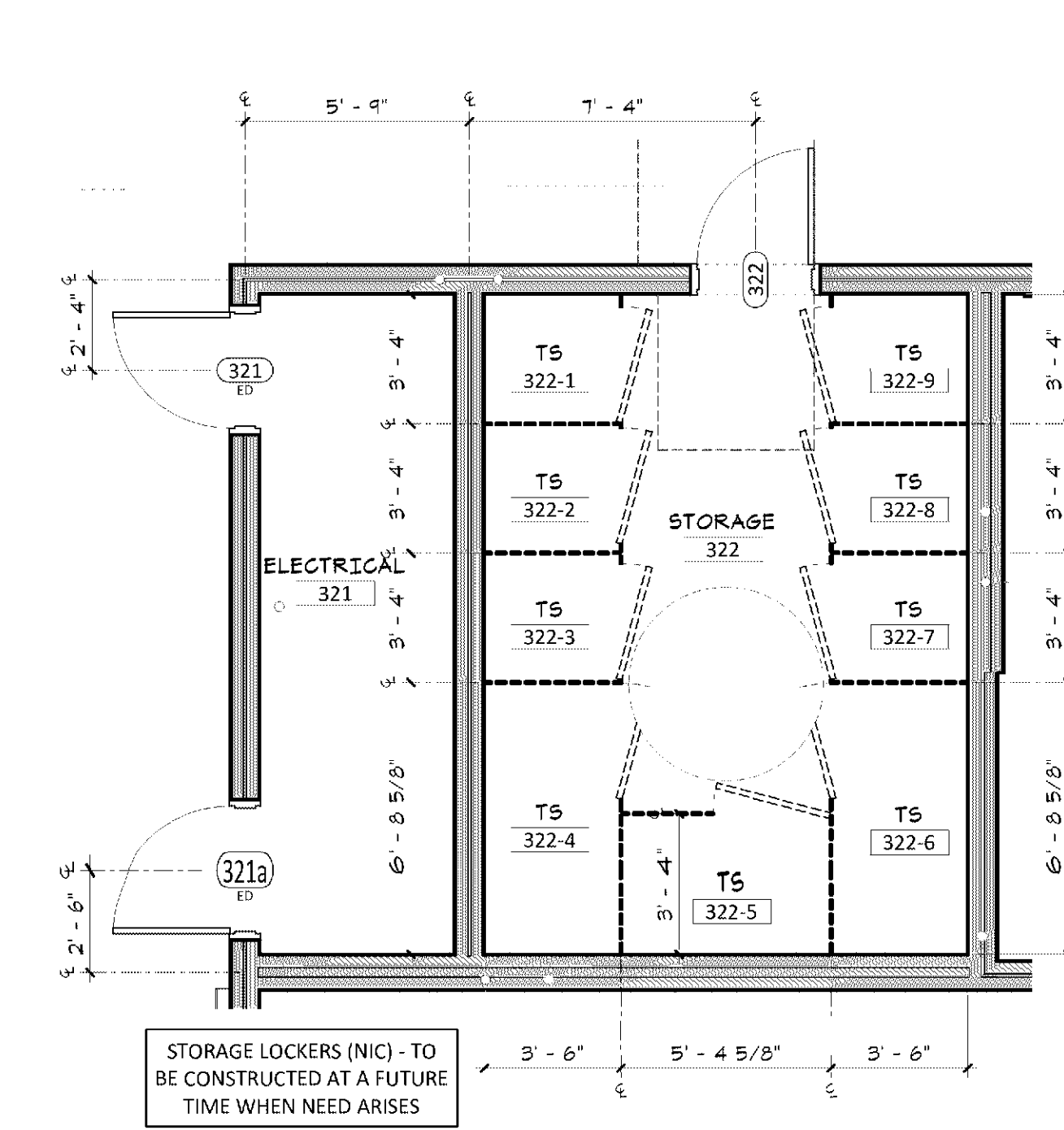
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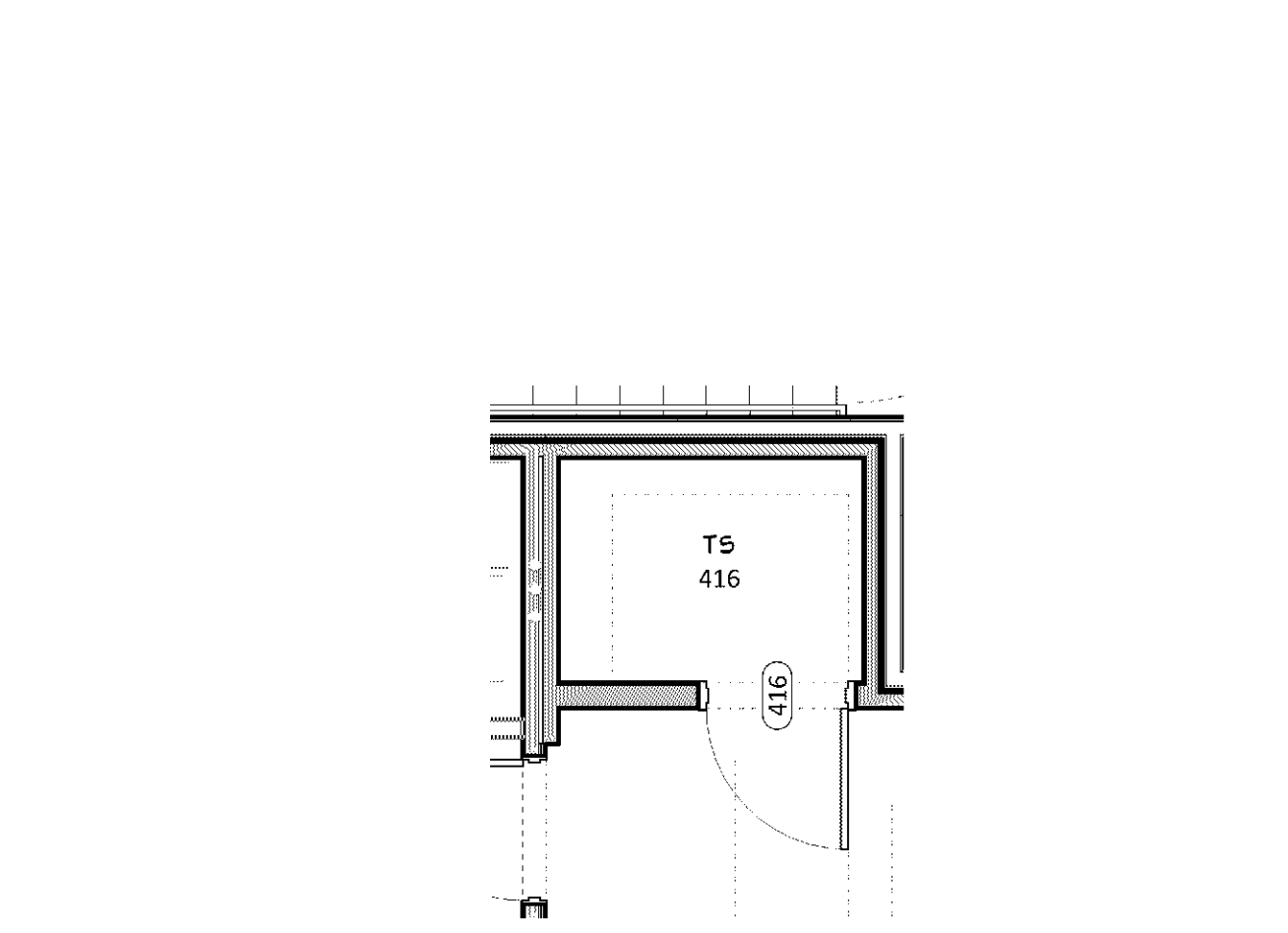
12 FUTURE TENANT STORAGE ROOM 622
A10.11 1/4" = 1'-0"



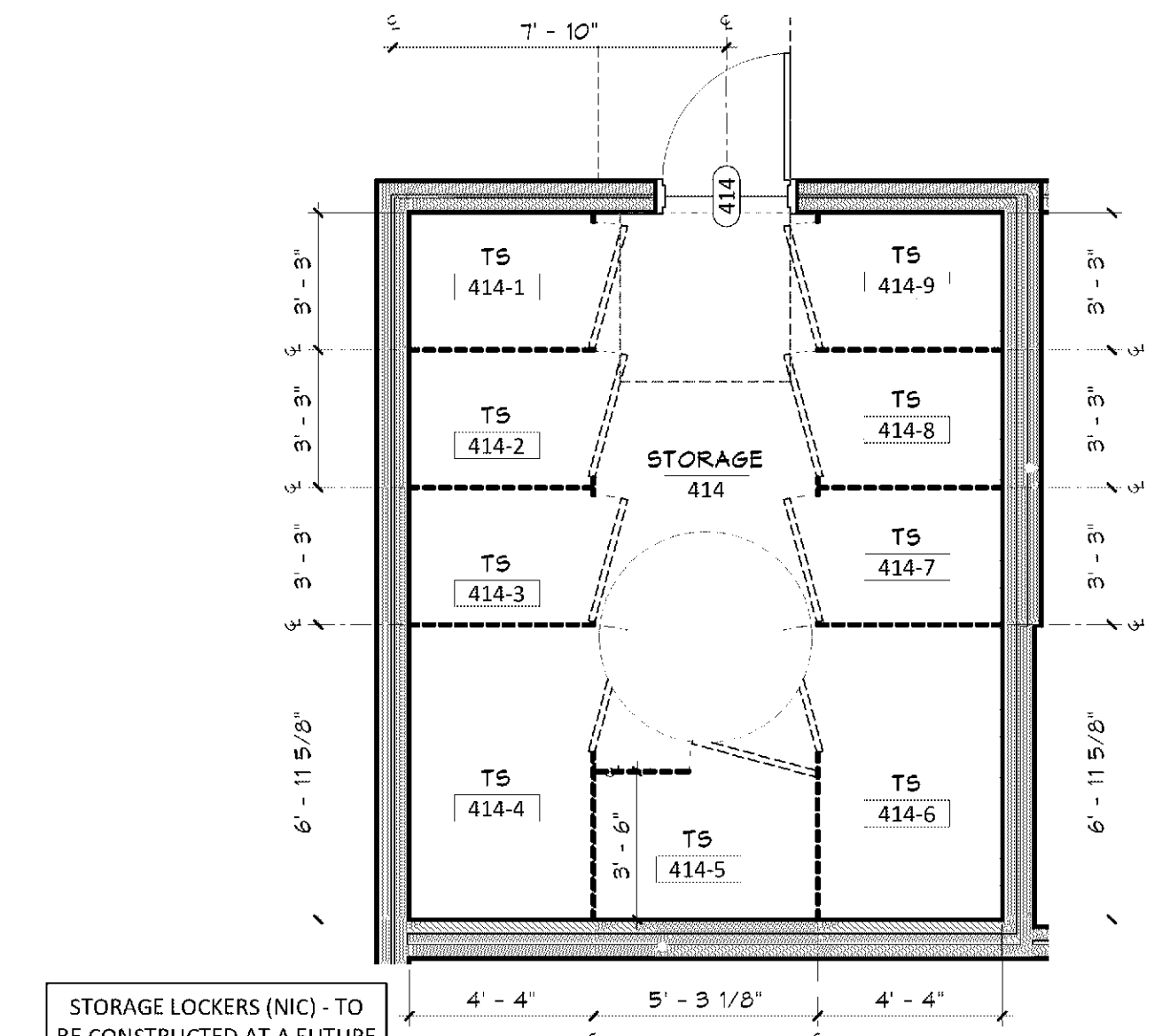
11 FUTURE TENANT STORAGE ROOM 422
A10.11 1/4" = 1'-0"



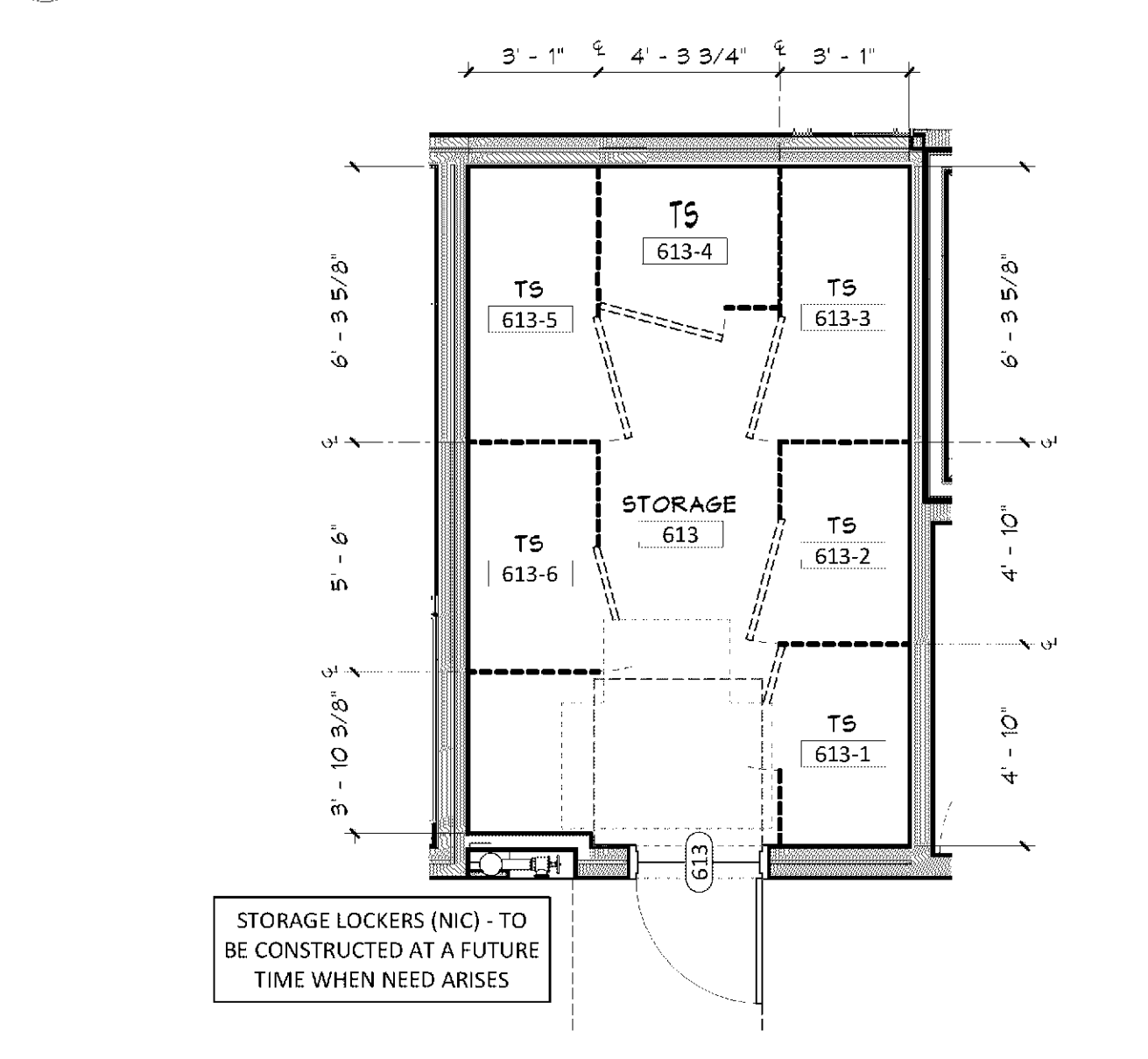
10 FUTURE TENANT STORAGE ROOM 322, 522
A10.11 1/4" = 1'-0"



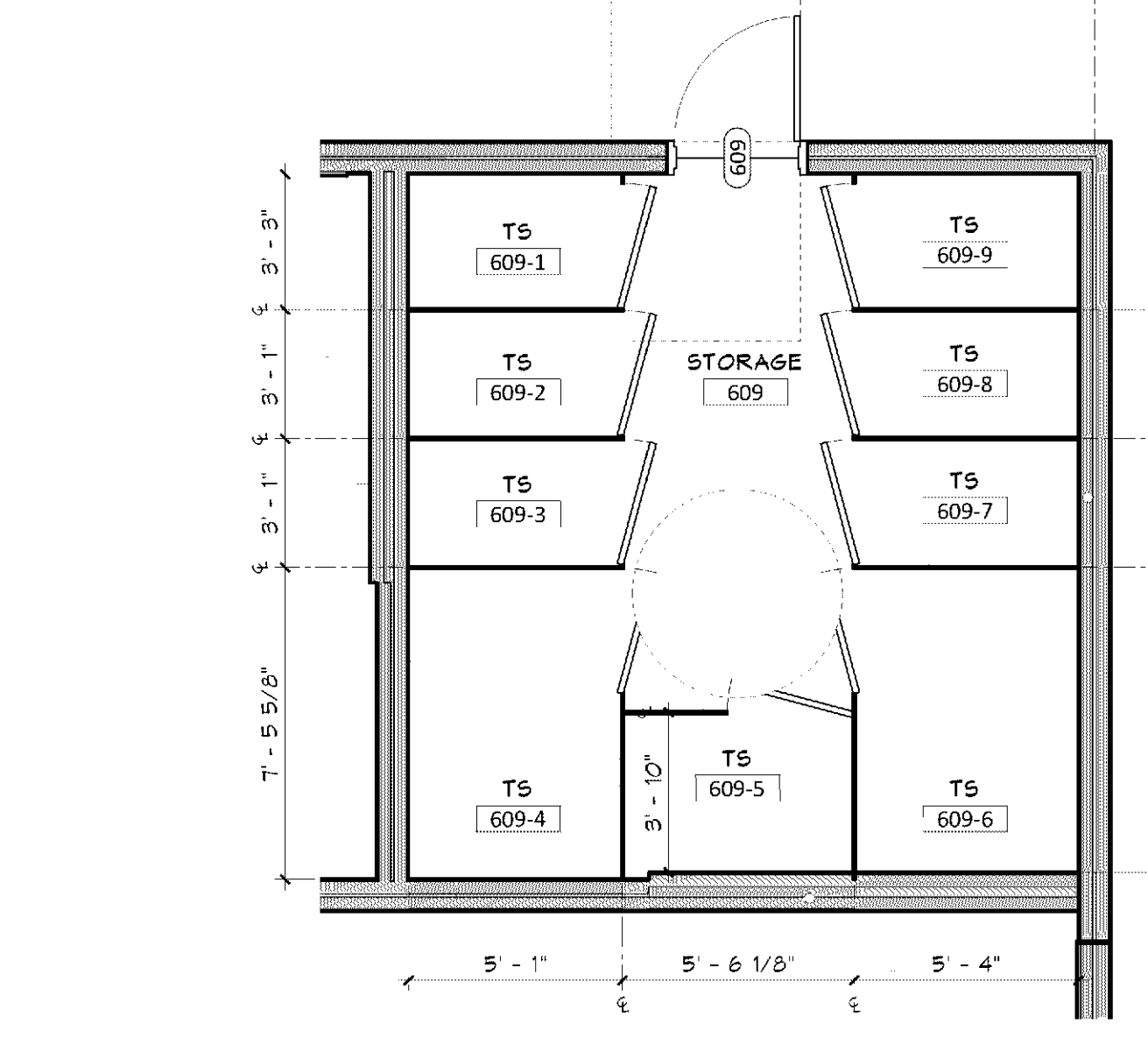
9 TENANT STORAGE ROOM 216, 316, 416, 516, 616
A10.11 1/4" = 1'-0"



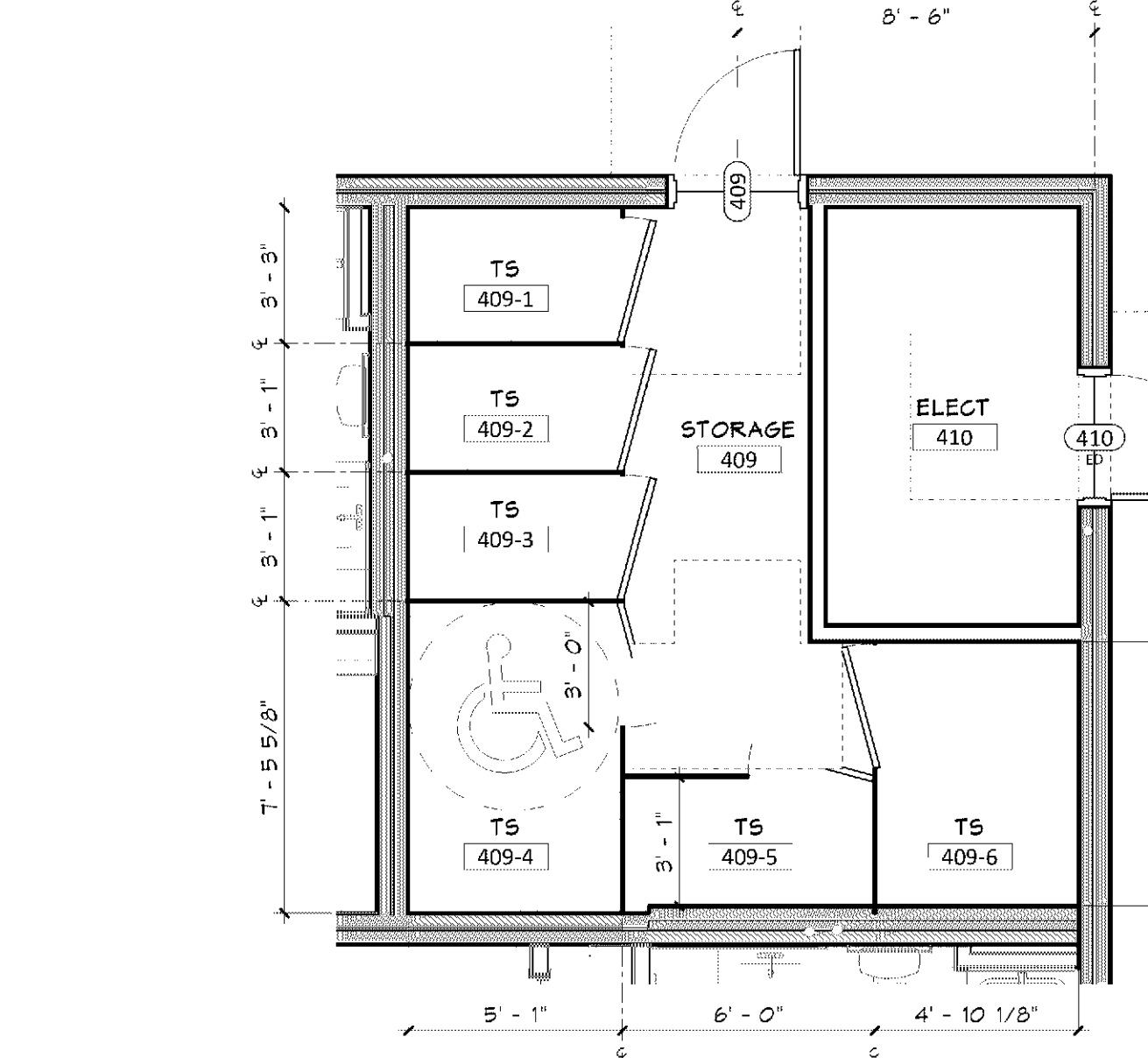
8 FUTURE TENANT STORAGE ROOM 214, 314, 414, 514, 614
A10.11 1/4" = 1'-0"



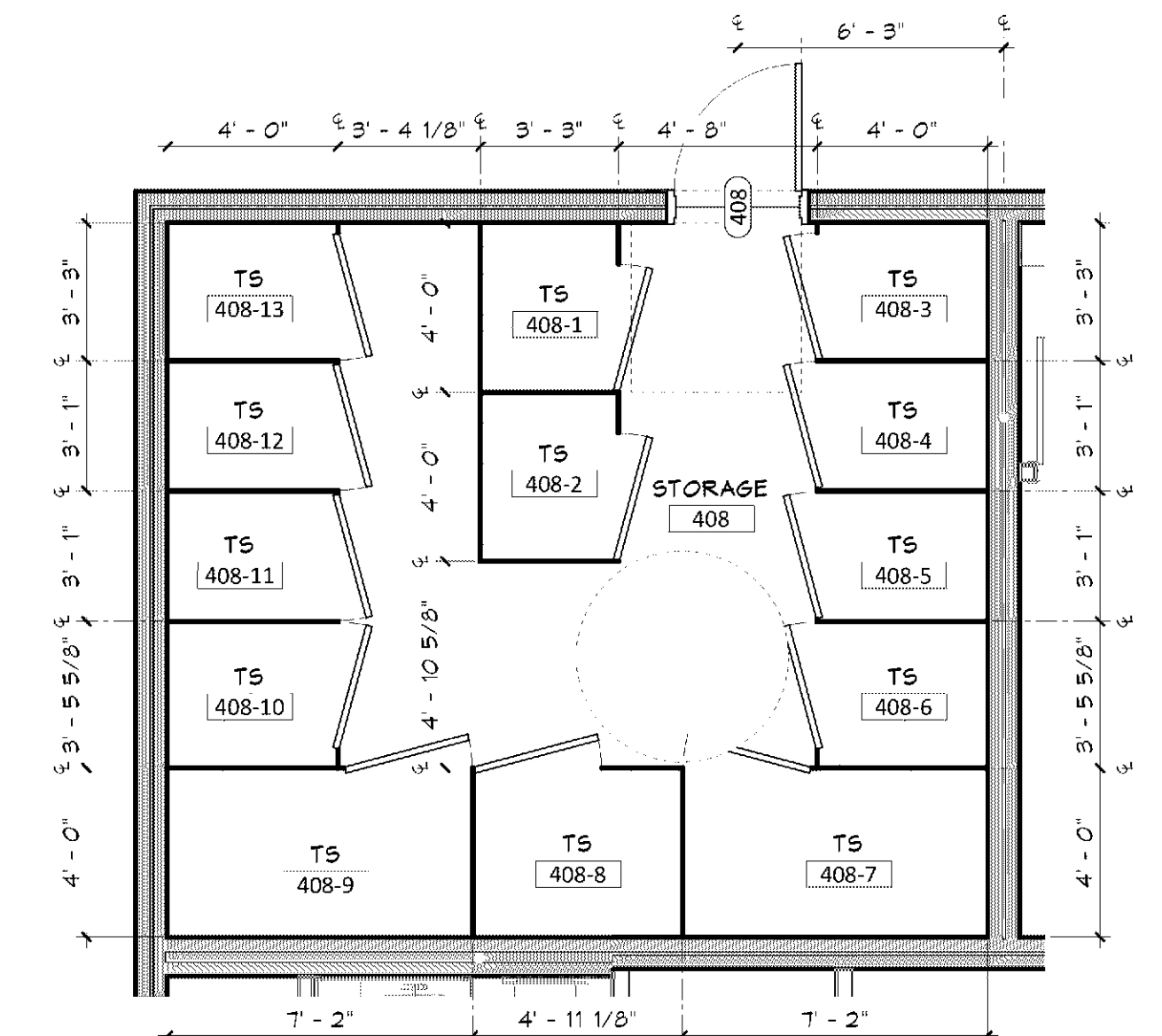
7 FUTURE TENANT STORAGE ROOM 613
A10.11 1/4" = 1'-0"



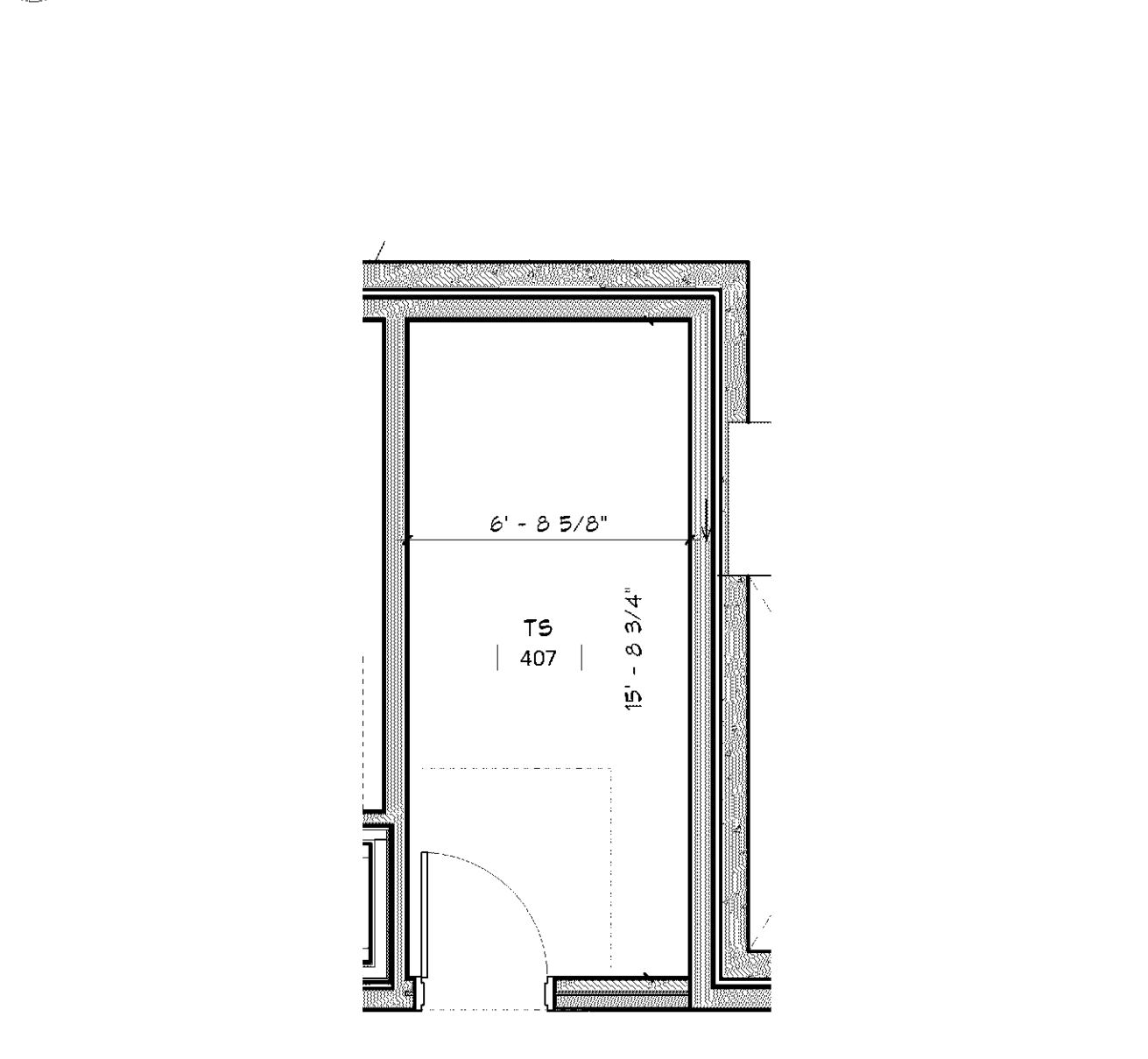
6 TENANT STORAGE ROOM 609
A10.11 1/4" = 1'-0"



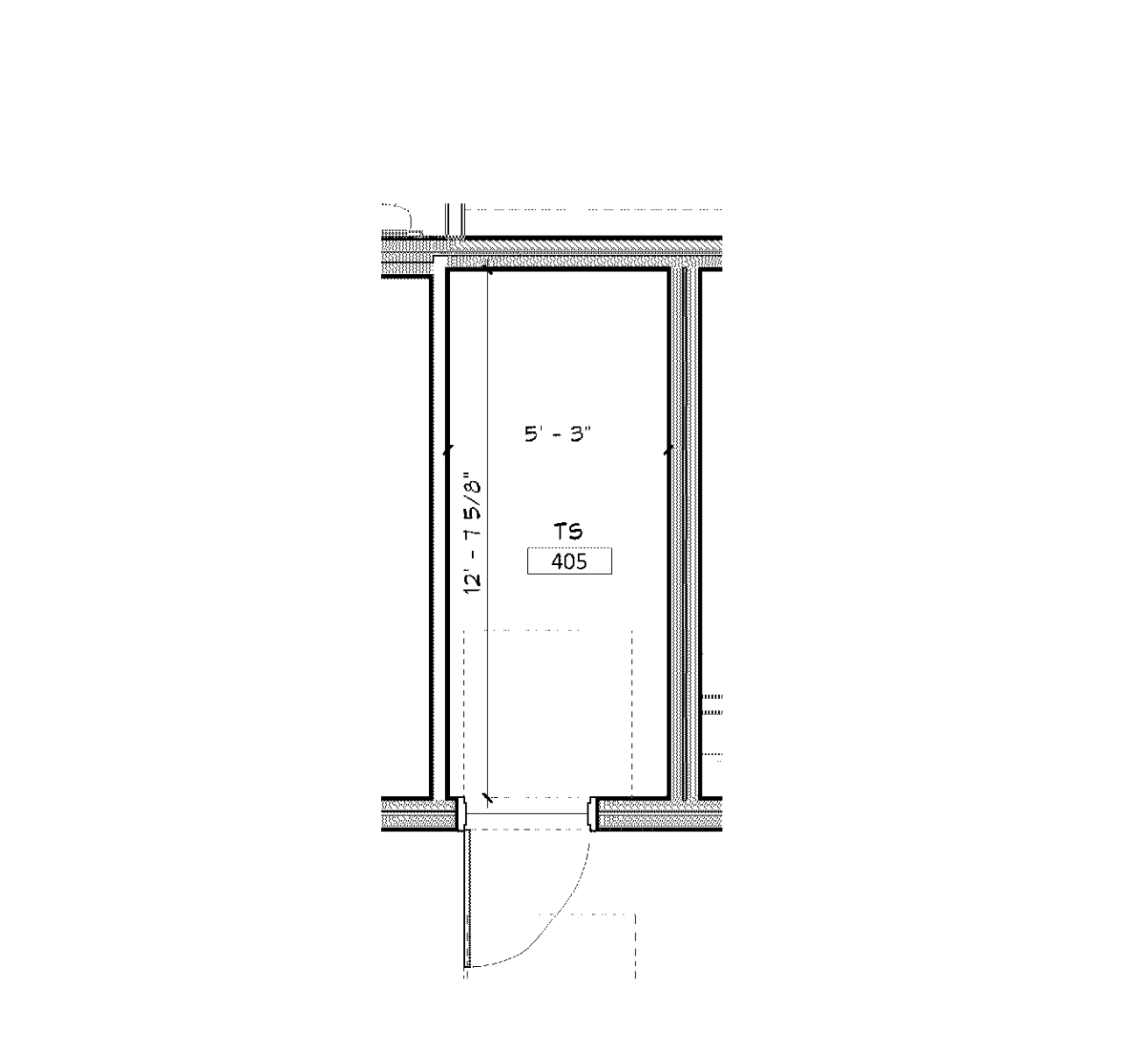
5 TENANT STORAGE ROOM 209, 309, 409, 509
A10.11 1/4" = 1'-0"



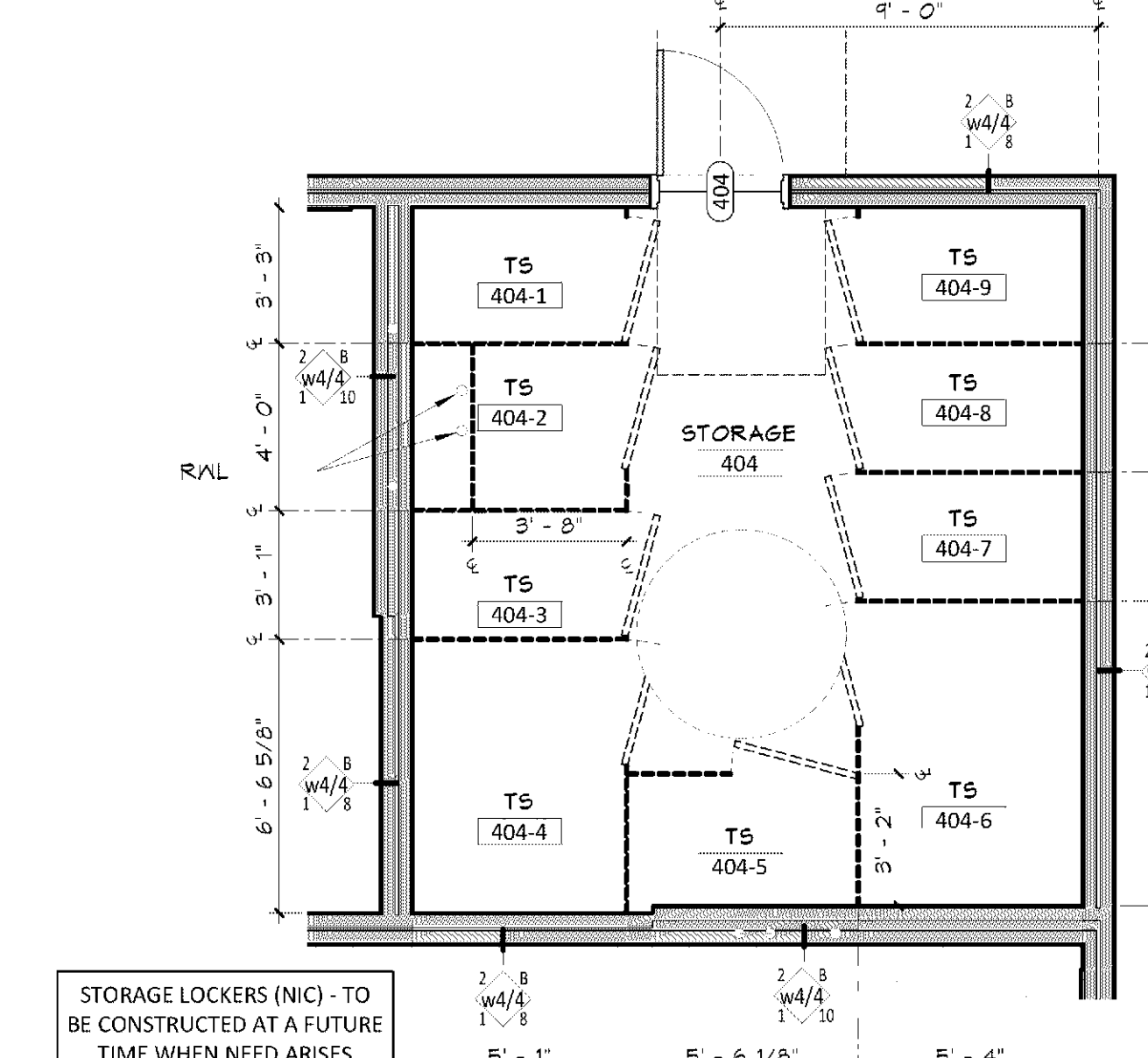
4 TENANT STORAGE ROOM 208, 308, 408, 508, 608
A10.11 1/4" = 1'-0"



3 TENANT STORAGE ROOM 207, 307, 407, 507, 607
A10.11 1/4" = 1'-0"



2 TENANT STORAGE ROOM 205, 305, 405, 505, 605
A10.11 1/4" = 1'-0"



1 FUTURE TENANT STORAGE ROOM 204, 304, 404, 504, 604
A10.11 1/4" = 1'-0"

TENANT STORAGE NOTES

1. WIRE MESH STORAGE RALLS TO BE FULL HEIGHT.
2. ENTRY DOORS, BY MANUFACTURER, ARE TO BE LOCKABLE.

CITY REQUIREMENTS ARE TO PROVIDE STORAGE LOCKERS FOR 25% OF THE APARTMENTS AND PROVIDE PROOF OF SPACE FOR ANOTHER 25% TO BE ADDED IN THE FUTURE.

402 APARTMENTS X 25% = 101 REQUIRED AND 101 FUTURE TENANT STORAGE UNITS.

CURRENT PROJECT PROVIDING 119 TENANT STORAGE UNITS. SPACE FOR 136 TENANT STORAGE UNITS IS PROVIDED.

TENANT STORAGE (TS)	LEVEL	QTY
LEVEL-02		22
LEVEL-03		22
LEVEL-04		22
LEVEL-05		22
LEVEL-06		25
GRAND TOTAL		113

FUTURE TENANT STORAGE (TS)	LEVEL	QTY
LEVEL-02		18
LEVEL-03		27
LEVEL-04		27
LEVEL-05		27
LEVEL-06		37
GRAND TOTAL		136

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STORAGE ROOMS

A10.11