

Cherrywood Pointe of Bloomington

5501 American Boulevard W.
Bloomington, MN 55437



LOCATION MAP

PROJECT NARRATIVE

This proposal is for a 4-story 118-unit senior Assisted living project location at 5501 American Boulevard West (PID #16-116-21-24-0008) near the intersection of I-494 and Normandale Blvd. The site does not currently have existing above ground infrastructure and there are two lots on this site that would be part of a phased development. This phase focuses on the east lot (Lot 2) and the future phase would be constructed on the west lot (Lot 1) and would house a Senior Independent living development. Both properties will share the same surface parking lot as illustrated on the site plan. The new construction would be developed by United Properties and managed by Great Lakes Management. Currently, we are seeking approval of an additional 10 dwelling units to the previous 108 unit development that was approved by City Council earlier this year.

Current Zoning District: RM-50

Site Area: 80,000 SF min.

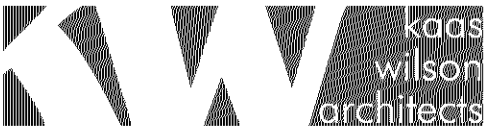
Impervious Surface Area: 90% Max.

Structure Placement:

- Public Street: 40'
- Rear: 30'
- Side: 10' + 3.5' (.25 x each foot over 30')

Parking Requirements:

- Senior housing: 1.5 spaces per dwelling unit where .5 spaces per unit must be available for general parking
- Residential Care facility: 1.5 spaces for each 4 beds
- The planning commission and city issuing authority may reduce the number of required off-street parking spaces through proof of parking flexibility measure.



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St. Louis Park, MN 55416
P: (612) 615-0060

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

MEP:
Design Build

General Contractor:
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Minneapolis, MN 55423
P: (612) 243-5000

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United Properties

651 Nicollet Mall Suite 450
Minneapolis, MN 55402

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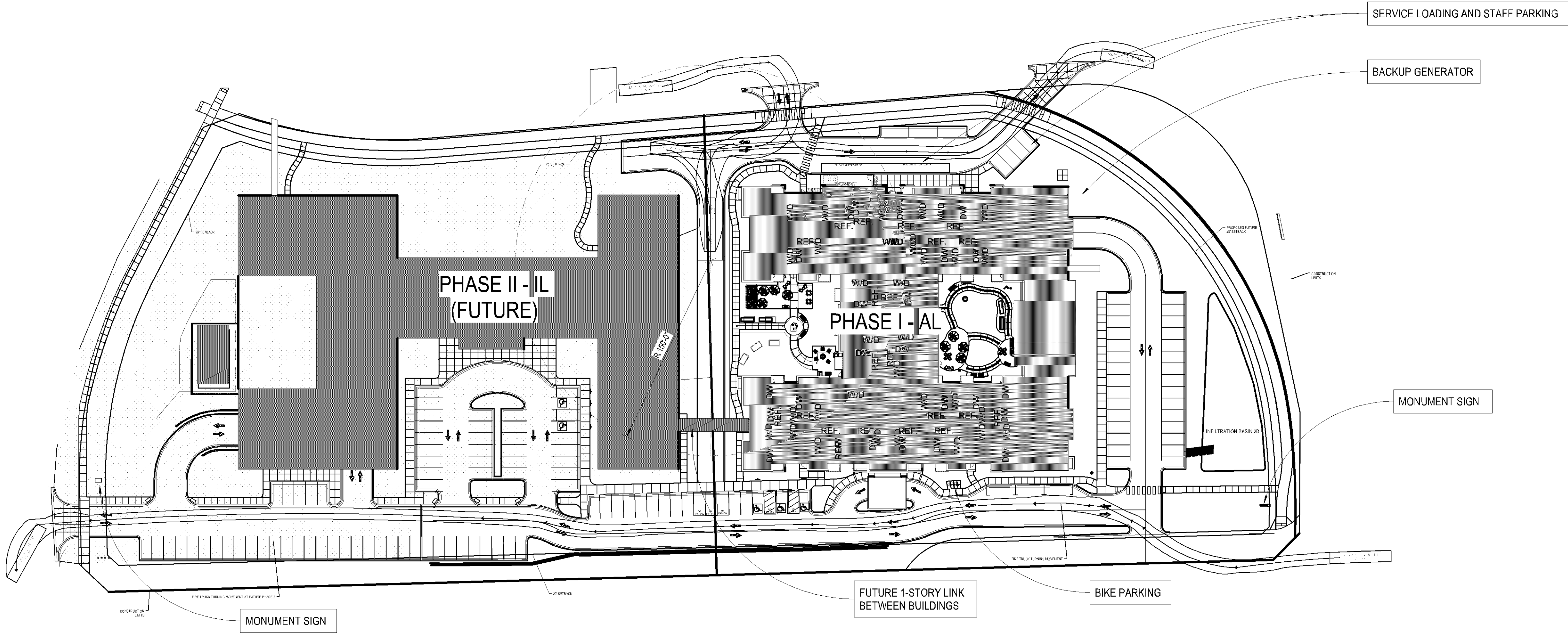
Cover Sheet

SD_000

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PL2019-139

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

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



Assisted Living Building (LOT 2)	
GROSS AREA:	183,046 SF
F.A.R:	0.9
UNITS/ACRE:	33
NUMBER OF UNITS:	118
UNDERGROUND PARKING:	84
SURFACE STALLS:	120 Shared (45 on Lot 2 only)
PARKING TOTAL:	204 Shared (129 Lot 2 only)
AL Unit Mix STUDIO - 1 1BR - 49 1BR+D - 14 2BR - 18 MC - 24 EC - 12	
Assisted Living Building Req. Parking Calcs Senior Independent Housing - 1.5 x 82 Units = 124.5 Residential Care Facility - 24 Memory Care Units = (24/4) x 1.5 = 12 Enhanced Care Units = (12/4) x 1.5 = 4.5 Party Room Requirement – 1198 SF/100 – 12 stalls Total = 148.5	
Independent Living Building - FUTURE (LOT 1)	
GROSS AREA:	171,344 SF
F.A.R:	1.07 (171,344/159,865)
UNITS/ACRE:	36
NUMBER OF UNITS:	131
UNDERGROUND PARKING:	180
SURFACE STALLS:	120 Shared (75 on Lot 1 only)
TOTAL COMBINED (Phase I & II) PARKING: 384 Shared (255 on Lot 1 only)	
IL Unit Mix 1BR - 35 2BR - 80 3BR - 16	
Independent Living Building Req. Parking Calcs. Senior Independent Housing - 1.5 x 131 Units = 196.5 Party Room Requirement – 1300 SF/100 – 13 stalls Total = 209.5	
Total Site Parking Requirements: 358 Provided: 384	
Building Code Classification: Assisted Living Building (Lot 2)	
Allowable Height: *70' & 4 STORIES WITH SPRINKLER INCREASE - ACTUAL 44'-0" & 4 STORIES	
Allowable Area: I-1: *29,531 with Sprinkler & Frontage Increase S-2: Unlimited	
Construction Type: V-A (Levels 1-4), I-A (Levels -1)	
Occupancies: I-1, A-3, B, S-2	
Fire Suppression System: Per NFPA 13 & MNSBC	



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Site Plan

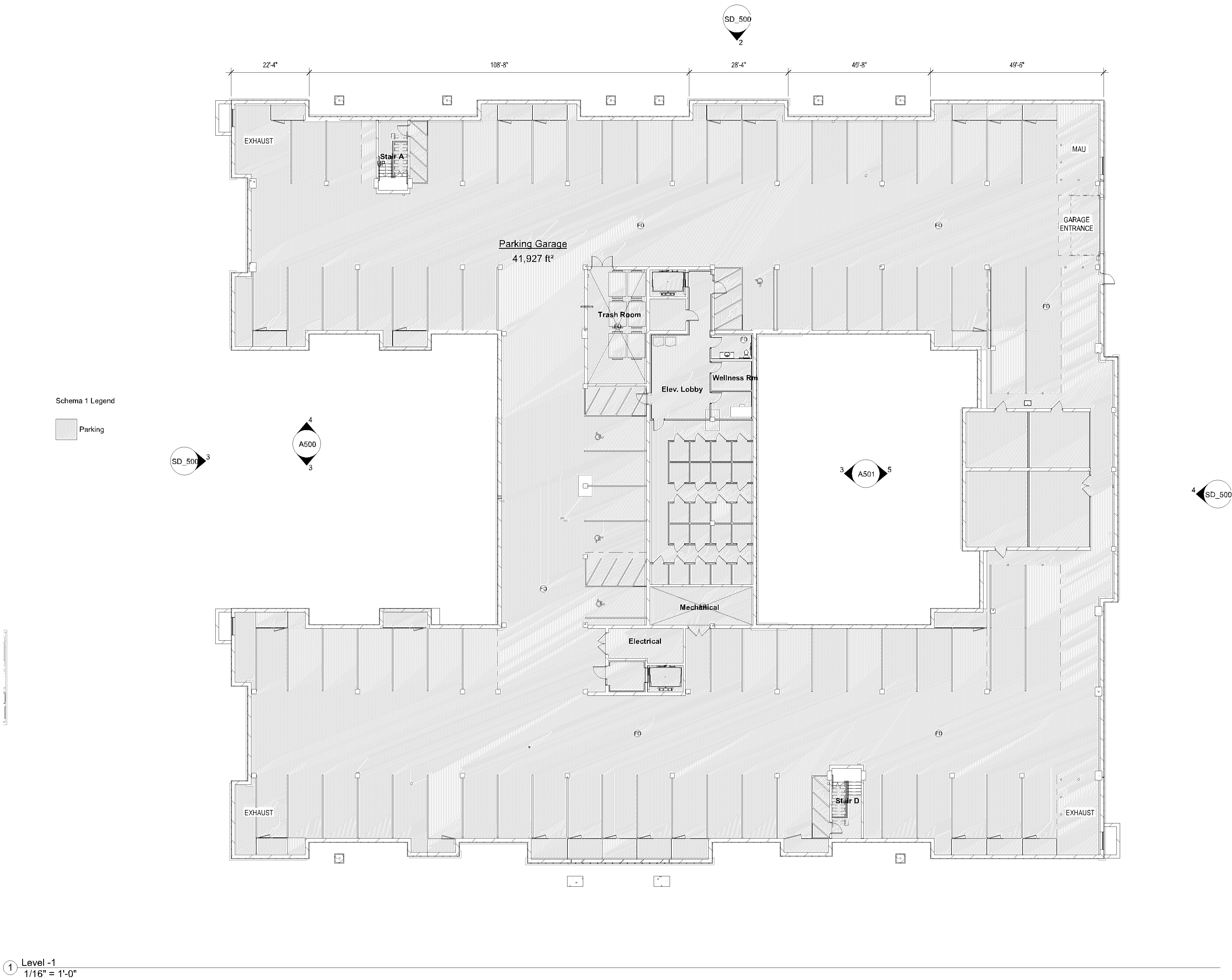
As indicated

SD_120

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

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PL2019-139



Parking Schedule	
Type	Count
Level -1	
Garage - Private	84
	84
Level 1	
Surface	120
	120
	204

Total Gross Area	
Level	Area
Level 4	33,254 ft²
Level 3	33,270 ft²
Level 2	33,334 ft²
Level 1	41,346 ft²
Level -1	41,927 ft²
Grand total	183,130 ft²



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Level -1

1/16" = 1'-0"

SD_121

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

Appliances/cooking producing grease laden vapors requires a hood and suppression system.

Hose valves shall be located within 130' of both sides of a horizontal exit. Separate sprinkler zones will be required as piping shall not penetrate 2 hour or greater fire walls.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.

Building/property shall be adequately signed for emergency response.

Provide floor, wall and ceiling finish schedule of kitchen and service area

Provide an Environmental Health Plan Review Application

Provide specification sheets for all new and used equipment being proposed for use in this facility

Trash and recycling storage must comply with Section 21.301.17 of the City Code.

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Total Gross Area

Level	Area
Level 4	33,254 ft²
Level 3	33,270 ft²
Level 2	33,334 ft²
Level 1	41,346 ft²
Level -1	41,827 ft²
Grand total	183,130 ft²

Unit Mix by Floor

Name	Count	Area	Unit Type
Level 1			
Unit MC-A1	2	643 ft²	MC 1BR
Unit MC-A2	2	675 ft²	MC 1BR
Unit MC-C1	2	769 ft²	MC 2BR
Unit MC-S1	6	488 ft²	MC Studio
Unit MC-S1 Acc.	2	488 ft²	MC Studio
Unit MC-S2	4	430 ft²	MC Studio
Unit MC-S2b	4	482 ft²	MC Studio
Unit MC-S3	2	511 ft²	MC Studio
	24		
Level 2			
Unit 1-0	2	706 ft²	1BR
Unit 1-1	2	651 ft²	1BR
Unit 1-1 Acc.	1	651 ft²	1BR
Unit 1-1 Alcove Acc.	1	651 ft²	Studio
Unit 1-3	2	769 ft²	1BR
Unit 1-4	1	838 ft²	1BR
Unit 1-5	2	675 ft²	1BR
Unit 1-6	4	907 ft²	1BR
Unit 1-7	1	784 ft²	1BR
Unit 2-0	1	988 ft²	1BR
Unit 2-3	1	1,025 ft²	1BR+D
Unit 3-0	1	1,062 ft²	2BR
Unit 3-1	2	1,244 ft²	2BR
Unit 3-2	1	974 ft²	2BR
Unit EC 1	1	449 ft²	Unit Enhanced Care
Unit EC 2	2	418 ft²	Unit Enhanced Care
Unit EC 3	2	434 ft²	Unit Enhanced Care
Unit EC 4	1	456 ft²	Unit Enhanced Care
Unit EC 5	2	461 ft²	Unit Enhanced Care
Unit EC 6	1	460 ft²	Unit Enhanced Care
Unit EC 7	1	462 ft²	Unit Enhanced Care
Unit EC 8	1	378 ft²	Unit Enhanced Care
Unit EC 9	1	427 ft²	Unit Enhanced Care
	34		
Level 3			
Unit 1-0	2	706 ft²	1BR

Unit Mix by Floor

Name	Count	Area	Unit Type
Unit 1-1	2	651 ft²	1BR
Unit 1-1 Acc.	1	651 ft²	1BR
Unit 1-1 Alcove	1	651 ft²	1BR
Unit 1-2	1	672 ft²	1BR
Unit 1-3	2	769 ft²	1BR
Unit 1-4	1	838 ft²	1BR
Unit 1-5	2	675 ft²	1BR
Unit 1-6	4	907 ft²	1BR
Unit 1-7	1	784 ft²	1BR
Unit 2-0	1	988 ft²	1BR
Unit 2-1	1	974 ft²	1BR+D
Unit 2-2	1	989 ft²	1BR+D
Unit 2-2b	1	971 ft²	1BR+D
Unit 2-3	2	1,025 ft²	1BR+D
Unit 3-0	2	1,062 ft²	2BR
Unit 3-1	4	1,244 ft²	2BR
Unit 3-2	1	974 ft²	2BR
	30		
Level 4			
Unit 1-0	2	706 ft²	1BR
Unit 1-1	3	651 ft²	1BR
Unit 1-1 Alcove	1	651 ft²	1BR
Unit 1-2	1	672 ft²	1BR
Unit 1-3	2	769 ft²	1BR
Unit 1-4	1	838 ft²	1BR
Unit 1-5	2	675 ft²	1BR
Unit 1-6	4	907 ft²	1BR
Unit 2-0	1	988 ft²	1BR
Unit 2-1	1	974 ft²	1BR+D
Unit 2-2	1	989 ft²	1BR+D
Unit 2-2b	1	971 ft²	1BR+D
Unit 2-3	2	1,025 ft²	1BR+D
Unit 3-0	2	1,062 ft²	2BR
Unit 3-1	4	1,244 ft²	2BR
Unit 3-2	1	974 ft²	2BR
	30		
Grand total: 118	118		

Schema 1 Legend

bistro

Circulation

Commons

Kitchen

Mail

MC 1BR

MC 2BR

MC commons

MC Studio

Office

Restroom

Wellness

Level 1

1/16" = 1'-0"

Requires a separate Environmental Health application

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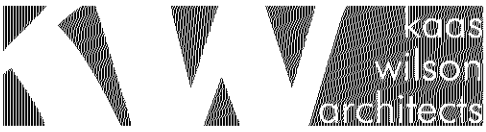
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Level 1

1/16" = 1'-0"

SD_122

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Level 2

1/16" = 1'-0"

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Total Gross Area	
Level	Area
Level 4	33,254 ft²
Level 3	33,270 ft²
Level 2	33,334 ft²
Level 1	41,346 ft²
Level -1	41,927 ft²
Grand total	183,130 ft²

Unit Mix by Floor			
Name	Count	Area	Unit Type
Level 1			
Unit MC-A1	2	643 ft²	MC 1BR
Unit MC-A2	2	675 ft²	MC 1BR
Unit MC-C1	2	769 ft²	MC 2BR
Unit MC-S1	6	488 ft²	MC Studio
Unit MC-S1 Acc.	2	488 ft²	MC Studio
Unit MC-S2	4	430 ft²	MC Studio
Unit MC-S2b	4	482 ft²	MC Studio
Unit MC-S3	2	511 ft²	MC Studio
24			
Level 2			
Unit 1-0	2	706 ft²	1BR
Unit 1-1	2	651 ft²	1BR
Unit 1-1 Acc.	1	651 ft²	1BR
Unit 1-1 Alcove	1	651 ft²	Studio
Unit 1-3	2	769 ft²	1BR
Unit 1-4	1	838 ft²	1BR
Unit 1-5	2	675 ft²	1BR
Unit 1-6	4	907 ft²	1BR
Unit 1-7	1	784 ft²	1BR
Unit 2-0	1	988 ft²	1BR
Unit 2-3	1	1,025 ft²	1BR+D
Unit 3-0	1	1,062 ft²	2BR
Unit 3-1	2	1,244 ft²	2BR
Unit 3-2	1	974 ft²	2BR
Unit EC 1	1	449 ft²	Unit Enhanced Care
Unit EC 2	2	418 ft²	Unit Enhanced Care
Unit EC 3	2	434 ft²	Unit Enhanced Care
Unit EC 4	1	456 ft²	Unit Enhanced Care
Unit EC 5	2	461 ft²	Unit Enhanced Care
Unit EC 6	1	480 ft²	Unit Enhanced Care
Unit EC 7	1	462 ft²	Unit Enhanced Care
Unit EC 8	1	378 ft²	Unit Enhanced Care
Unit EC 9	1	427 ft²	Unit Enhanced Care
34			
Level 3			
Unit 1-0	2	706 ft²	1BR

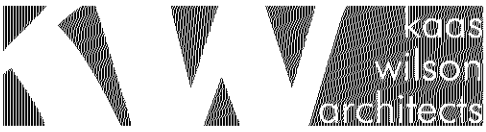
Unit Mix by Floor			
Name	Count	Area	Unit Type
Unit 1-1	2	651 ft²	1BR
Unit 1-1 Acc.	1	651 ft²	1BR
Unit 1-1 Alcove	1	651 ft²	1BR
Unit 1-2	1	672 ft²	1BR
Unit 1-3	2	769 ft²	1BR
Unit 1-4	1	838 ft²	1BR
Unit 1-5	2	675 ft²	1BR
Unit 1-6	4	907 ft²	1BR
Unit 1-7	1	784 ft²	1BR
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Unit 2-2b	1	971 ft²	1BR+D
Unit 2-3	2	1,025 ft²	1BR+D
Unit 3-0	2	1,062 ft²	2BR
Unit 3-1	4	1,244 ft²	2BR
Unit 3-2	1	974 ft²	2BR
30			
Level 4			
Unit 1-0	2	706 ft²	1BR
Unit 1-1	3	651 ft²	1BR
Unit 1-1 Alcove	1	651 ft²	1BR
Unit 1-2	1	672 ft²	1BR
Unit 1-3	2	769 ft²	1BR
Unit 1-4	1	838 ft²	1BR
Unit 1-5	2	675 ft²	1BR
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Unit 2-2	1	989 ft²	1BR+D
Unit 2-2b	1	971 ft²	1BR+D
Unit 2-3	2	1,025 ft²	1BR+D
Unit 3-0	2	1,062 ft²	2BR
Unit 3-1	4	1,244 ft²	2BR
Unit 3-2	1	974 ft²	2BR
30			
Grand total: 118	118		

Residential Unit Mix					
Name	Count	Unit Gross Area			ADA Type
		Main Floor	Mezzanine	Total	
Unit 1-0	6	706 ft²			1BR
Unit 1-1	7	651 ft²			1BR
Unit 1-1 Acc.	2	651 ft²			1BR
Unit 1-1 Alcove	2	651 ft²			1BR
Unit 1-1 Alcove Acc.	1	651 ft²			Studio
Unit 1-2	2	672 ft²			1BR
Unit 1-3	6	769 ft²			1BR
Unit 1-4	3	838 ft²			1BR+D
Unit 1-5	6	675 ft²			1BR
Unit 1-6	12	907 ft²			1BR
Unit 1-7	3	784 ft²			1BR
Unit 2-0	3	988 ft²			1BR
Unit 2-1	2	974 ft²			1BR+D
Unit 2-2	2	989 ft²			1BR+D
Unit 2-2b	2	971 ft²			1BR+D
Unit 2-3	5	1,025 ft²			1BR+D
Unit 3-0	5	1,062 ft²			2BR
Unit 3-1	10	1,244 ft²			2BR
Unit 3-2	3	974 ft²			2BR
Unit EC 1	1	449 ft²			EC Studio
Unit EC 2	2	418 ft²			EC Studio
Unit EC 3	2	434 ft²			EC Studio
Unit EC 4	1	456 ft²			EC Studio
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Unit MC-S2	4	430 ft²			MC Studio
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Grand total: 118	118				



1 Level 2
1/16" = 1'-0"

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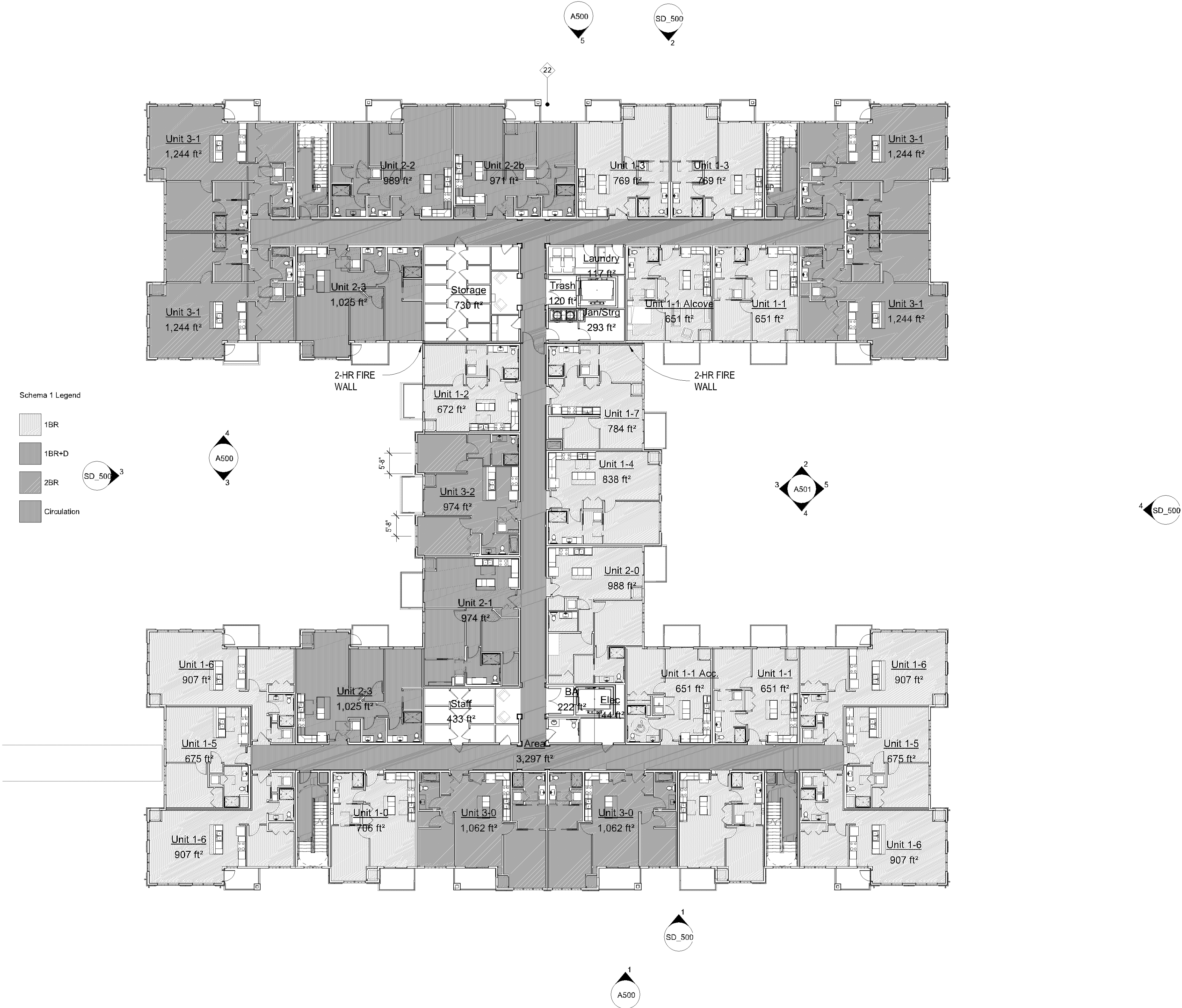
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Level 3

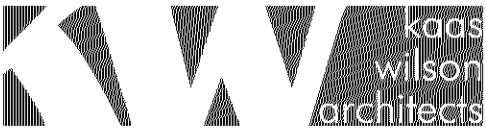
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1 Level 3
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Level 4

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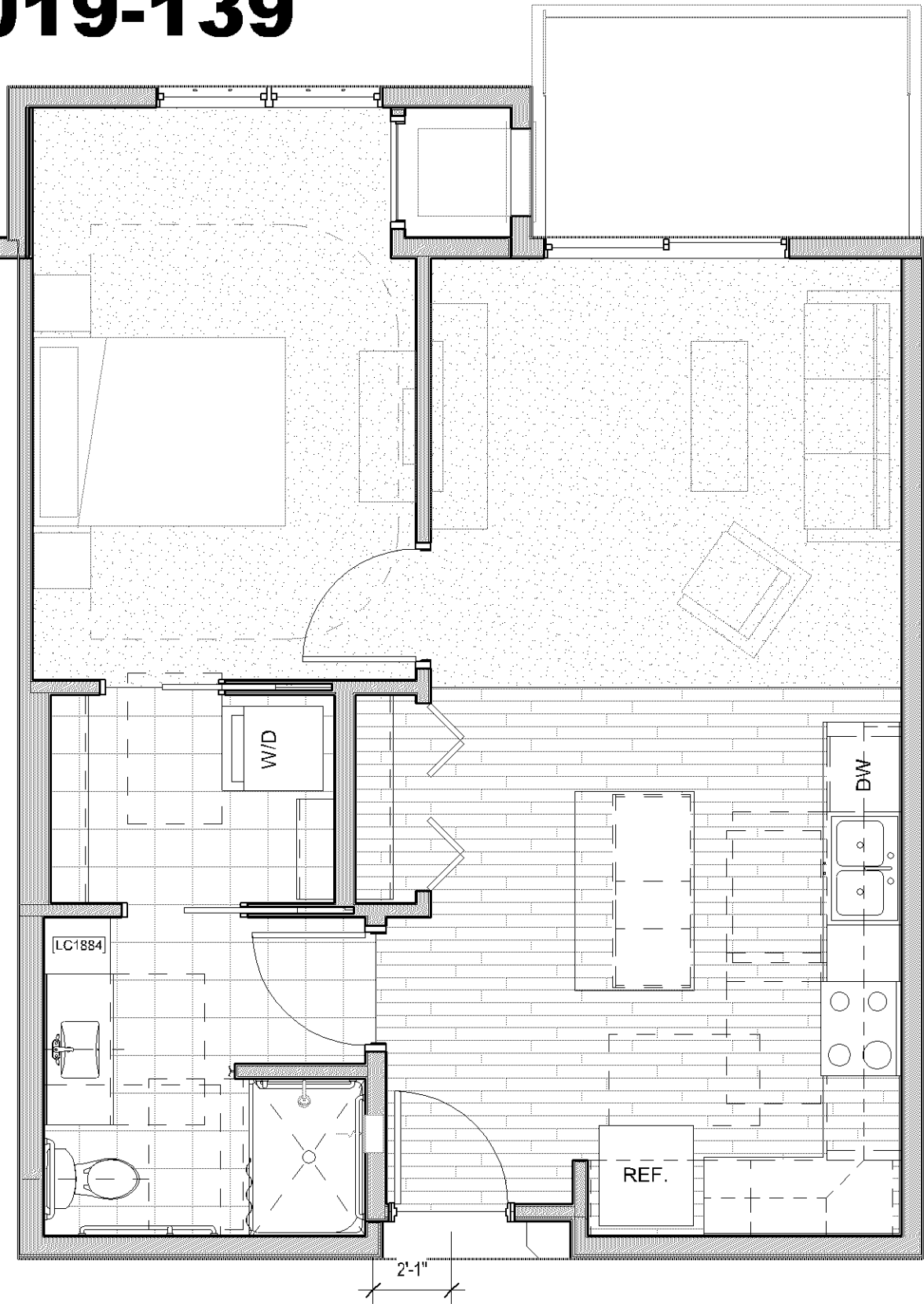
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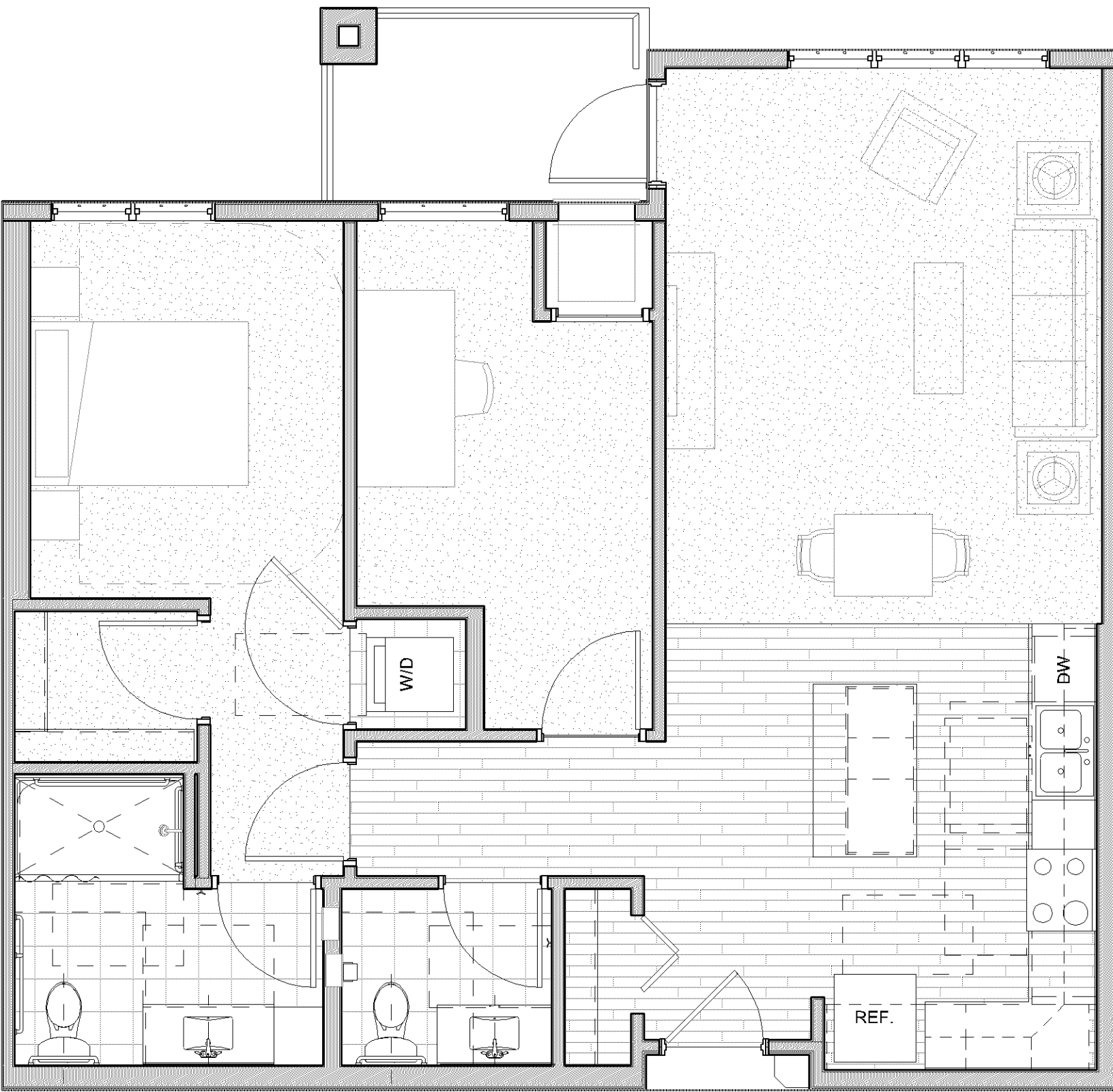


① Level 4
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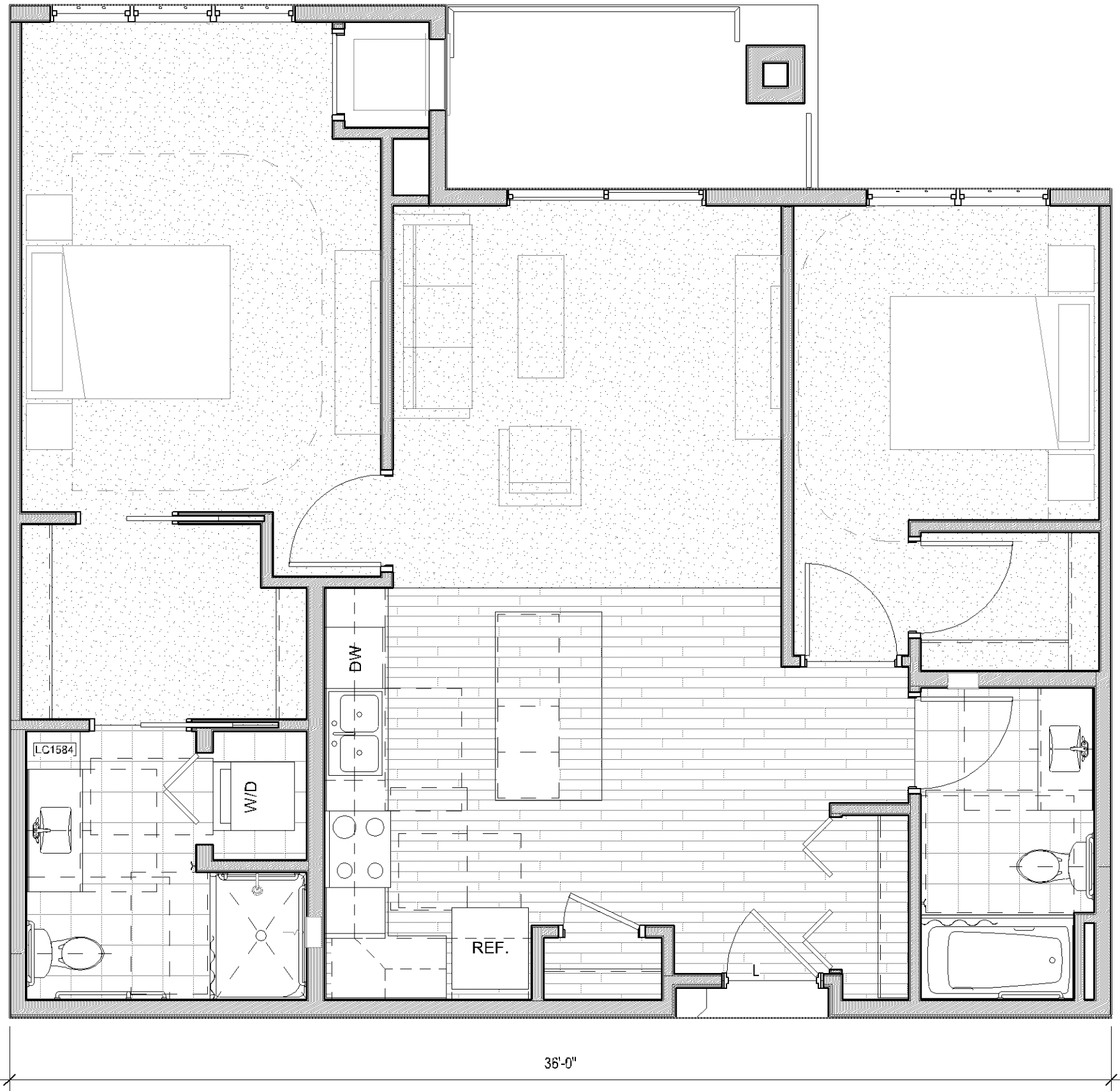
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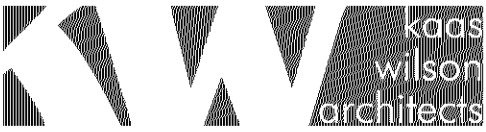
① Unit Plan Base - UNIT 1-0 SD PLAN
1/4" = 1'-0"



② Unit Plan Base - UNIT 2-0 SD PLAN
1/4" = 1'-0"



③ MK-Unit 3-0
1/4" = 1'-0"



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Project Number	17058
Date	8.7.19 - Permit Set
Drawn By	Author
Checked By	Checker

NOT FOR
CONSTRUCTION

Date	
Revision	
Rev. No.	

Unit Plans

1/4" = 1'-0"

SD_450

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1 SD - Elevation - South
1/16" = 1'-0"



2 SD - Elevation - North
1/16" = 1'-0"



3 SD - Elevation - West
1/16" = 1'-0"



4 SD - Elevation - East
1/16" = 1'-0"

BUILDING MATERIAL	% OF BUILDING FACADE
BURNISHED CONCRETE MASONRY	6%
CULTURED STONE	17%
STEEL LAP	32%
CFB PANEL	15%
GLAZING	30%

BUILDING MATERIALS SOUTH ELEVATION
1/4" = 1'-0"

PL201900139 PL2019-139

BUILDING MATERIAL	% OF BUILDING FACADE
BURNISHED CONCRETE MASONRY	6%
CULTURED STONE	23%
STEEL LAP	28%
CFB PANEL	15%
GLAZING	28%

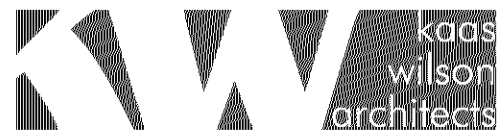
BUILDING MATERIALS NORTH ELEVATION
1/4" = 1'-0"

BUILDING MATERIAL	% OF BUILDING FACADE
BURNISHED CONCRETE MASONRY	5%
CULTURED STONE	25%
STEEL LAP	29%
CFB PANEL	14%
GLAZING	27%

BUILDING MATERIAL WEST ELEVATION
1/4" = 1'-0"

BUILDING MATERIAL	% OF BUILDING FACADE
BURNISHED CONCRETE MASONRY	4%
CULTURED STONE	20%
STEEL LAP	35%
CFB PANEL	15%
GLAZING	26%

BUILDING MATERIALS EAST ELEVATION
1/4" = 1'-0"



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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

Cherrywood Pointe of Bloomington

5501 American Boulevard W.
Bloomington, MN 55437

United Properties

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Minneapolis, MN 55402

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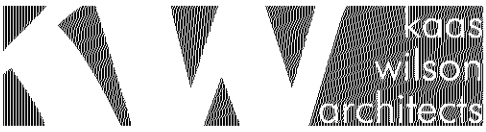
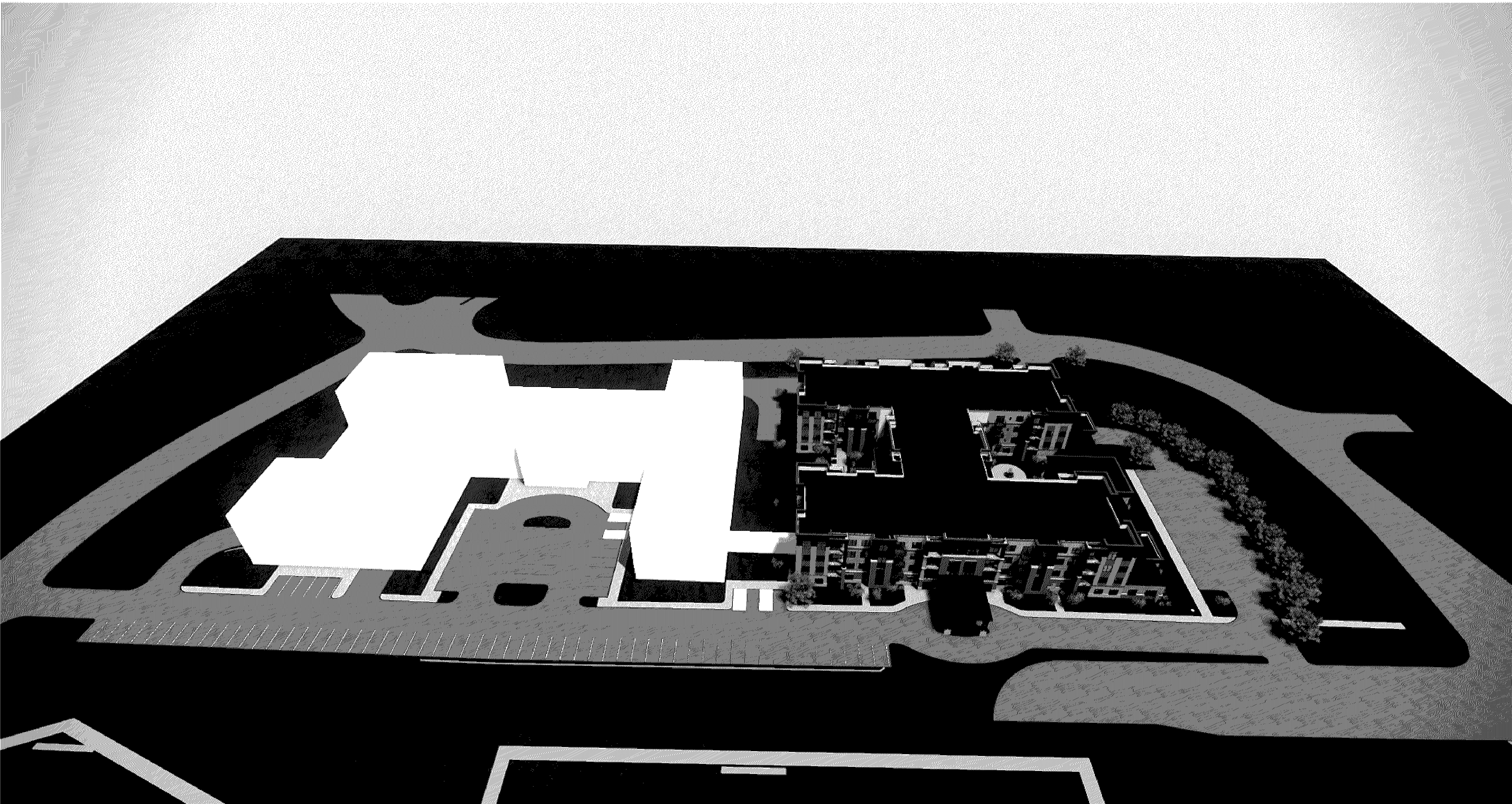
Rev. No.

Elevations

As indicated

SD_500

PL201900139
PL2019-139



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Perspective

SD_501