

SoLo Apartments
Construction Documents

CASE #PL2020-69

July 1, 2020



**City of
Bloomington**

Reviewed for Code Compliance

By: T. Skusa
Date: 7-7-2020
Permit No. PRBD202005318
1916 E. 86th St.

Comply with all MN Building Codes
effective on March 31, 2020.

This plan must be
maintained and accessible
at the construction site for
ALL inspections.

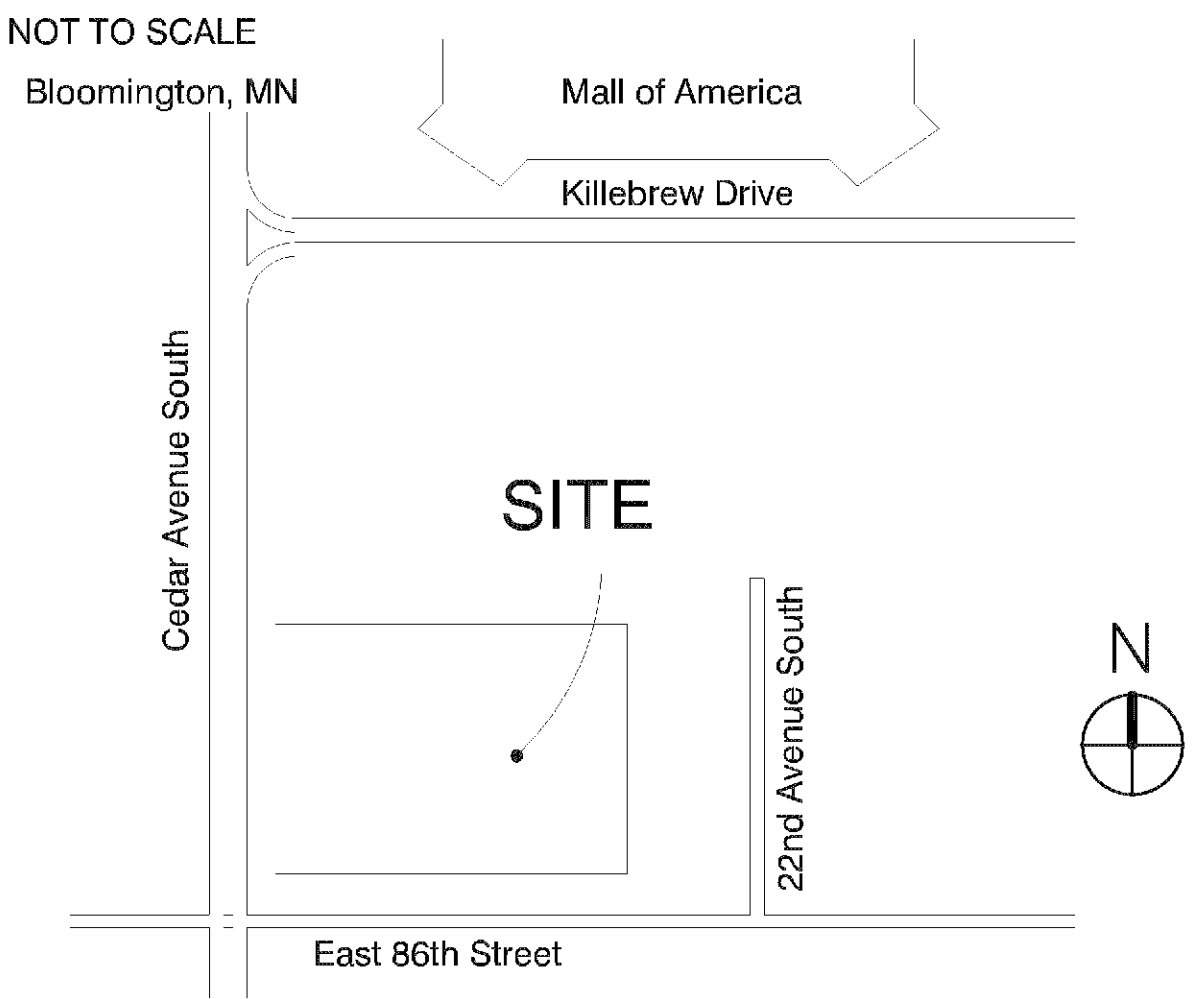
Any alterations to this plan
must be submitted to the
City Plans Examiner for
review.

Must meet all
requirements of the 2020
MN State Accessibility
Code.

Refer to approved plans for
additional requirements.

Separate permits and inspections are
required from the Department of Labor
and Industry for all elevators.

VICINITY MAP



GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

AREA SCHEDULE

	BUILDING A		BUILDING B	
	GROSS SF	NET RENTABLE SF	GROSS SF	NET RENTABLE SF
BASEMENT	25,134		34,114	
LEVEL 1	26,124	18,622	34,223	24,697
LEVEL 2	26,218	20,571	34,223	27,517
LEVEL 3	25,218	20,571	34,223	27,517
LEVEL 4	24,674	20,059	33,452	26,778
TOTALS:	126,368	79,823	170,235	106,509

UNIT SCHEDULES

BUILDING A					
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT TOTAL
1BR	2	1	1	1	5
2BR	6	9	9	9	33
3BR	7	7	7	7	28
4BR	2	2	2	2	8
BLDG A TOTALS:	17	19	19	19	74

BUILDING B					
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT TOTAL
1BR	3	3	3	3	12
2BR	9	9	9	9	36
3BR	9	10	10	10	39
4BR	2	3	3	3	11
BLDG B TOTALS	23	25	25	25	98

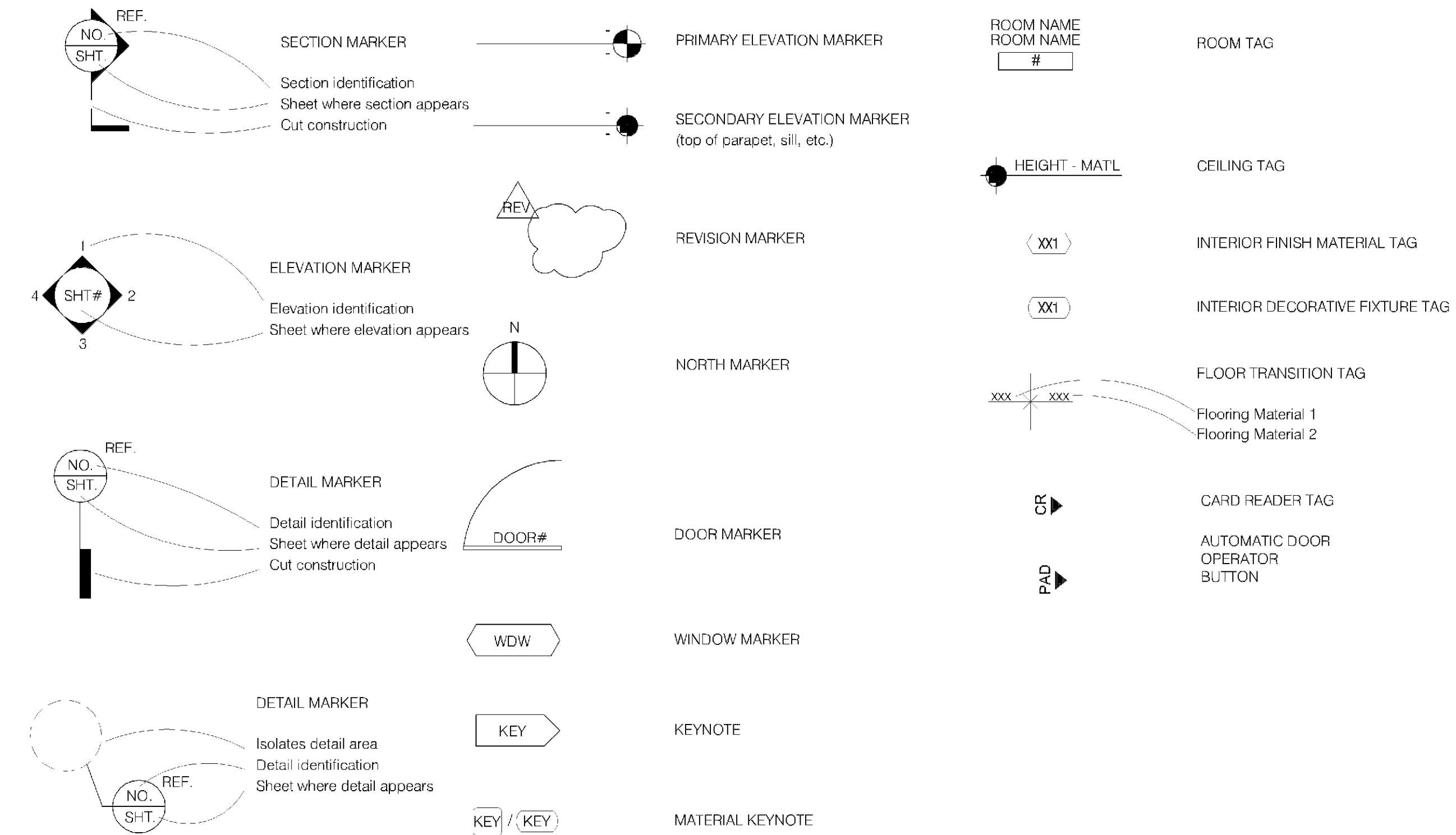
BUILDING A + BUILDING B					
1BR	5	4	4	4	17
2BR	15	18	18	18	69
3BR	16	17	17	17	67
4BR	4	5	5	5	19
GRAND TOTALS	40	44	44	44	172

TYPE A UNITS: 172 * .05 = 8.6 REQUIRED PER HUD 504.9 PROVIDED
HEARING IMPAIRED UNITS: 172 * .02 REQUIRED PER HUD 504 - 3.4 REQUIRED, 4 PROVIDED
REFER TO PLANS FOR LOCATIONS AND DISTRIBUTION

CONTACTS

DEVELOPER/CLIENT	CONTRACTOR	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
NAME: Aeon CONTACT: Leslie Roering Stephanie Karp ADDRESS: 901 North Third St. Minneapolis, MN 55401 PHONE No.: 612 747 4853 EMAIL: LRoering@aeon.org SKarp@aeon.org	NAME: Frana Companies CONTACT: B.J. Maniotti Justin Noun ADDRESS: Second Ave South Hopkins, MN 55343 PHONE No.: 952 908 2679 EMAIL: bj@frana.com jnoun@frana.com	NAME: UrbanWorks Architecture CONTACT: David Haaland Barton Nelson ADDRESS: 901 North Third Street Suite 145 Minneapolis, MN 55401 PHONE No.: 612 455-3106 EMAIL: dhaaland@urban-works.com bnelson@urban-works.com	NAME: Sambatek CONTACT: Josh McKinney Megan Larson ADDRESS: 12800 Whitewater Dr. Ste 300 Minnetonka, MN 55343 PHONE No.: 763 259-6678 EMAIL: jmcKinney@sambatek mlarson@sambatek	NAME: Sambatek CONTACT: Bill Delaney ADDRESS: 12800 Whitewater Dr. Ste 300 Minnetonka, MN 55343 PHONE No.: 763 746-1611 EMAIL: WDelaney@sambatek
STRUCTURAL ENGINEER	MECHANICAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER	INTERIOR DESIGNER
NAME: BKGM CONTACT: John Timm Tyler Johnson ADDRESS: 6120 Earle Brown Drive, Ste 700 Minneapolis, MN 55430 PHONE No.: 763 843-0474 EMAIL: jltimm@bkgm.com	NAME: Steen Engineering CONTACT: Richard Becker ADDRESS: 5430 Douglas Dr N Minneapolis, MN 55429 PHONE No.: 763 235-4802 EMAIL: richardb@steeneng.com	NAME: Steen Engineering CONTACT: Natasha Klemz ADDRESS: 5430 Douglas Dr N Minneapolis, MN 55429 PHONE No.: 763 235-4781 EMAIL: natashak@steeneng.com	NAME: Steen Engineering CONTACT: Jake Melbostad ADDRESS: 5430 Douglas Dr N Minneapolis, MN 55429 PHONE No.: 763 235-4805 EMAIL: jakem@steeneng.com	NAME: UrbanWorks Architecture CONTACT: Liz Williams ADDRESS: 901 North Third Street Ste 145 Minneapolis, MN 55401 PHONE No.: 612 455-3128 EMAIL: LWilliams@urban-works.com

SYMBOLS



aeon
BLOOMINGTON APARTMENTS

SoLo APARTMENTS

1916, 1928 E 86th St, Bloomington, MN 55425

URBANWORKS

CONSULTANT

I hereby certify that this plan,
specification, or report was
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the laws of the state of
Minnesota.

David P.E. Haaland
SIGNED David P.E. Haaland
DATE 5/27/2020
LICENSE # 45820

CONSTRUCTION DOCUMENTS
07.01.2020

REVISIONS

DATE 7/1/2020
PROJECT # 20-0006
PHASE CD
DRAWN BY
CHECKED BY DPEH

TITLE SHEET

G001

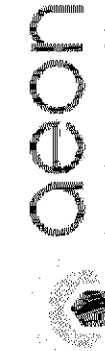
CASE #PL2020-69

APPROVED
Zoning Review Only
08/04/2020 NMJ

GENERAL PLAN NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
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12. PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET A900
13. PROVIDE WALL-MOUNTED BICYCLE RACK IN FRONT OF EACH STALL IN THE GARAGE, TYP.

KEYNOTES:



SoLo APARTMENTS

1916 1926 E 88th St, Bloomington, MN 55425

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901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

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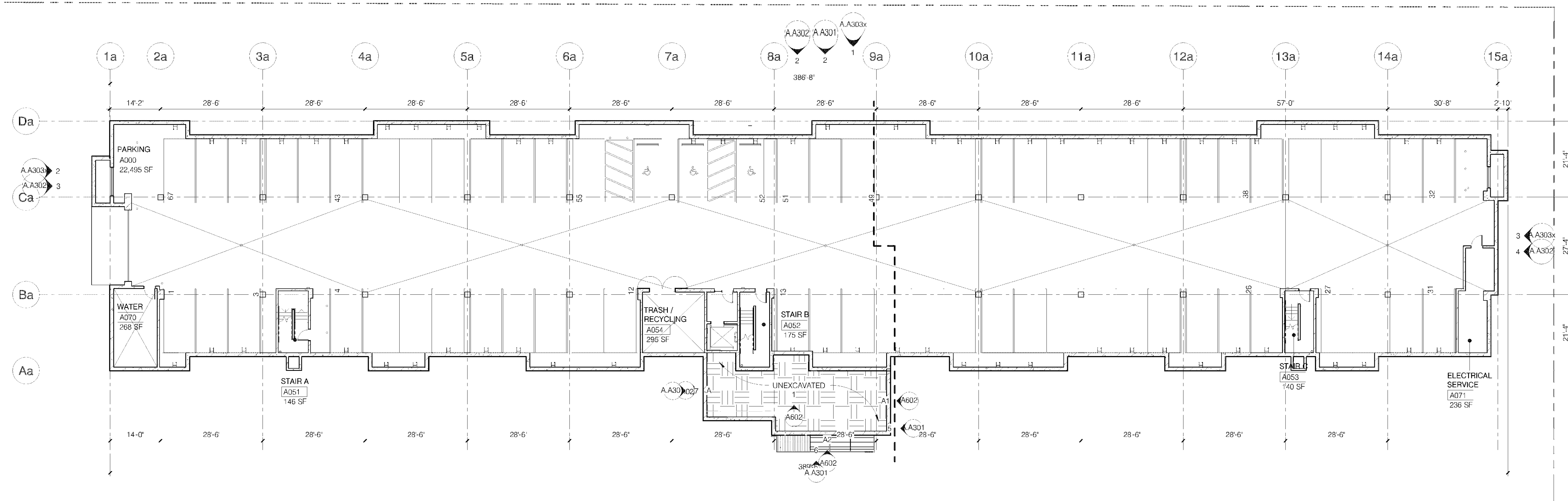
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DRAWN BY OVK
CHECKED BY DFEH

SUBLEVEL PLAN -
BUILDING A
OVERALL

A.A000.0

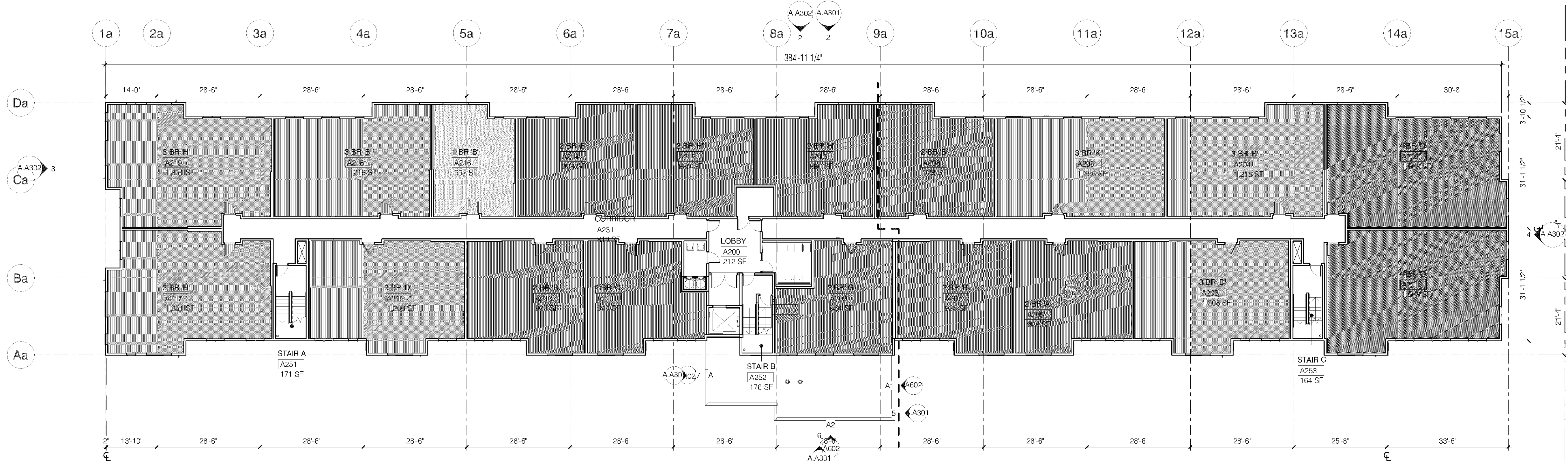


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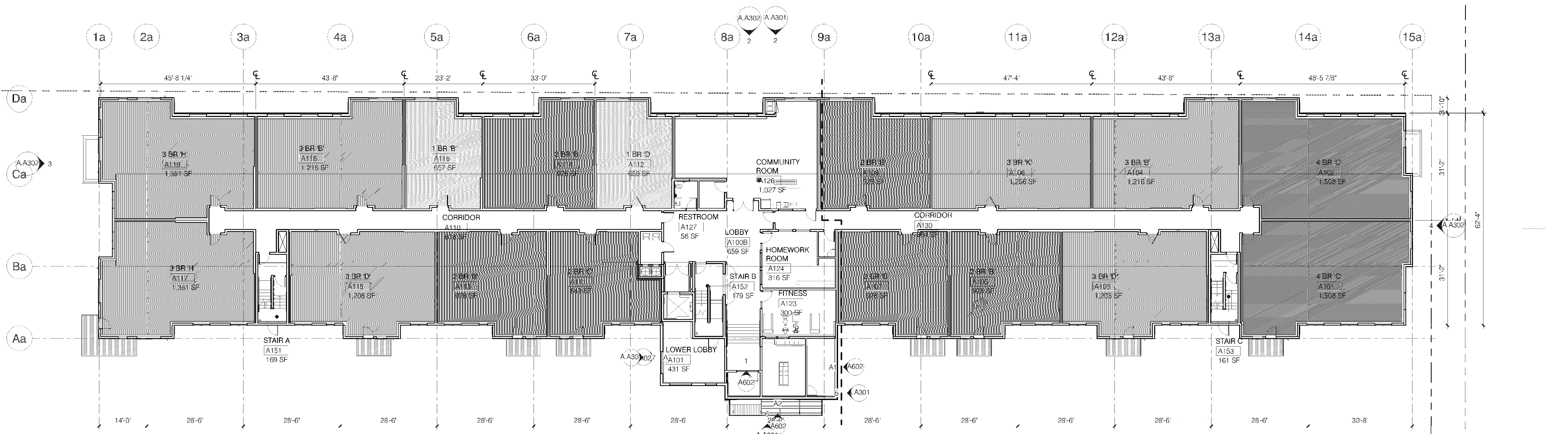
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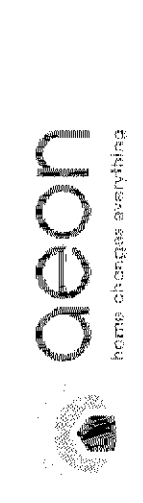
2 BUILDING A LEVEL 2 PLAN - OVERALL

A.A000.1 1/16" = 1'-0"



1 BUILDING A LEVEL 1 PLAN - OVERALL

A.A000.1 1/16" = 1'-0"



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1916, 1928 E 88th St, Bloomington, MN 55425

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SIGNED David P.E. Halstad
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CONSTRUCTION DOCUMENTS
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REVISIONS
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DATE 7/1/2020
PROJECT # 20-0006
PHASE CD
DRAWN BY OYK
CHECKED BY DFEH

LEVEL 1 + LEVEL 2
PLANS - BUILDING
A OVERALL

A.A000.1

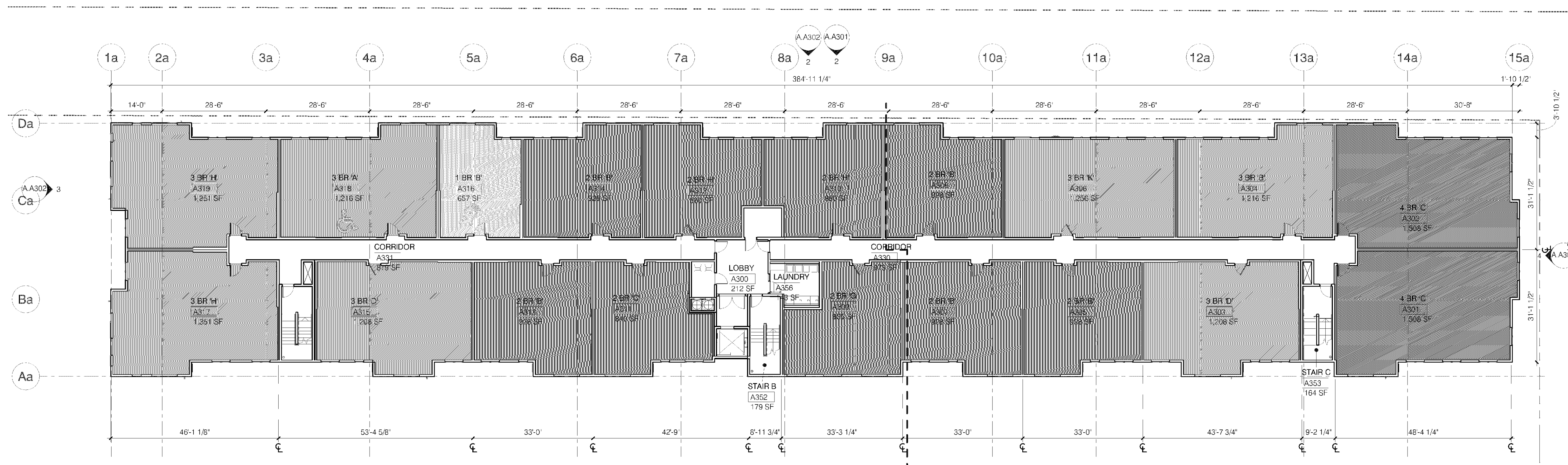
CASE #PL2020-69

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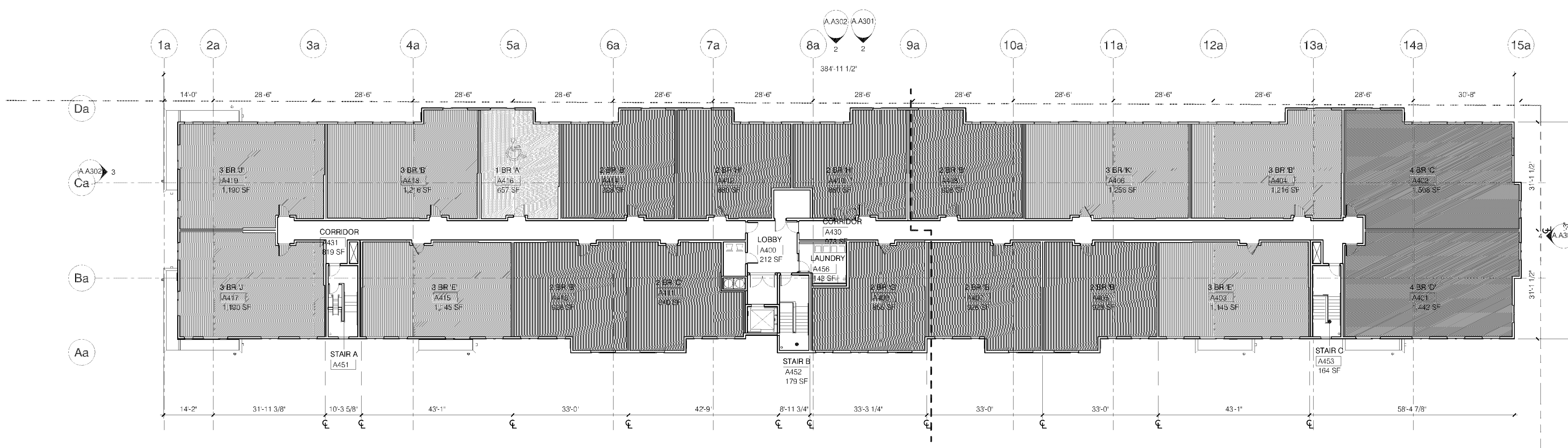
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KEYNOTES:



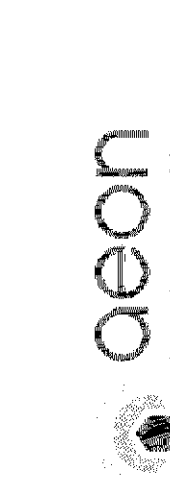
1 BUILDING A LEVEL 3 PLAN

A.A000.3 1/16" = 1'-0"



2 BUILDING A LEVEL 4 PLAN - OVERALL

A.A000.3 1/16" = 1'-0"



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1916, 1928 E 88th St, Bloomington, MN 55425

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REVISIONS
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DATE 7/1/2020
PROJECT # 20-0006
PHASE CD
DRAWN BY OYK
CHECKED BY DFEH

LEVEL 3 + LEVEL 4
PLANS - BUILDING
A OVERALL

A.A000.2

CASE #PL2020-69

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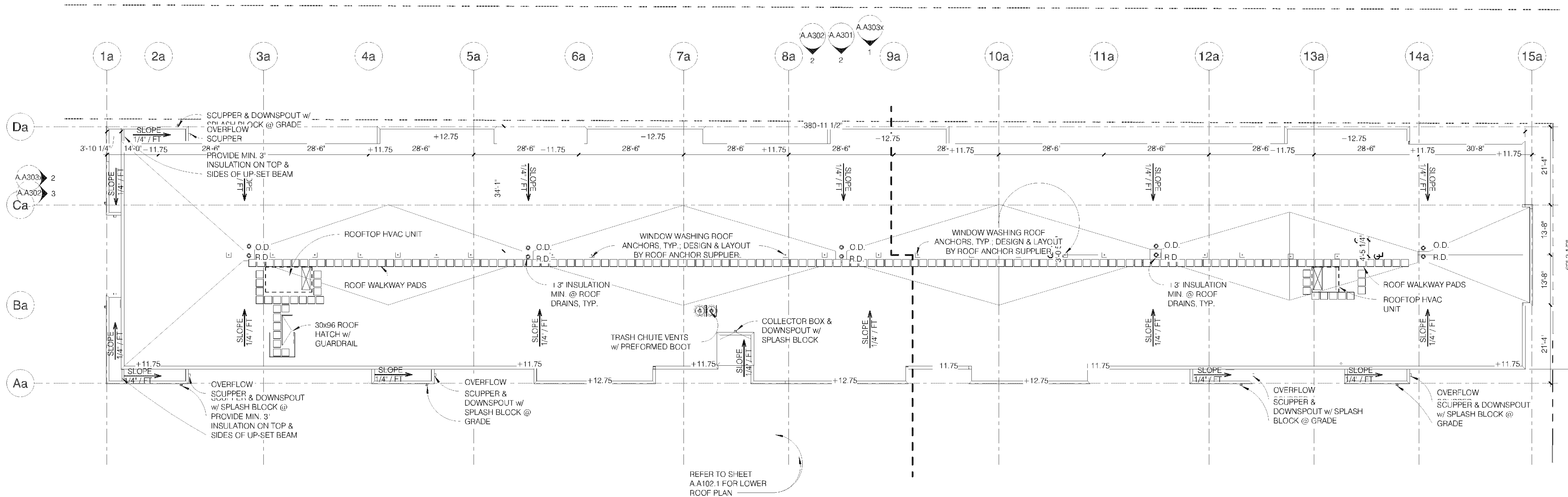
CONSTRUCTION DOCUMENTS
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PROJECT # 20-0006
PHASE CD
DRAWN BY OVK
CHECKED BY DFEH

ROOF PLAN -
BUILDING A
OVERALL

A.A000.3



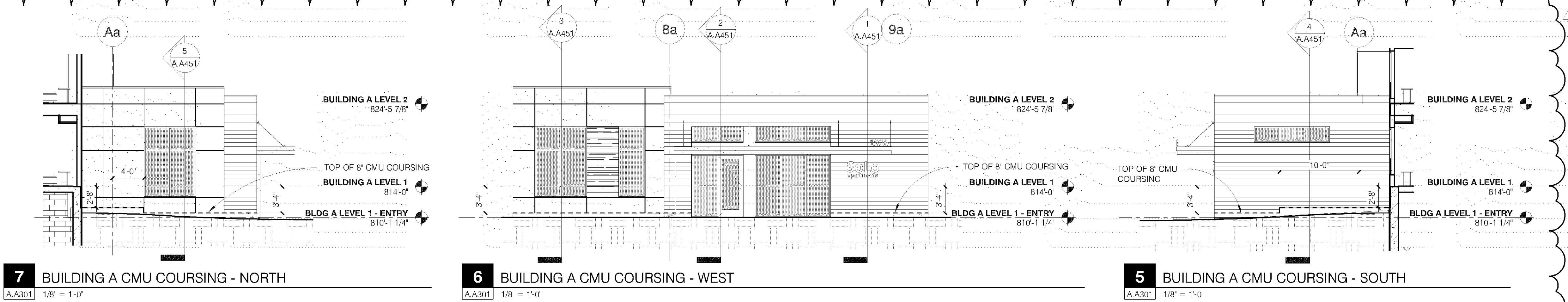
1 BUILDING A LEVEL ROOF PLAN - OVERALL

A.A000.3 1/16" = 1'-0"

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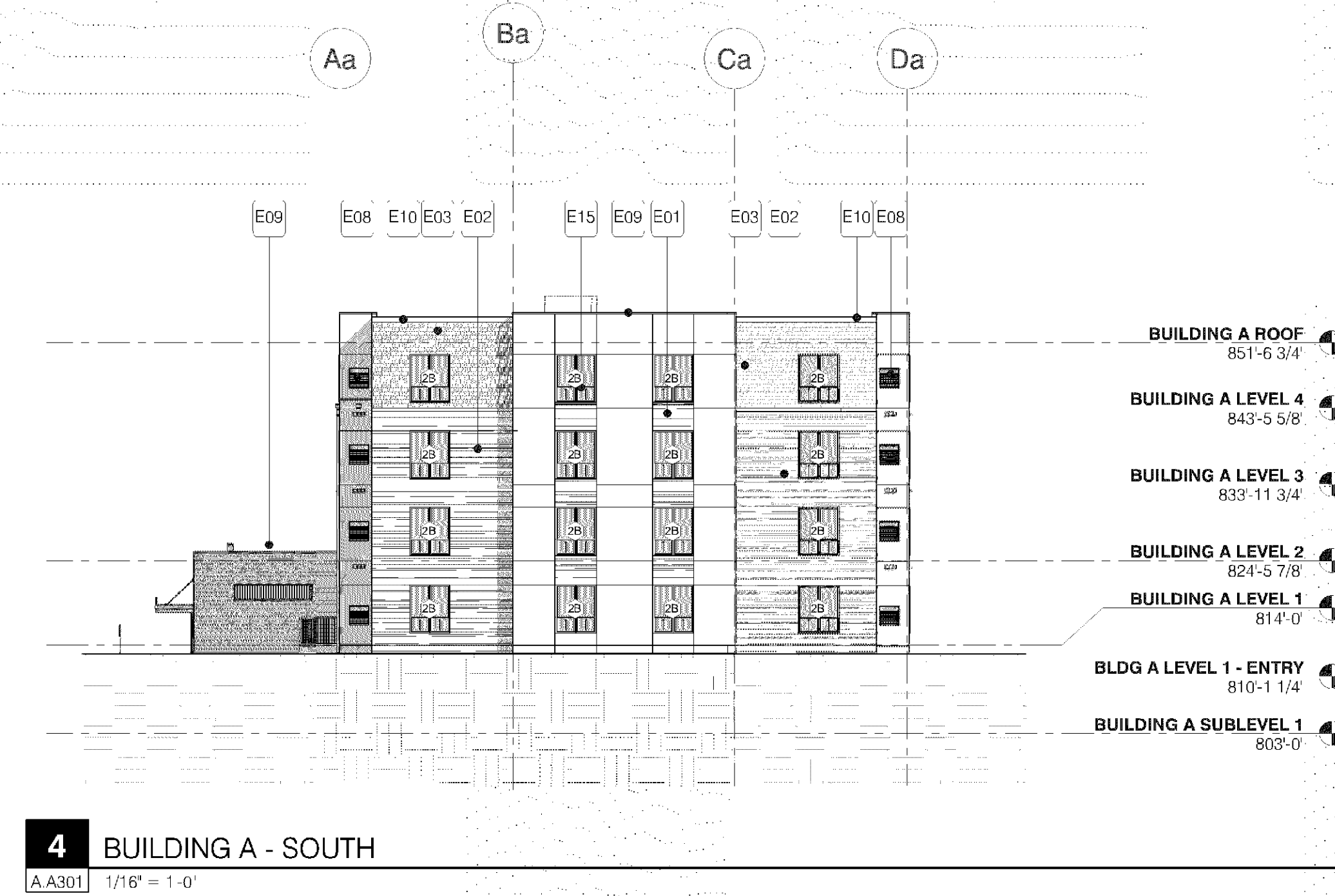
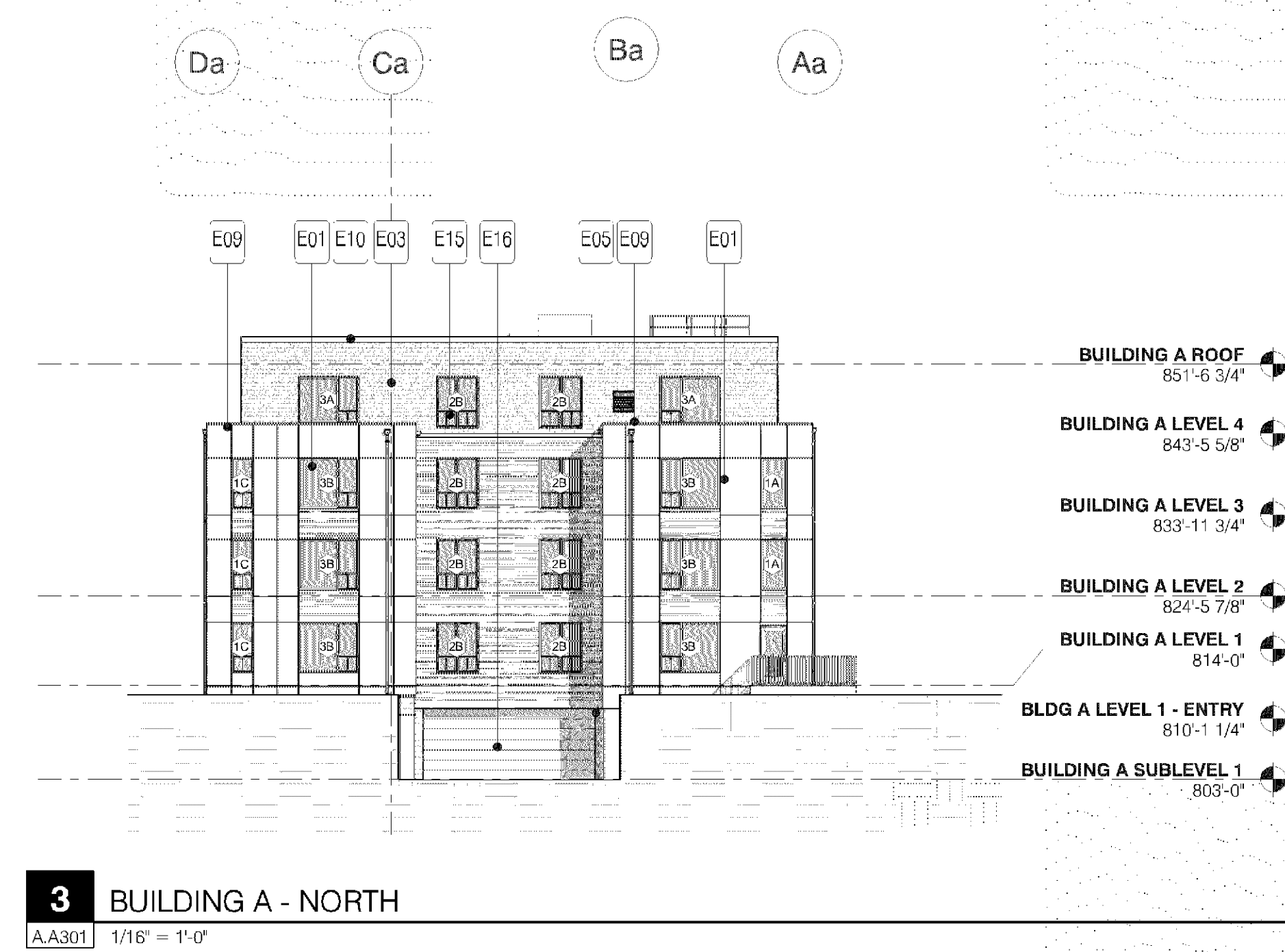
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1. REFER TO G005 AND G006 FOR ADDITIONAL EXTERIOR MATERIAL KEYNOTE INFORMATION
2. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

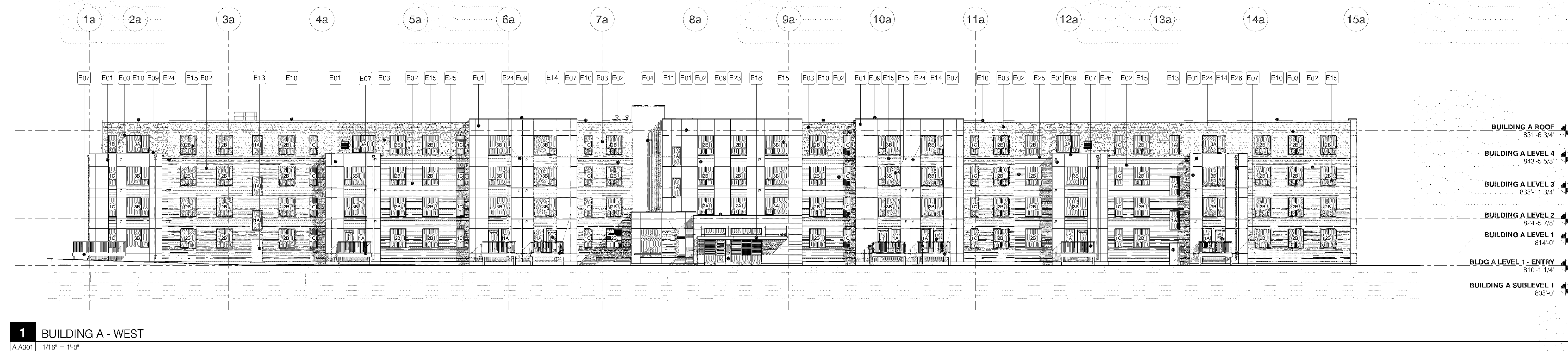
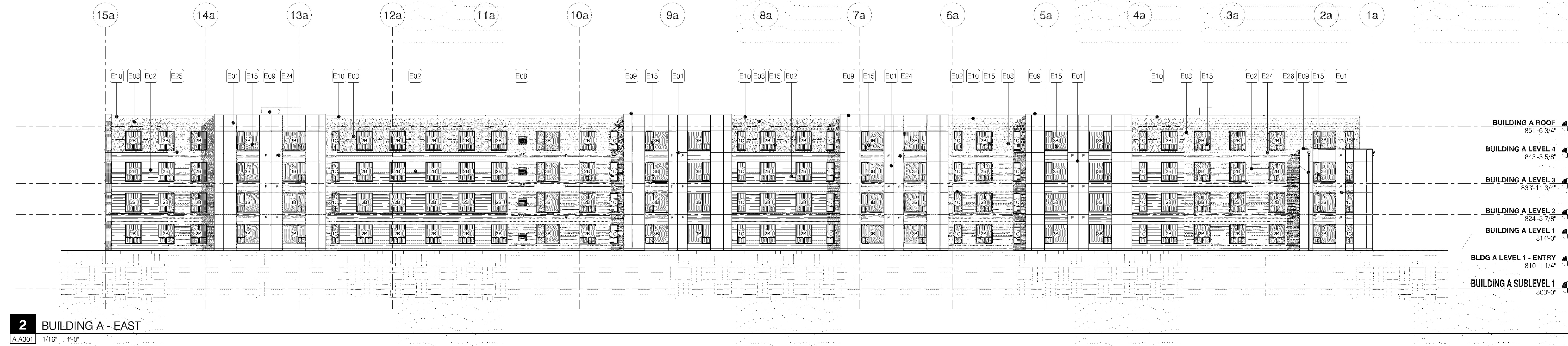


KEYNOTES:

- E01 FIBER CEMENT FLAT PANELS - COLOR 1
- E02 WOOD LOOK FIBER CEMENT LAP SIDING
- E03 FIBER CEMENT SHINGLES - COLOR 2
- E04 CONCEALED FASTENER METAL PANEL - COLOR 3
- E05 EXPOSED BURNISHED, INTEGRAL COLOR CMU
- E07 PREFINISHED ALUMINUM BALCONY SURFACE
- E08 MAGIC PAK LOUVER - CUSTOM COLOR TO MATCH ADJACENT SURFACE
- E09 PREFINISHED METAL PARAPET CAP - COLOR 1
- E10 PREFINISHED METAL PARAPET CAP - COLOR 2
- E11 ALUMINUM STOREFRONT SYSTEM
- E13 EXTERIOR HOLLOW METAL DOOR - PAINTED
- E14 ALUMINUM FACED WOOD INSULING PATIO DOOR
- E15 FIBERGLASS WINDOW SYSTEM
- E16 PREFINISHED INSULATED OVERHEAD DOOR ENTRY CANOPY SYSTEM
- E23
- E24
- E25
- E26



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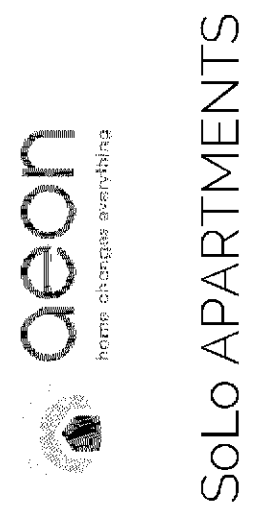
ELEVATIONS -
BUILDING A

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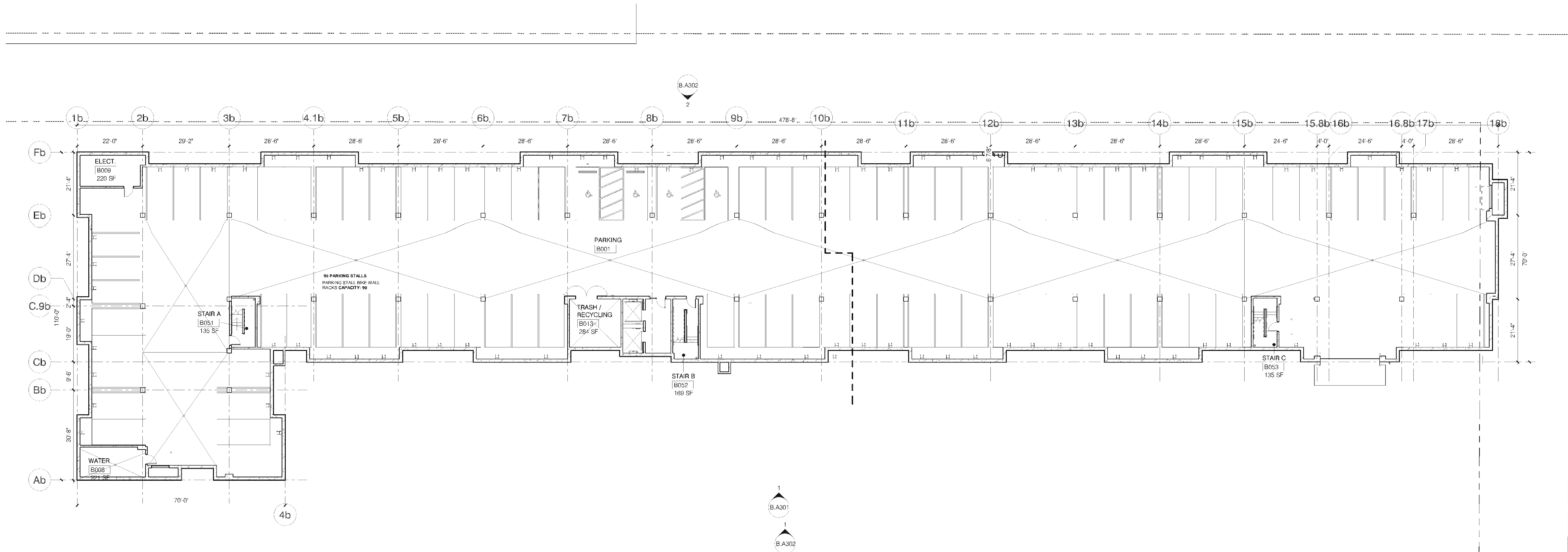
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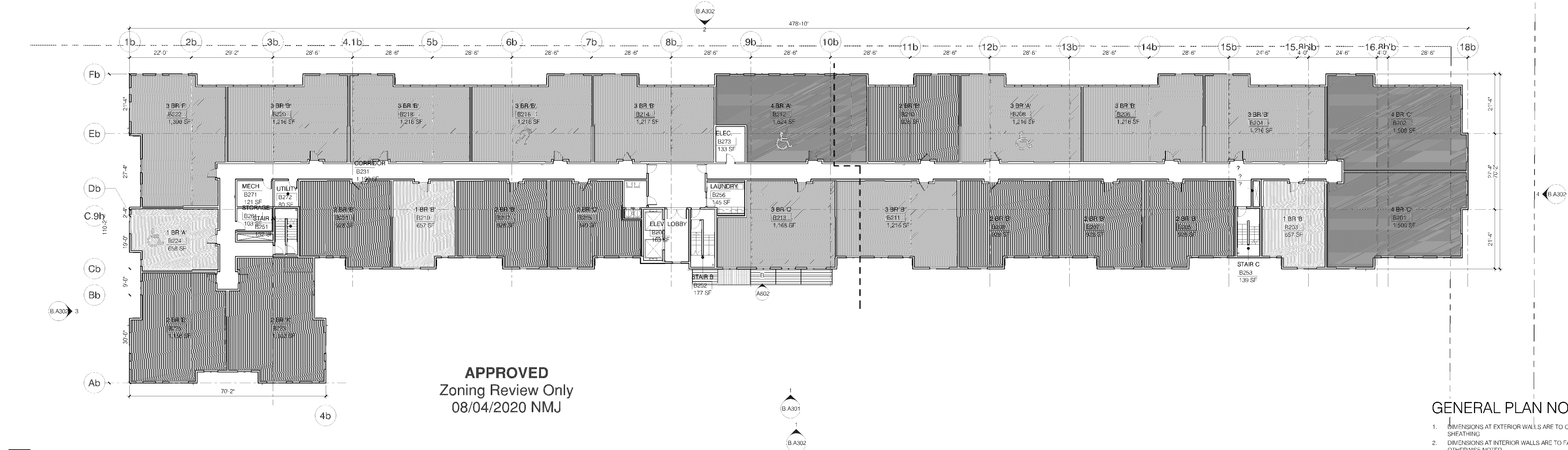
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DRAWN BY OVK
CHECKED BY DFEH

SUBLEVEL PLAN -
BUILDING B
OVERALL

B.A000.0



1 BUILDING B SUBLEVEL 1 PLAN - OVERALL
B.A000.0 1/16" = 1'-0"

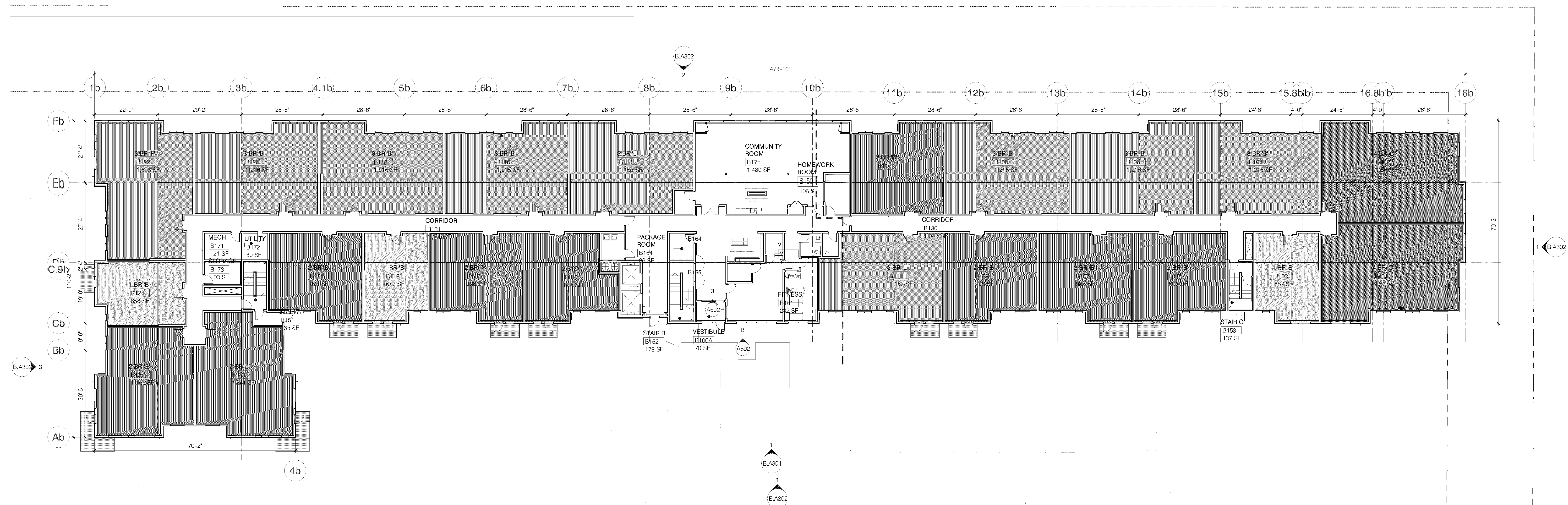


2 BUILDING B LEVEL 2 PLAN - OVERALL

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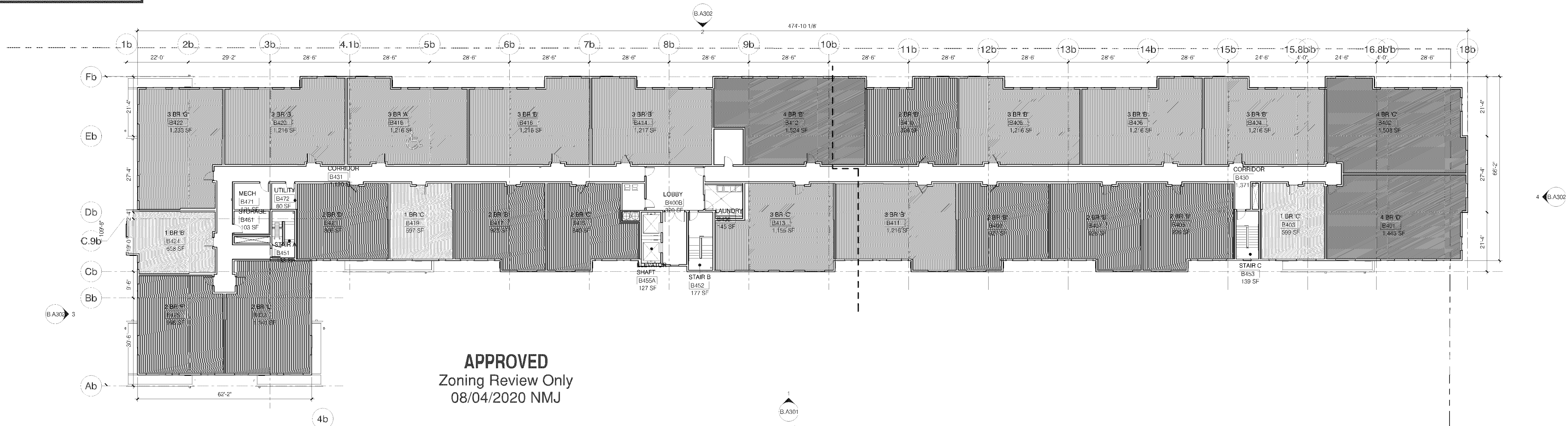
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1 BUILDING B LEVEL 1 PLAN - OVERALL

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- ALL RESIDENTIAL CORRIDOR WALLS AT WOOD STUD LOCATIONS ARE TYPE W6, 1-HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- ALL UNITS ARE TYPE B UNLESS OTHERWISE NOTED
- MAINTAIN 8'-2" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- PROVIDE WALL BLOCKING AT KITCHEN WALLS AND ALL BATHROOM LOCATIONS INDICATED ON SHEET A8000
- PROVIDE WALL MOUNTED BICYCLE RACK IN FRONT OF EACH STALL IN THE GARAGE, TYP.

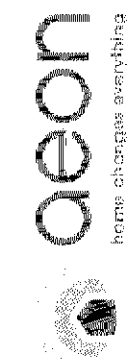
2 BUILDING B LEVEL 4 PLAN - OVERALL

B.A000.2 1/16" = 1'-0"



1 BUILDING B LEVEL 3 PLAN - OVERALL

B.A000.1 1/16" = 1'-0"



SoLo APARTMENTS

1916, 1928 E 88th St, Bloomington, MN 55425

URBANWORKS

CONSULTANT

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.

SIGNED David P.E. Holand
DATE 5/27/2020
LICENSE # 45620

CONSTRUCTION DOCUMENTS
07.01.2020

REVISIONS
1 7/1/2020 CONSTRUCTION DOCUMENTS

DATE 7/1/2020
PROJECT # 20-0006
PHASE CD
DRAWN BY OJK
CHECKED BY DFEH

LEVEL 3 + LEVEL 4
PLANS - BUILDING
B OVERALL

B.A000.2

CASE #PL2020-69

APPROVED
Zoning Review Only
08/04/2020 NMJ

CONSULTANT

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.

David P.E. Hoaland
SIGNED David P.E. Hoaland
DATE 5/27/2020
LICENSE # 45620

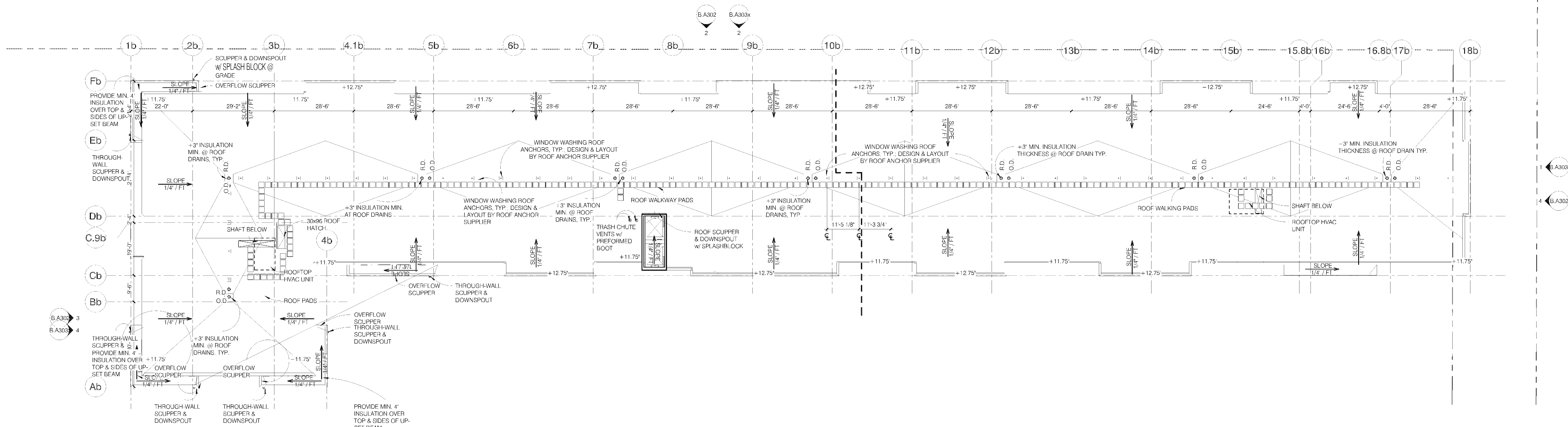
CONSTRUCTION DOCUMENTS
07.01.2020

REVISIONS
1 7/1/2020 CONSTRUCTION DOCUMENTS

DATE 7/1/2020
PROJECT # 20-0006
PHASE CD
DRAWN BY OJK
CHECKED BY DFEH

ROOF PLAN -
BUILDING B
OVERALL

B.A000.3



1 BUILDING B ROOF PLAN - OVERALL

B.A000.3 1/16" = 1'-0"

CASE #PL2020-69

APPROVED
Zoning Review Only
08/04/2020 NMJ

GENERAL EXTERIOR NOTES:

1. REFER TO G005 AND G006 FOR ADDITIONAL EXTERIOR MATERIAL KEYNOTE INFORMATION
2. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:

- E01 FIBER CEMENT FLAT PANELS - COLOR 1
- E02 WOOD LOOK FIBER CEMENT LAP SIDING
- E03 FIBER CEMENT SHINGLES - COLOR 2
- E07 PREFINISHED ALUMINUM BALCONY
- E08 MAGIC PAK LOUVER - CUSTOM COLOR TO MATCH ADJACENT SURFACE
- E09 PREFINISHED METAL PARAPET CAP - COLOR 1
- E10 PREFINISHED METAL PARAPET CAP - COLOR 2
- E11 ALUMINUM STOREFRONT SYSTEM
- E13 EXTERIOR HOLLOW METAL DOOR - PAINTED
- E14 ALUMINUM FACED WOOD INSWING PATIO DOOR
- E15 FIBERGLASS WINDOW SYSTEM
- E16 PREFINISHED INSULATED OVERHEAD DOOR
- E18 ENTRY CANOPY SYSTEM
- E23
- E24
- E25
- E26

