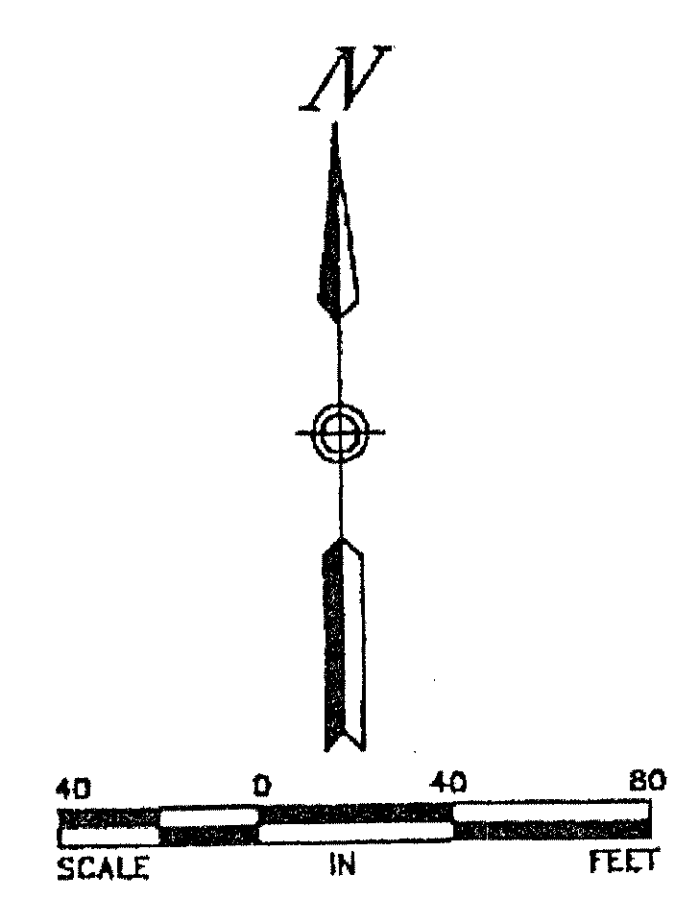
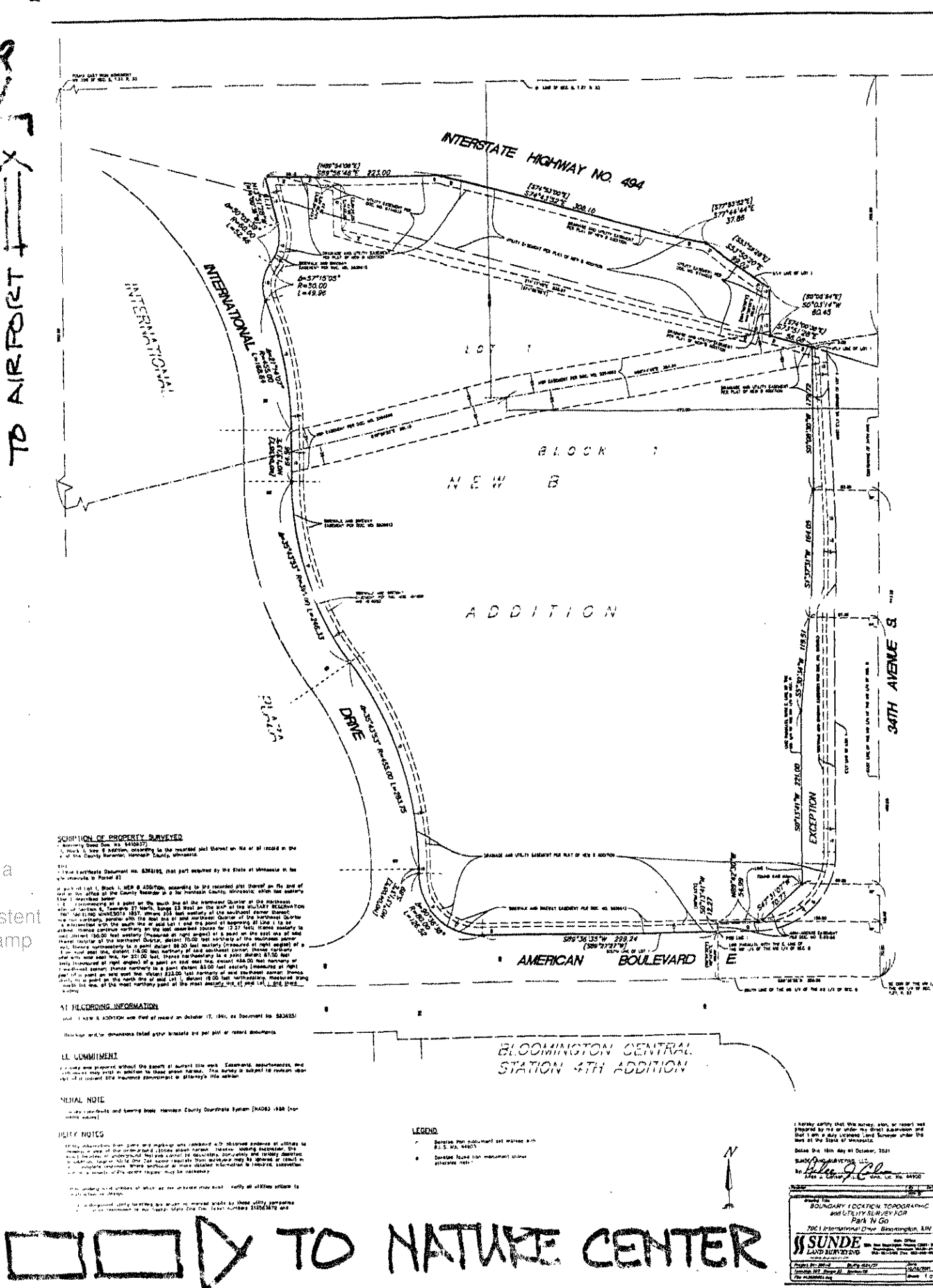
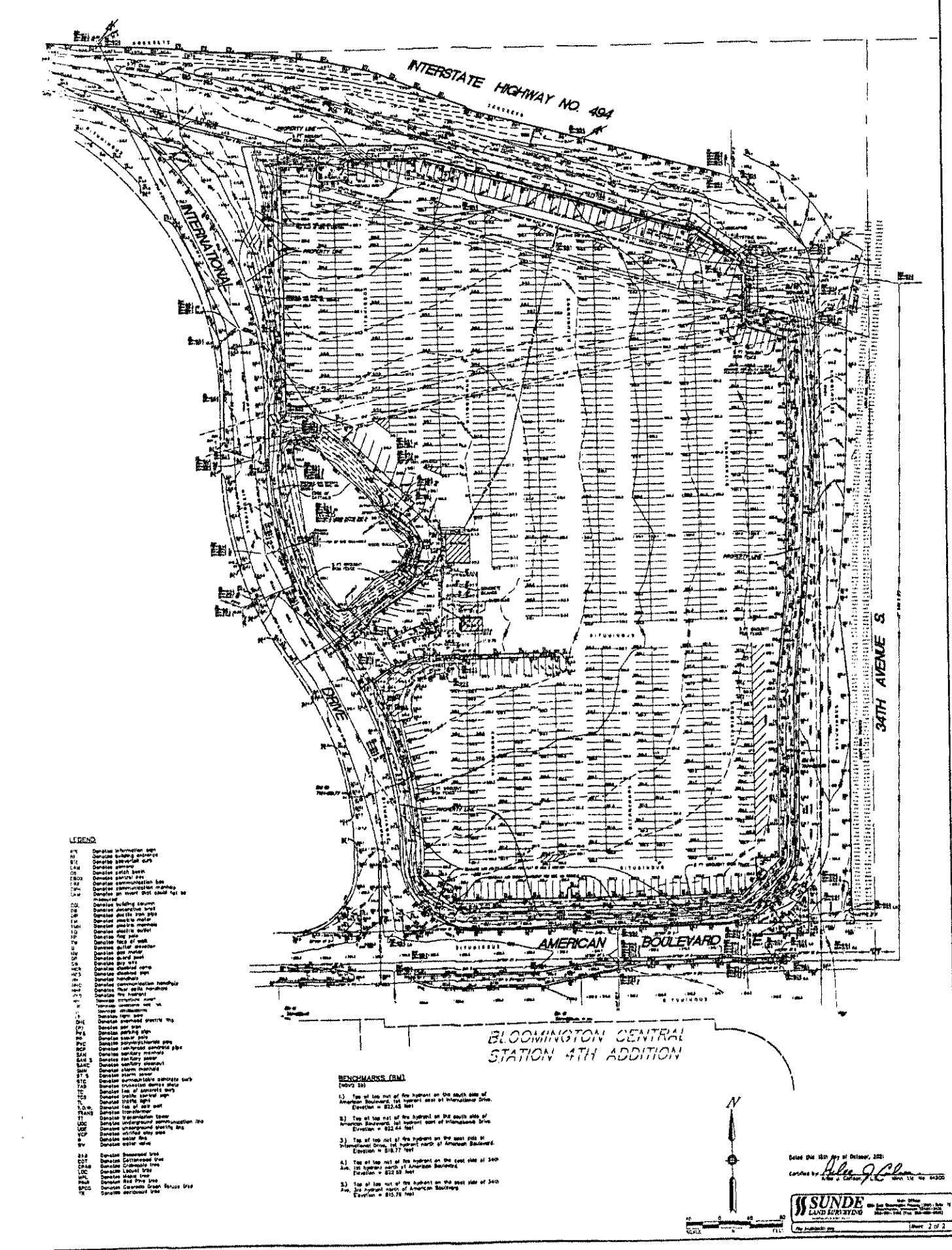
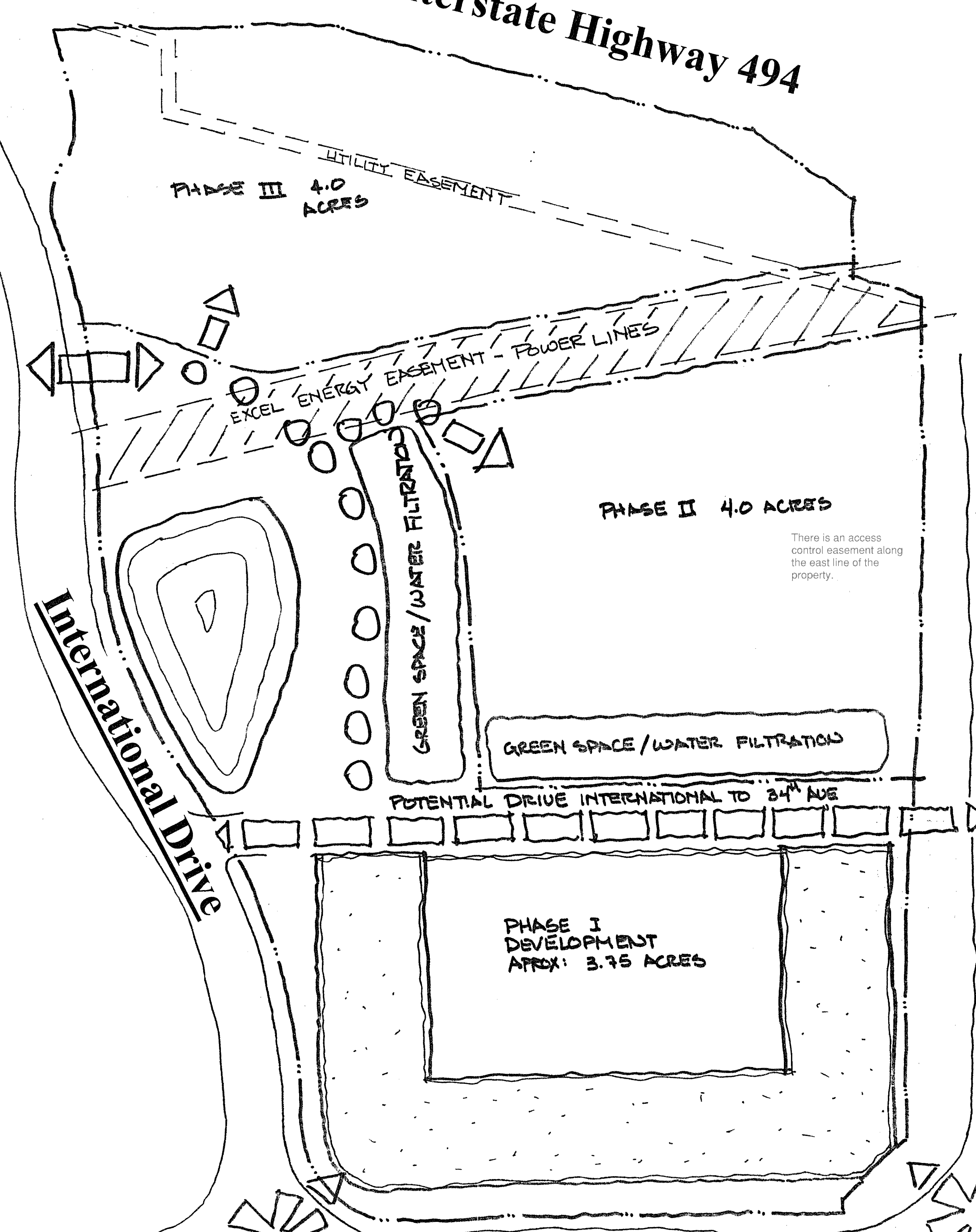


U.S. Interstate Highway 494



The conceptual site plan depicts a building fronting 34th Avenue S. Subsequent pages are not consistent - it appears as though a speed ramp is located along 34th Avenue S.

# 0. Conceptual Site Plan - Park 'N Go - Proposed Development

PL202200111

Building plans must be signed by a MN licensed architect.

Provide a detailed code analysis with the plans.

Must meet 2020 MN State Building Code

SAC review by MET council will be required.

Must meet 2020 MN Accessibility Code.

Concerns with emergency vehicle access on the property and the building(s).

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

Building/property shall be adequately signed for emergency response.

Provide adequate turning radius for all emergency vehicle access lanes.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

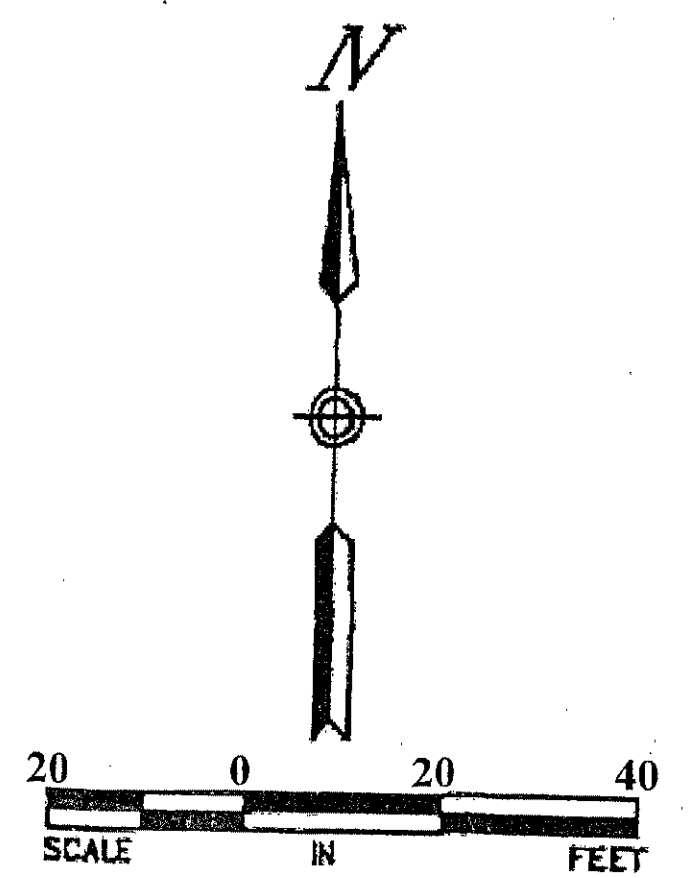
Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.

**International Drive**

**34<sup>th</sup> Avenue South**

**Proposed Development**  
- 164 Residential Units  
- 939 Parking Spaces  
- 4000 sf. Retail

**American Blvd.**



**1. Site Plan – Park ‘N Go – Proposed Development**

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

Access shall be provided to/from all stairwells on all floors and parking levels.

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

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

**International Drive**

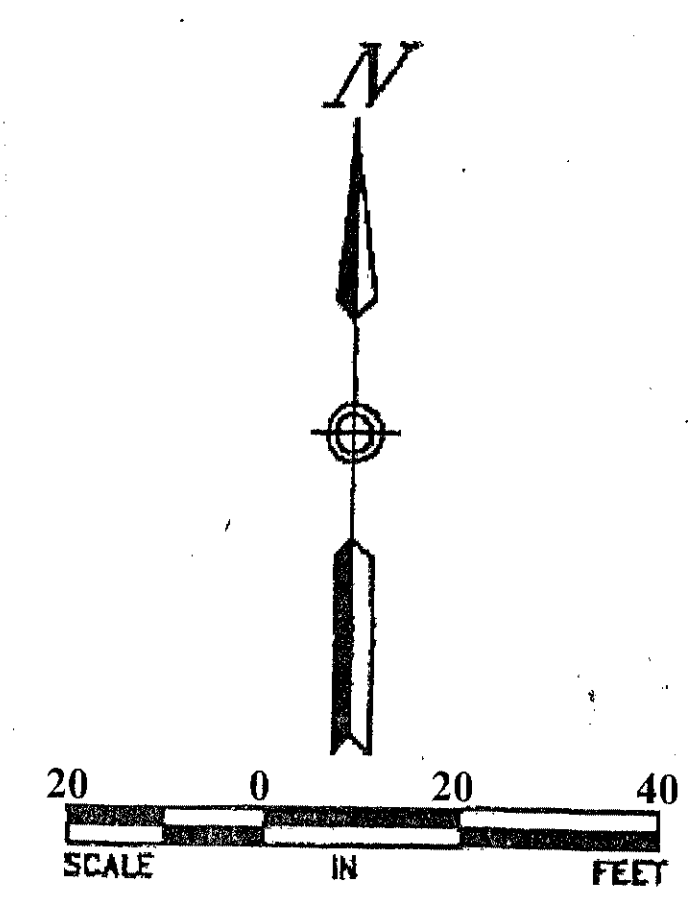
**34<sup>th</sup> Avenue South**

**335 Parking Spaces**

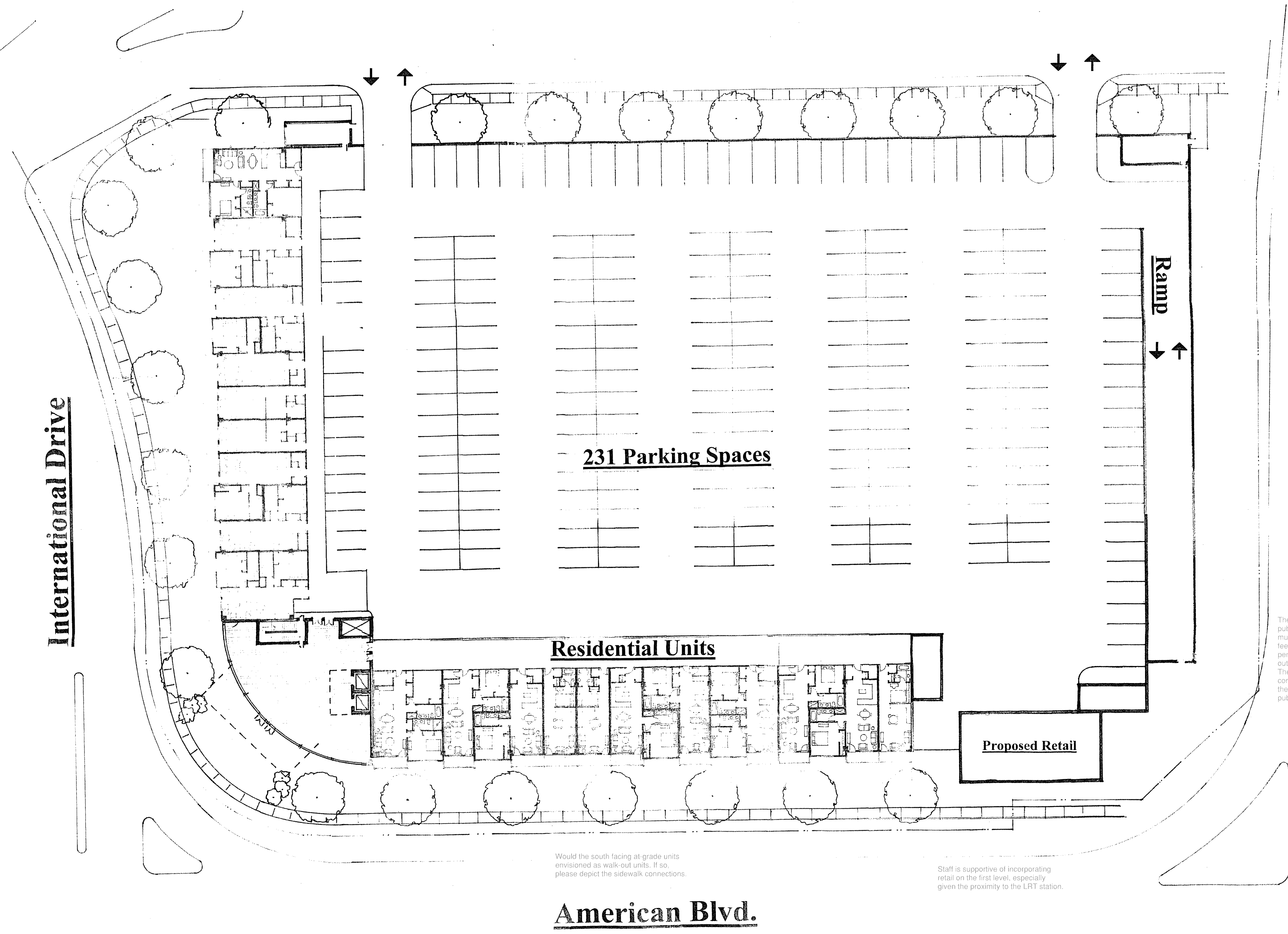
**Ramp**  
↑ ↓

Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

**American Blvd.**



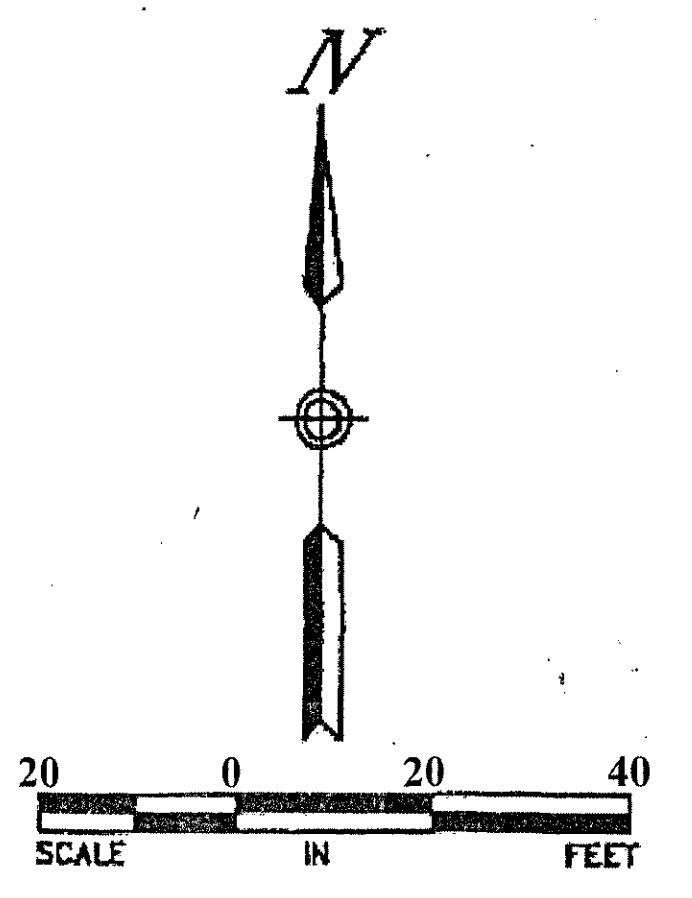
# 2. Basement Plan – Park ‘N Go – Proposed Development



The HX-R district requires a public plaza. The public plaza must be at least 5,000 square feet in addition to a few other performance standards outlined in Section 19.29(L). The southeast or southwest corners of the site seem to be the most logical locations for a public plaza.

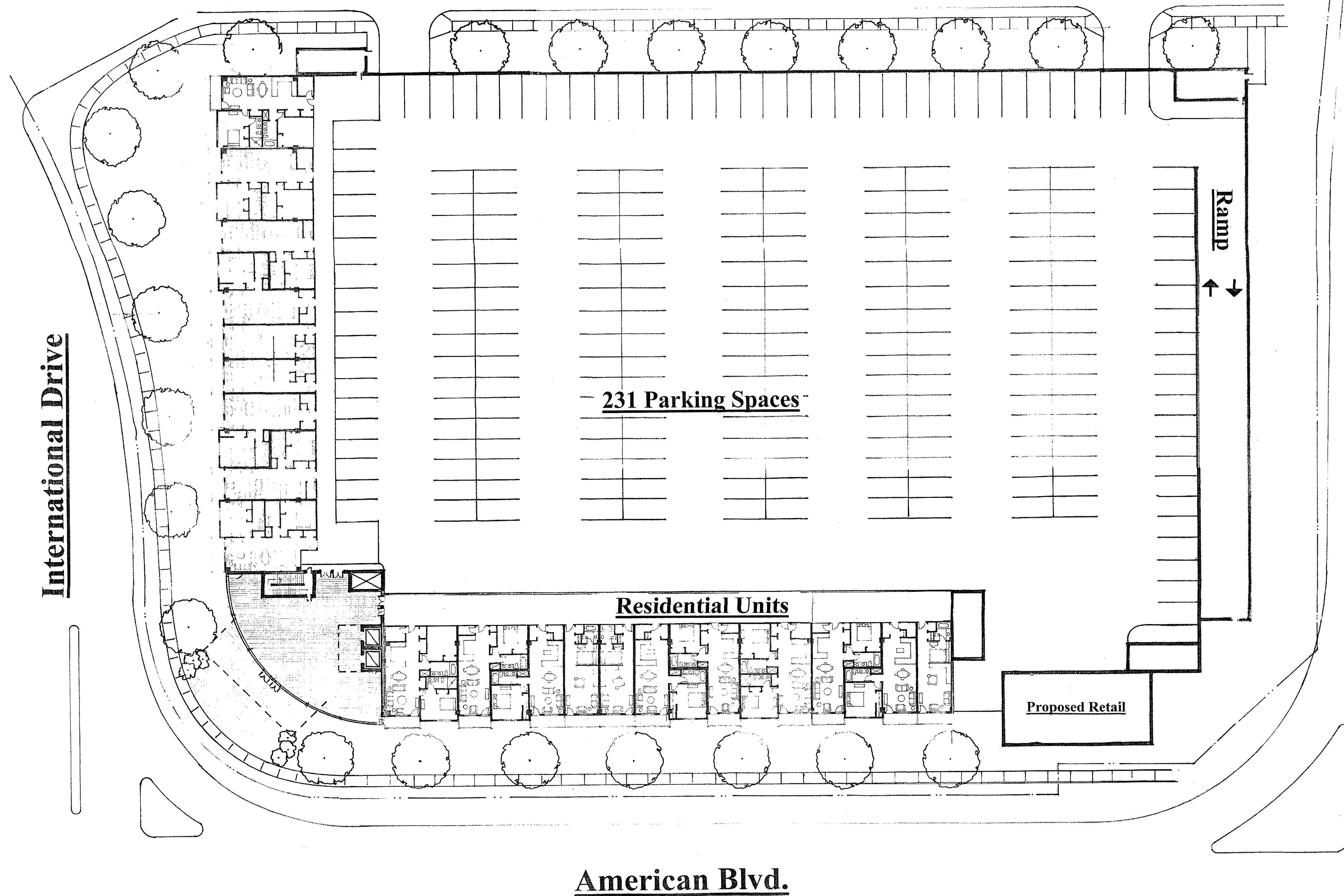
Would the south facing at-grade units envisioned as walk-out units. If so, please depict the sidewalk connections.

Staff is supportive of incorporating retail on the first level, especially given the proximity to the LRT station.



**3. 1<sup>st</sup> Floor at Grade – Park ‘N Go – Proposed Development**

PL202200111



International Drive

34th Avenue South

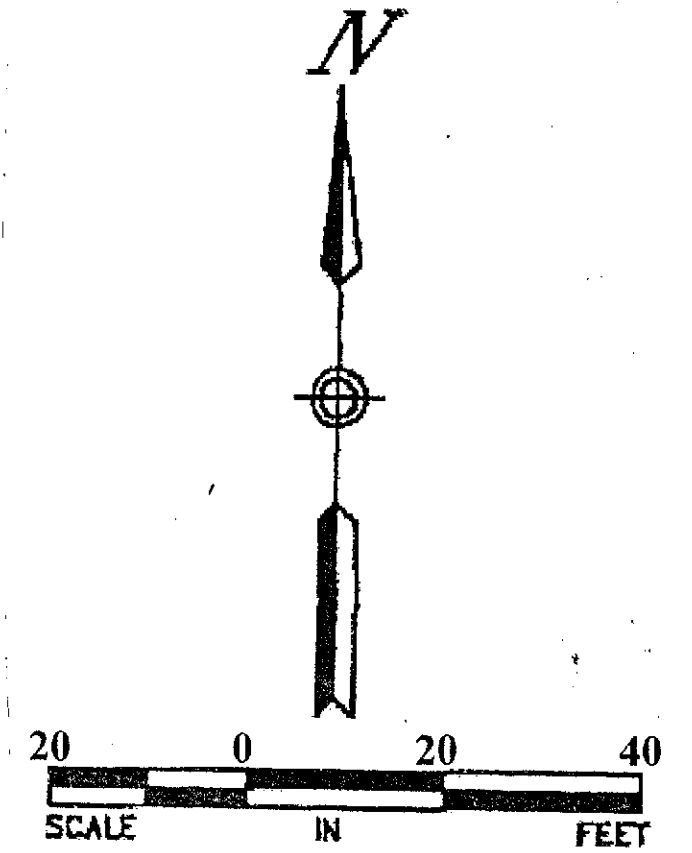
231 Parking Spaces

Residential Units

Proposed Retail

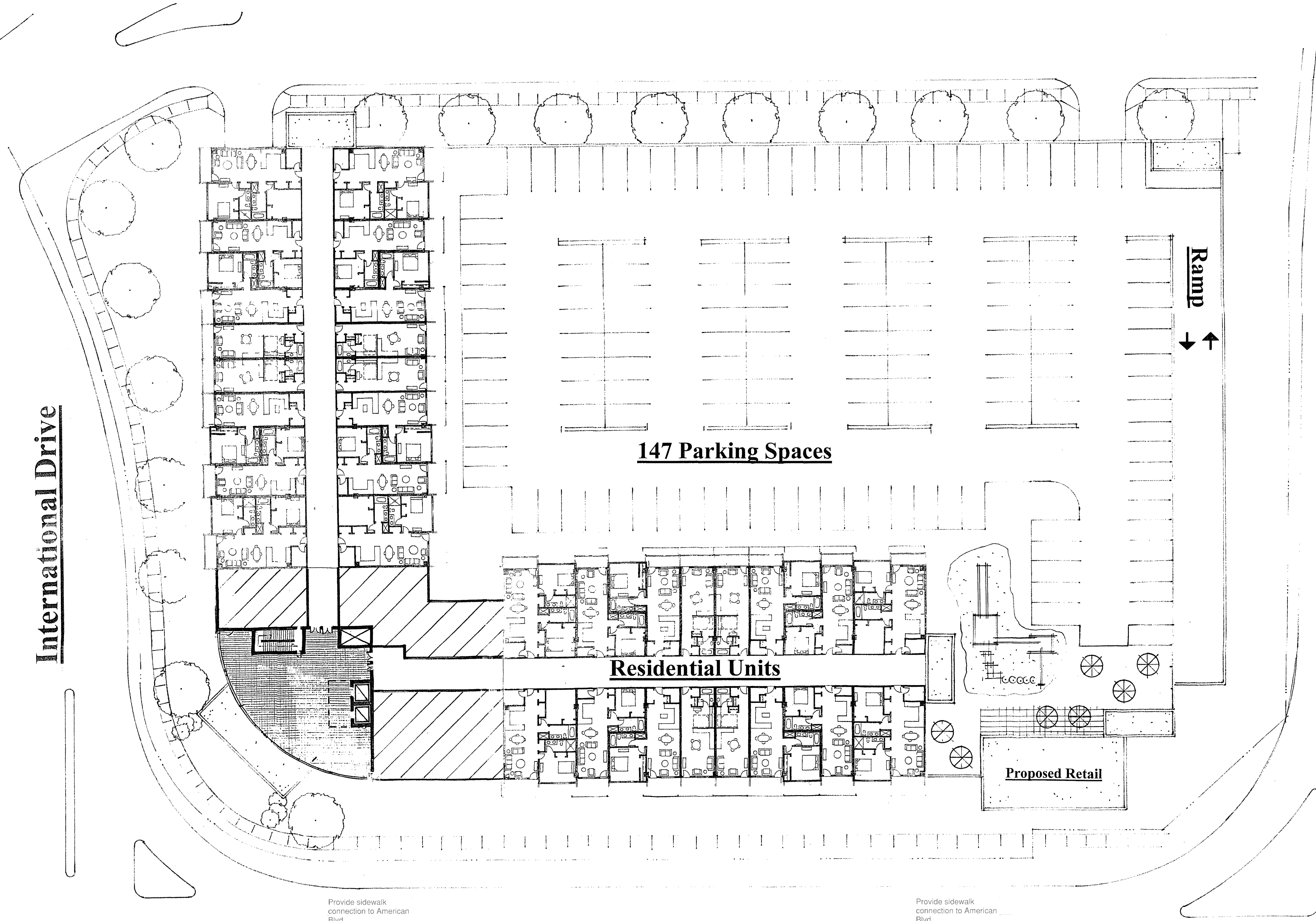
Ramp

American Blvd.



**4. 2nd Floor – Park ‘N Go – Proposed Development**

PL202200111



International Drive

147 Parking Spaces

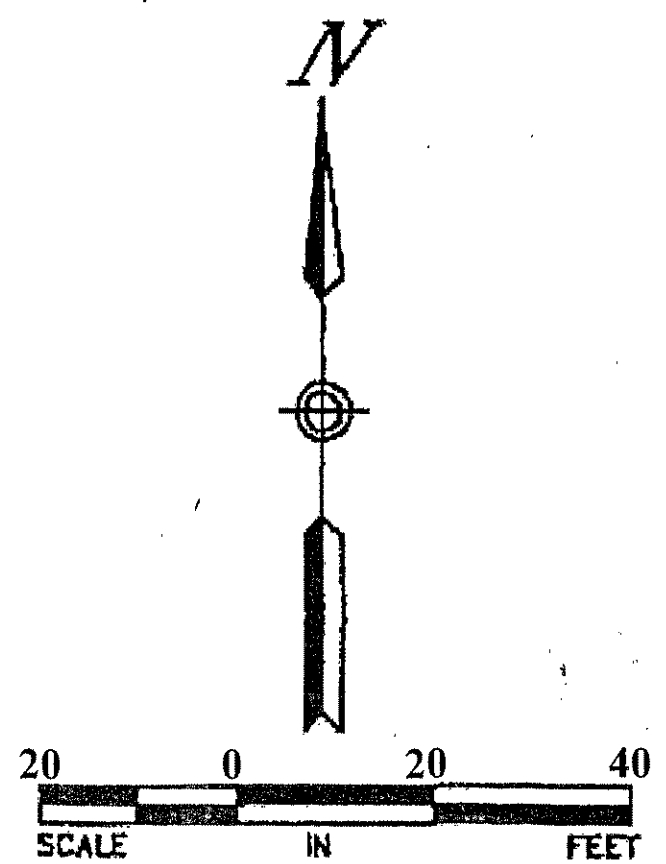
Residential Units

Proposed Retail

Ramp  
↓ ↑

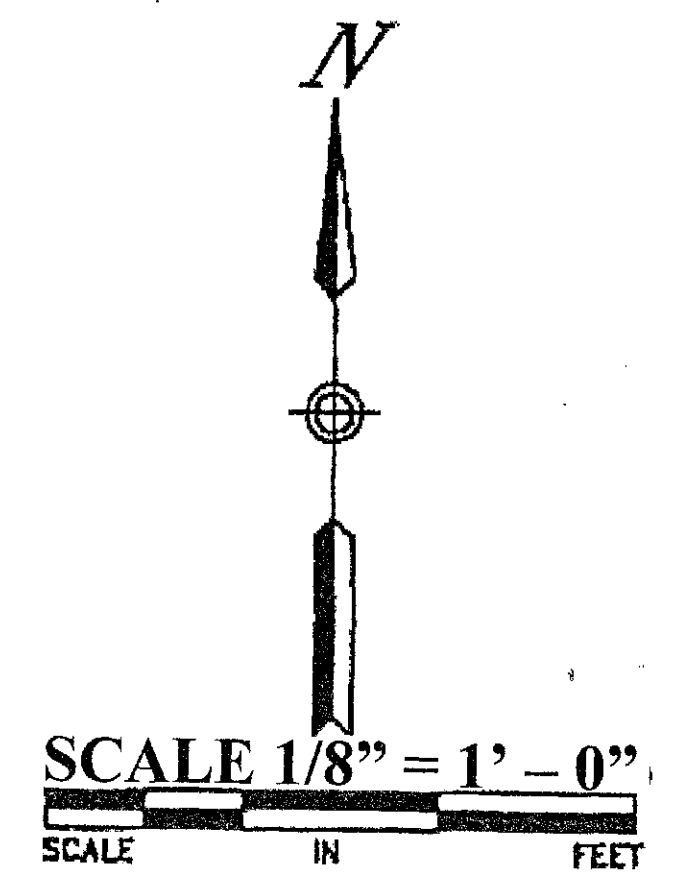
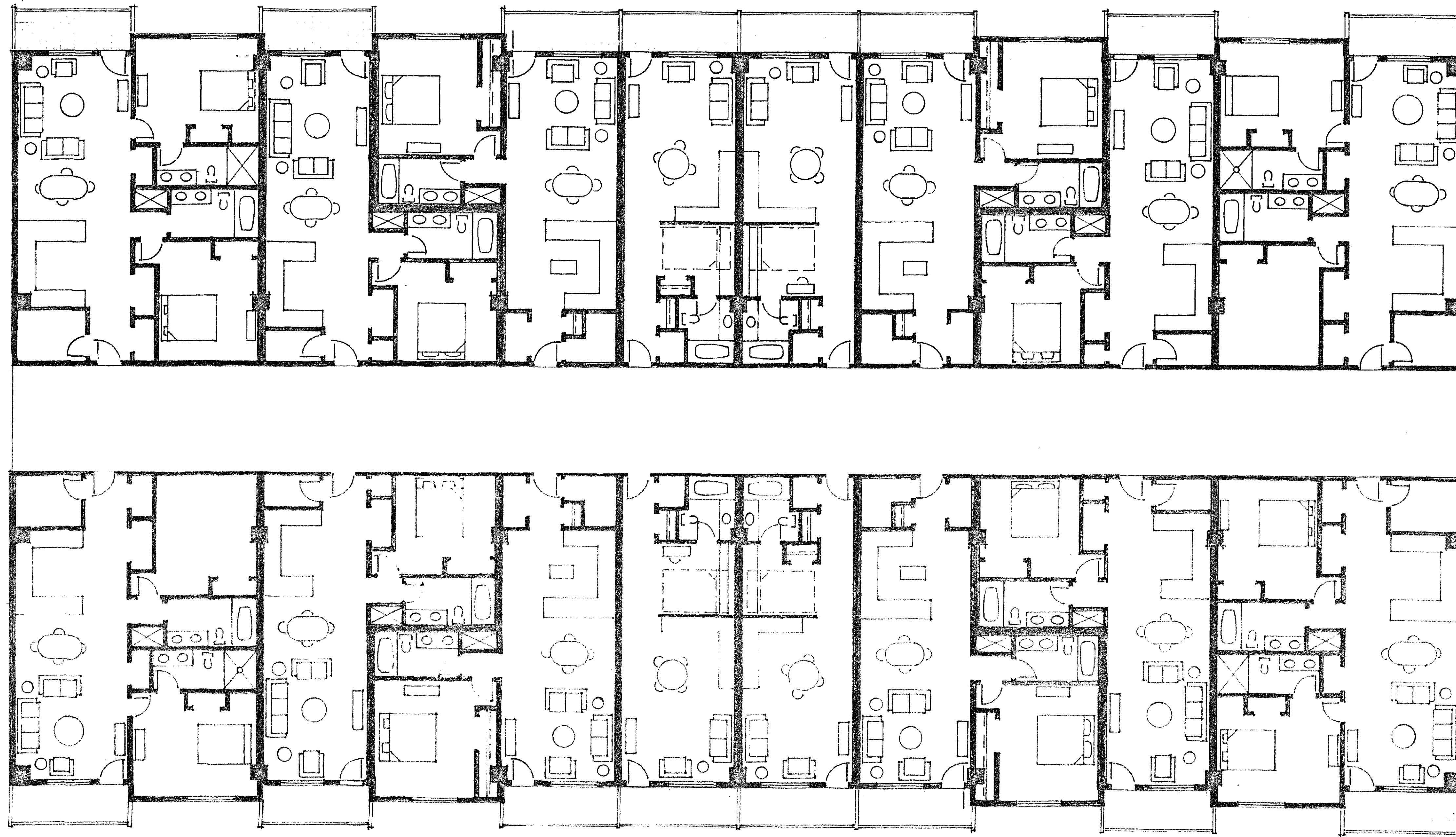
34th Avenue South

American Blvd.



**5. 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, Floors – Park ‘N Go – Proposed Development**

PL202200111



**6. Studio, 1 Bedroom, 2 Bedroom Unit, Floor Plan Configuration**