

Exterior lighting plan would need to comply with 21.301.07

Landscaping plan would need to comply with 21.301.15

Solid waste containers must be stored in fully enclosed space and attached to principal structure per 21.301.17

See full list of code requirements in sections 21.203.08 and 21.302.09

Obtain a City of Bloomington rental license for the facility prior to final occupancy.

**Building/property shall be adequately signed for emergency response.**

Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

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

Current unit configuration could allow 10% parking reduction through OHO. Would require 121 stalls, 94 proposed.

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons with a turning radius to support ladder 3



RM-50 requires a 40 foot setback along a street.

Side yard setback is based on building height. With a 17 foot setback, building could not exceed 58 feet.

**SITE PLAN KEY**

- 1** BUILDING ENTRANCE
- 2** GARAGE ENTRANCE
- 3** TOT-LOT

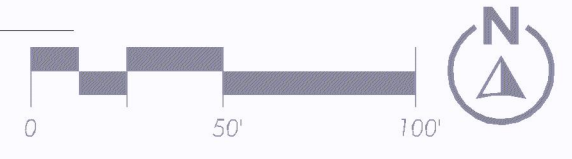
**1 SD Site Plan\_Opt 2**  
1" = 50'-0"

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

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

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



Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

**SITE PLAN**

NOTE: These examples are just met to be a representation of the materials and "bulk" of the building. These are not specific elevations for the building.

# Example Elevations

PL202400098  
PL2024-98

Are you considering balconies to assist with open space requirements?



Oakdale Commons  
168 units – Senior Affordable  
Oakdale, MN  
Opening December 2024

Provide a detailed code analysis with the plans.

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Building plans must be signed by a MN licensed architect.

SAC review by MET council will be required.

When plans are 80% complete please contact Building & Inspections to set up a Building Code review.

# Example Elevations



The Villas at Pleasant Ave  
150 units – Senior Affordable  
Burnsville, MN  
Opened October 2023