AMERICAN SQUARE

American Blvd. E & 34th Ave. S, Bloomington, Minnesota 55425

PRELIMINARY DEVELOPMENT PLAN

DEVELOPER
KAEDING MANAGEMENT

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ARCHITECT
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Date	05/06/20
Project Architect	
Principal in Charge	Designer
Project Number	19020

PDP COVER SHEET

A0-P

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PROJECT DATA:

MARKET RATE (MR)

PARCEL ID:	0602723240014
ADDRESS:	3701 AMERICAN BLVD. E
AREA:	166,172 SF (3.81 ACRES)
UNITS / ACRE:	63.5 UNITS / ACRE
FAR:	1.41
% BUILDING COVERAGE:	33.8%
% IMPERVIOUS:	49.7%
ZONING DESIGNATION:	HX-R
CONSTRUCTION TYPE:	IA / IIIA
APPLICATION:	PRELIMINARY DEVELOPMENT PLAN

MARKET RATE UNIT MIX

UNIT	COUNT	PERCENTAGE	NET AREA
STUDIO	52	21%	27282 SF
ALCOVE	39	16%	23300 SF
1 BED	98	40%	71774 SF
1 BED + DEN	11	5%	8843 SF
2 BED	30	12%	30590 SF
2 BED + DEN	6	2%	7191 SF
3 BED	6	2%	8024 SF
Grand total	242	100%	177004 SF

MARKET RATE GROSS BUILDING AREA

LEVEL	AREA
MR - LOWER GARAGE P2	51342 SF
MR - UPPER GARAGE P1	52138 SF
MR - LEVEL 1	39201 SF
MR - LEVEL 2	39113 SF
MR - LEVEL 3	39113 SF
MR - LEVEL 4	39113 SF
MR - LEVEL 5	39113 SF
MR - LEVEL 6	38366 SF
Grand total	337500 SF

MARKET RATE PARKING

TYPE	COUNT
MR - LL1	
8' x 18' ADA	1
9' x 18' ADA	4
8' - 6" x 18'	15
8' x 18' Compact	12
8" x 16' Compact	2
9' x 16' Compact	6
9' x 18'	75
	115

MARKET RATE PARKING

TYPE	COUNT
MR - LL 2	
8' x 18' ADA	1
9' x 18' ADA	4
8' - 6" x 18'	13
8' x 18' Compact	13
8" x 16' Compact	3
9' x 16' Compact	6
9' x 18'	78
	118
MR - STREET	
9' x 18' ADA	1
9' x 18'	18
	19
Grand total	252

WORKFORCE (WF)

PARCEL ID:	0602723240009
ADDRESS:	6 APPLETREE SQUARE
AREA:	75,208 SF (1.73 ACRES)
UNITS / ACRE:	49.7 UNITS / ACRE
FAR:	1.89
% BUILDING COVERAGE:	25.6%
% IMPERVIOUS:	80.5%
ZONING DESIGNATION:	HX-R
CONSTRUCTION TYPE:	IA / IIIA
APPLICATION:	PRELIMINARY DEVELOPMENT PLAN

WORKFORCE UNIT MIX

Name	COUNT	PERCENTAGE	NET AREA
1 BED	30	35%	19595 SF
2 BED	23	27%	20945 SF
STUDIO	33	38%	16713 SF
Grand total	86	100%	57253 SF

WORKFORCE GROSS BUILDING AREA

LEVEL	AREA
PARKING 3	19286 SF
PARKING 2	19286 SF
PARKING 1	19286 SF
WF - LEVEL 1	16884 SF
WF - LEVEL 2	16800 SF
WF - LEVEL 3	16800 SF
WF - LEVEL 4	16800 SF
WF - LEVEL 5	16800 SF
Grand total	141940 SF

WORKFORCE PARKING

TYPE	COUNT
RAMP A - LL 1	
8' x 18' Compact	1
9' x 18'	74
9' x 18' ADA	4
	79
RAMP A - LL 2	
8' x 18' Compact	1
9' x 18'	75
9' x 18' ADA	4
	80
RAMP A - LL 3	
8' x 18' Compact	2
9' x 18'	74
9' x 18' ADA	4
	80
RAMP A - STREET	
9' x 18'	70
9' x 18' ADA	4
	74

WORKFORCE PARKING

TYPE	COUNT
WF - LL1	
8' x 18' Compact	3
9' x 18'	41
9' x 18' ADA	2
	46
WF - LL2	
8' x 18' Compact	3
9' x 18'	42
9' x 18' ADA	2
	47
WF - LL3	
8' x 18' Compact	3
9' x 18'	42
9' x 18' ADA	2
	47
Grand total	453

CITY PARKING REQUIREMENT CALCULATIONS:

A PARKING STUDY DATED 12/11/19 HAS BEEN CONDUCTED BY THE CITY AND IS INCLUDED IN THIS PACKET. IT WAS UPDATED VIA ADDENDUM DATED 03/30/20 UNDER THE CITY'S DIRECTION BASED ON THE UPDATED DEVELOPMENT PLAN WITH NEW UNIT COUNTS FOR BOTH BUILDINGS. CONSTRUCTION PHASES 1 (FDP) AND 2 (PDP) ARE OVER THE SUGGESTED PARKING REQUIREMENT WITHIN THE STUDY.

ADA PARKING REQUIREMENTS:

MARKET RATE:	11 REQUIRED, 3 OF WHICH ARE VAN ACCESSIBLE = PROVIDED
WORKFORCE:	22 REQUIRED, 7 OF WHICH ARE VAN ACCESSIBLE = PROVIDED

OVERALL SITE

AREA:	241,380 SF (5.54 ACRES)
UNITS / ACRE:	59.2 UNITS / ACRE
FAR:	1.23

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Project Architect	
Principal In Charge	Designer
Project Number	19020

PDP PROJECT SUMMARY

A1-P

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PROJECT LOCATION MAP WITH ADJACENT PROPERTY OWNERS

PROJECT LOCATION AERIAL VIEW WITH ADJACENT PROPERTY OWNERS

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PDP SITE CONTEXT

A2-P

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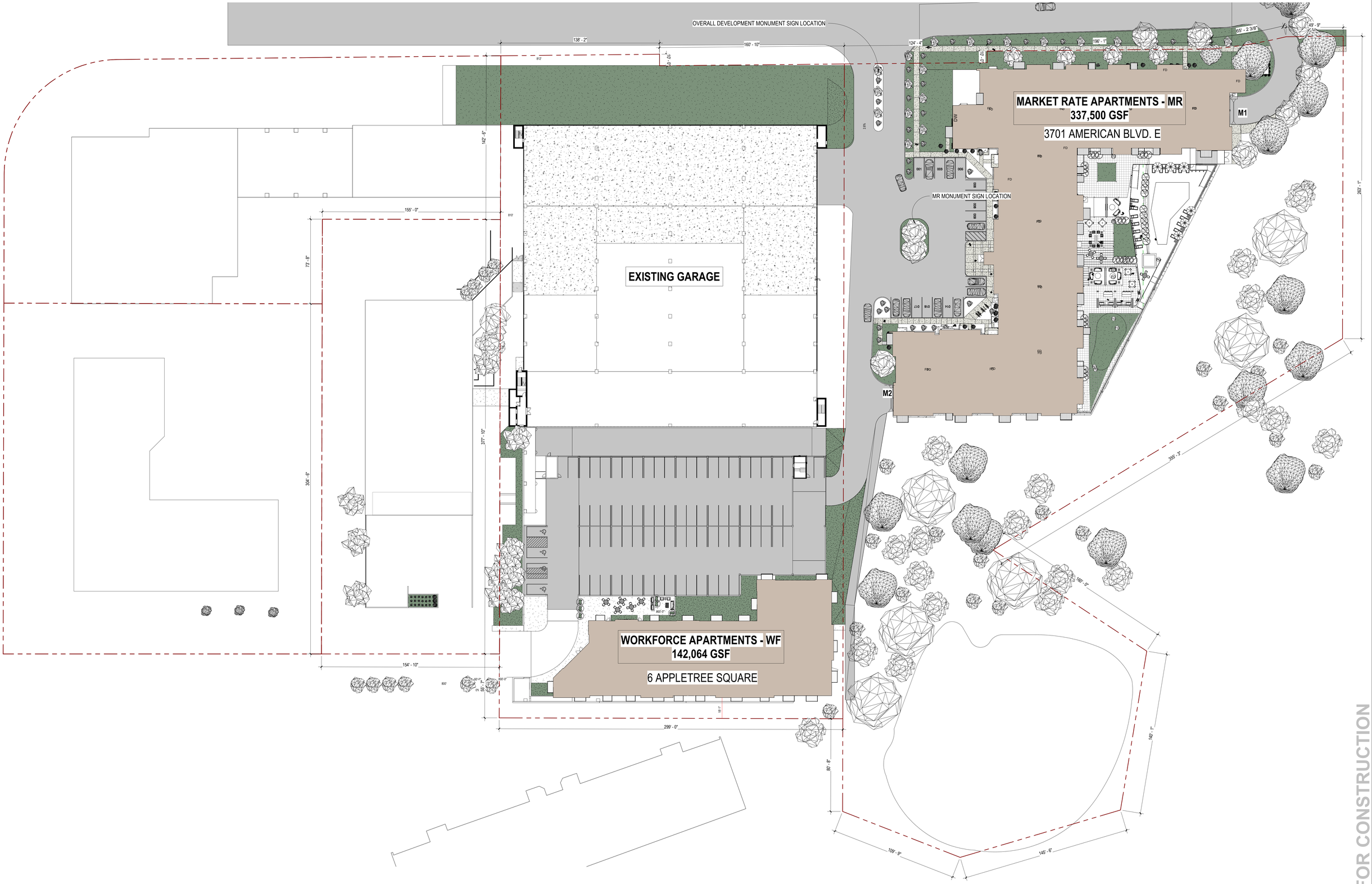

1 **PDP OVERALL SITE PLAN**
SCALE 1" = 30'-0"

0 15' 30'

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PDP ARCHITECTURAL SITE PLAN - OVERALL

A3-P

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1 PDP CONSTRUCTION PHASING - PHASE 1

SCALE 1" = 50'-0"

0 15' 30'

2 PDP CONSTRUCTION PHASING - PHASE 2

SCALE 1" = 50'-0"

0 25' 50'

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PDP CONTRUCTION PHASING/STAGING PLANS

A5-P

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VIEW OF PROJECT FROM RIVER LOOKING WEST

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DEVELOPMENT FROM BLUFF

A9

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AERIAL VIEW OF MR BLDG OUTDOOR AMENITY

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MARKET RATE OUTDOOR SPACE

A10

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SOUTH VIEW OF WF BLDG FROM ENTRY ROAD - PHASE 2

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WORKFORCE FROM DRIVE

A11

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VIEW OF WF ENTRY - PHASE 2

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WORKFORCE ENTRY COURTYARD

A12

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VIEW OF WF FROM WEST - PHASE 2

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WORKFORCE FROM WEST

A13

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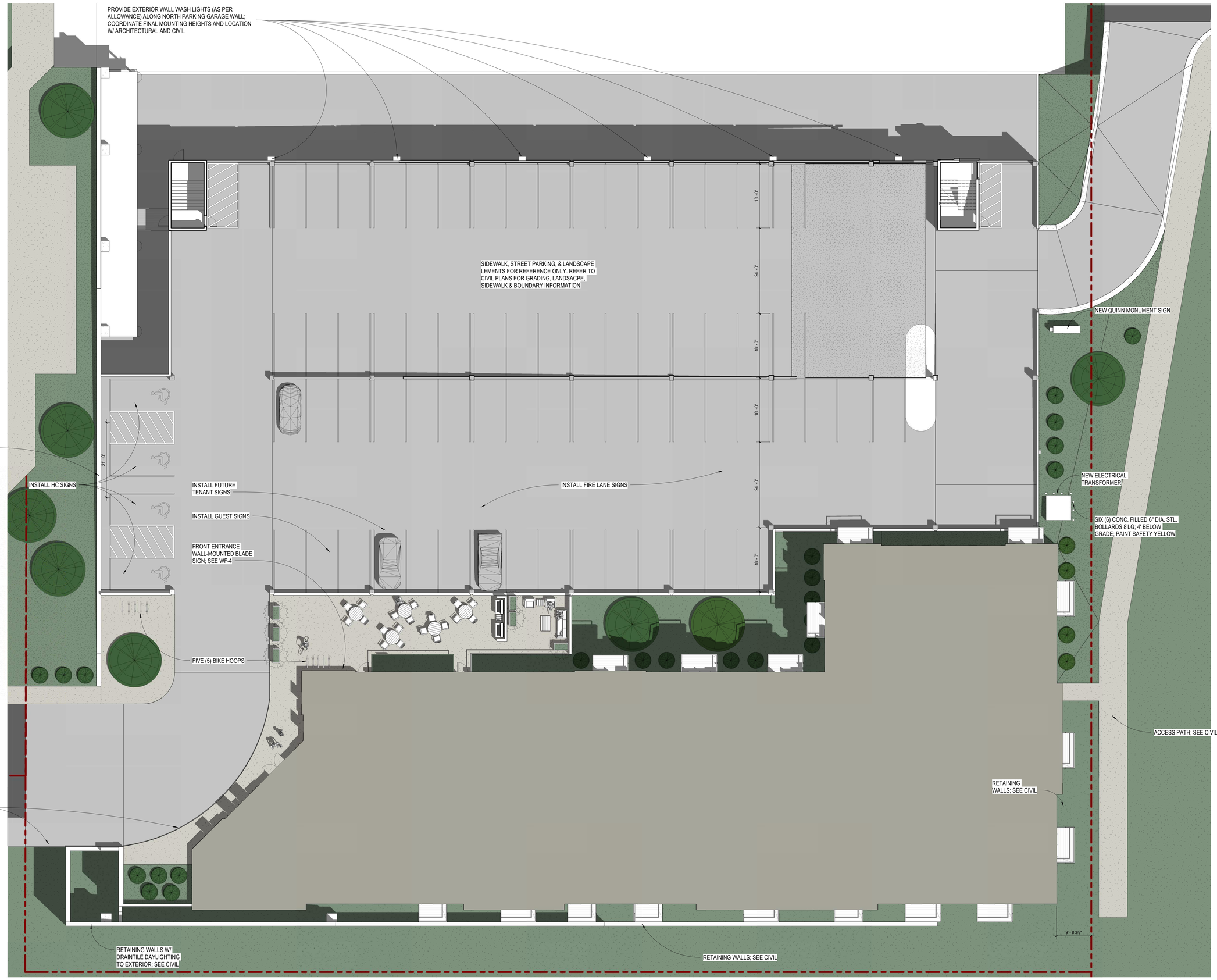
UNIT TYPE KEY:

- STUDIO
- ONE BED
- TWO BED



1 WORKFORCE AND SITE PLAN

SCALE 1" = 10'-0"

0 5' 10'

ARCHITECTURAL SITE PLAN NOTES:

1. PROVIDE CONTROL JOINTS IN SIDEWALKS; SEE CIVIL SPEC.
2. SEE ELECTRICAL SITE LIGHTING PLAN, CIVIL DRAWINGS & LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION

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WORKFORCE SITE PLAN

WF-1

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2 WORKFORCE SECOND LEVEL PARKING

SCALE 1" = 10'-0"

0 4' 8' 16'

DESIGN/BUILD FIRE SUPPRESSION NOTES:

1. CONTRACTOR SHALL PROVIDE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM WHICH SHALL MEET THE REQUIREMENTS OF APPENDIX L IN THE 2015 MSFC. THIS SYSTEM SHALL BE PROVIDED THROUGHOUT EVERY BUILDING, STRUCTURE, AND FLOOR.
2. HOSE VALVES SHALL BE PROVIDED THROUGHOUT THE LOWER LEVEL OF THE PARKING GARAGE WITHIN 130' OF ALL AREAS OF THE GARAGE IF A DRY STANDPIPE EXISTS OR WITHIN 200 FEET OF A WET STANDPIPE SYSTEM.
3. FIRE ALARM AND ANNUNCIATOR PANELS AND KNOX BOX LOCATIONS SHALL BE DETERMINED BY THE FIRE PREVENTION DIVISION. THE MR BUILDING SHALL BE EQUIPPED WITH TWO ANNUCIATOR PANELS AND TWO KNOW BOXES. THE WF BUILDING SHALL BE EQUIPPED WITH ONE ANNUNCIATOR PANEL AND ONE KNOX BOX.
4. FIRE DEPARTMENT ACCESS SHALL BE PROVIDED TO/FROM ALL STAIRWELLS ON ALL FLOORS AND PARKING LEVELS.
5. STANDPIPE COVERAGE/HOSE VALVES SHALL BE LOCATED AT THE LANDINGS IN STAIRWELLS AND WITHIN 200' OF ALL AREAS.

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WORKFORCE LOWER LEVEL PARKING PLANS

WF-2.0

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1 WORKFORCE FIRST FLOOR PLAN

SCALE 1" = 10'-0"

0 4' 8' 16'

DESIGN/BUILD FIRE SUPPRESSION NOTES

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WORKFORCE FIRST FLOOR PLAN

WF-2.1

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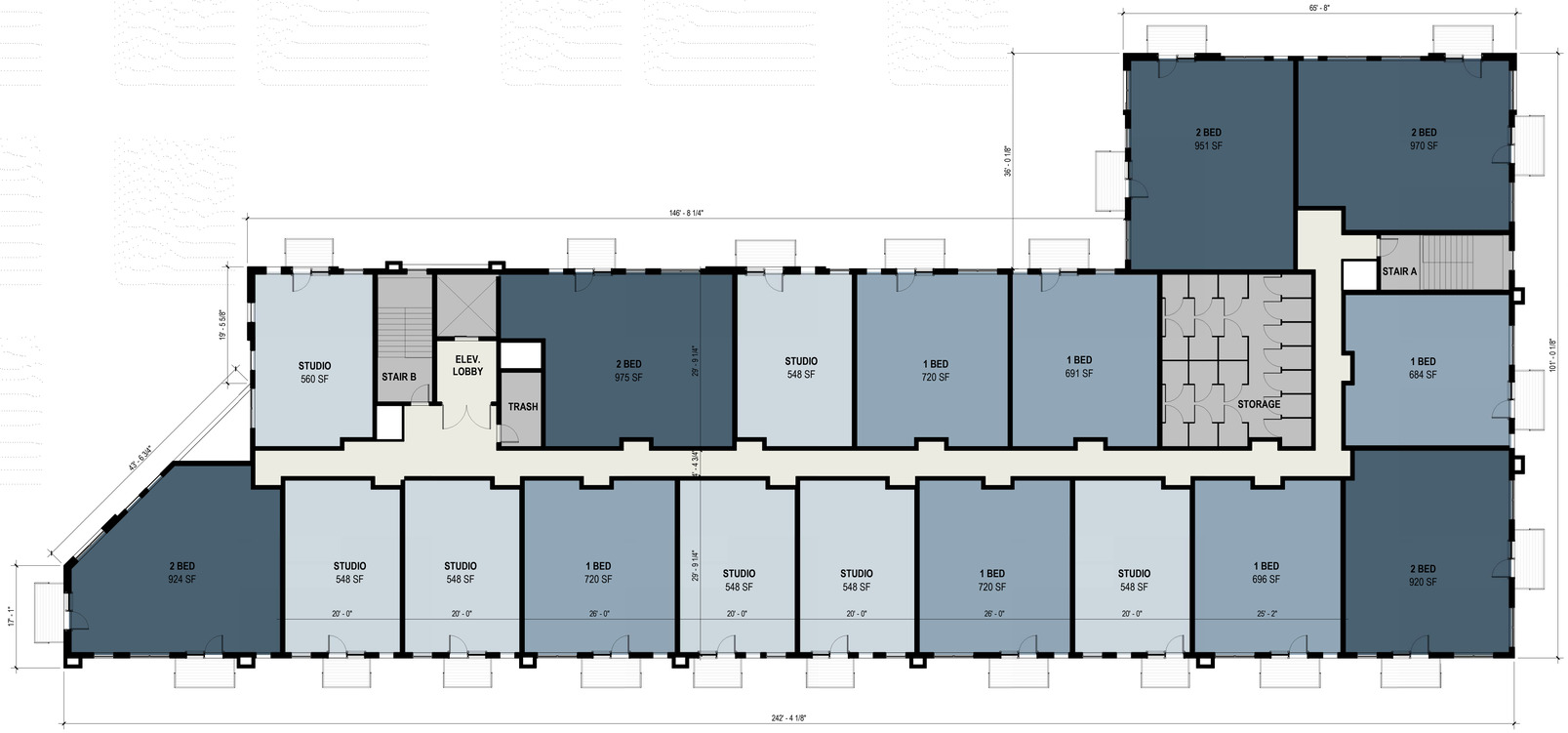

1 WORKFORCE TYPICAL 2ND-5TH FLOOR PLAN

SCALE 1" = 10'-0"

0 4' 8' 16'

UNIT TYPE KEY:

- STUDIO
- ONE BED
- TWO BED

DESIGN/BUILD FIRE SUPPRESSION NOTES:

1. CONTRACTOR SHALL PROVIDE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM WHICH SHALL MEET THE REQUIREMENTS OF APPENDIX L IN THE 2015 MSFC. THIS SYSTEM SHALL BE PROVIDED THROUGHOUT EVERY BUILDING, STRUCTURE, AND FLOOR.
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WORKFORCE 2ND-5TH FLOOR PLANS

WF-2.2

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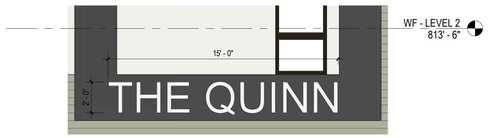
OVERALL MATERIAL PERCENTAGES:

MATERIAL 1:	17%	9690.87SF
MATERIAL 2:	16%	9045.57SF
MATERIAL 3:	18%	9920.92SF
MATERIAL 4:	23%	12849.84SF
GLASS:	26%	14503.43SF
TOTAL:	100%	56010.63SF



5 WORKFORCE FACADE SIGNAGE ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL #1:

METAL PANEL

TYPE:	ANODIZED ALUMINUM STEEL
COLOR:	GRAY; MATTE
SIZE:	TBD.

MATERIAL #2:

PREFINISHED COMPOSITE SIDING

MANUFACTURER:	TBD.
COLOR:	OLIVE GREEN; EXACT COLOR TBD.
TYPE:	PANEL
ORIENTATION:	HORIZONTAL

MATERIAL #3:

METAL PANEL

TYPE:	TBD.
PATTERN/SIZE:	TBD.
COLOR:	EGGSHELL WHITE; EXACT COLOR TBD.; SHINY

MATERIAL #4:

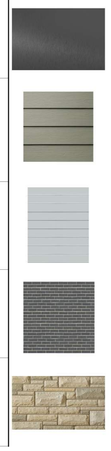
BRICK MASONRY

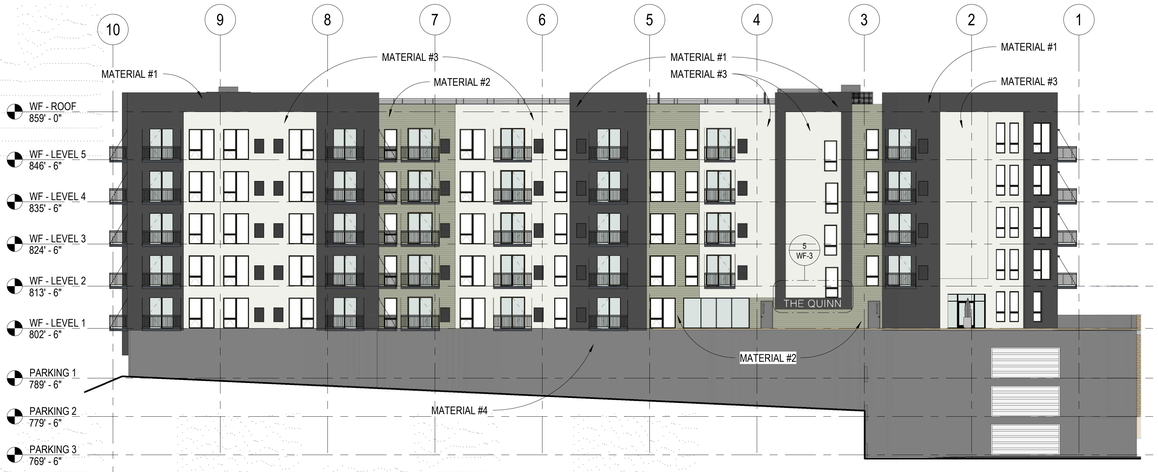
TYPE:	BRICK
COLOR:	LIGHT GRAY; EXACT COLOR TBD.
SIZE:	UTILITY

MATERIAL #5:

STONE MASONRY

TYPE:	ROCKFACE CMU
COLOR:	VARIATIONS OF TAN; EXACT COLOR TBD.
SIZE:	TBD.



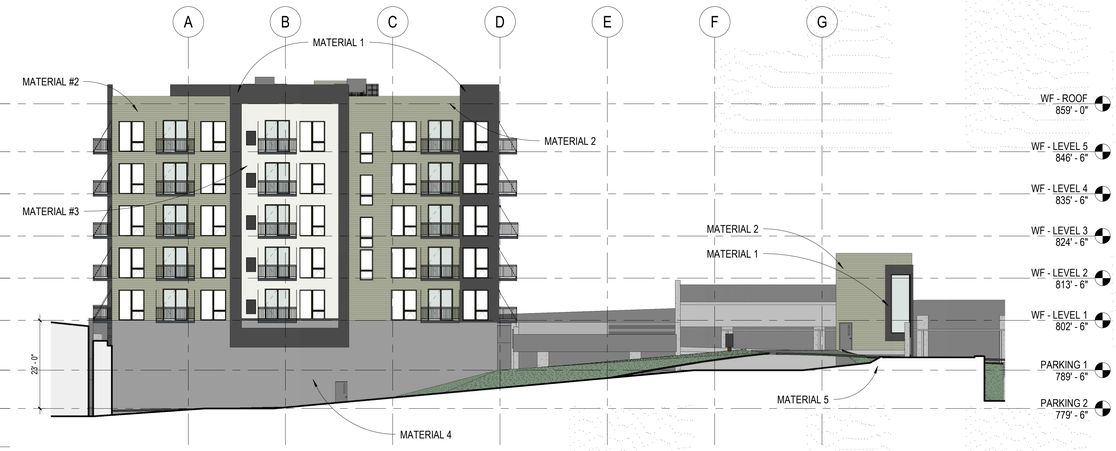


1 WORKFORCE NORTH ELEVATION

SCALE 1/16" = 1'-0"

MATERIAL PERCENTAGES:

MATERIAL 1:	20%	4144.69SF
MATERIAL 2:	8%	1579.75SF
MATERIAL 3:	23%	4828.45SF
MATERIAL 4:	25%	5084.26SF
GLAZING:	24%	4957.49SF
TOTAL:	100%	20594.64SF

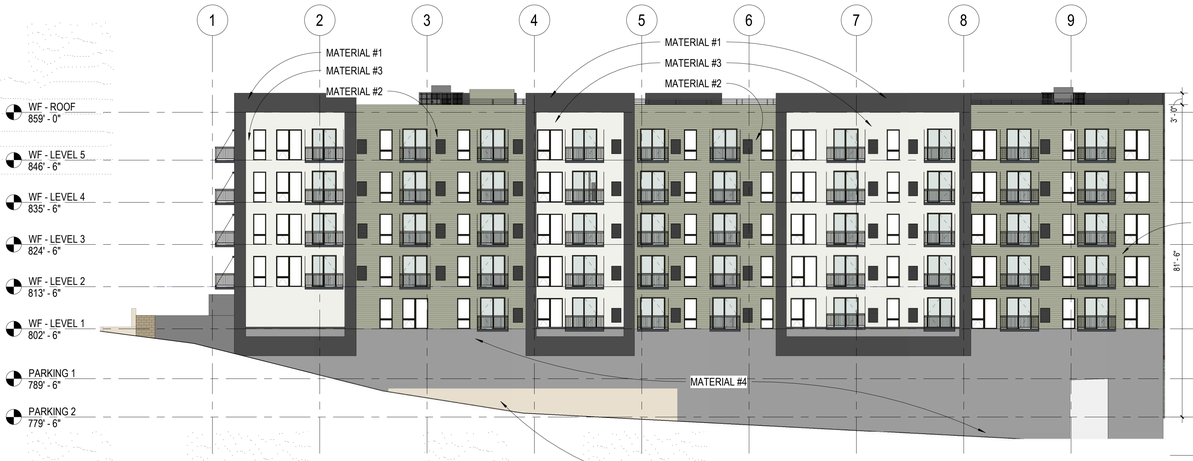


2 WORKFORCE EAST ELEVATION

SCALE 1/16" = 1'-0"

MATERIAL PERCENTAGES:

MATERIAL 1:	13%	1062.55SF
MATERIAL 2:	25%	2049.52SF
MATERIAL 3:	10%	848.34SF
MATERIAL 4:	25%	2111.27SF
GLAZING:	27%	2291.40SF
TOTAL:	100%	8363.08SF



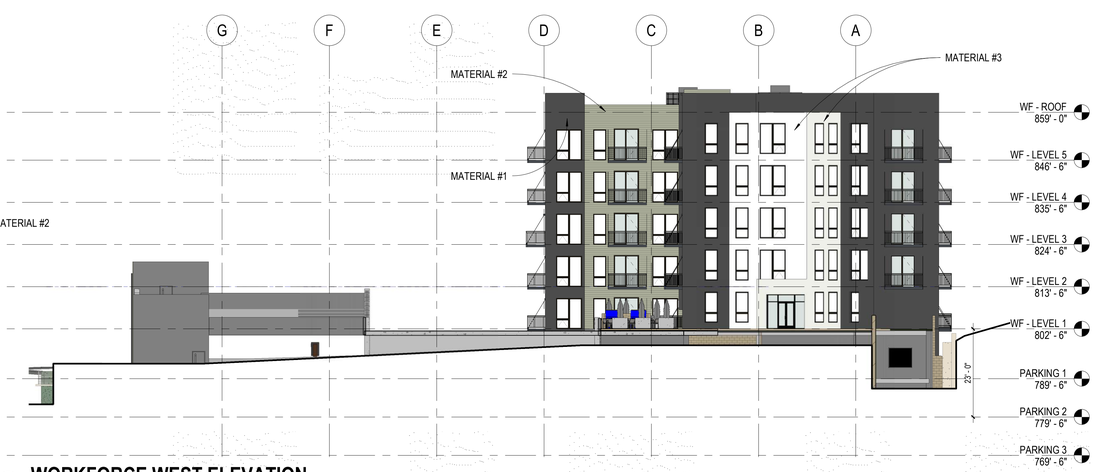
3 WORKFORCE SOUTH ELEVATION

SCALE 1/16" = 1'-0"

EXISTING CONCRETE RETAINING WALL

MATERIAL PERCENTAGES:

MATERIAL 1:	10%	2120.09SF
MATERIAL 2:	22%	4596.85SF
MATERIAL 3:	15%	3222.95SF
MATERIAL 4:	27%	5654.31SF
GLAZING:	26%	5217.12SF
TOTAL:	100%	20811.32 SF



4 WORKFORCE WEST ELEVATION

SCALE 1/16" = 1'-0"

MATERIAL PERCENTAGES:

MATERIAL 1:	38%	2363.54SF
MATERIAL 2:	13%	819.45SF
MATERIAL 3:	16%	1021.18SF
MATERIAL 4:	0%	0.0SF
GLAZING:	33%	2037.42SF
TOTAL:	100%	6241.59SF

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AMERICAN SQUARE - WORKFORCE

34th Avenue South Bloomington, Minnesota 55425

ARCHITECTURAL SHEETS ISSUED FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

Date	06/08/20
Project Architect	
Project Number	19020

WORKFORCE EXTERIOR ELEVATIONS

WF-3

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