

UNIT MIX - GROSS AREA

| Name | Count | Unit Gross Area | Total Area | % |
|-------------|-------|-----------------|------------|------|
| | | Main Floor | | |
| 1 BR | | | | |
| Unit 1-0 | 59 | 672 ft² | 39,648 ft² | 73% |
| Unit 1-1 | 3 | 636 ft² | 1,908 ft² | 4% |
| Unit 1-2 | 16 | 815 ft² | 13,032 ft² | 20% |
| Unit 1-3 | 3 | 648 ft² | 1,944 ft² | 4% |
| | 81 | | 56,532 ft² | 100% |
| Grand total | 81 | | 56,532 ft² | 100% |

GROSS AREA - TOTAL

| Level | Area |
|-------------|-------------|
| Level 4 | 17,528 ft² |
| Level 3 | 17,528 ft² |
| Level 2 | 17,528 ft² |
| Level 1 | 17,528 ft² |
| Level -1 | 18,298 ft² |
| Level -2 | 18,218 ft² |
| Grand total | 106,628 ft² |

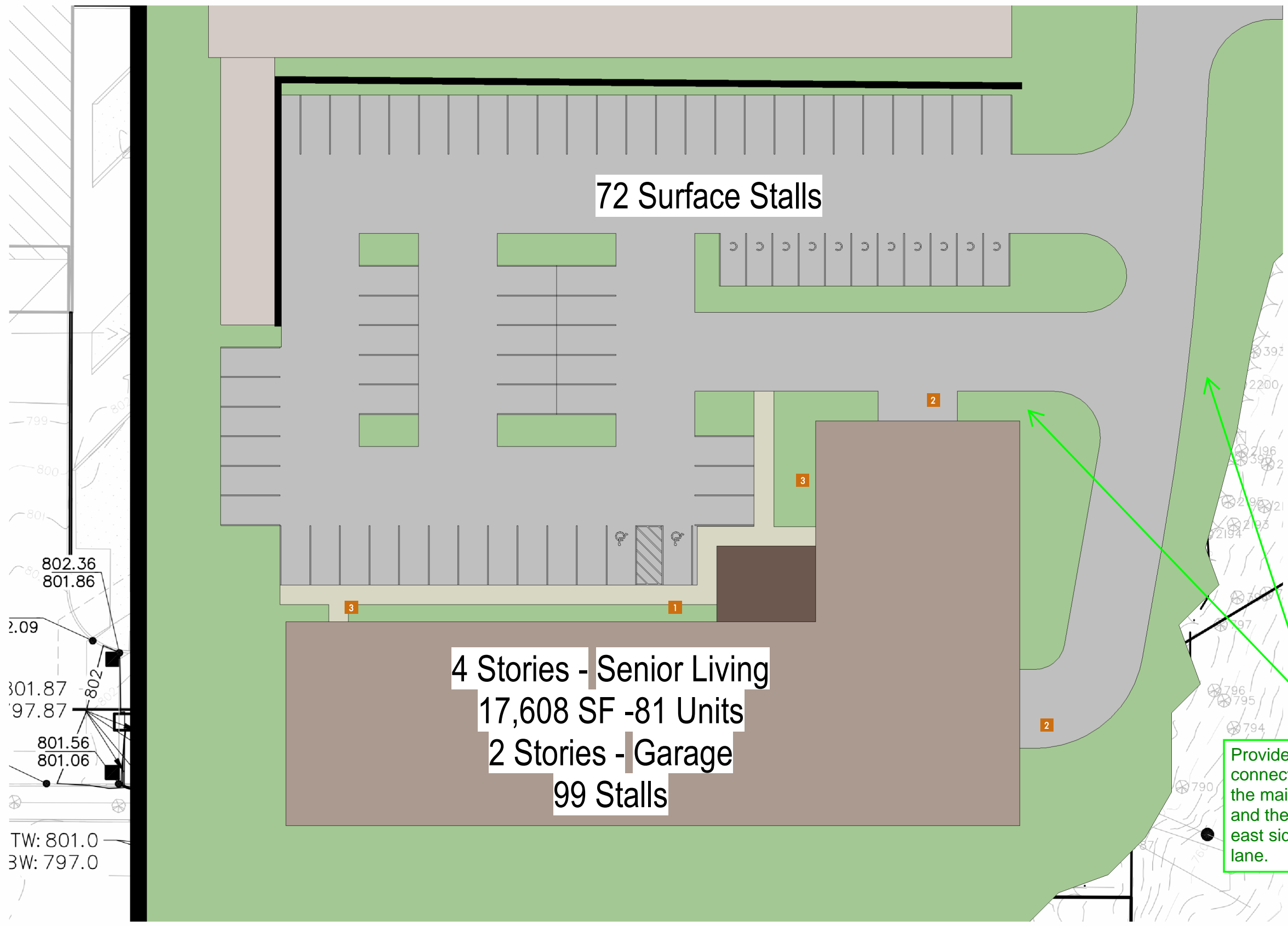
Provide updated private common access and parking agreement and common utility agreement.

PARKING

| Level | Type | Count |
|----------|-----------|-------|
| Level -1 | Garage -1 | 49 |
| Level -2 | Garage -2 | 47 |
| Level 1 | Surface | 72 |
| | | 168 |

How will tenants, both residential and office, know where to park (and where not to)?

1 SD Site Plan Expanded
1/64" = 1'-0"



SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 STAIR

Unit Mix

1 BR - 100% ~720 SF

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 P in the 2020 MSFC shall be provided throughout the property and within the structures.

Building/property shall be adequately signed for emergency response.

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

Provide a sidewalk connection between the main entrance and the trail on the east side of the drive lane.

① SD Site Plan
1/32" = 1'-0"

Must meet 2020 MN
State Building Code

Must meet 2020 MN
Accessibility Code.

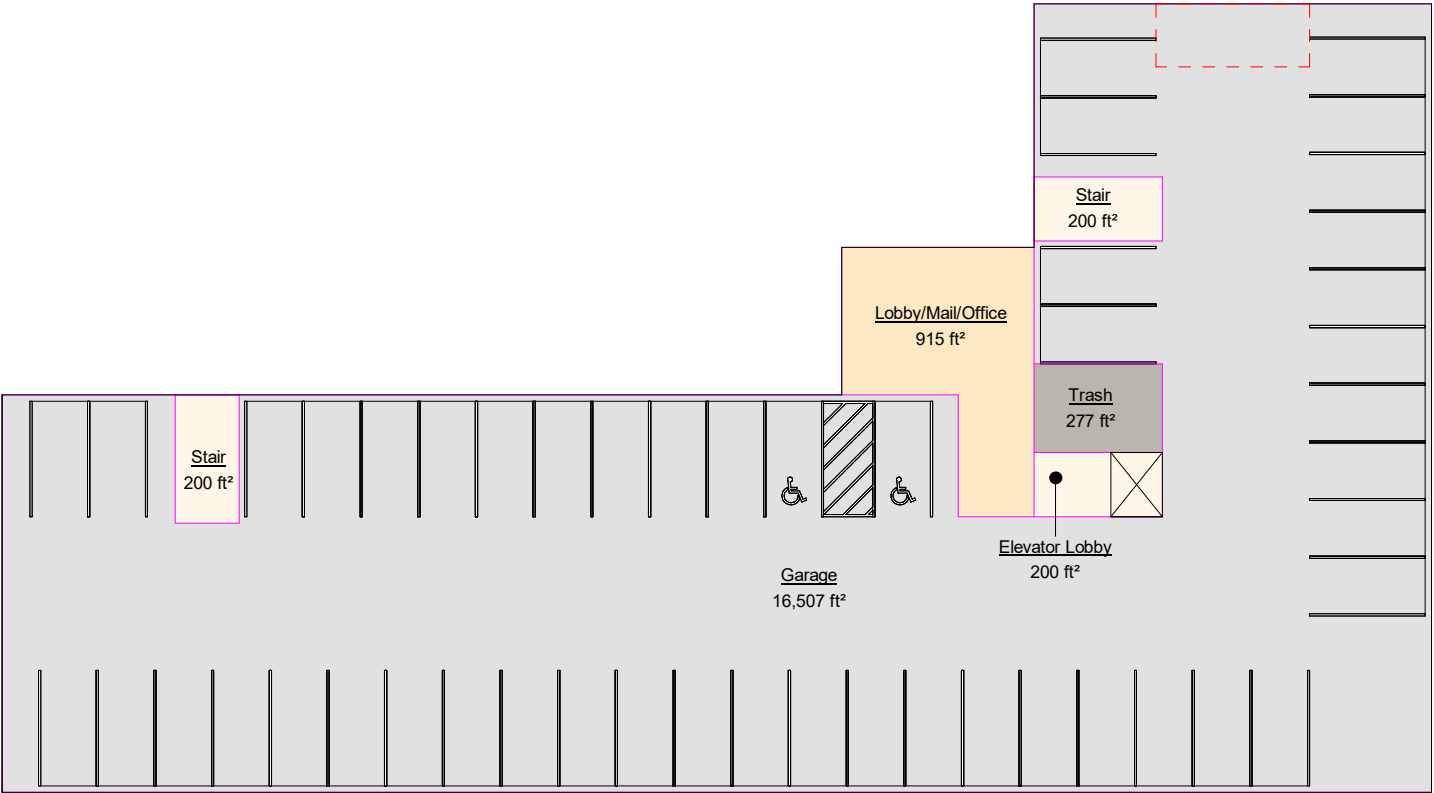
Building plans must
be signed by a MN
licensed architect.

SAC review by MET council will be required.

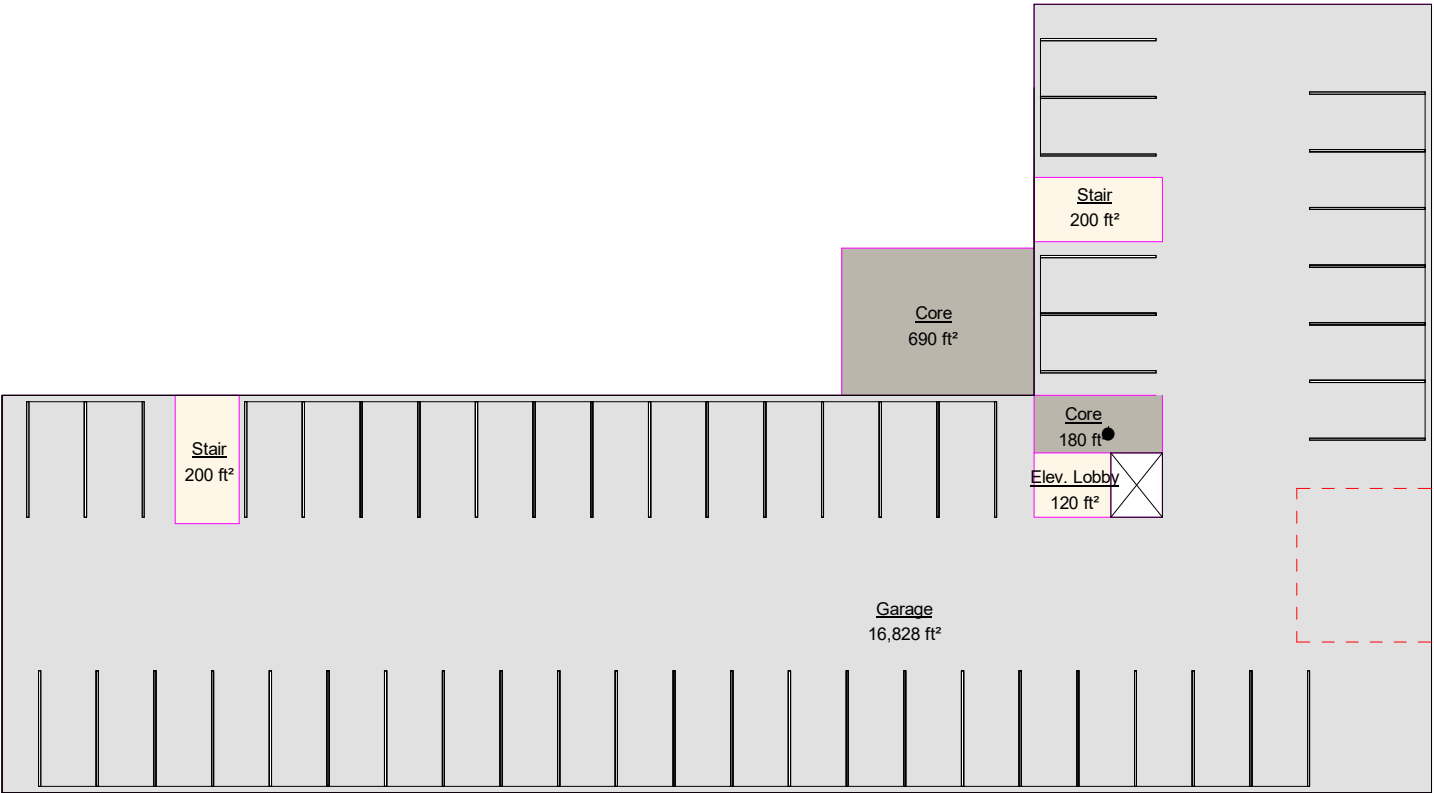
On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

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

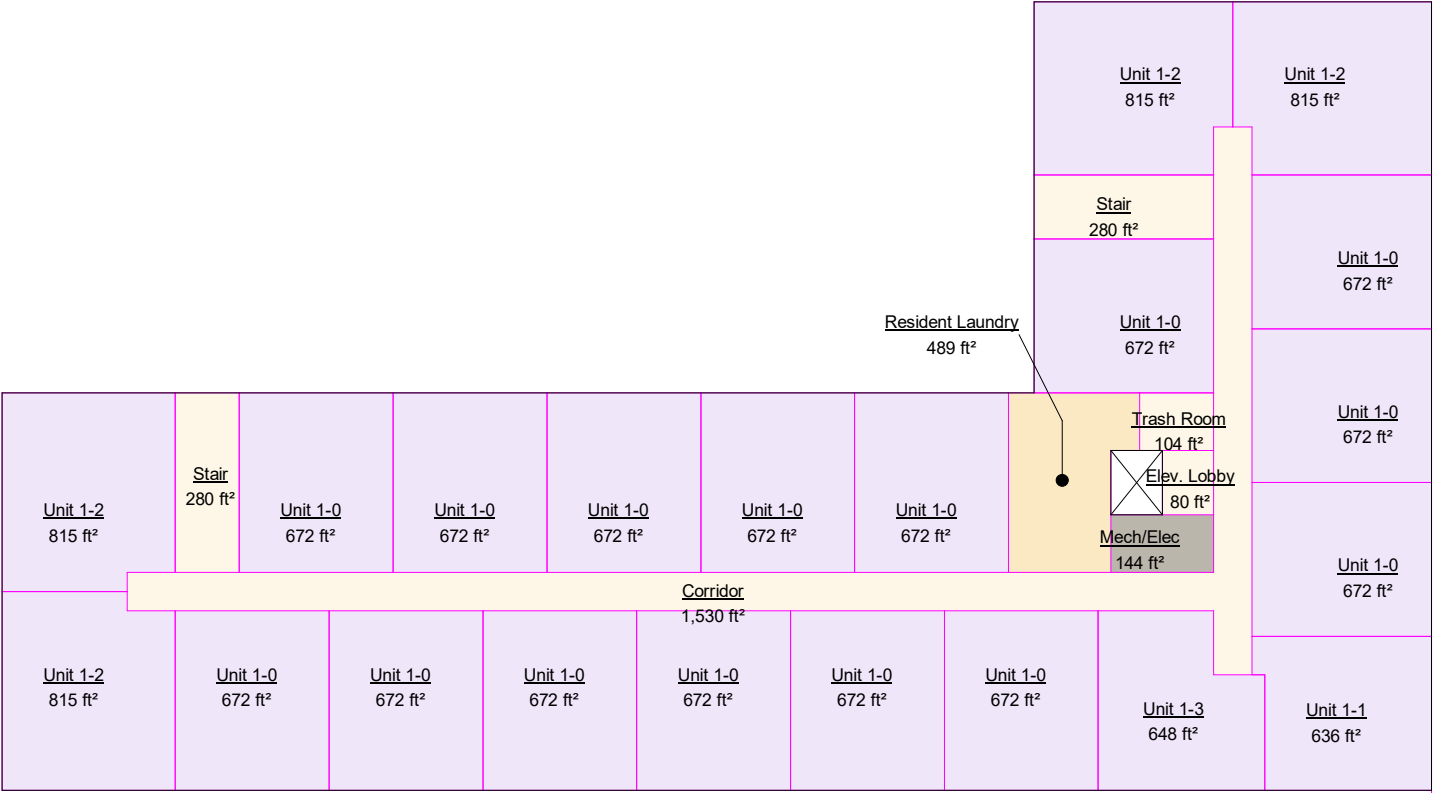
Provide a detailed code analysis with the plans.



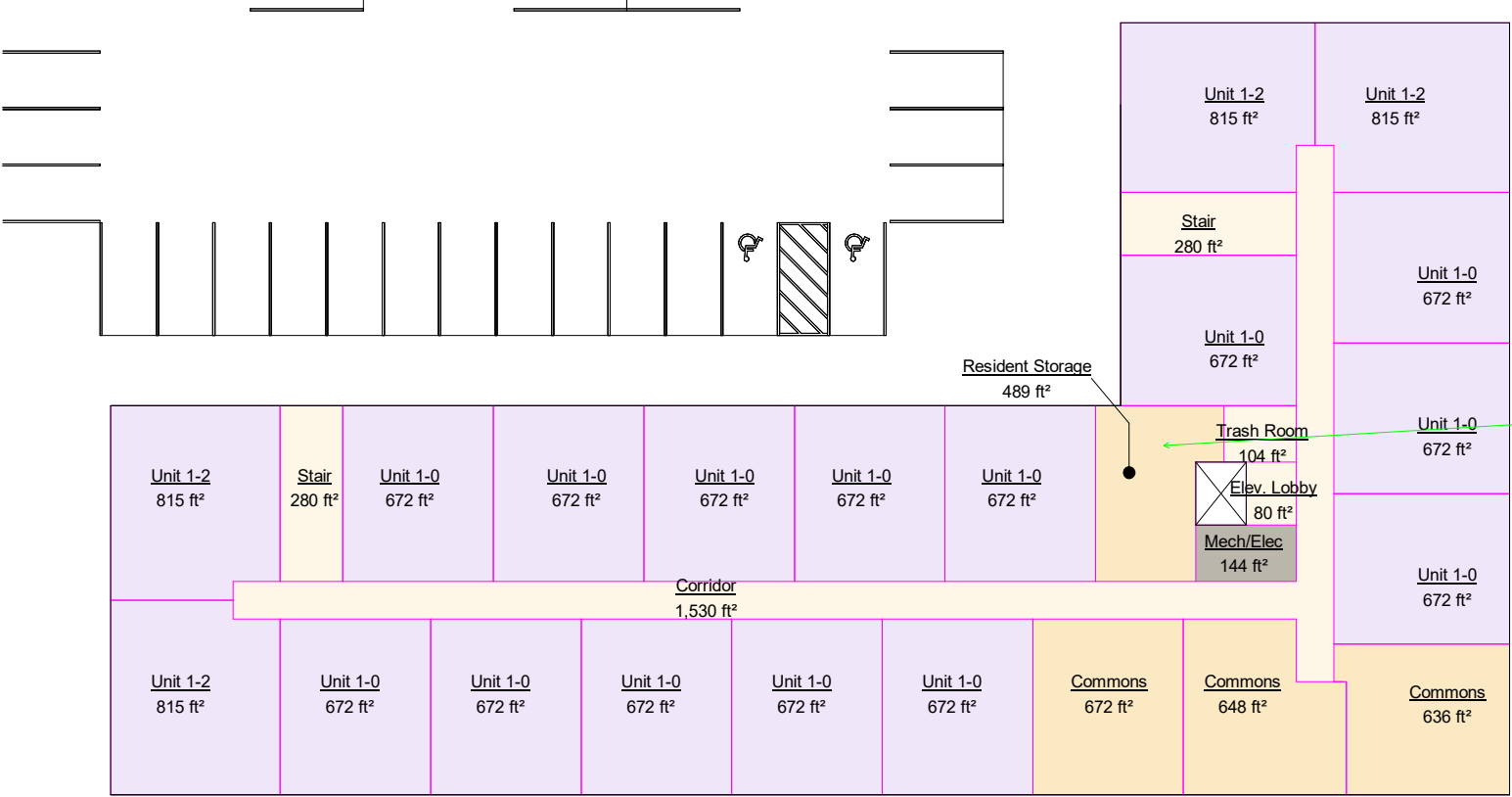
② Level -1
1" = 30'-0"



① Level -2
1" = 30'-0"

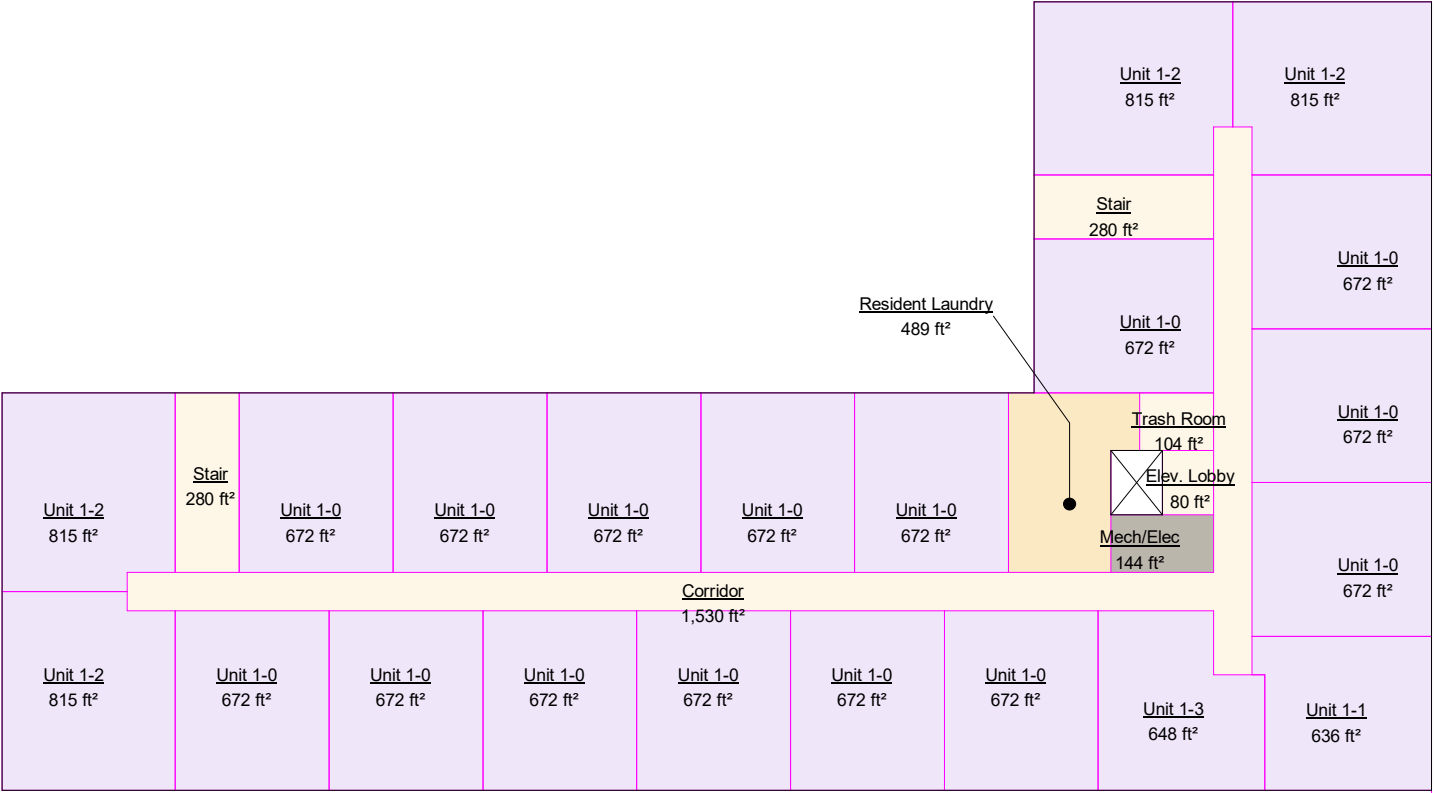


2 Level 2
1" = 30'-0"

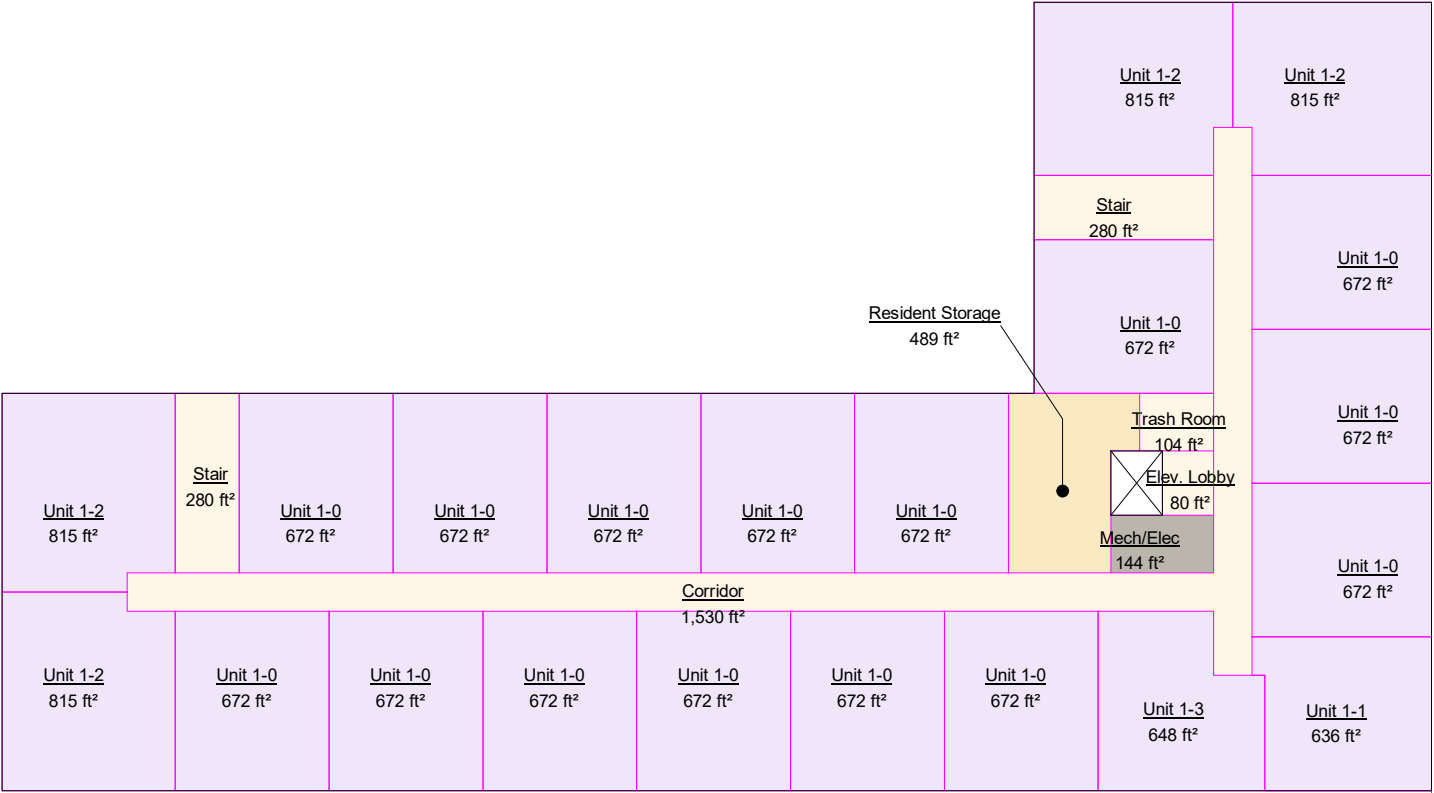


1 Level 1
1" = 30'-0"

Senior housing is not subject to the storage unit requirement. That said, City Code does require adequate in-unit storage space. It may be prudent to incorporate storage units anyway.



2 Level 4
1" = 30'-0"



1 Level 3
1" = 30'-0"