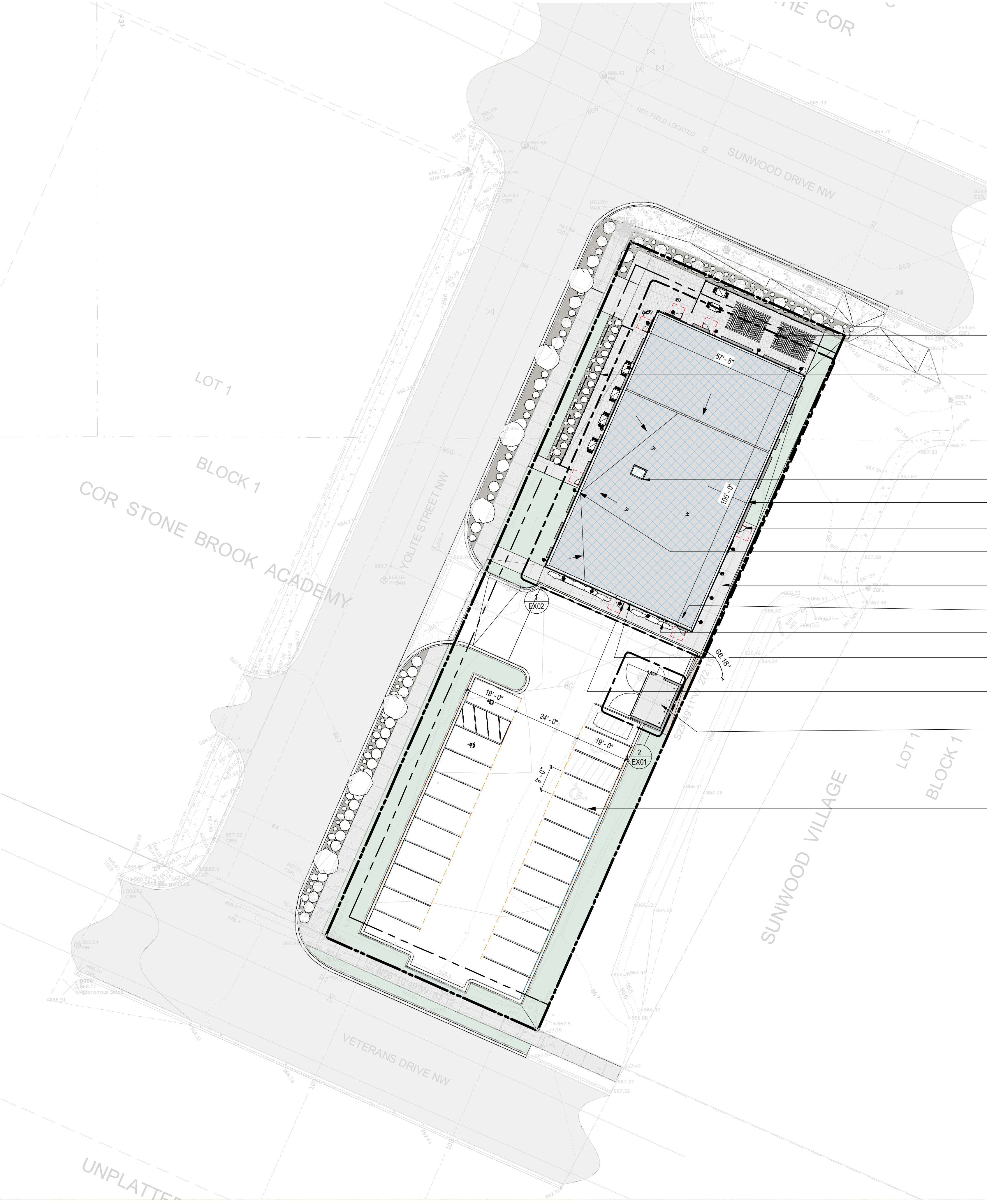




1 CONCEPTUAL SITE PLAN
1" = 20'-0"

SITE KEY



- EXTERIOR PERGOLA(S) WITH SEATING & PATIO FENCING
- EXTERIOR SEATING WITH PATIO FENCING

- ROOF ACCESS HATCH
- OVERFLOW SCUPPER
- NORTH STAIR TOWER EXIT DOOR
- LAMB'S TONGUE THRU WALL ROOF DRAIN
- SIDEWALK EXTENSION TO EXIT STAIRS
- SOUTH STAIR TOWER EXIT
- METER BANKS
- RISER STANDPIPE / FDC CONNECTION
- DELIVERIES DOOR
- TRASH ENCLOSURE

- 20 PARKING STALLS
 - 18 STANDARD
 - 2 ADA

PARKING ANALYSIS & NARRATIVE

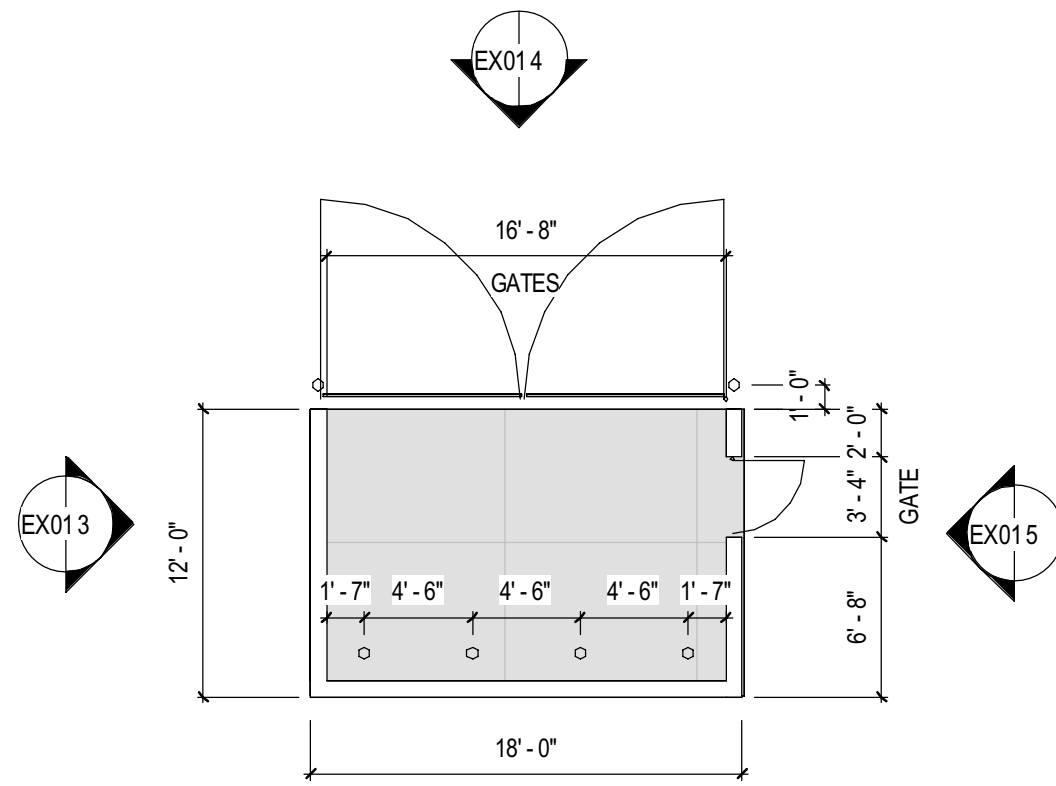
- THREE (3) 2 BEDROOM, 1 BATH APARTMENTS
 - 1. STALL PER UNIT
 - A. THREE (3) PARKING STALLS PROVIDED
- COFFEE SHOP WORK
 - 1. TWO (2) PARKING STALLS FOR STAFF
 - A. NOTE, AS PART OF SKILLS TRAINING PROGRAM THOSE WHO RESIDE IN APARTMENT WILL ALSO WORK AT COFFEE SHOP
- COFFEE SEATING AND WAITING (16 SEATS)
 - 1. SIX (6) STALLS PROVIDED
- OFFICE/BREAK (445 SF)
 - 1. THREE (3) PARKING STALLS
- RETAIL (ARTISTS' SALES (391 SF))
 - A. TWO (2) PARKING STALLS PROVIDED
- EXTERIOR PATIO AREAS - SEASONAL (12 SEATS)
 - A. FOUR (4) PARKING STALLS PROVIDED

TOTAL PARKING REQUIRED: 20 STALLS
TOTAL PARKING PROVIDED: 20 STALLS

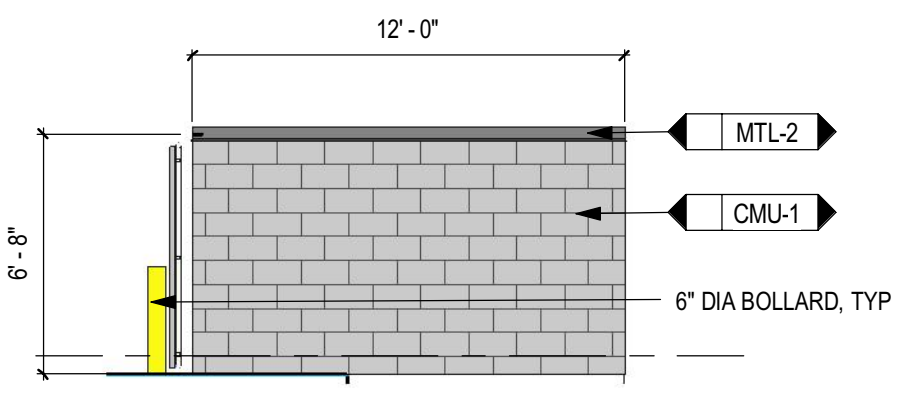
AS A MIXED-USE BUILDING, IT WILL BE PRIMARILY OCCUPIED FOR RESIDENTS OF THE THREE (3) APARTMENTS, STAFF, AND PATRONS WHO ARE VISITING THE COFFEE SHOP AND/OR ARTIST SALES AREA DURING NORMAL BUSINESS HOURS OF ASSUMED 7AM-5PM. THERE ARE ACCESSORY ASSEMBLY AREAS OF CO-OP WORKING AND CONNECTIONS SPACES THAT WILL PRIMARILY BE USED INTERNALLY AS SUPPLEMENTAL SPACES FOR INTERNAL MEETINGS WITH EXCEPTION TO A SPECIAL EVENT NIGHT THAT MAY OCCUR ON A FRIDAY EVENING TO THOSE OUTSIDE OF THE IMMEDIATE PROGRAM

GENERAL SITE PLAN NOTES

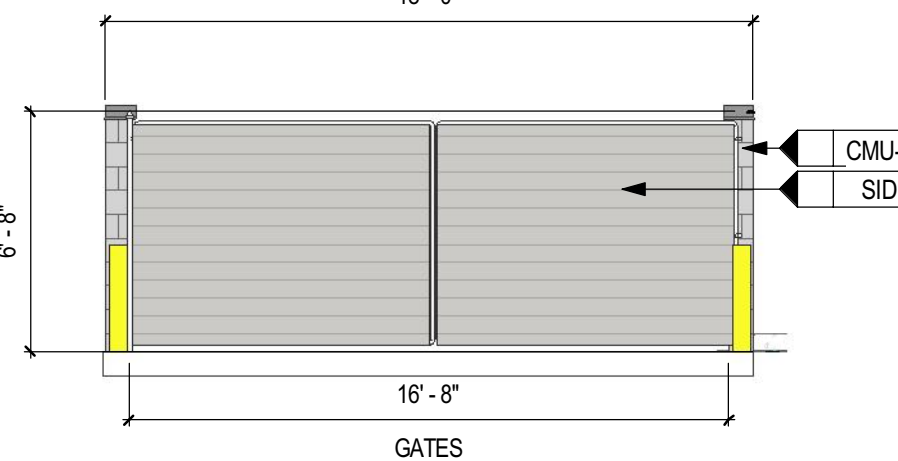
- ANOKA COUNTY PID: 28-32-25-31-0023
LAND AREA: 0.53 ACRES
- SEC. 106-611. - COR. ZONING: COR-1 (MIXED USE CORE SUBDISTRICT)**
- A. COR-1 MIXED-USE CORE SUBDISTRICT. THE MIXED-USE CORE IS INTENDED TO PROVIDE A MIX OF RESIDENTIAL, RETAIL, SERVICE, PROFESSIONAL, COMMUNITY SERVICE, RECREATIONAL AND SIMILAR USES ON EVERY BLOCK NEAR, AND WITHIN EASY WALKING DISTANCE OF THE TRANSIT STATION. THE BROADEST VARIETY AND HIGHEST INTENSITY OF USES, INCLUDING HIGH DENSITY HOUSING AND LODGING FACILITIES, ARE ENCOURAGED NEAR THE STATION. VERTICALLY-INTEGRATED MIXED-USE PROJECTS WITH RETAIL, RESTAURANT AND SERVICE USES, ESPECIALLY AT CORNER LOCATIONS, ARE STRONGLY ENCOURAGED. THIS DISTRICT INCORPORATES THE HIGHEST ARCHITECTURAL AND DESIGN STANDARDS TO ENCOURAGE PEDESTRIAN MOBILITY AND STREET ACTIVITY. IN ORDER TO CONTRIBUTE TO AN ACTIVE PEDESTRIAN ENVIRONMENT, EACH BLOCK WITHIN THE COR-1 SUBDISTRICT SHALL INCLUDE AT LEAST TWO OF THE FOLLOWING USES: COMMERCIAL OFFICE, CIVIC AND/OR RESIDENTIAL USE
- a. **APPROVED USES:** DWELLING (MULTIPLE FAMILY); RESTAURANTS AND BREWPUBS
- B. **SEC. 106-630. - BULK STANDARDS - HEIGHT:** ALL STRUCTURES WITHIN THE COR-1 SUBDISTRICT MUST BE AT LEAST 22 FEET IN HEIGHT WITH A TWO-STORY APPEARANCE.
- C. **SEC. 106-611. - COR. ARCHITECTURAL STANDARDS** GENERAL DEVELOPMENT STANDARDS. ALL DEVELOPMENT WITHIN THE COR DISTRICT SHALL MEET THE COR DEVELOPMENT FRAMEWORK THAT IS INCORPORATED INTO THIS CHAPTER BY REFERENCE, AS AMENDED BY THE CITY COUNCIL ON NOVEMBER 27, 2012. THESE STANDARDS WILL BE USED BY THE CITY AS THE MINIMUM REQUIREMENTS FOR EVALUATING DEVELOPMENT PROPOSALS AND SITE PLANS. HOWEVER, THE STANDARDS ARE NOT INTENDED TO RESTRICT CREATIVITY IN DESIGN. AN APPLICANT MAY REQUEST MODIFICATION OR WAIVER OF ANY STANDARD IN FAVOR OF AN ALTERNATE APPROACH THAT WILL ACHIEVE THE SAME DESIGN OBJECTIVE. DEVELOPMENT STANDARDS SET FORTH IN THIS ARTICLE (106-600—106-699) SHALL SUPERSEDE THOSE SET FORTH IN THE DEVELOPMENT FRAMEWORK
- D. **PARKING CALCULATIONS**
- a. 1 SPACE PER 200' OF FLOOR AREA NOT TO EXCEED AN AVERAGE OF 5 SPACES PER PRACTITIONER
- b. STALL SIZE: 9' x 18'
- c. PARKING SETBACKS: 15' FROM ANY STREET RIGHT OF WAY AND 10' FROM ANY PROPERTY LINE
- d. **SHARED PARKING FACILITIES:** PARKING FACILITIES MAY BE SHARED BY TWO OR MORE COMMERCIAL USES IF THEIR ENTRANCES ARE LOCATED WITHIN 300 FEET OF EACH OTHER AND IF THEIR HOURS OF OPERATION DO NOT COINCIDE. PROVIDED THEY
- RECEIVE SPECIAL USE AND DESIGN PERMIT SO THAT DESIGN CRITERIA ARE MET AND CONDITIONS OF USE MAY BE ESTABLISHED ALONG WITH PERIODIC REVIEW
 - SUBMIT A WRITTEN DOCUMENT GUARANTEEING MAINTENANCE, HOURS OF OPERATION AND SPECIFYING LENGTH OF AGREEMENT
 - DEMONSTRATE HOW THE SHARED PARKING ARRANGEMENT WILL FULFILL THE INTENT OF THIS SUBSECTION



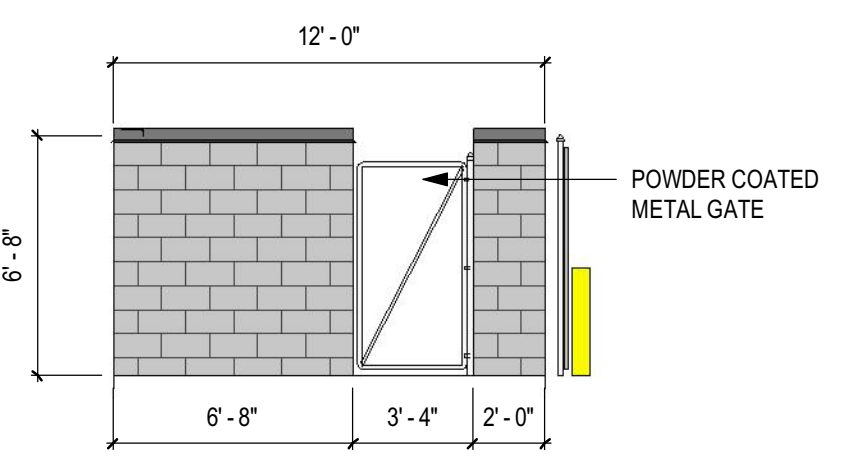
2 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION 1
3/16" = 1'-0"



4 TRASH ENCLOSURE ELEVATION 2
3/16" = 1'-0"



5 TRASH ENCLOSURE ELEVATION 3
3/16" = 1'-0"

CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

**ELEVATE HOPE
HOUSE**

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026

PRELIMINARY
NOT FOR CONSTRUCTION

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

**CONCEPTUAL ARCH
SITE PLAN**

Project Number	969_2026
Date	09/11/2026
Drawn By	?
Checked By	?

EX01

Scale **As indicated**