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Michael Martin
Assistant Community Development Director
City of Maplewood Minnesota
1830 County Road B E
Maplewood, MN 55109

Dear Michael Martin:

The Maplewood Assisted Living design has been revised and resubmitted to the Maplewood Economic Authority for the April 19 Design Review meeting. The following items have been modified.

Stone veneer

Location, height and quantity of stone veneer has been increased. Wainscot cultured stone with cultured stone cap is located at resident wings. Cultured stone veneer was increased in height at east, west, north and south open gable bays.

Building color finishes

Exterior building color finishes are provided for building elevations.

Building perspective

Color rendered perspectives are provided.

Roof penetrations

Plumbing penetrations shown on elevations. Kitchen grease duct roof penetration and platform enclosed with false chimney structure.

Resident rooms

The owner is seeking Assisted Living license provided by the Minnesota Department of Health. Minnesota statues, Chapters 144A, 144D and 144G govern laws for Assisted Living licenses, location and physical plant requirements. Rule 144G.45 - Minimum site, physical environment, and fire safety requirements, Subd. 4 Design requirements, references 2018 edition of the Facility Guidelines Institute, "Guidelines for Design and Construction of Residential Health, Care and Support Facilities." Section 4.1-2.2.2 Space requirements, item (1) Resident room size (area and dimensions) shall permit resident(s) to move about the room with the assistance of a resident-operated mobility device, allowing access to at least one side of a bed, window, closet or wardrobe, chair, dresser and night stand. Room dimensions or minimum bedroom, apartment area is not defined. Industry standard for overall apartment area is 300 s.f., proposed overall apartment area 318 s.f. Proposed apartment living area less bathroom, closet, kitchenette and walls is 240 s.f. and 215 s.f.

Please feel free to contact our office with any additional question.

Sincerely,

Rivera Architects

A handwritten signature in black ink, appearing to read "Ken Rivera". The signature is written in a cursive, flowing style.

Kenneth Rivera, Principal