

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature: 
 Printed name: GREGORY FAULKNER
 License #: 40199
 Date Plotted: 12/21/2023

#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT



These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

ARCHITECTS



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DEVELOPERS



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SHEET CONTENTS:

BUILDING C -
 PERSPECTIVE-1

SHEET NO.
A102

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SHEET CONTENTS:

BUILDING C - PERSPECTIVE-2

SHEET NO. **A103**



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SHEET CONTENTS:
ARCHITECTURAL SITEPLAN
ARCHITECTURAL SITEPLAN

SHEET NO.
A201

21180



3 story townhomes 32 units 2,015 s.f.
Townhome garages- 64 spaces
LONG TERM BIKE PARKING- 32 spaces

BUILDING A
5 story above
1-level podium
116 units 900 s.f.

GARAGE PARKING - 1 level-75 spaces
Surface parking- 2 spaces
LONG TERM BIKE PARKING- 58 spaces
SHORT TERM BIKE PARKING- 6 spaces

BUILDING B
5 story above
1-level podium
1-level basement
65 units 1,415 s.f.

GARAGE PARKING - 2 levels- 96 spaces
LONG TERM BIKE PARKING- 37 spaces
SHORT TERM BIKE PARKING- 4 spaces

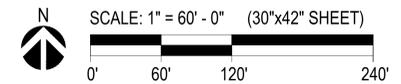
BUILDING C	231 units	797 s.f.
15 story		
5 story	164 units	843 s.f.
Total	395 units	

GARAGE PARKING - 7 levels-602 spaces
Surface parking- 6 spaces
SHORT TERM BIKE PARKING- 20 spaces
LONG TERM BIKE PARKING- 198 spaces

BUILDING D
5 story above
3-level podium
215 units 694 s.f.
GARAGE PARKING - 3 levels- 441 spaces
LONG TERM BIKE PARKING- 109 spaces
SHORT TERM BIKE PARKING- 12 spaces

Parking counts		
Bldg A	77 spaces	1-level podium
Bldg B	96 spaces	1-level podium+basement
Bldg C	608 spaces	6 levels + basement
Bldg D	441 spaces	3-levels podium
Townhomes garages	64 spaces	
shared Surface parking	37 spaces	
Bldg E - Restaurants	in bldg.D	
	1,323 spaces	

Building	Units	Stories
Building A	116 units	5 story over 1 level podium
Building B	65 units	5 story over 1 level podium + basement
Building C-Tower	231 units	15 story over 6 levels podium +basement
Building C-Wrap	164 units	5 story with basement
Building D	215 units	5 story over 3-level podium
Townhomes	32 units	3 story
TOTALS	823 units	



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Revisions:		
#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT

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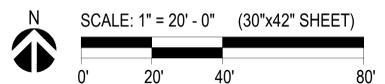
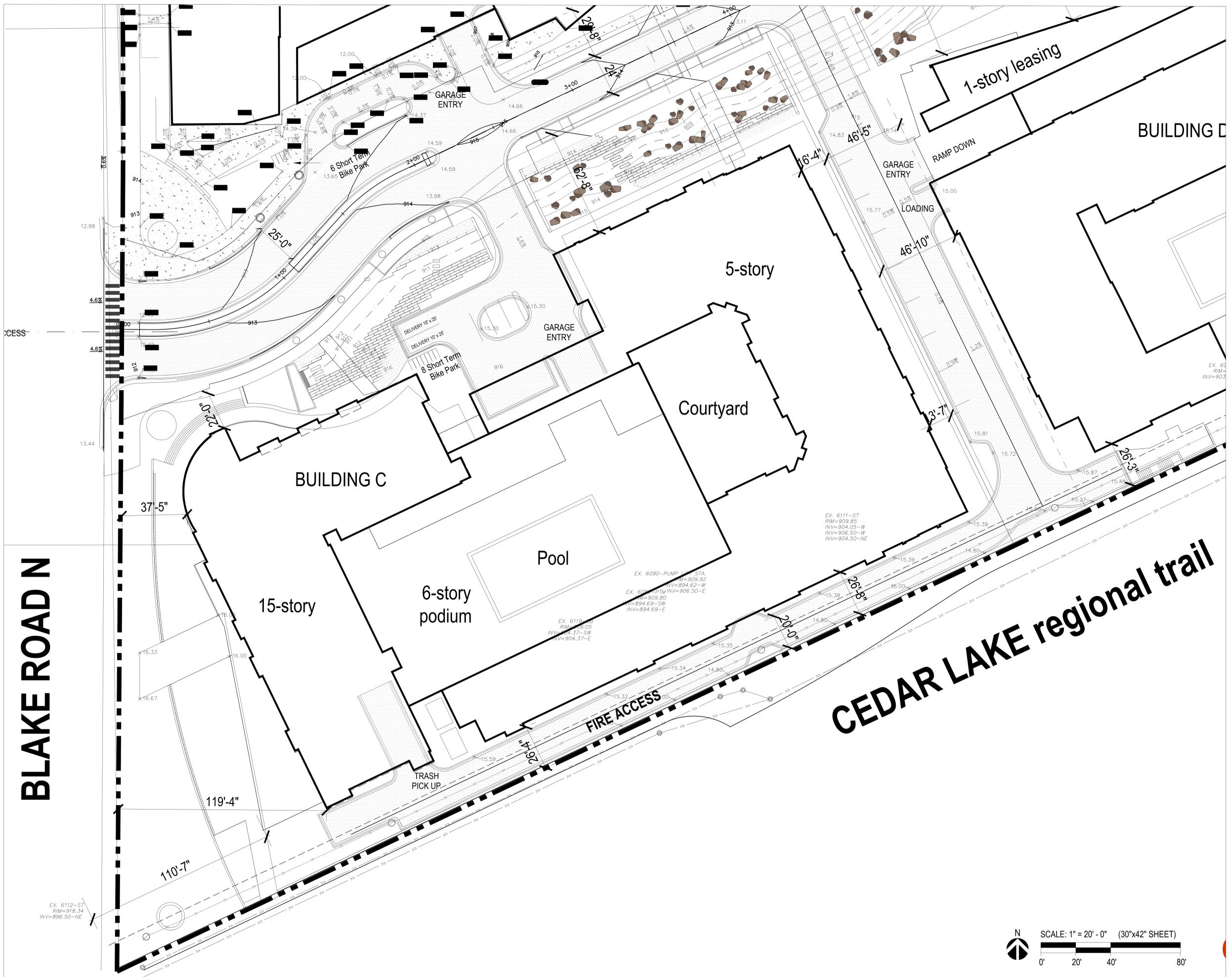
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SHEET CONTENTS:
 ARQUITECTURAL SITEPLAN
 ARQUITECTURAL SITEPLAN

SHEET NO.
A201-C

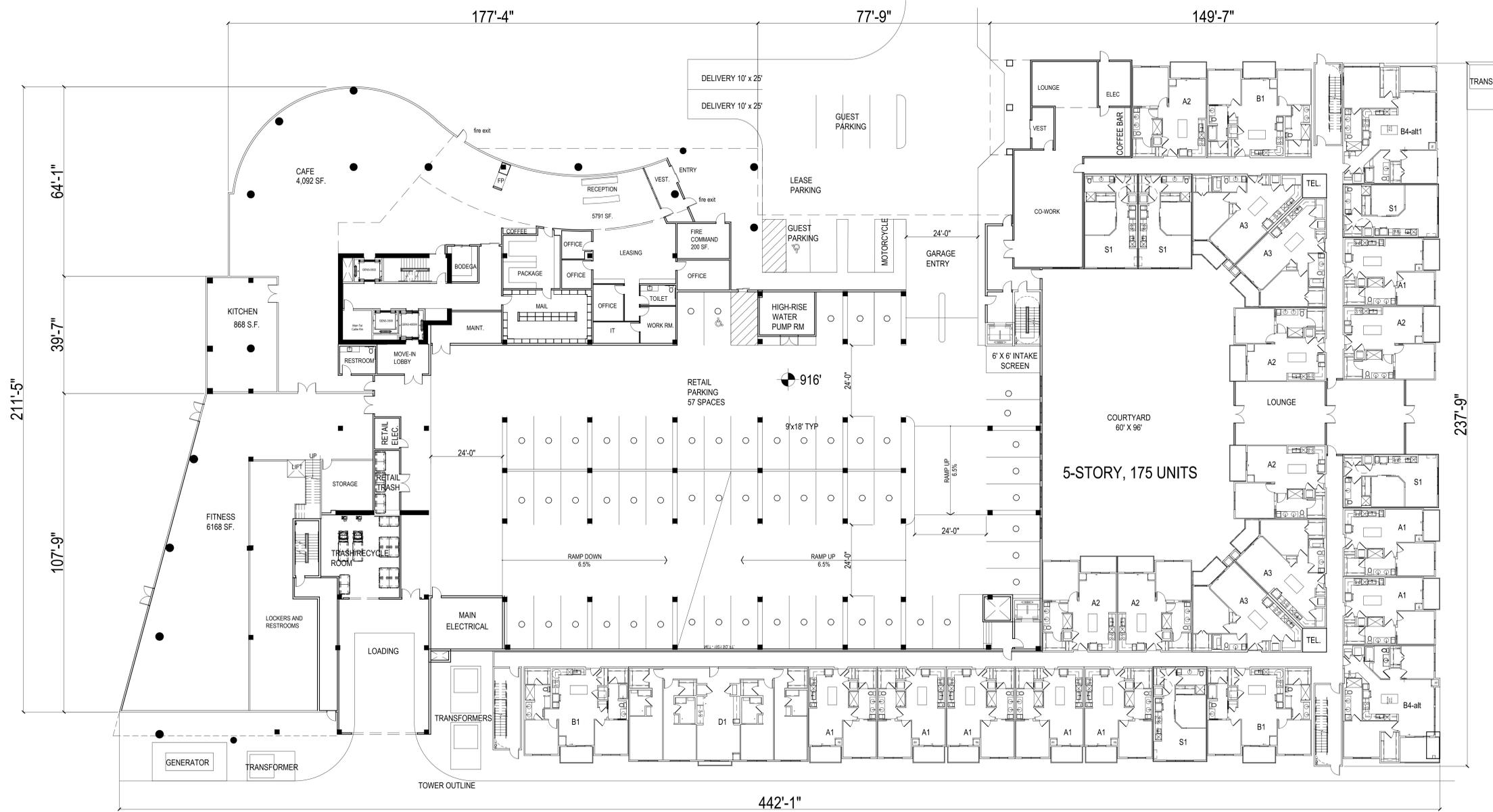
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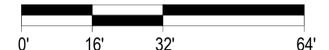
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GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0" 30"x42" SHEET



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 (612) 338-1744 FAX (612) 338-1745 FAX
 (612) 338-1746 FAX (612)

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Signature: 
 Printed name: GREGORY FAULKNER
 License #: 40199
 Date Plotted: 12/21/2023

#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT

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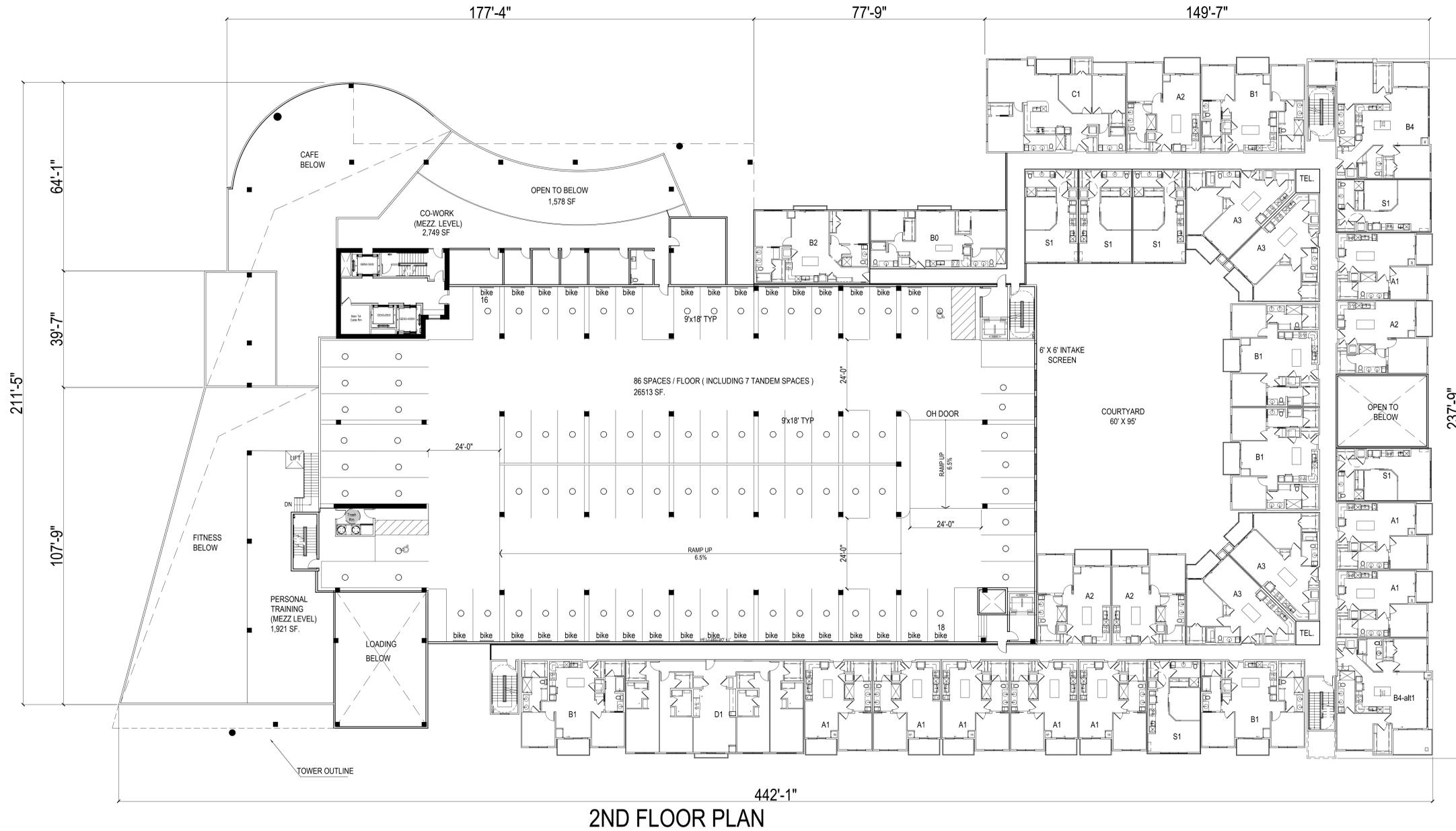
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SHEET CONTENTS:
 BUILDING C -
 BUILDING PLANS

SHEET NO.

A432

21180



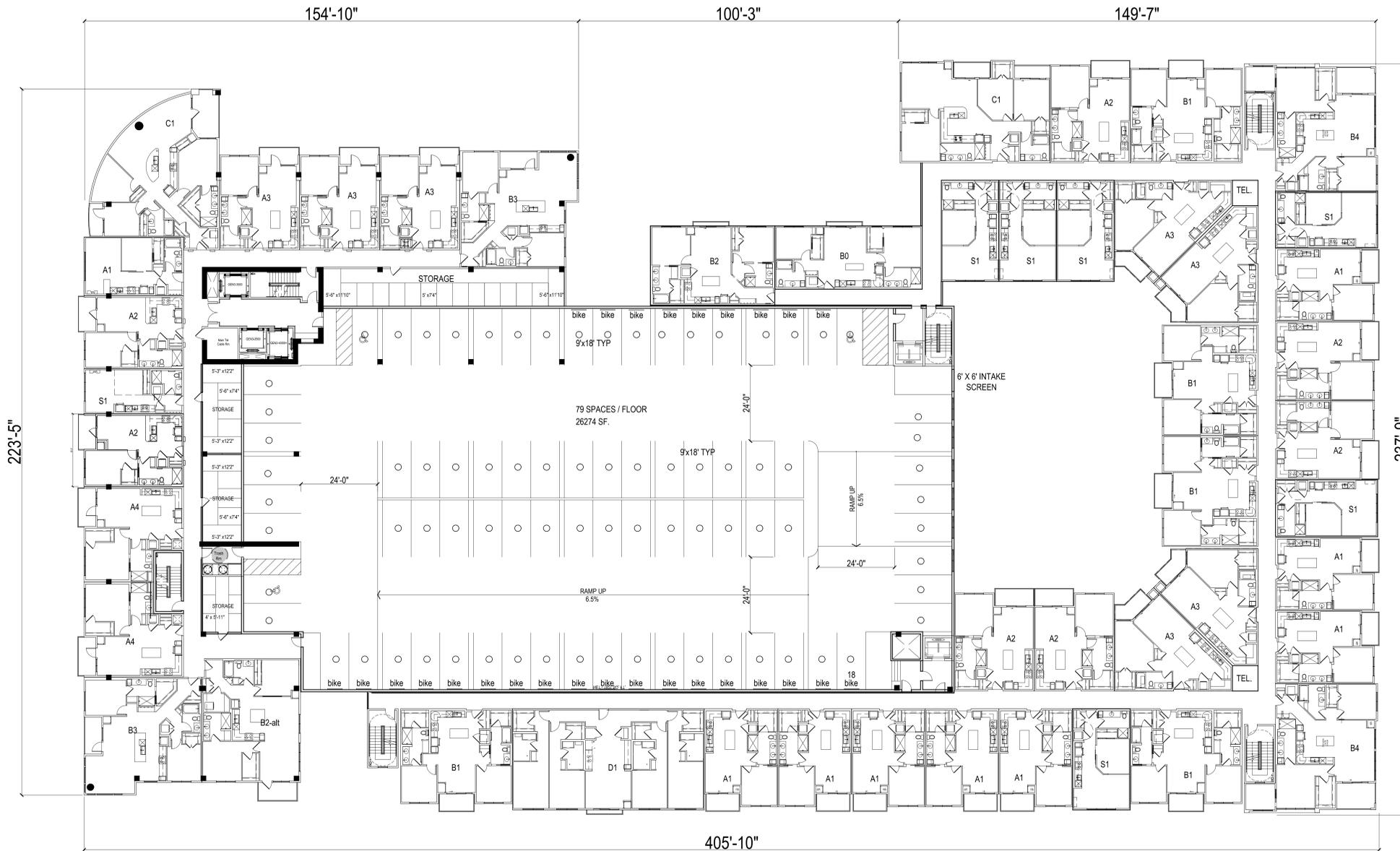
SCALE: 1/16" = 1'-0" (30"x42" SHEET)



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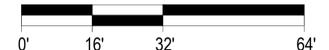
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4TH-5TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)



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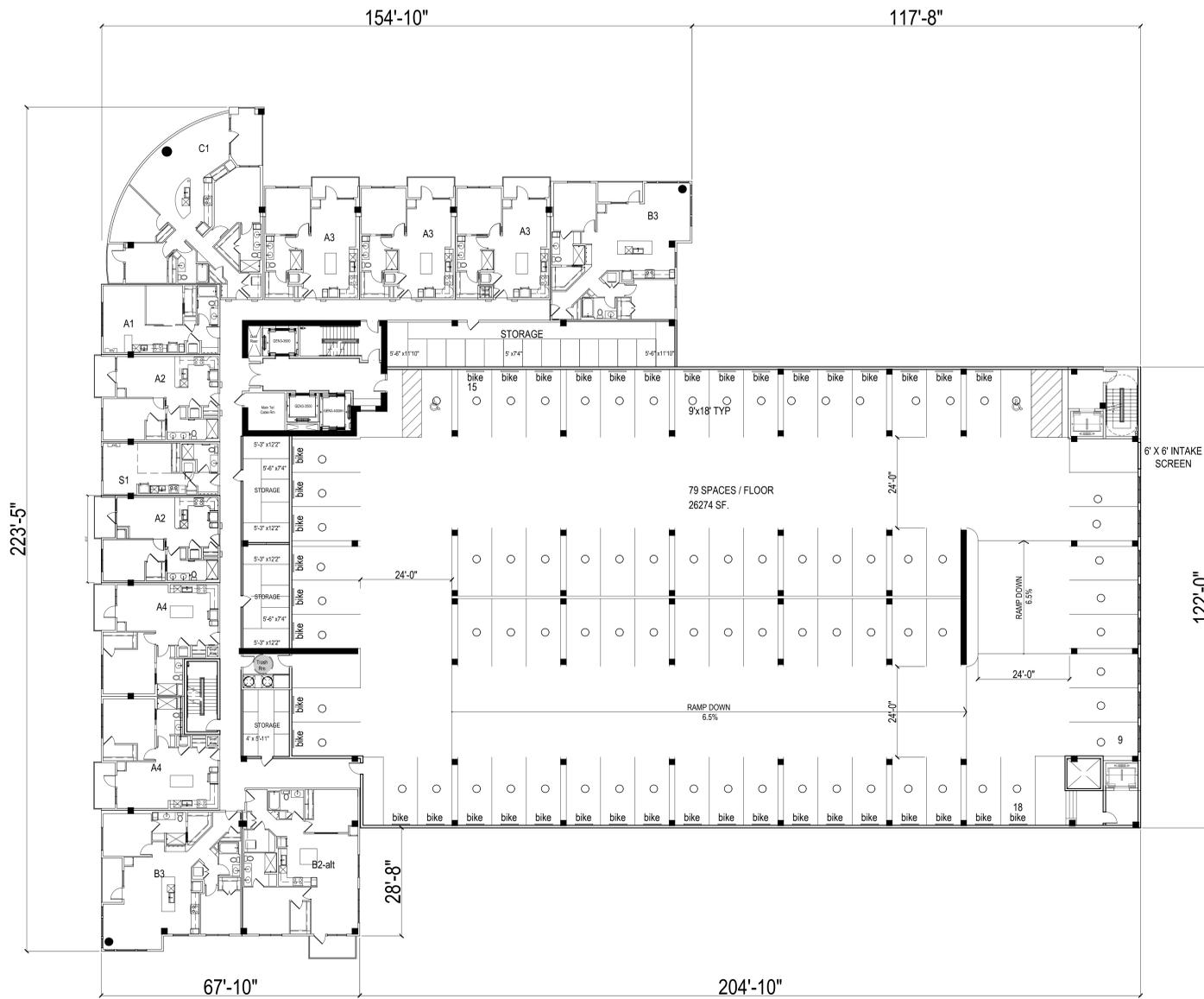
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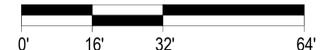
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6TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (30"x42" SHEET)



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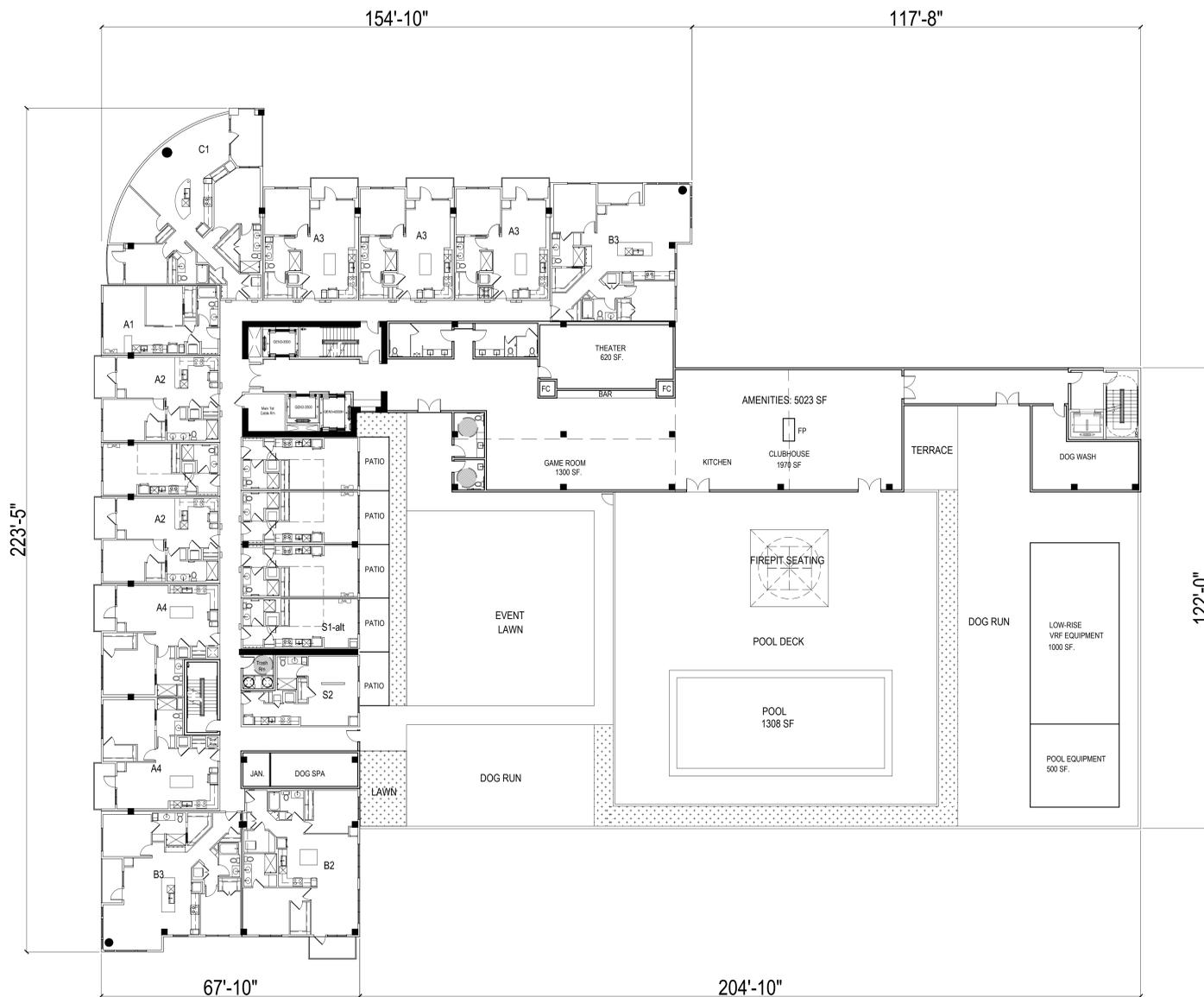
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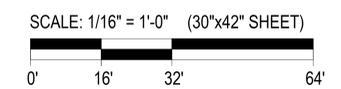
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7TH FLOOR PLAN



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#	DATE	COMMENTS
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8TH-14TH FLOOR PLAN

FLOOR PLATE: 19,116 SF.
 CIRCULATION: 2682 SF.
 EFFICIENCY: 86%

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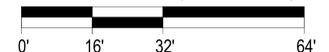
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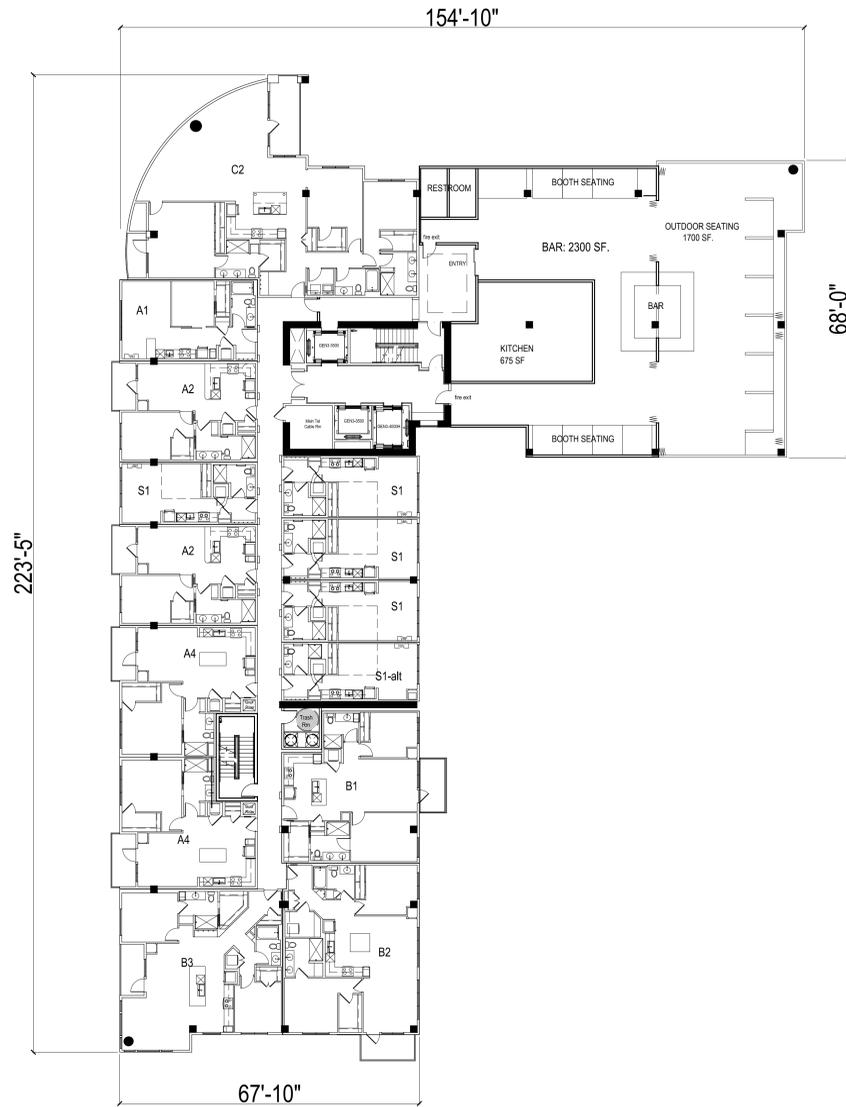
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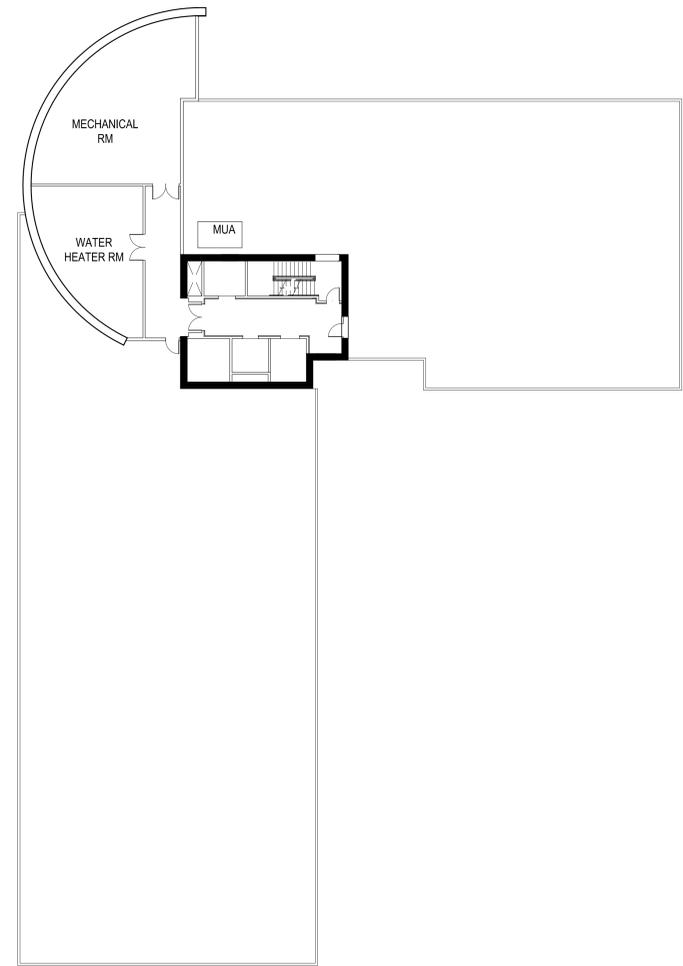
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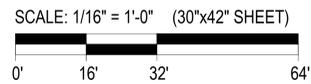
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15TH FLOOR PLAN



ROOF PLAN



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SHEET NO.
A437

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#	DATE	COMMENTS
1	12-21-2023	PLD ADJMENT

		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
MINOR FACADE MATERIAL (MAX. 35%)	FIBER CEMENT PANEL-REVEAL SYSTEM	35 %		10 %		32.8%		70.5 %	
	WOODTONE PANEL								

	NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL. (MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE (MIN 18 %)			37.5 %	38 %



BUILDING C-BLAKE ROAD ELEVATION

SCALE: 1/16" = 1'-0" 30"x42" SHEET



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BUILDING C -
 ELEVATIONS

SHEET NO.
A441

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		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
MINOR FACADE MATERIAL (MAX. 35%)	FIBER CEMENT PANEL-REVEAL SYSTEM	35 %		10 %		32.8%		70.5 %	
	WOODTONE PANEL								

	NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL. (MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE (MIN 18 %)			37.5 %	38 %

Revisions		
#	DATE	COMMENTS
1	12-21-2023	PUD ADJMENTMENT

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SHEET CONTENTS:

BUILDING C -
 ELEVATIONS

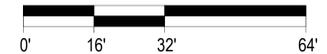
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**BUILDING C -TRAIL ELEVATION
 (SOUTH ELEVATION)**

SCALE: 1/16" = 1'-0" 30"x42" SHEET



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		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
MINOR FACADE MATERIAL (MAX. 35%)	FIBER CEMENT PANEL-REVEAL SYSTEM WOODTONE PANEL	35 %		10 %		32.8%		70.5 %	

	NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL. (MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE (MIN 18 %)			37.5 %	38 %

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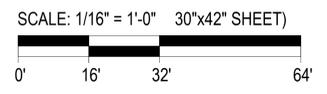
BUILDING C - ELEVATIONS

SHEET NO.
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BUILDING C-EAST ELEVATION



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		NORTH		WEST		EAST		SOUTH (RAIL ROAD)	
MAJOR FACADE MATERIAL (MIN. 65%)	BRICK VENEER	23.5 %	65 %	30 %	90 %	37 %	56.4 %	14.2 %	29.5 %
	METAL PANEL	41.5 %		60 %		19.4 %		15.3 %	
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	NORTH (FRONT FACADE)	WEST (FRONT FACADE)	EAST (NO FRONT)	SOUTH (NO FRONT)
TRANSPARENCY FRONT FACADE ON GROUND FL.(MIN 20 %)	67.1 %	82.3 %		
TRANSPARENCY FRONT FACADE UPPER FL. (MIN 20%)	43.8 %	53 %		
TRANSPARENCY NO FRONT FACADE (MIN 18 %)			37.5 %	38 %

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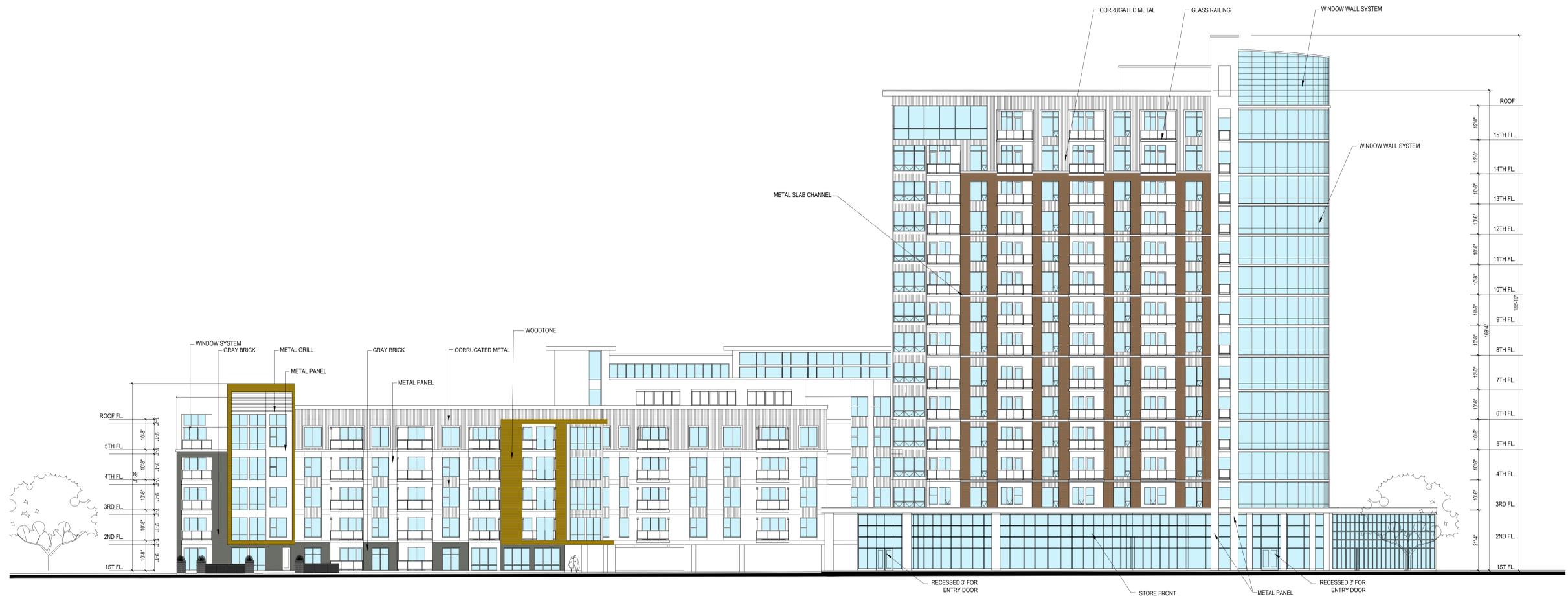
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BUILDING C -
 ELEVATIONS

SHEET NO.
A444

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**BUILDING C -BOULEVARD ELEVATION
 (NORTH ELEVATION)**

SCALE: 1/16" = 1'-0" 30"x42" SHEET)



BUILDING C - MATERIAL BOARD



**PURE WHITE
METAL PANEL**



**METAL PANEL/CORRUGATED METAL PANEL
COLOR: SW 7674 PEPPERCORN**



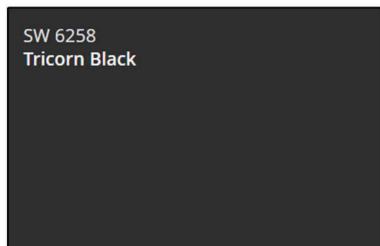
**WOOD TONE FIBER
CEMENT SIDING**



**FABRIC CEMENT HARDIE PANEL
COLOR: SW 7103 WHITETAIL**



CONCRETE MASONRY UNIT



**RAILING
AWNINGS
WINDOWS**



BRICK
GLEN-GERY BRICK OR EQUIVALENT
COLOR: CASTILE GRAY VELOUR

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature:
Printed name: GREGORY FAULKNER
License #: 40199
Date Plotted: 12/21/2023

#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



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A450