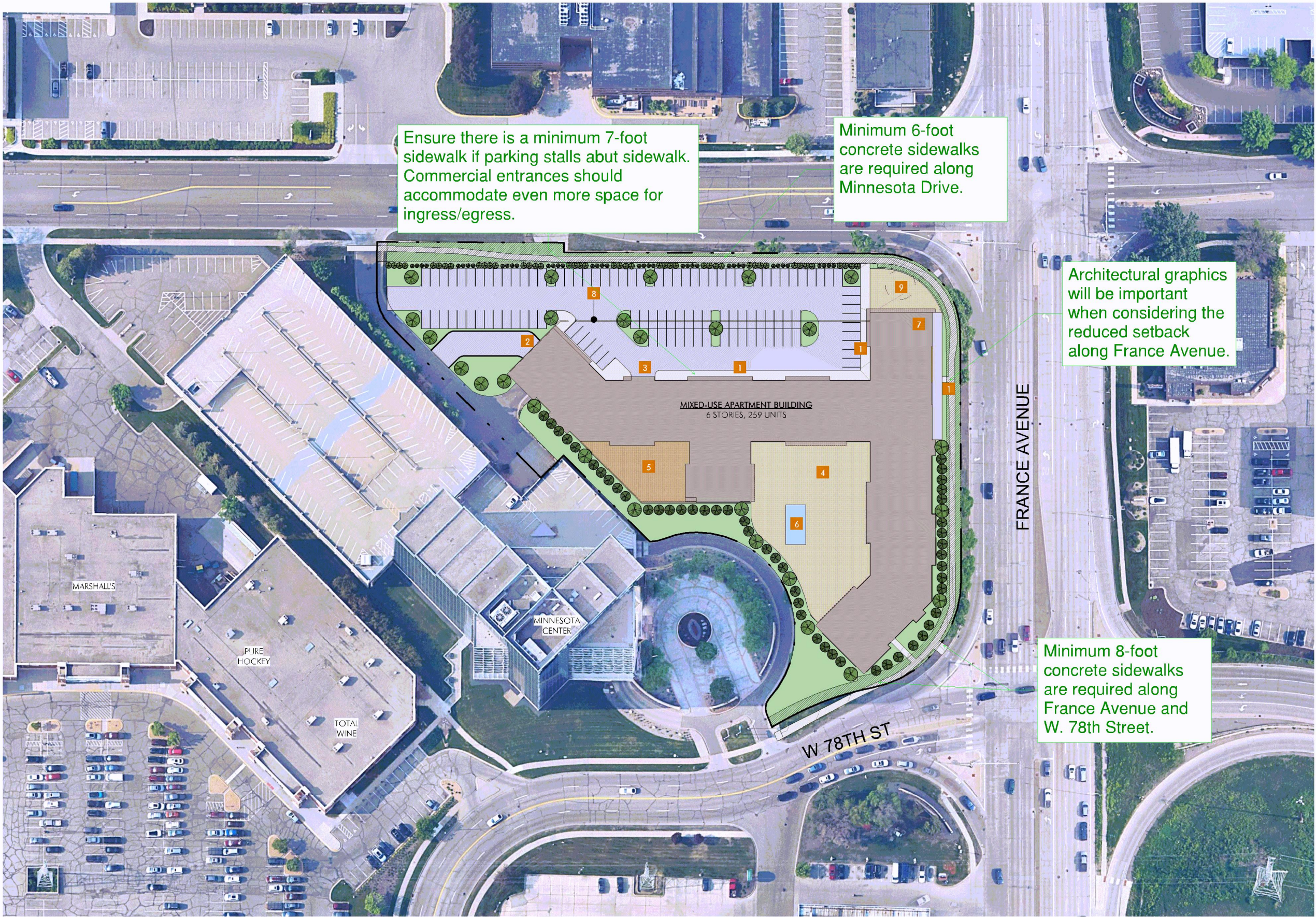




PROJECT DATA

6 STORIES

259 UNITS

PARKING

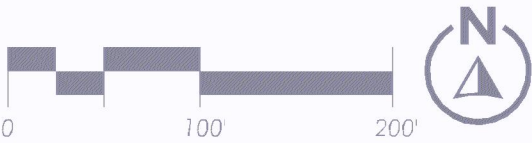
COMMERCIAL - 75 SURFACE

RESIDENTIAL - 339 TOTAL
(307 GARAGE, 32 SURFACE)

SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 LOWER GARAGE ENTRANCE
- 3 UPPER GARAGE ENTRANCE
- 4 LOWER PATIO
- 5 UPPER PATIO
- 6 POOL
- 7 ROOFTOP DECK
- 8 PLAZA BELOW
- 9 RESTAURANT PATIO

1 SD Site Plan
1" = 100'-0"

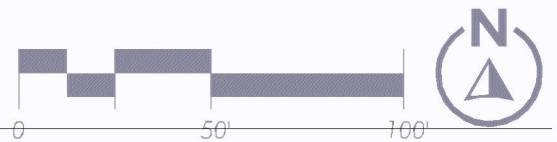




- All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- Hose valves shall be provided throughout the lower level of the parking ramp.

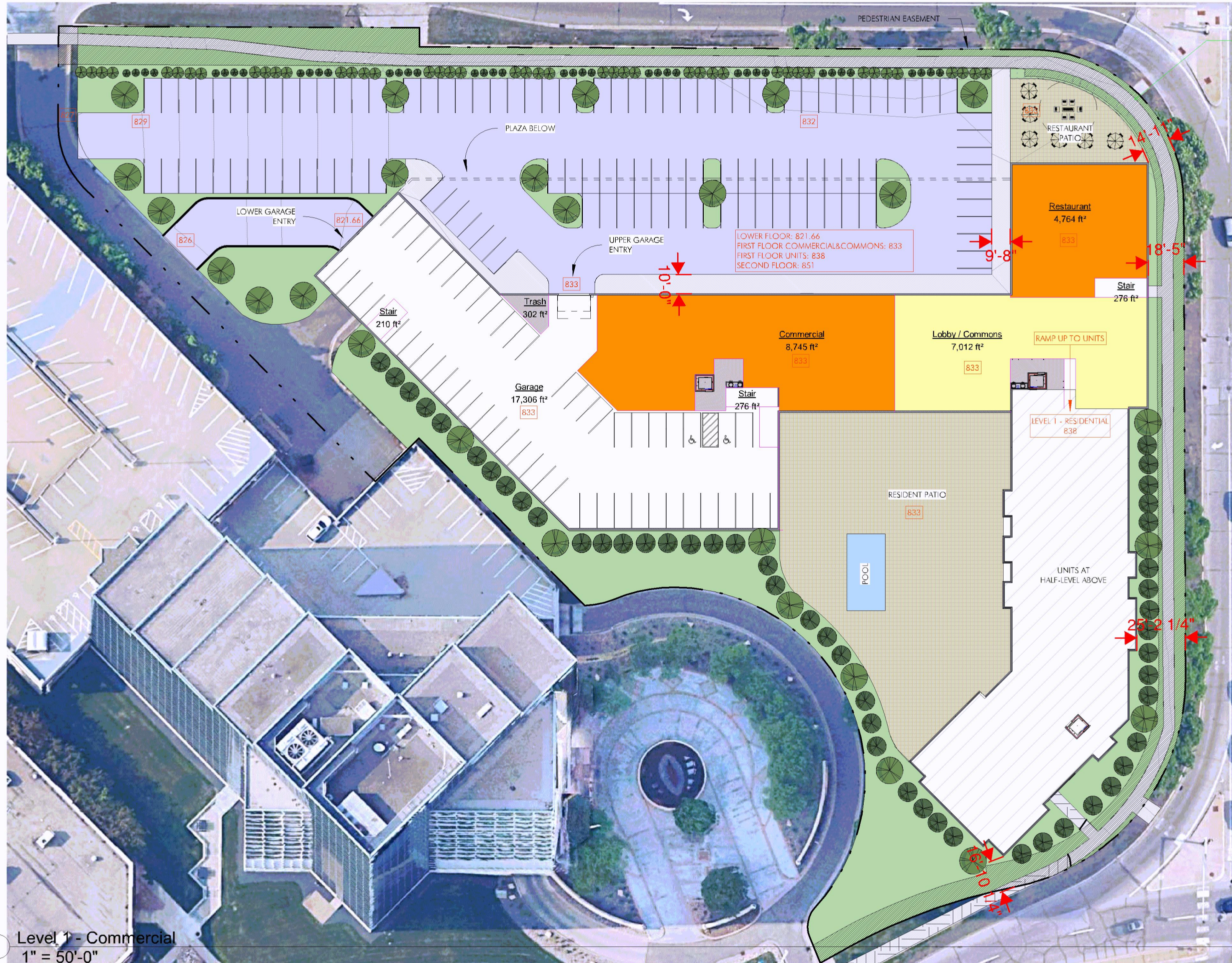
1
Level -1
1" = 50'-0"

Ensure there is at least 2 feet between the edge of the sidewalk and any obstructions.



FLOOR PLANS - LEVEL -1

Enclave - Bloomington Drury



Consider ways to mitigate traffic noise for the outdoor patio.

Access shall be provided to/from all stairwells on all floors and parking levels.

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

Appliances/cooking producing grease laden vapors requires a hood and suppression system.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.

Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.

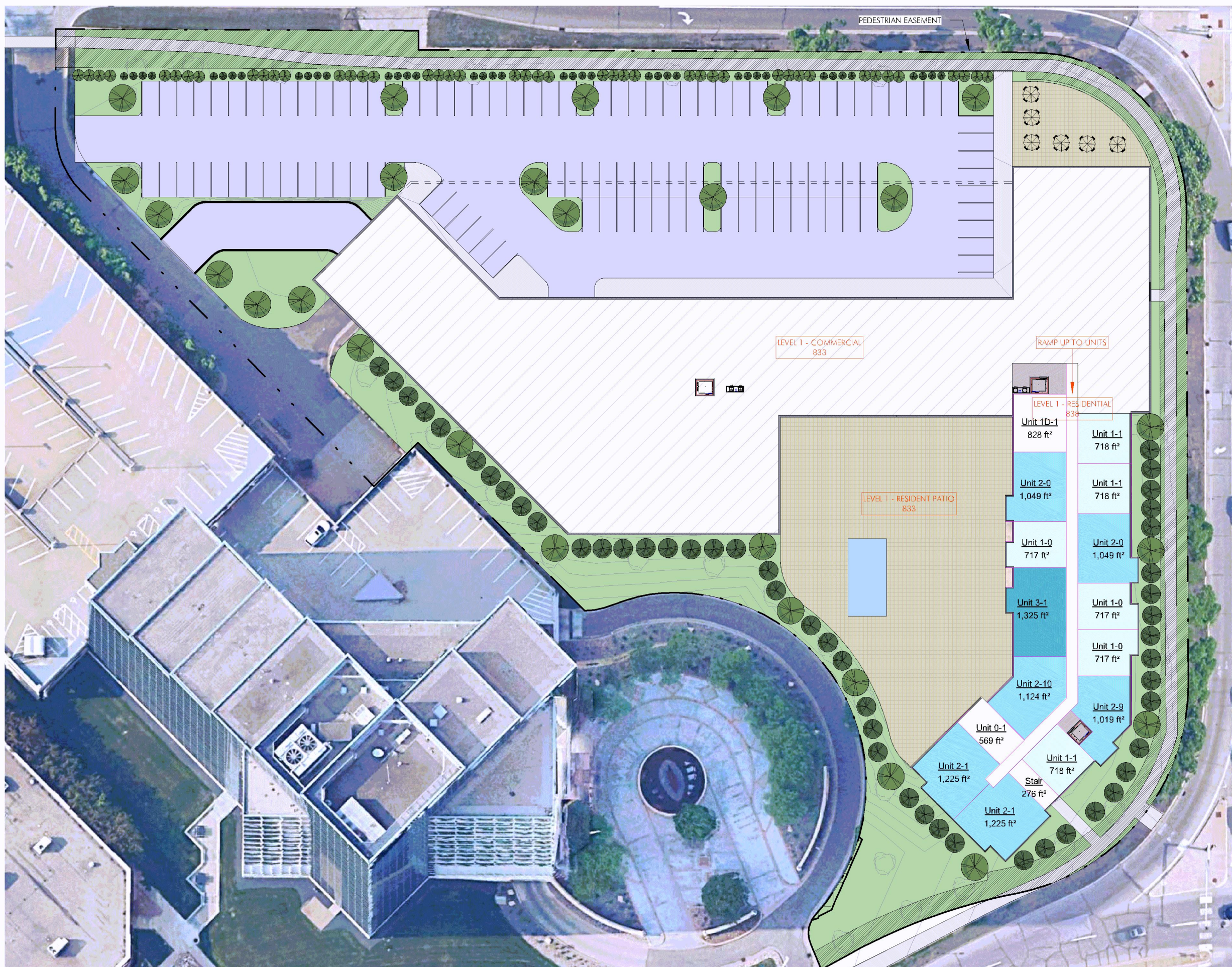
Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

Provide adequate turning radius for all emergency vehicle access lanes.

1 Level 1 - Commercial
1" = 50'-0"

FLOOR PLANS - LEVEL 1 COMMERCIAL

Enclave - Bloomington Drury



Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

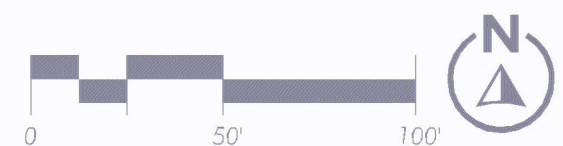
Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.

Building/property shall be adequately signed for emergency response.

Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.



FLOOR PLANS - LEVEL 1 RESIDENTIAL

Enclave - Bloomington Drury



- 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.
- Provide a detailed code analysis with the plans.

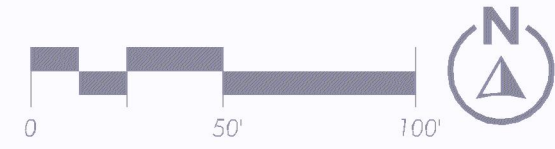
Show transportation facility easement in this area.

No public sidewalk or easement in this area.

1 Level 2
1" = 50'-0"

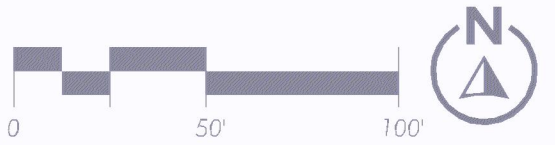


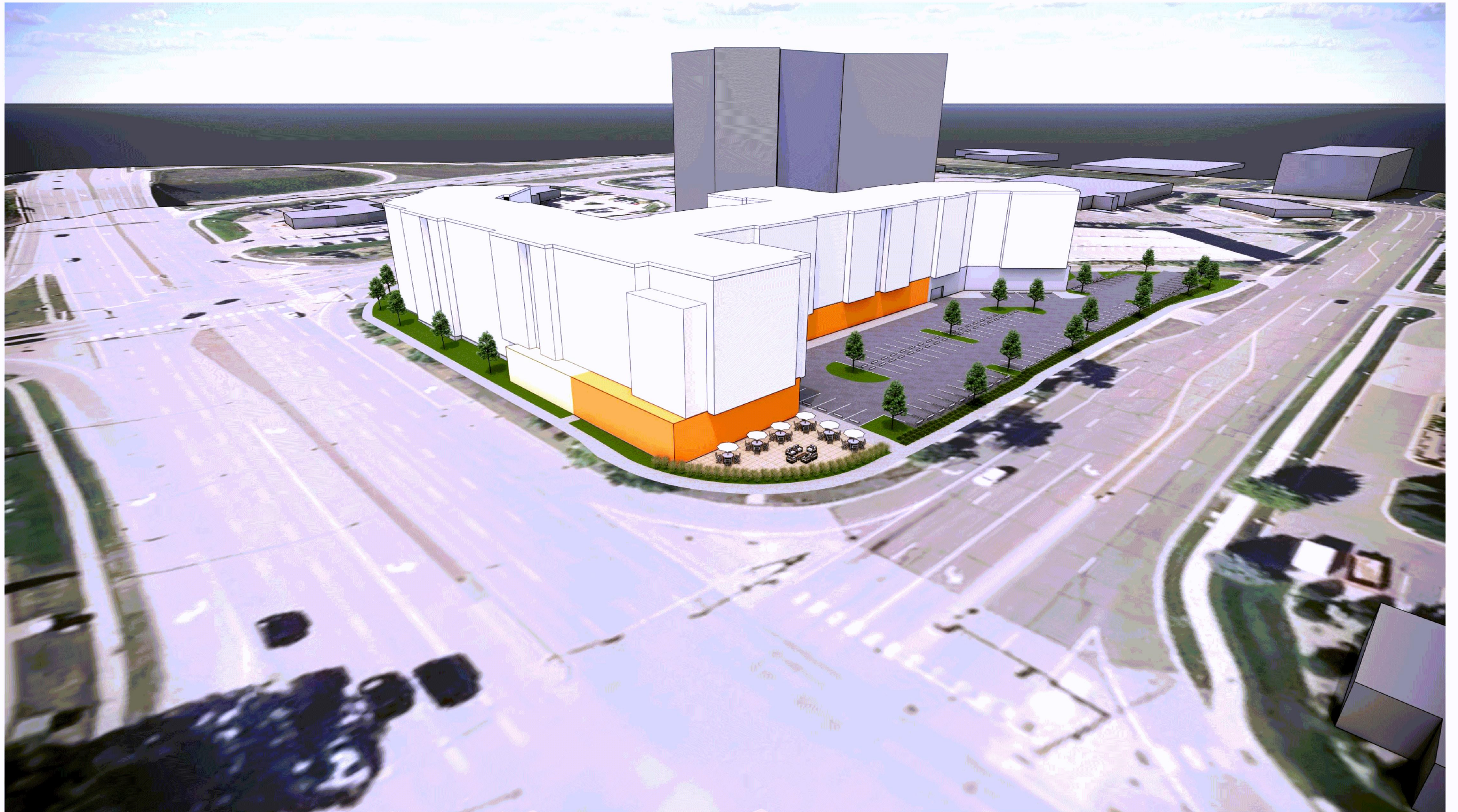
1 Level 3
1" = 50'-0"



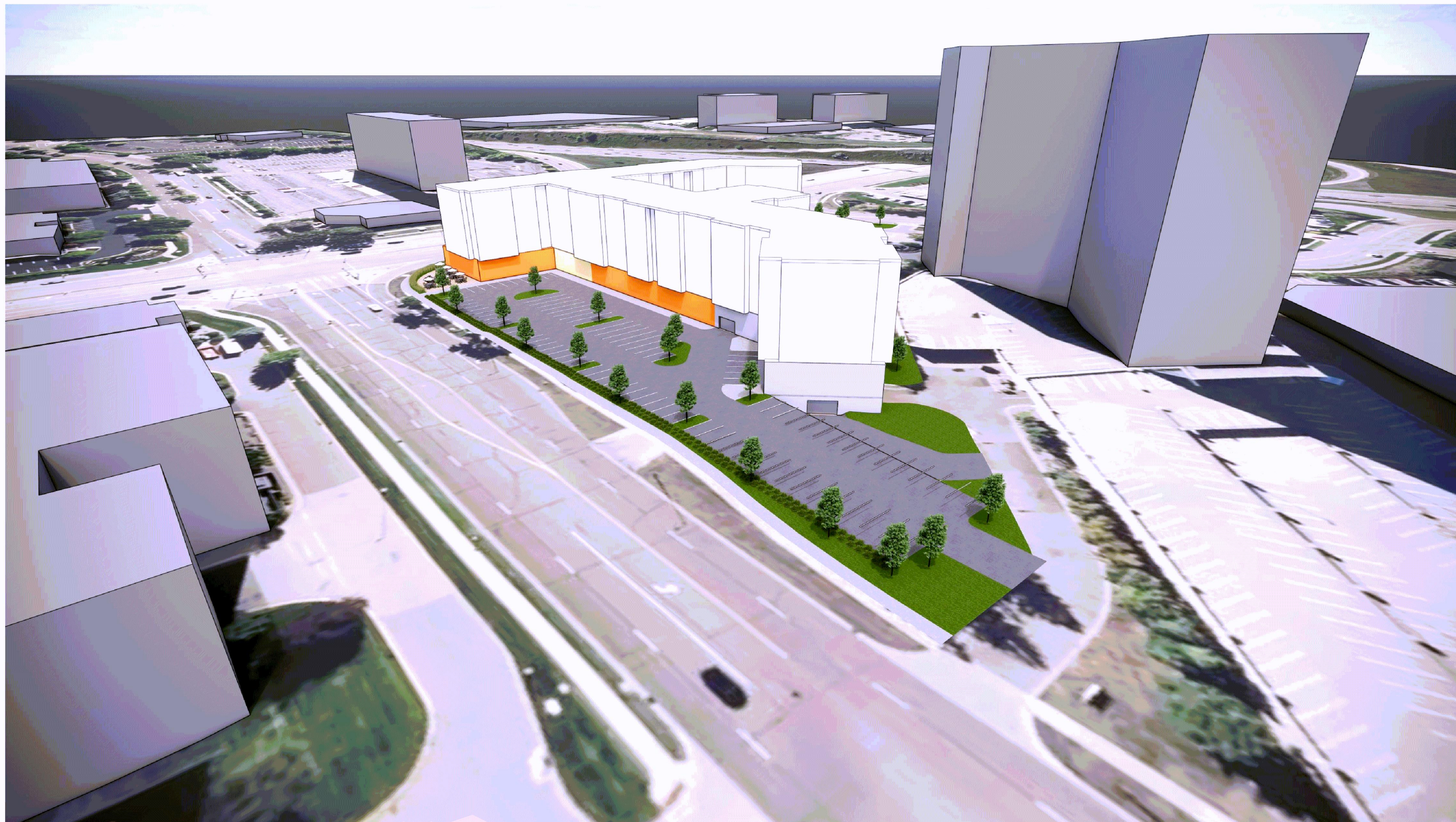


1 Level 6
1" = 50'-0"

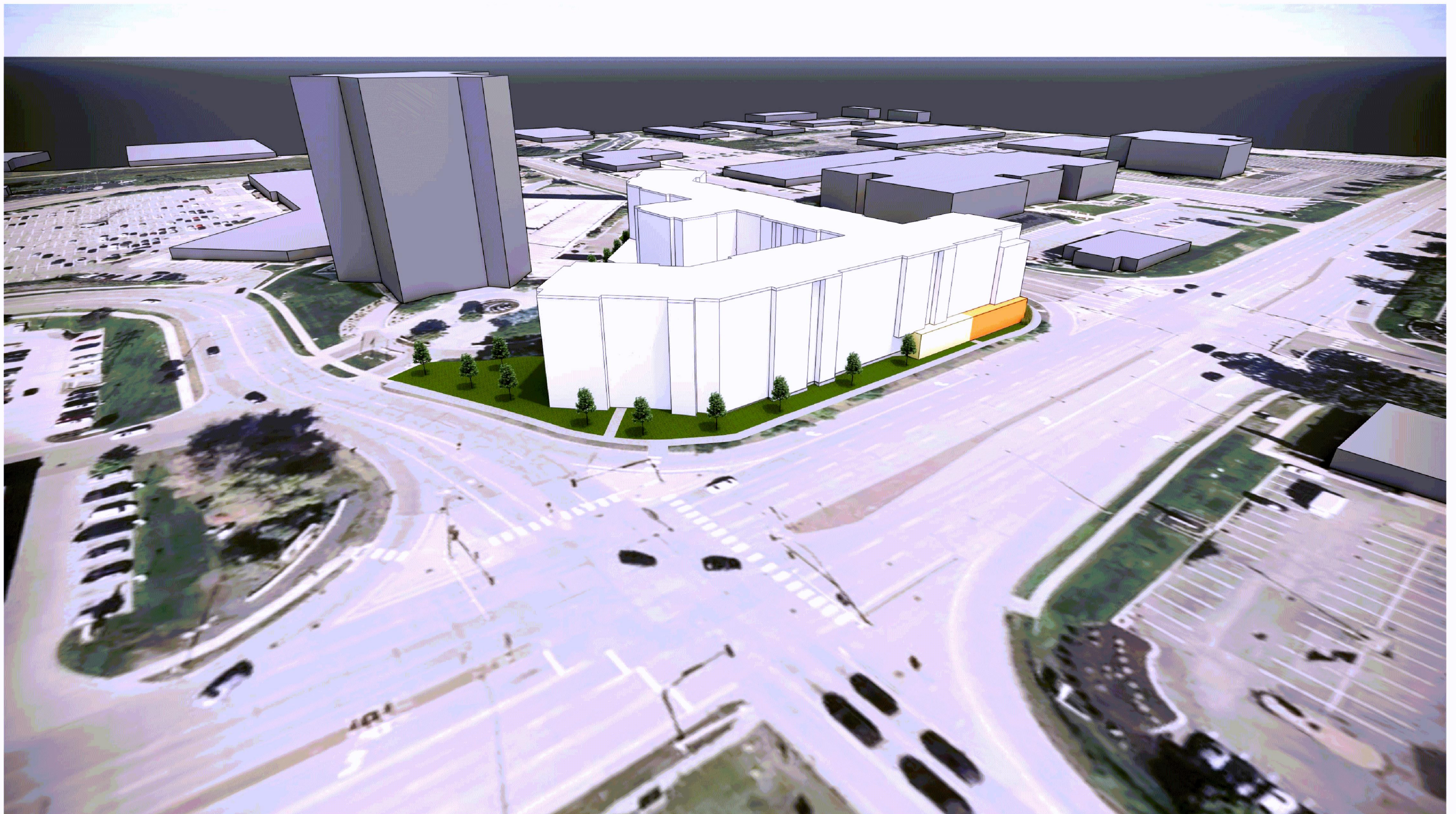




RENDERING - AERIAL NORTHEAST



RENDERING - AERIAL NORTHWEST



RENDERING - AERIAL SOUTHEAST



RENDERING - AERIAL SOUTH

GROSS AREA - TOTAL	
Level	Area
Level 6	51,108 ft²
Level 5	51,108 ft²
Level 4	51,108 ft²
Level 3	51,108 ft²
Level 2	51,108 ft²
Level 1.5	16,011 ft²
Level 1	40,035 ft²
Level -1	86,559 ft²
Grand total	398,144 ft²

PARKING		
Level	Type	Count
Level -1	Parking - Garage	259
Level 1	Parking - Garage	48
Level 1	Parking - Surface	107
		414

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
0 BR (Alcove)				
Unit 0-1	21	569 ft²	11,950 ft²	8%
	21		11,950 ft²	8%
1BR				
Unit 1-0	78	717 ft²	55,942 ft²	30%
Unit 1-1	23	718 ft²	16,514 ft²	9%
Unit 1-2	20	663 ft²	13,255 ft²	8%
	121		85,711 ft²	47%
1BR+DEN				
Unit 1D-1	6	<varies>	4,971 ft²	2%
Unit 1D-2	5	894 ft²	4,471 ft²	2%
	11		9,442 ft²	4%
2BR				
Unit 2-0	27	1,049 ft²	28,312 ft²	10%
Unit 2-1	36	1,225 ft²	44,117 ft²	14%
Unit 2-4	5	1,158 ft²	5,791 ft²	2%
Unit 2-5	5	1,314 ft²	6,570 ft²	2%
Unit 2-7	5	1,051 ft²	5,256 ft²	2%
Unit 2-8	5	1,167 ft²	5,833 ft²	2%
Unit 2-9	6	1,019 ft²	6,111 ft²	2%
Unit 2-10	6	1,124 ft²	6,742 ft²	2%
	95		108,733 ft²	37%
3BR				
Unit 3-1	6	1,325 ft²	7,948 ft²	2%
Unit 3-3	5	1,502 ft²	7,508 ft²	2%
	11		15,457 ft²	4%
Grand total	259		231,292 ft²	100%