

Enclave - 78th Street Apts

11/30/23



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PROJECT TEAM

DEVELOPMENT

Enclave Companies
300 23rd Ave E, Suite 300
West Fargo, ND 58078
(701) 997-2567

ARCHITECT

Kaas Wilson Architects
1301 American Blvd E, Suite 100
Bloomington, MN 55425
(612) 879-6000

CIVIL/LA

Westwood Professional Services, Inc
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
(952) 937-5150

SITE METRICS

PARCEL ID 1771162121004

ADDRESS 6701 WEST 78TH ST
BLOOMINGTON, MN

PARCEL AREA 308,232 SQ.FT. (7.076 ACRES)

ZONING C4- FREEWAY OFFICE

APPLICATIONS DEVELOPMENT PLAN

PLANNING METRICS

Zoning
Current: C4-FREEWAY OFFICE
Proposed: C4-FREEWAY OFFICE

Height
Allowed: No Limit
Proposed: 5 Stories / 62'-8" Roof, 72'-0" Penthouse

Density
Allowed: N/A Units per Acre (.4 - 2.0 F.A.R.)
Proposed: 28.4 Units per Acre (.74 F.A.R.)

Minimum Nonresidential Floor Area
Required: C-4 = Floor Area Ratio .20
Proposed: **Flexibility Request**
308,232 SF x .20 = 61,646 SF
Proposed = 11,000 SF Commercial Building and 5,226 SF of Common/Assembly Spaces within Apartment Building

Lot Coverage

Allowed: 85% Impervious Coverage
Proposed: 52% Impervious Coverage

Parking Setbacks

Allowed: 20' Front & Rear / 5' Side
Proposed: 20' Front / 93' Rear / 85' Side

Building Setbacks

Allowed: 35' Front / 30' Rear / 30' Side
Proposed: 38' Front / ~131' Rear / 30.74' Side

Vehicle Parking

Required: 1BR or Efficiency - 1.6 stalls per unit
2BR and greater - 2 stalls per unit
25+78 x 1.6 = 165 stalls
98 x 2.0 = 196
Total Required 361

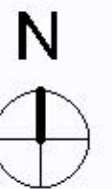
Opportunity Housing Ordinance Reduction
10% (9% Affordable) = 36 Stalls
Total Required for Apartment Building with OHO = 325

Estimated Daycare Program:
30 Caregivers + 150 Students - 1 stall per caregiver, 1.2 per 10 students
30 x 18 = 48 stalls required

Total Required Parking On Site: 325 + 48 = 373

Proposed: 348 (200 Enclosed, 148 Surface)
**Flexibility request for overall parking count. Daycare demand for parking will be at off peak times from the Apartment building demand for parking. As such we are looking for flexibility to allow them to share surface parking.

Opportunity Housing Ordinance Conversion
10% enclosed allowed to be converted to exterior parking



Unit Mix by Floor	
Name	Count
Level 1	
Unit 0-0	1
Unit 0-1	3
Unit 0-3	1
Unit 1-0	2
Unit 1-1	2
Unit 1-2	1
Unit 1-3	1
Unit 1-4	6
Unit 2-0	4
Unit 2-1	3
Unit 2-2	8
Unit 3-2	3
	35
Level 2	
Unit 0-0	1
Unit 0-1	3
Unit 0-3	1
Unit 1-0	1
Unit 1-1	2
Unit 1-2	1
Unit 1-3	1
Unit 1-4	10
Unit 1-4 FW	2
Unit 2-0	4
Unit 2-1	3
Unit 2-2	8
Unit 3-2	3
Unit 3-4	2
	42
Level 3	
Unit 0-0	1
Unit 0-1	3
Unit 0-3	1
Unit 1-0	1
Unit 1-1	2
Unit 1-2	1

Unit Mix by Floor	
Name	Count
Unit 1-3	1
Unit 1-4	10
Unit 1-4 FW	2
Unit 2-0	4
Unit 2-1	3
Unit 2-2	8
Unit 3-2	3
Unit 3-4	2
	42
Level 4	
Unit 0-0	1
Unit 0-1	3
Unit 0-3	1
Unit 1-0	1
Unit 1-1	2
Unit 1-2	1
Unit 1-3	1
Unit 1-4	10
Unit 1-4 FW	2
Unit 2-0	4
Unit 2-1	3
Unit 2-2	8
Unit 3-2	3
Unit 3-4	2
	42
Level 5	
Unit 0-0	1
Unit 0-1	3
Unit 0-3	1
Unit 1-0	1
Unit 1-1	2
Unit 1-2	1
Unit 1-3	1
Unit 1-4	8
Unit 1-4 FW	2
Unit 2-0	4
Unit 2-1	3
Unit 2-4	8
Unit 3-2	3
Unit 3-4	2
	40
Grand total: 201	201

Residential Unit Mix										
Name	Count	Unit Gross Area		Unit Net Area		Rooms				ADA Type
		Main Floor	Total	Main Floor	Total	Bed	Bath	Den	Loft / Deck	
Unit 0-0	5	525 ft²								0 BR (Studio)
Unit 0-1	15	569 ft²								0 BR (Studio)
Unit 0-3	5	552 ft²								0 BR (Studio)
Unit 1-0	6	663 ft²								1 BR
Unit 1-1	10	608 ft²								1 BR
Unit 1-2	5	718 ft²								1 BR
Unit 1-3	5	858 ft²								1 BR + Den
Unit 1-4	44	721 ft²								1 BR
Unit 1-4 FW	8	713 ft²								1 BR
Unit 2-0	20	1,049 ft²								2BR
Unit 2-1	15	1,042 ft²								2BR
Unit 2-2	32	1,269 ft²								2BR
Unit 2-4	8	1,267 ft²								2BR
Unit 3-2	15	1,379 ft²								3BR
Unit 3-4	8	1,326 ft²								3BR
Grand total: 201	201									

Total Gross Area	
Level	Area
Level -1	64,092 ft²
Level 1	47,115 ft²
Level 2	47,063 ft²
Level 3	47,084 ft²
Level 4	47,084 ft²
Level 5	47,115 ft²
	299,554 ft²
Grand total	299,554 ft²

Parking Schedule	
Type	Count
Surface	24
	24
Level -1	
Garage	200
	200
Level 1	
Surface	124
	124
	348

COLORED SITE PLAN PALETTE

ASPHALT		
SIDEWALK 1		
SIDEWALK 2		
GRASS 1		
GRASS 2		
WATER		
BUILDING		

SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 COURTYARD AMENITY
- 4 DOG RUN
- 5 ROOF TOP DECK
- 6 PLAZA BELOW
- 7 POOL

Building/property shall be adequately signed for emergency response.

Sprinkler protection may be required for porte cochere - see Fire Marshal for more details.

Commercial daycare will require the building to be sprinklered with a full fire alarm system. Other requirements will be depended on occupancy classification.



1 SD Site Plan
1" = 80'-0"

Project Data:
Commercial Space 11,000 SF
Four Floors Residential 47,037 SF 201 Units
Garage Parking 200 Stalls
Surface Parking 148 Stalls
Total Parking 348 Stalls

Separate permit required for
Parking Lot/Driveway.

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.
Stairwell A may need to be extended to
level 1 to meet travel distance.

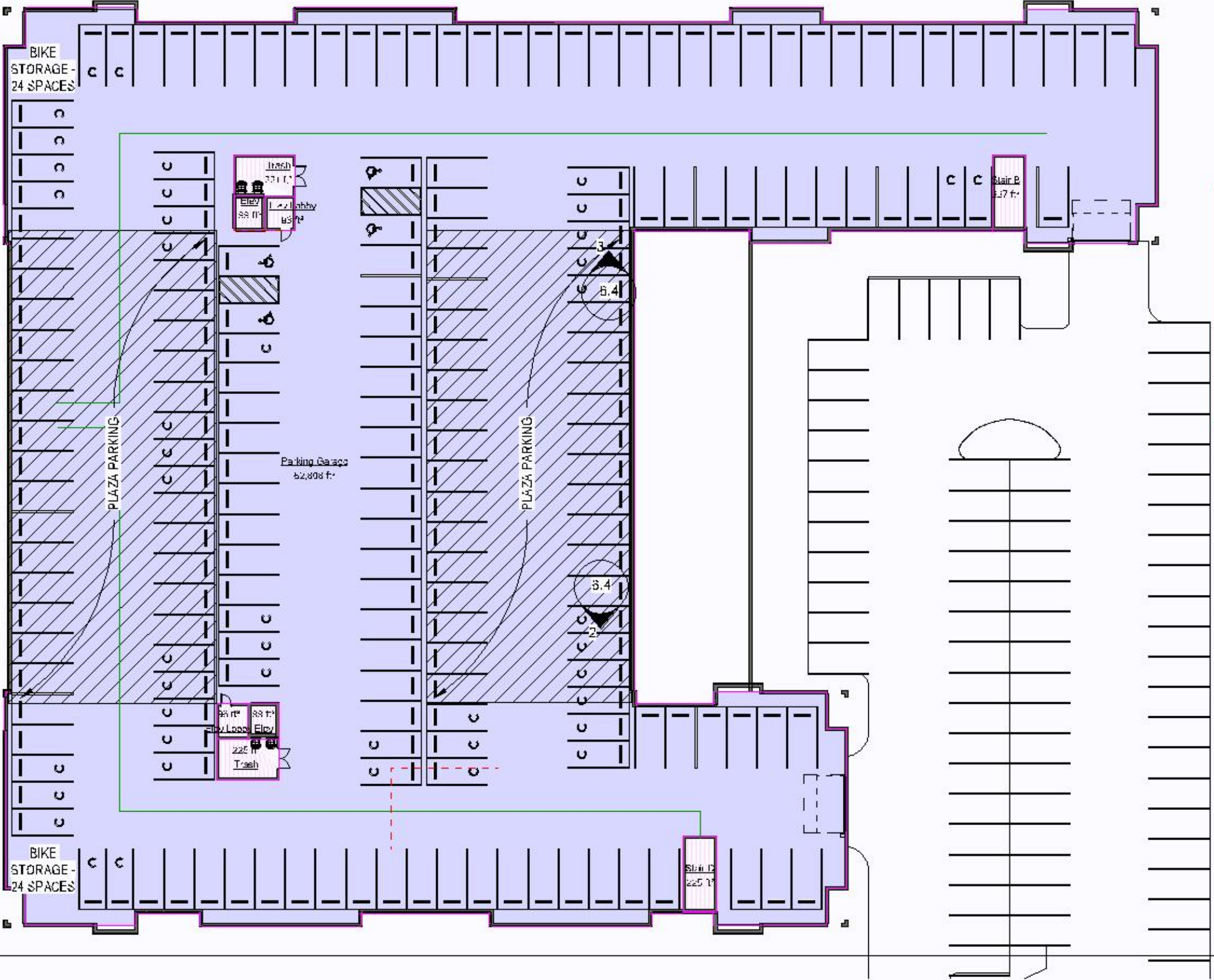
Emergency responder radio coverage
meeting the requirements of appendix
P in the 2020 MSFC shall be provided
throughout the property and within the
structures.

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

502.5 Vertical clearance.

A vertical clearance of 98 inches
(2490 mm) minimum shall be
provided at the following locations:

1. Parking spaces for vans.
2. The access aisles serving parking
spaces for vans.
3. The vehicular routes serving
parking spaces for vans.



① Level -1
1/32" = 1'-0"

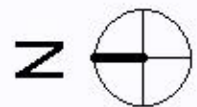
- Must meet 2020 MN State Building Code
- Must meet 2020 MN Accessibility Code.
- Building plans must be signed by a MN licensed architect.
- SAG review by MET council will be required.
- Provide a detailed code analysis with the plans.
- Separate permit and review by MN State Elevator inspector for elevators.
- Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 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.
- Balconies/decks may need sprinkler coverage if building materials and siding is combustible.

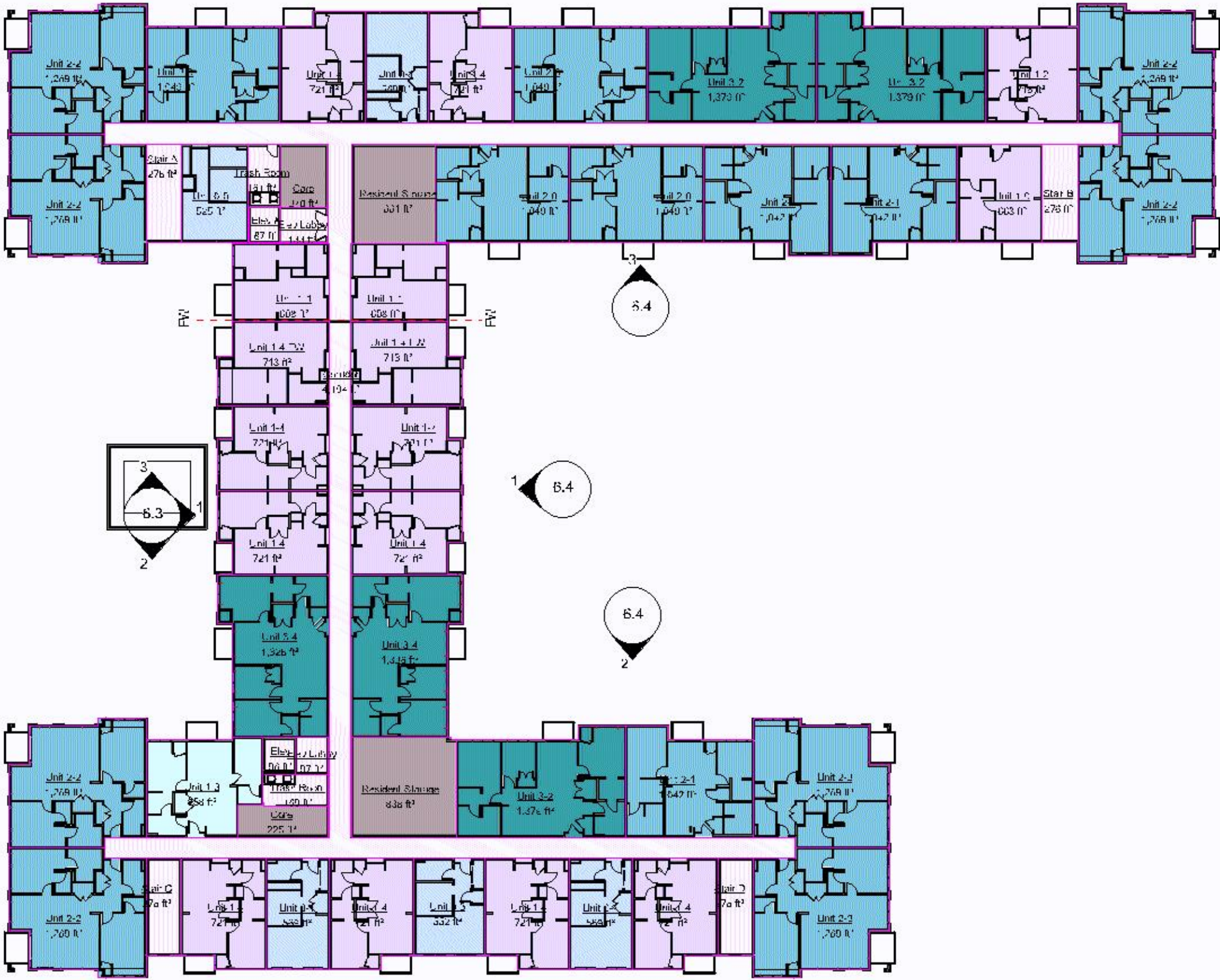


Pool permit required from State of MN.

- Color Scheme Legend
- 1 BR (Studin)
 - 1 BR
 - 1 BR + Den
 - 2BR
 - 3BR
 - Circulation
 - Common Area
 - Core

① Level 1
1/32" = 1'-0"





Color Scheme Legend

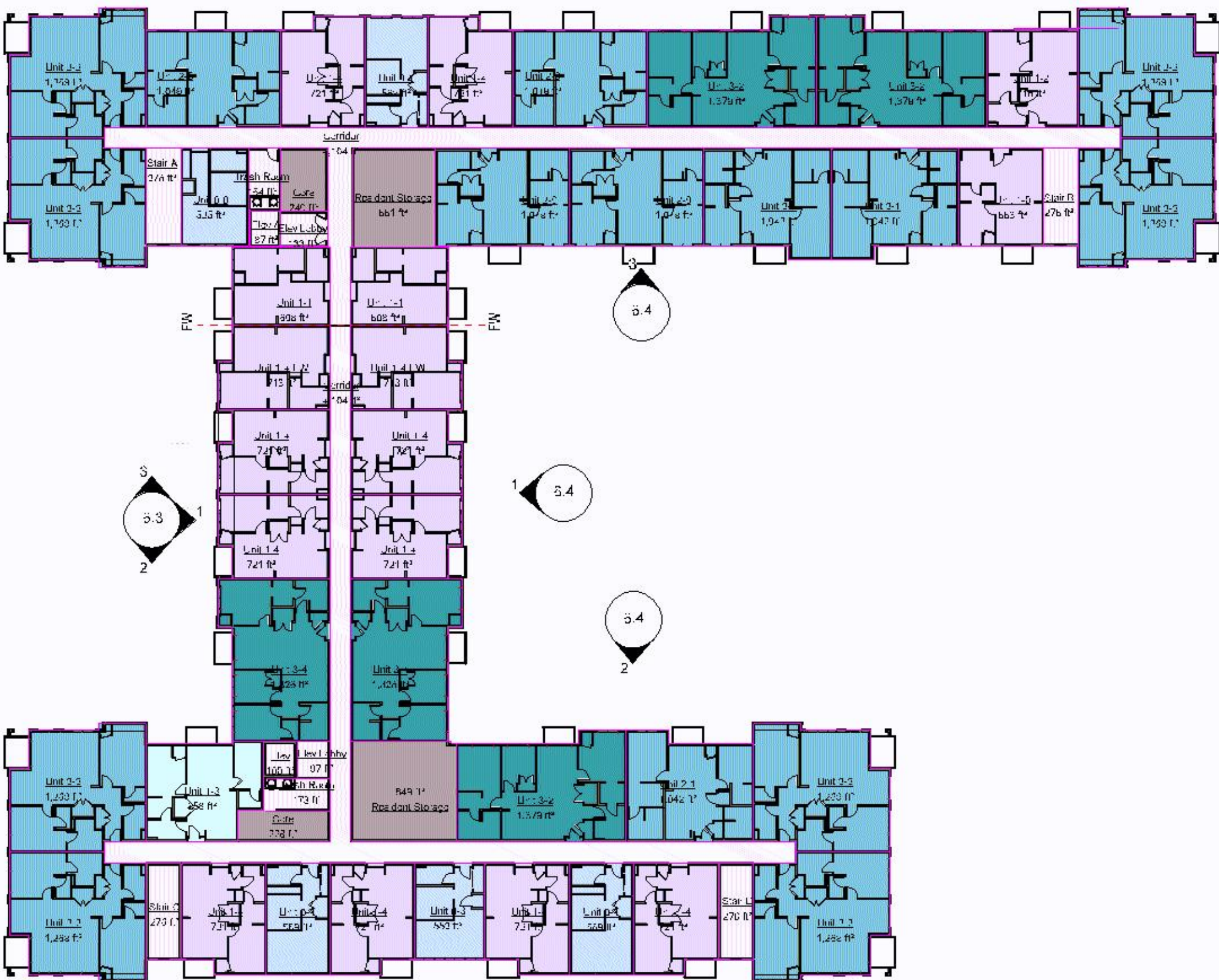
- 0 BR (Studios)
- 1 BR
- 1 BR + Den
- 2BR
- 3BR
- Circulation
- Core

1 Level 2
1/32" = 1'-0"



FLOOR PLANS - LEVEL 2

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8.2

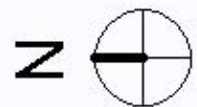
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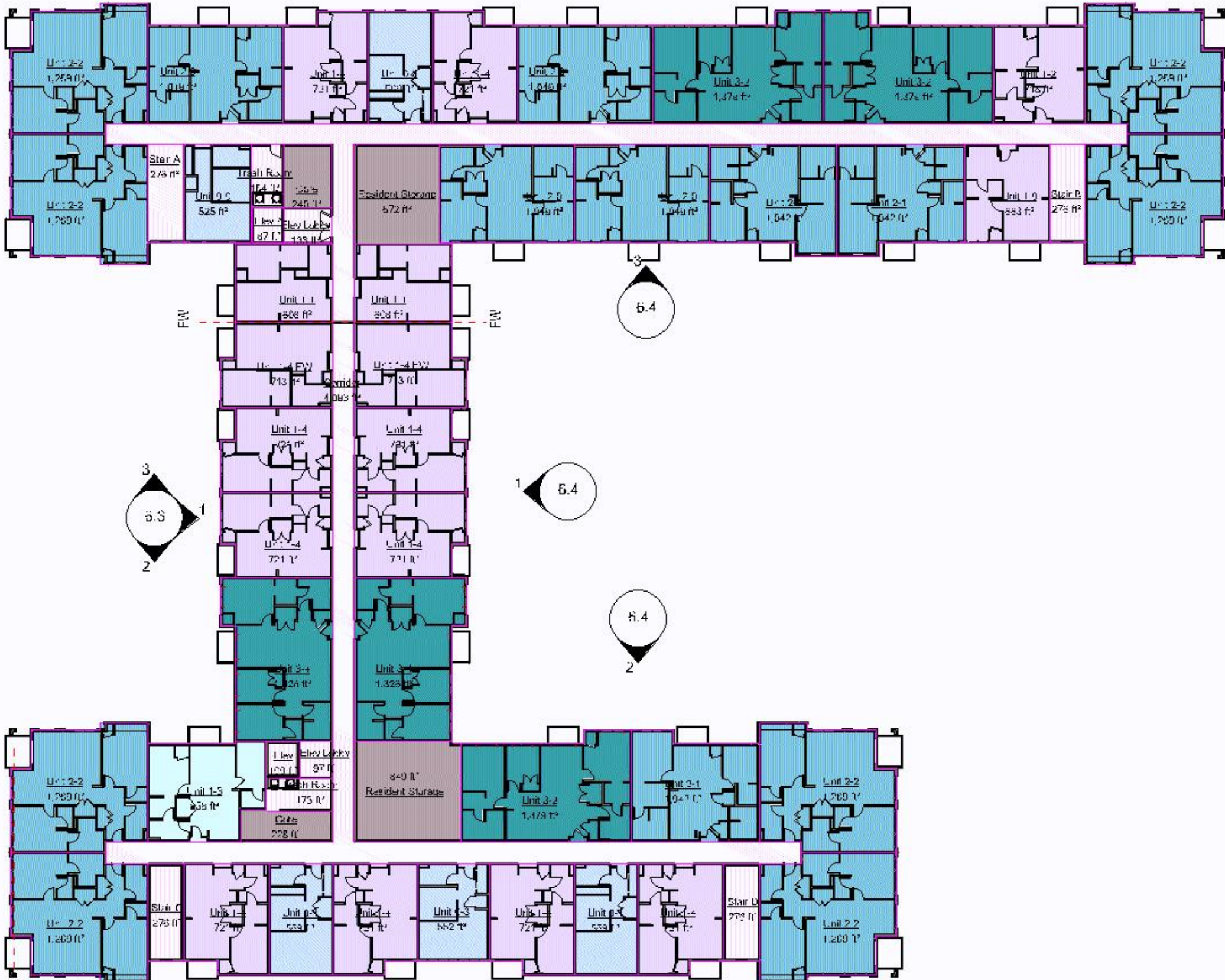
8.4

8.4

Color Scheme Legend

- 0 BR (Studio)
- 1 BR
- 1 BR + Den
- 2BR
- 3BR
- Circulation
- Core





6.2

6.4

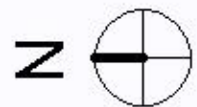
6.4

6.4

6.3

Color Scheme Legend

- 0 BR (Studio)
- 1 BR
- 1 BR + Den
- 2BR
- 3BR
- Circulation
- Core

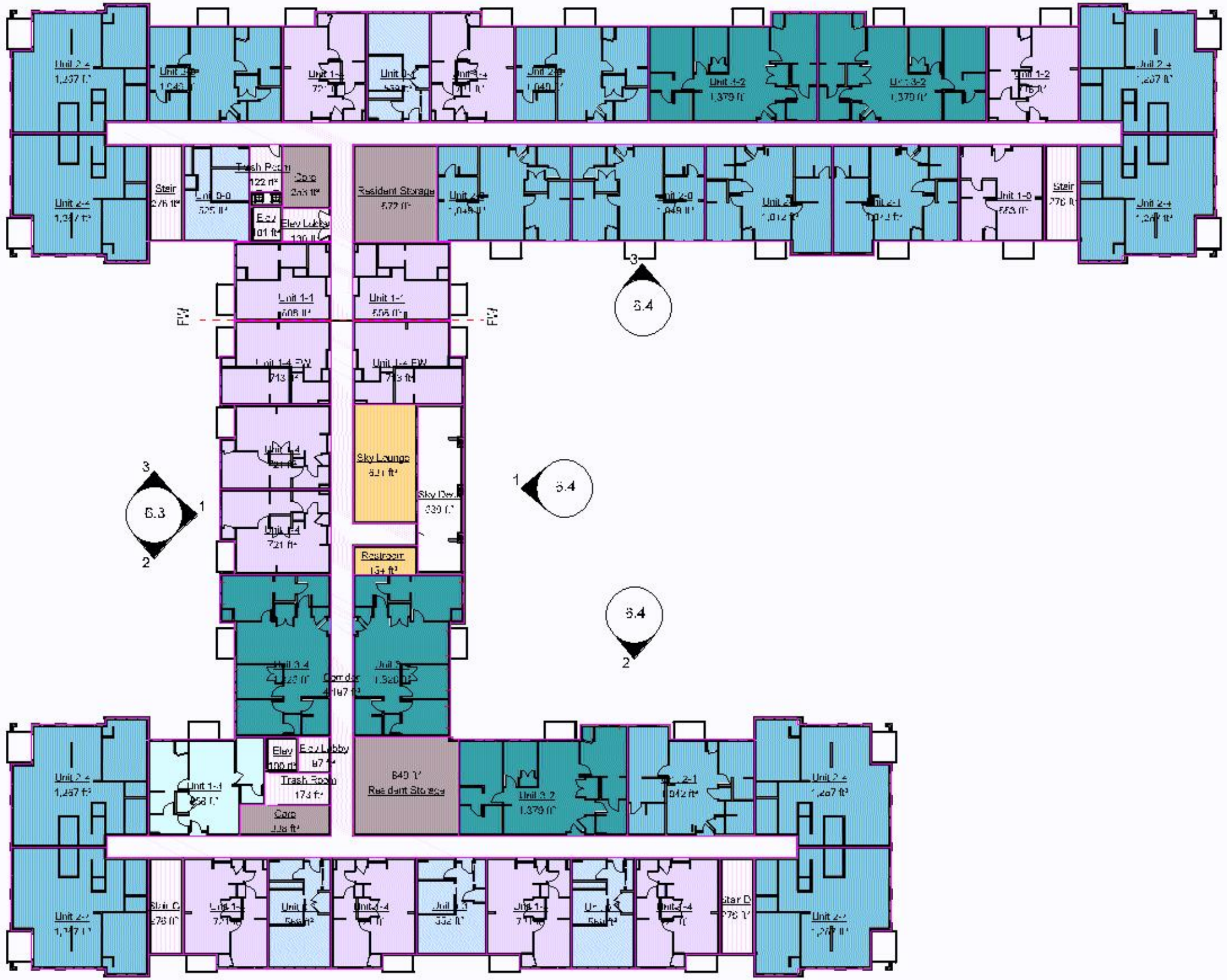


1 Level 4
1/32" = 1'-0"



FLOOR PLANS - LEVEL 4

Enclave - 78th Street Apts



Color Scheme Legend

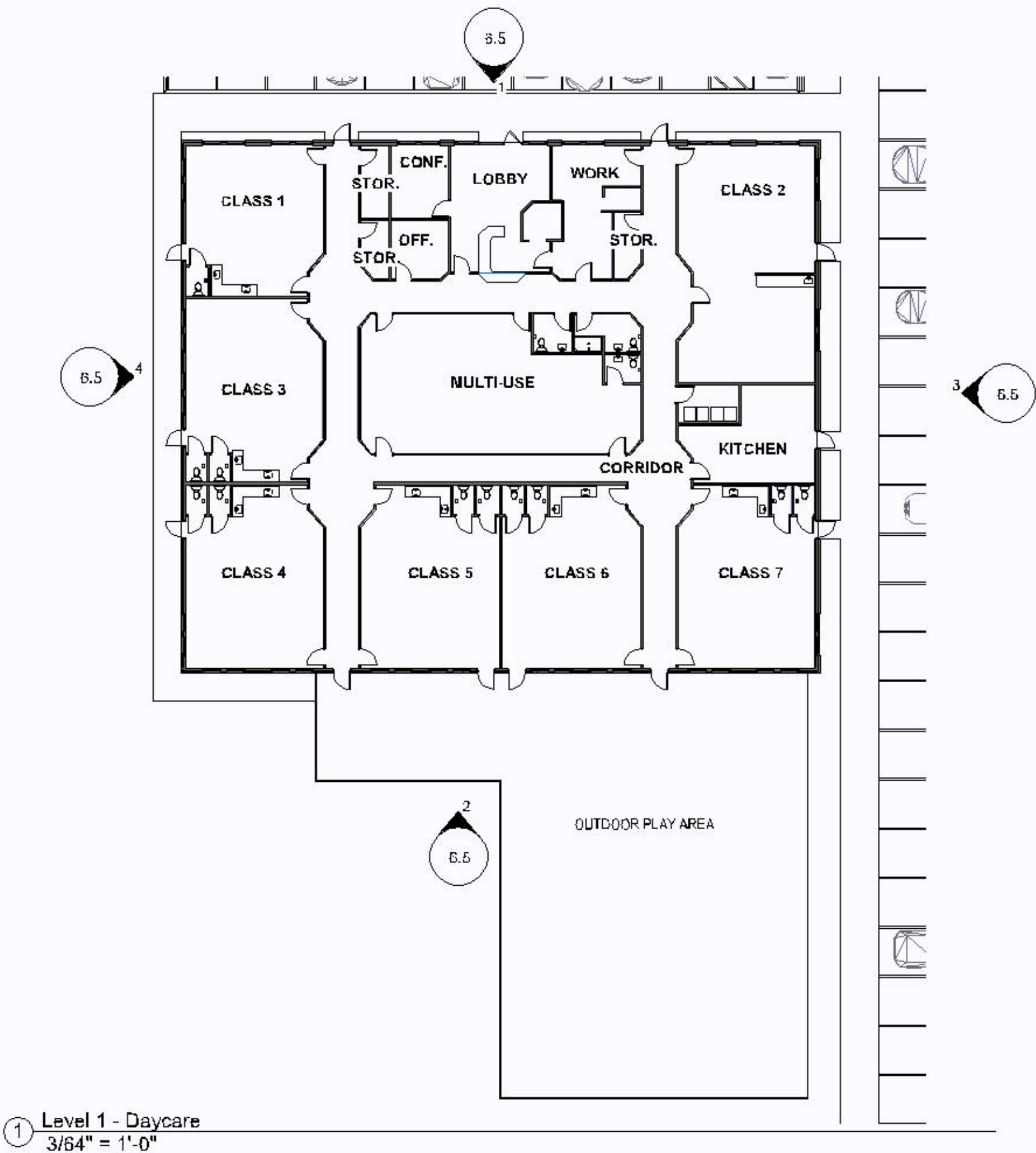
- 0 BR (Studio)
- 1 BR
- 1 BR + Den
- 2BR
- 3BR
- Amenity
- Circulation
- Common Area
- Core

1 Level 5
1/32" = 1'-0"



FLOOR PLANS - LEVEL 5

Enclave - 78th Street Apts



① Level 1 - Daycare
3/64" = 1'-0"



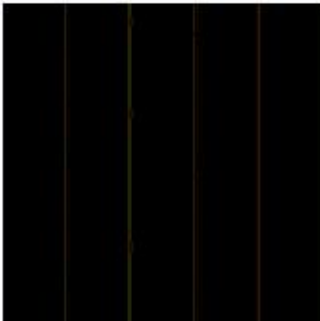




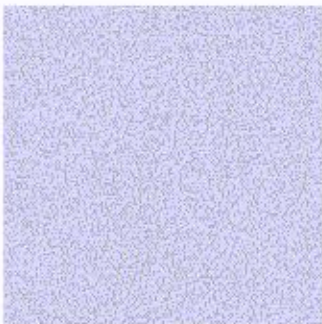
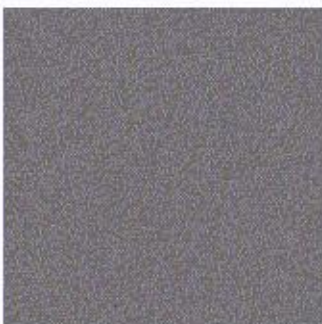




EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	Rockface CMU - Color: Glacial White	
4.2	Utility Brick Veneer - Color: Buff Blend	
5.1	Metal Panel - Vertical Corrugated - Color: Terra Cotta	
5.2	Metal Panel - Vertical Corrugated - Color: Matte Black	

EXTERIOR MATERIALS

Material Mark	Description	Image
7.1	Fiber Cement Panel - Smooth Texture - Color: James Hardie Arctic White	
7.2	Fiber Cement Panel - Smooth Texture - Color: James Hardie Iron Gray	
7.3	Fiber Cement Panel - Smooth Texture - Color: James Hardie Gray Slate	
7.4	Fiber Cement Lap - Smooth Texture - Color: Slate Gray	
8.1	Glazing	



1 North
3/64" = 1'-0"



2 East
3/64" = 1'-0"

PL202300193
 MATERIAL TAKEOFF: SOUTH
 PE2023-193
 PRIMARY: 14,863 SF (85%)
 SECONDARY: 2,689 SF (15%)
 TOTAL: 17,552 SF (100%)



- Lvl 5 Truss Brg. 154'-8 5/8"
- Level 5 145'-7 1/2"
- Level 4 134'-5 5/8"
- Level 3 123'-3 3/4"
- Level 2 112'-1 7/8"
- Level 1 100'-0"
- Level -1 88'-8"

① South
 3/64" = 1'-0"

MATERIAL TAKEOFF: WEST
 PRIMARY: 9,995 SF (52%)
 SECONDARY: 5,198 SF (38%)
 TOTAL: 15,193 SF (100%)

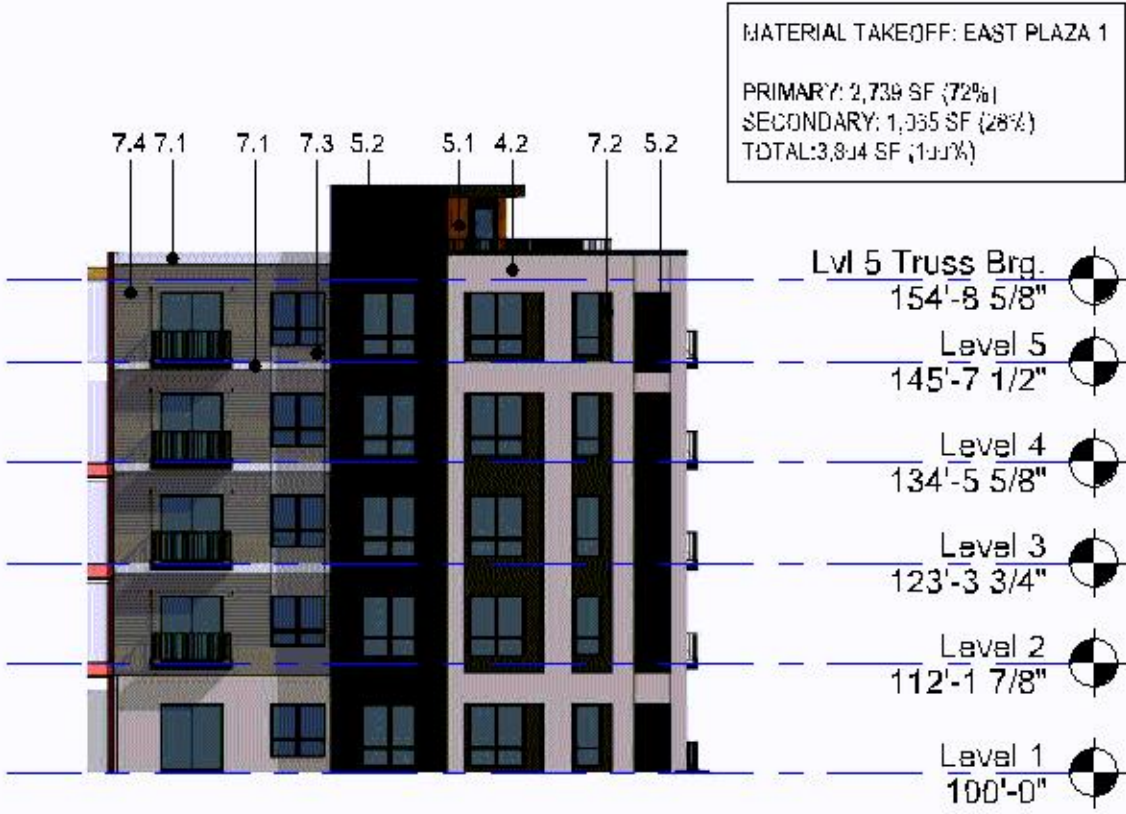


- Lvl 5 Truss Brg. 154'-8 5/8"
- Level 5 145'-7 1/2"
- Level 4 134'-5 5/8"
- Level 3 123'-3 3/4"
- Level 2 112'-1 7/8"
- Level 1 100'-0"
- Level -1 88'-8"

② West
 3/64" = 1'-0"



① North - Plaza
3/64" = 1'-0"



② East - Plaza 1
3/64" = 1'-0"



③ West - Plaza 1
3/64" = 1'-0"



① South - Plaza
3/64" = 1'-0"



② East - Plaza 2
3/64" = 1'-0"



③ West - Plaza 2
3/64" = 1'-0"

MATERIAL TAKEOFF: EAST PLAZA 2

PRIMARY: 4,557 SF (59%)
SECONDARY: 3,155 SF (41%)
TOTAL: 7,712 SF (100%)

- Lvl 5 Truss Brg. 154'-8 5/8"
- Level 5 145'-7 1/2"
- Level 4 134'-5 5/8"
- Level 3 123'-3 3/4"
- Level 2 112'-1 7/8"
- Level 1 100'-0"
- Level -1 88'-8"

MATERIAL TAKEOFF: WEST PLAZA 2

PRIMARY: 7,813 SF (54%)
SECONDARY: 3,226 SF (44%)
TOTAL: 14,035 SF (100%)

