

Enclave - 3901 MINNESOTA DRIVE APARTMENTS

11/13/2024



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PROJECT TEAM

DEVELOPMENT

Enclave Developement
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Fargo, ND 58102
Contact: Brian Bochman
(701) 212-8110

ARCHITECT

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

SITE METRICS

PARCEL ID 0602724110017

ADDRESS 3901 Minnesota Dr, Minneapolis, MN 55443



1 Site Location Aerial
1" = 100'-0"

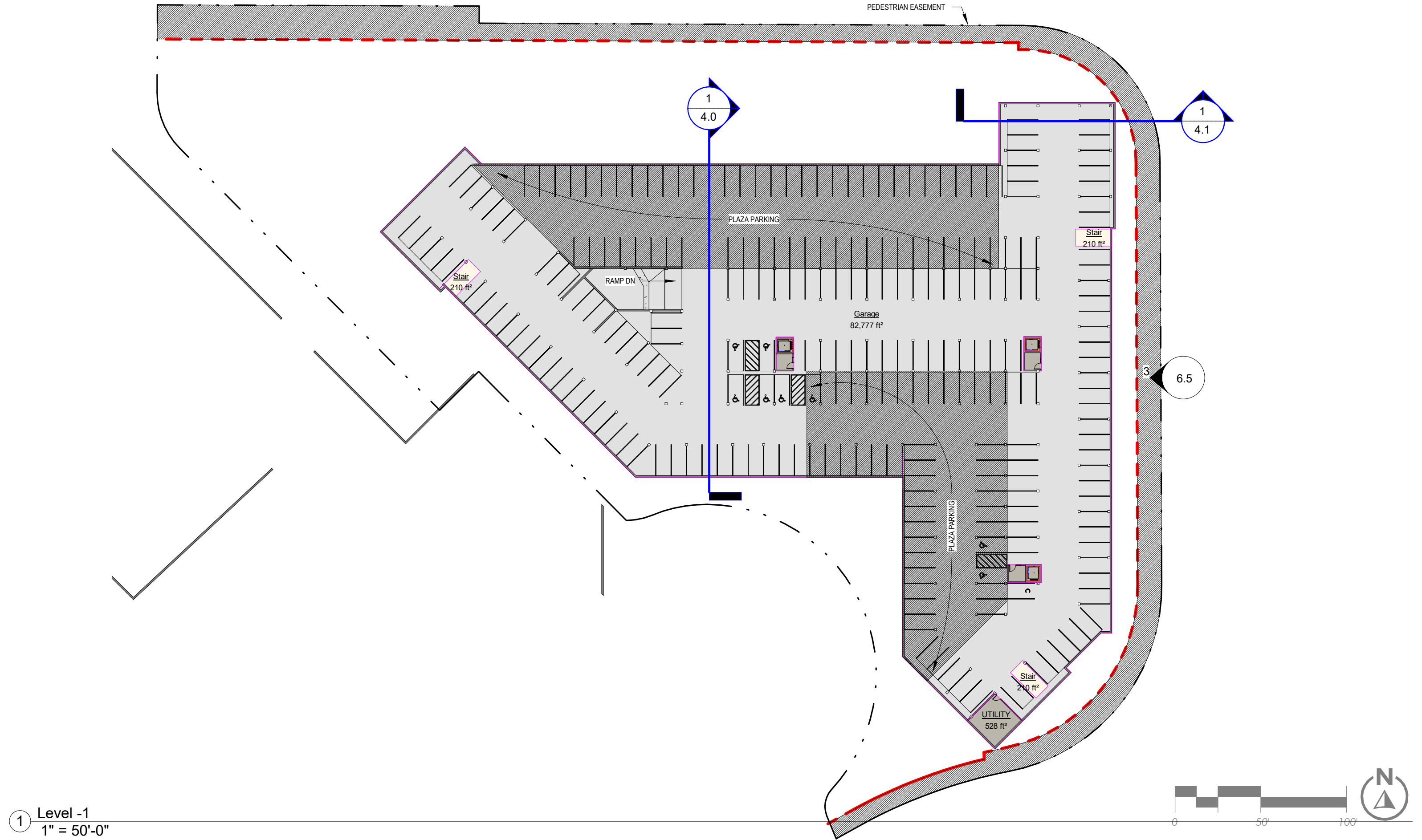




SITE PLAN KEY

- 1 RESIDENT ENTRANCE
- 2 COMMERCIAL ENTRANCE
- 3 GARAGE ENTRANCE
- 4 RESIDENT PATIO
- 5 PLAZA BELOW
- 6 POOL
- 7 ROOFTOP DECK
- 8 COMMERCIAL PATIO

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



① Level -1
1" = 50'-0"

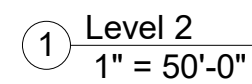


PARKING		
Level	Type	Count
Level -1	Parking - Garage	241
Level 1	Parking - Garage	131
Level 1	Parking - Surface	112
		484

1 Level 1
1" = 50'-0"

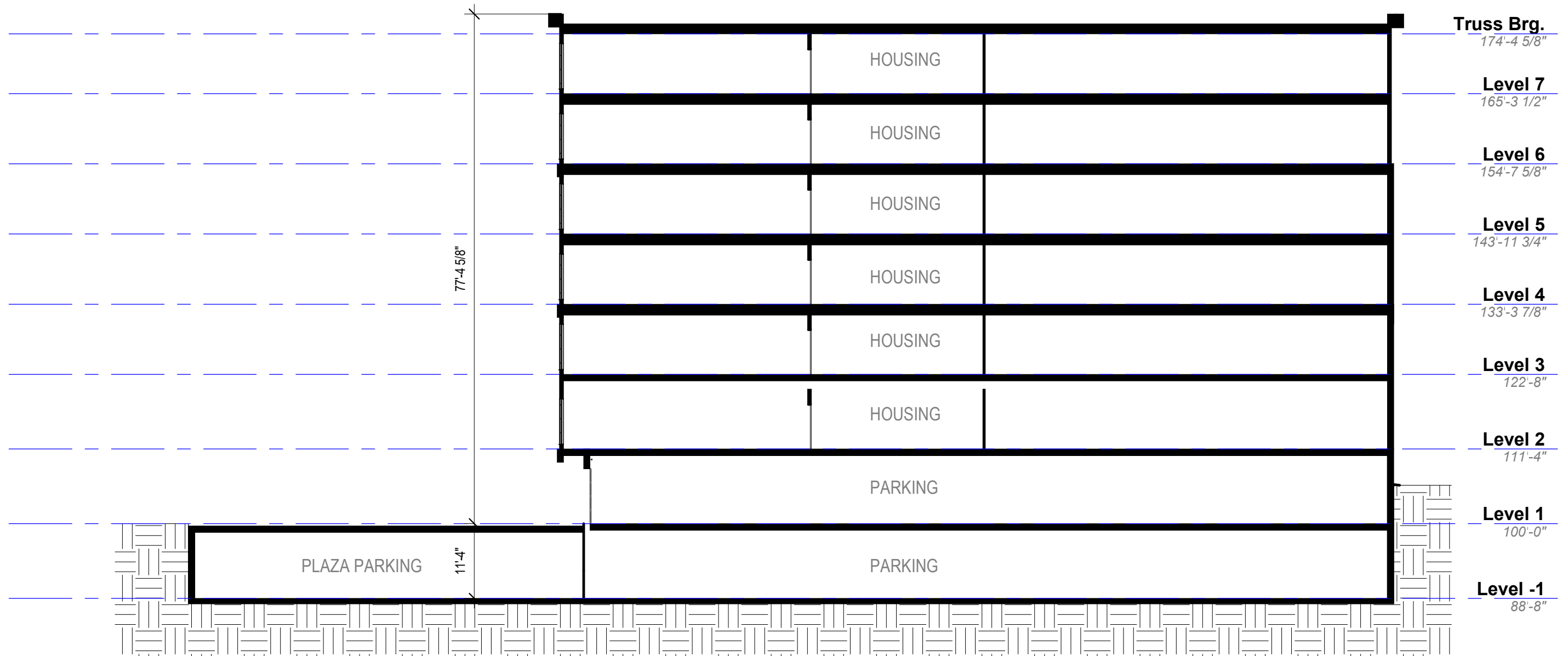


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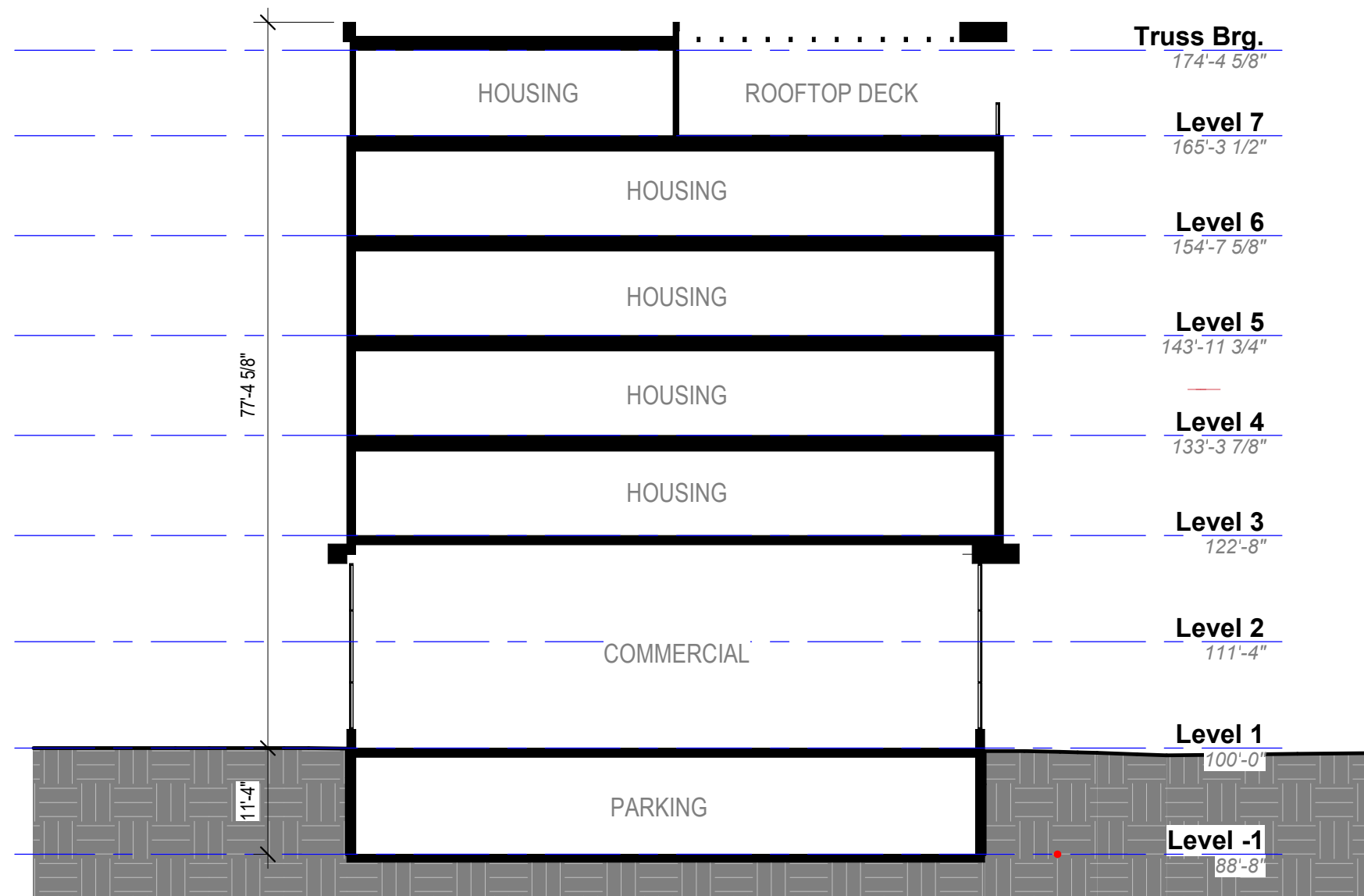








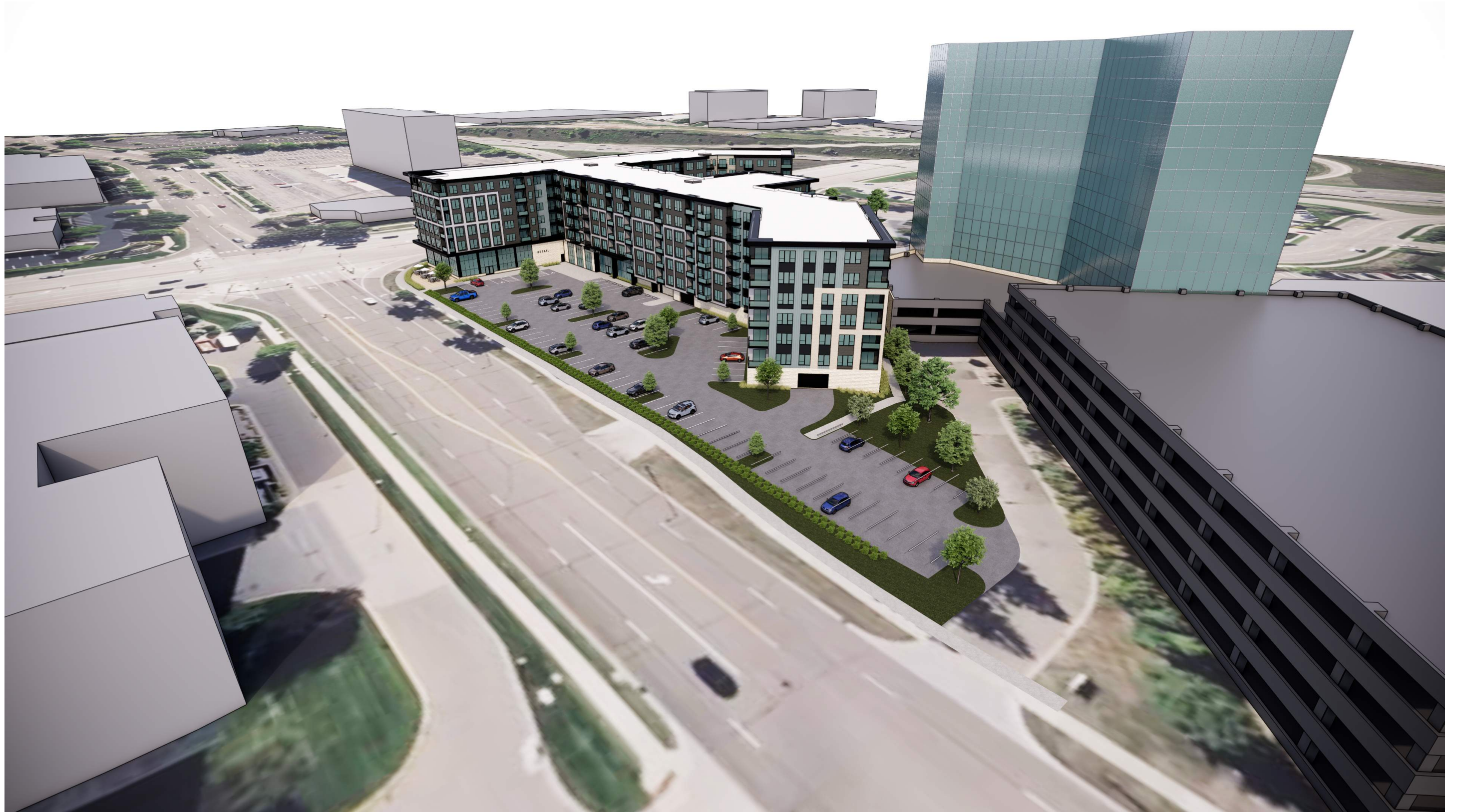
① Section 1
1/16" = 1'-0"



① Section 2
1/16" = 1'-0"



RENDERING - AERIAL NORTHEAST



RENDERING - AERIAL NORTHWEST



RENDERING - AERIAL SOUTHEAST



RENDERING - AERIAL SOUTH



RENDERING - MINNESOTA DRIVE



RENDERING - COMMERCIAL AND RESIDENT ENTRY



RENDERING - FRANCE & MINNESOTA DR



RENDERING - FRANCE AVE



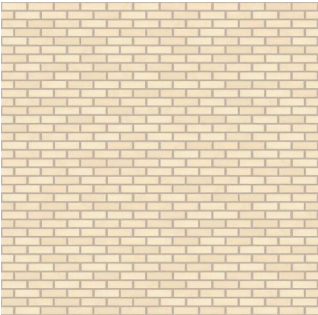
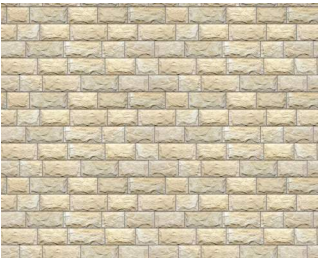
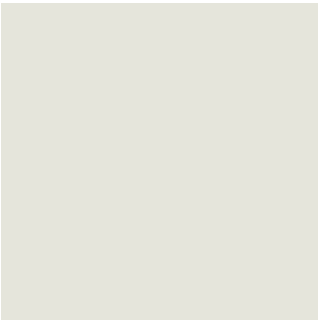
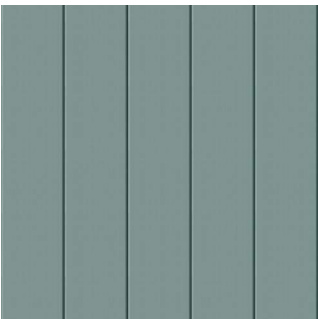
RENDERING - FRANCE & 78TH ST

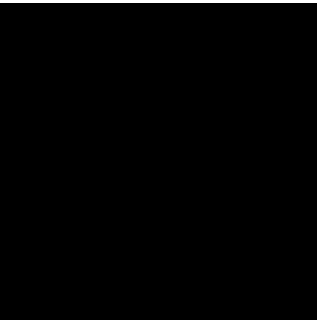
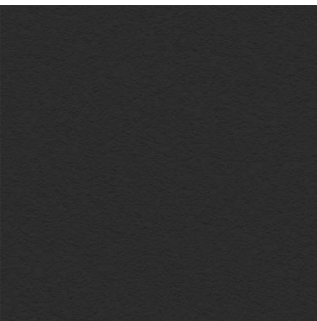


RENDERING - 78TH ST



RENDERING - POOL DECK

EXTERIOR MATERIALS		
Material Mark	Description	Image
4.1	Brick-SiouxCity-Running-CreamWhite	
4.2	04-Colored Concrete Masonry - Split Face - Color: Kasota	
5.1	Metal Panel - Flush - Color: Light Gray	
5.2	Metal Panel - Flatlock Tile - Color: Graphite	
5.3	Metal Panel - Vertical Reveal - Color: Sky Blue	

EXTERIOR MATERIALS		
Material Mark	Description	Image
5.4	Metal Panel - Flush - Color: Matte Black	
5.5	Metal Panel - Vertical Reveal - Color: Matte Black	
7.1	Fiber Cement Panel - Smooth Face - Color: Iron Gray	
7.2	Fiber Cement Lap - Smooth Face - Alternating Exposure (4", 4", 8") - Color: Cobblestone	
8.1	Glass - High Iron Tint	



① Elevation - North End
1" = 20'-0"



② Elevation - North Courtyard (West Facade)
1" = 20'-0"



③ Elevation - North Courtyard (North Facade)
1" = 20'-0"



① Elevation - North Courtyard (East Facade)
1" = 20'-0"



② Elevation - Northwest End
1" = 20'-0"



③ Elevation - West
1" = 20'-0"



① Elevation - West Courtyard (South Facade)
1" = 20'-0"



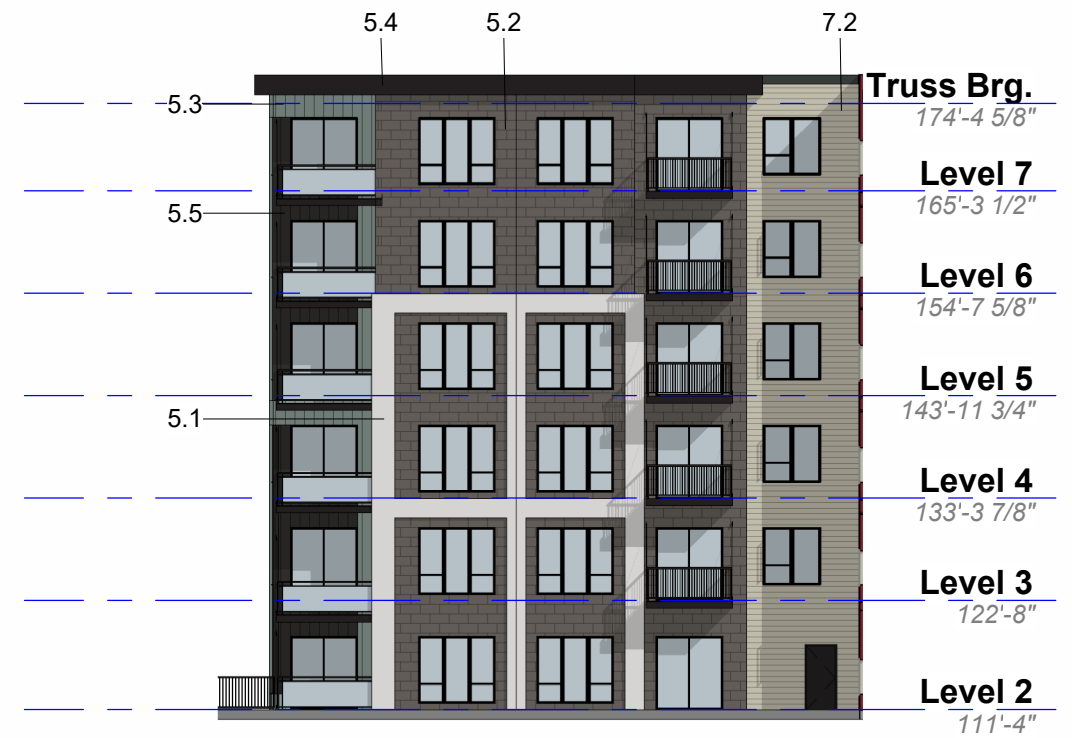
② Elevation - West Courtyard (West Facade)
1" = 20'-0"



③ Elevation - South End
1" = 20'-0"



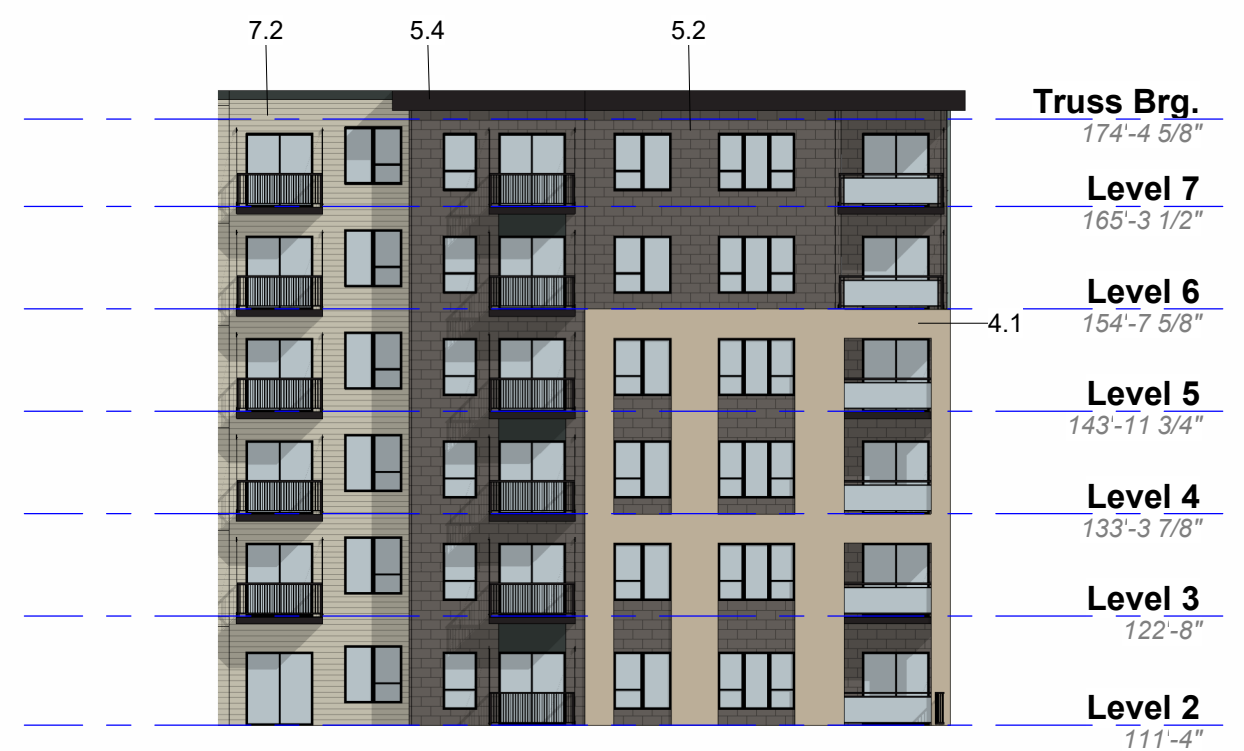
① Elevation - East Courtyard (North Facade)
1" = 20'-0"



④ Elevation - East Courtyard (East Facade)
1" = 20'-0"



② Elevation - East Courtyard (West Facade)
1" = 20'-0"



③ Elevation - East Courtyard (Southeast Facade)
1" = 20'-0"



① Elevation - Southwest End
1" = 20'-0"



② Elevation - Southeast
1" = 20'-0"



③ Elevation - East
1" = 20'-0"

PLANNING METRICS

Zoning
Current: C-4 Freeway Office
Proposed: PUD

Height
Proposed: 7 Stories / 78 Feet

Density
Proposed: 275 units / 3.8 Acres = 72.3 Units per Acre

Vehicle Parking
SURFACE - 112 SPACES
GARAGE - 372 SPACES
TOTAL PARKING = 484 SPACES

Storage Space
Proposed: 144 storage lockers

Exterior Materials
Public Facing Facades - 85% Min Primary Materials (glass, stucco, brick, concrete, metal)
15% Max Secondary Materials (wood,metal,cfb)

GROSS AREA - TOTAL	
Level	Area
Level 7	53,255 ft²
Level 6	53,451 ft²
Level 5	53,451 ft²
Level 4	53,451 ft²
Level 3	53,451 ft²
Level 2	44,599 ft²
Level 1	68,799 ft²
Level -1	84,917 ft²
Grand total	465,374 ft²

PARKING		
Level	Type	Count
Level -1	Parking - Garage	241
Level 1	Parking - Garage	131
Level 1	Parking - Surface	112
		484

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
0 BR (Alcove)				
Unit 0-1	17	569 ft²	9,674 ft²	6.2%
Unit 0-3	1	585 ft²	585 ft²	0.4%
18			10,259 ft²	6.5%
1BR				
Unit 1-0	100	721 ft²	72,121 ft²	36.4%
Unit 1-1	12	718 ft²	8,616 ft²	4.4%
Unit 1-6	10	706 ft²	7,059 ft²	3.6%
122			87,795 ft²	44.4%
1BR+DEN				
Unit 1D-4	6	909 ft²	5,456 ft²	2.2%
Unit 1D-5	9	974 ft²	8,767 ft²	3.3%
Unit 1D-6	1	884 ft²	884 ft²	0.4%
16			15,107 ft²	5.8%
2BR				
Unit 2-0	6	1,053 ft²	6,315 ft²	2.2%
Unit 2-1	22	1,203 ft²	26,477 ft²	8.0%
Unit 2-4	47	1,099 ft²	51,655 ft²	17.1%
Unit 2-5	5	1,267 ft²	6,334 ft²	1.8%
Unit 2-7	6	1,206 ft²	7,238 ft²	2.2%
Unit 2-8	6	1,106 ft²	6,635 ft²	2.2%
Unit 2-10	6	1,308 ft²	7,848 ft²	2.2%
98			112,503 ft²	35.6%
3BR				
Unit 3-3	21	1,532 ft²	32,164 ft²	7.6%
21			32,164 ft²	7.6%
Grand total	275		257,828 ft²	100.0%