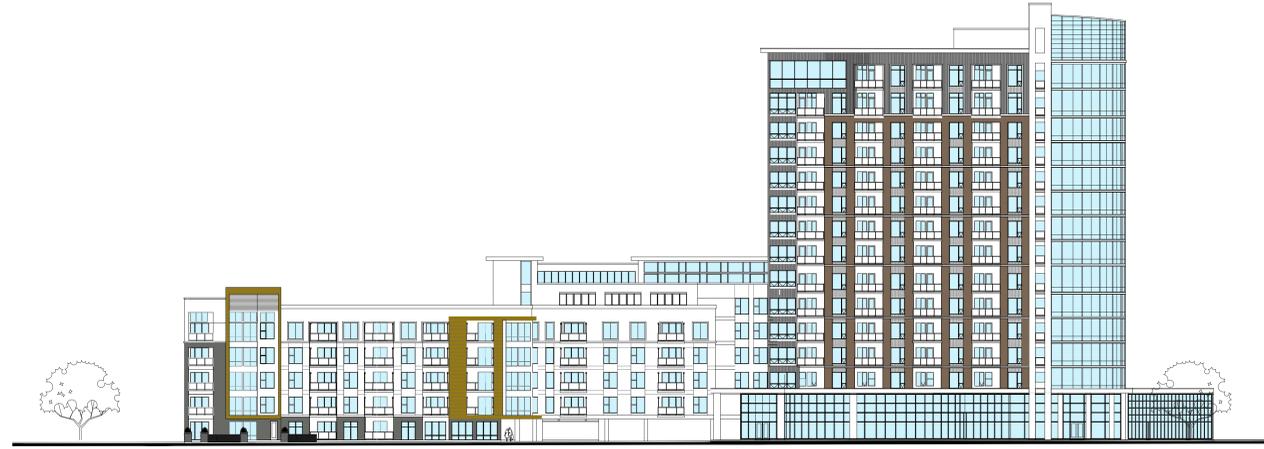


# 325 BLAKE ROAD - SITE C (BUILDING C)

## 325 BLAKE ROAD, HOPKINS, MN



### BUILDING METRICS

325 BLAKE ROAD ALATUS, LLC 2021180											
UNIT TABULATION - BUILDING C - 15 STORY RESIDENTIAL WITH 1 LEVEL OF UNDERGROUND PARKING 12/13/22											
UNIT NAME	UNIT TYPE	NET AREA(SF)	BALCONY	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL BALCONY	TOTAL AC AREA	% BREAKDOWN		
SS-HH	STL10K	432	0	1	1	0.3%	0	25,707	21.0%		
SS-HH	STL10K	507	0	1	1	0.3%	0	507			
A3-HH	1br/1ba (below)	579	0	27	27	8.5%	0	15,833			
A2-HH	1br/1ba	678	62	26	26	8.1%	1,832	15,628	49.8%		
A3-HH	1br/1ba	715	66	36	36	11.3%	2,484	20,740			
A4-HH	1br/1ba	788	69	26	26	8.1%	1,764	20,514			
D1-HH	2br/2ba	997	76	8	16	3.0%	608	7,010			
SD-HH	2br/2ba	1,210	89	20	40	9.9%	1,390	26,200	22.9%		
SD-HH	2br/2ba	1,220	77	26	52	15.8%	1,828	26,760			
C1-HH	3br/3ba	1,441	175	12	36	9.5%	2,530	17,262	5.6%		
CD-HH	3br/3ba	2,111	175	1	3	0.8%	195	2,111			
<b>TOTALS</b>				<b>231</b>	<b>318</b>	<b>100%</b>	<b>12,878</b>	<b>184,058</b>	<b>100%</b>		
UNIT AVERAGE NET SF: 797											
* NET AREA IS COMPUTED TO INCLUDE BOILER FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PORCH, BALCONIES, PATIO, OR DECK FOOTAGE.											
<b>PROJECT DATA</b>											
UNIT AVERAGE NET SF: 797 S.F.											
NET AREA: 6,188 S.F.											
<b>PARKING:</b>											
TOTAL PROVIDED: 608 SPACES											
GARAGE: 602 SPACES (including 8 tandem)											
SURFACE: 6 SPACES											
PARKING RATIO: 1.83 SPACES/UNIT (TOTAL UNITS FOR BLDG C) 395											

325 BLAKE ROAD ALATUS, LLC 2021180											
UNIT TABULATION - BUILDING C - WRAP-3 STORY RESIDENTIAL 12/14/22											
UNIT NAME	UNIT TYPE	NET AREA(SF)	BALCONY	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL BALCONY	TOTAL AREA	% BREAKDOWN		
S1	1br/1ba	575	0	25	25	17.7%	0	16,734	18%		
A1	1br/1ba	651	50	40	40	28.6%	2,300	27,640	30%		
A2	1br/1ba	725	68	25	25	18.2%	1,700	18,125			
A3	1br/1ba	605	76	20	20	12.2%	1,660	16,180			
D1	2br/2ba	925	71	4	8	2.4%	69	3,696			
S1	2br/2ba	1,075	64	23	46	14.9%	1,472	24,679			
SD	2br/2ba	977	17	4	8	2.4%	69	3,906	25%		
S4	2br/2ba	1,240	102	8	16	4.9%	816	9,992			
SHALY	2br/2ba	1,117	116	2	4	1%	200	2,234			
C1	3br/3ba	1,362	119	4	12	2.4%	495	5,668	3%		
D1	4br/4ba	1,921	0	0	0	0%	0	9,935	3%		
<b>TOTALS</b>				<b>164</b>	<b>224</b>	<b>98%</b>	<b>7,838</b>	<b>138,243</b>	<b>100%</b>		
UNIT AVERAGE NET SF: 843											
* NET AREA IS COMPUTED TO INCLUDE BOILER FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PORCH, BALCONIES, PATIO, OR DECK FOOTAGE.											
<b>PROJECT DATA</b>											
UNIT AVERAGE NET SF: 843 S.F.											

SITE AREA: 3.45 ACRES  
 TOTAL UNITS: 395  
 TOTAL PARKING PROVIDED: 608 SPACES  
 TOTAL LONG TERM BIKE PARKING PROVIDED: 200 SPACES  
 TOTAL SHORT TERM BIKE PARKING PROVIDED: 20 SPACES  
 TOTAL GROSS AREA EXCLUDING GARAGE: 442,288 SF.  
 FAR: 2.94

### PROJECT TEAM

**OWNER / DEVELOPER**  
 ALATUS  
 80 S. 8TH STREET, SUITE 4155, MINNEAPOLIS, MN 55402  
 PHONE: 612-201-8487

**ARCHITECT**  
 HUMPHREYS & PARTNERS ARCHITECTS, LP  
 5339 ALPHA ROAD, SUITE 300, DALLAS, TX  
 PHONE: 972-701-9636

**CIVIL**  
 LOUCKS INC.  
 7200 HEMLOCK LANE, SUITE 300, MAPLE GROVE, MN 55369  
 PHONE: 763-424-5505

**LANDSCAPE ARCHITECT:**  
 DAMON FARBER LANDSCAPE ARCHITECTS  
 401 NORTH 2ND AVENUE, SUITE 410, MINNEAPOLIS, MN 55401  
 PHONE: 612-332-7522

### DRAWING INDEX

Sheet Number	Sheet Name
A101C	SITE C - TITLE SHEET

### GENERAL INFORMATION

#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT

### ARCHITECTURAL

A201	ARCHITECTURAL SITE PLAN - OVERALL
A201C	ARCHITECTURAL SITE PLAN - SITE C
A431	BUILDING C - FLOORPLANS
A432	BUILDING C - FLOORPLANS
A433	BUILDING C - FLOORPLANS
A434	BUILDING C - FLOORPLANS
A435	BUILDING C - FLOORPLANS
A436	BUILDING C - FLOORPLANS
A437	BUILDING C - FLOORPLANS
A440	BUILDING C - SECTION
A441	BUILDING C - ELEVATIONS
A442	BUILDING C - ELEVATIONS
A443	BUILDING C - ELEVATIONS
A444	BUILDING C - ELEVATIONS
A450	BUILDING C - MATERIAL BOARD

### PROJECT LOCATION



Neighborhood Context Map



Site Location

325 BLAKE ROAD  
 MASTERPLAN  
 HOPKINS, MINNESOTA

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

Revisions:

#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT

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**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
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 972.701.9636 | 972.701.9638 FAX  
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 CHICAGO OFFICE: 100 N. LAKE STREET, SUITE 1000, CHICAGO, ILLINOIS 60602  
 www.humphreys.com



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SHEET CONTENTS:  
 SITE C - TITLE SHEET

SHEET NO.  
**A101C**

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 License #: 40199  
 Date Plotted: 12/21/2023

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SHEET CONTENTS:

BUILDING C - PERSPECTIVE-1

SHEET NO. **A102**



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 PH: 612.424.5000 FAX: 612.424.5005  
 PRINCIPALS: GREGORY FAULKNER, MICHAEL W. HARRIS, CHRISTOPHER J. HARRIS, JEFFREY L. HARRIS, JEFFREY L. HARRIS  
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SHEET CONTENTS:

BUILDING C - PERSPECTIVE-2

SHEET NO. **A103**



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#	DATE	COMMENTS
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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**

<b>BUILDING C</b>	231 units	797 s.f.
15 story		
5 story	164 units	843 s.f.
<b>Total</b>	<b>395 units</b>	

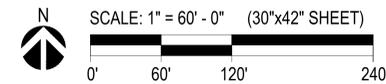
**GARAGE PARKING - 7 levels-602 spaces**  
Surface parking- 6 spaces  
**SHORT TERM BIKE PARKING- 20 spaces**  
**LONG TERM BIKE PARKING- 198 spaces**

**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	
	<b>1,323 spaces</b>	

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
<b>TOTALS</b>	<b>823 units</b>	







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#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT

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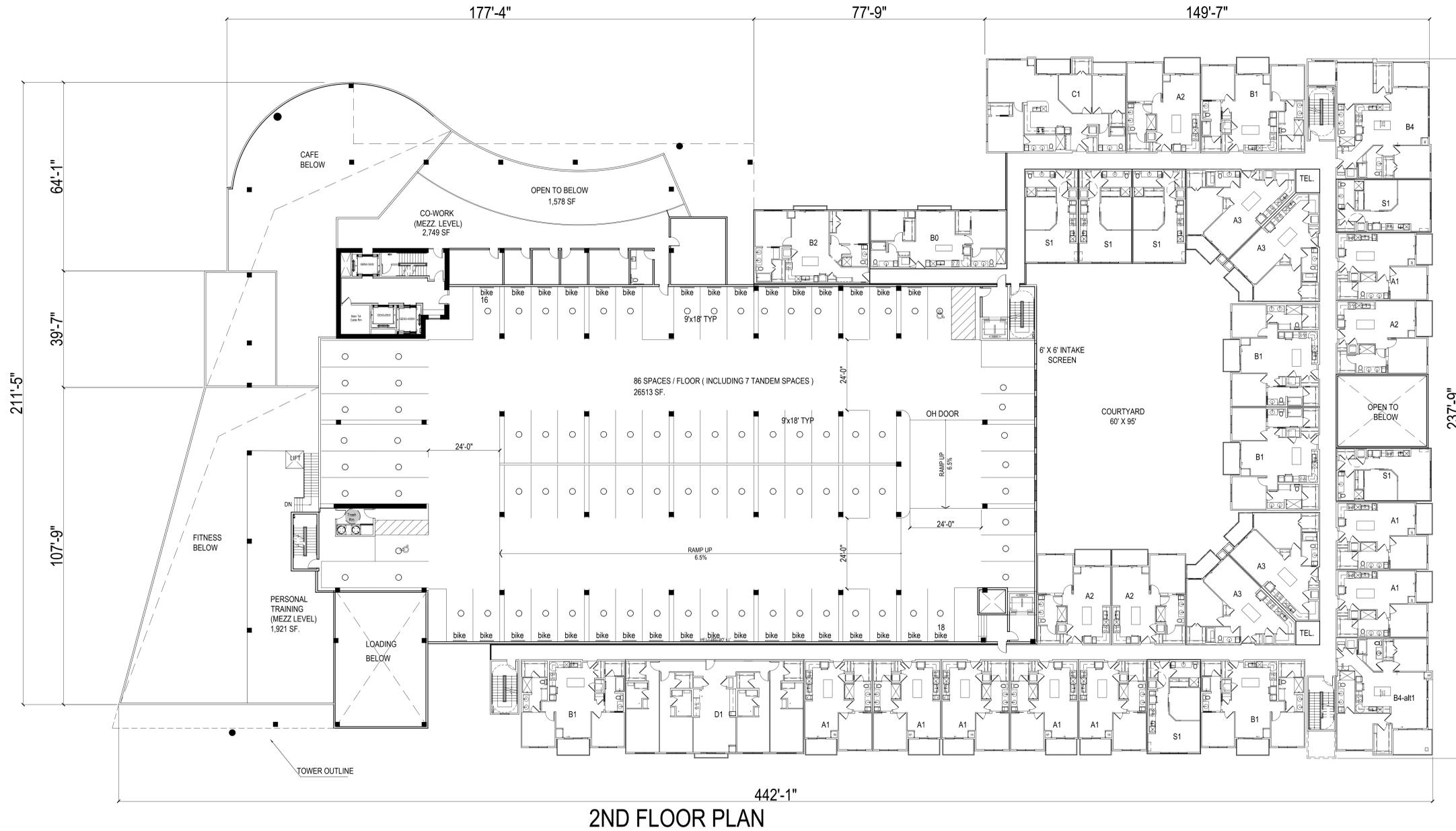
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SHEET CONTENTS:  
 BUILDING C -  
 BUILDING PLANS

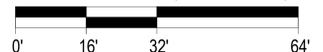
SHEET NO.

**A432**

21180



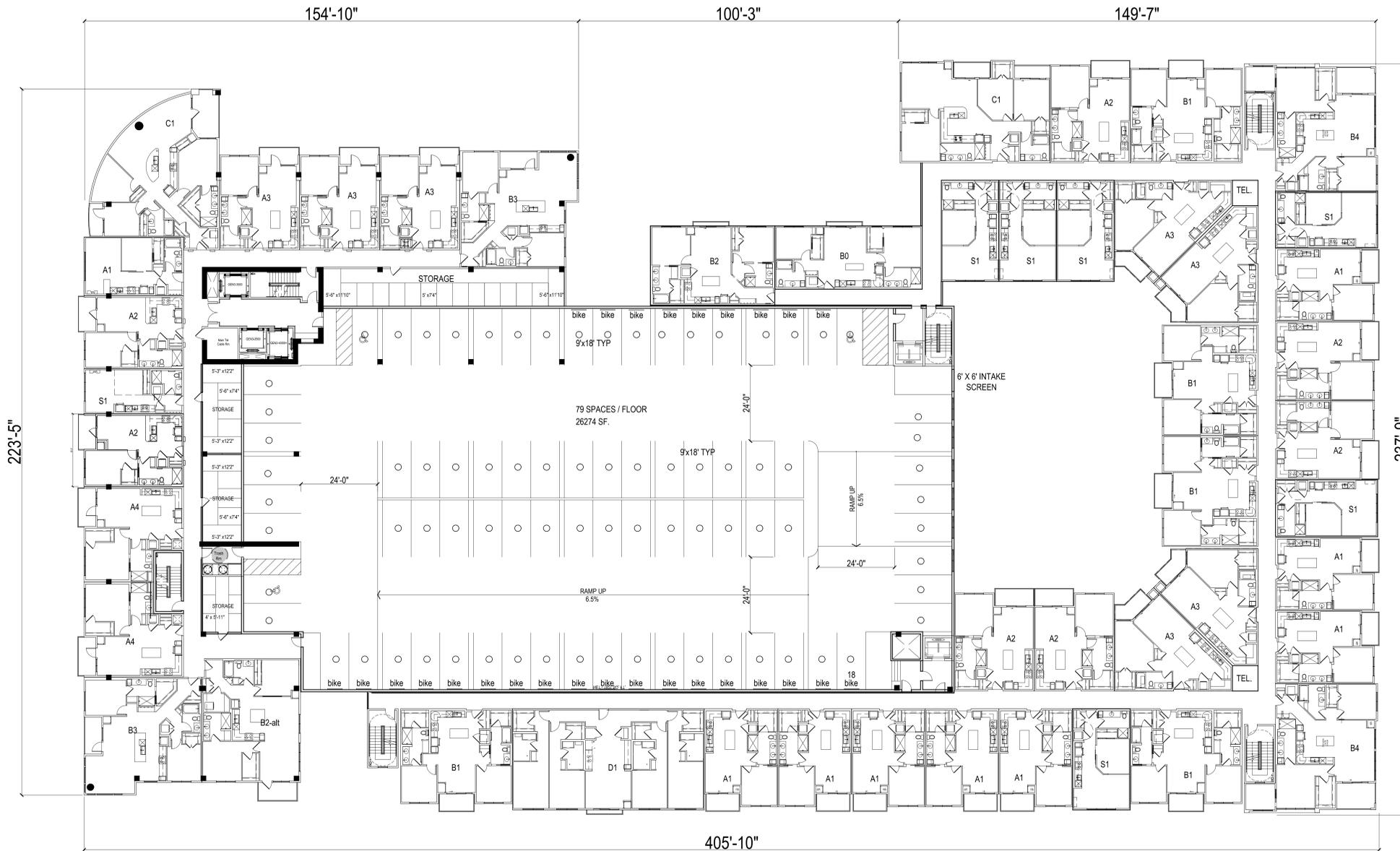
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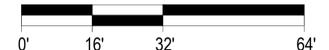
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4TH-5TH FLOOR PLAN

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



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SHEET CONTENTS:

BUILDING C -  
 BUILDING PLANS

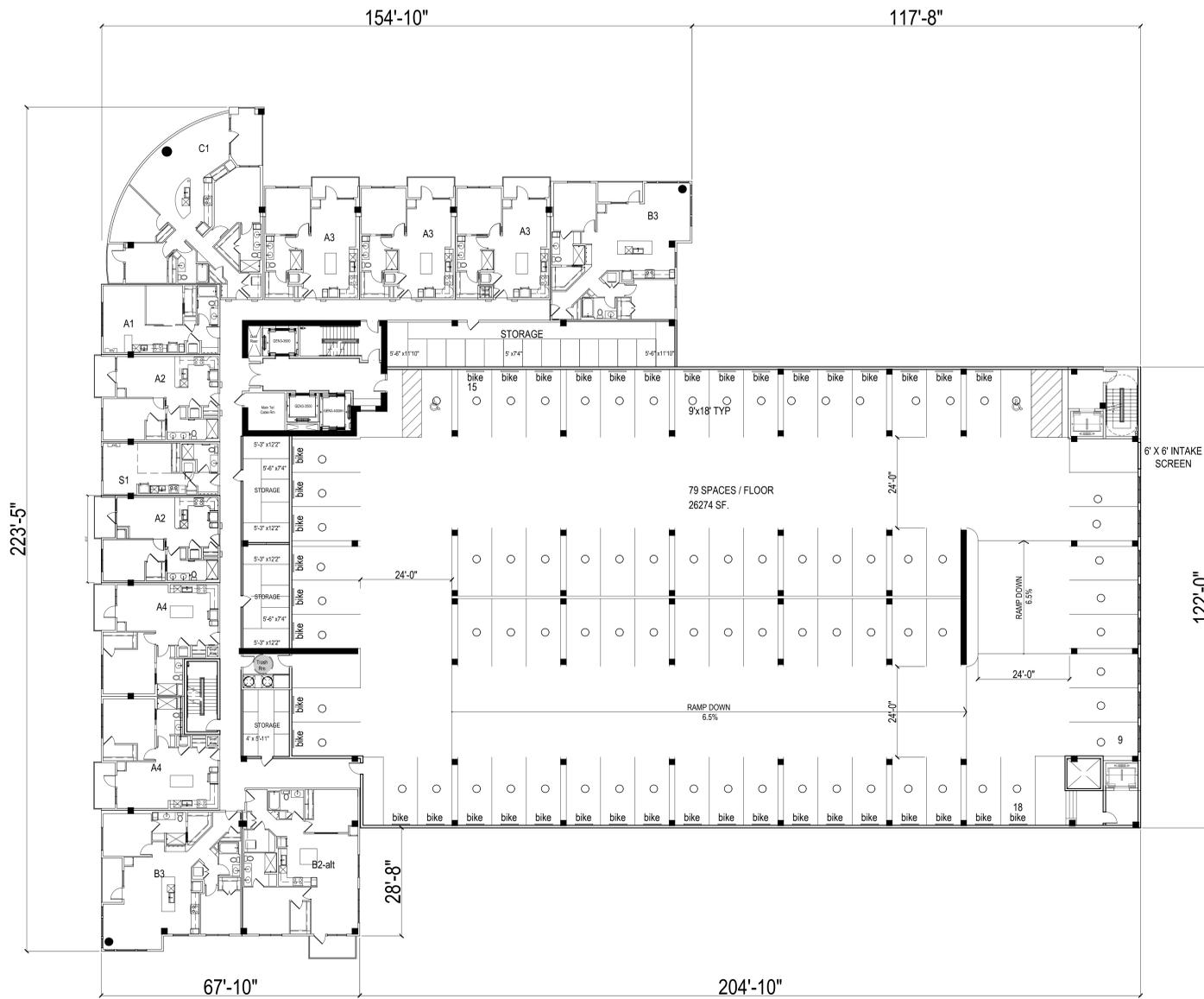
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 A433

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6TH FLOOR PLAN

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



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SHEET CONTENTS:

BUILDING C -  
 BUILDING PLANS

SHEET NO.

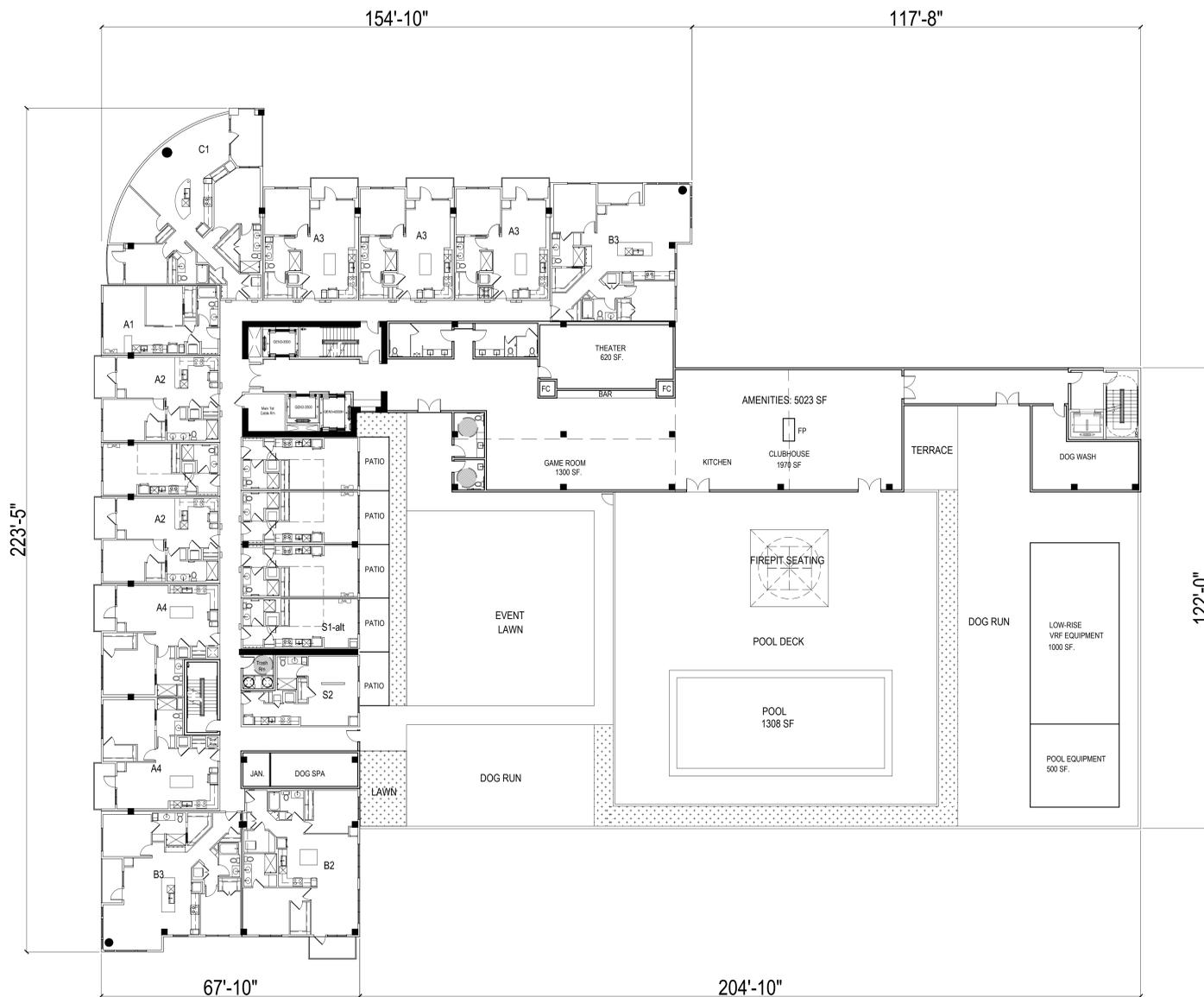
A434

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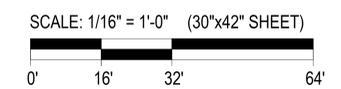
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#	DATE	COMMENTS
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7TH FLOOR PLAN



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SHEET CONTENTS:

BUILDING C -  
 BUILDING PLANS

SHEET NO.

A435

21180

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Signature:   
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 License #: 40199  
 Date Plotted: 12/21/2023

#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT



8TH-14TH FLOOR PLAN

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

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



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**HUMPHREYS & PARTNERS**  
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SHEET CONTENTS:

BUILDING C -  
 BUILDING PLANS

SHEET NO.

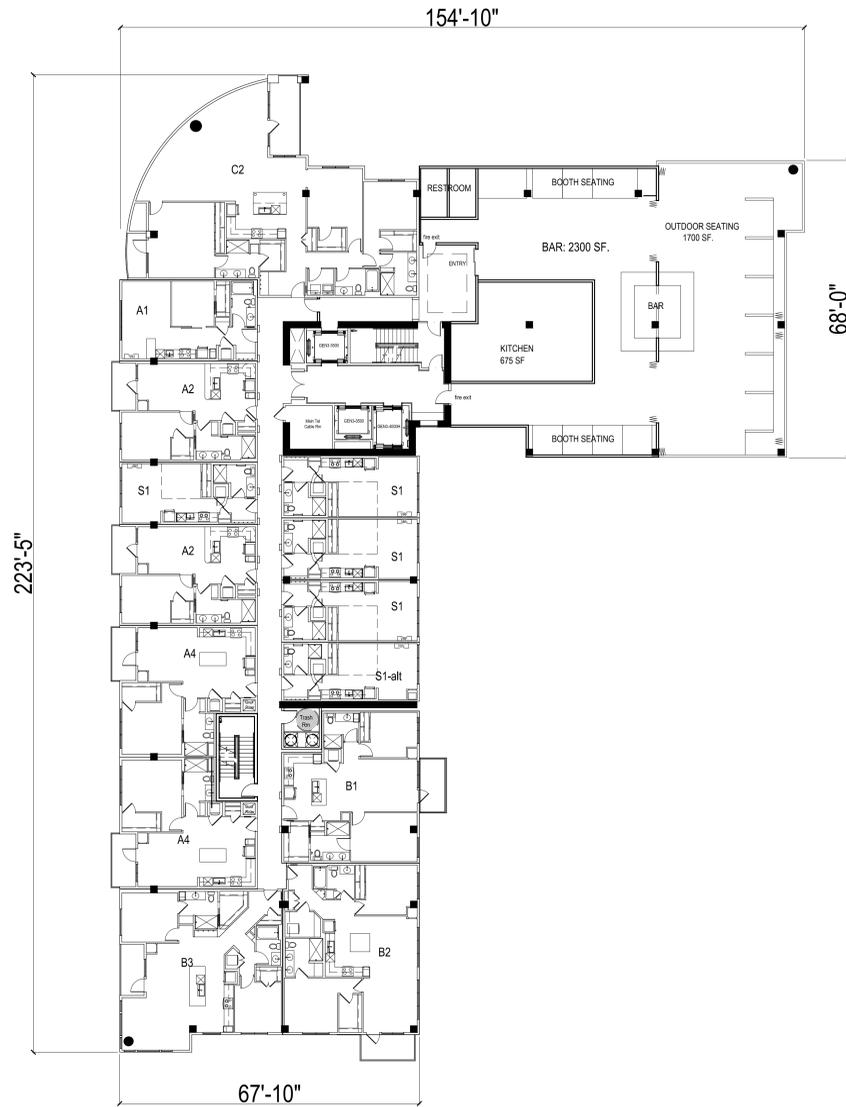
**A436**

21180

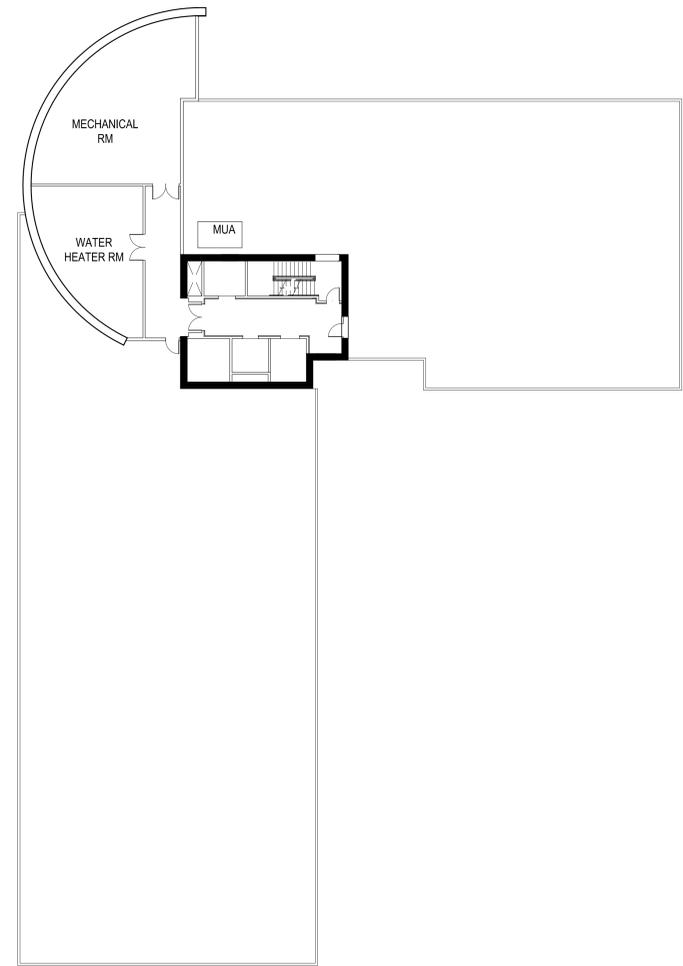
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 License #: 40199  
 Date Plotted: 12/21/2023

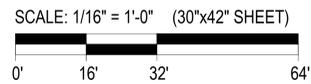
#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT



15TH FLOOR PLAN



ROOF PLAN



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SHEET CONTENTS:

BUILDING C -  
 BUILDING PLANS

SHEET NO.  
**A437**



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#	DATE	COMMENTS
1	12-21-2023	PLD ADJMENTMENT

		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 %



**BUILDING C-BLAKE ROAD ELEVATION**

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



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 310 South 4th Avenue Suite 700  
 Minneapolis, MN 55415 p: 612.332.7522

SHEET CONTENTS:

BUILDING C -  
 ELEVATIONS

SHEET NO.  
**A441**

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

		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 %

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

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ARCHITECTS



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SHEET CONTENTS:

BUILDING C -  
 ELEVATIONS

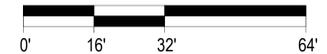
SHEET NO.  
**A442**

21180



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

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



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

#	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 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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ARCHITECTS



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SHEET CONTENTS:

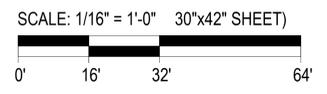
BUILDING C - ELEVATIONS

SHEET NO.  
**A443**

21180



**BUILDING C-EAST ELEVATION**



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

		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 %

#	DATE	COMMENTS
1	12-21-2023	PUD ADJMENTMENT

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ARCHITECTS



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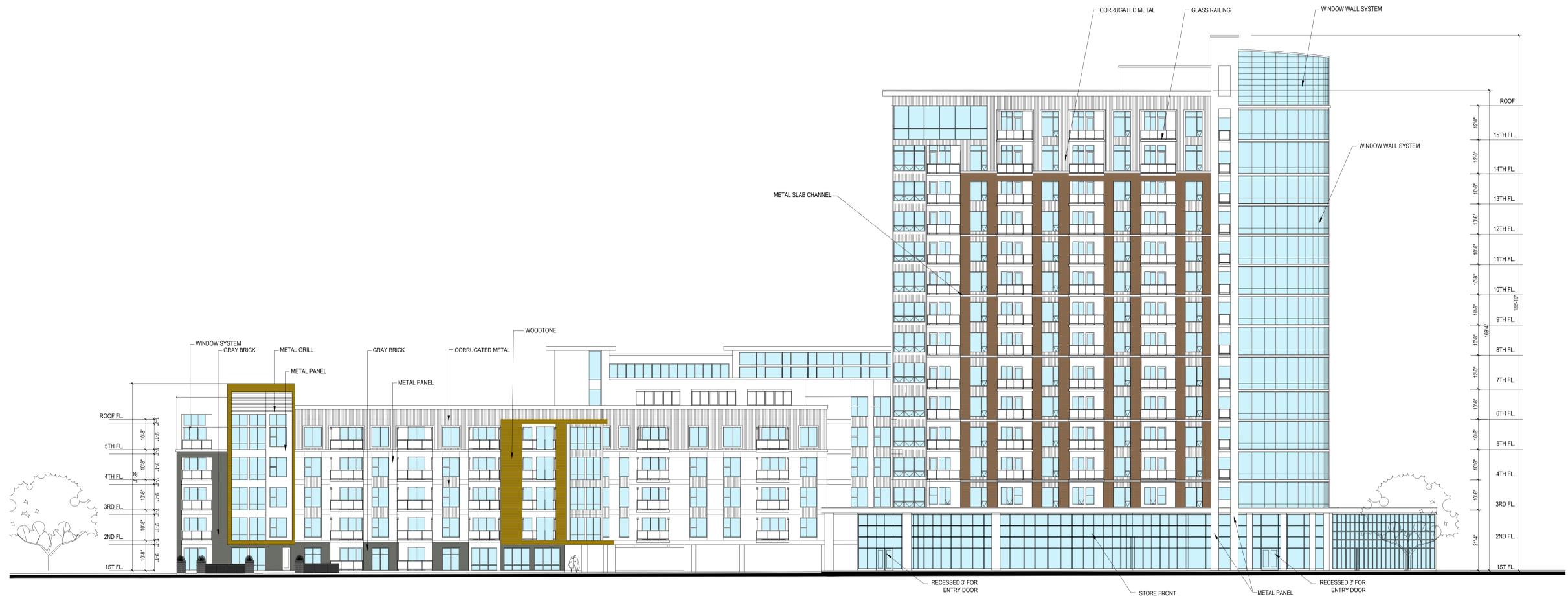
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SHEET CONTENTS:

BUILDING C -  
 ELEVATIONS

SHEET NO.  
**A444**

21180



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

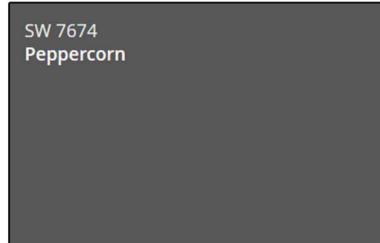
SCALE: 1/16" = 1'-0" 30"x42" SHEET)



# BUILDING C - MATERIAL BOARD



**PURE WHITE  
METAL PANEL**



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



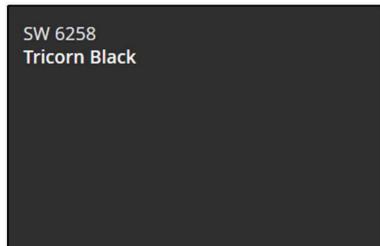
**WOOD TONE FIBER  
CEMENT SIDING**



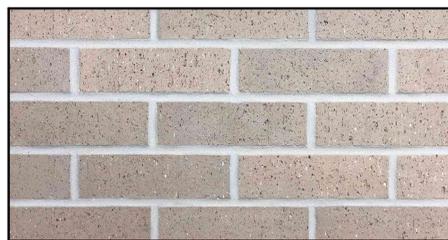
**FABRIC CEMENT HARDIE PANEL  
COLOR: SW 7103 WHITETAIL**



**CONCRETE MASONRY UNIT**



**RAILING  
AWNINGS  
WINDOWS**



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

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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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SHEET CONTENTS:

BUILDING C -  
MATERIAL BOARD

SHEET NO.  
**A450**