

# 325 BLAKE ROAD - SITE D (BUILDING D)

325 BLAKE ROAD, HOPKINS, MN

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	PLU ADJUMENT



### BUILDING METRICS

325 BLAKE ROAD								ALATUS, LLC		2021180	
UNIT TABULATION - BUILDING D 5 STORY RESIDENTIAL ABOVE 3-LVL PODIUM GARAGE PARKING										12/18/23	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT %	TOTAL AREA	% BREAKDOWN				
S0	studio	450	50	50	23.3%	22,500					
S1	studio	547	23	23	10.7%	12,561					
S1-ALT	studio	561	10	10	4.7%	5,610	39.1%				
S1-ALT-2	studio	529	1	1	0.5%	529					
A1	1br/1ba	660	57	57	26.5%	37,620					
A1-ALT	1br/1ba	648	3	3	1.4%	1,944	39.1%				
A2	1br/1ba	745	24	24	11.2%	17,880					
B1	2br/2ba	1,025	17	34	7.9%	17,425					
B1-ALT	2br/2ba	1,001	3	6	1.4%	3,003					
B2	2br/2ba	991	5	10	2.3%	4,955	19.5%				
B3	2br/2ba	1,140	8	16	3.7%	9,120					
B4	2br/2ba	1,050	9	18	4%	9,450					
C1	3br/2ba	1,319	5	15	2.3%	6,595	2.3%				
TOTALS			215	267	100%	149,212	100%				

UNIT AVERAGE NET SF: 694

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

### PROJECT DATA

ACREAGE:	2.56 ACRES	
UNIT AVERAGE NET SF:	694 S.F.	
DENSITY:	84	UNITS/ACRE
APT PARKING:	298 SPACES	
RESTAURANT PARKING:	148 SPACES	
TOTAL PARKING:	446 SPACES	
RATIO:	1.39 SPACES/UNIT	

SITE AREA: 2.56 ACRES  
TOTAL UNITS: 215  
TOTAL PARKING PROVIDED: 441 SPACES  
TOTAL LONG TERM BIKE PARKING PROVIDED: 109 SPACES  
TOTAL SHORT TERM BIKE PARKING PROVIDED: 12 SPACES  
TOTAL GROSS AREA EXCLUDING GARAGE: 185,778 S.F.  
FAR: 1.65

### DRAWING INDEX

Sheet Number	Sheet Name
A101D	SITE D - TITLE SHEET

### GENERAL INFORMATION

A101D	SITE D - TITLE SHEET
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### ARCHITECTURAL

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A202	PARKING PLAN
A201D	ARCHITECTURAL SITE PLAN - SITE D
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A442	BUILDING D - FLOOR PLANS
A443	BUILDING D - FLOOR PLANS
A444	BUILDING D - ELEVATIONS
A445	BUILDING D - ELEVATIONS
A446	BUILDING D - SECTION
A447	BUILDING D - MATERIAL BOARD

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SHEET CONTENTS:

SITE D - TITLE SHEET

SHEET NO  
A101D

21180

## PROJECT LOCATION



Neighborhood Context Map



Site Location

## PROJECT TEAM

OWNER / DEVELOPER  
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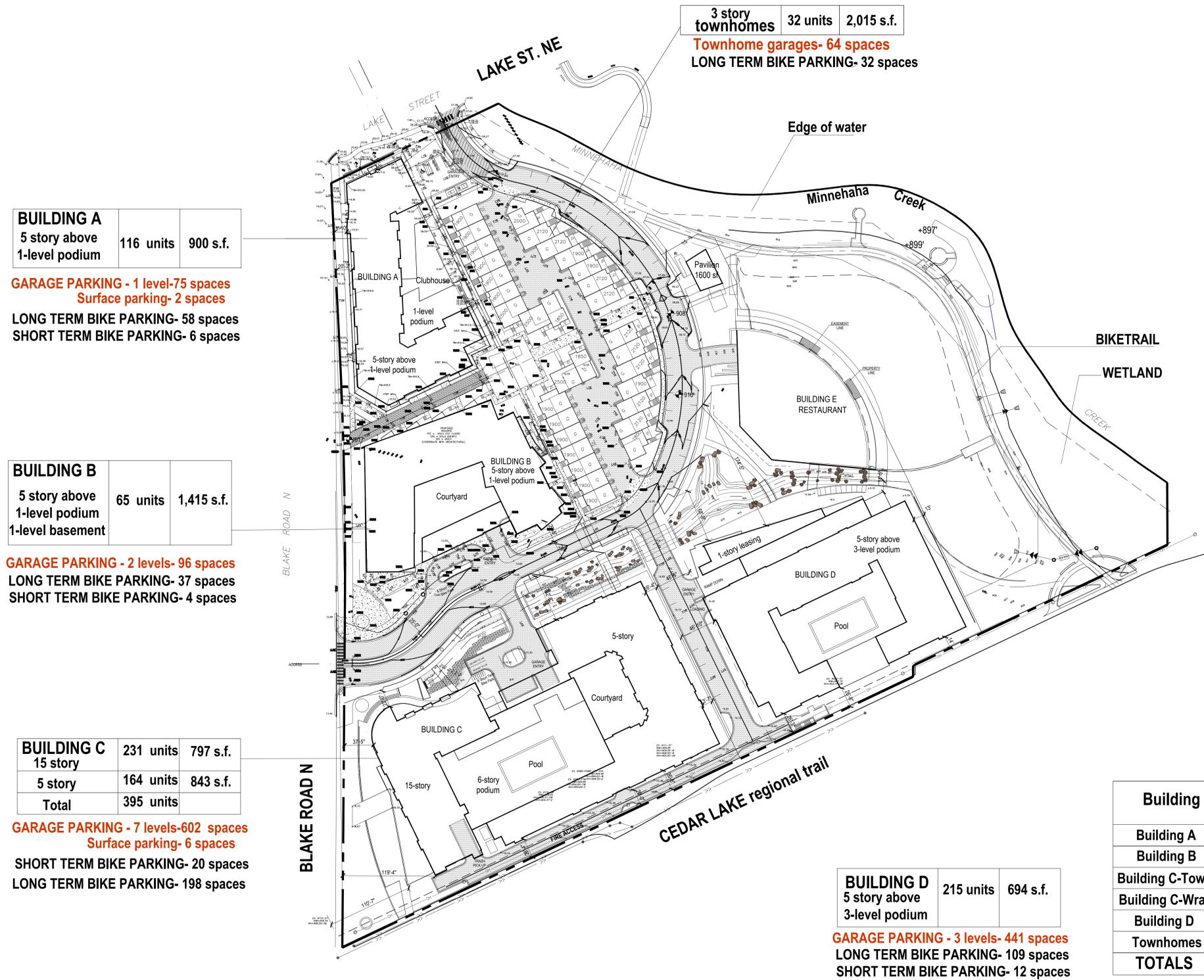
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SHEET CONTENTS:  
ARCHITECTURAL SITEPLAN  
ARCHITECTURAL SITEPLAN

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**

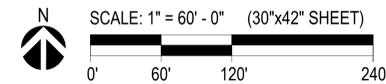
<b>BUILDING C</b>	231 units	797 s.f.
15 story		
5 story	164 units	843 s.f.
<b>Total</b>	<b>395 units</b>	

**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>TOTALS</b>	<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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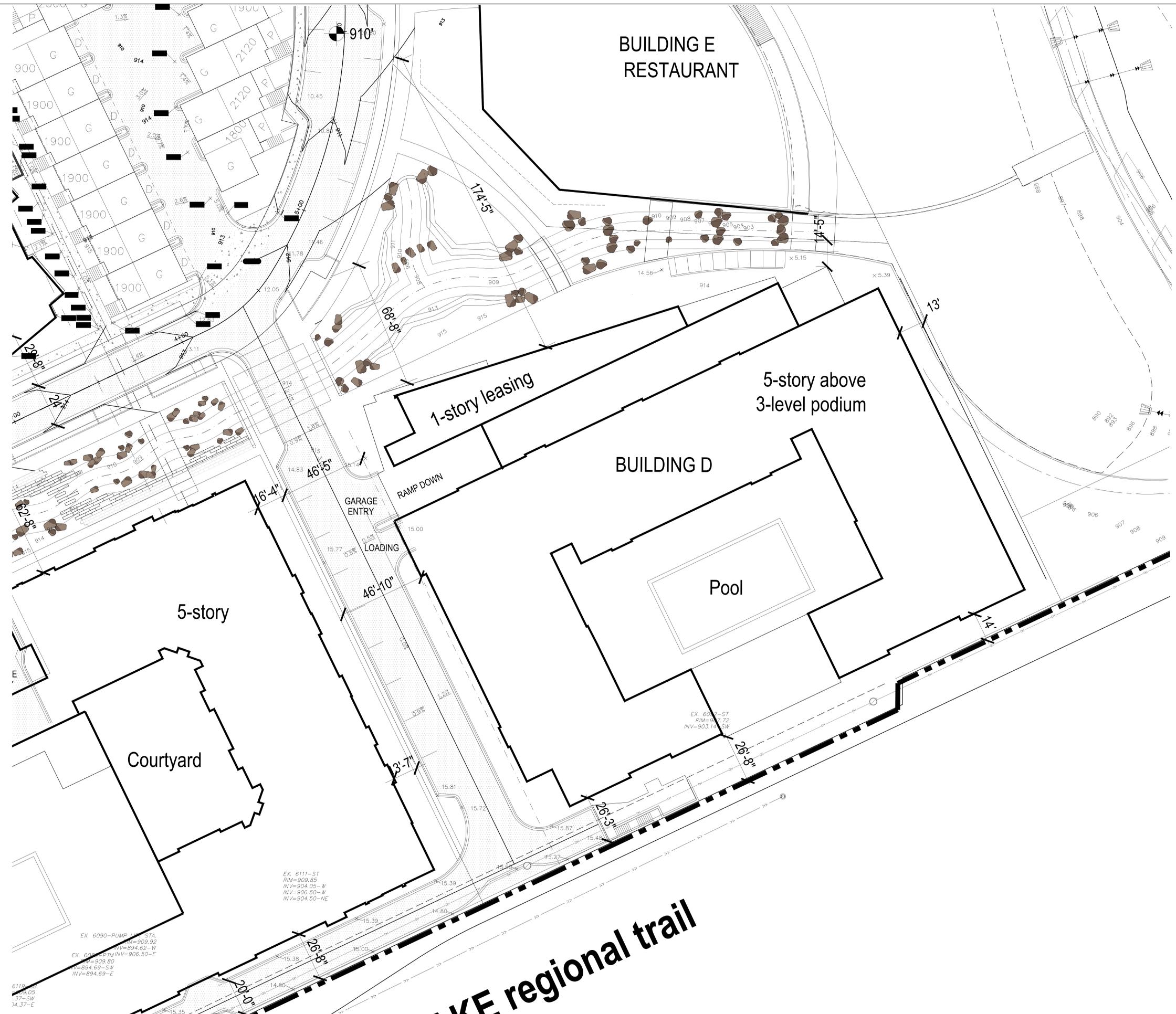
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SHEET CONTENTS:  
 ARCHITECTURAL SITEPLAN  
 ARCHITECTURAL SITEPLAN

SHEET NO.  
 A201-D

21180



EX. 6090-PUMP STATION  
 RIM=909.92  
 INV=894.62-W  
 INV=906.50-E  
 EX. 6091-PTM  
 RIM=909.80  
 INV=894.69-SW  
 INV=894.69-E

EX. 6111-ST  
 RIM=909.85  
 INV=904.05-W  
 INV=906.50-W  
 INV=904.50-NE

EX. 6092-ST  
 RIM=907.72  
 INV=903.14-SW

Blake regional trail

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**A102D**



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SHEET CONTENTS:  
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**A103D**



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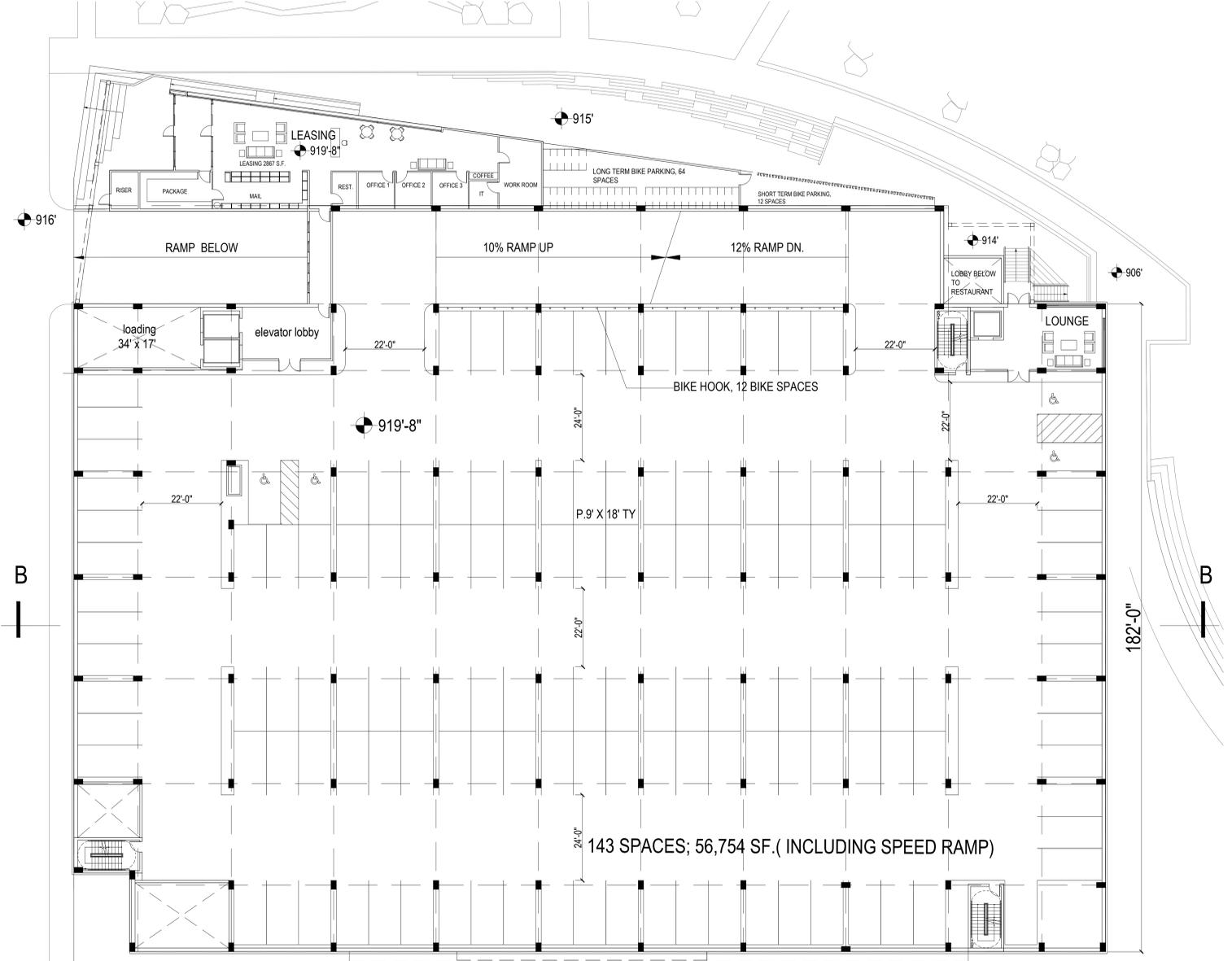
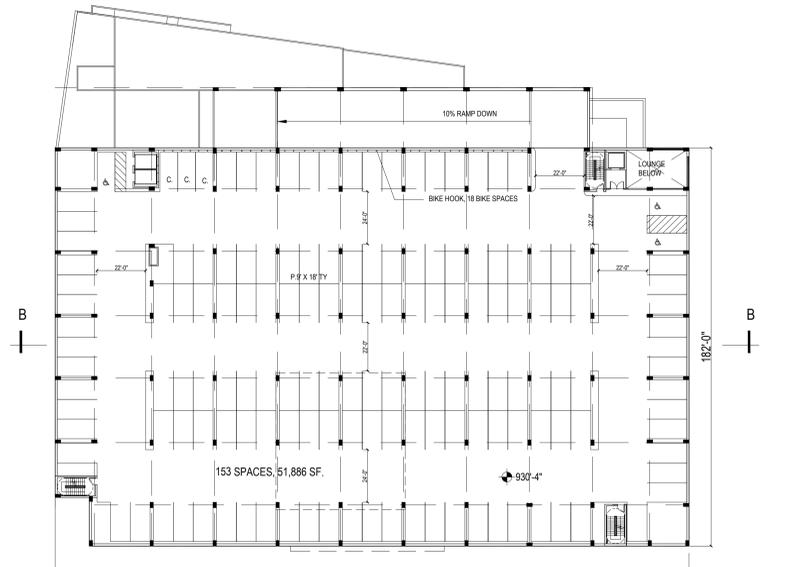
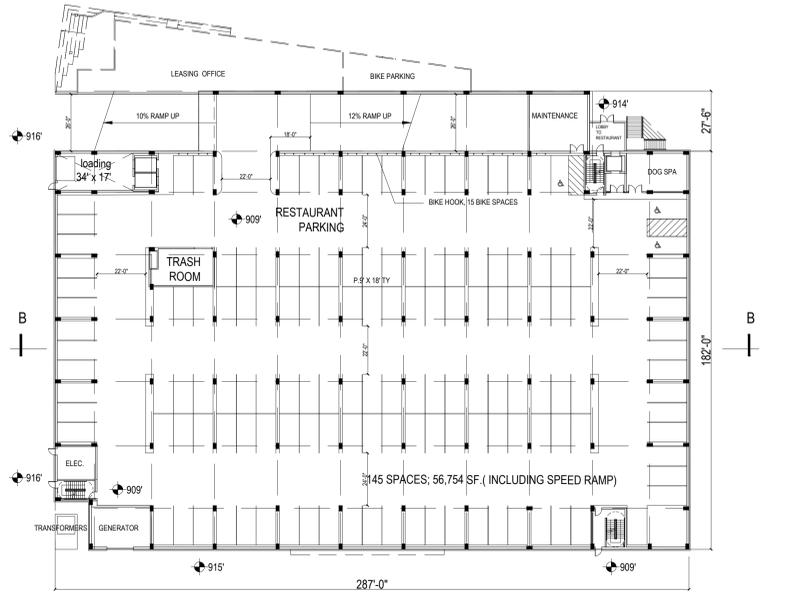
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SHEET CONTENTS:

**BUILDING D**  
**FLOOR PLANS**

SHEET NO.  
**A440**

21180



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



1ST FLOOR PLAN

TOTAL 446 SPACES, 165,197 SF.

370 SF. / SPACE

RESIDENTIAL PARKING: 298 SPACES ( 1.36 SPACES/ UNIT)

RESTAURANT PARKING: 148 SPACES

SCALE: 1/32" = 1'-0" (30"x42" SHEET)



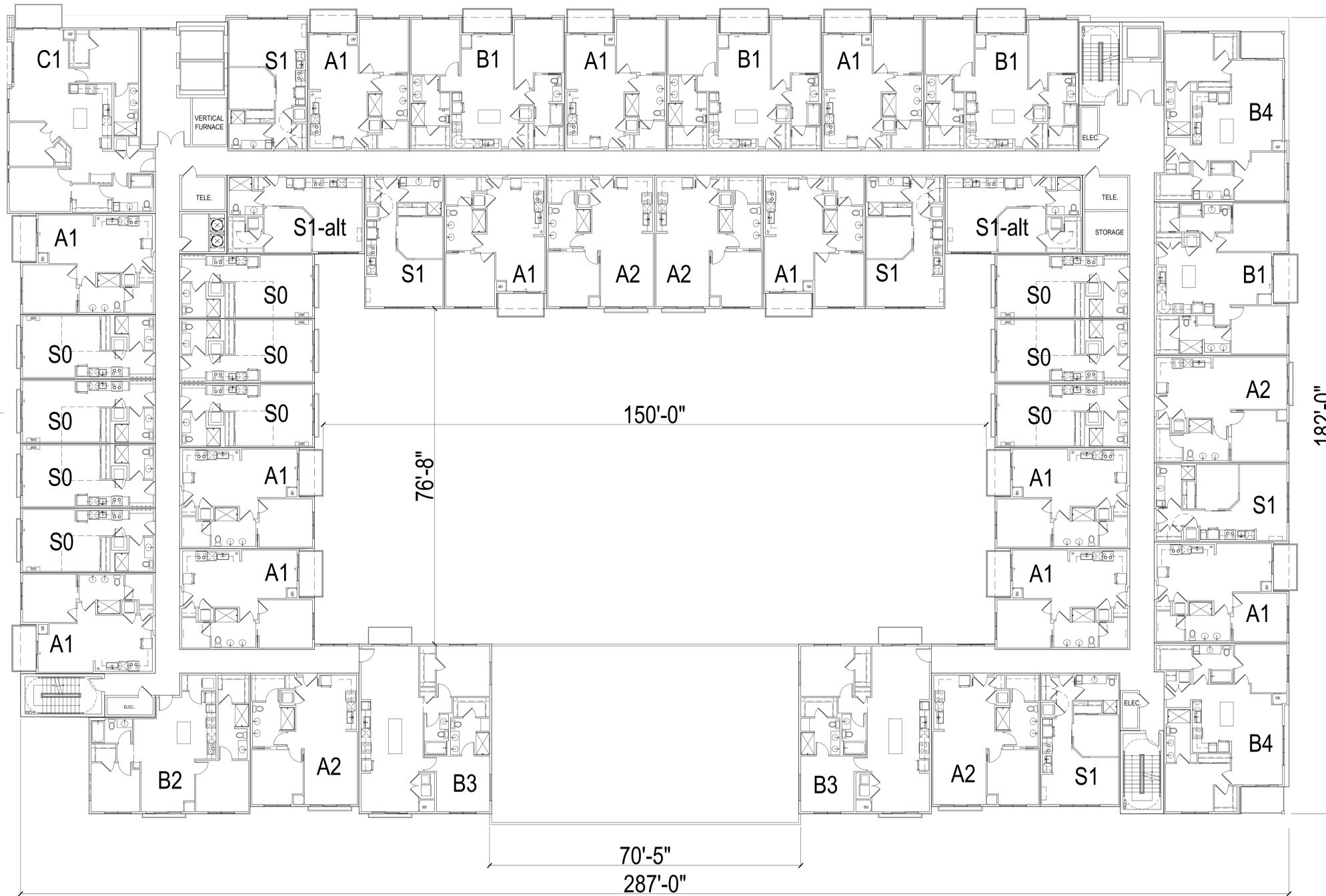
3RD FLOOR PLAN



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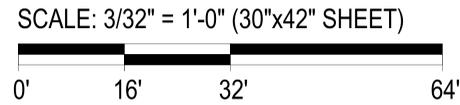
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**5TH-7TH FLOOR PLAN**

GROSS AREA / FLOOR: 36,133 SF. ( EXCLUDING BALCONIES)  
 RENTABLE AREA / FLOOR : 30,868 SF.  
 EFFICIENCY: 85.4%



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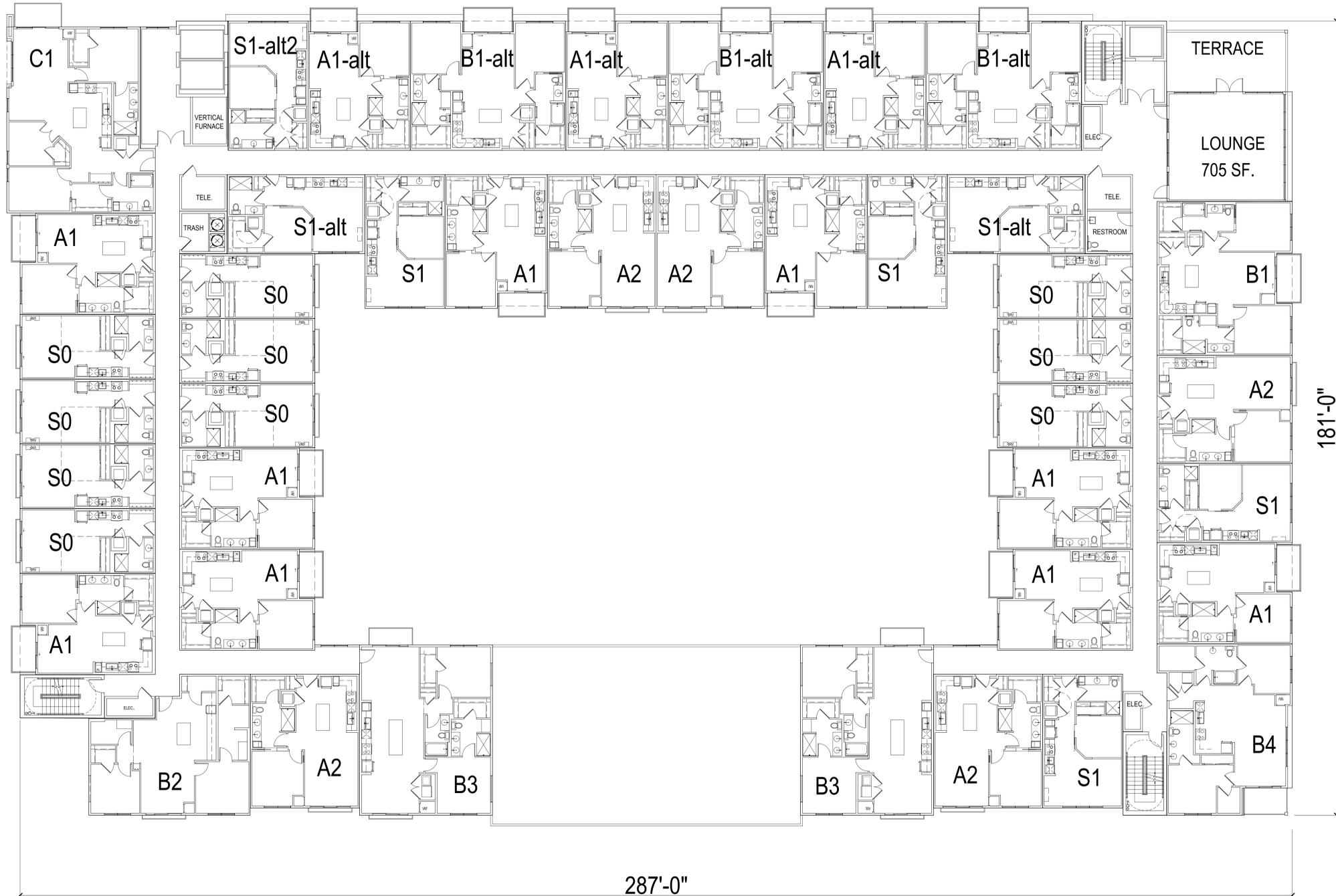
SHEET CONTENTS:  
**BUILDING D FLOOR PLANS**

SHEET NO.  
**A442**

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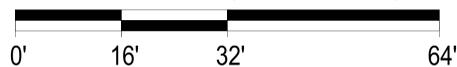
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**8TH FLOOR PLAN**

GROSS AREA / FLOOR: 36,103 SF. ( EXCLUDING BALCONIES)  
 RENTABLE AREA / FLOOR : 30,868 SF.  
 EFFICIENCY: 85.5%

SCALE: 3/32" = 1'-0" (30"x42" SHEET)



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SHEET CONTENTS:

**BUILDING D  
 FLOOR PLANS**

SHEET NO.  
**A443**

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SHEET CONTENTS:  
 BUILDING D ELEVATIONS

SHEET NO.  
 A444

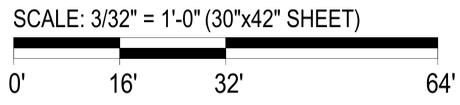
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NORTH ELEVATION



WEST ELEVATION



	MATERIAL %	NORTH	WEST	EAST	SOUTH
MAJOR FACADE MATERIAL (MIN. 65%)	Thin brick	31%	13%	25%	-
	CMU block	12%	85%	29%	77%
	Fiber cement woodtone	43%	21%	23%	28%
MINOR FACADE MATERIAL (MAX. 35%)	Fiber cement panel	15%	15%	20%	7%
	Fiber cement lap siding	-	24%	3%	38%

TRANSPARENCY PERCENTAGES	NORTH (FRONT FAÇADE)	WEST (NON FRONT)	EAST (NON FRONT)	SOUTH (NON FRONT)
TRANSPARENCY FRONT FAÇADE ON GROUND FL. (MIN 20%)	21%	-----	-----	-----
TRANSPARENCY FRONT FAÇADE ON UPPER FL. (MIN 20%)	33%	-----	-----	-----
TRANSPARENCY NON FRONT FAÇADE (MIN 18%)	-----	28%	27%	29%

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370 South 4th Avenue, Suite 700  
Minneapolis, MN 55415 P: 612.332.7522

SHEET CONTENTS:  
BUILDING D ELEVATIONS

SHEET NO.  
A445

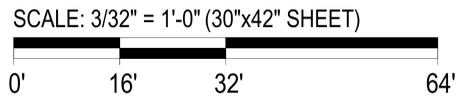
21180



EAST ELEVATION



SOUTH ELEVATION



	MATERIAL %	NORTH	WEST	EAST	SOUTH
MAJOR FACADE MATERIAL (MIN. 65%)	Thin brick	31%	13%	25%	-
	CMU block	12%	85%	29%	77%
	Fiber cement woodtone	43%	21%	23%	27%
MINOR FACADE MATERIAL (MAX. 35%)	Fiber cement panel	15%	15%	20%	7%
	Fiber cement lap siding	-	24%	3%	38%

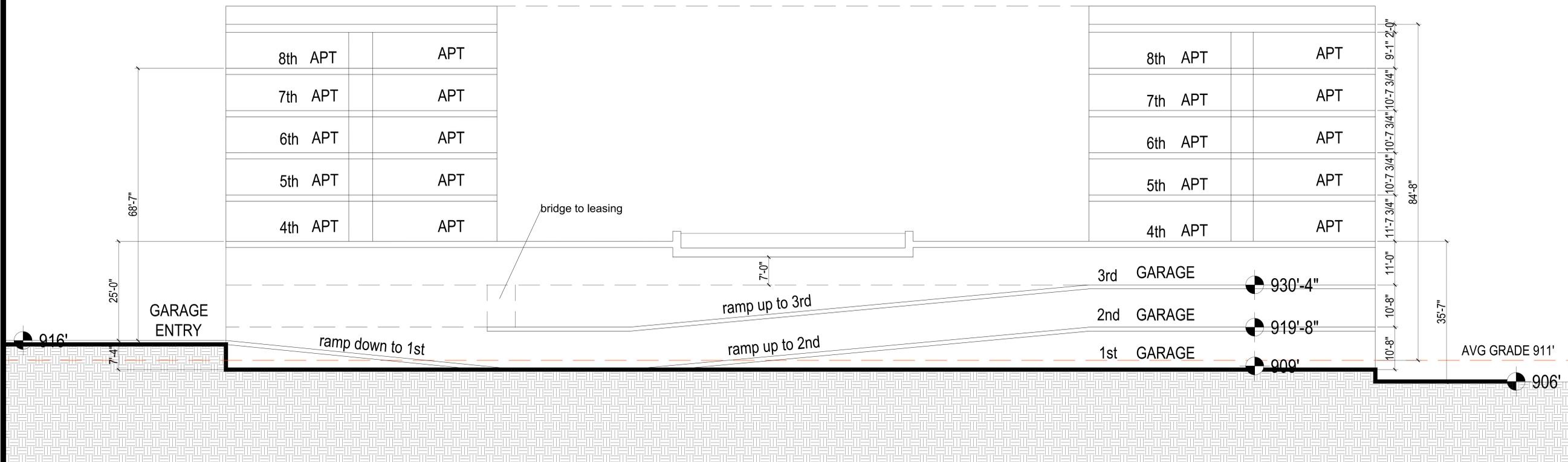
  

TRANSPARENCY PERCENTAGES	NORTH (FRONT FAÇADE)	WEST (NON FRONT)	EAST (NON FRONT)	SOUTH (NON FRONT)
TRANSPARENCY FRONT FAÇADE ON GROUND FL. (MIN 20%)	21%	-----	-----	-----
TRANSPARENCY FRONT FAÇADE ON UPPER FL. (MIN 20%)	33%	-----	-----	-----
TRANSPARENCY NON FRONT FAÇADE (MIN 18%)	-----	28%	27%	29%

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.

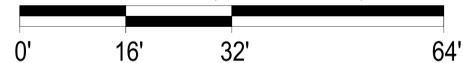
Signature:   
 Printed name: GREGORY FAULKNER  
 License #: 40199  
 Date Plotted: 12/21/2023

#	DATE	COMMENTS
1	12-21-2023	PUD ADJUMENT



SECTION B - B

SCALE: 3/32" = 1'-0" (30"x42" SHEET)



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

ARCHITECTS



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SHEET CONTENTS:  
 BUILDING D  
 SECTION B-B

SHEET NO.  
**A446**

# MATERIAL BOARD



1 - FIBERCEMENT PANEL  
COLOR: IRON ORE (SW 7069)



1 - FIBERCEMENT PANEL  
COLOR: MINDFUL GRAY (SW 7016)



2 - GLEN-GERY BRICK OR  
EQUIVALENT  
COLOR: WHITE VELOUR



3 - WOODTONE OR SIMILAR  
COLOR: WEST COAST IPA



4 - CMU BLOCK



5 - HARDIE SIDING OR EQUIVALENT  
COLOR: PEARL GRAY

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

#	DATE	COMMENTS
1	12-21-2023	PIU ADJMENT

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ARCHITECTS



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SHEET CONTENTS:  
**BUILDING D  
MAT. BOARD**

SHEET NO.  
**A447**