

terasă

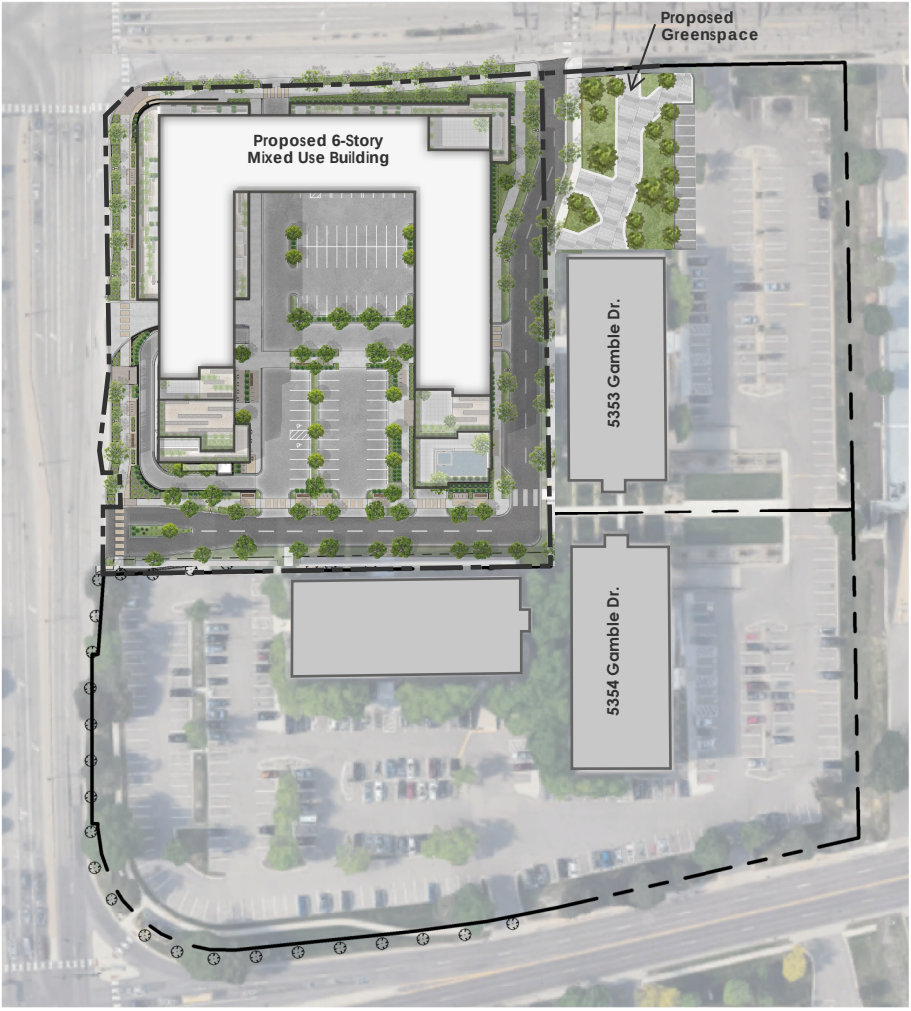
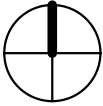
Sheet Index



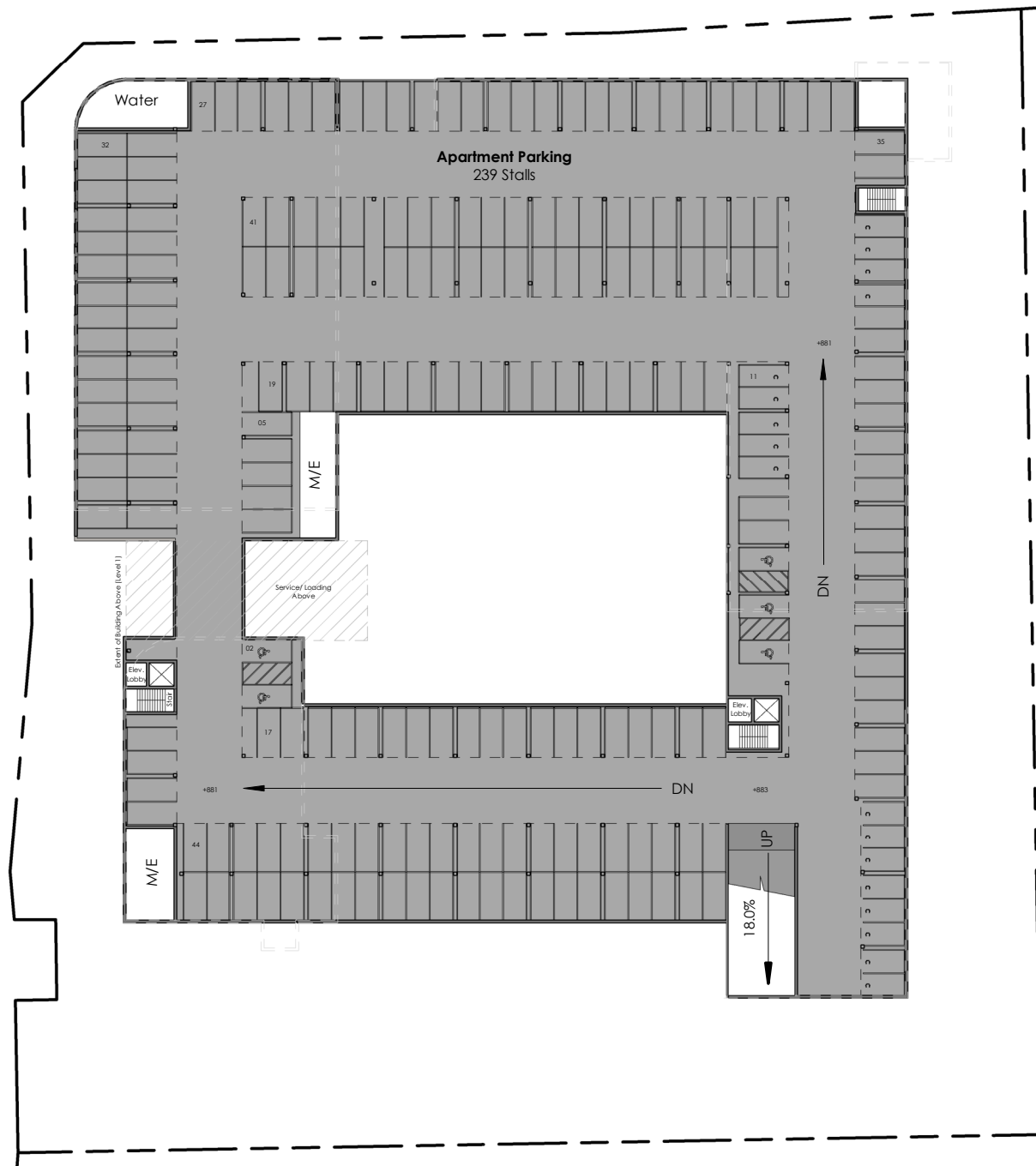
- P0 | Cover Sheet
- P1 | Site Plan
- P2 | Floor Plan- Levels -1 & 1
- P3 | Floor Plan- Levels 2 & 3
- P4 | Floor Plan- Levels 4 & 5
- P5 | Floor Plan- Level 6
- P6 | Elevations
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- P10 | Schematic Rendering
- P11 | Shadow Study
- P12 | Shadow Study
- P13 | City Exhibit
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1 | Site Plan
SCALE: 1" = 60'-0"



2 | Key Plan- Site
SCALE: 1" = 160'-0"



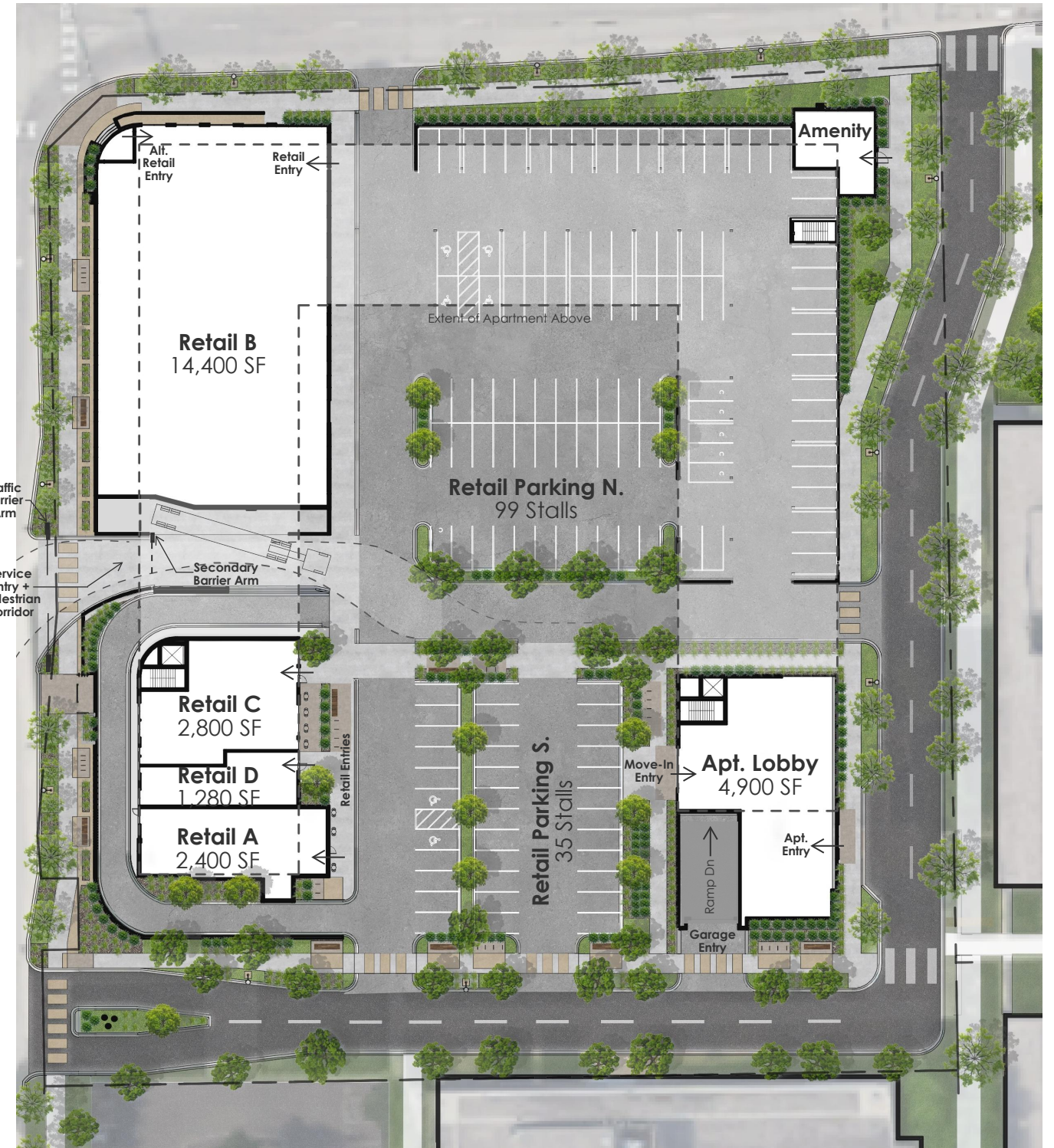
1 | Parking Level -1 Plan

SCALE: 1" = 60'-0"

Plan Notes:

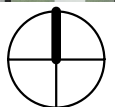
Total Unit Count:	223 Units	Total Surface Parking:	134 Spaces	Req'd Multi-Family Parking*:	270 Spaces
Total Bedroom Count:	302 Bedrooms	Total Enclosed Parking:	239 Spaces	Req'd Retail Parking*:	84 Spaces
		Total Combined Parking:	373 Spaces	Total Req'd Parking:	354 Spaces

*Required Retail Parking Calculated at 250 SF/Space. Required Multi-Family Parking Calculated at 1 Space Per Studio/1 Bedroom, 1.5 Spaces Per 2 Bedroom, 2 Spaces Per 3 Bedroom, & 5% Guest Parking



2 | Level 1 Plan

SCALE: 1" = 60'-0"



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Floor Plan- Levels -1 & 1 | P2



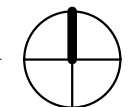
TMA
TUSHE MONTGOMERY



1 | Level 2 Plan
SCALE: 1" = 60'-0"



2 | Level 3 Plan
SCALE: 1" = 60'-0"



Plan Notes:			
Total Unit Count:	223 Units	Total Surface Parking:	134 Spaces
Total Bedroom Count:	302 Bedrooms	Total Enclosed Parking:	239 Spaces
		Total Combined Parking:	373 Spaces
		Req'd Multi-Family Parking*:	270 Spaces
		Req'd Retail Parking*:	84 Spaces
		Total Req'd Parking:	354 Spaces
*Required Retail Parking Calculated at 250 SF/Space. Required Multi-Family Parking Calculated at 1 Space Per Studio/1 Bedroom, 1.5 Spaces Per 2 Bedroom, 2 Spaces Per 3 Bedroom, & 5% Guest Parking			



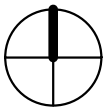
1 | Level 4 Plan

SCALE: 1" = 60'-0"



2 | Level 5 Plan

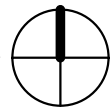
SCALE: 1" = 60'-0"



Plan Notes:				
Total Unit Count:	223 Units	Total Surface Parking:	134 Spaces	Req'd Multi-Family Parking*: 270 Spaces
Total Bedroom Count:	302 Bedrooms	Total Enclosed Parking:	239 Spaces	Req'd Retail Parking*: 84 Spaces
		Total Combined Parking:	373 Spaces	Total Req'd Parking: 354 Spaces
*Required Retail Parking Calculated at 250 SF/Space. Required Multi-Family Parking Calculated at 1 Space Per Studio/1 Bedroom, 1.5 Spaces Per 2 Bedroom, 2 Spaces Per 3 Bedroom, & 5% Guest Parking				



1 | Levels 6 Plan
SCALE: 1" = 60'-0"



Plan Notes:				
Total Unit Count:	223 Units	Total Surface Parking:	134 Spaces	Req'd Multi-Family Parking*: 270 Spaces
Total Bedroom Count:	302 Bedrooms	Total Enclosed Parking:	239 Spaces	Req'd Retail Parking*: 84 Spaces
		Total Combined Parking:	373 Spaces	Total Req'd Parking: 354 Spaces
*Required Retail Parking Calculated at 250 SF/Space. Required Multi-Family Parking Calculated at 1 Space Per Studio/1 Bedroom, 1.5 Spaces Per 2 Bedroom, 2 Spaces Per 3 Bedroom, & 5% Guest Parking				



1 | West Elevation- Park Place Blvd.
SCALE: 1" = 40'-0"

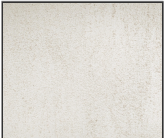
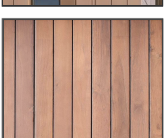
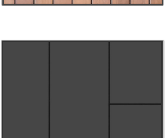


2 | North Elevation- Gamble Dr.
SCALE: 1" = 40'-0"



3 | East Elevation
SCALE: 1" = 40'-0"

Material Key

	Primary Material Type: Alt. 1: Stucco Alt. 2: Metal Panel Color: Off-White/ Light Beige Other: Varied Reveals
	Accent Material #1 Type: Metal Panel Color: Alt. 1: Anodized Copper Alt. 2: Wood-Look Other: Vertically Oriented
	Accent Material #2 Type: Alt. 1: Metal Panel Alt. 2: Fiber Cement Siding Color: Dark Bronze / Black Other:
	Masonry #1 Type: Alt. 1 Cast Stone Alt. 2 Utility Brick Color: Light Beige Other:
	Accent Fin Type: Wood-Look Metal Fin Color: To Match Accent Material #1 Other:

All Materials Are Preliminary and Subject to Change Upon Final Material Selection Process.



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Elevations | P6





1 | Corner of Gamble Dr. & West End Blvd.
SCALE:



2 | Corner of Gamble Dr. & Park Place Blvd.
SCALE:



3 | Retail Tenant Corner
SCALE:





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Schematic Rendering | P9





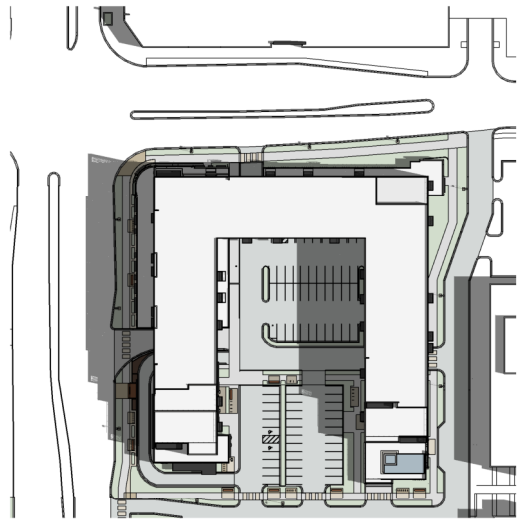
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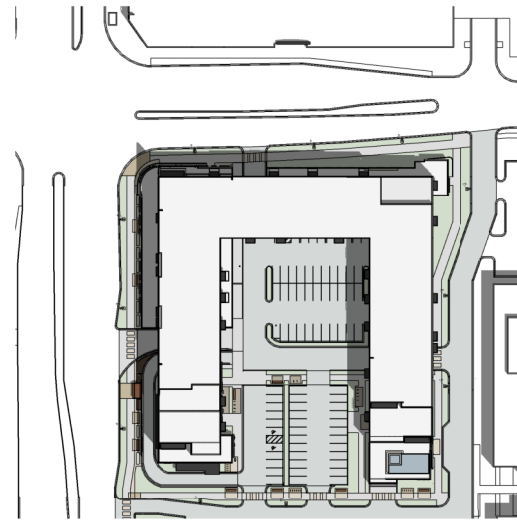
5401 Gamble Drive, St. Louis Park, MN 55416 | 224125A

Schematic Rendering | P10

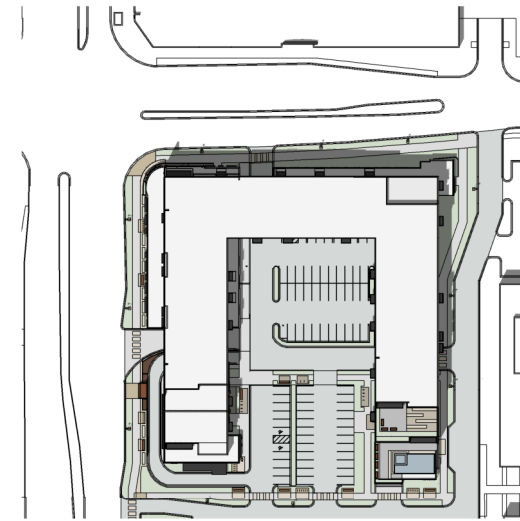




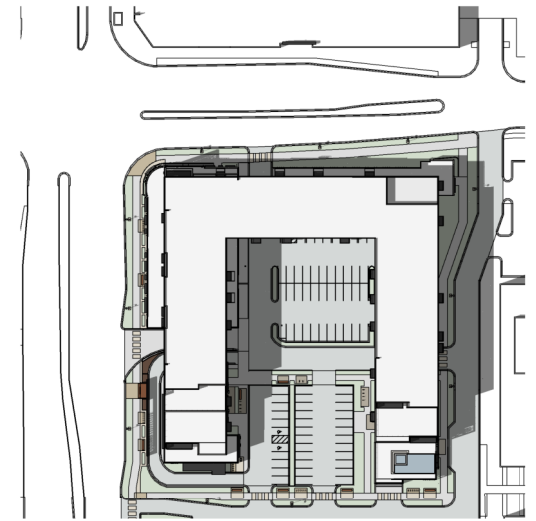
1a Summer Solstice- 9am
SCALE:



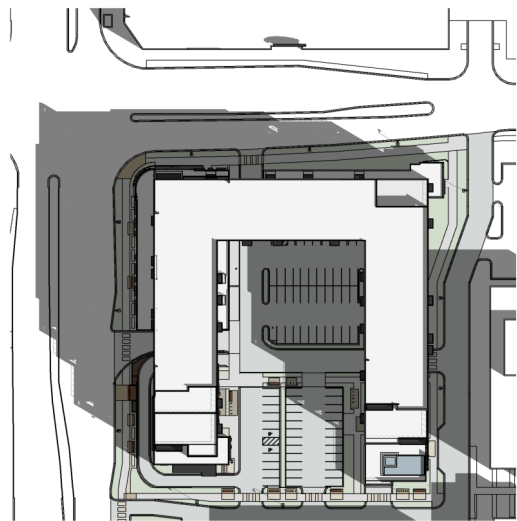
1b Summer Solstice- 11am
SCALE:



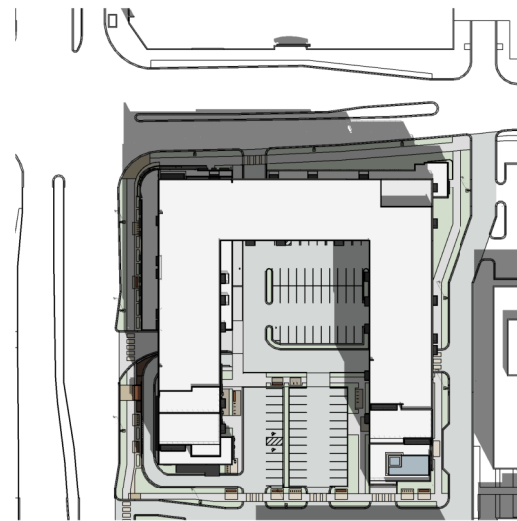
1c Summer Solstice- 1pm
SCALE:



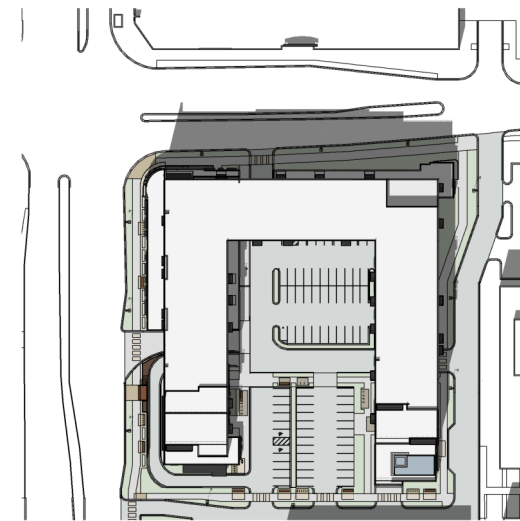
1d Summer Solstice- 3pm
SCALE:



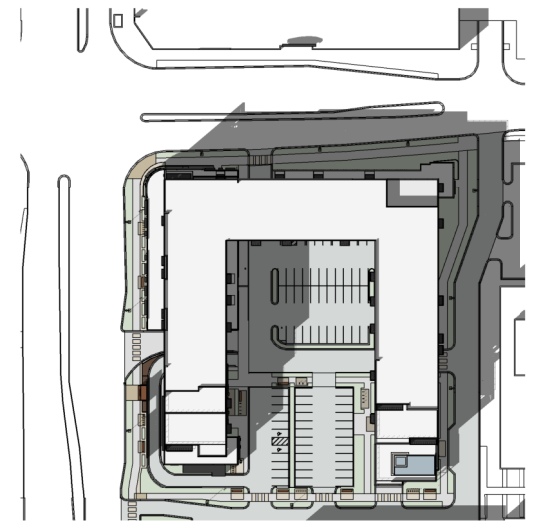
2a Spring/Fall Equinox- 9am
SCALE:



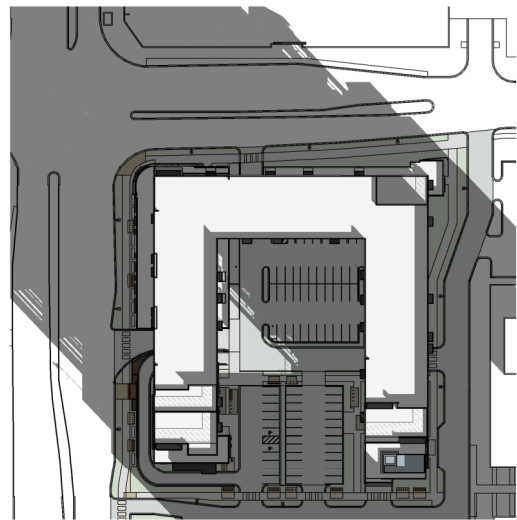
2b Spring/Fall Equinox- 11am
SCALE:



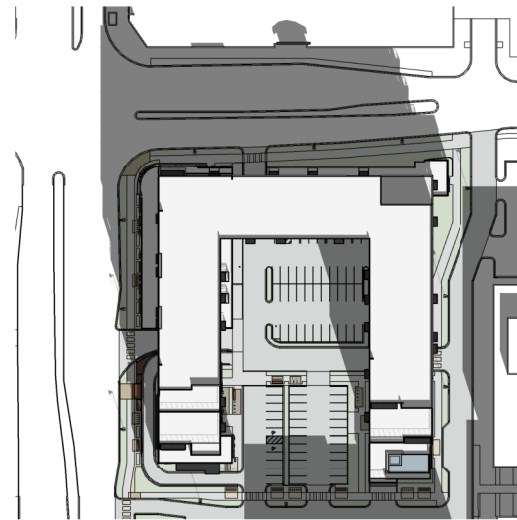
2c Spring/Fall Equinox- 1pm
SCALE:



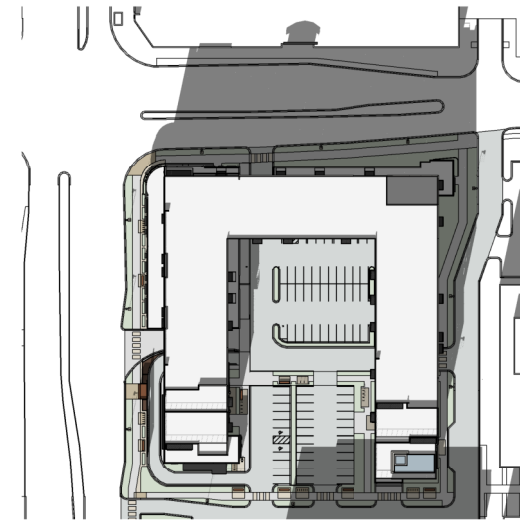
2d Spring/Fall Equinox- 3pm
SCALE:



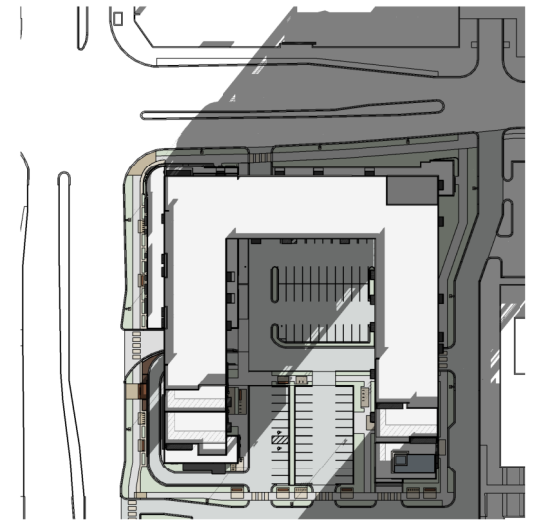
3a Winter Solstice- 9am
SCALE:



3b Winter Solstice- 11am
SCALE:

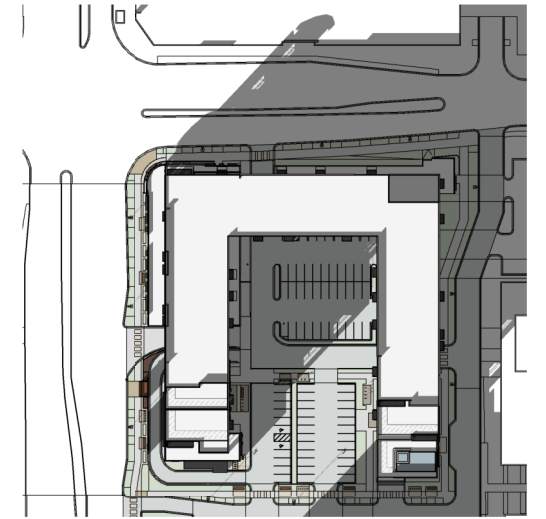
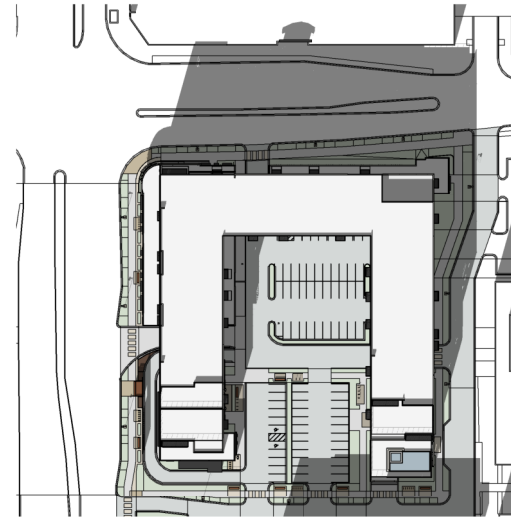
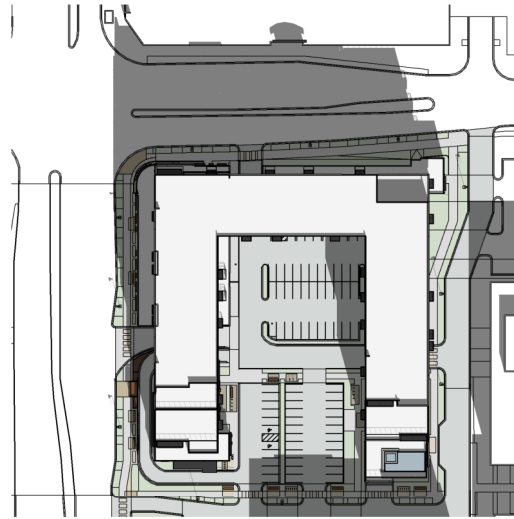
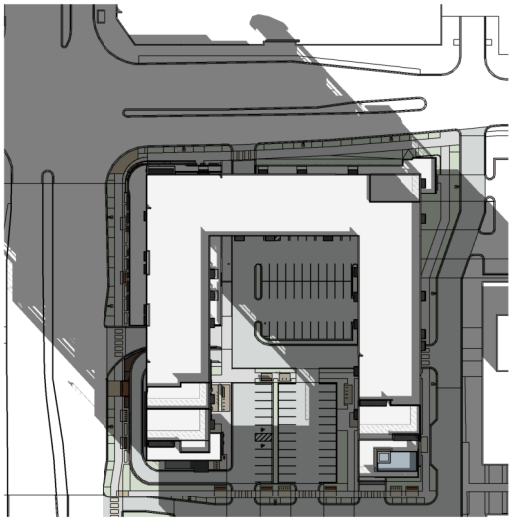


3c Winter Solstice- 1pm
SCALE:

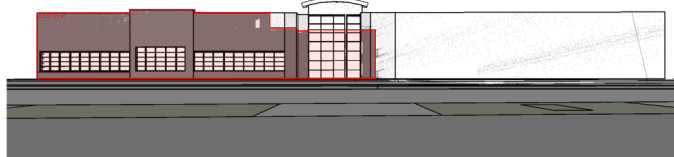


3d Winter Solstice- 3pm
SCALE:





48% Shaded



1a | November 22nd- 9am
SCALE:

39% Shaded



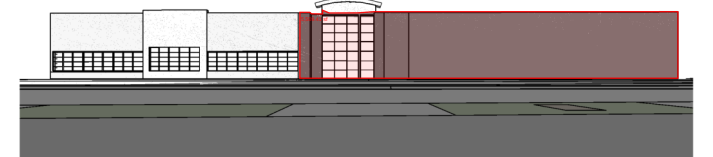
1b | November 22nd- 11am
SCALE:

43% Shaded

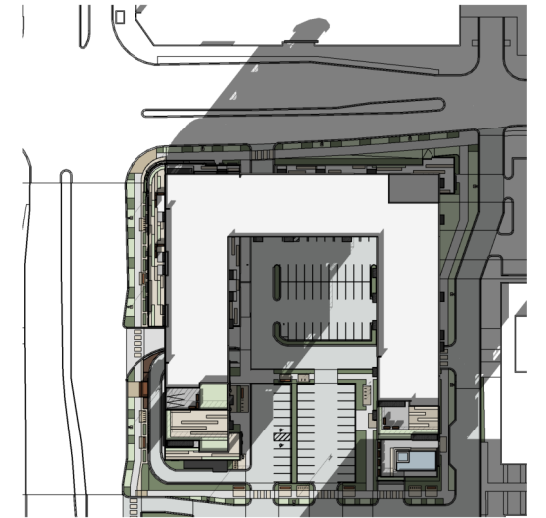
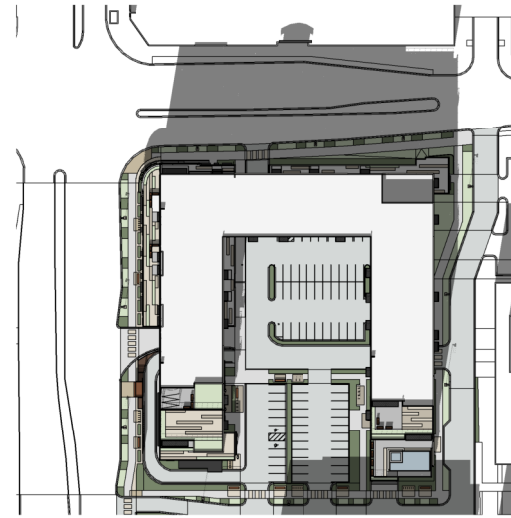
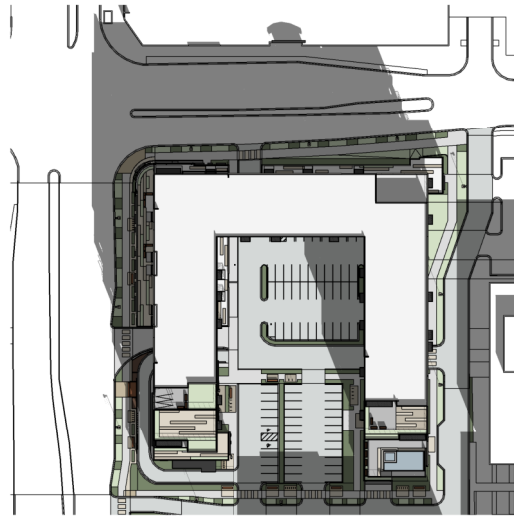
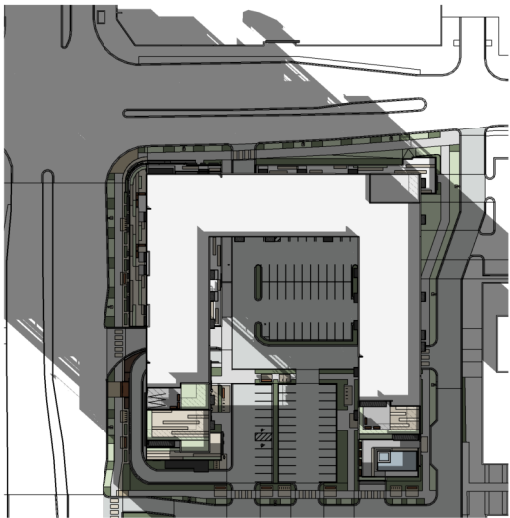


1c | November 22nd- 1pm
SCALE:

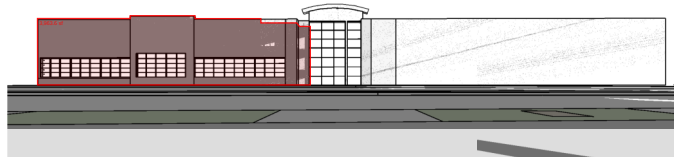
58% Shaded



1d | November 22nd- 3pm
SCALE:

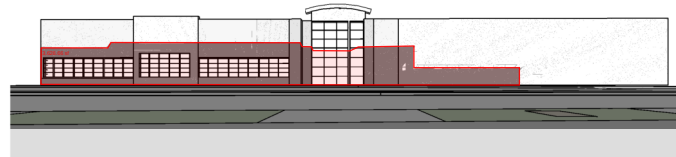


42% Shaded



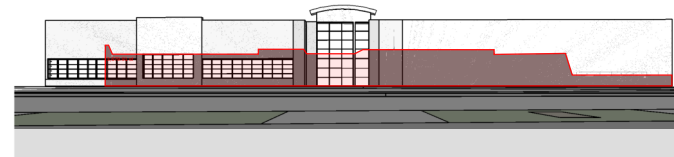
2a | January 22nd- 9am
SCALE:

38% Shaded



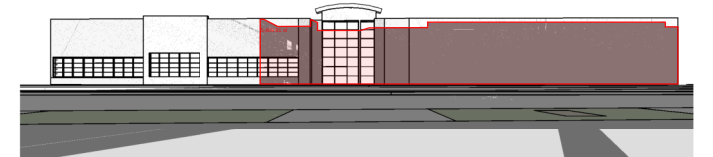
2b | January 22nd- 11am
SCALE:

39% Shaded



2c | January 22nd- 1pm
SCALE:

58% Shaded



2d | January 22nd- 3pm
SCALE:



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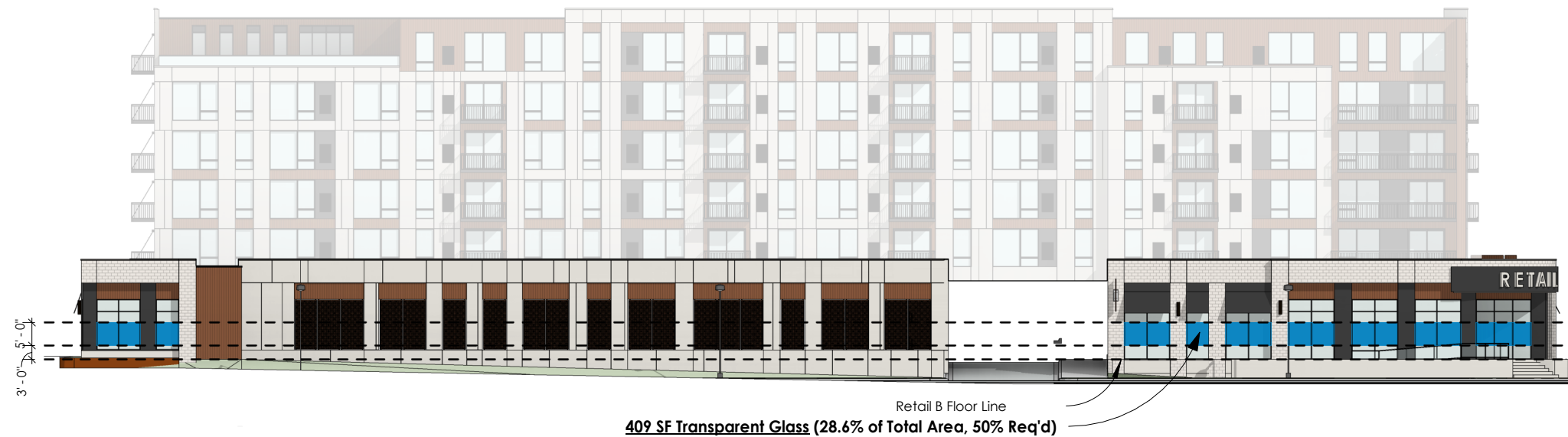
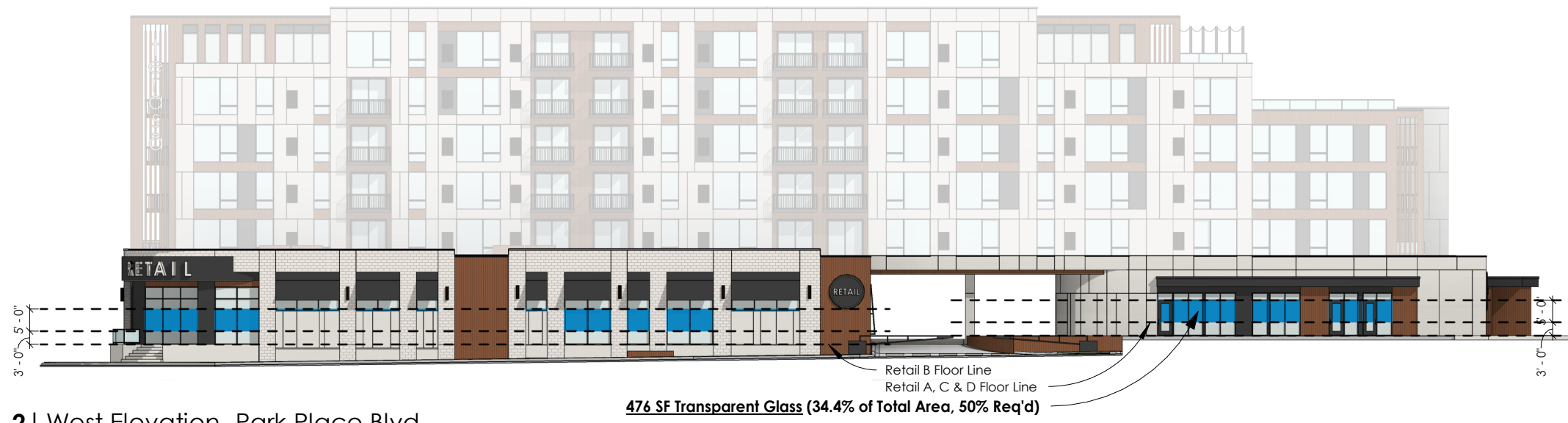
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Shadow Study | P12

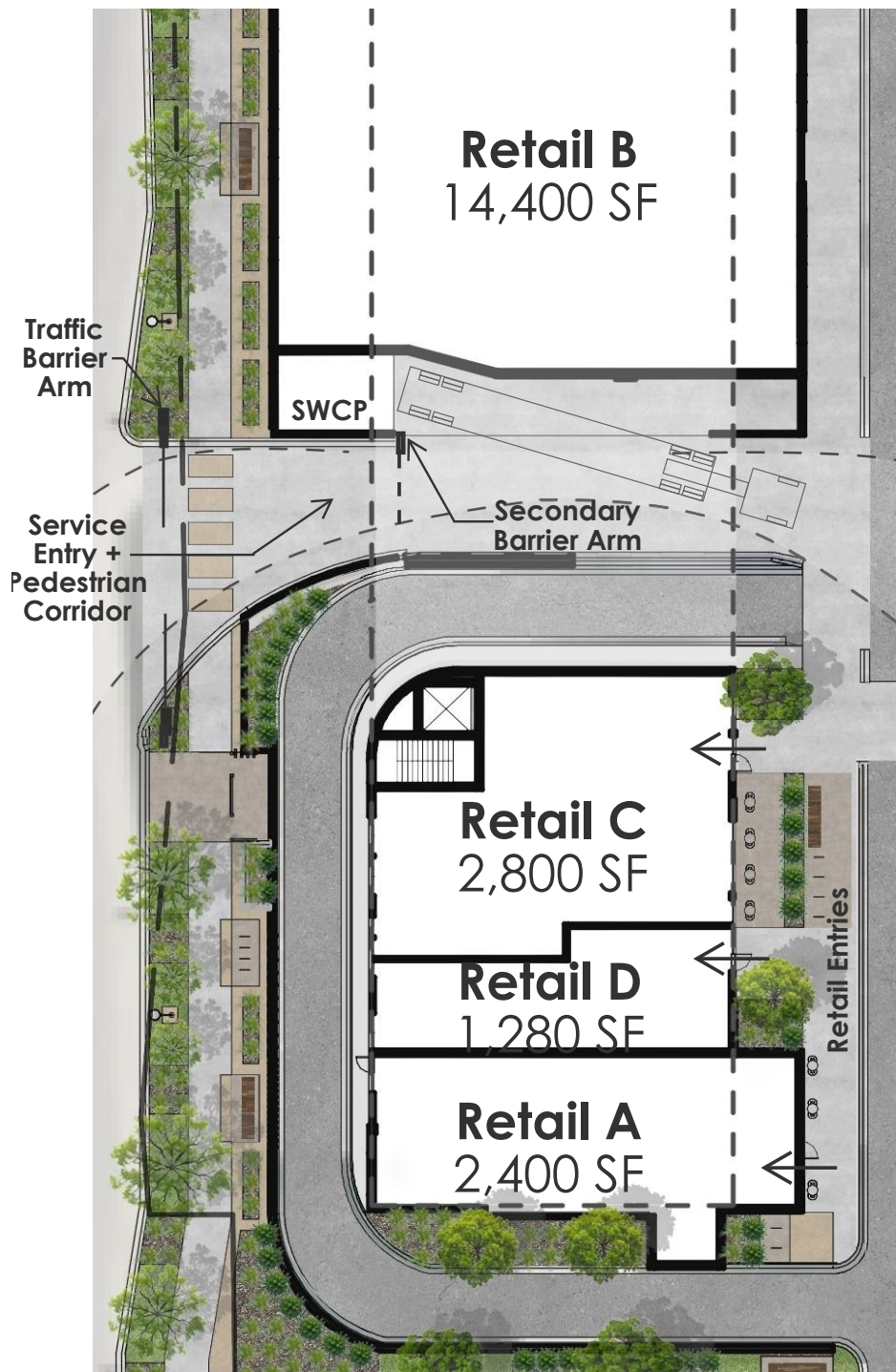


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City Exhibit | Ground Floor Transparency

St. Louis Park Zoning Code requires buildings to maintain a minimum of 50 percent ground floor transparency on the front facade, and 20 percent on all other ground floor street facing facades (Sec. 36-366.8). The current West & North elevations do not meet the requirement for ground floor transparency, with 34.4% and 28.6% transparent glass, respectively. We acknowledge the non-compliance and will work with the retail tenants to maximize opportunities for additional glazing. All final retail layouts are by the tenants, any floor plans currently provided are for sizing purposes only.



Enlarged Plan



Schematic Perspective



Precedent Imagery

City Exhibit | Service Drive + Pedestrian Corridor

One challenge of the project has been efficiently handling service truck movements for the first floor retail. Initial feedback from City Staff suggested incorporating a service-only entrance off Park Place Blvd. similar to the Shoppes at West End. City staff also expressed a desire to incorporate a mid-building cut thru for pedestrians. The proposed solution is a Woonerf- a shared-street concept popular in the Netherlands. Pedestrians, cyclists and low-speed vehicles coexist within the Woonerf and in turn tend to activate adjacent spaces. Patterning of the concrete, playful lighting, and enhanced landscaping are a few of the proposed strategies to encourage pedestrian traffic while maintaining the functionality of a service drive.



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City Exhibit | P14



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