

CANTERBURY APARTMENTS - RESIDENCE 1 / CLUBHOUSE

SITE DEVELOPMENT PLAN
CANTERBURY ~ SHAKOPEE, MN

FEBRUARY 1, 2018

Design Narrative

Residence and Clubhouse

Property

Located along a re-aligned Shenandoah Drive adjacent to Canterbury Park, the site holds tremendous opportunity to create a unique up scale gated residential community.

Project Summary

The proposed four story apartment building is comprised of 295 housing units with a high level of amenities, and a link connecting it to an attached clubhouse building. Three levels of tempered and covered structured ramp parking hold 325 parking stalls. The housing will offer great amenities and a unit blend to meet the needs of an under-served and growing demographic. The project promotes alternative transportation choices with bike storage space provided on the parking levels. With a focus on walkability and public green spaces, the site fosters visual and physical connections to the surrounding area.

Market Vision

Highly visible with great access to goods, services, and transportation choices, this location will appeal to a wide-range of residents and offer an upscale lifestyle choice to an underserved market. Units will range in size to provide a variety of living choices and price points. Unit kitchens feature custom cabinets with crown molding, granite countertops, and an island for extra storage, work space, and dining area. Full size, stainless steel appliances compliment the wood, granite and tile backsplash colors. Additional unit features include luxury vinyl tile flooring, solid core doors, 9 foot high ceilings, smooth walls and knockdown ceiling texture, ceiling fans in every bedroom, oversized decks, and safe-key entrances. Unit acoustics are controlled by sound mats, gypsum underlayment on the floors and resilient channels with extra insulation in the ceiling and wall cavities. Upgraded features in some units include dining areas, fireplaces, tile showers, double vanities and water closets.

The clubhouse interior will feature common spaces such as fitness areas, community rooms and lounges for socializing and activities. The courtyard will be enhanced with outdoor amenity spaces: a pool, hot tub, grilling stations, bocce ball, putting green, and landscaped zones.

Land Use Principles/Building Design

The project is what is described as a "wrap apartment" project with a center parking ramp surrounded with a single loaded corridor and apartments. The apartment building has six wings that lend a sense of scale and create an inner courtyard with the pool spa and other outdoor amenities.

Building Location, Massing and Height

The building is four stories; (52'-0") in height to the midpoint of the roof. The exterior cladding materials are a variety cementitious siding colors and textures along with different brick and stone to add variety to the building.

Economic Impact

The project will have significant positive economic impact to the local area. Construction will occur over 18 months contributing jobs and consumer spending during the construction period. Resident spending will have a positive influence on the economic vitality of the area.

Pedestrian/ Bike/ Vehicle Circulation:

The gated community will have paths within the grounds for walking and biking. The project will be integrated with the surrounding community for pedestrian and vehicle traffic movement. The building is accessed from a new re-aligned Shenandoah Drive. The main access and front door is located off heavily landscaped roundabout with public art. This entrance will be the front entry for the gated residential community and will access the guardhouse, clubhouse and apartment building. Trash and recycling will be collected at trash rooms within the garage, eliminating the need for outdoor trash storage.

Parking:

The project consists of 325 stalls on three levels of structured covered parking ramp with single loaded housing to hide the ramp from the street. There are additional guest and resident surface parking spaces around the apartment building.

Storm Water Management:

Storm water will be collected on site and used on site to the extent possible. A new storm water pond North of the proposed project will be designed to accept the on-site run-off in a demonstration area for best management principles for storm water.

Project Team

Owner/Developer:

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Architect:

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Structural Engineer:

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Minnetonka, MN 55343
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Contractor:

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Site Map



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SHEET LIST - LAND USE	
SHEET NUMBER	SHEET NAME

Entitlements

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A1-2	SITE PHOTOS
A1-3	SHADOW STUDIES
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GROSS FLOOR AREA

LEVEL	PARKING	COMMONS	UNITS	TOTAL AREA	COMMUNITY
LEVEL L1	26037	16516	64766	107319	19373
LEVEL L2	39543	16516	66016	122075	0
LEVEL L3	39543	17874	66016	123433	0
LEVEL L4	0	17529	66016	83545	0
TOTAL	105123	68435	262814	436372	19373

TOTAL GROSS AREA= 455745 SF

PROJECT INFORMATION

	UNIT LABEL & TYPE	%	L1	L2	L3	L4	UNITS	TOTAL BEDS
A	ALCOVE	4%	3	3	3	3	12	12
B	1 BED- 1 BATH	64%	47	47	47	47	188	188
C	2 BED- 2 BATH	28%	20	21	21	21	83	166
D	3 BEDROOM	4%	3	3	3	3	12	36
	TOTAL	100%	73	74	74	74	295	402
			L1	L2	L3	L4		
	TOTAL UNITS PER FLOOR		73	74	74	74	295	TOTAL UNITS
	TOTAL BEDS PER FLOOR		99	101	101	101	402	TOTAL BEDS

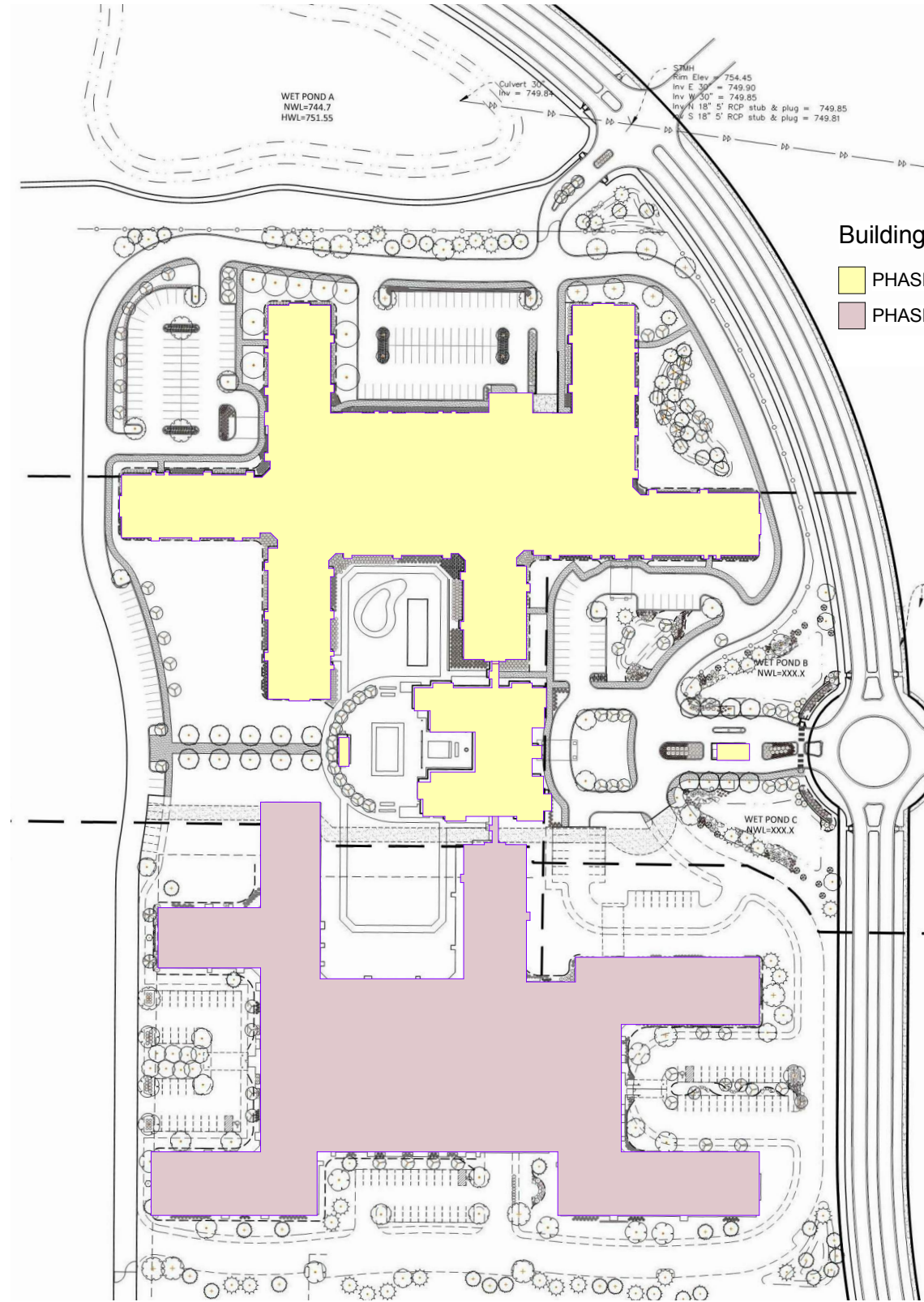
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CANTERBURY VILLAGE -
PHASE 1
830 & 840 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

COVER SHEET

T1-1



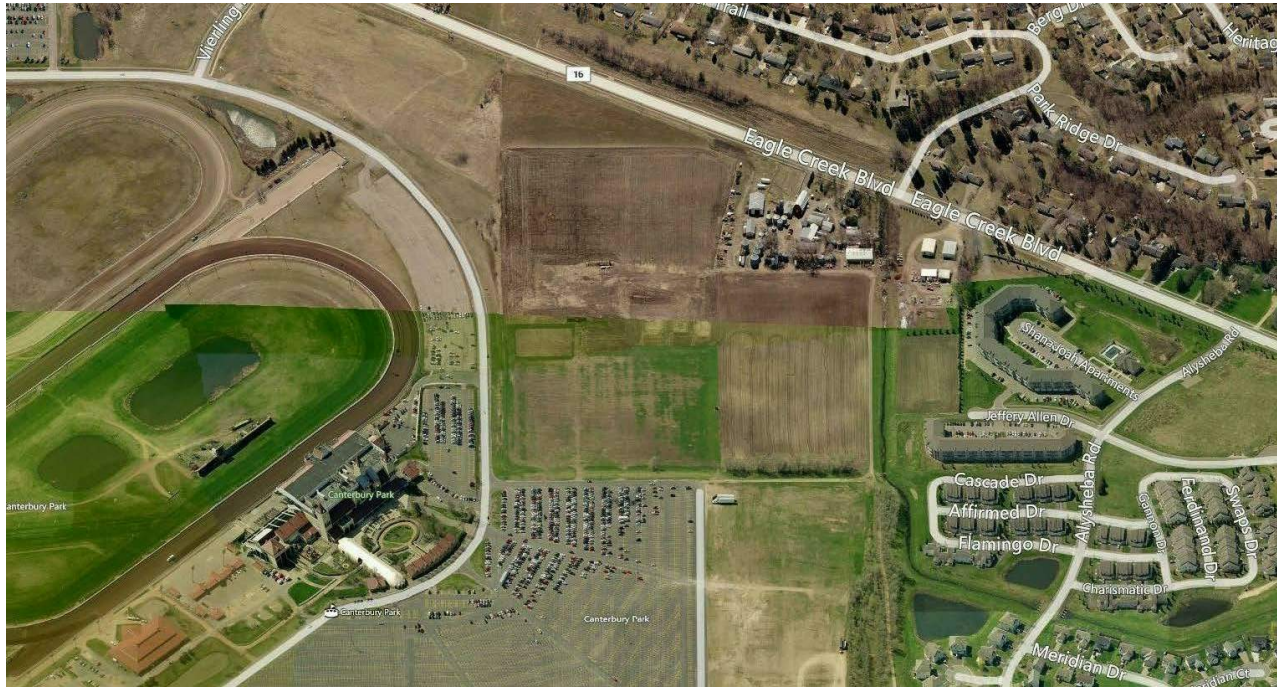
Building Area Legend

- PHASE 1
- PHASE 2

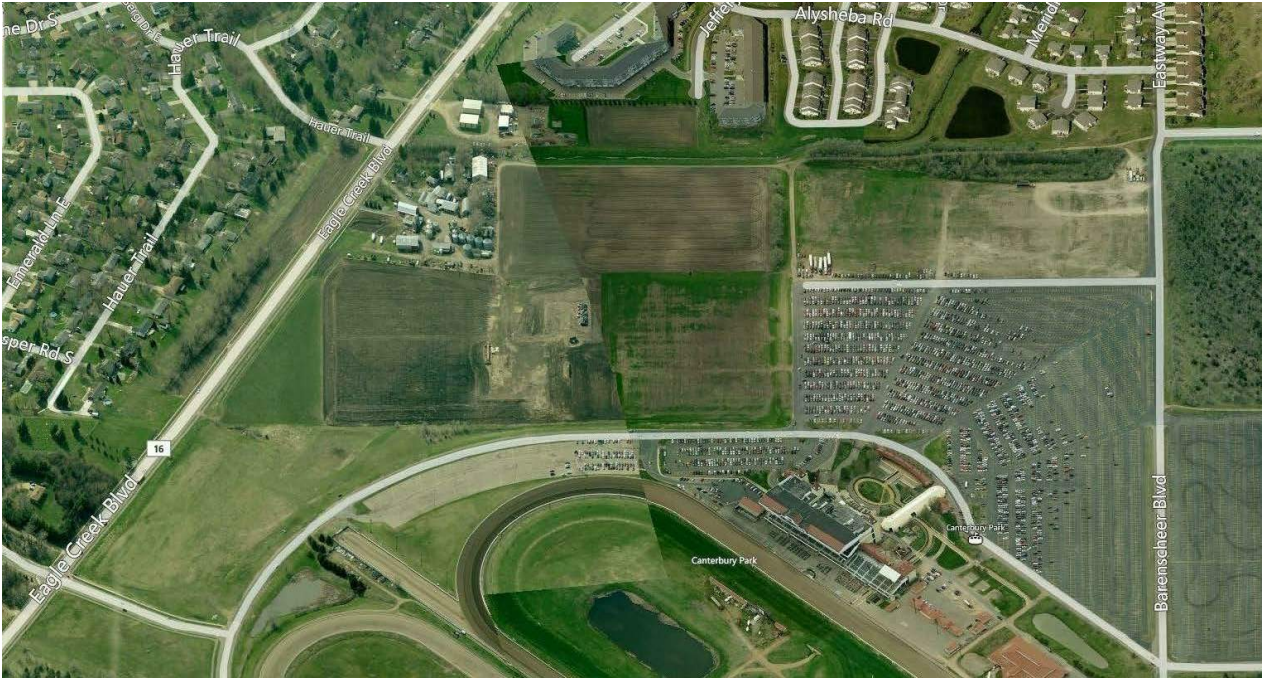
① SITE PLAN
1" = 80'-0"



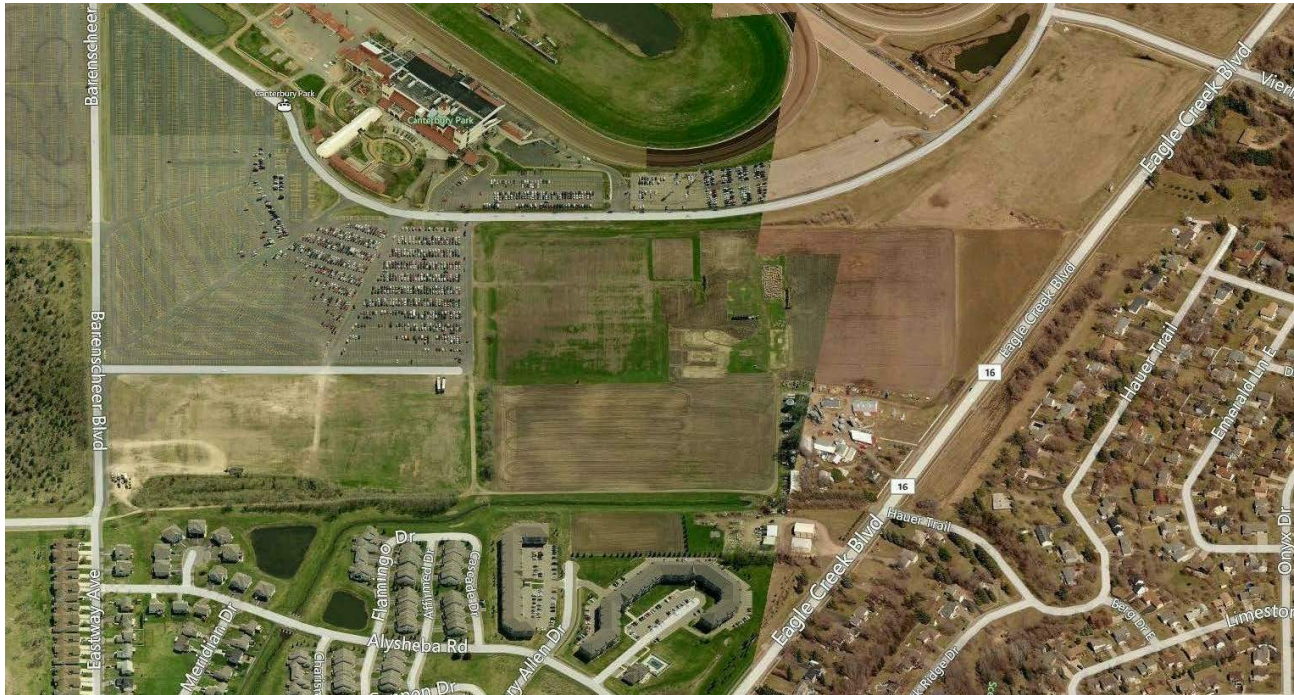
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③ NORTH AERIAL
12" = 1'-0"



④ EAST AERIAL
12" = 1'-0"



① WEST AERIAL
12" = 1'-0"



② SOUTH AERIAL
12" = 1'-0"

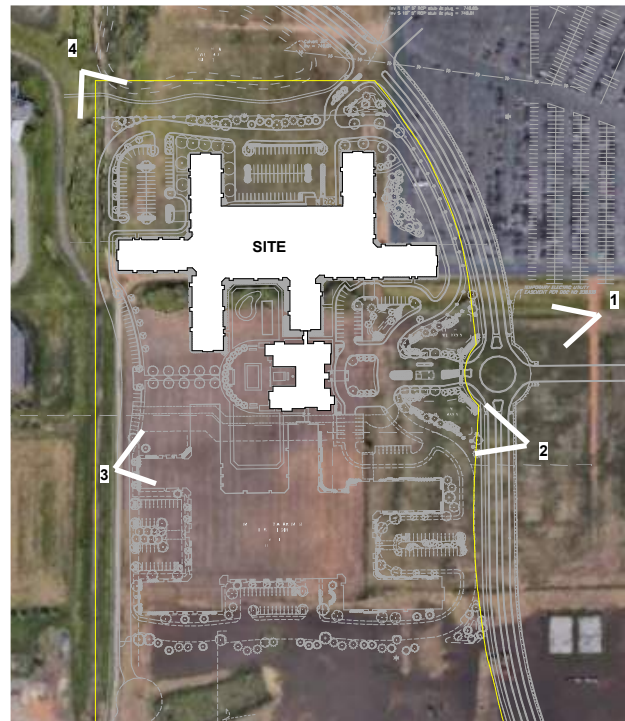
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④ NORTHWEST SITE
12" = 1'-0"



③ WEST SITE
12" = 1'-0"

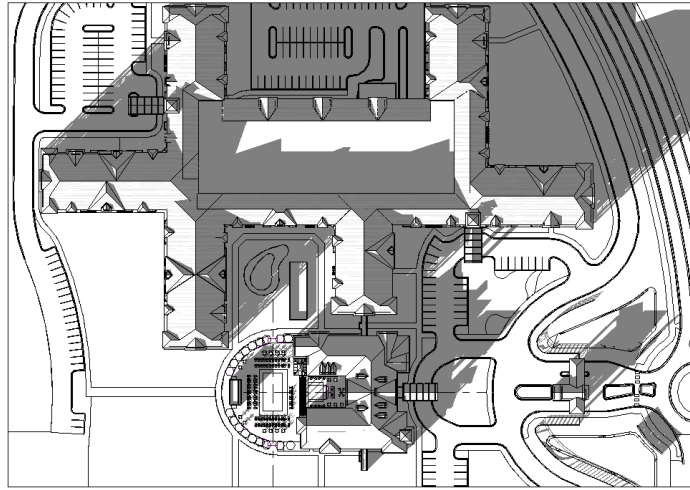


② NORTHEAST SITE

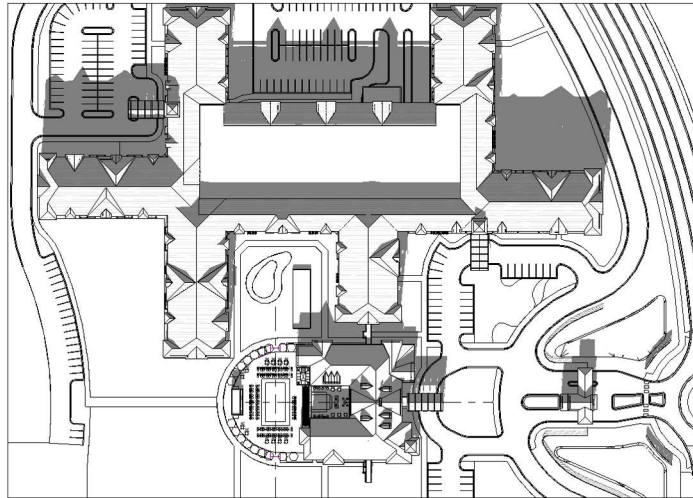


① EAST SITE

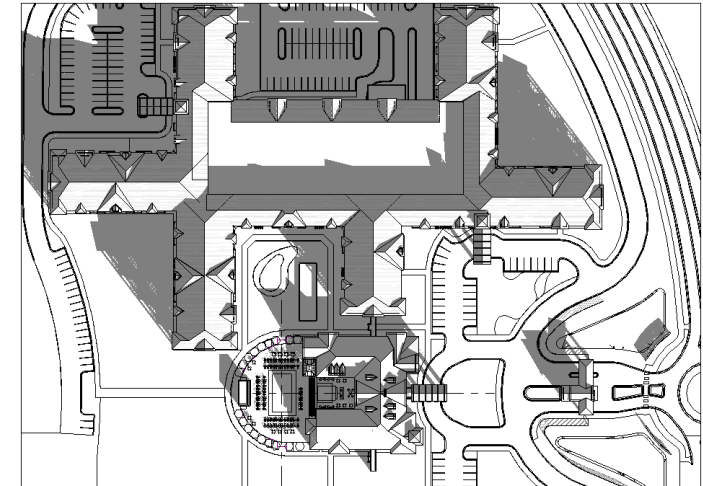
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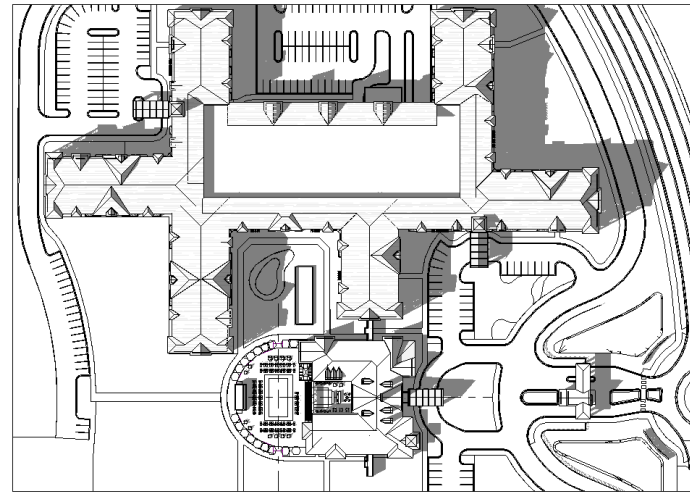
① 3PM DECEMBER 21ST
1/4" = 1'-0"



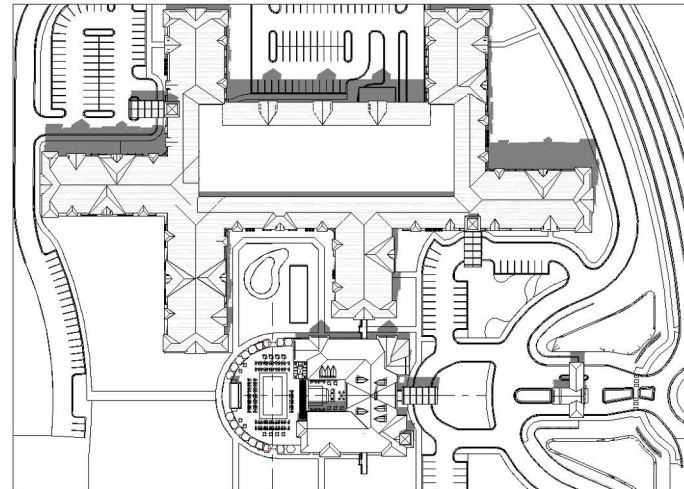
④ 12 PM DECEMBER 21ST
1/4" = 1'-0"



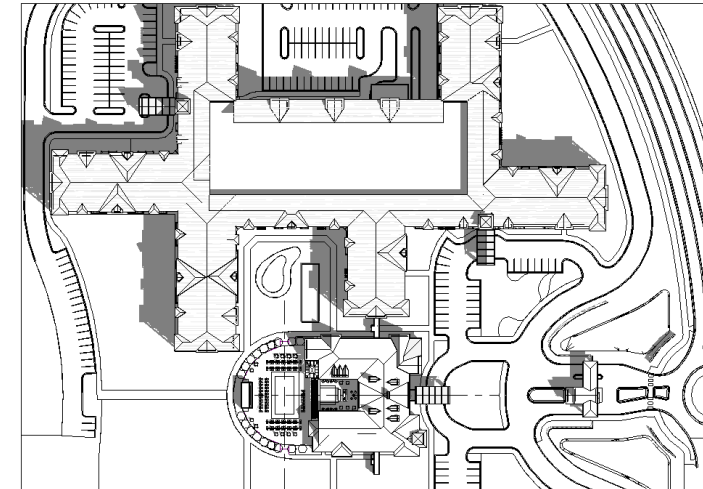
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1/4" = 1'-0"



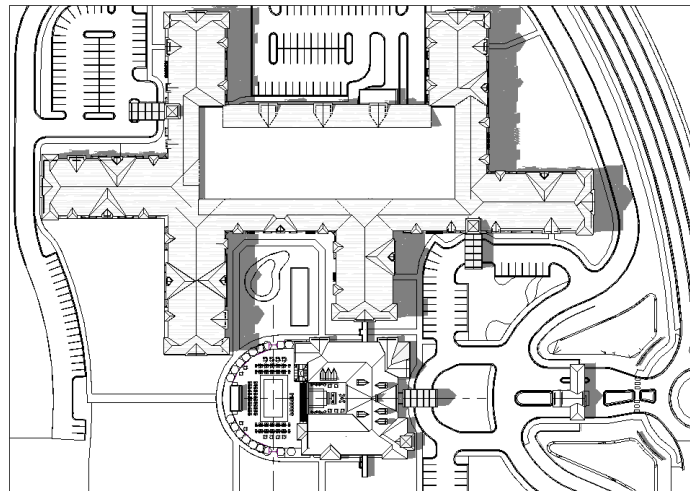
② 3PM SEPTEMBER 21ST
1/4" = 1'-0"



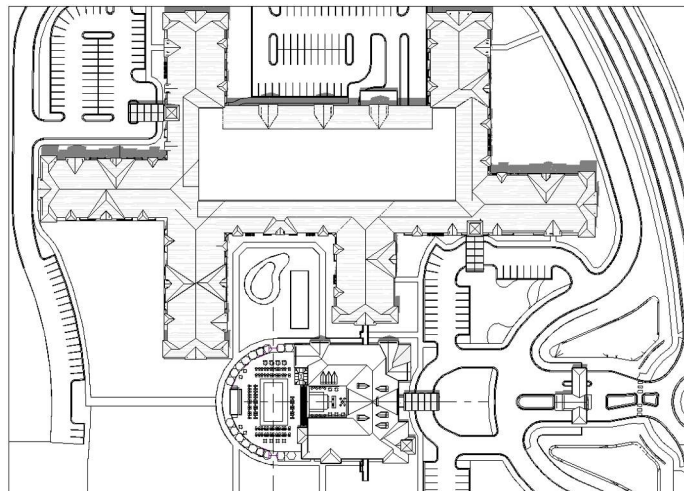
⑤ 12 PM SEPTEMBER 21ST
1/4" = 1'-0"



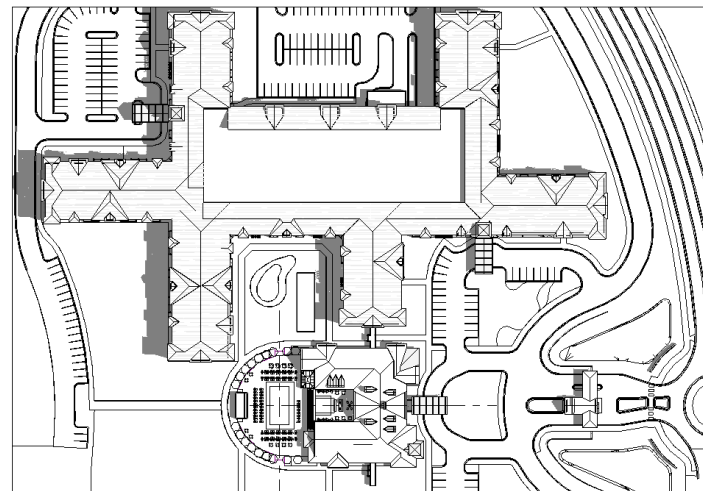
⑨ 9AM SEPTEMBER 21ST
1/4" = 1'-0"



③ 3PM JUNE 21ST
1/4" = 1'-0"



⑥ 12 PM JUNE 21ST
1/4" = 1'-0"



⑧ 9AM JUNE 21ST
1/4" = 1'-0"



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UNIT COUNT	
Name	Count
L1	
ALCOVE	3
1 BED	47
2 BED	20
3 BED	3
L2	
ALCOVE	2
1 BED	47
2 BED	21
3 BED	3
L3	
ALCOVE	3
1 BED	47
2 BED	21
3 BED	3
L4	
ALCOVE	3
1 BED	47
2 BED	21
3 BED	3
Grand Total:	295

GROSS SQUARE FOOTAGE	
LEVEL	AREA
L1	
RESIDENCE	64766
PARKING	26,037
L2	
RESIDENCE	66016
PARKING	39543
L3	
RESIDENCE	66016
PARKING	39543
L4	
RESIDENCE	66016
PARKING	0
CLUB/ ENT SUITE	19373
COMMON (L1-L4)	68435
Grand Total:	455,745

PARKING SCHEDULE	
Type	Count
L1	
9' x 18'	66
ADA	3
L2	
9' x 18'	125
ADA	3
L3	
9' x 18'	126
ADA	2
Grand Total:	325



① L1 PLAN
1/32" = 1'-0"



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① L2 PLAN
1/32" = 1'-0"



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① L3 PLAN
1/32" = 1'-0"

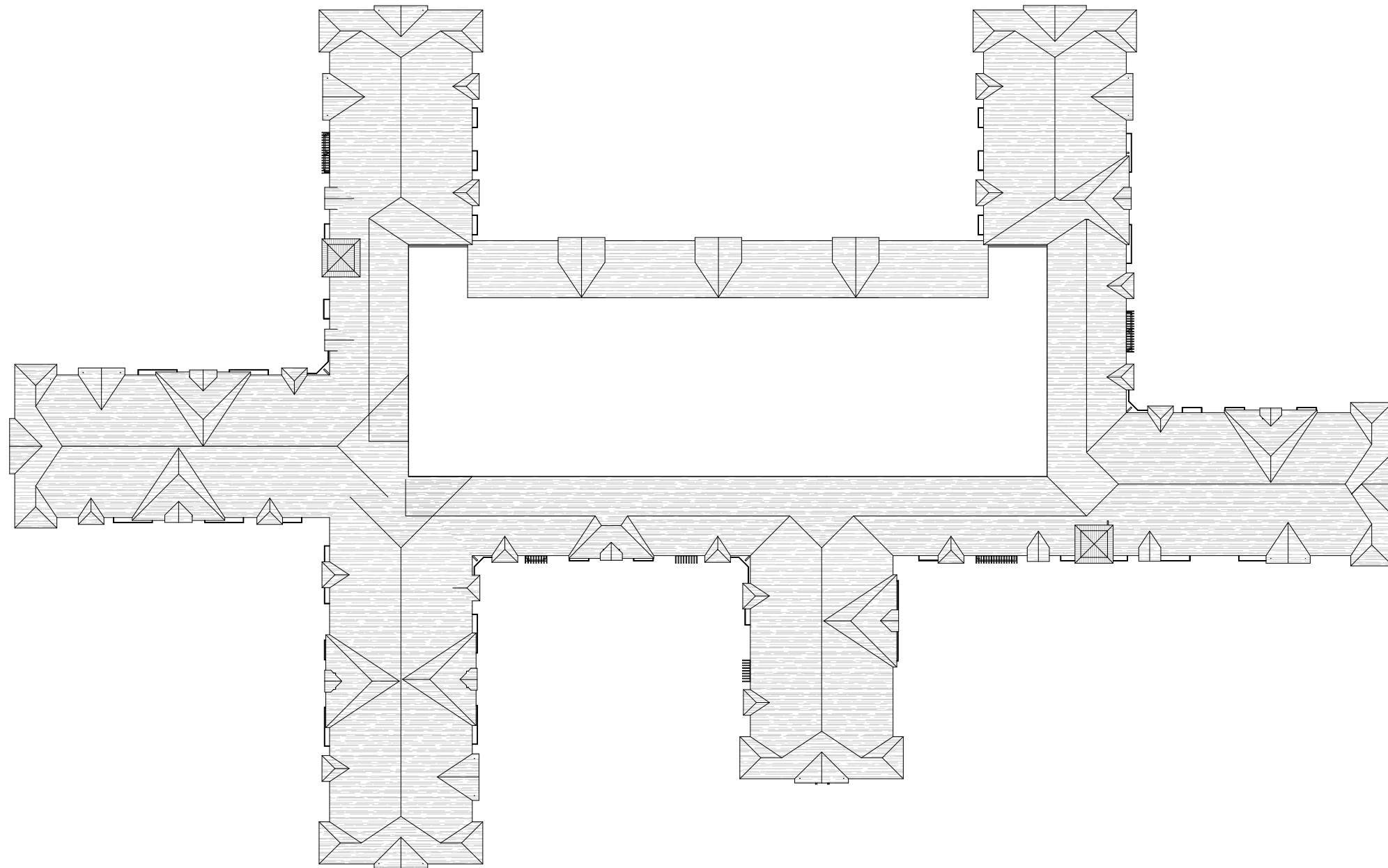


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① L4 PLAN
1/32" = 1'-0"

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① TRUSS BRG - CH
1/32" = 1'-0"

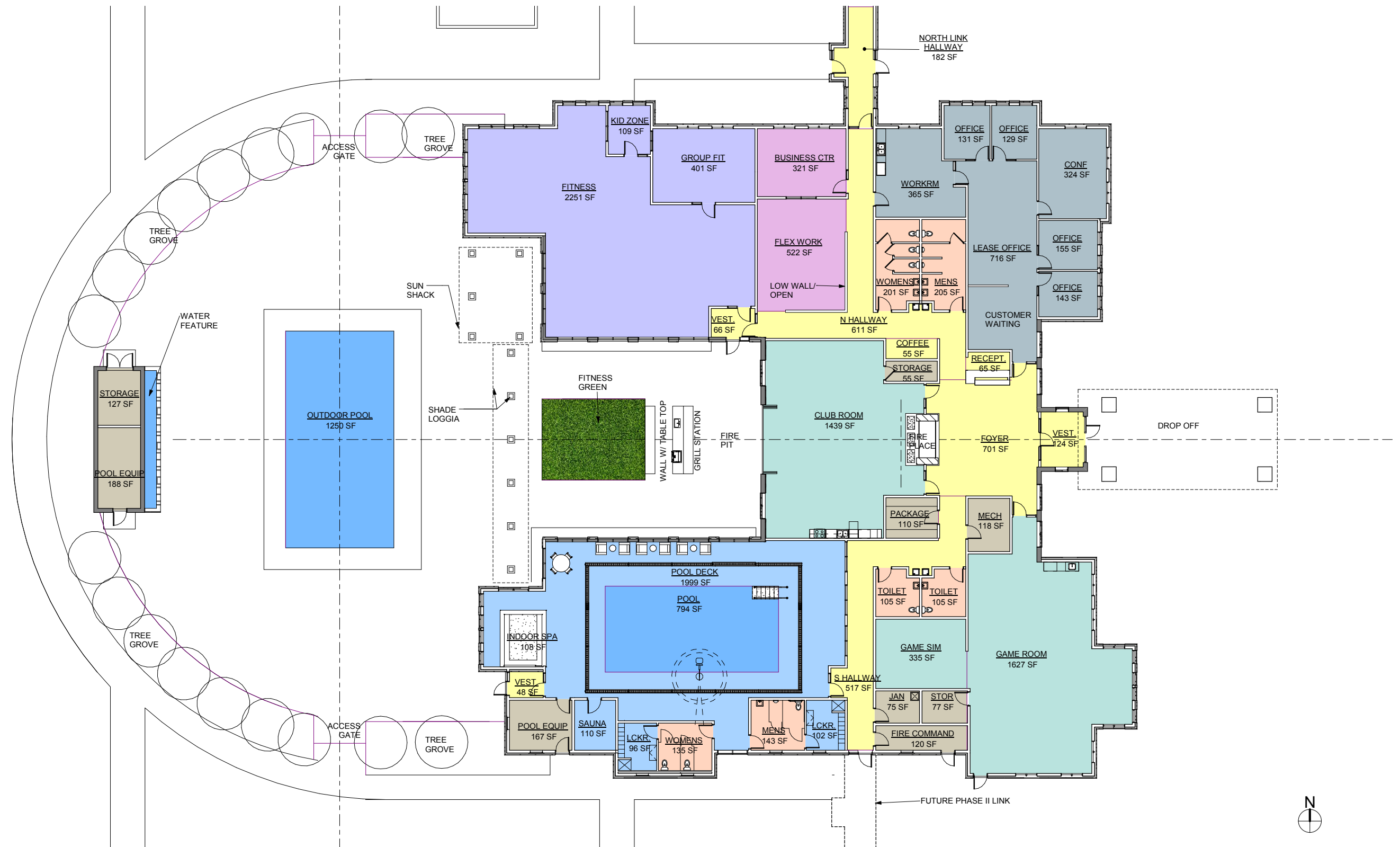
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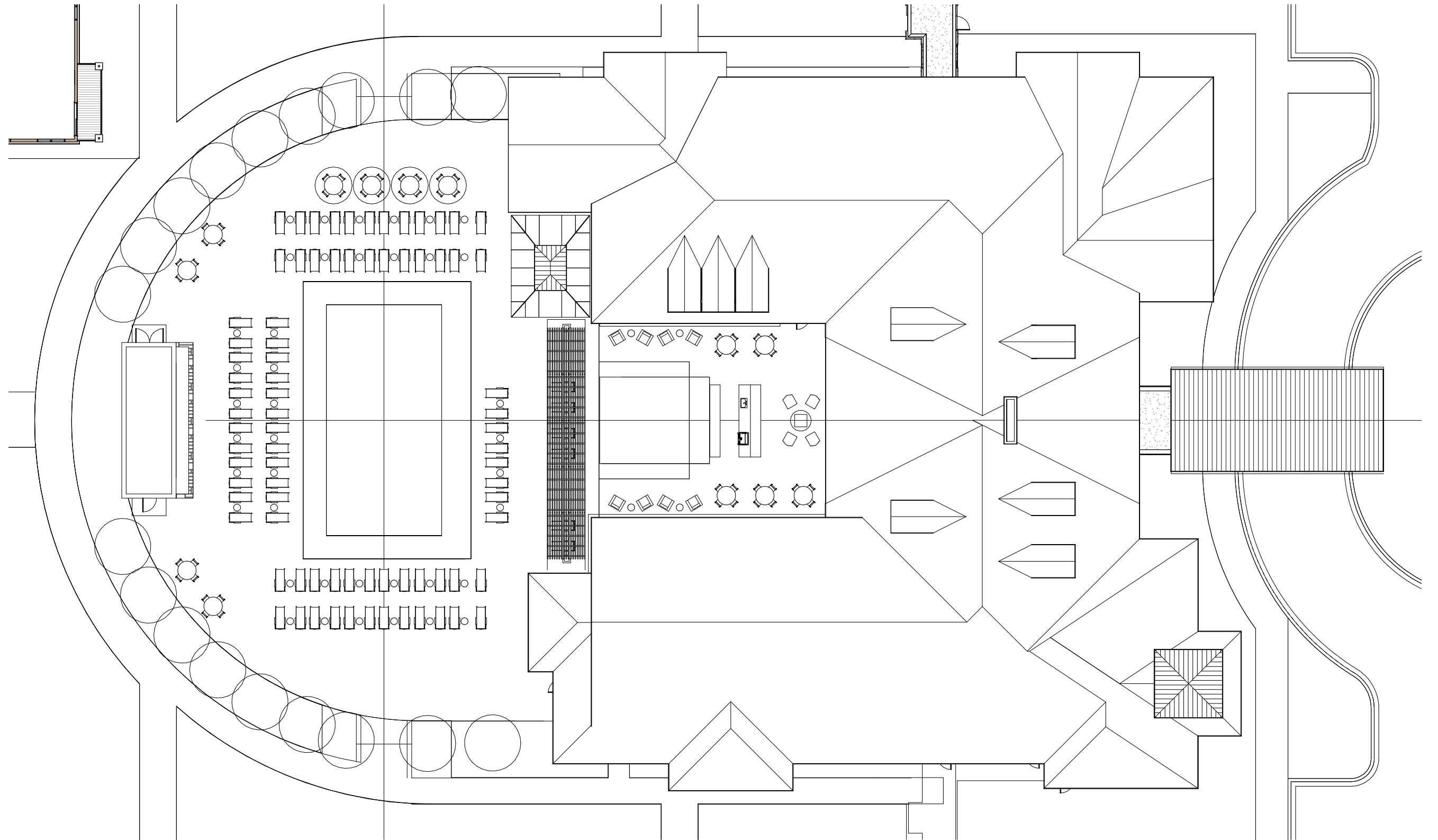
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CANTERBURY APARTMENTS -
RESIDENCE 1/CLUBHOUSE
840 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

ROOF PLAN

A2-5





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EXTERIOR
ELEVATION
KEYNOTES

1A

FACE BRICK A (TAN)

1B

FACE BRICK B (RED)

2

STONE

4A

PT-1 (WHITE) ON CEMENTITIOUS TRIM

4B

PT-2 (LIGHT GRAY) ON CEMENTITIOUS SHAKE SIDING

4C

PT-3 (CEDAR) ON CEMENTITIOUS LAP SIDING

4D

PT-2 (LIGHT GRAY) ON CEMENTITIOUS PANEL

4E

PT-5 (DARK GREY) ON CEMENTITIOUS PANEL

5

STOREFRONT

6

PREFABRICATED RAILING

7

WELDED METAL TRELLIS, PT-1

8

OVERHEAD SECTIONAL DOOR

10

FOLDING WALL SYSTEM

11

LARGE EXTERIOR SCONCE

12

SMALL EXTERIOR SCONCE

13

WALL PACK

14

OVERFLOW ROOF DRAIN

16

SLIDING PATIO DOOR - WHITE FRAME

17

MECHANICAL LOUVER, MATCH COLOR TO ADJACENT MATERIAL

18

MAN DOOR, PAINT TO MATCH ADJACENT FINISH

19

ASPHALT SHINGLE ROOF, GREEN & GREY TONE VARIATION

21

ARCHITECTURAL WOOD TRUSS, STAINED TO COMPLEMENT 4C

22

FIBERGLASS WINDOW

23

EXTERIOR FABRIC SHADE CANOPY

25A

ARCHITECTURAL PRECAST, SANDBLAST, MATCH STONE COLOR

25B

ARCHITECTURAL PRECAST, SANDBLAST, MATCH BRICK 1B COLOR

25C

ARCHITECTURAL PRECAST, SANDBLAST, INTEGRALLY COLORED



1 RESIDENCE - SOUTH ELEVATION
1" = 30'-0"



2 RESIDENCE - WEST ELEVATION
1" = 30'-0"



3 RESIDENCE - NORTH ELEVATION
1" = 30'-0"



4 RESIDENCE - EAST ELEVATION
1" = 30'-0"

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12 D. CLUBHOUSE EAST ELEVATION
3/32" = 1'-0"



3 D. CLUBHOUSE NORTH ELEVATION
3/32" = 1'-0"



2 D. CLUBHOUSE WEST ELEVATION
3/32" = 1'-0"

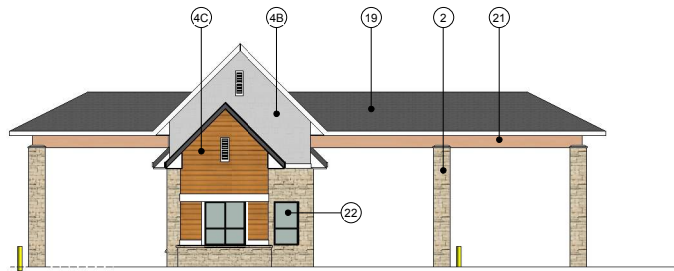


1 D. CLUBHOUSE SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1A) FACE BRICK A (TAN)
- 1B) FACE BRICK B (RED)
- 2) STONE
- 4A) PT-1 (WHITE) ON CEMENTITIOUS TRIM
- 4B) PT-2 (LIGHT GRAY) ON CEMENTITIOUS SHAKE SIDING
- 4C) PT-3 (CEDAR) ON CEMENTITIOUS LAP SIDING
- 4D) PT-2 (LIGHT GRAY) ON CEMENTITIOUS PANEL
- 4E) PT-5 (DARK GREY) ON CEMENTITIOUS PANEL
- 5) STOREFRONT
- 6) PREFABRICATED RAILING
- 7) WELDED METAL TRELLIS, PT-1
- 8) OVERHEAD SECTIONAL DOOR
- 10) FOLDING WALL SYSTEM
- 11) LARGE EXTERIOR SCONCE
- 12) SMALL EXTERIOR SCONCE
- 13) WALL PACK
- 14) OVERFLOW ROOF DRAIN
- 16) SLIDING PATIO DOOR - WHITE FRAME
- 17) MECHANICAL LOUVER, MATCH COLOR TO ADJACENT MATERIAL
- 18) MAN DOOR, PAINT TO MATCH ADJACENT FINISH
- 19) ASPHALT SHINGLE ROOF, GREEN & GREY TONE VARIATION
- 21) ARCHITECTURAL WOOD TRUSS, STAINED TO COMPLEMENT 4C
- 22) FIBERGLASS WINDOW
- 23) EXTERIOR FABRIC SHADE CANOPY
- 25A) ARCHITECTURAL PRECAST, SANDBLAST, MATCH STONE COLOR
- 25B) ARCHITECTURAL PRECAST, SANDBLAST, MATCH BRICK 1B COLOR
- 25C) ARCHITECTURAL PRECAST, SANDBLAST, INTEGRALLY COLORED

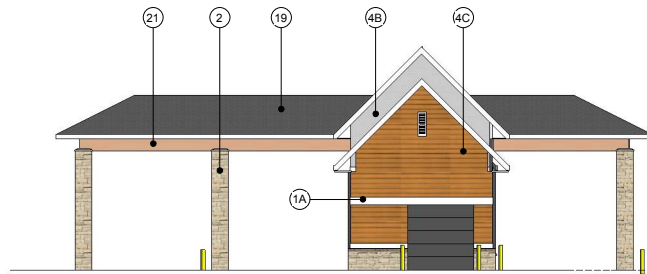
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5 EAST ELEV. - GUARD BLDG.
3/32" = 1'-0"



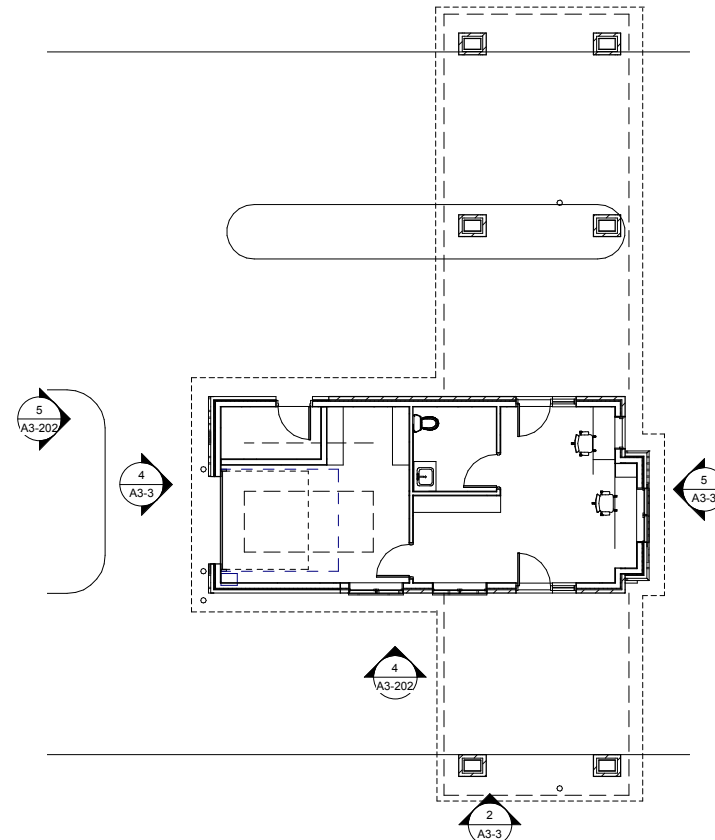
3 GUARDHOUSE NORTH ELEVATION
3/32" = 1'-0"



4 GUARDHOUSE WEST ELEVATION
3/32" = 1'-0"



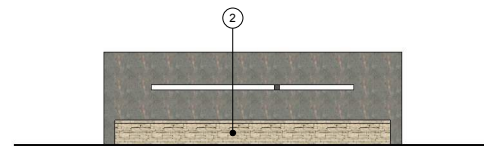
2 GUARDHOUSE SOUTH ELEVATION
3/32" = 1'-0"



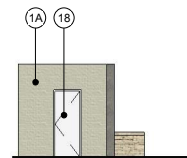
1 GUARDHOUSE FLOOR PLAN
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

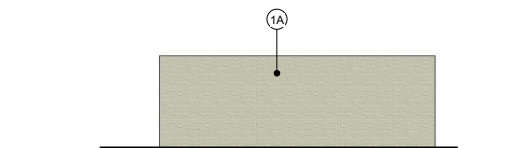
- 1A) FACE BRICK A (TAN)
- 1B) FACE BRICK B (RED)
- 2) STONE
- 4A) PT-1 (WHITE) ON CEMENTITIOUS TRIM
- 4B) PT-2 (LIGHT GRAY) ON CEMENTITIOUS SHAKE SIDING
- 4C) PT-3 (CEDAR) ON CEMENTITIOUS LAP SIDING
- 4D) PT-2 (LIGHT GRAY) ON CEMENTITIOUS PANEL
- 4E) PT-5 (DARK GREY) ON CEMENTITIOUS PANEL
- 5) STOREFRONT
- 6) PREFABRICATED RAILING
- 7) WELDED METAL TRELLIS, PT-1
- 8) OVERHEAD SECTIONAL DOOR
- 10) FOLDING WALL SYSTEM
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- 25C) ARCHITECTURAL PRECAST, SANDBLAST, INTEGRALLY COLORED



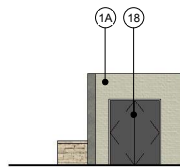
10 POOL EQUIPMENT EAST ELEVATION
3/32" = 1'-0"



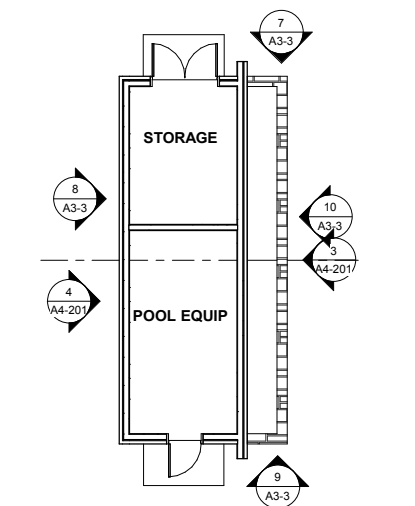
9 POOL EQUIPMENT SOUTH ELEVATION
3/32" = 1'-0"



8 POOL EQUIPMENT WEST ELEVATION
3/32" = 1'-0"



7 POOL EQUIPMENT NORTH ELEVATION
3/32" = 1'-0"



6 POOL EQUIPMENT FLOOR PLAN
1/8" = 1'-0"



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CANTERBURY VILLAGE - PHASE 1

830 & 840 SHENANDOAH DRIVE
SHAKOPEE, MN 55379

GUARDHOUSE &
POOL EQUIPMENT

A3-3



② POOL COURTYARD



① RESIDENCE ENTRANCE

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① CLUB HOUSE ENTRANCE



② VISITOR ENTRANCE

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