

Zvago Canterbury Crossing

09/04/20
#20004

DEVELOPER
OneTwoOne Development

ARCHITECT
Kaas Wilson Architects



CONTENTS	
Cover Sheet	0.0
Project Summary	0.1
Project Data	1.0
Level -1	3.0
Level 1	3.1
Level 2	3.2
Level 3	3.3
Level 4	3.4
Exterior Building Signage	5.0
Exterior Elevations	5.1
Exterior Elevations	5.2
Exterior Elevations	5.3
Exterior Elevations	5.4
Exterior Elevations	5.5
Rendering	9.0
Rendering	9.1
Rendering	9.2
Rendering	9.3
Rendering	9.4

PROJECT TEAM

DEVELOPMENT

Lifestyle Communities
1301 American Blvd E, Suite 200
Bloomington, MN 55425
612.875.2443

ARCHITECT

Kaas Wilson Architects
1301 American Blvd E, Suite 100
Bloomington, MN 55425
612.879.6000

CIVIL/LANDSCAPE

Alliant Engineering, Inc.
733 Marquette Avenue, Suite 700
Minneapolis, MN 55402
612.758.3080

PLANNING METRICS

Zoning District:

Current: 151.044 Major Recreation Zone (MR)
Proposed: Planned unit development

Lot Area

Minimum: 2 acres of contiguous land
Proposed: see civil.

Height

Proposed: 45' (grade to roof midpoint, 3-story)
54'-1" (grade to roof midpoint, 4- story)

CODE METRICS

Building Code - 2020 MN Building Code

CHAPTER 3: USE & OCCUPANCY CLASSIFICATION

Level -1: Single occupancy building (S-2 Storage) per MNSBC 506.

Levels 1-4: Mixed use, accessory occupancy building (R-2 Multifamily, A-3 Assembly, B Business) with more than one story per MNSBC 508.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

Proposed building height above grade plane = 45'-0" (3-story); 54'-1" (4-story)

504.3 HEIGHT IN FEET

- Group S-2, Construction Type VA, Sprinklered (S)
Allowable Building Height in Feet Above Grade Plane (per MNSBC Table 504.3): 70 Feet
- Group R-2, Construction Type VA, Sprinklered (S)
Allowable Building Height in Feet Above Grade Plane (per MNSBC Table 504.3): 70 Feet

Proposed number of stories above grade plane = 4

504.4 NUMBER OF STORIES

- Group S-2, Construction Type VA, Sprinklered (S)
Allowable Number of Stories Above Grade Plane (per MNSBC Table 504.4): 5 Stories
- Group R-2, Construction Type VA, Sprinklered (S)
Allowable Number of Stories Above Grade Plane (per MNSBC Table 504.4): 4 Stories

506: BUILDING AREA.

Proposed building will have NFPA 13 automatic sprinkler system per MNSBC 903.3.1.1

TABLE 506.2 ALLOWABLE AREA FACTOR (A_f)

Group S-2, Construction Type VA:

NS: 21,000 sf
SM: 63,000 sf

Group R-2, Construction Type VA:

NS: 12,000 sf
SM: 36,000 sf

506.3 FRONTAGE INCREASE.

506.3.3 AMOUNT OF INCREASE.

"I_f = [F/P - 0.25]W/30 (Equation 5-5) where:

I_f = Area increase due to frontage.

F = Building perimeter that fronts on a public way or open space having 20 feet (6096 mm) open minimum width (feet).

P = Perimeter of entire building (feet).

W = Width of public way or open space (feet) in accordance with Section 506.3.2."

The amount of frontage increase = [832.75/832.75 - .25] 29.72/30 = 0.743

Group R-2, Construction Type VA:

A_a = A_i + [NS x I_f]

A_a = 36,000 + [12,000 x 0.743] = 44,916

Total allowable area = 44,916 sf per story

CHAPTER 6: TYPES OF CONSTRUCTION

602: CONSTRUCTION CLASSIFICATION

- Building 1 (Level -1): Type IA
- Building 2 (Levels 1 - 4): Type VA

2020 Minnesota Energy Code

Climate Zone (Section C301): Zone 6

Application (Section C401.2): The requirements of ASHRAE 90.1



Total Gross Area		
Level	Area	
Level 4	17,548 ft²	
Level 3	23,884 ft²	
Level 2	23,884 ft²	
Level 1	23,976 ft²	
Level -1	26,624 ft²	
Grand total	115,915 ft²	

Parking Schedule		
Type	Count	
Garage	75	
Site	29	
	104	

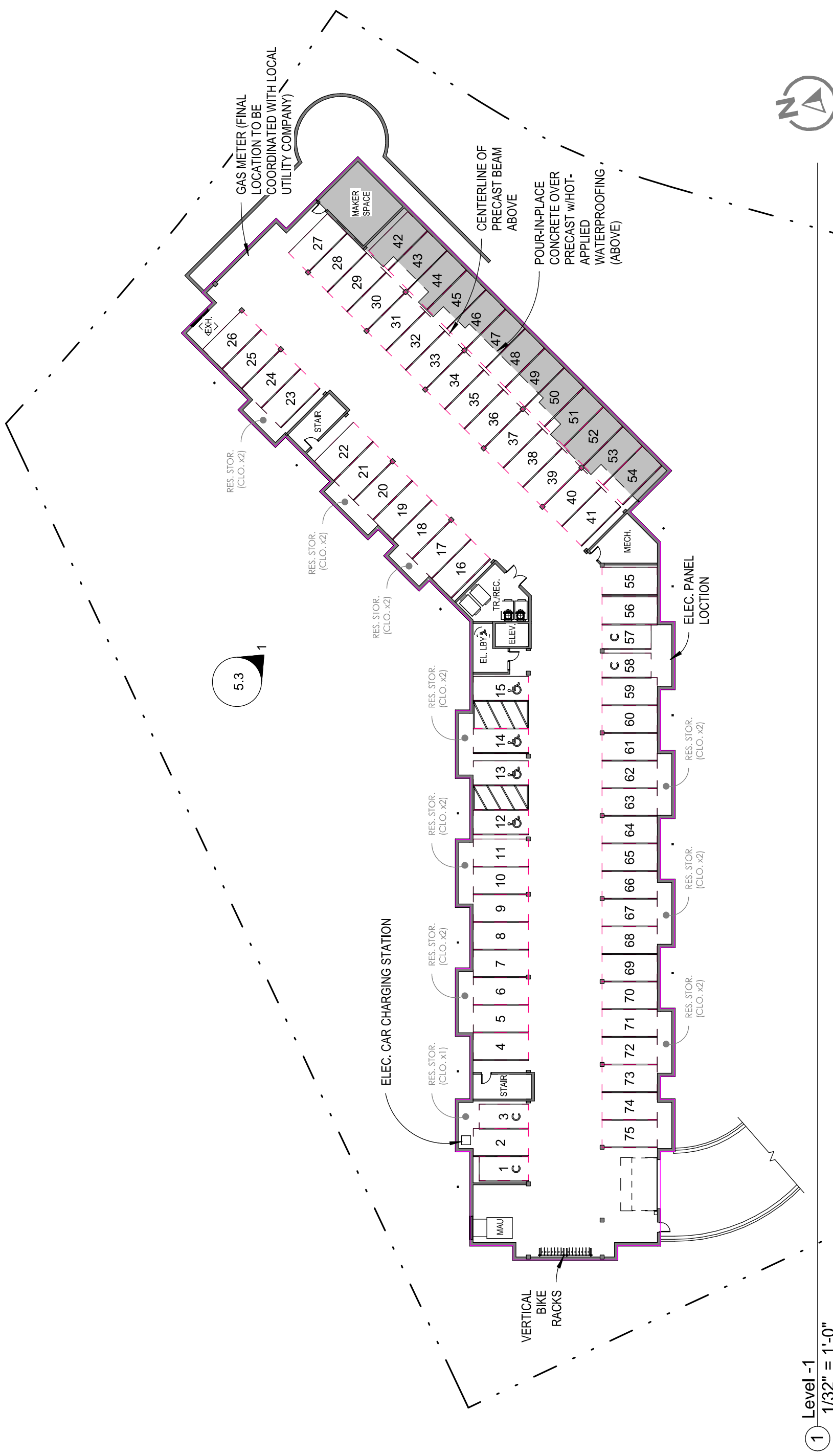
Unit Schedule (Gross SF - Overall)				
Name	Zvago Name	Unit Type	Count	Gross SF
Unit B3	Z TWELVE	1BR+D	4	1,003 ft²
Unit B4	Z FOURTEEN	1BR+D	6	1,047 ft²
1BR+D: 10				
Unit C1	Z TWENTY THREE	2BR	4	1,326 ft²
Unit C2	Z TWENTY	2BR	28	1,247 ft²
2BR: 32				
Unit D1	Z THIRTY	2BR+D	10	1,535 ft²
Unit D6	Z THIRTY ONE	2BR+D	4	1,576 ft²
2BR+D: 14				
Grand total: 56				

Unit Schedule (Gross SF - by Flr)					
Level	Name	Zvago Name	Unit Type	Count	Gross SF
Level 1	Unit B3	Z TWELVE	1BR+D	1	1,003 ft²
Level 1	Unit C1	Z TWENTY THREE	2BR	1	1,326 ft²
Level 1	Unit C2	Z TWENTY	2BR	7	1,247 ft²
Level 1	Unit D1	Z THIRTY	2BR+D	2	1,535 ft²
Level 1	Unit D6	Z THIRTY ONE	2BR+D	1	1,576 ft²
Level 1: 12					
Level 2	Unit B3	Z TWELVE	1BR+D	1	1,003 ft²
Level 2	Unit B4	Z FOURTEEN	1BR+D	2	1,047 ft²
Level 2	Unit C1	Z TWENTY THREE	2BR	1	1,326 ft²
Level 2	Unit C2	Z TWENTY	2BR	7	1,247 ft²
Level 2	Unit D1	Z THIRTY	2BR+D	4	1,535 ft²
Level 2	Unit D6	Z THIRTY ONE	2BR+D	1	1,576 ft²
Level 2: 16					
Level 3	Unit B3	Z TWELVE	1BR+D	1	1,003 ft²
Level 3	Unit B4	Z FOURTEEN	1BR+D	2	1,047 ft²
Level 3	Unit C1	Z TWENTY THREE	2BR	1	1,326 ft²
Level 3	Unit C2	Z TWENTY	2BR	7	1,247 ft²
Level 3	Unit D1	Z THIRTY	2BR+D	4	1,535 ft²
Level 3	Unit D6	Z THIRTY ONE	2BR+D	1	1,576 ft²
Level 3: 16					
Level 4	Unit B3	Z TWELVE	1BR+D	1	1,003 ft²
Level 4	Unit B4	Z FOURTEEN	1BR+D	2	1,047 ft²
Level 4	Unit C1	Z TWENTY THREE	2BR	1	1,326 ft²
Level 4	Unit C2	Z TWENTY	2BR	7	1,247 ft²
Level 4	Unit D6	Z THIRTY ONE	2BR+D	1	1,576 ft²
Level 4: 12					
Grand total: 56					

1106: PARKING & PASSENGER LOADING FACILITIES

- 1106.2 GROUPS I-1, R-1, R-2, R-3 AND R-4
 - "1. In Group R-2, R-3 and R-4 occupancies that are required to have Accessible, Type A or Type B dwelling units or sleeping units, at least 2 percent, but not less than one, of each type of parking space provided shall be accessible.
 - Where at least one parking space is provided for each dwelling unit or sleeping unit, at least one accessible parking space shall be provided for each Accessible and Type A unit.
 - Where parking is provided within or beneath a building, accessible parking spaces shall be provided within or beneath the building."
 - 3 Type A units will be provided due to HUD requirements (56 x 5% = 2.8, or 3 units).
 - 3 accessible parking stalls will be provided (one for each Type A unit)
 - 2% of all parking stalls will be accessible in addition to the required 3 accessible parking stalls.
 - Indoor surface parking stalls: 75
 - Outdoor garage parking stalls: 29
 - Total parking stalls = 104 x 2% = 2.08, or 3 stalls

Total combined parking: 104 total (6 accessible, 99 non-accessible)



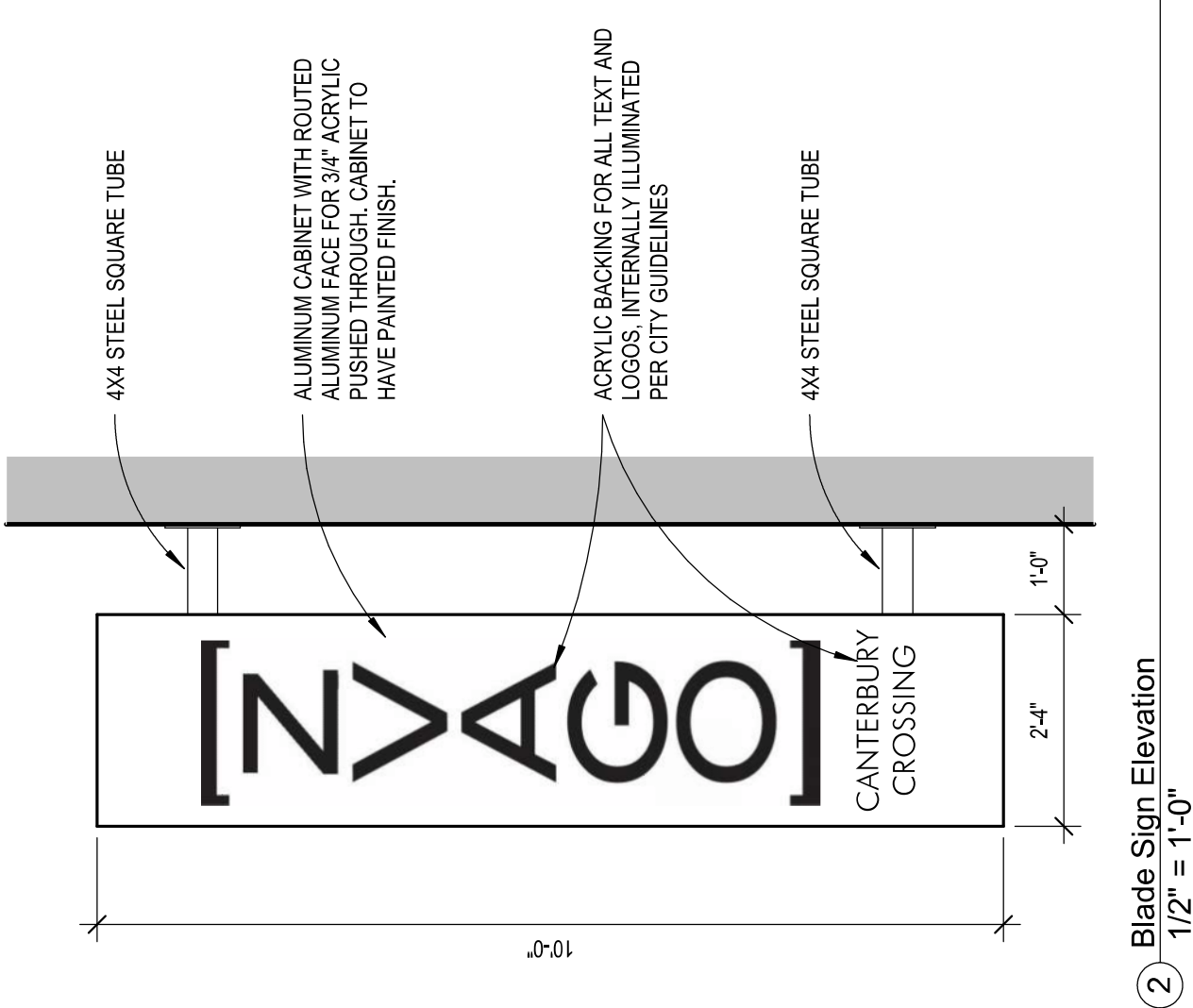
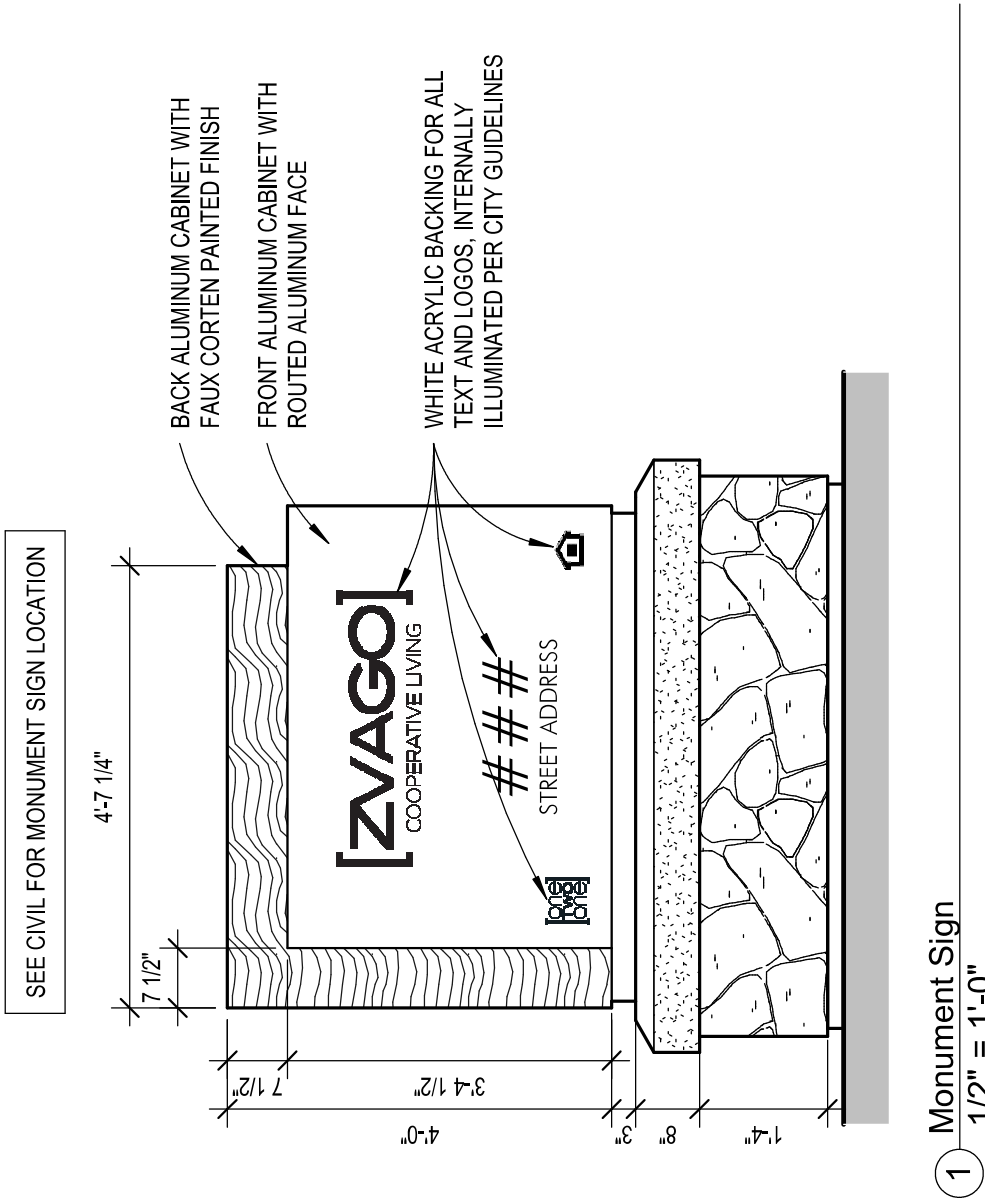


1 Level 1
1/32" = 1'-0"



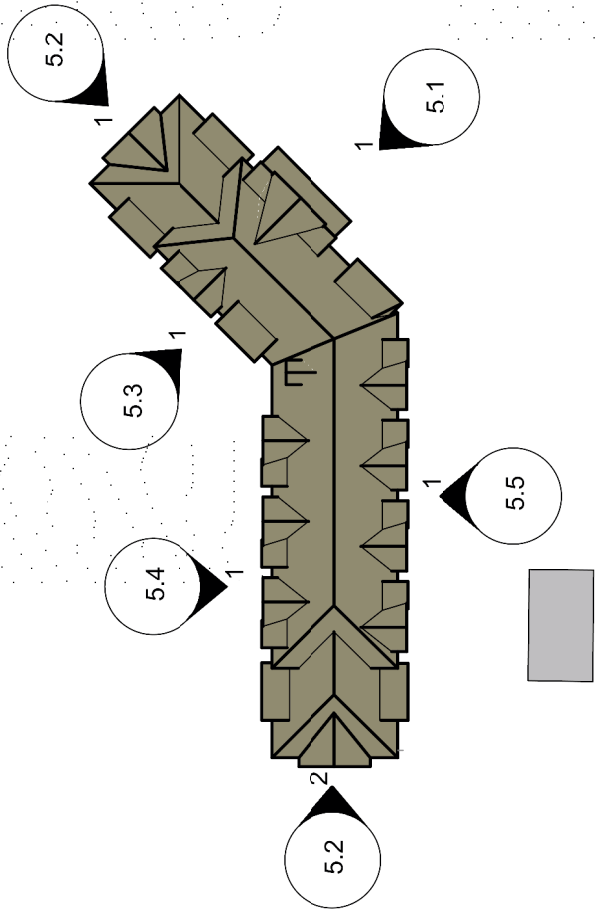






South 1 Elevation Material Percentages

Material	Percentage
Glazing	32.6%
Stone Veneer	33.4%
CMU Block	2.5%
CFB Panel	16.9%
Board and Batton	5.0%
Lap Siding	9.6%



1 Elevation - South 1
1/16" = 1'-0"

East Elevation Material Percentages

Material	Percentage
Glazing	19.0%
Stone Veneer	26.2%
CMU Block	4.9%
CFB Panel	32.6%
Board and Batton	3.4%
Lap Siding	13.9%

West Elevation Material Percentages

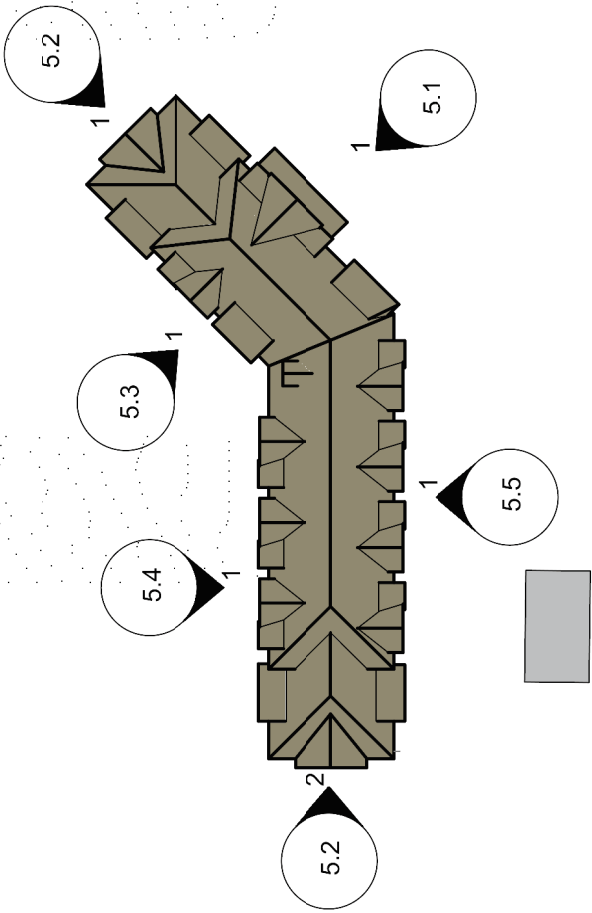
Material	Percentage
Glazing	17.5%
Stone Veneer	24.2%
CMU Block	12.1%
CFB Panel	30.1%
Board and Batton	3.2%
Lap Siding	12.9%



1 Elevation - East
1/16" = 1'-0"

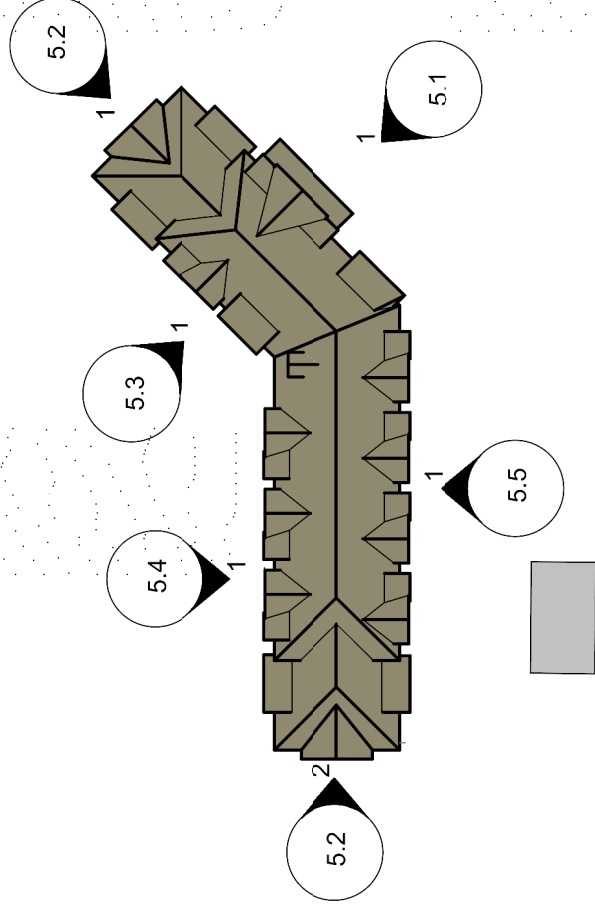


2 Elevation - West
1/16" = 1'-0"



North Elevation Material Percentages

<u>Material</u>	<u>Percentage</u>
Glazing	30.3%
Stone Veneer	30.9%
CMU Block	2.4%
CFB Panel	14.4%
Board and Batton	1.8%
Lap Siding	20.2%

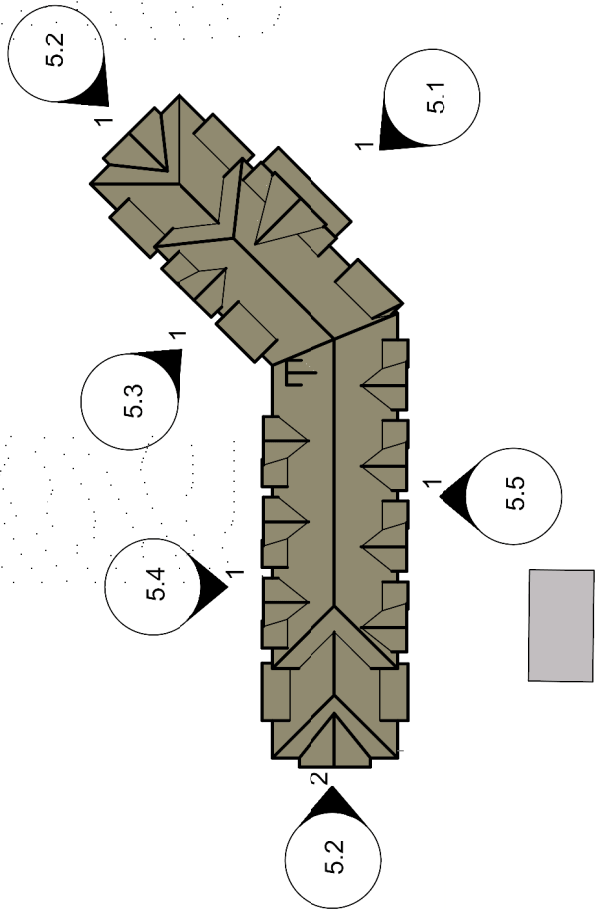


North 2 Elevation Material Percentages

Material	Percentage
Glazing	27.6%
Stone Veneer	24.2%
CMU Block	7.8%
CFB Panel	16.5%
Board and Batton	2.6%
Lap Siding	21.1%



1 Elevation - North 2
1/16" = 1'-0"



South 2 Elevation Material Percentages

Material	Percentage
Glazing	27.4%
Stone Veneer	26.1%
CMU Block	8.1%
CFB Panel	16.9%
Board and Batton	1.6%
Lap Siding	19.9%



1 Elevation - South 2
1/16" = 1'-0"









