

# MINNETONKA SENIOR LIVING

02/28/2024

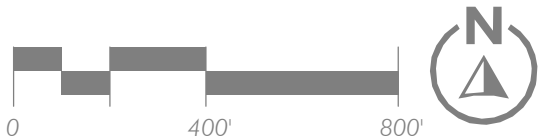


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1 LOCATION MAP  
1" = 400'-0"

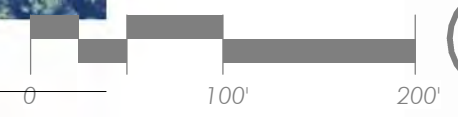


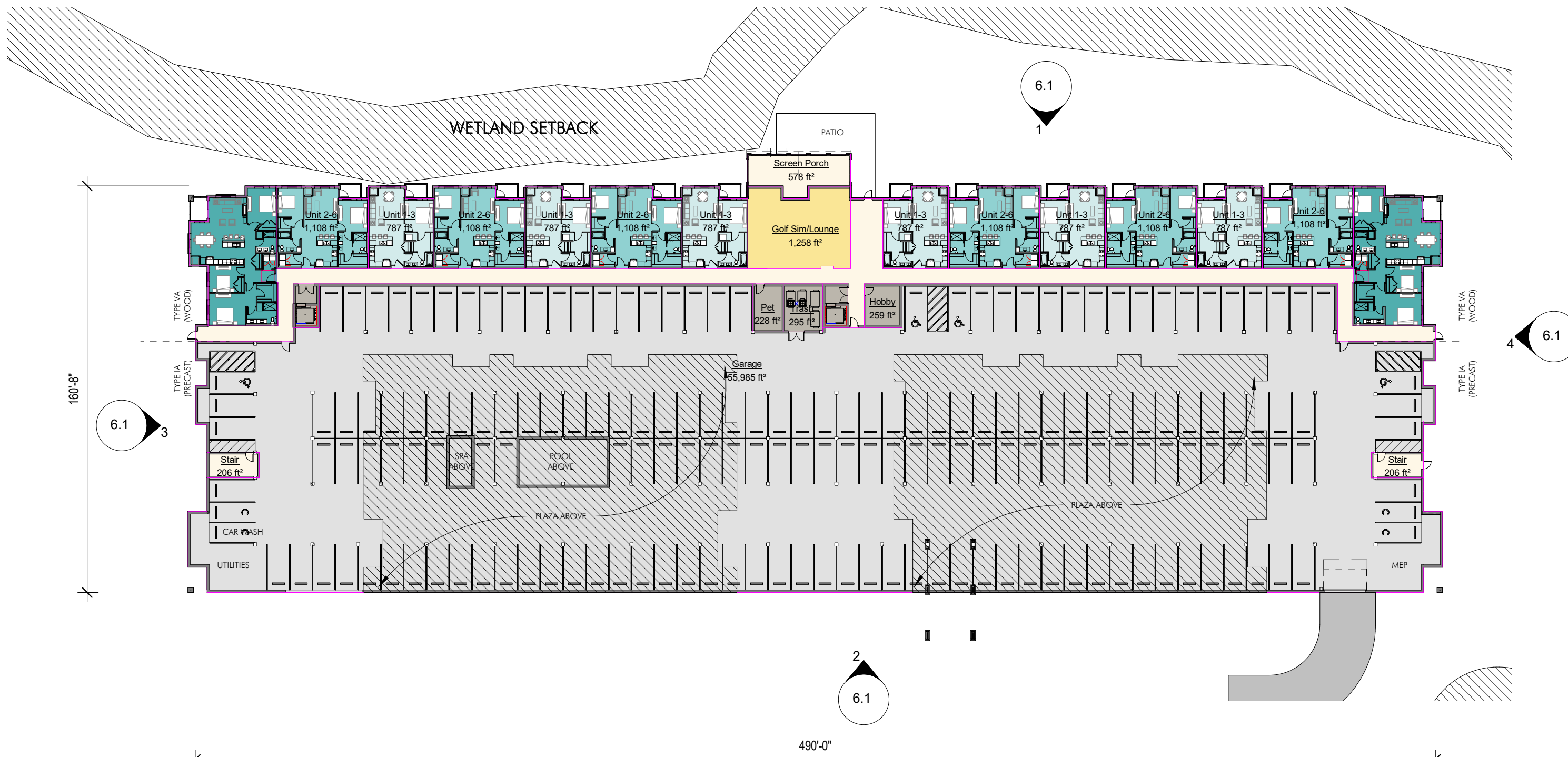


**SITE PLAN KEY**

- 1** BUILDING ENTRANCE
- 2** GARAGE ENTRANCE
- 3** LANDSCAPE BUFFER
- 4** OUTDOOR AMENITY
- 5** POOL & SPA
- 6** 2-STORY END
- 7** GAZEBO
- 8** MEMORY CARE PATIO
- 9** WALK-UP UNITS
- 10** WALKING TRAIL

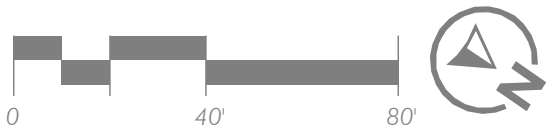
1 Master Plan  
1" = 100'-0"





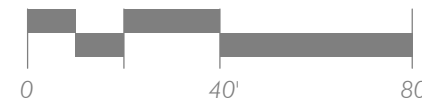
① Level -1 IL  
1" = 40'-0"

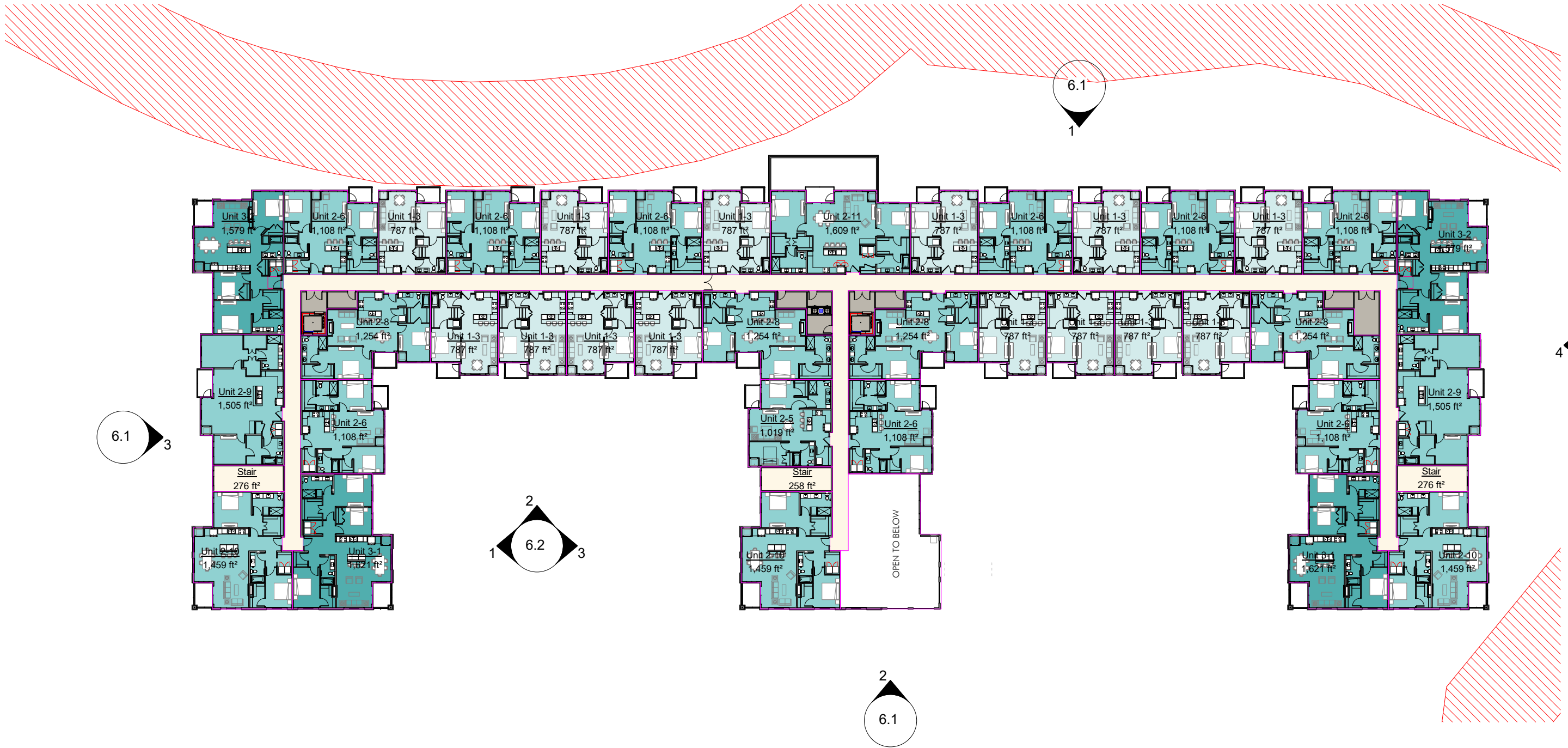
PARKING		
Level	Type	Count
Level -1 IL	GARAGE	178
		178



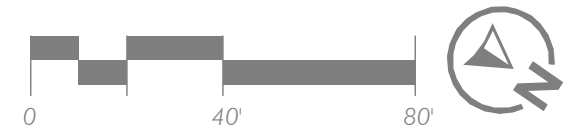


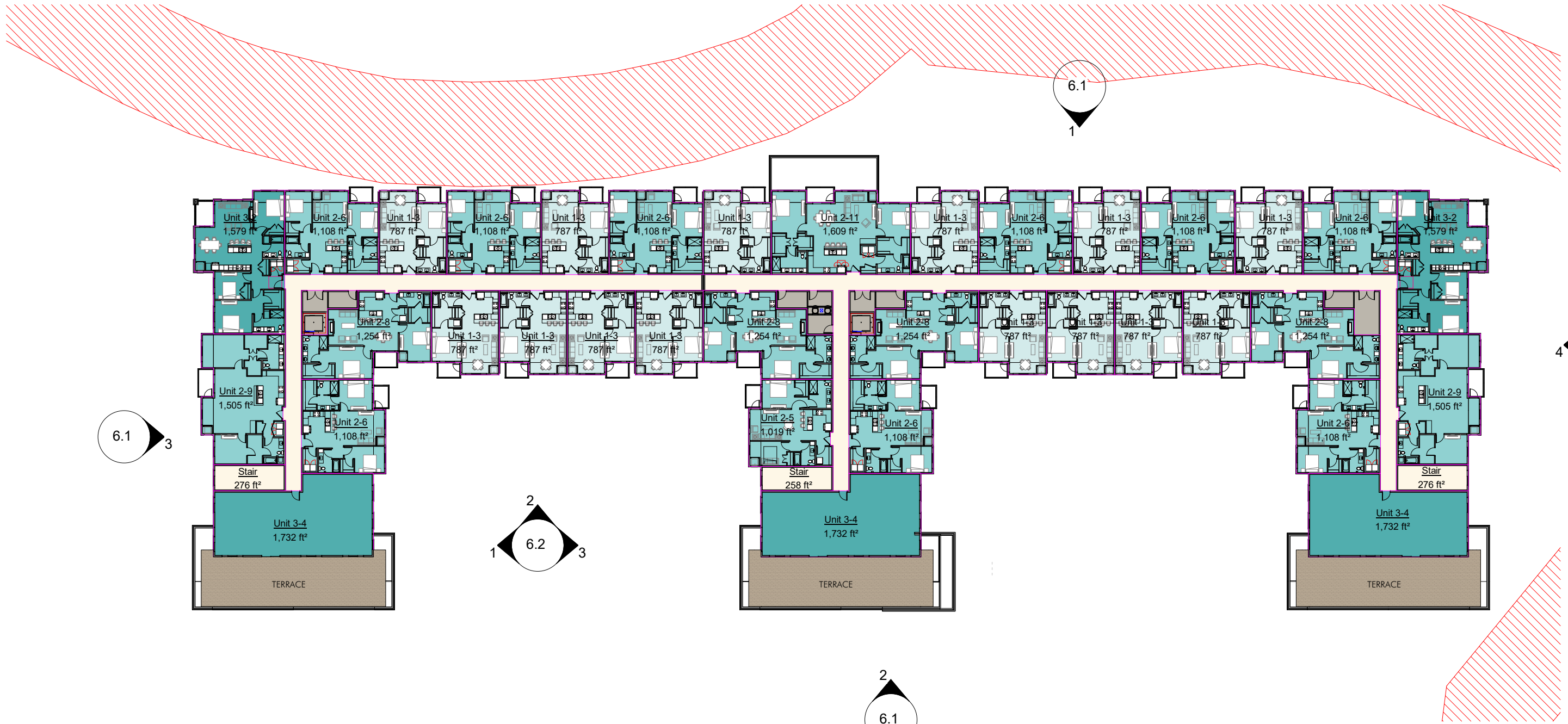
1 Level 1 IL  
1" = 40'-0"





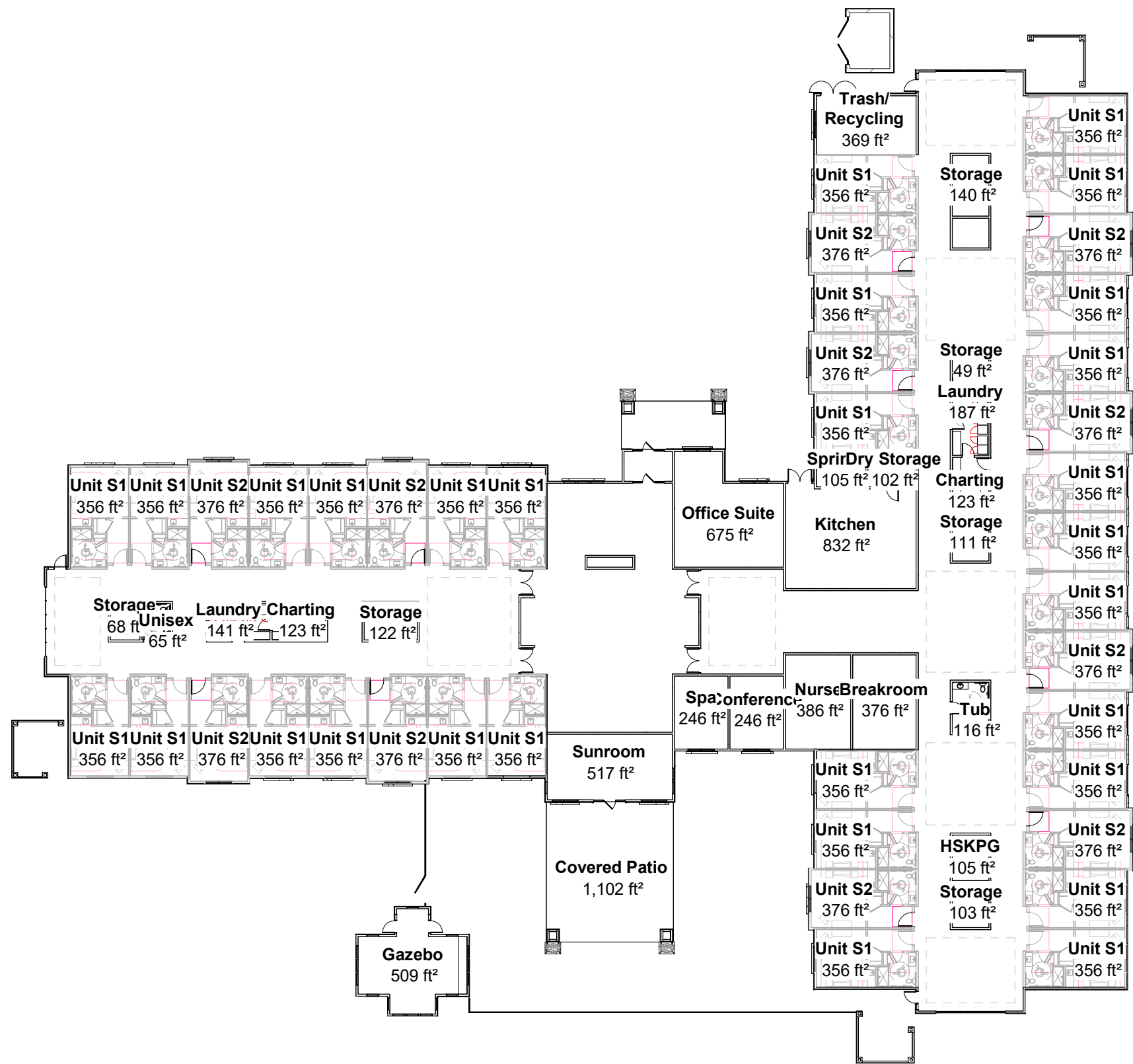
① Level 2 IL  
1" = 40'-0"








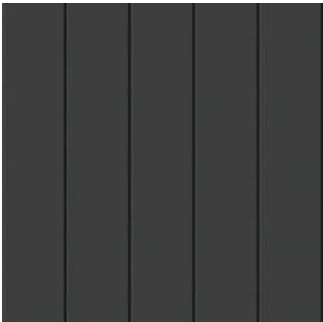
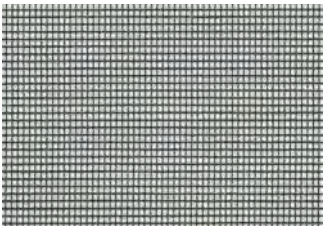
① Level 3 IL  
1" = 40'-0"





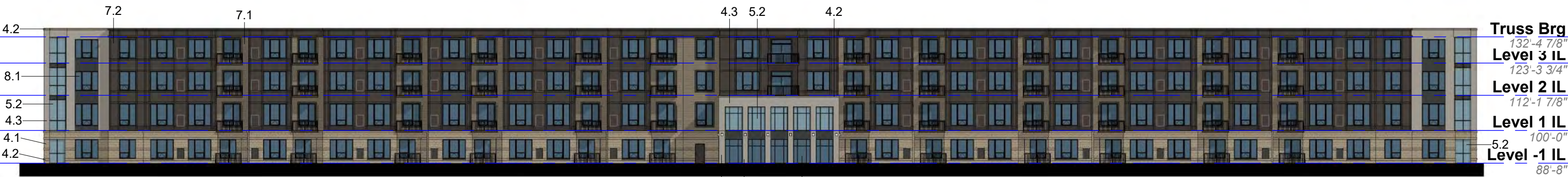


# EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	Colored Split-Face CMU - Color: Buff	
4.2	Colored Smooth-Face CMU - Color: Buff	
4.3	Stone Veneer - Ashlar Pattern - Color: Limestone	
5.1	Metal Cladding - Vertical Panel, Color: Charcoal	
5.2	Patio Screen - Color: Black	

# EXTERIOR MATERIALS

Material Mark	Description	Image
5.3	Metal Balcony - Color: Dark Bronze	
7.1	Fiber Cement Lap Siding - 4"/4"/8" Exposure - Color: Timberland Suede	
7.2	Fiber Cement Panel - Smooth Texture, Color: Sealskin	
7.3	Fiber Cement Trim - Smooth Texture, Color: Sealskin	
8.1	Glass Glazing	



① Elevation - North  
1/32" = 1'-0"



② Elevation - South  
1/32" = 1'-0"



③ Elevation - West  
1/32" = 1'-0"



④ Elevation - East  
1/32" = 1'-0"



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





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



③ Elevation - Courtyard East  
1/16" = 1'-0"

# EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	STONE VENEER - LEDGESTONE STACK - COLOR: LIMESTONE	
7.1	FIBER CEMENT LAP SIDING - COLOR: TERRA BROWN	
7.2	FIBER CEMENT TRIM - COLOR: SEALSKIN	
7.3	ARCHITECTURAL ASPHALT SHINGLES - COLOR:WEATHERED WOOD	
8.1	GLASS	



① Front Elevation  
1" = 20'-0"



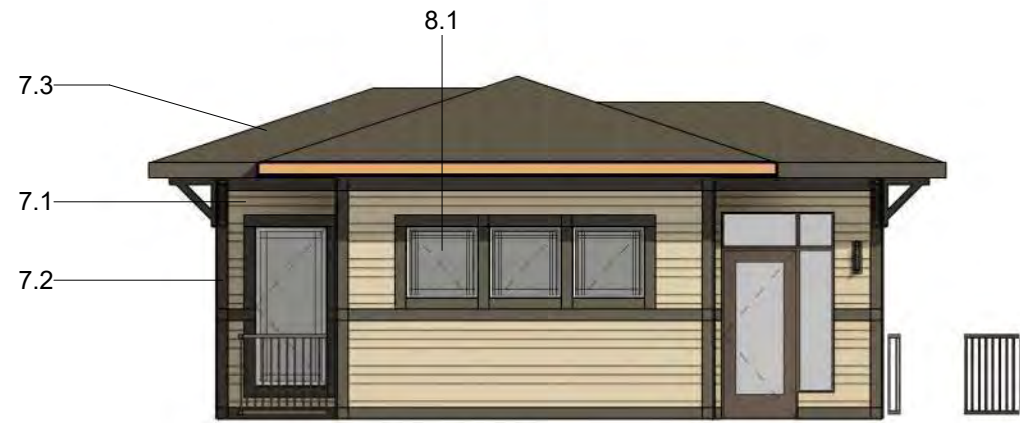
② Right Side Elevation  
1" = 20'-0"



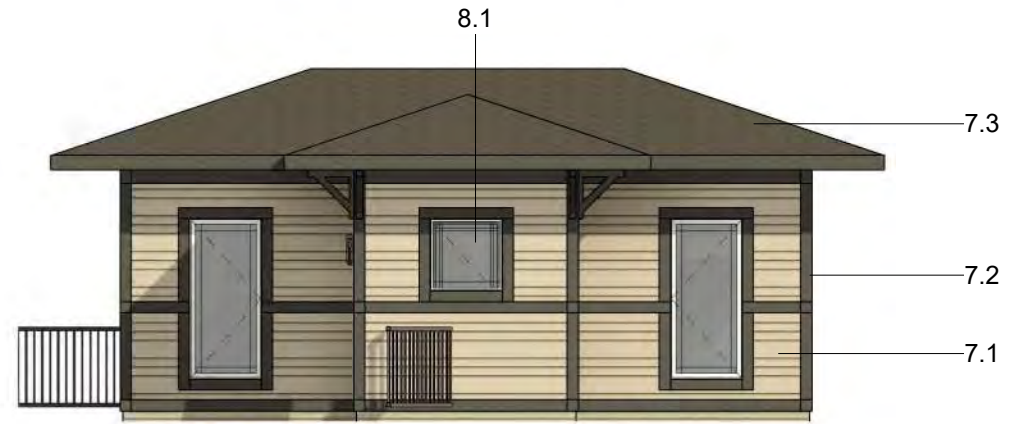
③ Rear Elevation  
1" = 20'-0"



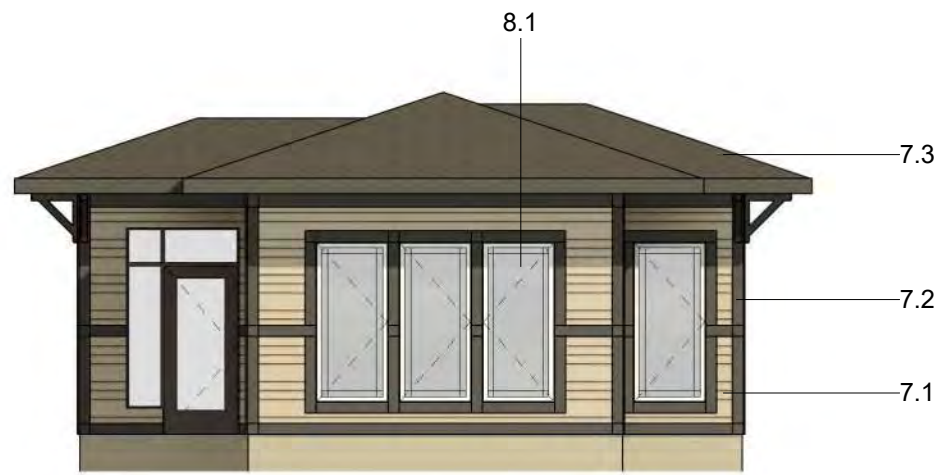
④ Left Side Elevation  
1" = 20'-0"



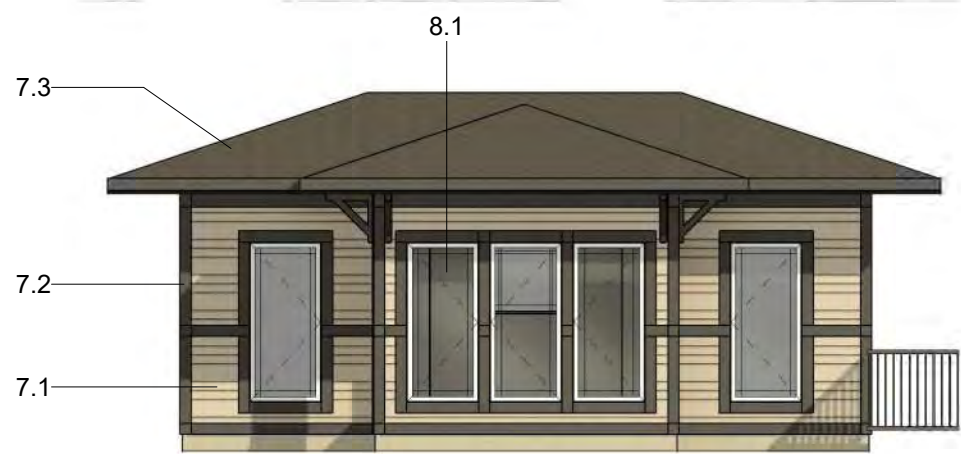
① Gazebo Left Elevation  
1/8" = 1'-0"



② Gazebo Front Elevation  
1/8" = 1'-0"



③ Gazebo Right Elevation  
1/8" = 1'-0"



④ Gazebo Rear Elevation  
1/8" = 1'-0"

















GROSS AREA - TOTAL	
Level	Area
Level 3 IL	45,777 ft <sup>2</sup>
Level 2 IL	48,631 ft <sup>2</sup>
Level 1 IL	50,980 ft <sup>2</sup>
Level -1 IL	77,578 ft <sup>2</sup>
Grand total	222,966 ft <sup>2</sup>

PARKING		
Level	Type	Count
Level -1 IL	GARAGE	178
		178

SURFACE - 115 SPACES

TOTAL - 293 SPACES

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
1BR				
Unit 1-3	48	787 ft <sup>2</sup>	37,755 ft <sup>2</sup>	40%
		48	37,755 ft <sup>2</sup>	40%
2BR				
Unit 2-5	2	1,019 ft <sup>2</sup>	2,039 ft <sup>2</sup>	2%
Unit 2-6	32	1,108 ft <sup>2</sup>	35,450 ft <sup>2</sup>	26%
Unit 2-8	11	1,254 ft <sup>2</sup>	13,790 ft <sup>2</sup>	9%
Unit 2-9	6	1,505 ft <sup>2</sup>	9,028 ft <sup>2</sup>	5%
Unit 2-10	5	1,459 ft <sup>2</sup>	7,293 ft <sup>2</sup>	4%
Unit 2-11	2	1,609 ft <sup>2</sup>	3,218 ft <sup>2</sup>	2%
		58	70,818 ft <sup>2</sup>	48%
3BR				
Unit 3-1	4	1,621 ft <sup>2</sup>	6,483 ft <sup>2</sup>	3%
Unit 3-2	8	1,579 ft <sup>2</sup>	12,630 ft <sup>2</sup>	7%
Unit 3-4	3	1,732 ft <sup>2</sup>	5,196 ft <sup>2</sup>	2%
		15	24,309 ft <sup>2</sup>	12%
Grand total	121		132,882 ft <sup>2</sup>	100%