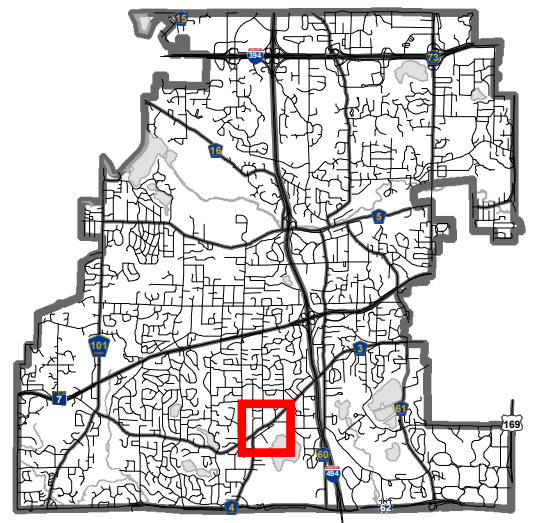




Location Map

Project: DJR Architecture
Address: 14317 Excelsior Blvd





333 Washington Ave N
Suite 210 | Union Plaza
Minneapolis MN 55401
612.676.2700 | www.djrarch.com

PROJECT NARRATIVE

The proposed site 14317 Excelsior Boulevard is located at the corner of Excelsior Boulevard and Stewart Lane in Minnetonka, Minnesota and is presently zoned as R-1 . The site currently has a single-family, one-story home with walk out basement that will be demolished.

The proposed project will consist of a 4 story, 36 unit market rate apartment building with amenity spaces over enclosed partially exposed below grade parking garage. The unit mix will consist of one bedrooms, two bedrooms, two bedrooms plus den and a fourth floor penthouse. Enclosed parking will be entered from south side of the building along Stewart Lane and will include 36 standard parking stalls with 27 tandem stalls for a total of 63 enclosed parking stalls. Additionally, 9 off street guest parking stalls and 4 street parking stalls with a loading zone will be provided along Stewart Lane. The project will strive to maintain as much of the existing onsite trees as possible.

The exterior will consist of brick base with substantial windows and fiber cement siding and panels at the upper levels. Large walk out patios will be provided at the first floor apartment units over the below grade parking. Large recessed balconies will be provided at the upper floors units.



3D VIEW FROM STEWART LANE



3D VIEW FROM STEWART LANE