



PROJECT FOR PRIDE IN LIVING

**7TH ST E
MINNEHAHA AVE E**
St. Paul, MN

SITE

7th ST

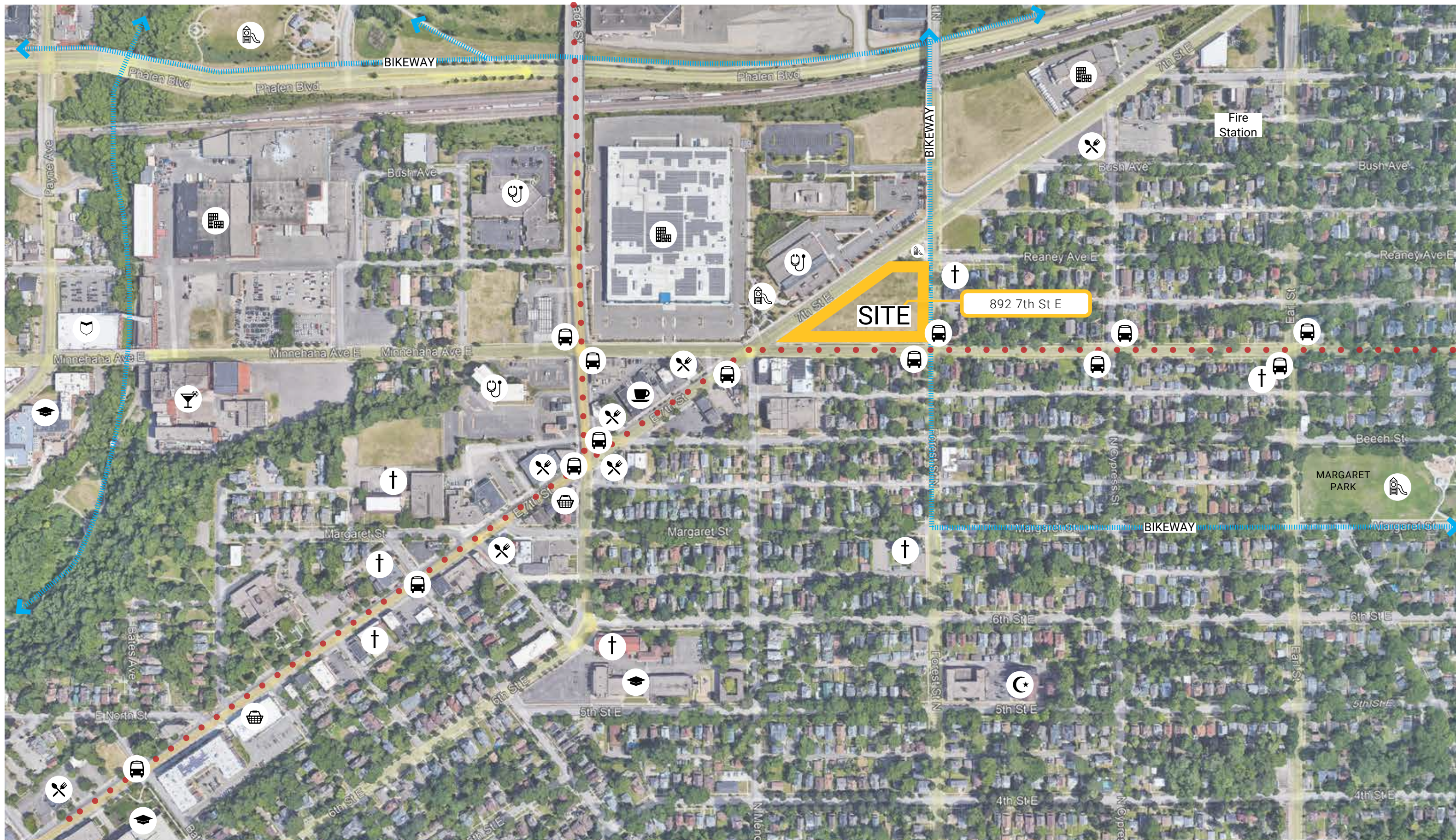
FOREST ST

MINNEHAHA AVE

MENDOTA ST

December 20, 2023
CONCEPT PACKAGE
21-0090

Cunningham

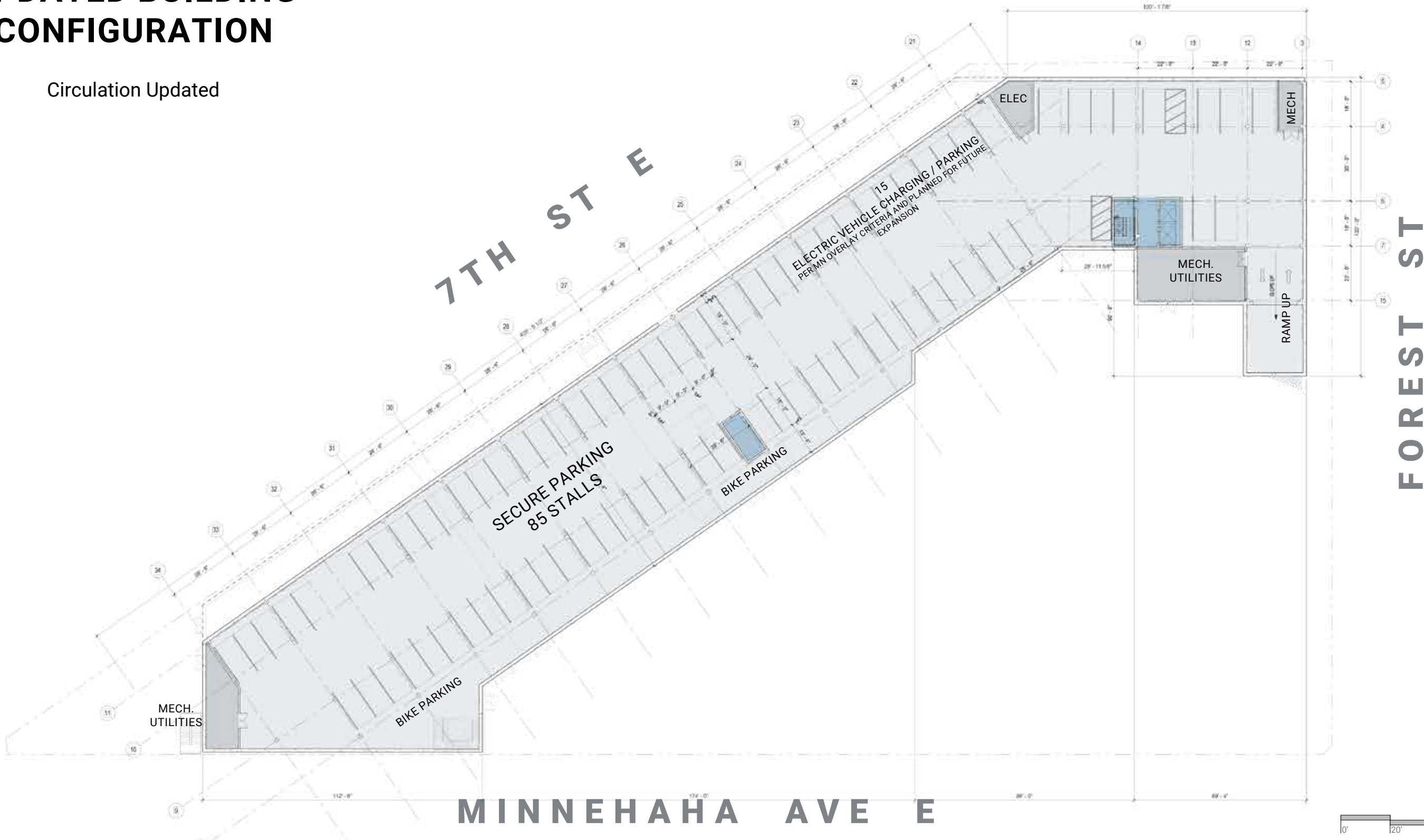


892 7th St.

St. Paul, MN December 20, 2023 | PAGE 3
21-0090

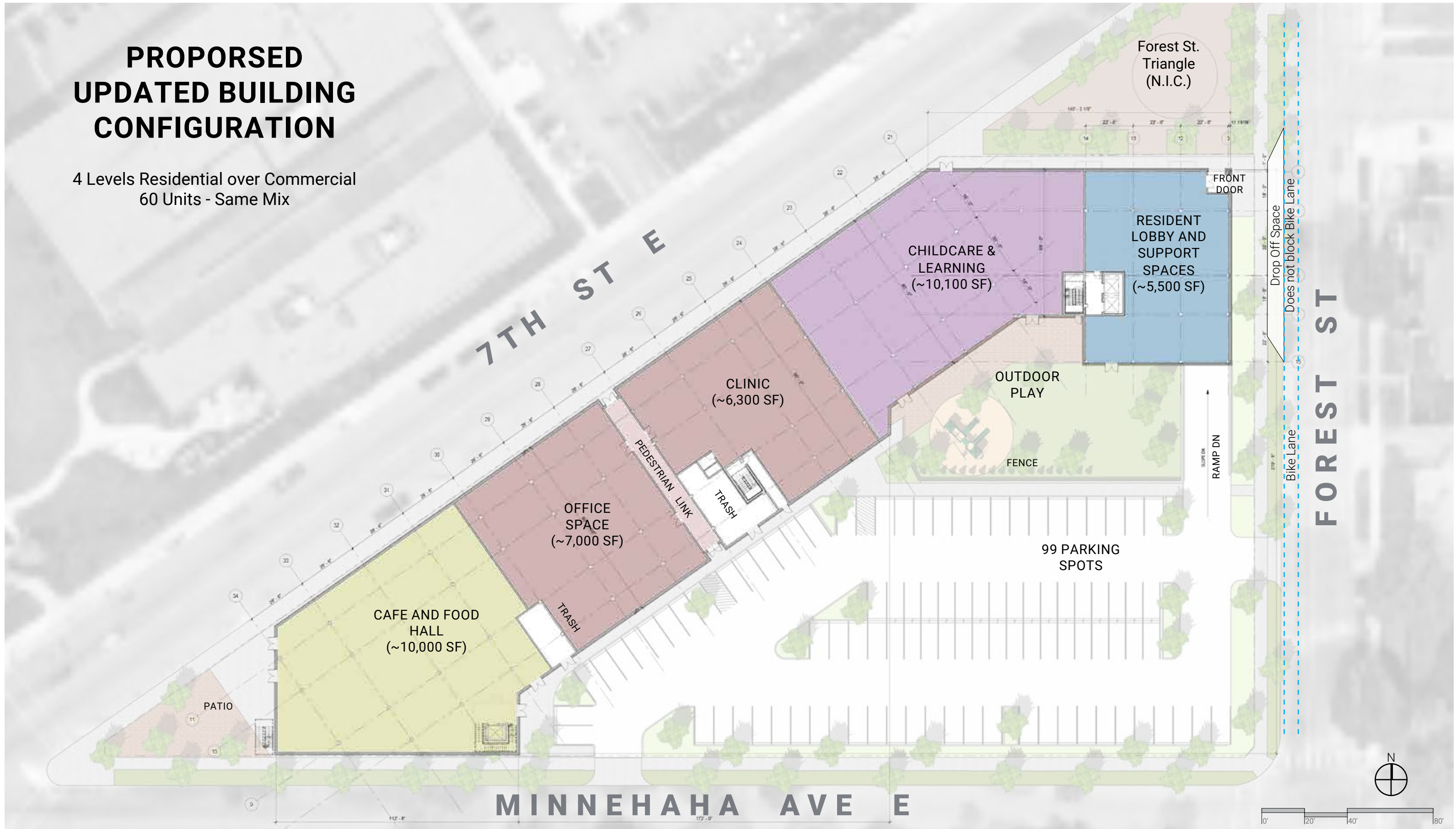
PROPOSED UPDATED BUILDING CONFIGURATION

Circulation Updated



PROPOSED UPDATED BUILDING CONFIGURATION

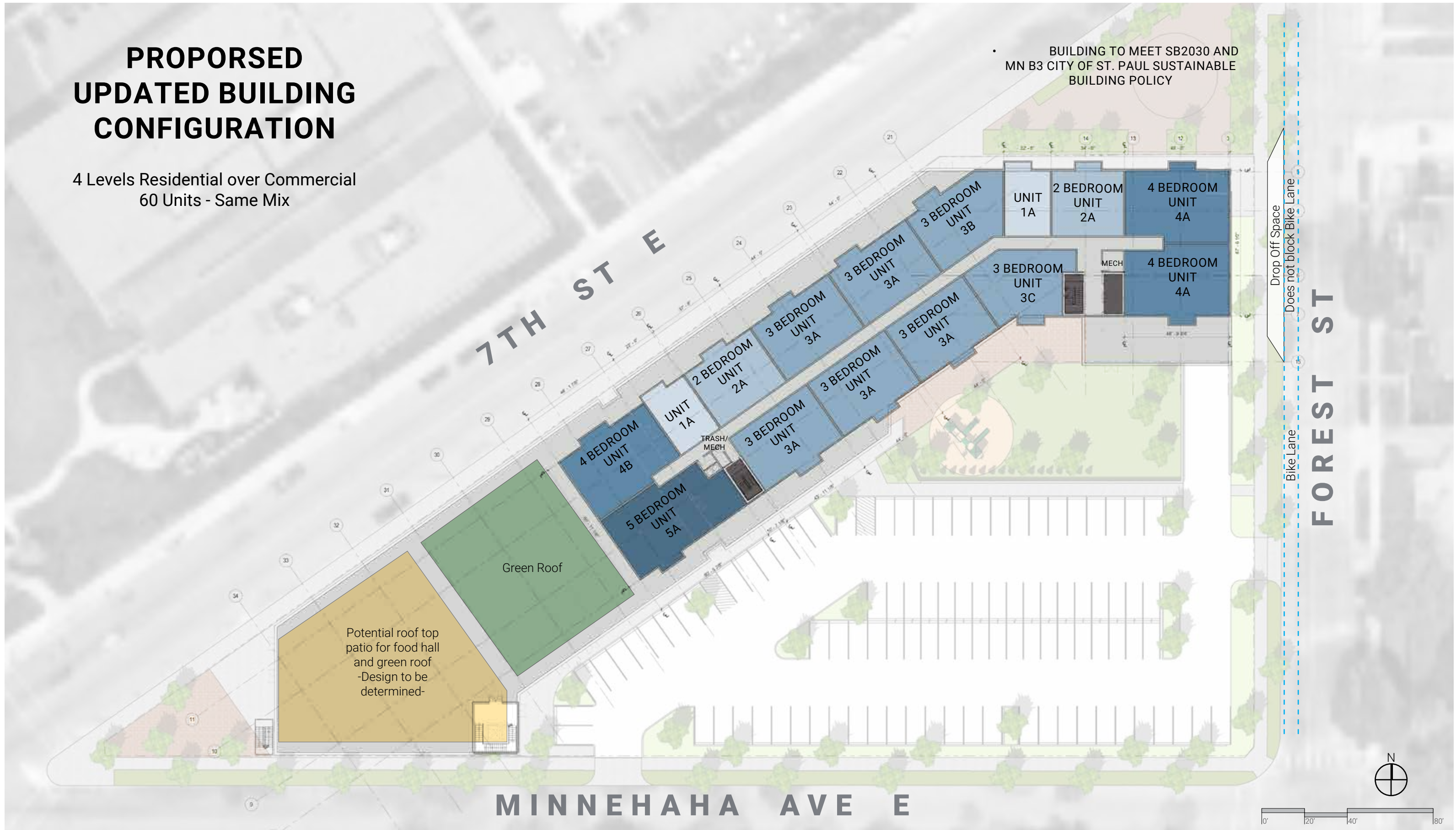
4 Levels Residential over Commercial
60 Units - Same Mix



PROPOSED UPDATED BUILDING CONFIGURATION

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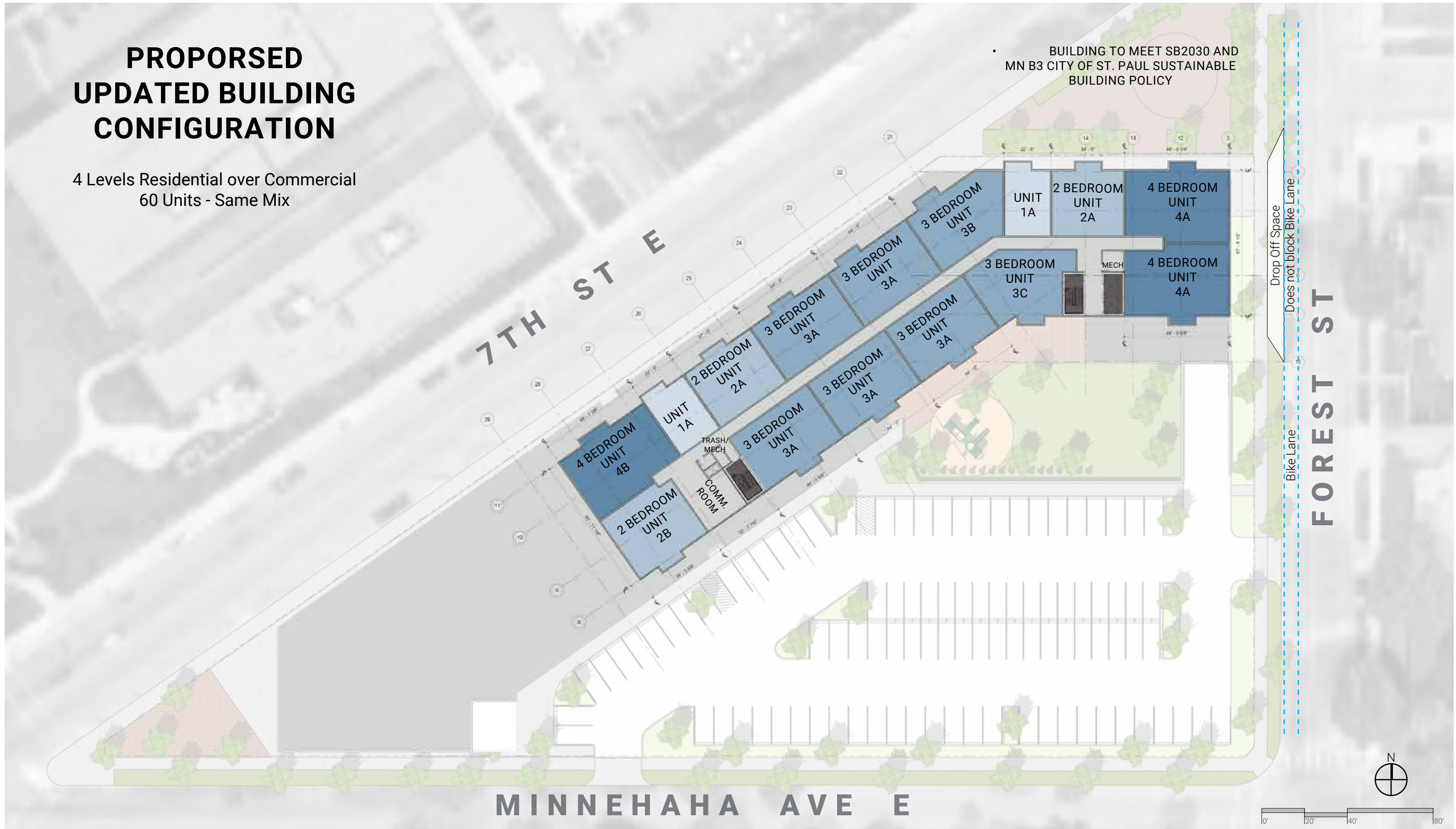
• BUILDING TO MEET SB2030 AND
MN B3 CITY OF ST. PAUL SUSTAINABLE
BUILDING POLICY



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PROPOSED UPDATED BUILDING CONFIGURATION

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OVERALL TOTALS

Stories Above Grade: 5
Gross Square Footage: 180810
Total Parking: 175 STALLS

RESIDENTIAL

Total Residential Units: **60**
Average Unit Size: 1285
Net Rentable: 80960
Interior Amenity: 7400

Parking: 85 STALLS
Stalls per Unit: 1.42

UNIT MIX

1 BEDROOM (675 SF) 13% (8 Units)
2 BEDROOM (1100 SF) 17% (10 Units)
3 BEDROOM (1350 SF) 47% (28 Units)
4 BEDROOM (1600 SF) 20% (12 Units)
5 BEDROOM (1850 SF) 3% (2 Units)

COMMERCIAL

Gross SF: 39325
Parking: 90 STALLS

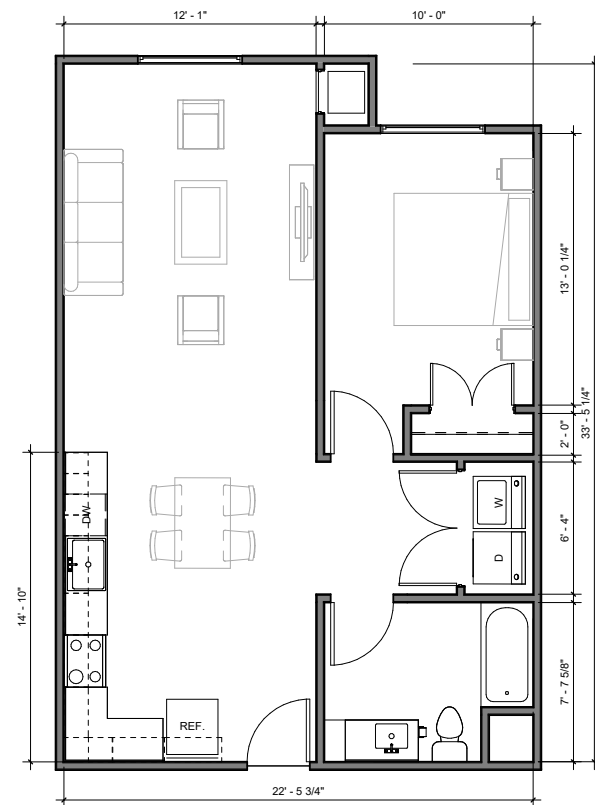
SITE

Site Area: 2.2 Acres
Density: 27.27 Units/Acre
FAR: 1.45

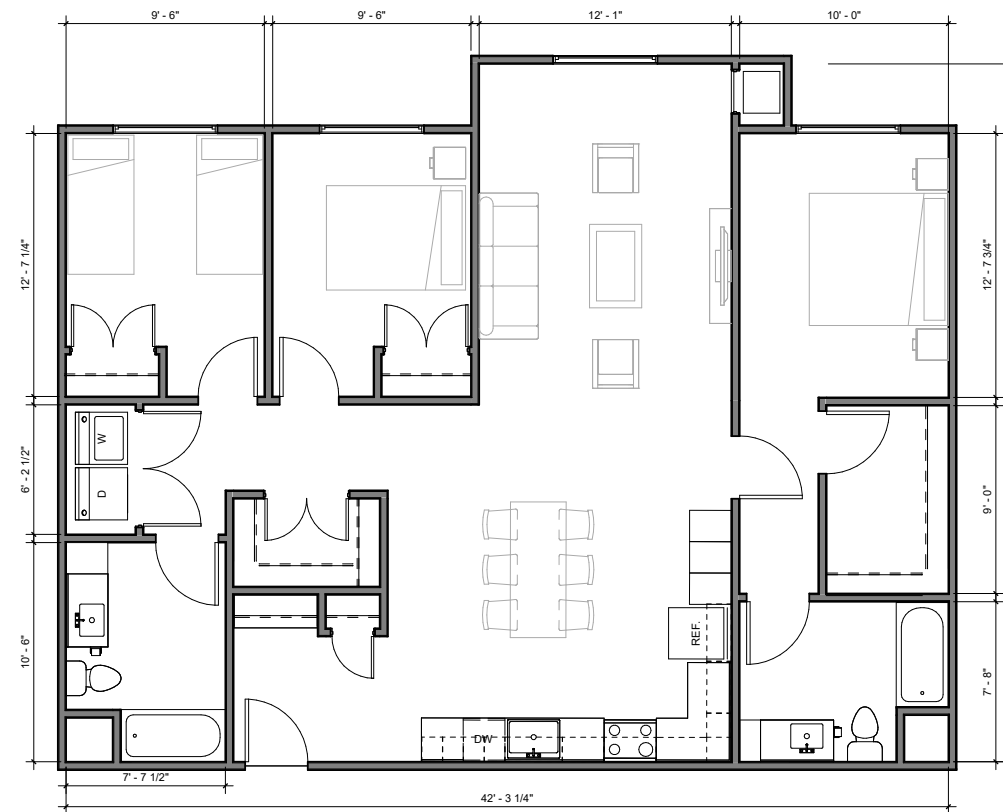
LEVELS	GROSS BUILDING SF	STRUCTURED PARKING SF	STRUCTURED PARKING STALLS	SURFACE PARKING STALLS	COMMERCIAL GROSS AREA SF	INTERIOR AMENITY	MECHANICAL & UTILITY	GROSS RESIDENTIAL	RESIDENTIAL EFFICIENCY	NET RENTABLE	UNITS
-1	41500	35000	85				2300				
1	45750	0	0	90	39325	6000	2000	0	0%	0	0
2	23390					0	100	23390	87%	20450	15
3	23390					700	100	23390	83%	20030	15
4	23390						100	23390	87%	20450	15
5	23390					700	100	23390	87%	20450	15
TOTALS	180810	35000	85	90	39325	7400	4700	93560		80960	60

TYPICAL UNIT PLANS

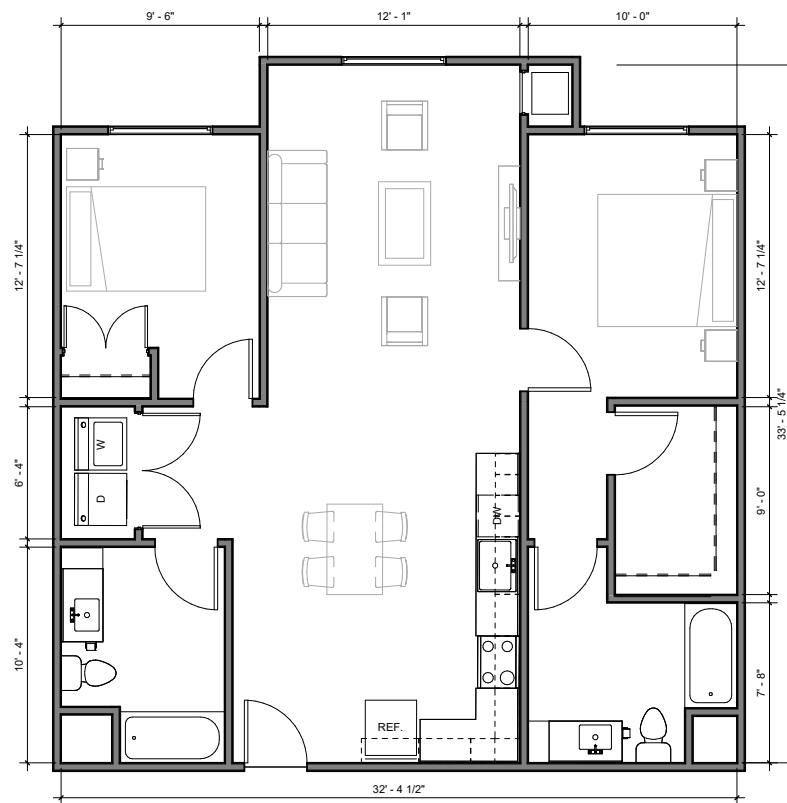
100% of units to meet universal design standards.



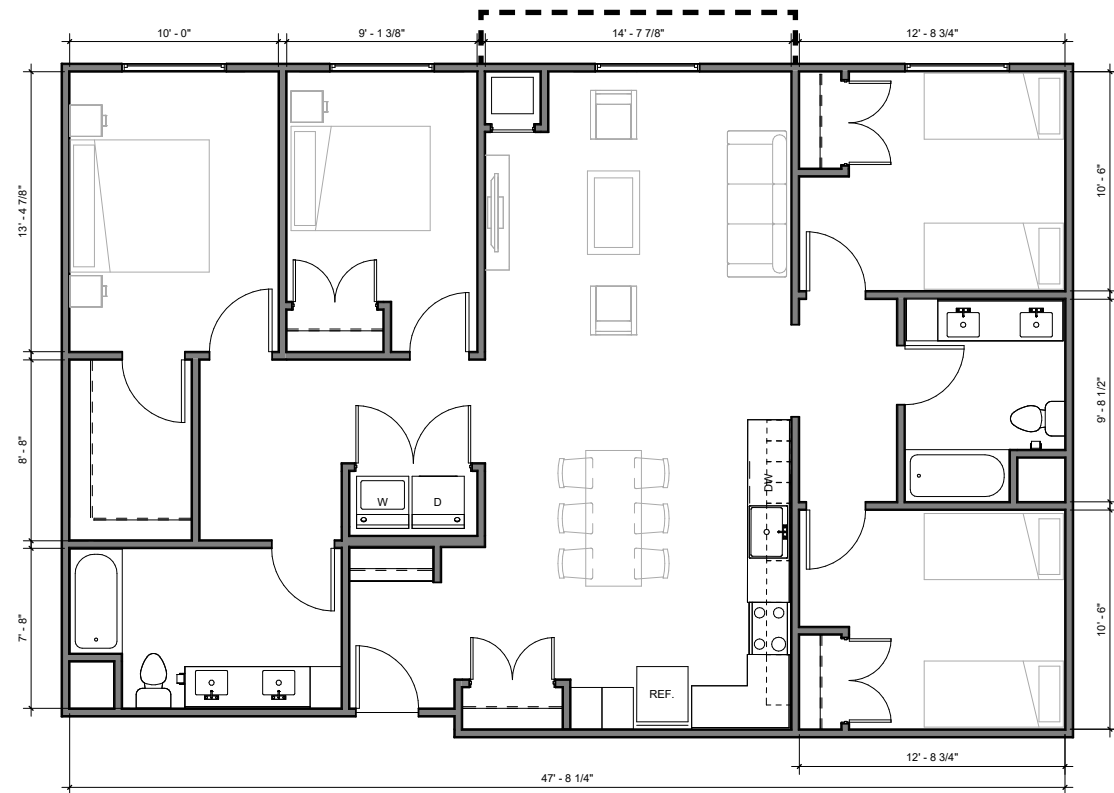
**ONE BEDROOM
650 - 700 SF**



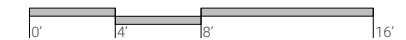
**THREE BEDROOM
1350 SF**



**TWO BEDROOM
1100 SF**

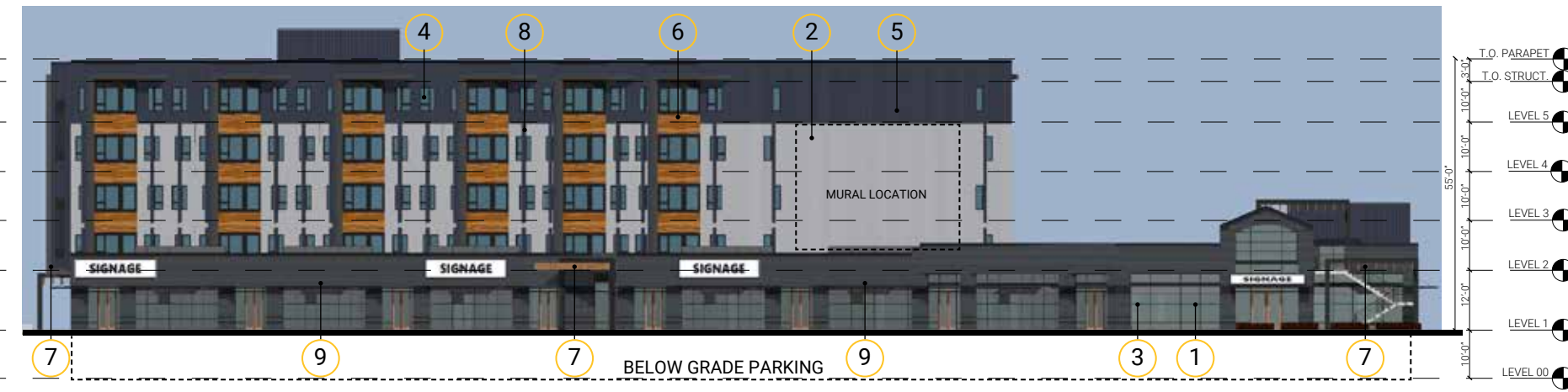


**FOUR BEDROOM
1500 - 1600 SF**

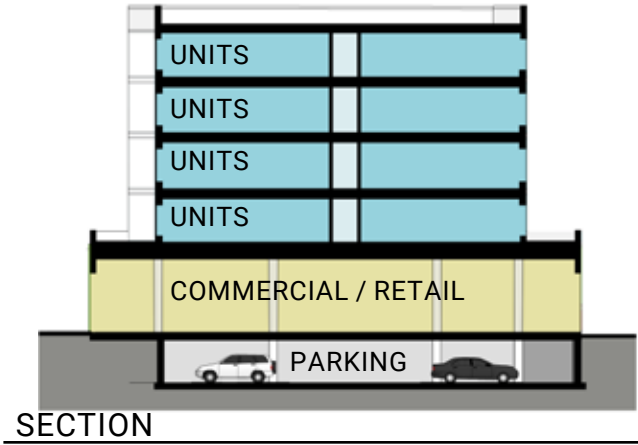




A NORTH ELEVATION



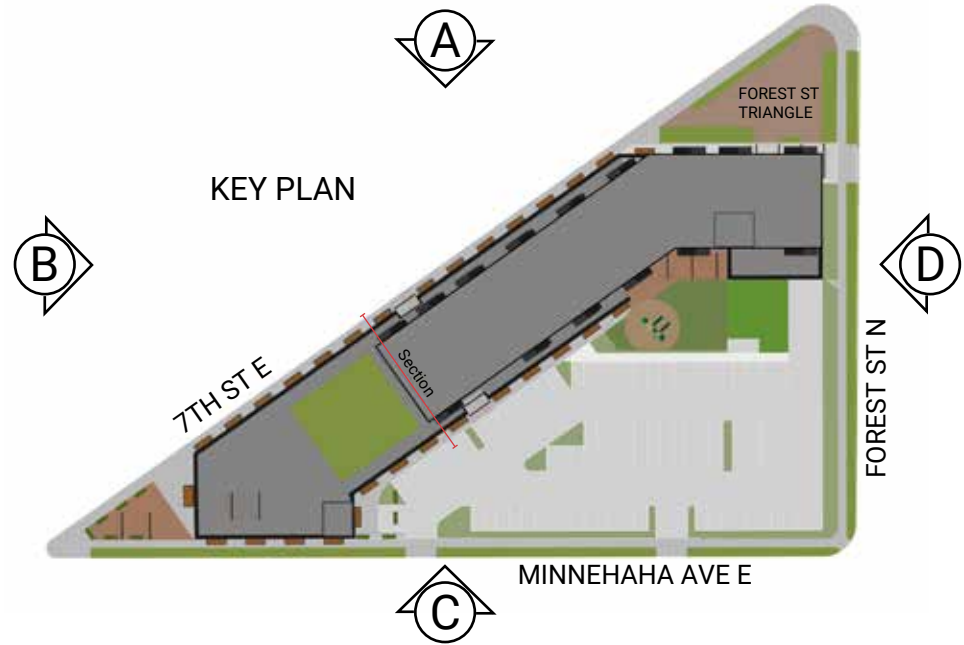
B WEST ELEVATION



SECTION

EXTERIOR MATERIAL KEY NOTES

- 1 FACE BRICK
- 2 PREFINISHED FIBER CEMENT PANEL SYSTEM OR ALUMINUM SIDING
- 3 ALUMINUM STOREFRONT SYSTEM
- 4 COMPOSITE WINDOWS
- 5 PREFINISHED METAL SIDING
- 6 "WOOD LOOK" FIBER CEMENT OR ALUMINUM SIDING
- 7 ALUMINUM TRELLIS
- 8 ALUMINUM ACCENT BLADE
- 9 ALUMINUM CANOPIES



KEY PLAN

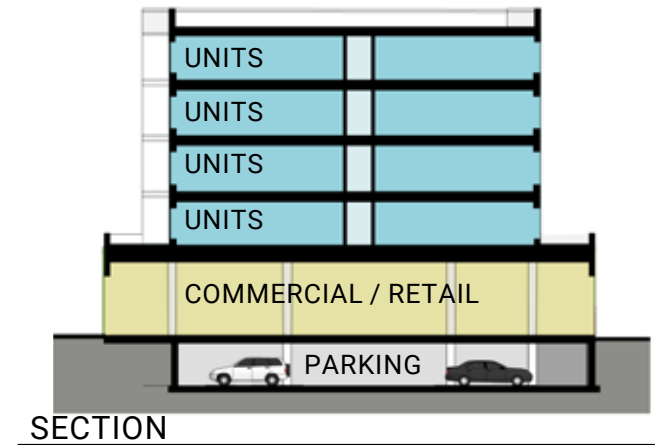
ELEVATIONS & SECTION



C SOUTH ELEVATION



D EAST ELEVATION



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