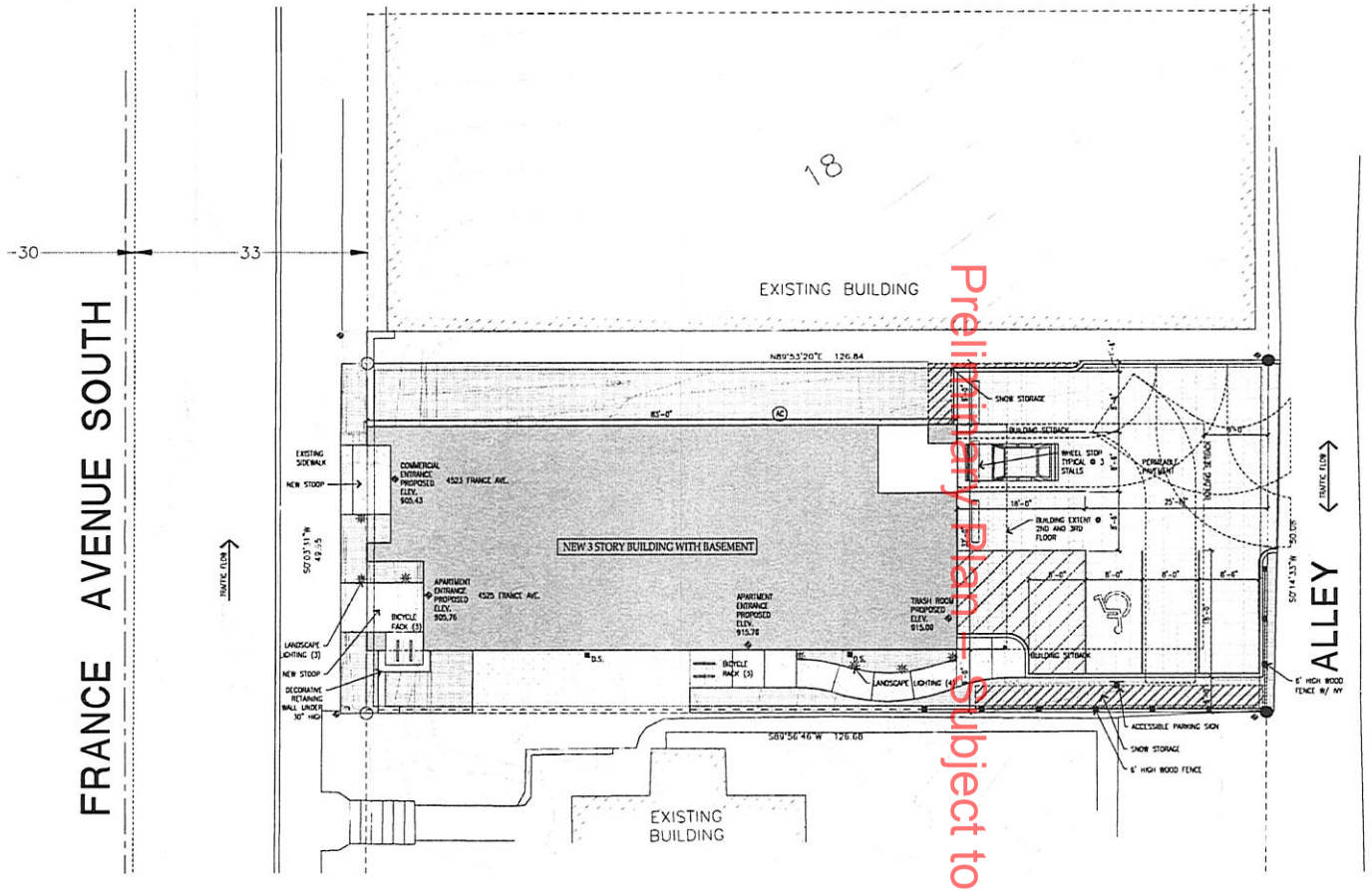

1 A100 ARCHITECTURAL SITE PLAN
1/8"=1'-0"

Preliminary Plan - Subject to Change

GENERAL PROJECT NOTES

1. EXISTING FIRE HYDRANTS ARE LOCATED AT:
   NE CORNER OF FRANCE AVE. S. AND WEST 46TH ST.
   SW CORNER OF FRANCE AVE. SO. AND SUNNYSIDE RD.
2. NO TREES EXIST IN THE CITY RIGHT OF WAY.
3. 6" WATER MAIN WILL BE FOR BOTH FIRE AND DOMESTIC USE.
4. FIRE DEPARTMENT ACCESS WILL BE FROM FRANCE AVE. S. AND THE ALLLEY.
5. THE PROPOSED BUILDING WILL BE SPRINKLERED WITH A NFPA 13R SYSTEM.
6. PROPOSED PARKING LOT IS FOR THE RESIDENCES OF THE APARTMENTS ONLY.
7. TRASH WILL BE BROUGHT TO THE ALLEY CURB SIDE FOR PICK UP.

SITE AREAS

TOTAL SITE AREA= 6,340 USF.

IMPERVIOUS	BUILDING	2530 SF	39.91%
	SIDEWALK	401 SF	6.32%
	TOTAL IMPERVIOUS	2931 SF	46.23%
PERVIOUS	LANDSCAPING	1210 SF	19.10%
	GRASS	275 SF	4.34%
	PERMEABLE PAVING	1924 SF	30.35%
	TOTAL PERVIOUS	3409 SF	53.77%

UNIT ADDRESSES & BUILDING AREAS

TOTAL BUILDING AREA= 9,100 USF.

BASEMENT	RETAIL:	1009 USF
	4523 FRANCE AVE. SO.	
	APARTMENT TENANT STORAGE	711 USF
FIRST FLOOR	APARTMENT 100	957 USF
	APARTMENT 101	764 USF
2ND FLOOR	APARTMENT 200	1045 USF
	APARTMENT 201	1049 USF
3RD FLOOR	APARTMENT 300	1045 USF
	APARTMENT 301	1049 USF

PROJECT NAME

4525 FRANCE AVENUE SOUTH
NEW CONSTRUCTION

4525 FRANCE AVE. S.
MINNEAPOLIS, MN
55410

ARCHITECT

Mohagen Hansen Architectural Group
1000 Twelve Oaks Center Dr. Suite 200 Bayville MN 55391
Tel 952.426.7400 Fax 952.426.7440 www.mohagenhansen.com

REGISTRATION

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ISSUE RECORD

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	08/02/2011

DRAWING INFORMATION

PROJECT NUMBER: 11178.0 CTR
DRAWN BY: S. PAETZEL/K. CRANBROOK
CHECKED BY: T. MOHAGEN
DATE: 08/02/2011
COMPUTER DIRECTORY: JOBS\4525_FRANCE\05_DWG\

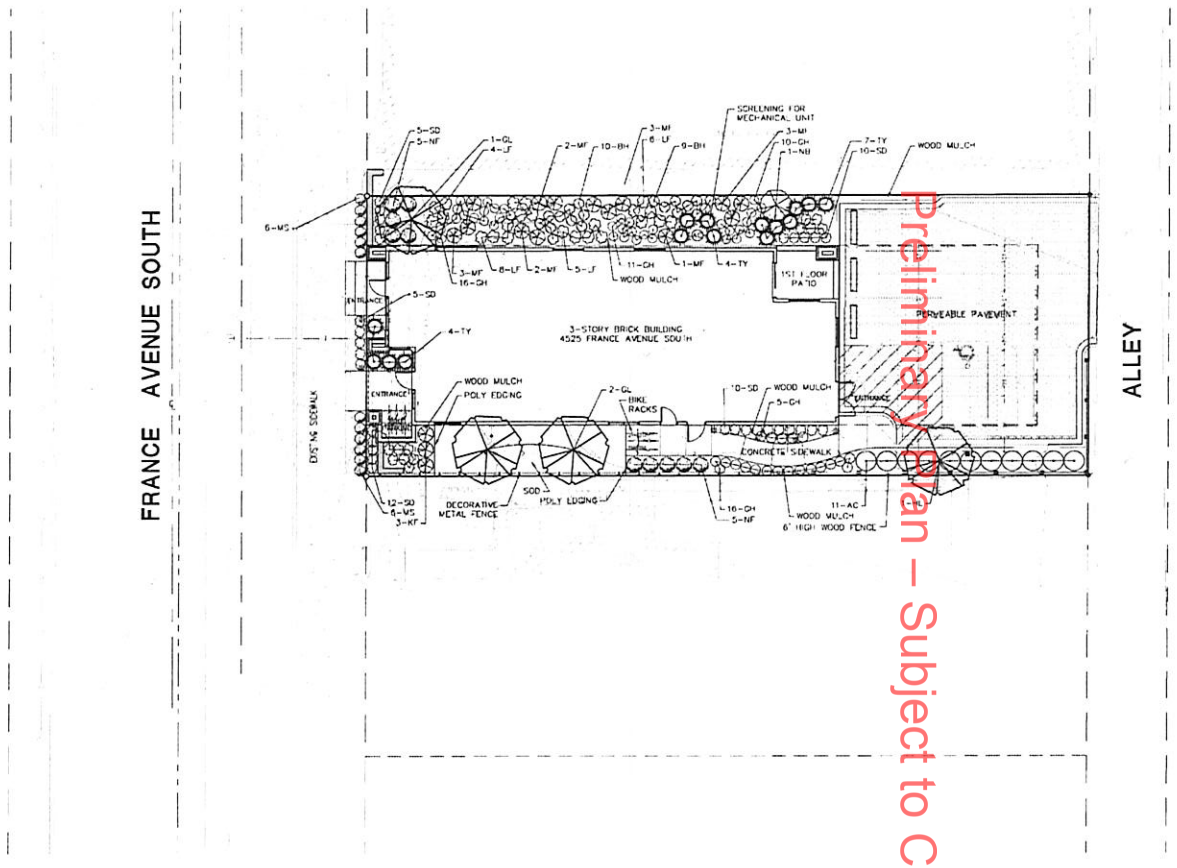
SHEET DESCRIPTION

ARCHITECTURAL SITE PLAN

PHASE

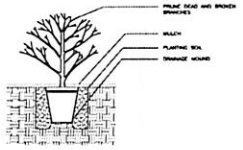
CITY SUBMITTAL

A100



Preliminary Plan – Subject to Change

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANTING NOTES:

INSTALL 4" MIN. BLACK DIRT TO ALL SOD AREAS. FINE GRADE ALL SOD AREAS.

STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.

ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF GOLDEN COLORED SHREDDED HARDWOOD MULCH OVER WEED BARRIER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.

INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS AND IN BOULEVARDS.

SEE GRADING PLAN FOR SUBCUT AND BACKFILL REQUIREMENTS FOR BOULEVARD TREES.

PLANT SOIL IN BIOSWALE AND BASIN SHALL BE 4" OF 30% TOPSOIL, 20% PEAT MOSS, AND 50% SAND.

PLANT SOIL SHALL CONSIST OF 50% SELECT LOAMY TOPSOIL, 25% PEAT MOSS, 25% PIT RUN SAND.

COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

PROVIDE TWO YEAR MAINTENANCE AND WARRANTY FOR NATIVE SEEDED AREAS, INCLUDING BASIN AND ALLEY. (SEE SHEET C-4)

ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.

CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.

MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.

STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.

SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.

SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SOD AND SHRUBS AREAS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C.

LANDSCAPE SCHEDULE

QTY.	KEY	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES		
3	GL	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	2.5" CAL. B&B	
1	HL	SKYLINE HONEYLOCUST Gleditsia tricanthos var. inermis 'Skyline'	2.5" CAL. B&B	
		SHRUBS		
11	AC	ALPINE CURRANT Ribes alpinum	24" HT. CONT.	
1	NB	DIABOLO NINEBARK Physocarpus opulifolius 'Monlo'	36" HT. CONT.	
10	NF	NEON FLASH SPIREA Spirea japonica 'Neon Flash'	18" HT., CONT.	
15	TY	TAUNTON YEW Taxus x media 'Taunton'	24" DIA. CONT.	
		PERENNIALS		
58	GH	GOLDEN TIARA HOSTA Hosta 'Golden Tiara'	1 GAL., CONT.	
19	BH	BLUE ANGEL HOSTA Hosta 'Blue Angel'	1 GAL., CONT.	
30	SD	STELLA SUPREME DAYLILY Hemerocallis 'Stella Supreme'	1 GAL., CONT.	
3	KF	FEATHER REED GRASS C. x acutiflora 'Karl Forster'	1 GAL., CONT.	
12	MF	NORTHERN MAIDENHAIR FERN Adiantum pedatum	1 GAL., CONT.	
23	LF	LADY IN RED FERN Athyrium felix-femina 'Lady in Red'	1 GAL., CONT.	
12	MS	MAYNIGHT SALVIA Salvia x superba 'Mainacht'	1 GAL., CONT.	

NOTES: 1. PERENNIALS TO BE PLANTED IN STAGGERED ROWS, UNLESS SHOWN OTHERWISE ON PLAN.
2. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

LANDSCAPE REQUIREMENTS

CANOPY TREES REQUIRED	3
1 TREE PER 500 SQ. FT. OF REQ. PERVIOUS AREA	
CANOPY TREES PROVIDED ON SITE	4
SHRUBS REQUIRED	15
1 SHRUB PER 100 SQ. FT. OF REQ. PERVIOUS AREA	
SHRUBS PROVIDED	33

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 5 10 20
SCALE IN FEET

ALLIANT ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

4525 FRANCE AVENUE SOUTH
4525 FRANCE AVENUE SOUTH
MINNEAPOLIS, MINNESOTA

LANDSCAPE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KRONBECK, RLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

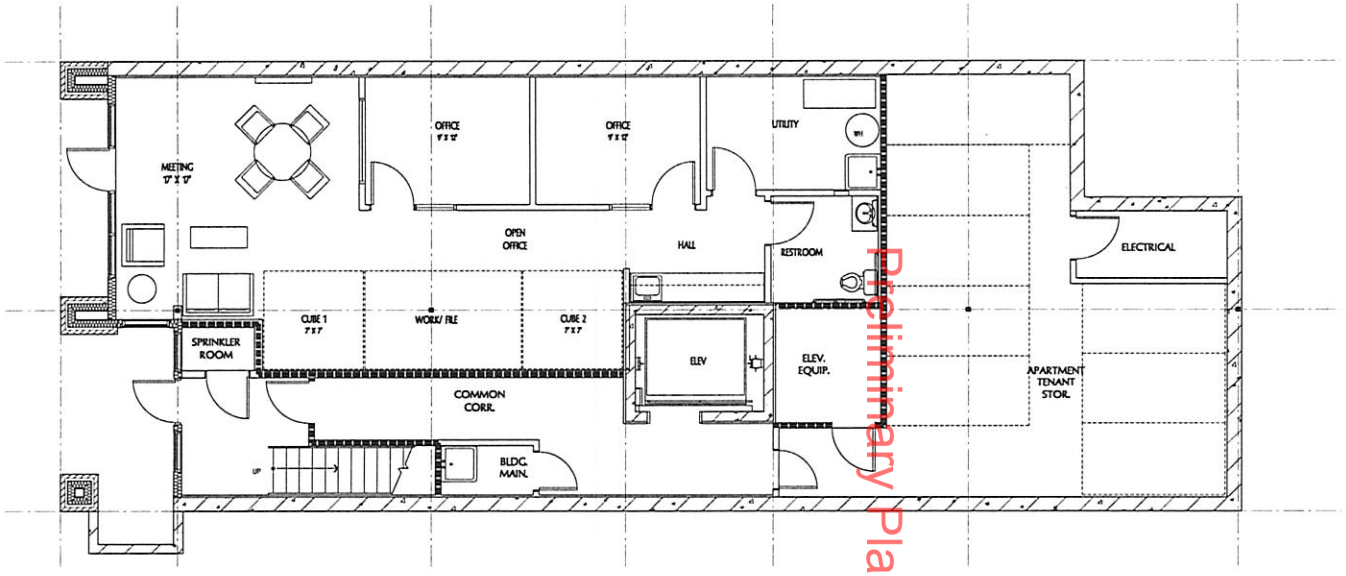
DATE	ISSUE
7-28-11	CLIENT REVIEW
8-2-11	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: EJ
PROJECT NO: 110046

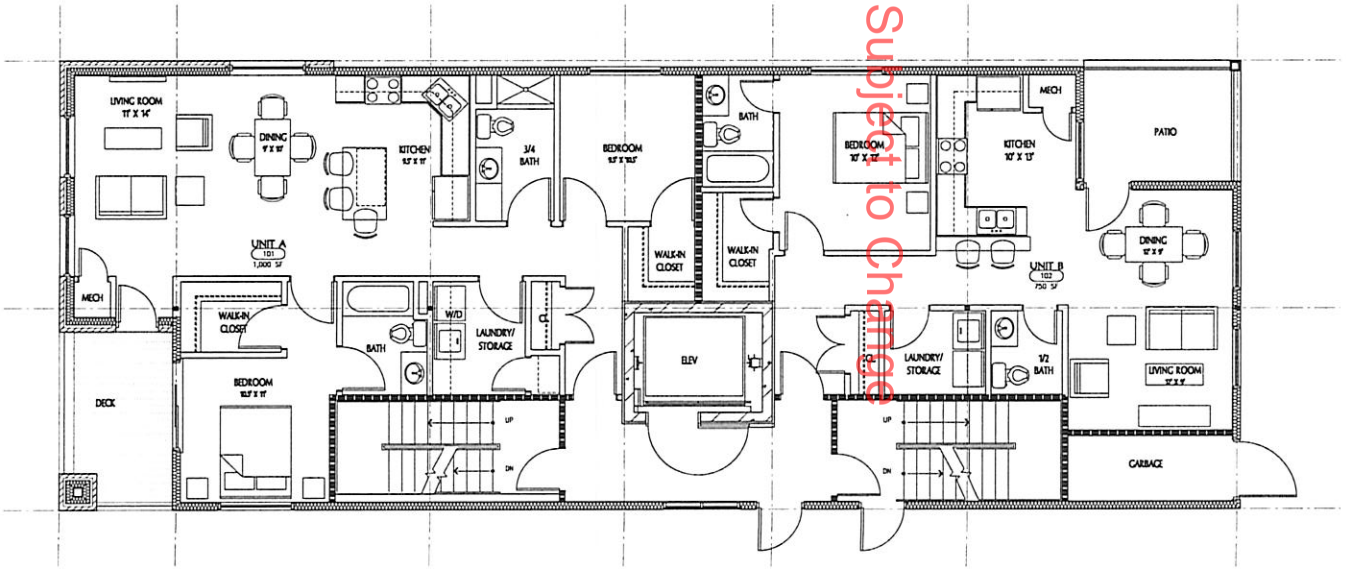
L-1

SHEET 5 of 5

Drawing name: K:\2011\110046\cad sheets\110046-land.dwg Aug 02, 2011 - 10:05am



1 A200 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 A200 FIRST FLOOR PLAN
1/4" = 1'-0"

Preliminary Plan – Subject to Change

PROJECT NAME

4525 FRANCE AVENUE SOUTH
NEW CONSTRUCTION

4525 FRANCE AVE. S.
MINNEAPOLIS, MN
55410

ARCHITECT

Mohagen Hansen
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ISSUE RECORD

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	08/02/2011

DRAWING INFORMATION

PROJECT NUMBER: 11178.0 CTR
DRAWN BY: -
CHECKED BY: T. MOHAGEN
DATE: 08/02/2011
COMPUTER DIRECTORY: JOBS\4525_FRANCE\05_DWG\

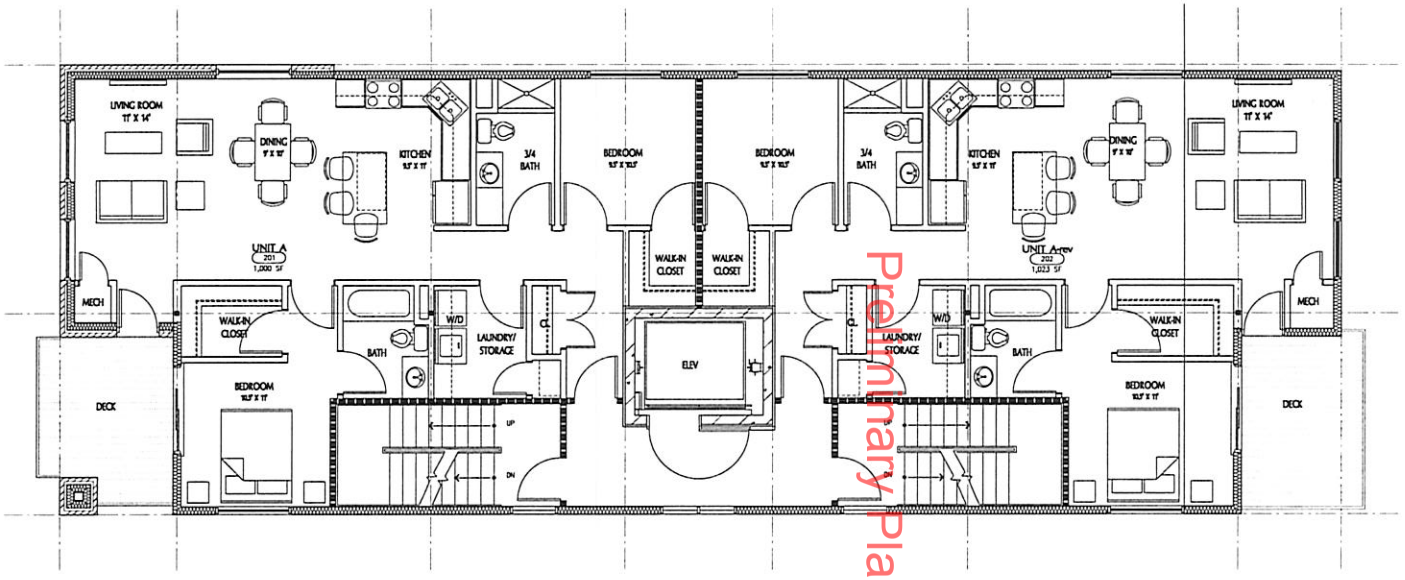
SHEET DESCRIPTION

BASEMENT AND FIRST FLOOR PLANS

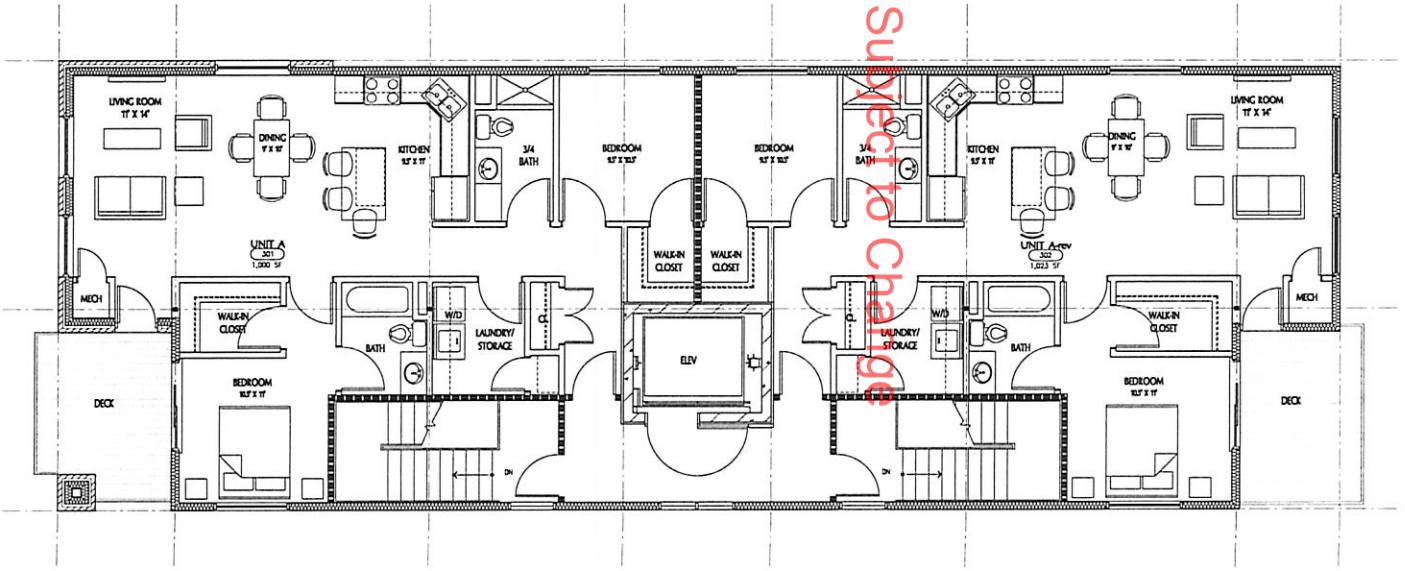
PHASE

CITY SUBMITTAL

A200



1 A201 SECOND FLOOR PLAN
1/4" = 1'-0"



2 A201 THIRD FLOOR PLAN
1/4" = 1'-0"

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PROJECT NAME

4525 FRANCE AVENUE SOUTH
NEW CONSTRUCTION

4525 FRANCE AVE. S.
MINNEAPOLIS, MN
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ISSUE RECORD

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	08/02/2011

DRAWING INFORMATION

PROJECT NUMBER: 11078.0 CTR
DRAWN BY: -
CHECKED BY: T. MOHAGEN
DATE: 08/02/2011
COMPUTER DIRECTORY: JOBS\4525_FRANCE\05_DWG\

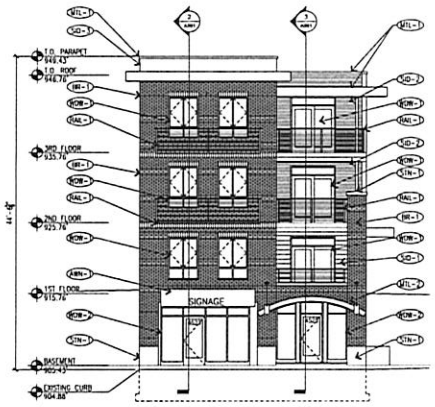
SHEET DESCRIPTION

SECOND AND THIRD FLOOR PLANS

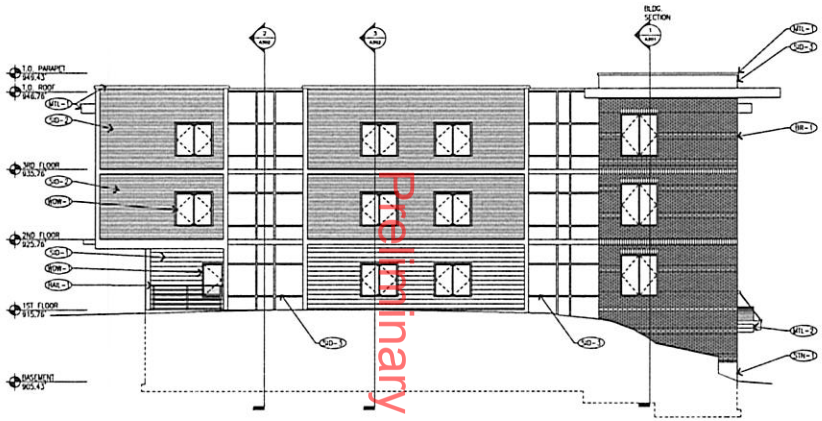
PHASE

CITY SUBMITTAL

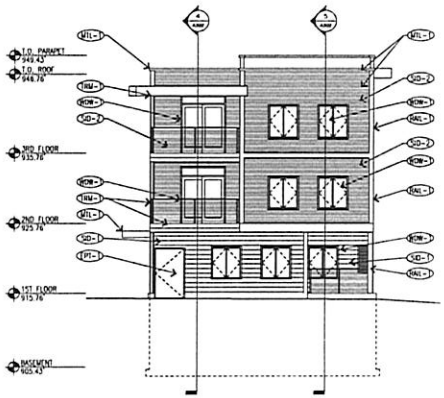
A201



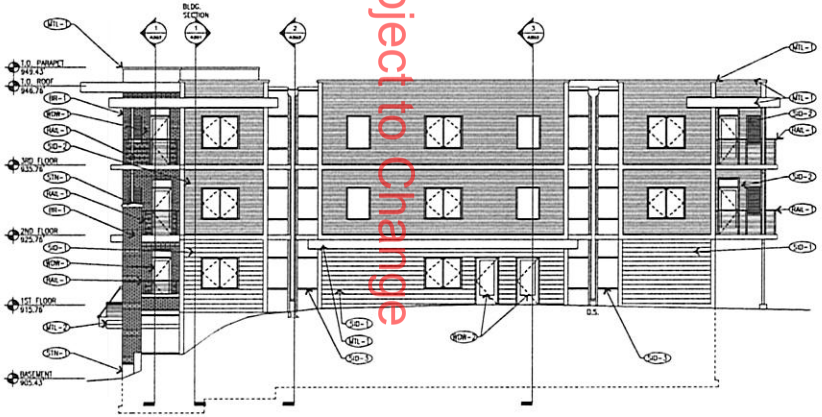
1 A300 WEST ELEVATION
1/8" = 1'-0"



2 A300 NORTH ELEVATION
1/8" = 1'-0"



3 A300 EAST ELEVATION
1/8" = 1'-0"



4 A300 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES

- MTL-1: METAL-1: FIRESTONE UNA-CLAD, KYNAR 500/ HYLAR5000, ALUMINUM, VENTED SOFFITS AND FLASHING- SEE SECTIONS AND DETAILS. COLOR: TO BE DETERMINED
- MTL-2: METAL-2: FIRESTONE UNA-CLAD, KYNAR 500/ HYLAR5000, ALUMINUM, VENTED SOFFITS AND FLASHING- SEE SECTIONS AND DETAILS. COLOR: TO BE DETERMINED
- BRK-1: BRICK-1, MODULAR BRICK: TO BE SPECIFIED
- STN-1: STONE-1, LIMESTONE OR ARCHITECTURAL PRECAST
- SID-1: SIDING-1: JAMES HARDIE, HARDIEPLANK, SMOOTH TEXTURE 9-1/4" LAP SIDING (8" EXPOSURE) WITH COLOR PLUS TECHNOLOGY. COLOR TBD.
- SID-2: SIDING-2: JAMES HARDIE, HARDIEPLANK, SMOOTH TEXTURE 5-1/4" LAP SIDING (4" EXPOSURE) WITH COLOR PLUS TECHNOLOGY. COLOR TBD.
- SID-3: SIDING-3: JAMES HARDIE, HARDIEPANEL, SMOOTH TEXTURE 4' PANELS IN 4'X8' AND 4'X10' PANELS WITH COLOR PLUS TECHNOLOGY; COLOR TBD. WITH 3" WIDE X 4" THICK HARDIETRIM BOARDS PAINTED TO MATCH PANELS INSTALLED VERTICALLY @ 16" O.C.
- TRM-1: TRIM-1: JAMES HARDIE, HARDIETRIM BOARDS PREFINISHED OR PAINTED JAMES HARDIE COLOR TBD. SEE DETAILS FOR TRIM WIDTH AND THICKNESS
- PT-1: EXTERIOR PAINT-1: PRIME AND PAINT. COLOR TO BE DETERMINED.
- WDW-1: METAL CLAD WOOD WINDOW: PELLA OR EQUAL
- WDW-2: ALUMINUM WINDOWS AND DOOR SYSTEM: 2" X 4" SYSTEM, COLOR: TBD. SOLAR GRAY GLAZING
- AWN-1: AWNING: FABRIC AWNING: COLOR TBD
- RAIL-1: PAINTED STEEL HANDRAIL AND SUPPORTS WITH HORIZONTAL STAINLESS CABLE 4" O.C.

Preliminary Plan – Subject to Change

PROJECT NAME
4525 FRANCE AVENUE SOUTH
NEW CONSTRUCTION

4525 FRANCE AVE. S.
MINNEAPOLIS, MN
55410

ARCHITECT
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ISSUE RECORD

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	08/02/2011

DRAWING INFORMATION
PROJECT NUMBER: 1125.00 CTR
DRAWN BY: -
CHECKED BY: T. MOHAGEN
DATE: 08/02/2011
COMPUTER DIRECTORY: JOBS\4525_FRANCE\05_DWG\

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

PHASE
CITY SUBMITTAL

A300

C:\JOBS\4525_France_Avenue\05_Dwg\4525 France Avenue South.sheets\1125-A300 Exterior Elevations.dwg