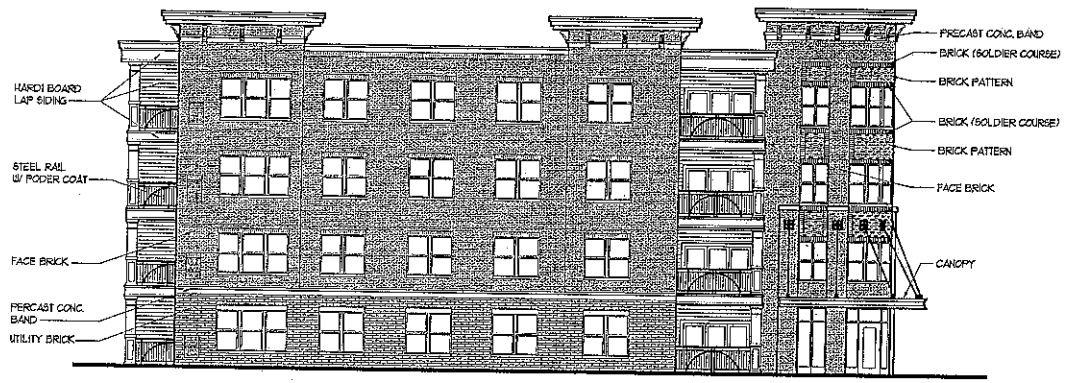
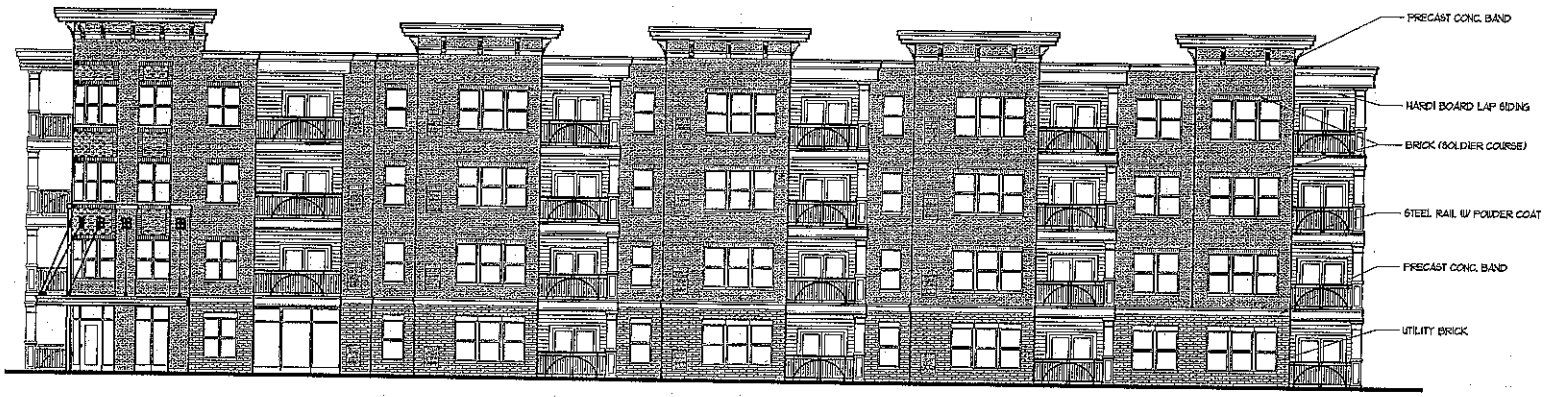


2 NORTH (22ND AVE) ELEVATION

SCALE: 1/8" = 1'-0" @ 24 X 36
SCALE: 1/16" = 1'-0" @ 11 X 17

SCALE IN FEET
0' 4' 8' 16'



1 WEST (JACKSON STREET) ELEVATION

SCALE: 1/8" = 1'-0" @ 24 X 36
SCALE: 1/16" = 1'-0" @ 11 X 17

SCALE IN FEET
0' 4' 8' 16'

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ELEVATIONS

DRAWN BY:

CHECKED BY:

REVISION #1

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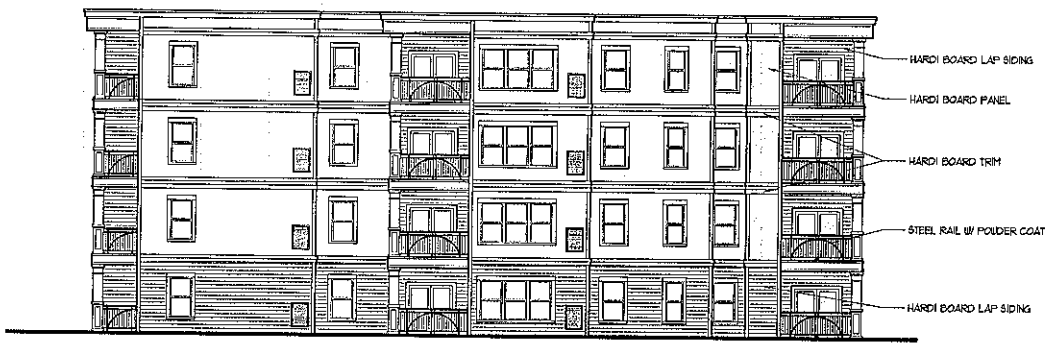
MINNEAPOLIS, MN

DOLPHIN DEVELOPMENT & CONSTRUCTIONS
ST. PAUL, MN 55114 TEL 651.644.7540 FAX 651.644.7593

A3.1

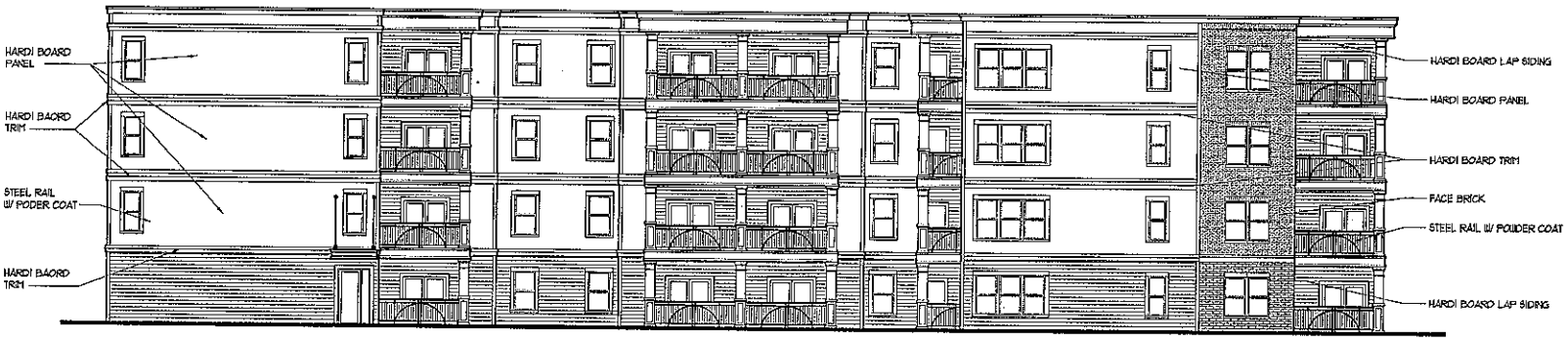
01-04-07



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" @ 24 X 36
SCALE: 1/16" = 1'-0" @ 11 X 17

SCALE IN FEET
0' 4' 8' 16'



EAST ELEVATION

SCALE: 1/8" = 1'-0" @ 24 X 36
SCALE: 1/16" = 1'-0" @ 11 X 17

SCALE IN FEET
0' 4' 8' 16'

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ELEVATIONS

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A3.2

01-04-01

PROJECT DATA

TOTAL: 45 UNITS

ONE-BEDROOM UNITS: TOTAL 13 UNITS
UNIT 1A 10 @ 826 SQ. FT.
UNIT 1B 3 @ 972 SQ. FT.

ONE BEDROOM WITH A DEN UNITS - TOTAL 8 UNITS
UNIT 1 B/D 8 @ 1,112 SQ. FT.

TWO BEDROOM UNITS - TOTAL 24 UNIT
UNIT 2A 8 @ 1,112 SQ. FT.
UNIT 2B 4 @ 1,211 SQ. FT.
UNIT 2C 4 @ 1,242 SQ. FT.
UNIT 2D 4 @ 1,089 SQ. FT.
UNIT 2E 4 @ 1,073 SQ. FT.

BUILDING FOOTPRINT
1ST FLOOR: 14,845 SQ. FT.
2ND FLOOR: 14,852 SQ. FT.
3RD FLOOR: 14,852 SQ. FT.
4TH FLOOR: 14,852 SQ. FT.
TOTAL CONDOMINIUM BUILDING AREA: 59,401 SQ. FT.

PARKING GARAGE FOOTPRINT 25,653 SQ. FT.

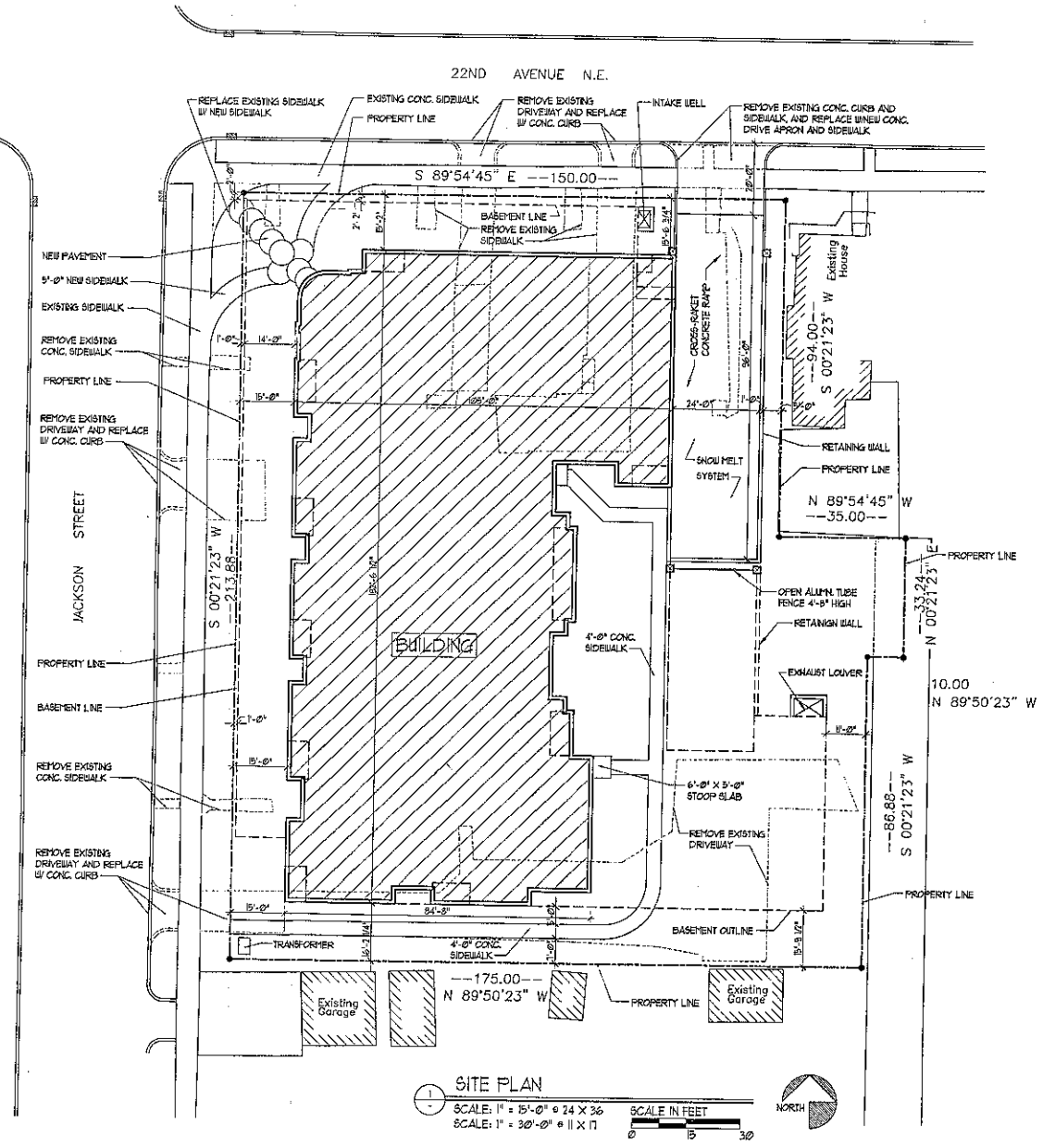
TOTAL BUILDING AREA: 59,401 + 25,653 = 85,054 SQ. FT.

BUILDING AMENITIES:
1. ONE ELEVATORS
2. COMMUNITY ROOM WITH KITCHENETTE AND RESTROOM
3. EXERCISE ROOM WITH RESTROOM.
4. INSIDE TRASH COLLECTION AND RECYCLING
5. INDIVIDUAL LOCKER STORAGE (OUTSIDE UNIT)
6. UNDERGROUND PARKING GARAGE (1+ SPACE / UNIT)
7. GREEN ROOF YARD OVER PARKING GARAGE
8. PATIO AT 1ST FLOOR CONDOMINIUMS
9. BALCONY AT ALL 2ND, 3RD, AND 4TH FLOOR CONDOMINIUMS

TOTAL GARAGE PARKING (BASEMENT LEVEL): 70 SPACES
(INCLUDING 2 STANDARD ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE))

SITE DATA:

TOTAL SITE - 35,430 SQ. FT. (0.813 ACRE) - 100%
BUILDING FOOTPRINT - 15,729 SQ. FT. - 44.39%
PERVIUOS AREA: 6,133 SQ. FT. - 17.31% 15% MINIUM FOR PERVIUOS AREA
GREEN SPACE - 15,537 SQ. FT. - 43.8%



SITE PLAN
SCALE: 1" = 15'-0" @ 24 X 36
SCALE: 1" = 30'-0" @ 11 X 17
SCALE IN FEET 0 15 30

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SITE PLAN
DRAWN BY:
CHECKED BY:
REVISION #

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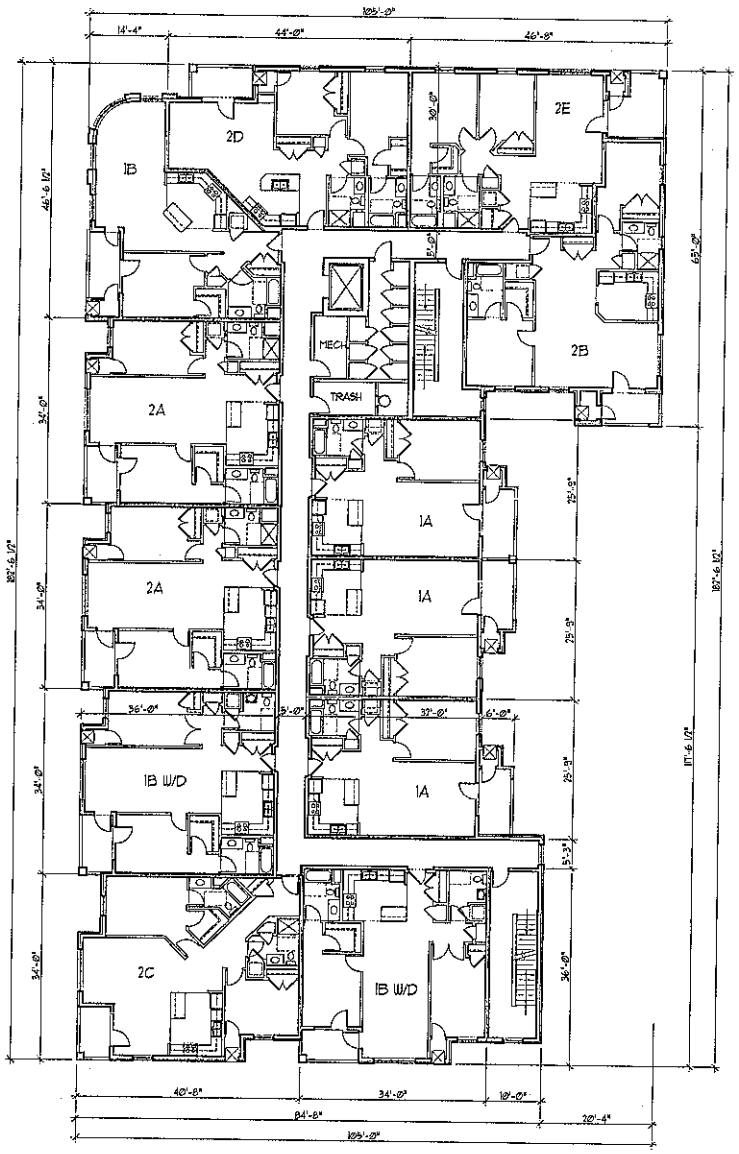
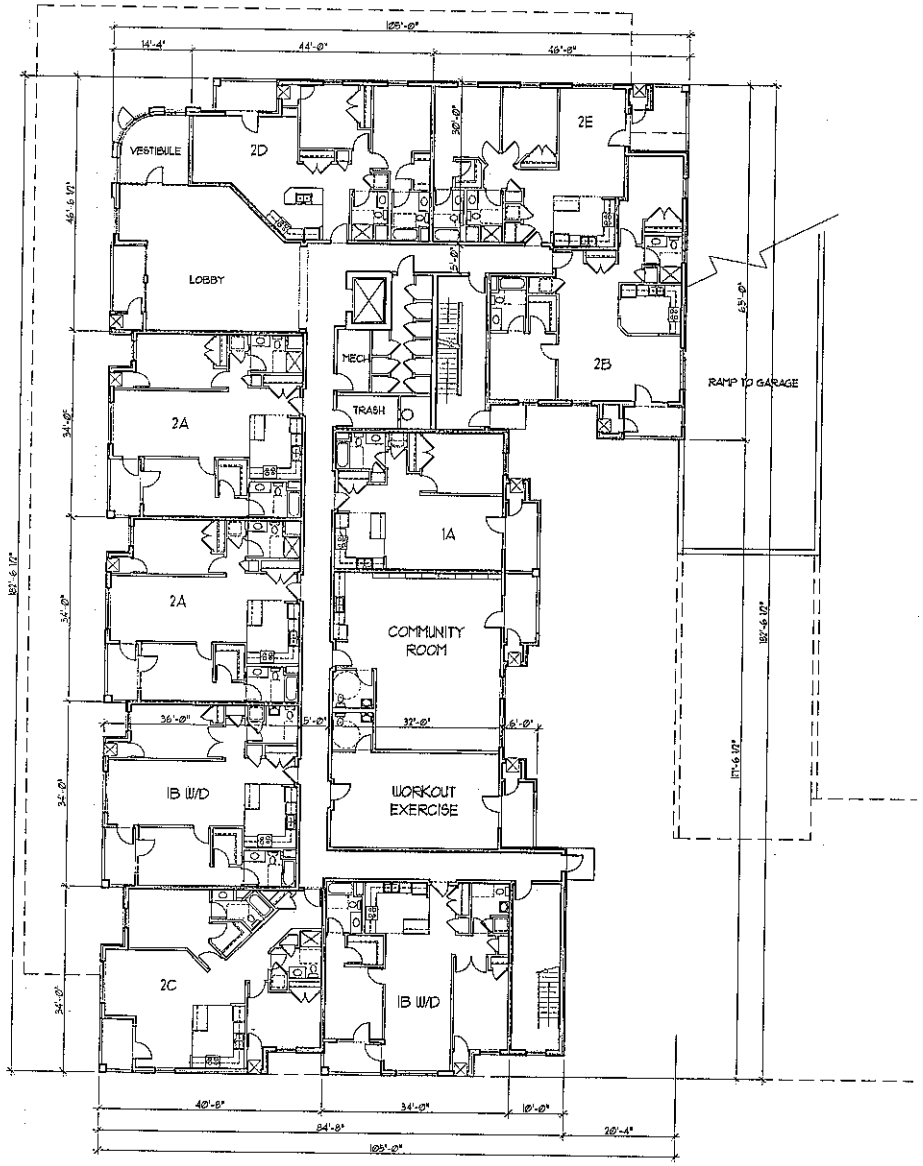


SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0" @ 24 X 36
SCALE: 3/64" = 1'-0" @ 11 X 17
SCALE IN FEET 0' 4' 8' 16'



MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0" @ 24 X 36
SCALE: 3/64" = 1'-0" @ 11 X 17
SCALE IN FEET 0' 4' 8' 16'

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TYPICAL FLOOR PLANS

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01-04-07