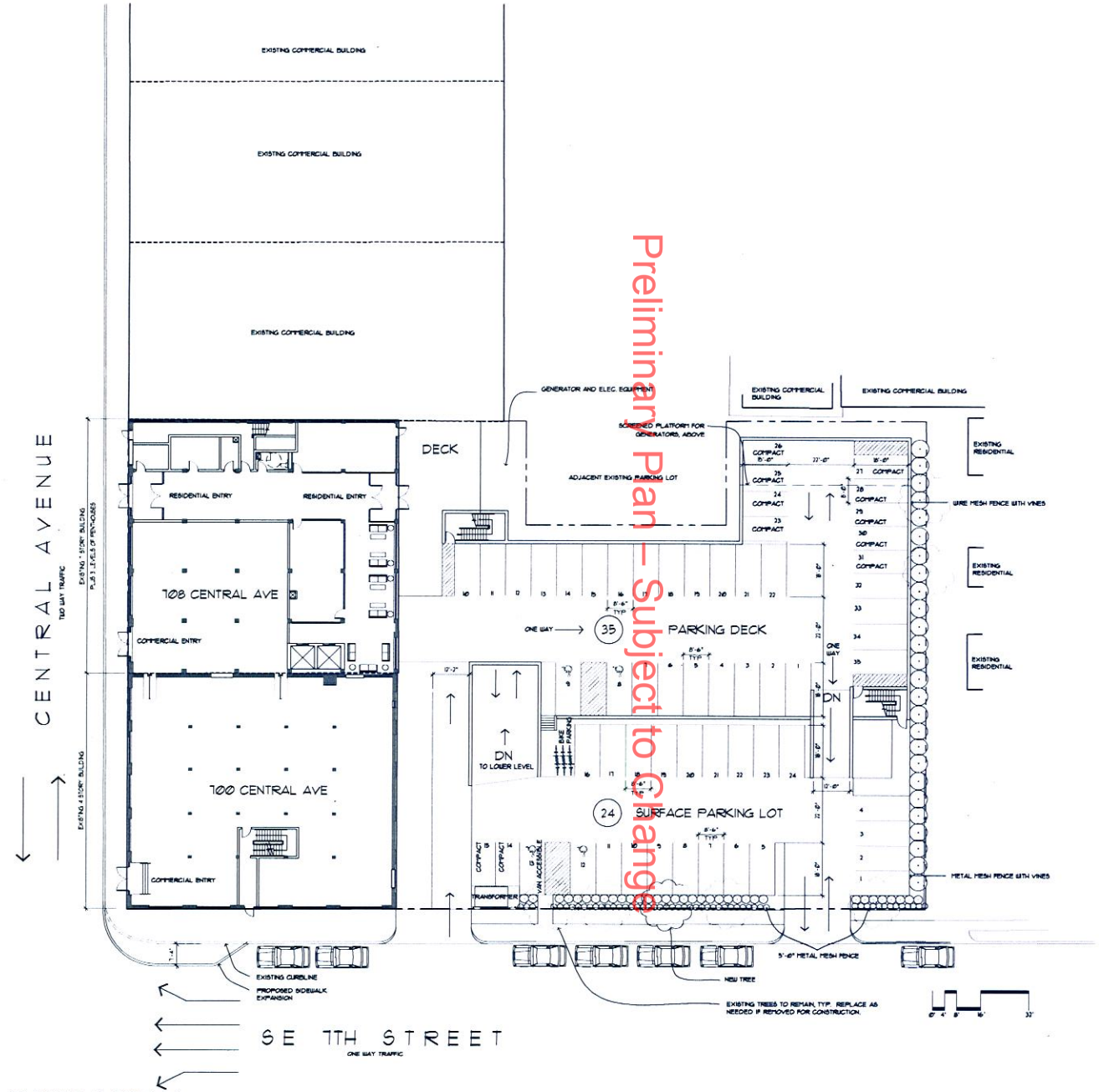

1 A021 MAIN LEVEL SITE PLAN
1/16" = 1'-0"

PARKING
DECK 35
SURFACE 24
BELOW GRADE 38
BASEMENT 708 9
TOTAL 106

(26 COMPACT, 5 HC ACCESSIBLE)

SITE PLAN CALCULATIONS
TOTAL PARCEL AREA: 41,656 SF / .956 AC

BUILDING FOOTPRINT: 14,946 SF

PARKING DECK FOOTPRINT: 11,800 SF

NON-BUILDING AREA: 14,910 SF

LANDSCAPED AREA: 2,500 SF
(SEE ADDITIONAL CALCULATIONS ON LANDSCAPING PLAN)

BUILDING NOTES
RESIDENTIAL AREA: 82,012 SF
(105 UNITS)
COMMERCIAL AREA: 10,000 SF

PARKING DECK FOOTPRINT: 11,800 SF

TOTAL AREA PARKING: 23,149 SF

SITE PLAN NOTES
1. ALL SNOW ACCUMULATION WILL BE REMOVED OFFSITE
2. MOVE-IN TRAFFIC OF RESIDENTIAL OCCUPANTS SHALL OCCUR IN BASEMENT OF 708 BUILDING.

LIGHTING NOTES
1. UP/DOWN FIXTURES AT PERIMETER OF BUILDING.
2. POLE FIXTURES AT PARKING AREAS.

TRUE NORTH

PLAN NORTH

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tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project
700 Central
700-708 Central Ave. NE
Minneapolis, MN

owner
Nolan Properties Group
328 Barry Ave. S. #300
Wayzata, MN 55391

civil engineer
Sunde Engineering
10830 Nesbitt Ave. S.
Bloomington, MN 55437

structural engineer
Mattson Macdonald
901 North 3rd St.
Suite 100
Minneapolis, MN 55401

landscape architect
Damon Farber Assoc.
923 Nicollet Mall
Minneapolis, MN 55402

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land use application 7.22.2011
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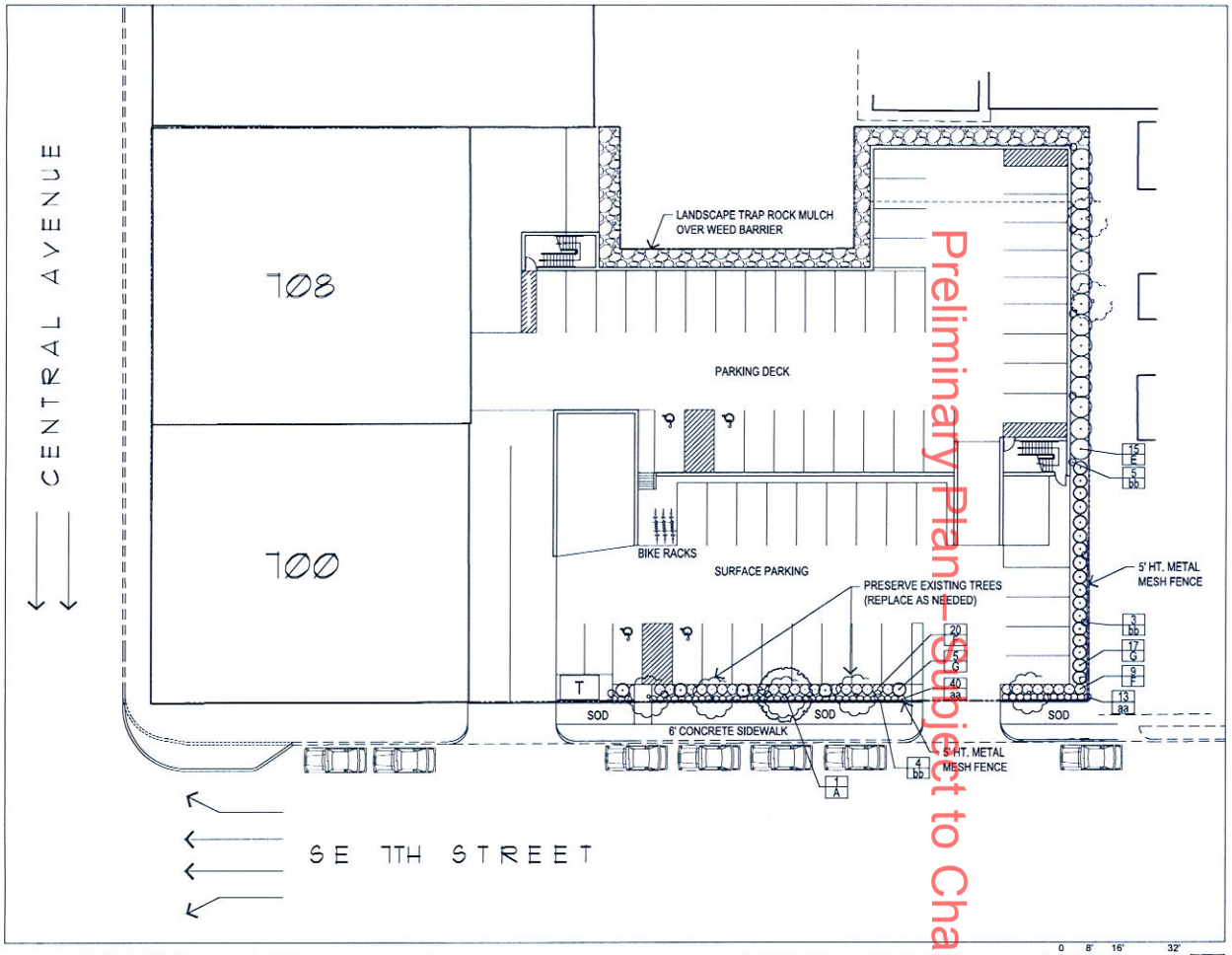


SITE LANDSCAPE PLAN

SCALE 1"=16'-0" 0 8' 16' 32'

NORTH

SYM	QTY.	VERIFY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS
DECIDUOUS TREES							
A	1		AUTUMN BLAZE MAPLE	Acer rubrum 'Autumn Blaze'	3.0" CAL.	B&B	STRAIGHT LEADER
SHRUBS							
E	15		DIABLO NINEBARK	Physocarpus opulifolius	18" HGT.	#5 CONT.	PLANT 5' O.C.
F	29		ALPINE CURRANT	Ribes alpinum	18" HGT.	#5 CONT.	PLANT 3'-0" O.C.
G	22		EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Emerald Green'	48" HGT.	#10 CONT.	PLANT 4'-0" O.C.
PERENNIALS & ORNAMENTAL GRASSES							
aa	53		LITTLE BLUESTEM	Schizachyrium scoparium	12" HT.	#1 CONT.	PLANT AS SHOWN
bb	12		ENGELMANN IVY VINE	Parthenocissus quinquefolia 'Engelmanni'	12" HT.	#1 CONT.	PLANT AS SHOWN

LANDSCAPE (PERVIOUS) CALCULATIONS:

SITE: 41,656 SF

BUILDING FOOTPRINT: 14,946 SF

PARKING DECK FOOTPRINT: 11,800 SF

TOTAL AREA NOT OCCUPIED BY BUILDINGS: 14,910 SF

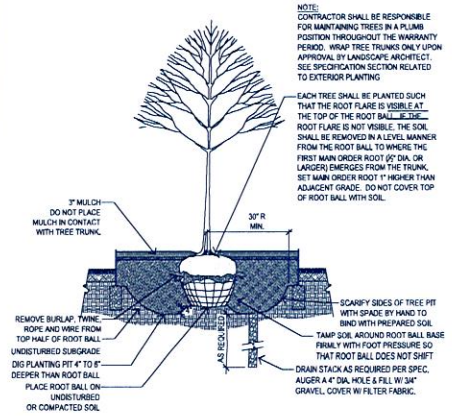
LANDSCAPE AREA: 2,500 SQ FT. OR
17% OF SITE NOT OCCUPIED BY BUILDINGS.

GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING BUILDINGS AND UNDERGROUND UTILITIES DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. EXISTING BUILDING FOOTPRINTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED SURFACES ARE SUBJECT TO FIELD ADJUSTMENT TO ENSURE PROPER DRAINAGE. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
9. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

PLANTING NOTES

1. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 8' ABOVE PAVED SURFACE.
3. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
4. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
5. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
6. PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CAUPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
7. PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST AND 10 PARTS SAND OR AS OTHERWISE SPECIFIED.
8. TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
9. ANNUAL, PERENNIAL, AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 3" DEEP SHREDDED HARDWOOD MULCH, REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
10. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.



1 / L1.0 TREE PLANTING IN RAISED PLANTER

SCALE: 1/2" = 1'-0"

PLANTING DETAIL - TREE.DWG

tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project

700 Central
700-708 Central Ave. NE
Minneapolis, MN

owner

Nolan Properties Group
328 Barry Ave. S. #300
Wayzata, MN 55391

Civil Engineer

Sunde Engineering
10830 Nesbitt Ave. S.
Bloomington, MN 55431

Structural Engineer

Mattson Macdonald
901 North 3rd St.
Suite 100
Minneapolis, MN 55401

Landscape Architect

Damon Farber Assoc.
923 Nicollet Mall
Minneapolis, MN 55402

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.

Jesse Symyrozis
name date
26790
license number signature

scale
name

PDR 7.22.2011

LAND USE 7.22.2011

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L1.0

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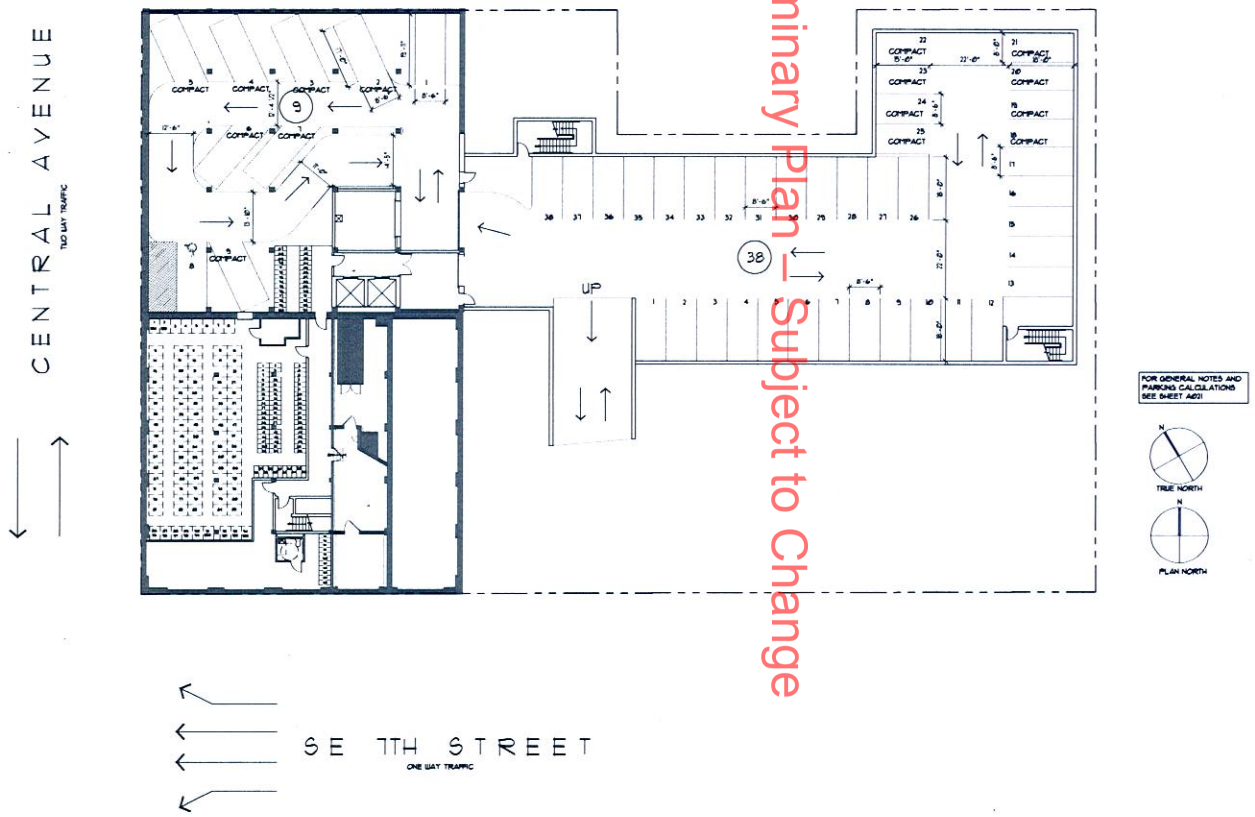

1 A020 LOWER LEVEL SITE PLAN
1/16" = 1'-0"

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tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project

700 Central
700-708 Central Ave. NE
Minneapolis, MN

owner

Nolan Properties Group
328 Barry Ave. S #300
Wayzata, MN 55391

civil engineer

Sunde Engineering
10830 Nesbitt Ave. S.
Bloomington, MN 55437

landscape architect

Mattson Macdonald
901 North 3rd St.
Suite 100
Minneapolis, MN 55401

structural engineer

Damon Farber Assoc.
923 Nicollet Mall
Minneapolis, MN 55402

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scale 1/16" = 1'-0"
name er/ns

PDR 7.22.2011
land use application 7.22.2011
architectrual site plan
level 00

A020

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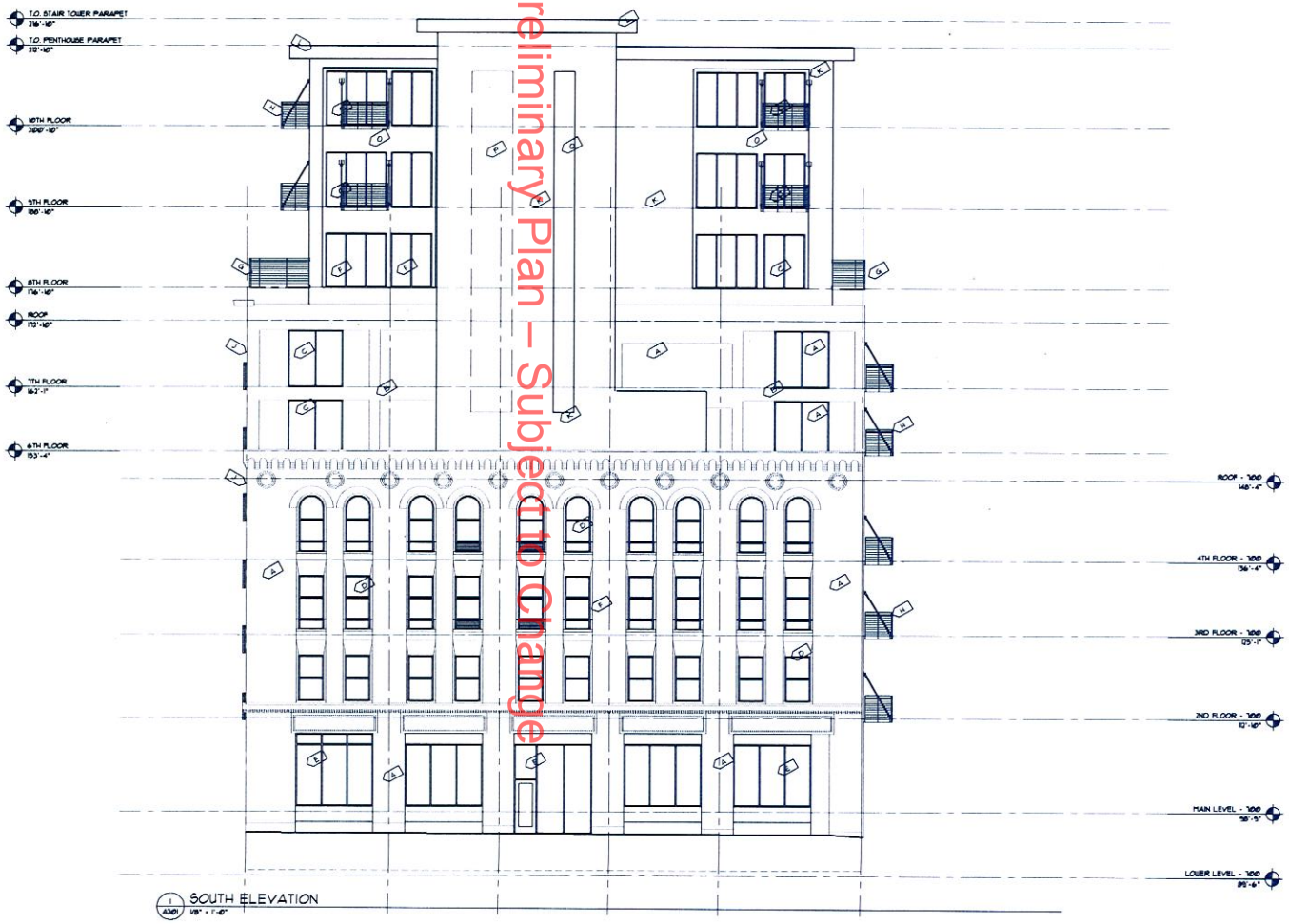
A	EXISTING BRICK
B	EXISTING CONCRETE STRUCTURE
C	GLAZING SYSTEM 1
D	GLAZING SYTEM 2 - OPERABLE
E	COMMERCIAL GLAZING SYSTEM
F	MECHANICAL LOUVERS
G	METAL RAILING PANEL WITH METAL TOP RAIL
H	METAL BALCONY
J	METAL FRENCH BALCONY
K	METAL PANEL - COLOR 1
L	METAL CAP FLASHING
M	METAL MESH SCREENING WITH VINES
N	CONCRETE
O	METAL PANEL - COLOR 2
P	SIGNAGE



1 SOUTH ELEVATION
A301 1/8" = 1'-0"

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tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project
700 Central
700-708 Central Ave. NE
Minneapolis, MN

Nolan Properties Group
328 Barry Ave. S. #300
Wayzata, MN 55391

civil engineer
Sunde Engineering
10830 Nesbitt Ave. S.
Bloomington, MN 55437

structural engineer
Mattson Macdonald
901 North 3rd St.
Suite 100
Minneapolis, MN 55401

landscape architect
Damon Farber Assoc.
923 Nicollet Mall
Minneapolis, MN 55402

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scale 1/8" = 1'-0"
name erins

review set 8.19.2011

south elevation

A201

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A	EXISTING BRICK
B	EXISTING CONCRETE STRUCTURE
C	GLAZING SYSTEM 1
D	GLAZING SYTEM 2 - OPERABLE
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L	METAL CAP FLASHING
M	METAL MESH SCREENING WITH VINES
N	CONCRETE
O	METAL PANEL - COLOR 2
P	SIGNAGE

1 WEST ELEVATION
A202 1/8" = 1'-0"

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tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project

700 Central
700-708 Central Ave. NE
Minneapolis, MN

Nolan Properties Group
328 Barry Ave. S. #300
Wayzata, MN 55391

Sunde Engineering
10830 Nesbitt Ave. S.
Bloomington, MN 55437

Mattson Macdonald
901 North 3rd St.
Suite 100
Minneapolis, MN 55401

Damon Farber Assoc.
923 Nicollet Mall
Minneapolis, MN 55402

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scale 1/8" = 1'-0"
name erins

review set 8.19.2011

west elevation

A202

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A	EXISTING BRICK
B	EXISTING CONCRETE STRUCTURE
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M	METAL MESH SCREENING WITH VINES
N	CONCRETE
O	METAL PANEL - COLOR 2
P	SIGNAGE

1 A203 EAST ELEVATION
1/8" = 1'-0"

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Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project

700 Central
700-708 Central Ave. NE
Minneapolis, MN

owner

Nolan Properties Group
328 Barry Ave. S. #300
Wayzata, MN 55391

civil engineer

Sunde Engineering
10830 Nesbitt Ave. S.
Bloomington, MN 55437

structural engineer

Mattson Macdonald
901 North 3rd St.
Suite 100
Minneapolis, MN 55401

Landscape Architect

Damon Farber Assoc.
923 Nicollet Mall
Minneapolis, MN 55402

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scale 1/8" = 1'-0"
name er/ns

review set 8.19.2011

east elevation

A203

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A	EXISTING BRICK
B	EXISTING CONCRETE STRUCTURE
C	GLAZING SYSTEM 1
D	GLAZING SYTEM 2 - OPERABLE
E	COMMERCIAL GLAZING SYSTEM
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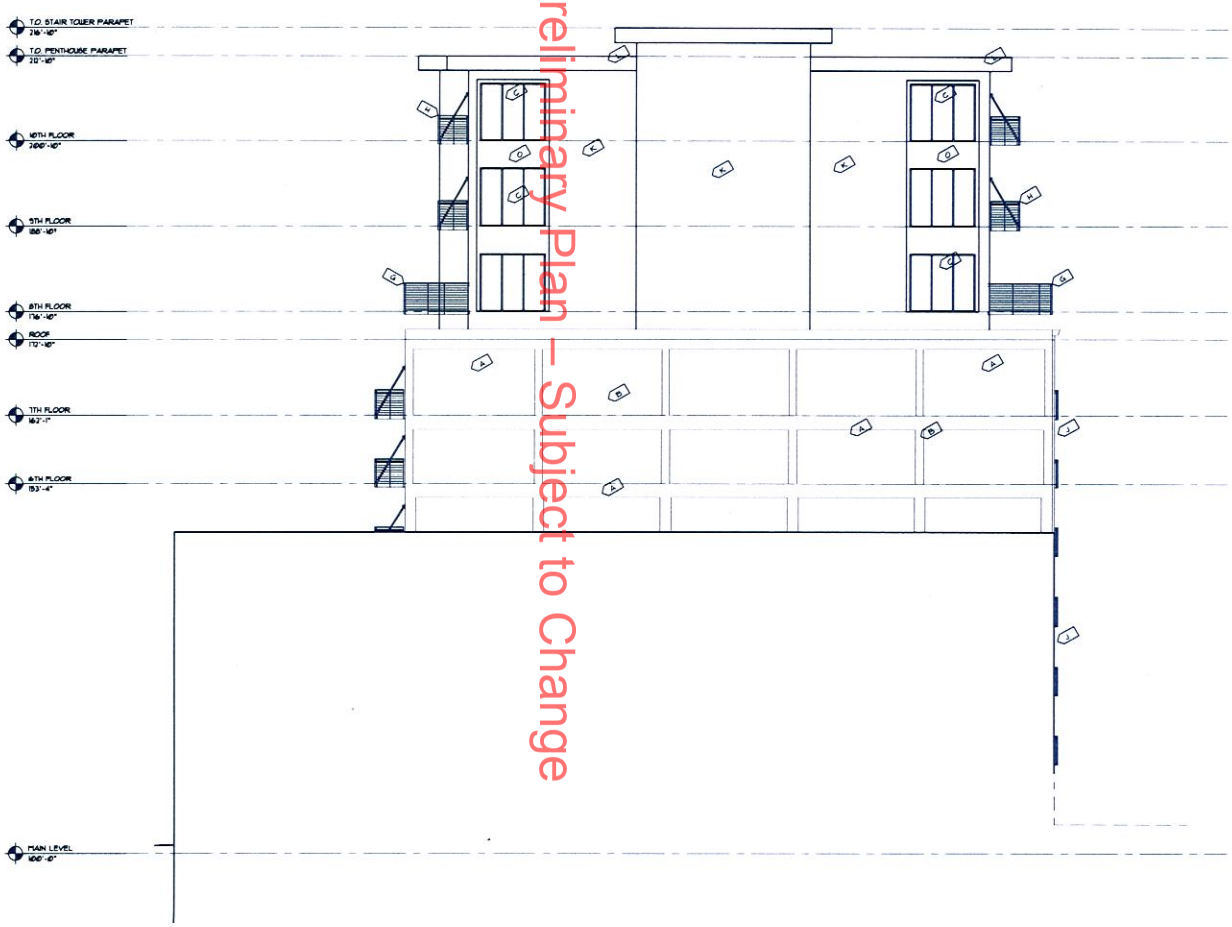
P	SIGNAGE



1 A204 NORTH ELEVATION
1/8" = 1'-0"

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tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project

700 Central
700-708 Central Ave. NE
Minneapolis, MN

client

Nolan Properties Group
328 Barry Ave. S. #300
Wayzata, MN 55391

Civil Engineer

Sunde Engineering
10830 Nesbitt Ave. S.
Bloomington, MN 55437

Mech. Elec. Engineer

Mattson Macdonald
901 North 3rd St.
Suite 100
Minneapolis, MN 55401

Landscape Architect

Damon Farber Assoc.
923 Nicollet Mall
Minneapolis, MN 55402

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north elevation

A204

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view from southwest

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