



2320 2316 Colfax

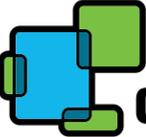
Minneapolis, MN

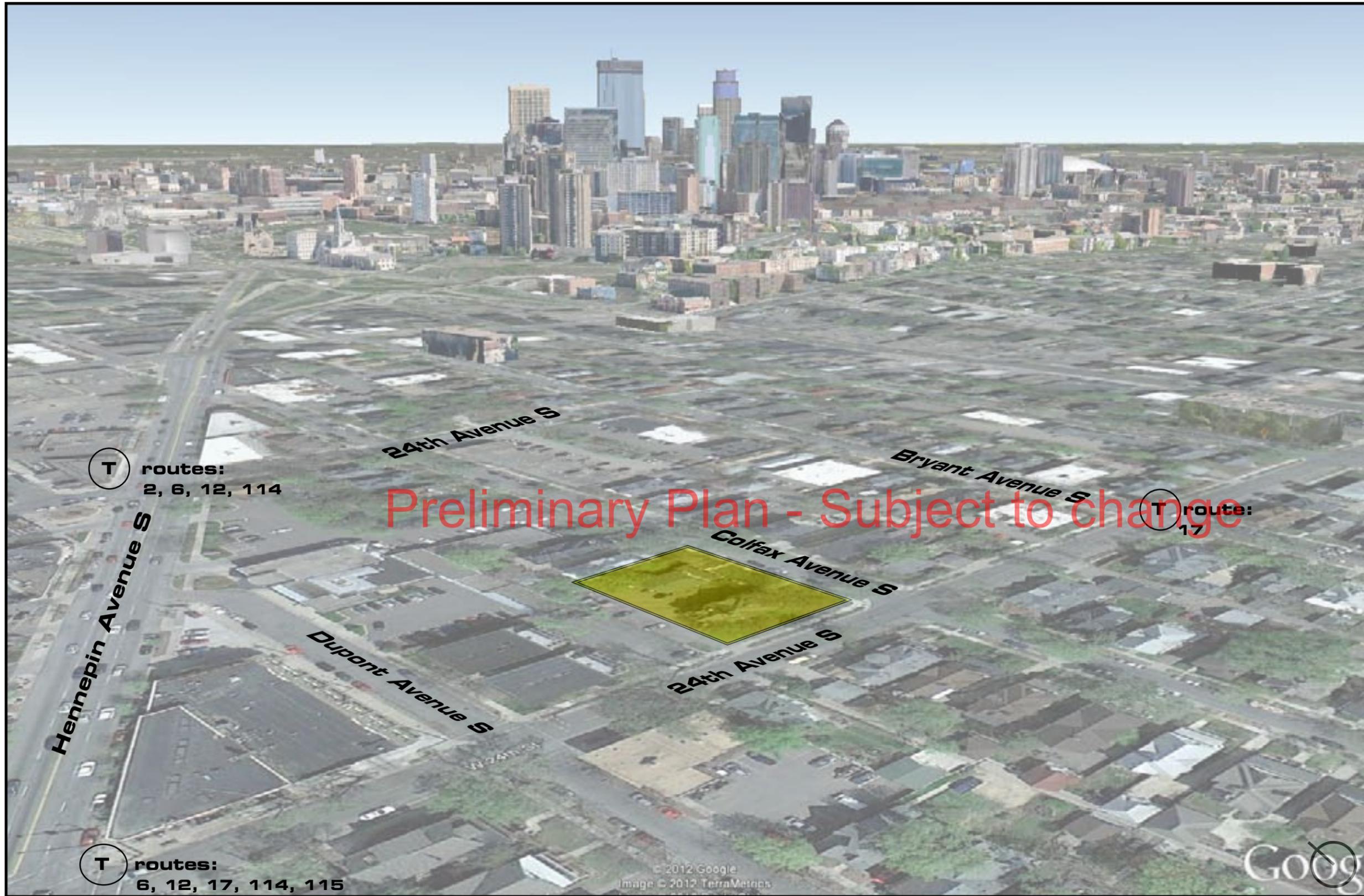
24th AVENUE PERSPECTIVE

February 19, 2013

at home
APARTMENTS

LANDERGROUP
urban development

 **Collage**
architects



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Minneapolis, MN

SITE AERIAL: NTS

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SITE INDEX

- Existing**
(To Be Removed)
-
- Property Line**
-

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PARCEL MAP: NTS

February 19, 2013





A- Adjacent Multi-Family to the West



B- 2320 South Side



C- 2320 East Side



D- 2320 North Side



E- 2320 North Side

Preliminary Plan - Subject to change

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EXISTING SITE IMAGES

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F- 2316 East Side



G- 2316 West Side



I- Adjacent Properties to the North



J- 2320 West Side

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EXISTING SITE IMAGES

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COLFAX AVENUE PERSPECTIVE

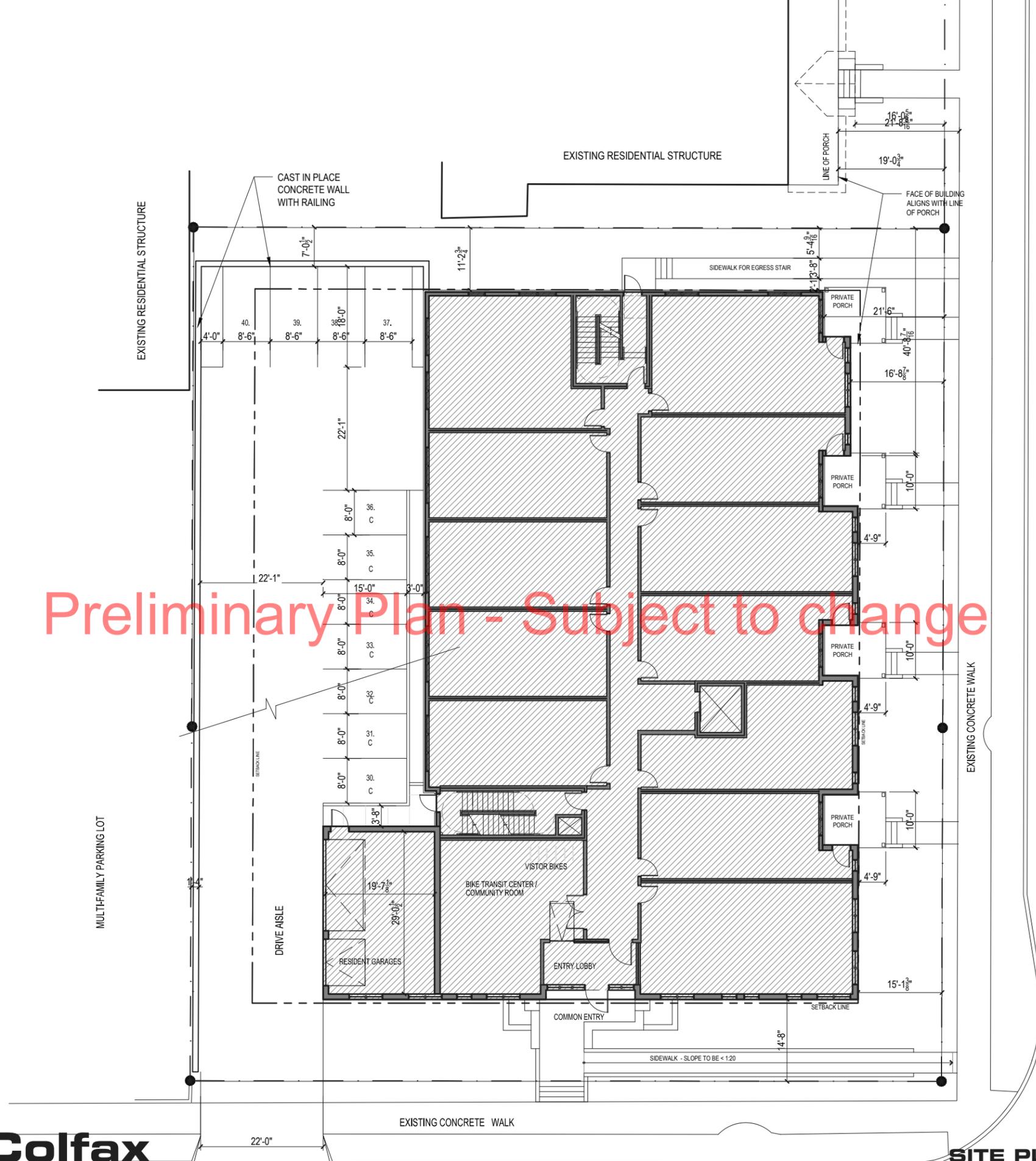
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Residential Units
 12 Ground Floor Units
 14 Second Floor Units
 14 Third Floor Units
 05 Fourth Floor Units
 45 Total Units

Parking
 30 Standard Stalls
 10 Compact Stalls
 40 Stalls
 09 Tandem Stalls
 49 Total Parking Stalls



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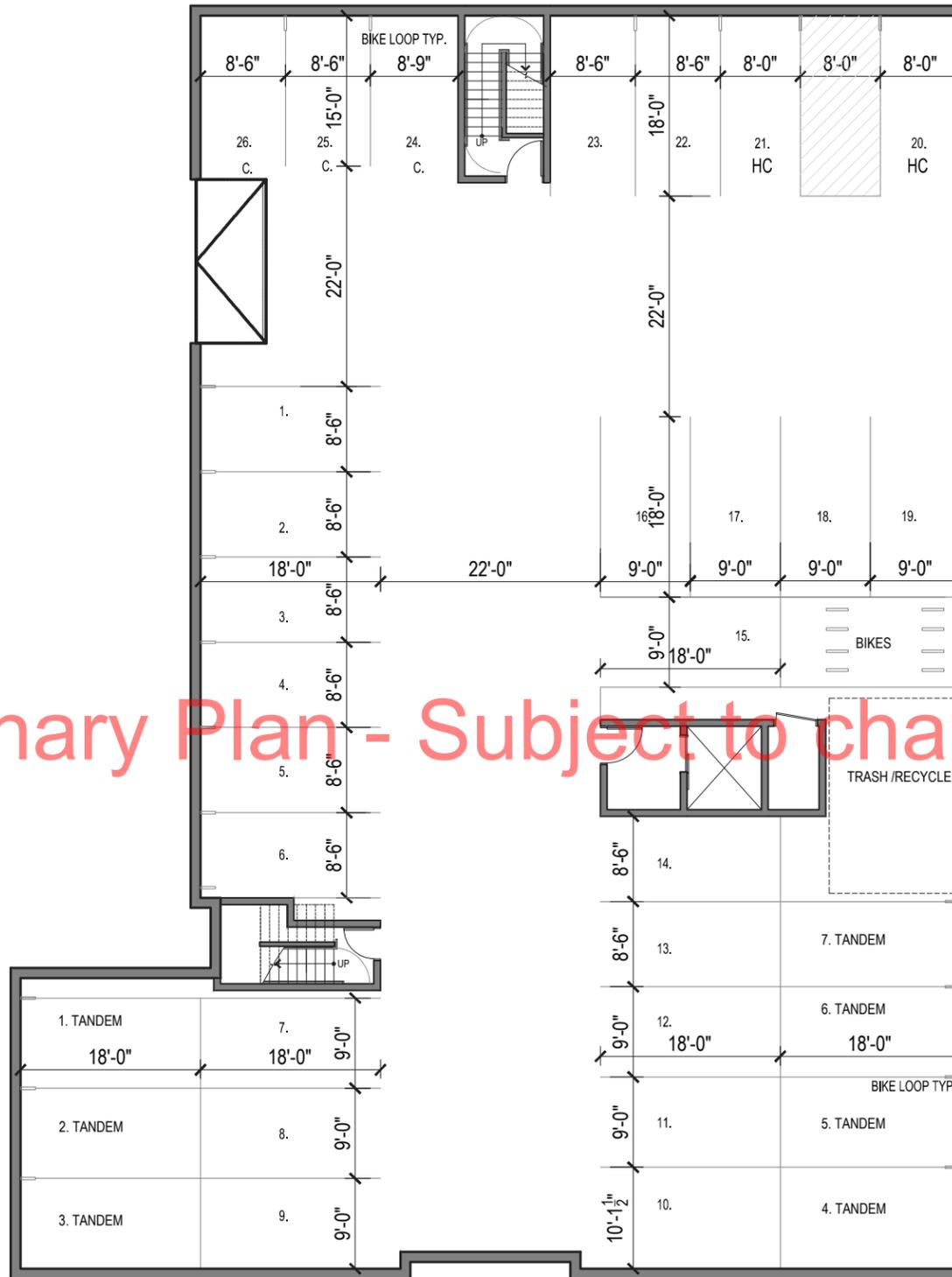
Minneapolis, MN

February 19, 2013

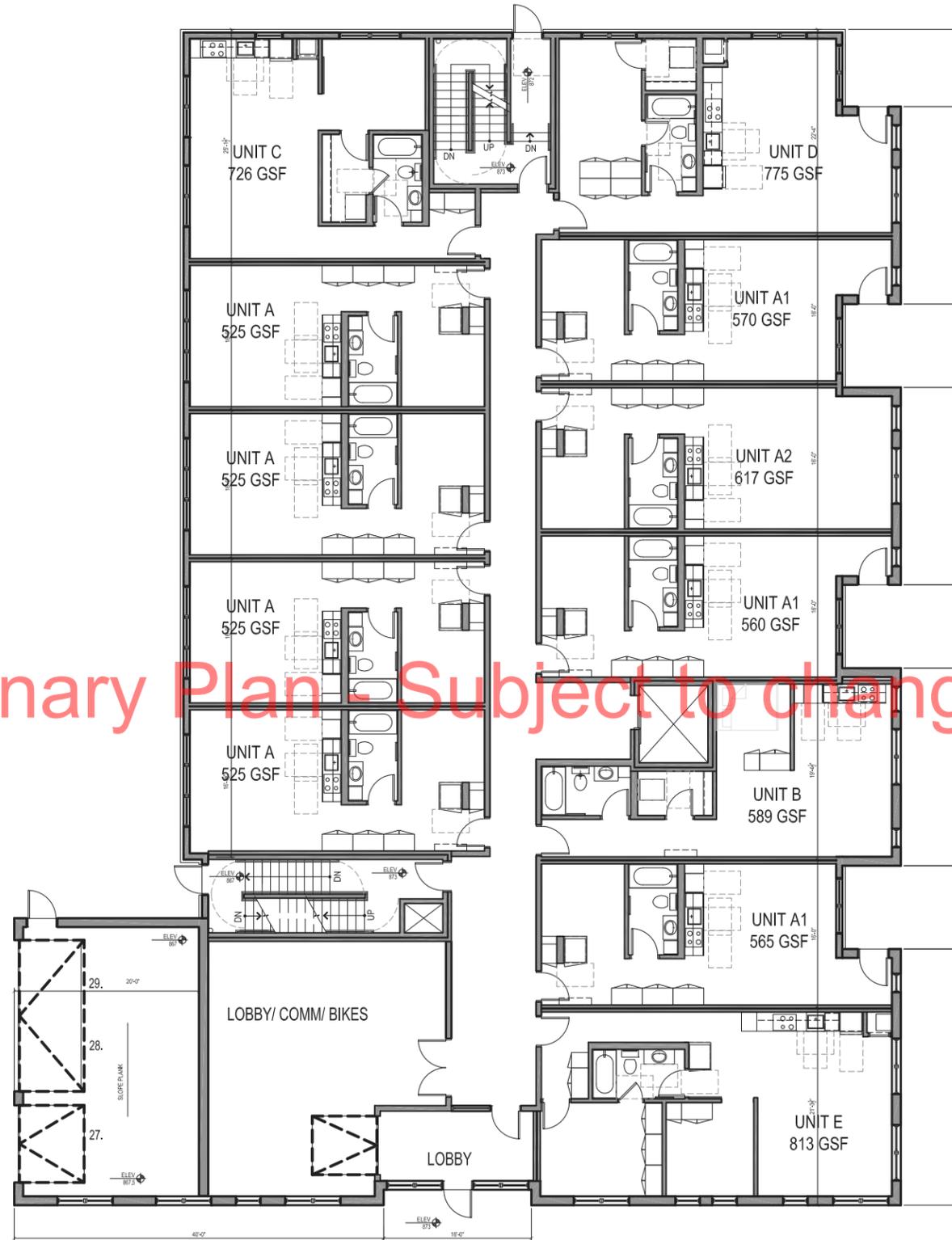
24TH AVENUE

SITE PLAN 1' = 20'

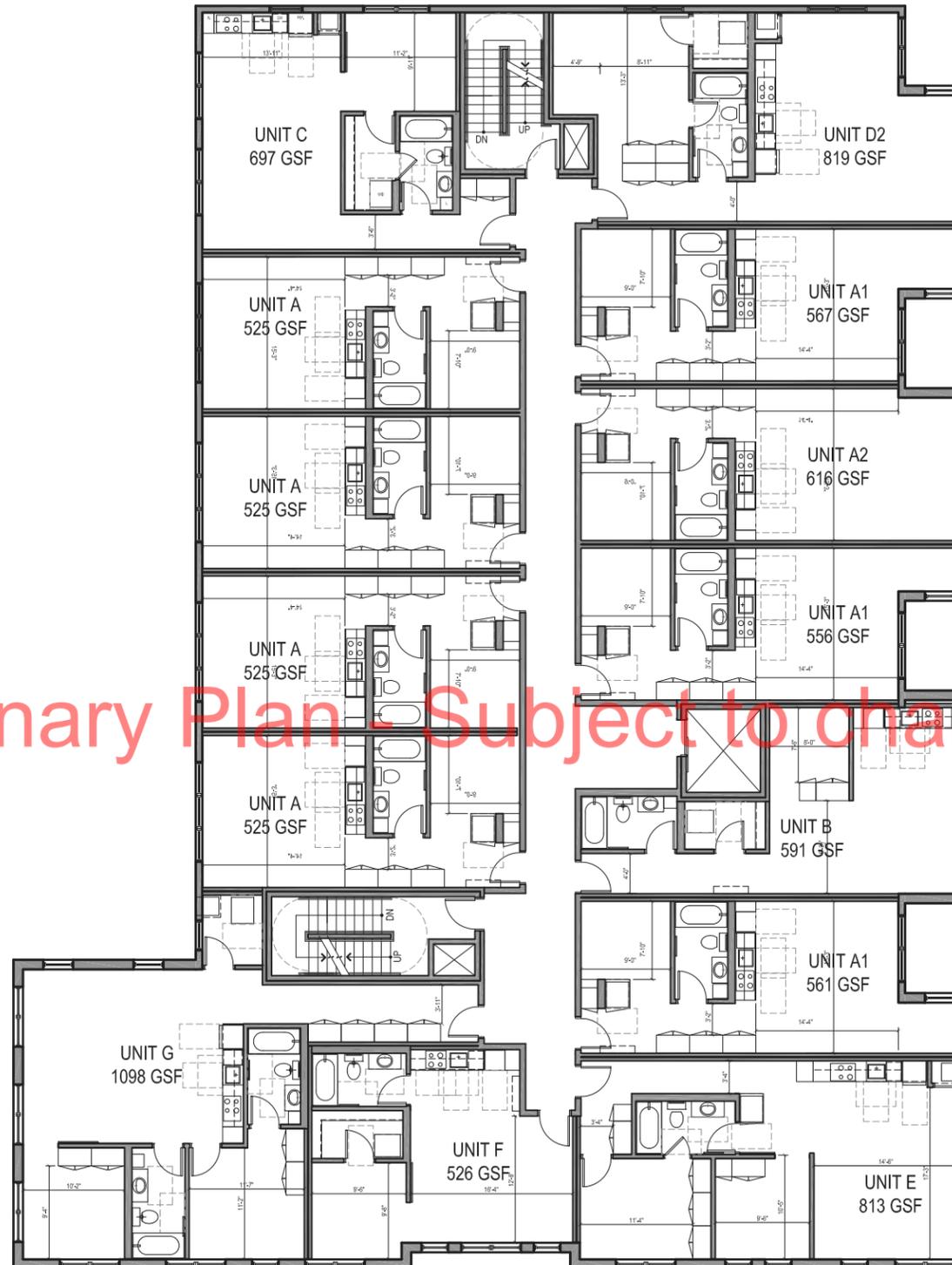
Preliminary Plan - Subject to change



Preliminary Plan - Subject to change



Preliminary Plan - Subject to change



at home
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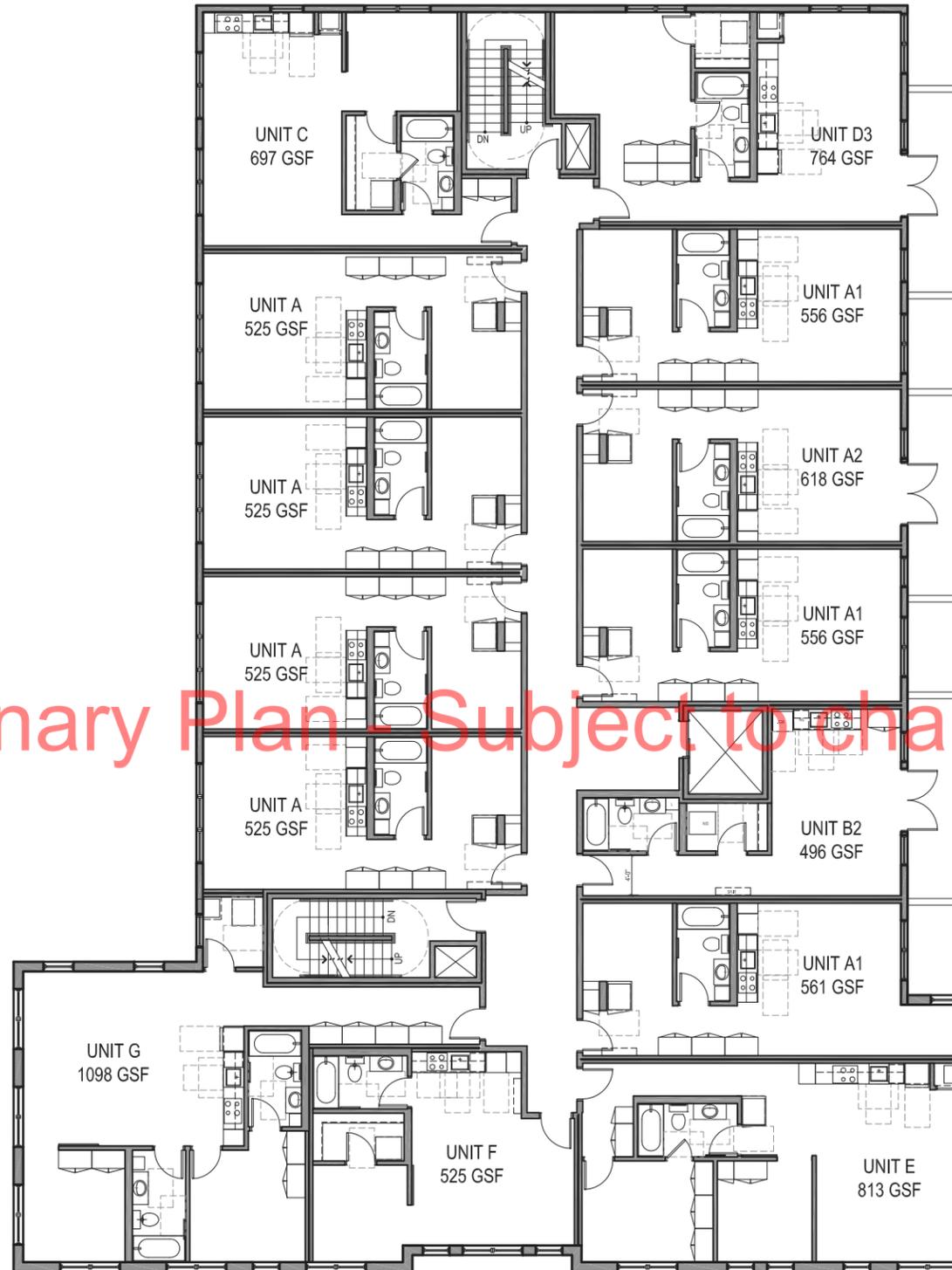
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Minneapolis, MN February 19, 2013

SECOND FLOOR PLAN 1/16" = 1'-0"

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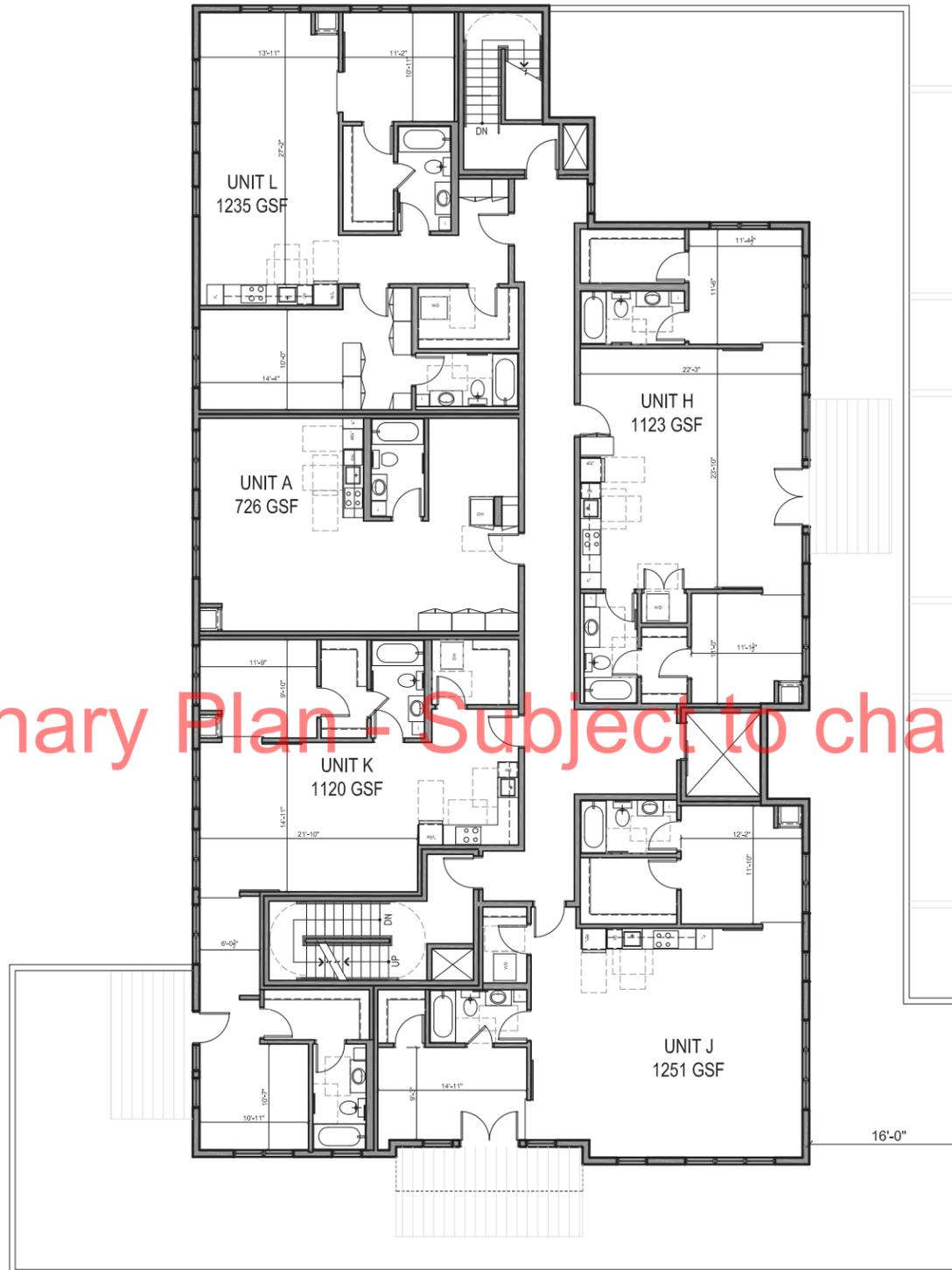
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THIRD FLOOR PLAN 1/16" = 1'-0"

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FOURTH FLOOR PLAN 1/16" = 1'-0"



SOUTH ELEVATION 1/16" = 1'-0"

MATERIAL INDEX	
1	FACE BRICK #1
2	FACE BRICK #2
3	BURNISHED BLOCK
4	STONE BASE COURSE
5	ACCENT BRICK #1
6	STONE SILL
7	LOOSE-LAID LIMESTONE
8	PREFINISHED CORRUGATED METAL PANEL
9	PREFINISHED METAL TRIM
10	PREFINISHED METAL PARAPET CAP
11	CEMENT BOARD PANEL
12	PREFINISHED CEMENT BOARD TRIM
13	METAL ROOF
14	PREFINISHED METAL FASCIA
15	STEEL CHANNEL COLUMNS
16	COMPOSITE WINDOWS
17	PREFINISHED METAL DOWNSPOUTS
18	GARAGE DOOR, PAINTED

Preliminary Plan - Subject to change



EAST ELEVATION 1/16" = 1'-0"

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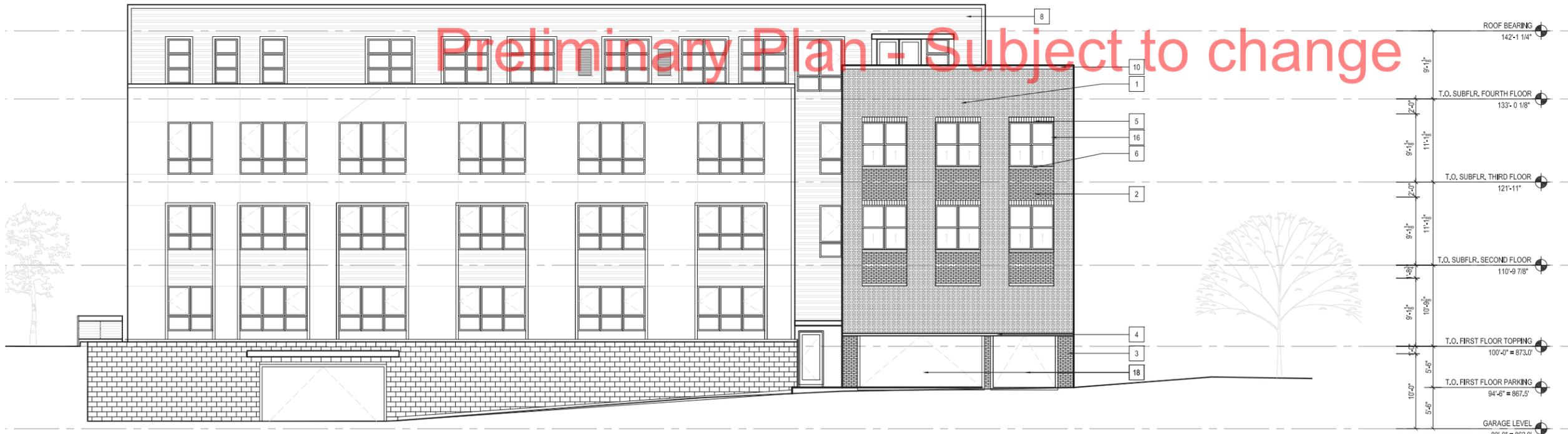
ELEVATOR OVER-RUN



NORTH ELEVATION 1/16" = 1'-0"

MATERIAL INDEX	
1	FACE BRICK #1
2	FACE BRICK #2
3	BURNISHED BLOCK
4	STONE BASE COURSE
5	ACCENT BRICK #1
6	STONE SILL
7	LOOSE-LAID LIMESTONE
8	PREFINISHED CORRUGATED METAL PANEL
9	PREFINISHED METAL TRIM
10	PREFINISHED METAL PARAPET CAP
11	CEMENT BOARD PANEL
12	PREFINISHED CEMENT BOARD TRIM
13	METAL ROOF
14	PREFINISHED METAL FASCIA
15	STEEL CHANNEL COLUMNS
16	COMPOSITE WINDOWS
17	PREFINISHED METAL DOWNSPOUTS
18	GARAGE DOOR, PAINTED

Preliminary Plan - Subject to change



WEST ELEVATION 1/16" = 1'-0"

at home
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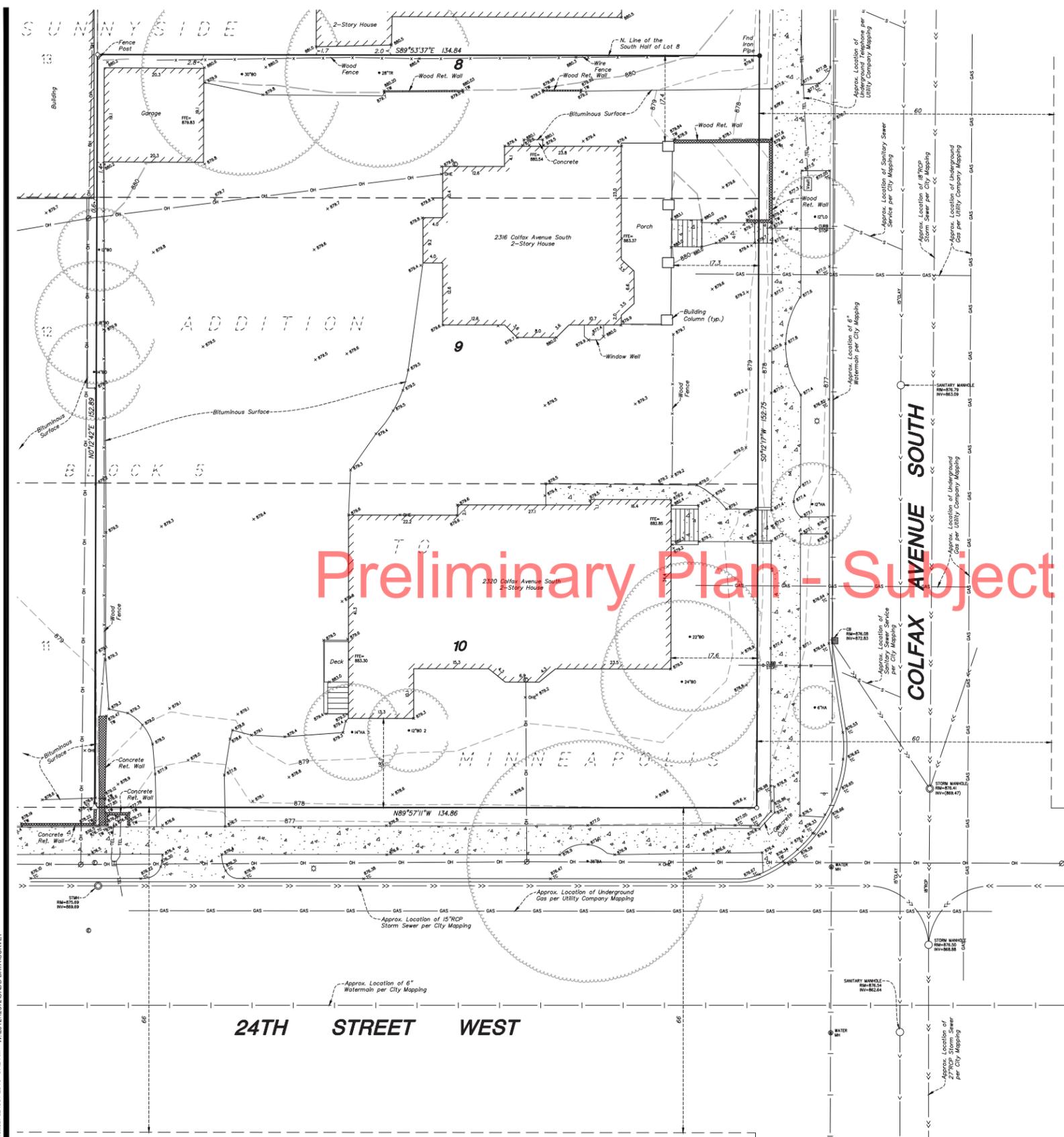
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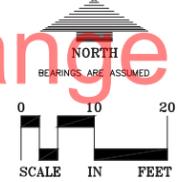
Preliminary Plan - Subject to change

Legal Description

Lots 9, 10 and the South Half of Lot 8, Block 5, Sunnyside Addition to Minneapolis, According to the recorded plat thereof, Hennepin County, Minnesota.

Notes

1. This survey was performed without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
2. The legal description shown hereon was obtained from tax statements viewed on Hennepin County's Website on February 1, 2013.
3. Benchmark: Minneapolis Vertical Control Monument No. 435. Elevation=876.90 feet (NGVD 1929 datum).
4. We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
 - A. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
 - B. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such "private" services.
 - C. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
 - D. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
 - E. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651454-0002.
 - F. Per Gopher State One-Call Ticket No.'s 130280241 and 130280242, the following utilities and municipalities were notified:
 - City of Minneapolis: (612) 673-5600
 - Comcast: (612) 522-8141
 - Center Point Energy: (612) 342-5200
 - Qwest: (800) 283-4237
 - US Internet Corp.: (982) 253-3238
 - Xcel Energy: (612) 630-4366



- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"
- △ DENOTES PK NAIL SET
- DENOTES IRON MONUMENT FOUND

AREA = 20,608± Sq. Ft. or 0.47± Acres

SURVEY LEGEND

● CATCH BASIN	— STORM SEWER
○ STORM MANHOLE	— SANITARY SEWER
○ SANITARY MANHOLE	— WATERMAIN
⊙ WATER MANHOLE	— SANITARY SEWER SERVICE
◇ HYDRANT	— W WATER SERVICE
M GATE VALVE	— CTV UNDERGROUND CABLE TV
⊠ POWER POLE	— ELE UNDERGROUND ELECTRIC
⊡ LIGHT POLE	— FO UNDERGROUND FIBER OPTIC
— GUY WIRE	— GAS UNDERGROUND GAS
⊣ SIGN	— TEL UNDERGROUND TELEPHONE
⊙ SPOT ELEVATION	— OH OVERHEAD UTILITY
⊠ A/C UNIT	— X FENCE
⊠ TELEPHONE PEDESTAL	— CONCRETE CURB
⊙ TELEPHONE MANHOLE	— CONCRETE
⊙ ELECTRIC METER	— CONTOUR
⊙ GAS METER	— DECIDUOUS TREE
TC TOP OF CURB	BA BASSWOOD
TW TOP OF WALL	BO BOXELDER
FFE FINISHED FLOOR ELEVATION	HA HACKBERRY
(830.55) INVERT PER PLAN	LO LOCUST
	TR TREE (GEN)

Project Name:

2316 & 2320
COLFAX AVENUE
SOUTH

Minneapolis, Minnesota

Owner/Developer:
Collage Architecture

705 Raymond Avenue
Suite 200
St. Paul, MN 55114

Professional Services:

LOUCKS ASSOCIATES
 Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental
 7200 Hennock Lane - Suite 300
 Maple Grove, MN 55369
 Telephone: (763) 424-5505
 www.LoucksAssociates.com

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512372-MASTER.DWG Layout

Revisions:

2-6-13	Drawing issued

Professional Signature:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Richard L. Lichte
Richard L. Lichte - PLS
January 30, 2013

26724 License No. Date

Quality Control:

Project Lead: RLL
Checked By: JTT
Review Date:

Vicinity Map:



Sheet Title:

Boundary and Topographic Survey

Project No.:

12-372

Sheet No.:

Sheet 1 of 1

Plotted: 02/08/2013 6:42 AM W:\2012\12372\CADD\DATA\SURVEY

