

LYNDALE COMMONS



LYNDALE COMMONS

6401 LYNDALE AVENUE SOUTH
RICHFIELD, MINNESOTA

OWNER: MICHAEL DEVELOPMENT

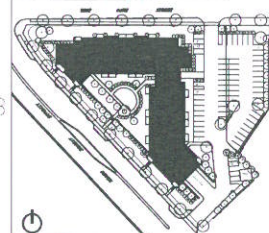
DATE: I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KRYLYS
REGISTRATION NO. C4778

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KEY PLAN
DATE: 06.28.2010

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
01	08-17-2010	ISSUE FOR PERMITS
02	09-03-2010	ISSUE FOR PERMITS
03	09-03-2010	ISSUE FOR PERMITS
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TITLE SHEET AND
CODE PLAN

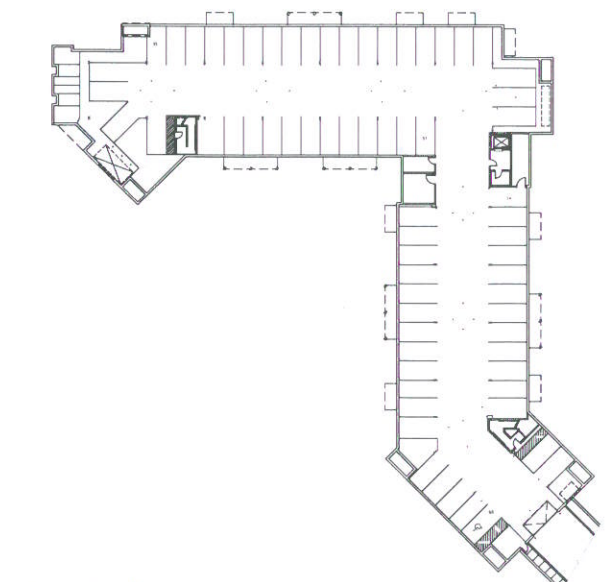
T-100

CODE ANALYSIS																							
2009 INTERNATIONAL BUILDING CODE MINNESOTA EDITION																							
OCCUPANCY	TYPE R2 WITH PRIVATE GARAGE																						
CONSTRUCTION TYPE	TYPE V CONSTRUCTION (ONE-HOUR)																						
FLOOR AREAS	<table border="1"> <thead> <tr> <th>FLOOR</th> <th>UNIT AREA</th> <th>TOTAL AREA</th> </tr> </thead> <tbody> <tr> <td>GARAGE LEVEL</td> <td>0 SF</td> <td>70,460 SF</td> </tr> <tr> <td>FIRST FLOOR</td> <td>0 SF</td> <td>21,738 SF</td> </tr> <tr> <td>SECOND FLOOR</td> <td>0 SF</td> <td>24,718 SF</td> </tr> <tr> <td>THIRD FLOOR</td> <td>0 SF</td> <td>24,840 SF</td> </tr> <tr> <td>FOURTH FLOOR</td> <td>0 SF</td> <td>18,830 SF</td> </tr> <tr> <td>TOTAL</td> <td>0 SF</td> <td>158,586 SF</td> </tr> </tbody> </table>	FLOOR	UNIT AREA	TOTAL AREA	GARAGE LEVEL	0 SF	70,460 SF	FIRST FLOOR	0 SF	21,738 SF	SECOND FLOOR	0 SF	24,718 SF	THIRD FLOOR	0 SF	24,840 SF	FOURTH FLOOR	0 SF	18,830 SF	TOTAL	0 SF	158,586 SF	
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UNIT AREAS	UNIT A TOTAL UNIT FLOOR AREA PER UNIT = 571 SF UNIT B TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT C TOTAL UNIT FLOOR AREA PER UNIT = 728 SF UNIT D TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT E TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT F TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT G TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT H TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT I TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT J TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT K TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT L TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT M TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT N TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT O TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT P TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT Q TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT R TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT S TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT T TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT U TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT V TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT W TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT X TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT Y TOTAL UNIT FLOOR AREA PER UNIT = 492 SF UNIT Z TOTAL UNIT FLOOR AREA PER UNIT = 492 SF																						
STORIES	FOUR STORIES																						
ALLOWABLE AREA	4 PER TABLE 502.2 TYPE VA CONSTRUCTION ALLOWS THREE STORIES AND 10,000 SF OF AREA PER FLOOR.																						
AREA MODIFICATIONS	NOT NEEDED																						
HEIGHT MODIFICATIONS	SECTION 502.2 AUTOMATIC SPRINKLER INCREASE ALONG AN ADDITIONAL STORY AND HEIGHT INCREASE OF 20 FEET BUT LIMITED TO 80 FEET MAX HEIGHT OF BUILDING HEIGHT.																						
SPRINKLER	SPRINKLER PROVIDED PER IBC 903.1.2. TYPE R2 PERMITTED TO BE UNPROTECTED.																						

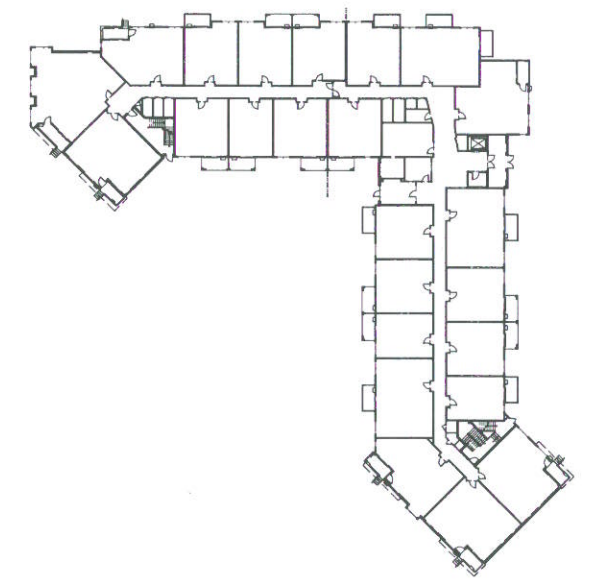


DRAWING INDEX

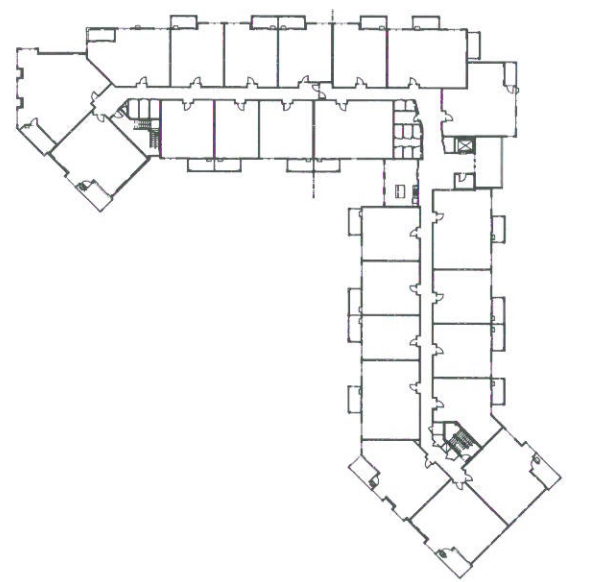
SHEET NUMBER	SHEET DESCRIPTION
T-100	TITLE SHEET CODE PLAN
CML	
C1.0	SELECTIVE SITE DEMOLITION PLAN
C2.0	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C4.0	PAVING AND GEOMETRIC PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C6.0	SWAPP
LANDSCAPE	
L-100	TREE PRESERVATION PLAN
L-200	LANDSCAPE PLAN
L-300	IRRIGATION PLAN
ARCHITECTURAL	
A-100	BUILDING SYSTEMS
A-001	SITE PLAN
A-100	GARAGE FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-200	ROOF PLAN
A-300	BUILDING ELEVATIONS
A-301	BUILDING ELEVATIONS
A-302	BUILDING ELEVATIONS
A-400	BUILDING SECTIONS
A-401	WALL SECTIONS
A-402	WALL SECTIONS
A-500	ENLARGED UNIT PLANS
A-501	ENLARGED UNIT PLANS
A-502	ENLARGED UNIT PLANS
A-600	KITCHEN AND BATH ELEVATIONS
A-600	INTERIOR ELEVATIONS
A-700	DOOR & ROOM FINISH SCHEDULES
A-800	DOOR, FRAME & WINDOW TYPES
A-801	VERTICAL CIRCULATION
A-801	VERTICAL CIRCULATION
A-800	DETAILS
STRUCTURAL	
S1	BASEMENT AND 1ST FLOOR FRAMING PLAN
S2	TYPICAL WOOD FRAMING AND ROOF FRAMING PLAN
S3	
S4	
S5	
S6	
PLUMBING	
P1	
P2	
P3	
P4	
P5	
P6	
MECHANICAL	
M1	
M2	
M3	
M4	
M5	
M6	
ELECTRICAL	
E1	SITE LIGHTING PLAN
E2	
E3	



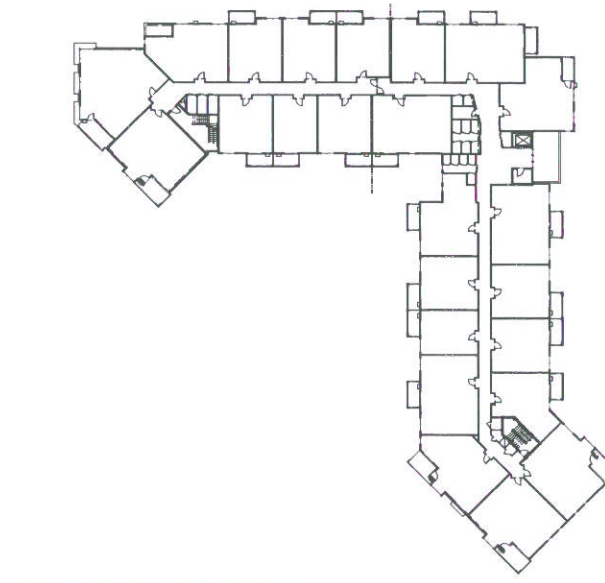
0 CODE REVIEW GARAGE FLOOR
SCALE: 1/32" = 1'-0"



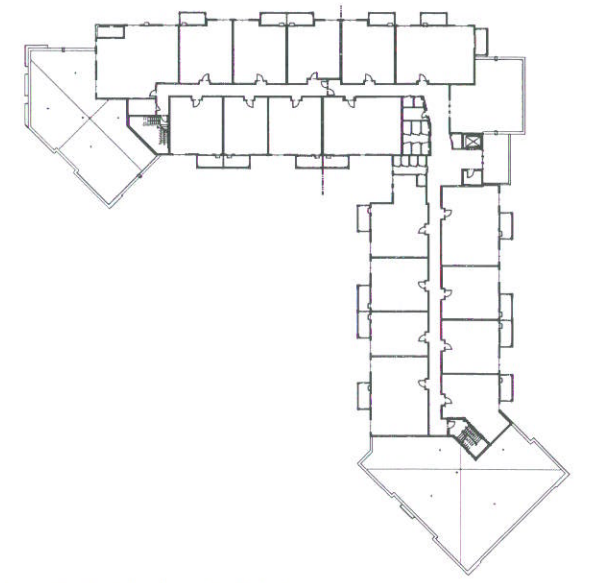
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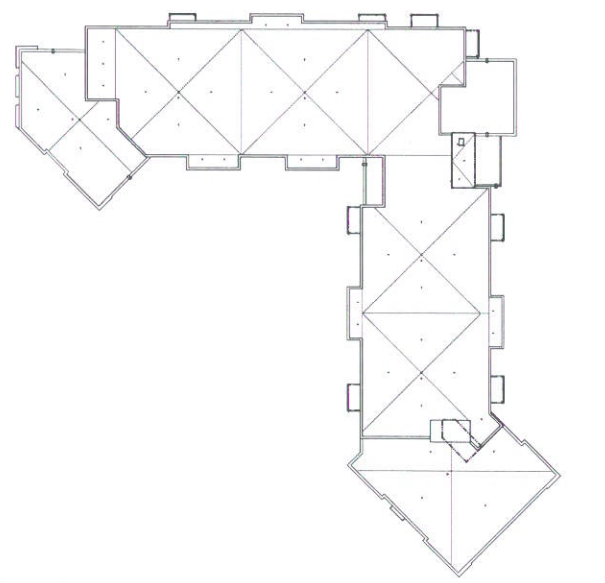
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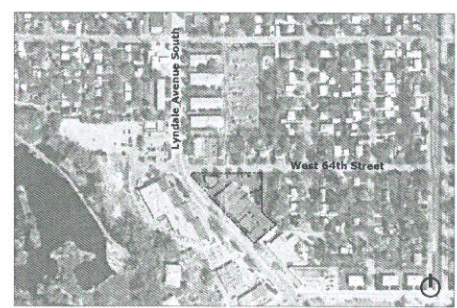
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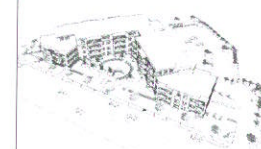
4 CODE REVIEW FOURTH FLOOR
SCALE: 1/32" = 1'-0"



5 CODE REVIEW ROOF
SCALE: 1/32" = 1'-0"



PROJECT LOCATION



LYNDALE COMMONS

640 LYNDALE AVENUE SOUTH
RICHFIELD MINNESOTA

OWNER: MICHAEL DEVELOPMENT

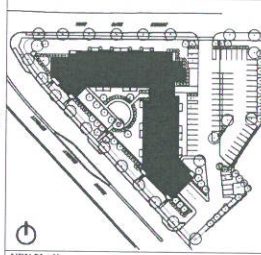
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PETER KEELY
REGISTRATION NO. C-479

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CLOSE Landscape Architecture +
Landscape Architect
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KEY PLAN
DATE: 07.13.2019

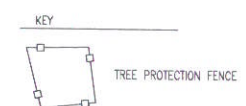
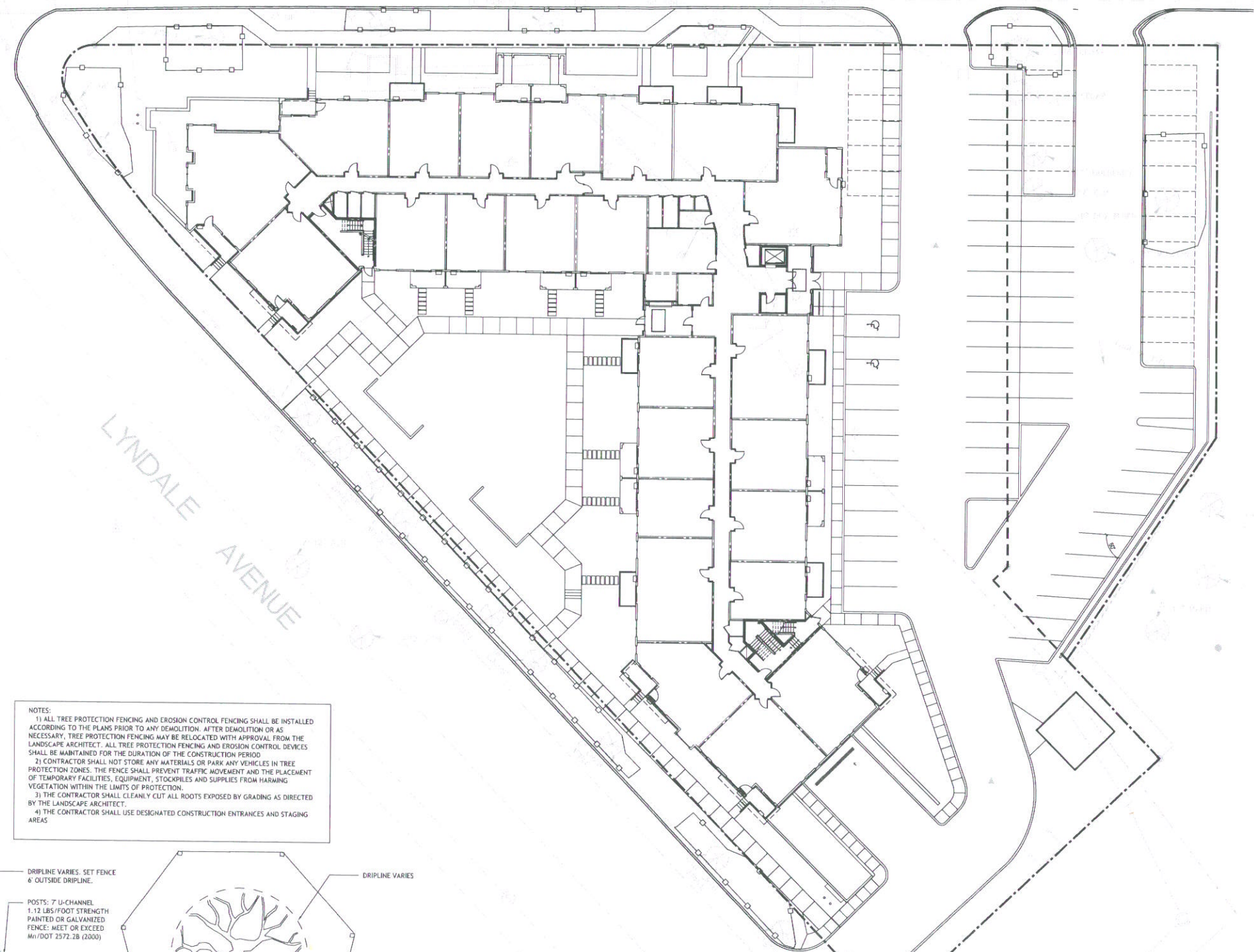
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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3	07.13.2019	ISSUED FOR PERMIT

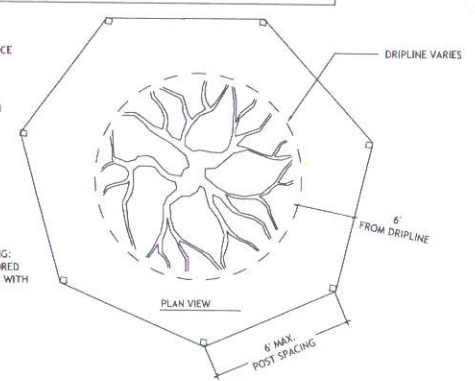
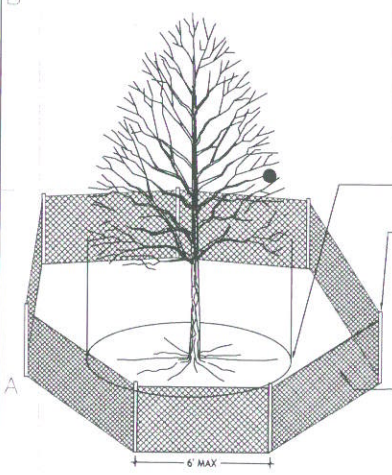
PROPERTY NO: 09-105
LIND: 1001-101
DRAWN BY: PK - JRS
CHK: PK
DATE: 07/13/2019

TREE PRESERVATION PLAN

L-100



NOTES:
1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.



1 TREE PROTECTION DETAIL
NTS

1 TREE PRESERVATION PLAN
Scale: 1/16" = 1'-0"

