



East Rendering

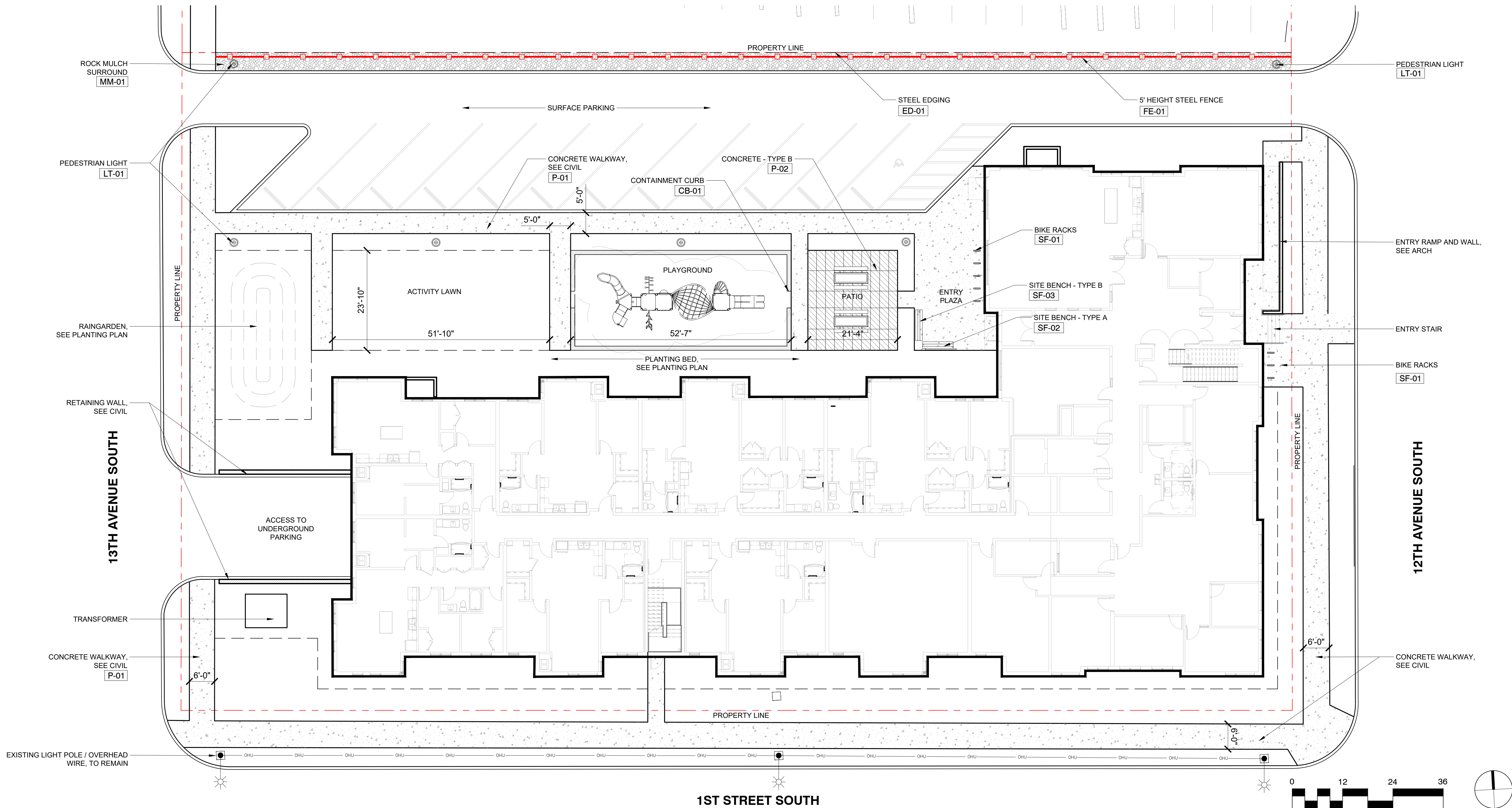
12" = 1'-0"



Southeast Rendering

12" = 1'-0"

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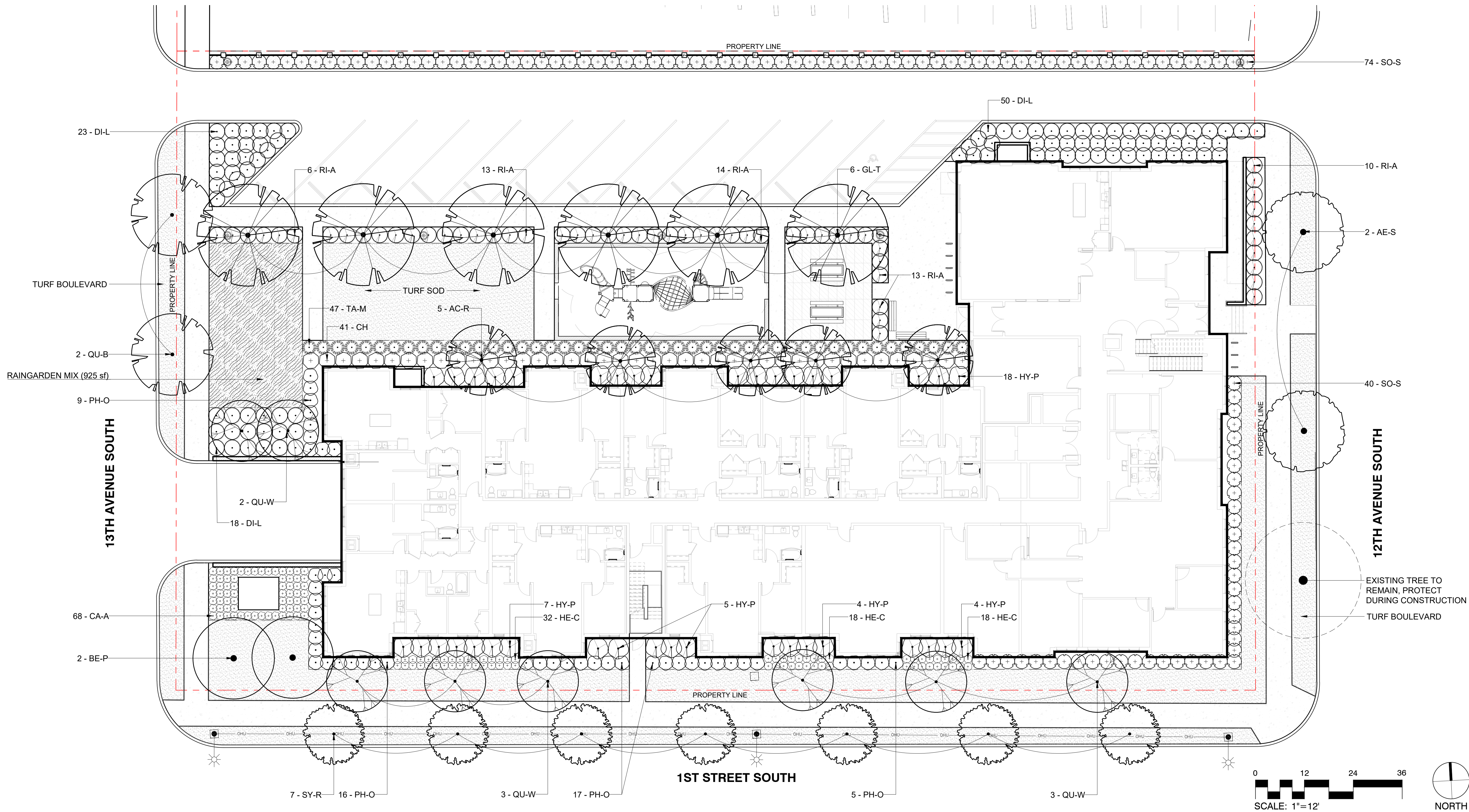
SITE INFORMATION:

LOT AREA: 41,514 SF
BUILDING FOOTPRINT: 17,910 SF (43.1%)
LANDSCAPE AREA: 11,837 SF (28.8%)
IMPERVIOUS AREA: 11,667 SF (28.1%)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
[CB-01]	CONTAINMENT CURB	184 LF	5/L501	CUSTOM	CONCRETE	STANDARD CONCRETE	
[ED-01]	STEEL EDGING	752 LF	3/L501	RYERSON	3/16" GALV. STEEL	BLACK	4" X 3/16" WITH 12" STAKES - RYERSON OR APPROVED EQUAL
[FE-01]	FENCE	256 LF	4/L501	AMERISTAR FENCE	MONTAGE PLUS / MAJESTIC	BLACK	5' HEIGHT WITH FROST FOOTINGS
[LT-01]	PEDESTRIAN LIGHT	6	N/A	LIGMAN	ANESTI POST TOP	BLACK	PROVIDE 13' HEIGHT STEEL POLE
[MM-01]	ROCK MULCH	1,110 SF	N/A	N/A	DRESSER GRAY TRAP ROCK	NATURAL	3/4" DIA, 3" DEPTH OVER LANDSCAPE FABRIC
[P-01]	CONCRETE PAVING - TYPE A	5,930 SF	SEE CIVIL	N/A	CONCRETE	STANDARD GREY, JOINT AS SHOWN	SEE CIVIL FOR PROFILE
[P-02]	CONCRETE PAVING - TYPE B	571 SF	SEE CIVIL	N/A	COLORADO CONCRETE	CHARCOAL INTEGRAL COLOR / LIGHT SANDBLAST FINISH	2' X 4' JOINT PATTERN - SAW CUT, SEE CIVIL FOR PAVING PROFILE
[SF-01]	BIKE RACK	8	2/L501	EMERSON BIKE RACK	EMERSON BIKE RACK	BLACK	IN GROUND MOUNT PER MANUFACTURERS DIRECTION
[SF-02]	SITE BENCH - TYPE A	1	1/L501	LANDSCAPEFORMS	BANCAL BENCH	IPE / METAL - STORMCLOUD	88" BACKED, SURFACE MOUNT PER MANUFACTURER'S DIRECTION
[SF-03]	SITE BENCH - TYPE B	1	1/L501	LANDSCAPE FORMS	BANCAL BENCH	IPE / METAL - STORMCLOUD	88" BACKLESS, SURFACE MOUNT PER MANUFACTURER'S DIRECTION

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ESTIMATED PROJECT VALUE: (\$11,000,000)

REQUIRED MIN. LANDSCAPE VALUE: \$121,0000 (1% + .10%)

- IRRIGATION	\$20,000
- PLAYGROUND	\$20,000
- SITE FURNITURE	\$8,000
o (BIKE RACKS / BENCHES / TABLES)	
- CONCRETE PATIO	\$15,000
- RAIN GARDEN	\$10,000
- TREES	\$24,000
- SHRUBS	\$ 6,000
- GRASSES/PERENNIALS	\$3,500
- SOD	\$10,000
- MULCH/EDGER	\$6,000

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	AC-R	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE
	AE-S	AESCULUS SYLVATICA 'AUTUMN SPLENDOR' / AUTUMN SPLENDOR BUCKEYE
	BE-P	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE BIRCH
	GL-T	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
	QU-B	QUERCUS BICOLOR / SWAMP WHITE OAK
	QU-W	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK
	SY-R	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

SHRUB / PERENNIAL SCHEDULE

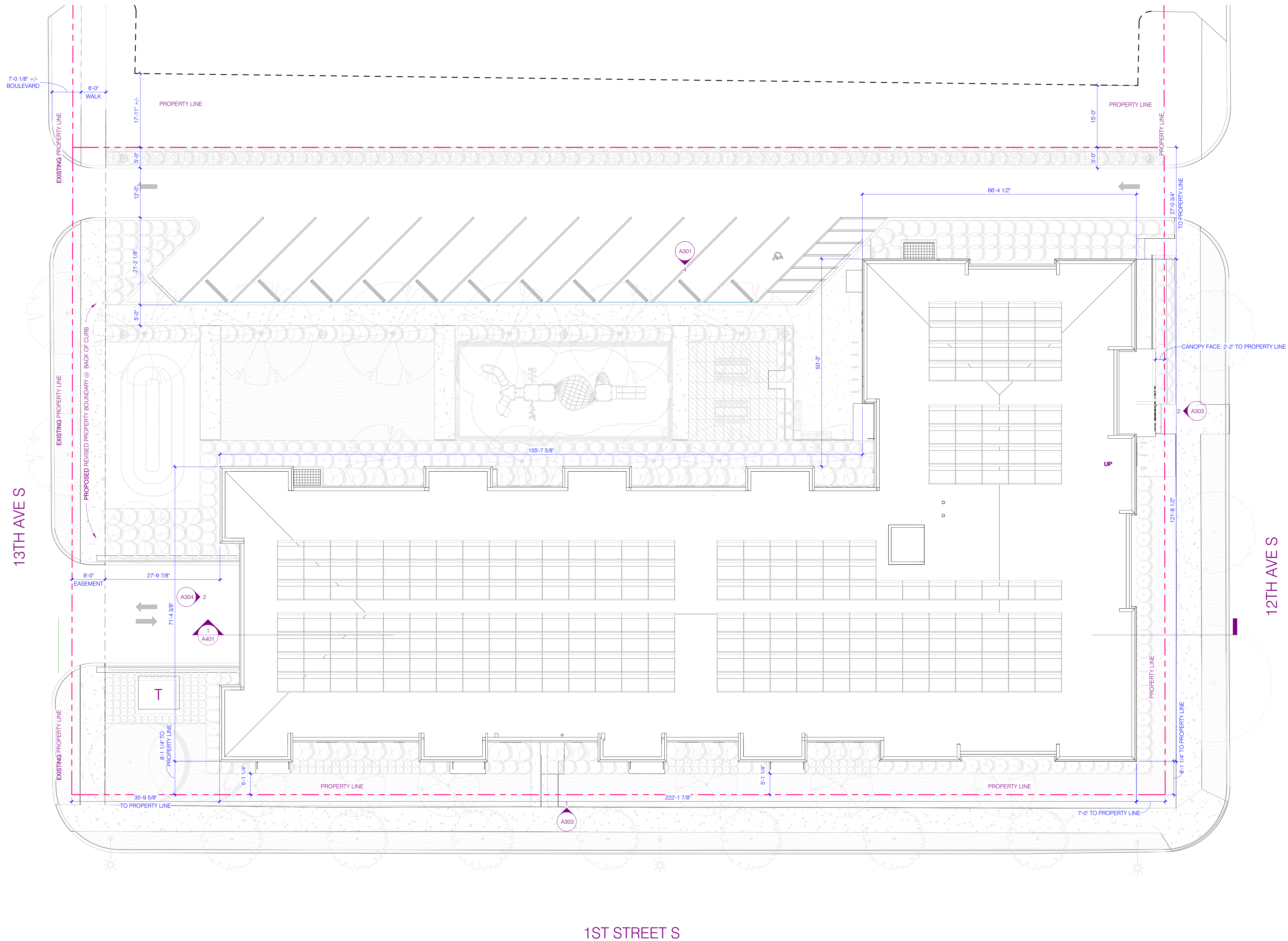
SHRUBS	CODE	BOTANICAL / COMMON NAME
	CH	CORNUS HESSEI 'GARDEN GLOW' / DOGWOOD
	DI-L	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	HY-P	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA
	PH-O	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / DONNA MAY NINEBARK
	RI-A	RIBES ALPINUM / ALPINE CURRANT
	SO-S	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
	TA-M	TAXUS X MEDIA 'TAUNTONII' / TAUTON YEW
GRASSES	CODE	BOTANICAL / COMMON NAME
	CA-A	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HE-C	HEMEROCALLIS X 'CHICAGO APACHE' / DAYLILY

GROUNDCOVER SCHEDULE

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
		RAINGARDEN MIX
		ALLIUM STELLATUM / PRAIRIE ONION
		IRIS VERSICOLOR / BLUE FLAG
		LIATRIS SPICATA 'KOBOLD' / SPIKE GAYFEATHER
		PANICUM VIRGATUM / SWITCH GRASS
		RUDBECKIA HIRTA / BLACK-EYED SUSAN
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	T-SOD	TURF / SOD



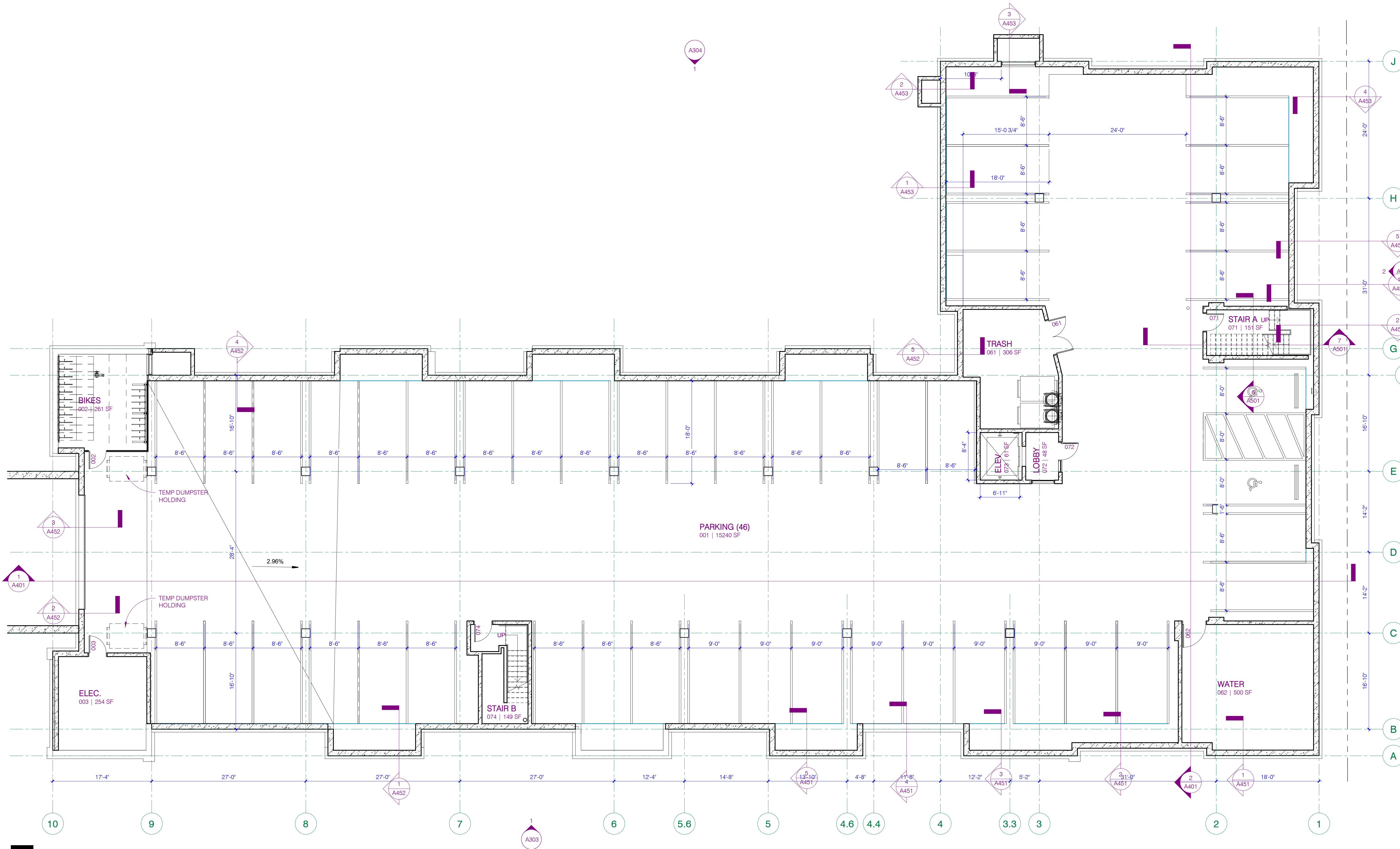
10/22/2019 3C:\Revit Project Files\2019-0013 Central_JHighley@urban-works.com.vt



KEYNOTES:

GENERAL NOTES:

- 1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL  INDICATING CENTERLINE STUD
- 2. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- 3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
- 4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLenums (WALLS ON SOFFIT)
- 5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET



1 A001 - LEVEL 0 - SUBLEVEL PLAN

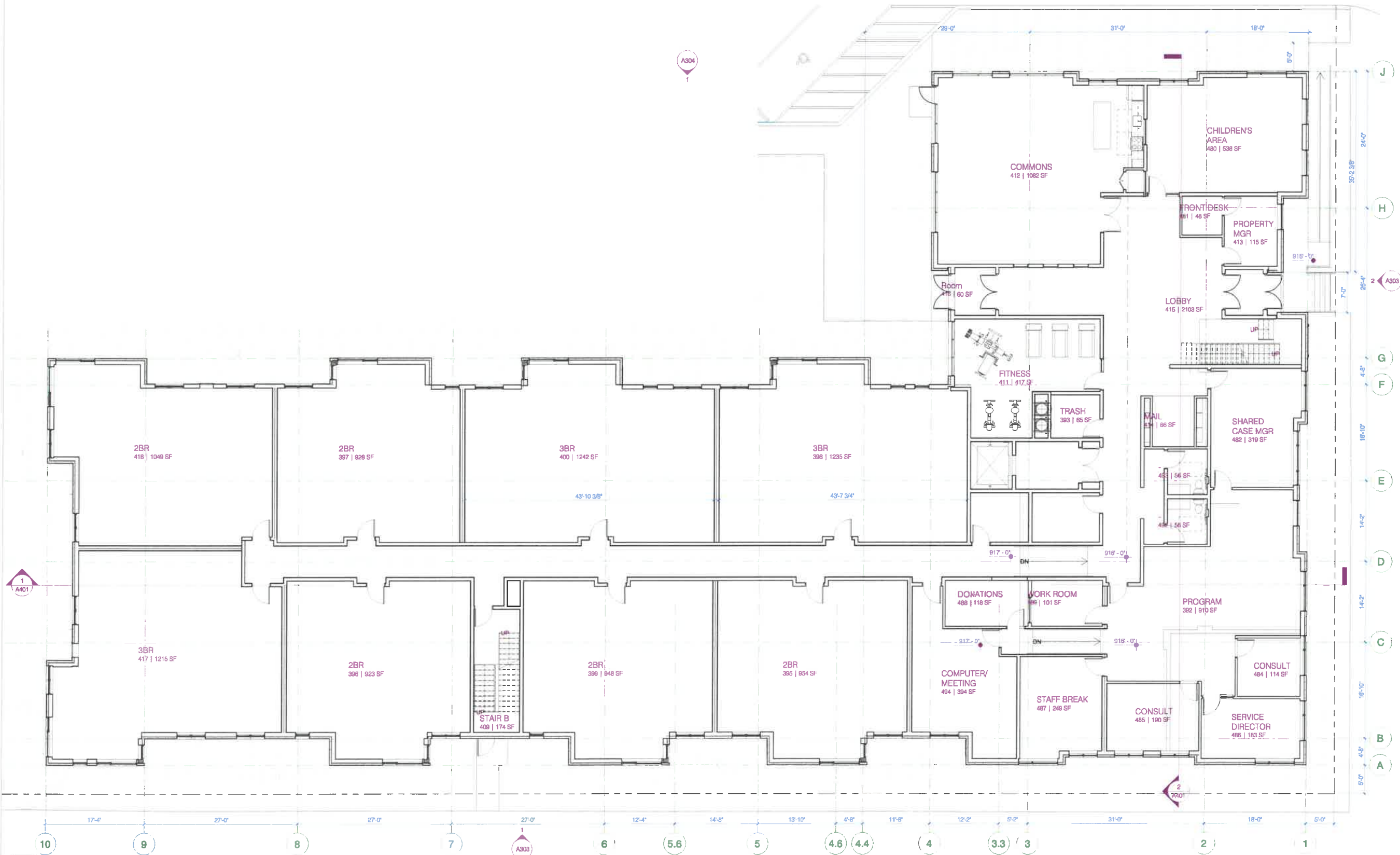
A001 1/8" = 1'-0"

9/20/2019 2:42:00 PM Project: Vista 44 - Vista 44/19-0013 beacon.lundy.rvt

KEYNOTES:

GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ϕ INDICATING CENTERLINE STUD
2. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET



1 A101 - LEVEL 1 PLAN

A101 1/8" = 1'-0"

9/20/2019 2:43:00 PM Project File:19-0013 - Vista 44/19-0013 devon.lundy.rvt

KEYNOTES:

GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL $\frac{1}{2}$ INDICATING CENTERLINE STUD
2. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET



1 A102- LEVEL 2 PLAN
A102 1/8" = 1'-0"



2 NORTHWEST AXON
A351



1 NORTHEAST AXON
A351



4 SOUTHWEST AXON
A351



3 SOUTHEAST AXON
A351

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GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

- 3 BRICK COURSING - BLOCK-BRICK TRANSITION**
A301 3/4" = 1'-0"
- 4 BRICK COURSING - WINDOW PATTERN**
A301 3/4" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

- E01 BRICK COLOR 1
E02 BRICK COLOR 2
E05 FIBER CEMENT LAP SIDING - PAINTED
E07 PREFINISHED METAL PARAPET CAP
E08 PREFINISHED METAL CORNICE, TALL
E9
E09 PREFINISHED METAL CORNICE, SHORT
E10 COMPOSITE/FIBERGLASS WINDOW SYSTEM, BLACK PREFINISHED
E11 PREFINISHED ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED
E12 CAST STONE SILL
E13 ROWLOCK BRICK HEADER
E14 ROWLOCK BRICK COURSE
E15 RECESSED BRICK DETAIL
E16 BRICK BAS RELIEF PANEL, DESIGN T.B.D
E17 MAGIC-PAK LOUVER
E18 FIBER CEMENT LAP SIDING - WOOD LOOK
E19 GARAGE DOOR

EXTERIOR MATERIAL AREAS
(INCLUSIVE OF WINDOWS)

LAP - PAINTED	-	840	14.4%
LAP - WOOD	-	1280	21.9%
BRICK - CLAY 1	-	1687	28.9%
BRICK - CLAY 2	-	953	16.3%
BRICK - BASE 1	-	1099	18.8%

(WINDOWS

1695)

TOTAL: 5859 sf



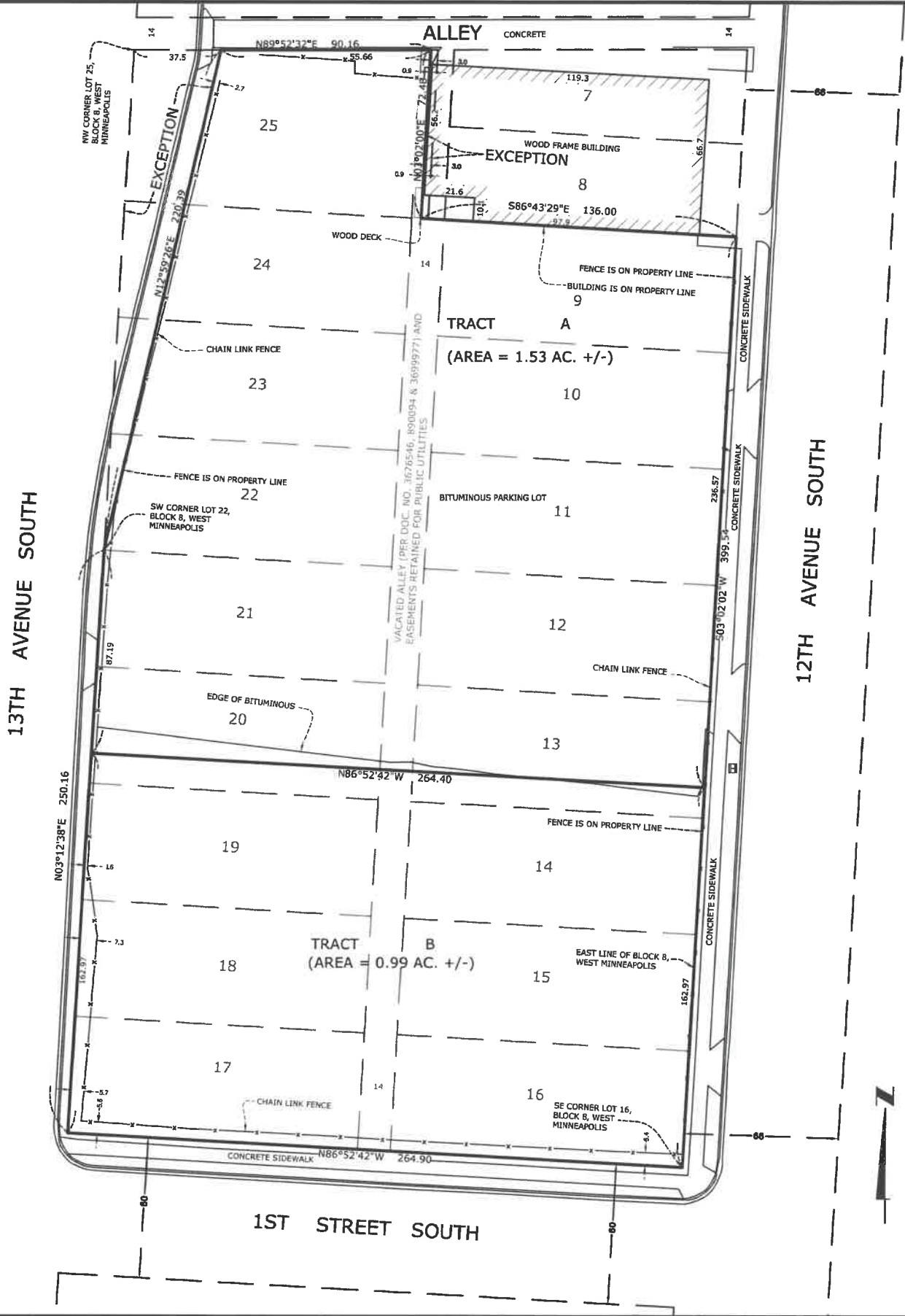
2 WEST ELEVATION (13th AVENUE S.)

A302 1/8" = 1'-0"



1 NORTH ELEVATION

A302 1/8" = 1'-0"



Description of Property Surveyed

Parcel A: (Abstract)
Lots 9-24, inclusive, Block 8, West Minneapolis, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof.

EXCEPT that part of Lots 22, 23, 24 and 25, Block 8, West Minneapolis, described as follows: Commencing at the southwest corner of said Lot 22; thence north on the west line of said Block 8 to the northwest corner of said Lot 25; thence east on the north line of said Lot 25, 37.5 feet to a point in the north line of said Lot 25; thence southwesterly in a straight line to the point of beginning.

Parcel B: (Torrens)
That part of Lot 25, Block 8, West Minneapolis, lying east of a straight line drawn from the Southwest corner of Lot 22, said Block 8, to a point in the north line of said Lot 25, distant 37.5 feet East from the Northwest corner of said Lot 25, including that part of the adjoining West Half of the vacated alley lying between the extensions across it of the North and South lines of said Lot 25, except the Easterly 3 feet thereof.

Abstract/Torrens Property

Description of Proposed Parcels

PROPOSED TRACT A: (Abstract / Torrens)
Lots 9, 10, 11, 12, inclusive, and Lots 21, 22, 23, 24, inclusive, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof.

EXCEPT that part of Lots 22, 23, 24 and 25, Block 8, West Minneapolis, described as follows: Commencing at the southwest corner of said Lot 22; thence north on the west line of said Block 8 to the northwest corner of said Lot 25; thence east on the north line of said Lot 25, 37.5 feet to a point in the north line of said Lot 25; thence southwesterly in a straight line to the point of beginning.

And

That part of Lot 25, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, which lies lying east of a straight line drawn from the Southwest corner of Lot 22, said Block 8, to a point in the north line of said Lot 25, distant 37.5 feet East from the Northwest corner of said Lot 25, including that part of the adjoining West Half of the vacated alley lying between the extensions across it of the North and South lines of said Lot 25, except the Easterly 3 feet thereof.

And

Those parts of Lots 13 and 20, said West Minneapolis, which lie northerly of the following described line:

Commencing at the southeast corner of said Lot 16; thence North 03 degrees 02 minutes 02 seconds East along the east line of said Block 8, a distance of 162.97 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 42 seconds West a distance of 264.40 feet to the west line of said Lot 20 and said line there terminating.

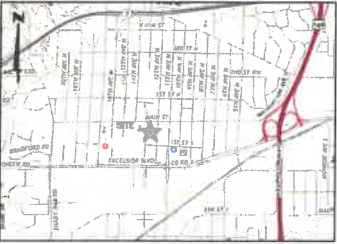
PROPOSED TRACT B: (Abstract)
Lots 14, 15, 16, 17, 18 and 19, inclusive, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof, and part of Lots 13 and 20, said West Minneapolis, which lie southerly of the following described line:

Commencing at the southeast corner of said Lot 16; thence North 03 degrees 02 minutes 02 seconds East along the east line of said Block 8, a distance of 162.97 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 42 seconds West a distance of 264.40 feet to the west line of said Lot 20 and said line there terminating.

General Survey Notes

- All distances are in US survey feet.
- Bearings are based on the Hennepin County Coordinate System (NAD83-86Ad).
- Site: Un-addressed, Hopkins, Minnesota.
- This survey was prepared for the purpose of creating a lot subdivision for a new tax parcel for site development.
- This map and report was prepared with the benefit of a Commitment for Title Insurance per Land Title, Inc., issued by Stewart Title Guaranty Company, Commitment No. 585782, dated February 21, 2019.

VICINITY MAP



nts

FILE: P:\2019\10\21 - Hopkins Beacon Interfaith Housing Collaborative\10-021_X-SUR.dwg LAYOUT: ECS
SCALE: 1" = 40' DATE/TIME: Apr 18, 2019 - 1:25pm
USER: brenson XREF(s): 22x34_X-GEN.TBL.dwg

NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
		TLS		PAT	

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.

Timothy L. Pearson
Land Surveyor
LIC. NO. 48087 DATE: 04-16-19

HTPO Engineering • Surveying
Landscape Architecture
HANSEN THORP PELLINEN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax
PROJECT NO. 19-021.1

HORIZONTAL
SCALE IN FEET
0 30 60 90

OWNER NAME Church of St. Joseph
OWNER PROJ. #

BEACON INTERFAITH HOUSING COLLABORATIVE

Hopkins, MN Lot Split

SHEET
1
OF
1