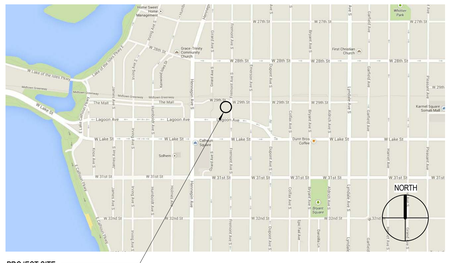
MoZaic East (Phase 3)

2900 Fremont Avenue
Minneapolis, MN 55408

GENERAL LAND USE APPLICATION



PROJECT DIRECTORY

OWNER	ARCHITECT	CIVIL ENGINEERS	STRUCTURAL ENGINEERS	MEP ENGINEERS
ACKERBERG GROUP LAKE CALHOUN CENTER SUITE #10 3033 EXELSIOR BOULEVARD MINNEAPOLIS, MN 55416	PERKINS + WILL 84 10TH STREET SOUTH SUITE 200 MINNEAPOLIS, MN 55403 CONTACT: TONY LAYNE t 612.851.5000 f 612.851.5001	PIERCE PINI & ASSOCIATES, INC. 9298 CENTRAL AVE NE SUITE 202 BLAINE, MN 55434 CONTACT: RHONDA PIERCE t 763.537.1331 f 763.537.1354	BKBM ENGINEERS 5930 BROOKLYN BOULEVARD MINNEAPOLIS, MN 55429 CONTACT: ANDY RAUCH t 763.843.0420 f 763.843.0421	DUNHAM ASSOCIATES 50 SOUTH SIXTH STREET SUITE 1100 MINNEAPOLIS, MN 55402 CONTACT: RANDY OLSON t 612.465.7550 f 612.465.7551

INDEX OF DRAWINGS

INDEX OF DRAWINGS - LAND USE APPLICATION

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C201	DEMOLITION EROSION CONTROL PLAN	•
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Checked	D. Pierce
Approved	T. Layne

Title

COVER SHEET

Sheet

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PERSPECTIVES

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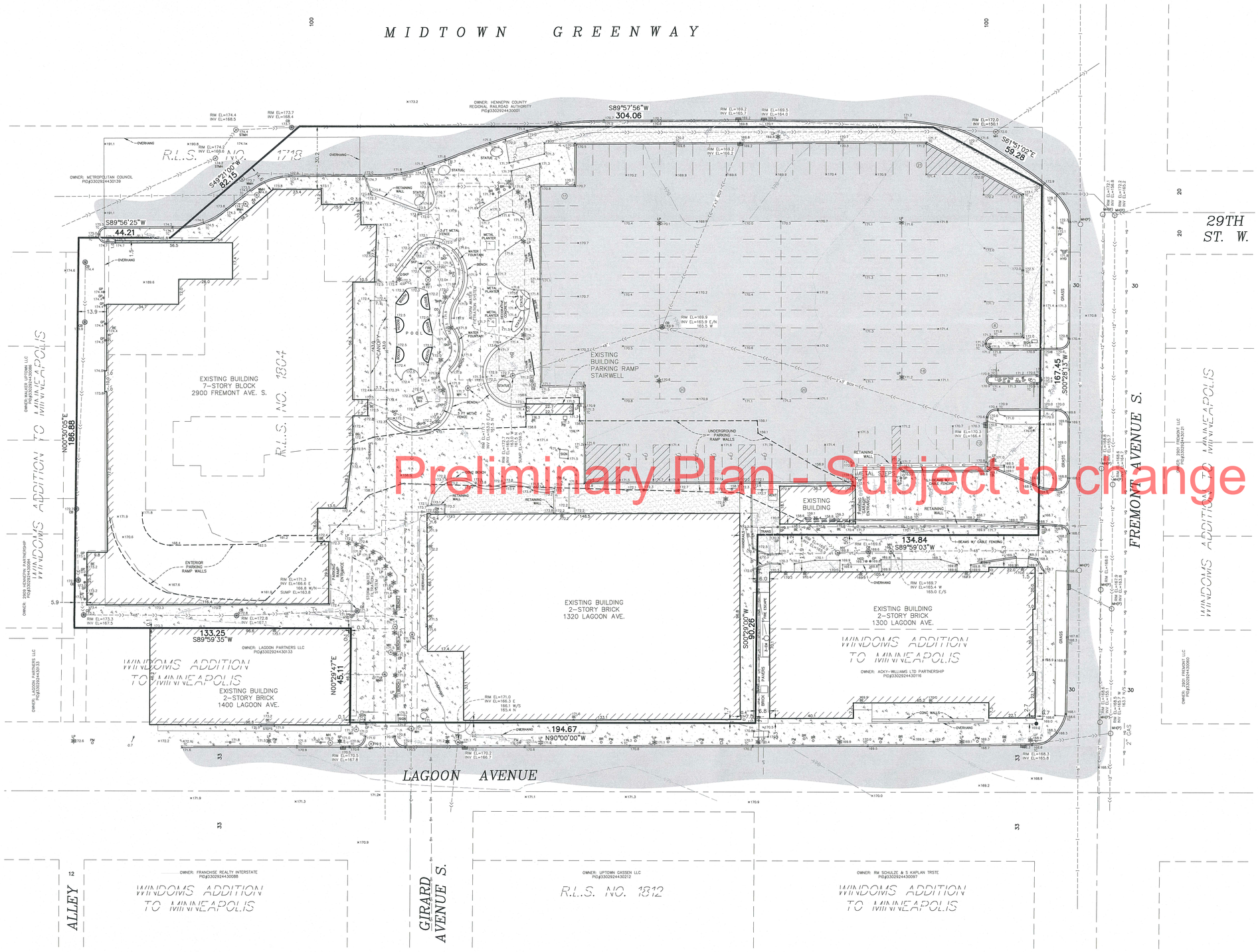
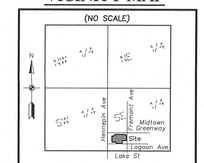


VICINITY MAP

(NO SCALE)



City of Minneapolis, Hennepin County, MN
Section 33, Township 29, Range 24

PROPERTY DESCRIPTION:

Registered Land Survey No. 1804

GENERAL NOTES:

1) The field work for this survey was completed on August 5th, 2013.
2) Bearings shown hereon are based on an assumed datum.
3) Surveyed property address – Per Hennepin County, MN web site, 1320 Lagoon Ave, Minneapolis, MN.
4) Surveyed property contains 10,9212 Sq. Ft. (2.5 acres).
5) Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were taken from utility plans provided by RLK, Inc. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
6) Improvements in the right-of-ways are shown per observed evidence together with evidence from plans prepared by RLK, Inc., dated 10/06/2010 RLK Project # 2005-142-M.

LEGEND

- – Denotes Bench Mark
- – Denotes Morrison County Monument, as noted
- – Denotes Found Scribbed "X" in Concrete
- TC – Denotes Top of Curb
- BE – Denotes Building Entrance
- TRANS – Denotes Transformer
- – Denotes Light Pole
- – Denotes Miscellaneous Sign
- x0000.0 – Denotes Existing Spot Elevation
- – Denotes Fire Hydrant
- – Denotes Gate Valve
- – Denotes Clean outs
- – Denotes Gas Meter
- – Denotes Electric Box
- – Denotes Catch Basin
- – Denotes Electric Meter
- – Denotes Telephone Box
- – Denotes Utility Pole
- – Denotes Miscellaneous Manhole
- – Denotes Sprinkler Box
- – Denotes Semaphore
- – Denotes Service
- – Denotes Bike Rack Pole
- – Denotes Parking Meter
- – Denotes Guard Pole
- – Denotes Speaker Pole
- – Denotes Automatic Sprinkler
- – Denotes Roof Drain
- – Denotes Pay Box
- – Denotes Parking Ticket Box
- – Denotes Stop Arm & Box
- – Denotes Handicapped Parking Stall
- – Denotes Existing Parking Stall Count (includes Handicap Stalls)
- – Denotes Underground Telephone
- – Denotes Underground Electric
- – Denotes Watermain
- – Denotes Sanitary Sewer
- – Denotes Underground Gas
- – Denotes Storm Sewer
- – Denotes Existing Fence as noted
- – Denotes Landscaped Area
- – Denotes Concrete Surface
- – Denotes Bituminous Surface
- – Denotes Existing 1 Ft. Contour
- – Denotes Existing 5 Ft. Contour

Carlson McCain
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BOUNDARY & TOPOGRAPHIC SURVEY

TUNNEL & AS-BUILD SURVEY
Minneapolis, MN

THE ACKERBERG GROUP
3033 Excelsior Boulevard
Minneapolis, MN 55416

REVISIONS
1.
2.
3.
4.
5.
6.
DRAWN BY: MLS
DESIGNED BY:
ISSUE DATE: XX/XX/XX

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 Professional Survey under the laws of the State of Minnesota

Name: Kurt Kisch, L. S.

Signature:

Date: 9/23/13 License #: 23968

KURT L. KISCH PLS No. 23968 PROFESSIONAL LAND SURVEYOR

N

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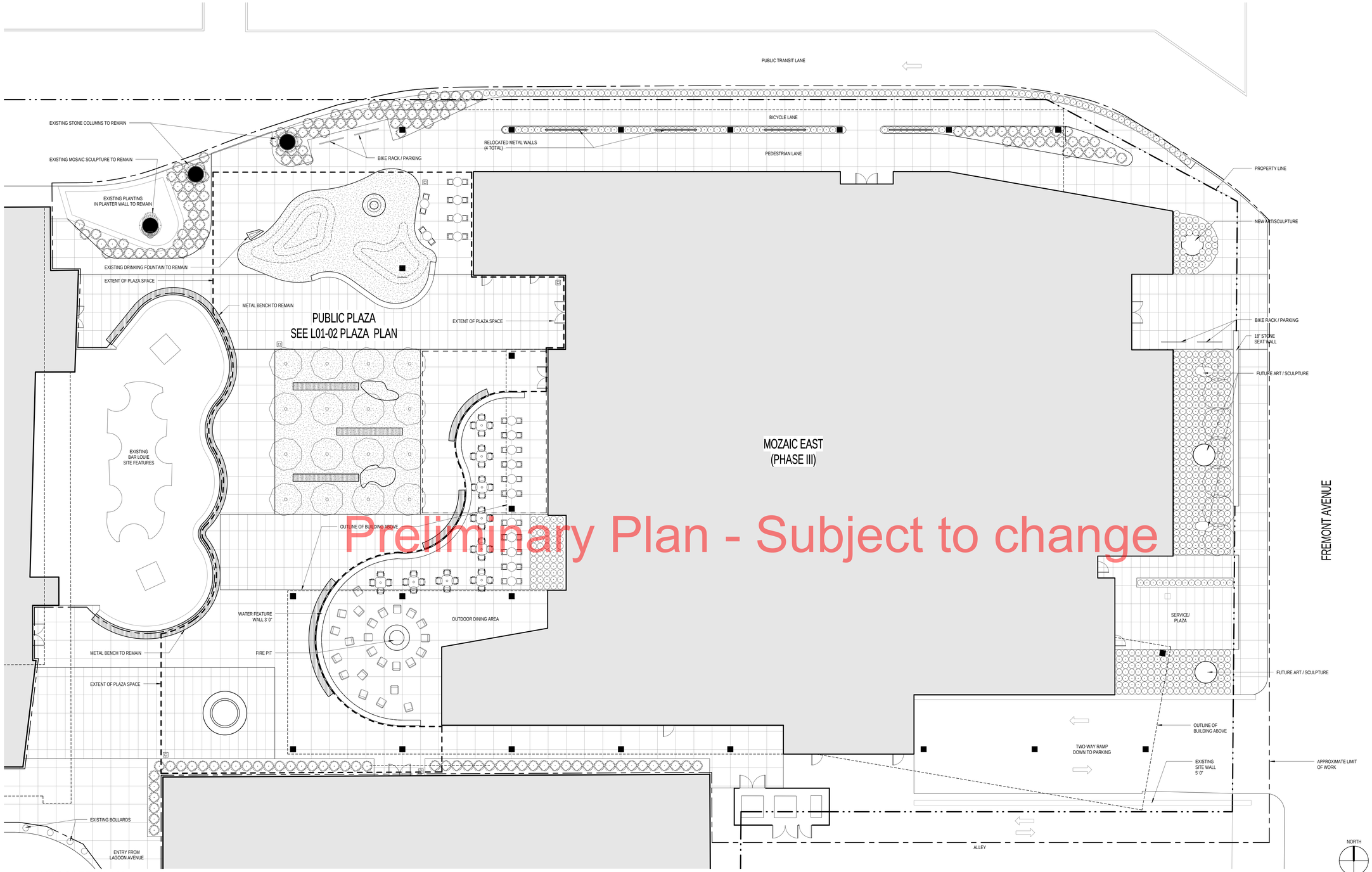

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1 LANDSCAPE PLAN

3/32" = 1'-0"

SITE INFORMATION

SITE AREA:	109, 212 SQ. FT.
MOZAIC WEST: (PHASE I + II)	21,106 SQ. FT.
MOZAIC EAST: (PHASE III)	25,587 SQ. FT.
LAGOON THEATER:	14,270 SQ. FT.
OPEN SPACE: (AREA NOT OCCUPIED BY BUILDINGS):	48,249 SQ. FT.
PLAZA AREA:	10,965 SQ. FT. (23% OF OPEN SPACE)
IMPERVIOUS SURFACES: (INCLUDES POTENTIAL PERVIOUS PAVERS)	29,854 SQ. FT

LANDSCAPE REQUIREMENTS

	REQUIRED	PROPOSED
TOTAL AREA (20%) NEEDED TO BE LANDSCAPED:	9,650 SQ. FT.	7,685 SQ. FT. (16%) ALTERNATIVE COMPLIANCE PREVIOUSLY APPROVED
NO. REQUIRED CANOPY TREES:	19 TREES	16 TREES (2.5" CALIPER): RED MAPLE (ACER RUBRUM)
NO. REQUIRED STREETFRONT TREES:	7 TREES	7 TREES (2.5" CALIPER): IRONWOOD (OSTRYA VIRGINIANA)
NO. REQUIRED SHRUBS:	97 SHRUBS	189 SHRUBS (1 GALLON): CHOKE CHERRY (ARONIA MELANOCARPA) SUMMERSWEET (CLETHRA ALNIFOLIA) RED DOGWOOD (CORNUS SERICEA) GRO-LOW SUMAC (RHUS AROMATICA)
NO. REQUIRED PERENNIALS:	NOT SPECIFIED	675 PERENNIALS NATIVE, DROUGHT TOLERANT GRASSES & PERENNIALS

LANDSCAPE

- PROPERTY LINE
- EXTENT OF PLAZA EXPANSION
- APPROXIMATE LIMIT OF WORK
- CONCRETE PLAZA
- PERVIOUS PAVING
- LAWN
- TREE
- SHRUB
- PERENNIAL PLANTING

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GENERAL LAND USE APPLICATION
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Checked	B. Sporer
Approved	T. Layne

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OVERALL LANDSCAPE PLAN

Sheet

L01-01

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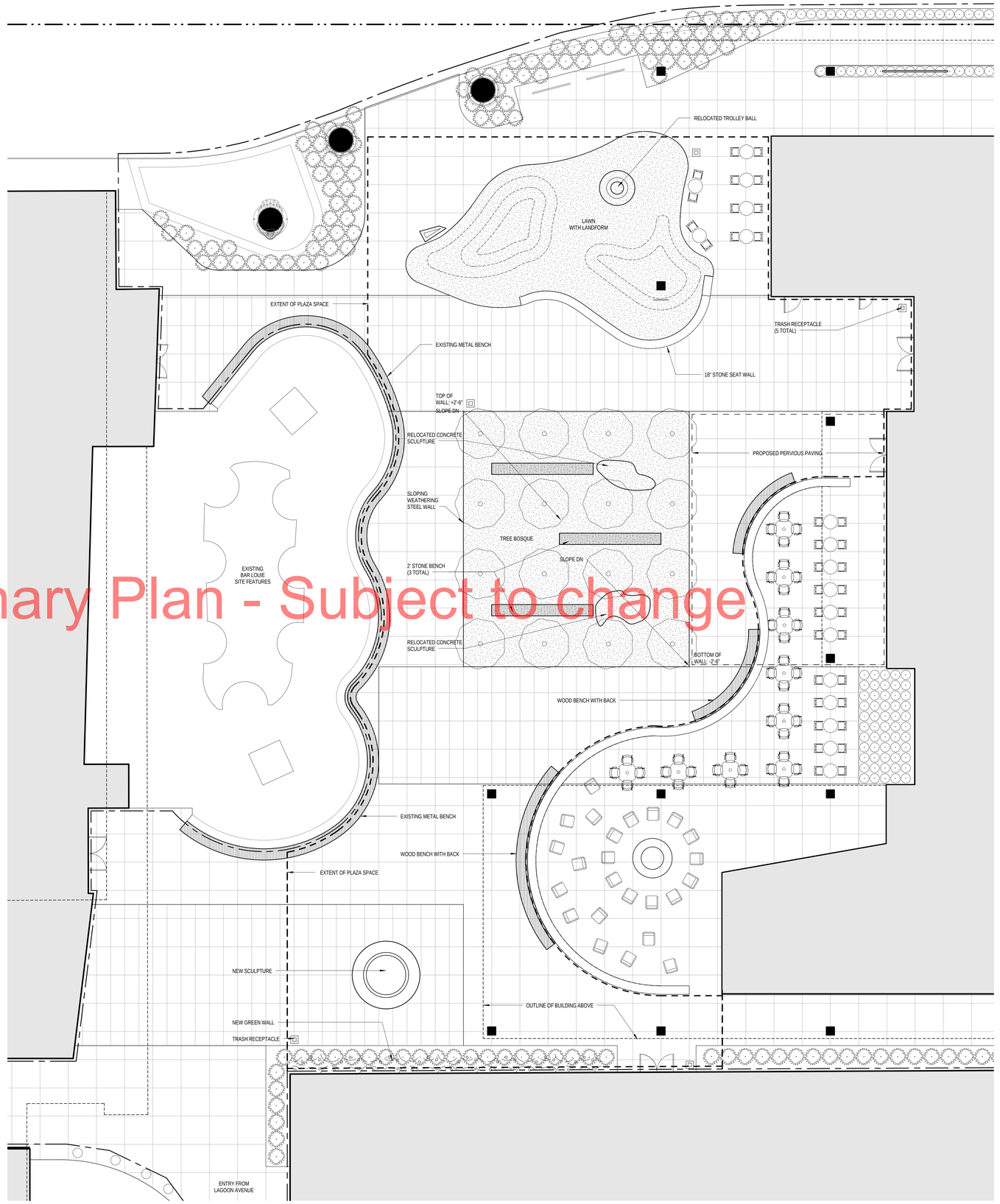
LANDSCAPE

- PROPERTY LINE
- EXTENT OF PLAZA EXPANSION
- APPROXIMATE LIMIT OF WORK
- CONCRETE PLAZA
- PERVIOUS PAVING
- LAWN
- TREE
- SHRUB
- PERENNIAL PLANTING

PLAZA REQUIREMENTS

PROPOSED PLAZA: 10,965 SQ. FT.

	REQUIRED	PROPOSED
SEATING:	220 LN. FT. TOTAL 20% OR 44 LN. FT. FIXED SEATING 20% OR 44 LN. FT. SEATING WITH BACKS MINIMUM OF TWO SEATING TYPES	247 LN. FT TOTAL (98 LN. FT. EXISTING + 149 LN. FT PROPOSED) 100% OR 247 LN. FT. FIXED SEATING (98 LN. FT EXISTING + 149 LN.FT. PROPOSED) 28%, OR 70 LN. FT SEATING WITH BACKS 2 TOTAL TYPES OF SEATING (SEAT WALLS + BENCHES)
PLANTINGS:	11 TREES OR 1,096 SQ. FT	16 TREES OR 3,309 SQ. FT.
LIGHTING:	REFER TO LIGHTING PLAN	REFER TO LIGHTING PLAN
TRASH RECEPTACLES:	5 TRASH / RECYCLING RECEPTACLES	5 TRASH / RECYCLING RECEPTACLES



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1 PLAZA PLAN
1/8" = 1'-0"

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PLAZA EXPANSION PLAN

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L01-02

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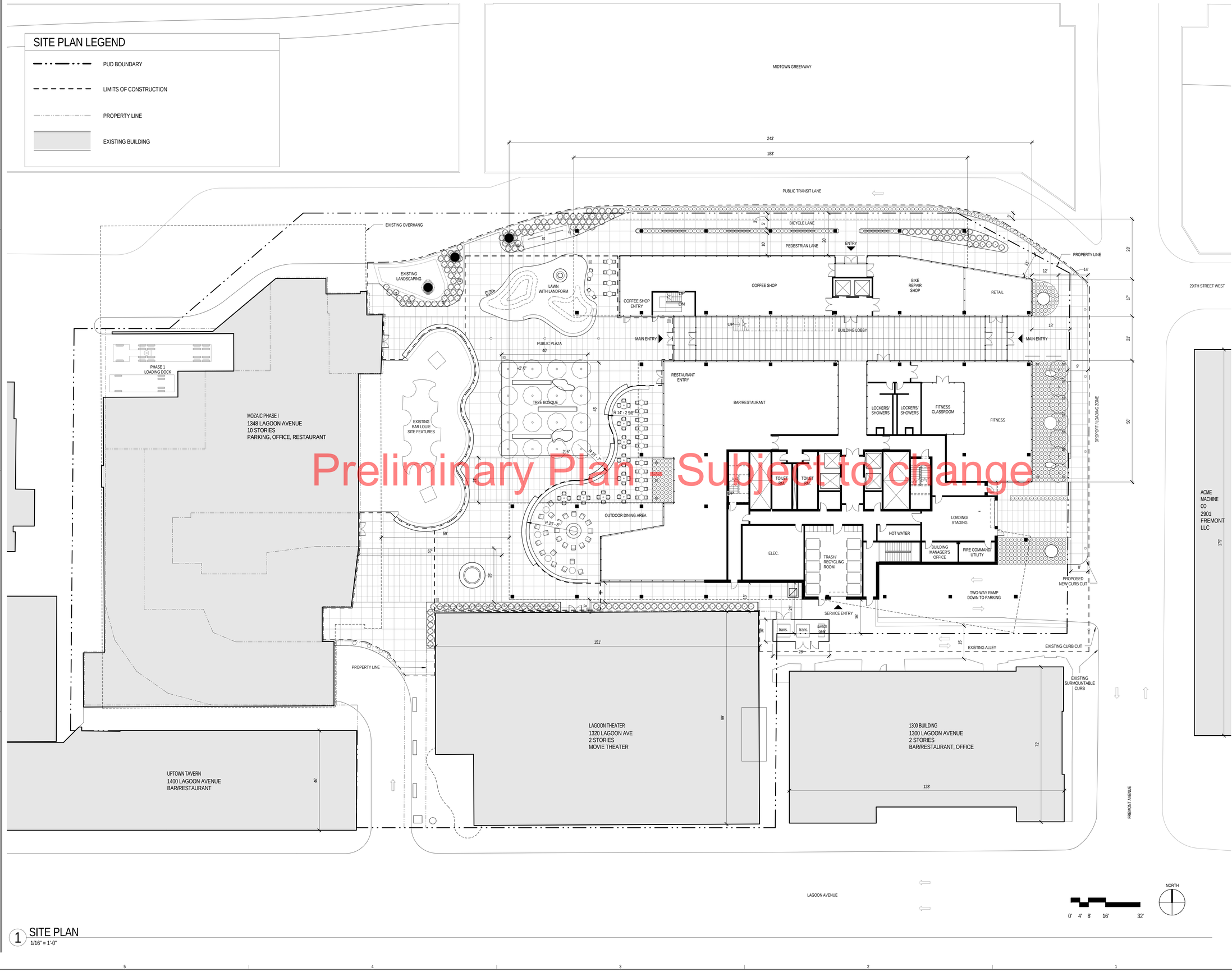

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1 SITE PLAN
1/16" = 1'-0"

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ARCHITECTURAL SITE PLAN

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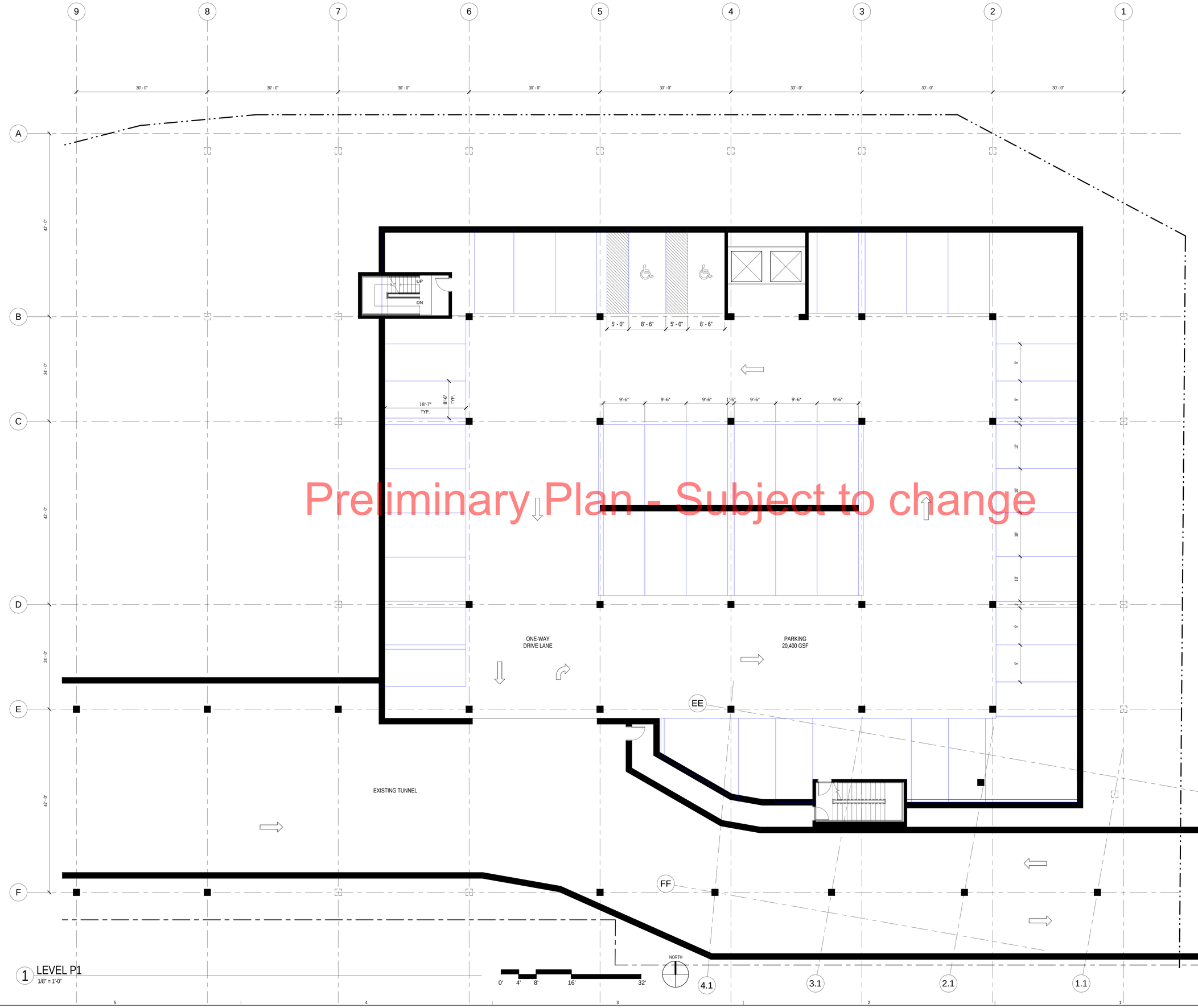

1 LEVEL P1
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LEVEL P1 PARKING PLAN

Sheet

A03-L1

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TOTAL
25,622 GSF

RETAIL
2,475 SF

RETAIL
1,090 SF

RETAIL
585 SF

ENTRY

UP

DN

UP

MAIN ENTRY

MAIN ENTRY

RESTAURANT/
RETAIL
5,389 SF

LOCKERS/
SHOWERS

LOCKERS/
SHOWERS

FITNESS
CLASSROOM

FITNESS

TOILET
ROOM

TOILET
ROOM

UP

LOADING/
STAGING

HOT WATER

ELECTRICAL

TRASH/
RECYCLING
ROOM

BUILDING
MANAGER'S
OFFICE

FIRE COMMAND/
UTILITY

SERVICE ENTRY

4.1

3.1

2.1

1.1

30' - 0"

30' - 0"

30' - 0" 30' - 0" 30' - 0" 30' - 0" 30' - 0" 30' - 0" 30' - 0" 30' - 0" 30' - 0"

42' - 0"

24' - 0"

42' - 0"

24' - 0"

42' - 0"

9 8 7 6 5 4 3 2 1

A B C D E F

EE FF

0' 4' 8' 16' 32'

NORTH

1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

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FIRST LEVEL FLOOR PLAN

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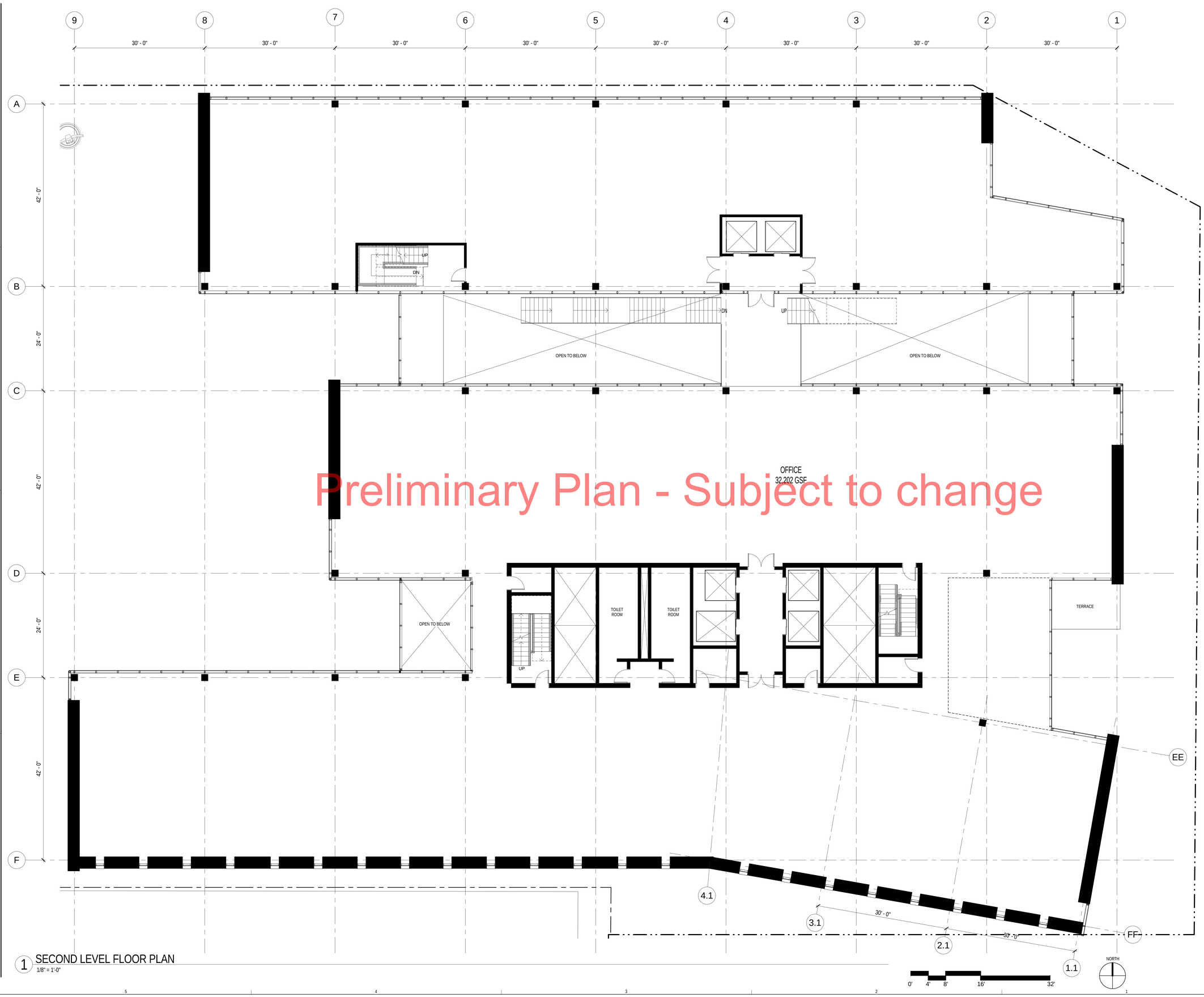

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1 SECOND LEVEL FLOOR PLAN
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SECOND LEVEL FLOOR PLAN

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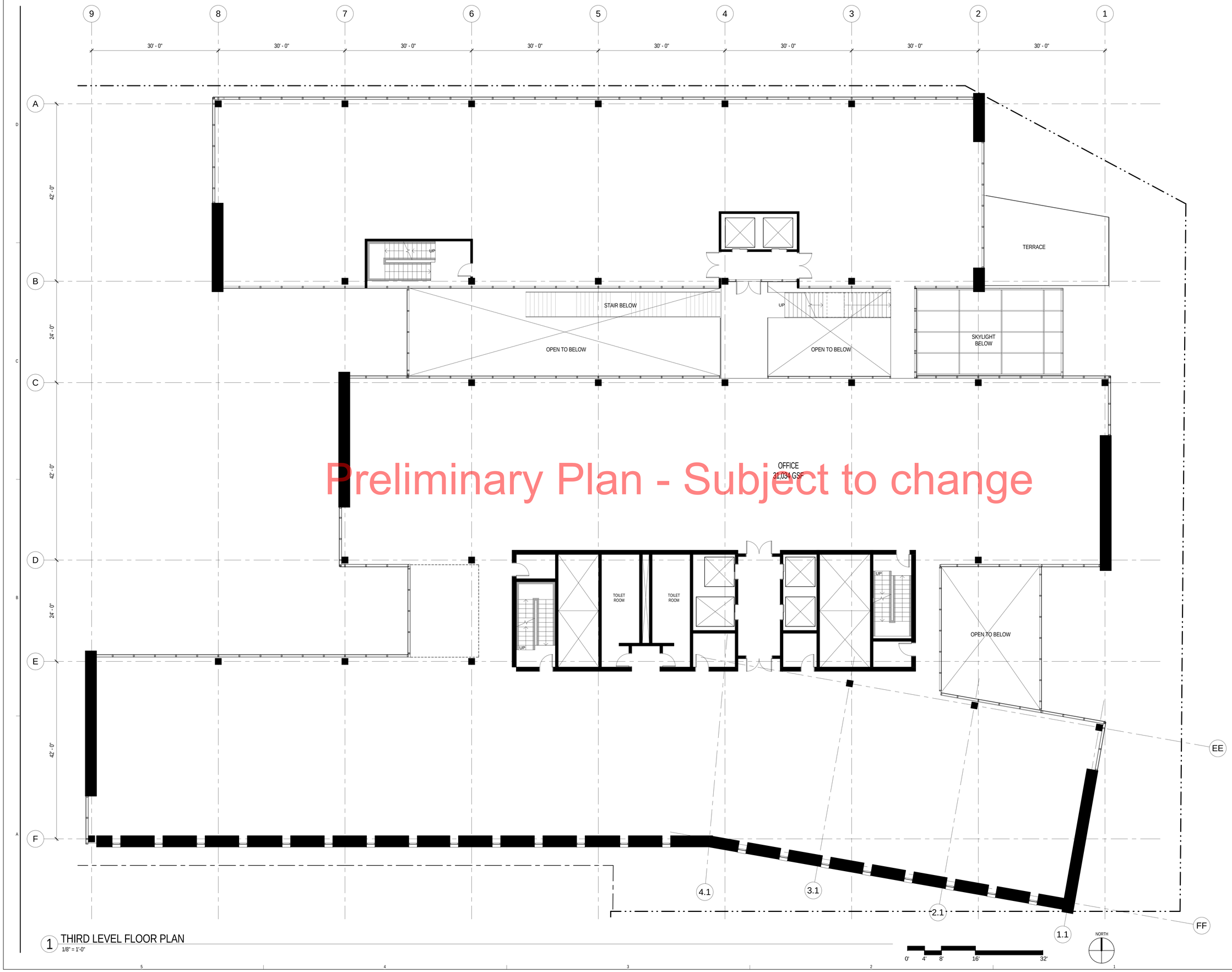

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1 THIRD LEVEL FLOOR PLAN
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THIRD LEVEL FLOOR PLAN

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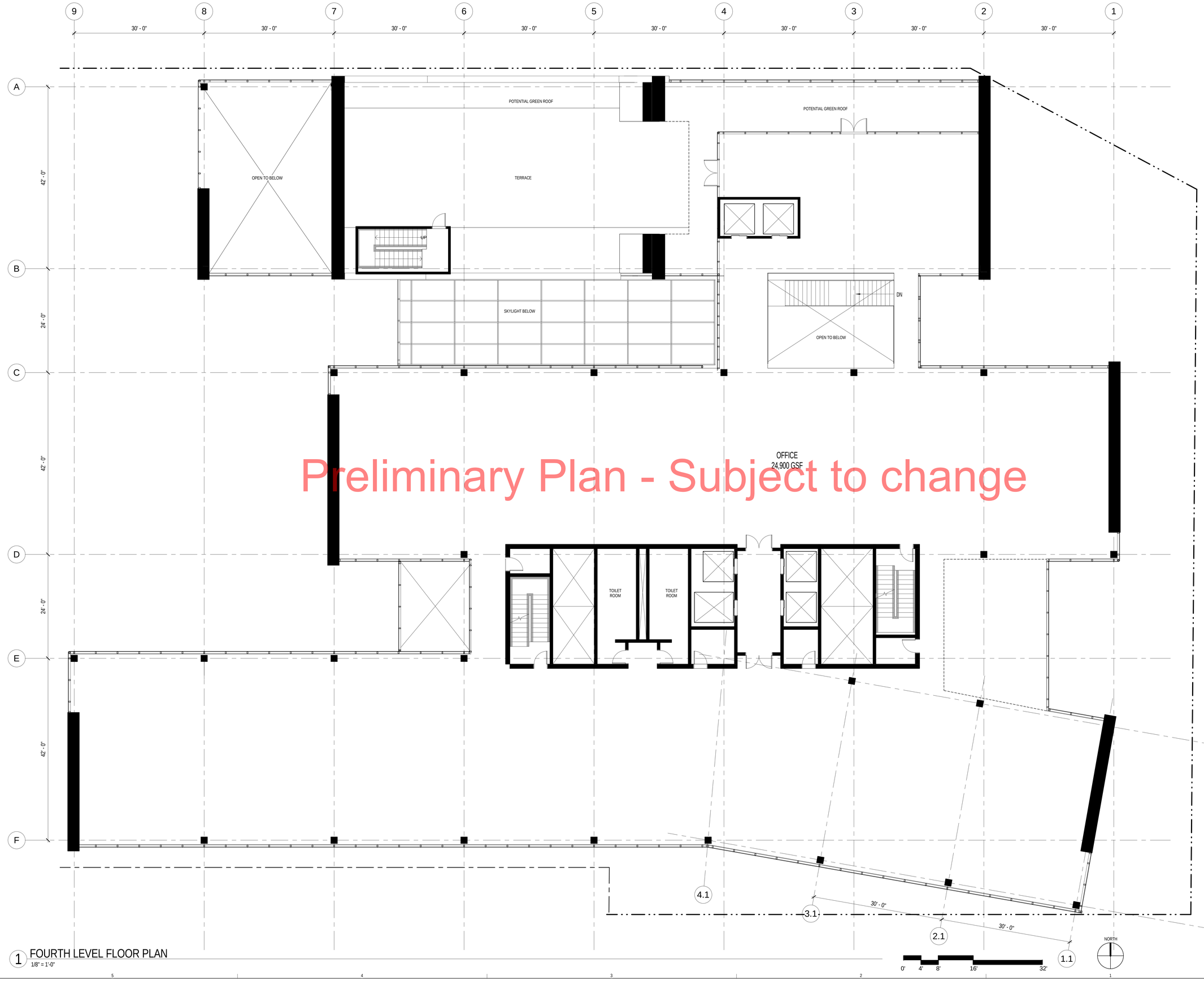

Preliminary Plan - Subject to change

1 FOURTH LEVEL FLOOR PLAN
1/8" = 1'-0"

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GENERAL LAND USE APPLICATION
October 21, 2013

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FOURTH LEVEL FLOOR PLAN

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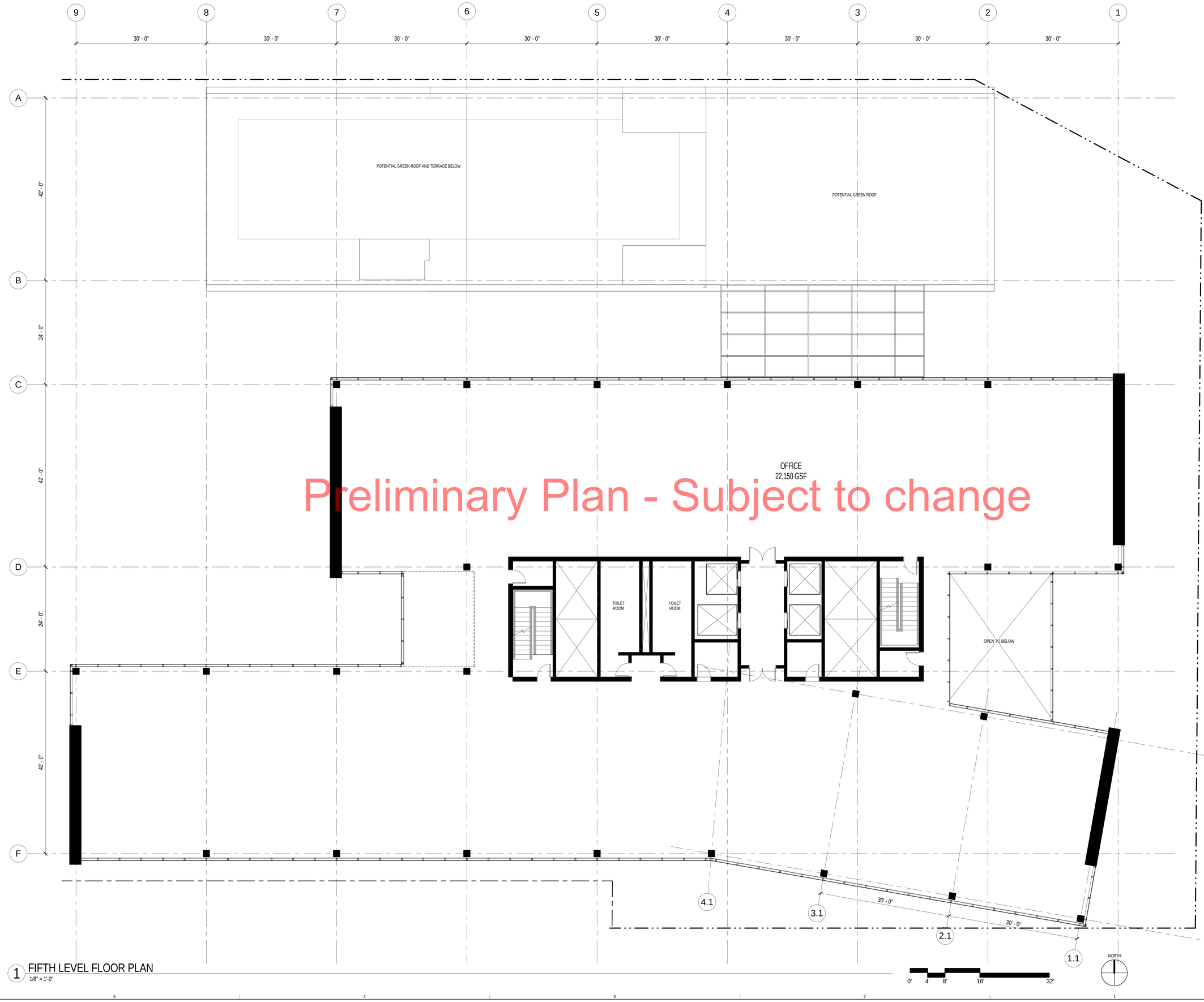

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1 FIFTH LEVEL FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

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FIFTH LEVEL FLOOR PLAN

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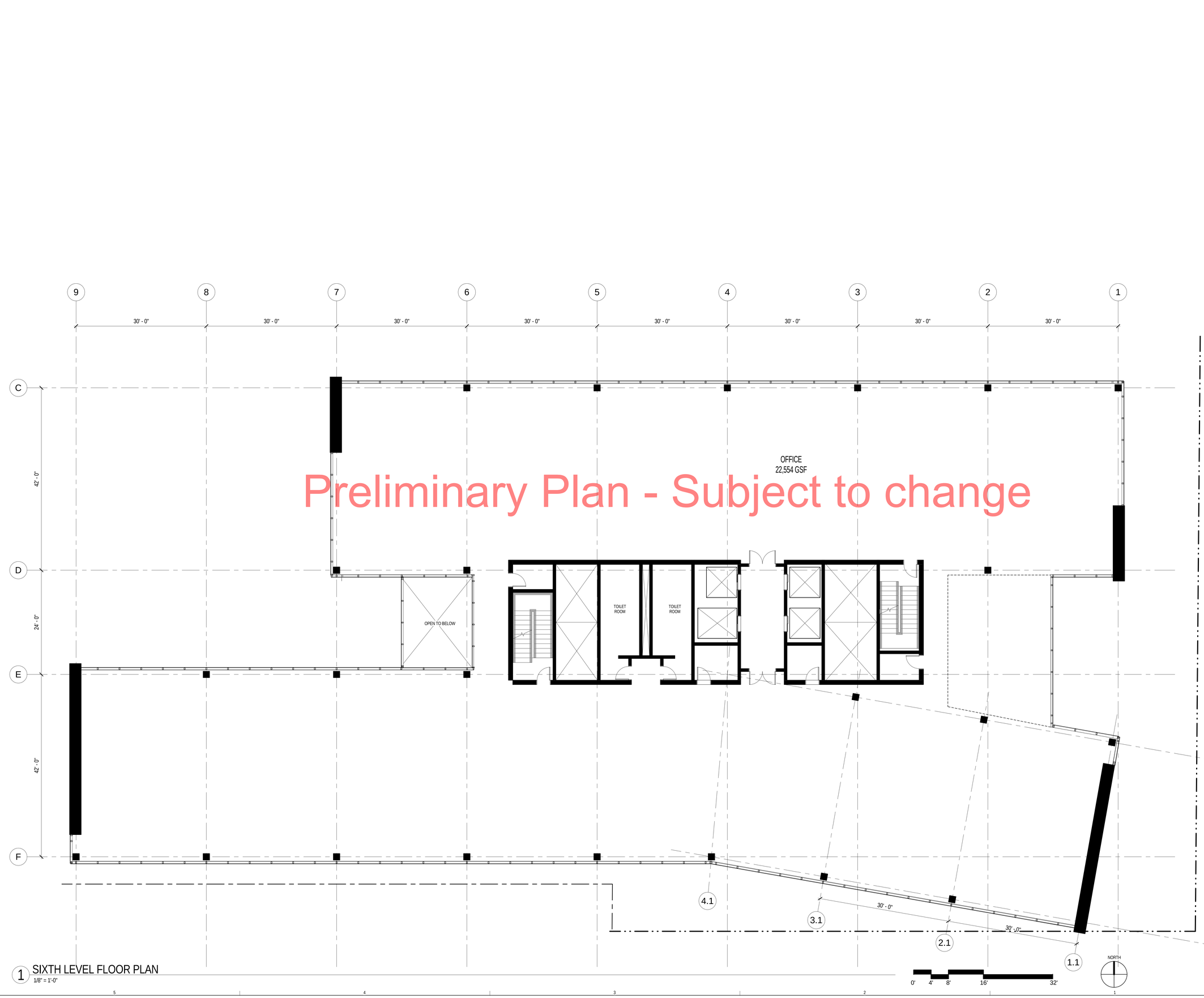

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1 SIXTH LEVEL FLOOR PLAN
1/8" = 1'-0"

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SIXTH LEVEL FLOOR PLAN

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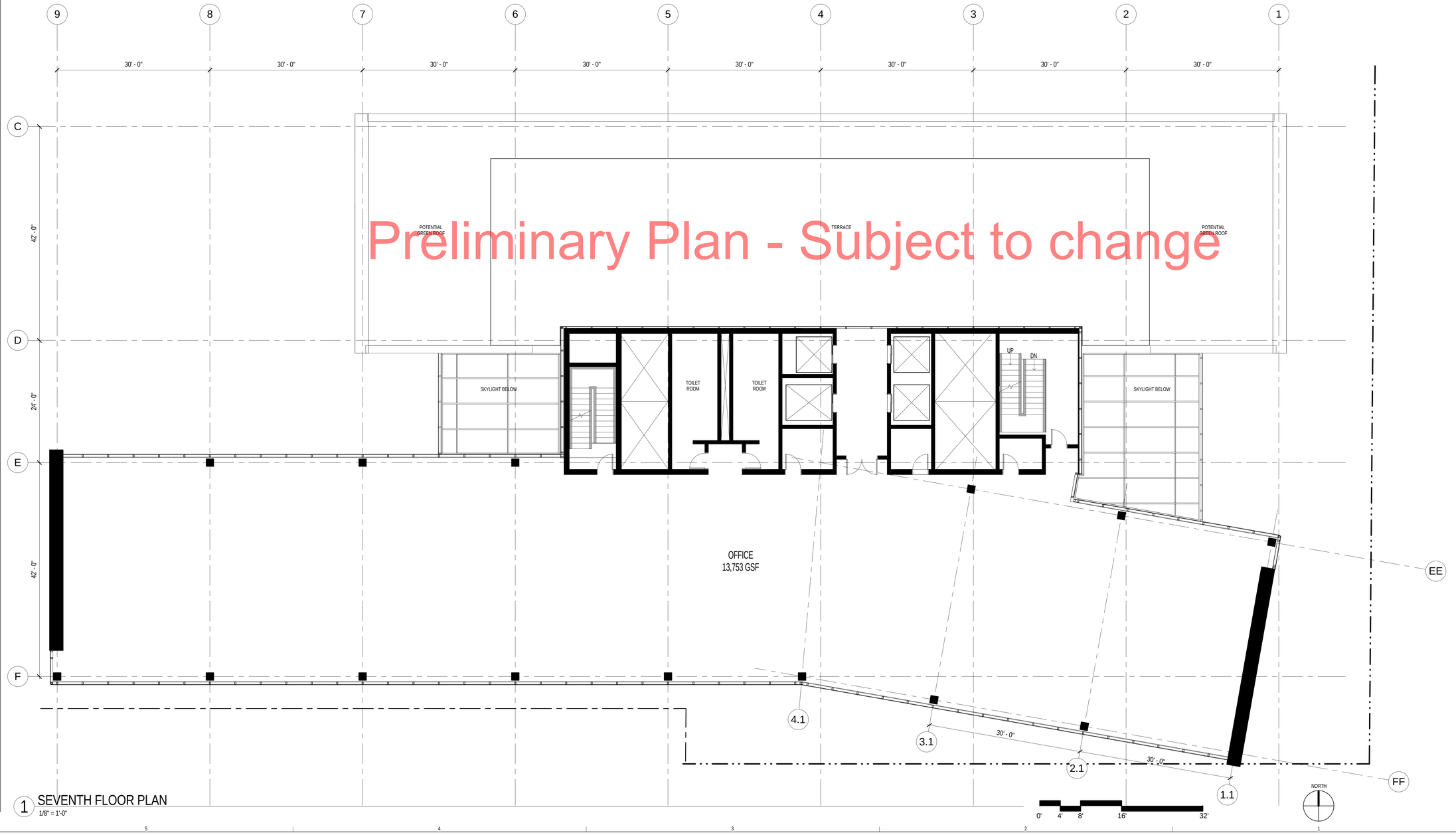

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1 SEVENTH FLOOR PLAN
1/8" = 1'-0"

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SEVENTH FLOOR PLAN

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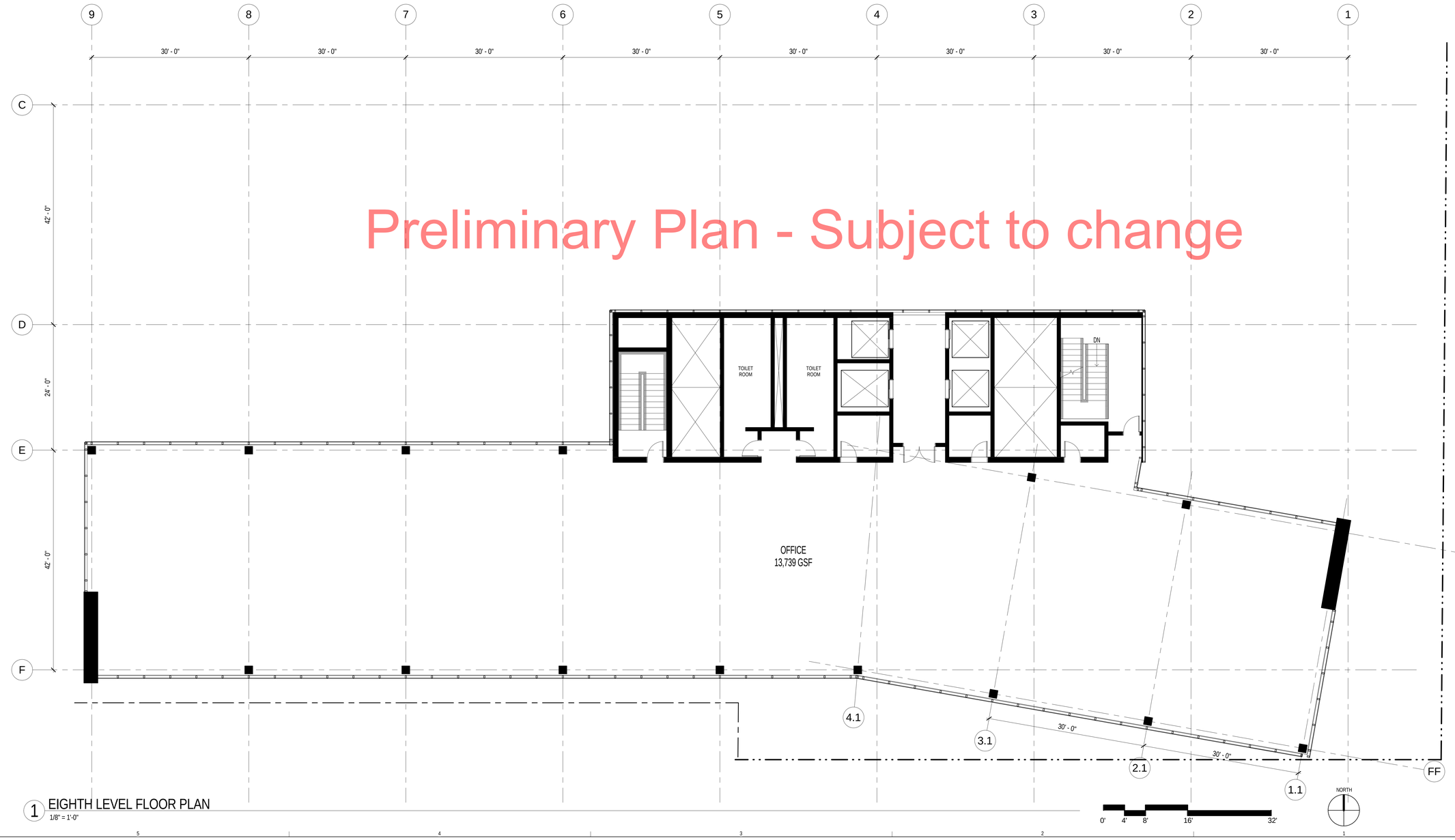

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1 EIGHTH LEVEL FLOOR PLAN
1/8" = 1'-0"

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EIGHTH LEVEL FLOOR PLAN

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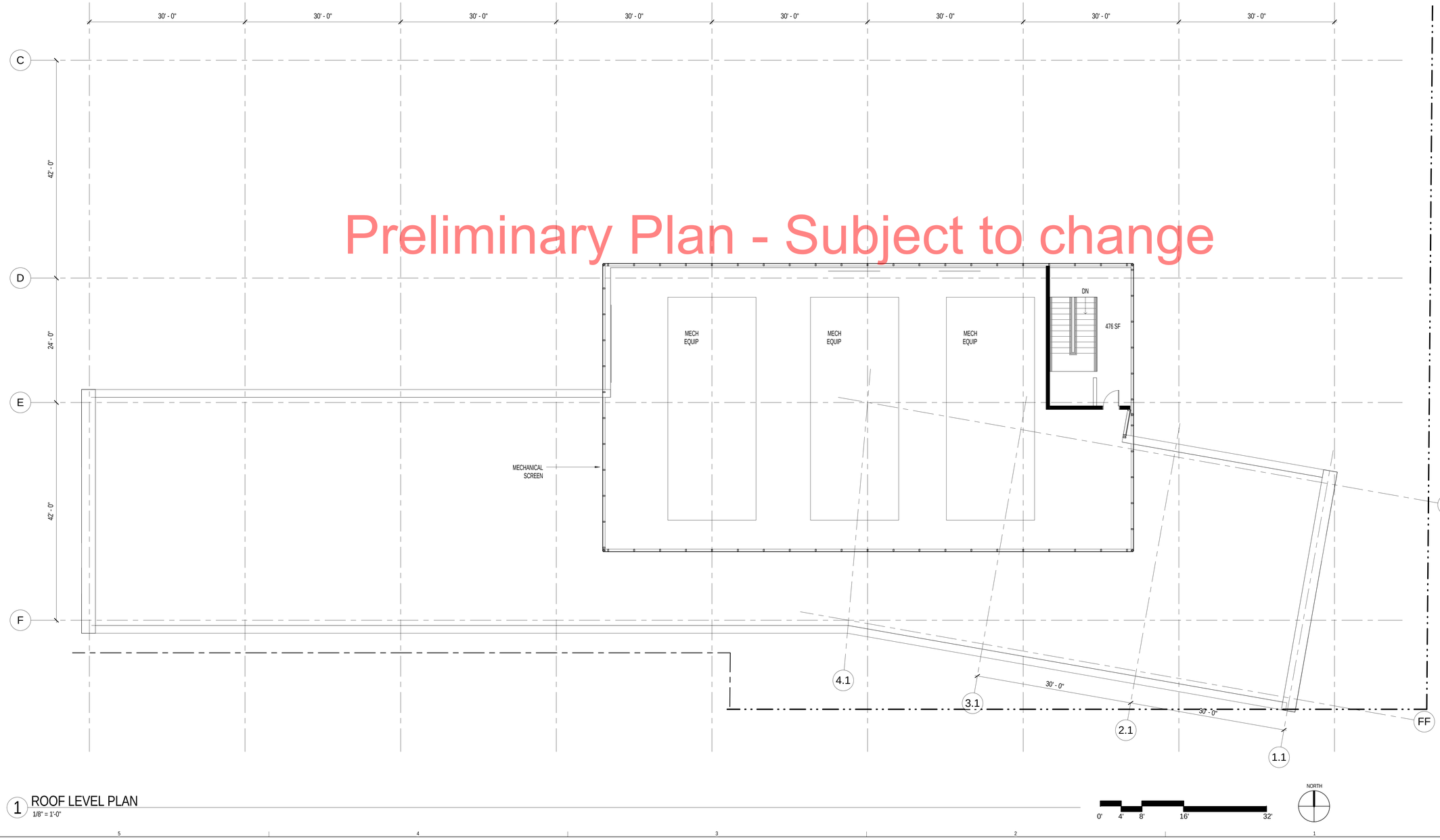

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1 ROOF LEVEL PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

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ROOF PLAN

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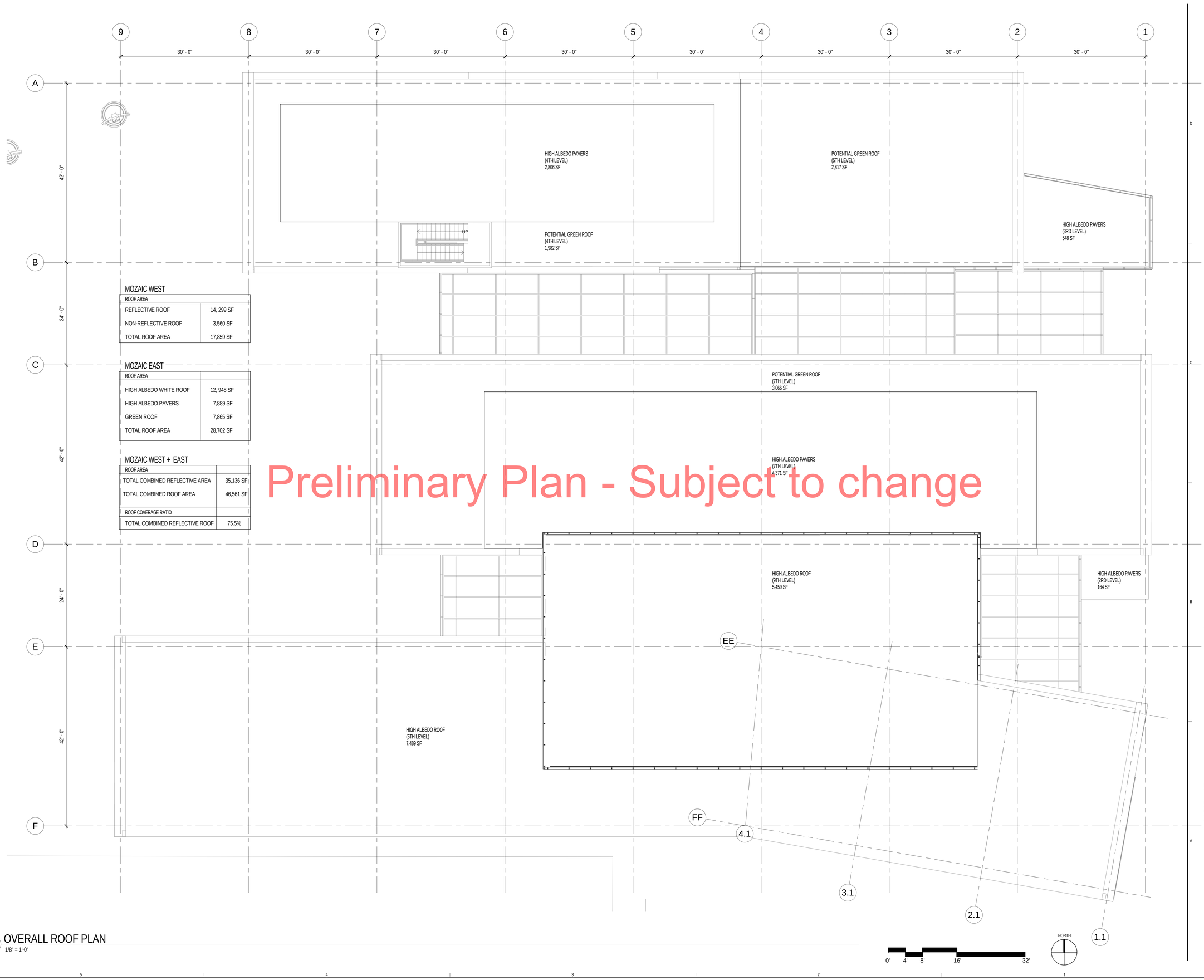

MOZAIC WEST

ROOF AREA	
REFLECTIVE ROOF	14, 299 SF
NON-REFLECTIVE ROOF	3,560 SF
TOTAL ROOF AREA	17,859 SF

MOZAIC EAST

ROOF AREA	
HIGH ALBEDO WHITE ROOF	12, 948 SF
HIGH ALBEDO PAVERS	7,889 SF
GREEN ROOF	7,865 SF
TOTAL ROOF AREA	28,702 SF

MOZAIC WEST + EAST

ROOF AREA	
TOTAL COMBINED REFLECTIVE AREA	35,136 SF
TOTAL COMBINED ROOF AREA	46,561 SF
ROOF COVERAGE RATIO	
TOTAL COMBINED REFLECTIVE ROOF	75.5%

Preliminary Plan - Subject to change

1 OVERALL ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

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OVERALL ROOF PLAN

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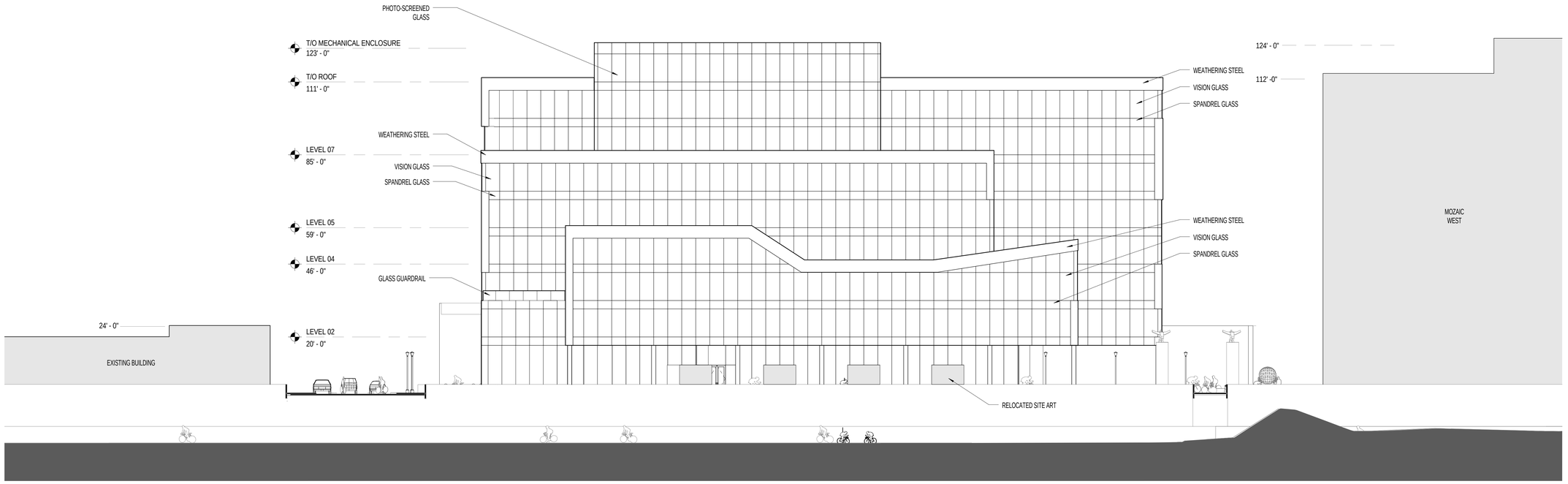

2 North Elevation
1/16" = 1'-0"

Preliminary Plan - Subject to change

1 South Elevation
1/16" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

Sheet

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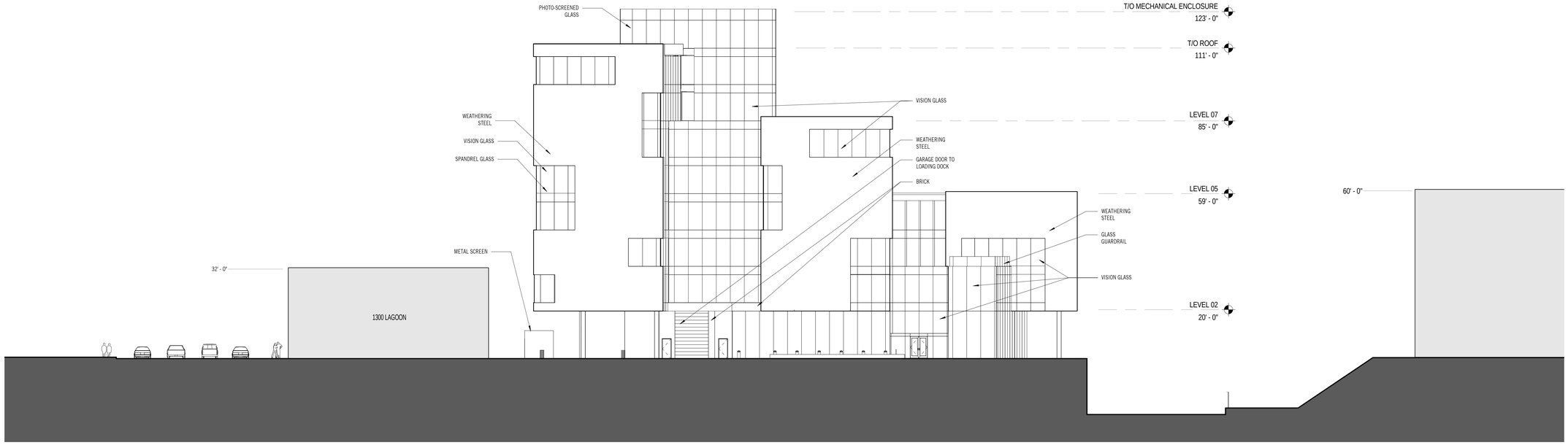

1 East Elevation
1/16" = 1'-0"

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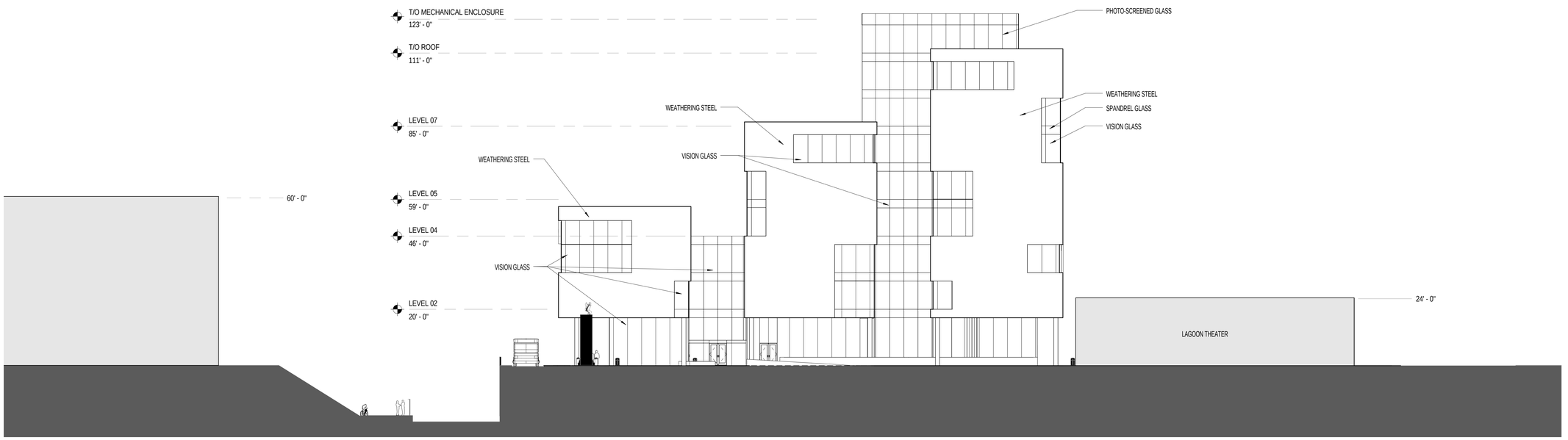

2 West Elevation
1/16" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

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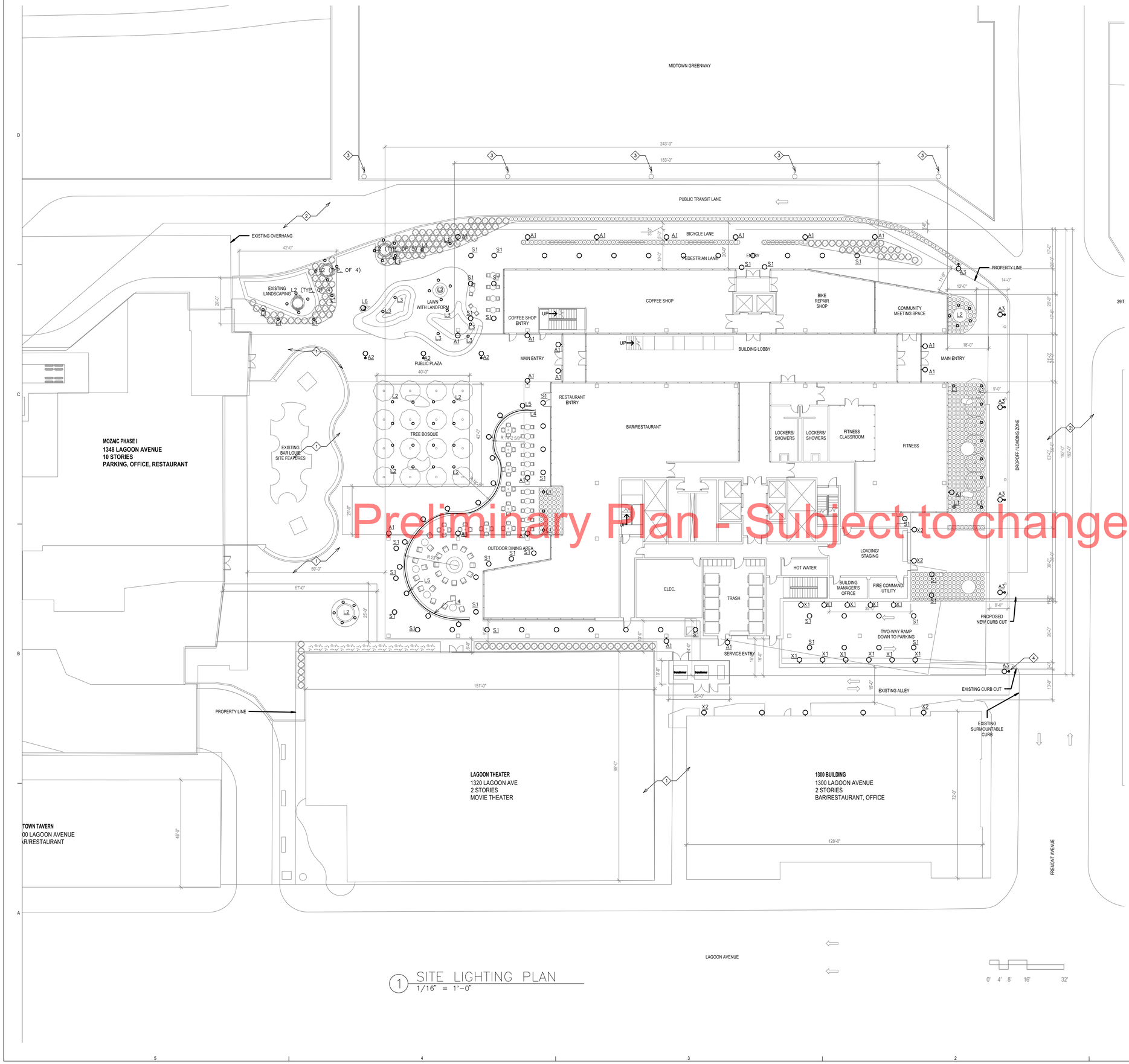

Preliminary Plan - Subject to change

1 SITE LIGHTING PLAN
1/16" = 1'-0"

GENERAL NOTES:

A. ALL LIGHTING TO BE SHARP CUTOFF.

KEY NOTES:

1. EXISTING LIGHTING NOT SHOWN.
2. EXISTING STREET LIGHTS TO REMAIN, NOT SHOWN.
3. EXISTING DECORATIVE STREET LIGHT FIXTURES TO REMAIN. FIXTURES INSTALLED IN A PREVIOUS PROJECT.
4. LIMIT OF MOZAIC PHASE 3 PROJECT SCOPE.

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Project Number: 0414103

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SITE LIGHTING PLAN

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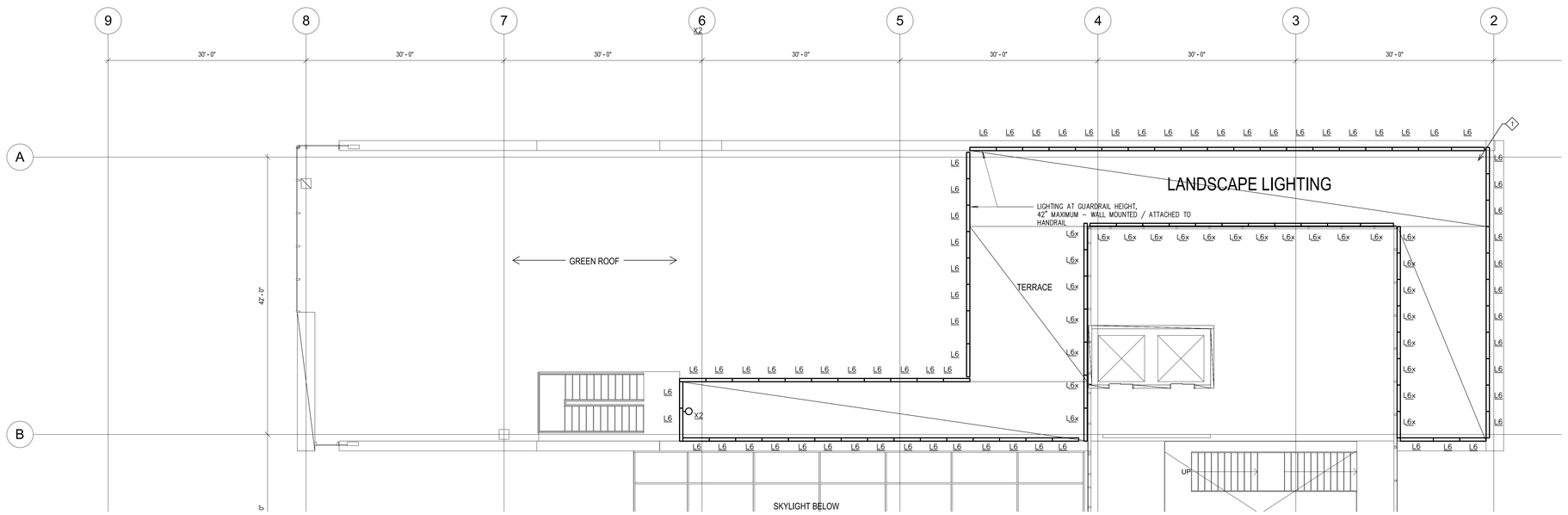
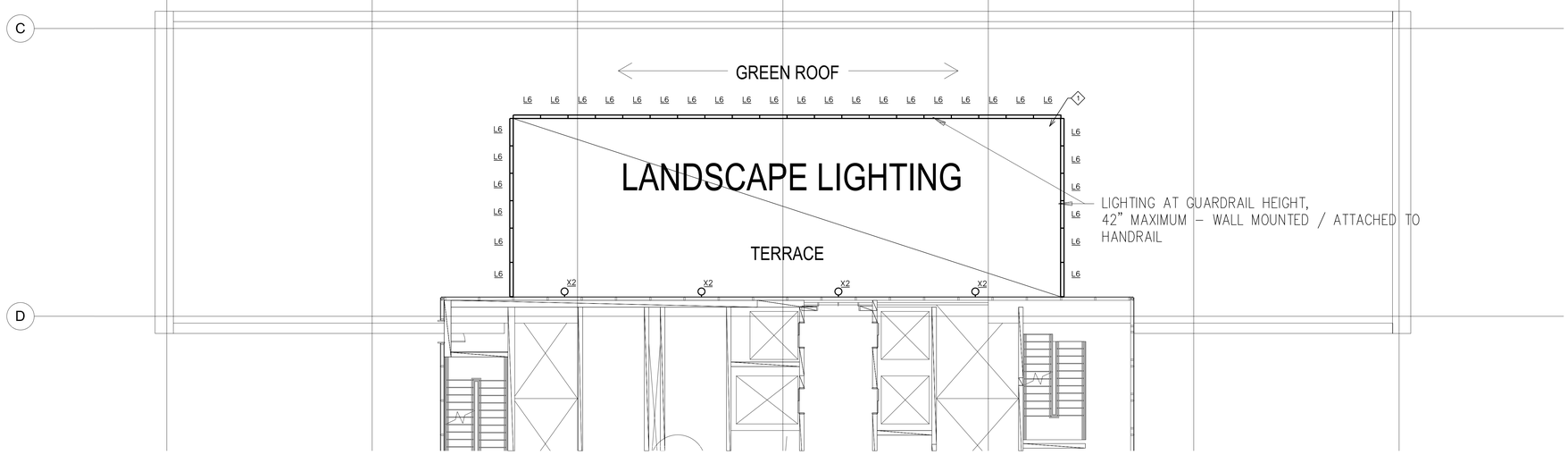


1 PATIO LIGHTING PLAN
1/16" = 1'–0"

KEY NOTES:

1. LED DRIVERS WITH INTEGRAL DIMMING SHALL BE INSTALLED WITH THE LIGHTING FIXTURE PACKAGE. PHOTOMETRIC CALCULATIONS ARE INDICATED AT MAXIMUM VALUES.

Preliminary Plan - Subject to change



2 TERRACE LIGHTING PLAN
1/16" = 1'–0"

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PATIO AND TERRACE LIGHTING PLAN

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