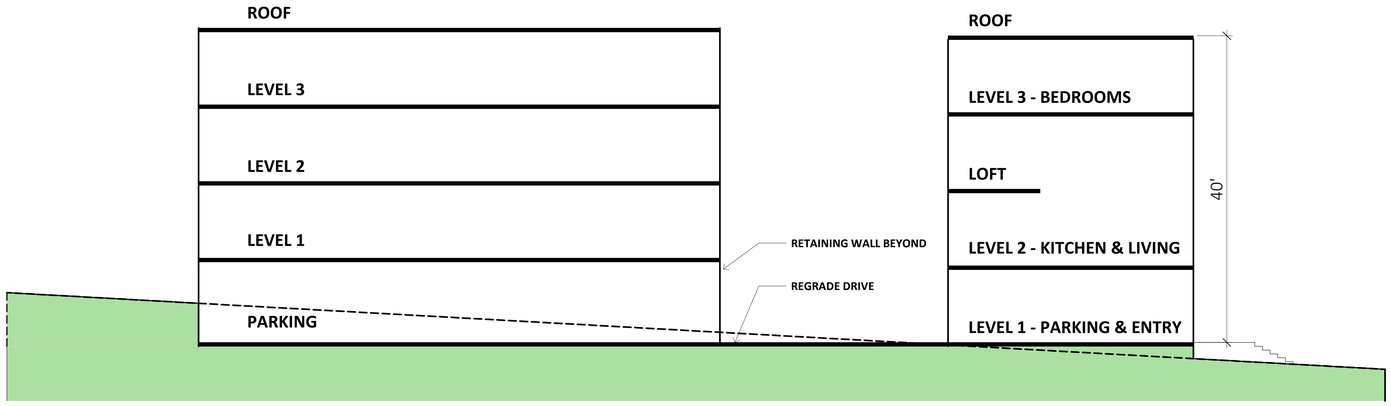
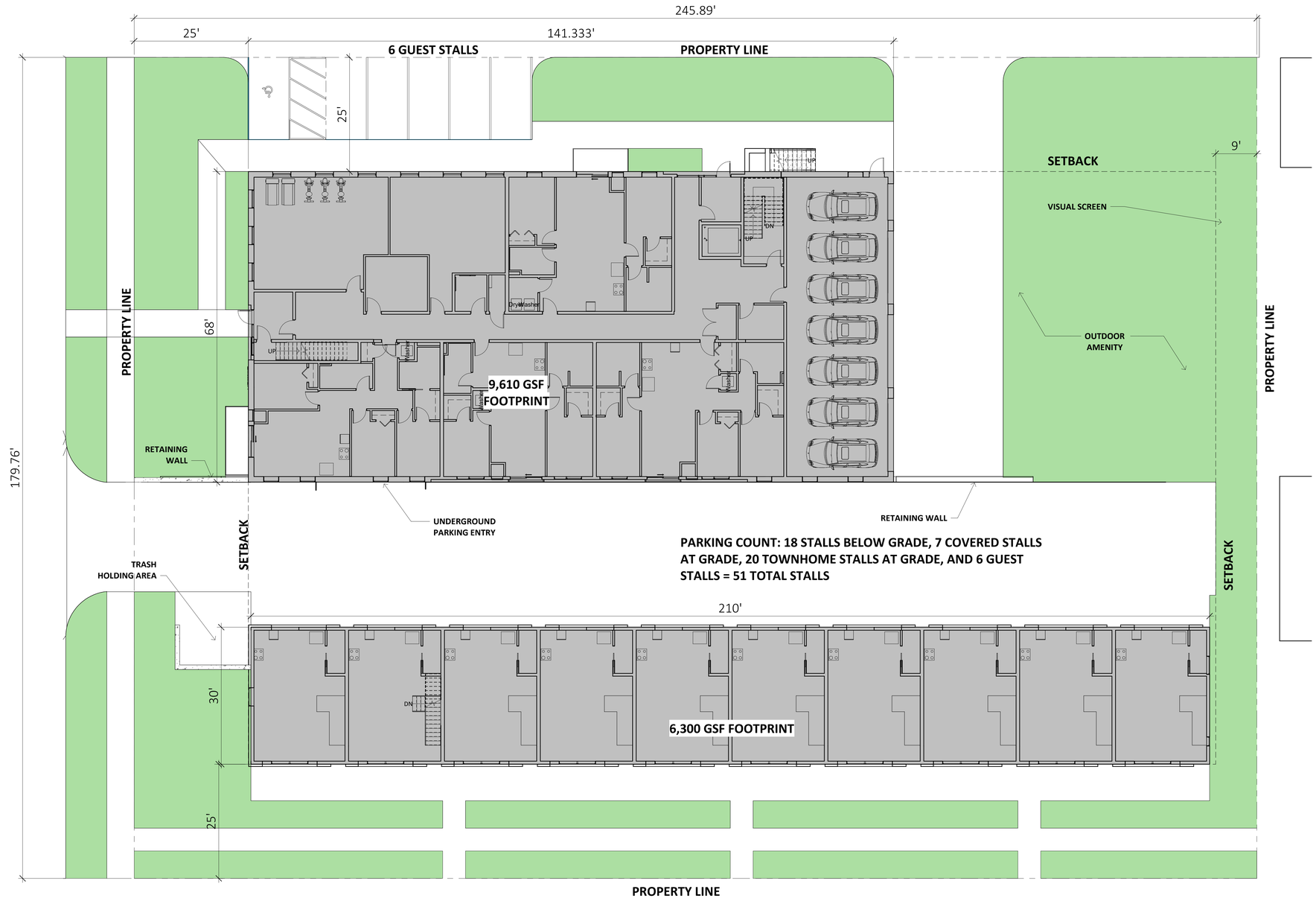


2 A100 **SITE SECTION**
1/8" = 1'-0"



1 A100 **ARCHITECTURAL SITE PLAN**
1" = 10'-0"

SITE INFORMATION

SITE LOCATION:
NE CORNER OF INTERSECTION OF MARSHALL AVE. AND FINN STREET IN ST. PAUL, MN

ZONING: RM-1

SETBACKS:
FRONT YARD: 25 FT
SIDE YARD: 9 FT
REAR YARD: 25 FT

MAX LOT COVERAGE: 35%
LOT AREA INCREASE:
1/2 WIDTH OF ADJOINING ALLEY SHALL BE CONSIDERED PART OF LOT
44,087 + 2456= 46,543 SF

LOT AREA: APPROX. 46,543 SF X 35% = 16,290 SF MAX. TOTAL BUILDING FOOTPRINT
TOTAL BUILDING FOOTPRINT: 15,910 SF - OK

LOT AREA PER UNIT: 2000 SF/UNIT
ADD 300 SF FOR EACH PARKING SPACE (MAX. 2 PER UNIT) WITHIN A MULTIPLE-FAMILY STRUCTURE OR COMPLETELY UNDERGROUND.
45 COVERED STALLS
45X300 = 13,500+46,543 =60,043 SF LOT / 2000 = 30 MAX. UNITS

PARKING REQUIREMENT:
1 SPACE PER 1—2 ROOM UNIT,
1.5 SPACES PER 3—4 ROOM UNIT, AND
2 SPACES PER UNIT WITH 5 OR MORE ROOMS.

FOR THE PURPOSE OF THIS REQUIREMENT:
EFFICIENCY UNIT = 1 ROOM,
ONE BEDROOM UNIT = 2 ROOMS,
TWO BEDROOM UNIT = 3 ROOMS,
THREE BEDROOM UNIT = 4 ROOMS,
FOUR BEDROOM UNIT = 5 ROOMS, AND SO ON.
A DEN, LIBRARY, OR OTHER EXTRA ROOM SHALL COUNT AS A ROOM; KITCHEN, DINING AND SANITARY FACILITIES SHALL NOT

CALCULATIONS:
(10) TOWNHOUSES WITH 3 BD = 10X1.5=15
(2) 1 BD APTS = 2X1=2
(10) 2 BD APTS = 10X1.5=15
(6) 3 BD APTS = 6X1.5=9
(2) 4 BD APTS = 2X2=4
15+2+15+9+4=45 REQUIRED PARKING STALLS

Area Schedule (Gross Building)

Name	Area
FLATS LEVEL 1	9,611 SF
FLATS LEVEL 2	9,623 SF
FLATS LEVEL 3	9,623 SF
FLATS LOWER LEVEL	8,160 SF
TOWNHOMES LEVEL 1	6,034 SF
TOWNHOMES LEVEL 2	6,315 SF
TOWNHOMES LEVEL 3	6,315 SF
TOWNHOMES LOFT LEVEL	2,245 SF
	57,927 SF

Area Schedule Flats

Name	Area
FLATS LOWER LEVEL	8,160 SF
FLATS LEVEL 1	9,611 SF
FLATS LEVEL 2	9,623 SF
FLATS LEVEL 3	9,623 SF
	37,018 SF

Area Schedule Townhomes

Name	Area
TOWNHOMES LEVEL 1	6,034 SF
TOWNHOMES LEVEL 2	6,315 SF
TOWNHOMES LOFT LEVEL	2,245 SF
TOWNHOMES LEVEL 3	6,315 SF
	20,910 SF

UNIT SCHEDULE - FLATS

Name	Area	Count
1 BD A	1,072 SF	2
2 BD A	6,714 SF	7
2 BD B	1,048 SF	1
2 BD C	1,777 SF	2
3 BD A	3,461 SF	3
3 BD B	1,205 SF	1
3 BD C	2,167 SF	2
4 BD A	2,537 SF	2
	19,981 SF	20

PROJECT NAME

FPM
Fairway Property Management

MARSHALL & FINN
NEW CONSTRUCTION

-
Number
Street
City
ST. PAUL, MN -

ARCHITECT

MOHAGEN HANSEN
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REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

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SHEET DESCRIPTION

SITE PLAN

PHASE

SCHEMATIC DESIGN

A100

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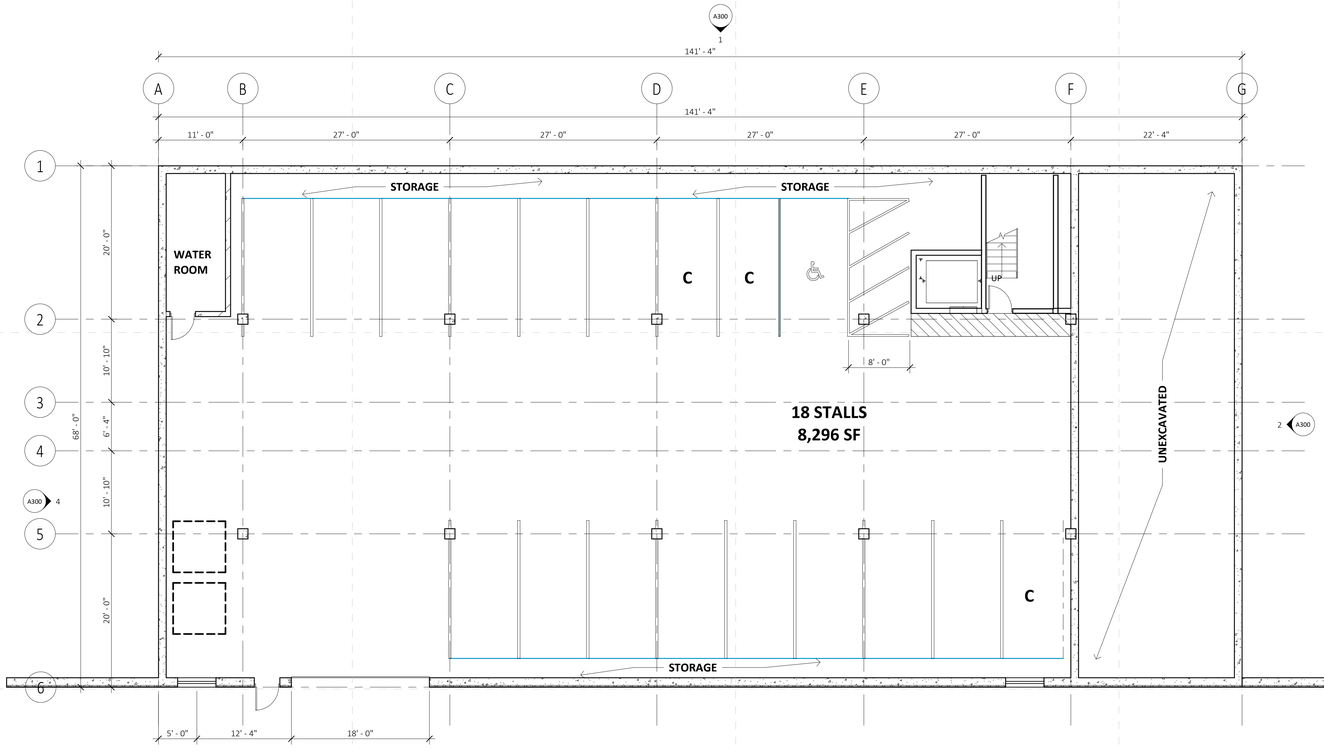

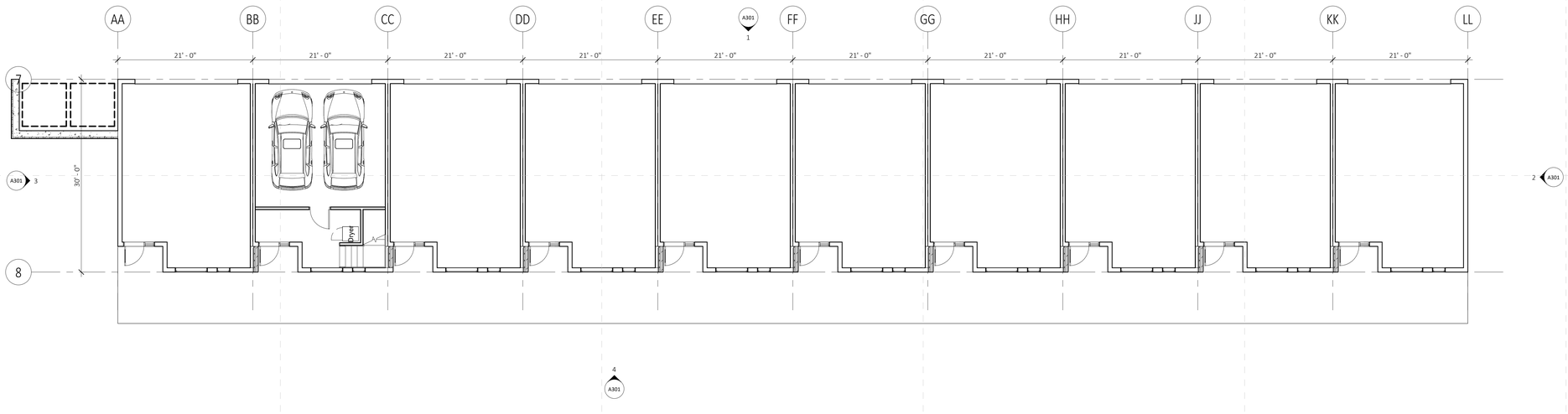

1 A200 **FLOOR PLAN - LOWER LEVEL**
1/8" = 1'-0"

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SHEET DESCRIPTION

FLOOR PLAN - LOWER LEVEL

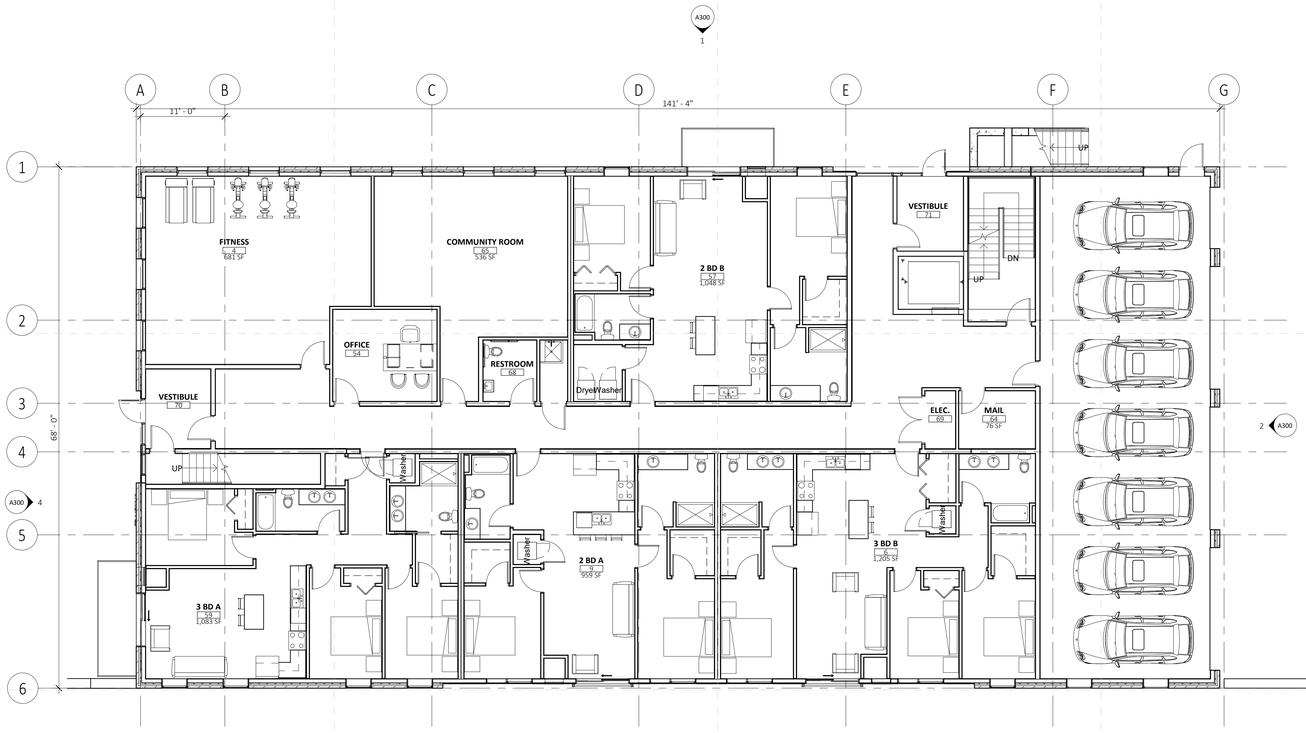
PHASE

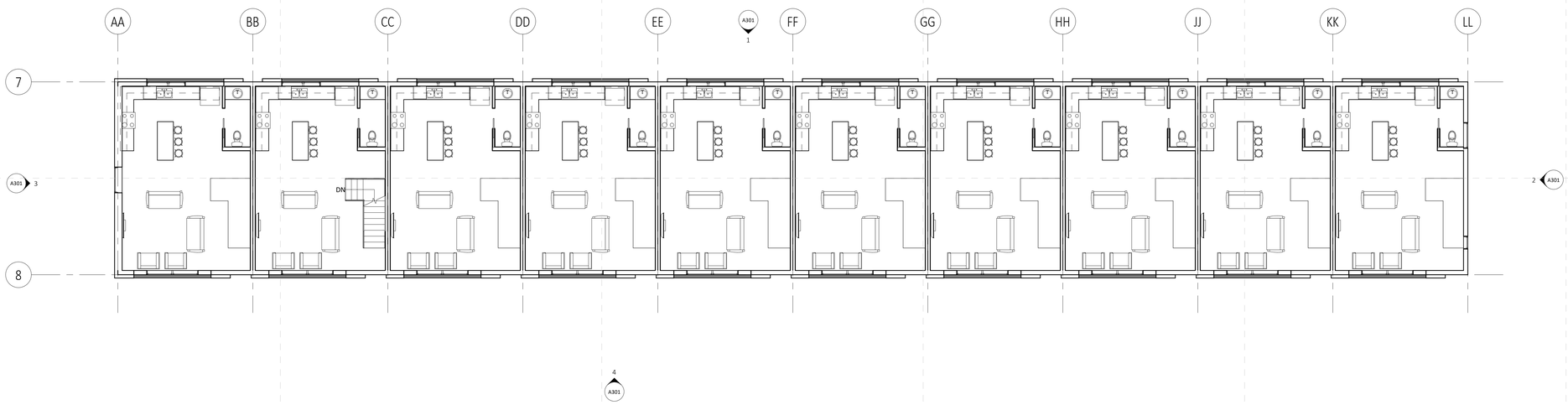
SCHEMATIC DESIGN

N

A200

UNIT SCHEDULE - FLATS		
Name	Area	Count
1 BD A	1,072 SF	2
2 BD A	6,714 SF	7
2 BD B	1,048 SF	1
2 BD C	1,777 SF	2
3 BD A	3,461 SF	3
3 BD B	1,205 SF	1
3 BD C	2,167 SF	2
4 BD A	2,537 SF	2
	19,981 SF	20





1 A201 **FLOOR PLAN - LEVEL 1**
1/8" = 1'-0"

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PROJECT NAME

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SHEET DESCRIPTION

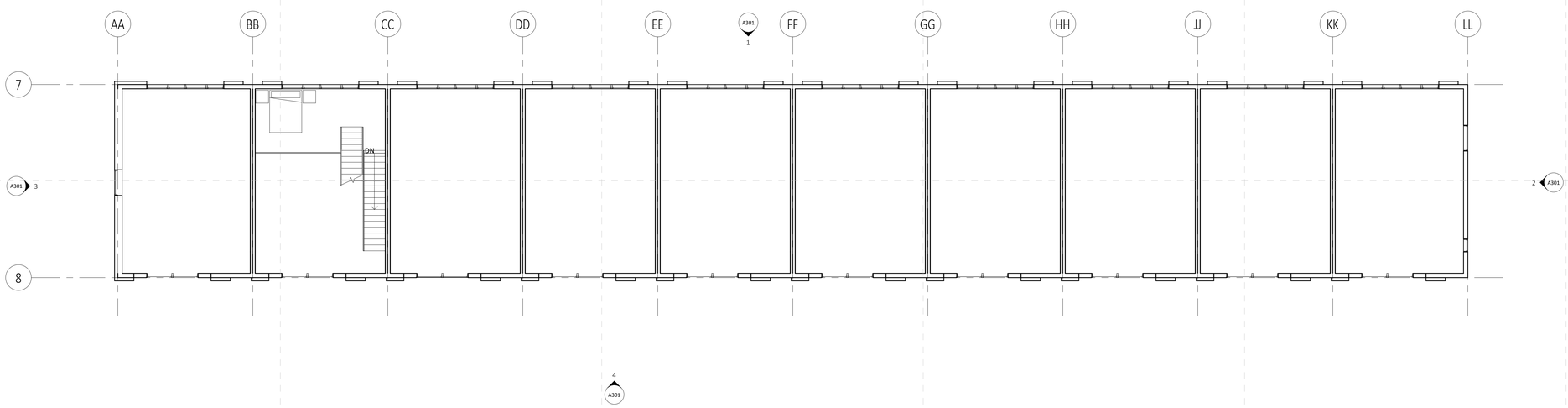
FLOOR PLAN - LEVEL 1

PHASE

SCHEMATIC DESIGN

N

A201



1 A202 FLOOR PLAN - LEVEL 2

1/8" = 1'-0"

UNIT SCHEDULE - FLATS

Name	Area	Count
1 BD A	1,072 SF	2
2 BD A	6,714 SF	7
2 BD B	1,048 SF	1
2 BD C	1,777 SF	2
3 BD A	3,461 SF	3
3 BD B	1,205 SF	1
3 BD C	2,167 SF	2
4 BD A	2,537 SF	2
	19,981 SF	20

PROJECT NAME

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SHEET DESCRIPTION

FLOOR PLAN - LEVEL 2

PHASE

SCHEMATIC DESIGN

A202

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