

7200 & 7250 FRANCE AVE | P.U.D.

**7200 & 7250
FRANCE AVE**
7200 & 7250 FRANCE AVE, EDINA,
MN 55435

7200 FRANCE AVE | EDINA, MN 55435

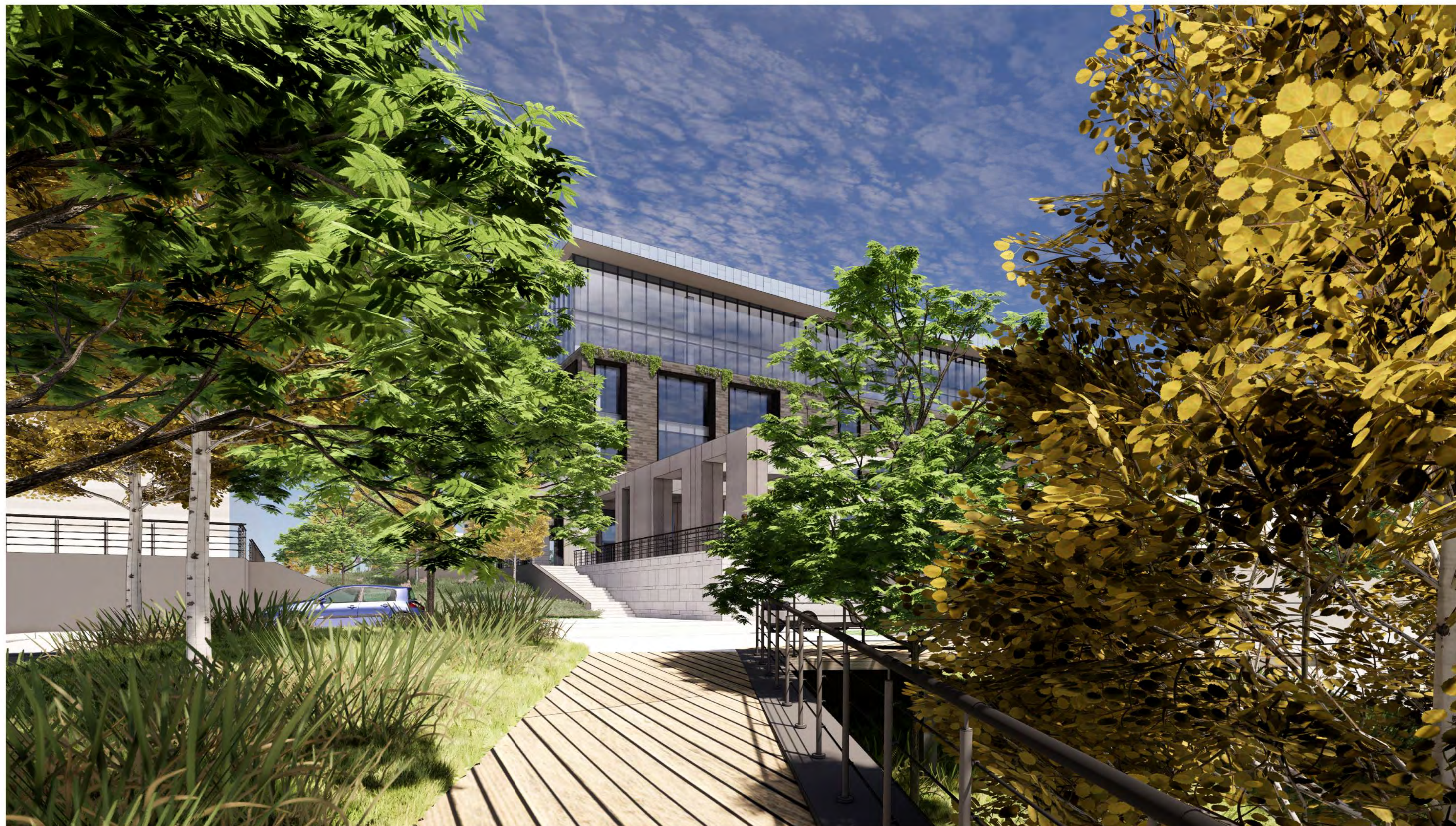


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Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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CONSTRUCTION**



PROJECT TEAM

OWNER/DEVELOPER: ORION INVESTMENTS
6550 YORK AVE, SUITE 207
EDINA, MN 55435
Ph: 612-812-7788

ARCHITECT: ELNESS SWENSON GRAHAM ARCHITECTS INC.
500 WASHINGTON AVE. SOUTH, SUITE 1080
MINNEAPOLIS, MN 55415
Ph: 612-339-5508

CONTRACTOR: A&P CONSTRUCTION
5500 WAYZATA BLVD, SUITE 600
MINNEAPOLIS, MN 55416
Ph: 952-607-4658

CIVIL ENGINEER: CIVIL SITE GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
Ph: 612-615-0060

LANDSCAPE ARCHITECT: CONFLUENCE
530 N 3RD STREET, SUITE 120
MINNEAPOLIS, MN 55401
Ph: 612-333-3702

STRUCTURAL ENGINEER: MEYER BORGMAN JOHNSON
510 MARQUETTE AVENUE SOUTH #900
MINNEAPOLIS, MN 55402
Ph: 612-338-0713

MEP ENGINEER: EMANUELSON-PODAS
7705 BUSH LAKE ROAD
EDINA, MN 55439
Ph: 950-930-0050

PARKING CONSULTANT: WALKER CONSULTANTS
1660 S HIGHWAY 100 #545
MINNEAPOLIS, MN 55416
Ph: 952-595-9116

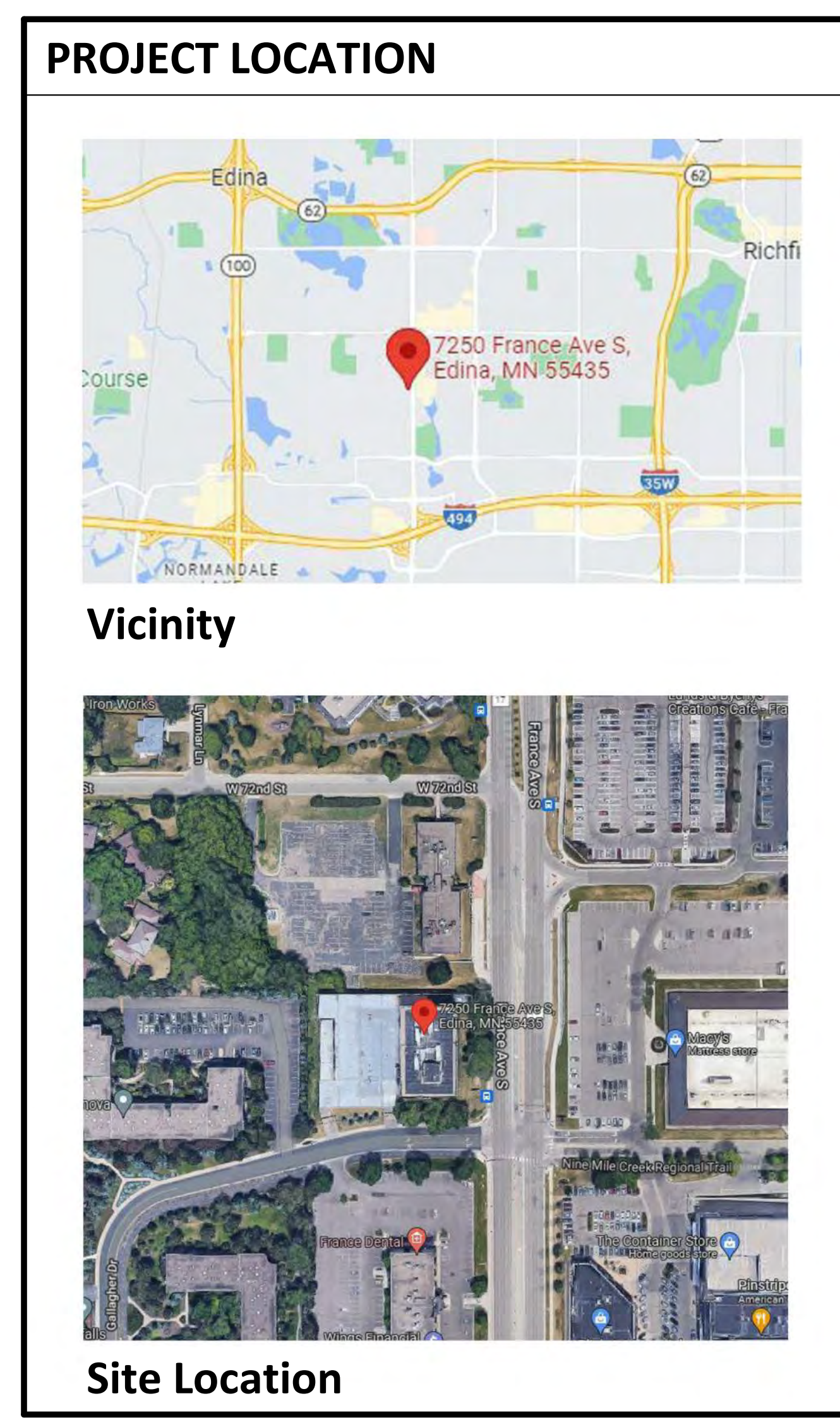
DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	DATE
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CIVIL		
C0.0	TITLE SHEET	
C1.0	PH. 1 REMOVALS PLAN	
C1.1	PH. 2 REMOVALS PLAN	
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PRELIMINARY BUILDING METRICS

BUILDING METRICS	
Level	Gross Square Feet
P1	49,572
P2	49,622
Parking Subtotal	99,194
Level 1	30,672
Level 2	29,100
Level 3	29,100
Level 4	26,995
Level 5	25,544
Roof	0
Building Subtotal	141,411
Total	240,605

PARKING COUNT	
Level	Quantity
P1	110
P2	109
	219



SYMBOLS LEGEND

	SECTION OR EXTERIOR ELEVATION		EXTERIOR ELEVATION KEYNOTE
	INTERIOR ELEVATION		ROOM NAME AND NUMBER
	DETAIL OR ENLARGED PLAN		DOOR NUMBER
	WALL TYPE		SECTION KEYNOTE
	WINDOW TYPE		REVISION NUMBER
	ELEVATION		FIRE EXTINGUISHER CABINET
	SPOT ELEVATION		FIRE EXTINGUISHER - WALL MOUNTED
	FLOOR FINISH TRANSITION		MOUNTING HEIGHTS DIAGRAM KEYNOTE

**P.U.D.
SUBMISSION
6/30/2022**

ORIGINAL ISSUE:
06/30/22

REVISIONS:
No. Description Date

222702
PROJECT NUMBER

ESG
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ESG
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KEY PLAN

TITLE SHEET

T1.1

7200 & 7250 FRANCE

EDINA, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
7200 & 7250 FRANCE
7200 & 7250 FRANCE AVE S, EDINA, MN 55435
ORION INVESTMENTS
6550 YORK AVE S SUITE 207, EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE 06/30/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY
DATE | DESCRIPTION
06/30/22 | CITY SUBMITTAL

ARCHITECT:
ESG ARCHITECTURE & DESIGN
500 WASHINGTON AVE S, SUITE 1080
MINNEAPOLIS, MN 55415
CONTACT: NATE ENGER
NATE.ENG@ESGARCH.COM
612-373-4681

DEVELOPER / PROPERTY OWNER:
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6550 YORK AVENUE S, SUITE 207
EDINA, MN 55435
CONTACT: TED CARLSON
TED@ORIONINVESTMENTS.NET
612-812-7788

ENGINEER / LANDSCAPE ARCHITECT:
CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: DAVID KNAEBLE
612-615-0060

SURVEYOR:
CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
612-615-0060

GEOTECHNICAL ENGINEER:
NORTHERN TECHNOLOGIES, INC. (7200) 1408 NORTHLAND DRIVE, SUITE 107 MENDOTA HEIGHTS, MN 55120 651-389-4190
HAUGO GEOTECHNICAL SERVICES, INC. (7250) 2825 CEDAR AVENUE MINNEAPOLIS, MN 55407 612-729-2959

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
V1.1	SITE SURVEY
V1.2	SITE SURVEY
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C1.1	PH. 2 REMOVALS PLAN
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SW1.4	SWPPP - NARRATIVE
SW1.5	SWPPP - ATTACHMENTS
SW1.6	SWPPP - ATTACHMENTS

REVISION SUMMARY	
DATE	DESCRIPTION

DRAWN BY: AM REVIEWED BY: DK
PROJECT NUMBER: 21419

TITLE SHEET
C0.0
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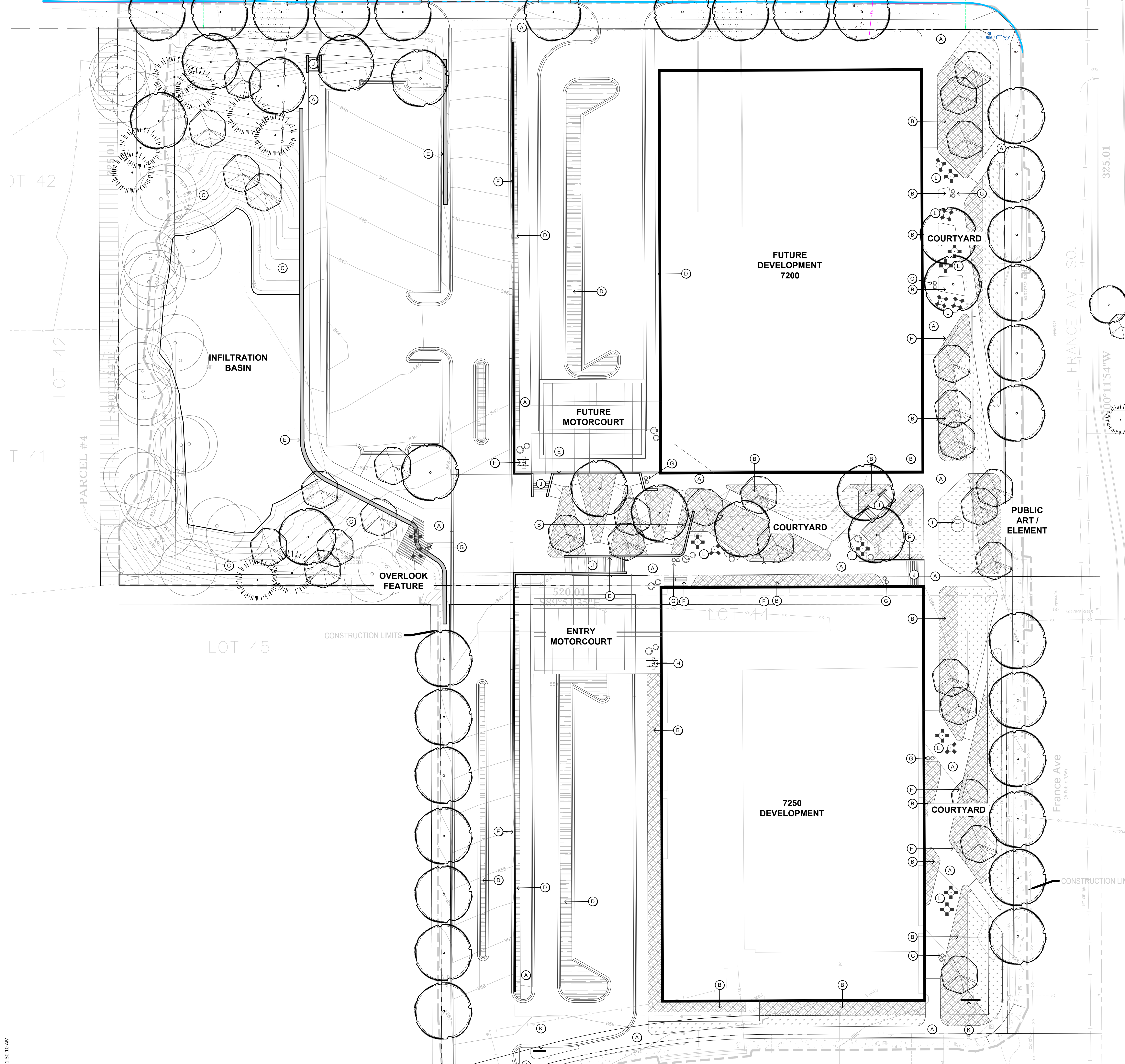
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PLAN KEYNOTES:

- (A) WALK
- (B) PLANTING BED
- (C) NATIVE VEGETATION / SEED
- (D) DECORATIVE PAVING / ROCK MATERIAL
- (E) RETAINING WALL
- (F) BENCH FEATURES
- (G) WASTE AND RECYCLING
- (H) BIKE RACKS
- (I) SCULPTURAL/ ART MOMENT
- (J) STAIR W/HANDRAILS
- (K) SIGNAGE
- (L) TABLE AND CHAIRS

ANTICIPATED PLANT SPECIES LIST

ANTICIPATED DECIDUOUS TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Sienna Glen Maple	<i>Acer x freemanii 'Sienna' TM</i>	TBD
River Birch	<i>Betula nigra (Single Trunk)</i>	TBD
Prairie Dream Birch	<i>Betula papyrifera 'Varen'</i>	TBD
Common Hackberry	<i>Celtis occidentalis</i>	TBD
Kentucky Coffeetree	<i>Gymnocladia dioica 'Espresso'</i>	TBD
Prairie Gold Aspen	<i>Populus tremuloides 'NE Art'</i>	TBD
Summer Shimmer Quaking Aspen	<i>Populus tremuloides 'Select Klaus' TM</i>	TBD
Swamp White Oak	<i>Quercus bicolor</i>	TBD
Northern Pin Oak	<i>Quercus ellipsoidalis</i>	TBD
Red Oak	<i>Quercus rubra</i>	TBD
American Linden	<i>Tilia americana 'Sentry'</i>	TBD
Princeton American Elm	<i>Ulmus americana 'Princeton'</i>	TBD
ANTICIPATED EVERGREEN TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Eastern Red Cedar	<i>Juniperus virginiana</i>	8' B&B
Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8' B&B
White Pine	<i>Pinus strobus</i>	8' B&B
ANTICIPATED ORNAMENTAL TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	2.5'
ANTICIPATED SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Bud's Yellow Dogwood	<i>Cornus sericea 'Balladeuse' (PPAF)</i>	5 GALLON
Arctic Fire Dogwood	<i>Cornus stolonifera 'Farrow'</i>	5 GALLON
Northern Gold Forsythia	<i>Forsythia x 'Northern Gold'</i>	5 GALLON
Gro-low Fragrant Sumac	<i>Rhus aromatica 'Gro-low'</i>	5 GALLON
Staghorn Sumac	<i>Rhus typhina</i>	5 GALLON
ANTICIPATED PERENNIALS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Korean Feather Reed Grass	<i>Calamagrostis brachytricha</i>	2 GALLON
Purple Coneflower	<i>Echinacea purpurea</i>	2 GALLON
Shenandoah Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	2 GALLON
May Night Salvia	<i>Salvia nemerosa 'May Night'</i>	2 GALLON
Schizanthium Blue Heaven Little Blue Stem	<i>Schizanthum scoparium 'Minibue A'</i>	2 GALLON



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06/29/2022

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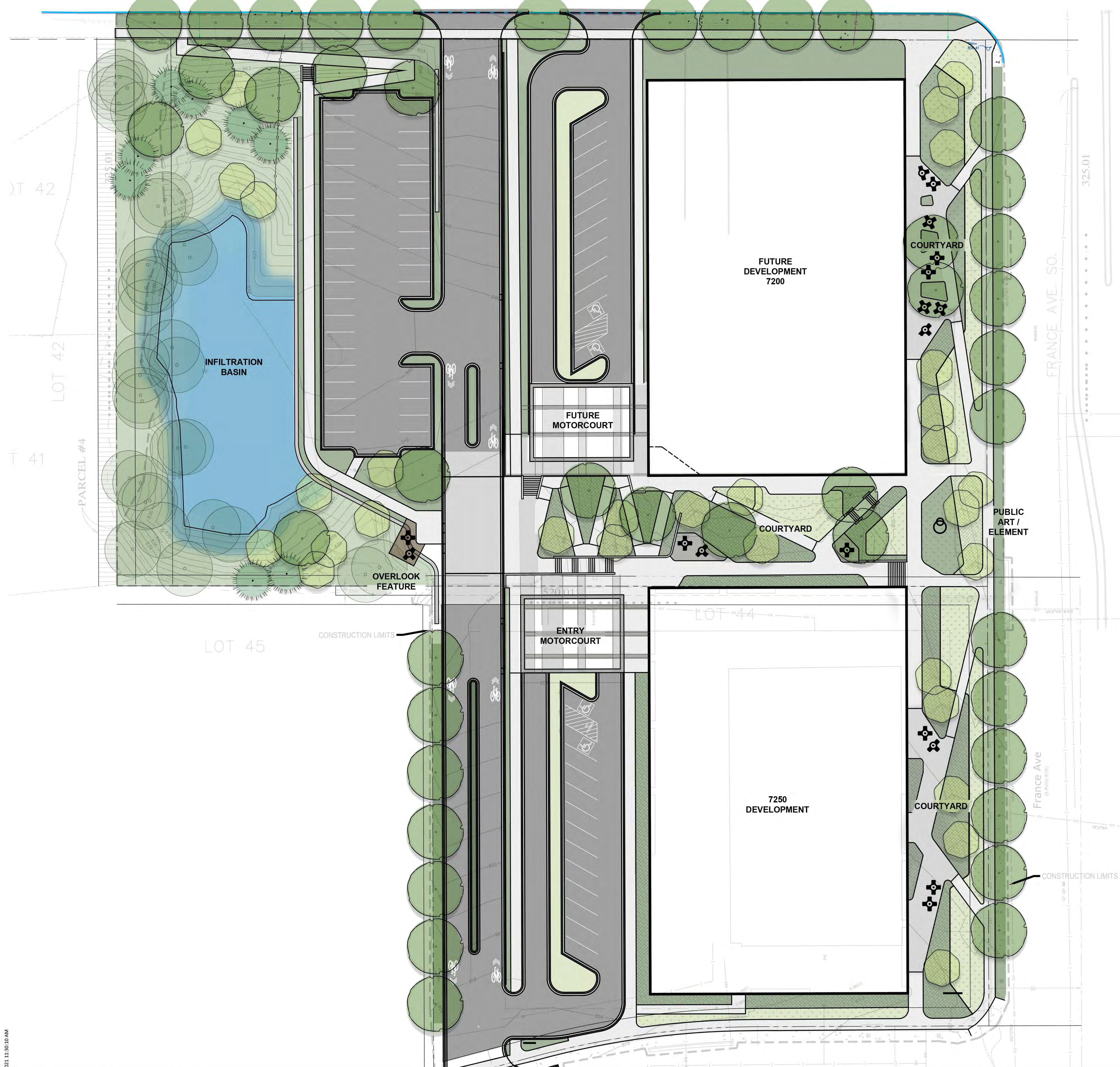
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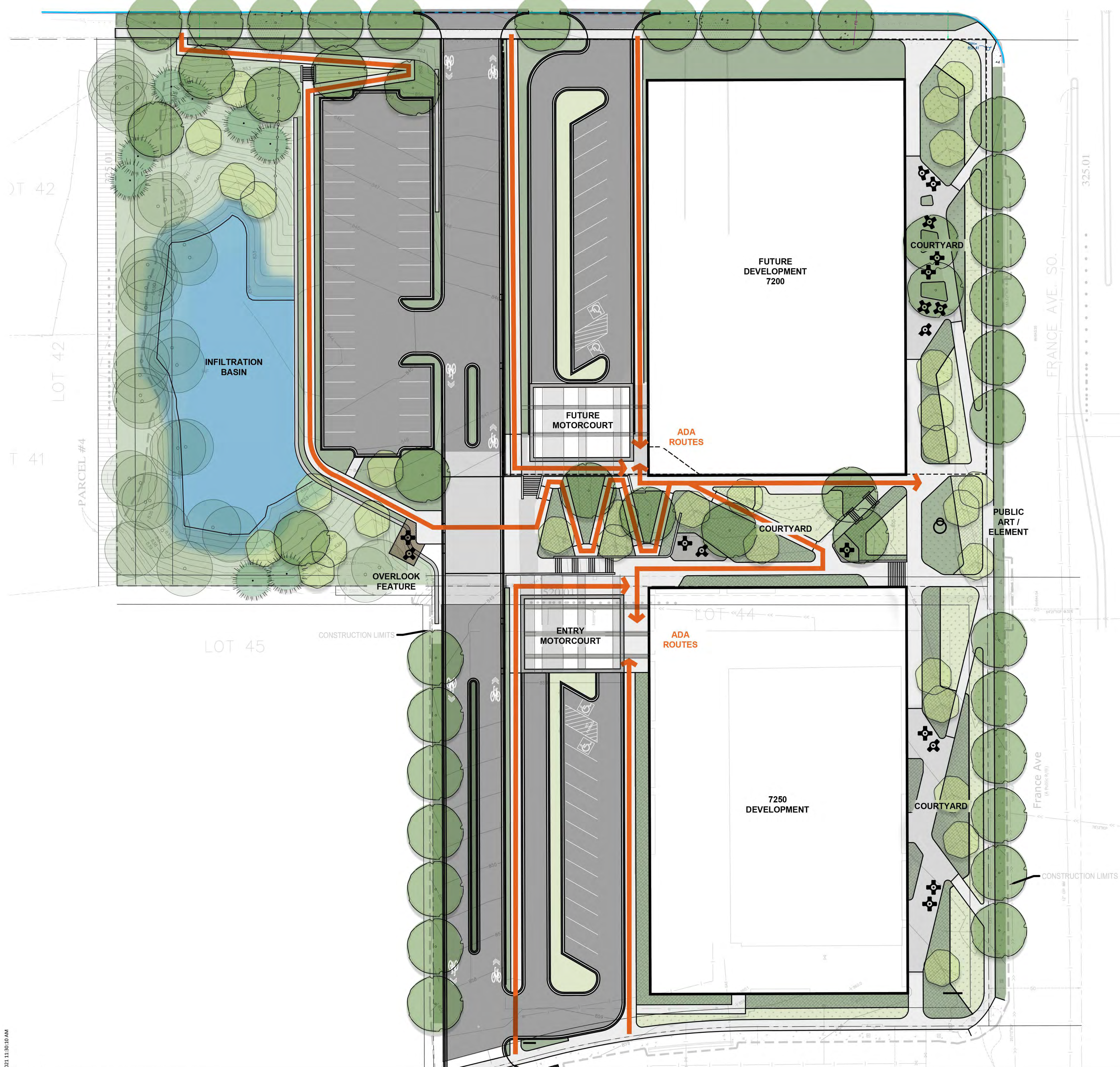
22113
PROJECT NUMBER

JC TM
DRAWN BY CHECKED BY
KEY PLAN

LANDSCAPE SITE PLAN
RENDERED

L1.1





7200-7250

7200-7250 France Avenue
South, Edina, MN

CONFLUENCE

LANDSCAPE ARCHITECT
530 N THIRD ST, SUITE 120,
MINNEAPOLIS, MN 55402
PH: 612.339.8702 FAX: 612.339.5382
www.thinkconfluence.com

esg
ARCHITECTURE & DESIGN

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KEY PLAN

LANDSCAPE SITE PLAN
RENDERED

L1.1

9/10/2021 11:30:10 AM

01 LANDSCAPE SITE PLAN RENDERED
L1.1

SCALE: 1"=20'



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MN 55435



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7200 & 7250 FRANCE AVENUE - OVERALL EXISTING SITE AERIALS



7200 FRANCE AVENUE - EXISTING SITE AERIALS & PHOTOS



7250 FRANCE AVENUE - EXISTING SITE AERIALS & PHOTOS

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EXISTING SITE PHOTOS
(7200 & 7250)

A0.1

7200 & 7250
FRANCE AVE

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1 TBD

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SITE PLAN - DEMOLITION
(7200 & 7250)

A0.2

1 A0.2 XX LEVEL DEMOLITION PLAN
1/32" = 1'-0"

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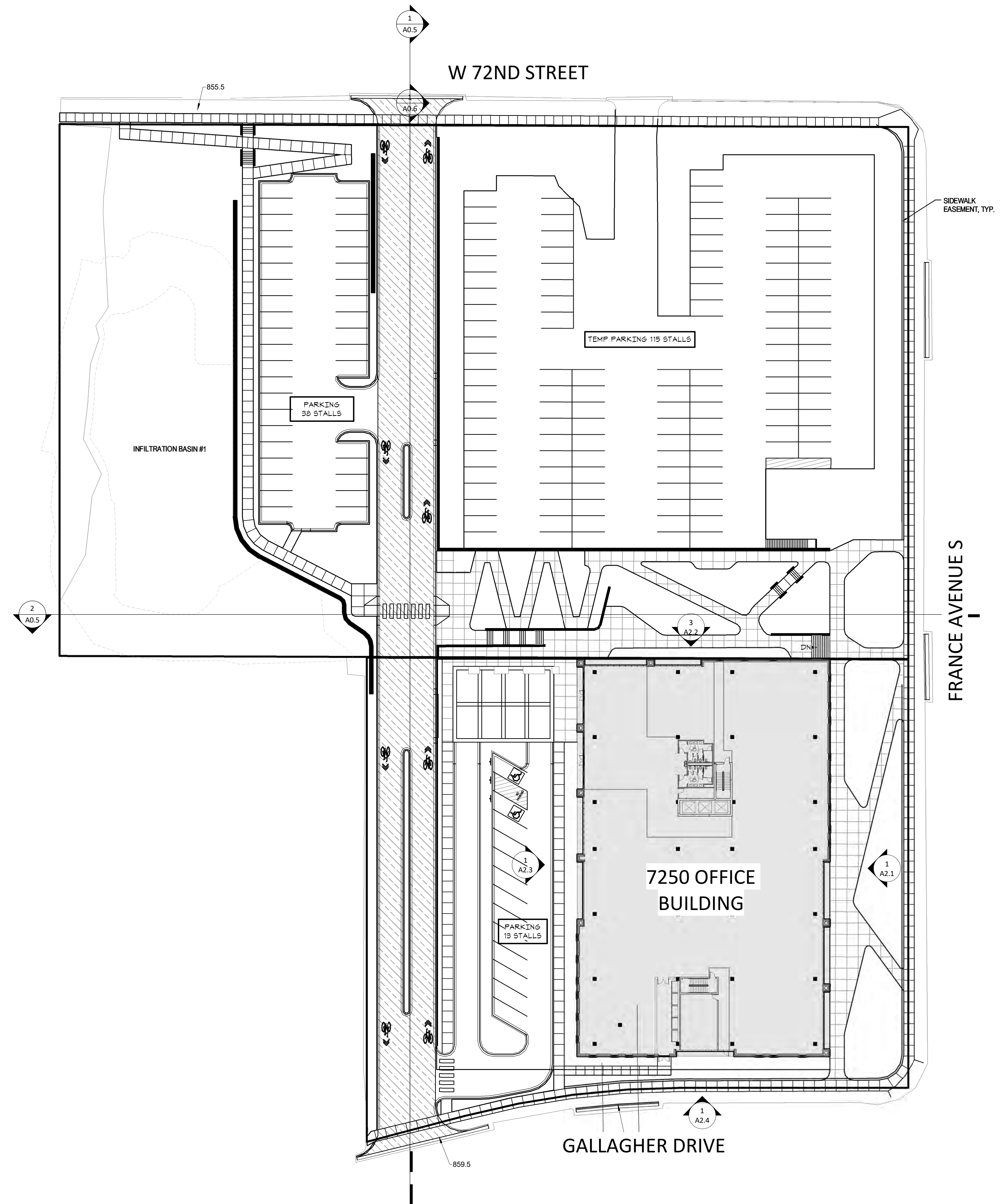


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1
A0.3 LEVEL 1 SITE PLAN - PHASE 1
1" = 30'-0"

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SITE PLAN - PHASE 1
(7200 & 7250)

A0.3

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FRANCE AVE**

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MN 55435

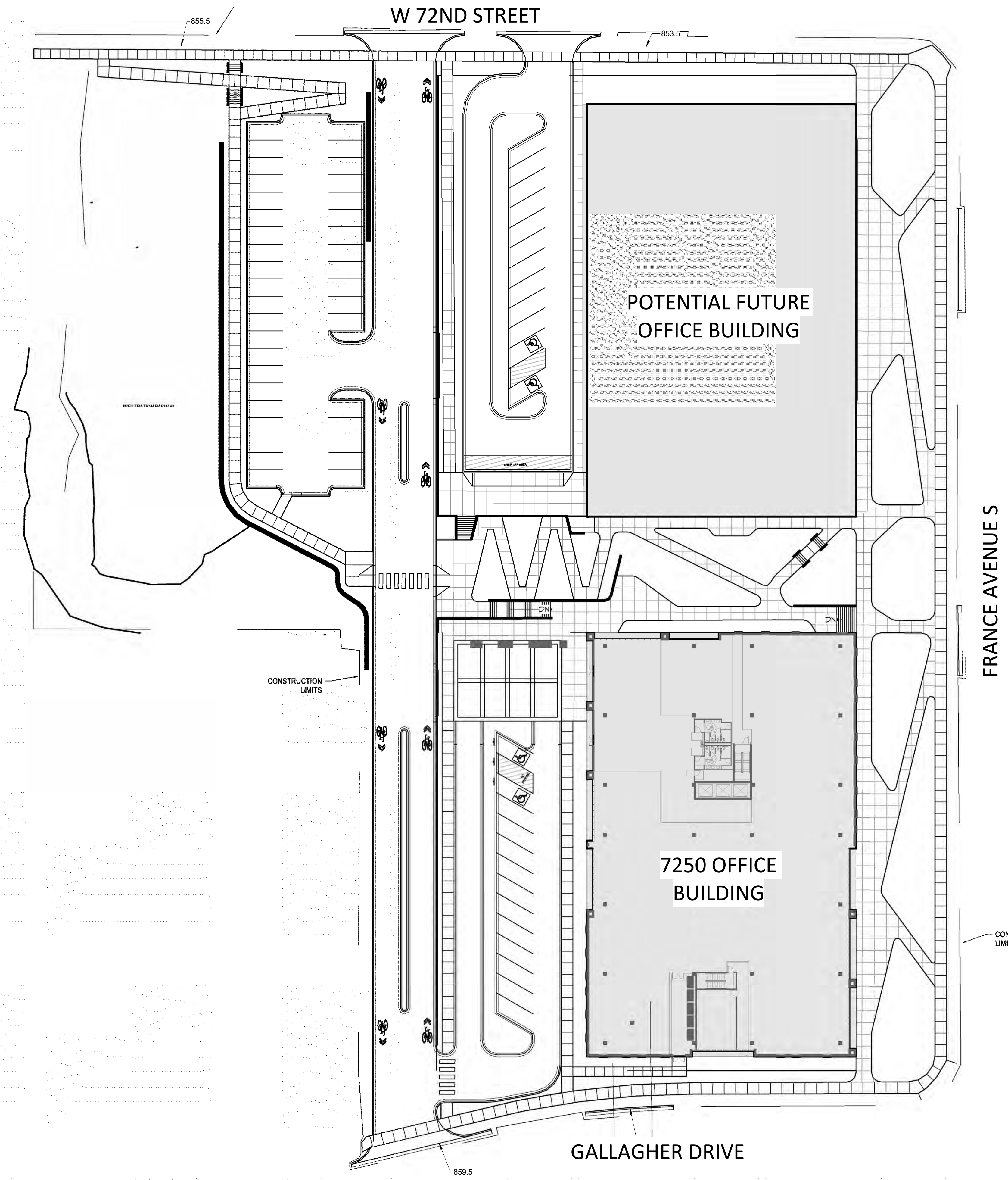


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SITE PLAN - PHASE 2
(7200 & 7250)

A0.4

1
A0.4 **LEVEL 1 SITE PLAN - PHASE 2**
1" = 30'-0"

**7200 & 7250
FRANCE AVE**

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MN 55435



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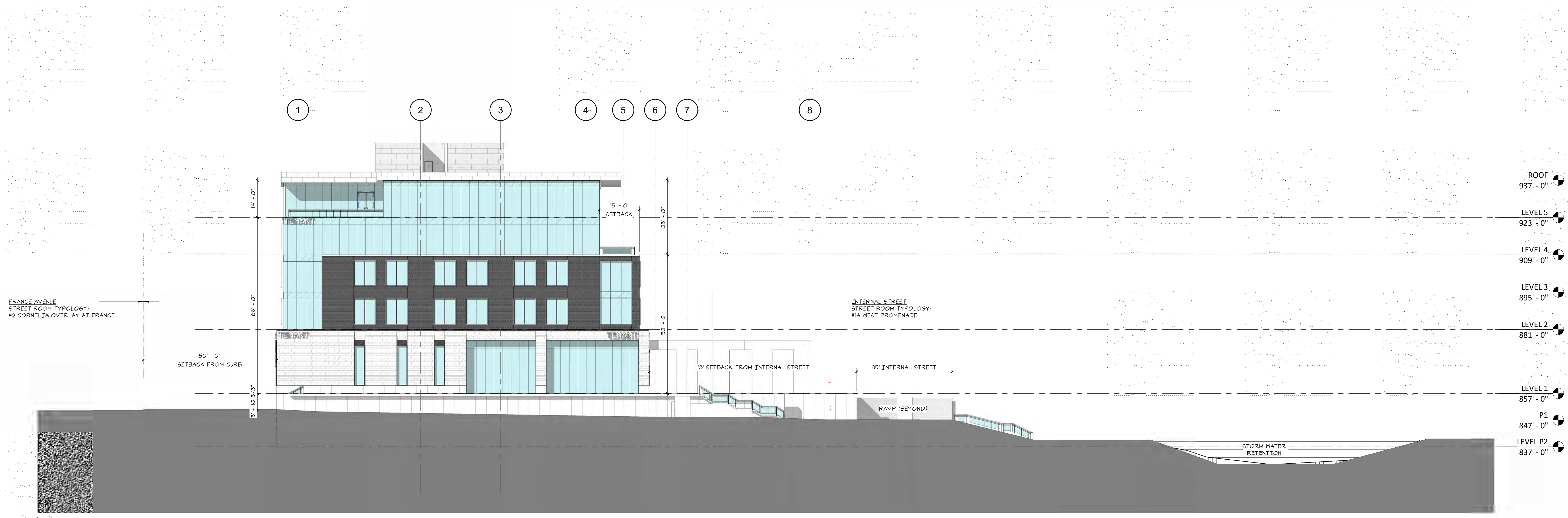
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1 PHASE 1 - NORTH / SOUTH SITE SECTION
1/16" = 1'-0"



2 PHASE 1 - EAST / WEST SITE SECTION AT DANILA
1/16" = 1'-0"

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SITE SECTION DIAGRAMS
- PHASE 1 (7200 & 7250)

A0.5

**7200 & 7250
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MN 55435

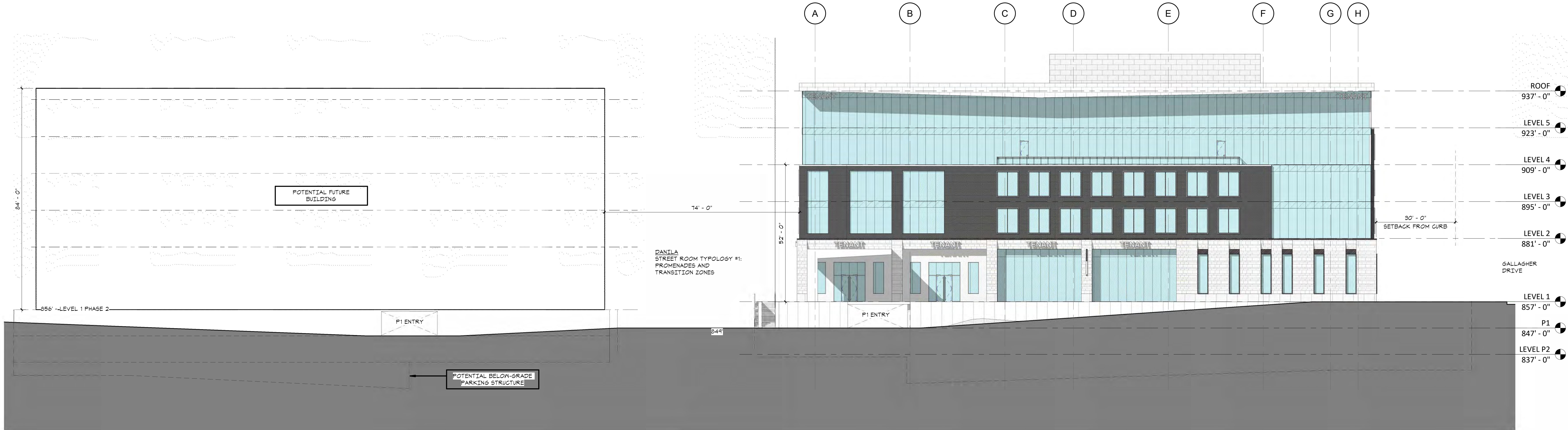


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1 PHASE 2 - NORTH / SOUTH SITE SECTION
A0.6 1/16" = 1'-0"

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SITE SECTION DIAGRAMS
- PHASE 2 (7200 & 7250)

A0.6

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PHASE 1 SITE RENDERING



PHASE 2 SITE RENDERING

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PHASE 1 AND 2 SITE
RENDERINGS

A0.7



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EXTERIOR RENDERINGS
(7200 & 7250)

A0.8

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EXTERIOR RENDERINGS
(7200 & 7250)

A0.9

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KEY PLAN

EXTERIOR RENDERINGS
(7200 & 7250)

A0.10

LEVEL 1 MATERIALS



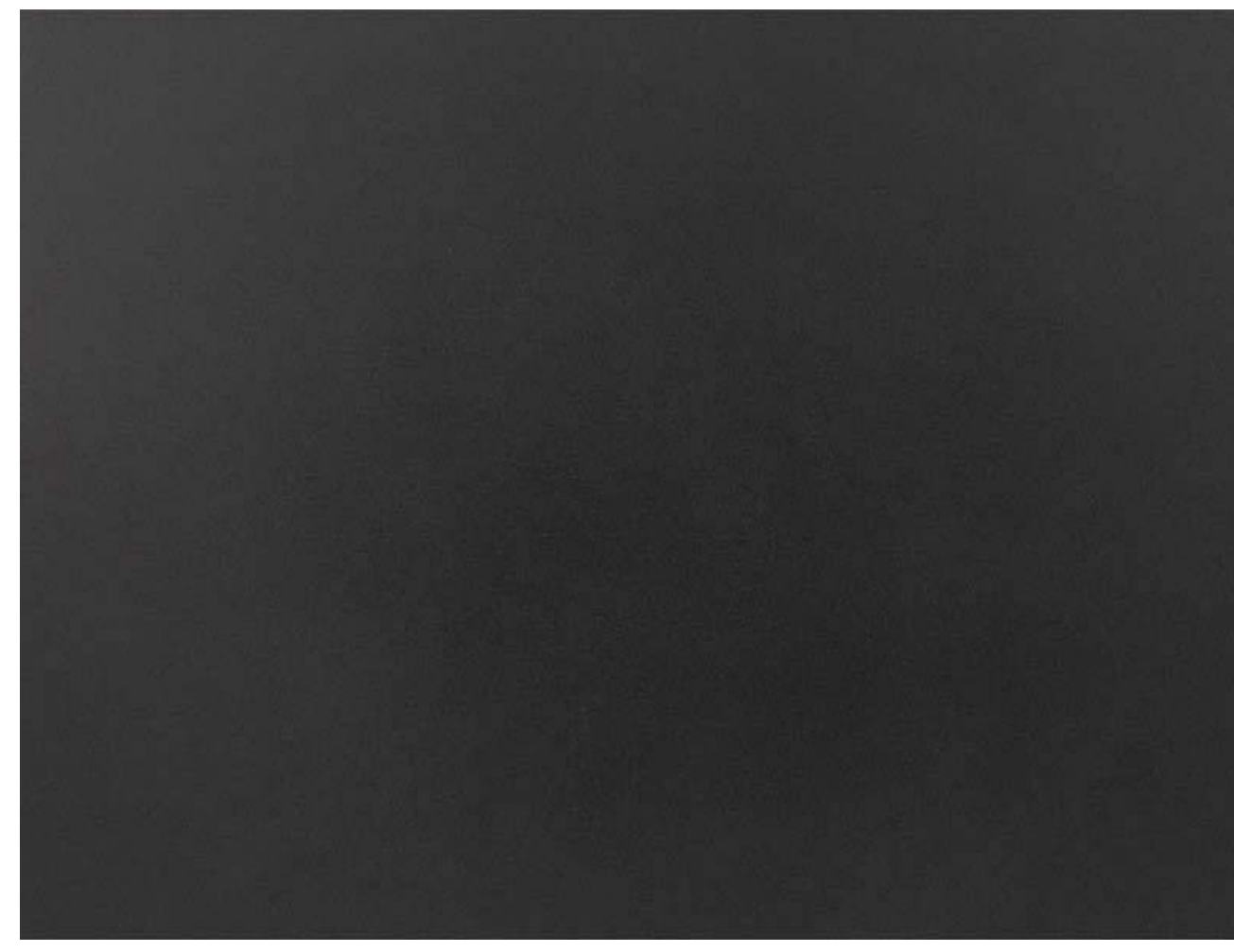
HYBRID WINDOW
WALL - SSG SYSTEM



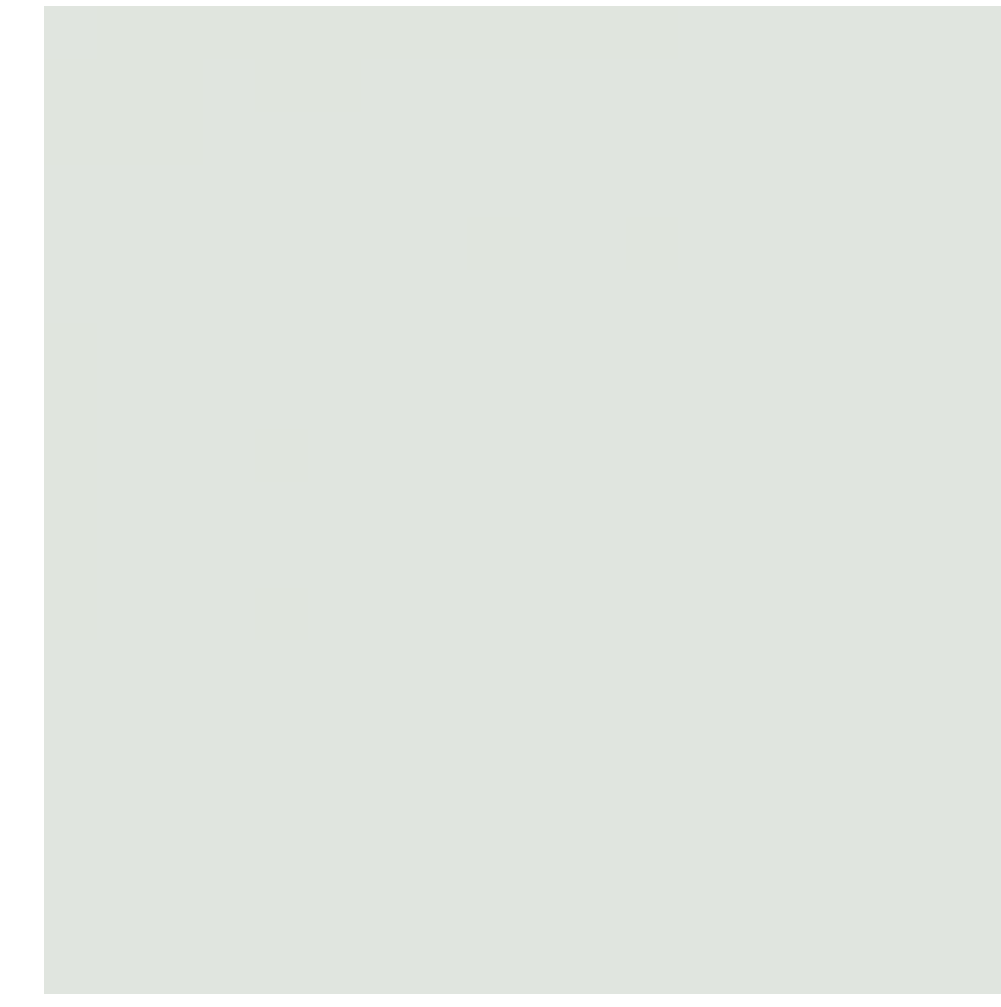
ARCHTECTURAL
PRECAST - COLOR 1



STONE BASE



METAL PANEL - COLOR 1



METAL PANEL - COLOR 2

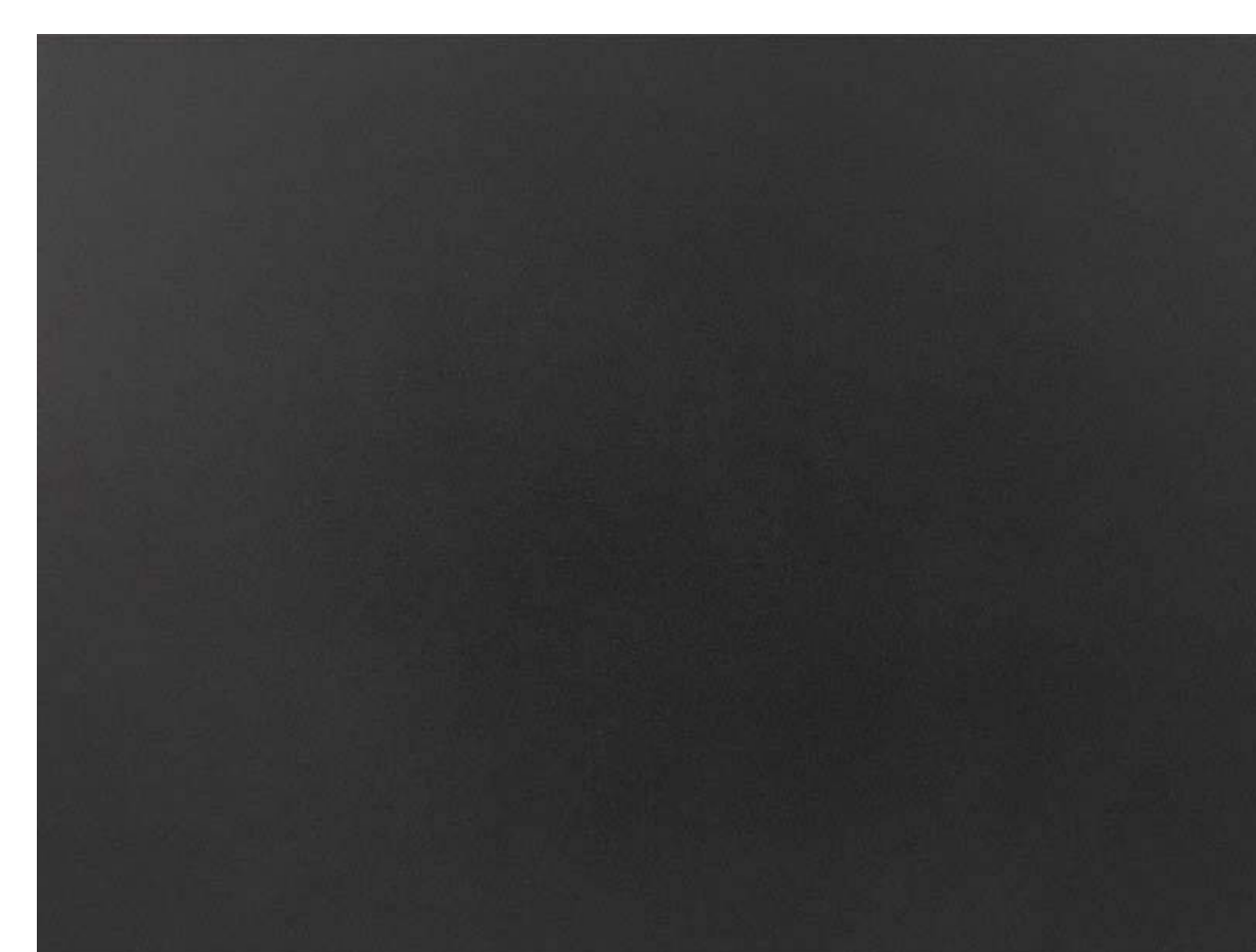
LEVELS 2-5 MATERIALS



HYBRID WINDOW
WALL - SSG SYSTEM



ARCHITECTURAL BRICK



METAL PANEL - COLOR 1

ROOF MATERIALS



FLAT LOCK ZINC PANEL



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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 architect
under the laws of the State of Minnesota

Signature _____
Typed or Printed Name _____
License # _____ Date _____

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CONSTRUCTION**

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SUBMISSION
6/30/2022**

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7250 EXTERIOR
MATERIALS

A2.5