## GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 2' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

## SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

## IRRIGATION NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

**PROJECT DATA:**
LOT AREA: 11,135 SF / .26 ACRES
BUILDING FOOTPRINT: 8,960 SQ FT

| | |
|---|---|
| GREEN SPACE REQ'D: | 435 SF / 20% |
| GREEN SPACE PROVIDED: | 1500 SF / 69% |
| ON-SITE: | 280 SF / 13% |
| ADJACENT SITES: | 519 SF / 24% |
| ROW: | 701 SF / 32% |
| PERVIOUS AREA TOTAL: | 4,518 SF |
| ON-SITE: | 1,336 SF |
| ADJACENT SITE: | 2,481 SF |
| ROW: | 701 SF |

## SITE PLAN NOTES

TRASH COLLECTION: TRASH BINS WILL BE WHEELED OUT ADJACENT TO THE BUILDING (NEAR DOG PARK AND OUTSIDE OF SERVICE ROOM) ON TRASH DAY AND PICKED UP BY VENDORS VIA THE ADJACENT PARKING GARAGE.

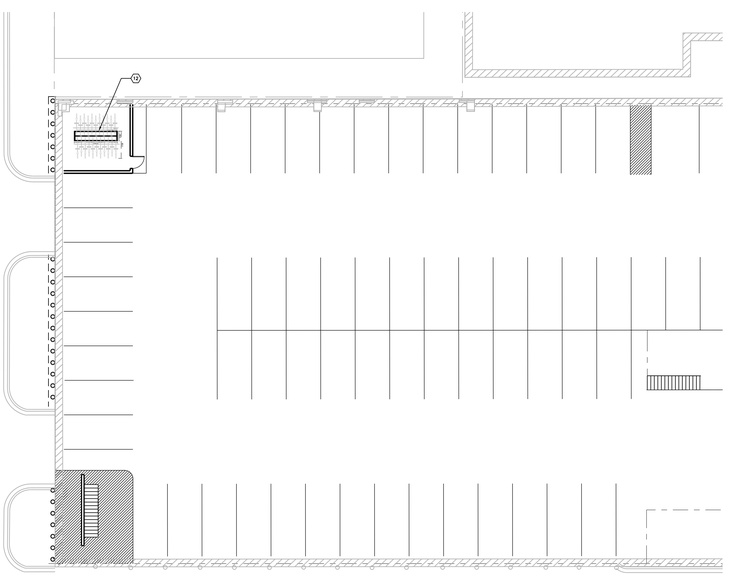
## PROPOSED PLANT SCHEDULE

| QTY. | SYM | COMMON NAME | SCIENTIFIC NAME | SIZE | TYPE | COMMENTS |
|---|---|---|---|---|---|---|
| **TREES** | | | | | | |
| 2 | A | IMPERIAL HONEYLOCUST | Gleditsia triacanthos v. inermis 'Impcole' | 2.5" CAL. | B&B | MATCH EXISTING STREET TREES |
| **SHRUBS** | | | | | | |
| 3 | B | RASPBERRY TART VIBURNUM | Viburnum dentatum 'Rastzam' | #5 | CONT. | PLANT PER PLAN |
| **PERENNIALS / GRASSES / VINES** | | | | | | |
| 111 | C | PANDORA'S BOX DAYLILY | Hemerocallis 'Pandora's Box' | #2 | CONT. | PLANT PER PLAN |
| 112 | D | SUNDAY GLOVES DAYLILY | Hemerocallis 'Sunday Gloves' | #2 | CONT. | PLANT PER PLAN |
| 27 | E | BOSTON IVY | Parthenocissus tricuspidata 'Robusta' | #3 | CONT. | PLANT PER PLAN |

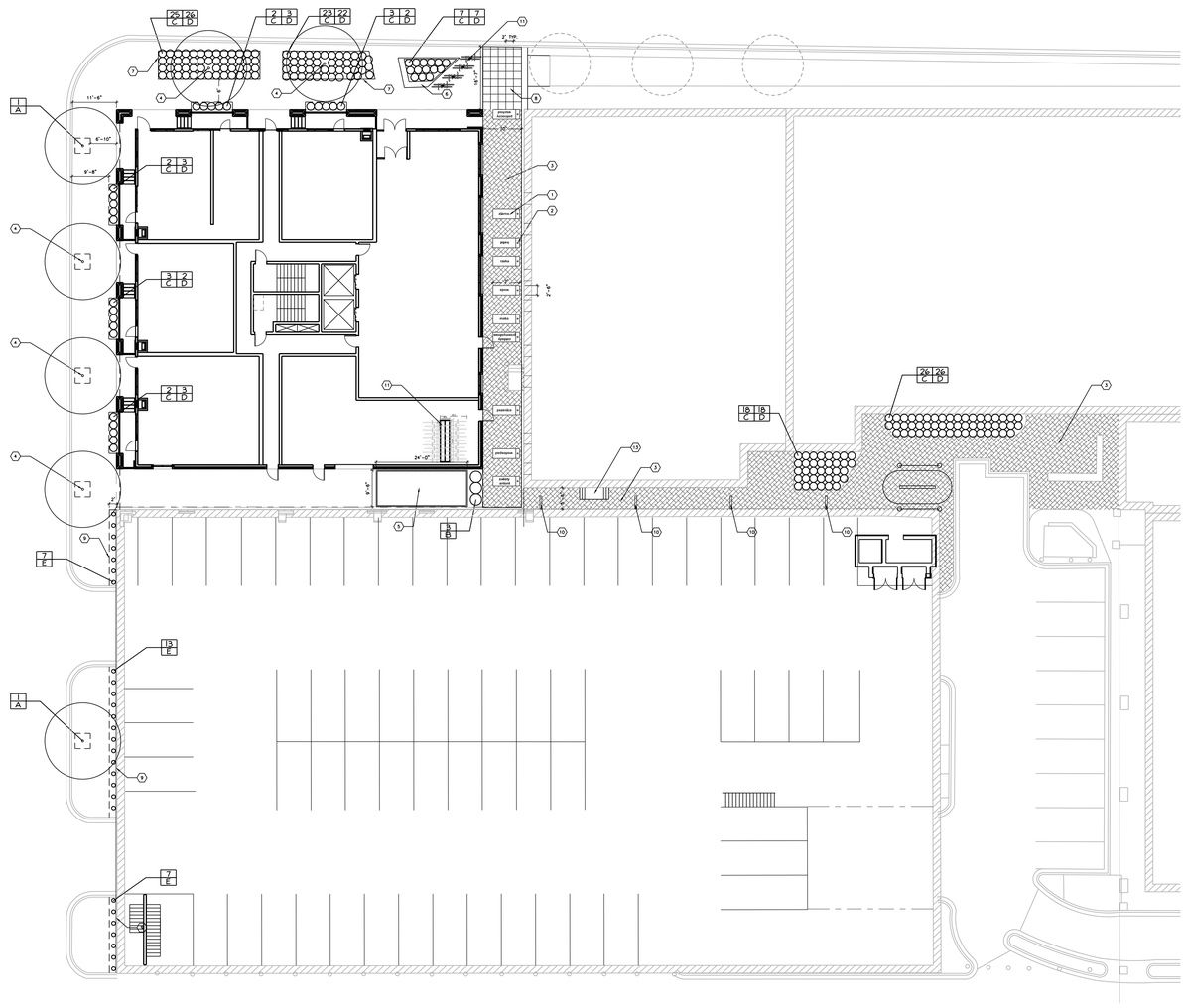
PERVIOUS AREA: 1,060 SQ FT (INCLUDES PERVIOUS PAVERS)

## KEY NOTES

1. HISTORIC FIN METAL PERGOLA WITH PUNCHED WORDS/PHRASES IN HORIZONTAL PLANE
2. FLOODLIGHT TO SHINE THROUGH PERGOLA, CASTING WORD DOWN ONTO WALK
3. "OLD ST. ANTHONY PROMENADE" – PERVIOUS COBBLESTONE PAVERS
4. EXISTING STREET TREES
5. DOG RUN
6. RAISED PLANTER / SEATWALL
7. EXISTING BOULEVARD – NEW PLANTING
8. SCORED CONCRETE ACCENT BAND
9. GREEN SCREEN – ATTACHED TO FACE OF PARKING RAMP; PLANTED WITH VINES.
10. WALL–MOUNTED LIGHTING FIXTURES
11. BIKE RACKS (CAPACITY: 8 EXTERIOR, 22 INTERIOR)
12. BIKE RACKS ON 2ND FLOOR OF PARKING RAMP. 22 CAPACITY AND TO MEET ZONING CODE DEFINITION OF LONG TERM BIKE PARKING.
13. UPDATED ENTRY TO FIRE BARN BUILDING, AS PART OF PEDESTRIAN IMPROVEMENTS.



2 / L100 BIKE PARKING – 2ND FLOOR GARAGE
1/16" = 1'-0"



1 / L100 LANDSCAPE PLAN
1/16" = 1'-0"

0 8' 16' 32'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| DATE | 08–23–11 |
| DRAWN BY | DMM |
| CHECKED BY | DMM |
| COMMISSION NO. | 183401 |

LANDSCAPE PLAN

**L100**

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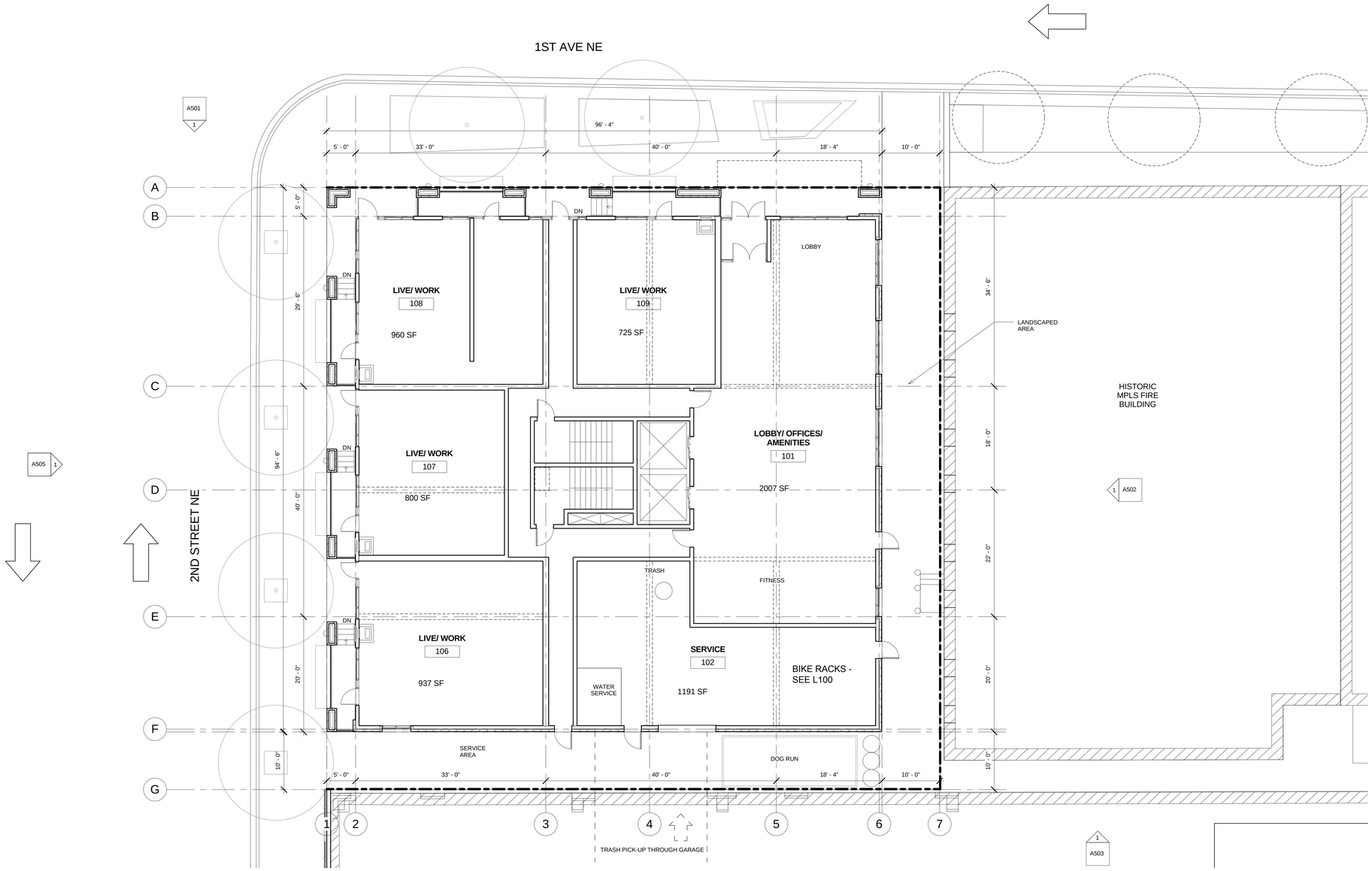
SHEET BINDING AREA - DO NOT USE




1 Level 1
1/8" = 1'-0"

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SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

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1 Level 2
1/8" = 1'-0"

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SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102

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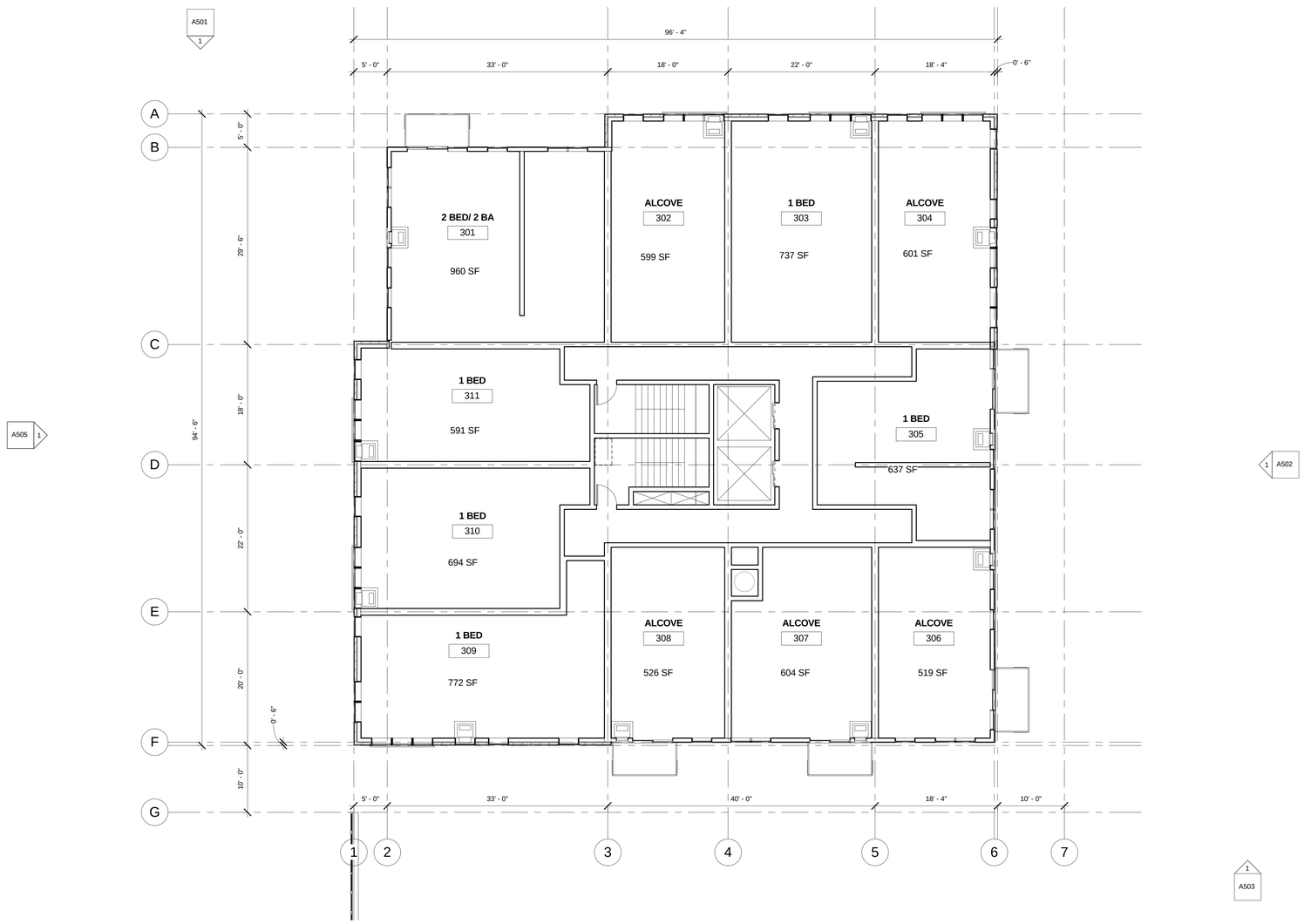


1 Level 3
1/8" = 1'-0"


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SHEET TITLE

THIRD FLOOR PLAN (TYP FLR 3-5)

SHEET NUMBER

A103

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SHEET BINDING AREA - DO NOT USE

1 Level 6
1/8" = 1'-0"


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SHEET TITLE

SIXTH FLOOR PLAN (TYP FLR 6-7)

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A106

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1 Level 10
1/8" = 1'-0"


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SHEET TITLE

TENTH FLOOR PLAN (TYP FLR 8-10)

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A110

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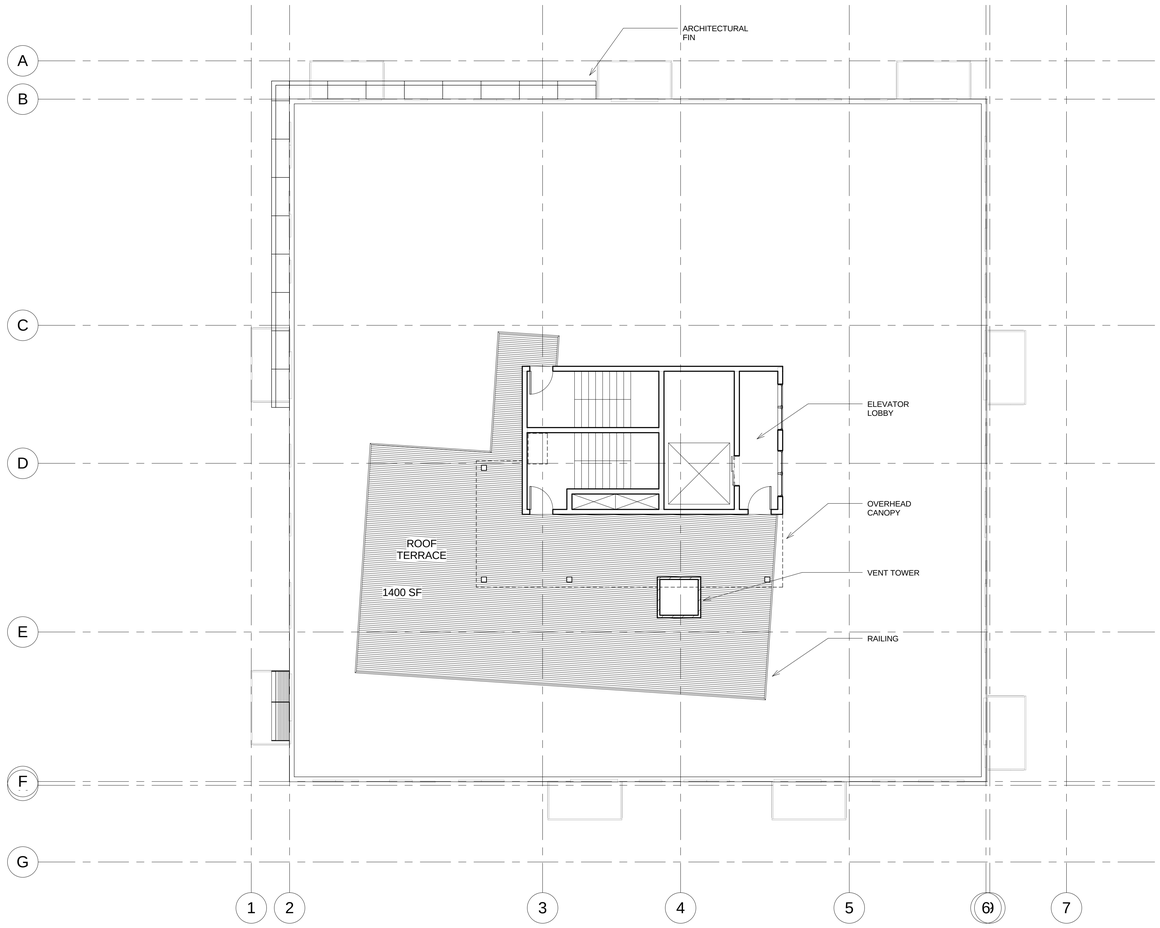


1
11x17
A503

1 Roof Terrace
1/8" = 1'-0"


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SHEET TITLE

ROOF TERRACE PLAN

SHEET NUMBER

A111

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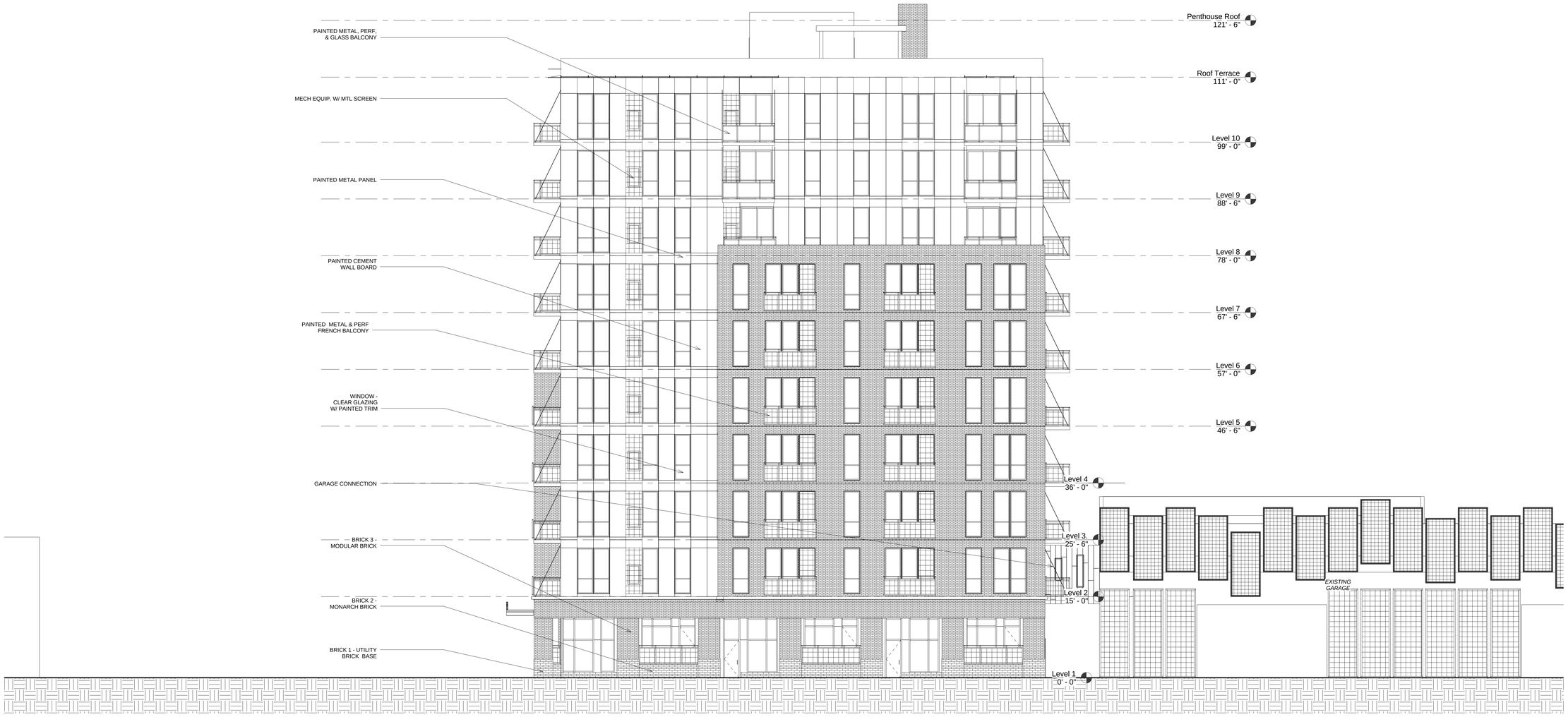


1 West - 2nd Street NE
1/8" = 1'-0"

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NE_Corner_Apartments.rvt
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SHEET TITLE

EXTERIOR ELEVATION

SHEET NUMBER

A500

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1 North - 1st Ave NE
1/8" = 1'-0"

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# EXTERIOR ELEVATIONS

SHEET NUMBER

# A501

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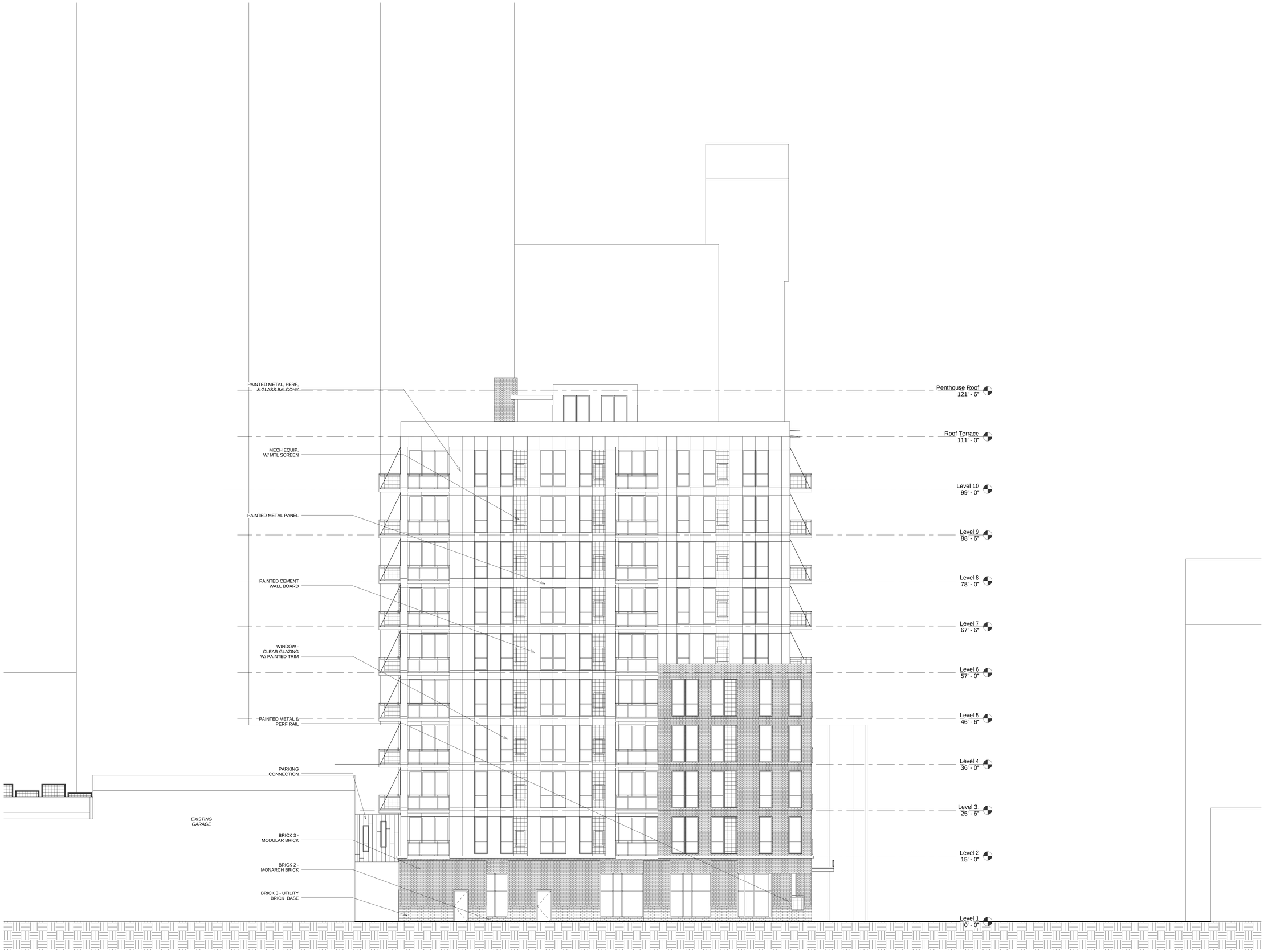


1 East - Historic Mpls Fire Dept Building
1/8" = 1'-0"

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# EXTERIOR ELEVATIONS

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# A502

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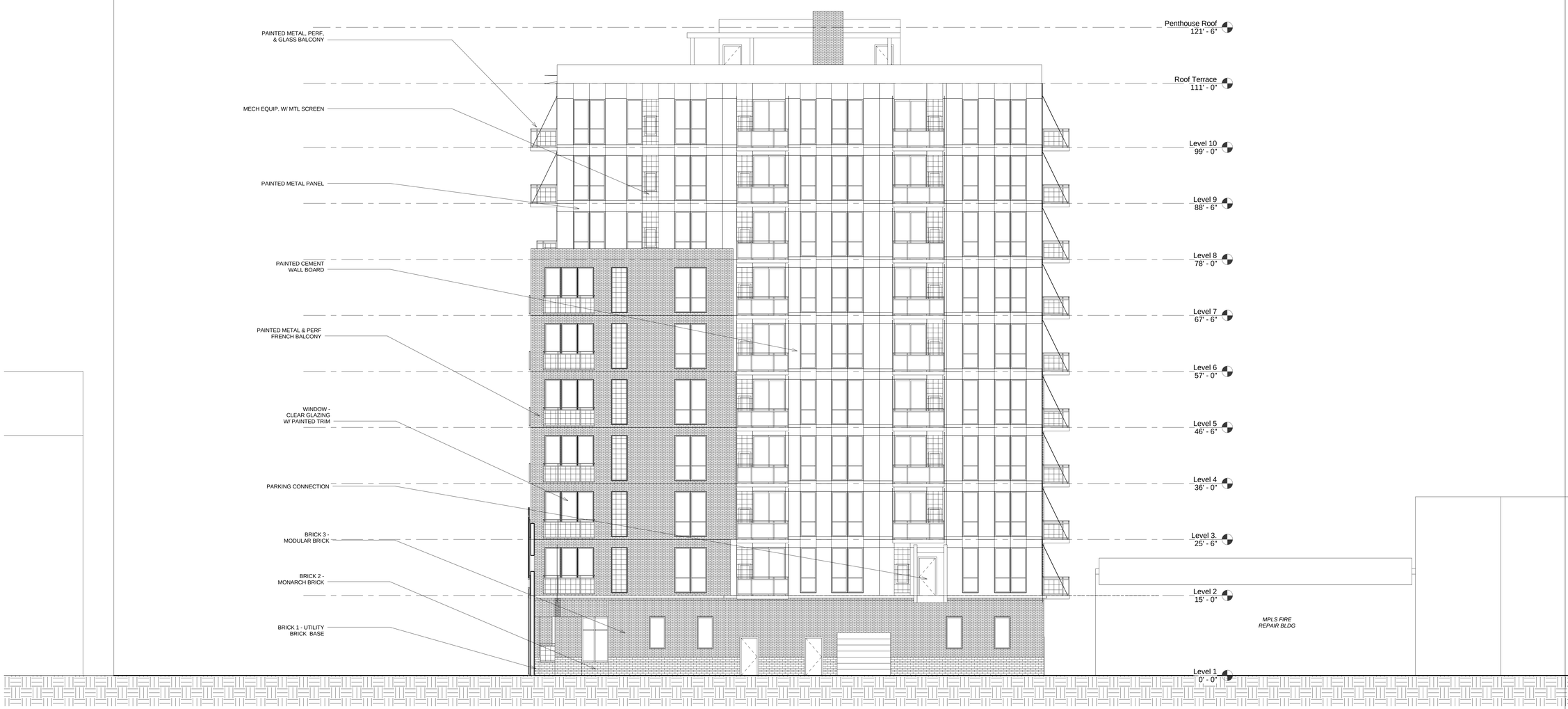


1 South - Existing Garage
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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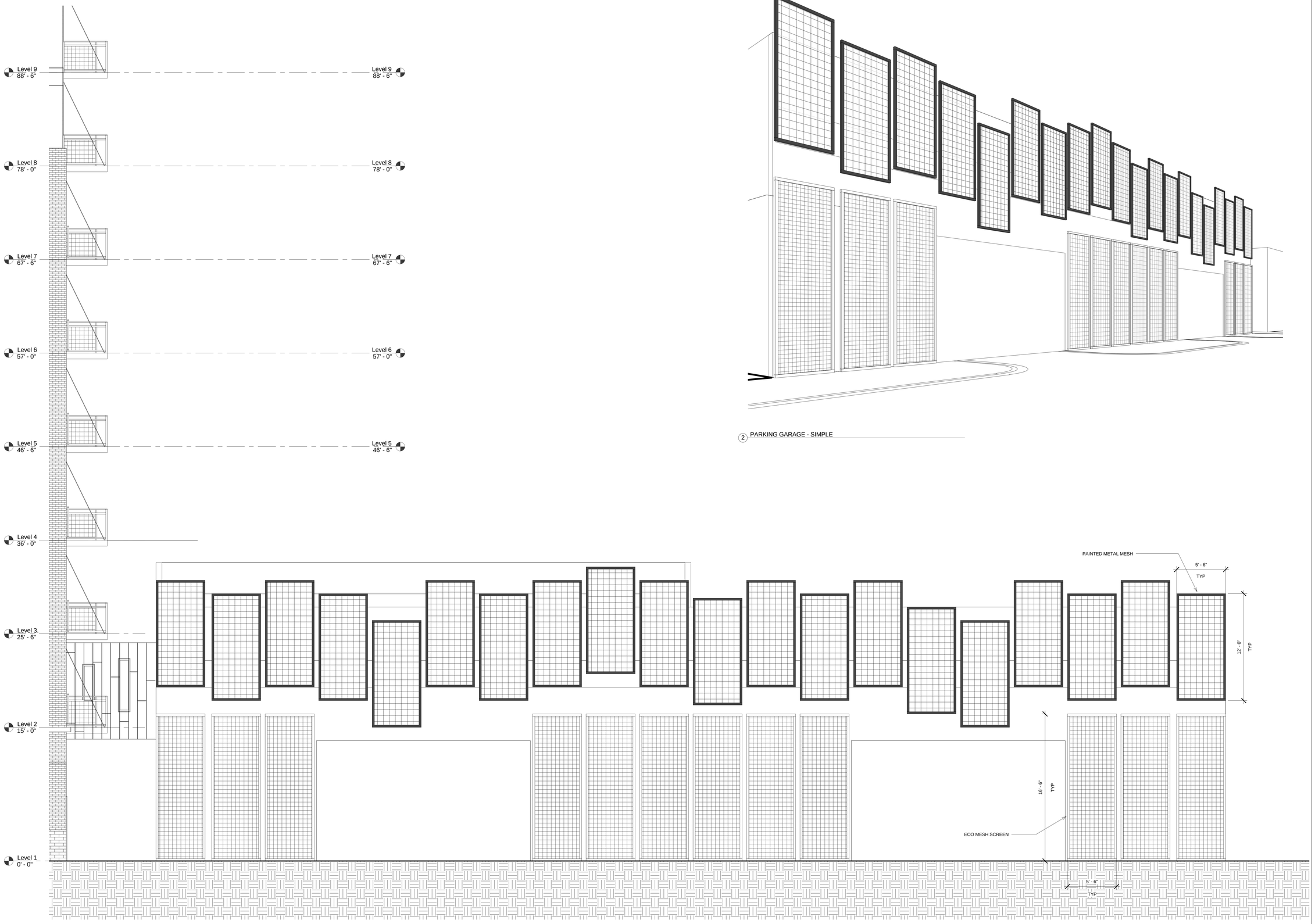


1 West - Parking Garage - Simple
1/4" = 1'-0"

2 PARKING GARAGE - SIMPLE


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SHEET TITLE

WEST - PARKING GARAGE - SIMPLE

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