

# JACKSON FLATS

901 18-1/2 AVENUE NE, MINNEAPOLIS, MN

Land Use Application 09.30.2011

Jackson Flats

901 18 1/2 AVE NE  
Minneapolis, MN 55418

## GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

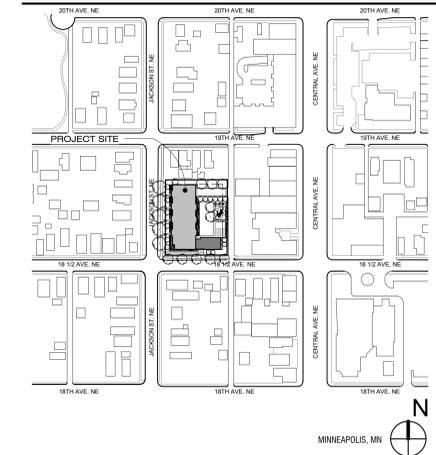
## GROSS AREA SUMMARY

Area Schedule (Gross Building)	
SUBLEVEL 1	12642 SF
LEVEL 1	14776 SF
LEVEL 2	12501 SF
LEVEL 3	12501 SF
LEVEL 4	12501 SF
Grand total	64923 SF

## PARKING SUMMARY

PARKING TYPE	PARKING SUBLEVEL 1	PARKING AT GRADE	TOTAL
	4	0	4
ADA-Designated	1	0	1
Parking Stall	26	0	26
Grand total	31	0	31

## LOCATION MAP



## SHEET INDEX

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C100	DEMOLITION PLAN	A101.0	LEVEL 1 PLAN
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C500	GEOMETRIC AND PAVING PLANS	A302	BUILDING ELEVATIONS
C600	DETAILS	E-L-S	SITE LIGHTING LAYOUT WITH PHOTOMETRICS
C601	DETAILS		
C700	STORMWATER POLLUTION PREVENTION PLAN		

## CONTACTS

### CO-DEVELOPER

NAME: ARTSPACE PROJECTS INC.  
CONTACT: ANDREW COMMERS  
ADDRESS: 250 3RD AVE N, SUITE 500  
MINNEAPOLIS, MN 55401  
PHONE No.: 612.389.3905  
FAX No.: 612.333.9089  
E-MAIL: ANDREW.COMMERS@ARTSPACE.ORG

### CO-DEVELOPER

NAME: NE/CDC  
CONTACT: JAMIE SCHUMACHER  
ADDRESS: 2329 CENTRAL AVE NE  
MINNEAPOLIS, MN 55418  
PHONE No.: 612.827.9086  
FAX No.: 612.781.2309  
E-MAIL: JAMIE@NORTHEASTCDC.ORG

### CONTRACTOR

NAME: T.B.D.  
CONTACT: T.B.D.  
ADDRESS: ADDRESS  
ADDRESS: ADDRESS  
PHONE No.: NO HERE  
FAX No.: FAX HERE  
E-MAIL: E-MAIL HERE

### ARCHITECT

NAME: URBANWORKS ARCHITECTURE LLC  
CONTACT: JEFFREY A. SCHONECK  
ADDRESS: 901 N 3RD ST SUITE 145  
MINNEAPOLIS, MN 55401  
PHONE No.: 612.455.3100  
FAX No.: 612.455.3199  
E-MAIL: JSCHONECK@URBAN-WORKS.COM

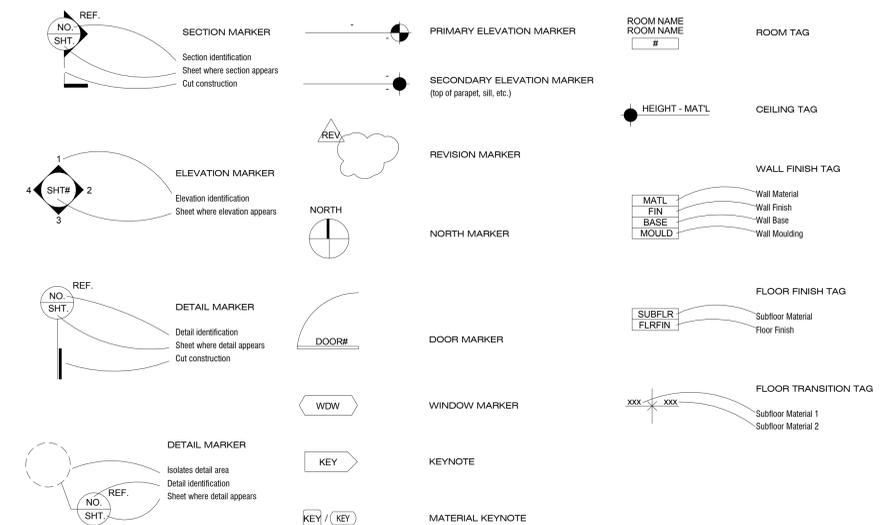
### CIVIL ENGINEER

NAME: BKSM ENGINEERS  
CONTACT: KEITH MATTE  
ADDRESS: 5830 BROOKLYN BLVD  
MINNEAPOLIS, MN 55429  
PHONE No.: 763.843.0446  
FAX No.: 763.843.0421  
E-MAIL: KMATTE@BKSM.COM

### LANDSCAPE ARCHITECT

NAME: STUDIO GREEN LLC  
CONTACT: BILL DELANEY  
ADDRESS: 901 N 3RD ST SUITE 145  
MINNEAPOLIS, MN 55401  
PHONE No.: 612.455.3112  
FAX No.: 612.455.3190  
E-MAIL: BDELANEY@URBAN-WORKS.COM

## SYMBOLS



Preliminary Plan – Subject to Change



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS  
# Date Description

DATE 09/30/2011  
PROJECT # 07-0052  
LAND USE  
DRAWN BY DM  
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KEY PLAN

Land Use Application  
September 30, 2011

TITLE SHEET

G001

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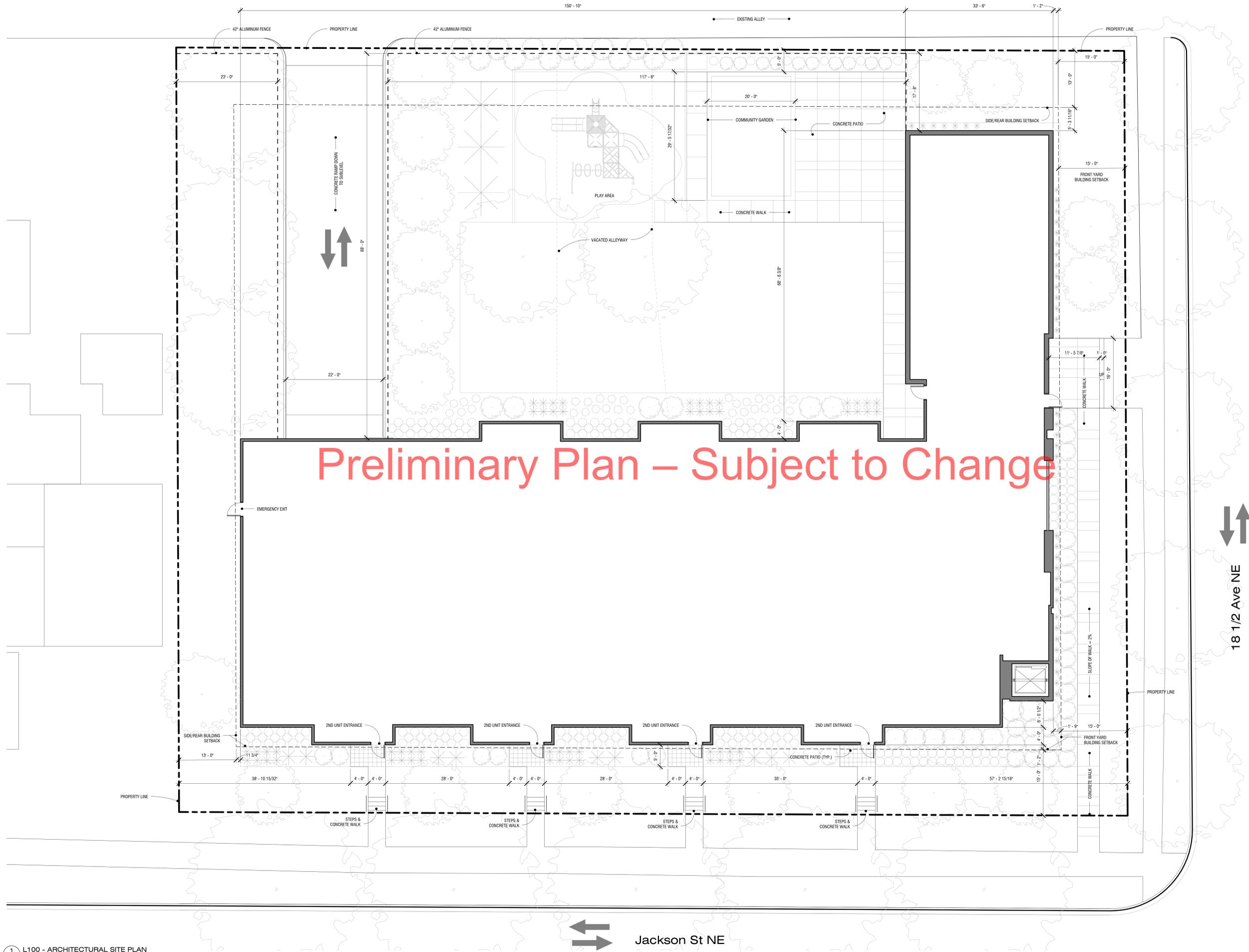
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ARCHITECTURAL  
SITE PLAN

L100



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18 1/2 Ave NE

Jackson St NE





GENERAL NOTES:

STAKE ALL (OR SET POTTED) PLANTINGS PRIOR TO PLANTING FOR REVIEW BY LANDSCAPE ARCHITECT

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SOD OR WOOD MULCH AS INDICATED ON DRAWINGS

ALL PLANTINGS TO RECEIVE 4" SHREDED CYPRESS MULCH OUT TO DRIPLINE OR WITHIN PLANTER AREA, SHRUB BEDS TO HAVE COMMERCIAL WEED BARRIER FABRIC PULL MULCH AWAY FROM TRUNK TO AVOID MOLD ISSUES

PLANT SCHEDULE SUPERCEEDS PLAN FOR ALL PLANT QUANTITIES

ALL TREES NEAR PEDESTRIAN AREAS OR SIDEWALKS TO HAVE CROWN LIMBED UP TO 6'-0" ABOVE GROUND AND HAVE APPROPRIATELY SHAPED CROWN

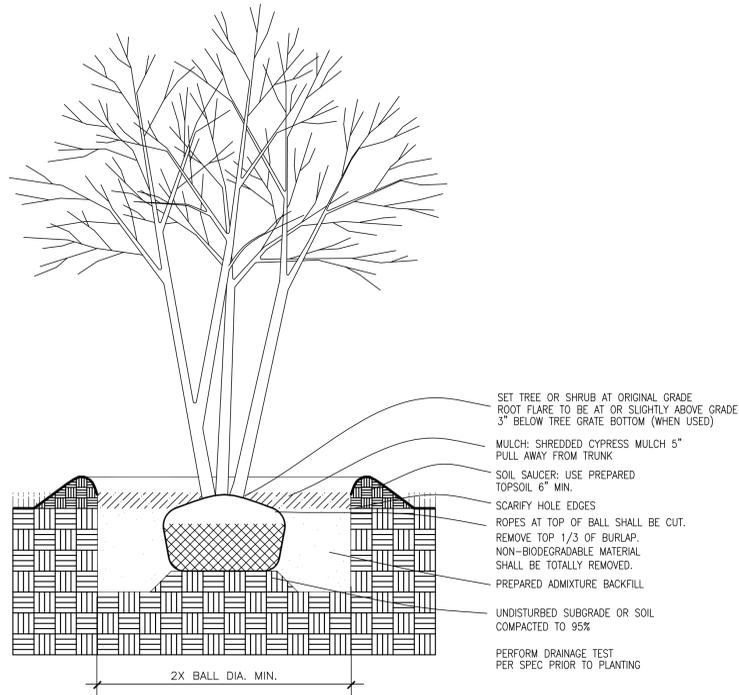
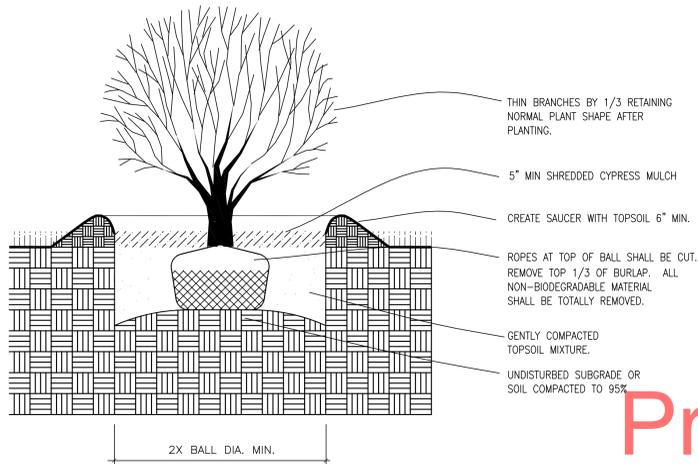
SEE SPECIFICATION FOR PLANTING AND TOP SOIL REQUIREMENTS

DRAINAGE AND PERCOLATION TEST TO BE DONE PRIOR TO PLANTING PERFORM TEST ASAP AFTER BUILDING IS BACKFILLED AND GRADE IS ESTABLISHED CONTRACTOR TO PROVIDE SPLASH BLOCKS AT EACH HOSEBIB AND AT EACH DAYLIT DOWNSPOUT THAT DOES NOT OPEN ON TO PAVED SURFACE. DISPERSE WATER TO TO MITIGATE EROSION

PRIOR TO PLANTING, OWNER AND CONTRACTOR TO DEFINE IN WRITING TRANSFER DATE OF CARETAKING OF EACH PLANTING TO MAINTAIN CONSISTANT CARE OF PLANTINGS AND SOD DURING PLANT ESTABLISHMENT.

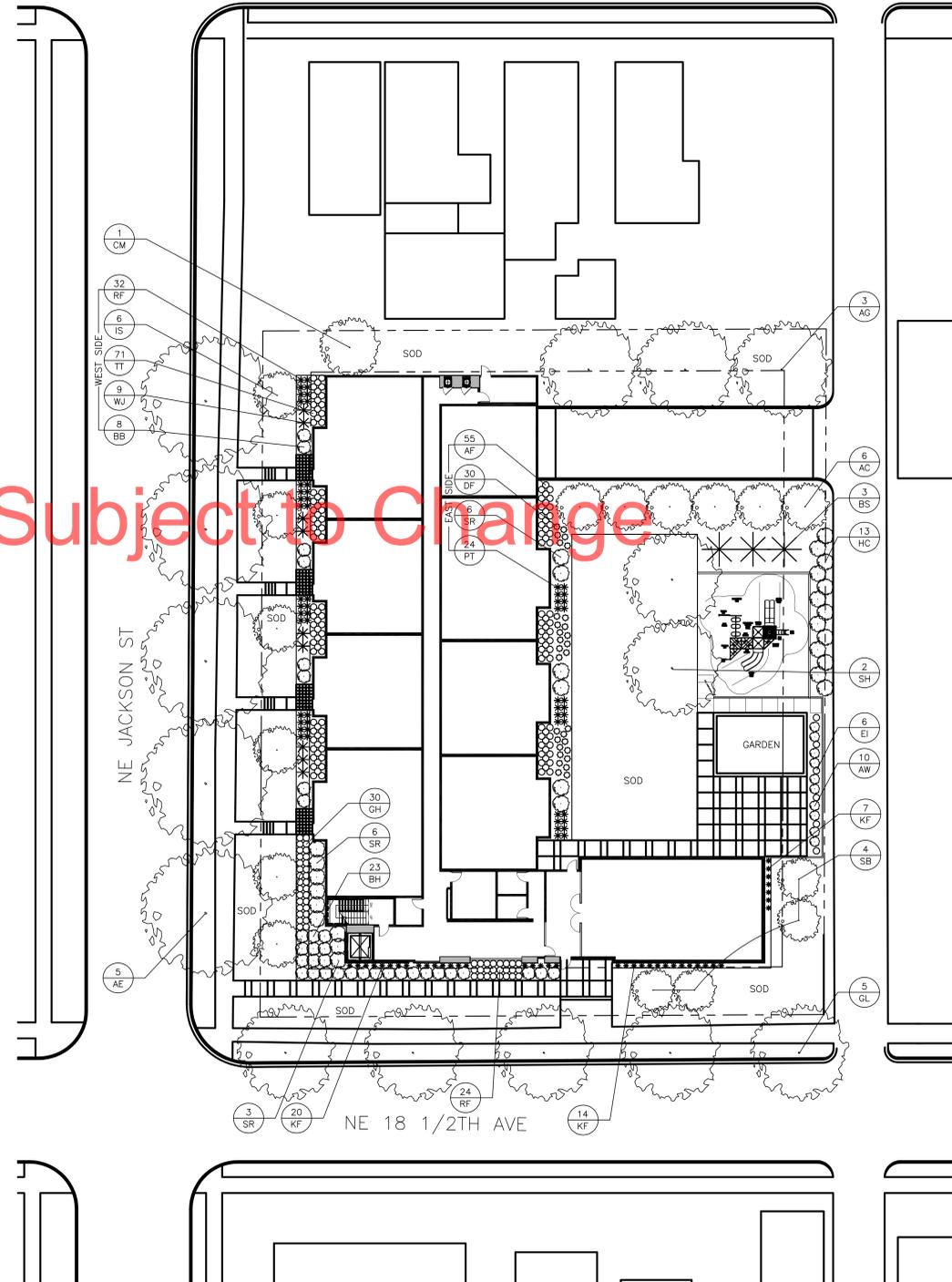
DRIP IRRIGATION TO BE USED ON SHRUB BEDS, SPRAY HEADS TO BE USED ON LAWN AREAS

SOIL WITHIN 'GARDEN' AREA AS LABLED ON PLAN TO BE EXCAVATED TO 18" DEPTH AND REPLACED WITH QUALITY LOAM PLANTING SOIL AS APPROVED BY LA.



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PLANT CODE	QTY	PLANT	SIZE	REMARKS
SH	2	SKYLINE HONEYLOCUST	2.5" BB	
IS	6	IVORY SILK LILAC	#25 CNT	
CM	1	COLUMNAR NORWAY MAPLE	2.5" BB	
AE	5	ACCOLADE ELM	2.5" BB	
GL	5	GREENSPIRE LINDEN	2" CAL	
BS	3	BLACK HILLS SPRUCE	6" BB	
SB	4	SERVICEBERRY	5" BB	CLUMP FORM
AG	3	AUTUMN GOLD GINKGO	#25 CNT	
AC	6	AMUR CHOKECHERRY	#10 CNT	
		PRUNIS MACKII		
		DECIDUOUS & EVERGREEN SHRUBS		
AW	10	ANTHONY WATERER SPIREA	#2 CNT	
BH	26	BUSH HONEYSUCKLE	#5 CNT	
HC	13	HEDGE COTONEASTER	#5 CNT	
WJ	9	WILTON CARPET JUNIPER	#5 CNT	
AF	55	AUTUMN FIRE SEDUM	#1 CNT	
PT	24	GREEN CARPET PACHYSANDRA	#5 CNT	
RF	56	RED FOX SPEEDWELL	#1 CNT	
SR	15	SHRUB ROSE "KNOCK OUT"	#5 CNT	
TT	71	TOM THUMB COTONEASTER	#5 CNT	
EI	6	ENGLEMANN IVY	#3 CNT	
DF	30	FIREWITCH DIANTHUS	#1 CNT	
BB	8	FIREBALL EUONYMUS	#5 CNT	
KF	41	KARL FOERSTER GRASS	#1 CNT	
GH	30	GUACAMOLE HOSTA	#1 CNT	
		HOSTA "GUACAMOLE"		



**GENERAL NOTES:**

- DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- ALL RESIDENTIAL DEMISING WALLS ARE TYPE V2, V3A, AND V6 1HR FIRE RATING, WITH ACOUSTIC RATING
- ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE W6, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
- MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- DIMENSIONS @ CMU ARE TO FACE OF CMU

**PARKING COUNT:**

PARKING TYPE	PARKING SUBLEVEL 1	PARKING AT GRADE	TOTAL
	4	0	4
ADA-Designated	1	0	1
Parking Stall	26	0	26
Grand total	31	0	31

**GROSS AREA:**

12,642 SF



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Minneapolis, MN 55401  
612.455.3100 (T)  
612.455.3199 (F)

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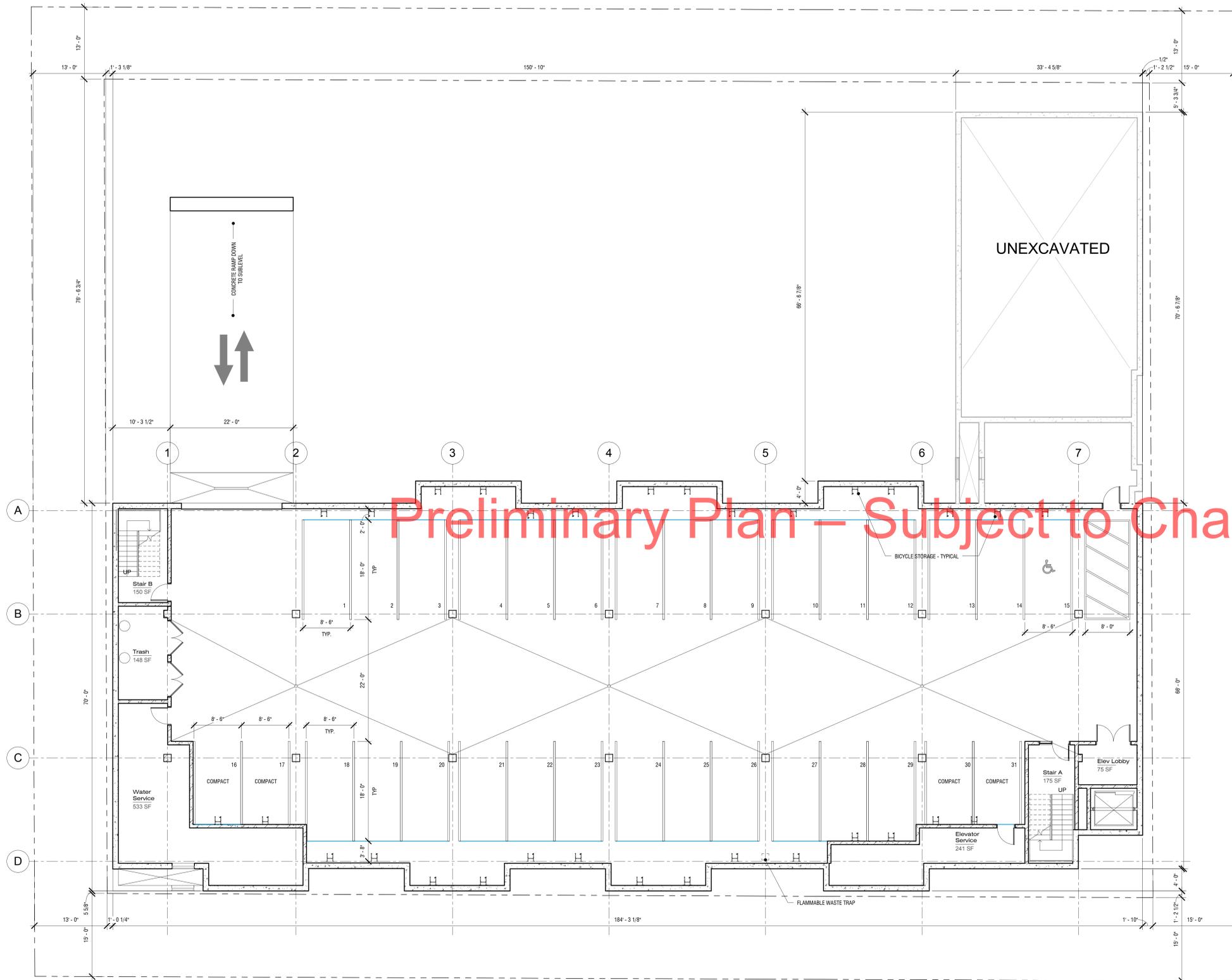
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Land Use Application  
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SUBLEVEL 1 -  
OVERALL  
PLAN

A001.0



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1 SUBLEVEL 1 PLAN  
A001.0 1/8" = 1'-0"





GENERAL NOTES:

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5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE V2, V2A, AND V6 1HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE W6, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
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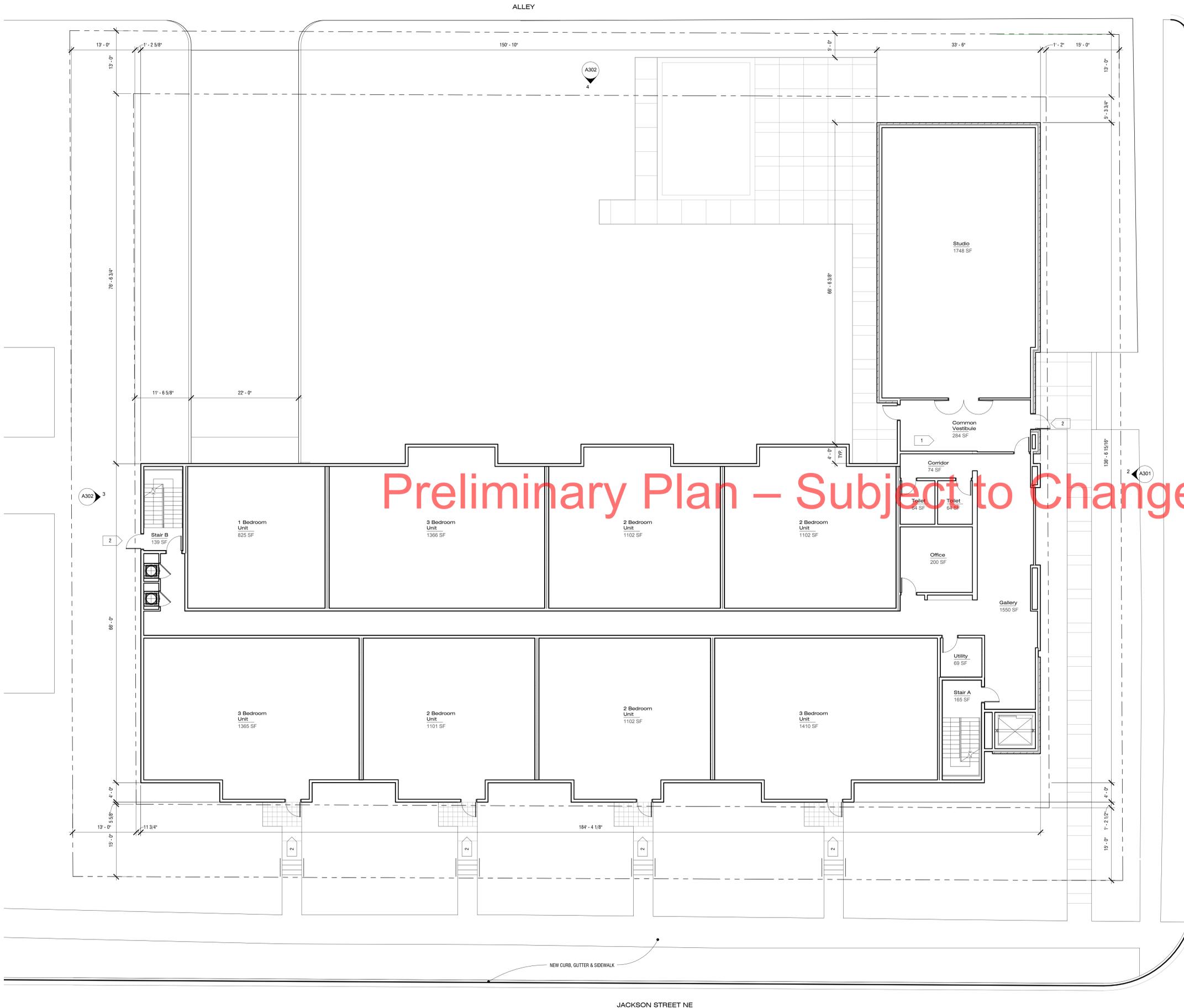
GROSS AREA:

LEVEL 1 14,778 SF

KEYNOTES:

- 1 FIRE DEPARTMENT KEY BOX AND ANNUNCIATOR PANEL
- 2 STRUCTURE ENCROACHMENT

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18 1/2 AVENUE NE

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LEVEL 1 PLAN

A101.0



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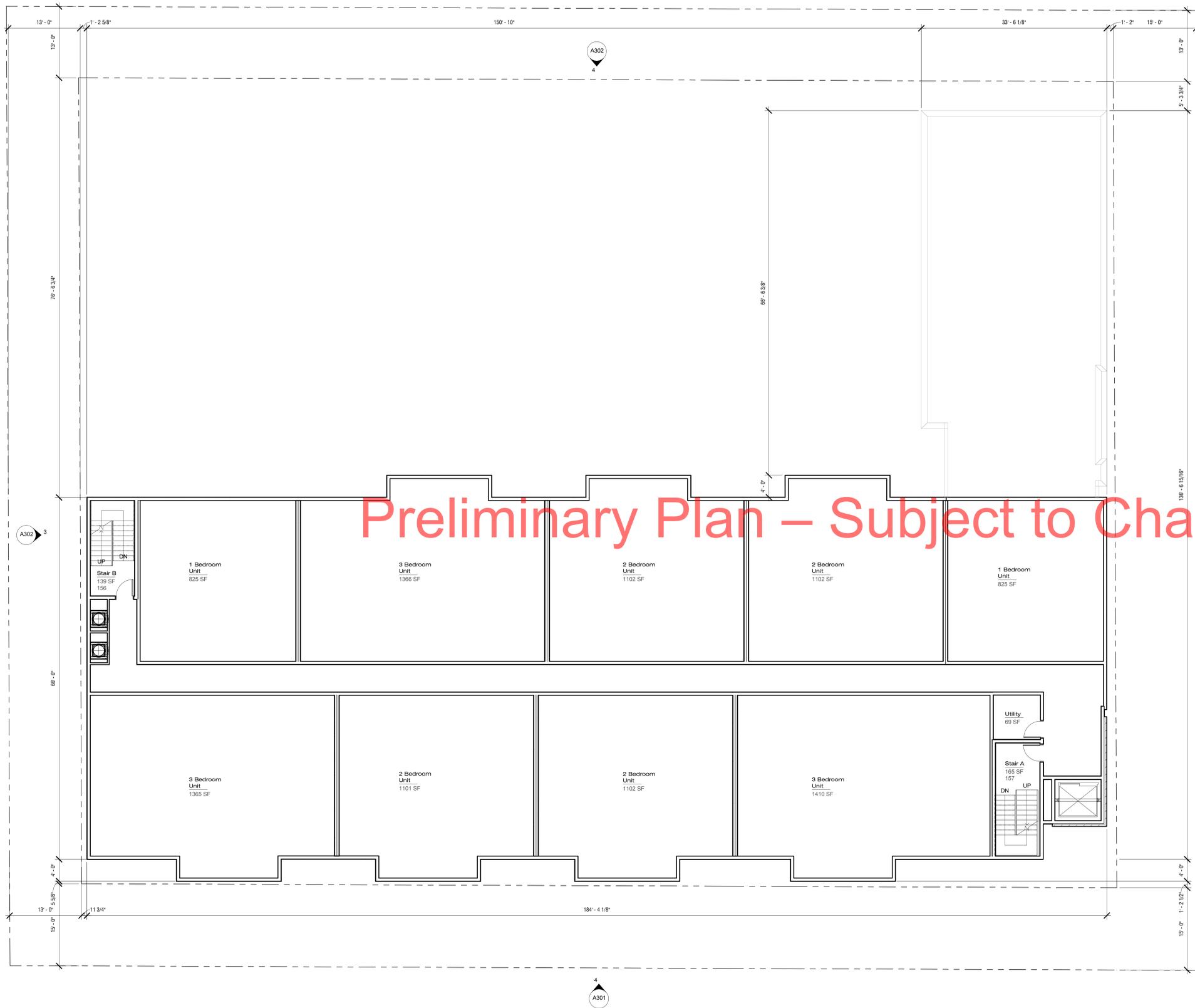
**GROSS AREA:**

LEVEL 2 12,501 SF  
LEVEL 3 12,501 SF  
LEVEL 4 12,501 SF

**KEYNOTES:**

- 1 FIRE DEPARTMENT KEY BOX AND ANNUNCIATOR PANEL
- 2 STRUCTURE ENCROACHMENT

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**LEVELS 2-5  
PLAN**

**A102.0**

1 LEVELS 2-5 PLAN  
A102.0  
1/8" = 1'-0"

**GENERAL NOTES:**

1. PROVIDE WALKING MATS FROM ROOF ACCESS POINT TO AND AROUND ALL ROOF TOP EQUIPMENT.



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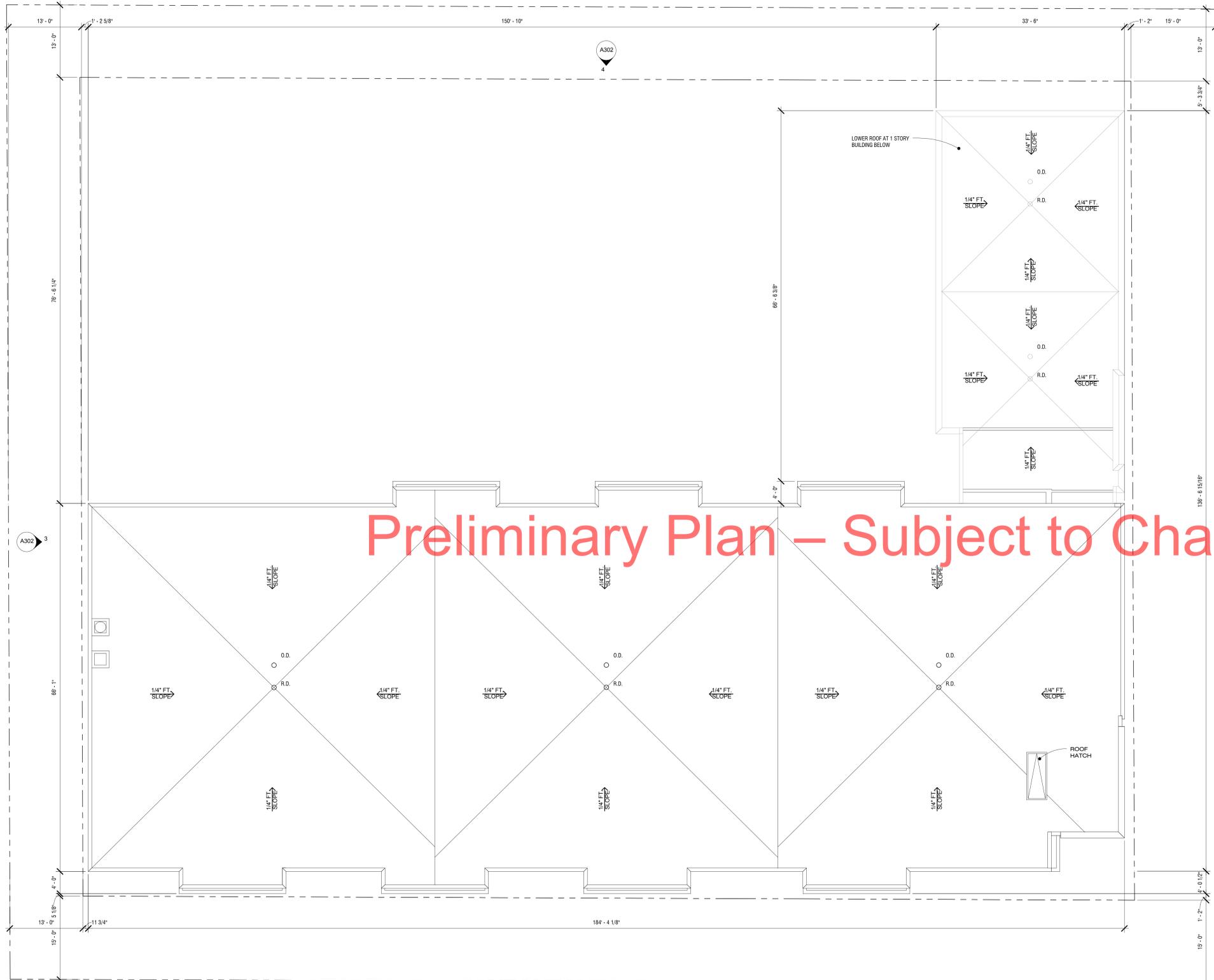
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ROOF PLAN -  
OVERALL

A201.0



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1 ROOF PLAN  
A201.0 1/8" = 1'-0"





KEYNOTES:

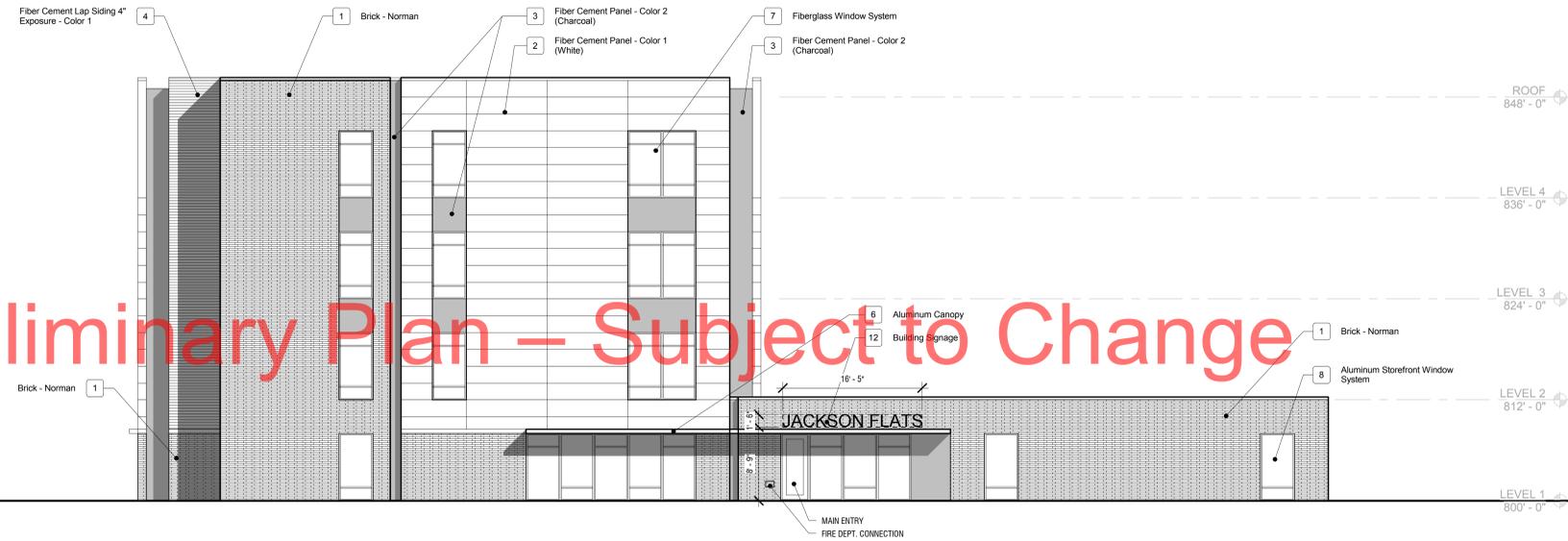
- |   |   |    |                          |
|---|---|----|--------------------------|
| 1 | BRICK - NORMAN                                | 10 | Mechanical Louver        |
| 2 | Fiber Cement Panel - Color 1 (White)          | 11 | Light Fixture            |
| 3 | Fiber Cement Panel - Color 2 (Charcoal)       | 12 | Building Signage         |
| 4 | Fiber Cement Lap Siding 4" Exposure - Color 1 | 13 | Prefinished Metal        |
| 5 | Fiber Cement Lap Siding 6" Exposure - Color 2 | 14 | Prefinished Metal Coping |
| 6 | Aluminum Canopy                               | 15 | Aluminum Panel           |
| 7 | Fiberglass Window System                      |    |                          |
| 8 | Aluminum Storefront Window System             |    |                          |

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

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1 Exterior Elevation - South  
1/8" = 1'-0"



3 Exterior Elevation - West  
1/8" = 1'-0"



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BUILDING  
ELEVATIONS

A301



KEYNOTES:

- 1 Brick - Norman
- 2 Fiber Cement Panel - Color 1 (White)
- 3 Fiber Cement Panel - Color 2 (Charcoal)
- 4 Fiber Cement Lap Siding 4" Exposure - Color 1
- 5 Fiber Cement Lap Siding 6" Exposure - Color 2
- 6 Aluminum Canopy
- 7 Fiberglass Window System
- 8 Aluminum Storefront Window System
- 9 Glass Overhead Garage Door
- 10 Mechanical Louver
- 11 Light Fixture
- 12 Building Signage
- 13 Prefinished Metal
- 14 Prefinished Metal Coping
- 15 Aluminum Panel

GENERAL NOTES:

- 1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

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1 Exterior Elevation - North  
1/8" = 1'-0"



2 Exterior Elevation - East  
1/8" = 1'-0"



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BUILDING  
ELEVATIONS

A302