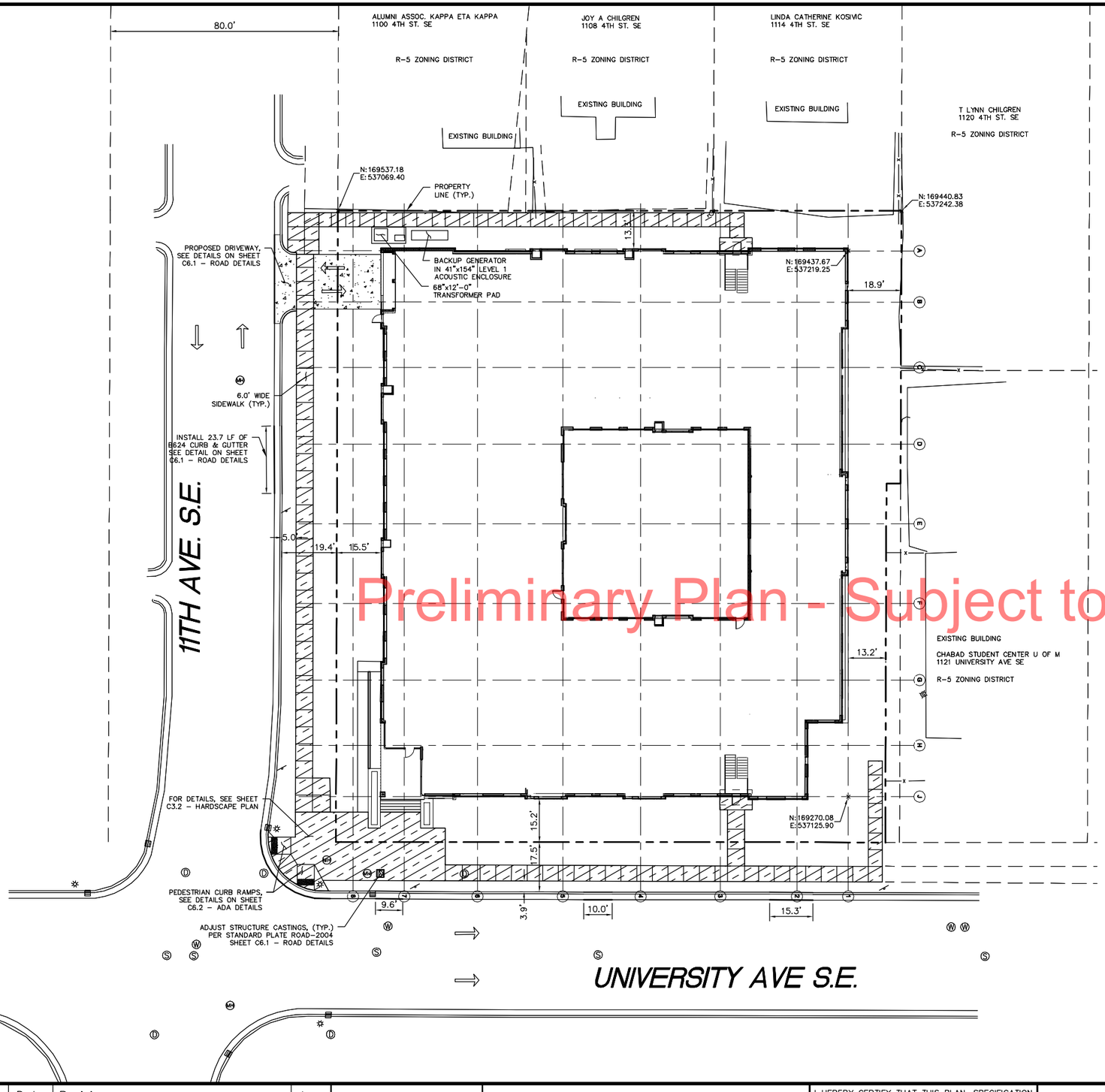


SYMBOL LEGEND:

PROPERTY LINE

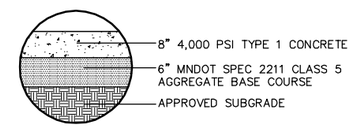
B624 CURB & GUTTER

1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2. SEE GEOTECHNICAL REPORT FOR FURTHER INFORMATION ON EXISTING SOILS AND PAVEMENT DESIGN.

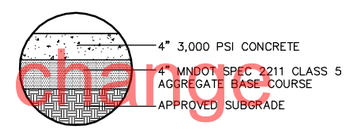
DIRECTION OF VEHICULAR TRAFFIC FLOW (INFORMATIONAL PURPOSES ONLY – DO NOT PAINT)

CONCRETE DRIVEWAY

CONCRETE SIDEWALK



CONCRETE DRIVEWAY SECTION



CONCRETE SIDEWALK SECTION

GENERAL SITE NOTES:

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS, AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CONCRETE CURB APRONS SHALL MEET CITY OF MINNEAPOLIS STANDARDS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND DOORS.
6. ALL CURB AND GUTTER SHALL BE B624 UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MnDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

ALL CONTRACTORS MUST CONTACT
GOPHER STATE ONE CALL
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

NORTH

0 20 40
SCALE FEET

No.	Date	Revisions	App.
1	4/26/12	SUBMITTED FOR PLANNING COMMISSION	JNL
2	5/14/12	RE-SUBMITTED FOR PLANNING COMMISSION	JNL

DESIGNED BY:	JNL
DRAWN BY:	JNL
CHECKED BY:	TJL
DATE:	5/14/12
PROJECT NO.	160665000

Kimley-Horn and Associates, Inc.
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX. NO. (651) 645-5116

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

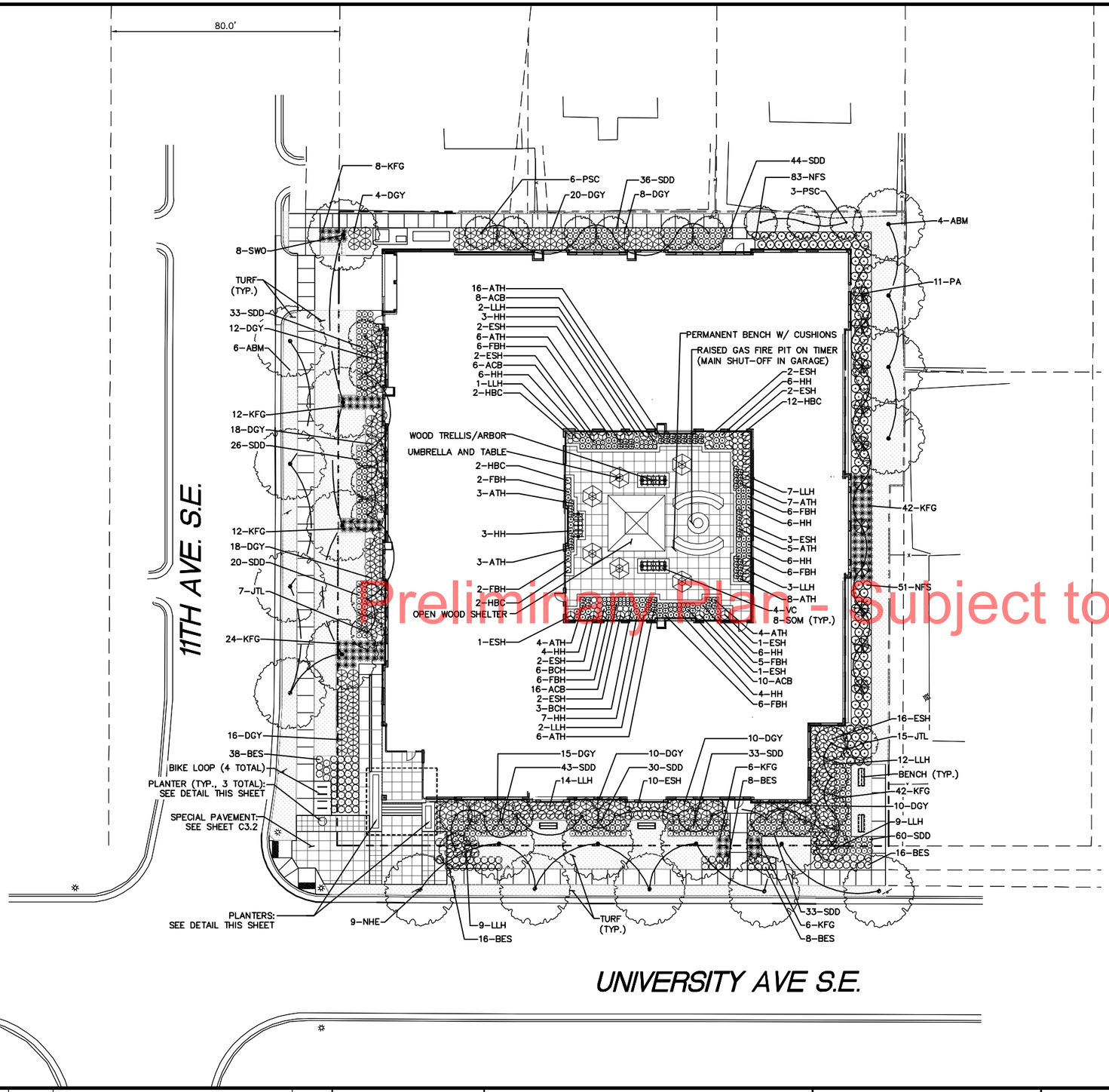
THOMAS J. LINCOLN

DATE: 5/14/12 MN LIC. NO. 21433

DORAN UNIVERSITY IV LLC
1101 UNIVERSITY DEVELOPMENT
MINNEAPOLIS, MN

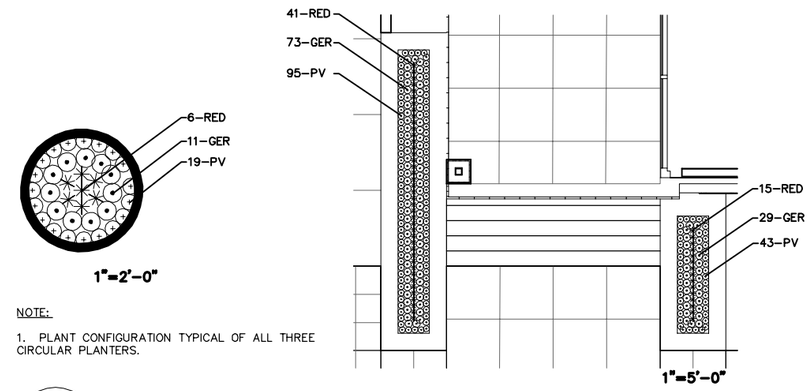
SITE PLAN

SHEET NO.
C3.1



LANDSCAPING NOTES:

1. COURTYARD PLANTERS TO HAVE WELL-DRAINED SOILS
2. EDGER BETWEEN ALL TURF AND SHRUB/PERENNIAL BEDS
3. IRRIGATE ALL LANDSCAPED AREAS. SEPARATE TURF FROM SHRUB/PERENNIAL BEDS ON SEPARATE ZONES.
4. OPEN WOOD SHELTER WITH CLERESTORY OPENINGS ABOVE INCLUDES:
   - 2 GAS GRILLS ON TIMER (MAIN SHUT-OFF IN GARAGE)
   - MICROWAVE OVEN
   - ICE MAKER
   - SINK WITH HOT WATER
   - GARBAGE DISPOSAL
   - TRASH



NOTE:

1. PLANT CONFIGURATION TYPICAL OF ALL THREE CIRCULAR PLANTERS.

1 / L1.1 PLANTER DETAILS

PLANT SCHEDULE

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE & ROOT CONDITION	SPACING	REMARKS
OVERSTORY TREES						
SWO	8	SWAMP WHITE OAK	QUERCUS BICOLOR	3.5" CAL. - B&B	PER PLANS	SINGLE STEM
ABM	4	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	4" CAL. - B&B	PER PLANS	SINGLE STEM
NHE	9	NEW HORIZON ELM	ULMUS CARPINIFOLIA 'NEW HORIZON'	4" CAL. - B&B	PER PLANS	SINGLE STEM
ORNAMENTAL/SMALL TREES						
JTL	22	CLUMP JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	8' HT - B&B	PER PLANS	CLUMP FORM
PSC	9	PINK SPIRES CRAB	MALUS 'PINK SPIRES'	2" CAL. - B&B	PER PLANS	SINGLE STEM
EVERGREEN TREES						
PA	11	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	7' HT. - B&B	PER PLANS	SINGLE STEM
SHRUBS						
NFS	134	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'	2 GAL. CONT.	3' OC	24" MIN. HT.
DGY	141	DARK GREEN SPREADING YEW	TAXUS CUSPIDATA 'NIGRA'	5 GAL. CONT.	4' OC	24" MIN. HT.
ESH	56	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'BAILMER'	5 GAL. CONT.	PER PLANS	24" MIN. HT.
LLH	59	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	3 GAL. CONT.	PER PLANS	24" MIN. HT.
PERENNIALS/ANNUALS						
ATH	82	ASTILBE 'TO HAVE AND TO HOLD'	ASTILBE CHINENSIS	1 GAL. CONT.	24" OC	-
HH	116	HOSTA 'HONEYBELLS'	HOSTA SP.	1 GAL. CONT.	24" OC	-
HFB	39	HOSTA 'FRAGRANT BLUE'	HOSTA SP.	1 GAL. CONT.	24" OC	-
HBC	27	HOSTA 'BLUE CARPET'	HOSTA SP.	1 GAL. CONT.	24" OC	-
KFG	110	KARL FOER. FEATHER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	2 GAL. CONT.	30" OC	-
ACB	40	AMETHYST MYST CORAL BELLS	HEUCHERA 'AMETHYST MYST'	1 GAL. CONT.	18" OC	-
BES	87	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL. CONT.	30" OC	-
SDD	360	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL. CONT.	24" OC	-
GER	135	GERANIUM (PURPLE, PINK, RED)	GERANIUM	4" POT	PER PLANS	-
PV	195	POTATO VINE	SOLANUM JASMINOIDES	4" POT	PER PLANS	-
SOM	24	SNOW ON THE MOUNTAIN	EUPHORBIA MARGINATA	4" POT	PER PLANS	-
VC	12	VIRGINIA CREEPER	PARTHENOCISSUS QUINQUEFOLIA	1 GAL. CONT.	PER PLANS	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Preliminary Plan - Subject to change

NORTH

0 20 40
SCALE FEET

No.	Date	Revisions	App.

DESIGNED BY:	TPH
DRAWN BY:	BMS
CHECKED BY:	TPH
DATE:	5/14/12
PROJECT NO.	160665000

Kimley-Horn and Associates, Inc.
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX. NO. (651) 645-5116

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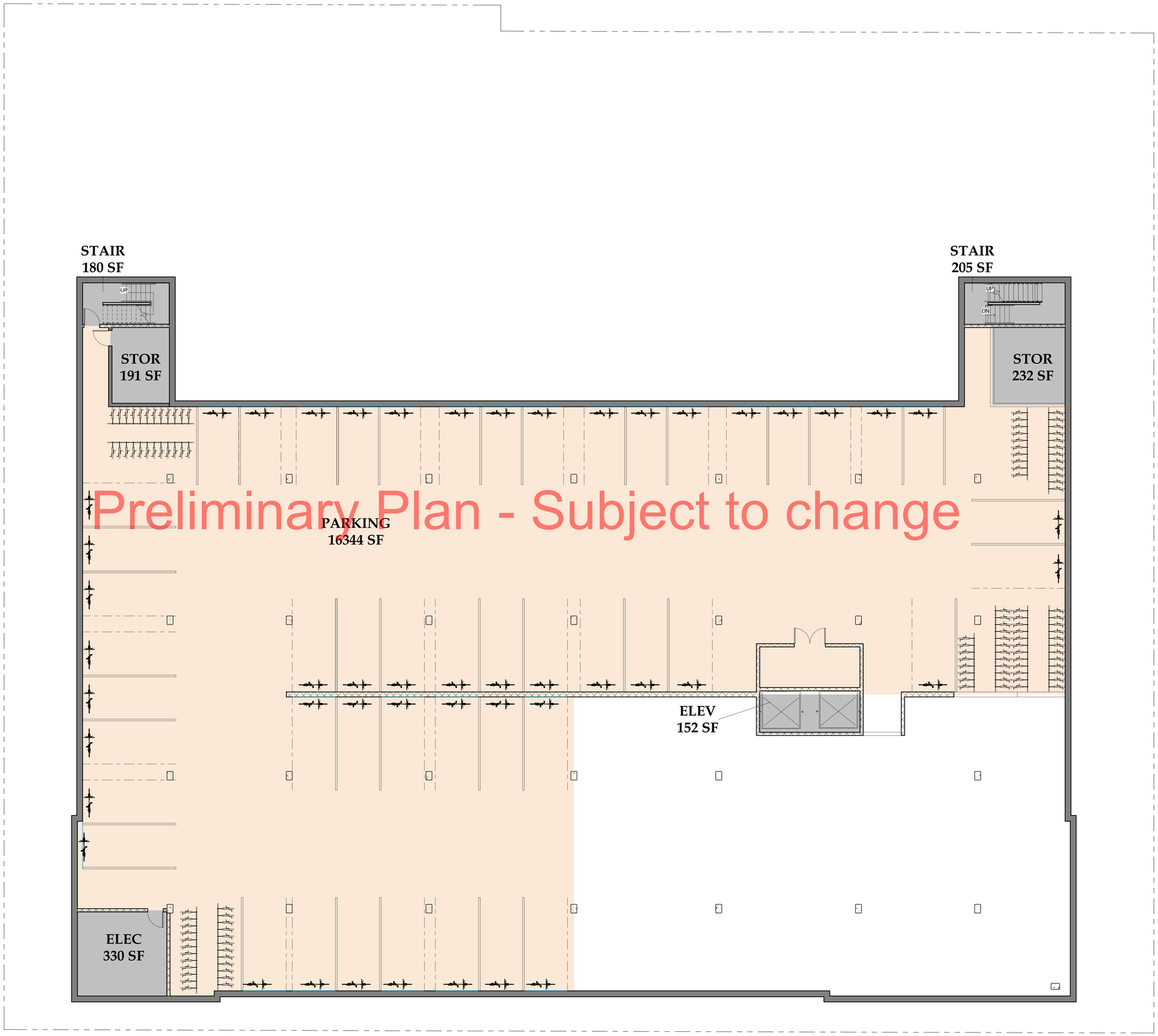
TODD P. HALUNEN

DATE: 5/14/12 MN LIC. NO.

DORAN UNIVERSITY IV LLC
1101 UNIVERSITY DEVELOPMENT
MINNEAPOLIS, MN

LANDSCAPE PLAN

SHEET NO.
L1.1



Preliminary Plan - Subject to change

1 Level P2
1/8" = 1'-0"

ARCHITECT:
DORAN
ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

DESIGN ARCHITECT:

ISSUE RECORD

No.	Description	Date

PROJECT
1101 UNIVERSITY

LOCATION
1101 UNIVERSITY AVENUE
MINNEAPOLIS, MN

PROJECT NUMBER
10-017

DESIGN NUMBER

DATE
MARCH 08, 2012

PROJECT MANAGER

DRAWN BY
Designer

CHECKED BY
Checker

PREPARED FOR

DORAN
COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE

PARKING LEVEL P2

SHEET NUMBER

A2.0 L

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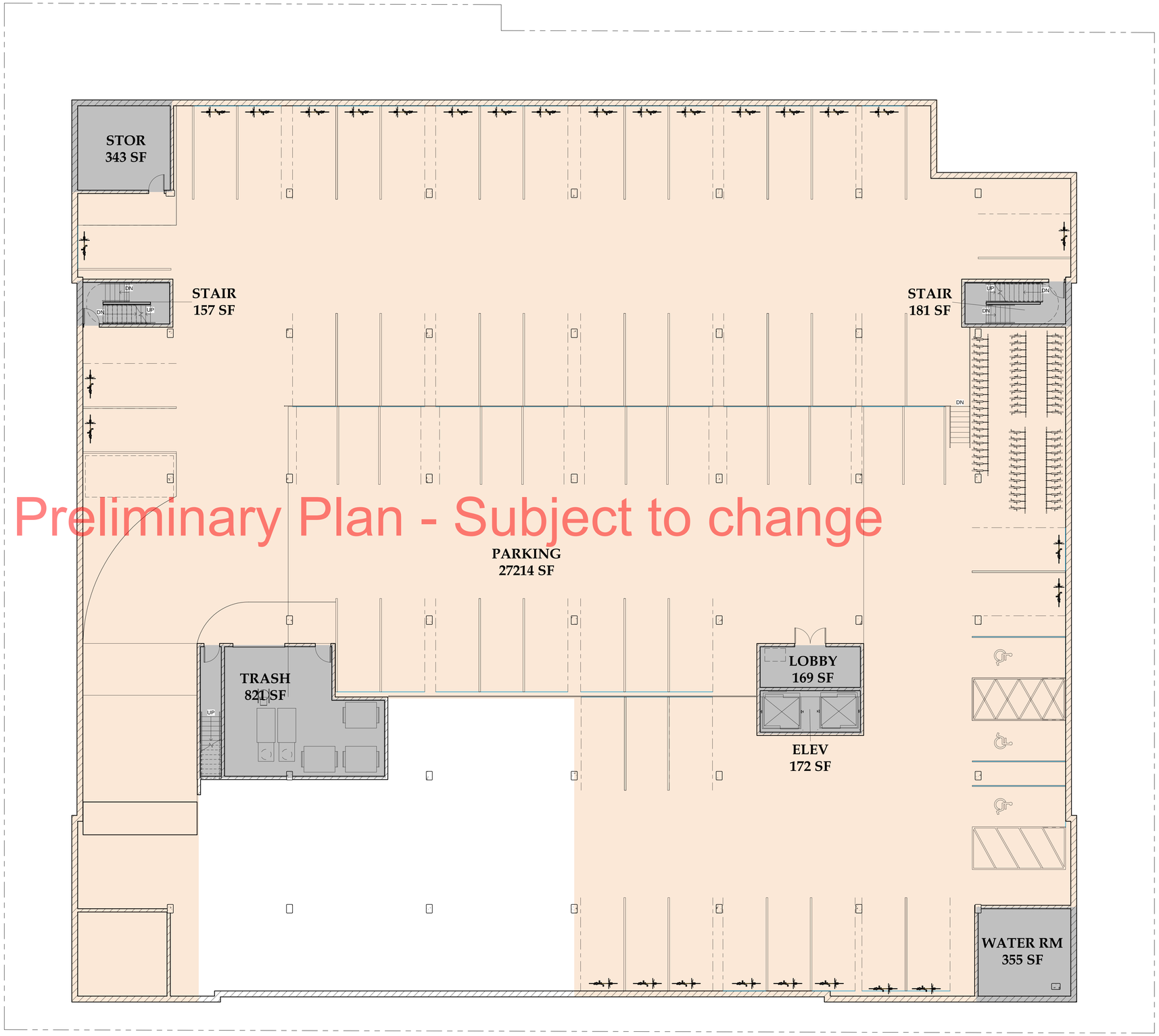

Preliminary Plan - Subject to change

1 Level P1
1/8" = 1'-0"

ARCHITECT:

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Bloomington, MN 55439
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REGISTRATION

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MINNEAPOLIS, MN

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SHEET TITLE

PARKING LEVEL P1

SHEET NUMBER

A2.1 L

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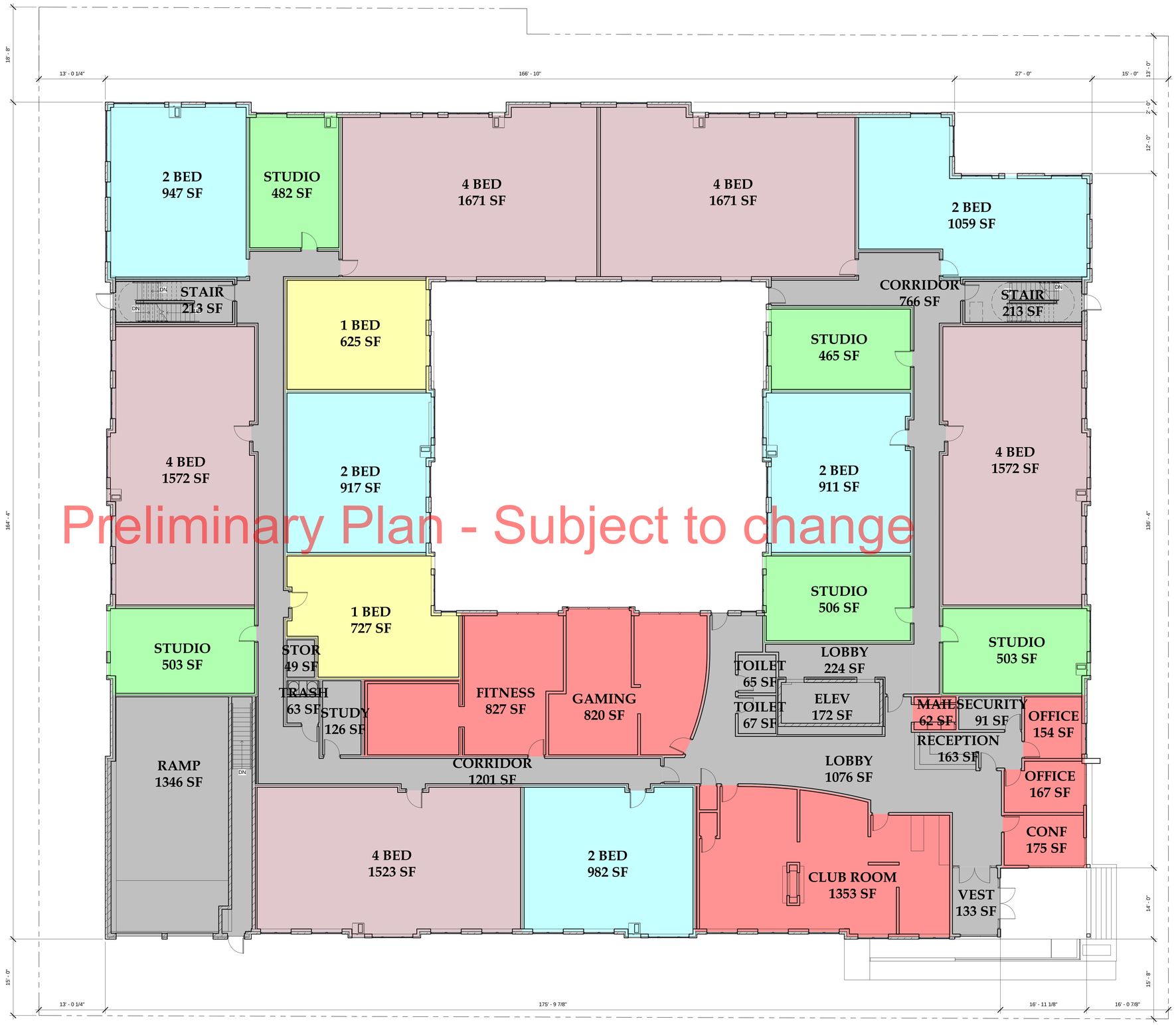

1 Level 1
1/8" = 1'-0"

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SHEET TITLE

LEVEL ONE

SHEET NUMBER

A2.2 L

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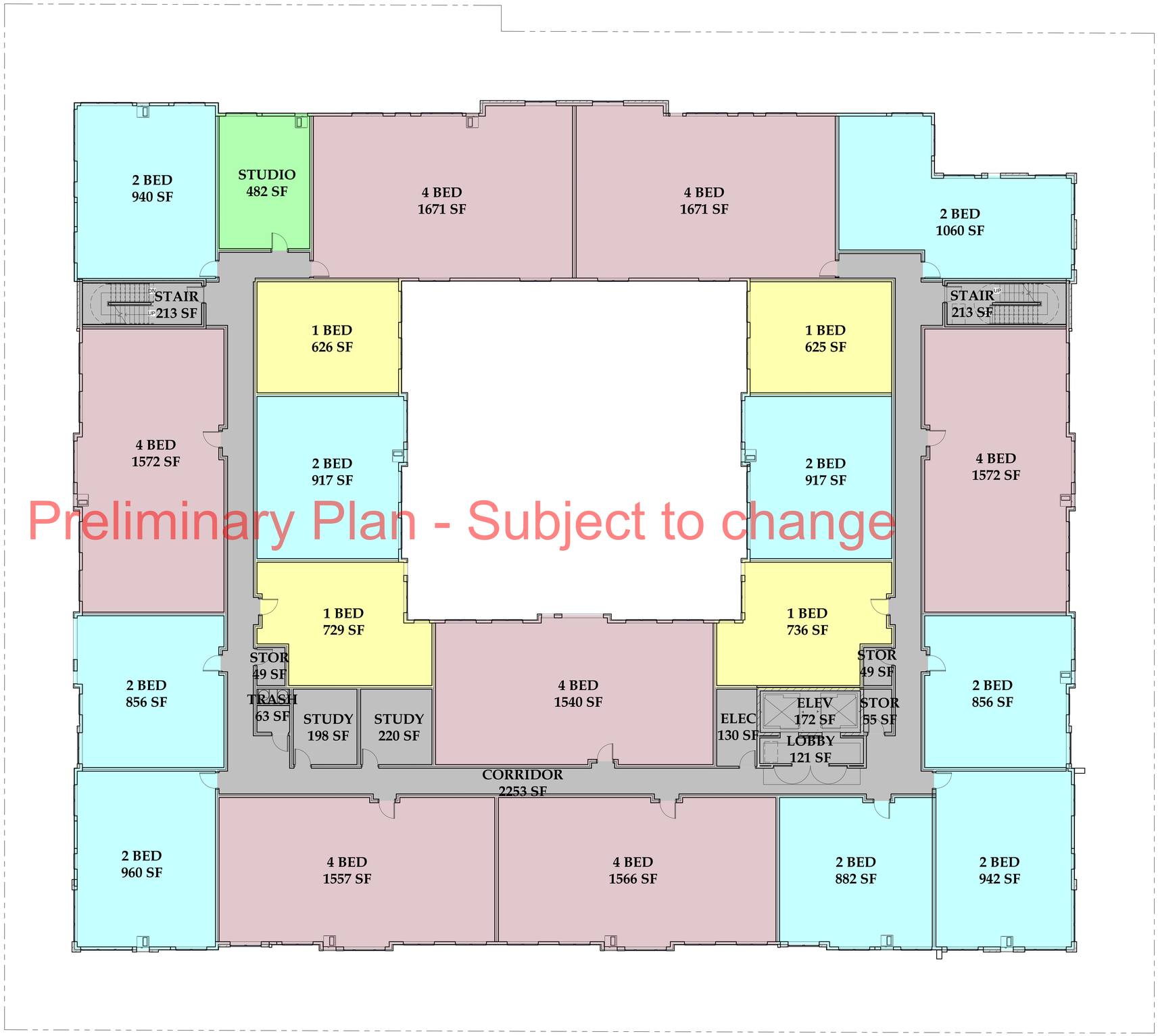

Preliminary Plan - Subject to change

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

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952-288-2000
952-288-2031 fax

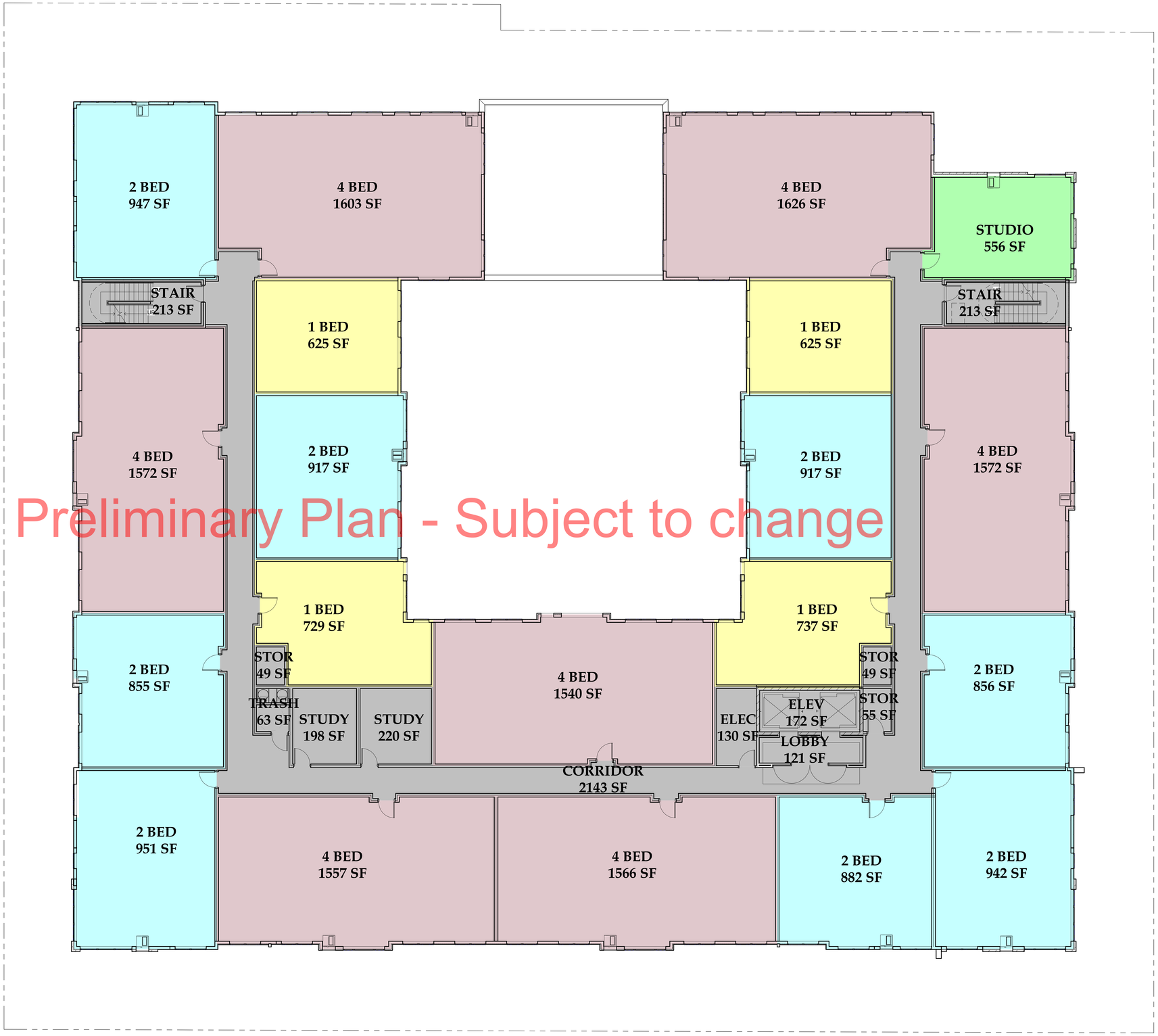
SHEET TITLE

LEVEL TWO

SHEET NUMBER

A2.3 L

PLOT DATE: 5/12/2012 10:36:56 AM



Preliminary Plan - Subject to change

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

ARCHITECT:

DORAN
ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

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LOCATION
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MINNEAPOLIS, MN

PROJECT NUMBER
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DESIGN NUMBER

DATE
MARCH 08, 2012

PROJECT MANAGER

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Bloomington, MN 55439
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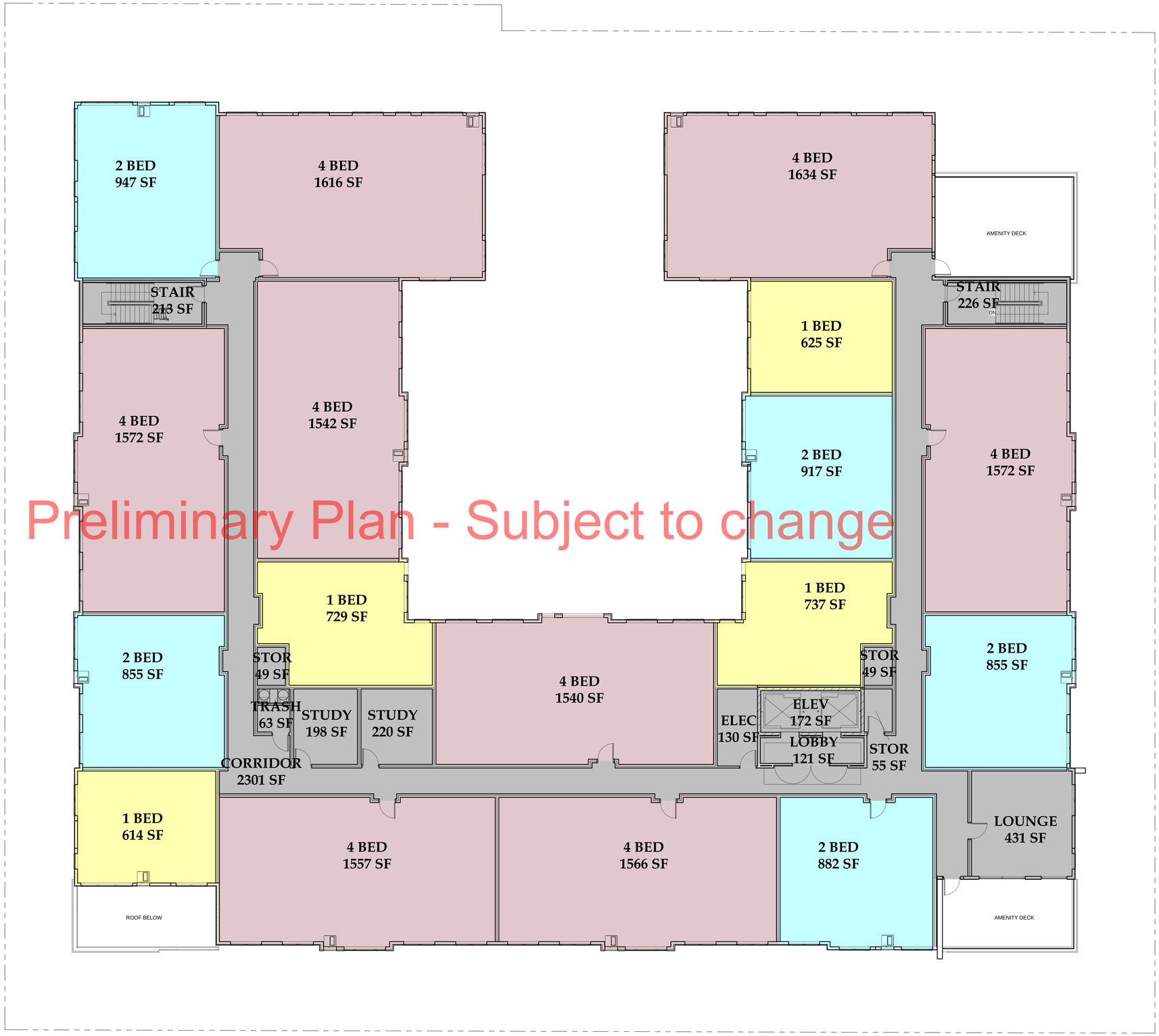
SHEET TITLE

TYPICAL LEVELS
3&4

SHEET NUMBER

A2.4 L

PLOT DATE: 5/12/2012 10:37:21 AM



Preliminary Plan - Subject to change

1 Level 5
1/8" = 1'-0"

ARCHITECT:

DORAN
ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

DESIGN ARCHITECT:

ISSUE RECORD

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LOCATION
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MINNEAPOLIS, MN

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DATE
MARCH 08, 2012

PROJECT MANAGER

DRAWN BY
Designer

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Checker

PREPARED FOR

DORAN
COMPANIES
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Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE

LEVEL FIVE

SHEET NUMBER

A2.5 L

PLOT DATE: 5/14/2012 8:07:20 AM

1 SOUTH ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change

2 WEST ELEVATION
1/8" = 1'-0"

ARCHITECT:

DORAN ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

DESIGN ARCHITECT:

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PROJECT NUMBER
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DESIGN NUMBER

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PROJECT MANAGER

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PREPARED FOR

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7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.1 L

PLOT DATE: 5/12/2012 10:38:37 AM

1 NORTH ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change

2 EAST ELEVATION
1/8" = 1'-0"

ARCHITECT:

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7803 Glenroy Road, Suite 200
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REGISTRATION

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PROJECT NUMBER
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PROJECT MANAGER

DRAWN BY
Designer

CHECKED BY
Checker

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952-288-2000
952-288-2031 fax

SHEET TITLE

ELEVATIONS

SHEET NUMBER

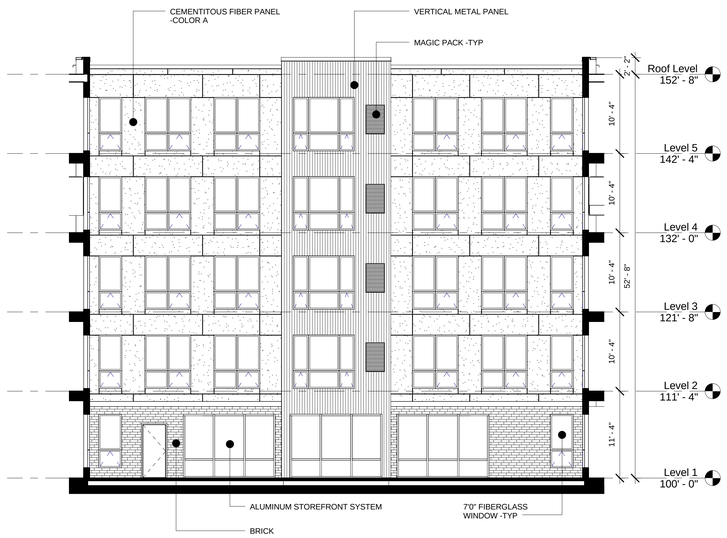
A3.2 L

PLOT DATE: 5/12/2012 10:39:29 AM

1 COURTYARD SOUTH ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change

2 COURTYARD NORTH ELEVATION
1/8" = 1'-0"



3 COURTYARD EAST ELEVATION
1/8" = 1'-0"

ARCHITECT:
DORAN ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

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PROJECT MANAGER

DRAWN BY
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CHECKED BY
Checker

PREPARED FOR

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Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.3 L

PLOT DATE: 5/12/2012 10:40:16 AM