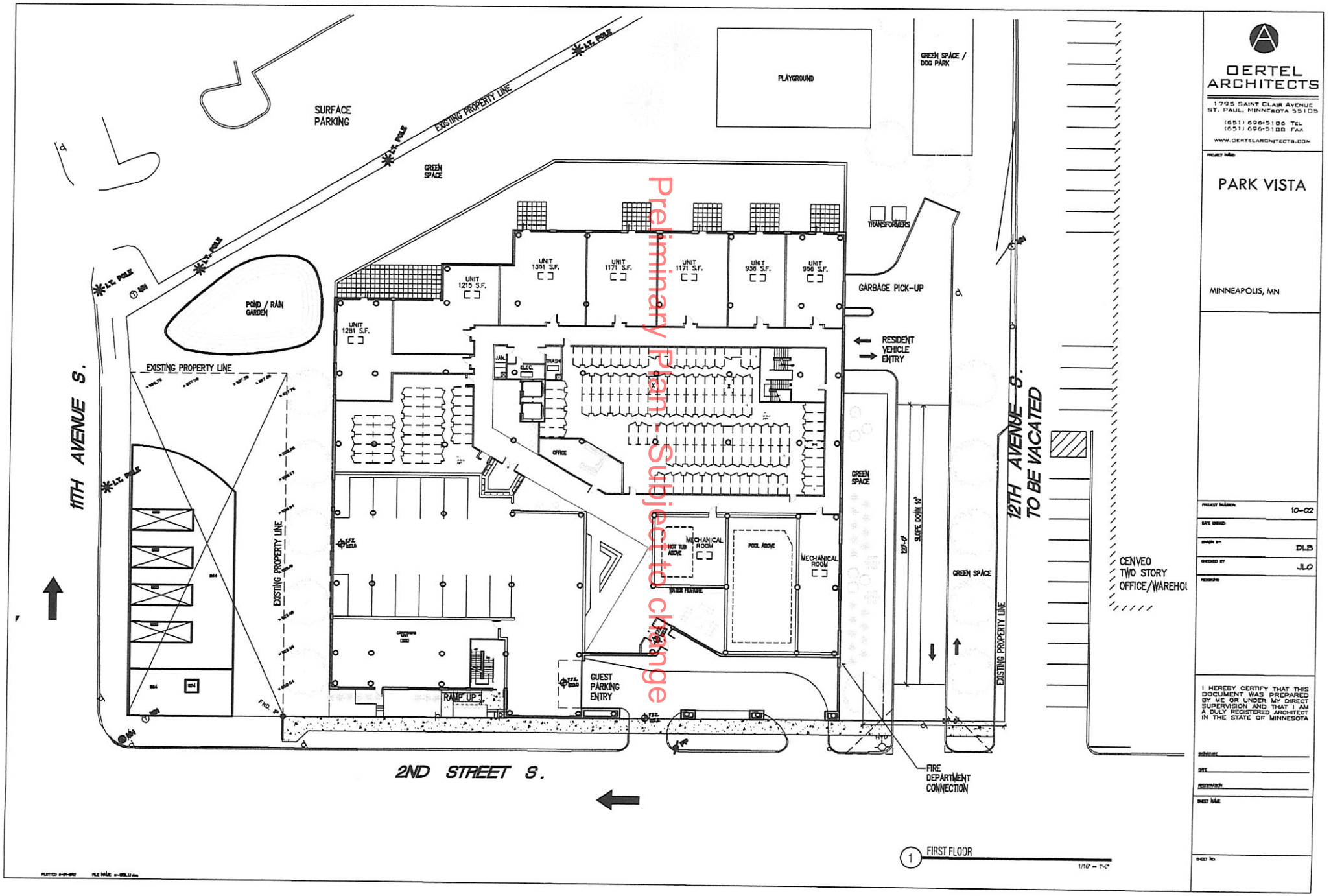

1 FIRST FLOOR
1/16" = 1'-0"

OERTEL ARCHITECTS
1795 Saint Clair Avenue
St. Paul, Minnesota 55105
(651) 696-5106 Tel
(651) 696-5108 Fax
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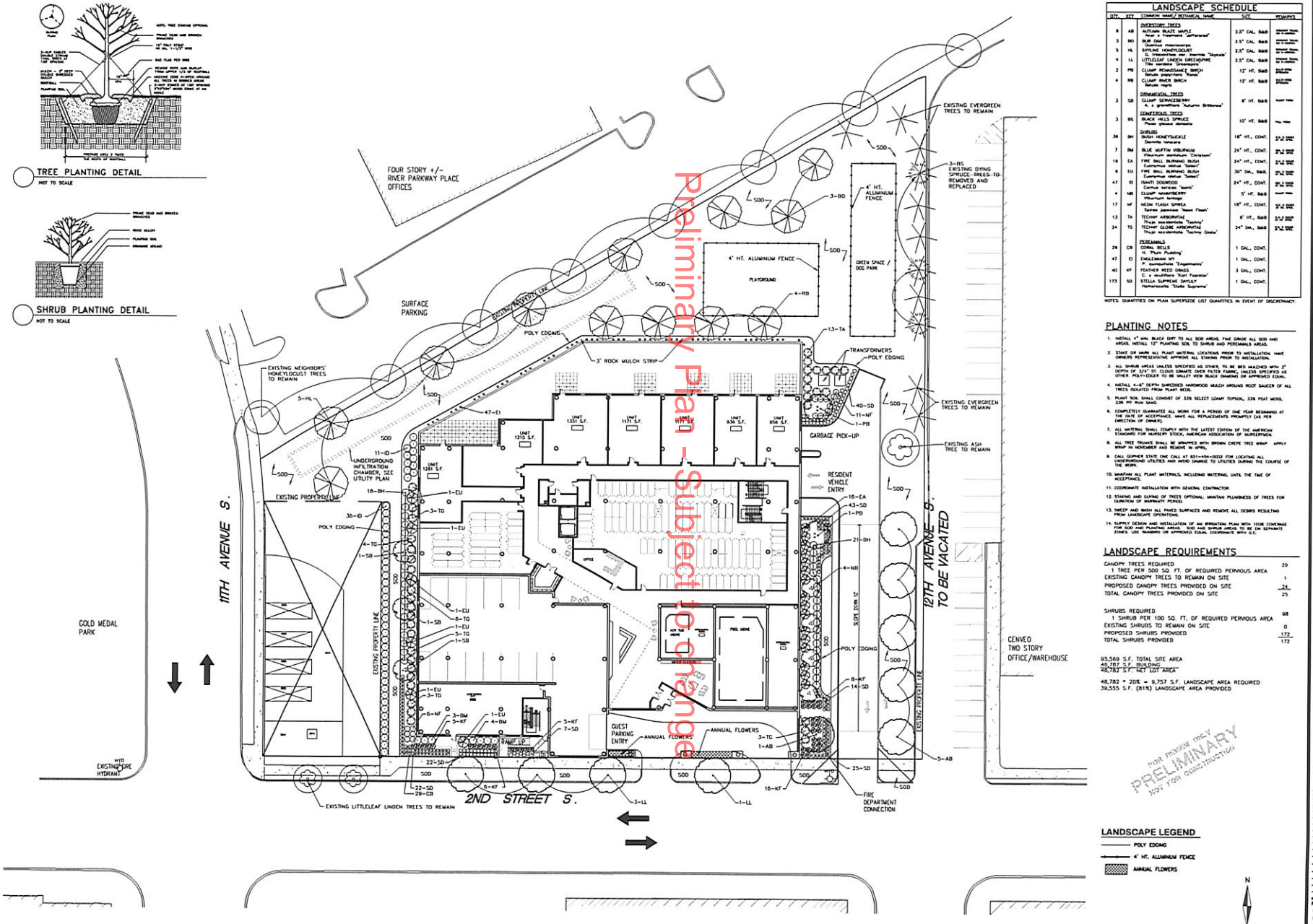
PROJECT NAME:
PARK VISTA
MINNEAPOLIS, MN

PROJECT NUMBER: 10-02
DATE ISSUED:
DRAWN BY: DLB
CHECKED BY: JLO
REVISIONS

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT IN THE STATE OF MINNESOTA

SIGNATURE
DATE
REGISTRATION

SHEET NAME:
SHEET No.



Preliminary Plan - Subject to change

LANDSCAPE SCHEDULE

QTY	KEY	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES		
8	AB	AUTUMN BLAZE MAPLE Acer x freemanii 'Jeffersred'	2.5" CAL. B&B	
3	BO	BUR OAK Quercus macrocarpa	2.5" CAL. B&B	
5	HL	SKYLINE HONEYLOCUST G. triacanthos var. inermis 'Skyline'	2.5" CAL. B&B	
4	LL	LITTLELEAF LINDEN GREENSPIRE Tilia cordata 'Greenspire'	2.5" CAL. B&B	
2	PB	CLUMP RENAISSANCE BIRCH Betula jacquemontii 'Rena'	12' HT. B&B	
4	RB	CLUMP RIVER BIRCH Betula nigra	12' HT. B&B	
		ORNAMENTAL TREES		
3	SB	CLUMP SERVICEBERRY A. x grandiflora 'Autumn Brilliance'	8' HT. B&B	
		CONIFEROUS TREES		
3	BS	BLACK HILLS SPRUCE Picea glauca densata	10' HT. B&B	
		SHRUBS		
36	BH	BUSH HONEYSUCKLE Diervilla lonicera	18" HT., CONT.	
7	BM	BLUE MUFFIN VIBURNUM Viburnum dentatum 'Christom'	24" HT., CONT.	
18	EA	FIRE BALL BURNING BUSH Euonymus alatus 'Select'	24" HT., CONT.	
8	EU	FIRE BALL BURNING BUSH Euonymus alatus 'Select'	30" DIA., B&B	
47	ID	ISANTI DOGWOOD Cornus sericea 'Isanti'	24" HT., CONT.	
4	MB	CLUMP MANNITBERRY Viburnum lentago	5' HT. B&B	
17	NF	NEON FLASH SPIREA Spirea japonica 'Neon Flash'	18" HT., CONT.	
13	TA	TECHNY ARBORVITAE Thuja occidentalis 'Techny'	8' HT., B&B	
24	TG	TECHNY GLOBE ARBORVITAE Thuja occidentalis 'Techny Globe'	24" DIA., B&B	
		PERENNIALS		
29	CB	CORAL BELLS H. 'Plum Pudding'	1 GAL., CONT.	
47	EI	ENGLEMANN IVY P. quinquefolia 'Engelmannii'	1 GAL., CONT.	
40	KF	FEATHER REED GRASS C. x acutiflora 'Karl Foerster'	3 GAL., CONT.	
173	SD	STELLA SUPREME DAYLILY Hemerocallis 'Stella Supreme'	1 GAL., CONT.	

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

PLANTING NOTES

1. INSTALL 4" MIN. BLACK DIRT TO ALL SOD AREAS. FINE GRADE ALL SOD AND AREAS. INSTALL 12" PLANTING SOIL TO SHRUB AND PERENNIALS AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF 3/4" ST. CLOUD GRANITE OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. MULCH EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
5. PLANT SOIL SHALL CONSIST OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% MT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. HAVE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL; MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
14. SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR SOD AND PLANTING AREAS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. USE MANUFACTURER APPROVED EQUAL COMPONENTS WITH G.C.

LANDSCAPE REQUIREMENTS

CANOPY TREES REQUIRED 1 TREE PER 500 SQ. FT. OF REQUIRED PERVIOUS AREA	20
EXISTING CANOPY TREES TO REMAIN ON SITE	1
PROPOSED CANOPY TREES PROVIDED ON SITE	24
TOTAL CANOPY TREES PROVIDED ON SITE	25
SHRUBS REQUIRED 1 SHRUB PER 100 SQ. FT. OF REQUIRED PERVIOUS AREA	98
EXISTING SHRUBS TO REMAIN ON SITE	0
PROPOSED SHRUBS PROVIDED	172
TOTAL SHRUBS PROVIDED	172

95,569 S.F. TOTAL SITE AREA
46,787 S.F. BUILDING
48,782 S.F. NET LOT AREA

48,782 * 20% = 9,757 S.F. LANDSCAPE AREA REQUIRED
39,555 S.F. (81%) LANDSCAPE AREA PROVIDED

LANDSCAPE LEGEND

POLY EDGING
4' HT. ALUMINUM FENCE
ANNUAL FLOWERS

N

0 10 20 40
SCALE IN FEET

NOT FOR BID OR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT ENGINEERING, INC.
333 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 746-1000
FAX (612) 746-3099

PARK VISTA
MINNEAPOLIS, MINNESOTA
LANDSCAPE PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK ERICKSON, ASLA
7/9/12 Date
Licensed No.

QUALITY ASSURANCE/CONTROL

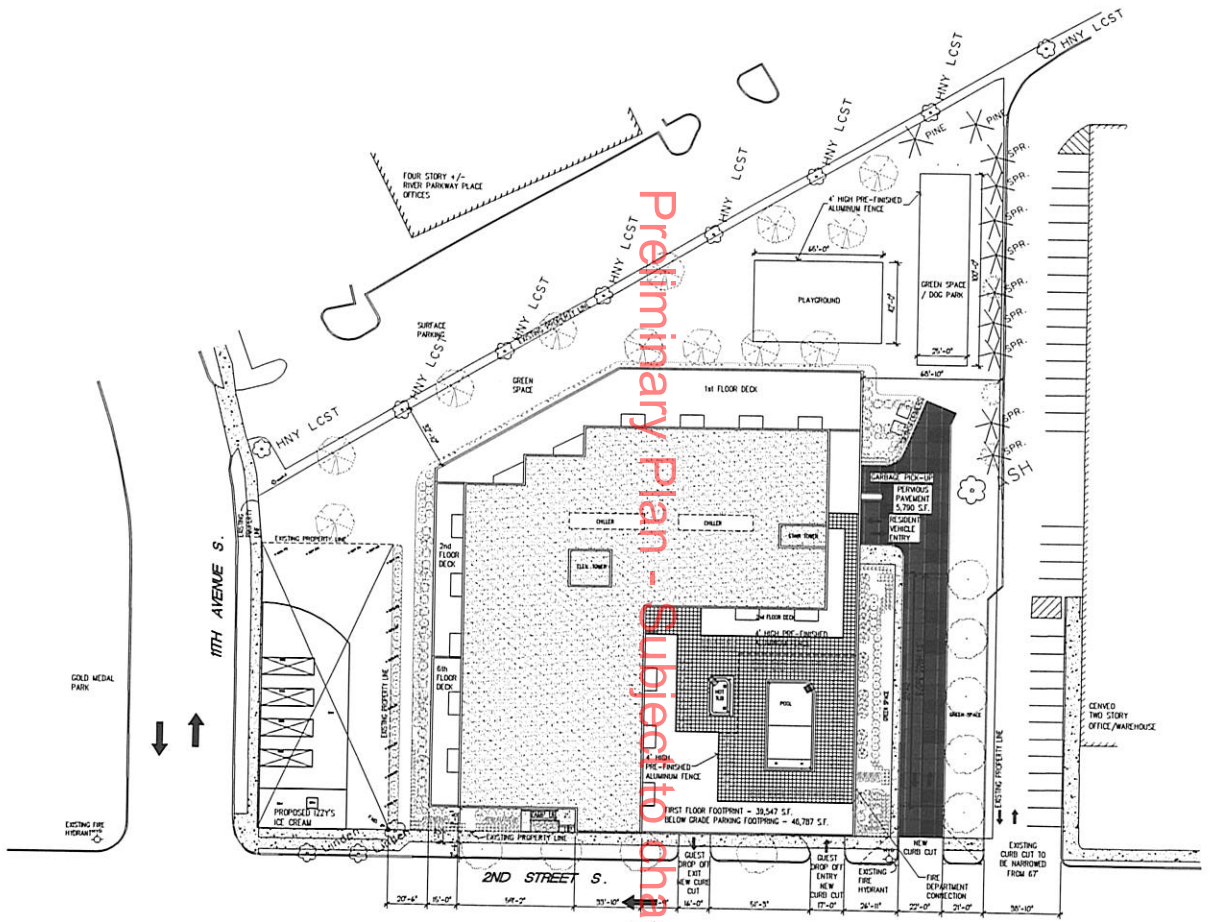
BY	DATE

DATE	ISSUE
7/9/12	CLIENT REVIEW
7/9/12	CLIENT REVIEW
7/10/12	CLIENT REVIEW

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: EMK
PROJECT NO: 100043

L-1
SHEET

Drawing name: K:\2010\100043\plan sheets\land_20120709.dwg Jul 16, 2012 - 4:18pm



Preliminary Plan - Subject to change

True North Plan North

1 SITE PLAN
NOTE 1" = 30'-0"

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WWW.OERTELARCHITECTS.COM

PROJECT NAME:
PARK VISTA

MINNEAPOLIS, MN

PLANNING COMMISSION
RESUBMITTAL
JULY 16, 2012

PROJECT NUMBER: 12-05
DATE ISSUED:
DRAWN BY: DLB
CHECKED BY: JLO
REVISIONS:

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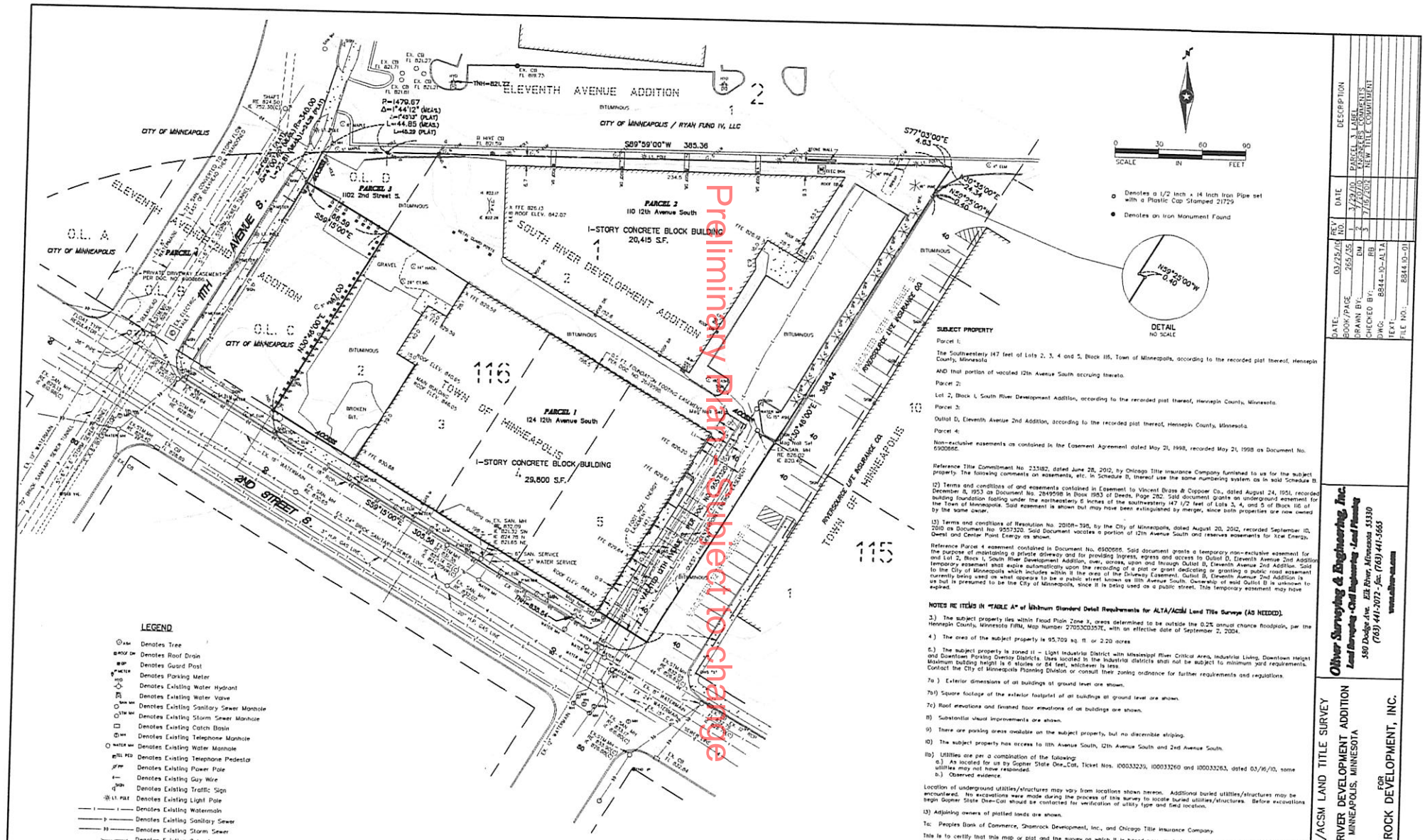
SIGNATURE
DATE
REGISTRATION

SHEET NAME:
SITE PLAN

SHEET NO:
A0.0



Preliminary Plan Subject to Change

SUBJECT PROPERTY

Parcel 1:

The Southwesterly 147 feet of Lots 2, 3, 4 and 5, Block 116, Town of Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota

AND that portion of vacated 12th Avenue South accruing thereto.

Parcel 2:

Lot 2, Block 1, South River Development Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 3:

Outlot D, Eleventh Avenue 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 4:

Non-exclusive easements as contained in the Easement Agreement dated May 21, 1998, recorded May 21, 1998 as Document No. 6900866.

Reference Title Commitment No. 233182, dated June 28, 2012, by Chicago Title Insurance Company furnished to us for the subject property. The following comments on easements, etc. in Schedule B, thereof use the same numbering system as in said Schedule B.

12) Terms and conditions of and easements contained in Easement to Vincent Brass & Copper Co., dated August 24, 1951, recorded December 8, 1953 as Document No. 2849598 in Book 1983 of Deeds, Page 282. Said document grants an underground easement for building foundation footing under the northeasterly 6 inches of the southwesterly 147 1/2 feet of Lots 3, 4, and 5 of Block 116 of the Town of Minneapolis. Said easement is shown but may have been extinguished by merger, since both properties are now owned by the same owner.

13) Terms and conditions of Resolution No. 2010R-398, by the City of Minneapolis, dated August 20, 2012, recorded September 10, 2012 as Document No. 9557320. Said Document vacates a portion of 12th Avenue South and reserves easements for Xcel Energy®, Qwest and Center Point Energy as shown.

Reference Parcel 4 easement contained in Document No. 6900866. Said document grants a temporary non-exclusive easement for the purpose of maintaining a private driveway and for providing ingress, egress and access to Outlot D, Eleventh Avenue 2nd Addition and Lot 2, Block 1, South River Development Addition, over, across, upon and through Outlot B, Eleventh Avenue 2nd Addition. Said temporary easement shall expire automatically upon the recording of a plat or grant dedicating or granting a public road easement to the City of Minneapolis which includes within it the area of the Driveway Easement. Outlot B, Eleventh Avenue 2nd Addition is currently being used as what appears to be a public street known as 11th Avenue South. Ownership of said Outlot B is unknown to us but is presumed to be the City of Minneapolis, since it is being used as a public street. This temporary easement may have expired.

NOTES RE ITEMS in "TABLE A" of Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (AS NEEDED).

3.) The subject property lies within Flood Plain Zone X, areas determined to be outside the 0.2% annual chance floodplain, per the Hennepin County, Minnesota FIRM, Map Number 27053C0357E, with an effective date of September 2, 2004.

4.) The area of the subject property is 95,709 sq. ft. or 2.20 acres

6.) The subject property is zoned I1 – Light Industrial District with Mississippi River Critical Area, Industrial Living, Downtown Height and Downtown Parking Overlay Districts. Uses located in the Industrial districts shall not be subject to minimum yard requirements. Maximum building height is 6 stories or 84 feet, whichever is less. Contact the City of Minneapolis Planning Division or consult their zoning ordinance for further requirements and regulations.

7a.) Exterior dimensions of all buildings at ground level are shown.

7b1) Square footage of the exterior footprint of all buildings at ground level are shown.

7c) Roof elevations and finished floor elevations of all buildings are shown.

8) Substantial visual improvements are shown.

9) There are parking areas available on the subject property, but no discernible striping.

10) The subject property has access to 11th Avenue South, 12th Avenue South and 2nd Avenue South.

11b) Utilities are per a combination of the following:
a.) As located for us by Gopher State One_Call, Ticket Nos. 100033239, 100033260 and 100033263, dated 03/16/10, some utilities may not have responded.
b.) Observed evidence.

Location of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the process of this survey to locate buried utilities/structures. Before excavations begin Gopher State One-Call should be contacted for verification of utility type and field location.

13) Adjoining owners of platted lands are shown.

To: Peoples Bank of Commerce, Shamrock Development, Inc., and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)1, 7(c), 8, 9, 10, 11b, and 13, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: March 25, 2010

OLIVER SURVEYING & ENGINEERING, INC.

Rick N. Blom, Land Surveyor
Minnesota License No. 21729

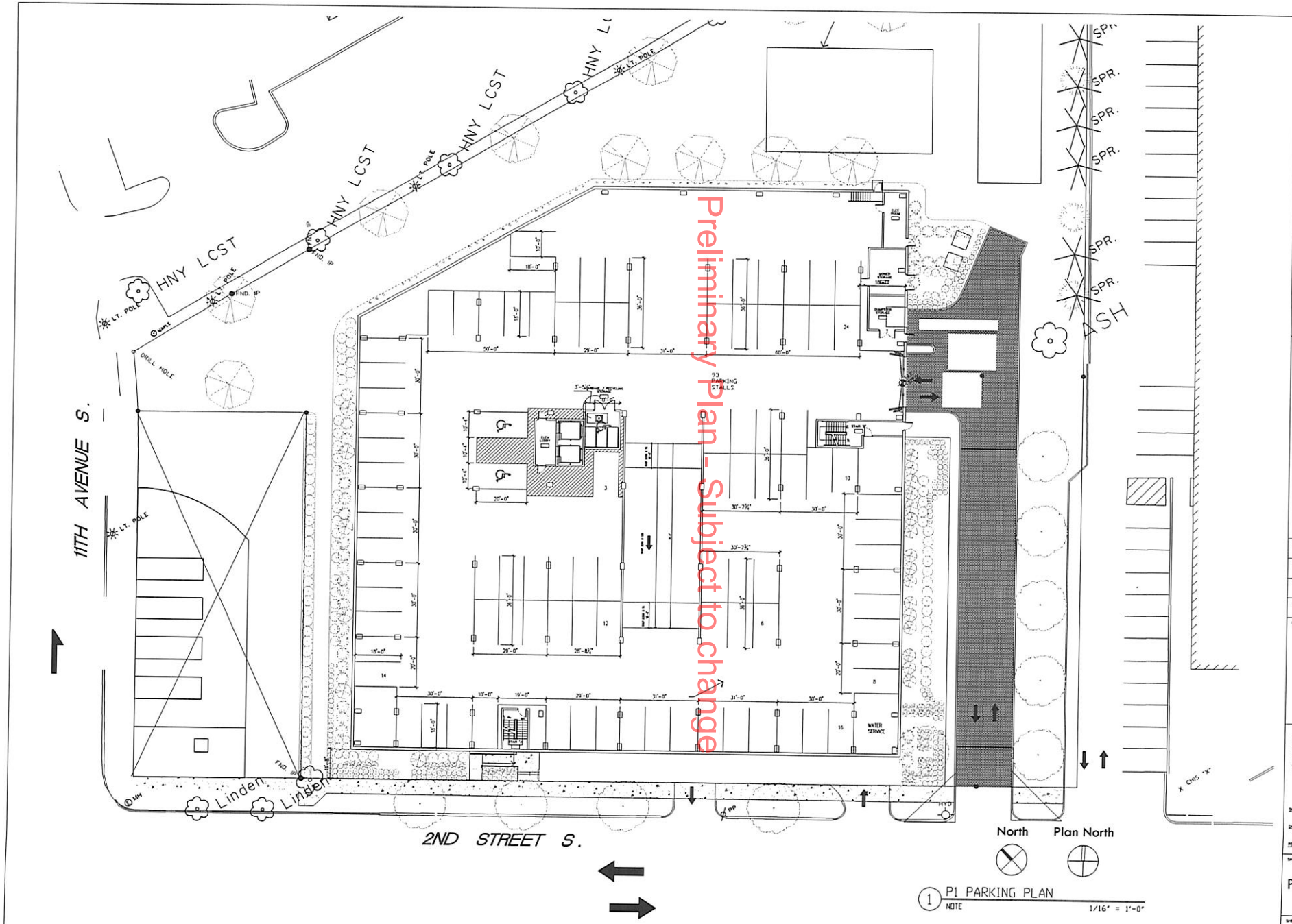
DESCRIPTION	DATE	REV NO.
PARCEL 3 ADDED	3/29/10	2
PARCEL 4 ADDED	4/23/10	3
NEW TITLE COMMITMENT	7/16/2012	

DATE: 03/25/10
BOOK/PAGE: 265/55
DRAWN BY: DM
CHECKED BY: RB
DWG: 8844-10-ALTA
TEXT:
FILE NO: 8844.10-01

Oliver Surveying & Engineering, Inc.
Land Surveying · Civil Engineering · Land Planning
580 Dodge Ave. Elk River, Minnesota 55330
(763) 441-2072 - fax: (763) 441-5665
www.oliver-mn.com

ALTA/ACSM LAND TITLE SURVEY
SOUTH RIVER DEVELOPMENT ADDITION
MINNEAPOLIS, MINNESOTA
FOR
SHAMROCK DEVELOPMENT, INC.

SHEET NO. — OF —



1 P1 PARKING PLAN
NOTE
1/16" = 1'-0"

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1795 Saint Clair Avenue
St. Paul, Minnesota 55105
(651) 696-5186 Tel
(651) 696-5188 Fax
www.oertelarchitects.com

PROJECT NAME:
PARK VISTA
MINNEAPOLIS, MN

PROJECT NUMBER: 10-02
DATE ISSUED:
DRAWN BY: DLB
CHECKED BY: JLO
REVISIONS:

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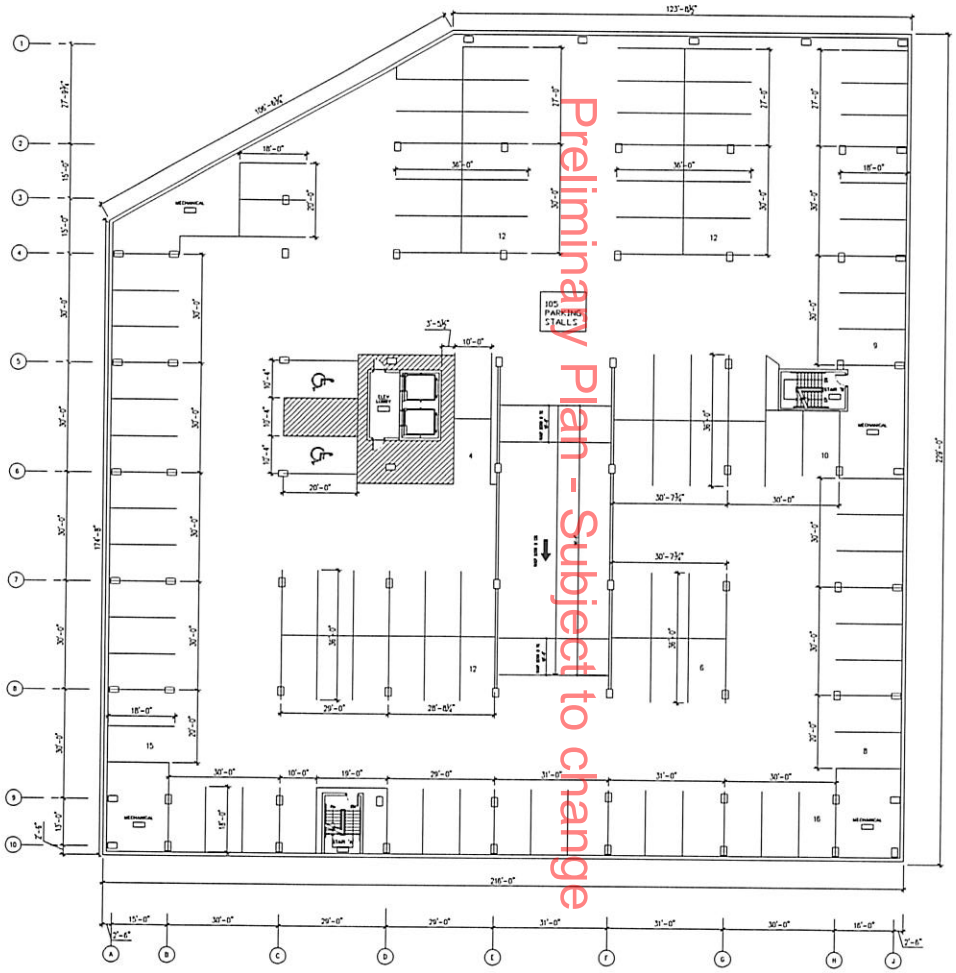
P1 PARKING PLAN

SHEET NO:
A0.1



Preliminary Plan - Subject to change

North

Plan North

1 P2 PARKING PLAN
NOTE 1/16" = 1'-0"

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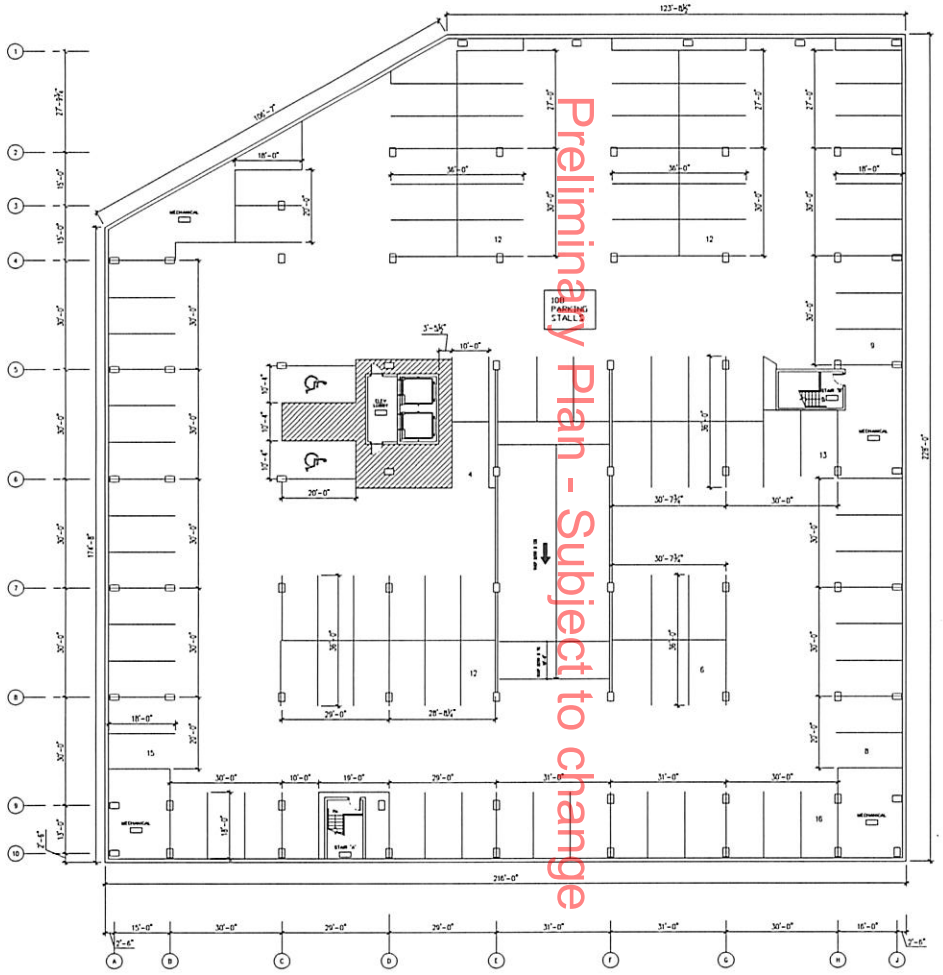
SHEET NAME:

P2 PARKING PLAN

SHEET NO:

A0.2



1 P3 PARKING PLAN
NOTE 1/16" = 1'-0"

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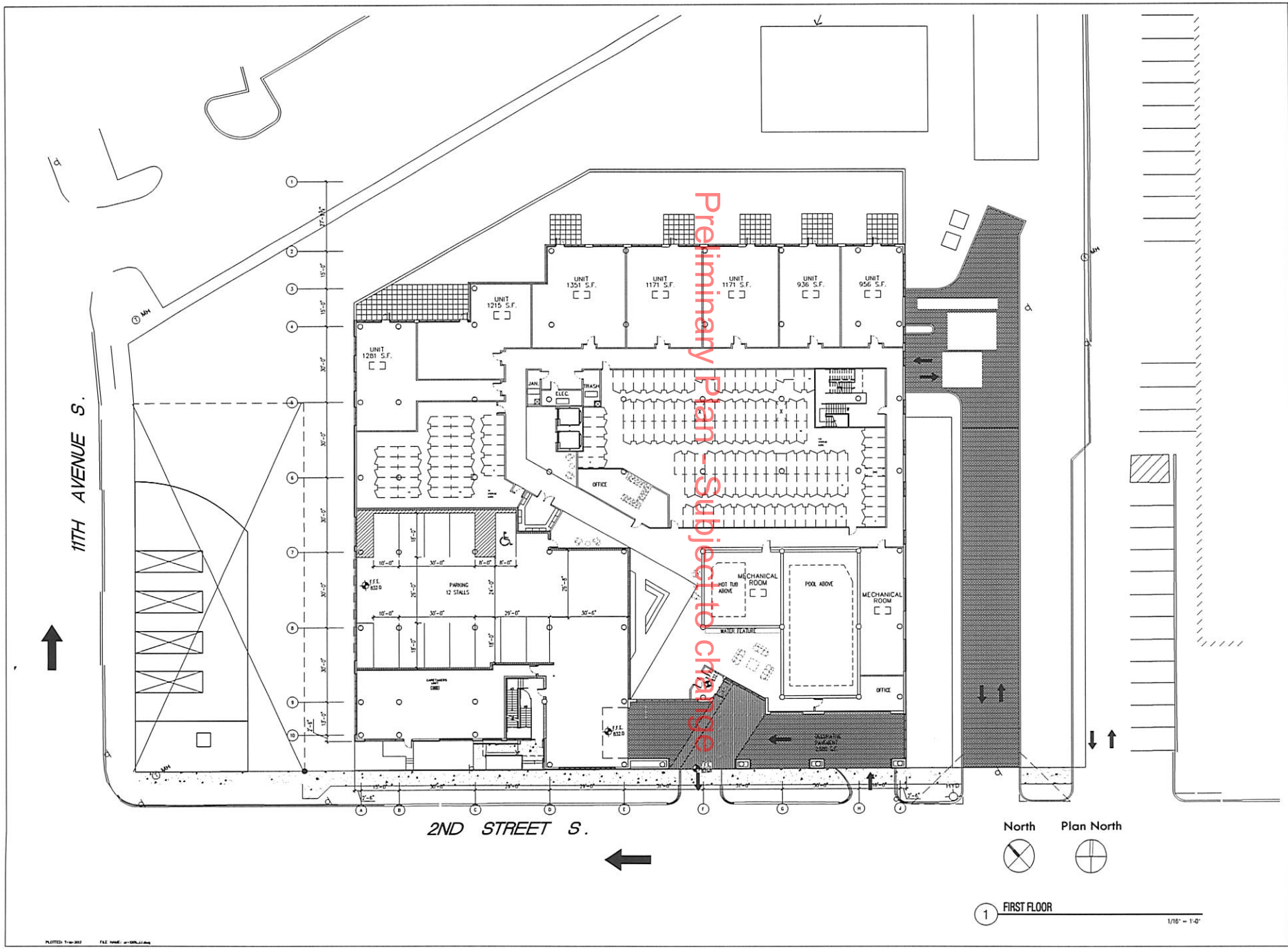
DATE
REGISTRATION

SHEET NAME:
P3 PARKING PLAN

SHEET NO:
A0.3

Preliminary Plan - Subject to change



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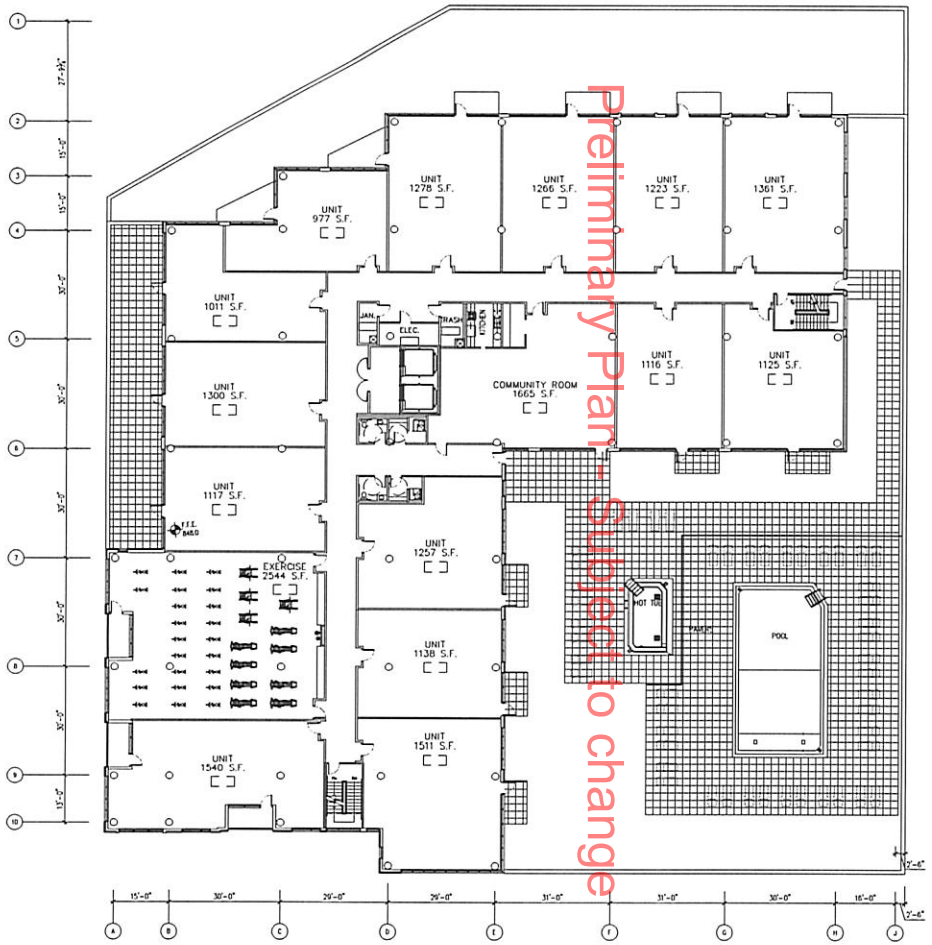
SHEET NAME:
1st FLOOR PLAN

SHEET NO.
A1.1



Preliminary Plan - Subject to change

True North Plan North

1 SECOND FLOOR
NOTE 1/16" = 1'-0"

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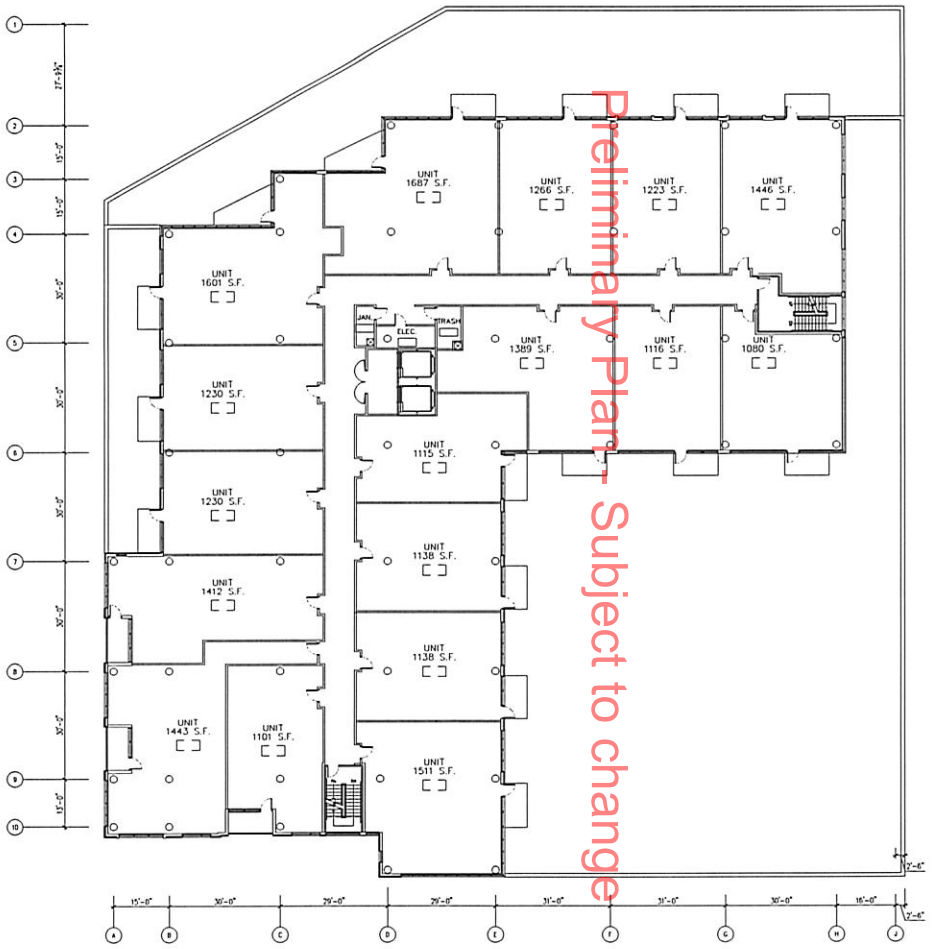
SIGNATURE
DATE
REGISTRATION

SHEET NAME:
2nd FLOOR PLAN

SHEET NO:
A1.2



Preliminary Plan - Subject to change

True North Plan North

1 THIRD-FIFTH FLOORS
NOTE
1/16" = 1'-0"

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MINNEAPOLIS, MN

PROJECT NUMBER: 10-02
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SIGNATURE
DATE
REGISTRATION

SHEET NAME:
3rd-5th FLOOR PLANS

SHEET NO:
A1.3

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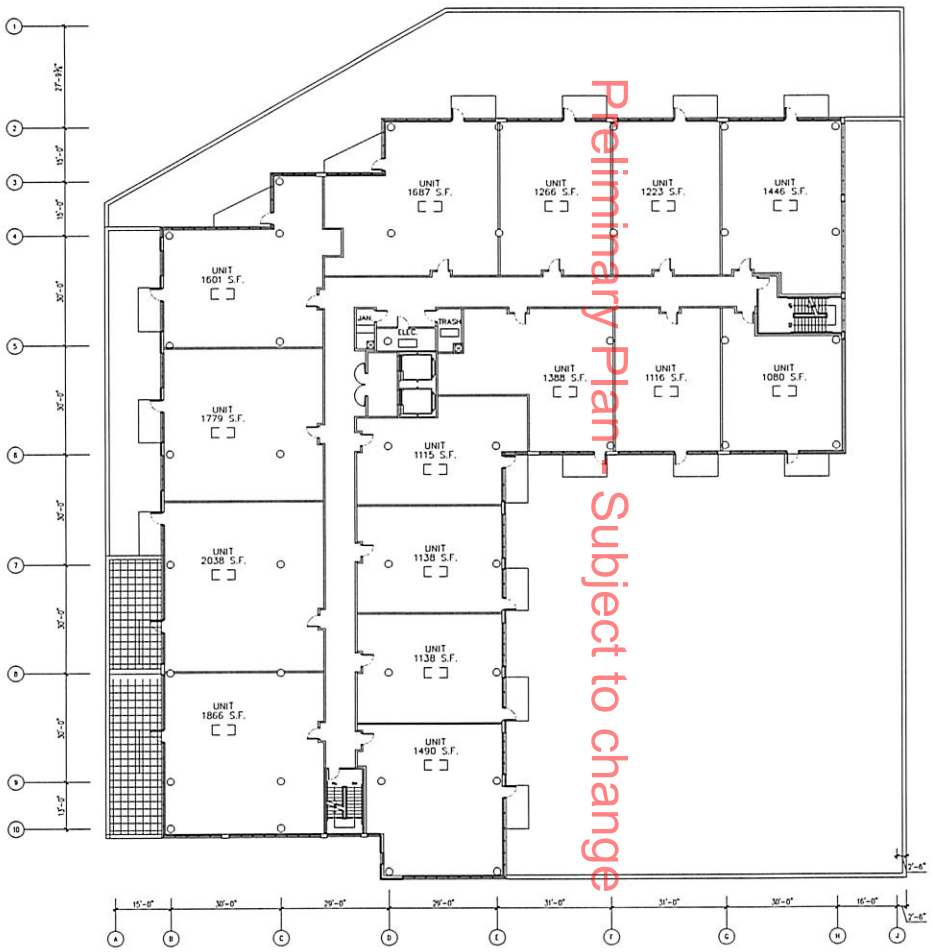

Preliminary Plan - Subject to change

True North Plan North

1 SIXTH-NINTH FLOORS
NOTE 1/16" = 1'-0"

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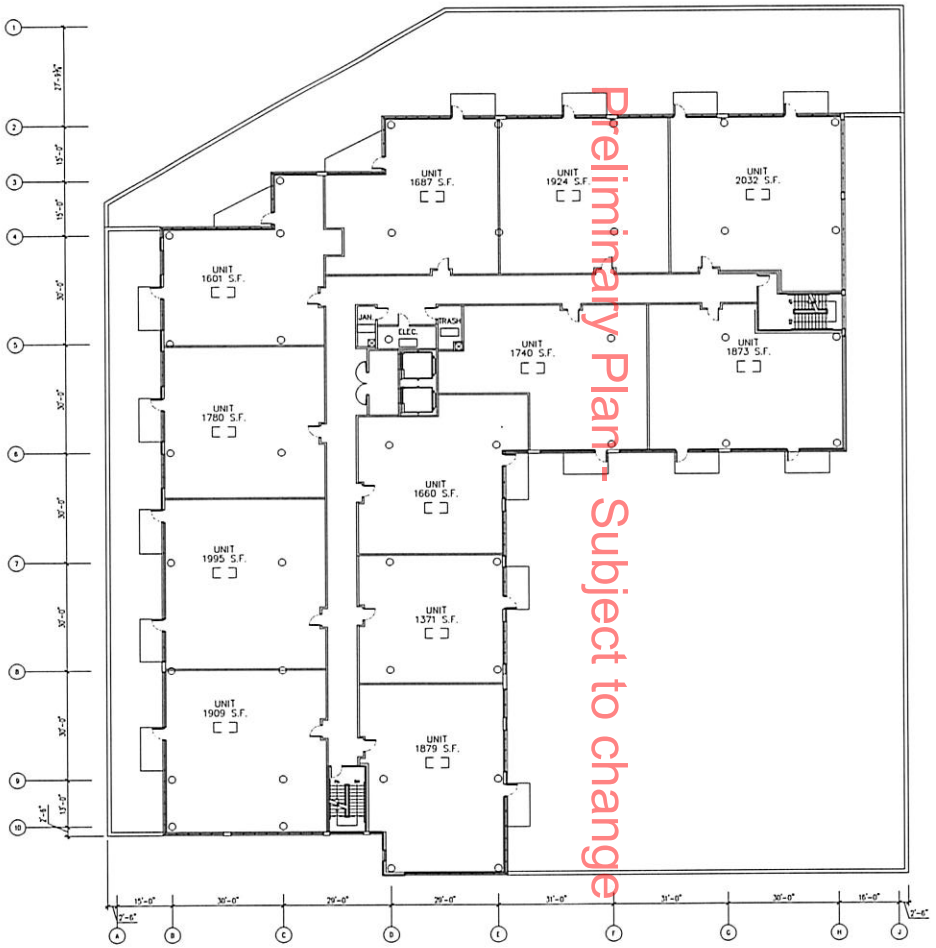
SHEET NAME:
6th-9th FLOOR PLANS

SHEET NO: A1.4



Preliminary Plan - Subject to change

True North Plan North

1 TENTH-ELEVENTH FLOORS

1/16" = 1'-0"

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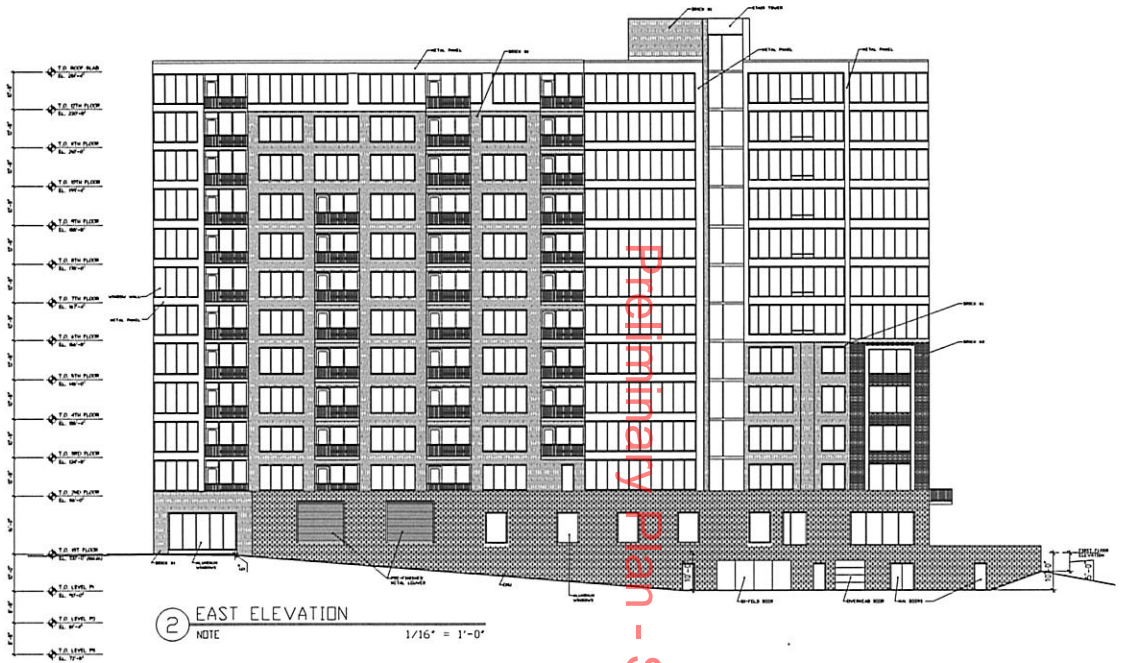
REGISTRATION

SHEET NAME:

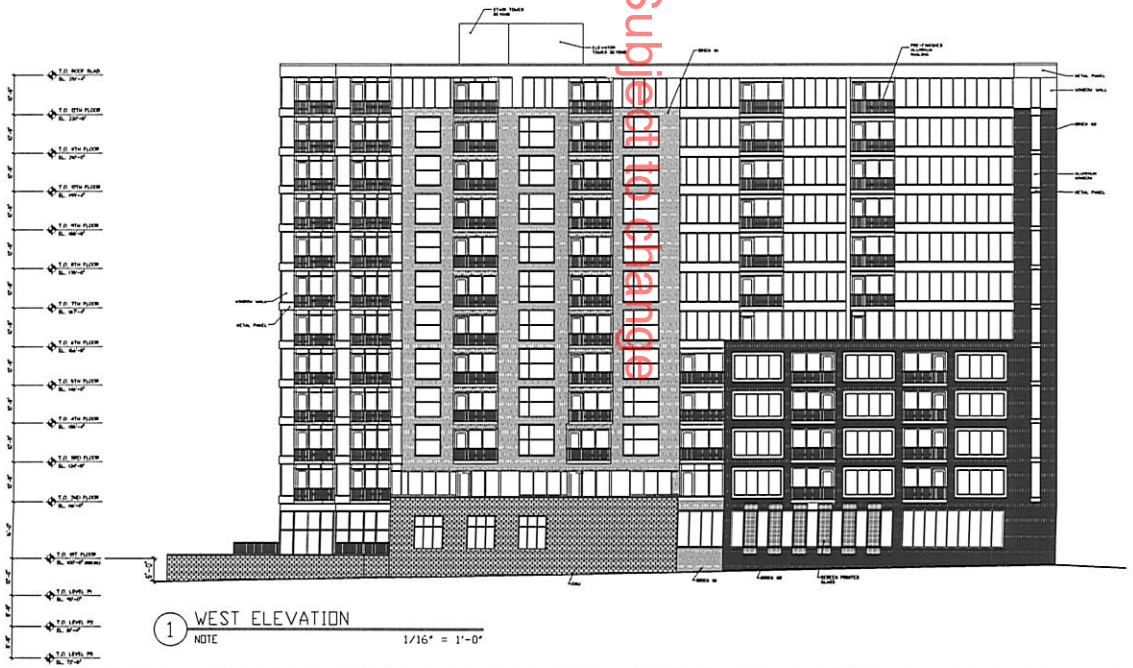
10th-11th FLOOR PLANS

SHEET NO:

A1.5



2 EAST ELEVATION
NOTE 1/16" = 1'-0"



1 WEST ELEVATION
NOTE 1/16" = 1'-0"

Preliminary Plan - Subject to change

PLOTTED: 7-16-2012 FILE NAME: A3.1.DWG

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PROJECT NAME:
PARK VISTA

MINNEAPOLIS, MN

PLANNING COMMISSION
RESUBMITTAL
JULY 16, 2012

PROJECT NUMBER: 12-05
DATE ISSUED:
DRAWN BY: DLB
CHECKED BY: JLO
REVISIONS:

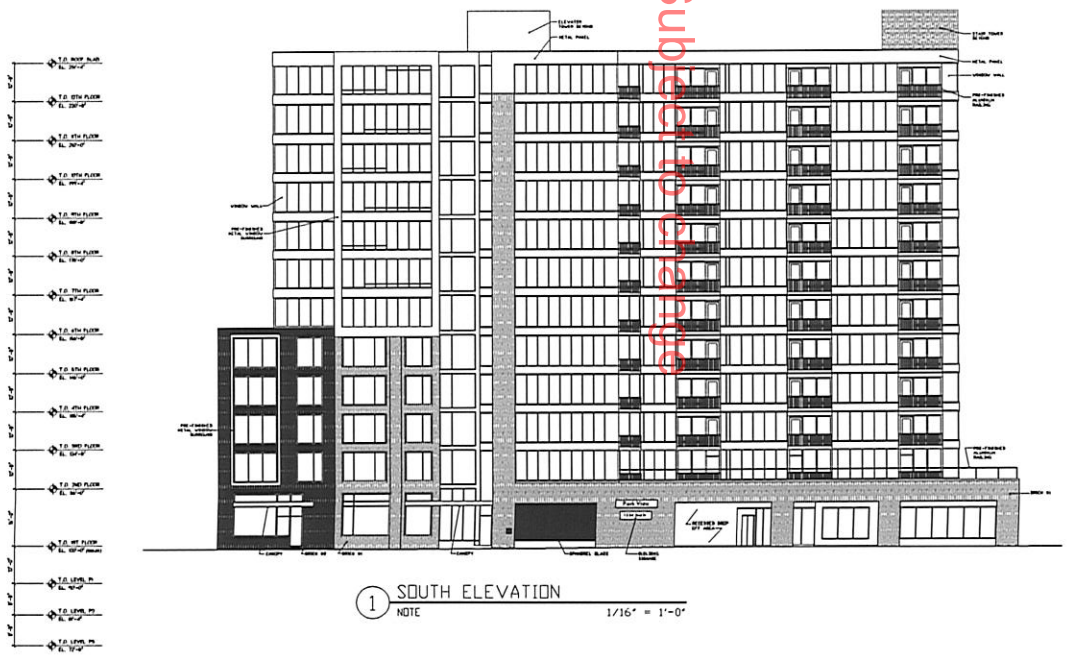
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT IN THE STATE OF MINNESOTA

SIGNATURE
DATE
REGISTRATION

SHEET NAME:
ELEVATIONS

SHEET NO.
A3.1

2 NORTH ELEVATION
NOTE 1/16" = 1'-0"



1 SOUTH ELEVATION
NOTE 1/16" = 1'-0"

Preliminary Plan - Subject to change

OERTEL ARCHITECTS
1795 Saint Clair Avenue
St. Paul, Minnesota 55105
(651) 696-5186 Tel
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www.oertelarchitects.com

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SHEET NO:
A3.2