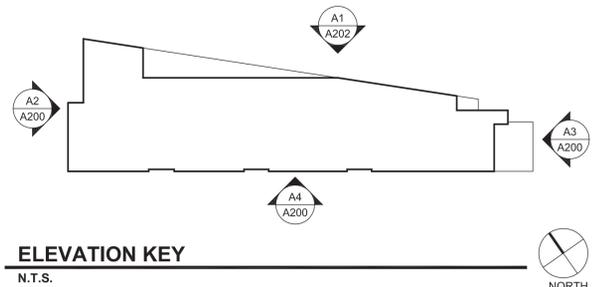




A2 SOUTH ELEVATION
3/32" = 1'-0"

Preliminary Plan - Subject to change



ELEVATION KEY
N.T.S.



A1 WEST ELEVATION
3/32" = 1'-0"

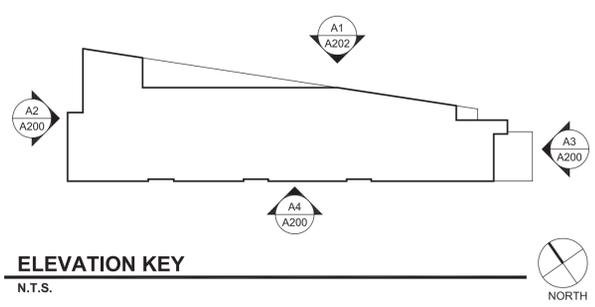
I hereby certify that this plan, specification, or drawing was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
PRINT NAME _____
SIGNATURE _____ DATE _____
REGISTRATION NUMBER _____
CLIENT _____ CONTRACTOR _____

Project #: 13-008.0
Date: 03-14-2013
Issue: CoW Submittal
PDR & Land Use Application Submittal
Date: 04-04-2013
Drawn by: TH
Checked by: PM



A2 NORTH ELEVATION
3/32" = 1'-0"

Preliminary Plan - Subject to change



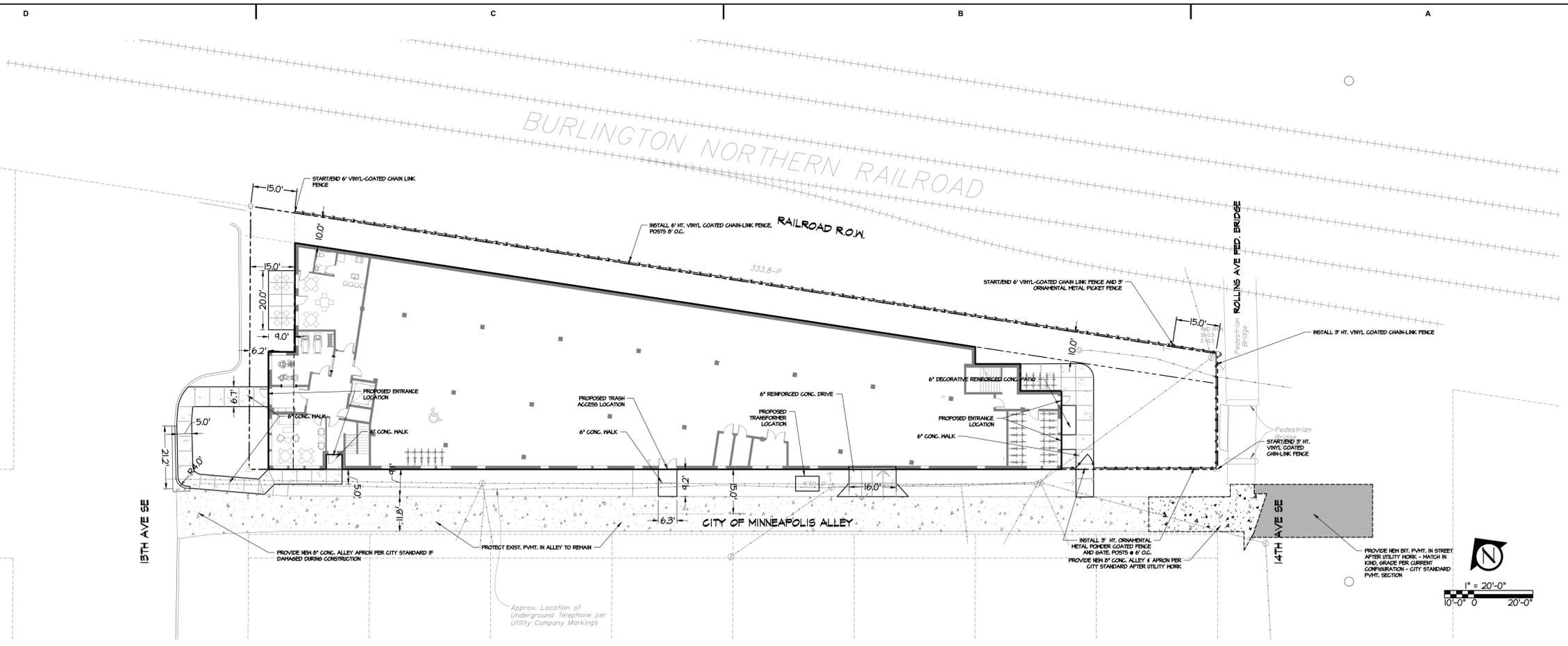
A1 EAST ELEVATION
3/32" = 1'-0"

DJR
ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

I hereby certify that this plan, specification, or schedule of materials 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.
PRINT NAME _____
SIGNATURE _____
REGISTRATION NUMBER _____ DATE _____
CLIENT _____ CONTRACTOR _____ MECHANICAL _____ STRUCTURAL _____

14TH AVENUE STUDENT HOUSING
815 14TH AVENUE SE, MINNEAPOLIS, MN
Issue: CoV Submittal PDR & Land Use Application Submittal
Date: 03-14-2013
Project #: 13-008.0
Date: 04-04-2013
Date: 4.05.2013
Drawn by: TH
Checked by: PM

A201



OPERATIONAL NOTES:

- TRASH REMOVAL WILL BE COORDINATED BY THE PROPERTY MANAGER. ON PICK-UP DAYS THE ON-SITE MANAGER WILL BRING THE TRASH CONTAINERS TO THE TRASH STAGING AREA AS SHOWN ON PLAN.
- ALL SNOW WILL BE REMOVED FROM THE SITE BY THE SNOW REMOVAL CONTRACTOR.

CITY COORDINATION NOTES:

- TRAFFIC & PARKING
 - COORDINATE WITH BILL PRINCE, CITY OF MINNEAPOLIS, (612) 673-3901 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS.
 - COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-5755 FOR ALL OTHER ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY.
- OWNER SHALL APPLY FOR AND OBTAIN APPROPRIATE ENCROACHMENT PERMITS REQUIRED FOR ENTRIES, WALKS, PAVEMENTS, CONSTRUCTION EQUIPMENT, EARTH RETAINING SYSTEMS, AND LANDSCAPE. CONTACT BOB BOBLETT, CITY OF MINNEAPOLIS, (612) 673-2428 WITH ISSUES/QUESTIONS.
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED FOR ANY WORK TO BE PERFORMED WITHIN CITY RIGHTS-OF-WAY.

AREAS AND QUANTITIES:

ZONING: PRIMARY - II - LIGHT INDUSTRIAL OVERLAY - UA - UNIVERSITY AREA

BUILDING COVERAGE AREA:	8,634 SF	41.1%	14,890 SF	70.8%
ALL PAVEMENTS	11,442 SF	54.6%	680 SF	3.2%
ALL NON-PAVEMENTS	912 SF	4.3%	5,448 SF	26.0%
TOTAL	21,038 SF	100%	21,038 SF	100%

IMPERVIOUS SURFACE:				
EXISTING CONDITION	20,126 SF	95.7%		
PROPOSED CONDITION	15,526 SF	73.8%		

PROPOSED NON-PAVEMENTS:
 SITE AREA - BUILDING COVERAGE = OPEN SPACE
 21,038 SF - 14,890 SF = 6,148 SF

20% OF OPEN SPACE = LANDSCAPE AREA
 2 X 6,148 SF = 12,290 SF

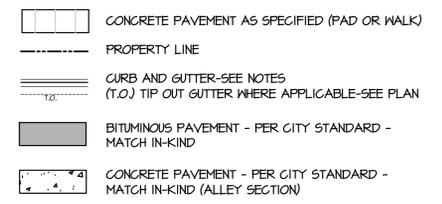
PROPOSED LANDSCAPE:
 1 TREE/500 SF - 3 OVERSTORY TREES REQUIRED (ONSITE)
 10 OVERSTORY PROPOSED (ONSITE)

1 SHRUB/100 SF - 12 SHRUBS REQUIRED (ONSITE)
 52 SHRUBS PROPOSED (ONSITE)

SITE PLAN NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO-TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.

SITE PLAN LEGEND:

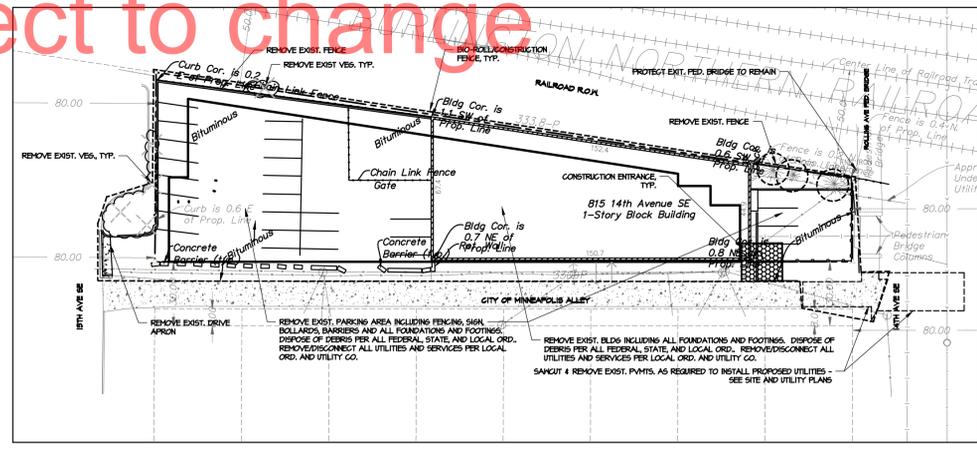


REMOVALS NOTES:

- CONTACT PAUL MARTINSON (612) 221-4245 REGARDING REMOVAL AND/OR PROTECTION OF TREES IN CITY RIGHTS-OF-WAY, AND APPROVED TREES SPECIES AND PLACEMENT IN CITY RIGHT-OF-WAY.

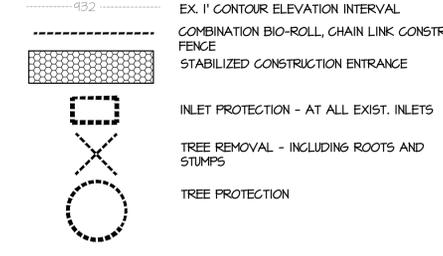
NOTE:
 CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.

Preiminary Plan - Subject to change



SITE REMOVAL PLAN

REMOVALS LEGEND:



AREAS AND QUANTITIES:

SITE AREA = 21,038 SF
 DISTURBED AREA = 21,038 SF

QUANTITY OF SOIL TO BE MOVED ON SITE = 1,100 CY
 BIO-ROLL = 860 LF
 EROSION CONTROL BLANKET = 0 SF
 INLET PROTECTION DEVICES = 0

SUPPLEMENTARY NOTES:

PROJECT NARRATIVE:
PROJECT IS A REMOVAL OF AN EXISTING INDUSTRIAL SITE AND DEVELOPMENT OF A RESIDENTIAL BUILDING WITH UNDERGROUND PARKING.

CONSTRUCTION SEQUENCING IS PLANNED AS FOLLOWS:

1. INSTALL SILT FENCE AROUND SITE & INLET PROTECTION IN AND AROUND CATCH BASINS (WHERE NOT COVERED BY IN PLACE REMOVALS EROSION CONTROL FACILITIES)
2. CONSTRUCT BUILDING AND IMPROVEMENTS
3. INSTALL CURB, SIDEWALK AND SITE IMPROVEMENTS
4. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND REPAIR ANY AREAS DISTURBED BY THE REMOVAL.

DISTURBANCE LENGTH OF TIME:

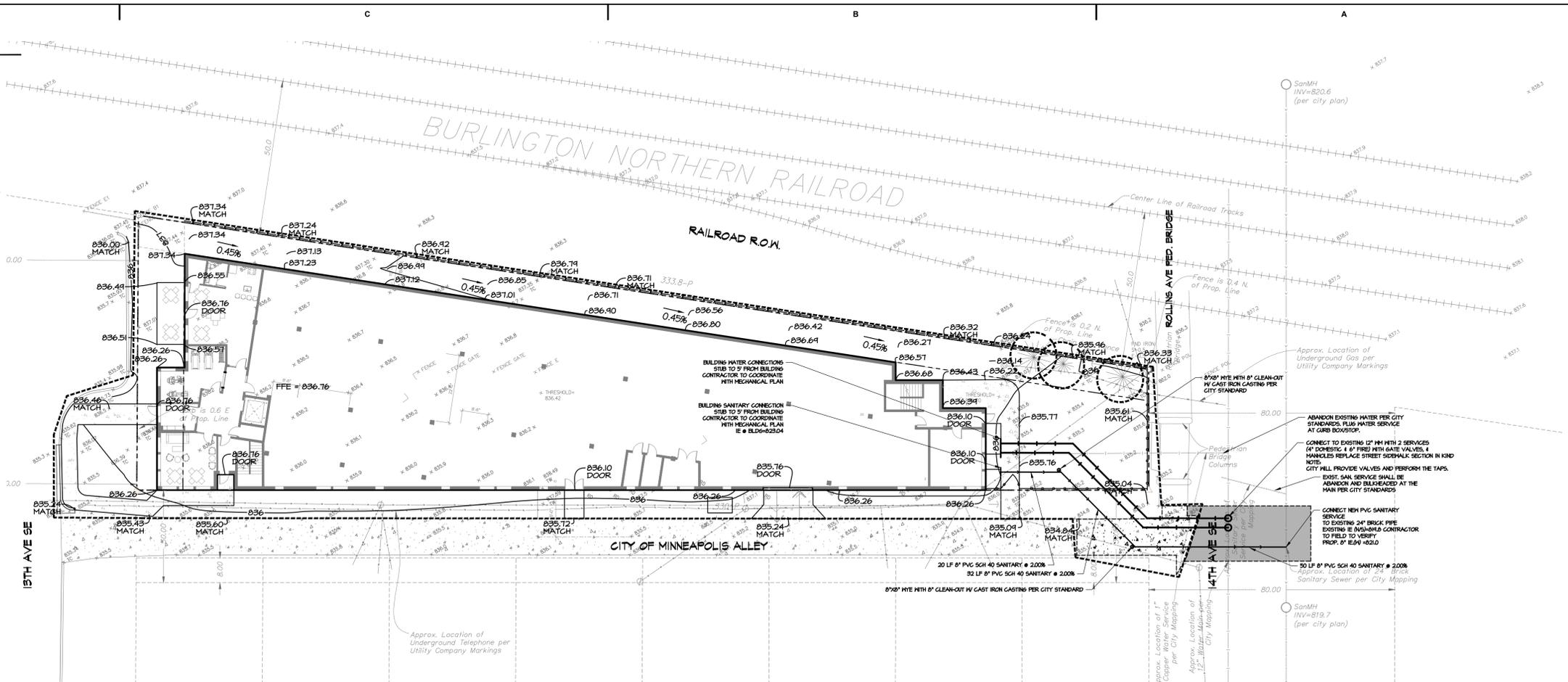
THE TIMING FOR THIS PROJECT IS EXPECTED TO LAST 6 MONTHS UNTIL FINAL STABILIZATION.

TEMPORARY AND PERMANENT STABILIZATION:

PROJECT WILL BE ENTIRELY HARD-SCAPE, AND STABILIZED WITH THOSE ELEMENTS.

CONCRETE WASHOUT:

CONCRETE WASHOUT SHALL BE PERFORMED OFF SITE.



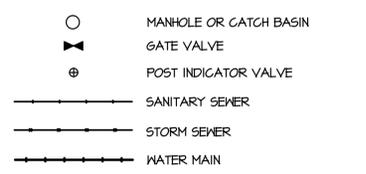
GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL REFER TO RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION, SOIL CORRECTION TYPE OF BACKFILL, OR REQUIREMENTS.
3. EXCAVATION AND EMBANKMENT ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
4. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
5. THE CONTRACTOR SHALL SCHEDULE SITE WORK TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOP-SOIL AND SODDING ACTIVITIES.
7. EXCESS FILL MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.
8. PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
9. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
10. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
11. CONTRACTOR SHALL STRIP, STOCKPILE, AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4" COMPACTED DEPTH TO DISTURBED AREAS TO BE SEEDED OR SODDED.

GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

UTILITY LEGEND:



EROSION CONTROL LEGEND:



NON STORM WATER DISCHARGES:

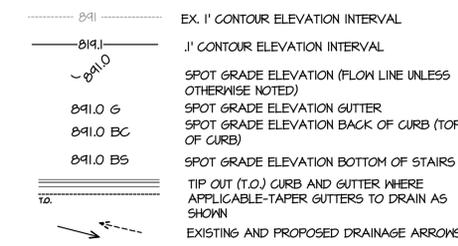
I. THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN, SIGNED BY PARTIES BELOW:

OWNER: _____
DEVELOPER: _____
CONTRACTOR: _____

GRADING PLAN LEGEND:



OWNER INFORMATION

OWNER:
CPM DEVELOPMENT
2419 KNOX AVENUE SOUTH, SUITE 200
MINNEAPOLIS, MN 55408

AREAS AND QUANTITIES:

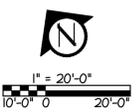
SITE AREA = 21,039 SF
DISTURBED AREA = 21,038 SF
QUANTITY OF SOIL TO BE MOVED ON SITE = 1,100 CY
BIO-ROLL = 860 LF
EROSION CONTROL BLANKET = 0 SF
INLET PROTECTION DEVICES = 0

IMPERVIOUS SURFACE	EXISTING CONDITION	PROPOSED CONDITION
20,126 SF	45.7%	15,526 SF
45.7%		73.0%

Preliminary Plan - Subject to change

City of Minneapolis Standard Erosion Control Notes

- City of Minneapolis Standard Erosion and Sediment Control Notes for Plans
These notes may be used as performance standards or requirements for projects not meeting the threshold for a formal plan.
1. Contractor must call a construction start 48 hours prior to any land disturbances 612-673-3867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
 2. Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
 3. Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
 4. Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
 5. Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped gates are not allowed for inlet protection.
 6. Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
 7. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
 8. Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
 9. Ready mixed concrete and concrete batch/mix plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated concrete mixing/washout locations as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
 10. Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
 11. If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent scour erosion. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.



14TH AVENUE STUDENT HOUSING

GRADING, UTILITY, EROSION CONTROL PLAN

815 14TH AVENUE SE MINNEAPOLIS, MN

DJR ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
612.676.2700 www.djr-inc.com

CIVIL SITE GROUP INC
4491 W 38TH ST, SUITE 200
952-250-2003 / 763-213-3844

MECHANICAL ADDRESS 1 ADDRESS 2 ADDRESS 3 ZIP CODE PHONE NUMBER

STRUCTURAL ADDRESS 1 ADDRESS 2 ADDRESS 3 ZIP CODE PHONE NUMBER

CONTRACTOR ADDRESS 1 ADDRESS 2 ADDRESS 3 ZIP CODE PHONE NUMBER

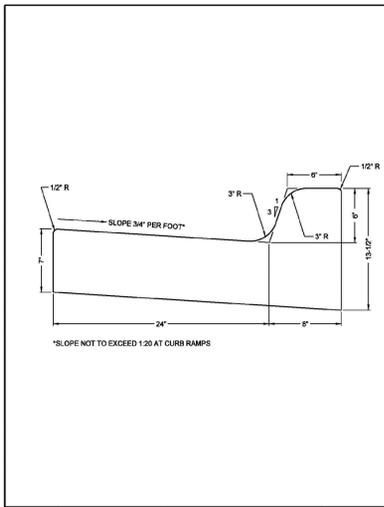
CLIENT ADDRESS 1 ADDRESS 2 ADDRESS 3 ZIP CODE PHONE NUMBER

DATE: 5/10/13 LICENSE NO. 44263

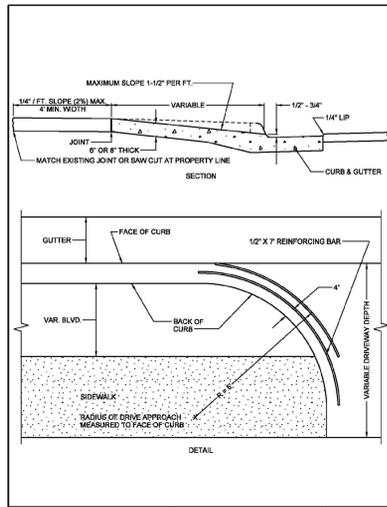
Matthew R. Pawek

MINNESOTA PROFESSIONAL ENGINEER

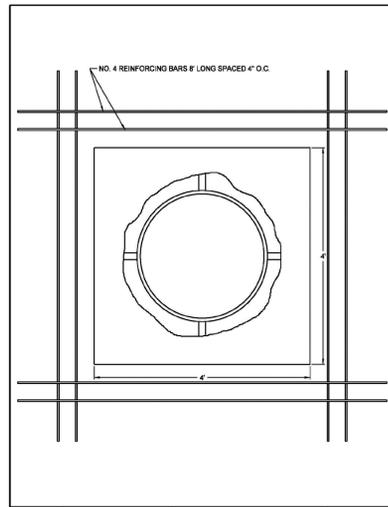
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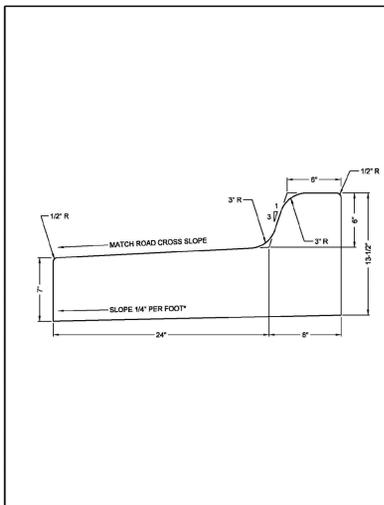
MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. ROAD-1003
B-624 CURB AND GUTTER



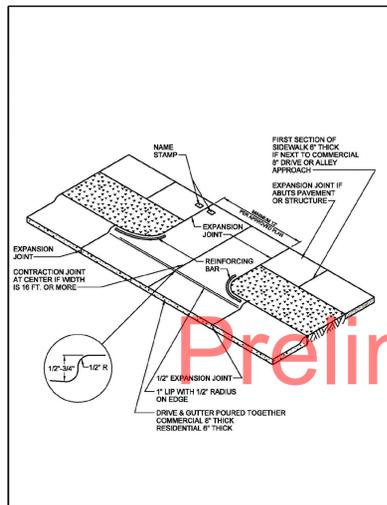
MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. ROAD-2001
TYPICAL DRIVEWAY CONSTRUCTION



MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. ROAD-2004
GATES, MANHOLES, MONUMENTS, ETC. IN CONCRETE PAVEMENT



MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. ROAD-1005
B-624 CURB AND GUTTER TYPOUT



MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. ROAD-2002
TYPICAL DRIVEWAY

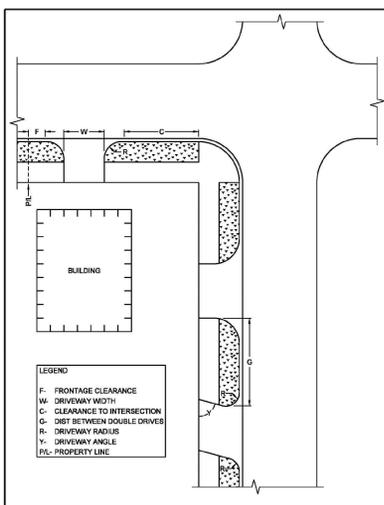
CIRCULAR CONCRETE PIPE
HEIGHT OF BACKFILL IN FEET FOR CLASS C BEDDING
MEASURED AT TOP OF PIPE IN FEET, 100 PCF SOIL DENSITY

PIPE DIA. (in.)	CLASS II		CLASS III		CLASS V	
	N	W	N	W	N	W
12	6	8	9	13	13	18
15	6	8	9	13	13	18
18	7	9	9	14	13	20
21	7	9	9	14	14	20
24	7	9	9	14	14	20
27	7	9	9	14	14	20
30	7	9	9	14	14	20
33	7	9	9	14	14	20
36	7	9	9	14	14	20
42	7	9	9	14	14	21
48	8	10	10	14	14	21
54	8	10	10	14	14	21
60	8	10	10	14	14	21
66	8	10	10	14	14	21
72	8	10	10	14	14	21
78	8	10	10	14	14	21
84	8	10	10	14	14	21
90	8	10	10	14	14	21
96	8	10	10	14	14	21
102	8	10	10	14	14	21
108	8	10	10	14	14	21

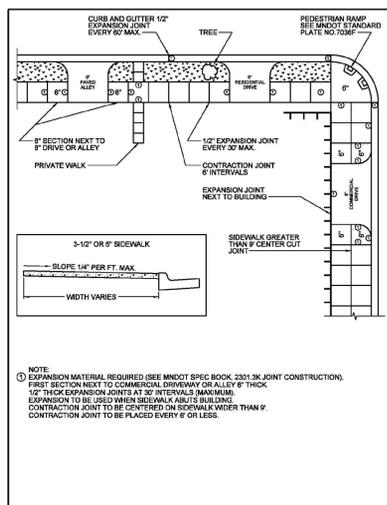
N = NARROW TRENCH MINIMUM WIDTH
W = WIDE TRENCH TRANSITION WIDTH
PIPE DIA. (in.) = INSIDE DIAMETER IN CHART

CLASS C ORDINARY BEDDING
CLASS B BEDDING CONSISTS OF CAREFUL SURFACE
PREPARATION OF THE FOUNDATION SOIL TO FIT THE
PIPE. THE BEDDING IS TO BE 1/4\"/>

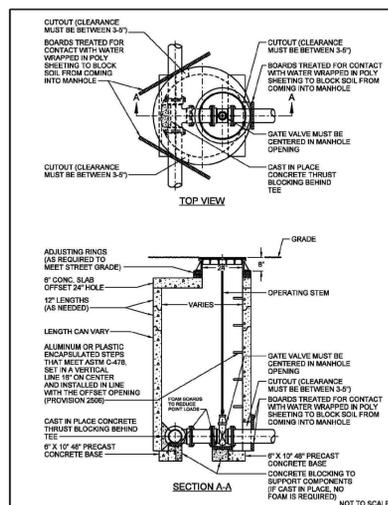
MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. SEVR-6022
CLASS C BEDDING FOR TRENCH CONDITION



MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. ROAD-2000
DRIVEWAY REFERENCE

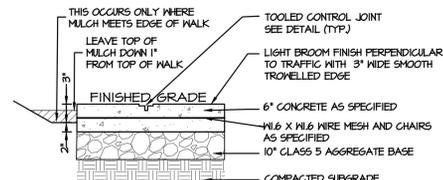


MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. ROAD-2003
TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION



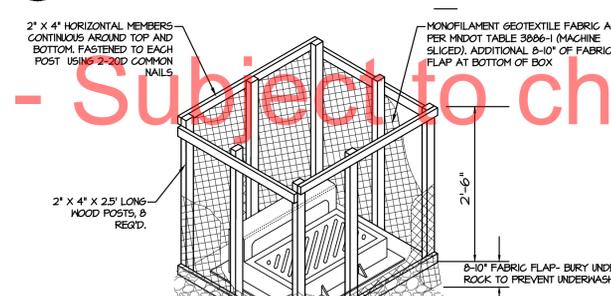
MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLATE NO. WATER-2006A-R1
STANDARD MANHOLE

1 HEAVY DUTY CONCRETE
NTS



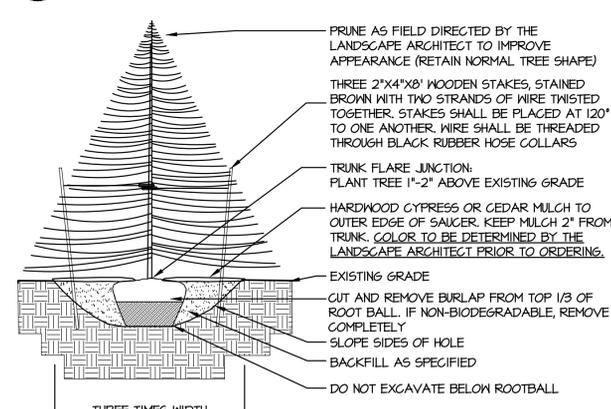
NOTES:
1. INSTALLATION AND REINFORCEMENT SHALL BE IN ACCORDANCE TO A CERTIFIED, ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS HEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2\"/>

2 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



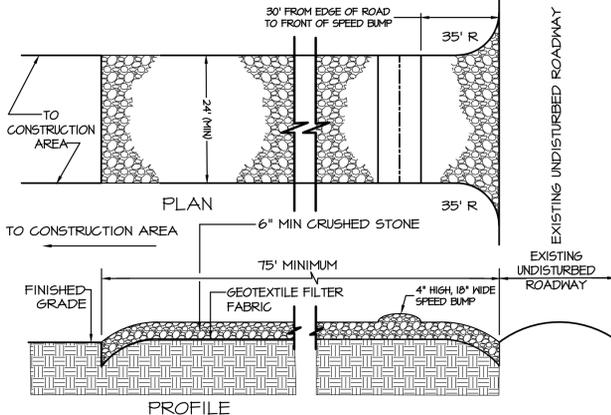
NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL 50XX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3840) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3841.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8\"/>

3 INLET PROTECTION SILT BOX-CATCH BASIN
NTS



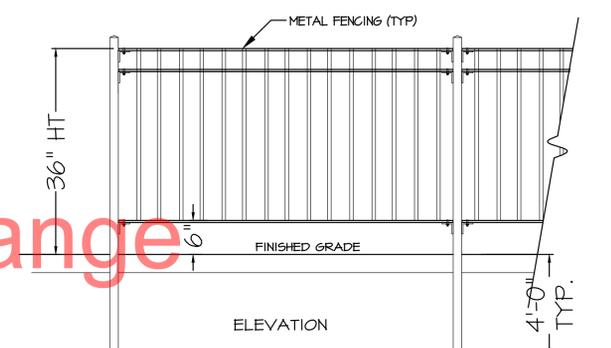
NOTES:
1) CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6\"/>

5 STABILIZED CONSTRUCTION ACCESS
NTS



NOTES:
1) PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3) REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4) ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5) FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.

6 ORNAMENTAL RAILING
NTS



DJR
ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
612.676.2700 www.djr-inc.com

CIVIL SITE GROUP INC
4851 W 35TH ST, SUITE 200
952.250.2003 / 763.213.3844

MECHANICAL
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ADDRESS 2
PHONE NUMBER

STRUCTURAL
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CONTRACTOR
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CLIENT
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PHONE NUMBER

Issue: 03-28-2013
PDR Submittal
Revised PDR and Land Use Submittal

14TH AVENUE STUDENT HOUSING
815 14TH AVENUE SE MINNEAPOLIS, MN

Project #: 13-006.0
Date: 04-05-2013
Drawn by: PJS/MPR

Date: 04-05-2013
Date: 05-10-2013
Checked by: PJS/MPR

Issue: 03-28-2013
PDR Submittal
Revised PDR and Land Use Submittal

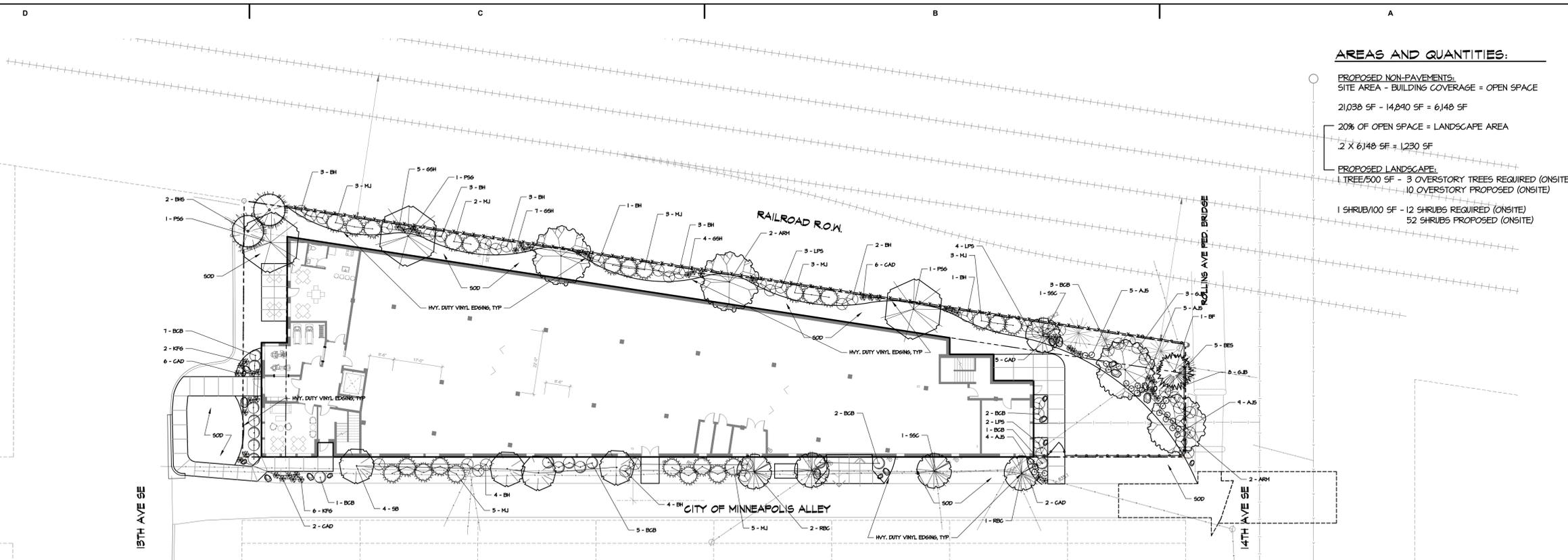
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AREAS AND QUANTITIES:

PROPOSED NON-PAVEMENTS:
 SITE AREA - BUILDING COVERAGE = OPEN SPACE
 21,038 SF - 14,840 SF = 6,148 SF

20% OF OPEN SPACE = LANDSCAPE AREA
 2 X 6,148 SF = 12,300 SF

PROPOSED LANDSCAPE:
 1 TREE/500 SF - 3 OVERSTORY TREES REQUIRED (ONSITE)
 10 OVERSTORY PROPOSED (ONSITE)

1 SHRUB/100 SF - 12 SHRUBS REQUIRED (ONSITE)
 52 SHRUBS PROPOSED (ONSITE)

PLANT SCHEDULE - OFF-SITE AREAS

SYM.	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
P56	3	DECIDUOUS TREE PRINCETON SENTRY GINKGO	Ginkgo biloba 'Princeton Sentry'	2.5'	B4B	STRAIGHT LEADER, FULL FORM
RBC	3	ORNAMENTAL TREES RED BARON FLOWERING CRABAPPLE	Malus 'Red Baron'	1.5'	B4B	STRAIGHT LEADER, FULL FORM
SB	4	SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5'	B4B	STRAIGHT LEADER, FULL FORM
SSC	1	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	1.5'	B4B	STRAIGHT LEADER, FULL FORM
GJB	3	DECIDUOUS SHRUBS GOLDEN JAPANESE BARBERRY	Berberis thunbergii 'Aurea'	#5	CONT.	DENSE BRANCHING
BCB	10	BURGUNDY CAROUSEL JAP. BARBERRY	Berberis thunbergii 'Balltow'	#5	CONT.	DENSE BRANCHING
LPS	2	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	#5	CONT.	DENSE BRANCHING
BH	8	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#5	CONT.	DENSE BRANCHING
MJ	10	EVERGREEN SHRUB MEDORA JUNIPER	Juniperus scopulorum 'Medora'	#5	CONT.	
CAD	4	PERENNIALS CHICAGO APACHE DAYLILLY	Hemerocallis 'Chicago Apache'	#1	CONT.	
AJS	4	AUTUMN JOY SEDUM	Sedum 'Autumn Joy'	#1	CONT.	
KFG	5	GRASSES KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#2	CONT.	

PLANT SCHEDULE - ON-SITE AREAS

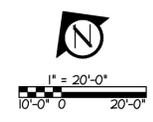
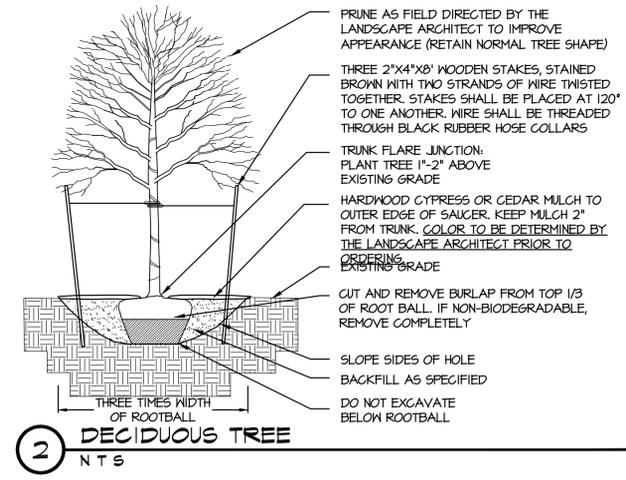
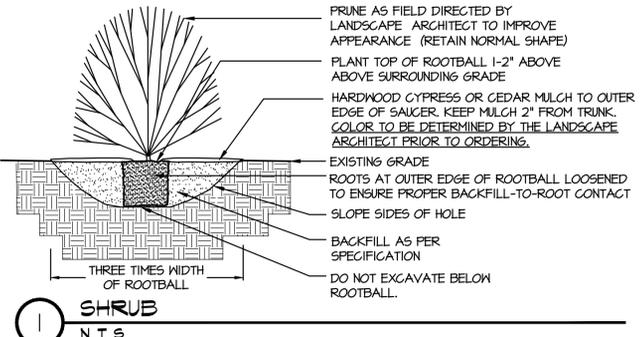
SYM.	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
P56	3	DECIDUOUS TREE PRINCETON SENTRY GINKGO	Ginkgo biloba 'Princeton Sentry'	2.5'	B4B	STRAIGHT LEADER, FULL FORM
ARM	4	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	2.5'	B4B	STRAIGHT LEADER, FULL FORM
BHS	2	EVERGREEN TREES BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT.	B4B	SINGLE LEADER
BF	1	BALSAM FIR	Abies balsamea	6' HT.	B4B	SINGLE LEADER
SSC	1	ORNAMENTAL TREES SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	1.5'	B4B	STRAIGHT LEADER, FULL FORM
GJB	8	DECIDUOUS SHRUBS GOLDEN JAPANESE BARBERRY	Berberis thunbergii 'Aurea'	#5	CONT.	DENSE BRANCHING
BCB	11	BURGUNDY CAROUSEL JAP. BARBERRY	Berberis thunbergii 'Balltow'	#5	CONT.	DENSE BRANCHING
LPS	4	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	#5	CONT.	DENSE BRANCHING
BH	16	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#5	CONT.	DENSE BRANCHING
MJ	14	EVERGREEN SHRUB MEDORA JUNIPER	Juniperus scopulorum 'Medora'	#5	CONT.	
CAD	17	PERENNIALS CHICAGO APACHE DAYLILLY	Hemerocallis 'Chicago Apache'	#1	CONT.	
AJS	14	AUTUMN JOY SEDUM	Sedum 'Autumn Joy'	#1	CONT.	
SSH	16	GOLD STANDARD HOSTA	Hosta 'Gold Standard'	#1	CONT.	
BES	5	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldstrum'	#1	CONT.	
KFG	3	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#2	CONT.	

IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- CONTRACTOR SHALL SUPPLY AN "AS-BUILT" PLAN OF IRRIGATION SYSTEM AT THE TIME OF COMPLETION TO OWNER'S REPRESENTATIVE. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER NEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING FLUMESCENCE OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEET AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- INSTALL PAVERS PER MANUFACTURER SPECIFICATIONS AND AS SHOWN ON THE PLAN. OWNER TO SELECT PAVER TYPE AND COLOR.



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LANDSCAPE PLAN

DJR
 ARCHITECTURE, INC
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 612.676.2700 www.djr-inc.com

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DATE: 5/10/13
 LICENSE NO. 24504

Project #: 13-006.0
 Date: 4.5.2013

Issue: PDR Submittal
 PDR and Land Use Submittal
 Revised PDR and Land Use Submittal

Issue Date: 03-28-2013
 04-05-2013
 05-10-2013

Drawn by: PJS/MP
 Checked by: PJS/MP

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