

Preliminary Plan - Subject to change

GREENWAY HEIGHTS
2845 BLOOMINGTON AVE S

1 A010 ARCHITECTURAL SITE PLAN
1" = 10'-0"

SITE PLAN NOTES:

1. NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
2. TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT LEVEL 1.
3. SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS AND WITHIN THE FRONT YARDS ON BLOOMINGTON AND 16TH AVENUES. THE DRIVEWAY WILL INCORPORATE A SNOW MELT SYSTEM AND A TRENCH DRAIN FOR SNOW REMOVAL.

PROJECT TITLE

**GREENWAY
HEIGHTS**

KEY PLAN NORTH ARROW

**LAND-USE
SUBMITTAL**

CERTIFICATION

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Date

License Number

REVISION	DATE

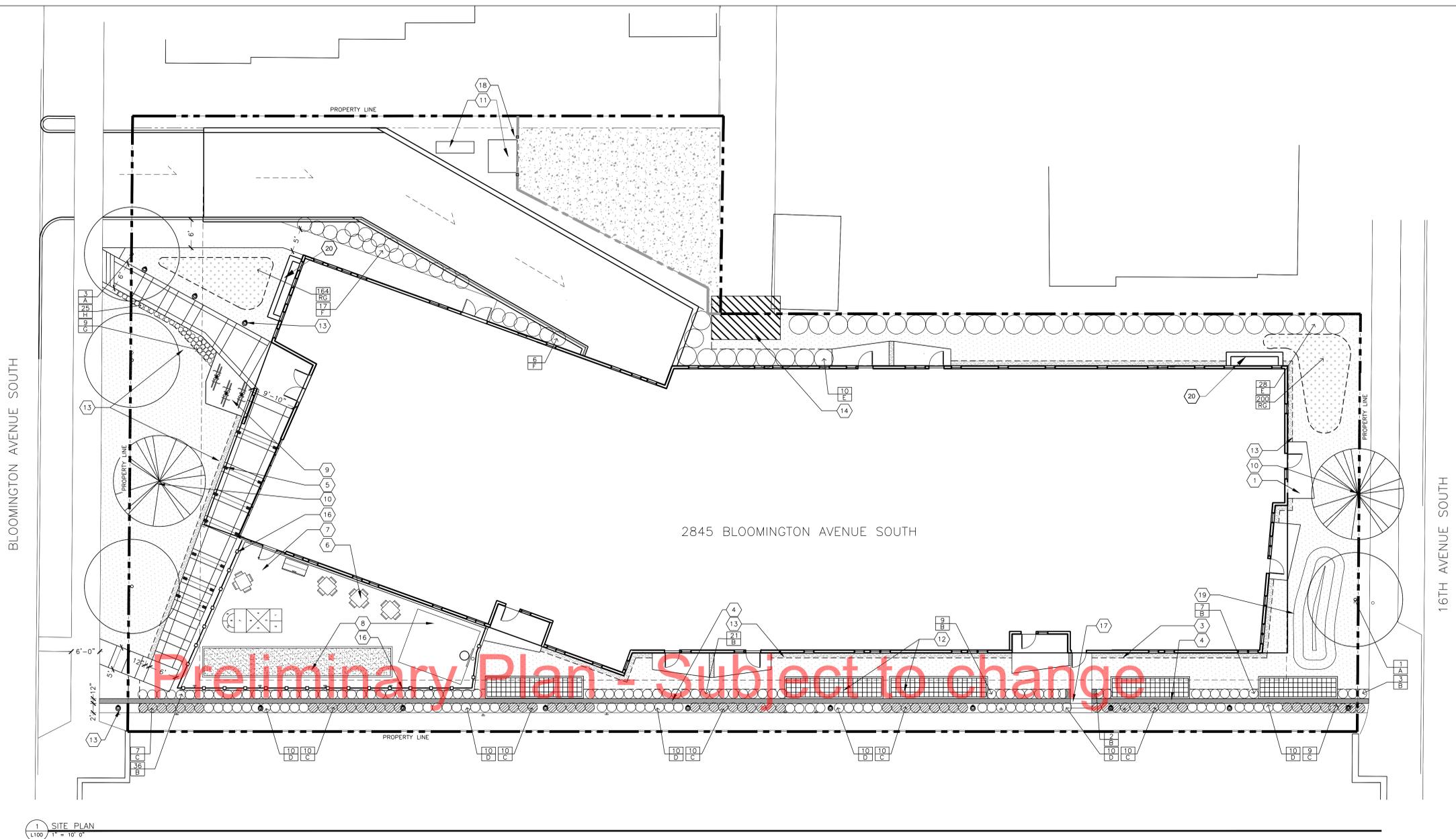
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COMMISSION NO.	1641.01

SHEET TITLE

**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

A010



BLOOMINGTON AVENUE SOUTH

16TH AVENUE SOUTH

2845 BLOOMINGTON AVENUE SOUTH

1 SITE PLAN
1" = 10' 0"

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 EXTENT 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, CURBS/GUTTERS 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 DRAWINGS 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 ADJUTS 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 9' 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 WARRANT 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 12" 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 SOD/SEED/PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING 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 SUMMARY:

TREES IN ROW: 4
SHRUBS IN ROW: 0
PERENNIALS IN ROW: 0

TREES ON SITE: 0
SHRUBS ON SITE: 297
PERENNIALS PROPOSED ON SITE: 24
RAIN GARDEN MIX: 560 SF

LOT AREA: 28,189 / .65 ACRES
BUILDING FOOTPRINT: 12,810 SF
(LOT AREA) - (BUILDING FOOTPRINT) = 15,379 SF
20% LANDSCAPE REQ.: 3,076 SF
PERVIOUS AREA ON SITE: 7,416 SF (41%)
PERVIOUS AREA IN RIGHT-OF-WAY: 692 SF
TOTAL PERVIOUS AREA: 8,108 SF
BIKE PARKING SPACES - SITE: 4 (2 RACKS)
BIKE PARKING SPACES - INTERIOR: 39

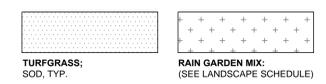
PROPOSED PLANT SCHEDULE

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
TREES						
4	A	SIENNA GLEN MAPLE	<i>Acer x freemanii 'Sienna'</i>	3" CAL.	B&B	PLANT PER PLAN
SHRUBS						
83	B	ORANGE ROCKET BARBERRY	<i>Berberis thunbergii 'Orange Rocket'</i>	#2	CONT.	PLANT PER PLAN
67	C	GOLDEN RUBY BARBERRY	<i>Berberis thunbergii 'Goruzam'</i>	#2	CONT.	PLANT PER PLAN
60	D	OSO EASY MANGO SALSA ROSE	<i>Rosa 'Chewper Adventure'</i>	#2	CONT.	PLANT PER PLAN
38	E	FLAMINGO WILLOW	<i>Salix integra 'Flamingo'</i>	#5	CONT.	PLANT PER PLAN
PERENNIALS / GRASSES						
24	F	SUN KING ARALIA	<i>Aralia cordata 'Sun King'</i>	#1	CONT.	PLANT PER PLAN
14	G	ARIZONA APRICOT BLANKET FLOWER	<i>Gaillardia aristata 'Arizona Apricot'</i>	#1	CONT.	PLANT PER PLAN
21	H	LITTLE TITCH CATMINT	<i>Nepeta racemosa 'Little Titch'</i>	#1	CONT.	PLANT PER PLAN
RAIN GARDEN MIX						
28 OF EACH PLANT	RG	FRAGRANT GIANT HYSSOP	<i>Agastache foeniculum</i>	#1	CONT.	1. Layout all plantings in random manner
		BIGLEAF ASTER	<i>Aster macrophyllum</i>	#1	CONT.	
		MARGUERITE DAISY	<i>Anthemis tinctoria 'Susanna Mitchell'</i>	#1	CONT.	2. All 14 plants to be present in each bed
		BUTTERFLY WEED	<i>Asclepias tuberosa</i>	#1	CONT.	
		STERNHALER COREOPSIS	<i>Coreopsis lanceolata 'Sternhaler'</i>	#1	CONT.	3. Plants spaced at 12" O.C.E.W.
		BLUE FLAG IRIS	<i>Iris versicolor</i>	#1	CONT.	
		BLUE GLOW GLOBE THISTLE	<i>Echinops bannaticus 'Blue Glow'</i>	#1	CONT.	
		PRAIRIE ALUMROOT	<i>Heuchera richardsonii</i>	#1	CONT.	
		VIRGINIA BLUEBELLS	<i>Mertensia virginica</i>	#1	CONT.	
		GREAT BLUE LOBELIA	<i>Lobelia siphilitica</i>	#1	CONT.	
	SMOOTH PHLOX	<i>Phlox glaberrima</i>	#1	CONT.		
	BLACK EYED SUSAN	<i>Rudbeckia hirta</i>	#1	CONT.		
	PRAIRIE SPIDERWORT	<i>Tradescantia bracteata</i>	#1	CONT.		
	GOLDEN ALEXANDER	<i>Zizia aurea</i>	#1	CONT.		

KEY NOTES

- UNIT PATIOS, TYP.
- STAIR ACCESS TO PROMENADE
- STAIR EXIT
- PROMENADE RETAINING WALL
- PERGOLA
- SEATING
- CHILDREN'S PLAY AREA WITH 3'H 'RICHLITE' FENCE
- MINI-BBALL COURT & BOCCIE
- EXISTING TREES TO REMAIN
- TRANSFORMER WITH 6' HIGH RICHLITE SCREEN FENCE. EQUIPMENT WILL BE 5' FROM SIDE LOT LINE.
- "SQUARE FOOT" RAISED GARDEN PLOTS
- BOLLARD LIGHTING; SPACED PER REQUIRED FOOTCANDLE, T.B.D.
- CITY EASEMENT FOR SNOW STORAGE
- STEEL EDGING, TYP.
- 3'H DECORATIVE 'RICHLITE' FENCING; COLOR T.B.D.
- STAIRS WITH HANDRAIL, TYP.
- SECURITY BOLLARDS
- LANDSCAPE BERMS; (SEE CIVIL)
- AREAWELL FOR PARKINGGARAGE.

LEGEND



GREENWAY HEIGHTS

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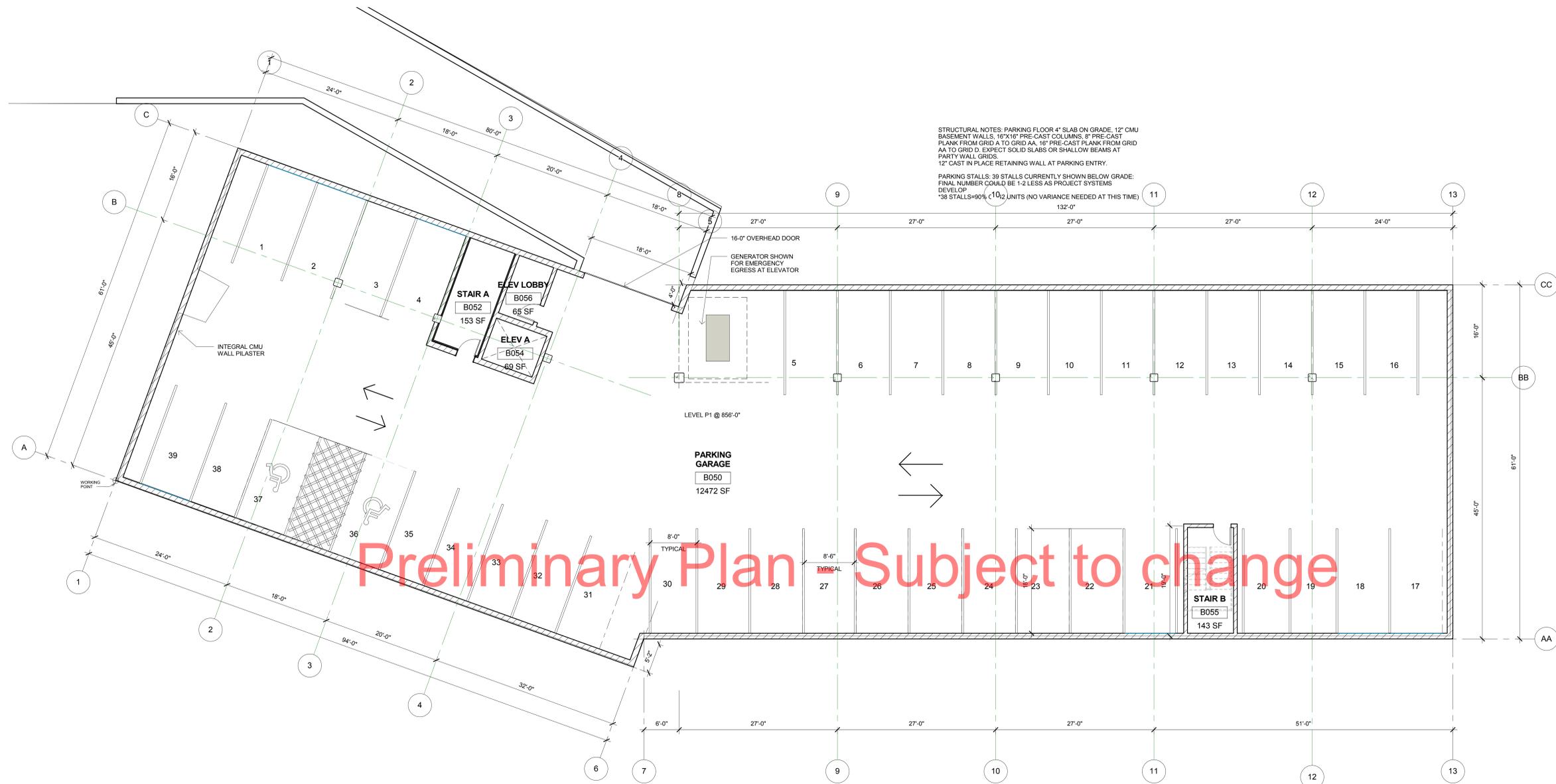
REVISIONS	No.	DATE

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DRAWN BY	JCB
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COMMISSION NO.	183601

SITE PLAN

SHEET NUMBER

L100



STRUCTURAL NOTES: PARKING FLOOR 4" SLAB ON GRADE, 12" CMU BASEMENT WALLS, 16"X16" PRE-CAST COLUMNS, 8" PRE-CAST PLANK FROM GRID A TO GRID AA, 16" PRE-CAST PLANK FROM GRID AA TO GRID D. EXPECT SOLID SLABS OR SHALLOW BEAMS AT PARTY WALL GRIDS.
12" CAST IN PLACE RETAINING WALL AT PARKING ENTRY.
PARKING STALLS: 39 STALLS CURRENTLY SHOWN BELOW GRADE. FINAL NUMBER COULD BE 1-2 LESS AS PROJECT SYSTEMS DEVELOP.
*38 STALLS=90% (10)2 UNITS (NO VARIANCE NEEDED AT THIS TIME)

PARKING GARAGE
B050
12472 SF

STAIR B
B055
143 SF

STAIR A
B052
153 SF

ELEV LOBBY
B056
65 SF

ELEV A
B054
69 SF

1 LEVEL P1 - FLOOR PLAN
1/8" = 1'-0"

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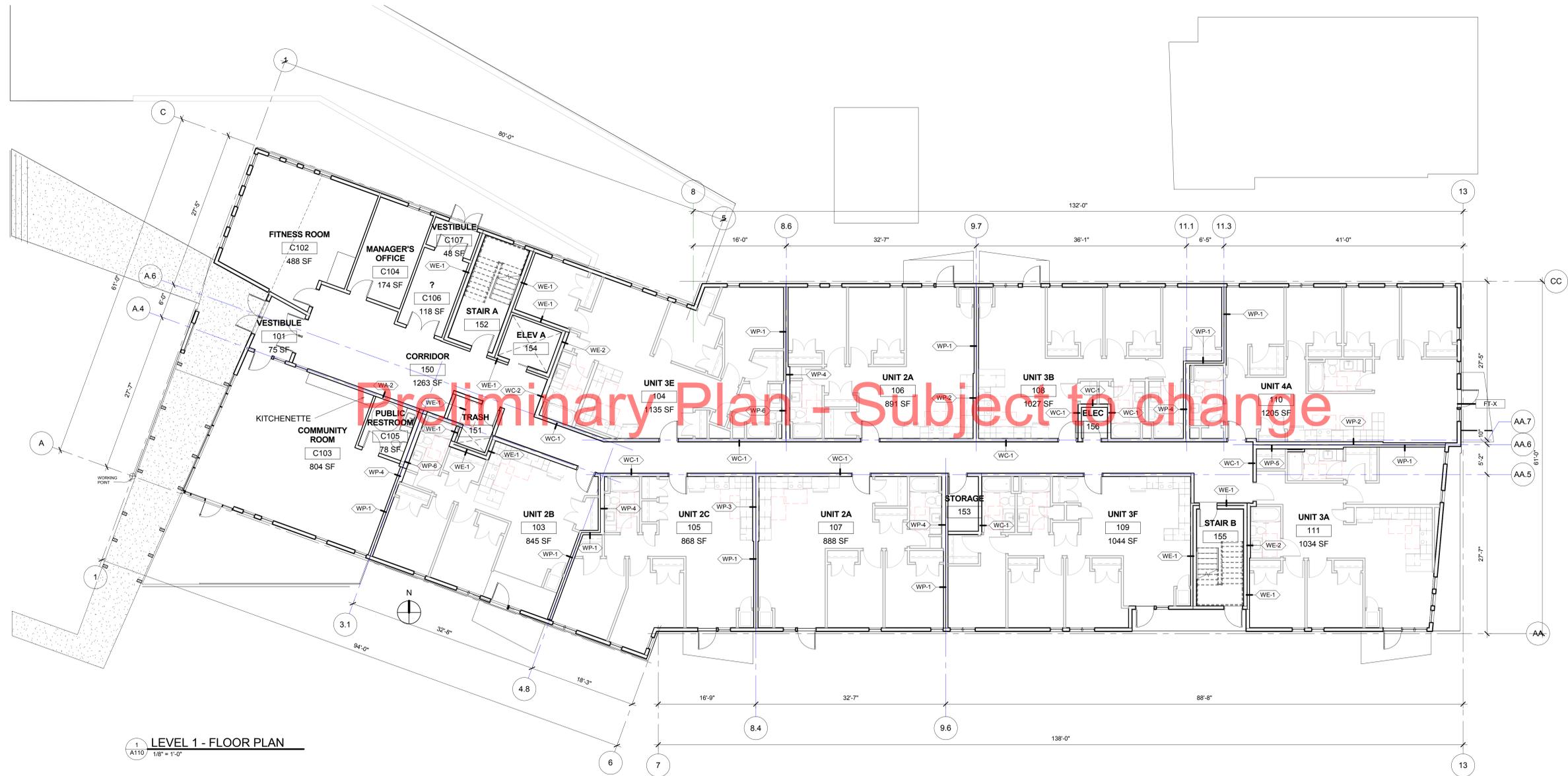
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SHEET TITLE

LEVEL P1 - FLOOR PLAN

SHEET NUMBER

A100



1 LEVEL 1 - FLOOR PLAN
A110 1/8" = 1'-0"

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**LEVEL 1 - FLOOR
PLAN**

SHEET NUMBER

A110

NOT FOR CONSTRUCTION

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SUBMITTAL
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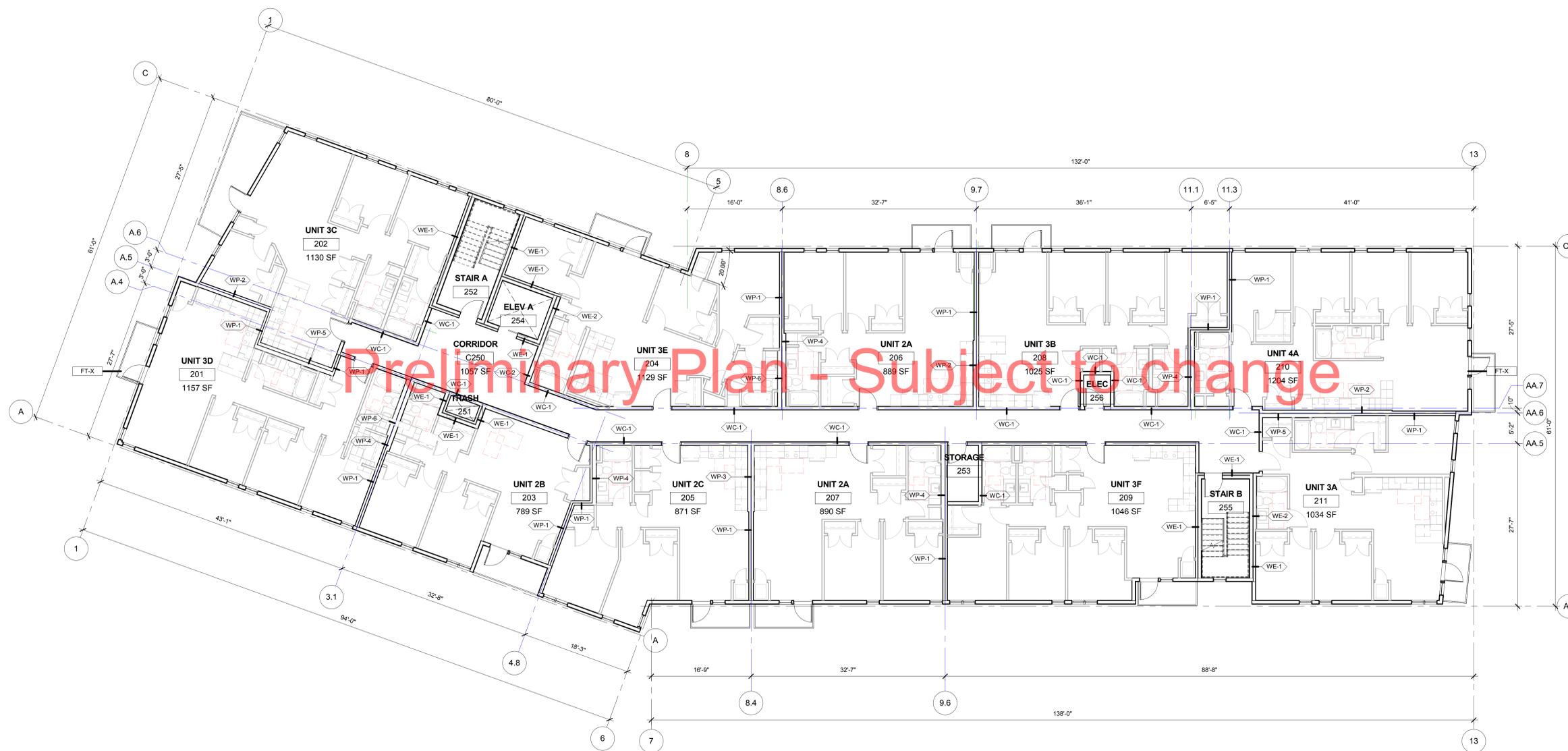
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SHEET TITLE

LEVEL 2 - FLOOR
PLAN

SHEET NUMBER

A111



1 LEVEL 2 - FLOOR PLAN
1/8" = 1'-0"

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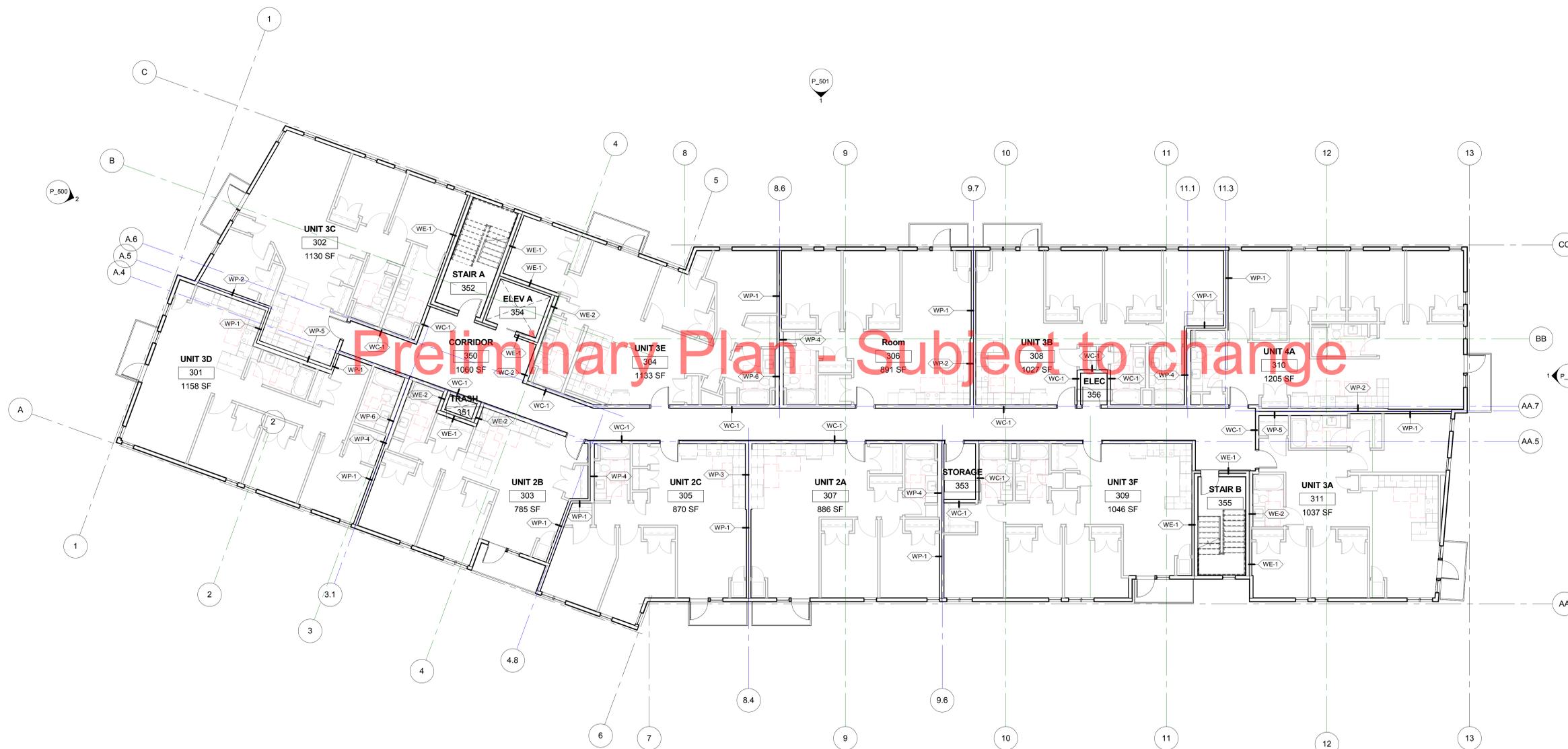
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SHEET TITLE

LEVEL 3 - FLOOR PLAN

SHEET NUMBER

A112



1 LEVEL 3 - FLOOR PLAN
1/8" = 1'-0"

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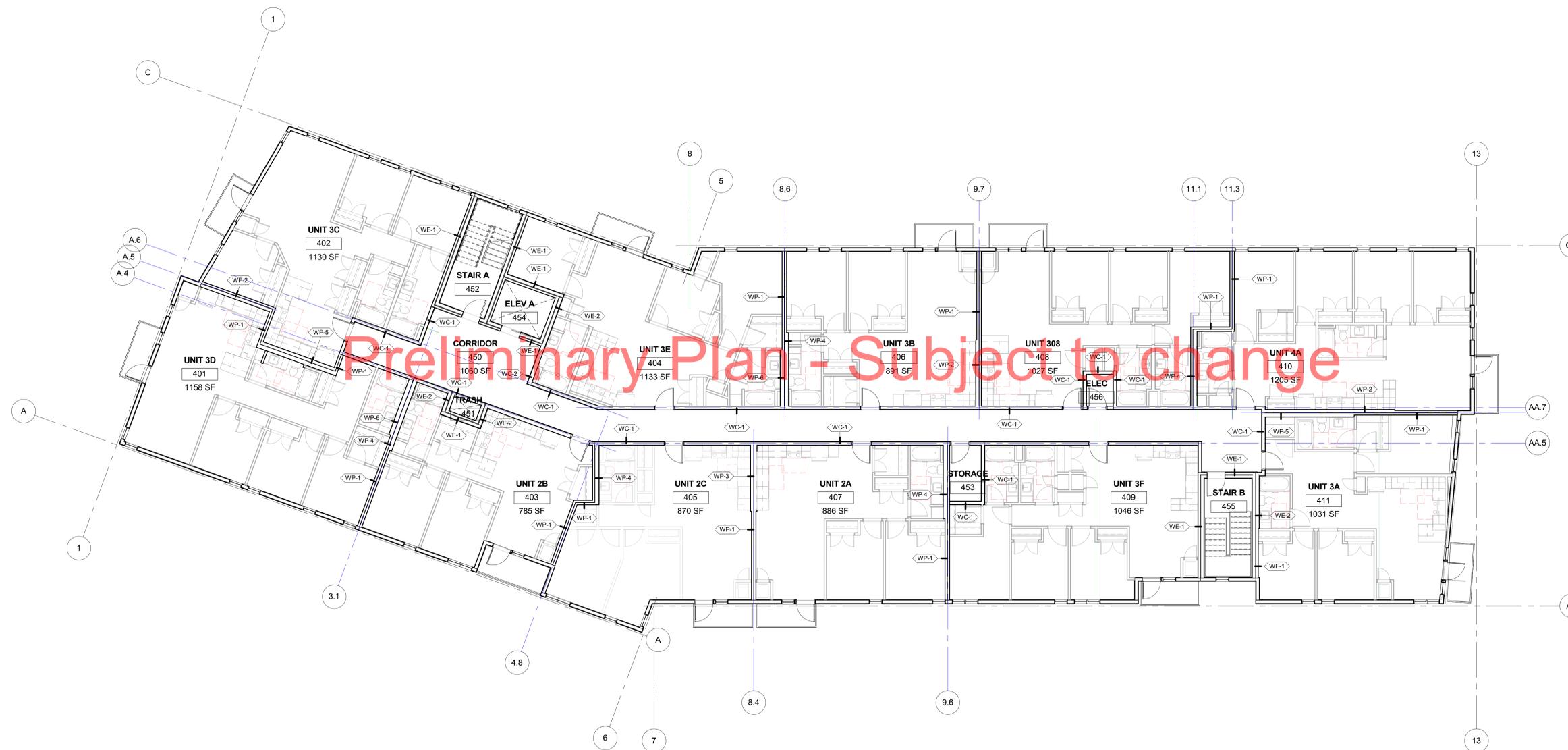
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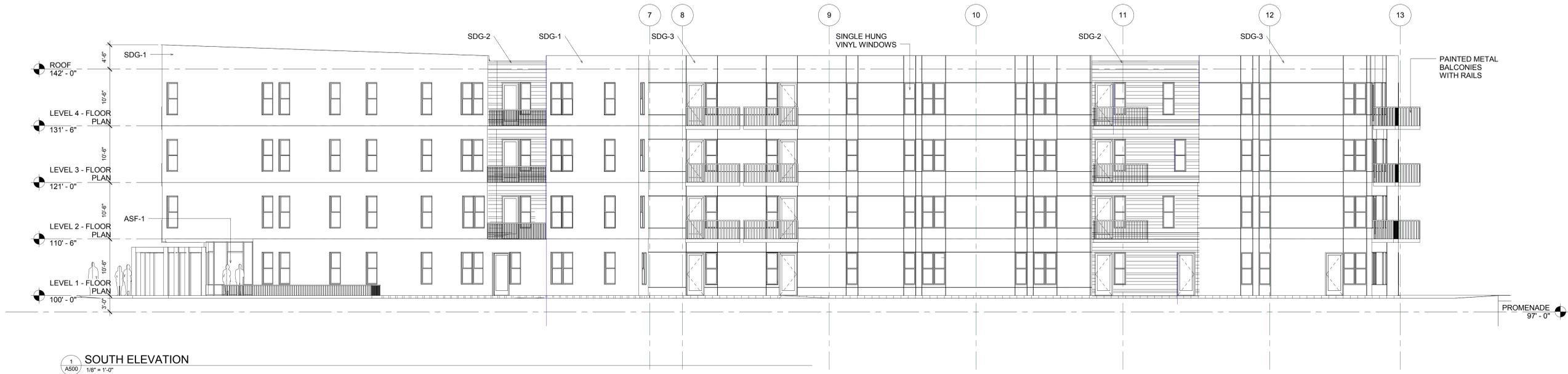
LEVEL 4 - FLOOR
PLAN

SHEET NUMBER

A113



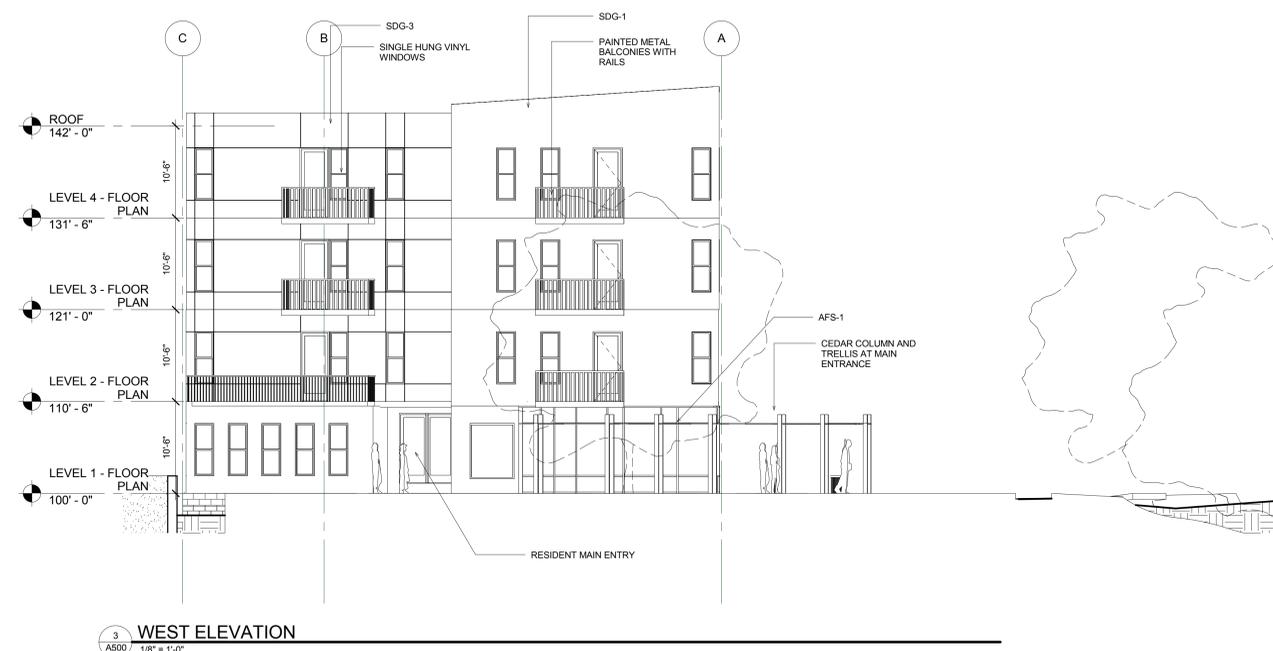
1 LEVEL 4 - FLOOR PLAN
1/8" = 1'-0"



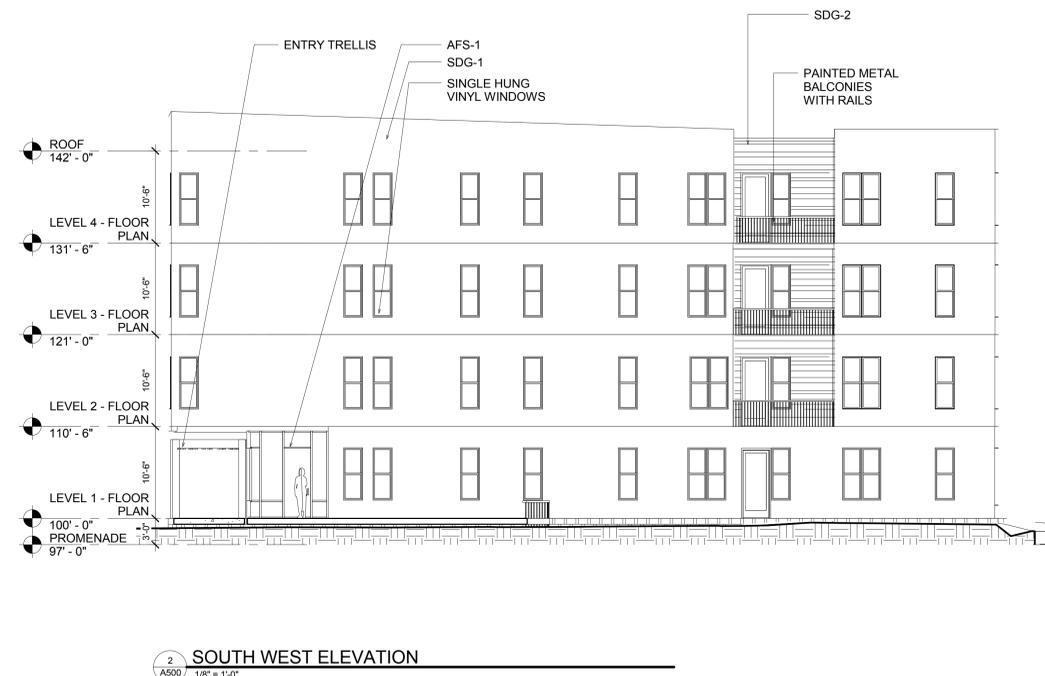
1 SOUTH ELEVATION
A500 1/8" = 1'-0"

NOTES:
SDG 1 - HORIZONTAL LAP SIDING (FIBER CEMENT) - "IRON ORE" COLOR
SDG 2 - CORRUGATED METAL - ARGOS
SDG 3 - CORRUGATED METAL - ARGOS/TERRA COTTA (VERTICAL PANEL)
AFS 1 - ALUMINUM STOREFRONT GLASS

Preliminary Plan - Subject to change



3 WEST ELEVATION
A500 1/8" = 1'-0"



2 SOUTH WEST ELEVATION
A500 1/8" = 1'-0"

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ELEVATIONS-SOUTH
+ WEST

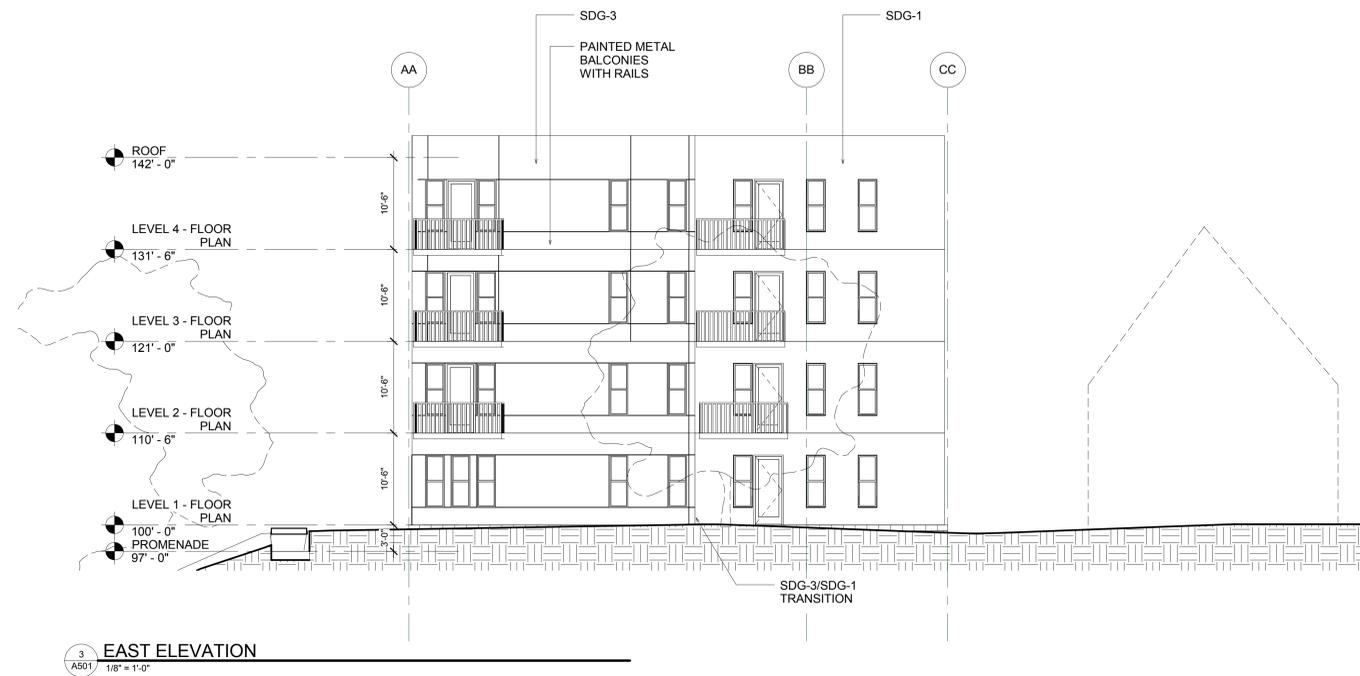
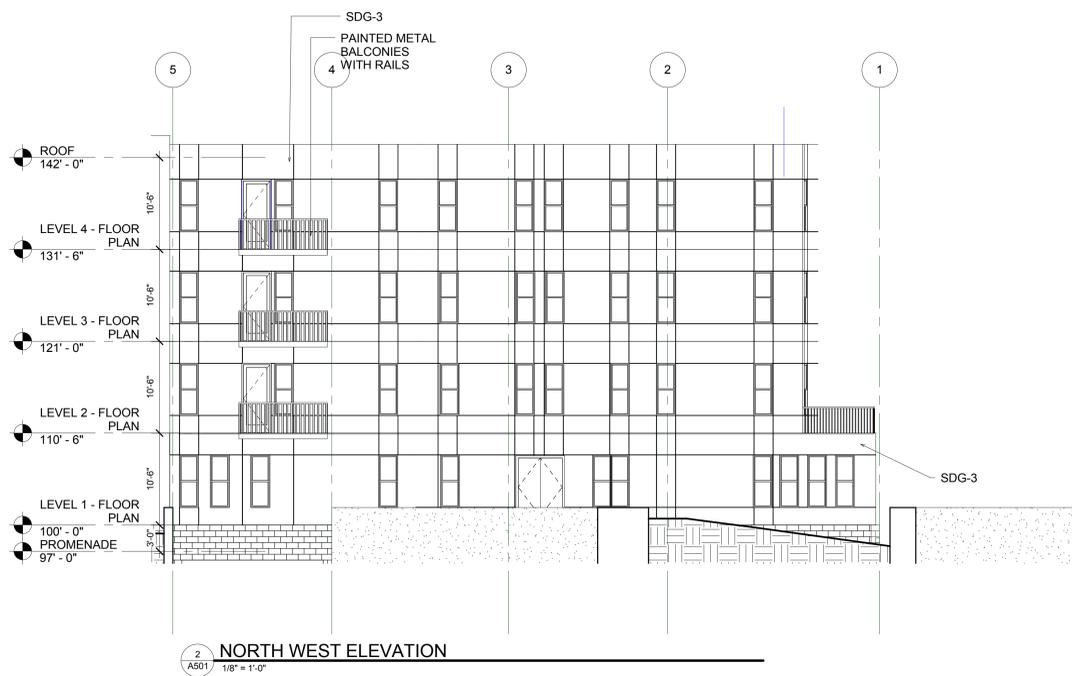
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A500



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- NOTES:**
 SDG 1 - HORIZONTAL LAP SIDING (FIBER CEMENT) - "IRON ORE" COLOR
 SDG 2 - CORRUGATED METAL - ARGOS
 SDG 3 - CORRUGATED METAL - ARGOS/TERRA COTTA (VERTICAL PANEL)
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SHEET TITLE

**ELEVATIONS-NORTH
+ EAST**

SHEET NUMBER

A501