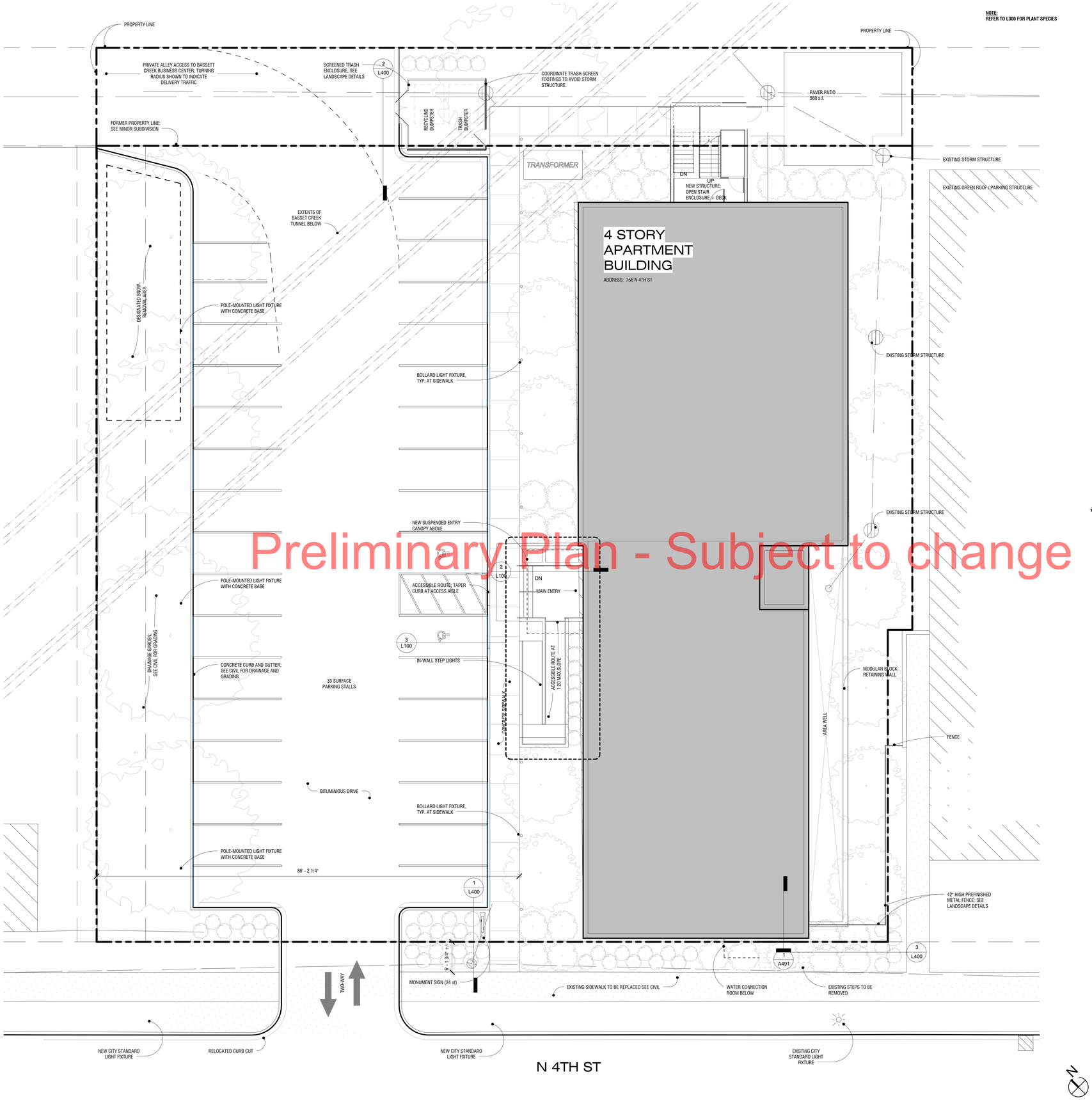
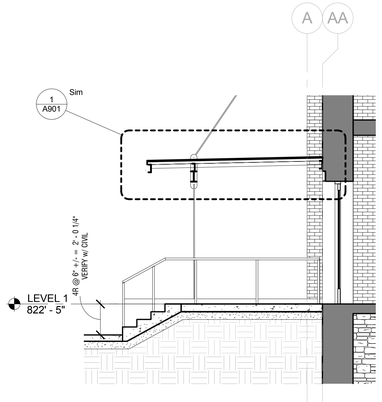
NOTE:
REFER TO L300 FOR PLANT SPECIES

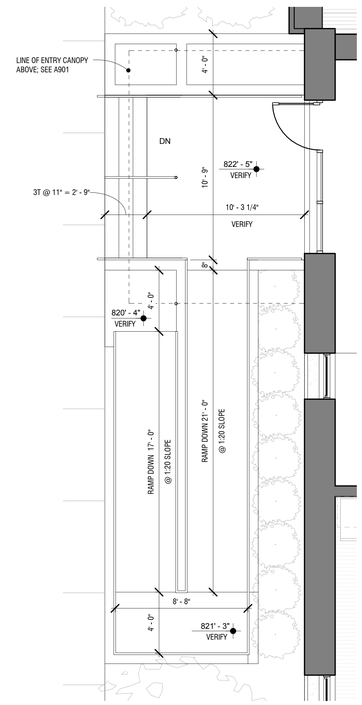


Preliminary Plan - Subject to change

1 L100 Site Plan
1/8" = 1'-0"



2 L100 - MAIN ENTRY STAIR
L100 1/4" = 1'-0"



3 L100 - MAIN ENTRY RAMP & STAIR
L100 1/4" = 1'-0"

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756 4TH ST. N.
MINNEAPOLIS MN

URBANWORKS ARCHITECTURE
901 North 3rd Street, Suite 145
Minneapolis, MN 55401

612.455.3100 (t)
612.455.3199 (f)

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REVISIONS

#	Date	Description

DATE	07/26/2013
PROJECT #	11-0048
PHASE	DD
DRAWN BY	DWM
CHECKED BY	DPH

SITE PLAN

L100

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L-300
PLANTING SCHEDULE:

CODE	QTY.	PLANT	SIZE	REMARKS
		SHADE TREES		
CM	8	COLUMNAR MAPLE	2.5" BB	
		ACER PLATANOIDES 'COLUMNAR'		
AE	4	ACCOLADE ELM	2.5" BB	CLUMP FORM
		ULMUS JAPONICA X WILSONIANA 'MORTON'		
EL	5	EMERALD LUSTRE MAPLE	2.5" BB	
		ACER PLATANOIDES 'POND'		
SB	2	SERVICEBERRY	5' BB	CLUMP FORM
		SYRINGA RETICULATA		
		DECIDUOUS & EVERGREEN SHRUBS		
BH	16	BUSH HONEYSUCKLE	#5 CNT	
		LONICERA		
BS	10	BRIDALSWREATH SPIREA	#5 CNT	
		SPIRAEA VANHOUTTEI 'RENAISSANCE'		
VT	12	COMPACT AMERICAN VIBURNUM	#5 CNT	
		VIBURNUM TRILOBUM 'BAILEY COMPACT'		
AW	29	ANTHONY WATERER SPIREA	#5 CNT	
		SPIREA BUMALDA 'ANTHONY WATERER'		
TS	9	TOR SPIREA	#5 CNT	
		SPIREA BETULFOLIA 'TOR'		
SR	8	SHRUB ROSE 'KNOCK OUT'	#5 CNT	
		ROSA 'KNOCK OUT'		
EI	9	ENGLEMANN IVY	#3 CNT	
		PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANN'		

RAIN GARDEN PLANTING SCHEDULE:

CODE	QTY.	PLANT	SIZE	REMARKS
		SHADE TREES		
1		WILD GERANIUM	PLUG	
		GERANIUM MACULATUM		
2		AUGUST LILY HOSTA	#1 CONT	
		HOSTA PLANTAGINEA		
4		PINK ASTILBE	#1 CONT	
		ASTILBE ARENDSII		
5		GREAT BLUE LOBELIA	PLUG	
		LOBELIA SIPHILITICA		
6		CULVERS ROOT	PLUG	
		VERONICASTRUM VIRGINICUM		
8		LADYS MANTLE	#1 CONT	
		ACHELMILLA MOLLIS		
9		STELLA DE ORO DAYLILY	#1 CONT	
		HEMEROCALLIS STELLA DE ORO		

RAIN GARDEN TO HAVE 4" WOOD MULCH AROUND PLANTINGS

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 5" SHREADED 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

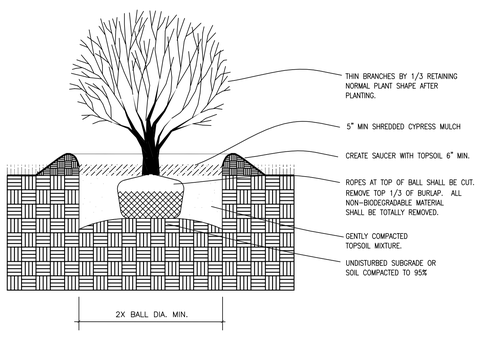
DRAINAGE AND PERCOLATION TEST TO BE DONE PRIOR TO PLANTING PERFORM TEST ASAP AFTER BUILDING IS BACKFILLED AND GRADE IS ESTABLISHED

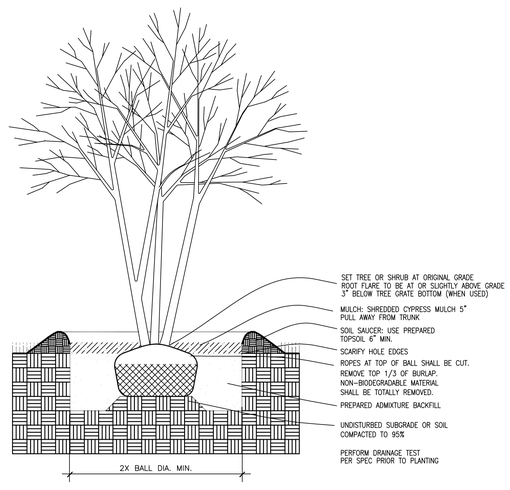
CONTRACTOR TO PROVIDE SPLASH BLOCKS AT EACH HOSEBIB AND AT EACH DAYLIT DOWNSPOUT THAT DOES NOT OPEN ON TO PAVED SURFACE. DISPERSE WATER TO TO MITIGATE EROSION

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.

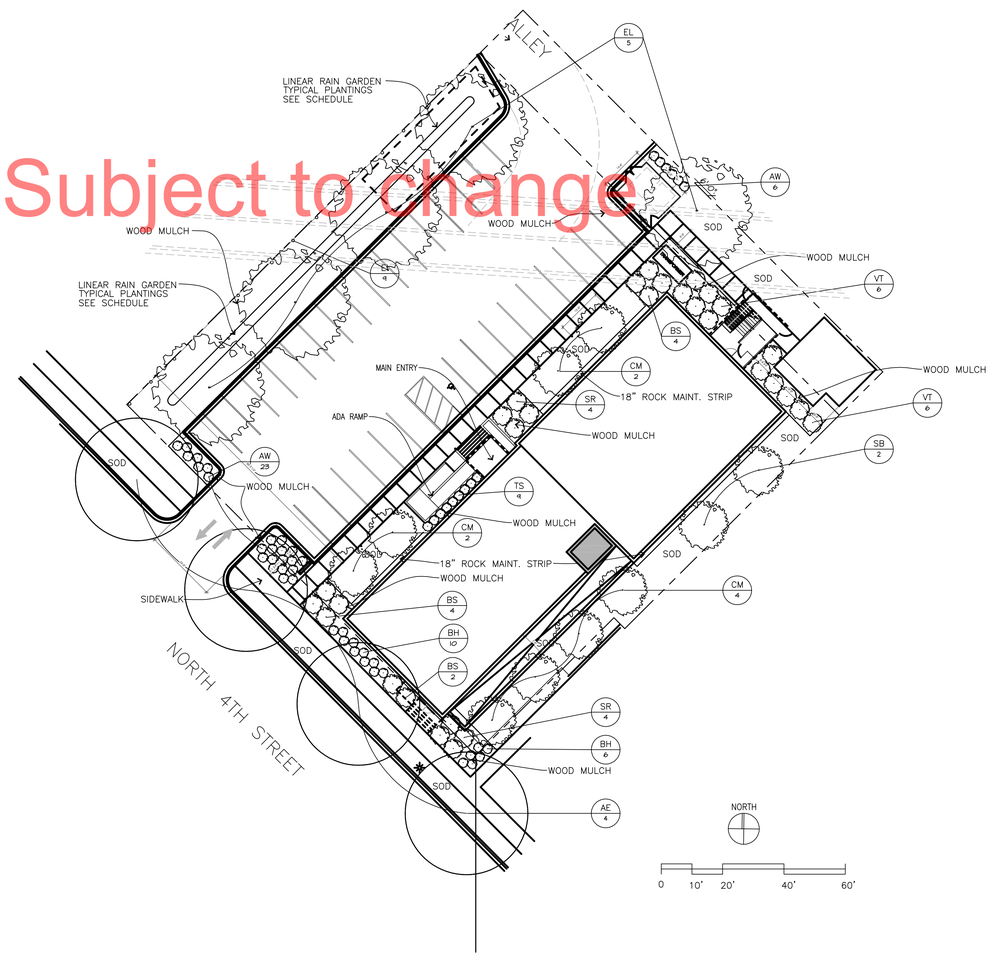
DRIP IRRIGATION TO BE USED ON SHRUB BEDS, SPRAY HEADS TO BE USED ON LAWN AREAS

Preliminary Plan - Subject to change





2 L300 PLANTING SCHEDULE, NOTES AND DETAILS
N.T.S.



1 L300 PLANTING PLAN
1" = 20'-0"

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756 4TH ST. N.
MINNEAPOLIS MN

URBANWORKS ARCHITECTURE

Minneapolis, MN 55401

612.455.3100 (t)
612.455.3199 (f)

CONSULTANT

[redacted]

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#	Date	Description

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PROJECT #	11-0048
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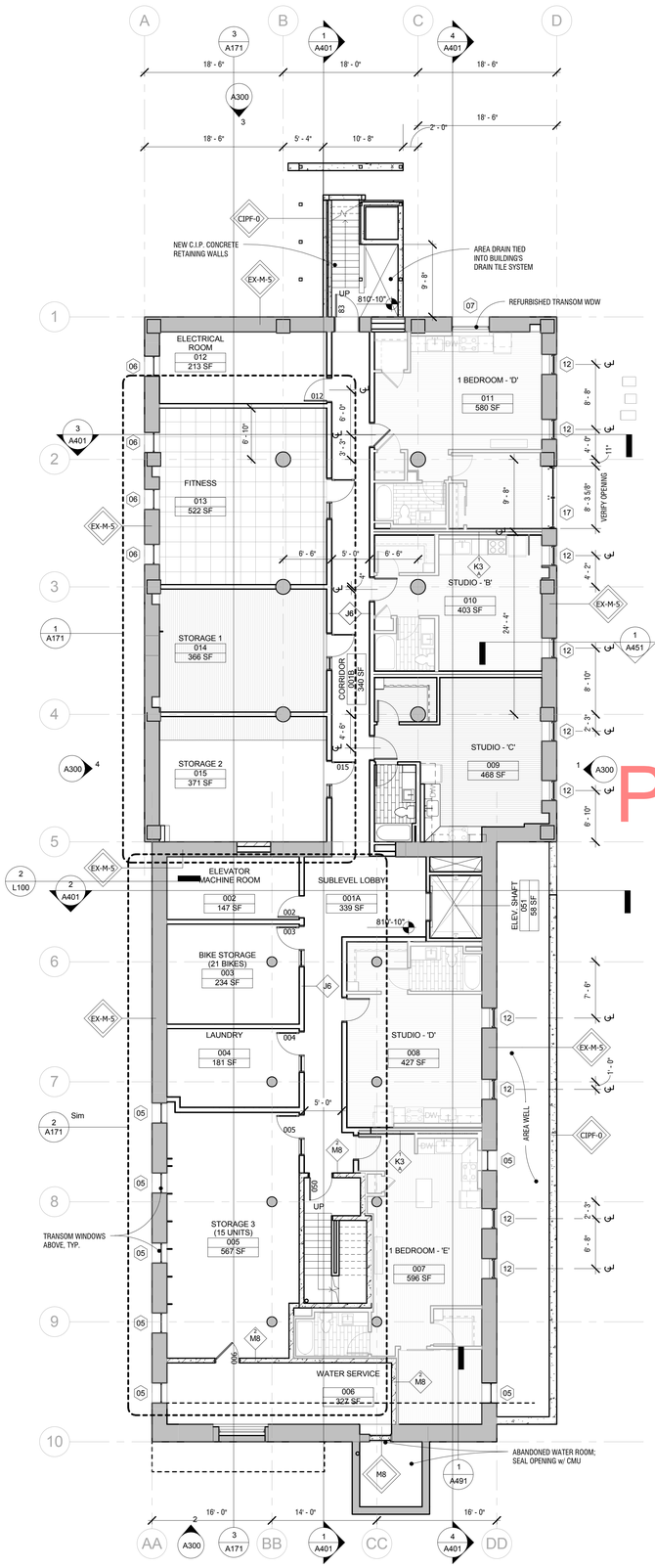
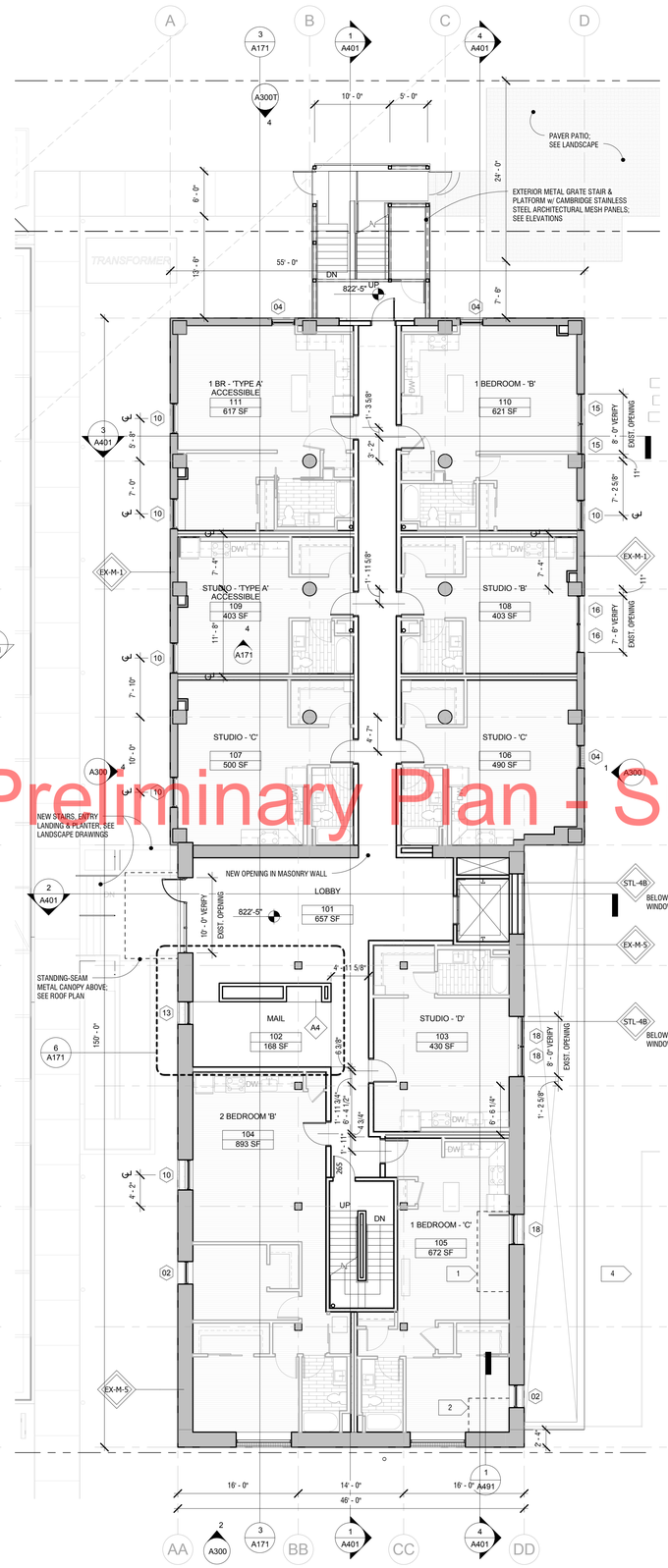
CHECKED BY	Checker

PLANTING PLAN

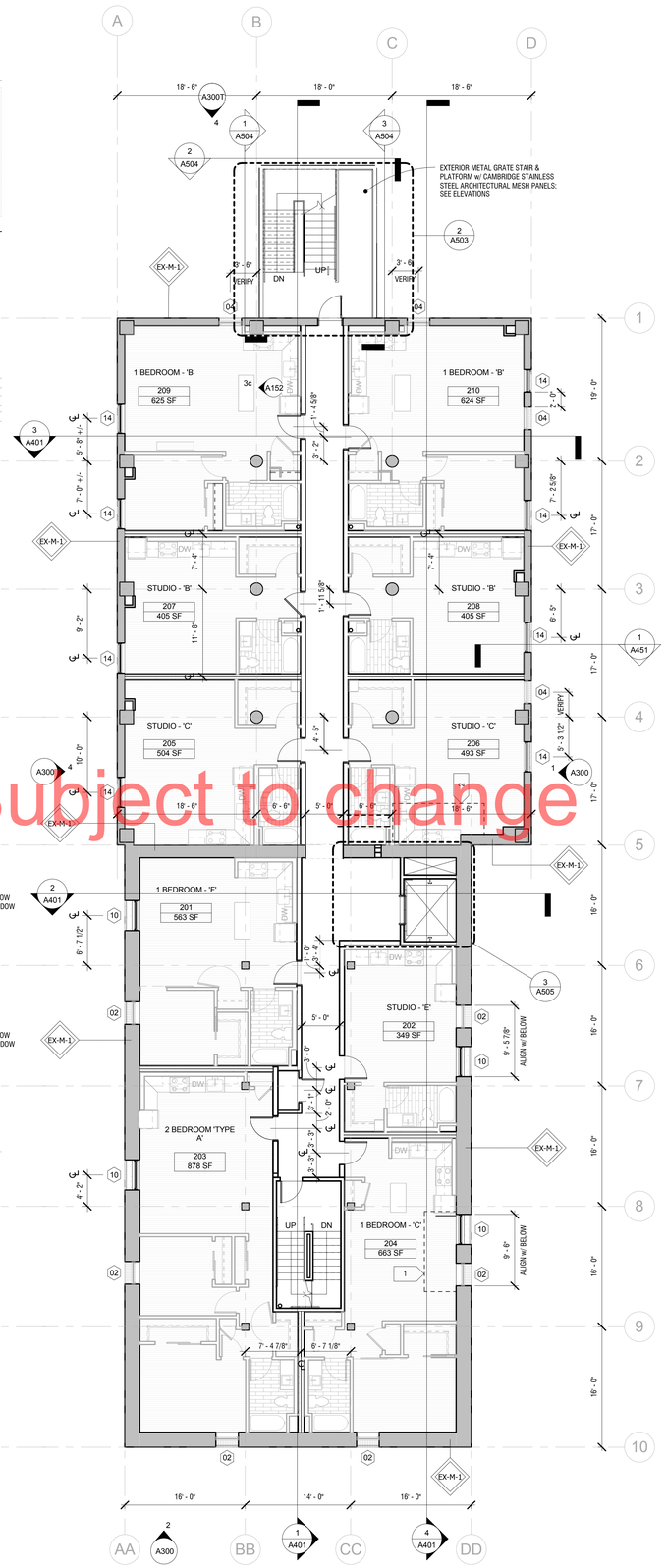
L300



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



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



3 LEVELS 2-4 TYPICAL PLAN
1/8" = 1'-0"

Preliminary Plan - Subject to change

GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
2. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. ALIGN NEW WINDOWS IN EXISING MASONRY WALLS w/ BRICK MODULE
6. LOCATE UNIT HEAT PUMPS IN INTERSTITIAL SPACE ABOVE UNIT BATHROOMS; DROP GYP BOARD CEILING TO MIN. 7'-6" A.F.F., TYP.

KEYNOTES:

1. INFILL EXISTING WOOD FLOOR & PROVIDE FLOOR FINISH TO MATCH @ EXISTING OPENING
2. INFILL EXISTING OPENING IN CONCRETE FLOOR; FINISH FLOOR TO MATCH

WINDOW LEGEND

NOTE: VERIFY ALL EXISTING WINDOW DIMENSIONS & LOCATIONS

REFURBISHED WINDOW IN EXISTING OPENING

- 02 EXISTING WOOD WINDOW TO BE REFURBISHED - 36Wx96H
- 03 NOT USED
- 04 EXISTING STEEL WINDOW TO BE REFURBISHED - 36Wx62H
- 05 EXISTING WOOD WINDOW TO BE REFURBISHED - 32Wx24H
- 06 EXISTING STEEL WINDOW TO BE REFURBISHED - 30Wx30H
- 07 EXISTING STEEL WINDOW TO BE REFURBISHED - 60Wx36H

- EX USE EXISTING OPENING FOR NEW WINDOW(S); CUT DOWN SILL AS NEC.

NEW WINDOW IN NEW OPENING, U.N.O.

- 10 NEW WINDOW - 48Wx78H
- 11 NEW WINDOW - 48Wx96H
- 12 NEW WINDOW - 32Wx72H
- 13 NEW WINDOW - 36Wx96H
- 14 NEW WINDOW - 48Wx66H
- 15 NEW WINDOW - 48Wx84H
- 16 NEW WINDOW - 45Wx84H
- 17 NEW WINDOW - 48Wx60H
- 18 NEW WINDOW - 48Wx72H

- 20 INFILL AND SEAL EXISTING OPENING

N
PLAN NORTH
TRUE NORTH

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MINNEAPOLIS MN

URBANWORKS ARCHITECTURE
901 North 3rd Street, Suite 145
Minneapolis, MN 55401
612.455.3100 (t)
612.455.3199 (f)

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#	Date	Description

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CHECKED BY	DPEH

OVERALL PLANS

A101

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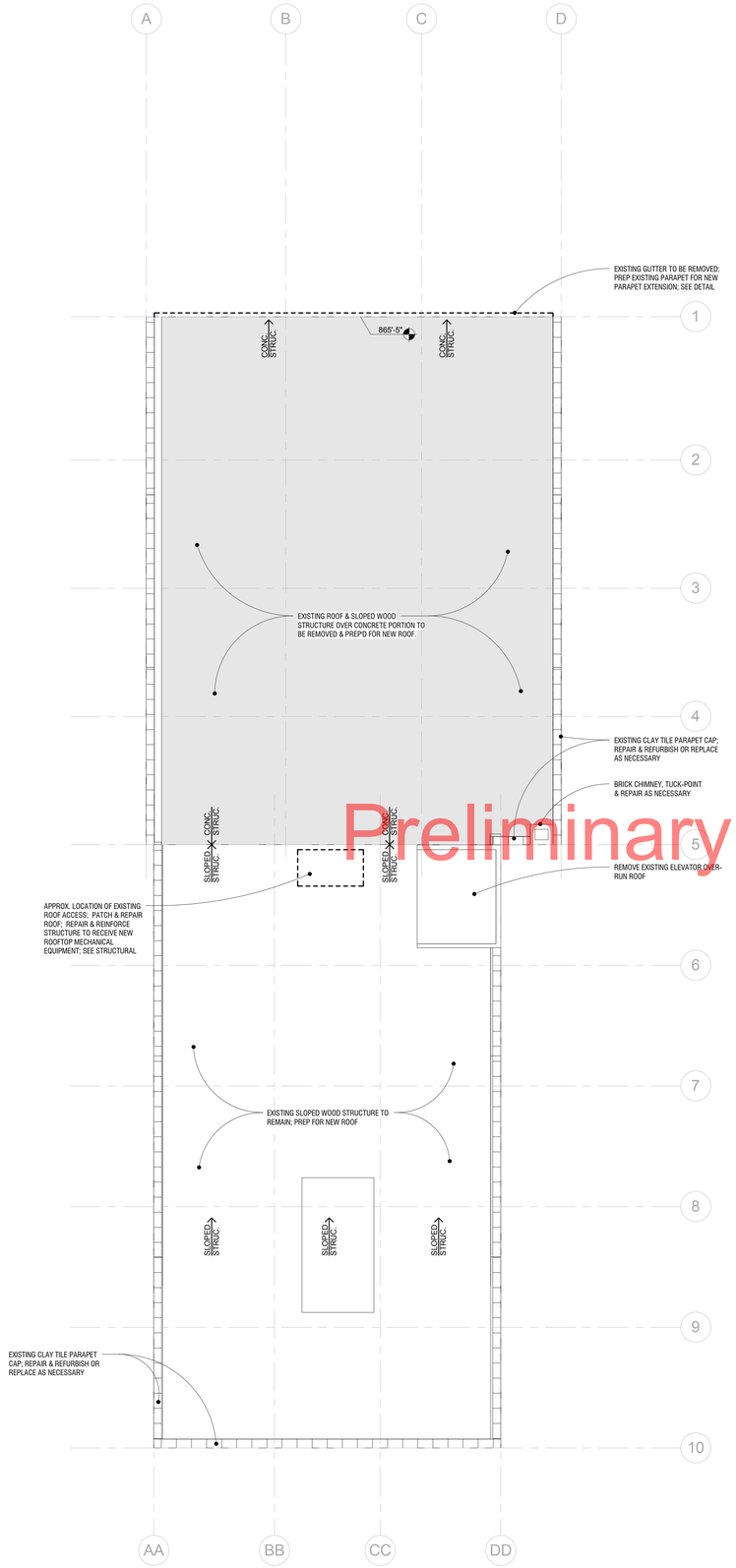
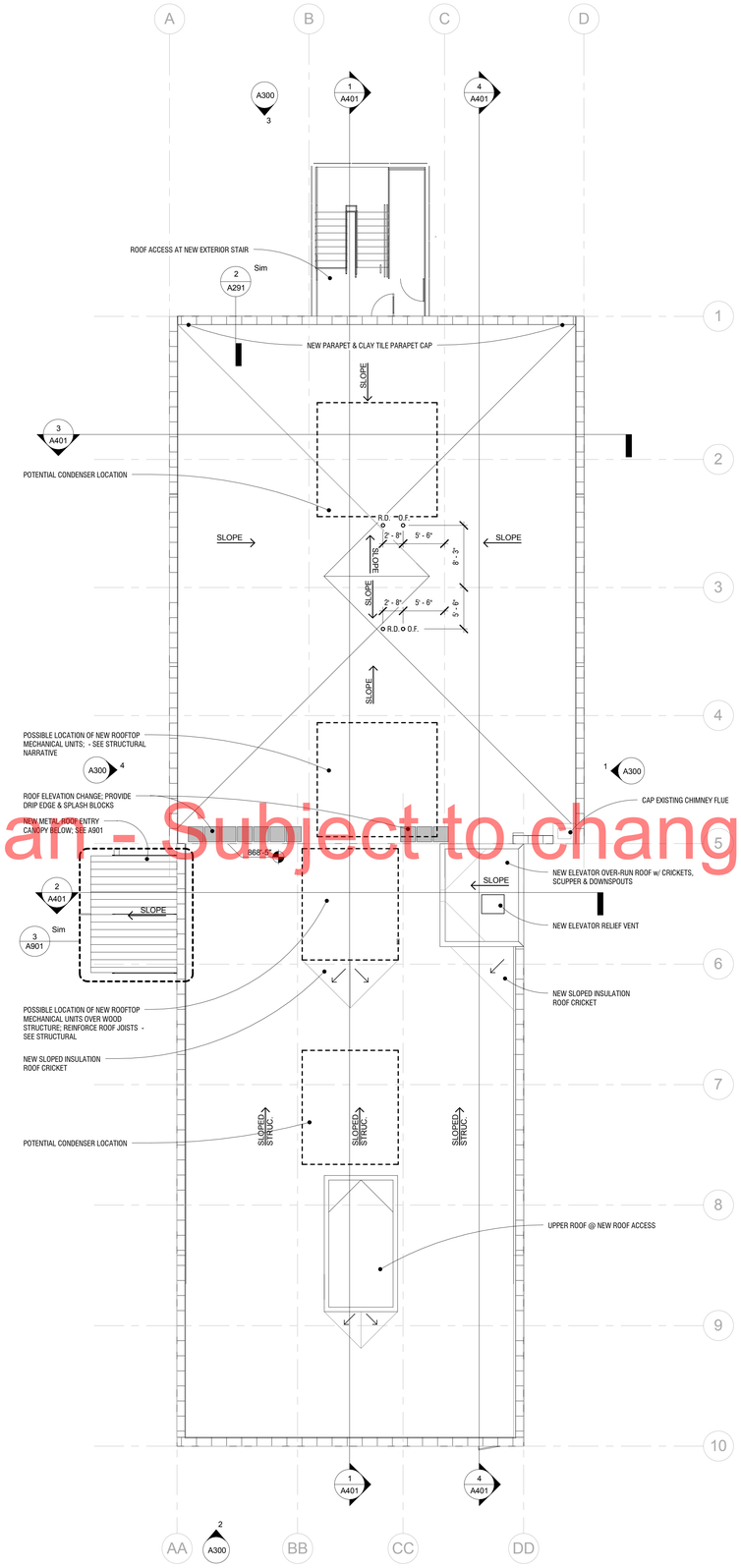


2 A201 EXISTING & DEMO ROOF PLAN
1/8" = 1'-0"



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

Preliminary Plan - Subject to change

ROOF GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
3. **ALTERNATE PRICING OPTION - SAVE EXISTING ROOF OVER WOOD SLOPED STRUCTURE FOR RE-USE; CLEAN, PATCH & REPAIR AS NEC. & INSTALL ROOF CRICKETS AS SHOWN.**

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756 4TH ST. N.
MINNEAPOLIS MN

URBANWORKS ARCHITECTURE
901 North 3rd Street, Suite 145
Minneapolis, MN 55401

612.455.3100 (t)
612.455.3199 (f)

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ROOF PLAN - OVERALL

A201

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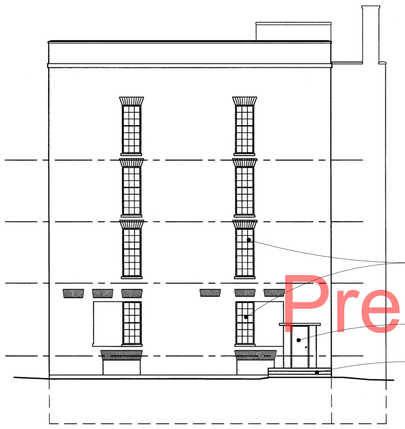
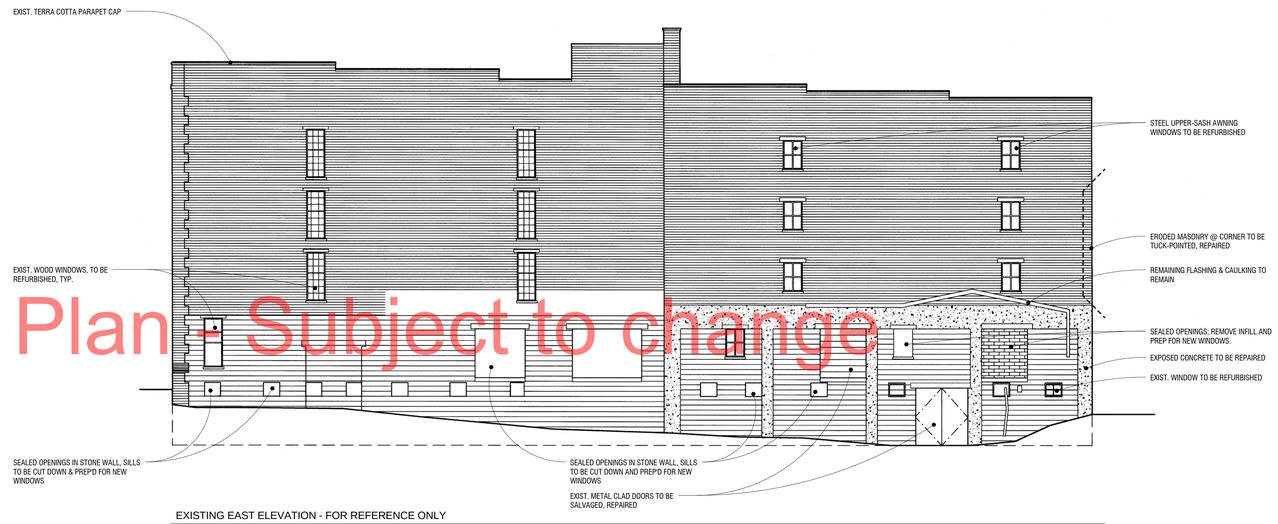
NOTE:

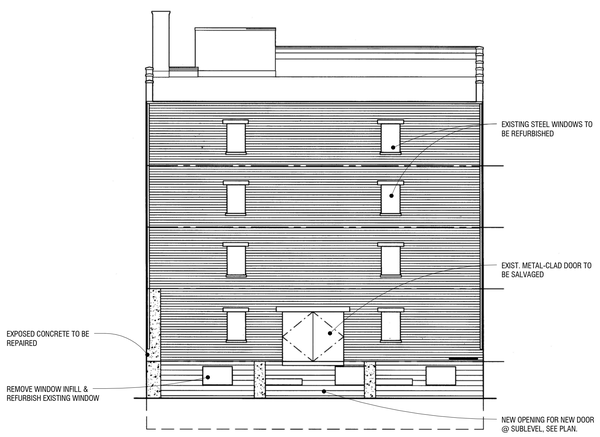
EXISTING ELEVATIONS BY OWNER



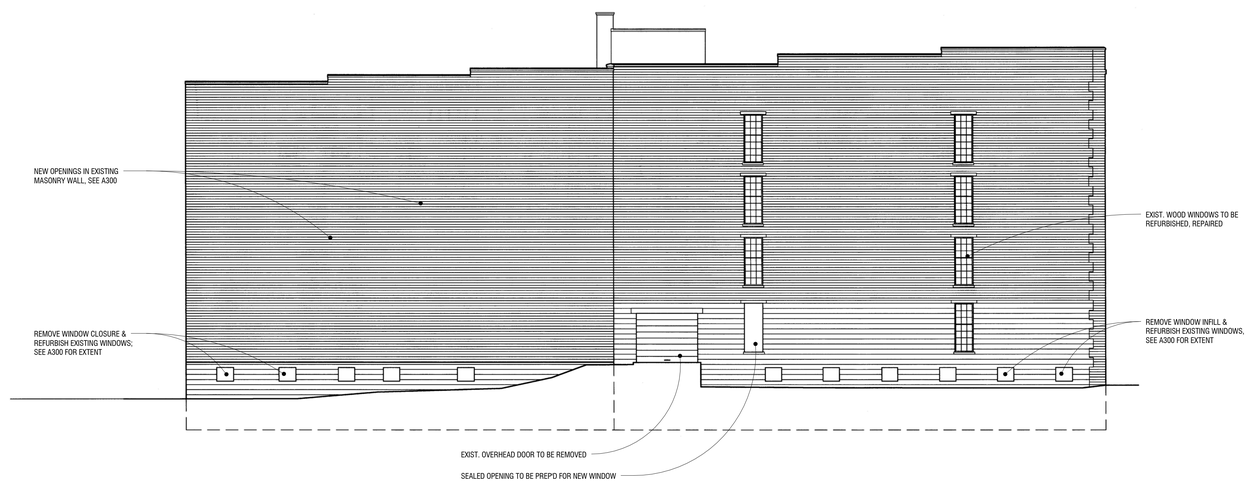
EXISTING SOUTH ELEVATION - FOR REFERENCE ONLY



EXISTING EAST ELEVATION - FOR REFERENCE ONLY



NORTH ELEVATION - FOR REFERENCE ONLY



WEST ELEVATION - FOR REFERENCE ONLY

Preliminary Plan - Subject to change

1 A300-EX NOT TO SCALE Existing
1" = 10'-0"

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901 North 3rd Street, Suite 145
Minneapolis, MN 55401

612.455.3100 (t)
612.455.3199 (f)

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EXISTING ELEVATIONS

A300-EX

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GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS
2. TUCK-POINT AND REPAIR EXISTING BRICK AS NECESSARY
3. ALIGN NEW OPENINGS IN EXISTING MASONRY WALL WITH COURSING MODULE
4. PROVIDE PRECAST SILL @ NEW WINDOWS NEW OPENINGS; USE EXISTING BRICK SILLS @ EXISTING.
5. REFURBISH, REPAIR & PAINT EXISTING STEEL LINTELS; REPAIR MASONRY LINTELS AS NECESSARY
6. REFURBISH, REPAIR OR REPLACE EXISTING TERRA COTTA PARAPET CAP AS NECESSARY

MATERIAL KEY NOTES:

1. BRICK - EXISTING
2. BRICK - NEW
3. CAMBRIDGE STAINLESS STEEL ARCHITECTURAL MESH
4. CLAY TILE PARAPET CAP
5. STONE - EXISTING
6. METAL PANEL - NEW
7. EXISTING EXPOSED CONCRETE FRAME
8. CONCRETE STAIRS, WALL OR PLANTER
9. STANDING SEAM METAL ROOF CANOPY

WINDOW LEGEND

NOTE: VERIFY ALL EXISTING WINDOW DIMENSIONS & LOCATIONS

REFURBISHED WINDOW IN EXISTING OPENING

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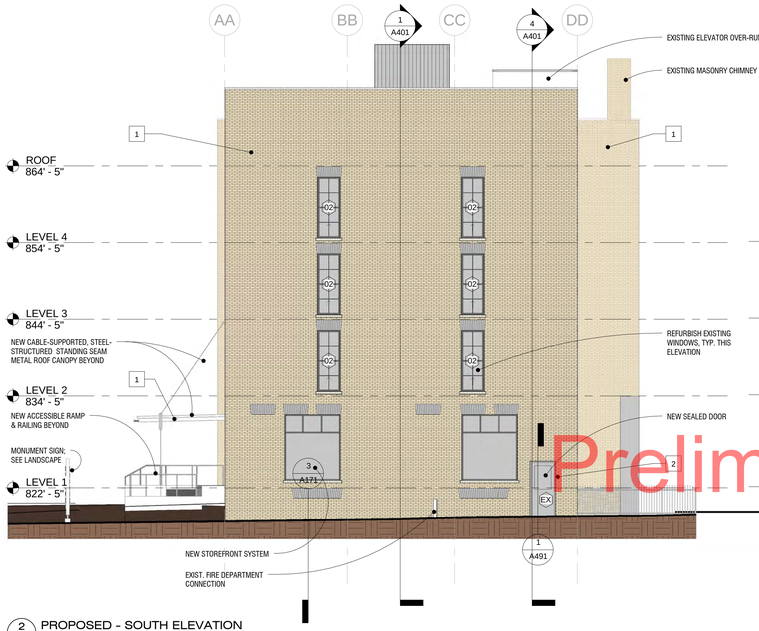
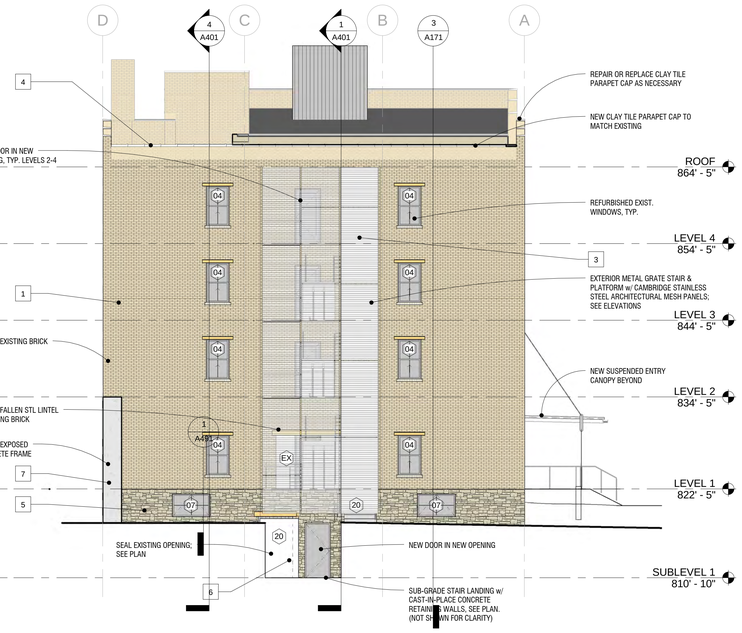
- 20 INFILL AND SEAL EXISTING OPENING



2 A300 PROPOSED - SOUTH ELEVATION
1/8" = 1'-0"

1 A300 PROPOSED - EAST ELEVATION
1/8" = 1'-0"

4 A300 PROPOSED - WEST ELEVATION
1/8" = 1'-0"



3 A300 PROPOSED - NORTH ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change

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901 North 3rd Street, Suite 145
Minneapolis, MN 55401

612.455.3100 (t)
612.455.3199 (f)

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PROPOSED BUILDING ELEVATIONS

A300

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