

ST. ANNE'S PARKING EXPANSION

ST. ANNE'S
PARKING LOT
2527 Penn Avenue North,
Minneapolis, MN 55411

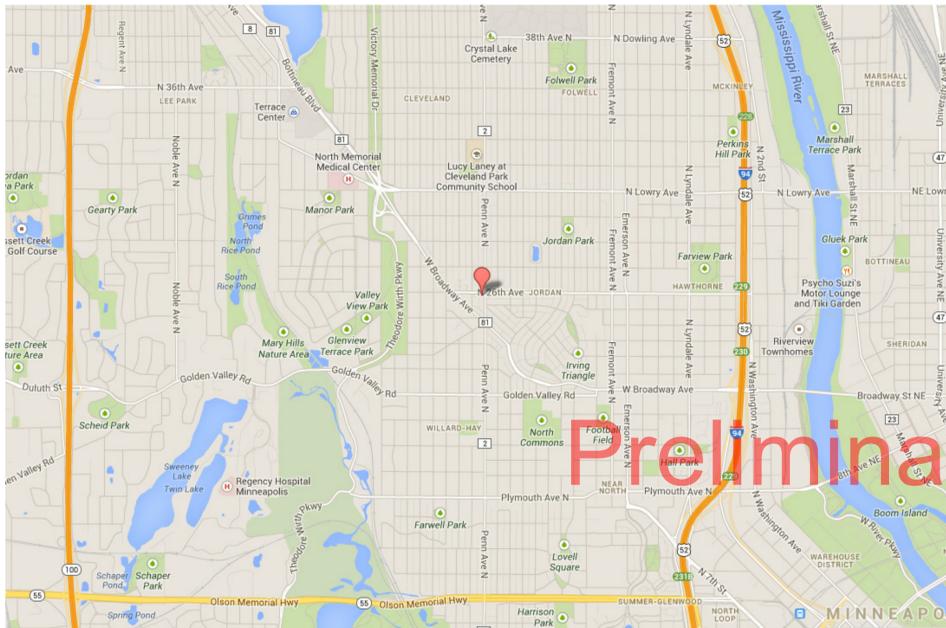


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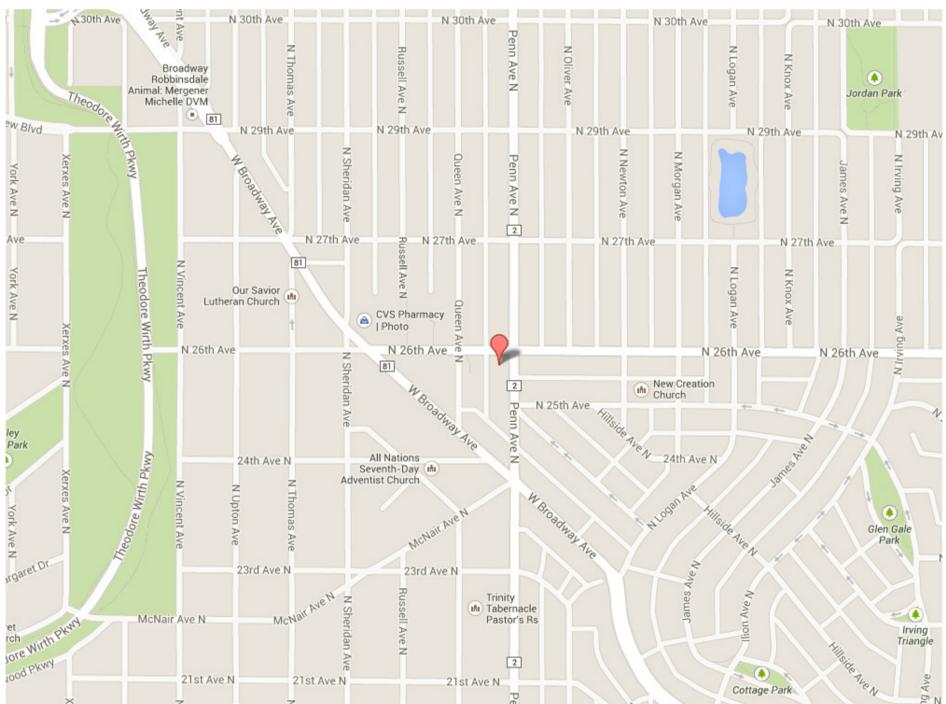
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.
Signature _____
Typed or Printed Name _____
License # _____ Date _____

2527 Penn Avenue North
Minneapolis, MN 55411

PROJECT LOCATION



Vicinity



Site Location

EXISTING SITE IMAGE



Preliminary Plan - Subject to change

NOT FOR
CONSTRUCTION

PROJECT TEAM

Owner/Developer: Rose Development, LLC
Broadway Flats, LLC
Dean Rose
ph: 612-522-4384

Architect & Interior Designer: Elness Swenson Graham Architects, Inc.
500 Washington Avenue South
Minneapolis, MN 55415
ph: 612-339-5508
web: www.esgarch.com

Structural Engineer: Ericksen Roed & Associates
2550 University Avenue West
Suite 201-S
St Paul, MN 55114
ph: 651-251-7570
email: info@eraeng.com

Mechanical, Electrical, Plumbing Engineers: Steen Engineering
5430 Douglas Drive North
Crystal, MN 55429
ph: 763-581-6742
email: steen@steeneng.com

Landscape Architect: b.e. landscape designs, llc
2010 3rd St NE
Minneapolis, MN 55418
ph: 612-382-0902
web: www.belandscape.com

Civil: Sunde Engineering
10830 Nesbitt Avenue South
Minneapolis, MN 55347
ph: 952-881-9944
email: mtasca@sundecivil.com

Surveyor: E.G. Rud & Sons, Inc
6776 Lake Drive NE
Suite 110
Lino Lakes, MN 55014
ph: 651-361-8200
web: www.egrud.com

General Contractor: TBD

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	FLOOR FINISH TRANSITION REF		

SHEET REVISED 10/09/13
PDR SUBMITTAL
09/20/13

ORIGINAL ISSUE: 12.12.2012

REVISIONS

No. Description Date

213514
PROJECT NUMBER

ESG
DRAWN BY

ESG
CHECKED BY

KEY PLAN

ST. ANNE'S PARKING LOT

TITLE SHEET

T1.1

SAINT ANNE'S CHURCH PARKING LOT

Minneapolis, MN



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500 washington avenue south
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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature
Mike R. Kettler
Typed or Printed Name

42425
License # Date



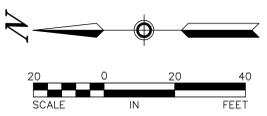
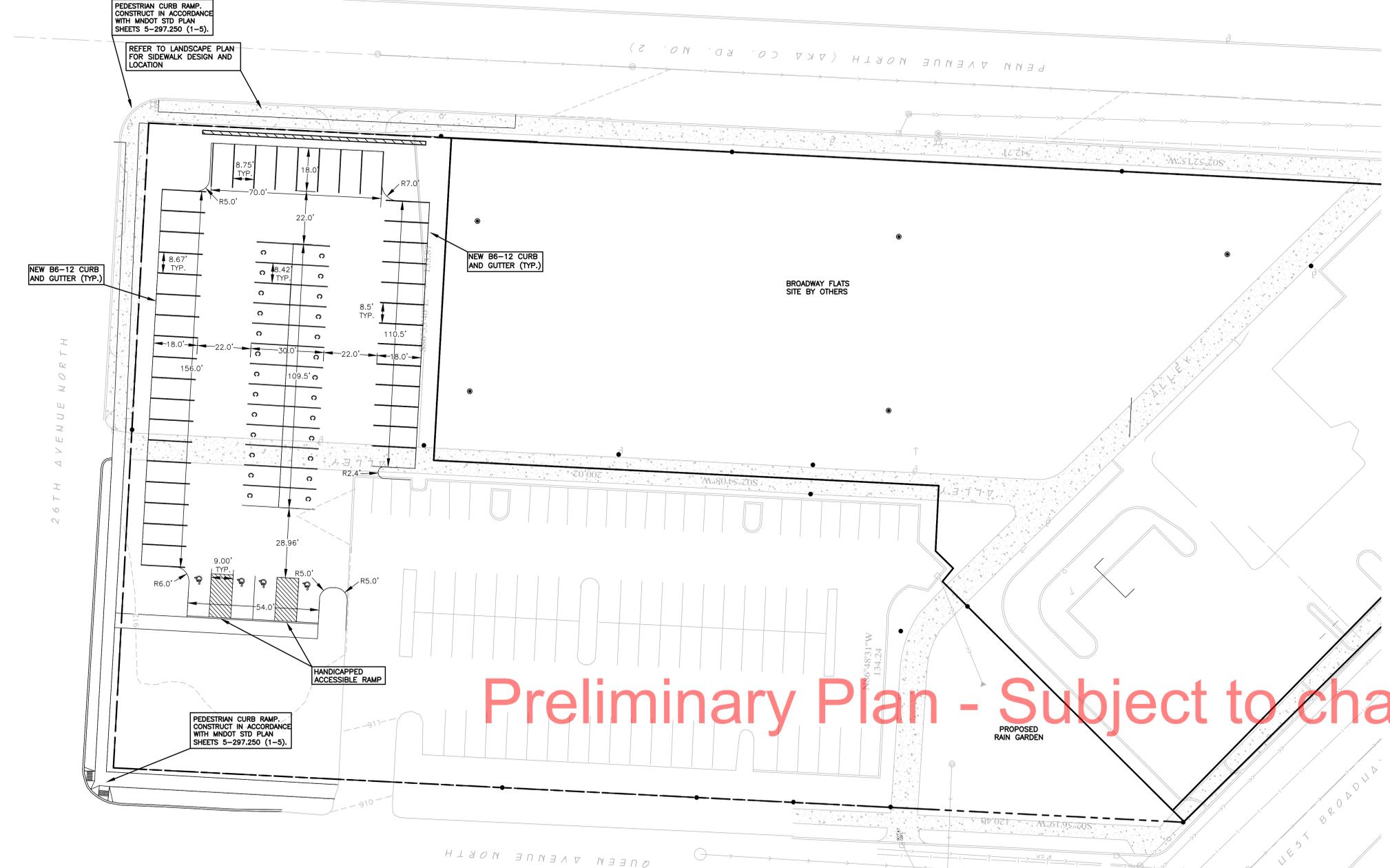
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SITE NOTES:

- Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by E.G. Rud and Sons, Inc. dated 9/17/12.
- Detectable warnings are required on all public and private ramps. Place the detectable warnings at the back of curb. The ADA required truncated dome area shall be 24 inches minimum in the direction of travel and shall extend the full width (4' wide typ.) of the curb ramp. The only acceptable texture for "detectable warnings" is truncated domes. All detectable warning surface installations shall be of minimum at least as non skid as the surrounding pedestrian surfaces. Detectable warnings are to consist of raised truncated domes with a diameter of nominal 0.87" a height of nominal 0.21" and a center-to-center spacing of nominal 2.35". The truncated dome area shall contrast visually with the adjacent walking surface. Use dark grey when the adjacent sidewalk is a light grey cement color. Use light grey when the adjacent sidewalk is a dark color. Install truncated domes and all related surfaces according to the manufacturers specifications. Install **Armor-Tile** (www.armor-tile.com) Cast In Place Truncated Dome Detectable Warning Surface Tile, or approved equal. Refer to ADA sections 4.7.7 and 4.29.2 for additional information.
- All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
- All dimensions are to face of curb (where applicable), edge of pavement, or exterior face of building, unless otherwise indicated.
- All curb radii shall be three (3) feet minimum unless otherwise noted.
- Install and make operational all irrigation before commencing with landscaping.
- White surface markings (letters and symbols) shall be in conformance with the Standard Alphabets for Highway Signs and Pavement Markings, FHWA (HTO-20).
- Install and maintain access roads throughout all stages of construction. Temporary access roads must be approved by the Fire Department before construction starts.
- Fire extinguishers must be on-site and available throughout the construction site during all stages of construction.
- Smoking is prohibited at the construction site except for approved areas designated by the Fire Department. "NO SMOKING" signs must be provided by the Contractor.
- All cutting and welding must meet the requirements of Article 49 of the Uniform Fire Code.
- Storage and handling of flammable liquids shall meet the requirements of Article 79 of the Uniform Fire Code.
- Do not block access to building, fire hydrants, or other fire appliances with construction materials.
- Provide fire lane signage as required by the Fire Department.
- Design and maintain fire apparatus access roads throughout construction to support the imposed loads of fire apparatus in all weather driving capabilities. Minimum 7-ton road design required. Pursuant to 1997 Uniform Fire Code Section 902.2.2.2.
- B612 CONCRETE CURB AND GUTTER IS PROPOSED FOR ALL PRIVATE PROPERTY.
- Provide traffic control devices and signage in accordance with the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts dated April 1995, the Minnesota Standard Signs Manual Parts I, II, and III and the appropriate Material Specifications, and MNDOT Standard Specification Section 1710. All signs must be reflectorized.
- Provide Advance and Construction Zone Signage including, but not limited to, signs for lane closures, low shoulder, uneven lanes, and fresh oil (other items as applicable). The number and location of these signs will be determined by the Contractors operations.
- Portland cement concrete for curb and gutter and sidewalk shall be 3900 psi minimum 28 days compressive strength with 5.0% or entraining. Concrete aggregates shall be free of organic impurities, shell, shale, or other deleterious substances.
- Construct all private property concrete sidewalks in accordance with MNDOT Specification 2521. All concrete sidewalks shall be as indicated on the plans, but not less than 4" thick with 6 inch x 6 inch - #10/#10 wire size woven wire mesh reinforcing.
- Preformed expansion joints using 0.5" thickness shall be placed at each end of curb radius, at intersections, and approximately every 200 feet.
- Contraction joints shall be spaced at 10 foot intervals in the curb and gutter.
- For exterior concrete slabs, unless otherwise indicated, provide expansion joints at 30 foot intervals and at locations where the concrete surrounds or adjoins any existing fixed objects such as walls, curbing, steps, driveways, building foundations and other rigid structures. Divide exterior slabs into square panels of uniform size generally containing not more than 36 square feet of area.
- Construct 2" taper at the free end of all concrete curb and gutter sections.
- Provide temporary street signs and addresses during construction.
- Unless otherwise indicated, install signage 18 inches behind the back of curb or back of walkway.

Preliminary Plan - Subject to change



CALL BEFORE YOU DIG

Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility quality level D. This quality level was determined according to the guidelines of CVAUSE 30-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data".

ST. ANNE'S PARKING LOT:

TOTAL SITE AREA = 66,601 SF

SITE IMPERVIOUS AREA = 46,269 SF

LANDSCAPE AREA = 20,332 SF

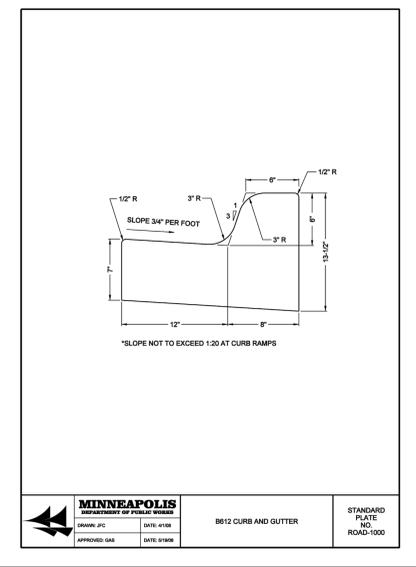
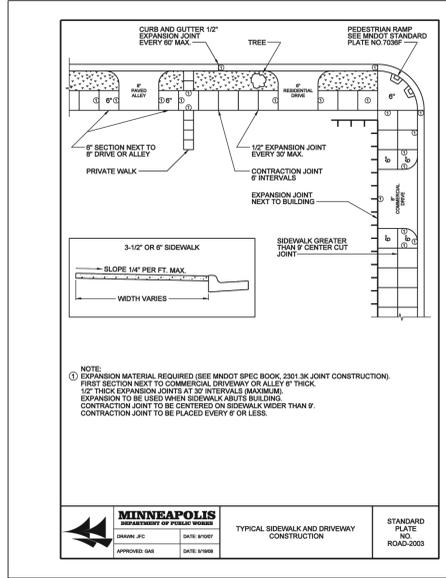
PERCENT IMPERVIOUS COVERAGE = 69.5%

CONSTRUCT PUBLIC SIDEWALKS IN ACCORDANCE WITH CITY OF MPLS "SPECIFICATIONS FOR MONOLITHIC CONCRETE SIDEWALK"

Any elements of an earth retention system in the right of way will require an encroachment permit application. All such elements shall be removed from the right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned.

A construction crane whose boom extends over the public right of way will require an encroachment permit application.

No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00pm and 7:00am on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.



SHEET REVISED 10/09/13
PDR SUBMITTAL
09/20/13

ORIGINAL ISSUE: 09/20/2013

REVISIONS	No.	Description	Date

213514
PROJECT NUMBER

MW MK
DRAWN BY CHECKED BY

PARKING LOT ADDITION

SITE PLAN

C2.1



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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature
Mike R. Kettler
Typed or Printed Name
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License # Date



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NOT FOR CONSTRUCTION

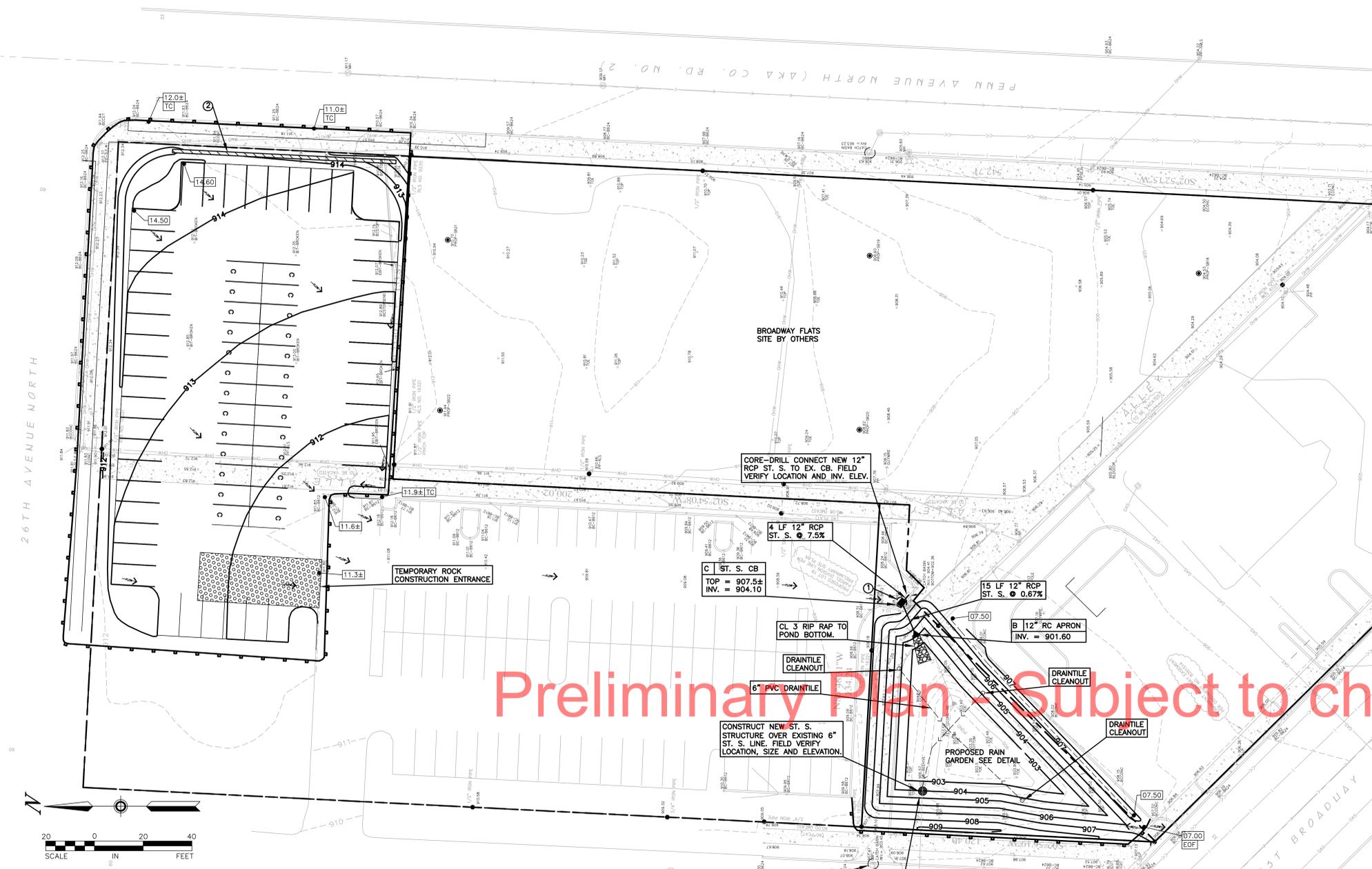
GENERAL:

- Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. Stopping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
- Construction safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of the construction operations.
- Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
- Perform all construction work in accordance with State and Local requirements.
- A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
- Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
- Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a construction wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
- All existing existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or lean mix grout.
- The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."
- The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
- Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact Gopher State One Call at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
- Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
- Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
- Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the OWNER.
- Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Tack and match all connections to existing bituminous pavement.
- Relocate overhead power, telephone, and cable lines as required. Abandon and report existing on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements.
- All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
- Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. The work area shown is general and may need to be adjusted in the field.
- Provide traffic control in accordance with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD) dated January 2007, including the Field Manual for Temporary Traffic Control Zone Layouts.
- Protect sub grades from damage by surface water runoff.
- Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
- When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
- Adjust all curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade.
- 2% maximum slope in all directions in handicapped accessible parking areas.
- Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing up. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
- Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
- Obtain permits from the City for work in the public right-of-way.
- Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
- Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 1999, or the latest revised edition.
- These plans, prepared by Sunde Engineering, PLLC, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Sunde Engineering's registered professional engineer hereon does not extend to any such safety systems that may not or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
- Install detectable underground marking tape directly above all pvc, polyethylene, and other non-metallic lines at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities.
- Support all utilities on a stable soil foundation observed and approved by a Minnesota Registered Engineer. Use Field Lok (US Pipe) or approved equal gaskets and TR Tele Flex or approved equal coupling at the vertical riser connection at the building (installed in the telescoped-in position).
- Reference in these Plans to "MNDOT Standard Specifications" shall mean the Standard Specifications for Highway Construction of the Minnesota Department of Transportation dated September 5, 2000 and all subsequent amendments thereto published prior to the date of the Advertisement for Bids; provided that the provisions for measurement and payment do not apply to the work of this Contract.
- The Contractor shall be responsible for the design and construction of the proposed retaining walls. A Minnesota Licensed Civil Engineer must design and sign the retaining wall details. The Contractor shall be responsible for all costs associated with the retaining wall system design and construction, and shall include the costs of submitting detailed plans and specifications for the retaining wall system to the Owner for review. TW = Top of wall. BW = Surface elevation at bottom of wall.
- Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2008 and all subsequent amendments thereto.
- The Engineer is not responsible for means, methods, safety, and sequencing.
- Concrete Pavement Tolerances: When the concrete has hardened sufficiently, check it with straightedge. Surface smoothness deviations shall not exceed 1/4 inch (6 mm) from the straightedge placed in any direction, including placement width and spacing. The thickness of each bituminous course shall be within plus or minus 1/2 inch (13 mm) of the thickness shown on the Plans. Remove and replace any part of the bituminous pavement where the deviation of surface fitness exceeds 1/4 inch (6 mm), after construction. The thickness of each bituminous course shall be within plus or minus 1/2 inch (13 mm) of the thickness shown on the Plans. Remove and replace any part of the bituminous pavement that is constructed with less than the minimum required thickness.
- Pavement Alignment Tolerances: Lateral deviation from established alignment of the pavement edge shall not exceed plus or minus 0.10 foot (30 mm). Vertical deviation from established grade of the pavement shall not exceed plus or minus 0.04 foot (13 mm) at any point.

KEYNOTES:

- CATCH BASIN INLET PROTECTION (ACE SILT SACK, OR CITY OF MINNEAPOLIS APPROVED EQUAL). SEE DETAIL ON SHEET C4.1.
- LOCATION OF PROPOSED RETAINING WALL. DESIGN AND DETAILS BY OTHERS.

BENCHMARK: City of Minneapolis BM 653 located at center line of Penn Ave. N. and centerline of 26th Ave. N. Elevation = 910.85 feet (NGVD 29).



Preliminary Plan - Subject to change

SITE GRADING:

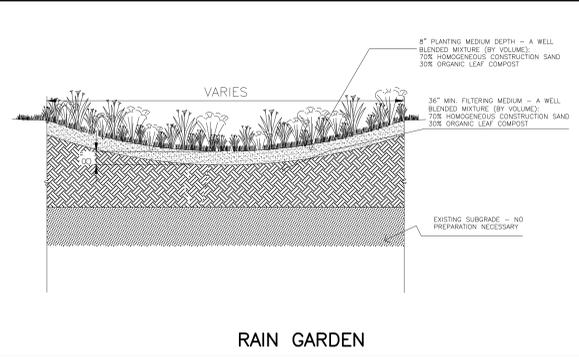
- Visit the site. Become familiar with the site and existing site conditions including available soil reports. Examine all local conditions at the site and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings and specifications covering this work and become familiar with the anticipated site conditions.
- Unless otherwise noted, all proposed grades shown are finished grades. Finished grades at points between spot elevations or contours are determined by uniform slopes between the given grades. All proposed spot elevations shown at corners are to bottom of curb (quarter) unless otherwise indicated.
- At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
- Due to the location of adjacent structures, it may be necessary to apply slope stabilization techniques in order to excavate to the final foundation elevations. Refer to the geotechnical report by the Soils Engineer for requirements regarding acceptable methods.
- Remove all unsuitable material (organic soils, uncontrolled fill, debris, and natural or artificial obstructions) in the zone from 1 m (3.28 feet) below the finished subgrade to finished subgrade in the proposed pavement areas.
- Comply with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." (www.osha.gov)
- Construct all proposed sideslopes with grades not exceeding 3:1 (3 horizontal to 1 vertical), unless otherwise indicated.
- Test roll the building and pavement areas in the presence of the Geotechnical Engineer. Perform base preparation and test rolling prior to curb and gutter construction, placing of gravel base, sand/gravel sub-base, bituminous stabilized base, or plant mixed bituminous base on all street and pavement areas. Test roll the area between 300 mm (12 inches) outside of the back of the curbs on either side of the paved areas. Use a heavy pneumatic-tired roller, towed by suitable tractor equipment, with two wheels spaced not less than 1,800 mm (71 inches) apart (transversely, center to center), the size equal to 18x24 or 18x25 (18" wide) inflated to a pressure of 650 kPa (94 psi), and a gross mass of the roller not less than 13.5 metric tons (14.9 tons) and not more than 13.7 metric tons (15.1 tons). Test roll the above specified area in a manner such that each part of the area comes in contact with one of the tires at least once. Operate the heavy roller at a speed of not less than 2.5 mph (4.0 km/h) and not more than 8 km/h (5 mph). The subgrade shall be considered unstable if, at the time that the heavy roller passes over the subgrade, the surface shows yielding or rutting of more than 50 mm (2 inches), measured from the original surface to the bottom of the rut. Correct any soft spots or displacements which occur during the test rolling by scarifying, aerating or watering, and recompacting as required to obtain stability, or by excavating and replacing with material suitable for base construction. Remove material such as vegetation, rubbish, large stones, peat, and wet clay. Retest the area after correction.
- Perform soil core procedures and compaction in accordance with the soils report.
- Coordinate inspection and approval of all subgrades within the pavement areas with the Geotechnical Engineer. Coordinate inspection and approval of all fill materials prior to placement within the pavement areas with the Geotechnical Engineer. Use only uncontaminated fill materials.
- Conduct all grading operations in a manner that minimizes the potential for site erosion.
- Grade the site to the finished elevations shown on the plan. Import embankment material, or remove and dispose of excess excavation material as required. Provide waste area or disposal sites for excess material including, but not limited to, excavated material or broken concrete that is not desirable to be incorporated into the work involved on this project. Determination of material import and export quantities is solely the responsibility of the Contractor and the cost of material import and export is incidental to the contract.
- Scarify areas to receive aggregate surfacing to a minimum depth of 8 inches and compact to 95% Standard Proctor Maximum Dry Density (ASTM D698) with the moisture content of the soil at the time of compaction not less than 2 percentage points below and no more than 2 percentage points above the optimum moisture content.
- Place 6 inches of compacted aggregate surfacing in 2 equal depth lifts in the pad and access road areas (see detail).
- In areas where fill is placed on slopes steeper than 5:1, horizontally bench the slopes in order to increase the bond between the slope and the proposed embankment.
- Tolerances: The completed subgrade under slabs and pavement areas shall be compacted, free from irregular surface changes and areas of pavements and slabs in order to minimize soil disturbance. If the construction equipment causes rutting or soil pumping, then switch to other types of construction or methods. The Contractor is solely responsible for the proper selection of construction equipment in order to avoid disturbing soils on the site.
- It is typical to abbreviate spot elevations. Elevations shown as 12.8 or 12.1 are understood to mean 912.8 or 912.1 respectively.

STORM DRAINAGE:

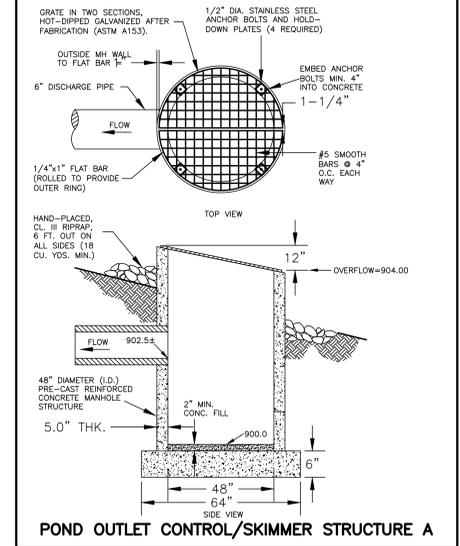
- Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C923. The inside barrel diameter shall not be less than 48 inches.
- Install catchbasin castings with specified top elevation at the front rim.
- All joints and connections in the storm sewer system shall be gas-tight or watertight in accordance with Minnesota Rules part 4715.0700. Approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes, catchbasins, and other structures. Cement mortar joints are not allowed.
- RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be Bureau of Reclamation type R-4, with confined rubber "O"-ring gaskets in accordance with ASTM C361.
- RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete curbs, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inlets of 675 mm (27 inch) or less diameter pipes. Install splay-tooth racks on all concrete aprons.
- Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4715.2820. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
- Drainiles: In accordance with Minnesota Rules part 4715.2820, use perforated polyvinyl chloride PVC (ASTM D3034) or corrugated polyethylene PE (ASTM F405) on all drainiles 3-inches to 6-inches in diameter. Install drainile with MnDOT 3733 Type 1 geotextile filter wrap or knit sock.
- Use Heenah R-3067-DR/OL casting with curb box, or approved equal, on CB #C. Casting shall include the "NO DUMPING, DRAINS TO RIVER," environmental notice.
- Use Heenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
- Install detectable underground marking tape directly above all pvc, polyethylene, and other nonconductive underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities. Install Blue Rhino TriView Flex Test Stations, or approved equal, with black caps at each surface location.
- Depress the tops of manholes and catchbasins in paved areas 0.5 inches (12.7 mm). Depress the tops of all catchbasins in gutters 2.0 inches (50.8 mm). The top elevations shown on the plan reflect the pavement elevation adjacent to the manhole or catchbasin, not the depressed elevation.
- Pipe shall be installed in accordance with the manufacturer's recommendations. The pipe shall be laid with the outside tops of circumferential joints pointing upstream and with the longitudinal laps at the sides of about the vertical midheight of the pipe. Field welding of corrugated galvanized iron or steel pipe shall not be permitted.



The subsurface utility information shown on this plan is utility Quality Level C. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



RAIN GARDEN



POND OUTLET CONTROL/SKIMMER STRUCTURE A



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PDR SUBMITTAL
09/20/13

ORIGINAL ISSUE: 01/28/2013

REVISIONS

No. Description Date

212902
PROJECT NUMBER

BE _____ BC _____
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ST. ANNES PARKING LOT

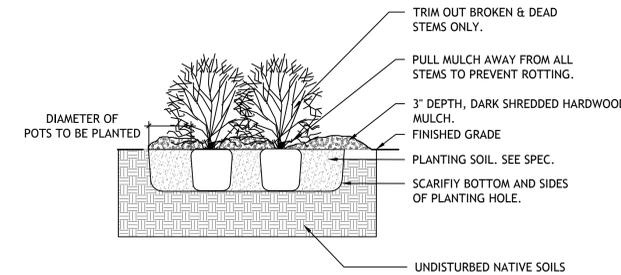
LANDSCAPE PLAN

L101

- All quantities, shapes of beds and locations shall be verified and adjusted as required to conform to the exact conditions of the site. Review with landscape architect prior to digging.
- Locate all utilities, including irrigation lines, with the Owner. Notify the Landscape Architect of any conflicts to facilitate plant relocation. Contractor shall be responsible for the repair of any damages to same.
- The Contractor shall be responsible for complying with all applicable codes, regulations and permits governing the work.
- The Contractor shall be responsible for all mulches and planting soil quantities to complete the work shown on the plan. Verify all quantities shown on the plant schedule.
- The Contractor shall remove from the site all sod/turf which has been removed for new plant beds. Long-term storage of materials or supplies on-site will not be allowed. Any plant stock not planted on day of delivery shall be heeled in and watered until installation. Plants not maintained in this manner will be rejected.
- The Contractor shall keep pavements, planters and buildings clean and unstained. All waste shall be promptly removed from the site. Any damage to existing facilities shall be repaired at the Contractor's expense.
- The plant takes precedence over the plant schedule if discrepancies exist. The specifications take precedence over the planting notes and general notes.
- No substitutions of plant materials shall be accepted unless approved in writing by the landscape architect.
- All planting stock shall conform to the American Standard for Nursery Stock ANSI, latest edition, of the American Association of Nurserymen, Inc.
- All plants shall be guaranteed for one year from the date of substantial completion unless otherwise specified. The guarantee shall cover the full cost of replacement, including labor and plants.
- Recommends Seasons/Time of Planting:
Spring: April 15th- June 30th
Fall: August 15th- Nov 15th
Note: The Contractor may elect to plant in the off-seasons entirely at his/her risk.
- Planting soil for tree and shrub pits: By volume, mix 1/2 native soils with 1/2 imported planting soils. See specs.
- Planting soil for shrub and perennial beds. Thoroughly mixed in equal parts by volume-1/3 amended topsoil, 1/3 washed sand, 1/3 peat or organic compost. See specs.
- Fracture all compacted soils.
- Irrigation system, if specified, shall be fully operational and tested at the time of planting. During first season, contractor shall monitor moisture conditions and adjust irrigation as needed to avoid over and under watering of plant materials during establishment.
- Mulch: Double shredded hardwood mulch, Dark color- clean and free of noxious weeds, soil, and other deleterious material. Use for all tree plantings and over all planting beds for shrubs and perennials. Deliver mulch on planting day and mulch all material within 24 hours of installation. Use the following depths: 4 inches for trees, 3 inches for shrubs, 2 inches for perennials. PULL MULCH AWAY FROM THE TRUNKS AND STEMS OF ALL PLANT MATERIAL.
- Maintenance shall begin immediately after each portion of the work is in place. Plant materials shall be protected and maintained until the installation of all plants is complete, inspection has been made and the planting accepted, exclusive of the guarantee. Maintenance shall include watering, cultivating, mulching, pruning and removal of dead material, and keeping the plants in a plumb position. After acceptance, the Owner shall assume maintenance responsibilities. The Contractor shall maintain all materials in a plumb position for the duration of the guarantee period.
- The Contractor shall request in writing a final acceptance inspection.
- Geotextile fabric shall not be used under mulch. Shrub and perennial bed shall have spaded edges unless plans indicate otherwise.

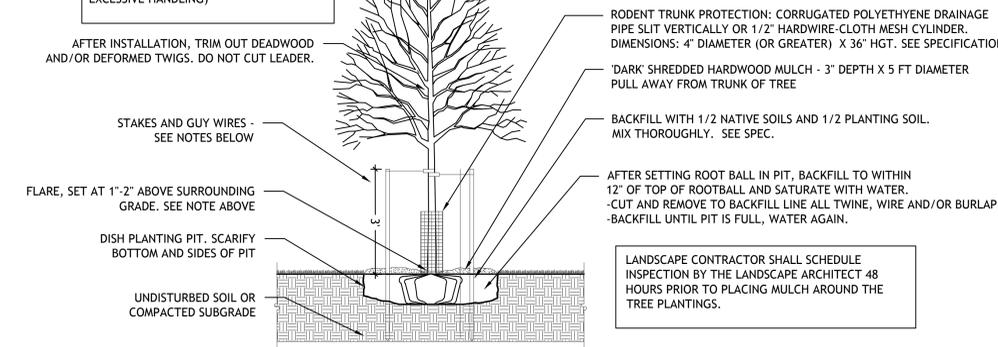
4 PLANTING NOTES
SCALE= 1"= 2'-0"

7 PERENNIAL PLANTING DETAIL
SCALE= 1"= 2'-0"

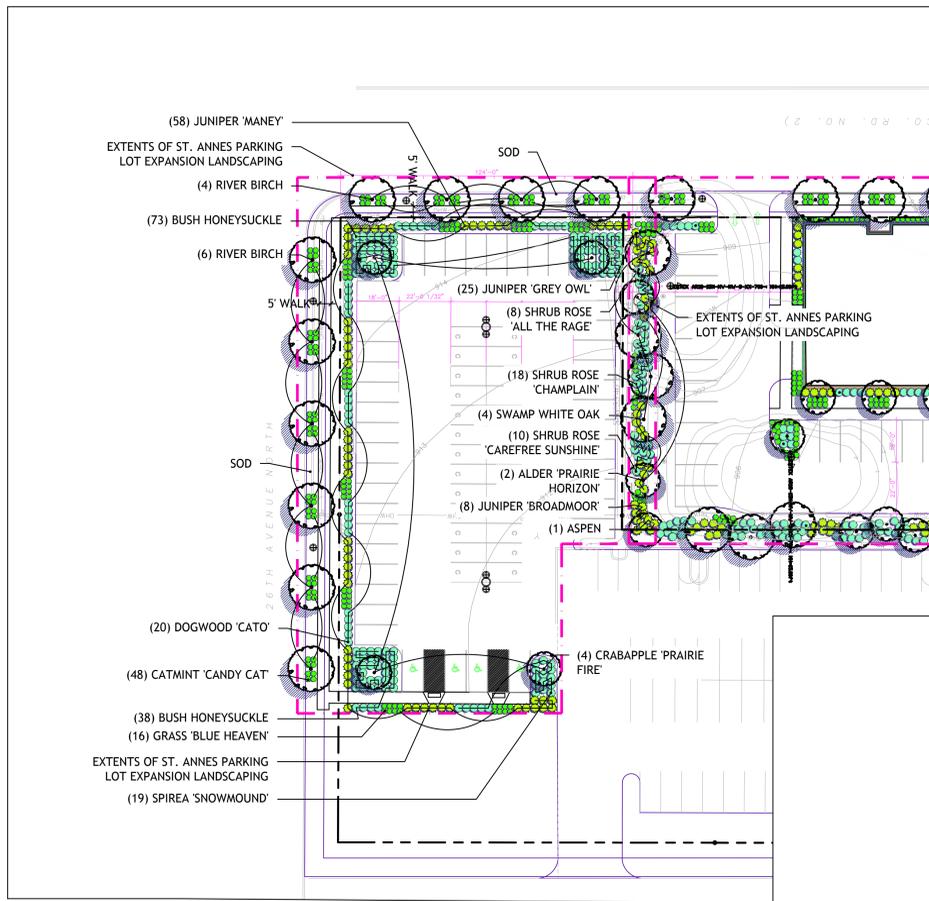


5 SHRUB PLANTING DETAIL
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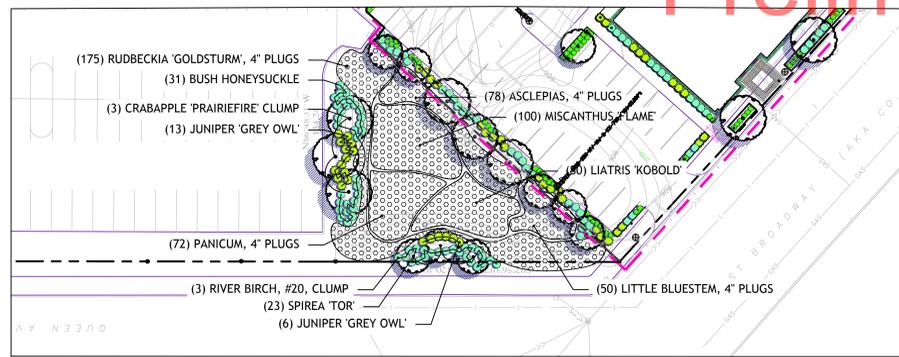
- STAKING:**
GUY ASSEMBLY NOT MANDATORY BUT, CONTRACTOR SHALL MAINTAIN TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.
- NOTES:**
1) CONTRACTOR SHALL LOCATE WITH PIN THE ROOT FLARE OF EACH TREE PRIOR TO DIGGING THE PLANTING PIT. (THE FLARE IS THE TRANSITION ZONE BETWEEN THE MAIN STEM AND THE ROOT SYSTEM.)
2) REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. TREES WITH MORE THAN 2" OF EXCESS SOIL ABOVE THE FLARE WILL BE REJECTED. MEASURE DISTANCE BETWEEN FLARE AND BOTTOM OF ROOTBALL. SUBTRACT 10% TO DETERMINE DEPTH OF PLANTING PIT.
3) DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
4.) SET TREE IN PIT SO THAT FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE.
5) IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR ROOTBALL FURTHER ELEVATED.
- TREES WITH BE REJECTED FOR THE FOLLOWING REASONS:**
-POOR FORM
-DAMAGED TRUNK
-BURIED ROOT FLARES
-ENCIRCLING TRANSPORT ROOTS
-UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)



6 TREE PLANTING DETAIL
SCALE= 1"= 2'-0"



1 ST. ANNES PARKING LOT EXPANSION LANDSCAPE PLAN
SCALE= 1"= 30'-0"



2 ST. ANNES PARKING LOT EXPANSION LANDSCAPE PLAN
SCALE= 1"= 30'-0"

QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT	REMARKS
20 Deciduous Canopy Trees					
2	Alder 'Prairie Horizon'	<i>Alnus glutinosa</i>	2.5"	bb	
1	Aspen	<i>Populus tremuloides</i>	2.5"	bb	multistem
4	Swamp White Oak	<i>Quercus bicolor</i>	2.5"	bb	
13	River Birch 'Cully'	<i>Betula nigra 'Cully'</i>	2.5"	bb	
Ornamental Trees					
7	Crabapple 'Prairie Fire'	<i>Malus sp. 'Prairie Fire'</i>	2.5"	bb	
325 Deciduous / Coniferous Shrubs					
20	Dogwood 'Cato'	<i>Cornus sanguinea 'Cato'</i>	#5	cont	
142	Dwarf Bush Honeysuckle	<i>Diervilla sp.</i>	#5	cont	
8	Juniper 'Broadmoor'	<i>Juniperus sabinna 'Broadmoor'</i>	#5	cont	
56	Juniper 'Maney'	<i>Juniperus chinensis 'Maney'</i>	#5	cont	
44	Juniper 'Grey Owl'	<i>Juniperus virginiana 'Grey Owl'</i>	#5	cont	
18	Shrub Rose 'Champlain'	<i>Rosa sp. 'Champlain'</i>	#5	cont	
8	Shrub Rose 'All the Rage'	<i>Rosa sp. 'Knock Out'</i>	#5	cont	
10	Shrub Rose 'Carefree Celebration'	<i>Rosa sp. 'Carefree Celebration'</i>	#5	cont	
19	Spirea 'Snowmound'	<i>Spiraea nipponica 'Snowmound'</i>	#5	cont	
23	Spirea 'Tor'	<i>Spiraea betulifolia 'Tor'</i>	#5	cont	
114 Perennials/ Grasses					
48	Catmint 'Candy Cat'	<i>Nepeta x subaenasiis 'Candy Cat'</i>	#1	cont	
66	Little Bluestem 'Blue Heaven'	<i>Schizachyrium scoparium 'Blue Heaven'</i>	#1	cont	
175	Rudbeckia 'Goldsturm'	<i>Rudbeckia hirta 'Goldsturm'</i>	4"	cont	
72	Switchgrass 'Heavy Metal'	<i>Panicum virgatum 'Heavy Metal'</i>	4"	cont	
78	Asclepias	<i>Asclepias tuberosa</i>	4"	cont	
100	Miscanthus 'Flame'	<i>Miscanthus sinensis 'Flame'</i>	4"	cont	
80	Liatris 'Kobold'	<i>Liatris spicata 'Kobold'</i>	4"	cont	

3 PLANT SCHEDULE
SCALE= NTS

Preliminary Plan - Subject to change



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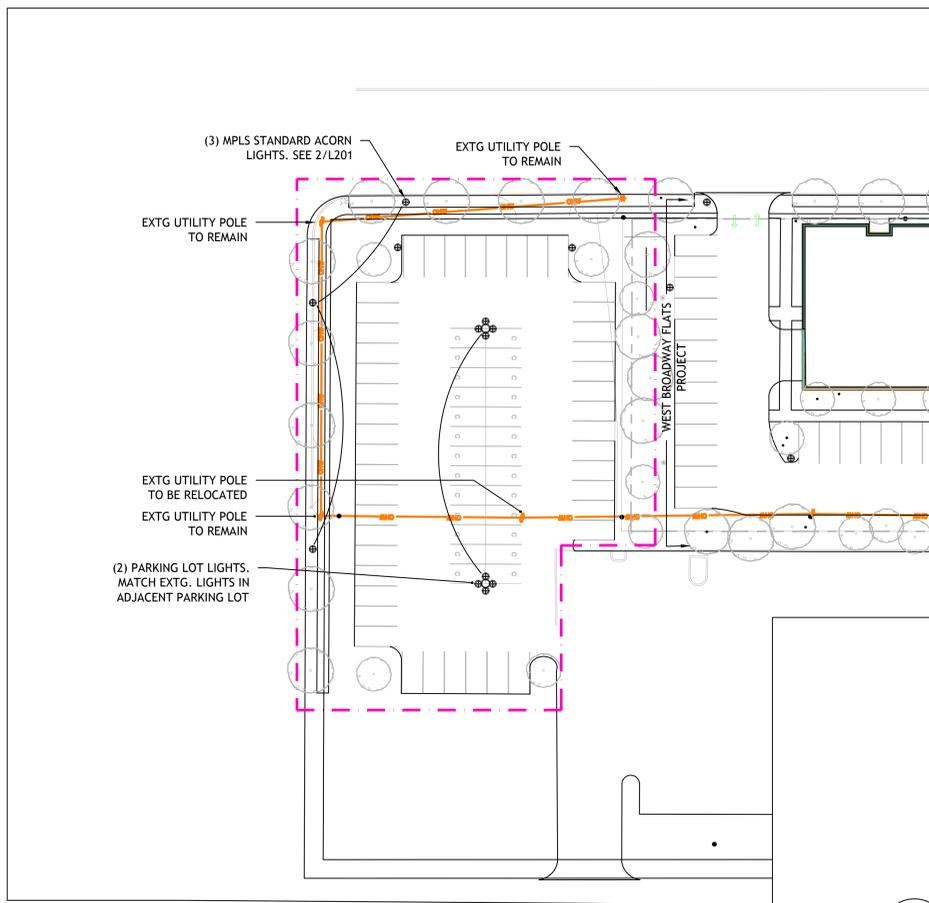
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ST. ANNES PARKING LOT

LIGHTING PLAN

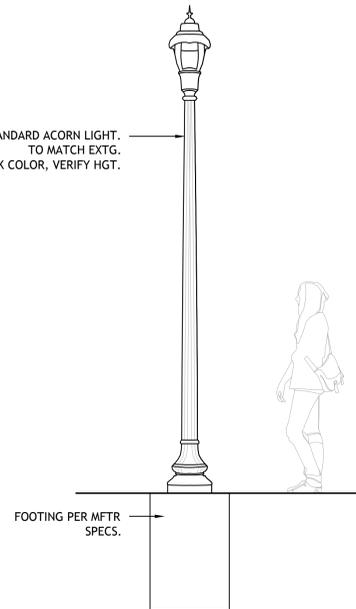
L201



1 ST. ANNES PARKING LOT EXPANSION- LIGHTING PLAN
SCALE= 1"= 30'-0"



MPLS STANDARD ACORN LIGHT.
TO MATCH EXTG.
BLACK COLOR, VERIFY HGT.



2 MPLS STANDARD ACORN LIGHT
SCALE= 1"= 2'-0"

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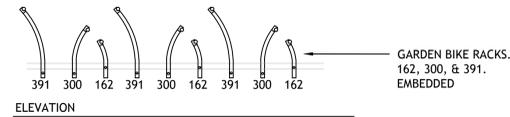
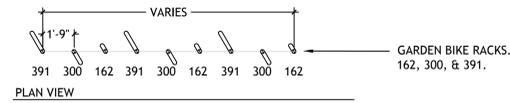
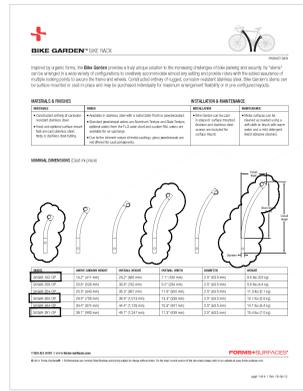
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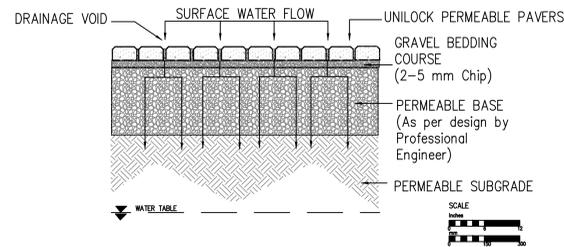
LANDSCAPE DETAILS

L301



1 R C T
L300 1" = 20'-0"

4 NOT US
L300 NTS



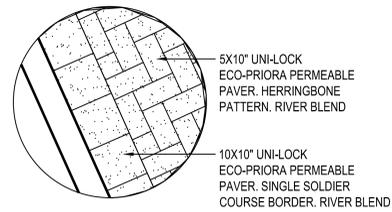
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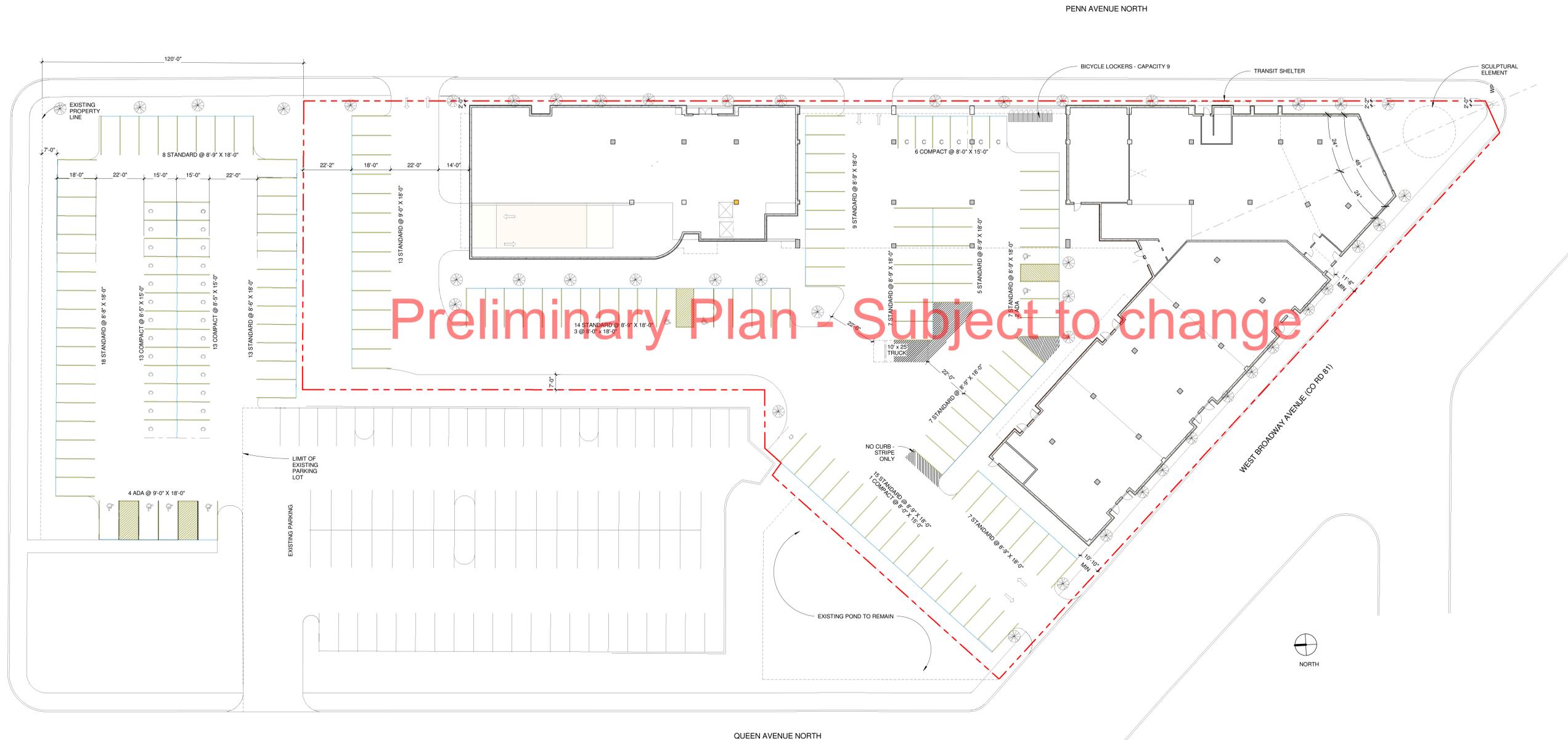
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KEY PLAN		
ST. ANNE'S PARKING LOT		
ARCHITECTURAL SITE PLAN		
A0.1		