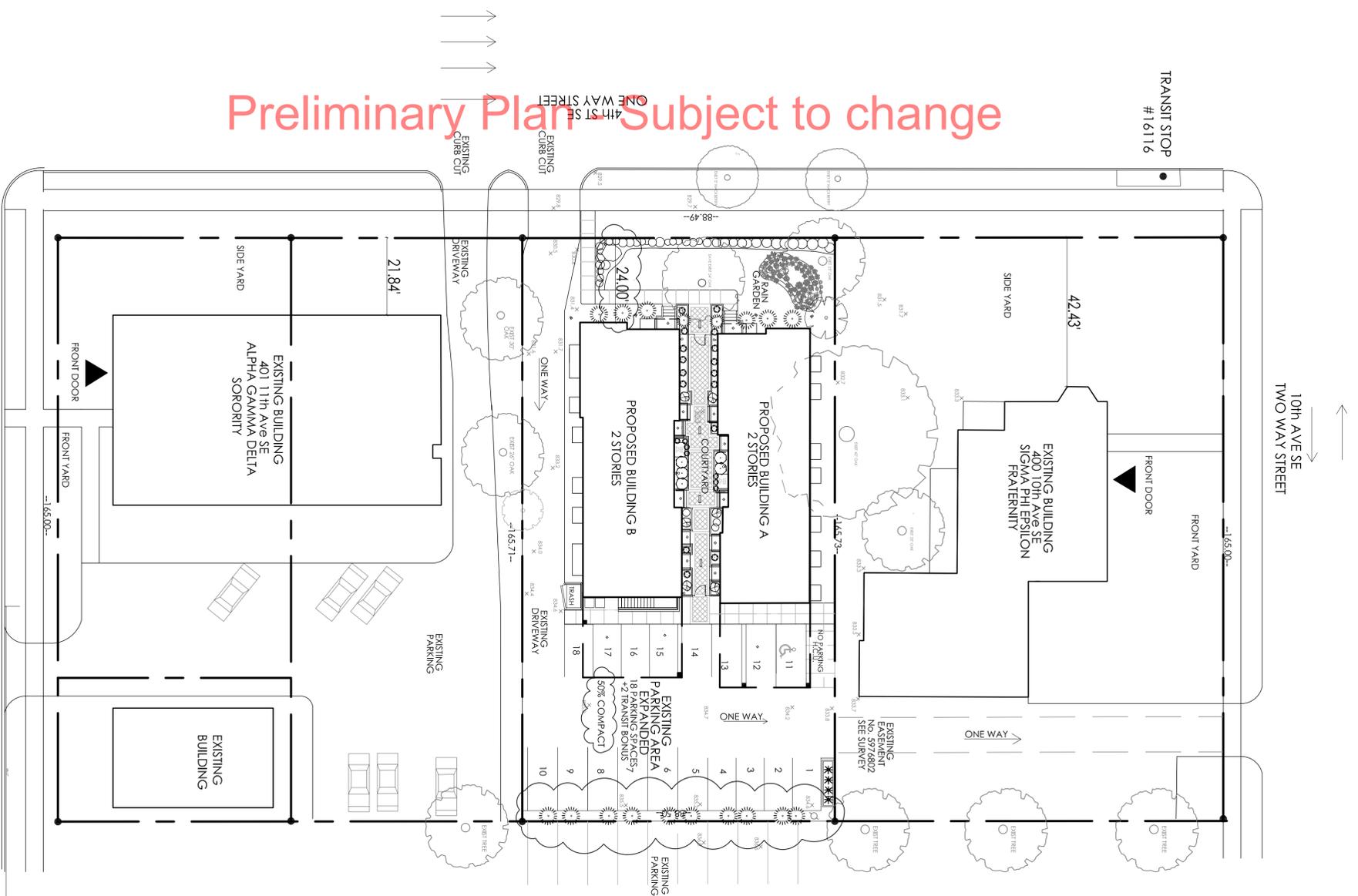


Preliminary Plan Subject to change



TRANSIT STOP
#16116

10th Ave SE
TWO WAY STREET

11th Ave SE
TWO WAY STREET

BLOCK PLAN
SCALE: 1/20

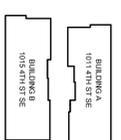


STUDIO M ARCHITECTS, INC.
3346 HENNEPIN AVE. S.
SUITE 201
MINNEAPOLIS, MINNESOTA
55408
P 612-524-5375
www.studiomarchitects.net



PROJECT TITLE:
**THE CLUSTER
ON 4TH**
1011 4th ST SE
1015 4th ST SE
Minneapolis, MN

SHEET TITLE:
BLOCK PLAN



PROJECT #: 1005
DRAWN BY: BJS & VWV
CHECKED BY: AM
ISSUE: DATE: 9/29/11
AMEND CUP: 11/4/11

BLOCK PLAN
UPDATED
PER CPC AND
PRD REQUIREMENTS
June 13, 2011
AMENDMENT TO
THE CONDITIONAL
USE PERMIT
November 4, 2011

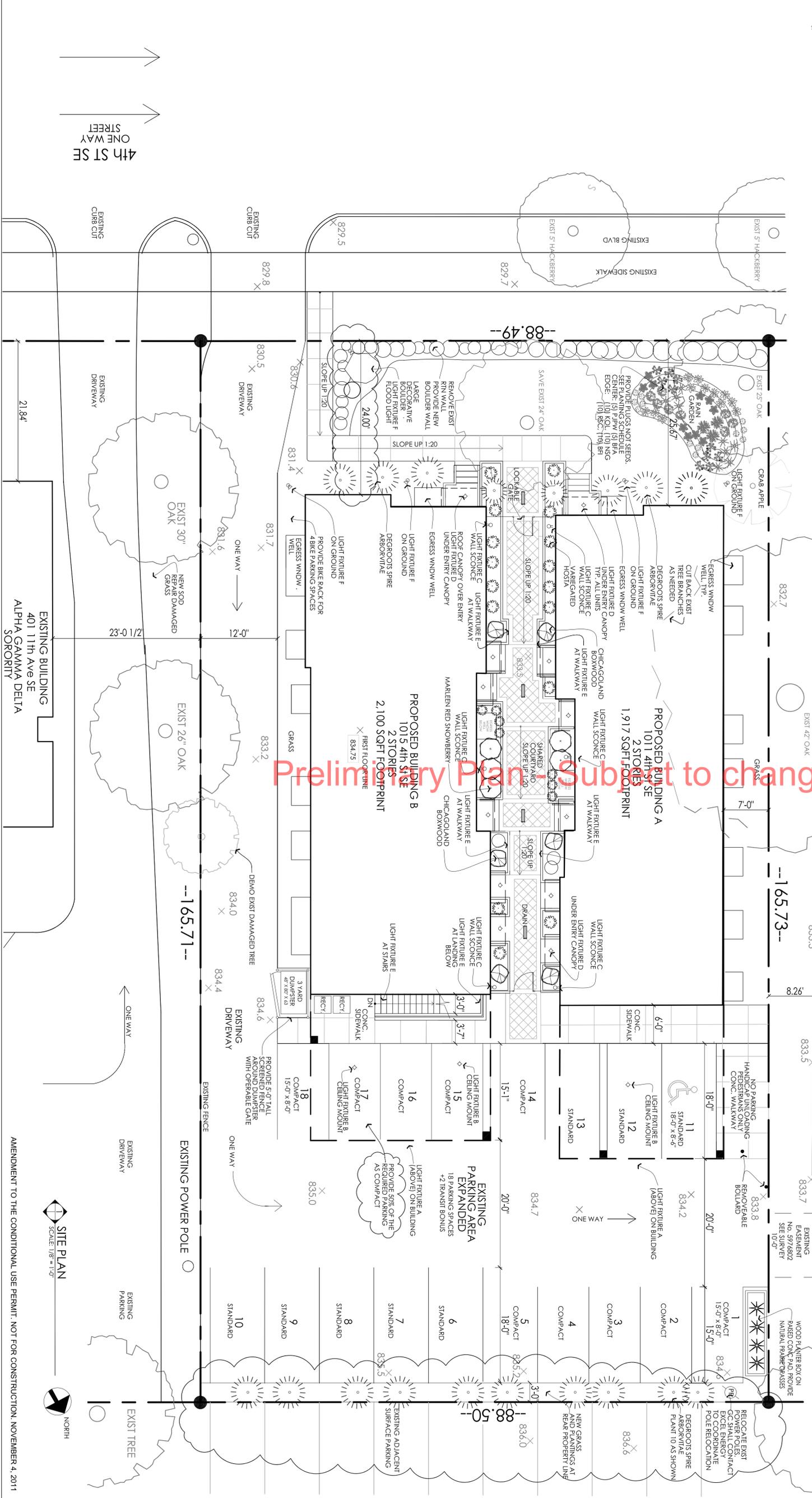
SHEET NO:
11.1

Planting Schedule:

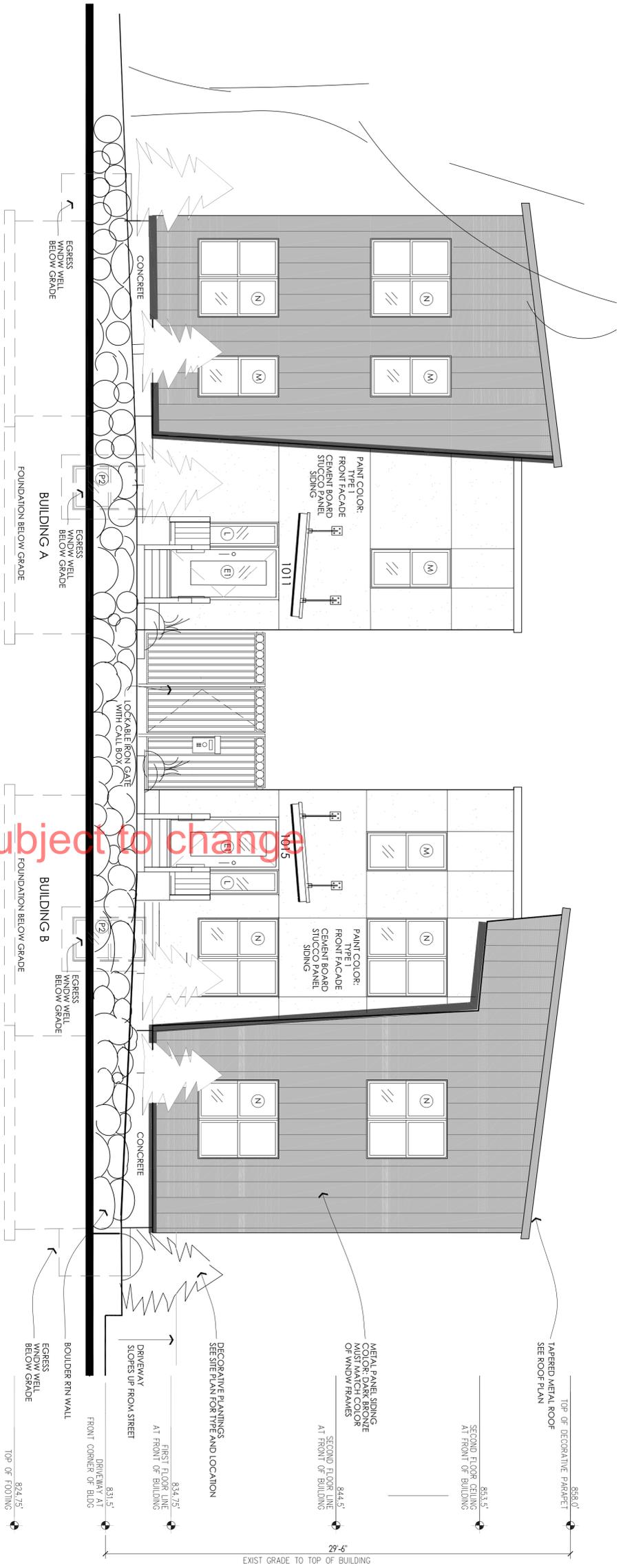
Item	Code Name	Quantity	Scientific Name	Common Name	Planting Size
1	EXIST	---	---	Existing Oak Tree	---
2	FBC	1	Malus x 'Firebird'	Firebird Crabapple	2' B&B
3	ARB	16	*Thuja Occidentalis*	Arbovitae	#2 Pot
4	KF	4	Colamagrostis x acutiflora	Karl Foerster Prairie Grass	#1 Pot
5	VH	22	Variegated Hosta	Feather Reed Grass	#1 Pot
6	CB	6	Buxus x 'Glencoe'	Chicago Boxwood	#1 Pot
7	MSS	5	Symphoricarpos orbiculatus	Macleren Red Snowberry	#1 Pot
8	PJPV	5	Eupatorium 'Phantom'	Phantom Joe Pye Weed	#1 Pot
9	BFA	5	Asclepias tuberosa	Butterfly Flower	#1 Pot
10	KDL	10	Liatris spicata	Kobold Dringinal Liatris	#1 Pot
11	NSG	10	Panicum virgatum	Northern Grass Switchgrass	#1 Pot
12	RSC	10	Echinacea purpurea	Ruby Star Coneflower	#1 Pot
13	BFT	10	Irns versicolor	Blue Flag Iris	#1 Pot

- Lighting Notes:**
- Per Minneapolis Zoning Code: Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless a cutoff type that shields the light source from an observer of the closest property line or any permitted or conditional residential use.
 - Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - See attached lighting plan for proposed light level measurements across the site.
 - Verify light fixture type and location of light fixture with owner before install.
 - The lighting plan must comply with Section 535.590 of the Minneapolis Zoning Code.

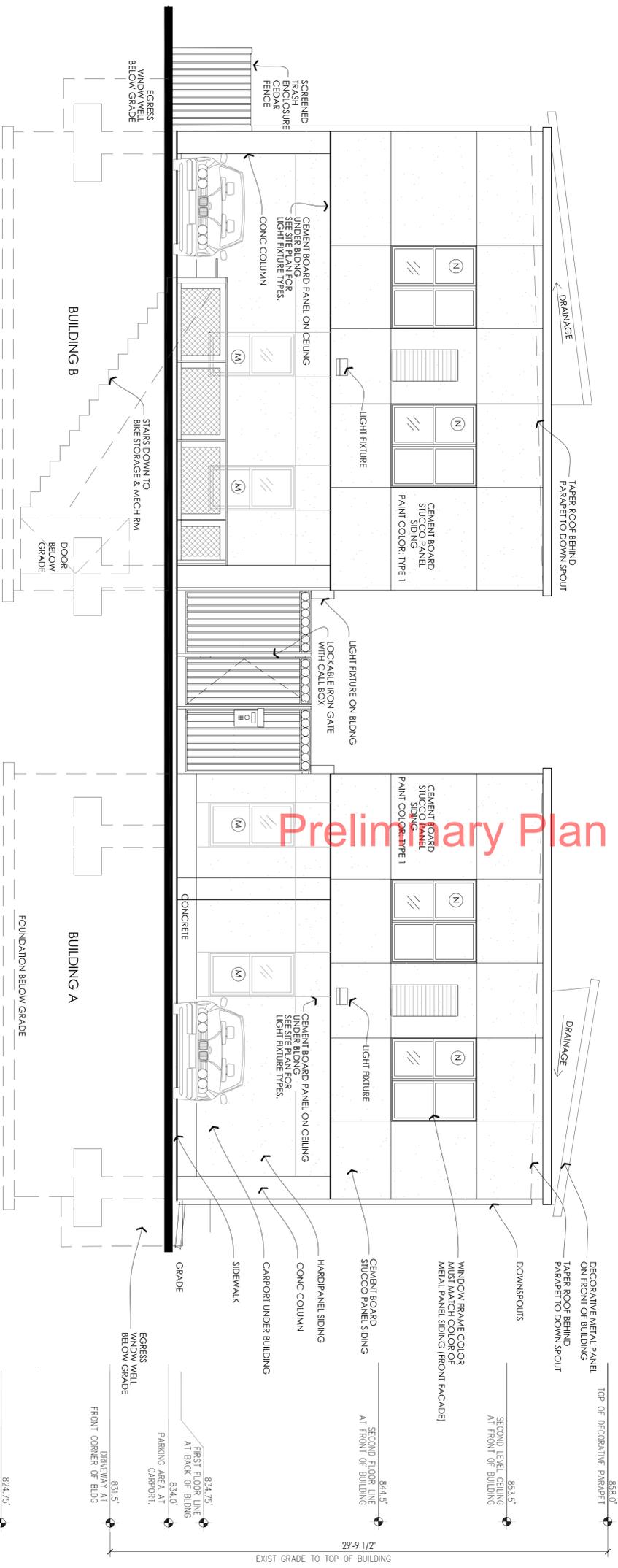
- General Notes:**
- The impervious surface on the site is 11,600 sqft. (79%)
 - See roof plan for location of building gutters.
 - The nearest firehydrant is at the NW corner of 11th Ave SE and 4th St SE. Approx 200' West of Site.
 - A utility connection permit is required for the proposed sanitary sewer connection. contact 612-673-2451 for additional permit questions.
 - See civil sheets C2 and C3 for sewer and water specs.
 - An inspection will need to be scheduled with Environmental Services to identify and register equipment and processes that cause or have the potential to impact the environment. Contact Tom Frame (612-673-5807) to schedule and inspect.
 - Bench Mark: Top of Fire Hydrant at the NW corner of 11th Ave SE and 4th St SE. Elevations = 833.08
 - See attached civil sheets for all drainage information. Protect boulevard trees during construction.
 - The rain garden must have native grass plugs, not seeds.
 - Contact Paul Morrison (612-221-1925) regarding protection of trees in the city right of way.
 - Contact Craig Allison (612-673-3280) regarding water service sizes and connections for each building.
 - Contact Paul Chalklen of public works for information regarding required sewer design.
 - If impacted soil is encountered during construction call the MN State Duty officer (651-649-5451)
 - Refer to civil sheets for rain garden grading and soil correction requirements.



<p>PROJECT TITLE: THE CLUSTER ON 4TH 1011 4th ST SE 1015 4th ST SE Minneapolis, MN</p> <p>SHEET TITLE: SITE PLAN</p> <p>PROJECT #: 1005</p> <p>DRAWN BY: BLS & WW</p> <p>CHECKED BY: AM</p> <p>ISSUE DATE: 9/29/11</p> <p>PRICING: 11/4/11</p> <p>AMEND CUP: 11/4/11</p>	<p>SITE PLAN UPDATED PER GCC AND PRD REQUIREMENTS June 13, 2011 AMENDMENT TO THE CONDITIONAL USE PERMIT November 4, 2011</p> <p>SHEET NO.: L1</p>	<p>STUDIO M ARCHITECTS, INC.</p> <p>3346 HENNEPIN AVE. S. SUITE 201 MINNEAPOLIS, MINNESOTA 55408</p> <p>P 612-524-5375 www.studiomarchitects.net</p>	<p>Lupe Property Company, LLC</p>
--	---	---	--



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

Preliminary Plan - Subject to change

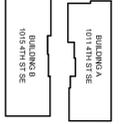


STUDIO M ARCHITECTS, INC.
3346 HENNEPIN AVE. S.
SUITE 201
MINNEAPOLIS, MINNESOTA
55408
P 612-524-5375
www.studiomarchitects.net



PROJECT TITLE:
THE CLUSTER
ON 4TH
1011 4th ST SE
1015 4th ST SE
Minneapolis, MN

SHEET TITLE:
BUILDINGS
ELEVATIONS
FRONT AND REAR

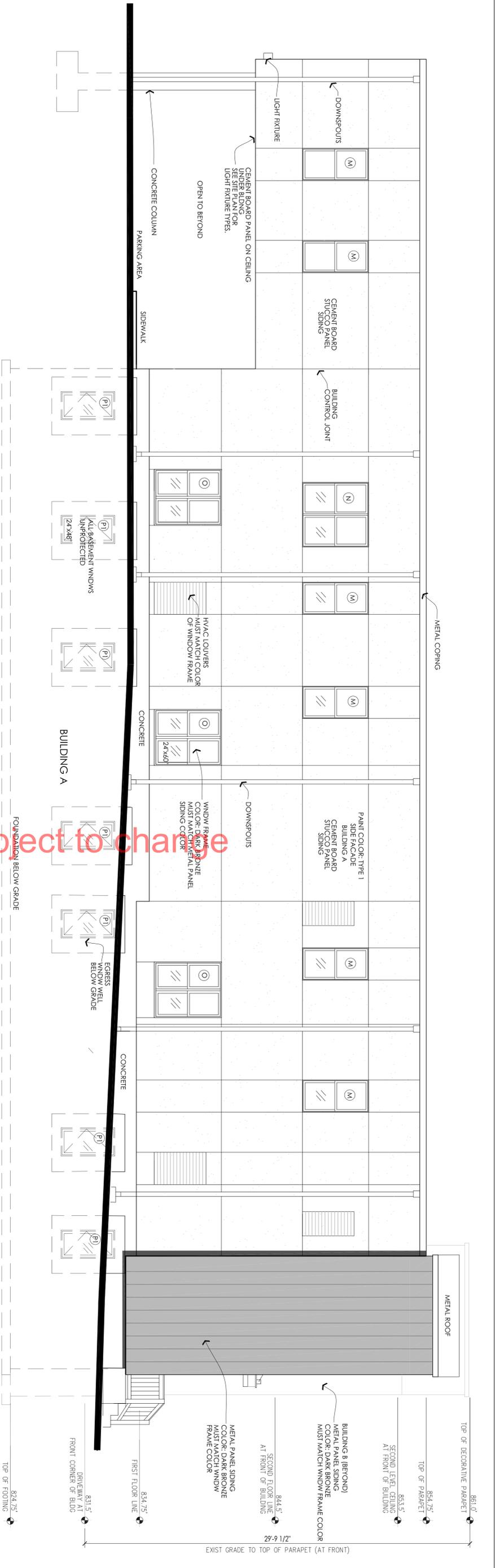


PROJECT #: 1005
DRAWN BY: BJS & VW
CHECKED BY: AMI
ISSUE: DATE:
PRICING: 9/29/11
AMEND CUP: 11/4/11

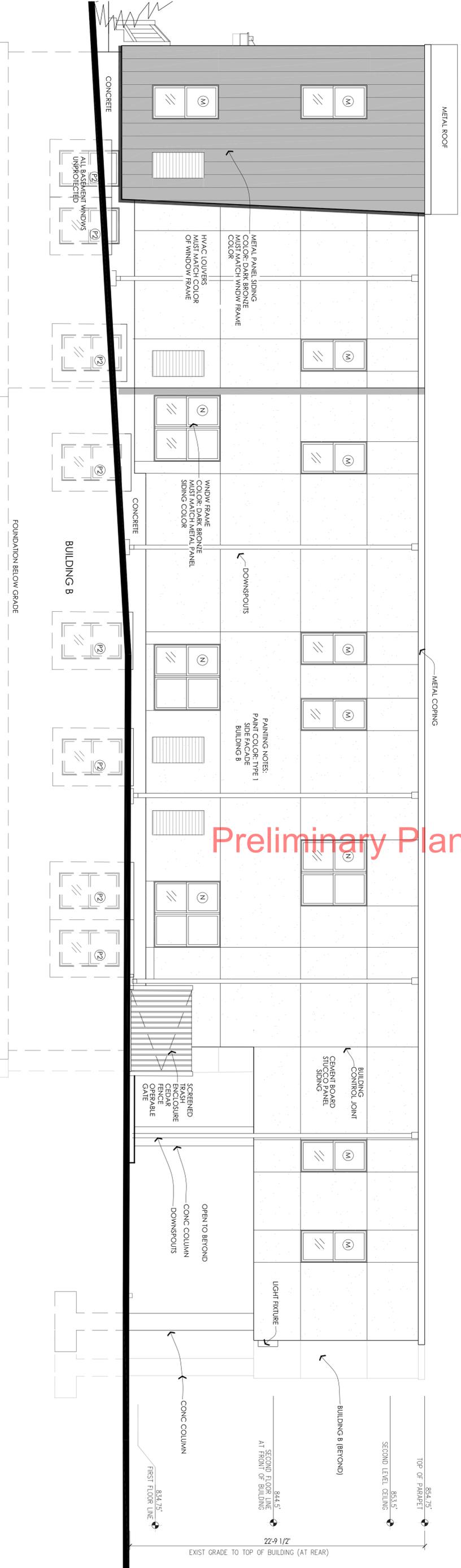
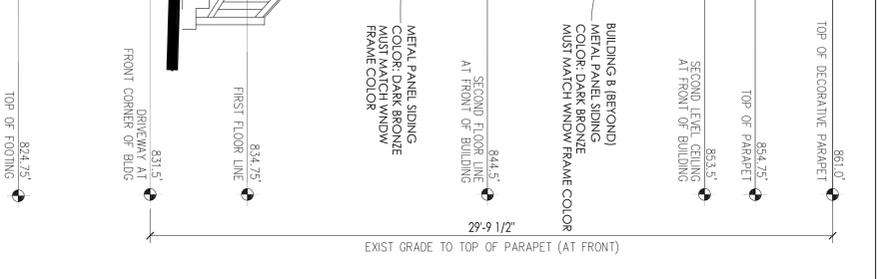
SHEET NO:

A2.0

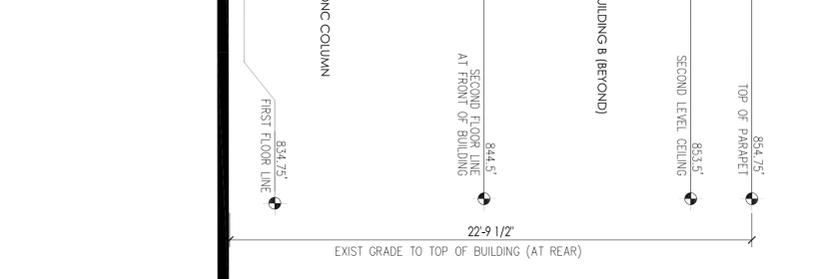
AMENDMENT TO THE CONDITIONAL USE PERMIT. NOT FOR CONSTRUCTION. NOVEMBER 4, 2011



SIDE ELEVATION
BUILDING A - WEST FACADE
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
BUILDING B - EAST FACADE
SCALE: 1/4" = 1'-0"



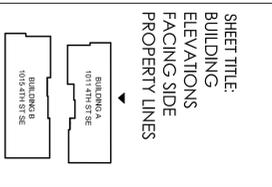
Preliminary Plan - Subject to change

AMENDMENT TO THE CONDITIONAL USE PERMIT. NOT FOR CONSTRUCTION. NOVEMBER 4, 2011



SHEET NO:
A2.1

PROJECT #: 1005
DRAWN BY: BJS & VW
CHECKED BY: AM
ISSUE DATE: 9/29/11
AMEND CUP: 11/4/11

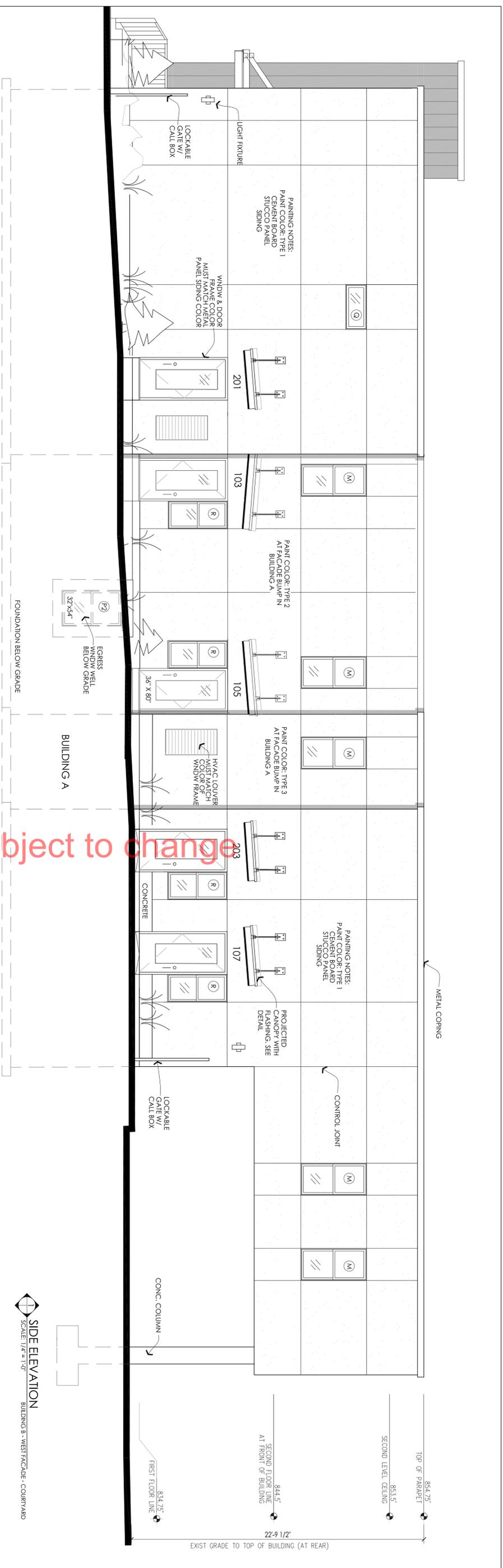


SHEET TITLE:
BUILDING ELEVATIONS
FACING SIDE
PROPERTY LINES

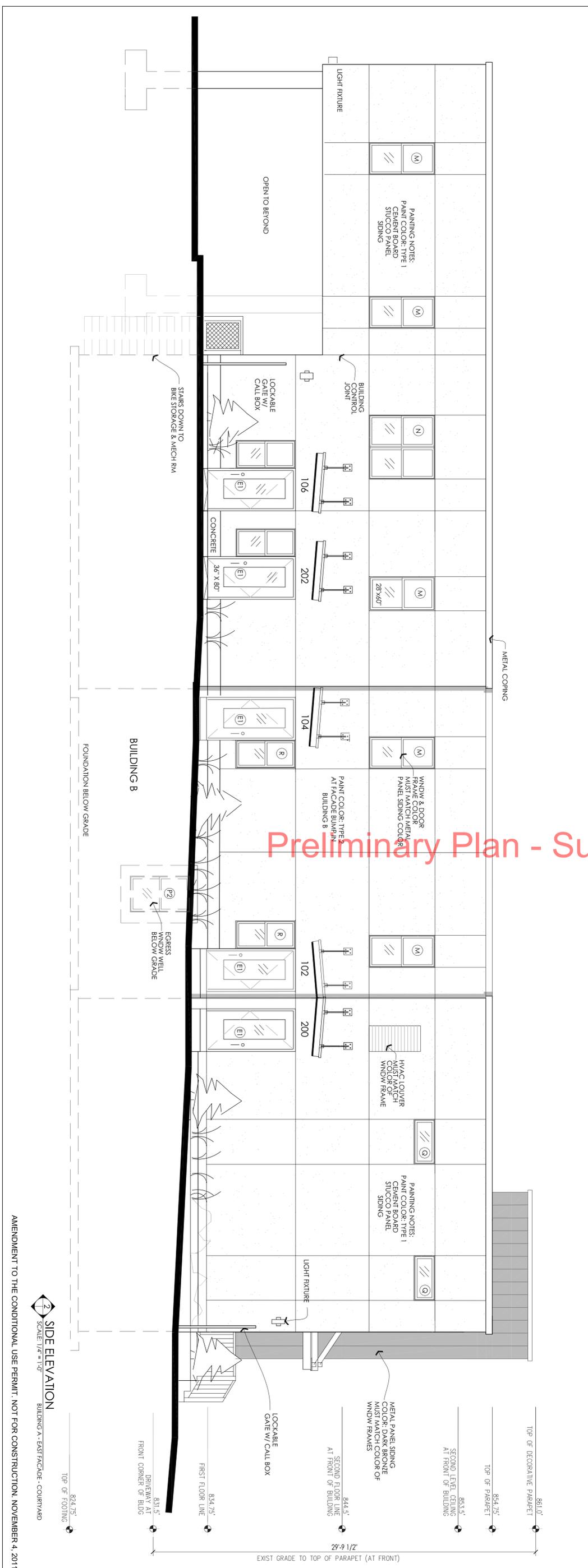
PROJECT TITLE:
THE CLUSTER
ON 4TH
1011 4th ST SE
1015 4th ST SE
Minneapolis, MN

STUDIO M ARCHITECTS, INC.
3346 HENNEPIN AVE. S.
SUITE 201
MINNEAPOLIS, MINNESOTA
55408
P 612-524-5375
www.studiomarchitects.net

Lupe Property Company, LLC



SIDE ELEVATION
SCALE: 1/4" = 1'-0"
BUILDING A - WEST FACADE - COURTYARD



SIDE ELEVATION
SCALE: 1/4" = 1'-0"
BUILDING B - EAST FACADE - COURTYARD

Preliminary Plan - Subject to change



STUDIO M ARCHITECTS, INC.
3346 HENNEPIN AVE. S.
SUITE 201
MINNEAPOLIS, MINNESOTA
55408
P 612-524-5375
www.studiomarchitects.net



PROJECT TITLE:
THE CLUSTER ON 4TH
1011 4th ST SE
1015 4th ST SE
Minneapolis, MN

SHEET TITLE:
BUILDING ELEVATIONS COURTYARD

PROJECT #: 1005
DRAWN BY: BJS & VW
CHECKED BY: AM
ISSUE DATE: 9/29/11
PRICING AMEND CUP 11/4/11

SHEET NO:
A2.2

AMENDMENT TO THE CONDITIONAL USE PERMIT. NOT FOR CONSTRUCTION. NOVEMBER 4, 2011