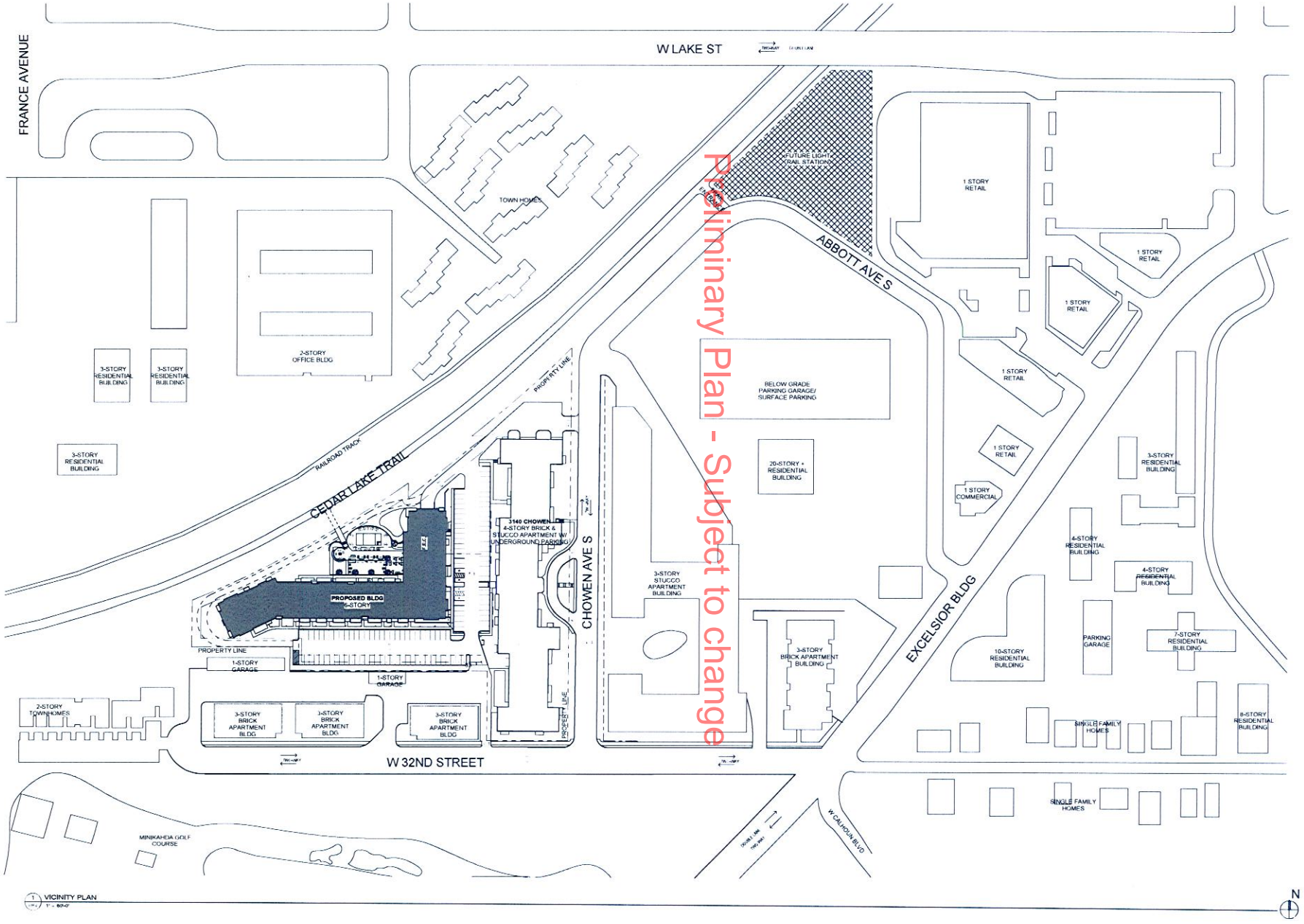

1 VICINITY PLAN
1" = 1' - 60'-0"

Preliminary Plan - Subject to change

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Minneapolis, MN

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PHASE	LAND USE
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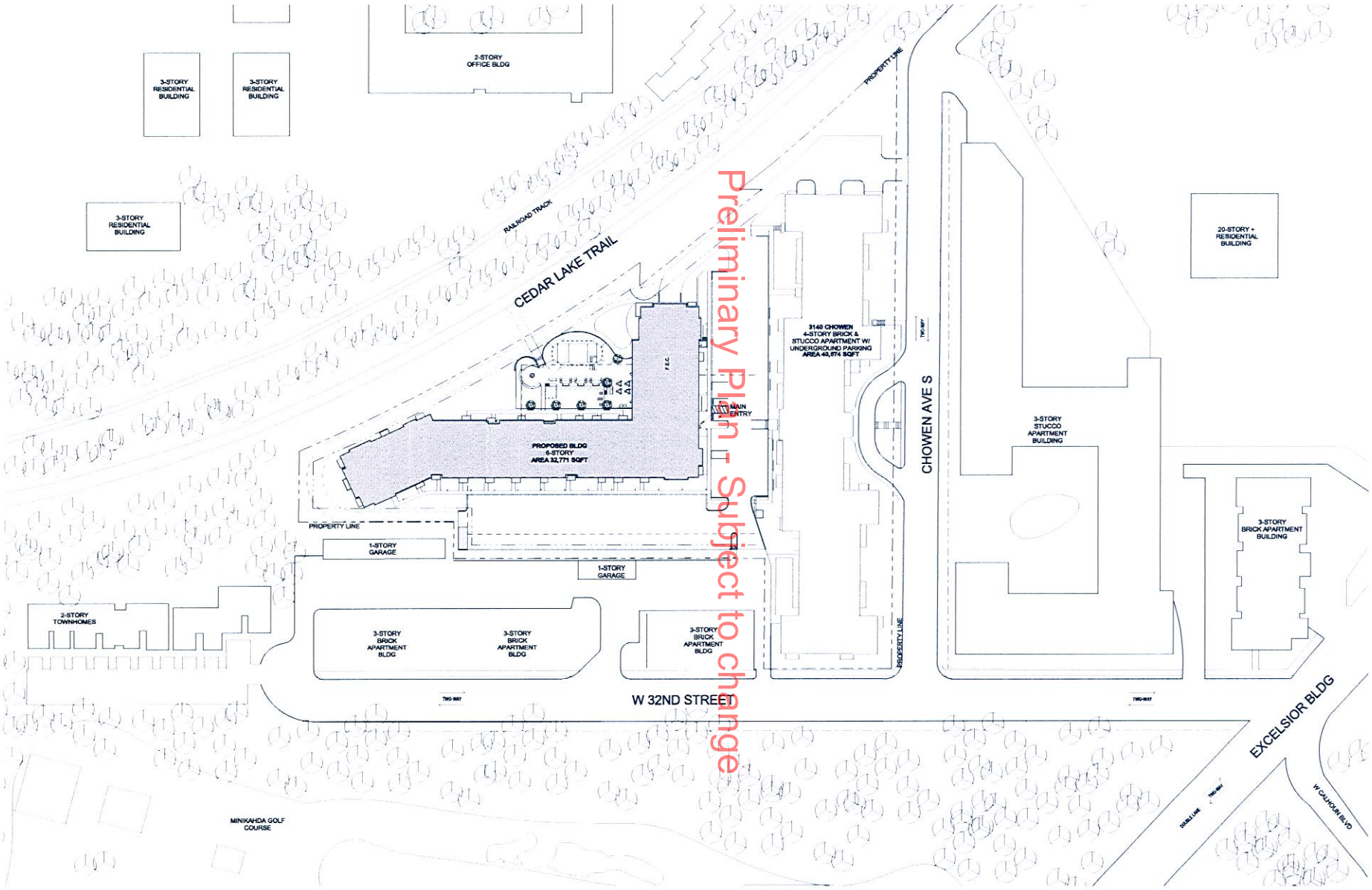
NEIGHBORHOOD PLAN

L002



1 Vicinity Plan
L001 1" = 40'-0"

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VICINITY PLAN

L001

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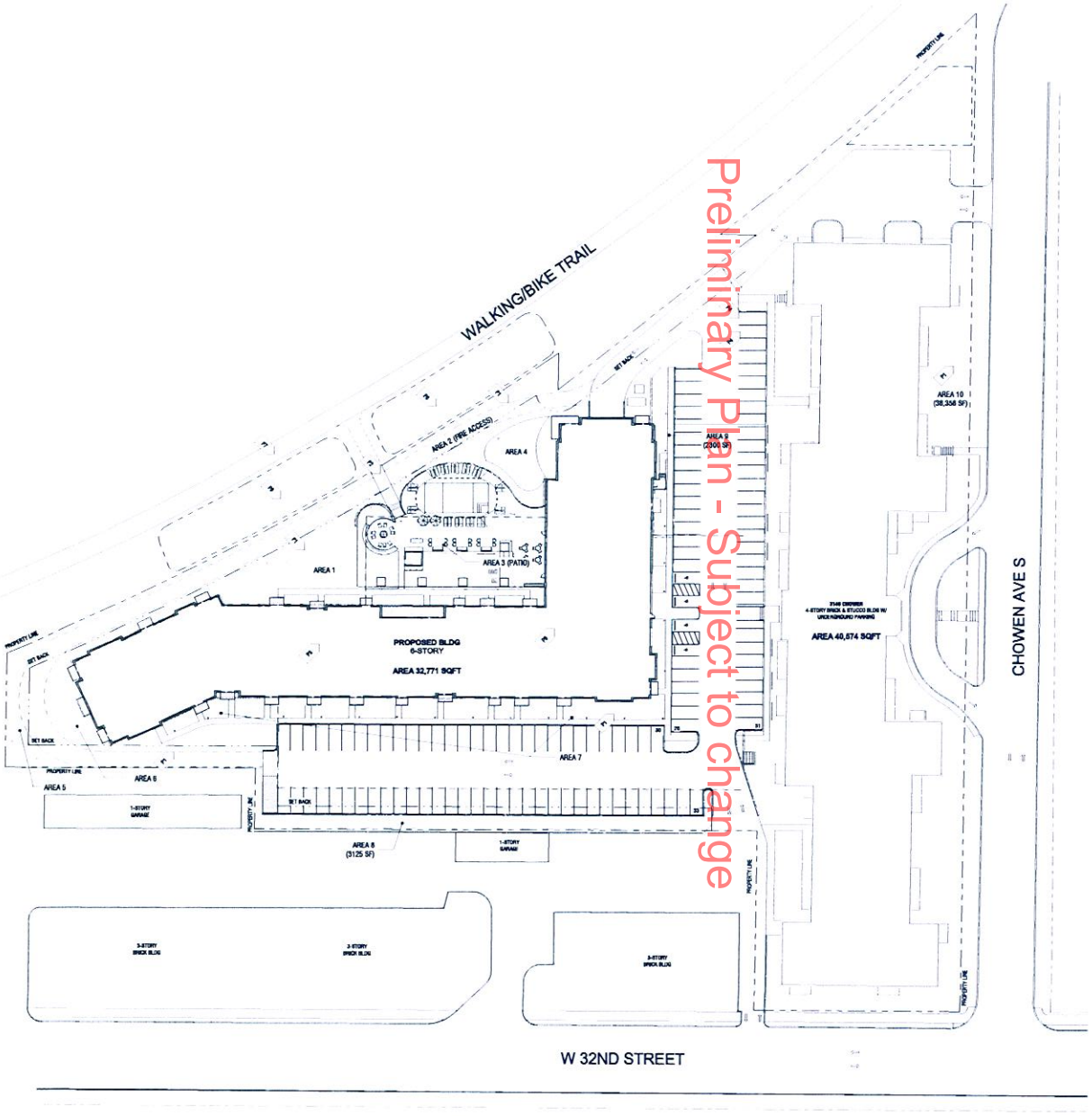

1 SITE PLAN DIAGRAM
1" = 30'-0"

Preliminary Plan - Subject to change

KEY NOTES

P1	5 POINTS - OUTDOOR OPEN SPACE - Min 50% of site with min 60% contiguous. See Site Area calculations/Table
P2	3 POINTS - PEDESTRIAN IMPROVEMENTS- site and building design that allows for exceptional and assessible pedestrian and/or bicycle access through and/or around site that accesses Chapter 500 Connection to Greenway from site for both pedestrians and bicycles. Needs agreement with adjacent property owner.
P3	3 POINTS - REFLECTIVE ROOF - Roofing material for minimum of 75% total roof surface having SRI equal to or greater than the values required by USGBC, which is an SRI of 75. We are specifying white TPO roof membrane that has SRI values ranging from 99-102.
P4	3 POINTS - SHARED VEHICLE - Access to a shared passenger automobile available for short-term use. Minimum of 1 vehicle/100 dwelling units.
P5	1 POINT - RECYCLING STORAGE AREA - Designated recycling area located within the lower level parking area for recycling.
P6	COMMUNITY GARDEN - Owner proposes community gardens along bike trail, owner to provide water connection. This will need an agreement with adjacent property owner.
P7	TRAIL MAINTANENCE - Owner proposes providing winter snow removal of trail along his property line. this will require an agreement with property owner.

SITE AREA CALCULATIONS

SITE AREA	197,800 SF
SITE AREA BREAK DOWN:	
BUILDING AREA (EXISTING 40,674 SF + NEW 31,877 SF)	72,551 SF
PAVED AREA	57,800 SF
NON-BLDG AREA	67,740 SF
TOTAL	197,800 SF
TOTAL OPEN SPACE (57,800 + 67,740)	125,399 SF
30% MINIMUM REQUIRED (125,399 x .30)	37,620 SF
PROVIDED NON-BUILDING AREA	75,099 SF
50% OF OPEN SPACE TO BE CONTINUOUS (37,620 x .30)	18,810 SF
CONTINUOUS OPEN SPACE PROVIDED	33,987 SF

CONTINUOUS OPEN SPACE CALCULATIONS

AREA 1	7170 SF
AREA 2	6002 SF
AREA 3	5795 SF
AREA 4	2978 SF
AREA 5	3823 SF
AREA 6	3674 SF
AREA 7	4603 SF

PARKING SUMMARY

SITE AREA	SURFACE PARKING	UNDERGROUND PARKING	
EXISTING BUILDING	106	76	
EXISTING SURFACE PARKING TO BE REMOVED FOR NEW BUILDING	-106		
NEW BUILDING	120	202	TOTAL PUD PARKING
TOTAL	120	278	396

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PUD POINT DIAGRAM

G005

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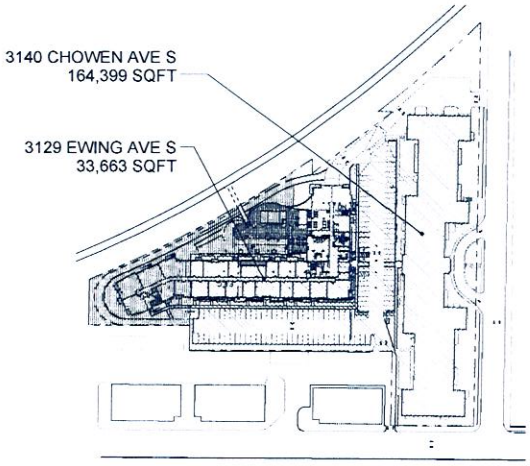
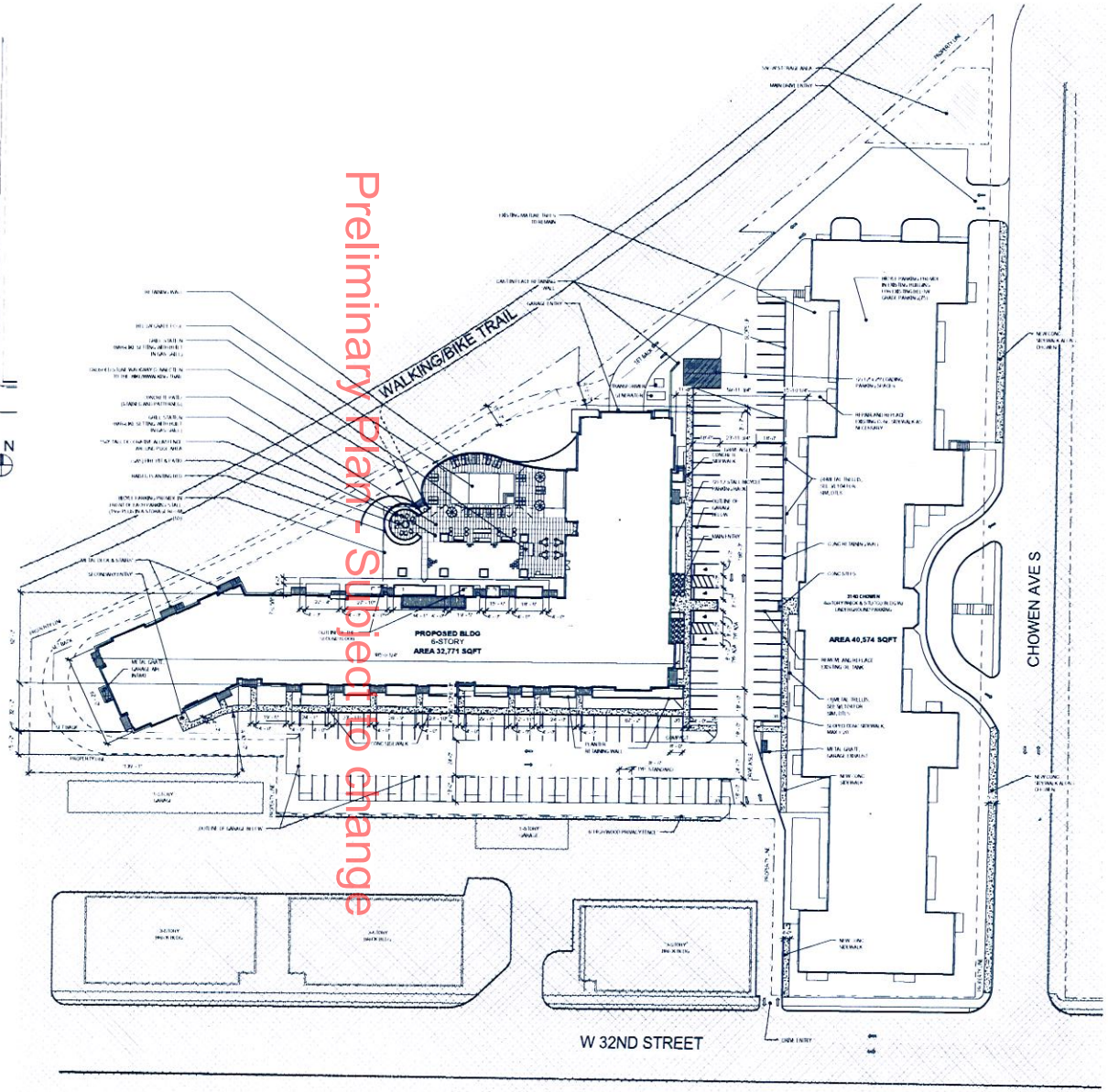


2 AREA KEY PLAN
1" = 80'-0"



1 L100 - Site Plan
1" = 30'-0"

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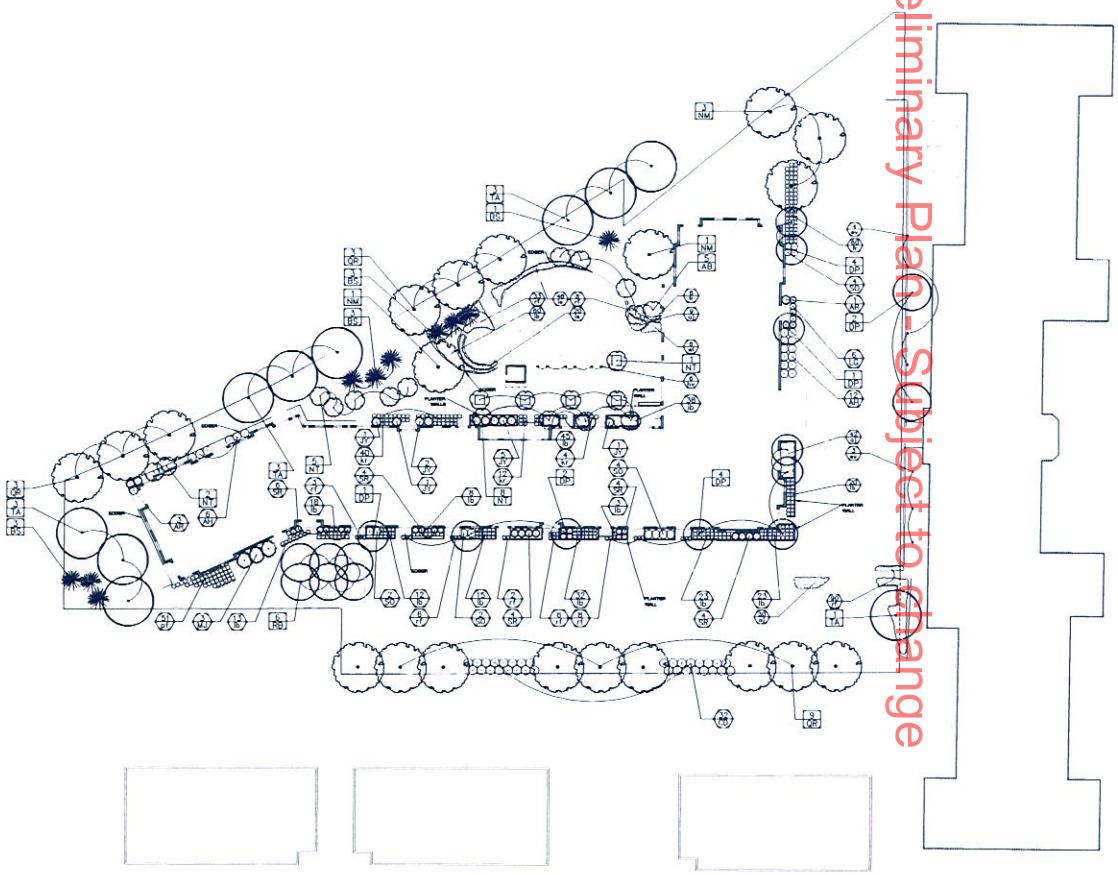
ARCHITECTURAL SITE PLAN

L100



Preliminary Plan - Subject to change

SCALE IN FEET

1 L100 - Site Plan
L101 1" = 30'-0"

N

LANDSCAPE LEGEND

- PERENNIALS
- DECIDUOUS SHRUB, ORNAMENTAL GRASSES
- DECIDUOUS TREES
- ORNAMENTAL TREES
- CONIFEROUS TREES & SHRUBS

GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. 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.
5. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
7. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
9. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
10. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

LANDSCAPE PLANTING NOTES

1. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT 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 3' FEET ABOVE THE ROOT BALL. PROPOSED PLANT MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE STAKING OF PLANT MATERIAL PRIOR TO DIGGING.
3. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
4. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
5. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
6. NON-BIORETENTION PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS OR VINES SHALL RECEIVE A MINIMUM OF 6" DEPTH OF SALVAGED TOPSOIL BORROW OR AN IMPORTED MIX CONSISTING OF 90 PARTS TOPSOIL AND 10 PARTS SAND OR AS OTHERWISE SPECIFIED.
7. TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
8. 4" VINYL EDGE PRO ULTRA® (WITH SLOTS) EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
9. ANNUAL, PERENNIAL, AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 3" DEEP SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
10. CONIFEROUS & DECIDUOUS TREES ARE TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
11. CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL PER WisDOT SPEC. 632. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
12. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
13. CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

SOD NOTES

1. SOD ALL NON-PLANTING AREAS DISTURBED DUE TO GRADING.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 2"-3" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. 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.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

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LANDSCAPE PLAN

L101

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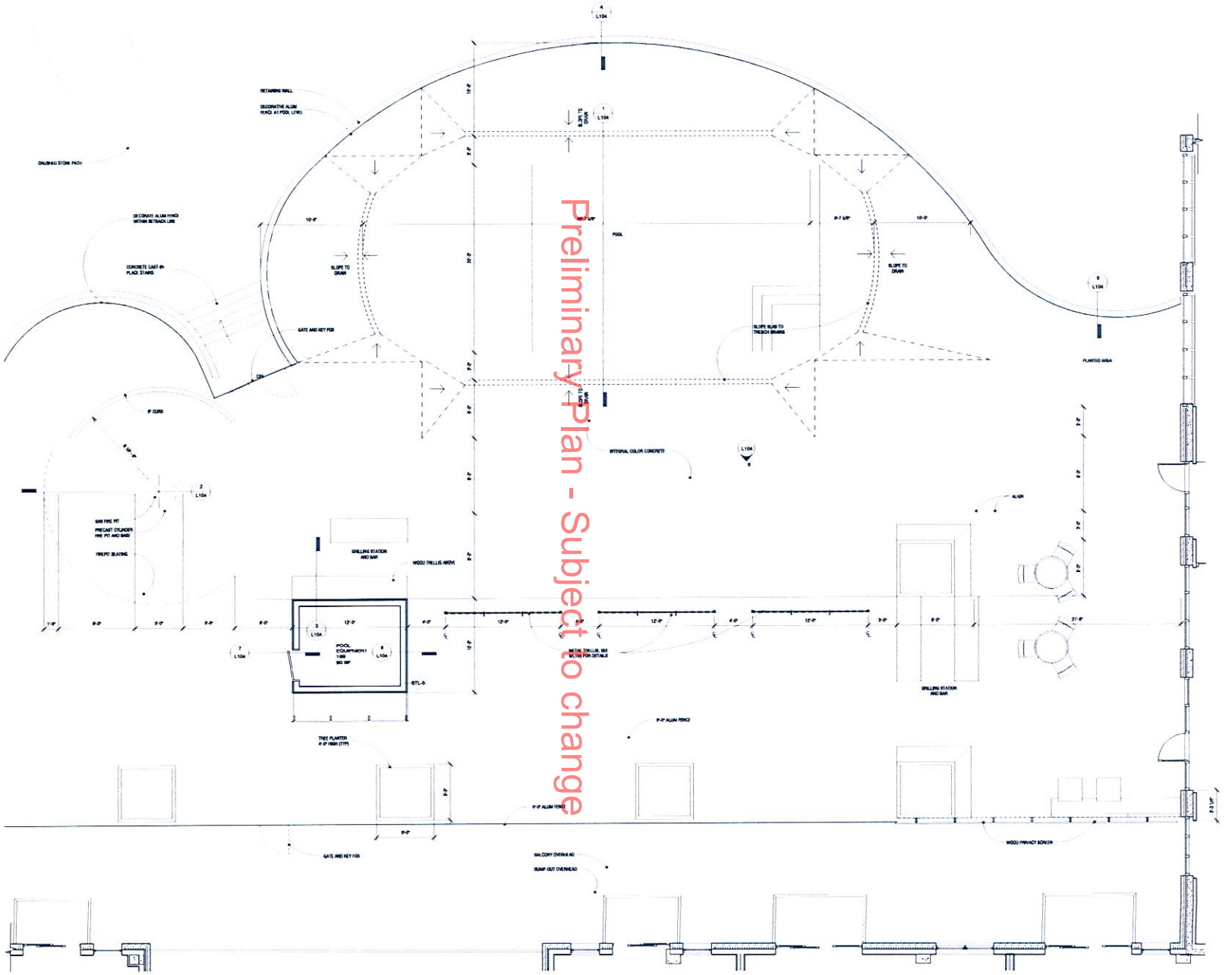

1 ENLARGED COURTYARD PLAN
1/8" = 1'-0"

N

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ENLARGED OUTDOOR AMENITY PLAN

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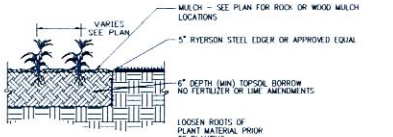
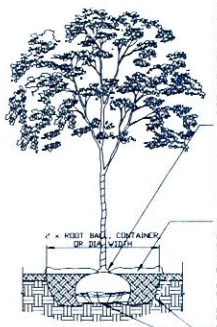


1 PERENNIAL PLANTING DETAIL
N.T.S.



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS NOT PERMITTED.

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB. CREATE A SHALLOW RING DEPRESSION AROUND TREE TO RETAIN WATER.

PLANTS SHOULD BE AT THE PROPER DEPTH WHEREBY THE BEGINNING TAPER OF THE ROOT FLARE IS AT THE SAME ELEVATION AS THE FINISHED SOIL GRADE. THIS SHOULD BE THE SAME DEPTH AS THE PLANTS WERE GROWN AT IN THE NURSERY. NOTE THAT THE ROOTS OF BALLED AND BURLAPPED PLANTS ARE UNACCEPTABLE WHEN THEY ARE COVERED BY MORE THAN 4" OF SOIL IN THE TOP OF THE BALL.

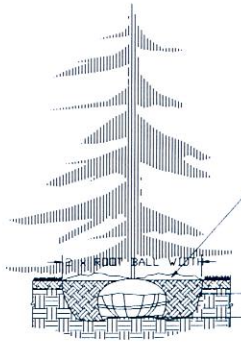
MULCH - 4" DEEP - SHREDDED HARD OR SOFT WOOD SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATTERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL PASS A 4 INCH SCREEN AND NOT MORE THAN 20 PERCENT BY MASS OF THE MATERIAL SHALL PASS A 1 INCH SIEVE. MAX. LENGTH OF INDIVIDUAL PIECES NOT TO EXCEED 20 INCHES. NO MULCH TO LAY AGAINST COLLAR.
PLANTING SOIL - PER SPEC. 329300.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

ROOT BALL SET ON MOUNDED SUBGRADE

PROVIDE RODENT PROTECTION ON ALL DECIDUOUS TREES UNLESS OTHERWISE SPECIFIED.
ROOT BOUND CONTAINER TREES TO BE SCARIFIED ON THE SIDES AND BOTTOM.

2 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS NOT PERMITTED.

PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

MULCH - 4" DEEP - SHREDDED HARD OR SOFT WOOD SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL PASS A 4 INCH SCREEN AND NOT MORE THAN 20 PERCENT BY MASS OF THE MATERIAL SHALL PASS A 1 INCH SIEVE. MAX. LENGTH OF INDIVIDUAL PIECES NOT TO EXCEED 20 INCHES. NO MULCH TO LAY AGAINST COLLAR.
PLANTING SOIL - PER SPEC. 329300.

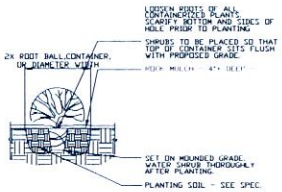
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

ROOT BALL SET ON MOUNDED SUBGRADE.

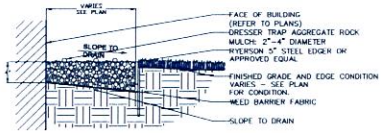
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

PROVIDE RODENT PROTECTION ON ALL CONIFEROUS TREES UNLESS OTHERWISE SPECIFIED.

3 CONIFEROUS TREE PLANTING DETAIL
N.T.S.



4 SHRUB PLANTING DETAIL
N.T.S.



6 MAINTENANCE STRIP - SEE PLAN FOR LOCATIONS
N.T.S.

Deciduous Tree Schedule - Bigos Calhoun-Greenway

Symbol	Quantity	Scientific Name	Common Name	Size	Cont.	Type
AB	5	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	1.5"	B&B	Single Stem
DP	12	*Betula papyrifera 'Fargo' (PP10,963)*	Dakota Pinnacle	2"	B&B	Single Stem
MT	16	*Viburnum lentago*	Nannyberry Tree Viburnum	1.5"	B&B	Single Stem
RB	6	*Betula papyrifera 'Renci'*	Renaissance Reflection Birch	2.5"	B&B	Clump
TA	10	*Tilia americana 'Redmond'*	Redmond Linden	2.5"	B&B	Single Stem
NM	6	*Acer nigrum 'Northwood'*	Northwood Red Maple	2.5"	B&B	Single Stem
QR	16	*Quercus rubra*	Red Oak	2.5"	B&B	Single Stem
	69	Tree Total				

Coniferous Tree Schedule - Bigos Calhoun-Greenway

Symbol	Quantity	Scientific Name	Common Name	Size	Cont.	Type
AR	4	*Thuja occidentalis 'Rushmore'*	Rushmore Arborvitae	6' Height	B&B	Single Stem
BS	10	*Picea glauca densata*	Black Hills Spruce	6' Height	B&B	Single Stem
SR	20	*Juniper virginiana 'Skyrocket'*	Skyrocket Juniper	6' Height	B&B	Single Stem
	34	Tree Total				

Deciduous Shrub Planting Schedule - Bigos Calhoun Greenway

Symbol	Quantity	Scientific Name	Common Name	Size	Type	Spacing
AH	18	*Hydrangea arborescens 'Annabelle'*	Annabelle Hydrangea	24" HEIGHT	#5 Cont.	4' O.C.
CD	32	*Cornus sericea 'Cardinal'*	Cardinal Dogwood	24" HEIGHT	#5 Cont.	6' O.C.
SO	12	*Amelanchier alnifolia 'Obelisk'*	Standing Ovation Serviceberry	24" HEIGHT	#5 Cont.	4'O.C.
SB	20	*Lindera benzoin*	Spice Bush	24" HEIGHT	#5 Cont.	5' O.C.
	82	Shrub Total				

Coniferous Shrub Planting Schedule - Bigos Calhoun Greenway

Symbol	Quantity	Scientific Name	Common Name	Size	Type	Spacing
JY	12	*Taxus cuspidata 'Capitata'*	Japanese Upright Yew	6' HEIGHT	B&B	5' O.C.
LG	8	*Arborvitae occidentalis 'Little Giant'*	Little Giant Arborvitae	24" HEIGHT	#5 Cont.	4' O.C.
MJ	1	*Juniperus scopulorum 'Moshere'*	Moshere Juniper	24" HEIGHT	#5 Cont.	6' O.C.
	21	Shrub Total				

Perennial Schedule - Bigos Calhoun Greenway

Symbol	Quantity	Scientific Name	Common Name	Size	Type	Spacing
aj	81	*Sedum x 'Autumn Joy'*	Autumn Joy sedum	1 Gal.	Pot	2' O.C.
ev	5	*Parthenocissus quinquefolia 'Engelmann'*	Engelmann's Ivy	1 Gal.	Pot	2.5' O.C.
hv	5	*Hydrangea anomala subsp. Petiolaris*	Climbing Hydrangea Ivy	1 Gal.	Pot	2.5' O.C.
ib	63	*Thymlia 2 'Iron Butterfly'*	Iron Butterfly Tiarella	1 Gal.	Pot	1.5' O.C.
f	88	*Calamagrostis var. brachytricha*	Feather Reed Grass	1 Gal.	Pot	2.5' O.C.
kr	88	*Hosta 'Krossa Regal'*	Krossa Regal Hosta	1 Gal.	Pot	2.5' O.C.
lb	187	*Schizachyrium scoparium*	Little Bluestem	4"	Pot	2.5' O.C.
ls	88	*Perovskia 'Little Spire' (PP11,643)*	Little Spire Russian Sage	1 Gal.	Pot	2.5' O.C.
pf	111	*Panicum virgatum 'Prairie Fire'*	Prairie Fire Switchgrass	1 Gal.	Pot	2.5' O.C.
rf	188	*Rudbeckia fulgida 'Goldstrum'*	Black-eyed Susans	1 Gal.	Pot	2' O.C.
wl	5	*Nepeta x faassenii 'Walker's Low'*	Walkers Low Catmint	1 Gal.	Pot	2' O.C.
	891	Perennial Total				

6 PLANTING SCHEDULES

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REVISIONS
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LANDSCAPE DETAILS AND SCHEDULES

L201

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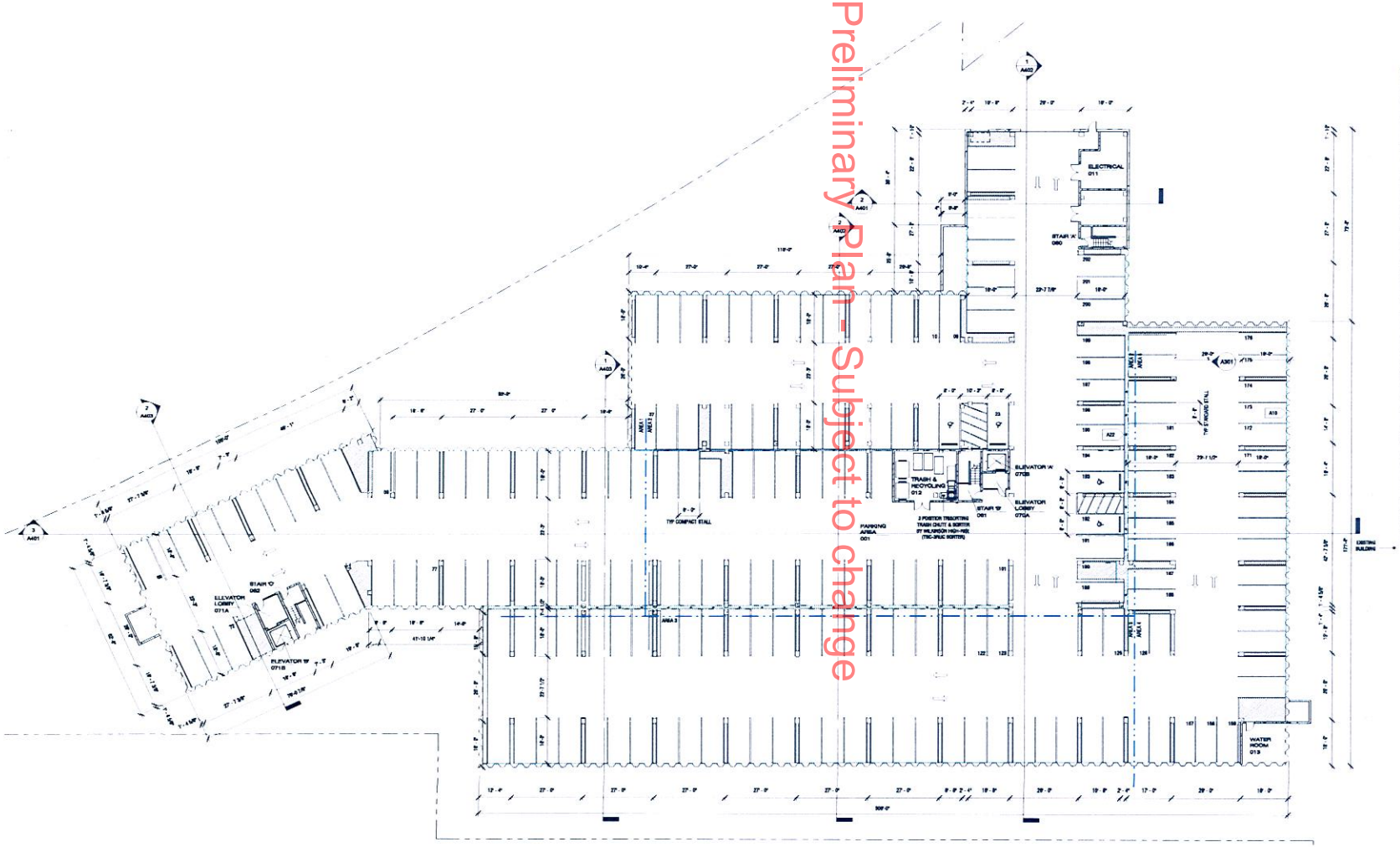

1 SUBLEVEL 1 PLAN - OVERALL
1/16" = 1'-0"

Preliminary Plan - Subject to change

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE W5, W6A, AND W6 1HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE W8, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
7. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
8. MAINTAIN 8'-2" MIN. AND 8'-8" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-0" MIN. CLEAR HEIGHT
9. DIMENSIONS @ CMU ARE TO FACE OF CMU
10. INSTALL WALL MOUNTED OR CEILING HUNG BIKE RACKS @ EACH PARKING STALL.
11. PAINT EXTIRE GARAGE INTERIOR WHITE, U.N.O.
12. PROVIDE PAINTED PARKING STRIPTING & STALL NUMBER @ EACH PARKING STALL.

STALL TYPE	GARAGE
Compact Parking Stall	65
HC Single Parking Stall	4
Standard Parking Stall	133
Grand total	202

FLOOR PLAN KEYNOTES:

A1	TRENCH DRAIN
A2	FLOOR DRAIN
A3	COMPACT PARKING STALL
A4	WALL-MOUNTED EXHAUST FAN - REFER TO MECH
A5	FIRE DEPARTMENT BOX
A6	NOT USED
A7	FIRE EXTINGUISHER CABINET
A8	BUILDING ACCESS CALLING SYSTEM
A9	KEY FOB ACCESS
A10	DEMO WALL MOUNTED BIKE RACK AT EACH PARKING STALL FACING A WALL (CENTER OR STALL U.N.O.)
A11	PAINT / STRIPE FOR NO PARKING
A12	PAINT "NO PARKING" AT AREAS ADJACENT TO ACCESSIBLE PARKING STALL
A13	STAND-PIPE AT LANDING - LEVEL OF STAIR
A14	SHADED AREA SHALL REMAIN 8'-4" CLEAR - NO MECH, ELEC, OR PLUMBING SHALL BE LOCATED BELOW THIS LEVEL AT SHADED AREA
A15	EXHAUST LOUVER - REFER TO MECH
A16	NOT USED
A17	GARAGE DOOR SENSOR
A18	NOT USED
A19	FIRE DEPARTMENT CONNECTION
A20	NOT USED
A21	CONCRETE STEEL FILLED BOLLARD, PAINTED
A22	WALL MOUNTED BIKE RACK AT EACH NON WALL PARKING STALL (CENTER OR STALL U.N.O.)
A23	NOT USED
A24	NOT USED
A25	ONE LAYER OF G.W.B. AT WALL FACE
A26	ALUMINUM BALCONIES, SEE SHEET A801 FOR DETAILS
A27	2-HOUR RATED EXTERIOR WALL, DASH LINE INDICATES EXTENTS
A28	MECHANICAL AIR HANDLERS UNIT

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SUBLEVEL 1 - OVERALL PLAN

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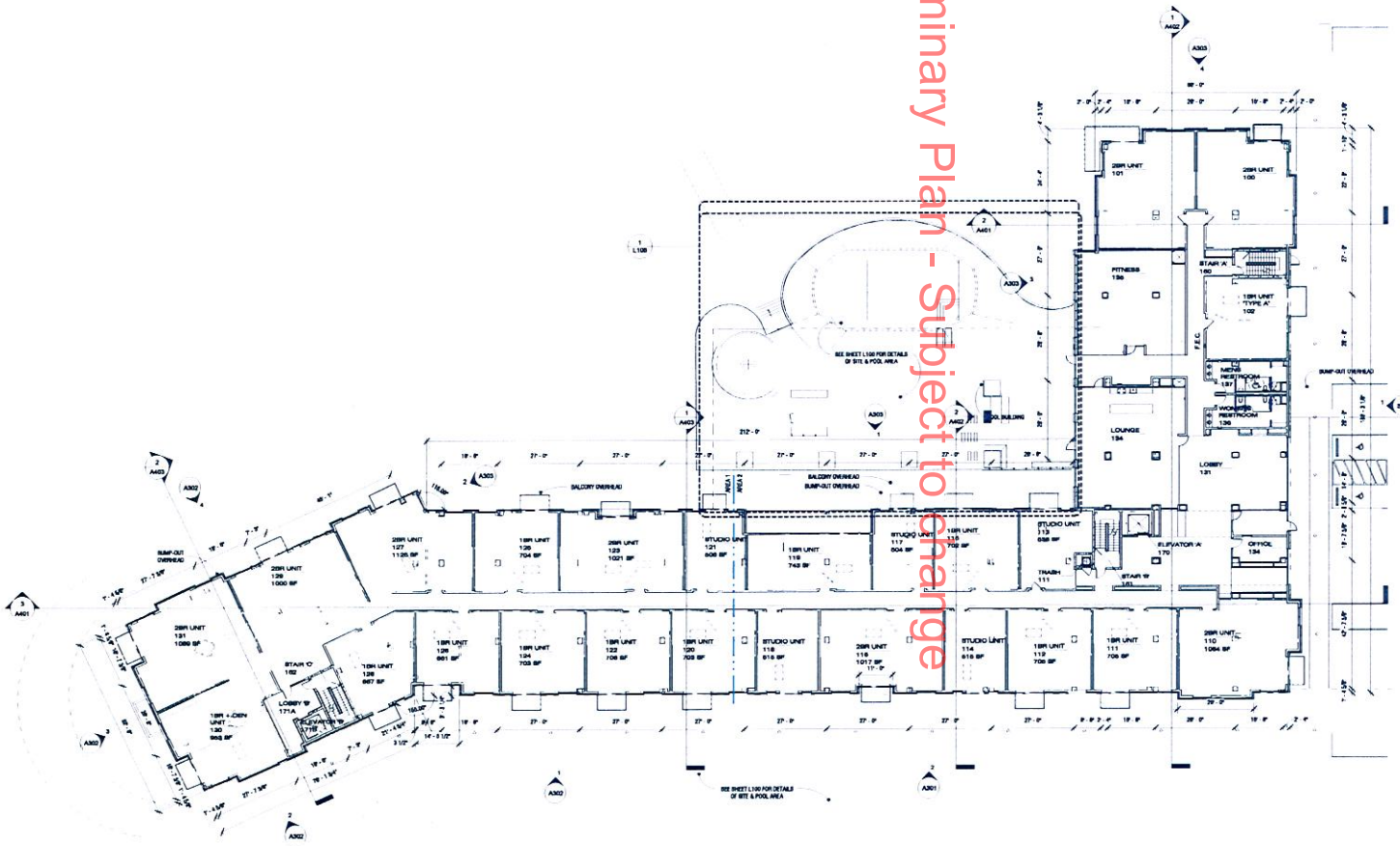

1 LEVEL 1 PLAN - OVERALL
1/16" = 1'-0"

N

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF MASONRY ON LEVEL 1 AND TO OUTSIDE FACE OF STUD AT WOOD ON LEVEL 2 THRU LEVEL 6
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL "℄" INDICATING CENTERLINE STUD
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT CONCRETE WALLS ARE TO FACE OF CONCRETE
5. NO PENERTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
6. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
7. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS OR SOFFIT)
8. PROVIDE WALL BLOCKING AT KITCHEN WALLS
9. DIMENSIONS AT UNIT DEMISING WALLS ARE TO CENTERLINE OF WALLS
10. DIMENSIONS AT BRICK / BLOCK WALLS ARE TO FACE OF BLOCK / BRICK
11. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
12. ALL RESIDENTIAL DEMISING WALLS ARE TYPE E3 AT METAL STUDS AND W3 AT WOOD STUDS, 1HR FIRE RATING, WITH ACOUSTIC RATING
13. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE B6 AT METAL STUDS AND W6 WOOD STUDS, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
14. ALL EXTERIOR WALLS AT LEVEL 2 THRU ROOF TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS
15. HOLD STIF 30C OFF FLOOR MIN. OF 3/4" TYP.

FLOOR PLAN KEYNOTES:

A1	TRENCH DRAIN
A2	FLOOR DRAIN
A3	COMPACT PARKING STALL
A4	WALL-MOUNTED EXHAUST FAN - REFER TO MECH
A5	FIRE DEPARTMENT BOX
A6	NOT USED
A7	FIRE EXTINGUISHER CABINET
A8	BUILDING ACCESS CALLING SYSTEM
A9	KEY FOB ACCESS
A10	(DENO WALL MOUNTED) BIKE RACK AT EACH PARKING STALL FACING A WALL (CENTER OR STALL U.N.O.)
A11	PAINT / STRIPE FOR NO PARKING
A12	PAINT "NO PARKING" AT AREAS ADJACENT TO ACCESSIBLE PARKING STALL
A13	STAND-PIPE AT LANDING - LEVEL OF STAIR
A14	SHADED AREA SHALL REMAIN 9'-4" CLEAR - NO MECH, ELEC. OR PLUMBING SHALL BE LOCATED BELOW THIS LEVEL AT SHADED AREA
A15	EXHAUST LOUVER - REFER TO MECH
A16	NOT USED
A17	GARAGE DOOR SENSOR
A18	NOT USED
A19	FIRE DEPARTMENT CONNECTION
A20	NOT USED
A21	CONCRETE STEEL FILLED BOLLARD, PAINTED
A22	WALL MOUNTED BIKE RACK AT (EACH NON WALL PARKING STALL (CENTER OR STALL U.N.O.)
A23	NOT USED
A24	NOT USED
A25	ONE LAYER OF G.W.B. AT WALL FACE
A26	ALUMINUM BALCONIES, SEE SHEET A401 FOR DETAILS
A27	2-HOUR RATED EXTERIOR WALL, DASH LINE INDICATES EXTENTS
A28	MECHANICAL AIR HANDLING UNIT

UNIT SCHEDULE - LEVEL 1

ROOM NO	ROOM NAME	AREA	Reference Note
100	2BR UNIT	1063	
101	2BR UNIT	1069	
102	1BR UNIT "TYPE A"	659	"Type A"
110	2BR UNIT	1064	
111	1BR UNIT	705	
112	1BR UNIT	705	
113	STUDIO UNIT	538	
114	STUDIO UNIT	515	
115	1BR UNIT	702	
116	2BR UNIT	1017	
117	STUDIO UNIT	504	
118	STUDIO UNIT	515	
119	1BR UNIT	743	
120	1BR UNIT	703	
121	STUDIO UNIT	506	
122	1BR UNIT	706	
123	2BR UNIT	1021	
124	1BR UNIT	703	
125	1BR UNIT	704	
126	1BR UNIT	661	
127	2BR UNIT	1125	
128	1BR UNIT	667	
129	2BR UNIT	1000	
130	1BR + DEN UNIT	953	
131	2BR UNIT	1069	
25		19727	

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LEVEL 1 PLAN - OVERALL

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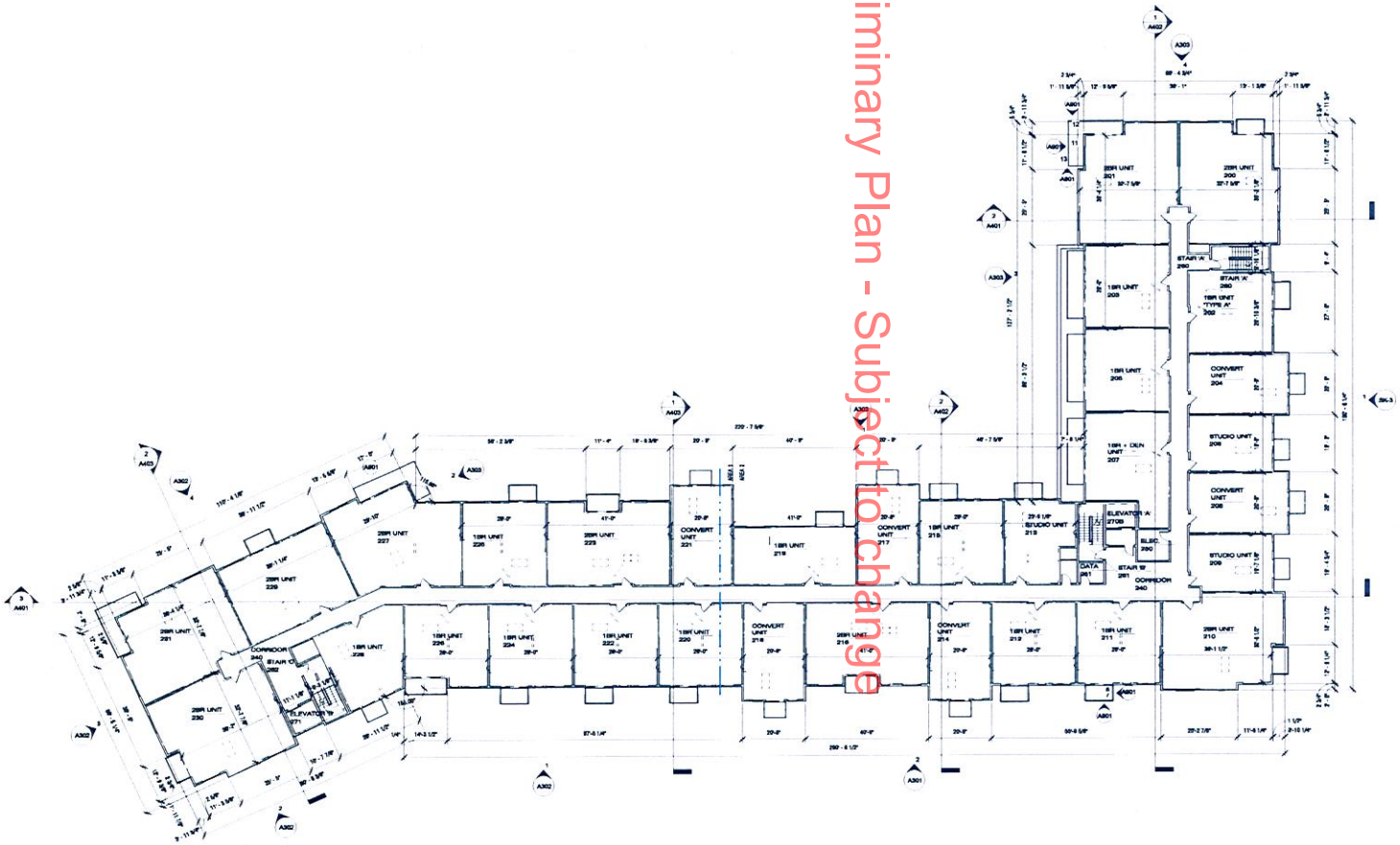

1 LEVEL 2 PLAN - OVERALL
1/16" = 1'-0"

N

Preliminary Plan - Subject to change

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF MASONRY OR LEVEL 1 AND 10 OUTSIDE FACE OF STUD AT WOOD ON LEVEL 2 THRU LEVEL 4
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT CONCRETE WALLS ARE TO FACE OF CONCRETE
5. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
6. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
7. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS OR SOFFIT)
8. PROVIDE WALL BLOCKING AT KITCHEN WALLS
9. DIMENSIONS AT UNIT DEMISING WALLS ARE T O CENTERLINE OF WALLS
10. DIMENSIONS AT BRICK / BLOCK WALLS ARE TO FACE OF BLOCK / BRICK
11. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
12. ALL RESIDENTIAL DEMISING WALLS ARE TYPE 6B AT METAL STUDS AND 9B AT WOOD STUDS, 1HR FIRE RATING, WITH ACOUSTIC RATING
13. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE 9B AT METAL STUDS AND 9W WOOD STUDS, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
14. ALL EXTERIOR WALLS AT LEVEL 2 THRU ROOF TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS
15. HOLD EXP. BD. OFF FLOOR MIN. OF 3/8" TYP

FLOOR PLAN KEYNOTES:

A1	TRENCH DRAIN
A2	FLOOR DRAIN
A3	COMPACT PARKING STALL
A4	WALL MOUNTED EXHAUST FAN - REFER TO MECH
A5	FIRE DEPARTMENT BOX
A6	NOT USED
A7	FIRE EXTINGUISHER CABINET
A8	BUILDING ACCESS CALLING SYSTEM
A9	KEY FOB ACCESS
A10	DERO WALL MOUNTED BIKE RACK AT EACH PARKING STALL FACING A WALL (CENTER ON STALL U.N.O.)
A11	PAINT / STRIPE FOR NO PARKING
A12	PAINT "NO PARKING" AT AREAS ADJACENT TO ACCESSIBLE PARKING STALL
A13	STAND-PIPE AT LANDING - LEVEL OF STAIR
A14	SHADED AREA SHALL REMAIN P-P CLEAR - NO MECH, ELEC, OR PLUMBING SHALL BE LOCATED BELOW THIS LEVEL AT SHADED AREA
A15	EXHAUST LOUVER - REFER TO MECH
A16	NOT USED
A17	GARAGE DOOR SENSOR
A18	NOT USED
A19	FIRE DEPARTMENT CONNECTION
A20	NOT USED
A21	CONCRETE STEEL FILLED BOLLARD, PAINTED
A22	WALL MOUNTED BIKE RACK AT EACH NON WALL PARKING STALL (CENTER ON STALL U.N.O.)
A23	NOT USED
A24	NOT USED
A25	ONE LAYER OF E.W.I.S. AT WALL FACE
A26	ALUMINUM BALCONIES, SEE SHEET A801 FOR DETAILS
A27	2 HOUR RATED EXTERIOR WALL, DASH LINE INDICATES EXTENTS
A28	MECHANICAL AIR HANDLING UNIT

UNIT SCHEDULE - LEVEL 2

ROOM NO	ROOM NAME	AREA	Reference Note	Level
200	2BR UNIT	1160		LEVEL 2
201	2BR UNIT	1162		LEVEL 2
202	1BR UNIT "TYPE A"	718		LEVEL 2
203	1BR UNIT	739		LEVEL 2
204	CONVERT UNIT	633		LEVEL 2
205	1BR UNIT	739		LEVEL 2
206	STUDIO UNIT	507		LEVEL 2
207	1BR + DEN UNIT	891		LEVEL 2
208	CONVERT UNIT	633		LEVEL 2
209	STUDIO UNIT	503		LEVEL 2
210	2BR UNIT	1156		LEVEL 2
211	1BR UNIT	739		LEVEL 2
212	1BR UNIT	739		LEVEL 2
213	STUDIO UNIT	550	UNIT 413 "TYPE A"	LEVEL 2
214	CONVERT UNIT	632		LEVEL 2
215	1BR UNIT	739		LEVEL 2
216	2BR UNIT	1050	UNIT 316 "TYPE A"	LEVEL 2
217	CONVERT UNIT	632		LEVEL 2
218	CONVERT UNIT	632		LEVEL 2
219	1BR UNIT	745		LEVEL 2
220	1BR UNIT	739		LEVEL 2
221	CONVERT UNIT	632		LEVEL 2
222	1BR UNIT	739		LEVEL 2
223	2BR UNIT	1060		LEVEL 2
224	1BR UNIT	739		LEVEL 2
225	1BR UNIT	739		LEVEL 2
226	1BR UNIT	691		LEVEL 2
227	2BR UNIT	1178		LEVEL 2
228	1BR UNIT	686		LEVEL 2
229	2BR UNIT	1042		LEVEL 2
230	2BR UNIT	1160		LEVEL 2
231	2BR UNIT	1162		LEVEL 2
32		25856		

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LEVELS 2 PLAN - OVERALL

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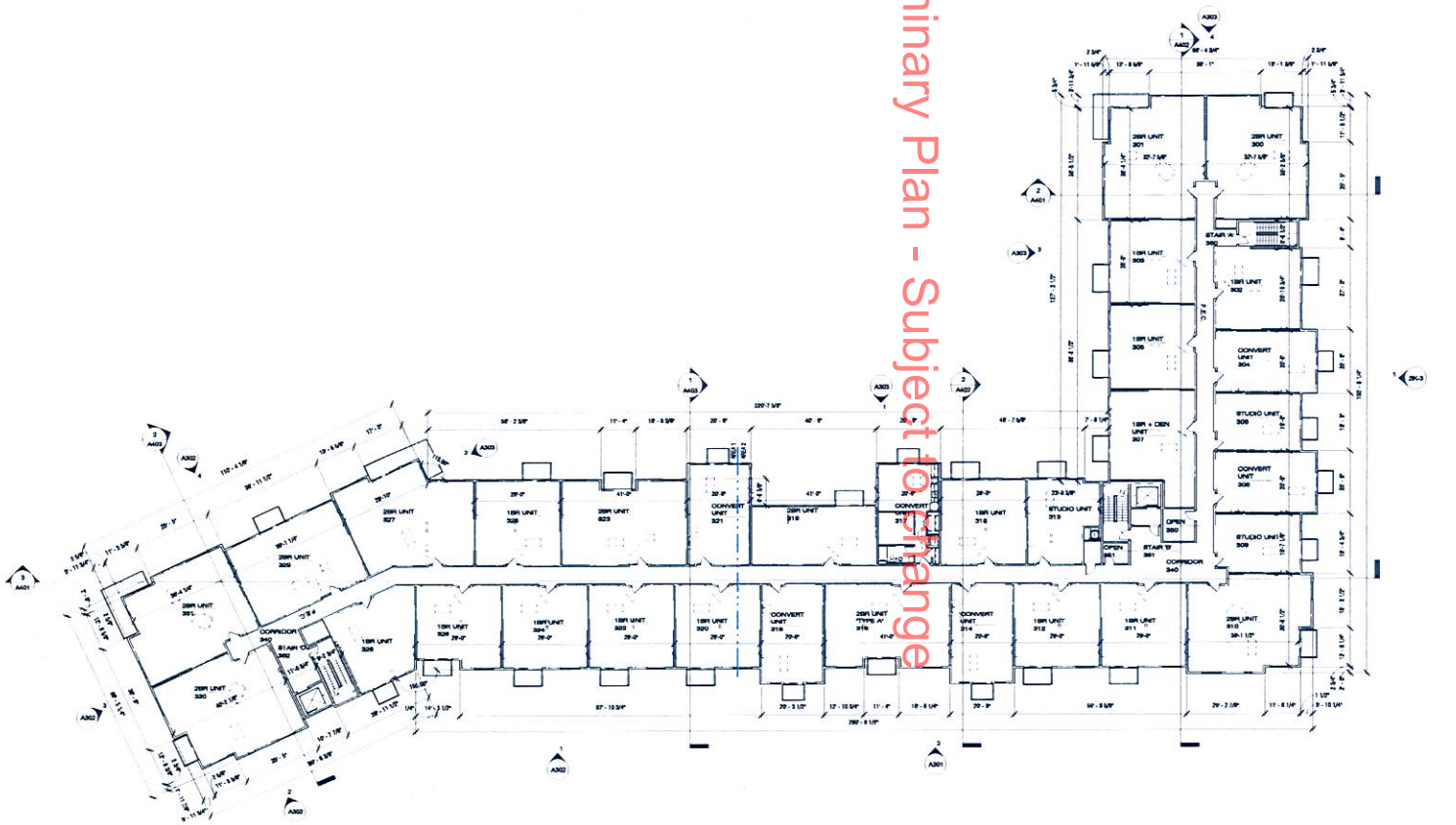

1 A103.0 - LEVEL 3 PLAN - OVERALL
1/16" = 1'-0"

Preliminary Plan - Subject to Change

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF MASONRY ON LEVEL 1 AND TO OUTSIDE FACE OF STUD AT WOOD ON LEVEL 2 THRU LEVEL 6
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT CONCRETE WALLS ARE TO FACE OF CONCRETE
5. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY BUILD THE SHAFT
6. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
7. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS OR SOFFIT)
8. PROVIDE WALL BLOCKING AT KITCHEN WALLS
9. DIMENSIONS AT UNIT DEMISING WALLS ARE T O CENTERLINE OF WALLS
10. DIMENSIONS AT BRICK / BLOCK WALLS ARE TO FACE OF BLOCK / BRICK
11. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
12. ALL RESIDENTIAL DEMISING WALLS ARE TYPE 6B AT METAL STUDS AND 1B AT WOOD STUDS, 1HR FIRE RATING, WITH ACOUSTIC RATING
13. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE 6B AT METAL STUDS AND 1B WOOD STUDS, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
14. ALL EXTERIOR WALLS AT LEVEL 2 THRU ROOF TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS
15. HOLD DWN BD. OFF FLOOR MIN. OF 3/8" TYP.

FLOOR PLAN KEYNOTES:

A1	TRENCH DRAIN
A2	FLOOR DRAIN
A3	COMPACT PARKING STALL
A4	WALL-MOUNTED EXHAUST FAN - REFER TO MECH
A5	FIRE DEPARTMENT BOX
A6	NOT USED
A7	FIRE EXTINGUISHER CABINET
A8	BUILDING ACCESS CALLING SYSTEM
A9	KEY FOB ACCESS
A10	DEPO WALL MOUNTED BIKE RACK AT EACH PARKING STALL FACING A WALL (CENTER ON STALL U.N.O.)
A11	PAINT / STRIPE FOR NO PARKING
A12	PAINT "NO PARKING" AT AREAS ADJACENT TO ACCESSIBLE PARKING STALL
A13	STAND-PIPE AT LANDING - LEVEL OF STAIR
A14	SHADED AREA SHALL REMAIN 8'-0" CLEAR - NO MECH, ELEC, OR PLUMBING SHALL BE LOCATED BELOW THIS LEVEL AT SHADED AREA
A15	EXHAUST LOUVER - REFER TO MECH
A16	NOT USED
A17	GARAGE DOOR SENSOR
A18	NOT USED
A19	FIRE DEPARTMENT CONNECTION
A20	NOT USED
A21	CONCRETE STEEL FILLED BOLLARD, PAINTED
A22	WALL MOUNTED BIKE RACK AT EACH IRON WALL PARKING STALL (CENTER ON STALL U.N.O.)
A23	NOT USED
A24	NOT USED
A25	ONE LAYER OF G.W.B. AT WALL FACE
A26	ALUMINUM BAL CORNER, SEE SHEET A801 FOR DETAILS
A27	2-HOUR RATED EXTERIOR WALL, DASH LINE INDICATES EXTENTS
A28	MECHANICAL AIR HANDLING UNIT

UNIT SCHEDULE - LEVEL 3

ROOM NO	ROOM NAME	AREA	Reference Note
300	2BR UNIT	1160	
301	2BR UNIT	1162	
302	1BR UNIT	719	
303	1BR UNIT	739	
304	CONVERT UNIT	621	
305	1BR UNIT	739	
306	STUDIO UNIT	495	
307	1BR + DEN UNIT	891	
308	CONVERT UNIT	633	
309	STUDIO UNIT	503	
310	2BR UNIT	1156	
311	1BR UNIT	739	
312	1BR UNIT	739	
313	STUDIO UNIT	550	
314	CONVERT UNIT	632	
316	1BR UNIT	739	
318	2BR UNIT "TYPE A"	1048	
317	CONVERT UNIT	632	
318	CONVERT UNIT	632	
319	2BR UNIT	745	
320	1BR UNIT	739	
321	CONVERT UNIT	632	
322	1BR UNIT	739	
323	2BR UNIT	1050	
324	1BR UNIT	739	
325	1BR UNIT	739	
326	1BR UNIT	691	
327	2BR UNIT	1176	
328	1BR UNIT	686	
329	2BR UNIT	1042	
330	2BR UNIT	1162	
331	2BR UNIT	1162	
32		25634	

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LEVEL 3 PLAN - OVERALL

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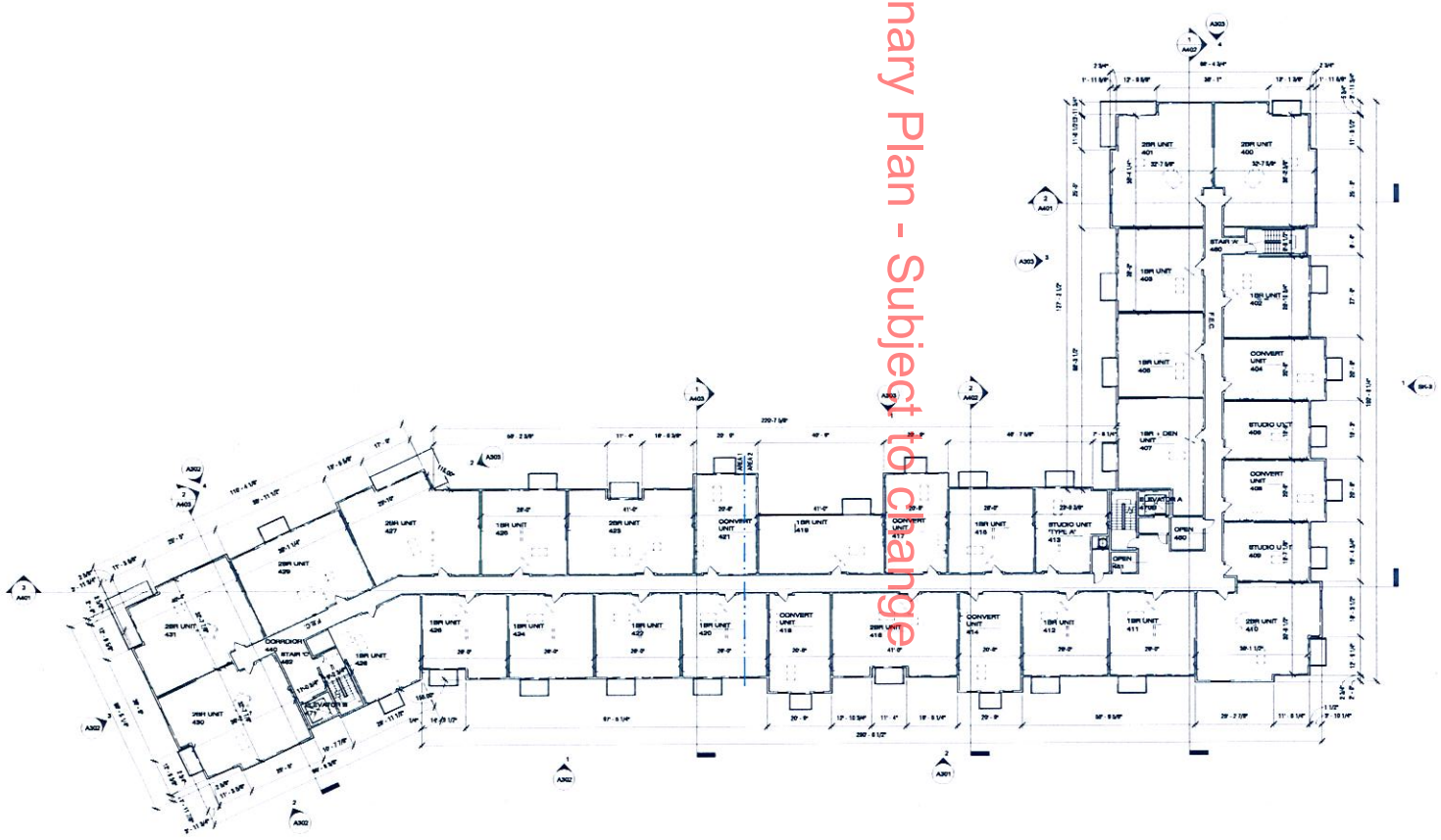

A104.0 - LEVEL 4 PLAN - OVERALL
1/16" = 1'-0"

N

Preliminary Plan - Subject to change

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF MASONRY ON LEVEL 1 AND TO OUTSIDE FACE OF STUD AT WOOD ON LEVEL 2 THRU LEVEL 6
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT CONCRETE WALLS ARE TO FACE OF CONCRETE
5. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
6. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
7. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS OR SOFFIT)
8. PROVIDE WALL BLOCKING AT KITCHEN WALLS
9. DIMENSIONS AT UNIT DEMISING WALLS ARE 1 0 CENTERLINE OF WALLS
10. DIMENSIONS AT BRICK / BLOCK WALLS ARE TO FACE OF BLOCK / BRICK
11. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
12. ALL RESIDENTIAL DEMISING WALLS ARE TYPE 6B AT METAL STUDS AND W3 AT WOOD STUDS, 1HR FIRE RATING, WITH ACOUSTIC RATING
13. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE 6B AT METAL STUDS AND W6 WOOD STUDS, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
14. ALL EXTERIOR WALLS AT LEVEL 2 THRU ROOF TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS
15. HOLD DYP. BO. OPY FLOOR MIN. OF 3/8" TYP.

FLOOR PLAN KEYNOTES:

A1	TRENCH DRAIN
A2	FLOOR DRAIN
A3	COMPACT PARKING STALL
A4	WALL MOUNTED EXHAUST FAN - REFER TO MECH
A5	FIRE DEPARTMENT BOX
A6	NOT USED
A7	FIRE EXTINGUISHER CABINET
A8	BUILDING ACCESS CALLING SYSTEM
A9	KEY FOB ACCESS
A10	DUAL WALL MOUNTED BIKE RACK AT EACH PARKING STALL PACING A WALL (CENTER OR STALL U.N.O.)
A11	PAINT / STRIPE FOR NO PARKING
A12	PAINT "NO PARKING" AT AREAS ADJACENT TO ACCESSIBLE PARKING STALL
A13	STAND-PIPE AT LANDING LEVEL OF STAIR
A14	SHADED AREA SHALL REMAIN 8'-4" CLEAR - NO MECH, ELEC. OR PLUMBING SHALL BE LOCATED BELOW THIS LEVEL AT SHADED AREA
A15	EXHAUST LOUVER - REFER TO MECH
A16	NOT USED
A17	GARAGE DOOR SENSOR
A18	NOT USED
A19	FIRE DEPARTMENT CONNECTION
A20	NOT USED
A21	CONCRETE STEEL FILLED BOLLARD, PAINTED
A22	WALL MOUNTED BIKE RACK AT EACH NON WALL PARKING STALL (CENTER OR STALL U.N.O.)
A23	NOT USED
A24	NOT USED
A25	DRE LATER OF G.W.B. AT WALL FACE
A26	ALUMINUM BALCONIES, SEE SHEET A801 FOR DETAILS
A27	2-HOUR RATED EXTERIOR WALL, DASH LINE INDICATES EXT HTS
A28	MECHANICAL AIR HANDELING UNIT

UNIT SCHEDULE - LEVEL 4

ROOM NO	ROOM NAME	AREA	Reference Note
400	2BR UNIT	1160	
401	2BR UNIT	1162	
402	1BR UNIT	719	
403	1BR UNIT	739	
404	CONVERT UNIT	633	
405	1BR UNIT	739	
406	STUDIO UNIT	507	
407	1BR + DEN UNIT	891	
408	CONVERT UNIT	633	
409	STUDIO UNIT	503	
410	2BR UNIT	1156	
411	1BR UNIT	739	
412	1BR UNIT	739	
413	STUDIO UNIT "TYPE A"	545	
414	CONVERT UNIT	632	
415	1BR UNIT	739	
416	2BR UNIT	1050	
417	CONVERT UNIT	632	
418	CONVERT UNIT	632	
419	1BR UNIT	745	
420	1BR UNIT	739	
421	CONVERT UNIT	632	
422	1BR UNIT	739	
423	2BR UNIT	1050	
424	1BR UNIT	739	
425	1BR UNIT	739	
426	1BR UNIT	691	
427	2BR UNIT	1178	
428	1BR UNIT	686	
429	2BR UNIT	1042	
430	2BR UNIT	1162	
431	2BR UNIT	1162	
32		25855	

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LEVEL 4 PLAN - OVERALL

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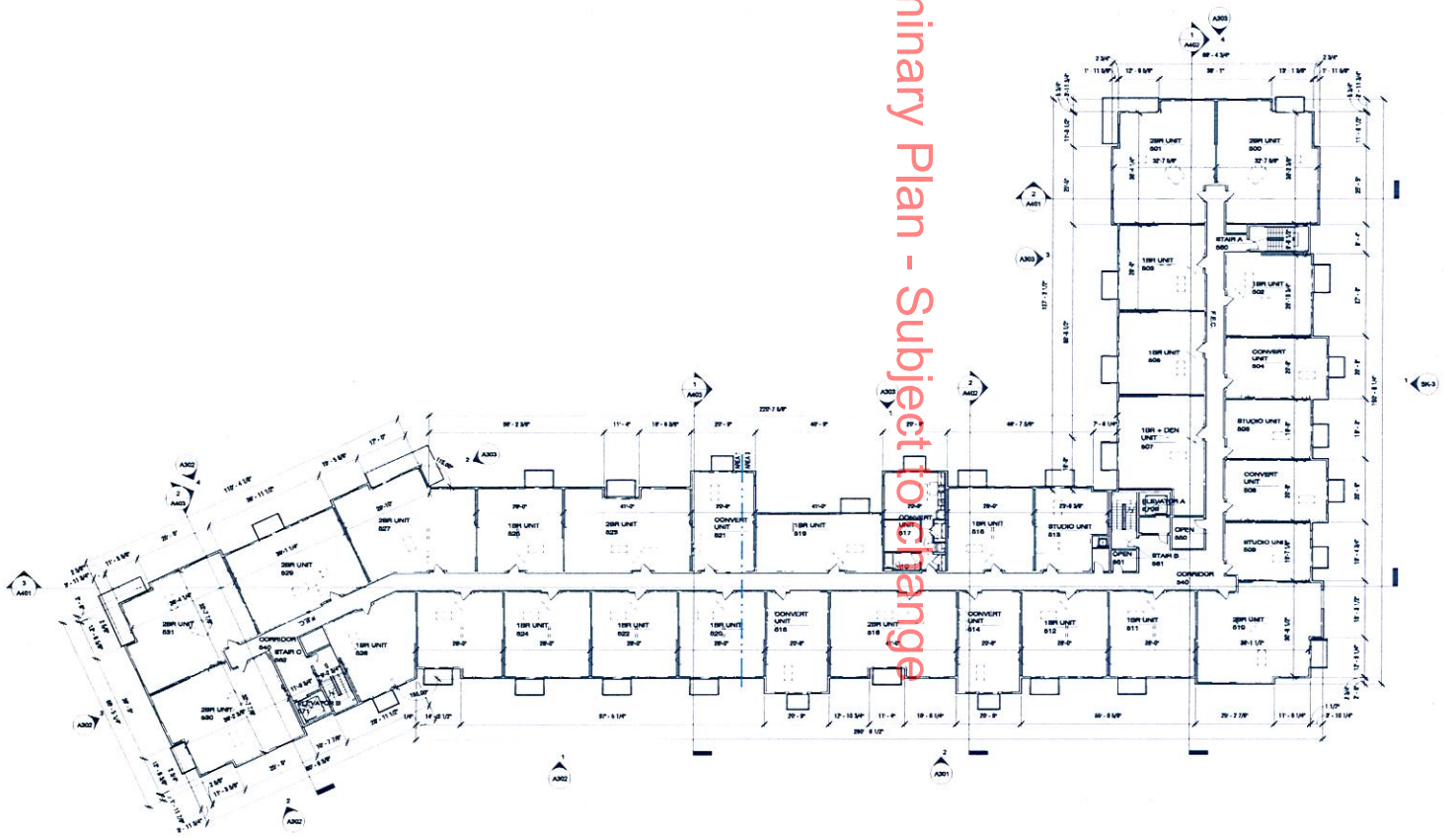

1 A105.0 - LEVEL 5 PLAN - OVERALL
1/16" = 1'-0"

N

Preliminary Plan - Subject to Change

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF MASONRY ON LEVEL 1 AND TO OUTSIDE FACE OF STUD AT WOOD ON LEVEL 2 THRU LEVEL 6
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT CONCRETE WALLS ARE TO FACE OF CONCRETE
5. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY ABRIDGE THE SHAFT
6. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
7. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON BOTH!)
8. PROVIDE WALL BLOCKING AT KITCHEN WALLS
9. DIMENSIONS AT UNIT DEMISING WALLS ARE T O CENTERLINE OF WALLS
10. DIMENSIONS AT BRICK / BLOCK WALLS ARE TO FACE OF BLOCK / BRICK
11. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
12. ALL RESIDENTIAL DEMISING WALLS ARE TYP1 88 AT METAL STUDS AND 'B9 AT WOOD STUDS,1HR FIRE RATING, WITH ACOUSTIC RATING
13. ALL RESIDENTIAL CORRIDOR WALLS ARE TYP1 '88 AT METAL STUDS AND '88 WOOD STUDS, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
14. ALL EXTERIOR WALLS AT LEVEL 2 THRU ROOF TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS
15. HOLD EYP. BD. OFF FLOOR MIN. OF 3/4" TYP.

FLOOR PLAN KEYNOTES:

A1	TRENCH DRAIN
A2	FLOOR DRAIN
A3	COMPACT PARKING STALL
A4	WALL-MOUNTED EXHAUST FAN - REFER TO MECH
A5	FIRE DEPARTMENT BOX
A6	NOT USED
A7	FIRE EXTINGUISHER CABINET
A8	BUILDING ACCESS CALLING SYSTEM
A9	KEY FOB ACCESS
A10	DEMO WALL MOUNTED BIKE RACK AT EACH PARKING STALL FACING A WALL (CENTER ON STALL U.N.O.)
A11	PAINT / STRIPE FOR RC PARKING
A12	PAINT "NO PARKING" AT AREAS ADJACENT TO ACCESSIBLE PARKING STALL
A13	STAND-PIPE AT LANDING - LEVEL OF STAIR
A14	SHADED AREA SHALL REMAIN 8'-4" CLEAR - NO MECH, ELEC, OR PLUMBING SHALL BE LOCATED BELOW THIS LEVEL AT SHADED AREA
A15	EXHAUST LOUVER - REFER TO MECH
A16	NOT USED
A17	GARAGE DOOR SENSOR
A18	NOT USED
A19	FIRE DEPARTMENT CONNECTION
A20	NOT USED
A21	CONCRETE STEEL FILLED BOLLARD, PAINTED
A22	WALL MOUNTED BIKE RACK AT EACH NON WALL PARKING STALL (CENTER ON STALL U.N.O.)
A23	NOT USED
A24	NOT USED
A25	ONE LAYER OF G.W.B. AT WALL FACE
A26	ALUMINUM BALCONIES, SEE SHEET A901 FOR DETAILS
A27	2-HOUR RATED EXTERIOR WALL, DASH LINE INDICATES EXTENTS
A28	MECHANICAL AIR HANDLING UNIT

UNIT SCHEDULE - LEVEL 5

ROOM NO	ROOM NAME	AREA	Reference Note
500	2BR UNIT	1160	
501	2BR UNIT	1162	
502	1BR UNIT	719	
503	1BR UNIT	739	
504	CONVERT UNIT	633	
505	1BR UNIT	739	
506	STUDIO UNIT	507	
507	1BR + DEN UNIT	891	
508	CONVERT UNIT	633	
509	STUDIO UNIT	503	
510	2BR UNIT	1156	
511	1BR UNIT	739	
512	1BR UNIT	739	
513	STUDIO UNIT	560	
514	CONVERT UNIT	632	
515	1BR UNIT	739	
516	2BR UNIT	1050	
517	CONVERT UNIT	632	
518	CONVERT UNIT	632	
519	1BR UNIT	745	
520	1BR UNIT	739	
521	CONVERT UNIT	632	
522	1BR UNIT	739	
523	2BR UNIT	1050	
524	1BR UNIT	739	
525	1BR UNIT	739	
526	1BR UNIT	691	
527	2BR UNIT	1178	
528	1BR UNIT	686	
529	2BR UNIT	1042	
530	2BR UNIT	1162	
531	2BR UNIT	1162	
32		25860	

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LEVEL 5 PLAN - OVERALL

A105.0

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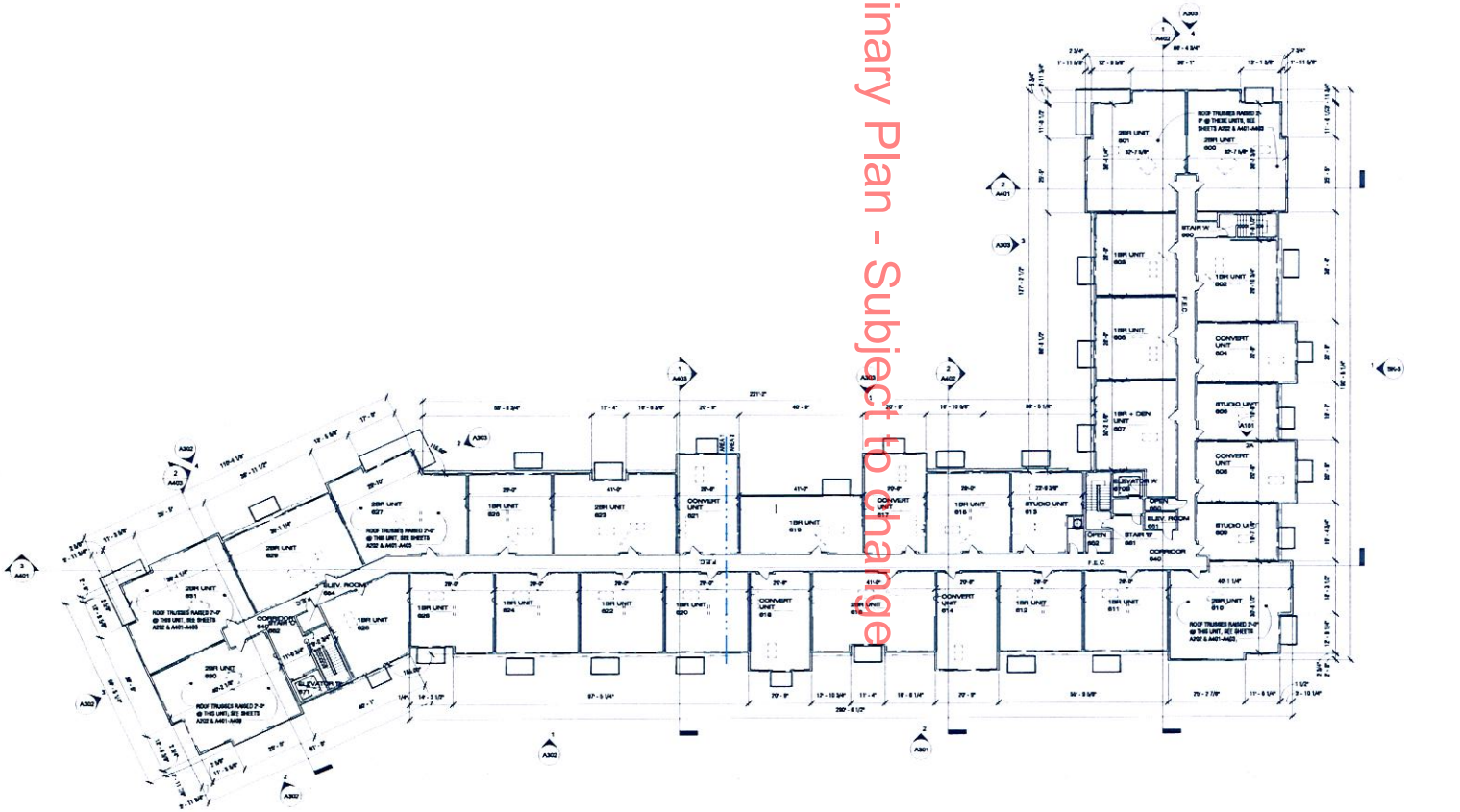

1 LEVEL 6 PLAN - OVERALL
1/16" = 1'-0"

N

Preliminary Plan - Subject to Change

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF MASONRY OR LEVEL 1 AND TO OUTSIDE FACE OF STUD AT WOOD ON LEVEL 2 THRU LEVEL 6
2. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT CONCRETE WALLS ARE TO FACE OF CONCRETE
5. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
6. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
7. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
8. PROVIDE WALL BLOCKING AT KITCHEN WALLS
9. DIMENSIONS AT UNIT DEMISING WALLS ARE T O CENTERLINE OF WALLS
10. DIMENSIONS AT BRICK / BLOCK WALLS ARE TO FACE OF BLOCK / BRICK
11. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
12. ALL RESIDENTIAL DEMISING WALLS ARE TYPE 6B AT METAL STUDS AND 1B AT WOOD STUDS, 1HR FIRE RATING, WITH ACOUSTIC RATING
13. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE 6B AT METAL STUDS AND 5BR WOOD STUDS, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
14. ALL EXTERIOR WALLS AT LEVEL 2 THRU ROOF TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS
15. HOLD EXP. BD. OFF FLOOR MIN. OF 3/8" TYP.

FLOOR PLAN KEYNOTES:

A1	TRENCH DRAIN
A2	FLOOR DRAIN
A3	COMPACT PARKING STALL
A4	WALL-MOUNTED EXHAUST FAN - REFER TO MECH
A5	FIRE DEPARTMENT BOX
A6	NOT USED
A7	FIRE EXTINGUISHER CABINET
A8	BUILDING ACCESS CALLING SYSTEM
A9	KEY FOB ACCESS
A10	DEAD WALL MOUNTED BIKE RACK AT EACH PARKING STALL FACING A WALL (CENTER ON STALL U.N.O.)
A11	PAINT / STRIPE FOR NO PARKING
A12	PAINT "NO PARKING" AT AREAS ADJACENT TO ACCESSIBLE PARKING STALL
A13	STAND-PIPE AT LANDING - LEVEL OF STAIR
A14	SHADED AREA SHALL REMAIN 9'-0" CLEAR - NO MECH, ELEC, OR PLUMBING SHALL BE LOCATED BELOW THIS LEVEL AT SHADED AREA
A15	EXHAUST LOUVER - REFER TO MECH
A16	NOT USED
A17	GARAGE DOOR SENSOR
A18	NOT USED
A19	FIRE DEPARTMENT CONNECTION
A20	NOT USED
A21	CONCRETE STEEL FILLED BOLLARD, PAINTED
A22	WALL MOUNTED BIKE RACK AT EACH NON WALL PARKING STALL (CENTER ON STALL U.N.O.)
A23	NOT USED
A24	NOT USED
A25	ONE LAYER OF G.W.B. AT WALL FACE
A26	ALUMINUM BALCONIES, SEE SHEET A601 FOR DETAILS
A27	2-HOUR RATED EXTERIOR WALL, DASH LINE INDICATES EXTENTS
A28	MECHANICAL AIR HANDLING UNIT

UNIT SCHEDULE - LEVEL 6

ROOM NO	ROOM NAME	AREA	Reference Note
600	2BR UNIT	1160	
601	2BR UNIT	1162	
602	1BR UNIT	693	
603	1BR UNIT	712	
604	CONVERT UNIT	633	
605	1BR UNIT	712	
606	STUDIO UNIT	488	
607	1BR + DEN UNIT	862	
608	CONVERT UNIT	633	
609	STUDIO UNIT	484	
610	2BR UNIT	1156	
611	1BR UNIT	712	
612	1BR UNIT	712	
613	STUDIO UNIT	533	
614	CONVERT UNIT	632	
615	1BR UNIT	713	
616	2BR UNIT	1023	
617	CONVERT UNIT	632	
618	CONVERT UNIT	632	
619	1BR UNIT	745	
620	1BR UNIT	712	
621	CONVERT UNIT	632	
622	1BR UNIT	712	
623	2BR UNIT	1023	
624	1BR UNIT	712	
625	1BR UNIT	712	
626	1BR UNIT	679	
627	2BR UNIT	1183	
628	1BR UNIT	666	
629	2BR UNIT	1006	
630	2BR UNIT	1162	
631	2BR UNIT	1162	
32		25369	

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LEVEL 6 PLAN - OVERALL

A106.0

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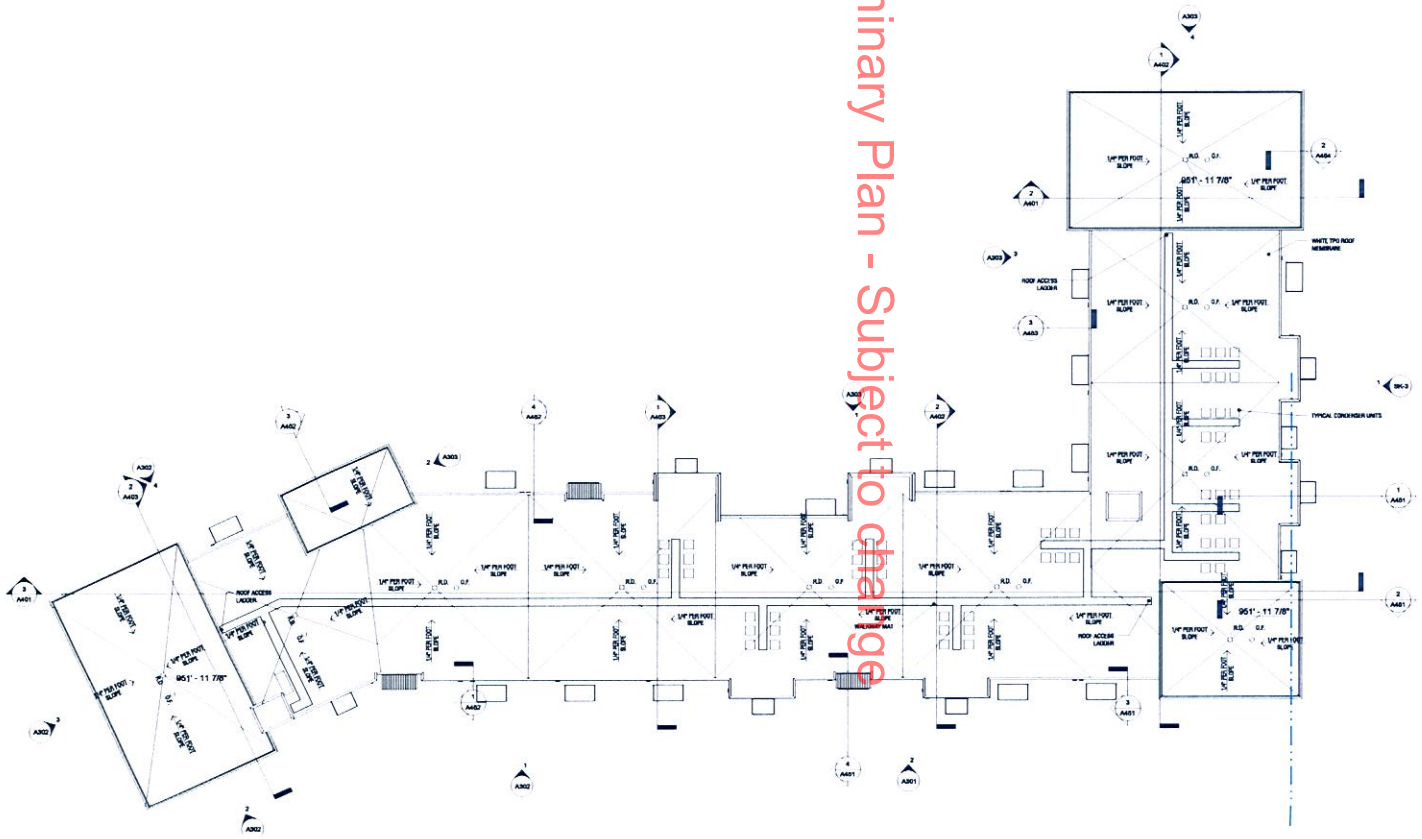
GENERAL NOTES:

1. PROVIDE WALKING MAT FROM ROOF ACCESS POINT TO AND AROUND ALL ROOF TOP EQUIPMENT
2. 2" MIN. RIGID INSULATION UNDER ROOF DRAIN, ROOF SLOPE TO BE 1/4" PER FOOT.
3. PROVIDE ROOF ACCESS LADERS TO MARKED ROOFS.



1 A401 A202.0 - ROOF PLAN
1/16" = 1'-0"

N

Preliminary Plan - Subject to change

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ROOF PLAN - OVERALL

A201

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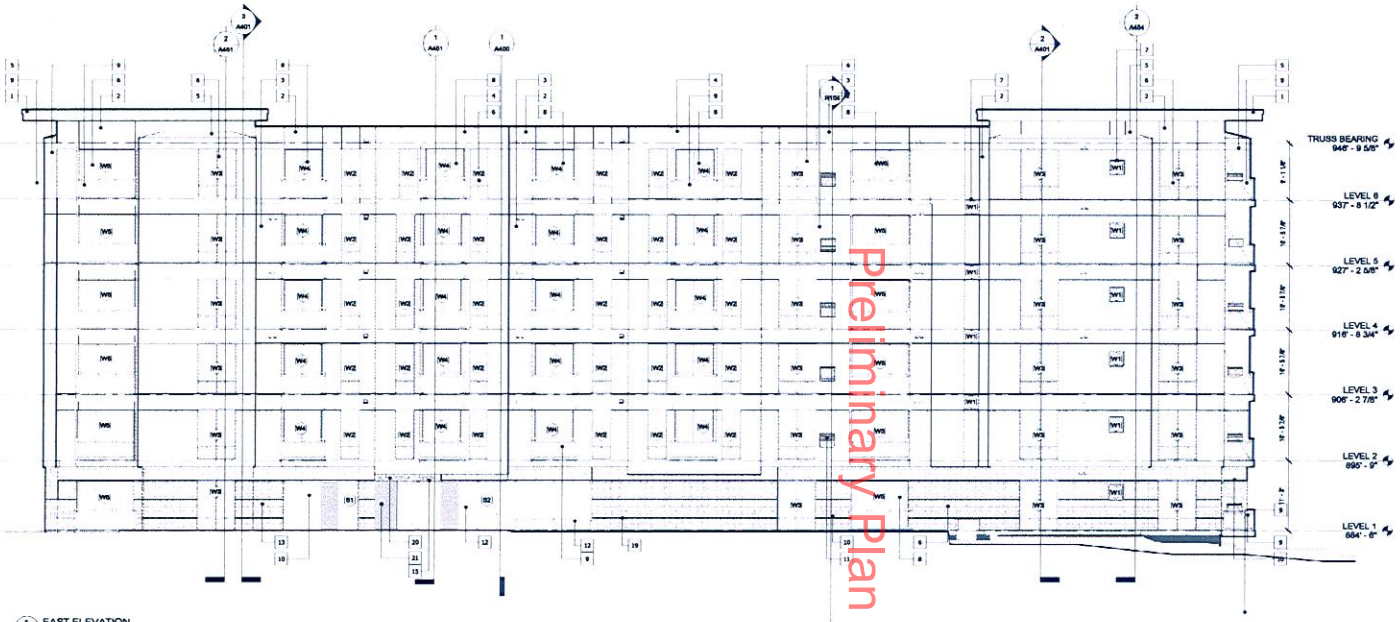
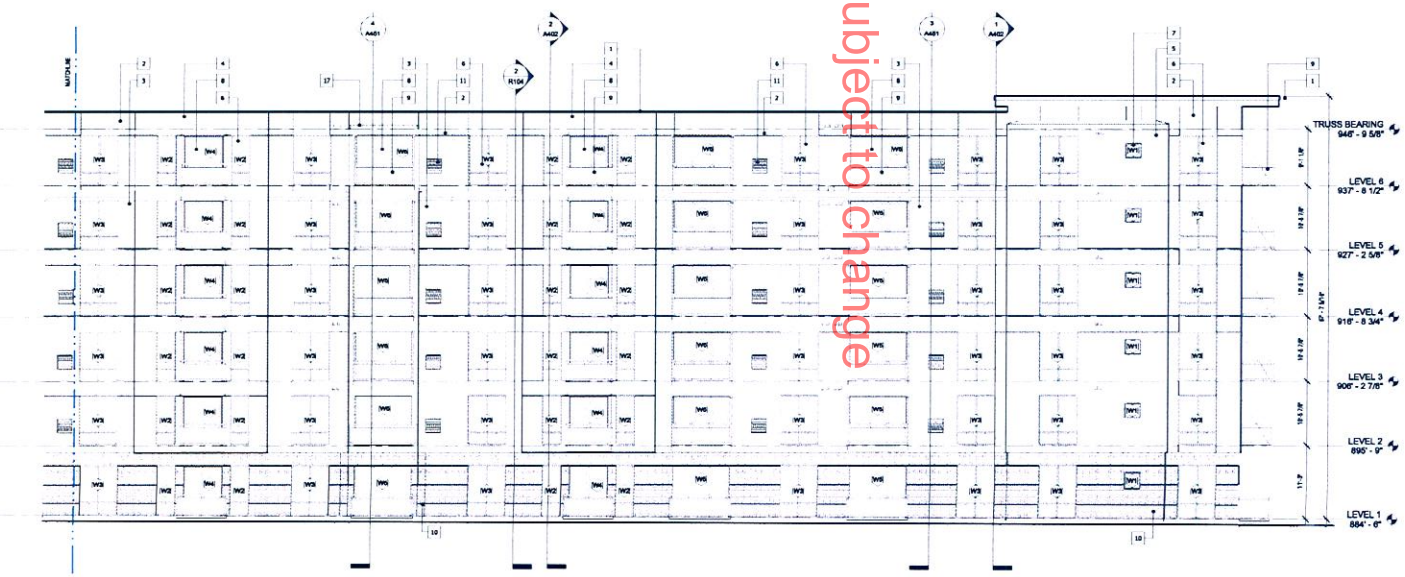


1 EAST ELEVATION
A401 1/8" = 1'-0"



2 SOUTH ELEVATION
A401 1/8" = 1'-0"

Preliminary Plan - Subject to change

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

1. Prefinished metal flashing, color by Architect
2. Fiber cement board - Painted w/ Aluminum extrusion reveals
3. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color A
4. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color B
5. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color C
6. Fiberglass window system. Fixed upper, operable lower - awning style.
7. Fiberglass window - fixed
8. Fiberglass patio door. Sliding type. Aluminum Alt.
9. Aluminum balcony - prefinished, composite deck material, cable rail or slim railings, wood or composite handrail top. 5'x8'6 typ. 5'x 12' at recesses, wrap around at select corner units.
10. Face brick
11. HVAC grill painted
12. Aluminum storefront window system
13. Overhead garage door
14. Ventilation grills as required - not shown
15. Metal Canopy
16. Concrete retaining wall
17. Prefinished aluminum sun shade
18. Aluminum structured sun shade w/ 1x6 cedar louvers, refer to A601 for slim details
19. Recessed Brick
20. 8" Raised Aluminum Building Name Letters
21. 8" Raised Aluminum Building Address

BIGOS

CALHOUN GREENWAY EXPANSION

Minneapolis, MI

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BUILDING ELEVATIONS

A301

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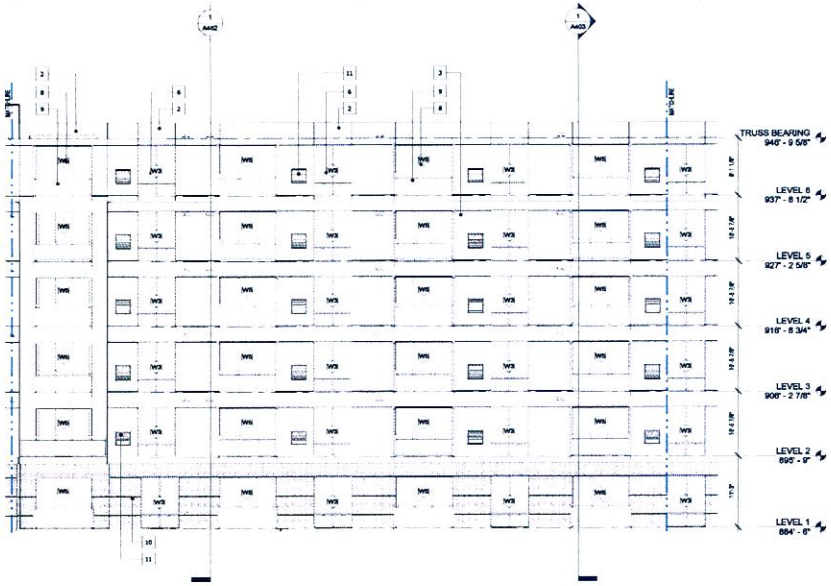
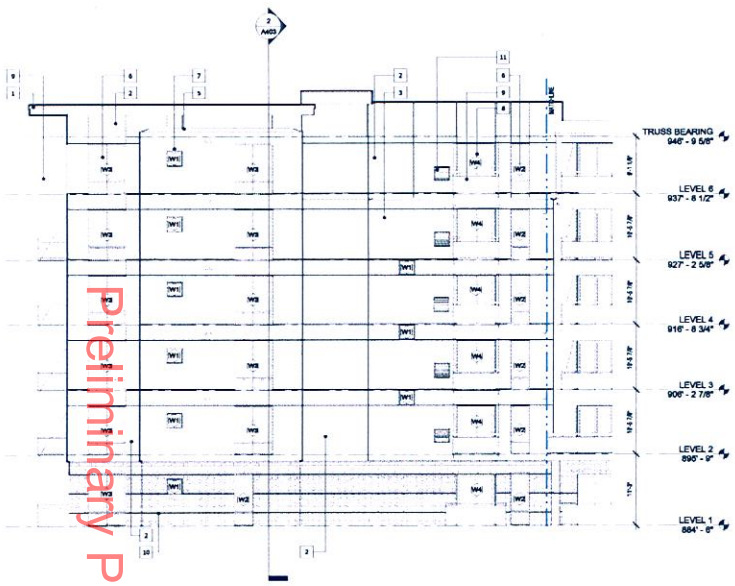
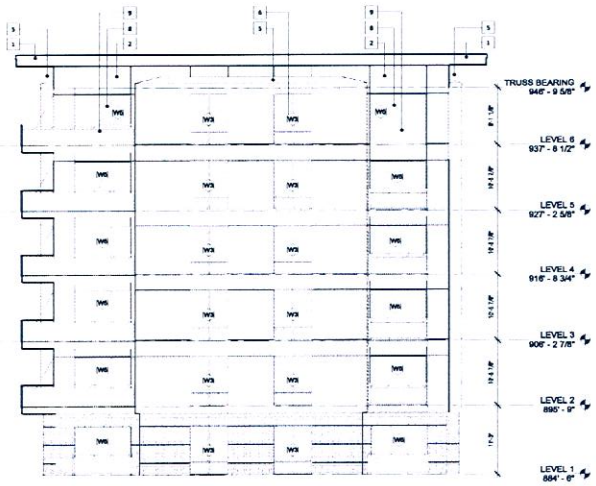


1 SOUTH ELEVATION - CONTINUED
1/8" = 1'-0"



2 SOUTHEAST ELEVATION
1/8" = 1'-0"



3 SOUTHWEST ELEVATION
1/8" = 1'-0"

4 NORTHWEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC: EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

1. Prefinished metal flashing, color by Architect
2. Fiber cement board - Painted w/ Aluminum extrusion reveals
3. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color A
4. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color B
5. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color C
6. Fiberglass window system. Fixed upper, operable lower - awning style.
7. Fiberglass window - fixed
8. Fiberglass patio door. Sliding type. Aluminum alt.
9. Aluminum balcony - prefinished, composite deck material, cable rail or slim railings, wood or composite handrail top. 2"x6"s typ. 3"x 12" at recesses, wrap around at select corner units.
10. Face brick
11. HVAC grill painted
12. Aluminum storefront window system
13. Overhead garage door
14. Ventilation grills as required - not shown
15. Metal Canopy
16. Concrete retaining wall
17. Prefinished aluminum sun shade
18. Aluminum structured sun shade w/ 1x6 cedar louvers, refer to A603 for slim details
19. Recessed Brick
20. 8" Raised Aluminum Building Name Letters
21. 8" Raised Aluminum Building Address

Preliminary Plan - Subject to change

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BUILDING ELEVATIONS

A302

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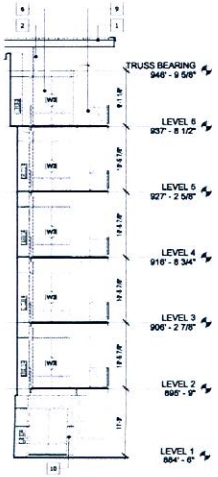
1 A303-01-NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

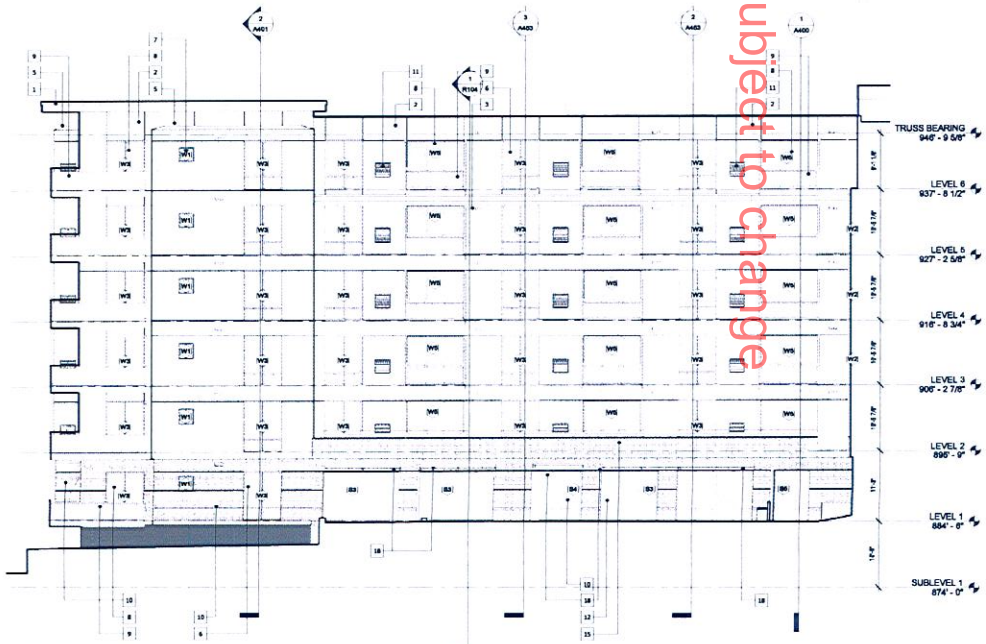
1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

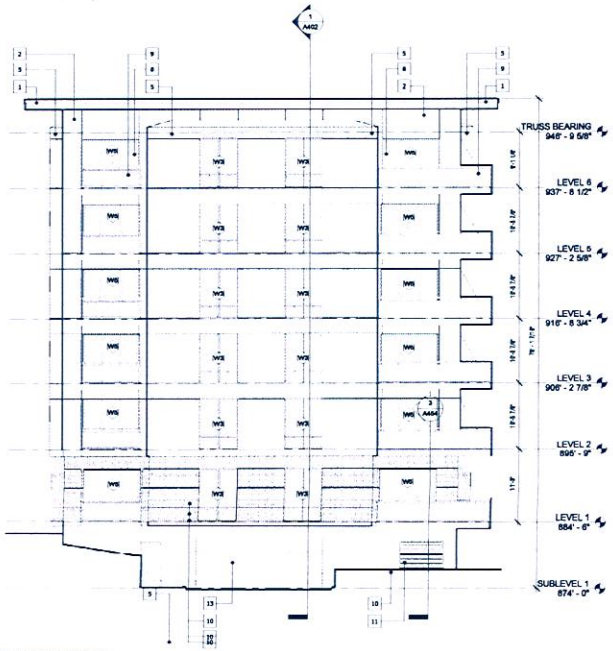
1. Prefinished metal flashing, color by Architect
2. Fiber cement board - Painted w/ Aluminum extrusion reveals
3. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color A
4. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color B
5. Fiber cement board w/ Multi-Tex stucco system and aluminum extrusion reveals - Color C
6. Fiberglass window system, fixed upper, operable lower - awning style.
7. Fiberglass window - fixed
8. Fiberglass patio door. Sliding type. Aluminum Alt.
9. Aluminum balcony - prefinished, composite deck material, cable rail or aim railings, wood or composite handrail top. 3"x8"6 typ. 3"x 12" at recesses, wrap around at select corner units.
10. Face brick
11. HVAC grill painted
12. Aluminum storefront window system
13. Overhead garage door
14. Ventilation grills as required - not shown
15. Metal Canopy
16. Concrete retaining wall
17. Prefinished aluminum sun shade
18. Aluminum structured sun shade w/ 1x6 cedar louvers, refer to A801 for dim details
19. Recessed Brick
20. 8" Raised Aluminum Building Name Letters
21. 8" Raised Aluminum Building Address



2 NORTHEAST ELEVATION
1/8" = 1'-0"



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



4 NORTH ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATIONS

A303

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VIEW FROM GREENWAY - LOOKING SOUTH
1/8" = 1'-0"

VIEW FROM GREENWAY - LOOKING SOUTHWEST
1/8" = 1'-0"

VIEW FROM GREENWAY - LOOKING EAST
1/8" = 1'-0"

Preliminary Plan - Subject to change

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PERSPECTIVES

A357

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