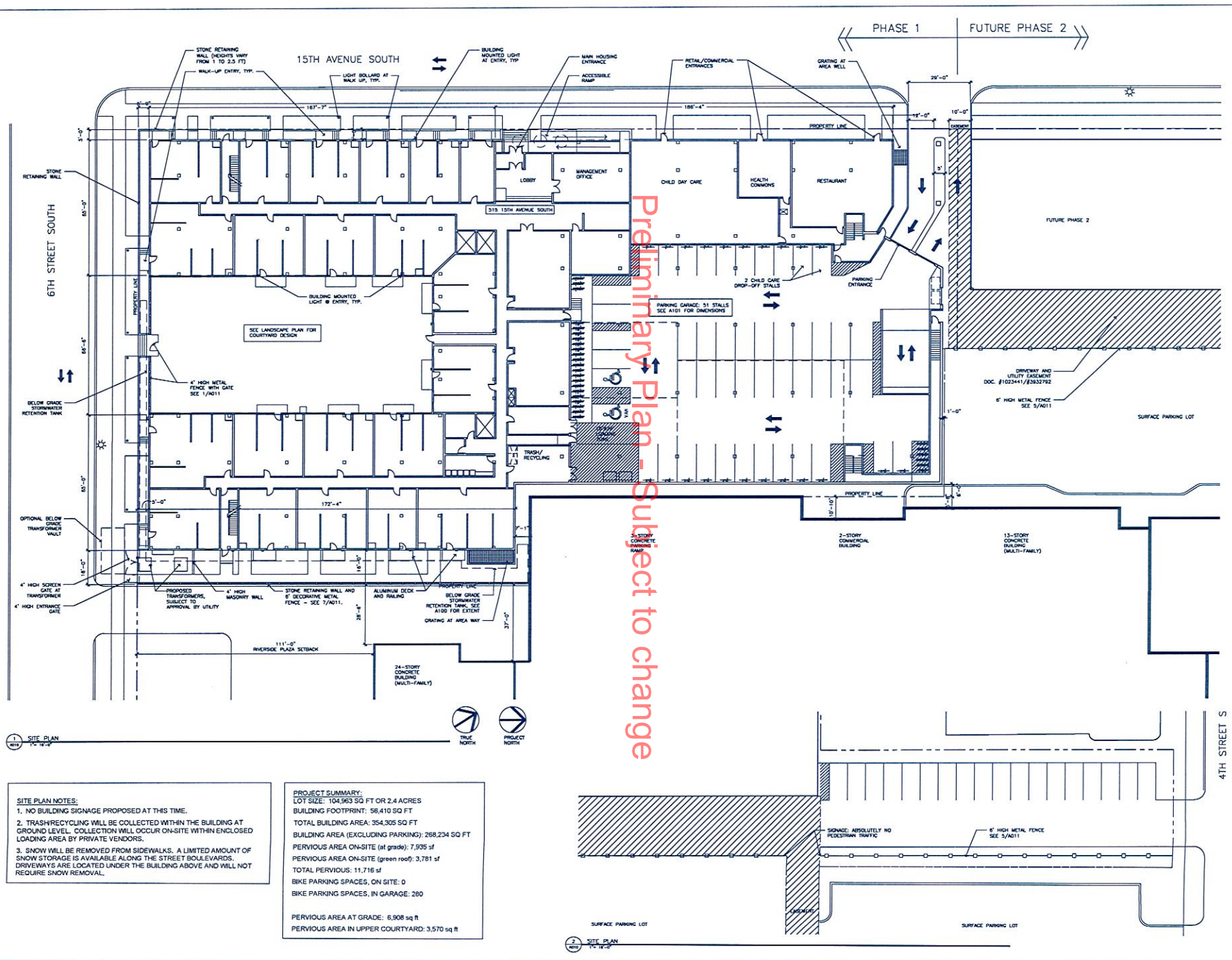

Preliminary Plan - Subject to change

SITE PLAN NOTES:

1. NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
2. TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREA BY PRIVATE VENDORS.
3. SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS. DRIVEWAYS ARE LOCATED UNDER THE BUILDING ABOVE AND WILL NOT REQUIRE SNOW REMOVAL.

PROJECT SUMMARY:

LOT SIZE: 104,963 SQ FT OR 2.4 ACRES
BUILDING FOOTPRINT: 58,410 SQ FT
TOTAL BUILDING AREA: 354,305 SQ FT
BUILDING AREA (EXCLUDING PARKING): 268,234 SQ FT
PERVIOUS AREA ON-SITE (at grade): 7,935 sf
PERVIOUS AREA ON-SITE (green roof): 3,781 sf
TOTAL PERVIOUS: 11,716 sf
BIKE PARKING SPACES, ON SITE: 0
BIKE PARKING SPACES, IN GARAGE: 280

PERVIOUS AREA AT GRADE: 6,908 sq ft
PERVIOUS AREA IN UPPER COURTYARD: 3,570 sq ft

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FIVE15 ON THE PARK

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[PRINTED LA'S NAME] Date

[XXXXX (LICENSE NUMBER)]
License Number

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CHECKED BY		MK
COMMISSION NO.		164101

ARCHITECTURAL SITE PLAN

A010

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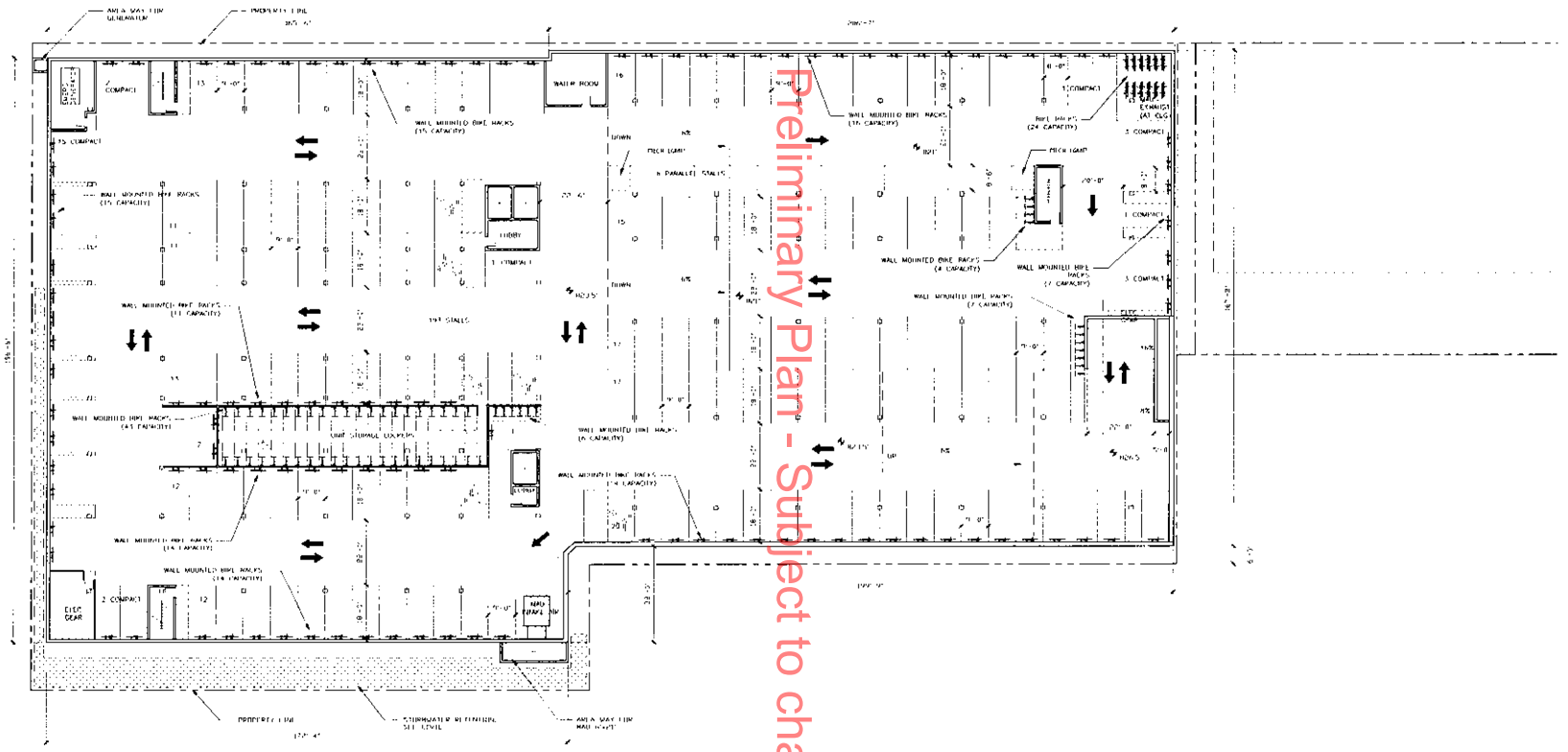

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LOWER LEVEL PARKING PLAN

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A100

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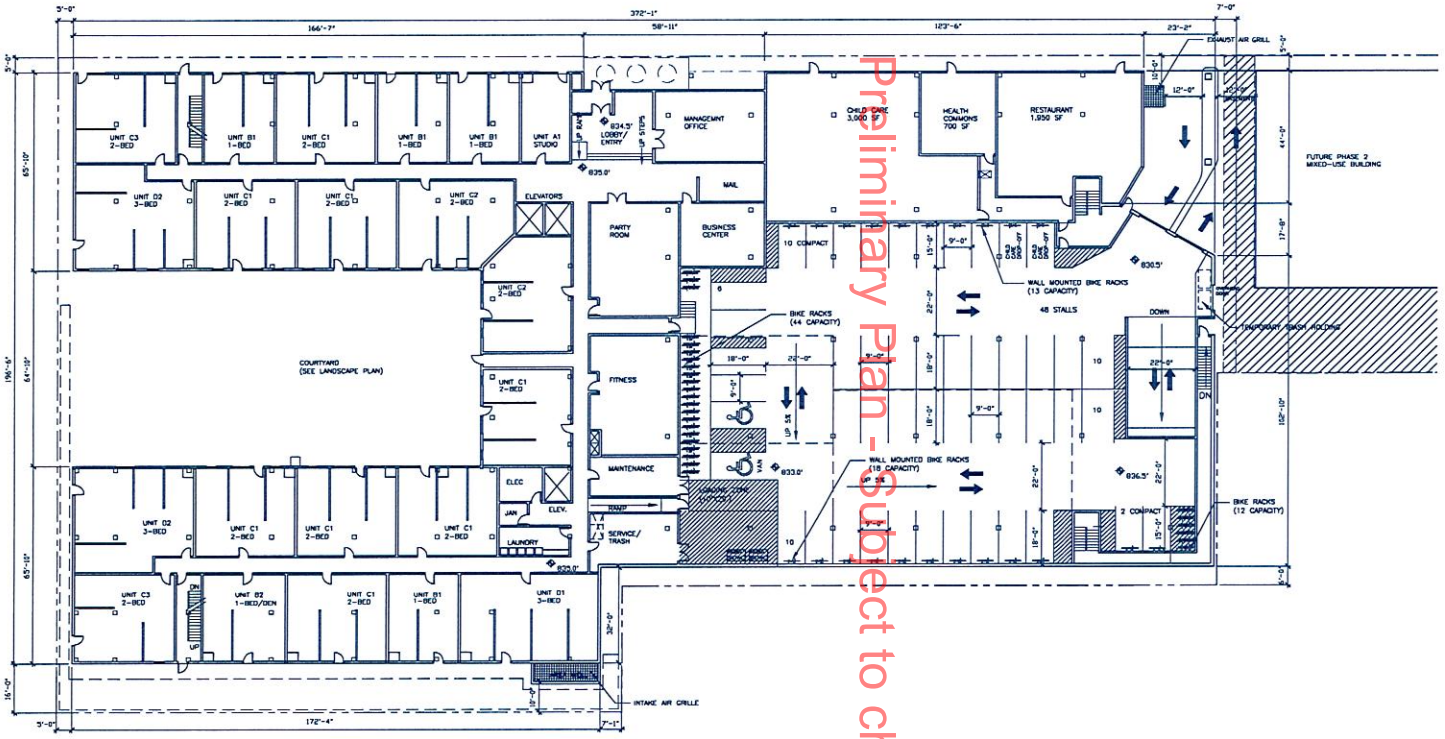

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PARKING
18,802 GSF/GROUND FLR
67,270 GSF/BASEMENT
195 STALLS (BELOW GRADE)
47 STALL @ GROUND FLR
242 TOTAL STALLS

BUILDING AREA

LEVEL P1	67,270 GSF
LEVEL 1	56,410 GSF
LEVEL 2	46,100 GSF
LEVEL 3	46,175 GSF
LEVEL 4	46,175 GSF
LEVEL 5	46,175 GSF
LEVEL 6	46,000 GSF
TOTAL	354,305 GSF

BIKE PARKING

LEVEL 1	WALL MOUNT (@ STALL):	23
	RACK @ FLOOR:	56
	WALL MOUNT (VERTICAL):	6
		85
LEVEL P1	WALL MOUNT (@ STALL):	111
	RACK @ FLOOR:	24
	WALL MOUNT (VERTICAL):	60
		195

GRAND TOTAL: 280

1 FIRST FLOOR PLAN
1/16"=1'-0"

TRUE NORTH
PROJECT NORTH

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FIRST FLOOR PLAN

A101

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

UNIT SUMMARY

	Efficiency	1-bed	2-bed	3-bed	4-bed
First Floor	1	5	12	3	0
Second Floor	3	20	12	9	0
Third Floor	3	26	15	4	0
Fourth Floor	3	26	15	4	0
Fifth Floor	3	26	15	4	0
Sixth Floor	3	30	15	2	0
TOTAL	16	133	84	26	0

TOTAL UNITS: 259

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SECOND FLOOR PLAN

A102

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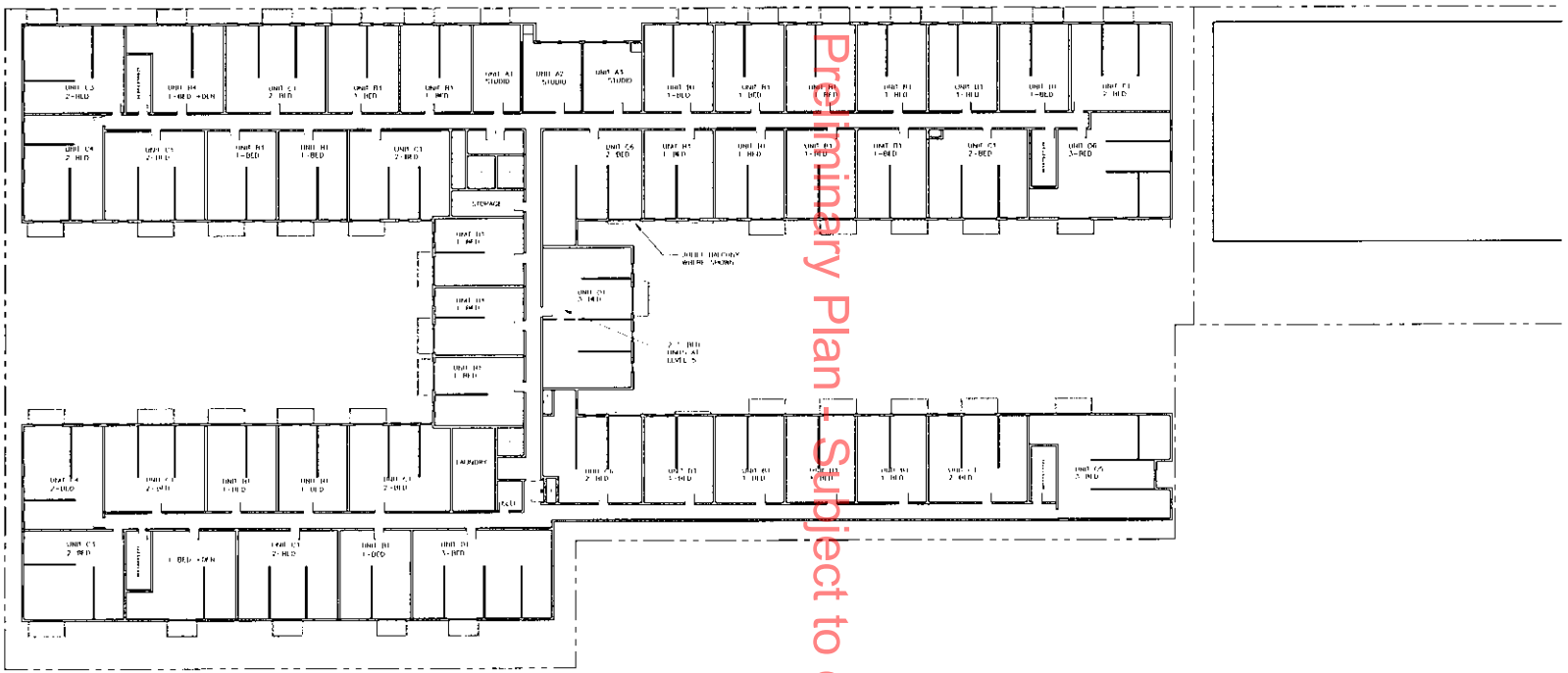

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THIRD – FIFTH FLOOR PLANS

A103

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SIXTH FLOOR PLAN

A106

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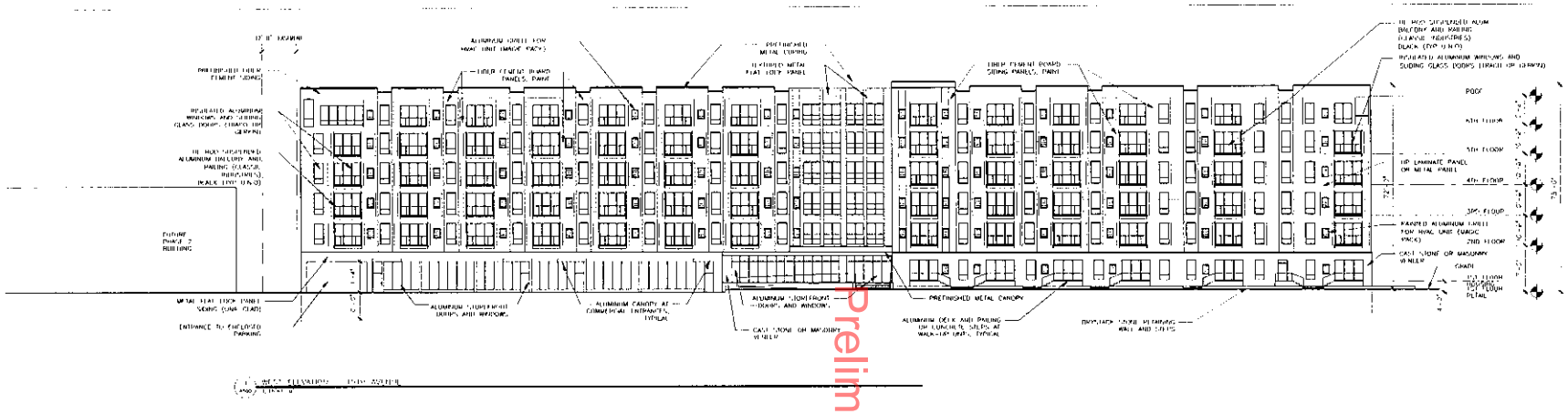

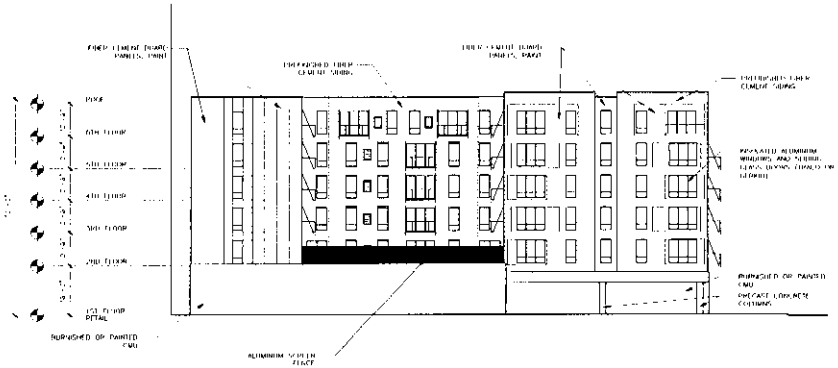

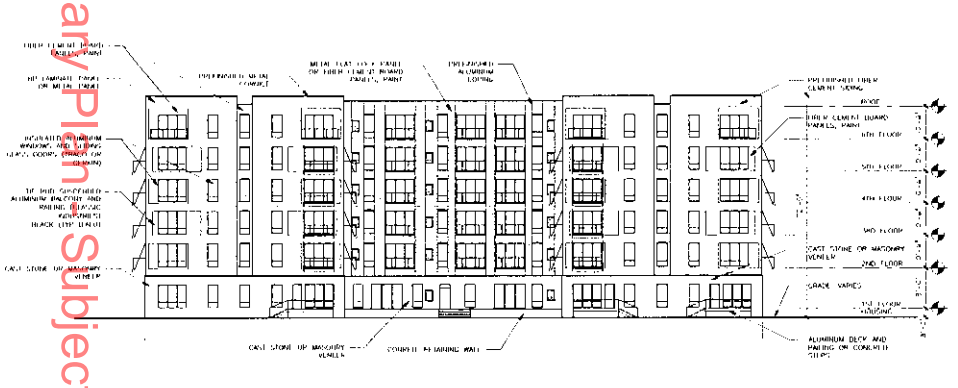

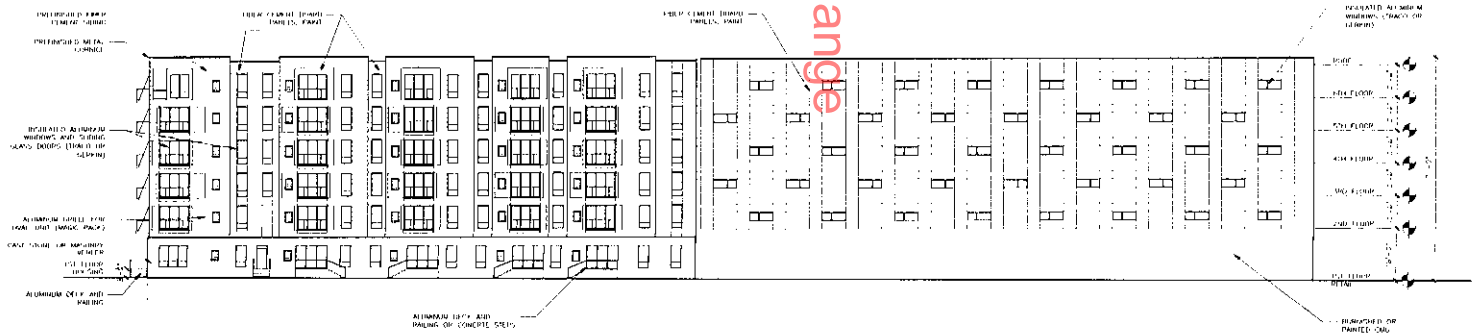

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EXTERIOR ELEVATIONS

A500

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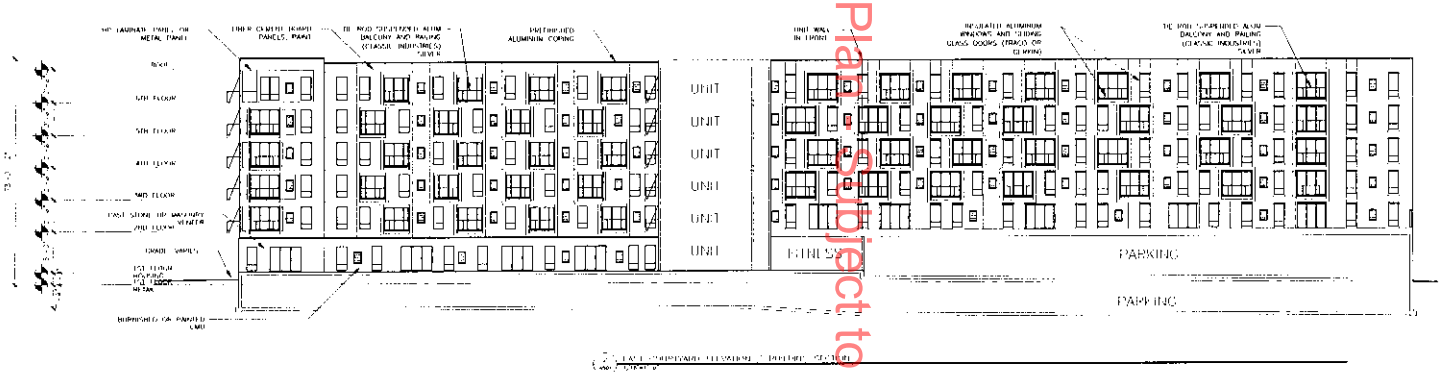

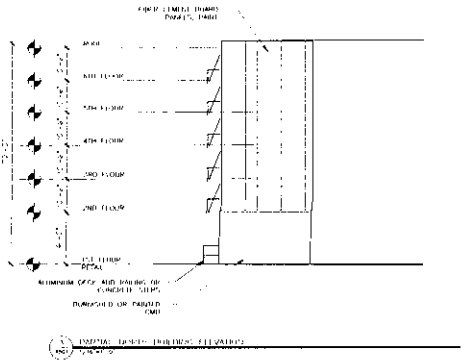

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EXTERIOR ELEVATIONS

A501

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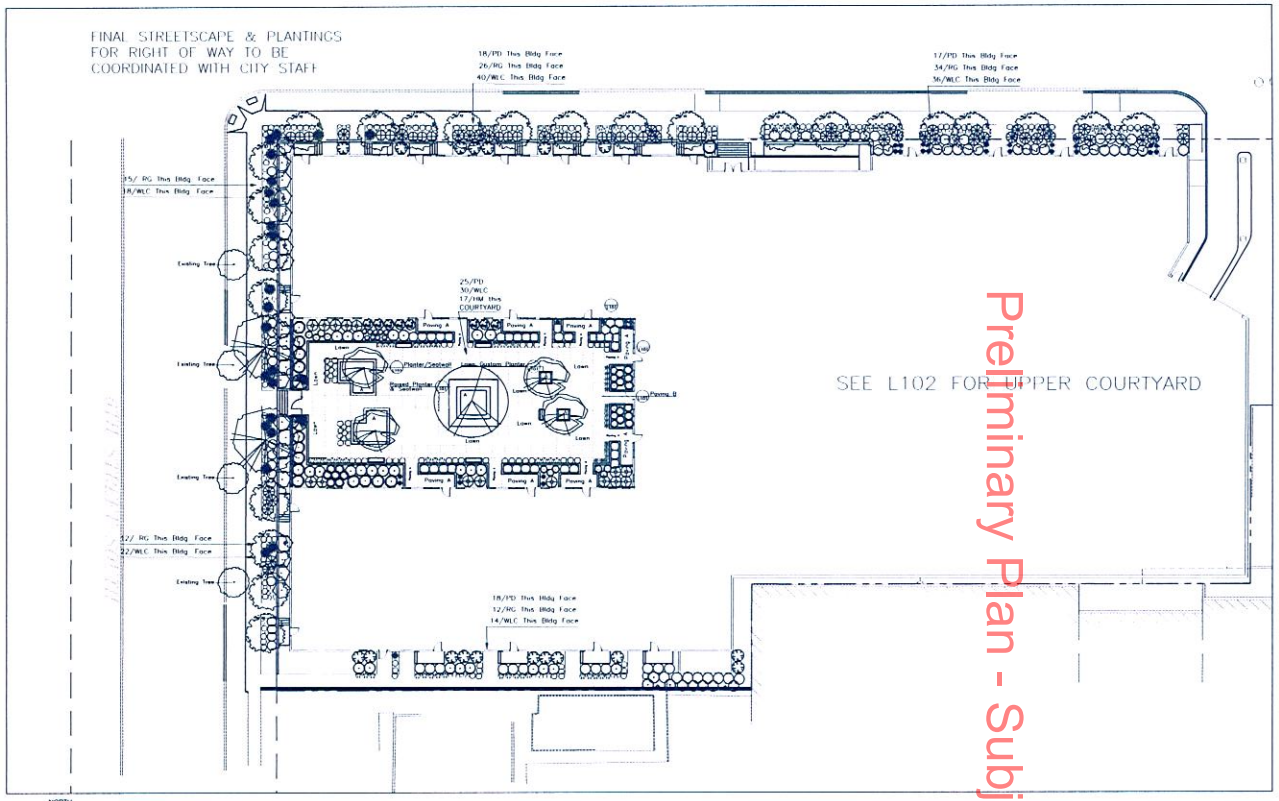
FINAL STREETSCAPE & PLANTINGS
FOR RIGHT OF WAY TO BE
COORDINATED WITH CITY STAFF



NORTH

1 L101 LANDSCAPE PLAN

0 20' 40' 60'

1"=20'

Tree Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
OVERSTORY	38			
	16	Quaking Aspen / Populus tremuloides	2.5" Cont.	AS SHOWN
	8	Quaking Aspen / Populus tremuloides Clump Form – Field Locate	2.5" Cont.	AS SHOWN
	1	Sunburst Honeylocust / Gleditsia triacanthos var. inermis 'Suncole'	2.5" BB	AS SHOWN
	2	Little Leaf Linden / Tilia cordata	2.5" BB	AS SHOWN
ORNAMENTAL	4	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	12' HT. BB CLUMP	AS SHOWN / SPECIMEN

Plant Schedule

Includes Plantings from Sheet L102

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
DRG	113	Red Gnome Dogwood / Cornus alba sibirica 'Red Gnome' 4'x-3'h	#5 Cont.	
DAF	22	Artic Fire Dogwood / Cornus stolonifera 'Farrow' 5'x-5'h	#5 Cont.	
DSY	18	Bud's Yellow Dogwood / Cornus sericea 'Bud's Yellow' 5'x-6'h'	#5 Cont.	
DAS	22	Artic Sun Dogwood / Cornus kenyoshia 'Cota' 3'x-3'h	#2 Cont.	
DKL	14	Dwarf Korean Lilac / Syringa meyeri 'Palibin' 5'x-4'h	#5 Cont.	
RPG	9	Purple Gem / Rhododendron 'Purple Gem' 2'x-2'h	#5 Cont.	
RJW	8	PJM Carousel / Rhododendron 'PJM Carousel' 4'x-3'h	#3 Cont.	
HA	15	Incrediball Hydrangea / Hydrangea arborescens 'Abetec' 4'x-4'h	#3 Cont.	
HP	17	Little Lime Hydrangea / Hydrangea paniculata 'Jane' 3'x-3'h	#3 Cont.	
SS	23	Staghorn Sumac / Rhus typhina, 12'x-10'h	#5 Cont.	
CONIFER				
BT	2	Blue Shag / Pinus strobus 'Blue Shag' 6'x-4'h	#5 Cont.	
DH	16	Dwarf Norway / Picea abies 'Pumila' 3'x-3'h	#5 Cont.	
JMD	39	Blueberry Delight Juniper / Juniperus communis depressa 'Arnblue' 4'x-1'h	#5 Cont.	
PM	16	Mughu Sisemound Pine / Pinus Mugh 'Sisemound' 3'x-3'h	#5 Cont.	
RC	29	Russian Cypress / Microbiota decussata, 6'x-1'h	#5 Cont.	

Plant Schedule

Includes Plantings from Sheet L102

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
PERENNIALS & GRASSES				
HK	25	Hosta / Krosso Regal, 48"w	#1 Cont.	As Shown
HS	12	Hosta / Sum & Substance, 60"w	#1 Cont.	As Shown
HM	17	Hosta / August Moon	#1 Cont.	18" O.C.
WLC	148	Walker's Low Catmint / Nepta x faassenii 'Walker's Low'	#1 Cont.	24" O.C.
BSG	36	Goldsturm's Black-Eyed Susan / Rudbeckia 'Goldsturm	#1 Cont.	18" O.C.
PD	18	Prairie Dropseed / Sporobolus heterolepis	#1 Cont.	18" O.C.
KF	33	Karl Foerster / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	18" O.C.
VINES				
EI	2	Engelmann Ivy / Parthenocissus quinquefolia 'Engelmanni'	#1 Cont.	As Shown
P	1238	Pachysandra Green Carpet / Pachysandra terminalis 'Green Carpet'	Plugs	15" O.C.
A		Annuals	Flats	

PLANT SCHEDULE INCLUDES PLANTS ON SHEET L102

MULCH ALL TREES, SHRUBS, GRASSES AND PERENNIALS, WITH SHREDDED HARDWOOD MULCH. SEE SPECIFICATIONS FOR MULCH.

LANDSCAPE ARCHITECT TO APPROVE FINAL BED LAYOUT.

IRRIGATION TO BE PROVIDED FOR ALL PLANTINGS INCLUDING TREES, SHRUBS, GRASSES, PERENNIALS, ANNUALS AND LAWN. SEE IRRIGATION PLANS AND SPECIFICATIONS.

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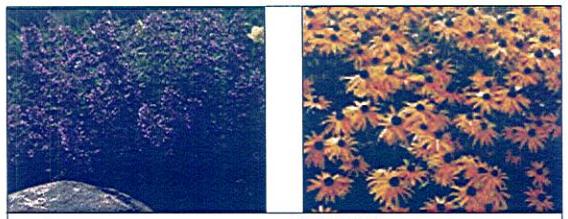
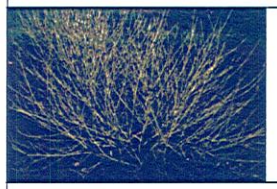
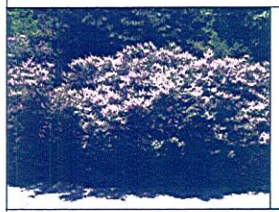

WALKER'S LOW CATMINT

BLACKEYED SUSAN


YELLOWTWIG DOGWOOD

REDTWIG DOGWOOD


DWARF KOREAN LILAC

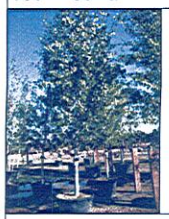
SUMAC

SERVICEBERRY IN BLOOM

RUSSIAN CYPRESS

ASPENS WITH PERENNIALS

PRAIRIE DROPSEED


MULTI & SINGLE TRUNK ASPEN IN CONTAINERS

KARL FOERSTER GRASS

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Landscape Architecture
Phone Meeting
phone 612.598.5706

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20862 License Number — 07-23-12 Date

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CHECKED BY		
COMMISSION NO.		164101

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L101

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CURRIE PARK LOFTS

3D RENDERING

01.08.2013 / 1641.01

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WEST ELEVATION

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CURRIE PARK LOFTS

EAST ELEVATION (THROUGH COURTYARD)

01.08.2013 / 1641.01

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CURRIE PARK LOFTS

EAST ELEVATION

01.08.2013 / 1641.01

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CURRIE PARK LOFTS

NORTH ELEVATION

01.08.2013 / 1641.01

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CURRIE PARK LOFTS

SOUTH ELEVATION

01.08.2013 / 1641.01