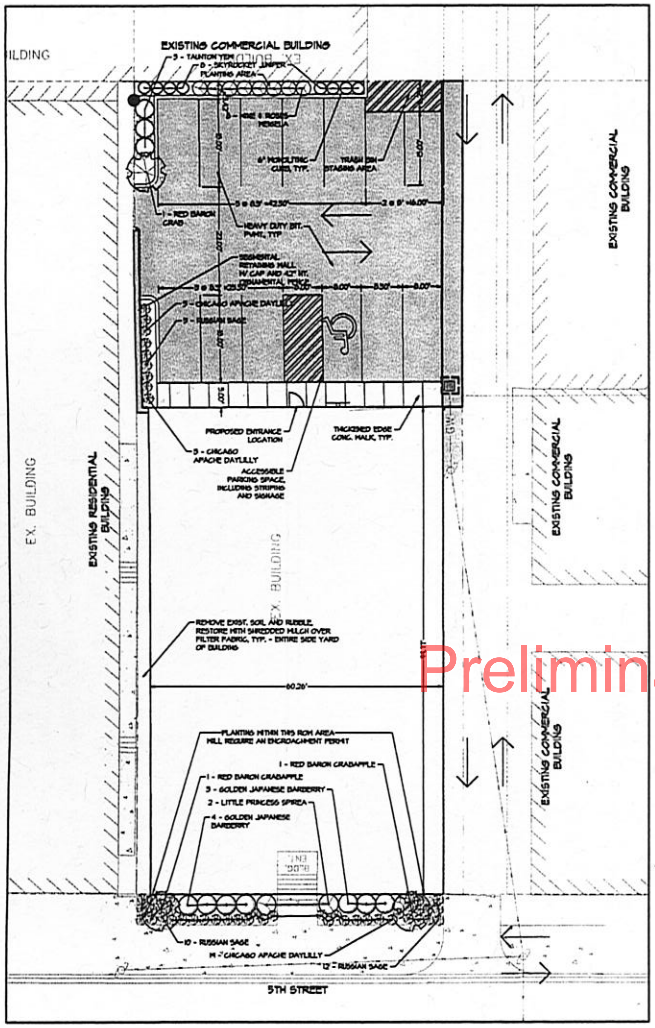
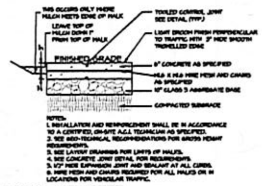


PLANT SCHEDULE - OFF-SITE (FRONT OF BUILDING)

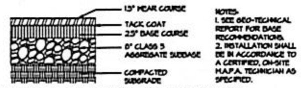
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
	ORNAMENTAL TREES				
2	RED BARON FLOWERING CRABAPPLE	Malus 'Red Baron'	1.5"	B&B	STRAIGHT LEADER, FULL FORM
	DECIDUOUS SHRUBS				
7	GOLDEN JAPANESE BARBERRY	Berberis thunbergii 'Aurea'	#5	CONT.	DENSE BRANCHING
2	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	#5	CONT.	DENSE BRANCHING
	PERENNIALS				
14	CHICAGO APACHE DAYLILLY	Hemerocallis 'Chicago Apache'	#1	CONT.	
22	RUSSIAN SAGE	Perovskia 'Little Spire'	#1	CONT.	

PLANT SCHEDULE - ON-SITE (NE SIDE OF BACK LOT)

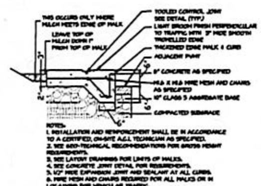
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
	ORNAMENTAL TREES				
1	RED BARON FLOWERING CRABAPPLE	Malus 'Red Baron'	1.5"	B&B	STRAIGHT LEADER, FULL FORM
	DECIDUOUS SHRUBS				
8	WINE & ROSES WEIGELA	Weigela florida 'Wine & Roses'	#5	CONT.	DENSE BRANCHING
	EVERGREEN SHRUB				
8	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	#5	CONT.	
5	TAUNTON YEW	Taxus x media 'Tauntonii'	#5	CONT.	
	PERENNIALS				
6	CHICAGO APACHE DAYLILLY	Hemerocallis 'Chicago Apache'	#1	CONT.	
5	RUSSIAN SAGE	Perovskia 'Little Spire'	#1	CONT.	



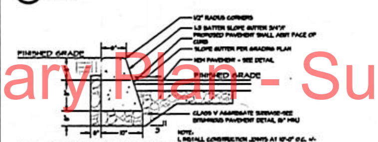
1 HEAVY DUTY CONCRETE
NTS



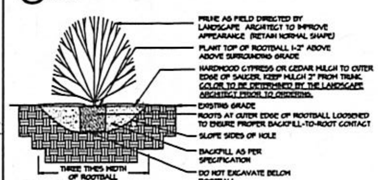
2 HEAVY DUTY BITUMINOUS PAVEMENT
NTS



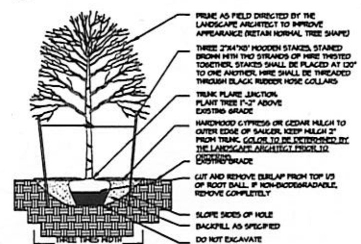
3 THICKENED EDGE CONC. WALK
NTS



4 MONOLITHIC CURB
NTS



5 SHRUB
NTS



6 DECIDUOUS TREE
NTS

Preliminary Plan - Subject to change

OPERATIONAL NOTES:

1. TRASH REMOVAL WILL BE COORDINATED BY THE PROPERTY MANAGER ON PICK-UP DAYS THE ON-SITE MANAGER WILL BRING THE TRASH CONTAINERS TO THE TRASH STAGING AREA AS SHOWN ON PLAN.
2. ALL SNOW WILL BE REMOVED FROM THE SITE BY THE SNOW REMOVAL CONTRACTOR.

CITY COORDINATION NOTES:

1. TRAFFIC & PARKING

1.1. COORDINATE WITH BILL PRINCE, CITY OF MINNEAPOLIS, (612) 673-5401 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS.

1.2. COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-5755 FOR ALL OTHER ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY.

2. OWNER SHALL APPLY FOR AND OBTAIN APPROPRIATE ENCROACHMENT PERMITS REQUIRED FOR ENTRIES, WALKS, PAVEMENTS, AND LANDSCAPE.

SITE PLAN LEGEND:

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- BITUMINOUS PAVEMENT
- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- UTILITY EASEMENT

AREAS AND QUANTITIES:

ZONING: PRIMARY - C2
OVERLAY - NONE

SITE AREA = 11,142 SF (0.26 ACRES)

BUILDING COVERAGE AREA: 6,014 SF (0.14 ACRES)

REQUIRED LANDSCAPE YARD AREA: 1,026 SF = 20% OF 5,128 SF (11,421 SF MINUS 6,014 SF)
PROPOSED LANDSCAPE YARD AREA: 336 SF

1 TREE/500 SF - 3 OVERSTORY TREES REQUIRED (ONSITE)
0 OVERSTORY PROPOSED (ONSITE)

1 SHRUB/100 SF - 11 SHRUBS REQUIRED (ONSITE)
14 SHRUBS PROPOSED (ONSITE)

SITE PLAN NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
2. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO-TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
3. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
4. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
5. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
7. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
8. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.

LANDSCAPING NOTES

1. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE HEAVY DUTY VINYL OR APPROVED EQUAL.
2. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
3. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
4. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
8. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
9. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
10. INSTALL PAVERS PER MANUFACTURER SPECIFICATIONS AND AS SHOWN ON THE PLAN. OWNER TO SELECT PAVER TYPE AND COLOR.

NOTE:
CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.

N
1" = 10'-0"
5'-0" 0 10'-0"

CivilSite GROUP
CivilSiteGroup.com

master
ENGINEERING • REAL ESTATE • CONSTRUCTION

PROJECT
115 5TH STREET NE
115 5TH ST. NE, MINNEAPOLIS, MN

SIMEK REALTY
401 ROBERT STREET NORTH, SUITE 150, ST. PAUL, MN 55101

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
	FOR SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

SITE, LANDSCAPE PLAN & DETAILS

C2.0

© COPYRIGHT CIVIL SITE GROUP INC.

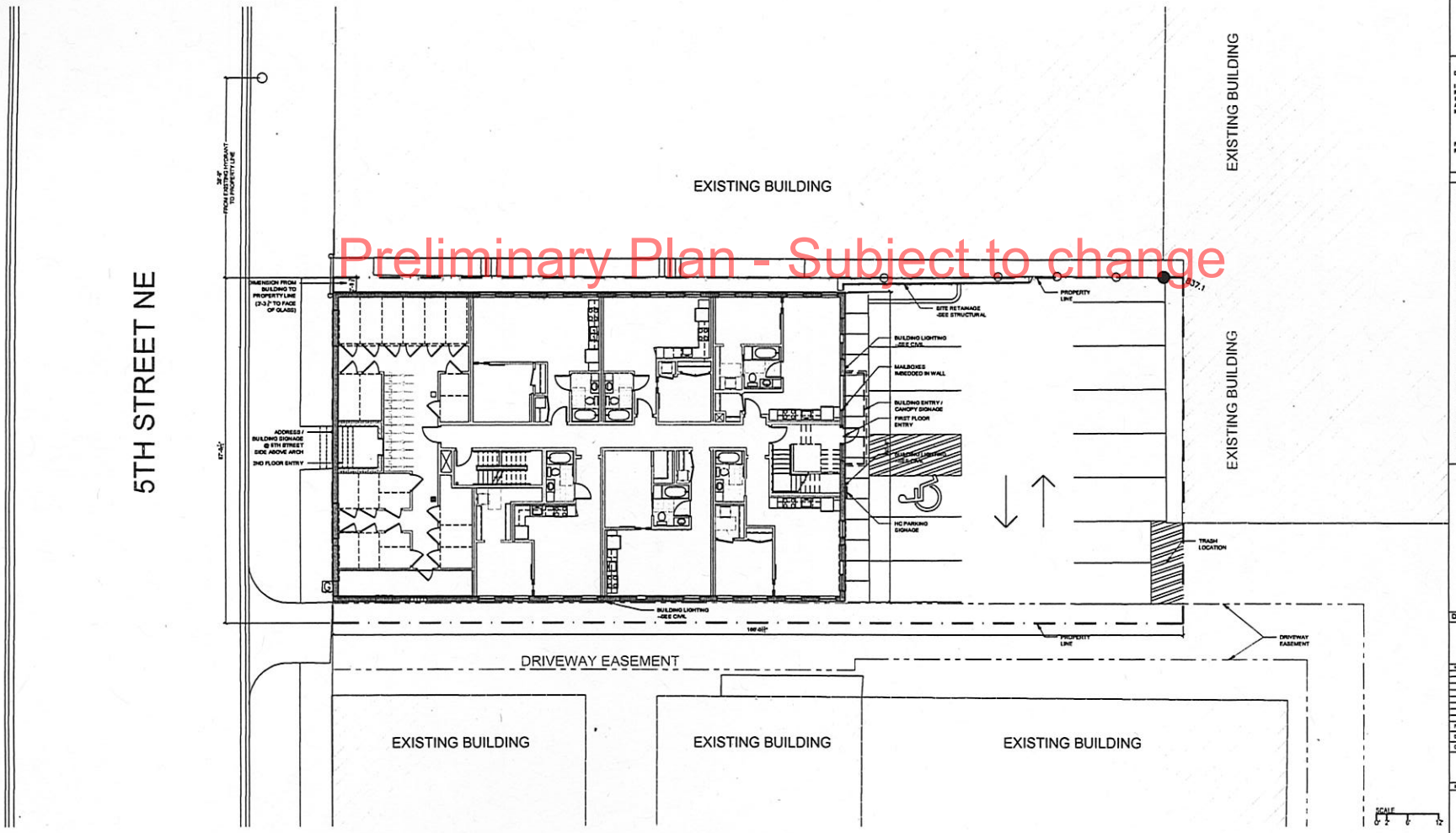
SITE PLAN NOTES

1 ALL INTERIOR WALL TYPES ARE "A" UNLESS OTHERWISE NOTED
2 RSF = REMOVE SINK FRONT
3
4 REFER TO OVERALL BUILDING PLANS FOR THE FOLLOWING
- EXTERIOR WALL TYPES
5 - EXTERIOR DOORS & WINDOW SIZES & LOCATIONS
6 - EXTERIOR WALL DIMENSIONS
7 - INTERIOR DEMISING WALL TYPES
8 PROVIDE ROD & SHELF AT ALL CLOSETS UNLESS NOTED OTHERWISE
9 NOTIFY ARCHITECT IF DIMENSIONAL DISCREPANCIES OCCUR
10 PROVIDE WOOD BLOCKING BEHIND ALL WALL HUNG CASEWORK, MILLWORK, SHELVING, FIXTURES & ELSEWHERE AS NOTED OR AS NECESSARY BASED ON MANUFACTURERS' RECOMMENDATIONS
11 GENERAL CONTRACTOR TO VERIFY WITH MECHANICAL SUBCONTRACTORS AS TO LOCATIONS FOR EQUIPMENT, ETC. NOTIFY ARCHITECT OF ANY NECESSARY MODIFICATIONS
12 CONSTRUCT RATED ASSEMBLIES AT ALL LOCATIONS INDICATED IN CODE REVIEW & PER DRAWINGS INCLUDING ALL CEILING & FLOOR ASSEMBLIES
13 PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF RATED ASSEMBLIES. ANY DISTURBANCE OF ASSEMBLY SHALL BE REPAIRED
14 SEE SHEET G-100 FOR ALL WALL TYPES
15 FIELD VERIFY ALL DIMENSIONS & ADJUST CABINET SIZING TO FIT FIELD CONDITIONS. PROVIDE FINISHED END PANELS TO MATCH CABINETRY AT ALL EXPOSED LOCATIONS. PROVIDE FILLERS WHERE NECESSARY TO ALLOW PROPER CABINET CLEARANCES & TO FILL OPENING COMPLETELY
16 ALL DWELLING UNITS TO HAVE CONCEALED WALL BLOCKING PROVIDED FOR FUTURE GRAB BARS

2 5TH STREET SIGNAGE
AS100 1/4" = 1'-0"

3 MAILBOX ELEVATION
AS100 1/4" = 1'-0"

4 1ST FLOOR ENTRY CANOPY (NORTH)
AS100 1/4" = 1'-0"



1 SITE PLAN
AS100 1/8" = 1'-0"

Preliminary Plan - Subject to change

Collage architects
www.collagearch.com

115 5TH NE
115 5TH Street NE
Minneapolis, MN

SIMEK REALTY
OWNER: SIMEK REALTY

DATE: XX.XX.2013

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT 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.

PETER KEELY
REGISTRATION NO: 23578

master
ENGINEERING ■ DEVELOPMENT ■ CONSTRUCTION

Master Development
Developer / Contractor
Greg Ottum
612.236.1610
1221 Nicollet Mall Suite 310
Minneapolis, MN 55403

Collage | architects
Architect
Pete Keely
651.472.0030
705 Raymond Avenue #200
St. Paul, Minnesota 55114

Erickson Roed and Associates
Structural Engineer
William Seller
651.251.7570
2550 University Avenue West Suite 201-S
Saint Paul, MN 55114

Civil Site Group
Civil Engineer / Landscape Architect
Patrick Sarver
952.230.2003
4931 W. 35th St, #200
St. Louis Park, MN 55416

DATE: March 08, 2013

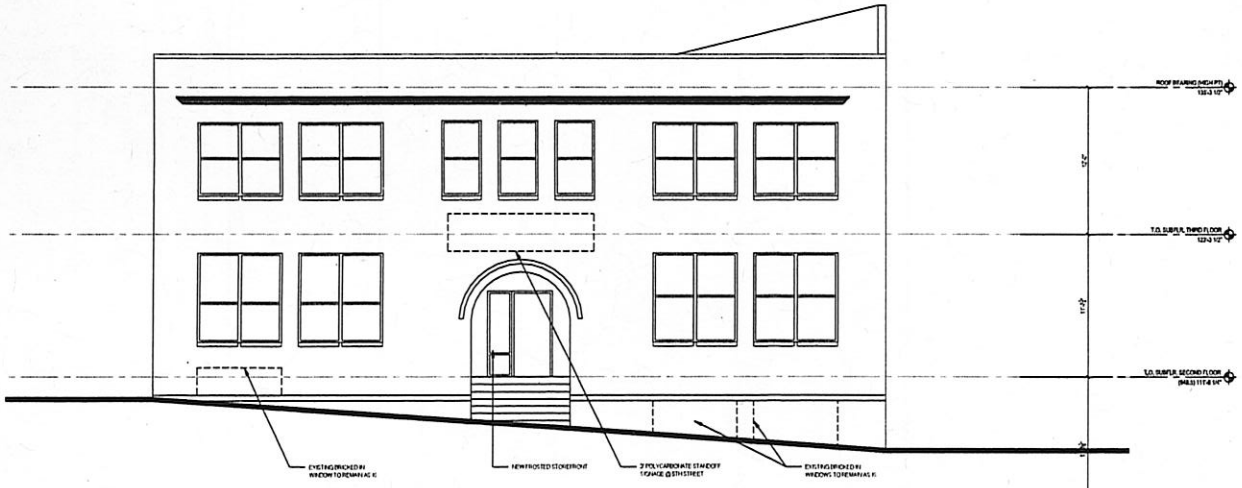
PDR AND LUA SET

MARK	DATE	DESCRIPTION

PROJECT NO 13-002
DRAWN BY JPJ/SRB
CHK'D BY PK

SHEET TITLE
SITE PLAN

AS100



2 SOUTH ELEVATION
A200 1/4" = 1'-0"

1 EAST ELEVATION
A200 1/4" = 1'-0"

Preliminary Plan - Subject to change

MATERIAL INDEX

1. FACE BRICK
2. DECORATIVE CMU
3. STONE SILL
4. CEMENT BOARD SIDING
5. CEMENT BOARD PANEL SIDING #1
6. CEMENT BOARD PANEL SIDING #2
7. PREFINISHED METAL PANEL
8. PREFINISHED METAL CORNICE
9. PREFINISHED METAL FLASHING
10. VINYL WINDOWS
11. ALUMINUM STOREFRONT SYSTEM
12. PREFINISHED ALUMINUM RAILING

Collage architects
www.collagearch.com

115 5TH NE

115 5TH Street NE
Minneapolis, MN

SIMEK REALTY
OWNER: SIMEK REALTY

DATE: XX.XX.2013

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT 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.

PETER KEELY
REGISTRATION NO: 23570

master
ENGINEERING ■ DEVELOPMENT ■ CONSTRUCTION

Master Development
Developer / Contractor
Greg Ottum
612.236.1610
1221 Nicollet Mall Suite 310
Minneapolis, MN 55403

Collage | architects
Architect
Pete Keely
651.472.0030
705 Raymond Avenue #200
St. Paul, Minnesota 55114

Erickson Road and Associates
Structural Engineer
William Boller
651.251.7570
2550 University Avenue West Suite 201-S
Saint Paul, MN 55114

Civil Site Group
Civil Engineer / Landscape Architect
Patrick Server
952.250.2003
4931 W. 35th St, #200
St. Louis Park, MN 55416

DATE: March 08, 2013

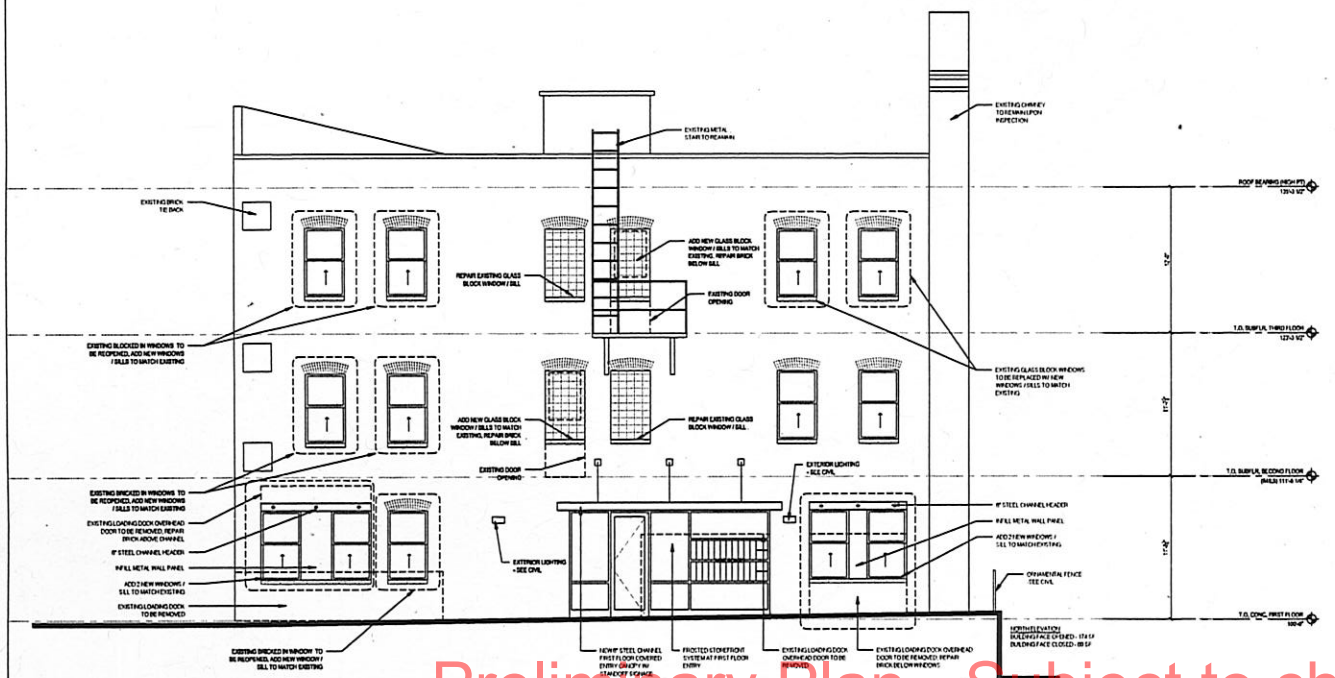
PDR AND LUA SET

MARK	DATE	DESCRIPTION

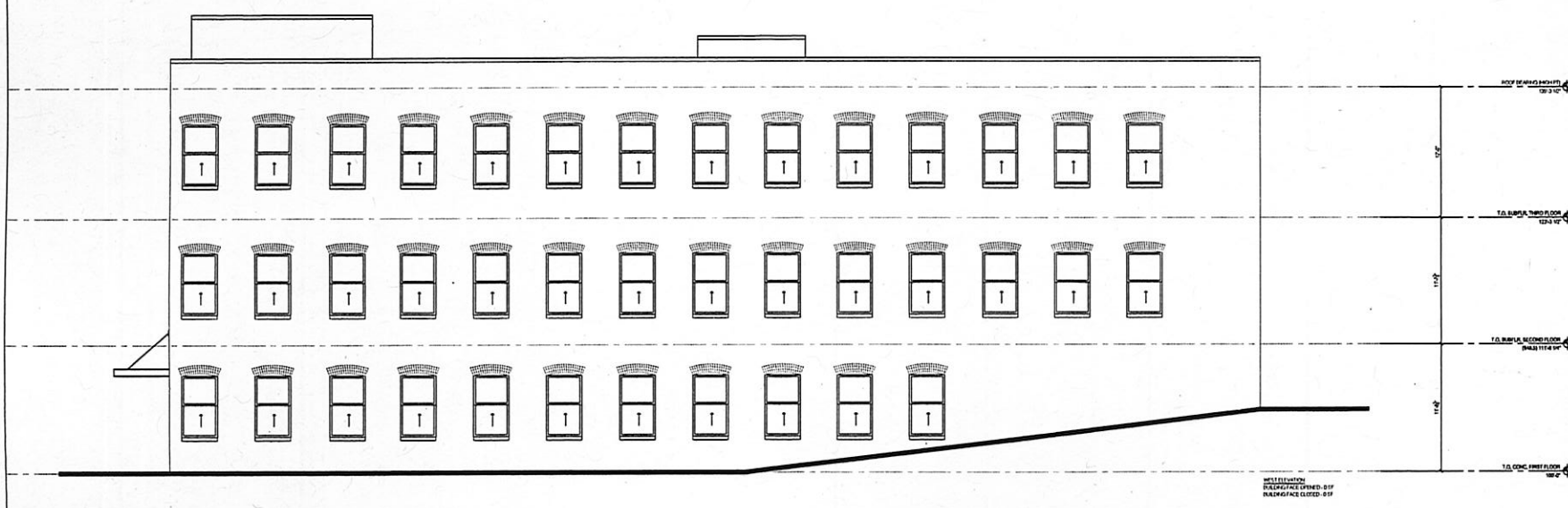
PROJECT NO. 13-002
DRAWN BY JP, JG/ID
CHKD BY PK

SHEET TITLE
ELEVATIONS

A200



2 NORTH ELEVATION
A201



1 WEST ELEVATION
A201

Preliminary Plan - Subject to change

MATERIAL INDEX

1. FACE BRICK
2. DECORATIVE CMU
3. STONE SILL
4. CEMENT BOARD SIDING
5. CEMENT BOARD PANEL SIDING #1
6. CEMENT BOARD PANEL SIDING #2
7. PREFINISHED METAL PANEL
8. PREFINISHED METAL CORNICE
9. PREFINISHED METAL FLASHING
10. VINYL WINDOWS
11. ALUMINUM STOREFRONT SYSTEM
12. PREFINISHED ALUMINUM RAILING

Collage architects

www.collagearch.com

115 5TH NE

115 5TH Street NE
Minneapolis, MN

SIMEK REALTY

OWNER: SIMEK REALTY

DATE: XX.XX.2013

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT 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.

PETER KEELY
REGISTRATION NO: 23579

master
ENGINEERING ■ DEVELOPMENT ■ CONSTRUCTION

Master Development
Developer / Contractor
Greg Ottum
612.236.1610
1221 Nicollet Mall Suite 210
Minneapolis, MN 55403

Collage | architects
Architect
Pete Keely
651.472.0030
705 Raymond Avenue #200
St. Paul, Minnesota 55114

Erickson Road and Associates
Structural Engineer
William Seiler
651.251.7570
2550 University Avenue West Suite 201-S
Saint Paul, MN 55114

Civil Site Group
Civil Engineer / Landscape Architect
Patrick Server
952.250.2003
4931 W. 35th St, #200
St. Louis Park, MN 55416

DATE: March 08, 2013

PDR AND LUA SET

MARK	DATE	DESCRIPTION

PROJECT NO. 13-002
DRAWN BY: JP/JSB
CHKD BY: PK

SHEET TITLE

ELEVATIONS

A201