



elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

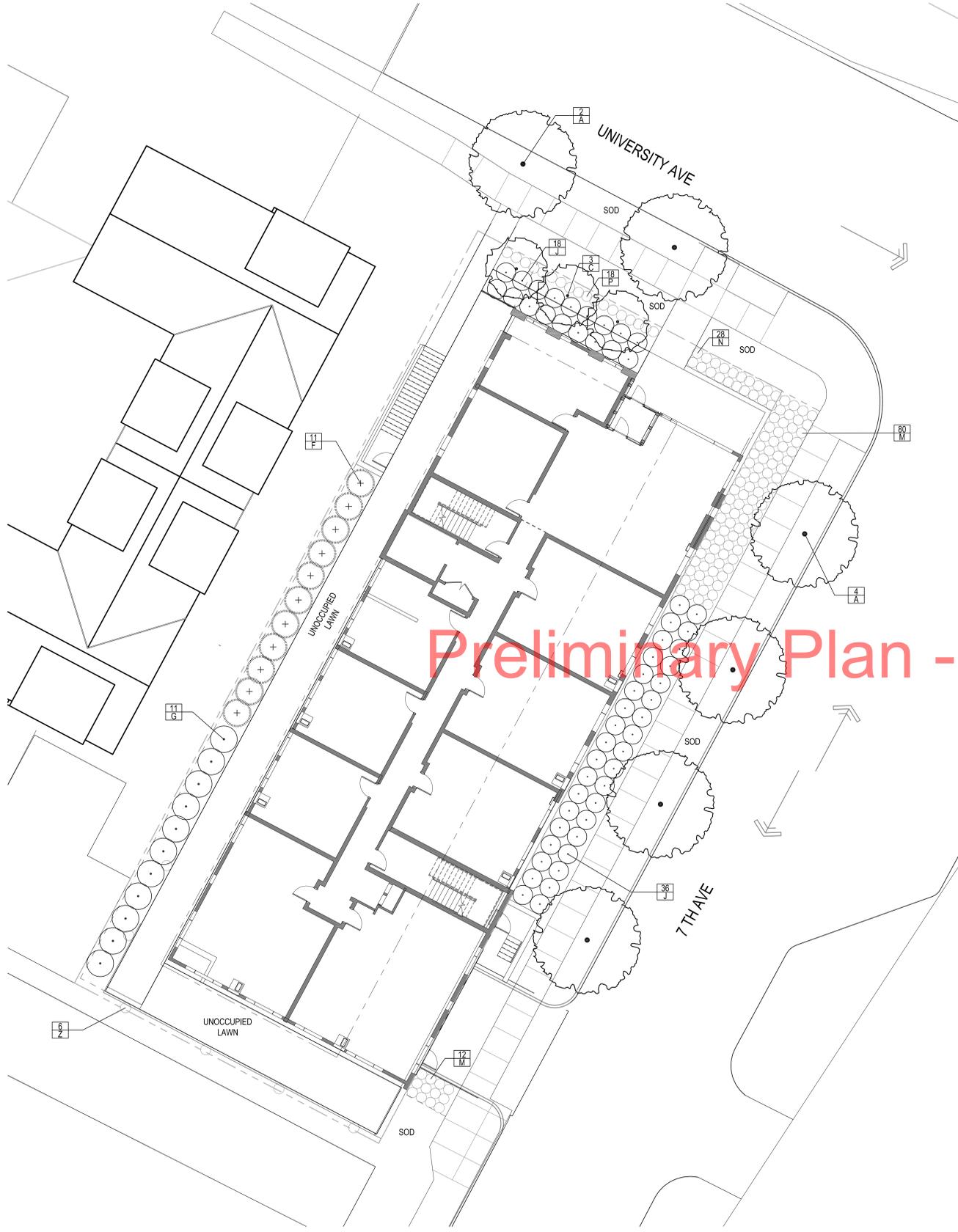
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed landscape architect under the laws of the State of Minnesota

Signature
JESSE SYMNIKWICZ
Typed or Printed Name

26970
License # Date



PRELIMINARY ONLY
NOT FOR CONSTRUCTION



Preliminary Plan - Subject to change

GENERAL NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- 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.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- 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.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- 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 COMMENCEMENT OF WORK.
- 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.
- 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.
- EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
- CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN

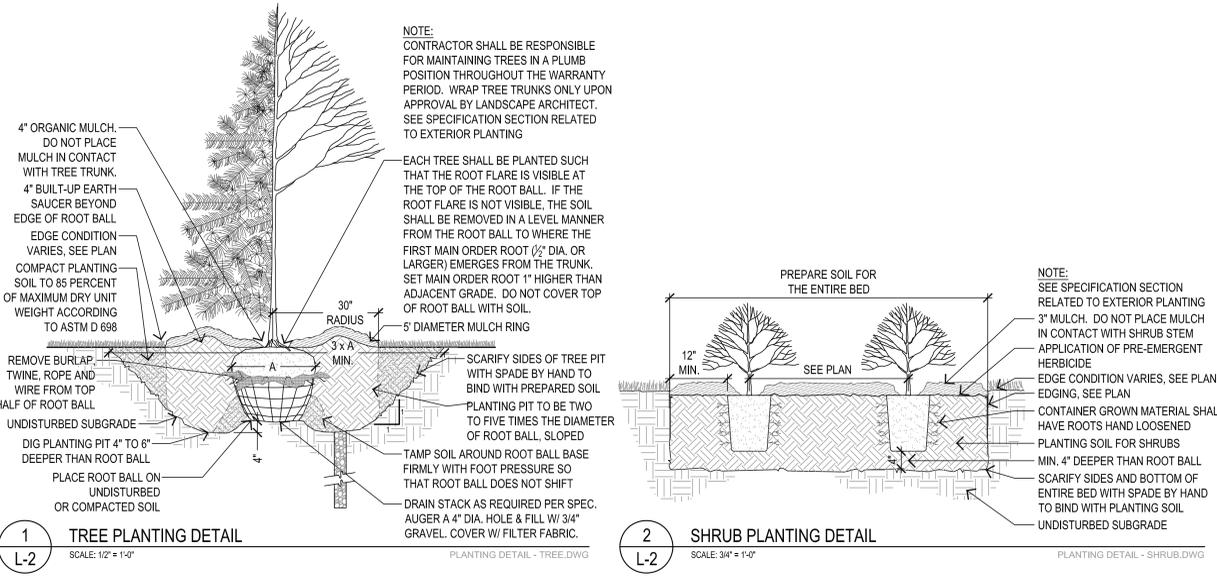
- QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
 - POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
 - APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY 3" DEEP SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
 - INSTALL 4" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
 - WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

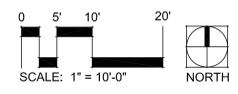
TURF NOTES

- SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- 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.



SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS / ANSI Z60.1 SPECIFICATIONS
TREES						
A	6	NEW HORIZON ELM	<i>Ulmus carpinifolia</i>	2.5" CAL	B & B	
C	3	SERVICEBERRY	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	2.0" CAL	B & B	
SHRUBS						
F	11	PYRAMIDAL UPRIGHT YEWE	<i>Taxus cuspidata 'Capitata'</i>	48" HGT.	#25 CONT.	PLANT 5' O.C.
G	11	REG TWIGGED DOGWOOD	<i>Cornus sericea 'Bailey'</i>	30" HGT.	#5 CONT.	PLANT 5' O.C.
J	54	ALPINE CURRANT	<i>Ribes alpinum</i>	30" HGT.	#5 CONT.	PLANT 4' O.C.
PERENNIALS						
M	92	KARL FORESTER	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	12" HT.	#1 CONT.	PLANT 2' O.C.
N	28	STELLA D'ORO DAYLILLY	<i>Hemerocallis 'Stella D'oro'</i>		#1 CONT.	PLANT 2' O.C.
P	18	OEHRME SEDGE	<i>Carex muskingumensis 'Oehme'</i>		#1 CONT.	PLANT 2' O.C.
Z	6	ENGELMANN IVY	<i>Parthenocissus quinquefolia 'Engelmanni'</i>		#1 CONT.	PLANT 16' O.C.

LANDSCAPE PLAN



PLANT SCHEDULE

LAND USE APPLICATION
SUBMITTAL
4/10/2013

ORIGINAL ISSUE: 03/25/13

REVISIONS

No.	Description	Date

212407
PROJECT NUMBER

628 UNIVERSITY

LANDSCAPE PLAN, NOTES AND DETAILS

L1.0



e!ness swenson graham architects
 500 WASHINGTON AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA 55415
 P. 612.339.5508
 F. 612.339.5382
 WWW.ESGAR.COM

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 _____

NOT FOR CONSTRUCTION



Preliminary Plan - Subject to change



LAND USE RE-SUBMITTAL 4/10/2013		
ORIGINAL ISSUE: 02/08/13		
REVISIONS		
No.	Description	Date
212407	PROJECT NUMBER	
Author	Checker	
DRAWN BY	CHECKED BY	
KEY PLAN		
628 UNIVERSITY		
3D REFERENCE VIEWS		
A0.2		



elness swenson graham architects
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
P. 612.339.5508
F. 612.339.5382
WWW.ESGARCH.COM

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 _____

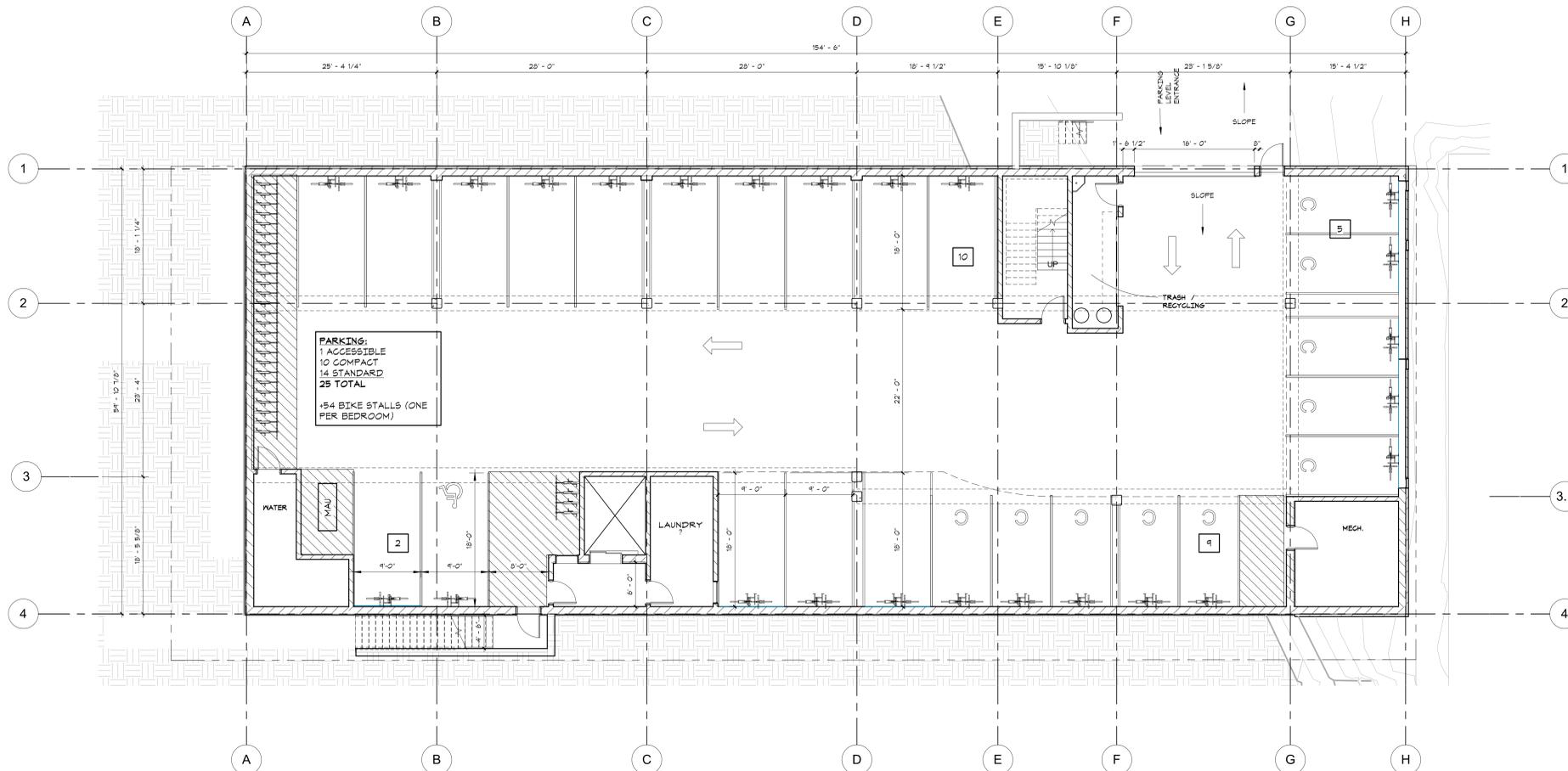
License # _____ Date _____

NOT FOR CONSTRUCTION



2 LEVEL 1 - ARCHITECTURAL
A1.1 1/8" = 1'-0"

Preliminary Plan - Subject to change



1 MINUS 1 - PARKING / SERVICE - FLOOR PLAN
A1.1 1/8" = 1'-0"

LAND USE RE-SUBMITTAL 4/10/2013		
ORIGINAL ISSUE: 3/25/2013		
REVISIONS		
No.	Description	Date
LUA - Update		4/10/2013
212407 PROJECT NUMBER		
ESG DRAWN BY	ESG CHECKED BY	
KEY PLAN		
628 UNIVERSITY		
FLOOR PLAN A1.1		



e|ness swenson graham architects
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
P. 612.339.5508
F. 612.339.5382
WWW.ESGARCH.COM

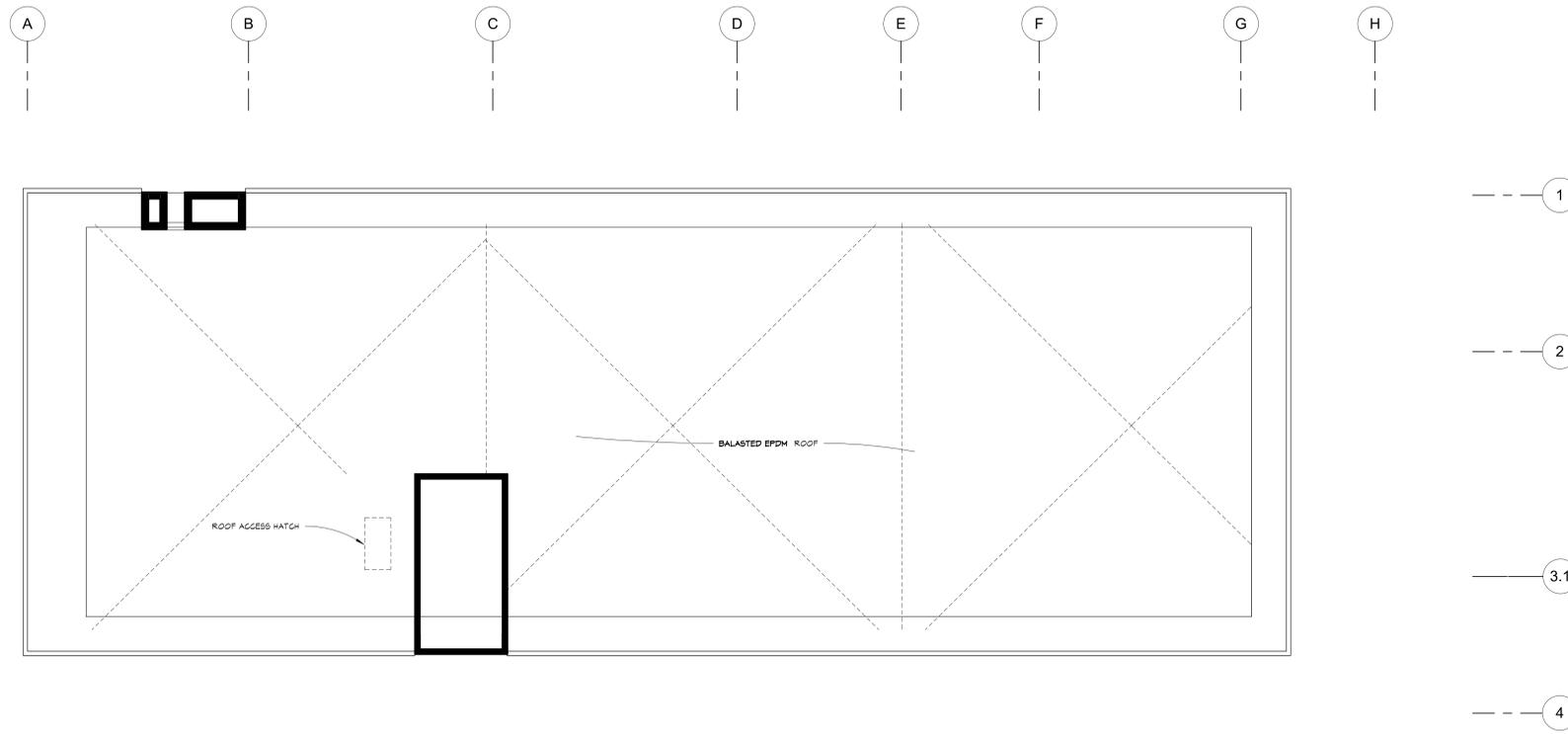
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature _____

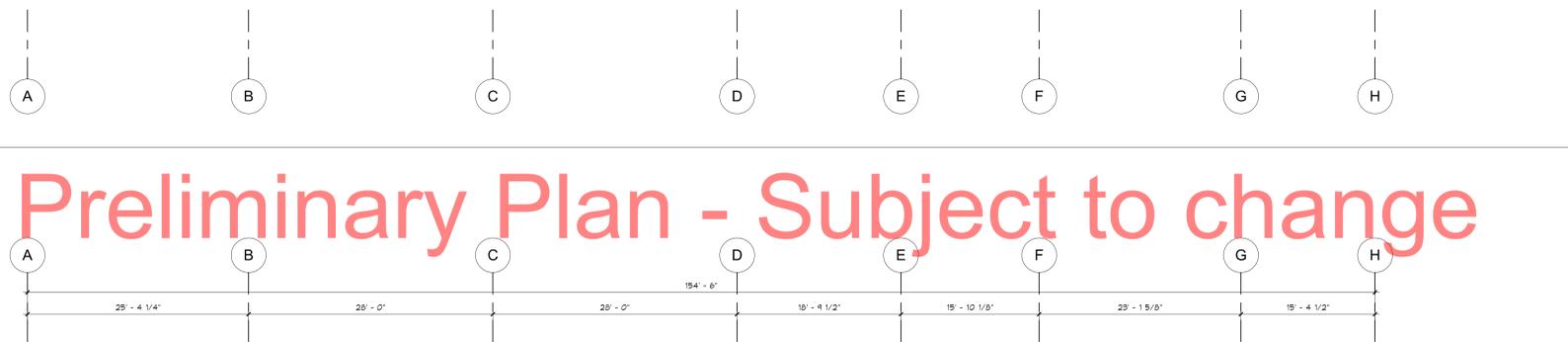
Typed or Printed Name _____

License # _____ Date _____

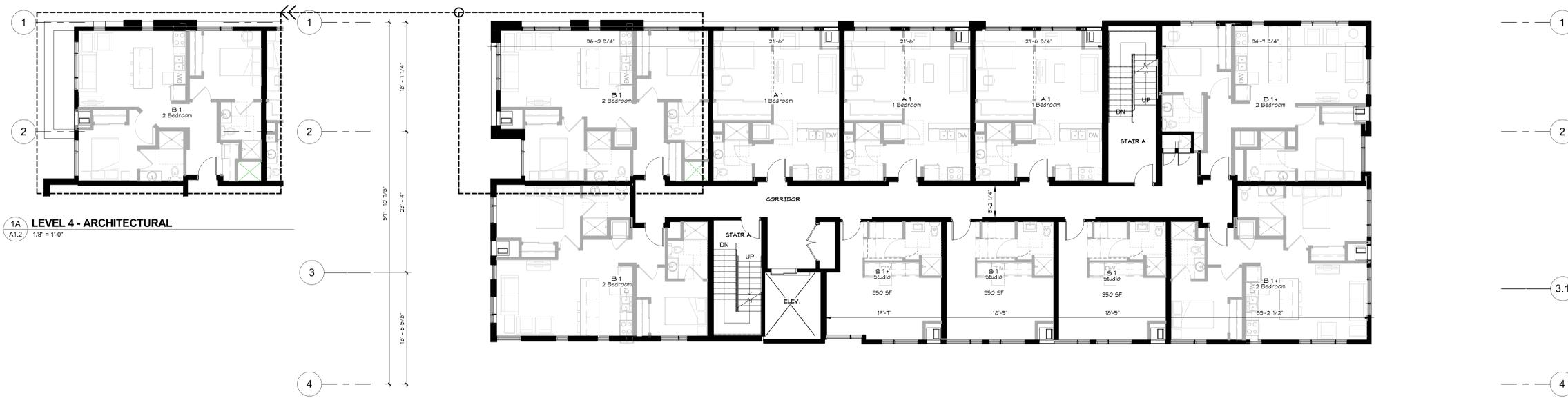
NOT FOR CONSTRUCTION



2 ROOF PLATE
A1.2 1/8" = 1'-0"



Preliminary Plan - Subject to change



1A LEVEL 4 - ARCHITECTURAL
A1.2 1/8" = 1'-0"

1 LEVEL 2 (LEVEL 3 & 4 SIMILAR EXCEPT AS NOTED) - ARCHITECTURAL
A1.2 1/8" = 1'-0"

LAND USE
RE-SUBMITTAL
4/10/2013

ORIGINAL ISSUE: 3/25/2013

REVISIONS

No.	Description	Date
LUA - Update		4/10/2013

212407

PROJECT NUMBER

Author _____ Checker _____

DRAWN BY _____ CHECKED BY _____

KEY PLAN

628 UNIVERSITY

FLOOR PLAN
A1.2



elness swenson graham architects
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
P. 612.339.5508
F. 612.339.5382
WWW.ESGARCH.COM

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 _____



3 EAST ELEVATION
A3.1 1/8" = 1'-0"

4 NORTH ELEVATION
A3.1 1/8" = 1'-0"

Preliminary Plan - Subject to change

NOT FOR CONSTRUCTION



2 SOUTH ELEVATION
A3.1 1/8" = 1'-0"

1 WEST ELEVATION
A3.1 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

EXTERIOR MATERIAL KEYNOTES

- 2A MASONRY COLOR #1 (ROCK FACE BLOCK)
- 2B MASONRY COLOR #2 (BRICK)
- 2C MASONRY COLOR #2 INLAY (BRICK PATTERN)
- 2D MASONRY GLASS BLOCK
- 3A LAP SIDING (6" & 12")
- 3C HARDI PANEL w/ FRYREGLET TRIM
- 3D CORRUGATED GALVALUM SIDING
- 3E STANDING SEAM METAL SIDING
- 4B VINYL WINDOWS
- 7A STEEL CANOPY - SEE STRUC.
- 7B STEEL CHANNEL - SEE STRUC.
- 8 METAL ROOF CORNICE PROFILE
- 13 MASONRY CONTROL JOINT - TYP AT EACH SIDE OF PIERS
- M1 MAGIC PACK UNIT MECHANICAL

LAND USE
RE-SUBMITTAL
4/10/2013

ORIGINAL ISSUE: 3/25/2013

REVISIONS

No.	Description	Date
LUA - Update		4/10/2013

212407
PROJECT NUMBER

ESG
DRAWN BY _____
CHECKED BY _____
KEY PLAN

628 UNIVERSITY

EXTERIOR ELEVATIONS
A3.1