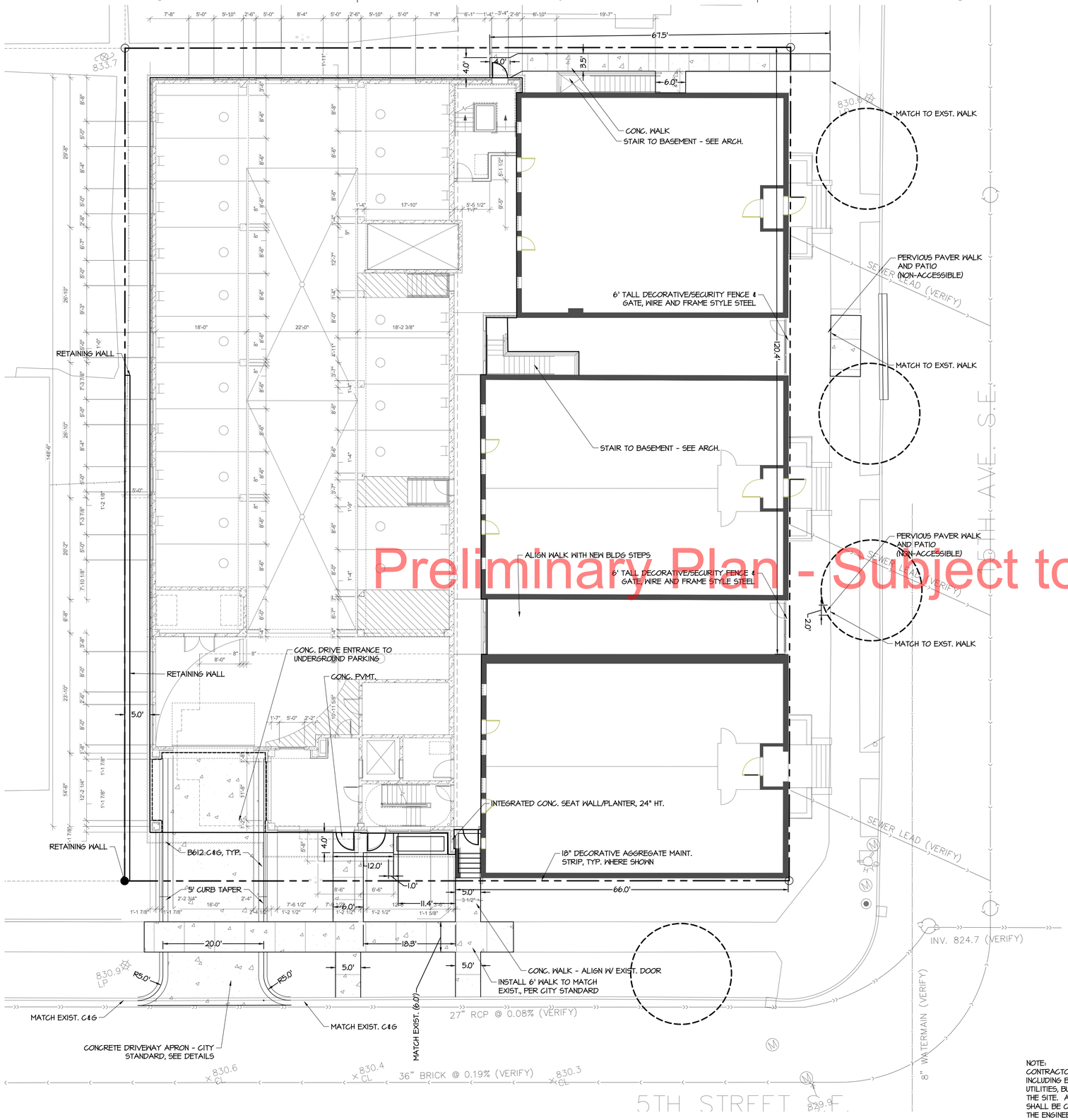

Preliminary Plan - Subject to change

SITE LAYOUT 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.

OPERATIONAL NOTES:

1. TRASH REMOVAL WILL BE HANDLED BY ON-SITE BUILDING MANAGER IN COORDINATION WITH ASSIGNED TRASH HAULER. THE TRASH CONTAINERS WILL BE SHUTTLED BACK AND FORTH FROM TRASH ROOM TO PARKING GARAGE DOOR AT ASSIGNED PICK UP TIME.

COORDINATION NOTES:

1. TRAFFIC & PARKING
   - 1.1. COORDINATE WITH BILL PRINCE, CITY OF MINNEAPOLIS, (612) 673-3401 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS.
   - 1.2. COORDINATE WITH DOUG MADAY, CITY OF MINNEAPOLIS, (612) 673-5755 FOR ALL OTHER ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY.

LEGEND:

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

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.

1" = 10'-0"

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4931 W. 35TH ST., #200 | ST. LOUIS PARK MN | 55416
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CivilSite@cs-group.com

CLIENT | CONTRACTOR | STRUCTURAL | CIVIL

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 Professional Engineer under the laws of the State of Minnesota.
Matthew R. Powek
Date 7/31/13 License No. 44263

Issue:	Date:
City Submittal	09/06/2012:
PDR Submittal	09/27/2012:
BZA SET	03/15/2013:
PDR ReSubmittal	07/31/2013:

Project #:	12-0015
Date:	7-31-13
Drawn by:	RLB
Checked by:	PJS

PRELIMINARY: NOT FOR CONSTRUCTION

501 FIFTEEN AVENUE

SITE PLAN

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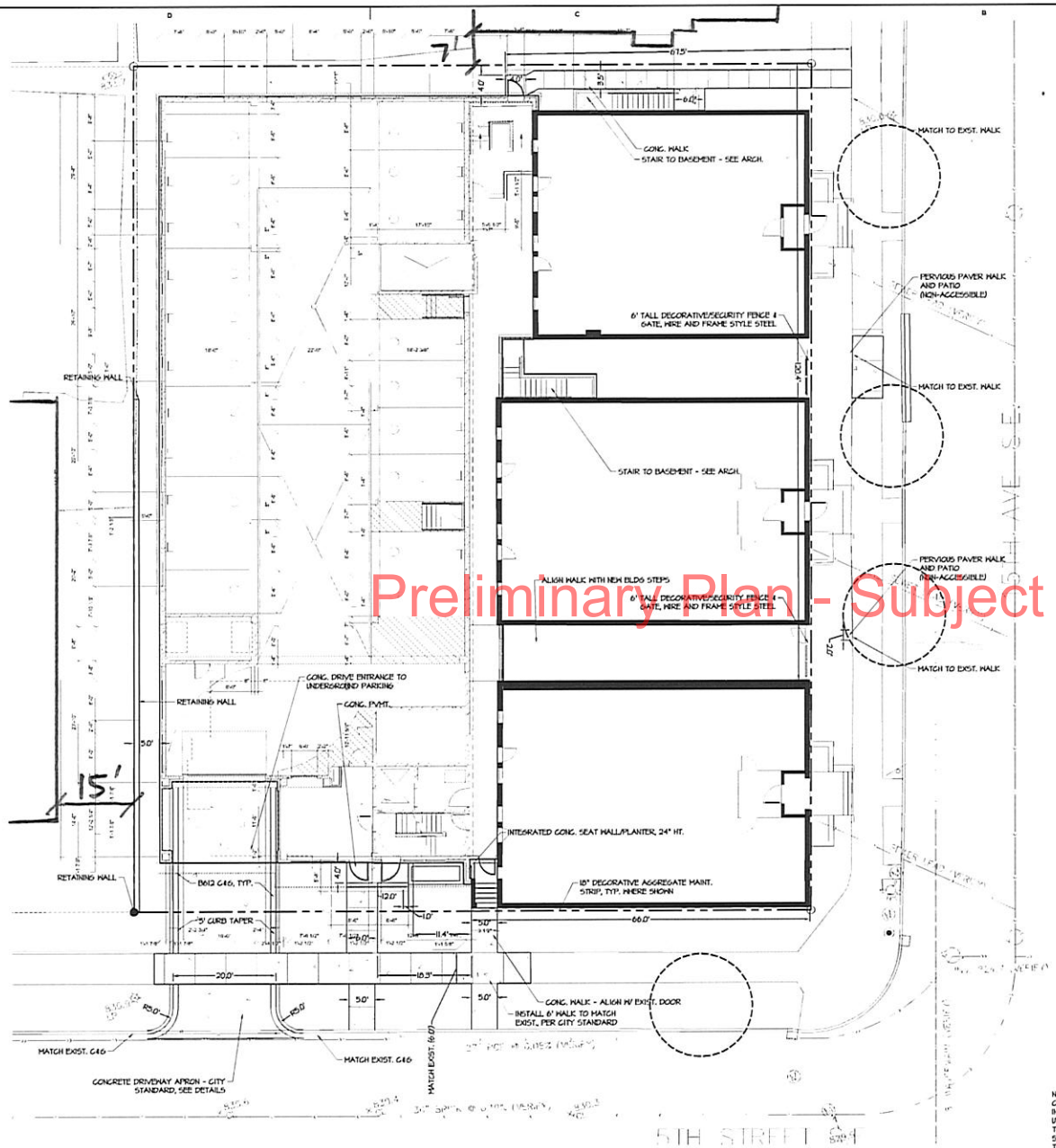
C-2



Preliminary Plan - Subject to change

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LEGEND:

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- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES
- (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
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NOTE:
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1" = 10'-0"

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952-920-7621 / 952-313-1964
CONTACT: Jeffrey Kelly

STRUCTURAL:

CONTRACTOR:

CLIENT:

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 Professional Engineer under the laws of the State of Minnesota.
Date 12/13/13 Jeffrey K. Kelly Reg. No. 44269

Issue	Date
City Submittal	09/07/2012
PDC Submittal	10/09/2012
BOI SET	07/26/2013
FOR Residential	07/31/2013

Project #	12-0015
Date	7-31-13
Drawn by	RJB
Checked by	PJS

501 FIFTEEN AVENUE

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SITE PLAN

C-2

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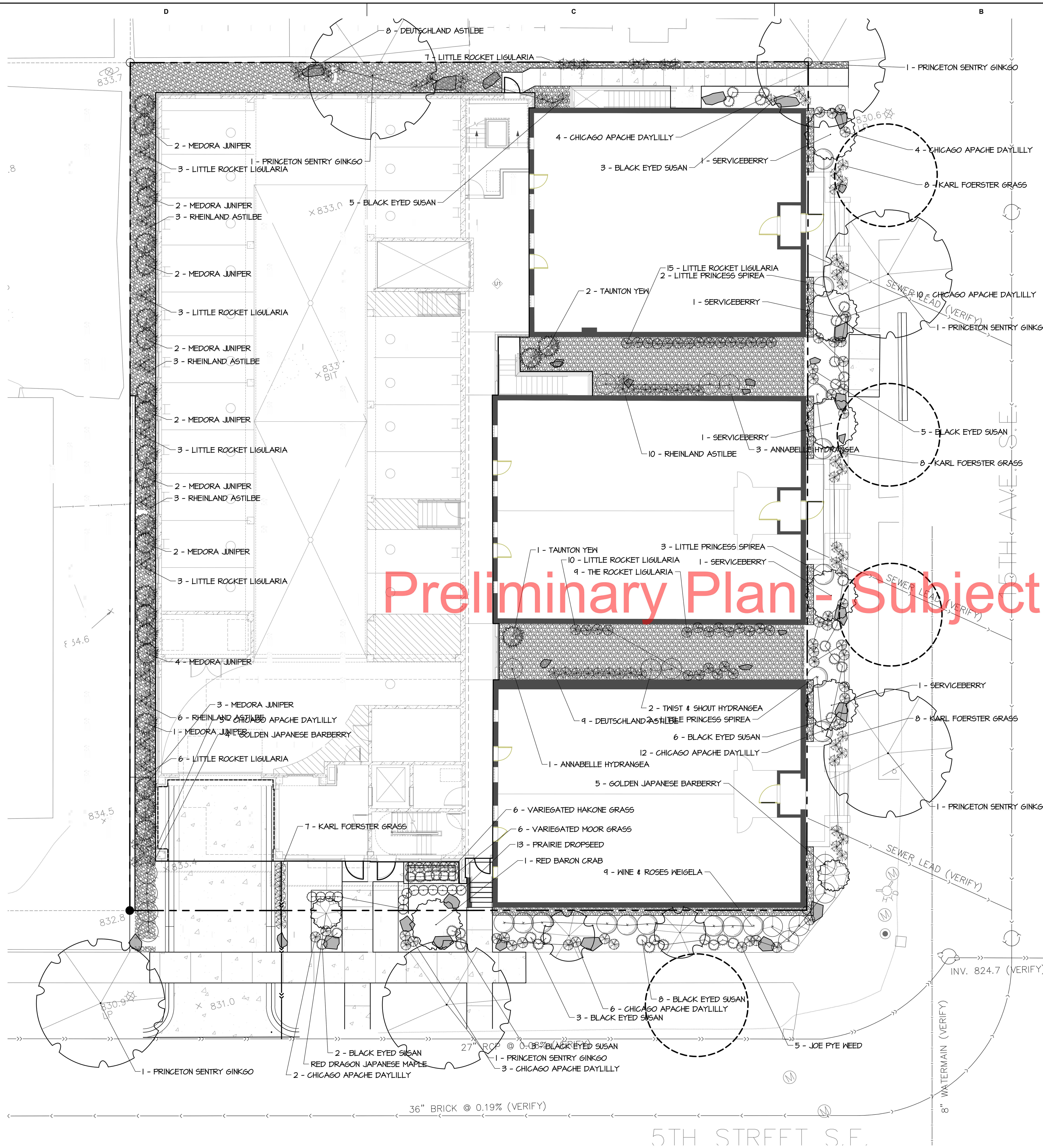

Preliminary Plan - Subject to change

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 METAL EDGING 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.

PLANT SCHEDULE

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
	DECIDUOUS TREES				
6	PRINCETON SENTRY GINKGO	Ginkgo biloba 'Princeton Sentry'	2.5"	B&B	STRAIGHT LEADER. FULL FORM
	ORNAMENTAL TREES				
1	RED BARON FLOWERING CRABAPPLE	Malus 'Red Baron'	1.5"	B&B	STRAIGHT LEADER. FULL FORM
5	SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5"	B&B	STRAIGHT LEADER. FULL FORM
1	RED DRAGON JAPANESE MAPLE (CLUMP)	Acer palmatum 'Red Dragon'	#20	CONT	POTTED - CONT. T.B.D.
	DECIDUOUS SHRUBS				
4	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	#5	CONT.	DENSE BRANCHING
9	GOLDEN JAPANESE BARBERRY	Berberis thunbergii 'Aurea'			
14	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'			
2	TWIST & SHOUT HYDRANGEA	Hydrangea macrophylla 'Twist & Shout'			
9	WINE & ROSES WEIGELA	Weigela florida 'Wine & Roses'	#5	CONT.	DENSE BRANCHING
	EVERGREEN SHRUB				
3	TAUNTON YEW	Taxus x media 'Tauntonii'	#5	CONT.	
22	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	#5	CONT.	
	PERENNIALS				
46	CHICAGO APACHE DAYLILLY	Hemerocallis 'Chicago Apache'	#2	CONT.	
35	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldsturm'	#2	CONT.	
36	LITTLE ROCKET LIGULARIA	Ligularia 'Little Rocket'	#2	CONT.	
17	THE ROCKET LIGULARIA	Ligularia 'The Rocket'	#2	CONT.	
17	DEUTSCHLAND ASTILBE	Astilbe japonica 'Deutschland'	#2	CONT.	
25	RHEINLAND ASTILBE	Astilbe japonica 'Rheinland'	#2	CONT.	
	GRASSES				
31	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#2	CONT.	
13	PRAIRIE DROPSEED	Sporobolus heterolepis	#2	CONT.	
6	VARIEGATED MOOR GRASS	Molinia caerulea 'Variegata'	#2	CONT.	
6	VARIEGATED HOKONE GRASS	Hakonechloa macra 'Aureola'	#2	CONT.	

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.

3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.

4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.

5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.

6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.

7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.

8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.

9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.

10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.

11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.

12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.

13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.

14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.

15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.

16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTIVE.

17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.

18. AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.

19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.

20. USE SCREENS ON ALL HEADS.

12. CONTRACTOR SHALL SUPPLY AN "AS-BUILT" PLAN OF IRRIGATION SYSTEM AT THE TIME OF COMPLETION TO OWNER'S REPRESENTIVE. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.

22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.

23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.

24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LEGEND:

SMALL ROCK MULCH

AREAS AND QUANTITIES:

SITE AREA = 0.50 ACRES (21,801 SF)

BUILDING COVERAGE AREA: 0.41 ACRES (17,922 SF)

REQUIRED LANDSCAPE YARD AREA: 775 SF = 20% OF 3,879 SF
(21,801 SF MINUS 17,922 SF)
PROPOSED LANDSCAPE YARD AREA: 2,669 SF

1 TREE/500 SF - 2 OVERSTORY TREES REQUIRED (ONSITE)
2 OVERSTORY PROPOSED (ONSITE)

1 SHRUB/100 SF - 8 SHRUBS REQUIRED (ONSITE)
56 SHRUBS PROPOSED (ONSITE)

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

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STRUCTURAL
CONTRACTOR
CLIENT

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 Landscape Architect under the laws of the state of Minnesota.
Patrick J. Sarver
Date 7/31/13 License No. 24904

501 FIFTEEN AVENUE
PRELIMINARY: NOT FOR CONSTRUCTION

Issue:	Date:
City Submittal	09/06/2012:
PDR Submittal	09/27/2012:
BID SET	07/25/2013:
PDR ReSubmittal	07/31/2013:

Project #: 12-0015
Date: 7-31-13
Drawn by: RLB
Checked by: PJS

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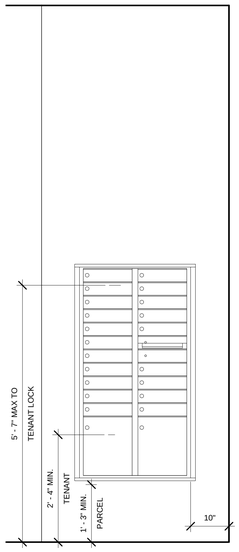
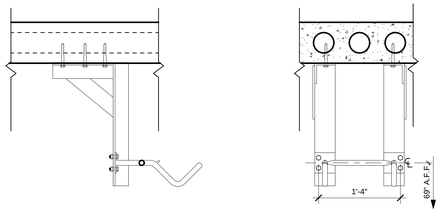
LANDSCAPE PLAN

L-1

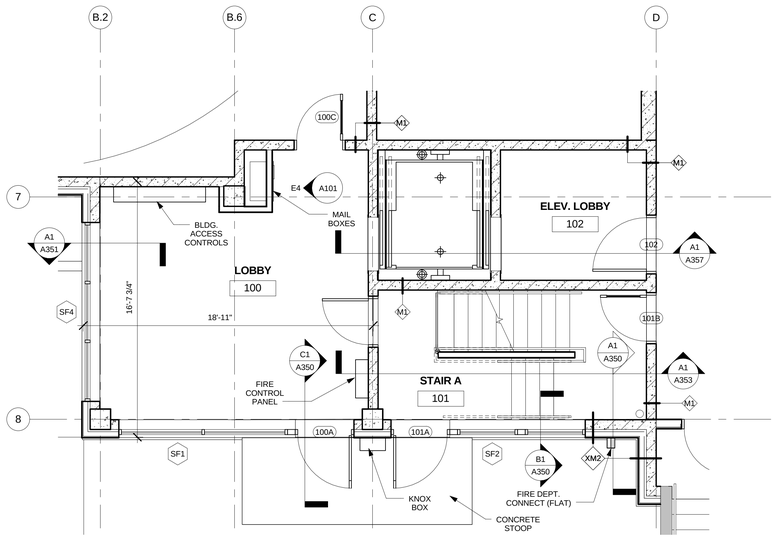


E4 MAILBOX ELEVATION
3/4" = 1'-0"

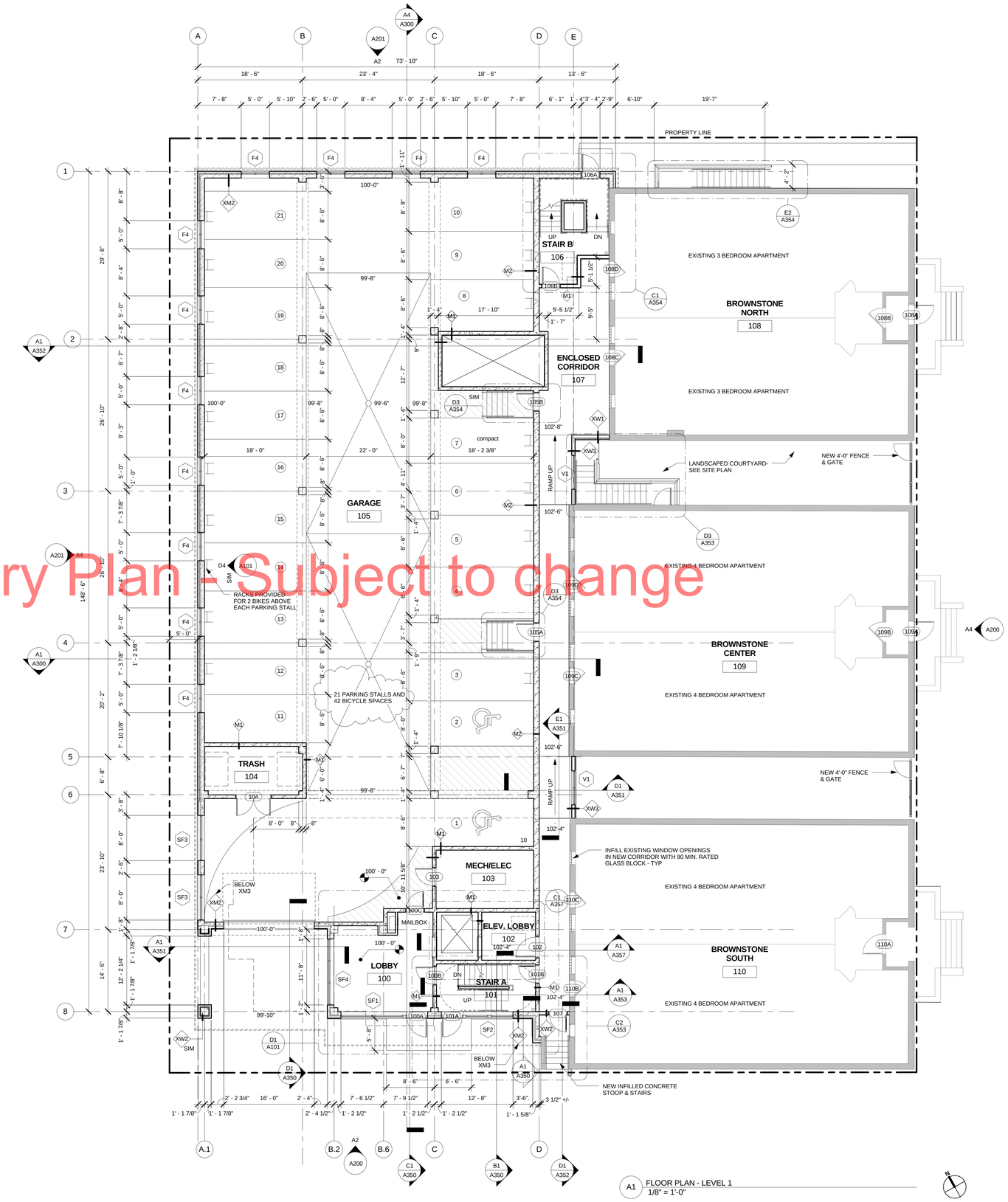


* COORDINATE ANCHORS W/ P/C MANUFACTURER

D4 TYPICAL BIKE RACK ANCHORING SECTIONS
1" = 1'-0"



D1 ENLARGED COMMON AREA
1/4" = 1'-0"



A1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

Preliminary Plan - Subject to change

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333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

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.
SCOTT NELSON
PRINT NAME
17444
REGISTRATION NUMBER
7-25-13
DATE

PRELIMINARY - NOT FOR CONSTRUCTION

Issue: 80% SET
Date: 07.25.13
Project #: 12-0013
Date: 7-25-13
Drawn by: TH
Checked by: SN

501 FIFTEENTH AVENUE
501 FIFTEEN AVENUE, MINNEAPOLIS, MN

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FIRST LEVEL FLOOR PLAN

A101

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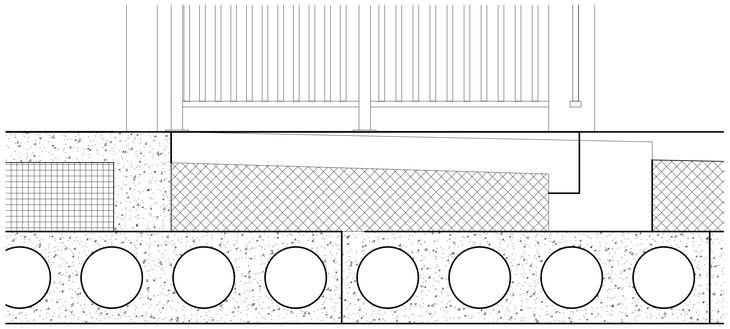
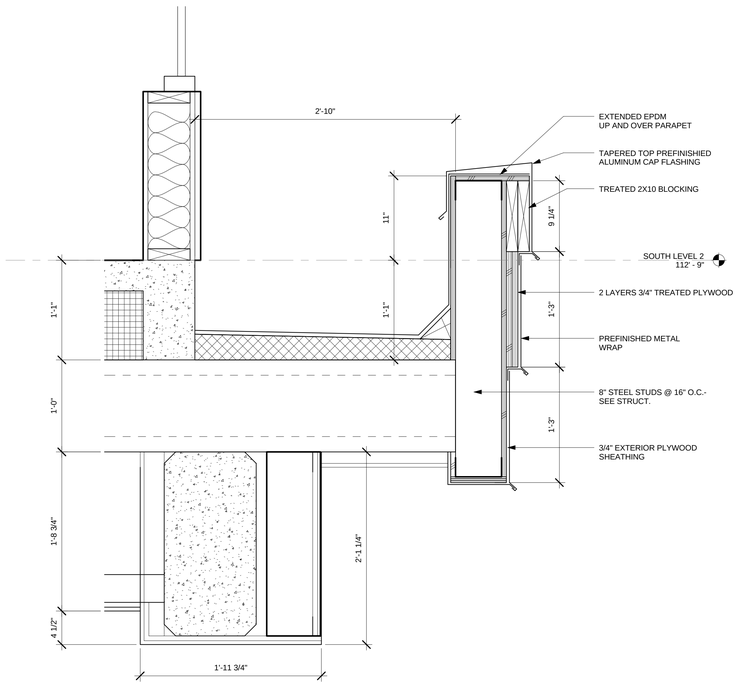
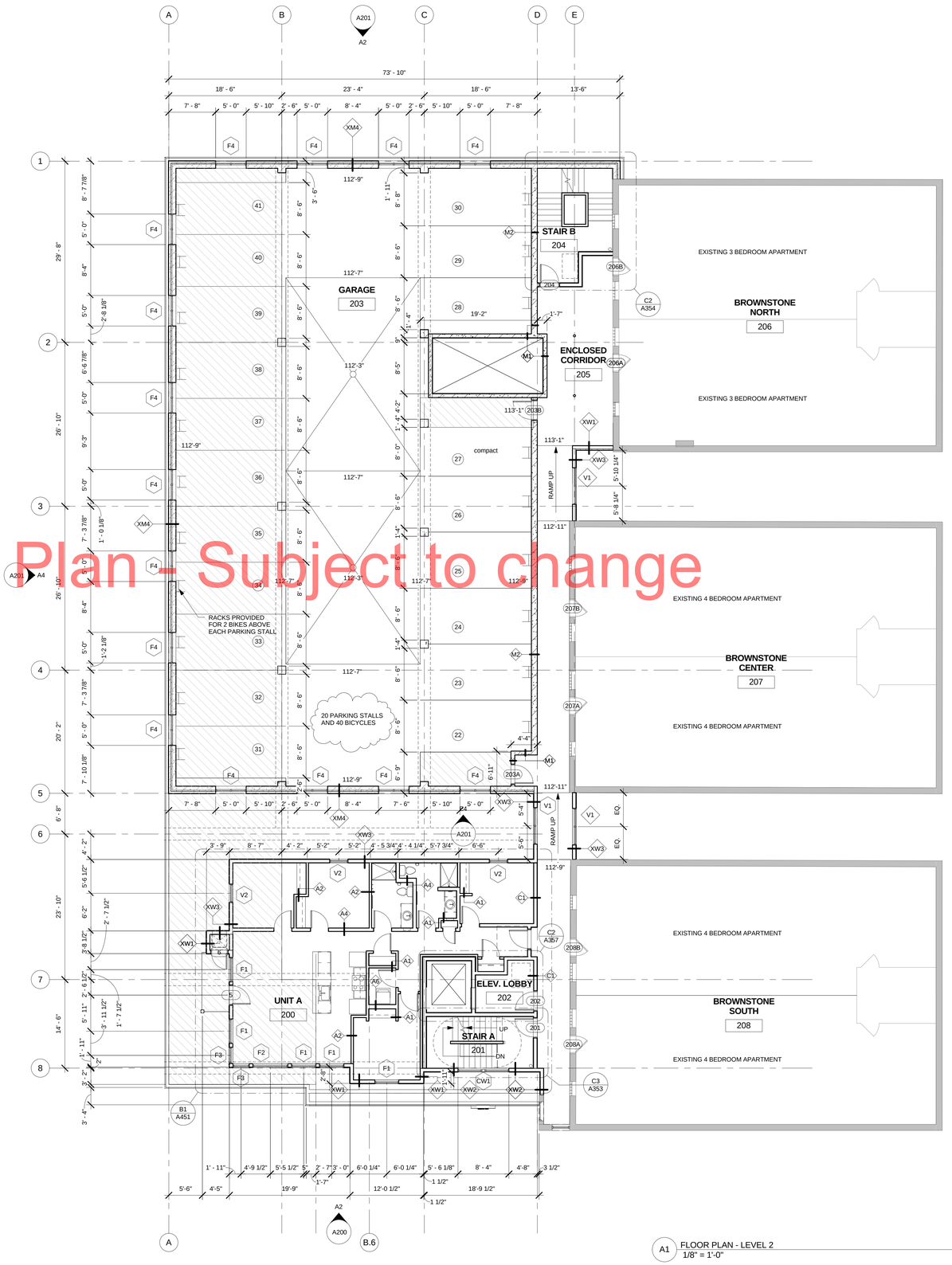


E4 SECTION DETAIL - WALKOUT @ PRECAST
1 1/2" = 1'-0"



E1 SECTION DETAIL - GARAGE ENTRY CANOPY
1 1/2" = 1'-0"



A1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

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SCOTT NELSON
PRINT NAME
SIGNATURE
17444
REGISTRATION NUMBER
7-25-13
DATE

PRELIMINARY - NOT FOR CONSTRUCTION

Issue: BID SET
Date: 07-25-13
Project #: 12-0013
Date: 7-25-13
Drawn by: TH
Checked by: SN

501 FIFTEENTH AVENUE
501 FIFTEEN AVENUE, MINNEAPOLIS, MN

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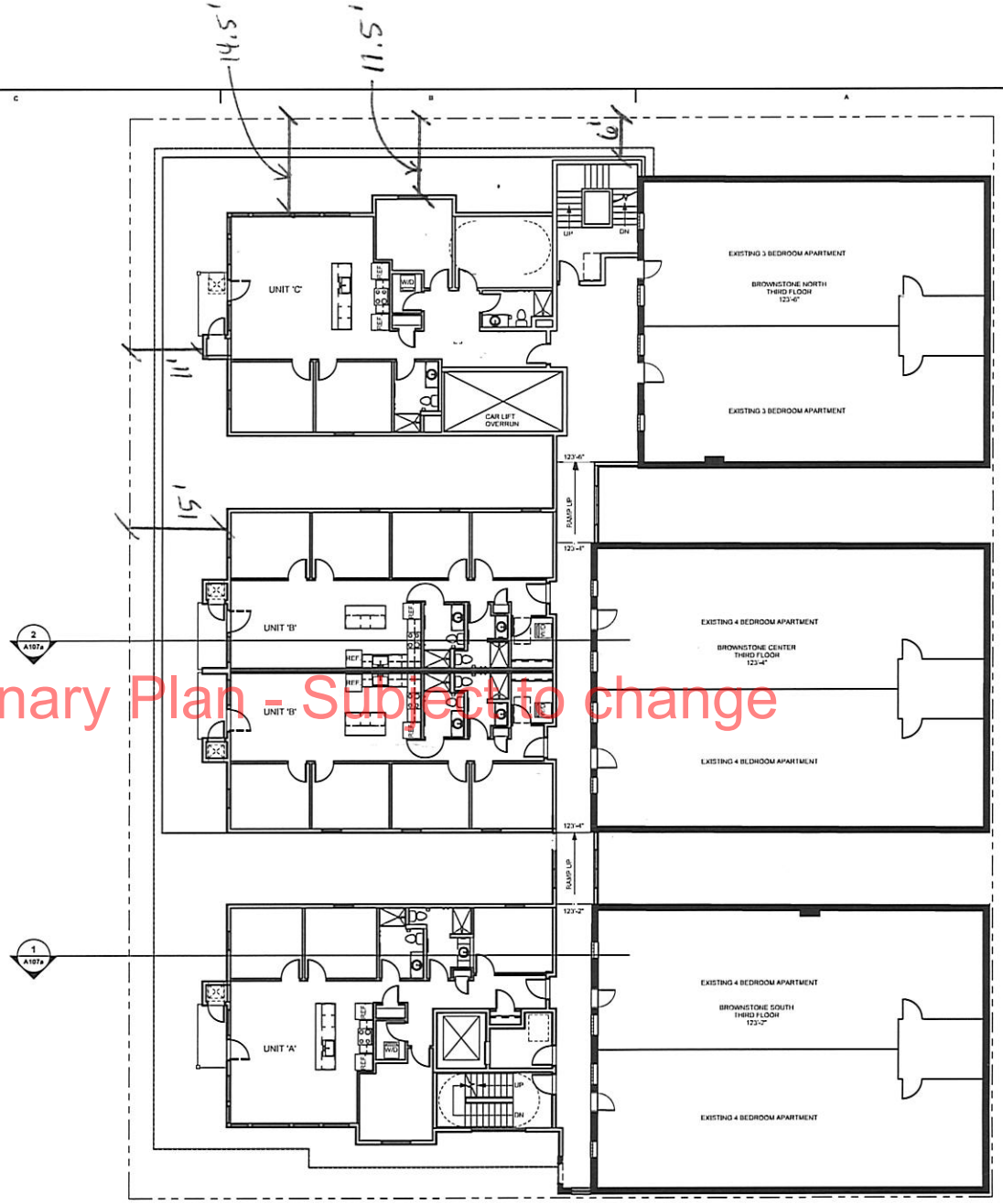
SECOND LEVEL FLOOR PLAN

A102



Preliminary Plan - Subject to change

A1 THIRD FLOOR PLAN
1/8" = 1'-0"

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CLIENT
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

CONTRACTOR
ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

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ADDRESS 1
ADDRESS 2
CITY, STATE, ZIP CODE
PHONE NUMBER

MECHANICAL
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PHONE NUMBER

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Print Name

Signature

Registration Number

Date

Issue Date:

Project #: 12-0113

Date: 7/9/13

Drawn by: TH

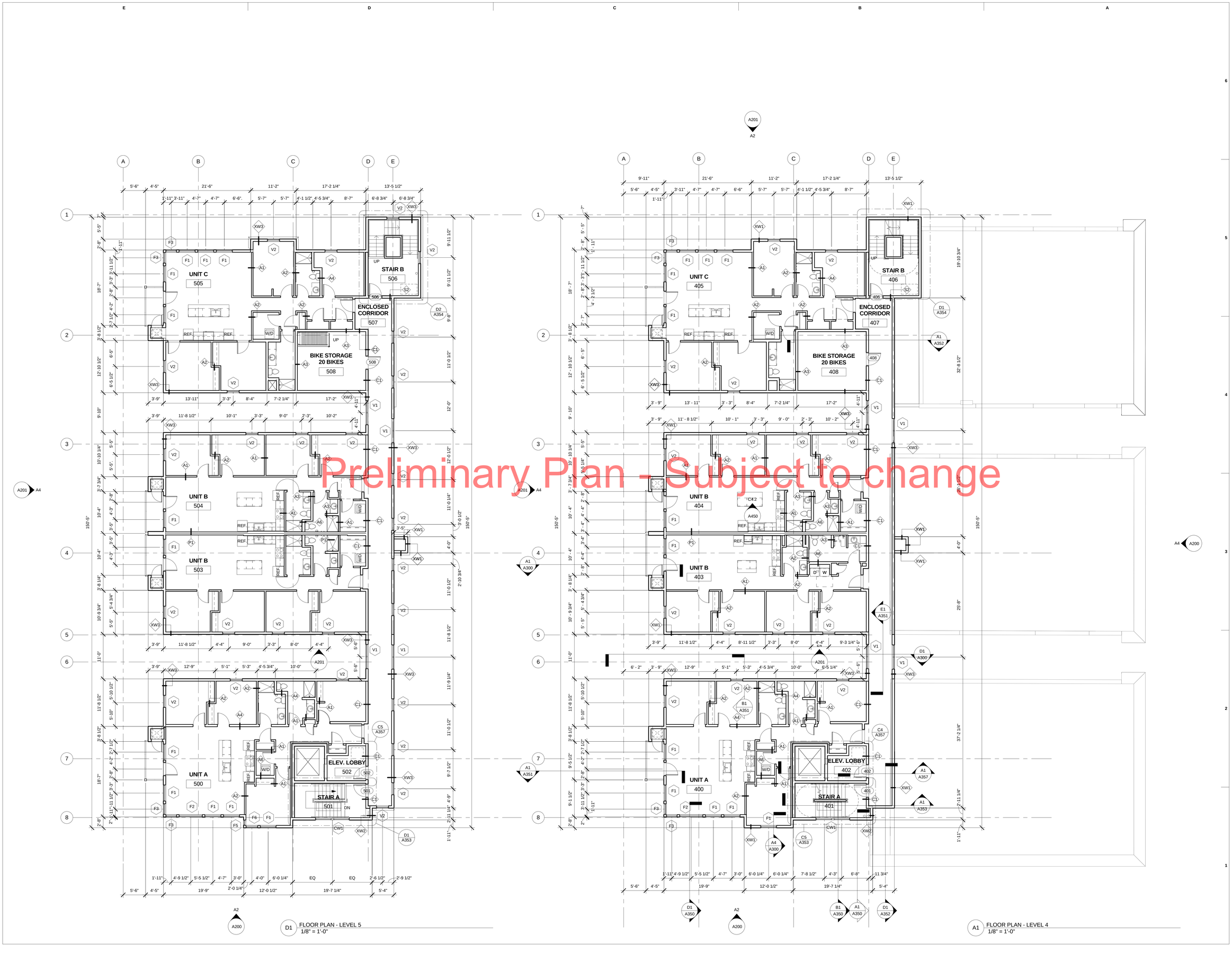
Checked by: SN

501 FIFTEENTH AVENUE

MINNEAPOLIS, MINNESOTA

PROPOSED THIRD FLOOR PLAN

A103a



Preliminary Plan - Subject to change

D1 FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

A1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

DJR ARCHITECTURE, INC
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Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

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.

SCOTT NELSON
PRINT NAME

SIGNATURE

17444
REGISTRATION NUMBER

7-25-13
DATE

PRELIMINARY - NOT FOR CONSTRUCTION

Issue: BID SET

Date: 07-25-13

Project #: 12-0013

Date: 7-25-13

Drawn by: TH

Checked by: SN

501 FIFTEENTH AVENUE
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FOURTH & FIFTH LEVELS FLOOR PLANS

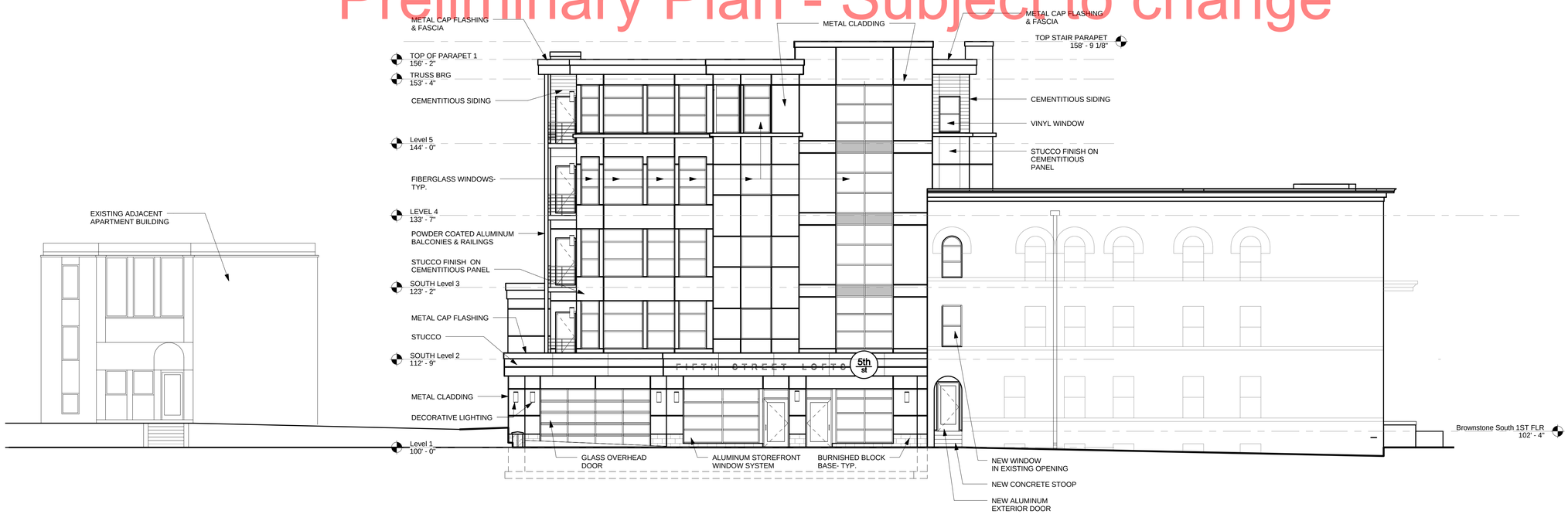
A104

BROWNSTONE IMPROVEMENTS

1. REPAIR OR REPLACE PORCHES & STEPS
2. REFURBISH ENTRY DOORS AND ENTRY COVE AREA TO ORIGINAL.
3. REPLACE WINDOW WITH WINDOWS THAT ARE CONSISTANT WITH HISTORICAL NATURE OF BUILDINGS
4. REBUILD CORNICES AND TUCK POINT BRICK AT ALL THREE EXISTING BUILDINGS.

A2 EAST ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change



A1 SOUTH ELEVATION
1/8" = 1'-0"

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Approver
PRINT NAME
SIGNATURE
REGISTRATION NUMBER
7-09-13
DATE

Project #: 12-0013
Date: 7-09-13
Drawn by: TH
Checked by: SN

Issue:
Date:

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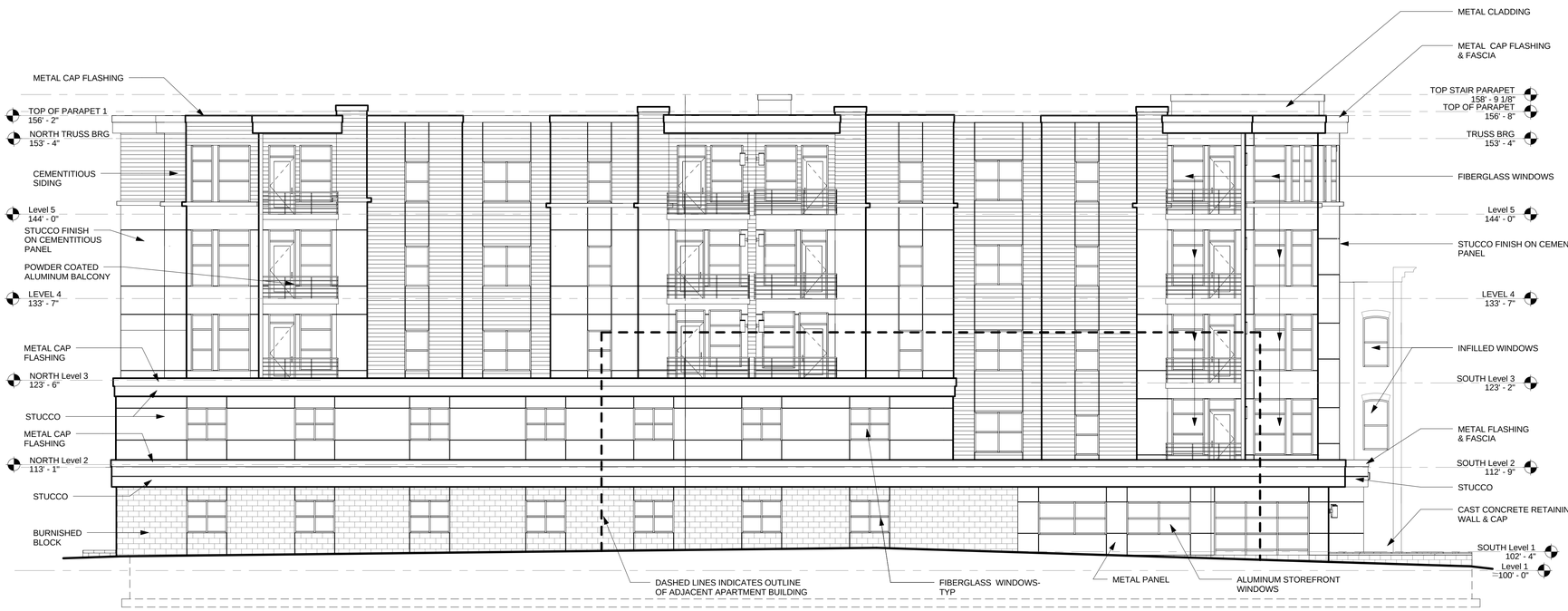
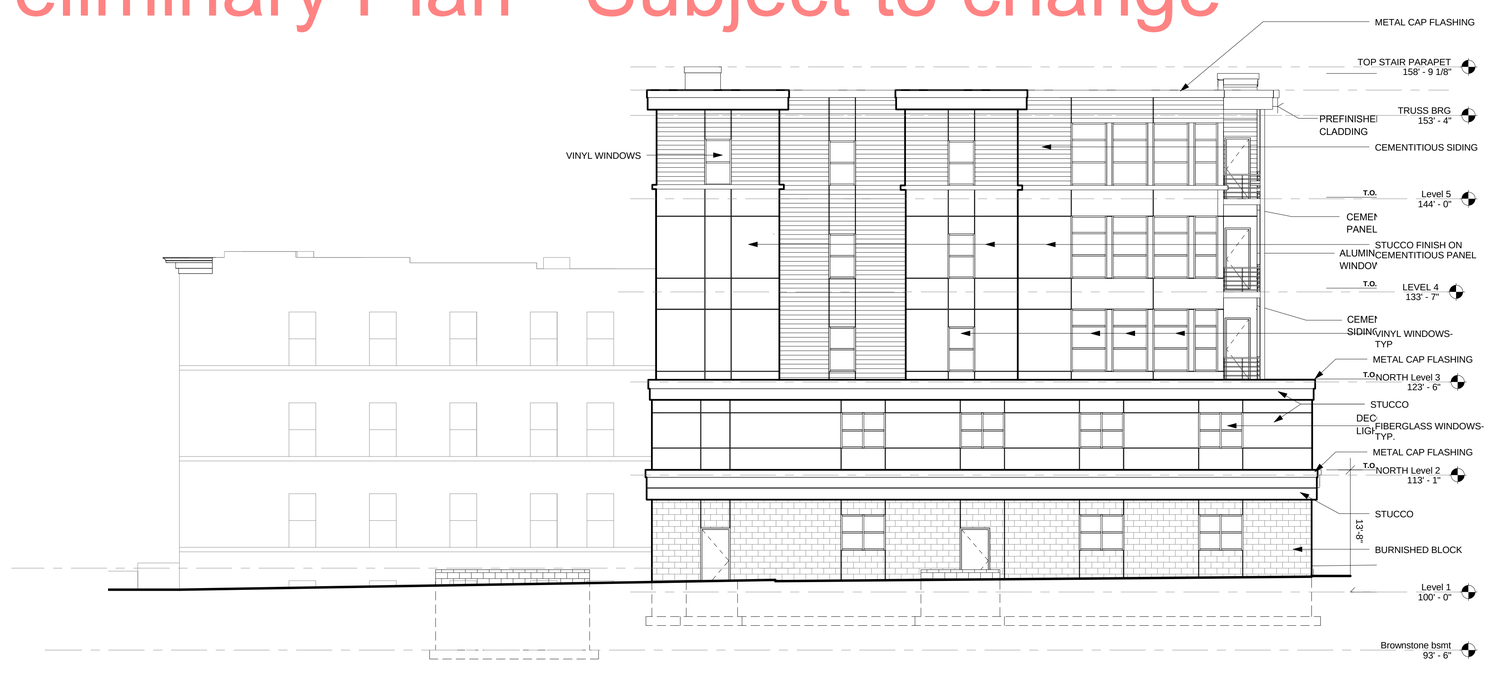
PROPOSED EXTERIOR ELEVATIONS

A105a



A2 WEST ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change



A1 NORTH ELEVATION
1/8" = 1'-0"

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CONTRACTOR

CLIENT

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Approved
PRINT NAME

SIGNATURE

REGISTRATION NUMBER

7-09-13
DATE

Project #: 12-0013
Date: 7-09-13
Drawn by: TH
Checked by: SE

Date:

Issue:

501 FIFTEENTH AVENUE

501 FIFTEEN AVENUE, MINNEAPOLIS, MN

PROPOSED EXTERIOR ELEVATIONS

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A106a

501 15th Ave.

Minneapolis, Minnesota

July 9, 2013

Perspective from the West

112-0013.0

DJR ARCHITECTURE INC.

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July 9, 2013

Perspective from the West

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