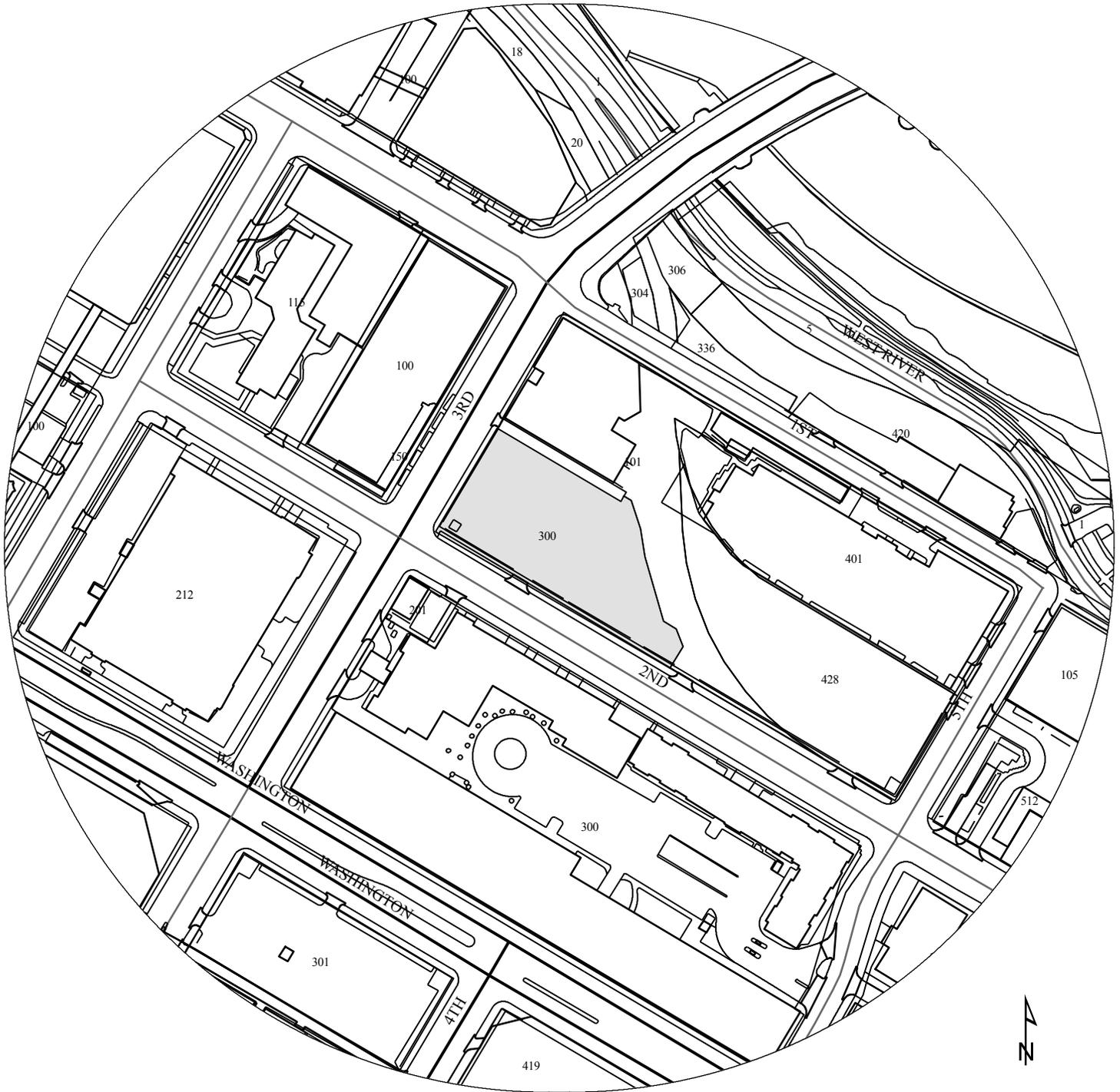


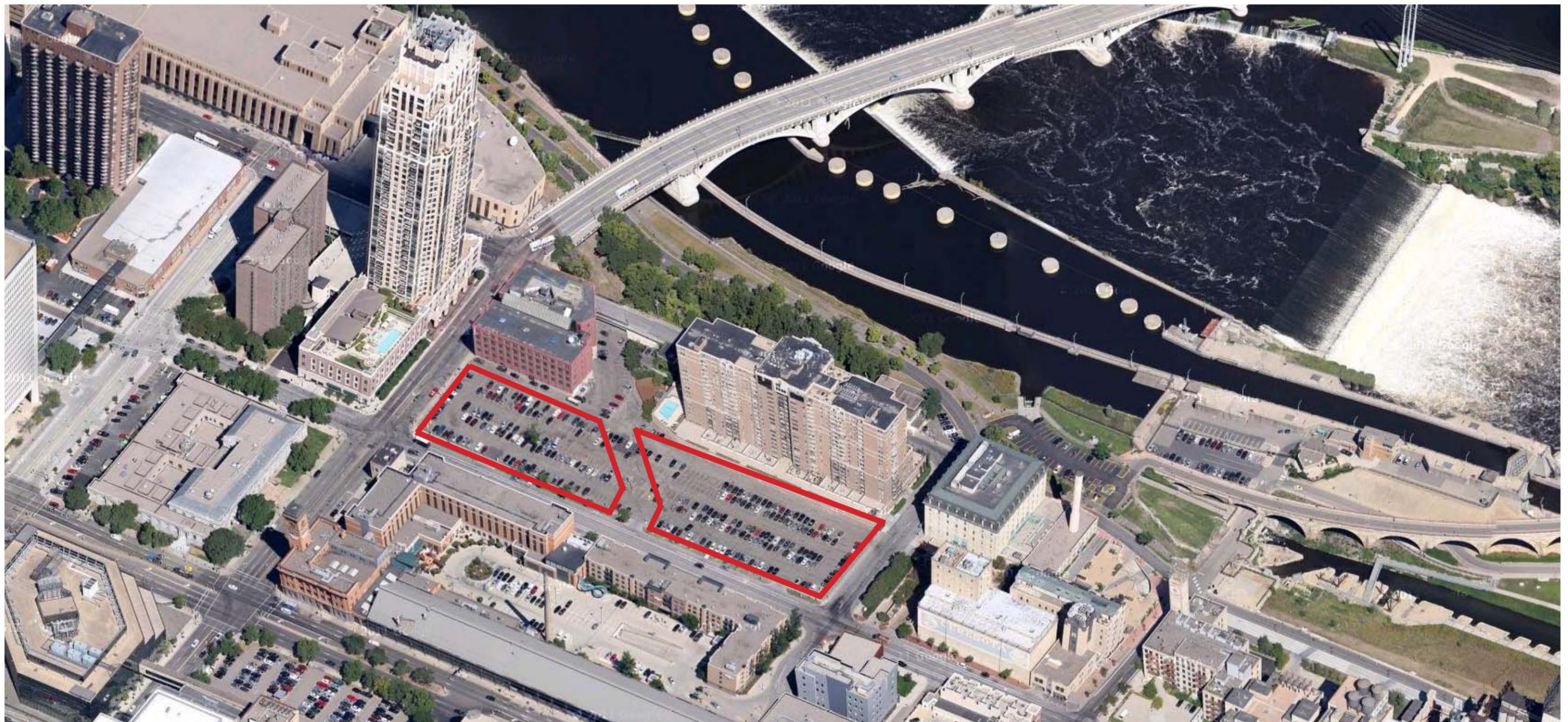
NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**300 2nd St S**

FILE NUMBER  
**BZH-27892**



Aerial View - looking north



3rd Avenue frontage



2nd Street and 3rd Avenue



2nd Street and 5th Avenue



5th Avenue frontage

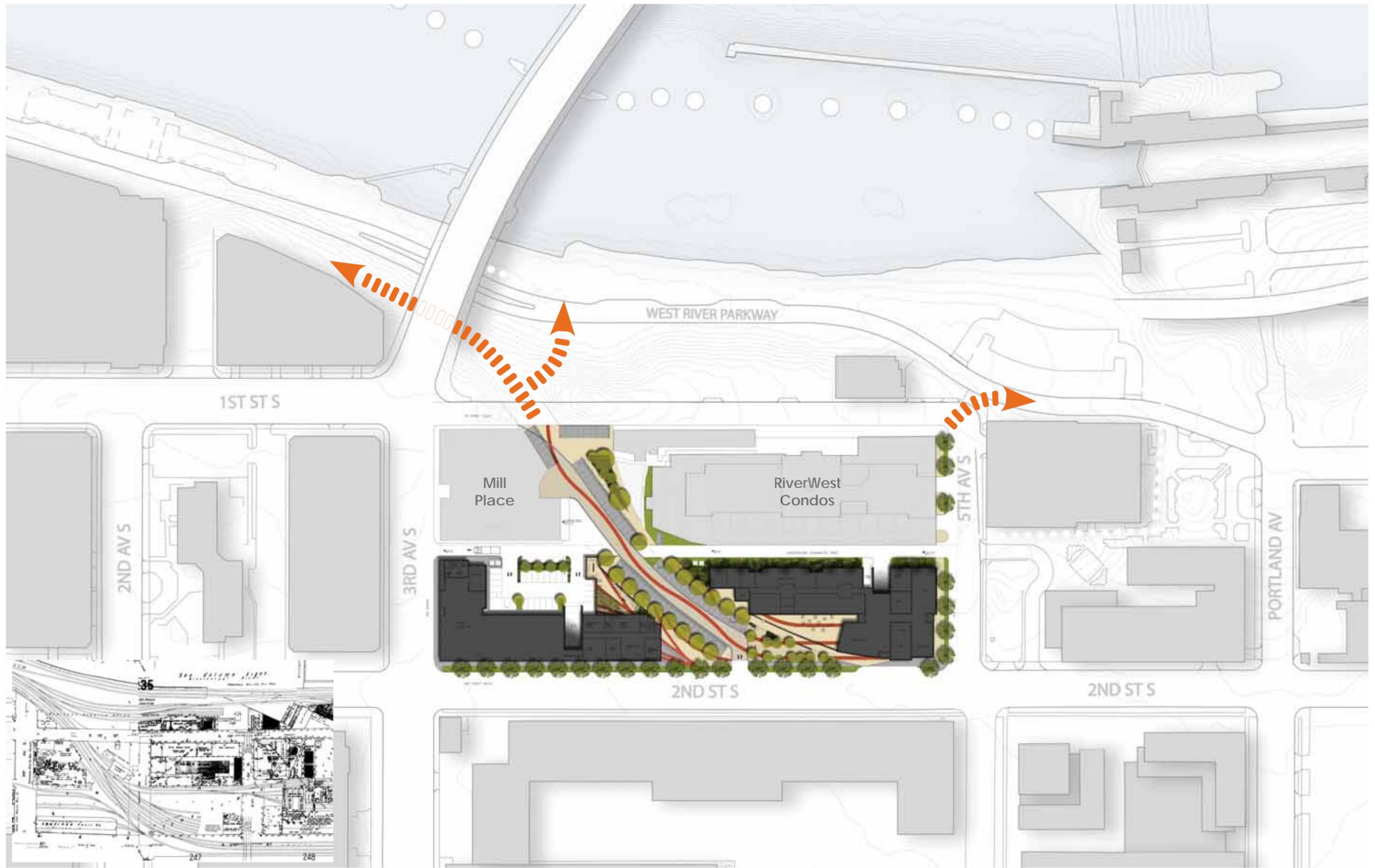
S1

# MILL CITY QUARTER

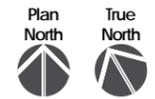


Site Context

# MILL CITY QUARTER



Context Plan



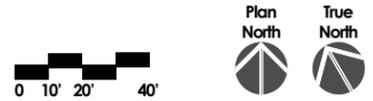
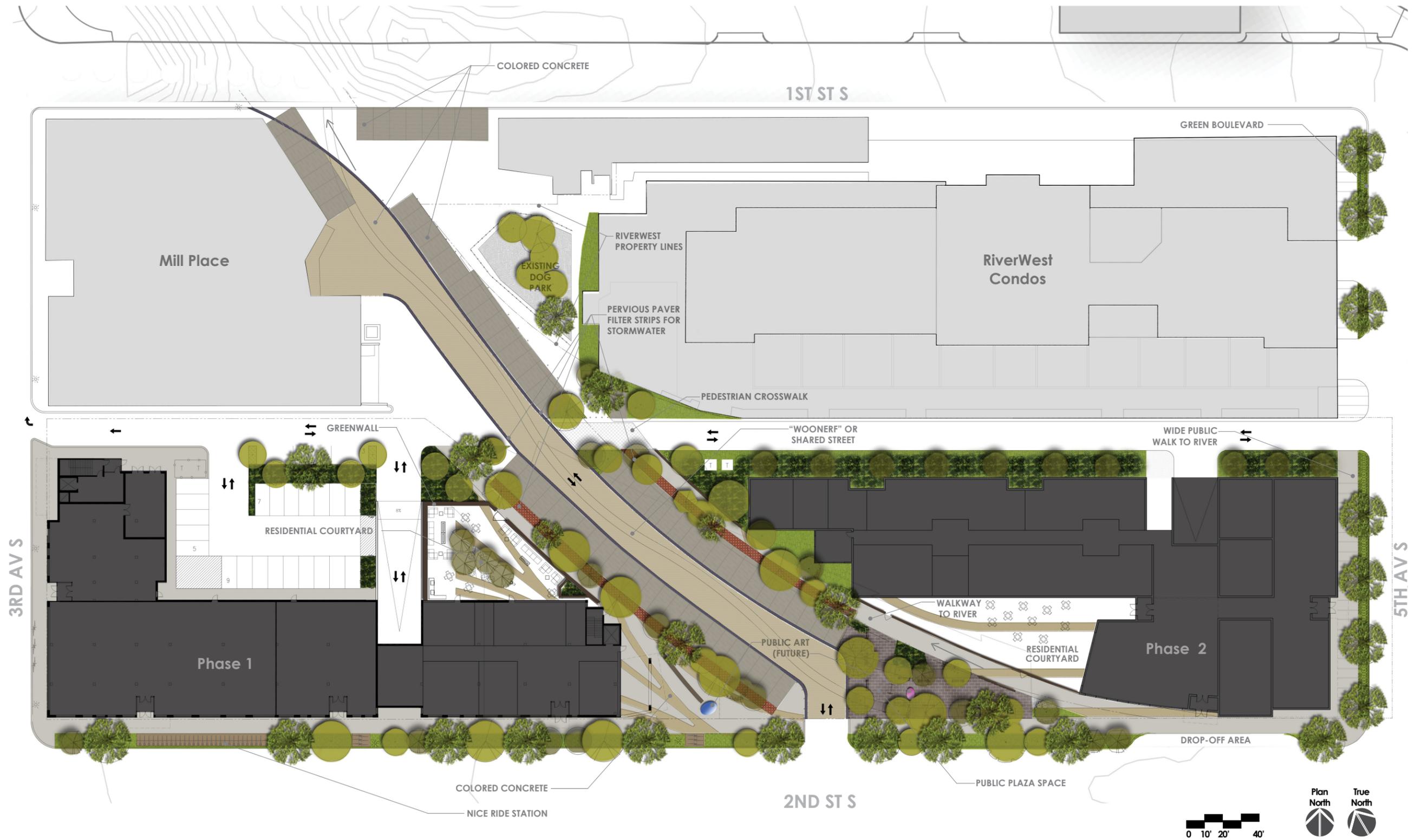
MILL CITY QUARTER

Eagle Iron Partners  
A JOINT VENTURE





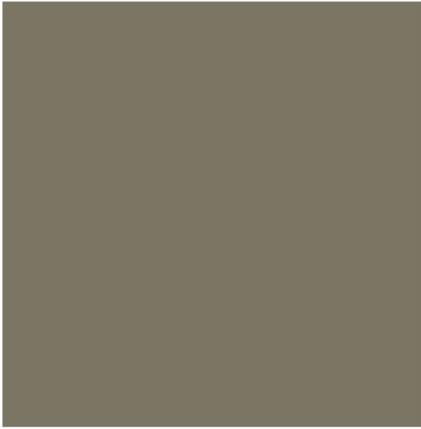
Landscape Visioning



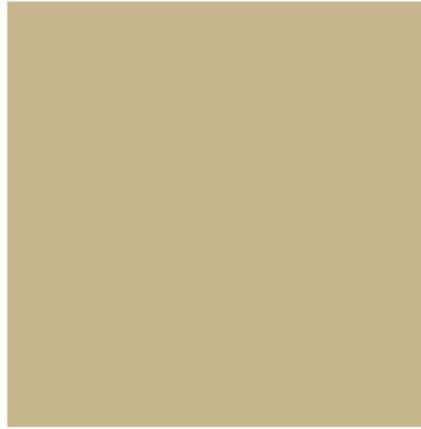
Master Plan

**COLORED CONCRETE**

Mill City Quarter Site Master Plan / 300-428 South Second Street



**Schofield Chromix Admixture  
C-14 “French Grey”**



**Schofield Chromix Admixture  
C-20 “Limestone”**

**CLAY PAVERS**



**Belden Clay Pavers:  
4” x 8” x 2-3/4” thick, “Ebony Black”**



**Belden Clay Pavers:  
4” x 8” x 2-3/4” thick, “Sienna Blend”**

**POROUS PAVERS**

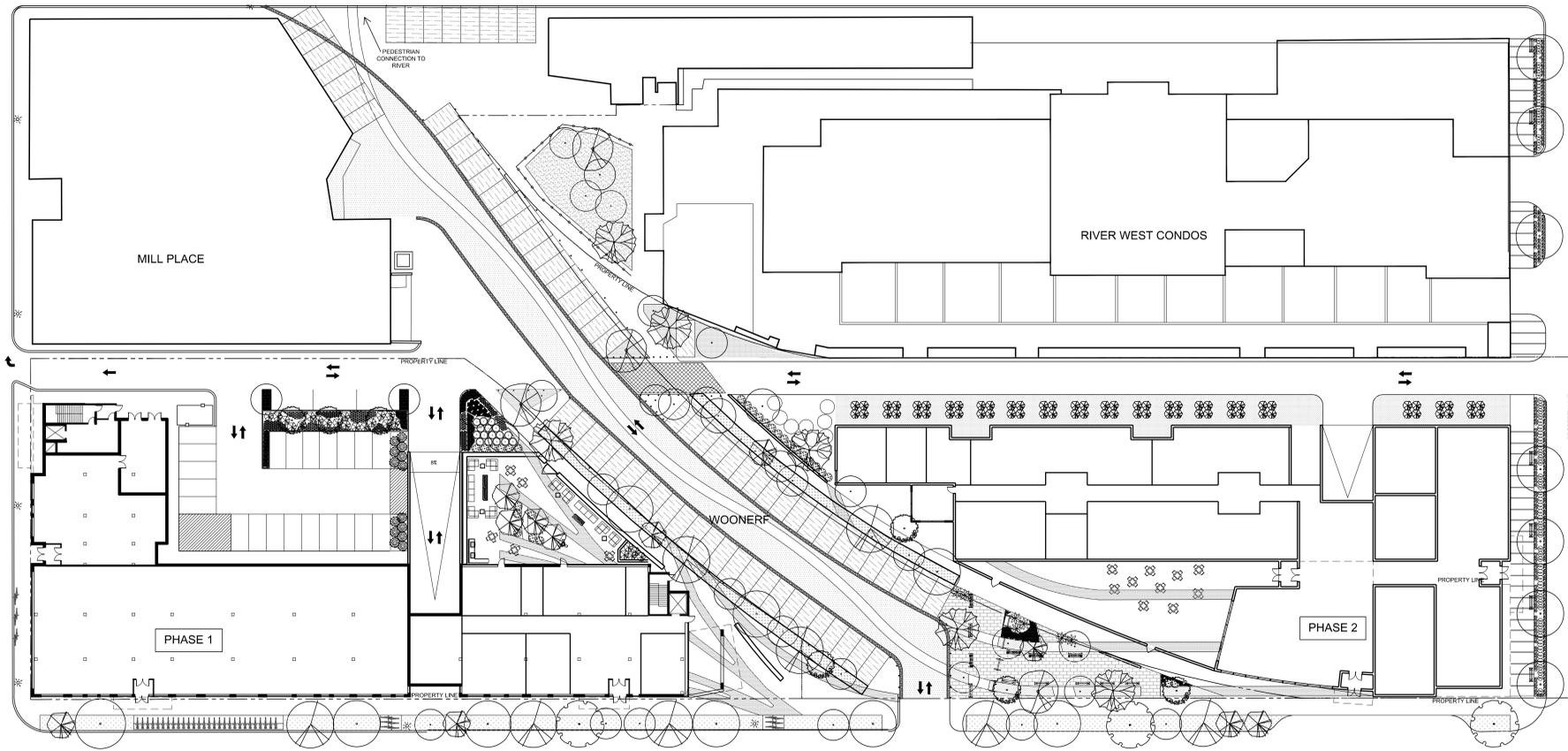


**Pine Hall Brick:  
4” x 8” x 2-3/4” thick, “RainPave, Full Range Red”**

WEST RIVER PARKWAY

1ST STREET S

3RD AVENUE S



2ND STREET S

5TH AVENUE S

NOT FOR  
CONSTRUCTION

Mill City Quarter

**CERTIFICATION**

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MICHAEL J. KRYCH Date

#XXXXXX License Number

REVISIONS	No.	DATE

DATE	09-26-13
DRAWN BY	JH
CHECKED BY	JH
COMMISSION NO.	161507

MASTER PLAN

L100

1 MASTER PLAN  
L100 1"=30'-0"

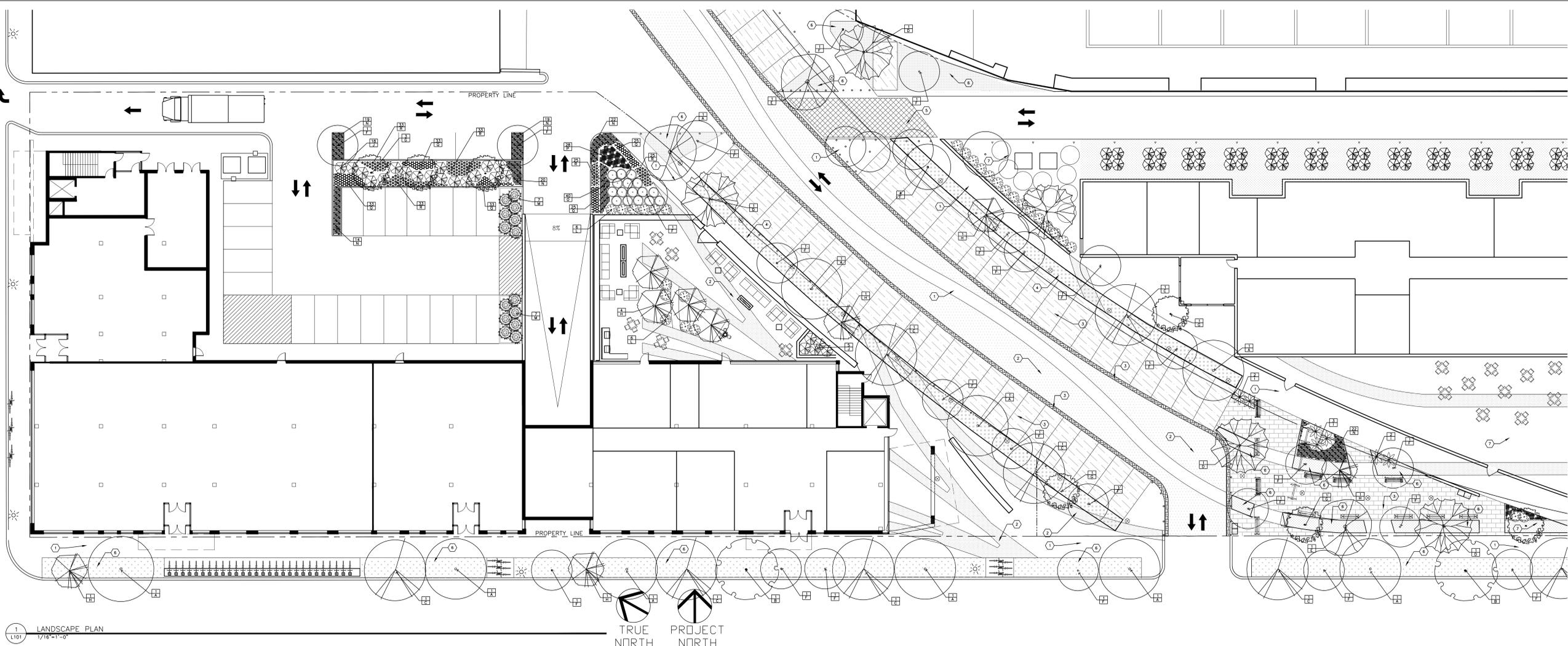


TRUE  
NORTH

PROJECT  
NORTH

NOT FOR  
CONSTRUCTION

Mill City Quarter



1 LANDSCAPE PLAN  
1/16"=1'-0"

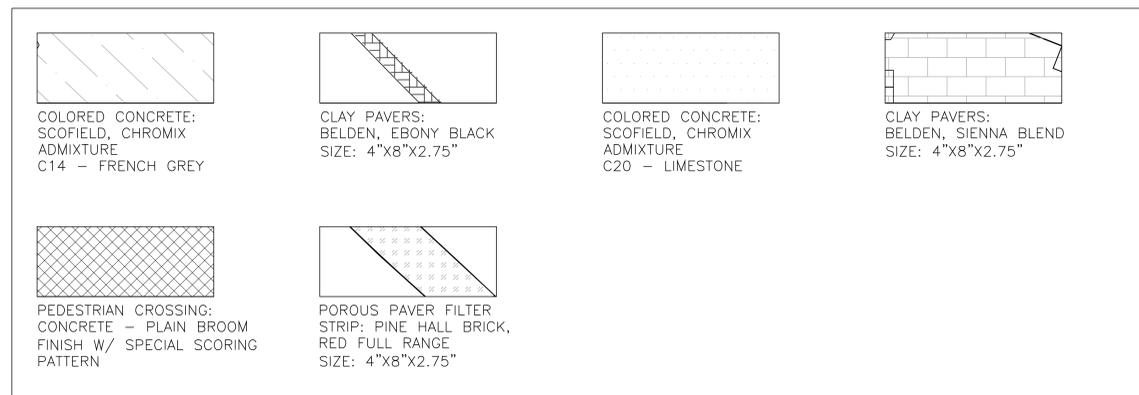
TRUE NORTH  
PROJECT NORTH

**PLANTING SCHEDULE**

**PROPOSED PLANT SCHEDULE**

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	SPACING
<b>CANOPY TREES</b>						
9	A	PRINCETON ELM	Ulmus americana 'Princeton'	2.5' CAL. B&B	PLANT PER PLAN	
2	B	SWAMP WHITE OAK	Quercus bicolor	2.5' CAL. B&B	PLANT PER PLAN	
8	C	NORTHERN ACCLAIM HONEYLOCUST	Gleditsia triacanthos var. inermis 'Harve'	2.5' CAL. B&B	PLANT PER PLAN	
4	D	RIVER BIRCH	Betula nigra	2.5' CAL. B&B	PLANT PER PLAN	
3	E	MATADOR MAPLE	Acer x freemanii 'Balston'	2.5' CAL. B&B	PLANT PER PLAN	
<b>ORNAMENTAL TREES</b>						
28	F	PINK SPIRES CRAB	Malus 'Pink Spires'	1.5' CAL. B&B	PLANT PER PLAN	
6	G	THORNLESS HAWTHORN	Crataegus crus-galli var. inermis	1.5' CAL. B&B	PLANT PER PLAN	
10	H	BEIJING GOLD LILAC	Syringa pekinensis 'Zhang Zhiming'	1.5' CAL. B&B	PLANT PER PLAN	
<b>SHRUBS</b>						
7	I	GRO LOW SUMAC	Rhus aromatica 'Gro Low'	#5	CONT.	PLANT PER PLAN
23	J	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessifolia 'Butterfly'	#5	CONT.	PLANT PER PLAN
16	K	LACE SHRUB	Stephanandra incisa 'Crispa'	#5	CONT.	PLANT PER PLAN
6	L	SEM FALSESPIREA	Sorbaria sorbifolia 'Sem'	#5	CONT.	PLANT PER PLAN
14	M	BABY BLUE CHAMEACYPARIS	Chamaecyparis pisifera 'Baby Blue'	#5	CONT.	PLANT PER PLAN
<b>PERENNIALS / GRASSES / GROUNDCOVERS</b>						
116	N	PRAIRIE DROPSEED	Sporobolus heterolepis	#1	CONT.	18" O.C.
40	M	LITTLE BLUESTEM	Schizanthus scoparium	#1	CONT.	18" O.C.
28	P	CORAL BELLS LIME MARMELADE	Heuchera 'Lime Marmelade'	#1	CONT.	18" O.C.
150	Q	DAYLILY JOAN SENIOR	Hemerocallis 'Joan Senior'	#1	CONT.	12" O.C.
150	R	DAYLILY APRICOT SPARKLES	Hemerocallis 'Apricot Sparkles'	#1	CONT.	12" O.C.

**HARDSCAPE SCHEDULE**



**GENERAL NOTES**

LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE 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.

LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS (MINIMUM 18" CLEARANCE).

UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR WARRANTY. UNSUITABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ADJUTS 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.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST 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 GROUCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 9 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.

ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.

STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.

REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.

REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.

IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.

CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**SURVEY NOTES**

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECTS ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

**IRRIGATION NOTES**

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.

LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.

LANDSCAPE CONTRACTOR SHALL INSURE 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 INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.

RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.

IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

**PLAZA DATA**

TOTAL AREA: 3,450 SF  
TOTAL PERVIOUS AREA: 900 SF (26%)  
TOTAL IMPERVIOUS AREA: 2,460 SF (71%)

**SEATING:**  
1' PER 50 SF = 69 LF REQUIRED  
79 LF PROVIDED

**FIXED:**  
33 LF REQUIRED  
79 LF PROVIDED

**BACKED:**  
13.8 LF REQUIRED  
33 LF PROVIDED

**BACKLESS:**  
46 LF PROVIDED

**TREES:**  
1 TREE PER 1000 SF = 3 TREES REQUIRED  
10 TREES PROVIDED

**TRASH/RECYCLE:**  
2 REQUIRED  
2 PROVIDED

**AMENITIES:**  
1. ART FEATURE  
2. HISTORIC RAILROAD RELICS

**KEY NOTES**

- PLAIN CONCRETE WALK/DRIVE; BROOM FINISH
- COLORED CONCRETE
- CLAY PAVERS
- PERVIOUS PAVERS
- CONCRETE WITH SPECIAL SCORING, TEXTURE
- TURF AREAS
- AREAS TO BE LANDSCAPED IN FUTURE

**CERTIFICATION**

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 Landscape Architect under the laws of the State of Minnesota.

BRADY HALVERSON Date

#41727 License Number

REVISIONS	No.	DATE

DATE 09-26-13

DRAWN BY BH

CHECKED BY BH

COMMISSION NO. 161507

LANDSCAPE PLAN

**L101**

PROJECT TITLE

Mill City Quarter

CERTIFICATION

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.

Rhonda Pierce Date

41333 XXXXX/2013

License Number

REVISIONS No. DATE

PDR SUBMITTAL 1 11/16/12

DATE 11/16/2012

DRAWN BY TFS

CHECKED BY RSP

COMMISSION NO. 188001

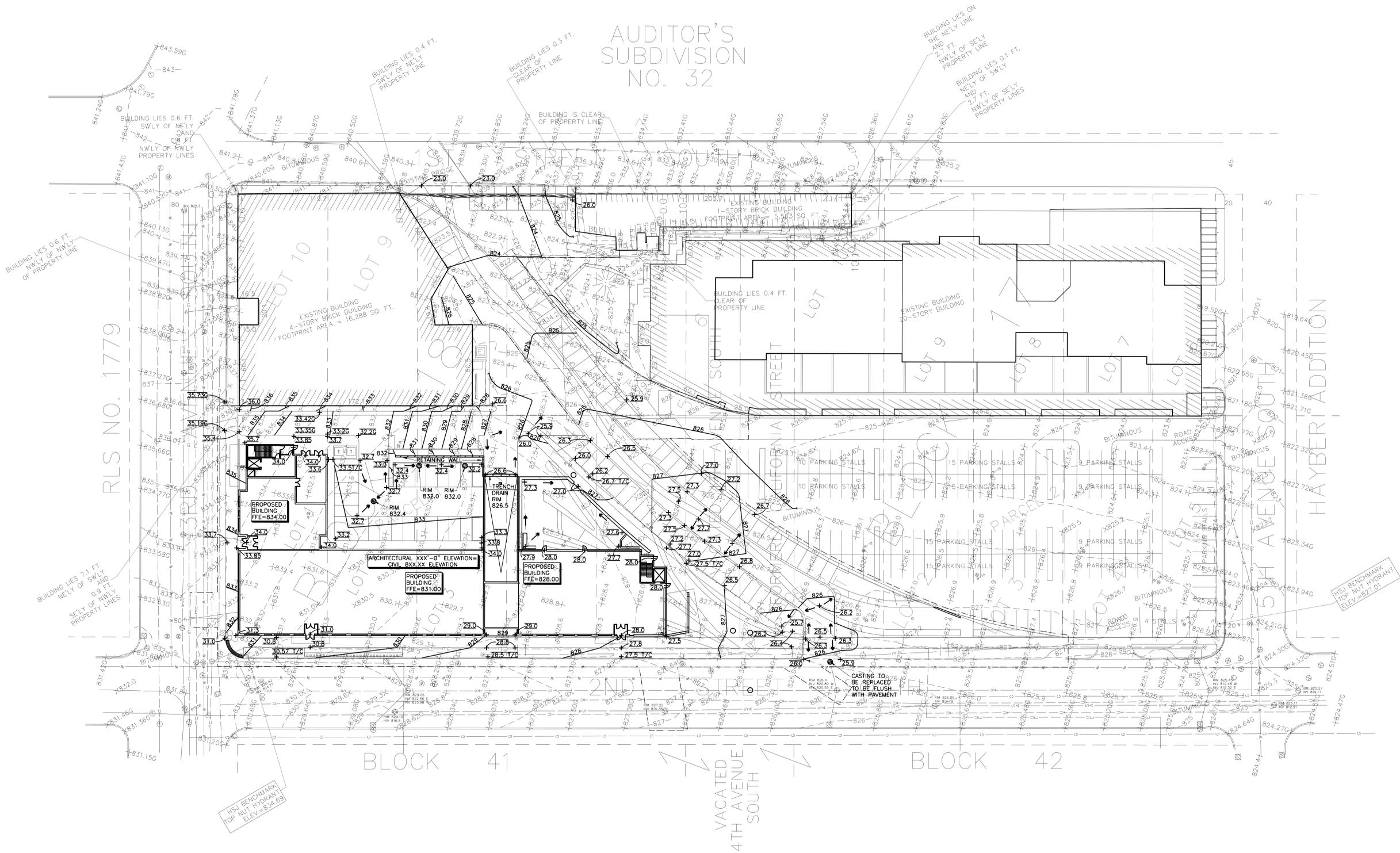
SHEET TITLE

GRADING AND  
DRAINAGE PLAN

SHEET NUMBER

**C2.0**

## AUDITOR'S SUBDIVISION NO. 32



NOT FOR  
CONSTRUCTION

Mill City Quarter

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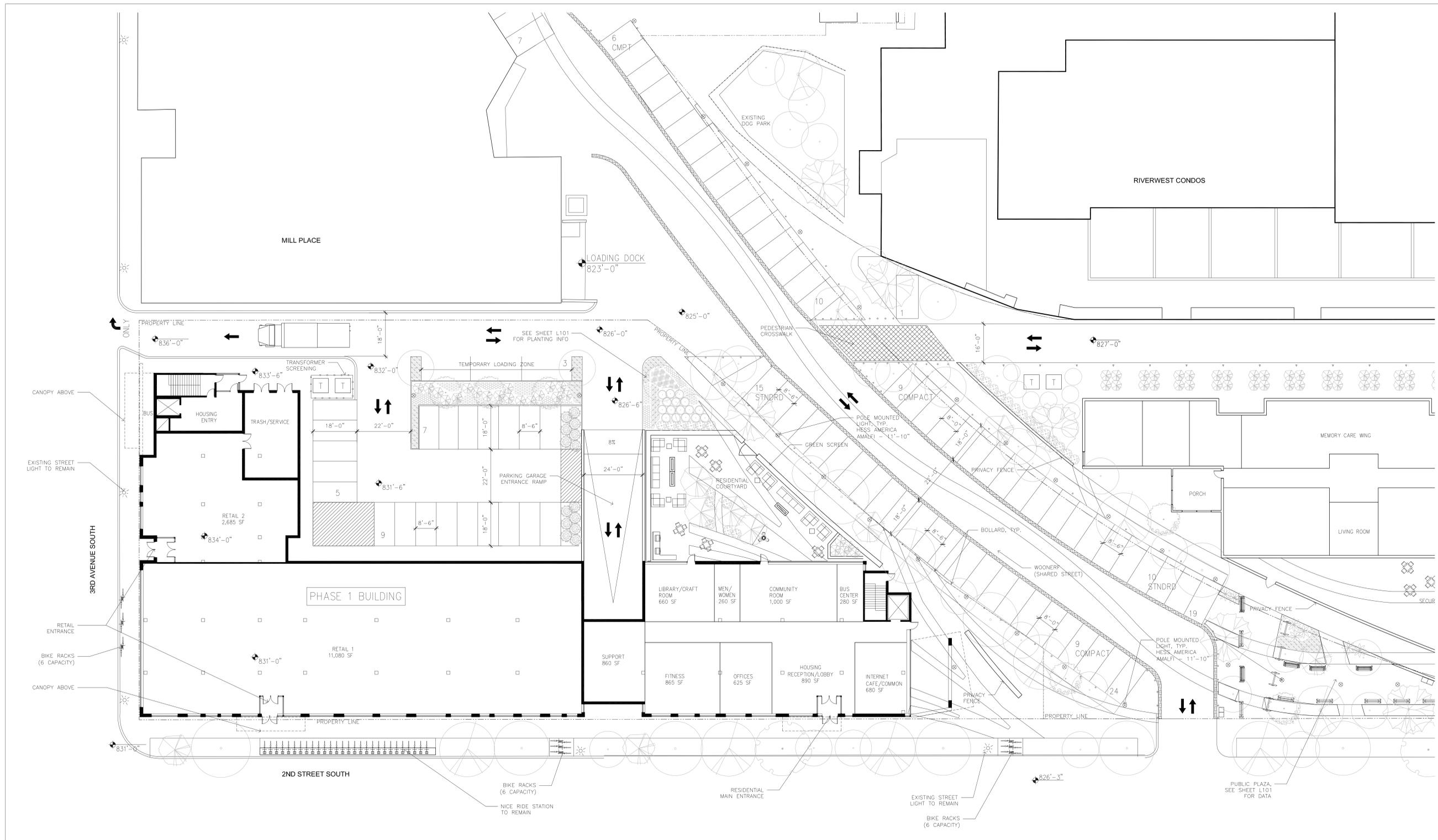
MICHAEL J. KRYCH Date  
#XXXXX License Number

REVISIONS	No.	DATE

DATE	09-26-13
DRAWN BY	GMC
CHECKED BY	MJK
COMMISSION NO.	161507

SITE PLAN

**A010**

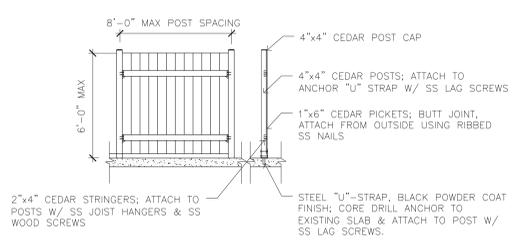


1 SITE PLAN  
A010 1/16"=1'-0"

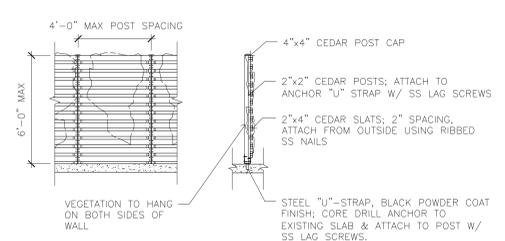


**SITE PLAN NOTES:**  
1. SEE ELEVATIONS AND MASTER SIGN PLAN PACKAGE FOR INFORMATION ON BUILDING SIGNAGE.  
2. TRASH/RECYCLING WILL BE COLLECTED IN THE TRASH ROOM ON THE NORTHWEST SIDE OF THE BUILDING. VENDORS CAN PULL THROUGH THE SERVICE DRIVE AND COLLECT TRASH AND RECYCLABLES FROM THE CURB ADJACENT TO THE SERVICE DRIVE.  
3. SNOW STORAGE IS AVAILABLE ALONG THE NORTHERN EDGE OF THE PARKING LOT.

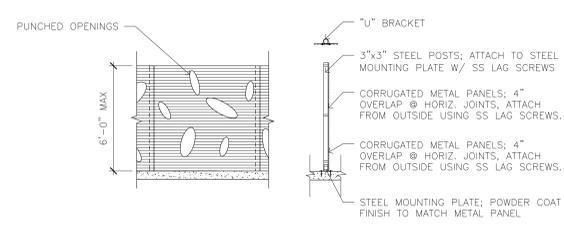
**PROJECT SUMMARY (PHASE 1):**  
LOT SIZE: 49,782 SF OR 1.143 ACRES  
BUILDING FOOTPRINT: 26,075 sf  
(TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = 23,707 sf  
20% LANDSCAPE REQ.: 4,741 sf  
TOTAL PERVIOUS AREA: 3,216 sf  
HOUSING BIKE PARKING SPACES: 75 RACKS  
RETAIL BIKE SPACES: 9 RACKS (18 CAPACITY)



2 TRANSFORMER SCREENING - ELEVATION  
A010 1/4"=1'-0"



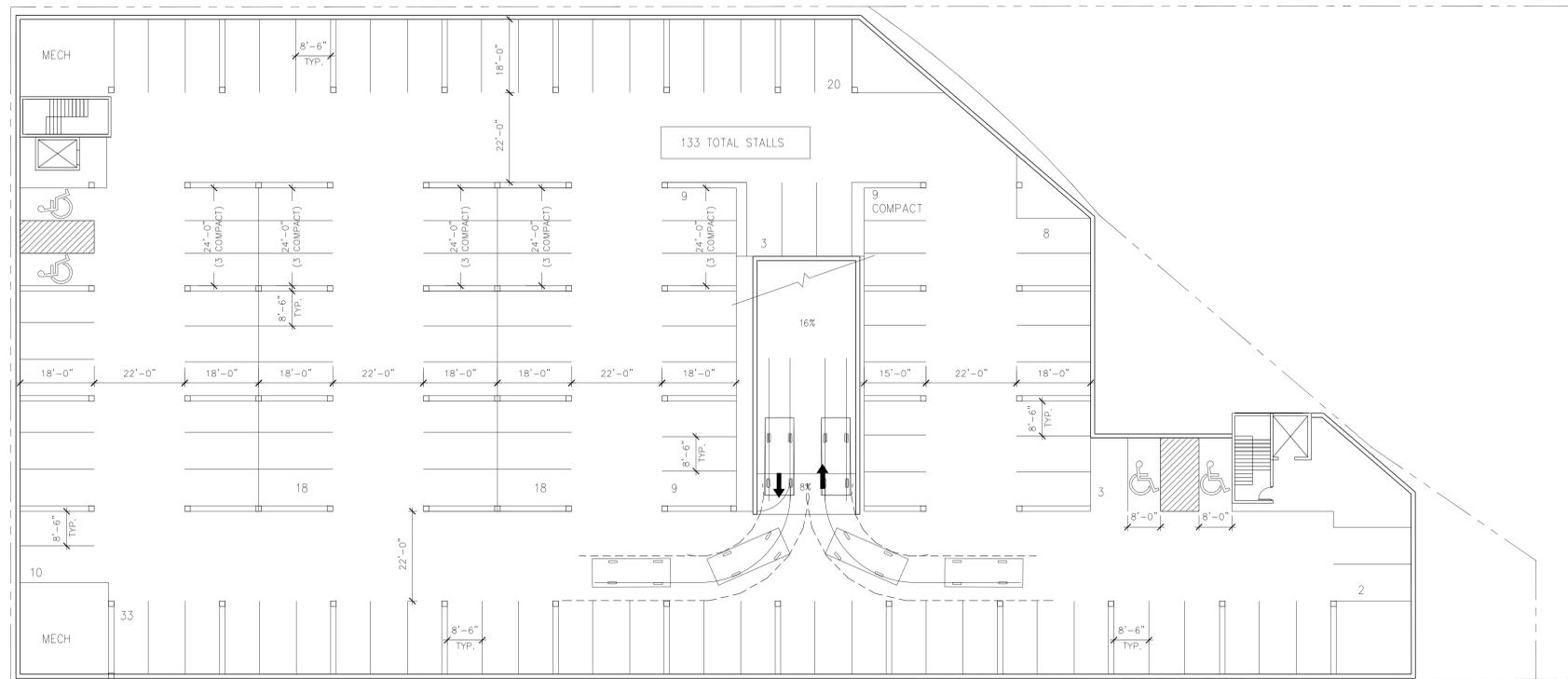
3 GREEN SCREEN - ELEVATION  
A010 1/4"=1'-0"



4 PRIVACY FENCE - ELEVATION  
A010 1/4"=1'-0"

NOT FOR  
CONSTRUCTION

Mill City Quarter



1 PARKING LEVEL PLAN  
A100 1/16"=1'-0"

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MICHAEL J. KRYCH Date  
#XXXXX  
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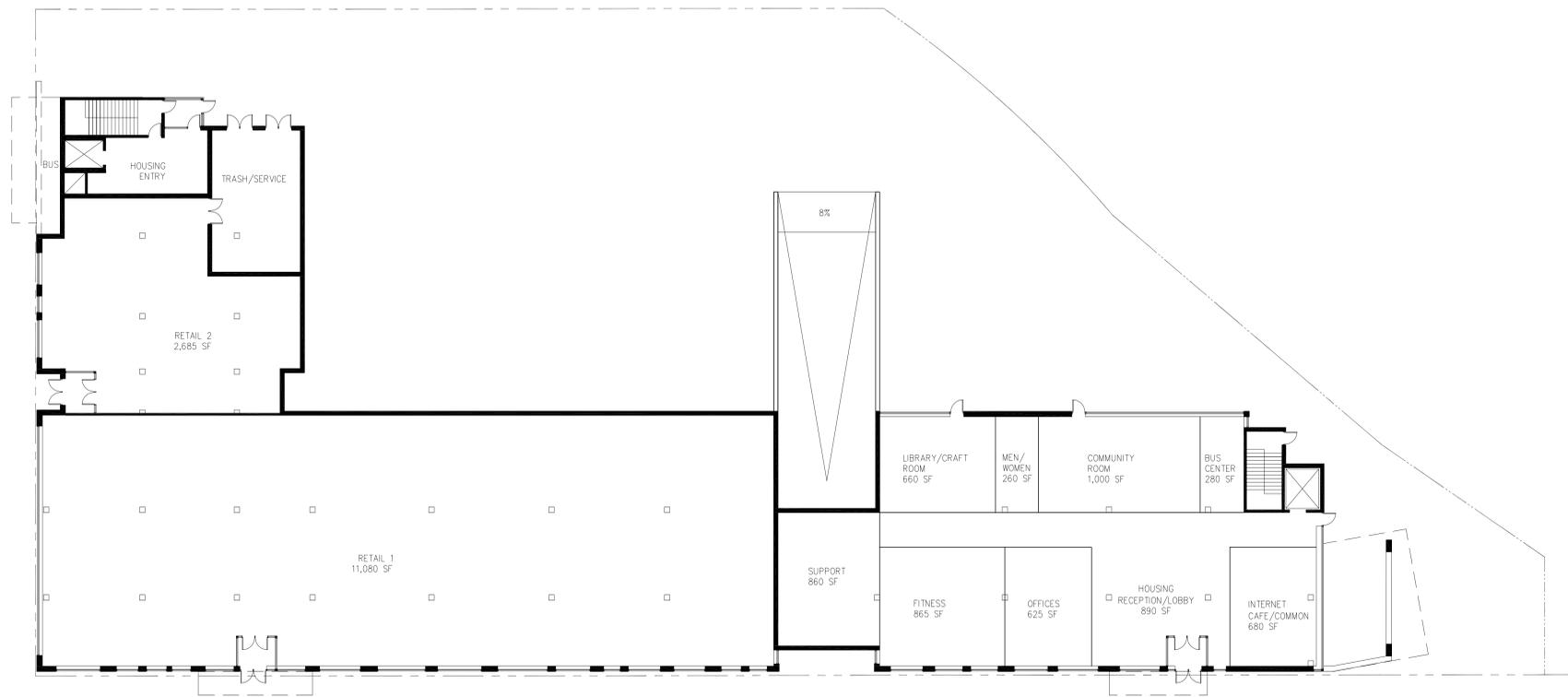
PARKING LEVEL  
PLAN

**A100**



NOT FOR  
CONSTRUCTION

Mill City Quarter



1 FIRST FLOOR PLAN  
A101 1/16"=1'-0"

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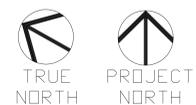
MICHAEL J. KRYCH Date  
#XXXXX License Number

REVISIONS	No.	DATE

DATE 09-26-13  
DRAWN BY JH  
CHECKED BY GMC  
COMMISSION NO. 161507

FIRST FLOOR PLAN

**A101**





NOT FOR  
CONSTRUCTION

Mill City Quarter

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MICHAEL J. KRYCH Date

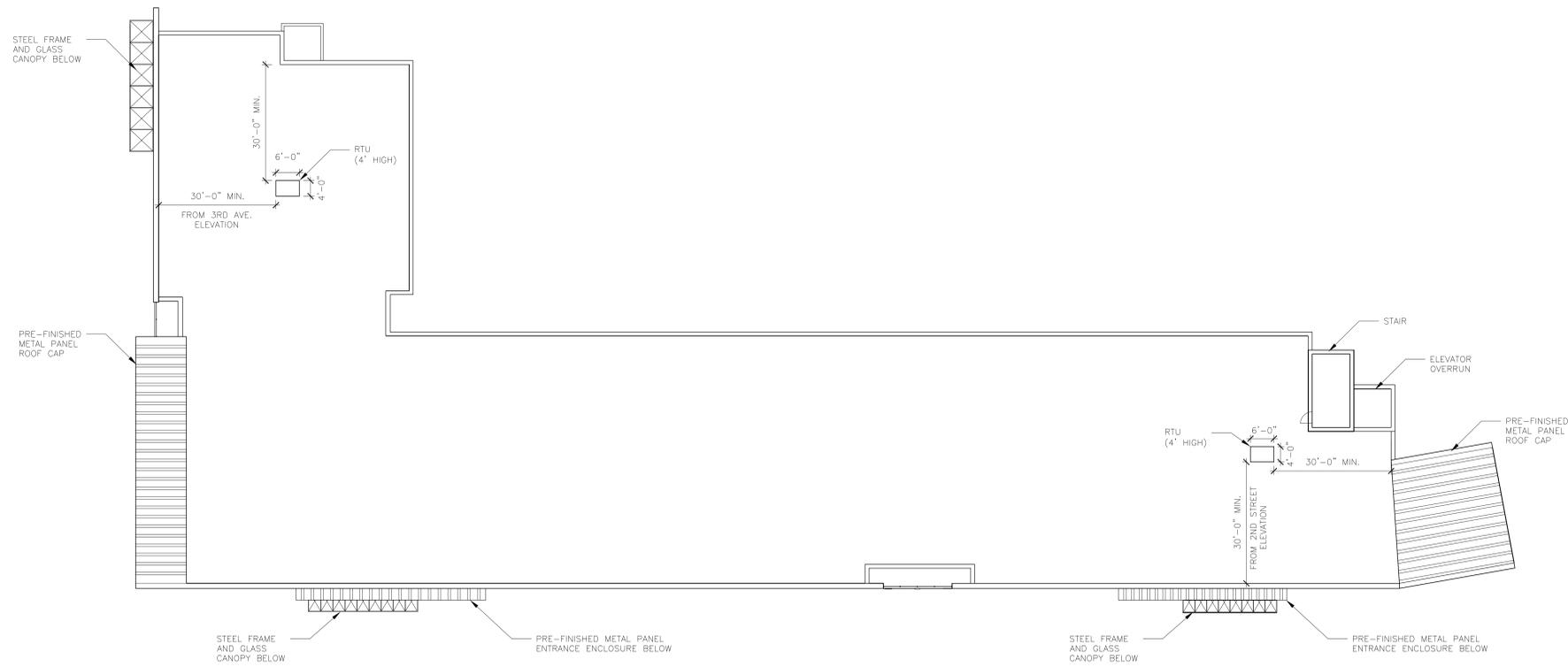
#XXXXX License Number

REVISIONS	No.	DATE

DATE	09-26-13
DRAWN BY	JH
CHECKED BY	GMC
COMMISSION NO.	161507

ROOF PLAN

**A107**

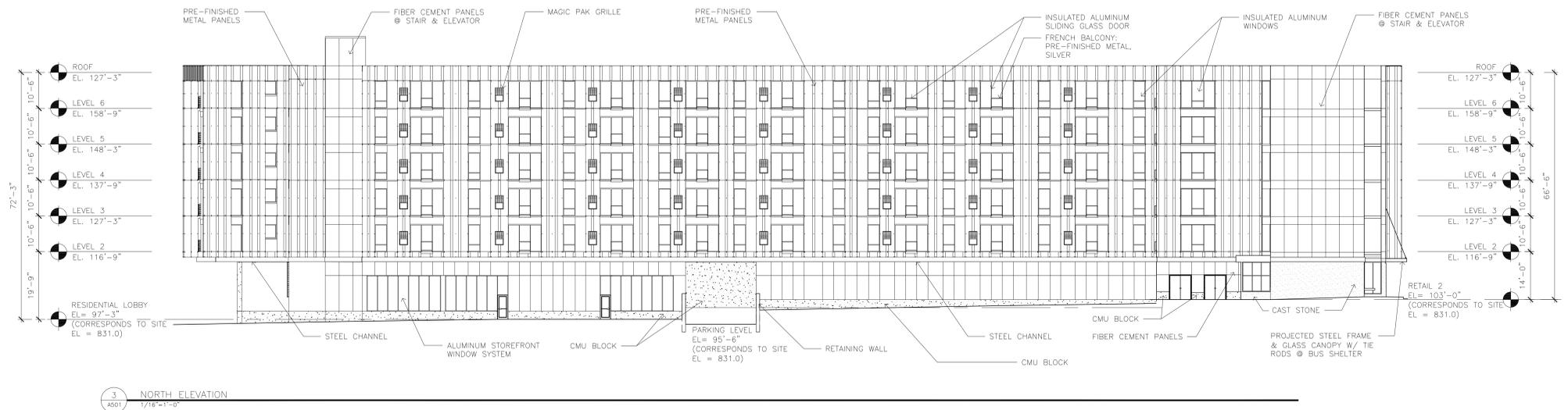
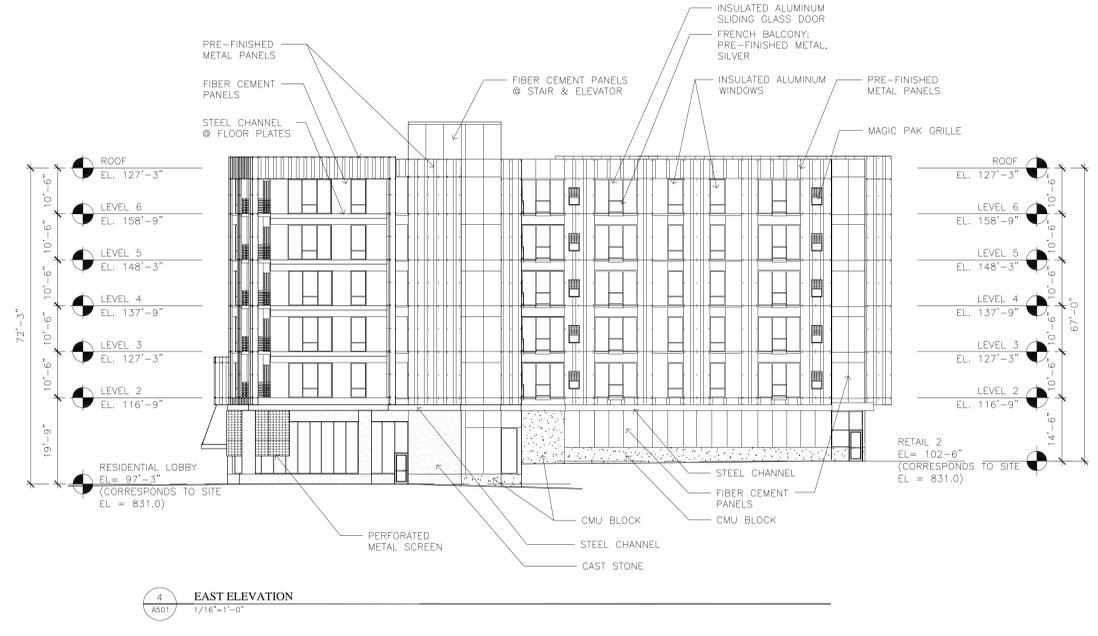
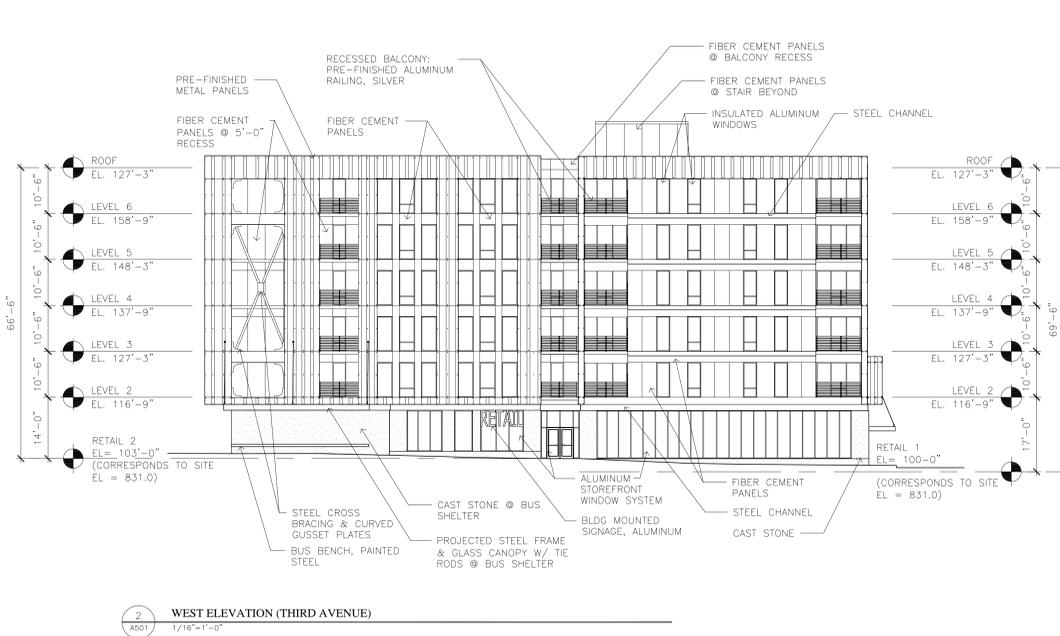
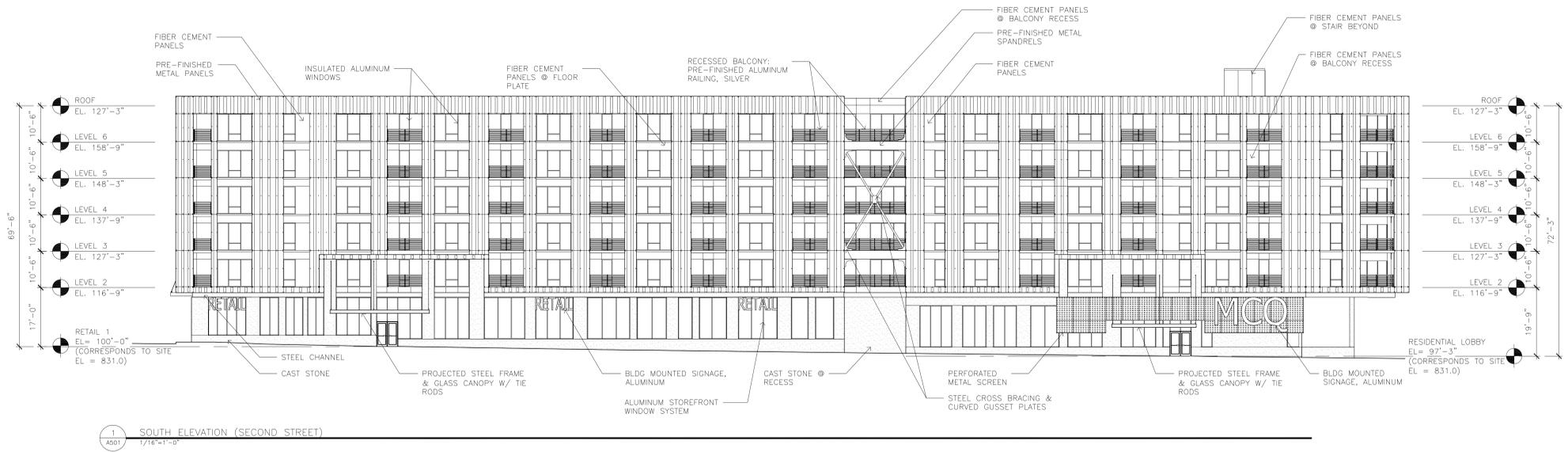


1 ROOF PLAN  
A107 1/16"=1'-0"



**EXTERIOR ELEVATION MATERIAL SUMMARY (%):**

ELEVATION	MATERIAL					
	CAST-STONE	CMU BLOCK	FIBER CEMENT	METAL PANEL	GLAZING	MISC. METAL
NORTH	2%	7%	31%	34%	24%	2%
SOUTH	9%	0%	21%	32%	33%	5%
EAST	6%	1%	34%	32%	24%	3%
WEST	7%	0%	35%	25%	29%	4%



NOT FOR CONSTRUCTION

Mill City Quarter

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MICHAEL J. KRYCH Date  
#XXXXX  
License Number

REVISIONS	No.	DATE
DATE	09-26-13	
DRAWN BY	JH	
CHECKED BY	GMC	
COMMISSION NO.	161507	

EXTERIOR ELEVATIONS

**A501**



Southwest Aerial View



Aerial View From RiverWest



View at Intersection of 2nd Street & 3rd Avenue



Perspective View Along 2nd Street



View from Woonerf



2nd Street Elevation



3rd Avenue Elevation

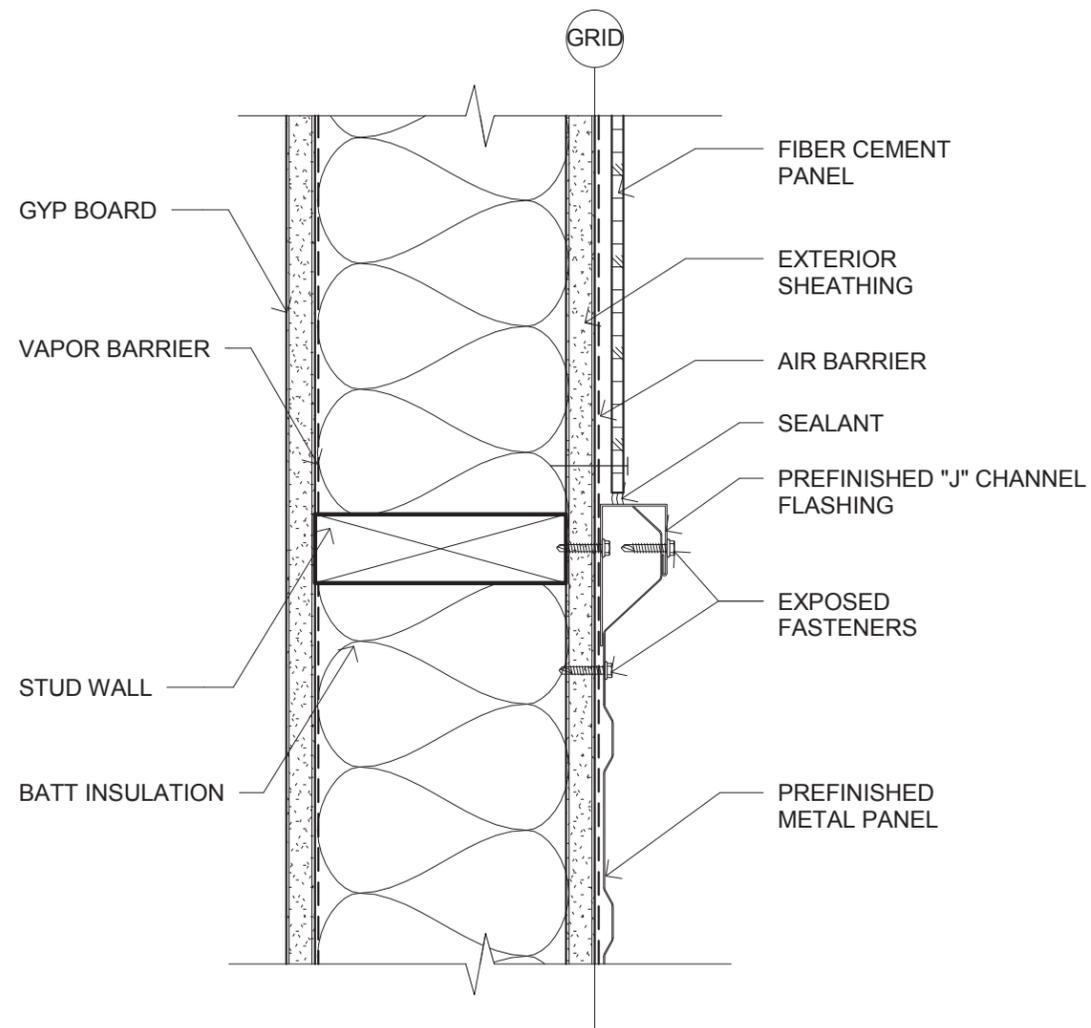


Annotated 2nd Street Building Elevation



3rd Avenue Building Elevation

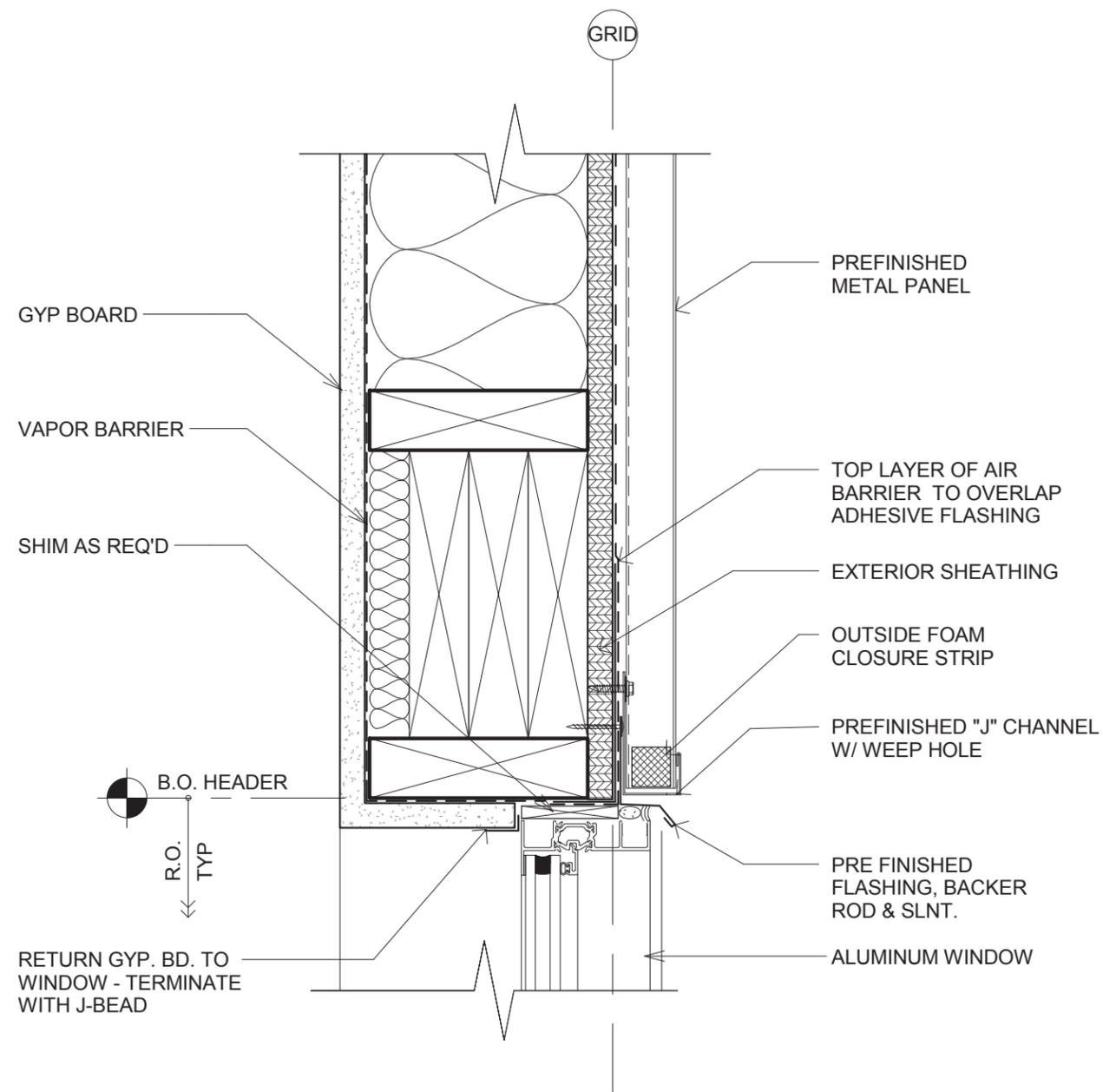




Detail - Metal Panel & Cement Board Vertical Joint  
 Scale: 3"=1'-0"



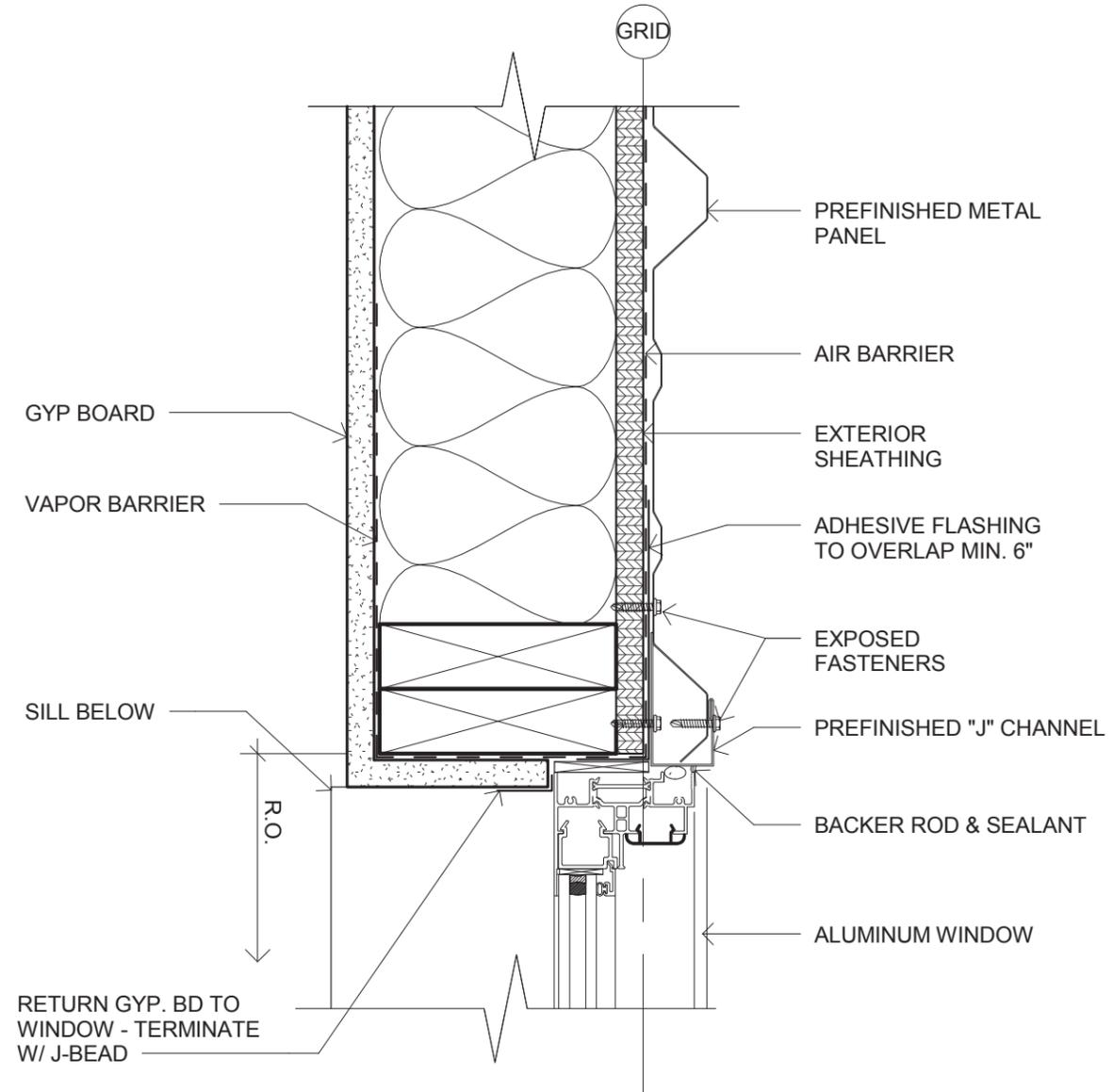
Built Condition - Metal Panel & Cement Board Joint



Detail - Typical Window Head @ Metal Panel  
Scale: 3"=1'-0"

Built Condition - Window Head

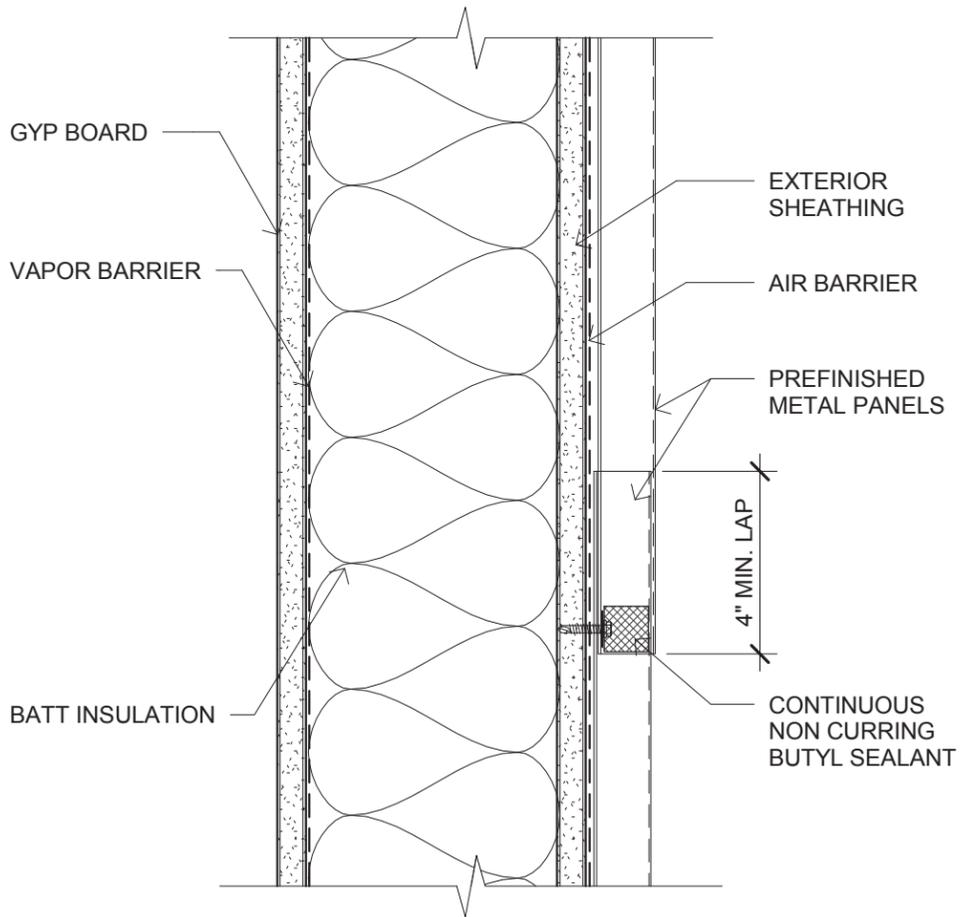
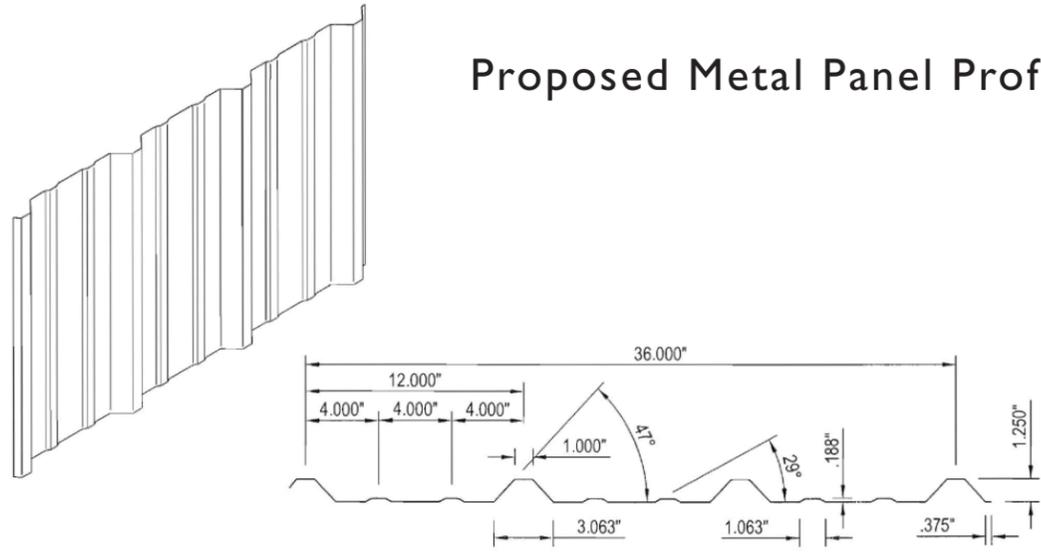
B11



Detail - Typical Window Jamb @ Metal Panel  
 Scale: 3"=1'-0"

Built Condition - Window Jamb

Proposed Metal Panel Profile



Detail - Metal Panel Horizontal Joint  
Scale: 3"=1'-0"



Built Condition - Metal Panel Joint