Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

Minneapolis
City of Lakes

# MEMORANDUM

**TO:** City Planning Commission, Committee of the Whole

**FROM:** Hilary Dvorak, Principal Planner, (612) 673-2639

**DATE:** April 14, 2016

**SUBJECT:** Hyatt Centric Minneapolis, 800 Washington Avenue South

## SITE DATA

| | |
|---|---|
| **Existing Zoning** | C3A, Commercial Activity Center District<br>DP Downtown Parking Overlay District<br>DH Downtown Height Overlay District |
| **Lot Area** | 24,460 square feet / .56 acres |
| **Ward(s)** | 3 |
| **Neighborhood(s)** | Downtown East |
| **Designated Future Land Use** | Mixed Use |
| **Land Use Features** | Growth Center (Downtown)<br>Activity Center (Mill District)<br>Commercial Corridor (Washington Avenue South and Chicago Avenue) |
| **Small Area Plan(s)** | *Update to the Historic Mills District Plan* (2001) |

## PROJECT DESCRIPTION

The applicant is proposing to construct a new nine-story, mixed-use building including a 203-room hotel, ground level retail and approximately 14,000 square feet of office space on the ninth floor that will be utilized by the American Academy of Neurology (AAN). The AAN headquarters is located adjacent to the site along Chicago Avenue. A skyway, located on the sixth level of the building, will connect the two buildings.

## APPLICATIONS

The following applications have been identified at this time:

- Conditional use permit to increase the height of the building from 6 stories to 9 stories.
- Variance to reduce the loading requirement.
- Site plan review.

# HYATT CENTRIC MINNEAPOLIS

## 800 Washington Avenue South, Minneapolis, MN

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Minneapolis, Minnesota

Mortenson construction

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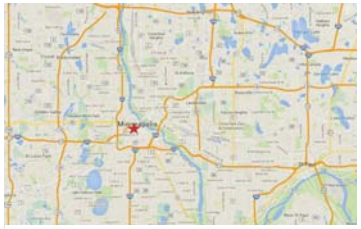
## PROJECT LOCATION



Vicinity

Site Location

## PROJECT TEAM

**Owner/Developer:** Mortenson Development, Inc
700 Meadow Lane North
Minneapolis, MN 55422
763.287.5627

**Architect:** Elness Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382

**Structural Engineer:** Meyer Borgman Johnson
12 South Sixth Street, #810
Minneapolis, MN 55402
Ph: 612-338-0713

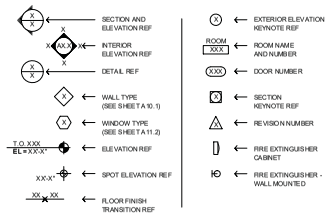
**Civil:** VAA Engineering
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
Ph: 763-559-9100

**Landscape:** Damon Farber Landscape Architects
401 2nd Ave North, Suite 410
Minneapolis, MN 55401
Ph: 612-332-7522

**Contractor:** Mortenson Construction
700 Meadow Lane North
Minneapolis, MN 55422
Ph: 763.287.5457

**Mechanical, Electrical, Plumbing Engineers:** T.B.D.

## SYMBOLS LEGEND




## ARCHITECTURAL DESCRIPTION

The proposed Hyatt Centric is a 203-key, nine story hotel with a lifestyle brand targeted toward guests seeking a unique urban experience in the Mill District of Minneapolis. Hotel guests arrive at a central glass-enclosed vestibule, accessible to Washington Avenue or through a porte cochere and guest drop off area on the alley side. The vestibule is shared with a local 5,700 Square foot full-service bar and restaurant with an outdoor elevated terrace, which will connect directly to pedestrian activity and add to the buzz along Chicago Avenue to the east. The eastern wing of the ground floor contains the hotel's lobby and elevators the guest rooms on floors 2-8, along with 2,100 square feet of neighborhood-oriented retail space. The entire span along Washington Avenue is filled with vibrant, active uses creating a dynamic connection to the street and memorable destination. Other hotel amenities include a 1,200 square foot divisible meeting room, 600 square foot board room and a 1,000 square foot fitness center. The top floor (level 9) will be 14,000 square foot leasable office space with a roof terrace and a 6th floor conditioned link to the adjacent American Academy of Neurology (AAN) office building.

At nine stories, the building ties well into the fabric of adjacent properties and reinforces the strong street façade along Washington Avenue. A six story parking structure directly to the north of the site will provide dedicated guest parking and a majority of the guest rooms have been orientated away from the ramp toward Washington Avenue to maximize guest views. On floors 2 and 3, guest fitness as well as the hotel's back of house services face north toward the ramp, which will be adorned with a decorative screen veneer, while floors 6-9 tower above the ramp, allowing panoramic views of the area along the Mississippi River bank.

The ninth floor penthouse level was developed through a unique relationship with the adjacent American Academy of Neurology headquarters building. The organization will own the entire top floor, giving them approximately 14,000 square feet of additional office space with a 900 square foot outdoor rooftop terrace.

The hotel will be located a short walk away from the Guthrie Theater, Mill City Museum, the new US Bank Stadium as well as other local attractions. It will also be located 2 blocks from a Light Rail Transit Station, providing easy access to events around Minneapolis and St. Paul.

## SHEET INDEX


| SHEET NUMBER | SHEET NAME | COMMITTEE OF THE WHOLE |
|---|---|---|
| T1.1 | TITLE SHEET | • |
| A0.1 | REFERENCE IMAGES | • |
| A1.0 | ARCHITECTURAL SITE PLAN | • |
| A1.1 | FLOOR PLANS LEVEL 1 & 2 | • |
| A1.2 | FLOOR PLANS LEVEL 3 & 4 | • |
| A1.3 | FLOOR PLANS LEVEL 5 & 6 | • |
| A1.4 | FLOOR PLANS LEVEL 7 & 8 | • |
| A1.5 | FLOOR PLAN LEVEL 9 AND ROOF PLAN | • |
| A3.1 | BUILDING ELEVATIONS | • |
| A3.2 | BUILDING ELEVATIONS | • |
| A3.3 | PERSPECTIVE VIEWS | • |
| A3.4 | PERSPECTIVE VIEWS | • |
| A3.5 | CONTEXT STUDIES | • |
| A3.6 | SHADOW STUDIES | • |
| C1.0 | CIVIL SITE & DEMOLITION PLAN | • |
| L1.0 | LANDSCAPE PLAN | • |


## BUILDING DATA

**Site Area:** 24,460 SF or .56 acres

**Stories:** 9

**Building Height:** 117'-3"

BUILDING METRICS

| Level | Gross Area | Leasable Area | Key Count |
|---|---|---|---|
| LEVEL 1 | 14,265 SF | 8625 | 0 |
| LEVEL 2 | 15,201 SF | 0 | 16 |
| LEVEL 3 | 15,201 SF | 0 | 30 |
| LEVEL 4 | 14,941 SF | 0 | 31 |
| LEVEL 5 | 14,941 SF | 0 | 32 |
| LEVEL 6 | 15,276 SF | 0 | 32 |
| LEVEL 7 | 14,941 SF | 0 | 32 |
| LEVEL 8 | 14,941 SF | 0 | 30 |
| LEVEL 9 | 14,295 SF | 14,000 | 0 |
| Grand Total | 134,001 SF | 22,625 SF | 203 |

COMMITTEE OF THE WHOLE SUBMITTAL
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ORIGINAL ISSUE: 03/09/16

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KEY PLAN

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MINNEAPOLIS

TITLE SHEET

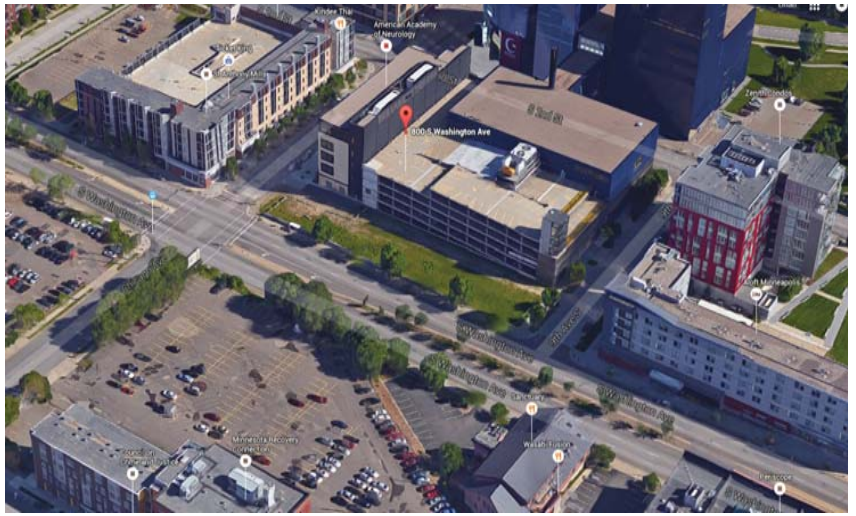
T1.1

4/4/2016 11:32:02 AM

WASHINGTON AVENUE AND 9TH AVENUE LOOKING WEST

AERIAL LOOKING NORTHEAST

WASHINGTON AVENUE AND CHICAGO AVENUE LOOKING EAST




AERIAL LOOKING NORTHWEST

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REFERENCE IMAGES

A0.1

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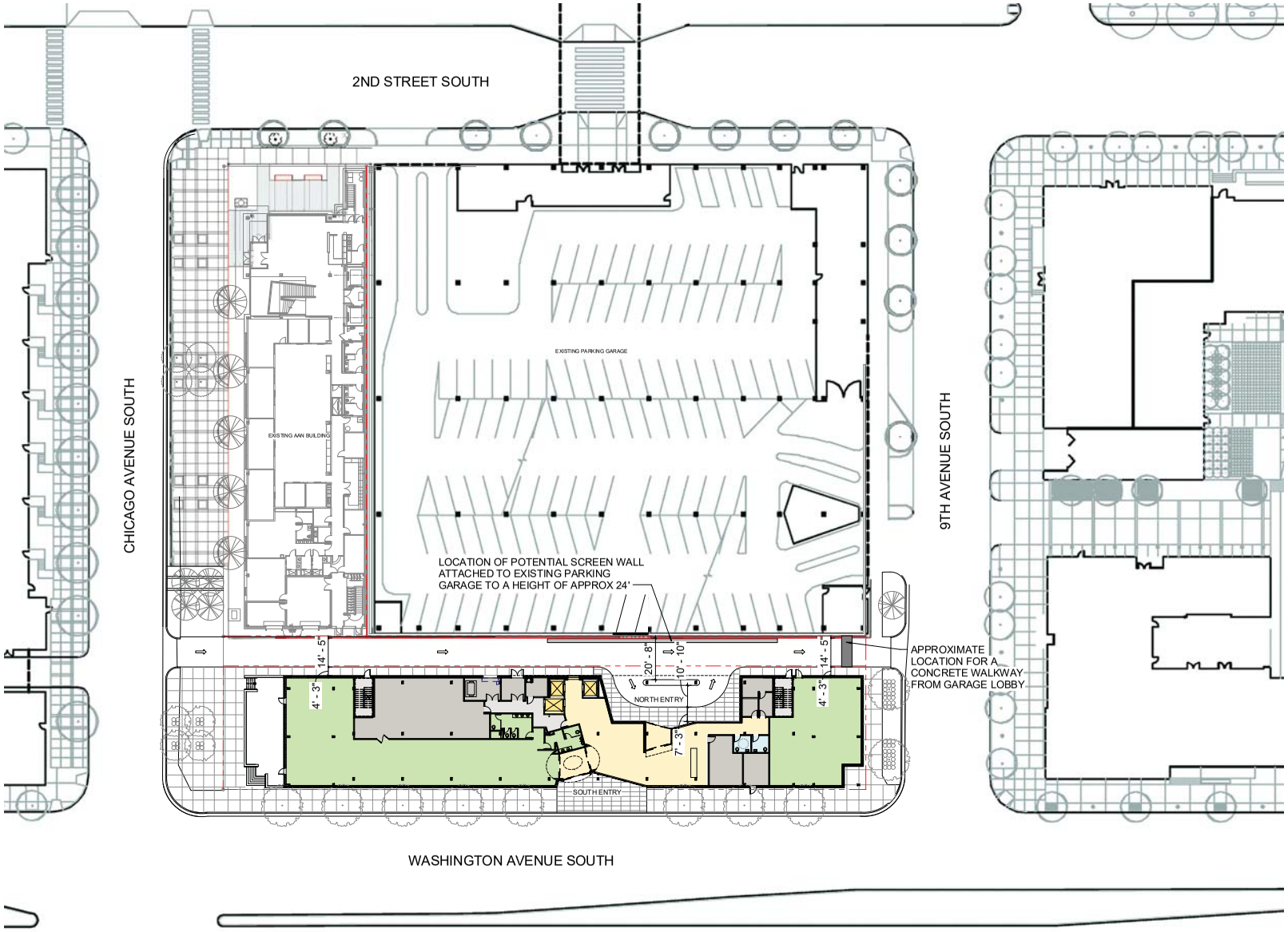


1 SITE PLAN
A1.0 1" = 20'-0"

PLAN NORTH

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ARCHITECTURAL SITE PLAN
A1.0

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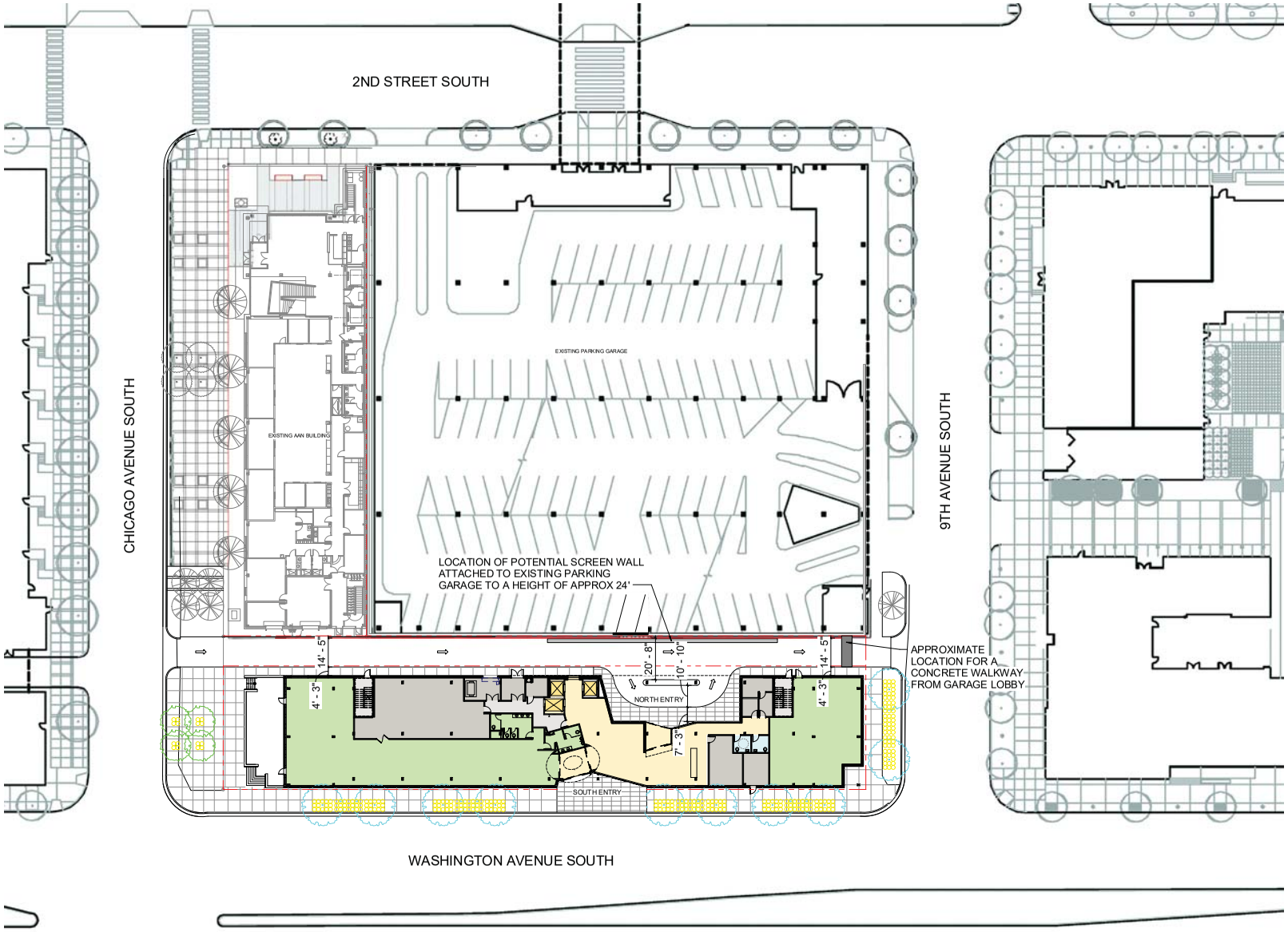


1 SITE PLAN
A1.0 1" = 20'-0"

PLAN NORTH

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ARCHITECTURAL SITE PLAN

A1.0

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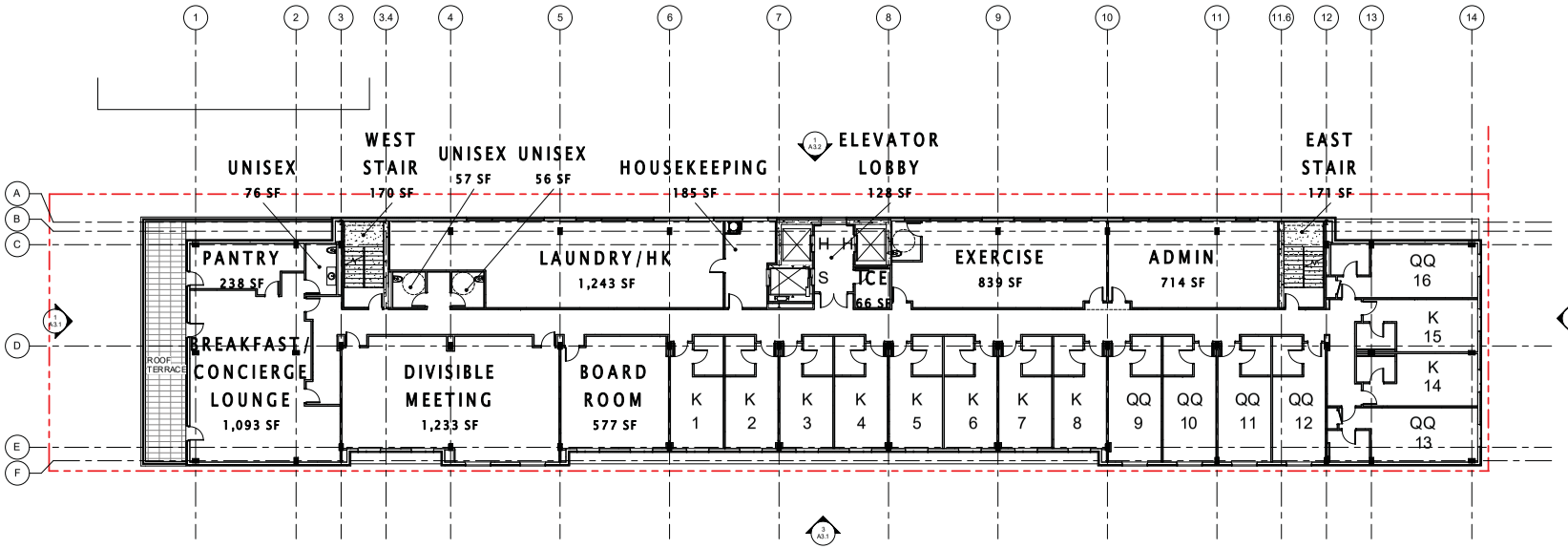
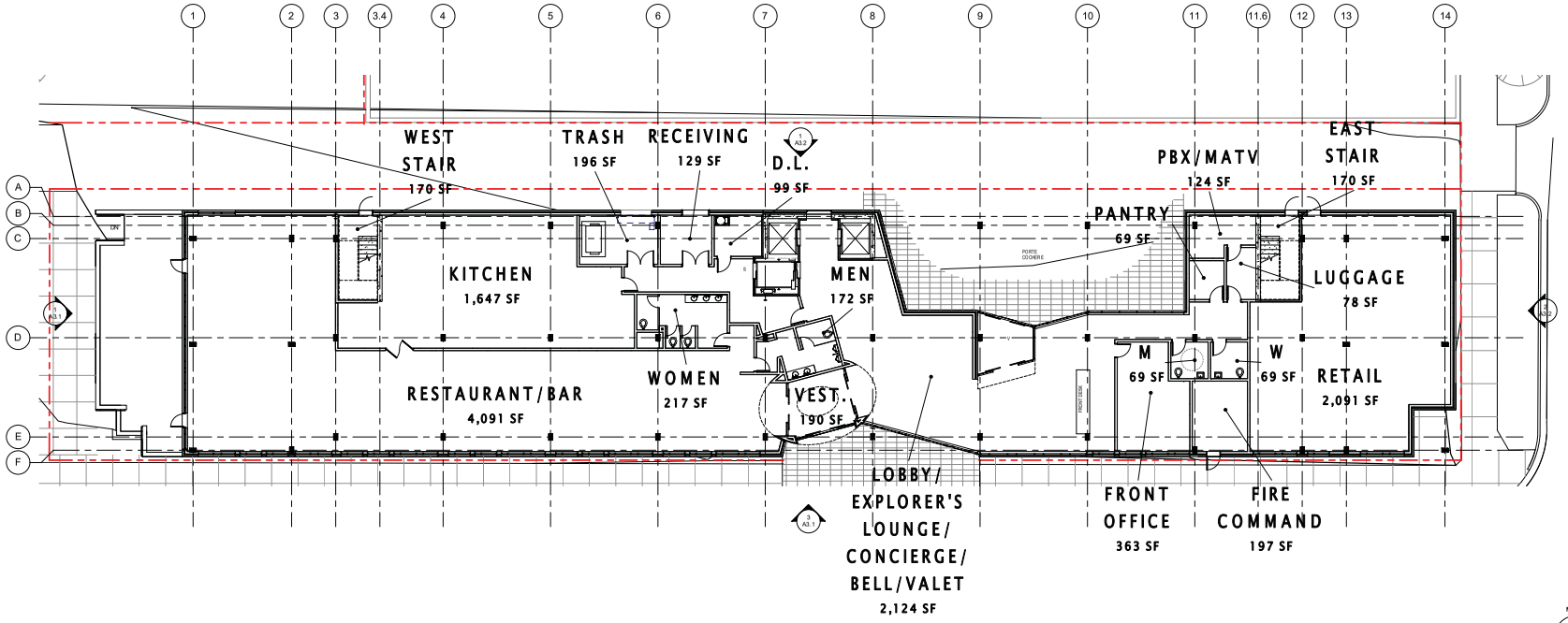



2 SECOND LEVEL FLOOR PLAN
A1.1 3/32" = 1'-0"




1 FIRST LEVEL FLOOR PLAN
A1.1 3/32" = 1'-0"

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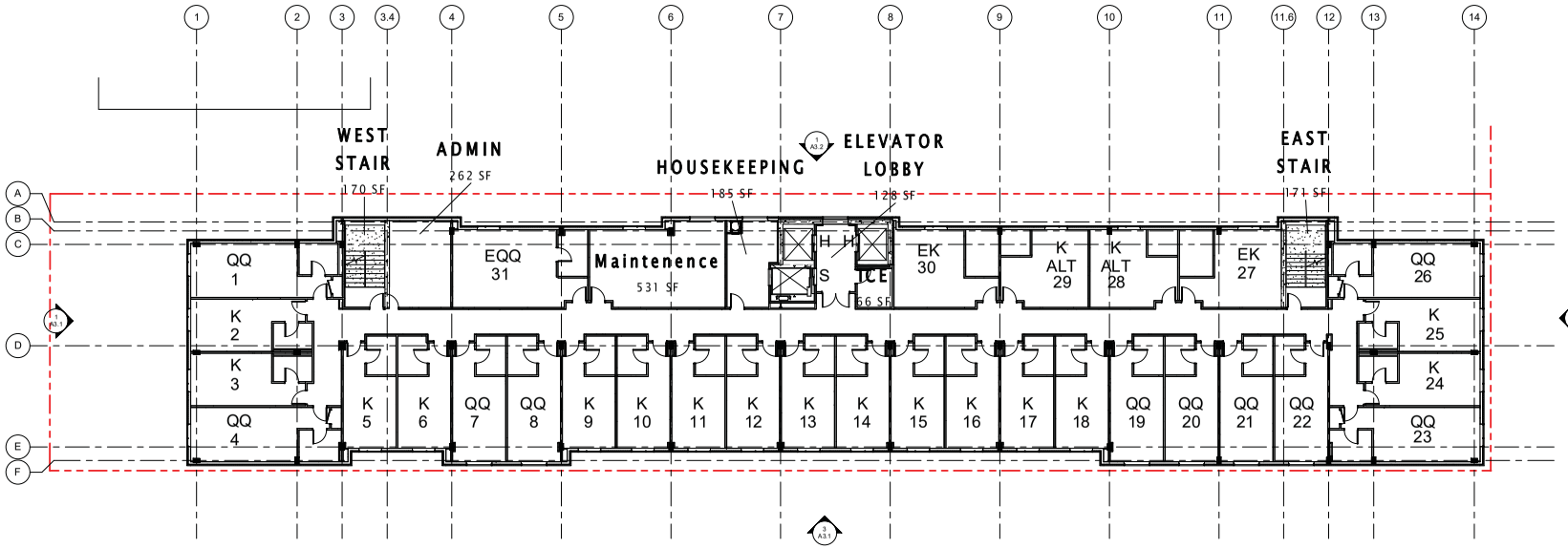
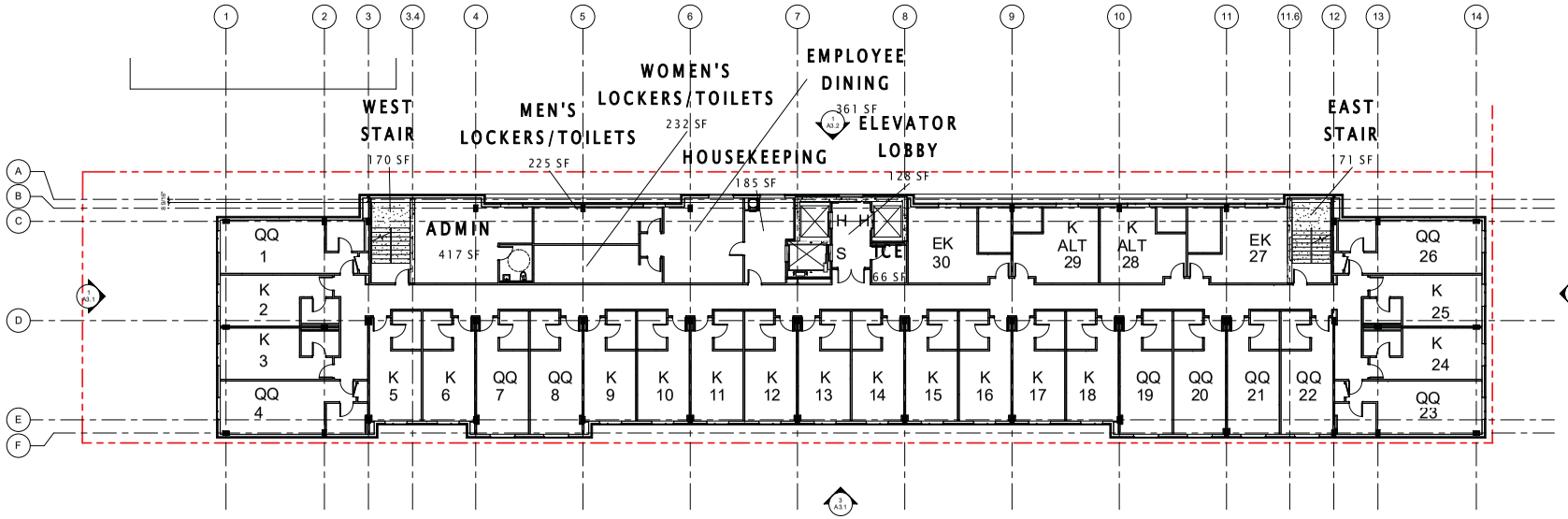
FLOOR PLANS LEVEL 1 & 2

A1.1




2 A1.2 FLOOR PLAN LEVEL 4
3/32" = 1'-0"




1 A1.2 FLOOR PLAN LEVEL 3
3/32" = 1'-0"

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FLOOR PLANS LEVEL 3 & 4

A1.2

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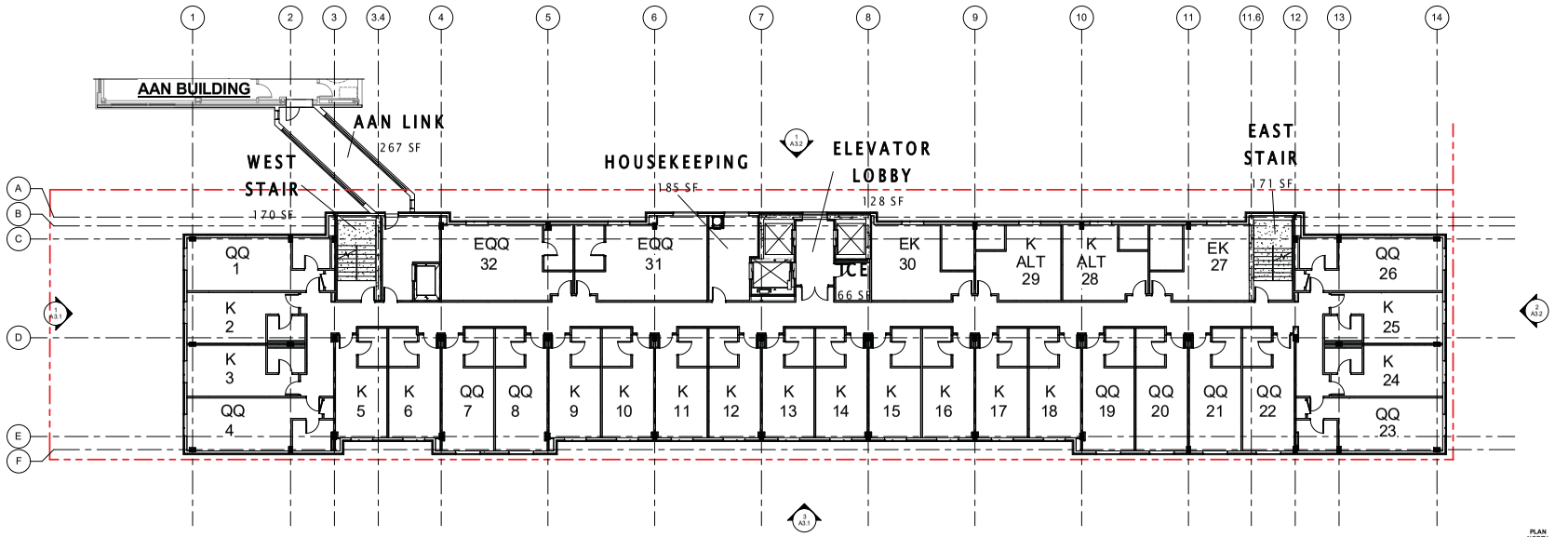
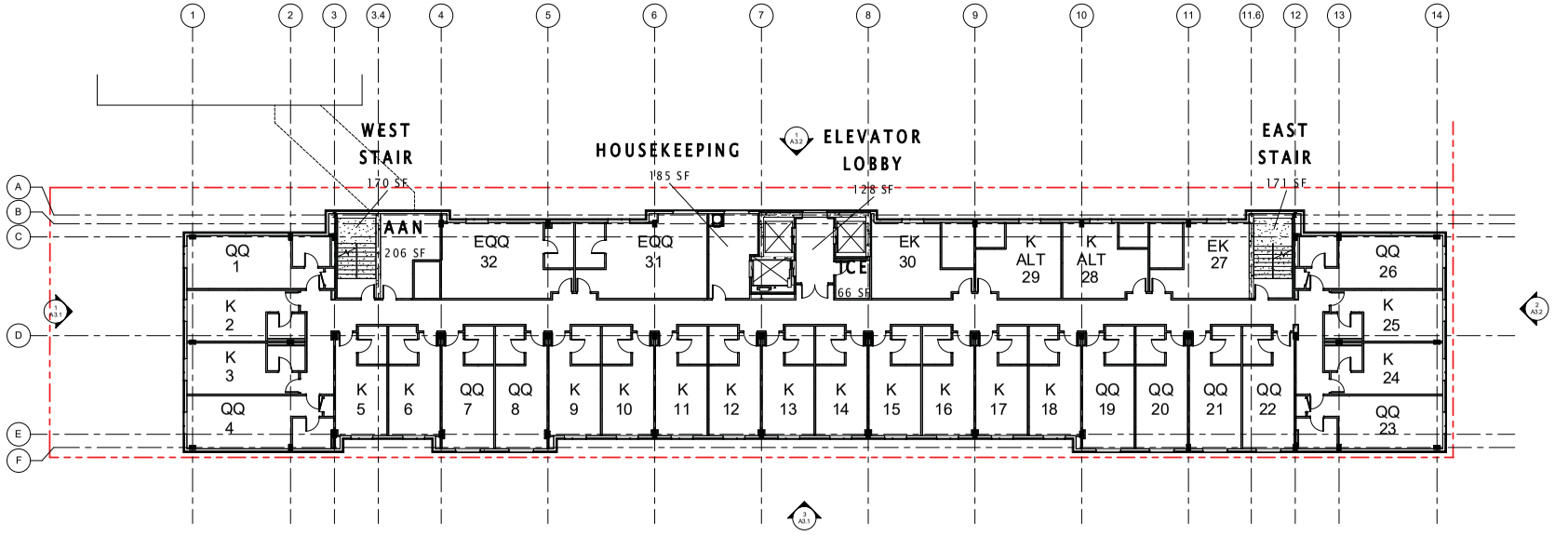



2 A1.3 FLOOR PLAN LEVEL 6
3/32" = 1'-0"




1 A1.3 FLOOR PLAN LEVEL 5
3/32" = 1'-0"

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FLOOR PLANS LEVEL 5 & 6

A1.3

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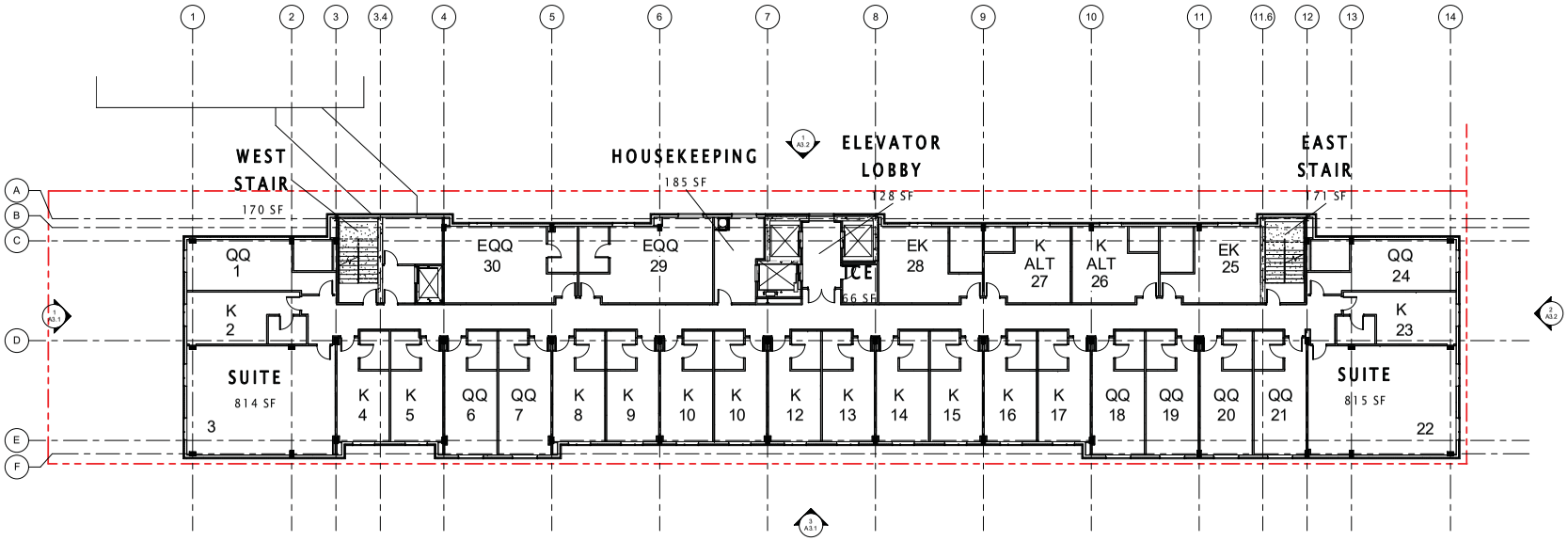
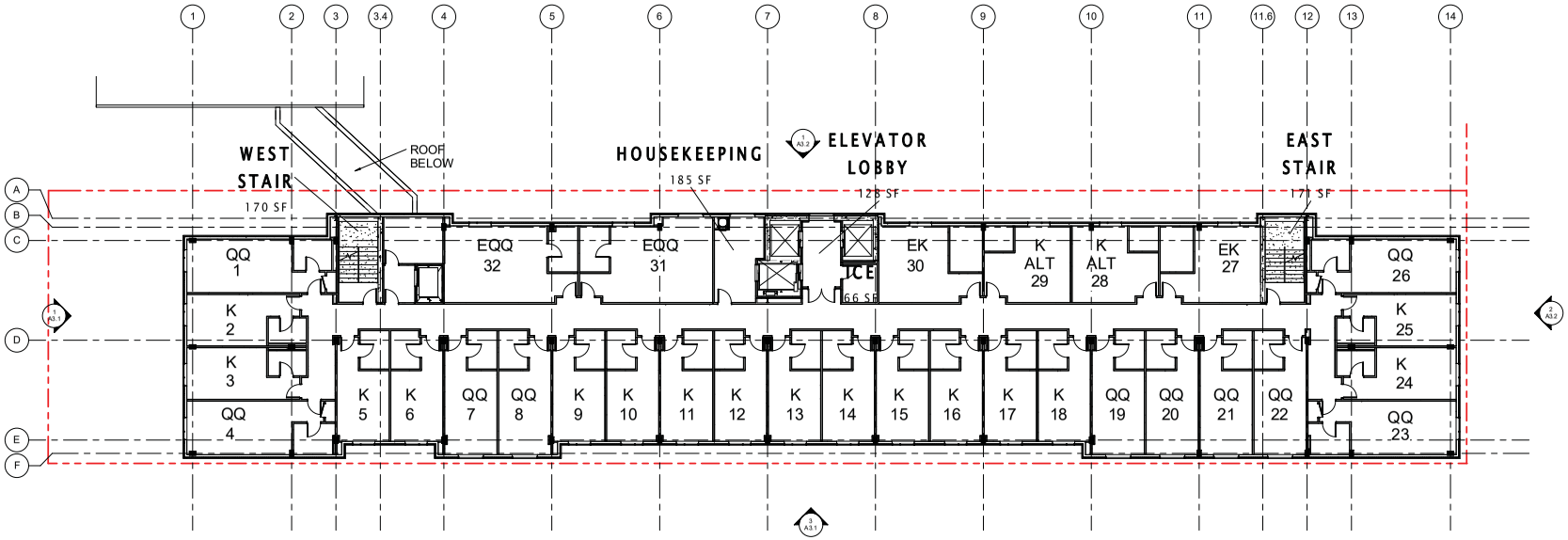



2 A1.4 FLOOR PLAN LEVEL 8
3/32" = 1'-0"




1 A1.4 FLOOR PLAN LEVEL 7
3/32" = 1'-0"

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FLOOR PLANS LEVEL 7 & 8

A1.4

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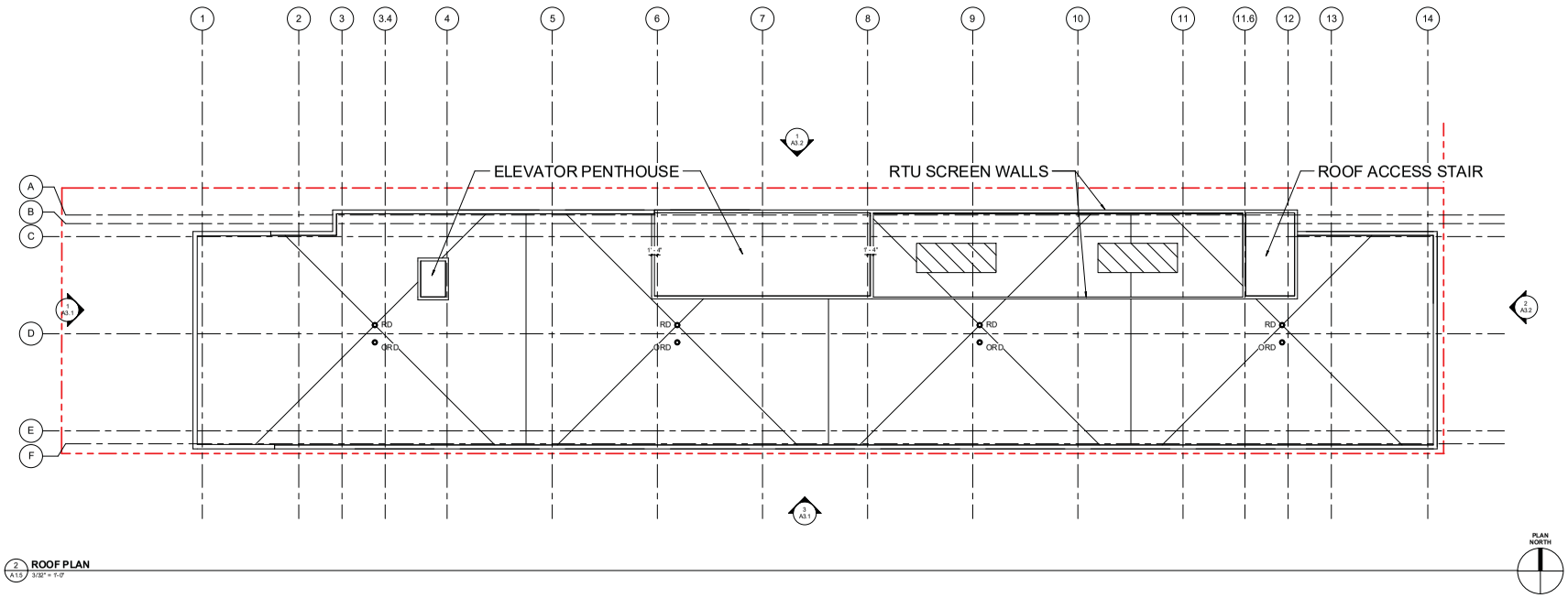
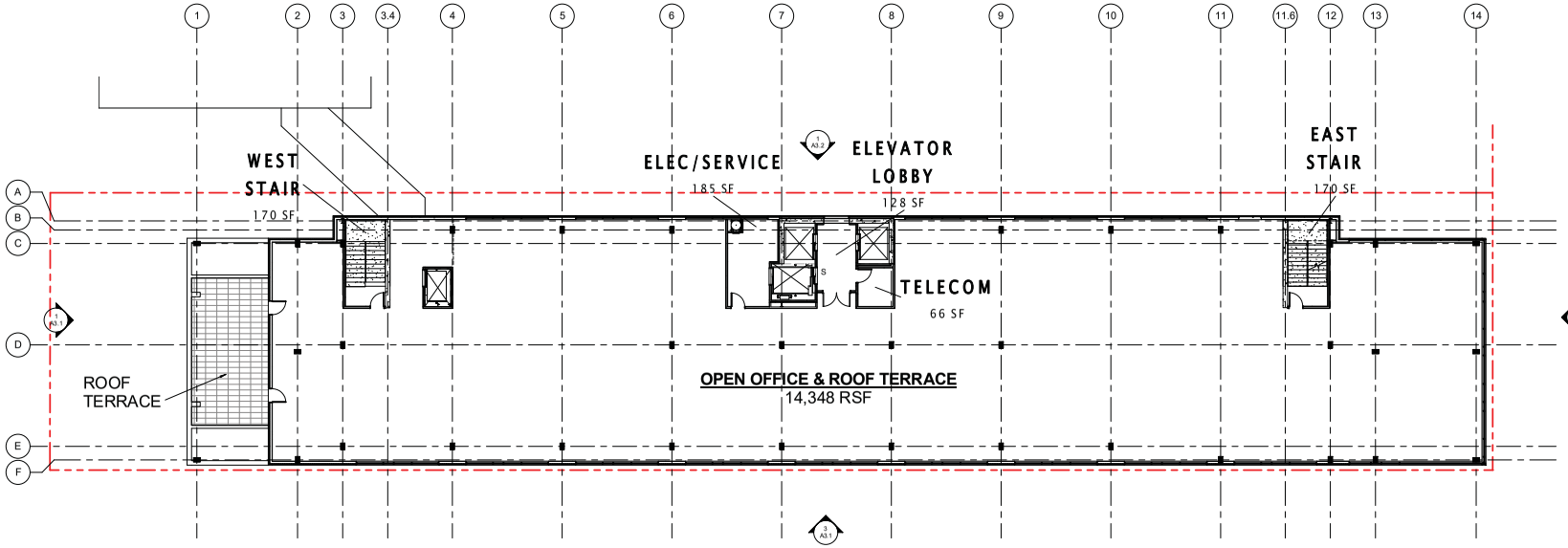



2 A1.5 ROOF PLAN
3/32" = 1'-0"




1 A1.5 FLOOR PLAN LEVEL 9
3/32" = 1'-0"

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KEY PLAN

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FLOOR PLAN LEVEL 9 AND ROOF PLAN

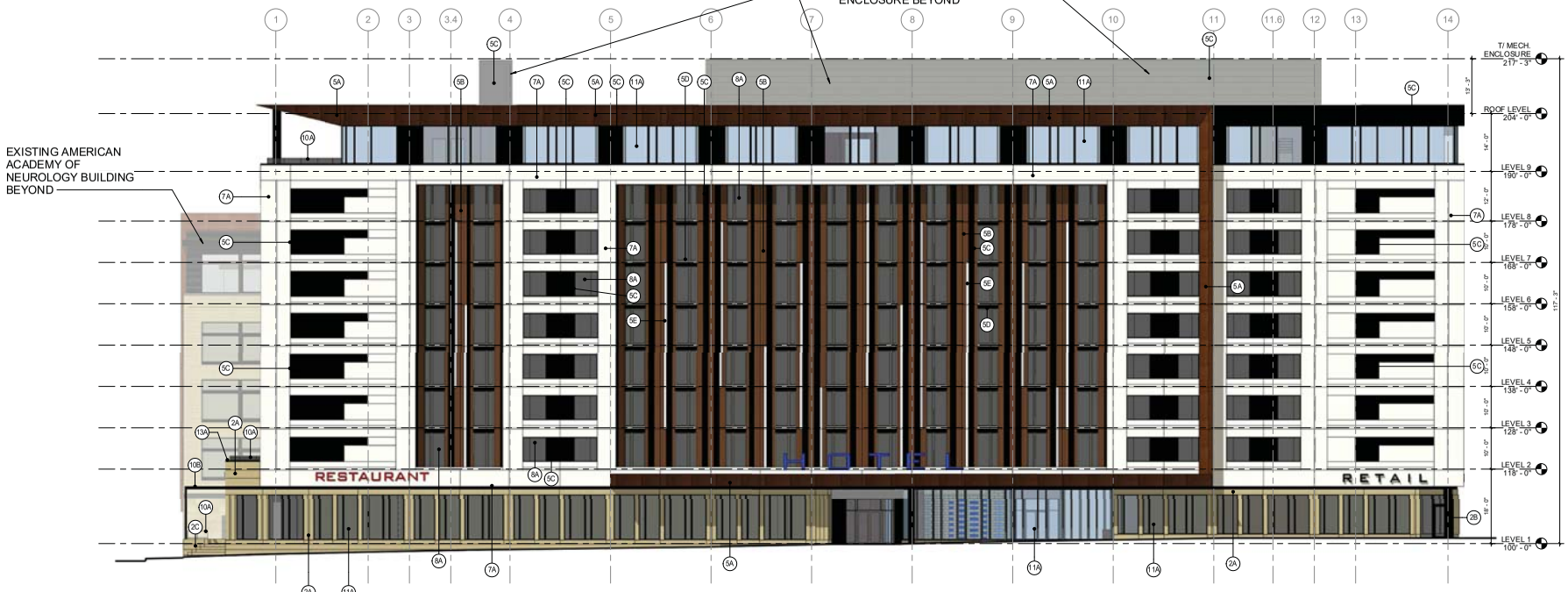
A1.5

4/4/2016 11:29:20 AM

1 A3.1 **WEST ELEVATION**
3/32" = 1'-0"

# EXTERIOR MATERIAL KEYNOTES

| | |
|---|---|
| 2A | ARCHITECTURAL STONE/PRECAST CLADDING #1 |
| 2B | ARCHITECTURAL STONE/PRECAST CLADDING #2 |
| 2C | STONE COPING |
| 4A | BURNISHED BLOCK WITH 2-COLOR PATTERN |
| 5A | COMPOSITE METAL PANEL/CANOPY - COLOR #1 |
| 5B | PREFINISHED PROFILED SHEET METAL PANEL - COLOR #2 |
| 5C | PREFINISHED PROFILED SHEET METAL PANEL - COLOR #3 |
| 5D | PREFINISHED METAL SLAB EDGE COVER - COLOR #3 |
| 5E | PREFINISHED ACCENT METAL BAND |
| 7A | STUCCO COLOR #1 |
| 7B | STUCCO COLOR #2 |
| 7C | STUCCO COLOR #3 |
| 8A | ALUMINUM WINDOW |
| 10A | METAL RAILING SYSTEM |
| 10B | DECORATIVE PAINTED STEEL TRELLIS |
| 11A | PREFINISHED ALUMINUM STOREFRONT SYSTEM |
| 13A | PREFINISHED METAL COPING/FLASHING |
| 14A | DECORATIVE LIGHT FIXTURE |




3 A3.1 **SOUTH ELEVATION**
3/32" = 1'-0"

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KEY PLAN

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BUILDING ELEVATIONS
A3.1

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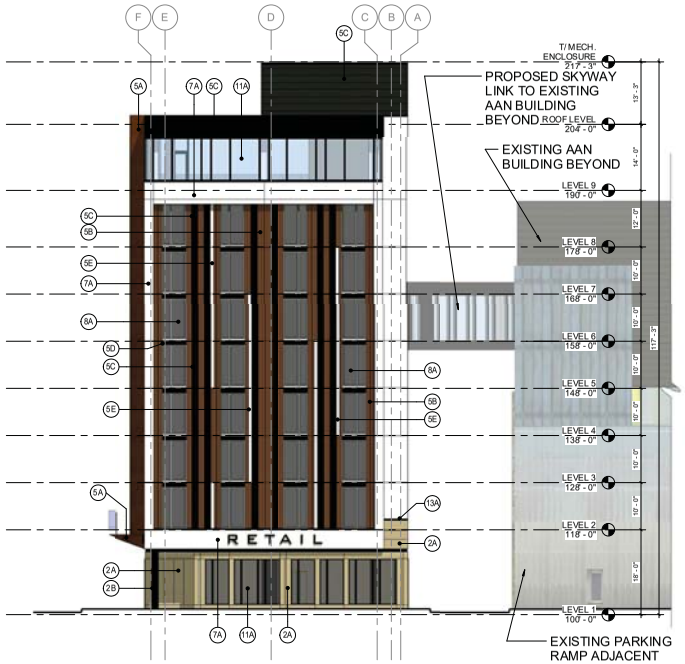
| | Material | Percentage |
|---|---|---|
| South Elevation (Washington Ave.) | Stucco 7A | 28% |
| | Metal Panel 5A | 5% |
| | Metal Panel 5B/5E | 10% |
| | Metal Panel 5C/5D | 12% |
| | ArchStone/Precast 2A | 4% |
| | Glazing | 40% |
| | | 100% |
| West Elevation (Chicago Ave.) | Stucco 7A | 15% |
| | Metal Panel 5A | 4% |
| | Metal Panel 5B/5E | 21% |
| | Metal Panel 5C/5D | 14% |
| | ArchStone/Precast 2A | 12% |
| | Glazing | 34% |
| | | 100% |
| East Elevation (9th Ave.) | Stucco 7A | 19% |
| | Metal Panel 5A | 0% |
| | Metal Panel 5B/5E | 21% |
| | Metal Panel 5C/5D | 19% |
| | ArchStone/Precast 2A | 6% |
| | Glazing | 35% |
| | | 100% |
| North Elevation (Alley) | Stucco 7A | 39% |
| | Stucco 7B | 18% |
| | Stucco 7B | 6% |
| | Metal Panel 5A | 1% |
| | Metal Panel 5B/5E | 0% |
| | Metal Panel 5C/5D | 8% |
| | ArchStone/Precast 2A | 5% |
| | Burnished Block 4A | 5% |
| | Glazing | 18% |
| | | 100% |




2 EAST ELEVATION
A3.2 3/32" = 1'-0"

# EXTERIOR MATERIAL KEYNOTES

| | |
|---|---|
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| 5C | PREFINISHED PROFILED SHEET METAL PANEL - COLOR #3 |
| 5D | PREFINISHED METAL SLAB EDGE COVER - COLOR #3 |
| 5E | PREFINISHED ACCENT METAL BAND |
| 7A | STUCCO COLOR #1 |
| 7B | STUCCO COLOR #2 |
| 7C | STUCCO COLOR #3 |
| 8A | ALUMINUM WINDOW |
| 10A | METAL RAILING SYSTEM |
| 10B | DECORATIVE PAINTED STEEL TRELLIS |
| 11A | PREFINISHED ALUMINUM STOREFRONT SYSTEM |
| 13A | PREFINISHED METAL COPING/FLASHING |
| 14A | DECORATIVE LIGHT FIXTURE |

1 NORTH ELEVATION
A3.2 3/32" = 1'-0"

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Signature

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License # Date

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KEY PLAN

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BUILDING ELEVATIONS
A3.2

4/4/2016 11:23:00 AM

STREET LEVEL VIEW LOOKING SOUTHEAST ALONG WASHINGTON AVENUE

AERIAL VIEW LOOKING NORTHWEST

GROUND LEVEL VIEW OF CORNER OF WASHINGTON AVE. & CHICAGO AVE. LOOKING SOUTHEAST

STREET LEVEL VIEW LOOKING NORTHWEST ALONG WASHINGTON AVE.

STREETSCAPE ALONG WASHINGTON AVE. & CHICAGO AVE.

STREETSCAPE & BUILDING ENTRY ALONG WASHINGTON AVE.

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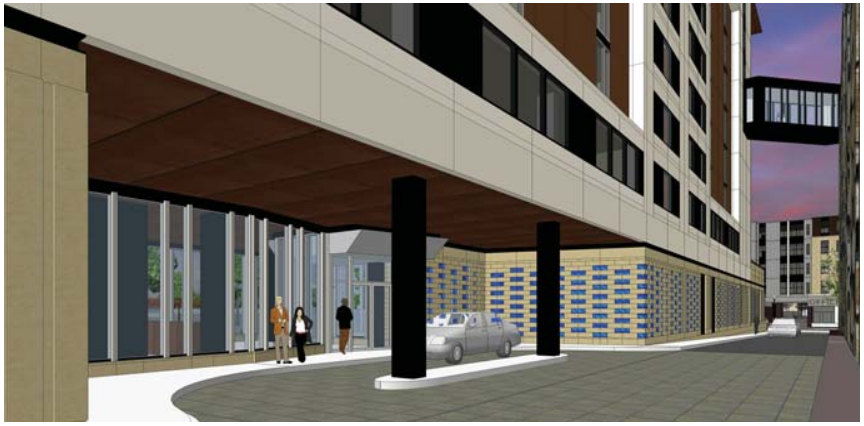
PERSPECTIVE VIEWS
A3.3

4/4/2016 11:32:00 AM

STREET LEVEL VIEW LOOKING SOUTHWEST ALONG 9TH AVE.

STREETSCAPE ALONG 9TH AVENUE



VIEW OF PORTE COCHERE & GUEST DROP OFF LOOKING NW DOWN PRIVATE ALLEY

VIEW OF PORTE COCHERE & GUEST DROP OFF LOOKING SE DOWN PRIVATE ALLEY

VIEW FROM CHICAGO AVE. OF PRIVATE ALLEY & CONNECTION TO EXISTING AMERICAN ACADEMY OF NEUROLOGY BUILDING ABOVE

AERIAL VIEW OF TERRACES ALONG CHICAGO AVE. FRONTAGE

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PERSPECTIVE VIEWS
A3.4

4/4/2016 11:32:01 AM

AERIAL VIEW LOOKING EAST

AERIAL VIEW LOOKING NORTH

AERIAL VIEW LOOKING WEST TOWARDS DOWNTOWN

AERIAL VIEW LOOKING NORTHEAST

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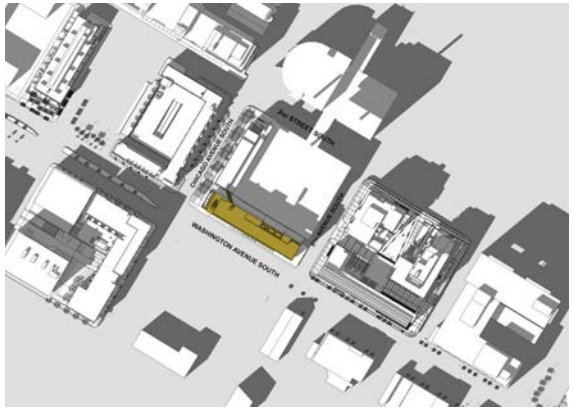
CONTEXT STUDIES
A3.5

4/4/2016 11:32:01 AM

MAR/ SEPT 9am

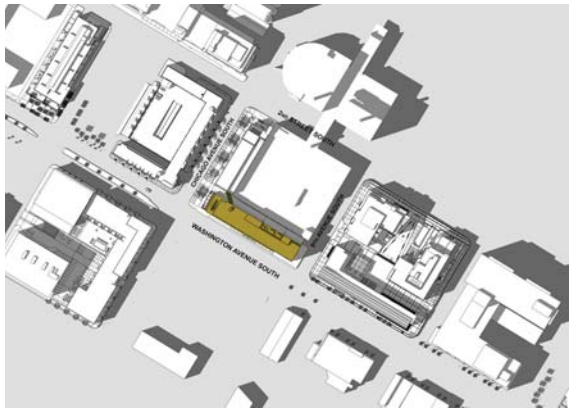
MAR/ SEPT NOON



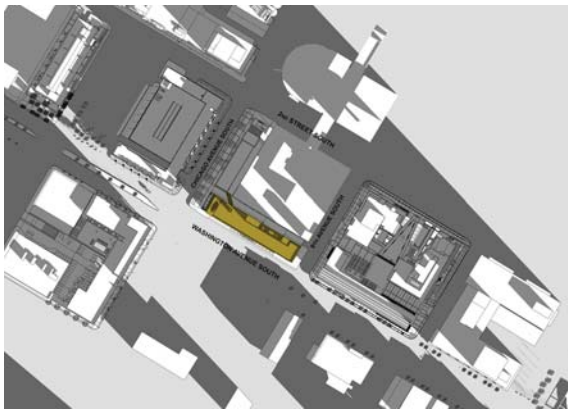

MAR/ SEPT 3pm

JUNE 9am

JUNE NOON




JUNE 3pm




DEC 9am

DEC NOON

DEC 3pm

4/4/2016 11:32:02 AM

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SHADOW STUDIES

A3.6

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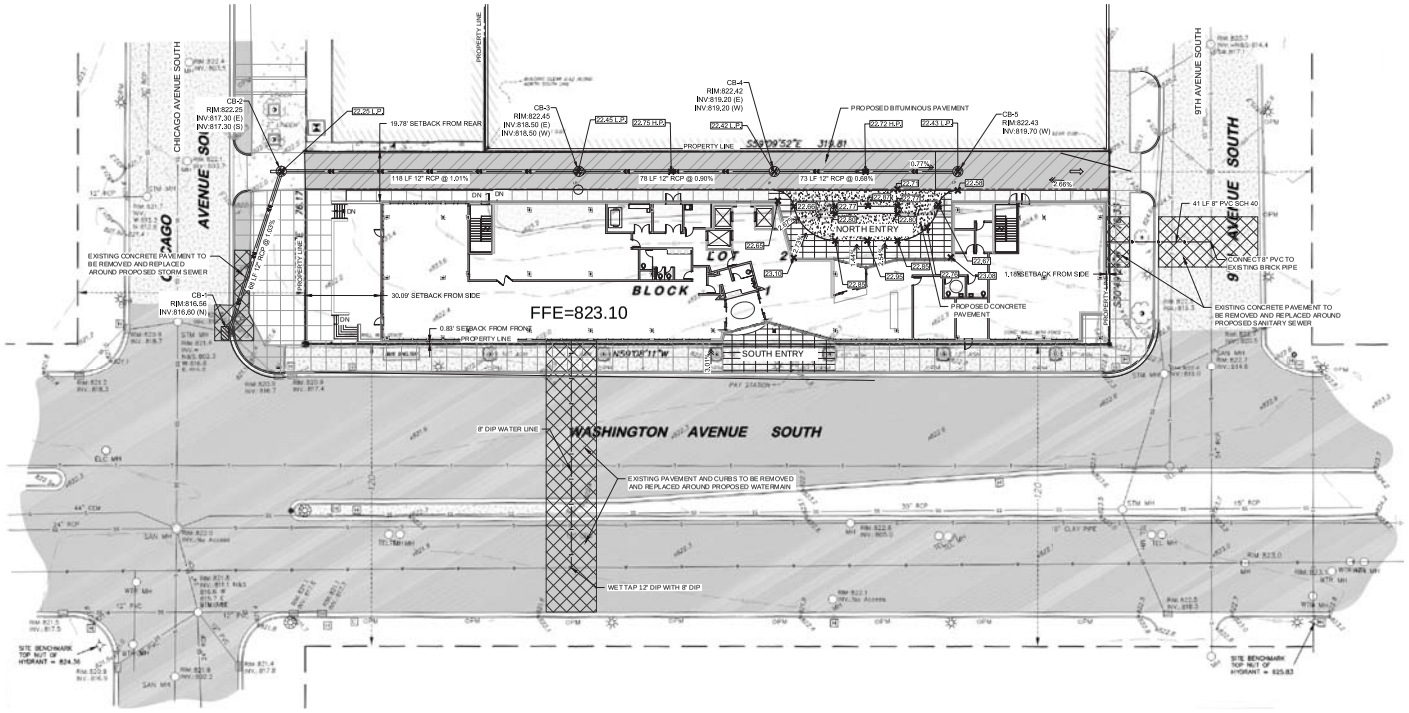


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED SPOT ELEVATION
- HIGH POINT SPOT ELEVATION
- LOW POINT SPOT ELEVATION
- DENOTES SURFACE DRAINAGE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED CATCHBASIN
- EXISTING PAVEMENT TO BE REMOVED
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- BENCHMARK
- SANITARY MANHOLE
- MANHOLE
- MANHOLE NOT FIELD LOCATED
- STORM MANHOLE
- CATCH BASIN
- WATER MANHOLE
- GATE VALVE
- HYDRANT
- ELECTRIC MANHOLE
- LIGHT
- SEMAPHORE
- TELEPHONE MANHOLE
- COMMUNICATION BOX
- GAS VALVE
- BOLLARD
- METAL COVER
- PEDESTRIAN POST
- PARKING METER
- CHAIN LINK FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRE
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

NORTH

1 C1.0 SITE AND DEMOLITION PLAN

1"= 20'

0 20' 40' 60'

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C1.0

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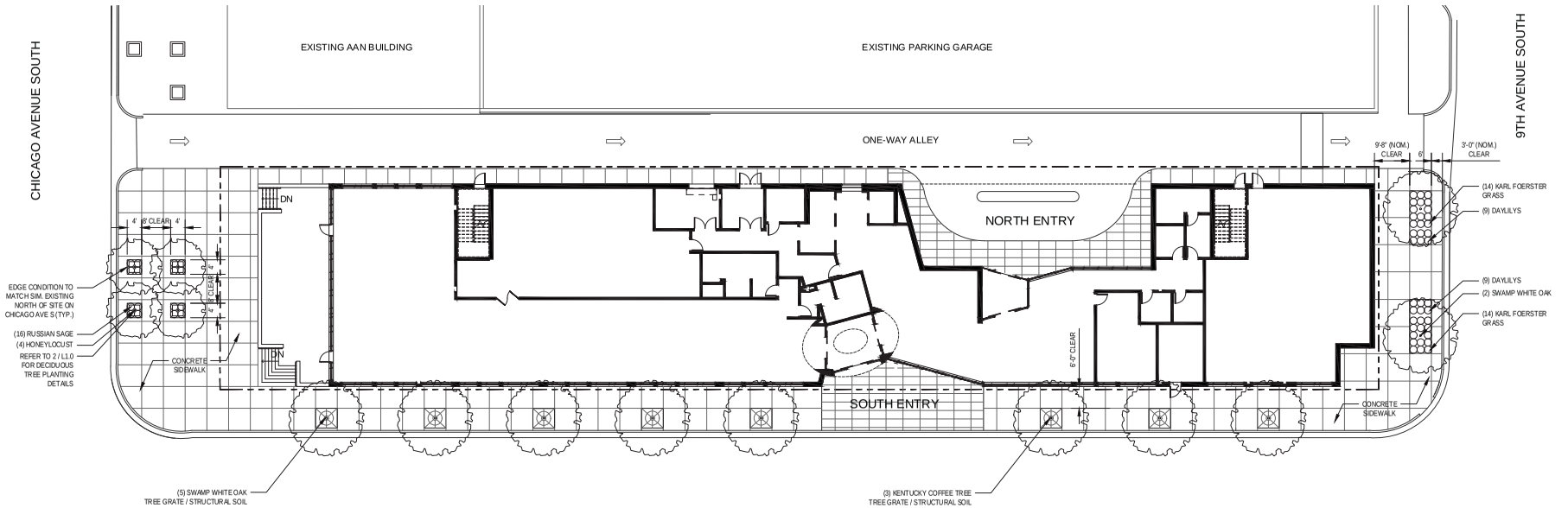



1 / L1.0 LANDSCAPE PLAN - SITE

SCALE 1" = 1'2"-0"

0 6 12 24

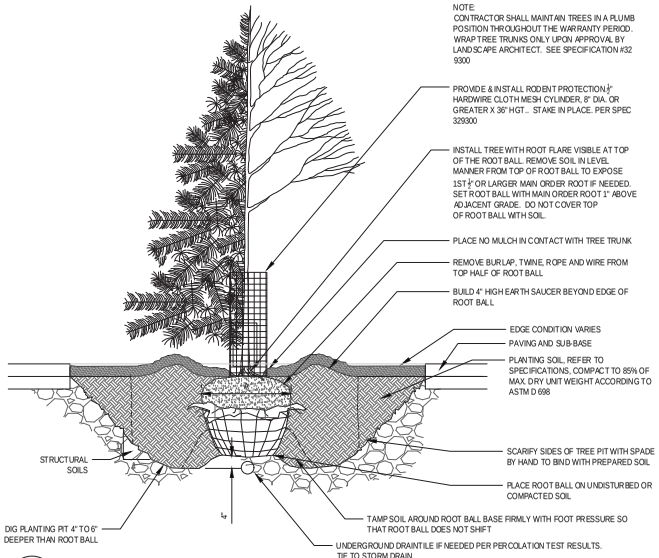
NORTH

## PLANTING NOTES

1. LOCATE ALL UTILITIES.
2. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL..
3. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT 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' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
4. INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
5. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
6. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
7. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
8. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH ORIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
9. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, & ANNUALS. PLANTING SOIL SHALL CONSIST OF MNDOT 3877-C MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX. OR AS OTHERWISE SPECIFIED IN THE PROJECT MANUAL.
10. 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.
11. 3/16" THICK STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
12. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
13. INSTALL 3" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
14. INSTALL 2" DEEP SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
15. INSTALL 2" DEEP FINELY SHREDDED MULCH OR 1" DEEP SHREDDED HARDWOOD MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.
16. WARRANTY N.B.W. PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
17. SPRING PLANT MATERIAL INSTALLATION IS FROM THE APRIL 15 TO JUNE 15.
18. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
19. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
20. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

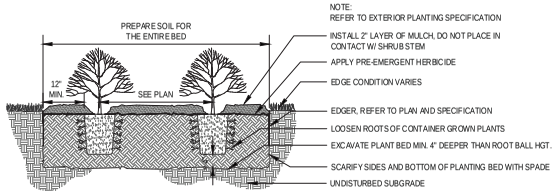
## IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SOD, SEED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL VERIFY (EXISTING) IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.
3. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF ANY MULCH.
4. CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
5. 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.



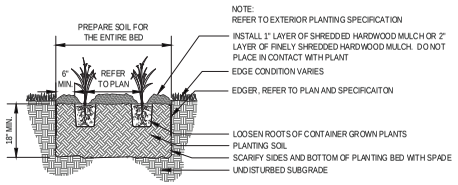

2 / L1.0 TREE PLANTING DETAIL

SCALE 3/4" = 1'-0"




3 / L1.0 SHRUB PLANTING DETAIL

SCALE 3/4" = 1'-0"




4 / L1.0 PERENNIAL PLANTING DETAIL

SCALE 3/4" = 1'-0"

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Landscape Plan

L1.0

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