**GENERAL CONSTRUCTION NOTES**

1. All work shall be done in accordance with the plans and requirements of the detailed specifications. Costs shall be considered incidental to the project. Barricades shall conform to the "Manual On Uniform Traffic Control Transportation." All horizontal and vertical information is based on the topographic survey and boundary survey prepared by Egan, Field & Nowak, Inc. See survey for benchmark information.

2. The contractor is responsible for all construction noted on the civil plans, and the contractor shall protect from damage all existing features designated to remain. Any features damaged (available at: http://www.dot.state.mn.us/trafficeng) shall be repaired by the contractor at his own expense.

3. The contractor shall determine the exact location of all existing utilities prior to commencing work, and the contractor shall be responsible for providing temporary utilities until the utilities have been installed by the city of Minneapolis.

4. The contractor is responsible for all construction staking. See specifications for requirements.

5. Actual field conditions may vary. Verify all field conditions including location of client: 1080 Montreal Avenue, Minneapolis, MN 55408. See survey for benchmark information.

6. Existing site information was taken from a survey provided by Egan, Field & Nowak, Inc., Minneapolis, MN, issued for this project. This survey appears 1/2" x 1/2" on full-size sheets. See survey for benchmark information.

7. This square appears 1/2" x 1/2" on full-size sheets.

8. All horizontal and vertical information is based on the topographic survey and boundary survey prepared by Egan, Field & Nowak, Inc. See survey for benchmark information.

9. Concrete and other materials shall be protected from contamination during storage and transportation. Disturbed areas shall be temporarily or permanently stabilized all construction areas which have undergone final grading, and the contractor shall provide erosion and sediment control devices as required by the City of Minneapolis.

10. Grapes shown are finish surface elevations. The contractor shall make appropriate deductions for varying surfaces to determine subgrade elevations.

11. Existing site information was taken from a survey provided by Egan, Field & Nowak, Inc., Minneapolis, MN, issued for this project. See survey for benchmark information.

12. City of Minneapolis erosion control notes:
   - Material shown in the plans and specifications is intended for general guidance only.
   - The contractor shall implement erosion control measures as noted on the plans and specifications.
   - Inlet protection type A & C shall be furnished and installed by the contractor.
   - Water inlets and ditches shall be furnished and maintained by the contractor.
   - All exposed surfaces shall be protected from contamination during storage and transportation.
   - Control of erosion shall be the responsibility of the contractor.
   - Any existing concrete infrastructure in the public right-of-way, including but not limited to public utility lines, shall be removed by the contractor.
   - If contaminated soils are encountered during site activities, stop work immediately and notify the Minnesota State Duty Officer at 651.649.5451.
   - All costs for relocation and/or repair of city traffic facilities including traffic signal systems, street lighting, traffic signs, parking meters, and pavement markings shall be at the project expense.

13. City of Minneapolis erosion control notes:
   - Material shown in the plans and specifications is intended for general guidance only.
   - The contractor shall implement erosion control measures as noted on the plans and specifications.
   - Inlet protection type A & C shall be furnished and installed by the contractor.
   - Water inlets and ditches shall be furnished and maintained by the contractor.
   - All exposed surfaces shall be protected from contamination during storage and transportation.
   - Control of erosion shall be the responsibility of the contractor.
   - Any existing concrete infrastructure in the public right-of-way, including but not limited to public utility lines, shall be removed by the contractor.
   - If contaminated soils are encountered during site activities, stop work immediately and notify the Minnesota State Duty Officer at 651.649.5451.
   - All costs for relocation and/or repair of city traffic facilities including traffic signal systems, street lighting, traffic signs, parking meters, and pavement markings shall be at the project expense.

14. Traffic control:
   - The contractor shall provide temporary traffic control at all necessary locations and shall be responsible for the placement and maintenance of all temporary traffic control devices.
   - The contractor shall ensure that all temporary traffic control devices are in proper condition and are properly maintained.
   - The contractor shall ensure that all temporary traffic control devices are removed when no longer necessary.

15. City of Minneapolis erosion control notes:
   - Material shown in the plans and specifications is intended for general guidance only.
   - The contractor shall implement erosion control measures as noted on the plans and specifications.
   - Inlet protection type A & C shall be furnished and installed by the contractor.
   - Water inlets and ditches shall be furnished and maintained by the contractor.
   - All exposed surfaces shall be protected from contamination during storage and transportation.
   - Control of erosion shall be the responsibility of the contractor.
   - Any existing concrete infrastructure in the public right-of-way, including but not limited to public utility lines, shall be removed by the contractor.
   - If contaminated soils are encountered during site activities, stop work immediately and notify the Minnesota State Duty Officer at 651.649.5451.
   - All costs for relocation and/or repair of city traffic facilities including traffic signal systems, street lighting, traffic signs, parking meters, and pavement markings shall be at the project expense.

16. City of Minneapolis erosion control notes:
   - Material shown in the plans and specifications is intended for general guidance only.
   - The contractor shall implement erosion control measures as noted on the plans and specifications.
   - Inlet protection type A & C shall be furnished and installed by the contractor.
   - Water inlets and ditches shall be furnished and maintained by the contractor.
   - All exposed surfaces shall be protected from contamination during storage and transportation.
   - Control of erosion shall be the responsibility of the contractor.
   - Any existing concrete infrastructure in the public right-of-way, including but not limited to public utility lines, shall be removed by the contractor.
   - If contaminated soils are encountered during site activities, stop work immediately and notify the Minnesota State Duty Officer at 651.649.5451.
   - All costs for relocation and/or repair of city traffic facilities including traffic signal systems, street lighting, traffic signs, parking meters, and pavement markings shall be at the project expense.

17. City of Minneapolis erosion control notes:
   - Material shown in the plans and specifications is intended for general guidance only.
   - The contractor shall implement erosion control measures as noted on the plans and specifications.
   - Inlet protection type A & C shall be furnished and installed by the contractor.
   - Water inlets and ditches shall be furnished and maintained by the contractor.
   - All exposed surfaces shall be protected from contamination during storage and transportation.
   - Control of erosion shall be the responsibility of the contractor.
   - Any existing concrete infrastructure in the public right-of-way, including but not limited to public utility lines, shall be removed by the contractor.
   - If contaminated soils are encountered during site activities, stop work immediately and notify the Minnesota State Duty Officer at 651.649.5451.
   - All costs for relocation and/or repair of city traffic facilities including traffic signal systems, street lighting, traffic signs, parking meters, and pavement markings shall be at the project expense.

**CITY OF MINNEAPOLIS EROSION CONTROL NOTES**

1. Material shown in the plans and specifications is intended for general guidance only.
2. Inlet protection type A & C shall be furnished and installed by the contractor.
3. Water inlets and ditches shall be furnished and maintained by the contractor.
4. All exposed surfaces shall be protected from contamination during storage and transportation.
5. Control of erosion shall be the responsibility of the contractor.
6. Any existing concrete infrastructure in the public right-of-way, including but not limited to public utility lines, shall be removed by the contractor.
7. If contaminated soils are encountered during site activities, stop work immediately and notify the Minnesota State Duty Officer at 651.649.5451.
8. All costs for relocation and/or repair of city traffic facilities including traffic signal systems, street lighting, traffic signs, parking meters, and pavement markings shall be at the project expense.

**TRAFFIC CONTROL**

1. The contractor shall provide temporary traffic control at all necessary locations and shall be responsible for the placement and maintenance of all temporary traffic control devices.
2. The contractor shall ensure that all temporary traffic control devices are in proper condition and are properly maintained.
3. The contractor shall ensure that all temporary traffic control devices are removed when no longer necessary.

**GOVERNING SPECIFICATIONS**

The governing specifications, plans and specifications for the construction are issued in accordance with the requirements of the Construction Documents specified herein. All work shall be performed in accordance with the governing specifications, plans and specifications. All work shall be performed in accordance with the City of Minneapolis. All work shall be performed in accordance with the City of Minneapolis. All work shall be performed in accordance with the City of Minneapolis. All work shall be performed in accordance with the City of Minneapolis.
WARNING
LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR. CALL BEFORE DIGGING. Gopher State One Call REQUIRED BY LAW

PRELIMINARY
NOT FOR CONSTRUCTION
05/14/2021

COMMONBOND COMMUNITIES
302 MONTREAL AVENUE
ST PAUL, MN 55116

REMOVALS AND EROSION CONTROL PLAN

MATCH LINE C102
MATCH LINE C101

SITE BENCHMARK #2
TOP NUT OF HYDRANT
ELEV=874.08 FT

9" CLAY PIPE
30" RCP
6" WATERMAIN

24" BRICK

10" PVC

12" RCP

24" BRICK

PROPERTY LINE
REMOVE & SALVAGE TRASH ENCLOSURE
SAWCUT & REMOVE CONCRETE PAVEMENT
RELOCATE BIKE RACK
REMOVE TIMBER RETAINING WALL
REMOVE CONCRETE STOOP AND STAIRS
REMOVE BITUMINOUS PAVEMENT

LEGEND
CONSTRUCTION LIMITS
PROPERTY LINE
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING STORM
EXISTING SANITARY
EXISTING WATER
EXISTING OVERHEAD ELECTRIC
REMOVE EXISTING TREE
REMOVE BITUMINOUS PAVEMENT
MILL BITUMINOUS PAVEMENT
REMOVE CONCRETE
SAWCUT (FULL DEPTH)
INLET PROTECTION, SEE 1/C501
SILT FENCE, SEE 3/C501
TREE PROTECTION, SEE 6/L501
ROCK CONSTRUCTION ENTRANCE, SEE 5/C502

SHEET NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT RUNOFF, TRACKING, OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.

2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS OTHERWISE DISTURBED ON THE SITE.

3. REMOVE ALL TOPSOIL AND ORGANICS, BRUSH, SHRUBS, AND TREES WITHIN THE CONSTRUCTION LIMITS PRIOR TO SUBGRADE PREPARATIONS UNLESS OTHERWISE NOTED IN THE DRAWINGS. TOPSOIL THICKNESS VARIES.

SHEET KEY NOTES
\[...\]
PUBLIC ALLEY
ELEV=873.63 FT

CITY OF MINNEAPOLIS APPROVAL STAMP:

TRENCH DRAIN
SEE 7/C512

CLIENT:
CommonBond Communities

EX. WATER, FIRE, GAS, AND ELECTRICAL SERVICES FOR THE NEW BUILDING WILL BE FED TRENCH DRAIN OUTLET FROM THE EXISTING BUILDING.

72" BRICK
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

1080 MONTREAL AVENUE
0.4
ST PAUL, MN 55116

2609 BLAISDELL AVENUE

102 LF - 8" PVC SCH 40 @ 0.8%
30" RCP PER PLANS

NO DATE

48 LF - 8" PVC SCH 40 @ 1.0%

NO DATE

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

BUILDING HEIGHT = 46.2 FEET
AREA=6,848 SQ. FT.

12" INV=866.40
15" INV (W)=864.68
SEE 1/C502

12" INV=866.83
15" INV (W)=864.68

12" STORM INV=866.9

12" INV=866.0
10" PVC

52 LF - 8" PVC @ 2.0% MIN.
IE=866.3

32 LF - 15" RCP @ 0.8%
IE=864.2 (S)
IE=864.9 (NW)
IE=864.4 (N) (PER PLAN)
IE=864.6 (S) (PER PLAN)
IE=863.6 (E)
IE=864.2 (S)
IE=864.4 (SW)
IE=866.6 (ICE/SNOW)
IE=864.5 (ICE/SNOW)
IE=866.2 (ICE/SNOW)
IE=864.6 (E)
IE=866.0
IE=864.9 (E)
IE=863.6 (E)

6" WATERMAIN
24" BRICK
24" BRICK
24" BRICK

SANITARY MANHOLE

EXT. CB-01
STMH-04
STMH-01
STMH-02

WARNING
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1. PROVIDE (2) FLANGED CHANNEL SIGN POSTS (2.75 lbs/ft)
2. PROVIDE 3/8" DIA. GAL. BOLTS LENGTH AND QUANT. AS REQUIRED
3. SIGN POSTS SHALL BE INSTALLED MEETING THE REQUIREMENTS OF WMUTCD

SIGN SCHEDULE

MUTCD CODE
TEXT
SIZE

R7-8A
HANDICAPPED PARKING VEHICLE ID REQUIRED
12"x18"
NA
ACCESS AISLE
12"x18"

CLEANOUT
NOT TO SCALE
1

FLOW
FLOW
COMPACTED GRANULAR FILL
(SEE TYPICAL PAVEMENT SECTIONS)

PVC/HDPE PIPE
PROVIDE 12" DIAM.
EXPANSION LOOP
TRACER WIRE
1" MIN. Ø CASING PIPE HDPE SDR11 OR PVC
COIL WIRE AT TOP OF CASING

REMOVABLE CAST IRON
ADJUST TO 1" BELOW GRADE

KEY NOTES:
TRACER WIRE SHALL BE INSTALLED ON ALL PLASTIC PIPE EXCEPT FOR STRAIGHT RUNS BETWEEN STRUCTURES.

TRENCH DRAIN & GRATE SOLID DRAIN COVER (TYPE D)
NEENAH R-4990-AX
1'-6" 8"
VARIES
2"

CONCRETE PAVEMENT
SEE X/C5.0X
DROP GRADE TO MATCH INVERT OF TRENCH DRAINS (BOTH ENDS OF DRAIN)
TYP. CONTROL JOINTS, SEE PLAN FOR PATTERN, SEE X/C5.0X FOR JOINT DETAIL.
CONCRETE PAVEMENT REINFORCEMENT PER MANUFACTURERS SPECIFICATIONS

COVER & FRAME TO BE NEENAH, BOLTED STYLE CASTING
8" CONCRETE COLLAR AROUND STRUCTURE
REFER TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS
BACKFILL W/ CRUSHED STONE
ADS NYLOPLAST 18" CATCH BASIN
REFER TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS

CAST IRON GRATE RISER IF REQUIRED
18" DRAIN BASIN, FRAME AND GRATE
A A
TAPER CONCRETE TO PROVIDE DRAINAGE TOWARD CATCH BASIN

TYPICAL UTILITY TRENCH SECTION
NOT TO SCALE
2

PAVEMENT SECTION
LANDSCAPE SECTION
GENERAL FILL
8" MAX COMPACTED LIFT THICKNESS
SALVAGED FROM ON SITE OR IMPORTED
GRANULAR FILL COMPACTED
GRANULAR BEDDING COMPACTED

 favored
12"
TYP.
12"
TYP.
6" TYP.
6" + 1/2 PIPE DIAM.
4' MAX
1:1
1:1

#4 EPOXY COATED NOSING BAR (TYP.)
6" C.I.P. CHEEK WALL
EQ. 7 3/4" MAX
0.5" RADIUS (TYP.)
1/2" (TYP.)
24" (TYP.)

#4 EPOXY COATED @ 6" O.C. (TYP.)
#4 EPOXY COATED @ 12" O.C. (TYP.)

SEE PLAN
SEE PLAN
INSET C
2% MAX
2% MAX

STAIR DETAIL
NOT TO SCALE

STAR DETAIL
NOT TO SCALE
LANDSCAPE NOTES

1. THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS PRIOR TO BEGINNING WORK.

2. THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE EQUIPMENT ON OR NEAR EXISTING PLANTS.

3. THE CONTRACTOR SHALL KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.

4. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE REMOVED.

5. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE PLANTS ARE HEELED IN AND WATERED. PLANTS NOT MAINTAINED IN HOLDING THE UPPER TWO CORNERS. KEEP PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANT MATERIALS IN A PLUMB CONDITION.

6. PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY CODES". REFER TO DETAIL SHEET L501.

7. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1-NOVEMBER 1 OF FOLLOWING YEAR), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE COVERED MATERIALS OR SUPPLIES CONSTRUCTED FOR THE PROJECT'S SHALL BE MADE CLAY OF CONSTRUCTION MATERIALS.

8. UNSTAINED CONCRETE: EXPOSED AGGREGATE CONCRETE SET ON 4" EXPANSION JOINT FILLER: FLEXIBLE, COMPRESSIBLE, CLOSED CELL POLYETHYLENE SURFACE RETARDER. PEEL, 9000 PSI PORTLAND CEMENT TYPE "LAFARGE".

9. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1-NOVEMBER 1 OF FOLLOWING YEAR), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE COVERED MATERIALS OR SUPPLIES CONSTRUCTED FOR THE PROJECT'S SHALL BE MADE CLAY OF CONSTRUCTION MATERIALS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL AT LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING LANDSCAPE INSTALLATION. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE PLANTS ARE HEELED IN AND WATERED. PLANTS NOT MAINTAINED IN HOLDING THE UPPER TWO CORNERS. KEEP PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANT MATERIALS IN A PLUMB CONDITION.

11. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN ADVANCE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

12. ALTERNATING PLANTS SHALL BE PROTECTED AND MAINTAINED UNTIL THE PLANTS ARE HEELED IN AND WATERED. PLANTS NOT MAINTAINED IN HOLDING THE UPPER TWO CORNERS. KEEP PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANT MATERIALS IN A PLUMB CONDITION.

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14. WALK AND BENCH PADS WILL BE 4" THICK EXPOSED AGGREGATE CONCRETE SET ON 4" EXPANSION JOINT FILLER: FLEXIBLE, COMPRESSIBLE, CLOSED CELL POLYETHYLENE SURFACE RETARDER. PEEL, 9000 PSI PORTLAND CEMENT TYPE "LAFARGE".

15. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

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54. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

55. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

56. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

57. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

58. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

59. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

60. ADDITIONAL PLANTING REQUIREMENTS MENTIONED IN THE CONTRACT OR THE LANDSCAPE SPECIFICATIONS MAY APPLY.

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
<th>TYPE</th>
<th>COST</th>
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<td>Prunus serotina <code>Nanking</code></td>
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<td>GA 8</td>
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<td>GC 2</td>
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### Plant Schedule Enlargement Area 1

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<tbody>
<tr>
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<td>6</td>
<td>Dwarf Russian Sage</td>
<td>#2 CONT.</td>
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<tr>
<td>RG</td>
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<td>Rio Grande honeysuckle</td>
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<th>Size</th>
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<tr>
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<td>Cornus sericea 'Erecta'</td>
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<td>DL</td>
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<td>Dwarf Russian Sage</td>
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<tr>
<td>TC</td>
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### Plant Schedule Enlargement Area 3

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<tr>
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<td>Cornus sericea 'Erecta'</td>
<td>#2 CONT.</td>
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<tr>
<td>CL</td>
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<td>Cornus sericea 'Erecta'</td>
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<td>DL</td>
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<td>Diervilla lonicera</td>
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<tr>
<td>TC</td>
<td>1</td>
<td>Taxus cuspidata 'Monlo'</td>
<td>#5 CONT.</td>
</tr>
</tbody>
</table>

### Notes
- Align steel edger with existing building corner.
- Relocate sign, see Civil.
- Bollard lighting, see Civil.
NOT TO SCALE

1. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING
CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH SHALL BE IN CONTACT WITH
TRUNK.

2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

3. TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED. DO NOT PLANT TOO DEEP; EXPOSE TOP OF ROOT FLARE 1" ABOVE FINAL GRADE AND PULL MULCH AWAY FROM TRUNK.

4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

5. DO NOT PLANT TOO DEEP; EXPOSE TOP OF ROOT FLARE 1" ABOVE FINAL GRADE AND PULL MULCH AWAY FROM TRUNK.

6. HAND REMOVE EXCESS SOIL AT TOP OF ROOT BALL TO EXPOSE TOP OF ROOT FLARE. TYPICALLY
REQUIRES THE REMOVAL OF 1-6" OF SOIL FROM CONTAINER OR B&B.

3. ENSURE THAT FIRST MAIN LATERAL ROOT IS LESS THAN 1" BELOW THE FINAL PLANTING SURFACE.

4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

5. SHRUBS TO SIT ON SUBGRADE.

6. DO NOT PLANT TOO DEEP; EXPOSE TOP OF ROOT FLARE 1" ABOVE FINAL GRADE AND PULL MULCH AWAY FROM TRUNK.

7. REMOVAL OF ENCIRCLING ROOTS.

8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT CONSTRUCTION, A PROTECTIVE LAYER OF MULCH AT A MINIMUM
DEPTH OF 12 INCHES FOR VEHICLE ACCESS.

9. THE FENCE MAY BE EITHER 48" HIGH CHAINLINK FENCE, 48" HIGH SNOW FENCE, OR ANY OTHER MATERIAL AS APPROVED BY THE
ENGINEER OR LANDSCAPE ARCHITECT.

10. THE FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.

11. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT CONSTRUCTION, A PROTECTIVE LAYER OF MULCH AT A MINIMUM
DEPTH OF 12 INCHES FOR VEHICLE ACCESS.
ORNAMENTAL FENCE WITH PUPPY PANEL

1. ORNAMENTAL FENCE

2. ORNAMENTAL FENCE WITH PUPPY PANEL

3. GARDEN PLOT

NOT TO SCALE

ORNAMENTAL FENCE

GARDEN PLOT

NOT TO SCALE

ORNAMENTAL FENCE WITH PUPPY PANEL

NOT TO SCALE

AGGREGATE SURFACING

W/ BINDER

(SEE 8/L501)

4x4" UNTREATED CEDAR POSTS 8' O.C. OR LESS; POSTS AT ALL COMMUNITY GARDEN PLOT CORNERS, SECURING TO BOTH WALLS.

SECURE POST TO BEAMS WITH (2) 1/4" DIA. x 8" LONG SIMPSON TITAN STAINLESS SCREWS AT 6" O.C.; PRE-DRILL HOLES TO PREVENT SPLITTING OF WOOD.

6x6" UNTREATED CEDAR TIMBER BEAM, TYP. 8'-0" 48'-0" 18" DEEP PLANTING SOIL (SEE SPEC 31 0000)

15° BEVEL AT TOP OF POST; SAND UNTIL SMOOTH

SECURE BEAMS WITH 1/4" DIA. x 8" LONG SIMPSON TITAN STAINLESS SCREWS AT 24" O.C.; PRE-DRILL HOLES TO PREVENT SPLITTING OF WOOD; HEAD OF SCREW SHALL BE FLUSH WITH TIMBER BEAM SURFACE.

AGGREGATE BASE 4'-0"
Unit Types and Data - New Addition

<table>
<thead>
<tr>
<th>UNIT NAME</th>
<th>DESCRIPTION</th>
<th>LEVEL 1</th>
<th>LEVEL 2</th>
<th>LEVEL 3</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>1BR-1</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<tr>
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<tr>
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Unit Types and Data - Existing Building

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Building Area

EXISTING: 42,484
NEW: 48,511
TOTAL: 90,995
UNIT TYPES AND DATA - NEW ADDITION

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BUILDING AREA
EXISTING: 42,484
NEW: 48,511
TOTAL: 90,995

UNIT TYPES AND DATA - EXISTING BUILDING

<table>
<thead>
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<th>UNIT NAME</th>
<th>DESCRIPTION</th>
<th>LEVEL 0</th>
<th>LEVEL 1</th>
<th>LEVEL 2</th>
<th>TOTAL</th>
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</tr>
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BUILDING AREA
EXISTING: 42,484
NEW: 48,511
TOTAL: 90,995
MATERIAL CALCULATIONS PER BUILDING FACADE

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<th>NORTH ELEVATION</th>
<th>SOUTH ELEVATION</th>
<th>EAST ELEVATION</th>
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<td>5.36%</td>
<td>786</td>
<td>13.20%</td>
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</tbody>
</table>
PHOTOS  NEW BUILDING SITE EXISTING CONDITIONS

Existing Yard Facing Alley Looking SE

Existing Playground

New Building Site Looking SE

New Building Site Looking SW at Adjacent Building

New Building Site Looking SW

New Building Site Looking West

New Building Site Looking NW

Housing Across Bluestone and Sidewalk to Existing Southern Entrance

CLIENT:

1080 MONTREAL AVENUE
ST PAUL, MN 55116

CommonBond Communities

COMMONBOND COMMUNITIES

NO DATE ISSUED FOR NO DATE REVISION

CITY OF MINNEAPOLIS STAMP

1 5/14/2021 PDR SUBMITTAL

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A23

Photos - Site Existing Conditions
PHOTOS  SITE CONTEXT

Existing Front Yard Looking N Along Blaisdell Near Existing Southern Most Entrance to Building

Front of Existing Building Looking North

Existing Front Yard Looking NW Along Blaisdell

Existing Front Yard Looking South Along Blaisdell

Existing Parking Lot Entrance to Alley From 26th Street

Existing Parking Lot Looking NW

Alley Looking North to 26th Street

Alley Looking South to 27th Street

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

Photos - Site Existing Conditions

PHOTO FILE PATH
2609 BLAISDELL AVE S
MINNEAPOLIS, MN 55408

CLIENT:
1080 MONTREAL AVENUE
ST PAUL, MN 55116

COMMONBOND COMMUNITIES

MARKET:
WHITTIER COMMUNITY HOUSING
2609 BLAISDELL AVE S
MINNEAPOLIS, MN 55408

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PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO:
180586

FILE:
DRAWN BY:
CHECKED BY:
PROJ. NO:
DRAWING NO:
DRAWING TITLE:
PROJECT NAME:

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