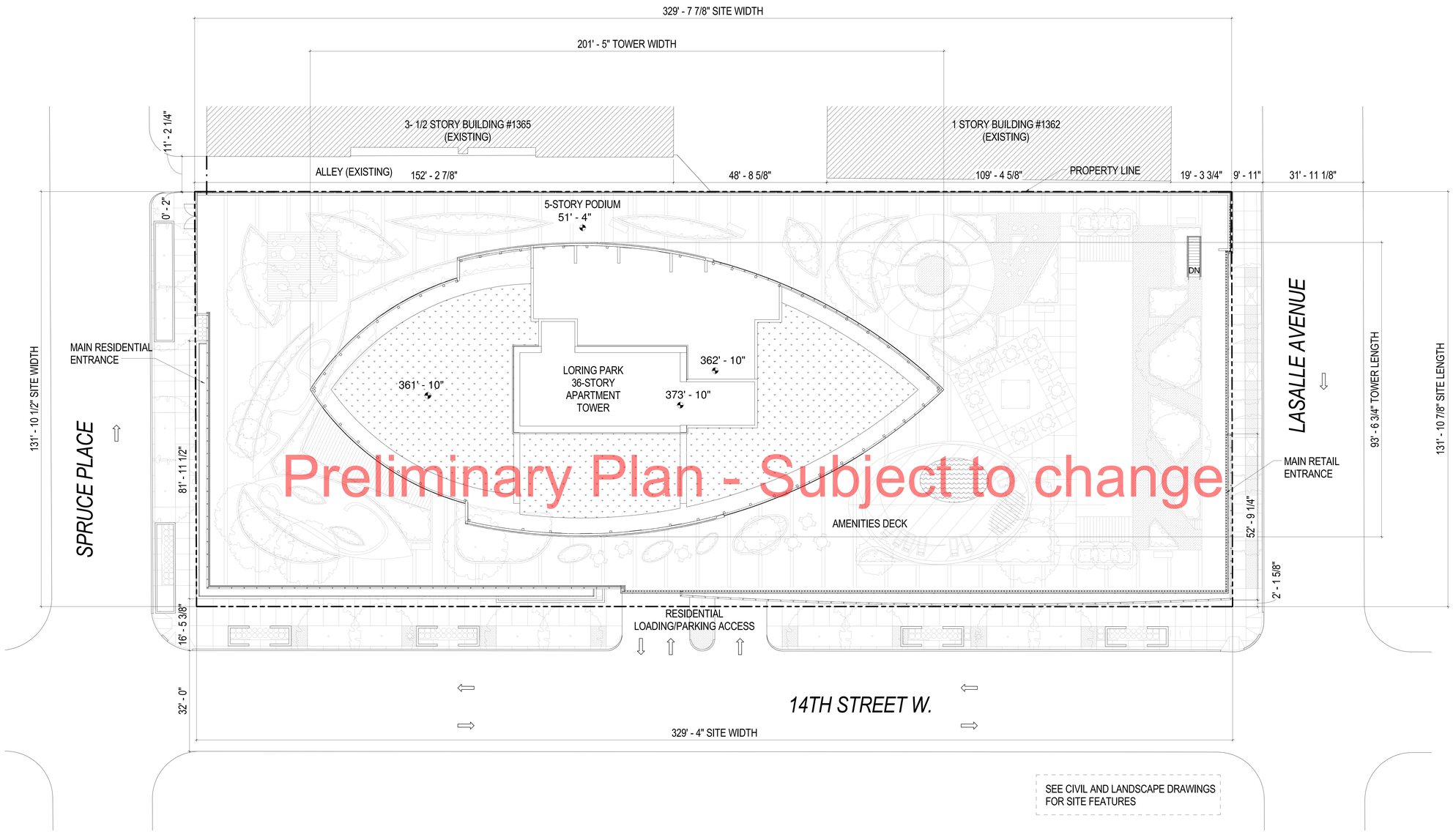

Preliminary Plan - Subject to change

B3 SITE PLAN
1" = 10'-0"

ISSUES		
#	DATE	DESCRIPTION
01	02.16.2011	ISSUE FOR PRICING
02	06.20.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION
REVISIONS		

LORING PARK
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1369 SPRUCE PLACE, MINNEAPOLIS MN, 55403

PARK TOWER AT LORING
LLC
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CHICAGO, IL 60601

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DAMON FARBER ASSOCIATES
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RLK INCORPORATED
CIVIL ENGINEER

PROJECT NUMBER 01177

SHEET TITLE
ARCHITECTURAL SITE
PLAN

A-001

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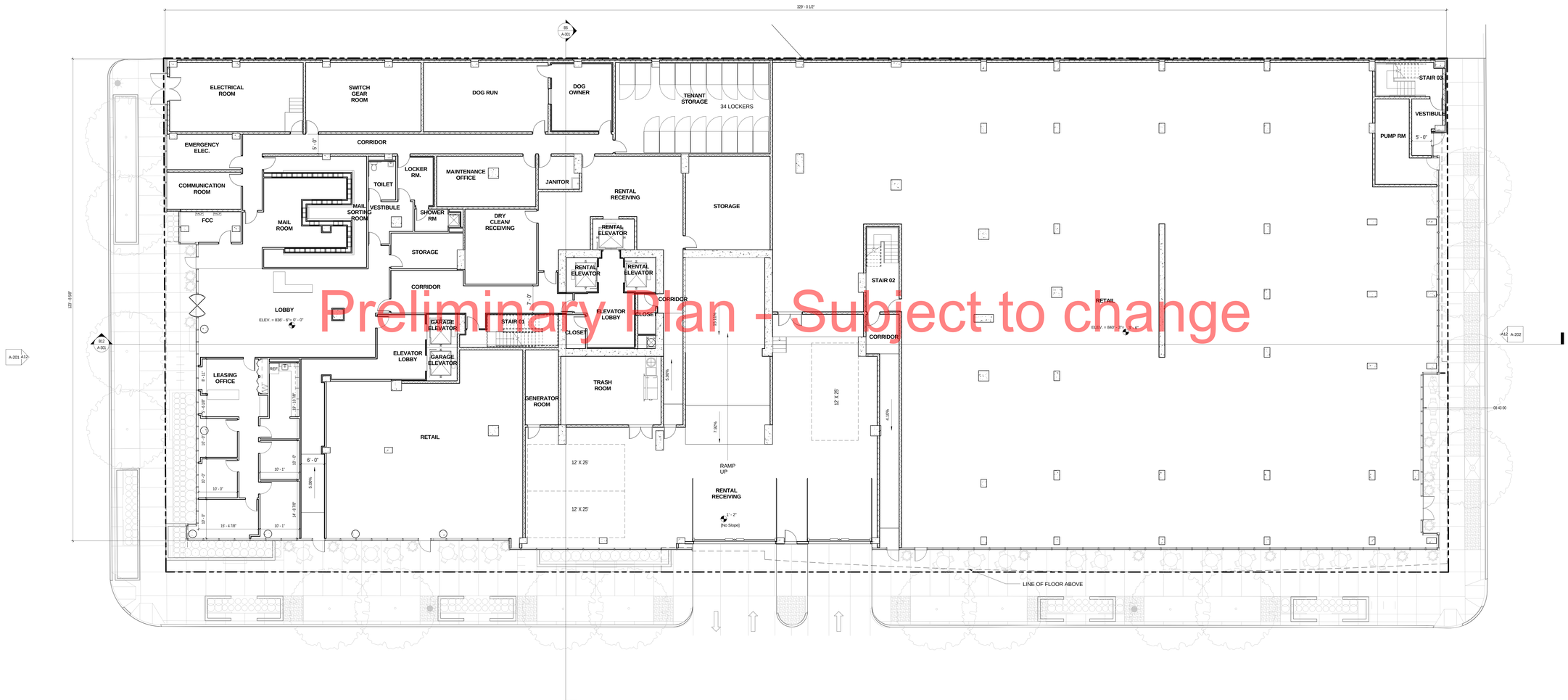

B2 PLAN LEVEL 01
1/8" = 1'-0"

ISSUES		
#	DATE	DESCRIPTION
01	02.10.2011	ISSUE FOR PRICING
02	06.20.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION
REVISIONS		

LORING PARK APARTMENTS
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CIVIL ENGINEER

PROJECT NUMBER 01177

SHEET TITLE
PLAN - LEVEL 01

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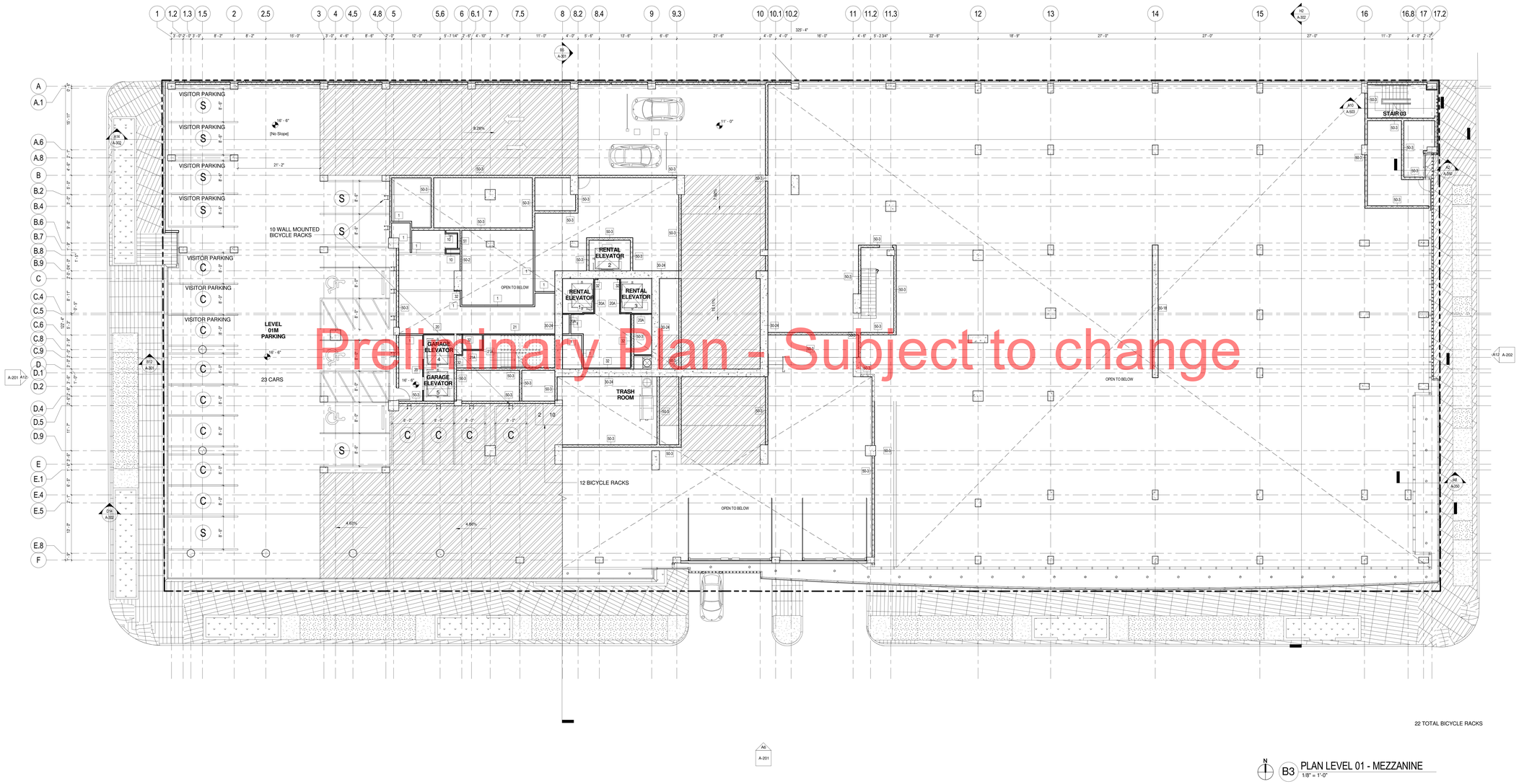

Preliminary Plan - Subject to change

B3 PLAN LEVEL 01 - MEZZANINE
1/8" = 1'-0"

#	DATE	DESCRIPTION
ISSUES		
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION
REVISIONS		

LORING PARK APARTMENTS
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SHEET TITLE
PLAN - LEVEL 01-MEZZANINE

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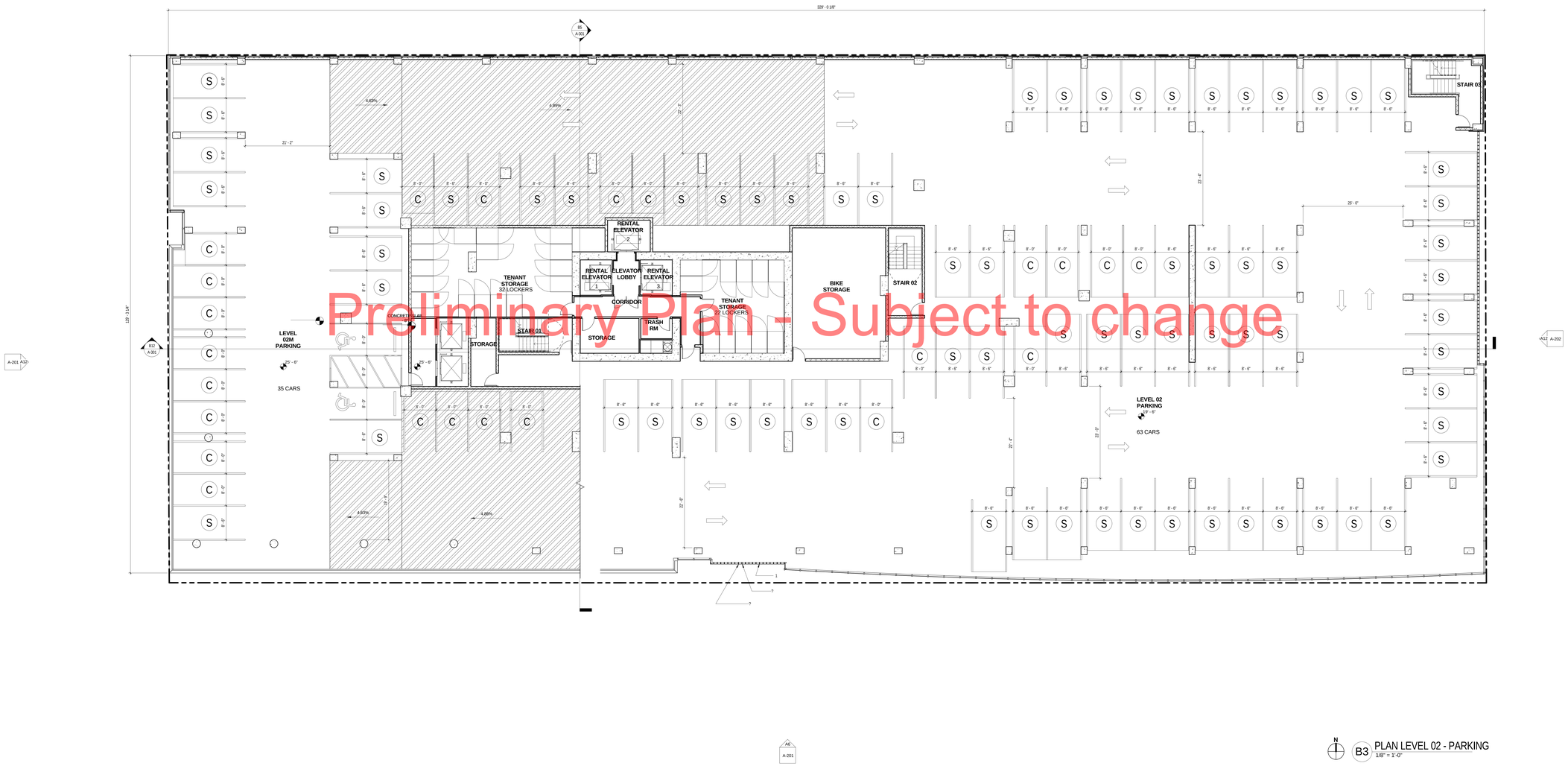

Preliminary Plan - Subject to change

B3 PLAN LEVEL 02 - PARKING
1/8" = 1'-0"

ISSUES		
#	DATE	DESCRIPTION
01	02.18.2011	ISSUE FOR PRICING
02	03.25.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

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SHEET TITLE
PLAN - LEVEL 02

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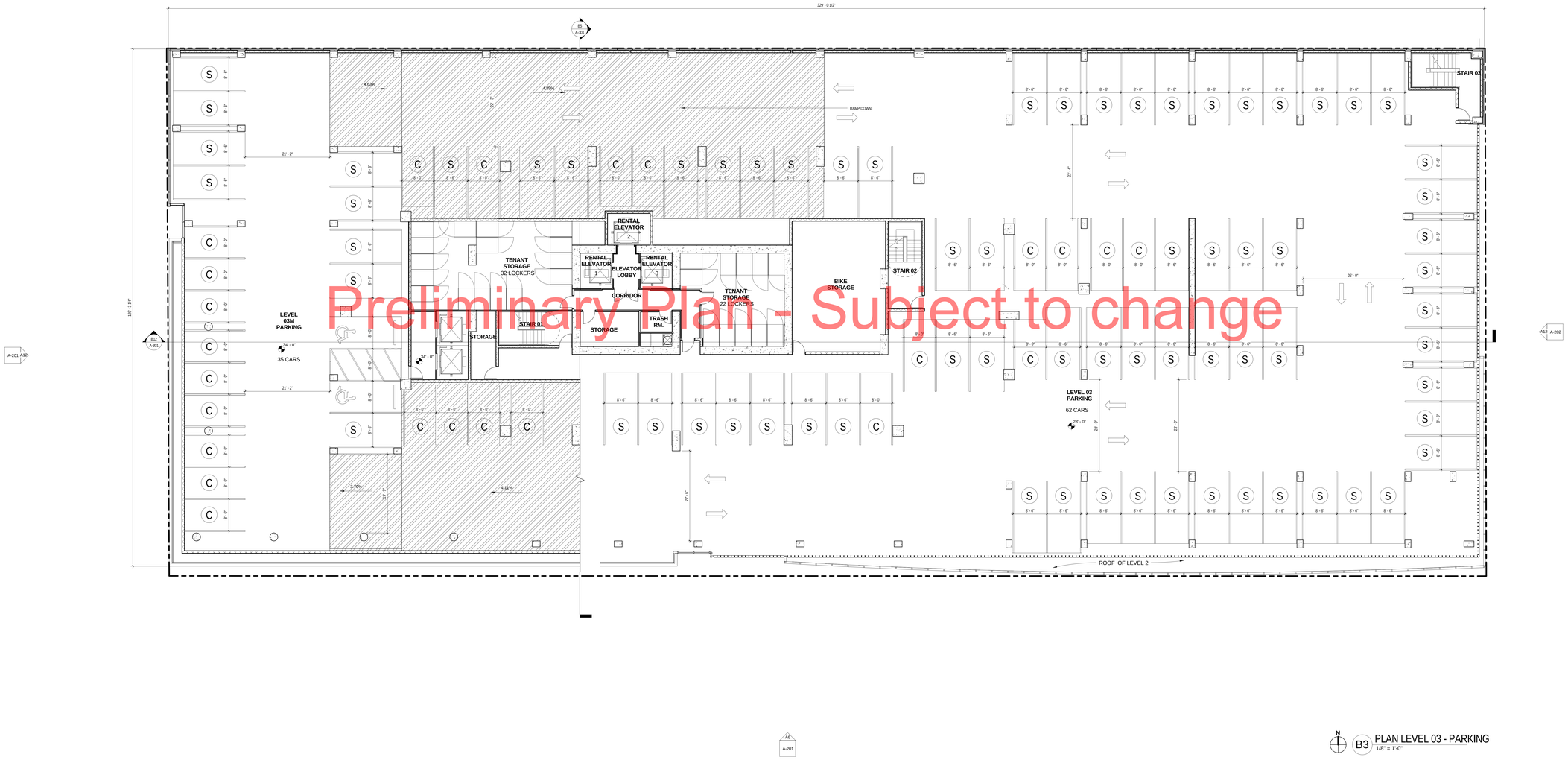

B3 PLAN LEVEL 03 - PARKING
1/8" = 1'-0"

ISSUES		
#	DATE	DESCRIPTION
01	02.18.2011	ISSUE FOR PRICING
02	08.29.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR PDR
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SHEET TITLE
PLAN - LEVEL 03

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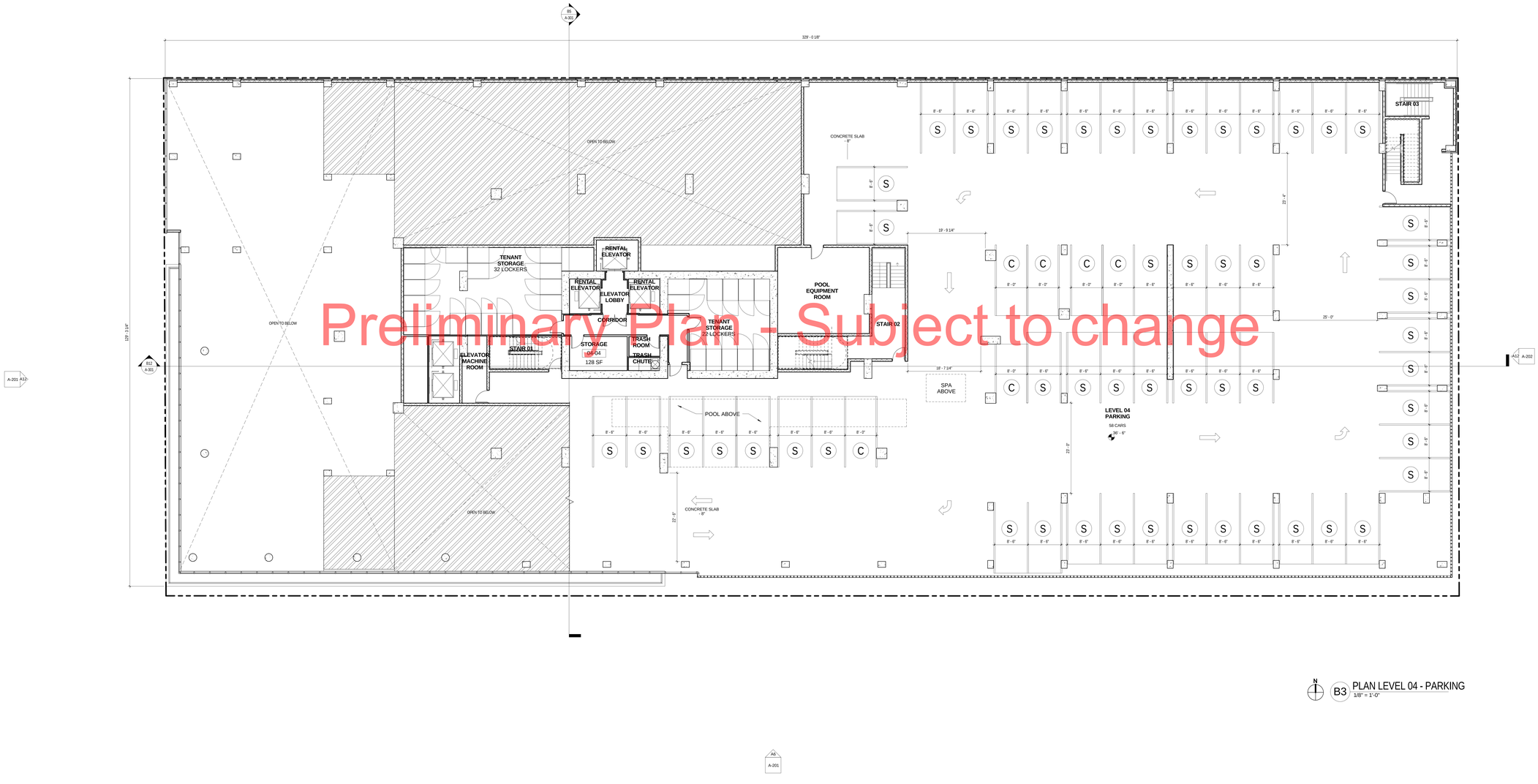

B3 PLAN LEVEL 04 - PARKING
1/8" = 1'-0"

ISSUES		
#	DATE	DESCRIPTION
01	02.16.2011	ISSUE FOR PRICING
02	06.20.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

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PLAN - LEVEL 04

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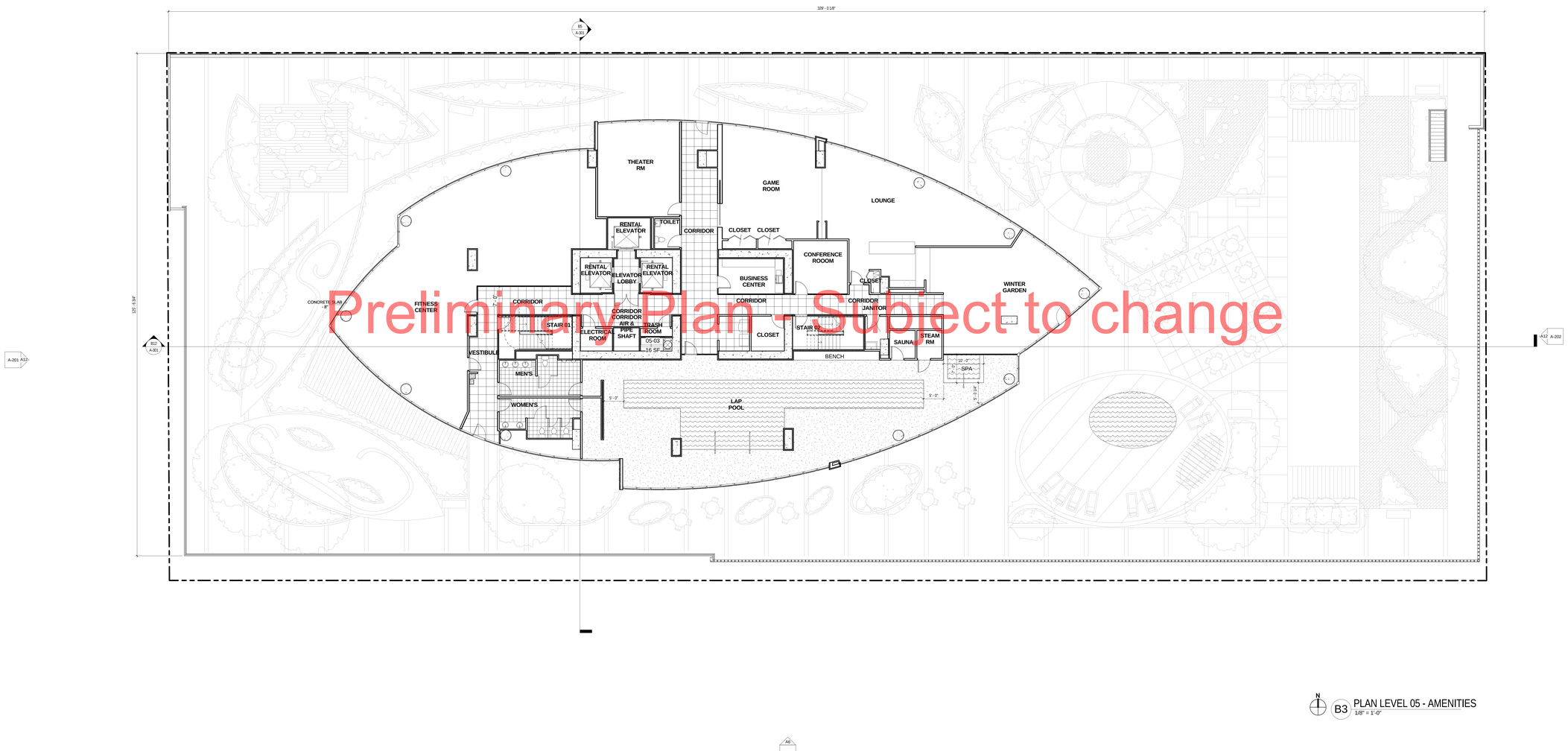

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B3 PLAN LEVEL 05 - AMENITIES
1/8" = 1'-0"

ISSUES		
#	DATE	DESCRIPTION
01	02.03.2011	ISSUE FOR PRICING
07	08.05.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR FDR
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PLAN - LEVEL 05

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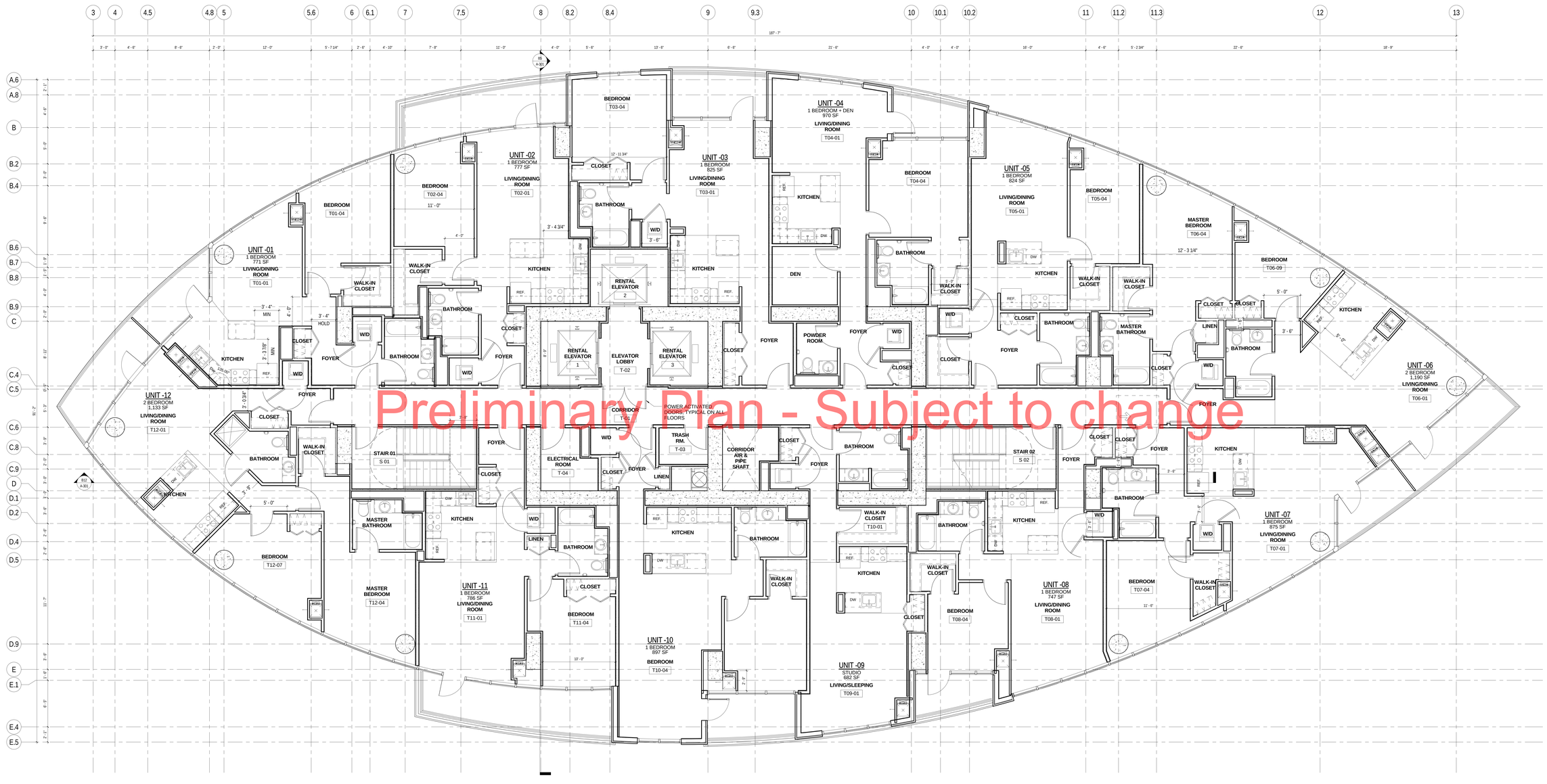

PLAN LEVEL 07 - TYPICAL
RESIDENTIAL
A3 1/4" = 1'-0"

NOTE : FOR LEVELS 6 THRU 34 USE LEVEL 7 TYPICAL

#	DATE	DESCRIPTION
ISSUES		
01	02.08.2011	ISSUE FOR PRICING
02	06.30.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION
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PLAN - LEVEL 07 TYPICAL

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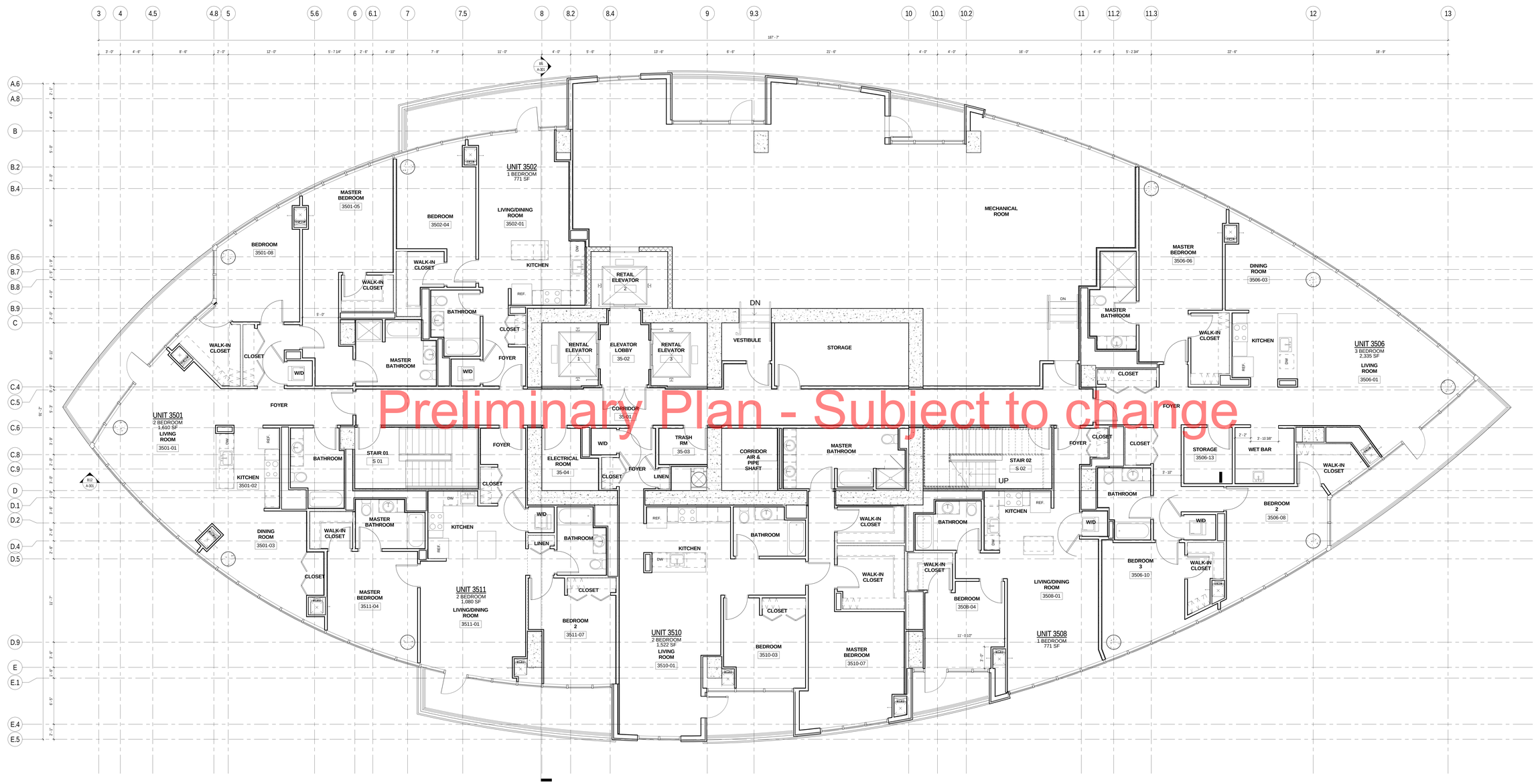

A3 PLAN LEVEL 35
1/4" = 1'-0"

#	DATE	DESCRIPTION
ISSUES		
01	02.03.2011	ISSUE FOR PRICING
07	06.20.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION
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1389 SPRUCE PLACE, MINNEAPOLIS MN, 55403

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SHEET TITLE
PLAN - LEVEL 35

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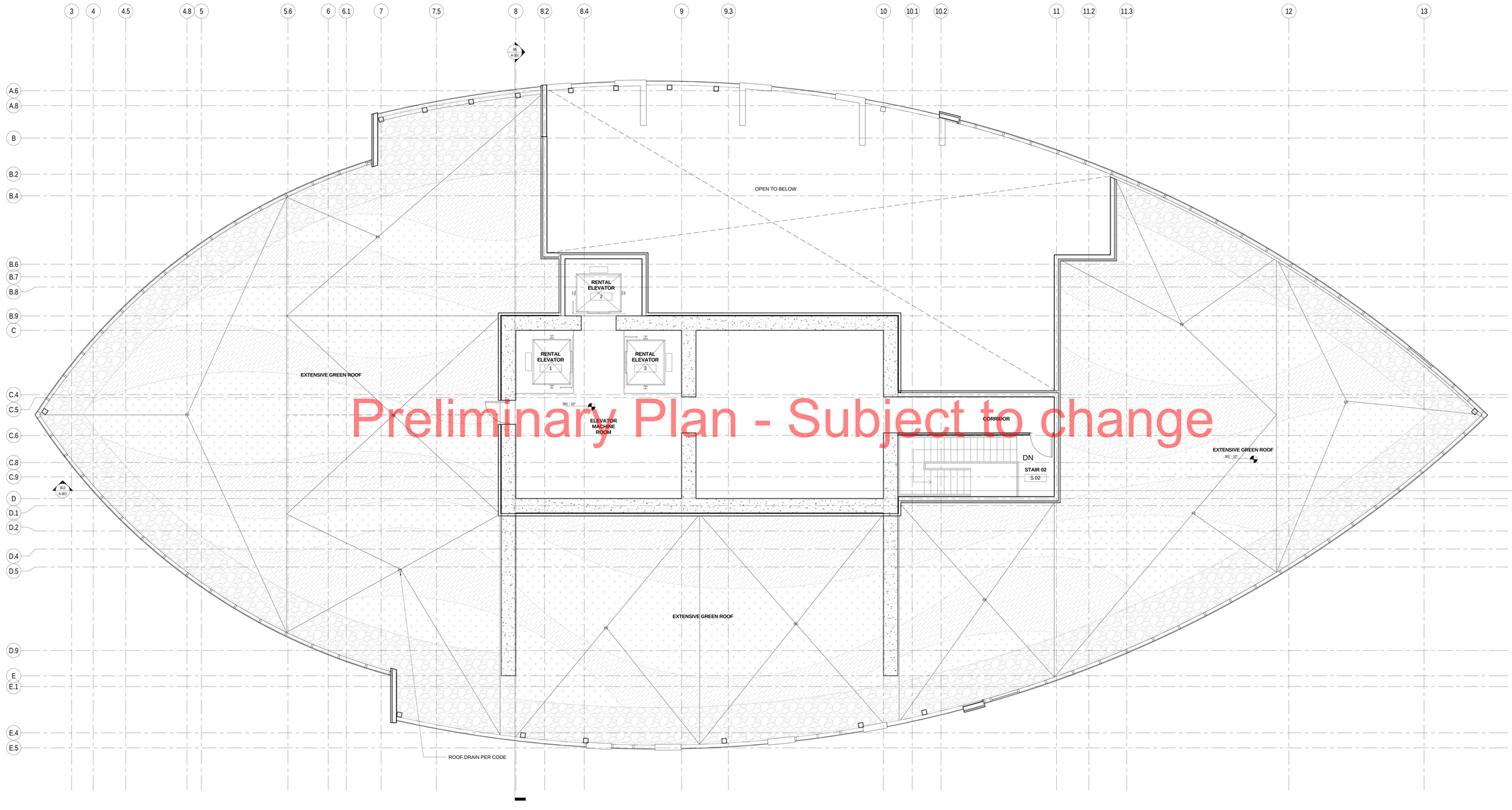

A3 PLAN - ROOF DECK
1/4" = 1'-0"

ISSUES		
#	DATE	DESCRIPTION
01	02.03.2011	ISSUE FOR PRICING
02	06.20.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR FOR
04	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION
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SHEET TITLE
PLAN - ROOF DECK

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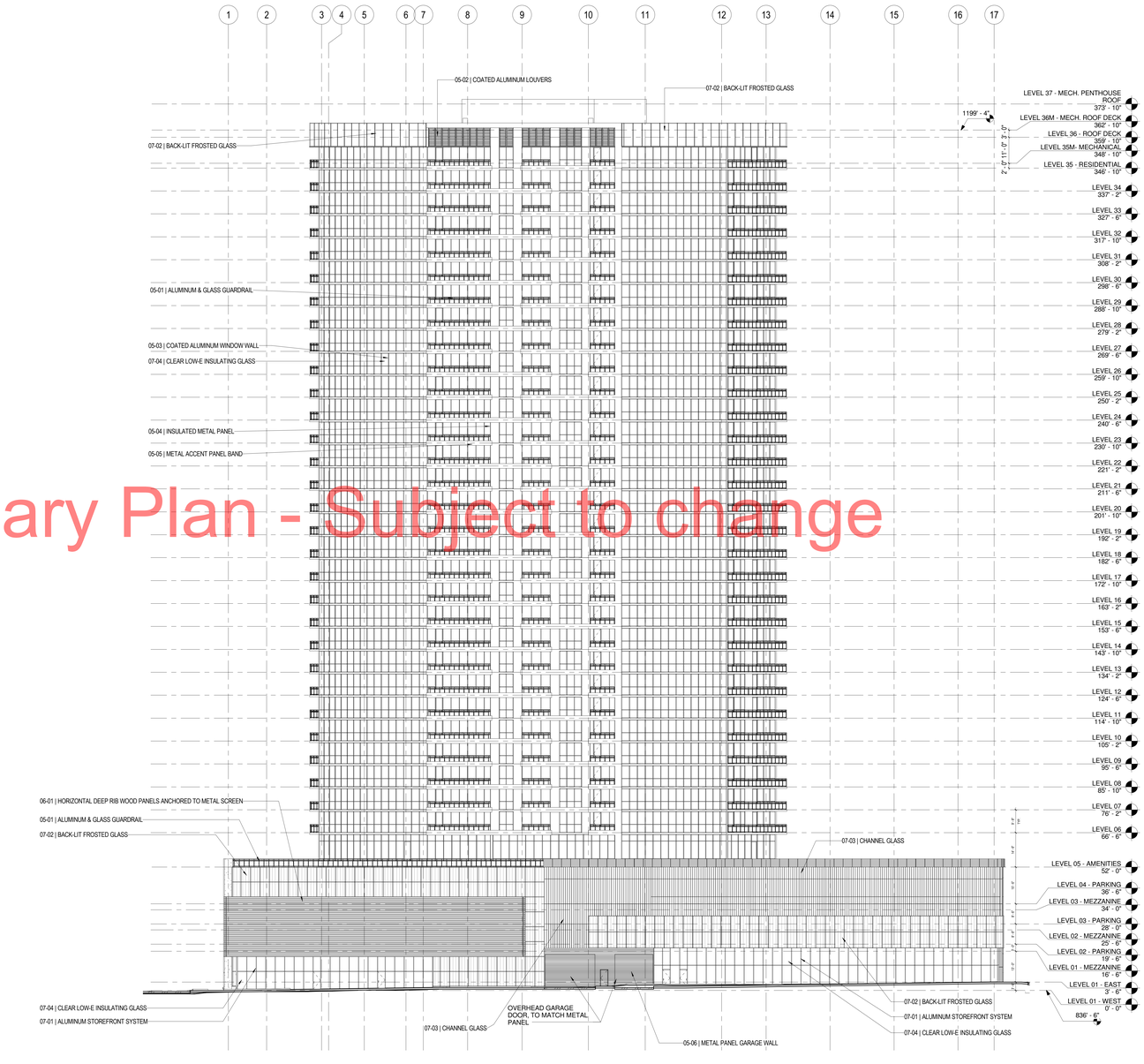
A12 WEST ELEVATION
1/16" = 1'-0"



A6 SOUTH ELEVATION
1/16" = 1'-0"

Preliminary Plan - Subject to change

EXTERIOR MATERIALS KEYNOTE LEGEND

03-01 | PAINTED POURED-IN-PLACE CONCRETE
03-02 | PRECAST CONCRETE
05-01 | ALUMINUM & GLASS GUARDRAIL
05-02 | COATED ALUMINUM LOUVERS
05-03 | COATED ALUMINUM WINDOW WALL
05-04 | INSULATED METAL PANEL
05-05 | METAL ACCENT PANEL BAND
05-06 | METAL PANEL GARAGE WALL
05-07 | PERFORATED METAL SCREEN
05-08 | SLAB EDGE COVER
06-01 | HORIZONTAL DEEP RIB WOOD PANELS ANCHORED TO METAL SCREEN
07-01 | ALUMINUM STOREFRONT SYSTEM
07-02 | BACK-LIT FROSTED GLASS
07-03 | CHANNEL GLASS
07-04 | CLEAR LOW-E INSULATING GLASS

ISSUES

#	DATE	DESCRIPTION
21	02.16.2011	ISSUE FOR PRICING
22	09.20.2011	ISSUE FOR PRICING
23	10.11.2011	ISSUE FOR FOR
24	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION

REVISIONS

LORING PARK APARTMENTS
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SHEET TITLE
WEST & SOUTH ELEVATION

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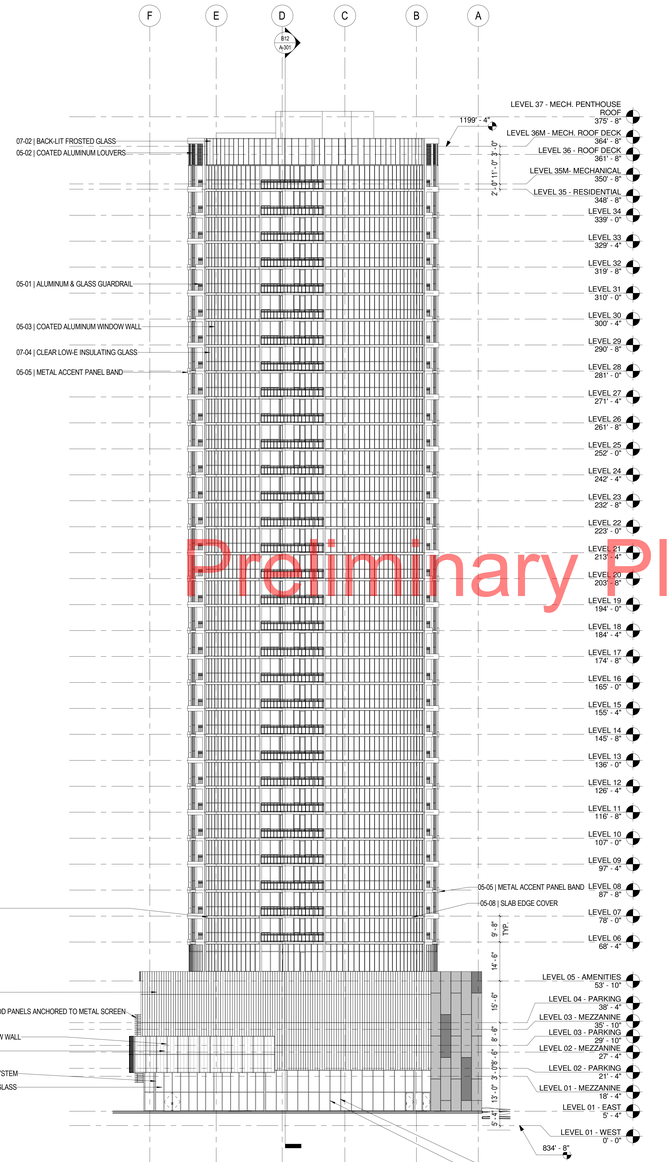
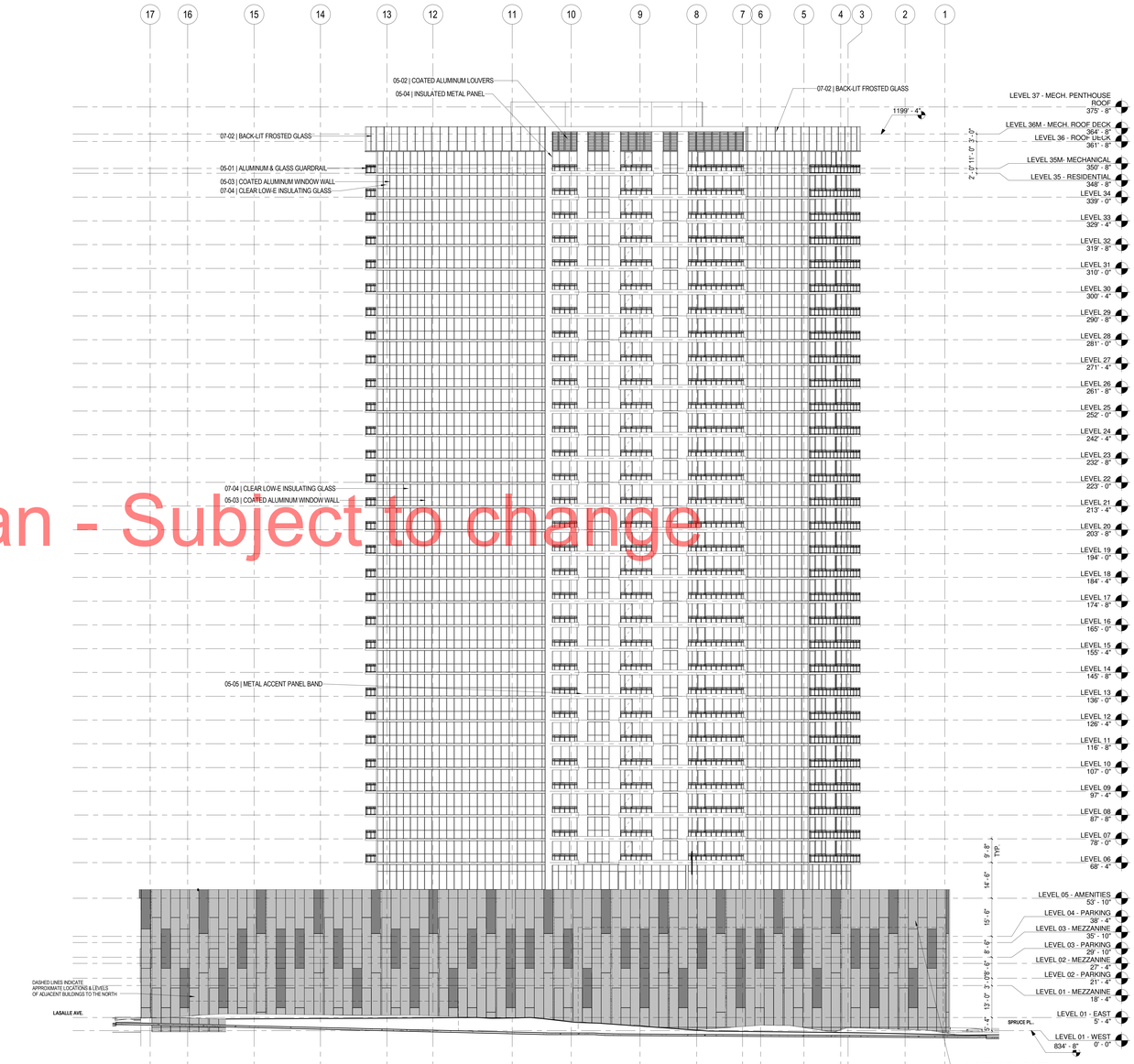


A12 EAST ELEVATION
1/16" = 1'-0"



A6 NORTH ELEVATION
1/16" = 1'-0"

Preliminary Plan - Subject to change

EXTERIOR MATERIALS KEYNOTE LEGEND

03-01 | PAINTED POURED-IN-PLACE CONCRETE
03-02 | PRECAST CONCRETE
05-01 | ALUMINUM & GLASS GUARDRAIL
05-02 | COATED ALUMINUM LOUVERS
05-03 | COATED ALUMINUM WINDOW WALL
05-04 | INSULATED METAL PANEL
05-05 | METAL ACCENT PANEL BAND
05-06 | METAL PANEL GARAGE WALL
05-07 | PERFORATED METAL SCREEN
05-08 | SLAB EDGE COVER
06-01 | HORIZONTAL DEEP RIB WOOD PANELS ANCHORED TO METAL SCREEN
07-01 | ALUMINUM STOREFRONT SYSTEM
07-02 | BACK-LIT FROSTED GLASS
07-03 | CHANNEL GLASS
07-04 | CLEAR LOW-E INSULATING GLASS

ISSUES

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CIVIL ENGINEER

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SHEET TITLE
NORTH & EAST ELEVATION

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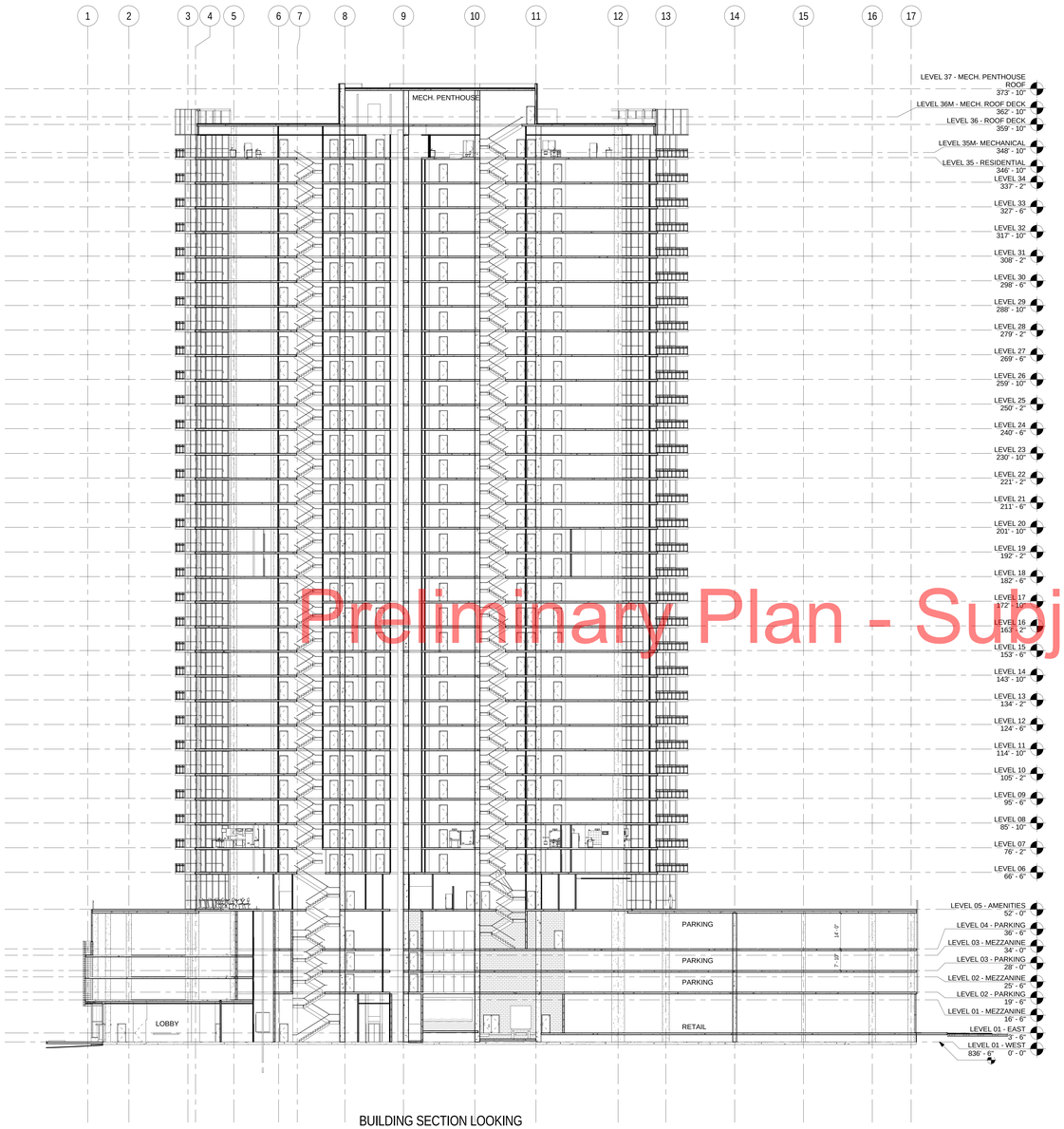
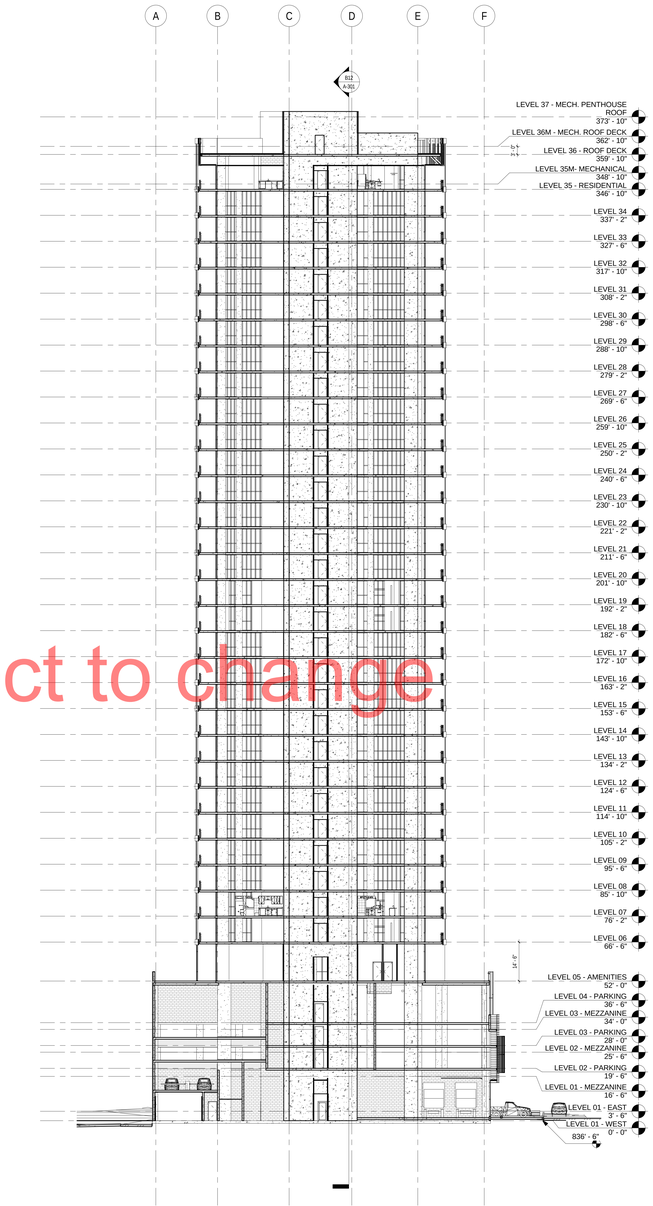


B12 BUILDING SECTION LOOKING NORTH
1/16" = 1'-0"



B5 BUILDING SECTION LOOKING EAST
1/16" = 1'-0"

Preliminary Plan - Subject to change

ISSUES		
#	DATE	DESCRIPTION
01	02.16.2011	ISSUE FOR PRICING
02	06.03.2011	ISSUE FOR PRICING
03	10.11.2011	ISSUE FOR FOR
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RLK INCORPORATED
CIVIL ENGINEER

PROJECT NUMBER 01173

SHEET TITLE
BUILDING SECTIONS

A-301

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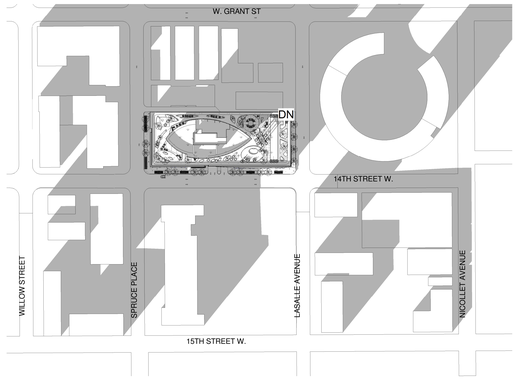
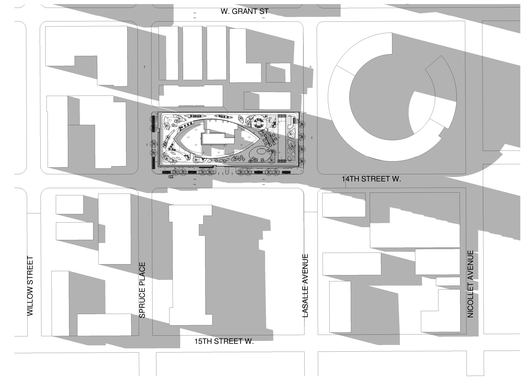
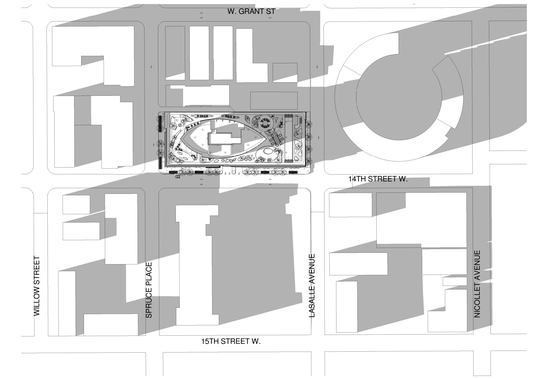


G12 SHADOW STUDY - DECEMBER 22 - BEFORE SUNSET
1" = 100'-0"

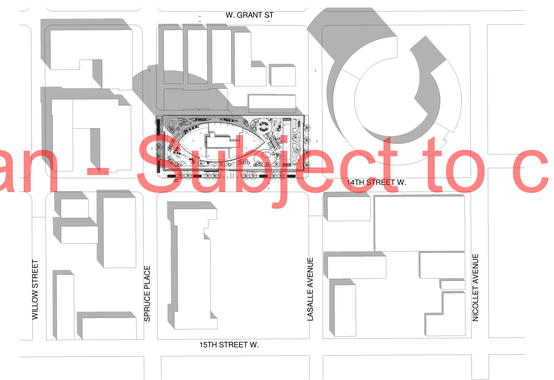


G8 SHADOW STUDY - JUNE 21 - BEFORE SUNSET
1" = 100'-0"

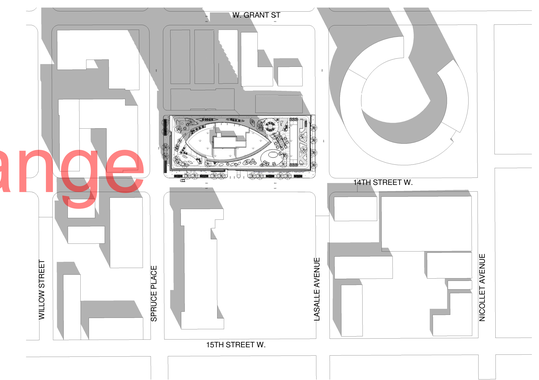


G4 SHADOW STUDY - MARCH 21 - BEFORE SUNSET
1" = 100'-0"

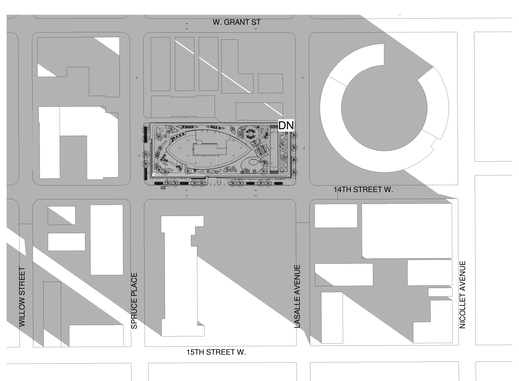
D12 SHADOW STUDY - DECEMBER 22 - NOON
1" = 100'-0"



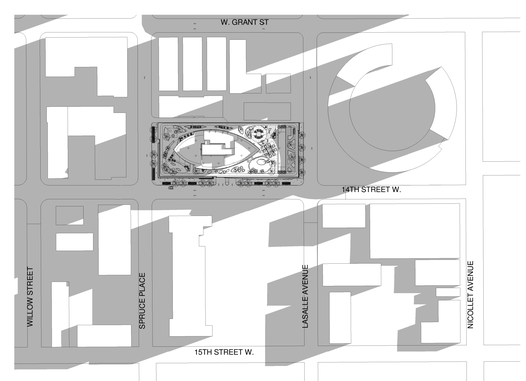
D8 SHADOW STUDY - JUNE 21 - NOON
1" = 100'-0"



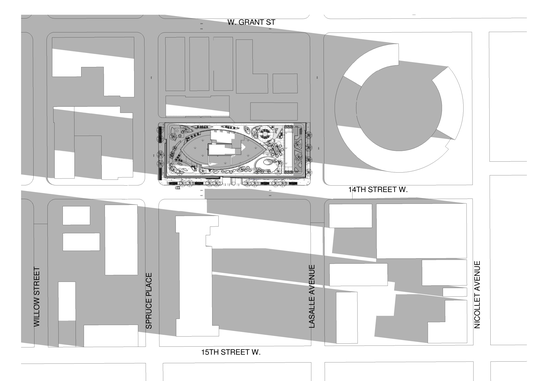
D4 SHADOW STUDY - MARCH 21 - NOON
1" = 100'-0"



A12 SHADOW STUDY - DECEMBER 22 - AFTER SUNRISE
1" = 100'-0"



A8 SHADOW STUDY - JUNE 21 - AFTER SUNRISE
1" = 100'-0"



A4 SHADOW STUDY - MARCH 21 - AFTER SUNRISE
1" = 100'-0"

N

Preliminary Plan - Subject to change

ISSUES

#	DATE	DESCRIPTION
03	10.11.2011	ISSUE FOR PDR
04	11.03.2011	GENERAL LAND USE APPLICATION

#	DATE	DESCRIPTION

REVISIONS

LORING PARK APARTMENTS
1369 SPRUCE PLACE, MINNEAPOLIS MN, 55403

PARK TOWER AT LORING LLC
225 N. COLUMBUS DRIVE SUITE 100
CHICAGO, IL 60601

SEAL

LOEWENBERG ARCHITECTS
225 NORTH COLUMBUS DRIVE
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MAGNUSSON KLEMENCIC ASSOCIATES
STRUCTURAL ENGINEER

DAMON FARBER ASSOCIATES
LANDSCAPE ARCHITECT

RLK INCORPORATED
CIVIL ENGINEER

PROJECT NUMBER 01177

SHEET TITLE
SHADOW STUDIES

G-401

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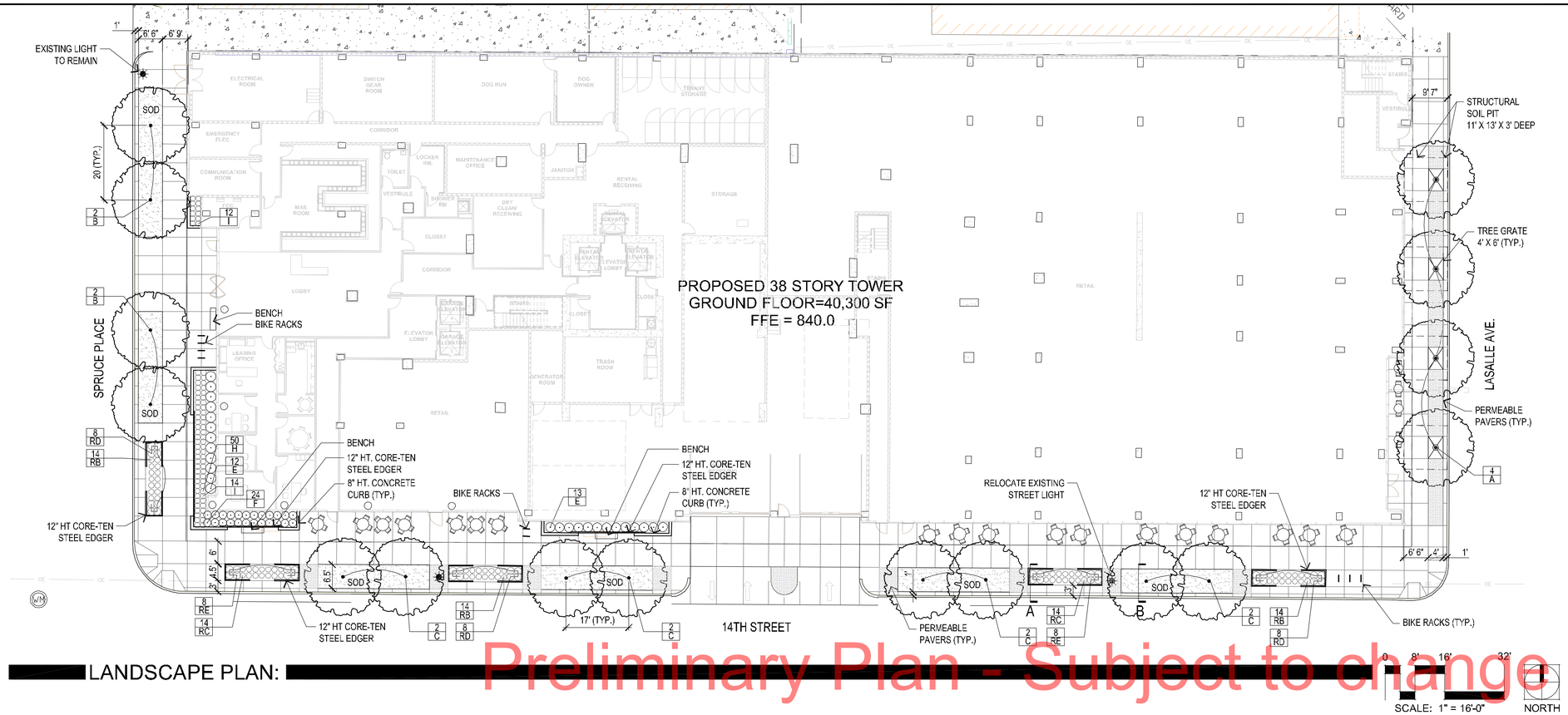
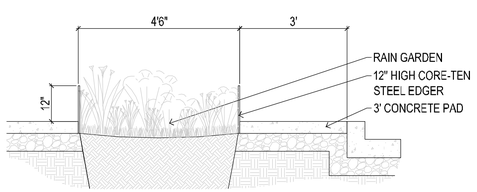
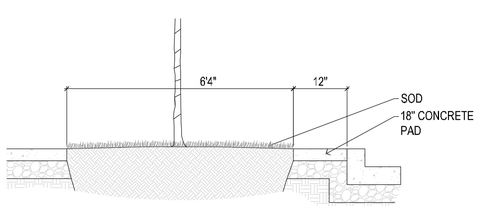


LANDSCAPE PLAN:

Preliminary Plan - Subject to change



RAIN GARDEN - SECTION A:



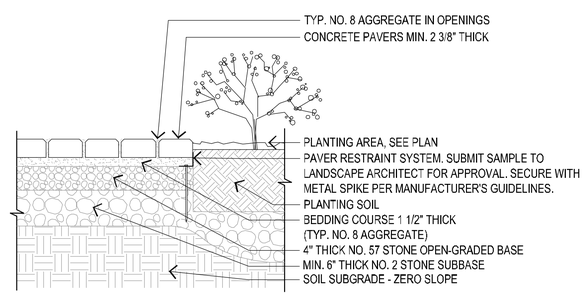
RAIN GARDEN - SECTION B:

TOTAL AREA NOT OCCUPIED BY BUILDING: SQFT	3,240.15
TOTAL GROUND LEVEL LANDSCAPE PROVIDED: SQFT (13.5%)	238.90

GREEN ROOF

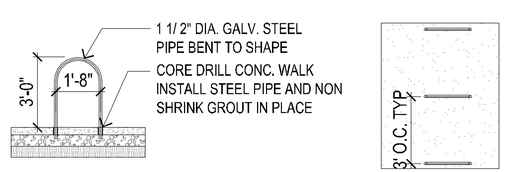
LEVEL 5 GREEN SPACE:	6,082 SQFT
LEVEL 36 GREEN SPACE:	5,358 SQFT
TOTAL GREEN SPACE:	11,430 SQFT

LANDSCAPE CALCULATIONS:



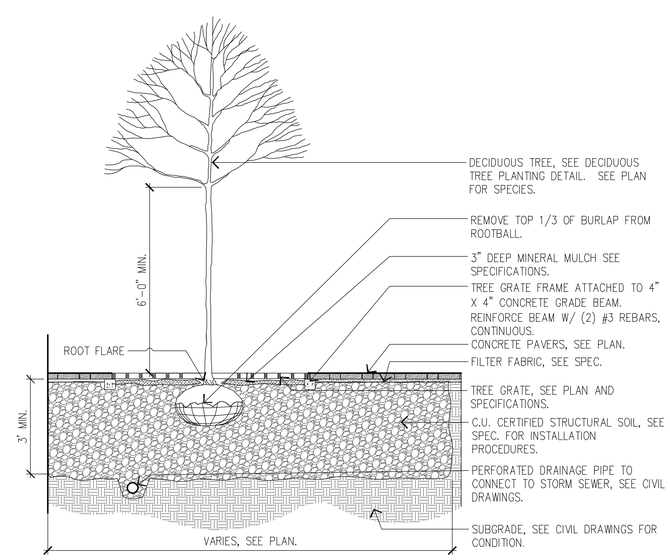
1 / L100 PERMEABLE PAVERS WITH FULL EXFILTRATION TO SOIL SUBGRADE

SCALE: 1" = 1'-0" PERMEABLE PAVERS.DWG



2 / L100 BIKE RACK LOOP

SCALE: 3/8" = 1'-0"



NOTES:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR GRADE BEAM AND ATTACHMENT OF TREE GRATE FRAME THERETO FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3 / L100 STRUCTURAL SOIL PLANTING SECTION

SCALE: 1/2" = 1'-0" SS - TREE GRATE IN PAVERS.DWG

Damon Farber Associates
Landscape Architects

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SITE IMPROVEMENTS for:

LORING PARK APARTMENTS

Minneapolis, Minnesota

Certification

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

Name: Jesse Symyankewicz, ASLA
Registration #: 26970
Signature: Date: 11/3/2011

NOT FOR CONSTRUCTION

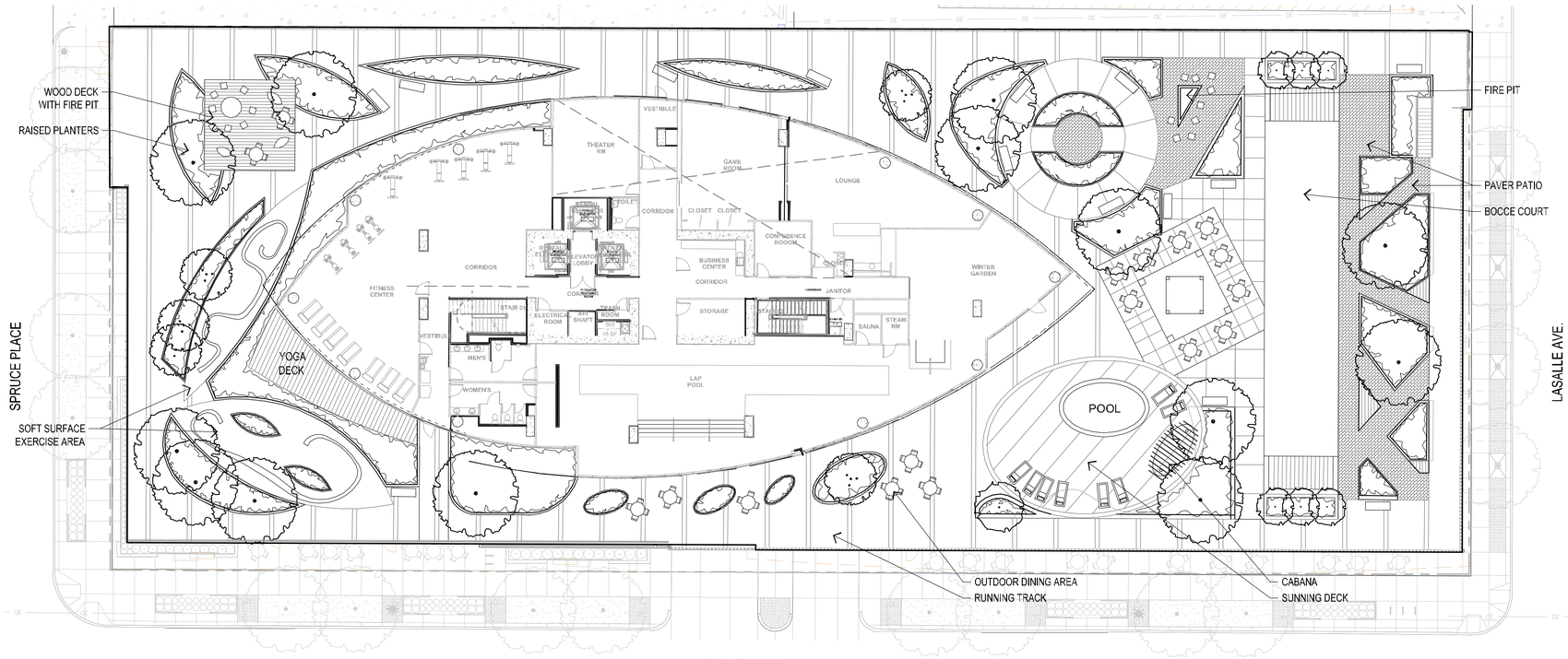
Authorization

DFA Project #:	11-156
Drawn/Checked:	MS / JS
Scale:	As-shown
Date:	11/3/2011
Revision:	--
LAND USE SUBMITTAL	11/3/2011

LANDSCAPE PLAN

Sheet #

L100



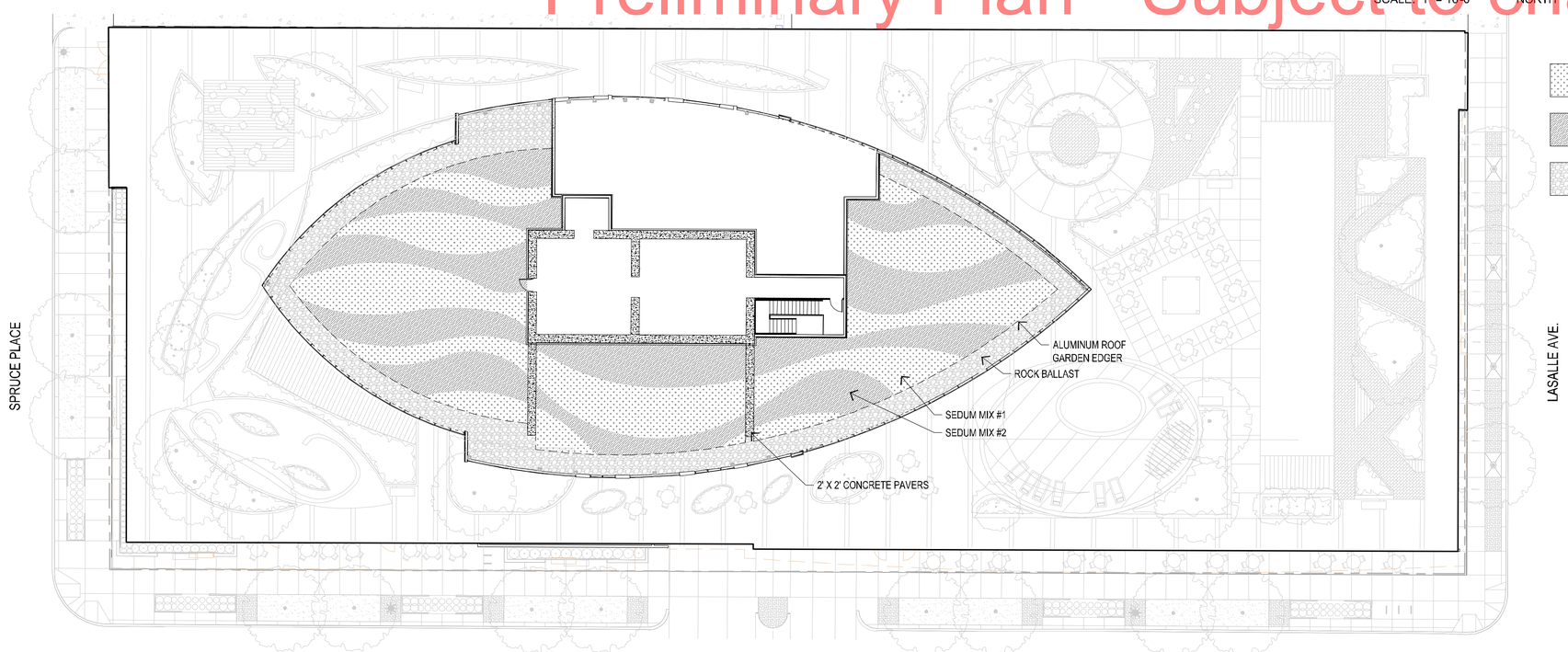
LANDSCAPE PLAN- LEVEL 5:

0 8' 16' 32'

SCALE: 1" = 16'-0"

NORTH

Preliminary Plan - Subject to change



GREEN ROOF SEDUM MIX #1: (3,100 SQFT)

GREEN ROOF SEDUM MIX #2: (3,175 SQFT)

ROCK BALLAST

LANDSCAPE PLAN - LEVEL 36:

0 8' 16' 32'

SCALE: 1" = 16'-0"

NORTH

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SITE IMPROVEMENTS for:

LORING PARK APARTMENTS

Minneapolis, Minnesota

Certification

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

NOT FOR CONSTRUCTION

Name: Jesse Symynkewicz, ASLA

Registration #: 26970

Signature: Date: 11/3/2011

Authorization

DFA Project #:	11-156
Drawn/Checked:	MS / JS
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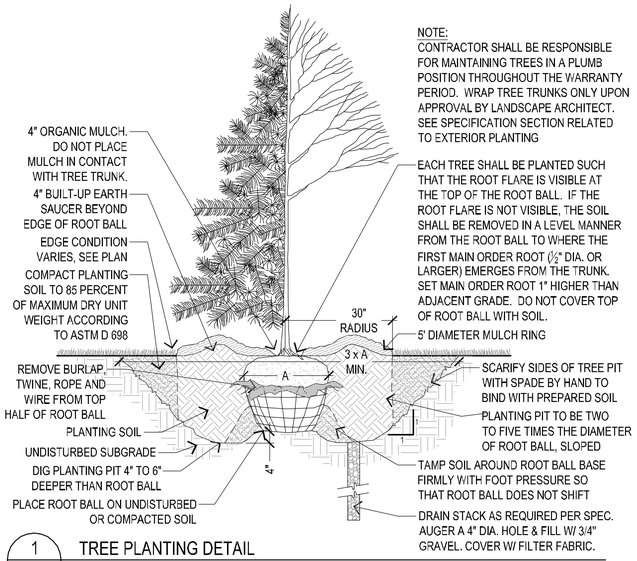
Revision:	--
LAND USE SUBMITTAL	11/3/2011

5TH LEVEL AMENITY LANDSCAPE

Sheet #

L200



1 / L500 TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

PLANTING DETAIL - TREE.DWG

GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
9. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
10. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
11. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
12. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

PLANTING NOTES

1. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
3. PROPOSED PLANT MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE STAKING OF PLANT MATERIAL PRIOR TO DIGGING.
4. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
5. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED 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.
8. PLANTING AREAS RECEIVING PERENNIALS SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST AND 10 PARTS SAND OR AS OTHERWISE SPECIFIED.
9. 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.
10. 3/16" THICK STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
11. PERENNIAL AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 3" DEEP SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
12. CONIFEROUS & DECIDUOUS TREES ARE TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
13. MAINTENANCE STRIPS, WHERE ILLUSTRATED, TO HAVE EDGER AND MULCH AS INDICATED ON DRAWINGS OR IN SPECIFICATIONS.
14. CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
15. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
16. CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

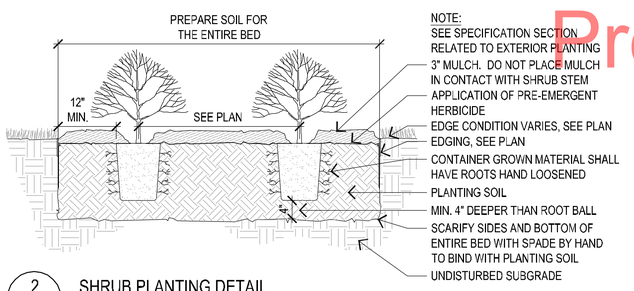
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF ANY MULCH.
3. CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
4. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. 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.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

NOTES:

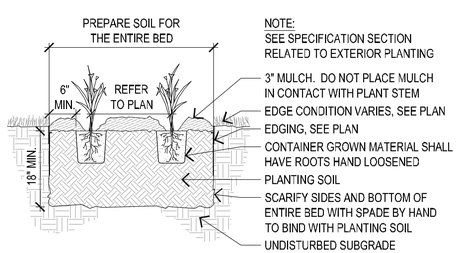
Preliminary Plan - Subject to change



2 / L500 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"

PLANTING DETAIL - SHRUB.DWG



3 / L500 PERENNIAL PLANTING DETAIL

SCALE: 3/4" = 1'-0"

PLANTING DETAIL - PERENNIAL.DWG

DETAILS:

SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS
DECIDUOUS TREES						
A	4	AUTUMN SPIRE RED MAPLE	Acer rubrum 'Autumn Spire'	3.5" CAL.	B&B	STRAIGHT LEADER
B	4	SWAMP WHITE OAK	Quercus bicolor	3.5" CAL.	B&B	STRAIGHT LEADER
C	8	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Impcole'	3.5" CAL.	B&B	STRAIGHT LEADER
DECIDUOUS SHRUBS						
E	25	ARCTIC FIRE DOGWOOD	Cornus alba 'Alleman's Compact'	24" HGT.	#3 CONT.	PLANT 4' O.C.
F	24	SNOWMOUND SPIREA	Spirea nipponica 'Snowmound'	18" HGT.	#3 CONT.	PLANT 3' O.C.
PERENNIALS						
H	50	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	-	#1 CONT.	PLANT 2' O.C.
I	26	GRASS, FEATHER REED	Calamagrostis x acutiflora 'Karl Foerster'	-	#1 CONT.	PLANT 2' O.C.
RAINGARDEN						
RA	-	GRASS, PRAIRIE DROPSEED	Sporoblus heterolepis	-	#1 CONT.	PLANT AS SHOWN
RB	42	GRASS, SWITCH	Panicum virgatum	-	#1 CONT.	PLANT AS SHOWN
RC	28	GRASS, LITTLE BLUE STEM	Schizachyrium scoparius	-	#1 CONT.	PLANT AS SHOWN
RD	24	BLAZING STAR	Liatris spicata 'Kobold'	-	#1 CONT.	PLANT AS SHOWN
RE	16	PURPLE CONEFLOWER	Echinacea purpurea	-	#1 CONT.	PLANT AS SHOWN
RF	-	NODDING PINK ONION	Allium cernuum	-	#1 CONT.	PLANT AS SHOWN

PLANT SCHEDULE:

Damon Farber Associates
Landscape Architects

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phone 612.332.7522
fax 612.332.0936
www.damonfarber.com

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SITE IMPROVEMENTS for:

LORING PARK APARTMENTS

Minneapolis, Minnesota

Certification

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

Name: Jesse Symyniewicz, ASLA

Registration #: 26970

Signature: Date: 11/3/2011

NOT FOR CONSTRUCTION

Authorization

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Scale:	As-shown
Date:	11/3/2011
Revision:	--
LAND USE SUBMITTAL	11/3/2011

LANDSCAPE DETAIL SHEET

Sheet #

L500