

DEVELOPMENT SUMMARY - APARTMENTS

SITE AREA	
APARTMENT SITE SF	59,645 SF
1ST FLOOR PLAZA SF	18,191 SF
2ND FLOOR PLAZA SF	2,564 SF

SF PER LEVEL	
APARTMENT	
1ST FLOOR	4,932 SF
2ND FLOOR	28,627 SF
3RD FLOOR	28,627 SF
4TH FLOOR	28,627 SF
5TH FLOOR	28,627 SF
6TH FLOOR	27,313 SF
	146,755 SF

PARKING	
LOWER LEVEL	33,875 SF
1ST FLOOR	21,274 SF
	55,149 SF

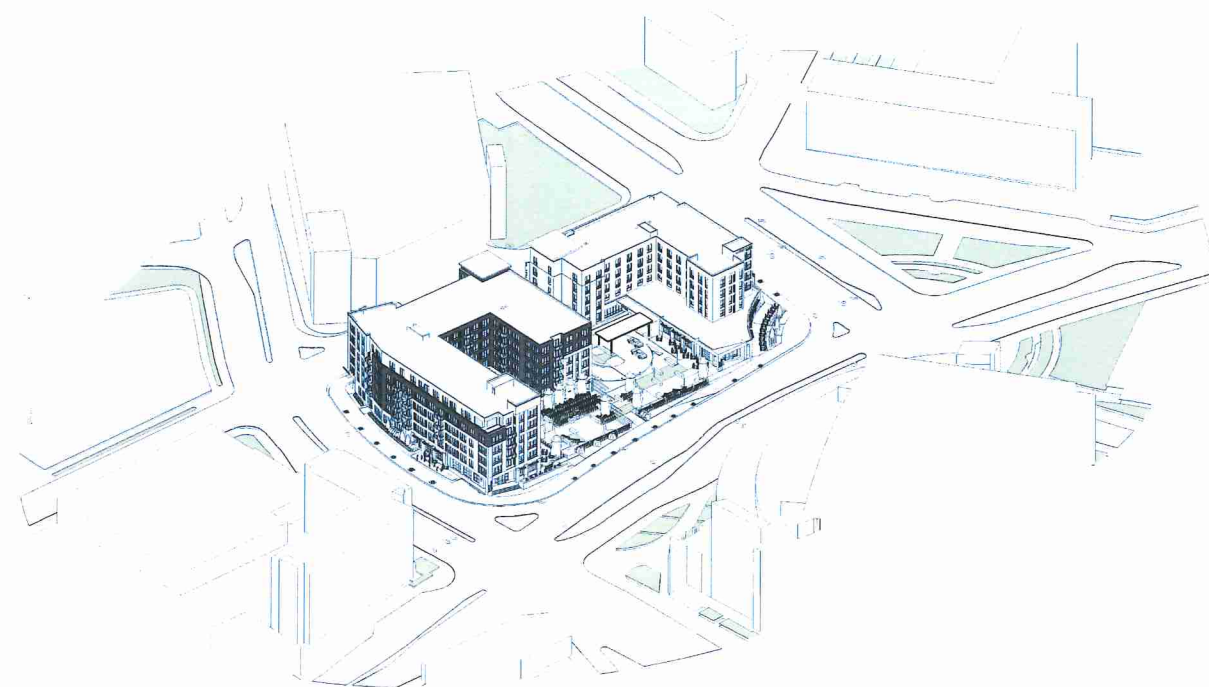
RETAIL	
RETAIL	7,071 SF
	7,071 SF
	208,975 SF

COMMON SPACE SQUARE FOOTAGE	
BIKE ROOM	734 SF
DOG WASH	119 SF
FITNESS	1,402 SF
LOBBY	3,321 SF
COMMON SPACE	2,178 SF
STORAGE	545 SF
LOUNGE	634 SF
	8,932 SF

PARKING	
COMPACT	23
STANDARD	113
	136

RENTABLE SQUARE FOOTAGE		
STUDIO	36	540 SF ... 642 SF
1 BED	61	657 SF ... 922 SF
1 BED DEN	18	867 SF ... 1088 SF
2 BED	25	1032 SF ... 1269 SF
PENTHOUSE	4	1201 SF ... 1733 SF
	144	118,065 SF

UNIT COUNT & MIX		
STUDIO	36	25%
1 BED	61	42%
1 BED DEN	18	13%
2 BED	25	17%
PENTHOUSE	4	3%
Grand Total	144	100%



DEVELOPMENT SUMMARY - HOTEL

SITE AREA	
HOTEL SITE SF	42,188 SF

SF PER LEVEL	
HOTEL	
1ST FLOOR	16,552 SF
2ND FLOOR	15,726 SF
3RD FLOOR	15,726 SF
4TH FLOOR	15,726 SF
5TH FLOOR	15,726 SF
	79,455 SF

RETAIL	
RETAIL	5,934 SF
	5,934 SF
	85,389 SF

COMMON SPACE SQUARE FOOTAGE	
CIRCULATION	396 SF
CORRIDOR	1,570 SF
FITNESS	1,042 SF
LOUNGE	4,174 SF
MEETING ROOM	982 SF
RESTROOMS	438 SF
	8,602 SF

UNIT MIX		
DOUBLE QUEEN	48	40%
KING	60	46%
KING ACC.	4	4%
KING SUITE	4	6%
QQ ACC.	4	4%
	120	

SHEET INDEX	
CS	COVER SHEET
L1	MASTERPLAN
L2	HOTEL SITE PLAN
L3	APARTMENT SITE PLAN
L4	OVERALL LANDSCAPE PLAN
L5	APARTMENT LANDSCAPE PLAN
L6	HOTEL LANDSCAPE PLAN
L7	SITE DETAILS
L8	PLANTING DETAILS
L9	LIGHTING PLAN
L10	TURNING MOVEMENT
L11	EXISTING CAPITOL VIEWS
L12	EXISTING CAPITOL VIEWS
L13	EXISTING CATHEDRAL VIEWS
L14	EXISTING CATHEDRAL VIEWS
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
SW1.0	SWPP - EXISTING CONDITIONS
SW1.1	SWPP - PROPOSED CONDITIONS
SW1.2	SWPP - DETAILS
SW1.3	SWPP - NARRATIVE
SW1.4	SWPP - ATTACHMENTS
SW1.5	SWPP - ATTACHMENTS
A1	SHADOW STUDY
A2	APARTMENT LEVEL 1
A3	APARTMENT LEVELS 2-5
A4	APARTMENT LEVEL 6 & ROOF
A5	APARTMENT ELEVATIONS
A6	APARTMENT ELEVATIONS
A7	APARTMENT ELEVATIONS
A8	HOTEL LEVELS 1-5
A9	HOTEL ELEVATIONS
A10	HOTEL ELEVATIONS
A11	WEST 7TH/5TH STREET
A12	WEST 7TH
A13	KELLOGG/WEST 7TH
A14	KELLOGG/W 7TH - NIGHT
A15	KELLOGG/SMITH
A16	SMITH AVENUE
A17	SMITH AVENUE - NIGHT
A18	PLAZA
A19	PLAZA - NIGHT
A20	PLAZA PERSPECTIVE

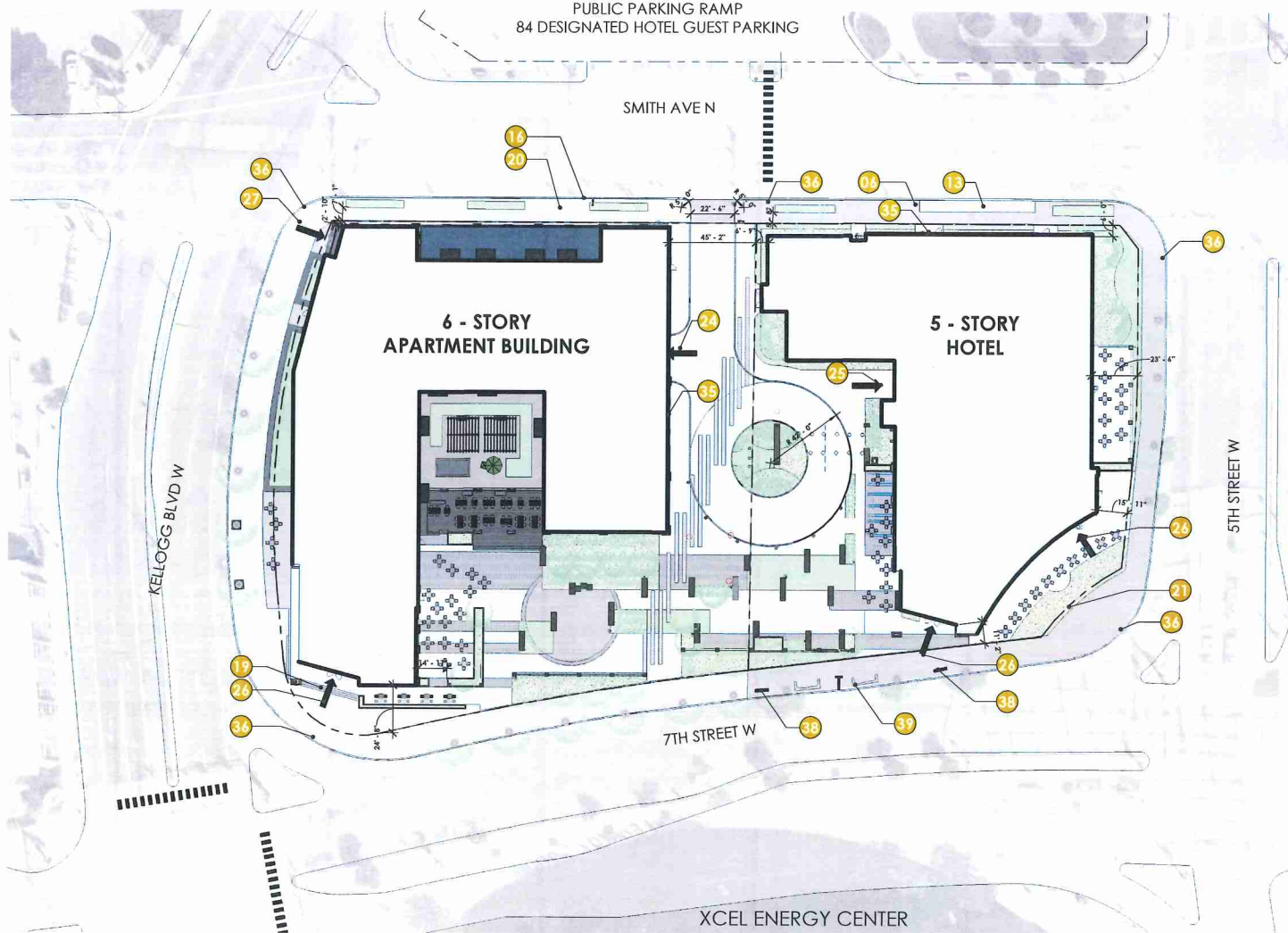
CODE ANALYSIS - OCCUPANCIES	FIRST FLOOR	2ND - 5TH FLOORS
2015 MINNESOTA BUILDING CODE - 2012 IBC		
DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH MINNESOTA BUILDING CODE AS ADOPTED JUNE 2, 2015, INCLUDING INTERNATIONAL BUILDING CODE, YEAR 2012 EDITION AS ADOPTED, QUALIFIED AND AMENDED, BUILDING CODES WITH FAIR HOUSING ACT DESIGN MANUAL.	1ST FLOOR RETAIL	RESIDENTIAL FLOORS 2-4
OCCUPANCY GROUP: (IBC CHAPTER 3, TABLE 508.4 AND FOOTNOTES)	A-2	R-1
CONSTRUCTION TYPE/FIRE RATING: (IBC CHAPTER 4)	I-A	V-A
MAXIMUM NUMBER OF STORIES & MAXIMUM HEIGHT: (IBC SECTION 503.1 & TABLE 503)	UL STORIES UL HEIGHT	3 STORIES 50 FEET
MAXIMUM NUMBER OF STORIES & MAXIMUM HEIGHT W/ AUTOMATIC SPRINKLER SYSTEM: (IBC SECTION 504.2)	UL STORIES UL HEIGHT	4 STORIES 70 FEET

CODE REQUIREMENTS	2015 MN BLDG. CODE - 2012 IBC
AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM: (IBC SECTION 903.3.1.1)	AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM, COMPLYING WITH NFPA 13 SHALL BE REQUIRED AND SHALL BE INSTALLED THROUGHOUT ENTIRE PROJECT
INCIDENTAL USE AREA SEPARATIONS: (IBC SECTION 509 & TABLE 509)	NONE REQUIRED WITH INSTALLATION OF AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS THROUGHOUT ENTIRE PROJECT - EXCEPT FOR TRASH CHUTE RELATED ROOMS AS NOTED BELOW

CODE ANALYSIS - OCCUPANCIES	LOWER LEVEL	FIRST FLOOR	2ND - 4TH FLOORS
2015 MINNESOTA BUILDING CODE - 2012 IBC			
DRAWINGS AND CONSTRUCTION SHALL COMPLY WITH MINNESOTA BUILDING CODE AS ADOPTED JUNE 2, 2015, INCLUDING INTERNATIONAL BUILDING CODE, YEAR 2012 EDITION AS ADOPTED, QUALIFIED AND AMENDED, BUILDING CODES WITH FAIR HOUSING ACT DESIGN MANUAL.	PARKING - UPPER GARAGE & LOWER GARAGE	1ST FLOOR PARKING	RESIDENTIAL FLOORS 2-4
IBC SECTION COMPLIANCE REFERENCE:	IBC SECTION 510.2	IBC SECTION 510.2 PART 3	IBC SECTION 510.2 PART 3
OCCUPANCY GROUP: (IBC CHAPTER 3, TABLE 508.4 AND FOOTNOTES)	S-2	A-2	A-3
CONSTRUCTION TYPE/FIRE RATING: (IBC CHAPTER 4)	I-A	I-A	III-B
MAXIMUM NUMBER OF STORIES & MAXIMUM HEIGHT: (IBC SECTION 503.1 & TABLE 503)	UL STORIES UL HEIGHT	UL STORIES UL HEIGHT	4 STORIES 65 FEET
MAXIMUM NUMBER OF STORIES & MAXIMUM HEIGHT W/ AUTOMATIC SPRINKLER SYSTEM: (IBC SECTION 504.2)	UL STORIES UL HEIGHT	UL STORIES UL HEIGHT	5 STORIES 78 FEET

CODE REQUIREMENTS	2015 MN BLDG. CODE - 2012 IBC
AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM: (IBC SECTION 903.3.1.1)	AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM COMPLYING WITH NFPA 13 SHALL BE REQUIRED AND SHALL BE INSTALLED THROUGHOUT ENTIRE PROJECT
INCIDENTAL USE AREA SEPARATIONS: (IBC SECTION 509 & TABLE 509)	NONE REQUIRED WITH INSTALLATION OF AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS THROUGHOUT ENTIRE PROJECT - EXCEPT FOR TRASH CHUTE RELATED ROOMS AS NOTED BELOW





- 14 LOADING ZONE
- 15 FUTURE GOLD LINE BUS STOP
- 16 B&12 CURB
- 17 CONCRETE STAIR
- 20 CITY SIDEWALK
- 21 EXISTING ANNUAL PLANTER TO REMAIN
- 24 GARAGE ENTRY
- 25 HOTEL ENTRY
- 26 RETAIL ENTRY
- 27 APARTMENT ENTRY
- 35 SWCP (SOLID WASTE COLLECTION POINT)
- 36 ADA CURB RAMP
- 38 EXISTING CITY BENCH TO BE REMOVED AND REINSTALLED
- 39 EXISTING CITY BUS SHELTERS TO BE REMOVED AND REINSTALLED

SITE DEVELOPMENT SUMMARY:

SITE AREA:	101,833 S.F. (2.33 ACRES)
LOT 1 (HOTEL):	42,188 (0.94 ACRES)
LOT 2 (APARTMENT):	59,645 S.F. (1.36 ACRES)
IMPERVIOUS SURFACE:	89,544 (88%)
LOT 1 (HOTEL):	35,169 S.F.
LOT 2 (APARTMENT):	54,377 S.F.
PERVIOUS:	12,818 (12%)
LOT 1 (HOTEL):	7,112 S.F.
LOT 2 (APARTMENT):	5,706 S.F.

- SITE LAYOUT NOTES:**
- SEE SITE PLAN FOR AREA DETERMINATIONS AND PARKING CALCULATIONS.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
 - THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
 - CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
 - LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
 - CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
 - PUBLIC PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
 - CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE; ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
 - CURB AND GUTTER TYPE SHALL BE B&24 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
 - ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
 - FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
 - ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE OPERATIONAL NOTES:

- TRASH COLLECTION SHALL OCCUR INSIDE THE BUILDING AT THE SWCP (SOLID WASTE COLLECTION POINT)

SCALE = 1" = 30'-0"

- GRASS AREA
- MULCH PLANTING BEDS
- CONCRETE
- DECORATIVE CONCRETE TREATMENT
- DECORATIVE CONCRETE PRODUCT







