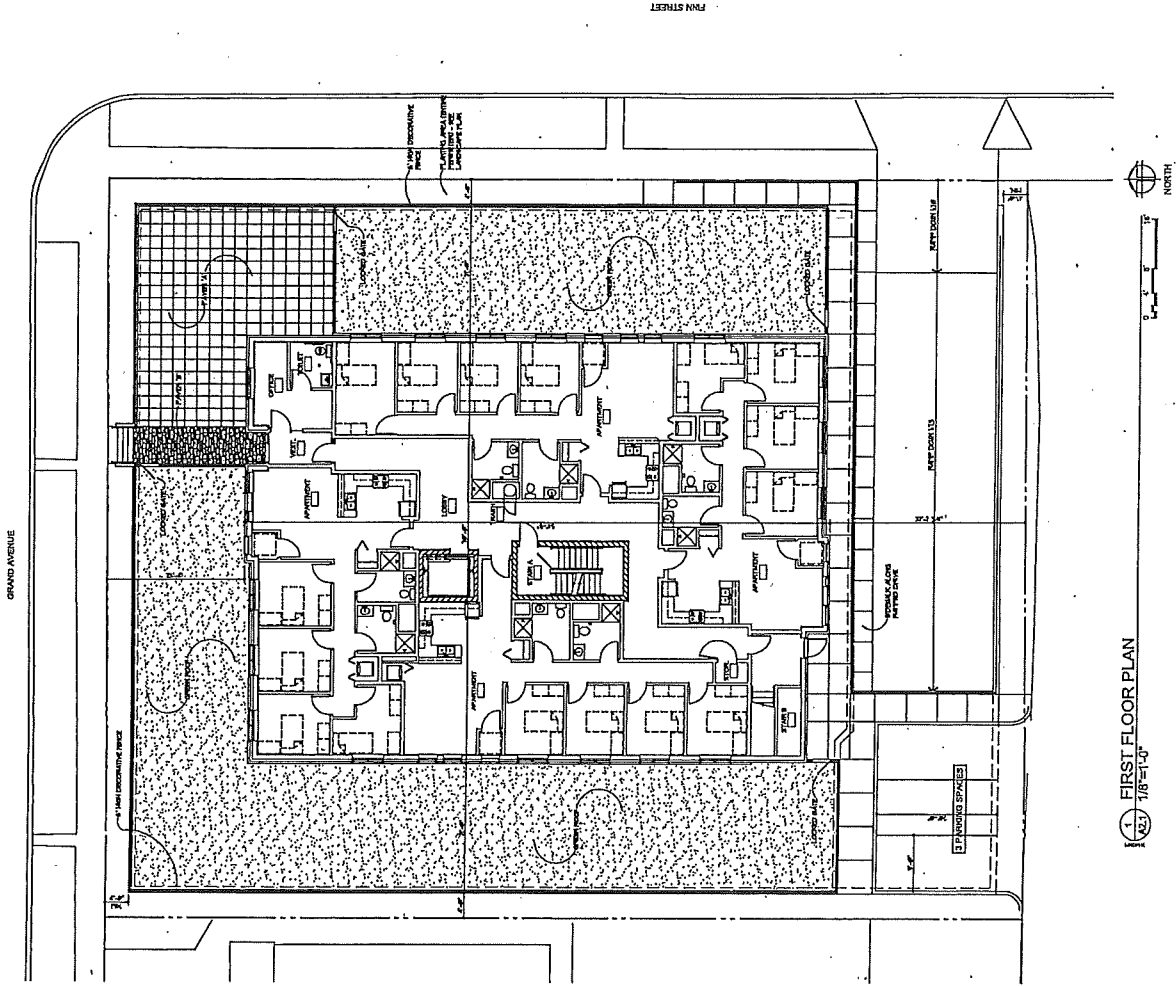




20 APARTMENTS, 80 BEDROOMS

FULLY SPRINKLERED

50' BUILDING HEIGHT

CONSTRUCTION TYPE:

TYPE I - UNDERGROUND PARKING

TYPE II - FIRST FLOOR

TYPE V - 2ND THROUGH 5TH FLOORS

SEE CIVIL FOR DRAINAGE PLAN

1000

SITE AREA 18,000 S.F.

BUILDING AREA:

13,109 S.F.
LOWER LEVEL

FIRST FLOOR

UPPER FLOORS	6,105 S.F.
TOTAL	44,014 S.F.

44,014 S.F.

PARKING:

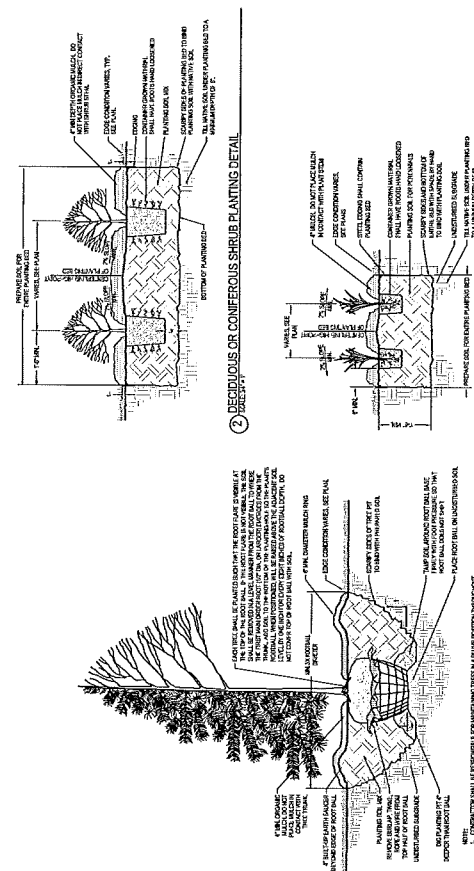
REQUIRED
40 SP

SURFACE 3 SP

GARAGE 19 SP

17 SP	17 SP
GARAGE (COMPACT)	GARAGE (COMPACT)
PROVIDED	PROVIDED

PROVIDED 40 SP

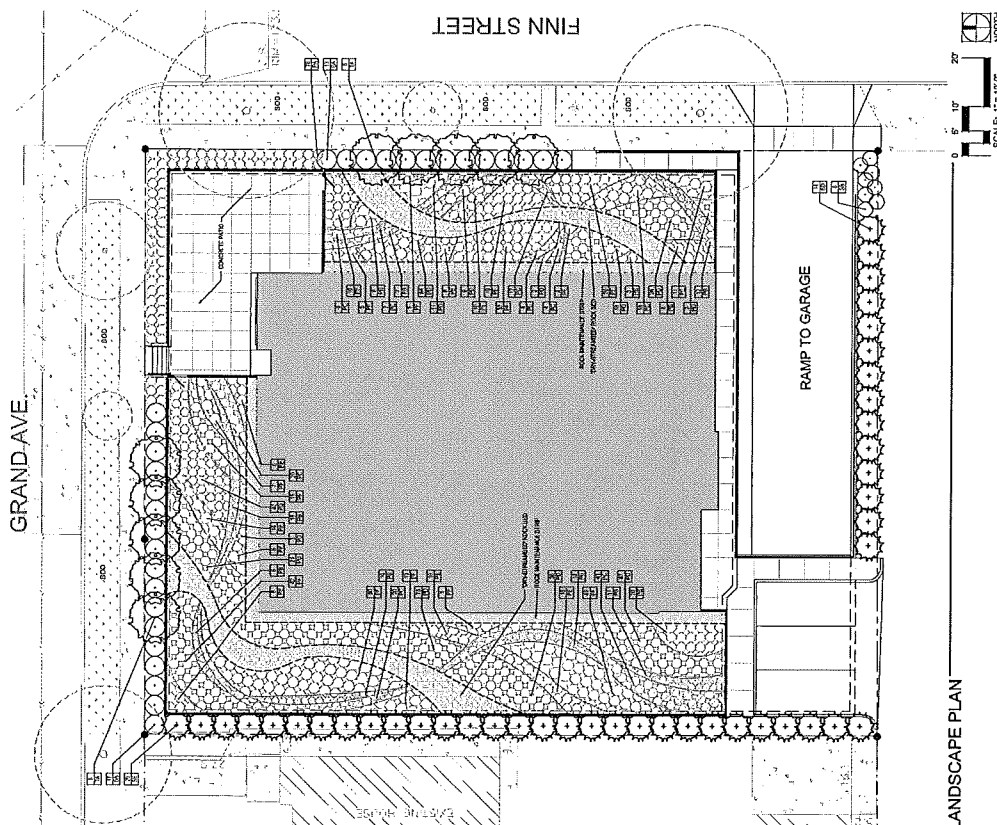


3 PERENNIAL PLANTING DETAIL

① DECIDUOUS OR CONIFEROUS TREE PLANTING DETAIL

[illegible]

PLANT SCHEDULE



GENERAL NOTES

- [illegible]

PLANTING NOTES

- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE

LANDSCAPE NOTES -

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT COORDINATED IRRIGATION AREAS ARE BRIGHTLY PROPOSED, INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING BUILDING FOUNDATION.
- CONTRACTOR SHALL VERIFY EXISTING IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR SUPPLEMENT AND APPROVAL.

TURF NOTES

- SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
WHERE SOD ADJUSTS PLANT SURFACES, FINISHED GRADE OF SODDED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF T&M, S&M, C&M, ETC.
SOD SHALL BE LAYER PARALLEL TO THE CONTIGUOUS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR ON DRAINAGE SWALES, SOD SHALL BE STAGGERED UNLESS NOTED OTHERWISE.
THE APPROPRIATE DATES FOR SPRING SEED & SOD PLANTING IS FROM THE TIME THE GROUND HAS FROZEN TO JUNE 15.
FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SODDED PLANTING DATES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

OF ALL RAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF ANY MULCH, CONTRACTORS SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANTED ANNUAL GROWTH REQUIREMENTS.

CONTRACTORS SHALL DISBURSE IRRIGATION CONDITIONS AND COMPENSATION ASSURANCE TO ALLOW FOR PROPER DRAINAGE AROUND THE PLANTING AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DRAINAGE OF THE PLANTING AREA PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO DISBURSE THE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

POPE

POPE ASSOCIATES, INC.
3000 PARKWAY
SUITE 100
ST. PAUL, MN 55105
TEL: 612.222.1111
WWW.POPEASSOCIATES.COM

FRERICH'S
CONSTRUCTION
GRAND AVENUE
STUDENT
HOUSING

LOWER LEVEL
FLOOR PLAN
2ND THRU 5TH
FLOORS PLAN

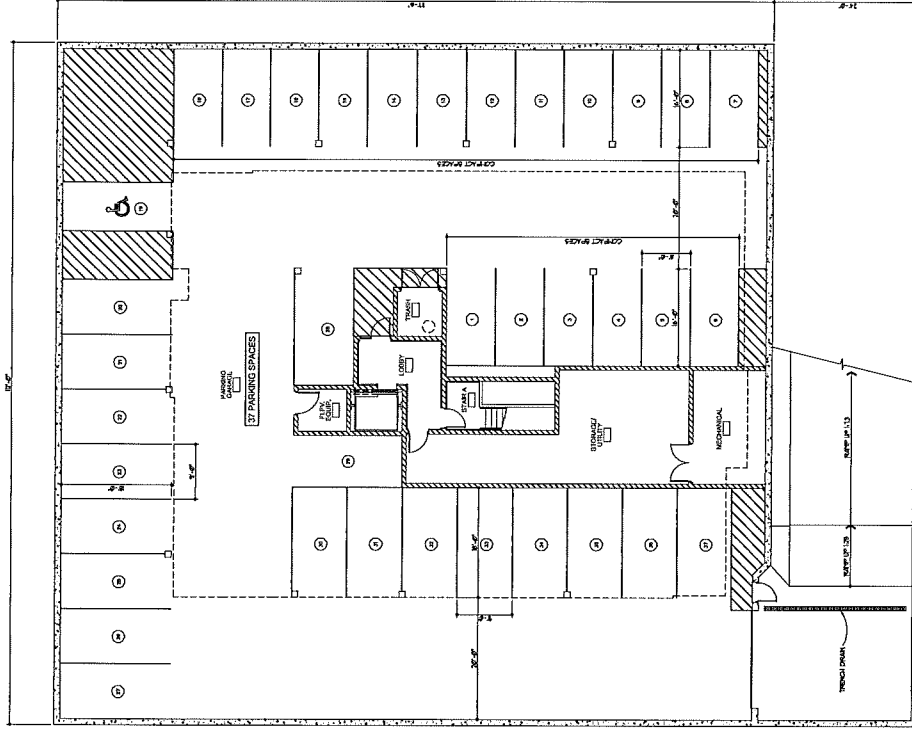
DATE: 02/27/12
SCALE: 1/8" = 1'-0"

I hereby certify that this plan complies with all applicable codes and regulations and that I am a duly licensed professional engineer in the State of Minnesota.

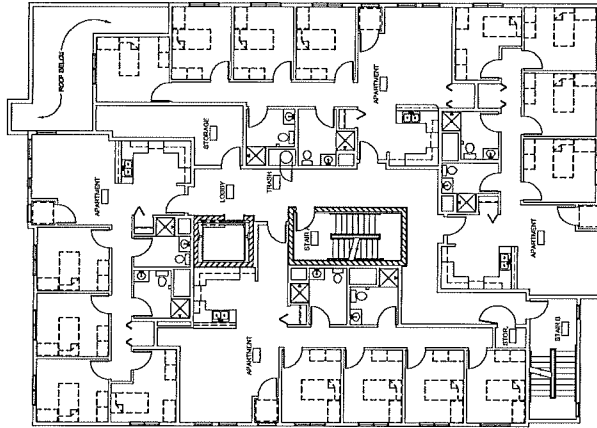
DATE: 02/27/12
SCALE: 1/8" = 1'-0"

PROJECT NO.: 2009-111-02
DATE: JUL
DRAWN BY: JST
CHECKED BY: JST
SUBMITTAL NO.: 000001

A2.2



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



2 2ND THRU 5TH FLOORS PLAN
1/8" = 1'-0"



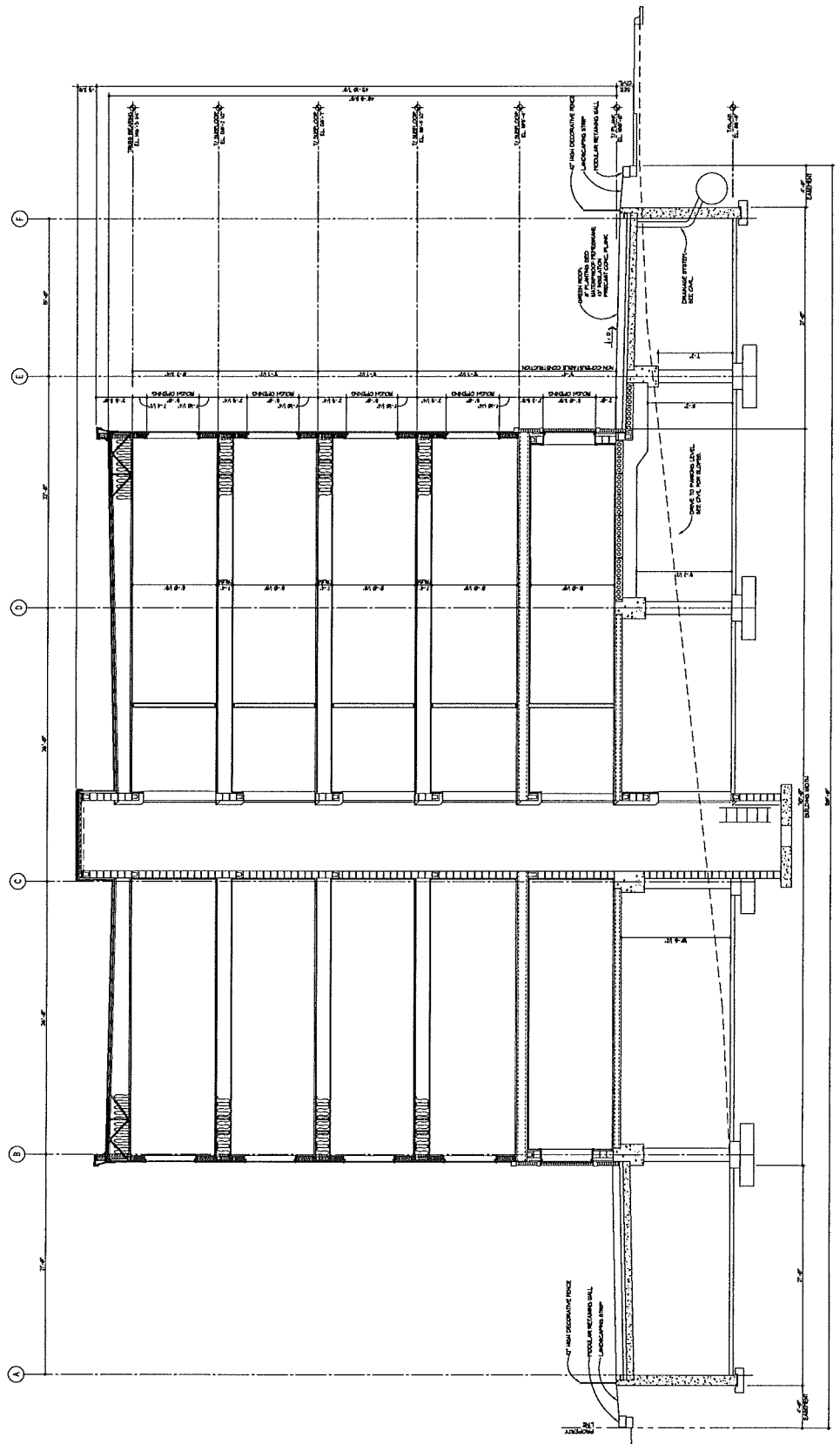
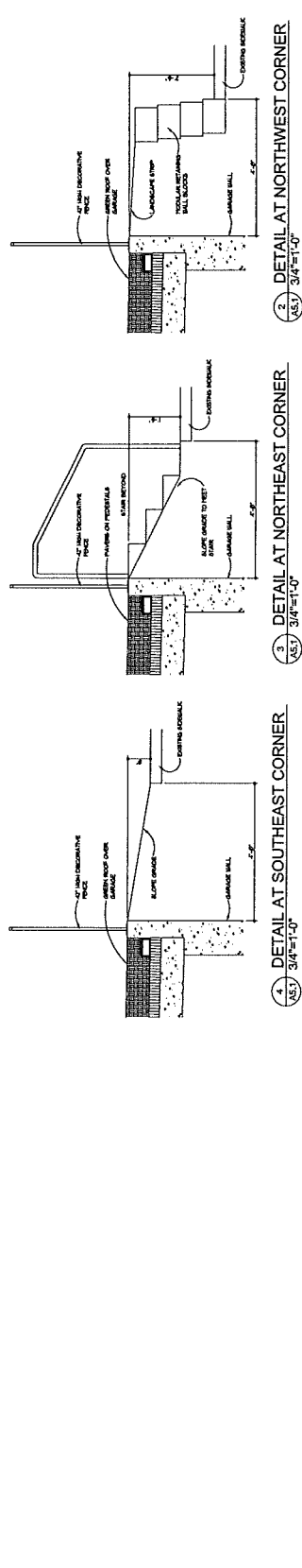
**FRERICHS
CONSTRUCTION
CULLEN, LLC.
GRAND AVENUE
APARTMENTS**

WHITE PLAN REVIEW	2/23/12
PUBLIC HEARING	4/20/12
WHITE PLAN REVIEW	5/18/12

herby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin.

DATE	4/24/72	DATE	4/24/72
TIME		TIME	
BY		BY	
REMARKS		REMARKS	
26203-11143		26203-11143	
JUL		JUL	
RSH		RSH	
SHEET		SHEET	

A5.1



1 BUILDING SECTION
AS.1 1/4"=1'-0"

