



NICOLLET & 15TH DEVELOPMENT

MINNEAPOLIS, MINNESOTA

03.09.2017

SITE CONTEXT 1:500







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03.27.2017

BIRDSEYE VIEW - NE

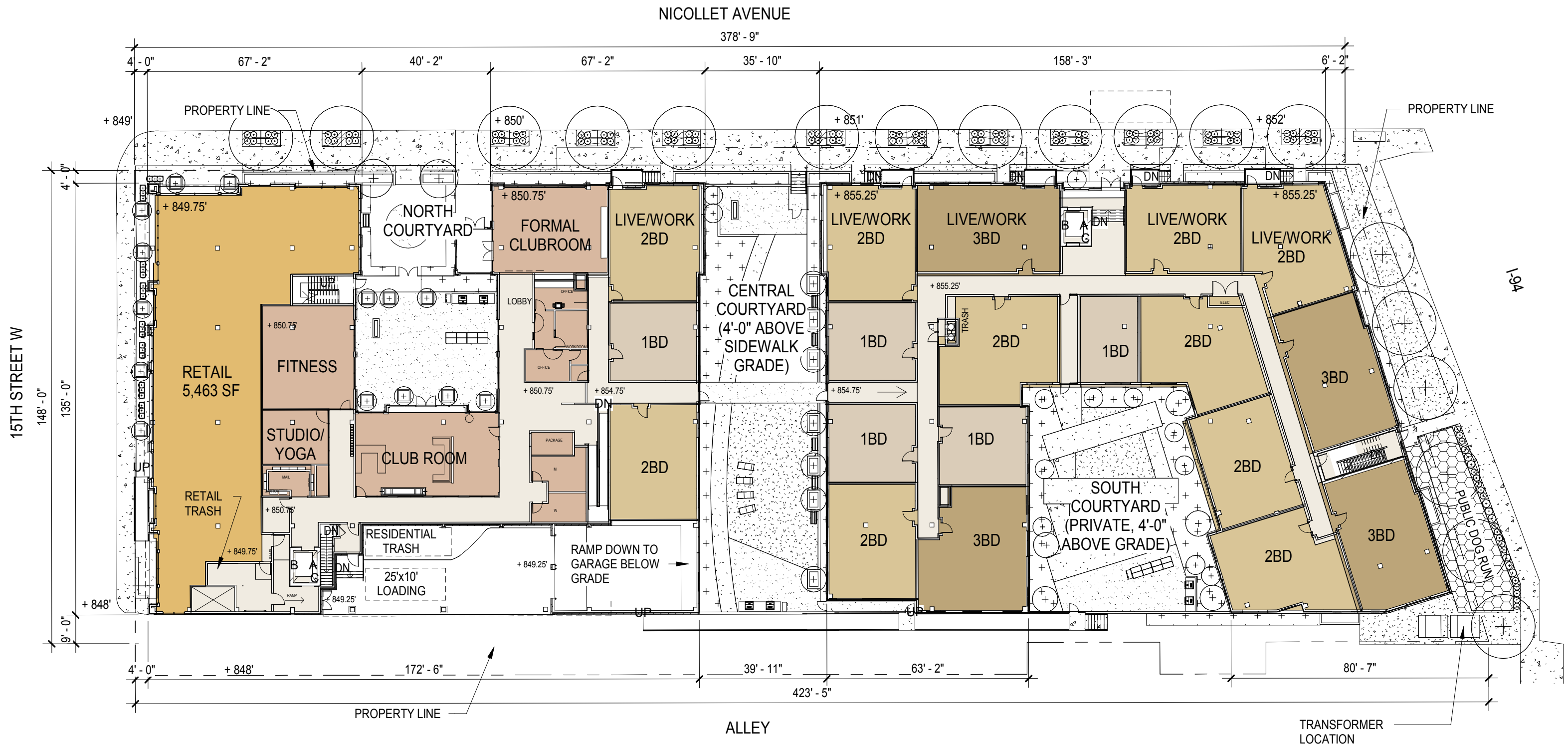




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BIRDSEYE VIEW - SW





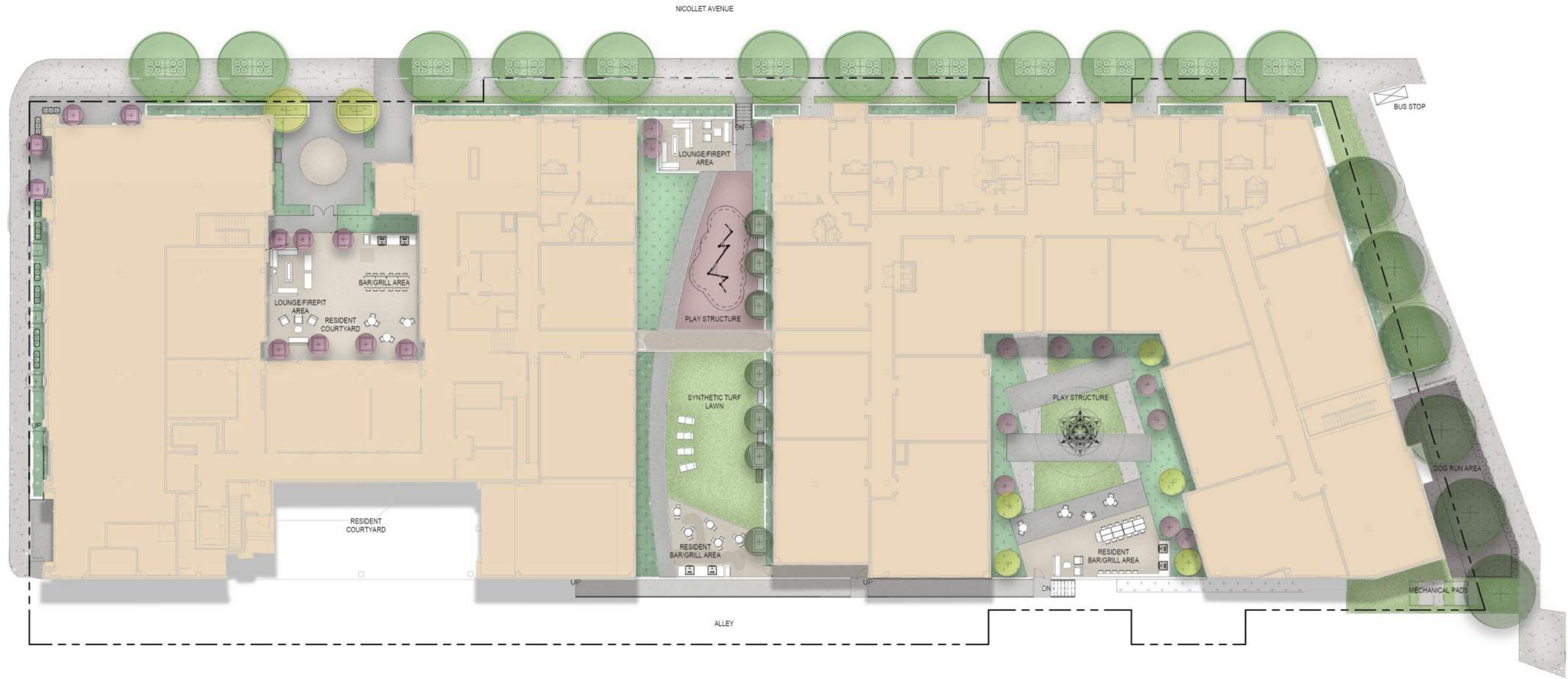
1500 Nicollet

03/10/2017

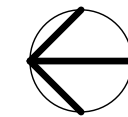
Scale 1" = 30'-0"

LEVEL 1 PLAN





1 SITE - LANDSCAPE PLAN RENDERING
 L400 1/16" = 1'-0"



GRAPHIC LEGEND:

STD. CONCRETE #1, TYP. (SEE SPEC)	COLORLED CONCRETE SPECIAL 1 (SEE SPEC)
COLORLED CONCRETE SPECIAL 1 (SEE SPEC)	SYNTHETIC TURFGRASS (SEE SPEC)
HARDWOOD MULCH SHREDDED (SEE SPEC)	PERENNIAL MIX (SPECIES TBD)
CRUSHED GRANITE (SEE SPEC)	RUBBER PLAY SURFACE



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PERSPECTIVE RENDERING - NE





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PERSPECTIVE NICOLLET





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SOUTH BUILDING - LIVE/WORK UNITS





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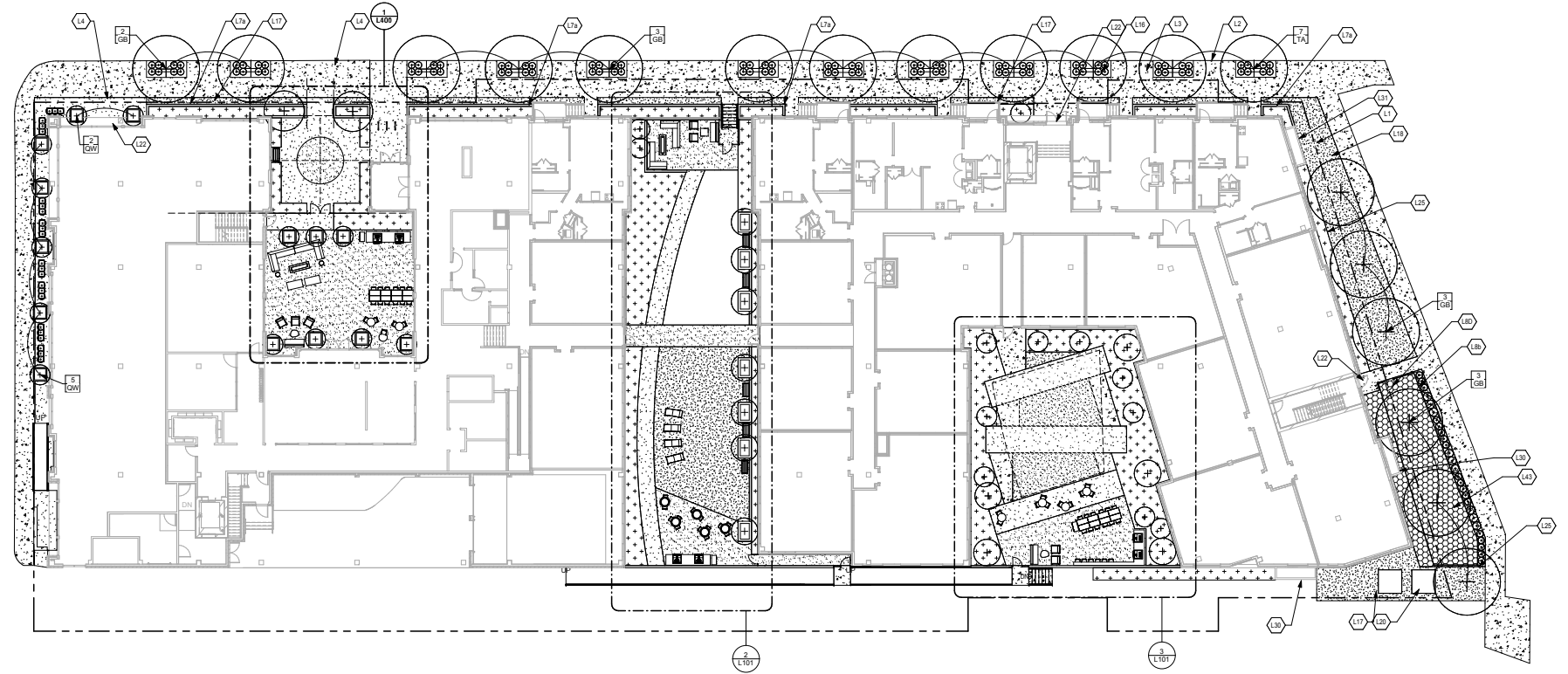




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15TH STREET RETAIL

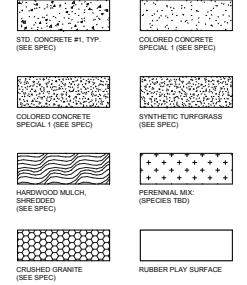




1 SITE - LANDSCAPE PLAN
1/8" = 1'-0"



GRAPHIC LEGEND:

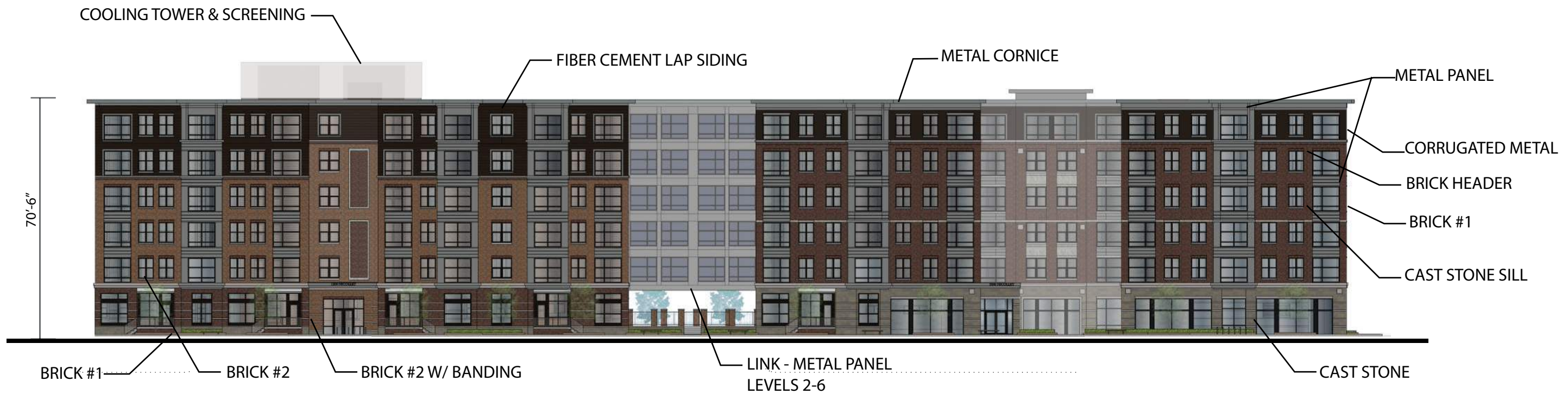


PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIAL SUPPLEMENTALS				
1	44	COLOR FLASH ZESTIBE	<i>Asclepias x andreae 'Beauty of Essex' (PP17, 343)</i>	#1 CONT
1	45	LADY IN RED EMB	<i>Astragalus bellidifolius 'Lady in Red'</i>	#1 CONT
1	46	BLUE ANGEL HOSTA	<i>Hosta 'Blue Angel'</i>	#1 CONT
88	48	RODODENDRON REVERENS DAYLILY	<i>Hemerocallis 'Rododendron Revere'</i>	#1 CONT
12	49	WINDSOR LOW COUNTRY	<i>Hesperis matronalis 'Windsor Low'</i>	#1 CONT
32	24	PRUNE ESCOPSEED	<i>Sporobolus heterostachyus</i>	#1 CONT
12	44	BRENDAWICH SWITCH GRASS	<i>Panicum capillare 'Brendawich'</i>	#1 CONT
1	45	BLACK EYED SUSAN	<i>Rudbeckia hirta</i>	#1 CONT
1	46	BUTTERNUT TREE	<i>Juglans nigra 'Butternut'</i>	#1 CONT
DECIDUOUS TREES				
1	47	REDTAN BELLINE	<i>Amorpha x greggiana 'Volcani Belline'</i>	12" B&B
1	48	REPOCERRY	<i>Reporcerry</i>	12" B&B
1	49	SMOKE TREE	<i>Cotinus cogonioides 'Smoky Ruler'</i>	12" B&B
1	50	PRINCE OF DENMARK	<i>Prunella vulgaris 'Prince of Denmark'</i>	12" B&B
1	51	ROSE OF SHARON	<i>Rosa rugosa 'Rose of Sharon'</i>	12" B&B
1	52	ROSE OF SHARON	<i>Rosa rugosa 'Rose of Sharon'</i>	12" B&B
DECIDUOUS SHRUBS				
1	53	TOUR THOMAS COTONEASTER	<i>Cotoneaster agrostoides 'Tom Thumb'</i>	#2 CONT
1	54	CARDINAL DOGWOOD	<i>Cornus sericea 'Cardinal'</i>	#2 CONT
1	55	AMERICAN KILLDEER	<i>Physalis peruviana 'American Killdeer'</i>	#2 CONT
1	56	ERDLOW FRAGRANT SUMAC	<i>Rhus aromatica 'Scented Sumac'</i>	#2 CONT
1	57	RED PINE	<i>Pinus strobus</i>	#2 CONT
CONIFEROUS SHRUBS				
1	58	BLUE OAK JUNIPER	<i>Juniperus horizontalis 'Blue Chip'</i>	#2 CONT
1	59	HEATHER SUN CHAMAECYPARIS	<i>Chamaecyparis thyoides 'Heather Sun'</i>	#2 CONT
1	60	SEA GREEN JUNIPER	<i>Juniperus x pfitzeriana 'Sea Green'</i>	#2 CONT
1	61	TECHNY GOLD ARBORVITAE	<i>Thuja occidentalis 'Techny Gold'</i>	#2 CONT
1	62	TECHNY GOLD ARBORVITAE	<i>Thuja occidentalis 'Water Brown'</i>	#2 CONT

KEY NOTES:

- L1 PROPERTY LINE. SEE CIVIL.
- L2 CURB LINE. SEE CIVIL.
- L3 C.I.P. PLAIN CONCRETE WALK. SEE CIVIL.
- L4 C.I.P. COLORED CONCRETE (A) COLOR 'C-14 FRENCH GREY' BY SCOFIELD. SEE SPEC.
- L5 C.I.P. COLORED CONCRETE (B) COLOR 'C-12 MESA BEIGE' BY SCOFIELD. SEE SPEC.
- L6 DRY LAID LIMESTONE RETAINING WALL (A) 2' HEIGHT, KASOTA STONE, SPLIT FACE, SAWN TOP AND BOTTOM. SEE 14.301.
- L7a DRY LAID LIMESTONE PLANTER SEAT WALL (C) 18" HEIGHT INCLUDING 12" WIDE SEAT CAP. KASOTA STONE. SPLIT FACE, SAWN TOP AND BOTTOM. SEE 14.302.
- L7c DRY LAID LIMESTONE PLANTER SEAT WALL (C) 18" HEIGHT INCLUDING 12" WIDE SEAT CAP. KASOTA STONE. SPLIT FACE, SAWN TOP AND BOTTOM. SEE 14.302.
- L8a ORNAMENTAL METAL FENCE (A) 4' HEIGHT, AMERISTAR MONTAGE PLUS MAJESTIC 2 RAIL FENCE. BRONZE POWDER COAT FINISH. SEE 21.303.
- L8b ORNAMENTAL METAL FENCE (B) 6' HEIGHT, AMERISTAR MONTAGE PLUS MAJESTIC 2 RAIL FENCE. BRONZE POWDER COAT FINISH. SEE 21.303.
- L8c ORNAMENTAL METAL FENCE (A) 4' HEIGHT, AMERISTAR MONTAGE PLUS MAJESTIC 2 RAIL FENCE. BRONZE POWDER COAT FINISH. SEE 21.303.
- L8d ORNAMENTAL METAL FENCE (B) 6' HEIGHT, AMERISTAR MONTAGE PLUS MAJESTIC 2 RAIL FENCE. BRONZE POWDER COAT FINISH. SEE 21.303.
- L10 BENCH 'MELVILLE' BY LANDSCAPE FORMS, 7' L, BACKED WITH 2 DIVIDERS, WOOD SLATS AND BACK. STEEL POWDERCOAT FRAME. SURFACE MOUNT (4 TOTAL UNITS).
- L11 BIKE RACK, 'EMERSON' BY LANDSCAPE FORMS, SURFACE MOUNT (7 TOTAL UNITS).
- L12 COMBINED LITTER & RECYCLING RECEPTACLE, 'SELECT' BY LANDSCAPE FORMS (3 TOTAL UNITS).
- L16 PERENNIAL MASS PLANTING BED AT GRADE. SEE L101.
- L17 SOIL, INCLUDING IRRIGATION.
- L18 COUNTRYARD PLANTING BEDS OVER STRUCTURE WITH LIGHTWEIGHT ROOFTOP PLANTING SOIL MIX. SEE SPEC.
- L19 STAIR ACCESS TO RESIDENT COURTYARDS.
- L20 MECHANICAL EQUIPMENT PADS. SEE ARCH/MECH.
- L22 BUILDING ENTRY/EXIT. SEE ARCH.
- L25 STEEL LANDSCAPE EDGER. SEE 34.300.
- L27b GAS FIRE PIT, 'ROBATA' BY PALOFORM, 'CHARCOAL' COLOR, STAINLESS STEEL COVER, DARK GREY RIVER ROCK TOPPING.
- L30 AREA W/ILL. SEE ARCH.
- L31 EXTERIOR RESCUE ASSISTANCE AREA. PER CODE L00.
- L33 ARTIFICIAL TURF LAWN, 'SYNFESCUE 354' BY SYNLAWN. SEE 34.302.
- L36 LOUNGE FURNISHINGS. FFE BY OWNER.
- L37 BAR HEIGHT TABLE AND CHAIRS. FFE BY OWNER.
- L38 MOVABLE CAFE TABLES AND CHAIRS. FFE BY OWNER.
- L39b BUILT-IN BAR/BAR-RAIL (B) WITH BUILT-IN GAS GRILLS (G), GRANITE COUNTERTOPS. STEEL FRAME WITH STONE CLADDING TO MATCH BLDG. SEE '14.1'.
- L39c BUILT-IN BAR/BAR-RAIL (C) WITH BUILT-IN GAS GRILLS (G), GRANITE COUNTERTOPS. STEEL FRAME WITH STONE CLADDING TO MATCH BLDG. SEE '14.1'.
- L43 DOG RUN, 3/4" RIVER ROCK. SEE '14.1'.



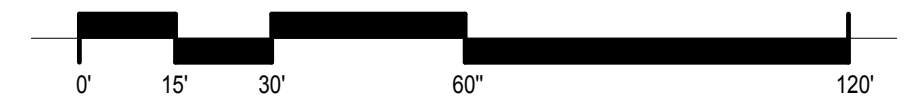
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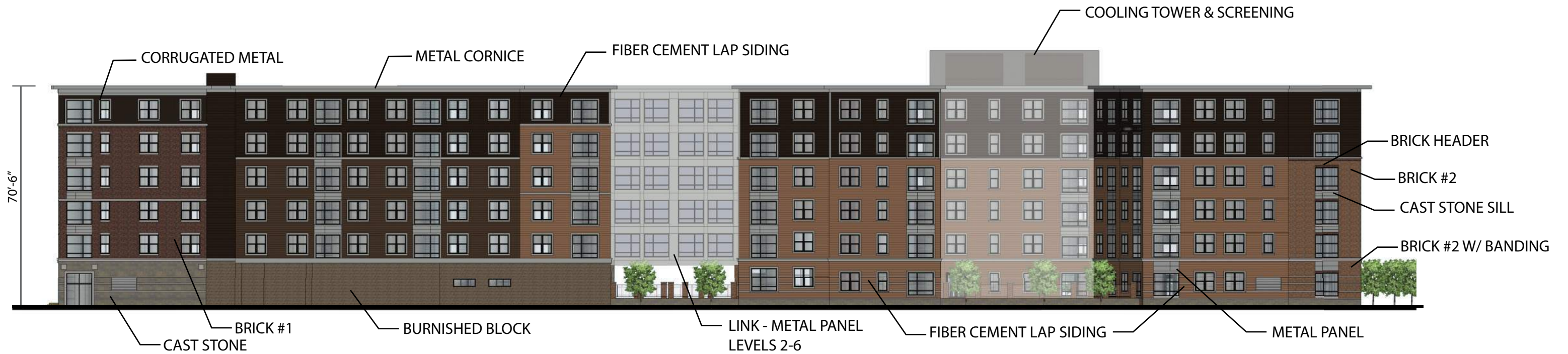
Building 2 East Elevation		
Material	Area	Percentage
Brick	2873.4	26%
Cast stone & Sill	793.2	7%
Metal Panel	1022	9%
Metal Cornice	430.3	4%
Fiber Cement	1500.6	14%
Glass	4335	40%
Corrugated Metal	0	0%
Total	10954.5	100%

Link East		
Material	Area	Percentage
Metal Panel	934.5	44%
Glass	1173.3	56%
Total	2107.8	100%

Building 1 East Elevation		
Material	Area (SF)	Percentage
Brick	5522	35.48%
Cast Stone & Sill	2157.1	13.86%
Metal Panel	808	5.19%
Metal Cornice	669.4	4.30%
Fiber Cement	0	0.00%
Glass	5501.5	35.35%
Corrugated Metal	904	5.81%
Burnished Block	0	0.00%
Total	15562	100.00%

EAST ELEVATION





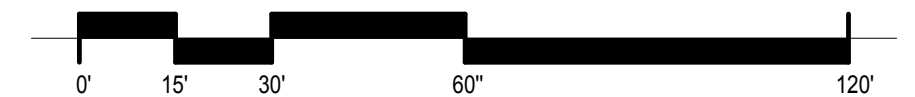
NOT CURRENT

Building 1 West Elevation		
Material	Area (SF)	Percentage
Brick	1151.28	8.90%
Cast stone & Sill	869.2	6.72%
Metal Panel	220.7	1.71%
Metal Cornice	535.5	4.14%
Fiber Cement	4172.5	32.26%
Glass	2971.3	22.97%
Burnished Block	2705.6	20.92%
Corrugated Metal	307	2.37%
Total	12933.08	100.00%

Link West		
Material	Area	Percentage
Metal Panel	934.5	44.34%
Glass	1173.3	55.66%
Total	2107.8	100%

Building 2 West Elevation		
Material	Area	Percentage
Brick	694.3	5%
Cast stone & Sill	637.7	5%
Metal Panel	199.9	2%
Metal Cornice	671.3	5%
Fiber Cement	7370.7	57%
Glass	3377.7	26%
Corrugated Metal	0	0%
Total	12951.6	100%

WEST ELEVATION

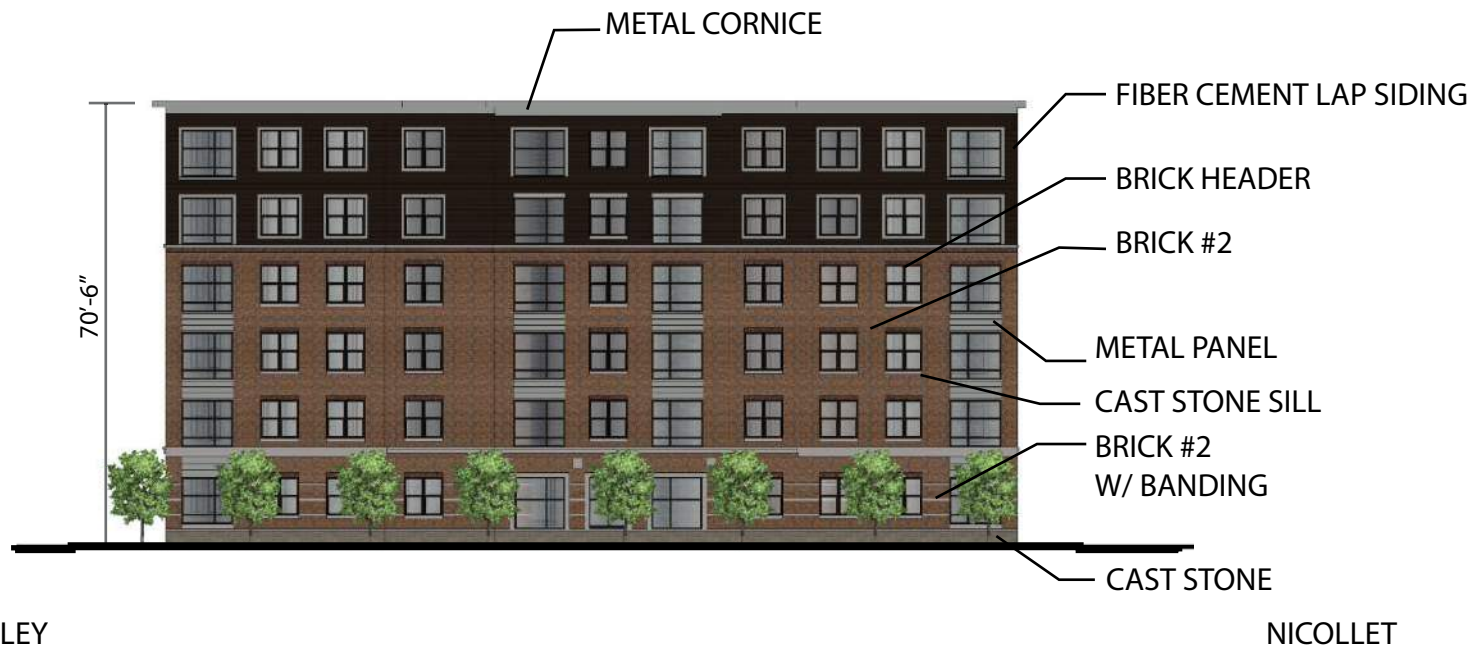




NORTH ELEVATION

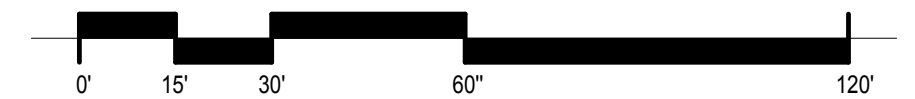
NOT CURRENT

North Elevation		
Material	Area (SF)	Percentage
Brick	2682.49	28.79%
Cast stone & Sill	1270.47	13.64%
Metal Panel	191.86	2.06%
Metal Cornice	584.6	6.27%
Fiber Cement	0	0.00%
Glass	3974.45	42.66%
Corrugated Metal	613.23	6.58%
Total	9317.1	100.00%



SOUTH ELEVATION

South Elevation		
Material	Area	Percentage
Brick	3198.2	35%
Cast stone & Sill	756.2	8%
Metal Panel	189.3	2%
Metal Cornice	424	5%
Fiber Cement	1726.5	19%
Glass	2938	32%
Corrugated Metal	0	0%
Total	9232.2	100%





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