



CASE #PL2020-133

FIRM GROUND
architects & engineers

PERSPECTIVE- 86TH STREET LOOKING WEST



CASE #PL2020-133



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Must meet 2020 MN State Building Code

Provide a code analysis with the plans.

SAC review by MET council will be required.



Provide adequate turning radius to accommodate BFD Ladder 1

All units required to be sprinklered.

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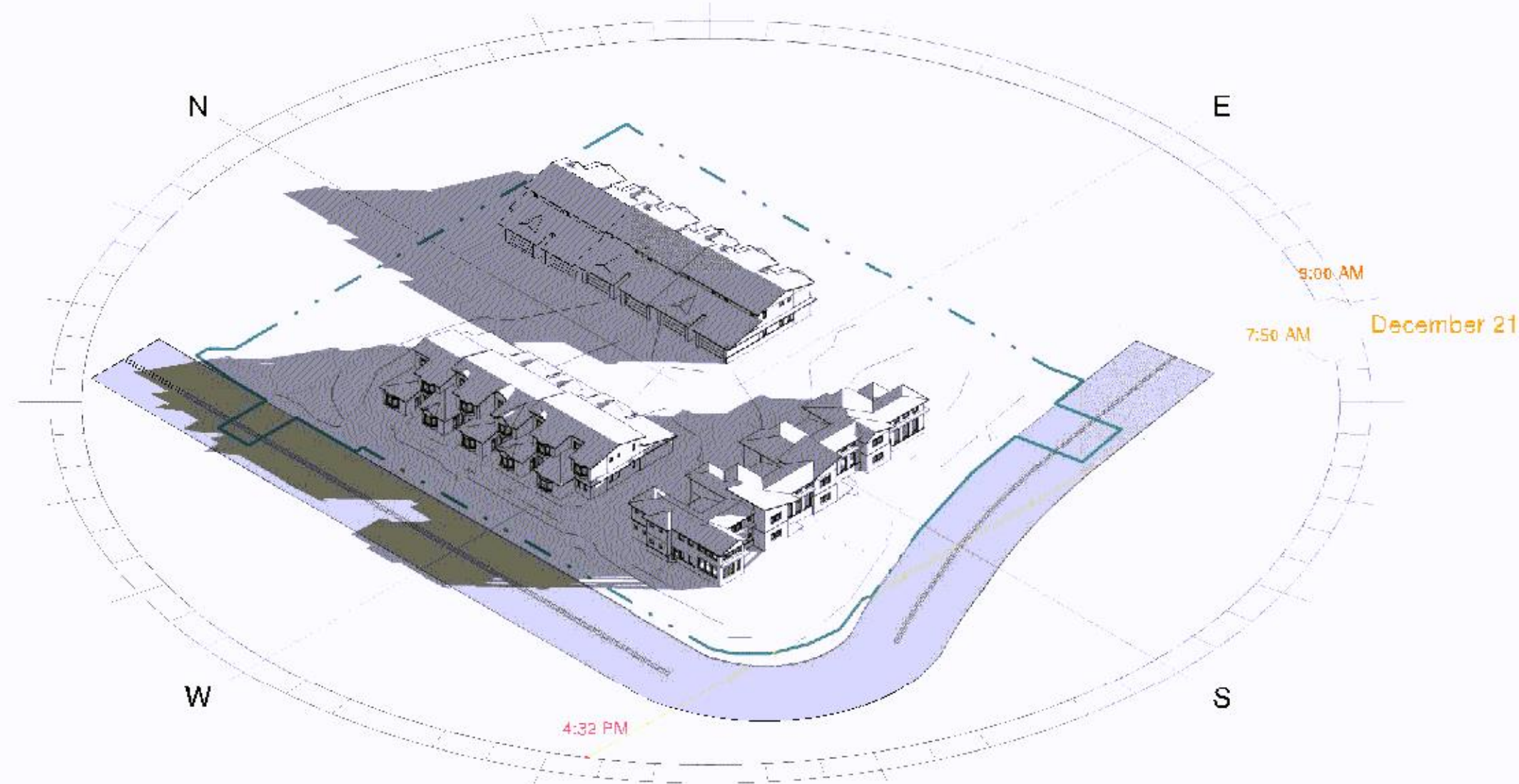
FIRM GROUND
architects & engineers

PENN CITY HOMES

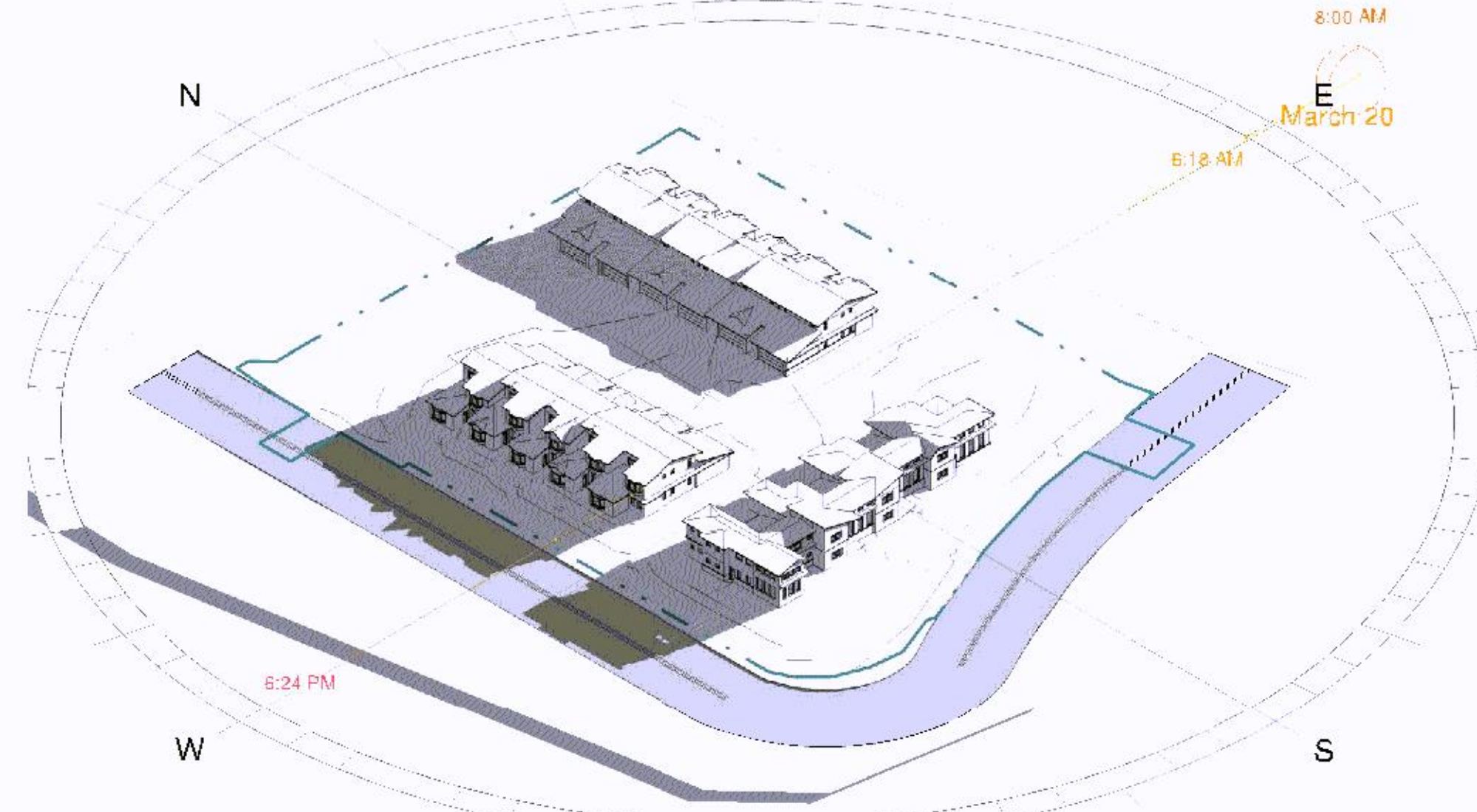
FLOOR PLAN



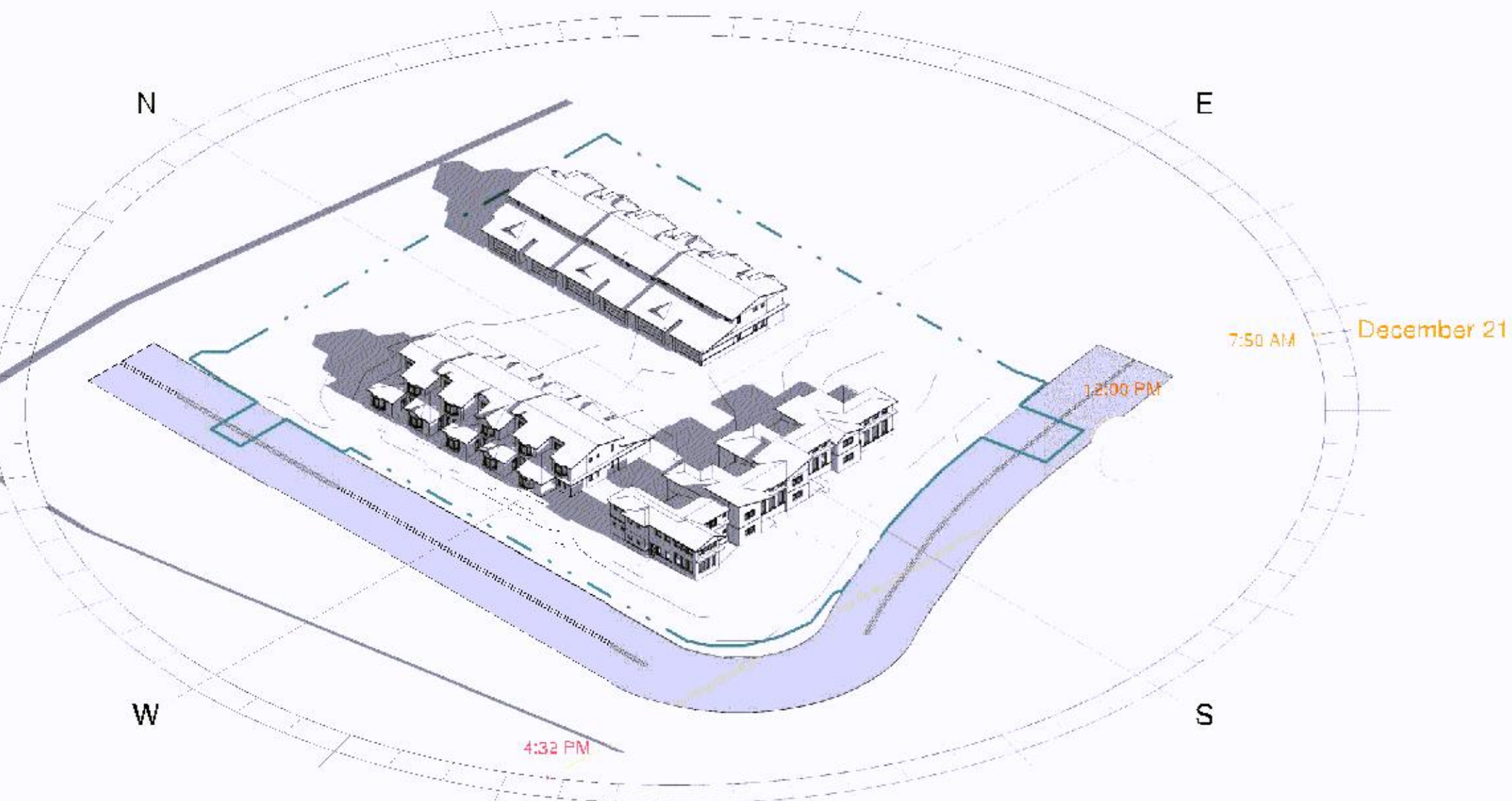
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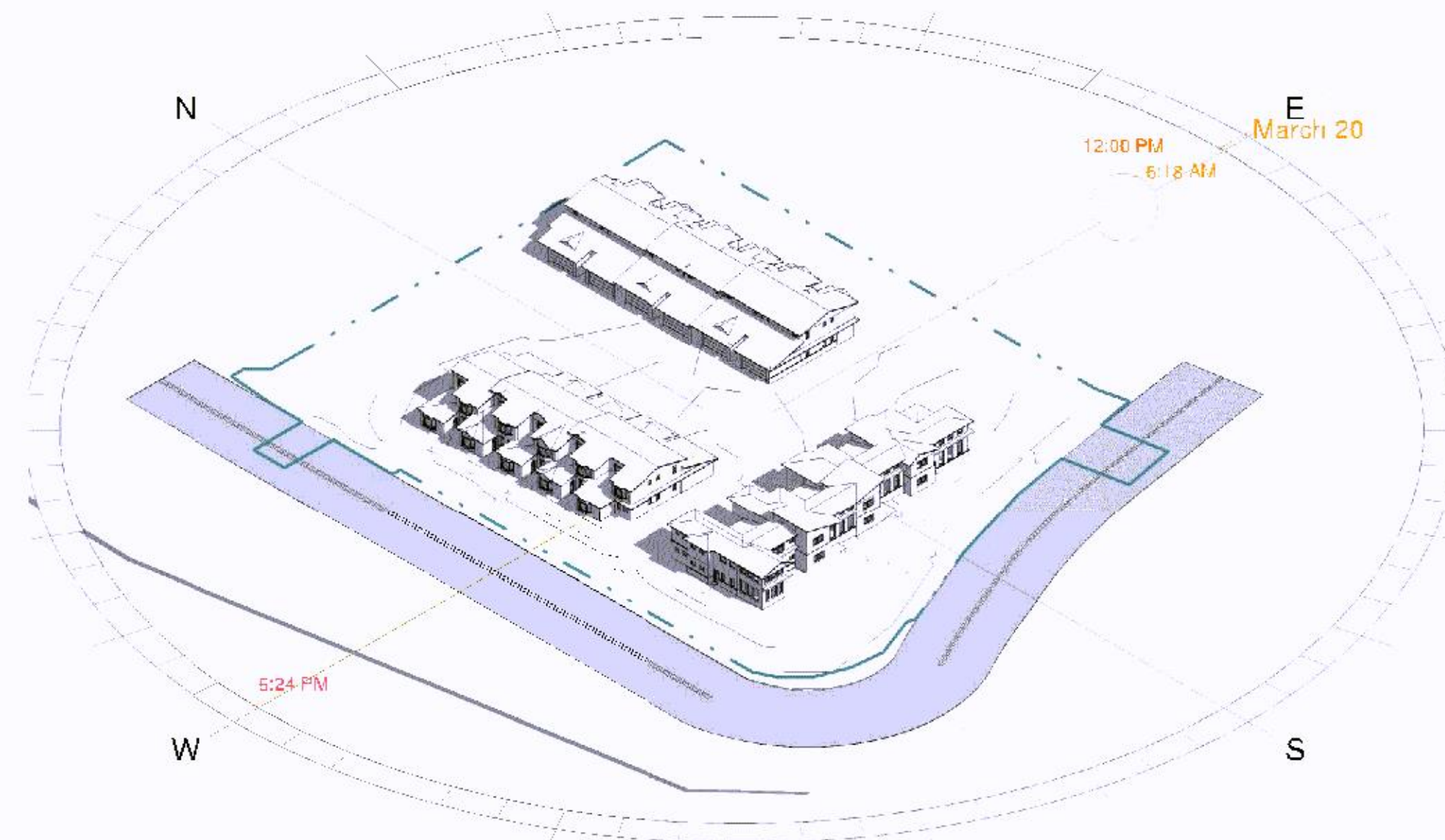
1 DEC 9 AM
Z01



4 MAR 8 AM
Z01



2 DEC 12 PM
Z01



5 MAR 12 PM
Z01



3 DEC 3 PM
Z01



6 MAR 5 PM
Z01



275 Market Street, Ste. 368
Minneapolis, MN 55405
612.819.1835 www.firmground.com

I hereby certify that the plan application is
correct and was prepared by me or under my direct
supervision and I am a
Registered Architect
under the laws of the State of Minnesota

Thomas P. Wasmolen
MDDWY 2009
Date 12/22/20

PARTNERS/CONSULTANTS

OWNER

MORTGAGES
UNLIMITED

TO EDIT: MANAGE
TAB: PROJECT INFO

PROJECT

PENNY CITY HOMES

835-855 Penn Avenue
Birmingham, AL

PROJECT NO.

20.066

DRAWN BY

R. NICHOLS

CHECKED BY

T. WASMOLEN

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NOT FOR
CONSTRUCTION

DATE: 12/22/20

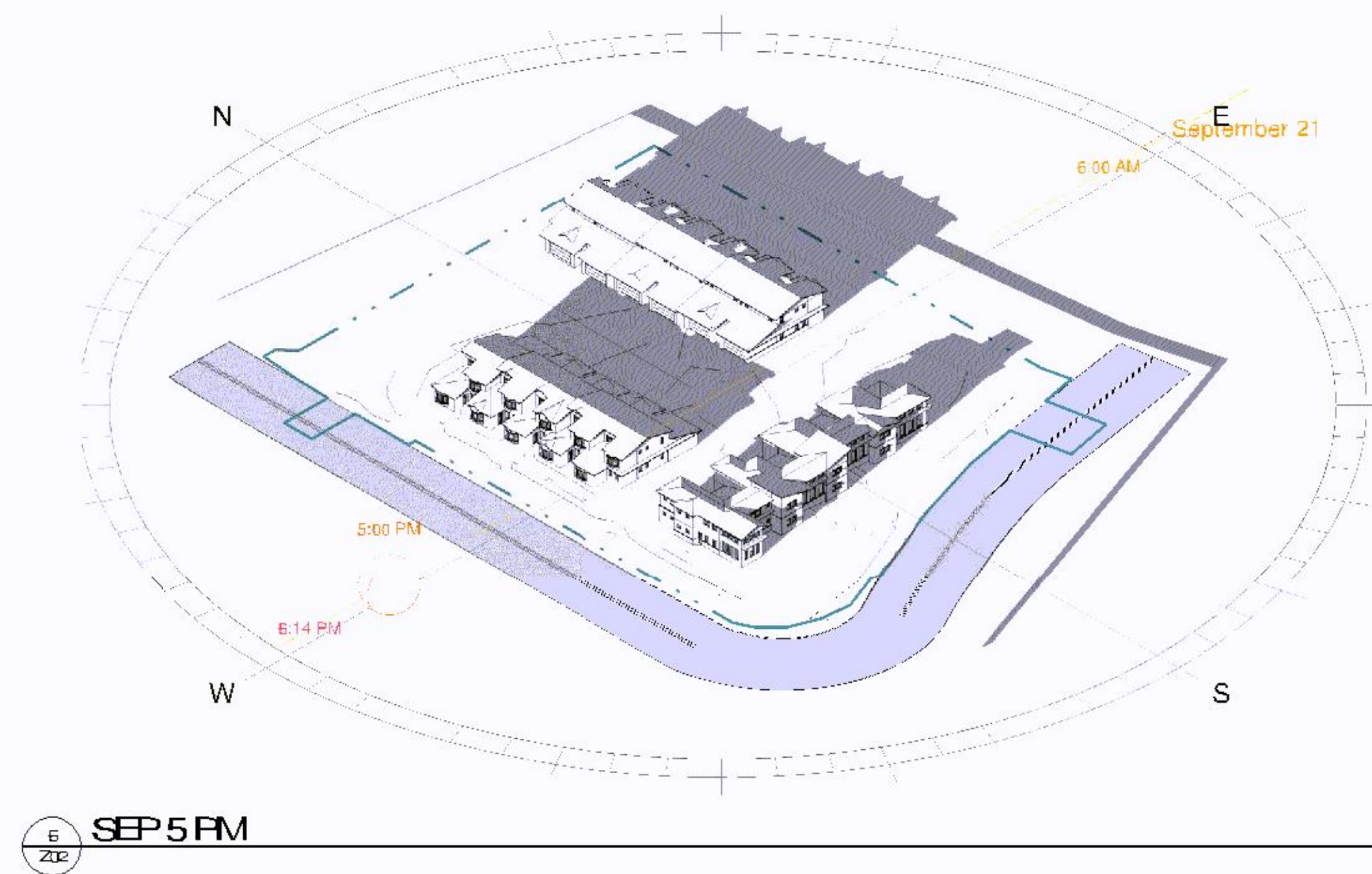
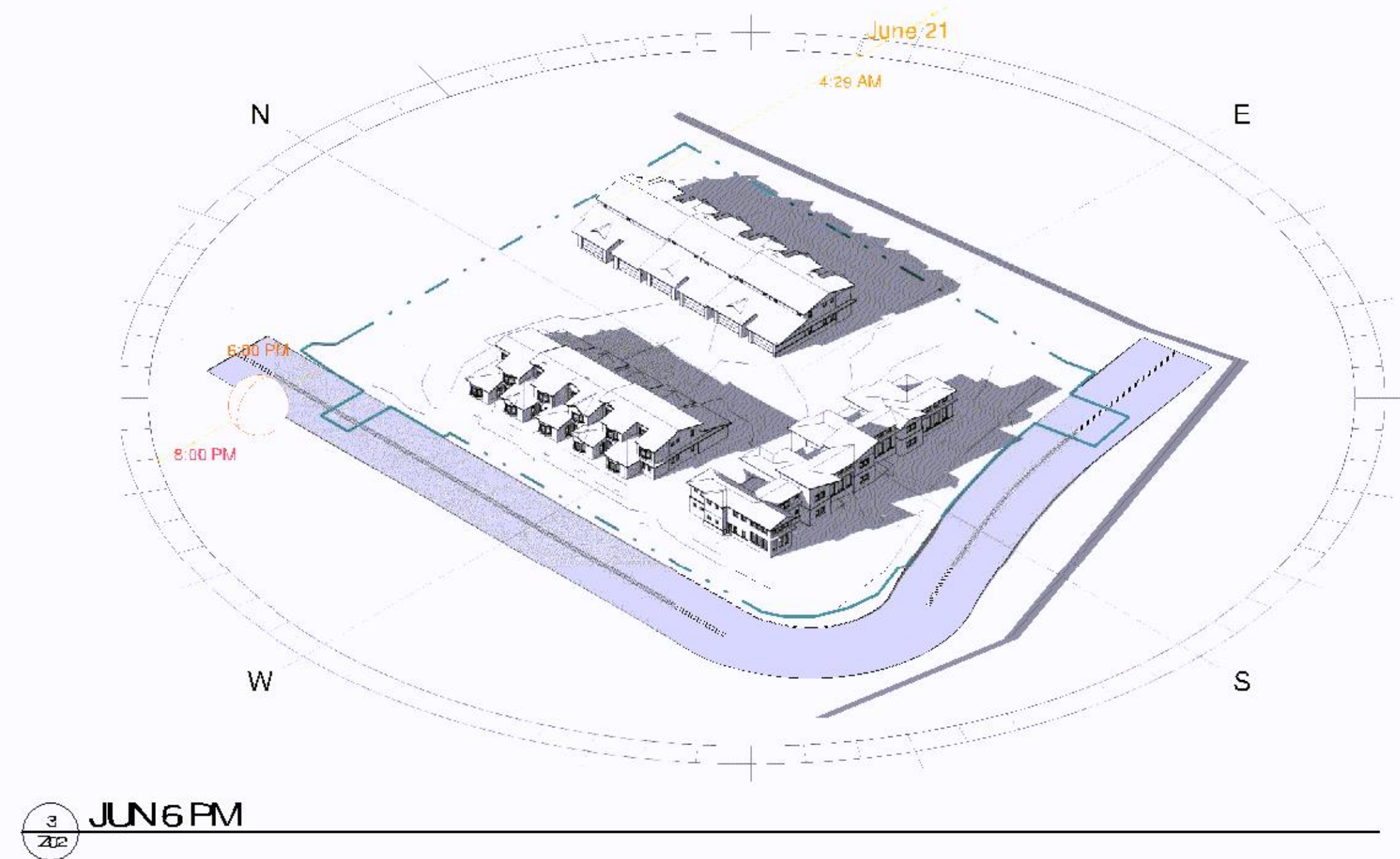
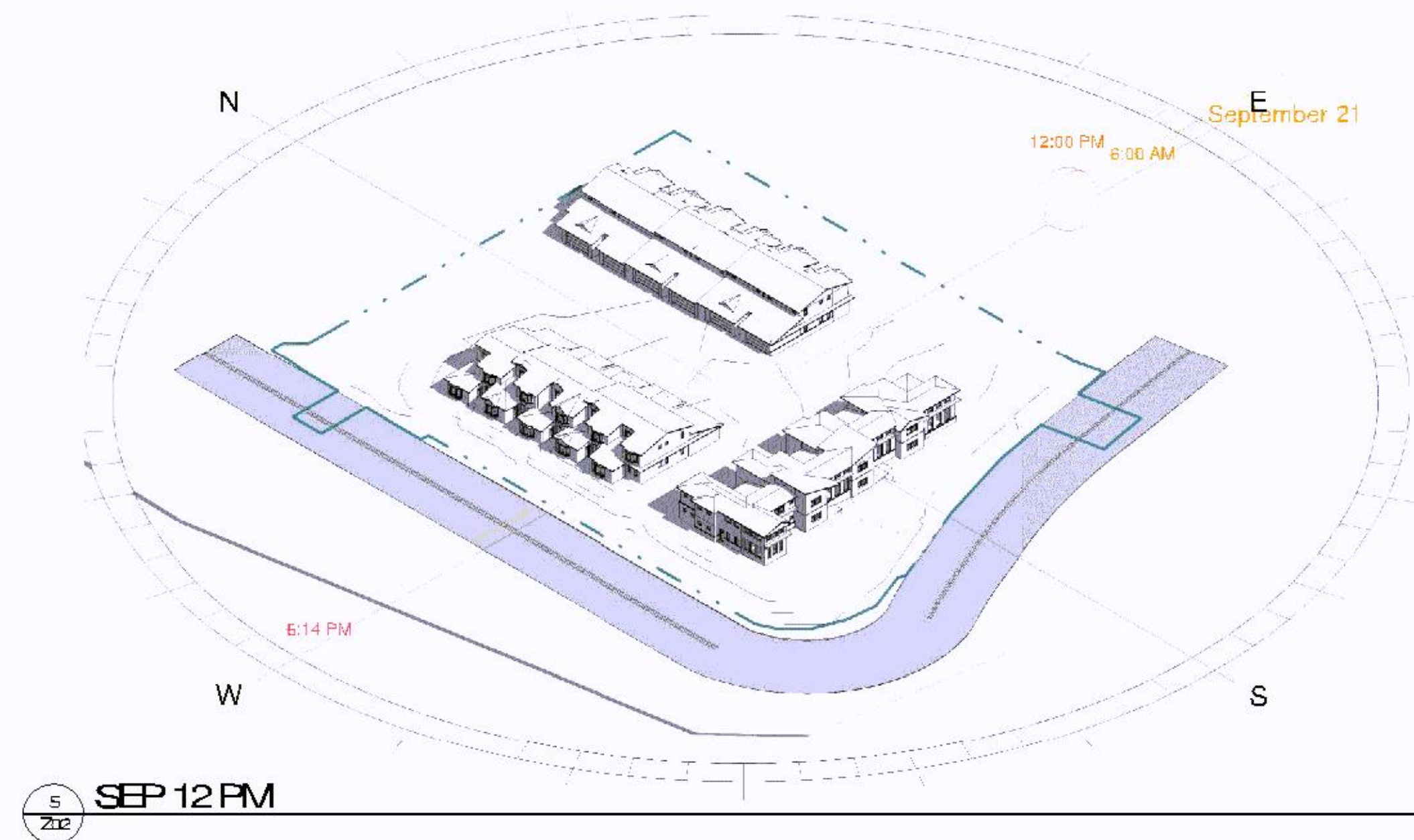
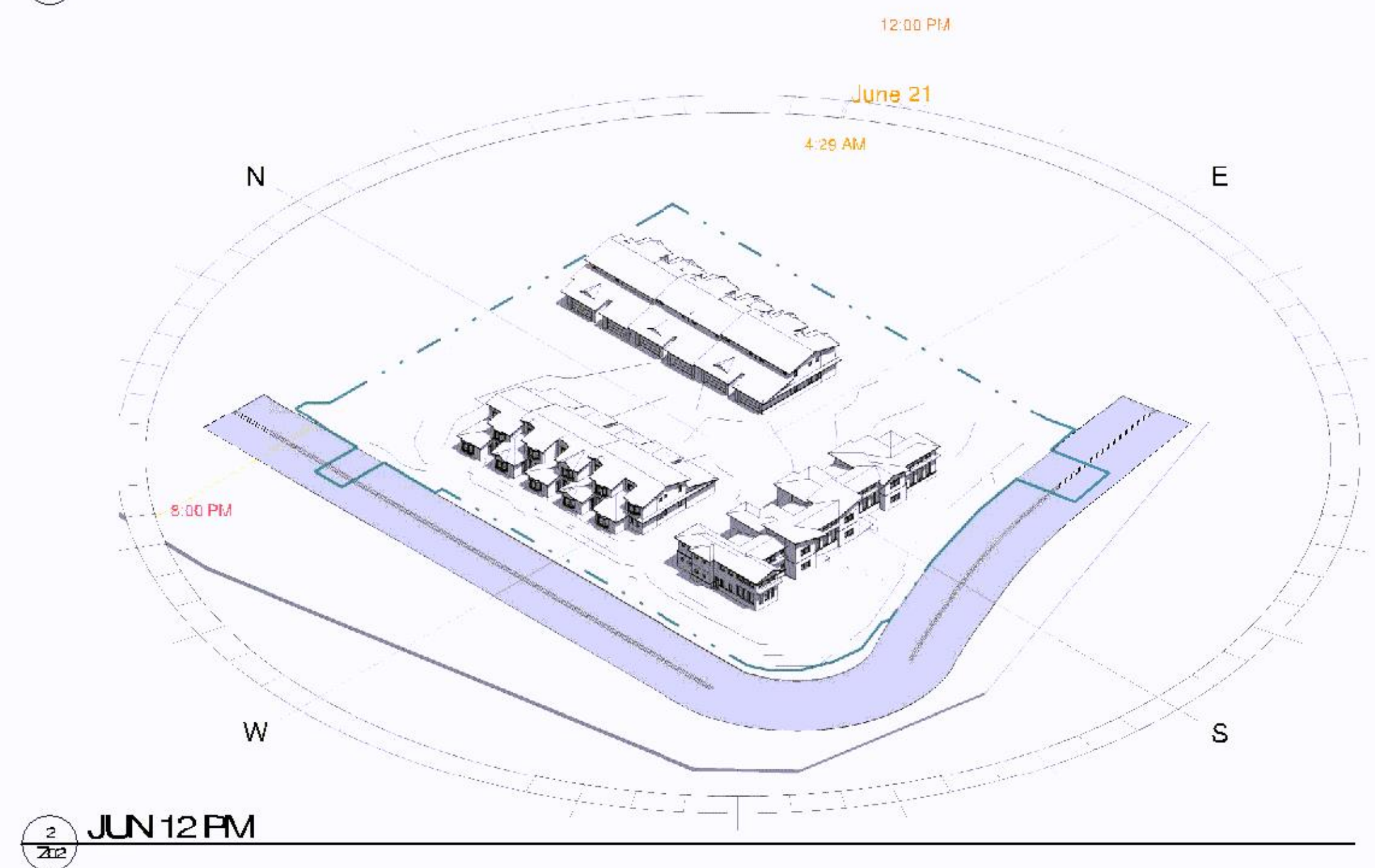
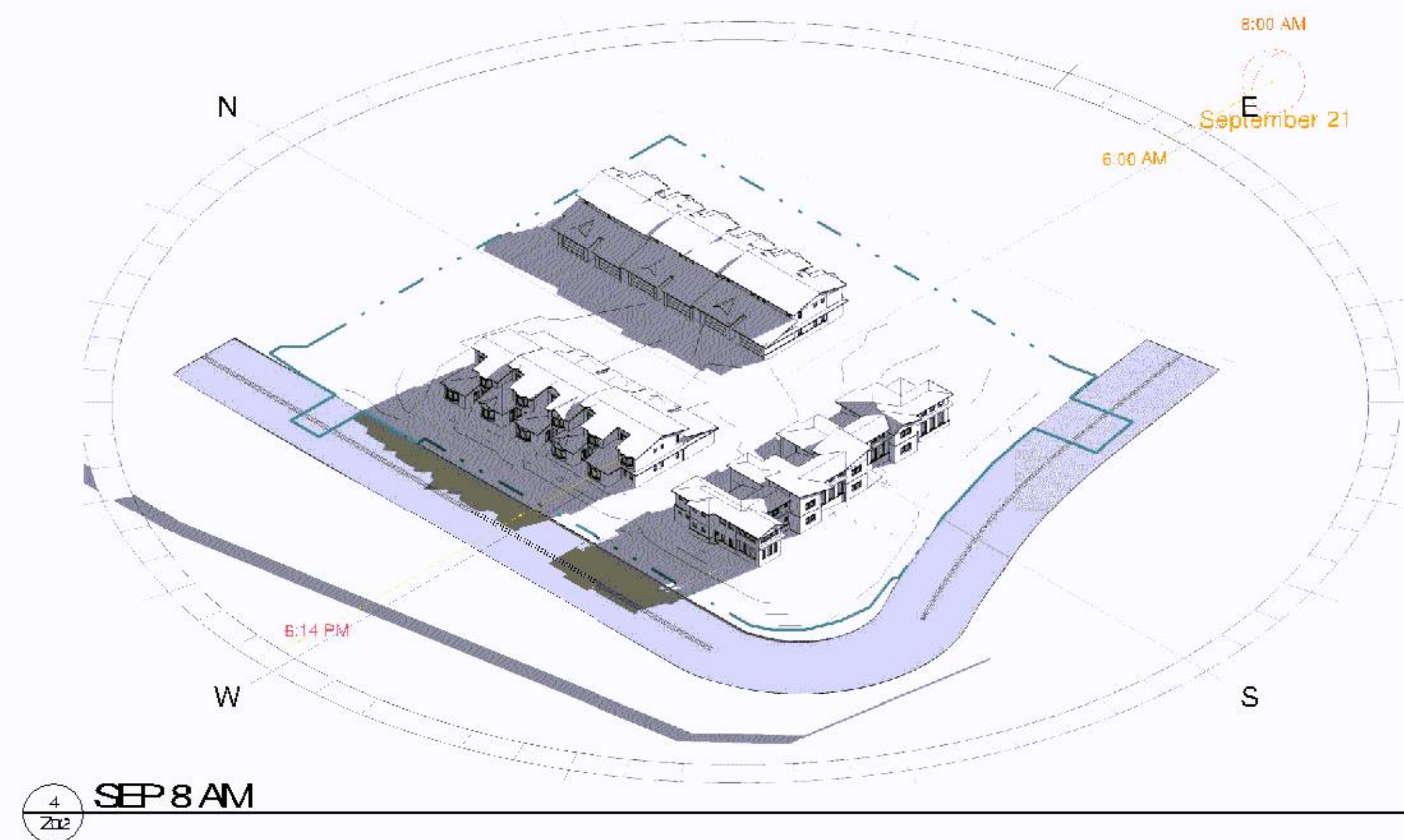
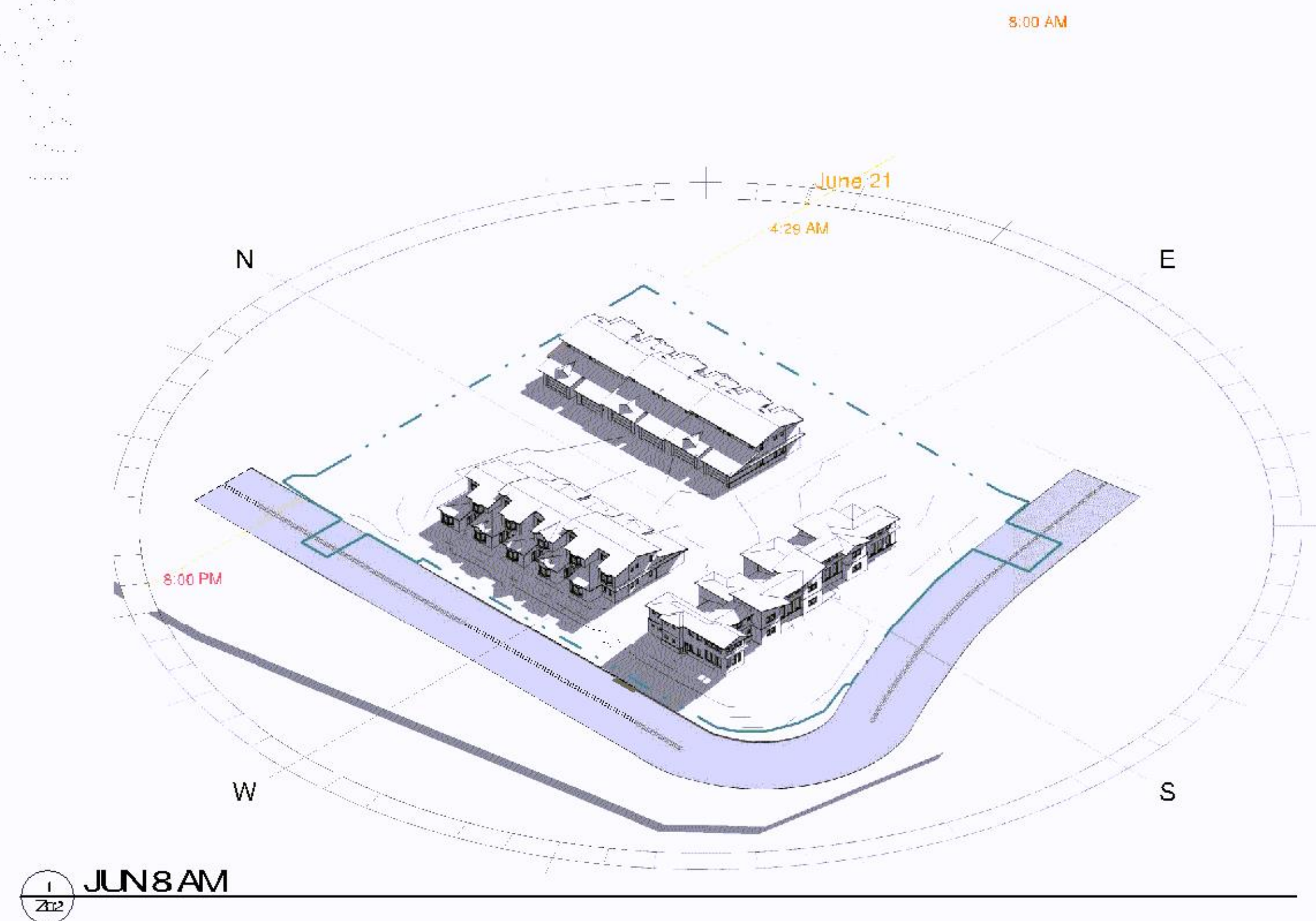
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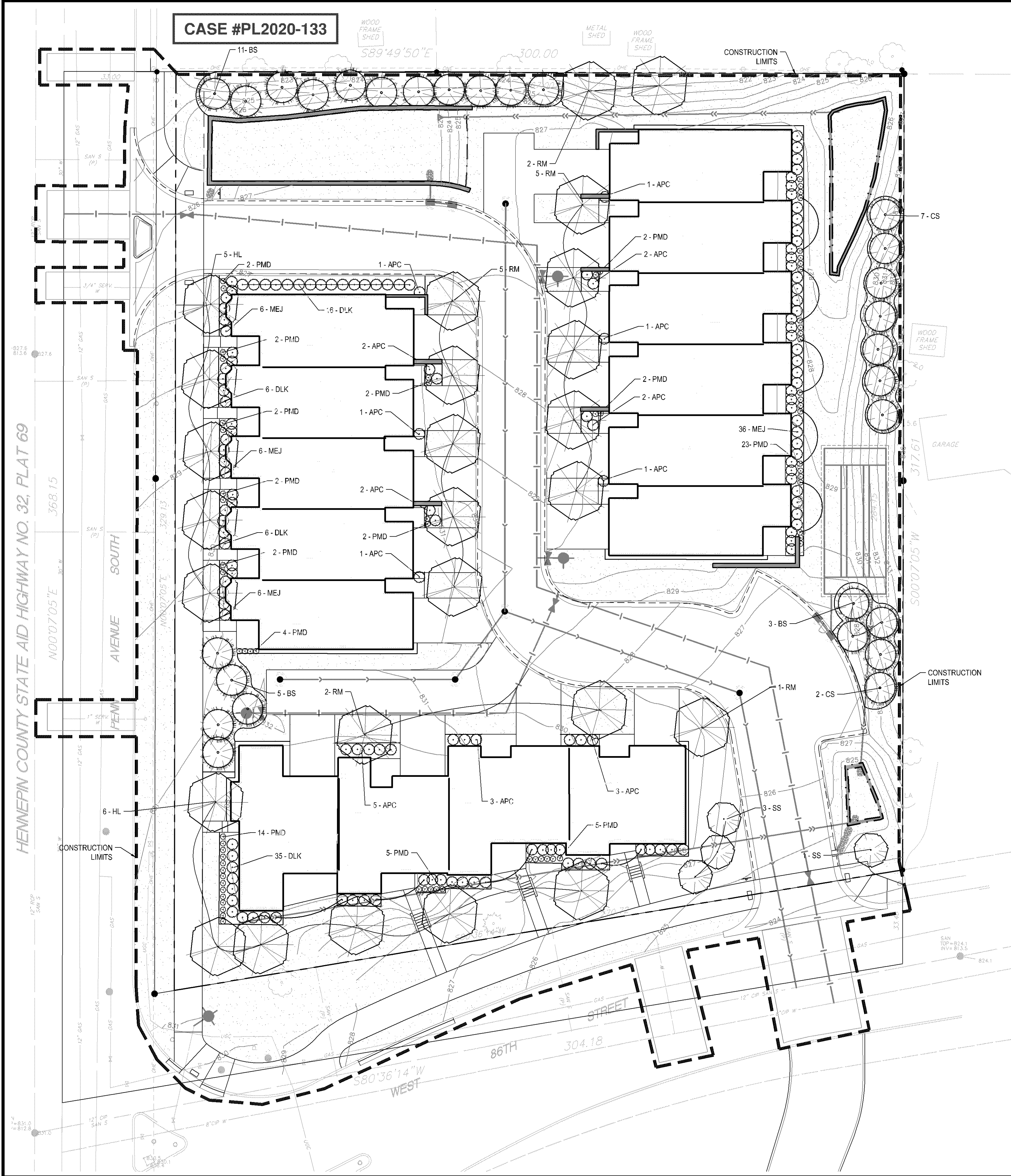
SOLAR STUDIES

SHEET NUMBER

Z01

FIRM GROUND
Architects & Engineers





PLANT SCHEDULE - ENTIRE SITE

| | SYM | QUANT. | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | COMMENTS |
|---------------------|---------------------------------|--------|----------------------------|---------------------------------|-----------|-------|----------------------------|
| TREES | DECIDUOUS TREES | | | | | | |
| | RM | 15 | NORTHWOOD RED MAPLE | Acer rubrum 'Northwood' | 2.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| | HL | 11 | SKYLINE HONEYLOCUST | Gleditsia triacanthos 'Skycole' | 2.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| ORNAMENTAL TREES | ORNAMENTAL TREES | | | | | | |
| | SS | 4 | SPRING SNOW FLOWERING CRAB | Malus 'Spring Snow' | 1.5" CAL. | B&B | STRAIGHT LEADER, FULL FORM |
| EVERGREEN TREES | EVERGREEN TREES | | | | | | |
| | BS | 19 | BLACK HILLS SPRUCE | Picea glauca 'Densata' | 6" HT. | B&B | STRAIGHT LEADER, FULL FORM |
| | CS | 9 | COLORADO SPRUCE | Picea pungens | 6" HT. | B&B | STRAIGHT LEADER, FULL FORM |
| SHRUBS & PERENNIALS | SHRUBS - CONIFEROUS & EVERGREEN | | | | | | |
| | MEJ | 54 | MEDORA JUNIPER | Juniperus scopulorum 'Medora' | 36" HT. | CONT. | |
| | APC | 25 | ALPINE CURRANT | Ribes alpinum | 24" HT. | CONT. | |
| | DKL | 63 | DWARF KOREAN LILAC | Syringa meyeri 'Palibin' | 24" HT. | CONT. | |
| | PERENNIALS & GRASSES | | | | | | |
| | PMD | 70 | PARDON ME DAYLILLY | Heemerocallis 'Pardon Me' | #1 | CONT. | |

LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LEGEND

- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- LAWN - SOD
- 1" DIA. ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING

REQUIRED LANDSCAPE

CITY REQUIREMENTS:

- 1 TREE PER 2,500 SF OF SITE
- 1 SHRUB PER 1,000 SF OF SITE

79,573 SF SITE AREA
32 REQUIRED TREES
80 REQUIRED SHRUBS



1" = 20'-0"
10'-0" 0 20'-0"

8/23/2020 1:23:51 PM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Patrick J. Sarver
DATE 08.05.20 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|----------|------------------|
| 06.17.20 | CITY SUBMITTAL |
| 08.05.20 | CITY SUBMITTAL |
| 08.26.20 | CITY RESUBMITTAL |
| 09.23.20 | CITY RESUBMITTAL |

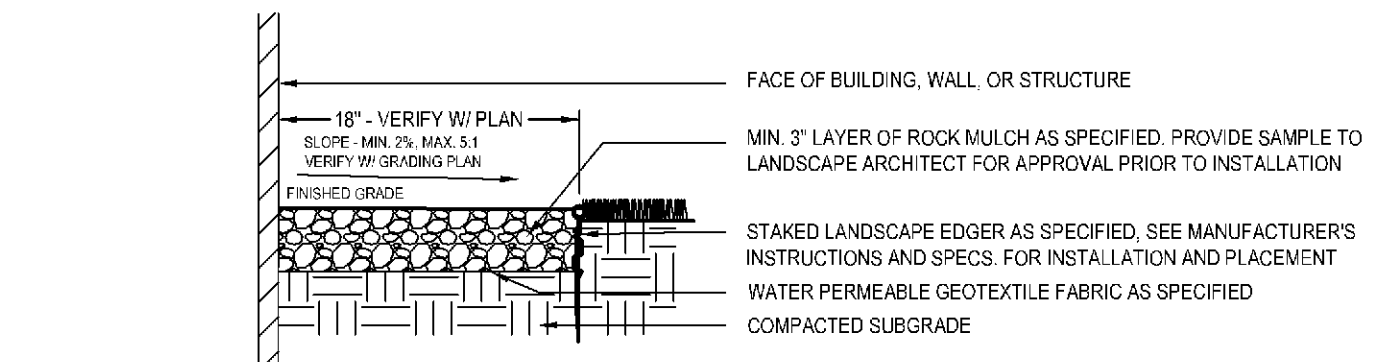
DRAWN BY: klt REVIEWED BY: klt
PROJECT NUMBER: 19239

REVISION SUMMARY

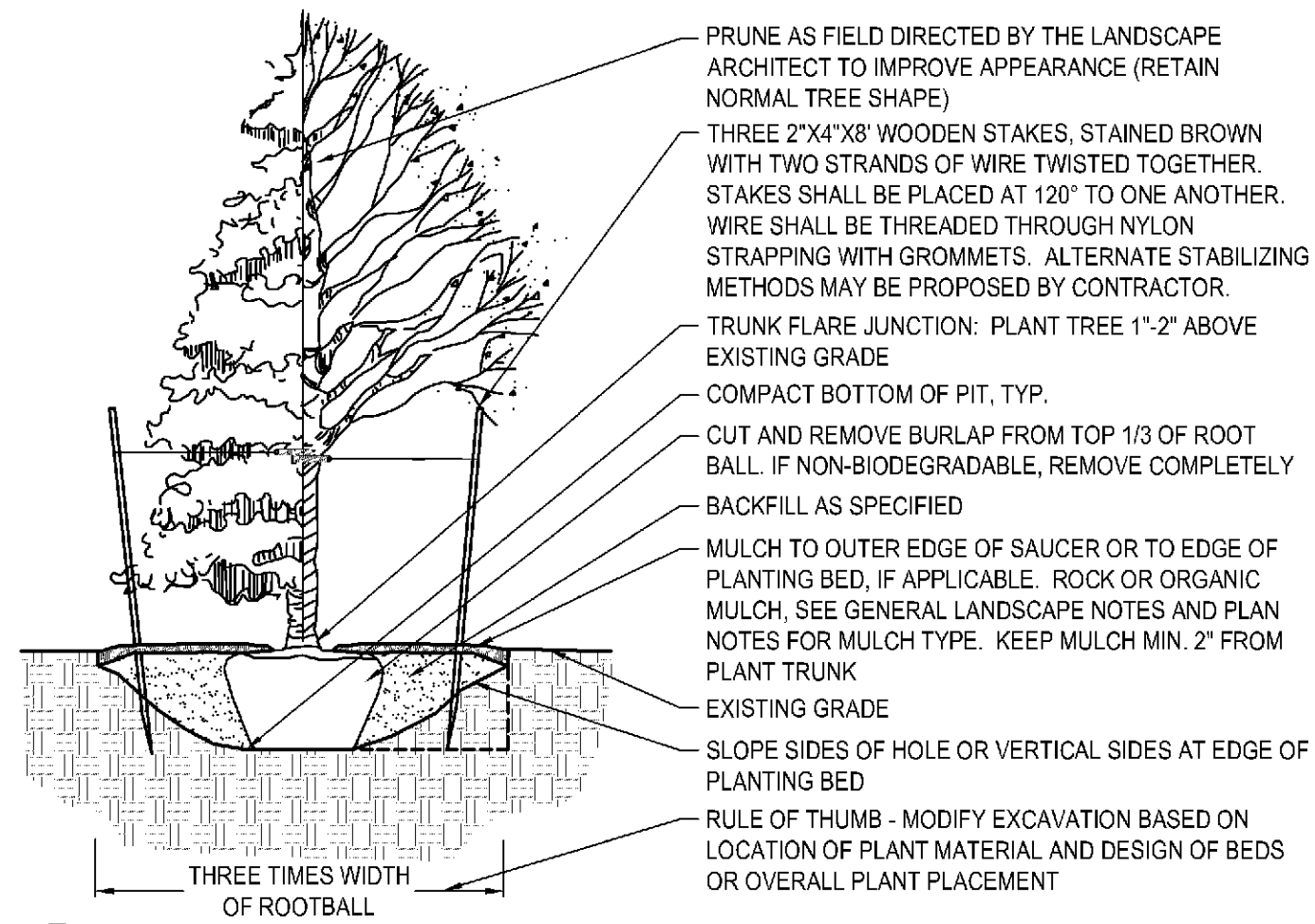
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LANDSCAPE PLAN

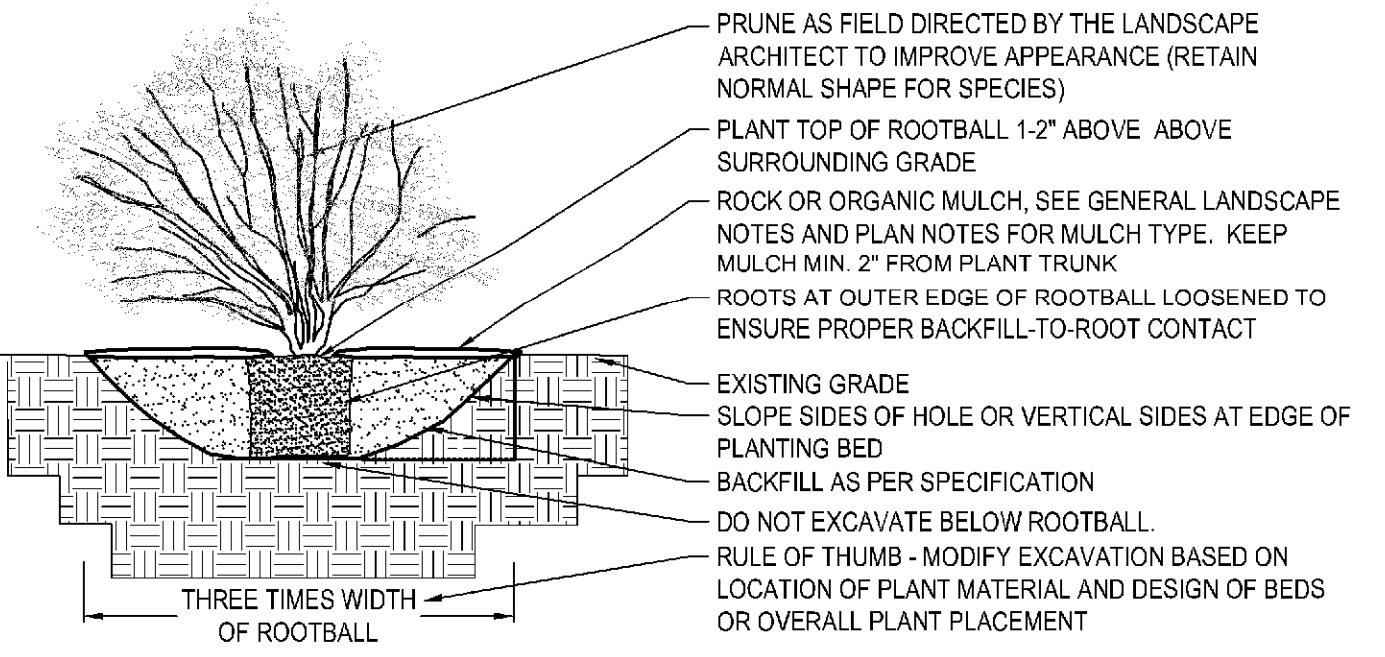
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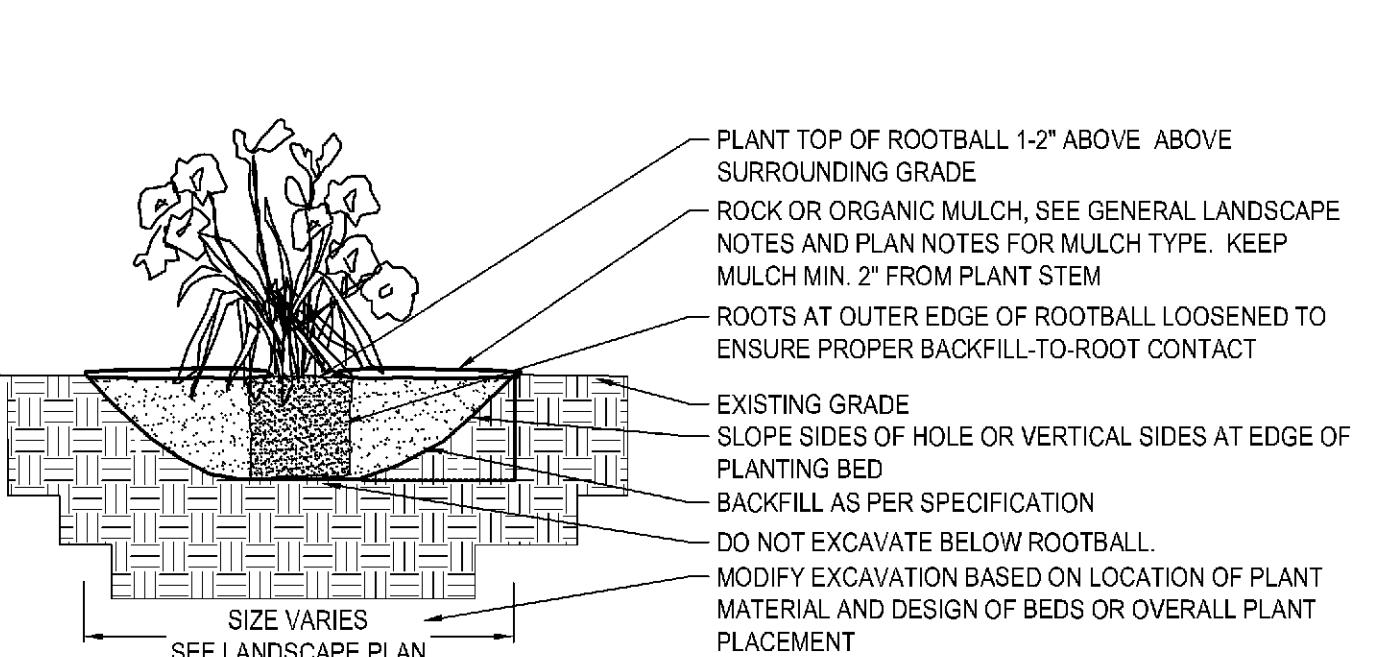
1 AGGREGATE MAINTANENCE STRIP
N T S



2 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



4 PERENNIAL BED PLANTING
N T S

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Patrick J. Sarver
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| 08.26.20 | CITY PRESUBMITTAL |

DRAWN BY: kit REVIEWED BY: kit
PROJECT NUMBER: 19239

| REVISION SUMMARY | |
|------------------|-------------|
| DATE | DESCRIPTION |
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LANDSCAPE PLAN
NOTES & DETAILS

L1.1