

PROJECT
PALACIO DEL SOL APARTMENTS

9101 OLD CEDAR AVENUE SOUTH, BLOOMINGTON, MN 55425

PHD PROPERTIES

P.O. BOX 5093, HOPKINS, MN 55343

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.

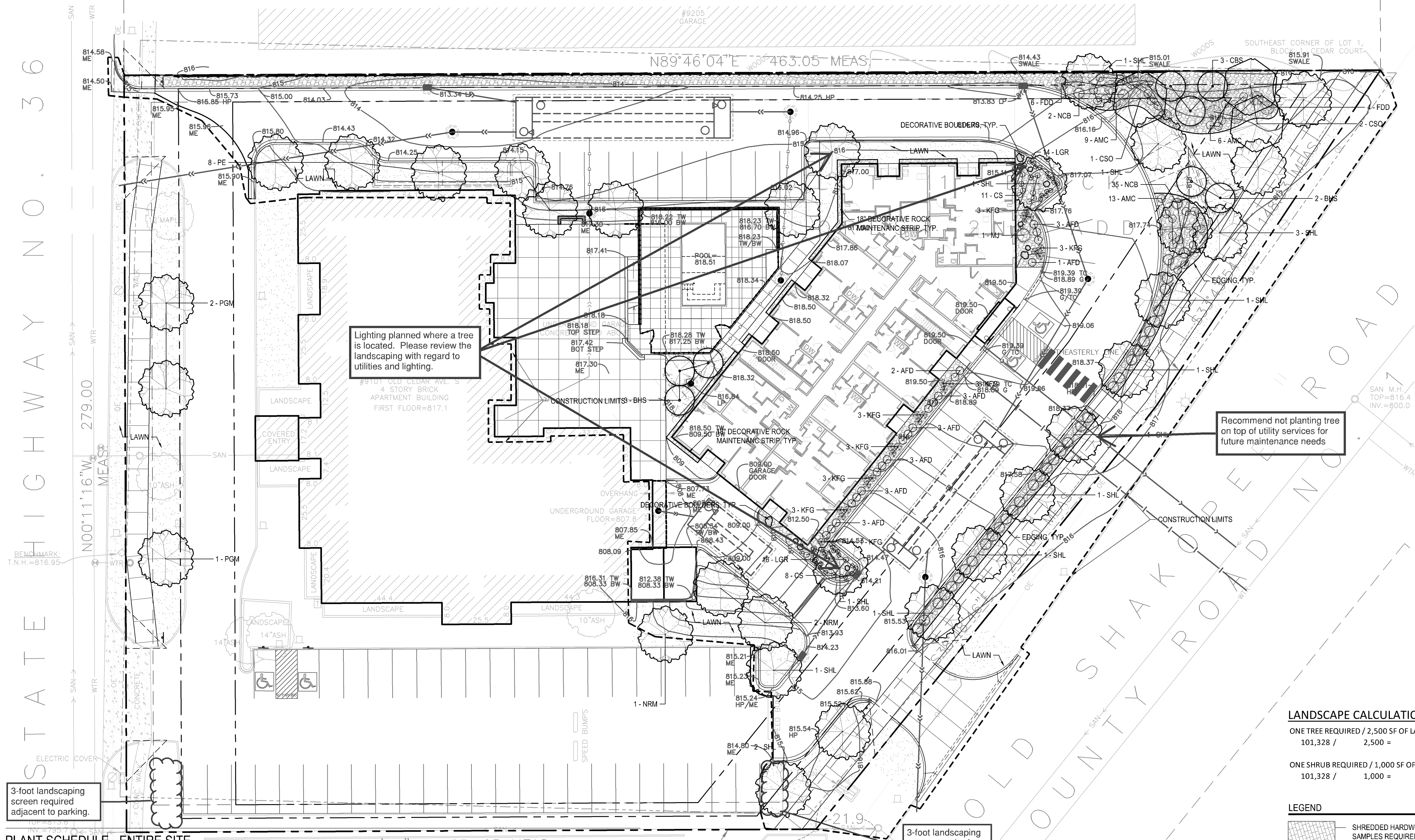
Patrick J. Sarver
DATE: 10/26/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
10/26/16 CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

LANDSCAPE PLAN

L1.0



PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
NRM	3	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SHL	16	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skyline'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
CSO	3	CRIMSON SPIRE OAK	Quercus 'Crimson Spire'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
PE	8	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
PGM	3	PRINCETON GOLD MAPLE	Acer platanoides 'Princeton Gold'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
EVERGREEN TREES						
BHS	5	BLACK HILLS SPRUCE	Picea glauca 'Pendula'	6' HT.	B&B	STRAIGHT LEADER, FULL FORM
CBS	3	COLORADO BLUE SPRUCE	Picea pungens	6' HT.	B&B	STRAIGHT LEADER, FULL FORM
SHRUBS - CONIFEROUS & EVERGREEN						
MJ	2	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	36" HT.	CONT.	
AMC	28	AUTUMN MAGIC CHOKEBERRY	Aronia melanocarpa 'Autumn Magic'	24" HT.	CONT.	
AFD	21	ARCTIC FIRE DOGWOOD	Cornus sericea 'Farrow'	24" HT.	CONT.	
FDD	10	FIRE DANCE DOGWOOD	Cornus sericea 'Balladeline'	24" HT.	CONT.	
NCB	37	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
PERENNIALS & GRASSES						
KFG	21	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	
LGR	30	LITTLE GOLDSTAR RUDBECKIA	Rudbeckia fulgida 'Little Goldstar'	#1	CONT.	
CS	19	CARADONNA SALVIA	Salvia x sylvestris 'Caradonna'	#1	CONT.	

LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- 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 DURING 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 LOAM 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.

LANDSCAPE CALCULATIONS:

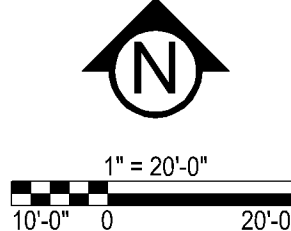
ONE TREE REQUIRED / 2,500 SF OF LANDSCAPE AREA
101,328 / 2,500 = 41

ONE SHRUB REQUIRED / 1,000 SF OF LANDSCAPE AREA
101,328 / 1,000 = 101

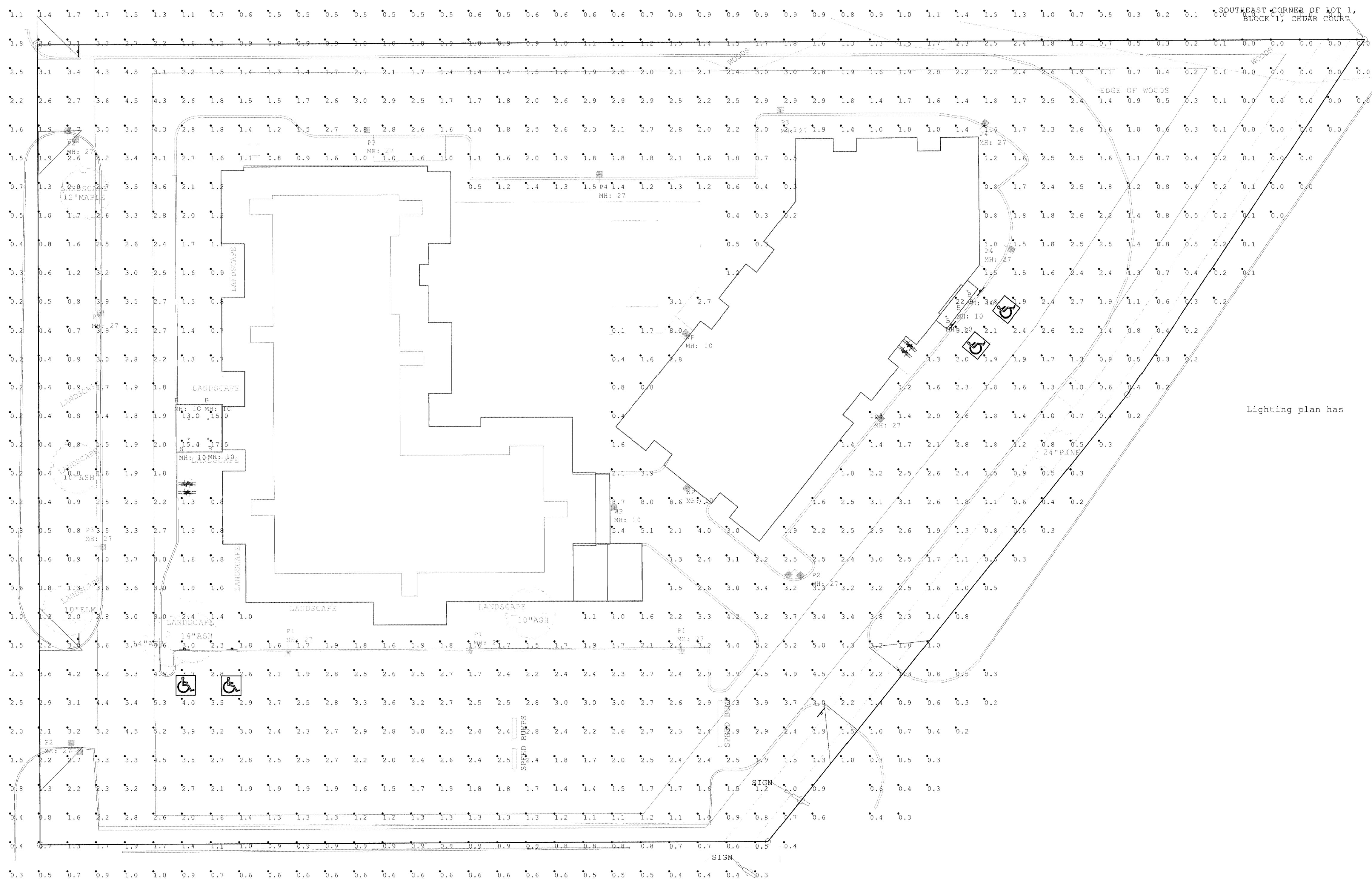
LEGEND

- SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- SOD
- 1" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1188 TOLL FREE
(651) 454-0002 LOCAL



Northern Charm Boxwood does not tolerate salt well. Use caution along Old Shakopee Road where salt spray would occur.



Scale: 1 inch= 20 Ft.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	7	B	SINGLE	1218	1.000	GE DI6R15-940-1V- RDI6RWSDDWH-10FT MH	25	175
	3	P1	SINGLE	12900	1.000	GE EASC E4F540-25FT POLE-2FT BASE	119	357
	3	P2	2 @ 90 DEGREES	9500	1.000	GE EASC D3F540-25FTPOLE-2FT BASE	82	492
	4	P3	SINGLE	9100	1.000	GE EASC D2F540-25FT POLE-2FT BASE	82	328
	4	P4	SINGLE	9500	1.000	GE EASC D3F540-25FT POLE-2FT BASE	82	328
	3	WP	SINGLE	3100	1.000	GE EWS2_A7E140-10FT MH	29	87

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.83	22.9	0.0	N.A.	N.A.
East Lot	Illuminance	Fc	2.16	3.8	1.3	1.66	2.92
North lot	Illuminance	Fc	2.12	3.0	1.0	2.12	3.00
South lot	Illuminance	Fc	2.40	5.3	1.0	2.40	5.30

LPD Area Summary			
Label	Area	Total Watts	LPD
SITE	101014	1767	0.017

REVISION SUMMARY	
DATE	DESCRIPTION

INITIAL &
MAINTAINED
LIGHTING PLAN

LT1.0

These drawings are for conceptual use only and are not intended for construction. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

9101 Old Cedar Ave S

Bloomington MN

LS952-2321-3-Initial

Drawn By: Kathy Frey

Date:10/19/2016

Sales Agent: Steve Hahn

Scale: 1" = 20'

210182016

310192016

Architect changes

Architect changes

Revisions

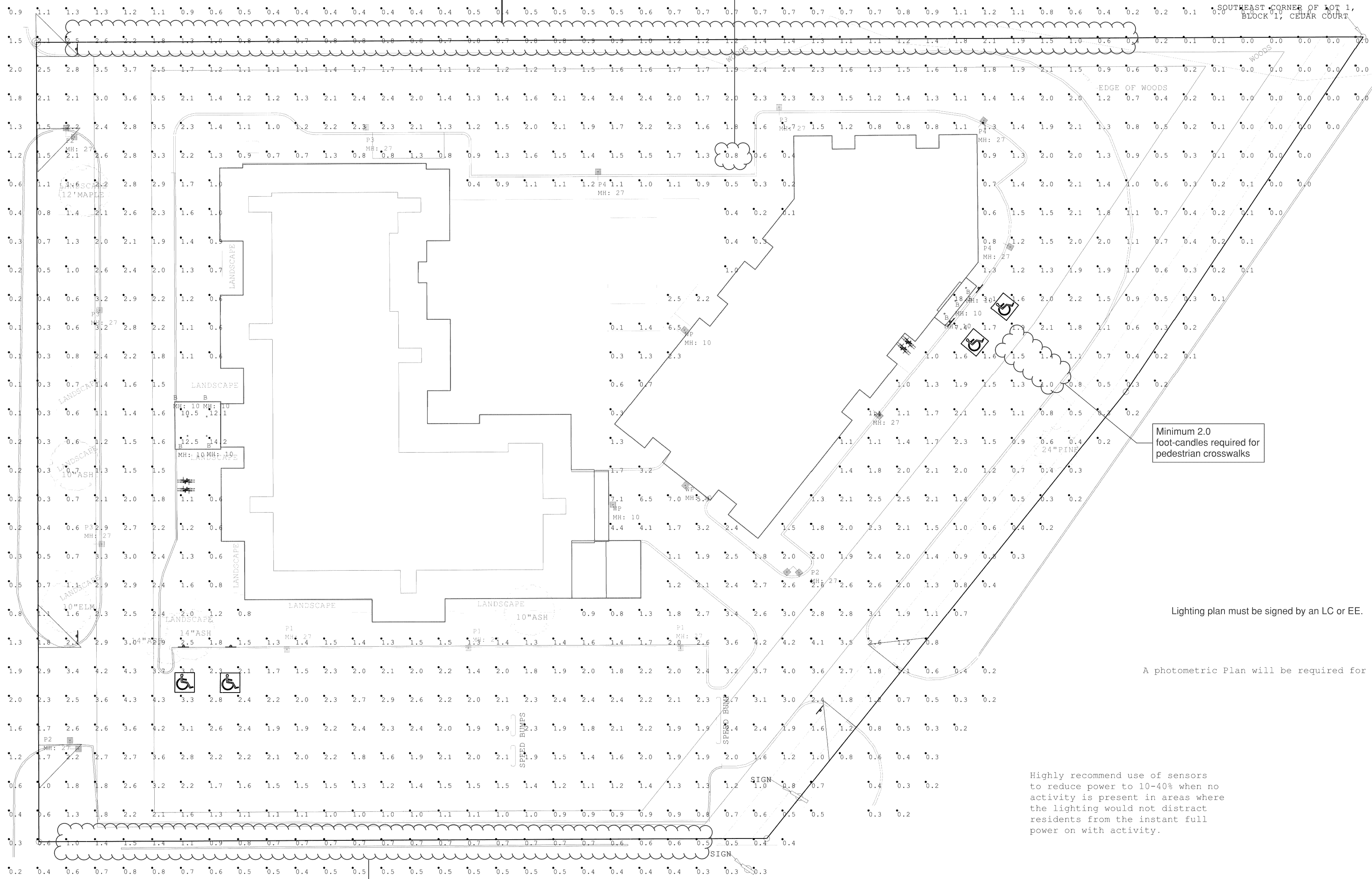
Luma Sales Associates

Lighting and Controls

Light levels at the property line limited to 0.5 FC. Consider using type II fixtures on the north side of the structure.

The minimum illumination level for surface parking is 1.0 foot-candle.

SOLID UNIFORMITY ALLOWS 0.9



Scale: 1 inch= 20 Ft.

Light levels at the property line limited to 0.5 FC. could consider lights on the south side with back shield for the southern lot. Would have less impact on the units.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	7	B	SINGLE	1218	0.810	GE DI6R15-940-1V- RDI6RWSDWH-10FT MH	25	175
	3	P1	SINGLE	12900	0.810	GE EASC_E4F540-25FT POLE-2FT BASE	119	357
	3	P2	2 @ 90 DEGREES	9500	0.810	GE EASC_D3F540-25FTPOLE-2FT BASE	82	492
	4	P3	SINGLE	9100	0.810	GE EASC_D2F540-25FT POLE-2FT BASE	82	328
	4	P4	SINGLE	9500	0.810	GE EASC_D3F540-25FT POLE-2FT BASE	82	328
	3	WP	SINGLE	3100	0.810	GE EWS2_A7E140-10FT MH	29	87

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.48	18.5	0.0	N.A.	N.A.
East Lot	Illuminance	Fc	1.75	3.1	1.0	1.75	3.10
North lot	Illuminance	Fc	1.72	2.4	0.8	2.15	3.00
South lot	Illuminance	Fc	1.94	4.3	0.8	2.43	5.38

LPD Area Summary			
Label	Area	Total Watts	LPD
SITE	101014	1767	0.017

REVISION SUMMARY	
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LIGHTING PLAN

LT1.1

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Drawn By: Kathy Frey

Date:10/19/2016

Sales Agent: Steve Hahn

Scale: 1" = 20'

2 10182016 Architect changes

3 10192016 Architect changes

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Bloomington MN

LS952-2321-3

Luma Sales Associates
Lighting and Controls