

SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON AN ON-SITE VISUAL SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
 THE CONTRACTOR SHALL VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
 ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

LANDSCAPE SUMMARY

LANDSCAPE REQUIREMENTS:
 1 TREE PER 1000 SF + 1 SMALL PER 100 SF
 50% PLANTING
 TREES PROVIDED: 14
 TREES PROVIDED: 8 BUSHES + 5 NEW @ 14
 SHRUBS PROVIDED: 40
 SHRUBS PROVIDED: 20 BUSHES + 22 NEW @ 20

PROPOSED PLANT SCHEDULE

QTY	SYM	COMMON NAME	SCIENTIF. NAME	SIZE	TYPE	GRADING
2	T	RED-TILED KNOTWOOD	<i>Quercus coccinea</i>	2 1/2" Cal. DBH	TR	1.1 (H) 1.1
1	B	RED-TILED KNOTWOOD	<i>Quercus coccinea</i>	2 1/2" Cal. DBH	TR	1.1 (H) 1.1
2	S	SPYGLASS	<i>Chamaecyparis</i>	10'	TR	1.1 (H) 1.1
1	S	SPYGLASS	<i>Chamaecyparis</i>	10'	TR	1.1 (H) 1.1
14	F	FRAGRANT CRABAPPLE	<i>Malus dioica</i>	10'	COB	1.1 (H) 1.1
21	B	BURNING BUSH	<i>Echinocytus</i>	10'	COB	1.1 (H) 1.1

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 EOE

CONSULTANTS

PROJECT TITLE
 8941 PORTLAND AV S.
 REMODELING

ISSUANCE
 CITY REVIEW
 SUBMITTAL
 12-02-14

REVISION | DATE | DESCRIPTION

CERTIFICATION
 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 Professional Landscape Architect under the laws of the State of Minnesota.

12-02-14
 Date

License Number	
DATE	12/02/2014
DESIGNED BY	BOOR
CHECKED BY	AVG
CONSTRUCTION NUMBER	100001

SHEET TITLE

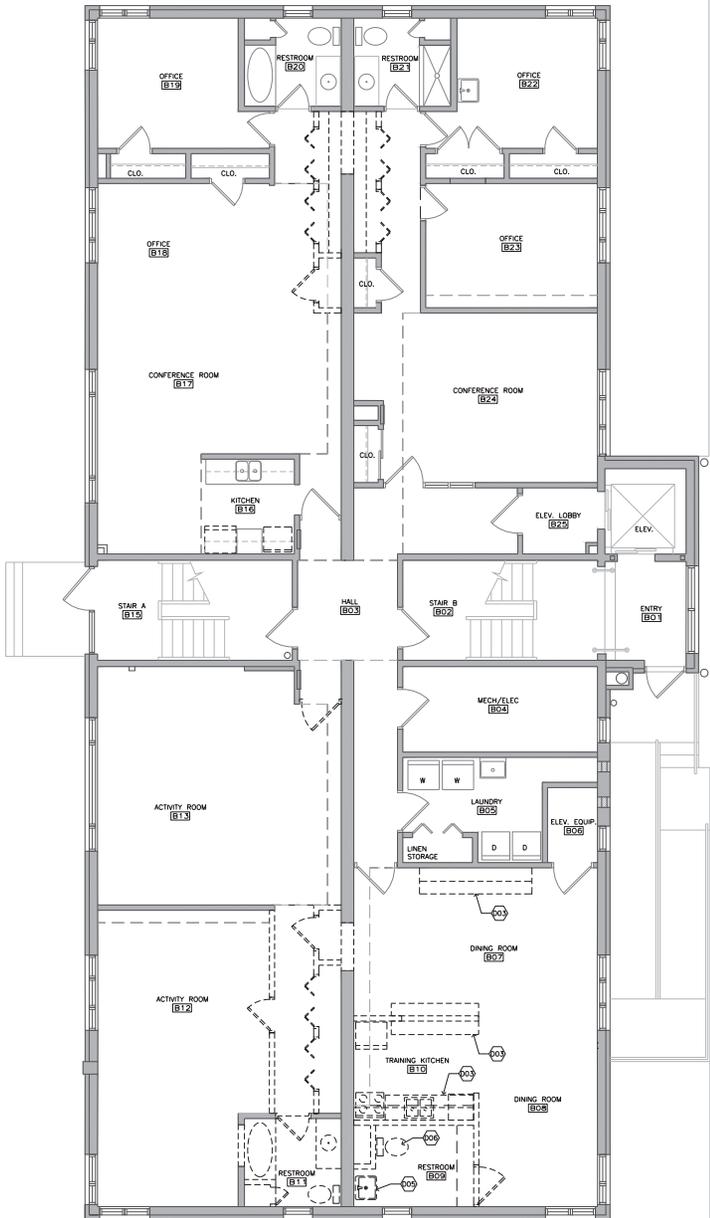
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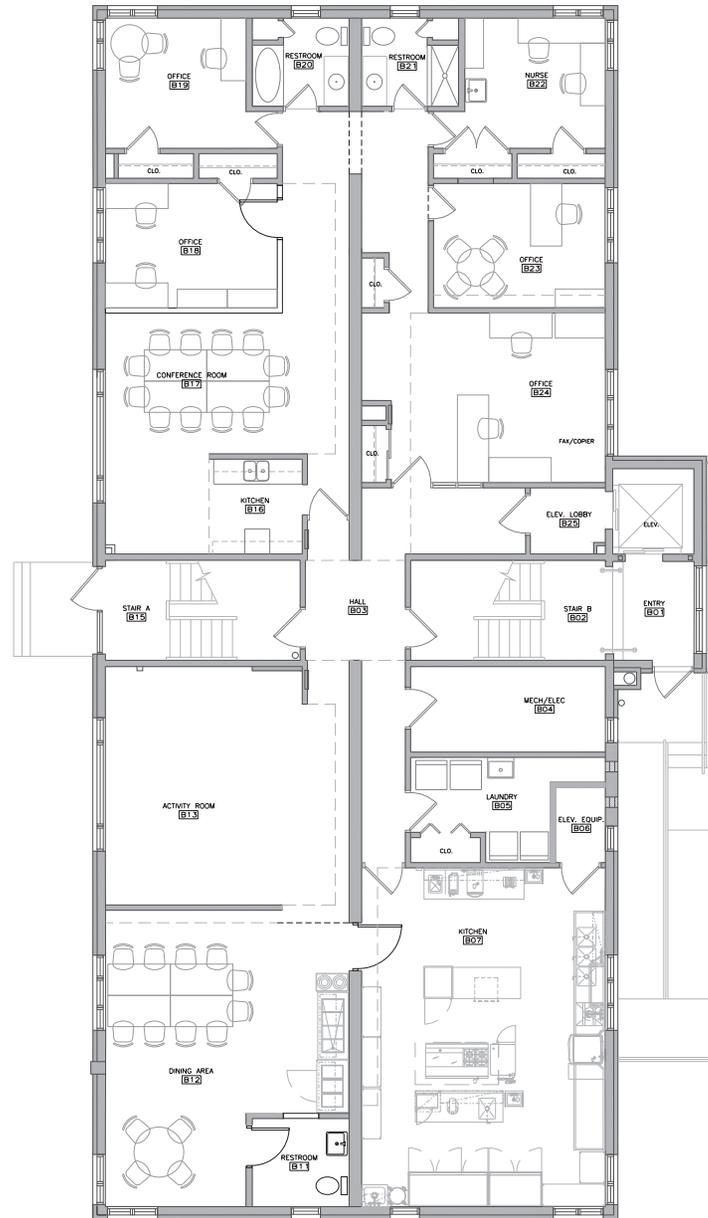


PLAN LEGEND

-  EXISTING WALL
-  NEW WALL
-  WALL TO BE REMOVED
-  NEW DOOR
-  DOOR TO BE REMOVED
-  CABINET/APPLIANCE TO BE REMOVED



1 CONCEPTUAL GRADE LEVEL DEMOLITION PLAN



2 CONCEPTUAL GRADE LEVEL PLAN

**TMH - IRTS -
Bloomington
Remodel**

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Date _____

License Number _____

REVISIONS	No.	DATE

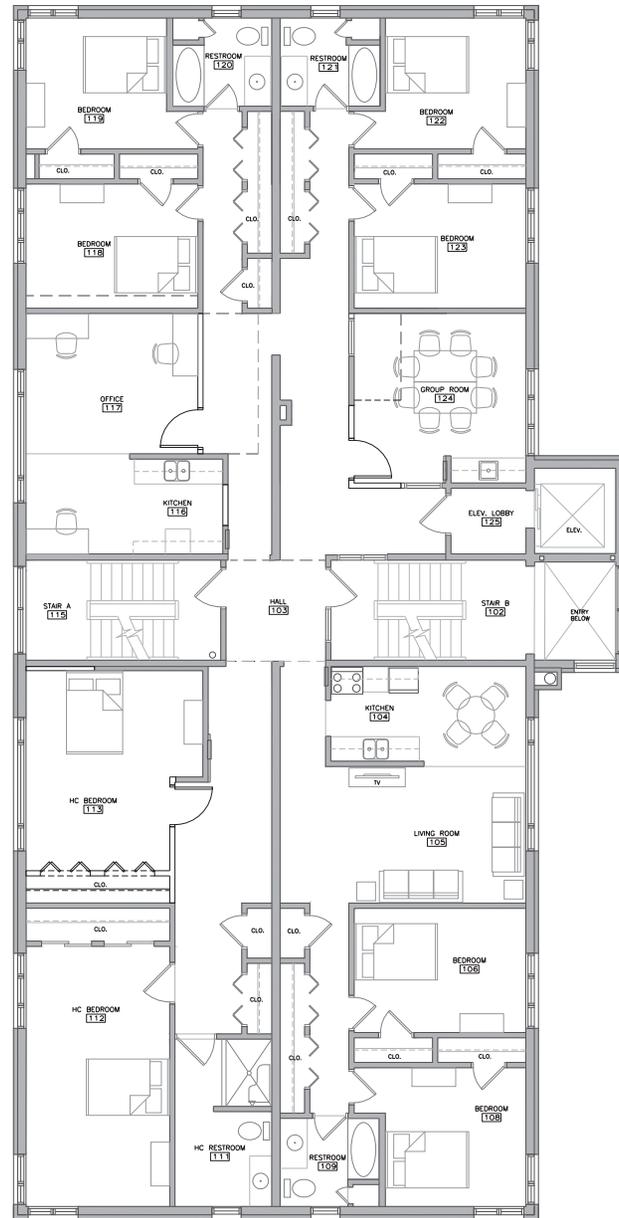
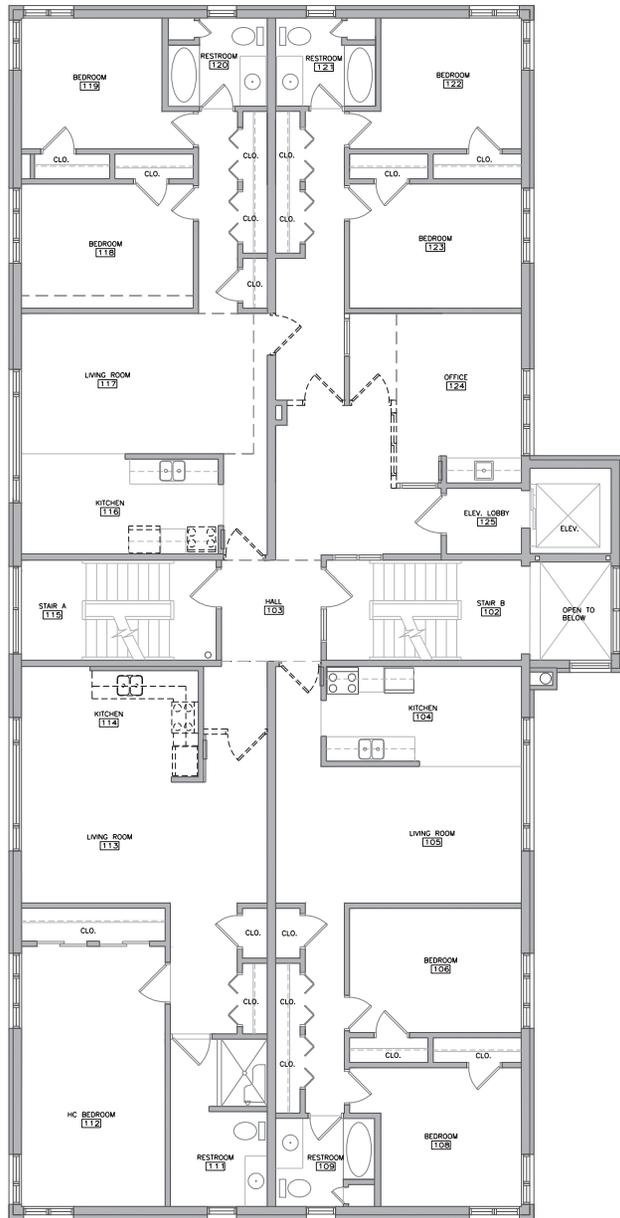
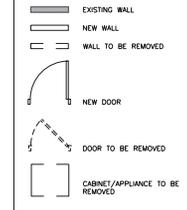
DATE 10/07/2014
DRAWN BY HPI
CHECKED BY BMS
COMMISSION NO. 19981

**CONCEPTUAL
GRADE LEVEL
PLAN**

A101



PLAN LEGEND



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Bloomington
Remodel**

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Date _____

License Number _____

REVISIONS	No.	DATE

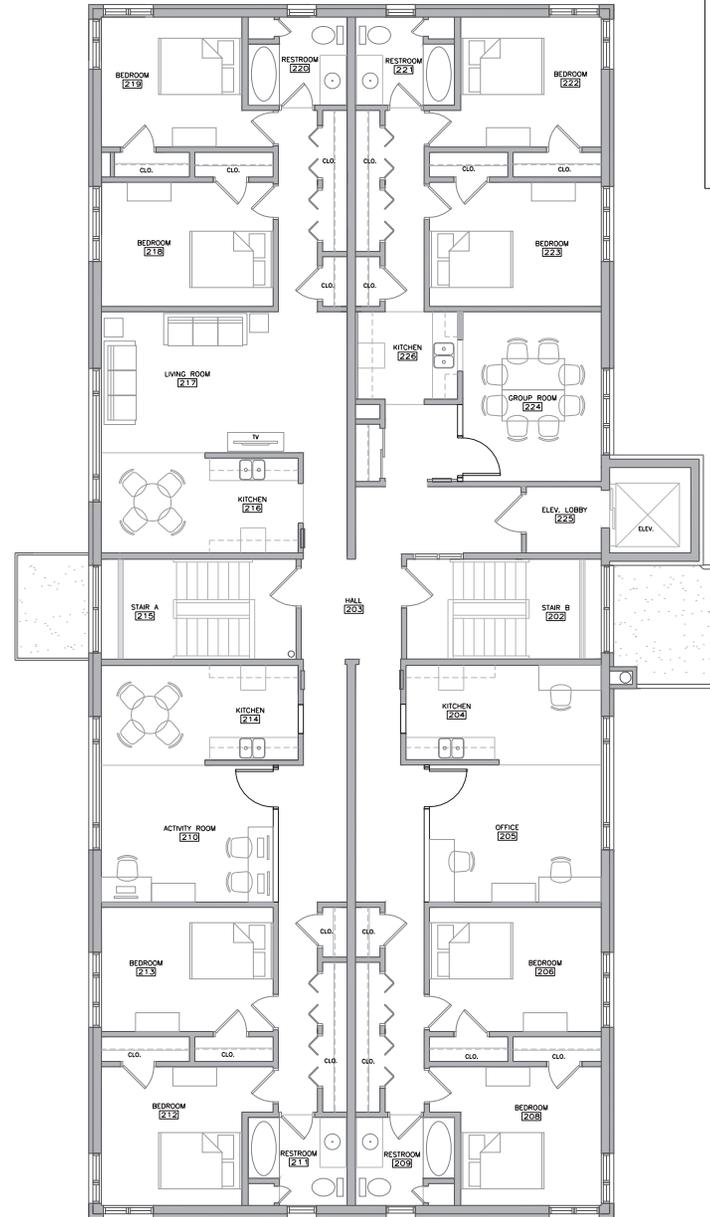
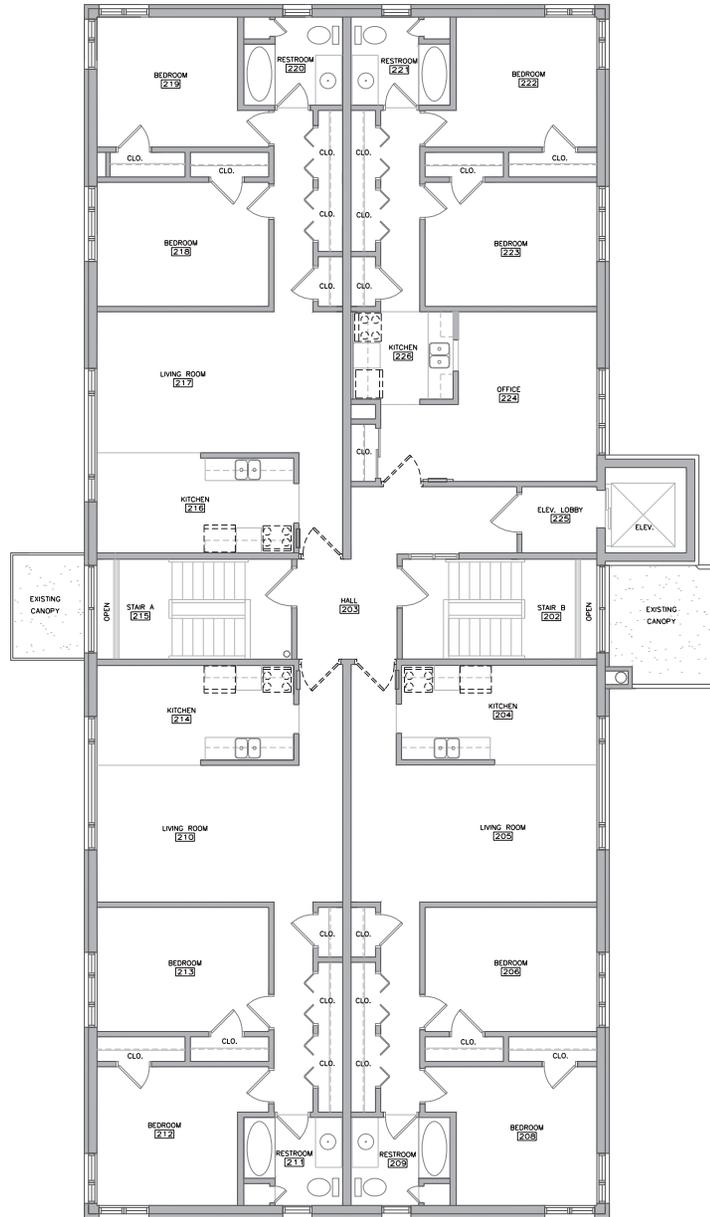
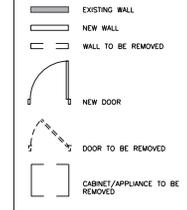
DATE 10/27/2014
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CHECKED BY BMS
COMMISSION NO. 199981

**CONCEPTUAL
SECOND LEVEL
PLAN**

A102



PLAN LEGEND



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Bloomington
Remodel**

CERTIFICATION
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Date _____

License Number _____

REVISIONS	No.	DATE

DATE 10/27/14
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COMMISSION NO. _____

**CONCEPTUAL
THIRD LEVEL PLAN**

A103



1 CONCEPTUAL THIRD LEVEL DEMOLITION PLAN
4/10 179-214

2 CONCEPTUAL THIRD LEVEL PLAN
4/10 179-214

V. SITE PHOTOGRAPHS



VI. BUILDING KEY PLANS



Existing Lower Level

Proposed Lower Level