Case 7804B-14 Rec. 12.1.14

SHERATON HOTEL RENOVATION

BLOOMINGTON, MINNESOTA

AREA LOCATION MAP

BLOOMINGTON, MINNESOTA

NORTH
NO SCALE

ABBREVIATIONS

∅	Angle	JC	Joint
@	At	LF	Lead Free
℄	At	LP	Low Point / Liquid Propane
600 YR.	100 Year Flood Elevation	LB	Round
A.B.	Anchor Bolt	LGU	Local Government Unit
A.D.	Area Drain	LONG	Longitudinal
A/C	Air Conditioning Unit	LT	Light / Lighting
ADD	Addendum	MAINT.	Maintenance
ADDL.	Additional	MAS	Masonry
ADJ.	Adjacent / Adjoin	MATL	Material
AHU	Air Handling Unit	MAX	Maximum
ALT.	Alternate	MECH	Mechanical
ALUM	Aluminum	MED	Medium
ANOD	Anodized	MFR.	Manufacturer
APPROX.	Approximately	MH	Manhole
ARCH	Architectural	MIN	Minimum / Minute
AUTO	Automatic	MISC	Miscellaneous
AVG.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD	Modular / Modular
B/W	Bottom of Wall	MTL	Metal
BFE	Basement Floor Elevation	N.	North
BIT	Bituminous (Asphalt)	NIC	Not In Contract
BLDG	Building	NO. OR #	Number
BOTT.	Bottom	NOM	Nominal
C.F.	Cubic Feet	NTS	Not to Scale
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Elevation
C.G.	Corner Guard	NWL	Normal Water Level
C.J.	Control Joint	O.C.	On Center
CB	Catchbasin	O.D.	Outside Diameter
C.M.U.	Concrete Masonry Unit	OH	Overhead Topsoil
CO	Cleanout	OHW	Overhead
C.O.E.	U.S. Army Corps Of Engineers	OWL	Ordinary High Water Level
C.Y.	Cubic Yards	OPNG	Opening
CB	Catch Basin	ORIG	Original
CBMH	Catch Basin Manhole	P.C.	Point of Curvature
CFR	Certificate	P.C.	Point of Intersection
CIP	Cast Iron Pipe	PIV	Post Indicator Valve
CMP	Corrugated Metal Pipe	P.L. OR P.P.	Property Line
CONC	Concrete (Portland)	P.O.B.	Point of Beginning
CONN.	Connection	P.S.I.	Pounds Per Square Foot
CONST.	Construction	P.S.I.	Pounds Per Square Inch
CONT.	Continuous	P.T.	Point of Tangency
CONTR.	Contractor	P.V.C.	Point of Vertical Curvature
COP	Copper	P.V.I.	Point of Vertical Intersection
CU	Cubic	P.V.T.	Point of Vertical Tangency
D.S.	Down Spout	PL	Polyethylene
DEG.	Degree	PED	Pedestal / Pedestrian
DENSO	Denstiam / Denstek	PERF	Perforated
DEPT.	Department	PROG	Programmable
DET	Detail	PROJ	Project
DIA.	Diameter	PROP.	Proposed
DIAG.	Diagonal	PVC	Poly-Vinyl-Chloride (Pipe)
DIM.	Dimension	PVMT.	Pavement
DP	Downspout	QTR	Quarter
DP	Ductile Iron Pipe	QTY.	Quantity
DWG.	Drawing	R	Radius
E.	Drawers	RAD	Radius
E.J.	East	R.O.	Rough Opening
E.O.P.	Expansion Joint	RES	Reserve Building
E.O.S.	Emergency Overflow	R.O.	Rough Opening
E.W.	Emergency Overflow Swale	R.P.	Radius Point
EA.	Each Way	RCP	Reinforced Concrete Pipe
EL.	Each	RS	Rough Sawn
ELEC.	Elevation	RSD	Roof Scupper Drain
ELEV.	Electrical	RD	Regarding
EMER.	Elevation	REINF.	Reinforced
ENGR	Emergency	REQ'D	Required
ENTR.	Engineer	REV	Revision / Revised
ENC.	Entrance	RGU	Regulatory Governmental Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	SAN.	Sanitary Sewer
EXCT.	Excavate	SECT.	Section
EXP.	Expansion	SD	Side Door
F & I	Furnished by Owner	SDWD	Side Door Walk Out
F.B.O.	Furnished & Installed	SHT	Sheet
F.C.	Face of Curb	SFL	Sump
F.D.	Floor Drain	SQ.	Square Feet
F.D.C.	Fire Department Connection	SUNT.	Sealants
F.V.	Field Verify	SPEC	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Submersible drain
FBLO	Full Basement Look Out	STM	Storm Sewer Manhole
FDN.	Foundation	STD	Standard
FES	Flared End Section	STRUCT.	Structural
FHE	Finished Floor Elevation	SYM	Symmetrical
FLR	Floor	T	Thickness
FT. OR (')	Feet	T/B	Top of Box
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP	Temporary
G.C.	General Contractor	THK	Thick / Thickness
GAL.	Gallon	TNH	Top Nut Hydrant
GALV.	Galvanized	TYP	Typical
GFE	Garage Floor Elevation	UNO	Unless Noted Otherwise
GI	Grate	VB	Vapor Barrier
GR	Grade	V.C.	Vertical Curve
H.	Height	V.G.	Vertical Grade
HP	High Point	VFB	Verify & Field
HDPEP	High Density Polyethylene Pipe	VERT.	Vertical
HDT	Height	VESTIB	Vestibule
HORIZ	Horizontal	W.	Walls
HVAC	Heating, Ventilation, Air Conditioning	W.P.	Warning Plate
HYD	Hydrant	W.W.F.	Welded Wire Fabric
ID	Inside Diameter	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WB	Walk Out
INL.	Inlet Elevation	WELD.	Welded
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WT.	Weight
		YD	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
123.45	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
	STORM SEWER LINE		CONCRETE RETAINING WALL
	SANITARY SEWER LINE		MODULAR RETAINING WALL
	WATER MAIN		MILESTONE RETAINING WALL
	OVERHEAD ELECTRIC		EXIT LOCATION
	UNDERGROUND TELEPHONE		LIGHT STANDARD
	UNDERGROUND ELECTRIC		POWER POLE
	GAS LINE		SLOPE DIRECTION
	CONCRETE CURB		CATCH BASIN
	FENCING		MANHOLE
	RETAINING WALL		BOLLARD
	SET 1/2" X 14" IRON PIPE		STORM SEWER
	IRON MONUMENT FOUND		SANITARY SEWER-WASTE
	SURVEY DISK (SEND-MAIL)		FORCE MAIN
	POWERPOLE		ROOF DRAIN SYSTEM
	GUY WIRE		WATERMAIN
	GUARD POST		FIRE LINE (IF SEPARATE)
	GAS METER		FIRE DEPT. CONNECTION
	TRANSFORMER		SOIL SUBDRAIN
	WATER SHUT-OFF VALVE		GAS LINE-UNDERGROUND
	TRAFFIC SIGN		ELECTRIC-UNDERGROUND
	FLAG POLE		TELEPHONE-UNDERGROUND
	LIGHT POLE		UNDERGROUND CABLE/TV
	TREES		LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
10	PARKING STALL COUNT
1 C-3.1	LARGE SUBSET DETAIL
C21	COORDINATE POINT
1	REVISION – ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

PER HENNEPIN COUNTY PROPERTY INFORMATION SEARCH:

LOT 1, BLOCK 1, CARMAN CLUB 4th ADDITION, HENNEPIN COUNTY, MN.

BENCHMARK

PROJECT BENCHMARK:
MNDOT CGP STATION #30657
STATION NAME: 2330 BM
IN BLOOMINGTON, IN ABUTMENT IN SE CORNER OF RAILROAD BRIDGE OVER HWY. #94, 0.4 MILES W ALONG HWY. #94 FROM JUNCTION OF HWY. #94 AND HWY. 100, ELD FT. W OF CENTER OF E. BUSH LAKE RD., 21.0 FT. NW OF END OF BRIDGE, PILE FT. NW OF LIGHT POLE.

ELEVATION = 838.00 (NAVD88)

SITE BENCHMARK:
TOP NUT OF FIRE HYDRANT
LOCATION: 47.33 FT. W/LY OF BUILDING

ELEVATION = 828.46 (NAVD88)

OWNER

WB HOTEL PARTNERS LLC
3233 GALLERIA #605
EDINA MN 55435

CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
C0.1	CIVIL TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.1	DEMOLITION
C2.0	SITE IMPROVEMENTS
C2.1	ENLARGED SITE IMPROVEMENTS
C7.1	CIVIL CONSTRUCTION DETAILS
L3.1	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

REVISION HISTORY

CONTRACTOR REQUESTED RFI HAS HISTORY

DATE	REVISION	REVISION
09 JUL 2014	AUTHORITY SUBMITTAL	NO
09 JUL 2014	AUTHORITY SUBMITTAL	NO
09 JUL 2014	AUTHORITY SUBMITTAL	NO
09 JUL 2014	AUTHORITY SUBMITTAL	NO
21 NOV 2014	PERMIT DOCUMENTS	NO

PROJECT MANAGER REVIEW

CERTIFICATION

PERMIT DOCUMENTS
11.21.2014

LAND FORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: C0.1CS0B01.DWG
PROJECT NO: ES014001

CIVIL TITLE SHEET

C0.1

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ARCHITECT

ESG ARCHITECTS
500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN 55415
TEL 612.338.1559

MUNICIPALITY

BLOOMINGTON

PROJECT

SHERATON HOTEL
RENOVATION
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
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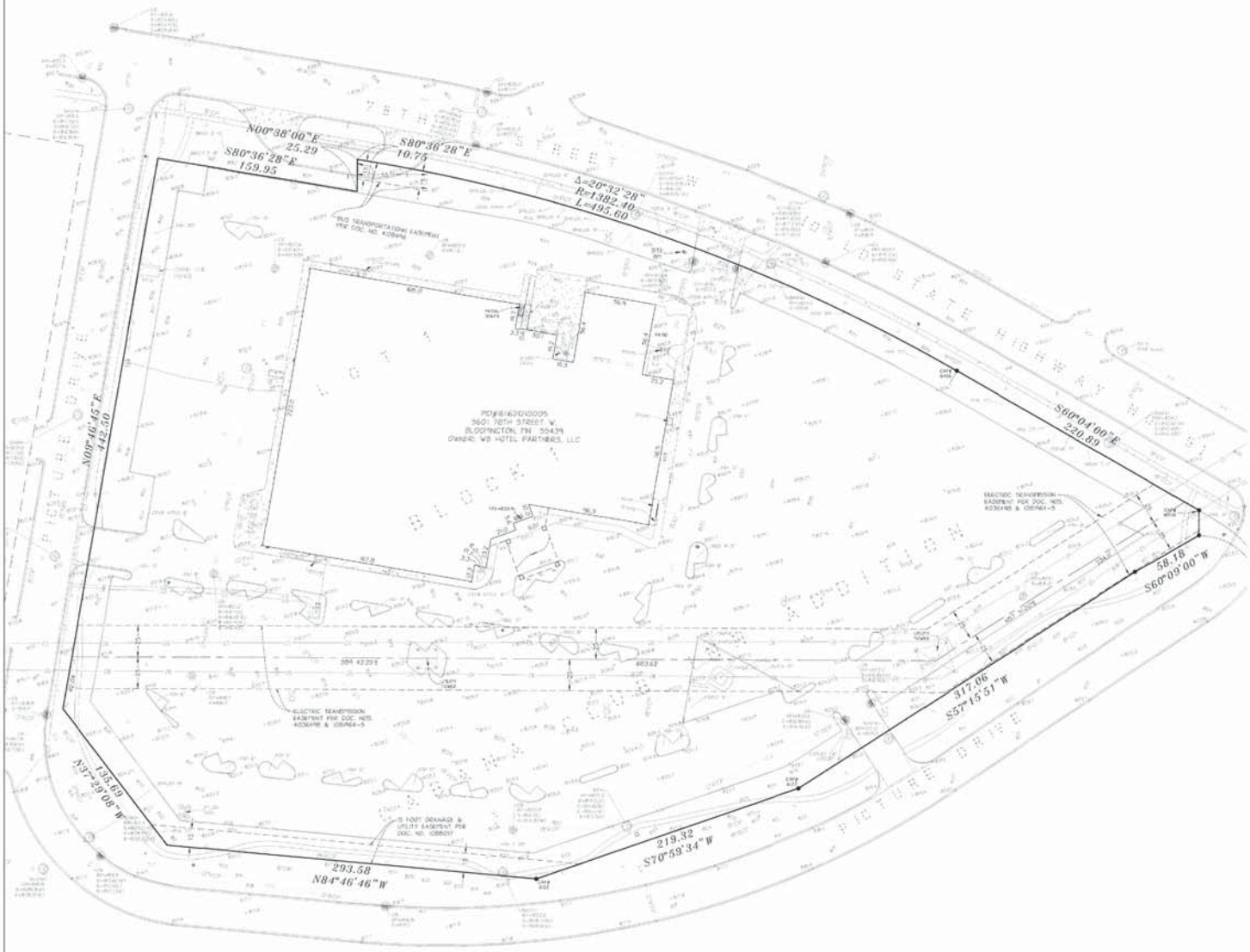
L7.1	LANDSCAPE DETAILS

Case 7804B-14 Rec. 12.1.14



EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES, LLC, MINNEAPOLIS, MN JUNE 25, 2014 AND SEPTEMBER 12, 2014 EXPRESSLY FOR THIS PROJECT; CITY OF BLOOMINGTON, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

ARCHITECT

ESG ARCHITECTS
500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN 55415
TEL 612.338.0509

MUNICIPALITY

BLOOMINGTON

PROJECT

SHERATON HOTEL RENOVATION
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C0.1	COVER TITLE SHEET
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C1.1	DEMOLITION
C2.0	SITE IMPROVEMENTS
C3.1	ENLARGED SITE IMPROVEMENTS
C3.2	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE DETAILS

REVISION HISTORY

CONTACT ENGINEER FOR A MORE HISTORY

DATE	REVISION	REVISION
10 JUL 2014	[illegible]	[illegible]
24 AUG 2014	[illegible]	[illegible]
29 SEP 2014	[illegible]	[illegible]
31 OCT 2014	[illegible]	[illegible]
31 NOV 2014	PERMIT DOCUMENTS	[illegible]

PROJECT MANAGER REVIEW

BY: [illegible] DATE: [illegible]

CERTIFICATION

IN THE CONDITIONS SHOWN OR FOUNDED DIRECTLY ABOVE AND NOT VISIBLE THIS SHEET WAS PREPARED BY OR DIRECTLY UNDER MY DIRECT PROFESSIONAL SUPERVISION AND IS NOT CONSIDERED AS A SUPPLEMENT TO AN AS-CONSTRUCTED PROJECT OR OTHER DOCUMENTS.

PERMIT DOCUMENTS
11.21.2014

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: C103ES0021.DWG
PROJECT NO: ESG14001

EXISTING CONDITIONS
C1.0

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NORTH

0 40 80

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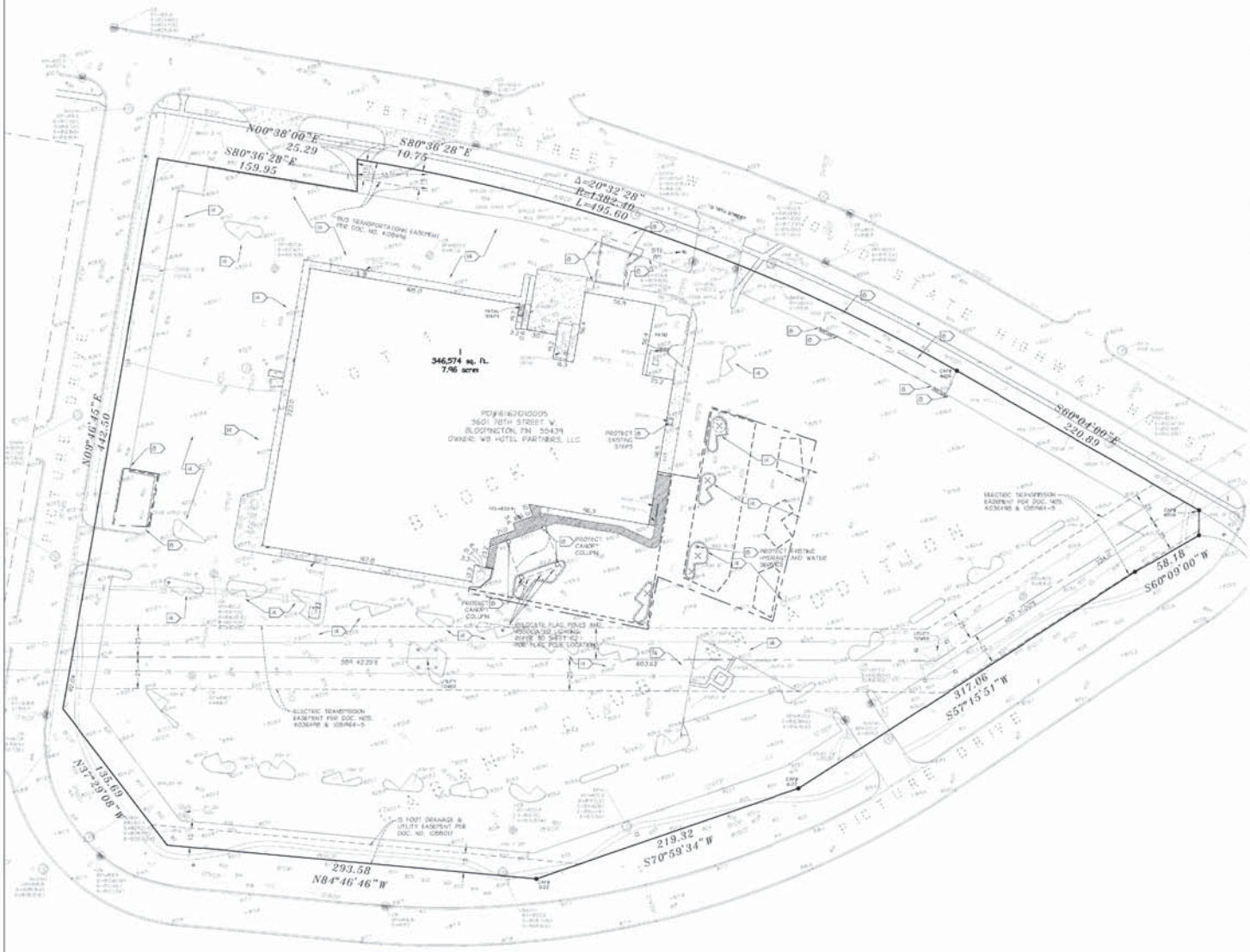

EXISTING CONDITIONS

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DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. SEE SHEET C2.0 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
4. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
5. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
6. COMPLETE DEMOLITION WITH PHASED DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONDER PROVIDERS.
7. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.

(B) PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.

9. REMOVE TREES NOTED INCLUDING ROOT STRUCTURES FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.

(C) REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, AND LANDSCAPING WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.

11. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, OUTLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
12. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDERS STANDARDS.
13. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

(A) REMOVE PARKING LOT STRIPING.

LEGEND

- TREE REMOVAL
- TREE PROTECTION
- STRUCTURE AND/OR PAVEMENT REMOVAL
- CURB REMOVAL
- PAVEMENT SAW CUT LINE
- CONSTRUCTION LIMITS

811 Know what's Below. Call before you dig.

NORTH

0 40 80

ARCHITECT

ESG ARCHITECTS
500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN 55415
TEL 612.338.1559

MUNICIPALITY

BLOOMINGTON

PROJECT

SHERATON HOTEL RENOVATION
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
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C2.0	EROSION CONTROL
C3.0	PRELIMINARY SITE IMPROVEMENTS
C5.1	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE DETAILS

REVISION HISTORY

CONTACT ESG ARCHITECTS FOR ANY REVISION HISTORY

DATE	REVISION	PROJECT
09 JUL 2014	AUTHORITY SUBMITTAL	SPD
29 AUG 2014	AUTHORITY SUBMITTAL	SPD
29 SEP 2014	AUTHORITY SUBMITTAL	SPD
21 OCT 2014	CITY REVIEW	SPD
21 NOV 2014	PERMIT DOCUMENTS	SPD

PROJECT MANAGER REVIEW

CERTIFICATION

PERMIT DOCUMENTS
11.21.2014

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C1016S0031.DWG
PROJECT NO. ESG14001

DEMOLITION

C1.1

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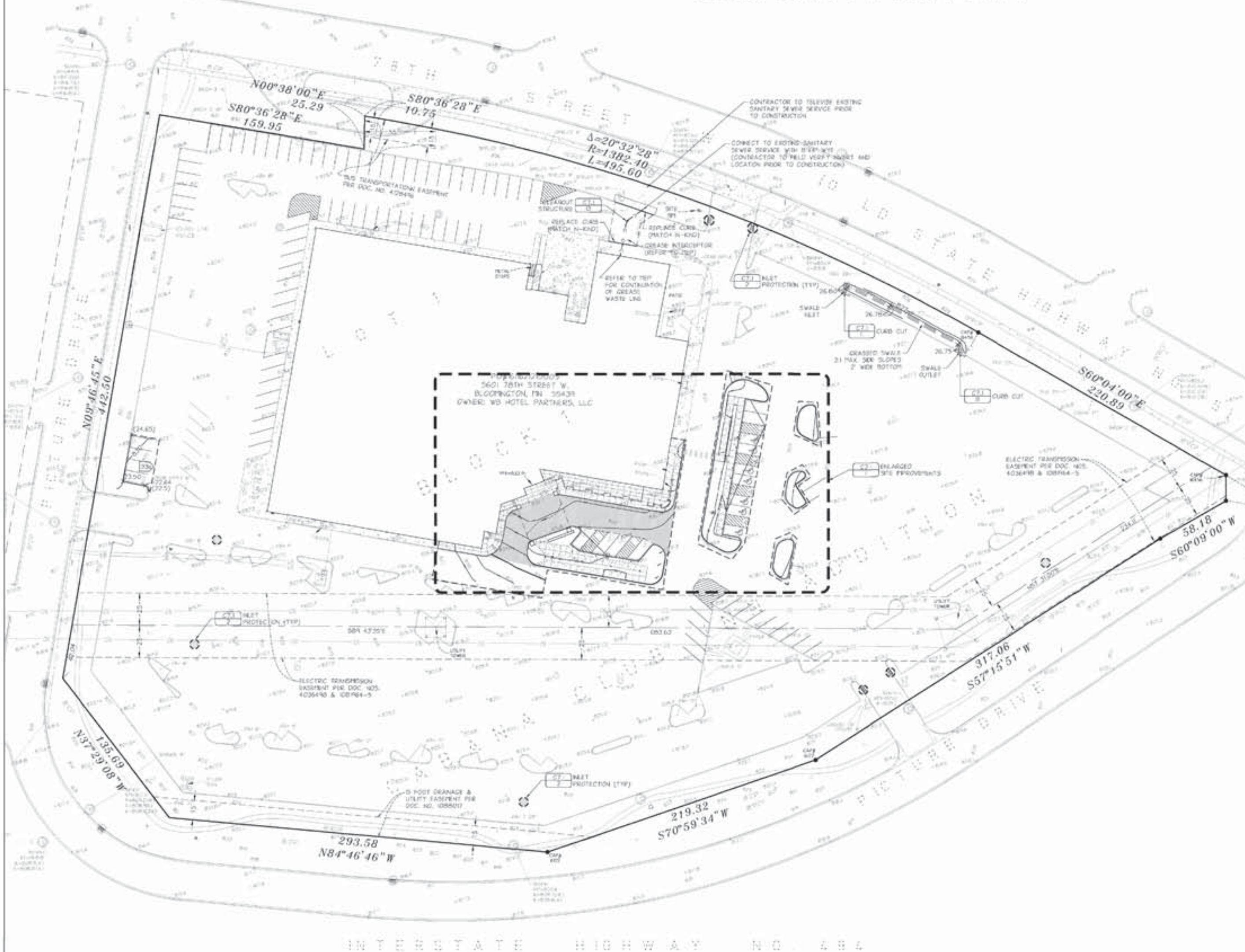

SITE PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN OR USE OF PUBLIC RIGHT-OF-WAY.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.

GREEN SPACE (NEW OR ALTERED LANDSCAPE AREA)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

5. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
6. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
7. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
8. CONTRACTOR SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
9. RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
10. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
MN TYPE 22-111 @ 30.5 LB/AC – TEMPORARY EROSION CONTROL	
MN TYPE 25-151 @ 120 LB/AC – PERMANENT TURF	
MULCH (MNDOT TYPE 1 @ 2 TON/AC	
DISC ANCHORED)MNDOT 3882\SDOOT 732	
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

11. SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
12. SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

CITY OF BLOOMINGTON NOTES

13. TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
14. CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN RIGHT-OF-WAY PRIOR TO REMOVALS OR INSTALLATION OF SANITARY, WATER OR STORM WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT UTILITIES AT 952-563-4568 FOR PERMIT APPLICATION AND FEE INFORMATION.
15. CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT BRIAN HANSEN AT 952-563-4543 OR BHANSEN@BLOOMINGTONMN.US FOR PERMIT APPLICATION AND FEE INFORMATION.
16. RESTORE CITY STREET AND CURB AND GUTTER BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY. CONTACT UTILITIES AT 952-563-4568 FOR THE REQUIREMENTS.
17. ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
18. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE – NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
19. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS.
20. STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.
21. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD.

PARKING SUMMARY

REQUIRED PARKING (EXISTING):

HOTEL: 282 GUESTROOMS X 1.1 =	311 PARKING SPACES
MEETING ROOM OCCUPANT LOAD/3 = MEETINGROOM SQUARE FOOTAGE OF 9,496/15 OCCUPANTS = OCCUPANT LOAD OF 633/3 =	211 PARKING SPACES
RESTAURANT: INDOOR SEAT COUNT/2.5 = 348/2.5 =	140 PARKING SPACES
OUTDOOR SEAT COUNT/5 = 64/5 =	13 PARKING SPACES
TOTAL PARKING SPACES REQUIRED FOR HOTEL AND RESTAURANT COMBINED	675 PARKING SPACES*

PROVIDED PARKING (EXISTING):

EXISTING PARKING CAPACITY ON SHERATON PROPERTY:	644 PARKING SPACES

REQUIRED PARKING (PROPOSED):

HOTEL: 282 GUESTROOMS X 1.1 =	311 PARKING SPACES
MEETING ROOM OCCUPANT LOAD/3 = MEETINGROOM SQUARE FOOTAGE OF 13,103/15 OCCUPANTS = OCCUPANT LOAD OF 870/3 =	290 PARKING SPACES
RESTAURANT: INDOOR SEAT COUNT/2.5 = 232/2.5 =	93 PARKING SPACES
OUTDOOR SEAT COUNT/5 = 44/5 =	9 PARKING SPACES
TOTAL PARKING SPACES REQUIRED FOR HOTEL AND RESTAURANT COMBINED	687 PARKING SPACES*

PROVIDED PARKING (PROPOSED):

PROPOSED PARKING ON SHERATON PROPERTY	620 PARKING SPACES
TOTAL PARKING FOR SHERATON BLOOMINGTON	620 PARKING SPACES

* REFER TO PARKING ANALYSIS PREPARED BY ESG ARCHITECTS, INC REGARDING REQUEST FOR REQUIRED PARKING REDUCTION

LEGEND

INLET PROTECTION

GRADING NOTES

22. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
23. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
24. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MIXED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
25. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
26. REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
27. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
28. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
29. COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
30. COORDINATE WITH ARCHITECTURAL FOR BUILDING STOOP LOCATIONS. SLOPES SHOWN ON ADJACENT WALKS AND PAVEMENTS SHOULD CONTINUE OVER STOOPS.

PAVING NOTES

31. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE.
32. MEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION.
33. PAVING SECTIONS
    - a. BITUMINOUS PAVING
      1.5-INCH BITUMINOUS WEAR (MNDOT 2360, SPWEA240B)
      TACK COAT (MNDOT 2357\WSDOT 455)
      2-INCH BITUMINOUS BASE (MNDOT 2360, SPNWB230B)
      8-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
      COMPACTED SUBSOIL
    - b. BITUMINOUS PAVING – STAMPED ASPHALT (PATTERN T.B.D.)
      1.5-INCH BITUMINOUS WEAR (MNDOT 2360, SPWEA240B)
      TACK COAT (MNDOT 2357\WSDOT 455)
      2-INCH BITUMINOUS BASE (MNDOT 2360, SPNWB230B)
      8-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
      COMPACTED SUBSOIL
    - c. CONCRETE WALKWAYS – (COLOR AND FINISH T.B.D.)
      4-INCH CONCRETE WALK, 4000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP
      4-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
      COMPACTED SUBSOIL
34. CONCRETE JOINTS
    INSTALL JOINTS AS SHOWN AND ALIGN ACROSS SIDEWALKS, CURBS, AND PAVEMENT, PAYING ATTENTION TO SPACING OF EXPANSION JOINTS. JOINT SPACING SHALL BE AS FOLLOWS:
    - a. TOOLED JOINTS: DIVIDE PANELS INTO NOMINALLY EQUAL AREAS UNLESS SHOWN OTHERWISE.
    - b. EXPANSION JOINTS: SIDEWALKS – 40 FEET MAX.; CURBS – 60 FEET MAX.; PAVEMENT: 80 FEET MAX.; ADJACENT TO BUILDING FOUNDATIONS AND STOOPS.
    - c. CONTRACTION JOINTS: SIDEWALKS – 8 TO 10 FEET; CURBS AND APRONS – 10 TO 15 FEET.
35. ACCESSIBLE PARKING STALLS AND ADJACENT ACCESS AISLES SHALL NOT EXCEED A 2.00% SLOPE IN ANY DIRECTION.
36. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM RUNNING SLOPE OF 5.00%.

PROJECT AREA SUMMARY (WITHIN CONSTRUCTION LIMITS)

EXISTING:		
PERVIOUS	4,421 S.F.	14.6%
IMPERVIOUS	25,834 S.F.	85.4%
TOTAL (0.69 Ac.)	30,255 S.F.	100.0%

PROPOSED:		
PERVIOUS	5,361 S.F.	17.7%
IMPERVIOUS	24,894 S.F.	82.3%
TOTAL (0.69 Ac.)	30,255 S.F.	100.0%

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NORTH

0 40 80

ARCHITECT

ESG ARCHITECTS
500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN 55415

MUNICIPALITY

BLOOMINGTON

PROJECT

SHERATON HOTEL RENOVATION
BLOOMINGTON, MN

SHEET INDEX

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C7.1	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

REVISION HISTORY

DATE	REVISION	
[illegible]	[illegible]	[illegible]
21 NOV 2014	PERMIT DOCUMENTS	[illegible]

PROJECT MANAGER REVIEW

CERTIFICATION

SR Sch[illegible]

PERMIT DOCUMENTS
11.21.2014

LANDFORM
From Site to Finish

105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C201ESG001.DWG
PROJECT NO.	ESG14001

SITE IMPROVEMENTS
C2.0

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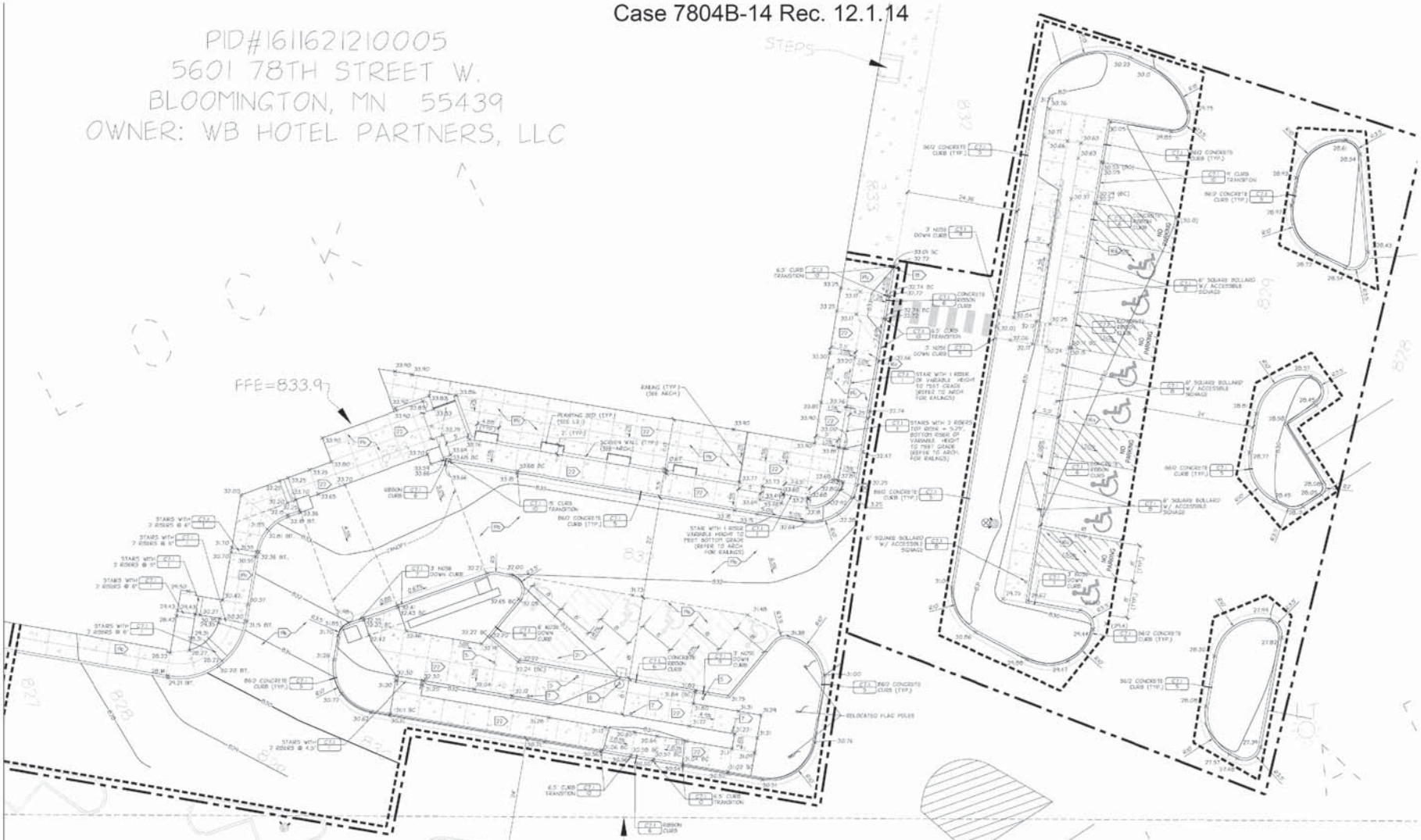
Case 7804B-14 Rec. 12.1.14

PID#1611621210005
5601 78TH STREET W.
BLOOMINGTON, MN 55439
OWNER: WB HOTEL PARTNERS, LLC



SITE PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN THE USE OF PUBLIC R/W.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.

(5) SQUARE BOLLARD WITH ACCESSIBLE SIGNAGE. SEE DETAIL C7.1/D5

(6) LIGHT POLE (REFER TO ARCH.) WITH ACCESSIBLE SIGNAGE ATTACHED TO POLE WITH STRIPES. REFER TO DETAIL C7.1/D5 FOR REQUIRED TEXT AND MOUNTING HEIGHT.

(7) LIGHT BOLLARD (REFER TO ARCH.)

GREEN SPACE (LANDSCAPE AREA)

GRADING NOTES

8. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
9. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.

GRADING NOTES

10. REMOVE TOPSOIL PRIOR GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MIXED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
11. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
12. REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
13. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
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16. COORDINATE WITH ARCHITECTURAL FOR BUILDING STOOP LOCATIONS. SLOPES SHOWN ON ADJACENT WALKS AND PAVEMENTS SHOULD CONTINUE OVER STOOPS.

PAVING NOTES

17. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE.

(18) MEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION.

PAVING NOTES

(19) PAVING SECTIONS
a. BITUMINOUS PAVING
13-INCH BITUMINOUS WEAR (MNDOT 2360, SPWEA240B)
TACK COAT (MNDOT 2357/MSDOT 455)
2-INCH BITUMINOUS BASE (MNDOT 2360, SPWEB230B)
6-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
COMPACTED SUBSOIL

(b) b. BITUMINOUS PAVING – STAMPED ASPHALT (PATTERN T.B.D.)
13-INCH BITUMINOUS WEAR (MNDOT 2360, SPWEA240B)
TACK COAT (MNDOT 2357/MSDOT 455)
2-INCH BITUMINOUS BASE (MNDOT 2360, SPWEB230B)
6-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
COMPACTED SUBSOIL

c. CONCRETE WALKWAYS – (COLOR AND FINISH T.B.D.)
4-INCH CONCRETE WALK, 4000 PSI, 3%-6% AIR ENTRAINED, MAX. 4" SLUMP
4-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
COMPACTED SUBSOIL

20. CONCRETE JOINTS
INSTALL JOINTS AS SHOWN AND ALIGN ACROSS SIDEWALKS, CURBS, AND PAVEMENT, PAYING ATTENTION TO SPACING OF EXPANSION JOINTS. JOINT SPACING SHALL BE AS FOLLOWS:
a. TOOLED JOINTS DIVIDE PANELS INTO NORMALLY EQUAL AREAS UNLESS SHOWN OTHERWISE.
b. EXPANSION JOINTS: SIDEWALKS – 40 FEET MAX. CURBS – 60 FEET MAX. PAVEMENT: 60 FEET MAX. ADJACENT TO BUILDING FOUNDATIONS AND STOOPS.
c. CONTRACTION JOINTS: SIDEWALKS – 5 TO 10 FEET; CURBS AND APRONS – 3 TO 5 FEET.

PAVING NOTES

(27) ACCESSIBLE PARKING STALLS AND ADJACENT ACCESS AISLES SHALL NOT EXCEED A 2.00% SLOPE IN ANY DIRECTION.

(27) ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM RUNNING SLOPE OF 5.00%.

RETAINING WALL NOTES

22. PROVIDE STRUCTURAL DESIGN OF RETAINING WALLS, FOLLOWING LANDFORM RETAINING WALL SPECIFICATIONS FOR PRETUN DESIGN AND PERFORMANCE. PROVIDE CONSTRUCTION OF WALLS IN ACCORDANCE WITH APPROVED DESIGN.
23. CONFIRM ARCHITECTURAL REQUIREMENTS FOR WALL UNITS WITH OWNER.
24. SUBMIT DESIGN TO CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
25. PROVIDE COORDINATION AND ASSURANCE THAT ISOLATED WORK CONSTRUCTED WITHIN THE REINFORCED EARTH ZONE, INCLUDING FENCES, UNDERGROUND UTILITIES, GUARD RAILS, ETC., IS IN ACCORDANCE WITH APPROVED DESIGN AND DOES NOT DAMAGE OR REINFORCING ELEMENTS OF THE RETAINING WALL.

LEGEND

SYMBOL	DESCRIPTION
	TYP. CUT. CURB
	PAVEMENT SAWCUT – REFER TO SHEET C7.1 DETAIL 4
	CONSTRUCTION LIMITS
TW XXXX.XX BW XXXX.X	TOP OF WALL BOTTOM OF WALL

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ARCHITECT
ESG ARCHITECTS
500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN 55415
TEL 612.338.1559

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BLOOMINGTON

PROJECT
SHERATON HOTEL RENOVATION
BLOOMINGTON, MN

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REVISION HISTORY

DATE	REVISION	PROJECT
09 AUG 2013	AUTHORITY SUBMITTAL	SHT
09 AUG 2013	AUTHORITY SUBMITTAL	SHT
09 AUG 2013	AUTHORITY SUBMITTAL	SHT
09 SEP 2013	75% CD'S	SHT
11 NOV 2014	PERMIT DOCUMENTS	SHT

PROJECT MANAGER REVIEW

CERTIFICATION

PERMIT DOCUMENTS
11.21.2014

LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C2015S0031.DWG
PROJECT NO. ESG14001

ENLARGED SITE IMPROVEMENTS
C2.1

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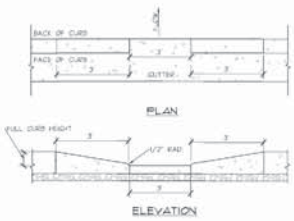
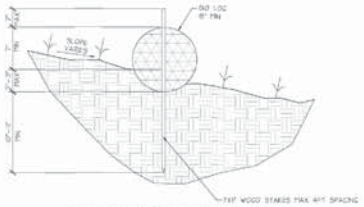


11 CURB CUT

NO SCALE



12 TEMPORARY FIBER LOG

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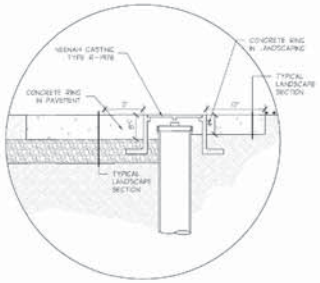

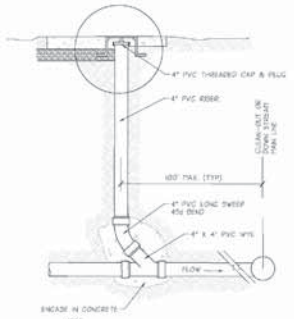

13 CLEANOUT STRUCTURE

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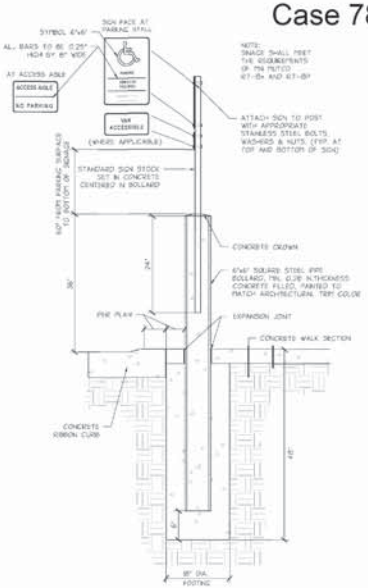
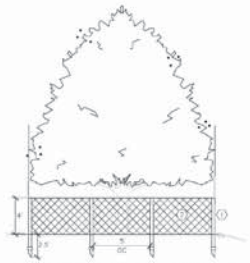


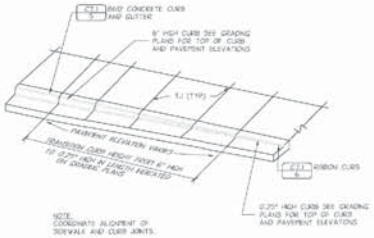
8 SQUARE BOLLARD W/ ACCESSIBLE SIGNAGE

NO SCALE



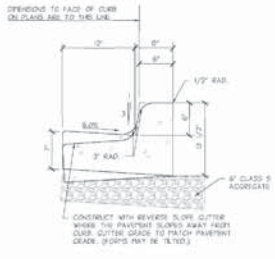
9 TREE PROTECTION

NO SCALE



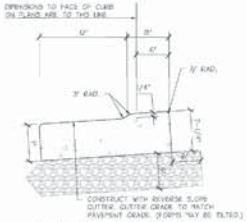
10 CURB TRANSITION

NO SCALE



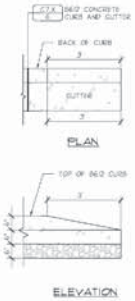
5 B612 CONCRETE CURB AND GUTTER

NO SCALE



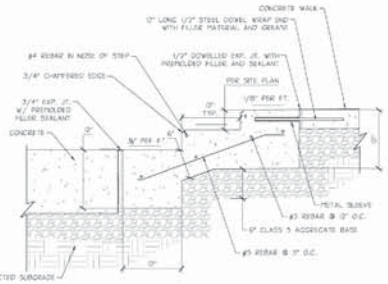
6 CONCRETE RIBBON CURB

NO SCALE



7 NOSE DOWN CURB

NO SCALE



1 STAIR SECTION

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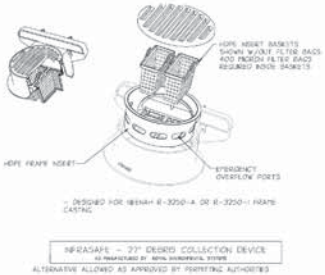

2 INLET PROTECTION

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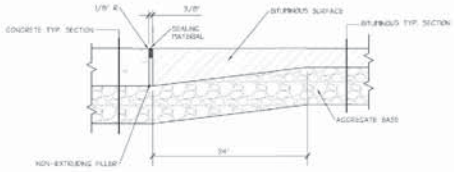
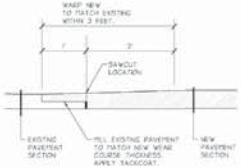


3 THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE

NO SCALE



4 ASPHALT PAVEMENT TRANSITION

NO SCALE

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ARCHITECT

ESG ARCHITECTS
500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN 55415
TEL 612.338.1559

MUNICIPALITY

BLOOMINGTON

PROJECT

SHERATON HOTEL RENOVATION
BLOOMINGTON, MN

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C2.0	SITE PLAN DIMENSIONS
C3	PRELIMINARY SITE GRADING PLAN
C7.1	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE DETAILS

REVISION HISTORY

DATE	REVISION	REVISION
09 AUG 2013	AUTHORITY SUBMITTAL	NFS
09 AUG 2013	AUTHORITY SUBMITTAL	NFS
09 SEP 2013	CITY REVIEW	NFS
04 OCT 2013	CITY REVIEW	NFS
21 NOV 2014	PERMIT DOCUMENTS	NFS

PROJECT MANAGER REVIEW

CERTIFICATION

PERMIT DOCUMENTS
11.21.2014

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

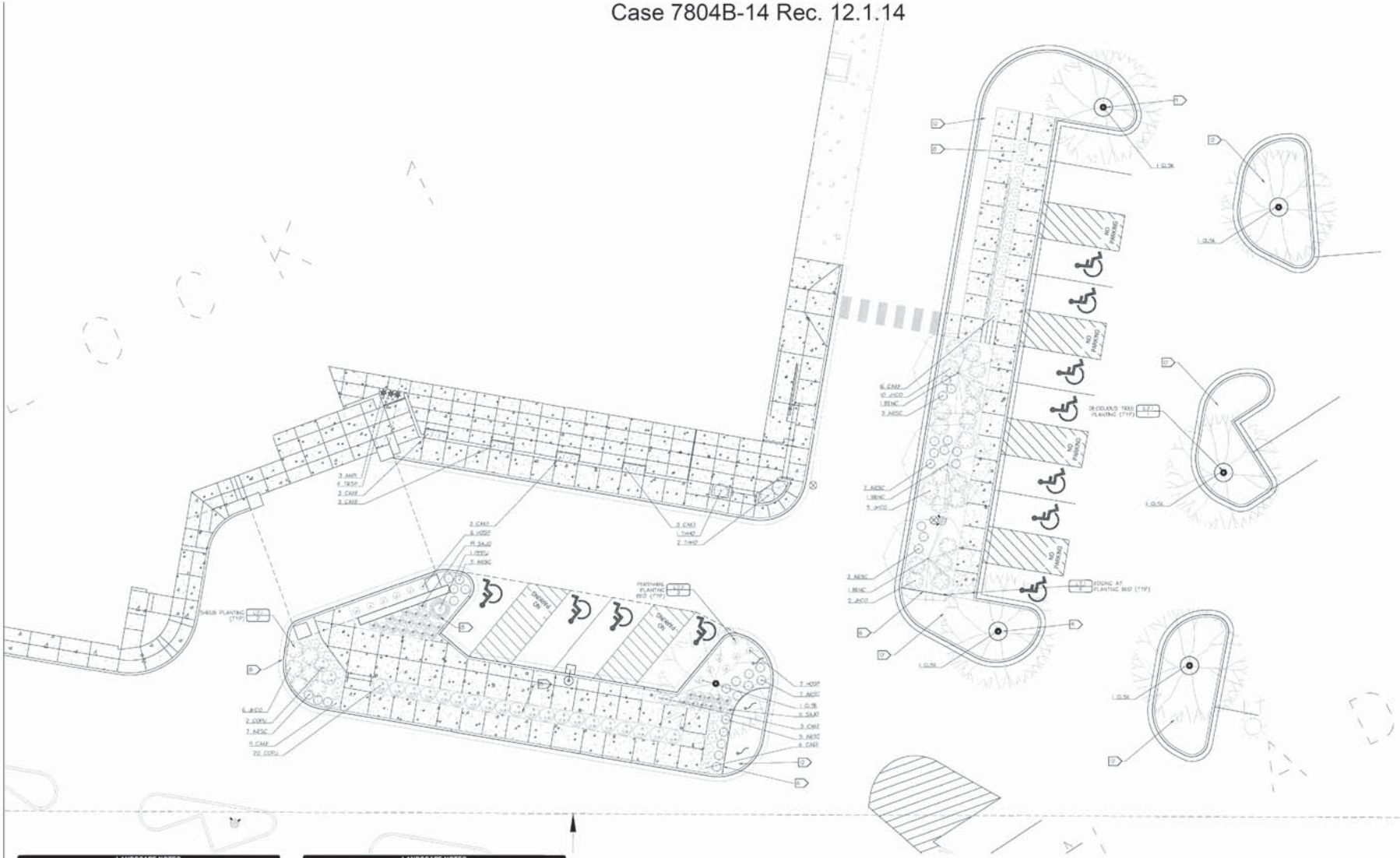
FILE NAME: C7.1SHB01.DWG

PROJECT NO: ESG14001

CIVIL CONSTRUCTION DETAILS

C7.1

Case 7804B-14 Rec. 12.1.14



LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO DIGGING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
4. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
5. RESPREAD STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. IMPORT ADDITIONAL TOPSOIL AS NEEDED TO MAKE UP ANY SHORTFALL FOR ALL TURF AREAS DISTURBED BY CONSTRUCTION.
6. EDGE SHRUB BEDS WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL) EXCEPT WHERE ADJACENT TO CURBING, WALKS OR BUILDINGS. SEE SHEET L7.1 DETAIL 4.
7. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NORMAL SPACING.

LANDSCAPE NOTES

8. INSTALL 4 INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN SHRUB BED AREAS.
9. INSTALL A 6-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED.
10. AUTOMATIC IRRIGATION SYSTEM TO BE USED TO IRRIGATE EXTENTS OF PROJECT. IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS TO CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
11. CONTRACTOR TO RESTORE LANDSCAPE TO MATCH PRE APPROVED PLANS.
12. ONE AND A HALF (1 1/2") INCH RIVER ROCK MULCH OVER WEED BARRIER FABRIC (TO A DEPTH OF THREE (3") INCHES).

Name	Count	KEY	COMMON NAME	BOTANICAL NAME	MATURE SIZE	PLANTING SIZE	ROOT COND
CONIFEROUS SHRUBS	-	PRPU	PUGHO PINE	PINUS PUGHO PUMILIO	5ft x 6ft	#5 CONT.	CONTAINER
CONIFEROUS SHRUBS	26	JHCO	ANDORRA COMPACT JUNIPER	JUNIPERUS HORIZONTALIS COMPACTA	18in x 5ft	#3 CONT.	CONTAINER
CONIFEROUS TREES	3	THHO	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS HOLMSTRUP	12ft x 4ft	6'-0" HT	B & B
DECIDUOUS SHRUBS	22	CORU	DWARF RED TWIGGED DOGWOOD	CORNUS RUFLA	3ft x 4ft	#3 CONT.	CONTAINER
DECIDUOUS TREES	3	BENE	RIVER BIRCH CLUMP	BETULA NIGRA	50ft x 40ft	2.5" CAL	B & B
DECIDUOUS TREES	6	GLTR	DETUNE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS	70ft x 35ft	2.5" CAL	B & B
GRASSES	46	CAKO	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA KARL FORESTER	5ft x 2ft	#3 CONT.	CONTAINER
PERENNIALS	13	HOSP	KROSSA REGAL HOSTA	HOSTA NIGROSA REGAL	15in x 23in	#1 CONT.	CONTAINER
PERENNIALS	28	SEAU	AUTUMN JOY SEDUM	SEDUM AUTUMN JOY	2in x 2ft	#1 CONT.	CONTAINER
PERENNIALS	33	NEPC	SILVER FOUNTAIN NEPETA	NEPETA SUBSESSILIS	6in x 2ft	#1 CONT.	CONTAINER
ANN GARDEN PERENNIALS	3	TEPU	JAPANESE PAINTED FERN	ATHYRIUM NIPPONICUM PICTUM	8in x 2ft	#1 CONT.	CONTAINER
ANN GARDEN PERENNIALS	4	VEVI	TONG LILY	VERATRUM VIRIDULUM	8in x 2ft	#1 CONT.	CONTAINER

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ARCHITECT

ESG ARCHITECTS

500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN. 55415
TEL 612.338.5008

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PROJECT

SHERATON HOTEL RENOVATION

BLOOMINGTON, MN

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C2.1	DEMOLITION
C3.0	SITE PLAN DIMENSIONS
C3.1	ENLARGED SITE PLAN DIMENSIONS
C7.1	ENV. CONSTRUCTION DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

REVISION HISTORY

DATE	REVISION	REVISION
10.31.2014	ADDENDUM SUBMITTAL	001
11.07.2014	ADDENDUM SUBMITTAL	002
11.14.2014	ADDENDUM SUBMITTAL	003
11.21.2014	PERMIT	004
11.21.2014	PERMIT DOCUMENTS	005

PROJECT MANAGER REVIEW

DATE 11.21.2014

CERTIFICATION

PERMIT DOCUMENTS

11.21.2014

LANDFORM

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel. 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C2015ES0001.DWG

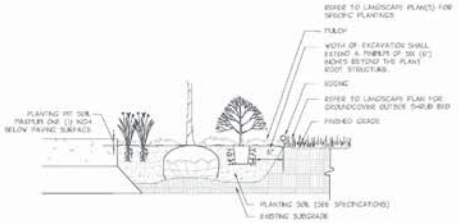
PROJECT NO. ESG14001

LANDSCAPE PLAN

L2.1

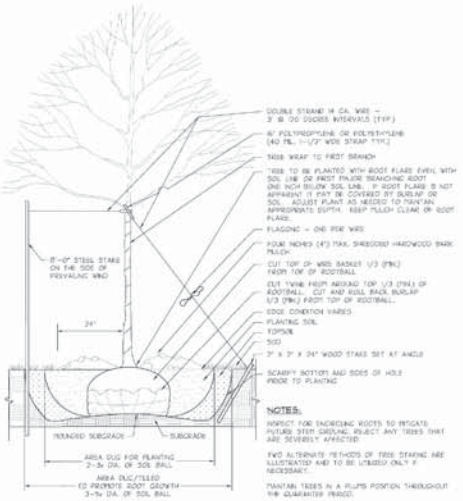
© LANDFORM 2014

Case 7804B-14 Rec. 12.1.14



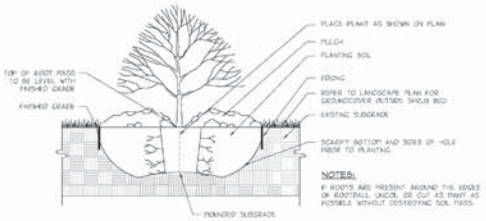
4 EDGING AT PLANTING BED

NO SCALE



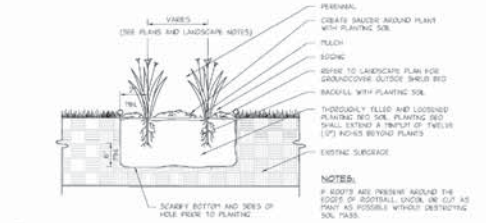
1 DECIDUOUS TREE PLANTING

NO SCALE



2 SHRUB PLANTING

NO SCALE



3 PERENNIAL PLANTING

NO SCALE

ARCHITECT

ESG ARCHITECTS

500 WASHINGTON AVENUE S.
MINNEAPOLIS, MN 55415
TEL 612.339.1818

MUNICIPALITY

BLOOMINGTON

PROJECT

SHERATON HOTEL RENOVATION

BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
T.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.1	DEMOLITION
C3.0	SITE IMPROVEMENTS
C3.1	DRAINAGE SITE IMPROVEMENTS
C3.2	CIVIL CONSTRUCTION DETAILS
L5.1	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

REVISION HISTORY

DATE	REVISION	PROJECT
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
21 NOV 2014	PERMIT DOCUMENTS	ESG

PROJECT MANAGER REVIEW

CERTIFICATION

PERMIT DOCUMENTS

11.21.2014

LAND FORM

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: L7.0 PARR001.DWG

PROJECT NO: ESG14001

LANDSCAPE DETAILS

L7.1

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Case 7804B-14 Rec. 12.1.14

1 Initial Photometric Plan
1/16" = 1'-0"

3 Maintained Photometric Plan
1/16" = 1'-0"

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	4	Lithonia Lighting	WDGE LED 36C 700 30K SYM	3 LUMINAIRES BOLLARD WITH 36 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_36_C_700_40K_3_T3M.ies	2004.992	1	30
	C	2	Lithonia Lighting	DSX1 LED 16C 1000 30K T3M MVOLT HS	DSX1 LED WITH 16 30 LED LIGHT ENGINES, TYPE 3 MEDIUM OPTIC, 30MK @ 1000mA AND TWO HOUSE SIDE SHIELD	LED	1	DSX1_LED_16_C_1000_30K_T3M_MVOLT_HS.ies	19018.92	1	209
	D	7	Lithonia Lighting	LDN6 35/20 LO/MD	DOWNLIGHT WITH 35MK @ LED COMMERCIAL DOWNLIGHT	LED	1	LDN6_35_20_LO/MD.ies	2142.996	1	20.04
	H	3	Wildscape Lighting Inc. (Jensen LED)	JESN 125 LED PA (24-LED)	SYSTEM		1	JESN_125LED_PA_MVOLT.IES	1100	1	14

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
East Parking Grid	+	0.75	3.4	0.0	2.1	2.1	0.2
Front Entry	+	10.0	21.0	1.1	19.1	9.1	0.5
Parking	+	2.0	6.7	0.1	64.1	19.1	0.3
Planter	+	1.0	3.9	0.1	39.0	10.1	0.3
Sidewalk	+	2.1	10.0	0.1	101.0	21.1	0.2

2 INITIAL STATS
12" = 1'-0"

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	4	Lithonia Lighting	WDGE LED 36C 700 30K SYM	3 LUMINAIRES BOLLARD WITH 36 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_36_C_700_40K_3_T3M.ies	2004.992	0.90	30
	C	2	Lithonia Lighting	DSX1 LED 16C 1000 30K T3M MVOLT HS	DSX1 LED WITH 16 30 LED LIGHT ENGINES, TYPE 3 MEDIUM OPTIC, 30MK @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_16_C_1000_30K_T3M_MVOLT_C_HS.ies	19018.92	0.90	209
	D	7	Lithonia Lighting	LDN6 35/20 LO/MD	DOWNLIGHT WITH 35MK @ LED COMMERCIAL DOWNLIGHT	LED	1	LDN6_35_20_LO/MD.ies	2142.996	0.90	20.04
	H	3	Wildscape Lighting Inc. (Jensen LED)	JESN 125 LED PA (24-LED)	SYSTEM		1	JESN_125LED_PA_MVOLT.IES	1100	0.90	14

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
East Parking Grid	+	0.6	2.8	0.1	27.1	7.1	0.3
Front Entry	+	9.1	19.0	0.9	19.1	9.1	0.5
Parking	+	1.9	6.2	0.0	64.1	19.1	0.3
Planter	+	1.0	3.5	0.1	35.0	10.1	0.3
Sidewalk	+	2.0	10.0	0.1	101.0	20.1	0.2

4 MAINTAINED STATS
12" = 1'-0"

Project Notes:

1. All exterior fixtures will be controlled on a dusk to dawn basis.

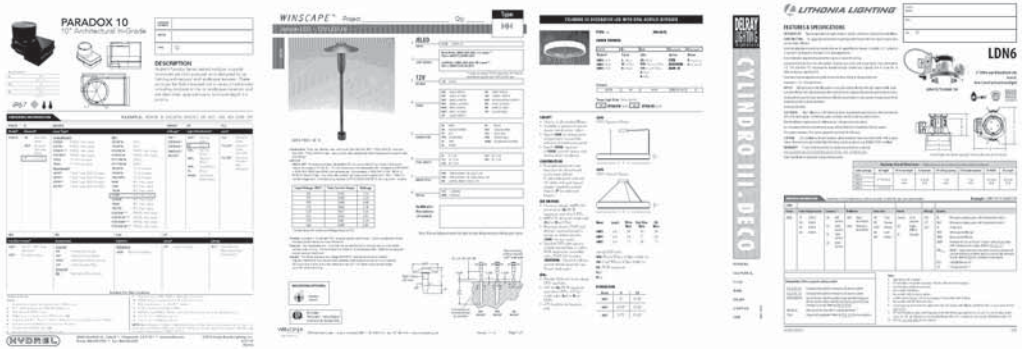
2. All fixtures outside the confines of the Porte Cochere are Full-Cut Off Fixtures.

3. Photometrics are shown for new impacted site areas. Existing areas outside the scope of this project and existing lighting are intended to remain as-is.

4. The calculated Wattage Allowance per ASHRAE 90.1 - 2004 for the affected site is 1.527W. The proposed installed wattage is 1.227W

Exterior Light Fixtures

Type Mark	Description	Mounting	Lamp Wattage	Lamp Type	LUMENS/COLOR	Ballast Voltage	Control	Manufacturer
AA	Decorative Pendant	Center Mount Pendant	60 W	LED		MVOLT		Delray Lighting #6725-S-W30-C2RD-C-BDIM-W
BB	LED BOLLARD	Recessed	30 W	LED		MVOL	Dusk to Dawn	LITHONIA #DSXB-LED-16C-700-40K-SYM
CC	LED Pole Light Fixture		209 W	LED	E-18	MVOLT	Dusk to Dawn	Lithonia #DSX1 LED-60C-1000-30K-T3M-MVOLT-SPA-PER-DDBXD W/ 12' SSS POLE
GG	Ingrade Flag Light Fixture	Ingrade	125 W	Metal-Halide		MVOLT	Dusk to Dawn	Hydrel #PDX10-B-100M-MVOLT-SP-FLC-BED
HH	LANDSCAPE LIGHT	Wall - Recessed	30 W	LED		MVOLT	Dusk to Dawn	Winona #Windscape Jensen Series LED



SHERATON BLOOMINGTON
5601 West 78th Street
Bloomington, MN 55439

esg
elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p.612.339.5508
f.612.339.5382
www.esgarch.com

PAULSON & CLARK ENGINEERING, INC.
Office: (651) 407-4858
Fax: (651) 407-4878
www.paulsonclark.com
2192 E. County Road I
White Bear Lake, MN 55110

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Signature

Daniel S. Paulson
Typed or Printed Name

12/2/14
License # Date

CITY SUBMITTAL
12/01/14

ORIGINAL ISSUE: 10-24-14

REVISIONS

No.	Description	Date

214316
PROJECT NUMBER

AJT DSP
DRAWN BY CHECKED BY

KEY PLAN

SHERATON BLOOMINGTON

ELECTRICAL PHOTOMETRIC PLAN

E0.1

Case 7804B-14 REC: 10/29/14

SHERATON
BLOOMINGTON
5401 West 78th Street
Bloomington, MN 55439

esg

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612 . 339 . 5508
f. 612 . 339 . 5582
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature

Typed or Printed Name

License # Date

PAULSON & CLARK ENGINEERING, INC.
2320 E. Cesar Chavez
Pharr, Texas 78577
Office: (956) 495-9000
Fax: (956) 495-9009
E-mail: pce@paulsonclark.com

DEMOLITION KEYNOTES

D1	REMOVE EXISTING WALL BASE, AND ANY ASSOCIATED COMPONENT. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
D2	REMOVE EXISTING WALL FINISH. PREPARE REMAINING SURFACE FOR NEW FINISH.
D3	REMOVE EXISTING DOOR, HARDWARE, & FRAME. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
D4	REMOVE EXISTING DOOR AND HARDWARE. EXISTING FRAME TO REMAIN.
D5	REMOVE EXISTING DOOR HARDWARE FOR REPLACEMENT. PATCH/REPAIR DOORS AND PREPARE FOR NEW PAINT FINISH.
D6	REMOVE EXISTING FLOOR FINISH, ADHESIVES, PAD ETC. PREPARE REMAINING SURFACES FOR NEW FINISH.
D7	SAWCUT EXISTING SLAB AS NECESSARY TO PROVIDE A ROUTE FOR POWER AND DATA WIRING. SEE ELECTRICAL.
D8	REMOVE EXISTING CEILING, SOFFITS/ AND COMPONENTS TO EXTENT NECESSARY FOR NEW CEILING EXTENT/DESIGN. PATCH AS REQUIRED FOR NEW CONSTRUCTION. SALVAGE CEILING TILES THAT ARE IN GOOD SHAPE, IF POSSIBLE.
D9	REMOVE EXISTING WINDOW TREATMENTS. PATCH AND REPAIR ALL SURFACES.
D10	REMOVE EXISTING MILLWORK / CASEWORK. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
D11	REMOVE EXISTING MILLWORK AND RETAIL DISPLAY COMPONENTS/EQUIPMENT. DISCONNECT ATM AND COOLERS. SALVAGE ALL EQUIPMENT.
D12	REMOVE EXISTING FRONT DESK AND COMPONENTS. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
D13	REMOVE PLUMBING FIXTURE AND PIPING AS NECESSARY. CAP PIPING TO REMAIN.
D14	REMOVE EXISTING TOILET PARTITIONS, AND ACCESSORIES. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
D15	REMOVE PORTION OF EXISTING CURTAIN WALL SYSTEM. PREPARE FOR NEW CONSTRUCTION.
D17	REMOVE EXISTING FIREPLACE AND ASSOCIATED MILLWORK AND UTILITIES. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
D18	REMOVE KITCHEN EQUIPMENT, HOODS AND ROOFTOP EQUIPMENT AS NECESSARY ACCOMMODATE NEW MILLING ROOM PATCH AS REQUIRED FOR NEW CONSTRUCTION.
D19	REMOVE EXISTING BRASS METAL STORE FRONT BASE.

GENERAL DEMOLITION PLAN NOTES

1. GC SHALL NOTIFY THE ARCHITECT PROMPTLY REGARDING ANY CONFLICTS DISCOVERED WHEN COMPARING EXISTING SITE CONDITIONS WITH DEMOLITION OR PROPOSED PLANS.

2. GC TO COORDINATE EXTENT OF DEMOLITION WORK AND EXISTING WORK TO REMAIN WITH NEW FLOOR PLANS PRIOR TO WORK.

3. REMOVE ALL EXISTING WALLS OR PARTITIONS INDICATED BY DASHED LINES. REMOVE ENTIRE WALL OR PARTITION. PATCH AS REQUIRED FOR NEW CONSTRUCTION.

4. REMOVE ALL DOORS, FRAMES & HARDWARE INDICATED BY DASHED LINES UNO. PATCH AS REQUIRED FOR NEW CONSTRUCTION.

5. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

6. EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.

7. REPAIR/PATCH OPENINGS IN WALLS, PARTITIONS, FLOORS & CEILINGS THAT ARE EXISTING OR WHERE DEMOLITION OCCURS, TO MATCH EXISTING ADJACENT FINISH SURFACE. MAINTAIN CODE & FIRE RATING REQUIREMENTS.

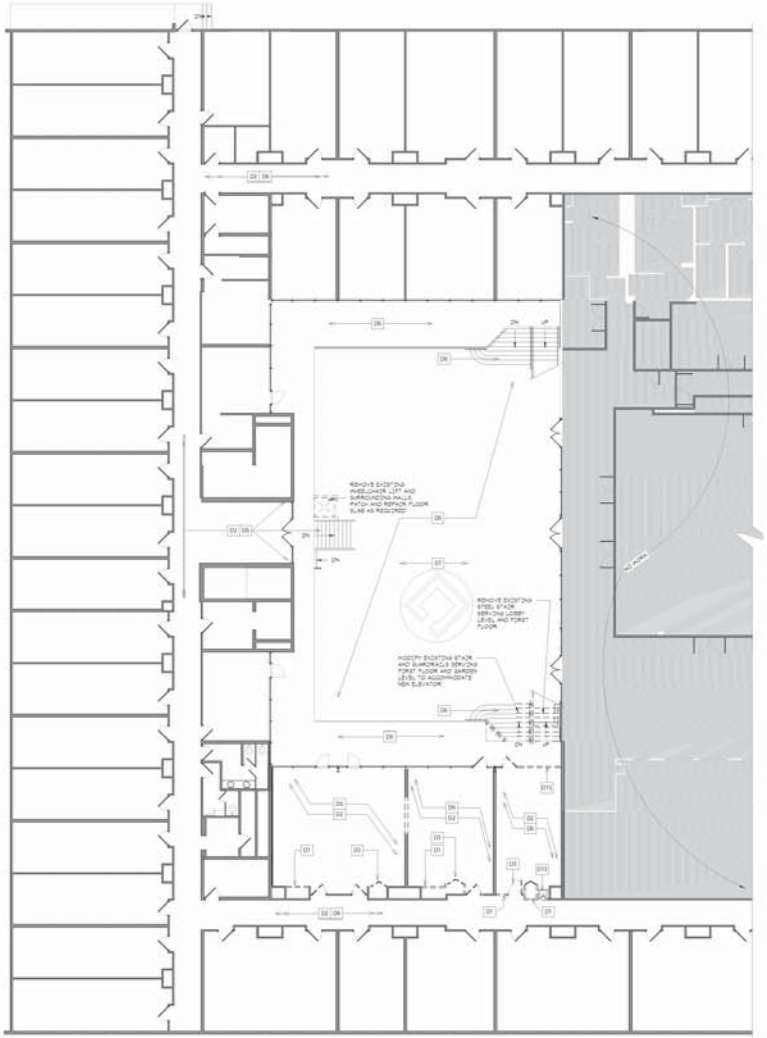
8. SEE ID SHEETS FOR EXISTING FINISHES TO REMAIN. GC TO COORDINATE SALVAGE OF ANY EXISTING DOORS, FRAMES AND HARDWARE WHICH ARE IN GOOD CONDITION AND ARE SALVAGEABLE.

9. ITEMS SHOWN DASHED ARE TO BE REMOVED UNO.

10. REMOVE EXIT SIGNAGE AND RELOCATE AS REQUIRED WHEN DOORS ARE RELOCATED.

11. GC IS RESPONSIBLE FOR ALL REMOVAL OR DEMOLITION ITEMS U.N.O.

12. PROTECT AND COVER ANY SALVAGED FURNITURE OR EQUIPMENT THAT MAY BE TEMPORARILY STORED IN AREAS OF DUSTY WORK.



1 D1.1 FIRST LEVEL DEMOLITION PLAN
3/32" = 1'-0"

CITY SUBMITTAL
10/29/14

ORIGINAL ISSUE

REVISIONS

No.	Description	Date

214316
PROJECT NUMBER

PLF — DRAWN BY
HW — CHECKED BY

CITY PLAN

NOT FOR CONSTRUCTION
SHERATON BLOOMINGTON

FIRST AND GARDEN LEVEL DEMOLITION PLAN

D1.1

Case 7804B-14 REC: 10/29/14

SHERATON BLOOMINGTON
5401 West 78th Street
Bloomington, MN 55439

esg

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p 612 339 5508
f 612 339 5582
www.esgarch.com

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Signature

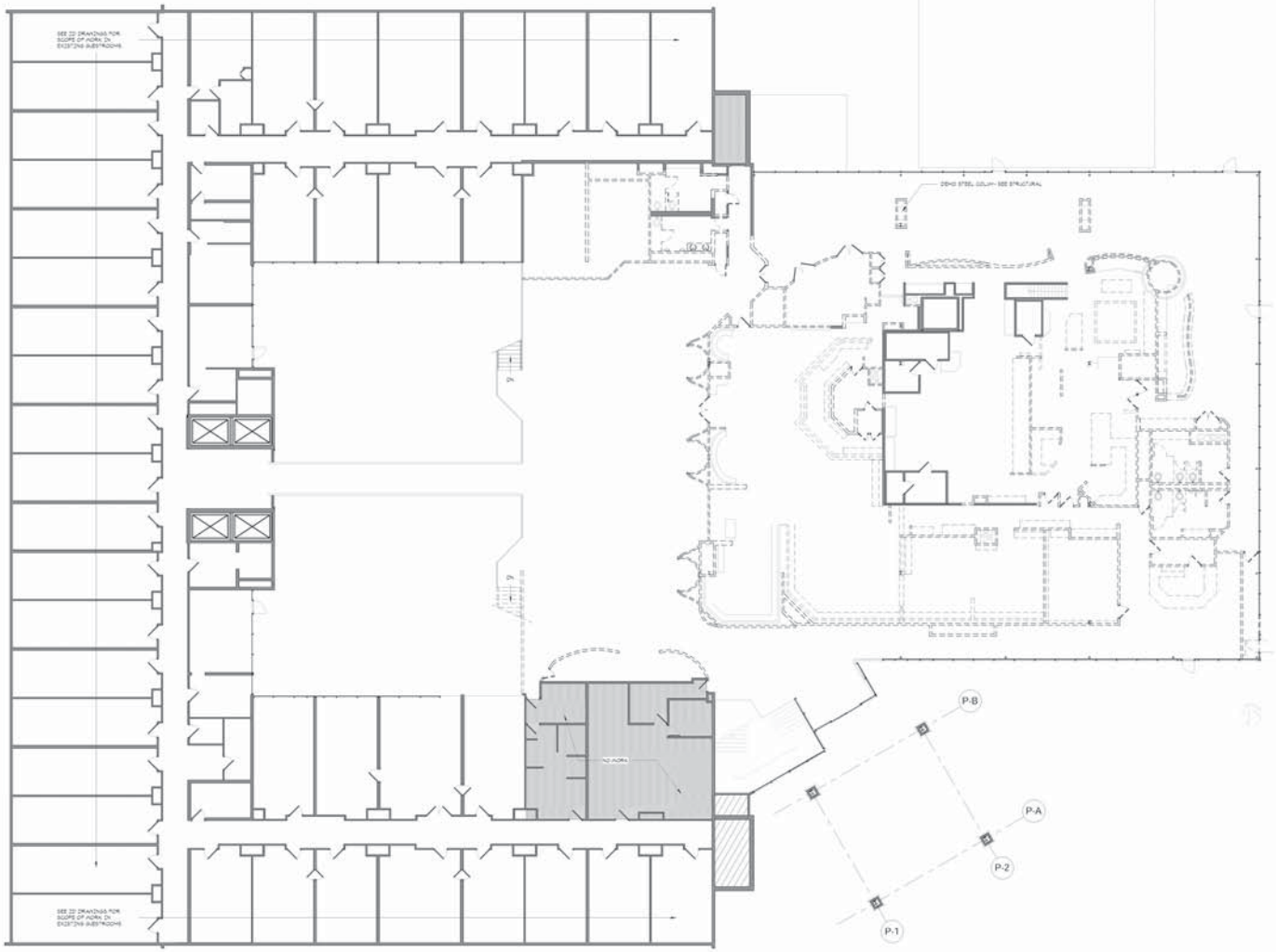
Typed or Printed Name

License # Date

PAULSON & CLARK ENGINEERING, INC.
2320 E. Cayuga Road
Water Mill Lake, MN 55330
Office: (952) 892-9000
Fax: (952) 892-9476
E-mail: pcc@paulson-lark.com

GENERAL DEMOLITION PLAN NOTES

1. GC SHALL NOTIFY THE ARCHITECT PROMPTLY REGARDING ANY CONFLICTS DISCOVERED WHEN COMPARING EXISTING SITE CONDITIONS WITH DEMOLITION OR PROPOSED PLANS.
2. GC TO COORDINATE EXTENT OF DEMOLITION WORK AND EXISTING WORK TO REMAIN WITH NEW FLOOR PLANS PRIOR TO WORK.
3. REMOVE ALL EXISTING WALLS OR PARTITIONS INDICATED BY DASHED LINES. REMOVE ENTIRE WALL OR PARTITION. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
4. REMOVE ALL DOORS, FRAMES & HARDWARE INDICATED BY DASHED LINES UNO. PATCH AS REQUIRED FOR NEW CONSTRUCTION.
5. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
6. EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.
7. REPAIR/PATCH OPENINGS IN WALLS, PARTITIONS, FLOORS & CEILINGS THAT ARE EXISTING ON WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT FINISH SURFACE. MAINTAIN CODE & FIRE RATING REQUIREMENTS.
8. SEE ID SHEETS FOR EXISTING FINISHES TO REMAIN. GC TO COORDINATE SALVAGE OF ANY EXISTING DOORS, FRAMES AND HARDWARE WHICH ARE IN GOOD CONDITION AND ARE SALVAGEABLE.
9. ITEMS SHOWN DASHED ARE TO BE REMOVED, UNO.
10. REMOVE EXIT SIGNAGE AND RELOCATE AS REQUIRED WHEN DOORS ARE RELOCATED.
11. GC IS RESPONSIBLE FOR ALL REMOVAL OR DEMOLITION ITEMS U.N.O.
12. PROTECT AND COVER ANY SALVAGED FURNITURE OR EQUIPMENT THAT MAY BE TEMPORARILY STORED IN AREAS OF DUSTY WORK.



1 SECOND LEVEL DEMOLITION PLAN
D1.2 1/32" = 1'-0"

CITY SUBMITTAL
10/29/14

ORIGINAL ISSUE

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EXT PLAN

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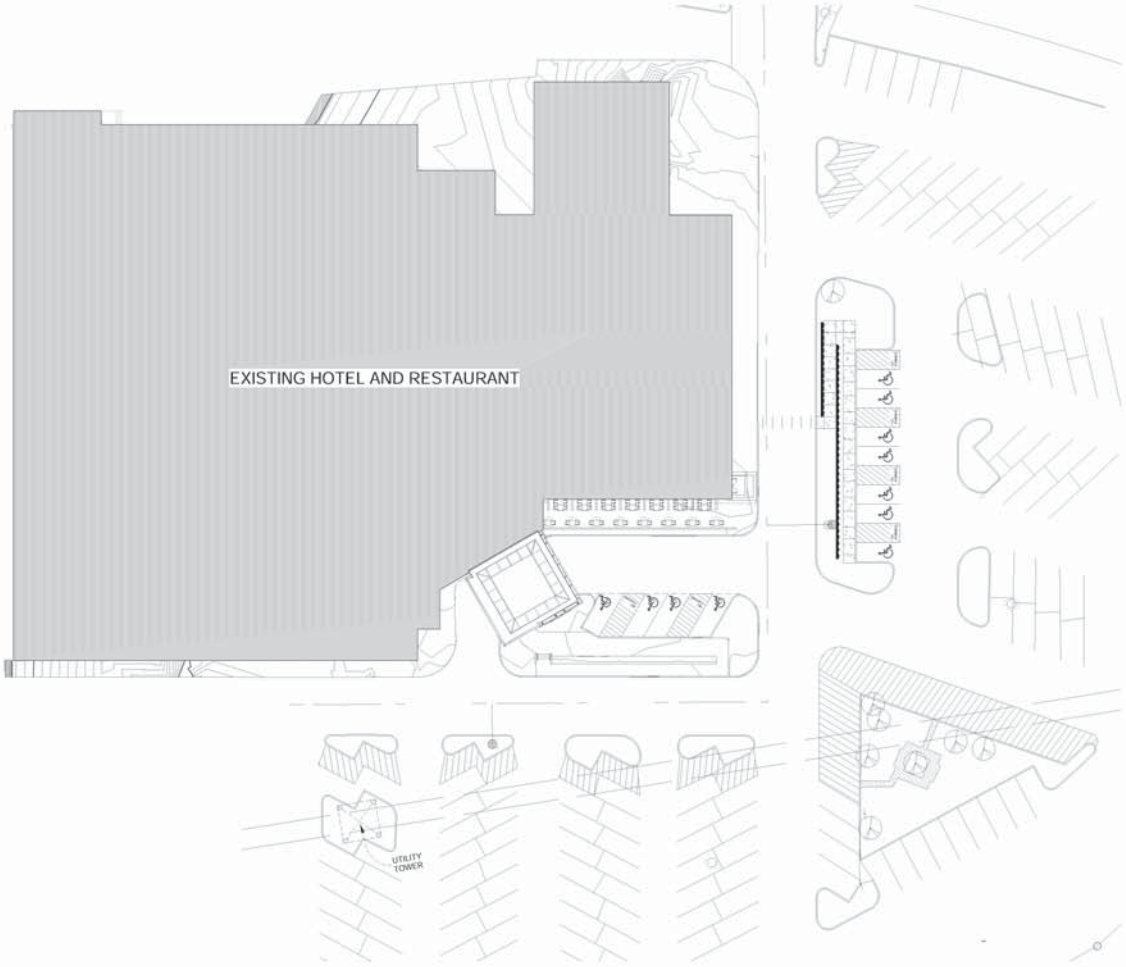
SHERATON BLOOMINGTON

SECOND LEVEL DEMOLITION PLAN
D1.2

Case 7804B-14 REC: 10/29/14



1 A0.1 **PARTIAL ARCHITECTURAL SITE PLAN**
1" = 20'-0"

SHERATON
BLOOMINGTON
5401 West 78th Street
Bloomington, MN 55439

esg

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5582
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature

Typed or Printed Name

Licensed # Date

PAULSON & CLARK ENGINEERING, INC.
7552 E. Center Road E.
White Bear Lake, MN 55110
Office: (651) 490-9000
Fax: (651) 490-6476
E-mail: pcc@paulson-bell.com

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10/29/14

ORIGINAL ISSUE

REVISIONS

No.	Description	Date

214316
PROJECT NUMBER

MRD
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SITE PLAN

NOT FOR CONSTRUCTION
SHERATON BLOOMINGTON

ARCHITECTURAL SITE PLAN
A0.1

Case 7804B-14 REC: 10/29/14

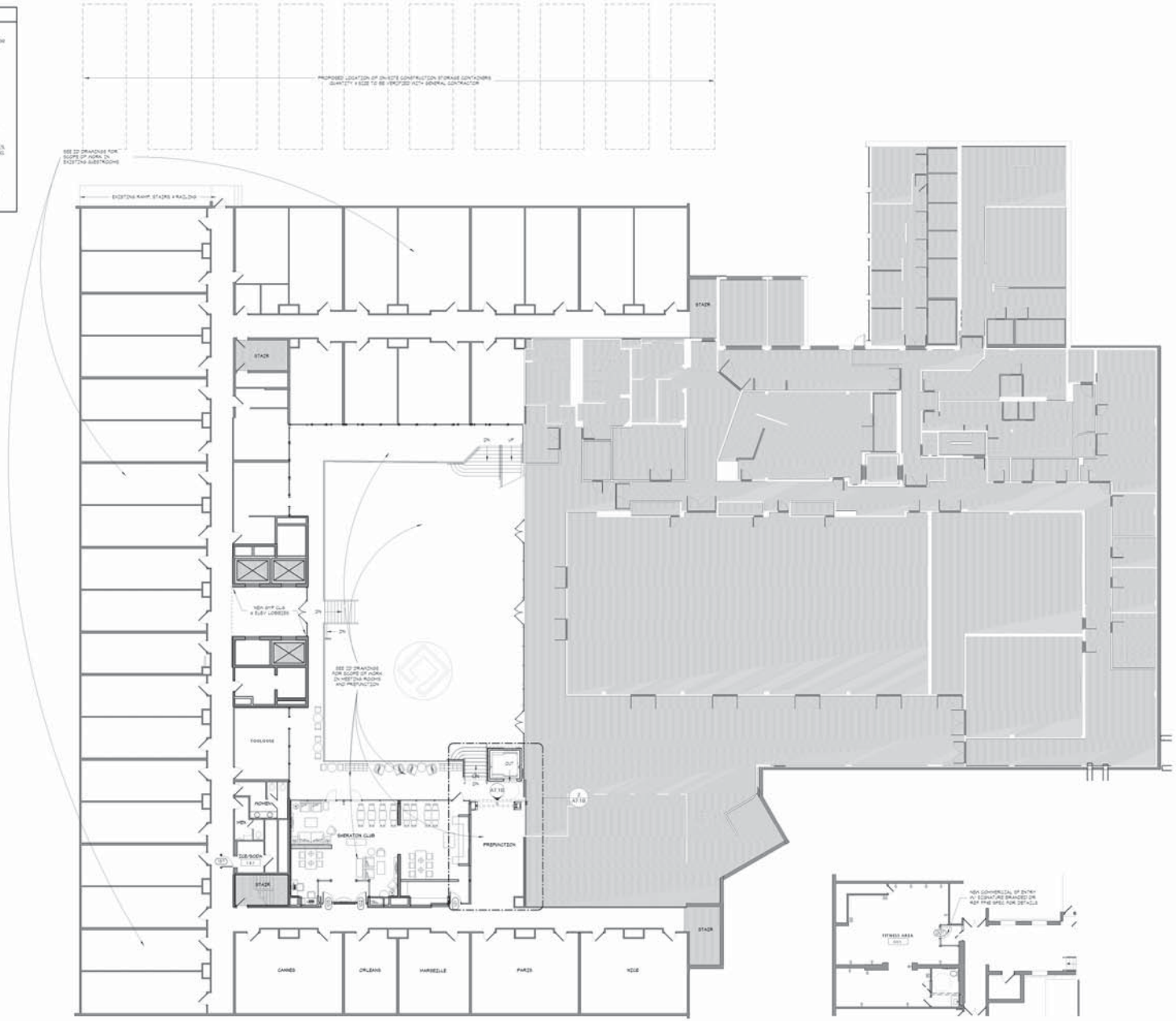
SHERATON BLOOMINGTON
5401 West 78th Street
Bloomington, MN 55439

GENERAL PLAN NOTES

1. CONTRACTORS REQUIRED TO FIELD VERIFY ALL DIMENSIONS.
2. EXISTING WALLS ARE SHOWN SHADED. REFER TO DEMOLITION PLANS FOR WALLS TO BE REMOVED.
3. EXISTING DOORS ARE SHOWN AT 45 DEGREES.

   NEW DOORS ARE SHOWN AT 90 DEGREES.

   REFER TO DOOR SCHEDULE FOR EXISTING DOOR FRAMES TO REMAIN.
4. "NO WORK AREA" SHOWN HATCHED AS:
5. ALL SIGNAGE TO BE IDENTIFIED, PROCURED, AND INSTALLED BY OWNER.
6. GC & ELECTRICAL CONTRACTOR TO COORDINATE ALL ELECTRICAL DEVICES, SWITCHES, AND COVER PLATE COLORS WITH ARCHITECT PRIOR TO ORDERING. SUBMIT ELECTRICAL PLANS TO ARCHITECT FOR REVIEW AND MARK UPS.
7. GC & PLUMBING CONTRACTOR TO SUBMIT ALL PLUMBING FIXTURES TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
8. SEE ID DRAWINGS FOR ALL FURNITURE, FINISHES, AND INTERIOR DETAILS.
9. SEE ID DRAWINGS FOR REFLECTED CEILING PLAN INFO



1 PLAN FIRST LEVEL
A1.1 3/32" = 1'-0"

2 PLAN BASEMENT LEVEL
A1.1 3/32" = 1'-0"

esg
elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p 612 . 339 . 5508
f 612 . 339 . 5582
www.esgarch.com

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Signature

Typed or Printed Name

License # Date

PAULSON & CLARK ENGINEERING, INC.
2550 E. Cesar Chavez
White Bear Lake, MN 55110
Office: (651) 407-0030
Fax: (651) 407-0476
E-mail: jim@pandce.com

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10/29/14

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REVISIONS

No.	Description	Date

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CITY PLAN

NOT FOR CONSTRUCTION
SHERATON BLOOMINGTON

FIRST AND GARDEN LEVEL PLAN

A1.1

Case 7804B-14 REC: 10/29/14

SHERATON
BLOOMINGTON
5401 West 78th Street
Bloomington, MN 55439

esg
eliness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612 . 339 . 5508
f. 612 . 339 . 5582
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature

Typed or Printed Name

License # Date

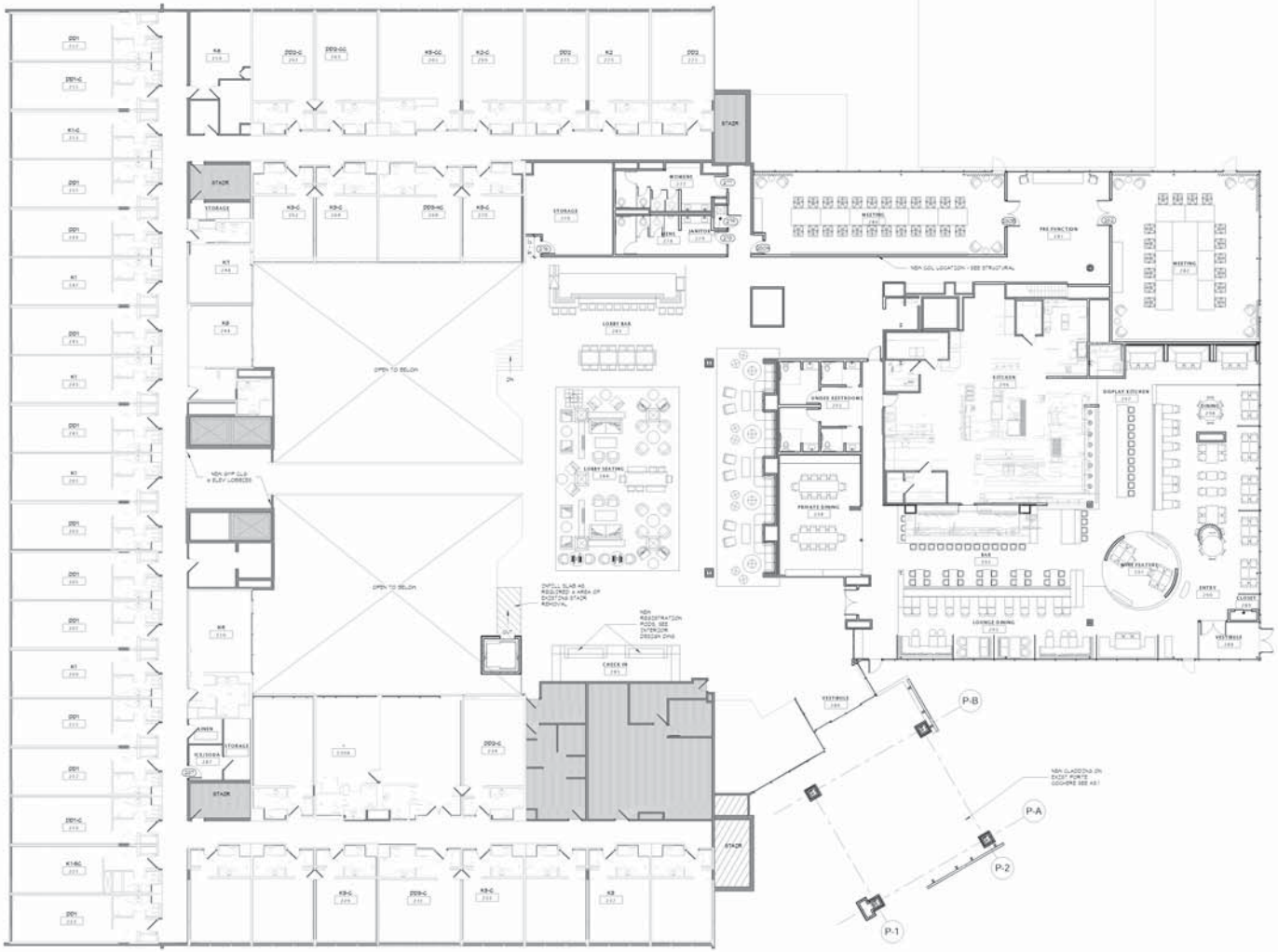
PAULSON & CLARK ENGINEERING, INC.
2550 T. Cooper Blvd.
Plum River Lake, MN 55318
Office: (952) 492-6030
Fax: (952) 492-6476
E-mail: pcc@paulson-lark.com

GENERAL PLAN NOTES

1. CONTRACTORS REQUIRED TO FIELD VERIFY ALL DIMENSIONS.
2. EXISTING WALLS ARE SHOWN SHADED. REFER TO DEMOLITION PLANS FOR WALLS TO BE REMOVED.
3. EXISTING DOORS ARE SHOWN AT 45 DEGREES:

   NEW DOORS ARE SHOWN AT 90 DEGREES:

   REFER TO DOOR SCHEDULE FOR EXISTING DOOR FRAMES TO REMAIN.
4. "NO WORK AREA" SHOWN HATCHED AS:
5. ALL SIGNAGE TO BE IDENTIFIED, PROCURED, AND INSTALLED BY OWNER.
6. GC & ELECTRICAL CONTRACTOR TO COORDINATE ALL ELECTRICAL DEVICES, SWITCHES, AND COVER PLATE COLORS WITH ARCHITECT PRIOR TO CHECKING. SUBMIT ELECTRICAL PLANS TO ARCHITECT FOR REVIEW AND MARK UPS.
7. GC & PLUMBING CONTRACTOR TO SUBMIT ALL PLUMBING FIXTURES TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
8. SCS ID DRAWINGS FOR ALL FURNITURE, FINISHES, AND INTERIOR DETAILS.
9. SCS ID DRAWINGS FOR REFLECTED CEILING PLAN INFO



1 PLAN SECOND LEVEL
A1.2 1/32" = 1'-0"

CITY SUBMITTAL
10/29/14

ORIGINAL ISSUE

REVISIONS

No.	Description	Date

214316
PROJECT NUMBER

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CITY PLAN

NOT FOR CONSTRUCTION
SHERATON BLOOMINGTON

SECOND LEVEL PLAN
A1.2

Case 7804B-14 REC: 10/29/14

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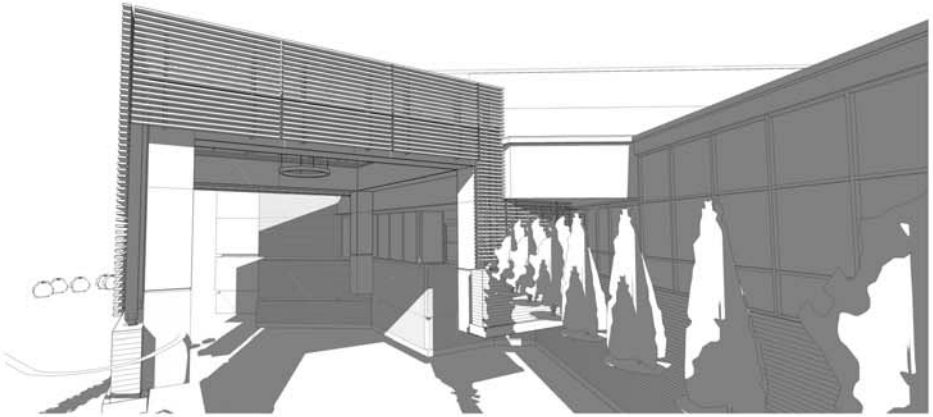
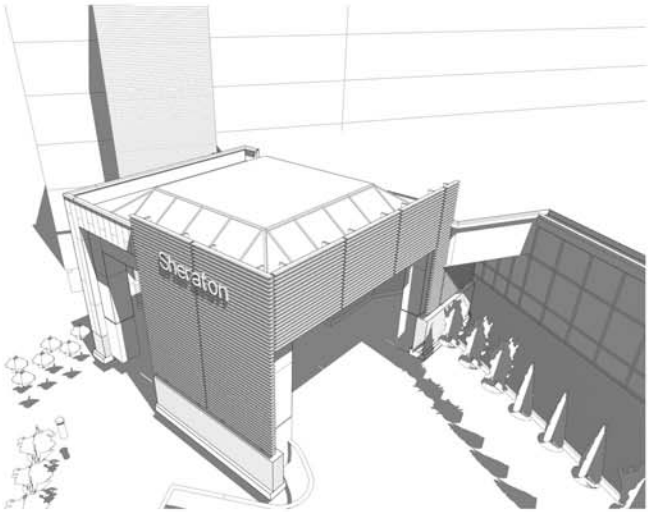
BLOOMINGTON
5801 West 78th Street
Bloomington, MN 55439

4 A3.4 Porte Cochere from South-West



3 A3.4 Porte Cochere Drive-Through



2 A3.4 Porte Cochere Birds-Eye

1 A3.4 PORT COCHERE ENTRY

esg
elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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Typed or Printed Name

License # Date

PAULSON & CLARK ENGINEERING, INC.
2737 E. County Road C
White Bear Lake, MN 55110
Office: (651) 407-6050
Fax: (651) 407-6070
Email: pec@paulsonclark.com

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10/29/14

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No.	Description	Date

214316
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KEY PLAN

NOT FOR CONSTRUCTION
SHERATON BLOOMINGTON

PORTE COCHERE 3D VIEWS
A3.4

Case 7804B-14 REC: 10/29/14

ELEVATION - SOUTH

ELEVATION - EAST

ELEVATION - NORTH_LEFT

ELEVATION - NORTH_RIGHT

ELEVATION - WEST

SHERATON
BLOOMINGTON
5801 West 78th Street
Bloomington, MN 55439

esg

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

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PAULSON & CLARK ENGINEERING, INC.
2737 E. County Road E
White Bear Lake, MN 55110
Office: (651) 407-6050
Fax: (651) 407-6476
Email: pac@paulsonclark.com

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KEY PLAN

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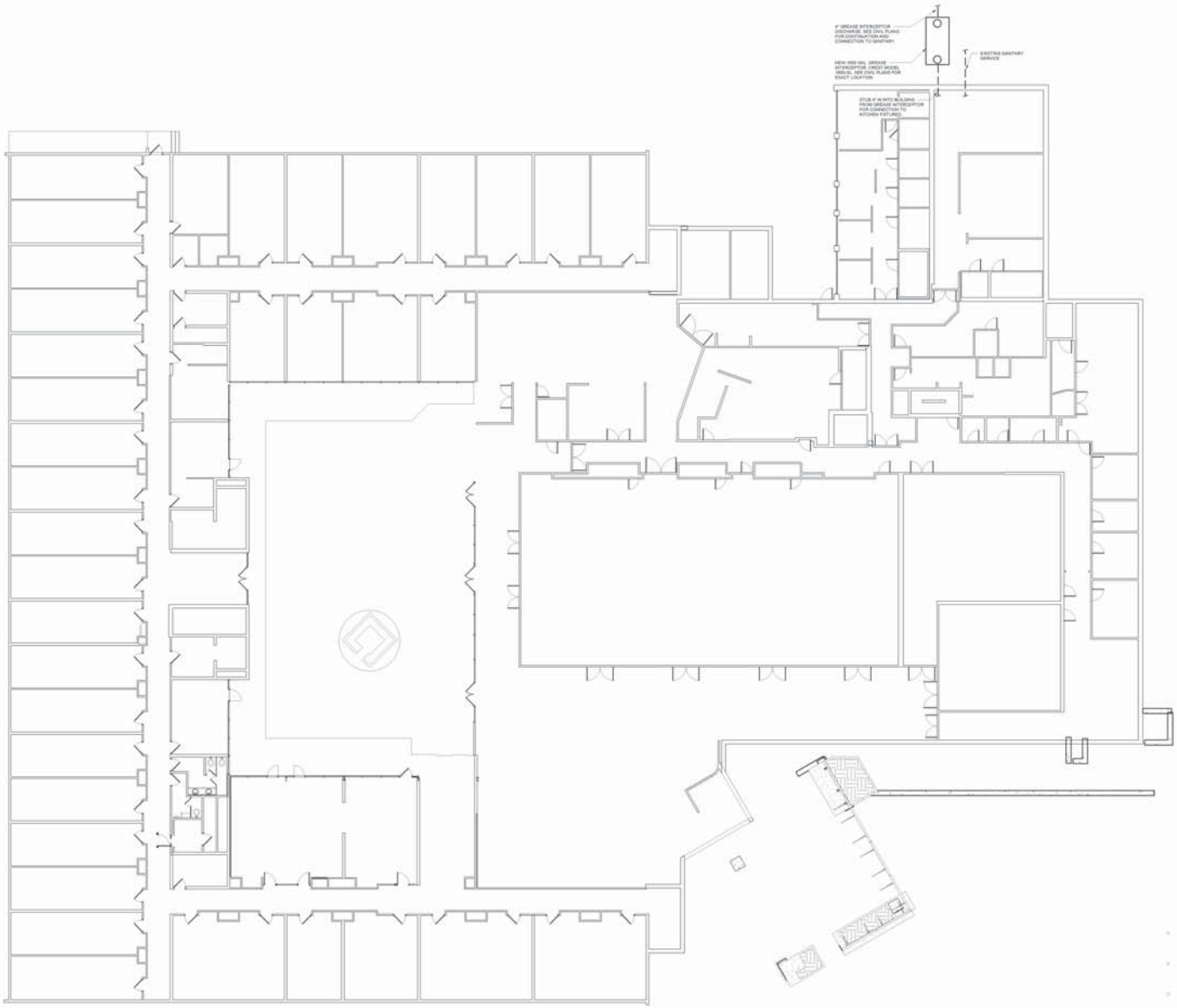
EXTERIOR ELEVATIONS
A3.5

Case 7804B-14 REC: 10/29/14



1 First and Garden Level Plumbing Plan
3/32" = 1'-0"

SHERATON
BLOOMINGTON
5601 West 78th Street
Bloomington, MN 55439

esg

alness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5342
www.esgarch.com

PAULSON & CLARK
ENGINEERING, INC.
Office: (651) 407-6090
Fax: (651) 407-6436
www.paulsonclark.com
2952 E. County Road J
White Bear Lake, MN 55110

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Signature

Jacob J. Sloan
Typed or Printed Name

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TLW JJS
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KEY PLAN

SHERATON BLOOMINGTON

FIRST AND GARDEN LEVEL
PLUMBING AND FIRE
PROTECTION PLAN

M2.1