

# Blake Station Site B

BLAKE STATION  
SITE B  
Hopkins, MN

## 8490 Excelsior Boulevard Hopkins, MN

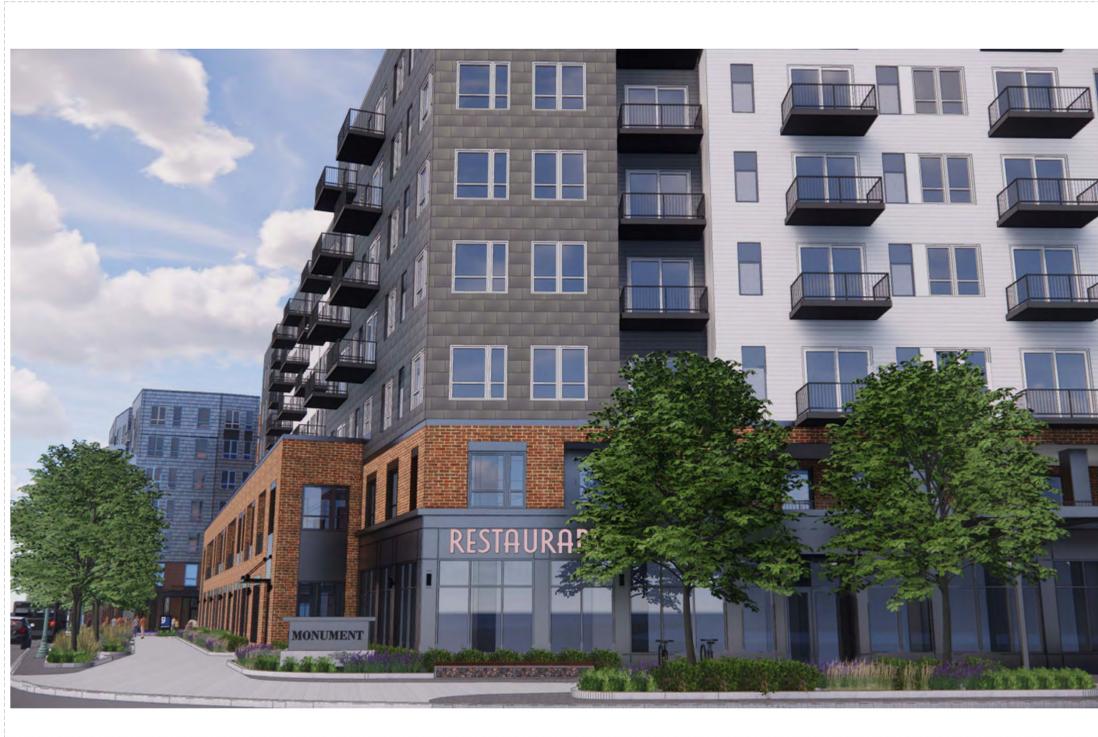


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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # Date \_\_\_\_\_

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### UNIT MIX & BUILDING DATA

**UNIT MIX SUMMARY - OPTION 1)					
Name	Qty	%	Area	Min - Max SF	
1 BED	97	39%	66,839 SF	645 SF ... 720 SF	
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF	
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF	
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF	
ALCOVE	40	16%	21,656 SF	495 SF ... 597 SF	
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF	
Grand total:	250		194,900 SF		

BUILDING GROSS BUILDING	
Level	Area
LEVEL P1	66,337 SF
LEVEL 1	64,904 SF
LEVEL 2	65,004 SF
LEVEL 3	42,027 SF
LEVEL 4	41,828 SF
LEVEL 5	41,828 SF
LEVEL 6	41,828 SF
LEVEL 7	40,812 SF
	404,569 SF

PARKING SCHEDULE - VEHICLES	
Description	Count
LEVEL P1	
8 x 18 COMPACT	7
9'-0" x 16' COMPACT	3
ACCESSIBLE STALL	4
COMPACT	8
STANDARD	126
LEVEL 1	
8 x 18 COMPACT	3
8'-6" x 18' STANDARD	3
9'-0" x 16' COMPACT	3
9'-0" x 18' STANDARD	1
ACCESSIBLE STALL	4
COMPACT	1
STANDARD	71
LEVEL 2	
8 x 18 COMPACT	6
9'-0" x 16' COMPACT	2
ACCESSIBLE STALL	4
COMPACT	5
STANDARD	88
TOTAL STALLS:	339

RESIDENTIAL GROSS AREA	
Level	Area
LEVEL 2	19,615 SF
LEVEL 3	38,269 SF
LEVEL 4	40,842 SF
LEVEL 5	40,842 SF
LEVEL 6	40,842 SF
LEVEL 7	38,742 SF
	219,153 SF

PARKING GROSS AREA	
Level	Area
LEVEL P1	62,469 SF
LEVEL 1	39,478 SF
LEVEL 2	42,751 SF
	144,697 SF

### DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	LUA 2/18/2022
GENERAL INFORMATION		
T1-1	TITLE SHEET	•
T1-2	CONTEXT MAP & IMAGES	•
T1-3	MASTER PLAN	•
CIVIL		
C200	DEMOLITION PLAN	•
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1	•
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2	•
C401	SITE PLAN - SITE B	•
C501	GRADING PLAN - SITE B	•
C503	STORM SEWER PLAN - SITE B	•
C601	UTILITY PLAN - SITE B	•
V100	EXISTING CONDITIONS SURVEY	•
LANDSCAPE		
L010	GENERAL NOTES	•
L011	REFERENCE NOTES & PLANTING SCHEDULES	•
L100	OVERALL SITE PLAN	•
L111	SITE PLAN BUILDING B	•
L140	LANDSCAPE PLAN - BUILDING B	•
L400	LANDSCAPE SECTIONS	•
L500	LANDSCAPE DETAILS	•
ARCHITECTURAL		
A1-0	LEVEL P1 PLAN	•
A1-1	LEVEL 1 PLAN	•
A1-2	LEVEL 2 PLAN	•
A1-3	LEVEL 3 PLAN	•
A1-4	LEVEL 4-6 PLAN	•
A1-5	LEVEL 7 PLAN	•
A1-6	ROOF PLAN	•
A3-1	PERSPECTIVE VIEWS	•
A3-2	SOUTH AND EAST BUILDING ELEVATIONS	•
A3-3	WEST AND NORTH BUILDING ELEVATIONS	•
A3-4	EXTERIOR MATERIALS	•
A3-5	SHADOW STUDIES	•
ELECTRICAL		
E0.1P	ELECTRICAL SITE PHOTOMETRIC	•
E0.2P	ELECTRIC SITE PHOTOMETRIC DETAILS	•
E0.3P	ELECTRIC SITE PHOTOMETRIC DETAILS	•
E0.4P	ELECTRIC SITE PHOTOMETRIC DETAILS	•

### PROJECT LOCATION



Vicinity



Site Location

### PROJECT TEAM

**OWNER/DEVELOPER:** Trilogy Real Estate Group, LLC  
520 West Erie Street Suite 100  
Chicago, IL 60654  
Ph: (312) 750-0900 Ext. 125

**ARCHITECT:** Elness Swenson Graham Architects, Inc.  
500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415  
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**CIVIL ENGINEER:** Kimley-Horn  
767 N Eustis Street, Suite 100  
St. Paul, MN 55114  
Ph: 651-645-4197

**LANDSCAPE ARCHITECT:** Damon Farber Landscape Architects  
310 S 4th Ave, Suite 7050  
Minneapolis, MN 55415  
Ph: 612-332-7522

**STRUCTURAL ENGINEER:** Meyer Borgman Johnson  
510 S Marquette Ave Unit 900  
Minneapolis, MN 55402  
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**MEP ENGINEERING:** Emanuelson-Podas, Inc.  
7705 Bush Lake Road  
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KEY PLAN

BLAKE STATION SITE B

TITLE SHEET

**T1-1**



- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL/WAREHOUSE
- EDUCATION/RECREATION



1. FROM WEST OF EXCELSIOR BLVD, LOOKING NORTHEAST



2. EXCELSIOR BLVD, LOOKING NORTHWEST



3. FROM EXCELSIOR BLVD & BLAKE RD, LOOKING NORTHWEST

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KEY PLAN

BLAKE STATION SITE B

CONTEXT MAP & IMAGES

**T1-2**

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MASTER PLAN



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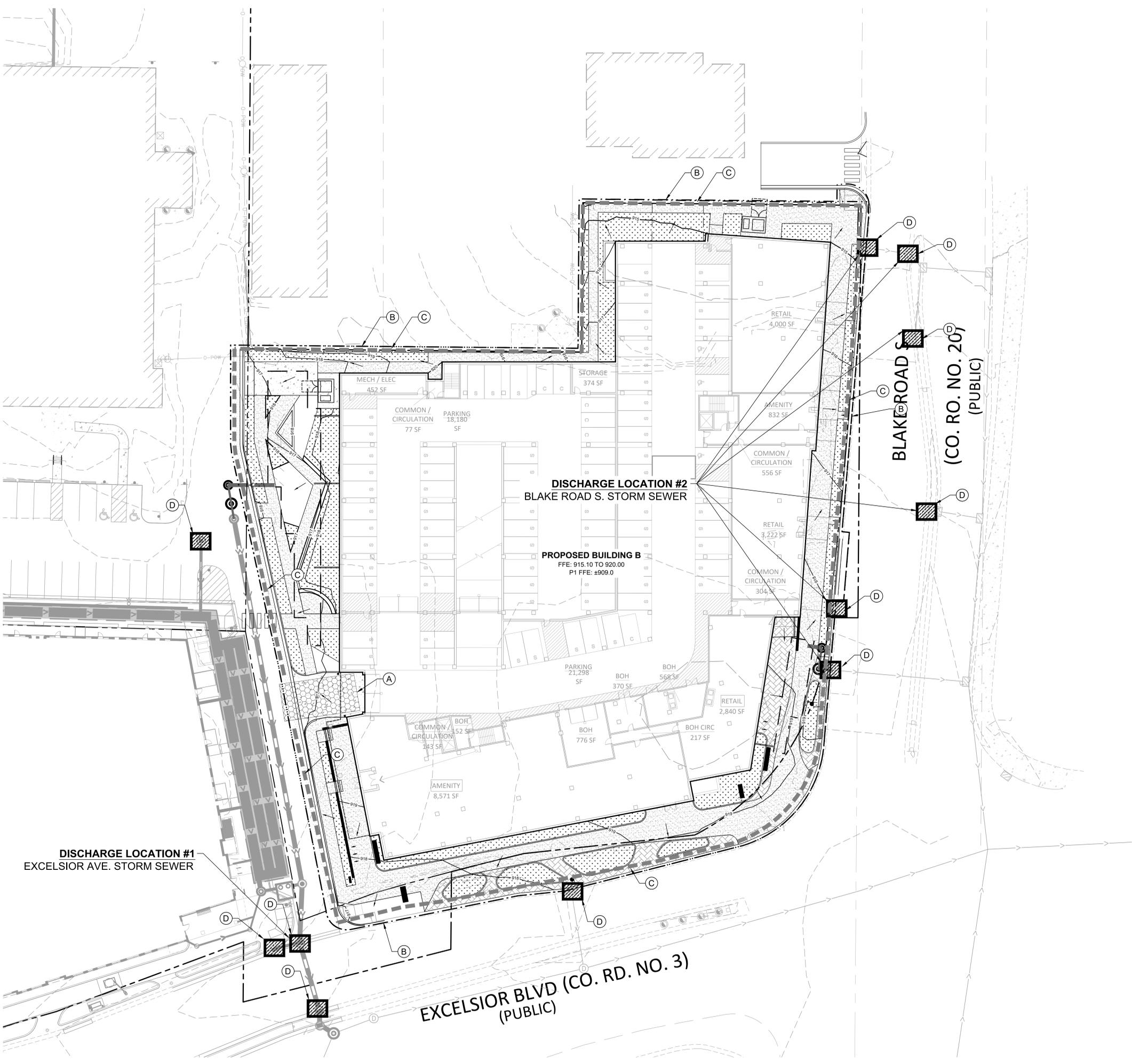
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KEY PLAN

BLAKE STATION SITE B

MASTER PLAN  
**T1-3**



- LEGEND**
- ROCK ENTRANCE
  - EROSION CONTROL BLANKET
  - INLET PROTECTION
  - SILT FENCE
  - LIMITS OF DISTURBANCE
  - SAFETY FENCE
  - BIROLL

- EROSION CONTROL PLAN NOTES**
1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
  3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
  4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SO2, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
  5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
  6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
  7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
  8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
  9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
  10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

- SEQUENCE OF CONSTRUCTION:**
- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:
1. TEMPORARILY SEED THROUGHOUT CONSTRUCTION, DENuded AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
  2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
  3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
  4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
  5. PREPARE SITE FOR PAVING.
  6. PAVE SITE AND INSTALL STRIPING.
  7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
  8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
  9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
    1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
    2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.

- KEYNOTE LEGEND**
- (A) CONSTRUCTION ENTRANCE
  - (B) LIMITS OF DISTURBANCE, OFFSET FOR CLARITY
  - (C) BIROLL
  - (D) INLET PROTECTION
  - (E) BIOLOG

BMP QUANTITIES		
BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA.	1
BIROLL	LF	1,275
INLET PROTECTION	EA.	12

**BLAKE STATION  
SITE B**

Hopkins, MN

**Kimley»Horn**  
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42661 XX/XX/XXXX  
License # Date

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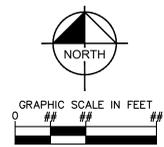
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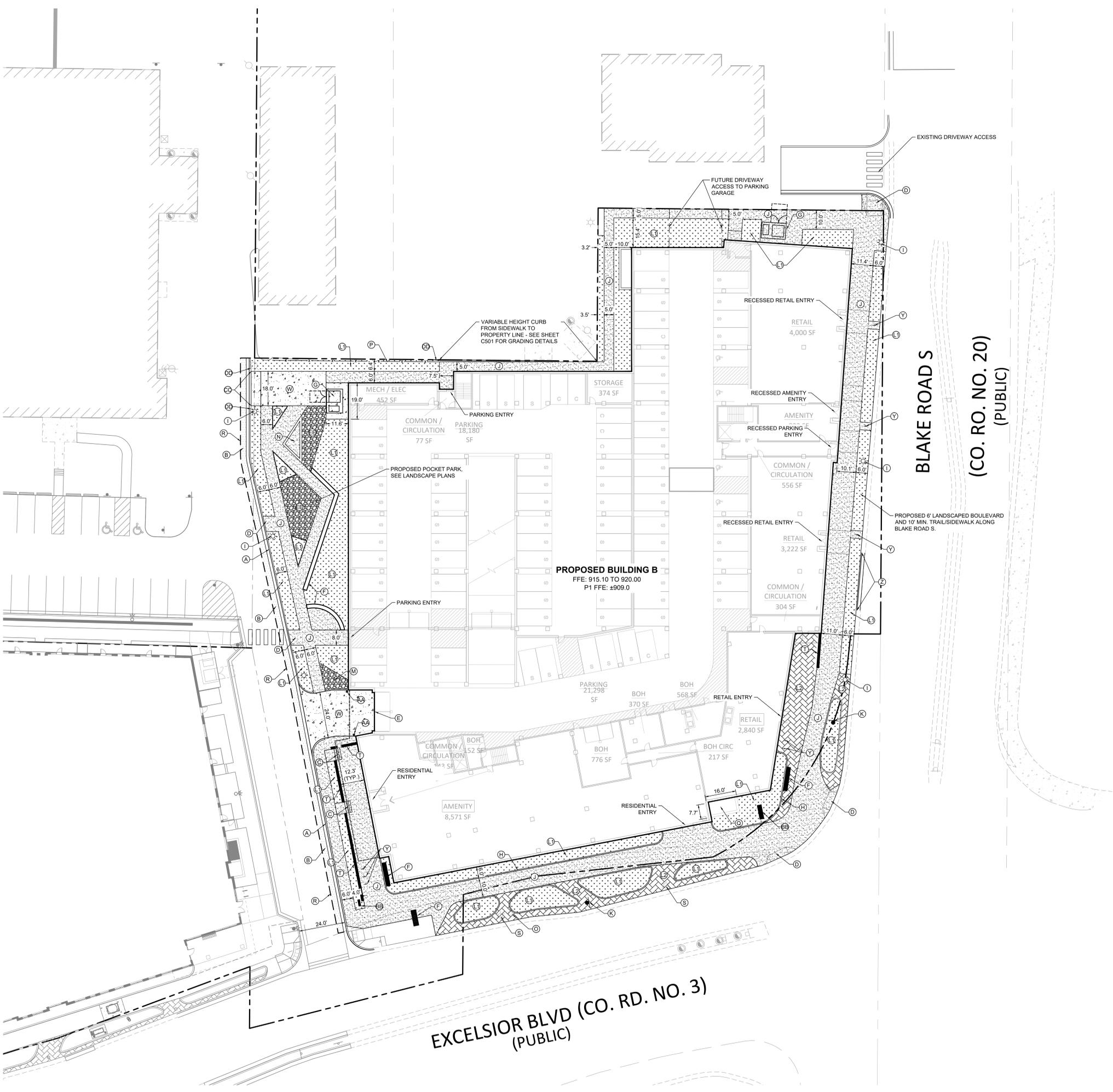
KEY PLAN

BLAKE ROAD STATION -  
SITE B

EROSION AND SEDIMENT  
CONTROL PLAN - PHASE 2

**C301**





**LEGEND**

[Symbol]	PROPERTY LINE
[Symbol]	RETAINING WALL
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED LANDSCAPING, SEE LANDSCAPE PLAN
[Symbol]	PROPOSED CRUSHED STONE LANDSCAPING, SEE LANDSCAPE PLAN
[Symbol]	PROPOSED HARDSCAPE, SEE LANDSCAPE PLANS
[Symbol]	PROPOSED STANDARD DUTY ASPHALT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK

**PROPERTY SUMMARY**

BLAKE & EXCELSIOR - SITE B	
TOTAL PROPERTY AREA	7.39 AC
RIGHT OF WAY DEDICATION	0.00 AC
BUILDING A PARCEL	1.62 AC
BUILDING B PARCEL	2.27 AC
BUILDING C PARCEL (FUTURE)	3.50 AC
PROPOSED IMPERVIOUS AREA (BUILDING B PARCEL)	85,393 SF (1.96 AC)
PROPOSED PERVIOUS AREA (BUILDING B PARCEL)	8,939 SF (0.21 AC)
TOTAL DISTURBED AREA (INCLUDES OFF-SITE IMPROVEMENTS)	98,331 SF (2.26 AC)

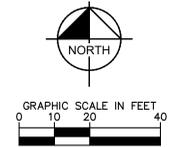
  

**ZONING SUMMARY**

EXISTING ZONING	B-3 GENERAL BUSINESS
PROPOSED ZONING	PUD

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURBS UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SAMBATEK, DATED 02/12/2020. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
  - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
  - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

- KEYNOTE LEGEND**
- (A) B612 CURB AND GUTTER
  - (B) STANDARD DUTY ASPHALT PAVEMENT
  - (C) PROPOSED STOOP/STAIRS/RISERS, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
  - (D) ACCESSIBLE CURB RAMP
  - (E) PROPOSED GARAGE DOOR, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
  - (F) PROPOSED BENCH/SITE FURNITURE, REFERENCE GRADING PLAN FOR ELEVATIONS AND LANDSCAPE PLANS FOR DETAILS
  - (G) PROPOSED TRANSFORMER PAD, UTILITY SCREEN/ENCLOSURES, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
  - (H) PROPOSED PLANTER BED, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
  - (I) PROPOSED STREET LIGHT, REFERENCE LIGHTING PLANS FOR DETAILS
  - (J) PROPOSED SIDEWALK
  - (K) RELOCATED TRAFFIC SIGN, SEE DEMO PLAN FOR EXISTING LOCATIONS
  - (L) PROPOSED LANDSCAPE AREA, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
  - (M) PROPOSED HARDSCAPE AREA, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
  - (N) PET RELIEF AREA, SEE ARCH PLANS
  - (O) RAISED STAGE FEATURE, SEE LANDSCAPE PLANS
  - (P) EXISTING TRAFFIC SIGN TO REMAIN
  - (Q) PROPOSED FENCE
  - (R) EXHAUST WELL, SEE ARCH PLANS
  - (S) SAWCUT LINE/MATCH EXISTING PAVEMENT
  - (T) SALVAGED AND RELOCATED STREET LIGHT - CONTRACTOR TO SALVAGE AND PROVIDE LIGHT POLES TO CITY FOR STORAGE. CONSTRUCT LIGHT POLE BASES AND PROVIDE CONDUIT WIRING, REINSTALL LIGHT POLES
  - (U) PROPOSED RETAINING WALL, REFERENCE GRADING PLAN FOR ELEVATION DETAILS AND LANDSCAPE PLANS FOR WALL TYPE
  - (V) FIRE LANE SIGN, SEE DETAIL
  - (W) NOT USED
  - (X) CONCRETE PAVEMENT DRIVEWAY ENTRANCE
  - (Y) SALVAGE AND RELOCATE EXISTING BENCH
  - (Z) PROPOSED BIKE RACKS, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
  - (AA) B624 CURB AND GUTTER
  - (AB) PROPOSED BOLLARD
  - (AC) PROPOSED MONUMENT SIGNAGE, REFERENCE ARCHITECTURAL PLANS
  - (AD) SURMOUNTABLE B612 CURB
  - (AE) TRANSITION CURB
  - (AF) CRUSHED STONE LANDSCAPED AREA, REFERENCE LANDSCAPE PLANS FOR DETAILS



**BLAKE STATION SITE B**

Hopkins, MN

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KEY PLAN

BLAKE ROAD STATION - SITE B

SITE PLAN - SITE B  
**C401**

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KEY PLAN

BLAKE ROAD STATION -  
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GRADING PLAN - SITE B

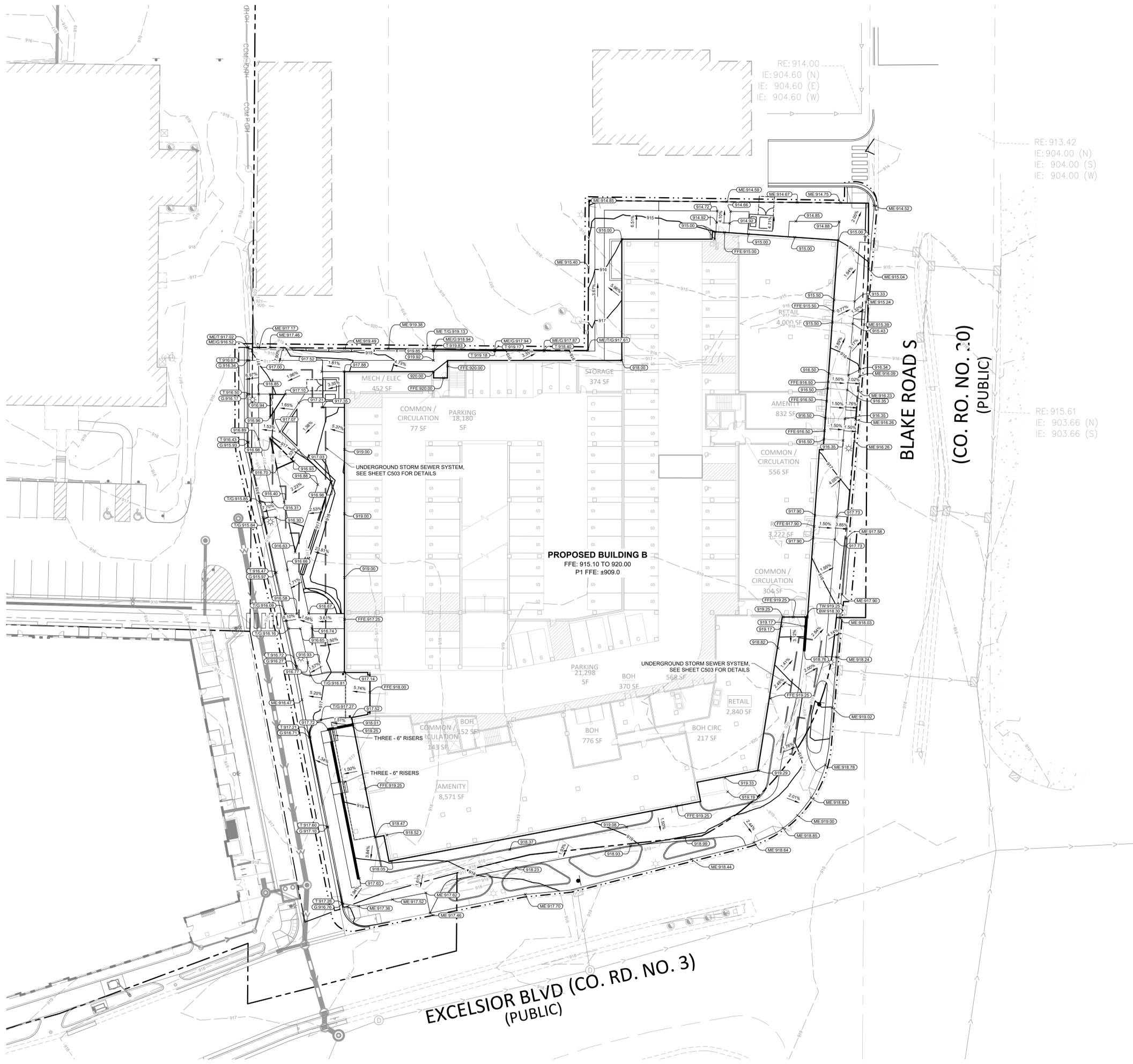
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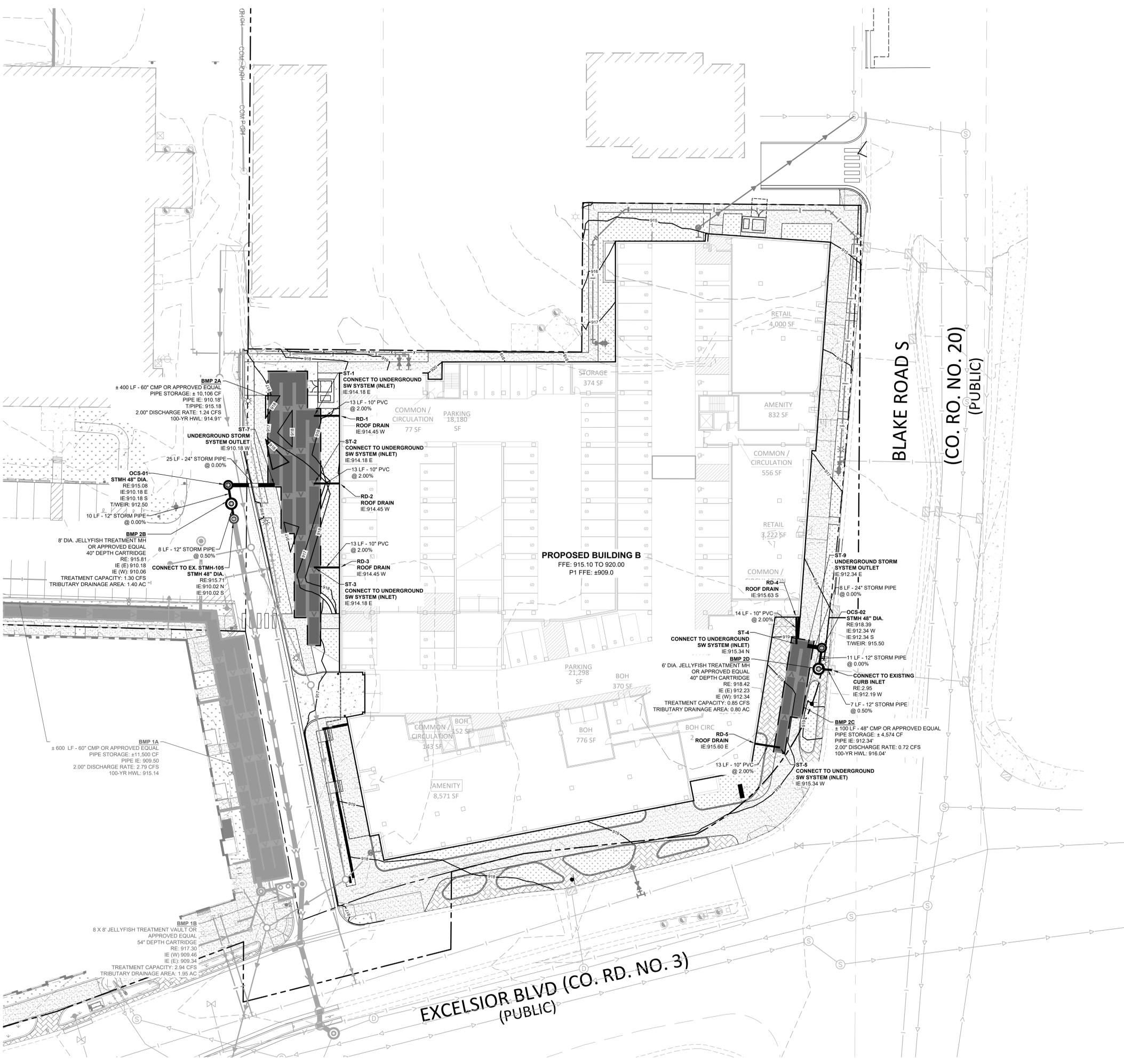
**LEGEND**

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

**GRADING PLAN NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HOPKINS, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ +1-800-252-1166+ AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76  
HOPE: 6" - 10" PER AASHTO M-252  
HOPE: 12" OR GREATER PER ASTM F-2386  
PVC SCH. 40 PER ASTM D-3034  
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76, JOINTS PER ASTM C-381, C-900, AND C-443  
HOPE PER ASTM D-312  
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
- ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.





**LEGEND**

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOT
- PROPOSED FLARED END SECTION
- PROPOSED RFRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED FINGER DRAIN - INSTALL AROUND CATCH BASINS, 4 DRAINS, SPACED AT 90°, EXTENDING 10' FROM CATCH BASIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND STORMWATER PIPE DETENTION

**GRADING PLAN NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HOPKINS, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76  
HDPE 12" - 10" PER AASHTO M-252  
HDPE 12" OR GREATER PER ASTM F-2306  
PVC SCH. 40 PER ASTM D-3034  
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76, JOINTS PER ASTM C-381, C-900, AND C-443  
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBGRADE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A MINIMUM OF 6" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATEMENTAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION -XXX.XXX- OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

**BLAKE STATION  
SITE B**

Hopkins, MN

**Kimley»Horn**  
302 KIMLEY HORN AND ASSOCIATES, INC.  
767 EUBANK STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
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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 engineer under the laws of the State of Minnesota

Signature  
WILLIAM D. MATZEK  
Typed or Printed Name  
42661 XX/XX/XXXX  
License # Date

**NOT FOR  
CONSTRUCTION**

STORMWATER SUMMARY - BUILDING B PARCEL			
BLAKE & EXCELSIOR - SITE B			
PROPERTY AREA (SITE B)	94,332 SF (2.17 AC)		
PROPOSED SITE IMPERVIOUS AREA	86,096 SF (1.98 AC)		
TRIBUTARY AREA TO BMP 2A/B	61,131 SF (1.40 AC)		
TRIBUTARY AREA TO BMP 2C/D	23,557 SF (0.54 AC)		
DISTURBED AREA	95,876 SF (2.20 AC)		
RATE ATTENUATION SUMMARY			
	1-YEAR (CFS)	10-YEAR (CFS)	100-YEAR (CFS)
BLAKE ROAD S.	EXISTING 3.63	6.60	11.77
	PROPOSED 1.23	4.40	7.97
EXCELSIOR BOULEVARD	EXISTING 3.35	5.90	10.37
	PROPOSED 1.22	5.61	7.88
TOTAL	EXISTING 6.98	12.49	22.15
	PROPOSED 2.35	9.27	15.08
RUNOFF VOLUME SUMMARY			
REQUIRED TREATMENT VOLUME: MOWD REQUIRES A VOLUME ABSTRACTION OF 1" OVER THE IMPERVIOUS AREA (7,175 CF) OR TREATMENT OF THE FLOW RATE RESULTING FROM THE 2" EVENT OVER THE IMPERVIOUS AREA FOR FILTRATION PRACTICES.	14,350 CF		
PROVIDED TREATMENT VOLUME: TO DEMONSTRATE THE UNDERGROUND DETENTION AND TREATMENT VAULT HAVE SUFFICIENT CAPACITY, THE 2" EVENT IS MODELED WITH A 2.55" RAINFALL DEPTH THAT RESULTS IN THE PROVIDED TREATMENT VOLUME.	14,680 CF		
WATER QUALITY SUMMARY			
REQUIRED TSS REMOVAL	70%		
SITE CAPTURE	88.33%		
BMP 2B/2D TSS REMOVAL RATE	80%		
BMP 2B DISCHARGE RATE/TREATMENT CAPACITY	1.24 CFS/1.30 CFS		
BMP 2D DISCHARGE RATE/TREATMENT CAPACITY	0.72 CFS/0.85 CFS		
PROVIDED TSS REMOVAL	70.66% (88.33% SITE CAPTURE * 80% REMOVAL)		

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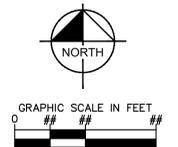
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KEY PLAN

BLAKE ROAD STATION -  
SITE B

STORM SEWER PLAN -  
SITE B

**C503**

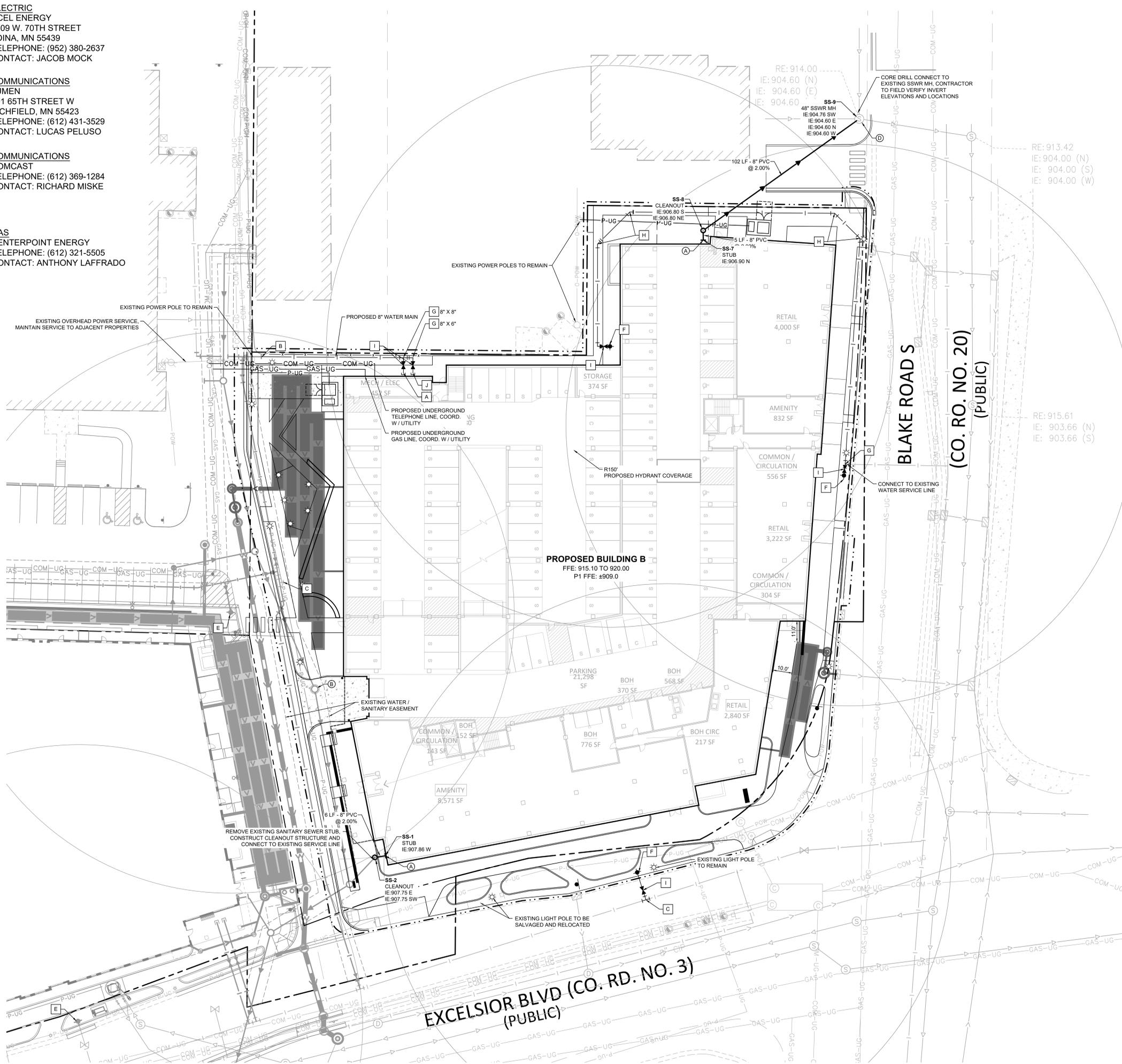


**ELECTRIC**  
**XCEL ENERGY**  
 5309 W. 70TH STREET  
 EDINA, MN 55439  
 TELEPHONE: (952) 380-2637  
 CONTACT: JACOB MOCK

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**CENTERPOINT ENERGY**  
 TELEPHONE: (612) 321-5505  
 CONTACT: ANTHONY LAFFRADO



LEGEND		
EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		STORM SEWER
		UNDERGROUND ELECTRIC
		TELEPHONE
		GAS MAIN
		PROPOSED UNDERGROUND STORMWATER PIPE DETENTION
		FULL DEPTH SAWCUT

- UTILITY PLAN NOTES**
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
 8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP  
 8" PVC SDR35 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP  
 8" PVC SCHEDULE 40 PER ASTM D-3034  
 DUCTILE IRON PIPE PER AWWA C150
  - WATER LINES SHALL BE AS FOLLOWS:  
 8" AND LARGER: PVC C-900 PER ASTM D 2241  
 CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150  
 4" AND LARGER DUCTILE IRON PIPE PER AWWA C150  
 SMALLER THAN 4" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI B16.22  
 WATER LINES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT EDITION OF SEAN SPECIFICATIONS
  - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
  - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR CORAL BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
  - ALL UTILITIES SHOULD BE KEPT TEN (10) APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-0" COVER ON ALL WATERLINES.
  - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE 8" OR 9" ABOVE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE OBSTRUCTION. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 11.11 (AWWA C-151) (CLASS 80).
  - ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  - TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATER TIGHT LIDS.
  - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
  - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF HOPKINS AND/OR STATE OF MINNESOTA WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
  - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  - BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
  - ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.
  - THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH MN PLUMBING CODE RULES PER SECTION 609.9.A
  - THE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE RULES PER SECTIONS 609.4 AND 712.0. THIS SHALL INCLUDE THE STORM SEWER LOCATED WITHIN 10 FEET OF THE BUILDING AND WITHIN 10 FEET OF THE BURIED WATER SUPPLY.
  - ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 474, SECTION 1109.
  - ALL STORM PIPE ENTERING STRUCTURES SHALL BE WATER TIGHT OR BE OF FLEXIBLE COMPRESSION JOINTS LOCATED BETWEEN 12 AND 36 INCHES FROM MANHOLE JOINT CONNECTIONS SHALL BE FLEXIBLE WATER STOPS, RESILIENT CONNECTORS, OR OTHER FLEXIBLE SYSTEMS APPROVED BY THE ENGINEER TO MAKE WATER TIGHT CONNECTION TO MANHOLES AND OTHER STRUCTURES UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS. CEMENT MORTAR JOINTS ARE NOT APPROVED.

**SANITARY SEWER KEYNOTE LEGEND**

(A) SANITARY SEWER SERVICE, CONNECT TO BUILDING PLUMBING COORDINATE W/ MEP PLANS

(B) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

(C) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER, CONNECT TO EXISTING SERVICE PIPE, FIELD VERIFY LOCATION AND ELEVATION.

(D) CORE DRILL AND CONNECT TO EXISTING STRUCTURE, FIELD VERIFY LOCATION AND ELEVATION

**WATERMAIN KEYNOTE LEGEND**

(A) PROPOSED 8" FIRE WATER SERVICE, PROVIDE BACKFLOW PREVENTER INSIDE BUILDING

(B) CONNECT TO EXISTING WATER STUB

(C) CAP EXISTING TEE TO THE EAST AFTER REMOVING EXISTING WATER SERVICE LINE

(D) CONNECT TO EXISTING WATER LINE TO MAINTAIN SERVICE

(E) EXISTING HYDRANT (SITE A)

(F) PROPOSED FIRE HYDRANT AND GATE VALVE ASSEMBLY, PROVIDE 6" LEAD

(G) TEE

(H) 45-DEGREE BEND

(I) GATE VALVE

(J) PROPOSED 6" DOMESTIC WATER SERVICE

**BLAKE STATION  
 SITE B**

Hopkins, MN



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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 engineer under the laws of the State of Minnesota

Signature  
 WILLIAM D. MATZEK  
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 42661 XX/XX/XXXX  
 License # Date

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**LUA SUBMITTAL**  
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KEY PLAN

BLAKE ROAD STATION -  
 SITE B

UTILITY PLAN - SITE B

**C601**

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

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Jesse Symoniewicz  
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26970  
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**NOT FOR CONSTRUCTION**

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KEY PLAN

BLAKE ROAD STATION

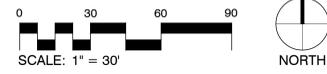
OVERALL SITE PLAN

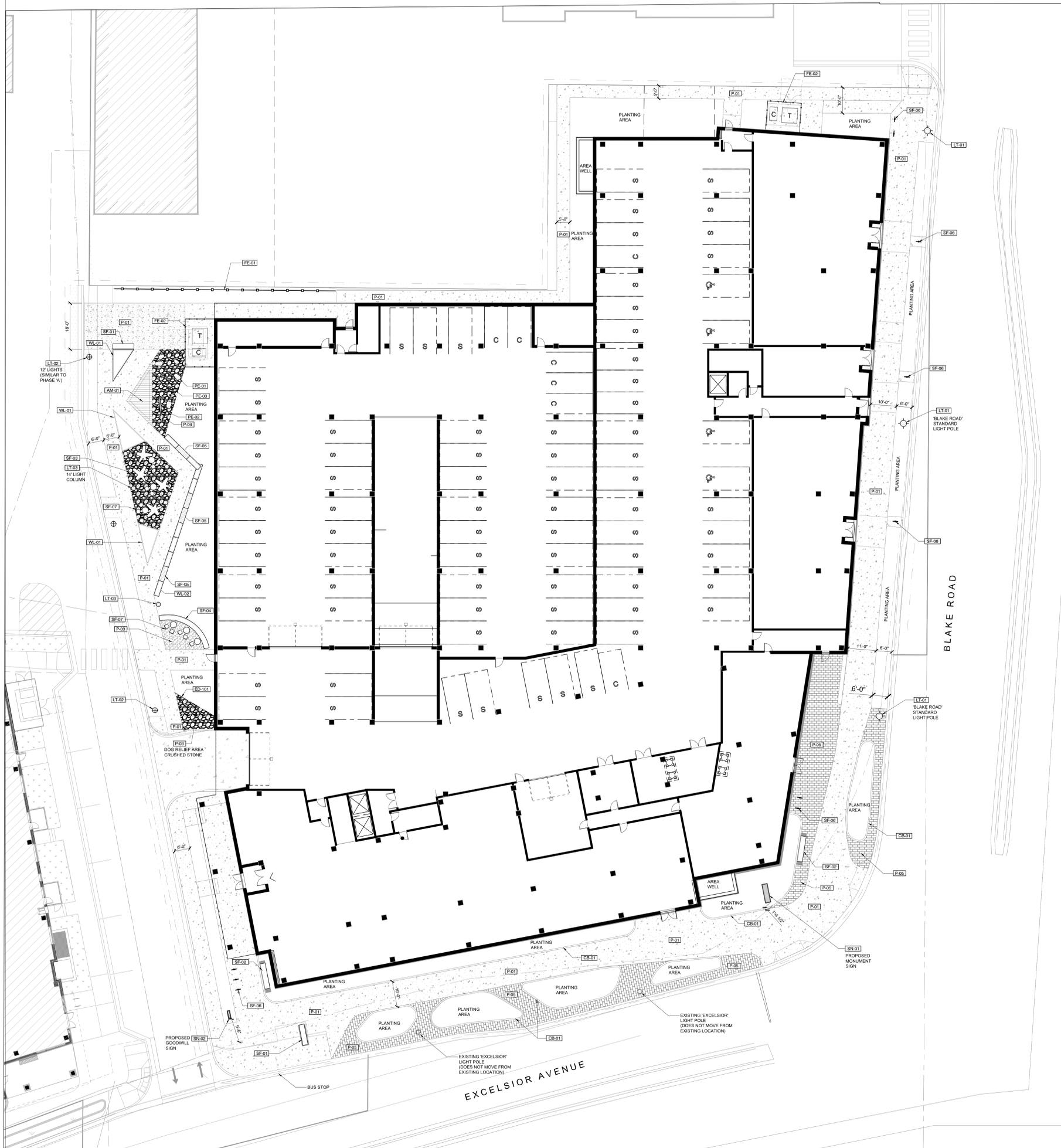
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**OVERALL SITE PLAN LEGEND**

- CONCRETE PAVING
- CONCRETE UNIT PAVERS
- CRUSHED STONE
- WOOD DECK
- PLAY SURFACING
- PLANTING TYPE 1
- PLANTING TYPE 2
- PLANTING TYPE 3





SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
[AM-01]	WOOD DECKMINI STAGE	128 SF	TBD		
[CS-01]	CONCRETE PLANTER CURB	621 LF	CUSTOM		CONCRETE CURBING
[ED-01]	STEEL EDGING	46 LF	3/16" GALVANIZED STEEL	RYERSON	3/16" GALVANIZED STEEL
[FE-01]	FENCE & GUARDRAIL				
[FE-02]	8' HEIGHT WOODEN FENCE	244 LF			
[FE-03]	UTILITY SCREEN FENCE	235 LF	MATCH PHASE 1 DESIGN		
[LT-01]	EXCELSIOR STREET LIGHT	3			
[LT-02]	PEDESTRIAN LIGHT	3			
[LT-03]	PEDESTRIAN COLUMN LIGHT	6			
[P-01]	CONCRETE PAVING	14,738 SF	4" CONCRETE PAVEMENT OVER 6" COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE		
[P-02]	CONCRETE PAVING - VEHICULAR	703 SF	6" REINFORCED VEHICULAR RATED CONCRETE PAVEMENT, OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE		
[P-03]	STABILIZED CRUSHED STONE	662 SF	3" DEPTH 3/4" DECOMPOSED GRANITE, STABILIZED, OVER COMPACTED AGGREGATE BASE OVER COMPACTED SUBGRADE		
[P-04]	PLAY AREA SURFACE	305 SF	ENGINEERED WOOD FIBER, DEPTH PER ASTM STND. WITH SUBSURFACE DRAINAGE SYSTEM		
[P-05]	CONCRETE UNIT PAVER	2,660 SF	TBD		
[PE-01]	PLAY BOULDER	5			
[PE-02]	BALANCE BEAM	1	10' 2" X 8" X 1' 3"	KOMPAN	NRC081-0801
[PE-03]	STILTS	1	4' 2" X 8" X 1' X 3' 7"	KOMPAN	NRC086-0801
[SF-01]	LINEAR BENCH - 8'	2	2' X 8' LINEAR BENCH	ANOVA	INF24L8T
[SF-02]	LINEAR BENCH - 10'	2	2' X 10' LINEAR BENCH	ANOVA	INF24L10T
[SF-03]	CAST CONCRETE BENCH	4	REINFORCED CAST STONE BENCH, 75" X 60" X 12"	LANDSCAPE FORMS	FLOR-SM
[SF-04]	CURVED BENCH	1	2' CURVED BENCH 16' RADIUS	ANOVA	INF24C16R0T
[SF-05]	GABION BENCH	4	2' X 6' GABION BENCH, FILL W/ DRESSOR TRAP ROCK	ANOVA	CE18T2T
[SF-06]	BIKE RACK	10		FORMS + SURFACES	TRIO BIKE RACK
[SF-07]	MOVABLE CHAIR	11	TBD		
[SF-08]	MOVABLE TABLE	6	TBD		
[SN-01]	MONUMENT SIGN	1	TBD		
[SN-02]	GOOD WILL SIGN	1	RELOCATED GOOD WILL SIGN		
[WL-01]	STEEL PLANTER WALL	120 LF	16" HEIGHT WEATHERING STEEL PLANTER WALL WITH BENT TOP		

BLAKE STATION  
BLDG B  
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

Signature  
Jesse Symynkiewicz  
Typed or Printed Name  
26970  
License # Date

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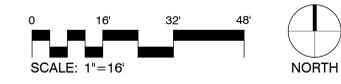
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02/18/2022

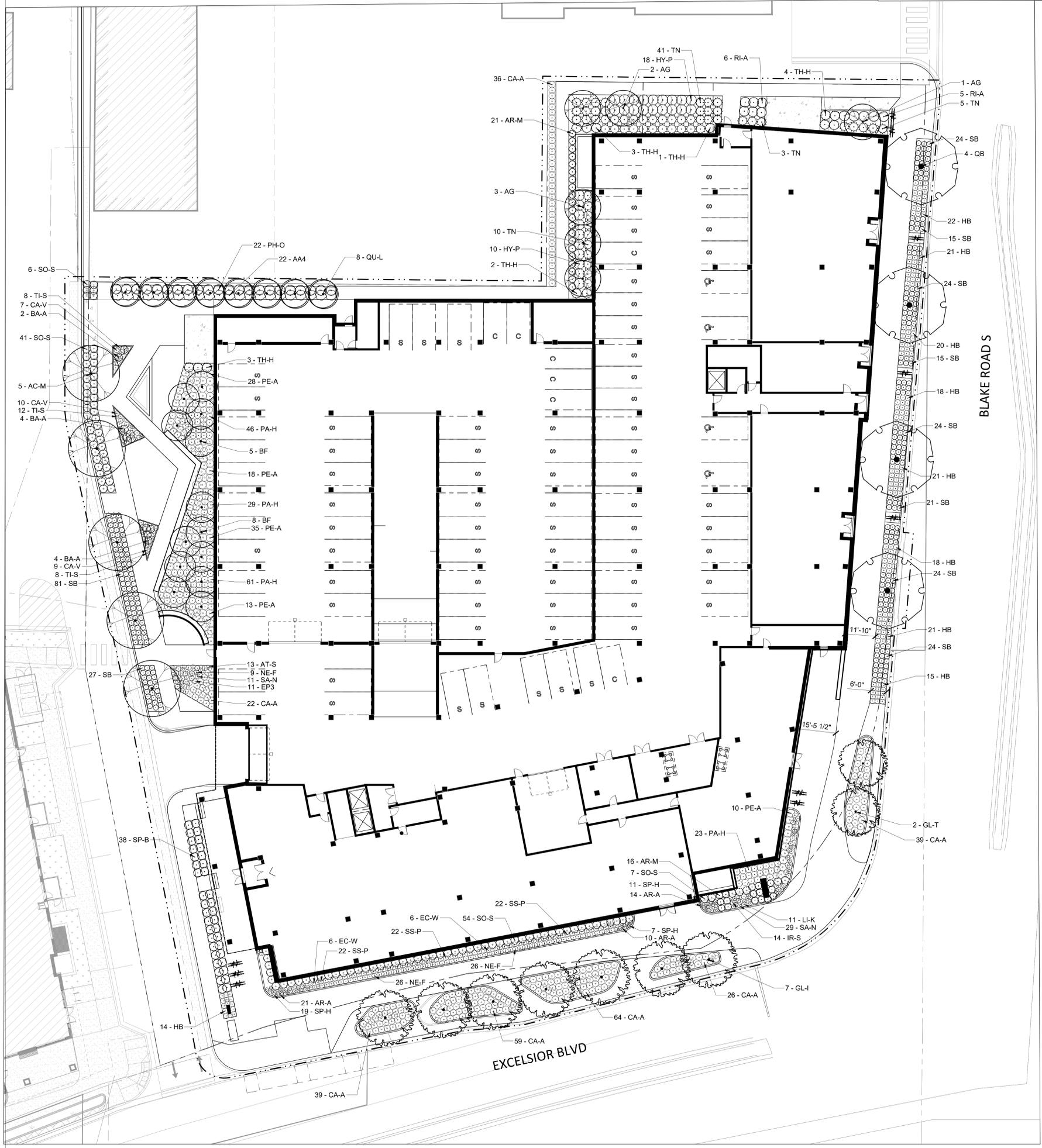
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BD DRAWN BY JS CHECKED BY  
KEY PLAN

BLAKE ROAD STATION

SITE PLAN - BUILDING B  
**L111**





PLANT SCHEDULE LANDSCAPE			
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC-M	5	ACER MIYABEI 'MORTON' TM / STATE STREET MIYABEI MAPLE
	BF	13	BETULA PLATYPHYLLA 'FARGO' TM / DAKOTA PINNACLE ASIAN WHITE BIRCH
	GL-T	2	GLEDITSIA TRIACANTHOS DRAVES / HONEY LOCUST STREET KEEPER
	GL-I	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK
	QU-L	8	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	AA4	22	ARONIA MELANOCARPA 'AUTUMN MAGIC' / AUTUMN MAGIC BLACK CHOKEBERRY
	AR-M	37	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY
	HY-P	28	HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA
	PH-O	22	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / DART'S GOLD NINEBARK
	RI-A	11	RIBES ALPINUM / ALPINE CURRANT
	SO-S	108	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
	SP-B	38	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA
	TN	59	TAXUS X MEDIA 'TAUNTON' / TAUNTON YEW
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	TH-H	13	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP ARBORVITAE
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	CA-A	285	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	CA-V	26	CAREX VULPINOIDEA / FOX SEDGE
	PA-H	159	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
	SS-P	66	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
	SB	279	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN' / BLUE HEAVEN LITTLE BLUESTEM
	SP-H	37	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	AT-S	13	ALLIUM TANGUTICUM 'SUMMER BEAUTY' / SUMMER BEAUTY GLOBE LILY
	AR-A	45	ARUNCUS AETHUSIFOLIUS / DWARF GOATSBEARD
	BA-A	10	BAPTISIA AUSTRALIS / BLUE WILD INDIGO
	EP3	11	ECHINACEA PALLIDA / PALE PURPLE CONEFLOWER
	EC-W	12	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	HB	170	HEMEROCALLIS X 'BAJA' / BAJA DAYLILY
	IR-S	14	IRIS SIBIRICA 'CAESAR'S BROTHER' / CAESAR'S BROTHER SIBERIAN IRIS
	LI-K	11	LIATRIS SPICATA 'KOBOLD' / KOBOLD BLAZING STAR
	NE-F	61	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT
	PE-A	104	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE
	SA-N	40	SALVIA NEMOROSA 'CARDONNA' / CARDONNA MEADOW SAGE
	TI-S	28	TIARELLA X 'SUGAR AND SPICE' / SUGAR AND SPICE FOAMFLOWER

BLAKE STATION  
BLDG B  
HOPKINS, MN 55343



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Signature  
Jesse Symonowicz  
Typed or Printed Name  
26970  
License # Date

**DF/ DAMON FARBER**  
LANDSCAPE ARCHITECTS  
310 South 4th Avenue, Suite 7050  
Minneapolis, MN 55415  
p: 612.332.7522

**NOT FOR CONSTRUCTION**

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02/18/2022

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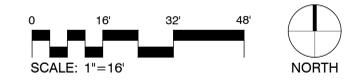
20-172  
PROJECT NUMBER

BD JS  
DRAWN BY CHECKED BY  
KEY PLAN

BLAKE ROAD STATION

LANDSCAPE PLAN - BUILDING B

**L140**

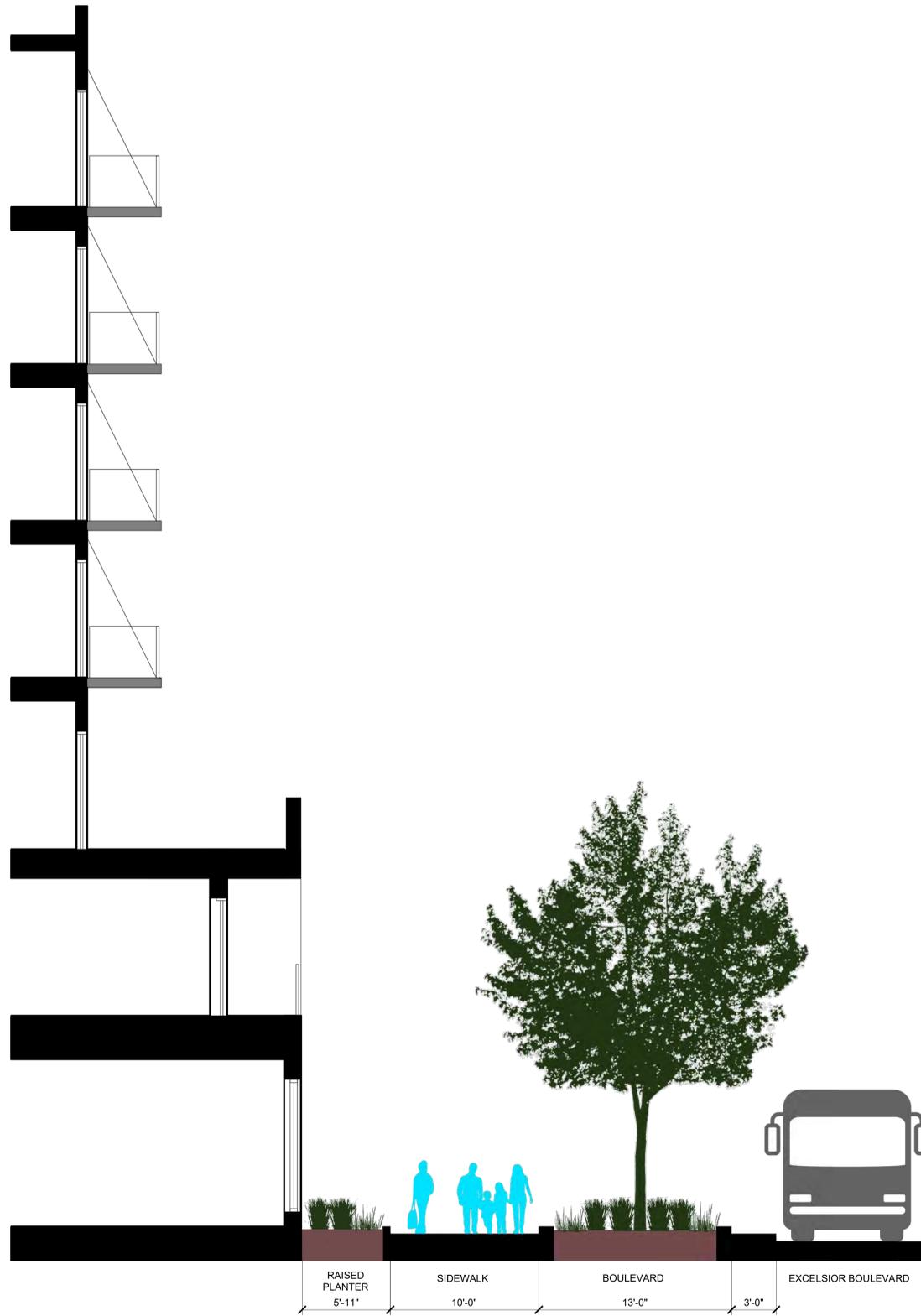


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p: 612.332.7522

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2 SECTION - STREETScape @ EXCELSIOR  
1/4" = 1'-0"



1 SECTION - STREETScape @ BLAKE ROAD  
1/4" = 1'-0"

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BLAKE ROAD STATION

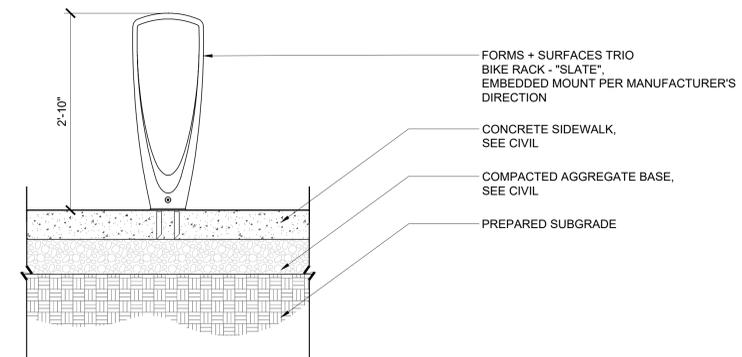
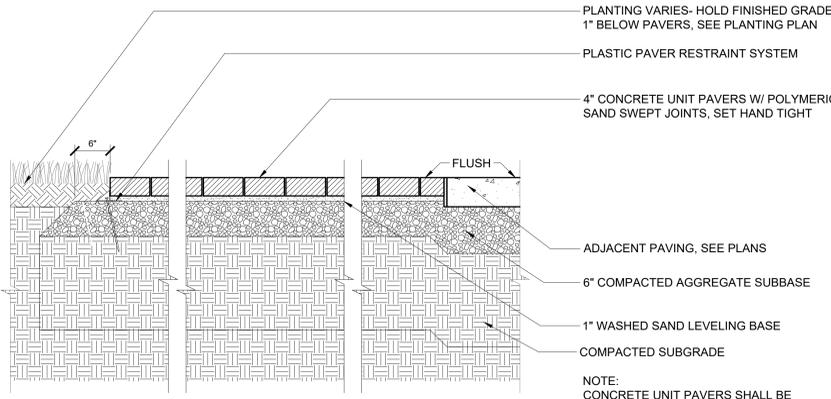
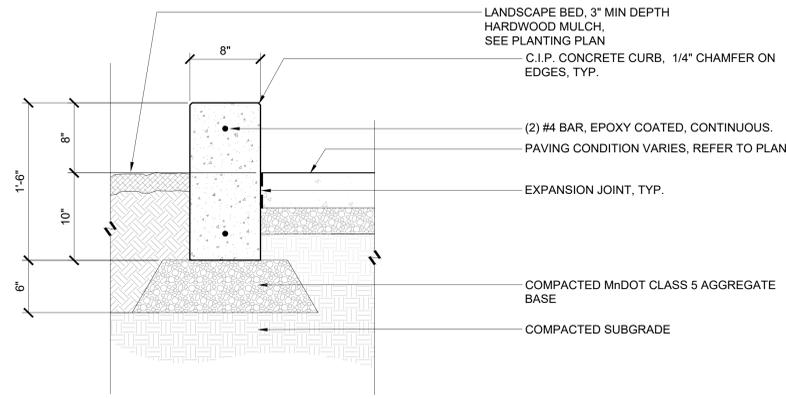
LANDSCAPE SECTIONS  
**L400**

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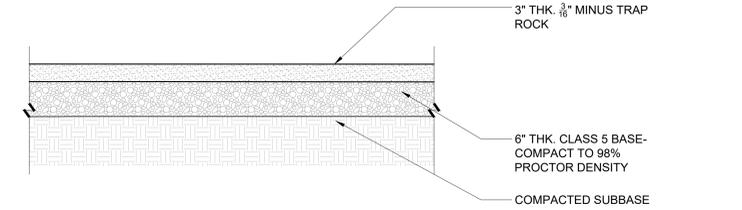
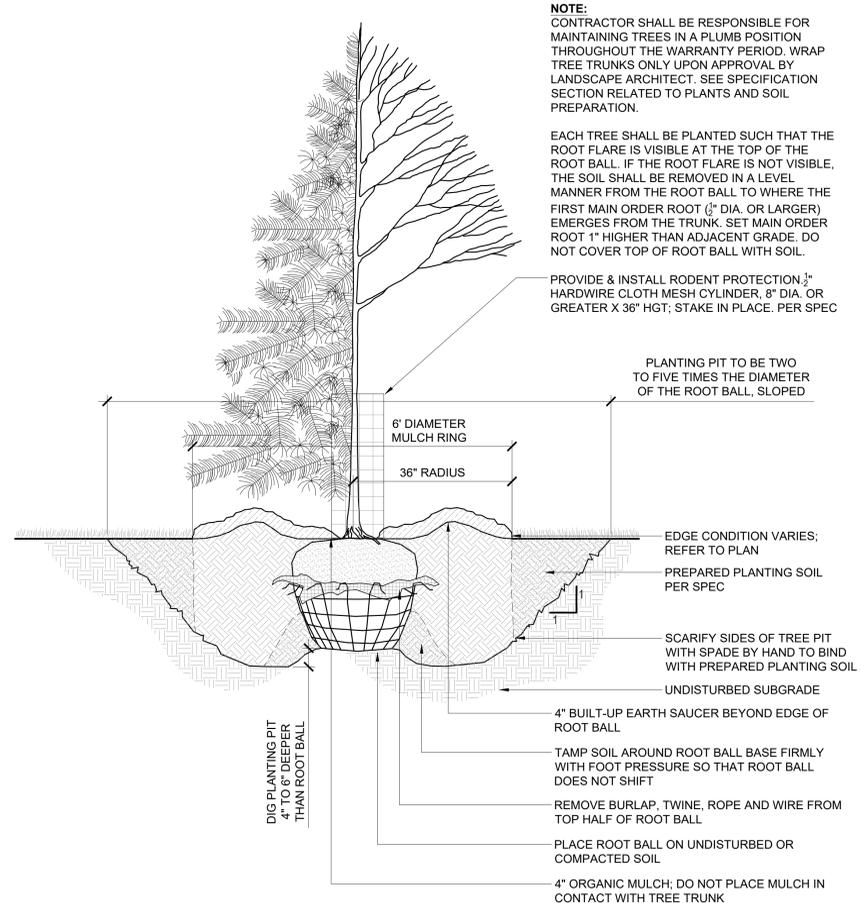
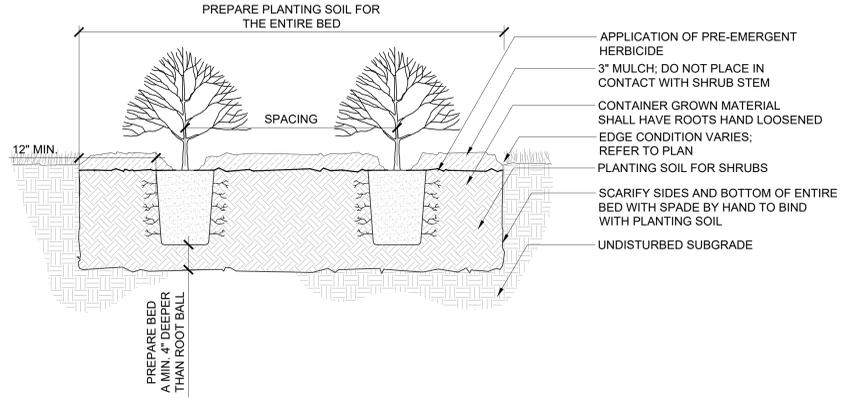
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**8** CONCRETE PLANTER CURB  
1 1/2" = 1'-0"

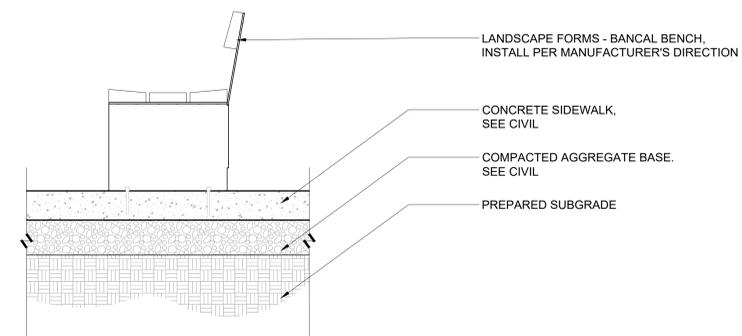
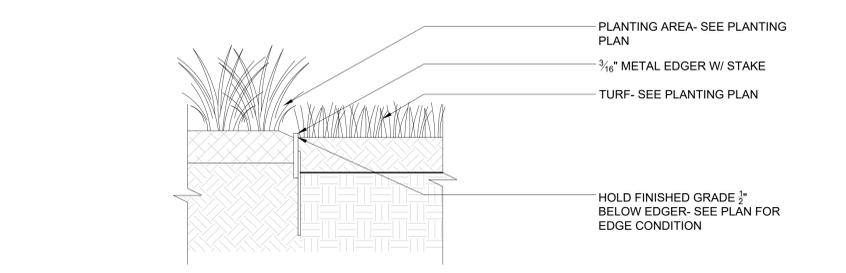
**5** CONCRETE UNIT PAVER  
1" = 1'-0"

**3** BIKE RACK, SURFACE MOUNT  
1" = 1'-0"



**7** DETAIL - SHRUB PLANTING  
1" = 1'-0"

**2** CRUSHED STONE PAVING  
1" = 1'-0"



**6** STEEL EDGING  
1 1/2" = 1'-0"

**4** DETAIL - TREE PLANTING  
3/4" = 1'-0"

**1** SITE BENCH - INGROUND MOUNT  
1" = 1'-0"

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KEY PLAN

BLAKE ROAD STATION

LANDSCAPE DETAILS  
**L500**

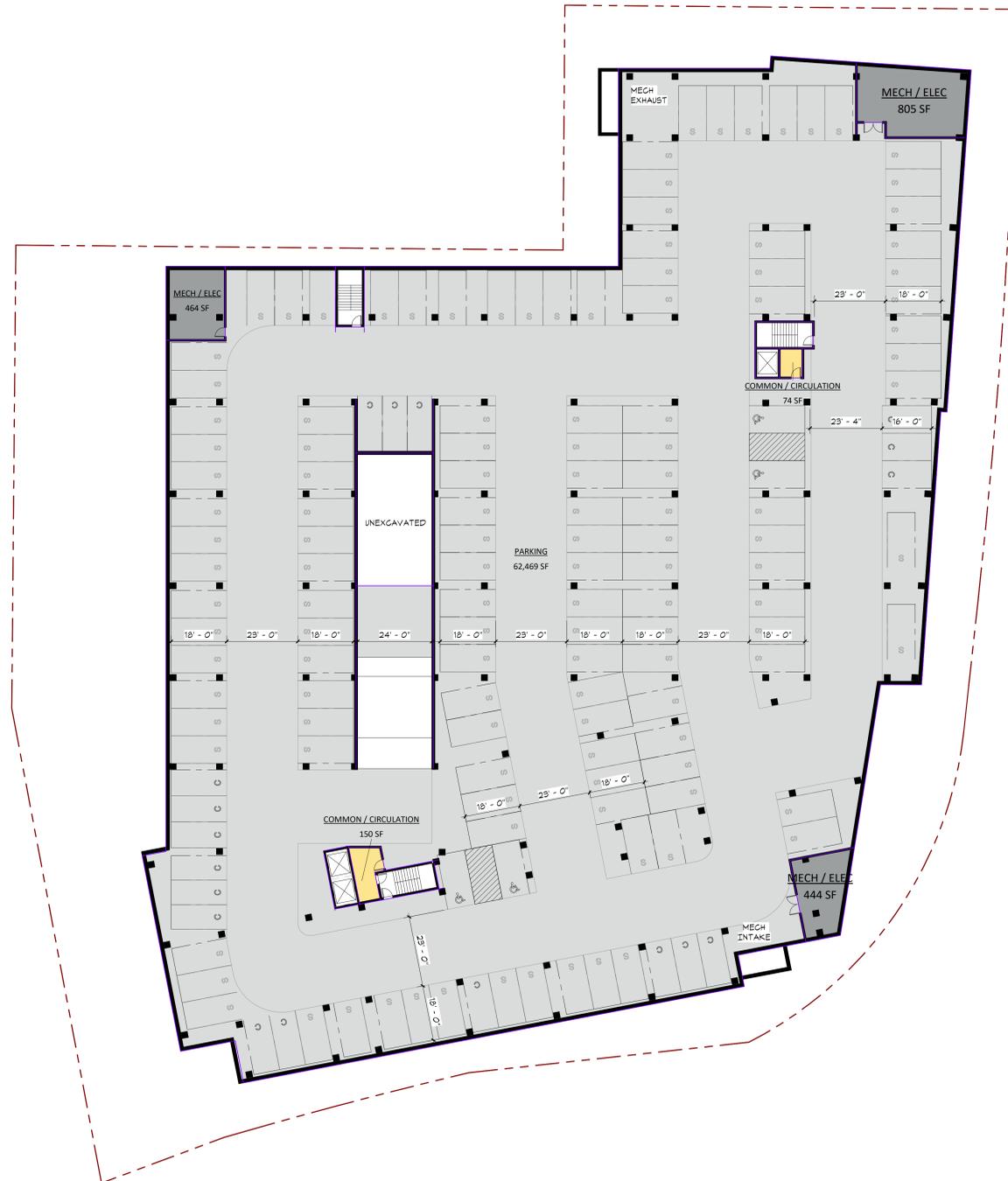
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PARKING SCHEDULE - RETAIL			
Type	Level	Count	
LEVEL 1			
8'-6" x 18" - COMPACT	LEVEL 1	1	
8'-6" x 18" - STANDARD	LEVEL 1	3	
9'-0" x 18" - STANDARD	LEVEL 1	33	
9'-0" x 16" - COMPACT	LEVEL 1	1	
9'-0" x 18" - ADA	LEVEL 1	4	
TOTAL STALLS:		42	

PARKING SCHEDULE - APARTMENT			
Type	Level	Count	
LEVEL P1			
8'-0" x 18" - COMPACT	LEVEL P1	7	
8'-6" x 18" - COMPACT	LEVEL P1	8	
9'-0" x 18" - STANDARD	LEVEL P1	126	
9'-0" x 16" - COMPACT	LEVEL P1	3	
9'-0" x 18" - ADA	LEVEL P1	4	
TOTAL STALLS:		148	
LEVEL 1			
8'-0" x 18" - COMPACT	LEVEL 1	3	
9'-0" x 18" - STANDARD	LEVEL 1	38	
9'-0" x 16" - COMPACT	LEVEL 1	2	
9'-0" x 18" - STANDARD	LEVEL 1	1	
TOTAL STALLS:		44	
LEVEL 2			
8'-0" x 18" - COMPACT	LEVEL 2	6	
8'-6" x 18" - COMPACT	LEVEL 2	5	
9'-0" x 18" - STANDARD	LEVEL 2	88	
9'-0" x 16" - COMPACT	LEVEL 2	2	
9'-0" x 18" - ADA	LEVEL 2	4	
TOTAL STALLS:		105	
TOTAL STALLS:		297	

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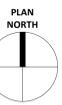
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KEY PLAN



BLAKE STATION SITE B

LEVEL P1 PLAN

**A1-0**

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DEPARTMENT GROSS AREAS	
Area Department	Area
<b>LEVEL P1</b>	
BOH	1,713 SF
COMMON / CIRCULATION	225 SF
PARKING	62,469 SF
	64,406 SF
<b>LEVEL 1</b>	
AMENITY	9,403 SF
BOH	2,910 SF
COMMON / CIRCULATION	1,080 SF
PARKING	39,478 SF
RETAIL	10,062 SF
	62,933 SF
<b>LEVEL 2</b>	
BOH	1,327 SF
COMMON / CIRCULATION	2,782 SF
PARKING	42,751 SF
RESIDENTIAL	16,471 SF
	63,332 SF
<b>LEVEL 3</b>	
AMENITY	2,722 SF
BOH	646 SF
COMMON / CIRCULATION	3,793 SF
RESIDENTIAL	33,829 SF
	40,991 SF
<b>LEVEL 4</b>	
BOH	648 SF
COMMON / CIRCULATION	3,529 SF
RESIDENTIAL	36,665 SF
	40,842 SF
<b>LEVEL 5</b>	
BOH	648 SF
COMMON / CIRCULATION	3,529 SF
RESIDENTIAL	36,665 SF
	40,842 SF
<b>LEVEL 6</b>	
BOH	648 SF
COMMON / CIRCULATION	3,529 SF
RESIDENTIAL	36,665 SF
	40,842 SF
<b>LEVEL 7</b>	
AMENITY	745 SF
BOH	609 SF
COMMON / CIRCULATION	3,530 SF
RESIDENTIAL	34,603 SF
	39,487 SF
	393,676 SF

PARKING SCHEDULE - APARTMENT		
Type	Level	Count
<b>LEVEL P1</b>		
8'-0" x 18' - COMPACT	LEVEL P1	7
8'-0" x 18' - COMPACT	LEVEL P1	8
9'-0" x 18' - STANDARD	LEVEL P1	126
9'-0" x 16' - COMPACT	LEVEL P1	3
9'-0" x 18' - ADA	LEVEL P1	4
		148
<b>LEVEL 1</b>		
8'-0" x 18' - COMPACT	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	38
9'-0" x 16' - COMPACT	LEVEL 1	2
9'-0" x 18' - STANDARD	LEVEL 1	1
		44
<b>LEVEL 2</b>		
8'-0" x 18' - COMPACT	LEVEL 2	6
8'-0" x 18' - COMPACT	LEVEL 2	5
9'-0" x 18' - STANDARD	LEVEL 2	88
9'-0" x 16' - COMPACT	LEVEL 2	2
9'-0" x 18' - ADA	LEVEL 2	4
		105
TOTAL STALLS:		297

PARKING SCHEDULE - RETAIL		
Type	Level	Count
<b>LEVEL 1</b>		
8'-0" x 18' - COMPACT	LEVEL 1	1
8'-0" x 18' - STANDARD	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	33
9'-0" x 16' - COMPACT	LEVEL 1	1
9'-0" x 18' - ADA	LEVEL 1	4
TOTAL STALLS:		42

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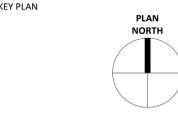
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BLAKE STATION SITE B

LEVEL 1 PLAN  
**A1-1**

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**\*\*UNIT MIX SUMMARY - OPTION 1)**

Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,856 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
<b>Grand total:</b>	<b>250</b>		<b>194,900 SF</b>	

**PARKING SCHEDULE - APARTMENT**

Type	Level	Count
<b>LEVEL P1</b>		
8'-0" x 18' - COMPACT	LEVEL P1	7
8'-6" x 18' - COMPACT	LEVEL P1	8
9'-0" x 18' - STANDARD	LEVEL P1	126
9'-0" x 16' - COMPACT	LEVEL P1	3
9'-0" x 18' - ADA	LEVEL P1	4
		<b>148</b>
<b>LEVEL 1</b>		
8'-0" x 18' - COMPACT	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	38
9'-0" x 16' - COMPACT	LEVEL 1	2
9'-0" x 18' - STANDARD	LEVEL 1	1
		<b>44</b>
<b>LEVEL 2</b>		
8'-0" x 18' - COMPACT	LEVEL 2	6
8'-6" x 18' - COMPACT	LEVEL 2	5
9'-0" x 18' - STANDARD	LEVEL 2	88
9'-0" x 16' - COMPACT	LEVEL 2	2
9'-0" x 18' - ADA	LEVEL 2	4
		<b>105</b>
<b>TOTAL STALLS:</b>		<b>297</b>

**NOT FOR CONSTRUCTION**

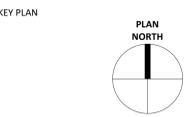
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BLAKE STATION SITE B

LEVEL 2 PLAN  
**A1-2**



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Typed or Printed Name \_\_\_\_\_

License # Date \_\_\_\_\_

**\*\*UNIT MIX SUMMARY - OPTION 1)**

Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,656 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
Grand total:	250		194,900 SF	



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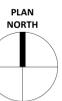
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KEY PLAN



BLAKE STATION SITE B

LEVEL 4-6 PLAN

**A1-4**

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Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,856 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
Grand total:	250		194,900 SF	

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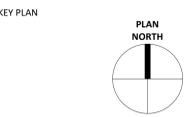
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BLAKE STATION SITE B

LEVEL 7 PLAN  
**A1-5**

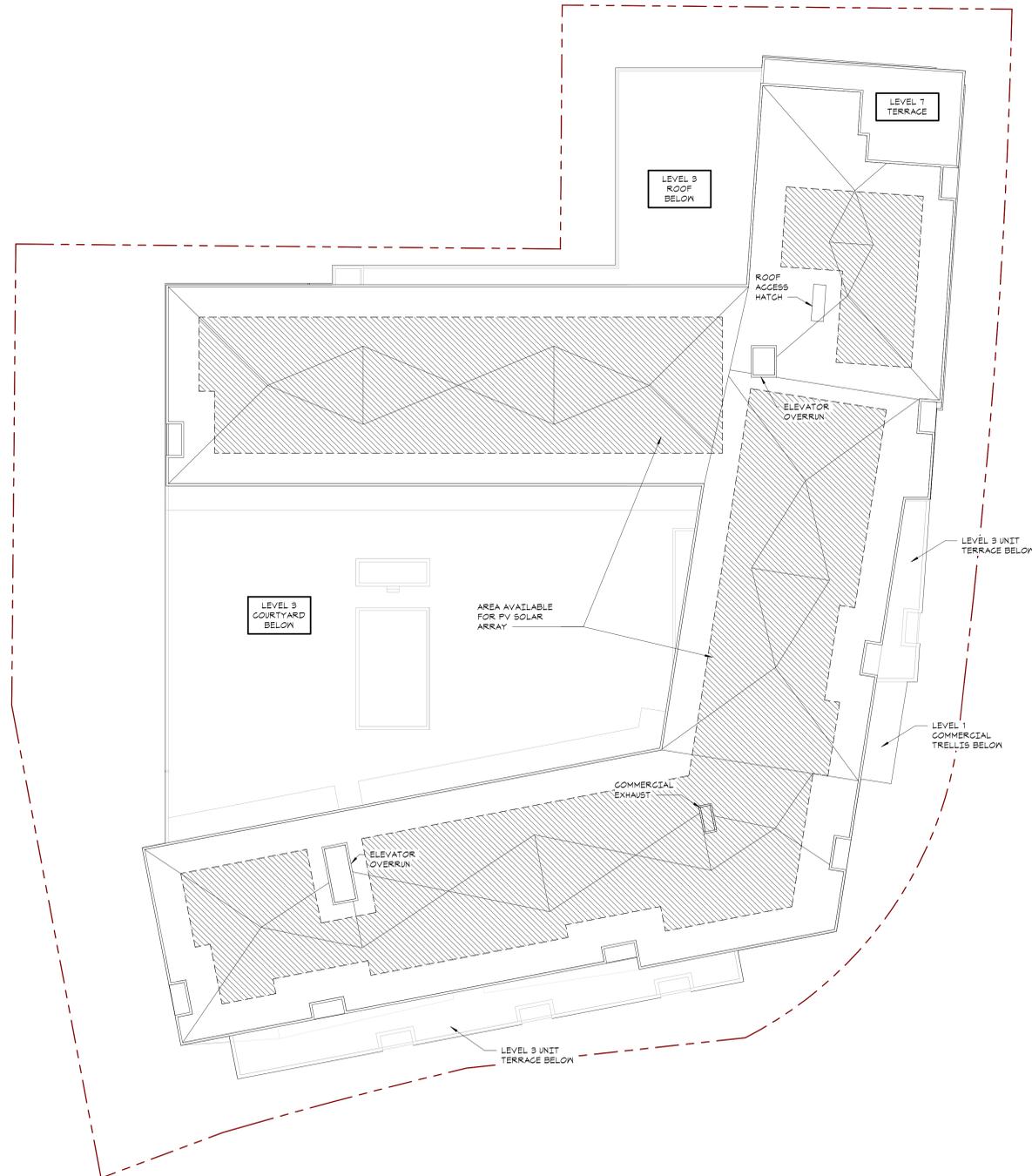
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Typed or Printed Name \_\_\_\_\_

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**1** ROOF LEVEL  
A1-6 1" = 20'-0"

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KEY PLAN



BLAKE STATION SITE B

ROOF PLAN

**A1-6**

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VIEW EAST ON EXCELSIOR BOULEVARD



POCKET PARK



COMMERCIAL PATIO ON BLAKE ROAD



VIEW WEST ON EXCELSIOR BOULEVARD

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KEY PLAN

BLAKE STATION SITE B

PERSPECTIVE VIEWS

**A3-1**

**NOT FOR CONSTRUCTION**

ELEVATION VIEW	TOTAL AREA	GLASS AREA	GLASS %	BRICK AREA	BRICK %	METAL PANEL AREA	METAL PANEL %	METAL TILE AREA	METAL TILE %	FIBER CEMENT SIDING AREA	FIBER CEMENT SIDING %	TOTAL %
NORTH	21,046	5,851	28%	4,861	23%	1,090	5%	6,545	31%	3,789	18%	100%
WEST	20,330	5,124	25%	6,642	33%	1,833	9%	6,492	32%	2,072	10%	100%
SOUTH	17,538	5,397	31%	3,830	22%	1,030	6%	5,475	31%	2,836	16%	100%
EAST	23,401	8,506	36%	2,247	10%	2,202	9%	7,005	30%	5,643	24%	100%



**2 SOUTH ELEVATION**  
A3-2 3/32" = 1'-0"



**1 EAST ELEVATION**  
A3-2 3/32" = 1'-0"

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Checked by: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
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BLAKE STATION SITE B

SOUTH AND EAST BUILDING  
ELEVATIONS

**A3-2**

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ELEVATION VIEW	TOTAL AREA	GLASS AREA	GLASS %	BRICK AREA	BRICK %	METAL PANEL AREA	METAL PANEL %	METAL TILE AREA	METAL TILE %	FIBER CEMENT SIDING AREA	FIBER CEMENT SIDING %	TOTAL %
NORTH	21,046	5,851	28%	4,861	23%	1,090	5%	6,545	31%	3,789	18%	100%
WEST	20,330	5,124	25%	6,642	33%	1,833	9%	6,492	32%	2,072	10%	100%
SOUTH	17,538	5,397	31%	3,830	22%	1,030	6%	5,475	31%	2,836	16%	100%
EAST	23,401	8,506	36%	2,247	10%	2,202	9%	7,005	30%	5,643	24%	100%



**2 NORTH ELEVATION**  
A3-3 3/32" = 1'-0"



**1 WEST ELEVATION**  
A3-3 3/32" = 1'-0"

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2/18/2022

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02/06/22

REVISIONS:  
No. Description Date

221561.00  
PROJECT NUMBER

Author: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
KEY PLAN

BLAKE STATION SITE B

WEST AND NORTH  
BUILDING ELEVATIONS

**A3-3**



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

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 architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

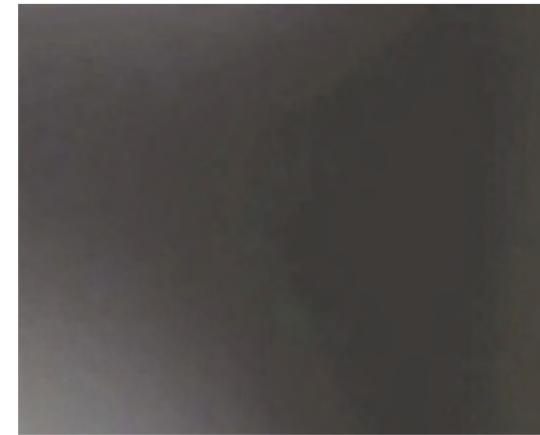
License # \_\_\_\_\_ Date \_\_\_\_\_



METAL TILE



FIBER CEMENT LAP SIDING



METAL PANEL



FACE BRICK - PRIMARY



FACE BRICK - ACCENT

**NOT FOR CONSTRUCTION**

LUA Submittal  
2/18/2022

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Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY CHECKED BY

KEY PLAN

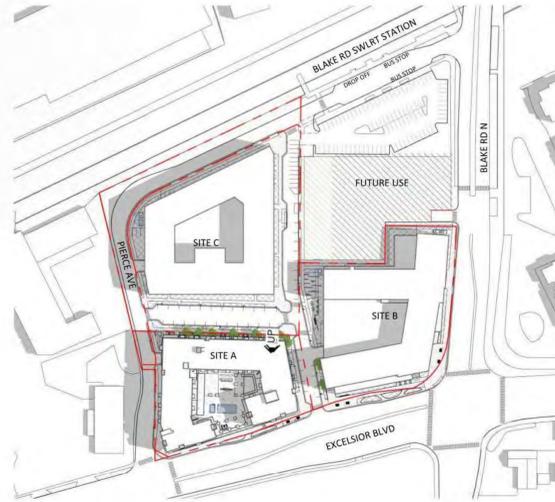
BLAKE STATION SITE B

EXTERIOR MATERIALS

**A3-4**



SHADOW STUDY - MARCH 9 AM



SHADOW STUDY - JUNE 9 AM



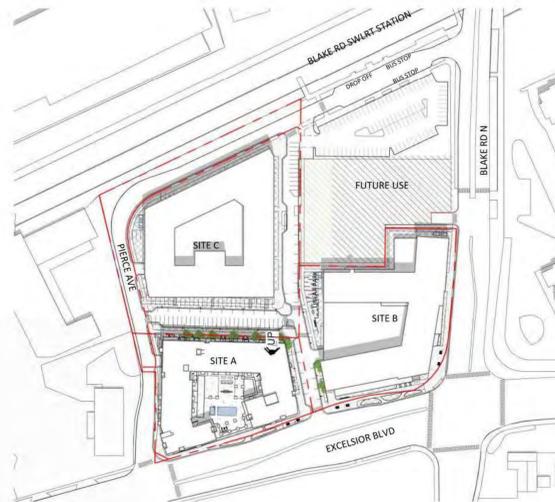
SHADOW STUDY - SEPTEMBER 9 AM



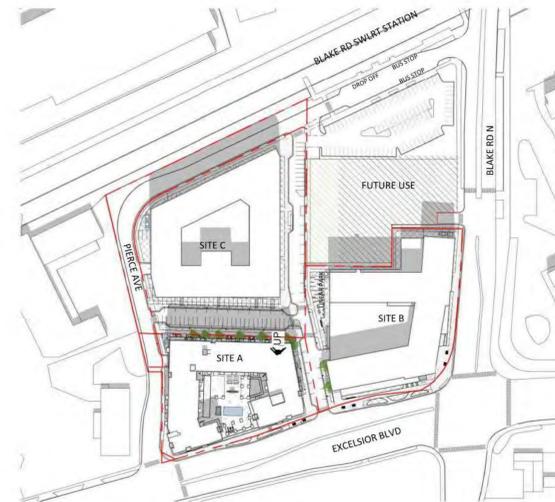
SHADOW STUDY - DECEMBER 9 AM



SHADOW STUDY - MARCH 12 PM



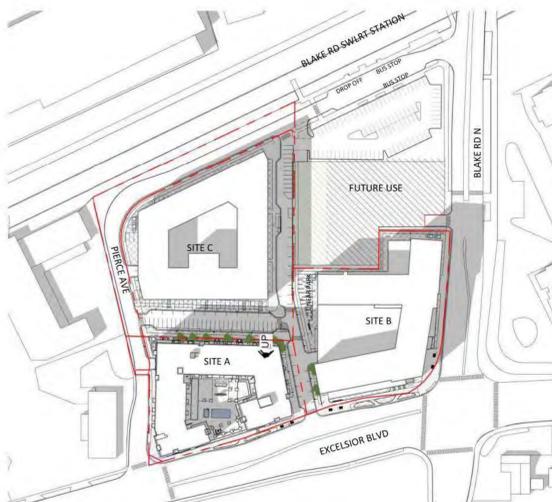
SHADOW STUDY - JUNE 12 PM



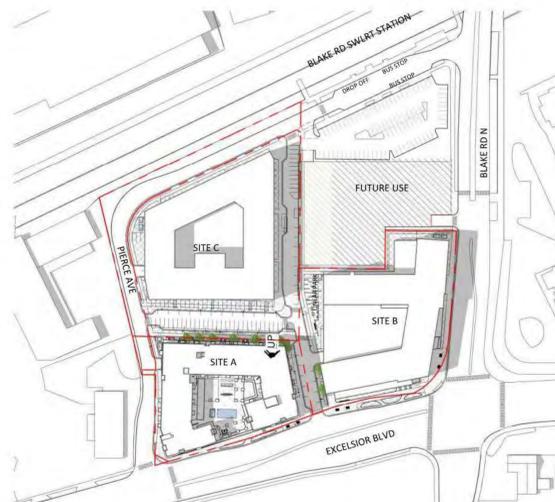
SHADOW STUDY - SEPTEMBER 12 PM



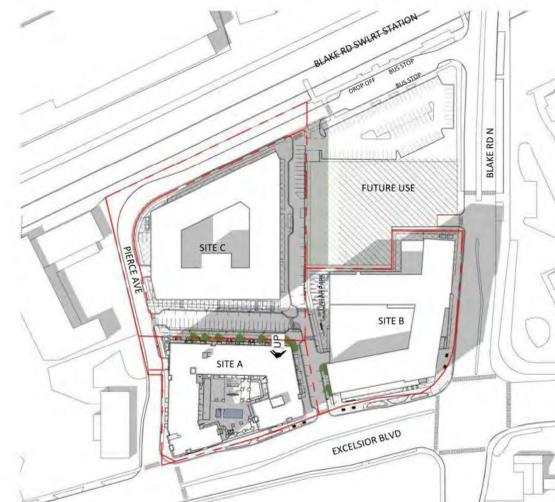
SHADOW STUDY - DECEMBER 12 PM



SHADOW STUDY - MARCH 3 PM



SHADOW STUDY - JUNE 3 PM



SHADOW STUDY - SEPTEMBER 3 PM



SHADOW STUDY - DECEMBER 3 PM

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CONSTRUCTION**

LUA Submittal  
 2/18/2022

ORIGINAL ISSUE:  
02/11/22

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No. Description Date

221561.00  
PROJECT NUMBER

Author Checker  
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KEY PLAN

BLAKE STATION SITE B

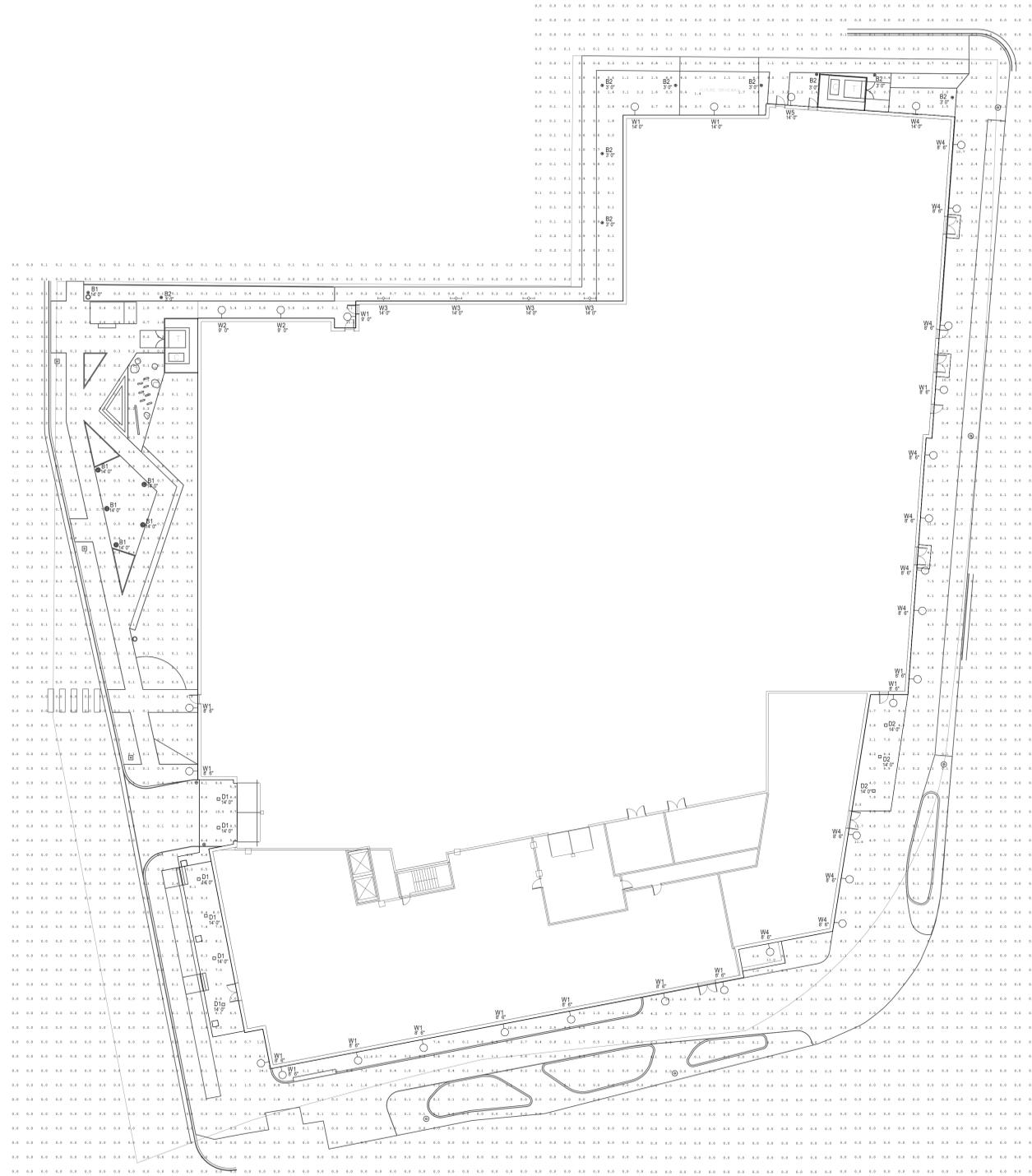
SHADOW STUDIES

**A3-5**

GENERAL NOTES:

- A. REFER TO SHEETS E0.2P, E0.3P, AND E0.4P FOR FIXTURE SCHEDULES, DETAILS, AND OUTSHEETS.
- B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.80 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C. WALL SCONCE AND DOWNLIGHT MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.
- D. BOLLARD MOUNTING HEIGHTS SHOWN ARE TO TOP OF FIXTURE.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	FC	0.26	2.0	0.0	N/A	N/A
North Property Line	Illuminance	FC	0.24	1.7	0.1	1.44	17.00
Northeast Egress Path	Illuminance	FC	2.67	8.9	0.3	8.90	29.67
Northwest Egress Path	Illuminance	FC	3.27	10.1	0.3	10.10	33.67
Overall Site	Illuminance	FC	0.48	3.4	0.0	N/A	N/A
South Property Line	Illuminance	FC	0.14	1.6	0.0	N/A	N/A
West Property Line	Illuminance	FC	0.14	0.7	0.0	N/A	N/A



1 ELECTRICAL SITE PHOTOMETRIC  
SCALE: 1"=20'-0"



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

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 engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date



emanuelson-podas  
consulting engineers

Emanuelson-Podas, Inc.  
7705 Bush Lake Road  
Edina, MN 55439

952.930.0050 | www.epinc.com

NOT FOR  
CONSTRUCTION

LUA Submittal  
02/18/2022

ORIGINAL ISSUE:  
02/18/22

REVISIONS:  
No. Description Date

4452.0002  
PROJECT NUMBER

MBS DRAWN BY JJA CHECKED BY

KEY PLAN



Blake Station Site B

ELECTRICAL SITE  
PHOTOMETRIC

E0.1P



### 6" LED Downlight LF6SL LENS 120V-277V 0-10V Dimming

DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_  
PROJECT: D1

## LifeFrame

Ordering: Catalog # 11-1-1  
Maximum Ceiling Thickness 1 1/2"  
For conversion to millimeters, multiply inches by 25.4  
Not to Scale

**APPLICATIONS:**  
The LF6SL is a 6" specification grade LED downlight that delivers high efficiency (90+) to allow color consistency, energy savings, and low maintenance costs. 30,000 hours minimum life expectancy in typical downlight applications.

**HOUSING:**  
Designed to solve non-recession ceiling problems. The white, clear, or black housing is available in 100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1050, 1100, 1150, 1200, 1250, 1300, 1350, 1400, 1450, 1500, 1550, 1600, 1650, 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 8100, 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### Styk Exterior Wall - Bracket

SEW12145 2 in

JOB NAME:  
TYPE: **W3**  
NOTES:

**DESCRIPTION**

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of styles, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

**FEATURES & BENEFITS**

- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

**SPECIFICATIONS**

- LIGHT SOURCE:** IP66 white LED light engine
- CR:** 80+ (contact factory for 90+)
- LUMEN MAINTENANCE:** L70 => >50,000 Hrs.
- EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- CCT:** 3000K, 3500K, or 4000K
- VOLTAGE:** 120-277V standard
- DRIVER:** Includes remote damp listed Class 2 power supply and wet location enclosure. 36" lead length standard; black power cord standard unless otherwise specified. Continuous runs are supplied with one power supply per fixture. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14



designed for  
**LED** **WET** **EMR**

**SPI LIGHTING** PROJECT DETAILS

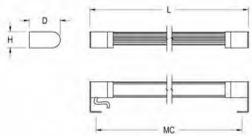
P:263.242.1420 | S:PIteam@spilighting.com | Last Revised: 9/10/2021 | Design Rights Reserved | SEW12145 | 1 of 6

1 FIXTURE TYPE W3  
NO SCALE

AWG = 100'. For extended distances, contact factory.

- DIMMING:** 0-10V controls standard to 1%
- EMERGENCY:** Emergency battery remote optional
- INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

**DIMENSIONS**



1 FT	L	H	D	MC
36.4 cm	1.6 m	3.9 cm	38.6 cm	
43.7 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 5 lb (2 kg)				
2 FT	L	H	D	MC
72.8 cm	1.6 m	3.9 cm	38.6 cm	
71.6 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 5 lb (2 kg)				
3 FT	L	H	D	MC
109.2 cm	1.6 m	3.9 cm	38.6 cm	
101.3 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 5 lb (2 kg)				
4 FT	L	H	D	MC
145.6 cm	1.6 m	3.9 cm	38.6 cm	
138.0 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 5 lb (2 kg)				
5 FT	L	H	D	MC
182.0 cm	1.6 m	3.9 cm	38.6 cm	
181 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 10 lb (5 kg)				
6 FT	L	H	D	MC
218.4 cm	1.6 m	3.9 cm	38.6 cm	
194.3 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 10 lb (5 kg)				
7 FT	L	H	D	MC
254.8 cm	1.6 m	3.9 cm	38.6 cm	
251.2 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 10 lb (5 kg)				
8 FT	L	H	D	MC
291.2 cm	1.6 m	3.9 cm	38.6 cm	
291 cm	4.1 cm	7.6 cm		
Mounting Weight: Approximate: 10 lb (5 kg)				

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2 FIXTURE TYPE W4  
NO SCALE

**CONFIGURATOR**

To configure your spec sheet online, go to [www.spilighting.com/SEW12145](http://www.spilighting.com/SEW12145). Not all options are available in all configurations; consult factory for details.

**Required Field \***

Category: SEW12145 | Light Source: A | Primary Finish: B | Voltage: C | Lamp Options: D | Mounting: E | Linear Run: F | Emergency: G | Optical Distribution: H | Options: I

**A - LIGHT SOURCE \***

To ensure color consistency, SPI uses precise bin selection and strict quality processes to maintain a 3-step (MacAdam) SDCM on all white LED lampings. Published LED luminaire wattages are calculated using a typical power supply efficiency of 88%, exact wattages may vary based on application. Alternative wattages available upon request. Delivered Lumens shown below are for Forward Throw distribution.

**1 FOOT NOMINAL FIXTURE**

- 1FT-L4W | White 4W LED Light Engine | Delivered Lumens: 407
- 1FT-L7W | White 7W LED Light Engine | Delivered Lumens: 712
- 1FT-L14W | White 14W LED Light Engine | Delivered Lumens: 1424

**2 FOOT NOMINAL FIXTURE**

- 2FT-L8W | White 8W LED Light Engine | Delivered Lumens: 814
- 2FT-L14W | White 14W LED Light Engine | Delivered Lumens: 1424
- 2FT-L28W | White 28W LED Light Engine | Delivered Lumens: 2848

**3 FOOT NOMINAL FIXTURE**

- 3FT-L12W | White 12W LED Light Engine | Delivered Lumens: 1229
- 3FT-L21W | White 21W LED Light Engine | Delivered Lumens: 2136
- 3FT-L42W | White 42W LED Light Engine | Delivered Lumens: 4271

**4 FOOT NOMINAL FIXTURE**

- 4FT-L16W | White 16W LED Light Engine | Delivered Lumens: 1627
- 4FT-L28W | White 28W LED Light Engine | Delivered Lumens: 2848
- 4FT-L56W | White 56W LED Light Engine | Delivered Lumens: 5695

**5 FOOT NOMINAL FIXTURE**

- 5FT-L20W | White 20W LED Light Engine | Delivered Lumens: 2034
- 5FT-L35W | White 35W LED Light Engine | Delivered Lumens: 3560
- 5FT-L71W | White 71W LED Light Engine | Delivered Lumens: 7221

**6 FOOT NOMINAL FIXTURE**

- 6FT-L24W | White 24W LED Light Engine | Delivered Lumens: 2441
- 6FT-L42W | White 42W LED Light Engine | Delivered Lumens: 4271
- 6FT-L85W | White 85W LED Light Engine | Delivered Lumens: 8545

**8 FOOT NOMINAL FIXTURE**

- 8FT-L32W | White 32W LED Light Engine | Delivered Lumens: 3254
- 8FT-L56W | White 56W LED Light Engine | Delivered Lumens: 5695
- 8FT-L113W | White 113W LED Light Engine | Delivered Lumens: 11492

See last page for finish options

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3 FIXTURE TYPE W5  
NO SCALE

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 engineer under the laws of the State of Minnesota

Signature  
Typed or Printed Name  
License # Date

**emanuelson-podas**  
consulting engineers

Emanuelson-Podas, Inc.  
7705 Bush Lake Road  
Edina, MN 55439

952.930.0050 | www.epinc.com

**NOT FOR CONSTRUCTION**

LUA Submittal  
02/18/2022

ORIGINAL ISSUE:  
02/18/22

REVISIONS:  
No. Description Date

4452.0002  
PROJECT NUMBER

MBS DRAWN BY JJA CHECKED BY

KEY PLAN

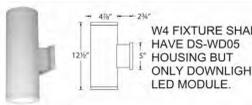
Blake Station Site B

ELECTRICAL SITE  
PHOTOMETRIC DETAILS

**E0.4P**

### TUBE ARCHITECTURAL DS-WD05 WAC LIGHTING

#### LED Wall Mounts



W4 FIXTURE SHALL HAVE DS-WD05 HOUSING BUT ONLY DOWNLIGHT LED MODULE.

Fixture Type: **W4**

Catalog Number: [ ]

Project: [ ]

Location: [ ]

**PRODUCT DESCRIPTION**  
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

**FEATURES**

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

**ORDERING NUMBER**

Input:	Dimming:	Universal voltage 120V - 277VAC, 50/60Hz
Electronic low voltage (ELV): 100% - 5%	0-10V; 100% - 1%	
<b>Light Source:</b> High output 3 Step Mac, Adam Ellipse COB	<b>Finish:</b> Electrostatically powder coated, white, black, bronze and graphite IP65 rated, ETL & cETL wet location listed	<b>Standard:</b> Title 24, IBC 2018 Compliant
<b>Operating Temp:</b> -13F to 122F (-25C to 50C)		

Reference Output	Beam Angle	Color Temp	CR	CBCP	Efficacy (lm/w)	Light Distribution	Finish
9275 2700K 90	1825 x 2	10000 x 2	73 x 2				
275 2700K 85	2180 x 2	12057 x 2	88 x 2				
9305 3000K 90	1885 x 2	10427 x 2	78 x 2				
305 3000K 85	2300 x 2	12644 x 2	92 x 2				
355 3500K 85	2350 x 2	12897 x 2	94 x 2				
405 4000K 85	2375 x 2	13062 x 2	95 x 2				
9275 2700K 90	1810 x 2	5280 x 2	72 x 2				
275 2700K 85	2170 x 2	6353 x 2	87 x 2				
9305 3000K 90	1885 x 2	5478 x 2	75 x 2				
305 3000K 85	2275 x 2	6643 x 2	81 x 2				
355 3500K 85	2330 x 2	6797 x 2	83 x 2				
405 4000K 85	2350 x 2	6863 x 2	84 x 2				
9275 2700K 90	1800 x 2	4515 x 2	76 x 2				
275 2700K 85	2280 x 2	5477 x 2	91 x 2				
9305 3000K 90	1870 x 2	4685 x 2	79 x 2				
305 3000K 85	2390 x 2	5887 x 2	96 x 2				
355 3500K 85	2445 x 2	5973 x 2	98 x 2				
405 4000K 85	2470 x 2	5870 x 2	99 x 2				
927A 2700K 90	2000 x 2	80 x 2					
27A 2700K 85	2400 x 2	86 x 2					
930A 3000K 90	2075 x 2	85 x 2					
30A 3000K 85	2525 x 2	107 x 2					
35A 3500K 85	2575 x 2	107 x 2					
40A 4000K 85	2600 x 2	104 x 2					
927B 2700K 90	2000 x 2	80 x 2					
27B 2700K 85	2400 x 2	86 x 2					
930B 3000K 90	2075 x 2	85 x 2					
30B 3000K 85	2525 x 2	107 x 2					
35B 3500K 85	2575 x 2	107 x 2					
40B 4000K 85	2600 x 2	104 x 2					
927C 2700K 90	2000 x 2	80 x 2					
27C 2700K 85	2400 x 2	86 x 2					
930C 3000K 90	2075 x 2	85 x 2					
30C 3000K 85	2525 x 2	107 x 2					
35C 3500K 85	2575 x 2	107 x 2					
40C 4000K 85	2600 x 2	104 x 2					

Example: DS-WD05-F930A-WT | Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combination.

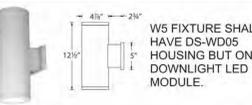
wacighting.com Phone (800) 526-2588 Fax (800) 526-2585  
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122  
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

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2 FIXTURE TYPE W4  
NO SCALE

### TUBE ARCHITECTURAL DS-WD05 WAC LIGHTING

#### LED Wall Mounts



W5 FIXTURE SHALL HAVE DS-WD05 HOUSING BUT ONLY DOWNLIGHT LED MODULE.

Fixture Type: **W5**

Catalog Number: [ ]

Project: [ ]

Location: [ ]

**PRODUCT DESCRIPTION**  
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

**FEATURES**

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

**ORDERING NUMBER**

Input:	Dimming:	Universal voltage 120V - 277VAC, 50/60Hz
Electronic low voltage (ELV): 100% - 5%	0-10V; 100% - 1%	
<b>Light Source:</b> High output 3 Step Mac, Adam Ellipse COB	<b>Finish:</b> Electrostatically powder coated, white, black, bronze and graphite IP65 rated, ETL & cETL wet location listed	<b>Standard:</b> Title 24, IBC 2018 Compliant
<b>Operating Temp:</b> -13F to 122F (-25C to 50C)		

Reference Output	Beam Angle	Color Temp	CR	CBCP	Efficacy (lm/w)	Light Distribution	Finish
9275 2700K 90	1825 x 2	10000 x 2	73 x 2				
275 2700K 85	2180 x 2	12057 x 2	88 x 2				
9305 3000K 90	1885 x 2	10427 x 2	78 x 2				
305 3000K 85	2300 x 2	12644 x 2	92 x 2				
355 3500K 85	2350 x 2	12897 x 2	94 x 2				
405 4000K 85	2375 x 2	13062 x 2	95 x 2				
9275 2700K 90	1810 x 2	5280 x 2	72 x 2				
275 2700K 85	2170 x 2	6353 x 2	87 x 2				
9305 3000K 90	1885 x 2	5478 x 2	75 x 2				
305 3000K 85	2275 x 2	6643 x 2	81 x 2				
355 3500K 85	2330 x 2	6797 x 2	83 x 2				
405 4000K 85	2350 x 2	6863 x 2	84 x 2				
9275 2700K 90	1800 x 2	4515 x 2	76 x 2				
275 2700K 85	2280 x 2	5477 x 2	91 x 2				
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305 3000K 85	2390 x 2	5887 x 2	96 x 2				
355 3500K 85	2445 x 2	5973 x 2	98 x 2				
405 4000K 85	2470 x 2	5870 x 2	99 x 2				
927A 2700K 90	2000 x 2	80 x 2					
27A 2700K 85	2400 x 2	86 x 2					
930A 3000K 90	2075 x 2	85 x 2					
30A 3000K 85	2525 x 2	107 x 2					
35A 3500K 85	2575 x 2	107 x 2					
40A 4000K 85	2600 x 2	104 x 2					
927B 2700K 90	2000 x 2	80 x 2					
27B 2700K 85	2400 x 2	86 x 2					
930B 3000K 90	2075 x 2	85 x 2					
30B 3000K 85	2525 x 2	107 x 2					
35B 3500K 85	2575 x 2	107 x 2					
40B 4000K 85	2600 x 2	104 x 2					
927C 2700K 90	2000 x 2	80 x 2					
27C 2700K 85	2400 x 2	86 x 2					
930C 3000K 90	2075 x 2	85 x 2					
30C 3000K 85	2525 x 2	107 x 2					
35C 3500K 85	2575 x 2	107 x 2					
40C 4000K 85	2600 x 2	104 x 2					

Example: DS-WD05-F930A-WT | Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combination.

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3 FIXTURE TYPE W5  
NO SCALE