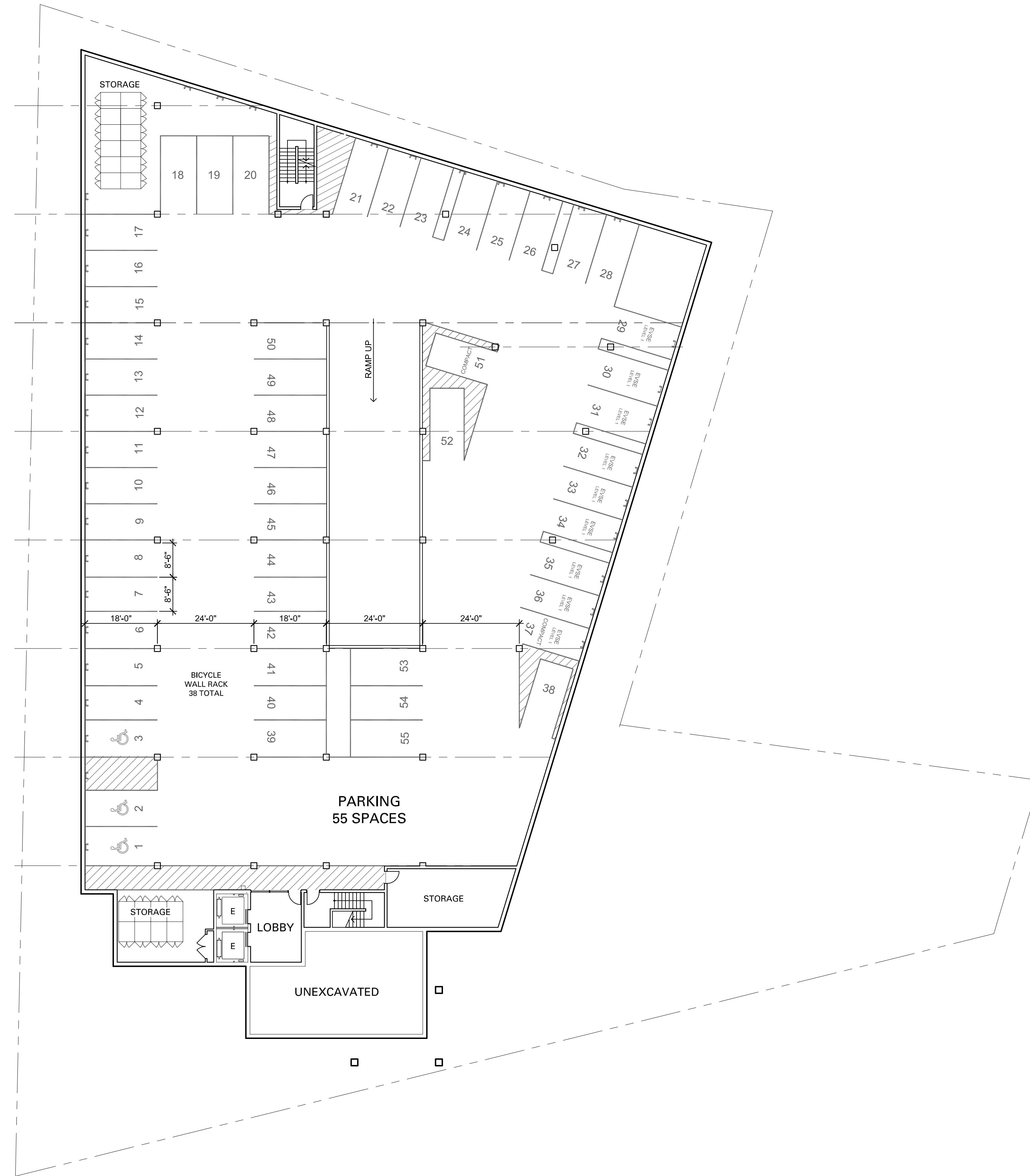


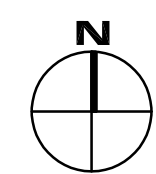
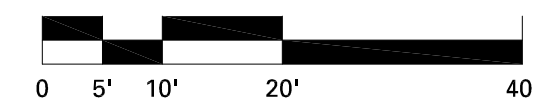


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The Quentin
4900 Cedar Lake Road South
Saint Louis Park, Minnesota



LOWER LEVEL PARKING PLAN



**PUD SUBMITTAL
December 18, 2019**

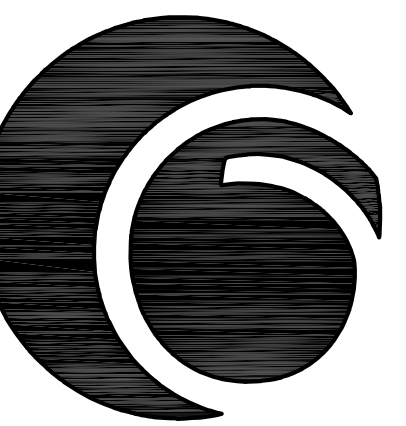
REVISION LOG

NO.	DATE	DESCRIPTION

19058.00
PROJECT NUMBER
BPM
DRAWN BY
WDH
CHECKED BY
WDH
PROJECT MANAGER
BPM
PROJECT ARCHITECT

**LOWER LEVEL
PARKING PLAN**

A000

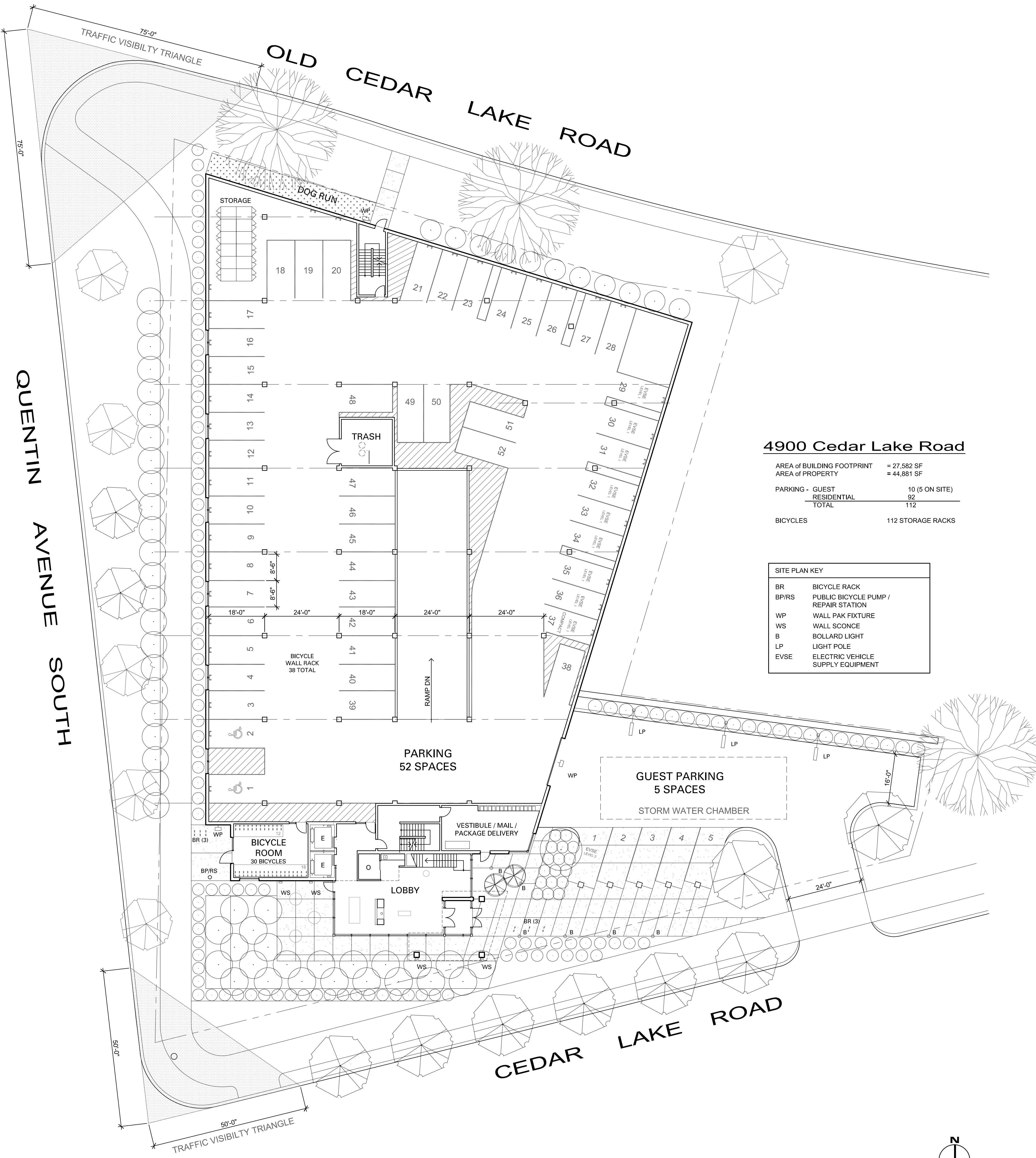


REVISION LOG		
NO.	DATE	DESCRIPTION

19058.00
 PROJECT NUMBER
 DRAWN BY _____ CHECKED BY _____
 WDH
 PROJECT MANAGER

**LOBBY/
 UPPER LEVEL
 PARKING PLAN**

A001

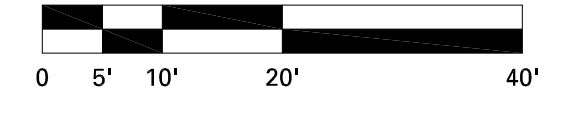


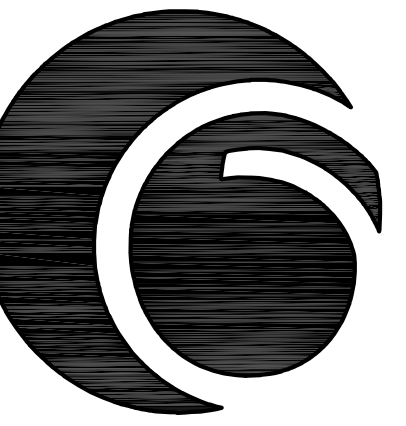
4900 Cedar Lake Road

AREA of BUILDING FOOTPRINT	= 27,582 SF
AREA of PROPERTY	= 44,881 SF
PARKING - GUEST	10 (5 ON SITE)
RESIDENTIAL	92
TOTAL	112
BICYCLES	112 STORAGE RACKS

SITE PLAN KEY	
BR	BICYCLE RACK
BP/RS	PUBLIC BICYCLE PUMP / REPAIR STATION
WP	WALL PAK FIXTURE
WS	WALL SCONCE
B	BOLLARD LIGHT
LP	LIGHT POLE
EVSE	ELECTRIC VEHICLE SUPPLY EQUIPMENT

LOBBY / UPPER LEVEL PARKING PLAN





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REVISION LOG

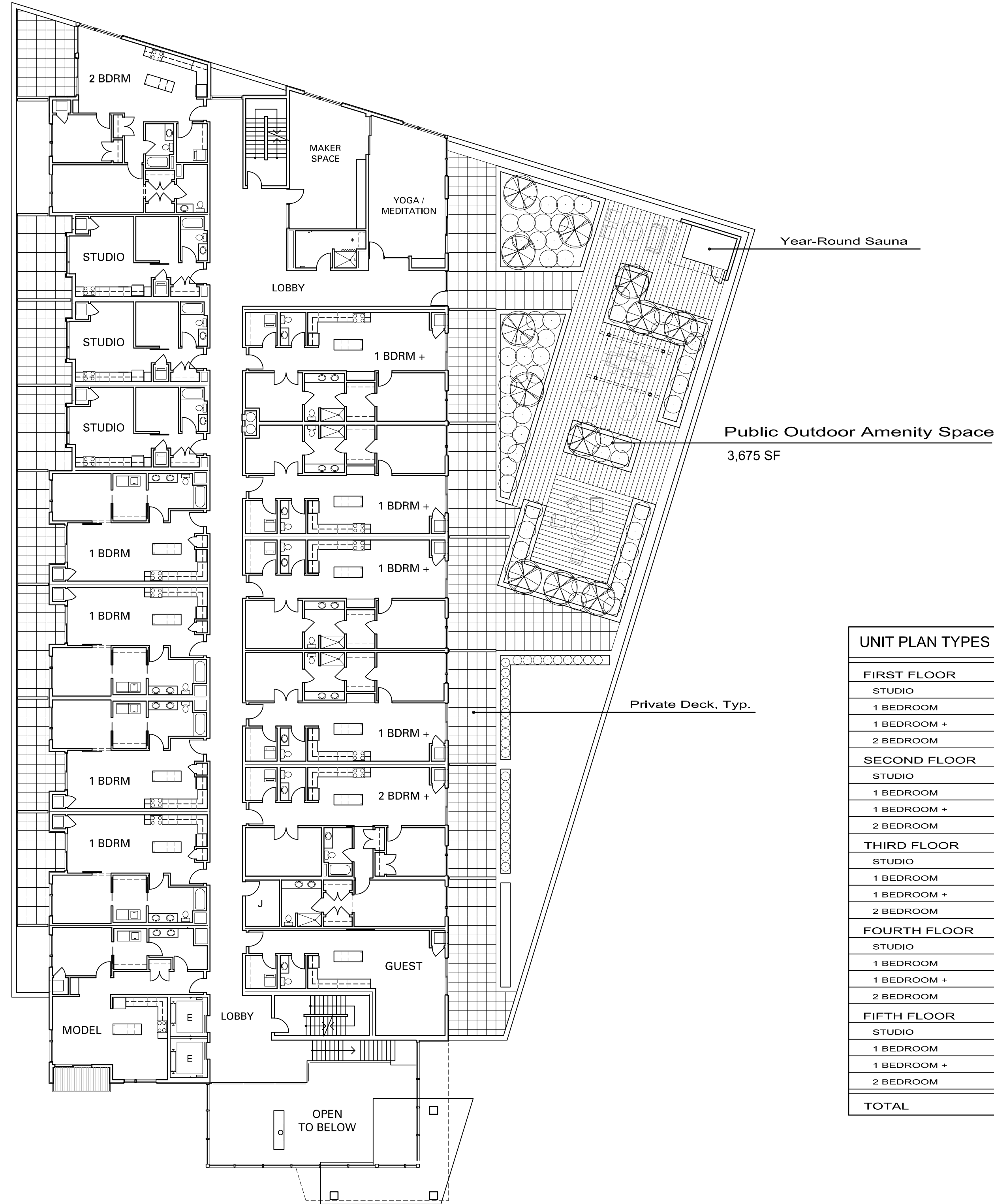
NO.	DATE	DESCRIPTION

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PROJECT NUMBER

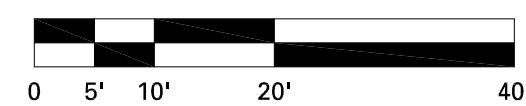
BPM DRAWN BY	WDH CHECKED BY
WDH PROJECT MANAGER	BPM PROJECT ARCHITECT

FLOOR PLANS

A002-1

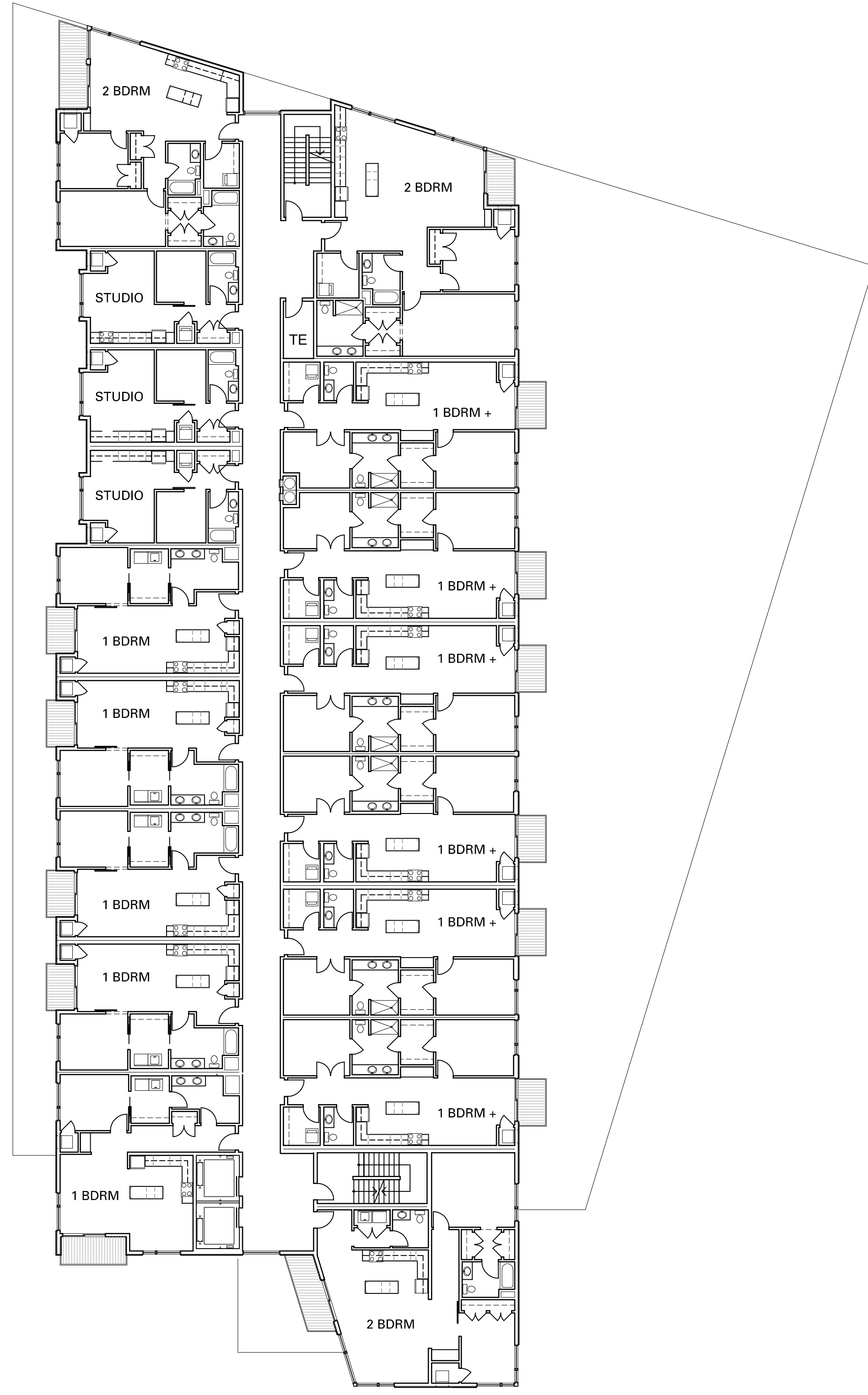
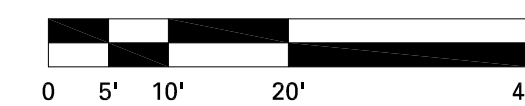


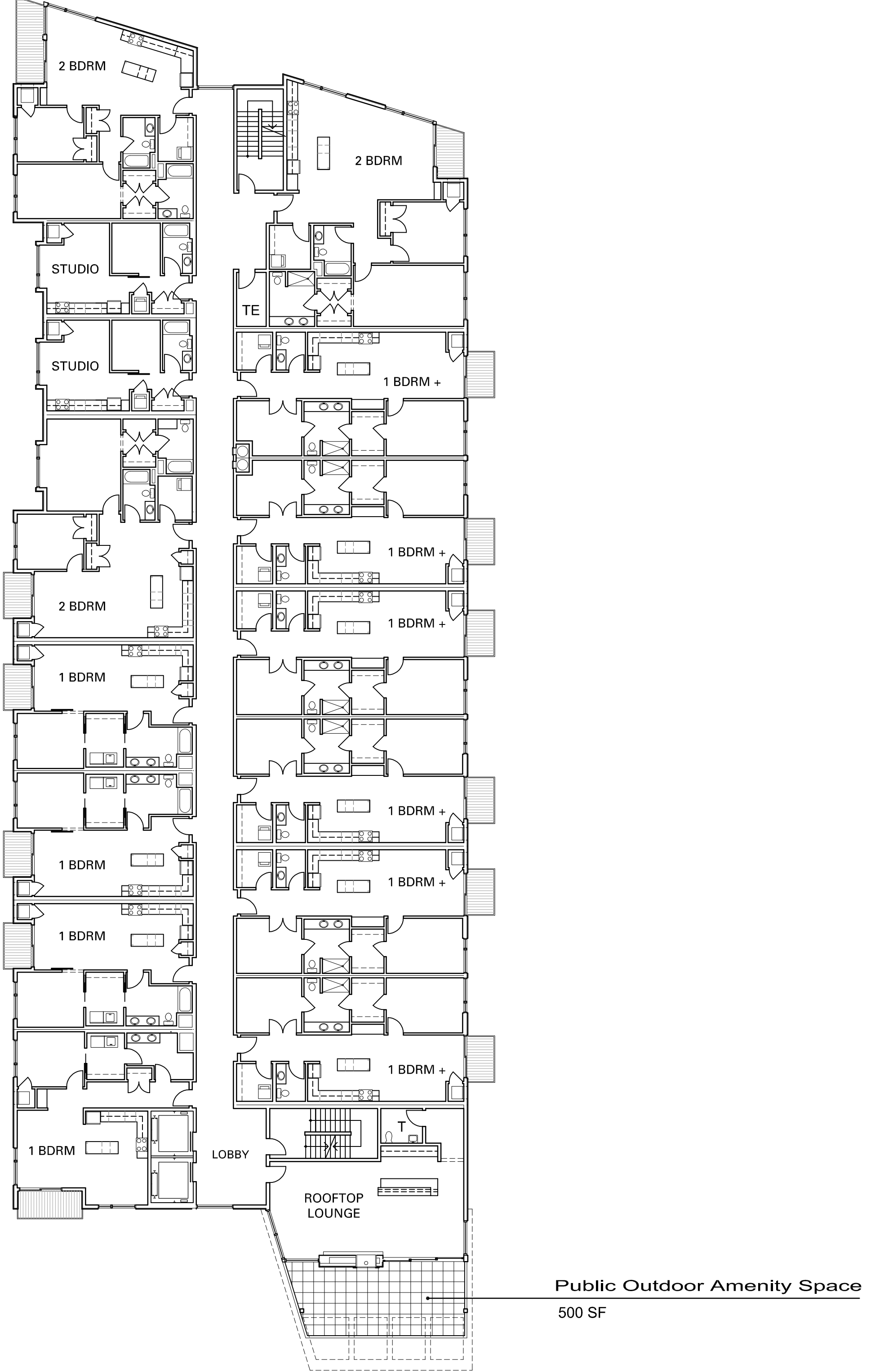
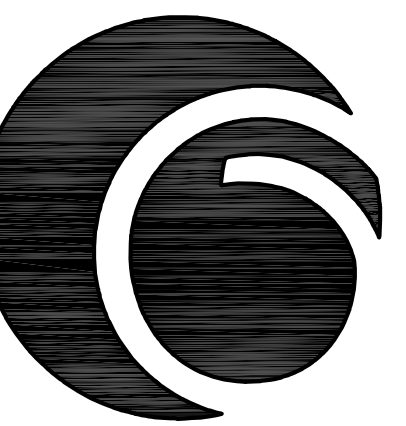
FIRST FLOOR PLAN



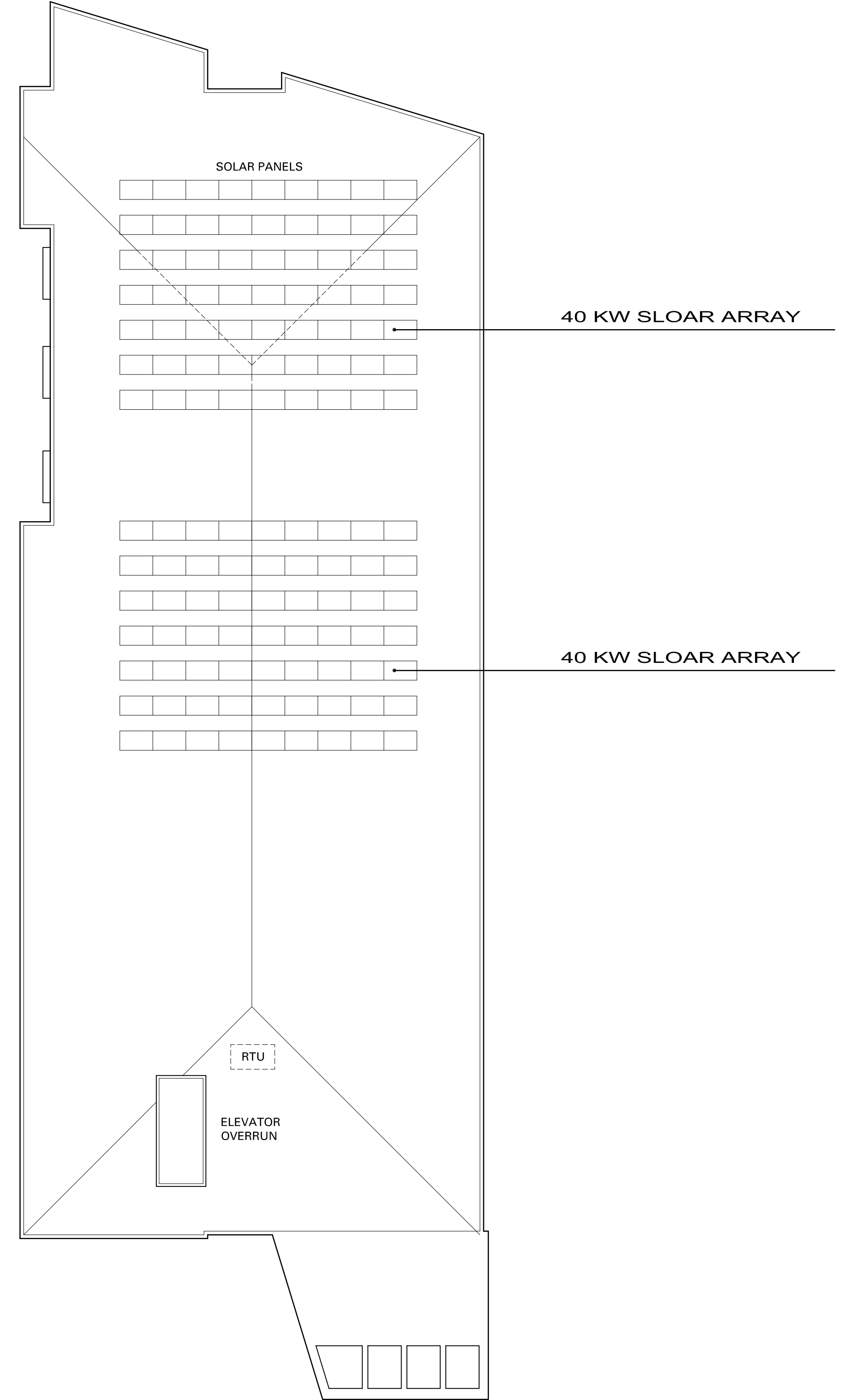
UNIT PLAN TYPES	NUMBER OF UNITS	NUMBER OF BEDROOMS
FIRST FLOOR		
STUDIO	3	3
1 BEDROOM	4	4
1 BEDROOM +	4	4
2 BEDROOM	2	4
SECOND FLOOR		
STUDIO	3	3
1 BEDROOM	5	5
1 BEDROOM +	6	6
2 BEDROOM	3	6
THIRD FLOOR		
STUDIO	3	3
1 BEDROOM	5	5
1 BEDROOM +	6	6
2 BEDROOM	3	6
FOURTH FLOOR		
STUDIO	3	3
1 BEDROOM	5	5
1 BEDROOM +	6	6
2 BEDROOM	3	6
FIFTH FLOOR		
STUDIO	2	2
1 BEDROOM	4	4
1 BEDROOM +	6	6
2 BEDROOM	3	6
TOTAL	79	97

FLOOR PLAN - FLOORS 2-4

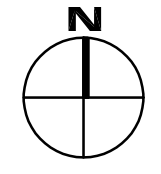
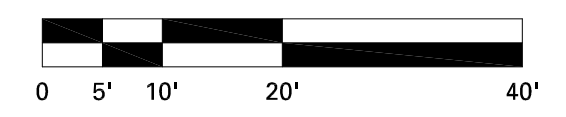




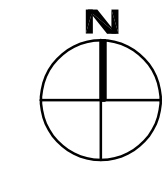
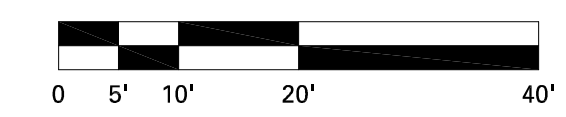
UNIT PLAN TYPES	NUMBER OF UNITS	NUMBER OF BEDROOMS
FIRST FLOOR		
STUDIO	3	3
1 BEDROOM	4	4
1 BEDROOM +	4	4
2 BEDROOM	2	4
SECOND FLOOR		
STUDIO	3	3
1 BEDROOM	5	5
1 BEDROOM +	6	6
2 BEDROOM	3	6
THIRD FLOOR		
STUDIO	3	3
1 BEDROOM	5	5
1 BEDROOM +	6	6
2 BEDROOM	3	6
FOURTH FLOOR		
STUDIO	3	3
1 BEDROOM	5	5
1 BEDROOM +	6	6
2 BEDROOM	3	6
FIFTH FLOOR		
STUDIO	2	2
1 BEDROOM	4	4
1 BEDROOM +	6	6
2 BEDROOM	3	6
TOTAL	79	97



FIFTH FLOOR PLAN



ROOF PLAN



The Quentin
4900 Cedar Lake Road South
Saint Louis Park, Minnesota

**PUD SUBMITTAL
December 18, 2019**

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WDH
CHECKED BY
BPM
PROJECT ARCHITECT

FLOOR PLAN /
ROOF PLAN

A002-2

GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR GRADING, UTILITIES, EROSION CONTROL, HARDCOVER/PARKING LAYOUT, PROJECT EXTENTS/ BOUNDARIES AND DISTURBED SOIL RESTORATION AREAS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, WALKWAYS, TREES, LAWNS, AND OTHER SITE FEATURES DESIGNATED TO REMAIN DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATIONS OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, PAVEMENT, VEGETATION, UTILITIES AND OTHER FEATURES ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- ALL PLANTING BEDS NOT CONTAINED BY STRUCTURES, CURB OR PAVING MUST BE EDGED WITH COMMERCIAL GRADE STEEL EDGING (5" H x 3/16").
- ALL EXISTING TREES TO BE SAVED AND PROTECTED (SEE L000) (EXISTING TREES ARE DRAWN AT NORMAL MATURE CROWN DIAMETER AND THIS DOES NOT REFLECT EXISTING CROWN SIZES, SEE SURVEY).

PLANTING NOTES

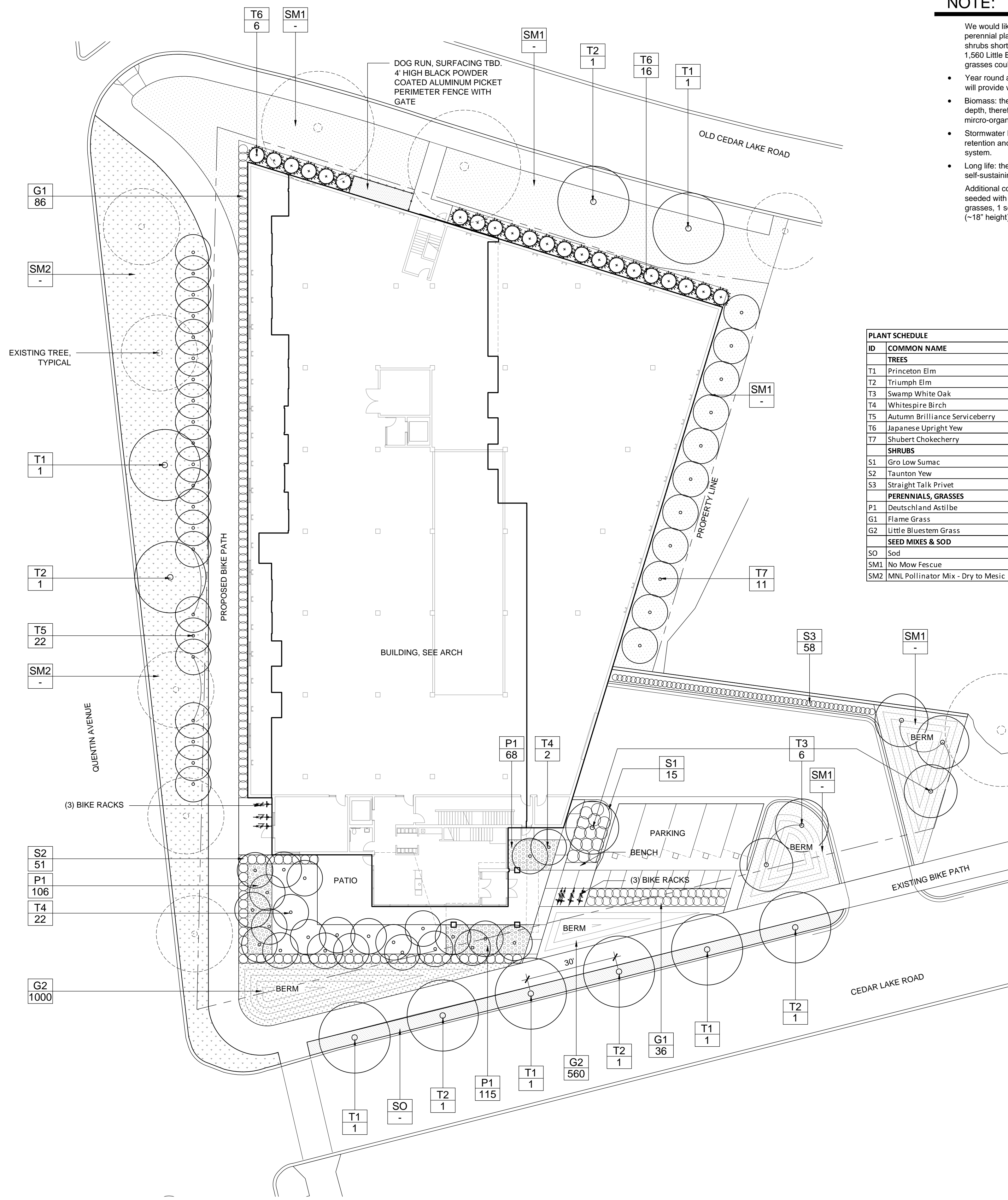
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' FEET ABOVE FINISHED GRADE.
- EXISTING BLVD TREES TO BE FENCED OFF AND PROTECTED DURING CONSTRUCTION
- ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER/ARCHITECT'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE ARCHITECT'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
- PROVIDE A MINIMUM OF 4 INCHES OF TOPSOIL FOR ALL TURF AND SEEDED AREAS. PROVIDE A MINIMUM OF 12 INCHES OF PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 SAND, AND 1/3 COMPOST IN ALL SHRUB AND PERENNIAL BEDS.
- ALL PROPOSED PLANTS SHALL BE STAKED AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED IN THE FIELD BY THE ARCHITECT. THE ARCHITECT MUST APPROVE ALL STAKING LOCATIONS OF PLANT MATERIAL PRIOR TO ANY DIGGING.
- ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- WRAP ALL DECIDUOUS TREES FROM THE GROUND TO THE FIRST BRANCH. WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1ST AND REMOVE ALL WRAPPING AFTER MAY 1ST.
- ALL PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO THE ARCHITECT'S APPROVAL.
- APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQ) IN ALL PLANTING BEDS FOLLOWED BY 3" OF DOUBLE SHREDDED HARDWOOD MULCH TOPPING UNLESS OTHERWISE NOTED.
- ALL SEEDED AREAS AND PLANTINGS WITHIN THE PROJECT SCOPE MUST BE IRRIGATED OR WATERED VIA TEMPORARY HOSE BIBS THROUGH THE ESTABLISHMENT PERIOD.

TURF/SOD NOTES

- SOD ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY AND GRADING UNLESS NOTED OTHERWISE
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- CONTRACTOR SHALL WATER SOD THOROUGHLY IMMEDIATELY AFTER INSTALLATION. THEN WATER SOD DAILY FOR THE FIRST 30 DAYS FOLLOWING INSTALLATION.

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUBS AND PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY. RAIN GARDENS NOT TO BE IRRIGATED.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB. IRRIGATION SHALL NOT OVER SPRAY PUBLIC SIDEWALKS OR PAVED SURFACES.



NOTE: OFFSET OF SHRUB COUNT

We would like the Natural Resources Coordinator to consider our variety of perennial plants to offset the project's shortfall of shrubs. Our plan is currently 380 shrubs short of the requirement. Per our perennial list we are proposing to install 1,560 Little Bluestem Grasses and 122 Miscanthus Flame Grass; these 1682 grasses could be considered as an offset for the following reason:

- Year round appeal: these grasses will not be cut down in the winter and therefore will provide wind break and habitat, reaching average heights of 2-4 feet.
- Biomass: these grasses have root structures that reach upwards of 7 feet in depth, therefore significantly improving the soil quality and creating "habitat" for micro-organisms relevant to long-term soil health and fertile ground.
- Stormwater Benefits: due to the the physical traits of these grasses they promote retention and infiltration of the stormwater, minimizing the output into the city's system.
- Long life: these grasses require zero maintenance once established and are self-sustaining via re-seeding (bluestem) or rhizomatic spreading (flame grass).

Additional considerations for offset would be the 7,000 square feet of area being seeded with a pollinator species mix, this includes a variety of natives: 7 different grasses, 1 sedge, and 37 forbs. Other perennial plantings include 289 astilbe (-18" height) and 8,000 square feet of no mow fescue.

ID	COMMON NAME	LATIN NAME	SIZE	QUANTITY	SPACING
TREES					
T1	Princeton Elm	<i>Ulmus americana 'Princeton'</i>	2.5" Cal	5	Plan
T2	Triumph Elm	<i>Ulmus 'Morton Glossy'</i>	2.5" Cal	5	Plan
T3	Swamp White Oak	<i>Quercus bicolor</i>	2.5" Cal	6	Plan
T4	Whitespire Birch	<i>Betula populifolia 'Whitespire'</i>	2.5" Cal	24	Plan
T5	Autumn Brilliance Serviceberry	<i>A. x grandiflora 'Autumn Brilliance' clump</i>	6" BB	22	7" O.C.
T6	Japanese Upright Yew	<i>Taxus cuspidata 'Capitata'</i>	3" Cal	22	6" O.C.
T7	Shubert Chokecherry	<i>Prunus virginiana 'Shubert'</i>	2.5" Cal	11	7" O.C.
SHRUBS					
S1	Gro Low Sumac	<i>Rhus aromatica 'Gro Low'</i>	#5 Cont.	15	4" O.C.
S2	Taunton Yew	<i>Taxus x media 'Taunton'</i>	#5 Cont.	51	3" O.C.
S3	Straight Talk Privet	<i>Ligustrum vulgare 'Swift'</i>	#5 Cont.	58	18" O.C.
PERENNIALS, GRASSES					
P1	Deutschland Astilbe	<i>Astilbe japonica 'Deutschland'</i>	#1 Cont.	289	18" O.C.
G1	Flame Grass	<i>Miscanthus sinensis 'Purpurascens'</i>	#1 Cont.	122	30" O.C.
G2	Little Bluestem Grass	<i>Schizachyrium scoparium</i>	#1 Cont.	1560	12" O.C.
SEED MIXES & SOD					
SO	Sod	TBD	SF	774	
SM1	No Mow Fescue	<i>MN Dot 25-131 (220 PLS rate)</i>	SF	8000	
SM2	MNL Pollinator Mix - Dry to Mesic	<i>mnnativelandscapes.com</i>	SF	7000	

01 LANDSCAPE SITE PLAN
Scale: 1" = 20' - 0"

4900 CEDAR LAKE ROAD
4900 CEDAR LAKE ROAD
ST LOUIS PARK, MN 55416
PUD

pebl.
PEBL DESIGN
3243 Wingpark Drive
New Hope, MN 55427
t: 763.544.8002
www.pebl.design

NOT FOR CONSTRUCTION

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: JONATHAN BLASEG
PRINTED NAME: JONATHAN BLASEG
DATE: 12.18.2019
LICENSE NUMBER: 56704

NO.	DATE	DESCRIPTION
1	12.18.2019	PUD
2	12.18.2019	FINAL PUD

OVERVIEW
ISSUANCE: PUD
PROJECT NAME: 4900 CEDAR
PROJECT NUMBER: 1924
DATE:
DRAWN BY: LP/BJ
CHECKED BY: LP/BJ

SHEET NAME
LANDSCAPE SITE PLAN

SHEET NUMBER
L100



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1 WEST ELEVATION
A003 SCALE: 3/32" = 1'-0"

	CLASS 1 FIBER CEMENT PANEL - > 5/8"	CLASS 1 STUCCO	CLASS 1 BRICK	CLASS 1 GLASS	CLASS 2 FIBER CEMENT PANEL - < 5/8"	CLASS 2 METAL PANEL	CLASS 3 CMU
EAST ELEVATION -	16,417 sf						
- PROPOSED	49.5 %	3.9 %	16.4 %	36.2 %	-	-	100.0 %
- TOTAL PROPOSED	100.0 %				00.0 %		00.0 %
WEST ELEVATION -	16,791 sf						
- PROPOSED	41.2 %	8.0 %	10.7 %	34.9 %	5.2 %	-	100.0 %
- TOTAL PROPOSED	94.8 %				5.2 %		00.0 %
NORTH ELEVATION -	9,596 sf						
- PROPOSED	40.2 %	5.3 %	9.8 %	28.9 %	15.8 %	-	100.0 %
- TOTAL PROPOSED	94.2 %				15.8 %		00.0 %
SOUTH ELEVATION -	7,148 sf						
- PROPOSED	38.4 %	12.1 %	14.8 %	34.7 %	-	-	100.0 %
- TOTAL PROPOSED	100.0 %				00.0 %		00.0 %



2 SOUTH ELEVATION
A003 SCALE: 3/32" = 1'-0"

The Quentin
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Saint Louis Park, Minnesota

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**BUILDING
ELEVATIONS**

A003



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1 EAST ELEVATION
A004 SCALE: 3/32" = 1'-0"

AUTHORIZED BUILDING MATERIALS								
	CLASS 1 FIBER CEMENT PANEL : > 3/4"	CLASS 1 STUCCO	CLASS 1 BRICK	CLASS 1 GLASS	CLASS 2 FIBER CEMENT PANEL : < 3/4"	CLASS 2 METAL PANEL	CLASS 3 CMU	
EAST ELEVATION -	16,417 sf							
- PROPOSED	49.5 %	3.9 %	10.4 %	36.2 %	-	-	-	100.0 %
- TOTAL PROPOSED	100.0 %				00.0 %		00.0 %	
WEST ELEVATION -	16,791 sf							
- PROPOSED	41.2 %	8.0 %	10.7 %	34.9 %	5.2 %	-	-	100.0 %
- TOTAL PROPOSED	94.8 %				5.2 %		00.0 %	
NORTH ELEVATION -	9,596 sf							
- PROPOSED	40.2 %	5.3 %	9.8 %	28.9 %	15.8 %	-	-	100.0 %
- TOTAL PROPOSED	84.2 %				15.8 %		00.0 %	
SOUTH ELEVATION -	7,148 sf							
- PROPOSED	38.4 %	12.1 %	14.8 %	34.7 %	-	-	-	100.0 %
- TOTAL PROPOSED	100.0 %				00.0 %		00.0 %	



2 NORTH ELEVATION
A004 SCALE: 3/32" = 1'-0"

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Saint Louis Park, Minnesota

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BUILDING ELEVATIONS

A004



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- 3 COAT STUCCO with ACRYLIC TOPCOAT
- FIBER CEMENT PANEL - > 3/4" - NICHHA ILLUMINATION SERIES
- FIBERGLASS WINDOWS
- FIBER CEMENT PANEL - > 3/4" - NICHHA VINTAGE WOOD SERIES
- PRECAST CONCRETE PANEL with THIN BRICK VENEER

1 PERSPECTIVE LOOKING at CEDAR LAKE ROAD / QUENTIN AVENUE SOUTH
SCALE: 3/32" = 1'-0"



- FIBER CEMENT PANEL - > 3/4" - NICHHA ILLUMINATION SERIES
- FIBERGLASS WINDOWS
- 3 COAT STUCCO with ACRYLIC TOPCOAT
- PRECAST CONCRETE PANEL with THIN BRICK VENEER

2 BIRDS EYE PERSPECTIVE LOOKING WEST
SCALE: 3/32" = 1'-0"

The Quentin
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BUILDING IMAGES

A005

MAR /SEP 21

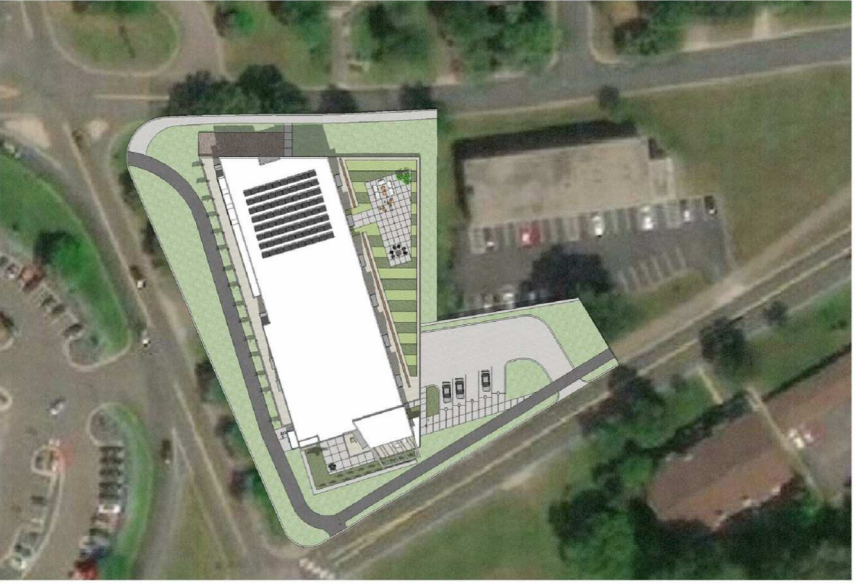
JUNE 21

DEC 22

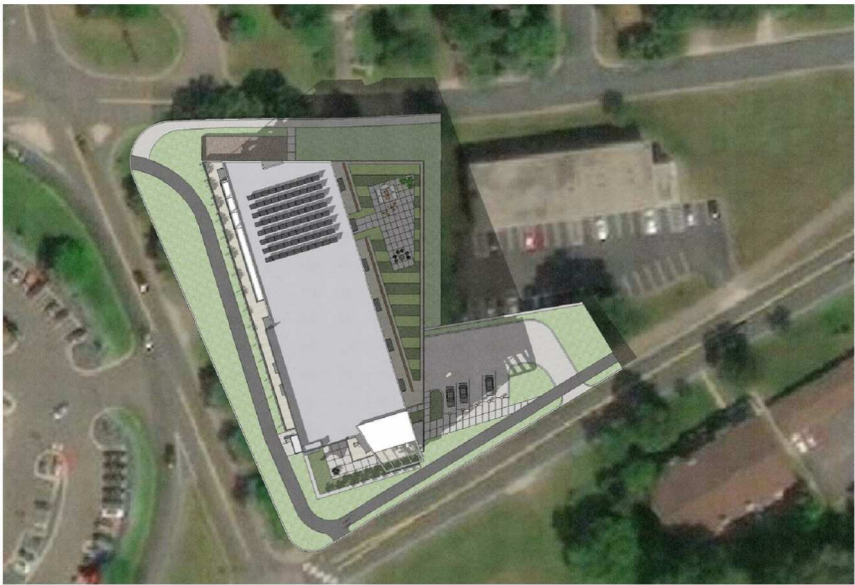
9 AM



12 PM



3 PM



4900 Cedar Lake Road

Saint Louis Park, Minnesota

PUD SUBMITTAL
December 18, 2019

REVISION LOG		
NO.	DATE	DESCRIPTION

17050.00
PROJECT NUMBER
BPM DRAWN BY WDH CHECKED BY
WDH PROJECT MANAGER BPM PROJECT ARCHITECT

SHADOW STUDIES

A006