

STAYBRIDGE SUITES

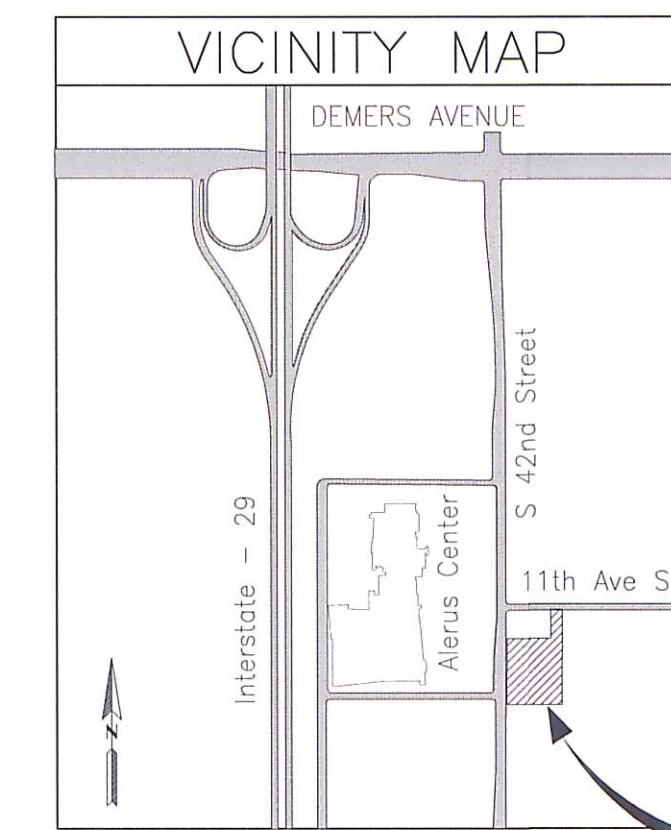
96 UNITS - 4 STORY

GRAND FORKS, ND

OWNER:
 NORMAN LESLIE
 PLATINUM HOSPITALITY, LLC
 1555 43rd STREET SOUTH
 FARGO, ND 58103
 PHONE: 701-492-6123
 FAX: 701-281-7155

SITE ADDRESS:
 1175 42nd STREET SOUTH
 GRAND FORKS, ND

ENGINEER:
 STEVAN DEWALD, PE-REG. NO. 1960
 LIGHTOWLER JOHNSON ASSOCIATES, INC.
 700 MAIN AVE
 FARGO, ND 58103
 PHONE: 701-293-1350
 FAX: 701-293-1353



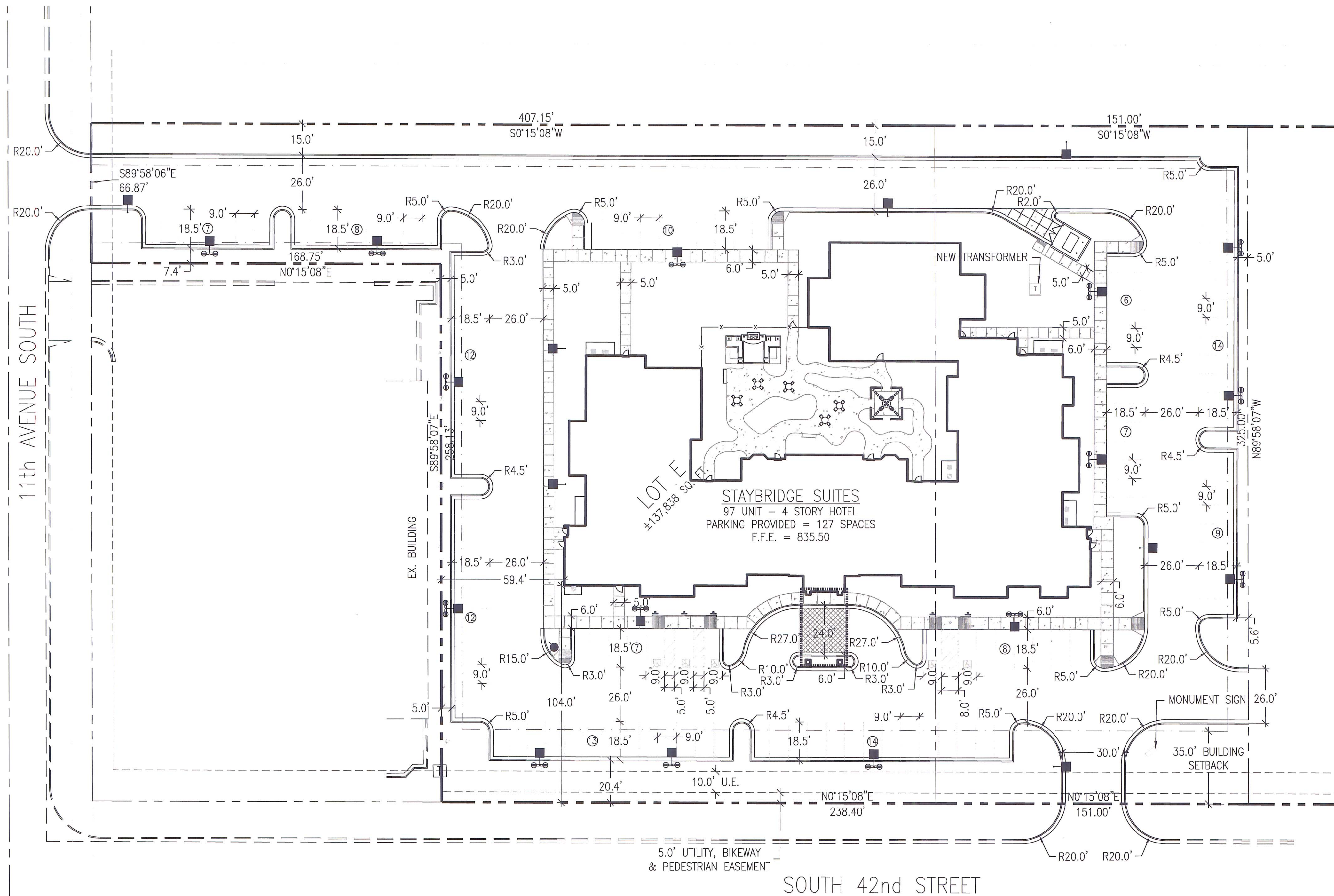
PROJECT LOCATION

| PROPOSED HOTEL SITE STATISTICS | | |
|--------------------------------|------------|--------------|
| SITE INFORMATION: | | |
| ITEM | AREA | COVERAGE (%) |
| * BUILDINGS | 24,452 SF | 17.74% |
| PARKING/DRIVES | 55,758 SF | 40.45% |
| SIDEWALKS/CONC. | 10,049 SF | 7.29% |
| CURB | 4,864 SF | 3.53% |
| TOTAL GREEN SPACE | 42,715 SF | 30.99% |
| TOTAL IMPERVIOUS | 95,123 SF | 69.01% |
| TOTAL | 137,838 SF | 3.16 ACRES |

| PARKING: | |
|--|------------|
| TOTAL SPACES REQUIRED | 119 SPACES |
| ONE SPACE PER ROOM | 97 SPACES |
| ONE SPACE PER THREE EMPLOYEES OF THE LARGEST SHIFT (8/3) | 3 SPACES |
| ONE SPACE PER THREE OCCUPANTS | |
| PUBLIC MEETING ROOM (56/3) | 19 SPACES |
| UNIT SPACES 9' x 18.5' | 122 SPACES |
| ADA SPACES VARIES | 5 SPACES |
| TOTAL SPACES PROVIDED | 127 SPACES |
| CURRENT ZONING: | PUD |

* BUILDING AREA DOES NOT INCLUDE THE CANOPY AREAS AND ONLY REFLECTS FIRST FLOOR S.F.

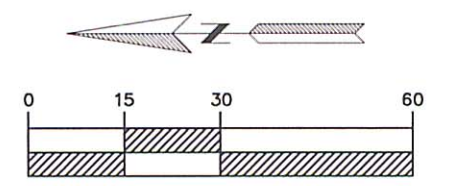
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- GENERAL NOTES:**
- SEE GENERAL NOTES.
 - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS PRIOR TO CONSTRUCTION.
 - CHANGES TO APPROVED PLANS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF OWNER.
 - CHANGES TO APPROVED PLANS ON PUBLIC PROPERTY SHALL NOT BE MADE WITHOUT APPROVAL FROM THE CITY OF MINOT.
 - ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ACCESSIBLE RAMPS & DRIVEWAYS SHALL BE INSTALLED PER ADA REGULATIONS.
 - CONTRACTOR SHALL PROVIDE BOND BREAKER BETWEEN NEW SIDEWALK, NEW CONCRETE PAVEMENT & BUILDING, & AT ALL CONSTRUCTION JOINTS.
 - CONCRETE SIDEWALK & CONCRETE PAVEMENT SHALL BE SAW CUT AT APPROXIMATE SQUARES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN TAKEOFF QUANTITIES.
 - CONTRACTOR SHALL COORDINATE STOOP CONSTRUCTION WITH SURFACE CONCRETE.
 - CONTRACTOR SHALL PROVIDE A 2" (TWO FOOT) TAPER IN CURB WHERE CURBING TERMINATES.
 - CONTRACTOR HAS THE OPTION TO INSTALL CURB & GUTTER WHERE THICKENED EDGE CONCRETE IS SPECIFIED.
 - CONTRACTOR SHALL PROVIDE BOND BREAKER BETWEEN SIDEWALK AND CURB & GUTTER.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - DIMENSIONS FOR BUILDING TIE ARE TO EXTERIOR FACE OF FIRST FLOOR.
 - ALL DIMENSIONS ARE HORIZONTAL DIMENSIONS.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - MONUMENT SIGN DESIGN SHALL BE BY OWNER
 - COLOR AND PATTERN OF STAMPED CONCRETE SHALL BE DESIGNATED BY OWNER.

BENCHMARK:
 CENTER OF EX. STORM SEWER MANHOLE LOCATED ON THE EAST SIDE OF SOUTH 42ND STREET
 ELEV=832.97

CALL BEFORE YOU DIG
 NORTH DAKOTA
 UTILITIES UNDERGROUND LOCATION SERVICE
 1-800-795-0555



Lightowler Johnson Associates
 ARCHITECTS ENGINEERS
 FARGO, ND
 BISMARCK, ND
 PHONE: 701-293-1350
 FAX: 701-293-1353
 WEBSITE: WWW.LJA-1.COM

Lexstar
 CONSULTANTS
 FARGO, ND

REVISIONS

Staybridge Suites
 97 units 4 story
 GRAND FORKS, ND

STEVAN G. DEWALD
 REGISTERED PROFESSIONAL ENGINEER
 PE 1960
 NORTH DAKOTA
 10-6-11

| | |
|-------------|---------|
| LJA JOB # | 11211 |
| PROJ. DATE: | 8-5-11 |
| FILE NAME: | 11211 C |
| DWG. SCALE: | 30 |
| CHECKED BY: | SGD |
| DRAWN BY: | JD |

SHEET DESCRIPTION
 PROPOSED SITE PLAN

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