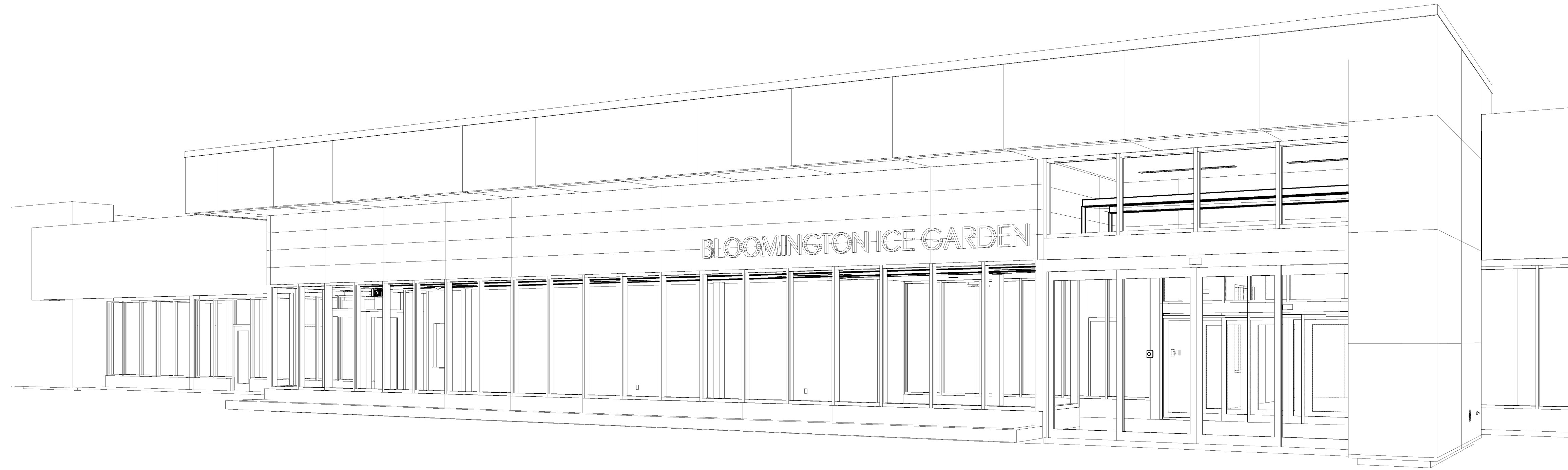


Maintain emergency vehicle access and circulation throughout the property.

PL201900066
PL2019-66



CITY OF BLOOMINGTON
2019 BIG REMODEL
3600 W 98th STREET BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Linda McCracken-Hunt
 Linda McCracken-Hunt, FAIA
 REG. NO. 15430 DATE 03.07.2019

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
GENERAL	
G100	COVER SHEET
G101	TITLE SHEET
G102	TYPICAL EXTERIOR ASSEMBLIES
G105	TYPICAL INTERIOR ASSEMBLIES
G110	LIFE SAFETY
G111	FIRST FLOOR LIFE SAFETY PLAN
G112	MEZZANINE LIFE SAFETY PLAN
G120	MOUNTING HEIGHTS
CIVIL	
C2.01	EXISTING CONDITIONS
C2.02	DEMOLITION PLANS
C3.01	SITE PLAN
C3.02	ADA ROUTE PLAN
C4.01	GRADING PLAN
C9.01	DETAILS
C9.02	DETAILS
LANDSCAPE	
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS & NOTES
STRUCTURAL	
S000	GENERAL STRUCTURAL NOTES
S001	GENERAL STRUCTURAL NOTES
S100	FOUNDATION PLAN

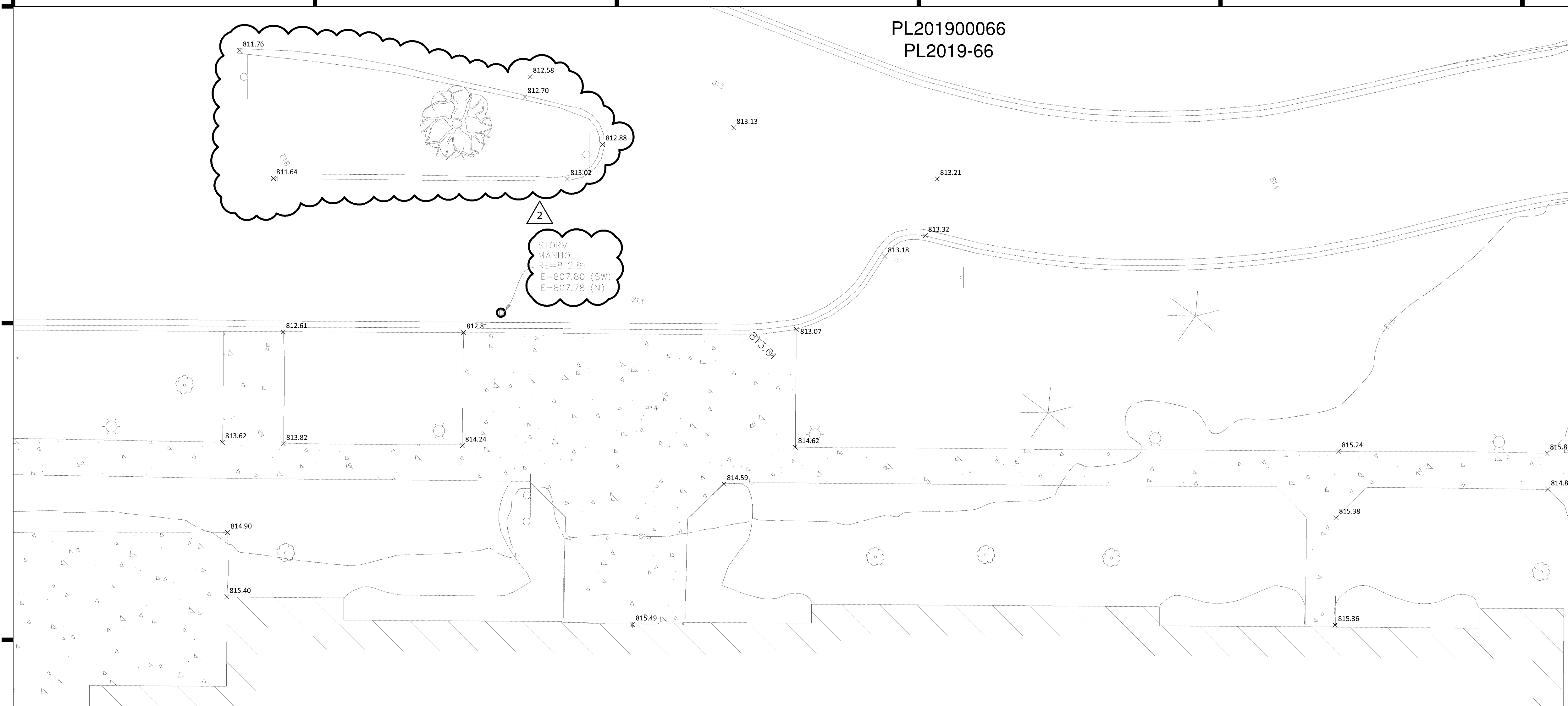
INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A101	FIRST FLOOR DEMOLITION PLAN
A201	FIRST FLOOR & ENL. ENTRY PLANS
A210	ENLARGED PLANS - LOCKER ROOMS
A211	ENLARGED PLANS - LOCKER ROOMS
A212	ENLARGED PLANS & ELEV. - ADA RAMPS
A213	ENLARGED TEMP. WALL AREA PLAN
A220	ROOF PLAN
A221	ROOF DETAILS
A230	DOOR SCHEDULE, DETAILS & SIGNAGE
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR PAINTING (ADD ALT. #1)
A310	GLAZING ELEVATIONS
A311	GLAZING DETAILS
A401	BUILDING SECTIONS
A501	EXTERIOR WALL SECTIONS
A502	WALL SECTIONS
A520	DETAILS
A523	DETAILS

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
MECHANICAL	
M000	MECHANICAL TITLE SHEET
M100	FOUNDATION PLAN - MECH. DEMO
M101	FIRST FL. PLAN - MECH. DEMO
M201	FIRST FL. PLAN - FIRE PROTECTION
M300	FOUNDATION PLAN - PLUMBING
M301	FIRST FL. PLAN - PLUMBING
M302	RISER DIAGRAMS
M401	FIRST FL. PLAN - HVAC PIPING
M501	FIRST FL. PLAN - VENTILATION
M600	MECH. DETAILS
M700	MECH. SCHEDULES
ELECTRICAL	
E000	ELECTRICAL TITLE SHEET
E101	FIRST FL. PLAN - ELEC. DEMO
E201	FIRST FL. PLAN - LIGHTING
E301	FIRST FL. PLAN - POWER/SYS.
E400	ELECTRICAL SCHEDULES AND DETAILS

4/16/2019 1:19:22 PM



PL201900066
PL2019-66



2
STORM
MANHOLE
RE=812.81
IE=807.80 (SW)
IE=807.78 (N)

LEGEND

- | | | |
|--------------------------------|---------------------------------|-------------------------|
| ● FOUND MONUMENT | — BOUNDARY LINE | - - - EASEMENT LINE |
| ○ FOUND CAST IRON MONUMENT | — RIGHT-OF-WAY LINE | - - - SETBACK LINE |
| ○ FOUND RIGHT-OF-WAY MONUMENT | - - - UNDERLYING / ADJACENT LOT | - - - RESTRICTED ACCESS |
| ○ SET MONUMENT MARKED LS 21729 | - - - TIE LINE | - - - TREE LINE |
| ⊗ GATE VALVE / HYDRANT | - - - SECTION LINE | ▬ CONCRETE CURB |
| ⊙ SANITARY MANHOLE | - - - DEED DISTANCE (100.00) | ▬ BUILDING LINE |
| ⊙ CLEAN OUT | — WATERMAIN | ▬ BUILDING CANOPY |
| ⊙ STORM MANHOLE | — SANITARY SEWER | ▬ BITUMINOUS SURFACE |
| ⊙ STORM CATCH BASIN | — STORM SEWER | ▬ CONCRETE SURFACE |
| ⊙ FLARED END SECTION | — UNDERGROUND ELECTRIC | ⊙ DECIDUOUS TREE |
| ⊙ TRANSFORMER | — UNDERGROUND TELEPHONE | ⊙ CONIFEROUS TREE |
| ★ LIGHT | — UNDERGROUND GAS | ⊙ SPOT ELEVATION |
| ⊙ GUY ANCHOR | — OVERHEAD ELECTRICAL WIRE | ⊙ CONTOUR |
| ⊙ UTILITY POLE | — CHAIN LINK FENCE | ⊙ SOIL BORING |
| ⊙ GUARD POST | — WOOD FENCE | ⊙ REGULAR PARKING |
| ⊙ SIGN | — WIRE FENCE | ⊙ STALL COUNT |
| ⊙ GAS METER | — WET LAND | ⊙ TRAFFIC MARKERS |
| ⊙ GAS MANHOLE | ▬ RETAINING WALL | |
| ⊙ ELECTRIC MANHOLE | ▬ BLOCK RETAINING WALL | |
| ⊙ ELECTRIC METER | ▬ STONE RETAINING WALL | |
| ⊙ TELEPHONE PEDESTAL | ▬ POND / WATER LINE | |
| ⊙ CABLE TV BOX | ⋯ FEMA FLOOD ZONE LINE | |
| ⊙ COMMUNICATIONS MANHOLE | | |

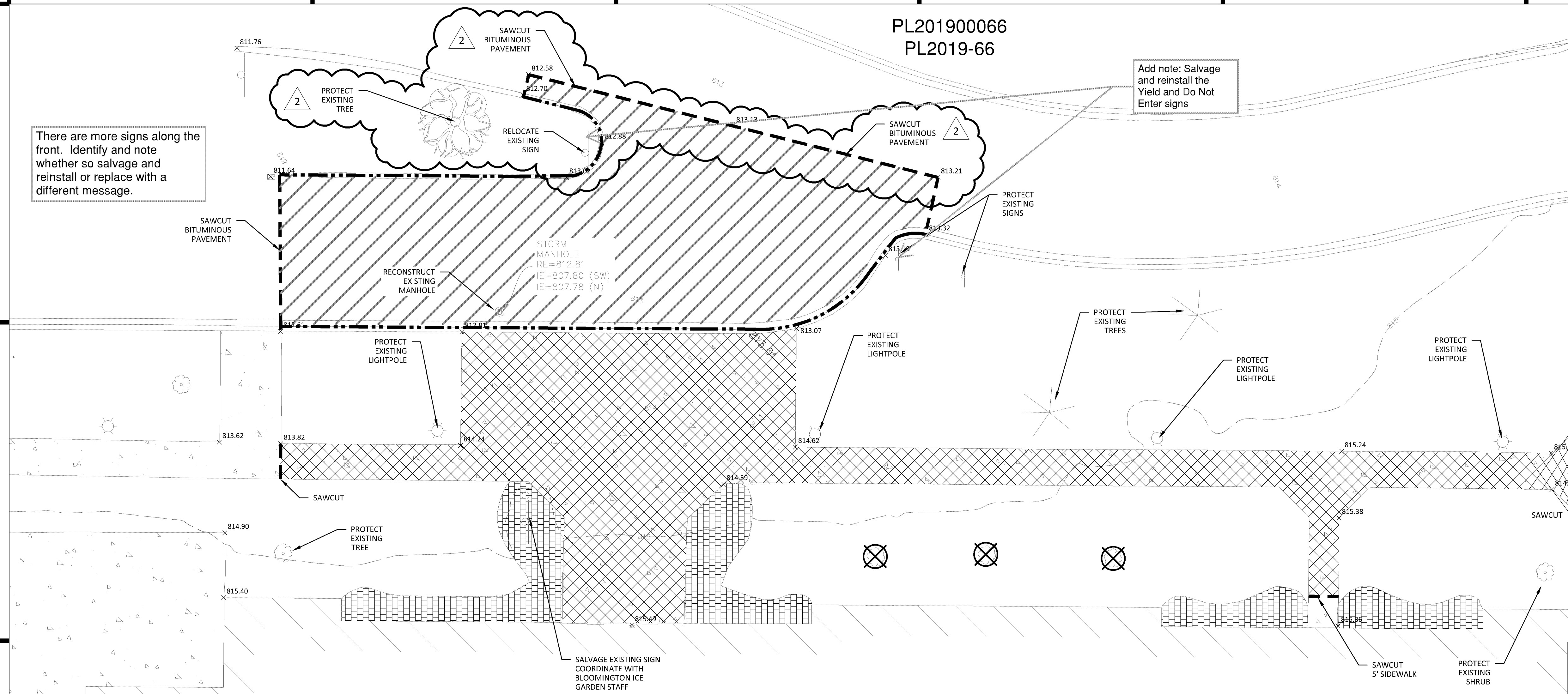
SURVEY COMPLETED BY OTHERS

19 December, 2018

PL201900066
PL2019-66

Add note: Salvage and reinstall the Yield and Do Not Enter signs

There are more signs along the front. Identify and note whether so salvage and reinstall or replace with a different message.



DEMOLITION NOTES

- DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
- CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
- THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

LEGEND

	EXISTING
LIGHT	
STORM SEWER	
TREES / SHRUBS	
CONCRETE	
SIGNS	
CONCRETE CURB	
BITUMINOUS CURB	
BUILDING	
REMOVE EXIST CONCRETE CURB	
SAW CUT EXIST BITUMINOUS PAVEMENT	
REMOVE EXISTING BITUMINOUS PAVEMENT	
REMOVE EXISTING CONCRETE PAVEMENT	
REMOVE EXISTING LANDSCAPING	
REMOVE EXISTING SHRUB	
REMOVE EXISTING	

If this walkway/connection to the parking area is remaining in place, should it have the same ADA treatment as the other parking lot entry (H - tactile warning strip).

There is a movable bike rack that is placed in this sidewalk area in the summer. This project would be a good time to add a permanent bike pad and bike racks near the entrance and outside of the sidewalk/walkway

Add note: Salvage and reinstall Yield and Do Not Enter signs on both sides of this intersection with the Beard Avenue/driveway

Minimum 6" curb tapers and adjacent flares

BLOOMINGTON ICE GARDEN EXPANSION
FFE = 815.49

2% maximum grade for ADA compliance

Details are not included in this plan set

LEGEND

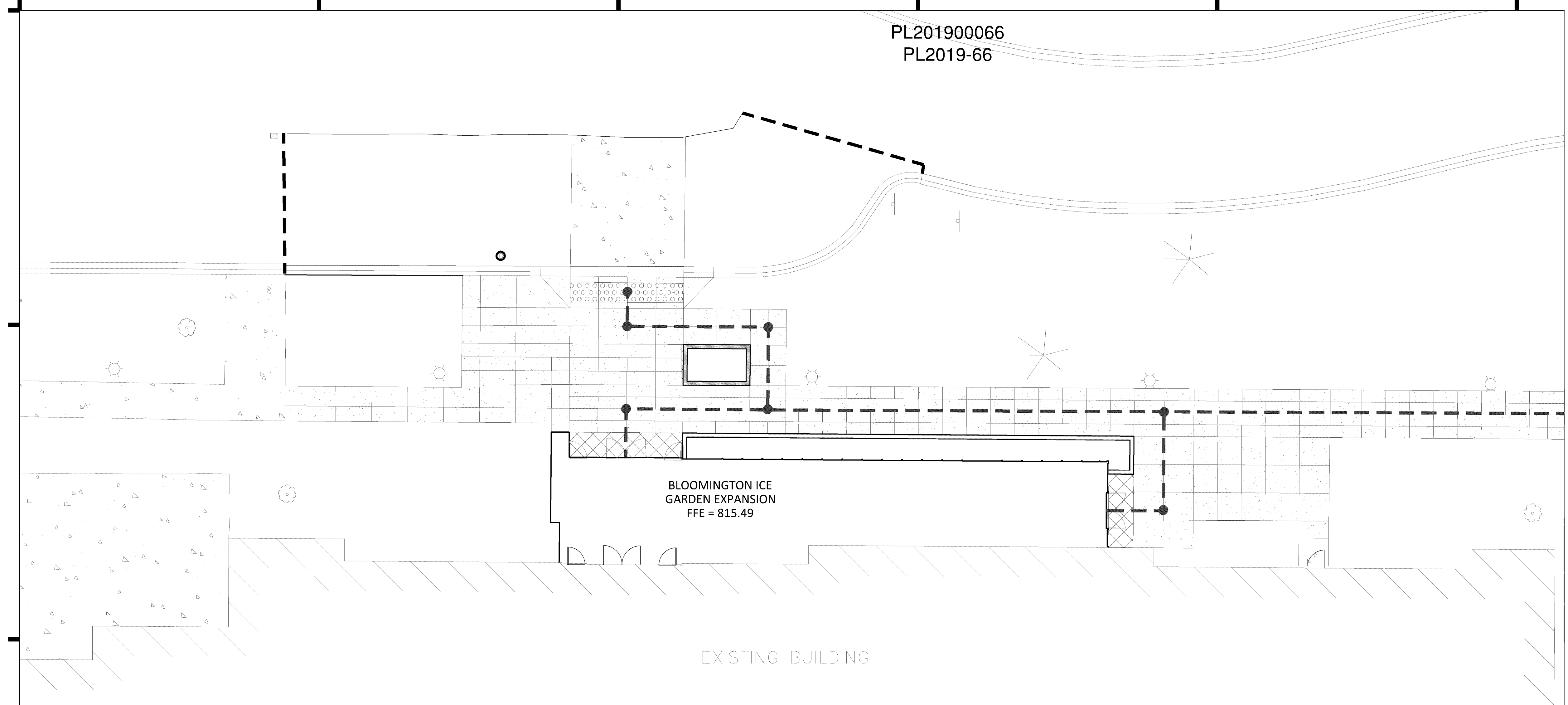
	PROPOSED	EXISTING	
PROPERTY LIMIT	—	—	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	—	—	CONCRETE PAVING
BUILDING	—	—	CONCRETE SIDEWALK
SAWCUT LINE	—	—	ARCHITECTURAL CONCRETE
SIGN	●	●	
KEY NOTE	ⓧ		
EXISTING LIGHT FIXTURE TO REMAIN	☀		

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
6. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

KEY NOTES

- A. BUILDING, STOOPS SEE ARCHITECTURAL PLANS
- B. 8-612 CONCRETE CURB AND GUTTER (SEE DETAIL 01 ON SHEET C9.01)
- C. FLAT CURB SECTION (SEE DETAIL 03 ON SHEET C9.01)
- D. ARCHITECTURAL PLANTER CURB (SEE DETAIL 6 ON SHEET L1.02)
- E. RAISED CONCRETE PLANTER (SEE STRUCTURAL PLANS)
- F. MEET AND MATCH EXISTING CURB
- G. MEET AND MATCH EXISTING CONCRETE
- H. TACTILE WARNING STRIP (SEE DETAIL 09 ON SHEET C9.02)
- I. HANDRAIL (SEE ARCHITECTURAL PLANS)
- J. MEET AND MATCH EXISTING PAVEMENT
- K. RELOCATED SIGN



BLOOMINGTON ICE
GARDEN EXPANSION
FFE = 815.49

EXISTING BUILDING

LEGEND

PROPOSED ACCESSIBLE ROUTE - - - - -

TURNING MOVEMENT LOCATION ●

ACCESSIBILITY NOTES

1. CONTRACTOR IS TO ENSURE ADA ROUTE IS COMPLIANT WITH ADA AND MINNESOTA STATE ACCESSIBILITY CODE REGULATIONS AND IS TO NOTIFY ENGINEER IF FIELD CONDITIONS PROHIBIT COMPLIANCE.
2. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
3. ALL TURNING LOCATIONS SHOWN SHOULD PROVIDE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS IN A 4'x4' AREA.

LOCATE AND SHOW ALL UNDERGROUND UTILITIES IN CONSTRUCTION AREA

EXISTING STORM MANHOLE
ADD ADJUSTMENT RINGS TO RAISE MANHOLE
RE=814.15
IE=807.80 (SW)
IE=807.78 (N)

CORE DRILL AND CONNECT TO EXISTING MANHOLE
IE=810.08

41 LF 6" PVC @ 1.00%

6" ROOF DRAIN CONNECTION
IE: 810.49

BLOOMINGTON ICE GARDEN EXPANSION
FFE = 815.49

GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

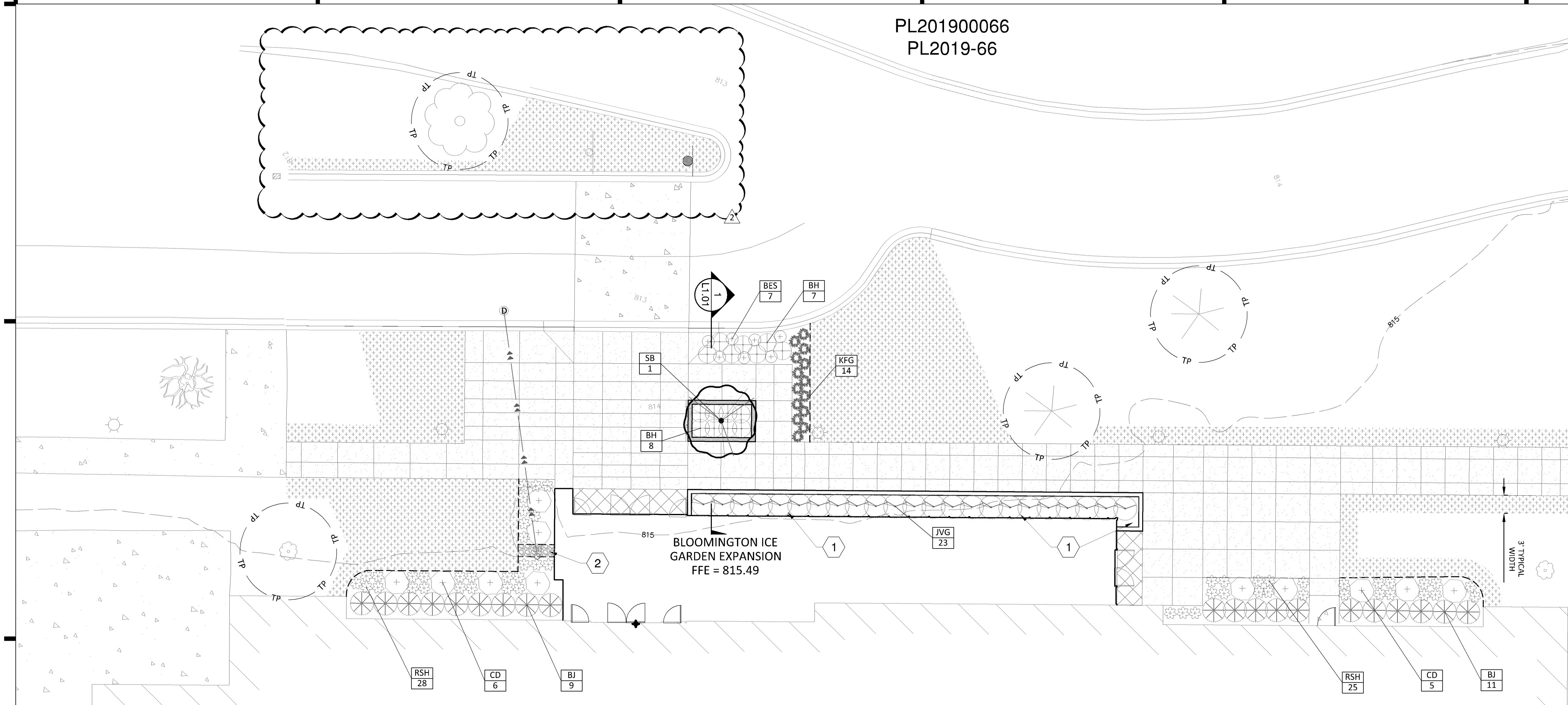
COMPANY: BRAUN INTERTEC
ADDRESS: 11001 HAMPSHIRE AVE S, MINNEAPOLIS, MN 55438
PHONE: 952-995-2000
DATED: 11-30-2018

CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NECESSARILY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.

- 11.a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREE AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
- 11.b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
- 11.c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
- 11.d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
- 11.e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
14. TOLERANCES
 - THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
16. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
17. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 796.

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT	—	—
CURB & GUTTER	—	—
STORM SEWER	—	—
DRAINTILE	—	—
BUILDING	—	—
SPOT ELEVATION	902.5	902.5
CONTOUR	902	902
OVERFLOW ELEV.	← EOF 902.5	
SILT FENCE	—SF—SF—	
SILT DIKE	—SD—SD—	
INLET PROTECTION DEVICE 2	IP-2	



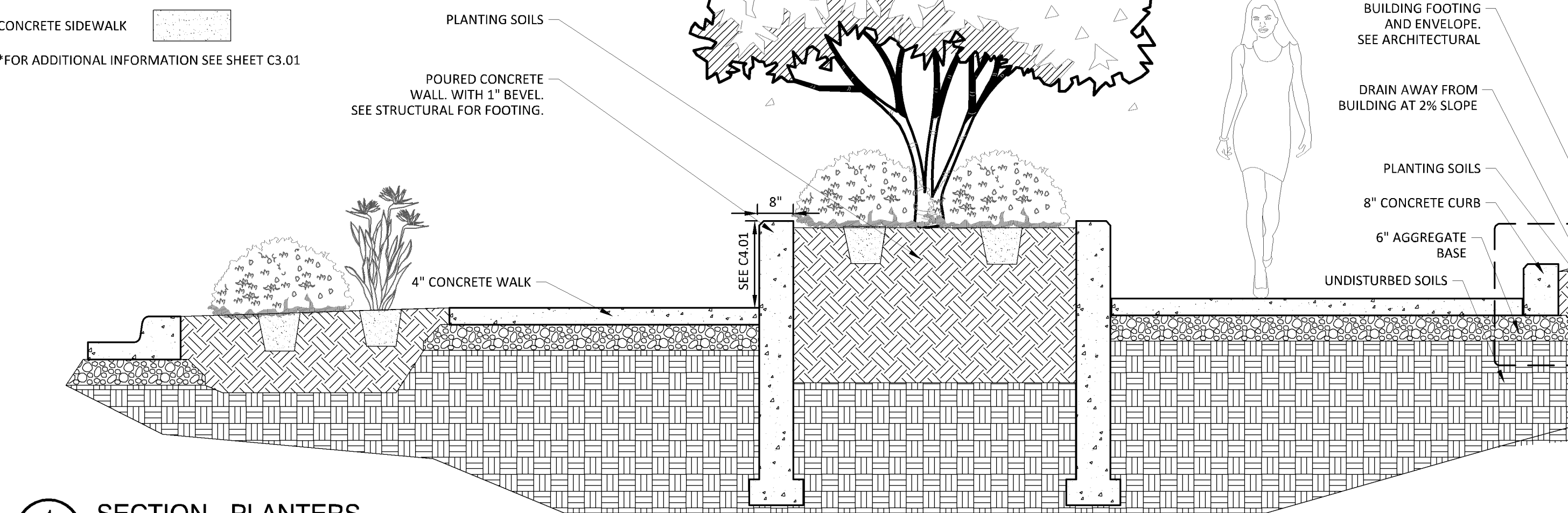
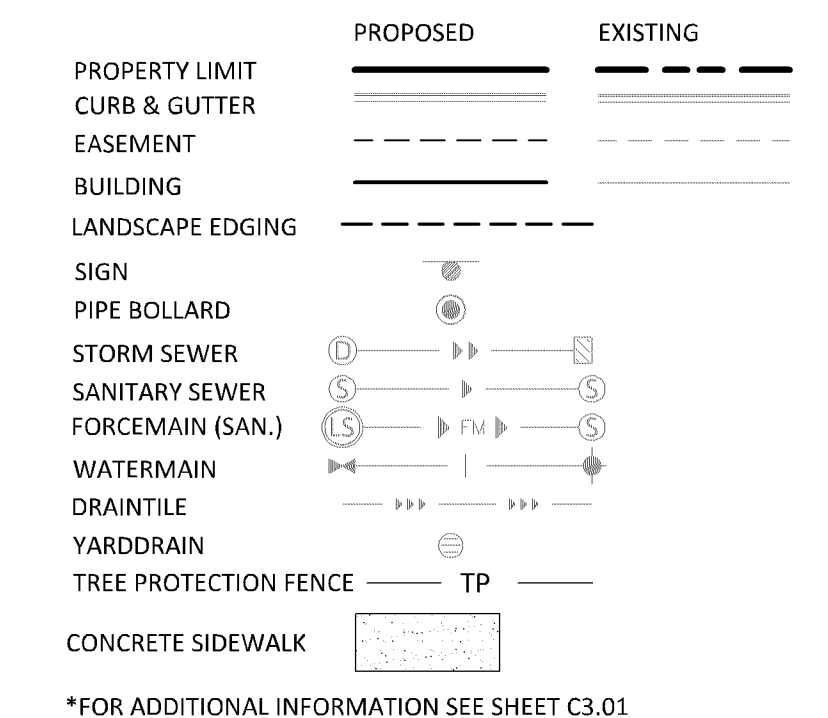
PLANT SCHEDULE

ORN. TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2" Cal	1
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal		11
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal		15
	BJ	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal		20
	JVG	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	5 gal.		23
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		14
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY
	RSH	Hosta x 'Regal Splendor' / Plantain Lily	1 gal		53
	BES	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal		7
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY
	TUR HIG	Turf Sod Highland Sod / Sod	Sod		2,463 sf

REFERENCE NOTES SCHEDULE

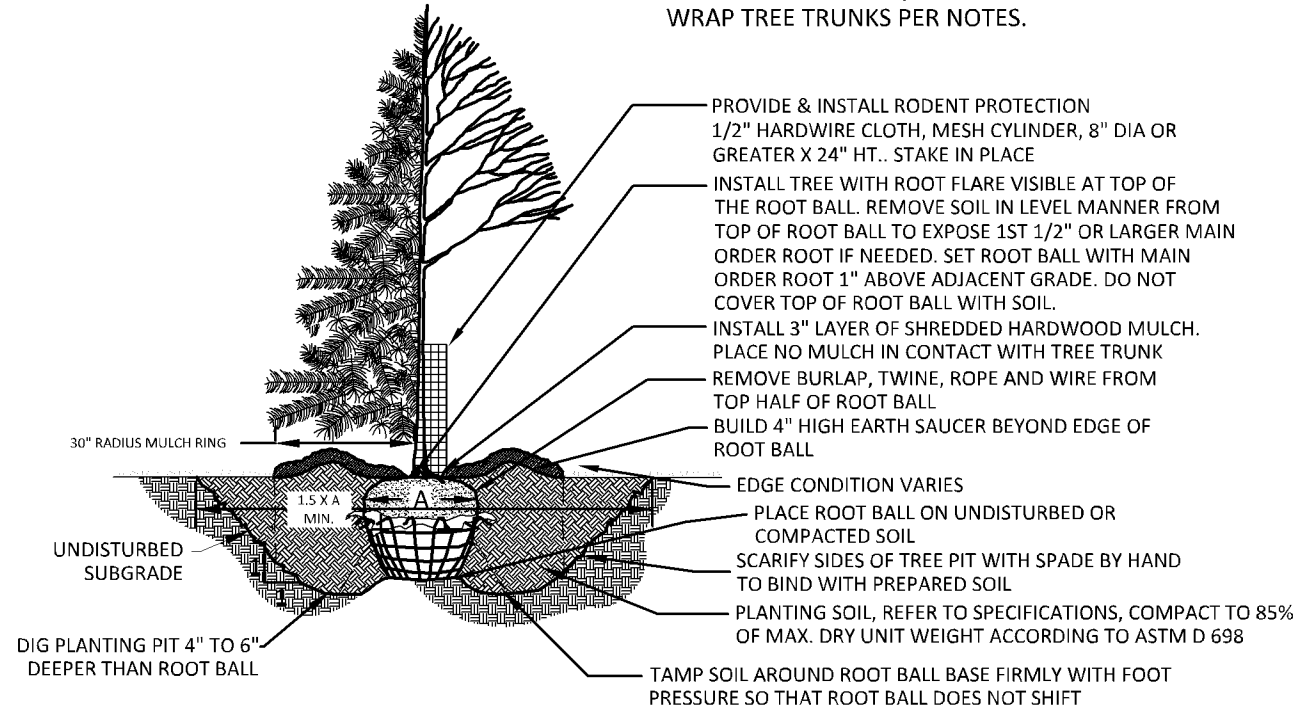
SYMBOL	DESCRIPTION
1	ROCK MULCH - 3/4" DRESSER TRAP ROCK W/ FABRIC
2	ROCK MULCH - 4" DRESSER TRAP ROCK W/ FABRIC. LOCATE AT OVERFLOW ROOF DRAIN

LEGEND

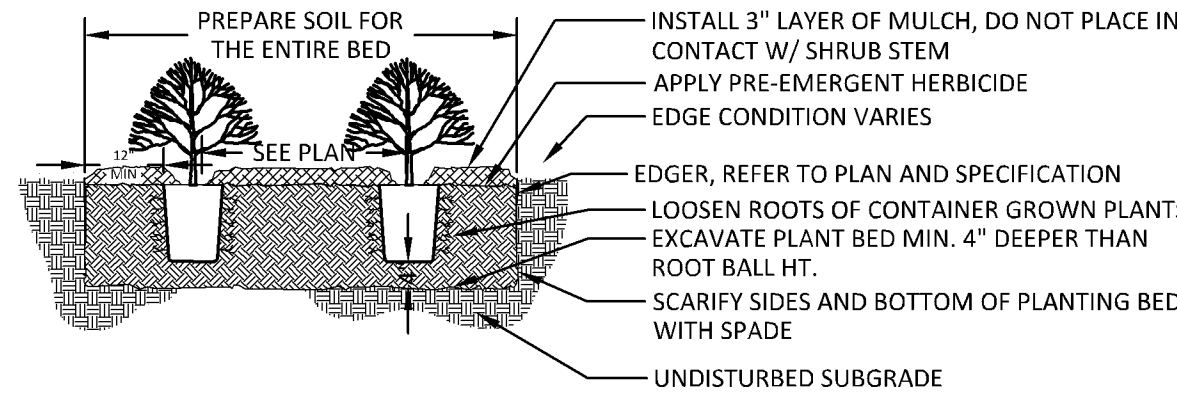


1 SECTION - PLANTERS
L1.01 N.T.S.

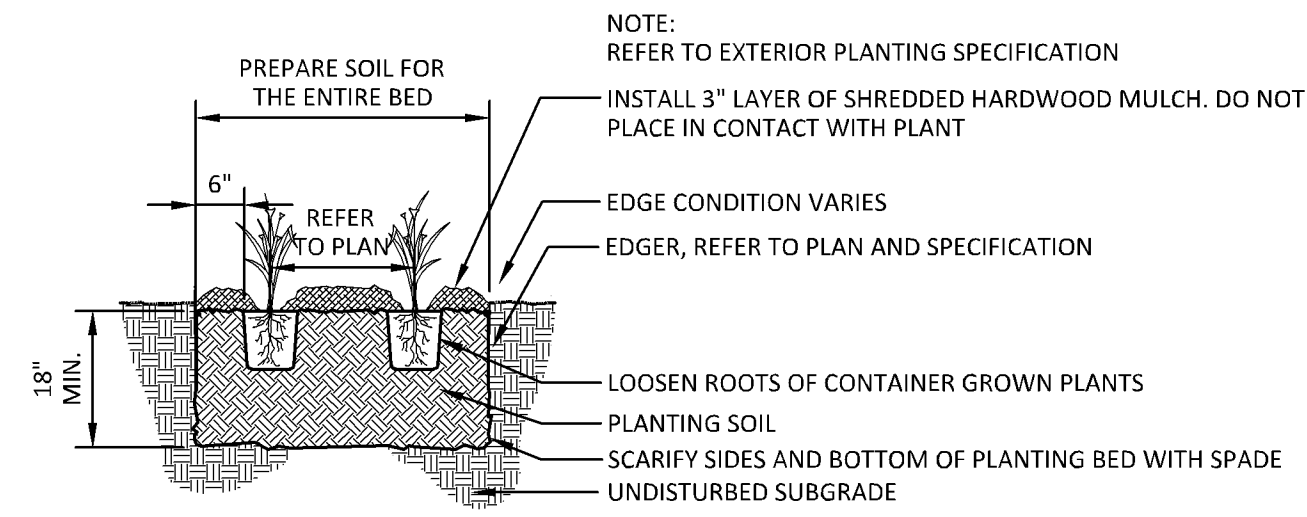
NOTE:
CONTRACTOR SHALL MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. IF STAKING IS REQUIRED BY SITE CONDITIONS, CONTRACTOR TO USE 2 OR 3 STAKE METHOD WITH 1" WEBBING AROUND TRUNK OF TREE (NO WIRE OR CABLE TO BE USED)
WRAP TREE TRUNKS PER NOTES.



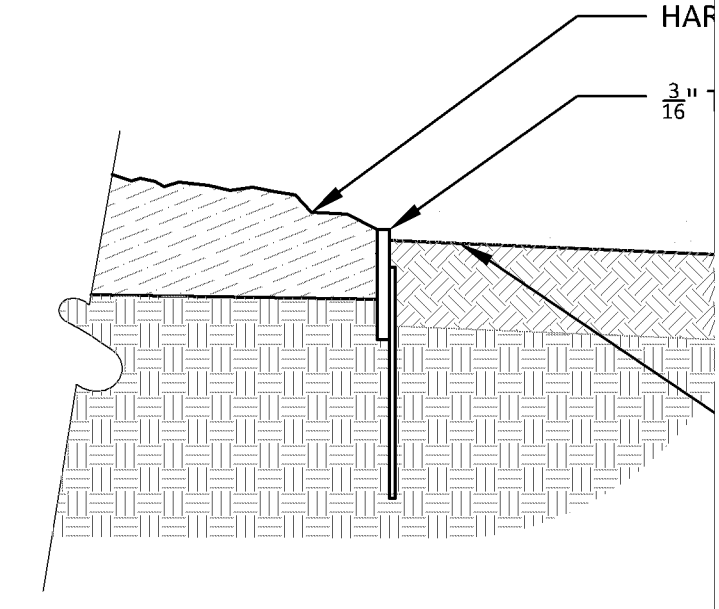
1 TREE PLANTING DETAIL
L1.02 1/4" = 1'-0"



2 SHRUB PLANTING DETAIL
L1.02 3/8" = 1'-0"



3 PERENNIAL PLANTING DETAIL
L1.02 1/2" = 1'-0"



4 STEEL EDGER
L1.02 1 1/2" = 1'-0"

NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURER'S RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILT-PROOF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS

17.1. POTTED PLANTS:	4/1 - 6/1; 9/21 - 11/1
17.2. DECIDUOUS B&B:	4/1 - 6/1; 9/21 - 11/1
17.3. EVERGREEN POTTED PLANTS:	4/1 - 6/1; 9/21-11/1
17.4. EVERGREEN B&B:	4/1 - 5/1; 9/21 - 11/1
17.5. TURF/LAWN SEEDING:	4/1 - 6/1; 7/20 - 9/20
17.6. NATIVE MIX SEEDING:	4/1 - 7/20; 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING,

REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

- TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:
- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION.
 - 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 IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
 - TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
 - ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
 - ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

IRRIGATION NOTES:

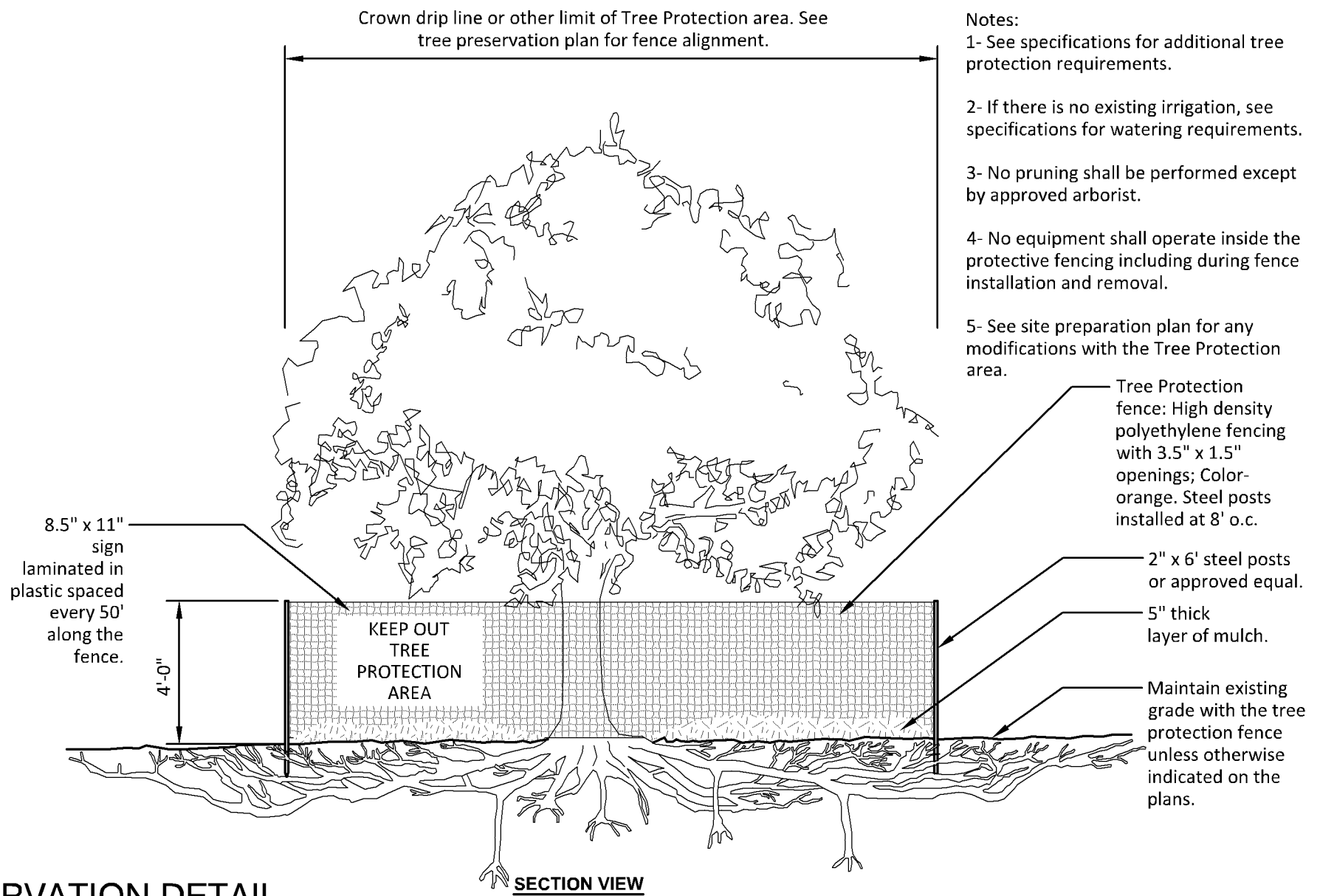
- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
- CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

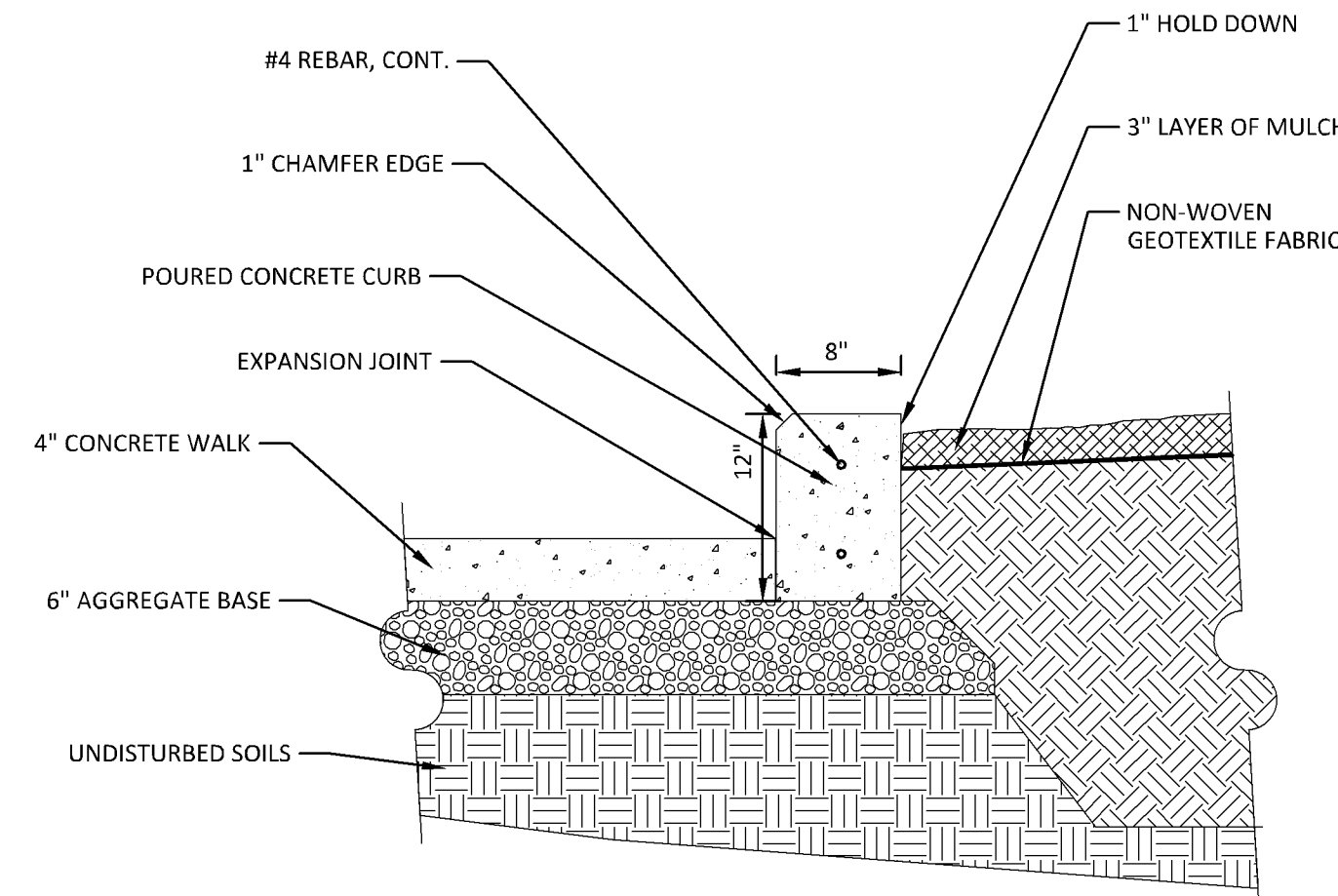
- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
- OVERSEED THIN BARE SPOTS IN FALL
- ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
- SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 3" CAL. TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINANT LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20% TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.



5 TREE PRESERVATION DETAIL
L1.02 1/4" = 1'-0"



6 8" CONCRETE PLANTER CURB
L1.02 1" = 1'-0"

PL201900066
PL2019-66

SHEET MATERIAL ID LIST

MATERIAL ID	SPEC SECTION & DESCRIPTION
COMP PNL-20	07 4243 - PHENOLIC RESIN COMPOSITE WALL PANELS
MTL PNL-40	07 4264 - METAL COMPOSITE MATERIAL WALL PANEL



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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY AN ARCHITECT OR ARCHITECTURAL SUPERVISOR AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Shelley M. Lutz
Shelley M. Lutz, AIA
REG. NO. 16436 DATE 03.07.2019

REVISION SCHEDULE

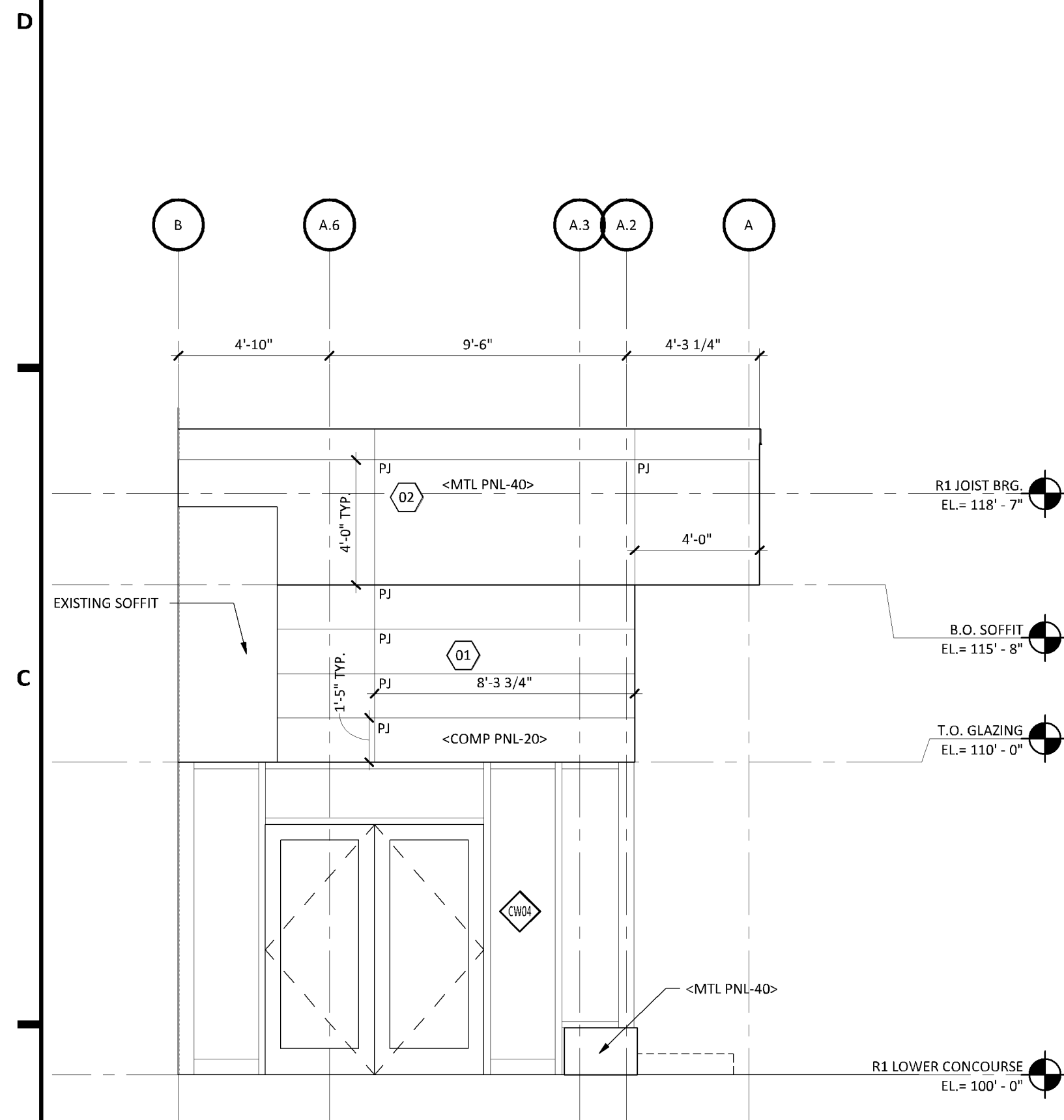
NO.	DESCRIPTION	DATE
01		
02		
03	REINSTALL EXISTING SIGN	

EXT. ELEVATIONS KEYNOTE

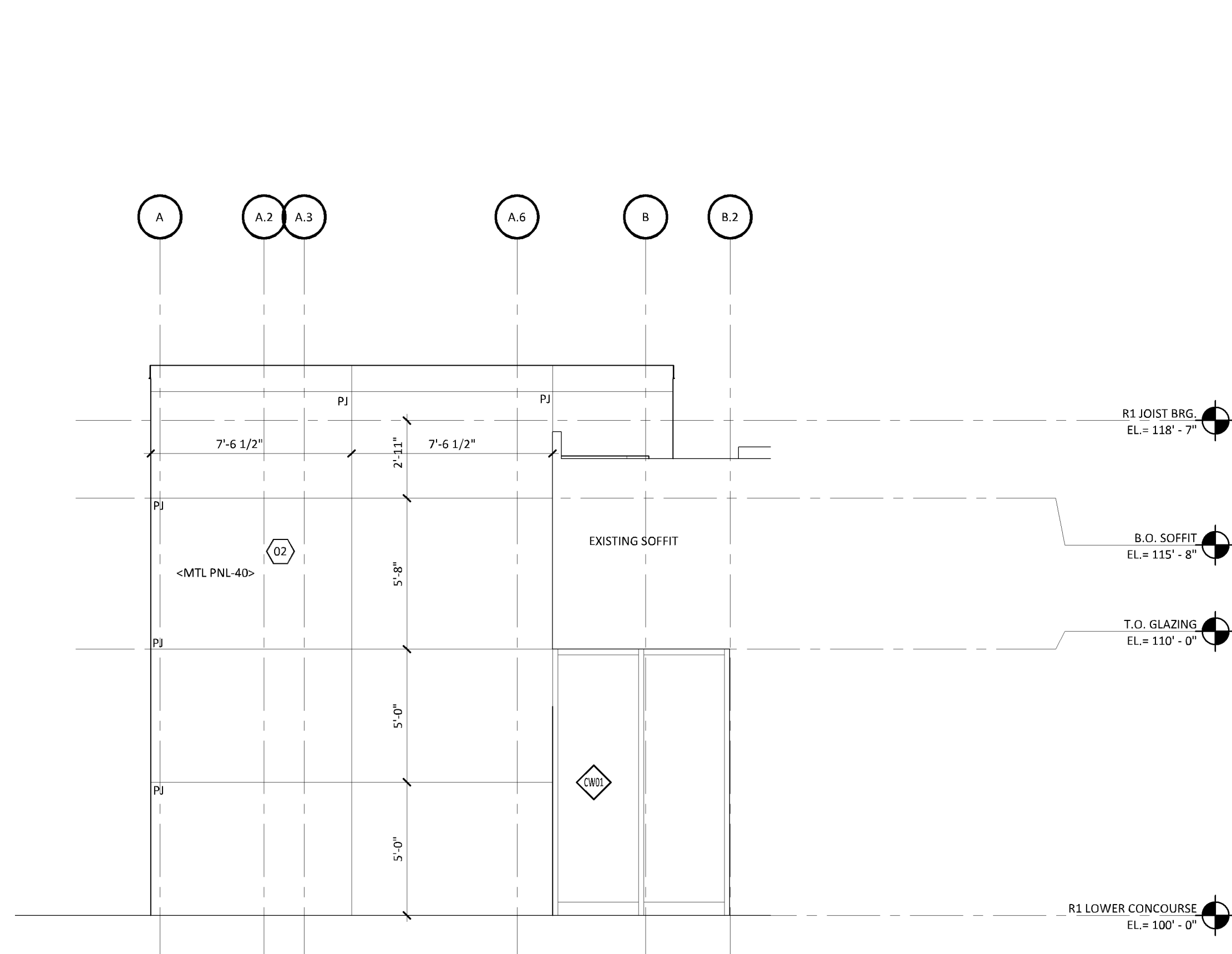
KEYNOTE	DESCRIPTION
01	FUNDERMAX EXTERIOR WALL CLADDING PANELS - MAX COMPACT AUTHENTIC F-QUALITY - SIZE OF PANELS ARE 7' 0 1/2" L X 4' 3" W AND ARE CUT IN THIRDS ON-SITE SO THAT EACH PANEL IS 7' 0 1/2" L X 1' 5" W WHEN APPLIED TO BUILDING. ANY PANELS WITH DIFFERENT DIMENSIONS HAVE THEIR DIMENSIONS STATED ON EXT. ELEVATIONS.
02	ALUCOBOND EXTERIOR WALL CLADDING PANELS - SIZE OF PANELS ARE 7' 0 1/2" L X 5' 2" W. ANY PANELS WITH DIFFERENT DIMENSIONS HAVE THEIR DIMENSIONS STATED ON EXT. ELEVATIONS. ALL CUTS TO PANELS SHALL BE DONE ON-SITE.
03	REINSTALL EXISTING SIGN

EXT. ELEVATION GENERAL NOTES

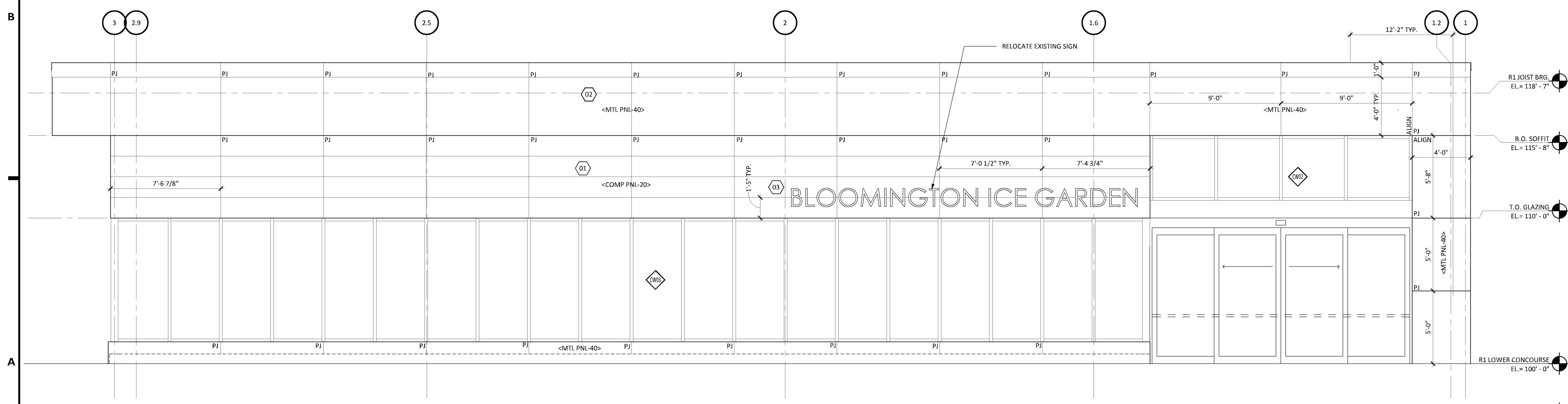
- A. REFER TO GLAZING ELEVATIONS FOR STOREFRONT AND CURTAINWALL ELEVATIONS
- B. PJ - DESIGNATES PANEL JOINT



6B
A301 VESTIBULE NORTH
SCALE: 1/4" = 1'-0"



5B
A301 VESTIBULE SOUTH
SCALE: 1/4" = 1'-0"



6A
A301 VESTIBULE WEST
SCALE: 1/4" = 1'-0"

CITY OF BLOOMINGTON

2019 BIG REMODEL

3600 W 98th STREET BLOOMINGTON, MN 55431

DATE
3/7/19
PHASE
CONSTRUCTION
DOCUMENTS
PROJECT
18-86
SHEET
A301
EXTERIOR
ELEVATIONS

3/4/2019 4:15:21 PM

6

5

4

3

2

1

PAINTING GUIDELINES

- 1. ALL IMAGES SHOWN FOR REFERENCE ONLY.
- 2. PREP ALL EXTERIOR SURFACES TO BE PAINTED.
- 3. PAINT ALL EXISTING HORIZONTAL AND VERTICAL FACES OF EXTERIOR STUCCO SOFFITS. MATCH EXISTING COPING. FINAL COLOR TO BE SELECTED BY ARCHITECT.
- 4. PAINT ALL "BRIGHT COLORED EXTERIOR WALLS". COORDINATE FINAL WALL LOCATIONS. FINAL COLOR TO BE SELECTED BY ARCHITECT.
- 5. UNINSTALL EXISTING EXTERIOR SIGN. SALVAGE FOR REINSTALLATION IN NEW LOCATION.

PL201900066
PL2019-66

EXTERIOR PAINTING KEYNOTES

Value	Note
1	PAINT EXISTING EXTERIOR BUILDING FASCIA, ALL PAINTING OF EXISTING EXTERIOR IS ADD ALT. #1.



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I HEREBY CERTIFY THAT THIS PLAN 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.
Shelley A. Malt
 Noelle Washburn, AIA LEED AP
 15430 REG. NO. DATE
 08.07.2019

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

D



C



B



A

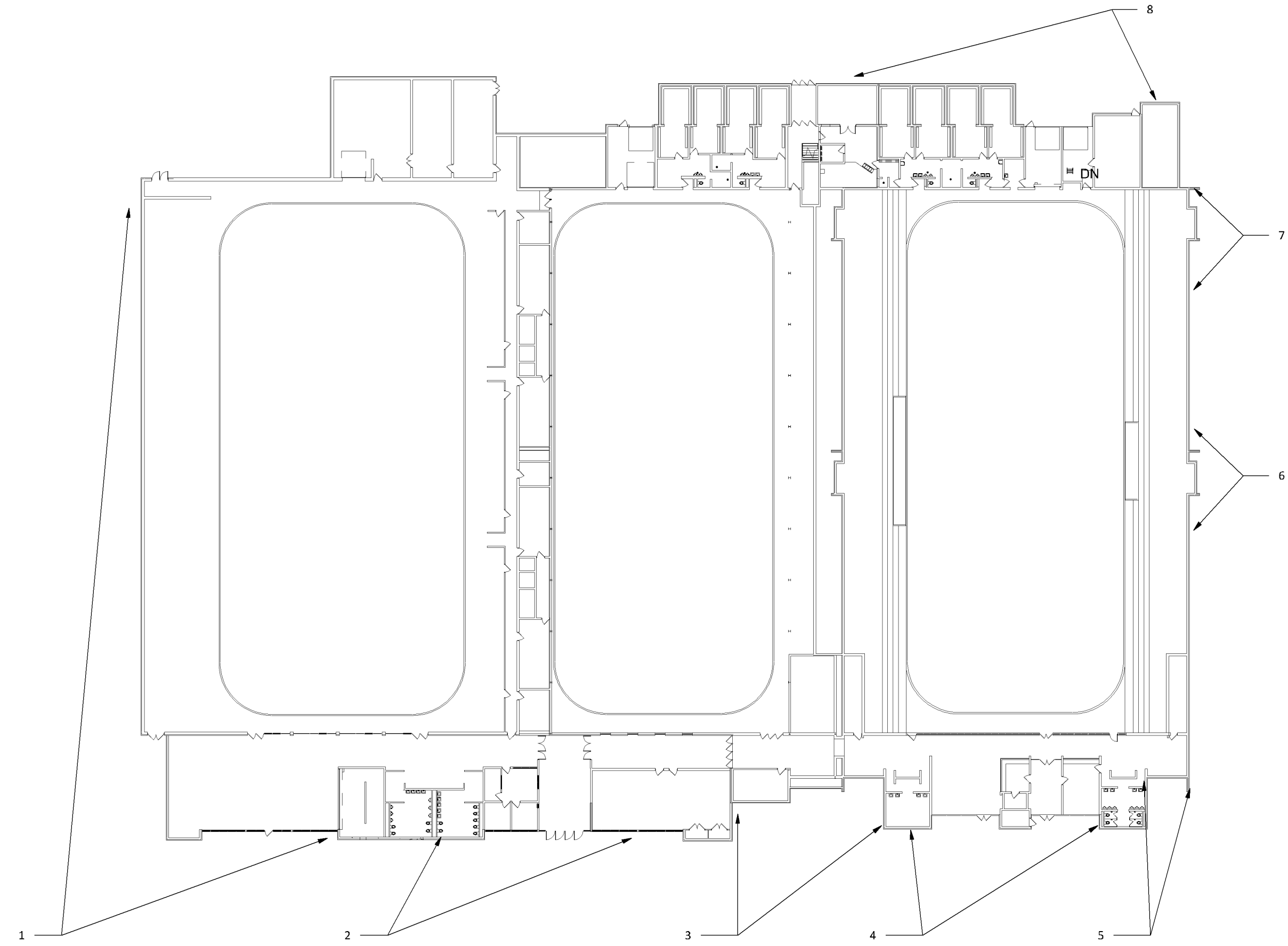


IMAGE GUIDE



3/4/2019 4:15:24 PM

CITY OF BLOOMINGTON

2019 BIG REMODEL

3600 W 98th STREET BLOOMINGTON, MN 55431

DATE
3/7/19
PHASE
CONSTRUCTION DOCUMENTS
PROJECT
18-86
SHEET
A302
EXTERIOR PAINTING
(ADD ALT. #1)

6

5

4

3

2

1

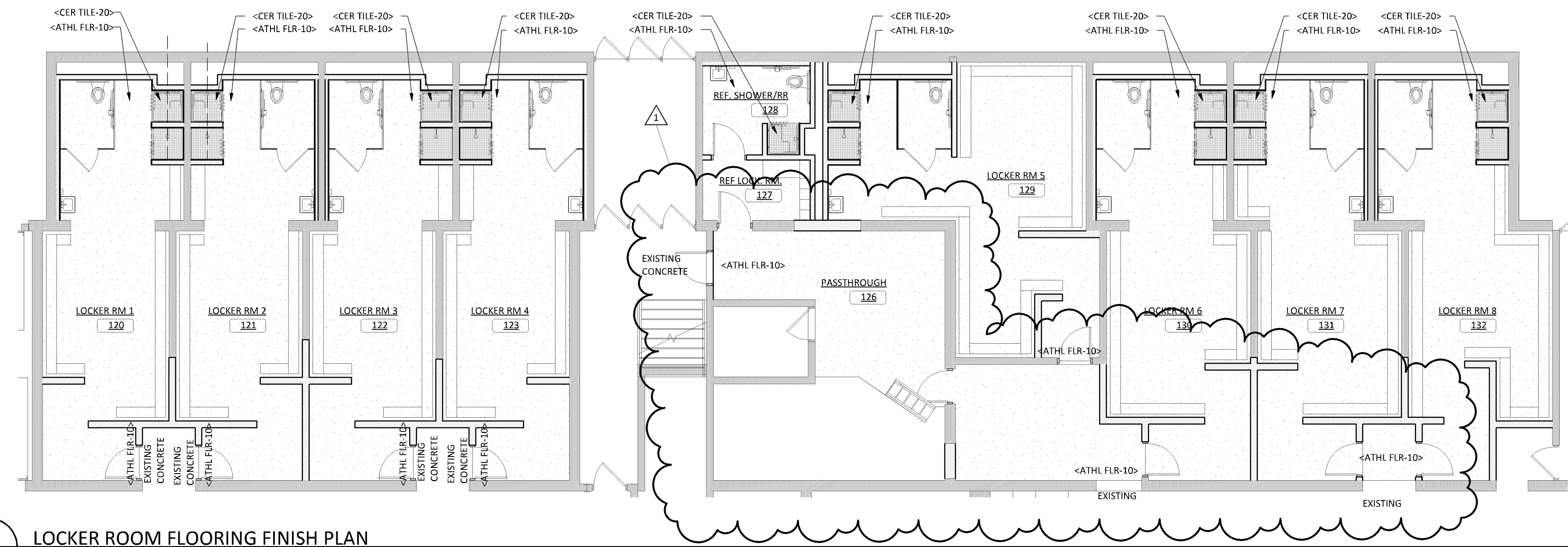
ROOM FINISH SCHEDULE PL201900066									
ROOM NUMBER	ROOM NAME	BASE	FLOOR	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
100	VESTIBULE	RB BASE-1 FOR GYP WALLS	CPT TILE-1	PT-1 FOR GYP WALLS	PT-1 FOR GYP WALLS	PT-1 FOR GYP WALLS	PT-1 FOR GYP WALLS	PT-1 FOR GYP BRD-1, SEE 6B/A701 FOR LOCATION	
110A	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
110B	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
110C	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
110D	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
110E	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
110F	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
110G	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
110H	TEMP CHANGING	--	--	PT-1	PT-1	PT-1	PT-1	--	
120	LOCKER RM 1	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
121	LOCKER RM 2	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
122	LOCKER RM 3	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
123	LOCKER RM 4	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
126	PASSTHROUGH	--	ATHL FLR-10	PT-1	PT-1	PT-1	PT-1	PT-1	
127	REF LOCK. RM.	--	ATHL FLR-10	PT-1	PT-1	PT-1	PT-1	PT-1	
128	REF. SHOWER/RR	--	CER TILE-20	EPXY PT-1	EPXY PT-1	EPXY PT-1	EPXY PT-1	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
129	LOCKER RM 5	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
130	LOCKER RM 6	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
131	LOCKER RM 7	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
132	LOCKER RM 8	--	ATHL FLR-10/CER TILE-20	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PT-1 FOR RESTROOM	PT-1 IN LOCKER/EPXY PY-1 FOR RESTROOM	PT-1	SEE INTERIOR ELEV. FOR LOCATION OF CER TILE-10
135	EXISTING VESTIBULE	EXIST	PATCH ATHL FLR-10 AT ENTRY	BASE BID EXIST	BASE BID EXIST	BASE BID EXIST	PT-1	PT-1 AS REQUIRED AT NEW ENTRY	

SHEET MATERIAL ID LIST	
MATERIAL ID	SPEC SECTION & DESCRIPTION
ATHL FLR-10	09 6566 - ATHLETIC SHEET FLOORING
CER TILE-20	09 3000 - CERAMIC FLOOR TILE
CPT TILE-1	09 6813 - CARPET TILE

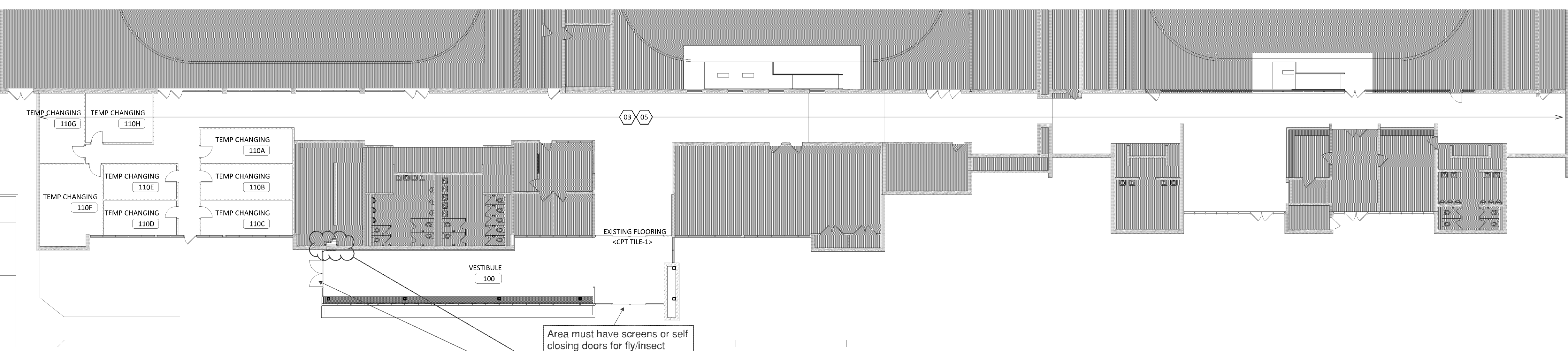
FLOOR PLAN KEYNOTES	
KEYNOTE	DESCRIPTION
01	VINYL WALL GRAPHIC; REFER TO SPEC. CONFIRM LOCATION & SELECTION WITH ARCHITECT.
02	WINDOW FILM; REFER TO SPEC. CONFIRM LOCATION & SELECTION WITH ARCHITECT.
03	PAINT ALL EXISTING CONCOURSE WALLS, PT-1. COLOR TO BE SELECTED BY ARCHITECT. COORDINATE PAINT W/REMOVAL OF TEMP WALLS.
04	PAINT EXISTING BRICK. COLOR TO BE SELECTED BY ARCHITECT.
05	PAINT EXISTING DOORS AND FRAMES PT-2. COLOR TO BE SELECTED BY ARCHITECT.
06	TEMP. WALLS TO BE 10FT. TALL, ALL A4 WALL TYPE.
07	ROOM SIGNAGE, SEE DETAIL 3C/A230 FOR MOUNTING HEIGHTS AND DETAIL 2C/A230 FOR THE SIGNAGE SCHEDULE.
08	REMOVE TEMPORARY WALLS AFTER SUBSTANTIAL COMPLETION OF LOCKER ROOMS.
09	INFILL EXISTING DOORWAY WITH M12 WALL, VERIFY LOCATION AND EXTENTS OF DOOR OPENING TO FILL.
10	8'-0" HEIGHT CMU WING WALL
11	10'-0" HEIGHT CMU WING WALL
12	EXISTING STAIR AND FOUNDATION WALL TO REMAIN

FLOOR PLAN GENERAL NOTES

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G320.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE GENERAL MOUNTING HEIGHTS.
- C. ALL PARTITION TYPES ARE "A4" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON REFLECTED CEILING PLANS - DRAWING SERIES A700.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. COORDINATE DIMENSIONS W/ ASTERISK (IE - *X-X*) W/ EQUIPMENT VENDER.
- H. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- I. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR MASONRY UNLESS OTHERWISE NOTED.
- J. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK W/ MECHANICAL CONTRACTOR - TYPICAL.
- K. AT LOCKER ROOMS, CMU IS FULL HEIGHT UNLESS NOTED OR DETAILED OTHERWISE.
- L. FOR FULL-HEIGHT CMU WALLS THAT ALIGN WITH JOISTS, INFILL WILL MTL. STUD AND GYP BOARD.
- M. PATCH AND REPAIR ALL CONCRETE FLOOR AS REQUIRED TO ACHIEVE LIKE NEW FINISH. COORDINATE FLATNESS WITH FLOORING.



6B A601 LOCKER ROOM FLOORING FINISH PLAN
SCALE: 1/8" = 1'-0"



6A A601 RINK 1 & 2 CONCOURSE FINISH PLAN
SCALE: 1/16" = 1'-0"



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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.
John M. Calvert
 JOHN M. CALVERT
 ARCHITECT
 REG. NO. 05.07.2019
 DATE

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	ADDENDUM #1	3/27/19

CITY OF BLOOMINGTON
2019 BIG REMODEL
 3600 W 98th STREET BLOOMINGTON, MN 55431

DATE
3/7/19
 PHASE
CONSTRUCTION
 DOCUMENTS
 PROJECT
18-86
 SHEET
A601
 FINISH PLAN

3/26/2019 1:57:02 PM