

THE WATERFRONT

Working DRAFT

RAMSEY, MN
OCTOBER 17, 2025

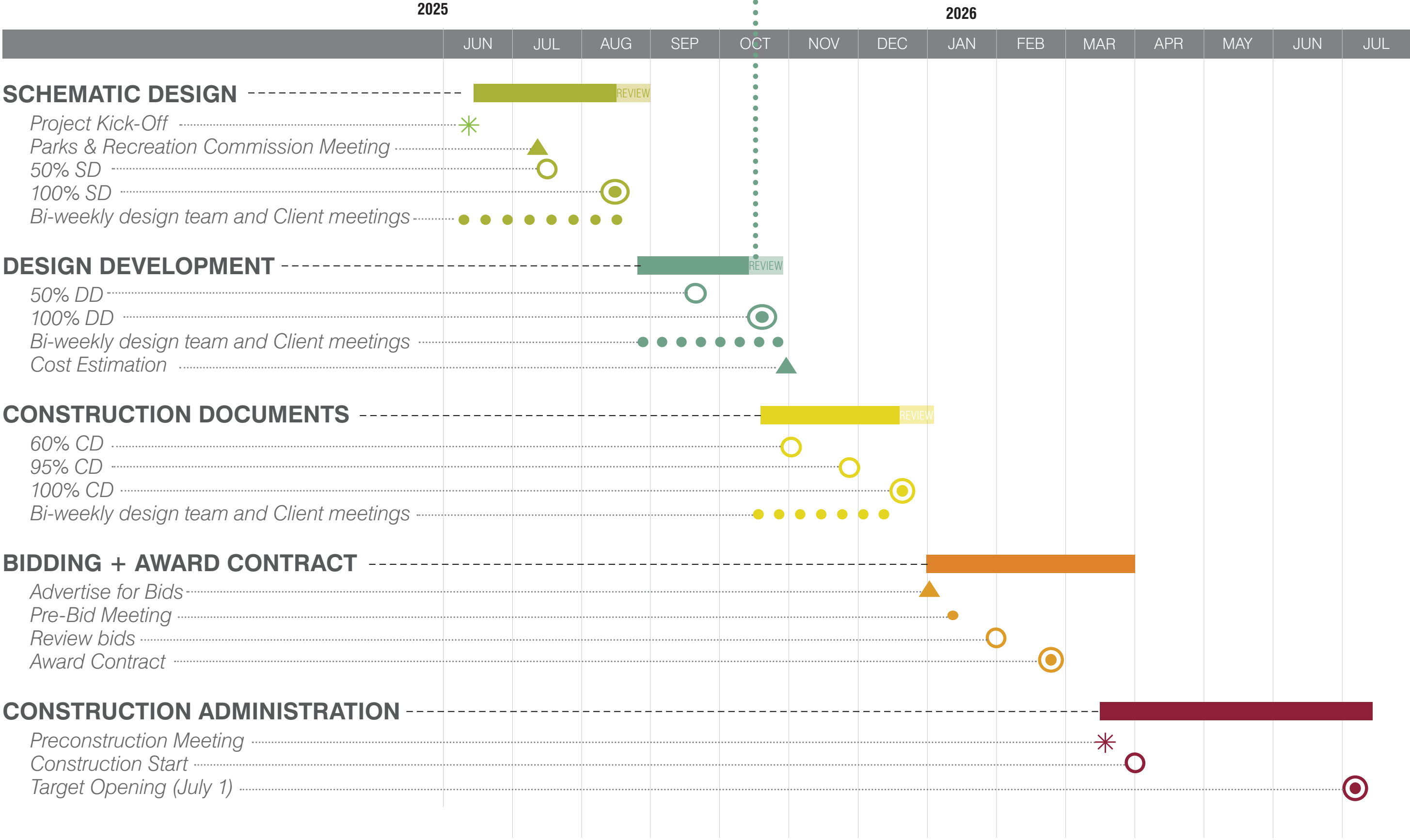
DF/ DAMON FARBER



DESIGN DEVELOPMENT

SCHEDULE

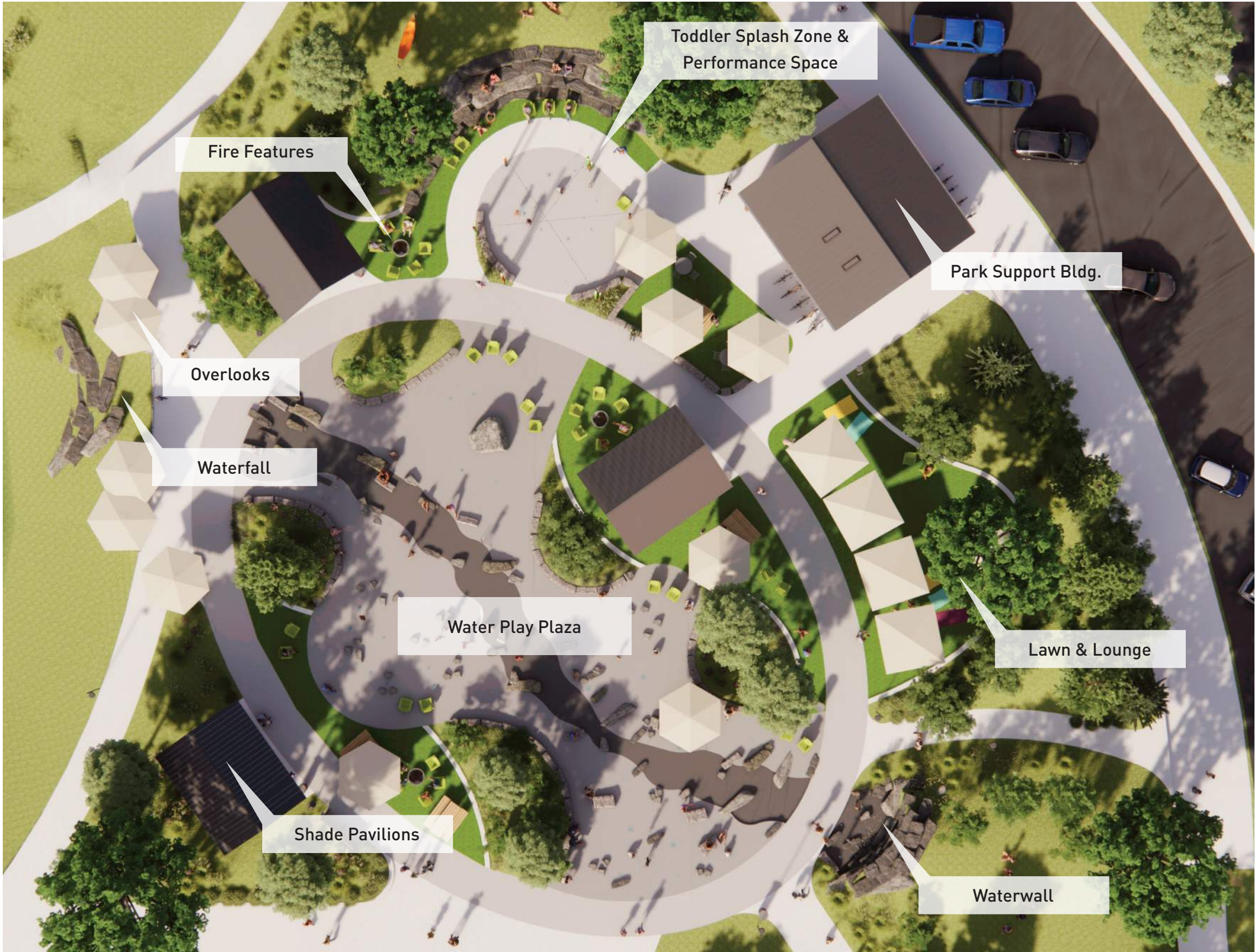
WE ARE HERE



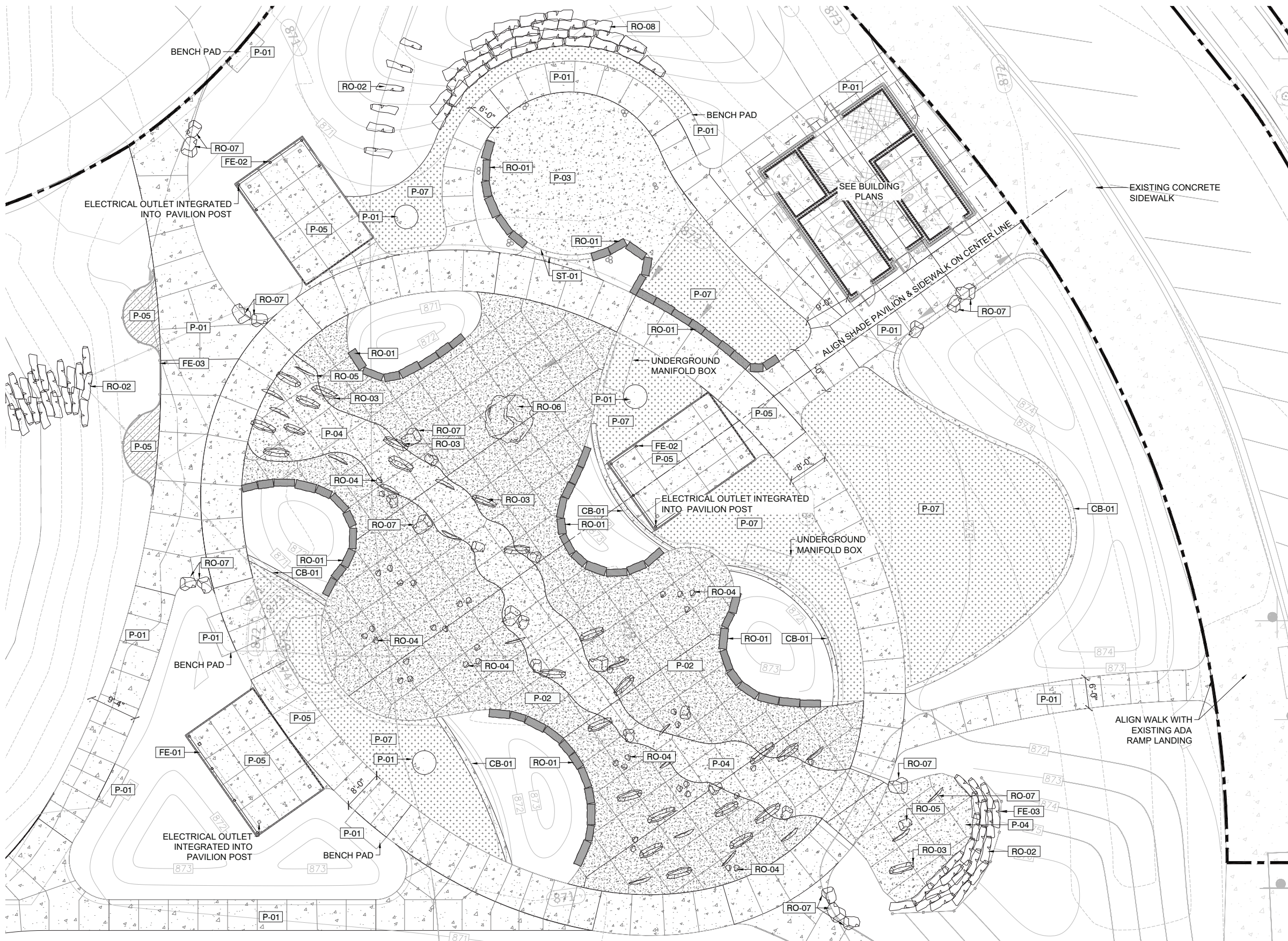
DD Design

Overview

SITE PLAN



SITE PLAN



REFERENCE NOTES SCHEDULE MATERIALS PLAN NORTH

SYMBOL	CODE	DESCRIPTION
CURB		
[Symbol]	CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB
PAVING		
[Symbol]	P-01	PAVING TYPE 01 - CONCRETE PAVING
[Symbol]	P-02	PAVING TYPE 02 - DECORATIVE CONCRETE PAVING
[Symbol]	P-03	PAVING TYPE 03 - DECORATIVE CONCRETE PAVING
[Symbol]	P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING
[Symbol]	P-05	PAVING TYPE 05 - DECORATIVE STONE PAVING
[Symbol]	P-07	PAVING TYPE 07 - SYNTHETIC TURF
ROCK		
[Symbol]	RO-01	ROCK TYPE 01 - STONE SEAT WALL
[Symbol]	RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"
[Symbol]	RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"
[Symbol]	RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"
[Symbol]	RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"
[Symbol]	RO-06	ROCK TYPE 06 - STONE @ "TERRATIC FIELD"
[Symbol]	RO-07	ROCK TYPE 07 - STONE @ "MEANDER"
[Symbol]	RO-08	ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"

THE PLAZA



ENTRY FROM STREET CORNER



THE WATER PLAZA DESIGN



THE WATER PLAZA DESIGN



WATERPLAY TODDLER ZONE DESIGN



WATERPLAY TODDLER ZONE DESIGN

Synthetic Lawn & Adirondack Chairs



Ground Sprays



Lounge Seating



Custom Poles for Catenary Lighting



Precast Concrete Gas Fire Pits



Permanent Shade Umbrellas

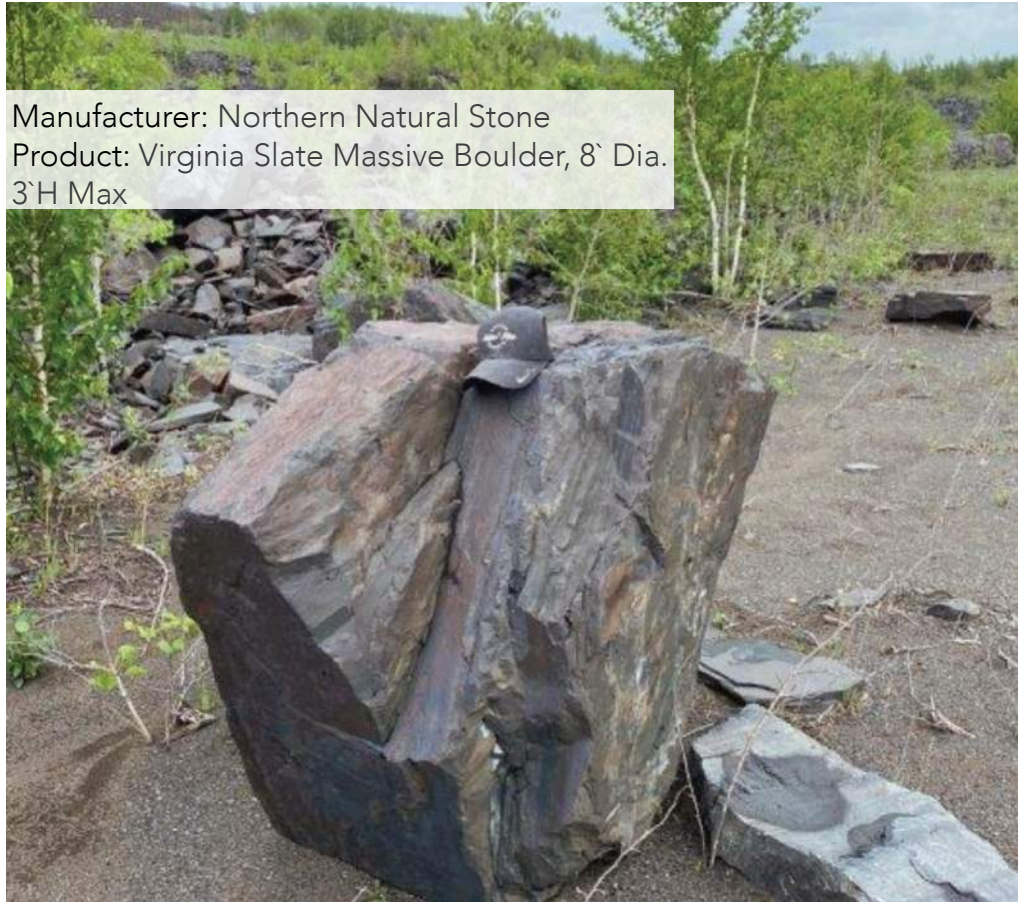


Decorative Concrete Paving

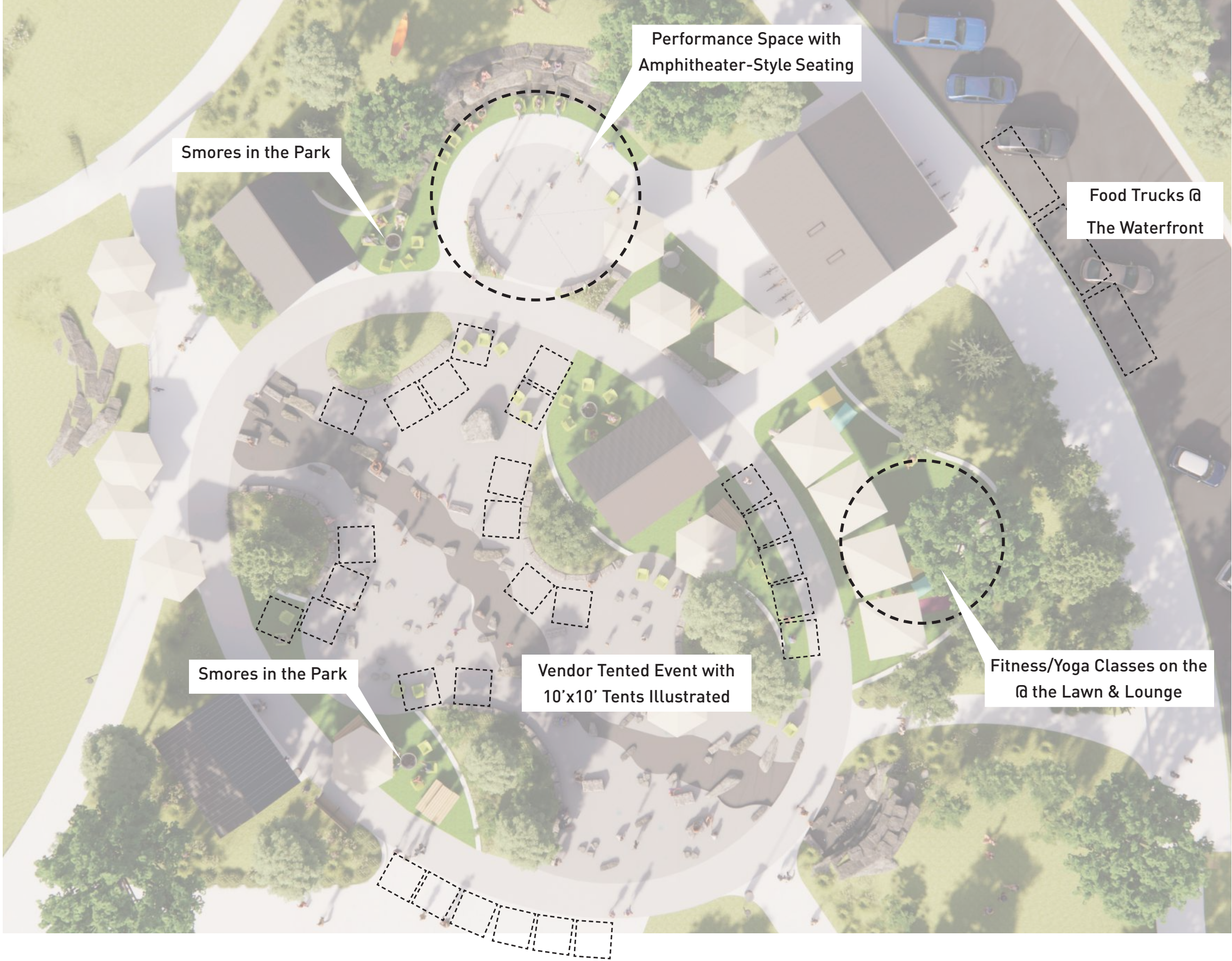


Catenary Lighting - Color Changing

THE PLAZA / NATURAL STONE



THE PLAZA / TEMPORARY ACTIVATIONS



THE PLAZA / SEATING



Draft Placeholder diagram
to illustrate ...

- linear feet of stone seatwalls
- highlight benches
- highlight chairs
- highlight loungers
- highlight picnic tables

THE PLAZA / PUBLIC ART INSPIRATION



SIGNAGE DESIGN

Dimensional Letter Signage Inspiration



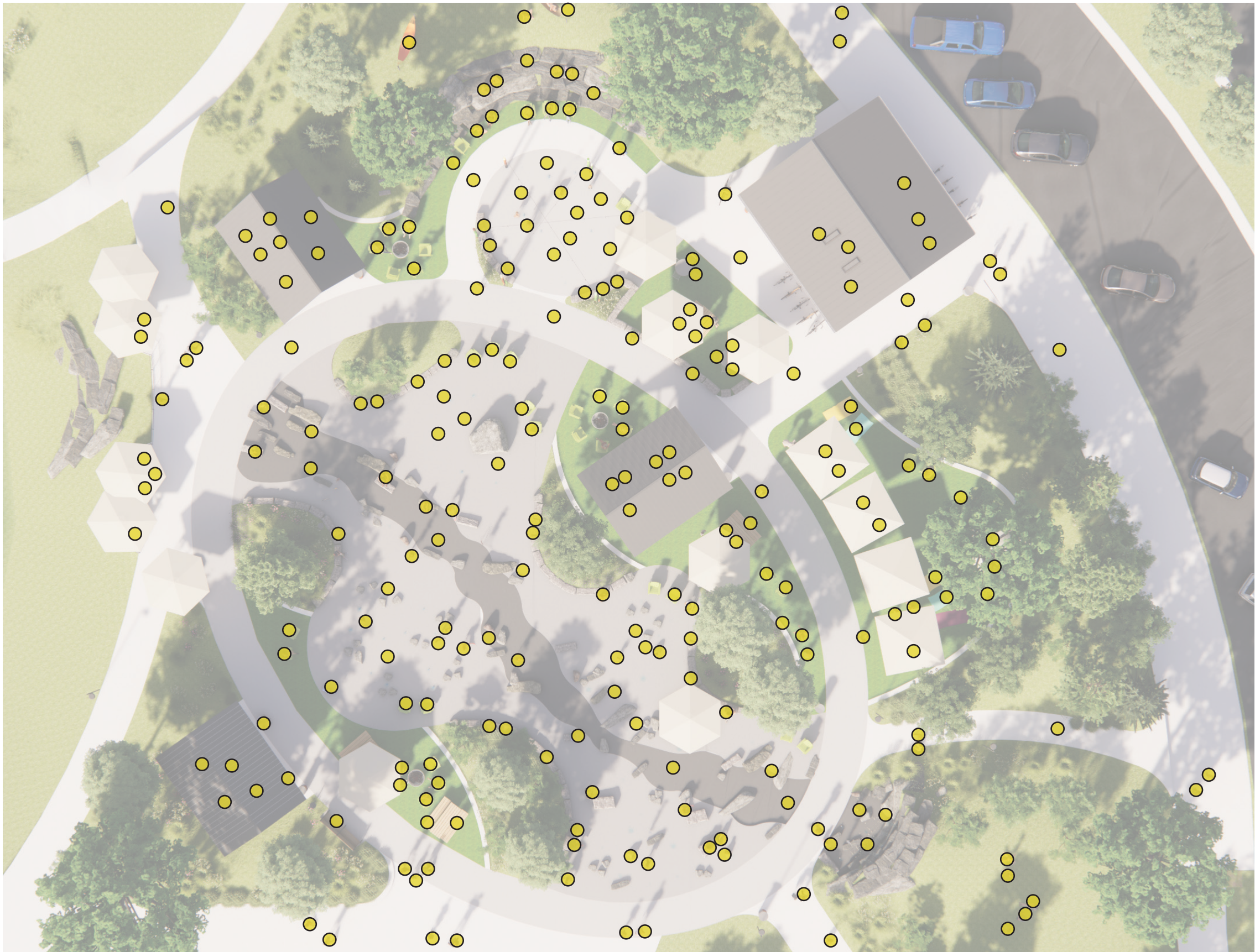
Project Sign Concepts



City Logo Stained on Building



THE PLAZA / CAPACITY



Key
Yellow dots illustrate 1-person/
dot on an average warm weekend
summer day.

The space can accommodate
hundreds of people

THE PLAZA / SUPPORTING UTILITIES



LAWN & LOUNGE



LAWN & LOUNGE - AMENITIES

Synthetic Lawn & Adirondack Chairs



Lounge Seating



Permanent Shade Umbrellas



Moveable Picnic Tables



Precast Concrete Gas Fire Pits



HDPE Adirondacks Chairs



Precast Concrete Fire Feature



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



Site Structures & Materials

SITE STRUCTURES

PAVILIONS



Black Steel Frame & Dark Standing Seam Metal Roofing over T&G Cedar Decking

PARK BUILDING



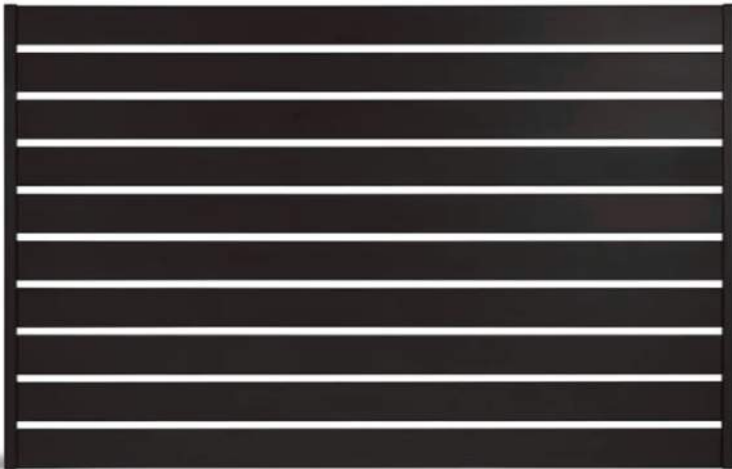
Semi-Transparent Gray-Stained Cedar Siding & Dark Standing Seam Metal Roofing

UMBRELLAS

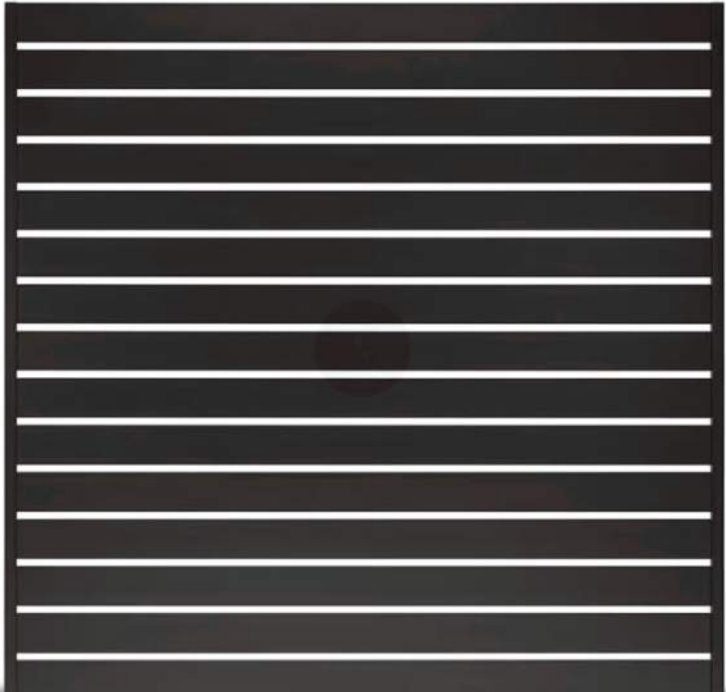


Powdercoated Steel Frame & Sunbrella Fabric

FENCES



4' Semi-Solid Screen Fence - Black Aluminum Slats & Fence Posts



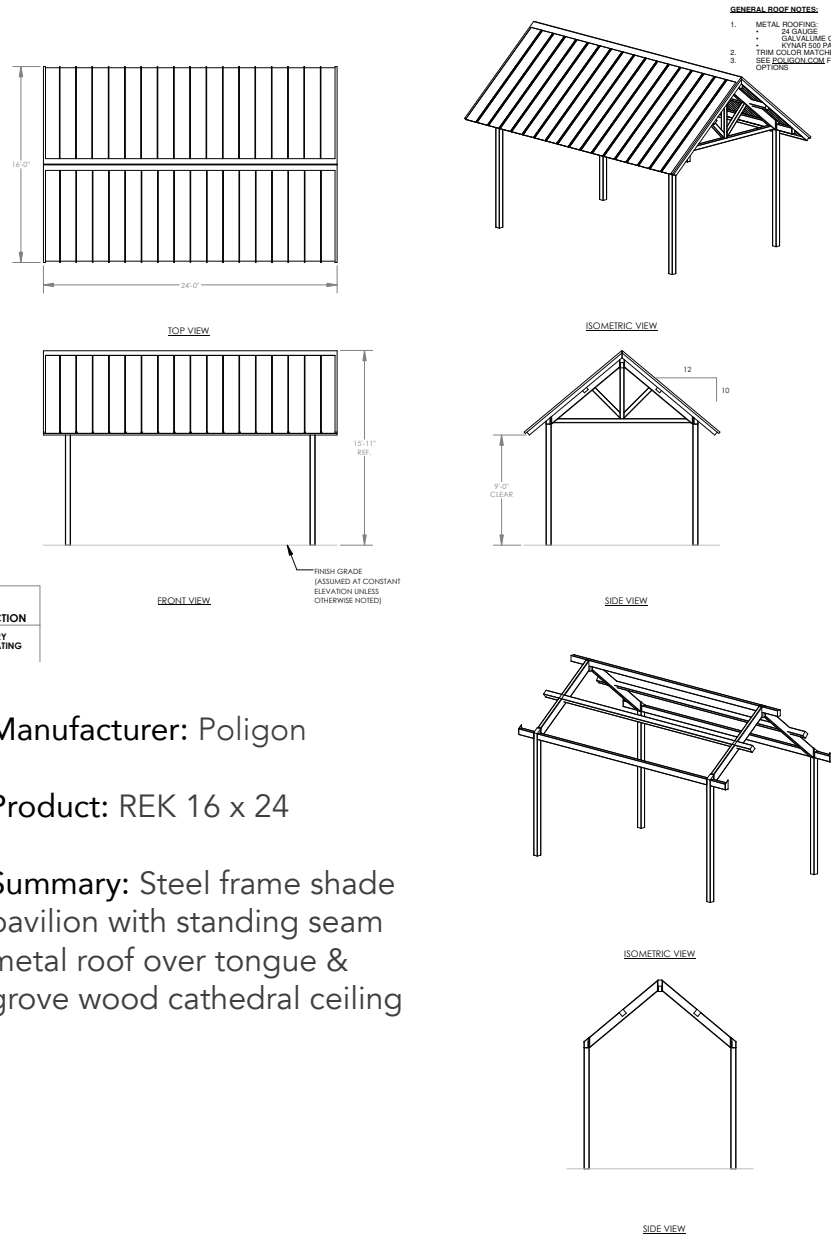
6' Semi-Solid Screen Fence - Black Aluminum Slats & Fence Posts



6' Solid Privacy Fence - Black Aluminum Slats & Fence Posts

PARK PAVILION DESIGN

PAVILIONS



Manufacturer: Poligon

Product: REK 16 x 24

Summary: Steel frame shade pavilion with standing seam metal roof over tongue & groove wood cathedral ceiling



PARK PAVILION DESIGN

High-top Serving Tables



Moveable Picnic Tables



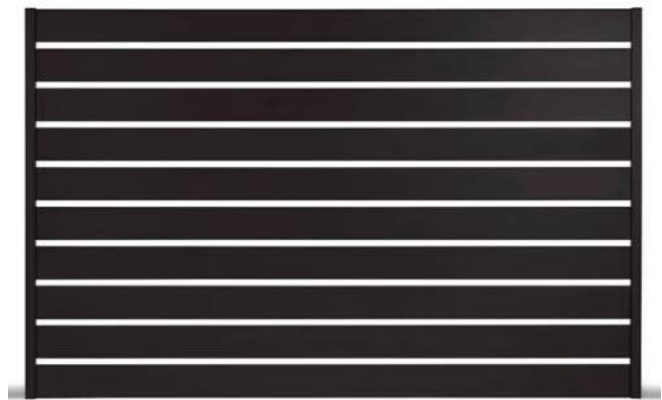
Pendant Lights



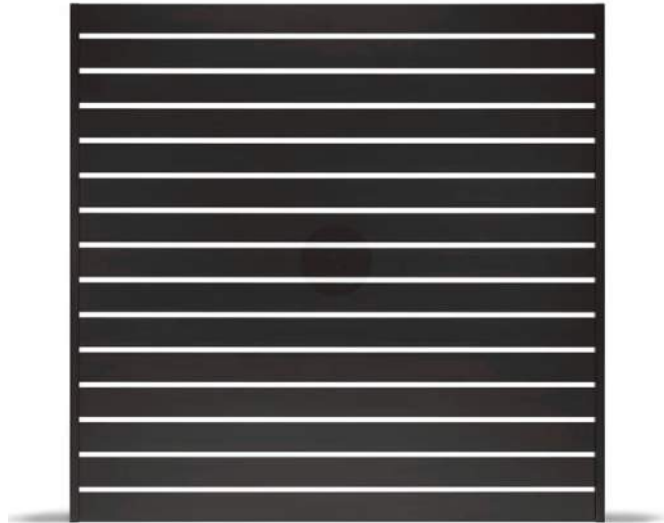
Electrical Receptacles

Towel Hooks

4' High Aluminum Screen Fence



6' High Aluminum Screen Fence



T&G Cedar Roof Underside Decking



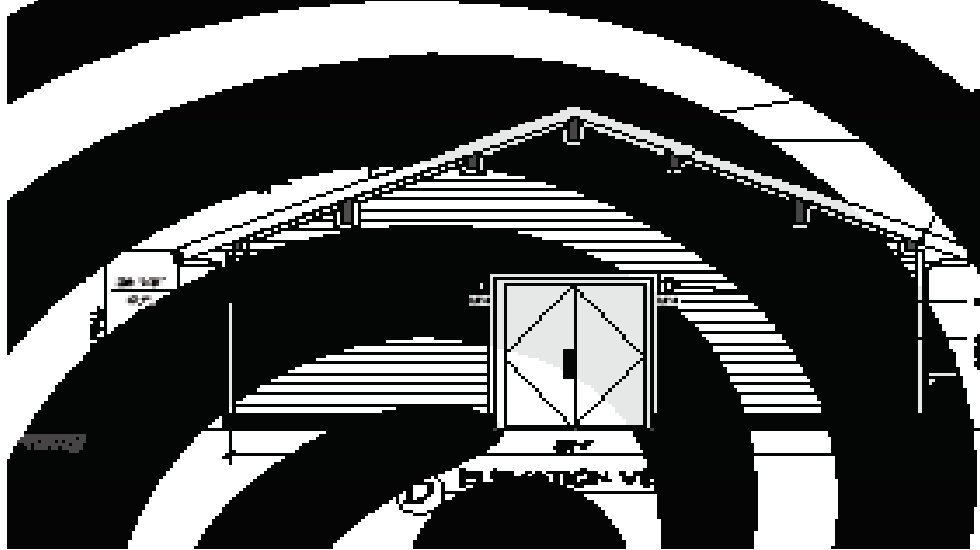
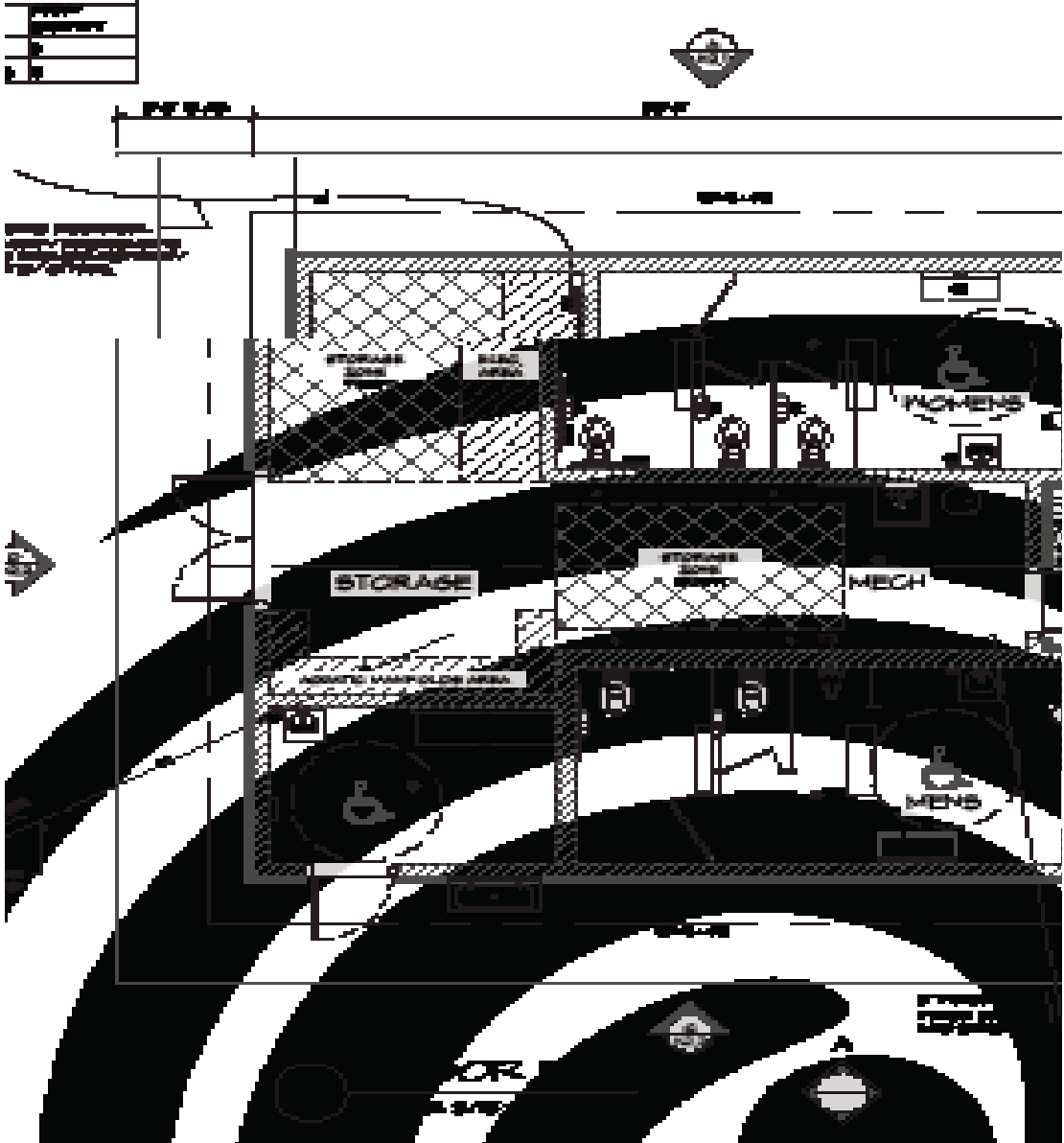
Standing Seam Metal Roof



Decorative Concrete Paving



PARK SUPPORT BUILDING



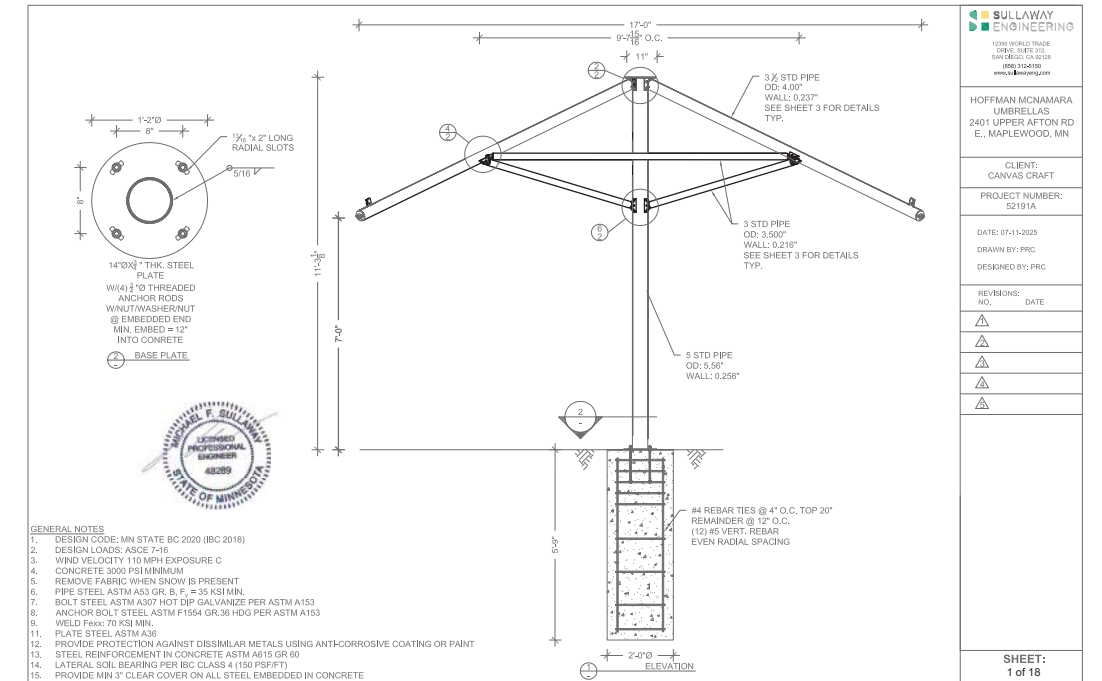
Manufacturer: Romtec
Product: Semi-Custom Structure
Summary: Restroom and supply building, cedar lap siding over

PERMANENT SHADE STRUCTURES

FIXED UMBRELLAS



Manufacturer: Canvas Craft
 Product: 12' x 12' Square Marine Grade Umbrella & 8' Dia Hexagon, Freestanding Marine Grade Umbrella



HARDSCAPE MATERIALS

PAVING



Concrete Paving - Standard Gray Broomed



Decorative Concrete Paving



Decorative Concrete Paving

STONE & CONCRETE



...

...

ACCENT



Synthetic Turf over compacted base

LIGHTING

PENDANT IN PAVILIONS

LUMINIS[®]

CT151
CLERMONT
PENDANT/CATENARY

PROJECT NAME:

QUANTITY:

TYPE:

ORDERING CODE:



- ① Field adjustable suspension stem or silver braided power cable with aircraft safety cable. Also, offered with a catenary suspension attachment.
- ② Performance optic series.
- ③ Corrosion resistant diecast aluminum housing.
- ④ High efficiency LED light engine with acrylics optics.
- ⑤ Clear tempered glass.
- ⑥ All stainless steel hardware.



CT151-STM



CT151-SPG



CT151-CAT3

MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket. Features a high efficiency LED light engine, mounted on a recessed heatsink whose pattern is optimized for heat dissipation. The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. For STM, fixture must be installed on a finished ceiling for exterior applications and/or when exposed to inclement weather. For CAT3: see option details.

MEASUREMENTS

Maximum weight: 27 lbs (12 kg)



ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

POST TOP / POLE MOUNT

LUMINIS[®]

CT102
CLERMONT
POST TOP/POLE MOUNT

PROJECT NAME:

QUANTITY:

TYPE:

ORDERING CODE:



- ① Comfort optic series.
- ② Side mount or post-top attachment.
- ③ Corrosion resistant diecast aluminum housing.
- ④ Indirect LED lighting on highly reflective dome for visual comfort.
- ⑤ Clear tempered glass.
- ⑥ All stainless steel hardware.



CT102-PM



CT102-PT4

MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket. LED boards are hidden between coated polymer that diffuses and reflects the light at 96%. It is UV stabilized and antistatic, which does not attract dust. The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING

For PM mounting: designed to fit on 4" or 5" OD pole.
For PT4 mounting: designed to fit on 4" OD pole with 1/4", 3/16" or 1/8" wall thickness.

MEASUREMENTS

Maximum weight: 40 lbs (18 kg)



ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK9. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LIGHTING

CATENARY CABLE MOUNT



Project Name _____
 Fixture Type _____

ZXL11-CAT-ACRY LED Catenary . ZX11 Series



Product Features

- A unique catenary system including LED fixtures, turnbuckle, suspension cable, power cable for outdoor or indoor illumination.
- ETL outdoor wet location listed. IP65 standard.
- Machined from solid billet 6061-T6 corrosion resistant aluminum.
- Modular components - field changeable LED module & beam spread reflectors.
- Brushed acrylic hood provide even glow through out, and subtle lighting around the fixture in addition to the down light.

Specification

Materials:
 Body: Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.
 Hood: Brushed acrylic rod.
Fixture Weight: 11lb.
Voltage: 12V AC/DC. Requires remote step down transformer.
Wattage: 5 or 7W HK LED.
Dimmability: MLV.

Light Source: CRI 83. Available in CRI95 upon request. The chromaticity range is within a 3-step MacAdam Ellipse. Standard CCT options are 2700K, 3000K, 4000K.

Lamp Base / Socket: Innovative cone-shaped lamp base and receptacle socket maximize the surface contact area to dissipate heat more effectively. See "Resources" for details.
Finish: Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

Optical Accessories: Dichroic color filters. Secured in place with metal snap ring.

Mounting Method: Custom hook mechanism on top of fixture that utilizes set screws to secure fixture(s) on the suspension cable and to lock the position of fixture on the cable.

Turn Buckle (Optional): Allows fine tuning of the tension on the support cable, up to 1.50" of adjustment.

Power Cable (Optional): 18/2 SJTW cable, dia 0.29".

Suspension Cable (Optional): 7x7 stainless steel wire rope, maximum diameter is 5/64", capacity 100lbs.

Ordering Guide

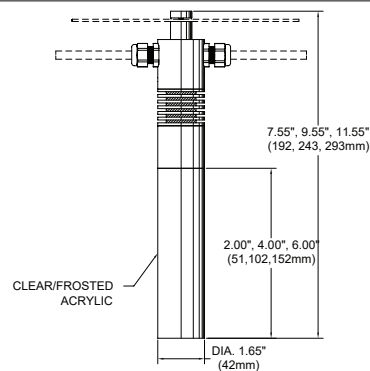
EXAMPLE: ZXL11-CAT-ACRY - 12V - 7 - 27 - BK - DF - TURN BUCKLE

SERIES	MATERIAL	VOLTAGE	WATTAGE	CCT	FINISH	OPTIONAL OPTIC ACCESSORIES	OPTIONAL MOUNTING ACCESSORIES
ZXL11-CAT-ACRY		12V					
	BLANK Aluminum(Standard)		5 5W	27 2700K	Standard	DF Dichroic Filter	See page 2 for quick reference, or "Accessories" link for detailed specification.
	NBR Natural Brass		7 7W	30 3000K	BK Black Powder Coat		
	NSS Natural Stainless Steel			40 4000K	BZ Bronze Powder Coat		
	CU Natural Copper				WT White Powder Coat		
					Premium White Powder Coat		
					ABK Anodized Black		
					ACL Anodized Clear		
					CC Custom Powder Coat		

Remote Step Down Transformer (Optional).
 See "Accessories" link for detailed specification.

Model	Wattage(VA)	Primary Voltage(VAC)	Secondary Volt(VAC)	Dimming Method	Characters
TXM	20 40 60 100	120 or 277	12	MLV	Outdoor, Wall Mount, Compact
TXS	150	120	Multi-tap of 12, 13, 14, 15 VAC	MLV	Outdoor, Wall mount, Stainless Steel Case
IGT	50(120V only) 100	120 or 277	12	MLV	in grade

Product Drawings



NOTE: Specification and dimensions subject to change without notice.



SITE FURNISHINGS

BENCHES + ADIRONDACKS



Manufacturer: Maglin
Product: Iconic Backed Bench w/ Side Arms



Manufacturer: Maglin
Product: 720 Series Lounge Chair



Manufacturer: Maglin
Product: 720 Series Chaise Lounge

TABLES + CHAIRS / DINING



Manufacturer: Maglin
Product: 1700 Series Foro Round Table



Manufacturer: Maglin
Product: 1700 Series Foro Standard Chair
(w/ & w/o arms)



Manufacturer: Maglin
Product: 210 Cluster Seating

SITE FURNISHINGS

COUNTER TABLE



Manufacturer: Forms & Surfaces
Product: Avivo Bar Table - Cumaru

RECEPTACLES



Manufacturer: Forms & Surfaces
Product: Tonyo Split Stream - Cumaru

FIRE TABLE



Manufacturer: Montana Fire Pits
Product: Sequoia Arbor Wood Fire Pit Table (Matching Cover Option Available)

BIKE SECURE STORAGE



Manufacturer: Maglin
Product: 2300 Series Iconic Bike Rack



Manufacturer: Dero
Product: Ultra Space Saver Single



Planting Design

PLANTING INSPIRATION



PLANTING INSPIRATION



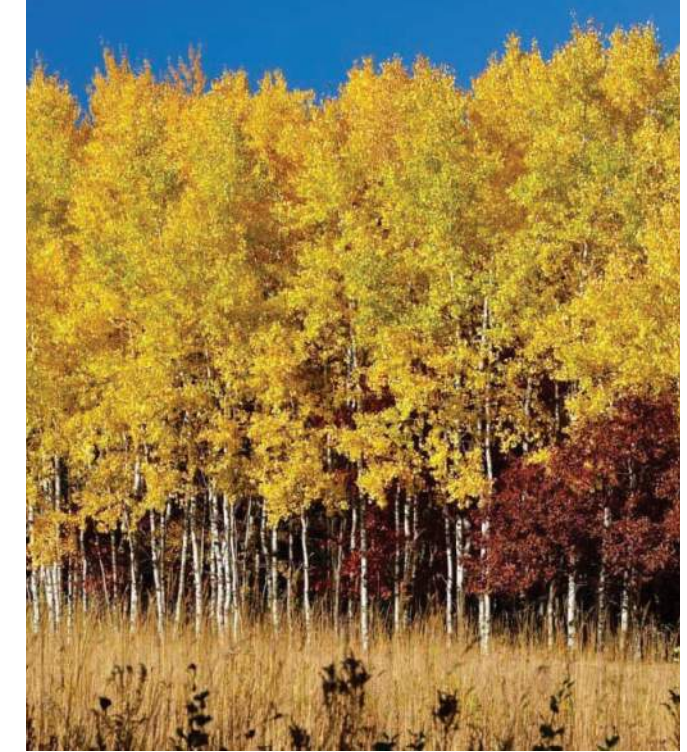
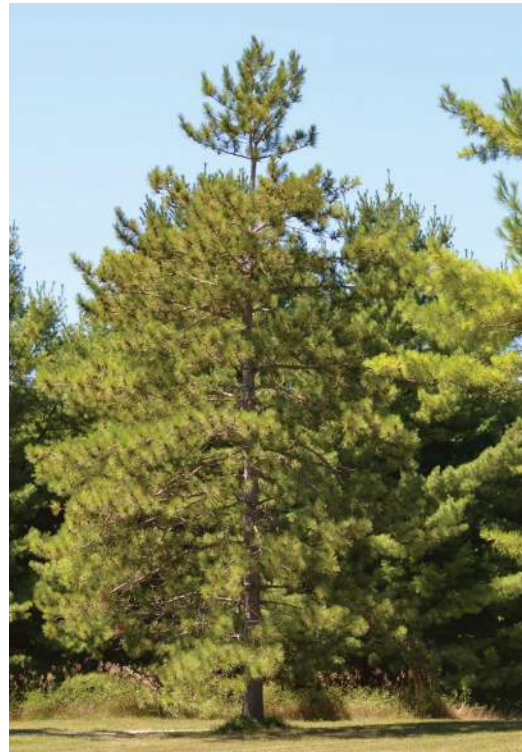
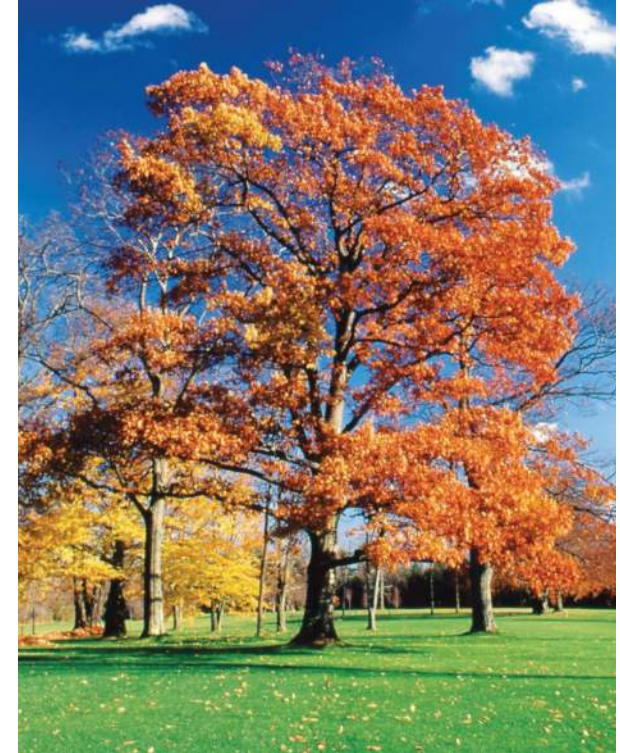
PLANTING INSPIRATION



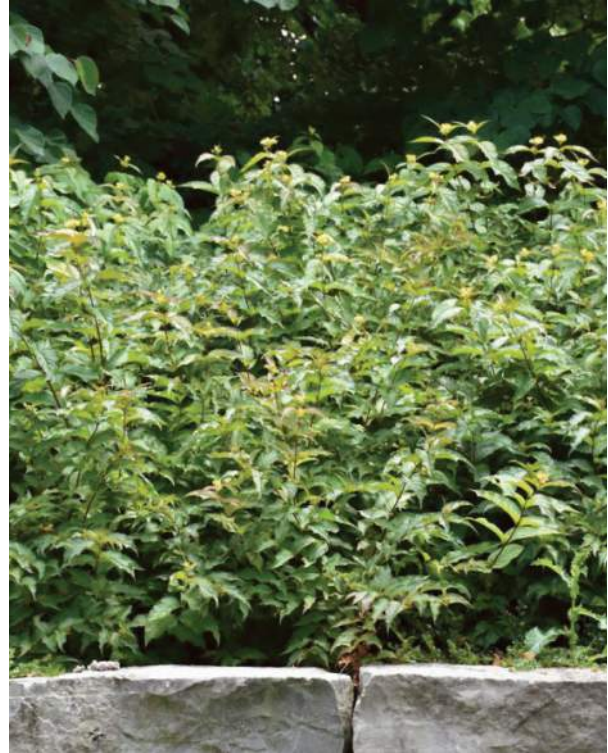
PLANTING INSPIRATION



TREE CANOPY PALETTE SAMPLING



UNDERSTORY PALETTE SAMPLING



Architecture

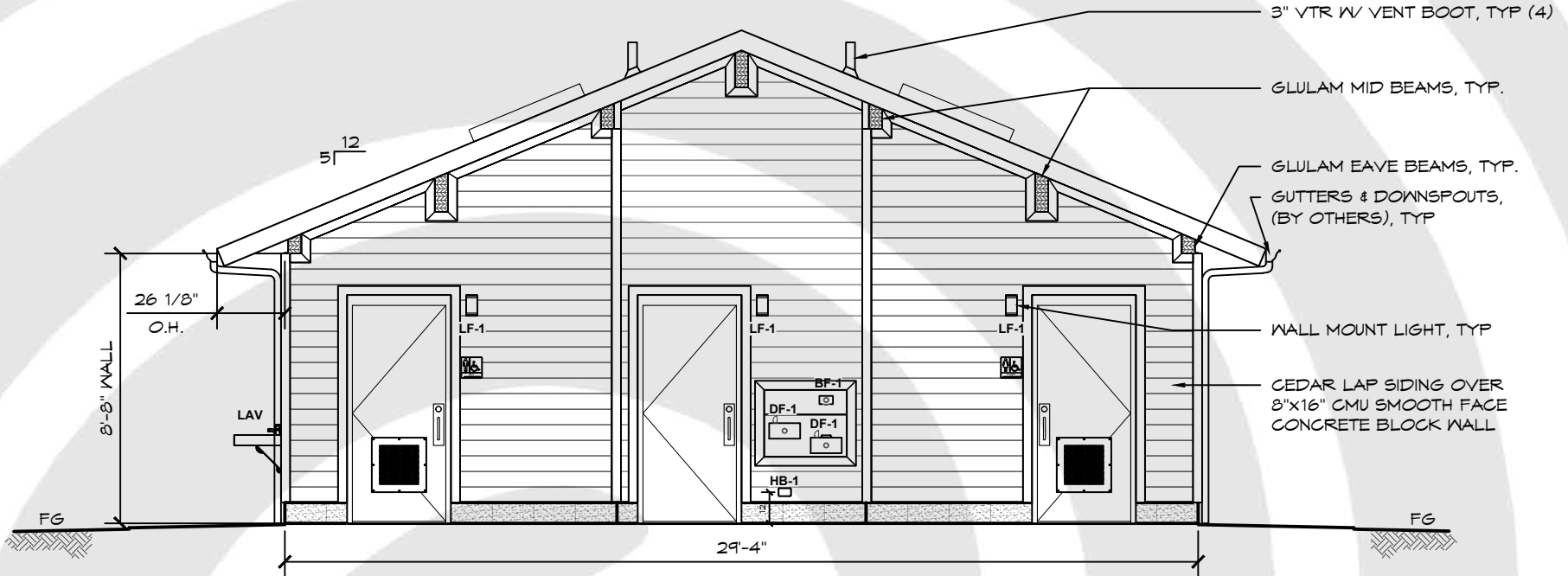
PARK SUPPORT BUILDING



ELEVATIONS

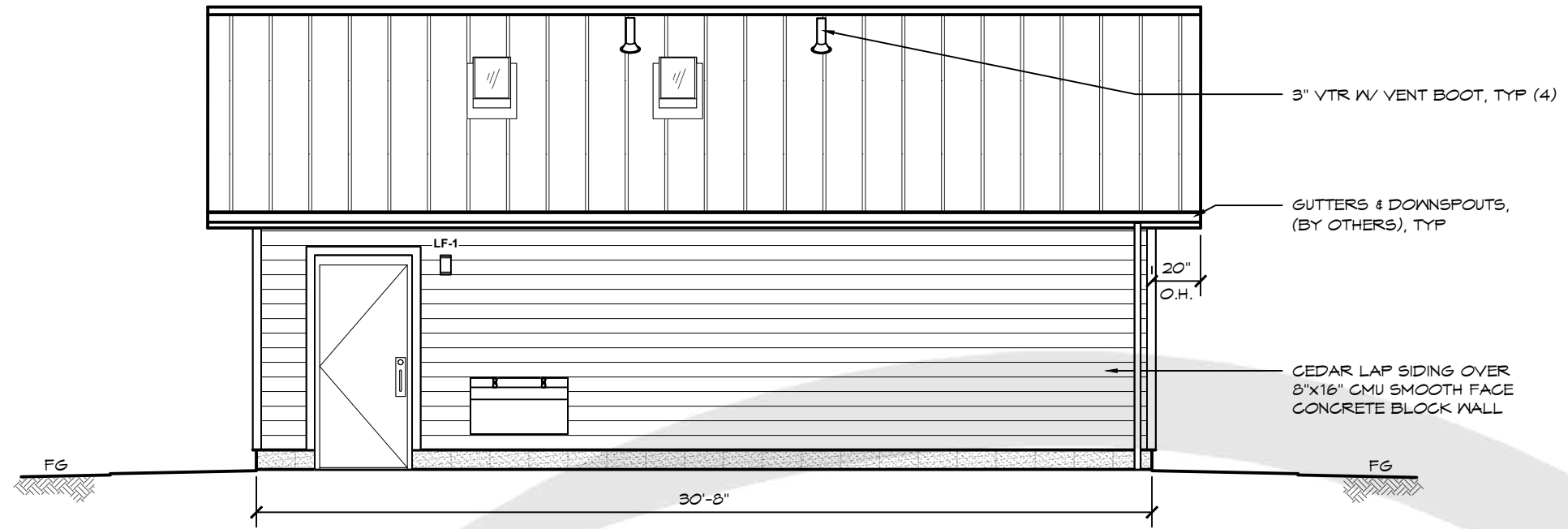


A ELEVATION VIEW
SCALE: 3/16" = 1'-0"

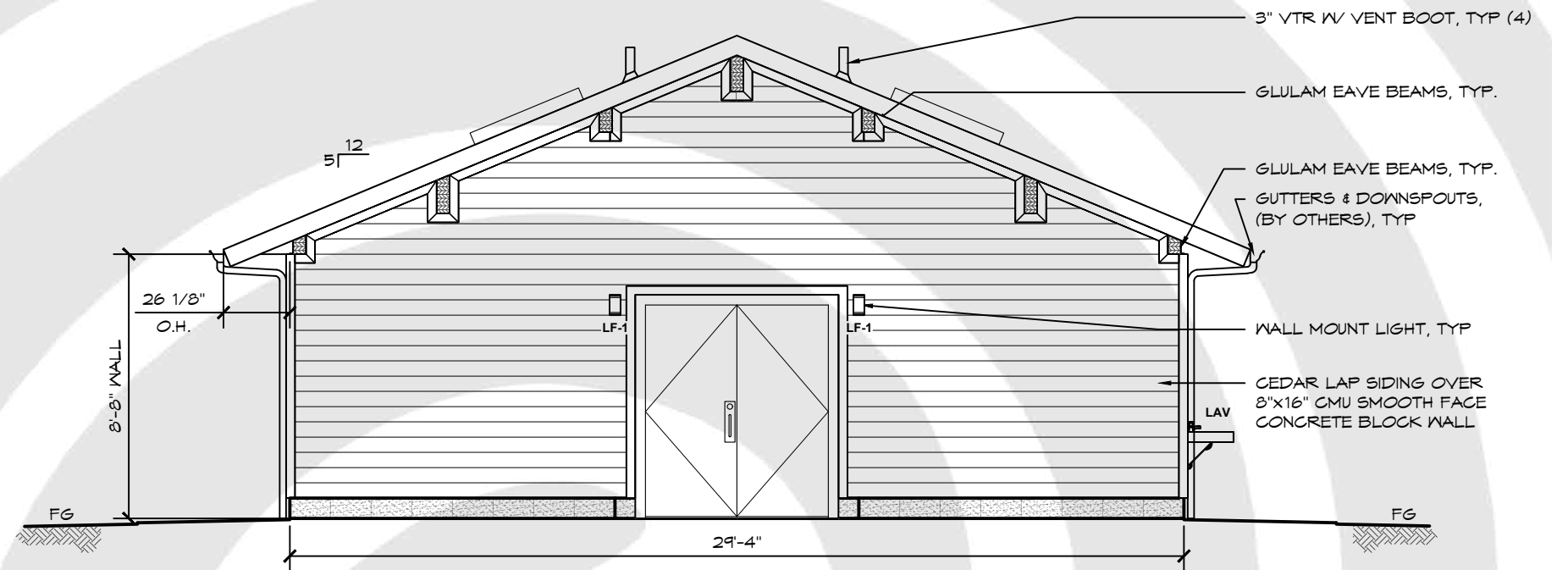


B ELEVATION VIEW
SCALE: 3/16" = 1'-0"

ELEVATIONS



C ELEVATION VIEW
SCALE: 3/16" = 1'-0"



D ELEVATION VIEW
SCALE: 3/16" = 1'-0"

VIEWS



FUTURE COMMUNITY BUILDING



APPROXIMATE 50'-0"
CONSTRUCTION SETBACK

THE WATERFRONT

