

THE WATERFRONT

RAMSEY, MN 55303

DESIGN DEVELOPMENT SUBMITTAL



PROJECT DIRECTORY

OWNER

CITY OF RAMSEY
MARK WIEBLOOD / PARKS & ASSISTANT
758 SUNWOOD DRIVE NW
RAMSEY, MINNESOTA 55303
P: 763.433.9633

LANDSCAPE ARCHITECT

DAMON FARRER LANDSCAPE ARCHITECTS
318 S 8TH AVE
MINNEAPOLIS, MN 55416
CONTACT: CHUCK EVENS, P.L.A.
CEVENS@DAMONFARRER.COM
612.769.8175

ELECTRICAL ENGINEER

NELSON-RUDIE & ASSOCIATES, INC.
CONTACT: JEFFREY PERIL
PERIL@NRCORPORATE.COM
763.387.7300

CIVIL ENGINEER

REHDER & ASSOCIATES
CONTACT: NICK ADAM, P.E.
NADAM@REHDER.COM
612.452.3671

AQUATIC CONSULTANT

AQUATIC DESIGN SOLUTIONS LLC.
CONTACT: JODY DANINS
JODY.DANINS@AQUATICDESIGNOLUTIONSLLC.COM
612.359.8041

CONSTRUCTION MANAGER

HU CONSTRUCTION
JOE WALKER / PROJECT EXECUTIVE
555 W 17TH STREET, SUITE A
MINNEAPOLIS, MN 55454

DESIGN DEVELOPMENT SET

October 17, 2025

Name	
Department	
Signature	10.17.2025
Date	

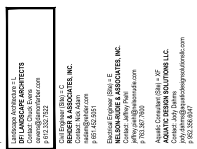
City of Ramsey Project #	25-28
Scale	AS NOTED
Drawn - Checked	JAGS/CE
Issued	
Date	

Sheet Number	Sheet Title
G000	COVER SHEET
L101	LANDSCAPE NOTES
G001	ENLARGEMENT PLAN A
G002	ENLARGEMENT PLAN B
G003	ENLARGEMENT PLAN C
G004	EXISTING CONDITIONS PLAN
G005	NOTES, ABBREVIATIONS & SYMBOLS
C100	OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN
C101	ENLARGEMENT KEY PLAN
C102	AREA A ENLARGEMENT PLAN
C103	AREA B ENLARGEMENT PLAN
C104	AREA C ENLARGEMENT PLAN
C200	DETAILS
L001	LANDSCAPE NOTES
L005	MATERIALS SCHEDULE
L010	LANDSCAPE SCHEDULE
L011	MATERIALS SCHEDULE
L100	FURNITURE PLAN NORTH
L140	SOILS PLAN
L150	TREE PLANTING PLAN
L151	UNDERSTORY PLANTING PLAN NORTH
L152	UNDERSTORY PLANTING PLAN SOUTH
L153	PLANTING PLAN WEST
L160	IRRIGATION CONCEPT PLAN
L211	MATERIALS ENLARGEMENT PLAN A
L212	MATERIALS ENLARGEMENT PLAN B
L213	MATERIALS ENLARGEMENT PLAN C
L300	SITE SECTIONS
L500	SITE DETAILS
L510	SITE DETAILS
L511	SITE DETAILS
L520	SITE DETAILS
L530	SITE DETAILS
L540	SITE DETAILS
L550	SITE DETAILS
L560	SITE DETAILS
L570	SITE DETAILS
L580	SITE DETAILS
L590	SITE DETAILS
PL100	SPLASH PAD LAYOUT PLAN
PL200	SPLASH PAD PIPING PLAN
PL300	SPLASH PAD PIPING DETAILS
PL400	SPLASH PAD PLAY FEATURE DETAILS
PL700	SPLASH PAD PIPING DETAILS
ELECTRICAL SHEETS	
E001	ELECTRICAL SITE PLAN
E002	ELECTRICAL TITLE SHEET, BUILDING PLAN, SCHEDULES & RISER DIAGRAM

01 ILLUSTRATED SITE RENDERING



KEY MAP



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COVER SHEET

G000



WATERFRONT WATERPLAY PARK IMPROVEMENT
RAMSEY, MINNESOTA

DF / LANDSCAPE ARCHITECTS
1000 Hennepin Avenue
Suite 1000
Minneapolis, MN 55402
P: 763.433.9633

LANDSCAPE ARCHITECTS
318 S 8TH AVE
MINNEAPOLIS, MN 55416
CONTACT: CHUCK EVENS, P.L.A.
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612.769.8175

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Nelson-Rudie & Associates, Inc.
1000 Hennepin Avenue
Suite 1000
Minneapolis, MN 55402
P: 763.433.9633

AQUATIC CONSULTANT
Aquatic Design Solutions LLC
555 W 17TH STREET, SUITE A
MINNEAPOLIS, MN 55454
P: 612.359.8041



**WATERFRONT
WATERPLAY PARK
IMPROVEMENT**
RAMSEY, MINNESOTA



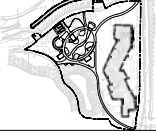
DAVID FONZARER ARCHITECTS
1000 W. WASHINGTON STREET
MINNEAPOLIS, MN 55401
763.333.3333

LARSON ARCHITECTS, LLC
1000 W. WASHINGTON STREET
MINNEAPOLIS, MN 55401
763.333.3333

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October 17, 2025

DATE

NO. OF SHEETS

SHEET NO.

PROJECT NAME

DATE

SCALE

DESIGNED BY

CHECKED BY

DATE

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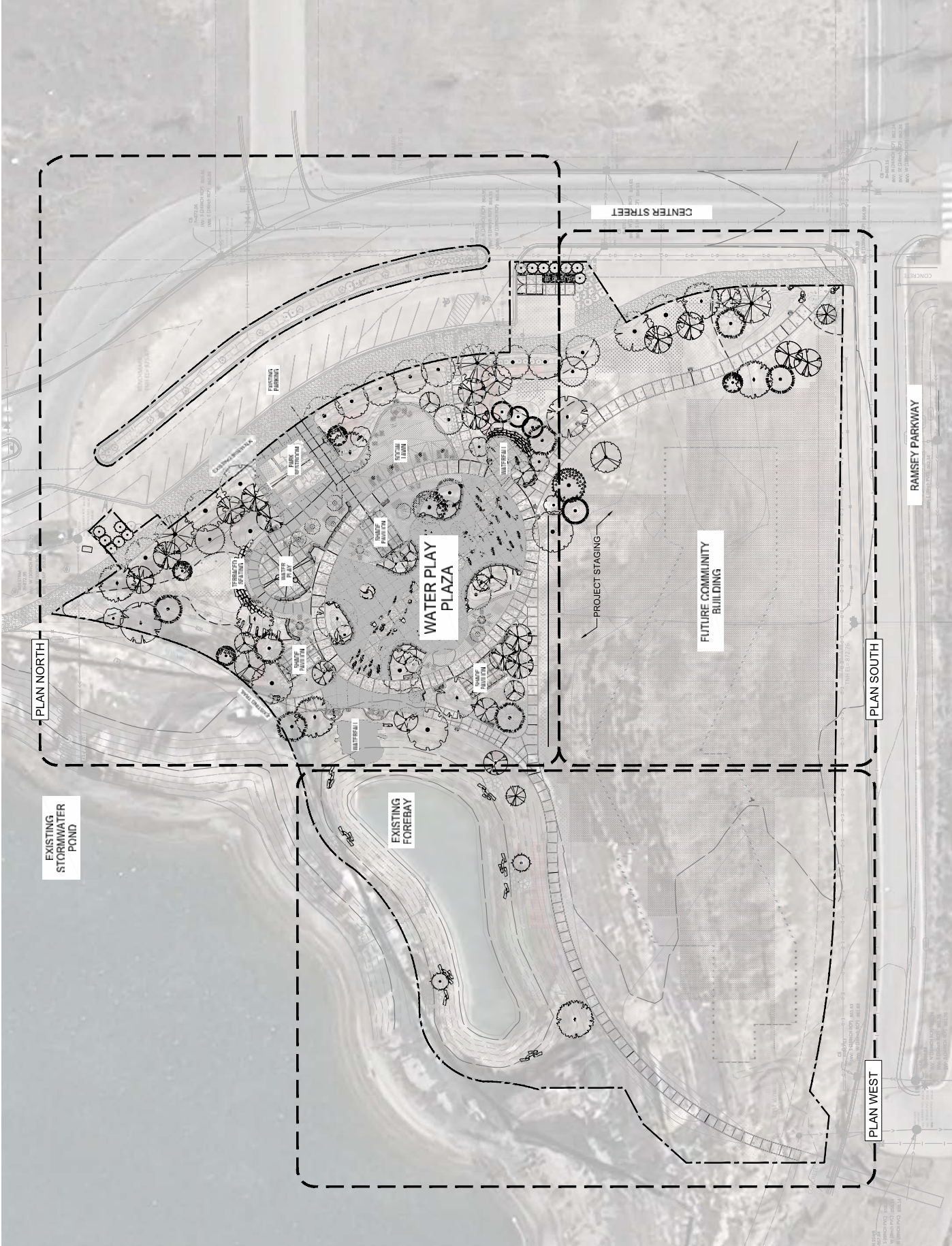
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SITE ORIENTATION PLAN



**WATERFRONT
WATERPLAY PARK
IMPROVEMENT**
RAMSEY, MINNESOTA



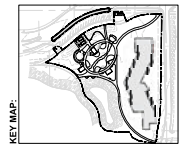
DAVID FRANKLIN
DESIGN PARTNERS
ARCHITECTS

DAVID FRANKLIN
DESIGN PARTNERS
ARCHITECTS
10000 UNIVERSITY AVENUE
SUITE 100
MINNEAPOLIS, MN 55425
TEL: 612.333.1234
WWW.DFDPA.COM

DAVID FRANKLIN
DESIGN PARTNERS
ARCHITECTS
10000 UNIVERSITY AVENUE
SUITE 100
MINNEAPOLIS, MN 55425
TEL: 612.333.1234
WWW.DFDPA.COM

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WWW.DFDPA.COM



DESIGN DEVELOPMENT SET
October 17, 2025

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DATE: 10.17.2025
DRAWN: DMH

CITY OF RAMSEY PROJECT # 25-28
SCALE: AS NOTED
DESIGN: CHECKED: AGS/TS/CE

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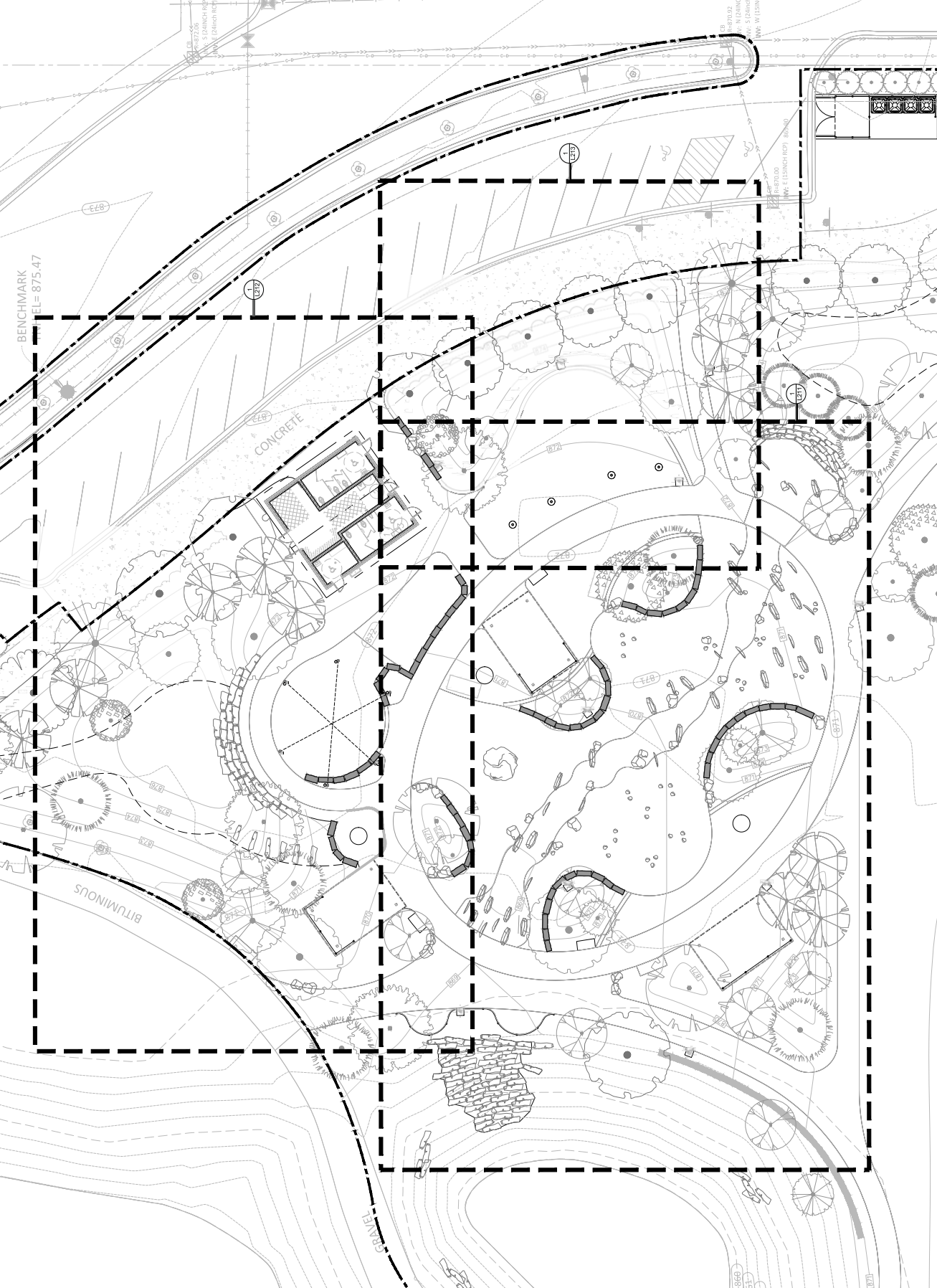
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**WATERFRONT
IMPROVEMENT**

RAMSEY, MINNESOTA

DF/ JANSCHKE ARCHITECTS

1700 WASHINGTON AVENUE
SUITE 200
MINNEAPOLIS, MN 55402
TEL: 612.338.1000
WWW.DFJANSCHKE.COM

1000 WASHINGTON AVENUE
SUITE 200
MINNEAPOLIS, MN 55402
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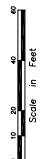
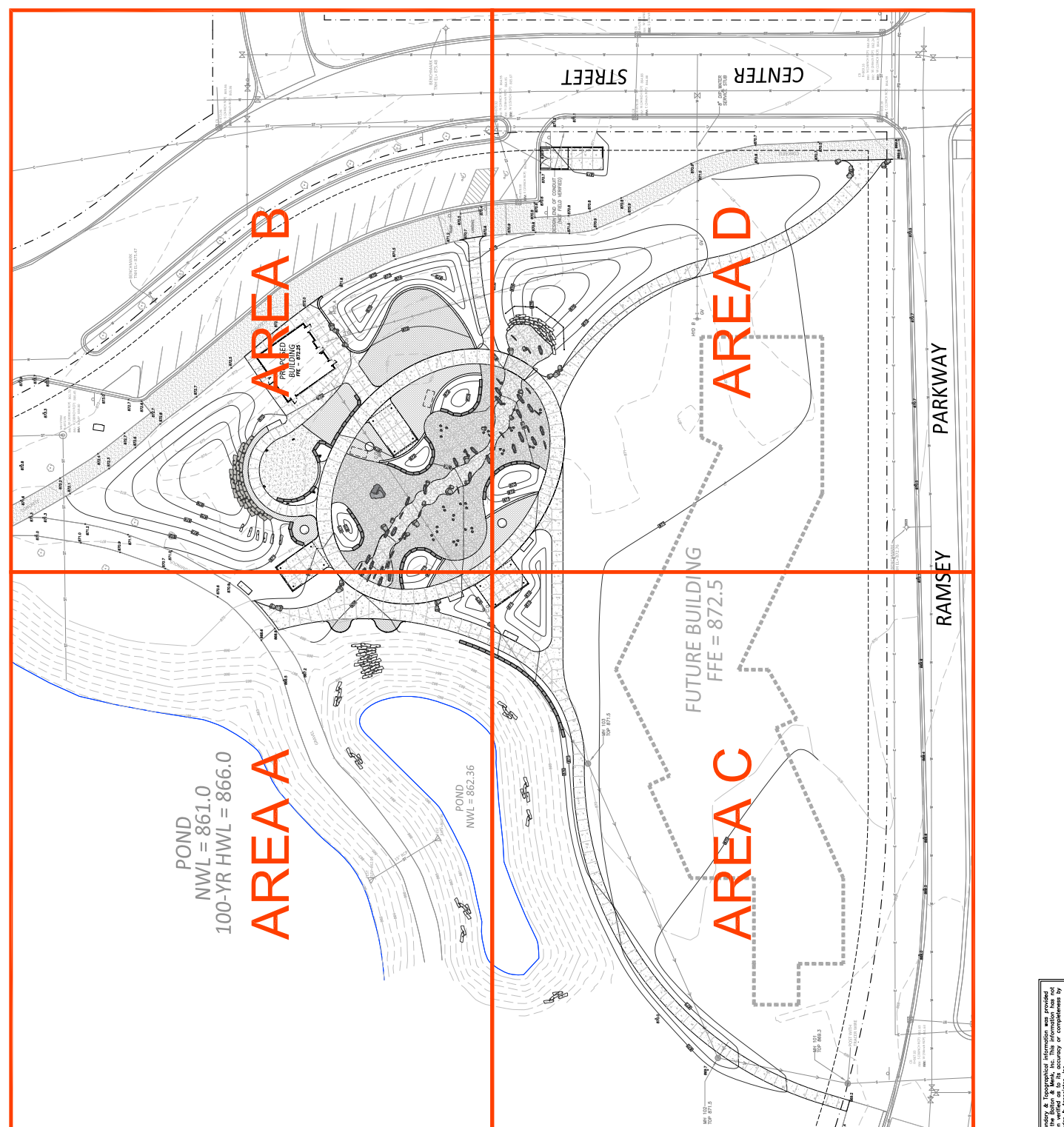
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CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LIMS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNERS ENGINEER OF DISCREPANCIES BETWEEN THE EXISTING RECORD DRAWINGS AND FIELD CONDITIONS AS SOON AS PRACTICABLE AND BEFORE THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND NOTIFY THE OWNER OF ANY CHANGES WHICH AFFECT THE WORK UNDER SUBSTANTIAL COMPLETION.



Boundary & Topographical information was provided by the City of Ramsey and has been verified as to its accuracy or completeness by the Engineer & Architect, Inc.

DATE: 10/17/2025
SCALE: AS SHOWN
DRAWN: [Name]
CHECKED: [Name]

PROJECT: WATERFRONT IMPROVEMENT
SHEET: 25-26

DESIGNER: [Name]
DATE: October 17, 2025

KEY MAP: [Diagram showing project location within a larger area]

LEGEND:
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - SALT FENCE
 - INLET PROTECTION DEVICE
 - BOUNDARY/ROW/BLOCK LINE
 - DRAINAGE ARROW
 - EXISTING CONTOUR
 - EXISTING ELEVATION
 - EXISTING WATERMAN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING COMMUNICATION LINE
 - EXISTING ELECTRIC LINE
 - EXISTING FIBER OPTIC LINE
 - SANITARY SEWER (INSTALLED FALL 2025)
 - WATERMAN (INSTALLED FALL 2025)

ENLARGEMENT
KEY PLAN

C101



WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DANION FABER
LANDSCAPE ARCHITECTS

100% DESIGN
DELIVERABLE SET
October 17, 2025

City of Ramsey Project # 25-28
Scale AS/UNITS
Drawn - Checked

ISSUED DATE

NAME

SIGNATURE

DATE

CITY OF RAMSEY PROJECT #

SCALE

DRAWN - CHECKED

ISSUED DATE

NAME

SIGNATURE

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CITY OF RAMSEY PROJECT #

SCALE

DRAWN - CHECKED

ISSUED DATE

NAME

SIGNATURE

DATE

CITY OF RAMSEY PROJECT #

SCALE

DRAWN - CHECKED

ISSUED DATE

NAME

SIGNATURE

DATE

AREA A
ENLARGEMENT
PLAN

C102

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LMS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS AS SOON AS POSSIBLE AND BEFORE THE DISCREPANCY HAS BEEN RESOLVED.
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CONTRACTOR COMPLIANCE:

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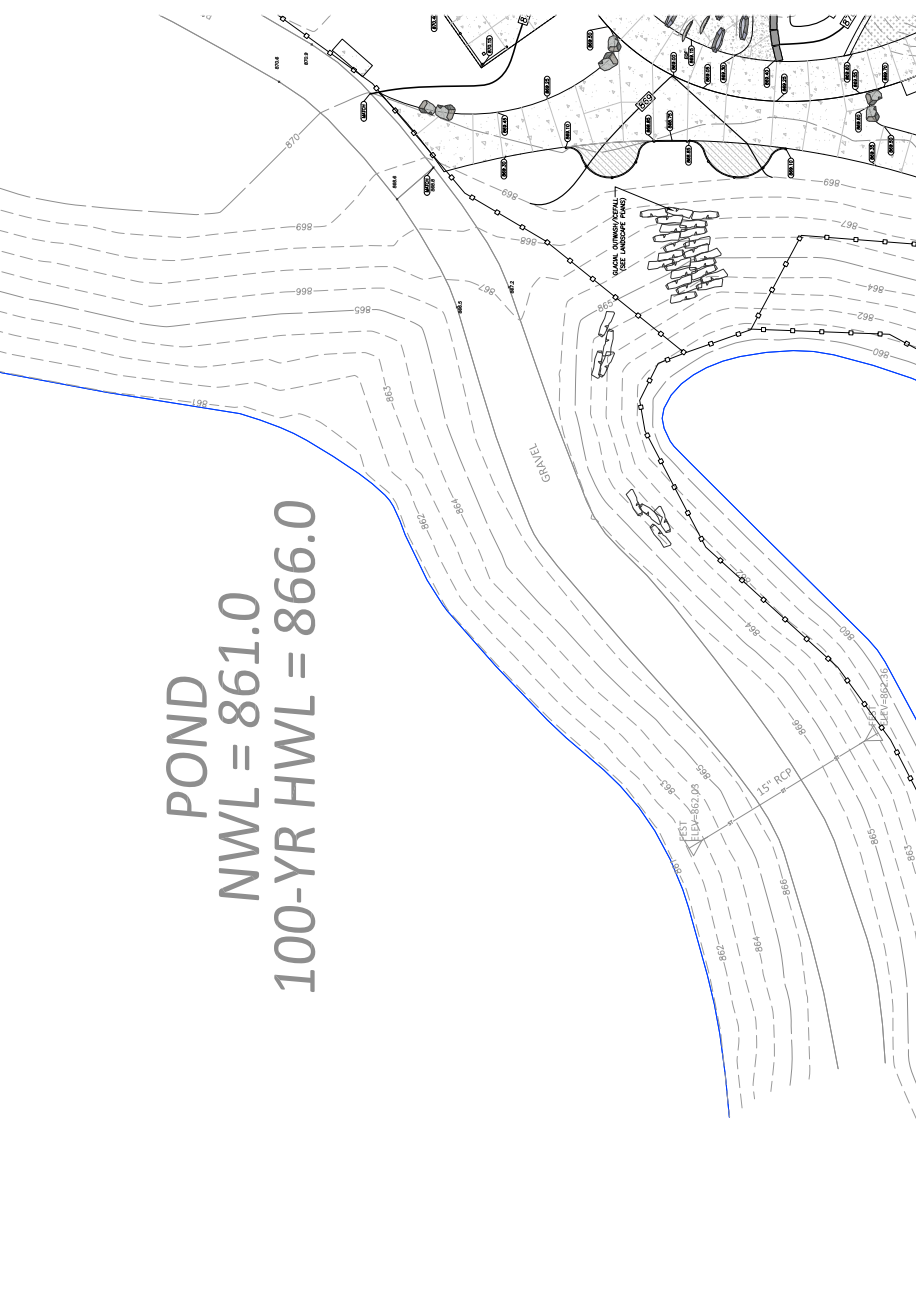
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LEGEND

- PROPOSED CONTOUR
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- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- DRAINAGE ARROW
- EXISTING CONTOUR
- EXISTING WATERMAN
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- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINE
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- SANITARY SEWER (INSTALLED FALL 2025)
- WATERMAN (INSTALLED FALL 2025)

Boundary & topographical information was provided by [unreadable] and has been verified as to its accuracy or completeness by [unreadable].



WATERFRONT PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ JANSCHKE ARCHITECTS

100% DESIGN
DEVELOPMENT SET
October 17, 2025

City of Ramsey Project # 25-28
Scale: AS SHOWN
Drawn - Checked

ISSUED _____ DATE _____

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Drawn - Checked

ISSUED _____ DATE _____

City of Ramsey Project # 25-28
Scale: AS SHOWN
Drawn - Checked

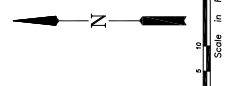
ISSUED _____ DATE _____

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE L.I.M.S. CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS IMMEDIATELY UPON DISCOVERY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY CHANGES WHICH AFFECT THE WORK UNDER SUBSTANTIAL COMPLETION.



- LEGEND**
- PROPOSED CONDUIT
 - PROPOSED ELEVATION
 - SILT FENCE
 - INLET PROTECTION DEVICE
 - BOUNDARY/ROW/BLOCK LINE
 - DRAINAGE ARROW
 - EXISTING CONDUIT
 - EXISTING ELEVATION
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING COMMUNICATION LINE
 - EXISTING ELECTRIC LINE
 - EXISTING FIBER OPTIC LINE
 - SANITARY SEWER (INSTALLED FALL 2025)
 - WATERMAIN (INSTALLED FALL 2025)



Boundary & Topographical information was provided by the City of Ramsey. The accuracy of this information has been verified as to its accuracy or completeness by DF/JANSCHKE ARCHITECTS, INC.



WATERFRONT PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ JANSCHKE ARCHITECTS

PROJECT NO. 2022-001
DATE: 10/17/2025
PROJECT LOCATION: WATERFRONT PARK
PROJECT DESCRIPTION: WATERFRONT PARK IMPROVEMENT

CLIENT: CITY OF RAMSEY
PROJECT MANAGER: JAMES M. HANSEN
PROJECT NO. 2022-001

DESIGNER: JANSCHKE ARCHITECTS, INC.
PROJECT NO. 2022-001

DATE: 10/17/2025

PROJECT NO. 2022-001

PROJECT NO. 2022-001

PROJECT NO. 2022-001

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PROJECT NO. 2022-001

PROJECT NO. 2022-001

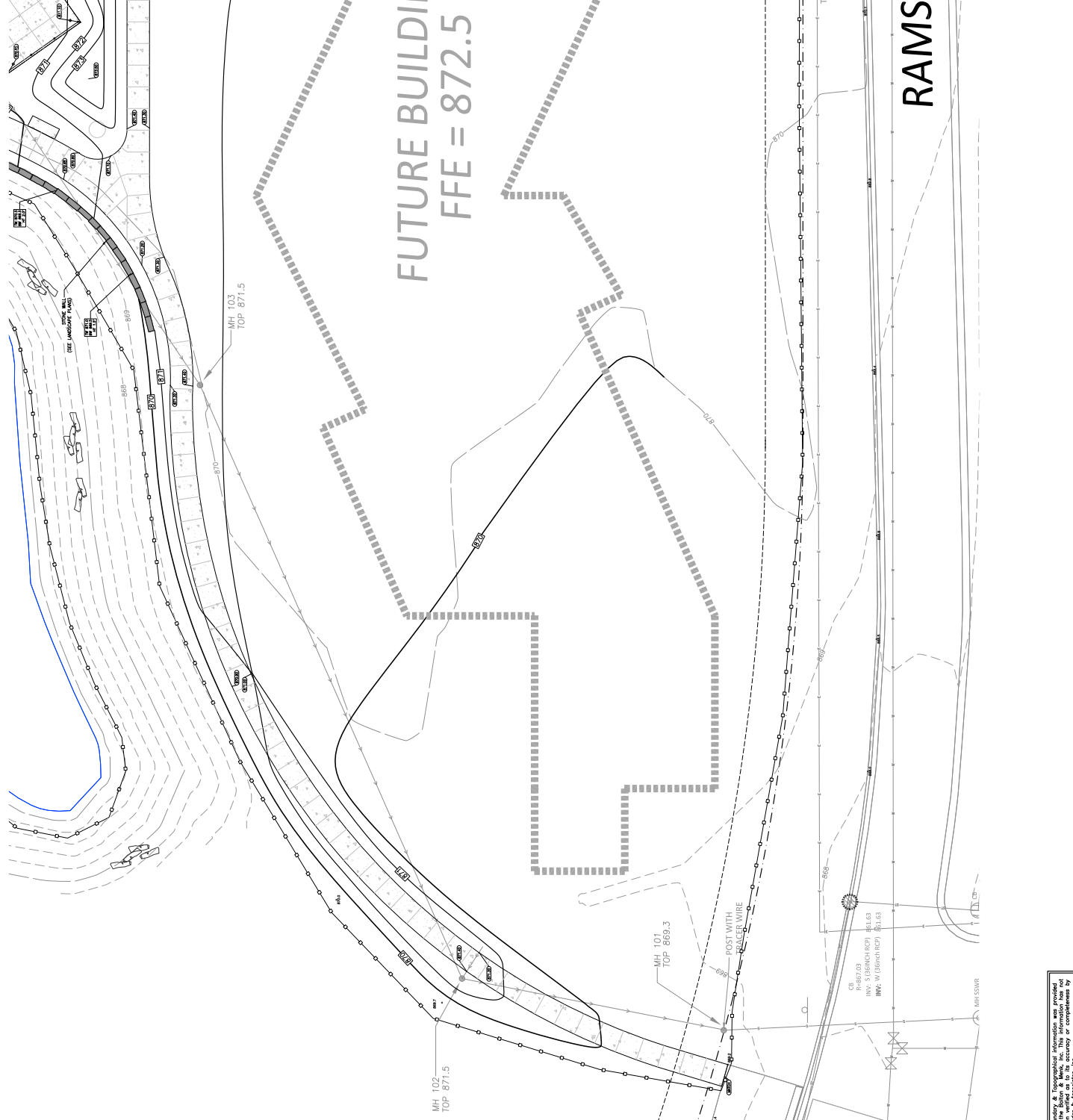
PROJECT NO. 2022-001

PROJECT NO. 2022-001

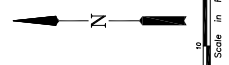
PROJECT NO. 2022-001

PROJECT NO. 2022-001

CODE COMPLIANCE:
1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LIMS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNERS ENGINEER OF DISCREPANCIES BETWEEN THE LIMS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED.
4. VERIFY CODES IN EFFECT AT THE TIME OF THE PERMITS WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.



- LEGEND**
- PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - SILT FENCE
 - INLET PROTECTION DEVICE
 - BOUNDARY/ROW/BLOCK LINE
 - DRAINAGE ARROW
 - EXISTING CONTOUR
 - EXISTING ELEVATION
 - EXISTING WATERMAN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING COMMUNICATION LINE
 - EXISTING ELECTRIC LINE
 - EXISTING FIBER OPTIC LINE
 - SANITARY SEWER (INSTALLED FALL 2025)
 - WATERMAN (INSTALLED FALL 2025)



Boundary & Topographical information was provided by the City of Ramsey. The information has been verified as to its accuracy or completeness by JANSCHKE ARCHITECTS, INC.



WATERFRONT PARK IMPROVEMENT

RAMSEY, MINNESOTA

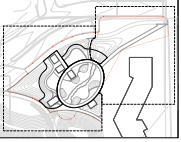
DF/ JANSCH FABER ARCHITECTS

1100 W. UNIVERSITY AVENUE
SUITE 200
MINNEAPOLIS, MN 55407
TEL: 612.338.1100
WWW.DFJARCHITECTS.COM

1100 W. UNIVERSITY AVENUE
SUITE 200
MINNEAPOLIS, MN 55407
TEL: 612.338.1100
WWW.DFJARCHITECTS.COM

1100 W. UNIVERSITY AVENUE
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MINNEAPOLIS, MN 55407
TEL: 612.338.1100
WWW.DFJARCHITECTS.COM



100% DESIGN
DEVELOPMENT PERMIT
October 17, 2025

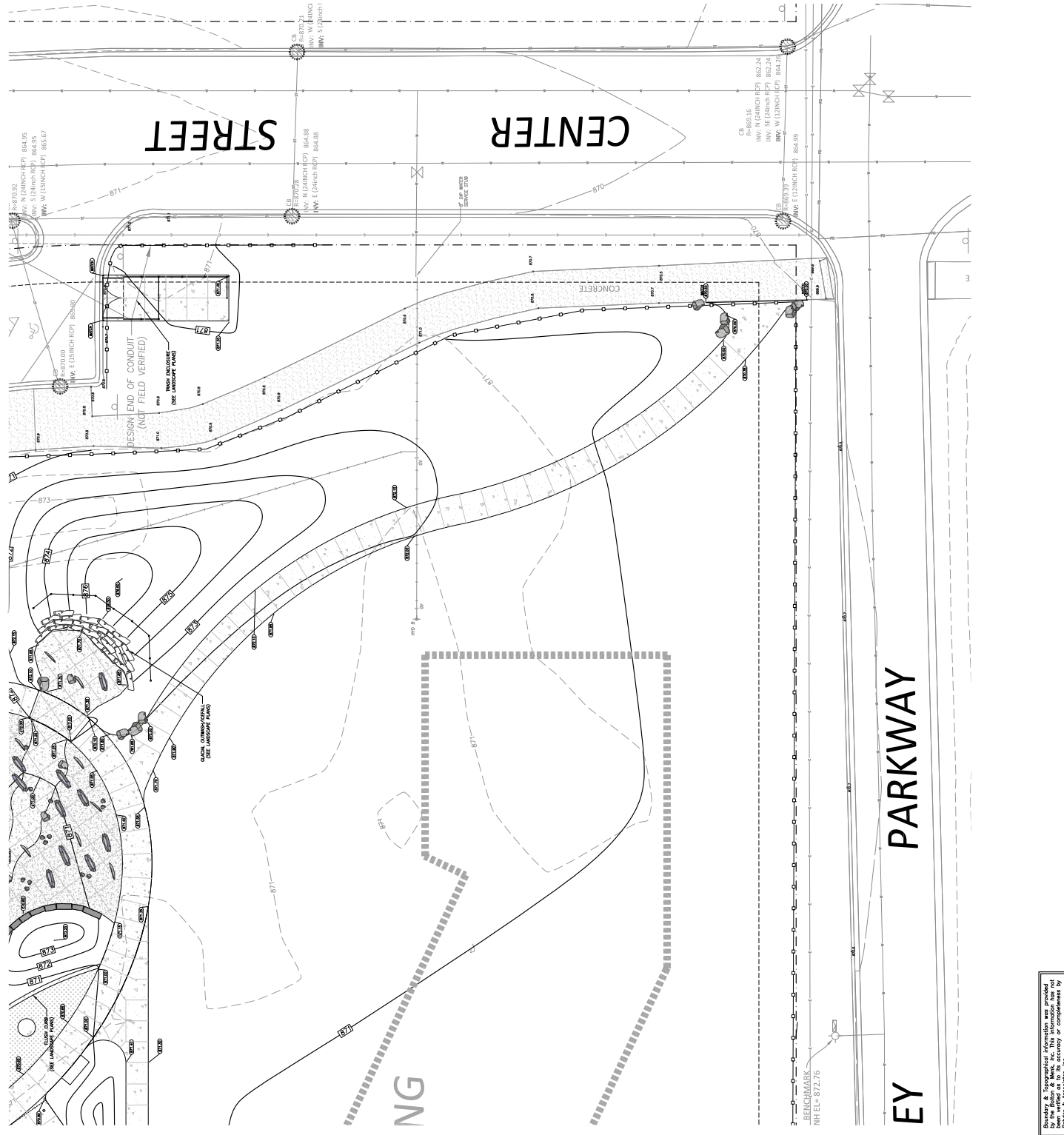
Name	
Scale	AS SHOWN
City of Ramsey Project #	25-28
Drawn - Checked	AS SHOWN
ISSUED	DATE
PROPOSED ELEVATION	10.17.2025
SET FENCE	
INLET PROTECTION DEVICE	
BOUNDARY/PAV/BLACK LINE	
DRAINAGE ARROW	
EXISTING CONTOUR	
EXISTING WATERMAN	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING COMMUNICATION LINE	
EXISTING ELECTRIC LINE	
EXISTING FIBER OPTIC LINE	
SANITARY SEWER (INSTALLED FALL 2025)	
WATERMAN (INSTALLED FALL 2025)	

AREA D
ENLARGEMENT
PLAN

C105

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LIMS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE AREA UNLESS THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO AFFECT THE WORK UNLESS SUBSTANTIAL COMPLETION.



Boundary & Topographical information was provided by the City of Ramsey. The information has been verified as to its accuracy or completeness by DF/Jansch Faber Architects, Inc.



WATERFRONT PARK IMPROVEMENT RAMSEY, MINNESOTA



City of Ramsey, Minnesota
1715 13th Street NW
Ramsey, MN 55057

LAURENCE D'AMICO, LLC
1715 13th Street NW
Ramsey, MN 55057
612.333.1333

City of Ramsey, Minnesota
1715 13th Street NW
Ramsey, MN 55057
612.333.1333

David E. Brown, P.E.
1715 13th Street NW
Ramsey, MN 55057
612.333.1333

Mark S. Conner, P.E.
1715 13th Street NW
Ramsey, MN 55057
612.333.1333

1715 13th Street NW
Ramsey, MN 55057
612.333.1333



DESIGN DEVELOPMENT SET

October 17, 2025

1715 13th Street NW
Ramsey, MN 55057
612.333.1333

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612.333.1333

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Ramsey, MN 55057
612.333.1333

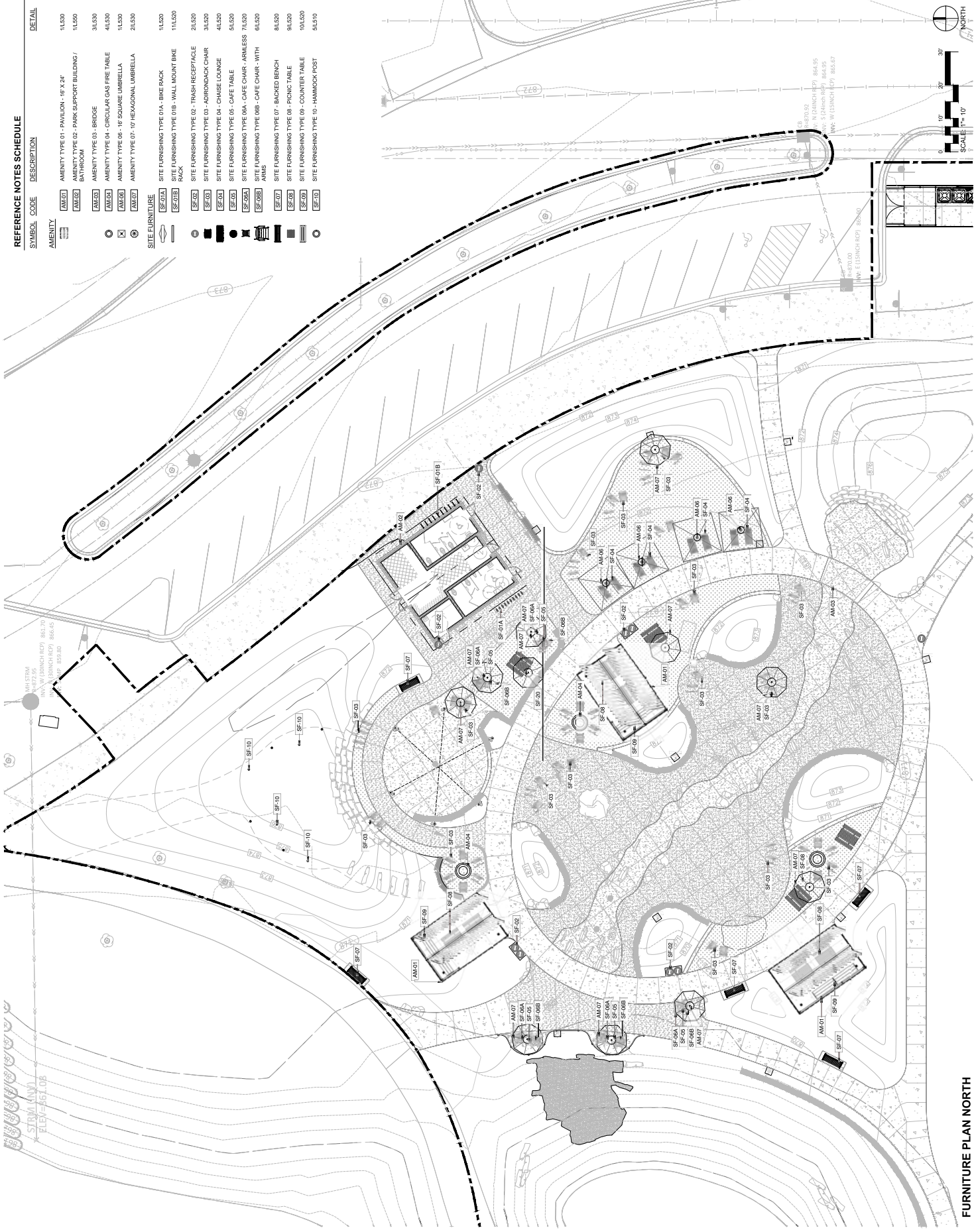
1715 13th Street NW
Ramsey, MN 55057
612.333.1333

REFERENCES

Table with columns: CODE, DESCRIPTION, QTY, DETAIL, SPEC #, MATERIAL PROFILE / ASSEMBLY, MANUFACTURER, PRODUCT / MODEL, COLOR / FINISH, COMMENTS, IONS

REFERENCE NOTES SCHEDULE

Table with columns: CODE, DESCRIPTION, QTY, DETAIL, SPEC #, MATERIAL PROFILE / ASSEMBLY, MANUFACTURER, PRODUCT / MODEL, COLOR / FINISH, COMMENTS, IONS



REFERENCE NOTES SCHEDULE

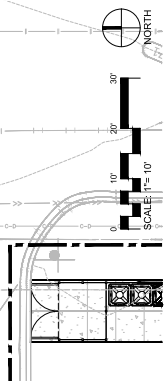
SYMBOL	CODE	DESCRIPTION
AMENITY	AM01	AMENITY TYPE 01 - PAVILION - 16' X 24'
	AM02	AMENITY TYPE 02 - PARK SUPPORT BUILDING / BATHROOM
	AM03	AMENITY TYPE 03 - BRIDGE
	AM04	AMENITY TYPE 04 - CIRCULAR GAS FIRE TABLE
	AM05	AMENITY TYPE 05 - 16' SQUARE UMBRELLA
	AM07	AMENITY TYPE 07 - 19' HEXAGONAL UMBRELLA
SITE FURNITURE	SF001A	SITE FURNISHING TYPE 01A - BIKE RACK
	SF001B	SITE FURNISHING TYPE 01B - WALL MOUNT BIKE RACK
	SF002	SITE FURNISHING TYPE 02 - TRASH RECEPTACLE
	SF003	SITE FURNISHING TYPE 03 - ADJONACK CHAIR
	SF004	SITE FURNISHING TYPE 04 - CHaise LOUNGE
	SF005	SITE FURNISHING TYPE 05 - CAFE TABLE
	SF006A	SITE FURNISHING TYPE 06A - CAFE CHAIR - ARMLESS
	SF006B	SITE FURNISHING TYPE 06B - CAFE CHAIR - WITH ARMS
	SF007	SITE FURNISHING TYPE 07 - BACKED BENCH
	SF008	SITE FURNISHING TYPE 08 - PICNIC TABLE
	SF009	SITE FURNISHING TYPE 09 - COUNTER TABLE
	SF010	SITE FURNISHING TYPE 10 - HAMMOCK POST

KEY MAP:

DESIGN DEVELOPMENT SET
October 17, 2025

City of Ramsey Project: 25-28
Scale: AS NOTED
Drawn - Checked: AGS/LS/CE
DATE: _____

Name: _____
Registration#: _____
Signature: _____
Date: 10.17.2025



PLANT SCHEDULE

SYMBOL **CODE** **BOTANICAL / COMMON NAME**

CONIFEROUS TREES

- II JARVIS ARBITRIA
- PR PINUS RESINOSA
- PR2 PINUS STROBILIS
- PK PINUS SYLVESTRIS
- TT THUJA OCCIDENTALIS

DECIDUOUS TREES

- AR ALNUS GLABRA
- AS ALNUS INCANA
- RM RIVER BIRCH
- CS CATALPA BICOLOR
- CO COCCONUTUS
- OR QUERCUS ROBUR
- DM QUERCUS MACROCARPA
- OR QUERCUS RUBRA
- HM HAMMILIS
- UK ULMUS

ORNAMENTAL TREES

- AMF AMELANCHIER
- AP PRUNUS ANTOYANUS
- CF CORYLUS CORNIFOLIA
- FL FLOERISSIA
- HY HAMMILIS
- MP MALUS
- MS MALUS



SCALE: 1" = 20'

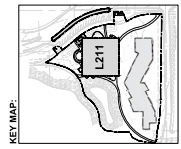
WATERFRONT PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/
 DESIGN FIRM
 10000 UNIVERSITY AVENUE
 SUITE 100
 MINNEAPOLIS, MN 55425
 TEL: 763.428.1100
 WWW.DFDESIGN.COM

LAURENCE ROYAL & ASSOCIATES, LLC
 10000 UNIVERSITY AVENUE
 SUITE 100
 MINNEAPOLIS, MN 55425
 TEL: 763.428.1100
 WWW.LRADESIGN.COM

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DESIGN DEVELOPMENT SET
 October 17, 2025

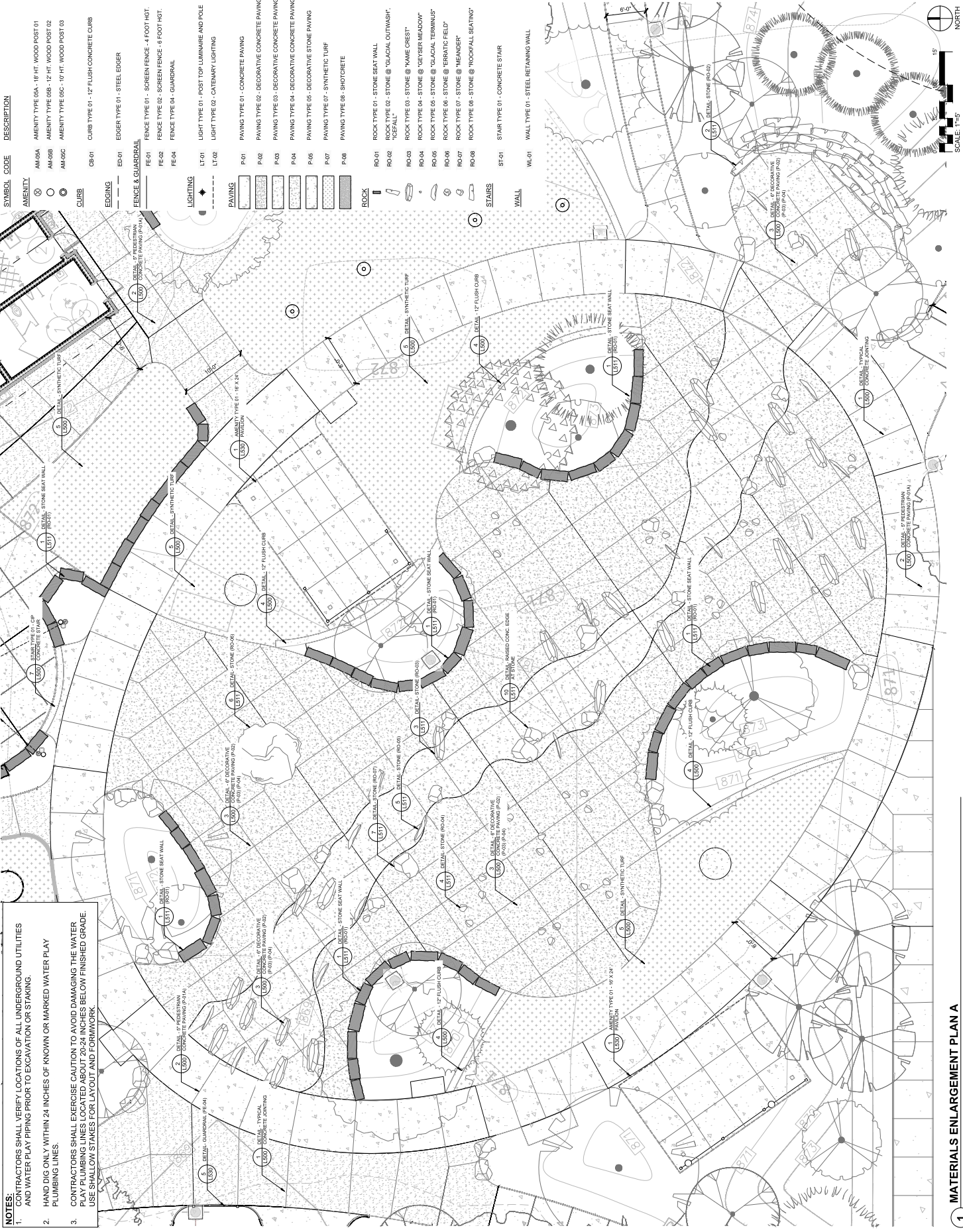
DATE: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

DATE: 10.17.2025
 DRAWN BY: DMM

CITY OF RAMSEY PROJECT: 25-28
 SCALE: AS NOTED
 DRAWN: CHECKED: AGENTS: CE

MATERIALS ENLARGEMENT PLAN A

L211





**WATERFRONT
WATERPLAY PARK
IMPROVEMENT**
RAMSEY, MINNESOTA



DAVID FINN ARCHITECTS
3000 W. WISCONSIN AVENUE
MINNEAPOLIS, MN 55408
TEL: 612.338.1234
WWW.DAVIDFINNARCHITECTS.COM

LARSEN DESIGN GROUP, LLC
1000 W. WISCONSIN AVENUE
MINNEAPOLIS, MN 55408
TEL: 612.338.1234
WWW.LARSENDESIGNGROUP.COM

THE EXPANDED GROUP, LLC
1000 W. WISCONSIN AVENUE
MINNEAPOLIS, MN 55408
TEL: 612.338.1234
WWW.THEEXPANDEDGROUP.COM

BECKHOLD DESIGN GROUP, LLC
1000 W. WISCONSIN AVENUE
MINNEAPOLIS, MN 55408
TEL: 612.338.1234
WWW.BECKHOLDDESIGNGROUP.COM

ANDRE CONSULTING GROUP, LLC
1000 W. WISCONSIN AVENUE
MINNEAPOLIS, MN 55408
TEL: 612.338.1234
WWW.ANDRECONSULTINGGROUP.COM



DESIGN DEVELOPMENT SET
October 17, 2025

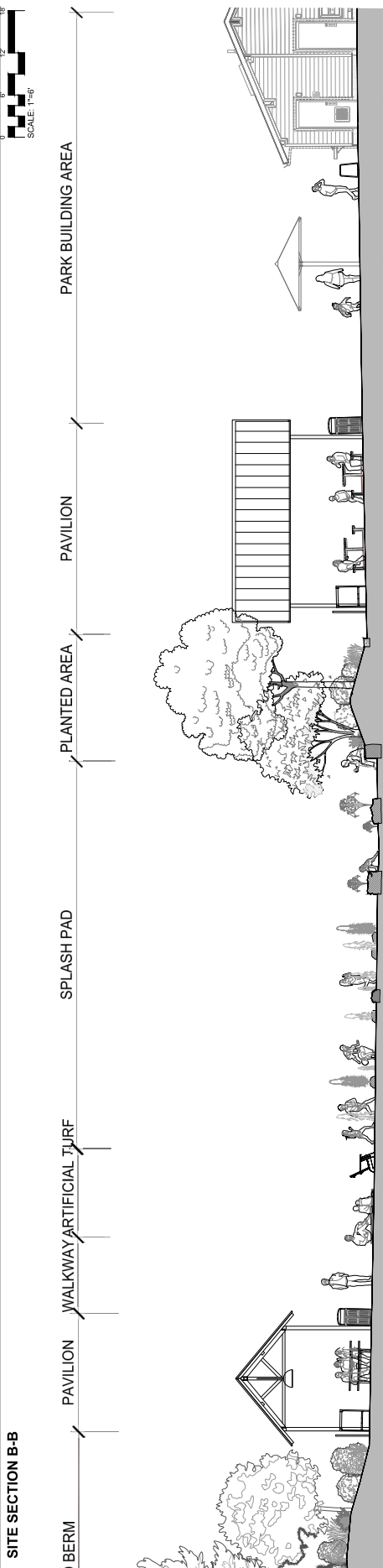
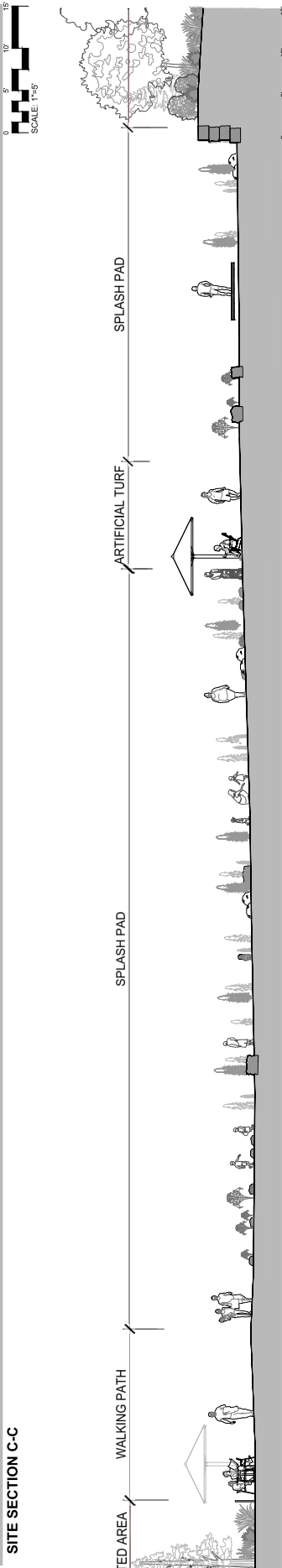
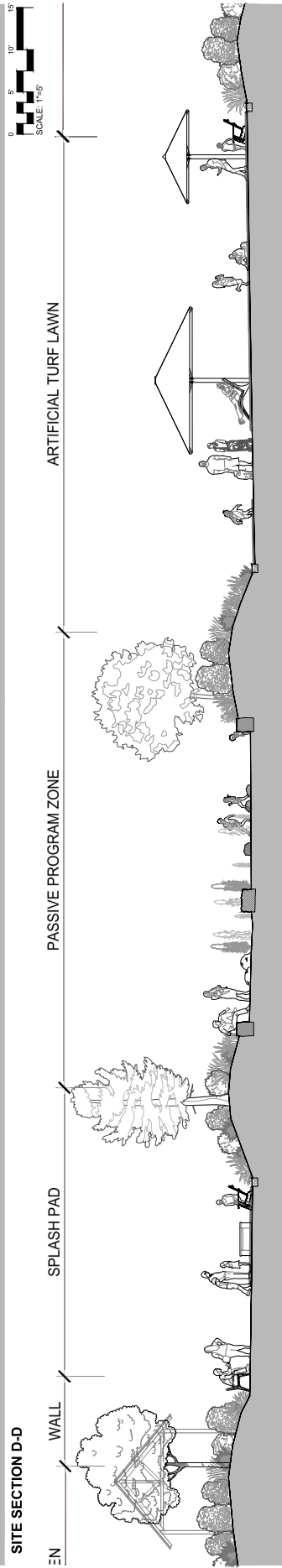
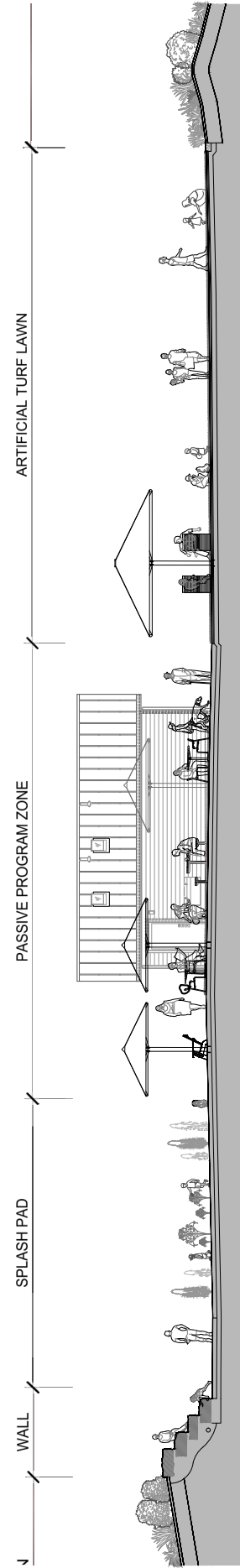
THIS SET OF PLANS IS THE PROPERTY OF DAVID FINN ARCHITECTS AND LARSEN DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS SET OF PLANS WITHOUT THE WRITTEN CONSENT OF DAVID FINN ARCHITECTS AND LARSEN DESIGN GROUP, LLC IS STRICTLY PROHIBITED.

Name: _____
Department: _____

Signature: _____
Date: 10.17.2025

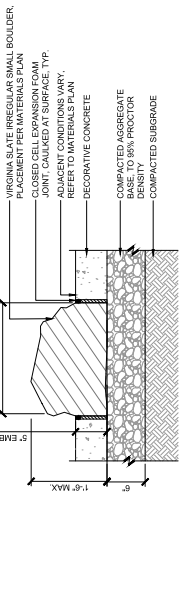
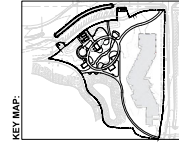
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Scale: AS NOTED
Drawn: Checked: AGENTS: CE

ISSUED: _____ DATE: _____

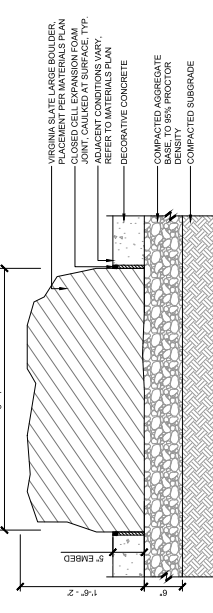


SITE SECTIONS

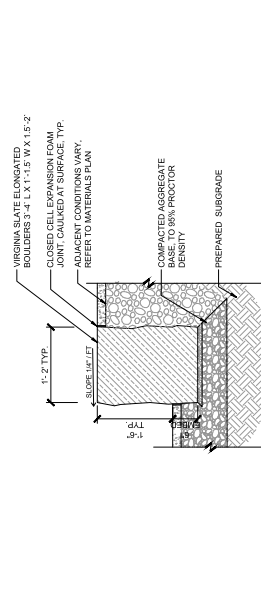
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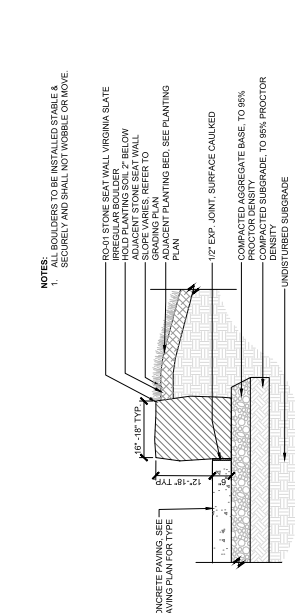
4 DETAIL - STONE (RO-04)
1:12" = 1'-0"



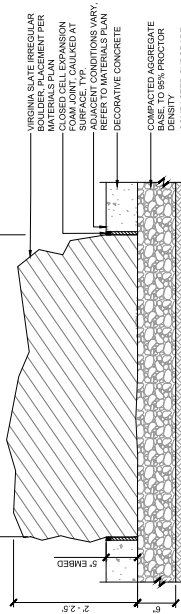
3 DETAIL - STONE (RO-03)
1:12" = 1'-0"



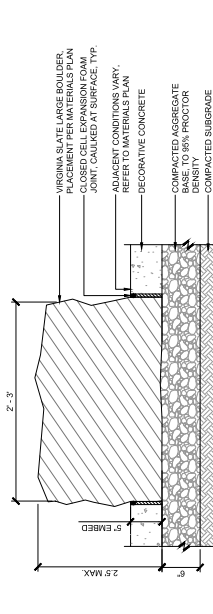
2 DETAIL - STONE (RO-02)
1:4" = 1'-0"



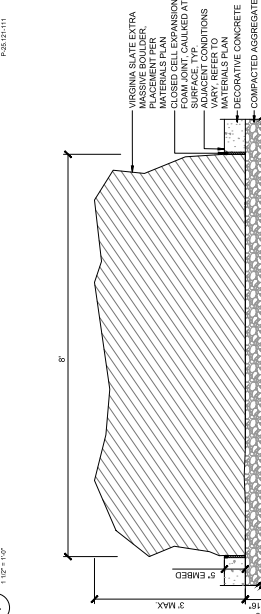
1 DETAIL - STONE SEAT WALL (RO-01)
3/4" = 1'-0"



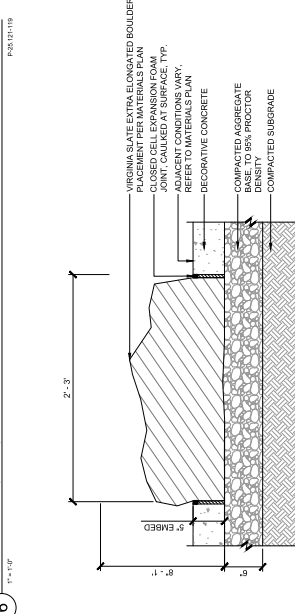
8 DETAIL - STONE (RO-08)
1:12" = 1'-0"



7 DETAIL - STONE (RO-07)
1:12" = 1'-0"



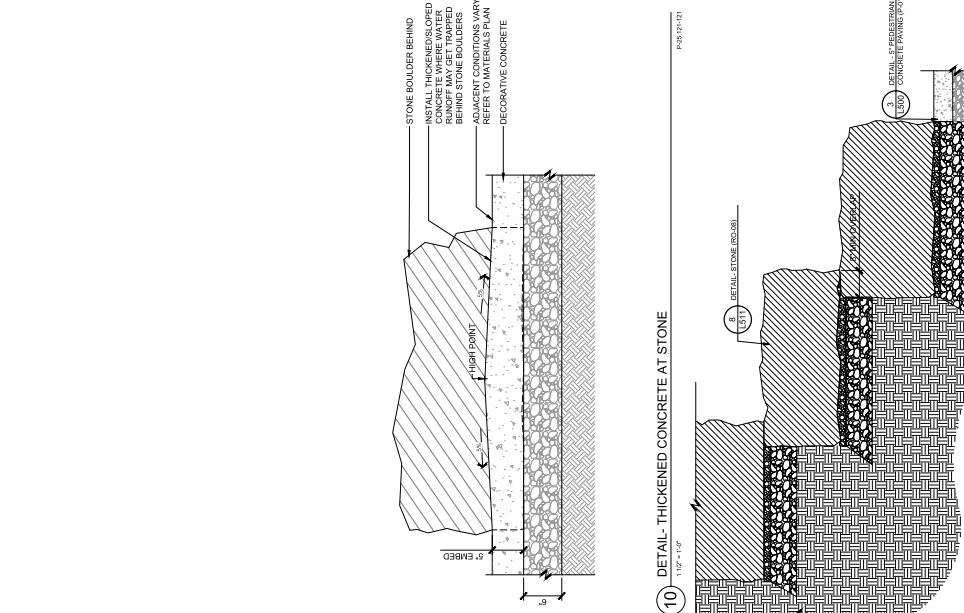
6 DETAIL - STONE (RO-06)
1:4" = 1'-0"



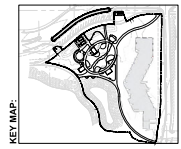
5 DETAIL - STONE (RO-05)
1:12" = 1'-0"



10 DETAIL - THICKENED CONCRETE AT STONE
1:12" = 1'-0"



9 DETAIL - STONE @ "ROCK-FALL SEATING" SECTION (RO-08)
3/4" = 1'-0"



DESIGN DEVELOPMENT SET
October 17, 2025

Name: _____
Department: _____
Signature: _____
Date: _____

City of Ramsey Project: 25-28
Scale: AS NOTED
Drawn - Checked: AGS/LS/CE

ISSUED: _____
DATE: _____

4 **DETAIL - CHAISE LOUNGE (SF-04)**
P-25 10-11
P-25 10-12

3 **DETAIL - ADIRONDACK CHAIR (SF-03)**
P-25 10-16
P-25 10-18

MASTER LOCK FLOOR ANCHOR TO BE PROVIDED BY OWNER OR APPROVED EQUAL FINISH LOCK AND PROVIDED WITH KEY. FINAL LOCATION TO BE VERIFIED BY LANDSCAPE ARCHITECT.

COATED STAINLESS STEEL CABLE LOOED AND CRIMPED THROUGH CHAIR AND GROUND ANCHOR.

DRILL HOLE TO BE VERIFIED BY LANDSCAPE ARCHITECT.

NOTE: OWNER PROVIDE PADLOCK TO MATCH EXISTING KEYS.

2 **DETAIL - RECEPTACLE (SF-02)**
P-25 10-19
P-25 10-20

8 **DETAIL - BACKED BENCH (SF-07)**
P-25 10-21
P-25 10-22

7 **DETAIL - CAFE CHAIR ARMLESS (SF-06A)**
P-25 10-23
P-25 10-24

6 **DETAIL - CAFE CHAIR WITH ARMS (SF-06B)**
P-25 10-25
P-25 10-26

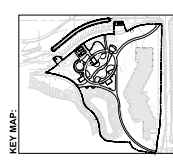
5 **DETAIL - CAFE TABLE (SF-05)**
P-25 10-27
P-25 10-28

11 **DETAIL - WALL MOUNT BIKE RACK (SF-01B)**
P-25 10-29

10 **DETAIL - COUNTER HEIGHT TABLE (SF-11)**
P-25 10-30
P-25 10-31

9 **DETAIL - PICNIC TABLE (SF-08)**
P-25 10-32
P-25 10-33

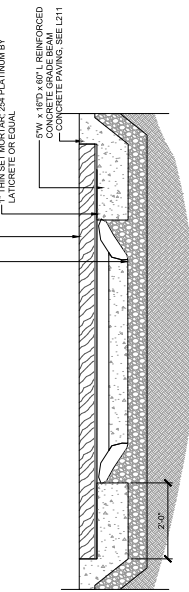
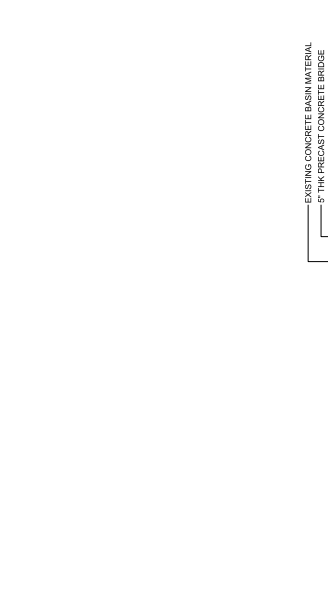
1 **DETAIL - BIKE RACK (SF-01A)**
P-25 10-34
P-25 10-35



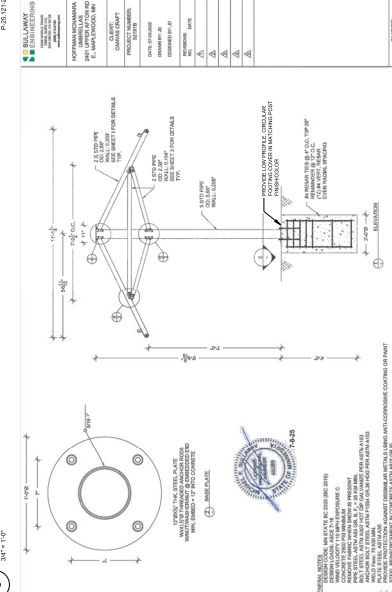
DESIGN DEVELOPMENT SET
October 17, 2025

DATE	10.17.2025	DRN
DESIGNED BY	AS NOTED	
CHECKED BY	AS NOTED	
DATE		

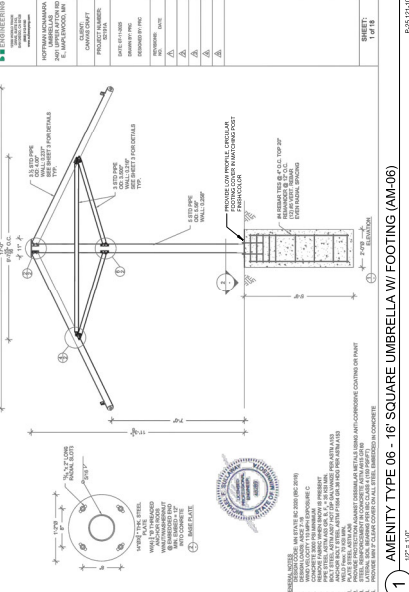
PROJECT NAME	WATERFRONT WATERPLAY PARK IMPROVEMENT
PROJECT LOCATION	RAMSEY, MINNESOTA
PROJECT NUMBER	AM-07
DATE	10.17.2025
DESIGNED BY	AS NOTED
CHECKED BY	AS NOTED
DATE	



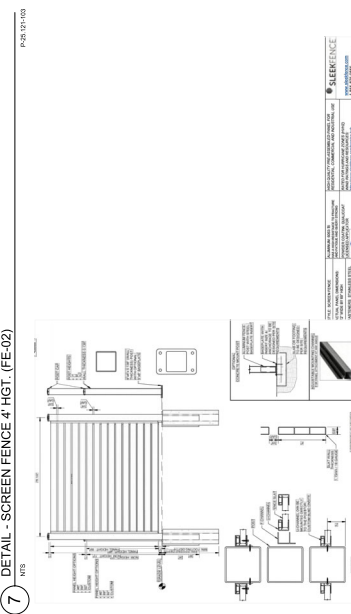
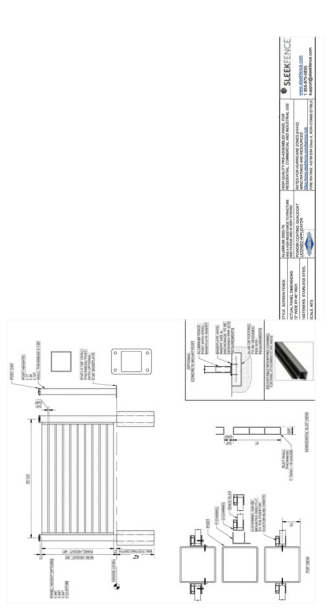
3 DETAIL - BRIDGE CROSSING (AM-03)
24\"/>



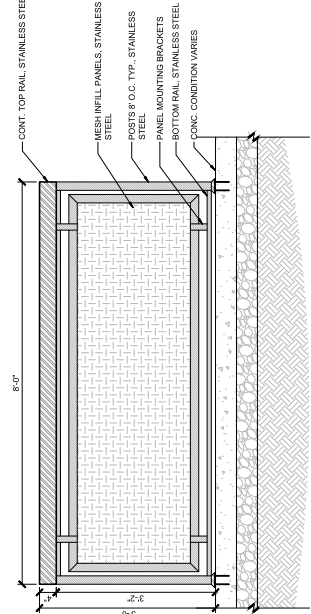
2 AMENITY TYPE 07 - 10' HEXAGONAL UMBRELLA W/ FOOTING (AM-07)
10' x 10'



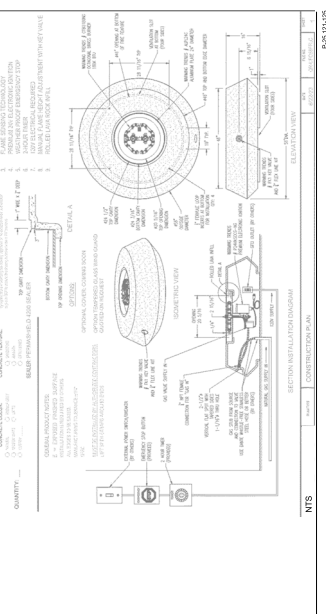
1 AMENITY TYPE 06 - 16' SQUARE UMBRELLA W/ FOOTING (AM-06)
16' x 16'



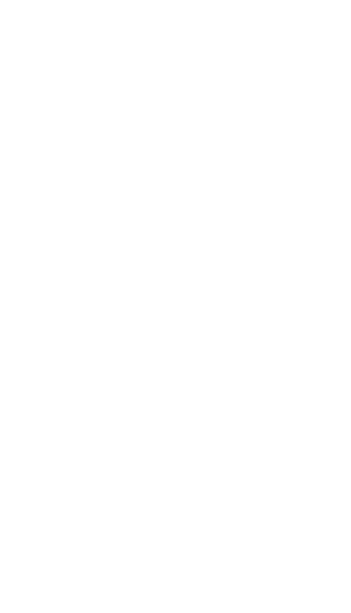
7 DETAIL - SCREEN FENCE 4' HGT. (FE-02)
NTS



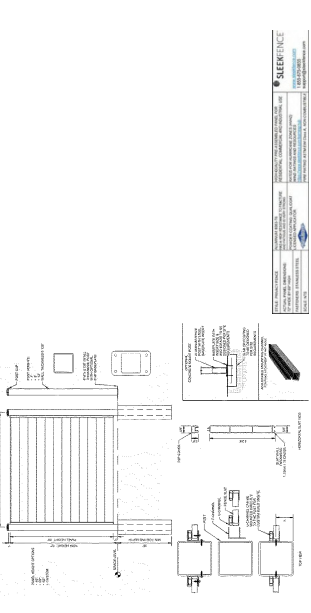
6 DETAIL - SCREEN FENCE 6' HGT. (FE-01)
NTS



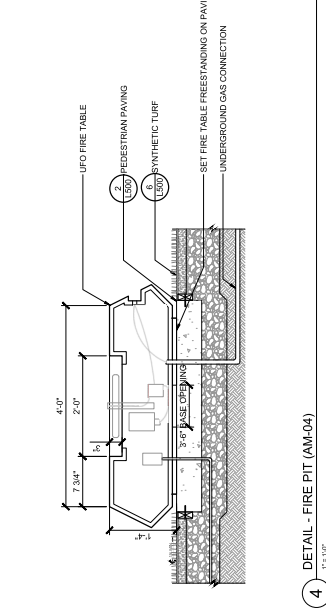
5 DETAIL - GUARDRAIL (FE-04)
1\"/>



8 DETAIL - PRIVACY FENCE 6' HGT. (FE-03)
NTS



4 DETAIL - FIRE PIT (AM-04)
8\"/>



4 DETAIL - FIRE PIT (AM-04)
8\"/>



**WATERFRONT
WATERPLAY PARK
IMPROVEMENT**
RAMSEY, MINNESOTA



David Finnell, AIA
Principal Architect
10000 Grand Ave, Suite 100
Ramsey, MN 55403
763.633.1833
david@dfda.com

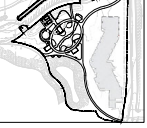
LARSON PROPERTIES, LLC
10000 Grand Ave, Suite 100
Ramsey, MN 55403
763.633.1833
larson@larsprop.com

City of Ramsey, MN
10000 Grand Ave, Suite 100
Ramsey, MN 55403
763.633.1833
cityoframsey.com

Edward Eganoff, AIA
Principal Architect
10000 Grand Ave, Suite 100
Ramsey, MN 55403
763.633.1833
edward@edwardeganoff.com

Adam Conrad, AIA
Principal Architect
10000 Grand Ave, Suite 100
Ramsey, MN 55403
763.633.1833
adam@adamconrad.com

ADAM CONRAD DESIGN, LLC
10000 Grand Ave, Suite 100
Ramsey, MN 55403
763.633.1833
adamconrad.com



DESIGN DEVELOPMENT SET
October 17, 2025

Drawings are to be used for information only and are not to be used for construction without the approval of the architect.
Revisions: 1. 10/17/2025: Initial design development set.
2. 10/17/2025: Revisions to structural framing plan and elevation views.

Name: _____
Department: _____
Signature: _____
Date: _____

City of Ramsey Project #: 25-28
Scale: AS NOTED
Drawn - Checked: AGS/LS/CE
ISSUED: _____ DATE: _____

SITE DETAILS

L540

PLAN 01-01-01

GENERAL NOTES:

1. SEE GENERAL NOTES FOR ALL OTHERS.
2. SEE GENERAL NOTES FOR ALL OTHERS.
3. SEE GENERAL NOTES FOR ALL OTHERS.

SECTION 1

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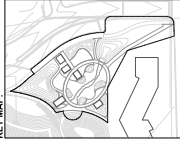
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SECTION 7



**100% DESIGN
DEVELOPMENT SHEET**

October 17, 2025

Project No: 25-28
Project Name: Waterfront Playpark Improvement
Project Location: 1100 W. Market St., Ramsey, MN 55403

Name: Jacki Dabner

Registration #: 41461

Signature: [Signature]

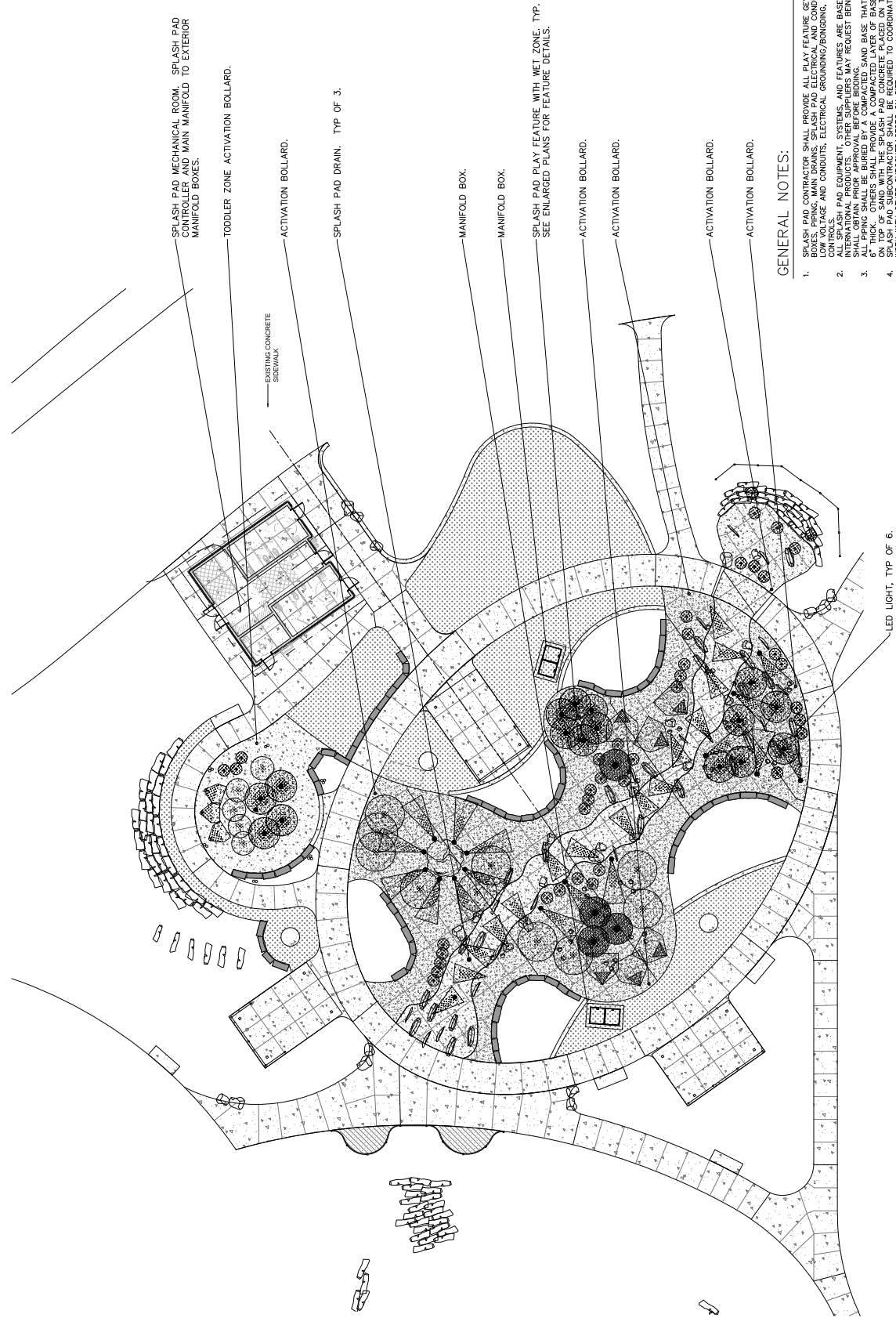
Date: 10.15.2025

City of Ramsey Project #: 25-28

Scale: AS SHOWN

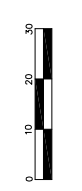
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ISSUED: _____ DATE: _____



GENERAL NOTES:

1. SPLASH PAD CONTRACTOR SHALL PROVIDE ALL PLAY FEATURE GEISERS, MANIFOLD BOXES, CONTROLS, AND CONDUITS. ELECTRICAL GROUNDING/BONDING AND ALL SYSTEM CONTROLS, PAD EQUIPMENT, SYSTEMS, AND FEATURES ARE BASED ON WATER INTERNATIONAL PRODUCTS. OTHER SUPPLIERS MAY REQUEST BEING AN EQUAL BUT SHALL OBTAIN PRIOR APPROVAL BEFORE BIDDING. PAD BASE THAT IS A MINIMUM OF 6" THICK. OTHERS SHALL PROVIDE A COMPACTED LAYER OF BASE COURSE MATERIAL ON TOP OF SAND WITH THE SPLASH PAD CONCRETE PLACED ON TOP.
2. SPLASH PAD CONTRACTOR SHALL BE INVOLVED WITH ALL CONCRETE POURING TO PROTECT FROM CONCRETE DAMAGE.
3. SPLASH PAD CONTRACTOR SHALL BACKFILL ALL OF THEIR EQUIPMENT FOR PROJECT. ALL EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. ALL EQUIPMENT SHALL MEET MINNESOTA CODE REQUIREMENTS. PROVIDE THREE FULL SETS OF SIGNS, ADULT SUPERVISION, AND RULES SIGNS FOR THE SPLASH PAD. THESE SIGNS SHALL BE PRINTED ON 18" X 24" SIGNAGE. PROVIDE THREE FULL SETS OF SIGNS.
4. ALL SPLASH PAD EQUIPMENT AND MATERIALS SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO ANY WORK BEING DONE ON THE SITE.





**WATERFRONT
WATERPLAY PARK
IMPROVEMENT**
RAMSEY, MINNESOTA

DF/ LANDSCAPE ARCHITECTS

100% DESIGN
SPLASH PAD SHEET
October 17, 2025

Author: [Name], Title: [Title]
Checked: [Name], Title: [Title]

Project: [Project Name]
Location: [Location]

Scale: [Scale]
Drawing: [Drawing Name]

City of Ramsey Project # [Number]
Scale: [Scale]
Drawing: [Drawing Name]

ISSUED: [Date]
DATE: [Date]

City of Ramsey Project # [Number]
Scale: [Scale]
Drawing: [Drawing Name]

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DATE: [Date]

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DATE: [Date]

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Drawing: [Drawing Name]

ISSUED: [Date]
DATE: [Date]

City of Ramsey Project # [Number]
Scale: [Scale]
Drawing: [Drawing Name]

ISSUED: [Date]
DATE: [Date]

SPLASH PAD DRAIN LINE TO ROCK STRUCTURE.

SPLASH PAD MECHANICAL ROOM, SPLASH PAD CONTROLLER AND MAIN MANIFOLD TO EXTERIOR MANIFOLD BOXES.

TODDLER ZONE ACTIVATION BOLLARD.

EXISTING CONCRETE SIDEWALK

SPLASH PAD DRAIN, TOP OF 3" PIPING SHALL BE 8" FROM DRAINS TO OUTLET AT WATERFALL.

MANIFOLD BOX.

MANIFOLD BOX.

WATER SUPPLY LINES TO FEATURES FROM MANIFOLD BOX. ALL PIPES SHALL BE 1" UPONOR PEX PIPING.

ACTIVATION BOLLARD.

ACTIVATION BOLLARD.

PIPING TO WATERFALL SHALL BE CUT FLUSH WITH TOP OF THE WATERFALL.

ACTIVATION BOLLARD.

ACTIVATION BOLLARD.

PIPING TO WATERFALL SHALL BE CUT FLUSH WITH TOP OF THE WATERFALL.

GENERAL PIPING NOTES:

1. ALL SPLASH PAD EQUIPMENT, SYSTEMS, AND FEATURES SHALL BE VORTEX UNDER PRESSURE.
2. UNDER PRESSURE. ALL OPERATING INSTRUCTIONS AND EQUIPMENT MAINTENANCE REQUIREMENTS SHALL BE PROVIDED TO THE OWNER.
3. EACH VALVE SHALL BE PERMANENTLY TAGGED WITH AN IDENTIFYING NUMBER.
4. OPERATING, START-UP, DRAINING INSTRUCTIONS, AND SEQUENCES SHALL BE PERMANENTLY POSTED THE SAME SIZE AS THE PIPE SIZE.
5. NOT ALL BELOW SLAB PIPING SHOWN; REFER TO OTHER SHEETS FOR ADDITIONAL PIPING INFORMATION.
6. GAUGES ON MAIN MANIFOLD IN BUILDING TO SET PRESSURE.
7. ALL PIPING SHALL BE BURIED BY A COMPACTED SAND BASE THAT IS A MINIMUM OF 12" DEEP.
8. ALL PIPING SHALL BE PROTECTED WITH 1" POLYETHYLENE GLASS FIBER REINFORCED SAND WITH THE SPLASH PAD CONCRETE PLACED ON TOP.
9. COORDINATE ALL PIPING RUNS WITH OTHER CONSTRUCTION ON SITE.

SYMBOLS

- SPLASH PAD FEATURE LINES
- SPLASH PAD GRAVITY DRAIN LINES





WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF / DAVID FABER LANDSCAPE ARCHITECTS

1000 W. WISCONSIN AVENUE
SUITE 200
MINNEAPOLIS, MN 55401
P: 763.323.1383

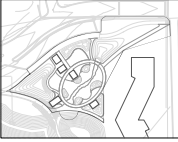
LANDSCAPE ARCHITECTS I
1000 W. WISCONSIN AVENUE
SUITE 200
MINNEAPOLIS, MN 55401
P: 763.323.1383

CIVIL ENGINEER (SHA) I - C
1000 W. WISCONSIN AVENUE
SUITE 200
MINNEAPOLIS, MN 55401
P: 763.323.1383

ELECTRICAL ENGINEER (SHA) I - E
1000 W. WISCONSIN AVENUE
SUITE 200
MINNEAPOLIS, MN 55401
P: 763.323.1383

AGRICULTURAL ENGINEER (SHA) I - P
1000 W. WISCONSIN AVENUE
SUITE 200
MINNEAPOLIS, MN 55401
P: 763.323.1383

KEY MAP:



100% DESIGN
REVISED SHEET
October 17, 2025

City of Ramsey Project # 25-28
Scale AS SHOWN
Drawn Checked
SIGNED DATE

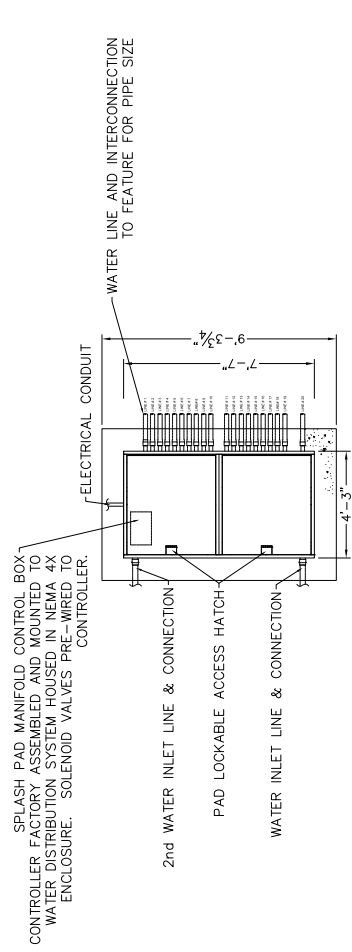
Name Jacki Dahms
Registration # 41461

Signature 10.15.2025 Date

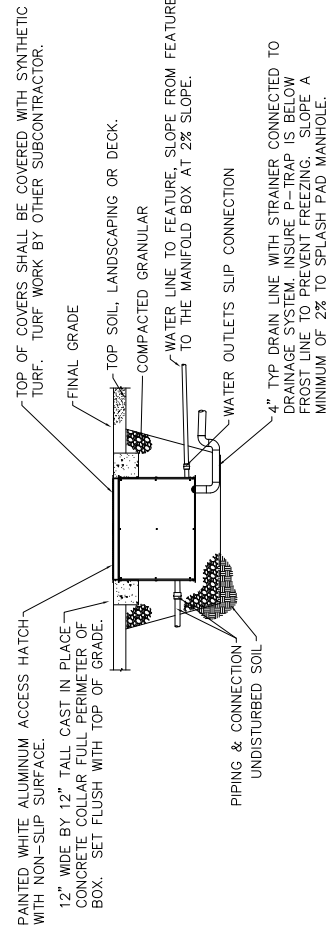
City of Ramsey Project # 25-28
Scale AS SHOWN
Drawn Checked
SIGNED DATE

SPLASH PAD PIPING DETAILS

PL300

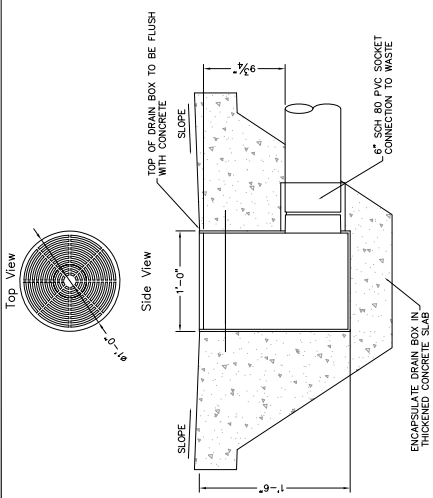


PLAN VIEW

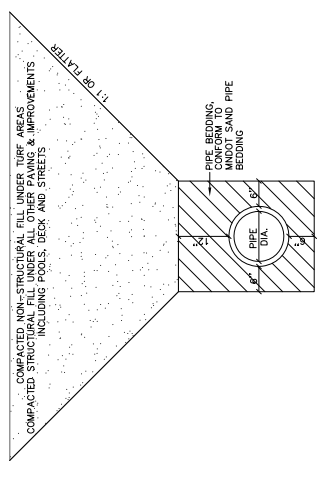


SECTION VIEW

2 SPLASH PAD MANIFOLD BOX
PL300 NOT TO SCALE



1 SINGLE PORT DRAIN BOX
PL300 NOT TO SCALE



3 PIPE BEDDING
PL300 NOT TO SCALE



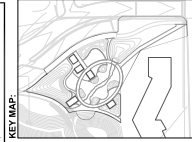
**WATERFRONT PARK
IMPROVEMENT**

RAMSEY, MINNESOTA

DF / JUNIOR ARCHITECTS

100% DESIGN
October 17, 2025

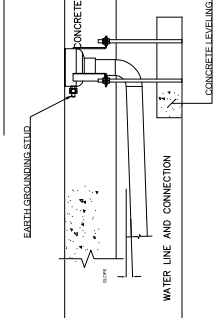
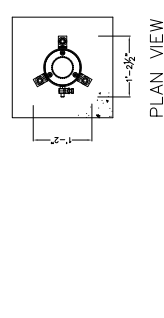
City of Ramsey Project # 25-28
Scale: AS SHOWN
Drawn: Checked
ISSUED: DATE



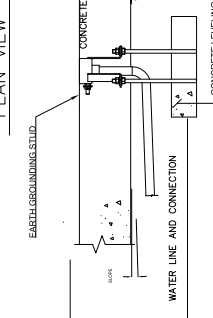
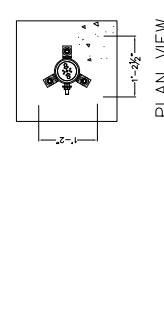
100% DESIGN
October 17, 2025

City of Ramsey Project # 25-28
Scale: AS SHOWN
Drawn: Checked
ISSUED: DATE

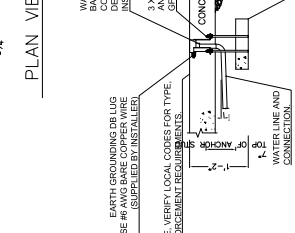
**SPLASH PAD
PLAY
FEATURE
DETAILS
PL400**



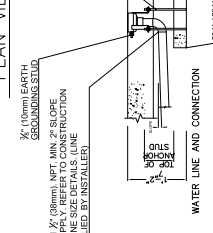
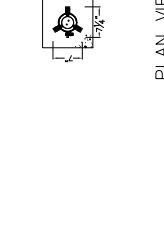
1 GUSHER
NOT TO SCALE



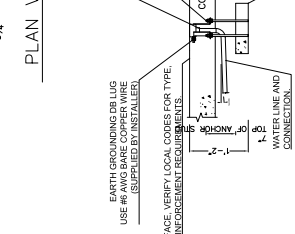
4 WATER BLOOM NO. 1
NOT TO SCALE



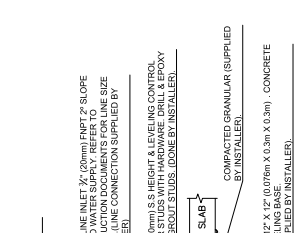
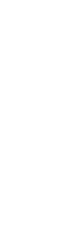
2 GEYSER NO. 1
NOT TO SCALE



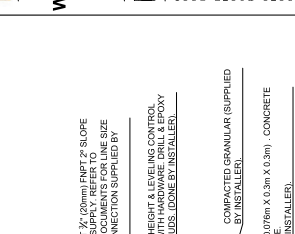
3 DIRECTION JET NO. 1
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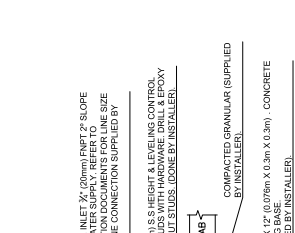
6 JET STREAM NO. 2
NOT TO SCALE



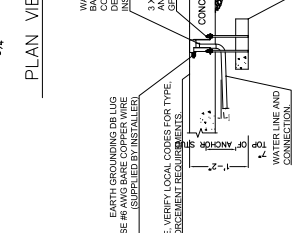
5 SPARKLE NO. 1
NOT TO SCALE



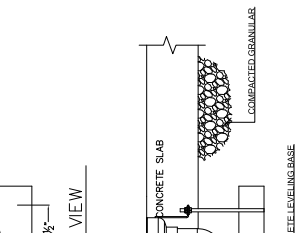
3 DIRECTION JET NO. 1
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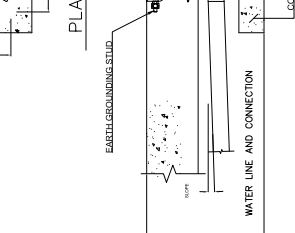
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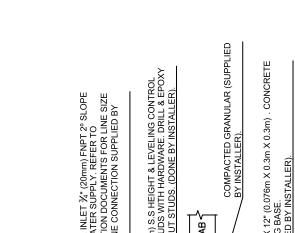
6 JET STREAM NO. 2
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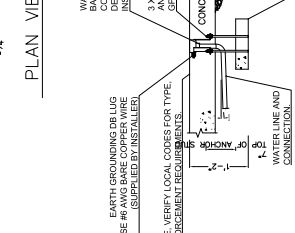
8 LED ACCENT LIGHT
NOT TO SCALE



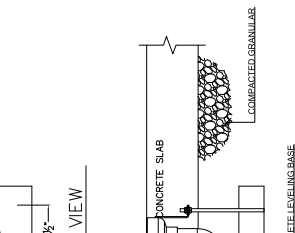
9 WATER JELLY NO. 1
NOT TO SCALE



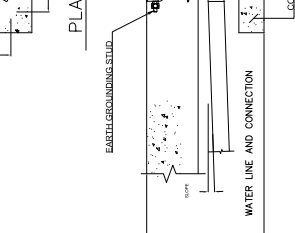
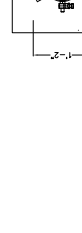
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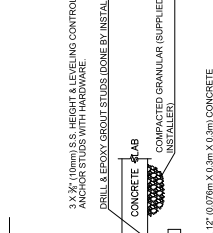
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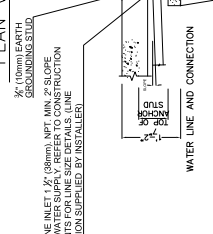
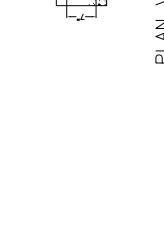
8 LED ACCENT LIGHT
NOT TO SCALE



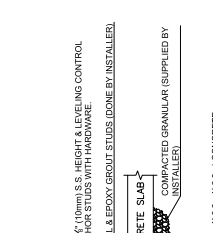
9 WATER JELLY NO. 1
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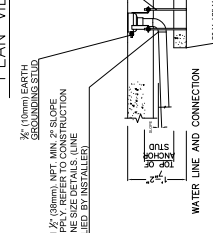
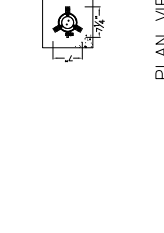
3 DIRECTION JET NO. 1
NOT TO SCALE



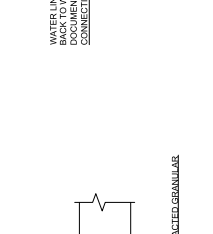
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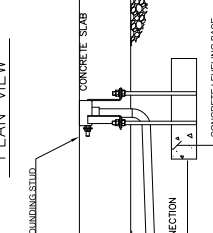
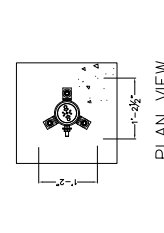
5 SPARKLE NO. 1
NOT TO SCALE



3 DIRECTION JET NO. 1
NOT TO SCALE



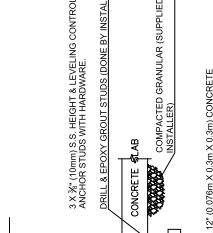
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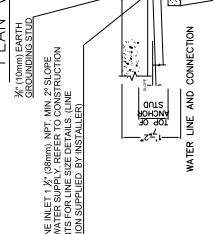
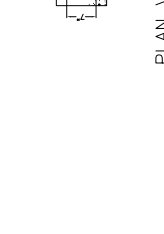
6 JET STREAM NO. 2
NOT TO SCALE



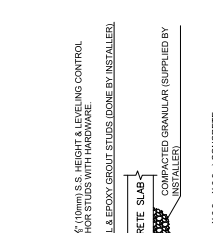
8 LED ACCENT LIGHT
NOT TO SCALE



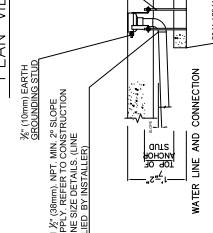
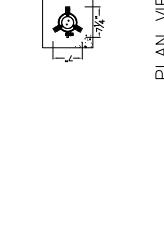
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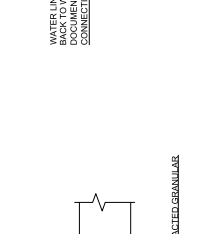
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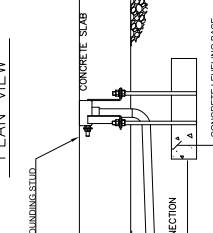
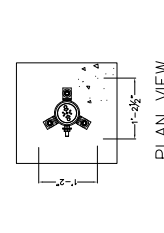
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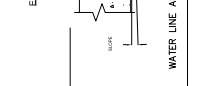
3 DIRECTION JET NO. 1
NOT TO SCALE



5 SPARKLE NO. 2
NOT TO SCALE



6 JET STREAM NO. 2
NOT TO SCALE



8 LED ACCENT LIGHT
NOT TO SCALE

PLAN VIEW
1-425'

WATER LINE INLET 7/8" (20mm) FINPT 2" SLOPE
CONSTRUCTION DOCUMENTS FOR LINE SIZE
DETAILS LINE CONNECTION SUPPLIED BY
INSTALLER.

EARTH GROUNDING DR LUG
USE #4 AWG BARE COPPER WIRE
(SUPPLIED BY INSTALLER).

CONCRETE SURFACE, VERIFY LOCAL CODES FOR TYPE,
THICKNESS & REINFORCEMENT REQUIREMENTS.

3 X 3/4" (10mm) S.S HEIGHT & LEVELING CONTROL
ANCHOR STUDS WITH HARDWARE.
DRILL & EPOXY GROUT STUDS (DONE BY INSTALLER).

CONCRETE SLAB
(SUPPLIED BY INSTALLER).

3" X 12" X 12" (0.076m X 0.3m X 0.3m) CONCRETE
LEVELING BASE (SUPPLIED BY INSTALLER).

WATER LINE AND CONNECTION

1/2" (10mm) EARTH GROUNDING STUD

SECTION VIEW
1-425'

WATER LINE INLET 1 1/2" (38mm) NPT, MIN. 2" SLOPE
BACK TO WATER SUPPLY, REFER TO CONSTRUCTION
DOCUMENTS FOR LINE SIZE DETAILS. LINE
CONNECTION SUPPLIED BY INSTALLER.

3/4" (19mm) EARTH GROUNDING STUD

3 X 3/4" (10mm) S.S HEIGHT & LEVELING CONTROL
ANCHOR STUDS WITH HARDWARE.
DRILL & EPOXY GROUT STUDS (DONE BY INSTALLER).

CONCRETE SLAB
(SUPPLIED BY INSTALLER).

3" X 12" X 12" (0.076m X 0.3m X 0.3m) CONCRETE
LEVELING BASE (SUPPLIED BY INSTALLER).

WATER LINE AND CONNECTION

1/2" (10mm) EARTH GROUNDING STUD

SECTION VIEW
1-425'

WATER LINE INLET 7/8" (20mm) FINPT 2" SLOPE
CONSTRUCTION DOCUMENTS FOR LINE SIZE
DETAILS LINE CONNECTION SUPPLIED BY
INSTALLER.

EARTH GROUNDING DR LUG
USE #4 AWG BARE COPPER WIRE
(SUPPLIED BY INSTALLER).

CONCRETE SURFACE, VERIFY LOCAL CODES FOR TYPE,
THICKNESS & REINFORCEMENT REQUIREMENTS.

3 X 3/4" (10mm) S.S HEIGHT & LEVELING CONTROL
ANCHOR STUDS WITH HARDWARE. DRILL & EPOXY
GROUT STUDS (DONE BY INSTALLER).

CONCRETE SLAB
(SUPPLIED BY INSTALLER).

3" X 12" X 12" (0.076m X 0.3m X 0.3m) CONCRETE
LEVELING BASE (SUPPLIED BY INSTALLER).

WATER LINE AND CONNECTION

1/2" (10mm) EARTH GROUNDING STUD

PLAN VIEW
1-425'

SECTION VIEW
1-425'

9 WATER JELLY NO. 1
NOT TO SCALE

