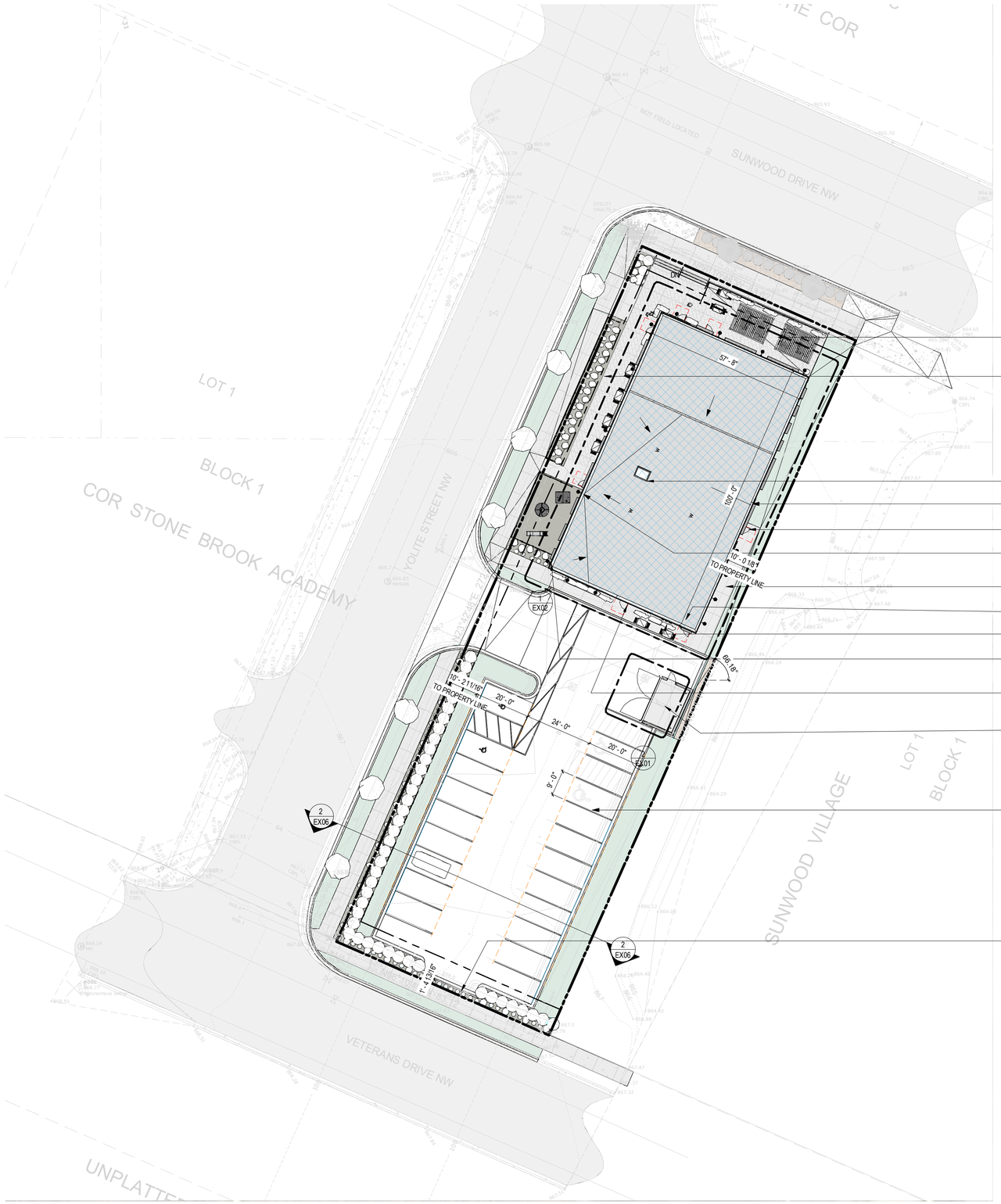


1 CONCEPTUAL SITE PLAN
1" = 20'-0"

SITE KEY



- EXTERIOR PERGOLA(S) WITH SEATING & PATIO FENCING
- EXTERIOR SEATING WITH PATIO FENCING
- ROOF ACCESS HATCH
- OVERFLOW SCUPPER
- NORTH STAIR TOWER EXIT DOOR
- LAMB'S TONGUE THRU WALL ROOF DRAIN
- SIDEWALK EXTENSION TO EXIT STAIRS
- SOUTH STAIR TOWER EXIT
- **METER BANKS**
- **RISER STANDPIPE / FDC CONNECTION**
- DELIVERIES DOOR
- TRASH ENCLOSURE
- 20 PARKING STALLS
  - 18 STANDARD
  - 2 ADA
- FENCING, SEE ELEVATION

PARKING ANALYSIS & NARRATIVE

1. THREE (3) 2 BEDROOM, 1 BATH APARTMENTS
   1. 1 STALL PER UNIT
      A. THREE (3) PARKING STALLS PROVIDED
2. COFFEE SHOP WORK
   1. TWO (2) PARKING STALLS FOR STAFF
      A. NOTE, AS PART OF SKILLS TRAINING PROGRAM THOSE WHO RESIDE IN APARTMENT WILL ALSO WORK AT COFFEE SHOP
3. COFFEE SEATING AND WAITING (16 SEATS)
   1. SIX (6) STALLS PROVIDED
4. OFFICE/BREAK (445 SF)
   1. THREE (3) PARKING STALLS
5. RETAIL (ARTISTS' SALES (391 SF)
   A. TWO (2) PARKING STALLS PROVIDED
6. EXTERIOR PATIO AREAS - SEASONAL (12 SEATS)
   A. FOUR (4) PARKING STALLS PROVIDED

TOTAL PARKING REQUIRED: 20 STALLS
TOTAL PARKING PROVIDED: 20 STALLS

AS A MIXED-USE BUILDING, IT WILL BE PRIMARILY OCCUPIED FOR RESIDENTS OF THE THREE (3) APARTMENTS, STAFF, AND PATRONS WHO ARE VISITING THE COFFEE SHOP AND/OR ARTIST SALES AREA DURING NORMAL BUSINESS HOURS OF ASSUMED 7AM-5PM. THERE ARE ACCESSORY ASSEMBLY AREAS OF CO-OP WORKING AND CONNECTIONS SPACES THAT WILL PRIMARILY BE USED INTERNALLY AS SUPPLEMENTAL SPACES FOR INTERNAL MEETINGS WITH EXCEPTION TO A SPECIAL EVENT NIGHT THAT MAY OCCUR ON A FRIDAY EVENING TO THOSE OUTSIDE OF THE IMMEDIATE PROGRAM

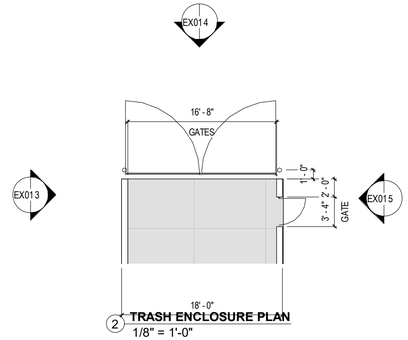
GENERAL SITE PLAN NOTES

ANOKA COUNTY PID: 28-32-25-31-0023
LAND AREA: 0.53 ACRES

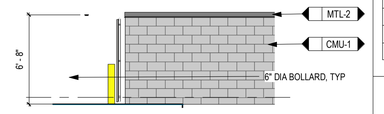
SEC. 106-611. - COR, ZONING; COR-1 (MIXED USE CORE SUBDISTRICT)

A. COR-1 MIXED-USE CORE SUBDISTRICT. THE MIXED-USE CORE IS INTENDED TO PROVIDE A MIX OF RESIDENTIAL, RETAIL, SERVICE, PROFESSIONAL, COMMUNITY SERVICE, RECREATIONAL AND SIMILAR USES ON EVERY BLOCK NEAR, AND WITHIN EASY WALKING DISTANCE OF THE TRANSIT STATION. THE BROADEST VARIETY AND HIGHEST INTENSITY OF USES, INCLUDING HIGH DENSITY HOUSING AND LODGING FACILITIES, ARE ENCOURAGED NEAR THE STATION. VERTICALLY-INTEGRATED MIXED-USE PROJECTS WITH RETAIL, RESTAURANT AND SERVICE USES, ESPECIALLY AT CORNER LOCATIONS, ARE STRONGLY ENCOURAGED. THIS DISTRICT INCORPORATES THE HIGHEST ARCHITECTURAL AND DESIGN STANDARDS TO ENCOURAGE PEDESTRIAN MOBILITY AND STREET ACTIVITY. IN ORDER TO CONTRIBUTE TO AN ACTIVE PEDESTRIAN ENVIRONMENT, EACH BLOCK WITHIN THE COR-1 SUBDISTRICT SHALL INCLUDE AT LEAST TWO OF THE FOLLOWING USES: COMMERCIAL, OFFICE, CIVIC AND/OR RESIDENTIAL USE
   a. **APPROVED USES**: DWELLING (MULTIPLE FAMILY); RESTAURANTS AND BREWPUBS
B. **SEC. 106-630. - BULK STANDARDS - HEIGHT**. ALL STRUCTURES WITHIN THE COR-1 SUBDISTRICT MUST BE AT LEAST 22 FEET IN HEIGHT WITH A TWO-STORY APPEARANCE.
C. **SEC. 106-611. - COR, ARCHITECTURAL STANDARDS** GENERAL DEVELOPMENT STANDARDS. ALL DEVELOPMENT WITHIN THE COR DISTRICT SHALL MEET THE COR DEVELOPMENT FRAMEWORK THAT IS INCORPORATED INTO THIS CHAPTER BY REFERENCE, AS AMENDED BY THE CITY COUNCIL ON NOVEMBER 27, 2012. THESE STANDARDS WILL BE USED BY THE CITY AS THE MINIMUM REQUIREMENTS FOR EVALUATING DEVELOPMENT PROPOSALS AND SITE PLANS. HOWEVER, THE STANDARDS ARE NOT INTENDED TO RESTRICT CREATIVITY IN DESIGN. AN APPLICANT MAY REQUEST MODIFICATION OR WAIVER OF ANY STANDARD IN FAVOR OF AN ALTERNATE APPROACH THAT WILL ACHIEVE THE SAME DESIGN OBJECTIVE. DEVELOPMENT STANDARDS SET FORTH IN THIS ARTICLE (106-600—106-699) SHALL SUPERSEDE THOSE SET FORTH IN IN THE DEVELOPMENT FRAMEWORK

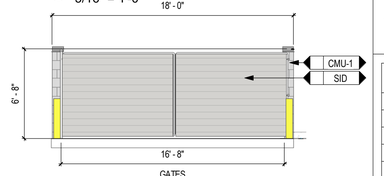
D. PARKING CALCULATIONS
   a. 1 SPACE PER 200' OF FLOOR AREA NOT TO EXCEED AN AVERAGE OF 5 SPACES PER PRACTITIONER
   b. STALL SIZE: 9' x 18'
   c. PARKING SETBACKS: 15' FROM ANY STREET RIGHT OF WAY AND 10' FROM ANY PROPERTY LINE
   d. SHARED PARKING FACILITIES: PARKING FACILITIES MAY BE SHARED BY TWO OR MORE COMMERCIAL USES IF THEIR ENTRANCES ARE LOCATED WITHIN 300 FEET OF EACH OTHER AND IF THEIR HOURS OF OPERATION DO NOT COINCIDE, PROVIDED THEY
      - RECEIVE SPECIAL USE AND DESIGN PERMIT SO THAT DESIGN CRITERIA ARE MET AND CONDITIONS OF USE MAY BE ESTABLISHED ALONG WITH PERIODIC REVIEW
      - SUBMIT A WRITTEN DOCUMENT GUARANTEEING MAINTENANCE, HOURS OF OPERATION AND SPECIFYING LENGTH OF AGREEMENT
      - DEMONSTRATE HOW THE SHARED PARKING ARRANGEMENT WILL FULFILL THE INTENT OF THIS SUBSECTION



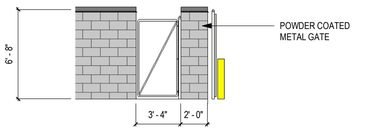
2 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION 1
3/16" = 1'-0"



4 TRASH ENCLOSURE ELEVATION 2
3/16" = 1'-0"



5 TRASH ENCLOSURE ELEVATION 3
3/16" = 1'-0"

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RAMSEY, MN

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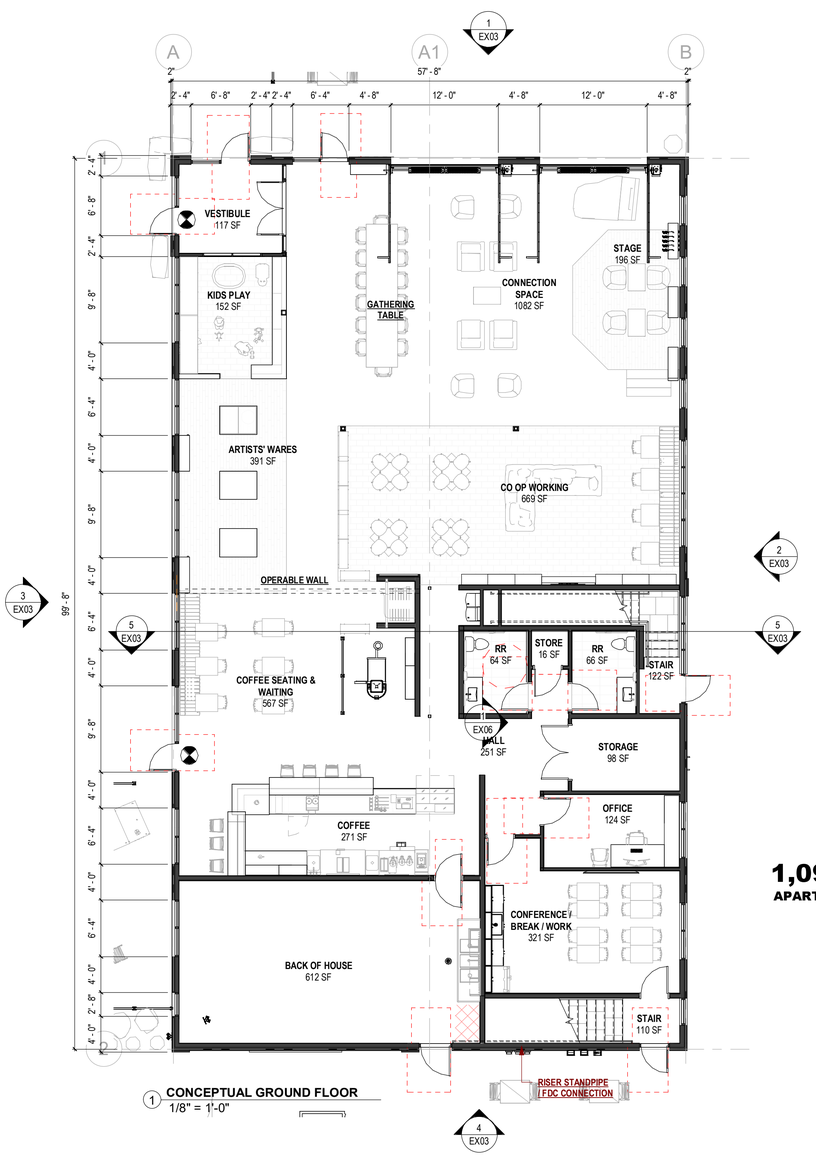
CONCEPTUAL ARCH SITE PLAN

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

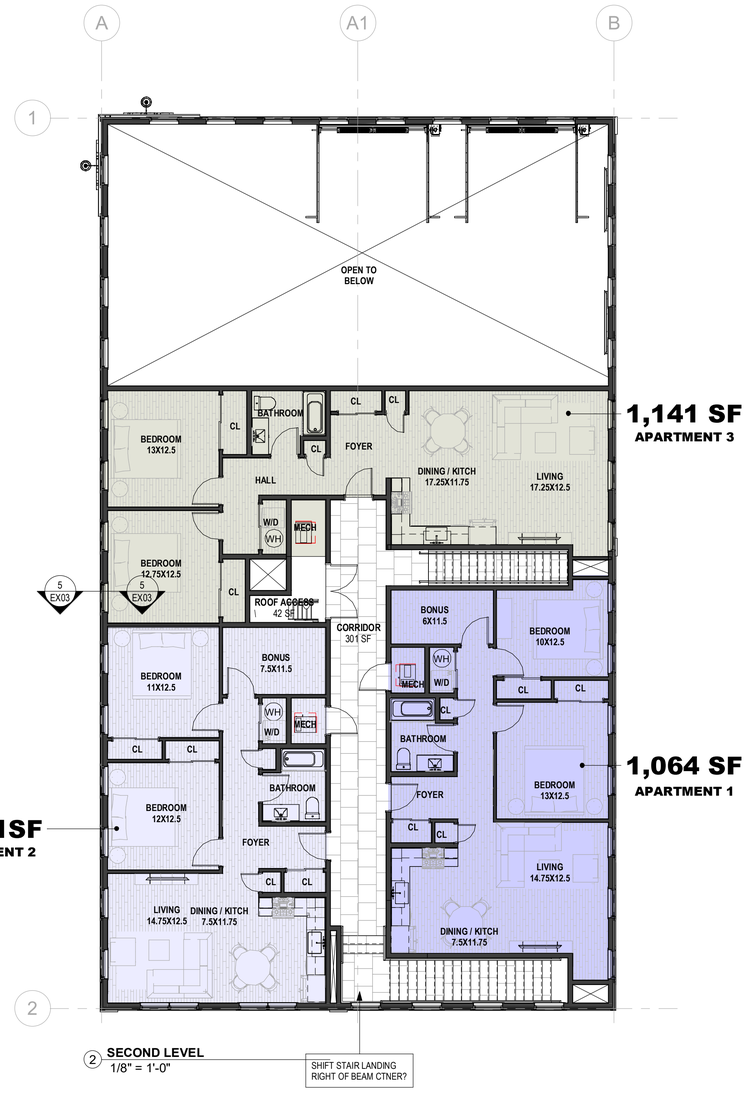
EX01

Scale **As indicated**

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1 CONCEPTUAL GROUND FLOOR
1/8" = 1'-0"



2 SECOND LEVEL
1/8" = 1'-0"

SHIFT STAIR LANDING RIGHT OF BEAM CTNER?



3 BUILDING SECTION
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE:	2020 MINNESOTA STATE BUILDING CODE
ENERGY CODE:	2024 MINNESOTA COMMERCIAL ENERGY CODE
ACCESSIBILITY:	2020 MINNESOTA ACCESSIBILITY CODE
MECHANICAL:	2020 MECHANICAL AND FUEL GAS CODE
PLUMBING:	2020 MINNESOTA PLUMBING CODE
FIRE:	2020 MINNESOTA FIRE CODE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "A-2, R-2" (ASSEMBLY, RESIDENTIAL)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

BUILDING AREA:		10,344 SF
CONSTRUCTION TYPE:		VB
BUILDING SPRINKLED:		YES
504.3	ALLOWABLE BUILDING HEIGHT:	40'-0" (A-2 MOST RESTRICTIVE)
504.4	ALLOWABLE STORIES:	2 STORIES (A-2 MOST RESTRICTIVE)
506.2	ALLOWABLE AREA:	18,000 SF ALLOWABLE (A-2 MOST RESTRICTIVE)

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE:	VB
PRIMARY STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
NONBEARING EXTERIOR WALLS AND PARTITIONS:	0 (10 < X < 30)
NONBEARING INTERIOR WALLS AND PARTITIONS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP:		"A-2, R-2" (CLASSIFICATION)
SPRINKLED:		YES
803.13	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	B
	CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS:	C
	ROOMS AND ENCLOSED SPACES:	C

CHAPTER 10: MEANS OF EGRESS

1004 FUNCTION OF SPACE: INDOOR

1006.2	NUMBER OF EXITS:	2 REQUIRED; 2 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<75'-0" REQUIRED; TBD PROVIDED
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<25'-0" REQUIRED; TBD PROVIDED
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

CODE PLAN LEGEND

EGRESS ROUTE

PATH OF EGRESS (36" MIN CLEAR)

COMMON PATH OF TRAVEL

EXIT ACCESS

DEAD END

00 — OCCUPANTS
0.0" / 00" — EXIT WIDTH PROV. / EXIT WIDTH REQ.

F — FIRE EXTINGUISHER LOCATION - FINAL LOCATION BY G.C. ONSITE WITH BUILDING OFFICIAL + FIRE MARSHAL. SEE LIFE SAFETY NOTE #5 FOR ADD INFO

CEILING MOUNTED EXIT LIGHT - REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION - COORDINATE FINAL LOCATION W/ BUILDING OFFICIAL DURING INSPECTION

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CONCEPTUAL FLOOR PLAN & SECTION

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EX02

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EXTERIOR MATERIALS SPECIFICATIONS



ROOF SYSTEM W. INSUL
EPDM-1
MANUF TBD
COLOR: BLACK



THIN BRICK VENEER
BRK-1
MANUF:GLEN GERY OR SIM
COLOR: ASPEN SHITE



COPING/FLASHING
MTL-1
MANUF: PAC-CLAD OR SIM
COLOR: MATTE WHITE



EXTERIOR HM PAINT
PT-1
MANUF: SHERWIN WILLIAMS
COLOR: TRICORN BLACK



LAP SIDING
SID-1
MANUF: LP LAP SIDING 6" REVEAL
COLOR: SAND DUNES



EXTERIOR TRIM (WHITE)
TRM-1
MANUF: LP OR SIM
COLOR: SNOWSCAPE WHITE



FABRIC AWNING (BLACK)
FAB-1
MANUF: CUSTOM
COLOR: BLACK



ALUM W/ GLAZING
ALUM-B / GLZ-1
MANUF: TBD
COLOR: ANNODIZED BLACK



EXT WINDOW - DOUBLE HUNG
WIN-#
MANUF: TBD
COLOR: BLACK



EXTERIOR SPLIT FACE WALL
CMU-1
MANUF: AMCON OR SIM
COLOR: ROCK FACE, COLOR TBD

GENERAL ELEVATION NOTES

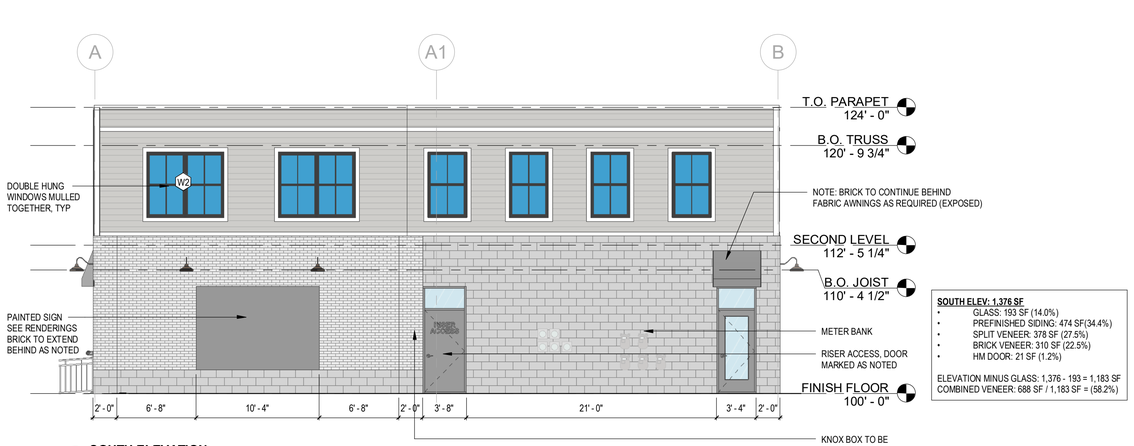
1. REVIEW ALL MANUFACTURER RECOMMNEDATIONS FOR INSTALLATION OF EXTEIOR MATERIAL AS SCHEDULED
2. ALL SIGNAGE SHOWN FOR REFERENCE ONLY - PROVIDED BY OTHERS UNDER A DEFERRED SUBMITTAL - PROVIDE POWER AS REQ, COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN
3. ALL EXTERIOR LIGHTING SHOWN FOR REFERENCE ONLY - REFER TO DESIGN-BUILD ELECTRICAL DRAWINGS FOR ADD. INFO. - COORDINATE FINAL LOCATIONS WITH OWNER IN FIELD PRIOR TO INSTALLATION
4. GC TO VERIFY THAT ALL ENTRANCE LANDINGS ARE FLUSH WITH FINISHED FLOOR
5. GC TO VERIFY THAT ALL PAVED SURFACES ADJACENT TO THE BUILDING SLOPE AWAY TO PROVIDE POSITIVE DRAINAGE
6. PROVIDE FLASHING AT GRADE AND/OR PAVED SURFACES AS REQ, REFER TO SECTIONS FOR ADD INFO
7. FINISHES TO MATCH EXISTING BUILDING



NORTH ELEV: 1,376 SF
- GLASS: 479 SF (34.8%)
- PREFINISHED SIDING: 458 SF (33.3%)
- SPLIT VENEER: 32 SF (2.3%)
- BRICK VENEER: 407 (29.6%)

ELEVATION MINUS GLASS: 1,376 - 479 = 897 SF
COMBINED VENEER: 439 SF / 897 SF = (48.9%)

1 **NORTH ELEVATION**
1 : 72



SOUTH ELEV: 1,376 SF
- GLASS: 193 SF (14.0%)
- PREFINISHED SIDING: 474 SF(34.4%)
- SPLIT VENEER: 378 SF (27.5%)
- BRICK VENEER: 310 SF (22.5%)
- HM DOOR: 21 SF (1.2%)

ELEVATION MINUS GLASS: 1,376 - 193 = 1,183 SF
COMBINED VENEER: 688 SF / 1,183 SF = (58.2%)

4 **SOUTH ELEVATION**
1 : 72



WEST ELEV: 2,392 SF
- GLASS: 708 SF (29.6%)
- PREFINISHED SIDING: 834 SF(34.9%)
- SPLIT VENEER: 159 SF (6.6%)
- BRICK VENEER: 691 SF (12.5%)

ELEVATION MINUS GLASS: 2,392 - 708 = 1,684 SF
COMBINED VENEER: 850 SF / 1,685 SF = (50.4%)

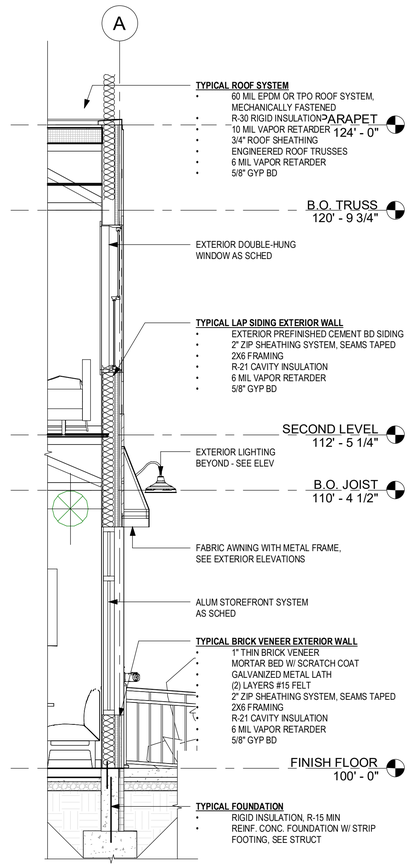
3 **WEST ELEVATION**
1 : 72



EAST ELEV: 2,392 SF
- GLASS: 631 SF (28.8%)
- PREFINISHED SIDING: 821 SF(44.6%)
- SPLIT VENEER: 568 SF (6.1%)
- BRICK VENEER: 372 SF (12.5%)

ELEVATION MINUS GLASS: 2,392 - 631 = 1,761 SF
COMBINED VENEER: 940 SF / 1,761 SF = (53.4%)

2 **EAST ELEVATION**
1 : 72



TYPICAL ROOF SYSTEM
- 60 MIL EPDM OR TPO ROOF SYSTEM, MECHANICALLY FASTENED
- R-30 RIGID INSULATION
- 10 MIL VAPOR RETARDER
- 3/4" ROOF SHEATHING
- ENGINEERED ROOF TRUSSES
- 6 MIL VAPOR RETARDER
- 5/8" GYP BD

TYPICAL LAP SIDING EXTERIOR WALL
- EXTERIOR PREFINISHED CEMENT BD SIDING
- 2" ZIP SHEATHING SYSTEM, SEAMS TAPED
- 2X6 FRAMING
- R-21 CAVITY INSULATION
- 6 MIL VAPOR RETARDER
- 5/8" GYP BD

TYPICAL BRICK VENEER EXTERIOR WALL
- 1" THIN BRICK VENEER
- MORTAR BED W/ SCRATCH COAT
- GALVANIZED METAL LATH
- (2) LAYERS #15 FELT
- 2" ZIP SHEATHING SYSTEM, SEAMS TAPED
- 2X6 FRAMING
- R-21 CAVITY INSULATION
- 6 MIL VAPOR RETARDER
- 5/8" GYP BD

TYPICAL FOUNDATION
- RIGID INSULATION, R-15 MIN
- REINF. CONC. FOUNDATION W/ STRIP FOOTING, SEE STRUCT

5 **TYP EXTERIOR WALL SECTION**
3/8" = 1'-0"

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EX03

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CONCEPTUAL RENDERINGS

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EX04

Scale

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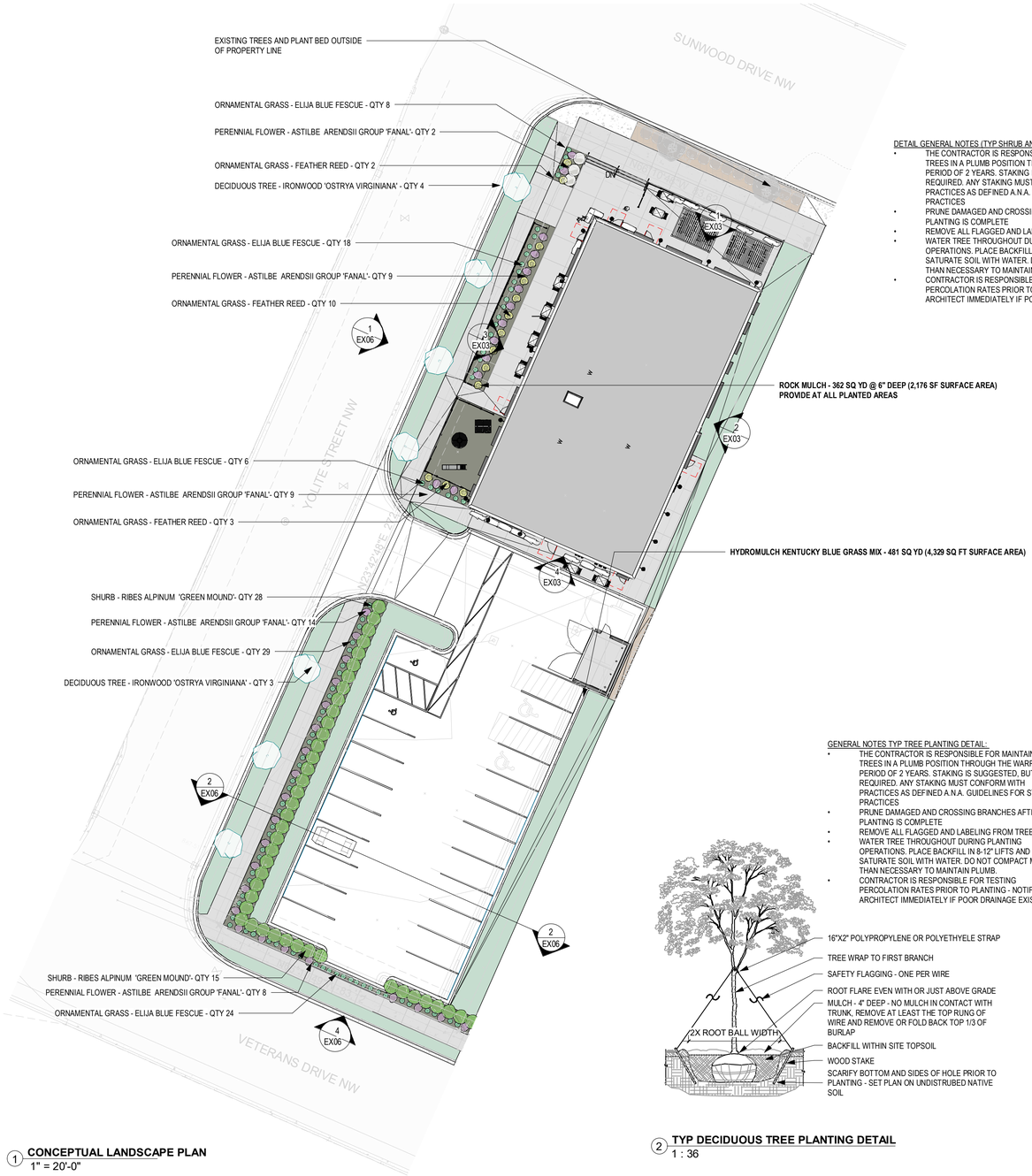
NOTE: ALL LANDSCAPING SUBJECT TO A 2-YEAR MAINTENANCE GUARANTEE PER CITY REQUIREMENTS, LANDSCAPE CONTRACTOR TO PROVIDE AS NOTED

NOTE: IRRIGATION IF PROVIDED TO INCLUDE RAIN SENSOR AND ADDITIONAL WATER CONSERVATION TECHNOLOGY (SMART COMPENSATING CONTROLLER)

NOTE: FOUR (4) INCHES OF TOPSOIL, CONSISTING OF NOT MORE THAN 35% SAND CONTENT, SHALL BE APPLIED TO ALL AREAS NOT OTHERWISE BEING IMPROVED WITH IMPERVIOUS SURFACING. A TOPSOIL INSPECTION BY THE CITY'S ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO PLANTINGS/SEEDING BEING INSTALLED.

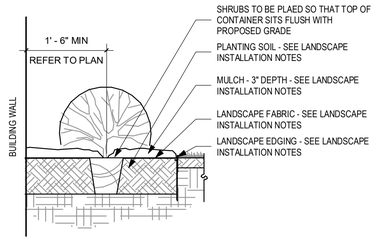
PLANT SCHEDULE

MARK	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
DECIDUOUS TREES						
	7	BICOLOR OAK	QUERCUS BICOLOR	B&B	2.5" CAL	30'
SHRUBS						
	43	ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL	36" HGT	4' AT PARKING LOT, 16' OTHER AREAS
GRASSES						
	15	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	1 GAL	-	36" - 48" O.C.
	85	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'		-	24" O.C.
PERENNIALS						
	35	ASTILBE	ASTILBE ARENDSII GROUP 'FANAL'	1 GAL	-	8' AT PARKING LOT, 6' AT PATIO

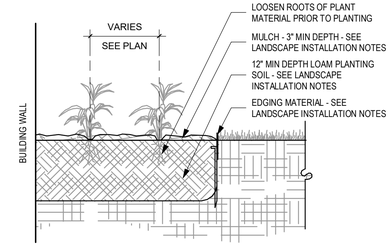


1 **CONCEPTUAL LANDSCAPE PLAN**
1" = 20'-0"

DETAIL GENERAL NOTES (TYP SHRUB AND PERENNIAL DEATAIL):
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD OF 2 YEARS. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED A.N.A. GUIDELINES FOR STANDARD PRACTICES
- PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE
- REMOVE ALL FLAGGED AND LABELING FROM TREE
- WATER TREE THROUGHOUT DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
- CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING - NOTIFY ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS



3 **TYP SHRUB PLANTING DETAIL**
3/4" = 1'-0"



4 **TYP PERENNIAL PLANTING DETAIL**
3/4" = 1'-0"

GENERAL NOTES TYP TREE PLANTING DETAIL:
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD OF 2 YEARS. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED A.N.A. GUIDELINES FOR STANDARD PRACTICES
- PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE
- REMOVE ALL FLAGGED AND LABELING FROM TREE
- WATER TREE THROUGHOUT DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
- CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING - NOTIFY ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS

2 **TYP DECIDUOUS TREE PLANTING DETAIL**
1 : 36

LANDSCAPE INSTALLATION

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

WHERE SOD / SEED 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, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE DESIGN TEAM MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE DESIGN TEAM BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCE.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTH PLANTINGS INFO

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP ROCK MULCH WITH LANDSCAPE FABRIC CUT TO ALLOW FOR GROWTH.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP ROCK MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO (2) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE PER CITY REQUIREMENTS

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY DESIGN TEAM IF THESE DATES ARE UNAVOIDABLE

CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026
P&Z RESPONSE	10/06/2026
P&Z RESPONSE #2	10/19/2026

PRELIMINARY
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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

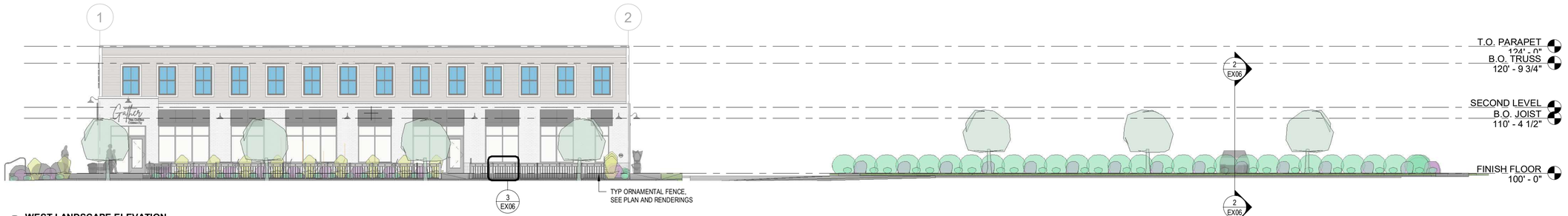
LANDSCAPE PLAN

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

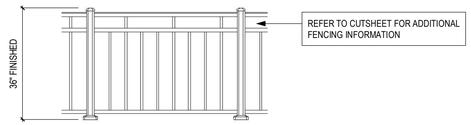
EX05

Scale **As indicated**

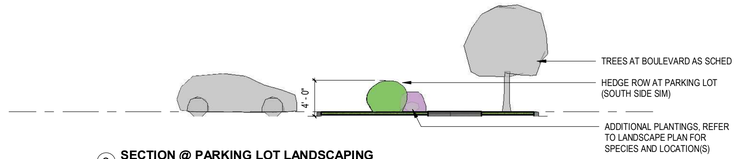
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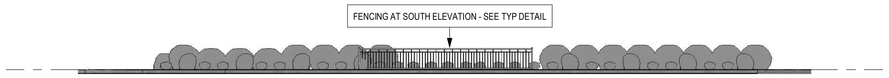
1 **WEST LANDSCAPE ELEVATION**
1" = 10'-0"



3 **TYP FENCE ELV**
1/2" = 1'-0"



2 **SECTION @ PARKING LOT LANDSCAPING**
1/8" = 1'-0"



4 **SOUTH LANDSCAPE ELEVATION**
1" = 10'-0"





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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

LANDSCAPE ELEVATIONS, SECTION

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

EX06

Scale **As indicated**

10/19/2026 11:54:52 PM

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	AA1		2	DSX1 LED P4 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control		1	12044	0.9	123.94	 Max: 11344cd
	W1		17	WS10M010LDDW40K	10.0" WAREHOUSE SHADE 10W Cree LMH02B Module - 4000K CCT - Wide Distribution		1	1416	0.9	13.53	 Max: 516cd

Statistics

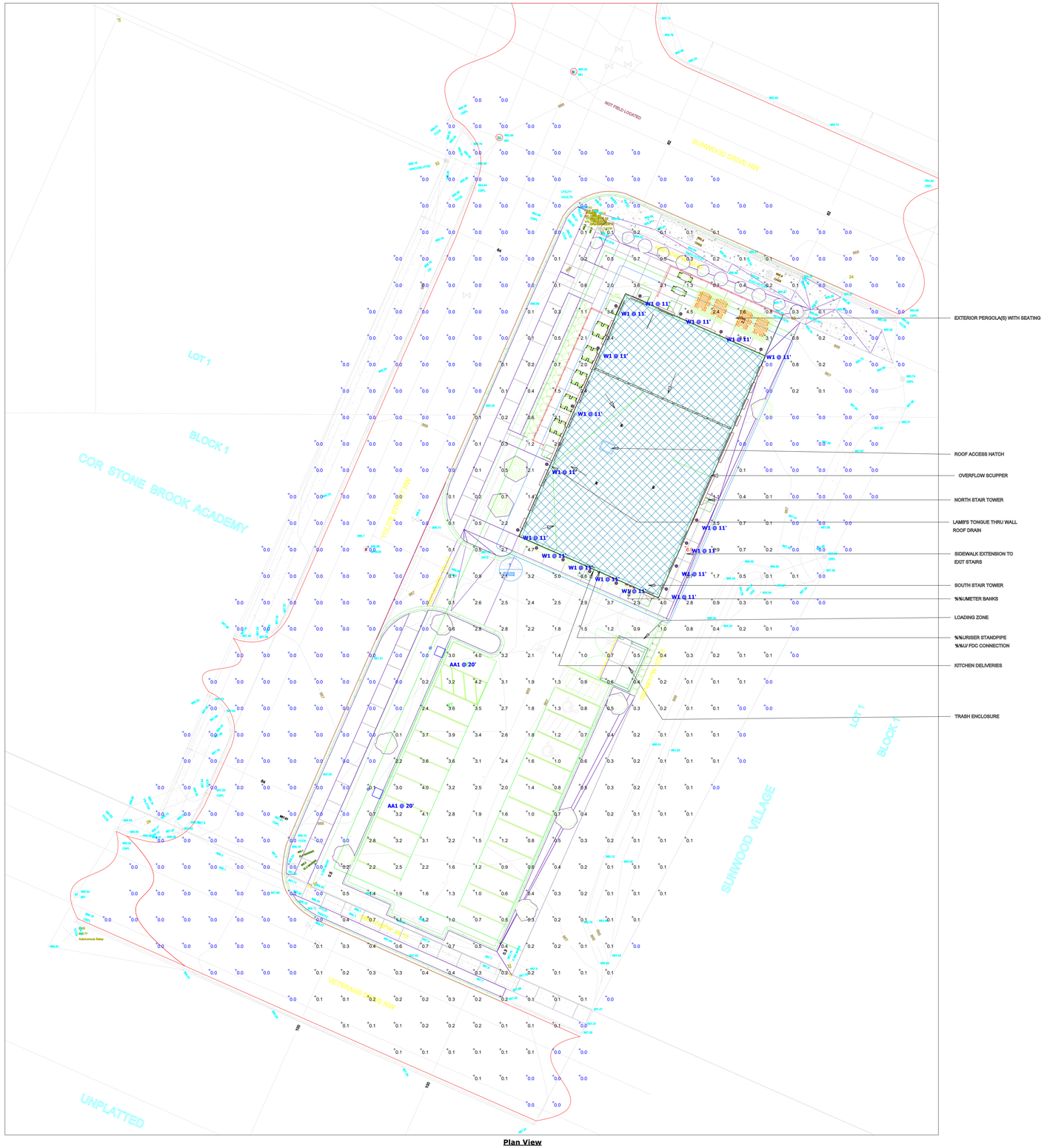
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area Calculated @ Grade	+	0.5 fc	6.9 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft

DAVIS

Elevate Hope House Ramsey, MN

Designer
AM
Date
09/10/2026
Scale
As Noted
Drawing No.

Summary