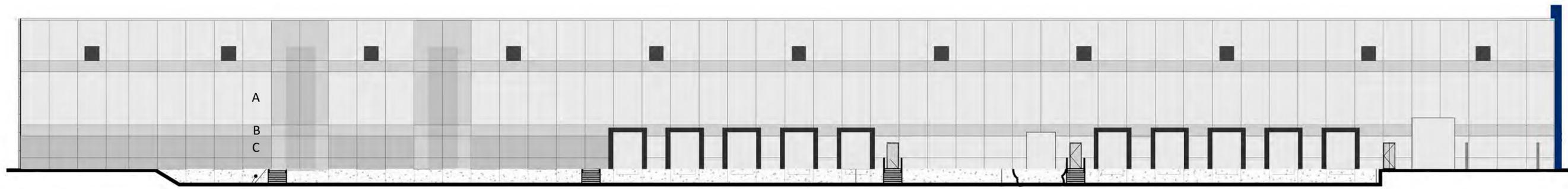


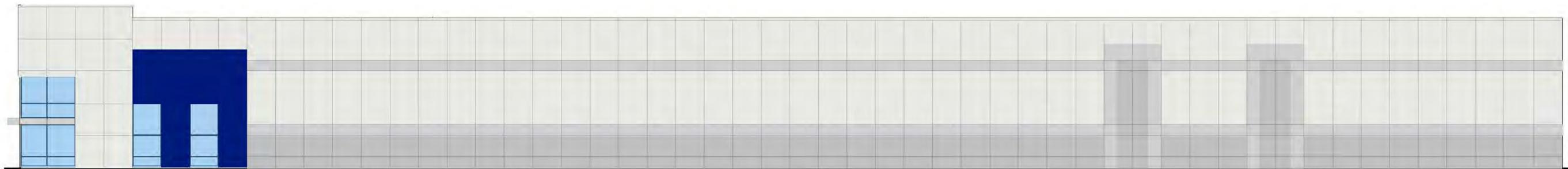
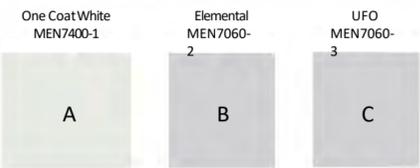
# 11.25.19 Approved Alteration Design



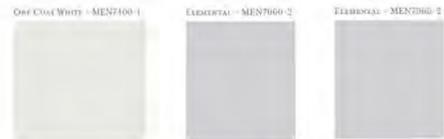


A  
B  
C

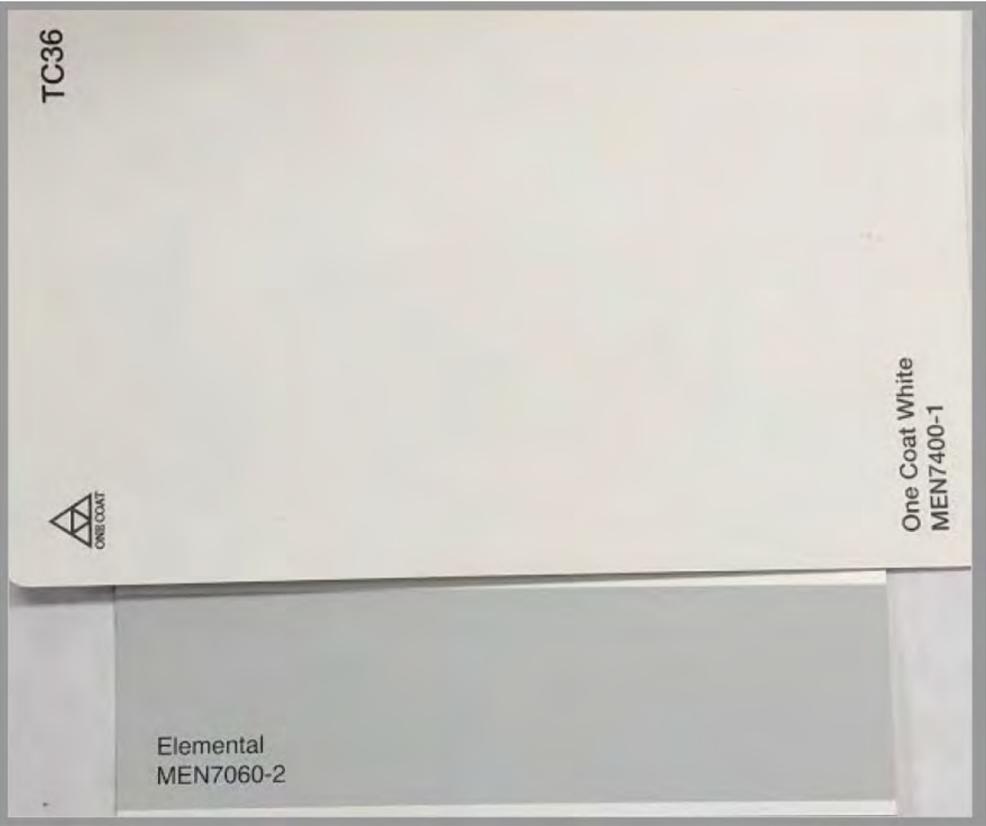
**4 SOUTH EXTERIOR ELEVATION**  
 A300 1/16" = 1'-0"  
 Revision 11.25.2019

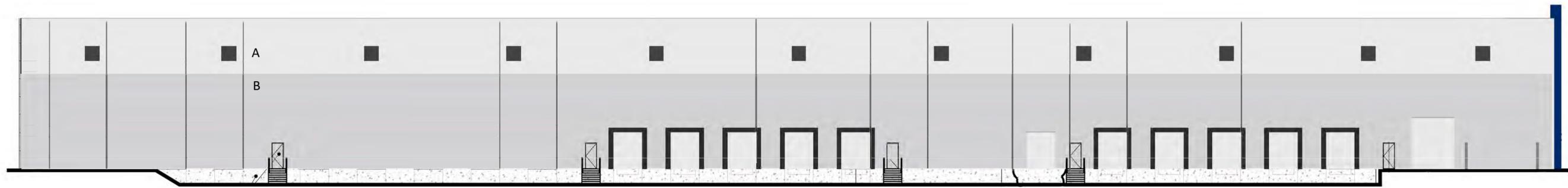


**NORTH EXTERIOR ELEVATION**  
 1/16" = 1'-0"



Proposed Design 06.17.20





4 SOUTH EXTERIOR ELEVATION  
 A300 1/16" = 1'-0"  
 Proposed 5.14.2020



NORTH EXTERIOR ELEVATION  
 1/16" = 1'-0"

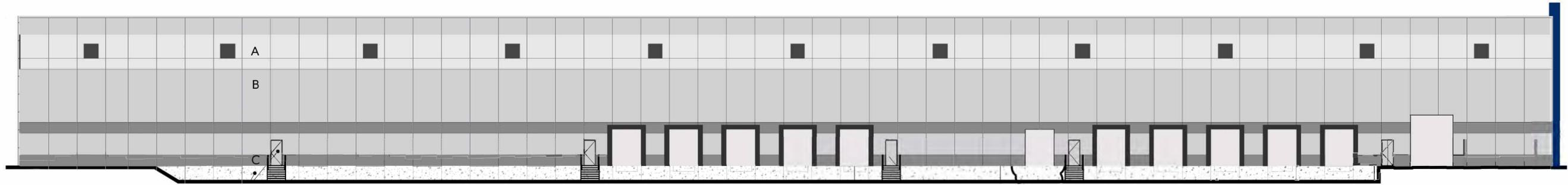


# Proposed Design with Landscaping



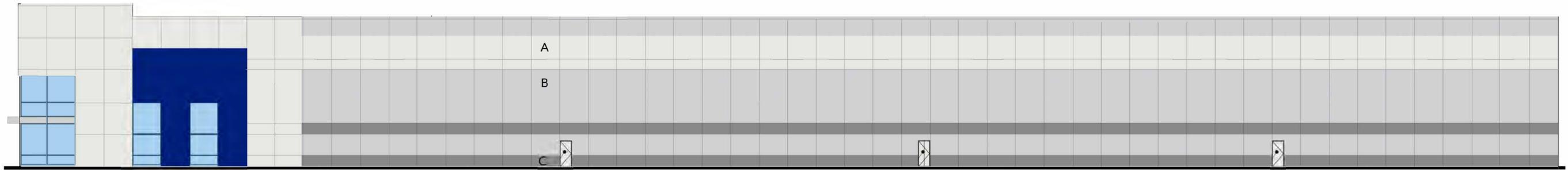
Proposed Sign A: 07.15.2020





**4 SOUTH EXTERIOR ELEVATION**  
 1/16" = 1'-0"  
 Proposed 7.15.2020

One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C



**NORTH EXTERIOR ELEVATION**  
 1/16" = 1'-0"  
 Proposed 7.15.2020

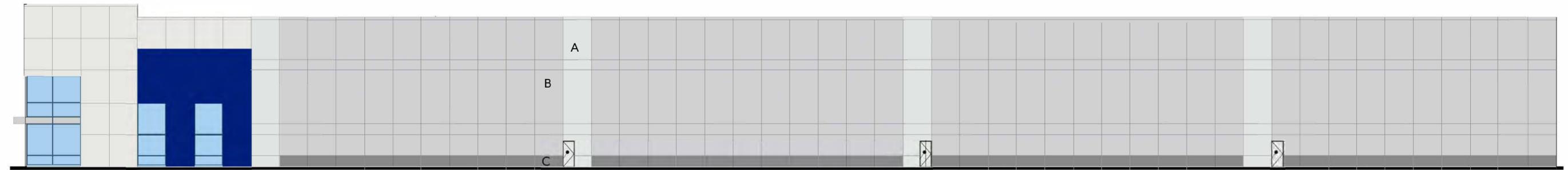
One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C

Proposed Sign B: 07.15.2020

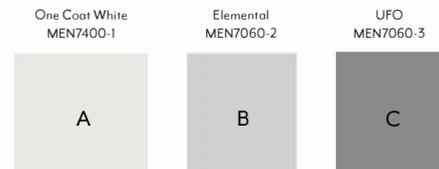


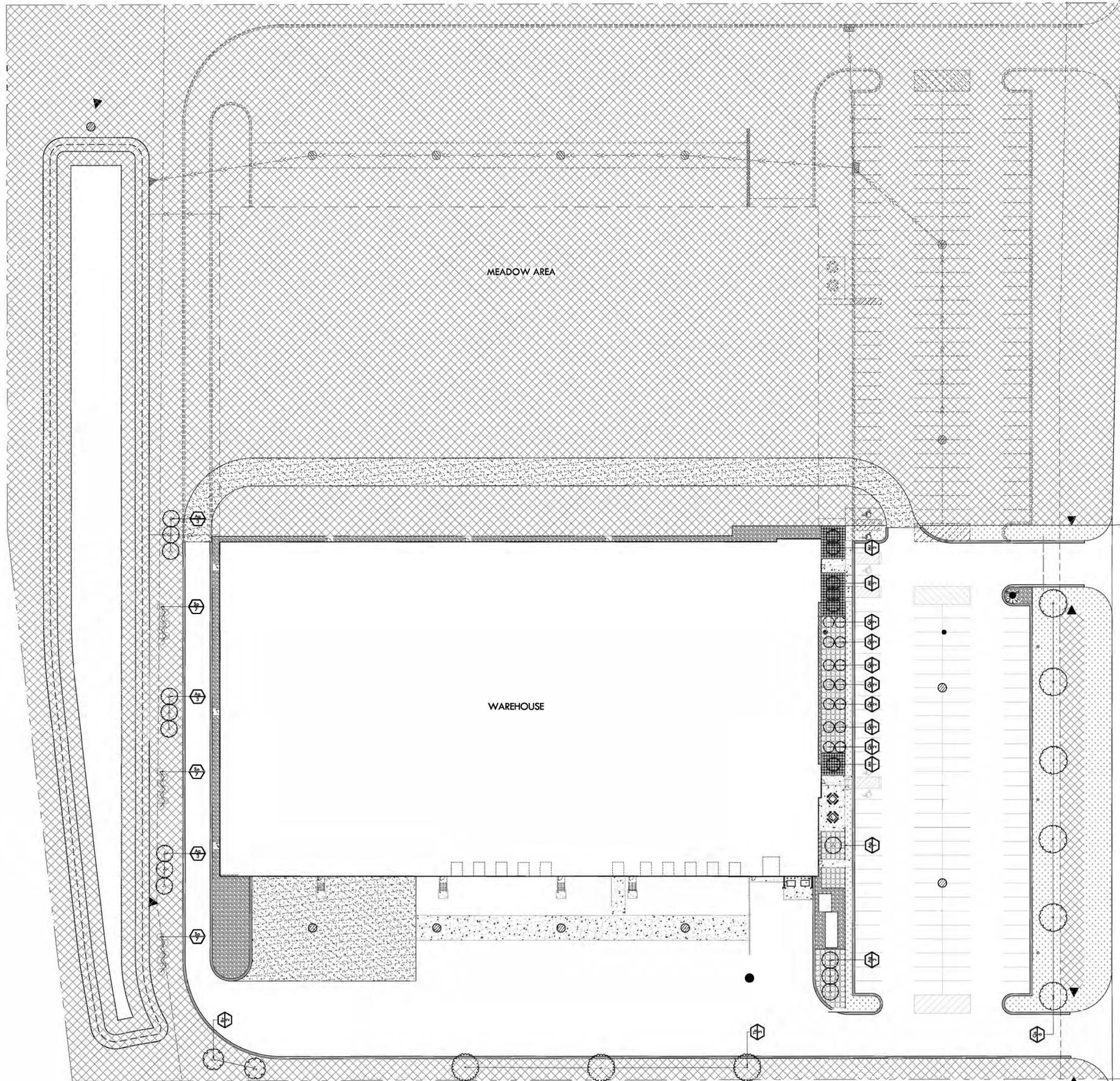


**4 SOUTH EXTERIOR ELEVATION**  
 1/16" = 1'-0"  
 Proposed 7.15.2020



**NORTH EXTERIOR ELEVATION**  
 1/16" = 1'-0"  
 Proposed 7.15.2020





**GENERAL NOTES**

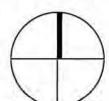
1. USE OF THE WORD 'CONTRACTOR' IN THE DRAWINGS INDICATES BOTH THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ON THE PROJECT.
2. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR COORDINATION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE MADE TO ANY CONTRACTOR FOR EXTRA WORK RESULTING FROM FAILURES OF COORDINATION.
3. THE CONTRACTOR MUST ASSURE COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK OR MATERIALS SUPPLIED.
4. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR, OBTAINING, AND PAYING FOR ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL HAVE A COPY OF ALL DRAWINGS WITH THEM ON SITE AT ALL TIMES AND SHALL RECORD ALL MODIFICATIONS/CHANGES TO THE WORK ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT SET OF DRAWINGS TO THE LANDSCAPE ARCHITECT AT PROJECT COMPLETION.
6. EXCEPT FOR ITEMS SPECIFICALLY MARKED AS 'BY OTHERS' OR 'NOT IN CONTRACT', IT IS THE INTENT OF THESE DRAWINGS TO DESCRIBE A COMPLETE PROJECT. THE CONTRACTOR MUST THOROUGHLY REVIEW THE DRAWINGS PRIOR TO SUBMITTING A BID AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ERRORS OR OMISSIONS DISCOVERED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ITEMS OF WORK NOT SHOWN OR DESCRIBED ON THE DRAWINGS THAT COULD BE REASONABLY INFERRED FROM THE DRAWINGS IN PROVIDING THE OWNER WITH COMPLETE SYSTEMS AND A COMPLETE PROJECT.
7. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE FROM A SURVEY PERFORMED BY OTHERS. EXISTING TOPOGRAPHIC FEATURES MAY NOT BE EXACT AS TO THEIR LOCATION, CHARACTER, OR NUMBER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE PRIOR TO BIDDING AND CONSTRUCTION AND FOR IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
8. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL BENCH MARKS, SURVEY MONUMENTS, PROPERTY IRONS, LAYOUT STAKES AND OTHER REFERENCE POINTS. ALL FINES AND REPLACEMENT COSTS FOR DAMAGE TO ANY OF THESE ITEMS THAT IS DUE TO THE CONTRACTOR'S ACTS OR NEGLIGENCE ARE THE CONTRACTOR'S RESPONSIBILITY AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHOULD EXPECT TO FIND TELEPHONE, ELECTRIC, GAS, CABLE TELEVISION, AND FIBER OPTIC LINES, IRRIGATION SYSTEMS, AND OTHER PUBLIC AND PRIVATE UTILITIES. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY, IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL AT 800 252 1166 OR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES AND VERIFY THE EXACT LOCATION, SIZE, AND DEPTH OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES.
10. PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND SUBMIT A TRAFFIC CONTROL PLAN COMPLYING WITH THE LATEST EDITION OF THE MNDOT ROADWAY REQUIREMENTS.
11. ALL PLANTED AREAS TO BE MULCHED WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH.
12. ALL PLANTED AREAS TO BE SEPARATED FROM ADJACENT SODDED AREAS WITH COMMERCIAL GRADE STEEL EDGING.
13. ALL SODDED AREAS TO BE IRRIGATED WITH SPRAY OR ROTORS.
14. ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION.

**CODES**

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
2. APPLICABLE CODES: THIS PROJECT IS TO COMPLY WITH THE CITY OF COLUMBUS MUNICIPAL CODE AND SUB-CODE REQUIREMENTS AND STATE OF MINNESOTA CODE REQUIREMENTS.
3. VERIFY IF THIS PROJECT WILL REQUIRE SPECIAL REVIEW AND APPROVALS FROM THE LOCAL WATERSHED DISTRICT.

-  TURFGRASS SOD  
IRRIGATED WITH SPRAY OR ROTOR HEADS
-  MEADOW AREAS  
DRILL SEEDED W/ AVENA SATIVA @ 50LBS/ACRE
-  ROCK MAINTENANCE STRIP  
3-6" CRUSHED TRAP STONE W/ NON-WOVEN GEOTEXTILE AND COMMERCIAL GRADE STEEL EDGING

**1** SI T&P LAN  
1" = 40' - 0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.  
Signature: MICHAEL KEENAN, P.L.A.  
Printed Name: MICHAEL KEENAN, P.L.A.  
Date: 10/22/2019 License Number: 52266

**SITE PLAN**

**BARE HOME**  
COLUMBUS, MN

REVISIONS  
DATE: 7/29/2019  
DESCRIPTION: Update Tree Totals. Owner directive.  
DATE: 7/25/2019  
DESCRIPTION: Add Trees. Owner directive.  
DATE: 10/8/2019  
DESCRIPTION: Add Shrubs.

DATE: 7.25.2019  
DRAWN: SLG  
CHECKED: MWK  
APPROVED: RLH

PROJECT NO:  
**155-60-1**

SHEET:  
**L1**

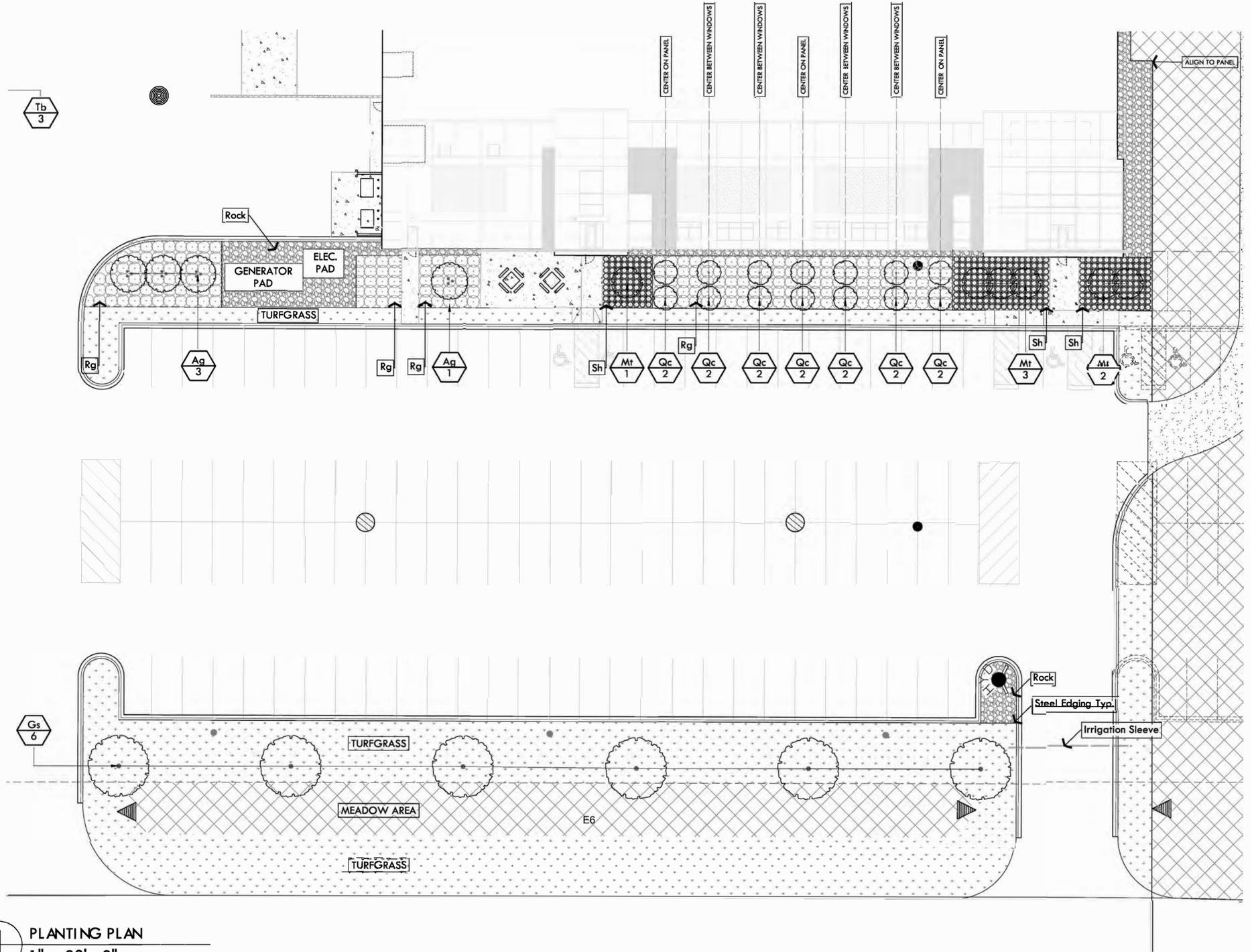
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.  
Signature: Michael Keenan, P.L.A.  
Printed Name: MICHAEL KEENAN, P.L.A.  
Date: 7/29/2019 License Number: 552356

**PLANTING PLAN**

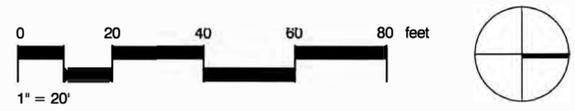
**BARE HOME  
COLUMBUS, MN**

**REVISIONS**  
DATE: 7/29/2019  
DESCRIPTION: Tree Total  
Owner Directive  
DATE: 7/29/2019  
DESCRIPTION: Tree layout, O.D.  
DATE: 7.25.2019  
DRAWN: MWK  
CHECKED: SLG  
APPROVED: RLH  
PROJECT NO:  
**155-60-1**

SHEET:  
**L2**



**1 PLANTING PLAN**  
1" = 20' - 0"



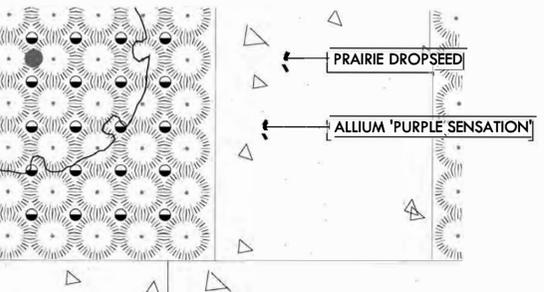
PLANT SCHEDULE			
TREES	QTY	BOTANICAL / COMMON NAME	CONT
Ag	13	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8" B&B
Bv	2	Betula papyrifera 'Varen' / Prairie Dream Birch	8" B&B
Gs	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	2.5" B&B
Mt	6	Malus x 'Tina' / Tina Crab Apple	2" B&B
Qc	14	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	2.5" B&B
Tb	3	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
Rg	231	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2
Sp	21	Salix purpurea 'Nano' / Dwarf Arctic Willow	#5
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
Ap	264	Allium hollandicum 'Purple Sensation'	Bulb
Sh	324	Sporobolus heterolepis / Prairie Dropseed	#1

**PLANTING NOTES**

- ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE OWNER'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LANDSCAPE ARCHITECT MUST APPROVE THE DECOMPACTED SUBGRADE AFTER DECOMPACTATION WORK IS COMPLETE AND PRIOR TO TOPSOIL PLACEMENT.
- ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
- ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, LANDSCAPE CONTRACTOR SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

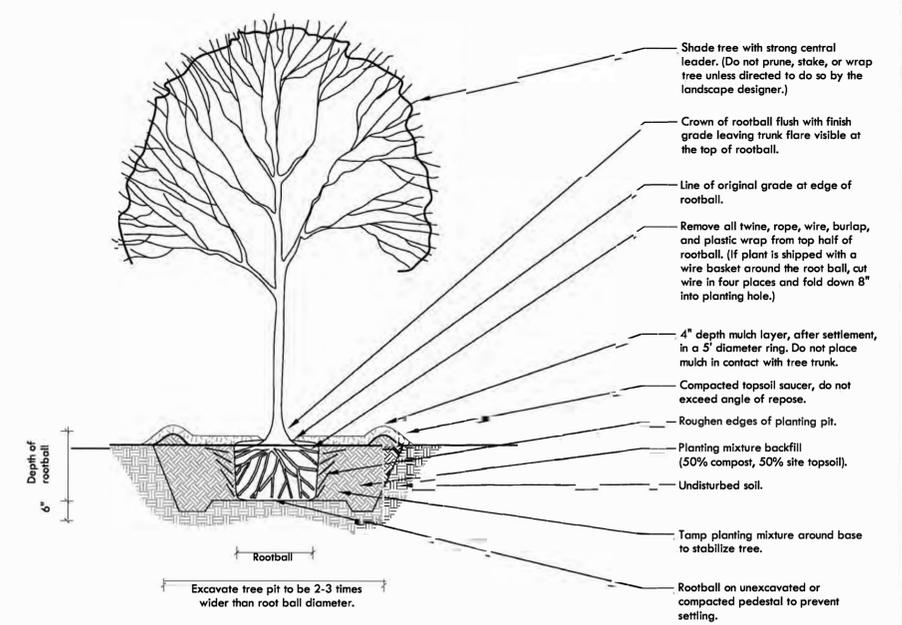
PROPOSED IRRIGATION LAYOUTS AND MATERIAL LISTS MUST BE SUBMITTED WITH BIDS. ACCEPTABLE PRODUCT MANUFACTURERS INCLUDE HUNTER, RAINBIRD, TORO, AND NETAFIM. THE IRRIGATION CONTROLLER SHALL BE SIZED TO ACCOMMODATE ALL PROPOSED ZONES, INCLUDING ANY AREAS INDICATED AS FUTURE IRRIGATION, AND SHALL BE FULLY AUTOMATIC WITH A VOLATILE MEMORY CHIP.

- IRRIGATION CONTRACTOR MUST VERIFY THE LOCATION OF ALL IRRIGATION SLEEVES. IF ADDITIONAL SLEEVING IS REQUIRED, IRRIGATION CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND THE LANDSCAPE ARCHITECT. ONLY TRENCHLESS METHODS WILL BE APPROVED AFTER PAVING IS COMPLETED.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE IRRIGATION SYSTEM FROM THE POINT OF CONNECTION AT THE COLD WATER STUB OUT LINES FROM THE BUILDING. THE STUB OUT(S) FROM THE BUILDING, THE BACKFLOW PREVENTER, AND OTHER CODE REQUIRED PLUMBING ELEMENTS MUST BE PROVIDED BY A LICENSED MECHANICAL CONTRACTOR.
- THE IRRIGATION CONTRACTOR MUST INSTALL THE IRRIGATION CONTROL PANEL IN THE LOCATION INDICATED ON THE MECHANICAL DRAWINGS OR AS APPROVED BY THE OWNER.
- THE IRRIGATION CONTRACTOR MUST PROVIDE OPERATIONS AND MAINTENANCE MANUALS AND ON-SITE INSTRUCTION TO THE OWNER IN THE SYSTEM OPERATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INITIAL SYSTEM STARTUP, WINTERIZATION FOR THE FIRST WINTER, AND STARTUP THE FOLLOWING SPRING.
- ALLIUM 'PURPLE SENSATION' BULBS CAN ONLY BE INSTALLED IN THE FALL AND SHOULD BE PLANTED 4" BELOW GRADE.

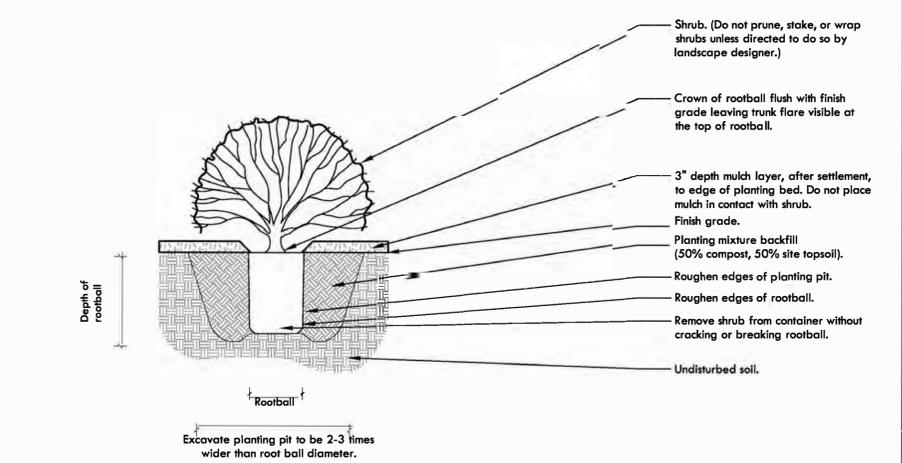


**2 GRASS PLANTING INSET**  
1" = 4' - 0"

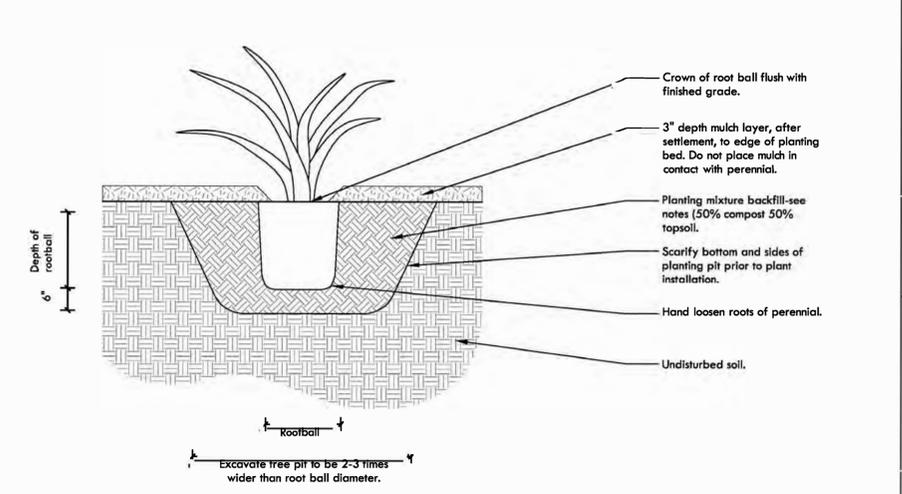
E11



**3 TYPICAL TREE PLANTING**



**4 TYPICAL SHRUB PLANTING**



**5 TYPICAL PERENNIAL PLANTING**