CITY OF BAXTER
COUNTY OF CROW WING
STATE OF MINNESOTA

STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH ACCESS RIGHTS AND COVENANTS

This STORMWATER FACILITIES MAINTENANCE AGREEMENT, made and entered into this _____ day of _____, 2026, is entered into by and between Baxter Imaging, LLC, 715 15th Avenue NE, St. Joseph, MN 56374, a Minnesota limited liability company (the "Owner") and the City of Baxter, a municipal corporation under the laws of Minnesota, 13190 Memorywood Drive, Baxter, MN 56425 (the "City") for the benefit of the City, the Owner, the successors in interest to the City or the Owner, and the public generally.

WITNESSETH

WHEREAS, the Owner is the owner of property located in the City of Baxter, Crow Wing County, Minnesota, legally described in **Attachment A**, attached hereto and incorporated herein **(**the "Property"); and

WHEREAS, the Owner is constructing a single-story, slab-on-grade medical office building with parking lot on the Property, and has submitted plans, a copy of which is attached hereto as **Attachment B** and incorporated herein (the "Plans"), as approved or to be approved by the City, which provides for structures connecting to a regional stormwater pond and system off the Property located near the intersection of Isle Drive and Garrison Road; and

WHEREAS, a regional stormwater pond located near the intersection of Isle Drive and Garrison Road is shown generally as "Area 5" on the attached 100-year Storm Water Management Plan attached hereto as **Attachment C** (the "Public Facilities"); and

WHEREAS, there is a portion of structures connecting the Property to the Public Facilities located on the Property (the "Private Facilities").

WHEREAS, as a condition of its approval of the Plans, the City has required the Owner to enter into this Agreement, which governs the maintenance and maintenance costs of the Public Facilities and Private Facilities;

NOW, THEREFORE, in consideration of the foregoing premises, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

(1) For purposes of this Agreement, the Owner shall perform the following operational maintenance activities on the Property and Private Facilities on a regular basis or as needed, as applicable:

a) Sweeping of sediment from parking lot,
b) Removal of trash and debris,
c) Inspection of inlets and outlets,

d) Removal of sediments when the storage volume or conveyance capacity of the stormwater management system is below design levels,
e) Ensure systems designed for infiltration are drawing down within 48 hours, and
f) Stabilization and restoration of eroded areas.

(2) The City shall perform operational maintenance activities on the Public Facilities.

(3) The Owner shall be solely responsible for maintenance of the Private Facilities and shall bear all costs of maintenance.

(4) Upon the City's inspection and in the event the Owner fails to maintain the Private Facilities in good working condition acceptable to the City, and such failure continues for 30 days after notice and demand for cure, the City may undertake without a public hearing, to enter upon the Property and take such reasonable steps as are necessary to correct deficiencies identified in the inspection report and authorize the City to assess the final cost of the corrections against the Property pursuant to Minn. Stat. Chapter 444 or Minn. Stat. Chapter 429, if no payment is received from Owner within 30 days after the City submits an invoice for payment. The Owner waives any appeal rights otherwise available pursuant to Minnesota Statute section 429.081 and acknowledges that the benefit from the performance of the work by the City as outlined in this section equals or exceeds the amount of the charges and assessments. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Owner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair the Private Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. During any period of entry by the City on the Property, the City and its agents shall access the Private Facilities in a manner that does not unreasonably interfere with the use of the Owner's Property by the Owner or its tenants.

(5) The Owner grants the City or its agents or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining, or repairing the Private Facilities. The Owner grants to the City the necessary easements and right-of-way and maintain perpetual access from public rights-of-way to the Private Facilities for the City or its agent or contractor. The Owner agrees to grant and execute such other easements defining the Private Facilities as may be required by the City.

(6) The Owner and all contributing properties to the Public Facilities shall be responsible for the maintenance costs of the Public Facilities proportionate to use of the Public Facilities. Upon completion of the maintenance work on the Public Facilities, the City may submit an invoice to the Owner for its proportionate share of the maintenance fee. If no payment is received within 30 days after the City submits an invoice for payment, the City is authorized to assess the final cost of the maintenance against the Property pursuant to Minn. Stat. Chapter 444 or Minn. Stat. Chapter 429, in proportion to the benefit received. The Owner waives any appeal rights otherwise available pursuant to Minnesota Statute section 429.081 and acknowledges that the benefit from the performance of the work by the City as outlined in this section equals or exceeds the amount of the charges and assessments. The City, in its sole discretion, may opt to collect maintenance costs from the Owner and other contributing properties via Minn.

Stat. Chapter 444 or Minn. Stat. Chapter 429 without first invoicing the Owner and contributing properties.

(7) This Agreement shall inure to the benefit of and shall be binding upon the Owner and the City and their respective successors, agents and assignees, and shall be binding upon all future owners of all or any part of the Property for so long as the City deems the system remains required and operating at the Property. In the event the system is no longer needed for operation of the Property as determined by the City, the parties may terminate this Agreement in a writing recorded at the office of the County Recorder. However, nothing in this Agreement, expressed or implied, shall give to any other person or entity any benefit or legal or equitable right, remedy or claim under this Agreement. This Agreement, at the option of the City, may be placed on record with the Crow Wing County Recorder so as to give notice hereof to subsequent purchases and encumbrances.

(8) The Owner, its heirs, administrators, executors, assigns and any other successor interest shall indemnify and hold harmless the City and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the City from the construction, presence, existence, or maintenance of the Public Facilities and Private Facilities subject to this Agreement. In the event a claim is asserted against the City, its officers, agents or employees, the City shall notify the Owner and the Owner shall defend at the Owner's expense any suit based on such claim. If any judgment or claim against the City, its officers, agents or employees, shall be allowed the Owner shall pay all costs and expenses in connection therewith. The City will not indemnify, defend or hold harmless in any fashion the Owner from any claims arising from this Agreement, regardless of any language in any attachment or other document that the Owner may provide.

(9) No wavier of any provision of this Agreement shall affect the right of any party thereafter to enforce such provisions or to exercise any right or remedy available.

(10) This Agreement supersedes any prior or contemporaneous representations or agreements, where written or oral, because the parties and constitutes the entire agreement. Any modification of this Agreement shall require a written agreement signed by the parties.

IN WITNESS THEREOF, the parties hereto acting through their duly authorized agents have caused this Agreement to be signed, sealed and delivered:

[SIGNATURES APPEAR ON FOLLOWING PAGES]

OWNER:
BAXTER IMAGING, LLC

By: _____
Name: Matt Strack
Title: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of Baxter Imaging, LLC, a Minnesota limited liability company, on behalf of the entity.

_____
Notary Public
My commission expires:

CITY:
CITY OF BAXTER, MINNESOTA

By: _____
Darrel L. Olson
Its Mayor

Attest: _____
Kelly Steele
Its Assistant City Administrator/City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF CROW WING)

The foregoing instrument was acknowledged before me this __ day of ____, 2026, by Darrel L. Olson and Kelly Steele, the Mayor and Assistant City Administrator/City Clerk of the City of Baxter, a municipal corporation under the laws of Minnesota, on behalf of the corporation.

_____
Notary Public
My commission expires: _____

AFTER RECORDING, RETURN TO:
City of Baxter
13190 Memorywood Dr.
Baxter, Minnesota 56425
218/454-5100

ATTACHMENT A
THE PROPERTY

Lot 1, Block 1, Elder Acres Second Addition in the City of Baxter, Crow Wing County, Minnesota

(Parcel ID: 40070561)

ATTACHMENT B
THE PLANS

OWNER ACKNOWLEDGEMENT

THIELEN & GREEN REQUIRES APPROVAL OF THE FOLLOWING PERMIT DOCUMENTS PRIOR TO SUBMITTING FOR CITY PLAN REVIEW. PLEASE REVIEW THE PERMIT DOCUMENTS IN FULL AND MAKE NOTE OF ANY ADDITIONAL CHANGES THAT SHOULD BE ADDRESSED. AN AUTHORIZED SIGNATURE BELOW INDICATES THE APPROVAL OF THIS DESIGN AND AUTHORIZES THIELEN & GREEN TO PROCEED WITH THE PERMITTING PROCESS AS OUTLINE IN THE CONTRACT AGREEMENT.

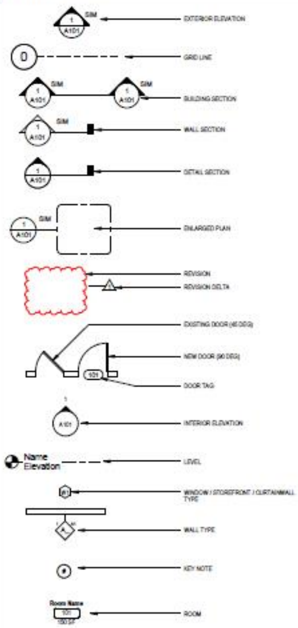
X

CLIENT NAME DATE

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	HT	HEIGHT
ADJ	ADJACENT	INSUL	INSULATION
BD	BOARD	MAX	MAXIMUM
BO	BOTTOM OF	MIN	MINIMUM
BM	BEAM	NIC	NOT IN CONTRACT
CL	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	PLY WD	PLYWOOD
COL	COLUMN	PT	PRESSURE TREATED
CONC	CONCRETE	PTD	PAINTED
DIM	DIMENSION	RO	ROUGH OPENING
EQ	EQ	TBD	TO BE DETERMINED
EXIST	EXISTING	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FO	FACE OF	VIF	VERIFY IN FIELD
FP	FILLER PANEL	W/	WITH
GYP BD	GYPSUM BOARD	WD	WOOD

SYMBOLS



GENERAL FIRE DEPT NOTES

1. ALL LIFE SAFETY SYSTEMS SHALL BE DESIGNED PER APPLICABLE FIRE PREVENTION CODE - SEE LIFE SAFETY PLAN
2. FIE EXTINGUISHER REQUIREMENTS SHELL BE AS DETERMINED BY FIELD INSPECTION AND NFPA 10. THE CONTRACTOR SHALL SUPPLY ALL FIRE EXTINGUISHERS AND CABINETS AS REQUIRED - SEE LIFE SAFETY PLAN FOR SUGGESTED LOCATION(S)
3. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF THE BUILDING AND SHALL BE VISIBLE / LEGIBLE FROM THE PUBLIC RIGHT-OF-WAY, SAID NUMBERS SHALL CONTRAST VISUALLY WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR
4. COMMERCIAL DUMPSTERS OR CONTAINERS WITH A CAPACITY OF ONE-AND-ONE-HALF CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS, OR ROOF EAVE LINES UNLESS THESE AREAS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM
5. POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS, MATERIAL SUPPLIERS, AND/OR THEIR CONSULTANTS TO REVIEW THE CONTRACT DOCUMENTS IN ITS ENTIRETY.
2. ITEMS SHOWN IN ONE LOCATION IN THE DRAWINGS AND/OR INCLUDED IN THE SPECIFICATIONS SHALL BE CONSIDERED PART OF THE WORK AND SHALL APPLY AT SIMILAR LOCATIONS THROUGHOUT THE PROJECT. IN THE EVENT OF INCONSISTENCIES BETWEEN THE DRAWINGS PROVIDED THE GENERAL CONTRACTOR SHALL SEEK CLARIFICATION FROM THE ARCHITECT OF RECORD.
3. NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT.
4. DO NOT SCALE DRAWINGS.
5. GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE REQUIRED TO VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFIRM WITH THE OWNER AND/OR LANDLORD ANY PROJECT REQUIREMENTS PRIOR TO BIDDING WORK INCLUDING: PRE-APPROVED SUBCONTRACTORS, MATERIALS, CONSTRUCTION REQUIREMENTS, ETC.
7. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS PRIOR TO STARTING THAT PORTION OF WORK IN A TIMELY MATTER TO ALLOW REVIEW BY ARCHITECT OF RECORD AND OWNER FOR RESPONSE. NO WORK IS TO OCCUR IN AREA OF CONFLICT UNTIL WRITTEN RESPONSE AND APPROVAL IS ACHIEVED BY ALL PARTIES (OWNER, ARCHITECT, GENERAL CONTRACTOR).
8. THE GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT AND OWNER IMMEDIATELY ANY HAZARDOUS SUBSTANCES ENCOUNTERED IN THE FIELD.
9. ALL WORK SHALL BE PERFORMED BY APPROPRIATE SKILLED PERSONNEL AND MATERIALS USED SHALL BE OF FIRST QUALITY.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT THE EXISTING STRUCTURE, FINISHES, LANDSCAPING, MEP SYSTEMS UNLESS REQUIRED TO REMOVE OR REPLACE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
11. WATER RESISTANT GYP. BD. SHALL BE USED AT ALL WET LOCATIONS.
12. ALL EXISTING WALLS AND/OR FENESTRATION ARE TO REMAIN U.N.O.
13. IF REQUIRED, THE GENERAL CONTRACTOR SHALL PREPARE FIRE SPRINKLER DESIGN DRAWINGS, SUBMIT AND RECEIVE APPROVAL PRIOR TO INSTALLATION AS REQUIRED WITH THE LOCAL AGENCIES HAVING JURISDICTION ON THIS PROJECT. THE AUTOMATIC SPRINKLER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH THE CODES LISTED BELOW AND LOCAL AMENDMENTS. A SEPARATE PERMIT BY DESIGN BUILD ENGINEERING COORDINATED BY THE GENERAL CONTRACTOR IS REQUIRED TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING AS DIRECTED BY THE MANUFACTURER FOR ALL WALL MOUNTED EQUIPMENT OR DEVICES, AND SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ALL ITEMS NOTED AS "BY OWNER" OR "BY OTHERS".
15. DRAWINGS WERE PREPARED USING PRODUCT SPECIFIC CONFIGURATION INFORMATION, ACTUAL DIMENSIONS AND DETAILS OF SELECTED MATERIALS MAY CHANGE BEFORE INCORPORATION INTO THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING ANY CHANGES TO OTHER MATERIALS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
16. TYPICAL AND PROJECT SPECIFIC DETAILS ARE INCLUDED IN THE DRAWINGS. WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED SEEK CLARIFICATION PRIOR TO COMMENCING WORK.
17. ALL WORK SHALL CONFORM TO LAWS, REGULATIONS, CODES AND ORDINANCES OF FEDERAL, STATE, COUNTY, CITY OR ANY OTHER JURISDICTION AS EACH MAY APPLY. IN THE EVENT OF ANY CONFLICT BETWEEN ANY OF THE PROJECT REQUIREMENTS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
18. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHERS LOCATIONS AND STANDPIPE CONNECTIONS, AS APPLICABLE, SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
19. ALL EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
20. REFER TO INDIVIDUAL SHEETS FOR OTHER GENERAL NOTES SPECIFIC TO THAT SECTION.

LOCATION MAP

PROJECT LOCATION

PLAN NORTH

TRUE NORTH

NOTES TO BIDDERS

AS REQUIRED BY CHAPTER 1341 2020 IEBC SECTION 305, ACCESSIBILITY FOR EXISTING BUILDINGS, SECTION 305.7 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION, PROVIDE SEPARATE LINE ITEMS FOR THE SCOPE OF WORK PERTAINING TO THE FOLLOWING IMPROVEMENTS TO THE ACCESSIBLE ROUTE:

1. PARKING FACILITIES
2. ACCESSIBLE ENTRANCES
3. ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA
4. TOILET FACILITIES
5. DRINKING FOUNTAINS

305.7 ALTERATIONS AFFECTING AS AN AREA CONTAINING A PRIMARY FUNCTION. WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION SHALL INCLUDE TOILET FACILITIES, PARKING FACILITIES, AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION.

EXCEPTIONS:

1. THE COSTS OF PROVIDING THE ACCESSIBLE ROUTE AREA NOT REQUIRED TO EXCEED 20 PERCENT OF THE COSTS OF THE ALTERATION AFFECTING THE AREA OF PRIMARY FUNCTION.
2. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO WINDOWS, HARDWARE, OPERATING CONTROLS, ELECTRICAL OUTLETS, AND SIGNS.
3. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, INSTALLATION OR ALTERNATION OF FIRE PROTECTION SYSTEMS, AND ABATEMENT OF HAZARDOUS MATERIALS.
4. THIS PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN FOR THE PRIMARY PURPOSE OF INCREASING THE ACCESSIBILITY OF A FACILITY.
5. THIS PROVISION DOES NOT APPLY TO ALTERED AREAS LIMITED TO TYPE B DWELLING AND SLEEPING UNITS.
6. THIS PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN BY A TENANT WHERE THE ACCESSIBLE ROUTE, TOILET FACILITIES, PARKING FACILITIES, TELEPHONES, AND DRINKING FOUNTAINS ARE OUTSIDE THE TENANT SPACE.

DESIGN ALTERNATES

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE, ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.

1. FIRE SPRINKLER SYSTEMS
2. FIRE ALARM SYSTEMS (IF REQUIRED)
3. MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING
4. IT, LOW-VOLTAGE, AV, DATA, SECURITY
5. SIGNAGE (INTERIOR AND/OR EXTERIOR)

ACCESSIBLE SIGNAGE NOTES

CODE REFERENCE: 2020 MINNESOTA ACCESSIBILITY CODE

1. SIGNS SHALL COMPLY WITH 703
2. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL COMPLY WITH 703.1, 703.2, AND 703.5. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS OF PERMANENT ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH 703.6 AND SHALL HAVE TEXT DESCRIPTORS COMPLYING WITH 703.2 AND 703.5.
3. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT SPACES AND FACILITIES SHALL COMPLY WITH 703.5
4. WHERE MORE THAN ONE CHECK-OUT AISLE IS PROVIDED, CHECK-OUT AISLES COMPLYING WITH 904.3 SHALL BE AISLES ARE IDENTIFIED BY NUMBERS, LETTERS, OR FUNCTIONS. SIGNS IDENTIFYING CHECK-OUT AISLES COMPLYING WITH 904.3 SHALL BE LOCATED IN THE SAME LOCATION AS THE CHECK-OUT AISLE IDENTIFICATION.

SHEET INDEX

NUMBER	SHEET NAME	REVISION
ARCHITECTURAL		
A000	COVER SHEET	
A001	CODE PLAN	
A050	ARCHITECTURAL SITE PLAN	
A100	ARCHITECTURAL FLOOR PLAN	
A200	EXTERIOR ELEVATIONS	
A701	EXTERIOR WALL SECTIONS	
A900	3D VIEWS	
CIVIL		
C101	EXISTING CONDITIONS & REMOVALS PLAN	
C201	SITE PLAN	
C301	GRADING PLAN	
C401	UTILITY PLAN	
C501	EROSION CONTROL PLAN	
C801	CIVIL DETAILS	
C802	CIVIL DETAILS	
C803	EROSION CONTROL DETAILS	
C804	EROSION CONTROL DETAILS	
C805	CIVIL SPECIFICATIONS	
C806	CIVIL SPECIFICATIONS	
C807	CIVIL SPECIFICATIONS	
LANDSCAPE		
L101	LANDSCAPE PLAN	
L102	GROUND COVER PLAN	
L103	TREE REMOVAL PLAN	
STRUCTURAL		
S101	STRUCTURAL NOTES	
S102	FOUNDATION PLAN	
S103	ROOF FRAMING PLAN	
S104	FOUNDATION DETAILS	
S105	STEEL FRAMING ELEVATIONS	
S106	STEEL FRAMING DETAILS	
S107	STEEL FRAMING DETAILS	

BAXTER IMAGING CENTER

GLORY RD S
BAXTER, MN 56425

PROJECT DESCRIPTION

*REFER TO SHEET A001 FOR MORE EXTENSIVE CODE REVIEW

PROJECT NAME:	BAXTER IMAGING CENTER	**PROPOSED USE:**	"B" (BUSINESS)
ADDRESS:	GLORY RD S BAXTER, MN 56425	**BUILDING HEIGHT:**	1 STORIES
PID:	4007061	**BUILDING AREA:**	8,500 GFA
PROJECT DESCRIPTION:	NEW SINGLE-STORY, SLAB-ON-GRADE, FREESTANDING, TYPE II-B, "B" OCCUPANCY MEDICAL OFFICE "SHELL" BUILDING. THIS PROJECT IS BEING DELIVERED AS DESIGN-BUILD WITH DEFERRED SUBMITTALS BY THE GENERAL CONTRACTOR. SEE DEFERRED SUBMITTALS SECTION FOR THE FULL LIST.	**FIRE PROTECTION:**	FULL BUILDING SPRINKLER

PROJECT TEAM

CLIENT

BAXTER IMAGING, LLC
715 15TH AVE NE
ST. JOSPEH, MN 56374

CONTACT: MATT STRACK
EMAIL: MSTRACK@STRACKCO.COM
PHONE: 320-260-9470

GENERAL CONTRACTOR

STRACK CONSTRUCTION CO. INC.
715 15TH AVE NE
ST. JOSPEH, MN 56374

CONTACT: MATT STRACK
EMAIL: MSTARCK@STARCKCO.COM
PHONE: 320-260-9470

ARCHITECT

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MINNESOTA 55038

CONTACT: KRIS THIELEN - ARCHITECT (MN #52037)
EMAIL: KMT@TANDGARCH.COM
PHONE: 763-553-7927

CONTACT: KEVIN GREEN - PROJECT MANAGER
EMAIL: KPG@TANDGARCH.COM
PHONE: 763-553-7927

MECHANICAL / ELECTRICAL / PLUMBING

THIS PROJECT IS BEING DELIVERED AS DESIGN BUILD MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION BY THE GENERAL CONTRACTOR UNDER A SEPARATE SUBMITTAL(S)

STRUCTURAL ENGINEER

HERZOG ENGINEERING LLC
530 N 3RD STREET, SUITE 230
MINNEAPOLIS, MN 55401

CONTACT: JOSHUA HERZOG, PE
EMAIL: JOSH@HERZOGENGINEERING.COM
PHONE: 612-208-9513

CIVIL ENGINEER

DESIGN TREE ENGINEERING AND LAND SURVEYING
120 17TH AVE W
ALEXANDRIA, MN 56308

CONTACT: MIKE GERBER, PE
EMAIL: MJG@DTE-LS.COM
PHONE: 320-227-0203

CITY STAMP AREA

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

STRACK construction, inc
715 15TH AVE NE
ST JOSEPH, MN 56374
320-251-5900
WWW.STRACKCO.COM

BAXTER IMAGING CENTER

GLORY RD S
BAXTER, MN 56425

ISSUE	DATE
CONCEPTUAL DESIGN	02/12/2026
SD SET	03/16/2026

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

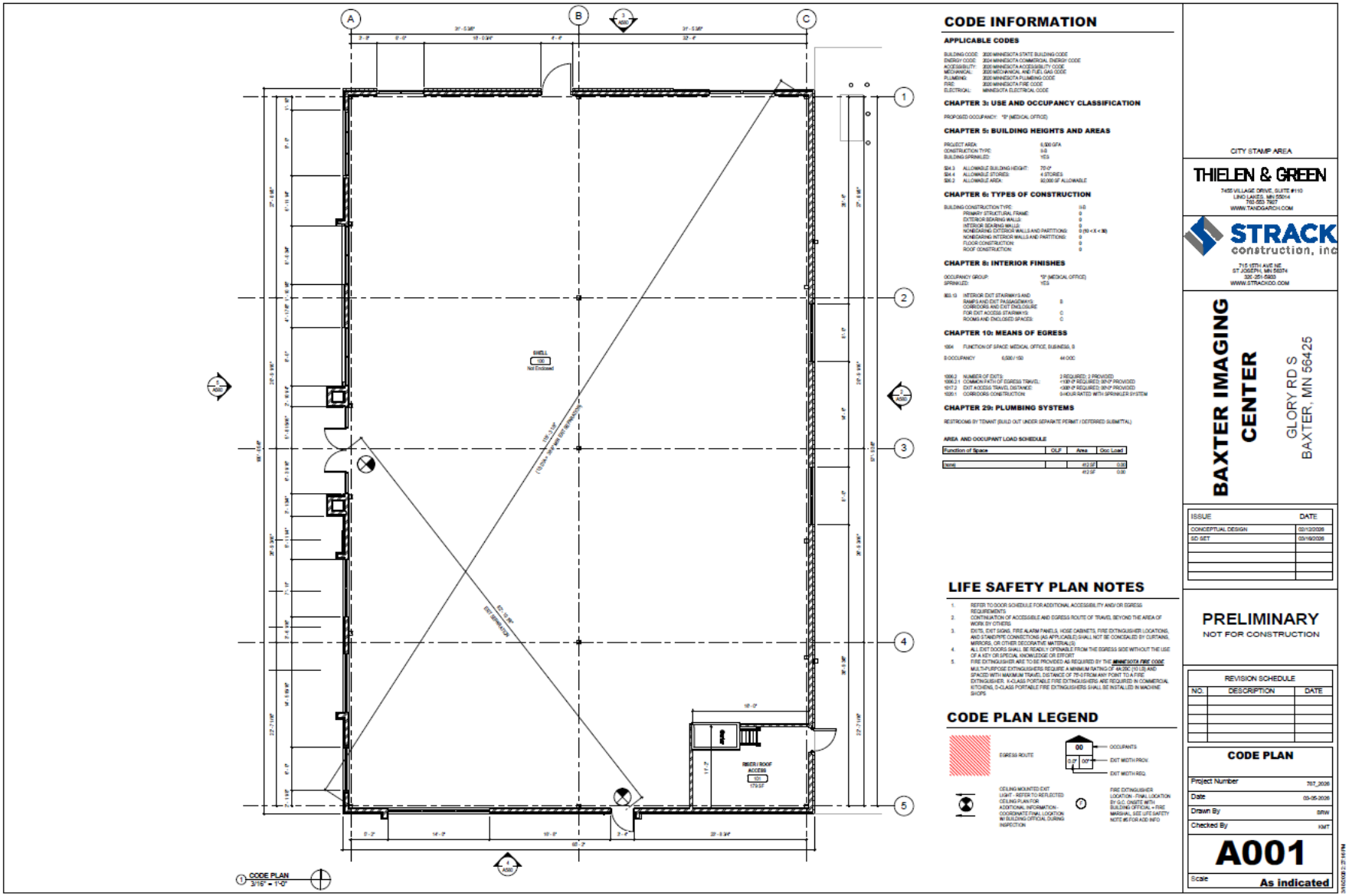
COVER SHEET

Project Number	707_2026
Date	03-05-2026
Drawn By	BRW
Checked By	KMT

A000

Scale **As indicated**

3/16/2026 2:27:15 PM



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: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "B" (MEDICAL OFFICE)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

PROJECT AREA: 6,300 GFA
CONSTRUCTION TYPE: II-B
BUILDING SPRINKLED: YES

504.3 ALLOWABLE BUILDING HEIGHT: 75'-0"
504.4 ALLOWABLE STORIES: 4 STORIES
506.2 ALLOWABLE AREA: 60,000 SF ALLOWABLE

CHAPTER 6: TYPES OF CONSTRUCTION

BUILDING CONSTRUCTION TYPE: II-B
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: "B" (MEDICAL OFFICE)
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: MEDICAL OFFICE, BUSINESS, B

B OCCUPANCY 6,300 / 150 44 OCC

1006.2 NUMBER OF EXITS: 2 REQUIRED; 2 PROVIDED
1006.3.1 COMMON PATH OF EGRESS TRAVEL: <100' (F REQUIRED; 58'-0" PROVIDED)
1017.2 EXIT ACCESS TRAVEL DISTANCE: <300' (F REQUIRED; 95'-0" PROVIDED)
1020.1 CORRIDORS CONSTRUCTION: 0 HOUR RATED WITH SPRINKLER SYSTEM

CHAPTER 29: PLUMBING SYSTEMS

RESTROOMS BY TENANT (BUILD OUT UNDER SEPARATE PERMIT / DEFERRED SUBMITTAL)

AREA AND OCCUPANT LOAD SCHEDULE

Function of Space	OLF	Area	Occ Load
none		412 SF	0.00
		412 SF	0.00

LIFE SAFETY PLAN NOTES

1. REFER TO DOOR SCHEDULE FOR ADDITIONAL ACCESSIBILITY AND/OR EGRESS REQUIREMENTS
2. CONTINUATION OF ACCESSIBLE AND EGRESS ROUTE OF TRAVEL BEYOND THE AREA OF WORK BY OTHERS
3. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS (AS APPLICABLE) SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL(S)
4. ALL EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
5. FIRE EXTINGUISHER ARE TO BE PROVIDED AS REQUIRED BY THE ***MINNESOTA FIRE CODE***. MULTI-PURPOSE EXTINGUISHERS REQUIRE A MINIMUM RATING OF 4A:20C (10 LB) AND SPACED WITH MAXIMUM TRAVEL DISTANCE OF 75'-0" FROM ANY POINT TO A FIRE EXTINGUISHER. K-CLASS PORTABLE FIRE EXTINGUISHERS ARE REQUIRED IN COMMERCIAL KITCHENS. D-CLASS PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN MACHINE SHOPS

CODE PLAN LEGEND

EGRESS ROUTE

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

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

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

CITY STAMP AREA

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GLORY RD S
BAXTER, MN 56425

ISSUE	DATE
CONCEPTUAL DESIGN	02/12/2026
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REVISION SCHEDULE

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CODE PLAN

Project Number	767_2026
Date	03-05-2026
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Checked By	KMT

A001

Scale: As indicated

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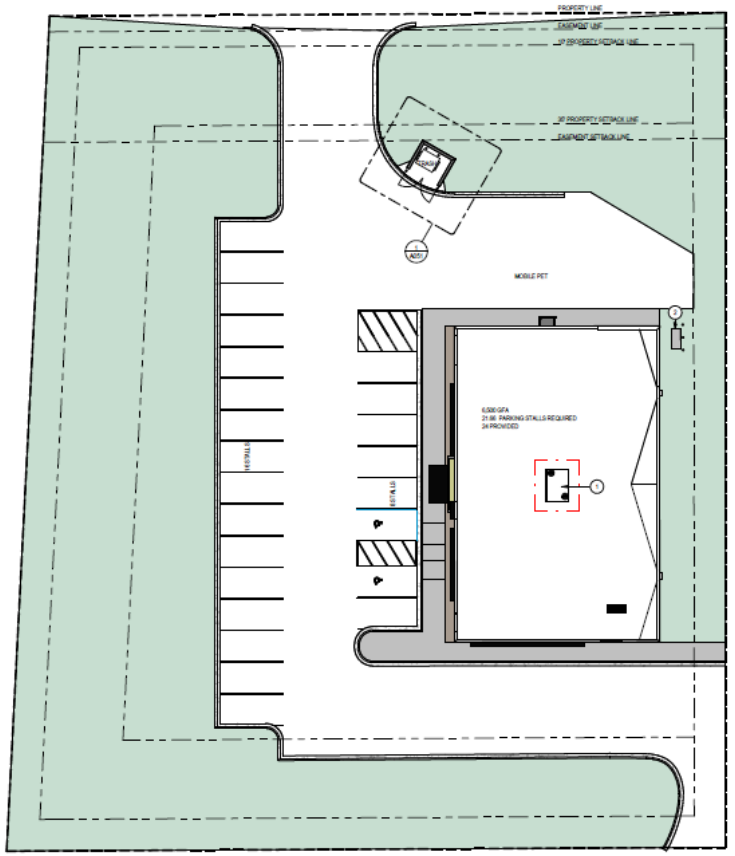

② ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY - CIVIL ENGINEERING IS A DEFERRED SUBMITTAL PROVIDED BY THE OWNER AS NEEDED; NOT IN CONTRACT
2. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW - TYPICAL
3. ALL SIGNAGE SHOWN FOR REFERENCE ONLY - PROVIDED BY OTHERS UNDER A DEFERRED SUBMITTAL
4. ALL EXTERIOR LIGHTING SHOWN FOR REFERENCE ONLY - REFER TO DESIGN-BUILD ELECTRICAL DRAWINGS FOR ADD. INFO. - REFER TO EXTERIOR ELEVATIONS FOR BUILDING MOUNTED FIXTURES - COORDINATE FINAL LOCATIONS WITH OWNER IN FIELD PRIOR TO INSTALLATION
5. GC TO VERIFY THAT ALL ENTRANCE LANDINGS ARE FLUSH WITH FINISHED FLOOR AND PATCH/REPAIR AS REQUIRED
6. GC TO VERIFY THAT ALL PAVED SURFACES ADJACENT TO THE BUILDING SLOPE AWAY TO PROVIDE POSITIVE DRAINAGE

SITE PLAN NOTES

PARCEL ID: 40878561
LAND AREA: 1.34 ACRES, 58,370.4 SF

ZONING: C2 "REGIONAL COMMERCIAL"

a. THE FOLLOWING USES ARE PERMITTED WITHIN THIS DISTRICT:
   - CLINICS INCLUDING MULTISPECIALTY OUTPATIENT CLINIC
   - OFFICES, PROFESSIONAL AND MEDICAL
b. MAXIMUM LOT COVERAGE = 65%
c. MAXIMUM IMPERVIOUS = 90%
d. MINIMUM LOT SIZE = 30,000 SF
e. MINIMUM LOT WIDTH = 100'-0" INTERIOR, 120'-0" CORNER
f. SETBACKS
   - FRONT = 30'-0"
   - SIDE = 10'-0", 30'-0" ABUTTING CORNER
   - REAR = 30'-0"
   - PARKING = 10'-0"
g. STORMWATER
   - THE PROPERTY WILL NOT DISTURB OVER 1 ACRE OF LAND AND/ OR REQUIRE ANY STORMWATER IMPROVEMENTS
h. FLOOD AREA
   - N/A
i. PARKING
   - STALL SIZE = 10'-0" X 20'-0" (REDUCTION TO 18'-0" WITH CURB OVERLAP)
   - DRIVE AISLES = 24'-0" (10'-0" ONE WAY)
   - INTERIOR PARKING LOT LANDSCAPING = 1 EVERY 10 STALLS (CONTINUOUS)
   - REQUIREMENTS:
     1. MEDICAL OR DENTAL CLINIC: ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA
j. ARCHITECTURAL STANDARDS
   - ARTICULATION IS REQUIRED FOR BUILDING FACADES THAT ARE MORE THAN SIXTY FEET (60') IN WIDTH AND FACES (OR IS PARALLEL TO) A PUBLIC OR PRIVATE STREET AS FOLLOWS: TO AVOID LONG UNBROKEN EXPANSES, BUILDING FACADES SHALL BE DIVIDED INTO DISTINCT MODULES NOT TO EXCEED FIFTY FEET (50') IN LENGTH THAT INCORPORATE VISIBLE CHANGES IN THE FACADE THROUGH THE USE OF WALL PLANE PROJECTIONS, PIERS, COLUMNS, COLONNADES, ARCADES OR SIMILAR ARCHITECTURAL FEATURES.
   - A. FACE BRICK.
   - B. NATURAL STONE.
   - C. ARCHITECTURAL GLASS.
   - D. STUCCO.
   - E. EIFS.
   - F. ARCHITECTURAL CONCRETE MASONRY UNITS SHALL BE LIMITED TO A MAXIMUM OF FIFTY PERCENT (50%) ON ANY FRONT FACADE. ARCHITECTURAL CONCRETE MASONRY UNITS MAY BE USED UP TO ONE HUNDRED PERCENT (100%) ON NONFRONT FACADES.
   - G. ARCHITECTURAL PRECAST CONCRETE PANELS.
   - H. ARCHITECTURAL METAL PANELS SHALL BE LIMITED TO A MAXIMUM OF FIFTY PERCENT (50%) ON ANY FACADE.
   - I. LAP SIDING PROVIDED A MINIMUM OF AN EIGHT (8) INCH REVEAL. LAP SIDING SHALL BE STEEL OR AN ARCHITECTURAL COMPOSITE SUCH AS FIBER CEMENT COMPOSITE, WOOD COMPOSITES, OR SYNTHETIC COMPOSITES AND SHALL HAVE A HIGH DEGREE OF DURABILITY AND LONGEVITY AS DETERMINED BY THE ZONING ADMINISTRATOR.
   - J. ARCHITECTURAL COMPOSITES INCLUDING FIBER CEMENT COMPOSITES, SYNTHETIC COMPOSITES, AND RELATED VENEERS. WHEN AN ARCHITECTURAL COMPOSITE IS PROPOSED TO IMITATE OTHER PROPOSED MATERIALS WITH A PERCENTAGE RESTRICTION, THE ARCHITECTURAL COMPOSITE SHALL BE ADDED TO THE SQUARE FOOTAGE OF THE MATERIAL IT IMITATES TO DETERMINE THE TOTAL SQUARE FOOTAGE OF THE MATERIAL ON EACH FACADE.
   - K. ACCENT MATERIALS SHALL BE LIMITED TO A MAXIMUM OF TEN PERCENT (10%) PER BUILDING FACADE AS APPROVED UNDER SUBSECTION F OF THIS SECTION.
   - L. OTHER MATERIALS MAY BE APPROVED UNDER SUBSECTION F OF THIS SECTION.

SITE PLAN KEYNOTES

1 ROOF TOP UNIT SHOWN FOR REFRENCE
2 CHILLER

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ARCHITECTURAL SITE PLAN

Project Number	707_2026
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A050

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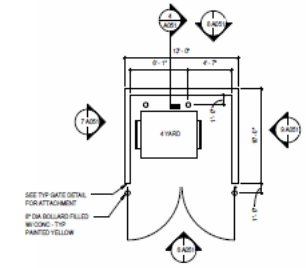
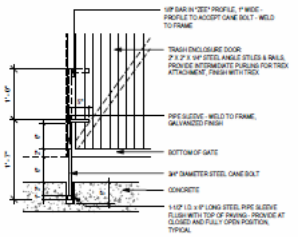
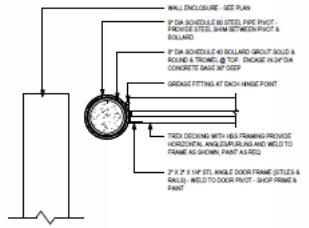


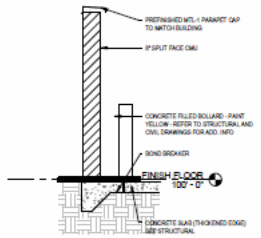
1 ENLARGED TRASH ENCLOSURE PLAN
3/16" = 1'-0"



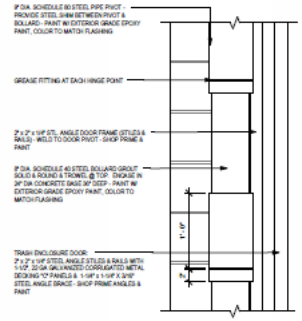
2 TYPICAL CANE BOLT DETAIL
1" = 1'-0"



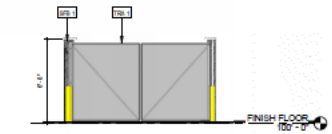
3 TYPICAL DUMPSTER GATE DETAIL
1 1/2" = 1'-0"



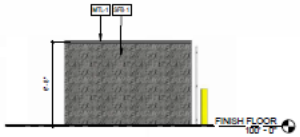
4 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"



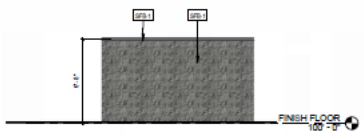
5 TYPICAL DUMPSTER PIVOT DETAIL
1 1/2" = 1'-0"



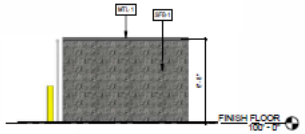
6 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



7 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



8 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



9 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"

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ARCHITECTURAL SITE DETAILS

Project Number	707_2026
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A051

Scale: As indicated

EXTERIOR MATERIAL SPECIFICATIONS

ID	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	SIZE	ADD INFO
EIFS-1	EXTERIOR INSULATION AND FINISHING SYSTEM	SYNERGY OR EQUIV		LIGHT GRAY	2"	SEE PLAN FOR 1" TYP REVEALS
EIFS-2	EXTERIOR INSULATION AND FINISHING SYSTEM	SYNERGY OR EQUIV		WHITE	2"	SEE PLAN FOR 1" TYP REVEALS
MTL-1	PREFINISHED METAL (COPING)	PAC CLAD OR EQUIV	PREFINISHED	MATTE BLACK	20 GA	
MTL-2	PREFINISHED METAL (FLASHING)	PAC CLAD OR EQUIV	PREFINISHED	MATTE BLACK	20 GA	
MTL-3	PREFINISHED METAL (SCUPPERS / DOWNSPOUTS)	PAC CLAD OR EQUIV	PREFINISHED	MATTE BLACK	20 GA	
PT-1	PAINT (EXTERIOR)	SHERWIN WILLIAMS	EXTERIOR GRADE	TRICORN BLACK	-	SEMI-GLOSS FINISH
SFB-1	SPLIT FACE CMU	YORK BUILDING PRODUCTS OR EQUIV	SPLIT FACE	ASH	8"	
SID-1	PREFINISHED METAL SIDING (WOOD LOOK)	LUX OR EQUIV	LUXAP V-GROOVE	FAWN	6"	
SID-2	PREFINISHED METAL SIDING (BLACK)	LUX OR EQUIV	CUSTOM	TEXTURED BLACK ONYS	6"	
SOF-1	PREFINISHED SOFFIT (WOOD LOOK)	LUX OR EQUIV	LUX SOFFIT	FAWN	6"	SEE RCP FOR LOCATIONS
SOF-2	PREFINISHED SOFFIT (BLACK)	LUX OR EQUIV	LUX SOFFIT	TEXTURED BLACK ONYS	6"	SEE RCP FOR LOCATIONS
STN-1	CULTURED STONE VENEER	CORONADO OR EQUIV	3" SPLIT LIMESTONE	WHITE	1 - 1 3/4" NOM	DRYSTACKED
TRX-1	COMPOSITE CLADDING	TREX	TREX CLADDING	ISLAND MIST	12"	

MATERIAL SF PER ELEVATION

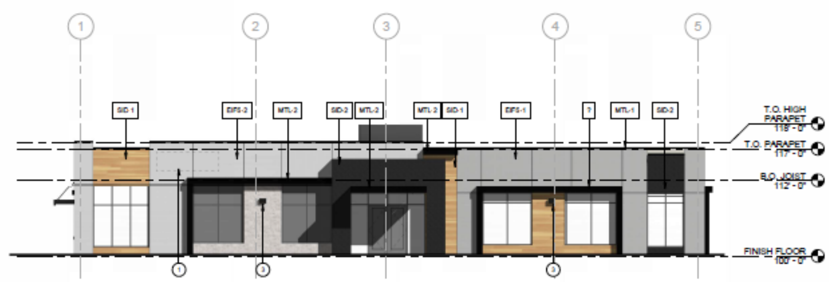
	WEST		SOUTH		NORTH		EAST	
EIFS-1	363 SF	19%	717 SF	58%	-		-	
EIFS-2	393 SF	20%	-		801 SF	62%	1,669 SF	87%
MTL-1	25 SF	1%	17 SF	1%	18 SF	1%	26 SF	1%
MTL-2	94 SF	5%	51 SF	4%	-		-	
SID-1	204 SF	10%	185 SF	15%	-		-	
SID-2	228 SF	12%	118 SF	10%	368 SF	28%	-	
STN-1	100 SF	5%	-		-		-	
GLASS	554 SF	28%	155 SF	12%	109 SF	8%	222 SF	12%
TOTAL	1,961 SF		1,243 SF		1,296 SF		1,917 SF	

GENERAL EXT ELEV NOTES

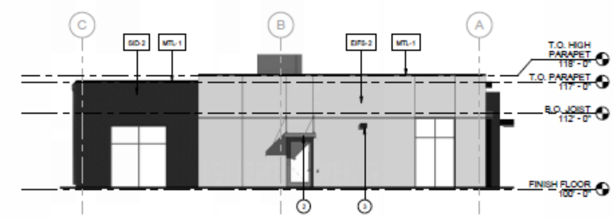
1. REVIEW ALL MANUFACTURER RECOMMENDATIONS FOR INSTALLATION OF EXTERIOR MATERIAL AS SCHEDULED
2. ALL SIGNAGE SHOWN FOR REFERENCE ONLY - PROVIDED BY OTHERS UNDER A DEFERRED SUBMITTAL, PROVIDE POWER AS REQ, COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN
3. ALL EXTERIOR LIGHTING SHOWN FOR REFERENCE ONLY - 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 AND PATCH/REPAIR AS REQUIRED
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

EXT ELEVATIONS KEYNOTES

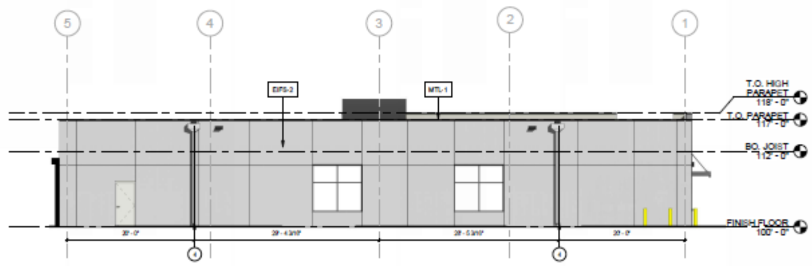
1. BUILDING SIGNAGE BY OTHERS - SHOWN FOR REFERENCE ONLY
2. PREFINISHED MTL AWNING, SEE SECTIONS AND STRUCT FOR ADD INFO, PROVIDE BLOCKING AS REQ FOR ATTACHMENT
3. WALL MOUNTED OUTDOOR PENDANT LIGHT - REFER TO LIGHTING SCHEDULE AND PHOTOMETRIC PLAN FOR ADD INFO. - ACUITY D-SERIES DSXW1-LED OR SIMILAR - BLACK FINISH - CENTER ON WALL OR DIVIDE EQUAL IF MORE THAN ONE FIXTURE
4. PREFINISHED METAL SCUPPER, COLLECTOR AND DOWNSPOUT TO MATCH MTL-1 FINISH -REFER TO CIVIL DRAWINGS FOR ADD INFO



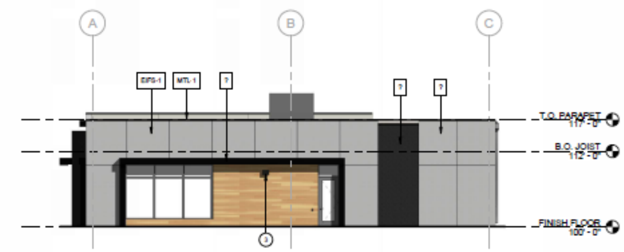
5 EXTERIOR ELEVATION WEST
1/8" = 1'-0"



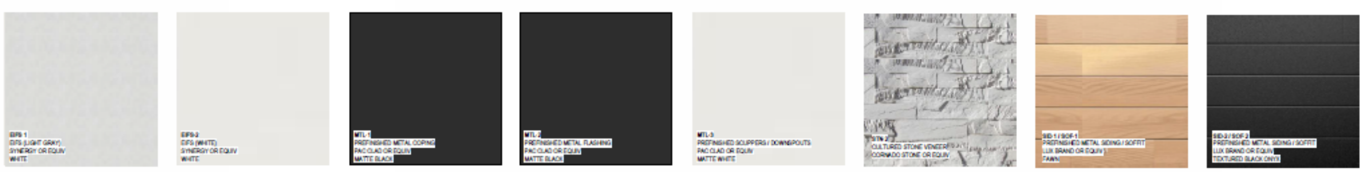
3 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION EAST
1/8" = 1'-0"



4 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



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BAXTER, MN 56425

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EXTERIOR ELEVATIONS

Project Number	787_2026
Date	03-05-2026
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A580

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CITY STAMP AREA

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3D VIEWS

Project Number	707_2026
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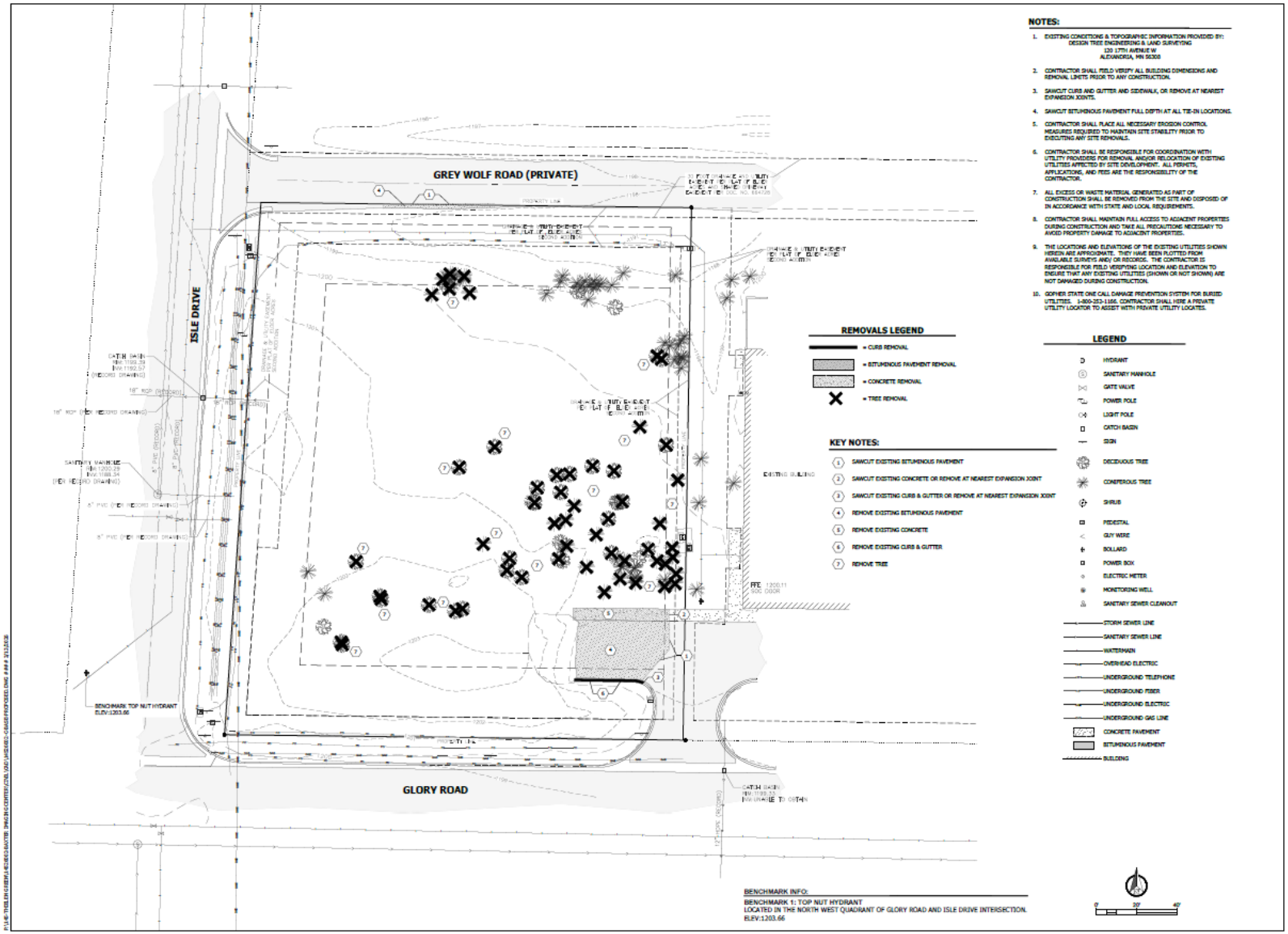


DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1016

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26 LICENSE #: 56633

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

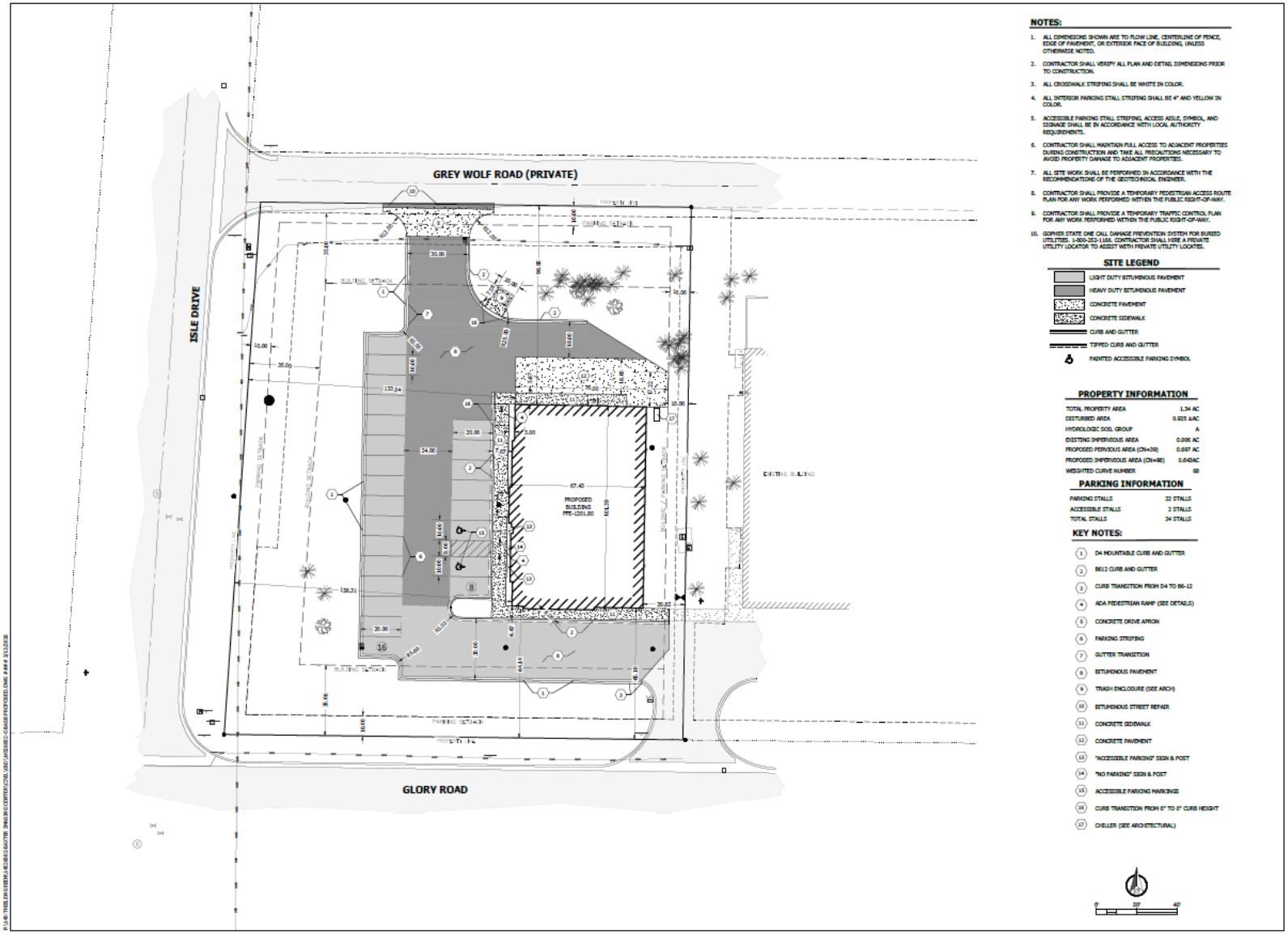
13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: MPK
CHECKED BY: MJG
PROJECT NO.: 14826002

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS & REMOVALS PLAN

DRAWING NO.
C101



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL CROSSWALK STRIPING SHALL BE WHITE IN COLOR.
4. ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
5. ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
6. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
7. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
8. CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
9. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

SITE LEGEND

- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CURB AND GUTTER
- TIPPED CURB AND GUTTER
- PAINTED ACCESSIBLE PARKING SYMBOL

PROPERTY INFORMATION

TOTAL PROPERTY AREA	1.34 AC
DISTURBED AREA	0.925 AAC
HYDROLOGIC SOIL GROUP	A
EXISTING IMPERVIOUS AREA	0.006 AC
PROPOSED PERVIOUS AREA (CN=39)	0.697 AC
PROPOSED IMPERVIOUS AREA (CN=98)	0.643AC
WEIGHTED CURVE NUMBER	68

PARKING INFORMATION

PARKING STALLS	22 STALLS
ACCESSIBLE STALLS	2 STALLS
TOTAL STALLS	24 STALLS

KEY NOTES:

1. D4 MOUNTABLE CURB AND GUTTER
2. B612 CURB AND GUTTER
3. CURB TRANSITION FROM D4 TO B6-12
4. ADA PEDESTRIAN RAMP (SEE DETAILS)
5. CONCRETE DRIVE APRON
6. PARKING STRIPING
7. GUTTER TRANSITION
8. BITUMINOUS PAVEMENT
9. TRASH ENCLOSURE (SEE ARCH)
10. BITUMINOUS STREET REPAIR
11. CONCRETE SIDEWALK
12. CONCRETE PAVEMENT
13. "ACCESSIBLE PARKING" SIGN & POST
14. "NO PARKING" SIGN & POST
15. ACCESSIBLE PARKING MARKINGS
16. CURB TRANSITION FROM 6" TO 0" CURB HEIGHT
17. CHILLER (SEE ARCHITECTURAL)

0 20' 40'

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26 LICENSE #: 59653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

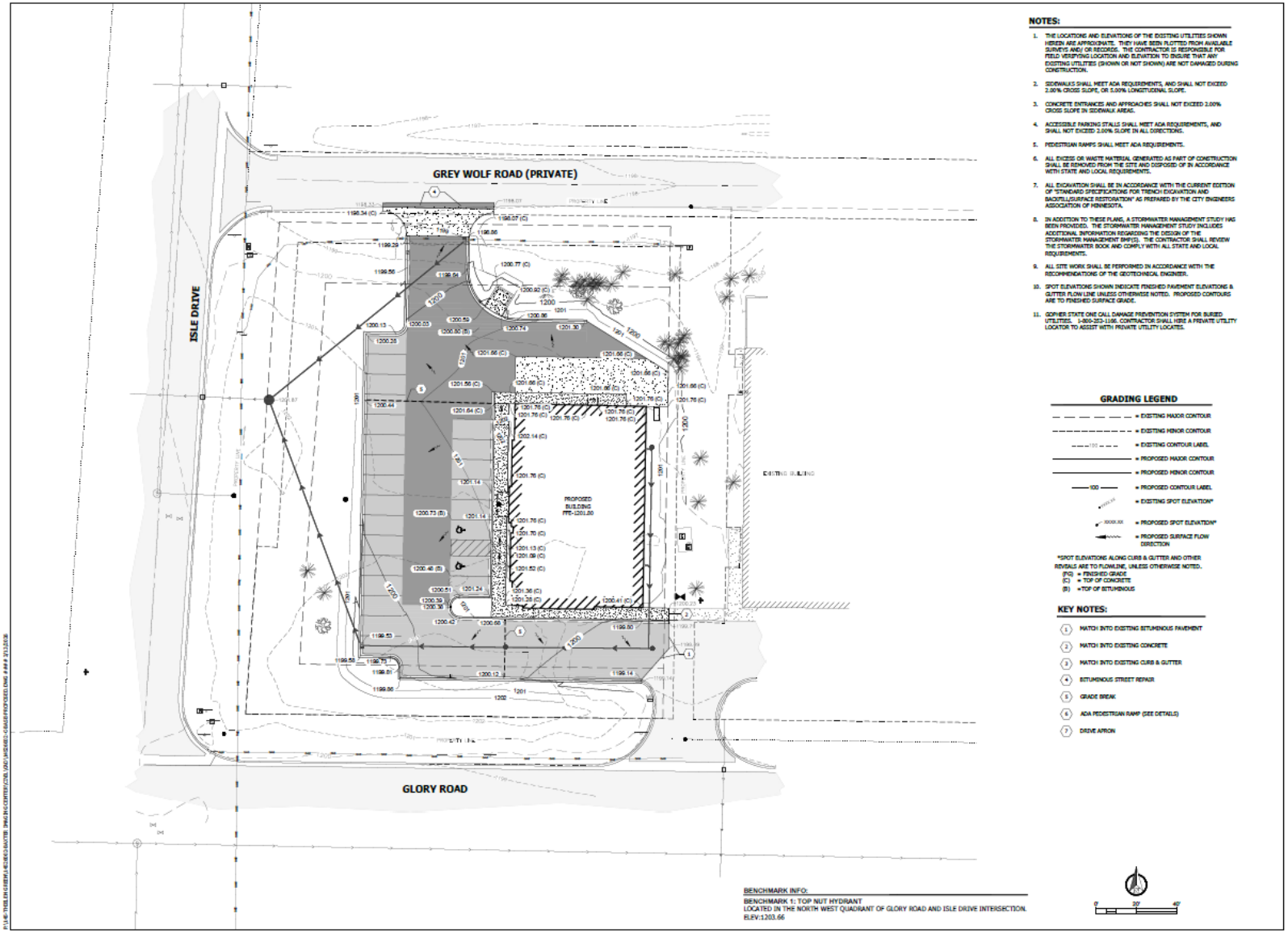
13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: MED0003

NO.	DATE	DESCRIPTION

SITE PLAN

DRAWING NO.
C201



NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
3. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
4. ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% SLOPE IN ALL DIRECTIONS.
5. PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
6. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
7. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
8. IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP(S). THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
9. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
11. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

GRADING LEGEND

- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR
- = EXISTING CONTOUR LABEL
- = PROPOSED MAJOR CONTOUR
- = PROPOSED MINOR CONTOUR
- = PROPOSED CONTOUR LABEL
- = EXISTING SPOT ELEVATION*
- = PROPOSED SPOT ELEVATION*
- = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.
(FG) = FINISHED GRADE
(C) = TOP OF CONCRETE
(B) = TOP OF BITUMINOUS

KEY NOTES:

1. MATCH INTO EXISTING BITUMINOUS PAVEMENT
2. MATCH INTO EXISTING CONCRETE
3. MATCH INTO EXISTING CURB & GUTTER
4. BITUMINOUS STREET REPAIR
5. GRADE BREAK
6. ADA PEDESTRIAN RAMP (SEE DETAILS)
7. DRIVE APRON

BENCHMARK INFO:
BENCHMARK 1: TOP NUT HYDRANT
LOCATED IN THE NORTH WEST QUADRANT OF GLORY ROAD AND ISLE DRIVE INTERSECTION.
ELEV:1203.66

0 20' 40'

DESIGN TREE
engineering + land surveying
Corporate Office
120 17th Ave W Alexandria, MN 56308
888-216-1616

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26 LICENSE #: 59653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

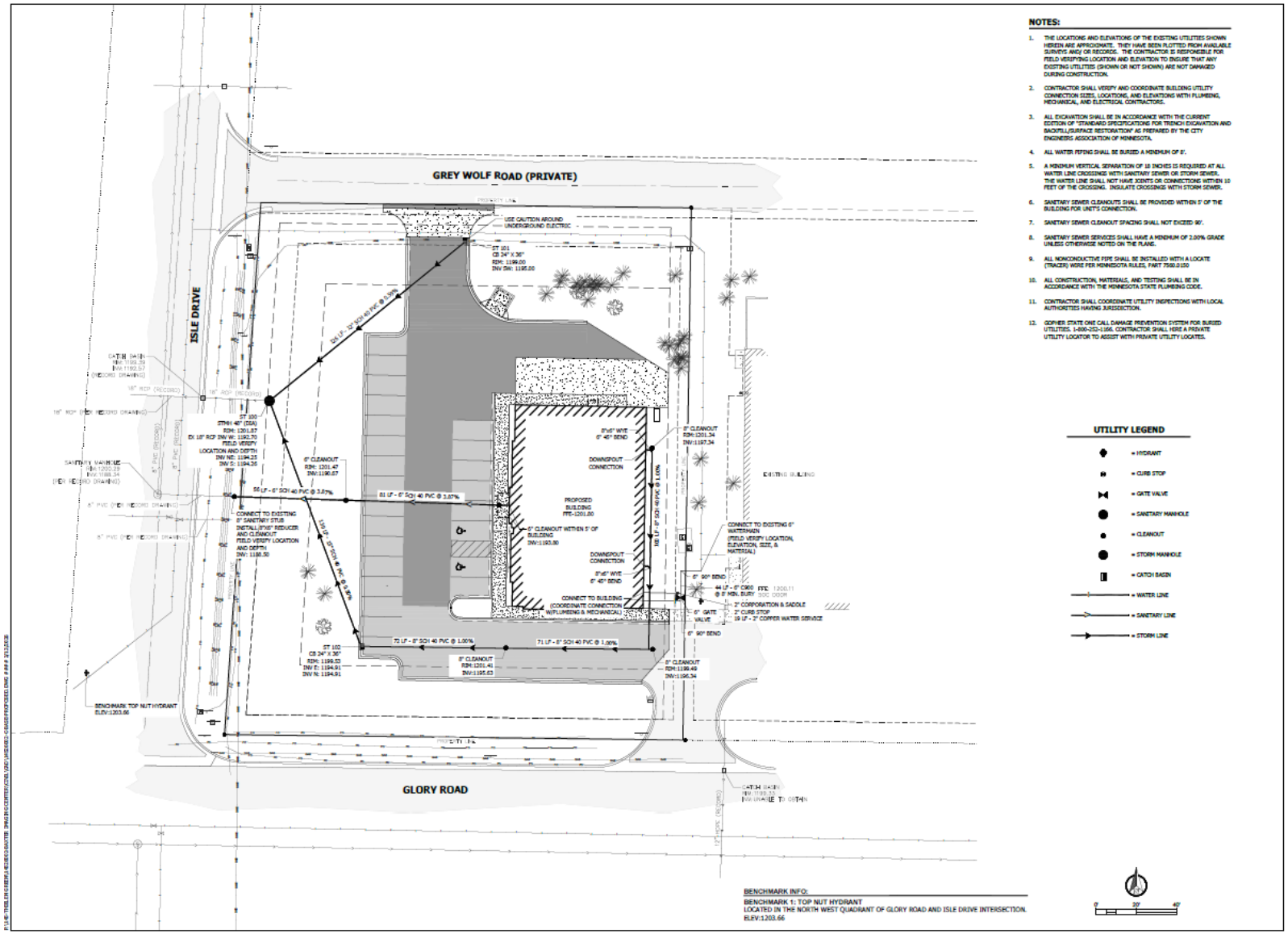
13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14826002

NO.	DATE	DESCRIPTION

GRADING PLAN

DRAWING NO.
C301



NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY AND COORDINATE BUILDING UTILITY CONNECTION SIZES, LOCATIONS, AND ELEVATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL WATER PIPING SHALL BE BURIED A MINIMUM OF 8'.
5. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
6. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF THE BUILDING FOR UNIT'S CONNECTION.
7. SANITARY SEWER CLEANOUT SPACING SHALL NOT EXCEED 90'.
8. SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF 2.00% GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
9. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150
10. ALL CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
11. CONTRACTOR SHALL COORDINATE UTILITY INSPECTIONS WITH LOCAL AUTHORITIES HAVING JURISDICTION.
12. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

UTILITY LEGEND

- = HYDRANT
- = CURB STOP
- = GATE VALVE
- = SANITARY MANHOLE
- = CLEANOUT
- = STORM MANHOLE
- = CATCH BASIN
- = WATER LINE
- = SANITARY LINE
- = STORM LINE

BENCHMARK INFO:

BENCHMARK 1: TOP NUT HYDRANT
LOCATED IN THE NORTH WEST QUADRANT OF GLORY ROAD AND ISLE DRIVE INTERSECTION.
ELEV:1203.66

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-276-1616

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26 LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

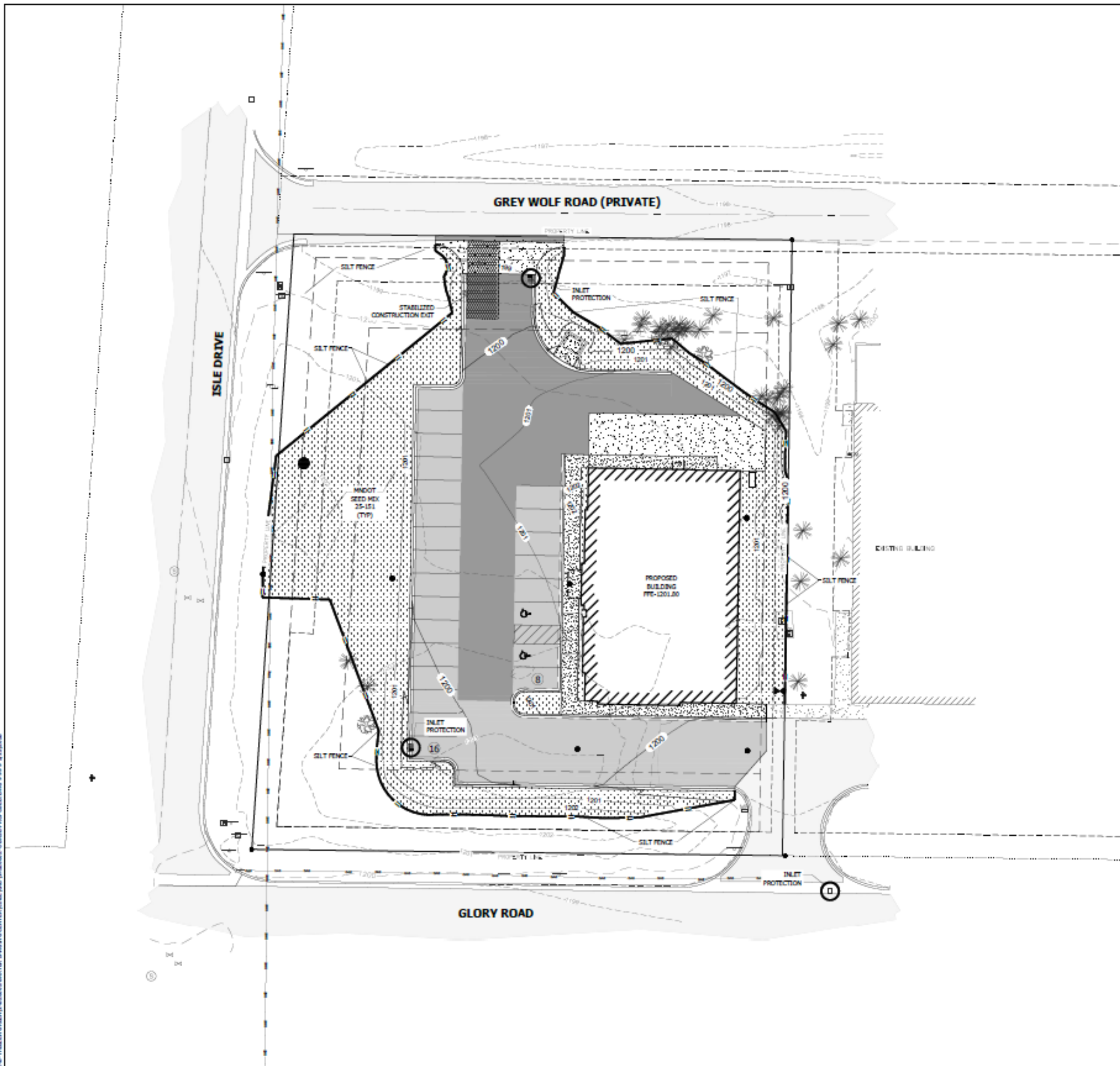
13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14626002

NO.	DATE	DESCRIPTION

UTILITY PLAN

DRAWING NO.
C401



NOTES:

1. ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
2. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES PERMIT, MNDOT, AND THE CITY.
3. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
4. PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
5. TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
7. IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP(S). THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
8. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

EROSION CONTROL LEGEND & QUANTITIES:

	STABILIZED CONSTRUCTION EXIT	(1 EA)
	SILT FENCE	(727 LF)
	MNDOT SEED MIX 25-151	(0.309 AC)
	INLET PROTECTION	(X EA)

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES.

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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DATE: XX-XX-26 LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

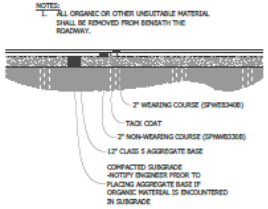
13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14526002

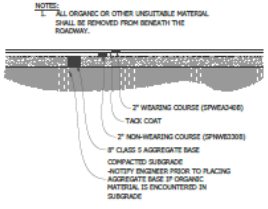
NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN

DRAWING NO.
C501

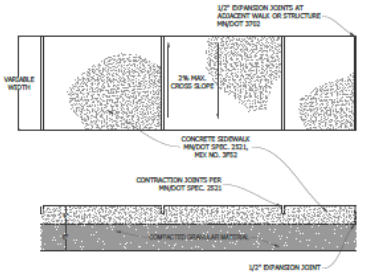


HEAVY DUTY BITUMINOUS PAVEMENT SECTION

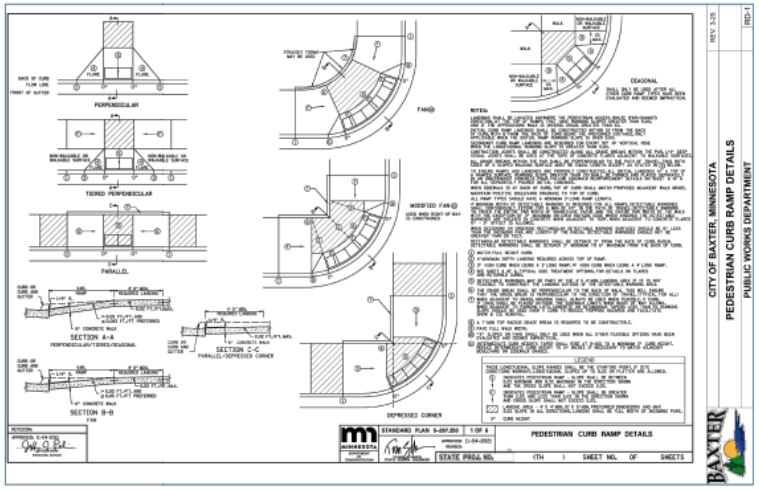


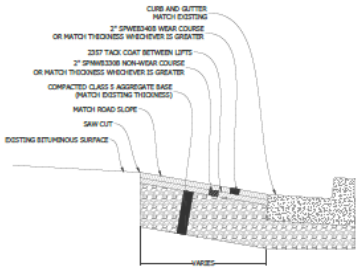
LIGHT DUTY BITUMINOUS PAVEMENT SECTION

CONCRETE PAVEMENT SECTION

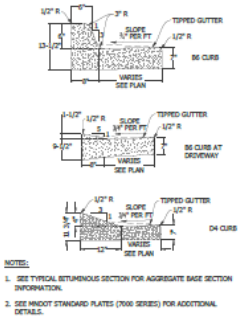


TYPICAL SIDEWALK DETAIL





BITUMINOUS STREET REPAIR DETAIL



CURB & GUTTER DETAILS

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-290-5916

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PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26
LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

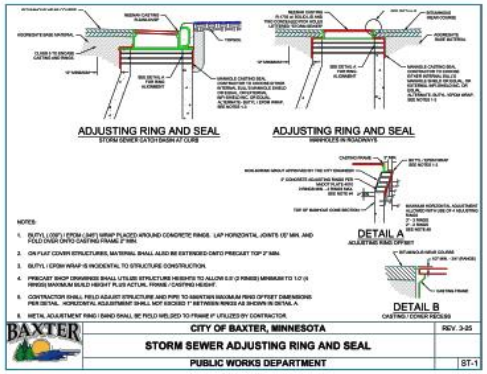
13205 ISLE DR
BAXTER, MN, 56425

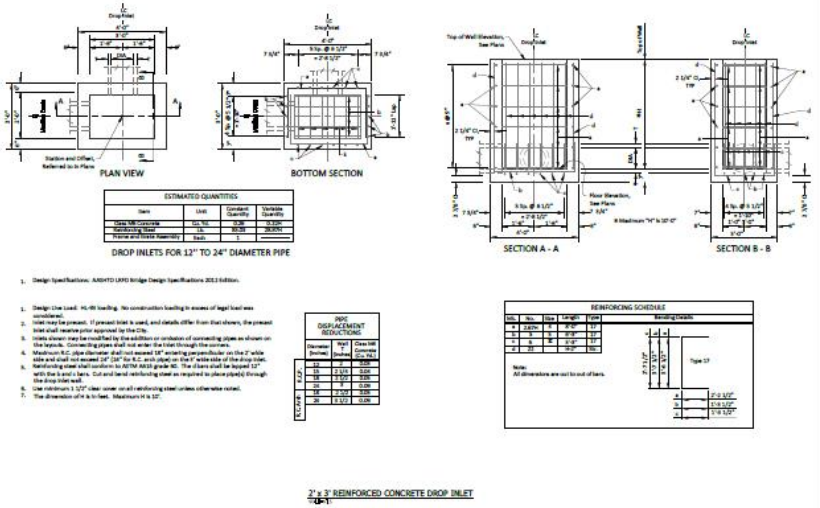
DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14626002

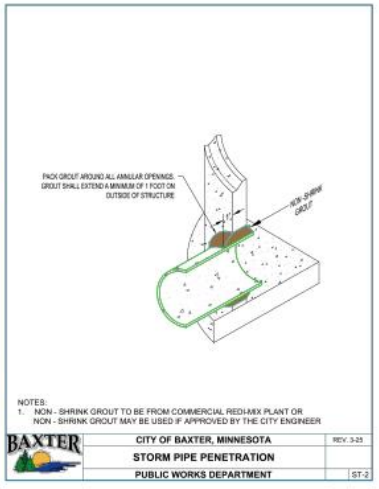
NO.	DATE	DESCRIPTION

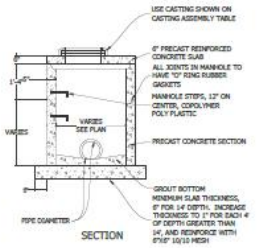
CIVIL DETAILS

DRAWING NO.
C601









DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1616

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PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26 LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

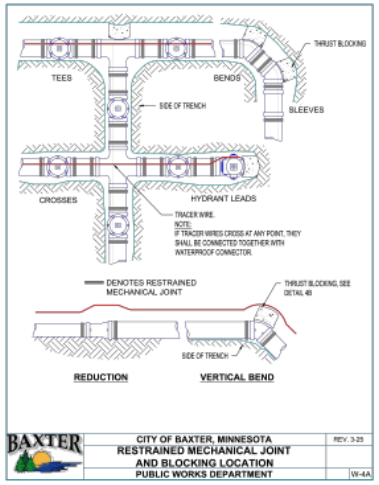
13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14826002

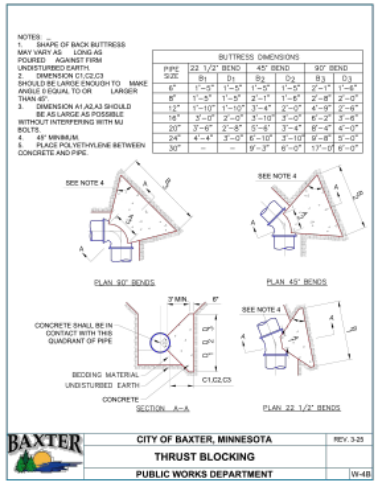
NO.	DATE	DESCRIPTION

CIVIL DETAILS

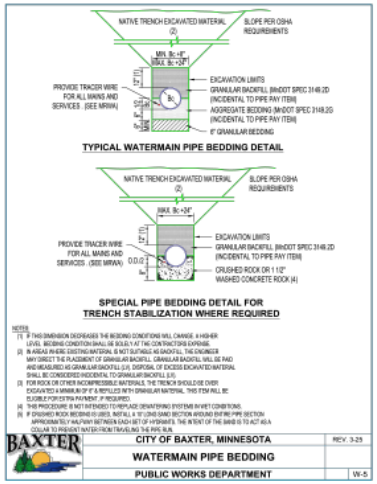
DRAWING NO.
C602



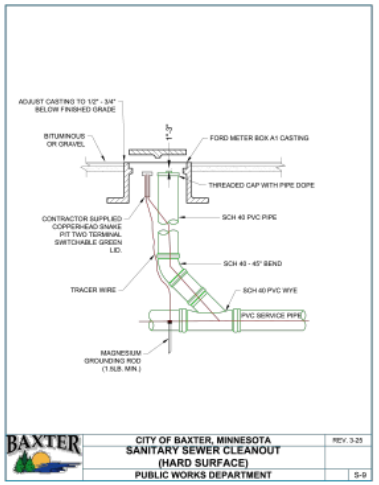
CITY OF BAXTER, MINNESOTA
RESTRAINED MECHANICAL JOINT AND BLOCKING LOCATION
PUBLIC WORKS DEPARTMENT
REV. 3-25
W-4A



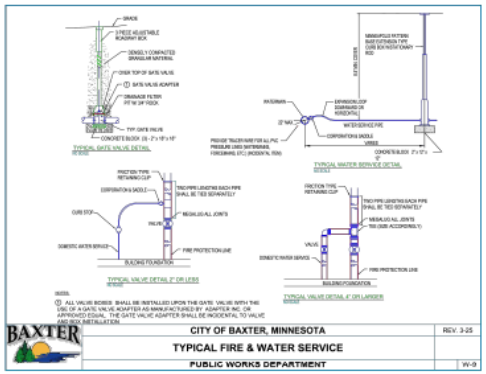
CITY OF BAXTER, MINNESOTA
THRUST BLOCKING
PUBLIC WORKS DEPARTMENT
REV. 3-25
W-4B



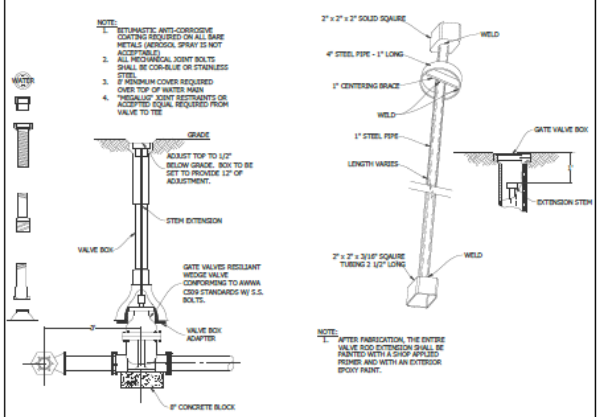
CITY OF BAXTER, MINNESOTA
WATERMAIN PIPE BEDDING
PUBLIC WORKS DEPARTMENT
REV. 3-25
W-5



CITY OF BAXTER, MINNESOTA
SANITARY SEWER CLEANOUT (HARD SURFACE)
PUBLIC WORKS DEPARTMENT
REV. 3-25
S-9



CITY OF BAXTER, MINNESOTA
TYPICAL FIRE & WATER SERVICE
PUBLIC WORKS DEPARTMENT
REV. 3-25
W-9



DESIGN TREE
engineering + land surveying
Corporate Office
120 17th Ave W Alexandria, MN 56308
888-216-1016

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PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26
LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

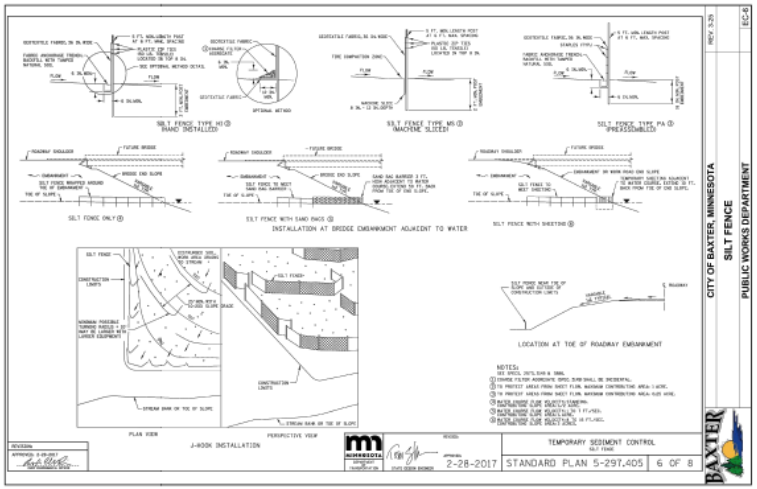
13205 ISLE DR
BAXTER, MN, 56425

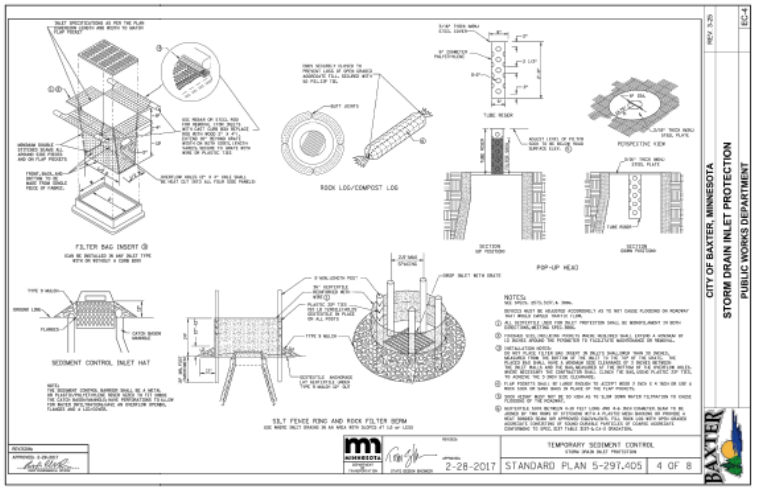
DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14826002

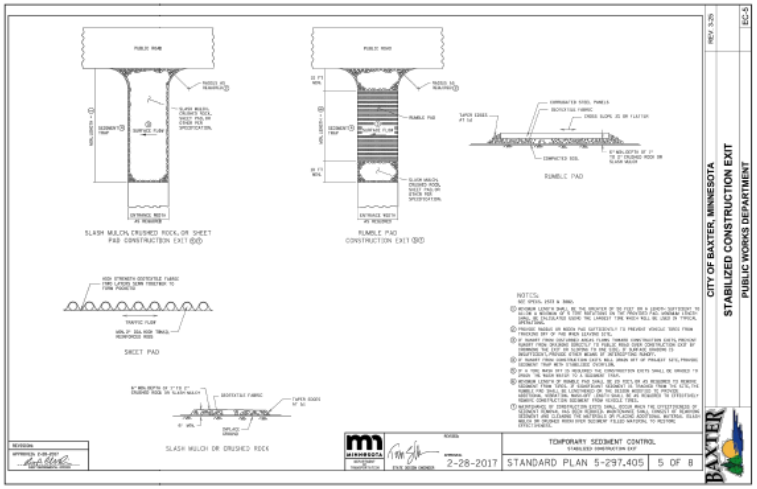
NO.	DATE	DESCRIPTION

EROSION CONTROL DETAILS

DRAWING NO.
C603







DESIGN TREE
engineering + land surveying
Corporate Office
120 17th Ave W Alexandria, MN 56308
888-216-1916

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PRINTED NAME: MICHAEL J. GERBER
DATE: 101-101-26
LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14626002

NO.	DATE	DESCRIPTION

EROSION CONTROL DETAILS

DRAWING NO.
C604

GOVERNING SPECIFICATIONS

THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION AND ALL APPLICABLE MNDOT SPECIAL PROVISIONS AT THE TIME OF BIDDING SHALL APPLY ON THIS CONTRACT EXCEPT AS MODIFIED OR ALTERED IN THE FOLLOWING SPECIAL PROVISIONS.

TRAFFIC SIGNAGE

1. SIGNS
   - 1.1. Signs shall meet the requirements of MnDOT Standard Specifications for Construction – Latest Edition, Section 3352 and the MN MUTCD.
2. SIGNPOSTS
   - 2.1. Signposts shall meet the requirements of MnDOT Standard Specifications for Construction – Latest Edition, Section 3401 and 3402.
3. EXECUTION
   - 3.1. Execution shall be in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2564, the MN MUTCD, all applicable MnDOT Special Provisions and as shown in the plans except as modified herein.
   - 3.2. Locations of signs on the Plans are approximate. Final locations of the signs shall be approved the Engineer or Owner's Representative prior to installation.
   - 3.3. Posts shall be installed plumb and to the requirements set forth in MnDOT specifications and the plans. Posts that are bent or otherwise damaged shall be removed and replaced at no expense to the Owner.
   - 3.4. Set posts in sleeves as shown in the details for signs installed in asphalt, concrete or other pavement surfaces.
   - 3.5. Prior to completion, remove all rust and clean post and signs of all grease, oil or other contaminating materials.

SITE CLEARING

1. EXECUTION
   - 1.1. Perform Work in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2101, 2104, and 2105 and all applicable MnDOT Special Provisions except as modified herein.
   - 1.2. Protect trees, plant growth, and features designated to remain, as final landscaping as shown in the Plans.
   - 1.3. Protect benchmarks, survey control points, and existing structures from damage or displacement.
   - 1.4. Abandoned structures and other obstructions shall be removed and disposed of in accordance with the provisions of MnDOT 2104, except as modified below.
   - 1.5. Prior to beginning removals, the Engineer or Owner will mark the limits of the features to be removed. The limits shall be reviewed on-site by the Contractor and the Owner's on-site representative.
   - 1.6. Remove debris, rock, and extracted plant life from site.
   - 1.7. Partially remove paving, curbs, sidewalks, and driveways as indicated on Drawings. Neatly saw cut edges at right angle to surface.
   - 1.8. Items indicated to be salvaged shall be done so with minimum damage and stored until reinstallation or moved to a storage location as directed by the Owner.
   - 1.9. Any item removed that is not to be salvaged or reused on the project shall be disposed of offsite by the Contractor in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2104.
   - 1.10. Excavate topsoil from areas to be further excavated, re-landscaped, or re-graded, without mixing with foreign materials for use in finish grading.
   - 1.11. Do not excavate wet topsoil.
   - 1.12. Stockpile topsoil to be reused on-site in area determined by the Contractor and approved by the Owner.
   - 1.13. Protect stockpiled topsoil from erosion in accordance with NPDES permit requirements.

GRADING

1. GENERAL
   - 1.1. All information concerning property boundaries, ground elevations, present obstructions on or near the site, location of conduits, pipes, wires, etc., has been obtained from a source the Owner believes reliable. Present ground and subsurface conditions are documented by test boring logs included herein, however accuracy of this data is not guaranteed, and is furnished solely for the convenience of the Bidder. Use of this data is at Bidder's risk and no additional compensation will be granted because of the Bidder's lack of knowledge of the existing site.
   - 1.2. Additional test borings and other exploratory operations may be conducted by a Bidder (at no cost to the Owner), provided the methods and operations are acceptable to the Owner.
   - 1.3. Grades shown on the Plans are finished grades. Grading Contractor shall grade to the subgrade except landscaped areas that will be graded to finish grade with approved topsoil.
   - 1.4. The Contractor shall be solely responsible for determining quantities of cut, fill and waste materials and for grading to be done to complete the Work. Import/Export materials as required at no additional cost to the Owner.
   - 1.5. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult appropriate utility owner immediately for directions. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Repair any damaged utility(s) to satisfaction of utility owner.
   - 1.6. Visit the site prior to bidding; be familiar with actual conditions in the field. Extra compensation will not be allowed for conditions which could have been determined or anticipated by examination of the site, the Contract Drawings and the information available pertaining to existing soils, utilities, and other site characteristics.
   - 1.7. Maintain carefully, as established, temporary benchmarks, monuments, and other reference points and, if disturbed or destroyed by the Contractor, pay for replacement by a registered Engineer or Land Surveyor.
   - 1.8. Locate existing underground utilities and tile lines in areas of work. If utilities are to remain in place, provide adequate means of support and protection during earthwork operations.
2. PRODUCTS
   - 2.1. General: Provide suitable on-site or off-site borrow soil materials when sufficient satisfactory soil materials are not available from excavations.
   - 2.2. See Geotechnical Report for fill materials and suitable locations.
   - 2.3. TOPSOIL
     - 2.3.1. Shall be a fertile, friable, natural loam containing a liberal amount of humus and capable of sustaining vigorous plant growth.
     - 2.3.2. The pH value of the topsoil shall be between 5.5 and 7.5.
     - 2.3.3. Shall be obtained from naturally well-drained areas and shall be clean and reasonably free of subsoil, stones, clods of hard earth, plants or their roots and other extraneous matter.
     - 2.3.4. Obtained from stripping the site may be used.
     - 2.3.5. Whether it is new or salvaged, shall be loosened such that it is dry and friable and ready to be fine graded.
   - 2.4. Geotextile Fabric shall be Type 5 meeting requirements of MnDOT 3733.
3. EXECUTION
   - 3.1. Execution shall be in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2105 and Section 2112 and all applicable MnDOT Special Provisions except as modified herein.
   - 3.2. EXCAVATIONS
     - 3.2.1. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches."
     - 3.2.2. Remove topsoil in areas to be regraded and/or excavated without mixing with existing subgrade soils. Stockpile salvaged topsoil that will be reused.
     - 3.2.3. Remove subsoil from areas to be further excavated, re-landscaped, or re-graded.
     - 3.2.4. Remove excess subsoil not intended for reuse, from site.
     - 3.2.5. Excess materials or materials not to be reused on-site shall be disposed of in accordance with MnDOT 2104.3C.
     - 3.2.6. Stockpile excavated material to be reused on site in area agreed upon by the Owner/Engineer.
     - 3.2.7. Review all subgrades with the Geotechnical Engineer to determine suitability of subgrade soils.
     - 3.2.8. Make soil corrections defined in the Geotechnical Report or by the Geotechnical Engineer. Follow soil correction procedures and use materials defined in the Report and in these specifications.
     - 3.2.9. Remove any groundwater and/or accumulated water from excavations or subgrades prior to fill placement or construction.
     - 3.2.10. Provide temporary drainage where construction interferes with existing drainage.
     - 3.2.11. Where new sod, seed, planting beds, or other vegetative matter are shown within construction limits defined on drawings, remove existing fill soil material to depth required for topsoil and replace with new or salvaged topsoil material.
     - 3.2.12. Do not remove wet subsoil unless it is subsequently processed to obtain optimum moisture content.
     - 3.2.13. When excavating through roots, perform work by hand and cut roots with sharp axe.
     - 3.2.14. Proof roll subgrade under all drivable surfaces with a fully loaded tandem-axle truck and have proof rolling observed by Geotechnical Engineer prior to placement of placement of additional fill or aggregate base.
     - 3.2.15. When subgrades consist of SP soils, proof rolling shall not be conducted until after placement of the aggregate base. Confirm presence of SP soils with Geotechnical Engineer.
   - 3.3. PLACEMENT AND COMPACTION
     - 3.3.1. Execution shall be in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2105 and Section 2112 and all applicable MnDOT Special Provisions except as modified herein.
     - 3.3.2. Place fill and prepare subgrades according to the recommendations contained in the Geotechnical Report and in these specifications.
     - 3.3.3. In areas that will receive fills, remove vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface prior to placement of fills.
     - 3.3.4. Prior to placement of fill, excavations shall be inspected by the Geotechnical Engineer to verify that all unsuitable materials have been properly removed.
     - 3.3.5. When existing ground surface has a density less than that specified under for a particular area, break up ground surface, pulverize, moisture-condition to optimum moisture content, and compact to required depth and percentage of maximum density.
     - 3.3.6. Before compaction, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum dry density or relative dry density for each area classification. Do not place backfill or fill material on surfaces that are muddy, frozen, or contain frost or ice.
     - 3.3.7. Place backfill and fill materials evenly adjacent to structures, piping, or conduit to required elevations. Prevent wedging action of backfill against structures or displacement of piping or conduit by carrying material uniformly around structure, piping, or conduit to approximately same elevation in each lift.
     - 3.3.8. Control soil and fill compaction, providing minimum percentage of density specified. Correct improperly compacted areas or lifts as directed by Testing Agency if soil density tests indicate inadequate compaction.
     - 3.3.9. Compaction of all fill shall be obtained by the "Specified Density Compaction" method described in MnDOT 2105.3F1 unless specified otherwise in these specifications.
       - 3.3.9.1. The upper 3 feet of fill and fill that is adjacent to structures shall be compacted to a density of not less than 100 percent of maximum density.
       - 3.3.9.2. Fill below the upper 3 feet and not adjacent to structures shall be compacted to a density of not less than 98% of maximum density.
   - 3.4. FINAL GRADING
     - 3.4.1. Turf areas are defined as any area not covered by asphalt, concrete, building, aggregates, infiltration basins and bioretention basins.
     - 3.4.2. In turf areas, spread topsoil material to a minimum depth of 6 inches and a maximum depth of 12 inches (depth after compaction), after installation of pavements, fencing, and walks. Complete grading of site and bring entire site to finish elevations shown on drawings. General turf areas shall be bladed smooth with a skid steer, planer bar, or similar lightweight equipment.
     - 3.4.3. Compact the subsoil and topsoil as necessary to prevent future settlement without inhibiting vertical drainage and subsequent turf establishment.
     - 3.4.4. If over compaction occurs (defined as a relative density above 90% Standard Proctor density), the Contractor shall scarify the soil to full depth of topsoil and regrade as required.
     - 3.4.5. Turf area grade tolerance shall be not more than 0.08' (one inch) above or below finish grade elevations.
     - 3.4.6. Final grading of topsoil shall be accomplished immediately prior to turning over to the sodding/seeding contractors. Coordinate finish grading with landscaping contractor's schedule.
     - 3.4.7. Topsoil shall not be spread around the building until exterior building work (any work related to building exterior finishing that would cause disturbance to the topsoil after it is placed) is complete.
     - 3.4.8. Topsoil shall not be backfilled behind back of curb, pavements or walks until curbing, pavements and walks are installed.
     - 3.4.9. Topsoil shall not be spread until underground utilities (storm sewer, sanitary sewer and watermain) are installed.

TRENCH EXCAVATION & BACKFILLING FOR UTILITIES

1. PRODUCTS
   - 1.1. GRANULAR BORROW
     - 1.1.1. Granular borrow for use as bedding or fill material shall be Class II materials as identified by ASTM D2321.
   - 1.2. CRUSHED ROCK
     - 1.2.1. Crushed rock for use as bedding or fill material shall be Class 1A or Class 1B materials as identified by ASTM D2321.
2. EXECUTION
   - 2.1. Execution shall be in accordance with ASTM D2321, "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications", AWWA C600, "AWWA Standard for Installation of Ductile-Iron Water Mains and Their Appurtenances", AWWA Standard 605, "Underground Installation of Polyvinyl Chloride (PVC) Pressure Pipe and Fittings for Water" and as shown in the plans except as modified herein.
   - 2.2. TRENCHING
     - 2.2.1. All excavations and trenches must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches".
     - 2.2.2. Remove lumped subsoil, boulders, and rock up of 1/6 cubic yard measured by volume.
     - 2.2.3. Do not advance open trench more than 200 feet ahead of installed pipe.
     - 2.2.4. Cut trenches sufficiently wide to enable installation and allow inspection. Remove water or materials that interfere with Work.
     - 2.2.5. Excavate trenches to depth indicated on Drawings. Provide uniform and continuous bearing and support for bedding material and utilities.
     - 2.2.6. When subsurface materials at bottom of trench are loose or soft, excavate to greater depth as directed by Engineer until suitable material is encountered and fill with granular or crushed rock material.
     - 2.2.7. Correct areas over excavated areas with compacted backfill as specified for authorized excavation or replace with fill concrete as directed by Engineer.
     - 2.2.8. Excavated non-organic materials shall be salvaged and stockpiled for use as subgrade materials and for the replacement of any unsuitable materials encountered during utility installation.
     - 2.2.9. Excess non-organic materials not used for subgrade materials or for the replacement of unsuitable materials shall be removed from site.
   - 2.3. SHEETING AND SHORING
     - 2.3.1. All excavations and trenches must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches".
     - 2.3.2. Remove lumped subsoil, boulders, and rock up of 1/6 cubic yard measured by volume.
     - 2.3.3. Do not advance open trench more than 200 feet ahead of installed pipe.
     - 2.3.4. Cut trenches sufficiently wide to enable installation and allow inspection. Remove water or materials that interfere with Work.
     - 2.3.5. Excavate trenches to depth indicated on Drawings. Provide uniform and continuous bearing and support for bedding material and utilities.
     - 2.3.6. When subsurface materials at bottom of trench are loose or soft, excavate to greater depth as directed by Engineer until suitable material is encountered and fill with granular or crushed rock material.
     - 2.3.7. Correct areas over excavated areas with compacted backfill as specified for authorized excavation or replace with fill concrete as directed by Engineer.
     - 2.3.8. Excavated non-organic materials shall be salvaged and stockpiled for use as subgrade materials and for the replacement of any unsuitable materials encountered during utility installation.
     - 2.3.9. Excess non-organic materials not used for subgrade materials or for the replacement of unsuitable materials shall be removed from site.
   - 2.4. BACKFILLING
     - 2.4.1. All excavations and trenches must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches".
     - 2.4.2. Remove lumped subsoil, boulders, and rock up of 1/6 cubic yard measured by volume.
     - 2.4.3. Do not advance open trench more than 200 feet ahead of installed pipe.
     - 2.4.4. Cut trenches sufficiently wide to enable installation and allow inspection. Remove water or materials that interfere with Work.
     - 2.4.5. Excavate trenches to depth indicated on Drawings. Provide uniform and continuous bearing and support for bedding material and utilities.
     - 2.4.6. When subsurface materials at bottom of trench are loose or soft, excavate to greater depth as directed by Engineer until suitable material is encountered and fill with granular or crushed rock material.
     - 2.4.7. Correct areas over excavated areas with compacted backfill as specified for authorized excavation or replace with fill concrete as directed by Engineer.
     - 2.4.8. Excavated non-organic materials shall be salvaged and stockpiled for use as subgrade materials and for the replacement of any unsuitable materials encountered during utility installation.
     - 2.4.9. Excess non-organic materials not used for subgrade materials or for the replacement of unsuitable materials shall be removed from site.

EROSION AND SEDIMENT CONTROLS

1. PRODUCTS
   - 1.1. Materials shall be as specified in MnDOT Standard Specifications for Construction – Latest Edition, Section 2573 and 2575.
2. EXECUTION
   - 2.1. Execution shall be as specified in MnDOT Standard Specifications for Construction – Latest Edition, Section 2573, MnDOT Special Provisions and as shown on the Drawings except as modified herein.
   - 2.2. The Contractor shall protect adjacent properties and water resources from erosion and sedimentation damage throughout construction.
   - 2.3. The Contractor shall notify the Engineer and Construction Manager of deficiencies or changes in the Erosion Control Plans or SWPPP required by current or changes to site conditions.
   - 2.4. The Contractor shall schedule and conduct operations to minimize the erosion of soils, to prevent the transportation of silt within and adjacent to the site.
   - 2.5. Construction of drainage infrastructure and the establishment of turf shall be done concurrently with earthwork operations or soon thereafter to minimize erosion and the transportation of sediment.
   - 2.6. The Contractor shall incorporate erosion control features as soon as practicable prior to grading operations and provide additional control measures as needed to correct conditions that develop during construction.
   - 2.7. MAINTENANCE DURING CONSTRUCTION
     - 2.7.1. Execution shall be as specified in MnDOT Standard Specifications for Construction – Latest Edition, Section 1514 except as modified herein.
     - 2.7.2. In addition to the Contractor's requirements for sweeping as required under MnDOT 2051 (Maintenance and Restoration of Haul Roads), the Engineer may require additional sweeping of roads adjacent to the construction site to provide safe conditions for the traveling public, for environmental reasons, to meet local regulatory requirements or as otherwise directed by the Owner.
     - 2.7.3. All erosion control devices shall remain in place until other means of permanent control are in place.
     - 2.7.4. Contractor shall maintain erosion control devices throughout construction and replace them when they no longer function properly.
     - 2.7.5. Erosion control devices shall not be removed until the site has been permanently stabilized in accordance with NPDES permit requirements.
2.8. AIR, LAND AND WATER POLLUTION
   - 2.8.1. Execution shall be as specified in MnDOT Standard Specifications for Construction – Latest Edition, Section 1717 and as shown on the Drawings except as modified herein.
   - 2.8.2. If during the Project, the Contractor unexpectedly encounters any of the following conditions indicating the possible presence of contaminated soil, contaminated water, or regulated waste, the Contractor shall immediately stop work in the vicinity, notify the Engineer, and request suspension of work in the vicinity of the discovery area, in accordance with MnDOT 1803.4.
   - 2.8.3. A documented inspection and evaluation will be conducted prior to the resumption of work. The Contractor shall not resume work in the suspected area without authorization by the Owner's representative.
     - 2.8.3.1. Indicators of contaminated soil, ground water or surface water include, but are not limited to the following:
       - 2.8.3.1.1. Odor including gasoline, diesel, creosote (odor of railroad ties), mothballs, or other chemical odor.
       - 2.8.3.1.2. Soil stained green or black (but not because of organic content), or with a dark, oily appearance, or any unusual soil color or texture.
       - 2.8.3.1.3. A rainbow color (sheen) on surface water or soil.
     - 2.8.3.2. Indicators of regulated wastes include, but are not limited to the following:
       - 2.8.3.2.1. Cans, bottles, glass, scrap metal; wood (indicators of solid waste and a possible dump)
       - 2.8.3.2.2. Concrete and asphalt rubble (indicators of demolition waste).
       - 2.8.3.2.3. Roofing materials, shingles, siding, vermiculite, floor tiles, transite or any fibrous material (indicators of demolition waste that could contain asbestos, lead or other chemicals).
       - 2.8.3.2.4. Culverts or other pipes with tar-like coating, insulation or transite (indicators of asbestos).
       - 2.8.3.2.5. Ash (ash from burning of regulated materials may contain lead, asbestos or other chemicals).
       - 2.8.3.2.6. Sandblast residue (could contain lead).
       - 2.8.3.2.7. Treated wood including, but not limited to products referred to as green treat, brown treat and creosote (treated wood disposal is regulated).
       - 2.8.3.2.8. Chemical containers such as storage tanks, drums, filters and other containers (possible sources of chemical contaminants).
       - 2.8.3.2.9. Old basements with intact floor tiles or insulation (could contain asbestos), sumps (could contain chemical waste), waste traps (could contain oily wastes) and cesspools (could contain chemical or oily wastes).
2.9. NPDES PERMIT
   - 2.9.1. Execution shall be in accordance with the rules, regulations, and standards adopted and established by the Minnesota Pollution Control Agency (MPCA), and as specified in MnDOT Standard Specifications for Construction – Latest Edition, Section 1717 except as modified herein.
   - 2.9.2. By signing the Proposal and completing the NPDES permit application, the Contractor is a co-permittee with the Owner to ensure compliance with the terms and conditions of the General Storm Water Permit (MN R100001) and is responsible for those portions of the permit where the operator is referenced. This Permit establishes conditions for discharging storm water to waters of the State from construction activities that disturb 0.4 hectares [1 acre] or more of total land area. A copy of the "General Permit Authorization to Discharge Storm Water Associated with a Construction Activity Under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System Permit Programs" is available at http://www.pca.state.mn.us/water/stormwater/stormwater-c.html or by calling 651-296-3990.
   - 2.9.3. Contractor must provide an Erosion Control Supervisor as per MnDOT 2573.3. The Contractor is solely responsible for all inspections, maintenance, and records required in the General Permit, Section 11. Contractor must use standard forms for logging all required inspection and maintenance activities. Contractor must submit all inspection and maintenance forms used on this Project to the Engineer weekly for retention in accordance with the permit. The Contractor must also have the forms available for on-site review.
   - 2.9.4. Contractor must immediately notify the Engineer of any site visits by Local Permitting Authorities performed in accordance with Section 24.10 of the permit. The Contractor must obtain the Engineer's approval before starting any work required by regulatory authorities which (1) the Contractor believes will result in additional compensation; or (2) will impact the design or requirements of the Contract documents or impact traffic.
   - 2.9.5. The Contractor must use Emergency Best Management Practices to help minimize turbidity of surface waters and relieve runoff from extreme weather events. The Contractor must report a stormwater sediment release from the project site to the Minnesota Duty Officer and the Resident Engineer at the time the Contractor or Department discovers the release. The Contractor must also immediately contact the State Duty Officer (at 1-800-422-0798 or 1-651-649-5451) during any emergency involving an uncontrolled stormwater release.
   - 2.9.6. Contractor must Review and abide by the instructions contained in the permit package. The Contractor will indemnify and hold the Owner harmless for any fines or sanctions imposed by a regulatory authority and arising from the Contractor's acts or omissions in complying, or failing to comply, with the permit or erosion control provisions of this Contract.
   - 2.9.7. The NPDES Permit refers to a Storm Water Pollution Prevention Plan (SWPPP). This Project's SWPPP requirement is addressed throughout the Contract, as well as this Project's Plan. The following table identifies NPDES permit requirements and cross-references where this Contract addresses each requirement. This table is for ease of reference only and may be incomplete.

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-296-1916

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER
DATE: 10-XX-26 LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 24026002

NO.	DATE	DESCRIPTION

CIVIL SPECIFICATIONS

DRAWING NO.

C605

GOVERNING SPECIFICATIONS

THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION AND ALL APPLICABLE MNDOT SPECIAL PROVISIONS AT THE TIME OF BIDDING SHALL APPLY ON THIS CONTRACT EXCEPT AS MODIFIED OR ALTERED IN THE FOLLOWING SPECIAL PROVISIONS.

AGGREGATE BASE

1. PRODUCTS
   - 1.1. The class of aggregate to be used on the project shall be in accordance with MnDOT Standard Specification for Construction – Latest Edition, Section 3138 except as modified herein.
2. EXECUTION
   - 2.1. Perform work in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2211, and all applicable MnDOT Special Provisions except as modified herein.
   - 2.2. Correct irregularities in substrate gradient and elevation by scarifying, reshaping, and re-compacting as needed (also refer to Trench Excavation and Backfilling for Utilities).
   - 2.3. Do not place fill on soft, muddy, or frozen surfaces.
   - 2.4. Level and contour surfaces to elevations and gradients indicated.
   - 2.5. Maintain optimum moisture content of fill materials to attain required compaction density.
   - 2.6. Compaction shall be achieved by the "Specified Density Method" as described in MnDOT 2211.3.D.2.a
     - 2.6.1. The full thickness of each layer shall be compacted to not less than 100 percent of maximum density. At the time of compaction, the moisture content of the base material shall be not less than 65 percent of optimum moisture.

BITUMINOUS PAVEMENT

1. PRODUCTS
   - 1.1. Materials shall be as specified in MnDOT Standard Specifications for Construction – Latest Edition, Section 2360, and all applicable MnDOT Special Provisions except as modified herein.
   - 1.2. Bituminous Mix Design
     - 1.2.1. Non-wearing Course: SPNWB330B
     - 1.2.2. Wearing Course: SPWEA340B
     - 1.2.3. Heavy Duty Wearing Course: SPWEB340B
2. EXECUTION
   - 2.1. Perform Work in accordance with MnDOT Standard Specifications for Construction – Latest Edition and MnDOT's Plant Mixed Asphalt Pavement (2360) Special Provision except as modified herein.
   - 2.2. PREPARATION
     - 2.2.1. Apply tack coat in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2357 except as modified herein.
     - 2.2.2. Tack coat operations shall be conducted in a manner that offers the least inconvenience to traffic, with movement in at least one direction always permitted without pickup or tracking of the bituminous material.
     - 2.2.3. The tack coat shall not be applied when the road surface or weather conditions are unsuitable as determined by the Engineer. The daily application of tack coat shall be limited to approximately the area on which construction of the subsequent bituminous course can reasonably be expected to be completed that day.
     - 2.2.4. At the time of applying bituminous tack coat material, the surface shall be dry and clean, and all necessary repairs or reconditioning work shall have been completed as provided for in the Contract and approved by the Engineer.
     - 2.2.5. All objectionable foreign matter on the surface shall be removed and disposed of by the Contractor as the Engineer approves.
     - 2.2.6. Preparatory to placing an abutting bituminous course, the contact surfaces of all fixed structures and the edge of the in-place mixture in all courses at transverse joints and in the wearing course at longitudinal joints shall be given a uniform coating of liquid asphalt or emulsified asphalt, applied by methods that will ensure uniform coating.
   - 2.3. PLACEMENT
     - 2.3.1. Place asphalt binder course within 24 hours of applying tack coat.
     - 2.3.2. Place wearing course within 24 hours of placing and compacting binder course. When binder course is placed more than 24 hours before placing wearing course, clean surface and apply tack coat before placing wearing course.
     - 2.3.3. Compact each course by rolling to specified density. Do not displace or extrude pavement from position. Hand compact in areas inaccessible to rolling equipment.
     - 2.3.4. Perform rolling with consecutive passes to achieve even and smooth finish, without roller marks.

CONCRETE PAVEMENT, SIDEWALKS & CURBS

1. PRODUCTS
   - 1.1. REINFORCEMENTS
     - 1.1.1. Reinforcing Steel shall be epoxy coated as specified in MnDOT Standard Specification for Construction – Latest Edition, Section 3301.
     - 1.1.2. Dowel Bar shall be as specified in MnDOT Standard Specification for Construction – Latest Edition, Section 3301.
     - 1.1.3. Reinforcing Steel Fabric shall be as specified in MnDOT Standard Specification for Construction – Latest Edition, Section 3303.
   - 1.2. CONCRETE MATERIALS
     - 1.2.1. Concrete Materials shall be as specified in MnDOT Standard Specification for Construction – Latest Edition, Section 2461, MnDOT Special Provisions, and the Special Provision "Certified Ready-Mix Plants". The concrete mix design designations for each element of work are listed below.
       - 1.2.1.1. Pavement – 3F52.
       - 1.2.1.2. Valley Gutter – 3F52
       - 1.2.1.3. Slip-form Curb & Gutter – 3F32.
       - 1.2.1.4. Hand-form Curb & Gutter – 3F52.
       - 1.2.1.5. Sidewalks – 3F52.
2. EXECUTION
   - 2.1. Place concrete curb and gutter in accordance with MnDOT Standard Specification for Construction – Latest Edition, Section 2531.
   - 2.2. Place concrete sidewalks in accordance with MnDOT Standard Specification for Construction – Latest Edition, Section 2521.
   - 2.3. Place concrete pavement in accordance with MnDOT Standard Specification for Construction –Latest Edition, Section 2301.
   - 2.4. Moisten base to minimize absorption of water from fresh concrete.
   - 2.5. Coat surfaces of manhole and catch basin frames with oil to prevent bond with concrete pavement.
   - 2.6. Place and secure forms to correct location, dimension, profile, and gradient.
   - 2.7. Assemble formwork to permit easy stripping and dismantling without damaging concrete.
   - 2.8. Place joint filler vertical in position, in straight lines. Secure to formwork during concrete placement.
   - 2.9. Place reinforcement and dowels as indicated on details in the Plans.
   - 2.10. Ensure reinforcement, inserts, embedded parts, and formed joints are not disturbed during concrete placement.
   - 2.11. Place concrete continuously over the full width of the panel and between predetermined construction joints.
   - 2.12. Do not break or interrupt successive pours such that cold joints occur.
   - 2.13. Place expansion joints as shown on details in the Plans. Align curb and sidewalk joints.
   - 2.14. Provide scored or sawn joints between sidewalks and curbs and between curbs and pavement as shown on details in the Plans.
   - 2.15. Provide keyed joints as indicated on details in the Plans.
   - 2.16. Driveway Paving: Light broom, parallel to the direction of travel.
   - 2.17. Sidewalk Paving: Light broom, perpendicular to the direction of travel.
   - 2.18. Curbs and Gutters: Light broom, perpendicular to the direction of travel.
   - 2.19. Place curing compound on exposed concrete surfaces immediately after finishing.

PAVEMENT MARKINGS

1. PRODUCTS
   - 1.1. PAINT
     - 1.1.1. Paint for marking pavement (parking lot and zone marking) shall meet MnDOT spec 3591. Owner will make color selections.
   - 1.2. PAINT APPLICATOR
     - 1.2.1. Apply all marking by approved mechanical equipment. The equipment shall provide constant agitation of paint and travel at controlled speeds. Synchronize one or more paint "guns" to automatically begin and cut off paint flow in the case of skip lines. The equipment shall have manual control to apply continuous lines of varying length and marking widths as shown. Provide pneumatic spray guns for hand application of paint in areas where a mobile paint applicator cannot be used, use a separate piece of equipment. An experienced technician that is thoroughly familiar with equipment, materials, and marking layouts shall control all painting equipment and operations.
   - 1.3. SANDBLASTING EQUIPMENT
     - 1.3.1. Apply all marking by approved mechanical equipment. The equipment shall provide constant agitation of paint and travel at controlled speeds. Synchronize one or more paint "guns" to automatically begin and cut off paint flow in the case of skip lines. The equipment shall have manual control to apply continuous lines of varying length and marking widths as shown. Provide pneumatic spray guns for hand application of paint in areas where a mobile paint applicator cannot be used, use a separate piece of equipment. An experienced technician that is thoroughly familiar with equipment, materials, and marking layouts shall control all painting equipment and operations.
2. EXECUTION
   - 2.1. Allow new pavement surfaces to cure for a period of not less than 14 days before application of marking materials.
   - 2.2. Thoroughly clean all surfaces to be marked before application of paint. Remove dust, dirt, and other granular surface deposits by sweeping, blowing with compressed air, rinsing with water, or a combination of these methods. Completely remove rubber deposits, existing paint markings, and other coatings adhering to the pavement with scrapers, wire brushings, sandblasting, mechanical abrasion, or approved chemicals.
   - 2.3. Apply uniformly painted pavement marking of required color(s), length, and width with true, sharp edges and ends on properly cured, prepared, and dried surfaces in conformance with the details as shown and established control points. The length and width of lines shall conform within a tolerance of plus or minus 3 inches and plus or minus 1/8 inch, respectively, in the case of skip markings. The length of intervals shall not exceed the line length tolerance. Temperature of the surface to be painted and the atmosphere shall be above 50 SF and less than 95 SF. Apply the paint at a wet film thickness of 0.015 inch. Apply paint in one coat. Markings showing light spots may receive additional coats. The maximum drying time requirements of the paint specifications will be strictly enforced, to prevent undue softening of asphalt, and pick up, displacement, or discoloration by tires of traffic. If there is a deficiency in drying of the marking, discontinue paint operations until cause of the slow drying is determined and corrected. Remove and replace marking that is applied at less than minimum material rates; deviates from true alignment; exceeds stipulated length and width tolerances; or shows light spots, smears, or other deficiencies or irregularities. Use carefully controlled sand blasting, approved grinding equipment, or other approved method to remove marking so that the surface to which the marking was applied will not be damaged.
   - 2.4. Use Detail Pavement Markings, exclusive of actual traffic lane marking, at exit and entrance islands and turnouts, on curbs, at crosswalks, at parking bays, and at such other locations as shown. Show the International Handicapped Symbol at indicated parking spaces. Color shall be selected by owner. Apply paint for the symbol using a suitable template that will provide a pavement marking with true, sharp edges and ends. Place detail pavement markings of the color(s), width(s) and length(s), and design pattern at the locations shown.

TURF ESTABLISHMENT

1. PRODUCTS
   - 1.1. FERTILIZER
     - 1.1.1. Furnish materials in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 3881 except as modified herein.
   - 1.2. SEED
     - 1.2.1. Furnish materials in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 3876 except as modified herein.
     - 1.2.2. All seed shall conform to the latest seed law of the State, including those governing labeling and weed seed tolerances. Tolerances for Germination and Purity, as determined by the Department of Agriculture, shall only apply to seed that has been previously tested and approved by the Department of Agriculture as a seed lot.
     - 1.2.3. All native grass, sedge, rushes, and forbs seed shall be either origin certified or wild type. Origin Certified Seed, designated as MCIA yellow tag species shall be used in all native seed mixes (mixes numbered 303 and above). Wild type may be substituted for yellow tag species only by obtaining approval of the Engineer and the Erosion Control Engineering Unit from the Office of Environmental Services. Wild type and named varieties of native species listed in Table 3876-1 may be used in 100 and 200 series seed mixtures. Origin shall be clearly identified on the seed label for all seed, including native forbs.
   - 1.3. MULCH & HYDRAULIC SOIL STABILIZER
     - 1.3.1. Furnish materials in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 3882, and Section 3884 except as modified herein.
   - 1.4. ROLLED EROSION PREVENTION PRODUCT
     - 1.4.1. Furnish materials in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 3885.
   - 1.5. WATER
     - 1.5.1. Water shall be clean, fresh, and free of substances or matter capable of inhibiting vigorous growth of grass.
2. EXECUTION
   - 2.1. Perform Work in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2575, and all applicable MnDOT Special Provisions except as modified herein.
   - 2.2. The Contractor shall be responsible for temporary seeding and all costs associate with temporary seeding to comply with NPDES permit requirements and MnDOT seeding dates identified in MnDOT Standard Specifications for Construction – Latest Edition, Section 2575.
   - 2.3. FINISH GRADING
     - 2.3.1. Verify subgrade and trench backfilling have been inspected.
     - 2.3.2. Verify subgrade has been contoured and compacted.
     - 2.3.3. Where topsoil is to be placed, scarify surface to depth of 4 inches.
     - 2.3.4. In areas where vehicles or equipment have compacted soil, scarify surface to depth of 6 inches.
     - 2.3.5. Place topsoil in areas where seeding, sod, and planting are indicated.
     - 2.3.6. Place topsoil to a minimum of 6" compacted thickness.
     - 2.3.7. Place topsoil during dry weather.
     - 2.3.8. Remove roots, weeds, rocks, and foreign material while spreading and prior to seeding or sod placement.
     - 2.3.9. Rocks larger than 1" diameter shall be removed.
     - 2.3.10. Near plants spread topsoil manually to prevent damage.
     - 2.3.11. Fine grade topsoil to eliminate uneven areas and low spots. Maintain profiles and contour of subgrade.
     - 2.3.12. Lightly compact placed topsoil.
   - 2.4. SOIL PREPARATION
     - 2.4.1. Immediately prior to placing the topsoil, scarify the existing soils to a minimum depth of 6 inches for all areas on slopes shallower than 2 horizontal to 1 vertical.
     - 2.4.2. Perform soil preparation immediately prior to seeding or placing sod to prevent undesirable weed growth or soil erosion.
     - 2.4.3. Place the topsoil and spread uniformly over lawn areas to a minimum depth of 6 inches unless a specific depth is stated elsewhere. Firm and smooth the topsoil after working the soil.
     - 2.4.4. Apply a starter fertilizer at the Manufacturer's or Supplier's recommended rates and work into the topsoil. The lag time between seeding or placing sod and fertilizing shall not exceed 48 hours.
     - 2.4.5. Fertilizers shall be applied at a rate determined by the seed or sod supplier. The type of fertilizer shall be determined based on the type and properties of the topsoil, seed, or sod.
     - 2.4.6. Rake the surface until it is smooth and of uniform fine texture immediately prior to seeding or placing sod.
     - 2.4.7. Rocks larger than 1" diameter shall be removed.
   - 2.5. SEEDING
     - 2.5.1. The seed mixture shall be placed with a seed drill that will accurately meter the types of seed to be planted and keep all seeds uniformly mixed during drilling. The application rate for seed mixes 25-151 shall be 200 lbs./acre. The drill shall be equipped with disk furrow openers and packer assembly to compact the soil directly over the drill row. Seeding shall be done at a right angle to the surface drainage. The seeding shall be done with two passes over the entire area, with the second pass in a direction at a right angle to the first pass.
     - 2.5.2. Seeded areas shall have the seedbed firmed after seeding and prior to mulching. Soil firming shall be done with a drag cultipacker or other approved soil firming equipment. On slopes too steep to operate mechanical equipment, the seed shall be covered by hand raking or other approved means, wherever feasible, prior to mulching. Accomplish the soil firming or seed covering immediately after seeding.
     - 2.5.3. The mulch shall be spread by mechanical means to provide a uniform distribution at an application rate of 2.0 tons/acre of MnDOT Type 3 Mulch.
     - 2.5.4. Seed placed under the Contract shall be fertilized and watered and maintained by the Contractor for a period of 30 days after placement or until accepted by the Owner, whichever comes first. The seed shall develop into a lush turf over the landscaped areas to be acceptable.
   - 2.6. HYDROSEEDING
     - 2.6.1. Mix the seed, fertilizer, and mulch material in the required amount of water to produce a slurry mixture.
     - 2.6.2. Mulching shall be executed in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2575.
     - 2.6.3. Mulch shall be Type 4 in areas seeded with MnDOT seed mixture 25-151 and applied at a rate of 1.5 tons per acre immediately following seeding and shall be immediately over-sprayed with Stabilized Fiber Matrix at 750 lbs./acre.
     - 2.6.4. Apply water with fine spray immediately after each area has been mulched. Saturate to 4 inches of soil.
     - 2.6.5. Incorporate the mulch into the slurry mix after the seed and fertilizer have been thoroughly mixed.
     - 2.6.6. Direct the spray during the application to obtain a uniform material distribution.
     - 2.6.7. Empty the slurry mixture within one hour after the seed is added to the tank.
     - 2.6.8. Hydroseed placed under the Contract shall be fertilized, watered, and maintained by the Contractor for a period of 30 days after placement. The seed shall develop into a lush turf over the landscaped areas to be acceptable.
   - 2.7. ROLLED EROSION PREVENTION PRODUCT
     - 2.7.1. Rolled erosion prevention products shall be executed in accordance with MnDOT Standard Specifications for Construction – Latest Edition, Section 2575.
     - 2.7.2. Rolled erosion prevention products shall be Category 20 and shall be used with the seed mixtures designated above in areas as shown on the Drawings.
     - 2.7.3. Lay product smoothly on surface, bury top end of each section in 6-inch-deep excavated topsoil trench. Overlap edges and ends of adjacent rolls minimum 12 inches. Backfill trench and rake smooth, level with adjacent soil.
     - 2.7.4. Lightly dress slopes with topsoil to ensure close contact between fabric and soil.
     - 2.7.5. At sides of ditches, lay fabric laps in direction of water flow. Lap ends and edges minimum 6 inches.
   - 2.8. MAINTENANCE
     - 2.8.1. Water to prevent grass and soil from drying out.
     - 2.8.2. Roll surface to remove minor depressions or irregularities.
     - 2.8.3. Control growth of weeds. Apply herbicides. Remedy damage resulting from improper use of herbicides.
     - 2.8.4. Immediately reseed areas showing bare spots.
     - 2.8.5. Repair washouts or gullies.

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1016

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26 LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14024002

NO.	DATE	DESCRIPTION

CIVIL SPECIFICATIONS

DRAWING NO.

C606

GOVERNING SPECIFICATIONS

THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION AND ALL APPLICABLE MNDOT SPECIAL PROVISIONS AT THE TIME OF BIDDING SHALL APPLY ON THIS CONTRACT EXCEPT AS MODIFIED OR ALTERED IN THE FOLLOWING SPECIAL PROVISIONS.

WATER DISTRIBUTION PIPING

1. PRODUCTS
1.1. WATER PIPING
1.1.1. All water pipe and fittings shall be manufactured and constructed in accordance with the State Plumbing Code and any local jurisdiction requirements.
1.2. FITTINGS
1.2.1. Fittings shall be mechanical joint ductile iron Class 350 conforming to the requirements of AWWA C110 or C153, ANSI A21.53, A21.11, and A21.4.
1.2.2. Fittings shall have an asphaltic coating at least one mil thick on all exterior surfaces. Spotty of thin seal coating, or poor coating adhesion, shall be cause for rejection.
1.2.3. Fitting gaskets shall be designed and constructed to meet or exceed the requirements of AWWA C111.
1.2.4. Restrainer glands shall be Megalug of approved equal.
1.2.5. Stainless steel or Cor-Blue bolts shall be used for all fitting connections.
1.3. GATE VALVES
1.3.1. Gate valves shall meet the requirements of AWWA C509-80 and shall be single disc type with resilient seat bonded. With a water working pressure of not less than 150 psi.
1.3.2. Gate valves shall be provided with a two-inch square operating nut, painted white, opening counterclockwise.
1.3.3. Gate valves shall include a stationary valve rod extension which attaches to the operating nut and extends to within 1' of the valve box cover.
1.3.4. Valve boxes shall be three piece, 5 ¼", screw type for a burial depth of 8' or as shown on the plans and shall be Mueller, Tyler, Bibby, or Engineer approved equal.
1.3.5. Valve boxes shall be of sufficient length to provide for minimum adjustment of 6" above and below grades when the pipe is installed to specified depth.
1.4. TRACER WIRE
1.4.1. Tracer wire shall be #12 AWG copper-clad steel wire with 30 mils of blue HDPE coating.
1.4.2. Tracer wire shall be spliced using a direct bury splice kit and be covered with a flame retardant compound.
1.4.3. Tracer wire test stations shall be Rhino TriView Flex Test Station, Carsonite Perma-Post Test Station or Engineer approved equal and shall be 72" tall, blue in color, with two internal terminals and water pipeline stickers affixed to them.
1.5. CORPORATION STOPS
1.5.1. Corporation stops shall meet the requirements of AWWA C800.
1.5.2. Corporation stops shall be ball type and manufactured by Ford, AY McDonald, Mueller or Engineer approved equal.
1.5.3. Stainless steel strap saddles shall be included with each corporation stop.
1.6. CURB STOPS & BOXES
1.6.1. Curb stops & boxes shall meet the requirements of AWWA C800.
1.6.2. Curb stops shall be ball type, Minneapolis pattern valve and manufactured by Ford, AY McDonald, Mueller or Engineer approved equal.
1.6.3. The fittings on the corporation stop and curb stop shall be compression type.
1.6.4. Curb boxes shall have a stationary rod; lid with brass pentagon head plug; the ability to extend up to 96"; Minneapolis pattern base to attach to curb stop; and be manufactured by Ford, AY McDonald, Mueller or Engineer approved equal.
2. EXECUTION
2.1. GENERAL
2.1.1. Installation of water pipe and their appurtenances shall conform to the requirements of the State Plumbing Code and local jurisdictional requirements.
2.1.2. When replacing existing watermain and services, the existing water supply must remain active during construction. The Contractor shall make the necessary arrangements to provide uninterrupted water service to all properties adjacent to the project.
2.1.3. Granular bedding material and encasements are required as indicated in the plans.
2.1.4. In wet or unsuitable soil conditions, the Contractor shall excavate 6" below the bottom of the pipe, furnish and install a 6" crushed rock foundation to provide support for the pipe installation. The rock will be incidental to pipe cost.
2.2. WATER PIPING
2.2.1. Maintain separation of water piping from sanitary sewer and storm sewer of 10 feet in accordance with Minnesota Department of Health and Minnesota Department of Labor & Industry requirements.
2.2.2. When crossing sanitary sewer mains or services, a minimum of 18" of vertical separation shall be provided and one full length of water pipe shall be centered at the point of crossing so both joints will be equidistant and as far from the sewer as possible.
2.2.3. Have sufficient materials available to allow for unknown conditions that may be encountered.
2.2.4. Have sufficient tools on-site that may be necessary during construction, such as, valve box wrenches, curb stop wrenches, gate valve keys, etc.
2.2.5. Install pipe to indicated elevation to within tolerance of a 1/2 inch.
2.2.6. Establish elevations of buried piping with not less than 8ft of cover.
2.2.7. When using a bar to push the watermain pipe home, wood blocking shall be used to protect the bell or spigot of the pipe from being damaged.
2.2.8. Install concrete for thrust restraints at each elbow or change of direction of pipe and as shown in the plans.
2.2.9. Support blocking, reaction blocking, and anchorage devices shall be provided as detailed in the plans.
2.2.10. Excavations shall not be backfilled until fittings and connections have been inspected by the Owner or the Engineer.
2.2.11. Excavations shall not be backfilled until necessary information for record drawings has been recorded.
2.2.12. Utilize stiffeners for polyethylene pipe where recommended by the pipe or fitting manufacturer.
2.2.13. Support blocking, reaction blocking and anchorage devices for curb stops and curb boxes shall be provided as detailed in the plans.
2.2.14. Curb stops & boxes shall be adjusted to within 1" of finished grade.
2.2.15. Curb boxes in driveways shall have a short top section of a valve box installed to protect the curb stop and curb box as shown in the plans.
2.3. FITTINGS
2.3.1. All plugs, caps, tees, bends, and other thrust points shall be provided with reaction backing, or movement shall be prevented by attachment of suitable restraining devices, megalugs or tie rods in accordance with plans.
2.3.2. Fittings shall be protected with an 8-mil polyethylene encasement in accordance with ANSI/AWWA C105/A21.5-88.
2.4. GATE VALVES
2.4.1. Support blocking, reaction blocking, and anchorage devices shall be provided as detailed in the plans.
2.4.2. Center and plumb valve box over valve. Set box ½" below finished grade in pavements or sidewalk, flush with finished grade in turf areas, and 3" below finished grade in aggregate roads and alleys.
2.4.3. Gate valves shall be protected with an 8-mil polyethylene encasement in accordance with ANSI/AWWA C105/A21.5-88.
2.5. TRACER WIRE
2.5.1. Tracer wire shall be attached to the top and in the center of the pipe as necessary such that the wire is not displaced during backfilling operations.
2.5.2. Tracer wire shall be brought to the surface as shown in the plans at the end of the main, at each valve box, at each hydrant, and shall be connected to existing tracer wire when connecting to an existing main.
2.5.3. Sufficient tracer wire shall be left around curb stop to allow for extension of the tracer wire to the residence with the extension of the water service.
2.5.4. Tracer wire test stations shall be connected to the tracer wire and installed at every hydrant.
2.6. FIELD QUALITY CONTROL
2.6.1. All water piping shall be tested in accordance with the State Plumbing Code.
2.6.2. Electric Conductivity Test:
2.6.2.1. All tracer wire shall be tested for electrical conductivity from tracer wire test station to tracer wire test station.
2.6.3. Any portion of the work deemed to be defective through the testing shall be remedied at no additional cost to the Owner.
2.6.4. Owner or Engineer shall be present for all testing for verification of results.
2.6.5. The Owner will not consider final acceptance or substantial completion until all testing and corrective action is completed to the satisfaction of the Engineer.

SANITARY SEWER PIPING

1. PRODUCTS
1.1. SANITARY SEWER PIPE
1.1.1. All PVC pipe and fittings shall be manufactured and constructed in accordance with the State Plumbing Code and any local jurisdiction requirements.
1.2. TRACER WIRE
1.2.1. Tracer wire shall be #12 AWG copper-clad steel wire with 30 mils of green HDPE coating.
1.2.2. Tracer wire shall be spliced using a direct bury splice kit and be covered with a flame retardant compound.
1.2.3. Tracer wire test stations shall be Rhino TriView Flex Test Station, Carsonite Perma-Post Test Station or Engineer approved equal and shall be 72" tall, green in color, with two internal terminals and sewer pipeline stickers affixed to them.
2. EXECUTION
2.1. GENERAL
2.1.1. Execution shall be in accordance with ASTM D2321, "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications", National Precast Concrete Association's "NPCA Manhole Installation Guide", in accordance with the State Plumbing Code, any local requirements and as shown in the plans except as modified herein.
2.1.2. Existing lines and wastewater flow must remain active during construction. The Contractor shall make the necessary arrangements to provide uninterrupted sanitary sewer service to all properties adjacent to the project.
2.1.3. Granular bedding material and encasements are required as indicated in the plans.
2.1.4. In wet or unsuitable soil conditions, the Contractor shall excavate 6" below the bottom of the pipe, furnish and install a 6" crushed rock foundation to provide support for the pipe installation. Foundation rock will be incidental to pipe installation price.
2.2. SANITARY SEWER PIPING
2.2.1. Maintain separation of water main from sanitary sewer and storm sewer of 10 feet in accordance with Minnesota Department of Health requirements.
2.2.2. Have sufficient materials available to allow for unknown conditions that may be encountered.
2.2.3. When using a bar to push the sanitary sewer pipe home, wood blocking shall be used to protect the bell or spigot of the pipe from being damaged.
2.2.4. Install pipe to indicated elevation to within tolerance of a ½".
2.2.5. All service fittings, including wyes, bend, and cleanouts, shall have 1 ½" crushed or natural rock as foundation material.
2.2.6. Cleanouts shall be extended to within 6 inches of finished grade elevation.
2.2.7. Excavations shall not be backfilled until connections have been inspected by the Owner or the Engineer.
2.2.8. Excavations shall not be backfilled until necessary information for record drawings has been recorded.
2.3. TRACER WIRE
2.3.1. Tracer wire shall be attached to the top and in the center of the pipe as necessary such that the wire is not displaced during backfilling operations.
2.3.2. Tracer wire test stations shall be installed at every air release manhole and at every lift station. Locations to be determined in the field by the Contractor, the Owner and the Engineer's on-site representative.
2.4. TESTING
2.4.1. All pipes shall be tested in accordance with the State Plumbing code.
2.4.2. Upon completion of pressure testing, all sanitary sewer pipe 8 inches in diameter or larger shall be jetted and televised prior to final acceptance and system startup.
2.4.3. Upon completion of jetting the sanitary sewer main, all sanitary sewer manholes shall be cleaned prior to final acceptance and system startup.
2.4.4. All tracer wire shall be tested for electrical conductivity from tracer wire test station to tracer wire test station.
2.4.5. Any portion of the work deemed to be defective through the testing shall be remedied at no additional cost to the Owner.
2.4.6. Owner or Engineer shall be present for all testing for verification of results.
2.4.7. The Owner will not consider final acceptance or substantial completion until all testing, jetting, and corrective action is completed to the satisfaction of the Engineer.

STORM WATER CONVEYANCE

1. PRODUCTS
1.1. Materials shall be in accordance with the State Plumbing Code and MnDOT Standard Specification for Construction – Latest Edition, Section 2501, 2503, 2506 and 2511.
1.2. CONCRETE PIPE SEWER
1.2.1. Reinforced Circular Concrete Pipe
1.2.1.1. Meeting requirements of MnDOT 3236.
1.2.1.2. As per MnDOT Standard Plate 3000 and shall be Class III.
1.2.2. Pipe Joints
1.2.2.1. Bell and spigot end joints.
1.2.2.2. Rubber gasketed to meet the requirements of MnDOT 3726 (MnDOT Standard Plate 3006).
1.2.3. Aprons
1.2.3.1. As per MnDOT Standard Plate 3100.
1.2.3.2. Three sections preceding an apron and the apron itself shall be tied in accordance with MnDOT requirements.
1.3. PVC STORM SEWER PIPE
1.3.1. All PVC pipe and fittings shall be manufactured and constructed in accordance with the State Plumbing Code and any local jurisdiction requirements.
1.4. CONCRETE MANHOLES AND CATCH BASINS
1.4.1. Shall be pre-cast concrete meeting the requirements of ASTM Specification C-478 and MnDOT 2506.
1.4.2. Manholes and catch basins shall conform to MnDOT Standard Plate 4003, 4005, or 4006 as applicable by the design designated on the plans.
1.4.3. All joints shall be gasketed.
1.5. RIPRAP
1.5.1. Shall be random riprap, Class III meeting the requirements of MnDOT 3601.
2. EXECUTION
2.1. Execution shall be as specified in the MnDOT Standard Specifications for Construction – Latest Edition, Section 2501 and 2511.
2.2. Granular bedding material and encasements are required as indicated in the plans.
2.3. In wet or unsuitable soil conditions, the Contractor shall excavate 6" below the bottom of the pipe, furnish and install a 6" crushed rock foundation to provide support for the pipe installation. Foundation rock will be incidental to pipe installation price.
2.4. The Contractor shall not impede existing drainage ways during construction, if necessary, the Contractor shall temporarily bypass until permanent measures are operational.
2.5. Remove large stones or other hard matter which could damage piping or impede consistent backfilling or compaction.
2.6. All culverts or pipe sewers to be removed or salvaged and reinstalled shall be replaced at the same location and elevation unless otherwise shown on the plans.
2.7. All existing pipe sewers or culverts are to remain in place if possible unless otherwise shown on the plans.
2.8. AREA DRAIN BASINS
2.8.1. The specified area drain basins shall be installed using conventional flexible pipe backfill materials and procedures.
2.8.2. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2 or class 3 material as defined in ASTMD2321.
2.8.3. Bedding and backfill for area drains shall be well placed and compacted uniformly in accordance with ASTM D2321.
2.8.4. The area drain body will be cut at the time of the final grade. No brick, stone or concrete block shall be used to set the grate to final elevation.

DESIGN TREE
engineering + land surveying
Corporate Office:
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888-216-1916

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PRINTED NAME: MICHAEL J. GERBER
DATE: XX-XX-26 LICENSE #: 56653

MEDICAL OFFICE BUILDING

PRELIMINARY: NOT FOR CONSTRUCTION

13205 ISLE DR
BAXTER, MN, 56425

DRAWN BY: NPK
CHECKED BY: MJG
PROJECT NO.: 14526002

NO.	DATE	DESCRIPTION

CIVIL SPECIFICATIONS

DRAWING NO.
C607

LANDSCAPE PLANT LEGEND

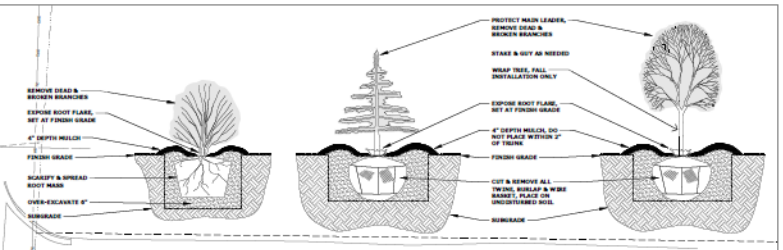
DECIDUOUS TREES					
WO	3	WHITE OAK *Quercus alba*	2.5" CAL	B&B	60'H x 60'W
SY	3	EXCLAMATION! SYCAMORE *Platanus x acerifolia 'Horton Circle'*	2.5" CAL	B&B	60'H x 45'W
EVERGREEN TREES					
NP	4	NORWAY PINE *Pinus resinosa*	6' HT	B&B	50'H x 30'W
FA	3	FAT ALBERT BLUE SPRUCE *Picea pungens 'Fat Albert'*	5' HT	B&B	40'H x 15'W
SHRUBS					
ID	16	ISANTI DOGWOOD *Cornus sericea 'Isanti'*	#5 CONT.	POT	5'H x 7'W
RC	10	BRILLIANTISSIMA RED CHOKEBERRY *Aronia arbutifolia 'Brilliantissima'*	#2 CONT.	POT	5'H x 5'W
NF	19	NEON FLASH SPIREA *Spiraea japonica 'Neon Flash'*	#2 CONT.	POT	3'H x 5'W
PERENNIALS					
RS	8	RUSSIAN SAGE *Salvia yangii*	#1 CONT.	POT	4'H x 3'W
SD	14	STELLA DE ORO DAYLILY *Hemerocallis 'Stella de Oro'*	#1 CONT.	POT	1.5'H x 2'W
ORNAMENTAL GRASSES					
NS	32	NORTHWIND SWITCH GRASS *Panicum virgatum 'Northwind'*	#1 CONT.	POT	4'H x 2.5'W
GROUNDCOVER (SEE L102)					
-- SY		HYDROMULCH - KENTUCKY BLUEGRASS BLEND			
-- CY		ROCK MULCH - 1.5" RIVER ROCK			
-- CY		HARDWOOD MULCH (INCLUDES AROUND TREES)			
-- LF		VINYL EDGING			

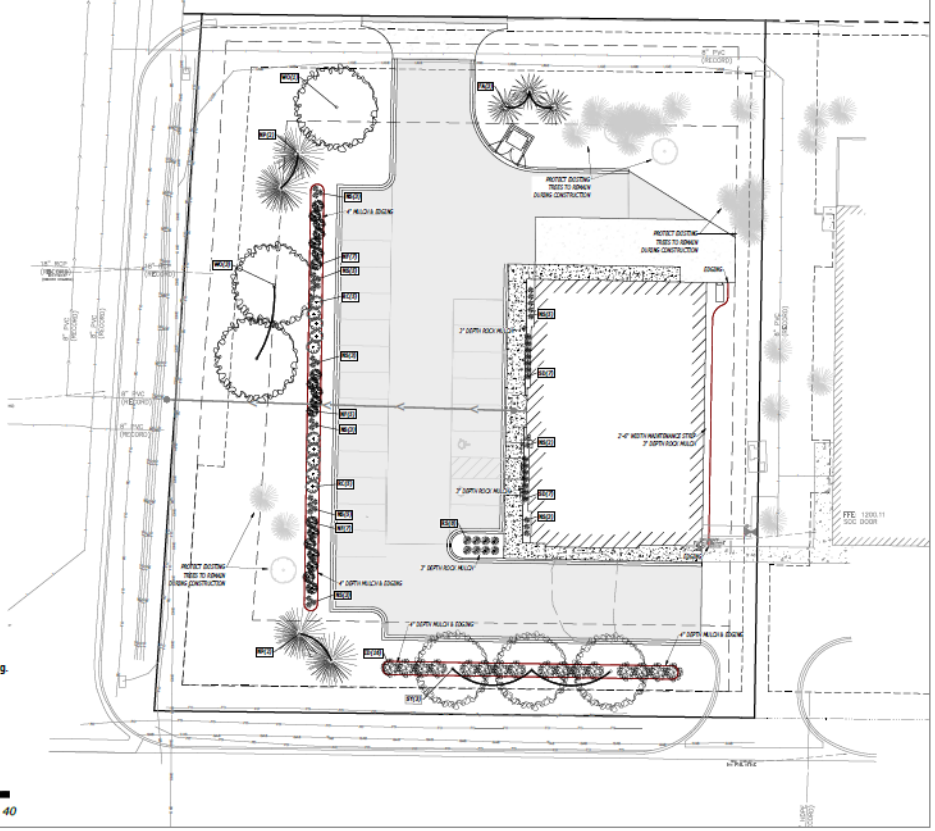
LANDSCAPE REQUIREMENTS

- ONE (1) OVERSTORY TREE PER 1,500 SF OF BUILDING AREA
  - 6,664 SF OF BUILDING PROPOSED
  - 5 TREES REQUIRED
  - 30% OF TREES TO BE CONIFEROUS
- ONE (1) SHRUB PER 450 SF OF BUILDING AREA
  - 6,664 SF OF BUILDING PROPOSED
  - 15 SHRUBS REQUIRED

NO BUILDING LANDSCAPE REQUIREMENTS

- ONE (1) OVERSTORY TREE PER 75 LF OF SITE PERIMETER
  - 972 LF OF SITE PERIMETER
  - 13 TREES REQUIRED
  - 30% OF TREES TO BE CONIFEROUS
- ONE (1) SHRUB PER 45 LF OF SITE PERIMETER
  - 972 LF OF SITE PERIMETER
  - 22 SHRUBS REQUIRED





LANDSCAPE NOTES:

- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
  - CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR IS LIABLE FOR ALL DAMAGE RELATED TO CONTRACTORS ACTIVITY ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL RIGHT-OF-WAY.
- COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE FREE OF DISEASE AND DAMAGE.
  - ALL PLANT MATERIALS TO BE WARRANTIED ONE (1) FULL YEAR FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT.
  - WATER AND MAINTAIN ALL PLANT MATERIALS UNTIL ACCEPTED BY OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOW ON THE PLAN COMPARED TO THE PLANT LEGEND, THE PLAN TAKES PRECEDENCE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE 6" OF TOPSOIL AND SOD UNLESS OTHERWISE SPECIFIED ON PLANS.
  - VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
  - REPLACEMENT TOPSOIL SHOULD BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS, ROCKS AND WEEDS.
  - ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY.
  - NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF INSTALLATION.
  - STAKE SOD ON SLOPES 3:1 AND GREATER.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
  - NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
  - TREES SHALL HAVE MULCH PULLED BACK 2" FROM BASE OF TRUNK.
  - NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER WASHED RIVER ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- SWEEP AND MAINTAIN ALL PAVEMENT AREAS AFTER LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.

811 Know what's below. Call before you dig.

N

SCALE: 1"=20'

10 0 20 40

PLAN-Type
SITE PLANNING & LANDSCAPE ARCHITECTURE
Minneapolis, MN info@plan-type.com

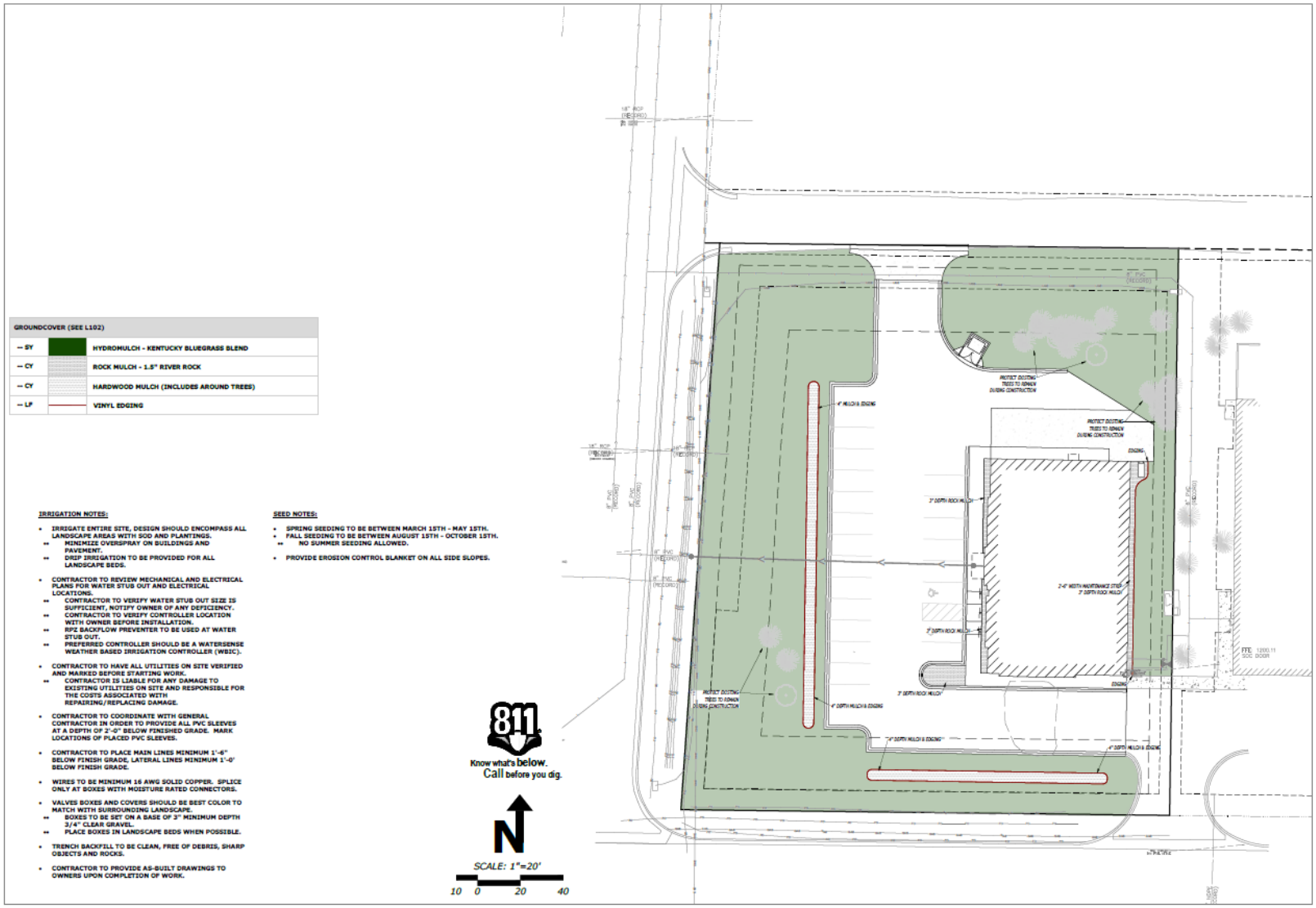
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: JOSEPH L. SCHOFFLER
Expiration: 06-30-2026
License #: 55597
Date: 03-18-2026

PROJECT MANAGER: LOUIE
DRAWN BY: L
PROJECT NAME: BAXTER IMAGING
BAXTER, MINNESOTA

ISSUE LOG
03-18-2026 FOR REVIEW

PROJECT NUMBER
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L101


GROUNDCOVER (SEE L102)
-- SY HYDROMULCH - KENTUCKY BLUEGRASS BLEND
-- CY ROCK MULCH - 1.5" RIVER ROCK
-- CY HARDWOOD MULCH (INCLUDES AROUND TREES)
-- LF VINYL EDGING
IRRIGATION NOTES:
• IRRIGATE ENTIRE SITE, DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS.
** MINIMIZE OVERSPRAY ON BUILDINGS AND PAVEMENT.
** DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE BEDS.
• CONTRACTOR TO REVIEW MECHANICAL AND ELECTRICAL PLANS FOR WATER STUB OUT AND ELECTRICAL LOCATIONS.
** CONTRACTOR TO VERIFY WATER STUB OUT SIZE IS SUFFICIENT, NOTIFY OWNER OF ANY DEFICIENCY.
** CONTRACTOR TO VERIFY CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.
** RPZ BACKFLOW PREVENTER TO BE USED AT WATER STUB OUT.
** PREFERRED CONTROLLER SHOULD BE A WATERSENSE WEATHER BASED IRRIGATION CONTROLLER (WBIC).
• CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
** CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
• CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IN ORDER TO PROVIDE ALL PVC SLEEVES AT A DEPTH OF 2'-0" BELOW FINISHED GRADE. MARK LOCATIONS OF PLACED PVC SLEEVES.
• CONTRACTOR TO PLACE MAIN LINES MINIMUM 1'-6" BELOW FINISH GRADE. LATERAL LINES MINIMUM 1'-0" BELOW FINISH GRADE.
• WIRES TO BE MINIMUM 16 AWG SOLID COPPER. SPLICE ONLY AT BOXES WITH MOISTURE RATED CONNECTORS.
• VALVES BOXES AND COVERS SHOULD BE BEST COLOR TO MATCH WITH SURROUNDING LANDSCAPE.
** BOXES TO BE SET ON A BASE OF 3" MINIMUM DEPTH 3/4" CLEAR GRAVEL.
** PLACE BOXES IN LANDSCAPE BEDS WHEN POSSIBLE.
• TRENCH BACKFILL TO BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS AND ROCKS.
• CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS TO OWNERS UPON COMPLETION OF WORK.
SEED NOTES:
• SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH.
• FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH.
** NO SUMMER SEEDING ALLOWED.
• PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES.
811
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SCALE: 1"=20'
10 0 20 40
PLAN-Type
SITE PLANNING & LANDSCAPE ARCHITECTURE
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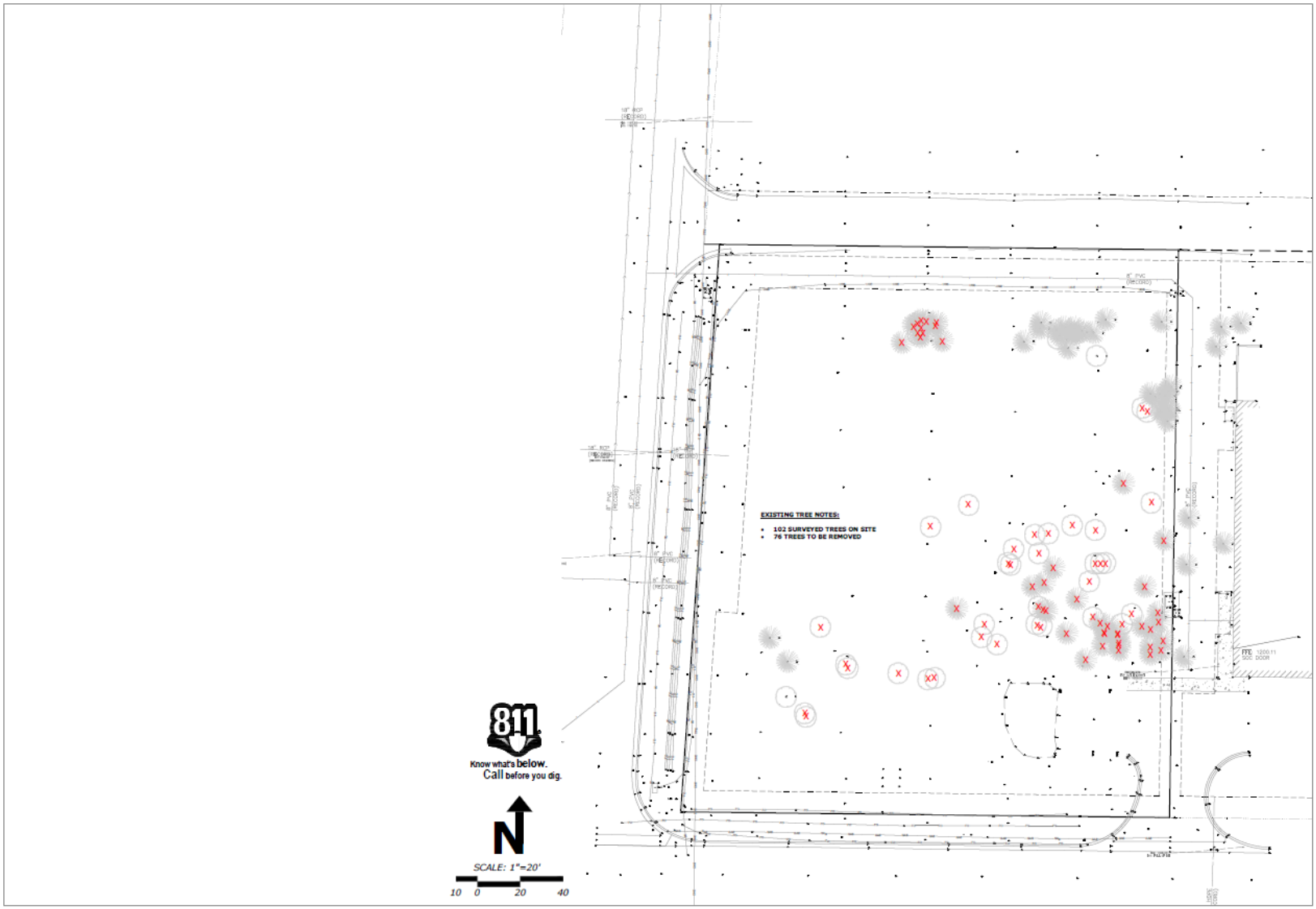
Expiration: 06-30-2026
License #: 55597
Date: 03-16-2026
PROJECT MANAGER
LOUIE
DRAWN BY
L
PROJECT NAME
BAXTER IMAGING
BAXTER, MINNESOTA
ISSUE LOG
03-16-2026 FOR REVIEW
PROJECT NUMBER
SHEET TITLE
GROUND COVER PLAN
SHEET NUMBER
L102



PLAN-Type
SITE PLANNING & LANDSCAPE ARCHITECTURE
Minneapolis, MN info@plan-type.com

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BAXTER, MINNESOTA

ISSUE LOG
03-18-2026 FOR REVIEW

PROJECT NUMBER

SHEET TITLE
TREE REMOVAL PLAN

SHEET NUMBER
L103

GENERAL STRUCTURAL NOTES

1. BUILDING CODES USED FOR DESIGN:
   a. MINNESOTA BUILDING CODE, CURRENT EDITION. (IBC 2018)

2. COORDINATION WITH ARCHITECTURAL DRAWINGS:
   a. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION.

3. DESIGN CRITERIA:
   a. GENERAL:
      BUILDING / STRUCTURE RISK CATEGORY: II
   b. SEISMIC CRITERIA:
      SEISMIC IMPORTANCE FACTOR: Ie = 1.0
      SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.059, SD1 = 0.029
      RESPONSE MODIFICATION COEFFICIENT: R= 3.25
      SITE CLASS: D (ASSUMED)
      SEISMIC DESIGN CATEGORY: A
   c. WIND LOAD CRITERIA:
      BASIC WIND SPEED (ULTIMATE): V = 110 MPH
      WIND LOAD EXPOSURE: B
      WIND TOPOGRAPHIC FACTOR: Kzt = 1.0
      INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18 (ENCLOSED)
   d. SNOW LOAD CRITERIA:
      GROUND SNOW LOAD: Pg = 60PSF
      SNOW IMPORTANCE FACTOR: Is = 1.0
      SNOW EXPOSURE FACTOR: Ce = 1.0
      SLOPED ROOF / FLAT ROOF FACTOR: Cs = 1.0
      ROOF THERMAL FACTOR: Ct = 1.0
      ROOF SNOW LOAD: Ps = Pg(0.7)(Is)(Ce)(Cs)(Ct) = 42 PSF
      SEE PLANS FOR SNOW DRIFT DIAGRAMS
   e. MISC. LIVE LOADS:
      PUBLIC AREAS, CORRIDORS, AND STAIRS: 100 PSF
      OFFICE AREAS: 15 + 50 PSF

4. DESIGN STRESSES:
   a. CONCRETE:

MEMBER TYPE/ LOCATION	STRENGTH @ 28 DAYS	EXPOSURE CLASSES	MAX W/C RATIO	MAXIMUM AGGREGATE	AIR CONTENT (SEE NOTE1)
FOOTING & FOUNDATION WALLS	4000 PSI	F1, S0, W0, C1	0.45	1 1/2"	6.0%
INTERIOR SLAB	4500 PSI	F0, S0, W0, C0	0.45	3/4"	N/A
EXTERIOR SLABS & STOOPS	4500 PSI	F3, S1, W0, C2	0.45	3/4"	6.0%

   NOTE: (1) AIR CONTENT TOLERANCE SHALL BE +/- 1.5%.

   b. NON-SHRINK GROUT: f'c = 10,000 PSI (@28 DAYS)
   c. REINFORCEMENT (DEFORMED BARS): Fy = 60,000 PSI ASTM A615
   d. STRUCTURAL STEEL
      i. WIDE FLANGE SHAPES: Fy = 50 KSI ASTM A992
      ii. ALL OTHER SHAPES: Fy = 36 KSI ASTM A36
   e. STRUCTURAL TUBING: Fy = 50 KSI ASTM A500 GR. C
   f. STANDARD STEEL PIPE: Fy = 35 KSI ASTM A53 GR. B
   g. PLATES: Fy = 36 KSI ASTM A36
   h. BOLTS: Fu = 120 KSI ASTM A325
   i. ANCHOR BOLTS: Fy = 36 KSI ASTM F1554 UNO
   j. WELD ELECTRODE: Fu = 70 KSI
   k. WELDED WIRE FABRIC: ASTM A185

5. FOUNDATIONS:
   a. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL OR ON COMPACTED GRANULAR FILL. ALL FOOTINGS ARE DESIGNED USING AN ALLOWABLE SOIL BEARING PRESSURE OF xx00 PSF. (SEE SOILS REPORT #xxxx BY xxxxx). THE SOILS ENGINEER SHALL CONFIRM THESE BEARING VALUES AT THE TIME OF EXCAVATION.
   b. GRANULAR FILL SHALL BE COMPACTED TO 95% STANDARD DENSITY (ASTM D698).
   c. IF SOIL AT BOTTOM OF FOOTINGS AS DETAILED IS OF QUESTIONABLE BEARING VALUE, THE ARCHITECTS' OFFICE SHALL BE NOTIFIED AT ONCE.
   d. WALL FOOTING ELEVATION CHANGES SHALL BE STEPPED AT A RATIO OF 1 (VERTICAL) TO 2 (HORIZONTAL). MAXIMUM VERTICAL STEP SHALL BE 1'-4" UNLESS OTHERWISE NOTED.
   e. ALL EXTERIOR WALL FOOTINGS ADJACENT TO HEATED STRUCTURES SHALL HAVE A MINIMUM SOIL COVER OF 5'-0" AND FOOTINGS AT UNHEATED STRUCTURES SHALL HAVE A MINIMUM SOIL COVER OF 6'-6". SOIL COVER IS MEASURED FROM BOTTOM OF FOOTING UNLESS OTHERWISE NOTED.
   f. SEE SOILS REPORT FOR ANTICIPATED SETTLEMENT VALUES. THE OWNER SHOULD VERIFY THAT THIS SETTLEMENT CRITERIA WILL NOT BE DETRIMENTAL TO THE BUILDING OR ITS OPERATION.
   g. PROVIDE A 6" SAND CUSHION AND POLY VAPOR BARRIER BENEATH ALL SLABS ON GRADE. COMPACT SAND WITH MECHANICAL EQUIPMENT TO +0" TO -3/4" OF CORRECT ELEVATIONS. THE VAPOR BARRIER SHALL BE PLACED DIRECTLY BENEATH THE SLAB. THE SLAB SHALL BE MOIST CURED TO PREVENT CURLING.
   h. BASE FILL (SAND CUSHION) FOR SLABS ON GRADE SHALL BE REASONABLY WELL GRADED SAND (SW OR SP); CLEAN AND FREE OF ORGANIC MATERIAL WITH NOT MORE THAN 9%, BY WEIGHT, PASSING A NO. 200 SIEVE AND LESS THAN 40%, BY WEIGHT, PASSING THE #40 SIEVE. COARSE AGGREGATE SHALL NOT EXCEED 3/4".

6. BACKFILLING:
   a. NO BACKFILLING AND COMPACTING OF EARTH SHALL BE PERMITTED AGAINST FOUNDATION WALLS UNTIL SUPPORTING FLOOR SYSTEMS HAVE BEEN PLACED AND HAVE REACHED 75% OF THEIR DESIGN STRENGTH OR UNLESS ADEQUATE BRACING SUBMITTED FOR REVIEW IS PROVIDED.
   b. BOTH SIDES OF FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF WALLS.

7. REINFORCING STEEL:
   a. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND / OR DETAILS.
   b. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".
   c. COMPRESSION AND TENSION LAP SPLICES FOR CAST-IN-PLACE CONCRETE SHALL BE 38 BAR DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
   d. HORIZONTAL REINFORCING STEEL IN FOOTINGS AND CONCRETE WALLS SHALL BE CONTINUOUS AROUND CORNERS.
   e. ALL LAPS IN WWF SHOULD BE ONE MESH PLUS TWO INCHES AT SPLICES.
   f. REINFORCING BARS MAY NOT BE WELDED WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. ONLY ASTM A706 REINFORCEMENT MAY BE WELDED.

8. CONCRETE COVERAGE FOR REINFORCEMENT:
   a. FOOTINGS: 3" FROM BOTTOM
   b. FOUNDATION WALLS: 2" EXT. FACE, 1" INT. FACE
   c. EXPOSED EXT. CONCRETE: 2"
   d. SLAB ON GRADE: 1" FROM TOP

9. CONCRETE:
   a. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301.
   b. COMPLY WITH ACI 304 FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
   c. COMPLY WITH ACI 305 FOR HOT WEATHER CONCRETING.
   d. COMPLY WITH ACI 306 FOR COLD WEATHER CONCRETING.
   e. UNLESS SPECIFIED OTHERWISE, CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28 DAY COMPRESSIVE STRENGTH (f'c) BEFORE FORMS MAY BE REMOVED.
      i. WALLS: 40 PERCENT

10. CONSTRUCTION AND CONTROL JOINTS IN CONCRETE:
   a. CONSTRUCTION JOINTS SHALL BE MADE AS DETAILED ON THE DRAWINGS.
   b. MAXIMUM SPACING FOR CONTROL JOINTS IN SLABS ON GRADE SHALL BE 15'-0".
   c. A 15'-0" MAXIMUM SPACING OF CONTROL JOINTS MAY NOT ENSURE COMPLETE CONTROL OF SHRINKAGE CRACKS. A CLOSER SPACING MAY BE USED BY REQUEST OF OWNER IF MORE COMPLETE SHRINKAGE CRACK CONTROL IS DESIRED. CONTRACTOR TO VERIFY WITH OWNER.
   d. CONSTRUCTION JOINTS IN CONCRETE FOUNDATION WALLS SHALL BE LOCATED SO NO SINGLE POUR IS LONGER THAN 40 FEET.

11. COLD FORMED STEEL (CFS) FRAMING:
   a. LIGHT GAUGE FRAMING SHALL BE DESIGNED BY THE LIGHT GAUGE SUPPLIER PER THE LOADS LISTED.
   b. ALL CONNECTIONS SHALL BE DESIGNED BY THE LIGHT GAUGE SUPPLIER.
   c. LIGHT GAUGE SUPPLIER SHALL PROVIDE SHOP DRAWING AND STRUCTURAL CALCULATIONS SIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF THE PROJECT.
   d. STUD AND JOIST PROPERTIES MUST CONFORM TO THE LATEST SSMA (STEEL STUD MANUFACTURERS ASSOCIATION) AND AISI SPECIFICATIONS.
   e. UNLESS NOTED OTHERWISE, STUDS AND JOISTS SHALL HAVE A G-60 GALVANIZED FINISH CONFORMING TO ASTM C955-06.
   f. STUDS SUPPORTING BRICK VENEER SHALL HAVE A MINIMUM THICKNESS OF 43 MIL (18 GAUGE) AND A G-90 GALVANIZED FINISH.
   g. STEEL USED IN THE FABRICATION OF STUDS AND JOISTS MUST MEET THE REQUIREMENTS OF ASTM A-653. THE FABRICATION MUST BE IN ACCORDANCE WITH ASTM C-955.

12. BRICK TIES:
   a. THERE SHALL BE A MINIMUM OF ONE BRICK TIE FOR EVERY 1.75 SQ. FT. OF WALL AREA. THESE SHALL BE SPACED AT A MAXIMUM OF 24 INCHES ON CENTER. TIES SHALL BE OF MINIMUM 3/16" GA. CORROSION RESISTANT WIRE AND SHALL BE OF AN ADJUSTABLE TYPE SUCH AS DUR-O-WALL ADJUSTABLE DA207 OR EQUAL. CORRUGATED GALVANIZED SHEET TIES ARE NOT ACCEPTABLE. ALL TIES MUST BE ATTACHED THROUGH THE SHEATHING TO THE STUDS PER MANUFACTURERS RECOMMENDATIONS.

13. STRUCTURAL STEEL:
   a. FABRICATION & ERECTION OF STRUCTURAL STEEL MEMBERS ARE TO BE IN ACCORDANCE WITH A.I.S.C. CODE OF STANDARD PRACTICE.
   b. ALL CONNECTIONS SHALL BE BOLTED OR WELDED. EACH CONNECTION SHALL BE ADEQUATE TO SUPPORT ONE HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM, UNLESS NOTED OTHERWISE ON THE PLANS. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS.
   c. ALL WELDING SHALL BE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE STANDARDS OF THE AMERICAN WELDING SOCIETY, D1.1-STRUCTURAL WELDING CODE – STEEL. WELDING OF GALVANIZED PARTS IS NOT PERMITTED.
   d. ELECTRODES FOR ALL FIELD AND SHOP WELDING SHALL CONFORM TO MATCHING FILLER METAL REQUIREMENTS OF AWS D1.1.
   e. FIELD CONNECTIONS ARE TO BE BOLTED. USE 3/4" DIAM. HIGH STRENGTH BOLTS AND NUTS (A325) UNLESS SHOWN OTHERWISE ON PLANS.
   f. FASTENERS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES. ALL BOLTS AT EVERY CONNECTION SHALL BE INSTALLED SNUG FIT UNTIL THE SECTION IS FULL COMPACTED, AND THEN TIGHTENED ADDITIONALLY IN ACCORDANCE WITH THE AISC "TURN OF THE NUT METHOD" U.N.O.
   g. STEEL COLUMN BASE PLATES SHALL BE SIZE SHOWN ON PLAN WITH (F1554 GRADE 36) ANCHOR BOLTS AND 1" NON-SHRINK GROUT FOR UNIFORM BEARING, UNLESS NOTED OTHERWISE ON THE PLANS.
   h. GROUT UNDER BEAM BEARING PLATES AND COLUMN BASE PLATES SHALL BE "NON-SHRINK" AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 10,000 PSI.
   i. UNLESS OTHERWISE NOTED, STRUCTURAL STEEL SUPPLIER IS TO FURNISH 3 1/2" X 3 1/2" X 1/4" SHOP WELDED ANGLE FRAMES AT ALL ROOF OPENINGS. VERIFY SIZE AND LOCATION WITH MECHANICAL CONTRACTOR.
   j. ALL INTERIOR STRUCTURAL STEEL AND MISCELLANEOUS METALS SHALL BE PRIME PAINTED WITH ONE COAT OF TNEMEC #99 PRIMER OR EQUAL. TOUCH UP ALL DISTURBED AREAS AFTER ERECTION.
   k. CUTS, HOLES (OPENINGS), ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN PERMISSION FROM THE ENGINEER.
   l. ALL EXTERIOR STRUCTURAL STEEL, MISCELLANEOUS METALS, BAR GRATING AND HARDWARE SHALL BE HOT-DIPPED GALVANIZED IN CONFORMANCE WITH ASTM A153 AND ASTM A123.
   m. WELDING OF GALVANIZED MATERIALS IS NOT ALLOWED. REMOVE GALVANIZING BEFORE FIELD WELDING. WELDS SHALL BE SPRAYED WITH ZINC RICH PAINT.
   n. EXISTING STEEL FRAMING TO BE WELDED TO, SHALL HAVE PAINT, RUST, OIL, AND OTHER CONTAMINANTS REMOVED TO BASE MATERIAL WITHIN 2" OF WELDED AREA.

14. STEEL JOISTS:
   a. ALL STEEL JOISTS SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL JOIST INSTITUTE STANDARD SPECIFICATIONS. JOIST FABRICATOR SHALL BE MEMBER OF THE SJI OR SHALL SUBMIT COMPLETE CALCULATIONS AND/OR LOAD TEST DATA CONFORMING TO SJI LOAD TEST TABLES.
   b. BRIDGING FOR "K" SERIES STEEL JOISTS SHALL BE CONTINUOUS 5/8" DIAMETER OR EQUAL AT TOP AND BOTTOM OF JOISTS IN LENGTHS TO PERMIT LAPPING AT JOIST PANEL POINTS FOR WELDING. WELD BRIDGING TO CHORDS. SPACING OF BRIDGING IS PER SJI RECOMMENDATIONS.
   c. PROVIDE FULL AREA OF BOTTOM CHORD FOR JOISTS FRAMING INTO COLUMNS.
   d. PROVIDE BOTTOM CHORD CEILING EXTENSIONS AS SHOWN ON ARCHITECTURAL DRAWINGS OR AS NOTED OTHERWISE.
   e. HEADER ANGLES FOR STEEL JOISTS SHALL BE DESIGNED AND FURNISHED BY THE JOIST FABRICATOR AS NOTED ON THE DRAWINGS.

15. STEEL ROOF DECK:
   a. STEEL DECK SHALL BE PRIME PAINTED.
   b. END JOINTS OF DECK SHALL BE CONTINUOUS WITH 2" MINIMUM END LAPS.
   c. USE TRIPLE SPANS WHERE POSSIBLE.
   d. DECK SHALL BE 1 1/2" 22 GAUGE WIDE RIB DECK, TYPE B, U.N.O.
   e. METAL DECK SHALL BE PROVIDED IN 36" WIDE PANELS AND SHALL BE WELDED AT EACH JOIST WITH 4 WELDS PER PANEL (WELD SPACING = 12" O.C.). WELDS SHALL HAVE AN EFFECTIVE FUSION DIAMETER OF 5/8". SIDELAPS SHALL BE FASTENED WITH (2) #10 TEK SCREWS PER SPAN, U.N.O.

16. DRILLED ANCHORS:
   a. ALL EXPANSION BOLTS SHALL BE HILTI "KWIK-BOLTS", SIMPSON "WEDGE-ALL" OR RAMSET / REDHEAD "TRUBOLT", UNLESS NOTED OTHERWISE ON THE DRAWINGS.
   b. ADHESIVE ANCHORAGE FOR DRILLED REBAR DOWELS SHALL BE HILTI "HIT-HY 200 ADHESIVE" OR SIMPSON "EPOXY-TIE" OR SIMPSON "ACRYLIC-TIE", UNLESS NOTED OTHERWISE ON THE DRAWINGS.

17. CONSTRUCTION PROCEDURE:
   a. THE STRUCTURE SHALL BE ADEQUATELY BRACED AND SHORED DURING ERECTION AGAINST WIND AND ERECTION LOADS. STRUCTURAL MEMBERS ARE DESIGNED FOR "IN PLACE" LOADS.
   b. COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO.
   c. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC.
   d. ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT SAME IN THE FIELD. OBSERVATION VISITS TO THE SITE BY ENGINEER'S FIELD REPRESENTATIVE SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
   e. SUPERVISE AND DIRECT THE WORK SO AS TO MAINTAIN SOLE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. AS A PART OF THIS RESPONSIBILITY, RETAIN THE SERVICES OF A LICENSED STRUCTURAL ENGINEER TO DESIGN AND SUPERVISE ANY SCAFFOLDING FOR WORKMEN, AND ALL SHORING OF FORMS AND ELEMENTS OF THE CONSTRUCTION.

18. MISCELLANEOUS:
   a. PLACEMENT OF ANCHOR BOLT, PIPE SLEEVES, PADS AND OPENINGS FOR EQUIPMENT SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE OTHER SUBCONTRACTORS.
   b. ALL CORE DRILLING SHALL BE DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. NO REINFORCING SHALL BE CUT. VERIFY LOCATION OF REINFORCING BEFORE CORE DRILLING. THERE SHALL NOT BE ANY CORE DRILLING THROUGH BEAMS OR COLUMNS. MAXIMUM CORE HOLE THROUGH SLABS SHALL BE PIPE DIAMETER PLUS 1".

19. SHOP DRAWINGS:
   a. SHOP DRAWINGS, UNLESS OTHERWISE NOTED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
   b. SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF THE PROJECT, AND INCLUDE COMPLETE DETAILS, SCHEDULES, PROCEDURES AND DIAGRAMS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL MEMBERS.
   c. FABRICATORS SHALL DRAW THEIR OWN ERECTION PLANS. COPYING THE STRUCTURAL PLANS AND USING THEM AS ERECTION DRAWINGS IS NOT ACCEPTABLE.
   d. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE DRAWINGS AS EVIDENCE THAT HE HAS REVIEWED THEM.
   e. SHOP DRAWINGS SHALL BE FURNISHED FOR ALL STRUCTURAL COMPONENTS.
   f. TURN AROUND TIME FOR SHOP DRAWINGS SHALL BE TWO WEEKS FROM DATE RECEIVED IN THE ENGINEER'S OFFICE.

20. SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH IBC CHAPTER 17. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER, SHALL BE THOROUGHLY KNOWLEDGEABLE OF IBC SPECIAL INSPECTION REQUIREMENTS AND SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL (IBC 1704). THE CONTRACTOR SHALL CONTACT THE SPECIAL INSPECTOR DURING APPROPRIATE PHASES OF CONSTRUCTION SO THAT INSPECTIONS CAN BE MADE IN A TIMELY MANNER. THE SPECIAL INSPECTOR SHALL SUBMIT WRITTEN INSPECTION REPORTS TO THE ENGINEER OF RECORD'S OFFICE, WITHIN 3 WORKING DAYS OF EACH INSPECTION. ANY PROBLEMS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR. THE FOLLOWING ITEMS WILL REQUIRE SPECIAL INSPECTION:

   a. STEEL:
      i. SPECIAL INSPECTIONS MAY NOT BE REQUIRED FOR WORK DONE IN AN APPROVED FABRICATING SHOP. THE STEEL FABRICATOR MUST BE REGISTERED AND APPROVED BY THE BUILDING OFFICIAL TO PERFORM THE WORK WITHOUT SPECIAL INSPECTIONS. SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360 (IBC 1705.2.1).
      ii. HIGH STRENGTH BOLTING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR SLIP-CRITICAL CONNECTIONS. PERIODIC INSPECTIONS ARE REQUIRED FOR BEARING-TYPE CONNECTIONS.
      iii. FIELD WELDING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR COMPLETE AND PARTIAL PENETRATION GROOVE WELDS, MULTI-PASS FILLET WELDS AND SINGLE-PASS FILLET WELDS GREATER THAN 5/16". PERIODIC INSPECTIONS ARE REQUIRED FOR FLOOR AND ROOF DECK WELDS AND SINGLE-PASS FILLET WELDS SMALLER THAN OR EQUAL TO 5/16". CORRECT WELD FILLER MATERIAL SHALL BE VERIFIED IN ALL CASES.
      iv. STEEL ERECTION: PERIODIC INSPECTIONS SHALL BE MADE TO VERIFY COMPLIANCE WITH THE DESIGN DRAWINGS.
      v. MATERIALS: THE STEEL MANUFACTURERS CERTIFIED MILL TEST REPORTS SHALL BE SUBMITTED TO THE SPECIAL INSPECTOR OR TO THE ENGINEER OF RECORD.
   b. CONCRETE:
      i. REINFORCEMENT: REINFORCING STEEL SHALL BE INSPECTED ON A PERIODIC BASIS. WELDING OF REINFORCEMENT SHALL BE CONTINUOUSLY INSPECTED. ONLY ASTM A706 REINFORCEMENT MAY BE WELDED.
      ii. SAMPLING AND TESTING: CONTINUOUS INSPECTIONS SHALL BE PROVIDED DURING SLUMP TESTS, AIR CONTENT TESTS AND WHEN DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS.
      iii. CONCRETE PLACEMENT: CONTINUOUS INSPECTION REQUIRED.
      iv. COLD AND HOT WEATHER CONCRETING: PERIODIC INSPECTION OF COMPLIANCE IS REQUIRED, IF APPLICABLE.
   c. SOILS:
      i. THE SPECIAL INSPECTOR SHALL DETERMINE COMPLIANCE WITH THE SOILS REPORT FOR SITE PREPARATION, FILL PLACEMENT AND DENSITY TESTS.

21. TESTING REQUIREMENTS:
   a. CONCRETE:
      i. SAMPLE FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS. A MINIMUM OF FIVE STRENGTH TESTS SHOULD BE MADE FOR A GIVEN PROJECT.

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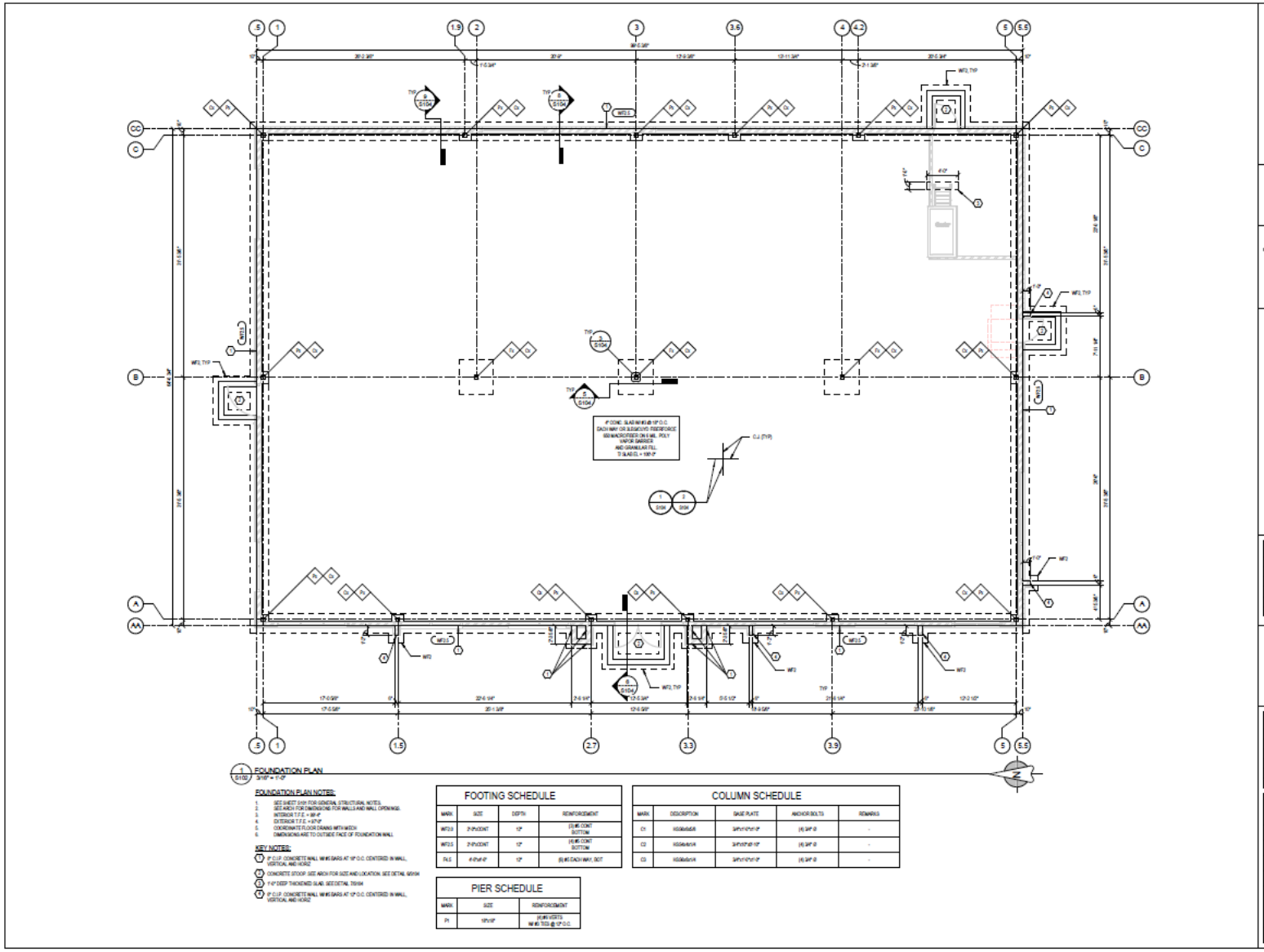
STRUCTURAL NOTES

Project Number	263012
Date	03/16/26
Drawn By	MO
Checked By	JC

S101

Scale

3/16/2026 11:31:50 PM



1 FOUNDATION PLAN
S102 3/16" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE SHEET S101 FOR GENERAL STRUCTURAL NOTES.
2. SEE ARCH FOR DIMENSIONS FOR WALLS AND WALL OPENINGS.
3. INTERIOR T.F.E. = 99'-0"
4. EXTERIOR T.F.E. = 97'-0"
5. COORDINATE FLOOR DRAINS WITH ARCH
6. DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATION WALL

KEY NOTES:

1. 8" C.I.P. CONCRETE WALL W/#5 BARS AT 18" O.C. CENTERED IN WALL, VERTICAL AND HORIZ
2. CONCRETE STOOP. SEE ARCH FOR SIZE AND LOCATION. SEE DETAIL 6/S104
3. 1'-0" DEEP THICKENED SLAB. SEE DETAIL 7/S104
4. 8" C.I.P. CONCRETE WALL W/#5 BARS AT 12" O.C. CENTERED IN WALL, VERTICAL AND HORIZ

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCEMENT
WF2.5	2'-0"x CONT	12"	(5) #5 CONT BOTTOM
WF3.5	3'-0"x CONT	12"	(6) #5 CONT BOTTOM
FA.5	4'-0"x4'-0"	12"	(5) #5 EACH WAY, BOT

COLUMN SCHEDULE

MARK	DESCRIPTION	BASE PLATE	ANCHOR BOLTS	REMARKS
C1	HSS6x6x5/8	24"x1'-0"x1"	(4) 3/4" Ø	-
C2	HSS6x6x1/4	24"x1'-0"x1/2"	(4) 3/4" Ø	-
C3	HSS6x6x1/4	24"x1'-0"x1/2"	(4) 3/4" Ø	-

PIER SCHEDULE

MARK	SIZE	REINFORCEMENT
P1	18"x18"	(4) #5 VERTS W/ #3 TIES @ 12" O.C.

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FOUNDATION PLAN

Project Number	240012
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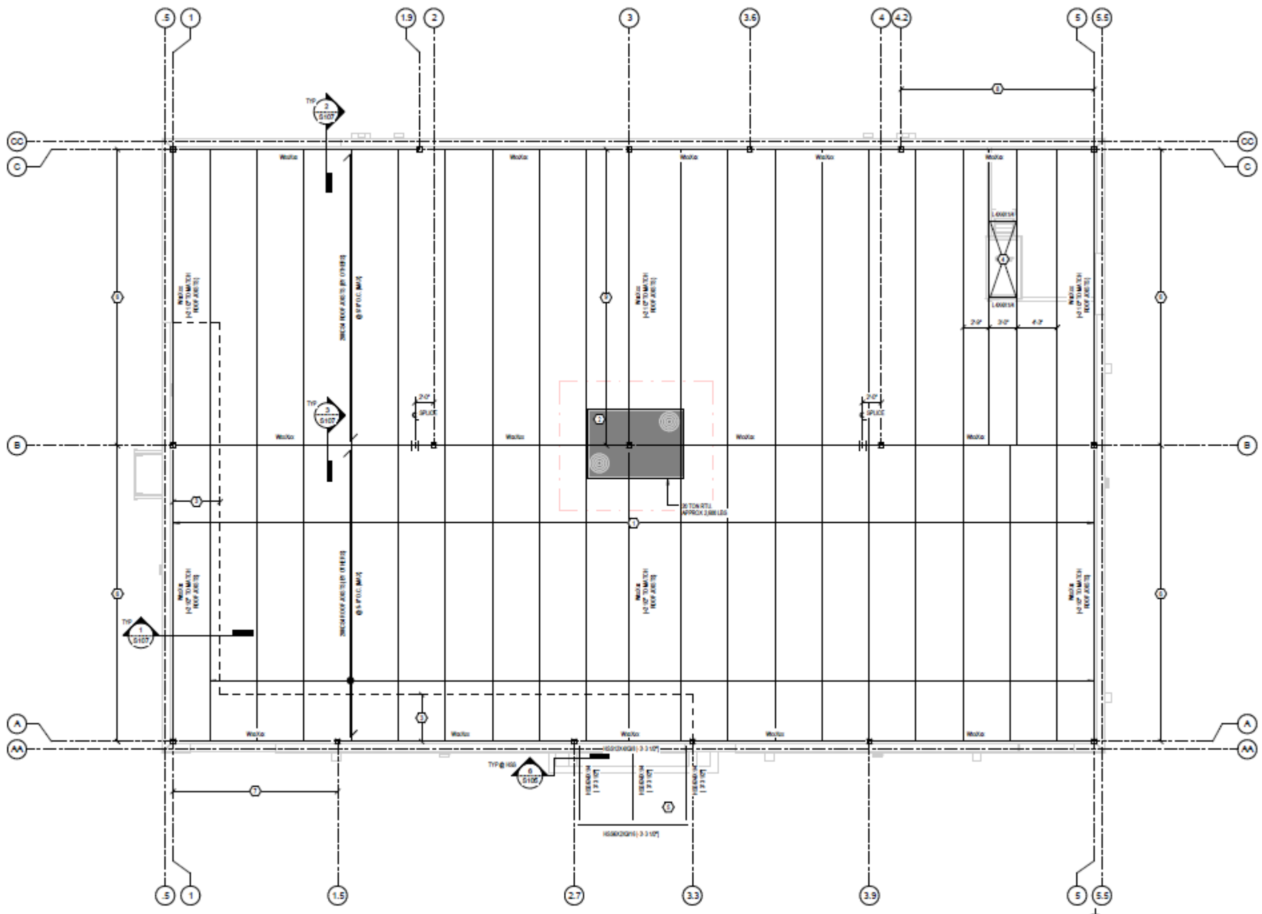
S102

Scale: As indicated



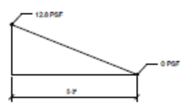
1 / S103 — ROOF FRAMING PLAN
3/16" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. SEE SHEET S101 FOR GENERAL STRUCTURAL NOTES.
2. SEE ARCH FOR DIMENSIONS FOR WALLS, WALL OPENINGS, AND MORE INFORMATION.
3. FOR TYPICAL ROOF DECK FASTENING, SEE DETAIL 3/S106.
4. TOP OF STEEL ELEVATION = 113'-9 1/2" U.N.O.
5. SEE 1/S106 FOR TYPICAL BEAM TO BEAM AND BEAM TO COLUMN SCHEDULE.
6. SEE 2/S106 FOR TYPICAL BEAM OVER COLUMN CONNECTION.
7. VERIFY SIZE, LOCATION, WEIGHT AND NUMBER OF ALL ROOF OPENINGS THROUGH ROOF DECK WITH ARCH. AND MECH. DRAWINGS. SEE DETAIL 4/S106 FOR METAL DECK OPENINGS.

KEY NOTES:

1. 1.5B22 METAL DECK
2. RTU, REFER TO MECH. CONFIRM QUANTITY, SIZE AND LOCATION
3. SNOW DRIFT LOAD, SEE DETAIL 2/S103
4. SHIPS LADDER DECK OPENING, REFER TO ARCH FOR LOCATION, SEE DETAIL 4/S106
5. CANOPY (BELOW), REFER TO ARCH. SEE DETAIL 4/S107
6. MOMENT FRAME, SEE 1/S105
7. MOMENT FRAME, SEE 2/S105
8. MOMENT FRAME, SEE 3/S105
9. MOMENT FRAME, SEE 4/S105



2 / S103 — SNOW DRIFT LOAD DIAGRAM
1/4" = 1'-0"

COLUMN SCHEDULE

MARK	DESCRIPTION	BASE PLATE	ANCHOR BOLTS	REMARKS
C1	HSS6x6x5/8	3/4"x1'-0"x1'-0"	(4) 3/4" Ø	-
C2	HSS4x4x1/4	3/4"x10"x1'-10"	(4) 3/4" Ø	-
C3	HSS6x6x1/4	3/4"x1'-0"x1'-0"	(4) 3/4" Ø	-

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ROOF FRAMING PLAN

Project Number	260012
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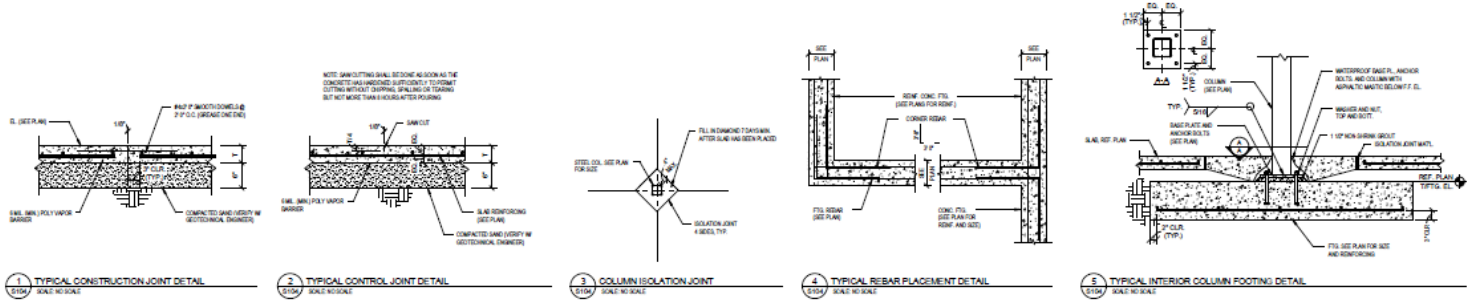
Checked By	JC

S103

Scale **As indicated**



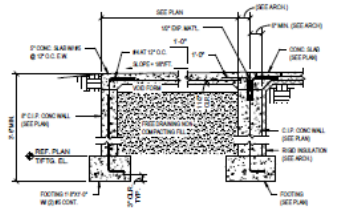
1 S104 TYPICAL CONSTRUCTION JOINT DETAIL
SCALE: NO SCALE

2 S104 TYPICAL CONTROL JOINT DETAIL
SCALE: NO SCALE

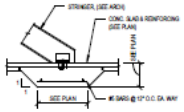
3 S104 COLUMN ISOLATION JOINT
SCALE: NO SCALE

4 S104 TYPICAL REBAR PLACEMENT DETAIL
SCALE: NO SCALE

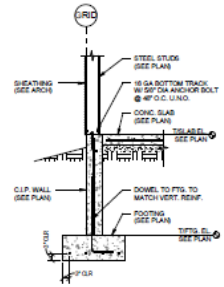
5 S104 TYPICAL INTERIOR COLUMN FOOTING DETAIL
SCALE: NO SCALE



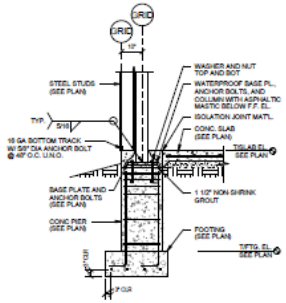
6 S104 TYPICAL STOOP DETAIL
SCALE: NO SCALE
NOTE:
SEE ARCH DRAWINGS FOR INSULATION LOCATIONS



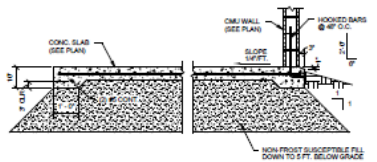
7 S104 THICKENED SLAB AT STAIRS
SCALE: NO SCALE



8 S104 TYPICAL FOUNDATION WALL
SCALE: NO SCALE
NOTE:
SEE ARCH DRAWINGS FOR INSULATION LOCATIONS



9 S104 TYPICAL PERIMETER PIER DETAIL
SCALE: NO SCALE
NOTE:
SEE ARCH DRAWINGS FOR INSULATION LOCATIONS



10 S104 TRASH ENCLOSURE SLAB DETAIL
SCALE: NO SCALE

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FOUNDATION DETAILS

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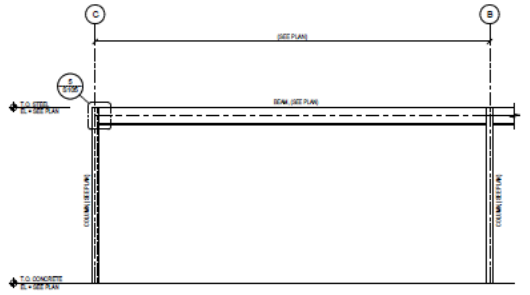
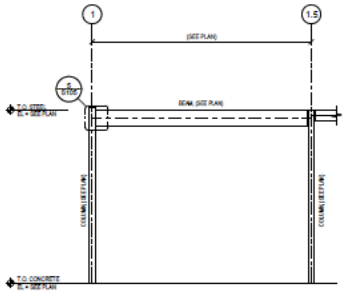
Checked By	JC

S104

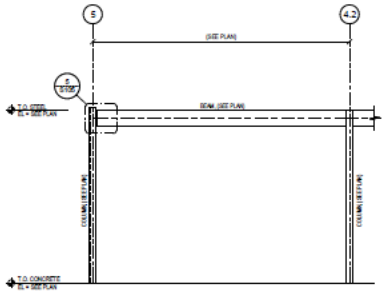
Scale: As indicated



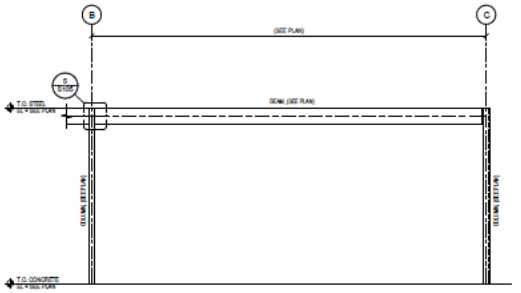
1 S105 MOMENT FRAME ELEVATION 1/4" = 1'-0"



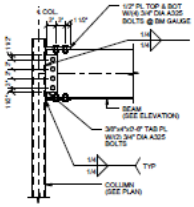
2 S105 MOMENT FRAME ELEVATION 1/4" = 1'-0"



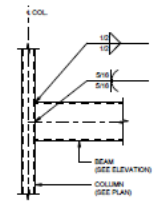
3 S105 MOMENT FRAME ELEVATION 1/4" = 1'-0"



4 S105 MOMENT FRAME ELEVATION 1/4" = 1'-0"



5 S105 CONNECTION DETAIL 3/4" = 1'-0"



6 S105 CONNECTION DETAIL 3/4" = 1'-0"

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STEEL FRAMING ELEVATIONS

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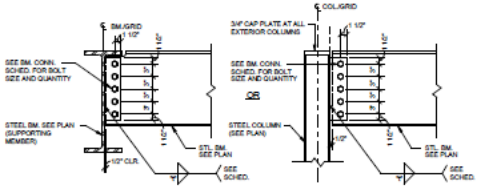
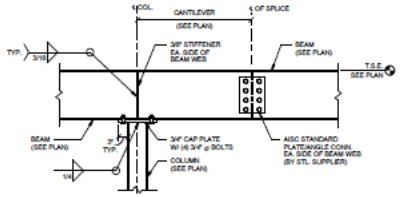
BEAM CONNECTION SCHEDULE					
SINGLE SHEAR TAB (FLEXIBLE) CONNECTION USING SHORT SLOTTED HOLES TRANSVERSE TO DIRECTION OF LOAD, U.N.O. (SEE NOTE 6)					
CONNECTION CAPACITY (Rn Ω)	MINIMUM BEAM SIZE	SHEAR TAB SIZE	WELD SIZE 'f'	NO. OF ROWS OF 3/4" ø A325 N BOLTS	REMARKS
16 KIPS	CMW10X10	PL. 1/4in4 1/2in3'-9"	3/16"	2	
25 KIPS	W12X12	PL. 1/4in4 1/2in3'-9"	3/16"	3	
42 KIPS	W16	PL. 5/16in4 1/2in1'-5"	1/4"	4	

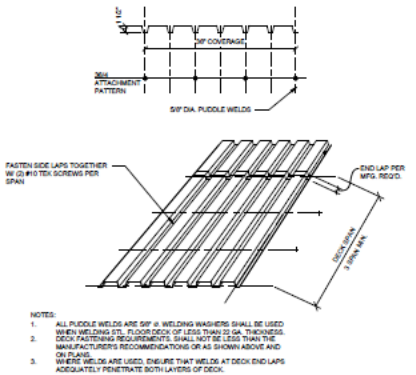
NOTES:
1. TYPICAL CONNECTION IS DESIGNED FOR A MAXIMUM TOP COPE OF 1 3/8" DEEP AND 4" LONG. SHEAR TAB CONNECTION MAY REQUIRE A SMALLER COPE DEPTH. MINIMUM EDGE DISTANCE FOR BOLT HOLES IS 1 1/4".
2. FOR SHEAR TAB CONNECTIONS WITH SUPPORTING MEMBER WEB THICKNESS GREATER THAN 3/4" USE 3/8" WELD AND 7/16" PLATE.
3. USE DOUBLE ANGLE BOLTED CONNECTION FOR REACTIONS EXCEEDING CONNECTION CAPACITY GIVEN IN THIS SCHEDULE.
4. CONNECTION CAPACITY IS A SERVICE LEVEL (ASD) LOAD PER AISC.
5. COORDINATE SHEAR TAB LENGTH WITH OTHER DETAILS ON THIS PROJECT.
6. SHORT SLOTTED HOLES ARE IN THE BEAM.
7. CONNECTION CAPACITY IS BASED ON SMALLEST BEAM DESIGNATION OF MINIMUM BEAM SIZE.



1 S106 TYPICAL BEAM TO COLUMN AND BEAM TO BEAM CONNECTION
SCALE: NO SCALE

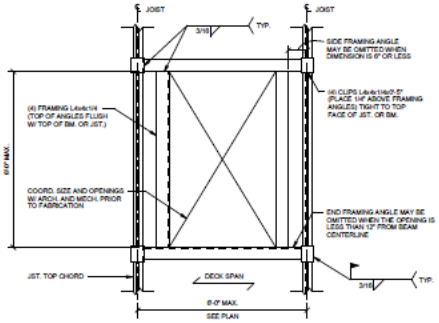


2 S106 TYPICAL BEAM OVER COLUMN DETAIL
SCALE: NO SCALE



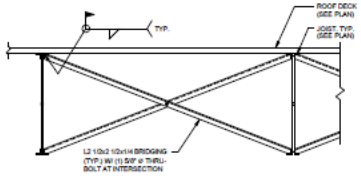
NOTES:
1. ALL PUDDLE WELDS ARE 5/8" ø WELDING WASHERS SHALL BE USED WHEN WELDING STL. FLOOR DECK OF LESS THAN 22 GA. THICKNESS.
2. DECK FASTENING REQUIREMENTS SHALL NOT BE LESS THAN THE MANUFACTURER'S RECOMMENDATIONS OR AS SHOWN ABOVE AND ON PLANS.
3. WHERE WELDS ARE USED, ENSURE THAT WELDS AT DECK END LAPS ADEQUATELY PENETRATE BOTH LAYERS OF DECK.

3 S106 TYPICAL DECK WELDING INFO
SCALE: NO SCALE

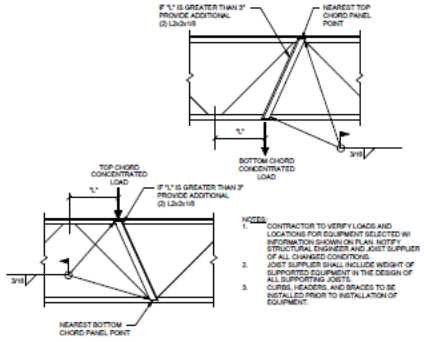


NOTE: AT JST. FRAMING - CLIP ANGLES TO BE LOCATED AT TOP CHORD PANEL POINTS OR PROVIDE (2) L2x2x3/16 FROM BEARING POINT OF FRAME TO BOT. CHORD PANEL POINT OF JST. FIELD WELD IN PLACE

4 S106 ROOF OPENING STRUCTURE FRAME
SCALE: NO SCALE

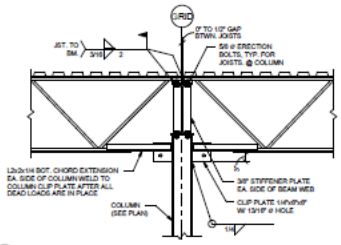


5 S106 JOIST BRIDGING
SCALE: NO SCALE

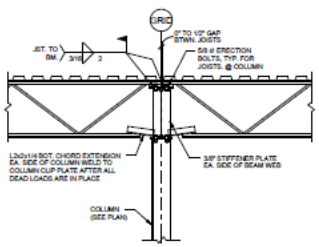


NOTES:
1. CONTRACTOR TO VERIFY LOADS AND LOCATIONS FOR EQUIPMENT SELECTED W/ INFORMATION SHOWN ON PLAN. NOTIFY STRUCTURAL ENGINEER AND JOIST SUPPLIER OF ALL CHANGED CONDITIONS.
2. JOIST SUPPLIER SHALL INCLUDE WEIGHT OF SUPPORTED EQUIPMENT IN THE DESIGN OF ALL SUPPORTING JOISTS.
3. CURBS, HEADERS, AND BRACES TO BE INSTALLED PRIOR TO INSTALLATION OF EQUIPMENT.

6 S106 MECHANICAL EQUIPMENT SUPPORT FRAME
SCALE: NO SCALE



7 S106 JOIST EXTENSION
SCALE: NO SCALE



8 S106 JOIST EXTENSION
SCALE: NO SCALE

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GLORY RD S
BAXTER, MN 56425

ISSUE	DATE
SCHEMATIC DESIGN	03/16/26

PRELIMINARY
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

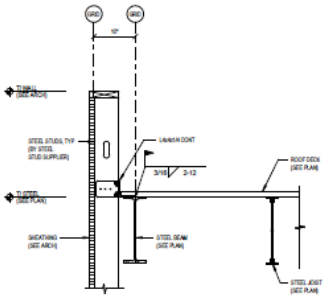
STEEL FRAMING DETAILS

Project Number	240012
Date	03/16/26
Drawn By	MO
Checked By	JC

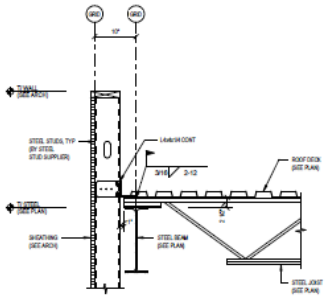
S106

Scale: As indicated

3/16/2026 12:51:53 PM



1 S107 ROOF FRAMING DETAIL #1
SCALE: NO SCALE



2 S107 ROOF FRAMING DETAIL #2
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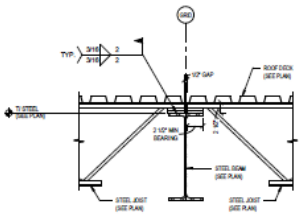

3 S107 ROOF FRAMING DETAIL #3
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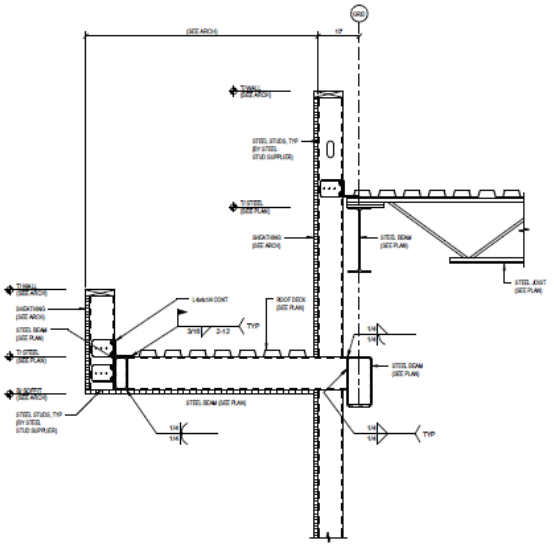

4 S107 CANOPY CONNECTION DETAIL
SCALE: NO SCALE

CITY STAMP AREA

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ISSUE	DATE
SCHEMATIC DESIGN	03/16/26

PRELIMINARY
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

STEEL FRAMING DETAILS

Project Number	2630412
Date	03/16/26
Drawn By	MO
Checked By	JC

S107

Scale 1" = 1'-0"

ATTACHMENT C