CITY OF HANOVER
PLANNING COMMISSION MEETING
OCTOBER 26, 2015

CHAIR	**BOARD MEMBERS**
STAN KOLASA	**JIM SCHENDEL**
	REID RABON
COUNCIL LIAISON	**MICHELLE ARMSTRONG**
DOUG HAMMERSENG	**DEAN KUITUNEN**

1. **Call to Order and Pledge of Allegiance: 7:00 p.m.**

2. **Approval of Agenda**

3. **Approval of Minutes from July 27, 2015, Regular Meeting**

4. **Citizen's Forum**

5. **Public Hearings**
   a. **10875 Settlers Lane – Application for Conditional Use Permit and amendment to Planned Unit Development of a 24-unit Senior Living Facility (GreenHouse)**

6. **Unfinished Business**

7. **New Business**

8. **Reports and Announcements**
   a. **Planning Commission Reports**
   b. **Liaison Report**
   c. **Staff Reports**

9. **Adjournment**

CITY OF HANOVER
PLANNING COMMISION MEETING
JULY 27, 2015

Call to Order/Pledge of Allegiance
Chair Kolasa called the July 27, 2015, Planning Commission Meeting to order at 7:00 pm. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, Michelle Armstrong and Dean Kuitunen. Also present were City Planner Cindy Nash and Administrative Assistant Amy Biren. Council Liaison Doug Hammerseng was absent. Also present were members of the public: Dave Libert, Cynthia Wicka, and Lucas Grant.

Approval of Agenda
MOTION by Schendel to approve the agenda as presented, seconded by Armstrong. **Motion carried unanimously.**

Approval of Minutes from the June 22, 2015, Regular Meeting
MOTION by Schendel to approve the June 22, 2015, minutes as presented, seconded by Kuitunen. **Motion carried unanimously.**

Citizen's Forum
None.

Public Hearing
10231 Beebe Lake Road—Variance on Use of Accessory Building
Kolasa closed the regular meeting and opened the Public Hearing at 7:02 pm. City Planner Cindy Nash presented the variance application submitted by Dave Libert to permit animals in an accessory building that is 20 feet from the property line. Nash gave a brief history of the property and the use of the property and accessory building. Staff recommended approval of the variance with the following conditions: additions to the building or construction of new buildings would not be allowed; and the property must be in compliance with all other regulations pertaining to animal units.

Dave Libert explained that he has the property listed for sale and has potential buyers that would like to have animals and use the accessory building to house the animals.

Cynthia Wicka, 578 Kayla Ln, asked questions about grazing and exercising the animals as well as the number of animals allowed. She expressed concern about the number of animals in the future. Nash responded to her questions by explaining the ordinances related to animals.

Biren read two letters from residents that were unable to attend the meeting. John and Julie Ganfield, 10171 Beebe Lake Road, expressed support for allowing animals in the accessory building. They did have one concern related to the placement of manure. Nash stated that per Hanover's ordinances, manure could not be within 75 feet of the property line. Jodi and David Thomsen, 566 Kayla Lane, said that they would be comfortable having any animal in the accessory building with the exception of pigs.

Kolasa closed the public hearing at 7:22 pm and reopened the regular meeting.

MOTION: Armstrong moved to approve recommending the variance for 10231 Beebe Lake Road with the conditions stated in the memo from staff, seconded by Rabon.
Motion carried unanimously.

DRAFT

Unfinished Business

At the previous meeting, Rabon had asked what the hours of operation for construction were in the neighboring cities. He had received a concern from a resident as there had been a builder working at 9:30 pm on a Saturday. Hanover's hours of operation are from 7 am to 10 pm. The neighboring cities were very similar to this, with some hours ending at 9 pm. The members agreed that there did not need to be further action.

New Business

None

Reports and Announcements

Planning Commission:

Kolasa said that he had toured the areas of concern in Crow River Heights related to a previous meeting and met with some of the residents. He said that ponding water did not seem to a concern this season and that areas were draining correctly.

Schendel and Rabon suggested that an item for future discussion would be requiring a final grade certification before occupancy or having an escrow related to it as some houses are occupied during winter months when grading is not possible.

Liaison Report:

None

Staff Reports:

Nash informed the members that the Greenfield project which would need access from 107th Avenue in Hanover had been taken off the table in Greenfield and the application for development withdrawn.

Biren updated the members on a variety of subjects: The CSAH 19 Trail is almost completed; the Historic Bridge project will close bids on July 30th and work will start after Hanover Harvest Festival; and Duininck's Pit is listed for sale. The state surcharge on building permits changed as of July 1st, decreasing from $5 to $1. Flood Zone Maps from FEMA will be changing in November of this year and may have an effect on properties in Hanover.

There will be a public hearing on pavement management for the City of Rogers Tuesday night, July 28th, at 7 pm. They will be discussing franchising fees as well as traditional assessment methods. The franchising fee is a newer option. Members may want to attend the meeting for educational purposes as Hanover will be looking at pavement management in the near future.

Hanover Harvest Festival is this weekend and they are still looking for volunteers.

Adjournment

MOTION by Schendel to adjourn, seconded by Rabon. **Motion carried unanimously**. Meeting adjourned at 7:46 pm.

ATTEST:

_____

Amy L. Biren, Administrative Assistant

DRAFT

Collaborative Planning, LLC
PO Box 251
Medina, MN 55340
763-473-0569

Memorandum

Date: October 22, 2015

To: Planning Commission

From: Cindy Nash, City Planner

RE: Greenhouse – 10875 Settlers Lane North

The City has received applications for a Conditional Use Permit, amendment to existing Planned Unit Development and site plan.

Overview of Request

The subject property is a lot of record in the Bridges at Hanover. It is zoned R-1A with a Planned Unit Development overlay.

The building consists of 16,614 square feet on two levels, with 21 surface parking stalls. The total parcel size is approximately 6.44 acres.

Previous concept plans for this project showed two 24-unit buildings on the site. The builder has since decided to construct only one building. As such the application and resulting recommendations reflect the current submitted plans containing only the one building.

In the existing Planned Unit Development (PUD), a 75-unit senior housing facility was required to be constructed on this property. The proposed building containing 24 units is smaller than currently required and hence is not in compliance with the requirements of the existing PUD, which is why an amendment to the PUD is under consideration.

Under the current zoning ordinance, senior housing would be permitted as a Conditional Use in this zoning district.

The City currently owns the property, and has a purchase agreement to sell the property to the Developer.

The project has been reviewed by City staff, the City Planner, and City Engineer.

Amendment to Existing Planned Unit Development

The existing original/approved plans for the Bridges at Hanover call for a 75-unit senior housing facility to be located on this site, along with associated parking and possibly a

daycare facility. The proposed plans for a 24-unit senior facility is much less intense for the neighborhood.

The City previously coordinated with the Bridges at Hanover HOA to obtain an easement for access to this parcel across a strip of land that the HOA owns that lies between the Settlers Lane and the property. Access to this site is proposed to be located within the easement area.

The original development also included plans for a trail to be constructed on Outlot H.

Staff has reviewed and determined that a reduction in size of the facility in terms of number of units, height, and building footprint are more compatible with the neighborhood than the existing approved PUD.

Conditional Use Permit

In order to grant a Conditional Use Permit, the City must make various findings related to the proposed use as follows:

1. The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
   Staff Note: The proposed reduction in units from 75 to 24 will create less of a burden on parks, schools, and streets which serve the area.
2. The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
   Staff Note: The proposed project has been designed in such a way as to be more architecturally similar to a home than to a traditional senior living apartment building. The scale of the building has also been reduced from the original PUD plan for the neighborhood.
3. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
   Staff Note: The structures appearance is compatible with the surrounding single-family and townhome land uses.
4. The use, in the opinion of the City Council, is reasonably related to the overall needs of the City and to the existing land use.
   Staff Note: The lot proposed for this use was originally planned for by the City Council to contain a 75-unit senior living facility.
5. The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.
   Staff Note: The R-1A zoning district allows for this use as a Conditional Use.
6. The use is not in conflict with the Comprehensive Plan of the City.
   Staff Note: The use is not in conflict with the Comprehensive Plan, which supports the inclusion of various housing types serving all stages of the life-cycle. Hanover currently does not have housing suitable for this life-cycle.
7. The use will not cause traffic hazard or congestion.

Staff Note: Due to the small scale of the facility, a traffic impact study has not been completed. Staff has determined that the anticipated traffic will not cause a traffic hazard or congestion.

8. Existing homes and/or businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

Staff Note: Staff does not anticipate that the proposed use will bring noise, glare, or general unsightliness. On occasion, emergency response vehicles may turn on their sirens when approaching or leaving the facility. However, this situation is not anticipated to occur unless there are other vehicles in the area at the same time.

Recommendation

City staff/consultants recommend approval of the Amendment to the PUD, Conditional Use Permit, and site plan with the following conditions:

1. An 8 foot bituminous trail meeting City standards shall be constructed on Outlot H, Bridges of Hanover in locations that are adjacent to Lot 40, Block 8, Bridges at Hanover at the sole expense of the Developer. Plans shall be prepared by the Developer and submitted to the City Engineer for review.

2. The site plans for the project shall be amended to show the following:

    a. A sidewalk from the building to the trail.

    b. A landscape plan showing the location, species, and size of all plant materials shall be submitted for the review and approval of the Planning Commission.

3. The development must be constructed in substantial conformance with the plans dated October

4. The Developer shall enter into a Development Agreement with the City.

11250 5th St NE
Hanover, MN 55341-0278
Phone: 763.497.3777 fax: 763.497.1873
www.hanovermn.org
cityhall@ci.hanover.mn.us

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	Amy
Date Filed:	9-29-15
Date Complete:	
Base Fee: 600.00	Escrow: 2750.00

Checks: #10255 $300
#10256 $760
#10257 $300
#10258 $2000

DEVELOPMENT APPLICATION

TYPE OF APPLICATION		
☐ Annexation	x Site Plan & Building Plan	☐ Simple Land Division
☐ Appeal	☐ Sketch Plan	☐ Subdivision Sketch Plan
☐ Comprehensive Plan Amendment	☐ Conditional Use Permit	☐ Preliminary Plat
☐ Ordinance Amendment (Text or Map)	☐ Variance	☐ Final Plat
x Planned Unit Development (Concept/Gen)	☐ Vacation	☐ Other _____

PROPERTY INFORMATION
Street Address: 10875 Settlers Lane North, Hanover, MN 55341
Property Identification Number (PIN#): 02-119-24-11-0063
Legal Description (Attach if necessary): Lot 40, Block 8, The Bridges at Hanover, Hennepin County, MN

APPLICANT INFORMATION		
Name: Brad Bass	Business Name: Bradford Development, L.L.C.	
Address: 501 North Riverfront Drive		
City: Mankato	State: MN	Zip Code: 56001
Telephone: 507-382-0006	Fax: 507-388-5162	E-mail: autumn@hickorytech.net
Contact: Brad Bass		Title: President

OWNER INFORMATION (if different from applicant)		
Name: City of Hanover	Business Name:	
Address: 11250 5th Street N.E.		
City: Hanover	State: MN	Zip Code: 55341
Telephone: 763-497-3777	Fax:	E-mail: brianh@ci.hanover.mn.us
Contact: Brian Hagen		Title: City Administrator

DESCRIPTION OF REQUEST (attach additional information if needed)
Existing Use of Property: R1A/PUD
Nature of Proposed Use: R1A/PUD – Assisted Living Facility
Reason(s) to Approve Request: To develop and construct a 24 unit Green House Assisted Living Facility

PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE	
Project Name:	Date of Application:
Nature of Request:	

NOTE: Applications only accepted with ALL required support documents.
See Application Instructions and City Code

APPLICATION FEES AND EXPENSES:

The City of Hanover required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. ***All fees and expenses are due whether the application is approved or denied.***

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. ***I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.*** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner:

X E-mail: autumn@hickorytech.net ☐ Fax _____ ☐ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: _____ Date: 9/28/15

Owner: _____ Date: 9-29-15

NOTE: Applications only accepted with ALL required support documents.
See Application Checklist and City Code

SUPPLEMENTAL APPLICATION – SITE PLAN APPROVAL

Name: Bradford Development, L.L.C. Phone: 507-382-0006

Address: 501 North Riverfront Drive, Mankato, MN 56001 PID #: 02-119-24-11-0063

1. Present zoning of above described property: R1A/PUD

2. Application for site plan approval of:
   - ____ High Density Residential Project
   - ____ Commercial Project
   - ____ Industrial Project
   - X Plan Modification

3. Description of proposed activity. Develop, construct, and operate a 24 unit Green House Assisted Living Facility.

4. Name, address and phone number of present owner(s) of above described land.
   City of Hanover, 11250 5th Street N.E., Hanover, MN 55341 763-497-3777
   Brian Hagen, City Administrator

5. Attach to this application a site plan including all required material as identified in the "Required Material Submission Checklist" for Site Plan Applications.

Applicant Signature: _____ Date: 9/28/15

Owner Signature: _____ Date: 9-29-15

GREENHOUSE ASSISTED LIVING
of HANOVER
HANOVER, MINNESOTA

ABBREVIATIONS

A.P.	ACCESS PANEL	EXT.	EXTERIOR	PTN.	PARTITION
AC.	ACOUSTIC	FLASH.	FLASHING	P.A.R.	PATCH AS REQUIRED
AC. BD.	ACOUSTIC BOARD	FL.	FLOOR	PLAS.	PLASTER
AC. T.	ACOUSTIC TILE	F.D.	FLOOR DRAIN	PL.	PLATE
ADD.	ADDENDUM	FIN.	FINISH	POL.	POLISHED
ADDN.	ADDITION	FFE	FINISH FLOOR ELEVATION	P.T.	PORCELAIN TILE
ALUM.	ALUMINUM			Q.T.	QUARRY TILE
ALT.	ALTERNATE	F.E.	FIRE EXTINGUISHER	R.	RADIUS OR RISER
A.B.	ANCHOR BOLT	FIXT.	FIXTURE	REF.	REFRIGERATOR
∠	ANGLE	FR.	FRAME	REG.	REGISTER
APT.	APARTMENT	F.A.	FRESH AIR	REQ.	REQUIRED
A.T.	ASPHALT TILE	FUR.	FURRING	RET.	RETAINING
@	AT	G.I.	GALVANIZED IRON	R.D.	ROOF DRAIN
BSMT.	BASEMENT	GA.	GAUGE	RM.	ROOM
B.	BATHROOM	GEN.	GENERAL	R.S.	ROUGH SAWN
BM.	BEAM	GL.	GLAZED; GLASS	O	ROUND
BRG.	BEARING	GYP.	GYPSUM	RUB.	RUBBER
B.R.	BEDROOM	HDW.	HARDWARE	S.F.	SANDFLOAT FINISH
B.M.	BENCHMARK	HDCP.	HANDICAP	SECT.	SECTION
BET.	BETWEEN	HDWD.	HARDWOOD	SHT.	SHEET
BIT.	BITUMINOUS	HDR.	HEADER	SIM.	SIMILAR
BLK.	BLOCK	HTR.	HEATER	S	SINK
BLKG.	BLOCKING	HT.	HEIGHT	S.B.	SOIL BORING
BD.	BOARD	H.C.	HOLLOW CORE	S.C.	SOLID CORE
B.W.	BOTH WAYS	H.M.	HOLLOW METAL	SPEC.	SPECIFICATIONS
BOT.	BOTTOM	HORIZ.	HORIZONTAL	S. BLK.	SPLASH BLOCK
B.C.	BOTTOM OF CURB	H.B.	HOSE BIB	SQ.	SQUARE
BRKTS.	BRACKETS	H.W.	HOT WATER	S & V	STAIN AND VARNISH
BR.	BRICK	INCL.	INCLUDED	ST. ST.	STAINLESS STEEL
CAB.	CABINET	INST.	INSTRUMENT	STD.	STANDARD
CPT.	CARPET	I.D.	INSIDE DIAMETER	STL.	STEEL
C.W.	CASEWORK	INSUL.	INSULATION	STR.	STRUCTURAL
C.I.	CAST IRON	INT.	INTERIOR	SUSP.	SUSPENDED
C.B.	CATCH BASIN	INTER.	INTERMEDIATE	SW.	SWITCH
CAULK	(SPELL OUT)	INV.	INVERT	SW. BD.	SWITCH BOARD
CER.	CERAMIC	JAN.	JANITOR	TUB	BATHTUB
CLG.	CEILING	JT.	JOINT	TEL.	TELEPHONE
CEM.	CEMENT	JST.	JOIST	T.V.	TELEVISION
C.T.	CERAMIC TILE	L.P.	LAMINATED PLASTIC	TER.	TERRAZZO
C.O.	CLEANOUT	LAV.	LAVATORY	TEXT.	TEXTURE
CLO.	CLOSET	LT.	LIGHT	T.P.H.	TOILET PAPER HOLDER
COL.	COLUMN	L.W.C.B.	LIGHTWEIGHT CONCRETE BLOCK	T.C.	TOP OF CURB
CONC.	CONCRETE			T.D.E.	TOP OF DECK
COND.	CONDUCTIVE	LIN.	LINEN CLOSET	T.O.P.	TOP OF PARAPET
CONST.	CONSTRUCTION	L.R.	LIVING ROOM	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	LVT	LUXURY VINYL TILE	T.B.	TOWEL BAR
CONTR.	CONTRACTOR	M.O.	MASONRY OPENING	T.	TREAD
CORR.	CORRIDOR	MAX.	MAXIMUM	TYP.	TYPICAL
C.J.	CONTROL JOINT	MECH.	MECHANICAL	U.	UP (FOR STAIRS) OR URINAL
CSK.	COUNTERSINK	M.C.	MEDICINE CABINET		
DET.	DETAIL	MET.	METAL	U.H.	UNIT HEATER
DIM.	DIMENSION	MIN.	MINIMUM	V.S.E.	VENEER SHELF ELEVATION
DR	DINING ROOM	MISC. MET.	MISCELLANEOUS METAL		
DISP.	DISPOSAL			V.	VENT
DR	DOOR	MLDG.	MOLDING	VENT.	VENTILATION OR VENTILATOR
DN.	DOWN (FOR STAIRS)	MTD.	MOUNTED		
DWG.	DRAWINGS	N.C.	NO CHANGE	VERT.	VERTICAL
DF	DRINKING FTN.	N.I.C.	NOT IN CONTRACT	VEST.	VESTIBULE
EA.	EACH	N.T.S.	NOT TO SCALE	V.A.T.	VINYL ASBESTOS TILE
ELEC.	ELECTRICAL	NOM.	NOMINAL	V.W.C.	VINYL WALL COVERING
EL.	ELEVATION	NO.	NUMBER	WAINS.	WAINSCOT
ELEV.	ELEVATOR	OBS.	OBSCURE	W.	WASTE
E.	ENAMEL	O.C.	ON CENTER	W.C.	WATER CLOSET
ENGR.	ENGINEER	OPNG.	OPENING	W.R.	WATER RESISTANT
ENT.	ENTRANCE	O.D.	OUTSIDE DIAMETER	WDO.	WINDOW
EQUIP.	EQUIPMENT	O.H.	OVERHEAD	W. GL.	WIRE GLASS
EXIST.	EXISTING	PT.	PAINT	W/O	WITHOUT
EXP.	EXPOSED OR EXPANSION	PR.	PAIR	W.I.	WROUGHT IRON
		PNL.	PANEL	YD.	YARD

REVISIONS

#	SHEETS	REMARKS	DATE

BUILDING CODE

APPLICABLE CODES : IBC 2012 EDITION, 2015 MINNESOTA STATE BUILDING CODE BY REFERENCE

BASIC OCCUPANCY & CONSTRUCTION REQUIREMENTS

OCCUPANCY: I1 (ASSISTED LIVING)
CONSTRUCTION TYPE: V-A
BASIC ALLOWABLE AREA PER FLOOR: 10,500 S.F.
ALLOWABLE HEIGHT: 3 STORY
ACTUAL AREA OF LARGEST FLOOR (IST. FLOOR) = 8,253 S.F.
BUILDING HEIGHT: 2 STORY
BUILDING SPRINKLED IN ACCORDANCE WITH NFPA 13
APPLICATION OF I-2 (NURSING HOME) LIFE SAFETY PROVISIONS FOR ALTERNATIVE DESIGN OBJECTIVES, SEE SHEET A2.0

IBC SECTION 308.2 GROUP I-1

"HOUSING MORE THAN 16 PERSONS, ON A 24-HOUR BASIS, WHO BECAUSE OF AGE, MENTAL DISABILITY OR OTHER REASONS, LIVE IN A SUPERVISED RESIDENTIAL ENVIRONMENT THAT PROVIDES PERSONAL CARE SERVICES. THE OCCUPANTS ARE CAPABLE OF RESPONDING TO AN EMERGENCY SITUATION WITHOUT PHYSICAL ASSISTANCE FROM STAFF."

MATERIALS

EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE REMOVED
CONCRETE
BRICK
CONCRETE BLOCK
BATT OR LOOSE FILL INSULATION
RIGID INSULATION
GYPSUM BOARD
ACOUSTIC TILE
METAL
METAL STUD PARTITION
WOOD STUD PARTITION
EARTH
GRAVEL
FINISHED WOOD
ROUGH WOOD
PLYWOOD
GLASS

SYMBOLS

100.0' EXISTING GRADE ELEVATION
100.0' NEW GRADE ELEVATION
EXISTING GRADE CONTOUR
NEW GRADE CONTOUR
ELEVATION
SOIL BORING
DETAIL NO. / SHEET NO.
W10 WINDOW TYPE
106 DOOR NO.

SHEET INDEX

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- CERTIFICATE OF SURVEY AND TOPOGRAPHIC SURVEY
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C2 UTILITY PLAN
C3 GRADING PLAN
C4 STORMWATER POLLUTION PREVENTION PLAN
C5 STORMWATER POLLUTION PREVENTION NARRATIVE

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2.2 SECOND FLOOR PLAN
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3.1 ENLARGED UNIT & COMMON AREA PLANS
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6.1 INTERIOR ELEVATIONS UNITS & COMMON AREAS
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S1.12 CONTROL JOINT AND FLOOR SLOPE PLAN
S1.21 FOOTING AND FOUNDATION DETAILS
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S1.41 FLOOR FRAMING DETAILS
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M1.21 FIRST AND SECOND FLOOR PLUMBING
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E5.11 ELECTRICAL DETAILS AND SCHEDULES
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E5.13 PANELBOARD SCHEDULES

BUILDING DATA

GARAGE AREA	=	397 SQ.FT.
FIRST FLOOR	=	7,965 SQ.FT.
SECOND FLOOR	=	8,252 SQ.FT.
TOTAL BUILDING GROSS	=	16,614 SQ.FT.
TOTAL BUILDING GROSS WITHOUT GARAGE	=	16,217 SQ.FT.

SITE DATA

SITE AREA	= 64,164 SQ.FT. = 1.47 ACRES
BUILDING COVERAGE	= 8,362 SQ.FT. = 13%

PARKING

ON GRADE	21 STALLS
GARAGE	1 STALL
TOTAL	22 STALLS

UNIT BREAKDOWN

UNIT	1st	2nd	TOTAL	UNIT AREA (GROSS)	TOTAL AREA (GROSS)
UNIT A	5	5	10	271 SQ.FT.	2,710 SQ.FT.
UNIT A CORNER	2	2	4	274 SQ.FT.	1,096 SQ.FT.
UNIT A 116	1	1	2	278 SQ.FT.	556 SQ.FT.
UNIT B	3	3	6	283 SQ.FT.	1,698 SQ.FT.
UNIT C	1	1	2	303 SQ.FT.	606 SQ.FT.
TOTAL	12	12	24		
				TOTAL GROSS RESIDENTIAL AREA	6,666 SQ.FT.

PROJECT TEAM

OWNER
BRADFORD HOLDINGS GH, LLC
205 WOODHILL COURT
MANKATO, MINNESOTA 56001
(507) 382-0006

ARCHITECT
JSSH ARCHITECTS, INC.
14525 HWY. 7 SUITE 375
MINNETONKA, MN 55345
(952) 935-6337

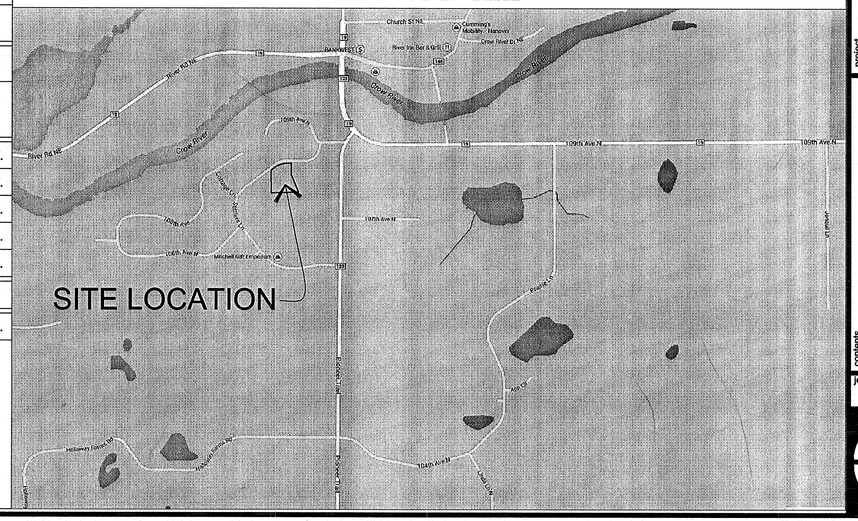
STRUCTURAL ENGINEER
I+S GROUP
115 E. HICKORY STREET
MANKATO, MN 56001
(507) 387-6651

DEVELOPER
BRADFORD DEVELOPMENT, LLC
501 N. RIVERFRONT DRIVE, SUITE 'A'
MANKATO, MINNESOTA 56001
(507) 388-5161

CIVIL ENGINEER
OTTO ASSOCIATES
9 WEST DIVISION STREET
BUFFALO, MN 55313
(763) 452-7290

MECHANICAL & ELECTRICAL
I+S GROUP
115 E. HICKORY STREET
MANKATO, MN 56001
(507) 387-6651

VICINITY MAP



JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.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 Architect under the laws of the State of MINNESOTA
Print Name: ROGER F. JOHNSON
Signature:
Date: 10/2/2015 License # 10368

revisions

date 10/2/2015
drwn ERM / RS
chkd RFJ

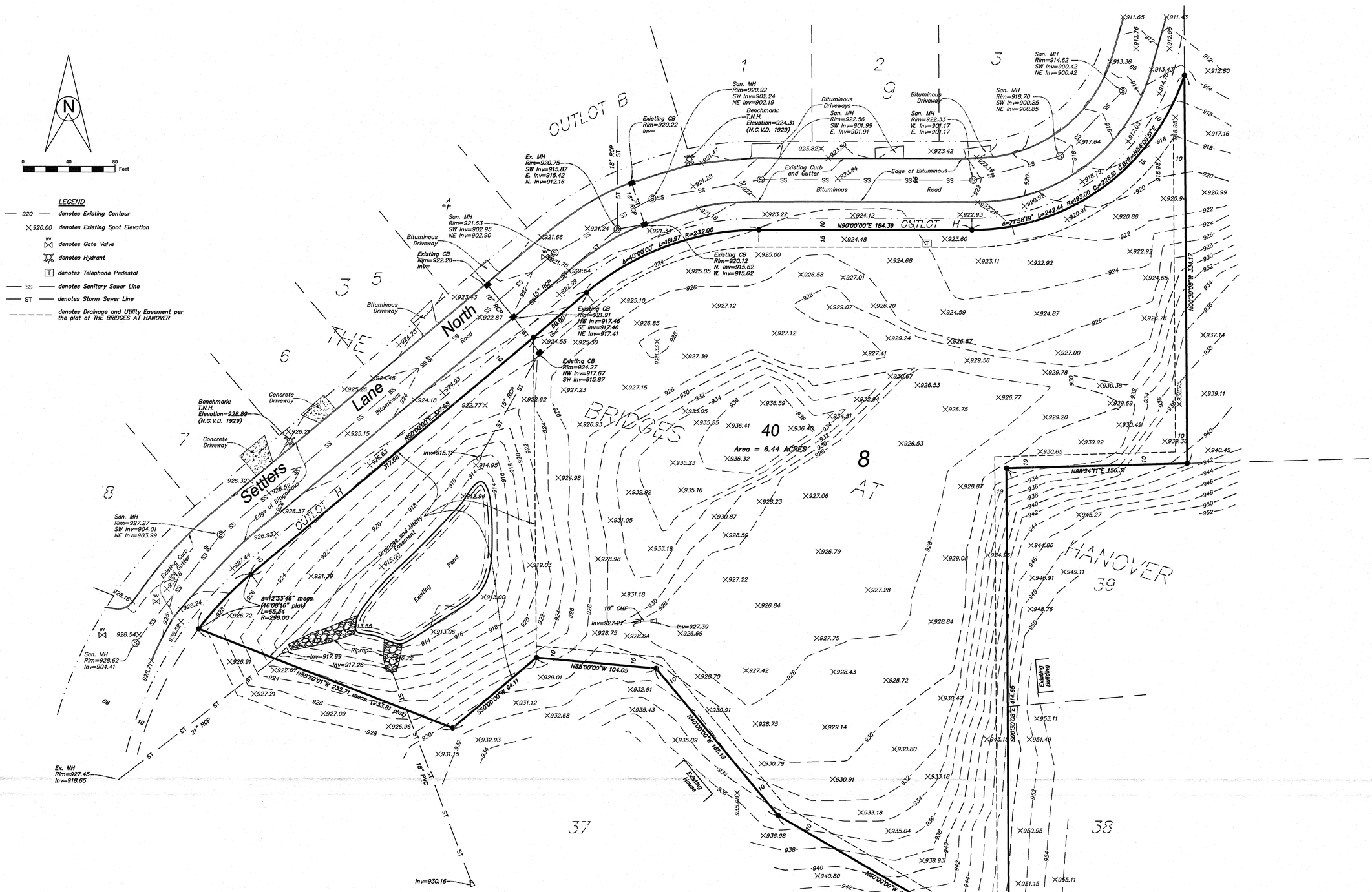
project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

contents
COVER SHEET

job no. 12-16

of sheets
CS

Certificate of Survey and Topographic Survey



Property Description:

Lot 40, Block 8, THE BRIDGES AT HANOVER, Hennepin County, Minnesota, according to the recorded plat thereof.

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 15-0213

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Requested By: Bradford Development, LLC

Date: 4-17-15

Scale: 1"=40'

Drawn By: T.J.B.

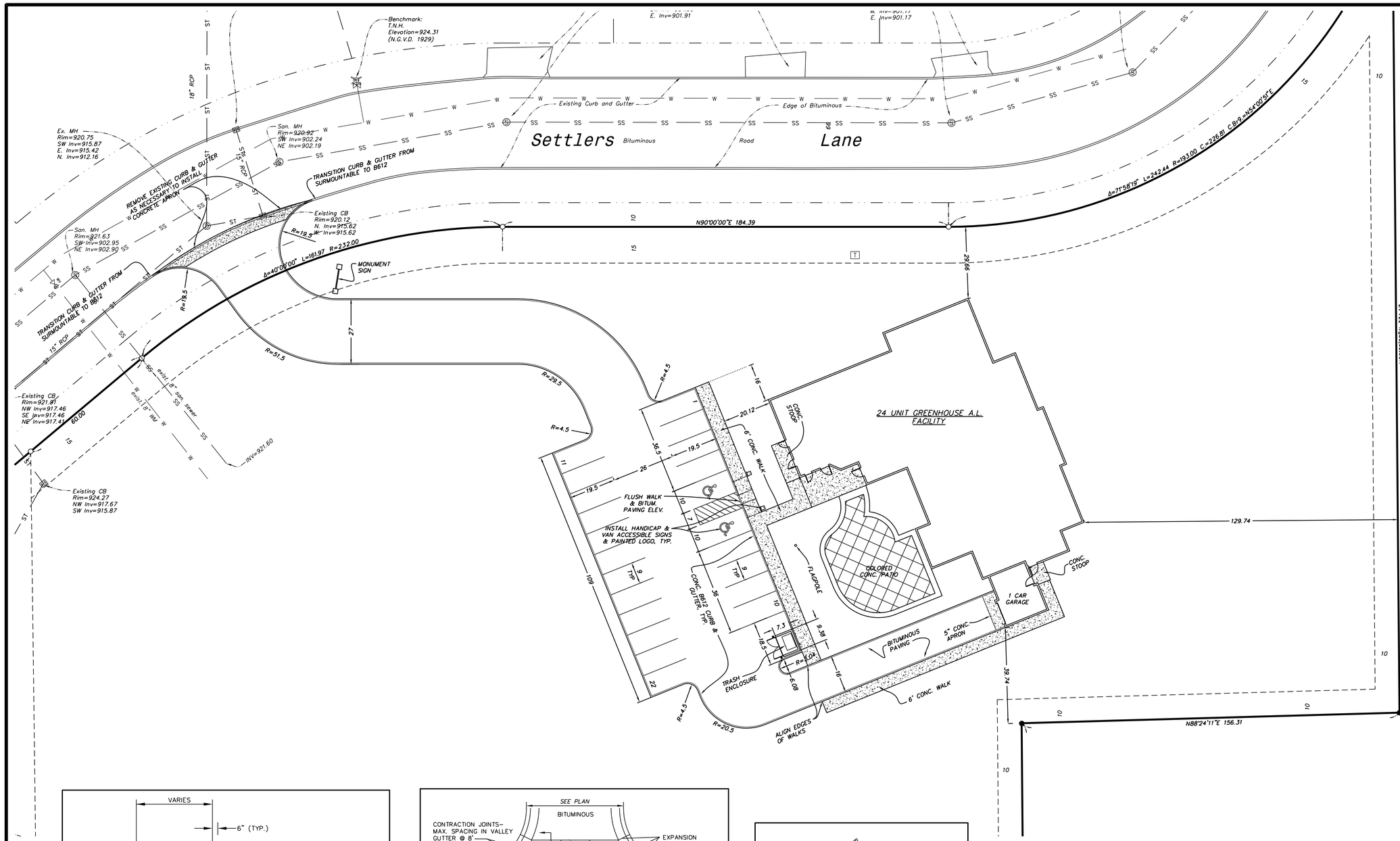
Checked By: P.E.O.

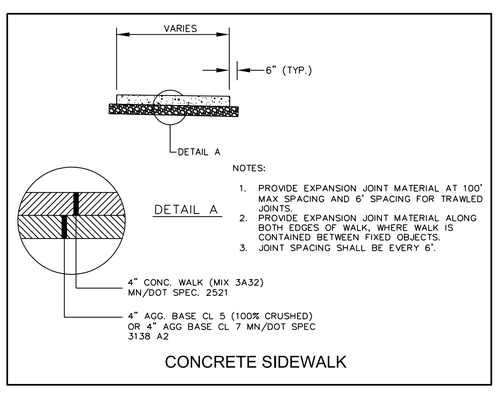
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul E. Otto
License #40062 Date: 4-30-15

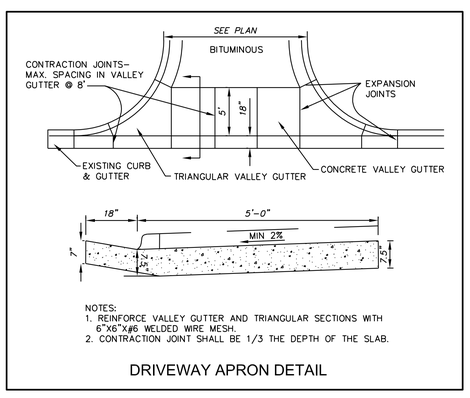
Certificate of Survey and Topographic Survey on Lot 40, Block 8, THE BRIDGES AT HANOVER, Hennepin County, Minnesota.

Revised:

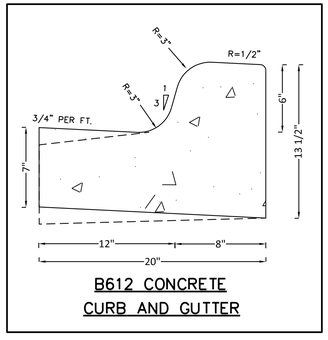




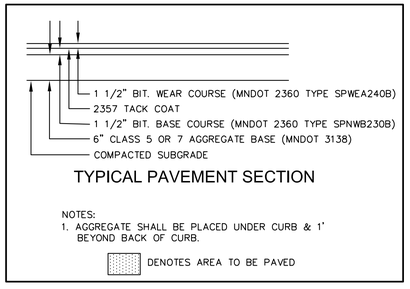
CONCRETE SIDEWALK



DRIVEWAY APRON DETAIL



B612 CONCRETE CURB AND GUTTER



TYPICAL PAVEMENT SECTION

NOTES:
1. DIMENSIONS MEASURED OFF THE PROPERTY LINES ARE PERPENDICULAR TO THEM.
2. DIMENSIONS ARE TO BACK OF CURB.
3. REFER TO SURVEY PREPARED BY OTTO ASSOCIATES, INC. FOR BOUNDARY INFORMATION.
4. REFER TO ARCHITECTURAL PLANS PREPARED BY JSSH ARCHITECTS, INC. FOR ADDITIONAL BUILDING AND SITE INFORMATION.
5. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING.
6. CONSTRUCTION SHALL CONFORM TO THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND CEAM STANDARD UTILITIES SPECIFICATION, LATEST EDITIONS.
7. PEDESTRIAN RAMPS SHALL CONFORM TO LATEST MNDOT CURB RAMP DETAIL PLATES.
8. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY WSB & ASSOCIATES, INC.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O. DRAWN C.S.O. CHECKED P.E.O.

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.

Cara M. Schwahn Otto
License # 40433 Date: 9/3/15

OTTO ASSOCIATES Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

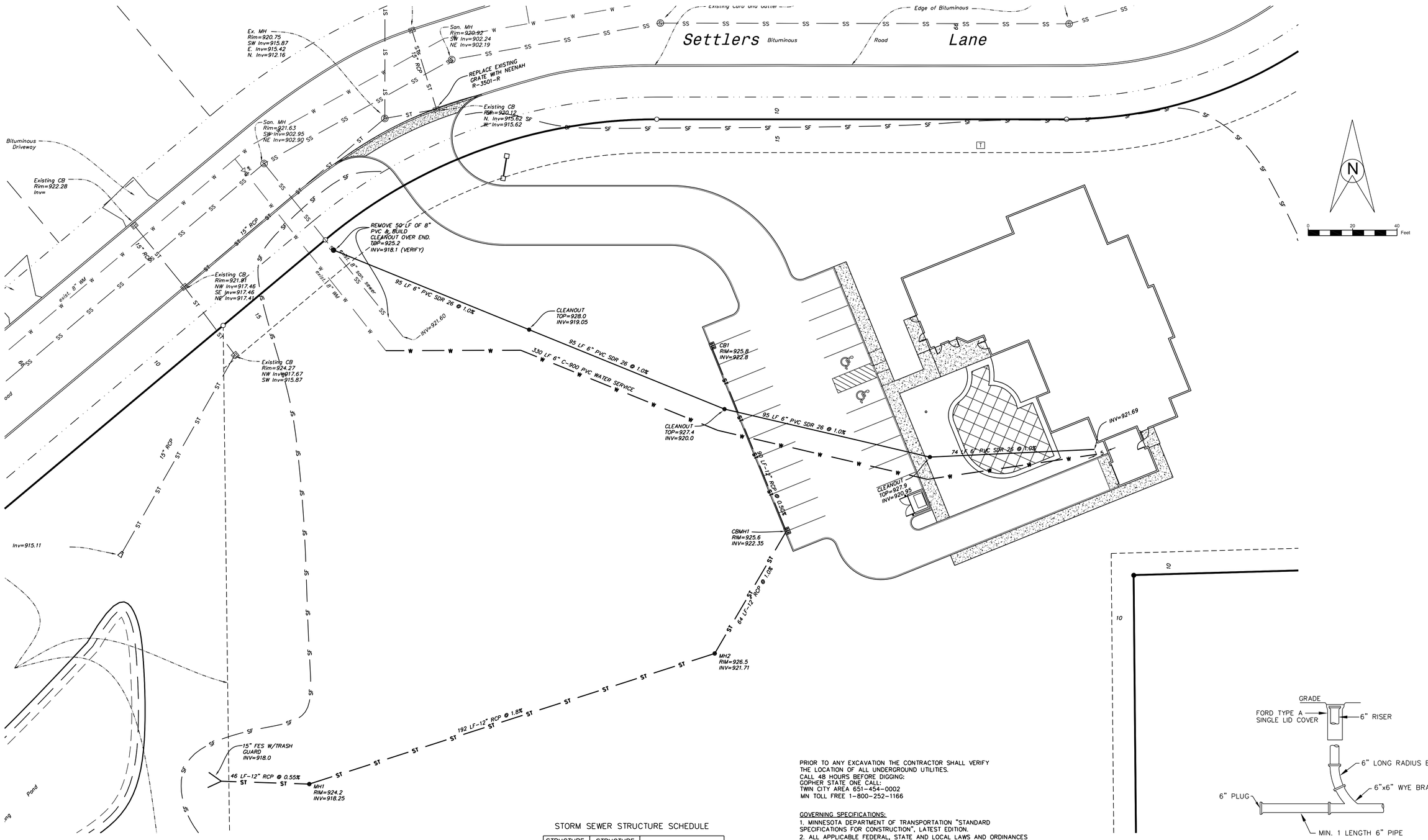
GREENHOUSE ASSISTED LIVING FACILITY
BRADFORD DEVELOPMENT, LLC
HANOVER, MN

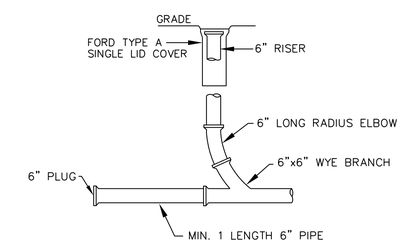
SITE & PAVING PLAN

SHEET NO. C1 OF C5 SHEETS

PROJECT NO: 15-0213

DATE: 9/3/15





CLEAN-OUT STRUCTURE

STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE SIZE	CASTING
CB 1	22"x36"	NEENAH R-3067-V
CBMH 1	48" Ø	NEENAH R-3067-V
MH 1	48" Ø	NEENAH R-1642*
MH 2	48" Ø	NEENAH R-1642*

* LABELED STORM SEWER

PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL:
TWIN CITY AREA 651-454-0002
MN TOLL FREE 1-800-252-1166

GOVERNING SPECIFICATIONS:
1. MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", LATEST EDITION.
2. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

NOTES:
1. WATER SERVICE SHALL BE INSTALLED WITH 7.5' OF MINIMUM COVER.
2. ALL UTILITY CROSSINGS SHALL HAVE A MINIMUM OF 18" OF VERTICAL SEPARATION BETWEEN PIPES.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O. DRAWN C.S.O.
CHECKED P.E.O.

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.
Cara M. Schwahn Otto
Cara M. Schwahn Otto
License # 40433 Date: 9/3/15

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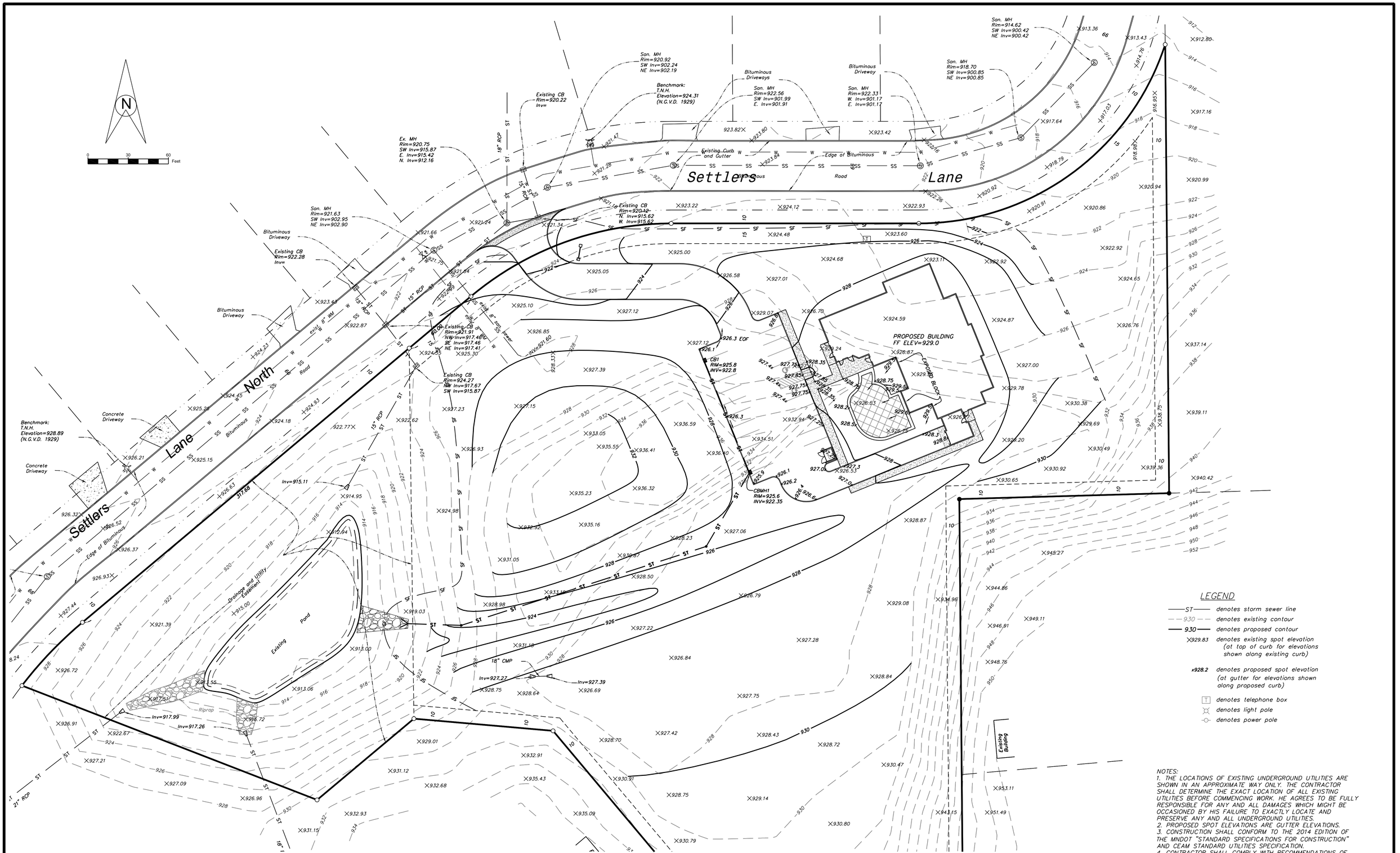
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

GREENHOUSE ASSISTED LIVING FACILITY
BRADFORD DEVELOPMENT, LLC
HANOVER, MN

UTILITY PLAN

SHEET NO. C2 OF C5 SHEETS

PROJECT NO: 15-0213
DATE: 9/3/15



NOTES:
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROPOSED SPOT ELEVATIONS ARE GUTTER ELEVATIONS.
3. CONSTRUCTION SHALL CONFORM TO THE 2014 EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND CEAM STANDARD UTILITIES SPECIFICATION.
4. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY NTI.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O. DRAWN C.S.O. CHECKED P.E.O.

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Cara M. Schwahn Otto
License # 40433 Date: 9/3/15

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(763)682-4727
Fax: (763)682-3522

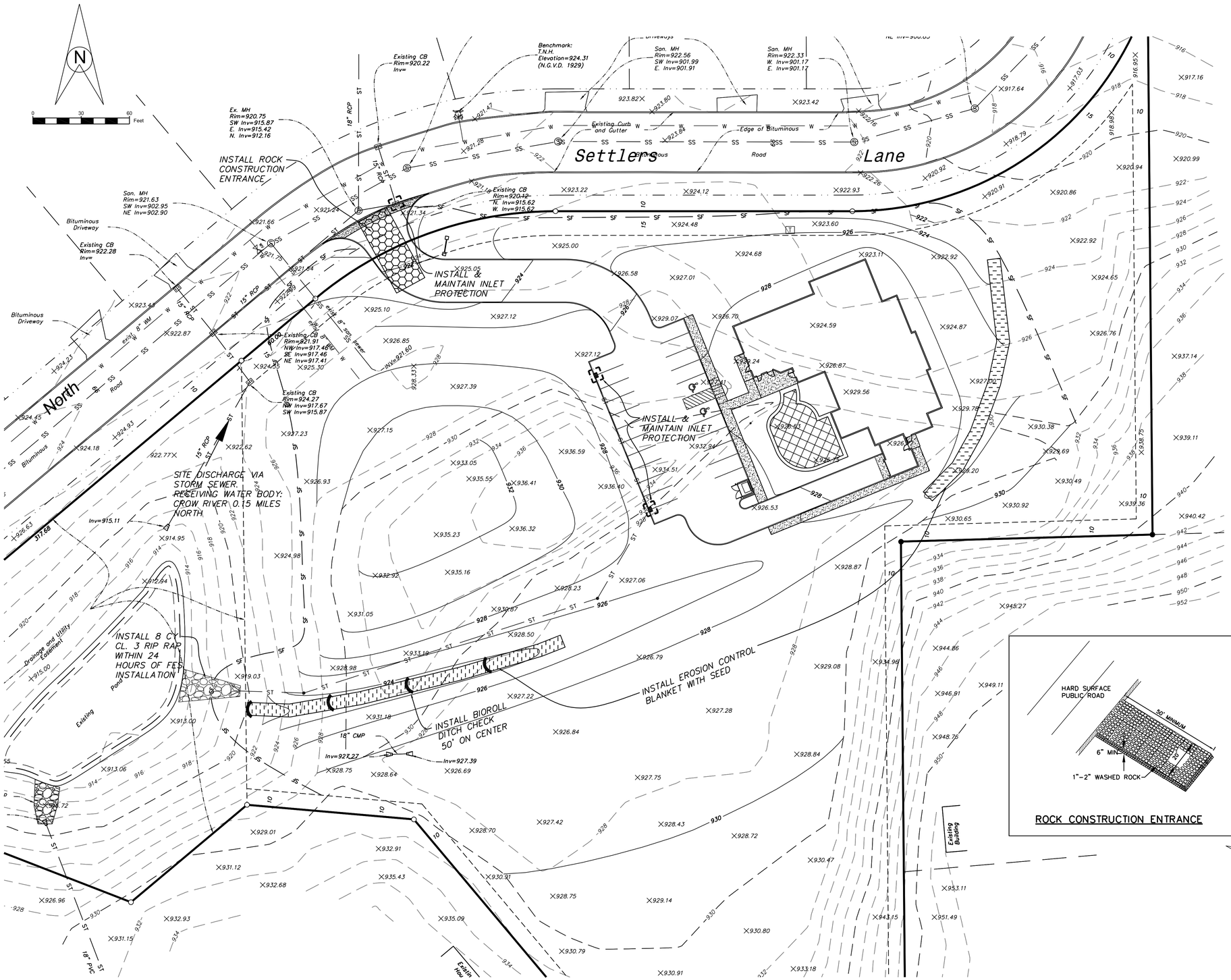
GREENHOUSE ASSISTED LIVING FACILITY
BRADFORD DEVELOPMENT, LLC
HANOVER, MN

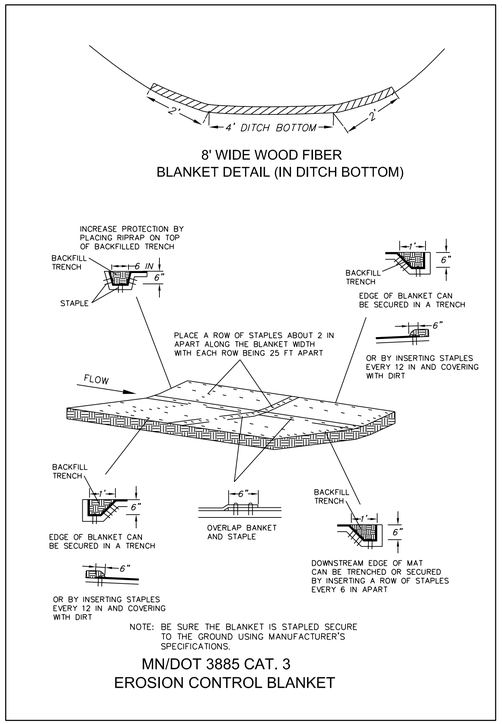
GRADING PLAN

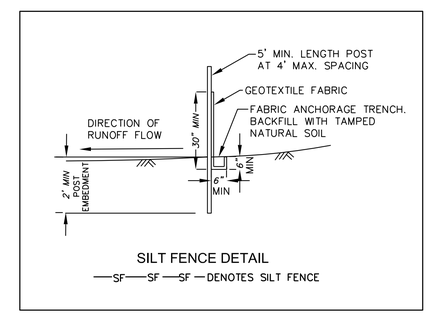
SHEET NO. C3 OF C5 SHEETS

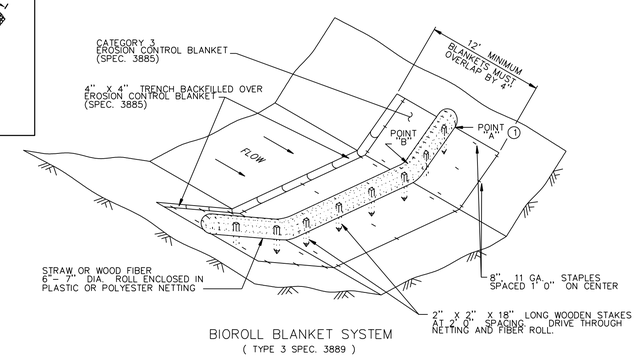
PROJECT NO: 15-0213

DATE: 9/3/15









1 POINT A MUST BE 1' 0" MIN. HIGHER THAN POINT B TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O. DRAWN C.S.O.
CHECKED P.E.O.

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Cara M. Schwahn Otto
License # 40433 Date: 9/3/15

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Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

GREENHOUSE ASSISTED LIVING FACILITY
BRADFORD DEVELOPMENT, LLC
HANOVER, MN

STORMWATER POLLUTION PREVENTION PLAN

SHEET NO. C4 OF C5 SHEETS

PROJECT NO: 15-0213

DATE: 9/3/15

GENERAL PROJECT INFORMATION

PROJECT LOCATION AND NARRATIVE:

THIS PROJECT CONSISTS OF CONSTRUCTING A 24-UNIT ASSISTED LIVING FACILITY IN HANOVER, MN. THE CENTER OF THE SITE IS LOCATED NEAR LONGITUDE -93.6686, LATITUDE 45.1514. THE SITE IS ACCESSED FROM SETTLERS LANE. THE SITE HAS A GRASS COVER. SOILS ARE PRIMARILY COARSE ALLUVIAL SILTY SANDS.

CONSTRUCTION ACTIVITIES INCLUDE GRADING, STORM SEWER INSTALLATION, AGGREGATE AND BITUMINOUS PLACEMENT, AND BUILDING CONSTRUCTION. THERE IS AN EXISTING STORMWATER POND ON THE SOUTHEASTERN PORTION OF THE SITE & DIRECTLY NORTH OF THE SITE THAT WERE SIZED FOR DEVELOPMENT OF THIS PROPERTY.

CONSTRUCTION IS PLANNED TO BEGIN OCT 19TH OF 2015 AND END JULY 15TH OF 2016.

RESPONSIBLE PARTIES:

CONTRACTOR AND OWNER ARE REQUIRED TO APPLY FOR A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AT LEAST 7 DAYS PRIOR TO BEGINNING WORK.

CONTRACTOR AND OWNER SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP.

CONTRACTOR MUST BE TRAINED FOR BOTH CONSTRUCTION INSTALLER AND SITE MANAGEMENT PER REQUIREMENTS OF THE PERMIT, PART III.F.

BRADFORD DEVELOPMENT, LLC	SCOTT COLE	507-340-7777
OWNER	CONTACT PERSON	PHONE
OTTO ASSOCIATES, INC.	CARA SCHWAHN OTTO	763-682-4727
PLAN PREPARER	CONTACT PERSON	PHONE

TRAINING: 2/4/2013 (EXPIRES 2016) U OF MN CERTIFICATION - DESIGN OF CONSTRUCTION SWPPP

CONTRACTOR (RESPONSIBLE FOR INSTALLATION & INSPECTION)	CONTACT PERSON	PHONE

PROJECT AREAS:

TOTAL PROJECT SIZE (DISTURBED AREA) = 4 ACRES

EXISTING AREA OF IMPERVIOUS SURFACE = 0 ACRES
POST-CONSTRUCTION AREA OF IMPERVIOUS SURFACE = 0.6 ACRES
TOTAL NEW IMPERVIOUS SURFACE AREA CREATED = 0.6 ACRES

RECEIVING WATERS:

SURFACE WATERS AND WETLANDS THAT WILL RECEIVE STORM WATER RUNOFF FROM THE SITE AND ARE WITHIN ONE (1) MILE OF THE SITE ARE INDICATED WITH DIRECTION ARROW ON THE SWPPP PLAN SHEET AND ARE LISTED BELOW:

NAME OF WATER BODY	TYPE	SPECIAL OR IMPAIRED WATER?
CROW RIVER	STREAM	IMPAIRED

CONSTRUCTION ACTIVITY NOTES

ALL CONSTRUCTION ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MPCA'S NPDES GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY.

EROSION PREVENTION:

CONTRACTOR SHALL USE PHASED CONSTRUCTION WHEREVER PRACTICAL TO MINIMIZE DISTURBED AREA.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY TURF RESTORATION SHALL BE MNDOT SEED MIX 21-111 @ 100 LBS/AC WITH MNDOT TYPE 1 MULCH @ 2 TONS/ACRE (DISC ANCHORED).

UNLESS SHOWN OTHERWISE ON LANDSCAPE PLAN, PERMANENT TURF RESTORATION SHALL BE MNDOT SEED MIX 25-141 @ 59 LB/ACRE WITH MNDOT TYPE 1 MULCH @ 2 TONS/ACRE (DISC ANCHORED) AND 22-5-10 TYPE 3 FERTILIZER (350 LBS/ACRE).

THE FOLLOWING SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO SURFACE WATER:

1) ENERGY DISSIPATION (RIPRAP) AT ALL OUTLET APRONS

2) STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE SWALES WITHIN 200' OF EDGE OF SITE OR CONNECTION TO SURFACE WATER

RAPID STABILIZATION TO BE IMPLEMENTED AS NEEDED AND DIRECTED BY THE ENGINEER.

SEDIMENT CONTROL PRACTICES:

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL SEDIMENT-LADEN SURFACE WATER FROM LEAVING THE CONSTRUCTION ZONE. ALL MOBILIZED SEDIMENT THAT HAS LEFT THE CONSTRUCTION ZONE SHALL BE COLLECTED BY THE CONTRACTOR AND PROPERLY DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER.

ENTERING/EXITING THE SITE SHALL OCCUR ONLY AT ROCK CONSTRUCTION ENTRANCES TO LIMIT TRACKING OF SEDIMENT ONTO STREETS.

SEDIMENT TRACKED ONTO STREETS DURING WORKING HOURS MUST BE RECLAIMED VIA SCRAPING AND SWEEPING AT END OF EACH WORKING DAY.

TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND THE PERIMETER WITHIN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITIES THAT FORMED THEM.

CONSTRUCTION SEQUENCING:

1) PRECONSTRUCTION MEETING.
2) INSTALL PERIMETER SILT FENCE & ROCK ENTRANCE.
3) INSTALL DOWNSTREAM INLET PROTECTION TO OFF-SITE CATCH BASINS.
4) ROUGH GRADE SITE.
5) BEGIN BUILDING CONSTRUCTION.
6) INSTALL UTILITIES.
7) COMPLETE PARKING LOT CONSTRUCTION.
8) INSTALL INLET PROTECTION DEVICES ON NEW CATCH BASINS.
9) STABILIZE SITE AS INDICATED ON THE PLANS.
10) COMPLETE BUILDING CONSTRUCTION.
11) RESTORE SITE WITH PERMANENT RESTORATION.
12) REMOVE SEDIMENT CONTROL DEVICES & SUBMIT NOTICE OF TERMINATION (NOT) TO MPCA ONCE ALL DISTURBED AREAS HAVE 70% VEGETATIVE DENSITY.

EROSION & SEDIMENT CONTROL BMP ESTIMATED QUANTITIES:

QUANTITIES LISTED ARE APPROXIMATE. REFER TO CONTRACT DOCUMENTS FOR EXACT QUANTITIES.

BMP	QUANTITY
SILT FENCE	935 LF
ROCK CONSTRUCTION ENTRANCE	1 EA
INLET PROTECTION	3 EA
BIOROLL DITCH CHECK	4 EA
MNDOT SEED MIX 25-141, TYPE 1 MULCH, 22-5-10 TYPE 3 FERTILIZER	3.5 AC
MNDOT 3885 CAT 3 EROSION CONTROL BLANKET	322 SY
CLASS III RIP RAP	19 CY

DEWATERING:

ANY DEWATERING SHALL BE DISCHARGED TO A TEMPORARY SEDIMENTATION BASINS WHEN REQUIRED. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, AN APPROVED ALTERNATE BMP SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER.

USE APPROPRIATE ENERGY DISSIPATION MEASURES ON ALL DISCHARGES. DEWATERING PRACTICES CANNOT CAUSE NUISANCE CONDITIONS, EROSION, OR FLOODING IN RECEIVING CHANNELS OR INUNDATION OF WETLANDS RESULTING IN ADVERSE IMPACTS. TEMPORARY SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN.

CONSTRUCTION NOTES

INSPECTIONS AND MAINTENANCE:

THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5 INCHES IN A 24-HR PERIOD. INSPECTION LOGS SHALL INCLUDE ANY CORRECTIVE MEASURES TAKEN.

ALL INSPECTIONS MUST BE RECORDED AND RECORDS RETAINED WITH THE SWPPP ON SITE. THE SWPPP, ALONG WITH INSPECTIONS AND MAINTENANCE RECORDS, SHALL BE RETAINED FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT).

SILT FENCE, BIOROLLS, DITCH CHECKS AND INLET PROTECTION DEVICES MUST BE MAINTAINED WHEN ACCUMULATED SEDIMENT REACHES 1/3 OF THE DEVICE HEIGHT. INLET PROTECTION DEVICES SHALL BE CLEANED ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAINSTORM EVENT. REMOVAL AND DISPOSAL OF THE SEDIMENT SHALL BE INCIDENTAL TO THE CONTRACT.

ROCK CONSTRUCTION ENTRANCE SHALL BE CLEANED AND REFRESHED AS NECESSARY TO CONFORM TO DETAIL.

OFF-SITE VEHICLE TRACKING SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY.

ALL NON-FUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

POLLUTION PREVENTION:

ALL SOLID WASTE GENERATED BY/COLLECTED FROM THE CONSTRUCTION SITE MUST BE DEPOSITED IN A DUMPSTER.

NO CONSTRUCTION MATERIAL SHALL BE BURIED OR BURNED ONSITE.

ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, PAINT, ETC) MUST BE PROPERLY STORED/CONTAINED TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS. ALL VEHICLES LEFT ONSITE SHALL BE MONITORED FOR LEAKS TO REDUCE THE CHANCE OF CONTAMINATION.

NO EXTERNAL WASHING OF TRUCKS OR OTHER CONSTRUCTION VEHICLES, ENGINE DEGREASING, NOR CONCRETE WASHOUTS ARE ALLOWED ON SITE.

THE CONTRACTOR SHALL MONITOR AND PROVIDE DUST CONTROL CORRECTION WHEN NEEDED. THIS WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT.

ALL SPILLS SHALL BE CLEANED IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITEE MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR SITE CONTROL HAS BEEN PASSED TO ANOTHER OWNER.

SUFFICIENT TOPSOIL (6") SHALL BE PLACED ON DISTURBED AREAS FOR RE-VEGETATION.

ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.

TRAINING REQUIREMENTS:

CONTRACTOR MUST BE TRAINED FOR BOTH CONSTRUCTION INSTALLER AND SITE MANAGEMENT PER REQUIREMENTS OF THE PERMIT, PART III.F. DOCUMENTATION SHALL BE ADDED TO THE SWPPP DOCUMENTS LOCATED ONSITE.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O. DRAWN C.S.O.
CHECKED
P.E.O.

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.

Cara M. Schwahn Otto
License # 40433 Date: 9/3/15

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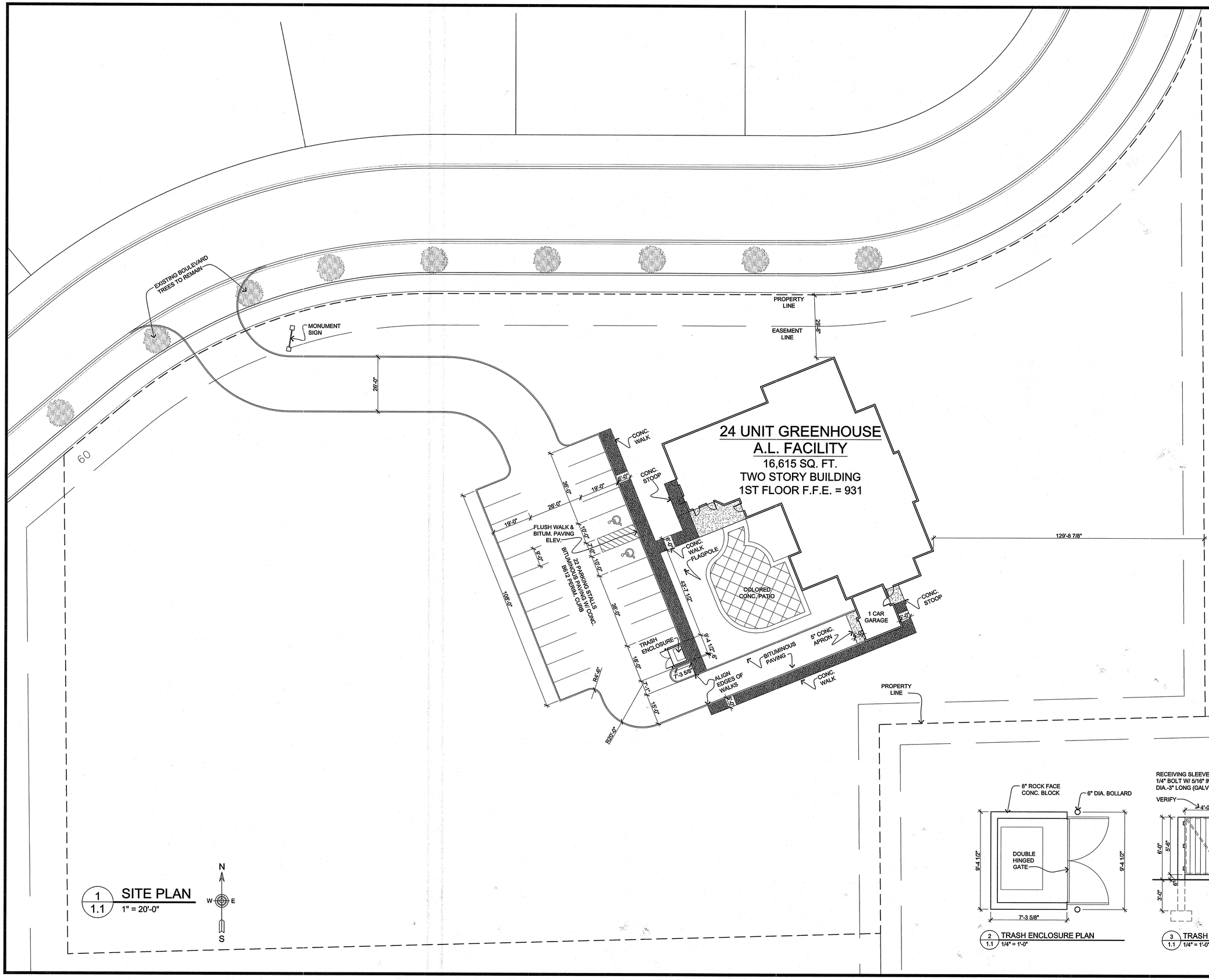
GREENHOUSE ASSISTED LIVING FACILITY
BRADFORD DEVELOPMENT, LLC
HANOVER, MN

STORMWATER POLLUTION PREVENTION NARRATIVE

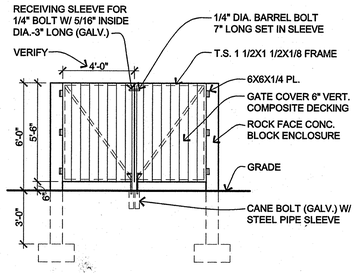
SHEET NO. C5 OF C5 SHEETS

PROJECT NO: 15-0213
DATE: 9/3/15



1 / 1.1 SITE PLAN
1" = 20'-0"

2 / 1.1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



3 / 1.1 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.com

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Print Name: ROGER F. JOHNSON
Signature: [signature]
Date: 10/2/2015 License # 10368

revisions

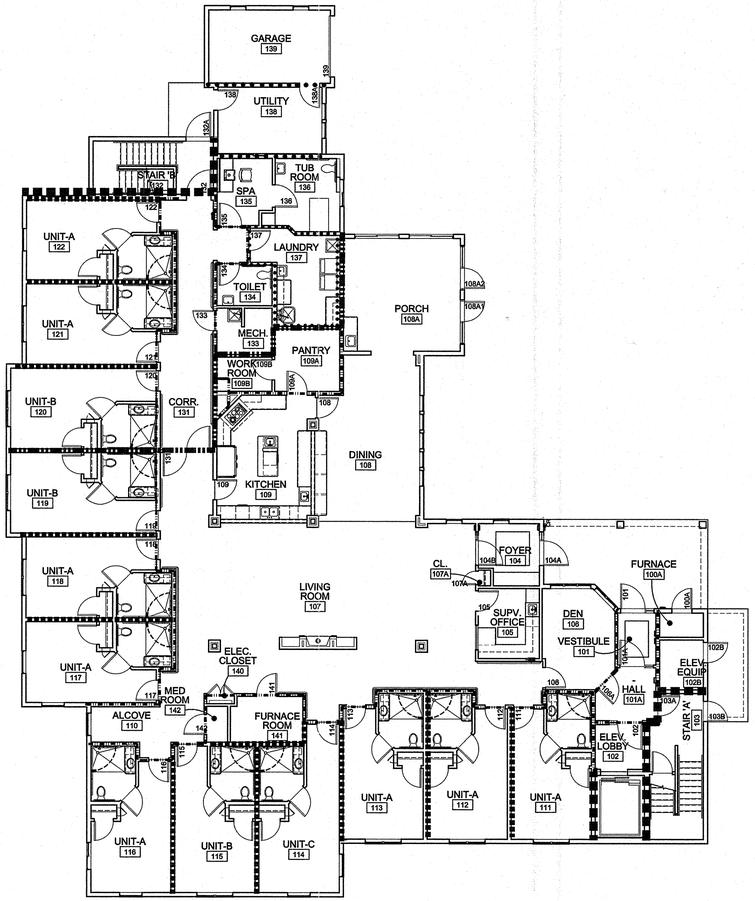
date	10/2/2015
drwn	ERM / RS
chkd	RFJ

project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

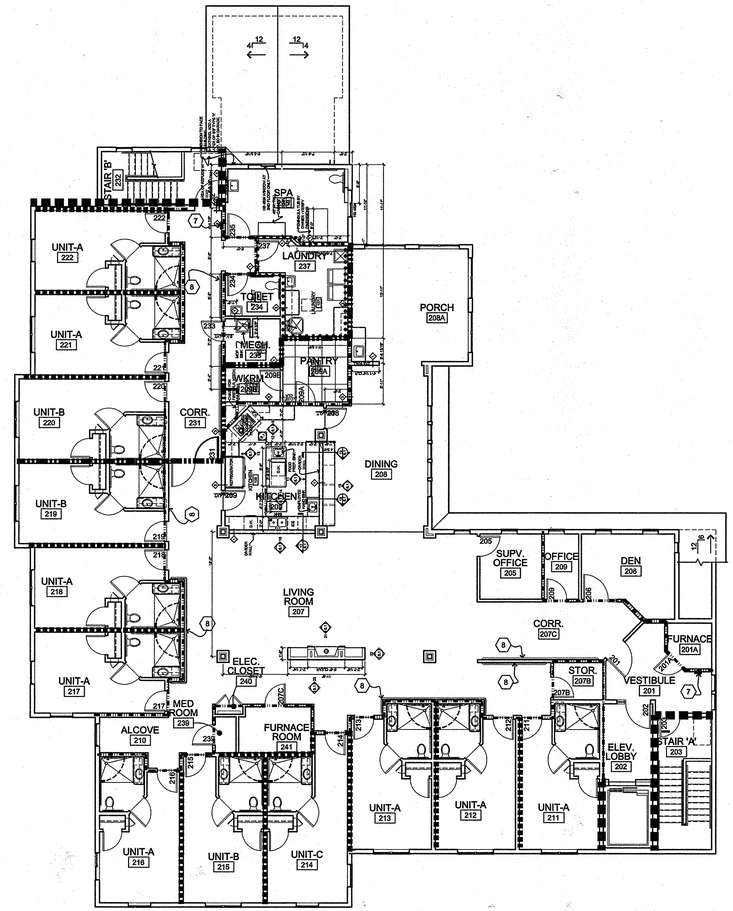
contents
SITE PLAN (ARCHITECTURAL)

job no. 12-16

of sheets
1.1



1 / 2.0 FIRST FLOOR CODE REVIEW PLAN
3/32" = 1'-0"



2 / 2.0 SECOND FLOOR CODE REVIEW PLAN
3/32" = 1'-0"

KEY

- SMOKE BARRIER WALL, 1-HOUR RATED WITH 60 MIN. OPENINGS, I.B.C. SECTION 709
- 1-HOUR FIRE PARTITION WITH 20-MIN. OPENINGS, ALL PENETRATIONS SEALED.
- 1-HOUR RATED OCCUPANCY SEPARATION, 60 MIN. OPNGS., IBC SECT. 508
- 1-HOUR RATED STAIR ENCLOSURE, FIRE BARRIER WITH 60 MIN. OPNGS., IBC SECT. 706
- 1-HOUR RATED FIRE PARTITION - DWELLING UNIT SEPARATION, IBC SECT. 708
- FIRE DEPARTMENT CONNECTION
- FIRE ALARM CONTROL PANEL
- EXIT

BASIC OCCUPANCY & CONSTRUCTION REQUIREMENTS

OCCUPANCY: I-1 (ASSISTED LIVING)

CONSTRUCTION TYPE: V-A

BASIC ALLOWABLE AREA PER FLOOR: 10,500 S.F.

ALLOWABLE HEIGHT: 3 STORY

ACTUAL FLOOR AREA = 8,252 S.F.

BUILDING HEIGHT: 2 STORY

BUILDING SPRINKLED IN ACCORDANCE WITH NFPA 13

APPLICATION OF I-2 (NURSING HOME) LIFE SAFETY PROVISIONS FOR ALTERNATIVE DESIGN OBJECTIVES.

ALTERNATE OCCUPANCY & CONSTRUCTION DESIGN

PER MSBC 1300.0110 SUBPART 13 - ALTERNATE DESIGN

REFERENCE IBC SECT. 1018.6 CORRIDOR CONTINUITY

APPLICATION OF I-2 OCCUPANCY CORRIDOR CRITERIA USED FOR OPENING OF RESIDENT USE AREAS TO CORRIDOR SPACES CONSISTENT WITH IBC SECTION 407.2.1 AND 407.2.2.

SPACES OPEN TO THE CORRIDOR COMPLY WITH THE FOLLOWING:

A. NOT OCCUPIED FOR PATIENT SLEEPING ROOMS, TREATMENT ROOMS, HAZARDOUS, OR INCIDENTAL USES DEFINED BY IBC TABLE 509.

B. THE OPEN SPACE IS PROTECTED BY A FIRE DETECTION SYSTEM.

C. THE CORRIDORS ONTO WHICH THE SPACES OPEN ARE PROTECTED BY A FIRE DETECTION SYSTEM.

THE FOLLOWING I-2 OCCUPANCY CONSTRUCTION REQUIREMENTS AND LIFE SAFETY FEATURES WILL BE PROVIDED AS AN ALTERNATE TO ALLOW ROOMS OPEN TO THE CORRIDOR SYSTEM:

1. THE BUILDING WILL BE PROVIDED WITH AN NFPA 13 SYSTEM IN LIEU OF AN NFPA 13R SYSTEM ALLOWED FOR OCCUPANCY I-1.
2. A SMOKE BARRIER COMPLYING WITH IBC 407.5 AND 709 WILL BE PROVIDED.
3. THE CORRIDOR SYSTEM INCLUDING ROOMS OPEN TO THE CORRIDORS WILL BE PROTECTED WITH A SMOKE DETECTION SYSTEM.
4. ACTUATION OF THE RESIDENT ROOM SMOKE DETECTORS WILL CAUSE A VISUAL DISPLAY ON THE ADJACENT CORRIDOR SIDE AND AUDIBLE & VISUAL ALARM AT THE 24 HOUR SUPERVISOR'S OFFICE ATTENDING THE RESIDENT ROOM.
5. THE CORRIDOR AND ROOMS OPEN TO THE CORRIDOR WILL BE PROTECTED WITH QUICK RESPONSE SPRINKLER HEADS.

NOTE: CORRIDOR WALL CONSTRUCTION WILL BE 1-HOUR RATED FIRE PARTITIONS WITH AUTOMATIC CLOSING 20 MIN. RATED DOORS CONSISTENT WITH NORMAL I-1 CORRIDOR CONSTRUCTION.

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chkd	RFJ

project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

contents
CODE REVIEW PLAN

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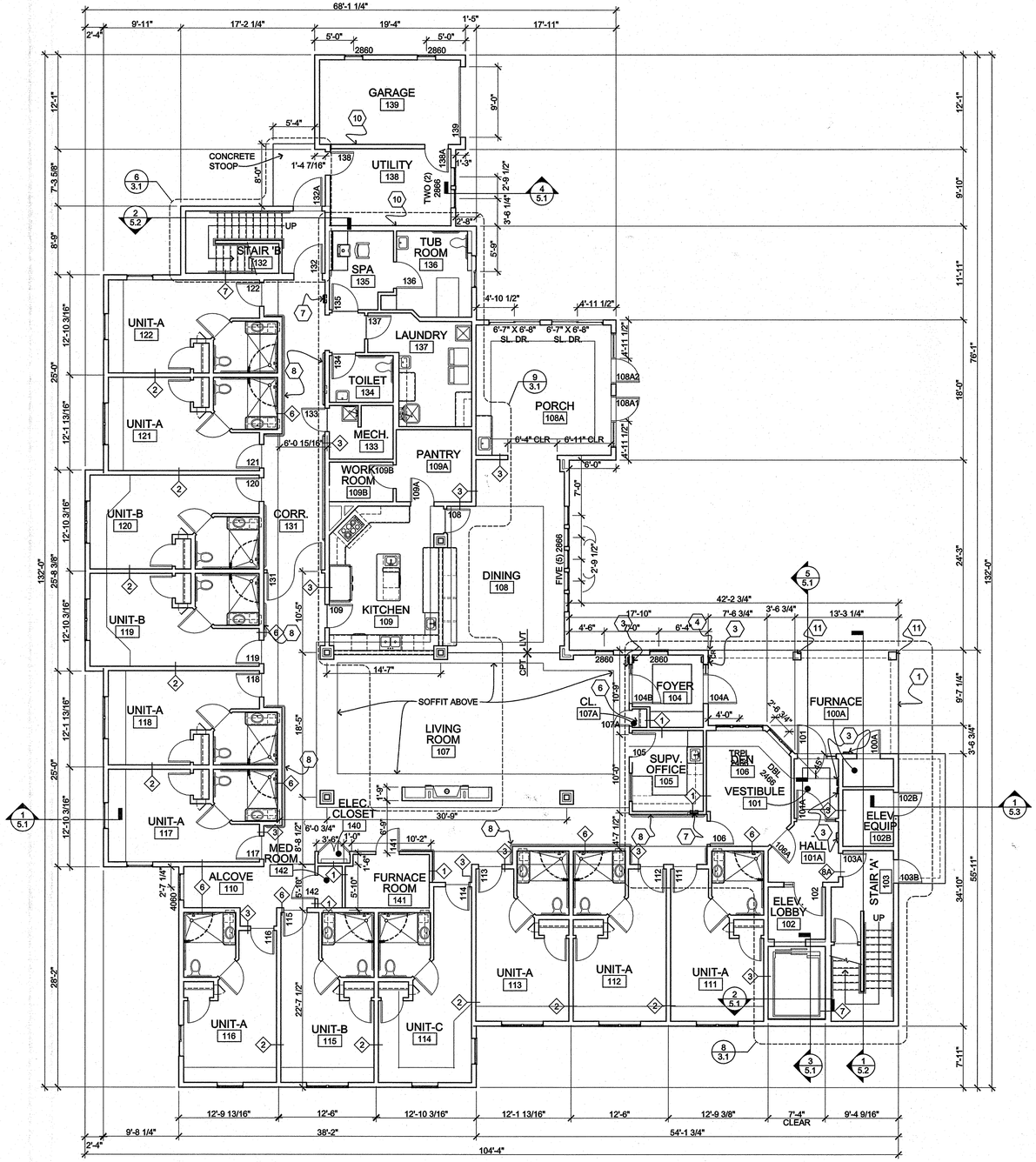
2.0



1 / 2.1 FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

FLOOR PLAN KEY NOTES

1. CONC. STOOP
2. RECESSED FLOOR MAT, 4'0"X5'4"@ DR. 101, 5'0"x5'0" @ DR. 104A.
3. AUTO OPENER ACTIVATOR, EA. SIDE OF DOOR.
4. ACCESS CONTROL DEVICE BY OWNER
5. PREFIN. MTL. MAIL BOXES TO INCLUDE MIN. 40 TOTAL HORIZ. FRONT LOADING USPS STD. 4C MAILBOXES. SEE ELEV. 16/6.3.
6. COAT ROD & WD. SHELF
7. FIRE EXT. & SEMI RECESSED CAB. (2 @ EA. FLOOR)..
8. WOOD CORRIDOR HANDRAIL
9. 5 ADJ. SHELVES
10. 2X6 EXTERIOR WALL W/ 5/8" GYP. BD. OVER EXTERIOR SHEATHING
11. ORNAMENTAL COL. ENCL., SEE SECT. 2/5.1.
12. SOFFIT W/ 5/8" GYP. BD. & COVE WD. TRIM..
13. SOFFIT W/ 5/8" GYP. BD. OVER MTL. FRAMING DTL. 20/7.1
14. DEEP SERVICE SINK IN BASE CABINET (EMPLYEE WORK AREA ONLY)
15. 2x4 PLBG. WALL (FRONT OF CORRIDOR WALL) FOR SINK PLBG. RGH-IN.

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GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

contents
FIRST FLOOR PLAN

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of sheets
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FLOOR PLAN KEY NOTES

1.

2.

3. AUTO OPENER ACTIVATOR, EA. SIDE OF DOOR.

4. ACCESS CONTROL DEVICE BY OWNER

5. PREFIN. MTL. MAIL BOXES TO INCLUDE MIN. 40 TOTAL HORIZ. FRONT LOADING USPS STD. 4C MAILBOXES. SEE ELEV. 16/6.3.

6. COAT ROD & WD. SHELF

7. FIRE EXT. & SEMI RECESSED CAB. (2 @ EA. FLOOR)..

8. WOOD CORRIDOR HANDRAIL

9. 5 ADJ. SHELVES @ 108B.

10. 2X6 EXTERIOR WALL W/ 5/8" GYP. BD. OVER EXTERIOR SHEATHING

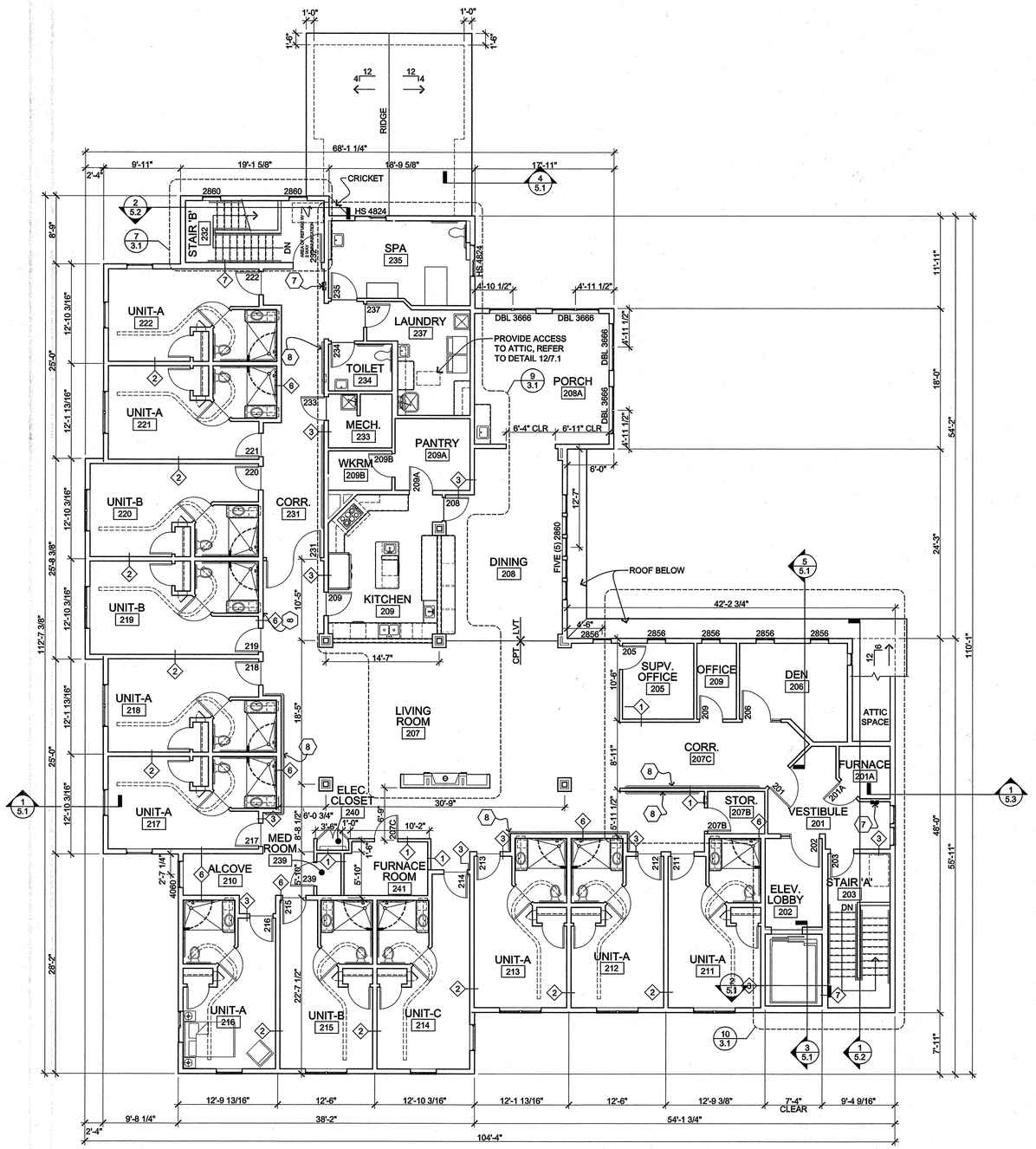
11. ORNAMENTAL COL. ENCL., SEE SECT. 2/5.1.

12. SOFFIT W/ 5/8" GYP. BD. & COVE WD. TRIM..

13. SOFFIT W/ 5/8" GYP. BD. OVER MTL. FRAMING DTL. 20/7.1

14. DEEP SERVICE SINK IN BASE CABINET (EMPLYEE WORK AREA ONLY)

15. 2x4 PLBG. WALL (FRONT OF CORRIDOR WALL) FOR SINK PLBG. RGH-IN.



1 / 2.2 SECOND FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

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GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

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SECOND FLOOR PLAN

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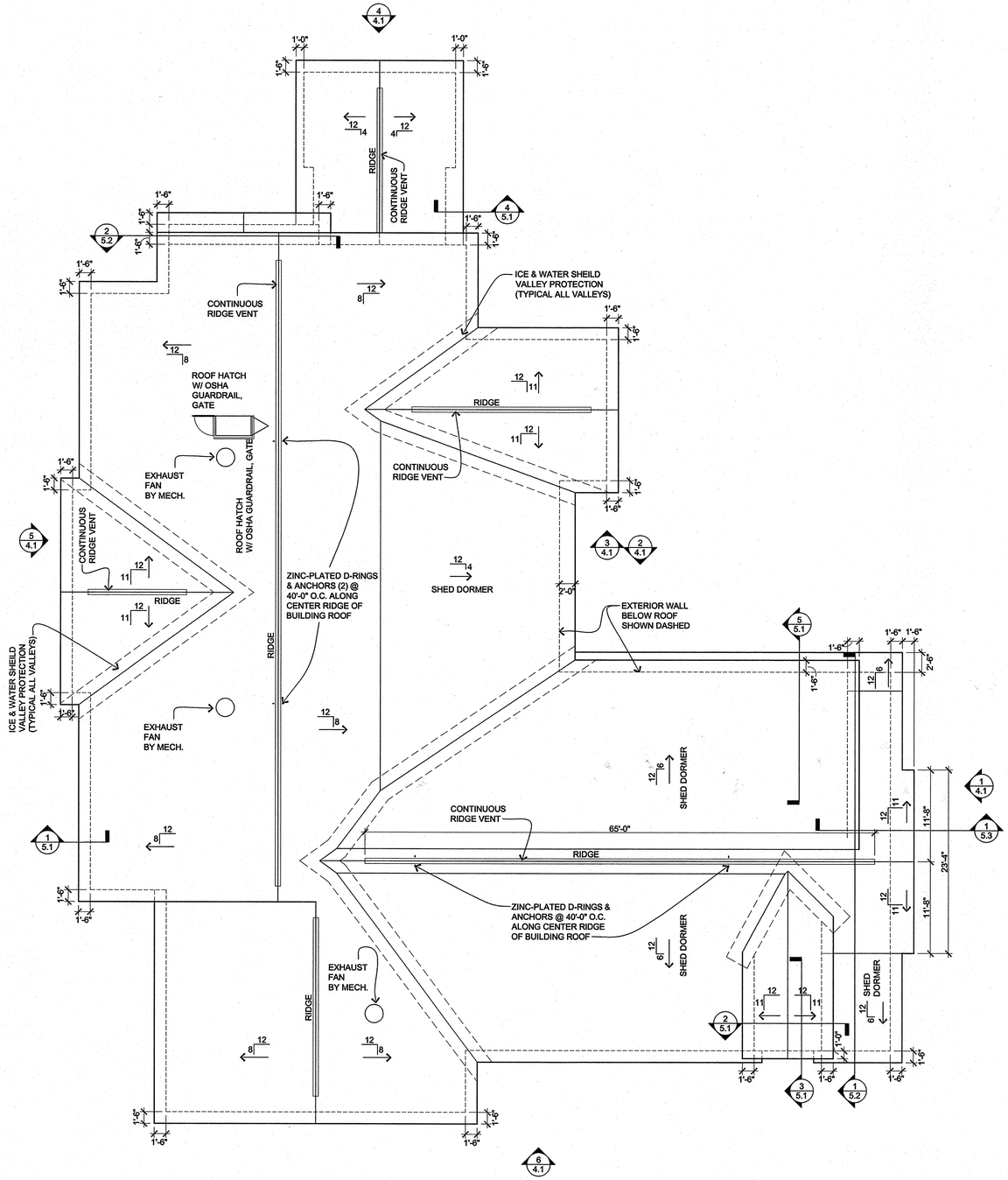
2.2



1 / 2.3 ROOF PLAN
1/8" = 1'-0"

PLAN NORTH TRUE NORTH

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ROOF PLAN

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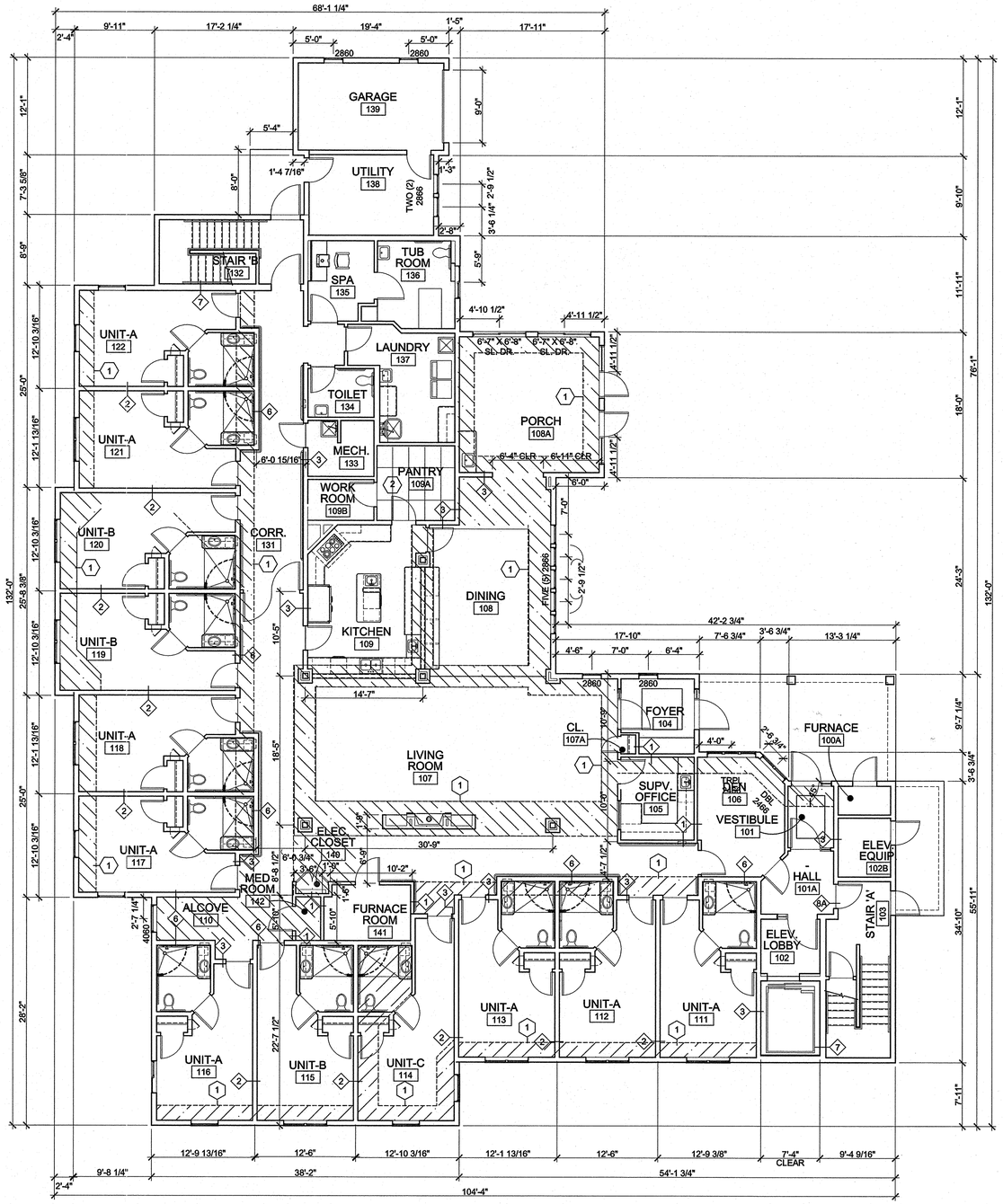
2.3

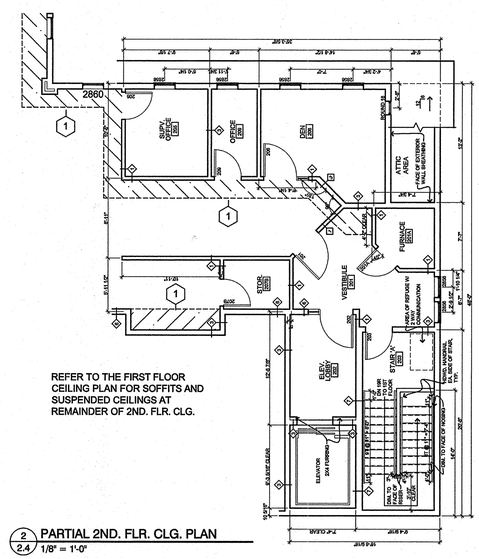


1 / 2.4 FIRST FLOOR CEILING PLAN
1/8" = 1'-0"

PLAN NORTH TRUE NORTH

CEILING NOTES

1. INDICATES SUSPENDED GYPSUM BOARD FACED SOFFITS AND LOWERED CEILINGS
2. SUSPENDED ACOUSTICAL CEILING W/ SMOOTH NON PERFORATED PANELS
3. SPRINKLER PIPE SOFFIT NOT TO EXCEED 8"



REFER TO THE FIRST FLOOR CEILING PLAN FOR SOFFITS AND SUSPENDED CEILINGS AT REMAINDER OF 2ND. FLR. CLG.

2 / 2.4 PARTIAL 2ND. FLR. CLG. PLAN
1/8" = 1'-0"

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GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

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CEILING PLANS

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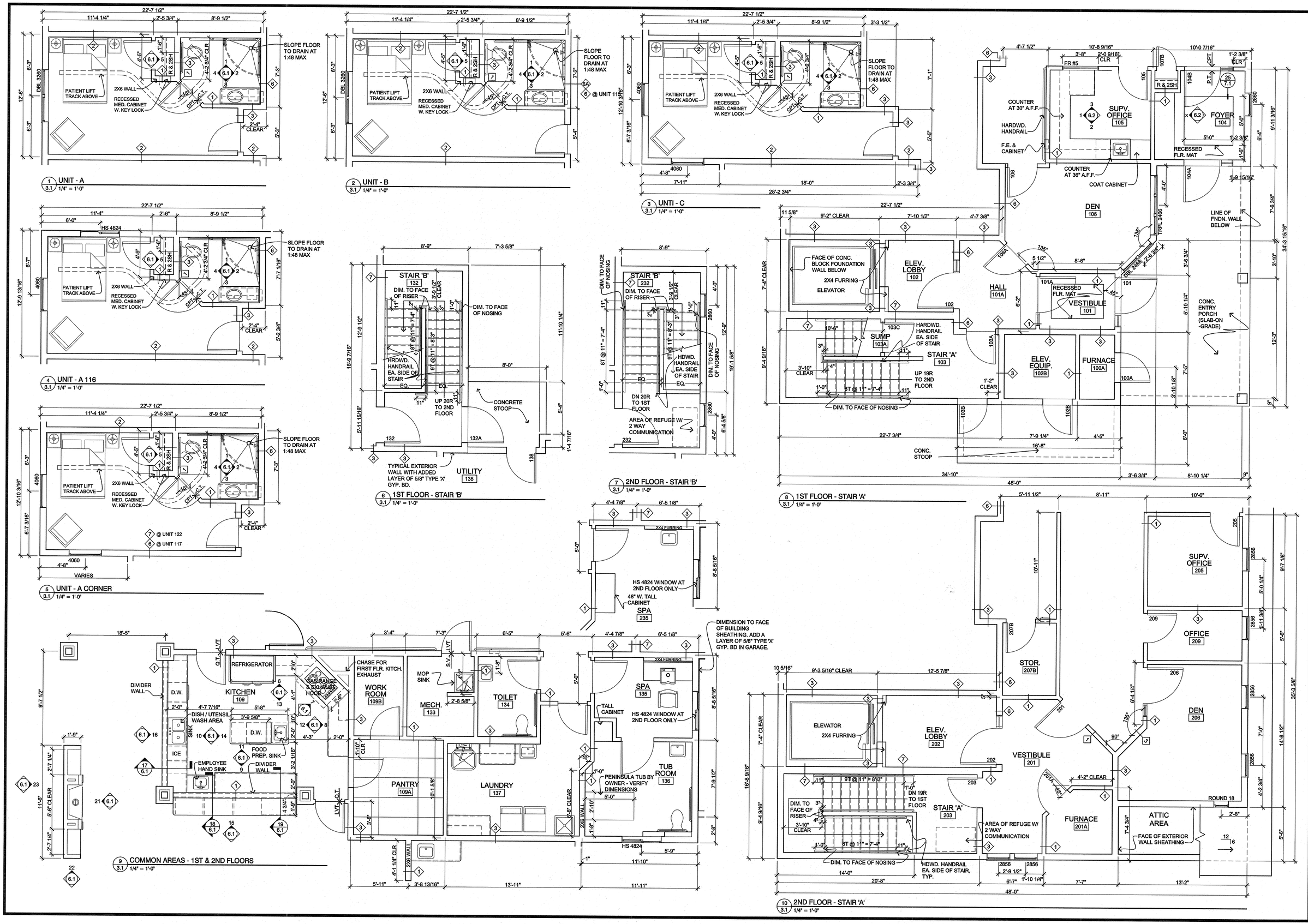

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GREENHOUSE ASSISTED LIVING OF HANOVER
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ENLARGED UNIT & COMMON AREA PLANS

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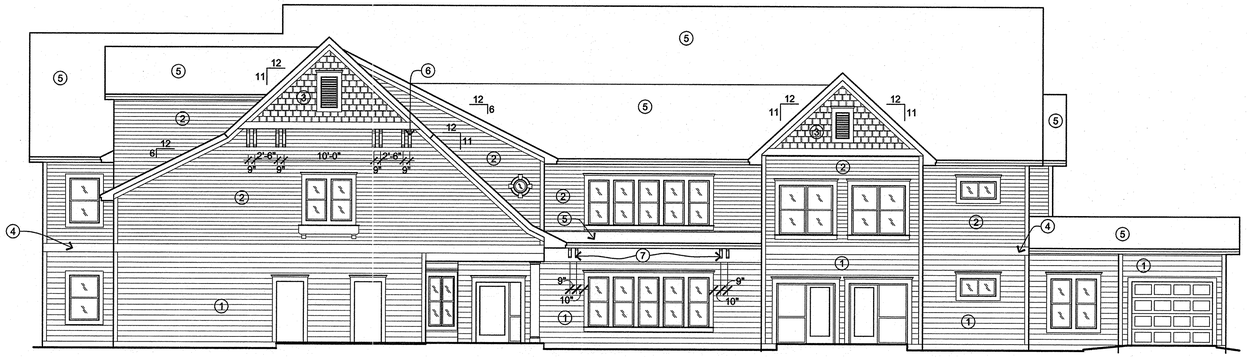
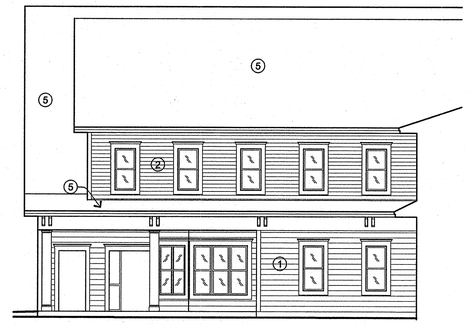
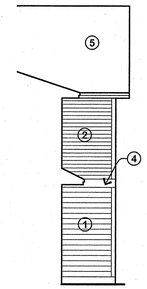
3.1



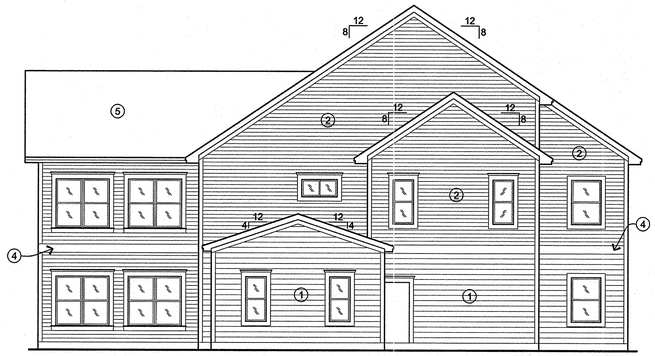
1 / 4.1 EAST FACING ELEVATION
1/8" = 1'-0"



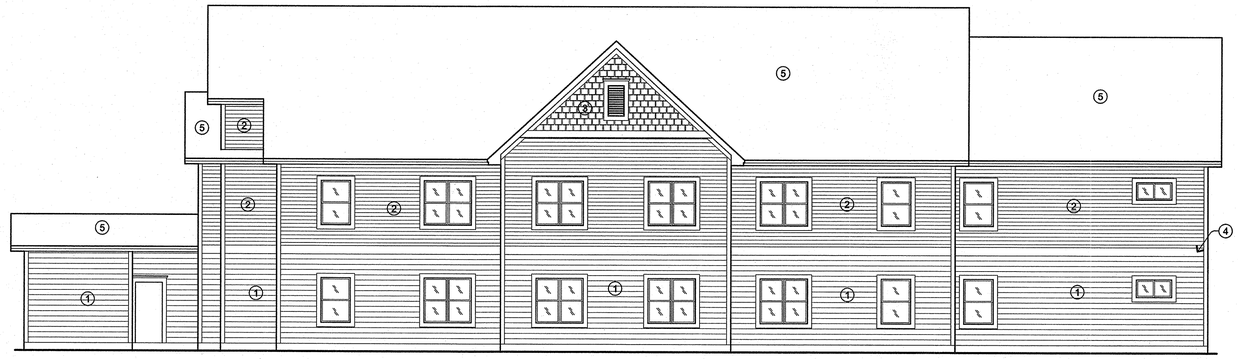
2 / 4.1 NORTH FACING COURTYARD ELEVATION
1/8" = 1'-0"



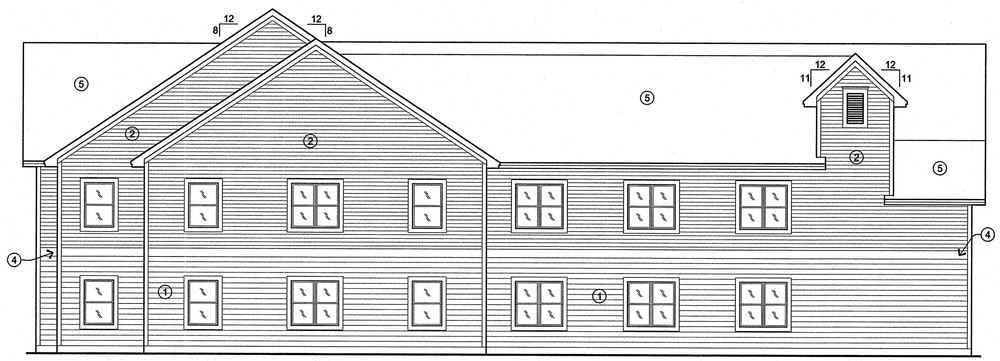
3 / 4.1 SOUTH COURTYARD
1/8" = 1'-0"



4 / 4.1 NORTH FACING ELEVATION
1/8" = 1'-0"



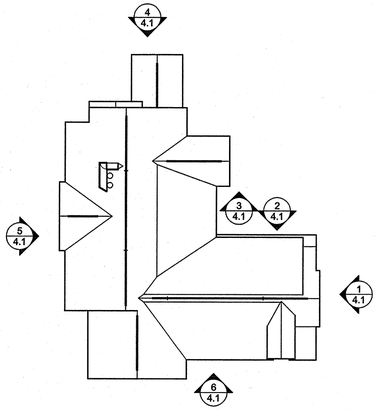
5 / 4.1 WEST FACING ELEVATION
1/8" = 1'-0"



6 / 4.1 SOUTH FACING ELEVATION
1/8" = 1'-0"

MATERIALS KEY

1. DOUBLE 5" VINYL SIDING, COLOR #1
2. DOUBLE 3" VINYL SIDING, COLOR #2
3. VINYL SHAKES, COLOR #3
4. 1" X 11 1/4" PVC TRIM BOARD, WHITE
5. ASPHALT SHINGLE, ARCHITECTURAL, TYPE I, 240 LB. PER SQUARE
6. 19" PROJ. X 24"H X 4"W URETHANE BRACKET (FYPON BKT19X24X4 OR SIM.)



KEY PLAN

PLAN NORTH TRUE NORTH

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GREENHOUSE ASSISTED LIVING OF HANOVER

HANOVER, MN

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ELEVATIONS

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4.1

1 / 5.1 TYPICAL WALL WITH WINDOW
3/8" = 1'-0"

2 / 5.1 ELEVATOR SHAFT
3/8" = 1'-0"

3 / 5.1 ELEVATOR SHAFT
3/8" = 1'-0"

4 / 5.1 GARAGE
3/8" = 1'-0"

5 / 5.1 PATIO
3/8" = 1'-0"

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BUILDING SECTIONS

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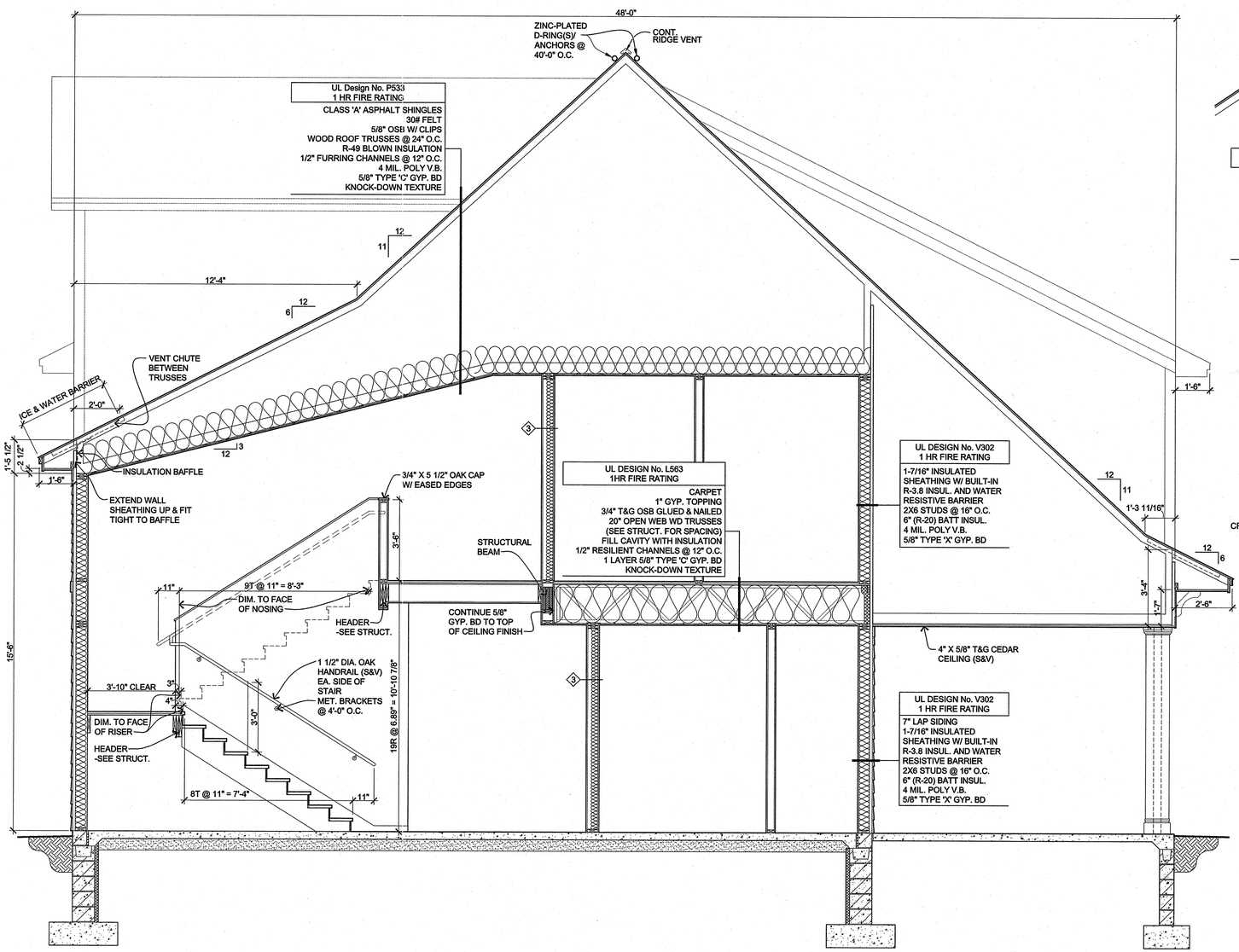
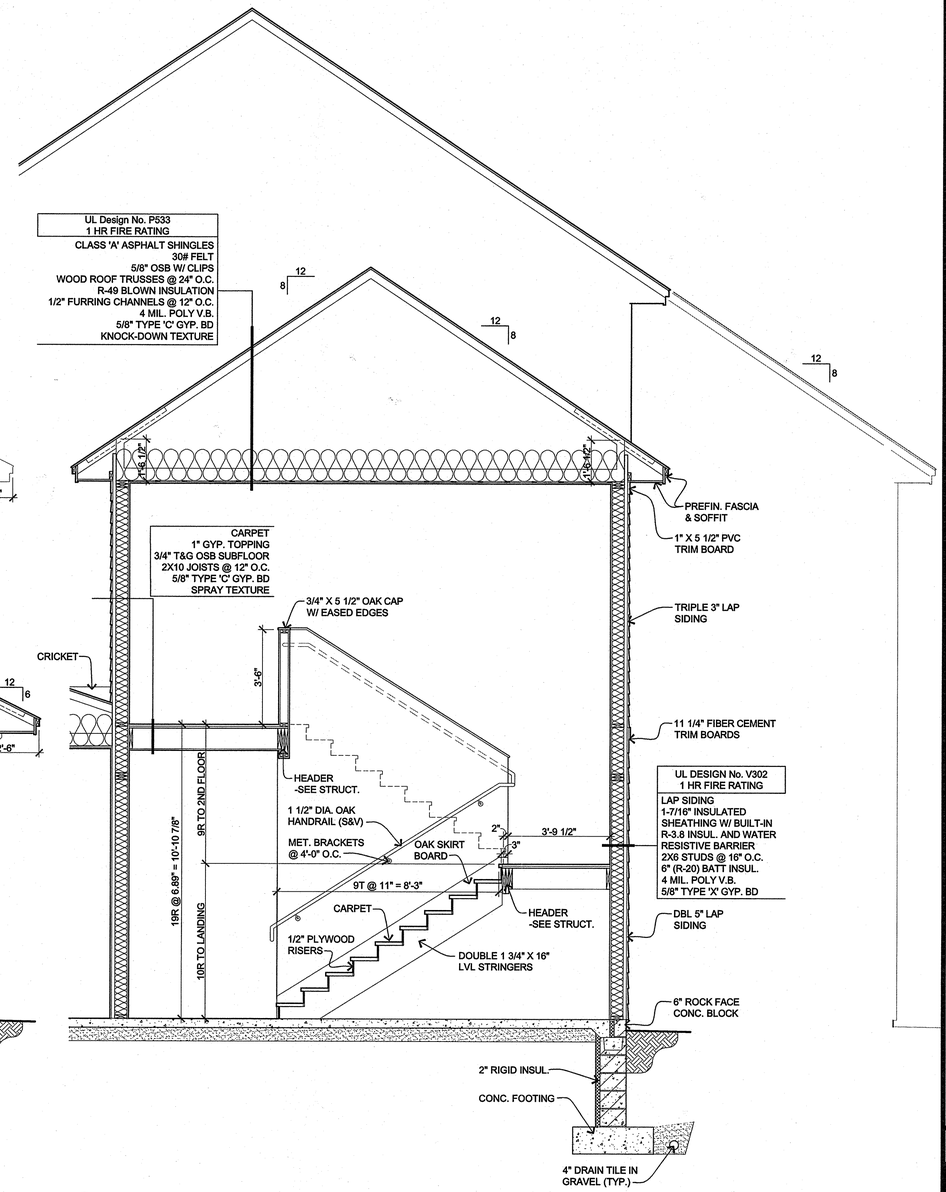
5.1



1 / 5.2 STAIR 'A'
3/8" = 1'-0"



2 / 5.2 STAIR 'B'
3/8" = 1'-0"

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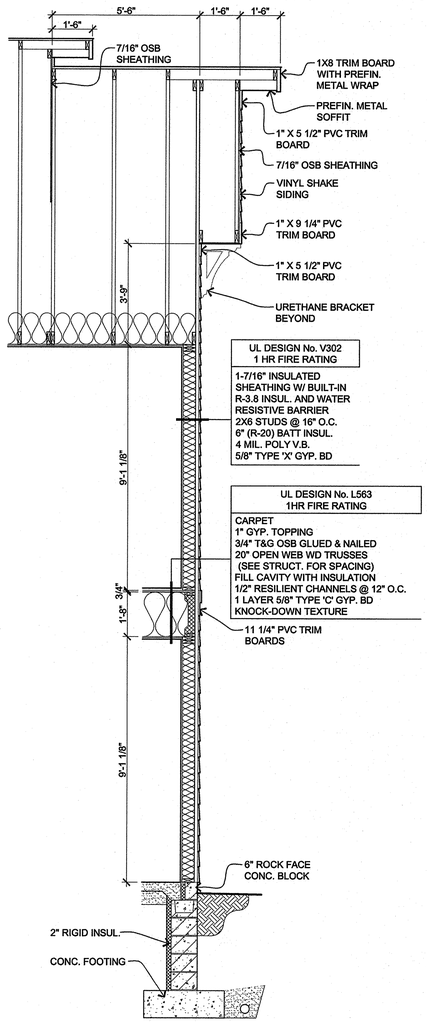

1 / 5.3 END WALL
3/8" = 1'-0"

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BUILDING SECTIONS

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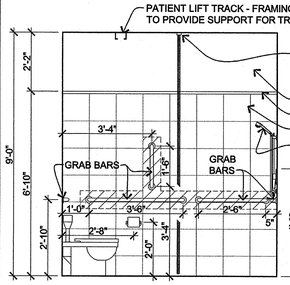
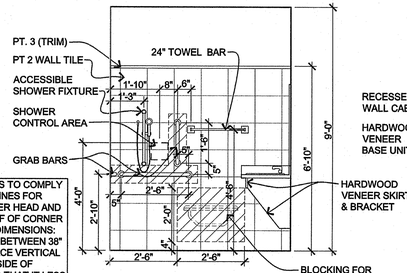
of sheets
5.3

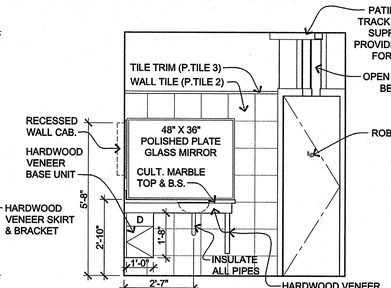


1 6.1 UNIT BATH - BATH END WALL
3/8" = 1'-0"

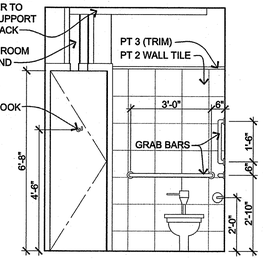
NOTE: DIMENSIONS TO COMPLY WITH ADA GUIDELINES FOR SHOWERS. SHOWER HEAD AND CONTROLS 18" OFF OF CORNER WALL. VERTICAL DIMENSIONS: CONTROLS TO BE BETWEEN 38" AND 48" A.F.F. PLACE VERTICAL BAR ON CORNER SIDE OF SHOWER HEAD SO THAT IT LESS LIKELY TO BE USED A GRAB BAR



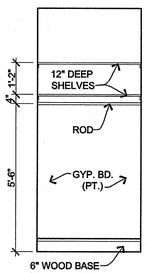
2 6.1 UNIT BATH - SHOWER WALL
3/8" = 1'-0"



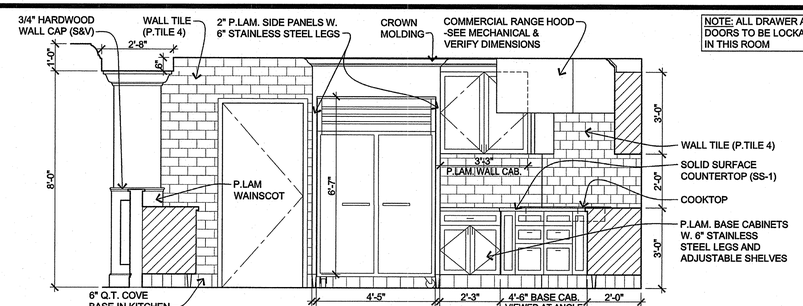
3 6.1 UNIT BATH - VANITY
3/8" = 1'-0"



4 6.1 UNIT BATH - TOILET WALL
3/8" = 1'-0"

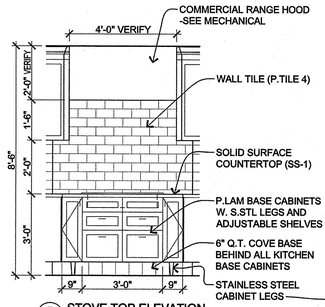


5 6.1 UNIT CLOSET
3/8" = 1'-0"

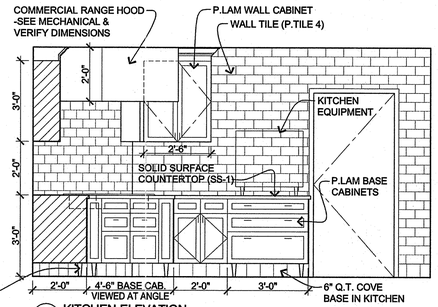


6 6.1 KITCHEN ELEVATION
3/8" = 1'-0"

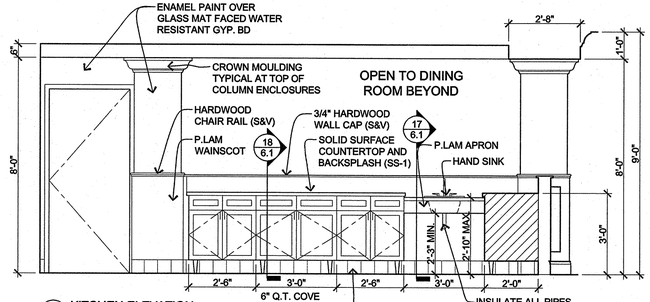
NOTE: ALL DRAWER AND DOORS TO BE LOCKABLE IN THIS ROOM



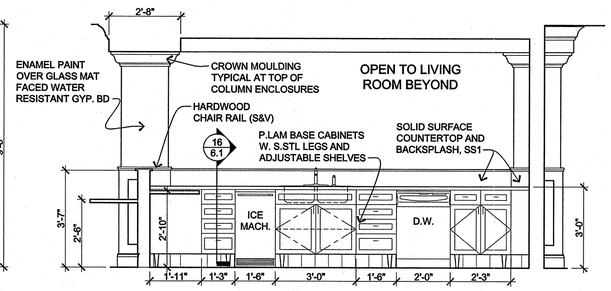
7 6.1 STOVE TOP ELEVATION
3/8" = 1'-0"



8 6.1 KITCHEN ELEVATION
3/8" = 1'-0"



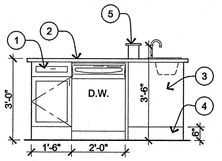
9 6.1 KITCHEN ELEVATION
3/8" = 1'-0"



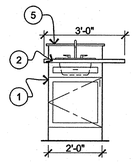
10 6.1 KITCHEN ELEVATION
3/8" = 1'-0"

KITCHEN ISLAND KEY NOTES

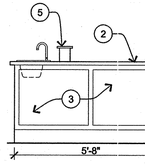
1. PLASTIC LAMINATE BASE CABINET
2. SOLID SURFACE COUNTERTOP (SS-1)
3. PLASTIC LAMINATE FINISHED SIDE PANEL OVER BASE CABINET EXPOSED SIDES
4. 6" SOLID BASE UNDER ISLAND CABINETS WITH QUARRY TILE BASE FINISH
5. SOLID SURFACE WALL FACE & TOP



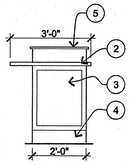
11 6.1 KITCHEN ISLAND
3/8" = 1'-0"



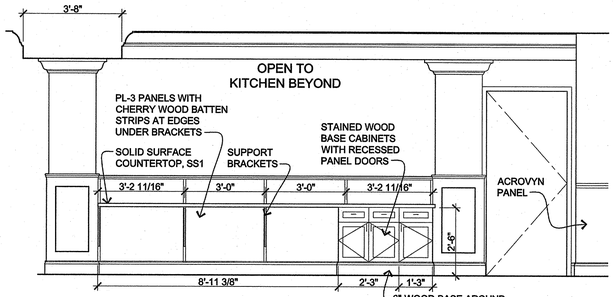
12 6.1 SINK
3/8" = 1'-0"



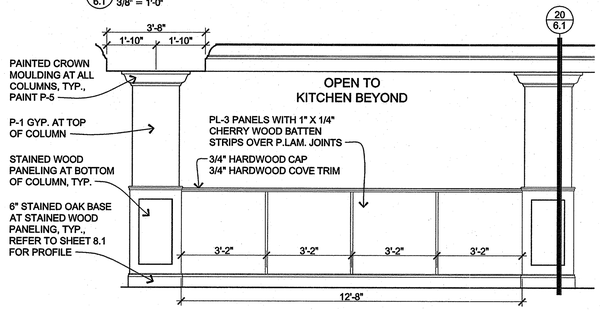
13 6.1 KITCHEN ISLAND
3/8" = 1'-0"



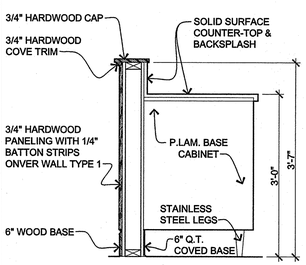
14 6.1 END
3/8" = 1'-0"



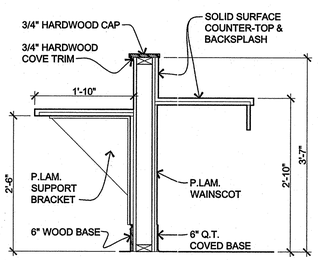
15 6.1 KITCHEN DINING
3/8" = 1'-0"



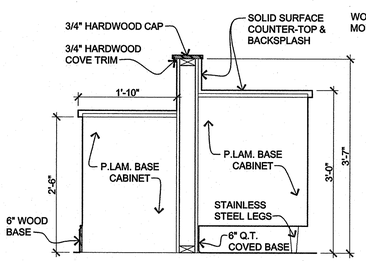
16 6.1 KITCHEN DINING
3/8" = 1'-0"



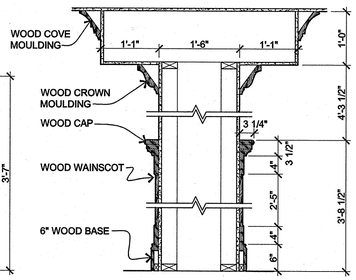
17 6.1 KITCHEN LOW WALL
3/4" = 1'-0"



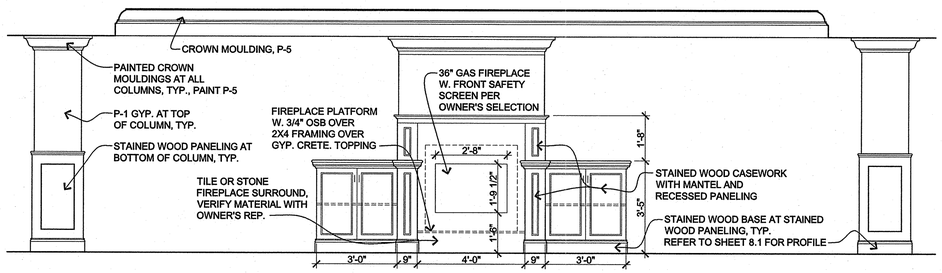
18 6.1 KITCHEN LOW WALL
3/4" = 1'-0"



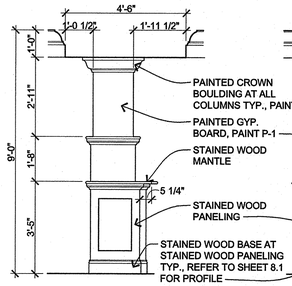
19 6.1 KITCHEN LOW WALL W/ CABINETS
3/4" = 1'-0"



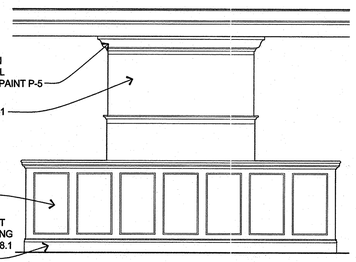
20 6.1 COLUMN
3/4" = 1'-0"



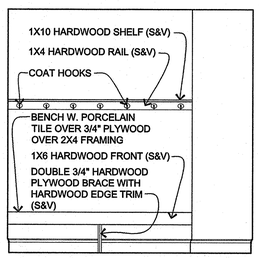
21 6.1 LIVING ROOM - FIREPLACE ELEVATION
3/8" = 1'-0"



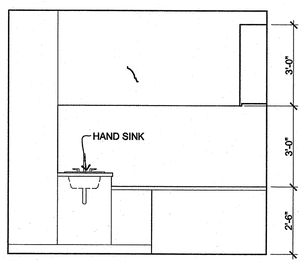
22 6.1 FIREPLACE SIDE
3/8" = 1'-0"



23 6.1 LIVING ROOM - FIREPLACE ELEVATION
3/8" = 1'-0"



24 FOYER 104
3/8" = 1'-0"



25 SUPERVISOR'S OFFICE
3/8" = 1'-0"

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.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 Architect under the laws of the State of MINNESOTA
Print Name: ROGER F. JOHNSON
Signature:
Date: 10/2/2015 License # 10368

revisions

date	10/2/2015
drwn	ERM / RS
chkd	RFJ

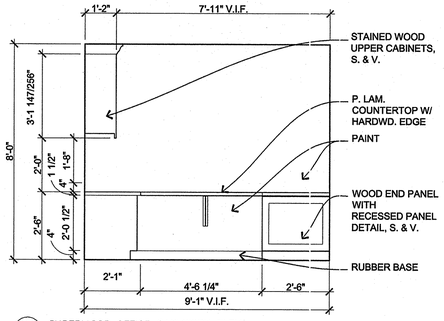
project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

contents
INTERIOR ELEVATIONS UNITS & COMMON AREAS

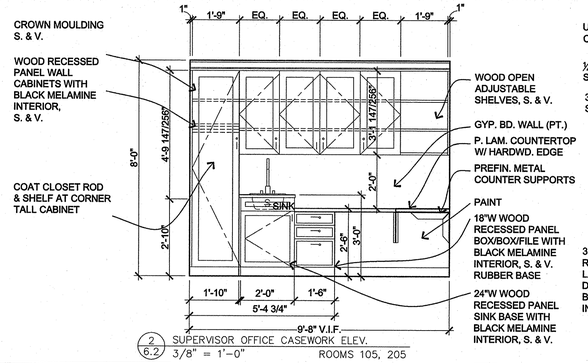
job no. 12-16

of sheets

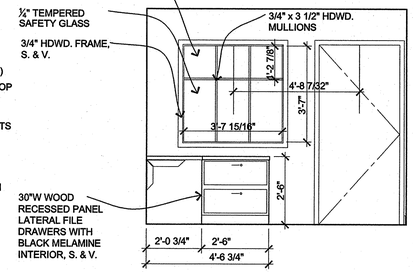
6.1



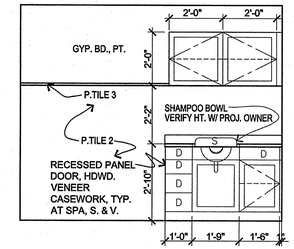
1 / 6.2 SUPERVISOR OFFICE CASEWORK ELEV.
3/8" = 1'-0" ROOMS 105, 205, & 305



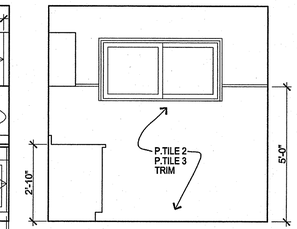
2 / 6.2 SUPERVISOR OFFICE CASEWORK ELEV.
3/8" = 1'-0" ROOMS 105, 205



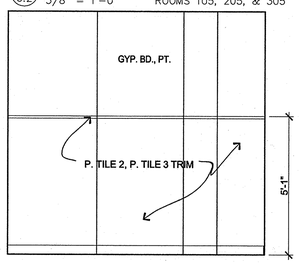
3 / 6.2 SUPERVISOR OFFICE CASEWORK ELEV.
3/8" = 1'-0" ROOMS 105, 205



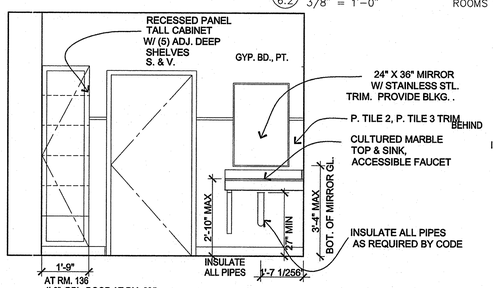
4 / 6.2 SPA 135 ELEVATION
3/8" = 1'-0"



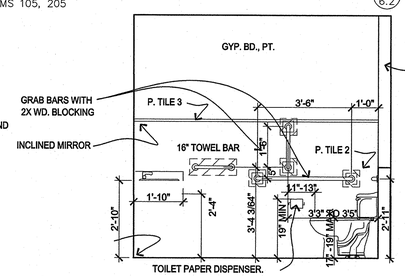
5 / 6.2 SPA – EXTERIOR WALL ELEV.
3/8" = 1'-0"



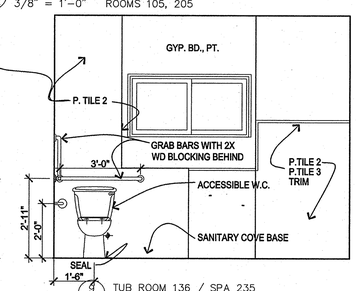
6 / 6.2 TUB ROOM ALCOVE ELEV.
3/8" = 1'-0"



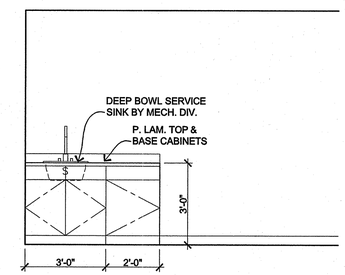
7 / 6.2 TUB ROOM 136, SPA 236 (SIMILAR)
3/8" = 1'-0"



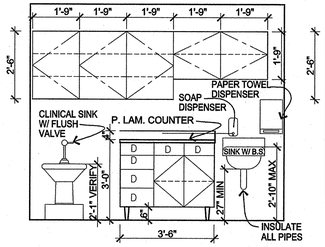
8 / 6.2 TUB ROOM 136 / SPA 235
3/8" = 1'-0"



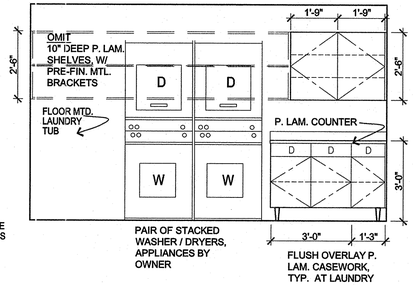
9 / 6.2 TUB ROOM 136 / SPA 235
3/8" = 1'-0"



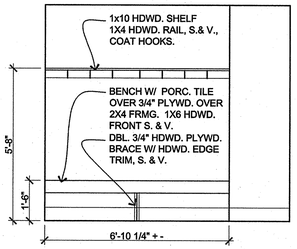
10 / 6.2 PORCH 108A, 208A WORK AREA ELEV.
3/8" = 1'-0"



11 / 6.2 LAUNDRY – SOILED UTILITY AREA
3/8" = 1'-0"



12 / 6.2 LAUNDRY
3/8" = 1'-0"



13 / 6.2 FOYER 104
3/8" = 1'-0"

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.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 Architect under the laws of the State of MINNESOTA
Print Name: ROGER F. JOHNSON
Signature:
Date: 10/2/2015 License # 10368

revisions

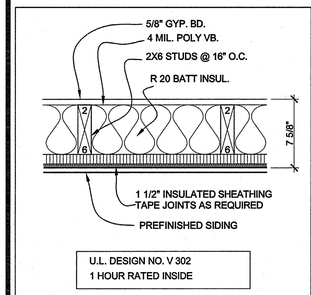
date 10/2/2015
drwn ERM / RS
chkd RFJ

project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

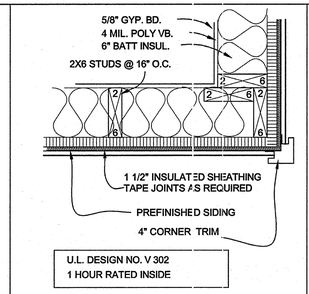
contents
INTERIOR ELEVATIONS UNITS & COMMON AREAS

job no. 12-16

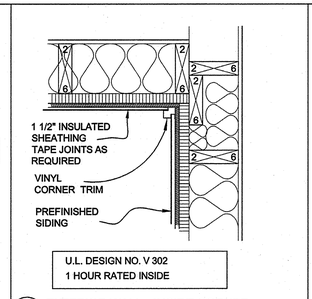
of sheets
6.2



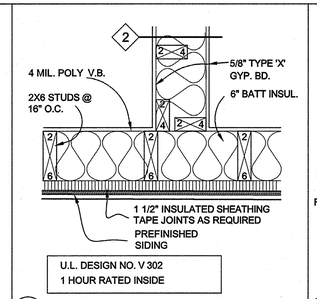
1 EXTERIOR WALL
7.1 1 1/2" = 1'-0"



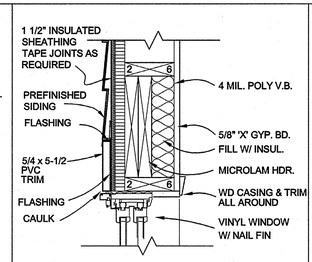
2 EXTERIOR WALL - OUTSIDE CORNER
7.1 1 1/2" = 1'-0"



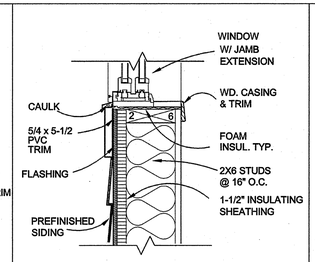
3 EXTERIOR WALL - INSIDE CORNER
7.1 1 1/2" = 1'-0"



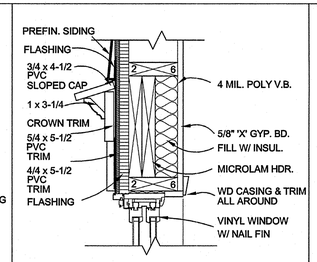
4 INT.-EXT. WALLS INTERSECTION
7.1 1 1/2" = 1'-0"



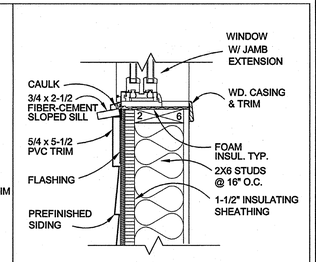
5 WINDOW HEAD
7.1 1 1/2" = 1'-0"



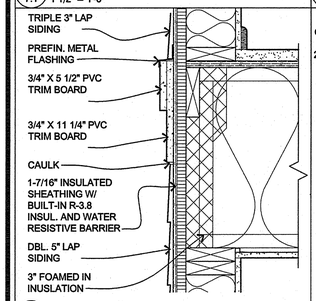
6 WINDOW SILL
7.1 1 1/2" = 1'-0"



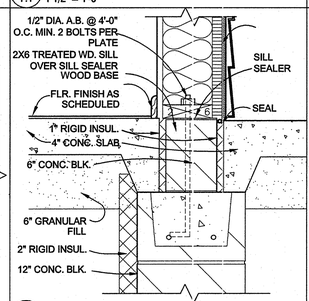
7 WINDOW HEAD W/ CROWN TRIM
7.1 1 1/2" = 1'-0"



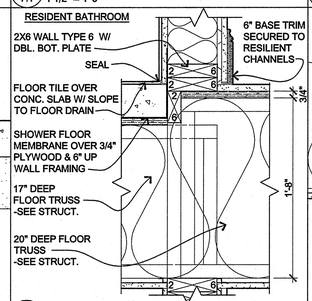
8 WINDOW SILL W/ SILL TRIM
7.1 1 1/2" = 1'-0"



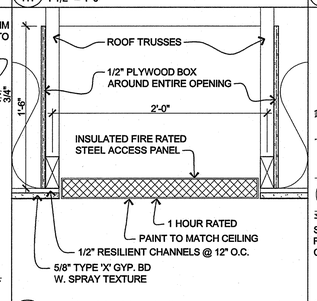
9 EXTERIOR ACCENT TRIM
7.1 1 1/2" = 1'-0"



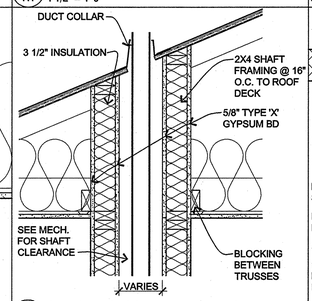
10 DETAIL AT ENTRY PORCH WALL
7.1 1 1/2" = 1'-0"



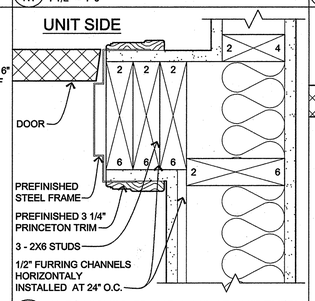
11 UNIT BATHROOM WALL AT 2ND FLOOR
7.1 1 1/2" = 1'-0"



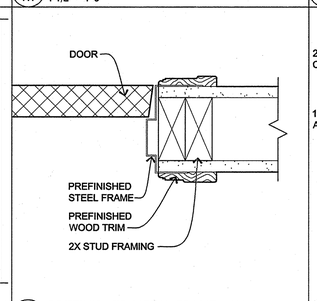
12 ATTIC ACCESS PANEL
7.1 1 1/2" = 1'-0"



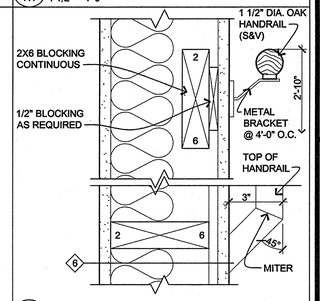
13 SHAFT ENCLOSURE THRU ATTIC
7.1 1" = 1'-0"



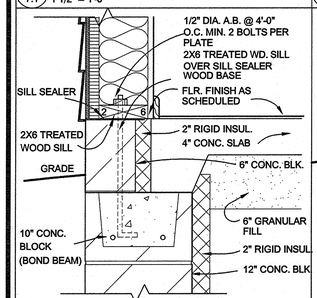
14 PREFINISHED FRAME JAMB AT UNIT ENTRY
7.1 3" = 1'-0"



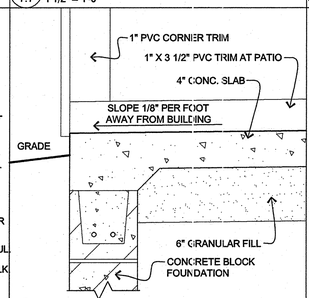
15 PREFINISHED METAL FRAME - JAMB
7.1 3" = 1'-0"



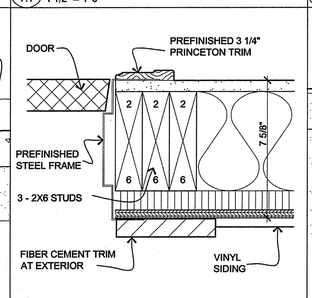
16 STAIR / CORRIDOR HANDRAIL DETAILS
7.1 3" = 1'-0"



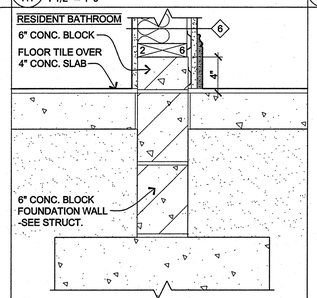
17 DETAIL AT EXTERIOR FOUNDATION
7.1 1 1/2" = 1'-0"



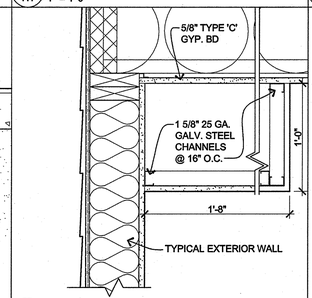
18 DETAIL AT ENTRY PORCH EDGE
7.1 1 1/2" = 1'-0"



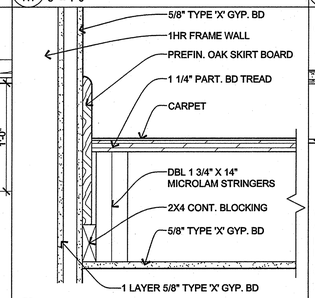
19 PREFINISHED FRAME JAMB MAIN ENTRY
7.1 3" = 1'-0"



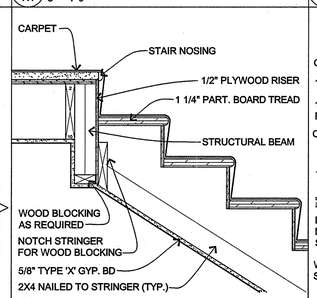
20 UNIT BATHROOM WALL AT 1ST FLOOR
7.1 1 1/2" = 1'-0"



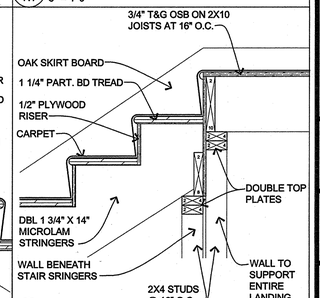
21 DUCTWORK SOFFIT DETAIL
7.1 1 1/2" = 1'-0"



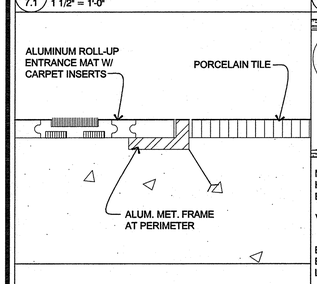
22 STAIR TREAD
7.1 1 1/2" = 1'-0"



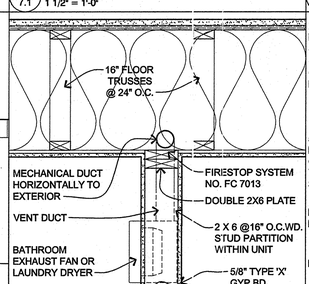
23 STAIR STRINGER & LANDING DETAIL
7.1 1" = 1'-0"



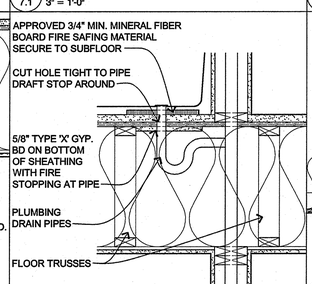
24 STAIR STRINGER & LANDING DETAIL
7.1 1" = 1'-0"



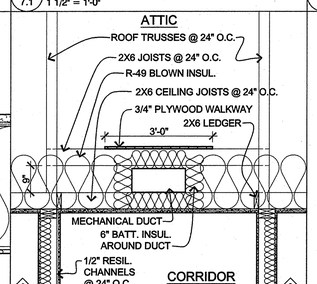
25 RECESSED FLOOR MAT
7.1 6" = 1'-0"



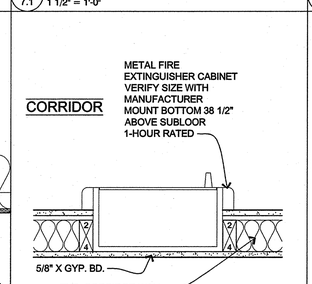
26 PLUMBING DRAIN PIPE
7.1 1" = 1'-0"



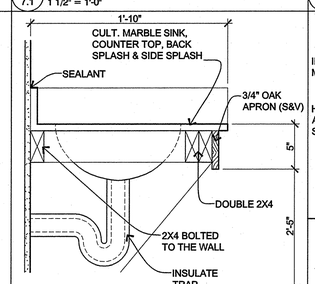
27 PLUMBING DRAIN PIPE
7.1 1" = 1'-0"



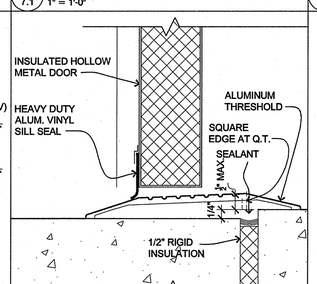
28 CAT WALK IN ATTIC
7.1 1/2" = 1'-0"



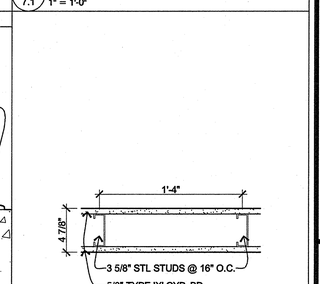
29 FIRE EXTINGUISHER CABINET
7.1 1 1/2" = 1'-0"



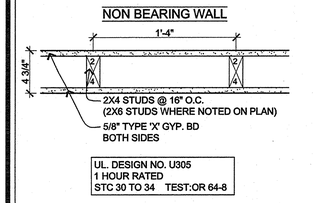
30 COUNTERTOP DETAIL
7.1 1 1/2" = 1'-0"



31 EXTERIOR SILL / STOOP DETAIL
7.1 6" = 1'-0"

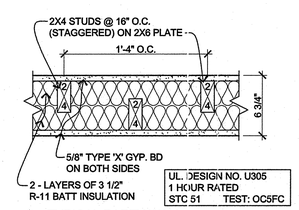


9 STEEL STUD PARTITION
1 1/2"=1'-0"



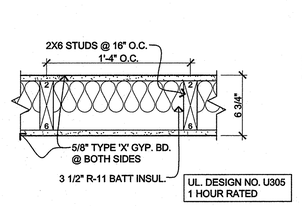
UL. DESIGN NO. U305
1 HOUR RATED
STC 30 TO 34 TEST:OR 64-8

1 TYPICAL PARTITION
1 1/2"=1'-0"



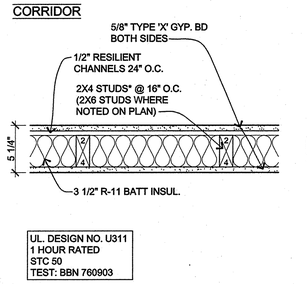
UL. DESIGN NO. U305
1 HOUR RATED
STC 51 TEST: OC5FC

2 TYPICAL PARTY WALL
1 1/2"=1'-0"
NON BEARING WALL



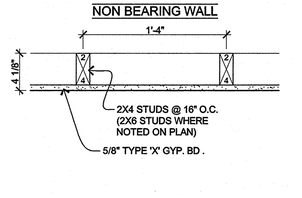
UL. DESIGN NO. U305
1 HOUR RATED

3 2X6 WALL - INSULATED
1 1/2"=1'-0"

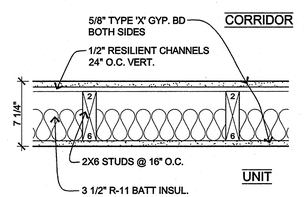


UL. DESIGN NO. U311
1 HOUR RATED
STC 50
TEST: BBN 760903

4 2X4 CORRIDOR WALL
1 1/2"=1'-0"

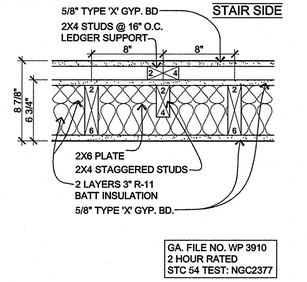


5 COLUMN - EQUIP. ENCLOSURE
1 1/2"=1'-0"



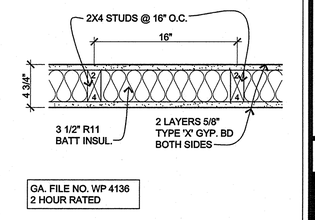
UL. DESIGN NO. U311
1 HOUR RATED
STC 50
TEST: BBN 760903

6 2X6 CORRIDOR WALL
1 1/2"=1'-0"



GA. FILE NO. WP 3910
2 HOUR RATED
STC 54 TEST: NGC2377

7 1 HR STAIR / ELEV. - SOUND WALL
1 1/2"=1'-0"



GA. FILE NO. WP 4136
2 HOUR RATED

8 2X4 WALL - INSULATED
1 1/2"=1'-0"

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.com

I thereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA
Print Name: ROGER E. JOHNSON
Signature:
Date: 10/2/2015 License # 10368

revisions

date	drwn	chkd
10/2/2015	ERM / RS	RFJ

project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

contents
DETAILS

job no. 12-16

of sheets
7.1

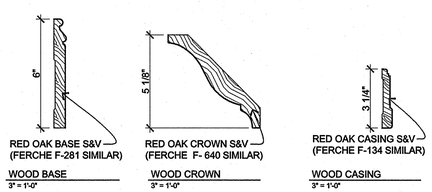
ROOM FINISH SCHEDULE

NO.	NAME	FLOOR MAT.	FLOOR FIN.	BASE MAT.	BASE HT.	WALL MAT.	WALL FIN.	CEILING MAT.	CEILING FIN.	HT.	REMARKS
100	ENTRY PORCH	CONC.	SEE REMARK	5/4 PVC TRIM	6"	F.C. SIDING	PRE-FIN.	T&G WOOD	PT.	9'-0"	1. SLATE PATTERN STAMPED & COLORED CONC. PORCH SLAB.
100A	FURNACE	CONC.	SEAL	RUBBER	4"	GYP. BD	PT. 1	GYP. BD.	-	9'-0"	
101	VESTIBULE	CONC.	P.TILE 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
201	VESTIBULE	GYP. CRETE	CPT. 1	WOOD	6"	GYP. BD	PT . 1	GYP. BD.	SPRAY TEXT	9'-0"	
101A	HALL	CONC.	CPT. 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
102, 202	ELEV. LOBBY	NOTE 1	CPT. 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
102A	ELEVATOR	-	CPT. 1	-	-	GYP. BD	P. LAM.	GYP. BD.	-	9'-0"	
102B	ELEVATOR EQUIP.	CONC.	SEAL	RUBBER	4"	GYP. BD	PT. 1	GYP. BD.	-	9'-0"	
103, 203	STAIR 1	NOTE 2	CPT. 2	WOOD	4"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
104	FOYER	CONC.	P.TILE 1	P. TILE 1	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
204	FOYER	NOTE 1	CPT. 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
105, 205	SUPERVISOR OFFICE	NOTE 1	CPT. 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
205A	OFFICE	NOTE 1	CPT. 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
106, 206	DEN	NOTE 1	CPT. 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
107, 207	LIVING ROOM	NOTE 1	SEE REMARK	WOOD	6"	GYP. BD	PT. 1,2,3	GYP. BD.	SPRAY TEXT	9'-0"	1. P.TILE 1 AT HEARTH, CPT. 1 AT ROOM CENTER, LV TILE.
107A, 207A	STORAGE	NOTE 1	CPT.1	WOOD	4"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
107B	CLOSET	NOTE 1	LV TILE	WOOD	4"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
107C, 207C	FURNACE	NOTE 1	VINYL	WOOD	4"	GYP. BD	PT. 1	GYP. BD.	PT.	9'-0"	
108, 208	DINING	NOTE 1	LV TILE	WOOD	6"	GYP. BD	SEE REMARK	GYP. BD.	SPRAY TEXT	9'-0"	1. 40" HIGH P. LAM WAINSCOAT W/ HDWD. CHAIR RAIL CAP
108A,208A	PORCH	NOTE 1	LV TILE	WOOD	4"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
109, 209	KITCHEN	NOTE 1	Q. TILE	Q. TILE	6"	GYP. BD	P.TILE 4 / PT. 1	GYP. BD.	EPOXY PT.	9'-0"	P. TILE 4 WAINSCOT, EPOXY PT. SEE INTERIOR ELEVATIONS
109A,209A	PANTRY	NOTE 1	Q. TILE	Q. TILE	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
110, 210	ALCOVE	NOTE 1	LV TILE	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
111-121 211-221 -	RESIDENT UNIT - BEDROOMS	NOTE 1	CPT. 1	WOOD	6"	GYP. BD	PT. 1	GYP. BD.	SPRAY TEXT	9'-0"	
111-121 211-221	RESIDENT UNIT - BATHROOMS	NOTE 1	C. TILE 1	P. TILE	SEE REMARK	GYP. BD	SEE REMARK	GYP. BD.	SPRAY TEXT	9'-0"	P. TILE 2 & 3 WAINSCOT SEE INTERIOR ELEVATIONS. PT. 1 ABOVE WALL TILE
131, 231	CORRIDOR	NOTE 1	LV TILE	WOOD	4"	GYP. BD	PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	
131A,231A	STORAGE	NOTE 1	LV TILE	WOOD	4"	GYP. BD	PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	
132, 232	STAIR 2	NOTE 2	CPT. 2	WOOD	4"	GYP. BD	PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	
133, 233	MECH.	NOTE 1	VINYL	RUBBER	4"	GYP. BD	PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	
134, 234	TOILET	NOTE 1	P. TILE 2	WOOD	4"	GYP. BD	PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	
135, 235	SPA	NOTE 1	C. TILE 1	WOOD	4"	GYP. BD	P.TILE 2 / PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	P. TILE 2 & 3 WAINSCOT SEE INTERIOR ELEVATIONS
136	TUB ROOM	NOTE 1	C. TILE 1	WOOD	4"	GYP. BD	P.TILE 2 / PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	P. TILE 2 & 3 WAINSCOT SEE INTERIOR ELEVATIONS
137, 237	LAUNDRY	NOTE 1	VINYL	RUBBER	4"	GYP. BD	PT. 1	GYP. BD	SPRAY TEXT.	9'-0"	
138	UTILITY	CONC.	SEAL	RUBBER	4"	GYP. BD	-	GYP. BD	-	9'-0"	-
139,239	MED ROOM	NOTE 1	VINYL	RUBBER	4"	GYP. BD	PT. 1	GYP. BD	PT. 1	9'-0"	-
140	GARAGE	CONC.	SEAL	RUBBER	4"	GYP. BD	-	GYP. BD	-	VARIES	-
NOTES	1. FLOOR MATERIAL IS CONC. SLAB-ON-GRADE AT FIRST FLOOR, GYPSUM CONCRETE TOPPING OVER OSB SUBFLOOR AT 2ND. FLOOR EXCEPT CONC SLAB OVER SHOWER MEMBRANE AT UNIT BATHROOMS.										

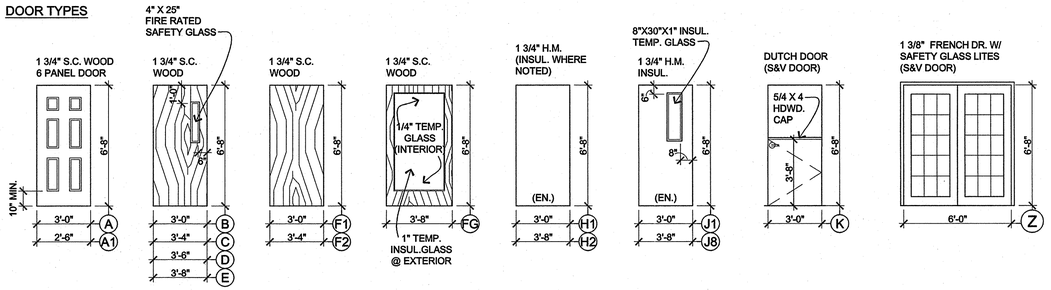
DOOR & FRAME SCHEDULE

DOOR NO.	DOOR TYPE	DOOR MAT.	FRAME TYPE	FRAME MAT.	HDWR GROUP	REMARKS
100A	H1	H.M.	1	PRE-FIN.	2	FURNACE ROOM INSULATED EXTERIOR DR
101	FG	WOOD	2	PRE-FIN.	5	ENTRY DOOR
101A	FG	WOOD	2	PRE-FIN.	25 ?	VESTIBULE INTERIOR DOOR
102	E	WOOD	2	PRE-FIN.	10	ELEV. LOBBY NON RATED
202	E	WOOD	2	PRE-FIN.	13	ELEV. LOBBY, MAG. HOLD OPEN 60 MIN. DOOR & FRAME
102B	H1	H.M.	1	H.M.	2	ELEVATOR EQUIP. INSULATED EXTERIOR DR
103A,203	B	WOOD	1	PRE-FIN.	14	STAIR ACCESS 60 MIN. DOOR & FRAME
103B	J1	H.M.	1	H.M.	1	STAIR EXTERIOR INSULATED DOOR
103C	B	WOOD	1	PRE-FIN.	21	SUMP ACCESS 60 MIN. DOOR & FRAME
104A	FG	WOOD	2	PRE-FIN.	5	ENTRY DOOR
104B	FG	WOOD	2	PRE-FIN.	25	FOYER DOOR
105,205	A	WOOD	1	PRE-FIN.	15	OFFICE DOOR, NON RATED
106 106A	A A	WOOD WOOD	1 1	PRE-FIN. PRE-FIN.	12 11	DEN 20 MIN. DOOR & FRAME
206	A	WOOD	1	PRE-FIN.	12	DEN 20 MIN. DOOR & FRAME
107A	A1	WOOD	1	PRE-FIN.	15	STOR. CLOSET 20 MIN. DOOR & FRAME
108, 208	K	WOOD	1	PRE-FIN.	30	KITCHEN-DINING DUTCH DOOR, HOLDER
108A1, 108A2	FG	ALUM	-	ALUM	-	PATIO ACCESS
109, 209	A	WOOD	1	PRE-FIN.	16	KITCHEN
109A, 209A	A	WOOD	1	PRE-FIN.	17	PANTRY 20 MIN. DOOR & FRAME
109B, 209B	A	WOOD	1	PRE-FIN.	__	WORKROOM
111-122 211-222	A	WOOD	1	PREFIN.	8	TYP. RESIDENT ROOM ENTRY 20 MIN. DOOR & FRAME
111A-122A 211A-222A	A	WOOD	1*	PREFIN.	9	TYP. RESIDENT BATHROOM DOOR. PROVIDE OPNG. IN FRAME HEAD FOR LIFT PASSAGE
131, 231	D	WOOD	3	H.M.	28	DOUBLE EGRESS, MAG. HOLD OPEN 60 MIN. DOOR & FRAME
132, 232	E	WOOD	1	PRE-FIN	14	STAIR '2' 60 MIN. DOOR & FRAME
132A	J2	H.M.	1	H.M.	6	STAIR EXTERIOR INSULATED DOOR
133, 233	F1	WOOD	1	PRE-FIN.	21	MECH. 60 MIN. DOOR & FRAME
133B, 233B	F1	WOOD	1	PRE-FIN.	21	MECH. 60 MIN. DOOR & FRAME
134, 234	F1	WOOD	1	PRE-FIN.	23	TOILET 20 MIN. DOOR & FRAME
135, 235	F2	WOOD	1	PRE-FIN.	18	SPA 20 MIN. DOOR & FRAME
136	F2	WOOD	1	PRE-FIN	24	TUB ROOM
137, 237	C	WOOD	1	PRE-FIN.	19	LAUNDRY 60 MIN. DOOR & FRAME
138, 138A	H2	H. M.	1	H. M.	13	UTILITY RM. EXTERIOR INSULATED DOOR
139	-	H.M.	1	H.M.	-	GARAGE O.H. DOOR
140 240	F1	WOOD	1	PRE-FIN.	8	ELEC. CLOSET DBL. DOOR 20 MIN. DOOR & FRAME
141, 241	F1	WOOD	1	PRE-FIN.	21	FURNACE ROOM 20 MIN. DOOR & FRAME
142, 242	F1	WOOD	1	PRE-FIN.	20	MED ROOM 20 MIN. DOOR & FRAME
201	A	WOOD	1	PRE-FIN.	26	VESTIBULE INTERIOR DOOR
201A	A	WOOD	1	PRE-FIN.	20	FURNACE RM. DOOR 20 MIN. DOOR & FRAME
207B	A	WOOD	1	PRE-FIN.	22	STORAGE CLOSET DOOR 20 MIN. DOOR & FRAME
209 change	A	WOOD	2	PRE-FIN.	8	OFFICE DOOR 20 MIN. DOOR & FRAME

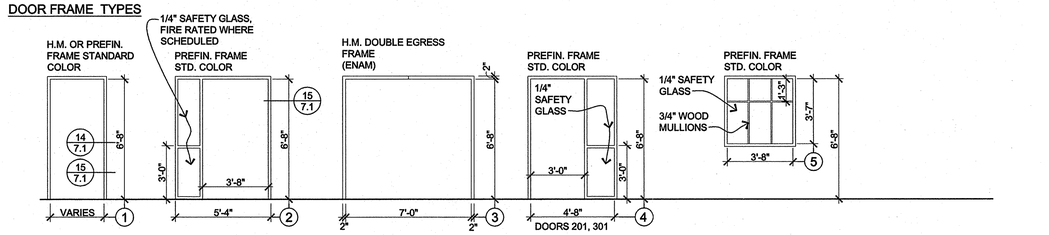
NOTES 1. ALL PRE-FIN. FRAMES WITH WOOD DOORS SHALL HAVE APPLIED WOOD CASING, REFER TO CASING PROFILE AND DETAILS 14/7.1 & 15/7.1.



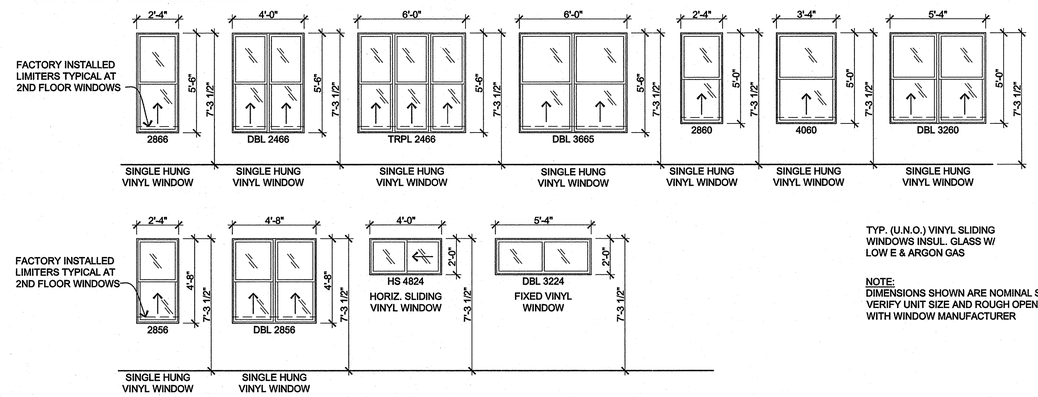
DOOR TYPES



DOOR FRAME TYPES



WINDOW TYPES - VINYL WINDOWS

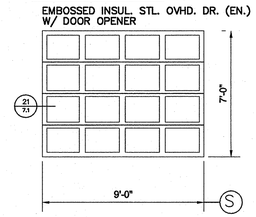


TYP. (U.N.O.) VINYL SLIDING WINDOWS INSUL. GLASS W/ LOW E & ARGON GAS

NOTE:
DIMENSIONS SHOWN ARE NOMINAL SIZES. VERIFY UNIT SIZE AND ROUGH OPENING WITH WINDOW MANUFACTURER

VINYL PATIO DOORS

O.H. GARAGE DOORS



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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 Architect under the laws of the State of MINNESOTA
Print Name: ROGER F. JOHNSON
Signature:
Date: 10/2/2015 License # 10368

revisions

date 10/2/2015
dwn ERM / RS
chkd RFJ

project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

contents
SCHEDULES

job no. 12-16

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