



PLANNING COMMISSION AGENDA

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, January 15, 2025 @ 6:00 PM

The public is invited to attend these meetings in person.
Attend by Phone: 1-544-992-4726 Meeting Access Code: 2488 121 5497

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV

1. **Call To Order**

2. **Roll Call**

___ M. Duval ___ J. Norwood ___ D. Peterson ___ (Council Liaison) ___ D. Gorham ___ J.
Grecula ___ vacant

3. **Pledge of Allegiance**

4. **Election of Officers**

A. **Planning Commission Bylaws**

5. **Approval Of Agenda - Voice Vote**

6. **Approval Of Minutes**

A. **Draft Minutes from the December 18th, 2024 meeting**

7. **New Business**

A. **Consider Foundation for Health Care Continuums (Country Manor) Amendment to Planned Unit Development (PUD)**

B. **Approve Planning Commission 2025 Calendar**

8. **Unfinished Business**

A. **Review Proposed Data Center Ordinance**

B. **Review Planning Commission Itinerary**

9. **Public Forum**

Time allocated for citizens to bring matters not on the agenda to the attention of the Commission -
Time limits may be imposed

10. **Staff Reports**
(Verbal: Any Updates since Packet)
11. **Commission Member Reports**
12. **Adjourn**

Visit the City's Website at www.ci.brainerd.mn.us

MISSION

"Provide high quality, cost effective public services and leadership in creating a sustainable city"

Planning Commission Bylaws

Article I. Introduction

Section 1. Purpose

It is the intent of the City of Brainerd Planning Commission to conduct its business and perform its responsibilities and duties in an orderly, efficient, fair and lawful manner. These bylaws are established for that purpose.

Section 2. Application of Bylaws

Unless otherwise specifically indicated, these bylaws shall apply to the transaction and administration of all Planning Commission business and the conduct of all Planning Commission meetings and hearings.

Article II. Offices and Duties

Section 1. Offices Designated

The Commission, at its first regular meeting in January of each year, shall select a Chairperson and Vice Chairperson.

Section 2. Recording of Meetings

The Planning Department shall supply a qualified staff member to perform all general corresponding and recording secretarial duties for the Planning Commission.

Section 3. Duties of Offices

The duties and powers of the office of the Planning Commission shall be as follows:

A. Chairperson

- 1) Preside at all meetings of the Commission
- 2) Call special meetings of the Commission in accordance with the City Ordinance
- 3) Sign documents of the Commission
- 4) See that all actions of the Commission are properly taken
- 5) Cancel or postpone any regularly scheduled meetings
- 6) Order end to disorderly conduct and direct law enforcement to remove disorderly persons from Planning Commission meetings

B. Vice Chairperson

In the event of the absence, disability or disqualification of the Chairperson, the Vice Chairperson shall exercise or perform all the duties and be subject to all the responsibility of the Chairperson.

C. Secretary

A city staff member will be assigned to perform the functions of Secretary. The Secretary shall keep record of the proceedings of every meeting of the Planning Commission.

Section 4. Preparation of the Comprehensive Plan

The Commission shall prepare, adopt and revise from time to time a Comprehensive Plan for the physical development of the City, including proposed public buildings, street arrangements and improvements, public utility services, parks, playgrounds, and other similar developments, the use of property, the density of population, and other matters relating to the physical development of the City. Such plan may be prepared in sections, each of which shall relate to, a major subject of the plan.

Section 5. Means of Executing the Comprehensive Plan

Upon the adoption of the Comprehensive Plan or any section thereof, the Commission shall recommend to the City Council reasonable and practicable means for putting into effect such plan or section thereof in order that the same will serve as a pattern and guide for the orderly physical development of the City and as a basis for the efficient expenditures of the funds thereof relating to the subjects of the plan. Such means shall consist of a zoning plan, the control of subdivision plats, a plan of future streets, coordination of the normal public improvements of the City, a long-term program of capital expenditures and such other matters as will accomplish the purpose of the plan.

Article III. Members

Section 1. Number

The Planning Commission shall consist of seven (7) voting members, one of which is a City Council member.

Section 2. Members Appointed.

Voting member shall be appointed by the City Council for three years. Terms shall run from January 1 through December 31. Terms shall be staggered so that there will be continuity of the Commission.

Section 3. Removal

City Council has the power to remove a Commissioner by a 5/7 vote.

Section 4. Voting

A member must be present to vote.

Section 5. Vacancies.

Vacancies shall be filled by appointment of the City Council for the unexpired portion of the term.

Article IV. Meetings and Hearings

Section 1. Notice

Notices of all meetings and hearings of the Planning Commission shall be made in accordance with all statutory and ordinance notification requirements.

Section 2. Meetings

All meetings of the Planning Commission shall be open to the public.

Section 3. Workshops

Workshops and other meetings whose sole purpose is for general information and/or educational purposes will be open to the public. Public testimony may or may not be allowed.

Section 4. Meeting Records

All tapes, minutes, evidence, exhibits, correspondence, maps, plats, etc. shall be made a part of the record, become the property of the City Brainerd, and be maintained as a permanent record.

Section 5. Meetings

A. Date and Time

The Planning Commission shall meet regularly on the third Wednesday of each month at 6:00 pm, or as soon as practical.

B. Location

The Commission shall meet in regular session in the City Hall Council Chambers.

C. Order of Business

- 1) Call to Order
- 2) Roll Call
- 3) Pledge of Allegiance
- 4) Approval of Agenda
- 5) Approval of Minutes
- 6) Presentations
- 7) Unfinished Business
- 8) New Business
- 9) Public Forum
- 10) Staff Reports (Verbal: Any updates since the packet)
- 11) Commission Member Reports
- 12) Adjourn

D. Special meetings

The Chair person, Vice Chairperson, City Council, or Mayor may call for a special meeting at any time. Notice of the time and place shall conform to the Open Meeting Law.

E. Additional Agenda Items

After an agenda has been published, at the discretion of the Chair and approval by the Commission items may be added up to the time of the published meeting.

Section 6. Parliamentary Procedure

All Commission meetings shall be governed by Sturgis Standard Code of Parliamentary Procedure in all cases to which they are applicable and not in conflict with these bylaws, City Code, or other rules this Commission may adopt.

Section 7. Agenda

- A. The agenda shall be prepared by the Community Development Director with the input of the Chair as requested for the Planning Commission meeting and shall close 7 days prior to the meeting.

- B. Any Planning Commission member can place an item on the agenda. No item shall be placed on the agenda unless the item is expressed in such a way as to clearly show the subject matter involved.
- C. The agenda may be amended during a Planning Commission meeting by a majority vote of the Commission.
- D. The agenda shall generally organize matters to be addressed at the meeting so as to best promote opportunities for effective public input and the timely and efficient performance of Planning Commission responsibilities. Items of business likely to attract the attendance of many persons should generally be placed early on the agenda.
- E. Planning staff shall prepare a written report detailing the request and the ordinance provisions that apply to the matter.

Section 8. Procedure for Public Hearings

Planning staff or consultants, if any, shall summarize for the public the relevant issues of the application contained in the written staff report. The Commission members may direct question to staff regarding the application.

- A. The Chairperson shall call the public hearing to order and declare the time, and prior to taking testimony, shall explain:
 - 1) The order of testimony
 - 2) The purpose and requirements of the public hearing under Minnesota Law
 - 3) That each speaker shall provide their name and address and that public comments should be limited to matters pertinent to the application under review and avoid duplicative testimony. The Chairperson may place reasonable time limits on public comments, depending on the number of persons waiting to testify on the matter.
- B. The applicant and/or representative shall be given an opportunity to present evidence in support of the request and rebut any issues or conditions identified in the staff report
- C. Members of the public, if any, may testify, either in person or through their agent. Written testimony submitted may be read and will be added to the public record.
- D. The applicant shall have an opportunity to answer questions from the Commission.
- F. The Commission may direct questions to the applicant, planning staff, or public to clarify issues but no further testimony may be received from the public.
- G. When all public comment has been received the Commission shall close the public hearing by motion and majority vote of the Commission. The Commission may deliberate and decide the matter. Should the Commission identify relevant facts that

remain unknown or disputed the Commission may postpone closing the hearing by motion and majority vote until the Planning Commission's next meeting and refer the issue to planning staff for further fact finding.

Section 9. Protocol for Public Hearings

- A. Everyone who wishes to give testimony shall be given a reasonable opportunity to speak.
- B. All statements or questions should be directed to the chairperson.
- C. All statements should be as factual as possible and should not involve personalities.
- D. Speakers should refrain from repeating what has already been stated.
- E. Each speaker shall provide his or her name and address to the recorder.
- F. The Planning Commission reserves the right to question any speaker.
- G. Written testimony may be received.
- H. No additional testimony may be offered after the close of the public hearing.

Section 10. Communication with Public and Applicant

- A. General. Prior to the public hearing or Commission deliberation, no Commission member shall lobby the merits of a pending case with staff, applicant, Commission member, or the general public.
- B. Disclosures. If a commissioner has discussed the pending case, the commissioner shall disclose the facts relating to such discussion during the public hearing.
- C. Exception. Nothing in this section shall preclude the general information communication by Commission members relating to the general conduct of a meeting or hearing, nor shall anything in this section forbid staff or commissioners from discussing with commissioners an upcoming meeting, so long as the facts or merits of the meeting are not discussed.

Section 11. Quorum

A majority of the Commission members entitled to vote shall constitute a quorum for the transaction of business.

Section 12. Conflict of Interest

Any member of the Planning Commission who shall feel that he or she may appear to have or in fact has, a conflict of interest on any matter that is on the Planning Commission agenda shall voluntarily excuse himself or herself, vacate his or her seat, and refrain from discussing and voting on said matter as a Planning Commissioner.

A conflict of interest is any direct contractual, pecuniary, or other beneficial interest in the outcome of a matter before the Planning Commissioner.

Section 13. Orientation of new Planning Commissioners

To assist new Planning Commission members in learning their responsibilities, and to develop their understanding of the planning process as quickly as possible, they will be required to:

- A. Attend an orientation session with the Community Development Director, Planning Commission Chair, and City Council member.
- B. Read the Comprehensive Plan and Zoning Ordinance.

Article V. Education, Conference and Convention Policy

The City Council and Planning Commission of the City of Brainerd recognize and accept the concept that the acquisition and maintenance of a body of knowledge and skills are necessary and desirable to perform the job of the Planning Commissioner. Further, both groups encourage and highly recommend periodic attendance at various educational opportunities conferences and conventions.

The following is the policy of the City of Brainerd Planning Commission on educational meetings, conferences, and conventions:

- A. Attendance at educational meetings, conferences, and conventions is subject of availability of funds.
- B. Attendance at educational meetings, conferences, and conventions is voluntary. Planning Commission members are encouraged to attend educational meetings, conferences, and conventions.
- C. Involvement in relevant professional organizations such as APA-MN, office holding, or committee work is considered educational.
- D. Planning Commission members are encouraged to participate in the budget process and to request allocations for educational purposes.

PLANNING COMMISSION
Wednesday, December 18, 2024
6:00 pm

#1 Call to Order

Planning Commission Vice Chair Duval called the meeting of the Brainerd Planning Commission to order at 6:00 pm in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Duval, Stenglein, Peterson, Grecula and Gorham. Commissioner Norwood joined the meeting at 6:27 pm. Also noted as present were City Administrator Broyles and Community Development Director Kramvik.

#3 Pledge of Allegiance

Commission Vice Chair Duval opened the meeting with the Pledge of Allegiance to the flag.

#4 Oath of Office

City Administrator Broyles administered the Oath of Office to new Member Grecula and welcomed him to the commission.

#5 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND GORHAM, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#6 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND GORHAM, DULY CARRIED, TO APPROVE THE MINUTES FROM THE NOVEMBER 20, 2024 REGULAR MEETING.

#7 Unfinished Business

7a. Consider Proposed Building Design Standards Ordinance

Community Development Director Kramvik gave a brief review of the proposed ordinance. He clarified a typo in section five that showed lot dimensions range of 5,000 – 1,500SF, whereas the 1,500SF should have been 10,500SF.

The Chair opened the public hearing at 6:05 pm.

No one came forward.

The Chair closed the public hearing at 6:06 pm.

Discussion took place and ideas shared.

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND GRECULA, DULY CARRIED, TO RECOMMEND APPROVAL OF THE DESIGN STANDARDS ORDINANCE WITH ONE CHANGE AS FOLLOWS: SECTION FIVE LOT DIMENSIONS A – CHANGE LOT SIZE RANGE TO 5,000SF – 11,250SF.

#8 New Business

8a. Consider Variance from Fence Height Requirements at 303 J St NE

Community Development Director Kramvik gave a brief review of the history of the property and the fence that was constructed at 303 J St NE.

The Chair opened the public hearing at 6:15 pm.

No one came forward.

The Chair closed the public hearing at 6:15 pm.

The Commissioners discussed the situation and offered their input.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND GRECULA TO RECOMMEND APPROVAL OF THE VARIANCE AT 303 J ST NE AS PRESENTED.

Members Peterson and Grecula voted “aye”. Members Duval, Gorham, and Stenglein voted “nay”. The Chair declared the motion failed. No other motion was presented.

Commissioner Gorham departed the meeting at 6:40 pm.

8b. Review Proposed Crypto Mining Ordinance

Community Development Director Kramvik indicated the City Council directed staff to draft a crypto mining and data storage ordinance. He gave a brief review of the items for discussion and stated he suggests a change to a Conditional Use Permit rather than an Interim Use Permit.

The attendees in the audience that spoke about the proposed ordinance are as follows:

- Bret Mattheisen, who is representing Just for Krypto, Brainerd
- Megan Bock, 11633 Oakridge Rd, Brainerd
- Ro Shirole, representing BlockMetrix attended remotely
- Sarah Thiesse, 11775 Oakridge Rd, Brainerd

The Commission directed Community Development Director Kramvik to make the changes to the ordinance based on the conversations tonight and return to the Planning Commission at a future meeting with an ordinance.

#9 Public Forum

The Chair opened the public forum at 7:58 pm.

No one came forward.

The Chair closed the public forum at 7:58 pm.

#10 Staff Reports

Community Development Director Kramvik made the following updates:

- The Country Manor project has applied for additional tax abatement from the EDA, which will go to the City Council in February. They will also need to apply for a PUD amendment to address some minor modifications to their project.
- City Council has approved staff to advertise for the 2024 SAHA (State Affordable Housing Aid) Funds available to developers for housing projects, with some standards to be met.

CDD Kramvik thanked Commissioner Stenglein for her service as a Council liaison.

#11 Commission Member Reports

The Commissioners thanked Commissioner Stenglein for her hard work on the Planning Commission.

Commissioner Grecula is looking forward to serving on the committee.

Commissioner Stenglein thanked everyone for the knowledge, and she has learned a lot during her tenure.

#12 Adjournment

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON,
DULY CARRIED, TO ADJORN AT 8:03 PM.

Michael Duval, Planning Commission Vice Chair

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: January 15th, 2025

RE: Consider Foundation for Health Care Continuums (Country Manor) Amendment to Planned Unit Development (PUD)

REQUEST

Planned Unit Development Amendment for the construction of a senior living facility, childcare facility, and physical therapy office.

PUBLIC HEARING. Planned Unit Development Amendment for Foundation for Health Care Continuums to operate a physical/occupational therapy clinic open to the public and residents of the facility.

APPLICANT: The Foundation for Health Care Continuums (Country Manor)

The purpose of this amendment request is to alter the site plan and floor plan for the construction of a senior living facility comprised of 106 units, a childcare facility, and rehabilitation facility for residents and the public. The reduction in floor area is primarily related to common areas in the facility.

CONTEXT

Parcel Numbers: 41330799, 41330800, 41330803

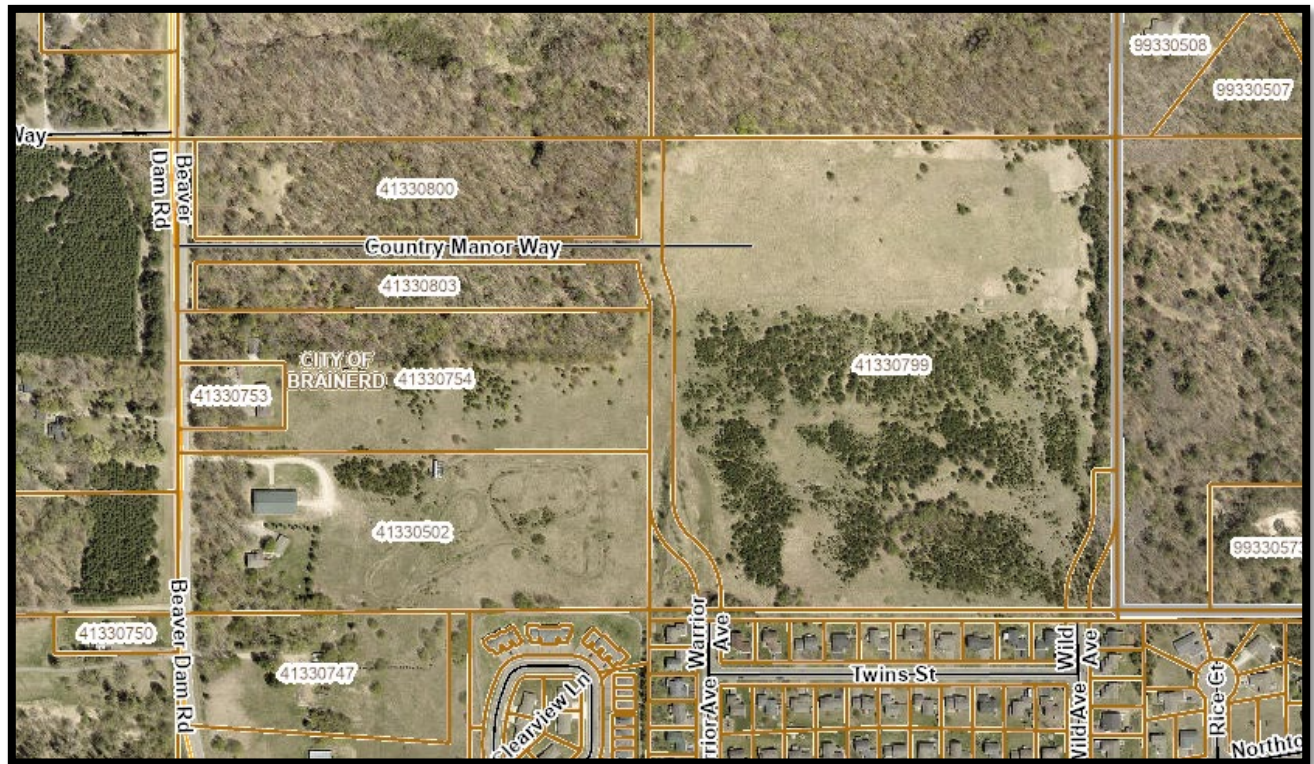
Zoning District: Contemporary Neighborhood-2 (CN-2) Base Zoning District with Planned Unit Development (CM-PUD) Overlay District

Property Area: 54.1081 Acres

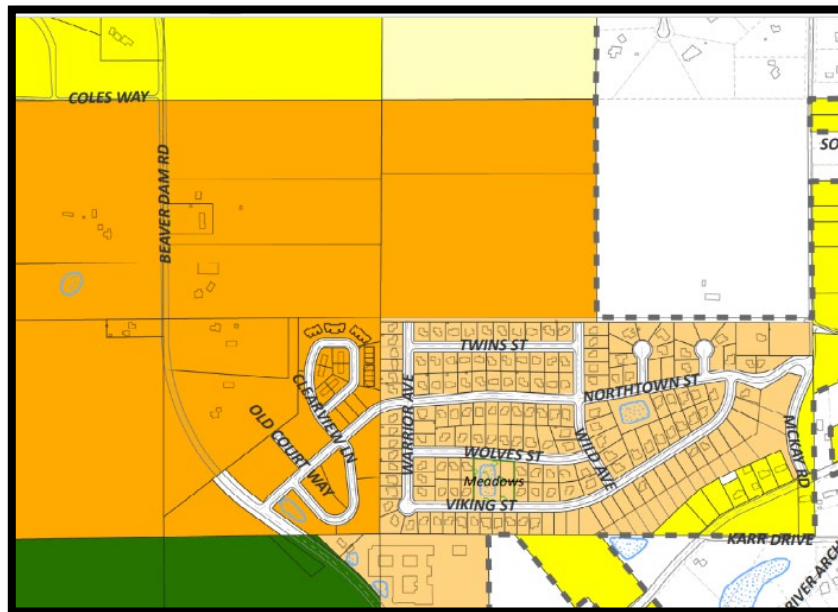
Adjacent Uses:
North: Undeveloped Forested Land
East: Undeveloped Forested Land
South: Single Family Dwelling Units (Northtown Addition)
West: Single Family Dwelling Units

Adjacent Zoning:
North: Garden Living (GL) District & Rural Living 1 (RL-1) District
East: County – Shoreland District and Rural Residential – 2.5
South: Contemporary Neighborhood-1 (CN-1) District
West: Contemporary Neighborhood-2 (CN-2) District

Aerial Map



Existing Zoning



Zoning Map 2022



Legend

- City Limits
- Lakes
- Parks

Overlay

- Brooks Street Industrial Overlay (BSI-O)
- Manufactured Housing Overlay (MH-O)
- Northern Pacific Center Overlay (PUD)

Zoning

- Rural Living 1 (RL-1)
- Rural Living 2 (RL-2)
- Garden Living (GL)
- Contemporary Neighborhood 1 (CN-1)
- Contemporary Neighborhood 2 (CN-2)
- General Commercial (GC)
- Commercial Corridor (CC)
- Traditional Neighborhood 1 (TN-1)
- Traditional Neighborhood 2 (TN-2)
- Town Center (TC)
- Main Street (MS)
- Makers and Employment (ME)
- General Industrial (GI)
- Public / Semi-Public (PSP)
- Park (P)



PLANNED UNIT DEVELOPMENT (PUD) ZONING OVERLAY

According to [Section 515-5-7.B](#), a Planned Unit Development (PUD) may include land uses from a variety of Base Zoning Districts, and may include design flexibility related to density, setbacks, building heights, lot area, lot width, etc. Any mixed-use project that does not comply with the dimensional or use standards may utilize the Planned Unit Development (PUD) Overlay Zoning District. All PUD Overlay Zoning Districts must identify the areas where flexibility from the Base Zoning District standards is established.

Table 515-2-21.2. CM-PUD Dimensional and Use Standards - Density, Lot Size, Coverage and Height Standards.

Lot Dimensions		
	Lot Size (minimum)	None
	Lot Width (minimum) (Frontage on Public or Private Roads)	None
Uses Permitted		
	Appendix A: Table of Uses, CN-2 District	All permitted, conditional and interim uses
	Commercial day care facilities	P
	Office businesses – (general use, medical clinic)	C
Uses Permitted		
	Impervious Surface	75%

FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT FINAL PLAN

The original Planned Unit Development (PUD) was approved by City Council on January 16th, 2024. Country Manor is proposing to amend the PUD by expanding the southwest memory care building to accommodate additional memory care units, removing a portion of the main parking lot, reducing the size of the northwest building, and removing a detached garage. The amended areas are indicated on the revised site plans.

The senior living facility, as proposed, would be comprised of 44 senior apartments, 32 luxury apartments, 30 memory care units, and a childcare facility for 8 infants, 14 toddlers, 40 preschoolers and 30 school aged children, and for rehabilitation services for residents and the public.

The City may approve the Planned Unit Development (PUD) only if it is found that the development satisfies all of the following standards according to [Section 515-5-7.C](#):

1. The proposed Planned Unit Development (PUD) is in conformance with the Comprehensive Plan for Brainerd. At a minimum, the City must find that:
 - a. 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.
 - i. *The residential elements of the development will solely serve seniors.*
 - ii. *The development includes its own open space areas.*

- iii. *The development will connect to the City's sewer, water, and electrical system. The City Engineer and Brainerd Public Utilities have no concerns that this development will create an excessive burden on these utilities.*
 - b. The use is reasonably related to the overall needs of the City and is compatible with the surrounding land use.
 - i. *The City and Crow Wing County as a whole are in need of diverse housing options, which is a part of the Housing Goals and Policies of the Comprehensive Plan.*
 - 1. *Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.*
 - a. *Policy 1 - Complement Brainerd's entry-level and affordable housing options by encouraging other move-up and mid to upper-end, market-rate housing options.*
 - b. *Policy 5 - Ensure an adequate supply of quality and affordable housing units for current and future residents.*
 - ii. *The surrounding areas are also residential in use.*
 - iii. *The City and Crow Wing County as a whole are in need of further childcare options which are supported by the Economic Development Goals and Policies of the Comprehensive Plan.*
 - 1. *GOAL 2: Support our workforce and help them thrive.*
 - a. *Policy 1 - Collaborate with local partners and stakeholders to address industry workforce needs, creating a career and education pathway for residents of all ages.*
 - iv. *Rehabilitation services are consistent with senior living facilities and would provide residents with services in the building.*
 - c. The Planned Unit Development (PUD) is an effective and unified treatment of the development possibilities on the project site and the development plans provide for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas.
 - i. *The development intends to use the rural setting of the site as an integral element of the development, providing as many natural areas to its future residents as possible.*
 - d. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to surrounding uses.
 - i. *This property will be well separated from surrounding uses through natural screening and buffers.*
- 2. Additionally, the Planned Unit Development (PUD) meets one or more of the following development criteria according to Section 515-5-7.C.2
 - a. A minimum of two (2) or more principal structures is proposed.
 - i. *The applicant proposes three buildings connected by a ground level walkway.*
 - b. The tract is at least two (2) acres in size.
 - i. *The site is approximately 54 acres in size.*
 - c. The use is consistent with the requirements of the Zoning Ordinance.

- i. *The use is consistent with the requirements of the CN-2 based district and Country Manor – Planned Unit Development (CM-PUD).*
- d. The Planned Unit Development (PUD) can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.
 - i. *Natural buffers will be maintained between existing developments and the site.*
 - ii. *The surrounding developments are comprised of residential properties and a care facility.*
- e. Each phase of the proposed development is of sufficient size, composition, and arrangement so that its construction, marketing, and operation are feasible as a complete unit, and that provision for and construction of dwelling units and common open space are balanced and coordinated. In addition, the total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.
 - i. *The proposed development will be fully constructed to accommodate 44 senior apartments, 32 luxury apartments, 30 memory care units, and a childcare facility for 8 infants, 14 toddlers, 40 preschoolers and 30 school aged children, and for rehabilitation services for residents and the public.*
 - ii. *The proposed amendments include reducing the main parking lot size, removing a portion of the northwest building, and removing a detached accessory structure. These features can be added in the future and will serve to further support the initial development's use and character.*
- f. Financing is available to the applicant on conditions and in an amount which is sufficient to assure completion of the Planned Unit Development (PUD). To evidence this finding, a written statement of financial feasibility, which is accepted by the City, shall be submitted by the applicant.
 - i. *The applicant has the ability to acquire the necessary financing to complete the proposed development in full.*
 - ii. *The applicant will be required to provide proof of financing with approval of the Final Plan.*
 - iii. *The applicant has provided an escrow to the City to pay for legal review.*
- g. One (1) individual has been designated by the property owner(s) to be in control of the development.
 - i. *Foundation for Health Care Continuums (Country Manor) has a project coordinator, Scott Kehoe, that has been the primary point of contact throughout the design and development phase of this project and will continue to be the contact throughout construction.*
- h. The Planned Unit Development (PUD) provides for architectural diversity by way of varied building types and exterior building design.
 - i. *The design elevations depict a contiguous development comprised of similar yet separate designs elements.*
- i. Underground Utilities. In any Planned Unit Development (PUD), all utilities, including, but not limited to, telephone, electricity, gas, and cable television shall be installed underground.

- i. *All utilities in the development are planned to be placed underground.*
- j. Utility Connections.
 - i. Water Connections. When more than one property is served from the same service line, a shut off valve must be located in such a way that each unit's service may be shut off and secured by the City, in addition to the normally supplied shut off at the street.
 - 1. *Individual shutoff valves will be located throughout the development. Country Manor has held numerous meetings with Brainerd Public Utilities to ensure a safe and effective water supply.*
 - ii. Sewer Connections. When more than one (1) unit is served by a sanitary sewer lateral which exceeds three hundred (300) feet in length, provisions must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owner's association or owner.
 - 1. *Manholes will be located throughout the development and plans have been reviewed by the Public Works Department.*
- k. Roadways, Private. Design - Private roadways within the project shall have an improved surface to 28 feet or more in width and shall be so designed as to permit the City fire trucks to provide protection to each building.
 - i. *Proposed private roadways have been reviewed by the City Engineer and Fire Chief and have been deemed adequate.*
- l. Parking. No portion of the required private road system may be used in calculating required off-street parking space or be used for parking.
 - i. Elderly (Senior Citizen) Housing. Reservation of area equal to one (1) parking space per unit. Initial development is, however, required of only one-half (½) space per unit and said number of spaces can continue until such time as the City Council considers a need for additional parking spaces has been demonstrated.
 - ii. Day Care Facilities. Day care facilities that serve fourteen (14) or fewer persons: In addition to residential parking requirements, one (1) space per seven (7) children capacity. All other day care facilities: One (1) space per teacher on the largest shift, plus one (1) space per ten (10) students/children based on maximum capacity of the facility.
 - iii. Office Buildings, Animal Hospitals and Clinics, Professional Offices and Medical Clinics. One (1) space for every 200 square feet of floor area.
 - 1. *The original site plan contained approximately 197 parking stalls and additional garage parking. The proposed amendment removes approximately 43 off-street parking spaces and one detached garage supporting 16 spaces. Country Manor believed the original design had more parking than necessary. The off-street parking spaces and detached garage removed from the original design can be added later if necessary. Staff believe the proposed dedicated parking areas will sufficiently serve the development.*
- m. Landscaping. In any Planned Unit Development (PUD), landscaping shall be provided according to a plan approved by the City Council, which shall include a

detailed planting list with sizes and species indicated as part of the final plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the Planned Unit Development plan.

- i. *A detailed landscape plan has been submitted. The landscape plan has been designed to enhance the structure and parking facilities.*
 - ii. *Significant natural buffers will be maintained that will more than adequately screen the development from surrounding areas and roadways.*
 - n. Public services. The proposed project shall be served by the City water and sewer system, and fire hydrants shall be installed at such locations as necessary to provide fire protection.
 - i. *The development will be served by City sewer and water, and the location of fire hydrants has been reviewed by the Fire Department.*
 - o. Refuse. Provision for trash pick-up shall be provided according to a plan approved by the City Council.
 - i. *Per City Code, refuse must be collected at a minimum of a weekly basis.*
 - p. Best Management Practices. All Planned Unit Developments shall incorporate Best Management Practices for stormwater management as defined by Chapter 7 of the City Code, subject to review and approval of the Zoning Administrator, Planning Commission and City Council.
 - i. *Three stormwater retention areas are proposed.*
 - ii. *The City Engineer has reviewed the proposed development for stormwater impacts and has expressed no concerns at this time. A full stormwater review will be conducted upon submittal of the building permit.*
 - q. Sidewalks and Trails. Except as otherwise determined by the City Council, concrete sidewalks not less than five (5) feet in width and/or bituminous trails not less than eight (8) feet in width shall be provided.
 - i. *The proposed development is exempt from this restriction as all proposed roadways are private.*
3. **Development Agreement** – The Community Development Department, Public Works Department, and Brainerd Public Utilities have been working with the engineers and architects for Country Manor as well as Crow Wing County on the development agreement. The following comments have been sent to the City Attorney for inclusion in the agreement:
- a. *Utilities will meet the standards established by Brainerd Public Utilities (BPU). Utility construction drawings and specifications will need to be approved by BPU before construction.*
 - b. *Country Manor and BPU will finalize additional easements for utilities (electric, sanitary, and water) once final locations have been determined. A 10-foot easement will be provided for each utility.*
 - c. *Country Manor will provide engineered construction drawings showing the proposed turn lane and affected drainage patterns. The drawings should also note that lane closures adjacent to the construction area will be coordinated with Crow Wing County and traffic control will meet the requirements of the latest version of*

the MnDOT Temporary Traffic Control Manual. Drawings will need to be approved by Crow Wing County before construction.

- d. *The engineer-of-record shall be on-site during construction and inspect the work of the contractor. They will be responsible to approve, (or verify) that the work is in accordance with the approved construction drawings.*
 - e. *Country Manor will provide a breakdown of costs associated with the construction of the turn lane adjacent to Beaver Dam Road. The City will reimburse Country Manor for 25% of the approved costs after construction. (The City will have a separate agreement with the County to be reimbursed for the 25%.)*
4. **Impervious Surface** - Northern portions of the property are within the Gilbert Lake shoreland district.
- a. Per Section [530.09 Subd. 5 Paragraph B](#) of the City Code, impervious surface coverage of lots must not exceed 25% of the lot area.
 - b. Approximately 650,312 square feet (14.93 acres) of the Site, exclude the proposed Lot 1, Bock 2, are within the shoreland district.
 - c. Per the recommendation of consultants Swanson Haskamp Consulting, the overall impervious surface allowed on the Site should be calculated by combining the 25% impervious surface restriction of the areas within the shoreland district to the allowed impervious surface of the non-shoreland areas.
 - d. Staff is recommending 75% impervious surface for the CM-PUD district
 - e. Total allowable impervious surface for the parcel containing the proposed improvements is approximately 58%.
 - i. *This proposed development does not exceed the impervious surface limit and will be required to retain all stormwater for all improvements made to the site according to the City Code for commercial construction.*
 - ii. *The proposed amendment reduces the amount of impervious surface in the Shoreland Overlay District by removing a portion of the northwest building, a detached garage, and off-street parking spaces.*

As of this writing, the Community Development Department has not received a call regarding this request.

STAFF RECOMMENDATION

Staff recommend the following:

- 1) Recommend approval of the PUD amendment subject to the findings of fact with the following conditions.
 - a. Approval of the Development Agreement.



Community Development Department

City Hall – 501 Laurel Street Brainerd, MN 56401

218-828-2307 building@ci.brainerd.mn.us

www.ci.brainerd.mn.us

PRELIMINARY PLAT/FINAL PLAT/P.U.D APPLICATION

- ☐ **PRELIMINARY PLAT** (\$500.00 + \$30.00/lot residential + \$1,000.00 escrow deposit)
(\$600.00 + \$50.00/lot commercial + \$1,000.00 escrow deposit)
- ☐ **FINAL PLAT** (fee included with Preliminary Plat)
- ☒ **PLANNED UNIT DEVELOPMENT** (\$1,000 + \$2,000 escrow deposit/residential)
(\$1,500 + \$2,000 escrow deposit/commercial)

PROPERTY ADDRESS: PID: 41330744, 41330745, 41330755

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy) See attached

Property Owner Name: Foundation for Health Care Continuums

Street Address: 520 1st Street NE **City:** Sartell **State:** MN **Zip Code:** 56377

Phone Number: 320-253-1920 **Fax:** 320-656-5922 **E-mail:** kharguth@countrymanor.org

Applicant Name: (if different than Property Owner) _____

Street Address: _____ **City:** _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Fax:** _____ **E-Mail:** _____

Description of Request: Requesting a PUD amendment for the Country Manor Development Project as depicted in the site plan.

Property Owner Signature

ANTHONY FENSTERMACHER

(Please print name)

Applicant Signature

Kevin Harguth

(Please print name)

12/23/24

Date

12/23/2024

Date

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Foundation for Health Care Continuums has submitted an application to amend their Planned Unit Development for parcels 41330800, 41330803, and 41330799. The developer proposes to construct and equip thereon a mixed-use development consisting of an approximate 110-unit senior living campus and attached daycare facility. As proposed, a private road off Beaver Dam Rd will be used to access the facility. The applicant is requesting to amend their original site plan and building footprint by removing a detached garage, reducing the number of outdoor parking stalls, and reducing the size of the building footprint specifically for common areas. The property included in this application is described as:

The South 26.10 Acres of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), Section Thirty-three (33), Township One Hundred Thirty-four (134) North, Range Twenty-eight (28) West, Crow Wing County, Minnesota.

AND

Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4), Section Thirty-three (33), Township One Hundred Thirty-four (134), Range Twenty-eight (28), except the South 26.10 acres thereof, Crow Wing County, Minnesota.

AND

*The North 874.74 feet of NE1/4 of SW1/4, Except the South 12 acres of the North 874.74 feet, Crow Wing County, Minnesota.
Section 33, Township 134, Range 28*

A copy of the proposed site plan is on file for review at the Community Development Department.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, January 15th, 2024, in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider the variance request.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 24th day of December, 2024



James Kramvik
Community Development Director

Publication Date: January 4, 2025

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BRUCE C. WICKHAM
Date: 04/30/21 License No: 26908

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Toll Free (800) 270-5456 westwoodps.com
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Revision Schedule		
Revision	Description	Typed Date

construction
document
-100% status

KEY PLAN

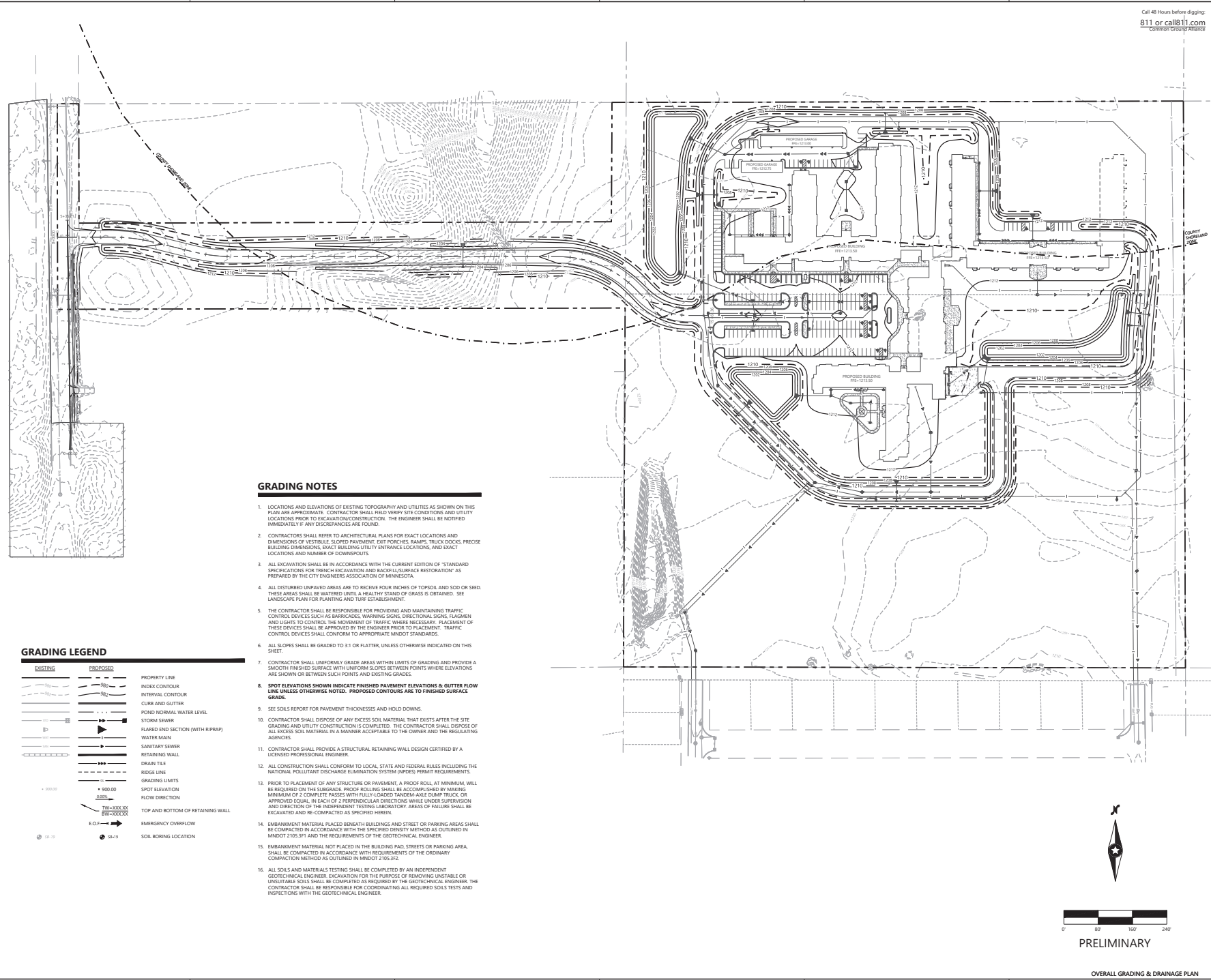
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

North	DATE 04/30/21
	PROJECT 0024151.00
C3.0	

COUNTRY MANOR OF BRAINERD



GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIST PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF CORNERS.
- 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 ENGINEERING ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOO OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 3 COMPLETE PASSES WITH FULLY LOADED TANDEM AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
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- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3P2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

GRADING LEGEND

EXISTING	PROPOSED	PROPERTY LINE

North

0 80 160 240

PRELIMINARY

OVERALL GRADING & DRAINAGE PLAN

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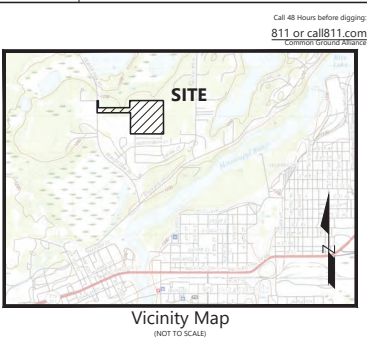
SITE DEVELOPMENT PLANS

FOR
**SITE, GRADING, EROSION
CONTROL, SANITARY SEWER,
WATERMAIN AND STORM SEWER**
FOR

COUNTRY MANOR OF BRAINERD BRAINERD, MN

PREPARED FOR:
GLT ARCHITECTS
808 COURTHOUSE SQUARE
ST. CLOUD, MN 56303
CONTACT: EVAN LARSON
PHONE: 320-252-3740
EMAIL: ELARSON@GLTARCHITECTS.COM

PREPARED BY:
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Phone (320) 253-9495 3701 12th Street North, Suite 206
Fax (320) 356-2001 St. Cloud, MN 56303
Toll Free (800) 270-5495 www.westwoodps.com
Westwood Professional Services, Inc.
PROJECT NUMBER: 0024151.00
CONTACT: JOHN S. BLENKER



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(320) 252-3740
www.gltarchitects.com
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SHEET INDEX	
SHEET LIST TABLE	
Sheet Number	Sheet Title
C1.0	COVER
C2.0	Site Plan
C3.0	Overall Grading & Drainage Plan
C3.1	Enlarged Grading & Drainage Plan
C4.0	Erosion Control Plan
C5.0	Sanitary & Watermain Plan
C5.1	Storm Sewer Plan
C5.2	Storm Sewer Plan
C5.3	Storm Sewer Plan
C6.0	DETAILS
C6.1	DETAILS

SITE DEVELOPMENT PLANS
FOR
SITE, GRADING, EROSION CONTROL,
SANITARY SEWER, WATERMAIN AND
STORM SEWER
FOR
COUNTRY MANOR OF BRAINERD
BRAINERD, MN

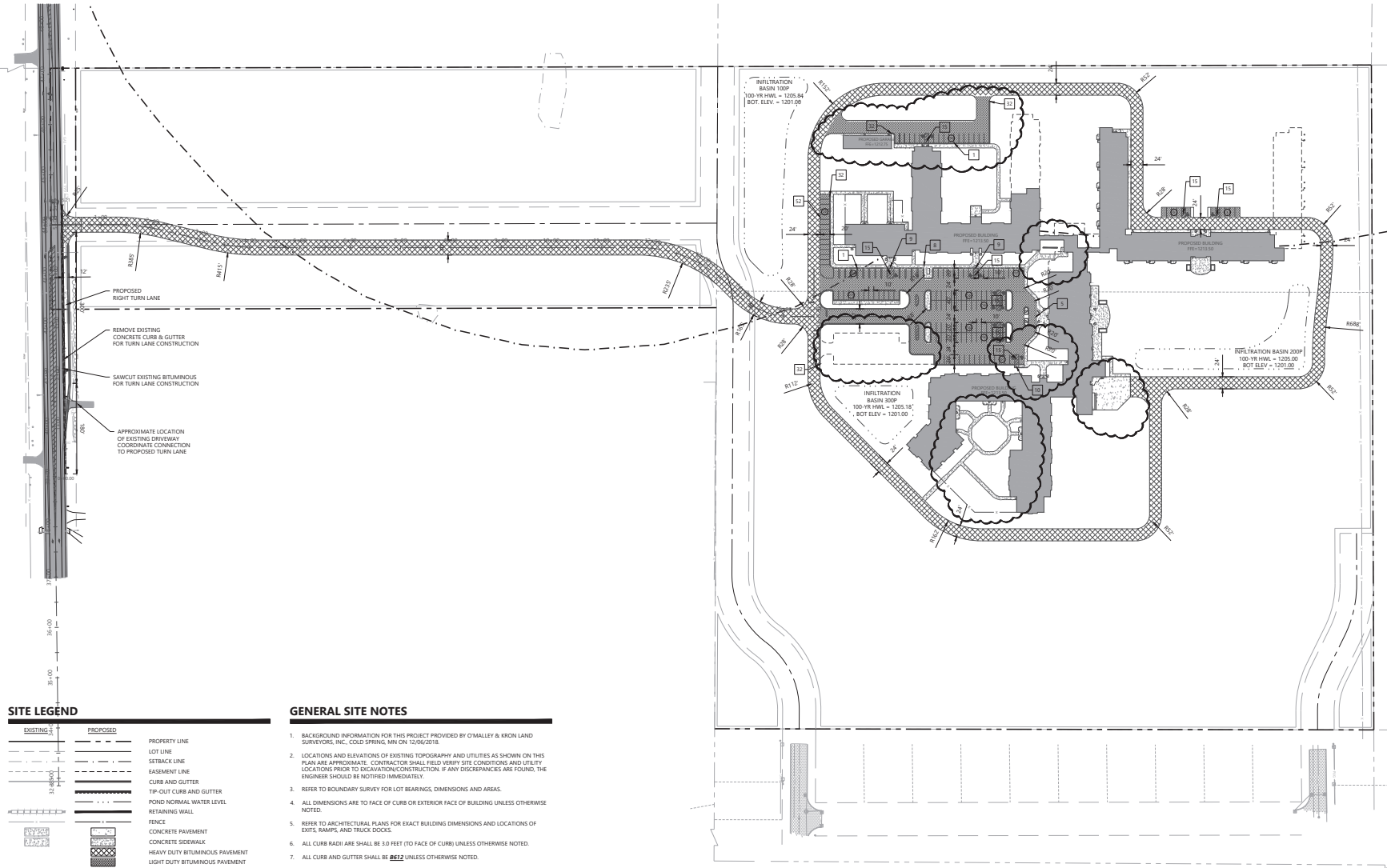
Revision Schedule		
Revision Number	Revision Description	Revision Date
1	LIGHT DUTY PAVEMENT	06/20/21
2	DO & CLIENT COMMENTS	06/20/21
3	ADDENDUM 3	08/05/24
4	ADDENDUM 4	12/19/24

KEY PLAN

COUNTRY MANOR
NEW FACILITY
BRAINERD, MINNESOTA

NORTH	DATE	12/19/24
	PROJECT	0024151.00
C1.0		

COVER



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TYP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		LIGHT DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

SITE DETAILS (SI-0XX)

- 8612 CURB AND GUTTER
- INTEGRAL CURB AND WALK
- PRIVATE CONCRETE SIDEWALK
- PRIVATE PEDESTRIAN CURB RAMP
- PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- SIGN INSTALLATION
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- BEAVERTAIL CURB
- CONCRETE VALLEY GUTTER

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY O'MALLEY & KRON LAND SURVEYORS, INC., COLD SPRING, MN ON 12/06/2018.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADI ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **8612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

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Toll Free: (800) 270-5555 westwood.com
Westwood Professional Services, Inc.

Revision Schedule

Revision	Revision Description	Revision Date
1	LIGHT DUTY PAVEMENT	06/20/21
2	DOA & CLIENT COMMENTS	04/24/24
3	ADDENDUM 3	08/05/24
4	ADDENDUM 4	12/19/24

KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE	12/19/24
PROJECT	00041511.00
C2.0	

SITE PLAN

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KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

	DATE	12/19/24
	PROJECT	0004551.00
	C3.0	

GRADING NOTES

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- GRADE SLOPES AWAY FROM BUILDING AT 5 PERCENT FOR THE FIRST 10 FEET ON PERVIOUS SURFACES AND 2% ON IMPERVIOUS SURFACES.
- WOOD MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

GRADING LEGEND

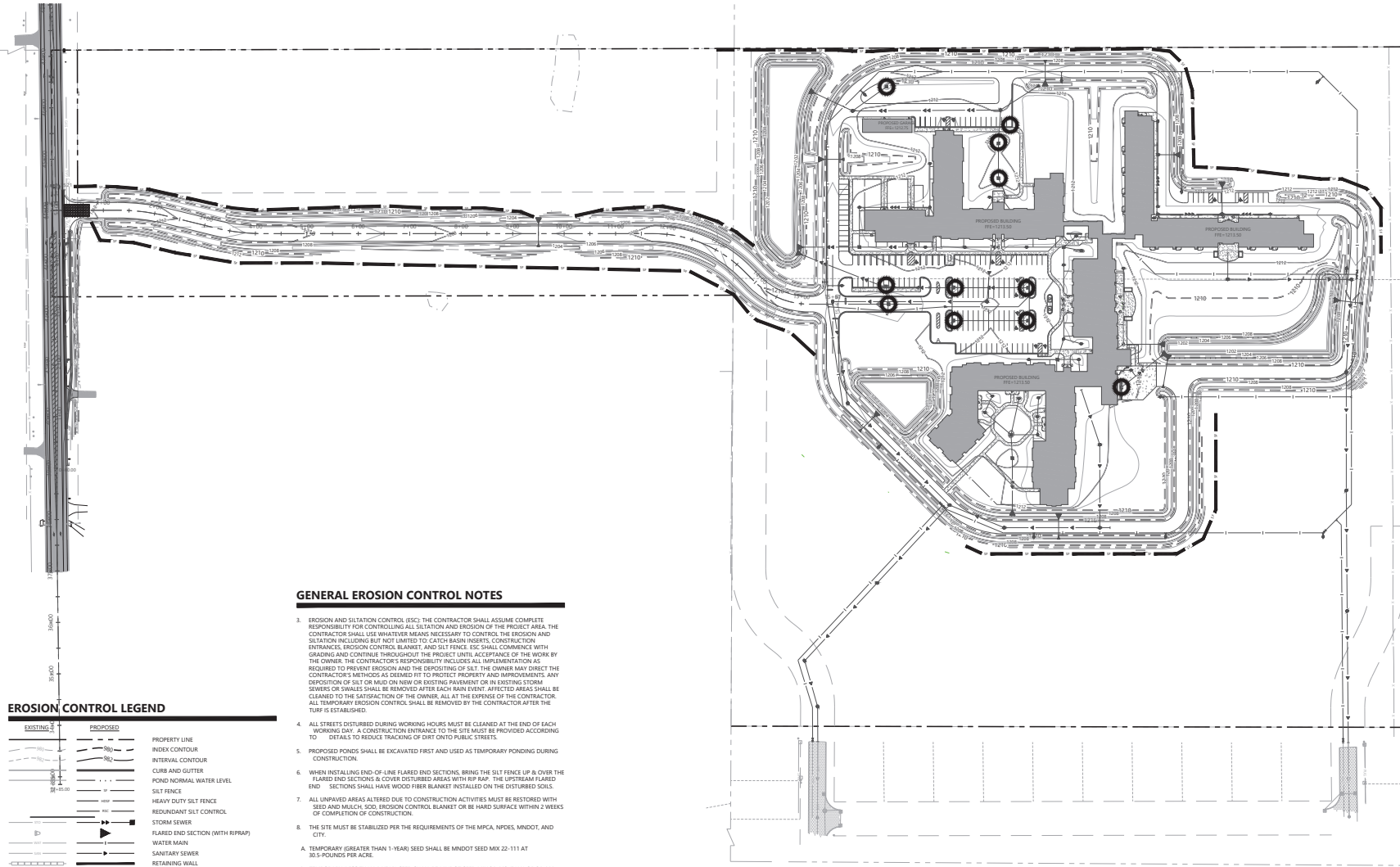
EXISTING	PROPOSED	PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DEAN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION



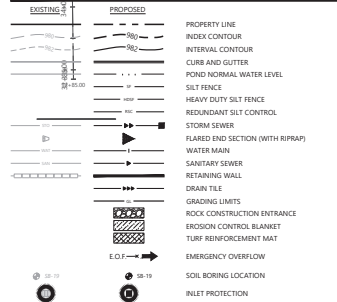
OVERALL GRADING & DRAINAGE PLAN

COUNTRY MANOR OF BRAINERD





EROSION CONTROL LEGEND



GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VALUABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DITCHES, SWALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.

GENERAL EROSION CONTROL NOTES

3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH. SOIL EROSION CONTROL BLANKET OR HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE NPCA, NPDES, MNDOT, AND CITY.
 - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MINDOT SEED MIX 22-111 AT 35-5 POUNDS PER ACRE.
 - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MINDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100 POUNDS PER ACRE.
 - C. INFILTRATION/FILTRATION BASIN SHALL BE MINDOT SEED MIX 34-262 AT 14.5 POUNDS PER ACRE.
 - D. POND SLOPES SHALL BE MINDOT SEED MIX 33-261 AT 35 POUNDS PER ACRE.
 - E. GENERAL SEEDING SHALL BE MINDOT SEED MIX 25-151 AT 70 POUNDS PER ACRE.
 - F. MULCH SHALL BE MINDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DROGGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A PONDING.
14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

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[Signature]
DATE: 12/19/24 LICENSE NO.: 26908

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Revision Schedule		
Revision	Revision Description	Issued
1	LIGHT DUTY PAVEMENT	06/20/21
2	DOA & CLIENT COMMENTS	04/03/24
3	ADDENDUM 3	09/05/24
4	ADDENDUM 4	12/19/24

KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

	DATE	12/19/24
	PROJECT	0004553.00
C4.0		

EROSION CONTROL PLAN

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION AND/OR ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION AND/OR ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE TO VERIFY THE LOCATION AND/OR ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALLSANTARY WATER AND SANITARY SEWER MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SEWER LINES" AND "STANDARD SPECIFICATIONS FOR WATER MAIN AND SEWER LINES" AND "STANDARD SPECIFICATIONS FOR WATER MAIN AND SEWER LINES".
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, STATE AND FEDERAL PERMITS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION ON ANY REQUESTED TIME. CONTRACTOR SHALL NOT OBTAIN ANY PERMITS WITHOUT THE NECESSARY CITY, STATE AND FEDERAL PERMITS. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION ON ANY REQUESTED TIME. CONTRACTOR SHALL NOT OBTAIN ANY PERMITS WITHOUT THE NECESSARY CITY, STATE AND FEDERAL PERMITS.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPES WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT BE MORE THAN 0.001 INCHES PER LINEAL FOOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION ON ANY REQUESTED TIME. CONTRACTOR SHALL NOT OBTAIN ANY PERMITS WITHOUT THE NECESSARY CITY, STATE AND FEDERAL PERMITS.
8. PROVIDE WATER MAINS WITH RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED FOR ALL WATER LINES CONNECTIONS WITH SANITARY SEWER LINES. THE MINIMUM VERTICAL SEPARATION SHALL BE 18 INCHES FOR CONNECTIONS WITH 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES SPECIFICALLY TERMINATE S OUTSIDE BUILDING WALLS UNLESS OTHERWISE SHOWN OR NOTED.
11. PVC WATER MAINS SHALL BE PER AWWA C200 AND INSTALLED PER AWWA C200 S ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE A MINIMUM COVER DEPTH. INSULATE WATER MAINS WITH 12 INCHES OF COVER. INSULATION SHALL BE LOW DENSITY POLYETHYLENE (LDPE) OR EQUIVALENT WITH A THICKNESS OF 12 INCHES.
13. SANITARY SEWER PIPS OUTSIDE THE BUILDING ENVELOPE SHALL BE POLY-VINYL CHLORIDE (PVC) SDR 26 OR SDR 26.18 PER DEPTHS GREATER THAN 1 FEET. SANITARY SEWER MAINS WITHIN 1 FEET OF THE BUILDING ENVELOPE SHALL BE 12 INCHES IN DIAMETER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION ON ANY REQUESTED TIME. CONTRACTOR SHALL NOT OBTAIN ANY PERMITS WITHOUT THE NECESSARY CITY, STATE AND FEDERAL PERMITS.
14. ALL NONCONDUCTIVE PIPES SHALL BE INSTALLED WITH A LOCATOR (TRACE) WIRE PER MINNESOTA PLUMBING CODE, PART 604.5.
15. POST INDICATOR VALVES SHALL BE 6-10 PSI OR EQUIVALENT MEETING AWWA STANDARD C209 AND SHALL BE INSTALLED AT THE CROSSING OF ANY EXISTING OR PROPOSED WATER MAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION ON ANY REQUESTED TIME. CONTRACTOR SHALL NOT OBTAIN ANY PERMITS WITHOUT THE NECESSARY CITY, STATE AND FEDERAL PERMITS.
16. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTHS AND ELEVATIONS OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION ON ANY REQUESTED TIME. CONTRACTOR SHALL NOT OBTAIN ANY PERMITS WITHOUT THE NECESSARY CITY, STATE AND FEDERAL PERMITS.
17. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SLOPED 0.05 FEET PER LINEAL FOOT ON PAVED AREAS.



C5.0

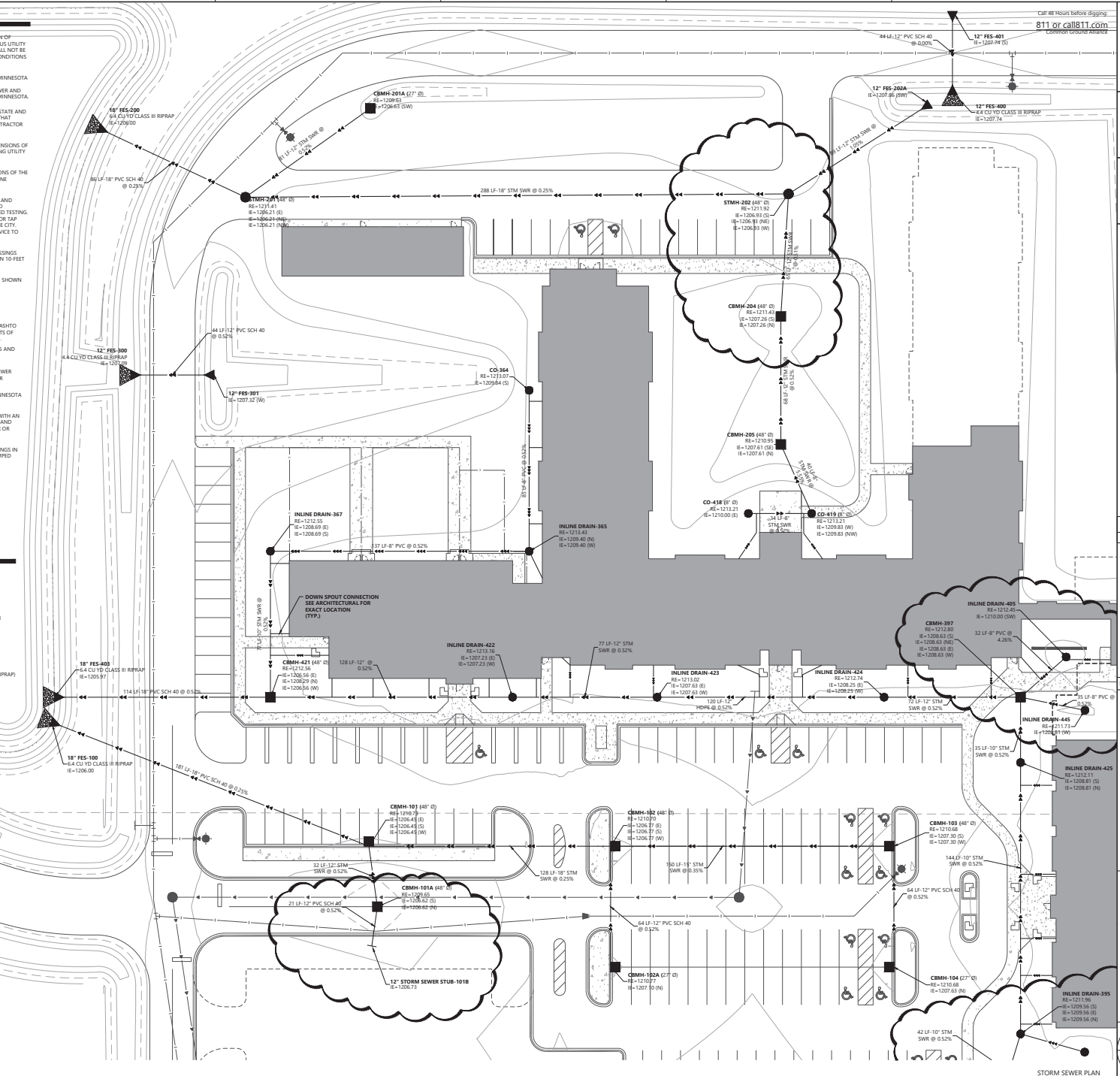
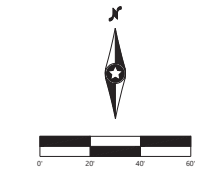
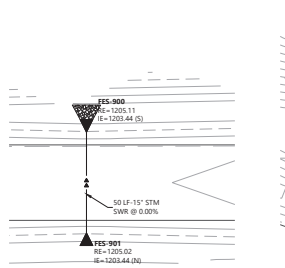
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GENERAL STORM SEWER NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL STORM SEWER MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
8. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
9. STORM SEWER PIPE:
 - A. HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - B. HDPE STORM PIPE 4" TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2366. HDPE STORM PIPE 12" TO 48-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2366. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D3212.
 - C. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D3065 AND INSTALLED PER ASTM D3212.
 - D. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.2. STORM SEWER LOCATED WITHIN 10 FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
10. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.3.
11. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH OR VARIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
12. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS OR PLAN REFLECT THE SUMPED ELEVATIONS.

STORM SEWER LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE



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Revision Number	Revision Description	Revision Date
1	LIGHT DUTY PAVEMENT	06/20/21
2	DO & CLIENT COMMENTS	06/20/21
3	ADDENDUM 3	06/20/21
4	ADDENDUM 4	12/19/24

KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE	12/19/24
PROJECT	0004515.00
C5.1	

COUNTRY MANOR OF BRAINERD



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JOHN S. BLENKER
12/10/24 26000

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Revision Schedule		
Revision Number	Revision Description	Rev. On
1	LIGHT DUTY PAVEMENT	06/2
2	DOLI & CLIENT COMMENTS	04/2
5	ADDENDUM 3	09/0
6	ADDENDUM 4	12/0

KEY PLAN

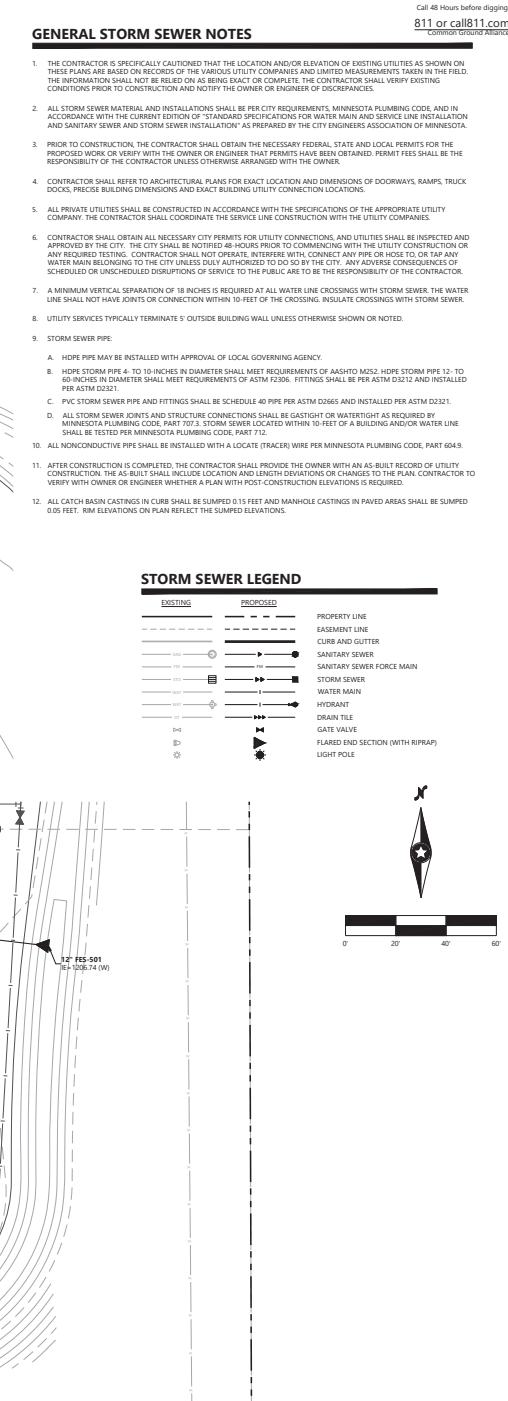
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

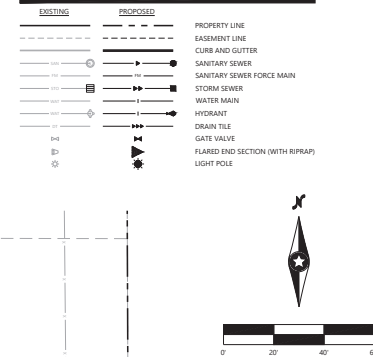
	DATE	12/19/24
	PROJECT	0024151.00

C5 2



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- ### STORM SEWER LEGEND



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JOHN S. BLENKER

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Revision Schedule		
Revision Number	Revision Description	Revision Date
1	LIGHT DUTY PAVEMENT	06/2
2	DOLI & CLIENT COMMENTS	04/2
5	ADDENDUM 3	09/0
6	ADDENDUM 4	12/1

KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

	DATE	12/19/24
	PROJECT	0024151.00

C5.3

STORM SEWER PLAN

COUNTRY MANOR OF BRAINERD

- GENERAL SITE PLAN NOTES

A. CONTRACTOR SHALL FLOT AND STAKE OUT ENTIRE NEW BUILDING PRIOR TO THE START OF EXCAVATION. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN SITE PLAN AND STAKED WORK.

B. ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.

C. CONTRACTOR SHALL USE CONTIGUOUS AS A GUIDE. EXACT DRAINAGE SHALL BE DETERMINED IN FIELD WITH ARCHITECT. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.

D. VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.

E. LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.

F. COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.

G. REMOVE ALL TREES WITHOUT OWNER'S WRITTEN PERMISSION.

H. PATCH SOIL IN RETURN TO MATCH EXISTING AS REQUIRED.

I. FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS.

J. MINIMUM SLOPE FOR PAVING (BITUMEN/ASPHALT) = 1%. CONCRETE PAVING AND CONCRETE = 2%. MINIMUM CROSSED SLOPE OF SIDEWAYS = 2%. MINIMUM GRADE FOR TREES OR TREES MEAS. 1:5.
- PLAN NOTES

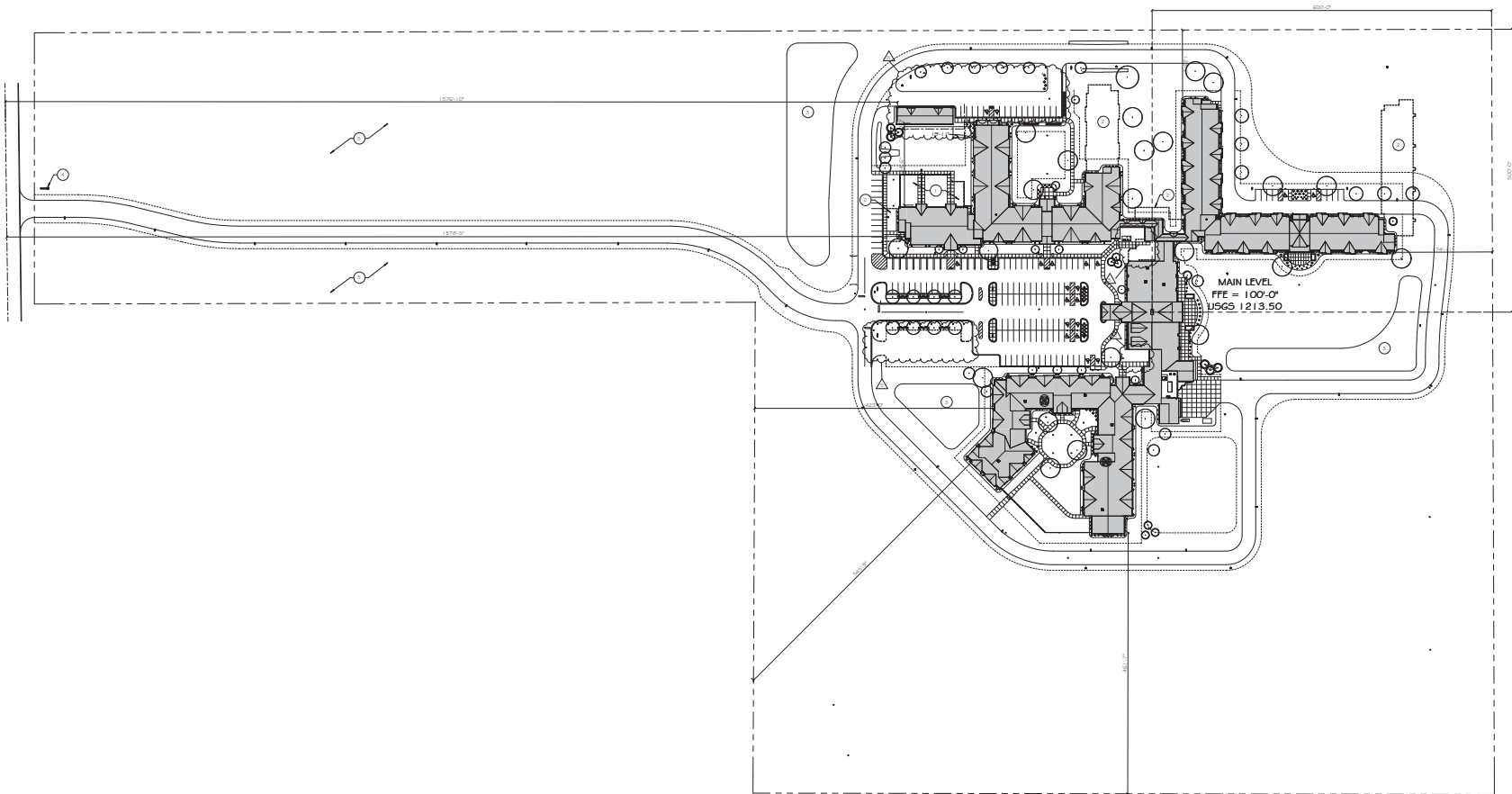
○ PLAYGROUND.

○ FUTURE EXPANSION.

○ WATER RETENTION POND.

○ MONUMENT SIGN, SEE SHEET A1.7.

○ CLEAR UNDERGROWTH IN EXISTING WOODED AREA.



275 CAMPUS SITE PLAN
1" = 80'-0"

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EYAN LARSON
DATE 30 OCTOBER 2023 REG. NO. 42552

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Revision Schedule		
Revision Number	Revision Description	Revision Date
1	REVISION 1	20 APRIL 2024
2	REVISION 2	10 OCTOBER 2024

COUNTRY MANOR
NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE 30 OCTOBER 2023
	PROJECT 2315
A1.0	

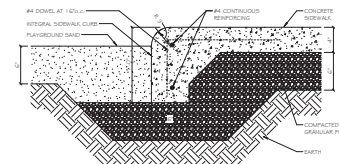
SITE PLAN - CAMPUS

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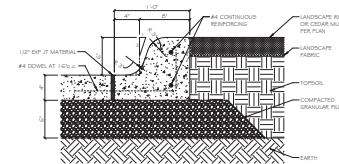
Revision Schedule		
Revision	Revision Description	Revision Date
1	REVISION 1	20 OCTOBER 2023
2	REVISION 2	20 OCTOBER 2023

- GENERAL SITE PLAN NOTES
- CONTRACTOR SHALL PLOT AND STAKE OUT ENTIRE NEW BUILDING PRIOR TO THE START OF EXCAVATION. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN SITE PLAN AND IN-FIELD WORK.
 - ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.
 - CONTRACTOR SHALL USE CONTIGUOUS AS A GUIDE. EXACT DRAINAGE SHALL BE DETERMINED IN-FIELD WITH ARCHITECT. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.
 - VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.
 - LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.
 - COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.
 - REINFORCE ALL TRENCHES WITHOUT CHAMFERED INTERIOR FINISHES.
 - PATCH BACK IN SITUATION TO MATCH EXISTING AS REQUIRED.
 - FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS.
 - MINIMUM SLOPE FOR PAVING BETWEEN 1" = 8". CONCRETE PAVES AND CONCRETE = 1/8". MAXIMUM CROSS SLOPE OF SIDEWALKS = 1/8". MAXIMUM GRADE FOR SLOPED OR SLOPED AREAS: 1:8.

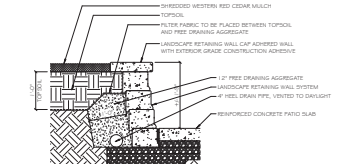
- PLAN NOTES
- CONCRETE STOOD, SEE STRUCTURAL.
 - CONCRETE SIDEWALKS.
 - CONCRETE PAVES.
 - CONCRETE CURB AND GUTTER, SEE CIVIL.
 - CONCRETE ROLL OVER ACCESSIBLE CURBS, SEE CIVIL.
 - STANDARD SURFACE, SEE CIVIL.
 - ACCESSIBLE PARKING SIGN, SEE DETAIL 31(A).1.
 - NO PARKING SIGN AT HEAD OF ACCESS ROADS.
 - ACCESSIBLE PARKING SIGN, SEE DETAIL 33(A).1 FOR PAINT MARKINGS.
 - ACCESSIBLE PARKING ACCESS ROAD, PAINT STRIPING AT 4" O.C.
 - PAINT STRIPING, 4" WIDE WHITE LINE AT PARKING SPACES, TYPICAL.
 - 4" HIGH CHAIN LINK FENCING AT PERIMETER OF PLAYGROUND.
 - NO USE PRE-MANUFACTURED CHAIN LINK FENCE GATE.
 - 1" DEEP PLAYGROUND SAND.
 - POLE LIGHT, SEE ELECTRICAL.
 - CONCRETE ASPHALT.
 - 12" HIGH CONCRETE CURB FORMED INTO SIDEWALK AT PERIMETER OF PLANTING BED, SEE 30(A).1.
 - 12" HIGH CHAIN LINK FENCING OVER DIVIDER FENCING.
 - PROVIDE INTEGRAL CURB WHERE SIDEWALK ADJUTS PLAYGROUND, SEE 24(A).1.
 - 12" HIGH TWO PARKING PAINTED ON SURFACE.



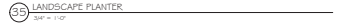
25 ENLARGED SITE PLAN - NORTH
1" = 20'-0"



26 PLAYGROUND CURB DETAIL
1/2" = 1'-0"



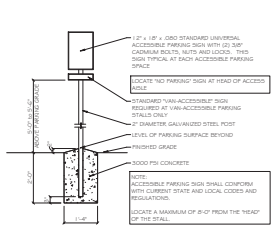
27 PLANTER CURB DETAIL
1/2" = 1'-0"



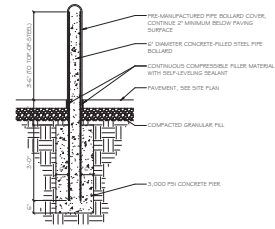
28 LANDSCAPE PLANTER
1/2" = 1'-0"

ENLARGED SITE - NORTH, SITE DETAILS

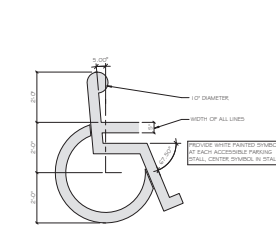
29 ENLARGED SITE PLAN - NORTH
1" = 20'-0"



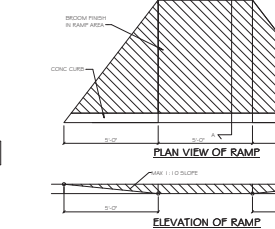
31 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



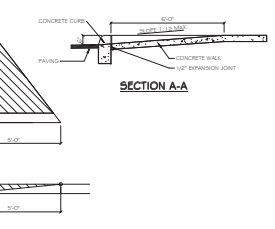
32 PIPE BOLLARD DETAIL
1/2" = 1'-0"



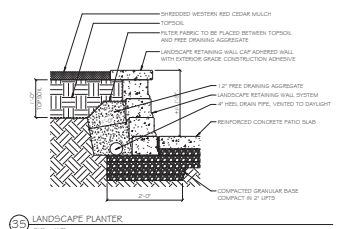
33 ACCESSIBLE PARKING
1/2" = 1'-0"



34 PEDESTRIAN CURB CUT DETAIL
1/2" = 1'-0"



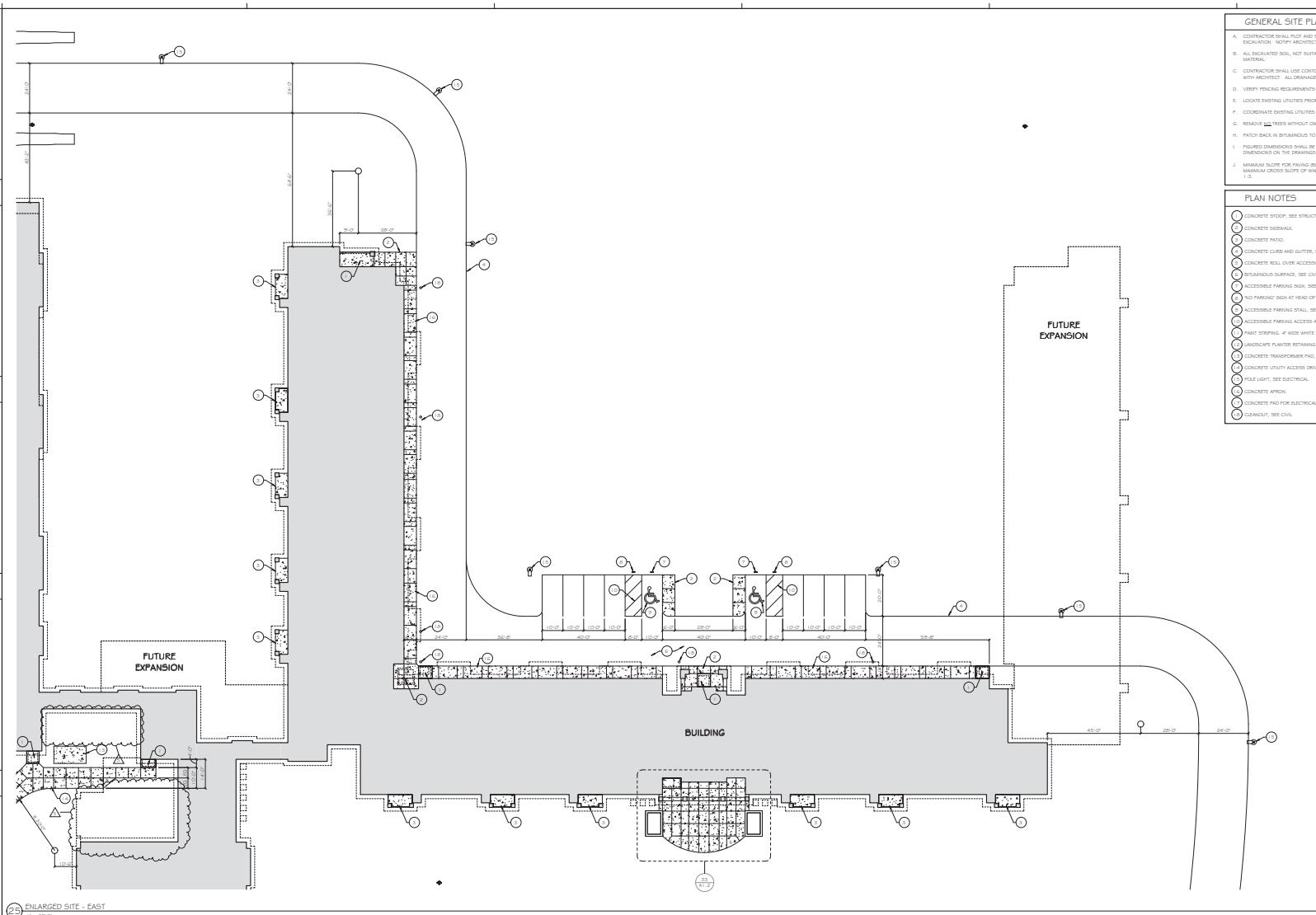
35 PLAN VIEW OF RAMP
1/2" = 1'-0"



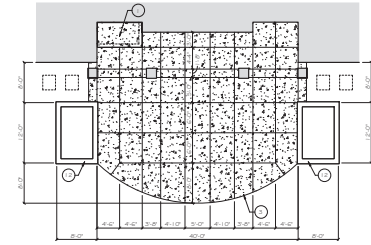
36 ELEVATION OF RAMP
1/2" = 1'-0"

COUNTRY MANOR
NEW FACILITY

BRAINERD, MINNESOTA	
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A1.1	



25 ENLARGED SITE - EAST
1" = 20'-0"



33 ENLARGED PATIO PLAN
1" = 10'-0"

GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL PLOT AND STAKE OUT BEFORE NEW BUILDING PRIOR TO THE START OF EXCAVATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SITE PLAN AND IN-FIELD WORK.
- ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.
- CONTRACTOR SHALL MAINTAIN A GRASSY PRACTICE DRAINAGE SHALL BE DETERMINED IN FIELD WITH ARCHITECT. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.
- VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.
- LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.
- COORDINATE BORING UTILITIES WITH MECHANICAL AND ELECTRICAL.
- REMOVE ALL TREES WITHOUT CHAIRMAN'S PERMISSION.
- PATCH BACK IN BITUMINOUS TO MATCH EXISTING AS REQUIRED.
- FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO ADJACENT ELEMENTS.
- MINIMUM SLOPE FOR PAVING DRIVEWAYS = 1%. CONCRETE PAVEMENT AND CONCRETE = 2% MINIMUM CROSS SLOPE OF DRIVEWAYS = 2%. MINIMUM GRADE FOR SOODED OR SEEDS AREAS 1.5%.

PLAN NOTES

- CONCRETE SHOULDER, SEE STRUCTURAL.
- CONCRETE SIDEWALK.
- CONCRETE PAVEMENT.
- CONCRETE CURBS AND GUTTERS, SEE CIVIL.
- CONCRETE ROLL OVER ACCESSIBLE CURBS, SEE CIVIL.
- BITUMINOUS SURFACE, SEE CIVIL.
- ACCESSIBLE PARKING SIGN, SEE DETAIL 31 (A) 1.
- NO PARKING SIGN AT HEAD OF ACCESSIBLE DRIVE.
- ACCESSIBLE PARKING SHALL, SEE DETAIL 33 (A) 1 FOR PAINT MARKINGS.
- ACCESSIBLE PARKING ACCESS AIDS NO TWO PARKING, PAINT STRIPES AT 48" O.C.
- PAINT STRIPES, 4" WIDE WHITE LINE AT PARKING SPACES, TYPICAL.
- LANDSCAPE PLANTER RETAINING WALL SYSTEM, SEE 30 (A) 1.
- CONCRETE TRANSFORMER PAD, SEE ELECTRICAL.
- CONCRETE UTILITY ACCESS DRIVE, SEE CIVIL.
- POLE LIGHT, SEE ELECTRICAL.
- CONCRETE APRON.
- CONCRETE PAD FOR ELECTRICAL GENERATOR, SEE CIVIL.
- CEMENTOUT, SEE CIVIL.

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Revision Schedule		
Revision Number	Revision Description	Revision Date
REVISION 1		20 APR 2023
REVISION 2		02 OCT 2023

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE 30 OCTOBER 2023
PROJECT 2315

A1.2

ENLARGED SITE - EAST, SITE DETAILS

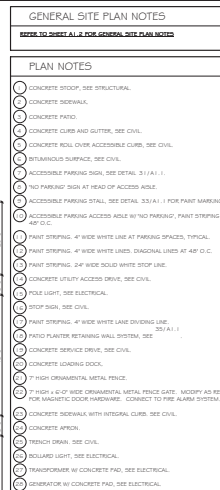
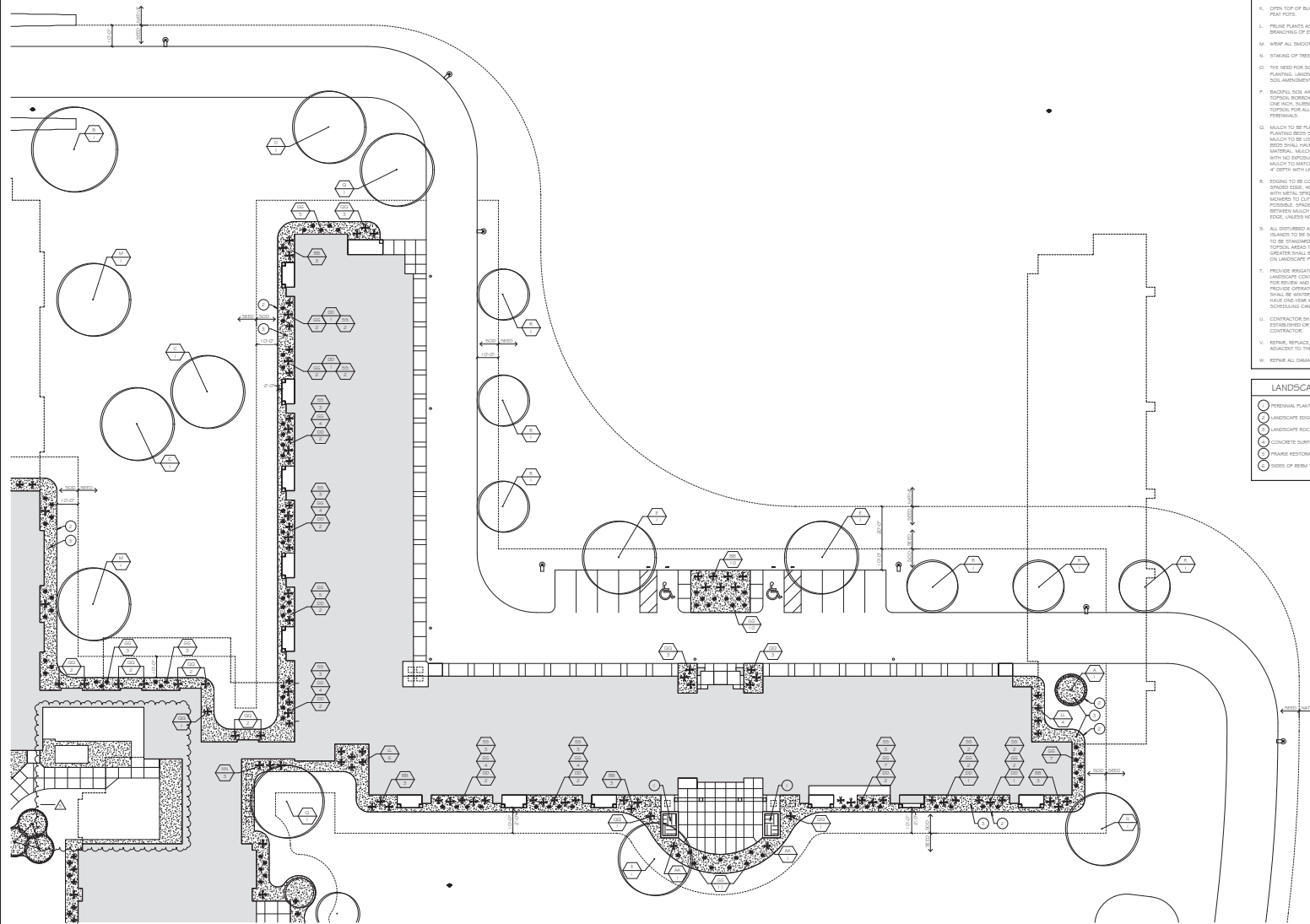


Table 1

DATE	30 OCTOBER 2023
PROJECT	2315



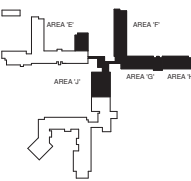
- ### GENERAL LANDSCAPE PLAN NOTES
- ACTOR SHALL CONTACT EGMAN GROUP ALLIANCE AT 811 OR CALL 1-800-TO-VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
 - ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
 - NO PLANTING WILL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO SUBSTITUTION OF ANY SO AND/OR QUANTITY BY THE LANDSCAPE CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF ARCHITECT OR OWNER ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
 - ALL PLANTS TO BE SPECIFIC GRADE, MINNESOTA GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY THE FOLLOWING STANDARDS:
 - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
 - ALL PLANTS SHALL BE FREE FROM NUTRITIONAL DEFICIENCIES, PESTS, OR DISEASES.
 - ALL PLANTS SHALL BE FREE FROM BRUISES OR DEAD BRANCHES.
 - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAVES.
 - CORNUCOPUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO NUTRIENT RATIO OF NO LESS THAN 3:1.
 - PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) OR MOST CURRENT VERSIONS.
 - PLANTS TO BE INSTALLED AS PER MULA AND ABBE STANDARD PLANTING PRACTICES.
 - PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PREPARE WELL-IN MATERIALS IF NECESSARY. TEMPORARY ONLY.
 - PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT PLUM IS LOCATED AT THE TOP OF THE BULB AND BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT PLUM. WHEN THE BULB AND BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT PLUM SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
 - OPEN TOP OF BURLAP ON SO MATERIALS, REMOVE PLOT ON POTTED PLANTS; CUT AND BREAK, AHEAD TREE ROOTS.
 - PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
 - WRAP ALL SMOOTH BARKED TREES AND PASTES TOP AND BOTTOM. REMOVE BY APRIL 1ST.
 - STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB, AND STAKE IF NOT PLUMB AFTER ONE YEAR.
 - THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
 - BACKFILL SOIL AND TOPSOIL TO ADHERE TO MINNETONKA STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORDERS AND TO BE EXISTING TOP SOIL PRIOR TO SITE PREP OF ROOTS). KILLS UNDER THAN ONE INCH, SHALLOWS, DEEPER, AND LARGE AREAS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS, AND PERENNIALS.
 - MULCH TO BE PLACED IF ALL TREES, SHRUBS, PERENNIALS, AND MAINTENANCE AREAS. TREES AND SHRUBS PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDED HARDWOOD MULCH. SHREDED HARDWOOD MULCH TO BE USED AREAS AS PLANTS WITHIN CURB AREAS, PERENNIALS AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDED HARDWOOD MULCH. MULCH TO BE FREE OF DISEASED MATERIAL. MULCH TO BE ON COMMERCIAL GRADE FIBER, BY TYPE, OR APPROVED EQUIVALENT, WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS WHERE APPLICABLE. GRASS TRAP ROCK AT ON, VARI, SIZE AT 4" DEPTH WITH LANDSCAPE FABRIC. TO BE APPROVED BY OWNER.
 - EDGING TO BE COMMERCIAL GRADE. HEAVY HEAVY BEAK DRAINAGE FOR EQUAL POLY EDGING OR SPACED EDGE. AS REQUIRED, POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPEDS NO GREATER THAN 4" FEET ON CENTER WITH BANK OF 10" ROAD AT GRADE. FOR MOVING TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND DOWNSLOPE FOR EDGING WHERE POSSIBLE. SPACED EDGE TO PROVIDE V-GROOVE DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR LAWN GRASS BEDS TO BE SPACED EDGE. UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS WHERE APPLICABLE.
 - ALL DISTURBED AREAS TO BE SUCCEED OR SEEDS. UNLESS OTHERWISE NOTED. PAVING LOT (GRASS) TO BE SUCCEED WITH SHREDED HARDWOOD MULCH AREAS ALL TREES AND SHRUBS. LOT TO BE STANDED MINNESOTA GROWN AND HARDY BULBGRASS MAX. FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE SEEDS TO RESIST WEEDS AND RESIST DRAINAGE. SEEDS OF 3:1 OR GREATER SHALL BE STAKED. SEEDS AS SPECIFIED AND PER LANDSCAPE SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE DESIGN CONTROL PLAN.
 - PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGNED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATIONAL MANUAL, AS-BUILT PLAN, MAINTENANCE PROGRAMMING. IRRIGATION SYSTEM SHALL BE MAINTAINED AND PART SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIAL UNTIL THE PLANT IS FULLY ESTABLISHED. IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
 - RETAIN, REPLACE, OR PROVIDE SUCCEED AS REQUIRED FOR ANY ROADWAY BOLDED AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
 - RETAIN ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

- ### LANDSCAPE PLAN NOTES
- PERENNIAL PLANTING BED. SEE 35(A) 1.
 - LANDSCAPE EDGING.
 - LANDSCAPE ROCK ON LANDSCAPE FABRIC.
 - CONCRETE SURFACE. SEE SITE PLAN.
 - PAVEMENT RESTORATION.
 - SEEDS OF BEDS TO BE SOIL.

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Revision Schedule		
Revision	Revision Description	Revision Date
1	Submittal 4	20 OCT 2024

KEY PLAN



COUNTRY MANOR

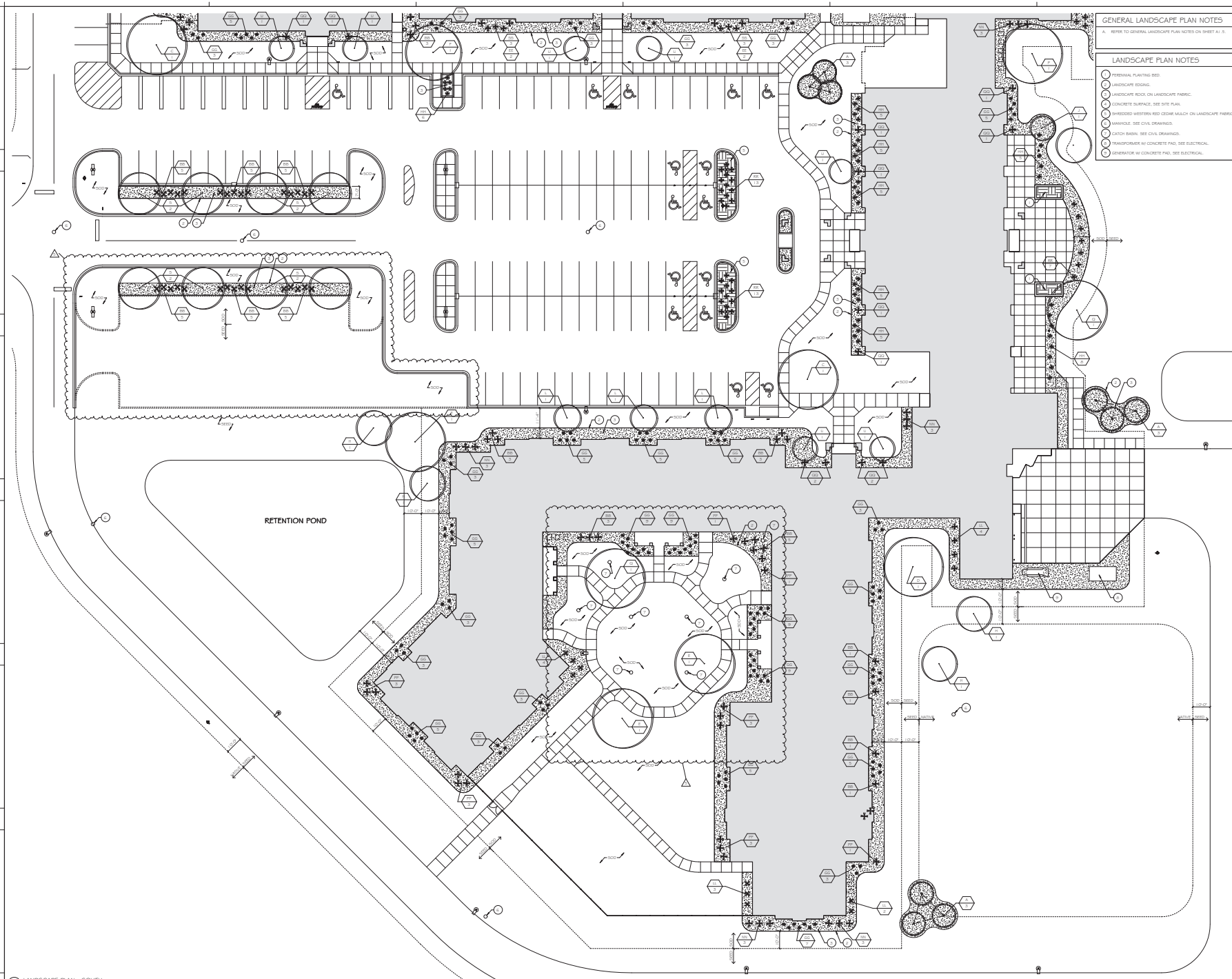
NEW FACILITY

BRAINERD, MINNESOTA

DATE	30 OCTOBER 2023
PROJECT	2315

A1.5

LANDSCAPE PLAN - EAST



- GENERAL LANDSCAPE PLAN NOTES**
- A. REFER TO GENERAL LANDSCAPE PLAN NOTES ON SHEET A1.5.
- LANDSCAPE PLAN NOTES**
- PERMANENT PLANTING BED.
 - LANDSCAPE EDGING.
 - LANDSCAPE FICOL ON LANDSCAPE FABRIC.
 - CONCRETE SURFACE. SEE SITE PLAN.
 - SHIMMED WESTERN RED CEDAR MULCH ON LANDSCAPE FABRIC.
 - MANHOLE. SEE CIVIL DRAWINGS.
 - CATCH BASIN. SEE CIVIL DRAWINGS.
 - TRANSFORMER W/ CONCRETE PAD. SEE ELECTRICAL.
 - GENERATOR W/ CONCRETE PAD. SEE ELECTRICAL.

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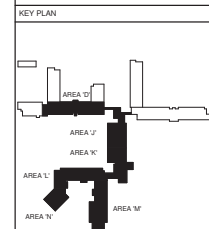
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Revision Schedule		
Revision	Revision Description	Revision Date
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2	REVISION 2	20 OCTOBER 2023

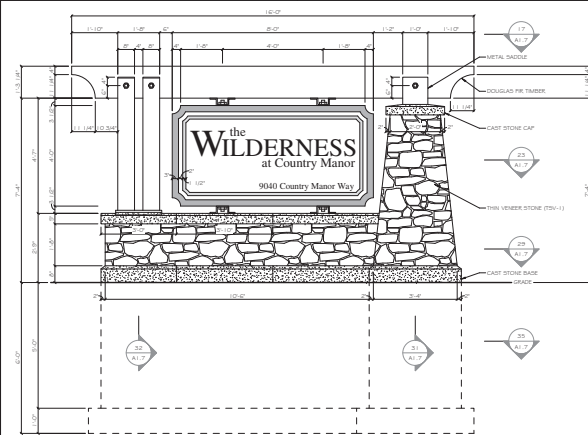


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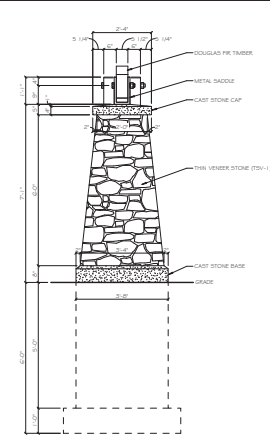
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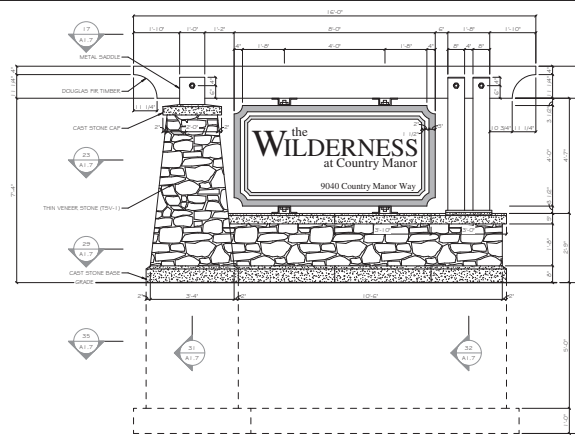
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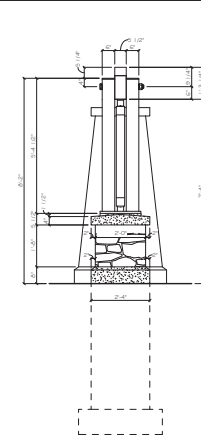
7 MONUMENT SIGN - FRONT ELEVATION
1/8" = 1'-0"



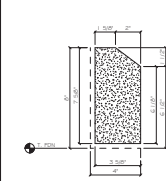
9 MONUMENT SIGN - SIDE ELEVATION
1/8" = 1'-0"



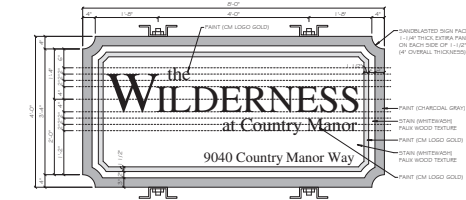
10 MONUMENT SIGN - BACK ELEVATION
1/8" = 1'-0"



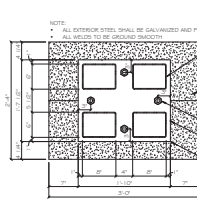
12 MONUMENT SIGN - SIDE ELEVATION
1/8" = 1'-0"



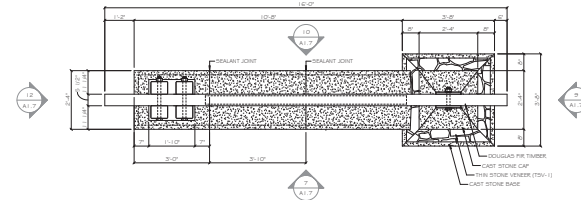
13 CAST STONE BASE PROFILE
3/4" = 1'-0"



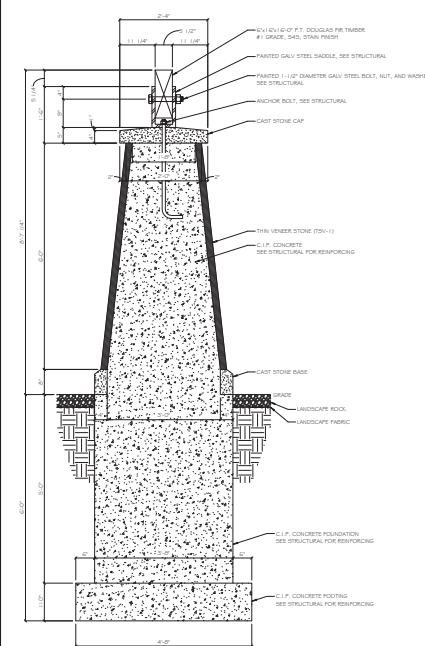
14 MONUMENT SIGN - SIGNAGE PANEL
3/4" = 1'-0"



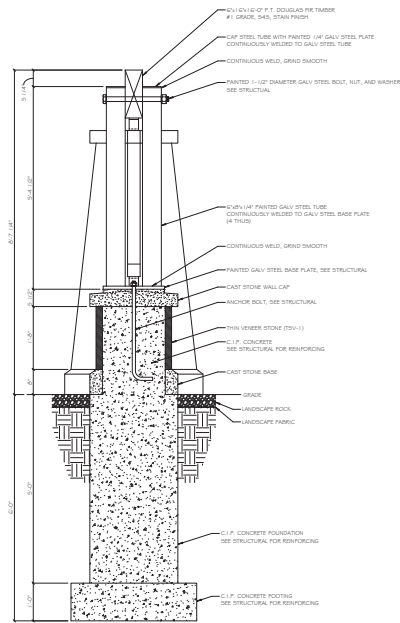
15 MONUMENT SIGN - PLAN DETAIL
1" = 1'-0"



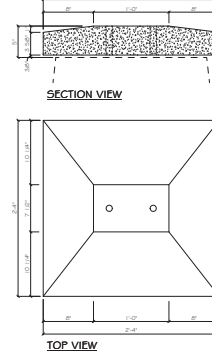
17 MONUMENT SIGN - PLAN (ABOVE)
1/2" = 1'-0"



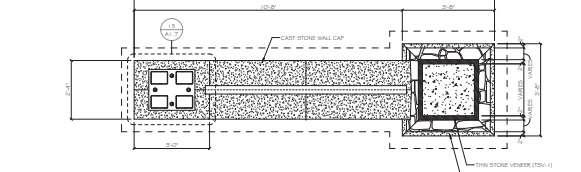
31 SECTION
3/4" = 1'-0"



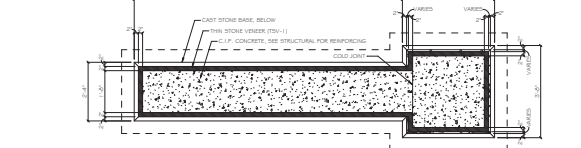
32 SECTION
3/4" = 1'-0"



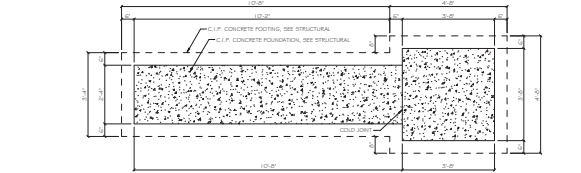
26 CAST STONE CAP DETAIL
1/8" = 1'-0"



21 MONUMENT SIGN - PLAN
1/2" = 1'-0"



22 MONUMENT SIGN - PLAN
1/2" = 1'-0"



33 MONUMENT SIGN - FOUNDATION PLAN
1/2" = 1'-0"

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Revision Schedule		
Revision Number	Revision Description	Revision Date

COUNTRY MANOR
NEW FACILITY

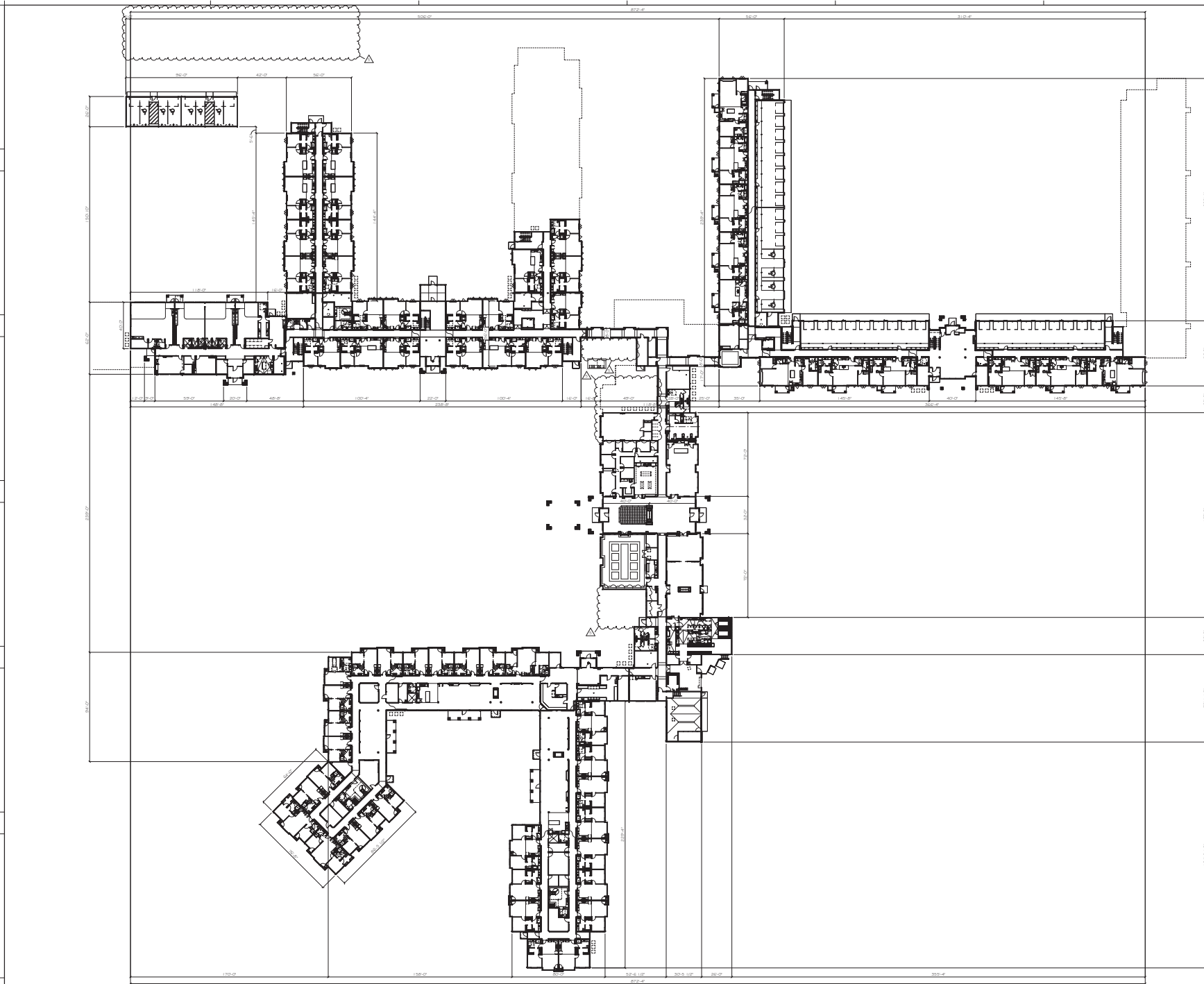
BRAINERD, MINNESOTA

DATE: 30 OCTOBER 2023

PROJECT: 2315

A1.7

SITE MONUMENT SIGN



31 CAMPUS PLAN
1" = 30'-0"

CAMPUS PLAN

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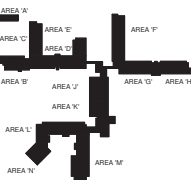
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Revision Schedule		
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1	REVISION 1	20 OCTOBER 2023
2	REVISION 2	20 OCTOBER 2023

KEY PLAN

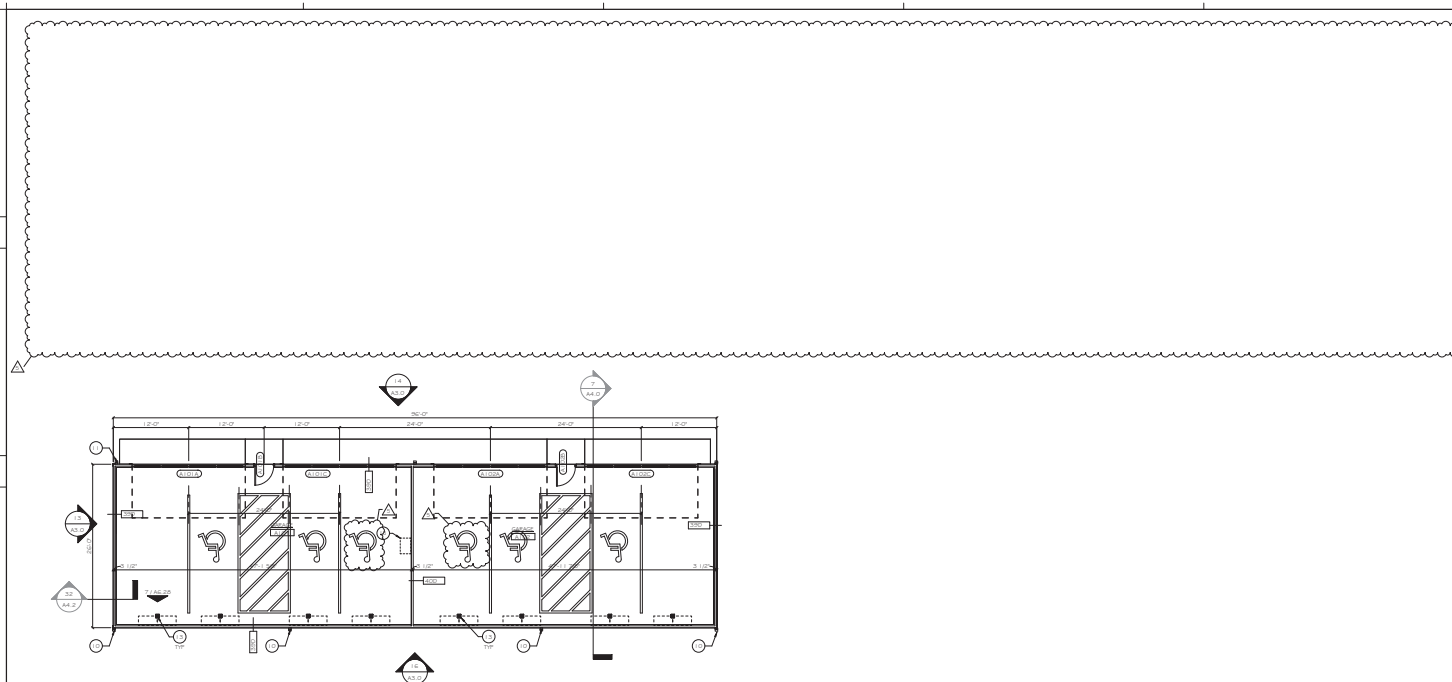


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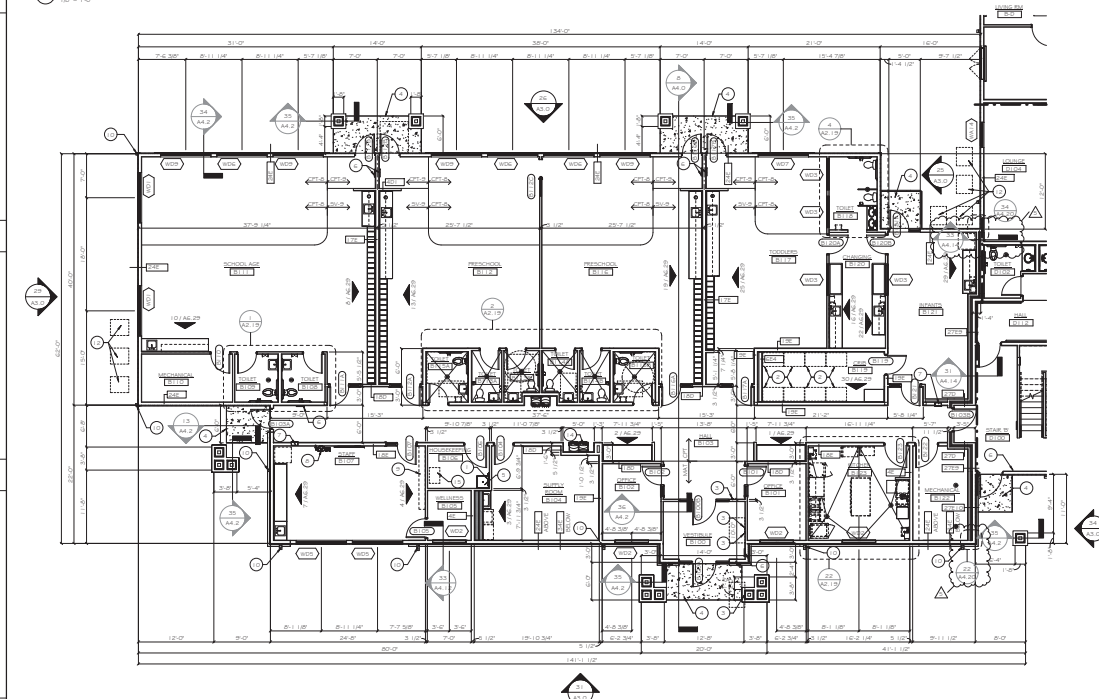
NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE	PROJECT
	30 OCTOBER 2023	2315
A2.0		



13 FIRST FLOOR - AREA 'A' (GARAGE) - SOUTH BUILDING
1/8" = 1'-0"



9 FIRST FLOOR - AREA 'B' (DAYCARE)
1/8" = 1'-0"

GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF WINDOW UNLESS NOTED OTHERWISE. WRITTEN AND DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ZONE WALLS, WHETHER NOTED OR NOT, MAY BE SET BACK FROM TO ACCOMMODATE PLUMBING, CONDUIT, OR ELECTRICAL. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- DEMOLITION ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS, DIMENSIONS TO, AND INVOLVING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAIN AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORNERS SHOULD BE PLACED TO BE A MINIMUM OF 3' AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO DECK, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSET ROOMS, ETC.).

PLAN NOTES

- MFP BROOM HOOKS.
- MFP CRIB EQUIPMENT BY OWNER.
- MFP DOOR OPERATOR BUTTON.
- CLOSETTED STOPS. SEE STRUCTURAL.
- STUPEL MOUNTED STONE MFP BROOM.
- CORNER UNIT HEATER. SEE MECHANICAL.
- FIRE EXTINGUISHER CABINET. SEE ZONE 3G.
- PROVIDE IN-WALL BLOODING FOR WALL MOUNTED COMPUTER CHECK-IN STATION. EQUIPMENT BY OWNER.
- INSTALL PORCELAIN FLOOR TILE (PT-4) WITH TILE EDGE TRIM UNDER STAFF LOCKERS.
- PRE-FINISHED METAL DOWNPOUT. SEE MECHANICAL.
- MECHANICAL AIR CONDITIONING UNIT. SEE MECHANICAL.
- IF BIA BOLT DOWN BOLDED WITH BASE PLATE COVER AND HOPE BOLDED COVER BOLDED TYPE 2, TYPICAL OF EACH DRILL, COVER LOCATION WITH OWNER PRIOR TO INSTALLATION.
- DRAWING ROOMS. SEE PLUMBING DRAWINGS.
- HYD. ACCESS. SEE T1AL3G.
- ACCESSIBLE PARKING STRIPING.

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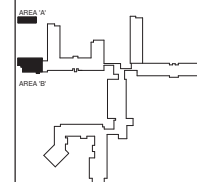
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Revision Number	Revision Description	Revision Date
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1. Initial Design 10/20/2023

KEY PLAN



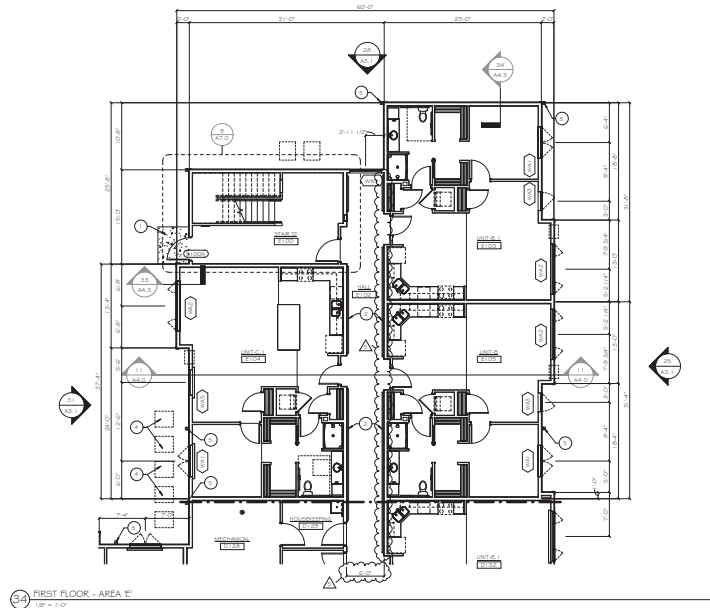
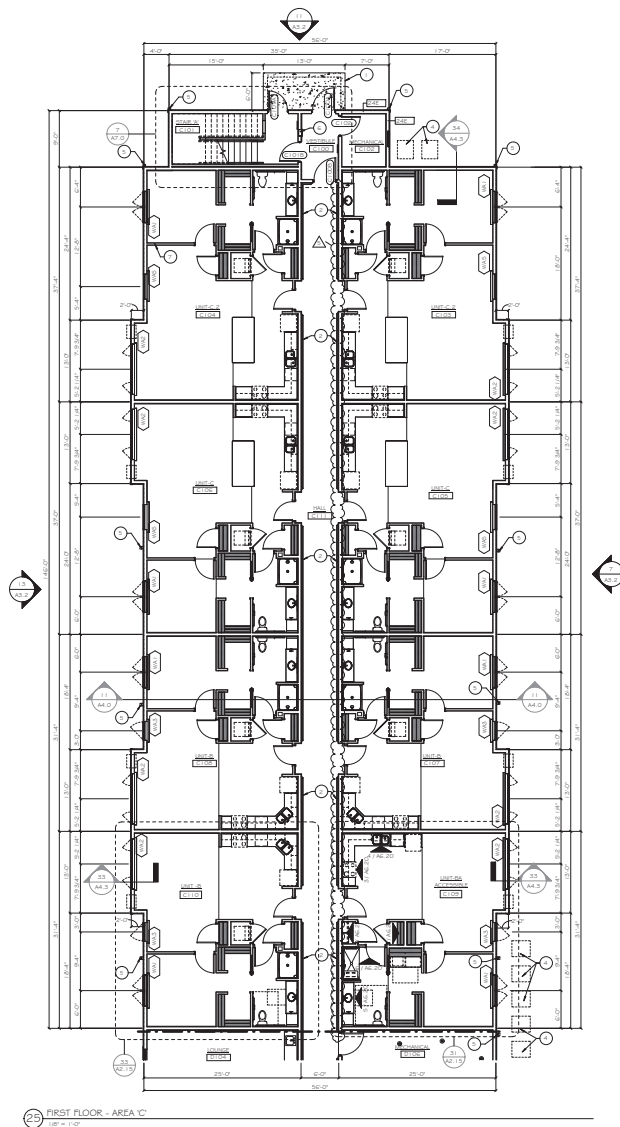
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE 30 OCTOBER 2023
	PROJECT 2315
A2.1	

FIRST FLOOR - AREA A, B



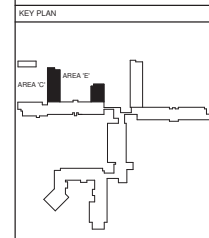
GENERAL PLAN NOTES	
A.	DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. WRITTEN AND DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
B.	SOME WALLS, WHETHER NOTED OR NOT, MAY NEED BEING FRAMED TO ACCOMMODATE PLUMBING, CONDUIT, OR ELECTRICITY. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
C.	DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS, DIMENSIONS TO, AND INVOLVING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
D.	VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
E.	DOORS IN CORNERS SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
F.	ALL WALLS RUN TO CEILING, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
G.	SUBSTITUTE WATER RESISTANT GYPSON BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSET ROOMS, ETC.).
PLAN NOTES	
○	CONCRETE STUOP, SEE STRUCTURAL
○	WALL RAIL, SEE STRUCTURAL
○	CORNER RAY MOUNT, SEE MECHANICAL
○	MECHANICAL AIR CONDITIONING UNIT, SEE MECH.
○	PRE-FABRICATED CLOSET, AND SPLASH BLOCK
○	FIRE EXTINGUISHER CABINET, SEE MECHANICAL
○	RAVON VENT PIPING, SEE MECHANICAL. WALL TO BE 5'-11/2" WOOD STUD IN LIEU OF 5'-10" WOOD STUD

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PROJECT NO. 42552

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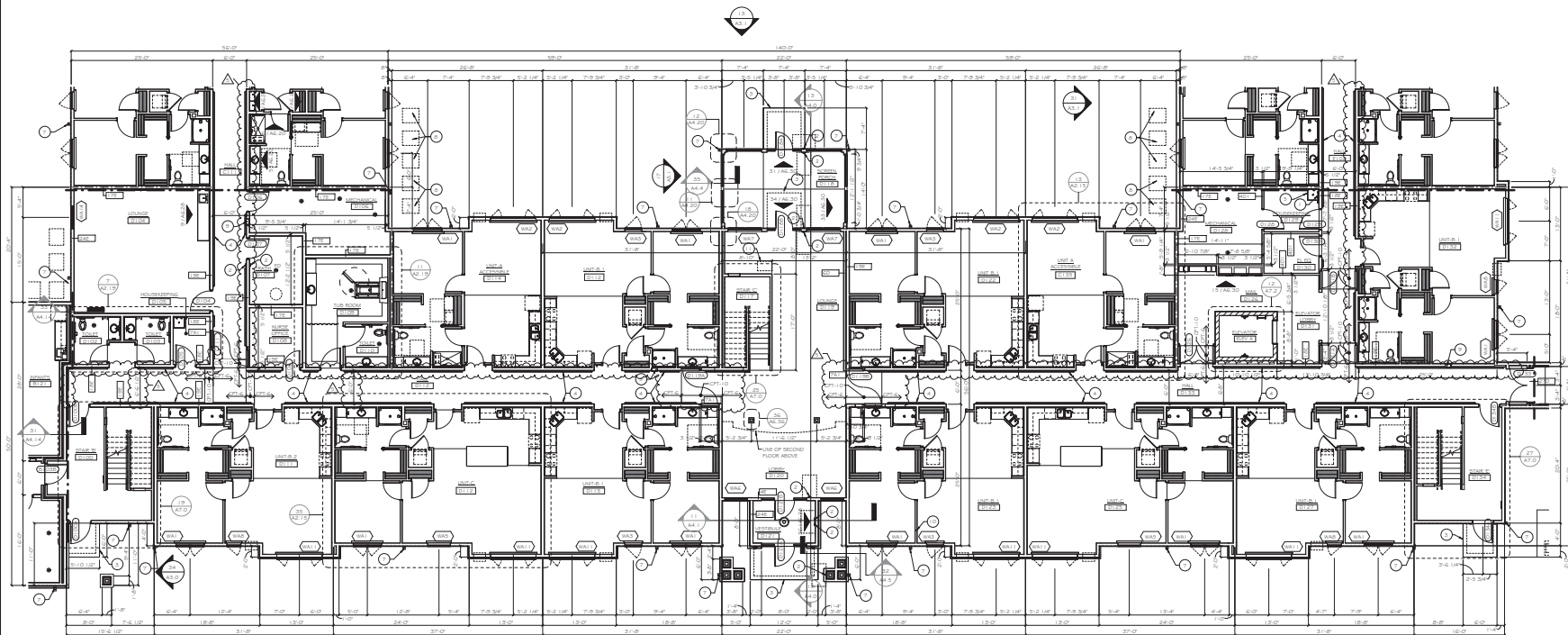
Revision Schedule		
Revision	Revision Description	Revision Date
1	REVISION 1	20 OCT 2023
2	REVISION 2	20 OCT 2023



COUNTRY MANOR
NEW FACILITY

BRAINERD, MINNESOTA	
DATE 30 OCTOBER 2023	PROJECT 2315
A2.2	

FIRST FLOOR - AREA C, E



19 FIRST FLOOR - AREA D
1/8" = 1'-0"

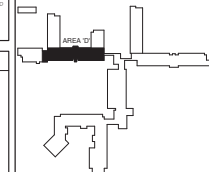
GENERAL PLAN NOTES

- OVERSIGHTS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF WINDOW UNLESS NOTED OTHERWISE. WRITTEN AND DIMENSIONED OVERSIGHTS SHALL TAKE PRECEDENCE OVER SQUARED DRAWINGS.
- SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WORK PRANGING TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- OVERSIGHTS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO ADJACENT EXISTING ELEMENTS. DIMENSIONS TO, AND INVOLVING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORNERS SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO DEAD, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSET ROOMS, ETC.).

PLAN NOTES

- VEST / BROOM HOOKS.
- AUTO DOOR OPERATOR BUTTON.
- CONCRETE STUCCO AND STRUCTURAL.
- WALL RAIL.
- 2x4x8 WOOD STUDS W/OF BATH. SEE MECHANICAL.
- CLOSET AND HALLWAY. SEE MECHANICAL.
- PRE-FINISHED METAL CORNERPOST AND SPARKPROOF.
- MECHANICAL AIR CONDITIONING UNIT. SEE MECHANICAL.
- FREE EXTINGUISHER CABINET. SEE MECHANICAL.
- BROOM VEST FILING. SEE MECHANICAL. WALL TO BE 5-1/2" WOOD STUD W/OF WOOD STUDS.
- ATWC ACCESS. SEE DETAIL T1A6.26.

KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE	30 OCTOBER 2023
	PROJECT	2315
A2.3		

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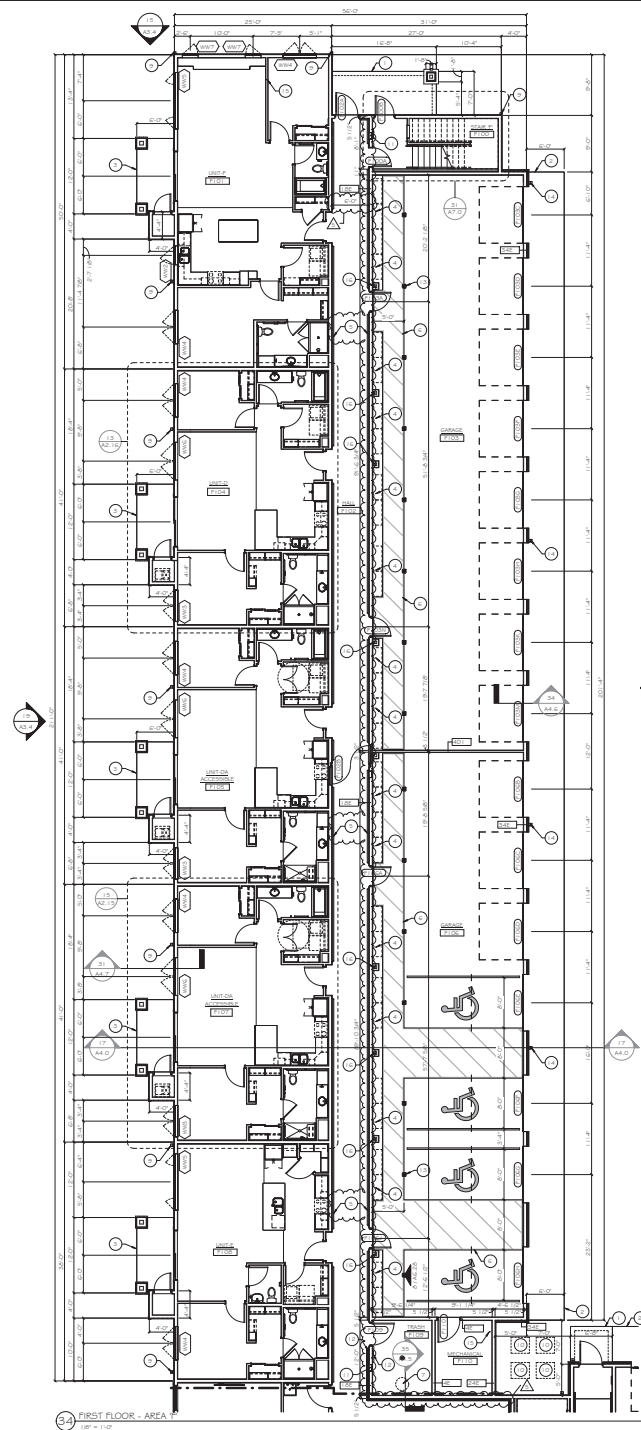
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Revision Schedule		
Revision Number	Revision Description	Revision Date
1	Revised 1	23 APR 2024
2	Revised 2	23 APR 2024
3	Revised 3	23 APR 2024
4	Revised 4	23 APR 2024

FIRST FLOOR - AREA D



- GENERAL PLAN NOTES**
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. WRITTEN AND PLOTTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
 - SOME WALLS, WHETHER NOTED OR NOT, MAY BE SET WORK FINISH TO ACCOMMODATE PLUMBING, CONDUIT, OR ELECTRICITY. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
 - DIMENSIONS ON THIS DRAWING ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJUSTED ELEMENTS. DIMENSIONS TO, AND INVOLVING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT FEEDS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 - DOORS IN CORRIDORS SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
 - ALL WALLS RUN TO DECK, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
 - SUBSTITUTE WATER RESISTANT GYPSON BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CUSTODIAL ROOMS, ETC.)

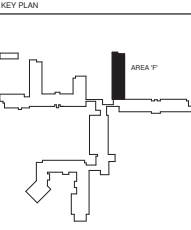
- PLAN NOTES**
- CONCRETE STUCCO, SEE STRUCTURAL
 - CONCRETE APRON
 - CONCRETE PAVEMENT
 - SEE INTERIOR EXTERIOR BULK FOR TYPICAL GARAGE STORAGE CAGES/BOXES
 - WALL PAINT, SEE FINISH SCHEDULE
 - 3" LINE YELLOW FLOOR PAINT STRIP TO DEFINE WALKWAY
 - FLOOR COAT
 - CLOSET UNIT HEATER, SEE MECHANICAL
 - PRE-FINISHED METAL DOWNSPOUT AND SPRAKES/ROCK
 - MECHANICAL AIR CONDITIONING UNIT, SEE MECHANICAL
 - FIRE EXTINGUISHER CABINET, SEE MECHANICAL
 - AUTO OPERATOR DOOR BUTTON
 - IF DIM BUILT DOWN BOLLARD WITH BASE PLATE COVER AND HOPE BOLLARD COVER SQUARE TYPE IS TYPICAL AT EACH DRILL, CORNER LOCATION WITH OWNER PRIOR TO INSTALLATION
 - PRE-FINISHED METAL DOWNSPOUT, TIE INTO STORM WATER SYSTEM
 - BOLLARD VENT PIPING - SEE MECHANICAL - WALL TO BE 3-1/2" WOOD STUD IN USE OF 3-1/2" WOOD STUD
 - DRAINAGE SHORT LINE - SEE PLUMBING - CHASE TO BE WALL TO BE 3-1/2" WOOD STUD AND SET OFF 30", FULL VOID W/ BATT INSULATION

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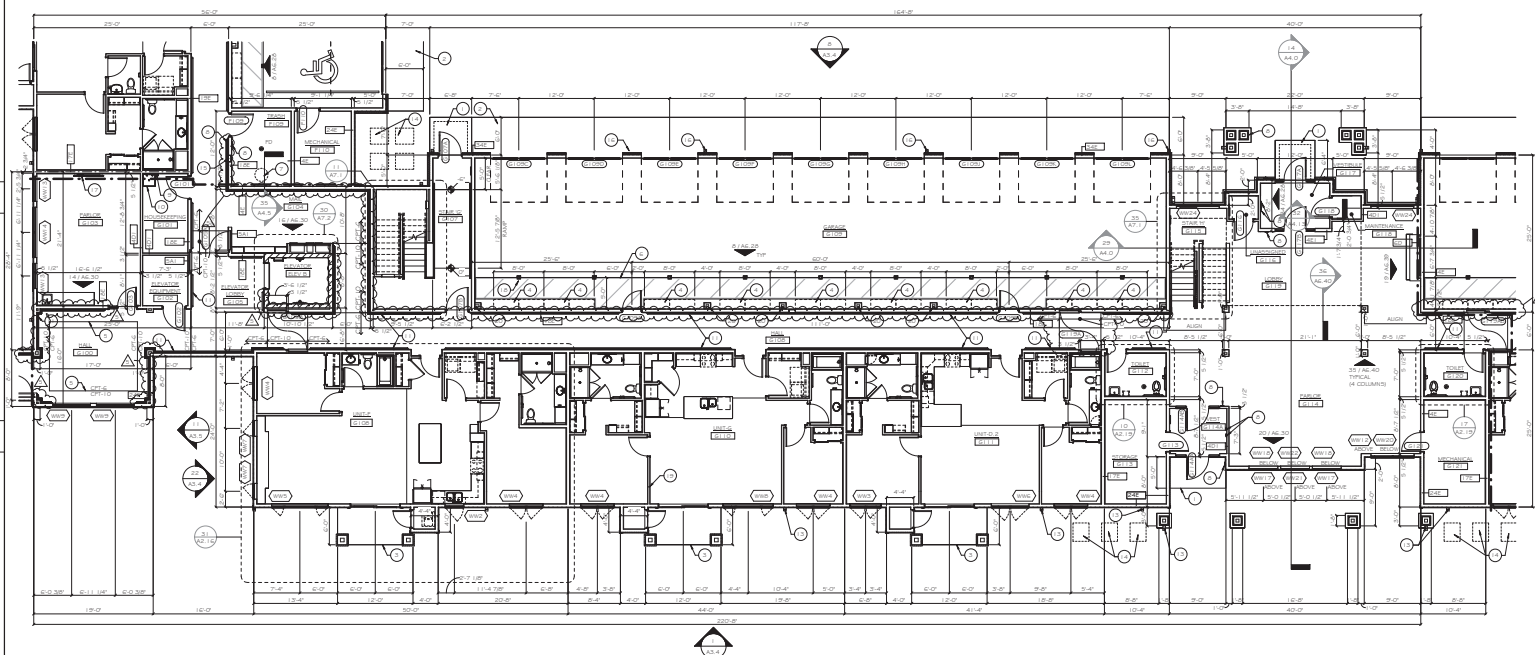
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3	REVISION 3	20 APR 2024
4	REVISION 4	20 APR 2024



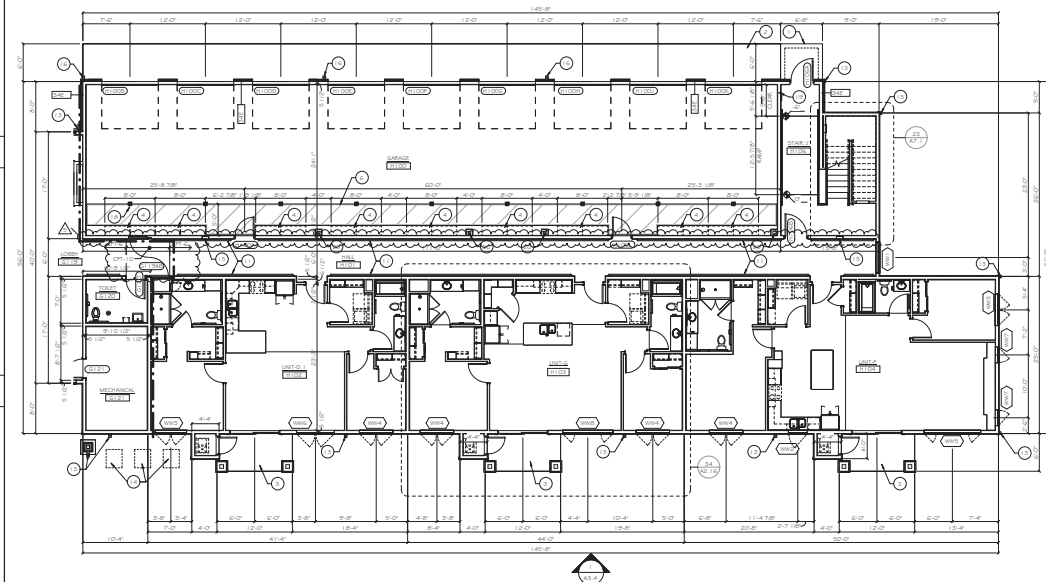
COUNTRY MANOR
 NEW FACILITY

BRainerd, MINNESOTA	
NORTH	DATE 30 OCTOBER 2023
	PROJECT 2315
A2.4	

FIRST FLOOR - AREA F



13 FIRST FLOOR - AREA 'G'
100' x 150'



31 FIRST FLOOR - AREA 'H'
1/8" = 1'-0"

FIRST FLOOR - AREA G, H



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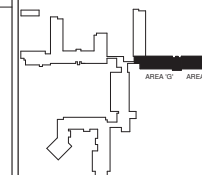
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Revision Schedule		
Revision Number	Revision Description	Revision
2	REVISION 2	25 APR 20
3	Addendum 1	13 MAY 20
5	Addendum 4	23 DEC 20

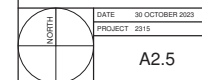
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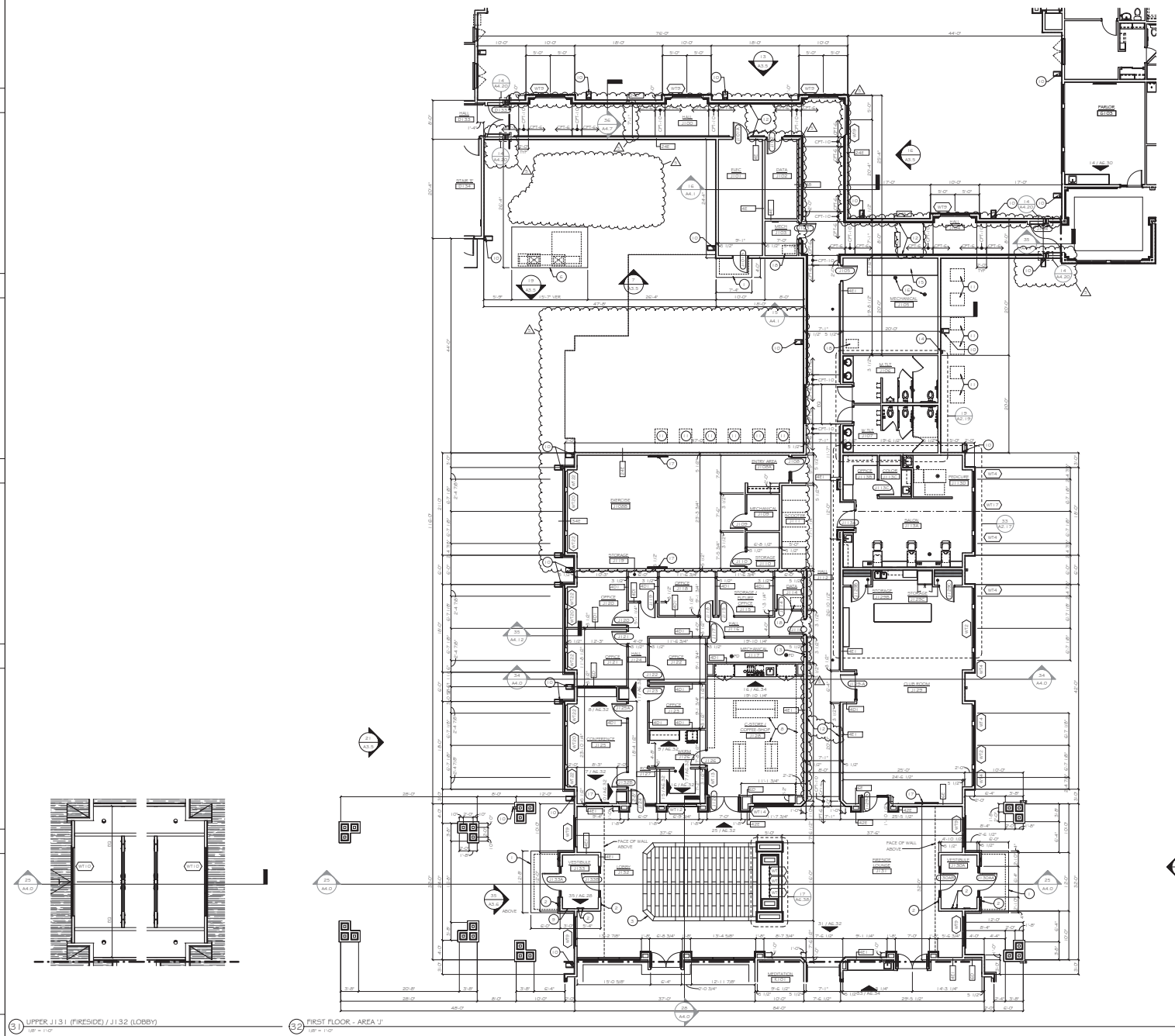


COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA





GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF WALL OR FACE OF WALL UNLESS NOTED OTHERWISE. WRITTEN AND DIMENSIONED SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ROOM WALLS, WHETHER EXISTING OR NOT, MAY NEED WORK PERFORMED TO ACCOMMODATE PLUMBING, CONDUIT, OR ELECTRICAL. VERIFY AND COORDINATE WITH MECHANICAL, ELECTRICAL, AND/OR ARCHITECT OF ANY SUCH CHANGES.
- DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS. DIMENSIONS TO, AND INCLUDING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR, ARCHITECT, OR ANY OTHER PROFESSIONAL.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORRIDORS SHOULD BE PLACED TO BE A MINIMUM OF 3' AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO DECK, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSET, ROOMS, ETC.).

PLAN NOTES

- CONCRETE STROOP, SEE STRUCTURAL.
- ADJUSTABLE DOOR STOP.
- PORCELAIN TILE (PT) - 1/4" THICKER BACK FROM EDGE OF TILE TO PROVIDE NON-NOTICABLE FLUOR TRANSITION FROM PORCELAIN TILE TO CARPET. PROVIDE TILE EDGE TRIM INSIDE TILE ABOVE CARPET.
- NOT USED.
- NOT USED.
- ELECTRICAL TRANSFORMER ON CONCRETE PAD, SEE ELECTRICAL DRAWINGS.
- NOT USED.
- RETAIL DISPLAY FEATURE EQUIPMENT BY OWNER.
- CORNER UNIT WATER, SEE MECHANICAL.
- NO FINISHED METAL CORNERPOST AND SPACER/SLIP.
- MECHANICAL AIR CONDITIONING UNIT, SEE MECHANICAL.
- WALL RAIL, SEE MECHANICAL.
- SEE EXTENDING CORNER, SEE MECHANICAL.
- SEE DEPARTMENT CONNECTION, SEE MECHANICAL.
- HOUSEKEEPING PAD, SEE MECHANICAL.
- FLOOR DRAIN, SEE MECHANICAL.
- 1/4" BY OWNER, PROVIDE IN-WALL BLOCKING FOR WALL MOUNT.
- ATRIC ACCESS, SEE 71 AIL 34.
- COAT RACK AND SHOE.

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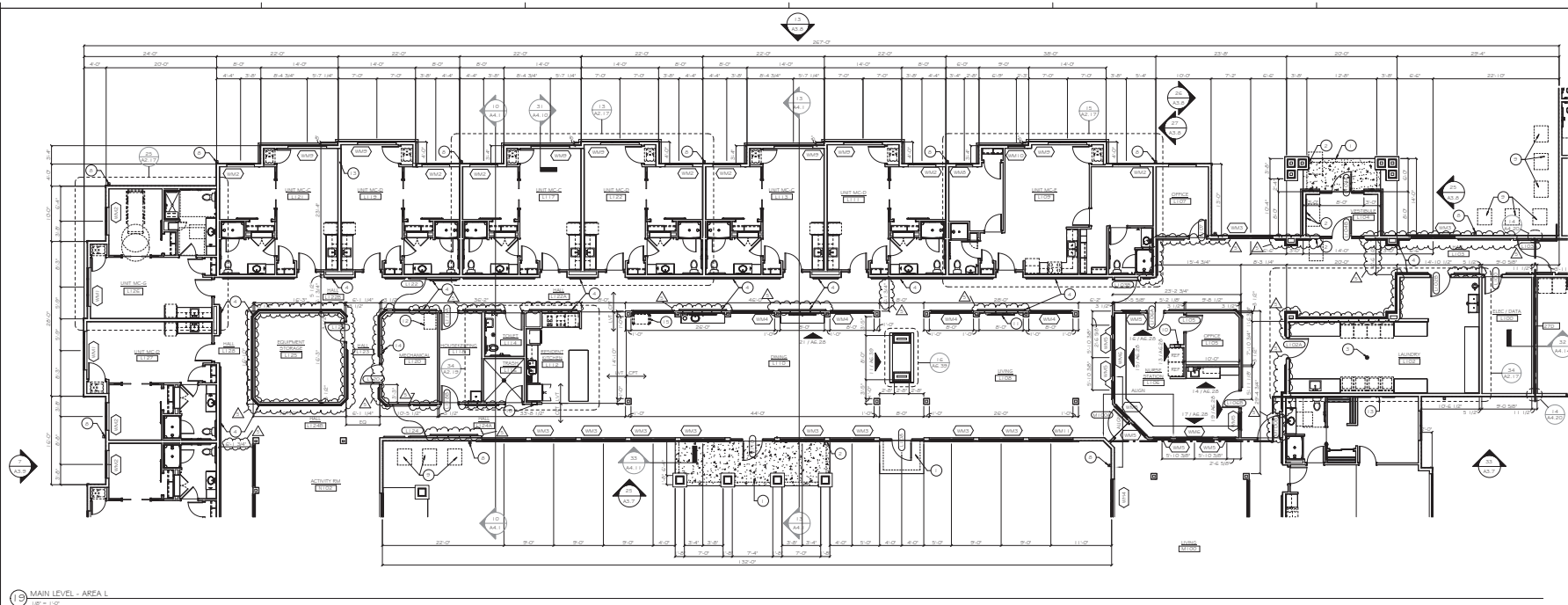
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Revision	Revision Description	Revision Date
1	REVISION 1	20 OCTOBER 2023
2	REVISION 2	20 OCTOBER 2023

KEY PLAN

COUNTRY MANOR
NEW FACILITY

BRAINERD, MINNESOTA

A2.6



19 MAIN LEVEL - AREA L
1/8" = 1'-0"

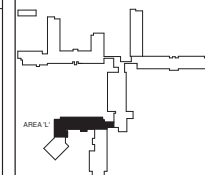
GENERAL PLAN NOTES

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- SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WORK FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR ELECTRICAL. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO ADJACENT EXISTING. DIMENSIONS TO AND INVOLVING EXISTING BUILDINGS SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORNERS SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO DECK, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- EXCEPT WHERE NOTED OTHERWISE, DOORS IN ALL VET. AREAS (ARCHAEOLOGICAL, ROOMS, ELECTRICAL ROOMS, CLUSTER, ROOMS, ETC.).

PLAN NOTES

- CONCRETE STOOD, SEE STRUCTURAL
- AUTO DOOR OPERATOR BUTTON
- FLOOR DRAIN, SEE MECHANICAL
- WALL PAIL, SEE MECHANICAL
- NOT USED
- NOT USED
- PRE-FINISHED METAL DOWNSPOUT AND SPLASHBLOCK
- MECHANICAL AIR CONDITIONING UNIT, SEE MECHANICAL
- FIRE EXTINGUISHER CABINET, SEE MECHANICAL
- T.V. BY OWNER, PROVIDE IN WALL BLOCKING FOR WALL MOUNT
- ATTIC ACCESS, SEE 7/16/20
- ROOM VENT PIPING - SEE MECHANICAL
- FIRE EXTINGUISHER - WALL MOUNTED BY BRACKET
- SERVING CART, EQUIPMENT BY OWNER

KEY PLAN



COUNTRY MANOR

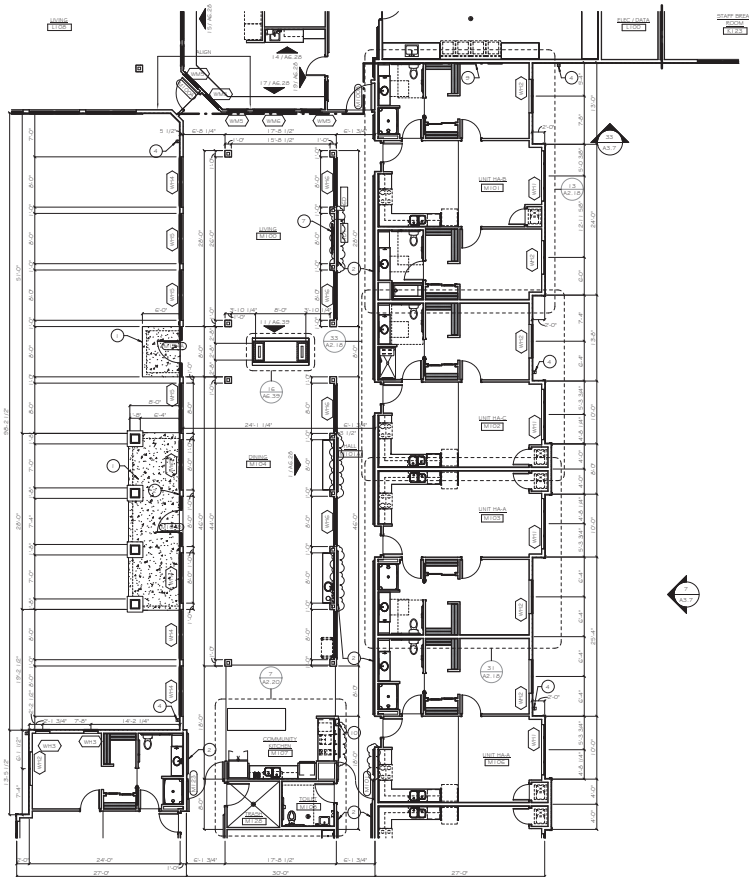
NEW FACILITY

BRAINERD, MINNESOTA

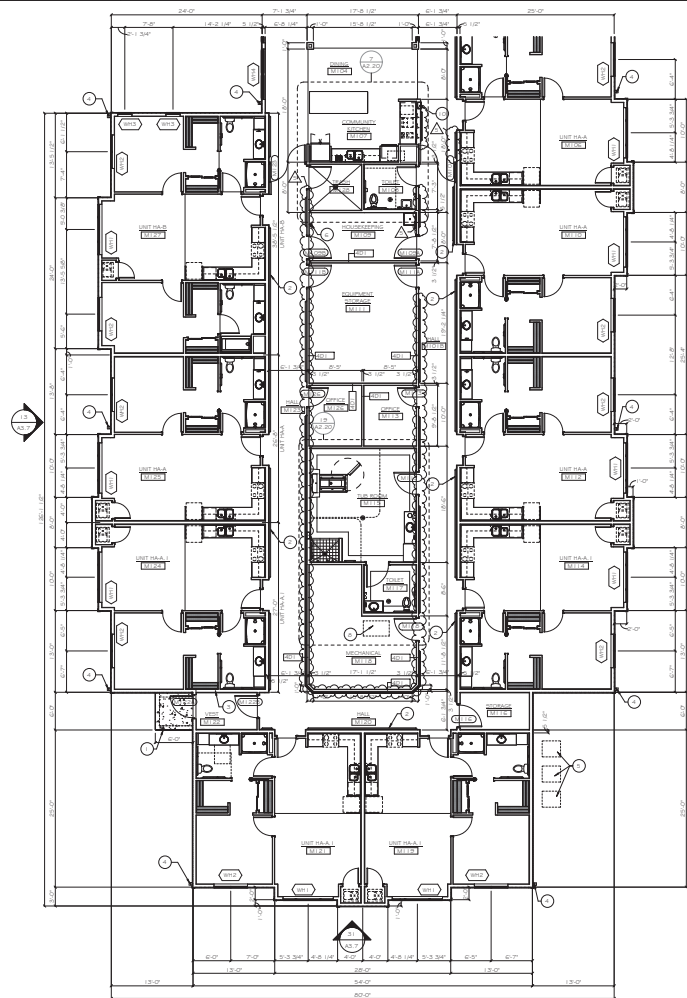
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A2.8		

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Revision Schedule		
Revision Number	Revision Description	Revision Date
1	REVISION 1	29 FEB 2024
2	REVISION 2	29 FEB 2024
3	REVISION 3	29 FEB 2024
4	REVISION 4	29 FEB 2024



16 MAIN LEVEL - AREA 16
1/8" = 1'-0"



17 MAIN LEVEL - AREA 17
1/8" = 1'-0"

GENERAL PLAN NOTES

- UNLESS NOTED OTHERWISE, DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. WRITTEN AND DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ROOM WALLS, WHETHER NOTED OR NOT, MAY NEED WORK PERFORMED TO ACCOMMODATE PLUMBING, CONDUIT, OR ELECTRICAL. VERIFY AND COORDINATE WITH MECHANICAL, ELECTRICAL CONTRACTOR, AND MECHANICAL, ELECTRICAL ARCHITECT OF ANY SUCH CHANGES.
- OVERLAPPING ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SLIT ADJACENT ELEMENTS. DIMENSIONS TO, AND INVOLVING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT TRAYS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORRIDORS SHOULD BE MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO DECK, ARE AND SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETED ROOMS, ETC.).

PLAN NOTES

- CONCRETE STUMP
- WALL RAIL
- CORNER RAIL
- PRE-INSTALLED METAL CORNEROUT AND SPACERBLOCK
- MECHANICAL AIR CONDITIONING UNIT, SEE MECHANICAL
- FREE EXTINGUISHER - WALL MOUNTED BY BRACKET
- T.V. BY OWNER, PROVIDE IN-WALL BLOCKING FOR WALL MOUNT
- ATTIC ACCESS, SEE TYPICAL
- ROOM VENT PIPING - SEE MECHANICAL
- FREE EXTINGUISHER CABINET, SEE TYPICAL

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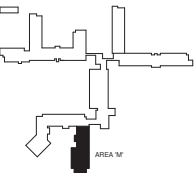
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Revision	Revision Description	Revision Date
1	Revisions 1	27 FEB 2024
2	Revisions 2	13 MAY 2024
3	Revisions 3	13 MAY 2024

KEY PLAN



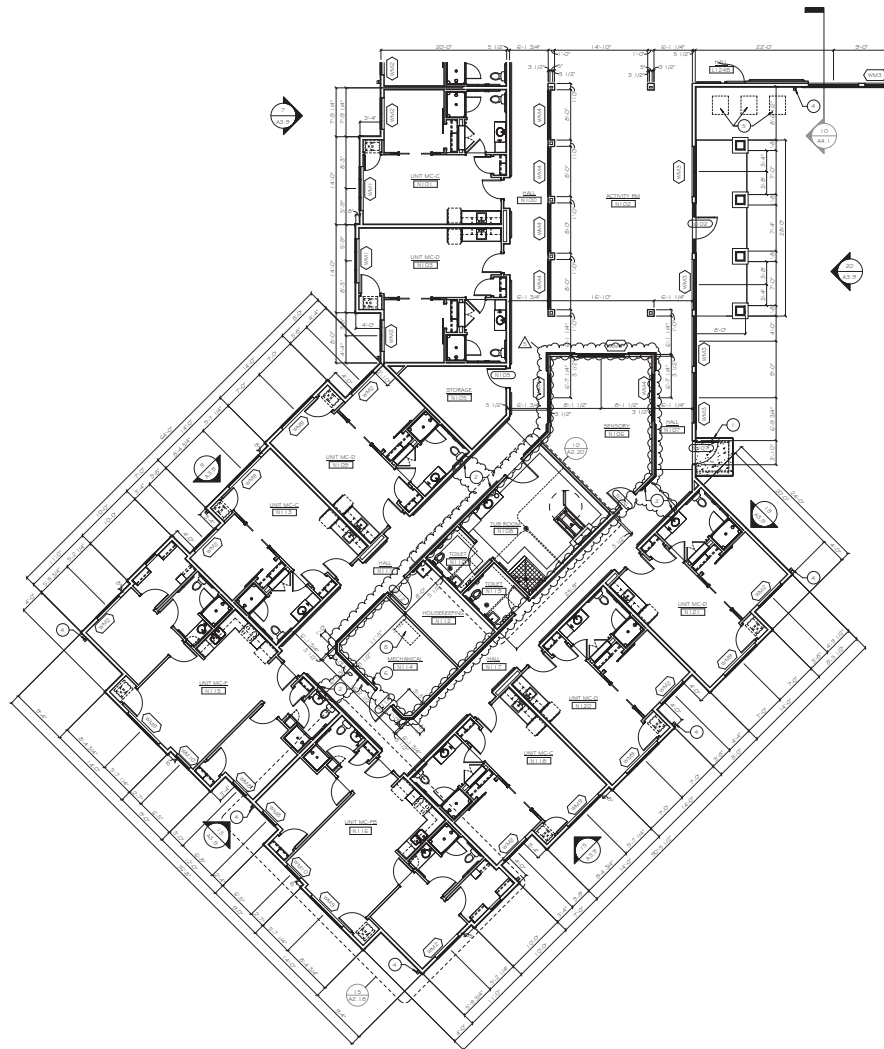
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE 30 OCTOBER 2023
	PROJECT 2315
A2.9	

FIRST FLOOR - AREA M



2 MAIN LEVEL - AREA N
1/8" = 1'-0"

GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. WRITTEN AND DIMENSIONED SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- SOME WALLS, WHETHER FINISHED OR NOT, MAY NEED WORK FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
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- ALL WALLS RUN TO DECK, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CORRIDORS, ETC.).

PLAN NOTES

- CONCRETE STOP
- WALL RAIL, SEE 21-101
- NOT USED
- PRE-FINISHED METAL CORNERPOST AND SPARKBROOK
- MECHANICAL AIR CONDITIONING UNIT, SEE MECHANICAL
- FIRE EXTINGUISHER - WALL MOUNTED BY BRACKET
- NOT USED
- ATTIC ACCESS, SEE 21-101.06
- RADON VENT PIPING - SEE MECHANICAL

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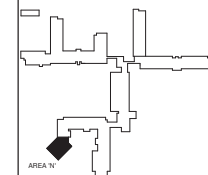
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REVISION 3		29 FEB 2024

KEY PLAN



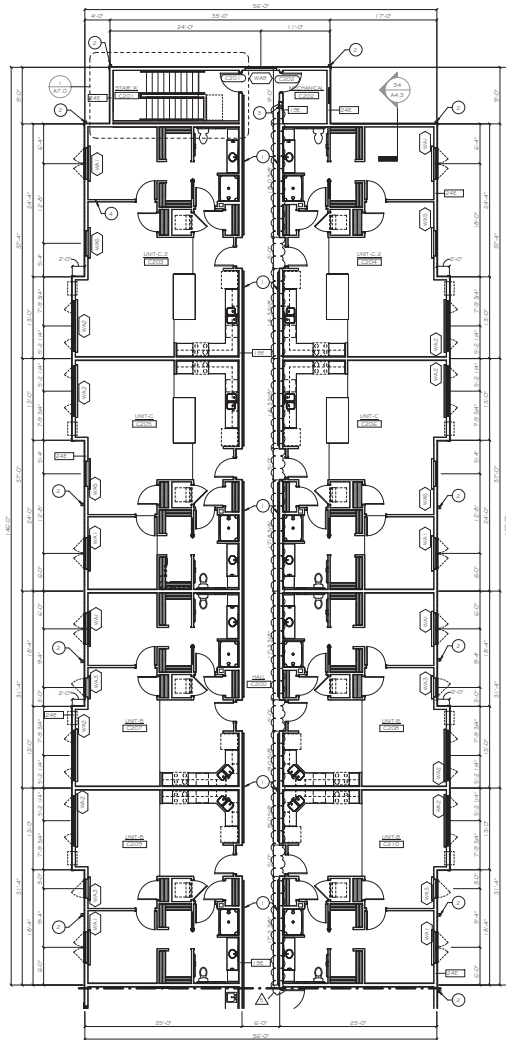
COUNTRY MANOR

NEW FACILITY

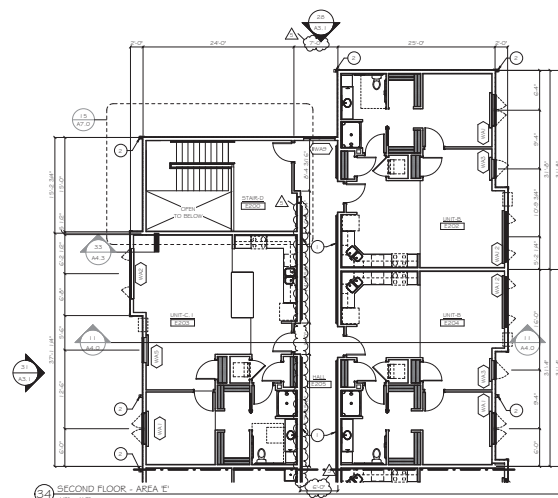
BRAINERD, MINNESOTA

	DATE	30 OCTOBER 2023
	PROJECT	2315
A2.10		

FIRST FLOOR - AREA N



25 SECOND FLOOR - AREA C
188' x 110'



26 SECOND FLOOR - AREA E
188' x 110'

SECOND FLOOR - AREA C, E

GENERAL PLAN NOTES

- OVERSIZES ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. WRITTEN AND PICTURED OVERSIZES SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WEED REMOVAL TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- OVERSIZES ON THE DRAWING ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS. OVERSIZES TO, AND INVOLVING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- ROOMS IN CORRIDORS SHOULD BE FRAMED TO BE A MINIMUM OF 2" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO DECK, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSEUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSET ROOMS, ETC.).

PLAN NOTES

- WALL RAIL, SEE 101
- PRE-FINISHED METAL DOWNPOUT
- PRE-EXTINGUISHER CABINET, SEE 101
- KNOWN VENT PIPING - SEE MECHANICAL. WALL TO BE 5-1/2" WOOD STUD IN LIEU OF 2-1/2" WOOD STUD



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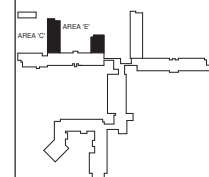
EVAN LARSON
DATE 30 OCTOBER 2023 REG. NO. 42552

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Revision Schedule

Revision	Revision Description	Revision Date
1	Submittal 1	20 OCT 2023

KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

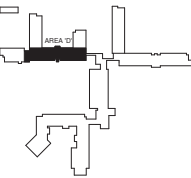
NORTH	DATE	30 OCTOBER 2023
	PROJECT	2315
		A2.11

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Revision Schedule

Revision	Revision Description	Revision Date
1	REVISION 1	20 APR 2024
2	REVISION 2	13 SEP 2024
3	REVISION 3	20 DEC 2024

KEY PLAN



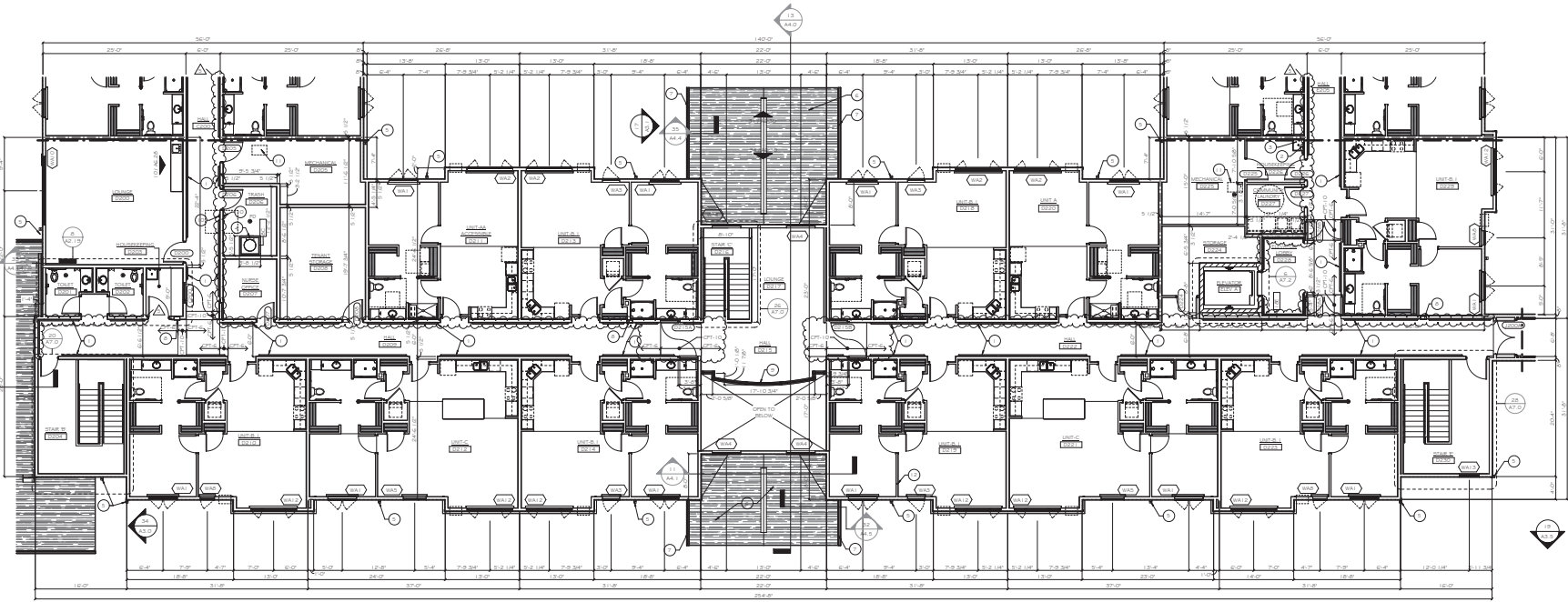
COUNTRY MANOR

NEW FACILITY

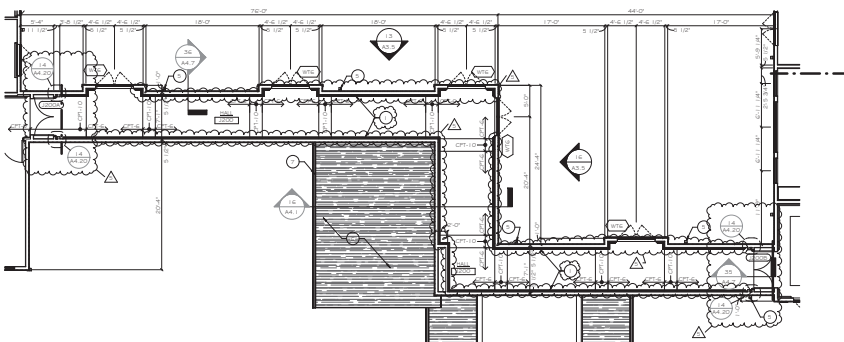
BRAINERD, MINNESOTA

NORTH	DATE	30 OCTOBER 2023
	PROJECT	2315
	A2.12	

SECOND FLOOR - AREA D, J



19 SECOND FLOOR - AREA 17
1/8" = 1'-0"



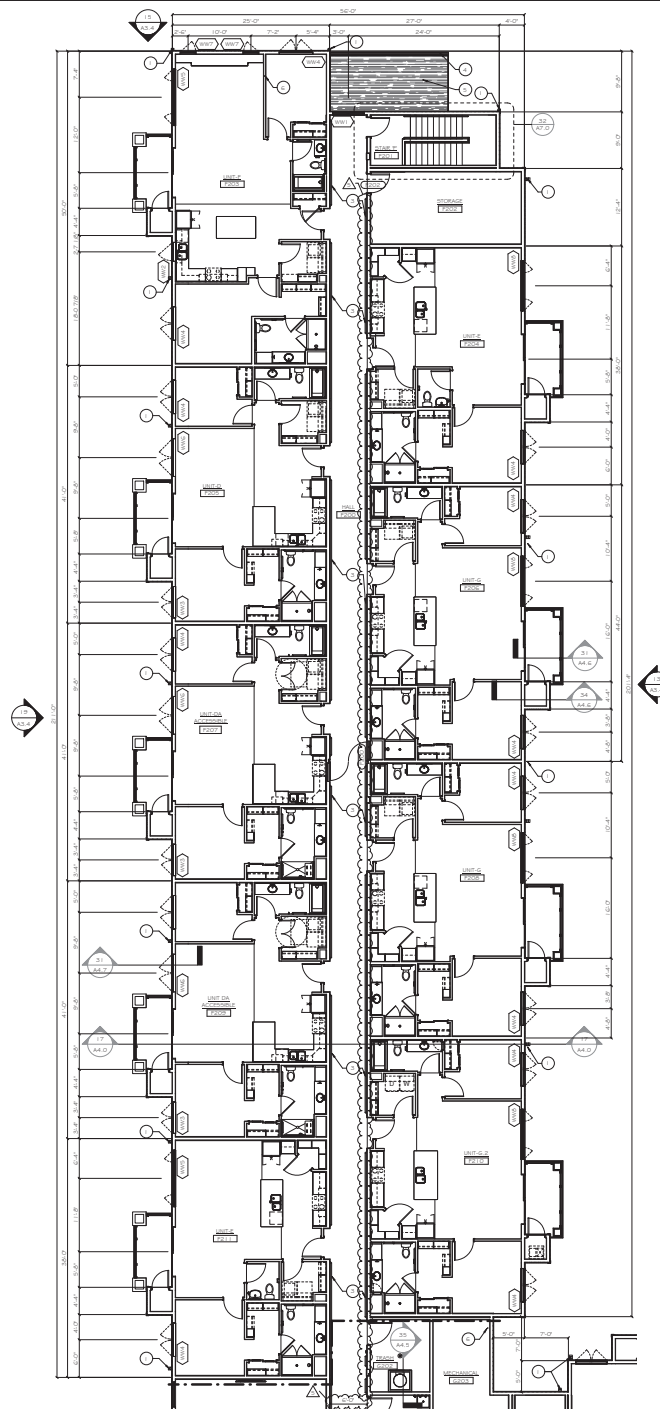
25 SECOND FLOOR - AREA 17
1/8" = 1'-0"

GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. WITHIN AND FINISHED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WIDER FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- DIMENSIONS ON THE DRAWING ARE SUBJECT TO FIELD VERIFICATION TO SUIT READOUT EQUIPMENT. DIMENSIONS TO AND INCLUDING FORTING BALUNING SHALL BE FIELD VERIFIED BY CLIMB.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORNERS SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO CORNER, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL KEY AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CUSTODIAL ROOMS, ETC.).

PLAN NOTES

- WALL RAIL, SEE SECTION 35.14.1.1
- MOP / BROOM HOODS
- SPAN-ON MOUNTED STONE MOP BASK, SEE MECHANICAL
- TRASH CHUTE, SEE SECTION 35.14.4.5.1
- PRE-FINISHED METAL DOWNPOUT
- ASPHALT ROOF BELOW
- PRE-FINISHED METAL DUTTER BELOW
- PRE-FINISHED METAL CABINET, SEE SECTION 35.14.4.5.1
- ORNAMENTAL WOOD PANELING, SEE SECTION 35.14.4.5.1
- AUTO DOOR OPERATOR BUTTON
- ATIC ACCESS, SEE 71.16.2.6
- MASON VENT PIPING - SEE MECHANICAL. WALL TO BE 5-1/2" WOOD STUD IN USE OF 3-1/2" WOOD STUD.



GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. WRITTEN AND PLOTTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- SOME WALLS, WHETHER NOTED OR NOT, MAY NEED MORE FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR ELECTRONICS. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTORS AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- DIMENSIONS ON THIS DRAWING ARE SUBJECT TO FIELD VERIFICATION TO ADJUST ADJACENT ELEMENTS. DIMENSIONS TO, AND INVOLVING EXISTING BUILDINGS, SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- ROOMS IN CORRIDOR SHOULD BE FRAMED TO BE A MINIMUM OF 3' AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO DECK, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- WHEN WALLS ARE SPECIFIED WITH VENEER PLASTER ONE SIDE, ADJACENT PLASTER SHALL BE ON CORRESPONDING SIDE, UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPHUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CUSTODIAN ROOMS, ETC.).

PLAN NOTES

- PRE-FINISHED METAL CORNERPOST.
- PRE-EXTINGUISHER CABINET.
- WALL RAIL.
- PRE-FINISHED METAL GUTTER.
- ASPHALT SHINGLED ROOF.
- RADIANT HEAT PIPING - SEE MECHANICAL. WALL TO BE 5-1/2" WOOD STUD IN LIEU OF 2-1/2" WOOD STUD.

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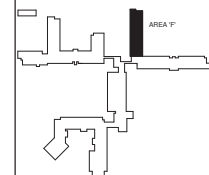
EVAN LARSON
DATE 30 OCTOBER 2023 REG. NO. 42552

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Revision Schedule

Revision Number	Revision Description	Revision Date
1	REVISION 1	20 OCTOBER 2023
2	REVISION 2	20 OCTOBER 2023

KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE	30 OCTOBER 2023
	PROJECT	2315
		A2.13

33 SECOND FLOOR - AREA 9
1/8" = 1'-0"

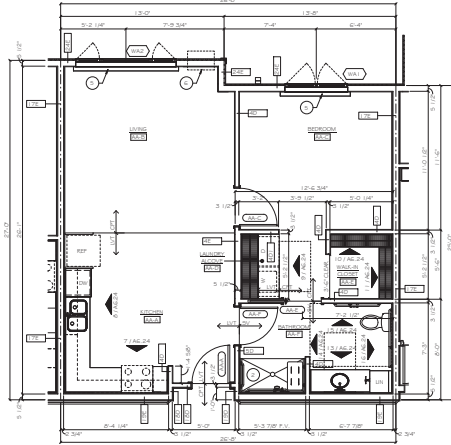
SECOND FLOOR - AREA 9

GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. SHIFTS AND FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WORK FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT EXISTING. DIMENSIONS TO AND INCLUDING EXISTING BUILDINGS SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT FLOODS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORRIDOR SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO CEIL, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- WHEN WALLS ARE SPECIFIED WITH UNDER PLASTER ONE SIDE, ASSUME PLASTER WILL BE ON CORRIDOR SIDE, UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETED ROOMS, ETC.).
- REFER TO AREA PLANS FOR WINDOW TYPES AND LOCATIONS.

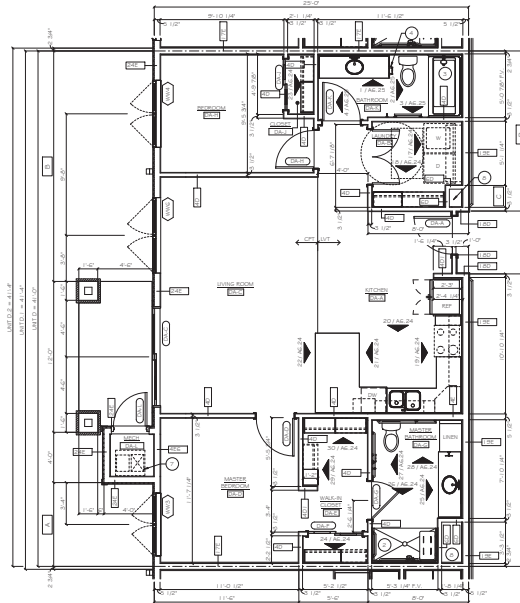
PLAN NOTES

- SHOWER (SH-S), SEE MECHANICAL.
- SHOWER (SH-S) IN ACCESSORY UNITS. PROVIDE RETOSOL, GRAB BARS, WAND AND CONTROLS, ROLL-IN COMPRESSION THRESHOLD, AND FOLD-DOWN SEAT.
- TUB (TUB-S), SEE MECHANICAL.
- TUB (TUB-S) IN ACCESSORY UNITS. PROVIDE RETOSOL, GRAB BARS, WAND AND CONTROLS, ROLL-IN COMPRESSION THRESHOLD, AND FOLD-DOWN SEAT.
- TOILET PAPER HOLDER (TPH-S), SEE MECHANICAL.
- PULL-UPER (PUL-S), SEE MECHANICAL.
- PULL-UPER (PUL-S) IN ACCESSORY UNITS. PROVIDE RETOSOL, GRAB BARS, WAND AND CONTROLS, ROLL-IN COMPRESSION THRESHOLD, AND FOLD-DOWN SEAT.
- MECHANICAL UNIT, SEE MECHANICAL.
- PULL-UPER (PUL-S) IN ACCESSORY UNITS. PROVIDE RETOSOL, GRAB BARS, WAND AND CONTROLS, ROLL-IN COMPRESSION THRESHOLD, AND FOLD-DOWN SEAT.
- STACKED WASH / DRESS MACHINE.



UNIT AA (ACCESSIBLE)			
TYPE	QUANTITY	UNIT	TOTAL
UNIT A (ACCESSIBLE)	1		1
UNIT A.1 (ACCESSIBLE)	0		0
UNIT A.2 (ACCESSIBLE)	0		0
GRAND TOTAL	1		1

12 ENLARGED PLAN - UNIT AA (ACCESSIBLE 'BIRCH')
1/8" = 1'-0"

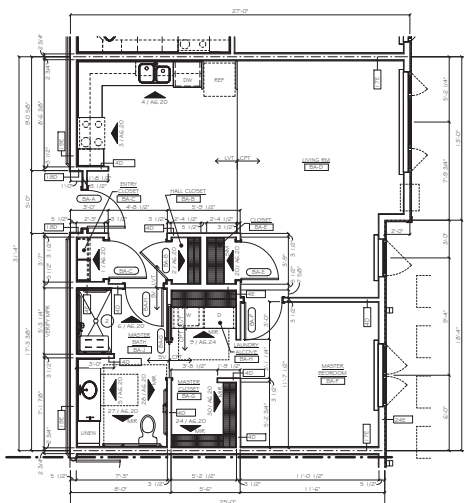


UNIT DA DIMENSION NOTES:

- A UNIT D = 4'-0" (UNIT D.1 = 4'-0" (UNIT D.2 = 4'-0"
- B UNIT D = 10'-4" (UNIT D.1 = 10'-4" (UNIT D.2 = 10'-4"
- C UNIT D = 10'-0" (UNIT D.1 = 10'-0" (UNIT D.2 = 10'-0"
- D UNIT D = 12'-0" (UNIT D.1 = 12'-0" (UNIT D.2 = 12'-0"

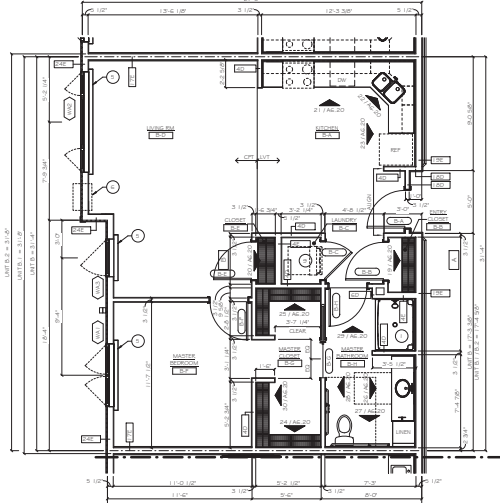
UNIT-DA (ACCESSIBLE)			
TYPE	QUANTITY	UNIT	TOTAL
UNIT DA (ACCESSIBLE)	1		1
UNIT DA.1 (ACCESSIBLE)	0		0
UNIT DA.2 (ACCESSIBLE)	0		0
GRAND TOTAL	1		1

13 ENLARGED PLAN - UNIT DA (ACCESSIBLE 'OAK')
1/8" = 1'-0"



UNIT BA (ACCESSIBLE)			
TYPE	QUANTITY	UNIT	TOTAL
UNIT BA (ACCESSIBLE)	1		1
UNIT BA.1 (ACCESSIBLE)	0		0
UNIT BA.2 (ACCESSIBLE)	0		0
GRAND TOTAL	1		1

31 ENLARGED PLAN - UNIT BA (ACCESSIBLE 'CEDAR')
1/8" = 1'-0"

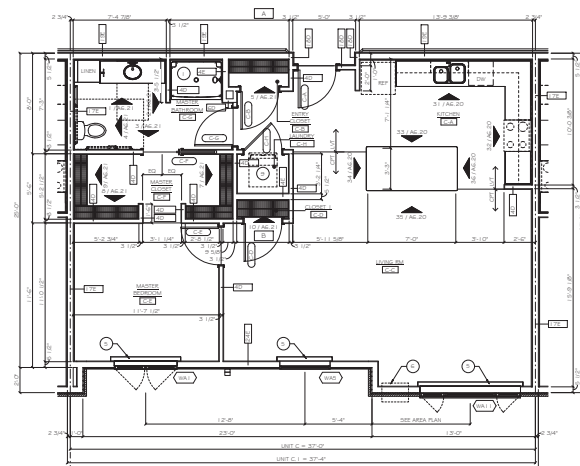


UNIT B DIMENSION NOTES:

- A UNIT B = 3'-0" (UNIT B.1 = 3'-0" (UNIT B.2 = 3'-0"
- B UNIT B = 3'-0" (UNIT B.1 = 3'-0" (UNIT B.2 = 3'-0"

UNIT B			
TYPE	QUANTITY	UNIT	TOTAL
UNIT B (ACCESSIBLE)	1		1
UNIT B.1 (ACCESSIBLE)	0		0
UNIT B.2 (ACCESSIBLE)	0		0
GRAND TOTAL	1		1

33 ENLARGED PLAN - UNIT B (CEDAR)
1/8" = 1'-0"



UNIT C DIMENSION NOTES:

- A UNIT C = 4'-0" (UNIT C.1 = 4'-0" (UNIT C.2 = 4'-0"
- B UNIT C = 4'-0" (UNIT C.1 = 4'-0" (UNIT C.2 = 4'-0"

UNIT C			
TYPE	QUANTITY	UNIT	TOTAL
UNIT C (ACCESSIBLE)	1		1
UNIT C.1 (ACCESSIBLE)	0		0
UNIT C.2 (ACCESSIBLE)	0		0
GRAND TOTAL	1		1

35 ENLARGED PLAN - UNIT C (HICKORY)
1/8" = 1'-0"

ENLARGED FLOOR PLANS - UNITS

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Revision Schedule		
Revision	Revision Description	Revision Date
REVISION 1		20 APR 2024

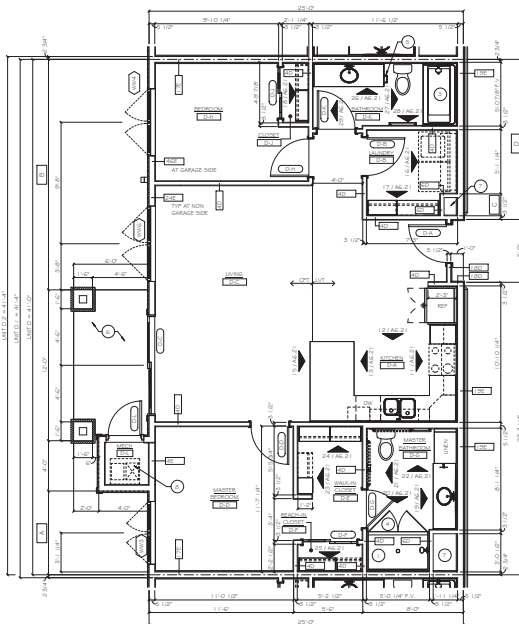
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE	30 OCTOBER 2023
PROJECT	2315

A2.15

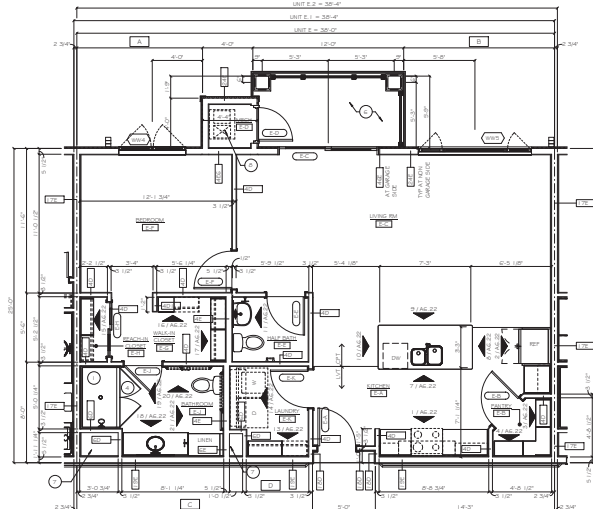


UNIT D DIMENSION NOTES:

- A. UNIT D = 6'-0" | UNIT D.1 = 6'-0" | UNIT D.2 = 6'-0"
- B. UNIT D = 10'-4" | UNIT D.1 = 10'-4" | UNIT D.2 = 10'-4"
- C. UNIT D = 11'-0" | UNIT D.1 = 11'-0" | UNIT D.2 = 11'-0"
- D. UNIT D = 12'-0" | UNIT D.1 = 12'-0" | UNIT D.2 = 12'-0"

UNIT D			12x10 SF
TYPE	CONSTRUCTION	TOTAL	
UNIT D	4	4	
UNIT D.1	1	1	
UNIT D.2	2	2	
GRAND TOTAL		7	

3 ENLARGED PLAN - UNIT D (OAK)
1/4" = 1'-0"

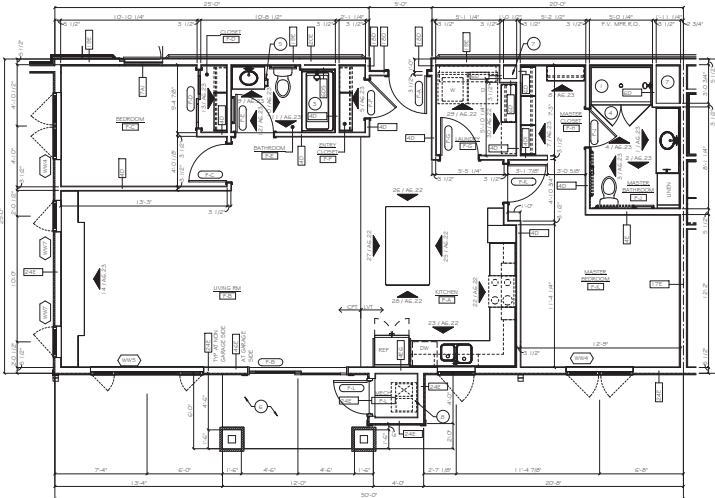


UNIT E DIMENSION NOTES:

- A. UNIT E = 10'-0" | UNIT E.1 = 10'-1" | UNIT E.2 = 10'-0"
- B. UNIT E = 12'-0" | UNIT E.1 = 12'-0" | UNIT E.2 = 12'-1"
- C. UNIT E = 10'-0" | UNIT E.1 = 10'-1" | UNIT E.2 = 10'-1"
- D. UNIT E = 4'-1" | UNIT E.1 = 4'-1" | UNIT E.2 = 4'-1"

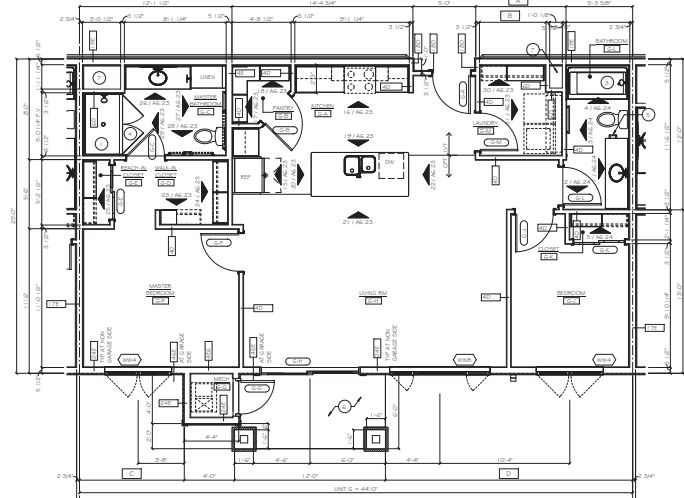
UNIT E			7x10 SF
TYPE	CONSTRUCTION	TOTAL	
UNIT E	4	4	
UNIT E.1	1	1	
UNIT E.2	2	2	
GRAND TOTAL		7	

3 ENLARGED PLAN - UNIT E (HICKORY)
1/4" = 1'-0"



UNIT F			12x10 SF
TYPE	CONSTRUCTION	TOTAL	
UNIT F	4	4	

5 ENLARGED PLAN - UNIT F (WALNUT)
1/4" = 1'-0"



UNIT G DIMENSION NOTES:

- A. UNIT G = 7'-2" | UNIT G.1 = 7'-3" | UNIT G.2 = 7'-3"
- B. UNIT G = 9'-3" | UNIT G.1 = 9'-4" | UNIT G.2 = 9'-4"
- C. UNIT G = 8'-4" | UNIT G.1 = 8'-5" | UNIT G.2 = 8'-4"
- D. UNIT G = 10'-0" | UNIT G.1 = 10'-0" | UNIT G.2 = 10'-0"

UNIT G			11x10 SF
TYPE	CONSTRUCTION	TOTAL	
UNIT G	4	4	
UNIT G.1	1	1	
UNIT G.2	2	2	
GRAND TOTAL		7	

3-4 ENLARGED PLAN - UNIT G (GRAND OAK)
1/4" = 1'-0"

ENLARGED FLOOR PLANS - UNITS

GENERAL PLAN NOTES

- A. DIMENSIONS ARE FROM FACE OF STUDO OR FACE OF WINDOW UNLESS NOTED OTHERWISE. HEIGHTS AND FINISHED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- B. SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WORK FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
- C. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT EXISTING. DIMENSIONS TO AND INCLUDING EXISTING BUILDINGS SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- D. VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- E. DOORS IN CORRIDOR SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- F. ALL WALLS RUN TO CEILING AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- G. WHEN WALLS ARE SPECIFIED WITH UNDER PLASTER ONE SIDE, ASSUME PLASTER WILL BE ON CORRIDOR SIDE UNLESS NOTED OTHERWISE.
- H. SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETING ROOMS, ETC.).
- I. REFER TO AREA PLANS FOR WINDOW TYPES AND LOCATIONS.

PLAN NOTES

- SHOWER (SH-1) IS SHOWERED UNITS. PROVIDE WAND AND CONTROLS, AND REMOVABLE SEAT OVER THRESHOLD.
- SHOWER (SH-2) IS ACCESSIBLE UNITS. PROVIDE INTEGRAL SEAT BATH, WAND AND CONTROLS, ROLLER COMPARTMENTED THRESHOLD, AND TUB-OUTDOWN SEAT.
- TUB (SHOWER DOOR).
- SHOWER DOOR (SH-2).
- TOILET PAPER HOLDER (TPH-2).
- PAVED AT FIRST FLOOR UNITS. DECK AT SECOND FLOOR UNITS.
- FILL VOID WITH BULWIM INSULATION.
- MECHANICAL UNIT, SEE MECHANICAL.



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EVAN LARSON
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COUNTRY MANOR

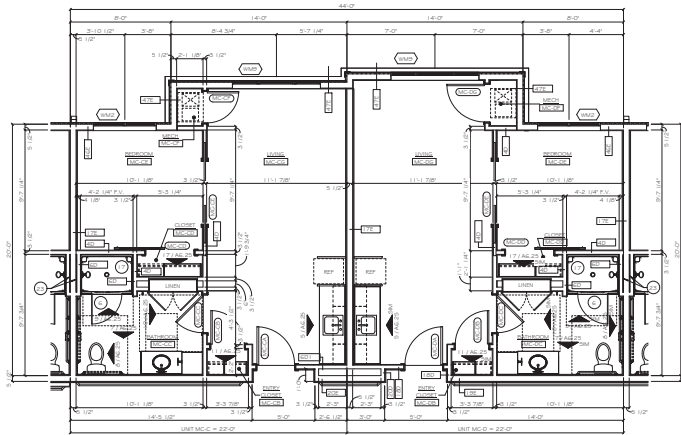
NEW FACILITY

BRAINERD, MINNESOTA

DATE: 30 OCTOBER 2023
PROJECT: 2315

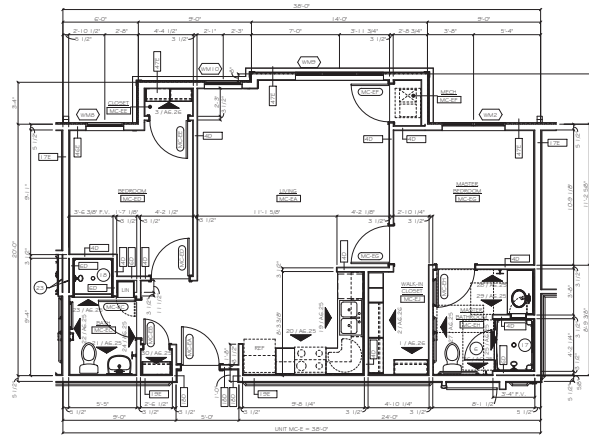
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UNIT MC-C			
TYPE	QUANTITY	AREA	TOTAL
UNIT MC-C	1	400	400
UNIT MC-D	1	500	500
GRAND TOTAL	2	900	900

UNIT MC-D			
TYPE	QUANTITY	AREA	TOTAL
UNIT MC-D	1	500	500
UNIT MC-C	1	400	400
GRAND TOTAL	2	900	900



UNIT MC-E			
TYPE	QUANTITY	AREA	TOTAL
UNIT MC-E	1	640	640
UNIT MC-C	1	400	400
UNIT MC-D	1	500	500
GRAND TOTAL	3	1540	1540

GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF WINDOW UNLESS NOTED OTHERWISE. METERS AND FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
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- ALL WALLS RUN TO CEIL, AND ARE SEALED TOP AND BOTTOM EACH SEE UNLESS NOTED OTHERWISE.
- WHEN WALLS ARE SPECIFIED WITH UNDER PLASTER ONE SIDE, ASSUME PLASTER WILL BE ON CORRIDOR SIDE, UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT CURTAIN BOARD IN ALL WET AREAS MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETED ROOMS, ETC.
- REFER TO AREA PLANS FOR WINDOW TYPES AND LOCATIONS.

PLAN NOTES

- ADJUSTABLE DRYWALL BOWL UNDER PUP-UP COUNTER, SEE MECHANICAL.
- FEET DRYWALL BOWL UNDER PUP-UP COUNTER, SEE MECHANICAL.
- STYLING CHAIR, INC.
- PEDICURE CHAIR, INC.
- HAND DRESS, INC.
- SHOWER DOOR (SD-1)
- WAITING CHAIR, INC.
- FLOOR DRAIN. COORDINATE EXACT LOCATION WITH PEDICURE CHAIR INSTRUCTIONS.
- 30" x 48" ACCESSIBLE CLEAN SPACE.
- 40" DIAMETER ACCESSIBLE TURNING RADIUS.
- 4" RADIUS OF 1/2" DEEP CURB TRIMMING, VERTICALLY SPACED AT 1/8" R/L.
- SHEET VINYL BINDER AS FURNISHES OF ROOM.
- PRIVACY CURTAIN.
- AUTO DOOR OPERATOR BUTTON.
- METAL SCAFF ARMATURE HOLDERS IN COUNTER TOP. PROVIDE (1) 2-1/2" DIAMETER, 10-3/4" SQUARE, AND (2) 1-1/4" DIAMETER.
- ACCESSIBLE CLOSETING.
- SHOWER (SH-01) SEE MECHANICAL.
- SHOWER (SH-02) SEE MECHANICAL.
- FLOOR DRAIN. SEE MECHANICAL.
- LAUNDRY TUB. SEE MECHANICAL.
- DROP IN LAUNDRY SINK. SEE MECHANICAL.
- EYE WASH. SEE MECHANICAL.
- 1/4" R/L 1/2" DEEP CURB TRIMMING.
- SHOWER (SH-03) SEE MECHANICAL.

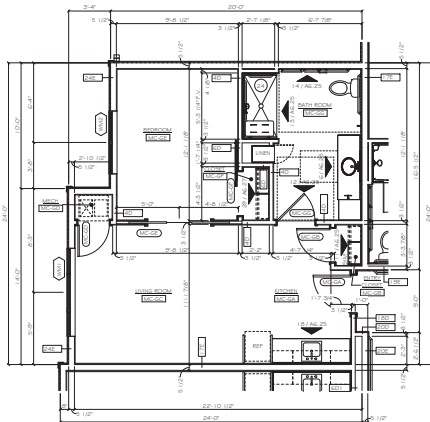
TOILET ACCESSORIES SCHEDULE

- 1/2" GRAB BAR (VERTICAL)
- 42" GRAB BAR (HORIZONTAL)
- 24" GRAB BAR (HORIZONTAL)
- SOAP DISPENSER.
- TOILET PAPER HOLDER.
- WASHING SOAP, 30/100'S.
- PAPER TOWEL DISPENSER.
- HAND DRESS, BY ELECTRICAL.
- DIAPHRAGM WASTE RECEPT.
- 24" GRAB BAR (HORIZONTAL)

NOTE: SEE ELEVATIONS FOR MEASURING HEIGHTS, LOCATION, ETC.

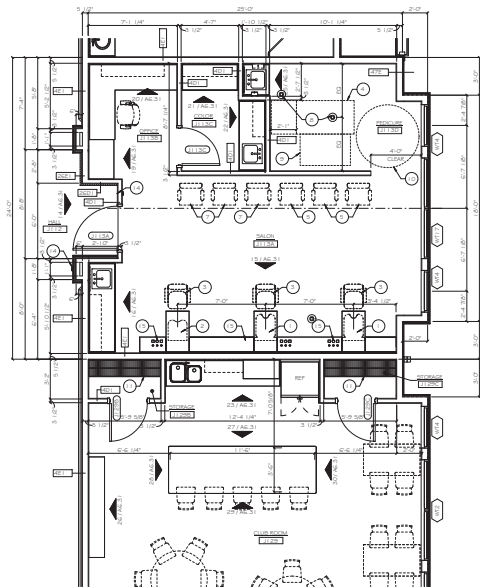
13 MEMORY CARE - UNIT MC-C AND MC-D
1/4" = 1'-0"

15 MEMORY CARE - UNIT MC-E
1/4" = 1'-0"

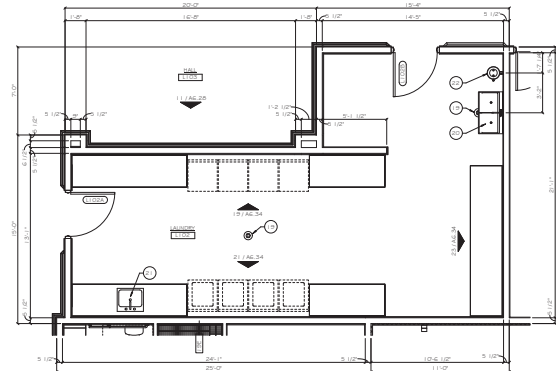


UNIT MC-G ACCESSIBLE			
TYPE	QUANTITY	AREA	TOTAL
UNIT MC-G	1	534	534
UNIT MC-C	1	400	400
UNIT MC-D	1	500	500
GRAND TOTAL	3	1434	1434

23 MEMORY CARE - UNIT MC-G ACCESSIBLE
1/4" = 1'-0"



33 ENLARGED FLOOR PLAN (RM J114/SALON)
1/4" = 1'-0"



34 ENLARGED RM L102 (LAUNDRY)
1/4" = 1'-0"

ENLARGED FLOOR PLANS - UNITS

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EYAN LARSON
DATE: 30 OCTOBER 2023 REG. NO. 42552

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Revision Schedule

Revision Number	Revision Description	Revision Date
REVISION 1		20 APR 2024

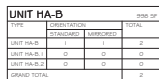
COUNTRY MANOR

NEW FACILITY

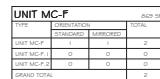
BRAINERD, MINNESOTA

DATE: 30 OCTOBER 2023
PROJECT: 2315

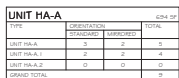
A2.17



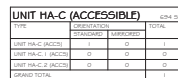
13 ENLARGED PLAN - UNIT HA-B
1/4" = 1'-0"



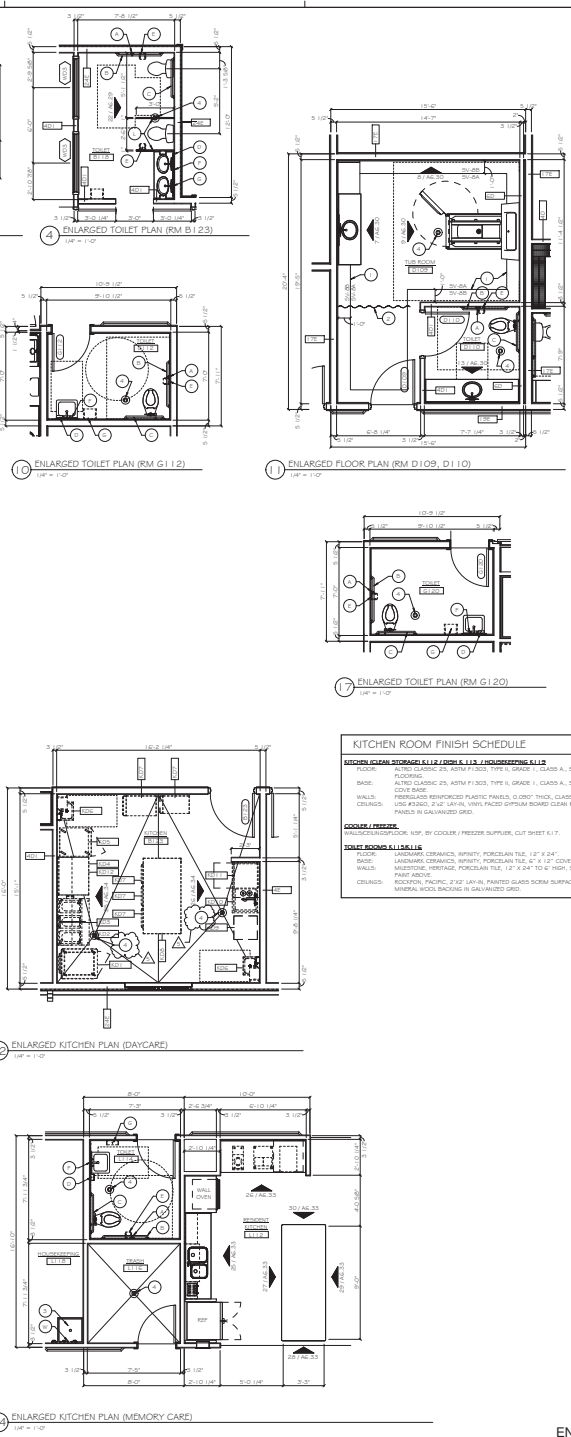
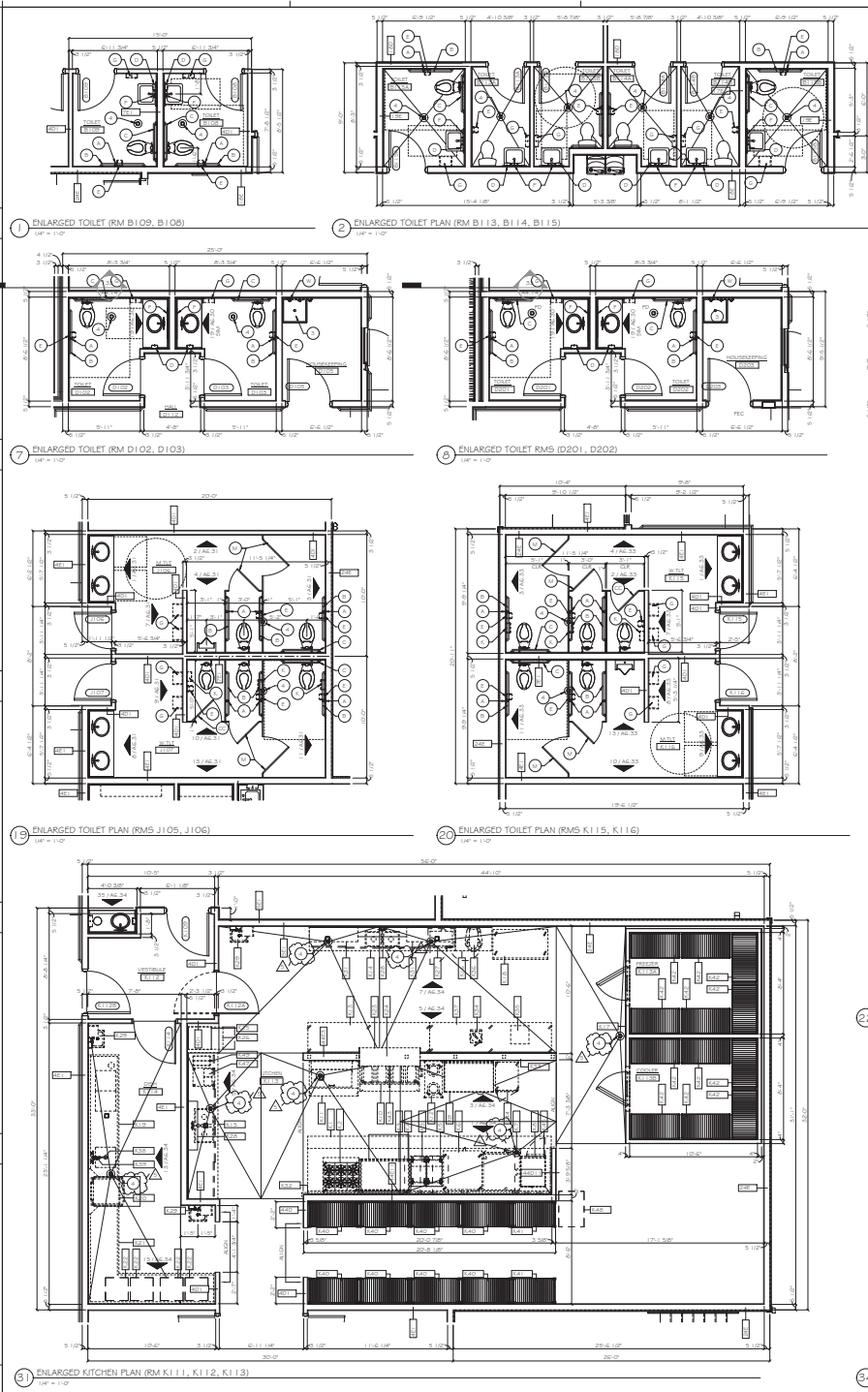
15 ENLARGED PLAN - UNIT MC-F
1/4" = 1'-0"



31 ENLARGED PLAN - UNIT HA-A
1/4" = 1'-0"



33 ENLARGED PLAN - UNIT HA-A ACCESSIBLE
1/4" = 1'-0"



GENERAL PLAN NOTES	
A.	DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF WINDOW OR FACE OF CURTAIN. DIMENSIONS SHOWN IN PARENTS SHALL TAKE PRECEDENCE OVER SCHEDULE DIMENSIONS.
B.	SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WORK FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY SUCH CHANGES.
C.	DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT EXISTING DIMENSIONS TO, AND MOVING EXISTING BUILDINGS. SHALL ALL BE FIELD VERIFIED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
D.	VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT FLOODS WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
E.	DOORS IN CORRIDORS SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERIMETER OF ROOM. UNLESS NOTED OTHERWISE.
F.	ALL WALLS SHALL BE FINISHED WITH PLASTER OR GYPSUM. UNLESS NOTED OTHERWISE.
G.	WHEN WALLS ARE SPECIFIED WITH UNDER PLASTER ONE SIDE, ASSUME PLASTER WILL BE ON CONCRETE SIDE, UNLESS NOTED OTHERWISE.
H.	SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETING ROOMS, ETC.).

PLAN NOTES	
○	SHEET VINYL BORDER AT PERIMETER OF ROOM.
○	PRIVACY CURTAIN.
○	GLASS-PAVED STONE MOP BOARD, SEE MECHANICAL.
○	FLOOR DRAIN, SEE PLUMBING DRAWINGS.

TOILET ACCESSORIES SCHEDULE	
○	1/2" GRAB BAR (VERTICAL)
○	4" GRAB BAR (HORIZONTAL)
○	3/4" GRAB BAR (HORIZONTAL)
○	SOAP DISPENSER
○	TOILET PAPER HOLDER
○	MIRROR (MIN. 3' x 24")
○	PAPER TOWEL DISPENSER
○	HAND DRYER, BY ELECTRICAL
○	SAFETY WATER DISPENSER
○	SAFETY WATER WASH RECEPT
○	TOILET PARTITION
○	3/4" TOILET PARTITION DOOR
○	URINAL SCREENS
○	TOILET CHANGING STATION
○	TRASH BIN, BY OWNER
○	1" x 1/2" GRAB BAR (L-CHAINED)
○	3/4" GRAB BAR (VERTICAL)
○	1/2" GRAB BAR (HORIZONTAL)
○	3/4" GRAB BAR (HORIZONTAL)
○	ROSE HOOK OR TOWEL PIN
○	MOP BECOM HOOKS
○	SHOWER HEAD (SHOWER CUBBY BY OWNER)
○	TOWEL BAR
○	FOLD-DOWN SEAT
○	GRANITE SOAP DISH
○	SWEEP
○	NO TOILET PARTITION DOOR

FOOD SERVICE EQUIPMENT SCHEDULE		
ITEM	DESCRIPTION	REVISION
F1	STAINLESS STEEL (4" x 24")	1
F2	STAINLESS STEEL (4" x 24")	2
F3	STAINLESS STEEL (4" x 24")	3
F4	STAINLESS STEEL (4" x 24")	4
F5	STAINLESS STEEL (4" x 24")	5
F6	STAINLESS STEEL (4" x 24")	6
F7	STAINLESS STEEL (4" x 24")	7
F8	STAINLESS STEEL (4" x 24")	8
F9	STAINLESS STEEL (4" x 24")	9
F10	STAINLESS STEEL (4" x 24")	10
F11	STAINLESS STEEL (4" x 24")	11
F12	STAINLESS STEEL (4" x 24")	12
F13	STAINLESS STEEL (4" x 24")	13
F14	STAINLESS STEEL (4" x 24")	14
F15	STAINLESS STEEL (4" x 24")	15
F16	STAINLESS STEEL (4" x 24")	16
F17	STAINLESS STEEL (4" x 24")	17
F18	STAINLESS STEEL (4" x 24")	18
F19	STAINLESS STEEL (4" x 24")	19
F20	STAINLESS STEEL (4" x 24")	20
F21	STAINLESS STEEL (4" x 24")	21
F22	STAINLESS STEEL (4" x 24")	22
F23	STAINLESS STEEL (4" x 24")	23
F24	STAINLESS STEEL (4" x 24")	24
F25	STAINLESS STEEL (4" x 24")	25
F26	STAINLESS STEEL (4" x 24")	26
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F28	STAINLESS STEEL (4" x 24")	28
F29	STAINLESS STEEL (4" x 24")	29
F30	STAINLESS STEEL (4" x 24")	30
F31	STAINLESS STEEL (4" x 24")	31
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F33	STAINLESS STEEL (4" x 24")	33
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F53	STAINLESS STEEL (4" x 24")	53
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F87	STAINLESS STEEL (4" x 24")	87
F88	STAINLESS STEEL (4" x 24")	88
F89	STAINLESS STEEL (4" x 24")	89
F90	STAINLESS STEEL (4" x 24")	90
F91	STAINLESS STEEL (4" x 24")	91
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F93	STAINLESS STEEL (4" x 24")	93
F94	STAINLESS STEEL (4" x 24")	94
F95	STAINLESS STEEL (4" x 24")	95
F96	STAINLESS STEEL (4" x 24")	96
F97	STAINLESS STEEL (4" x 24")	97
F98	STAINLESS STEEL (4" x 24")	98
F99	STAINLESS STEEL (4" x 24")	99
F100	STAINLESS STEEL (4" x 24")	100

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EVAN LARSON
DATE: 30 OCTOBER 2023
REG. NO. 42552

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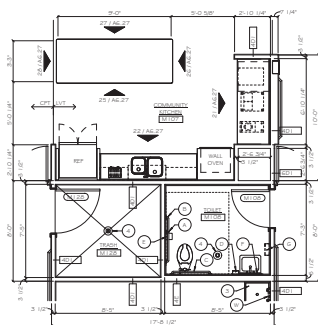
Revision Schedule		
Revision	Revision Description	Revision Date
1	REVISION 1	20 FEB 2024
2	REVISION 2	20 FEB 2024
3	REVISION 3	20 FEB 2024
4	REVISION 4	20 FEB 2024

COUNTRY MANOR
NEW FACILITY

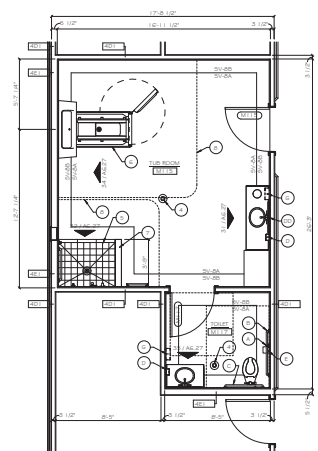
BRAINERD, MINNESOTA

DATE: 30 OCTOBER 2023
PROJECT: 2315

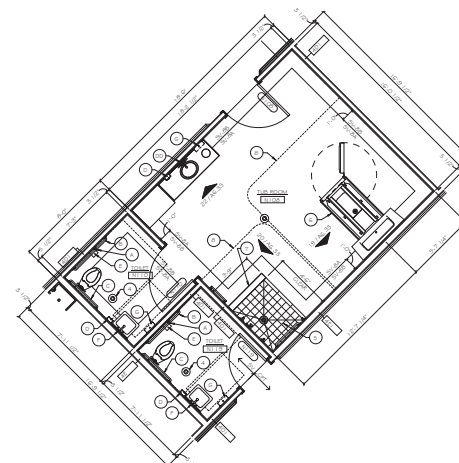
A2.19



7 ENLARGED PLAN (RM M107, M108)
1/8" = 1'-0"



15 ENLARGED PLAN (RM M115, M117)
1/8" = 1'-0"



10 ENLARGED PLAN (RMS N108, N110, N119)
1/8" = 1'-0"

GENERAL PLAN NOTES

- DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. METRIC AND PICTURE DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SOME WALLS, WHETHER NOTED OR NOT, MAY NEED WORK FRAMING TO ACCOMMODATE PLUMBING, CONDUIT, OR DUCTWORK. VERIFY AND COORDINATE WITH MECHANICAL OR ELECTRICAL CONTRACTOR, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT EXISTING. DIMENSIONS TO, AND INCLUDING EXISTING BUILDINGS, SHALL ALL BE FIELD CHECKED BY CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF FLOOR DRAINS AND EQUIPMENT FLOOD WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- DOORS IN CORRIDOR SHOULD BE FRAMED TO BE A MINIMUM OF 3" AWAY FROM PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- ALL WALLS RUN TO CEIL, AND ARE SEALED TOP AND BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
- WHEN WALLS ARE SPECIFIED WITH UNDER PLASTER ONE SIDE, ASSUME PLASTER WILL BE ON CORRIDOR SIDE, UNLESS NOTED OTHERWISE.
- SUBSTITUTE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS (MECHANICAL ROOMS, ELECTRICAL ROOMS, CUSTODIAN ROOMS, ETC.).

PLAN NOTES

- SHEET VINYL BORDER AT PERIMETER OF ROOM.
- PRIVACY CURTAIN.
- 24" x 48" MASONRY TILE MOP SLOPE. SEE MECHANICAL.
- FLOOR DRAIN. SEE PLUMBING DRAWINGS.
- SHOWER FLOOR TO HAVE PT-5.2 MASONRY TILE WITH 3/4" x 2" RAINWATER EDGE. INSTALL FLUKE SHEET APPLIED WATERPROOFING MEMBRANE AT TILED SHOWER FLOOR AND WALLS.
- BATHTUB. SEE MECHANICAL.
- 3" x 12" HIGH SPLASH PROTECTION WALL. PROVIDE 8" WALL PARTIAL HEIGHT WALL SUPPORTS AT 30" O.C.
- CIRCULAR CURTAIN.

TOILET ACCESSORIES SCHEDULE

- | | |
|--------------------------------|--|
| ○ 18" GRAB BAR (VERTICAL) | ○ DRYER CHANGING STATION. |
| ○ 42" GRAB BAR (HORIZONTAL) | ○ TRASH BIN, BY OWNER. |
| ○ 30" GRAB BAR (HORIZONTAL) | ○ 18" x 18" GRAB BAR (L-CHARTER). |
| ○ 24" GRAB BAR (VERTICAL) | ○ 24" GRAB BAR (VERTICAL) |
| ○ TOILET PAPER HOLDER | ○ 18" GRAB BAR (HORIZONTAL) |
| ○ MIRROR (MIN. 3, 30" x 24") | ○ 24" GRAB BAR (HORIZONTAL) |
| ○ PAPER TOWEL DISPENSER | ○ 30" GRAB BAR (HORIZONTAL) |
| ○ HAND DRYER, BY ELECTRICAL | ○ HOOK HOOK OR TOWEL PIN. |
| ○ SANITARY NAPKIN DISPENSER | ○ MOP / BROOM HOOKS. |
| ○ SANITARY NAPKIN WASTE RECEPT | ○ SHOWER KICK (SHOWER CURTAIN BY OWNER). |
| ○ TOILET PARTITION | ○ TOWEL RACK. |
| ○ 34" TOILET PARTITION DOOR | ○ FOLD-DOWN SEAT. |
| ○ 30" TOILET PARTITION DOOR | ○ CERAMIC SOAP DISH. |
| ○ URINAL SCREEN. | ○ SHOE. |
| | ○ 30" TOILET PARTITION DOOR. |
| | ○ MIRROR (MIN. 3, 30" x 24"). |

NOTE: SEE SCHEDULES FOR MOUNTING HEIGHTS, LOCATION, ETC.

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EVAN LARSON
DATE 30 OCTOBER 2023 REG. NO. 42552

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Revision Schedule

Revision Number	Revision Description	Revision Date
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COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE	30 OCTOBER 2023
	PROJECT	2315
		A2.20

ENLARGED FLOOR PLANS - TOILETS

GENERAL NOTES	
A. COLOR 1	SHINGLE ROOFING 1
B. COLOR 2	SHINGLE ROOFING 2
C. COLOR 3	SHINGLE ROOFING 3
D. COLOR 4	SHINGLE ROOFING 4
E. COLOR 5	SHINGLE ROOFING 5

ELEVATION NOTES	
1	SHINGLE ROOFING 1
2	SHINGLE ROOFING 2
3	SHINGLE ROOFING 3
4	SHINGLE ROOFING 4
5	SHINGLE ROOFING 5
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100	SHINGLE ROOFING 100

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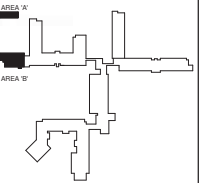
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EVAN LARSON
DATE 30 OCTOBER 2023 REG. NO. 42552

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Revision Schedule		
Revision Number	Revision Description	Revision Date
1	REVISION 1	20 APRIL 2024

KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRainerd, MINNESOTA

DATE	30 OCTOBER 2023
PROJECT	2315
A3.0	

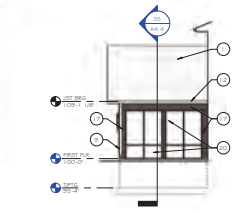




7 EXTERIOR ELEVATION - AREA D - SOUTH
1/8" = 1'-0"



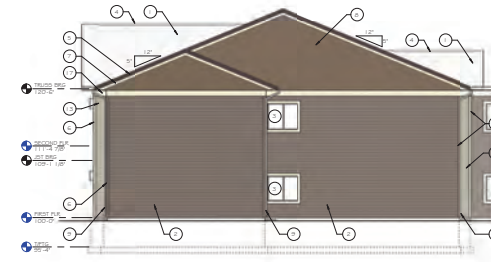
13 EXTERIOR ELEVATION - AREA D - NORTH
1/8" = 1'-0"



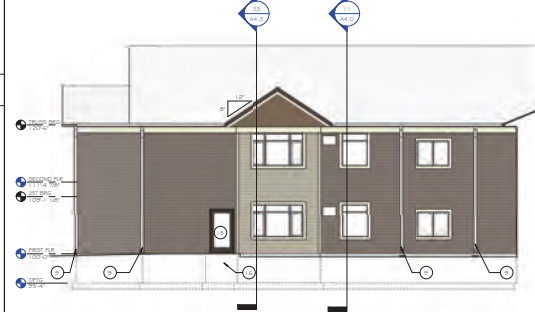
17 EXTERIOR ELEVATION - AREA D - WEST
1/8" = 1'-0"



25 EXTERIOR ELEVATION - AREA E - EAST
1/8" = 1'-0"



26 EXTERIOR ELEVATION - AREA E - NORTH
1/8" = 1'-0"



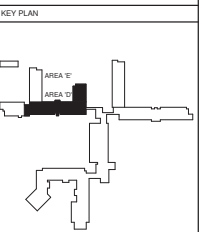
51 EXTERIOR ELEVATION
1/8" = 1'-0"

GENERAL NOTES	
A. COLOR	LAP SIDING 1
B. COLOR	LAP SIDING 2
C. COLOR	TRIM
D. COLOR	PANCA, SCOTT, TRIM
E. COLOR	WALL SHADE SIDING

ELEVATION NOTES	
1	SHINGLE ROOFING, TYPICAL
2	PRE-FINISHED METAL LAP SIDING 1 (COLOR 1)
3	VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM (COLOR 3)
4	CONTINUOUS ROOF VENT
5	PRE-FINISHED METAL PANCA (COLOR 4), TYPICAL
6	PRE-FINISHED SIDING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING
7	ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3)
8	VINYL SHADE SIDING (COLOR 5)
9	PRE-FINISHED METAL DOWNPOUT W/ SPLASHBLOC - COLOR TO MATCH ADJACENT SIDING
10	A/C UNIT, SEE MECHANICAL
11	VINYL WINDOW SYSTEM W/ MANUFACTURED THIN STONE VENEER (TSV-1)
12	PRE-FINISHED METAL GUTTER (COLOR 4)
13	PRE-FINISHED METAL LAP SIDING 2 (COLOR 2)
14	ENGINEERED WOOD TRIM - 5 1/2" (COLOR 4)
15	ALUMINUM ENTRANCE SYSTEM
16	STOOP, SEE STRUCTURAL
17	ENGINEERED WOOD TRIM - 1 1/2" (COLOR 3)
18	ENGINEERED WOOD PANEL W/ TRIM (COLOR 4)
19	THIN STONE VENEER (TSV-1)
20	SCREEN SYSTEM W/ ALUMINUM FRAME AND SCREEN DOOR
21	GENERATOR, SEE ELECTRICAL
22	TRANSFORMER, SEE ELECTRICAL
23	CAST STONE DILL
24	DOOR, SEE SCHEDULE FOR SIZE

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Revision Schedule		
Revision Number	Revision Description	Revision Date



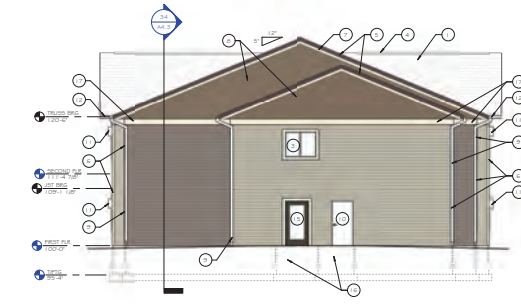
COUNTRY MANOR
NEW FACILITY

BRainerd, MINNESOTA	
DATE	30 OCTOBER 2023
PROJECT	2315
A3.1	

EXTERIOR ELEVATIONS - AREA D, E



7 EXTERIOR ELEVATION - AREA C - EAST
1/8" = 1'-0"



11 EXTERIOR ELEVATION - AREA C - NORTH
1/8" = 1'-0"

SEE TAB 2 FOR ADDITIONAL INFORMATION



15 EXTERIOR ELEVATION - AREA C - WEST
1/8" = 1'-0"

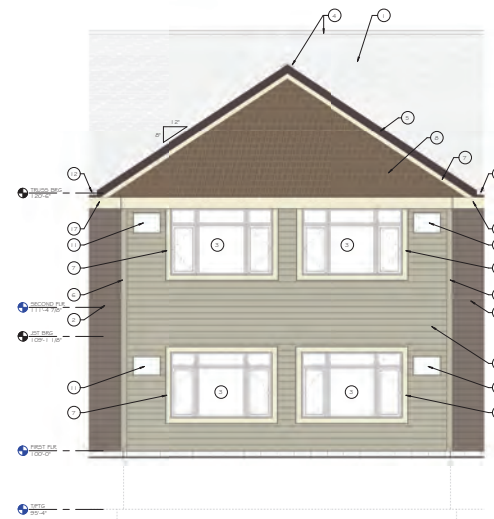
SEE TAB 2 FOR ADDITIONAL INFORMATION

GENERAL NOTES

- A. COLOR 1 LAF SIDING 1
- B. COLOR 2 LAF SIDING 2
- C. COLOR 3 PRICKS TRIM, AND WINDOW WRAP TRIM
- D. COLOR 4 PRICKS, DOOR, AND CROWN TRIM
- E. COLOR 5 VINYL SHAKE SIDING

ELEVATION NOTES

- 1 SHINGLE ROOFING TYPICAL.
- 2 PRE-FINISHED METAL LAF SIDING 1 (COLOR 1).
- 3 VINYL WINDOW SYSTEM w/ ENGINEERED WOOD TRIM (COLOR 5).
- 4 CONTINUOUS RIGID VENT.
- 5 PRE-FINISHED METAL PRICKS (COLOR 4), TYPICAL.
- 6 PRE-FINISHED SIDING CORNER TRIM, TYPICAL. COLOR TO MATCH ADJACENT SIDING.
- 7 ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
- 8 VINYL SHAKE SIDING (COLOR 5).
- 9 PRE-FINISHED METAL DOWNSPOUT w/ FLASHINGBLOCK. COLOR TO MATCH ADJ. SIDING.
- 10 INSULATED HOLLOW METAL DOOR AND FRAME. PAINT.
- 11 AIR CONDITIONER WALL UNIT. SEE MECHANICAL.
- 12 PRE-FINISHED METAL CROWN (COLOR 4).
- 13 PRE-FINISHED METAL LAF SIDING 2 (COLOR 2).
- 14 MECHANICAL DOWNSPOUT. COLOR TO MATCH ADJACENT SIDING.
- 15 ALUMINUM ENTRANCE SYSTEM w/ ENGINEERED WOOD TRIM.
- 16 STOOD. SEE STRUCTURAL.
- 17 ENGINEERED WOOD TRIM - 1 1/2" (COLOR 3).
- 18 TRASH CHUTE VENT. PROVIDE FLASHING AT BASE AS REQUIRED.



34 ENLARGED ELEVATION
1/8" = 1'-0"

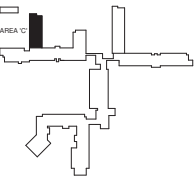
EXTERIOR ELEVATIONS - AREA C

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Revision Schedule

Revision Number	Revision Description	Revision Date
1	REVISION 1	20 APRIL 2024

KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE	30 OCTOBER 2023
PROJECT	2315

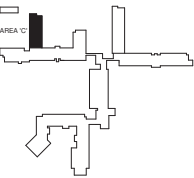
A3.2

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Revision Schedule

Revision Number	Revision Description	Revision Date
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KEY PLAN



COUNTRY MANOR

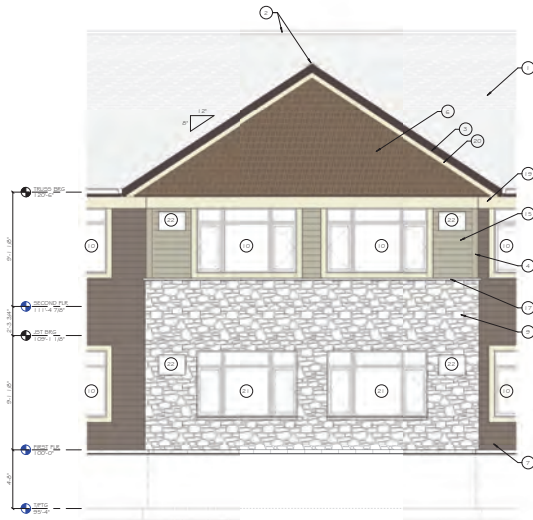
NEW FACILITY

BRAINERD, MINNESOTA

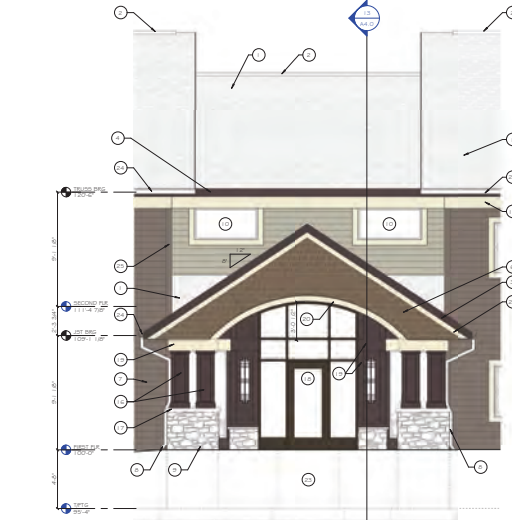
DATE	30 OCTOBER 2023
PROJECT	2315

A3.3

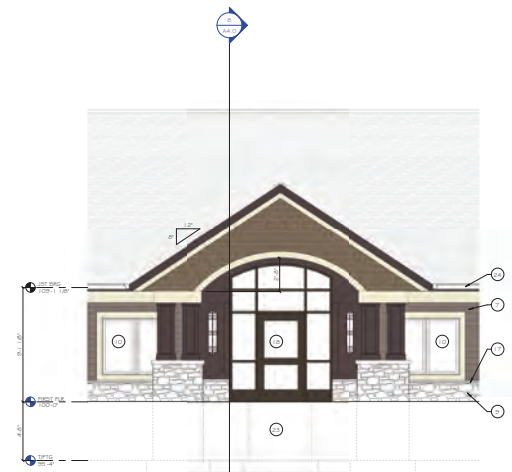
EXTERIOR ELEVATIONS - ENLARGED ELEVATIONS



16 ENLARGED ELEVATION
 1/8" = 1'-0"

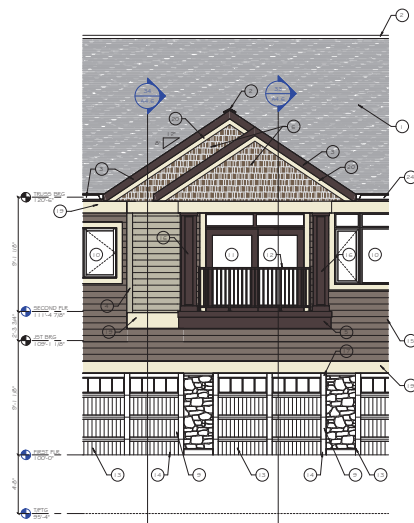


15 ENLARGED ELEVATION
 1/8" = 1'-0"



17 ENLARGED ELEVATION - DAYCARE ENTRANCE
 1/8" = 1'-0"

SEE 2303.3 FOR ADDITIONAL INFORMATION



18 ENLARGED ELEVATION
 1/8" = 1'-0"



20 ENLARGED ELEVATION
 1/8" = 1'-0"

SEE 2303.3 FOR ADDITIONAL INFORMATION

GENERAL NOTES

- A. COLOR 1: LAF SIDING 1
- B. COLOR 2: LAF SIDING 2
- C. COLOR 3: FIBER TRIM AND WINDOW WRAP TRIM
- D. COLOR 4: FINISH, SMOOTH, AND COLUMN TRIM
- E. COLOR 5: VINYL SHAKE SIDING

ELEVATION NOTES

- STRIPES ROOFING, TYPICAL
- CONTRASTING ROOF VENT
- PRE-FINISHED METAL FINISH (COLOR 4)
- PRE-FINISHED SIDING CORNER TRIM - 5 1/2" (COLOR 2), TYPICAL - COLOR TO MATCH ADJACENT SIDING
- ENGINEERED WOOD TRIM - 1 1/2" LAF (COLOR 4)
- VINYL SHAKE SIDING (COLOR 5)
- PRE-FINISHED METAL LAF SIDING 1 (COLOR 1)
- PRE-FINISHED METAL SCUPPER AND DOWNSPOUT W/ SPLASH BLOCK
- TRIM STONE VENEER (TSV-1)
- VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3)
- VINYL PANELED DOOR W/ FINISH AND ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3)
- MANUFACTURED PAINTING SYSTEM - SEE 1004.2
- FINISH SIDING SECTIONAL DOOR - SEE 1004.2
- CAST STONE WALL BASE
- PRE-FINISHED METAL LAF SIDING 2 (COLOR 2)
- SQUARE COLUMN, SEE DETAILS 3414.8 AND 3114.4.4, ENGINEERED WOOD TRIM AT BASE AND CAP TO BE PRE-FINISHED COLOR - PAINT ENGINEERED WOOD TRIM WHITE AND CORNER TRIM (COLOR 4)
- CAST STONE SILL
- MANUFACTURED ENTRANCE SYSTEM
- ENGINEERED WOOD TRIM - 1 1/2" LAF (COLOR 3)
- ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3)
- VINYL WINDOW SYSTEM W/ MANUFACTURED TRIM STONE VENEER (TSV-1) AND CAST STONE SILL
- ALL UNIT, SEE MECHANICAL
- SCUPPER, SEE STRUCTURAL
- PRE-FINISHED METAL GLUTTER (COLOR 4)
- PRE-FINISHED SIDING CORNER TRIM - 5 1/2" (COLOR 2), TYPICAL - COLOR TO MATCH ADJACENT SIDING



GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	SHAKE TRIM, AND WINDOW WRAP TRIM
D. COLOR 4	SHAKE TRIM, AND WINDOW WRAP TRIM
E. COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES	
○	SHINGLE ROOFING, TYPICAL
○	PREFINISHED METAL LAP SIDING (COLOR 1)
○	VINYL WINDOW SYSTEM
○	CONTINUOUS RIDGE VENT
○	PREFINISHED METAL FLASHING (COLOR 4), TYPICAL
○	PREFINISHED CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING
○	ENGINEERED WOOD TRIM - 1" (UP) (COLOR 3)
○	VINYL SHAKE SIDING (COLOR 5)
○	PREFINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJ. SIDING
○	INSULATED HW DOOR AND FRAME - PAINT
○	METAL DOOR W/ WOOD FRAME (PAINT) W/ PREFINISHED METAL TRIM
○	PREFINISHED METAL SHUTTER (COLOR 4)
○	PREFINISHED METAL LAP SIDING (COLOR 2)
○	METAL DOOR W/ WOOD FRAME (PAINT) W/ PREFINISHED METAL TRIM
○	ALUMINUM ENTRANCE SYSTEM
○	STUCCO, SEE STRUCTURAL
○	ENGINEERED WOOD TRIM - 1" (UP) (COLOR 3)
○	ENGINEERED WOOD PANEL W/ TRIM (COLOR 4)
○	TRIM STONE - GRABER STONE (1)
○	CAST STONE WALL BASE
○	CAST STONE SILL
○	ENGINEERED WOOD TRIM - 1" (UP) (COLOR 4)
○	TRASH CHUTE VENT - PROVIDE FLASHING AT BASE AS REQUIRED

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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.

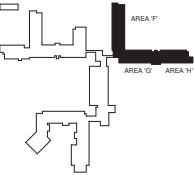
EVAN LARSON
 DATE 30 OCTOBER 2023 REG. NO. 42532

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Revision Schedule		
Revision Number	Revision Description	Revision Date

2	REVISION 2	20 APRIL 2024
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KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE	30 OCTOBER 2023
PROJECT	2315
A3.4	

EXTERIOR ELEVATIONS - AREAS F, G, H

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Revision Schedule

Revision Number	Revision Description	Revision Date
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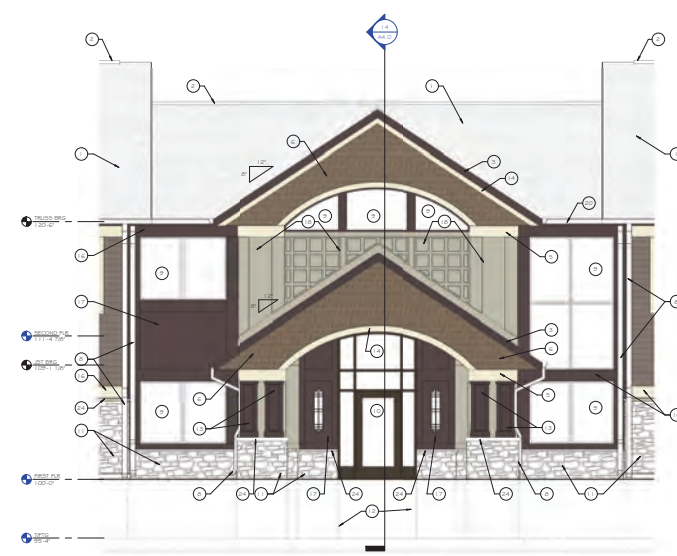
COUNTRY MANOR
NEW FACILITY

BRAINERD, MINNESOTA

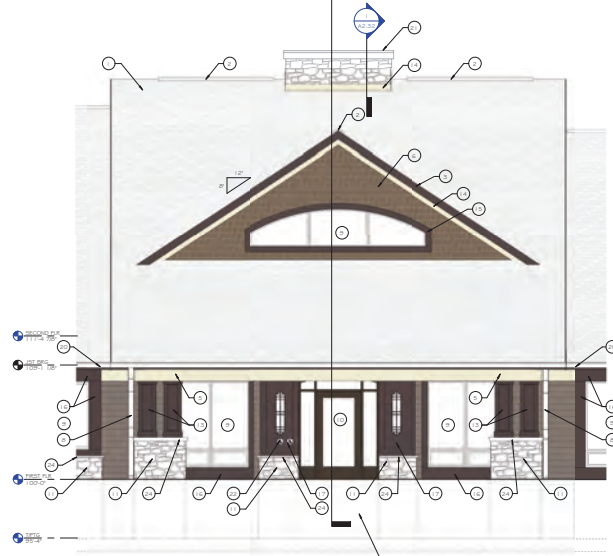
DATE	30 OCTOBER 2023
PROJECT	2315

A3.6

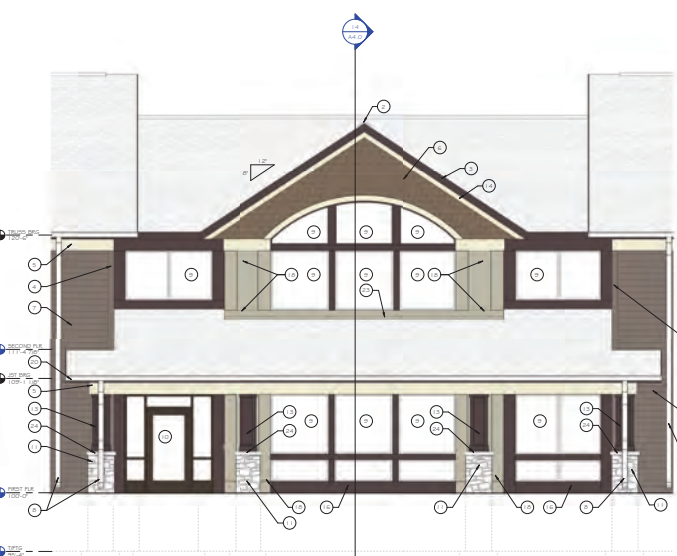
- GENERAL NOTES**
- A. COLOR 1 LAY SING 1
 - B. COLOR 2 LAY SING 2
 - C. COLOR 3 FREEZE TRIM, AND WINDOW WRAP TRIM
 - D. COLOR 4 PHOENIX, DOOR, AND COLUMN TRIM
 - E. COLOR 5 VINYL SHAKE SING
- ELEVATION NOTES**
- 1. SHINGLE ROOFING, TYPICAL.
 - 2. CONTINUOUS RIDGE VENT.
 - 3. PRE-FABRICATED METAL TRIM (COLOR 4). TYPICAL.
 - 4. PRE-FABRICATED SINGING CORNER TRIM, TYPICAL. - COLOR TO MATCH ADJACENT SING.
 - 5. ENGINEERED WOOD TRIM - 1" LAY (COLOR 3).
 - 6. VINYL SHAKE SING (COLOR 5).
 - 7. PRE-FABRICATED METAL LAP SING 1 (COLOR 1).
 - 8. PRE-FABRICATED METAL LAP SING 2 (COLOR 1).
 - 9. VINYL WINDOW SING W/ ENGINEERED WOOD TRIM (COLOR VARETS). SEE WINDOW SCHEDULE FOR SIZE.
 - 10. ALUMINUM ENTRANCE SYSTEM.
 - 11. THIN STONE VENEER (25X12) W/ CAST STONE CAP.
 - 12. STOOD. SEE STRUCTURAL.
 - 13. SQUARE COLUMN - ENGINEERED WOOD TRIM W/ WOOD PANEL (COLOR 4).
 - 14. ENGINEERED WOOD TRIM - 3" (COLOR 3).
 - 15. ENGINEERED WOOD TRIM - 5" (COLOR 4).
 - 16. ENGINEERED WOOD TRIM - 1" LAY (COLOR 4).
 - 17. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
 - 18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 2).
 - 19. PRE-FABRICATED METAL GUTTER (COLOR 4).
 - 20. PRE-FABRICATED METAL FLASHING.
 - 21. ACCESSIBLE DOOR BUTTON, SEE ELECTRICAL.
 - 22. CORRUGATED ROOF VENT AT VERTICAL AND ROOF.
 - 23. CAST STONE SILL.



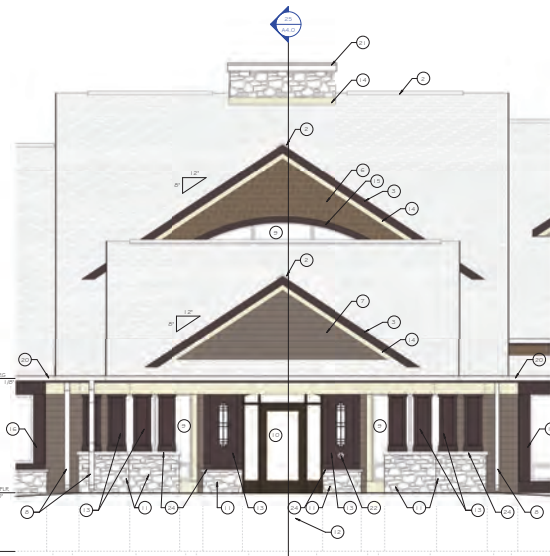
1.9 ENLARGED ELEVATION AREA G - NORTH
(1/4" = 1'-0")



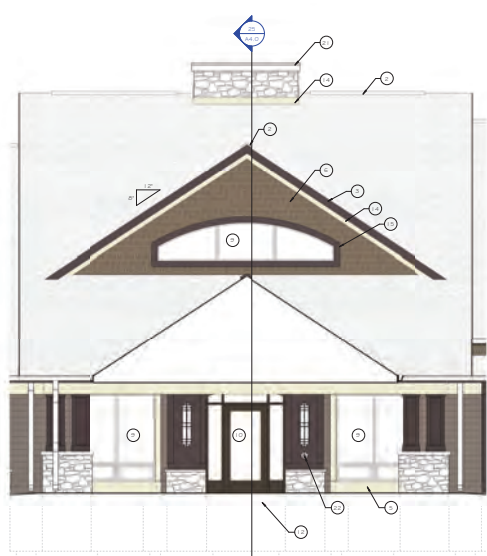
1.9 ENLARGED ELEVATION AREA J - EAST
(1/4" = 1'-0")



3.1 ENLARGED ELEVATION AREA G - SOUTH
(1/4" = 1'-0")



3.3 ENLARGED ELEVATION - AREA J - WEST
(1/4" = 1'-0")



3.3 ENLARGED ELEVATION - AREA J - WEST
(1/4" = 1'-0")

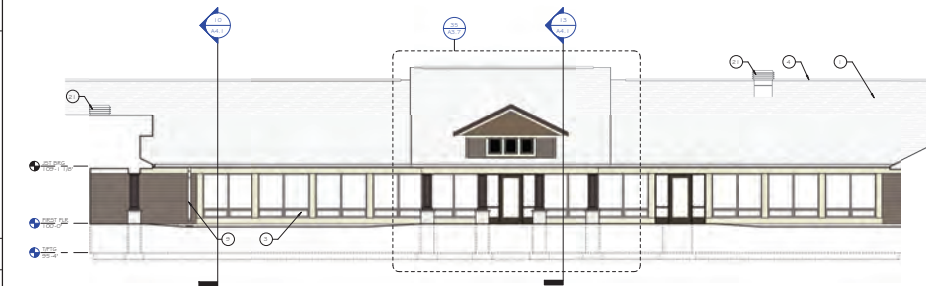
EXTERIOR ELEVATIONS - ENLARGED ELEVATIONS



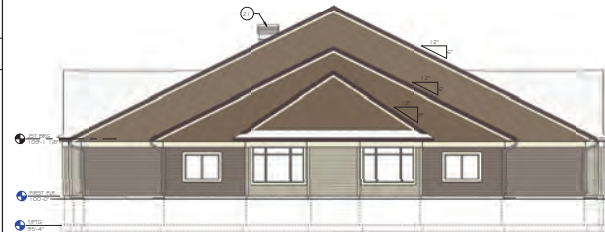
7 EXTERIOR ELEVATION - AREA M - EAST
 1/8" = 1'-0"



13 EXTERIOR ELEVATION - AREA M - WEST
 1/8" = 1'-0"



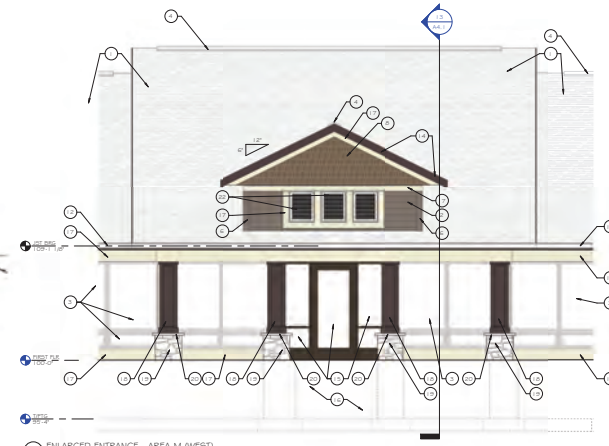
25 EXTERIOR ELEVATION - AREA L - SOUTH
 1/8" = 1'-0"



51 EXTERIOR ELEVATION - AREA M - SOUTH
 1/8" = 1'-0"



53 EXTERIOR ELEVATION - AREA K - SOUTH
 1/8" = 1'-0"



55 ENLARGED ENTRANCE - AREA M (WEST)
 1/4" = 1'-0"

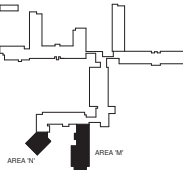
GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	SHAKE TRIM, AND WINDOW/DOOR TRIM
D. COLOR 4	PANCA, SHIP, AND COLUMN TRIM
E. COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES	
1	SHINGLE ROOFING, TYPICAL
2	PRE-FINISHED METAL LAP SIDING (COLOR 1)
3	VINYL WINDOW SYSTEM
4	CONTINUOUS RIDGE VENT
5	PRE-FINISHED METAL PANCA (COLOR 4), TYPICAL
6	PRE-FINISHED SHING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING
7	ENGINEERED WOOD TRIM - 5 (1/2" COLOR 3)
8	VINYL SHAKE SIDING (COLOR 5)
9	PRE-FINISHED METAL DOWNSPUT BY SPLASHBLOCK - COLOR TO MATCH ADJ. SIDING
10	NOT USED
11	NOT USED
12	PRE-FINISHED METAL GUTTER (COLOR 4)
13	PRE-FINISHED METAL LAP SIDING (COLOR 2)
14	ENGINEERED WOOD TRIM - 5 (1/2" COLOR 4)
15	ALUMINUM ENTRANCE SYSTEM
16	STOOP, SEE STRUCTURAL
17	ENGINEERED WOOD TRIM - 1 (1/4" COLOR 3)
18	ENGINEERED WOOD PANEL 1/2" TRIM (COLOR 4)
19	TRIM STONE VENDOR (FSN-1)
20	CHART STONE CAP
21	MECHANICAL VENT, SEE MECHANICAL
22	PRE-MANUFACTURED GABLE WALL LOUVER, 24" x 30"

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Revision Schedule		
Revision Number	Revision Description	Revision Date
REVISION 1		22 FEB 2024

KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRainerd, MINNESOTA

DATE	30 OCTOBER 2023
PROJECT	2315
A3.7	

GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	FREEZE TRIM, AND WINDOW WRAP TRIM
D. COLOR 4	PANCA, DOOR, AND COLUMN TRIM
E. COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES	
○	SHINGLE ROOFING, TYPICAL.
○	PREFINISHED METAL LAP SIDING 1 (COLOR 1).
○	NOT USED.
○	CONTINUOUS RIDGE VENT.
○	PREFINISHED METAL PANCA (COLOR 4), TYPICAL.
○	PREFINISHED SIDING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING.
○	ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
○	VINYL SHAKE SIDING (COLOR 5).
○	PREFINISHED METAL DOWNPOUT BY SPANBLOCK - COLOR TO MATCH ADJ. SIDING.
○	LIGHT FIXTURE, SEE ELECTRICAL.
○	VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
○	PREFINISHED METAL GUTTER (COLOR 4).
○	PREFINISHED METAL LAP SIDING (COLOR 2).
○	ENGINEERED WOOD TRIM - 5 1/2" (COLOR 4).
○	ALUMINUM ENTRANCE SYSTEM.
○	STOOP, SEE STRUCTURAL.
○	ENGINEERED WOOD TRIM - 1 1/4" (COLOR 3).
○	ENGINEERED WOOD PANEL, W/ TRIM (COLOR 4).
○	TOWN STONE VENDOR (JEN-1).
○	CHART STONE SILL.
○	UNIT, SEE MECHANICAL.
○	VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 1 1/4" (COLOR 3).
○	MECHANICAL VENT, SEE MECHANICAL.

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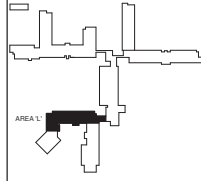
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect Under the Laws of the State of Minnesota.

EVAN LARSON
 DATE 30 OCTOBER 2023 REG. NO. 42552

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Revision Number	Revision Description	Revision Date

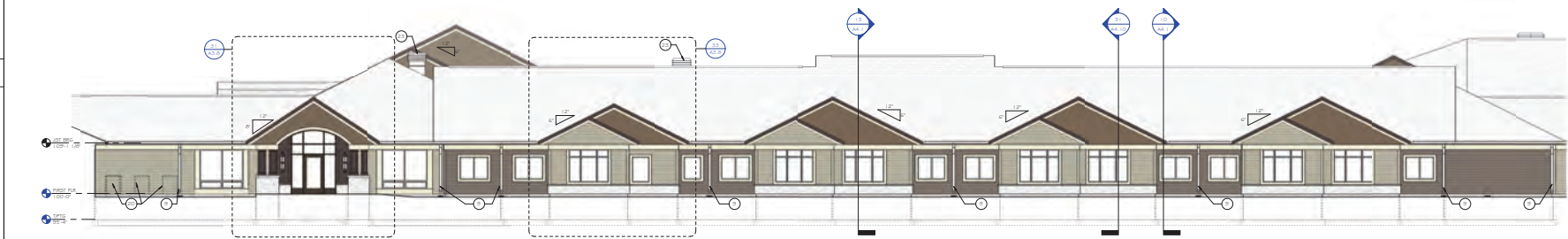
KEY PLAN



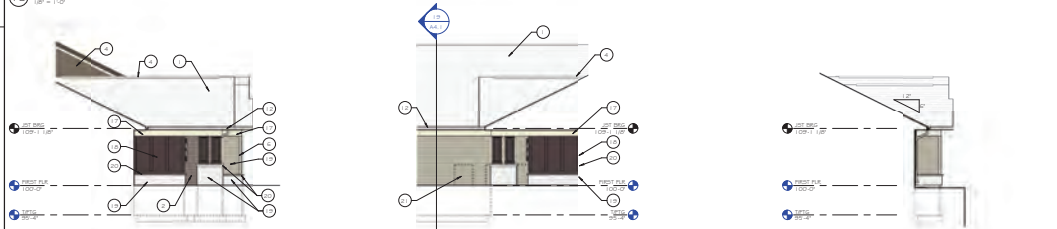
COUNTRY MANOR
 NEW FACILITY

BRAINERD, MINNESOTA

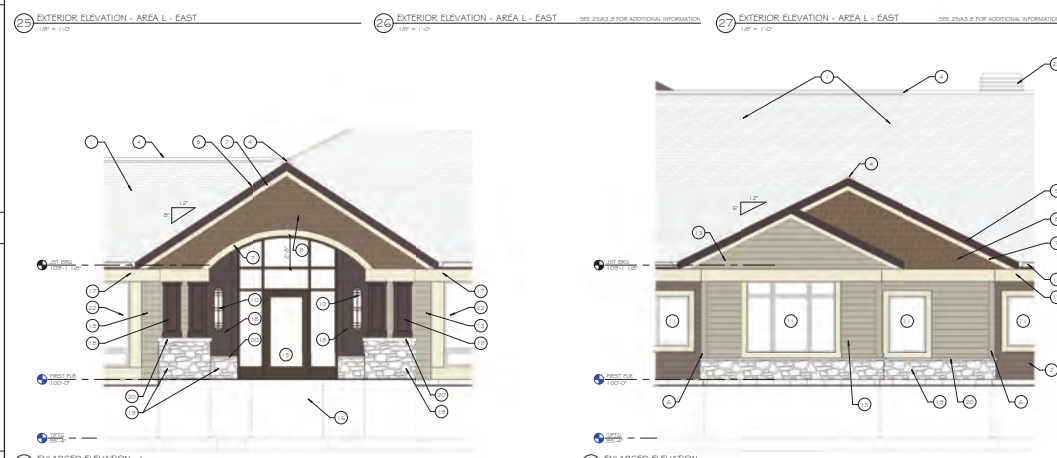
DATE	30 OCTOBER 2023
PROJECT	2315
A3.8	



13 EXTERIOR ELEVATION - AREA L - NORTH
 1/8\"/>



25 EXTERIOR ELEVATION - AREA L - EAST
 1/8\"/>



53 ENLARGED ELEVATION - L
 1/4\"/>

53 ENLARGED ELEVATION
 1/4\"/>

EXTERIOR ELEVATIONS - AREA L



DATE	30 OCTOBER 2023
PROJECT	2315
A3.9	

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: January 15th, 2025

RE: Planning Commission Submission Deadline Calendar

INTRODUCTION

Staff have drafted the 2025 Planning Commission Calendar for approval by the Planning Commission. Meeting dates in 2025 are not affected by Holidays. In addition to meeting dates, staff have included deadlines for applications and notice of hearings.

2025 PLANNING COMMISSION CALENDAR

MEETING DATE	APPLICATION DEADLINE BY 12:00PM	SEND NOH TO DISPATCH BY 3:00PM	PUBLISH DATE
1/15/25	12/30/24	12/31/24	1/4/25
2/19/25	2/3/25	2/5/25	2/8/25
3/19/25	3/3/25	3/5/25	3/8/25
4/16/25	3/31/25	4/2/25	4/5/25
5/21/25	5/5/25	5/7/25	5/10/25
6/18/25	6/2/25	6/4/25	6/7/25
7/16/25	6/30/25	7/2/25	7/5/25
8/20/25	8/4/25	8/6/25	8/9/25
9/17/25	8/29/25	9/3/25	9/6/25
10/15/25	9/29/25	10/1/25	10/4/25
11/19/25	11/3/25	11/5/25	11/8/25
12/17/25	12/1/25	12/3/25	12/6/25

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: January 15th, 2024

RE: Data Center Ordinance Memo

INTRODUCTION

At the October 7th City Council meeting, the Council directed staff to work on a crypto-mining ordinance after completion of the design standards ordinance. This was due to continuing concerns in the community and surrounding areas regarding data centers (crypto-mining facilities) and similar uses. Data center regulations are necessary to protect the public health, safety, and welfare and avoid unintended impacts on resources and adjacent uses.

A potential data center ordinance should provide a list of requirements in the allowed use section of the zoning code, and potentially require data centers to obtain a conditional use permit or interim use permit, and determine which zoning districts it should be allowed in.

PROPOSED ORDINANCE

The Planning Commission reviewed the proposed Data Center Ordinance at their December 18th meeting and received input from interested parties prior to discussing possible regulatory requirements. Upon review, the Planning Commission came to a consensus on potential regulations and directed staff to make changes to the proposed ordinance.

Commissioner Duval discussed adding potential language surrounding the requirement of data centers to purchase renewable energy. Staff have attached an e-mail from Public Utilities Director Evans that outlines Minnesota's renewable requirements and BPU's renewable energy purchasing plan. Director Evans will be available at the January 15th meeting to answer questions.

STAFF RECOMMENDATION

Staff are seeking further direction from the Planning Commission regarding the proposed ordinance regulations. Based on the discussion, staff may call a public hearing for the February 19th meeting.

**ORDINANCE
NO. 15XX**

**AN ORDINANCE AMENDING SECTIONS 515-6-2 RULES AND DEFINITIONS, 515-3
APPENDIX A TABLE OF USES, AND 515-3 ALLOWED USES OF THE ZONING
CODE, RELATING TO DATA CENTERS**

WHEREAS, a public hearing was held by the Planning Commission as required by the Zoning Code, on _____, 2025

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Brainerd, Minnesota, as follows:

SECTION ONE: Purpose

The purpose of this ordinance is to create land use regulations and provide a definition for data centers to protect the public health, safety, and welfare and avoid unintended impacts on resources and adjacent uses.

SECTION TWO: Section 515-6-2.C Definitions of Use, Standards and Terms are hereby amended as indicated, with the following added language underlined:

Data Center: A facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data. Data centers include commercial cryptocurrency mining facilities, AI centers, cloud storage, and other similar uses.

SECTION THREE: Section 515-3 Appendix A Table of Uses (Industrial and Utility Uses) is hereby amended with the following new underlined language added to the table:

ZONING DISTRICT	Section Reference	RL-1	RL-2	GL	CN-1	CN-2	TN-1	TN-2	TN-3	GC	CC	TC	MS	ME	GI	PSP	P
<u>Data centers, AI centers, cloud storage, and other similar uses.</u>	<u>515-3-XX</u>														C		

SECTION FOUR: Section 515-3 Allowed Uses is hereby amended with the following new language underlined and shall be added to Section 515-3 in alphabetical order with all other required numerical sections to change in descending order:

- A. Data Centers are not permitted to operate in the City of Brainerd unless explicitly approved by a **Conditional Use Permit**. Data Centers that are ancillary to another primary use are permitted if they:
1. Occupy no more than ten percent of the building footprint,

2. Are used to serve the enterprise functions of the on-site property owner and are not used to lease data storage and processing services to third parties.
3. Are not housed in a separate stand-alone structure on the parcel.

B. Location. No data center may be located within 500 feet of any dwelling unit or property zoned GL, CN-1, CN-2, TN-1, TN-2 as measured in a straight line without regard to intervening structures or objects from the data center's site footprint or outdoor mechanical equipment.

C. Noise. Commercial grade mechanical equipment and similar noise sources, including but not limited to generators and air heating or cooling equipment, shall comply with the requirements of MPCA noise rules (Minn. Rules Ch. 7030).

1. The Data Center shall be designed and built to incorporate sound mitigation methods to reduce sound levels emanating from the Data Center to adjacent residential structures within 1000 feet of the facility.
2. Prior to approval, a noise study shall be submitted by a third-party engineer demonstrating to the City that the operation of the data center will comply with MPCA noise rules.
 - a. The operator shall conduct a sound study performed by a third-party acoustic engineer to document baseline sound levels in the area of the proposed Data Center, including noise levels measured at the property line of the nearest property to the Data Center property that is planned or zoned for residential land uses, or other noise sensitive use as reasonably determined by the Zoning Administrator.
3. Upon operation of the Data Center, the operator must conduct an additional noise study, as measured at the property line of the nearest property to the Data Center or other noise sensitive use as reasonably determined by the Zoning Administrator.
4. The City may order an additional sound study once per year during peak operation of the Data Center mechanical equipment. The Data Center operator must provide the results of the noise study, conducted by a third-party engineer, to the City within 30 days of the request by the City.
5. Unless backup generators are supplying backup electrical supply during a power outage, backup generators may operate between the hours of 9:00 am and 5:00 pm, Monday through Friday, excluding holidays.
6. Upon request by City staff after issuance of a certificate of occupancy and commencement of the operation of the Data Center, the operator of a Data Center must provide a liaison between the hours of 8:00 am and 10:00 pm CST each day to respond to complaints about noise emanating from the Data Center.
 - a. Contact information shall be posted on the City of Brainerd website.
 - b. Upon operation of the Data Center, the City shall notify and provide contact information for the facility liaison to property owners within 500 feet of the facility.

D. Hazardous Waste. Prior to approval, the developer shall submit a hazardous waste plan for review by the Community Development Department, Public Works Department, Public Utilities Department, and Fire Department.

- a. Verification must be provided that all electronic waste generated by the operation will be handled by a licensed electronic waste recycling firm.

E. **Screening.** Outdoor equipment that serves the data center, including but not limited to mechanical equipment and generators, must not be located closer to a property line along a public street than the principal building and must be fully screened from view of adjacent public rights-of-way and properties.

F. **Energy Standards.** Cryptocurrency mining operations shall be required to develop or purchase sufficient new renewable energy to offset (XX) percent of the electricity consumed by the operation.

G. **Duration.** The duration of the Interim Use Permit granted to an applicant for a data center shall be five (5) years unless otherwise specified by City Council.

SECTION FIVE: This ordinance shall take effect and be in full force one week from and after its publication.

Adopted this _____ day of _____, 2025

MIKE O'DAY
President of the Council

Approved this _____ day of _____, 2025

DAVE BADEAUX
Mayor

ATTEST: _____
NICHOLAS W. BROYLES
City Administrator

Published: One Time – _____

From: [Chris Evans](#)
To: [James Kramvik](#)
Subject: Minnesota RES standard for REC ordinance language
Date: Thursday, January 2, 2025 1:50:58 PM

*** **Warning:** External sender, use extreme caution with attachments and links ***

James

Here are the numbers for renewable energy standards and the need for RECs to make up difference from supply portfolio.

Needs to address Minnesota carbon (CO₂) free requirement and Renewable Energy Standard (RES)

BPU is working with AES to meet/exceed goals proactively.

RES Implementation dates:

1 March 2023	20%
1 January 2025	25%
1 January 2031	55%

CO₂-free Implementation date:

2026	60%
2030	90%
2036	100%

BPU plan

Year	RES %	CO ₂ -free %
2023	20	
2024	20	
2025	25	
2026	25	
2027	25	
2028	25	
2029	25	
2030	25	60
2031	25	60
2032	25	60
2033	25	60
2034	25	60

2035 55 90
2036 55 100

Cooperatively Yours,

Christopher N. Evans

Public Utilities Director
218-829-8726 | Office
218-825-3220 | Direct



8027 Highland Scenic Rd | Brainerd, MN 56401

BPU.org

[Electricity](#) | [Water](#) | [Wastewater](#)

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3. Amortization schedule

- a. Following the adoption of these regulations, cannabis cultivators shall have a maximum of 12 months or no later than July 1, 2023, whichever occurs first, to apply for and receive approval of a Zoning Compliance Permit documenting compliance with Section 5.8.C.2. "Cultivation Energy Conservation" in order to continue operating.
- b. Cannabis cultivation that does not comply with Section 5.8.C.2. "Cultivation Energy Conservation" shall not be permitted to expand or enlarge the cultivation use, except in compliance with Section 5.8.C.2.

D) Cannabis Manufacturing.

1. Cannabis manufacturing is classified as an agricultural manufacturing and production use.

5.9 CEMETERIES**A) Applicability.**

1. No burial plot shall be located within 100 feet of any well, body of water, or agricultural land, nor shall any burial plot be located within a designated floodplain.
2. No burial plot, mausoleum, vault, crypt, or columbarium shall be located within 40 feet of any right-of-way. This requirement is not applicable in county-owned rights-of-way if the Public Works Director certifies that the full 40-foot setback will not be required for the construction of future county right-of-way improvements.

5.10 CRYPTOCURRENCY MINING

A) Applicability. Cryptocurrency mining operations shall be permitted in accordance with Section 2.4 "Permitted Use by District" with the following exception:

1. When a parcel is adjacent to a Residential district, excluding roads and other rights-of-way, or within 500 feet of a residential property boundary, the use shall be reviewed as a Special Exception in accordance with these regulations.

B) Performance Standards.

1. Cryptocurrency mining operations shall be required to develop or purchase sufficient new renewable energy to offset 100 percent of the electricity consumed by the operation. To meet this condition, the operation must be able to establish that their actions will introduce new renewable energy onto the electrical grid beyond what would have been developed otherwise.
2. Verification must be provided that all electronic waste generated by the operation will be handled by a DEQ-licensed electronic waste recycling firm.

5.11 DAYCARE, PRESCHOOL, AND SCHOOL (K-12) FACILITIES**A) Design Standards.**

1. Drop-off and pick-up areas must be designated on a site plan submitted with the Zoning Compliance Permit at a ratio of one area per 150 students.
2. All outdoor play and recreation areas shall be located in the side

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: January 15th, 2025

RE: Planning Commission Itinerary Update

INTRODUCTION

This itinerary is meant to provide an organization of topics and ordinances for the Planning Commission and the Community Development Department to review in the next year. The new City of Brainerd Zoning Code was adopted in July of 2022 and there were sections of the new Zoning Code that were planned for future review from the Planning Commission after adoption.

CODE SECTIONS TO REVIEW

- 1) ~~Cannabis Dispensaries~~ — In August of 2023, the State of Minnesota enacted legalization of cannabis and cannabinoid substances in the state. The Statute allows for local controls over cannabis in Subsection 342.13 which is limited to the time, place, and manner of operation of a cannabis business. Additionally, municipalities will be responsible for licensing. The State's new cannabis regulatory agency is not expecting to release any state licenses until January 1, 2025. By 2025, Brainerd will need to establish zoning regulations and use conditions related to cannabis or cannabinoid products. **(Complete)**
- 2) ~~City Code Section 1400 and 1405 Tree Disease & Trees in ROW~~ — Community Development Staff is drafting an updated tree ordinance and policy as directed by City Council. Language in the new ordinance will clearly state that the City is responsible for the removal of trees in the right-of-way. In addition to boulevard trees, staff will begin to work on an Emerald Ash Borer tree policy and draft language to require the diversification of trees based on the Tree Inventory collected by the City. **(Complete)**
- 3) ~~Vacant Building Registry~~ — Community Development Staff has received numerous complaints about vacant homes with property maintenance issues and houses that have sustained extensive fire damage. Vacant and fire damaged structures can often take years of fines for noncompliance before the property goes into tax forfeiture. Other times, next of kin may inherit a house and not know what to do with the property. In other instances, someone may purchase a blighted property with hopes of fixing the structure, but the project becomes too large to complete. In all these cases, the house remains in a substandard state. Staff reached out the City of Minneapolis to understand their vacant registry program. A property that is vacant with property maintenance issues is charged \$7,000 per year to be placed on the registry. The homeowner is allowed to fix the issues over a period of six months to negate the fees. Staff is recommending the City of Brainerd

~~institute a similar program and add it to the City Code. While this potential code will not fix all issues, it may push some homeowners to make a final decision to fix or sell their properties. (Complete)~~

- 4) ~~**Garage Requirements for Residential Housing Units** – The Zoning Code requires garages and storage space for residential buildings with one to four units in all residential zoning districts. The garage requirement was discussed at great length during the Zoning Code update that was completed in 2022. Commission members voiced concerns about the outdoor storage of lawn mowers, tools, snow blowers, toys, etc. and the increasing problem in the City. Multiple contractors and developers have stated that required garages impact affordable housing and rent prices and are often used only for storage by tenants and in turn creates additional off-street parking issues. The Planning Commission recommended that two to four unit buildings should have no requirement. Single family homes would be required to either have a garage or 10x12 shed. The Commission directed staff to bring a proposed ordinance back to the next meeting for review. (Complete)~~
- 5) **Section 515-4-2 Building Design Standards** – Staff recommends review of the building design standards for all residential construction in the City of Brainerd. New language is needed for better conformity of building materials and design in existing neighborhoods **(In Progress)**.
- 6) **Mixed Use Development in the CC District** – Staff recommends review of the allowed use section of the Commercial Corridor District with the potential of allowing mixed-use buildings similar to the requirements in the Main Street District in which residential units are prohibited on the first floor **(In Progress)**.
- 7) **Crypto Mining/ Data Centers/ AI Centers** – Staff recommend consideration of a separate zoning classification for crypto mining, data centers, AI centers, and similar uses. Currently, these uses are considered manufacturing and storage and warehousing which are permitted in the General Industrial District. Creating its own designation as an Interim Use allows the City to place standards and conditions on the use to further protect neighboring properties from new facilities or expansion **(In Progress)**.
- 8) **Comprehensive Plan Update** – The last update to the comprehensive plan was in 2019 and in 2021 the City Council approved a proposed Comprehensive Plan amendment to include the revised Future Land Use Map. The process of updating the Comprehensive Plan was an extensive process undertaken by the City Staff, City Council, Planning Commission, the Steering Committee, and the Planning Team. The City should consider reviewing the comprehensive plan every five years to ensure all of the goals and objectives listed in the plan are still relevant for the City of Brainerd. City Council approved \$28,000 to update the comprehensive plan in 2025.
 - a. The Comprehensive Plan is a leading policy tool that provides a series of steps to help achieve a shared community vision. This plan will help citizens and local leaders work together more efficiently to guide future growth and development within the city. The plan represents a shared vision for the future and a strategic map to reach that vision. The plan provides broad recommendations to guide and manage growth and development. These broad recommendations come in the form of goals and policies that express the city’s aspiration for the future.

- 9) **Industrial Off Street Parking Requirements** – Staff approached the Planning Commission about easing the pavement requirements in the General Industrial (GI) Zoning District. Currently all new driveways and parking areas in Brainerd must consist of concrete, asphalt, or pavers. Industrial zoned properties in Brainerd have significant amounts of existing Class 5 parking surfaces. Additions to existing Class 5 parking surfaces would require the property owner to construct the addition with an improved surface consisting of concrete, asphalt, or pavers. Staff would like the Planning Commission to review options for off-street parking areas in Industrial Zoned properties, specifically for additions, service drives/ turnarounds, and areas in the rear yard.
- 10) **Allowed Use Table** – The Allowed-Use-Table was constructed as part of the 2022 Zoning Code update. Staff have worked with the new Code for two years and have come across instances where the table may be missing a use in a particular zoning district or where the use classification may be too stringent. Staff recommend a thorough review of the Allowed-Use-Table to ease the burden on new development and businesses.
- 11) **Solar Arrays** – Brainerd Public Utilities have installed a solar array at Brainerd Airport and are currently working on construction of another solar array behind the BPU wastewater facility in Baxter. BPU is interested in adding additional solar arrays and has been looking at property in the City of Limits of Brainerd. Staff consider individual solar panels as accessory structures. However, code and an addition to the use table would be needed for the construction of a solar array in Brainerd.
- 12) **Manufactured Home Overlay District: Section 515-2-20** - Manufactured Home Overlay District (MH-O) was partially reviewed and amended by Swanson Haskamp Consulting but will still need additional review by staff and the Planning Commission.
- 13) **Sound Requirements** – Currently, most regulations in the zoning code rely on MPCA standards for sound. CUP's have the ability to add barriers to mitigate affects to neighboring properties.