

STAFF REPORT

DATE: 11/14/22

REGULAR

ITEM#: 4b – PUBLIC HEARING

MOTION

TO: Planning Commission

FROM: Ben Hetzel, Lake Elmo City Planner

AGENDA ITEM: 8243 Demontreville Trail N Conditional Use Permit

INTRODUCTION:

The Jesuit Retreat House recently submitted a conditional use permit application to amend an existing conditional use permit to allow the construction of a 10 person guest house at 8243 Demontreville Trail N (PID 0402921340004) with a building footprint of 5,555 square feet. Each guest room will have a full bathroom and the guest house is proposed directly northeast of the existing main building. The existing main building houses a dining room, kitchen, chapel, offices and meeting space. The applicant has indicated that the long term goal is to complete the proposed guest house and renovate existing guest homes to decrease the number of guest rooms and increase the number of toilets. As per the applicant, the additional guest house will not increase the capacity of the site long term. Some rooms in existing guest houses will be eliminated, then accounted for in the new guest house.

History

The Jesuit Retreat House property is located on the eastern shore of Lake Demontreville, and the Retreat House owns approximately 103.3 acres that house various facilities. The property is used as a retreat center for men and provides activities such as religious services, counseling, and meals. The use for the property is considered a religious institution.

<u>Religious Institutions</u> means establishments that are intended to primarily provide meeting areas for religious activities. Accessory uses include Sunday school facilities, parking, caretaker's housing, and group living facilities such as convents. Examples include churches, temples, synagogues, and mosques.

Resolution No. 2011-018 was granted by the City on May 3, 2011 approving a conditional use permit amendment to allow the construction of an earth-sheltered maintenance shop and greenhouse. Prior to 2011, City staff determined that the use predated the City's zoning ordinance at the time and any expansion would require a conditional use permit in order to be permitted onsite. It was determined that the proper procedure would be to review any expansion or alterations on the site as though a conditional use permit was previously granted, therefore the applicant was granted a conditional use permit amendment. The site was found to have a maximum capacity of 73 men based upon the number of rooms available at the time.

ISSUE BEFORE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing, review, and make a recommendation on the requests to approve a conditional use permit amendment to construct a 10 person guest house.

REQUEST DETAILS/ANALYSIS:

Applicants: Jesuit Retreat House

Property Owner: Jesuit Retreat House

Location: 8243 Demontreville Trail N

Request: Conditional Use Permit amendment for the construction of a 10

person guest house.

Site Area: Subject Parcel is 9.6 Acres. Jesuit Retreat House Owns 103.3

total acres.

Existing Land Use: Large commercial building under construction

Existing Zoning: Public Facilities
Surrounding: Public Facilities
Comprehensive Plan: Institutional

Deadline for Action: Application Complete -10/26/22

60 Day Deadline – 12/26/22

Extension Letter – NA

Regulations: Article XVI Public and Semi-Public Districts

Article XIX Shoreland Management Overlay District

Religious Institutions

According to Article XVI Public and Semi-Public Districts of the Lake Elmo City code, a religious institution shall be evaluated based on the standards and criteria set forth in LEC 105.12.290 for conditional use permits and provided that the specific use standards below are met.

- a) Direct access is provided to a public street classified by the comprehensive plan as a major collector or arterial. *Demontreville Trail N is classified as a major collector street in the 2040 Comprehensive Plan.*
- b) No use may exceed 235 gallons of wastewater generation per day per net acre of land. The maximum allowable wastewater amount generated is 24,275.5 gallons per day. The site currently generates 1,714 gallons per day. An additional guest house will not increase the generated wastewater to the maximum amount. The guest capacity is not intended to increase long term.
- c) No on-site sewer system shall be designed to handle more than 5,000 gallons per day. The proposal indicates that the future guest house will be connected to an existing inactive sewage system known as Keegan System 2. Keegan System 2 has been inactive since 2016. The applicant has indicated that there are a total of four existing sewer systems onsite and none of them exceed 5,000 gallons per day.

- d) Exterior athletic fields shall not include spectator seating, public address facilities or lighting. *There are no existing or proposed athletic fields on this site.*
- e) No freestanding broadcast or telecast antennas are permitted. No broadcast dish or antenna shall extend more than six feet above or beyond the principal structure. *There are no existing or proposed broadcast or telecast antennas on this site.*

Onsite Sewage Treatment Systems

The applicant has indicated that there are four individual septic systems onsite with the following capacities. City staff recommends receiving written confirmation from the sewage treatment system permitting authority the existing system is functional and sized appropriately for the proposed guest house.

1) Manresa System: 450 gallons/day

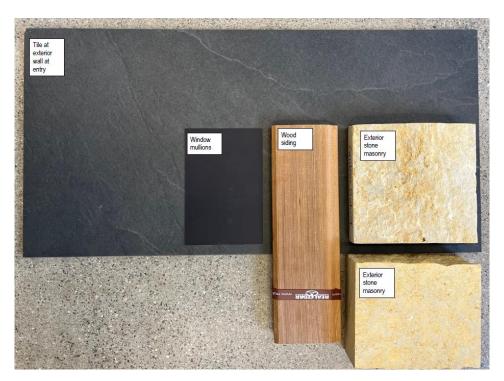
2) Regis System: 1,500 gallons/day

3) Keegan System 1: 2,100 gallons/day

4) Keegan System 2: 1,225 gallons/day

Primary Exterior Surfacing

Exterior surfacing of structures shall be limited to natural brick, stone, or glass within the Public and Semi Public districts according to City code. Primary exterior surface is defined as not less than 70 percent of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. The exterior of the proposed guest house was designed in manner to match the exterior of the existing main building, which is primarily made up natural brick. The proposed building materials are shown below.



Parking

Religious institutions require one space for each permanent and temporary four seats based on the design capacity of the main assembly hall. Additional parking has not been proposed as this proposal does not involve an increase to the capacity of a main assembly hall. The capacity of guests onsite is not increasing long term.

Guest Room Count

Currently, there are six buildings on the property that contain guest rooms. There would be a total of seven upon completion of the proposed guest house. Below shows the current room counts per existing building and post room counts once the new guest house is completed and old guest house renovations are completed.

Building Name	Current	After Renovations
	Room Count	
Manresa	18	16
Regis	17	14
Campion	13	10
Loyola	11	10
Bellarmine	8	7
Xavier	5	6
Total	72	63

+10 rooms for the new guest house, the total would be <u>73 guest rooms</u> upon completing existing guest house renovations and new guest house.

REVIEW COMMENTS

City Engineer

The City should consider the potential impacts to the facility's private wastewater drain field system. It is therefore recommended that the city obtain from the applicant written documentation from the drainfield permitting authority that no expansion is necessary.

Fire Department (Memo dated 10/31/22)

- 1. Roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- 2. An approved signage and marking plan shall be determined for all No Parking and Fire Lane Access.
- 3. Fire hydrants shall be provided in approved locations.
- 4. Building address numbers and name shall be plainly visible from the street fronting the property.
- 5. A Fire Department lock box is required for emergency access to the building at an approved location.
- 6. The fire sprinkler system shall be installed compliantly with code.
- 7. Fire department sprinkler connection locations to be approved prior to install.
- 8. The fire alarm system shall be installed compliantly.
- 9. The sprinkler system shall be property monitored.
- 10. Install emergency egress illumination in the means of egress.
- 11. Install compliant exit signage.

- 12. Install dry chemical fire extinguishers certified for service and tagged as required.
- 13. Rooms containing controls for air conditioning systems, roof access, elevator equipment, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department.

Landscape Architect (Memo dated 10/31/22)

- 1. The applicant has demonstrated that a mitigation for a tree preservation plan is not needed as the overall site is wooded beyond those surveyed on the plan, thus does not exceed to 30% removal and replacement threshold.
- 2. A landscape plan has been submitted but does not meet all code requirements.

RECCOMMENDED CONDITIONAL USE FINDINGS

Conditional use means a land use or development as defined by ordinance that would not be appropriate generally but may be allowed with appropriate restrictions as provided by official controls only upon a finding that all of the following provisions are met. Staff recommends the following findings:

- 1. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. The proposed use will not endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the City. The existing use has been onsite for over 70 years. An additional guest house is consistent with the continued use.
- 2. The use or development conforms to the City of Lake Elmo Comprehensive Plan. *The site is already zoned in conformance with the comprehensive plan.*
- 3. The use or development is compatible with the existing neighborhood. The proposed use is compatible with the existing neighborhood. Surrounding parcels are owned by the Jesuit Retreat House or used for similar religious purposes.
- 4. The proposed use meets all specific development standards for such use listed in the Zoning Code. The use meets all the specific development standards for a religious institution set forth in LEC 105.12.970(b)(2).
- 5. If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Article XIX (Shoreland Management) and Title 100 (Flood Plain Management). The proposed use is within a Shoreland Management District and meets all the specific standards in Article XIX.
- 6. The proposed use will be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. *The design of the proposed structure is intended to match the appearance and character of the existing nearby main building.*
- 7. The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures. *The use is not hazardous and will not create a nuisance.*

- 8. The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use. The proposed use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage structures, and refuse disposal. The proposed structure will be served by a private well and sewer system.
- 9. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. *The proposed use will not create excessive additional requirements at a public cost.*
- 10. The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

 The proposed structure is for an existing established use that will not produce excessive traffic, noise, fumes, glare, or odors.
- 11. Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. The proposed structure will not create traffic congestion or interfere with traffic on surrounding public thoroughfares. The main access point onto Demontreville Trail N is approximately 0.3 miles away along a private driveway. The long driveway reduces the chances for traffic congestion on public thoroughfares.
- 12. The proposed use will not result in the destruction, loss, or damage of a natural or scenic feature of major importance. The use will not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

FISCAL IMPACT:

None

RECOMMENDED CONDITIONS OF APPROVAL:

- 1. The applicant must obtain all other necessary City, State, and other governing body permits and approvals prior to the commencement of any construction activity onsite.
- 2. All recommendations in the Landscape Architect's memorandum dated 10/31/22 shall be met prior to any construction activity.
- 3. All conditions in the Fire Chief's memorandum dated 10/31/22 must be met prior to any construction activity.
- 4. The applicant shall provide the City written documentation from the sewage treatment system permitting authority that the existing drainfield is functional and sized appropriately for the proposed guest house prior to any construction activity.
- 5. The maximum guest capacity shall be limited to 73 individuals. Any increase in the maximum number of guest shall require approval from the City of Lake Elmo.
- 6. If the applicant has not taken action toward starting the guest house or if substantial construction of the guest house has not taken place within 12 months of the City's approval of the conditional use permit, the CUP approval shall become void. The applicant may request City Council approval of a time extension to start or implement the conditional use permit.

PUBLIC COMMENT:

A public hearing notice was sent to surrounding property owners on November 2, 2022 and published in the Stillwater Gazette on November 4, 2022. Staff has received any public comments at this time.

OPTIONS:

The Planning Commission may:

- Recommend approval of the requests.
- Recommend approval of the requests with conditions.
- Recommend denial of the requests, citing findings of fact for denial.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the conditional use permit amendment to construct a 10 person guest house at 8243 Demtreville Trail N.

"Motion to recommend approval of the request from the Jesuit Retreat House to amend a conditional use permit to allow the construction of a 10 person guest house at 8243 Demontreville Trail N."

ATTACHMENTS:

- 1) Land Use Applications
- 2) Written Statements
- 3) Location Map
- 4) Plan Set
- 5) Exterior Building Material Picture
- 6) Existing main building picture
- 7) City Engineer Email Dated October 21, 2022
- 8) Fire Department Memo dated October 31, 2022
- 9) Landscape Architect Memo dated October 31, 2022

Date Received:_	
Received By:	
Permit#:	



651-747-3900 3880 LaverneAvenue North Lake Elmo, MN55042

> Ben Hetzel bhetzel@lakeelmo.org

LAND USE APPLICATION

☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal
☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan
☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan ☐ Wireless Communications
Applicant: Demontreville Jesuit Retreat House: Fr. Tom Lawler
Address: 8243 Demontreville Trail N.
Phone # 651-777-1311 Email Address: tlawler@jesuits.org
Property Owner: _Demontreville Jesuit Retreat House: Fr. Tom Lawler
Address: 8243 Demontreville Trail N.
Phone # <u>651-777-1311</u>
Email Address: tlawler@jesuits.org
Property Address: 8243 Demontreville Trail N. PID#: 04.029.21.34.0001, 0002, 0003, 0004
Detailed Reason forRequest: _ The Demontreville Jesuit Retreat House is requesting an amendment to the existing
Conditional Use Permit in order to construct a new 10 unit retreat guest house on the property. The intent is to
maintain the existing number of retreat guests who attend the property and the number of rooms. Once this structure is
complete, renovations in the existing homes will start to reduce the number of retreat guest rooms to improve the guest
experience by reducing the number of rooms and adding addition toilet/shower facilities in each building.
*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:
As we understand the Municipal Code, no variances will be required to complete this work.
***See attached Narrative for non-checked items
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.
Signature of property owner: Date: 10/14/2022 Date: 10/14/2022
Signature of property owner: Ton Lander, St. Date: 10/14/2022



PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

October 26, 2022

City of Lake Elmo RE: Demontreville Jesuit Retreat House: A New Retreatant House 8243 Demontreville Trail N. Lake Elmo, MN 55042-9546

To City Planning Staff

2a: Contact Information:

Owner:

Fr. Tom Lawler
DeMontreville Jesuit Retreat House
8243 Demontreville Trail N
Lake Elmo, MN 55402
tlawler@jesuits.org
651-777-1311

Architect:

LEO A DALY
Michael Nelson
730 Second Avenue South
Ste. 1300
Minneapolis, MN 55402
Mrnelson@leoadaly.com
612-341-9521 d 612-414-4570 c

Civil Engineer, Surveyor & Landscaping:

Loucks Associates
Jon Knutson, EIT
73200 Hemlock Ln N #300
Maple Grove, MN 55369
JKnutson@louckinc.com
763-496-6757

Mechanical, Electrical, Plumbing & Structural Engineering:

Paulson & Clark Engineering John Paul Gille (Representative) 2352 E. County Road J White Bear Lake, MN 55110 651-407-6056, ext. 207 jpgille@paulsonclark.com

LEO A DALY 730 Second Avenue South Suite 1300 Minneapolis, MN 55402-2406 612.338.8741

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2b: Site Data: Demontreville Jesuit Retreat House 8243 Demontreville Trail N. Lake Elmo, 55042-9546

Parcels that constitute the overall site:

04.029.21.24.0002: 3.630 Acres

PT OF SE1/4 OF NW 1/4 BEG AT SE CRN SD 1/4 1/4 THEN N ALONG E LINE THEREOF 270.1 FT THEN DEFLECT TO L AT ANG 83 DEG. 46' & W'LY 493 FT TO INTERSECT WITH CENT LINE CO RD 13 THEN SW'LY ALONG SD CENT LINE CO RD 13 FOR 330 FT M/L TO INTERSECT WITH S LINE SD 1/4 1/4 THEN E ALONG SD S LINE 615FT TO PT BEG SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.31.0001: 29.140 Acres

GOV LOT 3 & 4 & W1/2 OF SE1/4 EXC S 30.06AC BEING S 688 FT OF BOTH SD LOT 4 & W1/2 OF SE1/4 SD SEC ALSO EXC PT GOV LOT 4 CONT 4.8 AC & ALSO EXC PT GOV LOT 3 7.77 AC DESC IN BK 131 OF DEEDS PG 437 SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.31.0002: 6.590 Acres

PT OF GOV LOT 3 BEG AT THE INTERSECTION OF THE WEST LINE OF SD GOV LOT 3 & S'LY LINE OF WASH CO HWY C & RUN ELY ALONG SD SLY LINE OF SD HWY 169.5 FT THENCE S 56 DEG. EAST 105.3 FT THENCE S 69 DEG 30' E 291 FT THENCE S 50DEG E 80.8 FT THENCE S 37 DEG. 30' E 384 FT THENCE SOUTH 58 DEG W 203.54 FT THENCE SOUTH 76 DEG. W 240 FT M/L TO SHORE OF LAKE DEMONTREVILLE THENCE WLY ALONG SD SHORE OF LAKE DEMONTREVILLE TO WLY LINE OF SD GOV LOT 3 THENCE NLY ALONG SD WLY LINE OF SD GOV LOT 3 TO PT OF BEG SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.32.0003: 1.440 Acres

LOT A SUBDIVISIONCD 37680 SUBDIVISIONNAME RLS #91

04.029.21.34.0004: 9.635 Acres: Parcel project is located on
ALL THAT PART OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 29
NORTH, RANGE 21 WEST, LYING NORTH OF THE FOLLOWING DESCRIBED
LINE: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER (SW ¼ - SE ¼) OF SAID SECTION 4,
SAID POINT BEING 688 FEET NORTH OF THE SOUTH LINE OF SECTION 4;
THENCE RUNNING WEST AND PARALLEL WITH THE SOUTH LINE OF
SECTION 4, A DISTANCE OF 1354.5 FEET TO AN IRON PIPE MONUMENT;
THENCE CONTINUING WEST ALONG SAID PARALLEL LINE TO THE SHORE

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OF LAKE DEMONTREVILLE. SUBJECT TO ANY RIGHT-OF-WAY DESCRIBED IN BOOK 60 OF DEEDS, PAGE 196, AND IN BOOK 72 OF DEEDS, PAGE 80, AND IN BOOK 139 OF DEEDS, PAGE 116. ALSO, ANY INTEREST IN AND TO THE LAND AND RIGHT-OF-WAY DESCRIBED IN THAT CERTAIN 99 YEAR LEASE RECORDED NOVEMBER 10, 1938 WITH THE REGISTER OF DEEDS IN BOOK T OF BONDS, PAGE 421. SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.42.0001: 57.949 Acres
W1/2-SE1/4 EXC S 688 FT THEREOF & EXC 04.029.21.43.0001 SECTION 04
TOWNSHIP 029 RANGE 021

04.029.21.44.0014: 1.540 Acres
SUBDIVISIONNAME SPRINGBORN'S GREEN ACRES 2ND ADD LOT 4 BLOCK 1
SUBDIVISIONCD 37740

2c: Site History: The site has been home to the Demontreville Jesuit Retreat House for the past 70 years and it is intended to maintain that function for the foreseeable future. Previous to the Retreat House, the property was private family property. The site fronts Lake Demontreville and consists of several structures that support the purpose of the Retreat House, including guest houses, the main building which houses a dining room & kitchen, chapel, offices and other meeting spaces. The building being proposed for this project is a new guest home across from the main building and will hold 10 guest rooms, each with a full bathroom. This is the first step in a longer-term project for the site to renovate the existing guest homes to decrease the number of guest rooms and increase the number of toilets so it is closer to 1 to 1, which has been a consistent request of guests attending retreats on the site and increase ADA accessibility.

2c: LEO A DALY had one phone/video call with Ben Hetzel on October 03, 2022 to introduce the project to the city.

- LEO A DALY had 3 emails with city planning staff on 10/03, 10/12, and 10/13
- 2d. The use is consistent with the existing function of the property and is designed to allow the Retreat House to begin work in the other guest home which will be submitted under separate cover.
- 2d. Traffic will not change due to this project. Adjacent natural areas will not be impacted by this project, and adjacent properties will not be impacted by this project as it is located at the center of the property, well away from property boundaries.
- 2d. The number of attendees, employees, hours of operation will not change.

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2d. The current development schedule is to begin construction in the spring of 2023 and conclude construction either late 2023 or early 2024. Commencement of construction will depend on project funding.

2e.i: As the project is being added to support the existing function of the site, with no increase in traffic or employees, it is believed that the project will not be detrimental to, or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the City.

2e.ii: This project conforms to the City of Lake Elmo Comprehensive Plan.

2e.iii: The use of the property is consistent with and compatible with the existing neighborhood.

2e.iv: The proposed project meets all specific development standards for such use listed in Article 7 of the Zoning Code.

2e.v: It is understood that this project is not in a flood plain or shoreland area.

2e.vi: The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

2e.vii: The proposed use will not be hazardous or create a nuisance as defined by the zoning code to existing or future neighboring structures.

2e.viii: The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.

2e.ix: The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

2e.x: The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

2e.xi: Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

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2e.xii: The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.

CUP Application Packet Comments:

Items not checked off are not included in the scope of this project

- Survey: Project site is located centrally to the site and more than 200' from any property boundary so no existing property boundaries area represented on the survey completed for this scope of work. To this same point, set backs are not indicated on these plans.
- Project site area is not located adjacent to a Public Right-of-Way, and the current interface with the Public Right-of-Way is not included in this scope of work.
- No new drain field is needed for this project
- Site boundary is existing and is not being modified for this scope of work.
- There are no bluffs
- Parking is not changing and the required number of spaces is not changing due to this scope of work and is not represented on the Survey.

Submitted Questions from email dated 10/17/22

Maximum Capacity: Temporarily the site will have added capacity. This is the first step needed to renovate existing guest rooms. Once this building is complete, renovations to the other guest rooms will commence, which will bring the room capacity back down to its current level. Beyond the guest rooms, there are other constraints that will constrain occupant growth including size of chapel and size of dining room, which are all sized to accommodate the current capacity.

Septic System: as the intent is to maintain current site capacities, the capacity of the existing drain field does not need to increase. The septic system on site consists of 4 separate drain field systems, none of which exceed 5000 GPD.

Manresa System: 450 GPDRegis System: 1,500 GPDKeegan System 1: 2,100 GPD

- Keegan System 2: 1,225 GPD (system being utilized for this project)

The section of the septic system that is closest to the new project (Keegan System 2) has not been used since 2016 as other sections of the system could accommodate the flows.

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Required Standards for Religious Institutions:

- Access to the site has not changed due to this project. The site has direct access to Demontreville Trail N. which is noted as a Major Collector in the comprehensive plan, which is then connected to Highway 36, a Principal Arterial.
- 2. Wastewater Generation: To the standard of no more than 235 gallons per day per net acre of land, as the site is 103.3 acres, the allowable wastewater amount would be 23,275.5 GPD. The site generates an estimated 1,714 GDP based on water meter calculations.
- 3. On site sewer system: Site has 4 separate systems, designed capacities noted in previous section.
- 4. There are no exterior athletic fields part of this project or are existing on site.
- 5. No freestanding broadcast or telecast antennas are part of this project. No additional broadcast dish or antenna are part of this project.

Sincerely,

LEO A DALY

Michael R. Nelson, AIA, NCARB, LEED AP

Hellen

Senior Project Manager

mrnelson@leoadaly.com

Phone: 651-777-1311 E-mail: hello@demontrevilleretreat.com

Mayor and City Council Members City of Lake Elmo 3880 Laverne Avenue North Suite #100 Lake Elmo, Minnesota 55042

September 28, 2022

Dear Mr Mayor, and City Council members,

Greetings from Demontreville Jesuit Retreat House. I write to inform you that Demontreville Jesuit Retreat House is currently in the fund-raising phase of a project to add a building to our campus, and to do renovations of some of our existing buildings.

As you may know, we are a Catholic retreat house founded by the Jesuits (Society of Jesus) in 1948. We are located on the former Michael Waldorf estate on Lake DeMontreville. For 47 weekends of the year, we offer silent, spiritual renewal retreats for men from all over the metro region and beyond. Each weekend is led by a Jesuit priest using the *Spiritual Exercises* of St. Ignatius of Loyola. The weekend retreats include conferences, personal and communal prayer, and individual spiritual direction.

We are excited to begin a fund-raising campaign for the project to celebrate our 75th anniversary in 2023. The project will involve construction of one building with ten bedrooms on one floor. Each room will have a private bathroom. We hope to begin construction some time in 2023, if possible.

Following the construction, over the course of several years, we will renovate and upgrade the six existing houses where the men stay overnight. These houses were built in the 1920's and are in need of upgrades (plumbing, electrical, mechanical) and improvements. We will turn some bedrooms into bathrooms and showers. When the project is complete, we will maintain our current capacity of 72 guests. We are working with an architectural firm, Leo A. Daly. They will contact the Planning Department to begin conversations about the plans. We look forward to working with City officials on this project.

Thank you for your good service to the community.

Fr Tom Lawler, S.J.

Fr. Tom Lander. Sq.

Director

October 18, 2022

To Whom It May Concern:

We, the Board of Directors of Jesuit Retreat House, a Minnesota Non-Profit Corporation started in 1948, hereby resolve to allow Fr. Thomas Lawler to act as Fee Title Holder in the matter of the application to the City of Lake Elmo Planning Commission.

Sincerely,

Timothy R. Lannon Patrick McCorkell Robert J. Kroll William Murphy Thomas Lawler

(digital signatures were received through e-mail)

Members of the Board of Directors Jesuit Retreat House

Demontreville Room capacity during construction and renovations - REVISED

Current room	count:	After renovation:
Manresa	18	16
Regis	17	14
Campion	13	10
Loyola	11	10
Bellarmine	8	7
Xavier	5	6
Total	72	Total 63

^{+ 10} bedrooms in new building --- Final Total = 73

New Building will have 10 rooms. After new building is open, and <u>before</u> renovations of older buildings, the total capacity will be 82 rooms (72 + 10)

Possible schedules during renovation period (3 years):

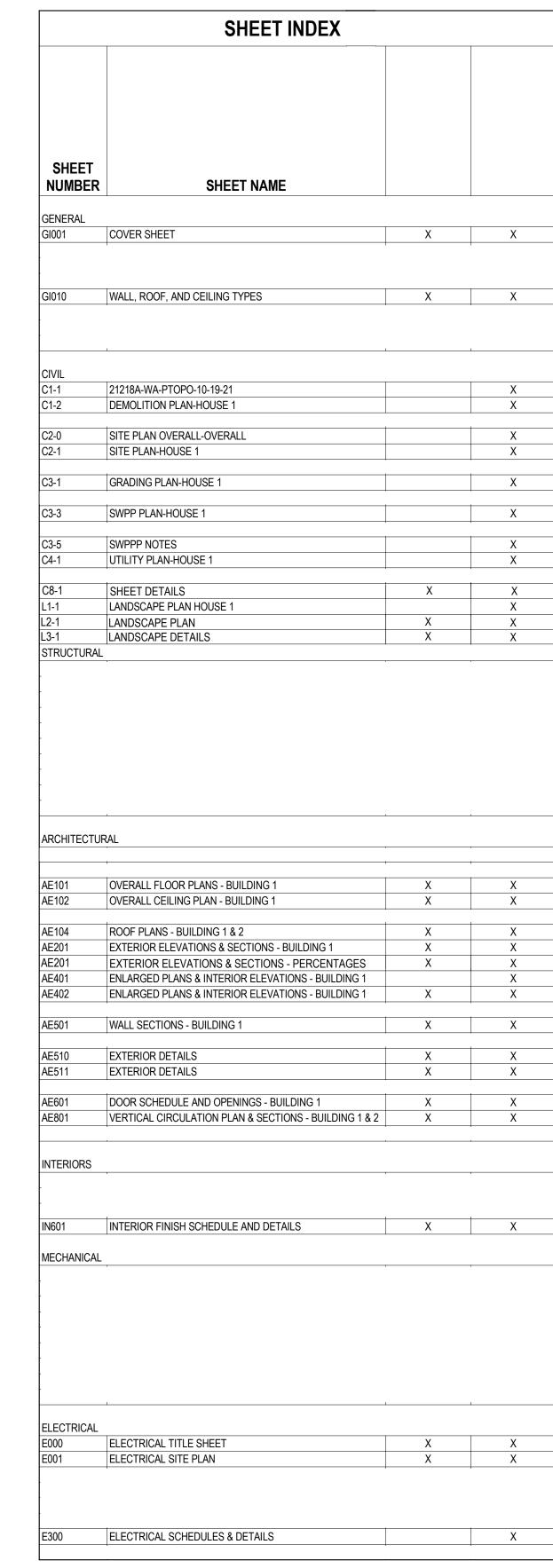
Scenario 1: start with 82 rooms

First close Xavier: we lose 5 rooms (= 77)	then gain 6 back (= 83)
Then close Bellarmine, we lose 8 (= 75)	then gain 7 (= 82)
Then close Loyola. Lose 11 (= 71)	then gain 10 (= 81)
Then close Campion. Lose 13 (= 68)	then gain 10 (= 78)
Close Regis, Lose 17 (= 61)	then gain 14 (= 75)
Close Manresa, Lose 18 (= 57)	then gain $16 (= 73)$

Scenario 2 start with 82 rooms

Frist close Manresa: we lose 18 rooms (= 64)	then gain 16 back (= 80)
Then, close Regis, we lose 17 (= 63)	then gain 14 (= 77)
Then, close Campion, lose 13 (= 64)	then gain 10 (= 74)
Then, close Loyola, lose 11 (= 63)	then gain 10 (= 73)
Then close Bellarmine. Lose 8 (= 65)	then gain 7 (=72)
Then close Xavier. Lose 5 (= 67)	then gain 6 (= 73)







Demontreville Jesuit Retreat

8243 Demontreville Trail N Lake Elmo, MN 55042

Demontreville Jesuit Retreat

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PROJECT NO. 023-10341-000

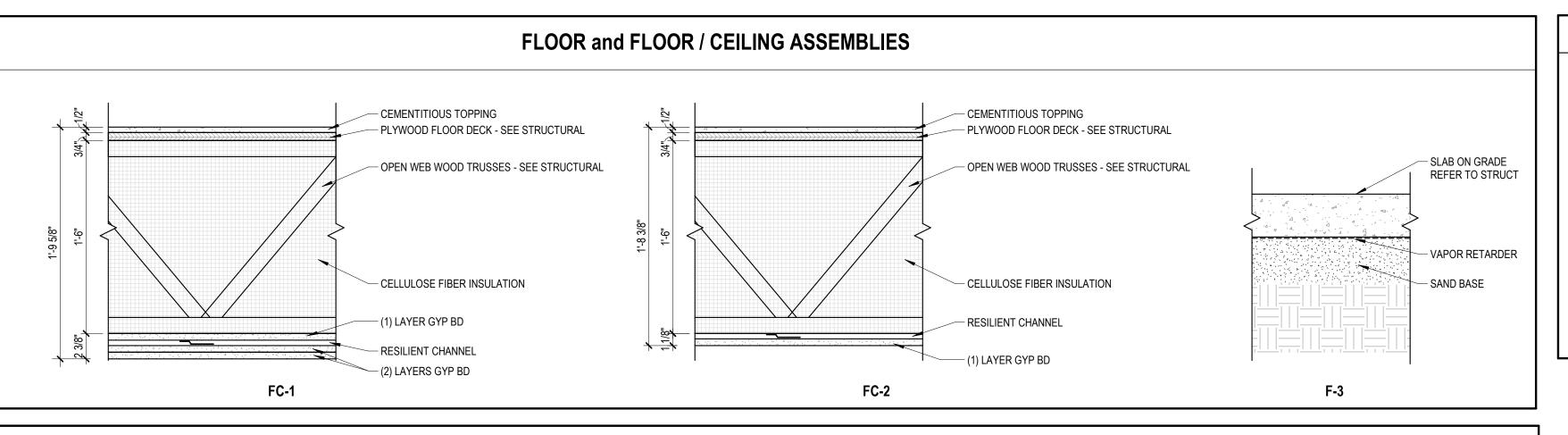


PLANNING

ARCHITECTURE

ENGINEERING

INTERIORS



ROOF TYPES

- 60 MIL FULLY ADHERED EPDM ROOFING

PLYWOOD ROOF DECK

- TAPERED POLYISO INSULATION, 2" AVERAGE THICKNESS

— PLYWOOD ROOF DECK

- 2X ROOF FRAMING

SEE STRUCTURAL

ROOF TYPE RT-1W CEDAR SHINGLE ROOFING ON

MINERAL SURFACED CLASS A FIBERGLASS CAP SHEET,

ICE AND WATER SHIELD 3' FROM EAVES, AND 3' EITHER

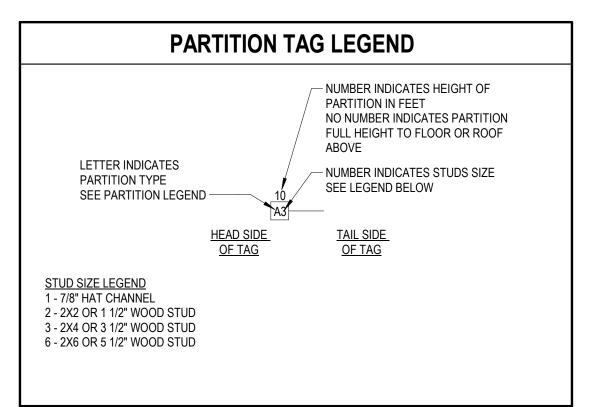
SIDE OF RIDGES AND VALLEYS -

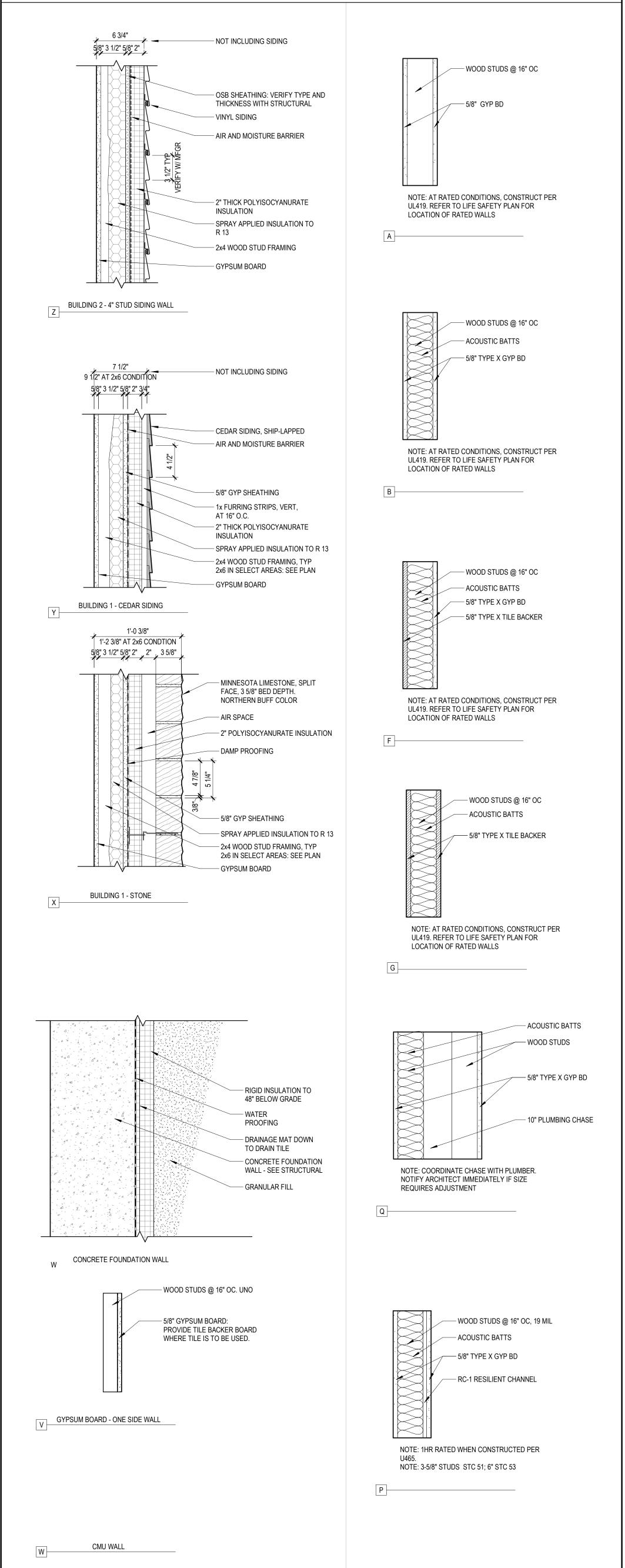
CONTINUOUS ----

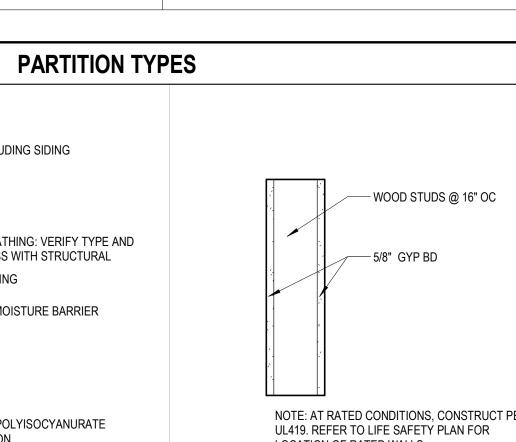
ON ROOFING FELTS —

COLD VENTED

ROOF CAVITY









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Demontreville Jesuit Retreat

Demontreville Jesuit Retreat

8243 Demontreville Trail N, Lake Elmo, MN

8243 Demontreville Trail N

Lake Elmo, MN 55042



LOUCKS

KEY PLAN

REVISIONS DESCRIPTION

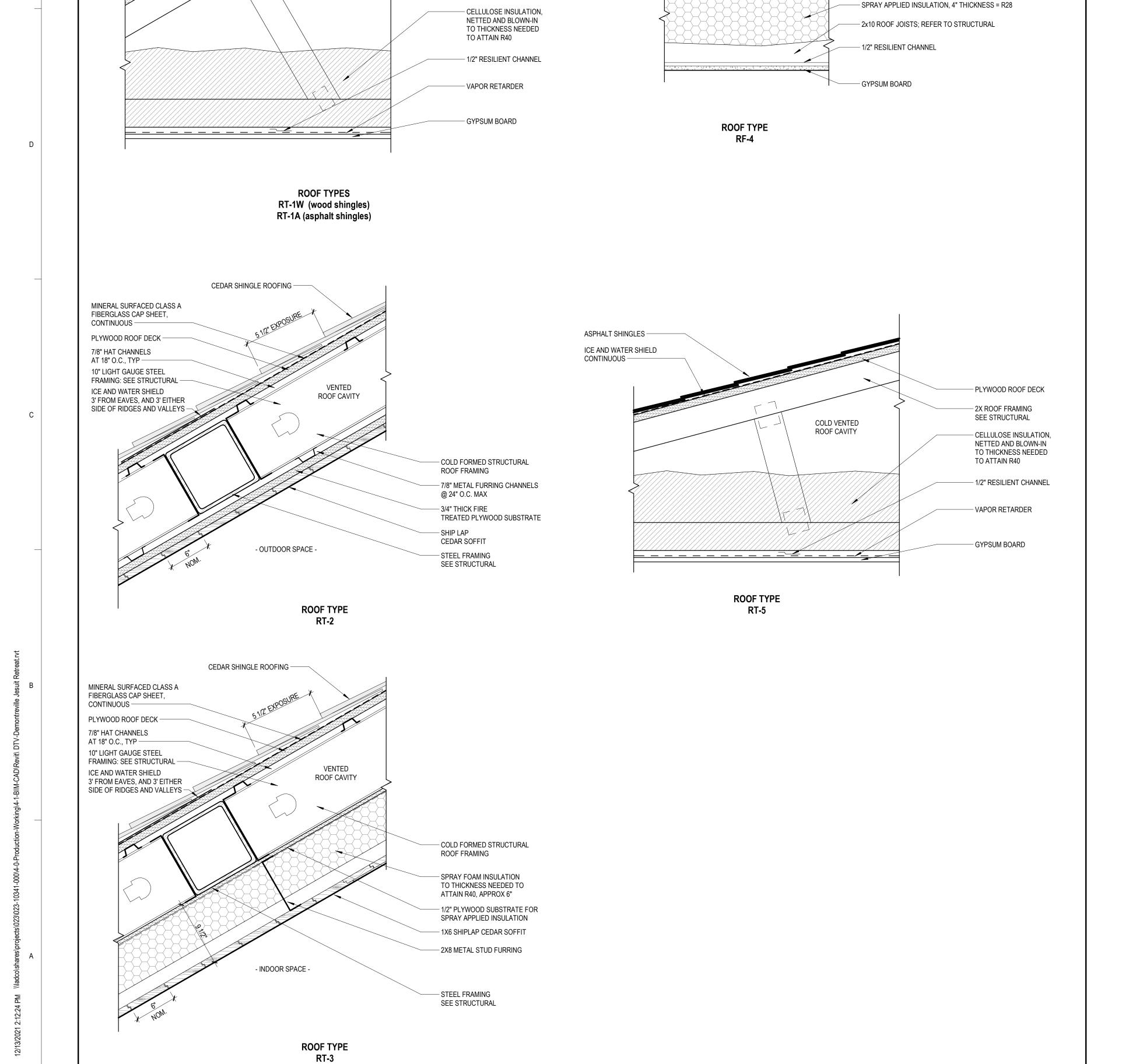
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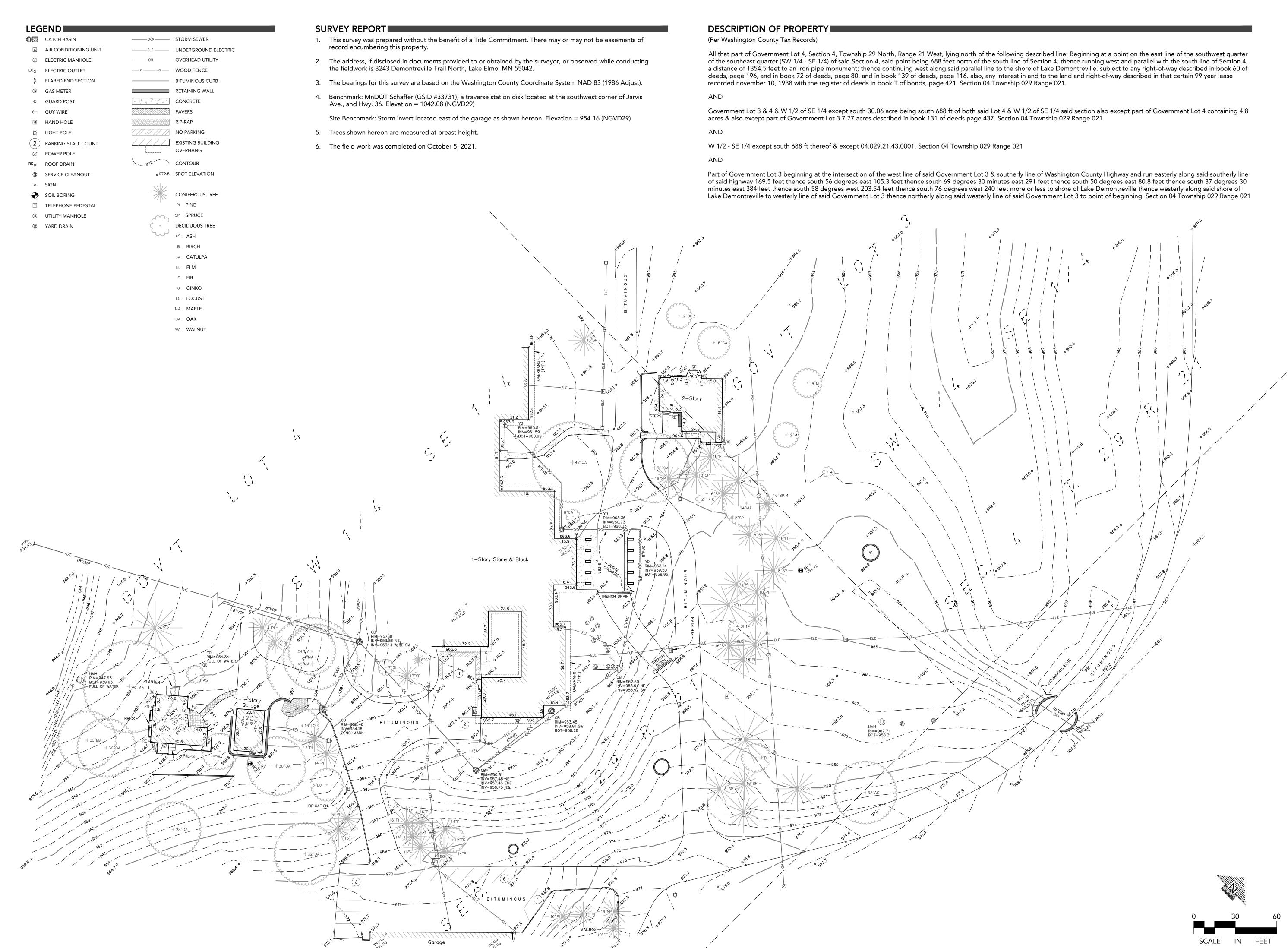
> CONSTRUCTION **DOCUMENTS**

Project No. 023-10341-000 12/13/2021

WALL, ROOF, AND CEILING TYPES

GI010





JESUIT RETREAT HOUSE

8243 DEMONTREVILLE TRAIL I LAKE ELMO, MN 5504

LEO A DAI

730 SECOND AVENUE SO

MINNEAPOLIS, MN 554

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369 763.424.5505 www.loucksinc.com

CADD QUALIFICATION

instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities claims and liabilities

SUBMITTAL/REVISIONS
/19/21 SURVEY ISSUED

/19/21 SURVEY ISSUED

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PROFESSIONAL SIGNATURE

prepared by me or under my direct supervision and the lam a duly Licensed Land Surveyor under the laws the State of Minnesota.

Max L. Stanislowski - PLS
License No. 489

QUALIT Loucks Project No.

Loucks Project No.
Project Lead
Drawn By
Checked By
Field Crew

VICINITY MAP

VICINITY MAP

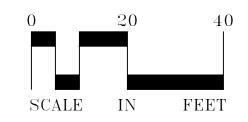
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SITE

Lake

DeMontreville

PARTIAL TOPOGRAPHIC SURVEY



DEMOLITION LEGEND:

REMOVE EXISTING BITUMINOUS PAVING

REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ISLANDS, ETC.

REMOVE EXISTING BUILDING, CANOPY, ETC. COORDINATE WITH ARCHITECTURAL PLANS

REMOVE EXISTING CURB & GUTTER, FENCE, RETAINING WALLS, ETC.

REMOVE EXISTING UTILITIES



REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, SIGNS, ETC.



REMOVE EXISTING TREES

SURVEY NOTE:

1. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY (SHEETS 1-1) FOR COMPLETE SITE SURVEY INFORMATION.

SITE DEMOLITION NOTES

- 1. SITE PREPARATION IN THE FORM OF PAVEMENT REMOVAL AND DISPOSAL, EXCAVATION, AND SHORING TO EXPOSE THE WATERMAIN SHALL BE COMPLETED BY THE CONTRACTOR. THE EXCAVATION SHALL BE PROPERLY SHORED OR BENCHED AS REQUIRED TO PROVIDE SAFE AND STABLE TRENCH CONDITIONS. FOLLOWING COMPLETION OF THE WATERMAIN WORK, AND AS ADVISED BY THE ENGINEER, CONTRACTOR SHALL RESTORE THE SITE TO PRECONSTRUCTION CONDITIONS.
- 2. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- 3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- 4. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- 5. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 6. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.

SURVEY LEGEND

			SUNVET LEGENT	
AS	ASH	Ø Z	CATCH BASIN	
ВА	BASSWOOD		STORM MANHOLE	> SANITARY SEWER
во	BOXELDER	\bigcirc	SANITARY MANHOLE	——— I ——— WATERMAIN
CE	CEDAR	\Diamond	HYDRANT	s SANITARY SEWER SERVICE
FR	MISC FRUIT	\bowtie	GATE VALVE	w WATER SERVICE
LO	LOCUST	Ø	POWER POLE	CULVERT
MA	MAPLE	Þ	LIGHT POLE	CTV UNDERGROUND CABLE TV
OA	OAK	ರ	YARD LIGHT	ELE UNDERGROUND ELECTRIC
ΡI	PINE	\leftarrow	GUY WIRE	FO UNDERGROUND FIBER OPTION
SP	SPRUCE	- 0	SIGN	GAS UNDERGROUND GAS
TR	TREE (GEN)	_× 972.5	SPOT ELEVATION	TEL UNDERGROUND TELEPHONE
TC	TOP OF CURB	E	ELECTRIC TRANSFORMER	——∪TIL—— UNDERGROUND UTILITY
TW	TOP OF WALL	T	TELEPHONE PEDESTAL	OH OVERHEAD UTILITY
THSD	ELEV @ THRESHOLD	Œ	ELECTRIC MANHOLE	TRFC UNDERGROUND TRAFFIC
*	CONIFEROUS TREE	©	GAS VALVE	x
7/1	COMIT ENGGG TIME	①	TELEPHONE MANHOLE	
)	DECIDUOUS TREE	0	UTILITY MANHOLE	RETAINING WALL
ى		€	ELECTRIC METER	TRAFFIC SIGNAL
RD ₀	ROOF DRAIN	©	GAS METER	
EO.	ELECTRIC OUTLET	H	HAND HOLE	CONCRETE
FC _a	FIRE CONNECTION	o	FLAG POLE	BITUMINOUS
Ø	MAILBOX	0	GUARDPOST	PAVERS
		•	SOIL BORING	_872 CONTOUR
				•

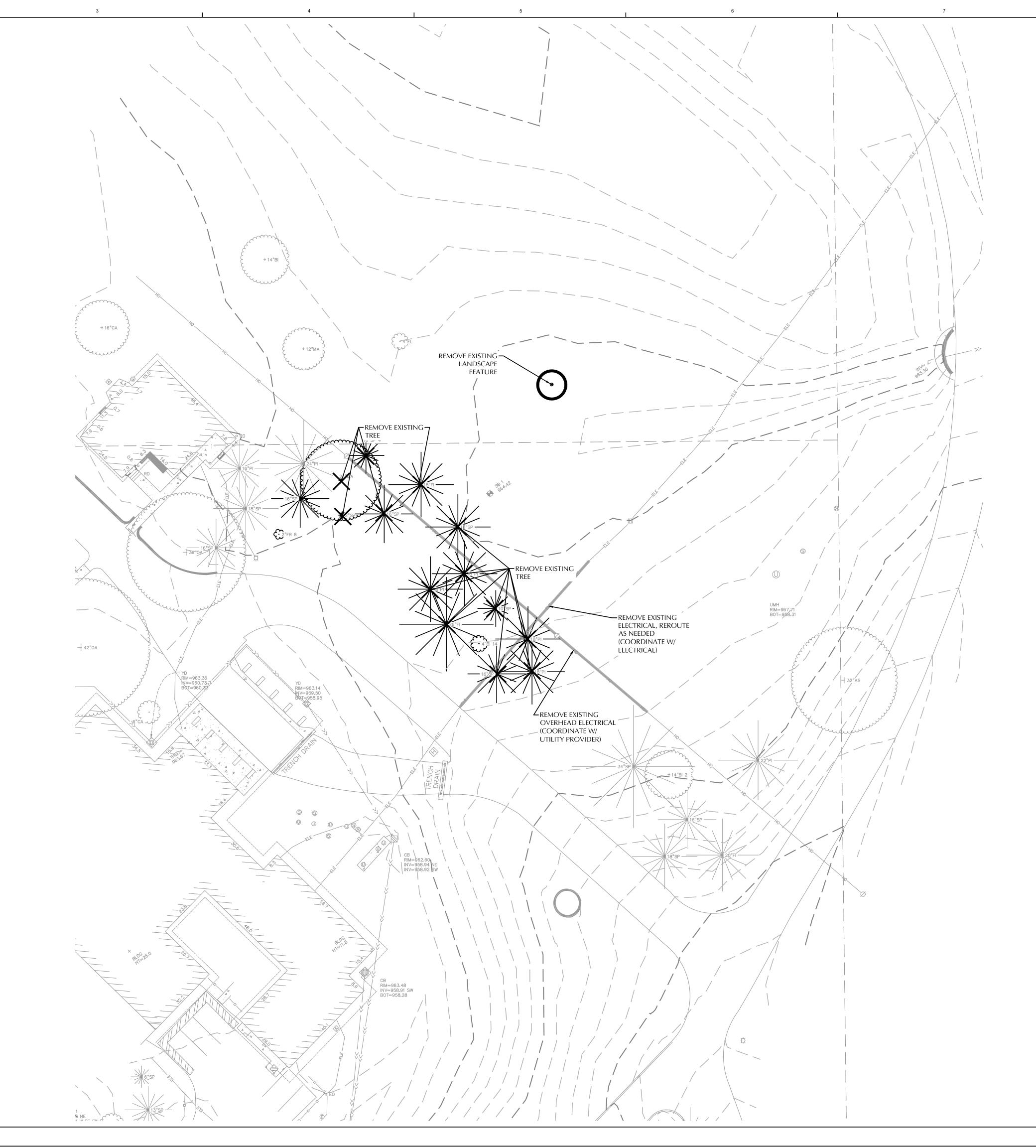
CALL BEFORE YOU DIG! Gopher State One Call

TWIN CITY AREA: 651-454-0002 TOLL FREE: I-800-252-1166

WARNING:

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LOUCKS

BUILDING 1 TRUE N NORTH
)/
REVISIONS

FILE LOG

PLANNING REVIEW SET

Project No. 023-10341-000 10/07/2022

SHEET **DEMOLITION PLAN**

SITE DATA

TOTAL PROPERTY 101.70 AC DISTURBED AREA: 0.66 AC EXISTING IMPERVIOUS AREA: 4.29 AC (4.21%) PROPOSED IMPERVIOUS AREA: 4.45 AC (4.37%)

CIVIL LEGEND SANITARY MANHOLE STORM MANHOLE CULVERT GATEVALVE POST INDICATOR VALVE SOIL BORINGS TELEPHONE MANHOLE UTILITY MANHOLE ELECTRIC MANHOLE

----OH----- OVERHEAD UTILITY

----ELE----- UNDERGROUND ELECTRIC ----CTV----- UNDERGROUND CABLE TV

CONIFEROUS TREE

DECIDUOUS TREE

PARKING COUNTS

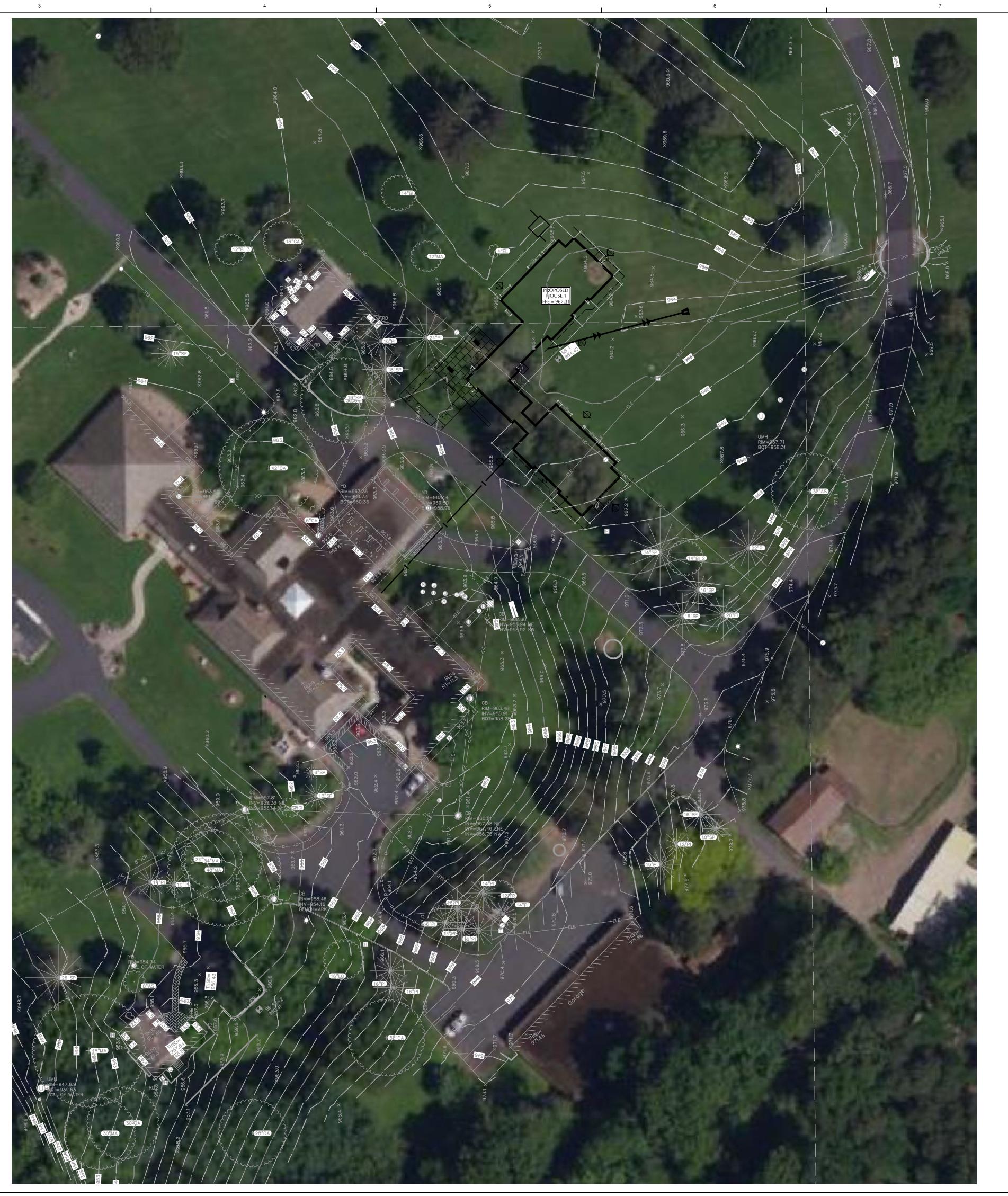


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KEY PLAN
BUILDING 1 TRUE N NORTH

REVISIONS

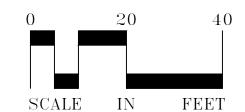
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PLANNING REVIEW SET

Project No. 023-10341-000 10/07/2022

SITE PLAN OVERALL



PAVEMENT TYPES ■

CONCRETE SIDEWALK

NOTE: SEE PAVEMENT SECTIONS ON SHEET C8-1 FOR TYPE AND DEPTH INFORMATION.

SITE DATA

TOTAL PROPERTY DISTURBED AREA: 0.66 AC EXISTING IMPERVIOUS AREA: 4.29 AC (4.21%) PROPOSED IMPERVIOUS AREA: 4.45 AC (4.37%)

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	•
	STORM MANHOLE	Ŏ
	CATCH BASIN	Ø 🛮
>	CULVERT	
-0	HYDRANT	•
×	GATEVALVE	H
@PIV	POST INDICATOR VALVE	@PIV
¤	LIGHT POLE	*
Ø	POWER POLE	•
	SIGN	-0
BM 43	BENCHMARK	
	SOIL BORINGS	4
(W)	WATER MANHOLE	₹8-
n	TELEPHONE MANHOLE	
(1)	UTILITY MANHOLE	
Ē	ELECTRIC MANHOLE	
w	WATER SERVICE	
—s—ı	SANITARY SERVICE	
گ	HANDICAP PARKING	گے
1.0%	DIRECTION OF FLOW	1.0%
924.6	SPOT ELEVATION	924.6
-924	CONTOURS	- 824
——>——	SANITARY SEWER	
>>	STORM SEWER	<u> </u>
	WATERMAIN	<u>i_</u>
——- FМ	FORCEMAIN	FW
—>>——DT—		DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
~~~~~	TREELINE	~~~~
	EASEMENT LINE	
xx		xx-
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTI	c
	UNDERGROUND ELECTRIC	-
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
(,)	DECIDUOUS TREE	
~~	PARKING COUNTS	23

# SITE NOTES

- 1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- 2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- 3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- 5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE
- 6. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
- 7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- 8. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

# BENCHMARK

SITE BENCHMARK: STORM INVERT LOCATED EAST OF GARAGE, AS SHOWN HEREON. ELEVATION = 954.16 FEET (NVGD29)

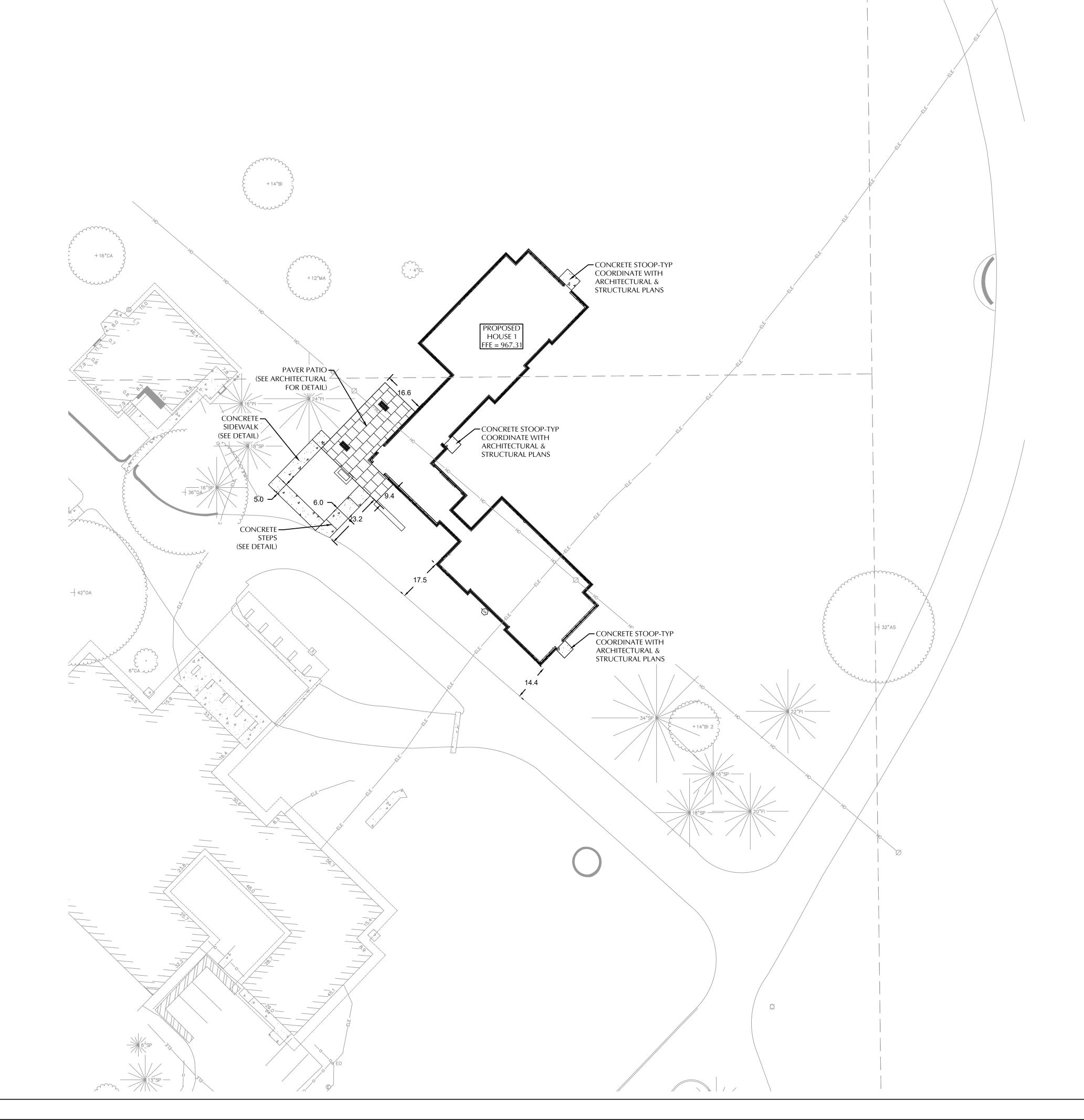


Gopher State One Call

TWIN CITY AREA: 651-454-0002 TOLL FREE: I-800-252-1166

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730 Second Avenue South, Suite 1300 Minneapolis, MN 55402





KEY PLAN	
TRUE N NORTH	BUILDING 1

# **REVISIONS**

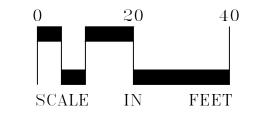
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PLANNING REVIEW SET

Project No. 023-10341-000 10/07/2022

SITE PLAN HOUSE 1



EXISTING	CIVIL LEGEND	PROPOSED
$\bigcirc$	SANITARY MANHOLE	•
	STORM MANHOLE	<u> </u>
	CATCH BASIN	
>	CULVERT	٩
-0	HYDRANT	•
$\bowtie$	GATEVALVE	H
©PIV	POST INDICATOR VALVE	<b>⊚</b> PIV
¤	LIGHT POLE	*
Ø	POWER POLE	ø
<del>-</del>	SIGN	<del>-</del> 0-
₩ #3	BENCHMARK	<b>^</b>
- B-	SOIL BORINGS	₩-
<b>W</b>	WATER MANHOLE	
①	TELEPHONE MANHOLE	
0	UTILITY MANHOLE	
E	ELECTRIC MANHOLE	
—-W	WATER SERVICE	
—S—I	SANITARY SERVICE	φ
E.	HANDICAP PARKING	<u></u>
924.6	DIRECTION OF FLOW	924.6
-X-	SPOT ELEVATION	- <b>X</b> -
/-924_/	CONTOURS	
>	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
——FM—— →>>——DT—	FORCEMAIN	
→>>——DT—	DRAINTILE SILT FENCE	->>
	CURB & GUTTER	
	RETAINING WALL	
~~~~	TREELINE	~~~~
	EASEMENT LINE	
	FENCE LINE	
	UNDERGROUND TELE	^ ^
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTI	C
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
*	CONIFEROUS TREE	
8,2	DECIDUOUS TREE	
کری	PARKING COUNTS	23

GRADING, DRAINAGE & EROSION CONTROL NOTES

- 1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE
- 2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- 3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
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- 5. DUST MUST BE ADEQUATELY CONTROLLED.
- 6. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND
- 7. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- 8. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

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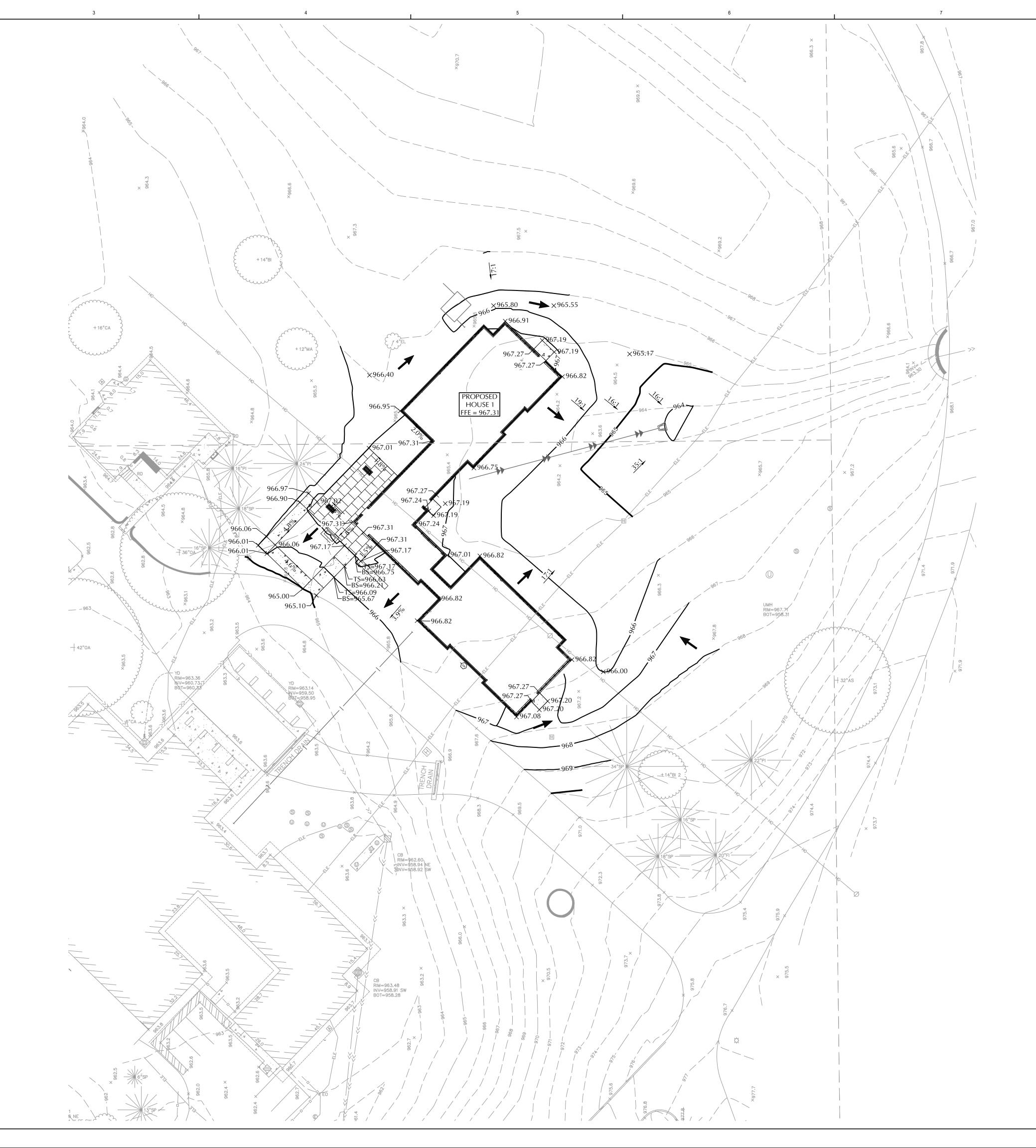


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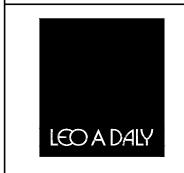
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Loucks

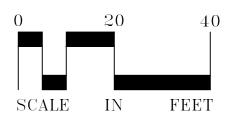
KEY PLAN

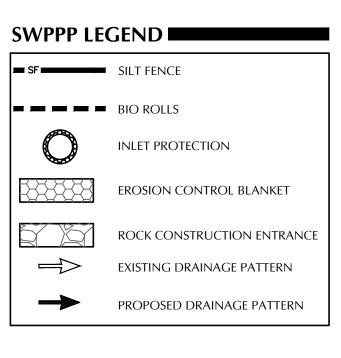
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PLANNING REVIEW SET

Project No. 023-10341-000 10/07/2022

SHEET **GRADING PLAN** HOUSE 1





EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	Ø
<i>\(\text{\tint{\text{\tin}\text{\tex{\tex</i>	CULVERT	
·	HYDRANT	
×	GATEVALVE	M
@PIV	POST INDICATOR VALVE	⊚ PIV
¤	LIGHT POLE	*
Ø	POWER POLE	~ •
-	SIGN	-
BM #3	BENCHMARK	
4	SOIL BORINGS	4
(W)	WATER MANHOLE	₩-
①	TELEPHONE MANHOLE	
0	UTILITY MANHOLE	
Ē	ELECTRIC MANHOLE	
—w—•	WATER SERVICE	
—S—1	SANITARY SERVICE	
£.	HANDICAP PARKING	Ł.
	DIRECTION OF FLOW	1.0%
924.6	SPOT ELEVATION	82 4.6
/-92 <u>4</u> /	CONTOURS	
>	SANITARY SEWER	
>>	STORM SEWER	
— I —	WATERMAIN	— <u>i</u> —
——FM——	FORCEMAIN	FV
>>DT	DRAINTILE	>>DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
·	TREELINE	\dots
	EASEMENT LINE	
	SETBACK LINE	-·-·-
—	FENCE LINE	<u>—</u> х——х—
TEL	UNDERGROUND TELE	
——GAS	UNDERGROUND GAS	
——ОН——	OVERHEAD UTILITY	
——FO——	UNDERGROUND FIBER OPT	C
——ELE——	UNDERGROUND ELECTRIC	
——CTV——	UNDERGROUND CABLE TV	
	PROPERTY LINE	
*	CONIFEROUS TREE	
500	DECIDUOUS TREE	
کس	PARKING COUNTS	23

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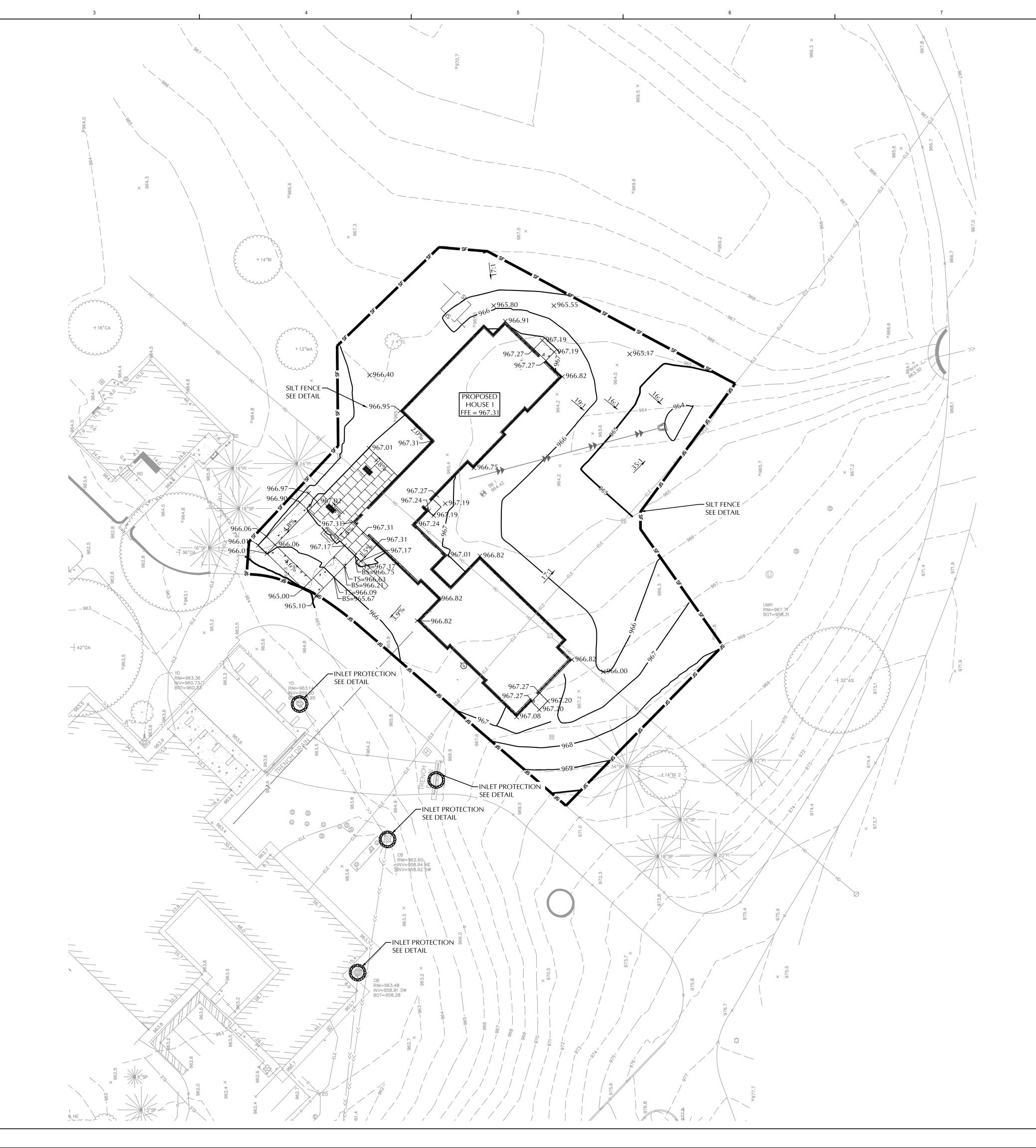


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Loucks

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
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ACTIVITY	ву	
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PLANNING REVIEW SET

Project No. 023-10341-000 10/07/2022

SHEET SWPP PLAN HOUSE 1

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW BUILDINGS, SURFACE PAVEMENTS, AND UTILITIES.
- 2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
- INSTALL VEHICLE TRACKING BMP
- INSTALL SILT FENCE AROUND SITE
- **CLEAR AND GRUB SITE**
- STRIP AND STOCKPILE TOPSOIL

REMOVE PAVEMENTS AND UTILITIES

- ROUGH GRADE SITE IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
- INSTALL UTILITIES
- INSTALL BUILDING FOUNDATIONS
- 10. INSTALL CURB AND GUTTER 11. INSTALL PAVEMENTS AND WALKS
- 12. FINAL GRADE SITE
- 13. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
- 14. SEED AND MULCH 15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- 3. SITE DATA:
 - AREA OF DISTURBANCE: $0.67 \pm AC$ PRE-CONSTRUCTION IMPERVIOUS AREA: $0.11 \pm AC$

POST-CONSTRUCTION IMPERVIOUS AREA: 0.43± AC

- GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
- DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL AT BASE OF THE PILE.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- 10. POLLUTION PREVENTION MANAGEMENT MEASURES. [MINN.R.7090]
 - A. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF
 - CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH
 - MINN.R.CH.7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE. C. PERMITTEES MUS POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLYU DISPOSE OF SANITARY WASTE IN ACCORDANCE WITH MINN.R.CH.7041
 - PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM AREA WHERE CHEMICALS OR FUEL LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS FEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHJARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAII ABI F FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES
- 18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL
- 19. NO WASHING OF VEHICLES IS ALLOWED ON SITE.

WHERE POSSIBLE.

FSTIMATED QUANTITIES

LSTIMATED QUANTITIES			
DESCRIPTION	UNIT	QUANTITY	
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	N/A	
PREFABRICATED CONCRETE WASHOUT	EA	1	
SILT FENCE (STANDARD)	LF	1020	
erosion control blanket	SY	N/A	
INLET PROTECTION	EA	13	
BIO-ROLL	LF	N/A	
STAGE 2 SILT FENCE (STANDARD)	LF	N/A	

- 20. NO ENGINE DEGREASING IS ALLOWED ON SITE.
- 21. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C, PART II.B-F, PART V, PART IV AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
- TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. HAS BEEN ACHIEVED ON ALL
- PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.
- 15. INSPECTIONS
 - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS
- EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5"
- OVER 24 HOUR RAIN EVENT. STABILIZED AREAS: ONCE EVERY 30 DAYS
- D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
- INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
- 16. MINIMUM MAINTENANCE
- A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; BY END OF BUSINESS DAY
- SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
- C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
- D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS
- 17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
- 18. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS FEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHJARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
- 19. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
- 20. SWPPP MUST BE AMENDED WHEN:
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- 19. CONCRETE WASHOUT AREA
- A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN
- CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
- CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.
- 20. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- 21. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- 22. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

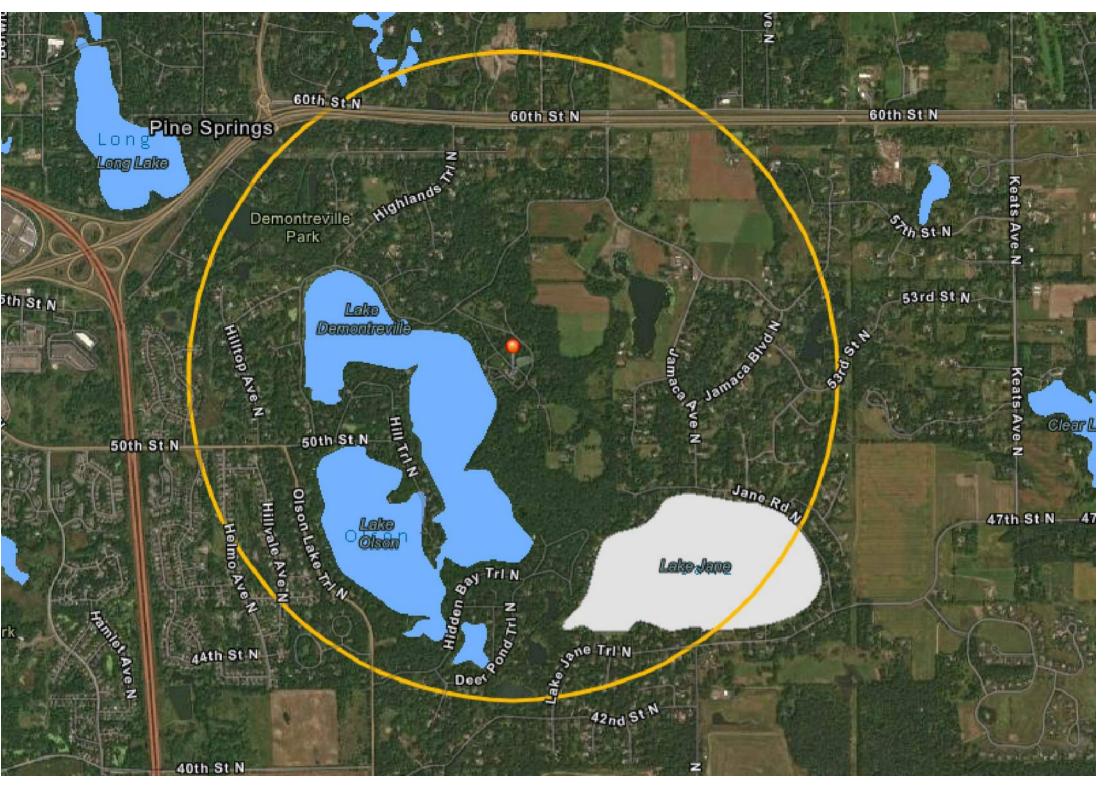
23. RESPONSIBILITIES

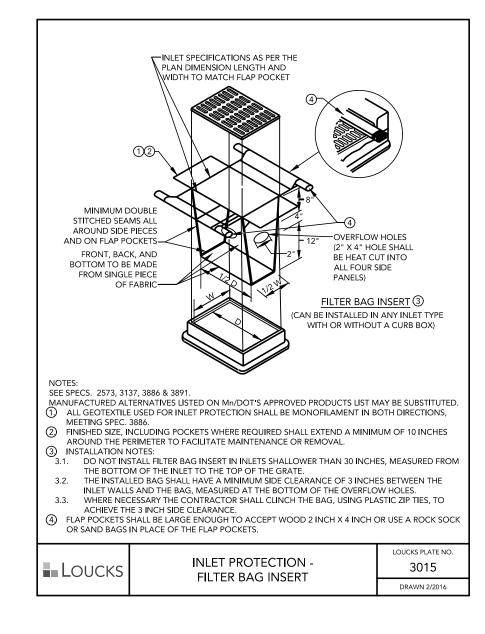
A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

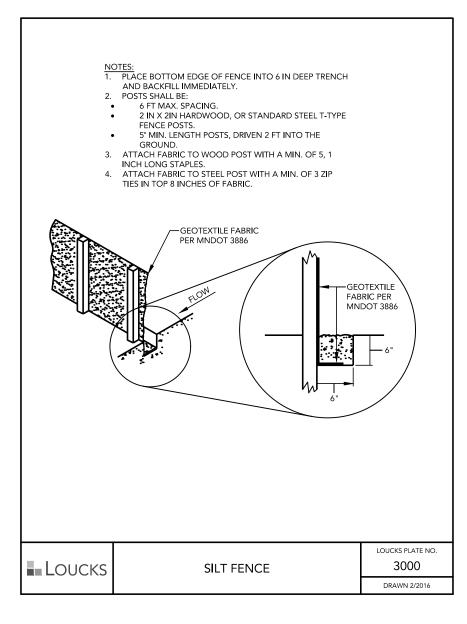
CONTACT: COMPANY: PHONE:

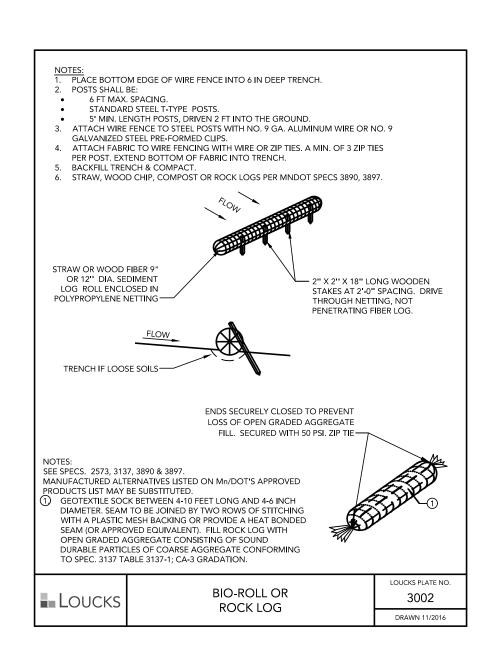
24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

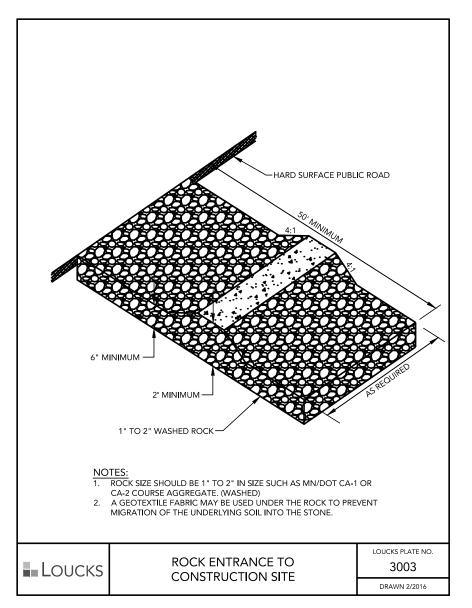
CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP













8243 Demontreville Trail N Lake Elmo, MN 55042

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KEY PLAN

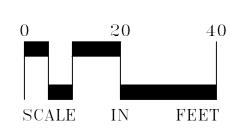
REVISIONS

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Project No. 023-10341-000 10/07/2022

SHEET SWPPP NOTES



EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	•
	STORM MANHOLE	Ŏ
	CATCH BASIN	ŏ m
>	CULVERT	
· 🔆	HYDRANT	•
⋈	GATEVALVE	H
@PIV	POST INDICATOR VALVE	© PIV
¤	LIGHT POLE	*
Ø	POWER POLE	ø
	SIGN	-o-
DBM #3	BENCHMARK	
OR_	SOIL BORINGS	⊕ a_
(W)	WATER MANHOLE	7.5
•	TELEPHONE MANHOLE	
0	UTILITY MANHOLE	
(E)	ELECTRIC MANHOLE	
—-W	WATER SERVICE	
—S—	SANITARY SERVICE	
Ė	HANDICAP PARKING	گ
1.0%	DIRECTION OF FLOW	1.0%
924.6	SPOT ELEVATION	854-8
·-924_/	CONTOURS	~824~
>	SANITARY SEWER	$\overline{}$
>>	STORM SEWER	
—— I ——	WATERMAIN	<u> </u>
——FM——	FORCEMAIN	FW
>>DT	DRAINTILE	
	SILT FENCE	
	CURB & GUTTER	
====	RETAINING WALL	
~~~~~	TREELINE	$\sim$
	EASEMENT LINE	
_ · _ · _ · _	SETBACK LINE	- · - · - · -
—-x——-x—	FENCE LINE	—_xx—
——TEL——	UNDERGROUND TELE	
——GAS	UNDERGROUND GAS	
——ОН——	OVERHEAD UTILITY	
——F0——	UNDERGROUND FIBER OPTI	С
——ELE——	UNDERGROUND ELECTRIC	
——ETV——	UNDERGROUND CABLE TV	
— - <u>-</u> - —	PROPERTY LINE	
*	CONIFEROUS TREE	
کر ہے	DECIDUOUS TREE	
<i>(</i> )	PARKING COUNTS	23

# UTILITY NOTES

- 1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- 2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- 3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- 4. ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- 5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION FROM WATERMAIN IS REQUIRED FOR ALL UTILITES UNLESS OTHERWISE NOTED.
- 6. PROPOSED PIPE MATERIALS:

WATERMAIN COPPER 2" DIAMETER STORM SEWER PVC SCH 406-10" DIAMETER

SANITARY SEWER SDR 35 4" DIAMETER

- 7. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
- 8. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- 9. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH

MINNESOTA RULES, PART 4715.0540: PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO

M252. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306. ALL FITTINGS MUST COMPLY WITH ASTM D3212. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS

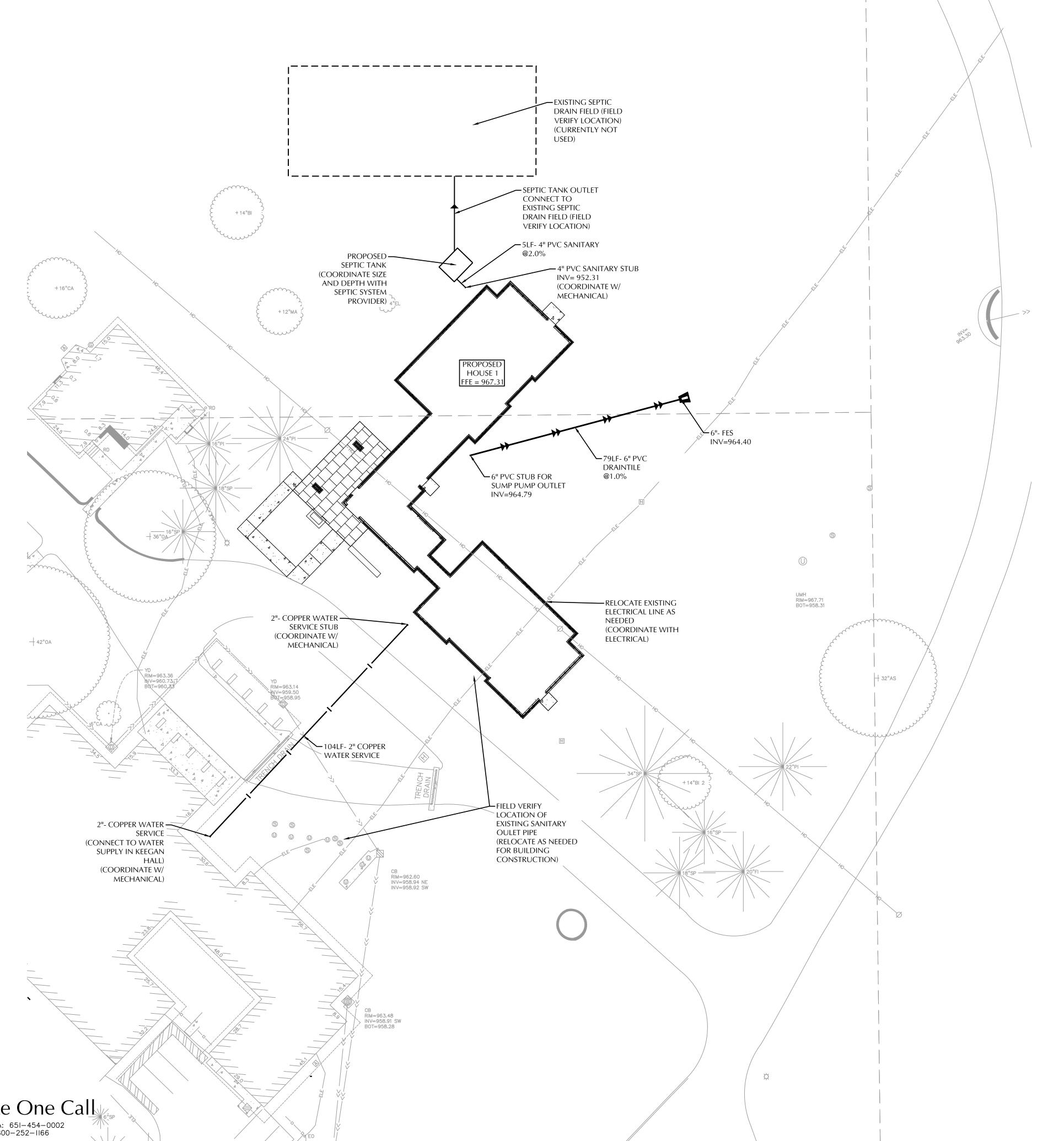
# WARNING:

INCLUDING STRUCTURES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.





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KEY PLAN

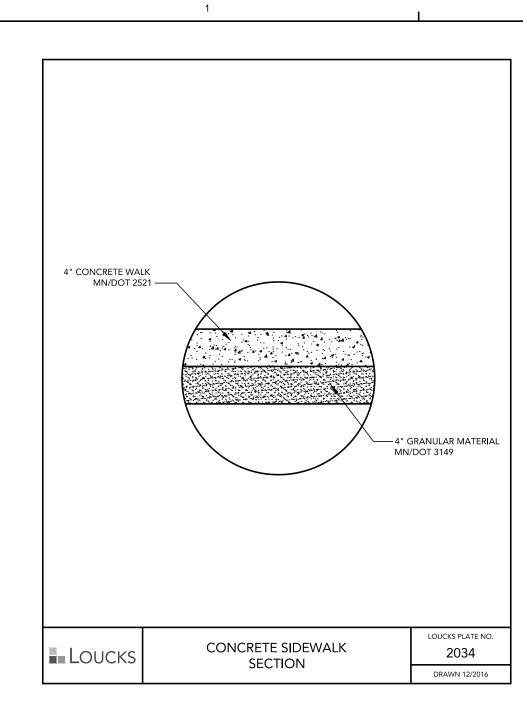
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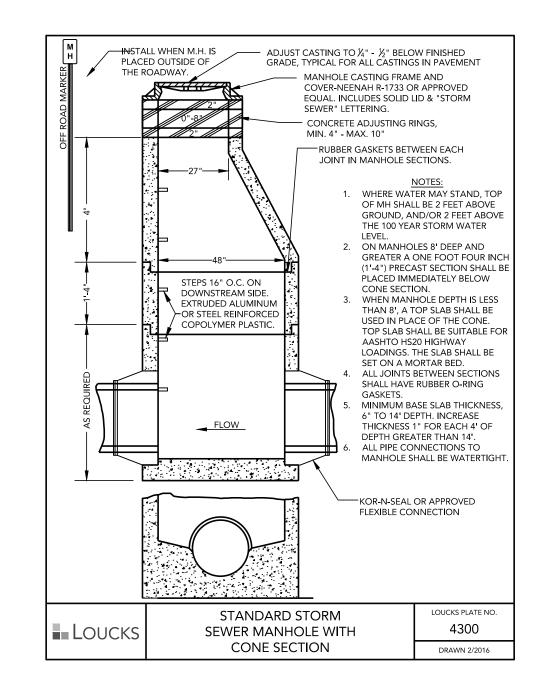
PLANNING REVIEW SET

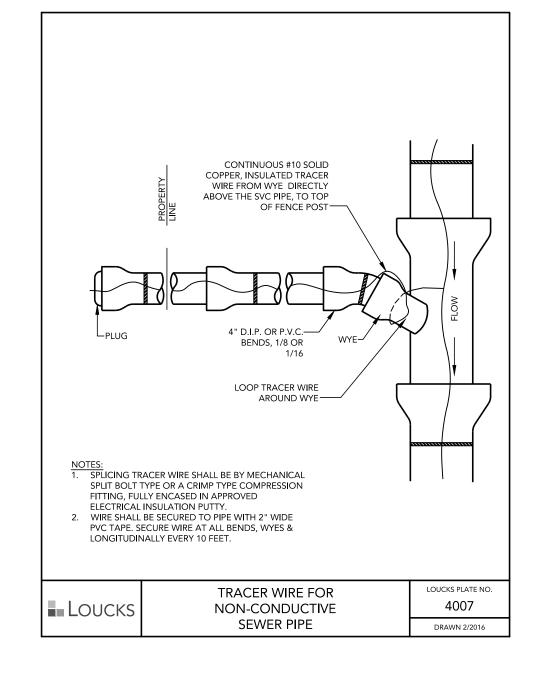
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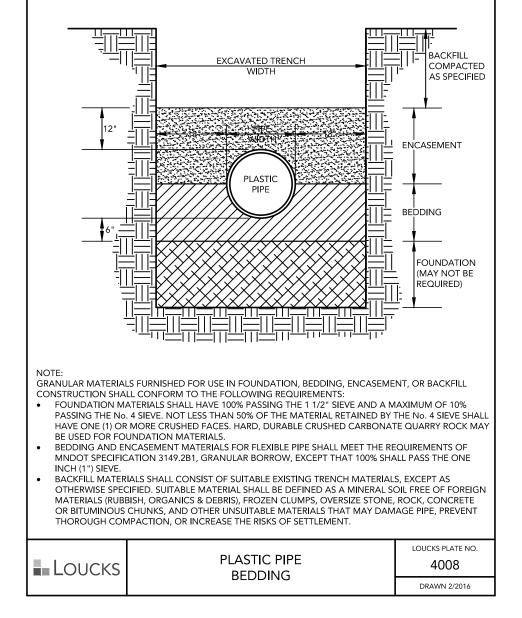
SHEET UTILITY PLAN HOUSE 1

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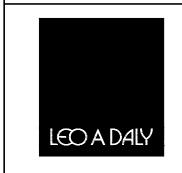






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KEY PLAN

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NO.	DESCRIPTION	DATE	
FILE LOG			

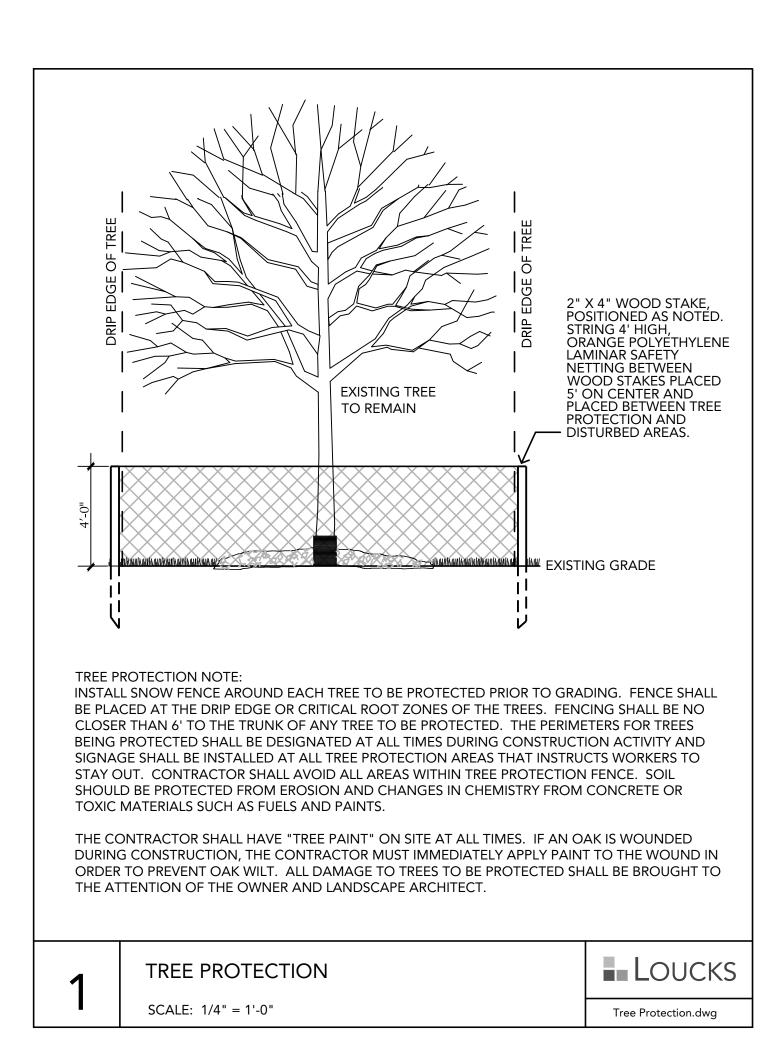


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DETAILS

C8-1



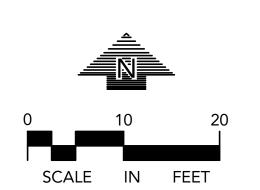
# LEGEND:

— CONSTRUCTION / GRADING LIMITS



SIGNIFICANT TREE TO BE REMOVED

SIGNIFICANT TREE TO BE PROTECTED





# **WARNING:**

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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

# SIGNIFICANT TREE TABLE -SURVEY LIMIT

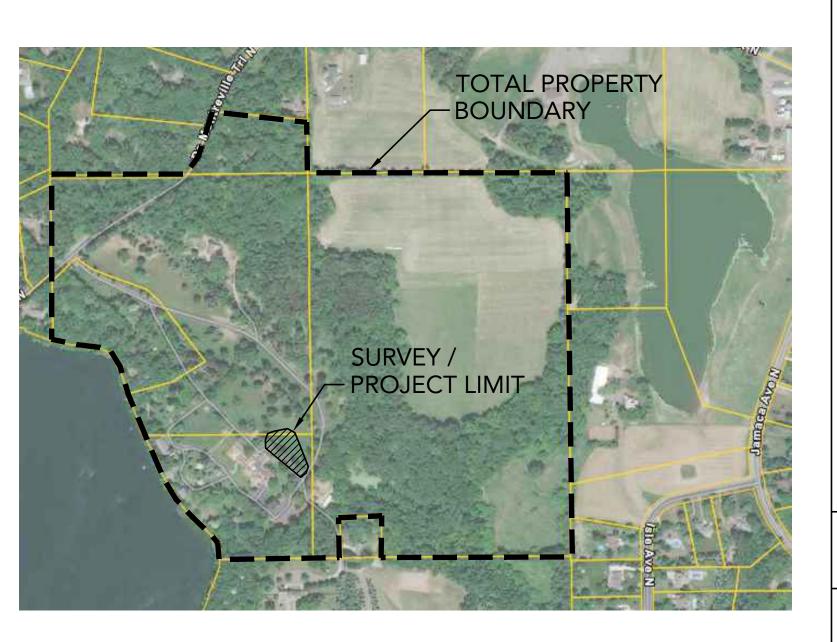
TREE #	SPECIES	DIAM	FORM	DISPOSITION
1	BIRCH	14"	SINGLE	SAVED
2	MAPLE	12"	SINGLE	SAVED
3	PINE	16"	SINGLE	SAVED
4	OAK	36"	SINGLE	SAVED
5	SPRUCE	16"	SINGLE	SAVED
6	SPRUCE	18"	SINGLE	SAVED
7	PINE	24"	SINGLE	SAVED
8	SPRUCE	16"	SINGLE	REMOVED
9	MAPLE	24"	SINGLE	REMOVED
10	SPRUCE	10"	QUAD	REMOVED
11	SPRUCE	16"	SINGLE	REMOVED
12	FIR	18"	SINGLE	REMOVED
13	SPRUCE	18"	SINGLE	REMOVED
14	PINE	18"	SINGLE	REMOVED
15	PINE	18"	SINGLE	REMOVED
16	FIR	26"	SINGLE	REMOVED
17	SPRUCE	10"	SINGLE	REMOVED
18	PINE	18"	SINGLE	REMOVED
19	SPRUCE	16"	SINGLE	REMOVED
20	PINE	18"	SINGLE	REMOVED
21	SPRUCE	34"	SINGLE	SAVED
22	BIRCH	14"	DOUBLE	SAVED
23	SPRUCE	18"	SINGLE	SAVED
24	SPRUCE	16"	SINGLE	SAVED
25	FIR	20"	SINGLE	SAVED
26	PINE	22"	SINGLE	SAVED

# TREE REMOVAL QUANTITIES - SURVEY LIMIT (SEE NOTES)

	CAL. INCHES
COMMON TREE TOTAL	352
COMMON TREES REMOVED	202 (57%)
HARDWOOD TREES TOTAL	64
HARDWOOD TREES REMOVED	24 (40%)
SPECIMAN TREES TOTAL	70
SPECIMAN TREES REMOVED	0

# TREE REMOVAL NOTES:

TREE INVENTORY SURVEY WAS LIMITED TO THE IMMEDIATE CONSTRUCTION AREA ONLY. THE TOTAL PROPERTY INCLUDES FIVE SEPARATE PARCELS, ALL OF WHICH ARE HEAVILY WOODED (SEE BELOW). WHEN COMPARING THE AMOUNT OF TREES PROPOSED TO BE REMOVED FOR THIS PROJECT AGAINST THE TOTAL TREES ON THE PROPERTY, THE PERCENTAGES ARE ALL WELL WITHIN THE 30% ALLOWABLE.





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KEY PLAN

REVISIONS			
NO.	DESCRIPTION	DATE	

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

Drawn By Checked By Review Date

PLANNING REVIEW SET

Project No. 023-10341-000 10/07/2022

TREE PRESERVATION PLAN

NMM

09/14/22

LANDSCAPE PLAN

### GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

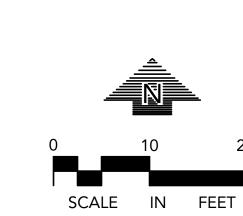
CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
PRC	3	PRAIRIE ROSE CRABAPPLE	Malus x `Prairie Rose`	B & B	1.5"Cal	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
BLS	56	BIRCH-LEAF SPIREA	Spirea x betulifolia `Tor`	5 gal	24" HGT	36" o.c.
IHD	15	IVORY HALO DOGWOOD	Cornus alba `Bailhalo` TM	5 gal	24" HGT	60" o.c.
NFS	4	NEON FLASH SPIREA	Spirea japonica `Neon Flash`	5 gal	24" HGT	48" o.c.
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
FG	55	FEATHER REED GRASS	Calamagrostis x acutiflora `Karl Foerster`	1 gal		24" o.c.
					,	
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
SJ	27	SCANDIA JUNIPER	Juniperus sabina 'Scandia'	5 gal		48" o.c.
SG	30	SEA GREEN JUNIPER	Juniperus chinensis `Sea Green`	5 gal	18" SPRD	60" o.c.
TY	1	TAUNTON YEW	Taxus x media `Taunton`	5 gal	18" SPRD	48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
AFS	23	AUTUMN FIRE SEDUM	Sedum x `Autumn Fire`	1 gal		24" o.c.
CFA	11	COLOR FLASH ASTILBE	Astilbe x arendsii `Beauty of Ernst'	1 gal		24" o.c.
DAS	18	DEUTSCHLAND ASTILBE	Astilbe x arendsii `Deutschland`	1 gal		24" o.c.
PHO	42	PATRIOT HOSTA	Hosta x `Patriot`	1 gal		30" o.c.
SSD	16	STELLA SUPREME DAYLILY	Hemerocallis x `Stella Supreme`	1 gal		24" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	SOD	15,722 sf	TURF SOD			





TWIN CITY AREA: 651-454-0002 TOLL FREE: I-800-252-1166

# **WARNING:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



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Demontreville Jesuit Retreat 8243 Demontreville Trail N, Lake Elmo, MN 55042



730 Second Avenue South, Suite 1300 Minneapolis, MN 55402

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KEY PLAN
TRUE N NORTH

REVISIONS

REVISIONS			
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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 Landscape Architect under the laws of the State of Minnesota.

Project Lead Drawn By Checked By

PLANNING REVIEW SET

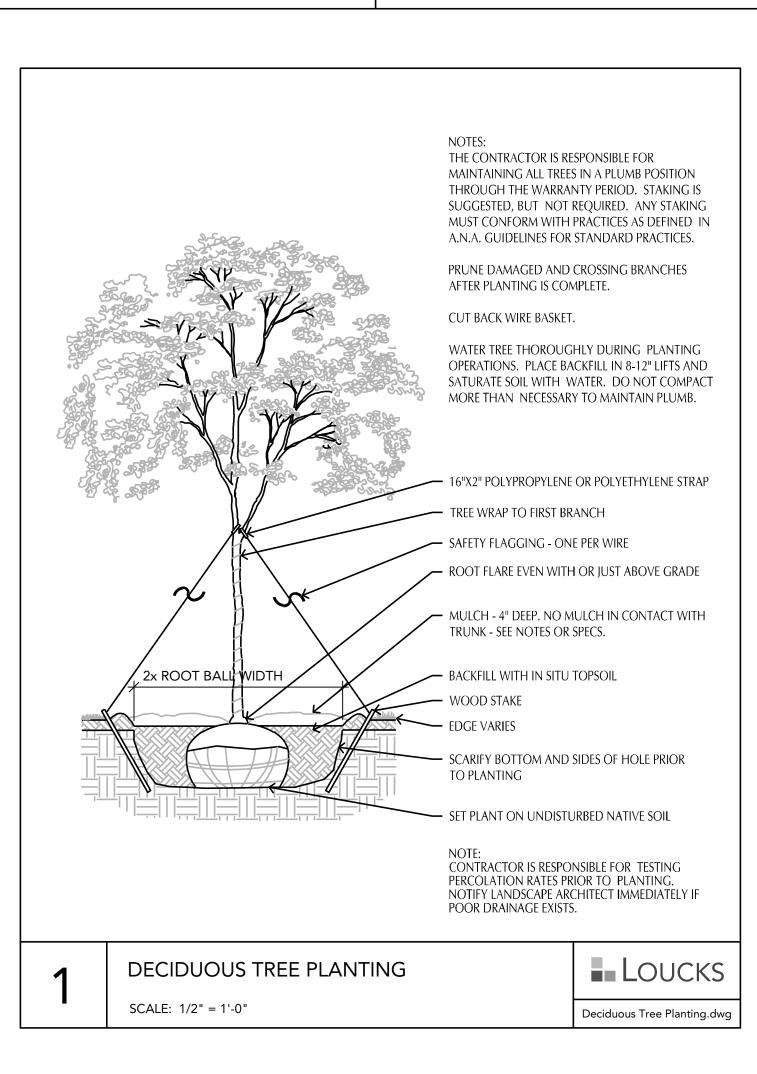
Project No. 023-10341-000 10/07/2022

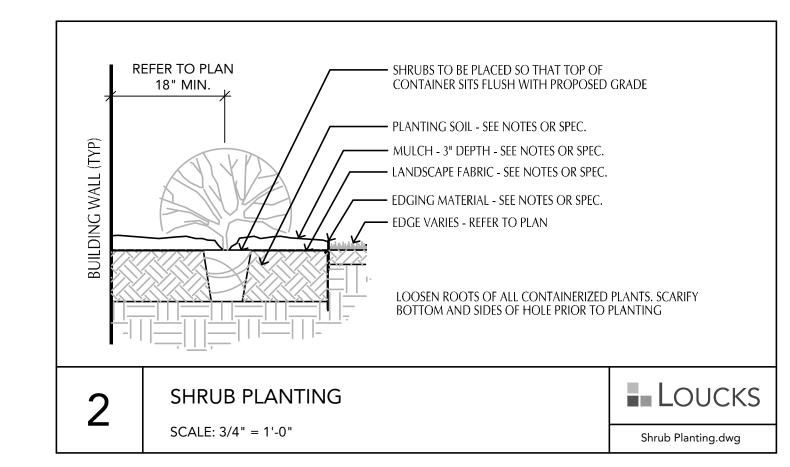
SHEET LANDSCAPE PLAN

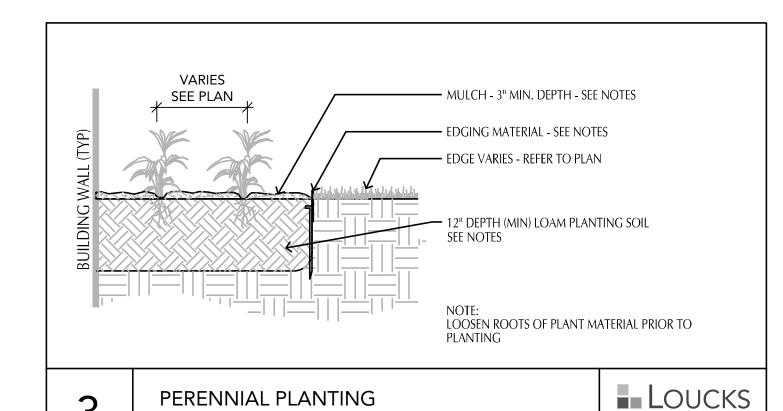
GAJ

NMM

09/14/22







SCALE: 3/4" = 1'-0"

LANDSCAPE INSTALLATION: ■

### GENERAL NOTES

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

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

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

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

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

### SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND / OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

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

### PLANTINGS INFO

Perennial Planting.dwg

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

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

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

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

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

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED, SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE

AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

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

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

### EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBSAND PERENNIALS WHERE BED MEETS SOD UNLESS NOTED OTHERWISE.

### PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

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

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

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

### INSPECTION AND WARRANTY

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

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

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

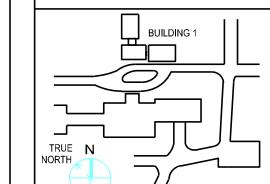
### TIMING OF INSTALLATION

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

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

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





8243 Demontreville Trail N

Demontreville Jesuit Retreat

8243 Demontreville Trail N, Lake Elmo, MN

730 Second Avenue South, Suite 1300

Minneapolis, MN 55402

Lake Elmo, MN 55042

KEY PLAN

FILEL	.OG	
ACTIVITY	ву	

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

09/14/22 Date

Loucks Project No. Project Lead Drawn By Checked By

Review Date

NMM NMM 09/14/22

21218

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000 12/10/2021

SHEET LANDSCAPE DETAILS

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED. IRRIGATION/WATERING NOTES:

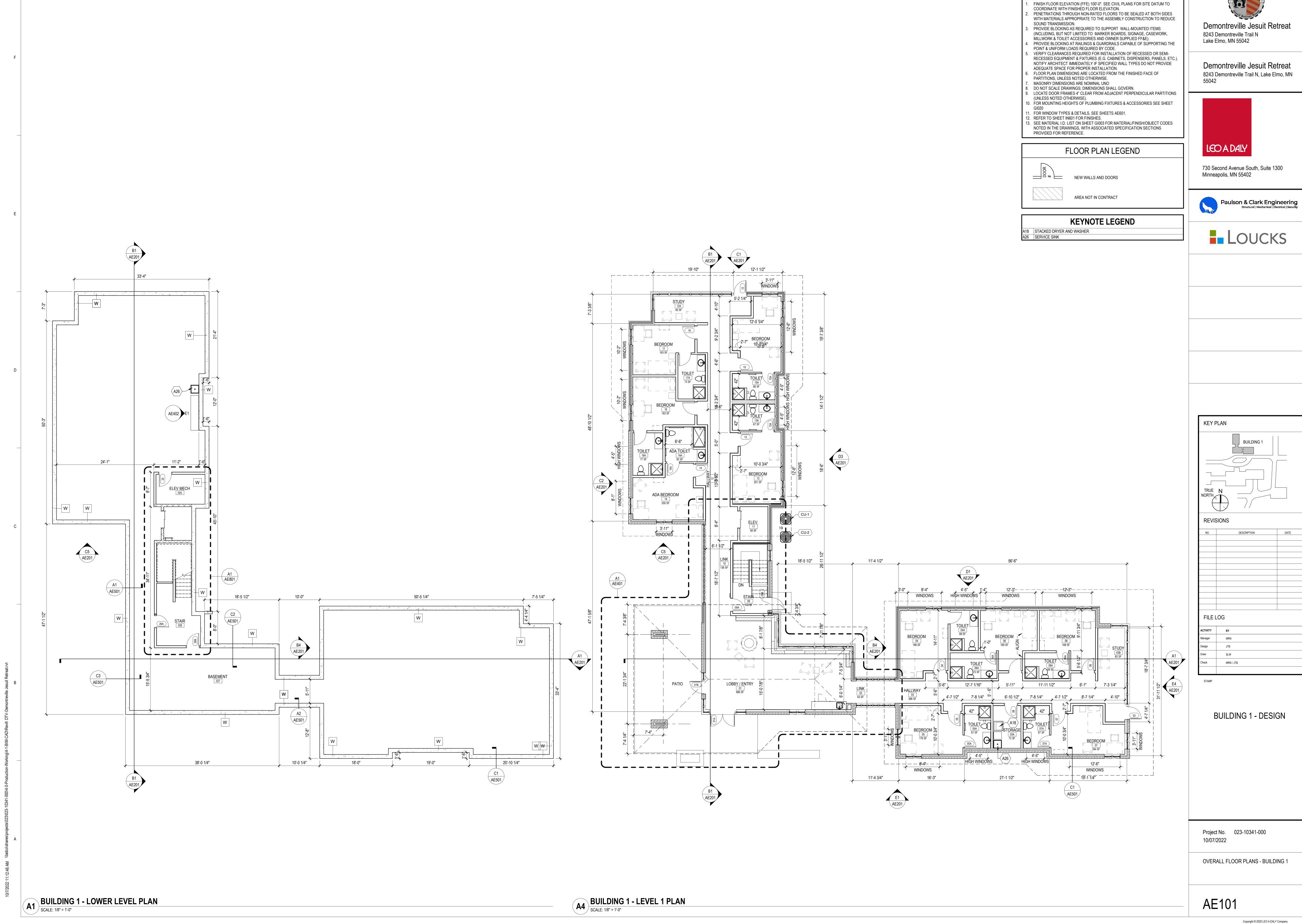
SYSTEM SPRINKLE THE BUILDING.

TO PLANT MATERIAL GROWTH REQUIREMENTS.

**IRRIGATION NOTES:** 

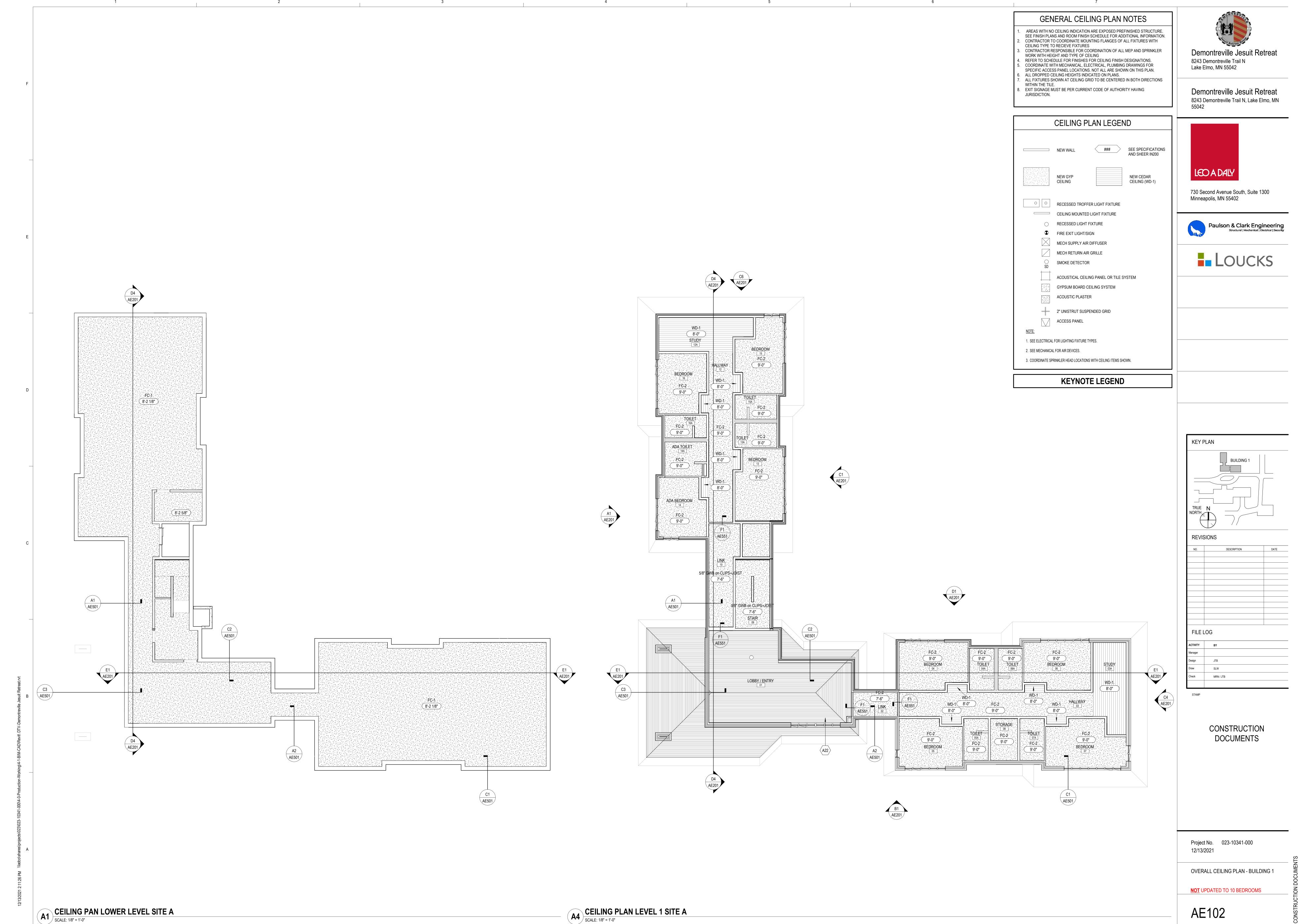
IRRIGATION IS NOT PLANNED FOR THIS SITE. FOR THE HEALTH AND SURVIVAL OF ALL PROPOSED PLANTINGS, REGULAR WATERING OF THE PLANTINGS IS RECOMMENDED.

FOR ESTABLISHMENT OF PLANTINGS, THE CONTRACTOR IS TO REGULARLY WATER NEWLY INSTALLED PLANTINGS DURING PROJECT CONSTRUCTION. CONTRACTOR TO PROVIDE OWNER WITH WATERING RECOMMENDATIONS OR WATERING CONTRACT FOR THE ONE (1) YEAR WARRANTY PERIOD.



ONTREDILE.

GENERAL FLOOR PLAN NOTES



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# OVERHANG SLOPE DOWN 4:12 SLOPE DOWN 4:12 OVERHANG A55

SLOPE DOWN 4:12

FACE OF WALL BELOW

A55 \ A56

A (A 26)

SLOPE DOWN 4:12

# GENERAL ROOF PLAN NOTES

- MAINTAIN A MINIMUM SLOPE OF 2%, U.N.O. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ROOF TOP EQUIPMENT
- ENSURE EQUIPMENT CURBS OVERHANG JOIST BELOW EQUALLY ON EACH SIDE
- AND CENTER EQUIPMENT ACCORDINGLY. THE PLACEMENT OF ROOFTOP EQUIPMENT IS CRITICAL. IF ROOFTOP EQUIPMENT
- CAN NOT BE LOCATED AS INDICATED. NOTIFY ARCHITECT BEFORE EQUIPMENT IS
- INSTALL CRICKETS AT ALL ROOFTOP EQUIPMENT TO DIRECT WATER AROUND THE CURB OR EQUIPMENT. ENSURE THAT ALL EXHAUST VENTS AND AIR INTAKES ARE A MIN. OF 10'-0 FEET
- DO NOT LOCATE EQUIPMENT LESS THAN 10'-0" FROM PARAPET WALLS OR ROOF
- EDGES, U.N.O.. SEALANT POCKETS AND PITCH POCKETS ARE NOT ACCEPTABLE FOR ANY PENETRATIONS OTHER THAN REFRIGERATION LINES AND RELATED
- REFRIGERATION EQUIPMENT. VERIFY WITH OWNER. ROOF CURB SHALL HAVE THE CURB SET BY THE MECHANICAL OR REFRIGERATION CONTRACTOR. G.C. SHALL ENSURE ALL CURBS ARE INSTALLED LEVEL AND VERIFY
- PLACEMENT PER DRAWINGS. FLASHING, COUNTER- FLASHING, NAILERS TO BE INSTALLED BY THE ROOFING CONTRACTOR.
- 0. NEOPRENE FLASHING IS NOT PERMITTED. 11. ALL SINGLE - PLY FLASHING TO BE REINFORCED. 2. ALL WOOD USED ON THE ROOF FOR NAILERS, CURBS, BLOCKING ETC. SHALL BE PRESSURE TREATED EXCEPT THAT PROVIDED BY OWNER. ENSURE FASTENERS
- NOT PERMITTED AT ANY LOCATION ON THE ROOF ABOVE OR BELOW THE 13. G.C. TO ENSURE THAT ALL LOOSE ITEMS THAT COULD DAMAGE OR PUNCTURE THE ROOF MEMBRANE (NAILS, SCREWS, SCRAP SHEET METAL, ETC.) ARE
- REMOVED IMMEDIATELY. 4. PROVIDE ADHESIVE WALKWAY PADS TO ENSURE A PROTECTED PATH OF TRAVEL AROUND ALL MECHANICAL EQUIPMENT AND ACCESS POINTS.

ARE APPROVED FOR THE PRESSURE TREATED WOOD. IF PT WOOD IS IN DIRECTED CONTACT WITH OTHER METALS. PROVIDE MEMBRANE BARRIER TO PREVENT CORROSION OF THE METAL BY CHEMICALS USED IN THE PT PROCESS. NAILS ARE

- 15. ALL MEMBRANES, ADHESIVES, SEAMS PLATES, COVER BOARDS, ETC. TO BE COMPATIBLE AND APPROVED BY ROOFING MEMBRANE MFR. FOR USE TOGETHER. 6. ROOF DETAILS ARE TO INDICATE DESIGN INTENT ONLY. ALL ROOFING DETAILS ARE TO BE APPROVED BY ROOFING MEMBRANE MFR. FOR USE WITH THIS PROJECT AND SHALL COMPLY WITH A 20YEAR MIN. WARRANTY. DETAILS BY THE
- ARCHITECT DO NOT OVERRIDE THE INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS OF THE MEMBRANE MFR. NOTIFY ARCHTECT OF ANY DISCREPANCY.
- 7. PAINT ALL EXPOSED GAS PIPING BRIGHT YELLOW. WARRANTY WITH MEP DRAWINGS AND OWNER.
- 18. ALL EQUIPMENT PLATFORMS SHALL BE INSTALLED LEVEL. 19. ROOF SLOPES ARE TYPICALLY CREATED BY SLOPED STRUCTURE, UNLESS NOTED OTHERWISE INDICATED.
- 20. PIPE STAND LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR BASED ON THE REFRIGERATION CONTRACTOR'S PIPING LAYOUT AND THE ROOF JOIST PROVIDER'S LAYOUT. ROOF JOIST PROVIDER SHALL COORDINATE WITH REFRIGERATION PIPING LAYOUT, AND PROVIDE JOISTS OF PROPER STRENGTH TO
- SUPPORT PIPE STANDS, IN LOCATIONS AS PROVIDED BY THE REFIRERATION CONTRACTOR. ROOF STAIRS, INCLUDING STAIRS THAT CROSS OVER PIPE STANDS, SHALL BE SUPPLIED PER SPEC 055119. LOCATIONS OF CROSS OVER STAIRS SHALL BE COORDINATED BY THE CONTRACTOR BASED ON THE REFRIGERATION

# **KEYNOTE LEGEND**

CONTRACTOR'S PIPING LAYOUT AND THE ROOF JOIST PROVIDER'S LAYOUT.

A27	CRICKET

- A29 SCUPPER & DOWNSPOUT
- A36 CONTINUOUS RIDGE VENT A37 PREFINISHED METAL RAIN DIVERTER
- A38 SCUPPER WITH CHAIN; SEE B3/AE511
- A54 RT-1W CEDAR SHINGLES ON 2X TRUSSES
- A55 RT-2 CEDAR SHINGLES OVER OUTDOOR SPACE A56 RT-3 - CEDAR SHINGLES OVER INDOOR SPACE
- A57 RT-4 EPDM ROOF

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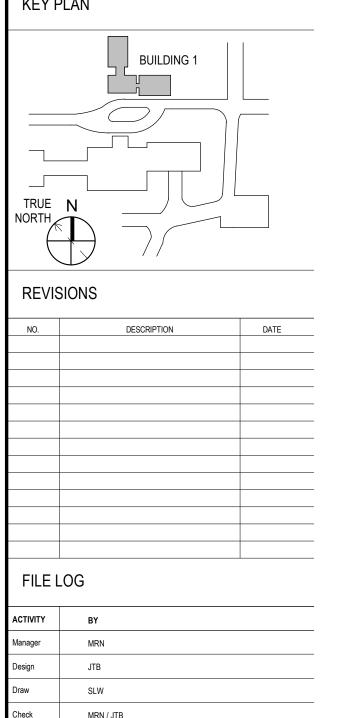
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BUILDING 1 - DESIGN

Project No. 023-10341-000 10/07/2022

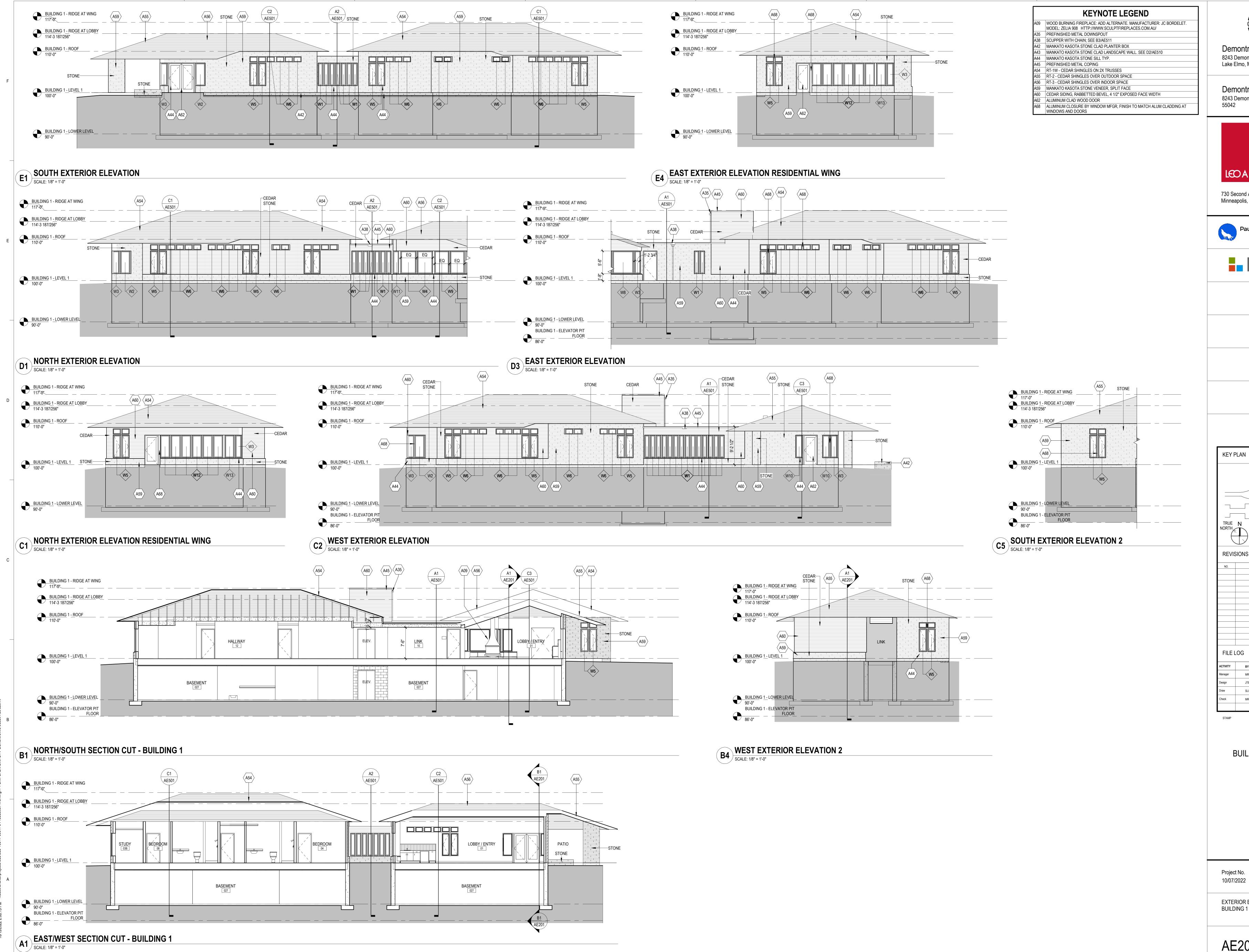
**ROOF PLANS - BUILDING 1** 

AE104

C3 AE501

SLOPE DOWN 4:12

A55 30'-7 7/8" I



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> Demontreville Jesuit Retreat 8243 Demontreville Trail N, Lake Elmo, MN



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Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN

REVISIONS

DESCRIPTION

FILE LOG

MRN / JTB

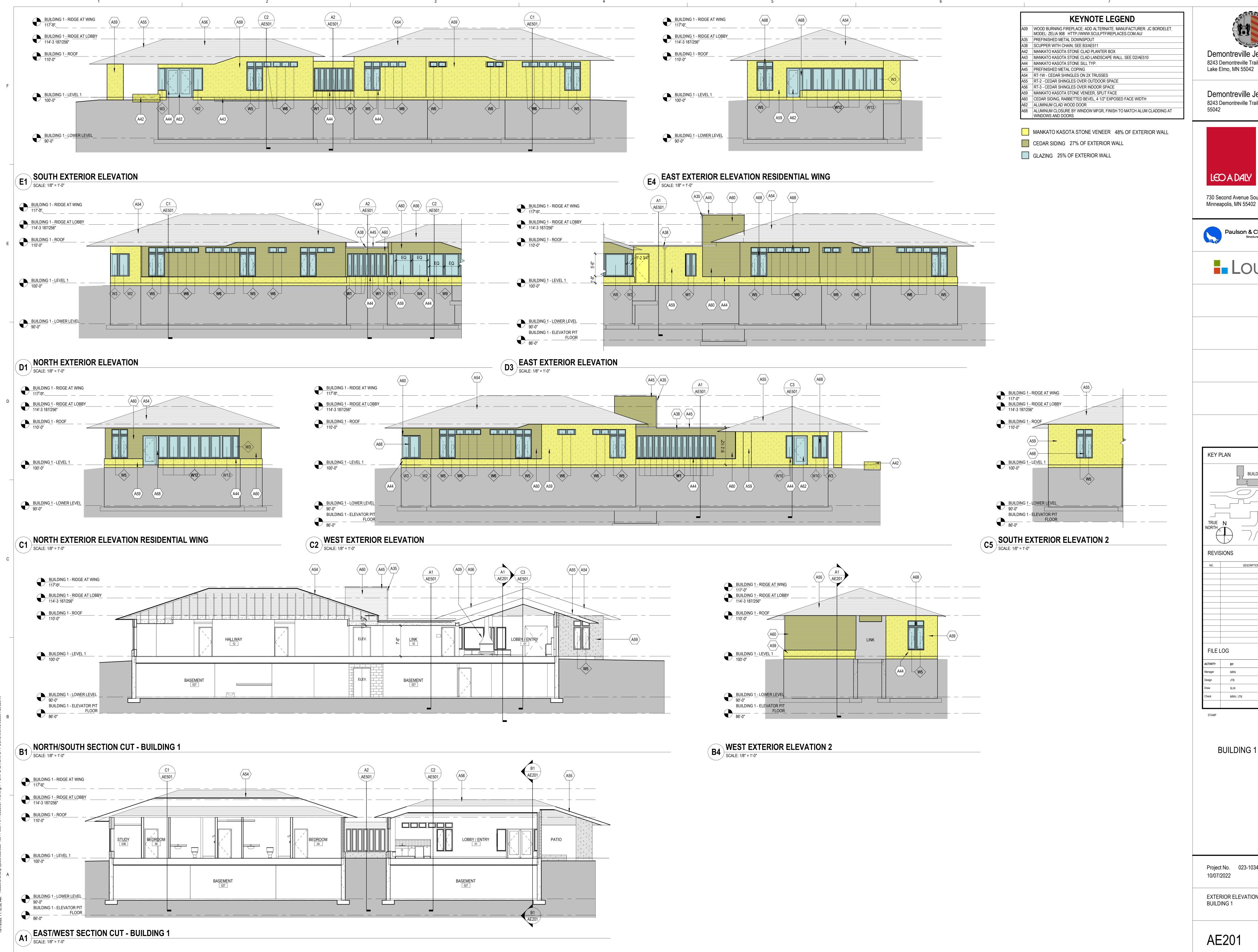
BUILDING 1 - DESIGN

Project No. 023-10341-000

**EXTERIOR ELEVATIONS & SECTIONS BUILDING 1** 

AE201

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LOUCKS

KEY PLAN

**REVISIONS** DESCRIPTION

FILE LOG

MRN / JTB

BUILDING 1 - DESIGN

Project No. 023-10341-000

**EXTERIOR ELEVATIONS & SECTIONS BUILDING 1** 

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FLOOR PLAN LEGEND AREA NOT IN CONTRACT

# GENERAL FLOOR PLAN NOTES

- FINISH FLOOR ELEVATION (FFE) 100'-0". SEE CIVIL PLANS FOR SITE DATUM TO COORDINATE WITH FINISHED FLOOR ELEVATION. PENETRATIONS THROUGH NON-RATED FLOORS TO BE SEALED AT BOTH SIDES
- WITH MATERIALS APPROPRIATE TO THE ASSEMBLY CONSTRUCTION TO REDUCE SOUND TRANSMISSION. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL-MOUNTED ITEMS
- (INCLUDING, BUT NOT LIMITED TO MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK & TOILET ACCESSORIES AND OWNER SUPPLIED FF&E). PROVIDE BLOCKING AT RAILINGS & GUARDRAILS CAPABLE OF SUPPORTING THE POINT & UNIFORM LOADS REQUIRED BY CODE.
- VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-RECESSED EQUIPMENT & FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF
- PARTITIONS, UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE NOMINAL UNO DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
- LOCATE DOOR FRAMES 4" CLEAR FROM ADJACENT PERPENDICULAR PARTITIONS (UNLESS NOTED OTHERWISE). 0. FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES & ACCESSORIES SEE SHEET
- 2. REFER TO SHEET IN601 FOR FINISHES. 3. SEE MATERIAL I.D. LIST ON SHEET GI003 FOR MATERIAL/FINISH/OBJECT CODES NOTED IN THE DRAWINGS, WITH ASSOCIATED SPECIFICATION SECTIONS PROVIDED FOR REFERENCE.

1. FOR WINDOW TYPES & DETAILS, SEE SHEETS AE601.

# INTERIOR ELEVATION GENERAL NOTES

- REFERENCE EQUIPMENT PLANS FOR ADDITIONAL INFORMATION ON EQUIPMENT. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO, MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK, WALL MOUNTED CHAIR HANGERS, AND TOILET ACCESSORIES). VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-
- RECESSED EQUIPMENT AND FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF PARTITIONS,
- UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL ALIGN FINISHED FACE OF PLAM SOFFIT TO SIDE & FRONT OF PLAM DOOR AND PLAM
- CABINETS BELOW. INSTALL INTEGRAL BOWL SINK TYPE 2 AT TOILET ROOMS, TYPICAL. REFER TO SPECIFICATIONS AND FINISH LEGEND
- ALL BASE AND WALL CABINETS ADJACENT TO WALLS SHALL HAVE 1" MIN PLAM FILLERS TO MATCH CABINET FACE FINISH. COUNTERTOPS TO BE SOLID SURFACE MATERIAL UNLESS OTHERWISE INDICATED.
- AT SIDE OF LAST BASE CABINET, PROVIDE 1" OVERHANG OF COUNTERTOP. ALL DASHED AND HALFTONE ITEMS INDICATE FURNITURE PROVIDED BY OWNER. ). ALL DASHED BLACK LINE ITEMS ARE EQUIPMENT UNLESS NOTED OTHERWISE. GC WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING SOME EQUIPMENT. REFER TO EQUIPMENT PLANS FOR ADDITIONAL INFORMATION. . CASEWORK TO BE STAINED WOOD AT BUILDING 1, PAINTED WOOD AT BUILDING 2.

**KEYNOTE LEGEND** 

BUILDING 1 LOBBY - WEST ELEVATION

SCALE: 1/4" = 1'-0"

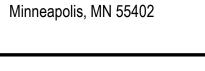


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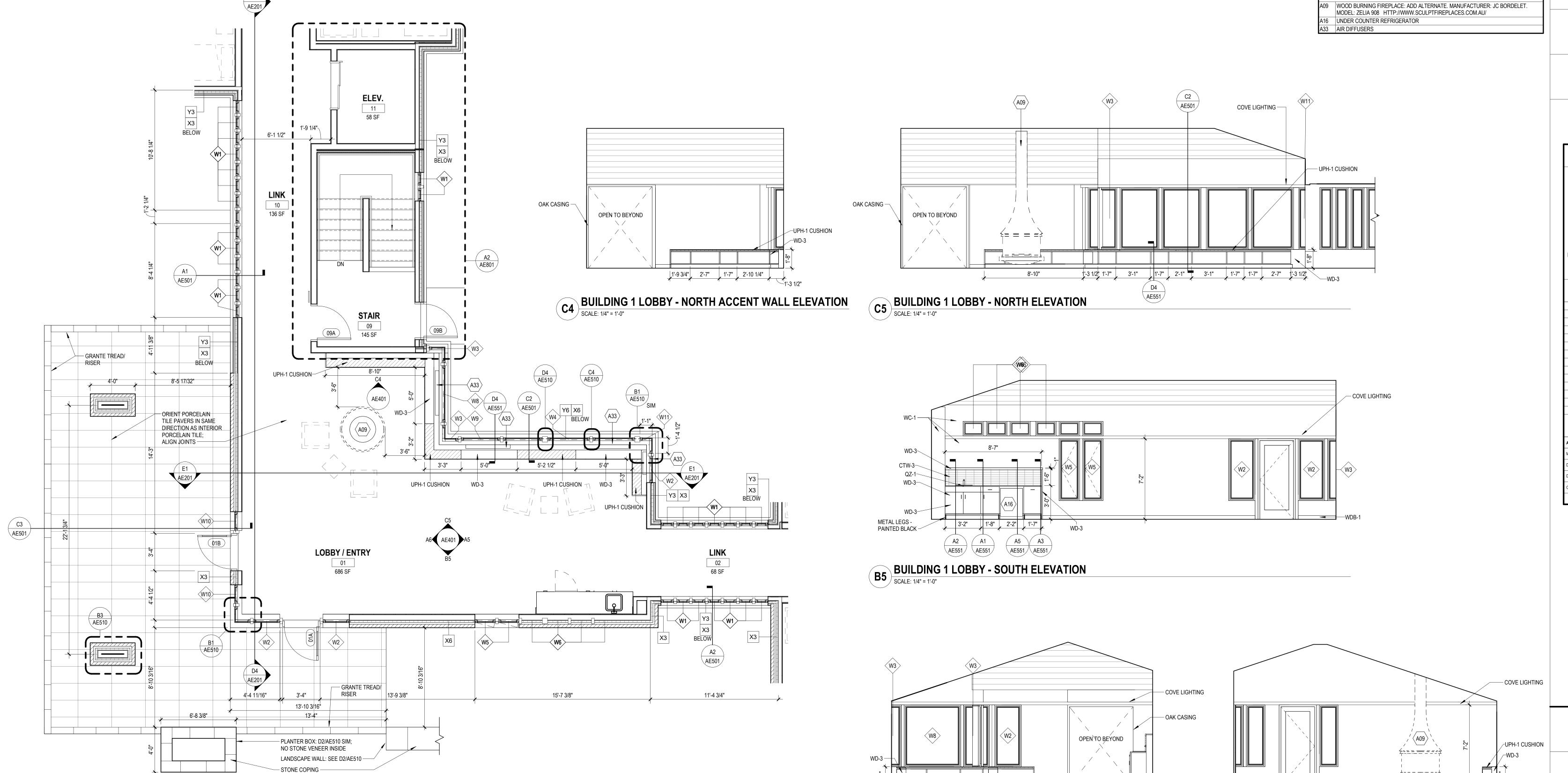


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Paulson & Clark Engineering





1/2" 3'-0" 2'-0" 3'-3" 1'-3 1/2"

BUILDING 1 LOBBY - EAST ELEVATION

SCALE: 1/4" = 1'-0"

KEY PLAN **REVISIONS** DESCRIPTION FILE LOG MRN / JTB

> CONSTRUCTION DOCUMENTS

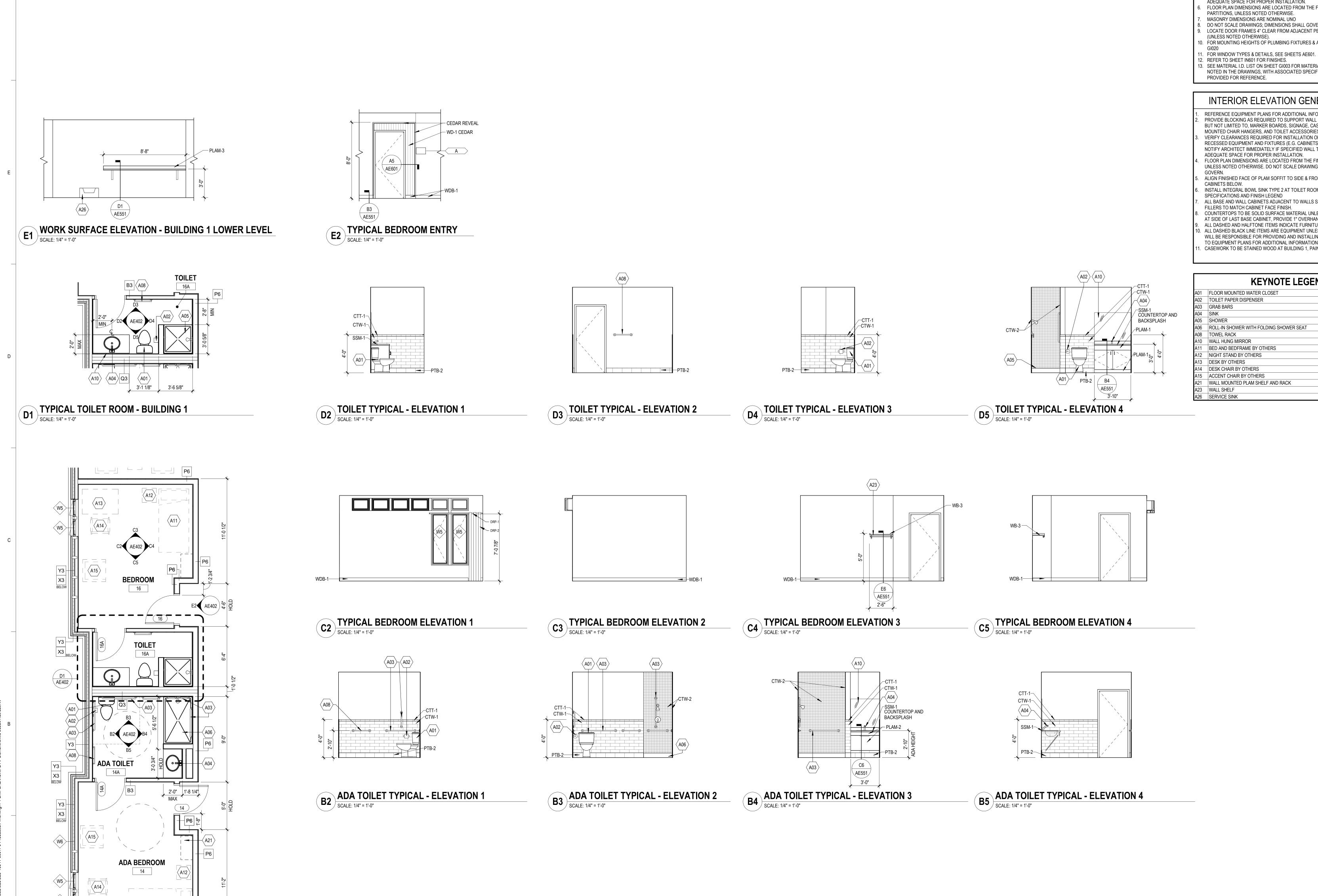
Project No. 023-10341-000 12/13/2021

**ENLARGED PLANS & INTERIOR** ELEVATIONS - BUILDING 1

AE401

BUILDING 1 - LOBBY AND VERTICAL CIRCULATION ENLARGED PLAN

SCALE: 1/4" = 1'-0"



BUILDING 1 - ROOM AND TOILET TYPICAL ENLARGED PLAN
SCALE: 1/4" = 1'-0"



FINISH FLOOR ELEVATION (FFE) 100'-0". SEE CIVIL PLANS FOR SITE DATUM TO COORDINATE WITH FINISHED FLOOR ELEVATION. PENETRATIONS THROUGH NON-RATED FLOORS TO BE SEALED AT BOTH SIDES NEW WALLS AND DOORS

FLOOR PLAN LEGEND

AREA NOT IN CONTRACT

WITH MATERIALS APPROPRIATE TO THE ASSEMBLY CONSTRUCTION TO REDUCE SOUND TRANSMISSION. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL-MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO MARKER BOARDS, SIGNAGE, CASEWORK,

MILLWORK & TOILET ACCESSORIES AND OWNER SUPPLIED FF&E). PROVIDE BLOCKING AT RAILINGS & GUARDRAILS CAPABLE OF SUPPORTING THE POINT & UNIFORM LOADS REQUIRED BY CODE. VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-

RECESSED EQUIPMENT & FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF

PARTITIONS, UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE NOMINAL UNO DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.

LOCATE DOOR FRAMES 4" CLEAR FROM ADJACENT PERPENDICULAR PARTITIONS (UNLESS NOTED OTHERWISE). 0. FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES & ACCESSORIES SEE SHEET

2. REFER TO SHEET IN601 FOR FINISHES. 3. SEE MATERIAL I.D. LIST ON SHEET GI003 FOR MATERIAL/FINISH/OBJECT CODES NOTED IN THE DRAWINGS, WITH ASSOCIATED SPECIFICATION SECTIONS PROVIDED FOR REFERENCE.

# INTERIOR ELEVATION GENERAL NOTES

REFERENCE EQUIPMENT PLANS FOR ADDITIONAL INFORMATION ON EQUIPMENT. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO, MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK, WALL MOUNTED CHAIR HANGERS, AND TOILET ACCESSORIES). VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-RECESSED EQUIPMENT AND FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.).

NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF PARTITIONS, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL

ALIGN FINISHED FACE OF PLAM SOFFIT TO SIDE & FRONT OF PLAM DOOR AND PLAM CABINETS BELOW. INSTALL INTEGRAL BOWL SINK TYPE 2 AT TOILET ROOMS, TYPICAL. REFER TO

SPECIFICATIONS AND FINISH LEGEND ALL BASE AND WALL CABINETS ADJACENT TO WALLS SHALL HAVE 1" MIN PLAM FILLERS TO MATCH CABINET FACE FINISH. COUNTERTOPS TO BE SOLID SURFACE MATERIAL UNLESS OTHERWISE INDICATED.

AT SIDE OF LAST BASE CABINET, PROVIDE 1" OVERHANG OF COUNTERTOP. ALL DASHED AND HALFTONE ITEMS INDICATE FURNITURE PROVIDED BY OWNER. ). ALL DASHED BLACK LINE ITEMS ARE EQUIPMENT UNLESS NOTED OTHERWISE. GC WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING SOME EQUIPMENT. REFER TO EQUIPMENT PLANS FOR ADDITIONAL INFORMATION. . CASEWORK TO BE STAINED WOOD AT BUILDING 1, PAINTED WOOD AT BUILDING 2.

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LEO A DALY

Paulson & Clark Engineering

LOUCKS

**KEYNOTE LEGEND** FLOOR MOUNTED WATER CLOSET .02 TOILET PAPER DISPENSER GRAB BARS A05 SHOWER .06 ROLL-IN SHOWER WITH FOLDING SHOWER SEAT A08 TOWEL RACK A10 WALL HUNG MIRROR 11 BED AND BEDFRAME BY OTHERS 112 NIGHT STAND BY OTHERS 113 DESK BY OTHERS 114 DESK CHAIR BY OTHERS WALL MOUNTED PLAM SHELF AND RACK

> REVISIONS FILE LOG

**KEY PLAN** 

CONSTRUCTION DOCUMENTS

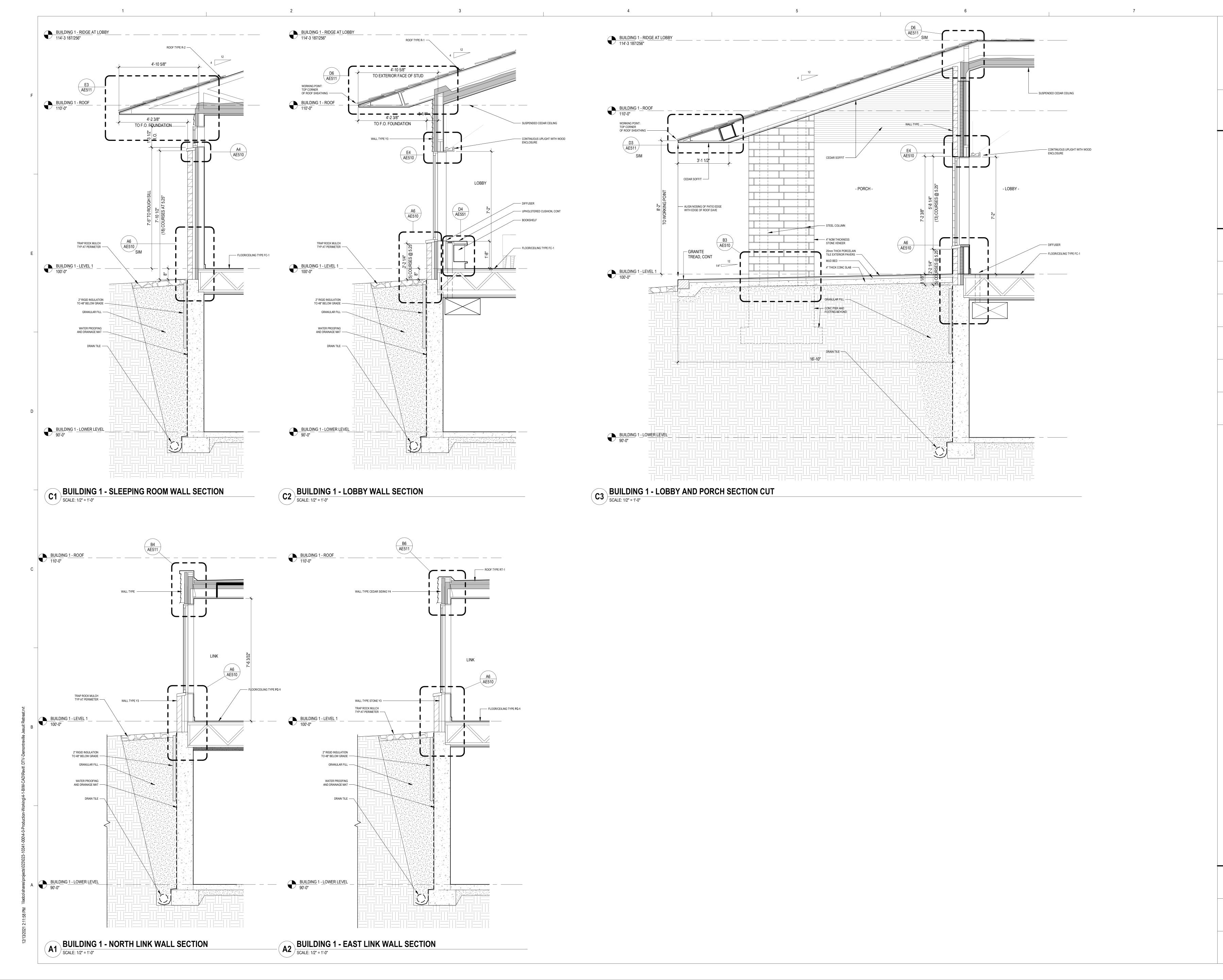
MRN / JTB

Project No. 023-10341-000

**ENLARGED PLANS & INTERIOR** ELEVATIONS - BUILDING 1

**NOT** UPDATED TO 10 BEDROOMS

AE402



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**L**OUCKS

KEY PLAN REVISIONS

> CONSTRUCTION DOCUMENTS

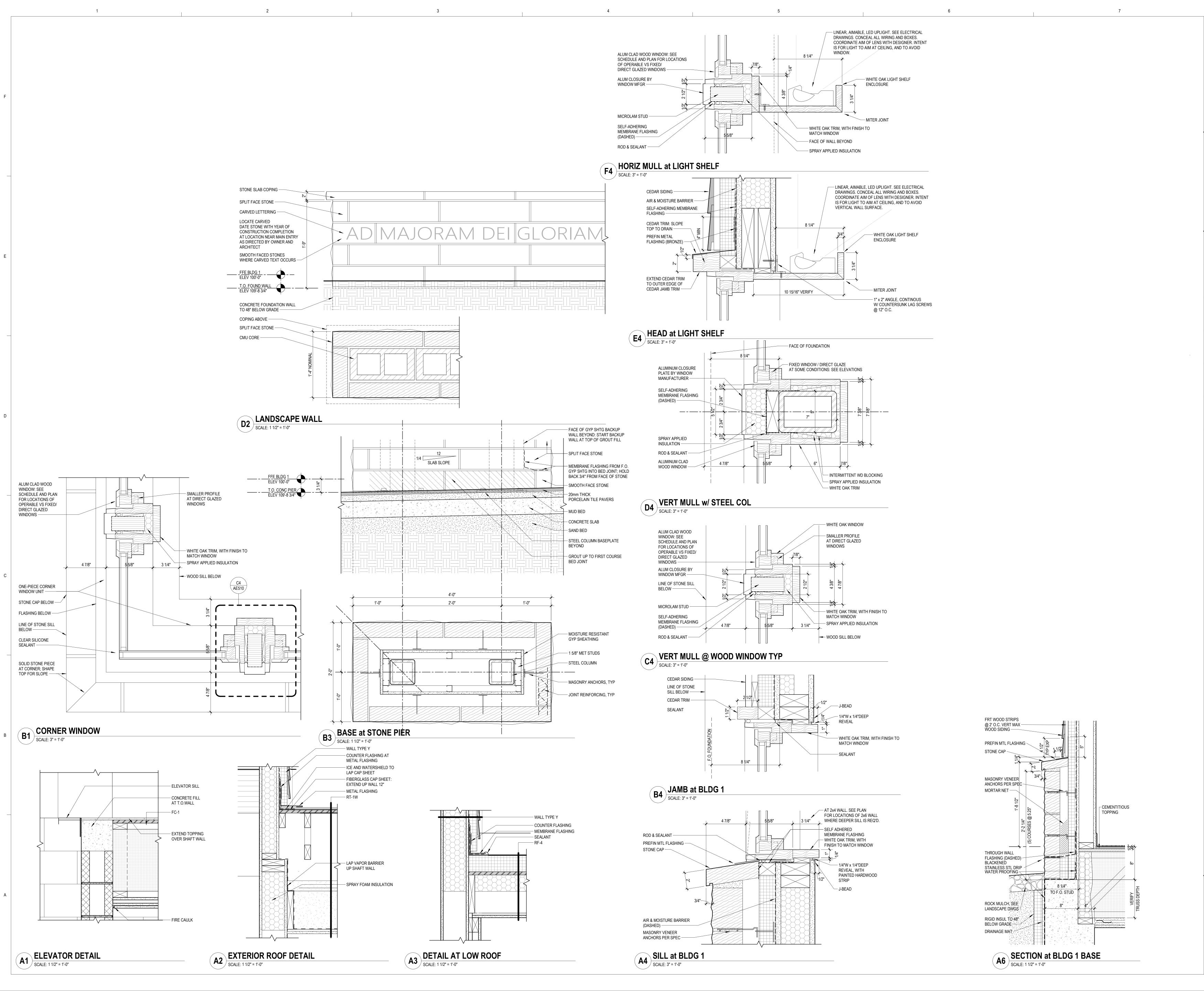
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MRN / JTB

Project No. 023-10341-000 12/13/2021

WALL SECTIONS - BUILDING 1

AE501



ONTRE VIII

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**L**OUCKS

KEY PLAN

BUILDING 1

TRUE N
NORTH
NORTH
REVISIONS

DESCRIPTION

FILE LOG

ACTIVITY BY

Manager

Design JTB

Draw SLW

Check MRN / JTB

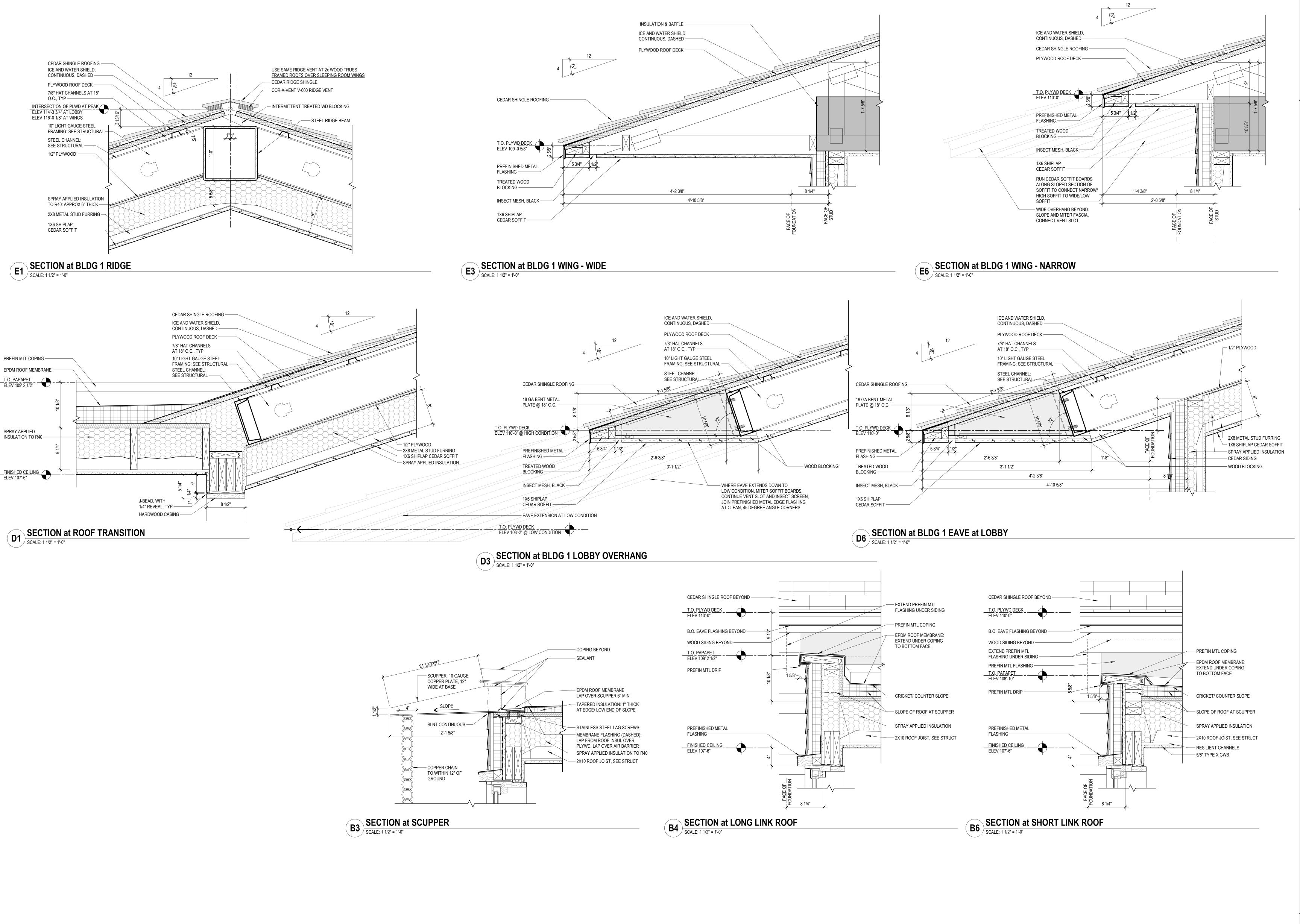
DATE

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000 12/13/2021

EXTERIOR DETAILS

AE510



Sente Retreat House

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REVISIONS

No. DESCRIPTION DATE

CONSTRUCTION DOCUMENTS

FILE LOG

STAMP

Author

Checker

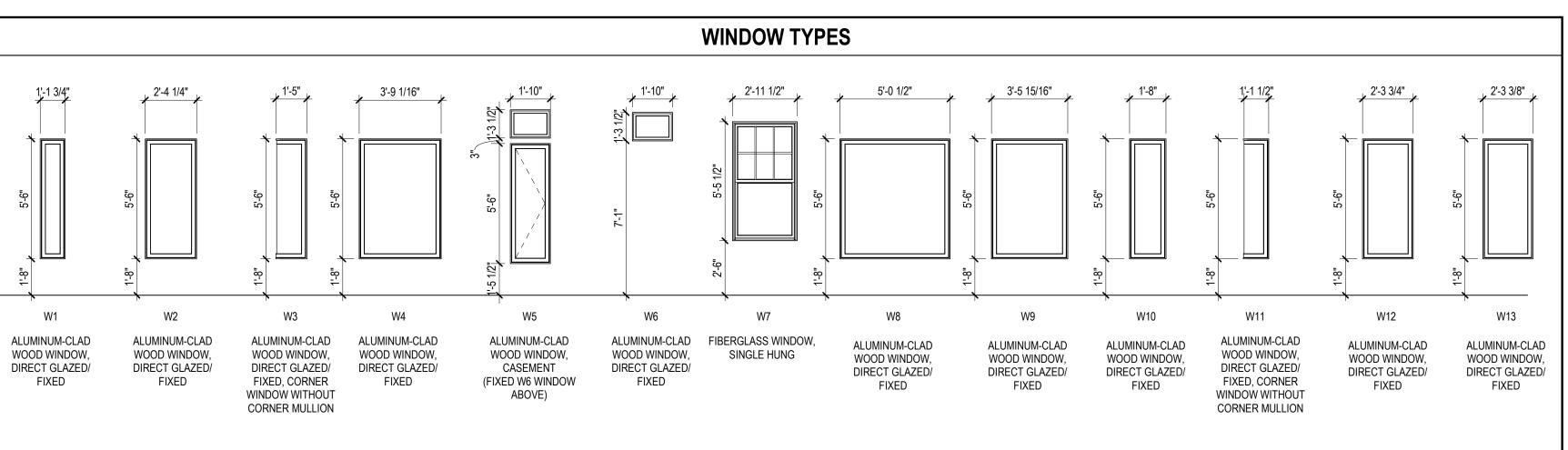
Project No. 023-10341-000 12/13/2021

EXTERIOR DETAILS

AE511

					D	OOR SCHEDUL	E BUILD	ING 1			
	D	000R			DOOR	OR			RAME	LABEL	
DOOR NO.	WIDTH	HEIGHT	HDWE SET	TYPE	MAT'L	FIN.	TYPE	MAT'L	FIN.	HOUR	REMARKS
)1A	3'-0"	7'-0"	06	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze		
)1B	3'-0"	7'-0"	06	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze		
)3	3'-0"	7'-0"	05	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze		
)4	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
14A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
)5	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
)5A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
06	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
)6A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
)7	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
07A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
)8	3'-0"	7'-0"	03	F	WD	WD-2	1	WD	WD-2		
09A	3'-0"	7'-0"	05	F	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	P-1	45	
)9B	3'-0"	7'-0"	05	F	HM	Aluminum-Marvin-Bronze	3	HM CLAD WD	Aluminum-Marvin-Bronze	45	
12	3'-0"	7'-0"	05	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze		
13	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
13A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
14	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
14A	3'-0"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
15	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
15A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
16	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2		
16A	3'-0"	7'-0"	01	F	WD	WD-2	1	WD	WD-2		
25	3'-0"	7'-0"	03	F	WD	WD-2	1	WD	WD-2		
26A	3'-0"	7'-0"	05	F	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL	Aluminum-Marvin-Bronze	45	
26B	3'-0"	7'-0"	05	F	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL	Aluminum-Marvin-Bronze	45	

WINDOW SCHEDULE							
		R.O.					
WINDOW TYPE	WIDTH	HEIGHT	Sill Height	HEAD HEIGHT	COMMENTS		
W1	1'-2 3/4"	5'-6 1/2"	1'-8"	7'-2"			
W2	2'-5 1/4"	5'-6 1/2"	1'-8"	7'-2"			
W3	1'-6"	5'-6 1/2"	1'-8"	7'-2"			
W4	3'-10 1/16"	5'-6 1/2"	1'-8"	7'-2"			
W5	1'-11"	5'-6 1/2"	1'-8"	7'-2"			
W6	1'-11"	1'-4"	7'-5"	8'-8 1/2"			
W7	3'-0 1/2"	5'-6"	2'-6"	7'-11 1/2"			
W8	5'-1 1/2"	5'-6 1/2"	1'-8"	7'-2"			
W9	3'-6 15/16"	5'-6 1/2"	1'-8"	7'-2"			
W10	1'-9"	5'-6 1/2"	1'-8"	7'-2"			
W11	11"	5'-6 1/2"	1'-8"	7'-2"			
W12	2'-4 13/16"	5'-6 1/2"	1'-8"	7'-2"			
W13	2'-4 3/8"	5'-6 1/2"	1'-8"	7'-2"			





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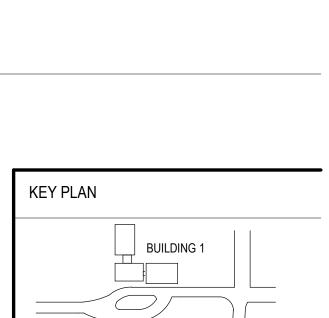
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DATE

REVISIONS DESCRIPTION

FILE LOG

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CONSTRUCTION

DOCUMENTS

Project No. 023-10341-000

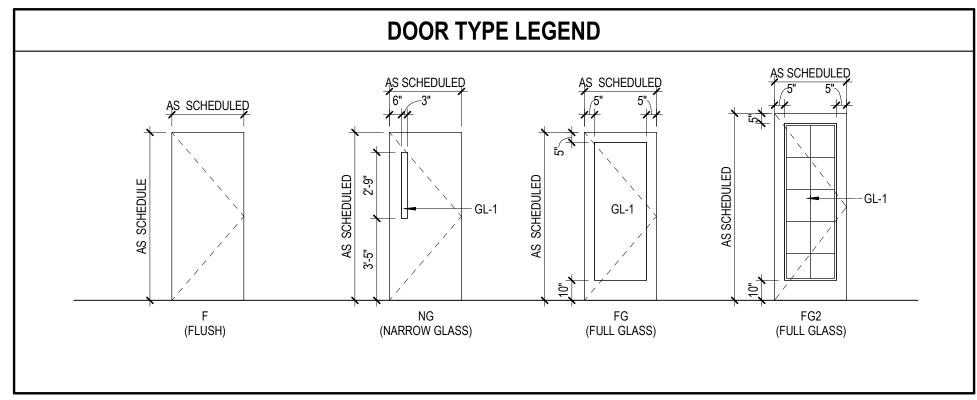
12/13/2021

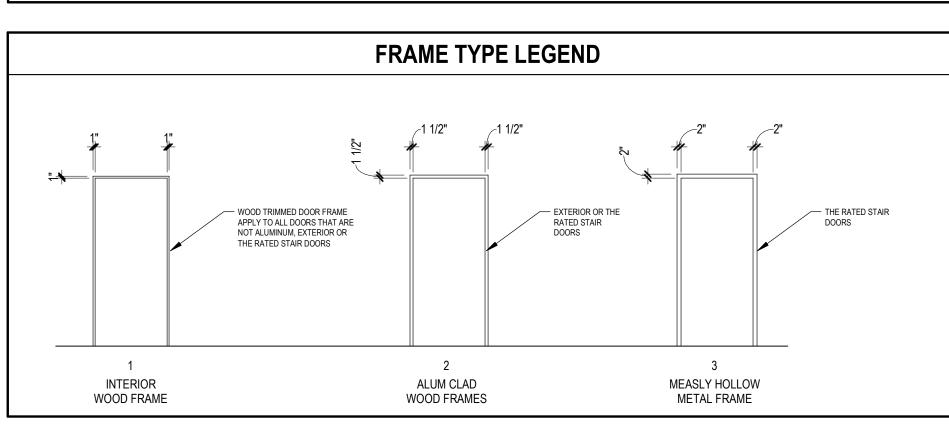
DOOR SCHEDULE AND OPENINGS -BUILDING 1 & 2

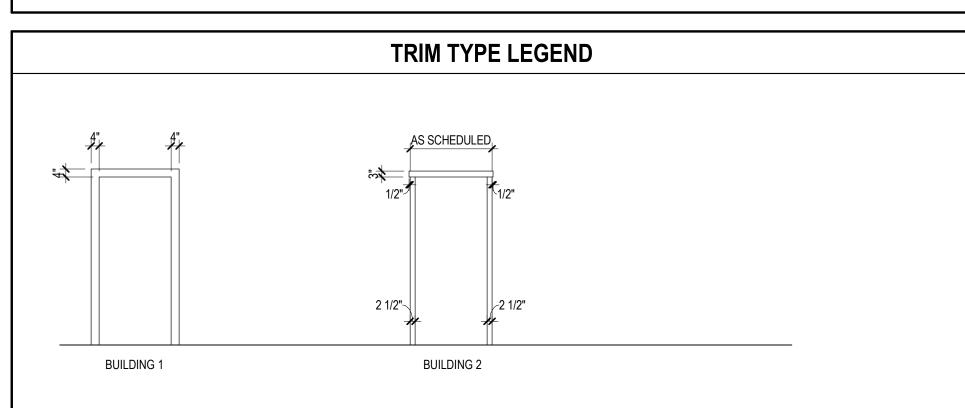
**NOT** UPDATED TO 10 BEDROOMS AE601

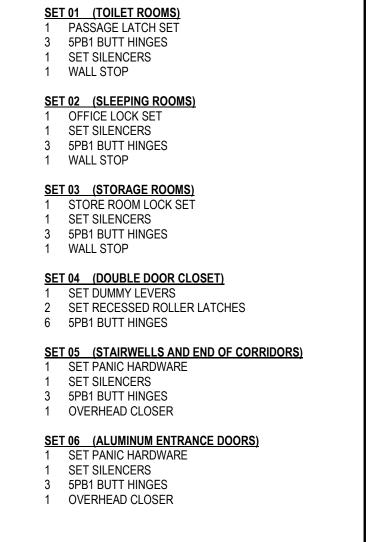
1. SCHEDULED SIZE IS NOMINAL CLEAR OPENING 2. COORDINATE DOOR WITH STORE FRONT VENDOR 3. PROVIDE MIN 16 GA METAL FRAMING AT PERIMETER OF OPENING

DOOR SCHEDULE REMARKS

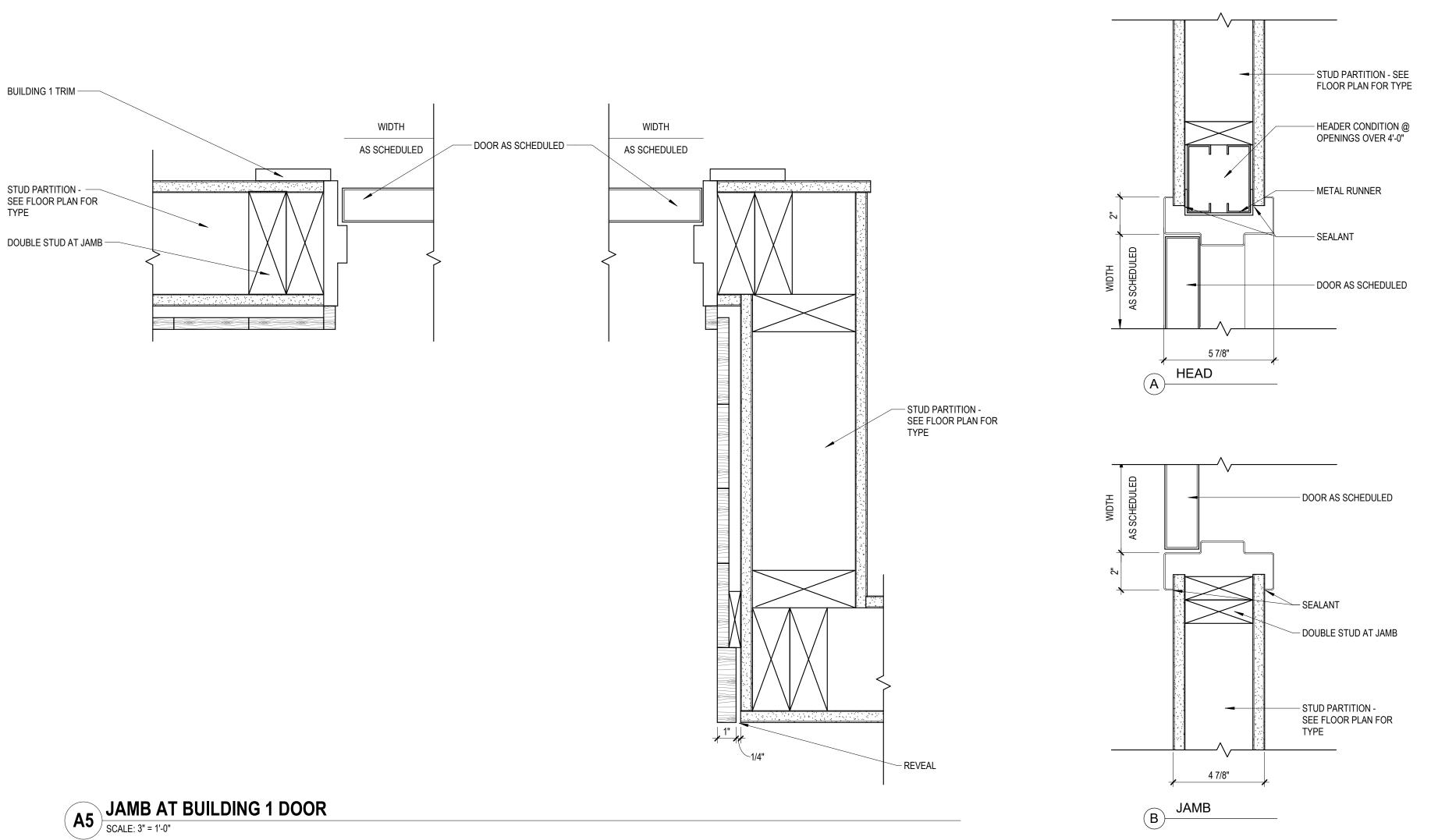








HARDWARE SETS



**KEYNOTE LEGEND** A46 6" X 30" EMBED PLATES FOR ELEVATOR SHAFT. CONFIRM SIZE WITH ELEVATOR MFGR.

A47 HOISTWAY BEAM

A48 TUBE STEEL FOR ELEVATOR RAILS. SEE STRUCTURAL A49 STRUCTURAL STOOP NOID FORM A61 FINISHED WOOD CAP

A70 ELEVATOR PIT DRAIN TO SUMP PUMP
A71 WATERPROOFING AROUND ELEVATOR PIT. LAP UNDERSLAB VAPOR BARRIER

A69 PIT LADDER



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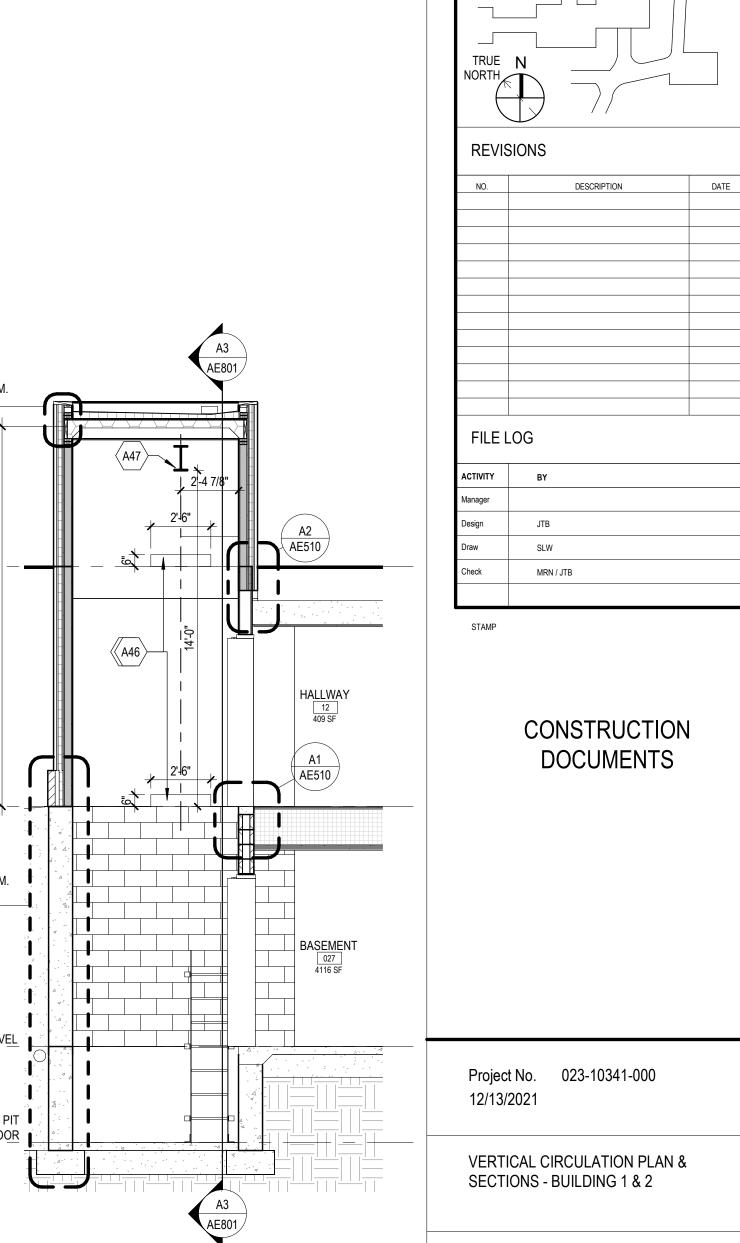


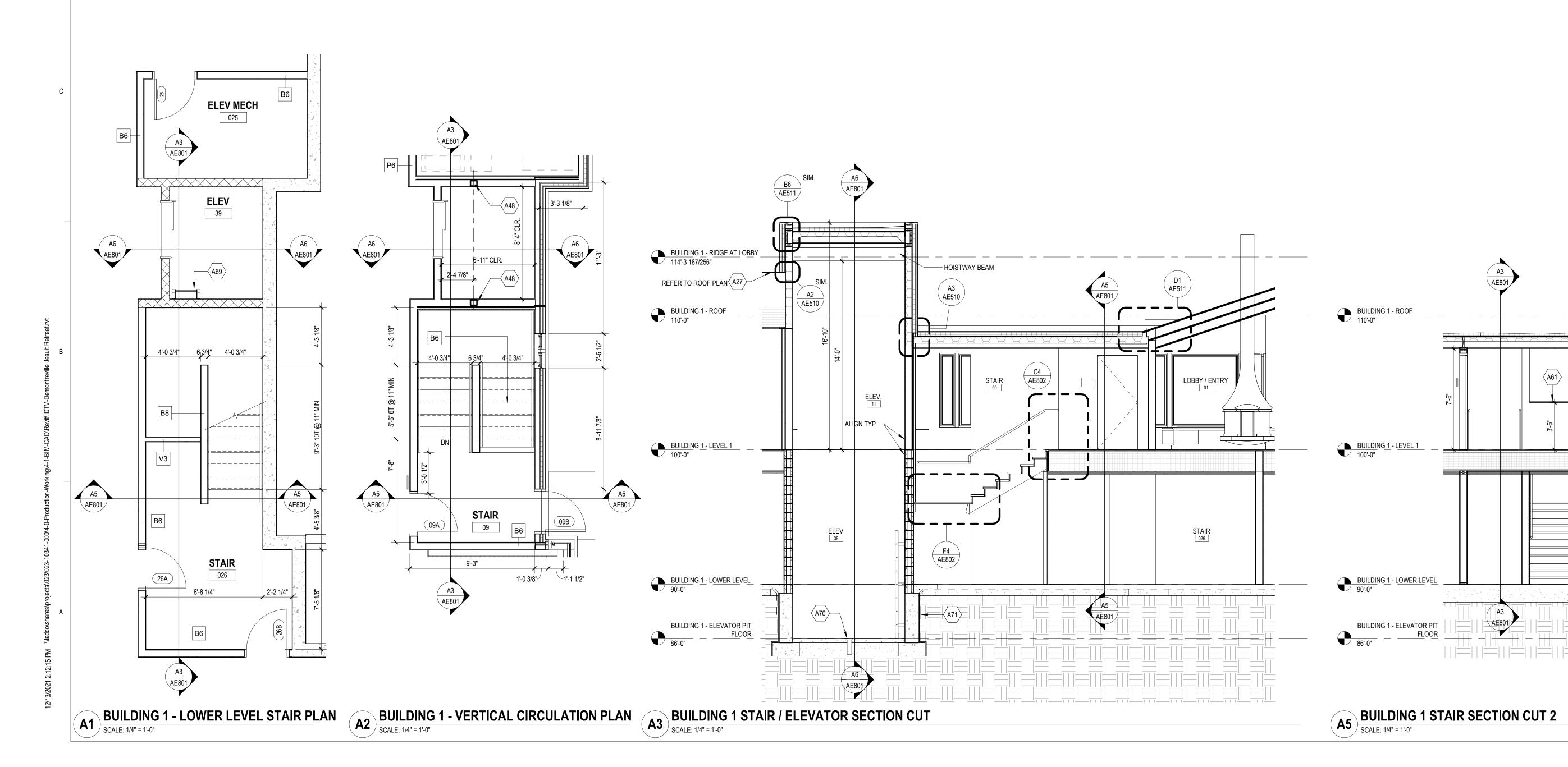
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Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS





AE801

			SCHEDULE FOR FINISHES		
CODE	DESCRIPTION	MANUFACTURER	PRODUCT	SPECIFICATION SECTION	Comments
CPT-1	BROADLOOM CARPET	TARKETT HOSPITALITY	STYLE:1070 SEAGRASS, COLOR: 142, BACKING: ACTIONBAC, FIBER: 100% SOLUTION DYED NYLON, SYNTHETIC CARPET PAD	096816 SHEET CARPETING	
CPT-2	BROADLOOM CARPET RUG	TARKETT HOSPITALITY	STYLE: 4011 TRACE II, COLOR: 560, BACKING: UNITARY WITH ACTIONBAC, FIBER: 100% SOLUTION DYED NYLON, NON-SKID PAD	096816 SHEET CARPETING	
CPT-3	BROADLOOM CARPET	TARKETT HOSPITALITY	STYLE: D1263 RUNE, COLOR: 120, BACKING: ACTIONBAC, FIBER: 100% SOLUTION DYED NYLON, SYNTHETIC CARPET PAD	096816 SHEET CARPETING	
CPT-4	BROADLOOM CARPET RUG	TARKETT HOSPITALITY	STYLE: 111D SALTMARSH II, COLOR: 520, BACKING: UNITARY ACTIONBAC, FIBER 100% SOLUTION DYED NYLON, NON-SKID PAD	096816 SHEET CARPETING	
CTT-1	CERAMIC TILE TRIM	TILE X DESIGN	MFR: CITI TILE, COLLECTION: CORE, COLOR: BISCUIT. FINISH: GLOSSY. FORMAT: A4200 2" x 6" RADIUS CAP	093013 CERAMIC TILING	
CTW-1	CERAMIC TILE	TILE X DESIGN	MFR: CITI TILE, COLLECTION: CORE, COLOR: BISCUIT. FINISH: GLOSSY. SIZE: 4X10	093013 CERAMIC TILING	TOILET WET WALLS / BUILDING 2 SHOWER WALLS
CTW-2	CERAMIC TILE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. COLOR: SAND. SIZE: 2" x 2" MOSAIC	093013 CERAMIC TILING	BUILDING 1 SHOWER WALLS
CTW-3	CERAMIC TILE	CERAMIC TILEWORKS	MFR: CERAMIC TILEWORKS. COLLECTION: COUNTRY. COLOR: ASH BLUE. FINISH: GLOSSY. SIZE 3" x 8"	093013 CERAMIC TILING	LOBBY BACKSPLASH
DRP-2	DRAPERY	ARCHITEX	NAME: TWILIGHT TIME, COLOR: CHOCOLATE	122200 CURTAINS AND DRAPES	
DRP-3	DRAPERY	ARCHITEX	NAME: TWILIGHT TIME, COLOR: GREYSTONE	122200 CURTAINS AND DRAPES	
ECT-1	ENTRANCE CARPET TILE	TARKETT	STYLE: ABRASIVE ACTION II 02578. COLOR: WINTER GRAY 19103. MODULAR TILE 24" X 24"	096813 TILE CARPET	LIOE WITH DT 4
GT-1 GT-2	GROUT GROUT	MAPEI MAPEI	EPOXY. COLOR: 47 CHARCOAL EPOXY. COLOR: 19 PEARL GRAY	093013 CERAMIC TILING 093013 CERAMIC TILING	USE WITH PT-1 USE WITH PT-4, PT-5, PTB-4
GT-2 GT-3	GROUT	MAPEI	EPOXY. COLOR: 19 PEARL GRAY  EPOXY. COLOR: 14 BISCUIT	093013 CERAMIC TILING 093013 CERAMIC TILING	USE WITH CTT-1, CTW-1
GT-4	GROUT	MAPEI	EPOXY. COLOR: 14 BISCOTT  EPOXY. COLOR: 11 SAHARA BEIGE	093013 CERAMIC TILING	USE WITH CTV-1, CTW-1
LVT-1	LUXURY VINYL TILE	SHAW CONTRACT	COLLECTION: TERRAIN II 20MIL 5mM 4110V. COLOR: PIRCH 00684	096519 RESILIENT TILE FLOORING	03E WITH 01W-2,11-2,11-3,11B-2
LVT-2	LUXURY VINYL TILE	SHAW CONTRACT	COLLECTION: TERRAIN II 20MIL 5mM 4110V. COLOR: TRAIL 00256	096519 RESILIENT TILE FLOORING	
P-1	PAINT (FIELD)	SHERWIN WILLIAMS	SW9111 ANTLER VELVET	099123 INTERIOR PAINTING	
P-2	PAINT (CEILING)	SHERWIN WILLIAMS	SW7007 CEILING BRIGHT WHITE	099123 INTERIOR PAINTING	
P-3	PAINT (WALLS)	HIRSHFIELD'S	OWNER PROVIDED AXX-7, L-2, SS-2	099123 INTERIOR PAINTING	
P-4	PAINT (ACCENT)	SHERWIN WILLIAMS	SW7016 MINDFUL GRAY	099123 INTERIOR PAINTING	
P-5	PAINT (ACCENT)	SHERWIN WILLIAMS	SW7072 ONLINE	099123 INTERIOR PAINTING	
P-6	PAINT (FIELD)	SHERWIN WILLIAMS	SW6234 UNCERTAIN GRAY	099123 INTERIOR PAINTING	
P-7	PAINT (ACCENT)	SHERWIN WILLIAMS	SW7603 POOLHOUSE	099123 INTERIOR PAINTING	
P-8	PAINT (TRIM)	SHERWIN WILLIAMS	SW9165 GOSSAMER VEIL	099123 INTERIOR PAINTING	
PLAM-1	PLASTIC LAMINATE	WILSONART	RIVER CHERRY. FINISH: 38 FINE VELVET TEXTURE.	064116 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	
PLAM-2	PLASTIC LAMINATE	WILSONART	COLOR: ALABASTER. FINISH: 60 MATTE.	064116 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	ADA BATHROOM CASEWORK ACCESS PANELS
PLAM-3	PLASTIC LAMINATE	WILSONART	COLOR: CRYSTAL. FINISH: 60 MATTE.	064116 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	ADA BATHROOM CASEWORK ACCESS PANELS
PT-1	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 18"X36", 984F9R NATURAL RETT. COLOR: SLATE BLACK, 1/8" GROUNT JOINT	093013 CERAMIC TILING	BUILDING 1 LOBBY FLOORS
PT-2	PORCELAIN TILE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. COLOR: SAND. SIZE: 12" x 24". 1/8" GROUT JOINTS.	093013 CERAMIC TILING	BATHROOM FLOORS
PT-3	PORCELAIN TILE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. COLOR: SAND. SIZE: 2" x 2" MOSAIC. 1/16" GROUT JOINTS.	093013 CERAMIC TILING	SHOWER FLOORS
PT-4	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 12"X24", 984F9R NATURAL RETT. COLOR SLATE GREY. 1/8" GROUT JOINTS.	093013 CERAMIC TILING	BATHROOM FLOORS
PT-5	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 30MM X 30MM. MOSAIC. 984F9R NATURAL RETT. COLOR SLATE GREY. 1/16" GROUT JOINT	093013 CERAMIC TILING	SHOWER FLOORS
PT-6	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 18"X36", 984F9R NATURAL RETT. COLOR SLATE GREY. 1/8" GROUT JOINTS	093013 CERAMIC TILING	BUILDING 2 LOBBY FLOORS
PTB-2	PORCELAIN TILE BASE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. FORMAT: COVE BASE COLOR: SAND.	093013 CERAMIC TILING	BUILDING 1 BATHROOM BASE
PTB-4	PORCELAIN TILE BASE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: COVE BASE. 984F9R NATURAL RETT. COLOR SLATE GREY	093013 CERAMIC TILING	BUILDING 2 BATHROOM BASE
QZ-1	QUARTZ	CORIAN	COLOR: STORM GREY LEATHERED	123661.19 QUARTZ AGGLOMERATE COUNTERTOPS	
RB-1	RESILIENT WALL BASE	ROPPE	700 SERIES WALL BASE, STANDARD TOE BASE. COLOR: #178 PEWTER	123661.19 QUARTZ AGGLOMERATE COUNTERTOPS	
RST-1	RESILIENT STAIR TREAD	ROPPE	RAISED SQUARE TREAD PROFILE #94. COLOR: #178 PEWTER	096519 RESILIENT TILE FLOORING	
RT-1	RESILIENT LANDING TILE	ROPPE	RAISED SQUARE #994. SIZE 20"X20". COLOR: #178 PEWTER	096519 RESILIENT TILE FLOORING	
SSM-1	SOLID SURFACE	CORIAN	COLOR: RICE PAPER	066000 SOLID SURFACING	
SSM-2	SOLID SURFACE	CORIAN	COLOR: LINEN	066000 SOLID SURFACING	
TS-1	TRANSITION STRIP	SCHLUTER	SCHIENE. FINISH: ALUMINUM.	093013 CERAMIC TILING	USE AT TILE TO CARPET AND TILE TO RESILIENT
TS-2	TRANSITION STRIP	SCHLUTER	VINPRO-S. FINISH: ALUMINUM.	093013 CERAMIC TILING	USE AT RESILIENT TO CARPET
TS-3	TRANSITION STRIP	SCHLUTER	RONDEC. FINISH: CREAM COLOR-COATED ALUMINUM	093013 CERAMIC TILING	USE AT PT-2, PTB-2,AND PT-3 TILE EDGES
TS-4	TRANSITION STRIP	SCHLUTER	RONDEC. FINISH: GREY COLOR-COATED ALUMINUM	093013 CERAMIC TILING	USE AT PTB-4 TILE EDGES
UPH-1	UPHOLSTERY	DESIGNTEX	CLOUD VELVET. COLOR: REGAL BLUE.	062023 INTERIOR FINISH CARPENTRY	
WC-1	WALLCOVERING	WOLF GORDON	BOODLE, ZINC, NAT 4107, WIDTH: 36", WEIGHT: 30 OZ	097200 WALLCOVERINGS	
WD-1	WOOD CEILING / PANELING	CUSTOM WOOD CEILING / WALL PANELING	SPECIES: CEDAR. STAIN TO MATCH ARCHITECT'S SAMPLE	062023 INTERIOR FINISH CARPENTRY	
WD-2	WOOD DOORS AND FRAMES		SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH ARCHITECT'S SAMPLE.	081416 WOOD DOORS	
WD-3	WOOD MILLWORK	CHOTOMANOOD STATISTA	SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH ARCHITECT'S SAMPLE.	062023 INTERIOR FINISH CARPENTRY	
WD-4	WOOD BASE	CUSTOM WOOD FINISH	SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH ADOLLTECT'S SAMDLE SIZE: 4" HICH EASED EDGE	062023 INTERIOR FINISH CARPENTRY 062023 INTERIOR FINISH CARPENTRY	
WDB-1 WDB-2	WOOD BASE		SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH ARCHITECT'S SAMPLE. SIZE: 4" HIGH EASED EDGE	062023 INTERIOR FINISH CARPENTRY 062023 INTERIOR FINISH CARPENTRY	
VVD-2	MOOD DAGE		OWNER PROVIDED, PAINTED	UUZUZJ INTERIOR FINION CARPENTRI	

### **GENERAL FINISH NOTES**

- SEE SHEET GI003 FOR COMPLETE LIST OF SYMBOLS AND ABBREVIATIONS.
   "UNO" WITHIN A ROOM FINISH TAG INDICATES A CHANGE IN FINISH. REFER TO FINISH PLANS, ELEVATIONS, REFLECTED CEILING PLANS, AND/OR DETAILS FOR
- EXTENTS OF CHANGES IN FINISHES.

  3. REFER TO "SCHEDULE FOR FINISHES" FOR COLOR / MATERIAL INFORMATION.

  4. FLOORING TRANSITIONS BETWEEN ROOMS SHALL BE AT CENTERLINE OF DOOR WHEN CLOSED, UNO. SEE IN500 SERIES SHEETS FOR FLOORING TRANSITION
- WHEN CLOSED, UNO. SEE IN500 SERIES SHEETS FOR FLOORING TRANSITION DETAILS.
  5. ALL EXPOSED TILE EDGES TO BE FINISHED WITH METAL TRANSITION STRIP (TS),
- ALL EXPOSED TILE EDGES TO BE FINISHED WITH METAL TRANSITION STRIP (TS)
   UNO. SEE FINISH PLANS, ELEVATIONS AND/OR DETAILS FOR LOCATIONS AND
   EXTENTS OF INSTALLATION.
- SOFFITS SHALL BE PAINTED TO MATCH ADJACENT PARTITIONS AND/OR SURFACES, UNO.
  FREESTANDING COLUMNS SHALL BE PAINTED TO MATCH WALL FIELD COLOR,
- UNO.
  INSTALLATION PATTERNS OF FLOORING ARE INDICATED ON DRAWINGS.
  INSTALLATION PATTERNS OF WALL TILE ARE INDICATED ON ELEVATIONS.
- 10. CONTRACTOR SHALL COORDINATE WALL MOUNTED DEVICES AMONG ALL CONTRACTORS WHOSE DEVICES ARE TO BE LOCATED IN A GIVEN SPACE. DEVICE SHALL BE ALIGNED WITH EACH OTHER AT A COMMON HEIGHT AND SHALL COMPLY WITH ADA ACCESSIBLE MOUNTING HEIGHTS AND LOCAL CODES AS INDICATED IN THE DOCUMENTS. DEVICES THAT ARE MOUNTED HIGHER ON A WALL SHALL BE ALIGNED VERTICALLY WITH OTHER DEVICES PRESENT BELOW. WHERE ALIGNMENT, LOCATION, OR HEIGHTS ARE UNCLEAR, CONTRACTOR SHALL NOTIFY
- ARCHITECT, PRIOR TO INSTALLATION.

  11. WOOD BASE, DOORS, DOOR TRIM, AND WINDOW TRIM TO BE RIFT CUT WHITE OAK
- STAINED TO MATCH CEDAR CEILING IN BUILDING 1 ONLY.

  12. WOOD BASE, DOORS, DOOR TRIM, AND WINDOW TRIM TO BE PAINTED P-8 IN BUILDING 2 ONLY.
- BUILDING 2 ONLY.

  13. PAINT SHEENS AS FOLLOWS: EGGSHELL ON TYPICAL GYPSUM WALLS NOT IN BATHROOMS; SEMI GLOSS ON METAL TRIM; SEMI GLOSS ON WOOD TRIM; SEMI GLOSS ON BATHROOM GYPSUM WALLS. OWNER'S PAINT STANDARD SHEENS
- SUPERSEDE THIS DIRECTION.

  14. IN BATHROOMS AT CERAMIC WALL TILE, WHEN ACCESSORIES ARE PARTIALLY ON TILE AND PARTIALLY ON GYPSUM BOARD, PROVIDE A STAINLESS STEEL
- WASHER/SPACER FOR A FLUSH INSTALLATION.

  15. IN BATHROOMS AT OUTSIDE CERAMIC TILE CORNERS, PROVIDE EDGE PROTECTION TS-3.



Demontreville Jesuit Retreat 8243 Demontreville Trail N Lake Elmo, MN 55042

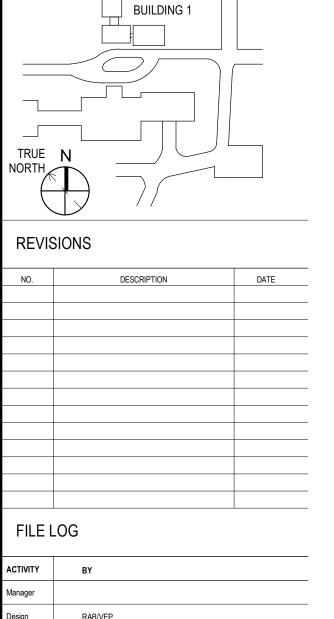
Demontreville Jesuit Retreat 8243 Demontreville Trail N, Lake Elmo, MN 55042



730 Second Avenue South, Suite 1300 Minneapolis, MN 55402







CONSTRUCTION DOCUMENTS

Project No. 023-10341-000 12/13/2021

INTERIOR FINISH SCHEDULE AND DETAILS

IN601

ETAL) IN

METAL EDGE TRANSITION (TS-1)
W/ SEALANT TO MATCH GROUT
COLOR

FEATHER OUT 36" MIN.

PORCELAIN FLOOR TILE (SLOPE
1/8" PER FOOT TO DRAIN)

FULL COVERAGE
CRACK ISOLATION
SHEET MEMBRANE
AT TILE LARGER
THAN 12" X 24"
(PER ANSI A118.12)

MORTAR BED

FLOOR LEVELING FEATHERED OUT SO FINISH
FLOORING IS FLUSH WITH TOP OF METAL
EDGE STRIP

DETAIL - FLOOR TILE TO CARPET OR RESILIENT TRANSITION

SCALE: 3" = 1'-0"

TRANSITION - RESILIENT TO CARPET (METAL)

SCALE: 3" = 1'-0"

FLOOR LEVELING FEATHERED OUT — SO FINISH FLOORING IS FLUSH WITH TOP OF METAL EDGE STRIP

ASTANAMAST NAMAST N

RESILIENT FLOORING -

CARPET TILE -

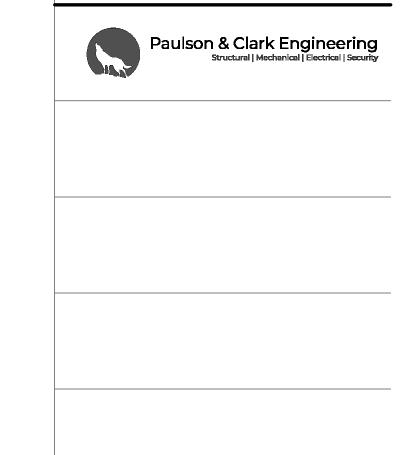
METAL EDGE TRANSITION (TS-2) —

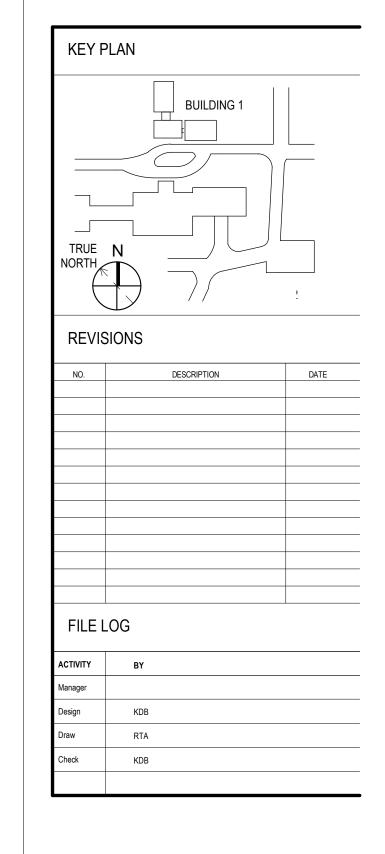
LECTF	RICAL ABBREVIATIONS					ELECTRICAL SYMBOL	_5			EL	ECTRICAL SHEET INDEX
	IPERE OVE BACKSPLASH	SYMBOL	DESCRIPTION	HEIGHT	SYMBOL	DESCRIPTION	HEIGHT	SYMBOL	DESCRIPTION HEIGHT	NUMBER	NAME
	TERNATING CURRENT		LIGHTING			COMMUNICATIONS			MEDICAL	E000	ELECTRICAL TITLE SHEET
	DENDUM				_	A/V CONNECTION ROUGH-IN; PROVIDE 5" SQUARE		[N]		E001	ELECTRICAL SITE PLAN
	OVE FINISHED FLOOR OVE FINISHED GRADE		LIGHT FIXTURE		-AV	BOX WITH (1) 1-1/4" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE INSTALLATION OF A/V DEVICES BY OWNER.	18"	-N	NURSE CALL - PATIENT (CB, SA, AND PILLOW SPEAKER)	E101	ELECTRICAL LIGHTING PLAN - BUILDING 1
AHU AIF	R HANDLING UNIT	$\frac{B}{2}$	TYPE DESIGNATION CIRCUIT NUMBER			SMARTBOARD CONNECTION ROUGH-IN; PROVIDE A		-N _D	NURSE CALL - DUTY STATION	E102	ELECTRICAL LIGHTING PLAN - BUILDING 2
	CHITECTURAL ITOMATIC TRANSWER SWITCH	NL NL			–SB	1900 DEEP JUNCTION BOX WITH (2) 1" EMPTY CONDUITS TO THE CEILING SPACE ABOVE. PROVIDE A 2 GANG MUD RING WITHOUT ANGLED CORNERS FOR	18"	-N _{CB}	NURSE CALL - CODE BLUE	E201	ELECTRICAL POWER & SYSTEMS PLAN - BUILDING 1
	TOMATIC TRANSWER SWITCH					THE FUTURE SMARTBOARD OR AV SYSTEM.		-N _{SA}	NURSE CALL - STAFF ASSIST		
	OTTOM OF CABLE TRAY	0	RECESSED DOWNLIGHT		-\text{TV}	TV CONNECTION ROUGH-IN; SINGLE-GANG JUNCTION BOX W/ (1) DATA DROP TERMINATED IN BISCUIT BOX	60"	-N _{DL}	NURSE CALL - DOME LIGHT	E202	ELECTRICAL POWER & SYSTEMS PLAN - BUILDING 2
	ONDUIT	0	PENDANT - COORDINATE LENGTH WITH ARCHITECT		-©	CLOCK	80"	-N _T	NURSE CALL - TOILET PULL	E300	ELECTRICAL SCHEDULES & DETAILS
	RCUIT BREAKER RCUIT		WALL-MOUNTED FIXTURE EXTERIOR DEFAULT MOUNTING HEIGHT = 12'		-©‡	CLOCK W/ TWO FACES; END-MOUNT	80"		MISCELLANEOUS	E400	ELECTRICAL SPECIFICATIONS
CCTV CL	OSED CIRCUIT CONNECTION	$\nabla \nabla$	TRACK LIGHTING- INDICATES NUMBER OF LIGHTS		-SS	SPEAKER; WALL OR CEILING MOUNTED; "V" ANNOTATION INDICATES SPEAKER WITH VOLUME CONTROL	80"/CLG				
	ILING	\$€\$	EXIT LIGHT-WITH DIRECTIONAL ARROW(S); DARKENED AREA INDICATES NUMBER AND ORIENTATION OF FACES		S	LOCAL SOUND SYSTEM SPEAKER		#>	ELECTRICAL KEY NOTE SYMBOL NUMBER		
	OMBINATION ONNECT, CONNECTION	4€4	EXIT LIGHT-WITH EMERGENCY LIGHTING HEADS AND DIRECTIONAL ARROWS		-S _J	SPEAKER JACK		(EF-1)	MOTOR OR EQUIPMENT; SEE SCHEDULES		
CONTR CO	ONTRACTOR		EMERGENCY LIGHTING WALL PACK		<b>-</b> ©⊲	PROJECTION SPEAKER; "WP" ANNOTATION INDICATES WEATHERPROOF EXTERIOR SPEAKER	80"	##	VIEW REFERENCE; REFER TO INDICATED SECTION OR DETAIL		
	BINET UNIT HEATER STRIBUTION		EMERGENCY LIGHTING REMOTE HEAD		-W W	MICROPHONE; WALL OR CEILING MOUNTED	18"/CLG	-EC	ACTIVATION KIT IN FLOORBOX. PROVIDE 2" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE A/V INSTALL BY OWNER.		
	)WN	<u>-</u>	STANDARD SNAP LIGHT SWITCH	46"	- <b>A</b>	AUDIO JACK		-0	JUNCTION BOX 18"		
WG DR	RAWING			40			46"		PANELBOARD		
	CH ECTRICAL CONTRACTOR	<del>∽</del> LD#	LOW-VOLTAGE SWITCH; "LD#" INDICATES A SPECIFIC LOW-VOLTAGE LIGHTING DETAIL; LOW VOLTAGE SWITCH. "LD#" INDICATES CONTROL TYPE REFER TO	46"		VOLUME CONTROL			MOUNT TOP OF PANEL AT 6.0' A.F.F.  ELECTRICAL SWITCHBOARD OR SPECIALTY EQUIPMENT;		
	ID-OF-LINE RESISTOR		CORRESPONDING DETAIL FOR REQUIRED DEVICES AND CONNECTIONS FOR LIGHTING, SENSOR AND RECEPTACLE CONTROL		-BD	BELL OR OTHER AUDIBLE DEVICE	80"		SEE LABELLING OR KEYED NOTE ON SHEET		
M EM	MERGENCY		RECEPTACLE CONTROL.			DATA		<del>'</del>	SAFETY SWITCH		
	MERGENCY MANAGEMENT SYSTEM ECTRICAL PNEMATIC SWITCH	<del>↔</del> D	DIMMER SWITCH	46"		DATA OUTLET; STANDARD (1) DATA DROP; "W"			MOTOR STARTER 60"		
	QUIPMENT	<del>∽</del> 3	THREE-WAY SWITCH	46"	•	ANNOTATION DENOTES MOUNTING HEIGHT AT 46"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE	18"	<b>-</b> ⊠	COMBINATION MOTOR STARTER/SAFETY SWITCH 60"		
X EX	SISTING	<del>••</del> 4	FOUR-WAY SWITCH	46"		Cat. 6 CABLING, PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.		-①	THERMOSTAT 46"		
	PLOSION PROOF RE ALARM	₩K	KEY-OPERATED SWITCH	46"		DATA OUTLET; STANDARD (2) DATA DROPS		-B	RELAY 60"		
	EDER	<del>-00</del>	SWITCH WITH PILOT LIGHT	46"		"-D" ANNOTATION DENOTES NONTYPICAL DROP QTY, EG "3D"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR		- <u>©</u> ¥	ELECTRICALLY OPERATED SOLENOID		
FIN FIN	NISHED	↔os	ON/OFF SWITCH WITH OCCUPANCY SENSOR	46"		DATA/VOICE Cat. 6 CABLING, PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE	18"	÷	GROUND		
	OOR ILL LOAD AMPS		OCCUPANCY SENSOR:			DRAWINGS.		=	CONDUIT STUB		
	ODD SERVICE EQUIPMENT CONTRACTOR	_	D1 - CEILING MT, 500SF DUAL TECH, STANDALONE W/ POWER PACK D2 - CEILING MT, 2000SF DUAL TECH, STANDALONE W/ POWER PACK	<	WAP	WIRELESS ACCESS POINT; STANDARD (2) DATA DROPS; PROVIDE WIRELESS ACCESS POINT AND JACK TERMINATED IN A BISCUIT BOX LOCATED	CLG	4+4	INDICATES DEVICES SHOWN UNDER COMMON COVERPLATE		
	RE ALARM CONTROL PANEL	os _{##}	L1 - CEILING MT, 2000SF DUAL TECH, CONNECTED TO LTG CTRL PAN W1 - WALL MT AT SWITCH LOCATION, 1-BUTTON FOR ON/OFF W2 - WALL MT AT SWITCH LOCATION, 2-BUTTON FOR LEVEL CONTRO	OL		ABOVE THE CEILING. EACH LOCATION SHALL HAVE (2) CAT 6 JACKS.					
	ROUND ROUND-FAULT CICUIT INTERRUPTER		N1 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DET N2 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DET N3 - WALL MT, GYMNASIUM W/ WIREGUARD	TAIL	7	DATA OUTLET; STANDARD (3) DATA DROPS; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE Cat. 6	18"		ELECTRICAL SYMBOL GENERAL NOTES		
	ND-OFF-AUTOMATIC ALARM				•	CABLING, PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.	10	1. EQUIPM	ENT SHALL BE INSTALLED AT THE MOUNTING HEIGHTS INDICATED UNLESS SHOWN		
	DRSEPOWER	DS	DAYLIGHT SENSOR (TO ROOM CONTROLLER ); DAYLIGHT SENSOR CONNECTED TO ROOM CONTROLLER FOR DIMMED DAYLIGHT CONTROL.			SECURITY		SPECIFI	VISE ON THE ARCH. ELEVATIONS, NOTED ON THE DRAWINGS, OR IN THE CATIONS.		
	EATING EATER		REFER TO DAYLIGHTING CONNECTION DETAIL.			DOOR SECURITY ROUGH-IN; REFER TO DOOR			UNTING HEIGHTS ARE TO CENTER OF DEVICE FROM FINISHED FLOOR. MOUNTING S INDICATED ON WALL ELEVATIONS, TAKE PRECEDENCE OVER MOUNTING HEIGHTS AROVE		
	ORIZONTAL UNIT HEATER	-TS	TIME-SWITCH (TC: TIME-CLOCK)		Ψ	SECURITY ROUGH-IN DETAIL			ABOVE. S ADJACENT TO SYMBOLS INDICATE UNIT TYPE - SEE SPECS.		
	ARTZ	-60	PHOTOCELL			CAMERA ROUGH-IN; PROVIDE (1) DATA DROP			SYMBOLS INDICATE EXISTING DEVICES.		
	TERLOCK TERCOM		POWER		— ©⊲ PTZ	PAN/TILT/ZOOM SURVEILLANCE CAMERA		5. TICK MA	RKS CONNECTED TO SYMBOLS INDICATE WALL MOUNTED DEVICES.		
	TERMEDIATE DISTRIBUTION FRAME				AC	ACCESS CONTROL J-BOX					
	TERRUPTING CAPACITY	<b>⊕</b>	RECEPTACLE (DUPLEX) BOX AT BASE OF DEVICE INDICATES WIREMOLD-MOUNT,	18"	СК	COMBINATION CARD READER KEYPAD					
	DLATED GROUND NCTION BOX		TYP ALL DEVICES.		CR	CARD READER					
	LOVOLT-AMPERE	#	QUADRUPLEX RECEPTACLE	18"	DA	DURESS ALARM					
	LOWATT	■	GFI RECEPTACLE (DUPLEX)	46"	DC	DOOR CONTACT					
	CATION BHTING	•€•	COMBINATION USB/DUPLEX RECEPTACLE	42"	EL	ELECTRIC LOCK					
	W-VOLTAGE	-	DUPLEX RECEPTACLE ON EMERGENCY POWER	18"	GB	GLASS BREAK SENSOR					
	AXIMUM	<b>≠</b>	QUADRUPLEX RECEPTACLE ON EMERGENCY POWER	18"							
	OTOR CONTROL CENTER AIN DISTRIBUTION FRAME	⇒ _G	GREEN DUPLEX RECEPTACLE ON OCCUPANCY SENSOR REFER TO LOW VOLTAGE DETAILS	18"	IC	INTERCOM					
	ECHANICAL	d de G	GREEN QUADRUPLEX RECEPTACLE ON OCCUPANCY	18"	IM	INTERCOM MASTER					
	NIMUM		SENSOR REFER TO LOW VOLTAGE DETAILS  DUPLEX RECEPTACLE (TAMPER RESISTANT)	18"	KP	KEYPAD					
	NUFACTURER DTOR STARTER SWITCH		·	18"	LA	LOCAL ALARM					
	IPTY CONDUIT	<del>-</del>	DUPLEX RECEPTACLE (SPLIT WIRED)	10	LD	LOCK DOWN					
	DUNTED		SPECIAL PURPOSE OUTLET  POKE-THRUELOORBOX: ATTACHED SYMBOLS	18"	MD	MOTION DETECTOR					
	NUAL TRANSFER SWITCH  OT APPLICABLE		POKE-THRU FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES	18"	РВ	PUSH BOTTON					
	DRMALLY CLOSED		IN-GRADE FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES		PO	POWER DOOR OPERATOR					
	DRMALLY OPEN				PS	POWER SUPPLY					
	N-FUSED I CENTER		FIRE		R	INTEGRATION RELAY					
	OCCUPANCY CENTER	-E	FIRE ALARM MANUAL PULL STATION		RP	WIRELESS DURESS REPEATER					
	ILL-BOX	- <b>E</b> ✓	FIRE ALARM SPEAKER; MOUNT AT 80" OR 6.0"								
	IEMATIC-ELECTRIC SWITCH IASE	-FI	BELOW CEILING-WHICHEVER IS LOWEST.  FIRE ALARM STROBE; MOUNT AT 80" OR 6.0"		RX	REQUEST-TO-EXIT DEVICE					
NL PA	NEL		BELOW CEILING-WHICHEVER IS LOWEST.  EMERGENCY STROBE; MOUNT AT 80" OR 6.0"		WR	WIRELESS DURESS RECEIVER					
R PA		<del>"</del>	BELOW CEILING-WHICHEVER IS LOWEST.		ws	WORK STATION					
	DLY-VINYL-CHLORIDE DWER	<b>-F</b> ⊲	FIRE ALARM SPEAKER/STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.			CIRCUITING					
EC RE	CEPTACLE	Fs	FIRE ALARM SMOKE DETECTOR			HOME RUN					
	OOM SNOTES "SURFACE" DEVICE	F _H	FIRE ALARM HEAT DETECTOR			— INDICATES GROUND WIRE (HOOK ISOLATED GRD; DOT-SAFETY GRD.)  1 → PANELBOARD					
	NOTES "SURFACE" DEVICE	FDS	FIRE ALARM DUCT SMOKE DETECTOR			FANELBOARD  S					
	ACE	F _R	REMOTE DUCT SMOKE DETECTOR TEST STATION			WIRE CIRCUIT. ANY GREATER NUMBER OF WIRES IS INDICATED BY CROSS MARKS. LONG CROSSMARK IS NEUTRAL(GROUNDED)					
	ARE AINLESS STEEL		FIRE SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE FIRE SMOKE DAMPER. PROVIDE A DUCT SMOKE			CROSSMARK IS NEUTRAL(GROUNDED)  — DENOTES WIRE SIZE OTHER THAN #12 AWG					
	AINLESS STEEL VITCH	− <b>≡</b> ◀FS	DETECTOR WITH CONNECTIONS TO DAMPER & FACP. PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE WHENEVER SERVING UNIT IS NOT RUNNING.								
	VITCHBOARD		SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE		.400	FEEDER TAG A3G> 100A 3 G					
	VITCHGEAR ME-CLOCK	- <b>■</b> SD	SMOKE DAMPER. PROVIDE A DUCT SMOKE DETECTOR WITH CONNECTIONS TO DAMPER & FACP. PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE		<100.	A3G> $\frac{100A}{1}  \frac{3}{1}  \frac{G}{1}$					
	LEPHONE		WHENEVER SERVING UNITIS NOT RUNNING.			ERAGE CONDUCTORS					
ERM TE	RMINAL		FIRE ALARM FLOW-SWITCH			GROUND REQUIRED					
	ME-SWTICH	F _{TS}	FIRE ALARM TAMPER SWITCH								
	ANSFER LEVISION	F _{SV}	FIRE ALARM SOLENOID VALVE			Branch Circuit Sizing					
	PICAL	F _{DH}	FIRE ALARM DOOR HOLD OPEN (MAGNETIC)			(120V, 20A circuits)					
	ANSIENT VOLTAGE SURGE PROTECTION	F _{AM}	FIRE ALARM INDIVIDUAL ADDRESSABLE MODULE			Circuit Length(ft) Wire Size*					
	IDERGROUND  IIT HEATER	Fĸ	FIREMANS KEY LOCK BOX	46"		0 - 75' #12 AWG					
	IIT VENTILATOR	-FLD	FIRE ALARM LOCK DOWN			76' - 150' #10 AWG 151' - 240' #8 AWG					
	DLTAGE	FACP	FIRE ALARM CONTROL PANEL			241' - 380' #6 AWG					
	DLT-AMPERE  RIABLE FREQUENCY DRIVE					Wire size applies to both the hot and  * neutral conductor. Provide an Equipment					
	ATTAGE	FAAM	FIRE ALARM ANNUNCIATOR PANEL AND MICROPHONE UNIT			ground sized to comply with T250.122 of the NEC.					
	IRFACE WIREMOLD										l l





730 Second Avenue South, Suite 1300 Minneapolis, MN 55402





CONSTRUCTION DOCUMENTS

Project No. 12/10/2021	023-10341-000
ELECTRICA	L TITLE SHEET

**NOT** UPDATED TO 10 BEDROOMS

E000

______ Approximate location of new utility pole with pole mounted with pole mounted transformers. Provide secondary feeders and connection meter as required by .... utility. Existing underground connection to the septic field. Intercept feeds and reroute as required for the New Building #1 new building. Provide connection to the existing building with the following connections. (1) 1"C, 3#10 AWG, 1-#12 GND for (2) emergency lighting branch circuits. (1) 1.25"C with (3) CAT 6 cables to be used for copper connection between buildings. Provide termination to existing phone system for connection to the elevator emergency lines. Existing overhead lines to be removed and rerouted by utility prior to this project. Coordinate with utilities. Route exterior lighting circuit through time clock prior to termination in panelboard. Provide (3) LED bollard, concrete base (see detail) and connections.

### General Notes

- A Refer to the Architectural and Civil plans for phasing and provide connection to the construction trailers as required by the specifications.
- B All pole mounted fixtures shall be provide with a concrete base, refer to the details for additional information.
- C Verify locations with civil plans.



Lake Elmo, MN 55042



730 Second Avenue South, Suite 1300 Minneapolis, MN 55402



NO.	DESCRIPTION	DATE
FILE LOG		
ACTIVITY BY		

CONSTRUCTION DOCUMENTS

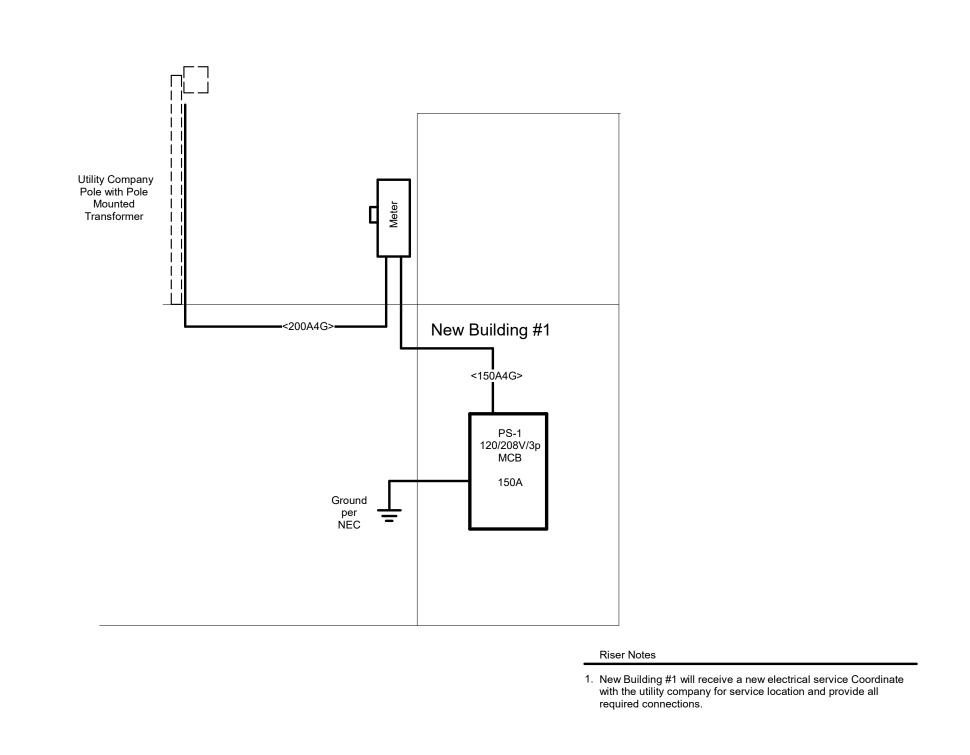
Project No. 023-10341-000 12/10/2021

**NOT** UPDATED TO 10 BEDROOMS

E001

1" = 20'-0"

	Light Fixture Schedule								
Туре		Input	Lamp						
Mark	Description	Power	Туре	Voltage	Manufacturer				
С	Cove and Perimeter Lighting	10 VA	LED	MVOLT	PRUDENTIAL #MIC-LED3-SO-RX-SC-UNV-DM01				
D1	Downlight, Recessed, Square	20 VA	LED	MVOLT	KAY LIGHTING #KB4SDF-16C3-30KS-50-BL-BL-UNV-D6E				
D2	Downlight, Surface Mount	11 VA	LED	120 V	KICHLER #43780WHLED30				
E1	Exit Light (verify all chevrons with egress plans prior to ordering)	2 VA	LED	MVOLT	LITHONIA #LRP-BZ-1-RC-EL-N				
E2	Exit Light (verify all chevrons with egress plans prior to ordering)	2 VA	LED	MVOLT	LITHONIA #LRP-AU-1-RC-EL-N				
F1	Sconce	100 VA	(1) E26	120 V	MINKA LAVERY #26513				
F2	Vanity Light	20 VA	LED	120 V	KICHLER #45922NIL18				
H50	4ft Strip Light	45 VA	LED	MVOLT	LITHONIA #ZL1D-L48-5000LM-FST-MVOLT-30K-80CRI-WH				
Р	Pendant	11 VA	LED	MVOLT	LITHONIA #LDN4CYL-30/10-LO4BR-MVOLT-GZ1-PM-DBL				
S1	Semi-flush Drum	120 VA	(3) E12	120 V	REGENCY HILL #OH090614-S3-18" BZ/FABRIC SHD				
S2	16" Surface Mount	180 VA	(3) E26	120 V	HATHAWAY #8G456				
W	4ft Stairwell Wraparound, Integrated Occ. Sensor	40 VA	LED	MVOLT	LITHONIA #BLWP4-48L-ADP-MVOLT-EZ1-LP830-MSD7ADCX				
AA	Dual Head Floodlight, Motion Sensor Kit	42 VA	LED	120 V	HUBBELL #ML-2L3K-1-DB				
CC	Bollard	28 VA	LED	120 V	LITHONIA #DSXB-LED-16C-530-30K-SYM-120-DBLBXD				
DD	Downlight, Exterior	20 VA	LED	MVOLT	GOTHAM #EVO6SH-30/20-DFF-SOL-MVOLT-EZ10-NLT				



LD: D:





730 Second Avenue South, Suite 1300 Minneapolis, MN 55402



REVISIONS

NO. DESCRIPTION DATE

FILE LOG

ACTIVITY BY

Manager

Design KDB

Draw RTA

Check KDB

CONSTRUCTION DOCUMENTS

 Anchor bolts, provide stanchion base cover

Finished grade

1 1/2" Rigid PVC conduit with copper grounding conductor.
Provide a spare conduit stubbed

and capped below grade

 Concrete base (Concrete filled auger drilled holw) entrained concrete (5-7%) 4 #6 Vert.bars with #3 ties 12" O.C.

Rebar cage spacers (Typical)

Non-shrink grout —

5/8" DIA. x 10'-0" Ground rod (Copper Coated)

Place ground rod 3" below ground line ground clamp & NO. 6 coppwer wire

ground warning tape

2 Flush Exterior Base Detail NTS

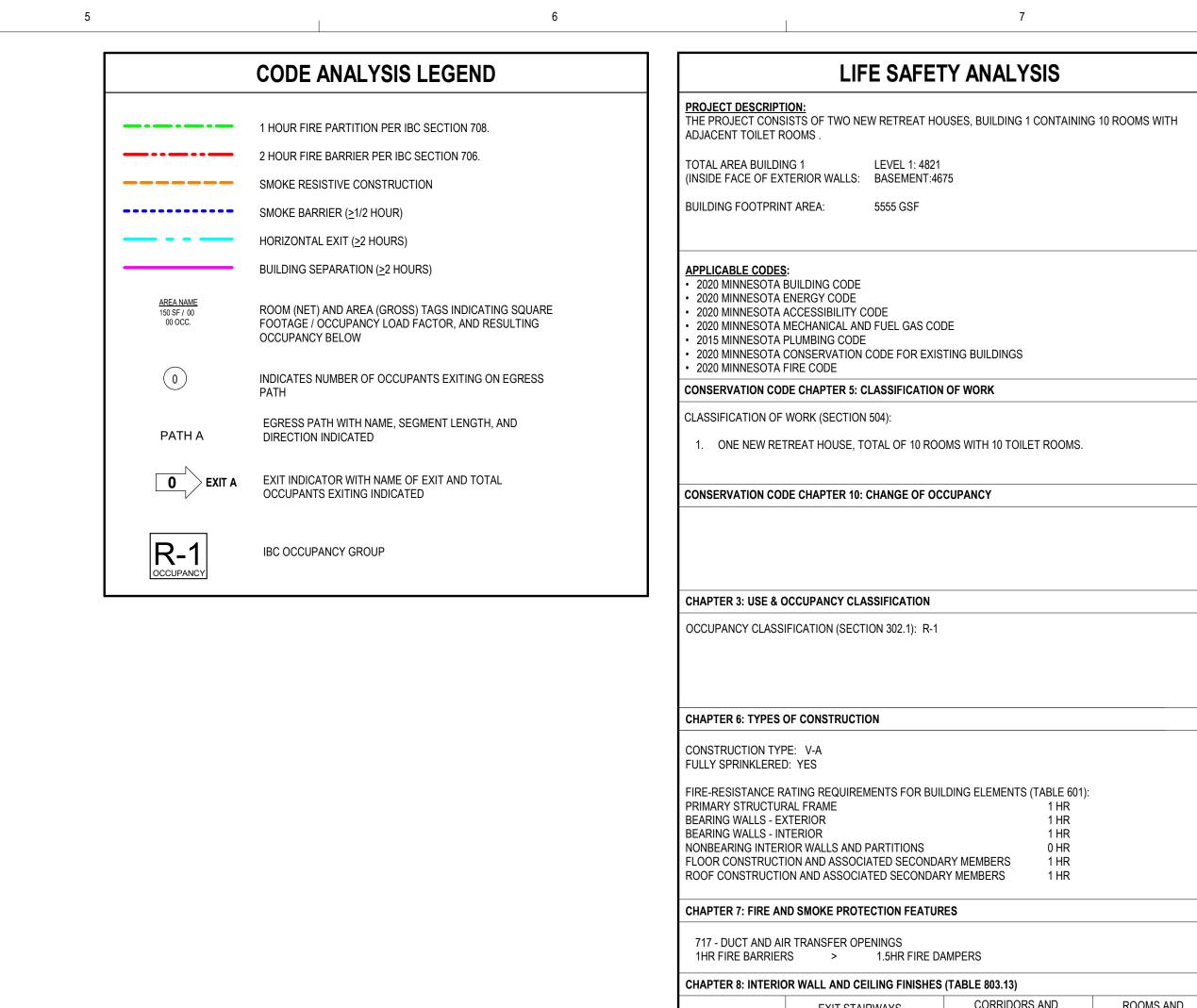
Project No. 023-10341-000 12/10/2021

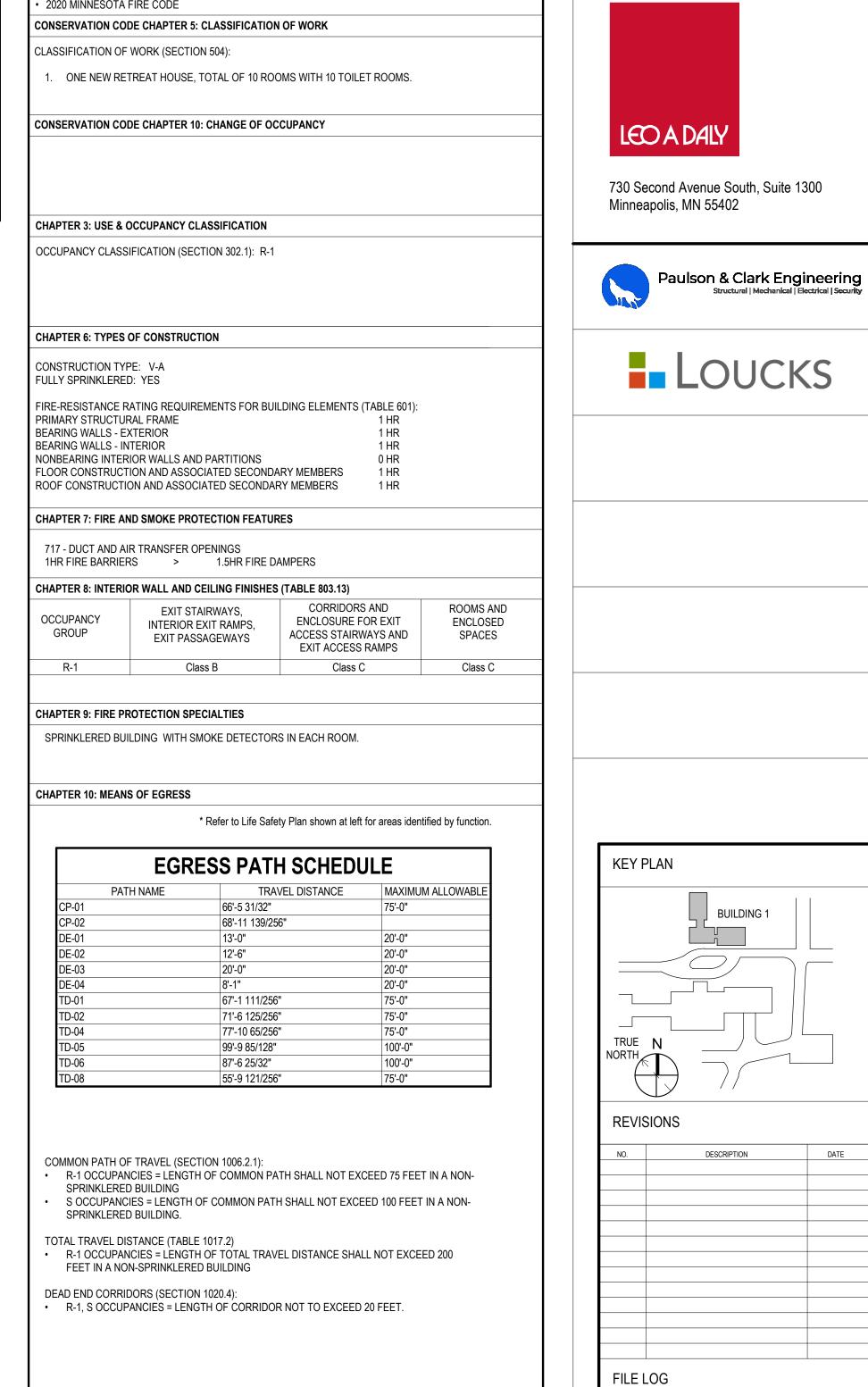
ELECTRICAL SCHEDULES & DETAILS

**NOT** UPDATED TO 10 BEDROOMS

E300

21/12/13 11:07:20 AM





**CHAPTER 29: PLUMBING** 

FOR X FLOOR (TOTAL)

FIXTURE REQUIRED BY TABLE 2902.1:

MRN / JTB BUILDING 1 - DESIGN

Demontreville Jesuit Retreat

Demontreville Jesuit Retreat 8243 Demontreville Trail N, Lake Elmo, MN

8243 Demontreville Trail N Lake Elmo, MN 55042

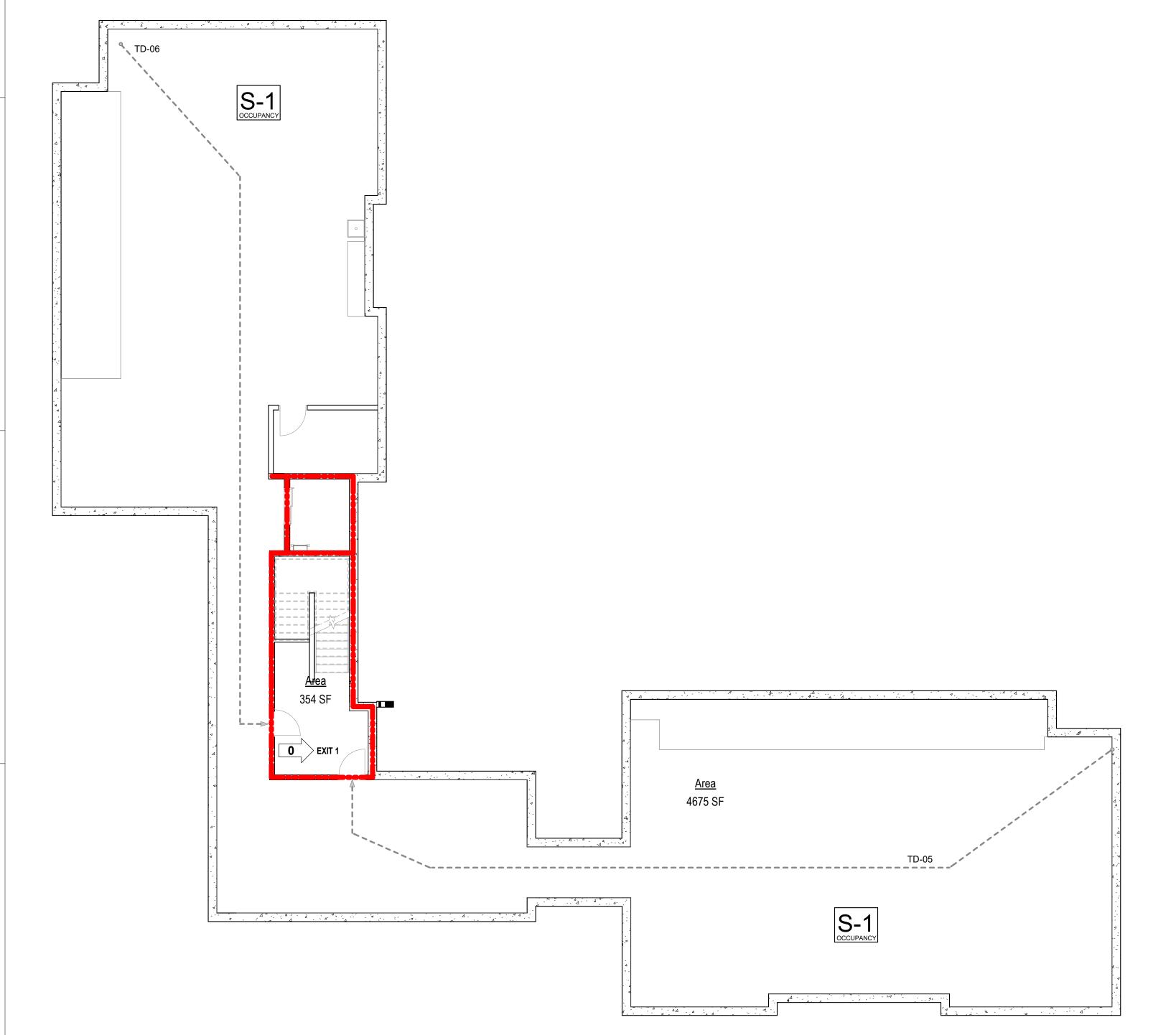
Project No. 023-10341-000

LIFE SAFETY PLANS - BUILDING 1

GI101

10/07/2022

# SF / # SF/PERSON = # OCCUPANTS WATER CLOSETS - 1 PER SLEEPING UNIT REQUIRED LAVATORIES - 1 PER SLEEPING UNIT REQUIRED BATHRUBS OR SHOWERS - 1 PER SLEEPING UNIT REQUIRED SERVICE SINK - 1 REQUIRED -----______



BUILDING 1 - LOWER LEVEL

SCALE: 1/8" = 1'-0"

_____



MAIN BUILDING - EAST ELEVATION INTENT IS TO MATCH EXTERIOR STONE AND WOOD SIDING & SHAKES



MAIN BUILDING ENTRY DRIVE VIEW TO THE NORTH NEW BUILDING LOCATED AT THE RIGHT OF THIS IMAGE Wood shake shingles to match Main Building (not shown) Exterior stone masonry Exterior stone masonry Wood siding Window mullions Tile at exterior wall at entry

### **Lake Elmo Fire Department**

#### Memorandum

To: Ben Hetzel, City Planner From: Dustin Kalis, Fire Chief

Date: 10/31/22

Re: Conditional Use Permit for 8243 Demontreville Trail N, Jesuit Retreat House



The Lake Elmo Fire Department has completed a Conditional Use Permit review for 8243 Demontreville Trail N, Jesuit Retreat House based on submittals dated 10/14/22 with the following comments:

- 1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- 2) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads.
- 3) Fire hydrants shall be provided in approved location(s) following review by Engineering and Public Works.
- 4) Building address numbers and building name shall be plainly visible from the street fronting the property and shall be a contrasting color from the background. Size and placement of address numbers shall be approved by the fire and planning departments.
- 5) A Fire Department lock box is required for emergency access to building at an approved location. Provide keys for emergency access into and throughout the occupancy as required.
- 6) The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems. City permit required prior to initiation of work.
- 7) Fire Department sprinkler connection locations to be approved prior to installation.
- 8) The fire alarm system shall be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. City permit required prior to initiation of work.
- 9) The sprinkler system shall be properly monitored by a qualified monitoring company.
- 10) Install emergency egress illumination in the means of egress including exit discharge compliant with 2020 MSFC.
- 11) Install compliant exit signage as required by the 2020 MSFC.
- 12) Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.

13) Rooms containing controls for air-conditioning systems, roof access, elevator equipment, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

#### **Codes and Standards Used for this Review**

This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.

- 2020 Minnesota State Fire Code
- Lake Elmo Fire Department Fire Code Policy
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition





File: 227705502

To: Molly Just, City of Lake Elmo Planning Director From: Sarah Harding, Landscape Architect

Mark Flicker, Landscape Architect

Subject: City of Lake Elmo Landscape Plan Review

Demontreville Jesuit Retreat House Conditional Use Permit Plan Review Date: October 31, 2022

#### **Submittals**

Application Submission Packet, dated October 7, 2022, received on October 17, 2022.

Location: South of Highway 36, east of Lake DeMontreville

Current Land Use Category: Public Facilities (PF)

Future Land Use Category: Institutional (INST)

Adjacent and Surrounding Land Use: Public Facilities (PF) to the north, south, and east of site. Water Body

(Lake DeMontreville) to the west of site.

Special landscape provisions in addition to the zoning code: None.

**Tree Preservation:** 105.12.470

- Applicant has demonstrated mitigation is not needed as the overall site is wooded beyond those surveyed and inventoried on the plan, and thus does not exceed the 30% removal and replacement threshold.
- A tree preservation plan has been submitted however, does not meet all requirements.
  - Requirements of 105.12.470 (c)(3)k City standard tree protection detail is not included on the plan.
  - The canopy of tree ID numbers 7 and 21 are shown within the construction / grading limits. Indicate
    the tree critical root zone and update tree protection fence limits and tree removal if needed. See
    definition of critical root zone (CRZ) 105.12.470 (b).

#### Landscape Requirements: 105.12.480

- A landscape plan has been submitted but does not meet all requirements.
  - Requirements of 105.12.480 (b), tree variety shall consist of a minimum 25 percent deciduous shade trees and a minimum 25 percent coniferous trees of the overall required number of trees. The submitted landscape plan consists of 100 percent ornamental trees. Ornamental trees shall not exceed 15 percent of the required amount.
  - Requirements of 105.12.480 (b), Table 6-1: Minimum Size Standards for Landscape Materials.
     Deciduous ornamental trees shall be a minimum of 2-inches caliper. Submitted plans show ornamental trees as 1.5-inch caliper.
  - Trees shall be planted ten feet away from all utilities including water and sewer stubs.
  - Per notes on sheet L3-1, irrigation notes conflict with irrigation/watering notes. Confirm source of water to be provided during the landscape warranty period.

 The landscape plan does not meet the minimum required number of trees as the plan specified ornamental tree caliper does not meet requirements of 105.12.480 (b).

	Code Required	Proposed Trees	
Development or Disturbed Area	0.14		Acres
*5 = Required Development Trees	1	0	Trees
Required Mitigation Trees	0		
Required Number of Trees	1	0	
Total Trees Provided		0	

### **Shoreland Overlay District:** 105.12.1260

• The proposed area of disturbance is outside of the shoreland impact zone.

#### **Recommendation:**

• It is recommended that the tree preservation and landscape plans be resubmitted with the required inclusions and modifications mentioned above.

**Stantec Consulting Services Inc.** 

Sarah Harding, PLA (MN)

City of Lake Elmo Municipal Landscape Architect

P: (952) 334-4838

E: sarah.harding@stantec.com

#### **Ben Hetzel**

From: Jack Griffin < Jack.Griffin@focusengineeringinc.com>

**Sent:** Friday, October 21, 2022 10:28 AM

**To:** Ben Hetzel

**Cc:** Molly Just; Chad Isakson

**Subject:** Jesuit Retreat House CUP (8243 DeMOntreville Trail)

Follow Up Flag: Follow up Flag Status: Follow up

Caution: This email originated outside our organization; please use caution.

#### Ben,

Engineering does not have any formal comments for this request. However, engineering suggests that the city consider the potential impacts to the facility's private wastewater drain field system.

The facility is served by a private sanitary sewer drainfield system that is either permitted through Washington County or the MPCA (dependent upon capacity). The application makes a simple statement that "No new drain field is needed for this project". The application also states that additional bathroom and shower facilities will be constructed for the same number of guest rooms.

Although the average wastewater use may not be expanded due to no increase in guest capacity, the number of bathrooms and shower facilities may result in an increased peak flow which is often the design parameter for drainfields. It is therefore recommended that the city obtain from the applicant written documentation from the drainafield permitting authority that no expansion is necessary.

Thanks ~Jack

John (Jack) W. Griffin, P.E. Principal / Sr. Municipal Engineer

**FOCUS** ENGINEERING, INC.

651.300.4264

jack.griffin@focusengineeringinc.com