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RYAN
BUILDING LASTING RELATIONSHIPS

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50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

PROJECT NAME

B:68 NORTH OFFICE

LOCATION

MINNEAPOLIS, MN

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

Name _____

REGISTRATION
NO. _____

Number 46100

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DATE

Date 11-20-2015

ISSUE RECORD		
REV #	DATE	DESCRIPTION
1	11/2/15	COW SUBMITTAL
2	11/20/15	SD SUBMITTAL

DRAWN BY

CLR

CHECKED BY

KWP

JOB NO.

700-513

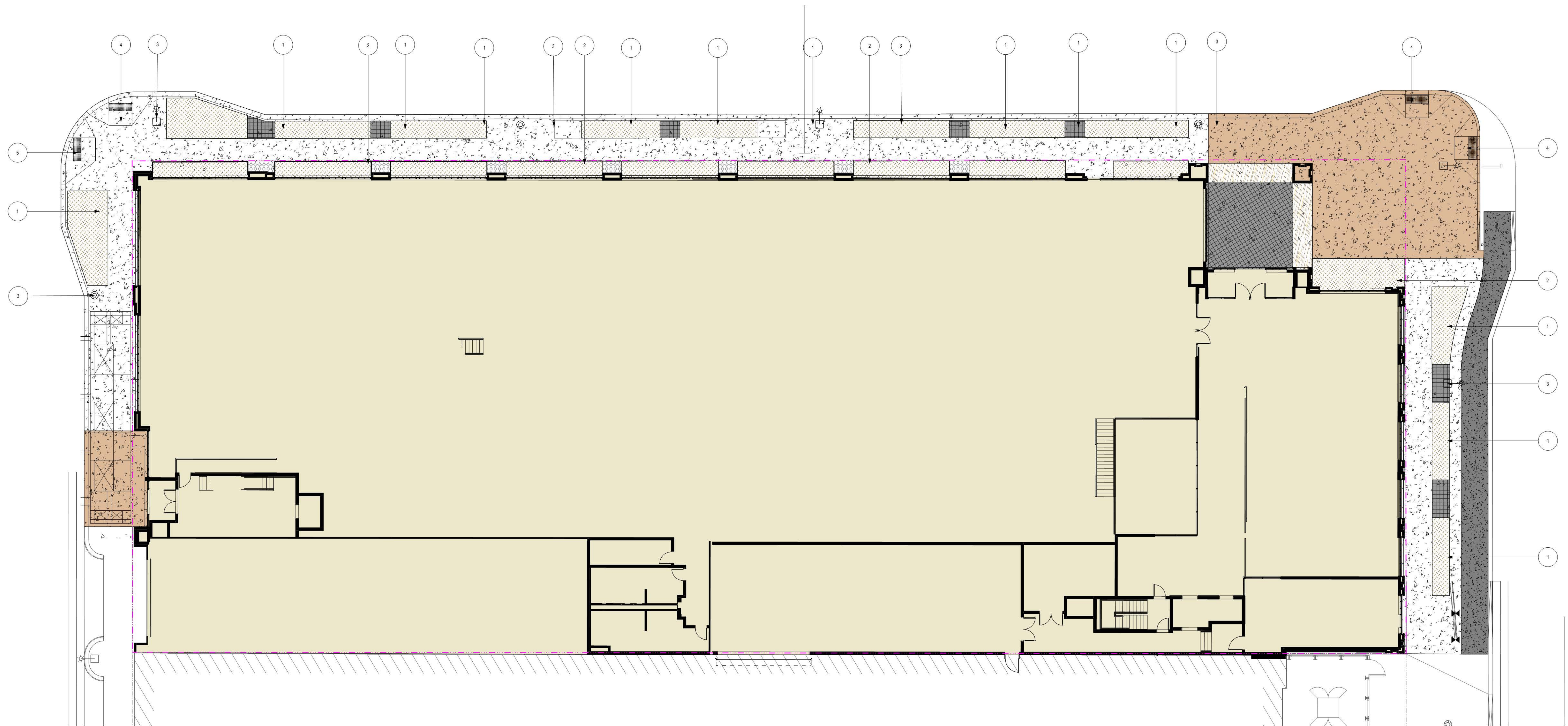
DATE

11-20-2015

SHEET TITLE
OVERALL LANDSCAPE
PLAN

SHEET NO.

L100



LEGEND

- 4" HARDWOOD MULCH
- ROCK MULCH
- SPECIALTY PAVEMENT 1
- SPECIALTY PAVEMENT 2
- SPECIALTY PAVEMENT 3

KEY NOTES

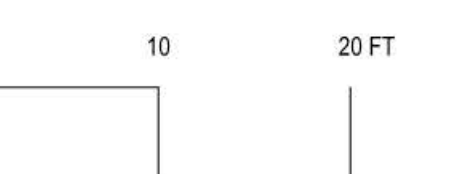
- 1 RAIN GARDENS/PLANTING BEDS - 300 CYD STRUCTURAL SOILS PER TREE
- 2 14" COR-TEN RAISED PLANTERS
- 3 LIGHT POLES (REFER TO CIVIL)
- 4 PEDESTRIAN CURB RAMPS (REFER TO CIVIL)



1 PLANTER EXAMPLE
L200

NOTES

- REFER TO GRADING PLAN FOR GRADES AND EROSION CONTROL.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED, UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING PLANT MATERIAL UNTIL ESTABLISHED.
- ALL PLANTING AREAS SHALL RECEIVE 4" OF SHREDDED MULCH.
- LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO OWNER.
- REFER TO L500 FOR SITE NOTES.
- REFER TO SPECS FOR FURTHER INFORMATION.



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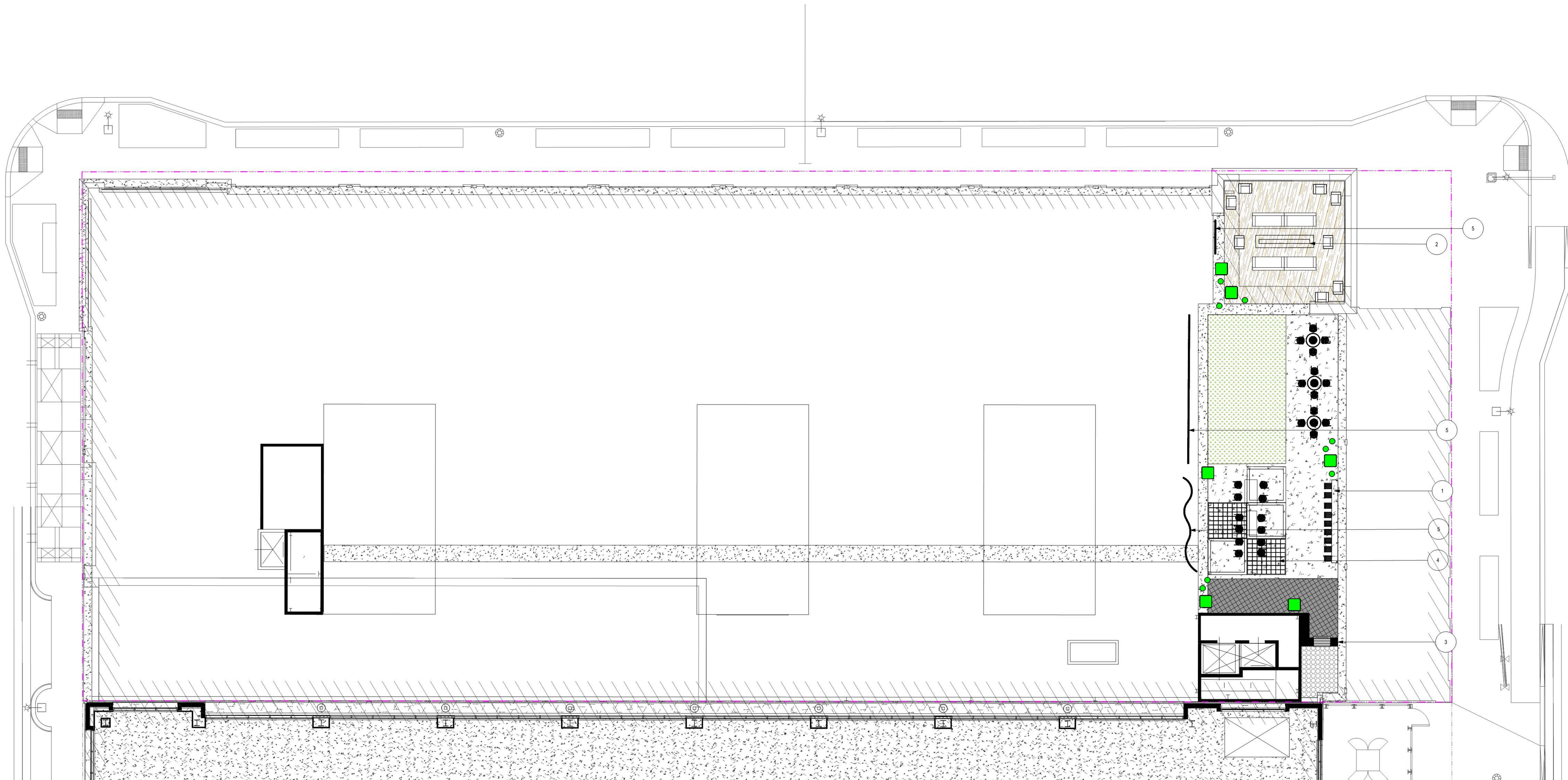
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SHEET TITLE
LAYOUT PLAN
SHEET NO.
L200

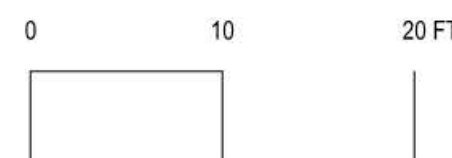


LEGEND

- MOVABLE PLANTERS
- ROCK MULCH
- CONCRETE PAVERS 1
- SLAB ON DECK
- WOOD PAVERS

KEY NOTES

- 1 DRINK RAILS
- 2 FIREPIT
- 3 GRILL UNIT
- 4 PERGOLA
- 5 SCREEN WALLS



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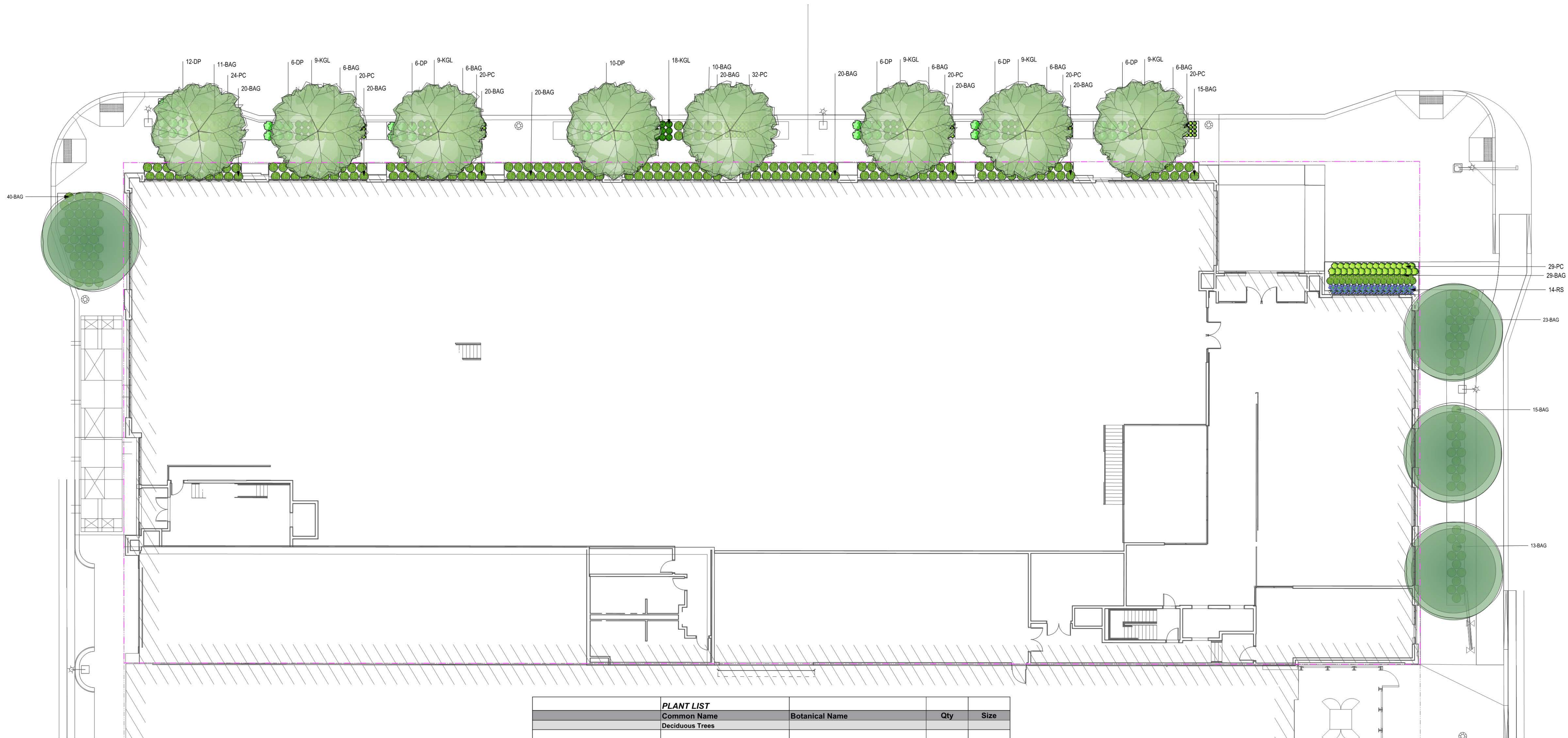
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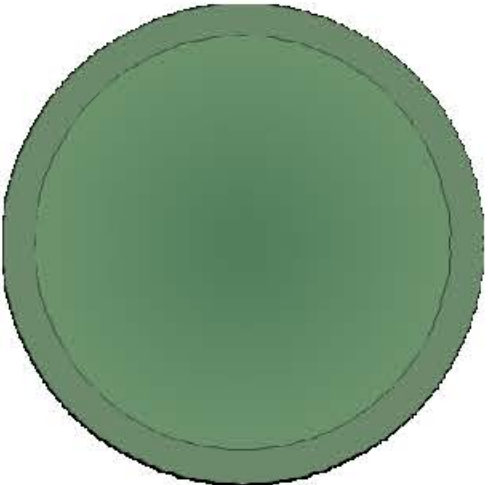
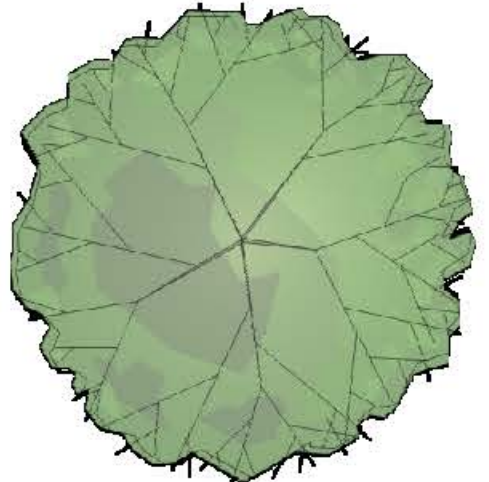
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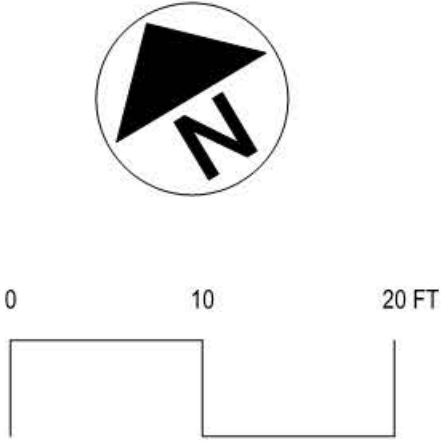
SHEET TITLE
ROOFTOP LAYOUT PLAN

SHEET NO.
L201



PLANT LIST				
	Common Name	Botanical Name	Qty	Size
Deciduous Trees				
	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	4	2' B&B
	SWAMP WHITE OAK	Quercus bicolor	8	3' B&B
Perennials				
BAG	BLONDE AMBITION GRASS	Bouteloua gracilis 'Blonde Ambition'	346	1 GAL
DP	DAVID PHLOX	Phlox paniculata 'David'	52	1 GAL
KGL	KOBOLD GAYFEATHER LIATRIS	Liatris spicata 'Kobold'	63	1 GAL
PC	PRAIRIE COREOPSIS	Coreopsis grandiflora tickseed	185	1 GAL
RS	RUSSIAN SAGE	Perovskia atriplicifolia	14	1 GAL

- NOTES**
- THE LANDSCAPE PLANT LIST IS FOR CONVENIENCE TO THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT COUNTS ON PLAN.
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED, UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING PLANT MATERIAL UNTIL ESTABLISHED.
 - ALL PLANTING AREAS SHALL RECEIVE 4" OF SHREDDED MULCH.
 - LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO OWNER.
 - REFER TO L500 FOR SITE NOTES.
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SHEET TITLE
PLANTING PLAN

SHEET NO.
L400

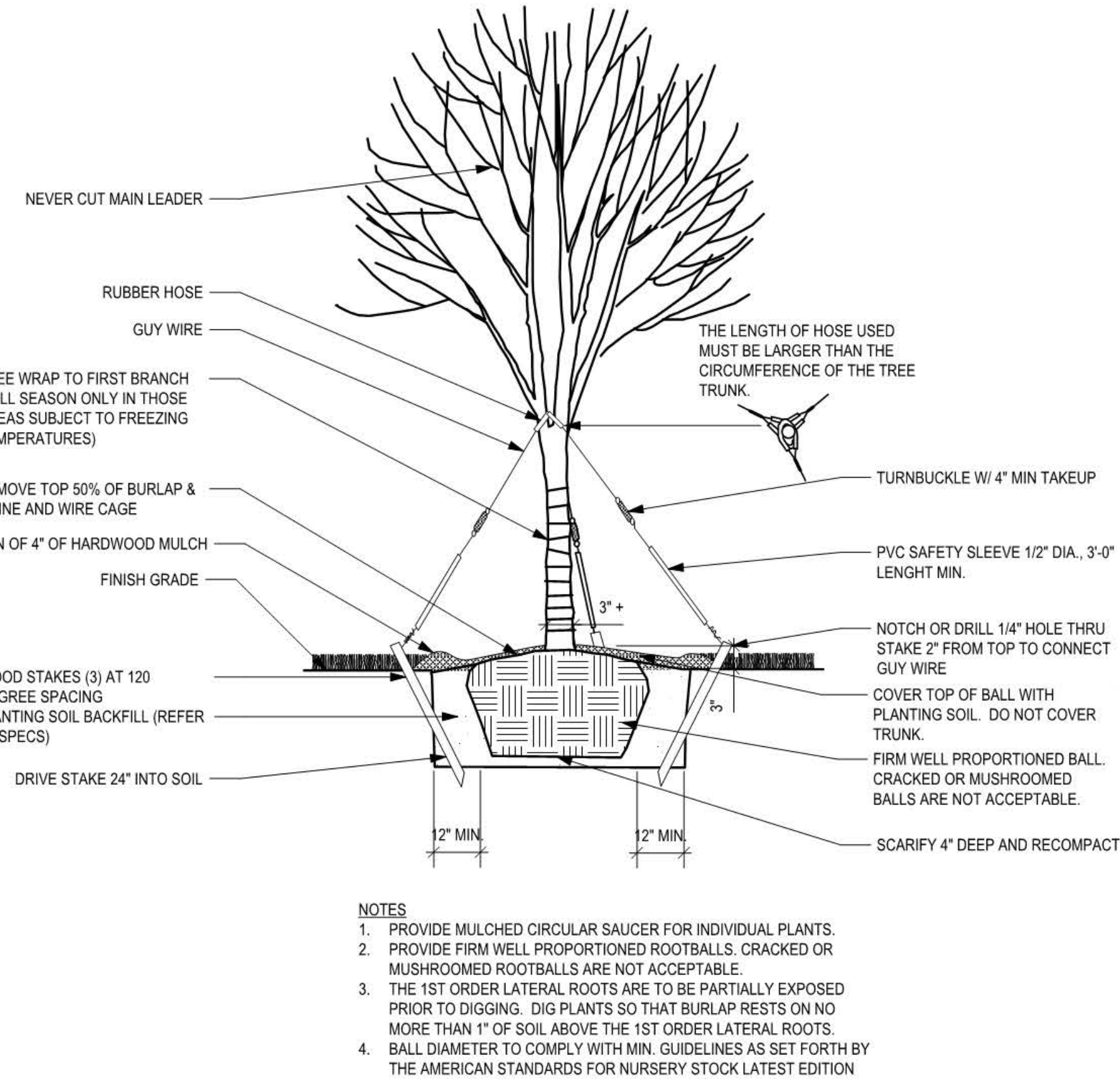
GENERAL NOTES

GENERAL:
LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECTS LAYOUT.
LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS (UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES) ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING GOPHER STATE ONE CALL (651-454-0002) PRIOR TO STAKING PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND/OR RUBBING BRANCHES BY OTHERS.

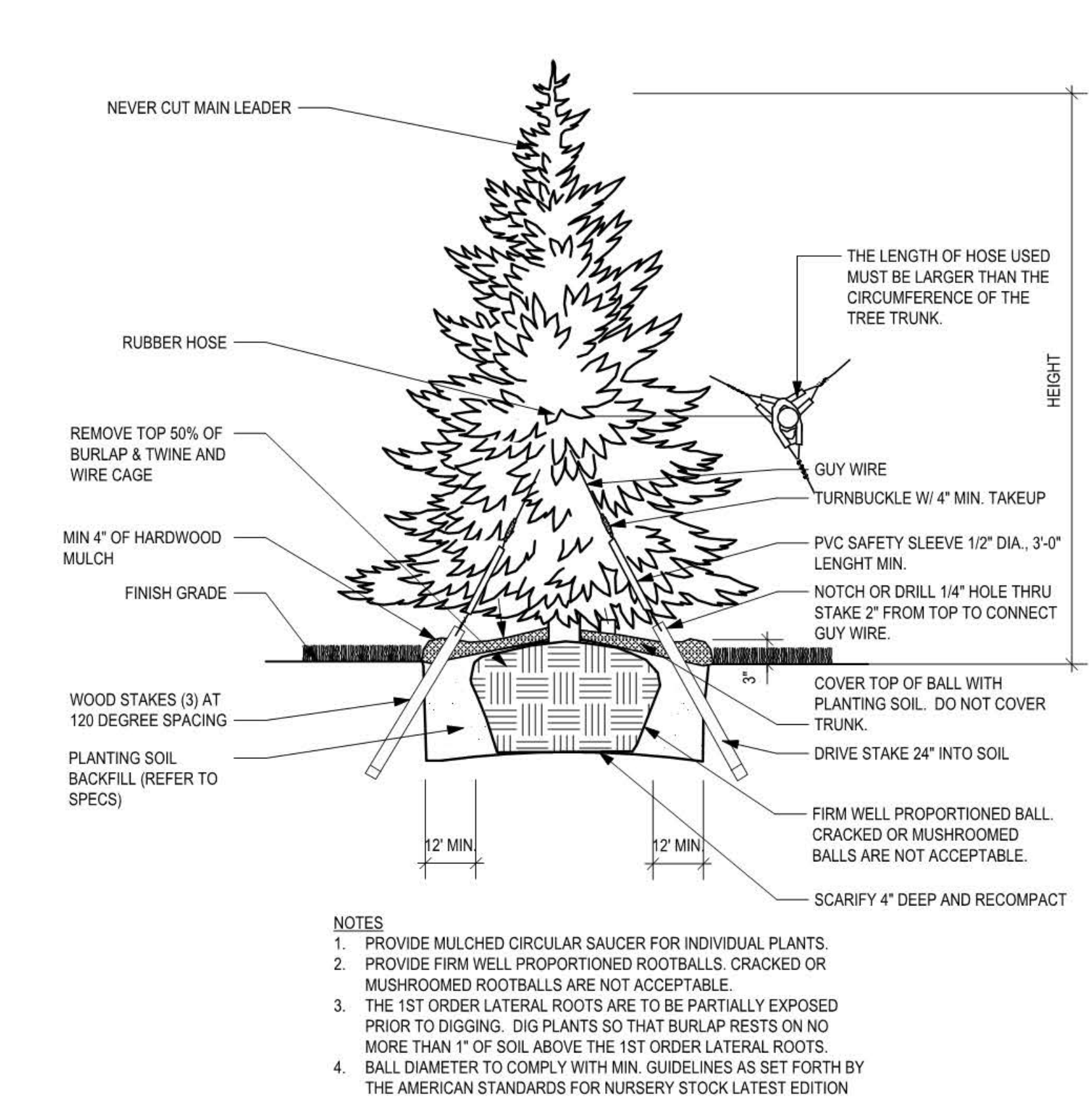
SITE:
UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED PER STATE OF MINNESOTA SPECS.
CONTRACTOR SHALL PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO STATE OF MINNESOTA REQUIREMENTS FOR EROSION CONTROL MEASURES.
CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION TO INSURE THE MINIMIZATION OF EROSION.
WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD OR ROCK BASE.
LANDSCAPE CONTRACTOR WILL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
ROUGH GRADING AND FINISHED GRADING TO BE DONE BY EARTHWORK CONTRACTOR.
LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
LANDSCAPE CONTRACTOR SHALL VERIFY A 1 % MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION. SUCH CONTRACTOR IS NOT TO ACCEPT SITE AS READY FOR LANDSCAPE INSTALLATION UNTIL GRADES ARE ESTABLISHED WITH TOPSOIL IN PLACE.
WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB OR CURB.
MAINTENANCE STRIPS, WHERE ILLUSTRATED, TO HAVE EDGER AND STONE MULCHES INDICATED ON DRAWINGS OR IN SPECS.

PLANTINGS:
NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
PLANT MATERIAL SHALL BE LOCATED AND STAKED FOR LANDSCAPE ARCHITECT TO APPROVE. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS. PLANTINGS SHALL BE PLANTED A MINIMUM OF 3' AWAY FOR HARDSCAPING AND BUILDINGS.
NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
CONTRACTOR SHALL REMOVE WIRING, TWINE/ROPES AND BURLAP FROM THE TOP AND SIDES OF THE ROOT BALL OF BALLED AND BURLAPPED PLANTS.
CONTRACTOR SHALL REMOVE CONTAINERS AND CUT CIRCLING ROOTS IF PLANTS ARE CONTAINER GROWN.
PLANTING AREAS RECEIVING GROUNDCOVERS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
PLANTING AREAS RECEIVING SOD/SEED SHALL RECEIVE A MINIMUM OF 6" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOSE OR MANURE AND 10 PARTS SAND.
PLANTING AREAS RECEIVING SHRUBS/TREES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOSE OR MANURE AND 10 PARTS SAND.
UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
PLANTING AND SODDING IN THE FALL IS GENERALLY ACCEPTABLE TO NOVEMBER 1 OR EARLIER IF HEAVY FROST.
CONIFEROUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 1. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL MIX PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20 OF 12 OZ. PER 2.5' CALIPER TREE AND 6 OZ. PER SHRUB WITH AND ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
WRAPPING MATERIAL SHALL BE CORRUGATED POLYETHYLENE PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24-HOUR PERIOD AFTER INSTALLATION. THEN ALL PLANTINGS SHALL BE WATERED A MINIMUM OF BI-WEEKLY, OR MORE IF NECESSARY, FOR THE FIRST 2 WEEKS THEN AS NECESSARY DURING THE FIRST GROWING SEASON.
EDGING SHALL BE STRAIGHT EDGED COMMERCIAL GRADE EDGING (REFER TO SPECS) AND TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS NOTED OTHERWISE.
ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
SHRUB MASSING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE.
TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
ALL PARKING LOT ISLANDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
THE APPLICANT IS REQUIRED TO MANAGE THE SEEDED PRAIRIE PER RECOMMENDATIONS OF THE LATEST MNDOT SEEDING MANUAL OR QUALIFIED PRAIRIE MANAGEMENT PERSONNEL. THE APPLICANT IS ENCOURAGED TO HIRE A QUALIFIED COMPANY TO DO THIS DURING ESTABLISHMENT PERIOD. THE NATURAL RESOURCES DEPT. MUST BE PROVIDED A MANAGEMENT PLAN FOR THE FIRST 3 YEARS AFTER SEEDING BEFORE LANDSCAPING WARRANTY BEGINS.
IRRIGATION:
LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS THROUGH PLANT ESTABLISHMENT PERIOD UNLESS AGREED UPON OTHERWISE.
ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH RAIN SENSORS, UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
LANDSCAPE CONTRACTOR SHALL VERIFY EXISTING IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION PLAN LAYOUT AND SPECS, AND THE EFFECTIVENESS OF THE NEWLY INSTALLED IRRIGATION SYSTEM.
ACCEPTANCE:
LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF THE OWNER AND CITY ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

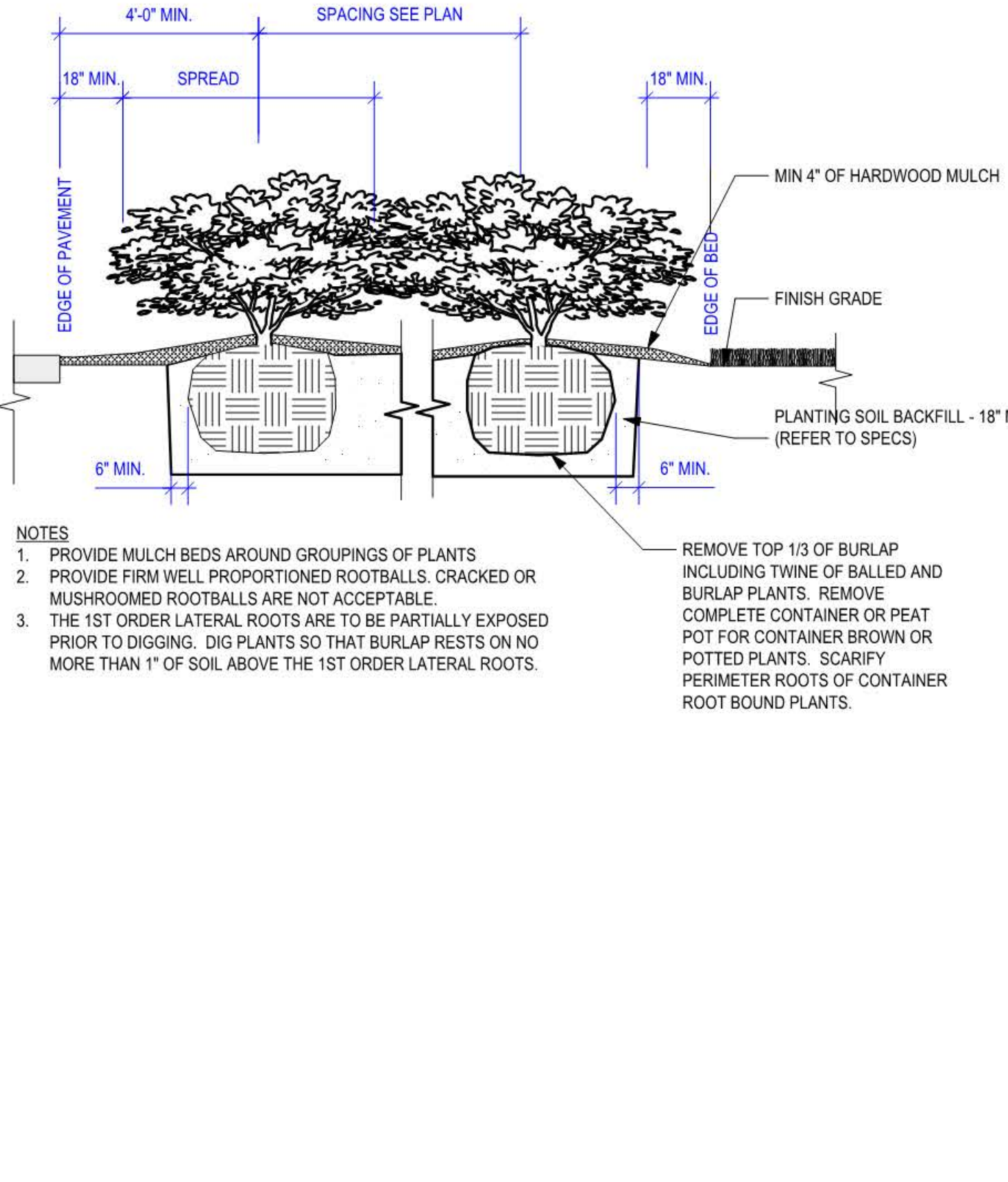
DECIDUOUS TREE



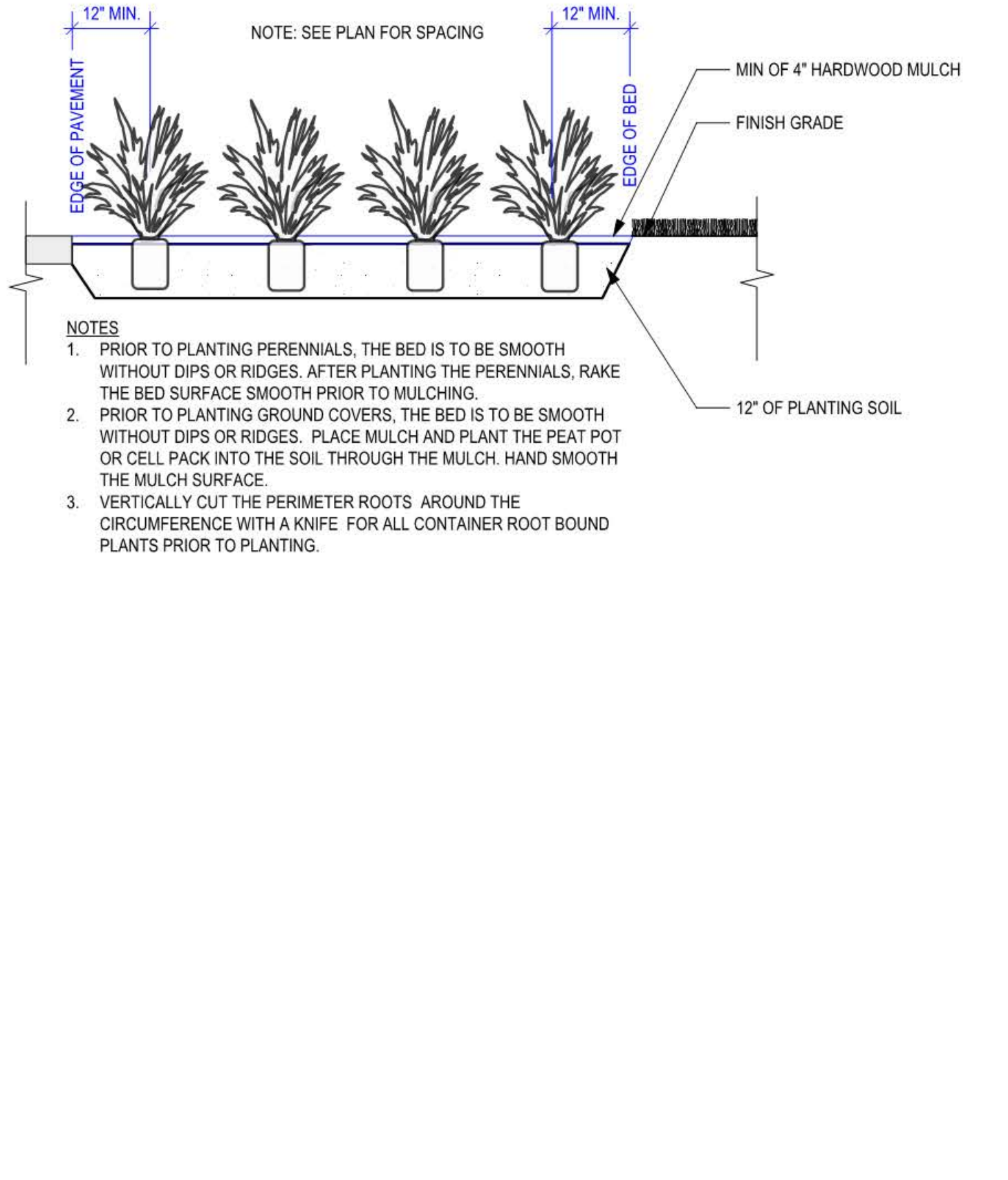
EVERGREEN TREE



SHRUB



ANNUAL / PERENNIAL



		<div><div><div>ERA</div><div>ERICKSEN ROED & ASSOCIATES</div><div>Ericksen Reed & Associates 2550 University Avenue West Suite 201-S Saint Paul, MN 55114 651.251.7570</div></div><div><div><div>RYAN</div><div>BUILDING LASTING RELATIONSHIPS</div></div><div>RYAN A+E, INC. 50 South Tenth Street, Suite 300 Minneapolis, MN 55403-2012 612-492-4000 tel 612-492-3000 fax WWW.RYANCOMPANIES.COM</div></div></div>		<div>PROJECT NAME B:68 NORTH OFFICE</div> <div>LOCATION MINNEAPOLIS, MN</div>		<div>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Landscape Architect under the laws of the State of Minnesota.</div> <div>REGISTRATION NO. Number 46100</div> <div>DATE Date 11-20-2015</div> <div>© 2015 RYAN A+E, INC.</div>	<table><tr><th colspan="3">ISSUE RECORD</th></tr><tr><th>REV #</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>11/2/15</td><td>COW SUBMITTAL</td></tr><tr><td>2</td><td>11/26/15</td><td>SD SUBMITTAL</td></tr></table> <div>DRAWN BY CLR CHECKED BY KWP JOB NO. 700-513 DATE 11-20-2015</div>	ISSUE RECORD			REV #	DATE	DESCRIPTION	1	11/2/15	COW SUBMITTAL	2	11/26/15	SD SUBMITTAL	<div>SHEET TITLE PLANTING DETAILS</div> <div>SHEET NO. L500</div>
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