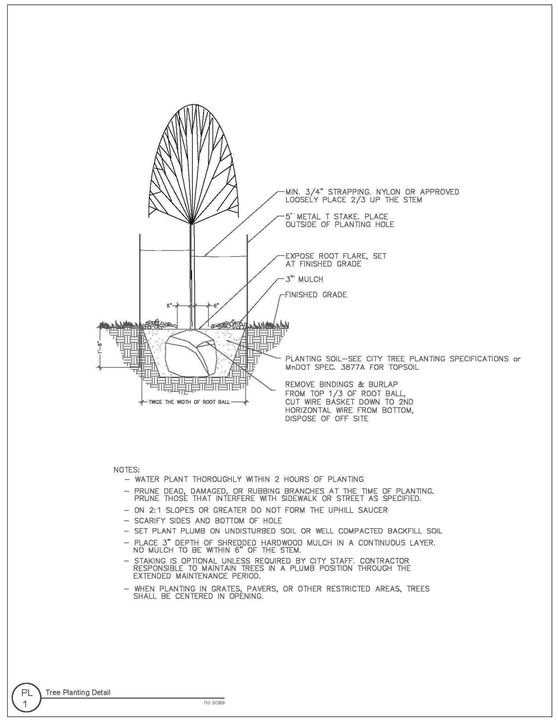
PLANTING SCHEDULE

SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE/TYPE	QTY.
T1	SWAMP WHITE OAK (QUERCUS BICOLOR)	2.5" DIA. B/B	6
T2	SILVER MAPLE (ACER SACCHARINUM)	2.5" DIA. B/B	8
T3	WHITE SPRUCE (PICEA GLAUCA)	SIX FEET TALL	6
T4	NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS)	SIX FEET TALL	6
S1	GOLDFLAME SPIREA (SPIRAEA X BULMULDA 'GOLDFLAME')	12" POT	30
S2	PINK REBLOOMING WEIGALA (FLORIDA 'BOKRASOPIN')	12" POT	26

NOTE:
LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES AND LOCATIONS IN FIELD.

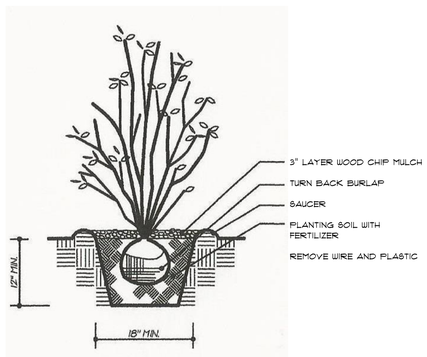
LIGHTING SCHEDULE

DES.	QTY.	DESCRIPTION	STYLE #	TYPE	LUMENS	MOUNTING INSTRUCTIONS	DESCRIPTION
L1	36	POSSINI EURO CLOVIS 8 1/4"H NICKEL LED OUTDOOR WALL LIGHT	13783	EXTERIOR WALL HUNG DOWN LIGHT	2300	EXTERIOR WALL MOUNTED AT 7'-0 ABOVE FIRST FLOOR	3000K, 80 CRI, BRUSHED NICKEL FINISH, WET LOCATION OUTDOOR RATED
L2	8	POSSINI EURO CLOVIS 8 1/4"H NICKEL LED OUTDOOR WALL LIGHT	13783	EXTERIOR WALL HUNG DOWN LIGHT	2300	EXTERIOR WALL MOUNTED AT 18-0 ABOVE FIRST FLOOR	3000K, 80 CRI, BRUSHED NICKEL FINISH, WET LOCATION OUTDOOR RATED



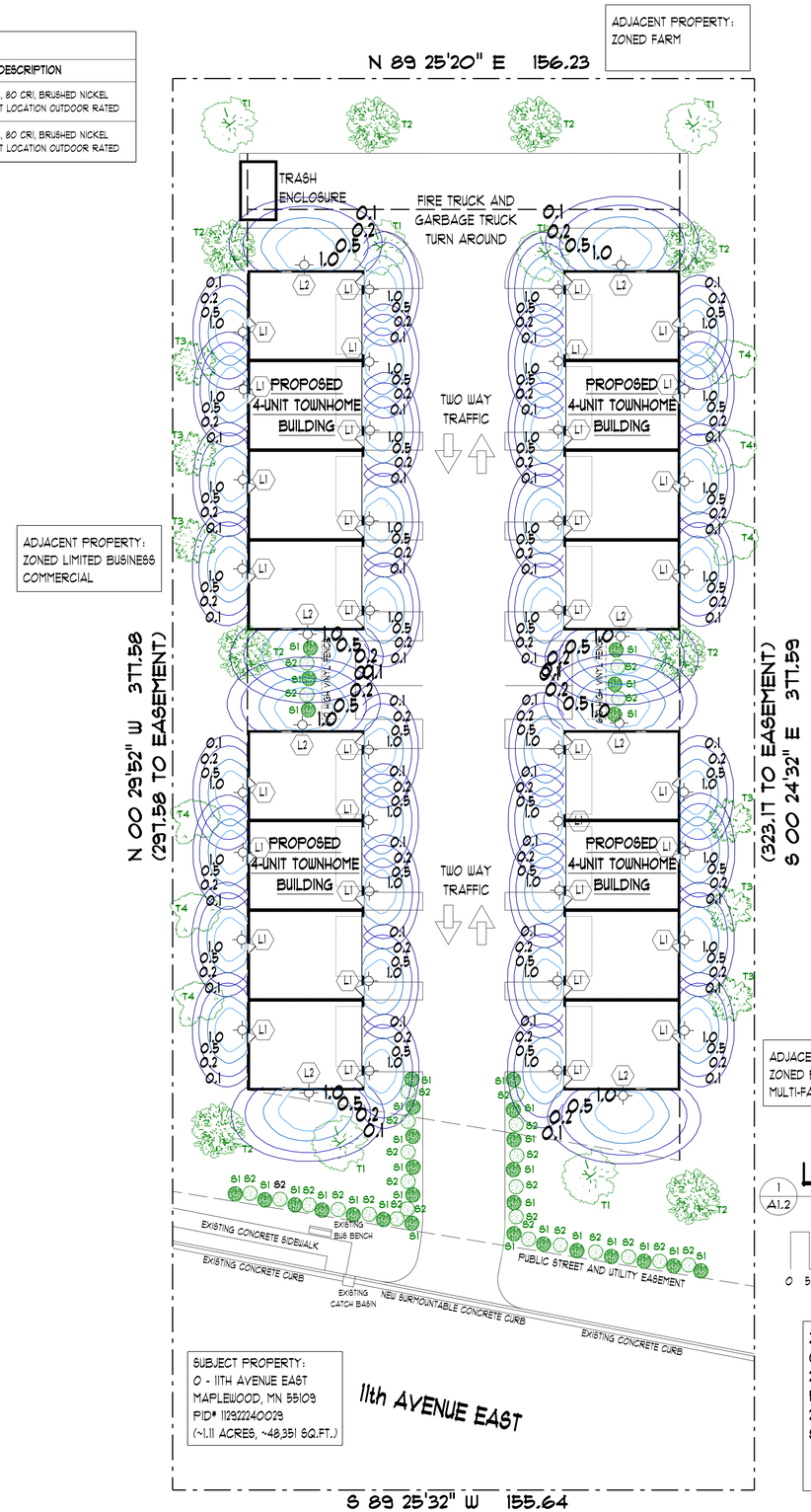
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



FIRE PROTECTION NOTES:
1. WATER SUPPLY LINE TO BE SHOWN ON CIVIL ENGINEER DOCUMENTS.
2. A SOLENOID VALVE TO BE LOCATED ON WATER SUPPLY LINE AND SHOWN ON CIVIL ENGINEER DOCUMENTS.
3. CIVIL ENGINEER TO SUPPLY FIRE WATER FLOW CALCULATIONS.

SITE AREA CALCULATIONS:
GROSS USABLE LOT AREA = ~48,351 S.F. (~1.11 ACRES)

BUILDING COVER:
PRINCIPLE BUILDINGS = 11,920 S.F.
TOTAL BUILDING COVER = 24.7%
MAXIMUM BUILDING COVER = 35%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 11,920 S.F.
IMPERVIOUS ASPHALT PARKING = 0 S.F.
CONCRETE SIDEWALK = 0 S.F.
TOTAL IMPERVIOUS AREA = 28,748 S.F.
TOTAL IMPERVIOUS COVER = 59.5%
MAXIMUM IMPERVIOUS COVER = 65%

LANDSCAPE and LIGHTING PLAN

1 A1.2

SCALE 1" = 20.0'

0 5 10 15 20 30 40 50 60 80 100

ZONING INFORMATION:
CURRENT ZONING: LIMITED BUSINESS COMMERCIAL
2040 COMPREHENSIVE PLAN: COMMERCIAL
PROPOSED USE:
21390.03. - PERMITTED USES.
SUBD. 7. Residential care facilities such as nursing homes, assisted living facilities and similar facilities (excludes hospitals, sanitariums or similar institutions).

JIM MACKEY ARCHITECT

JIM MACKEY ARCHITECT
1723 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by:
Todd Ofstehun
Office 763-424-3676
Cell 952-954-8716
todd@tcodesign.net

Plan Date
PRE-FINAL 3-21-23

KENNEDY PROPERTY MANAGEMENT
11th Avenue East Maplewood

TCO DESIGN
drafting and home design
P.O. Box 47130
Plymouth, MN 55442
dedication to excellence
Prepared by:
Todd Ofstehun
Office 763-424-3676
Cell 952-954-8716
todd@tcodesign.net

Design #
tco202264

A1.2