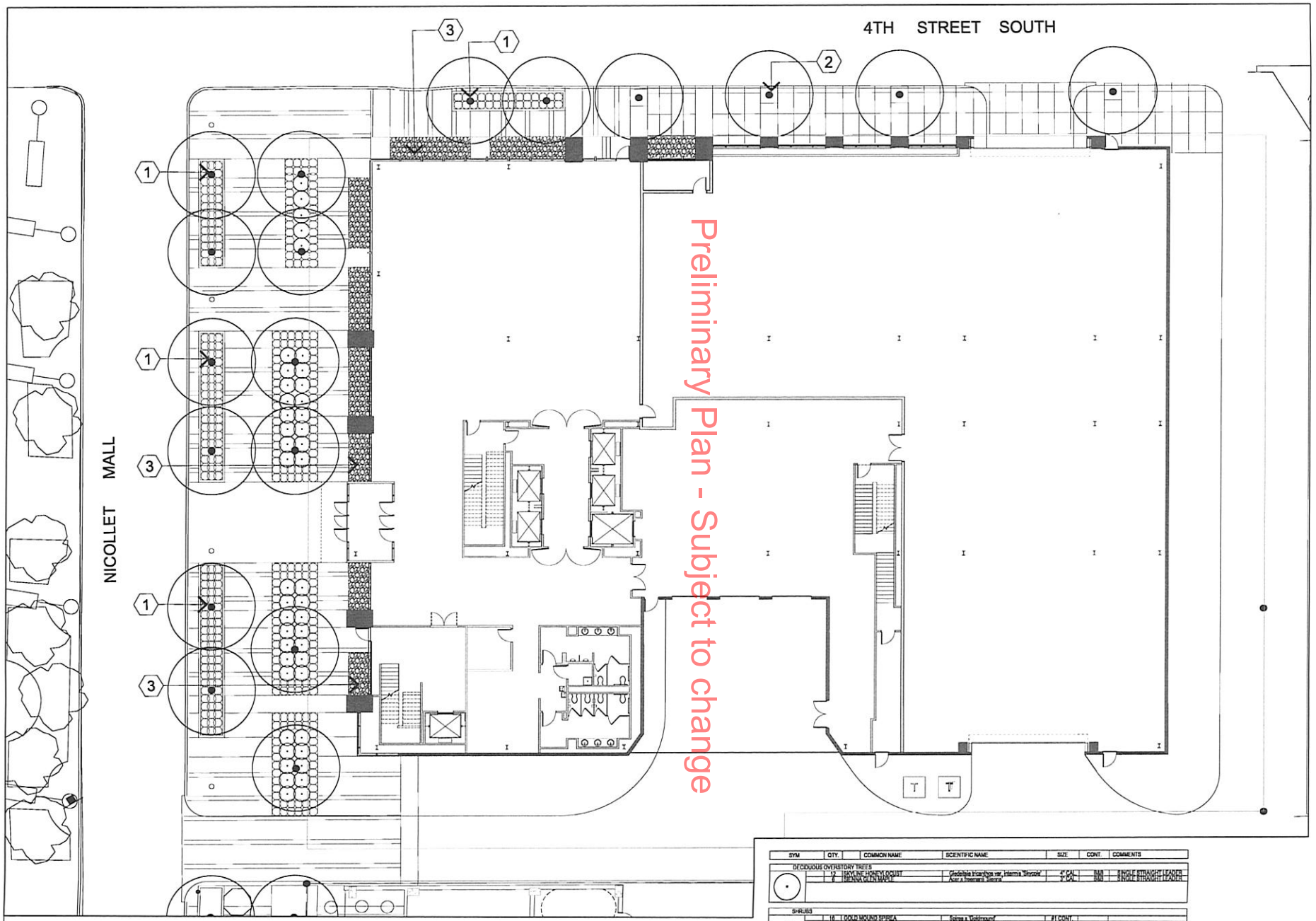

LANDSCAPE PLANTING PLAN

SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS
DECIDUOUS OVERSTORY TREES						
	12	SKYLINE HONEY LOCUST	Gleditsia triacanthos var. inermis 'Skyrocket'	4" CAL.	B&B	SINGLE STRAIGHT LEADER
	6	SIENNA GLEN MAPLE	Acer x freemanii 'Sienna'	3" CAL.	B&B	SINGLE STRAIGHT LEADER
SHRUBS						
	18	GOLD MOUND SPIREA	Spirea x 'Goldmound'	#1 CONT.		
	4	KOMTALSE SPIREA	Sorbaria sorbifolia 'Sem'	#1 CONT.		
	15	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	#1 CONT.		
PERENNIALS						
	94	GOLDSTURM RUDBECKIA	Rudbeckia goldstrum	#1 CONT.		
	76	DAYLILY	Hemerocallis	#1 CONT.		
	39	FEATHER REED GRASS	Calamagrostis brachytricha	#1 CONT.		
	70	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.		
	88	CATMINT	Nepeta	#1 CONT.		

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

Damon Farber Associates
401 2nd Avenue North, #410
Minneapolis, MN 55401
phone 612.332.7522
fax 612.332.0936
www.damonfarber.com

REGISTRATION

I hereby certify that this document 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

Signature

Typed or Printed Name

License # Date

ISSUE RECORD
07/11/12 - PDR SUBMITTAL
07/23/12 - LANDUSE APPLICATION

JOB NUMBER 30230
PROJECT NUMBER 30230100
DATE 07/23/12
PROJECT MANAGER T. Whitlock
DRAWN BY T. Minarik
CHECKED BY T. Whitlock

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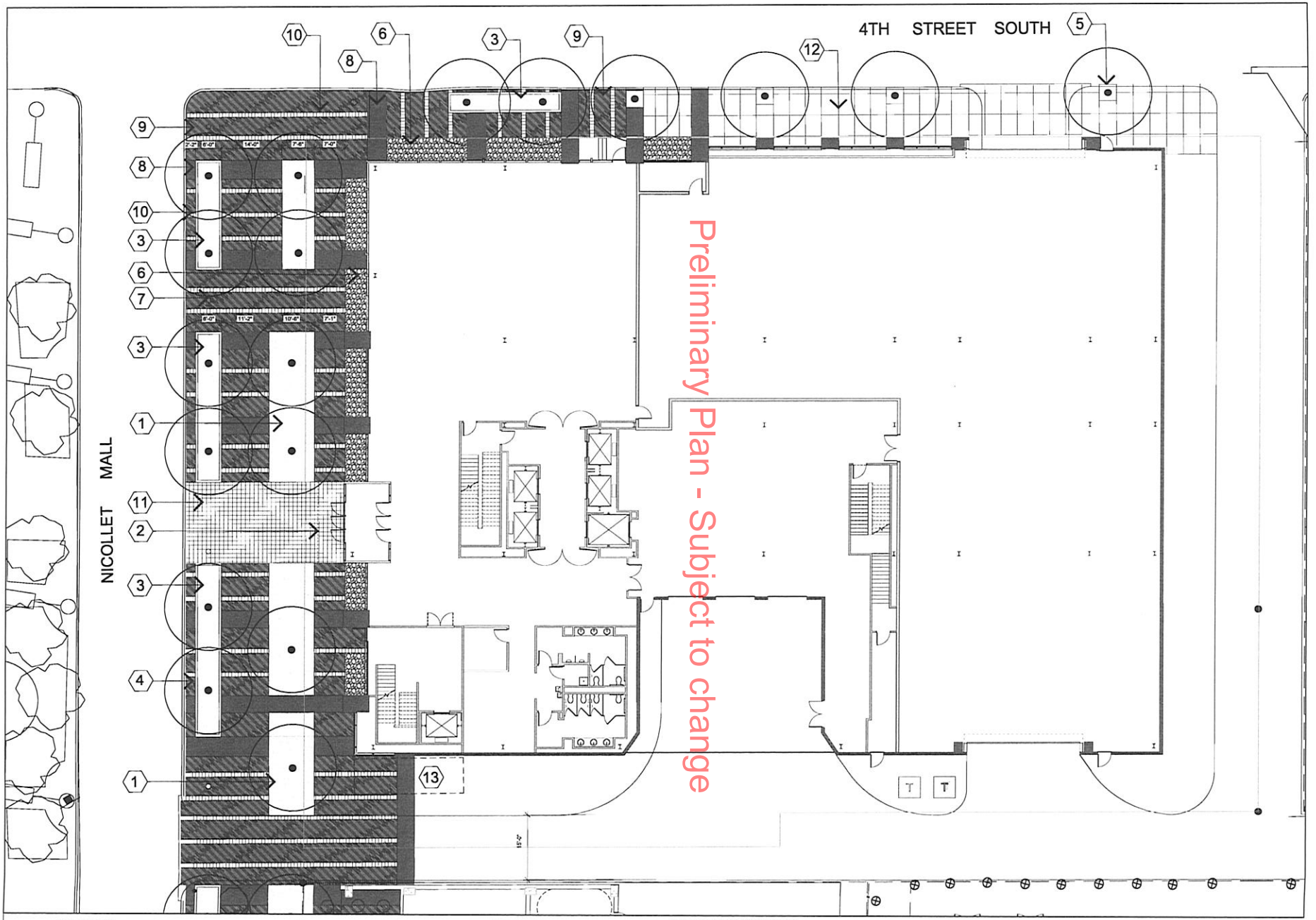
PROJECT
401 NICOLLET

LOCATION
MINNEAPOLIS, MN

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NUMBER
L1.0

PLOT DATE: 7/6/2012 1:40:08 PM



LANDSCAPE PLANTING PLAN

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REGISTRATION

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Signature

Typed or Printed Name

License # Date

ISSUE RECORD
07/11/12 - POR SUBMITTAL
07/23/12 - LANDUSE APPLICATION

JOB NUMBER 30230
PROJECT NUMBER 30230100
DATE 07/23/12
PROJECT MANAGER T. Whitlock
DRAWN BY T. Minarik
CHECKED BY T. Whitlock

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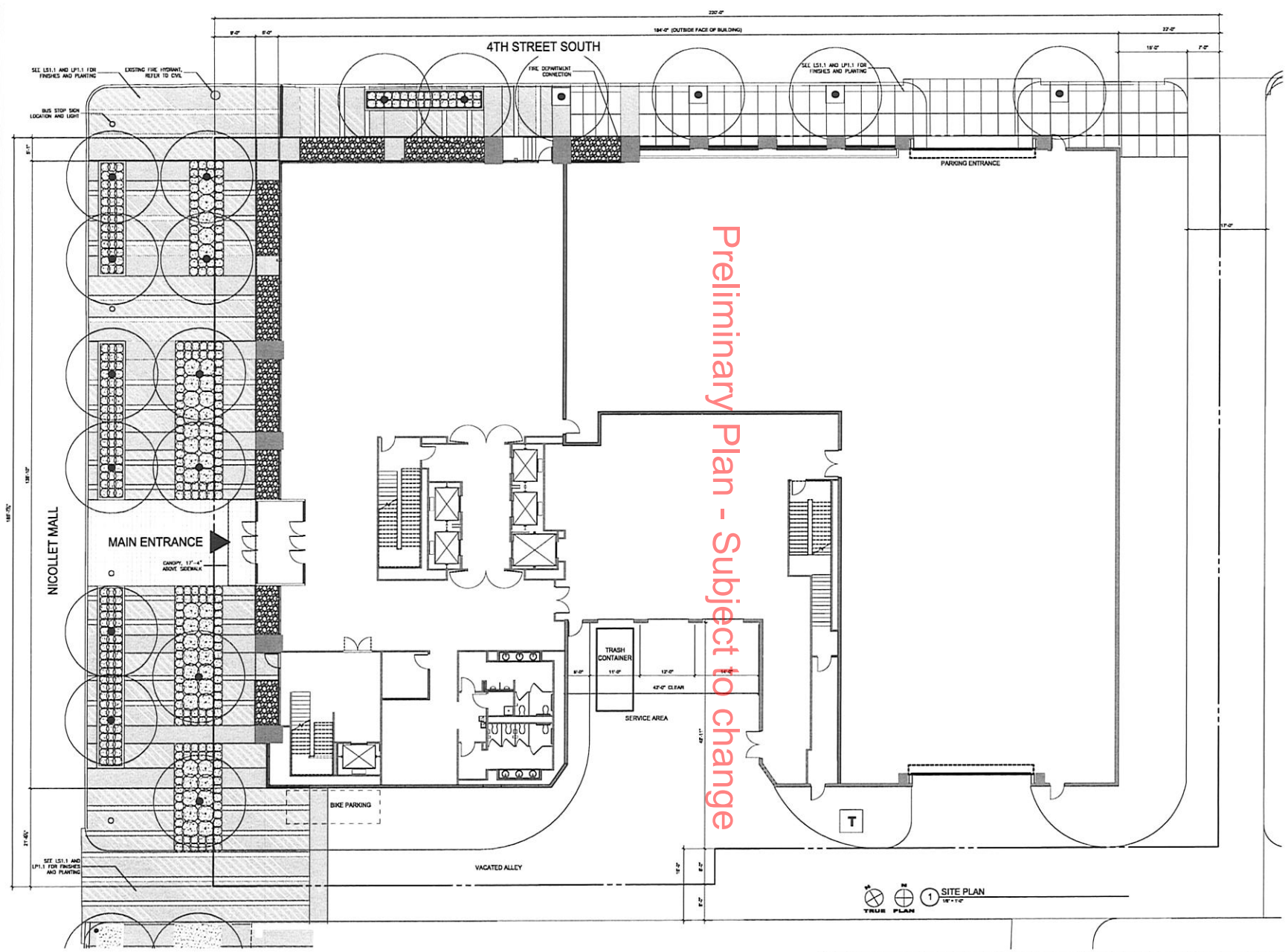
PROJECT
401 NICOLLET

LOCATION
MINNEAPOLIS, MN

SHEET TITLE
LANDSCAPE LAYOUT PLAN

SHEET NUMBER
L2.0

PLOT DATE: 7/5/2012 1:40:08 PM



Preliminary Plan - Subject to change

GENERAL NOTES

1. A LICENSED AND BONDED CONCRETE CONTRACTOR MUST PERFORM ANY CONCRETE CONSTUCTION WORK WITHIN PUBLIC RIGHT OF WAY.
2. A $10,000 SIDEWALK CONTRACTOR'S BOND MUST BE OBTAINED FROM PUBLIC WORKS SIDEWALK INSPECTIONS PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT OF WAY.
3. 20 FEET OF STRAIGHT CURB FROM CORNER RADIUS TO THE BEGINNING OF DRIVE APRON IS REQUIRED.
4. 30 FEET OF STRAIGHT CURB FROM THE CORNER RADIUS TO THE BEGINNING OF THE DRIVE APRON WHERE TWO MAJOR ARTERIALS CONNECT IS REQUIRED
5. A SITE TRIANGLE OF 20' WILL BE PROVIDED AT THE STREET CORNER AND ALLEY
6. SPACE MANEUVERING OF VEHICLES FOR PARKING AND LOADING SHALL WILL NOT TAKE PLACE ON THE PUBLIC RIGHT OF WAY.
7. 20'-0" OF RELATIVELY FLAT (MAXIMUM 4%) GRADE WILL BE PROVIDED WHERE VEHICLES CROSS PUBLIC SIDEWALKS.
8. ALL SITE LIGHTING TO COMPLY WITH CITY STANDARDS.
9. ENCROACHMENT PERMIT WILL BE APPLIED FOR IN REGARDS TO PLANTERS AND OTHER IMPROVEMENTS TO BE COMPLETED IN THE NICOLLET MALL AND 4TH STREET R.O.W.

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ISSUE RECORD
07/11/12 - PDR SUBMITTAL
07/23/12 - LAND USE APPLICATION

30230
30230100
07/23/12
C. LARSON
J.FOURNIEA
S.COCHRANE

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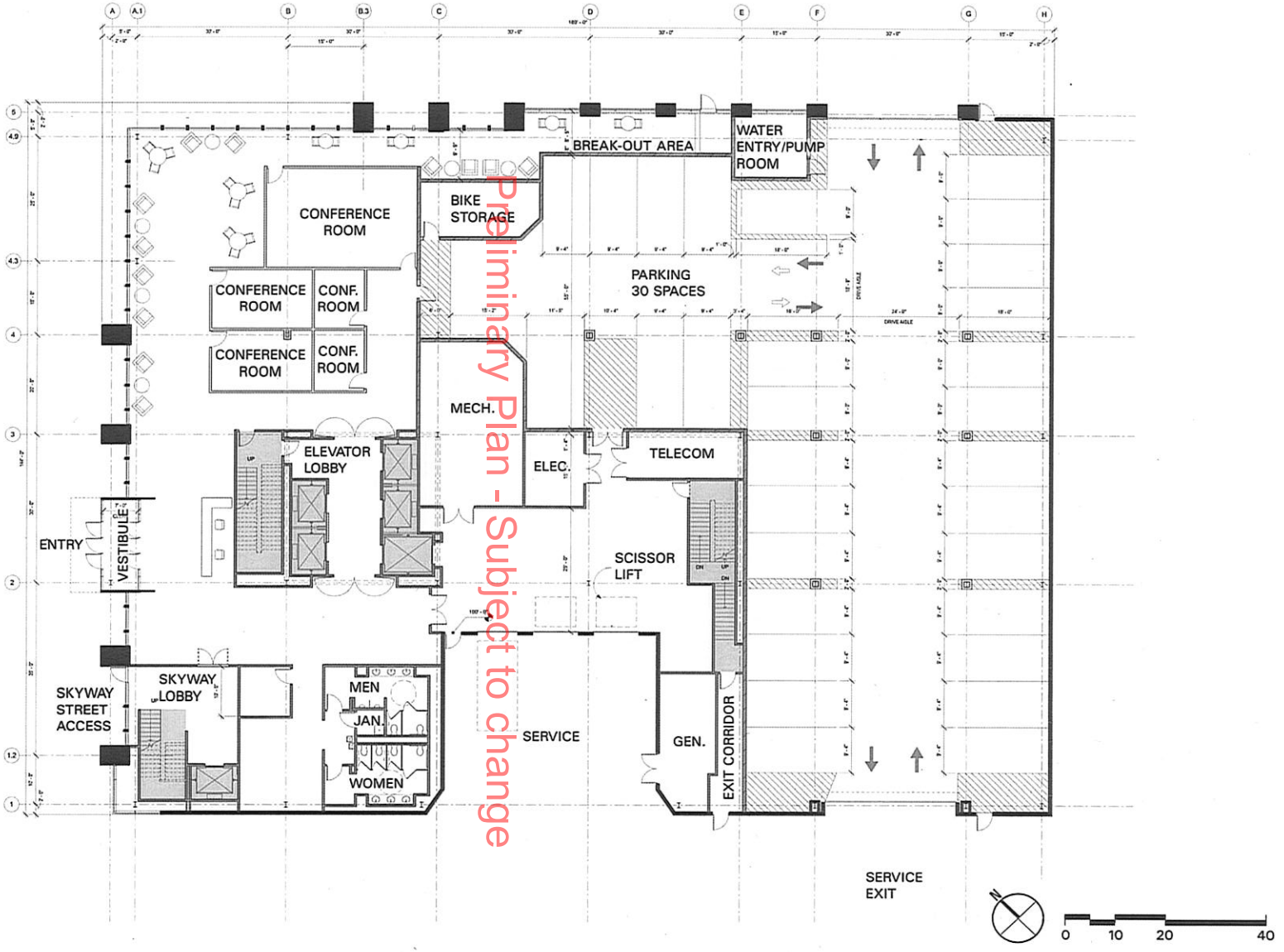
401 NICOLLET

MINNEAPOLIS, MN

ARCHITECTURAL SITE PLAN

A1.1

PLOT DATE:



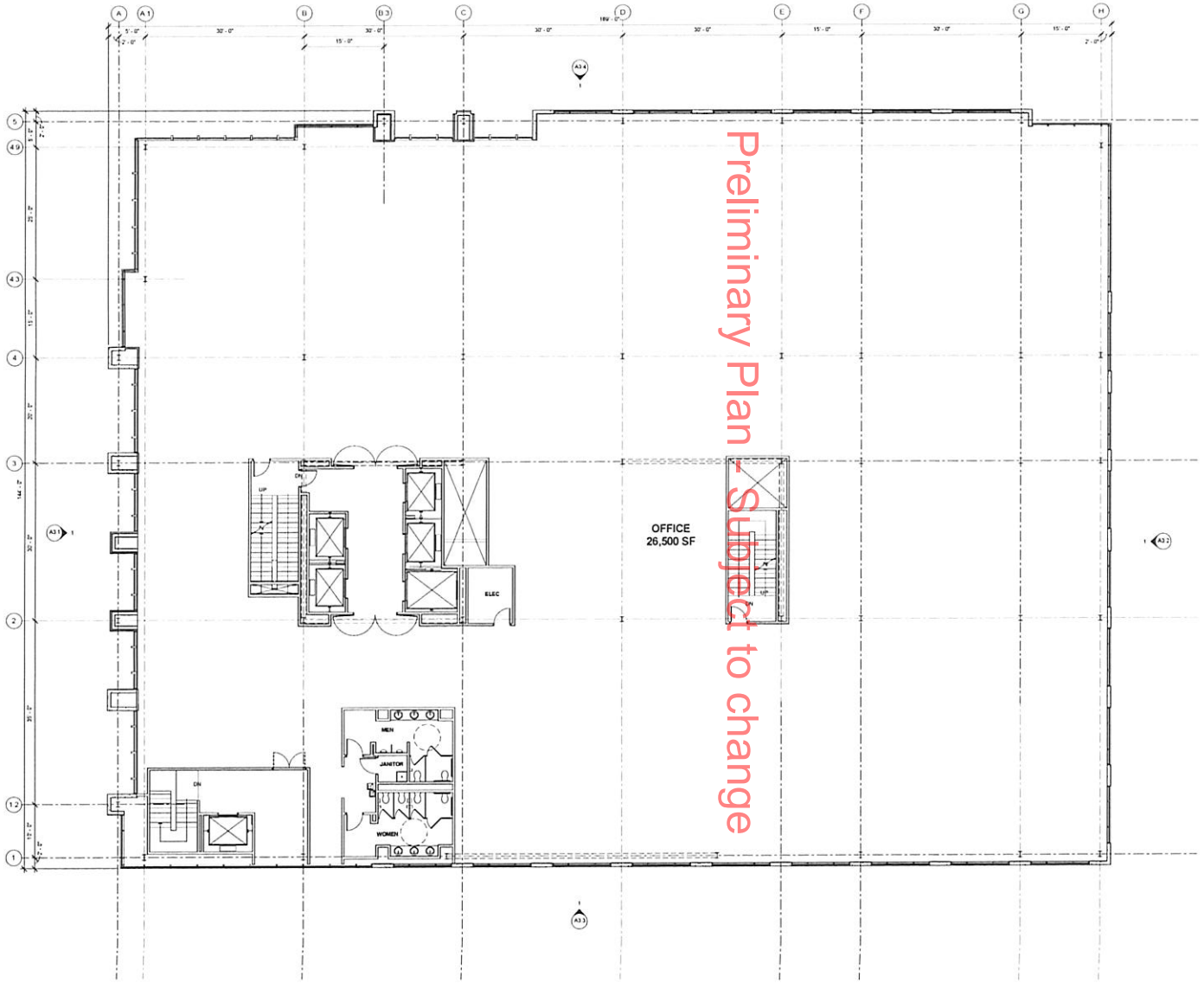
OPUS
THE OPUS GROUP

401 Nicollet
Minneapolis, MN

First Floor Preliminary Conference Center Plan
08/14/2012

GENERAL NOTES

1. 'AC' DENOTES ACOUSTICAL FIBERGLASS BATT INSULATION FROM FLOOR TO TOP OF PARTITION.
2. ALL WOOD BLOCKING AND FRAMING TO BE FIRE RESISTANT.
3. ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE. SEE PARTITION SCHEDULE FOR ACTUAL PARTITION SIZES.
4. F.E. DENOTES FIRE EXTINGUISHER LOCATION. VERIFY FINAL LOCATION WITH LOCAL FIRE DEPARTMENT.



Preliminary Plan - Subject to change

TRUE NORTH / PLAN NORTH

1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

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07/11/12 PDR SUBMITTAL
07/23/12 LAND USE APPLICATION

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S. STICHA
S. COCHRANE

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LEVEL 2 FLOOR PLAN

A2.2

PLOT DATE: 7/23/2012 10:19:16 AM

GENERAL NOTES

1. 'AC' DENOTES ACOUSTICAL FIBERGLASS BATT INSULATION FROM FLOOR TO TOP OF PARTITION
2. ALL WOOD BLOCKING AND FRAMING TO BE FIRE RESISTANT
3. ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE SEE PARTITION SCHEDULE FOR ACTUAL PARTITION SIZES
4. F.E. DENOTES FIRE EXTINGUISHER LOCATION. VERIFY FINAL LOCATION WITH LOCAL FIRE DEPARTMENT.

Preliminary Plan - Subject to change

TRUE N / PLAN N

1 LEVEL 3 FLOOR PLAN (TYPICAL LEVEL 3-8)
1/8" = 1'-0"

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MINNEAPOLIS, MN

TYPICAL FLOOR PLAN (LEVEL 3-8)

A2.3

PLOT DATE: 7/23/2012 10:19:35 AM

GENERAL NOTES

1. AC DENOTES ACOUSTICAL FIBERGLASS BATT INSULATION FROM FLOOR TO TOP OF PARTITION
2. ALL WOOD BLOCKING AND FRAMING TO BE FIRE RESISTANT
3. ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE. SEE PARTITION SCHEDULE FOR ACTUAL PARTITION SIZES.
4. F.E. DENOTES FIRE EXTINGUISHER LOCATION. VERIFY FINAL LOCATION WITH LOCAL FIRE DEPARTMENT

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TRUE N PLAN

1 LEVEL 9 FLOOR PLAN
1/8" = 1'-0"

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07/23/12 LAND USE APPLICATION

JOB NUMBER
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PROJECT NUMBER
30230100
DATE
07/23/2012
PROJECT MANAGER
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DRAWN BY
S. STICHA
CHECKED BY
S. COCHRANE

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PROJECT
401 NICOLLET

LOCATION
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SHEET TITLE
LEVEL 9 FLOOR PLAN

SHEET NUMBER
A2.9

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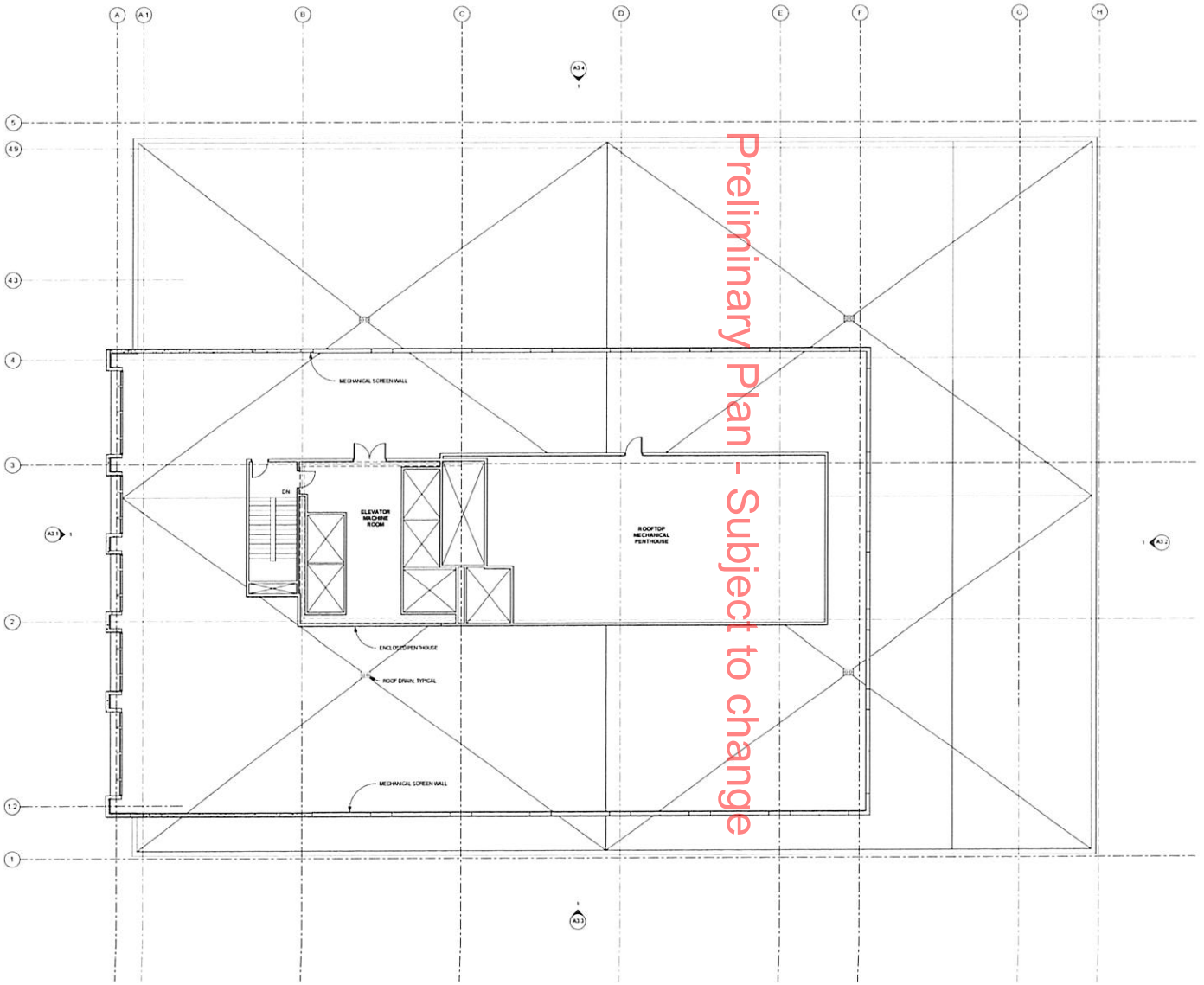

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TRUE N PLAN N

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

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JOB NUMBER
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PROJECT NUMBER
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DATE
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PROJECT MANAGER
C. LARSON
DRAWN BY
S. STICHA
CHECKED BY
S. COCHRANE

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401 NICOLLET

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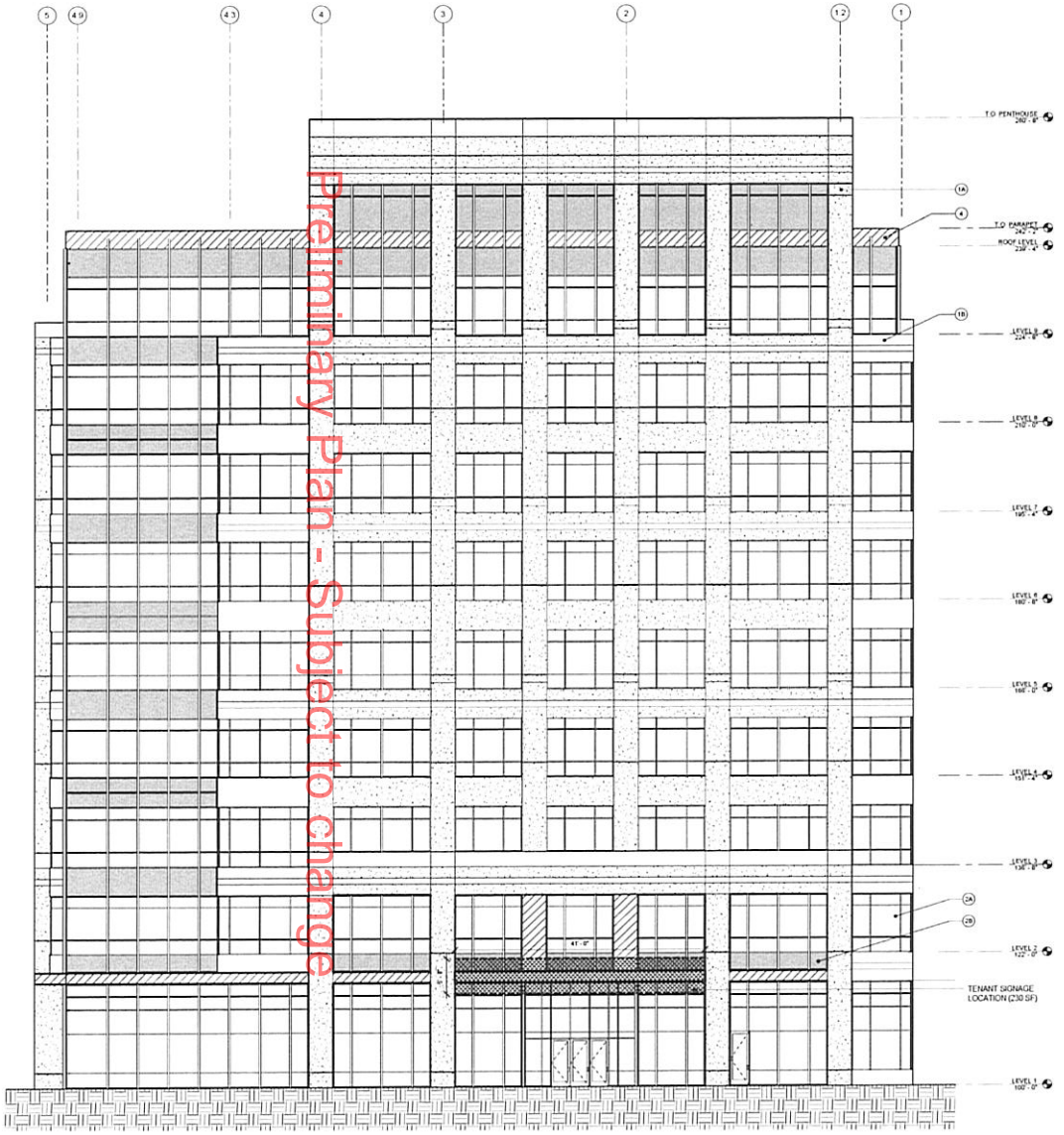
SHEET TITLE
ROOF PLAN

SHEET NUMBER
A2.10

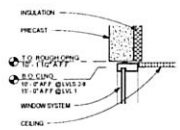
PLOT DATE 7/23/2012 10:20:08 AM



1 WEST ELEVATION
1/8" = 1'-0"

ELEVEATION KEY NOTES

- 1A PRECAST WALL PANEL - COLOR 1
- 1B PRECAST WALL PANEL - COLOR 2
- 2A VISION GLASS
- 2B SPANDREL GLASS
- 3 OVERHEAD DOOR



2 TYPICAL WINDOW HEAD DETAIL
1" = 1'-0"

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PROJECT NUMBER
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PROJECT MANAGER
C. LARSON
DRAWN BY
S. STICHA
CHECKED BY
S. COCHRANE

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LOCATION
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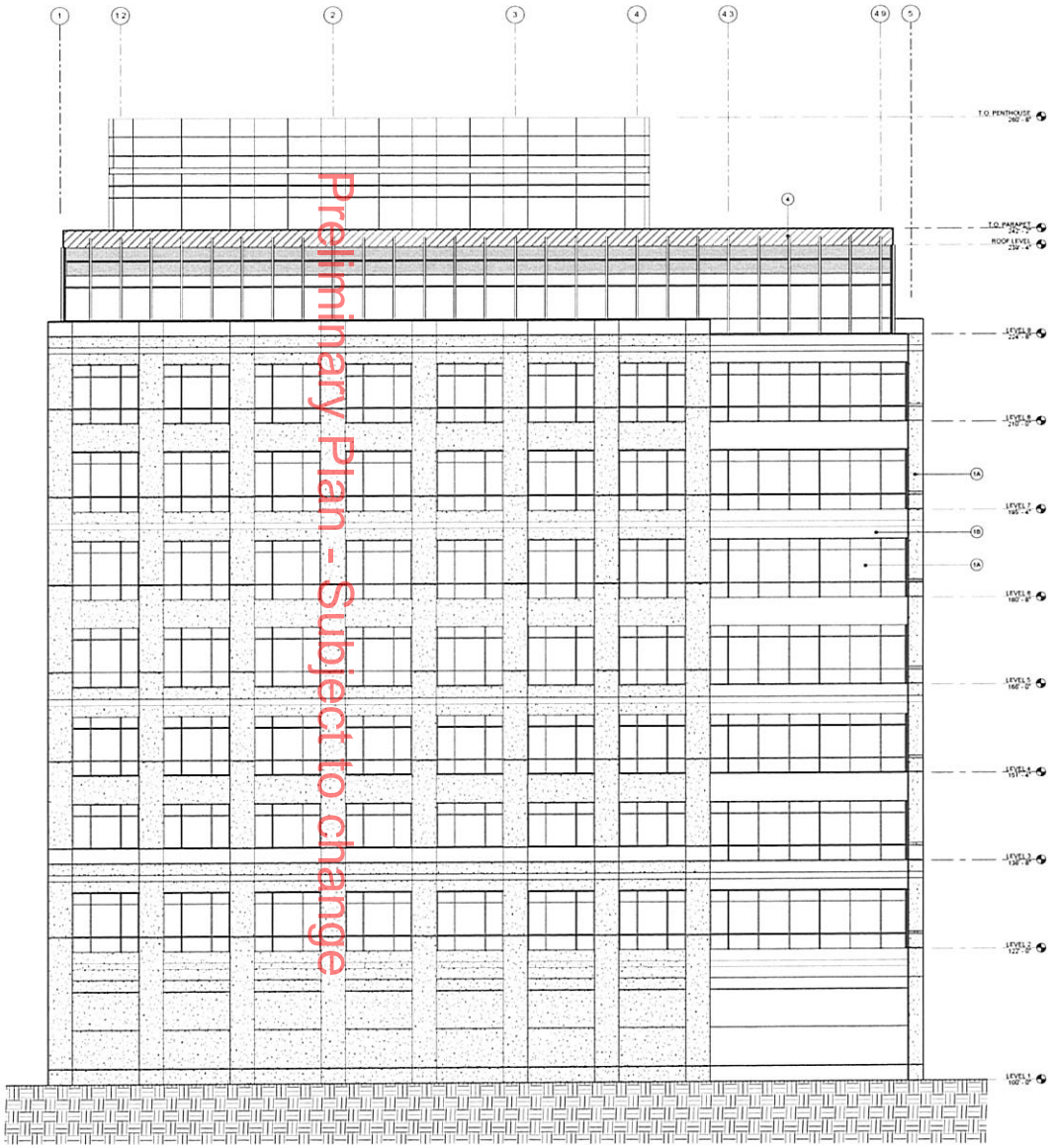
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.1

PLOT DATE: 7/23/2012 10:21:33 AM

ELEVEATION KEY NOTES

- (1A) PRECAST WALL PANEL - COLOR 1
- (1B) PRECAST WALL PANEL - COLOR 2
- (2A) VISION GLASS
- (2B) SPANDREL GLASS
- (3) OVERHEAD DOOR



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

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PROJECT NUMBER 302301100
DATE 07/23/12
PROJECT MANAGER C. LARSON
DESIGNED BY S. STICHA
DRAWN BY S. COCHRANE

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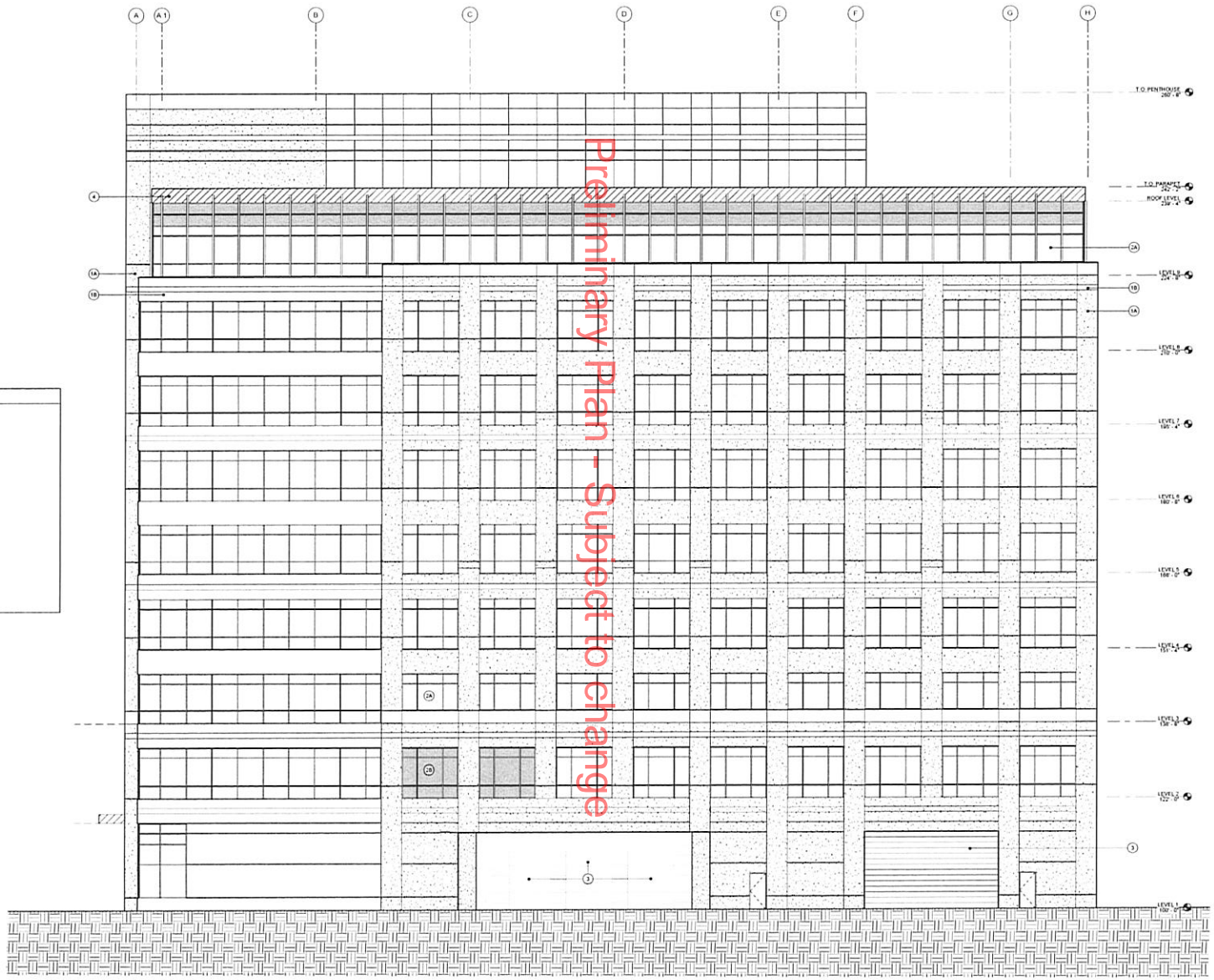
LOCATION
MINNEAPOLIS, MN

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.2

PLOT DATE 7/23/2012 10:21:50 AM



1 SOUTH ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change

ELEVEATION KEY NOTES

- (1A) PRECAST WALL PANEL - COLOR 1
- (1B) PRECAST WALL PANEL - COLOR 2
- (2A) VISION GLASS
- (2B) SPANDREL GLASS
- (3) OVERHEAD DOOR

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PROJECT NUMBER 30230100
DATE 07/23/12
PROJECT MANAGER C. LARSON
DRAWN BY S. STICHA
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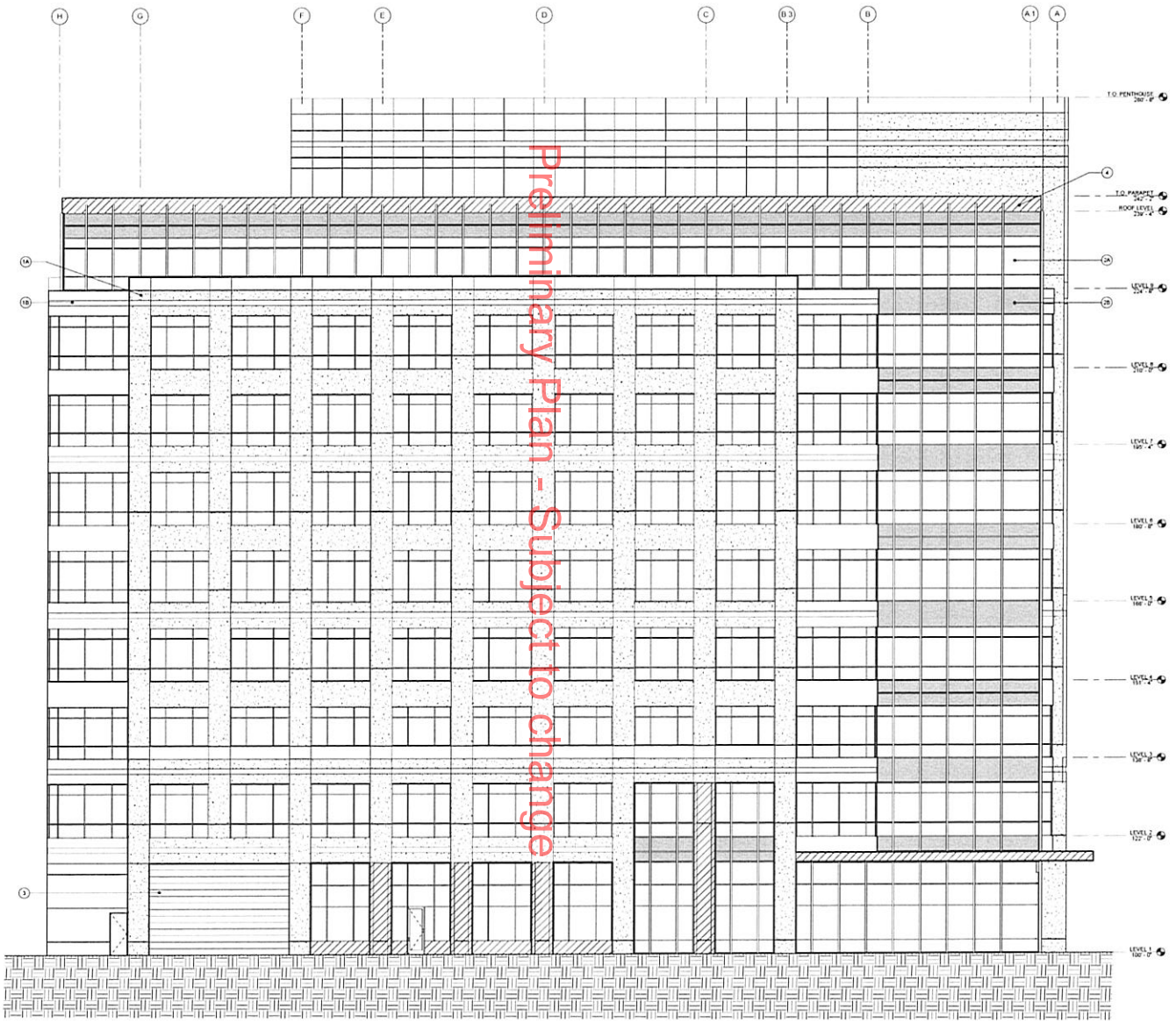
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.3

PLOT DATE: 7/23/2012 10:22:09 AM



1 NORTH ELEVATION
1/8" = 1'-0"

ELEVEATION KEY NOTES

- (1A) PRECAST WALL PANEL - COLOR 1
- (1B) PRECAST WALL PANEL - COLOR 2
- (2A) VISION GLASS
- (2B) SPANDREL GLASS
- (3) OVERHEAD DOOR

Preliminary Plan - Subject to change

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30230
PROJECT NUMBER
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C. LARSON
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S. COCHRANE

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PROJECT
401 NICOLLET

LOCATION
MINNEAPOLIS, MN

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.4

PLOT DATE: 7/23/2012 10:22:27 AM