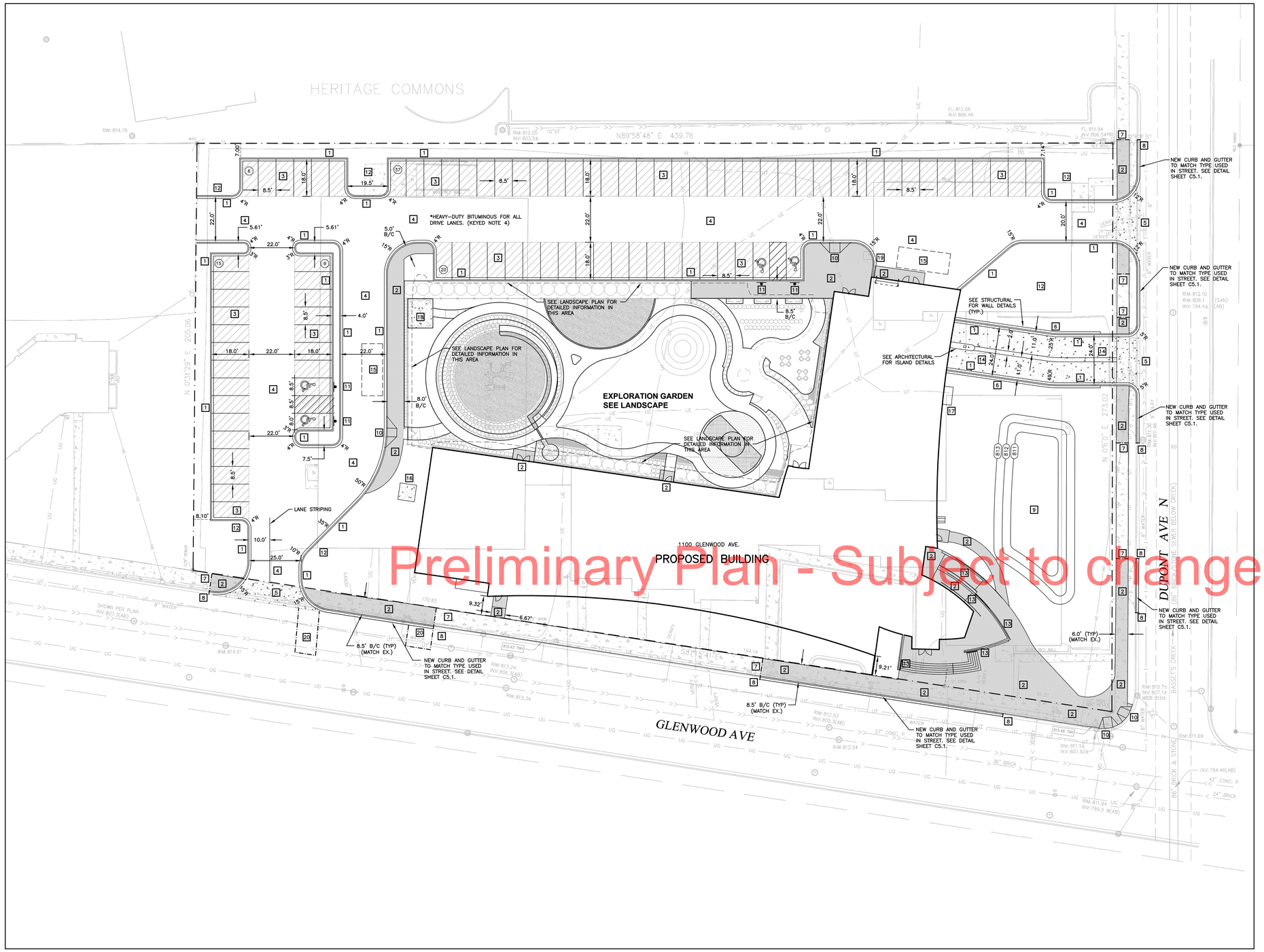

SCALE: 1" = 20'

LEGEND: (PROPOSED SYSTEM)

- HANDICAPPED PARKING STALL STRIPING
- SIGN
- KEYED NOTE
- RETAINING WALL
- CONCRETE CURB AND GUTTER
- PEDESTRIAN CURB RAMP
- SAWCUT
- PARKING STALL COUNT
- CONCRETE SIDEWALK OR STOOP
- CONCRETE PAVEMENT
- LIGHT–DUTY BITUMINOUS

EXISTING AND PROPOSED DATA

SITE AREA	105,325 SF., 2.417 Ac.	
EXISTING		COVERAGE
PERVIOUS AREA	13,131 SF., 0301 Ac.	12.5%
IMPERVIOUS AREA	92,194 SF., 2.117 Ac.	87.5%
PROPOSED		COVERAGE
PERVIOUS AREA	35,082 SF., 0.805 Ac.	33.3%
IMPERVIOUS AREA	70,243 SF., 1.613 Ac.	66.7%
PROPOSED SURFACE PARKING STALLS = 81		
PROPOSED SURFACE HANDICAP STALLS = 4		
PROPOSED GARAGE/RAMP PARKING STALLS = 48		
PROPOSED GARAGE/RAMP HANDICAP STALLS = 3		
PROPOSED TOTAL STALLS = 136		

KEYED NOTES

KEYED NOTES DENOTED BY ☐ ON PLANS

1. B612 CONCRETE CURB AND GUTTER. SEE DETAIL.
2. CONCRETE SIDEWALK OR STOOP. SEE DETAIL.
3. LIGHT–DUTY BITUMINOUS PAVEMENT. SEE DETAIL.
4. HEAVY–DUTY BITUMINOUS PAVEMENT. SEE DETAIL.
5. CONCRETE DRIVE ENTRANCE PER CITY REQUIREMENTS.
6. CONCRETE RETAINING WALL. COORDINATE WITH OWNER AND ARCHITECT FOR WALL STYLE, COLOR AND PLANTINGS. CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR THE WALLS AND SUBMIT THEM TO CLARK ENGINEERING.
7. MATCH NEW CONCRETE SIDEWALK INTO EXISTING CONCRETE. MATCHING SAWCUT LINES ARE APPROXIMATE AND ADDITIONAL CONCRETE SIDEWALK MAY BE NEEDED IF DETERIORATING CONCRETE SIDEWALKS ARE FOUND AND IF CONSTRUCTION ACTIVITIES IMPACT EXISTING SIDEWALK CONDITION.
8. MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING CURB AND GUTTER, AS WITH THE CONCRETE SIDEWALK, ADDITIONAL NEW CURBING MAY BE NEEDED IF DEEMED NECESSARY.
9. BIOFILTRATION BASIN AREA. SEE GRADING AND UTILITY PLAN.
10. ADA COMPLIANT PEDESTRIAN RAMP. SEE DETAIL ON SHEET C5.1.
11. ACCESSIBLE PARKING SIGN.
12. SNOW STORAGE AREA.
13. CONCRETE ENTRANCE FEATURE INCLUDING STEPS. RAMPS, WALLS AND HANDRAILS. SEE ARCHITECTURAL PLANS AND GRADING PLAN.
14. CONCRETE RAMP TO UNDERGROUND PARKING FACILITY.
15. LOADING ZONE.
16. 8'X8' CONCRETE SLAB FOR TRANSFORMER.
17. AREA WELL LOCATION. SEE ARCHITECTURAL.
18. 10'X12' CONCRETE SLAB FOR STORAGE SHED. SEE LANDSCAPE PLAN.
19. TAPER NEW CURB AND GUTTER FROM FLUSH WITH PAVEMENT AT BUILDING TO FULL HEIGHT (6") OVER A DISTANCE OF 20'.
20. PATCH BITUMINOUS PAVEMENT AND CURB AND GUTTER IN KIND WHICH WILL BE REMOVED DURING UTILITY PIPE INSTALLATION. PROVIDE ADEQUATE TRAFFIC CONTROL AND MINIMIZE REMOVALS. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.

GENERAL GEOMETRIC AND PAVING NOTES:

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK.

2. REFER TO SURVEY FOR BOUNDARY AND TOPOGRAPHIC INFORMATION. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY CLARK ENGINEERING CORPORATION, DATED 10–05–2011. BUILDING AND PAVING SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR.

3. SEE GEOTECHNICAL REPORT FOR SUBSURFACE INVESTIGATION INFORMATION AND LOCATIONS OF SOIL BORINGS NOT SHOWN ON DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN A SOILS REPORT DURING BIDDING.

4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. THE FACE OF CURB IS ASSUMED TO BE 6 INCHES FROM THE BACK OF CURB.

5. MEET REQUIREMENTS OF LOCAL GOVERNING AUTHORITY FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING TEMPORARY TRAFFIC CONTROL.

6. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

7. REFER TO SITE DEMOLITION PLAN FOR LIMITS OF PAVEMENT REMOVAL.

8. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0%. THE MAXIMUM LONGITUDINAL SLOPE ON SIDEWALKS SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

9. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.

10. MATCH NEW AND EXISTING PAVEMENT SURFACES AT SAWCUT LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING PAVEMENT JOINTS.

11. ALL DRIVEWAY APRONS SHALL BE DESIGNED AND CONSTRUCTED TO MINNEAPOLIS CITY STANDARDS. REFER TO STANDARD PLATES ON SHEET C5.1. PER THE CITY STANDARD FOR DRIVEWAY APRONS WHICH INCLUDE INTEGRAL SIDEWALKS, ADA RAMPS ARE NOT NECESSARY AT THESE LOCATIONS.

12. ALL CURB AND GUTTER IN THE PUBLIC RIGHT–OF–WAY SHALL BE DESIGNED AND CONSTRUCTED TO MINNEAPOLIS CITY STANDARDS. CURB AND GUTTER TO CITY STANDARD B624 CURB AND GUTTER. REFER TO B–624 CURB AND GUTTER STANDARD PLATE ROAD–1003 ON SHEET C5.1

13. ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.

14. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL (651) 454–0002 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. (THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES MUST BE DETERMINED BEFORE COMMENCING WORK.

PDR RE-SUBMITTAL 5-23-2013
DESIGN DEVELOPMENT 5-24-2013

621 Lilac Drive North
Minneapolis, MN 55422-4609
(763) 525-1666
Fax (763) 525-1666
www.clark-eng.com
CLARK ENGINEERING CORPORATION

SITE GEOMETRIC AND PAVING PLAN
WASHBURN CENTER FOR CHILDREN
MINNEAPOLIS, MINNESOTA

C2.0
C.E.C. C12020
05-23-2013

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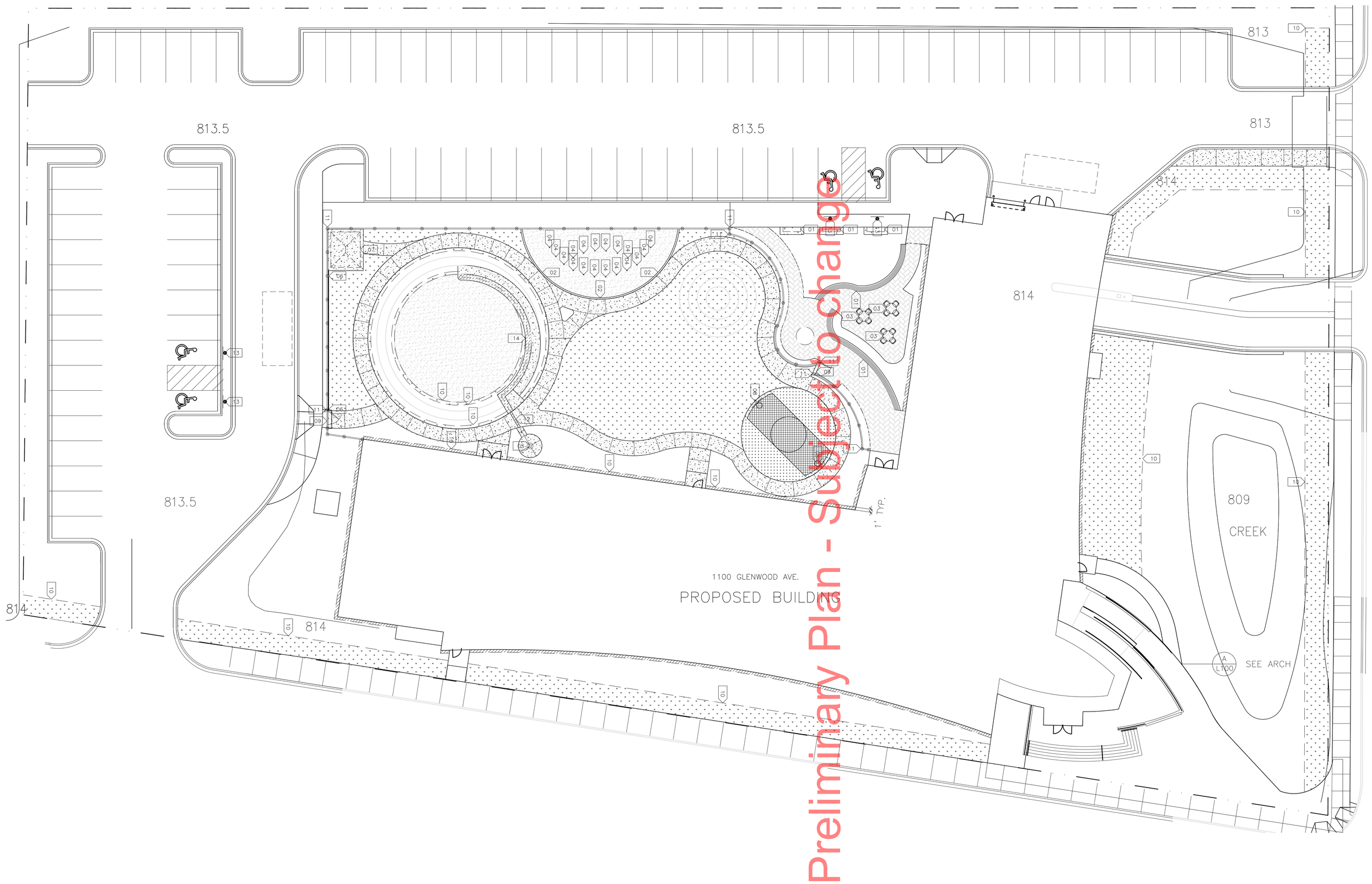

KEYNOTES:

01 CIP CONCRETE BENCH WITH CEDAR SEAT

02 6" CIP CONCRETE EDGING FOR SAND PLAY AREA

03 CAFE SEATING:
3 – TABLES: 42" DIAMETER CATENA STAINLESS STEEL – BY LANDSCAPE FORMS
12 – CHAIRS: CATENA STAINLESS STEEL – BY LANDSCAPE FORMS

04 20 – 8' CLIMBING POLES WITH FOOTINGS: CUSTOM FABRICATED BY FLAGSHIP

05 WATER PLAY SYSTEM: RESERVOIR #5.24520, PUMP #5.17510 & BASIN #5.24000 , BY RICHTER SPIELGERÄTE GMBH
CONNECT TO IRR. WATER SUPPLY

06 8' HIGH CHALKBOARD WALL, PAINTED BOTH SIDES, PLYWOOD GRAFFITI WALL ATTACHED TO FENCE POSTS, BETWEEN KEYNOTES

07 WOOD FRAMED STORAGE STRUCTURE: CEDAR PANELED EXTERIOR, WITH PLYWOOD INTERIOR,
SHELVES, ON CONCRETE PAD

08 HEIGHT ADJUSTABLE BASKETBALL HOOP WITH FOOTING

09 ENTRY/EXIT: GATE IS MECHANIZED FOR HANDICAP ACCESSIBILITY, ADA DOOR ACCESS SWITCH

10 EDGING

11 8' HEIGHT BLACK VINYL FENCE, 3/8" MESH, WINDSCREEN, WITH FOOTINGS – BY ACTION FENCE

12 8" RIVER ROCK DECORATIVE TRENCH DRAIN – BY IRON AGE DESIGNS

13 ADA PARKING SIGN – SEE CIVIL

14 COLORED CONCRETE WATER RUNNEL

LEGEND NOTES

SURFACING LEDGEND

- CONCRETE
- PAVERS
- SAND
- COLORED CONCRETE TYPE 1
- COLORED CONCRETE TYPE 2
- COLORED CONCRETE TYPE 3
- SOD MIX
- ROCK MULCH TYPE 1 MAINTENANCE STRIP

NOTES:

1. ALL CONCRETE JOINTS SHALL BE SAW CUT TYP.

DRAWING LEGEND:

– – – – – LANDSCAPE EDGING

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.

Date:_____ Reg. No. _____

WASHBURN CENTER FOR CHILDREN
MINNEAPOLIS, MINNESOTA

40-11106-00
11-20-2012

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LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
115 WASHINGTON AVE N
SUITE 200
MINNEAPOLIS MN 55401
TEL 612.359.9144
FAX 612.359.9625
www.oaalla.com

SCALE: 1" = 16' – 0"

0' 8' 16' 32'

NORTH

LSE ARCHITECTS

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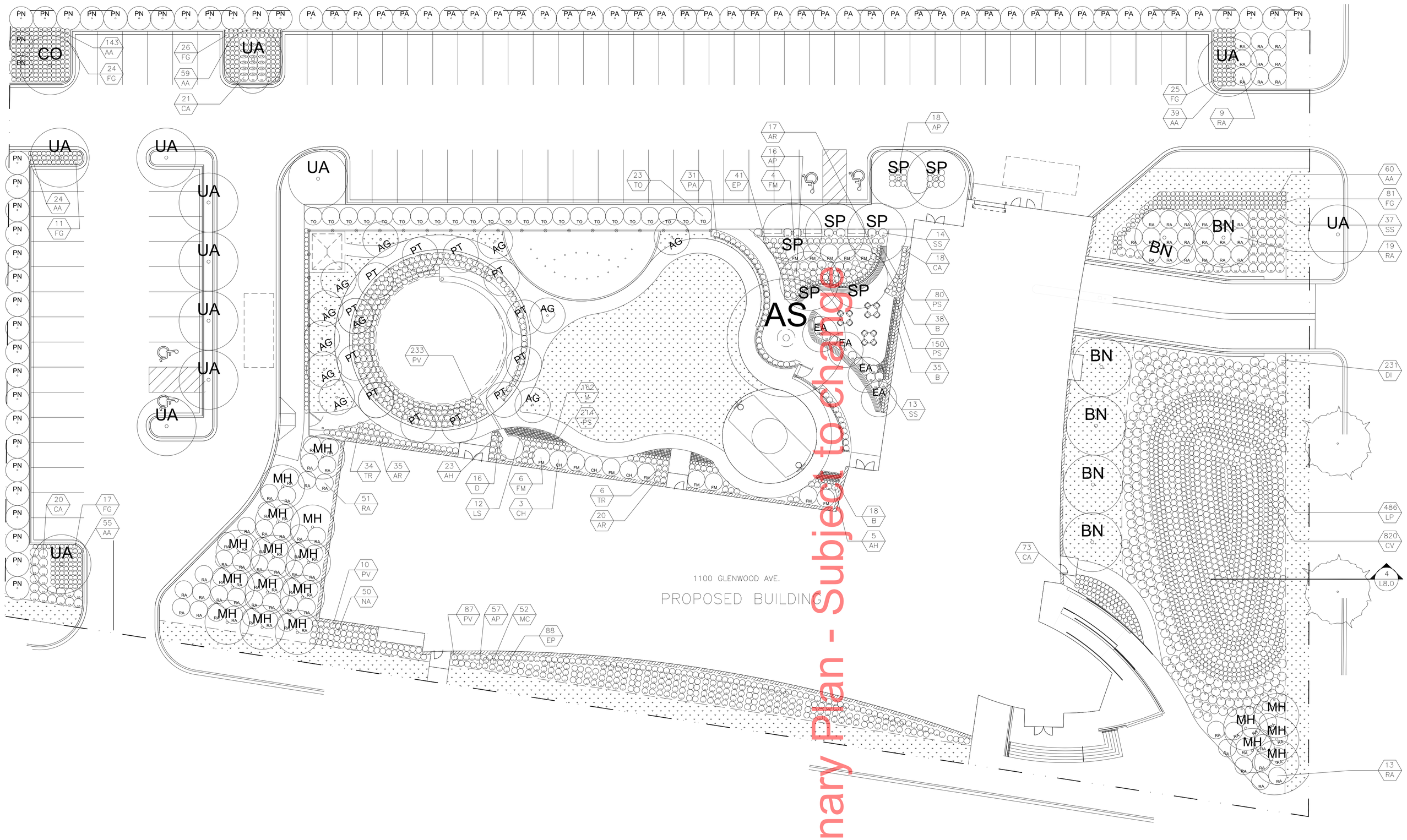
MATERIALS & SURFACING PLAN

CITY REVIEW

L1.0



PLANT MATERIAL SCHEDULE

TREES

KEY	COMMON\BOTANICAL NAME	QTY	ROOT	SIZE	REMARKS
AG	MARMO MAPLE Acer Griseum	18	B&B	5"	MATCHED SPECIMEN
AS	SIENNA GLEN MAPLE Acer freemanii 'Sienna'	1	B&B	5"	MATCHED SPECIMEN VERIFY LOCATION IN FIELD
BN	CULLY RIVER BIRCH Betula nigra 'Cully'	6	B&B	9"	MATCHED SPECIMEN
CO	HACKBERRY Celtis accidentalis	1	B&B	5"	MATCHED SPECIMEN
EA	EASTERN WAHOO Euonymus atropurpurea	4	B&B	3"	MATCHED SPECIMEN
MH	HARVEST GOLD Malus 'Harzogam'	18	B&B	3"	MATCHED SPECIMEN
PA	CUPRESSINA Picea pungens	39	B&B	5"	MATCHED SPECIMEN VERIFY LOCATION IN FIELD
PN	ARNOLD SENTINAL Pinus nigra	37	B&B	5"	MATCHED SPECIMEN
PT	PRAIRIE GOLD Populus tremuloides	13	B&B	5"	MATCHED SPECIMEN
SP	COPPER CURLS PEKIN LILAC Syringa pekinensis	7	B&B	5"	MATCHED SPECIMEN
UA	ELM ulmus	12	B&B	5"	MATCHED SPECIMEN

SHRUBS

KEY	COMMON\BOTANICAL NAME	QTY	ROOT	SIZE	REMARKS
AA	WHITE SNAKEROOT Argentina altissima	380	CONT	#3	18" O.C.
AH	ANISE HYSSOP Agastache foeniculum	28	CONT	#5	2' O.C.
AR	JAMES COMPTON SNAKEROOT Actaea racemose 'James Compton'	69	CONT	#5	2' O.C
CA	SIXTEEN CANDLES Clethera alnifolia 'Sixteen Candles'	41	CONT	#5	2' O.C
CH	GARDEN GLOW DOGWOOD Cornus hessei 'Garden Glow'	3	CONT	#7	6' O.C
DI	DWARF BUSH HONEYSUCKLE Diervilla lonicera	231	CONT	#5	3' O.C.
EP	SWITCHGRASS Echinacea pupurea 'Little Magnus'	129	CONT	#5	2' O.C
FG	BLUE FESCUE Festuca glauca 'Elijah Blue'	185	CONT	#3	18" O.C.
FM	WITCH ALDER Fothergilla gardenia x major	13	CONT	#5	6' O.C.
MC	VARIEGATED MOOR GRASS Molinia caerulea var 'Variegata'	52	CONT	#5	2' O.C.
PA	SWITCHGRASS DEWEY BLUE Panicum amarum 'Dewey Blue'	43	CONT	#5	2' O.C.
PV	SWITCHGRASS Panicum virgatum	329	CONT	#5	2' O.C.
RA	GRO-LOW FRAGRANT SUMAC Rhus aromatica	92	CONT	#5	6' O.C.
SS	LITTLE BLUESTEM Schizachyrium scoparium carousel	64	CONT	#5	3' O.C.
TO	HOLMSTRUP Thuja chinensis	23	CONT	#10	6' O.C.
TR	GOLDEN QUEEN GLOBEFLOWER Trollius chinensis 'Golden Queen'	10	CONT	#5	2' O.C.

PERENNIALS

KEY	COMMON\BOTANICAL NAME	QTY	ROOT	SIZE	REMARKS
AP	PURPLE MILKWEED Asclepias purpurascens	91	POT	#1	ROWS ALIGNED, 1' O.C.
B	WINTER GLOW GERGENIA Bergenia 'Winterglut'	92	POT	#1	ROWS ALIGNED, 1' O.C.
CA	KARL FORESTER Calamagrostis actiflora	132	POT	#1	CONCENTRIC RINGS, 1.5' O.C.
CV	FOX SEDGE Carex vulpinoidea	820	POT	#1	CONCENTRIC RINGS, 18" O.C.
D	BLEEDING HEART Dicentra 'Ivory hearts'	16	POT	#1	CONCENTRIC RINGS, 12" O.C.
LP	POPSICLE BLUE Lupinus	486	POT	#1	CONCENTRIC RINGS, 2' O.C.
LS	MONKEY GRASS Liriope spicata	13	POT	#1	CONCENTRIC RINGS, 12" O.C.
M	MINT Mentha	163	POT	#1	CONCENTRIC RINGS, 6" O.C.
NA	WALKERS LOW Nepeta faassenii	50	POT	#1	CONCENTRIC RINGS, 6" O.C.
PS	STRIPED SQUILL Puschkinia scilloides	491	POT	#1	CONCENTRIC RINGS, 6" O.C.

LEGEND NOTES

PLANT TYPE LEGEND

- TURF
- ROCK MULCH TYPE 1

DRAWING LEGEND:

- EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED SHRUBS
- 12 / A — PLANT KEY / PLANT QUANTITY
- 1 / L8.1 — DETAIL KEY
- LANDSCAPE EDGING

NOTES:

1. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
2. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL TURF AREAS AND MASS PLANTING BEDS SHALL BE IRRIGATED.
4. ALL MASS PERENNIAL AND SHRUB BEDS SHALL BE MULCHED WITH 4" OF HARDWOOD MULCH TYP.

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.

Date: _____ Reg. No. _____

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LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
115 WASHINGTON AVE N
SUITE 200
MINNEAPOLIS MN 55401
TEL 612.359.9144
FAX 612.359.9625
www.oaala.com

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0' 8' 16' 32'

NORTH

PLANTING PLAN
CITY REVIEW

L2.0

WASHBURN CENTER FOR CHILDREN
MINNEAPOLIS, MINNESOTA

40-11106-00
11-20-2012

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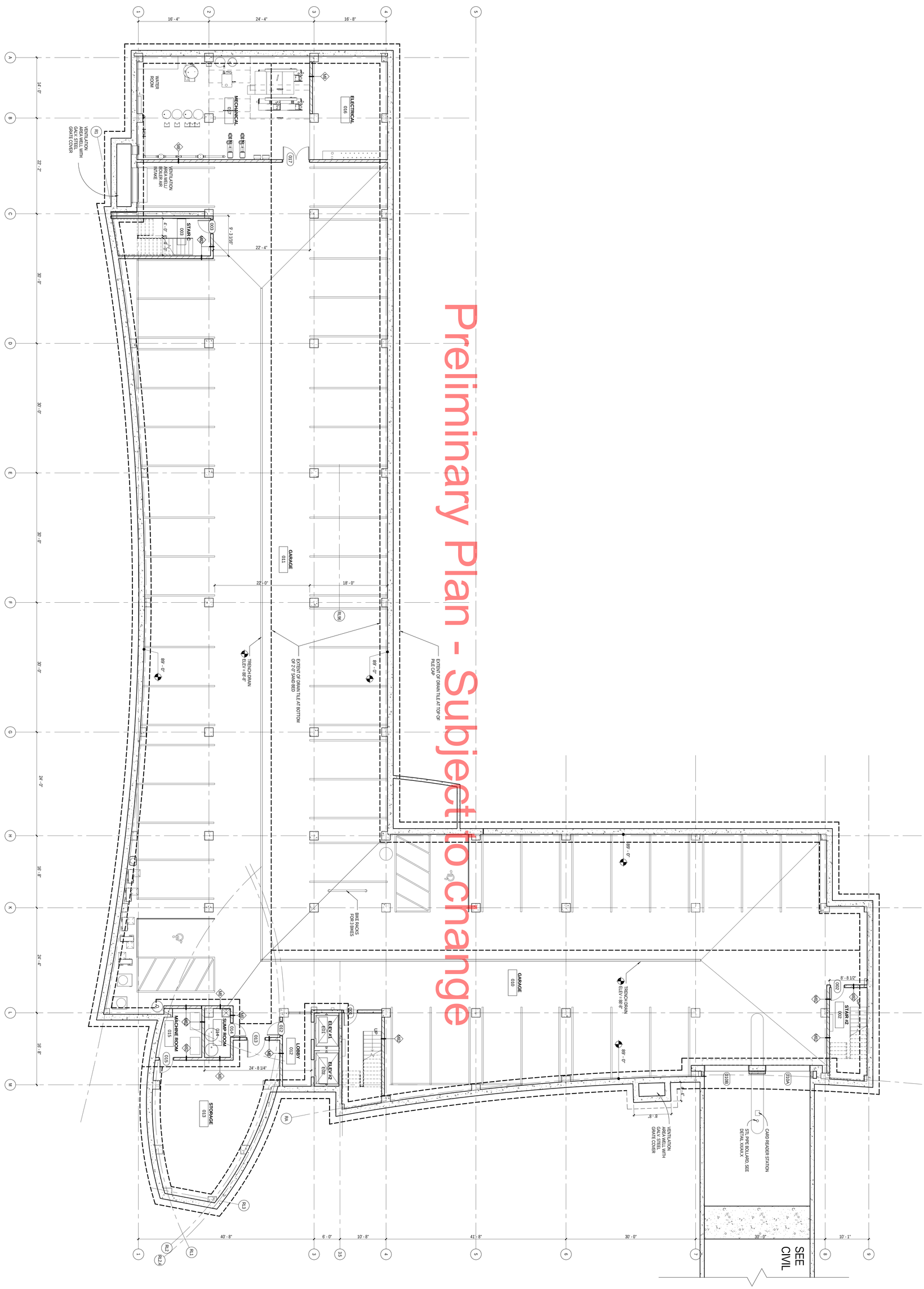

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100 Portland Ave. South, Suite 100
Minneapolis, MN 55401
612.343.1010 ph.
612.338.2080 fax.
www.lse-architects.com

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Revisions

PARKING LEVEL
WASHBURN CENTER FOR CHILDREN
1100 GLENWOOD AVENUE, MINNEAPOLIS, MN.

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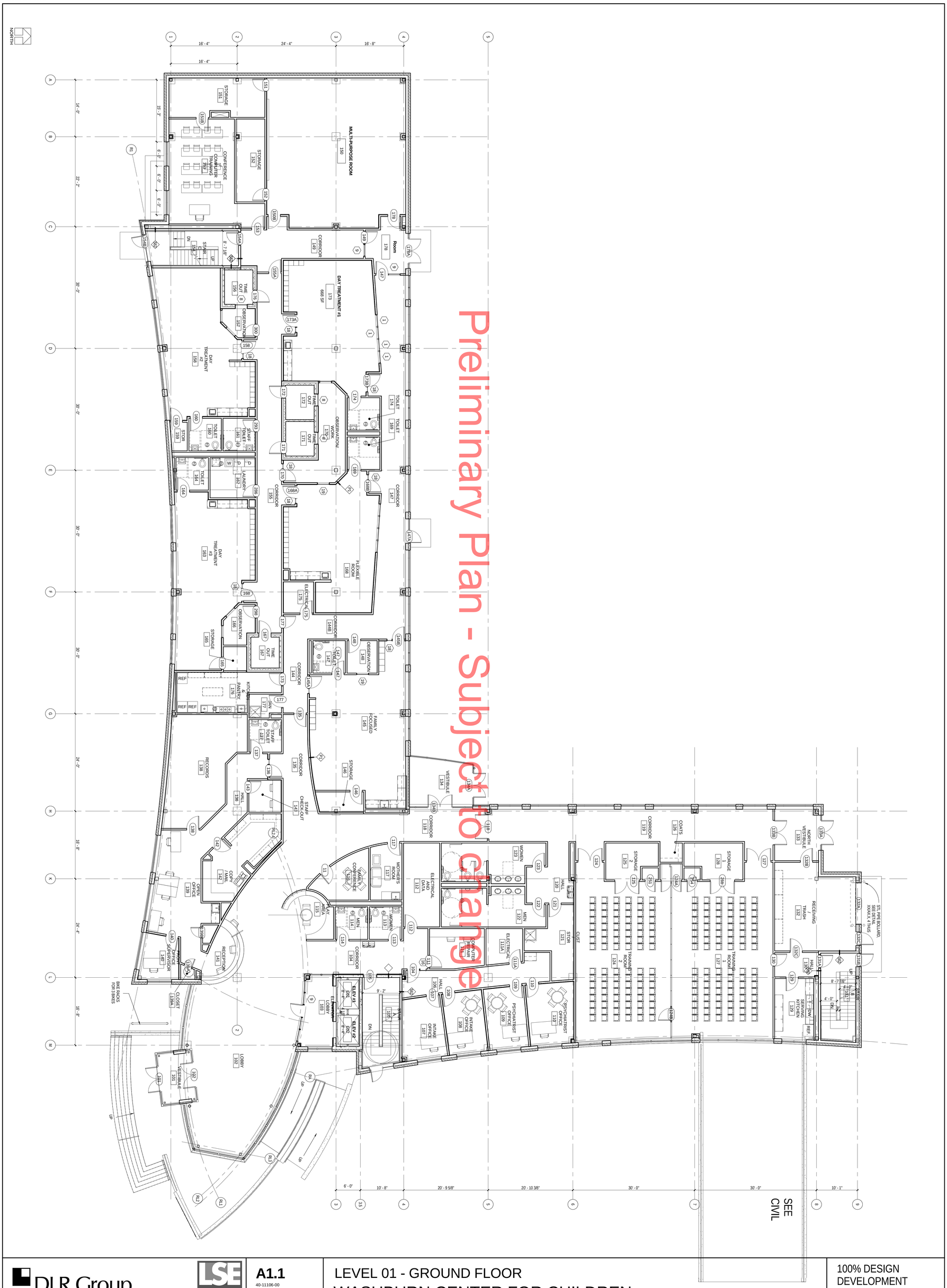

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100 Portland Ave. South, Suite 100
Minneapolis, MN 55401

612.343.3010 ph.
612.338.2380 fax.
www.lse-architects.com

A1.1

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Revisions

LEVEL 01 - GROUND FLOOR

WASHBURN CENTER FOR CHILDREN

1100 GLENWOOD AVENUE, MINNEAPOLIS, MN.

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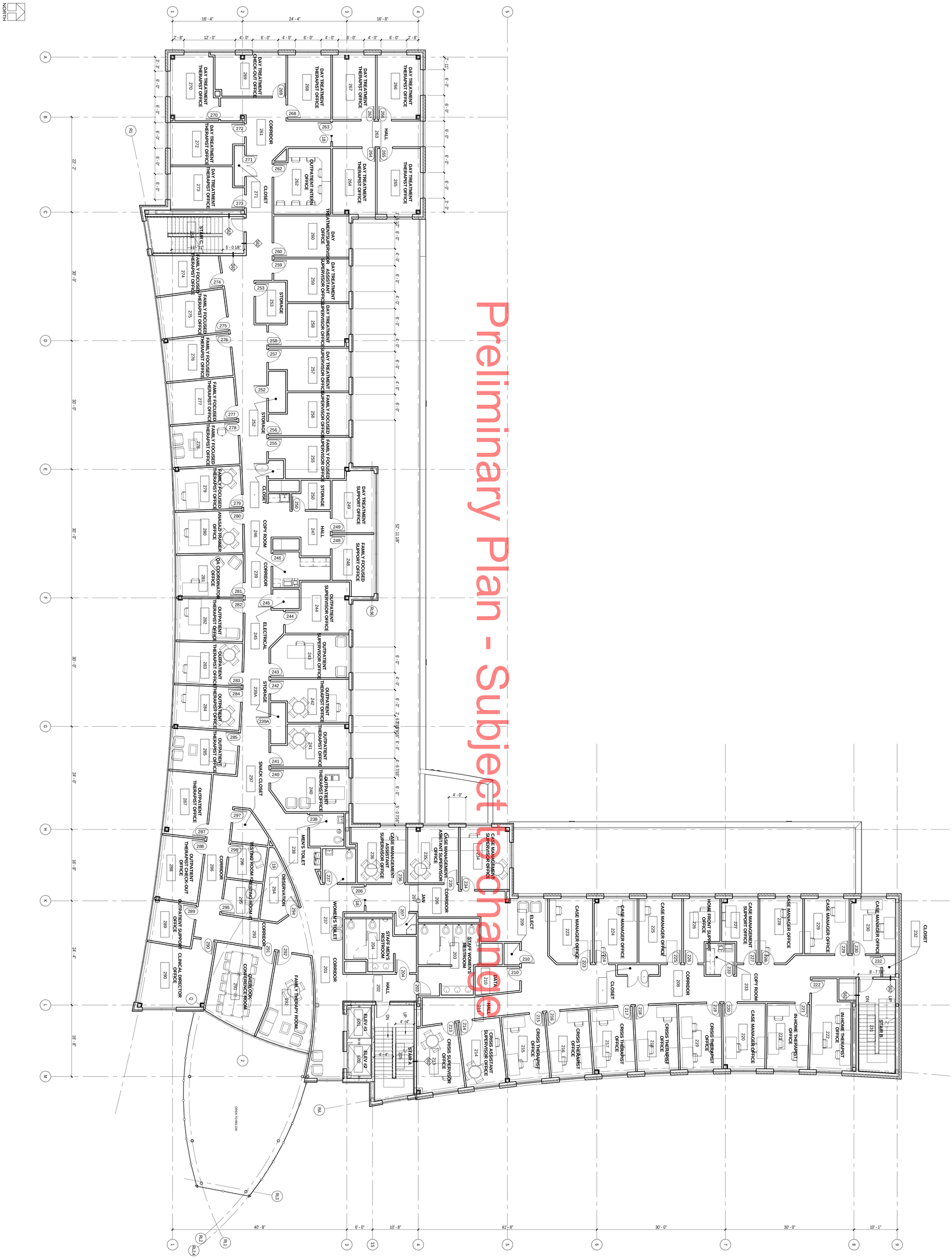

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500 Portland Ave. South, Suite 100
Minneapolis, MN 55401
412.340.1000 ph.
412.338.2090 fax.
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LEVEL 02
WASHBURN CENTER FOR CHILDREN
1100 GLENWOOD AVENUE, MINNEAPOLIS, MN.

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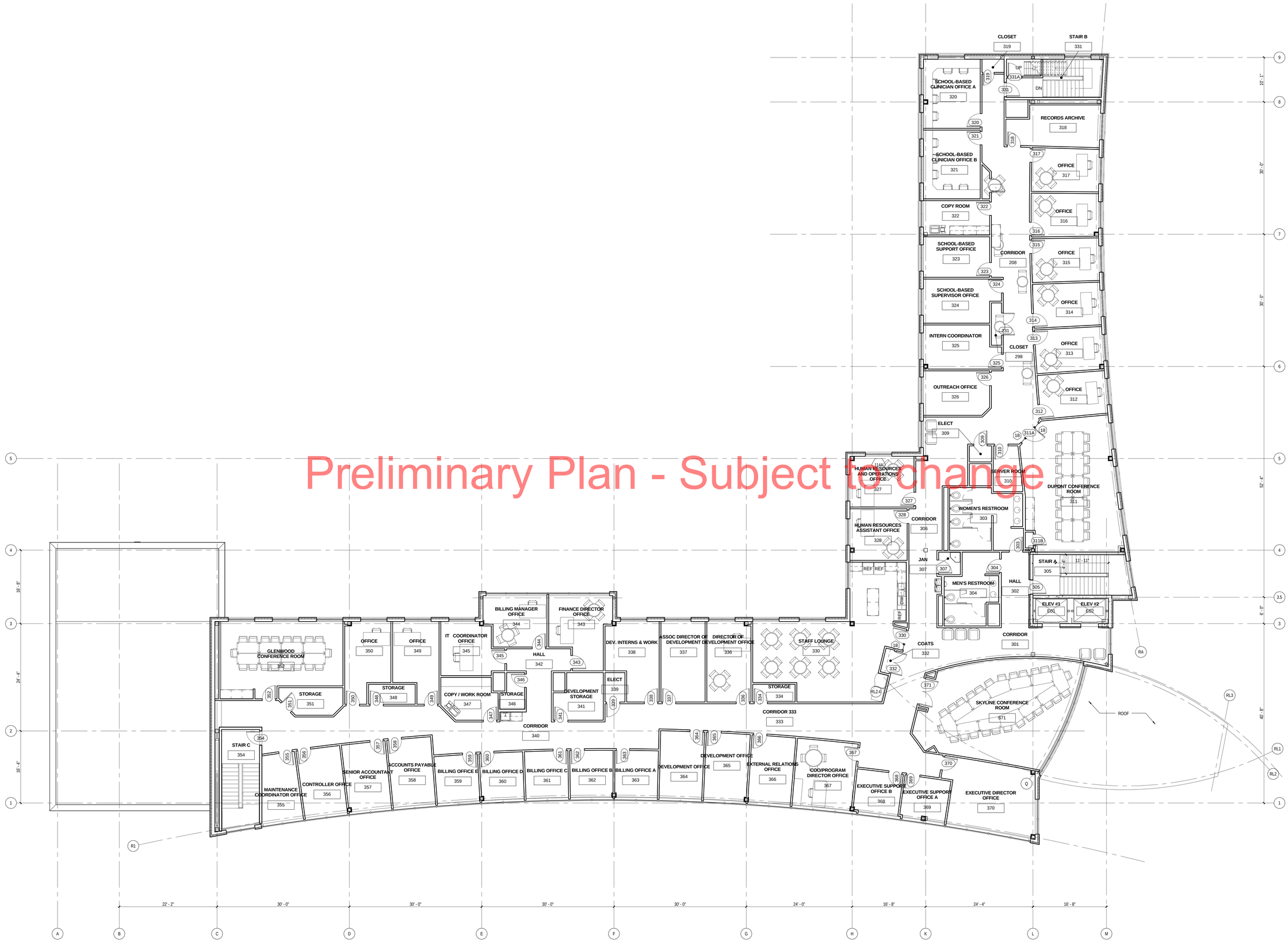

Preliminary Plan - Subject to change

NORTH

LEVEL 03

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

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LEVEL 03
WASHBURN CENTER FOR CHILDREN
1100 GLENWOOD AVENUE, MINNEAPOLIS, MN.

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Revisions

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LEAS & LUND BRODA ARCHITECTS, INC.
100 Washington Ave. South, Suite 100
Minneapolis, Minnesota 55401
612.338.2189 phone
612.338.2190 fax
www.lse-architects.com

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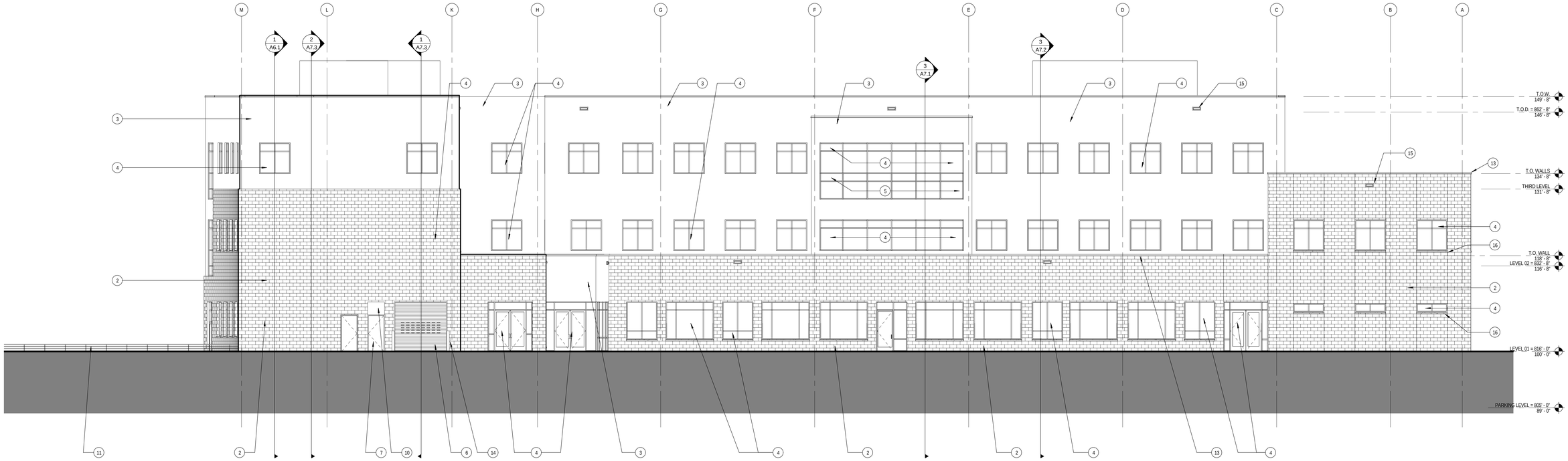
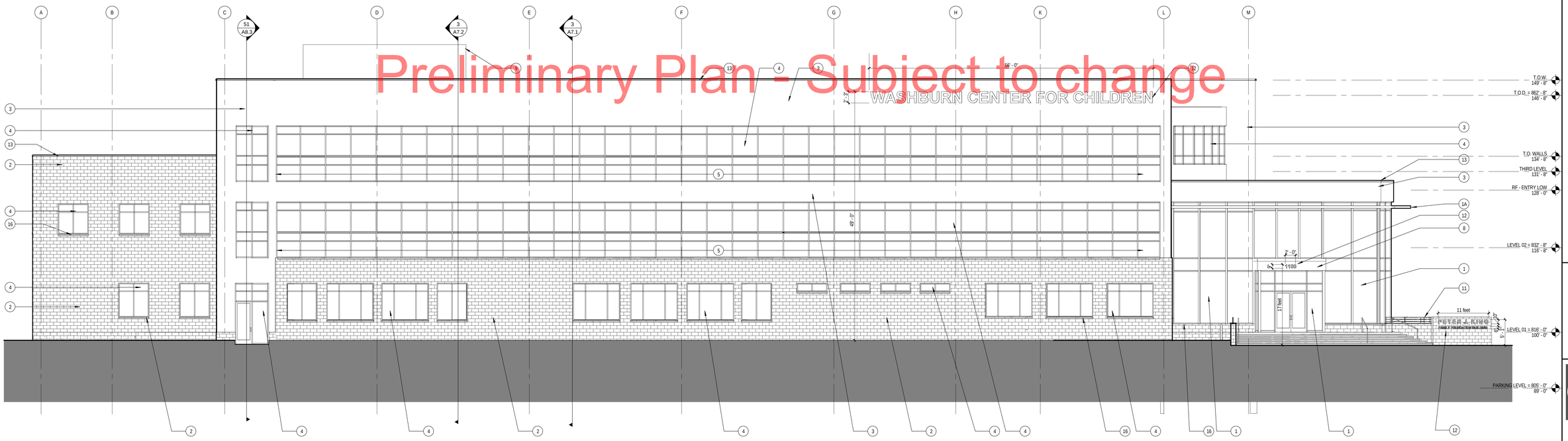


1 A5.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A5.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE AREA

OVERALL LENGTH OF BUILDING:	275'-9"	
MAXIMUM ALLOWED SIGN AREA:	180 S.F.	
PROPOSED SIGN AREA		40 S.F.

PERCENTAGE OF WINDOW AREA PER ELEVATION

DUPONT ELEVATION:	70%
GLENWOOD ELEVATION:	51.6%
NORTH ELEVATION:	59.5%
WEST ELEVATION:	46%

LEGEND NOTES

LEGEND NOTES ARE COMMON TO ALL
SOME NOTES MAY NOT APPLY TO THIS SHEET

NOTE:

1. AT AREAS SHOWN IN ELEVATION AS DECORATIVE CONCRETE MASONRY, PROVIDE AN ALTERNATE COST FOR FACE BRICK IN LIEU OF DECORATIVE CONCRETE MASONRY.

2. NOTE PROVIDE CONTROL JOINTS IN MASONRY IN ACCORDANCE WITH INDUSTRY STANDARDS. VERIFY LOCATIONS WITH ARCHITECT.

3. SEE ENLARGED ELEVATIONS FOR COURSING DETAIL AT MASONRY AND PANEL JOINTS AT METAL WALL PANELS.

KEY NOTES

1	CURTAINWALL
1A	SUN SHADE (BY CURTAINWALL)
2	DECORATIVE CONCRETE MASONRY
3	FORMED METAL WALL PANELS
4	STOREFRONT
5	VENEER GLAZING SYSTEM
6	OVERHEAD DOOR
7	HM DOOR
8	METAL COMPOSITE MATERIAL WALL PANELS
9	SCREEN WALL BY MECHANICAL
10	LOUVER
11	GALVANIZED METAL RAILINGS
12	SIGNAGE
13	PREFINISHED METAL FLASHING
14	BOLLARD
15	ROOF SCUPPER
16	PRECAST CONCRETE SILL

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BUILDING ELEVATIONS
WASHBURN CENTER FOR CHILDREN
1100 GLENWOOD AVENUE, MINNEAPOLIS, MN.

A5.1
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05/24/2013
Revisions

LSE ARCHITECTS
LEAH SYDY FRIDDA ARCHITECTS, INC.
Minneapolis, Minnesota
500 Washington Ave. South, Suite 100
Minneapolis, MN 55415
612-200-1000
612-200-1001
www.lsearchitects.com

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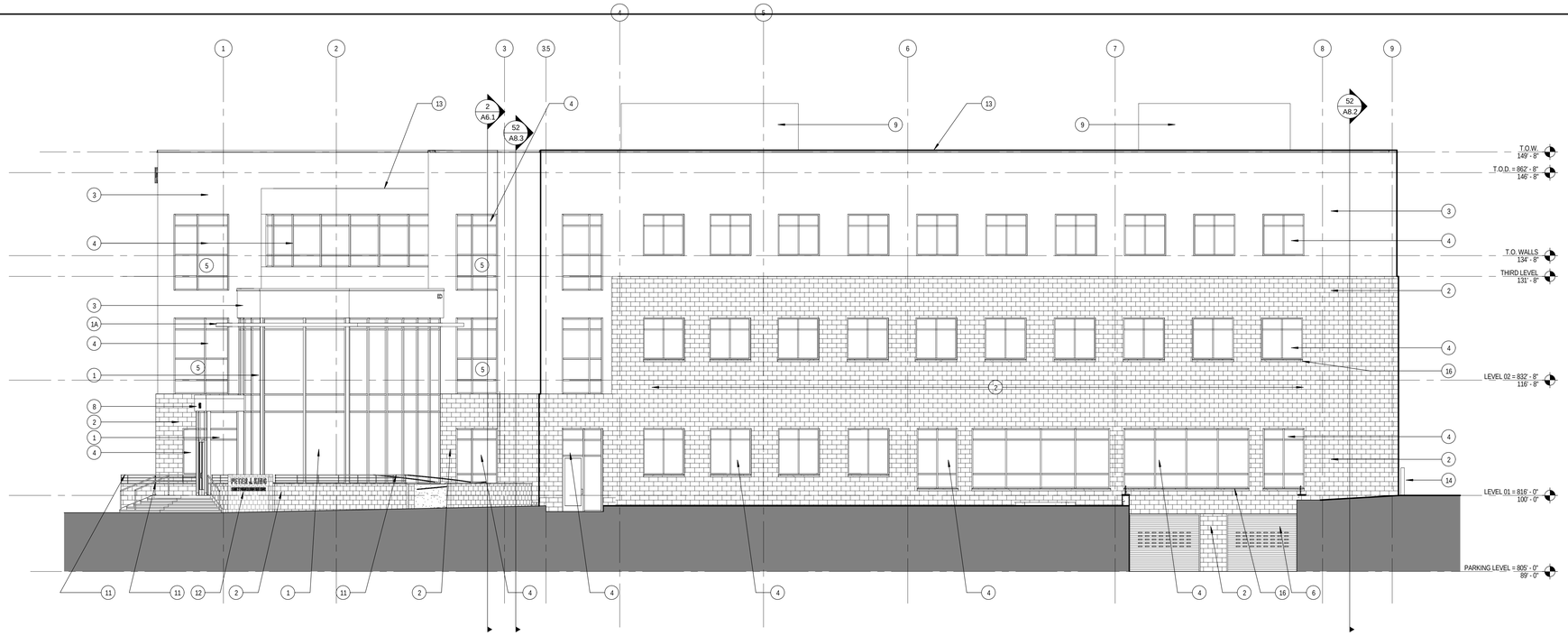
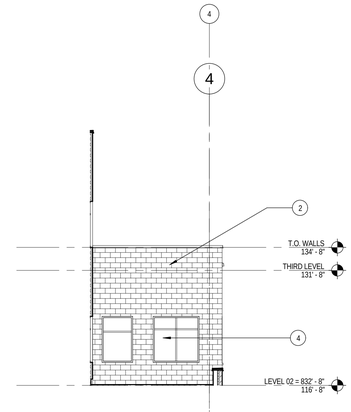
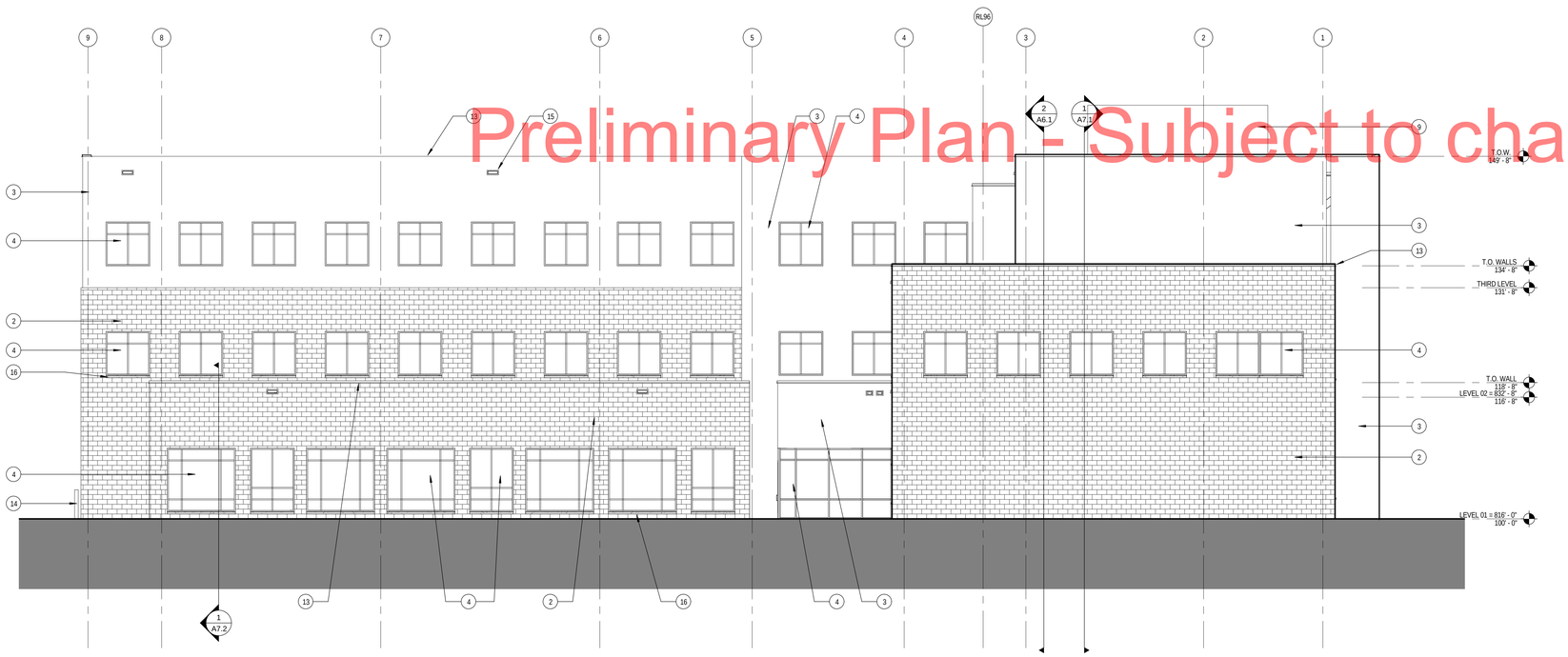


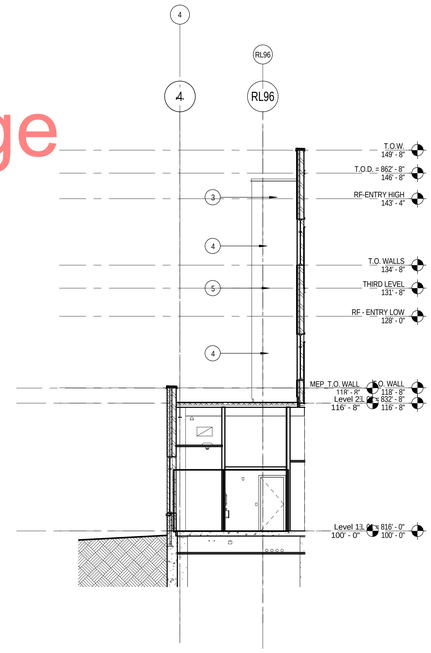
1 A5.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 A5.2 EAST ELEVATION AT MULTIPURPOSE ROOM
SCALE: 1/8" = 1'-0"



2 A5.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 A5.2 ELEVATION AT BUMP OUT (2 THUS)
SCALE: 1/8" = 1'-0"

Preliminary Plan - Subject to change

NOTE:

1. AT AREAS SHOWN IN ELEVATION AS DECORATIVE CONCRETE MASONRY, PROVIDE AN ALTERNATE COST FOR FACE BRICK IN LIEU OF DECORATIVE CONCRETE MASONRY.

2. NOTE PROVIDE CONTROL JOINTS IN MASONRY IN ACCORDANCE WITH INDUSTRY STANDARDS. VERIFY LOCATIONS WITH ARCHITECT.

3. SEE ENLARGED ELEVATIONS FOR COURSING DETAIL AT MASONRY AND PANEL JOINTS AT METAL WALL PANELS.

LEGEND NOTES

LEGEND NOTES ARE COMMON TO ALL
SOME NOTES MAY NOT APPLY TO THIS SHEET

GENERAL NOTES

A. ARCHITECTURAL ELEVATION 100'-0" (LEVEL 01) EQUALS CIVIL ELEVATION OF 816'-0"

B. SEE STRUCTURAL FOR ADDITIONAL INFORMATION - TYPICAL

KEY NOTES

1	CURTAINWALL
1A	SUN SHADE (BY CURTAINWALL)
2	DECORATIVE CONCRETE MASONRY
3	FORMED METAL WALL PANELS
4	STOREFRONT
5	VENEER GLAZING SYSTEM
6	OVERHEAD DOOR
7	HM DOOR
8	METAL COMPOSITE MATERIAL WALL PANELS
9	SCREEN WALL BY MECHANICAL
10	LOUVER
11	GALVANIZED METAL RAILINGS
12	SIGNAGE
13	PREFINISHED METAL FLASHING
14	BOLLARD
15	ROOF SCUPPER
16	PRECAST CONCRETE SILL

100% DESIGN DEVELOPMENT REVIEW SET

BUILDING ELEVATIONS
WASHBURN CENTER FOR CHILDREN
1100 GLENWOOD AVENUE, MINNEAPOLIS, MN.

A5.2
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Revisions

LSE ARCHITECTS
LSE ARCHITECTURE ALLIANCE, INC.
100 Washington Ave. South, Suite 100
Minneapolis, MN 55401
612.338.1500 phone
612.338.1509 fax
www.lse-architects.com

DLR Group
Architecture Engineering Planning Interiors

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Washburn Center for Children

View from DuPont and Glenwood looking to the Northwest

Preliminary Plan - Subject to change

Washburn Center for Children

South Elevation from Glenwood looking to the North