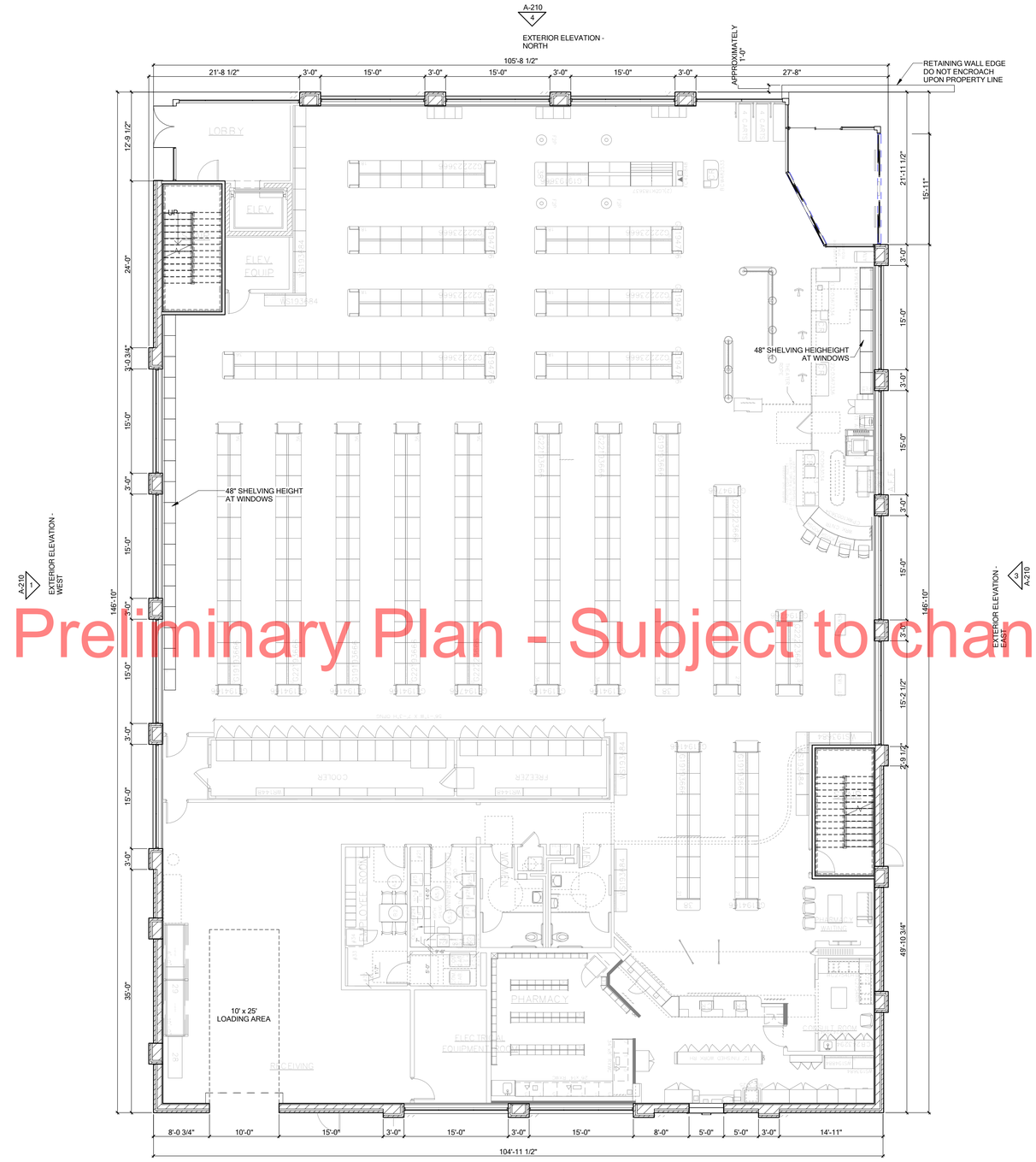

Preliminary Plan - Subject to change

1 MAIN FLOOR PLAN
1/8" = 1'-0"

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	9-24-13	TA	PLANNING SUBMITTAL

REVISIONS

DRAWING TITLE: FLOOR PLAN
SCALE:
DRAWN BY:
DATE:
REVIEWED:

PROJECT NO. 21100007
STORE NO. 21100007

WALGREENS
SEC of Broadway and Lyndale
Minneapolis, MN

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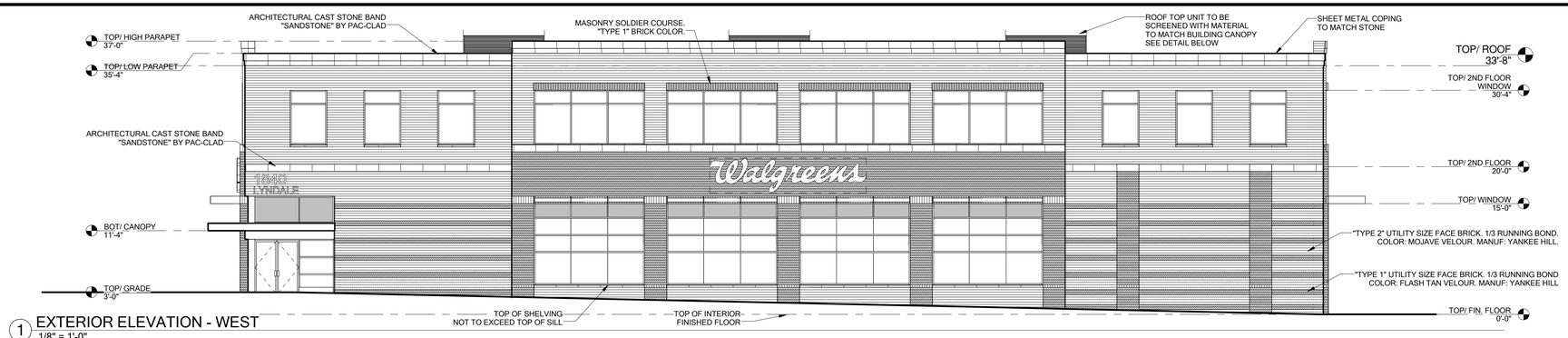
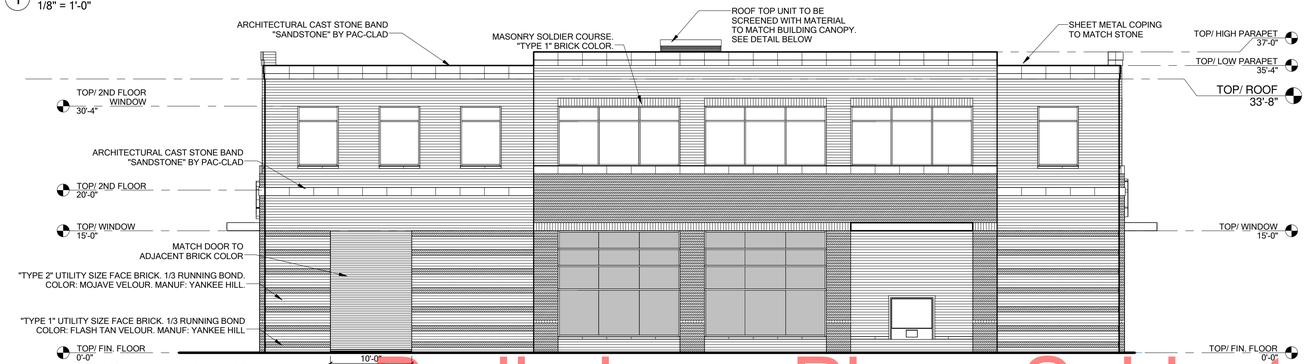


1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

CLEAR GLAZING / WALL SURFACE AREA PERCENTAGE:
FIRST FLOOR = 23%
SECOND FLOOR = 31.4%

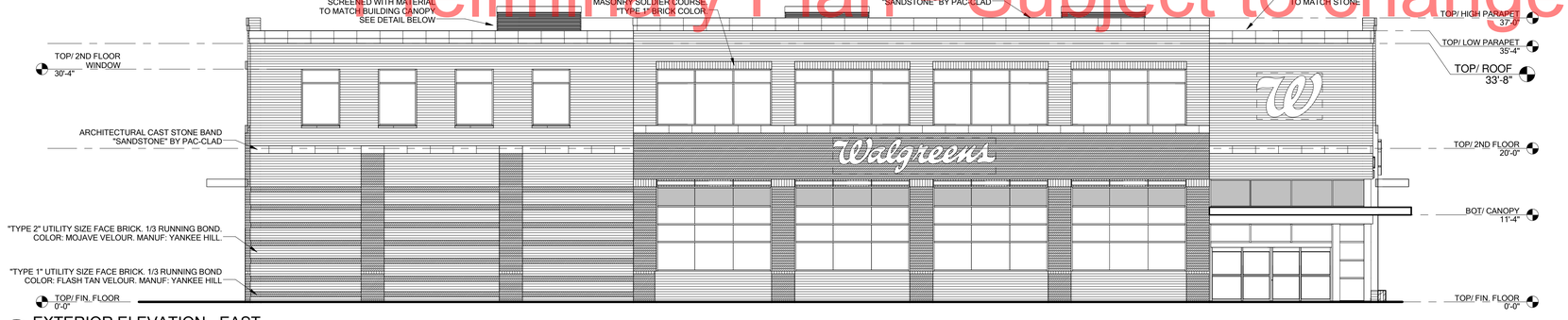
21'-2 1/2" WALGREENS	52.03 S.F.
"DRIVE THRU" SIGN	1.80 S.F.
TOTAL	53.83 S.F.



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

CLEAR GLAZING / WALL SURFACE AREA PERCENTAGE:
FIRST FLOOR = 0.9%
SECOND FLOOR = 31.7%

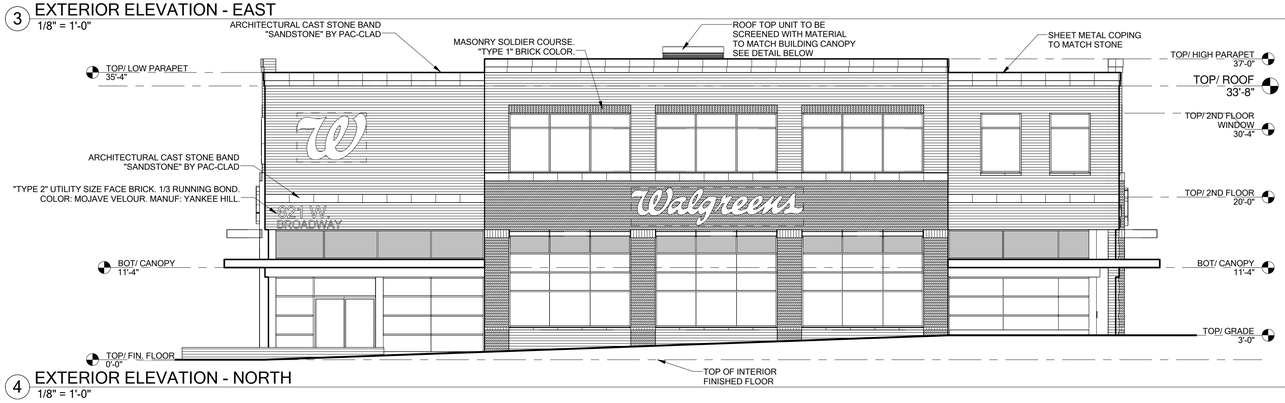
Preliminary Plan - Subject to change



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

CLEAR GLAZING / WALL SURFACE AREA PERCENTAGE:
FIRST FLOOR = 25%
SECOND FLOOR = 27.9%

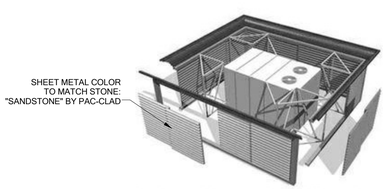
21'2 1/2" WALGREENS	52.03 S.F.
"EXIT" SIGN	1.80 S.F.
"W" SIGN	51.69 S.F.
TOTAL	105.52 S.F.



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

CLEAR GLAZING / WALL SURFACE AREA PERCENTAGE:
FIRST FLOOR = 41%
SECOND FLOOR = 26.7%

21'2 1/2" WALGREENS	52.03 S.F.
"W" SIGN	51.69 S.F.
TOTAL	103.72 S.F.



5 ROOFTOP MECH. UNIT SCREENING
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REVISIONS

DRAWING TITLE: EXTERIOR ELEVATIONS
SCALE:
DRAWN BY:
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PROJECT NO. 21100007
STORE NO. 21100007

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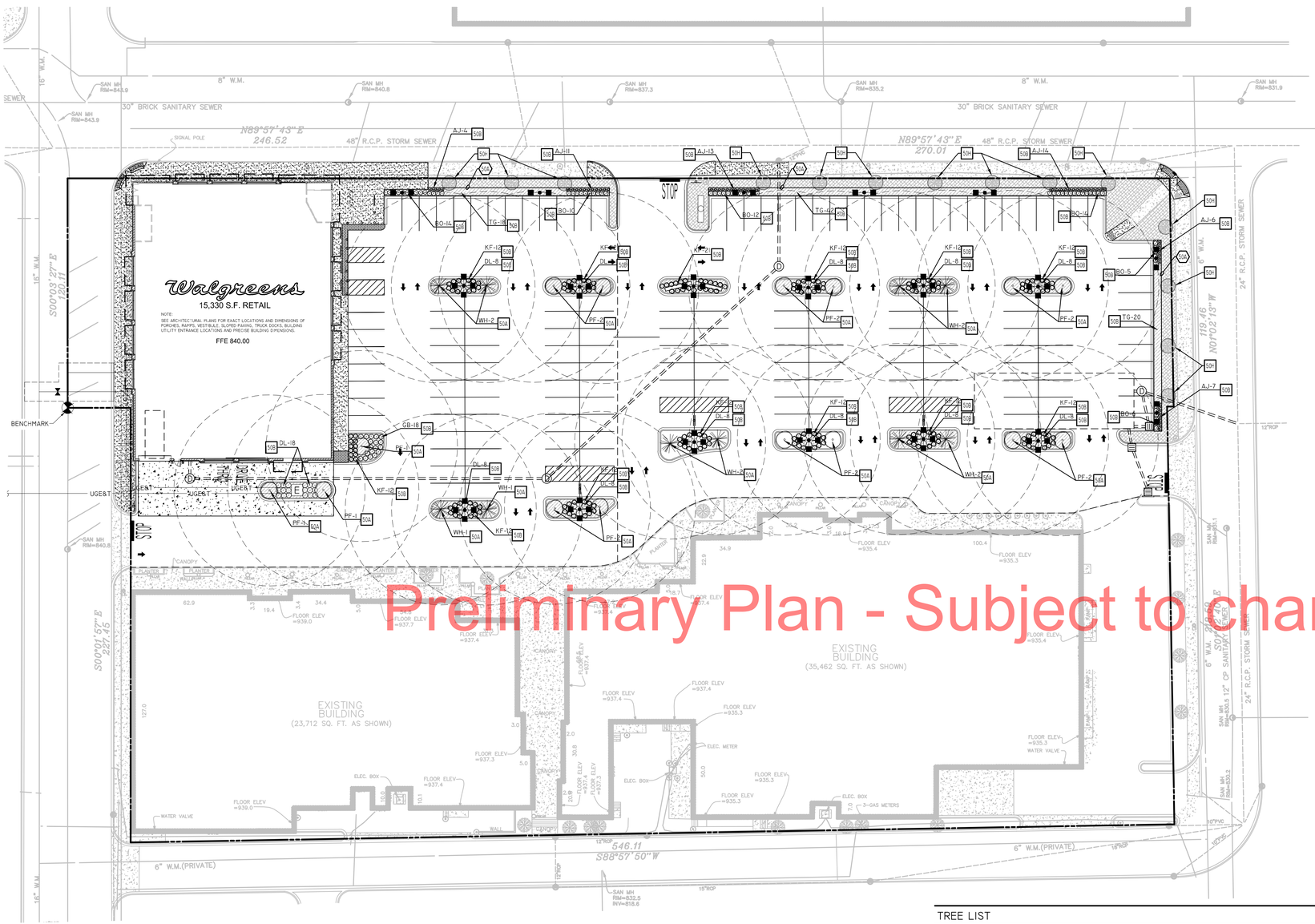


SITE BENCHMARK #1
ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT WEB SITE. MONUMENT #2781 AT IS SHOWN TO HAVE AN ELEVATION OF 826.89 (NGVD 29). PROJECT BENCH MARKS SHOWN GRAPHICALLY.

LEGEND

EXISTING

- DENOTES FOUND MONUMENT
- DENOTES SET MONUMENT
- WATER VALVES
- HYDRANT
- CATCH BASIN/STORM MH
- SANITARY MANHOLE
- CLEAN OUT
- SIGN
- UTILITY POLE
- LIGHT POLE
- TELE/ELEC BOX
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — TELEPHONE LINE
- W — WATER LINE
- SD — STORM SEWER LINE
- SS — SANITARY SEWER LINE
- X — CHAINLINK FENCE
- CURB
- CONCRETE
- TREE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- 4" MULCHED AREA
- 4" TOPSOIL AND SODDED AREA

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS, AND SHALL CONFORM TO Mn/DOT SPECIFICATIONS

D. ALL DISTURBED AREAS NOT SHOWN AS SOD ON THE LANDSCAPE PLAN SHALL BE AS FOLLOWS:
FERTILIZERS: SHALL BE APPLIED PER MANUFACTURERS SPECIFICATIONS AND TILLED INTO THE TOPSOIL PRIOR TO PLACING SOD.
MULCH: SHREDDED HARDWOOD MULCH 4" DEPTH SHALL CONFORM TO Mn/DOT SPECIFICATIONS 3882
TOPSOIL: 4" DEPTH THAT IS PULVERIZED, SCREENED AND FREE OF HEAVY CLAY, COURSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS. SHALL MEET THE REWUIREMENTS OF Mn/DOT SPECIFICATIONS 3877 FOR SELECT TOPSOIL BORROW.
SOD: SHALL CONFORM TO Mn/DOT SPECIFICATION 3878 (TYPE A LAWN)
ALL SLOPES GREATER THAN 4:1 SHALL BE STAKED AS APPROPRIATE TO PREVENT SOD SLIPPAGE.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SIX INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

G. A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR SIZING AND SPECIFYING BACKFLOW PREVENTER IN ACCORDANCE WITH LOCAL CODES.

CITY LANDSCAPE REQUIREMENTS

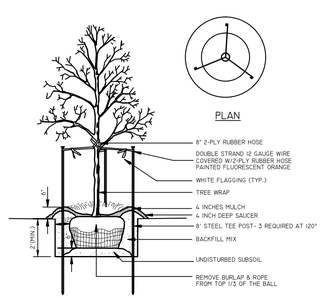
1. NOT LESS THAN TWENTY (20) PERCENT OF THE SITE NOT OCCUPIED BY BUILDINGS INCLUDING ALL REQUIRED LANDSCAPED YARDS SHALL BE LANDSCAPED AS FOLLOWS (FOR PURPOSES OF THIS PROVISION, A CANOPY OR SERVICE AREA CANOPY SHALL NOT BE CONSIDERED A BUILDING.):
   - (1) NOT LESS THAN (1) CANOPY TREE FOR EACH FIVE HUNDRED (500) SQUARE FEET, OR FRACTION THEREOF.
   - (2) NOT LESS THAN (1) SHRUB FOR EACH ONE HUNDRED (100) SQUARE FEET, OR FRACTION THEREOF.
   - (3) THE REMAINDER OF THE LANDSCAPED AREA SHALL BE COVERED WITH TURF GRASS, NATIVE GRASSES OR OTHER PERENNIAL FLOWERING PLANTS, VINES, SHRUBS OR TREES.
2. LANDSCAPE SPECIES SHALL BE INDIGENOUS OR PROVEN ADAPTABLE TO THE CLIMATE, BUT SHALL NOT BE INVASIVE ON NATIVE SPECIES. PLANT MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS
   - (1) ALL REQUIRED TRESS SHALL BE A MINIMUM OF TWO AND ONE-HALF (2.5) INCHES CALIPER IN SIZE, EXCEPT CLUSTER OR MULTIPLE TRUNK SPECIMENS, WHICH SHALL BE A MINIMUM OF ONE (1) INCH CALIPER IN SIZE.
   - (2) ALL REQUIRED SHRUBS SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER SIZE.
   - (3) ALL LANDSCAPE MATERIALS SHALL BE TOLERANT OF SPECIFIC SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO HEAT, COLD, DROUGHT AND SALT.
   - (4) LANDSCAPE MATERIALS THAT ARE USED FOR SCREENING SHALL BE OF A SIZE THAT ALLOWS GROWTH TO THE DESIRED HEIGHT AND OPACITY WITHIN TWO (2) YEARS.
3. INSTALLATION AND MAINTENANCE OF ALL LANDSCAPE MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
   - (1) AREAS TO BE LANDSCAPED SHALL BE PREPARED AND IMPROVED AS SPECIFIED BY CURRENT MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS FOR SOIL PREPARATION AND DRAINAGE.
   - (2) ALL LANDSCAPE MATERIALS SHALL BE INSTALLED TO CURRENT INDUSTRY STANDARDS.
   - (3) MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS SHALL BE THE RESPONSIBILITY OF THE APPLICANT OR PROPERTY OWNER INCLUDING THE MAINTENANCE OF ANY TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY. AN ADEQUATE WATER SUPPLY SHALL BE INDICATED IN THE SITE PLAN. LANDSCAPE MAINTENANCE SHOULD INCORPORATE ENVIRONMENTALLY SOUND MANAGEMENT PRACTICES, INCLUDING THE FOLLOWING:
     - A. THE USE OF WATER AND ENERGY EFFICIENT SYSTEMS SUCH AS DRIP IRRIGATION
     - B. PRUNING PRIMARILY FOR PLANT HEALTH AND REPLACING DEAD MATERIALS ANNUALLY.
     - C. ANTICIPATING AND ALLOWING PLANT COMMUNITY SUCCESSION.

LANDSCAPE NOTES

50A STEEL EDGING

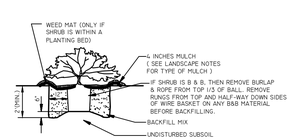
LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
50H TREE PROTECTION



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING 50A
N.T.S.



NOTE: THE ACCEPTED PLANTING DETAIL MUST BE ADHERED TO BY THE LANDSCAPE INSTALLER.

SHRUB PLANTING 50B
N.T.S.

TREE LIST

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
	PF	15	PRAIRIE FIRE CRABAPPLE MALUS "PRAIRE FIRE"	CONT.	1.5" CAL.	PLANT AS SHOWN
	WH	10	WITHERING HAWTHORNE CRATAEGUS MONOGYNA	CONT.	1.5" CAL.	PLANT AS SHOWN
		25				

SHRUB LIST

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
	AJ	55	ANDORRA COMPACTA JUNIPER JUNIPERUS "ANDORA COMPACTA"	CONT.	3 GAL	PLANT AS SHOWN
	BO	61	BLUE OAT GRASS RUDBECKIA FULGIDA 'GOLDSTURM'	CONT.	#2 POT	PLANT AS SHOWN
	KF	165	KARL FOERSTER - REED GRASS CALAMAGROSTIS X ACUTIFLORA	CONT.	1 GAL	PLANT AS SHOWN
	TG	80	TECHNY GLOBE ARBORVITAE THUJA OCCIDENTALIS 'TECHNY GLOBE'	CONT.	MIN 6' TALL	PLANT AS SHOWN
	GB	18	GOLDSTRURM BLACK EYED SUSAN RUDBECKIA FULGIDA 'GOLDSTURM'	CONT.	#2 POT	2' O.C.
	DL	107	DAYLILLYS (BEDS TO BE A MIXTURE OF TYPE AND COLOR PER INSTALLER)	CONT.	#2 POT	2' O.C.
		486				

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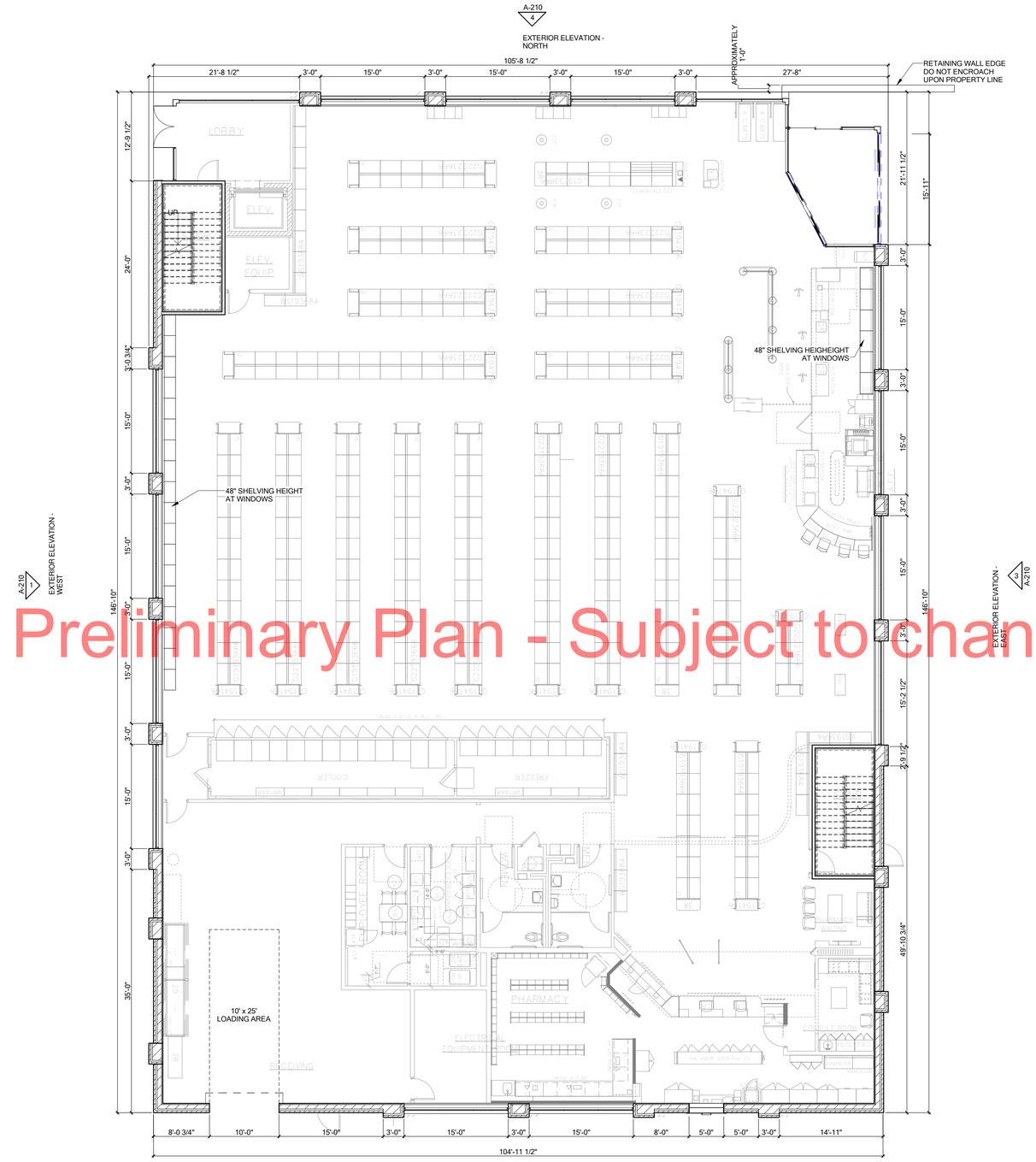
NO.	DATE	BY	REVISIONS
1	8-24-13	TJC	CITY REVIEW COMMENTS

LANDSCAPE PLAN
FUTURE STORE #
WALGREENS
621 WEST BROADWAY
MINNEAPOLIS, MN

CADD PLOT:
DRAWN BY: J. COOPER
DATE: 09/24/13
REVIEWED: A. CATCHPOOL

L-100



Preliminary Plan - Subject to change

1 MAIN FLOOR PLAN
1/8" = 1'-0"

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REVISIONS

DRAWING TITLE: FLOOR PLAN
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DRAWN BY:
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REVIEWED:

PROJECT NO. 21100007
STORE NO. 21100007

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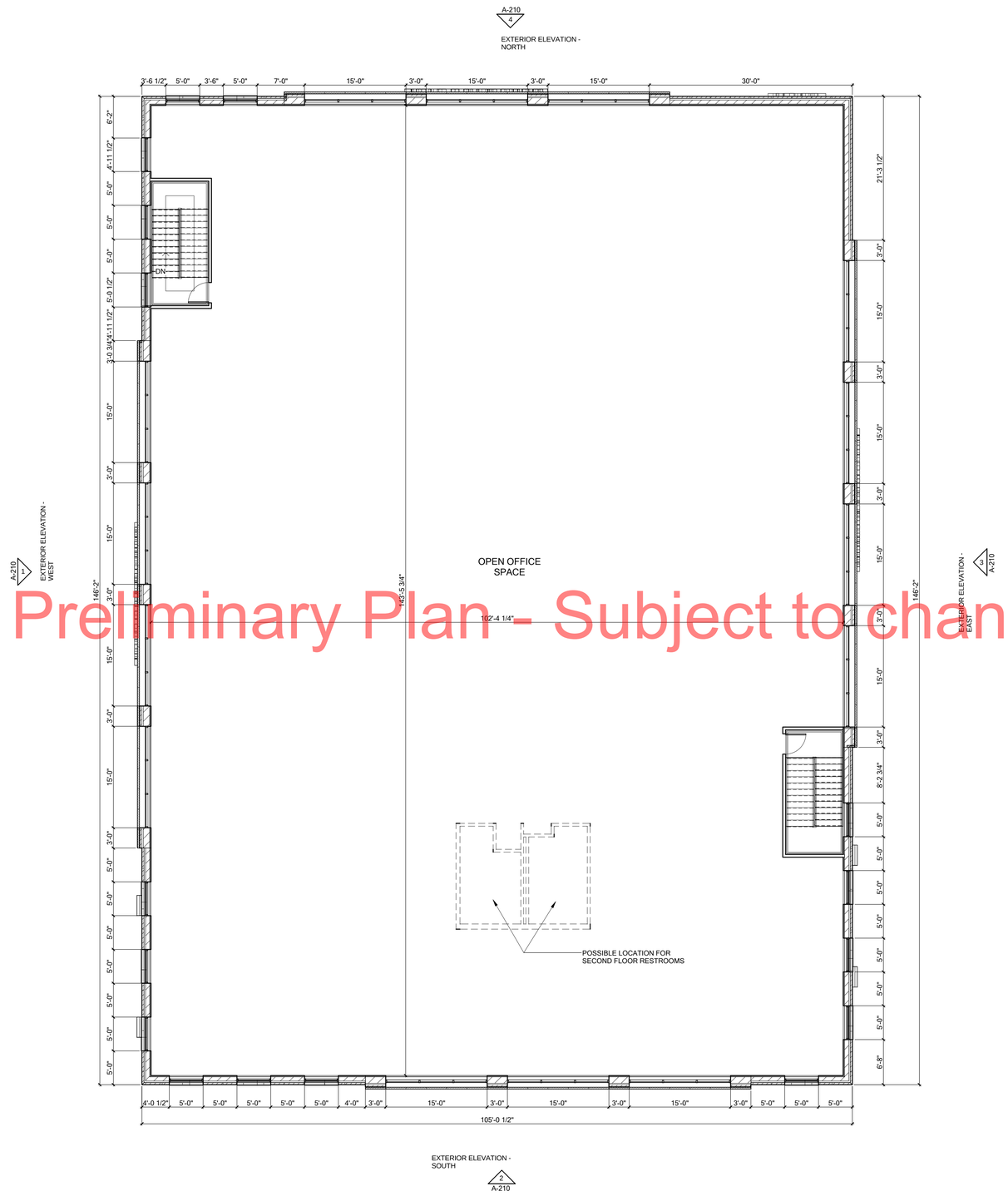

Preliminary Plan - Subject to change

1 2ND FLOOR
1/8" = 1'-0"

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SCALE:
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STORE NO. 21100007

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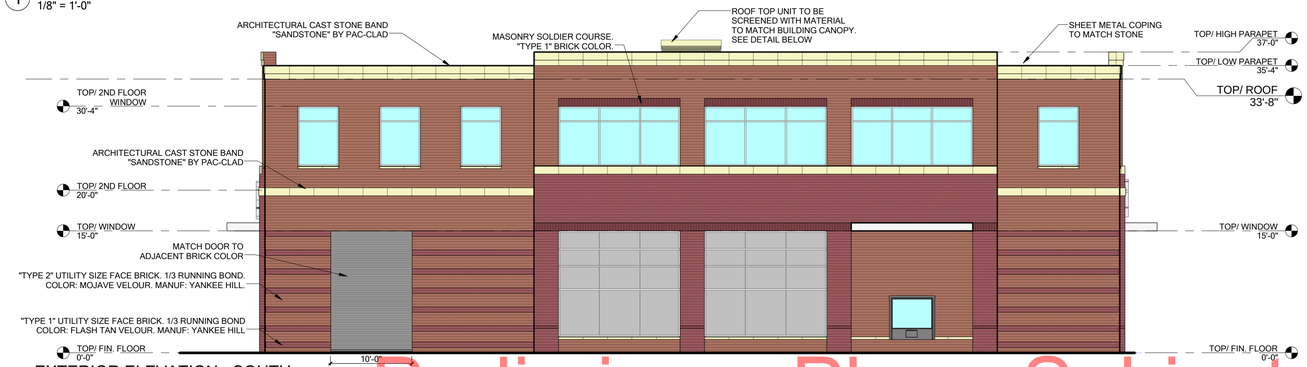
1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

GLAZING / WALL
SURFACE AREA PERCENTAGE:
FIRST FLOOR = 52.5%
SECOND FLOOR = 43.4%

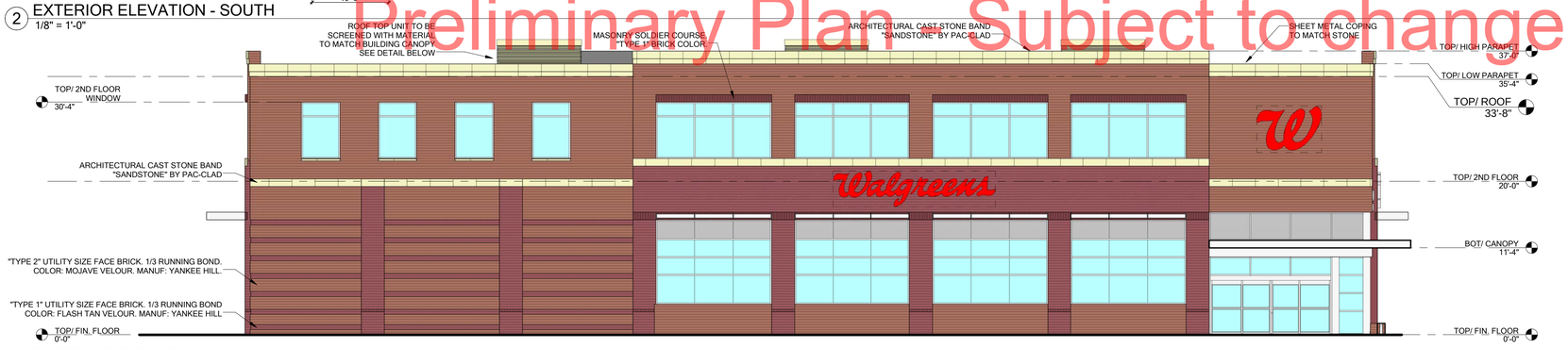
21'-2 1/2" WALGREENS	52.03 S.F.
"DRIVE THRU" SIGN	1.80 S.F.
TOTAL	53.83 S.F.



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

GLAZING / WALL
SURFACE AREA PERCENTAGE:
FIRST FLOOR = 2.1%
SECOND FLOOR = 44.7%

Preliminary Plan - Subject to change



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

GLAZING / WALL
SURFACE AREA PERCENTAGE:
FIRST FLOOR = 61.2%
SECOND FLOOR = 38.6%

21'2 1/2" WALGREENS	52.03 S.F.
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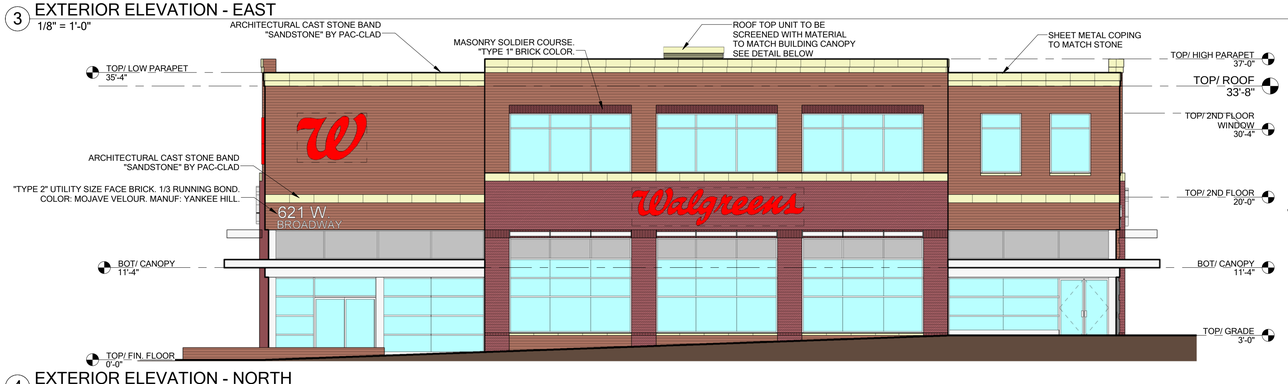
"W" SIGN	51.69 S.F.
TOTAL	105.52 S.F.



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

GLAZING / WALL
SURFACE AREA PERCENTAGE:
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SECOND FLOOR = 37.8%

21'2 1/2" WALGREENS	52.03 S.F.
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REVIEWED:

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STORE NO. 21100007

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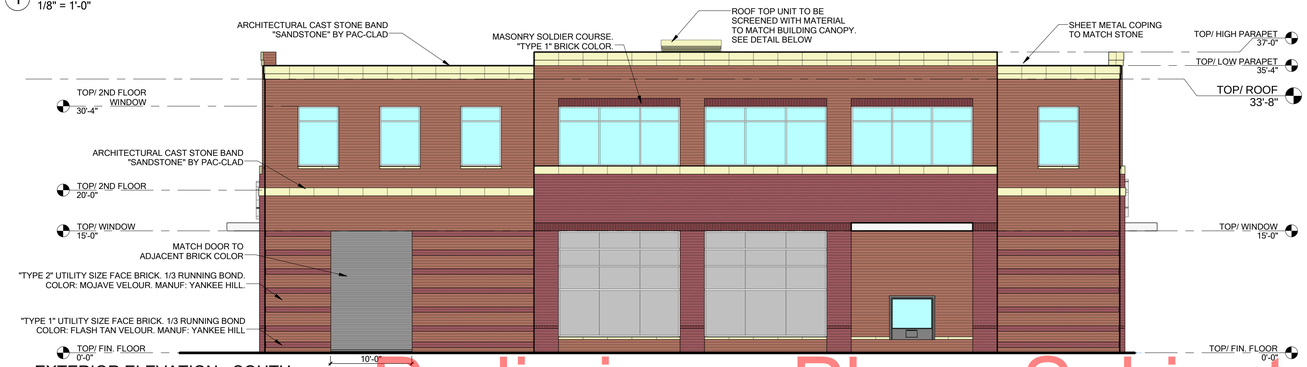

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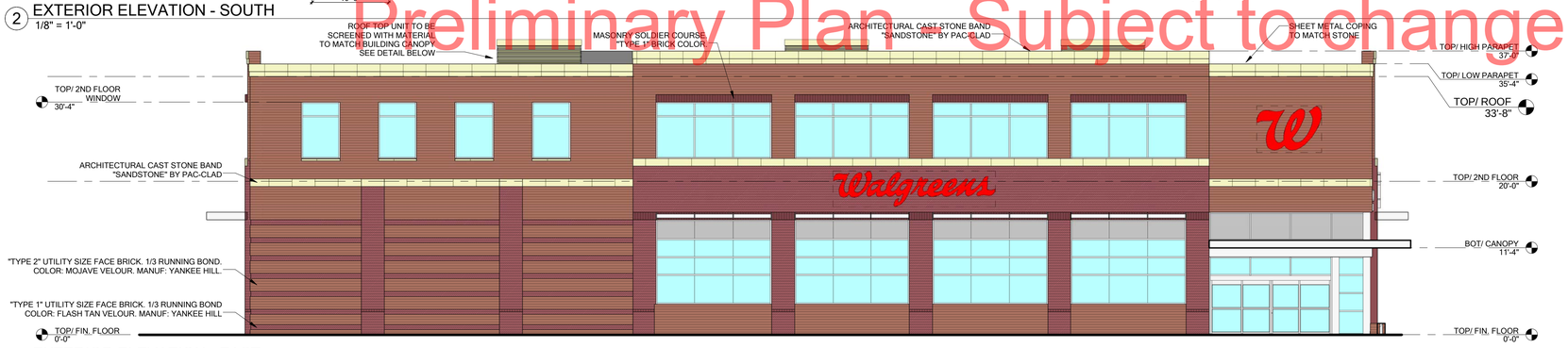

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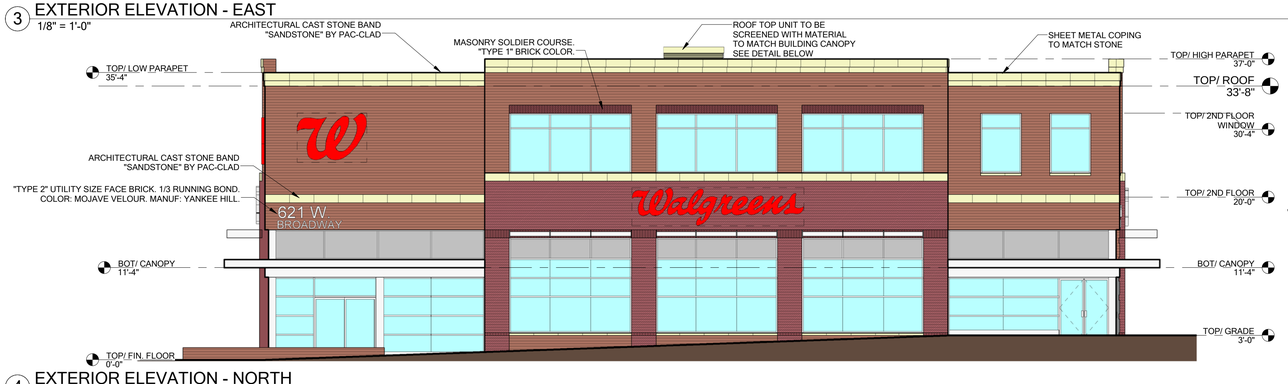

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DRAWING TITLE: EXTERIOR ELEVATIONS
SCALE:
DRAWN BY:
DATE:
REVIEWED:

PROJECT NO. 21100007
STORE NO. 21100007

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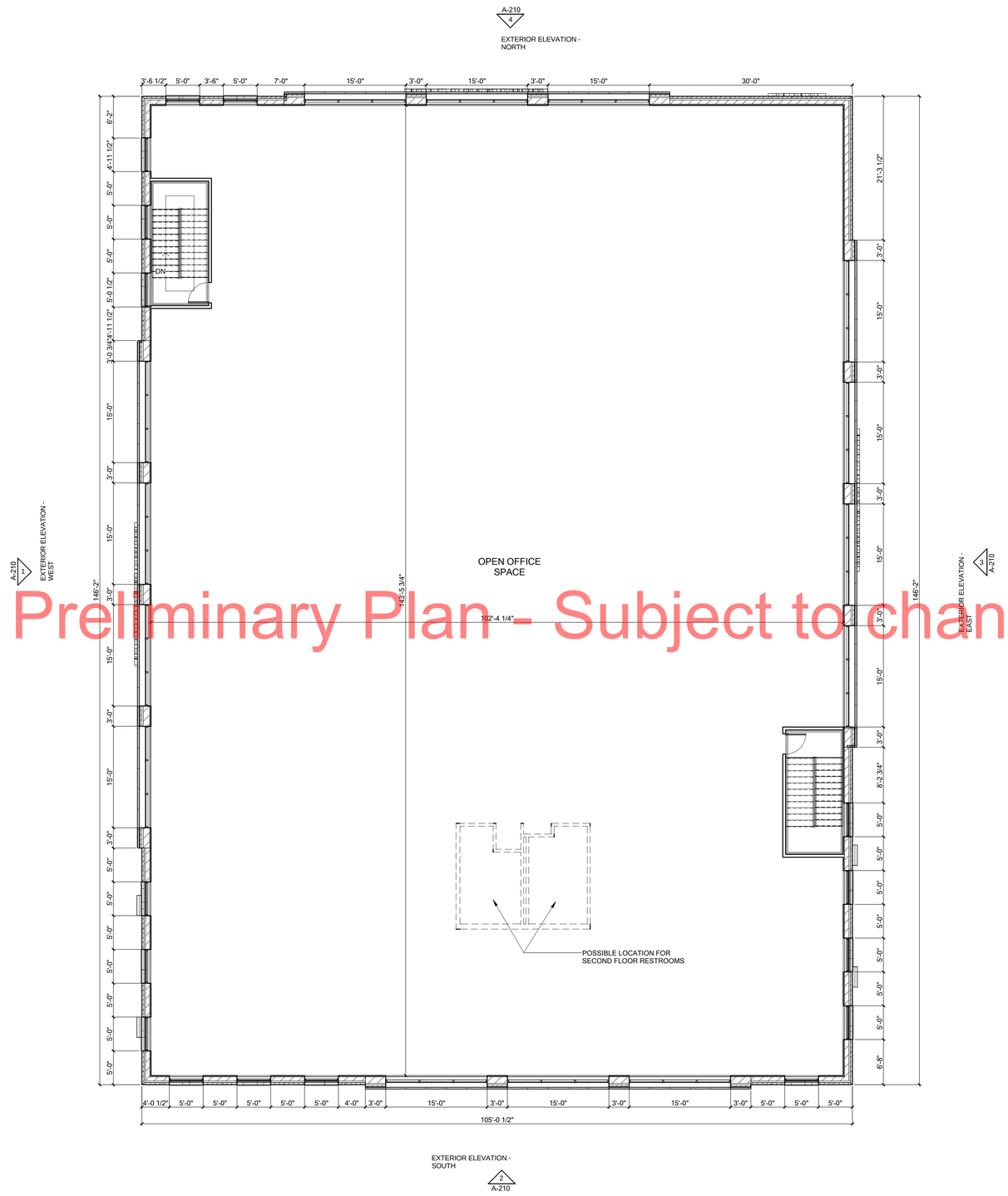

Preliminary Plan - Subject to change

1 2ND FLOOR
1/8" = 1'-0"

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REVISIONS

DRAWING TITLE: SECOND FLOOR PLAN
SCALE:
DRAWN BY:
DATE:
REVIEWED:
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STORE NO. 21100007

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