GENERAL NOTES

[illegible]

SURVEY NOTES

[illegible]

IRRIGATION NOTES

[illegible]

- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

PROJECT DATA:
LOT AREA: 110,499 SF / 2.54 ACRES
BUILDING FOOTPRINT: 99,854 SF
LOT AREA - BLDG. FOOTPRINT: 10,915 SF
20% LANDSCAPE REQ.: 2183 SF
PERVIOUS AREA ON SITE: 8,920 SF - ROOF AND STREET LEVEL (82%)
PERVIOUS IN RIGHT-OF-WAY: 2,895 SF
TOTAL PERVIOUS: 11,815 SF (108%)

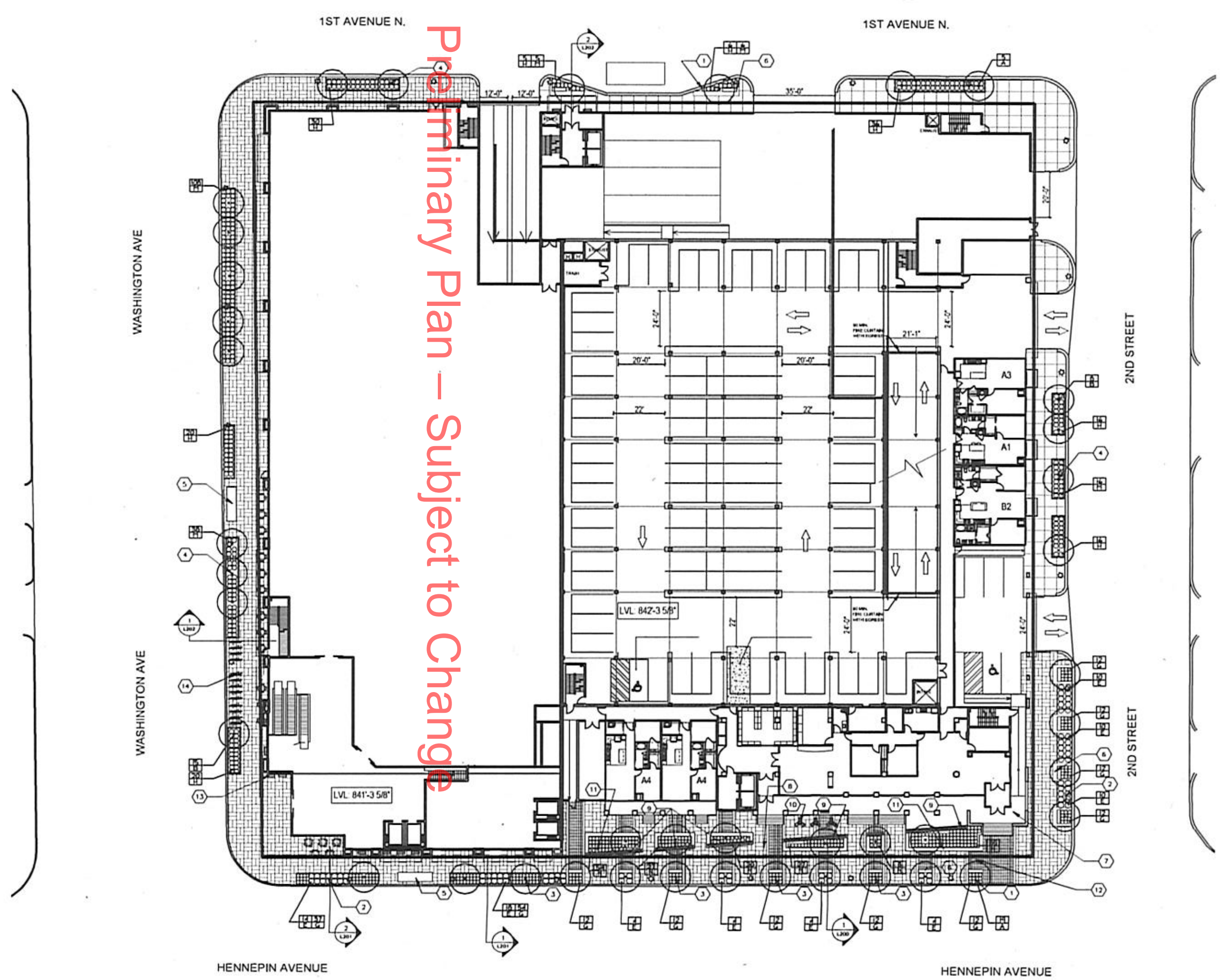
TRASH: GARBAGE AND RECYCLING MATERIAL WILL BE COLLECTED INSIDE THE TRASH ROOM AND PICKED UP BY VENDORS VIA THE LOADING DOCK ON THE NORTH END OF THE BUILDING.

KEY NOTES

1. AT GRADE PLANTER & TREE PIT, TYP.
2. BOULEVARD PLANTING
3. EXISTING STREET TREE TO BE REPLACED
4. PROPOSED STREET TREE IN RAINGARDEN PLANTER, TYP.
5. EXISTING BUS STOP
6. BENCH, TYP.
7. RESIDENTIAL ENTRANCE WITH ACCESSIBLE RAMP
8. PROPOSED PLAZA/ALLEE
9. LINEAR SCULPTURAL FEATURE
10. HI-TOP TABLES, EMBEDDED
11. RAISED PLANTER WITH INTEGRATED BENCH, TYP.
12. BANDED SIDEWALK PAVING PATTERN, TYP.
13. FREESTANDING ANNUAL PLANTER, TYP.
14. BIKE RACKS

PROPOSED PLANT SCHEDULE

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
TREES						
24	A	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold'	3" CAL.	B&B	PLANT PER PLAN
17	B	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	3" CAL.	B&B	PLANT PER PLAN
7	C	SPRING WONDER CHERRY	Prunus sargentii 'Hokkaido Normandale'	#10	CONT.	PLANT PER PLAN
6	D	ROYAL RAINDROPS CRABAPPLE	Malus 'JFS-KW5'	2" CAL.	B&B	PLANT PER PLAN
PERENNIALS / GRASSES / VINES						
272	E	RUSSIAN SAGE	Perovskia 'Filagran'	#1	CONT.	PLANT PER PLAN
322	F	AUTUMN FIRE SEDUM	Sedum x 'Autumn Fire'	#1	CONT.	PLANT PER PLAN
199	G	FEATHER REED GRASS	Calamagrostis brachytricha	#1	CONT.	PLANT PER PLAN
509	H	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1	CONT.	PLANT PER PLAN
312	I	IRON BUTTERFLY TIARELLA	Tiarella x 'Iron Butterfly'	#1	CONT.	PLANT PER PLAN
263	J	SANGRIA SPLASH DIANTHUS	Dianthus 'Sangria Splash'	#1	CONT.	PLANT PER PLAN
179	K	BUTTERFLY FLOWER	Asclepias tuberosa	#1	CONT.	PLANT PER PLAN
441	L	BIG SKY SUNDOWN CONEFLOWER	Echinacea x 'Evan Saul' (PP17, 659)	#1	CONT.	PLANT PER PLAN
173	M	ARIZONA SUN BLANKET FLOWER	Gaillardia aristata 'Arizona Sun'	#1	CONT.	PLANT PER PLAN
221	N	MAX FREI GERANIUM	Geranium sanguineum 'Max Frei'	#1	CONT.	PLANT PER PLAN



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Landscape Architecture
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222 Hennepin

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

[PRINTED LA'S NAME] Date
#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	08.31.2011
DRAWN BY	LAP, DMM
CHECKED BY	DMM
COMMISSION NO.	185801

SITE PLAN

L100

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PLOTTED: 9/2/2011 11:55:23 AM

GENERAL NOTES

- 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 PROJECT'S 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 VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- 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.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DISCREPANCIES IN THE PLANT MATERIAL SPECIFICATIONS AND OTHER SITE CONDITIONS WHICH MAY NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- 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.
- 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 2 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- 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 WARRANTY NON-PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY OBSERVED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

IRRIGATION NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/RAIN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE APPLIED THE CONSTRUCTION SITE. UNFAVORABLE 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 ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

PROJECT DATA
LOT AREA: 110,499 SF / 2.54 ACRES
BUILDING FOOTPRINT: 98,554 SF
LOT AREA - BLDG. FOOTPRINT: 11,915 SF
20% LANDSCAPE REQ.: 2383 SF
PERVIOUS AREA ON SITE: 4,920 SF - ROOF AND STREET LEVEL (42%)
PERVIOUS IN RIGHT-OF-WAY: 2,895 SF
TOTAL PERVIOUS: 11,815 SF (100%)

TRASH: GARBAGE AND RECYCLING MATERIAL WILL BE COLLECTED INSIDE THE TRASH ROOM AND PICKED UP BY VENDORS VIA THE LOADING DOCK ON THE NORTH END OF THE BUILDING.

KEY NOTES

1. LINEAR OUTDOOR FIREPLACE
2. GROUP SEATING
3. RAISED SEATING PLINTH UNDER PERGOLA
4. LINEAR WATER FEATURE W/INTEGRAL SEAT
5. CHAIR + TABLE GROUPINGS, TYP.
6. BOCCE COURT
7. BBQ AREA / OUTDOOR BAR
8. OUTDOOR SHOWER
9. RAISED OUTDOOR SPA
10. BENCH SEAT UNDER PERGOLA
11. RAISED PLANTER WITH LIGHTING REVEAL + INTEGRATED BENCHES, TYP.
12. RAISED UNIT DECK, TYP.
13. 36" H METAL PANEL FENCE, TYP.
14. 7' H SCREEN SEPARATION WALL, TYP.
15. FREESTANDING PLANTERS

PROPOSED PLANT SCHEDULE

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
TREES						
24	A	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold'	3" CAL.	B&B	PLANT PER PLAN
18	B	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	3" CAL.	B&B	PLANT PER PLAN
7	C	SPRING WONDER CHERRY	Prunus sargentii 'Hokkaido Normandale'	#10	CONT.	PLANT PER PLAN
6	D	ROYAL RAINDROPS CRABAPPLE	Malus 'JFS-KW5'	2" CAL.	B&B	PLANT PER PLAN
PERENNIALS / GRASSES / VINES						
272	E	RUSSIAN SAGE	Perovskia 'Filagran'	#1	CONT.	PLANT PER PLAN
322	F	AUTUMN FIRE SEDUM	Sedum x 'Autumn Fire'	#1	CONT.	PLANT PER PLAN
199	G	FEATHER REED GRASS	Calamagrostis brachytricha	#1	CONT.	PLANT PER PLAN
508	H	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1	CONT.	PLANT PER PLAN
312	I	IRON BUTTERFLY TIARELLA	Tiarella x 'Iron Butterfly'	#1	CONT.	PLANT PER PLAN
263	J	SANGRIA SPLASH DIANTHUS	Dianthus 'Sangria Splash'	#1	CONT.	PLANT PER PLAN
179	K	BUTTERFLY FLOWER	Asclepias tuberosa	#1	CONT.	PLANT PER PLAN
441	L	BIG SKY SUNDOWN CONEFLOWER	Echinacea x 'Evan Saul' (PP17, 659)	#1	CONT.	PLANT PER PLAN
184	M	ARIZONA SUN BLANKET FLOWER	Gaillardia arbiata 'Arizona Sun'	#1	CONT.	PLANT PER PLAN
221	N	MAX FRES GERANIUM	Geranium sanguineum 'Max Frei'	#1	CONT.	PLANT PER PLAN

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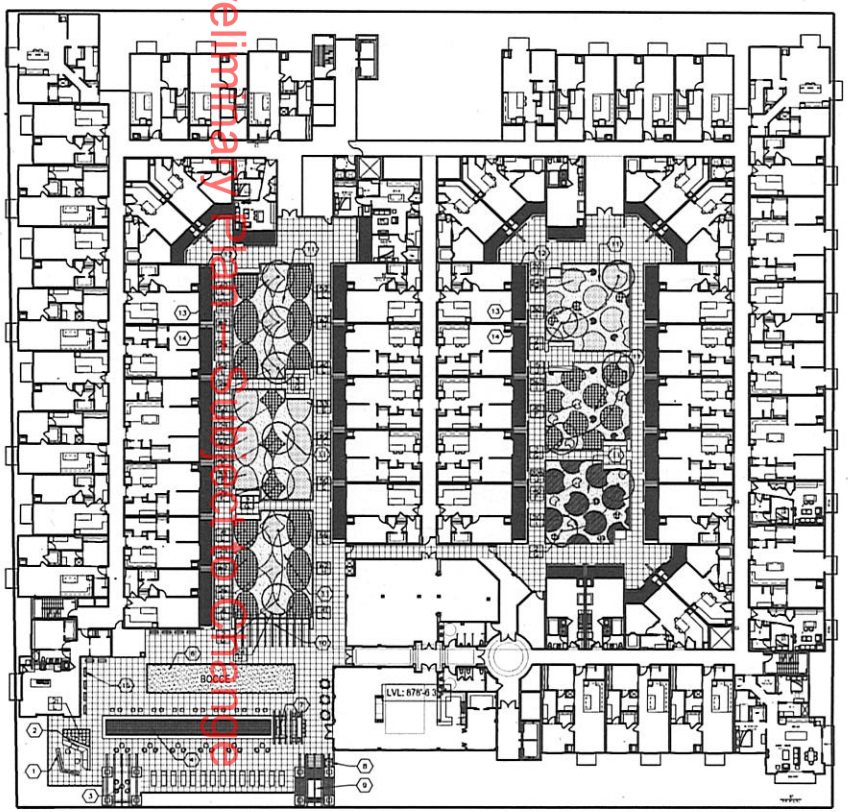

BKV GROUP

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Landscape Architecture
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222 Hennepin

CERTIFICATION

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

[PRINTED LA'S NAME] Date

#XXXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	08.31.2011
DRAWN BY	DMH
CHECKED BY	DMH
COMMISSION NO.	185801

ROOF DECK PLAN

L200

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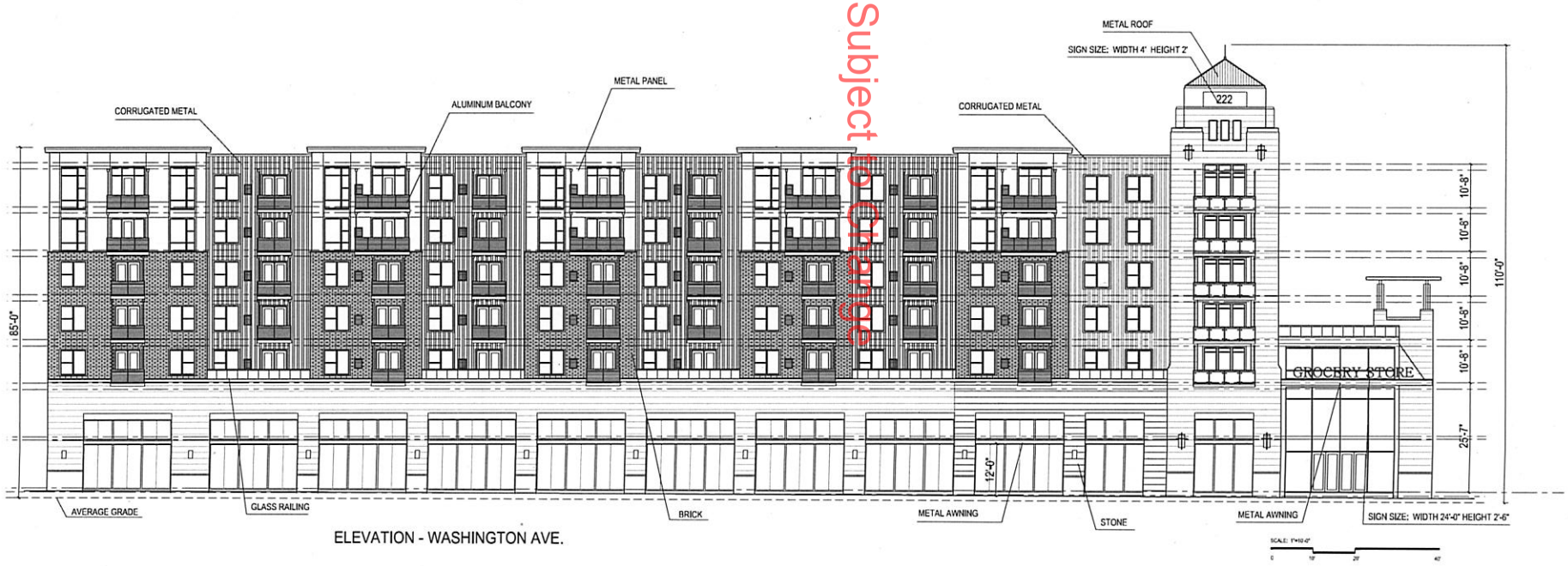
ELEVATION - HENNEPIN



ELEVATION - WASHINGTON AVE.

Preliminary Plan – Subject to Change

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LOCATION
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HPA # 2011154

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
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SHEET TITLE
ELEVATION

SHEET NO. A-501

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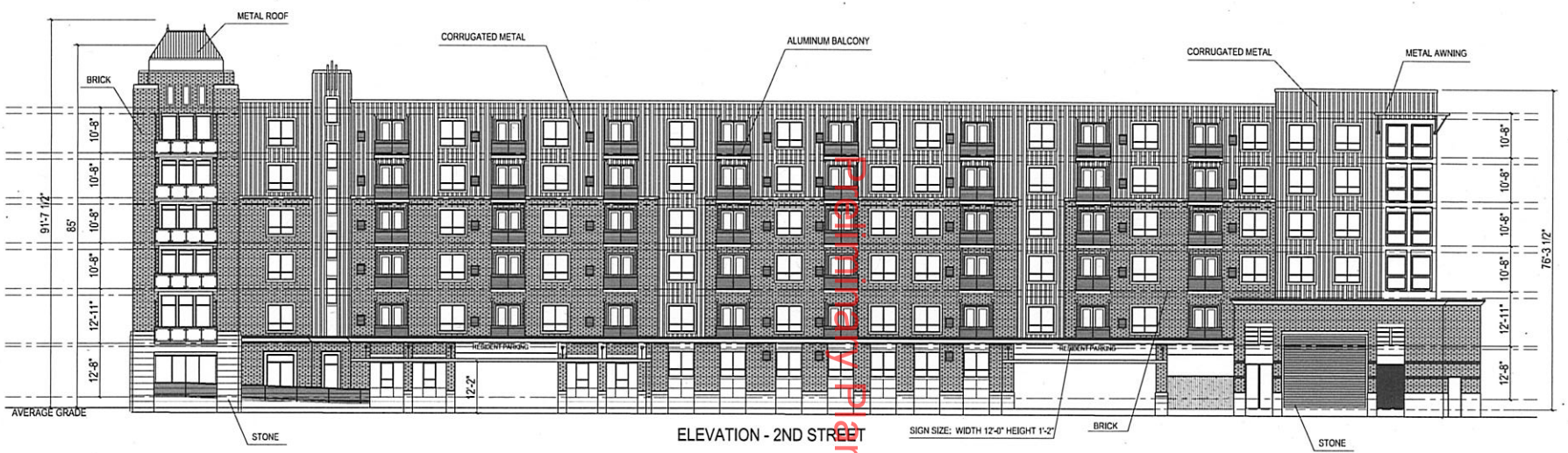
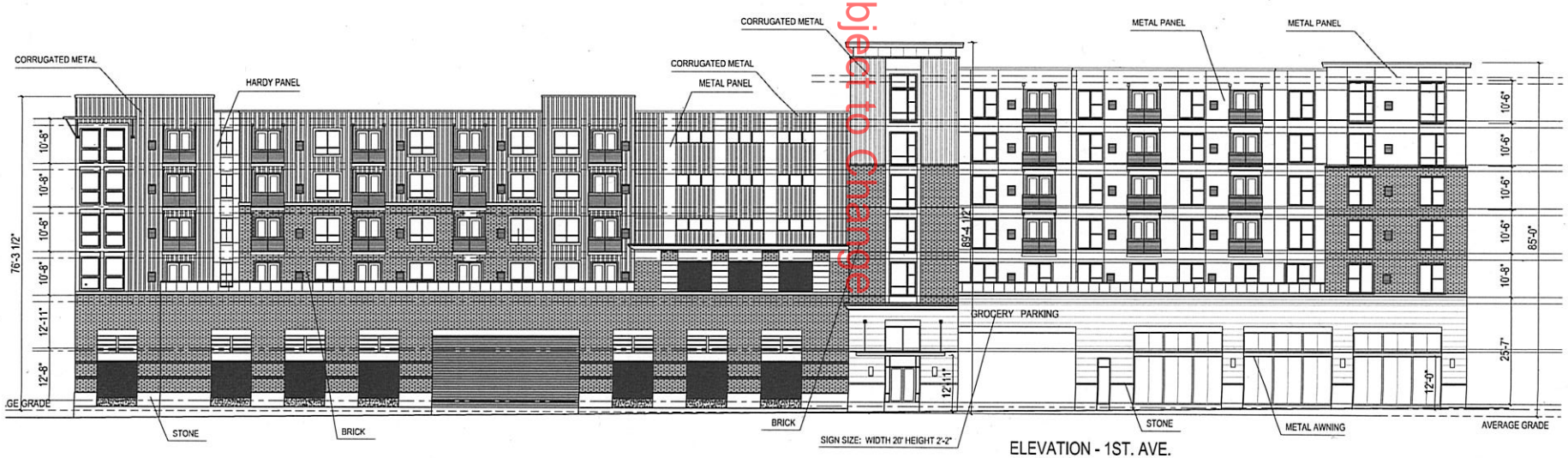
JOB NO. 905679 DATE 09.01.2011



ELEVATION - 2ND STREET



ELEVATION - 1ST. AVE.

SCALE: 1"=10'-0"

Preliminary Plan – Subject to Change

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ELEVATION

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DATE 09.01.2011

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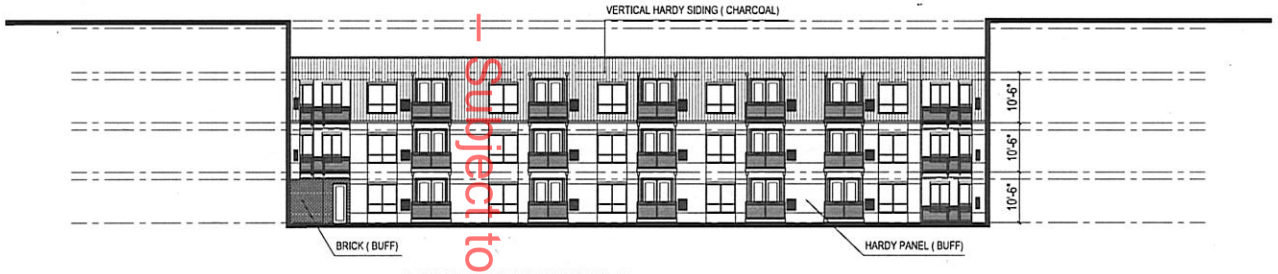

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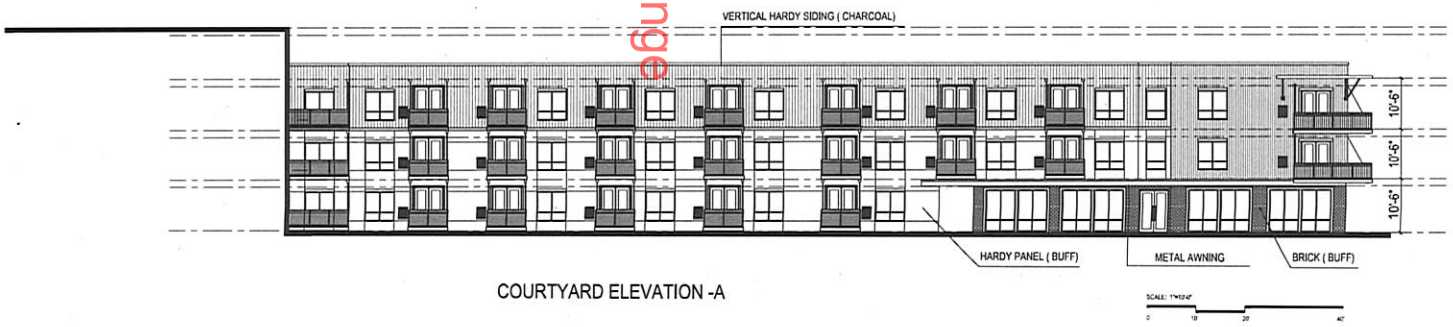

COURTYARD ELEVATION -A

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PROJECT NAME
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SHEET TITLE
-
ELEVATION

SHEET NO. A-503
-

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CHECKED BY -
JOB NO. 905679
DATE 08.04.2011

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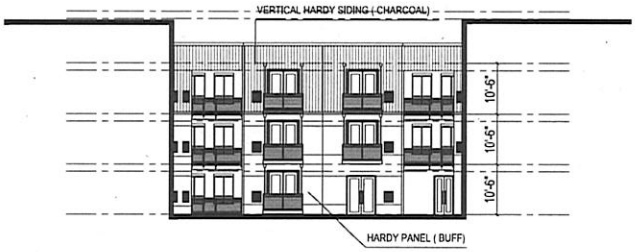

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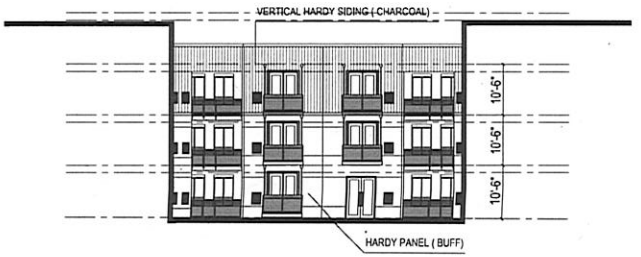

COURTYARD ELEVATION -D

SCALE: 1"=10'-0"

Preliminary Plan – Subject to Change

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222 Hennepin

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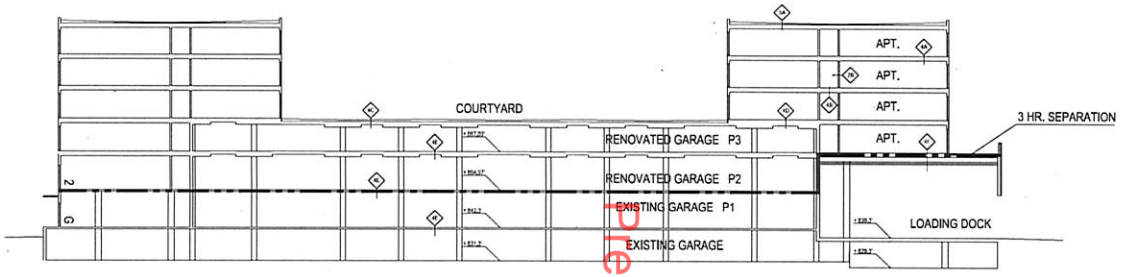

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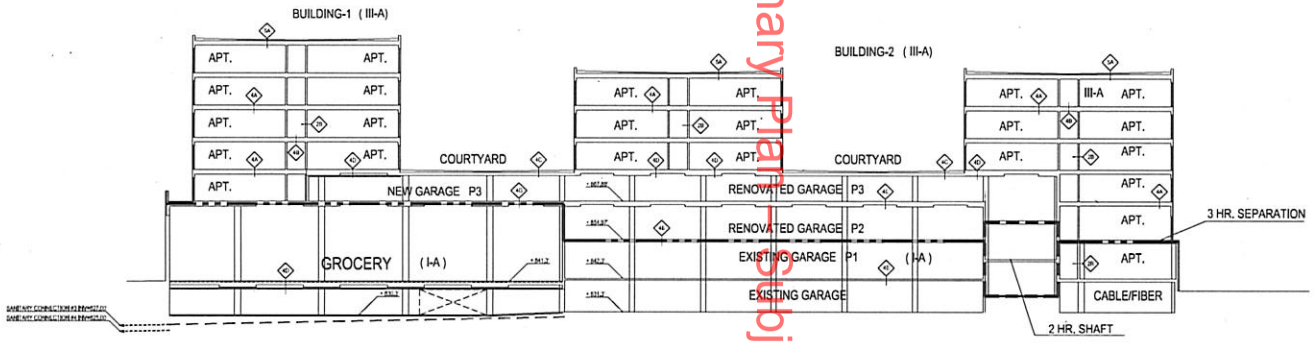

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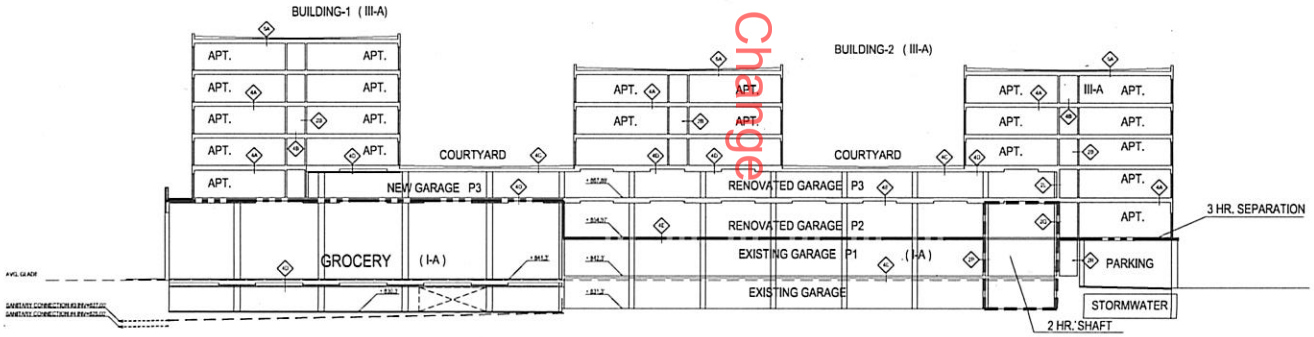

SECTION DIAGRAM-2

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8	8.04.2011	PROGRESS SET

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REGISTRATION NO. DATE

SHEET TITLE
- SECTIONS

SHEET NO.
- A-601

DRAWN BY CHECKED BY
- -

JOB NO. DATE
905679 08.04.2011

OPTION A - SHADOW STUDY - MINNEAPOLIS, MN - JUNE (9AM - 6PM)

JUNE - 9AM

JUNE - 12 PM

JUNE - 4 PM

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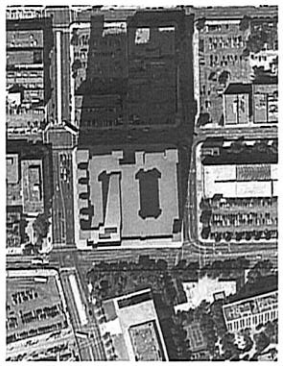
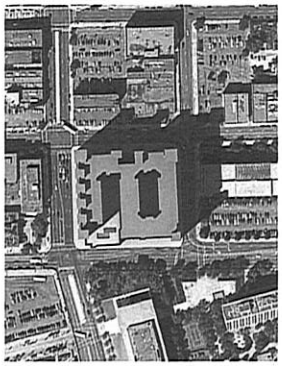
OPTION A - SHADOW STUDY - MINNEAPOLIS, MN - DECEMBER (9AM - 3PM)



DECEMBER - 9AM



DECEMBER - 12PM

DECEMBER - 3PM

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SHADOW STUDY

SHEET NO.
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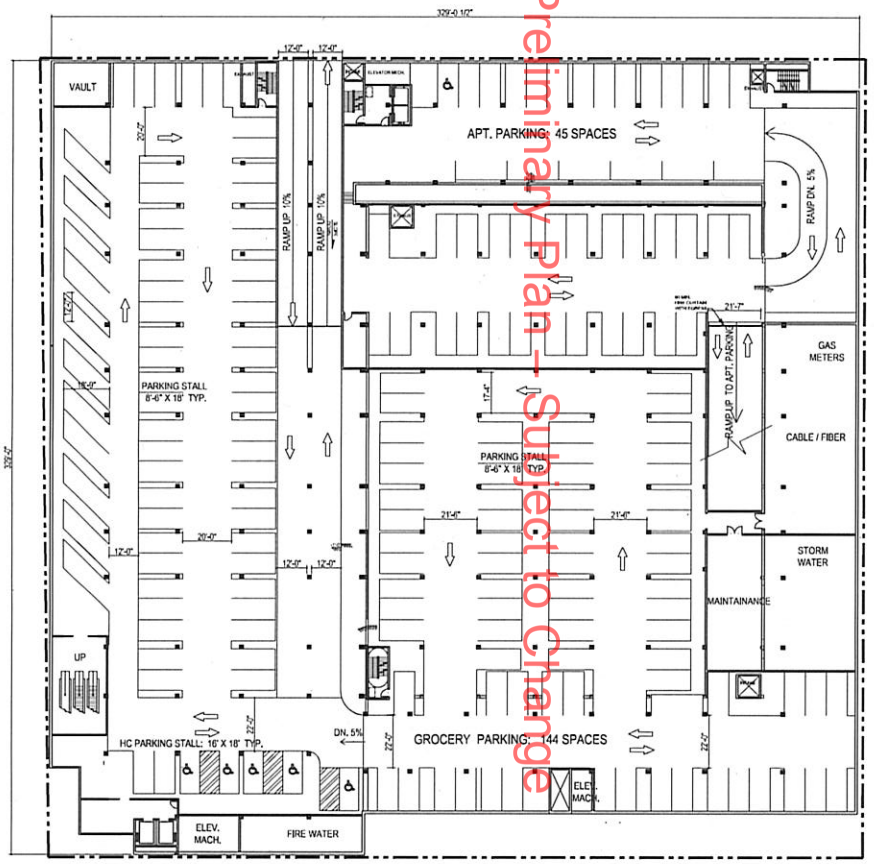
JOB NO. 905679
DATE 07.13.2011



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BASEMENT FLOOR PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 80'

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SHEET TITLE
- LOWER LEVEL

SHEET NO.
- A-201

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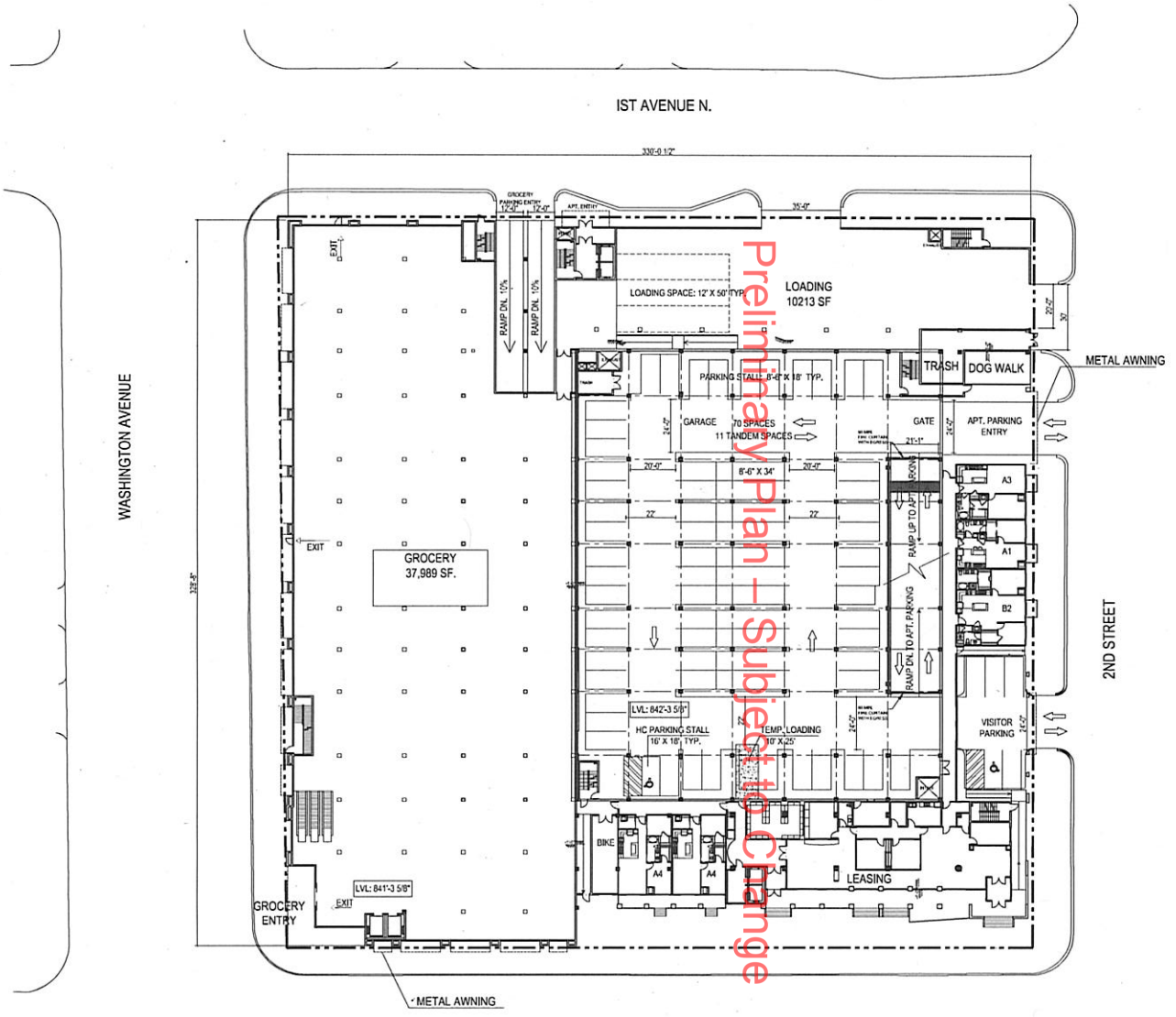
DATE 09.01.2011



Preliminary Plan – Subject to Change

BLDG. 1 & 2
GROUND FLOOR PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 80'

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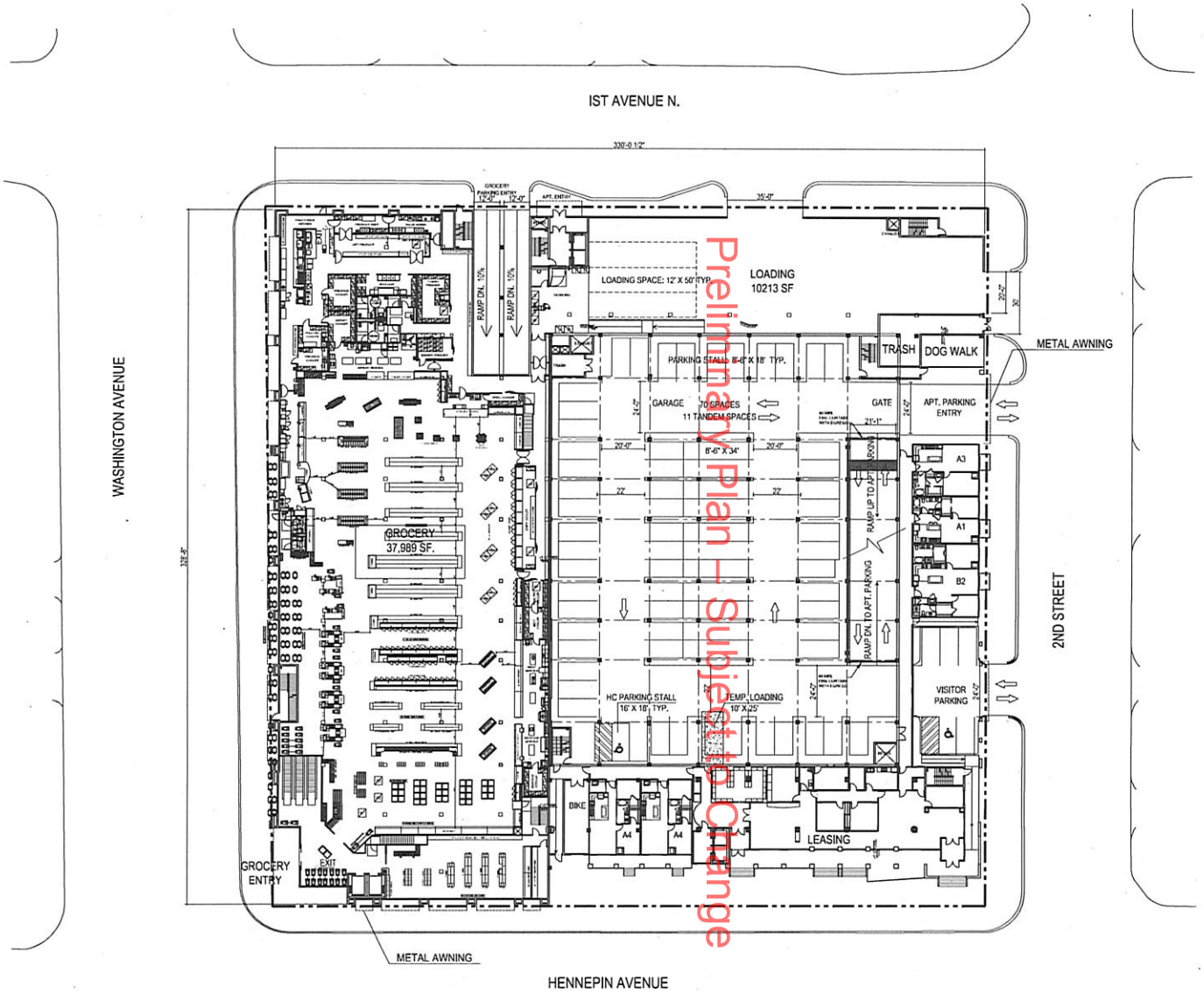

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BLDG. 1 & 2
GROUND FLOOR PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 80'

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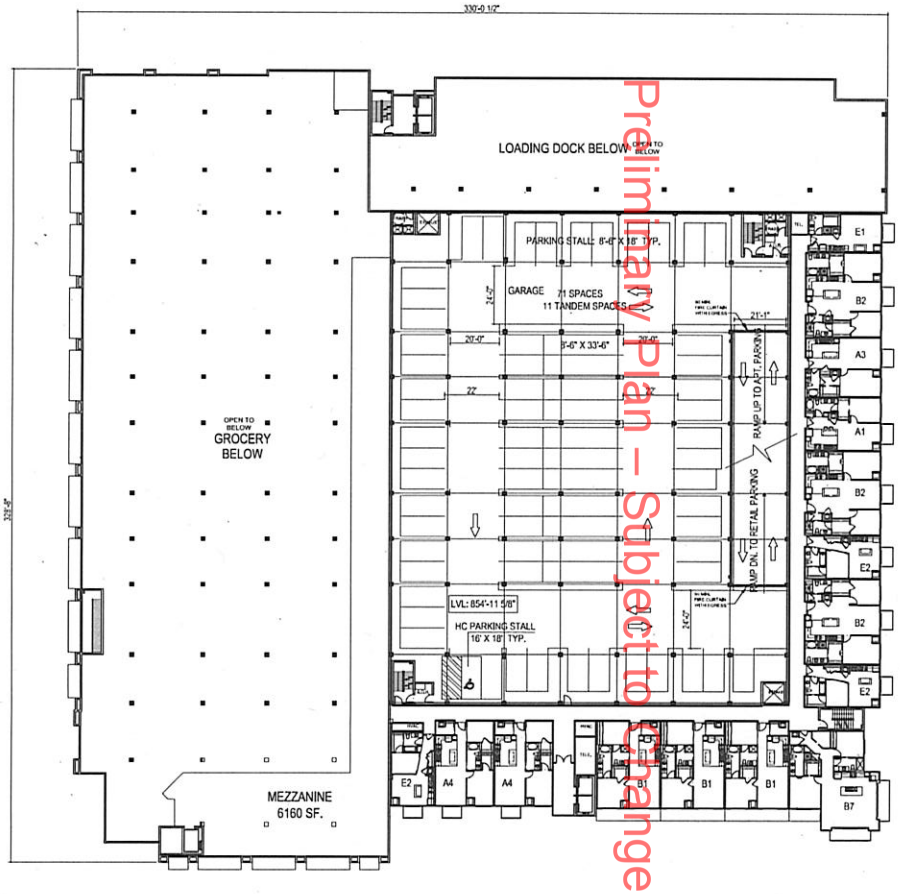

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BLDG.2 - 2ND FLOOR PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 80'

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- LEVEL TWO

SHEET NO.
- A-203

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DATE 09.01.2011

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BLDG.1 - 2ND FLOOR PLAN
BLDG.2 - 3RD FLOOR PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 80'

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SHEET TITLE
- LEVEL THREE

SHEET NO.
- A-204

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BLDG.1 - 3RD FLOOR PLAN
BLDG.2 - 4TH FLOOR PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 80'

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- LEVEL FOUR

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- A-205

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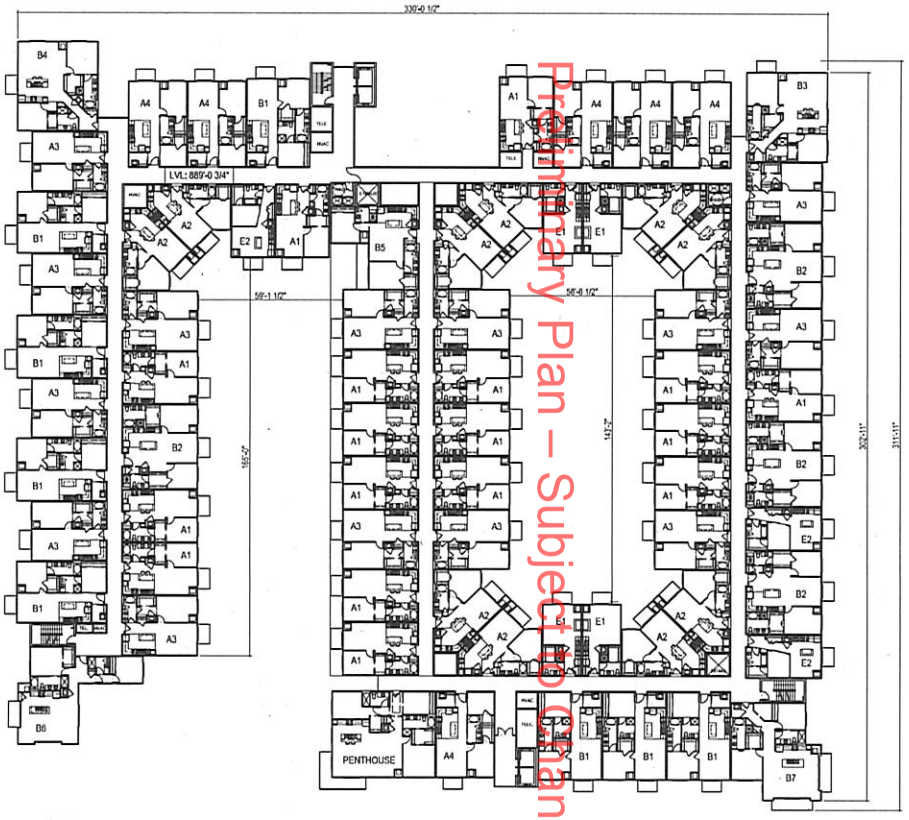

Preliminary Plan – Subject to Change

BLDG.1 - 4TH FLOOR PLAN
BLDG.2 - 5TH FLOOR PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 80'

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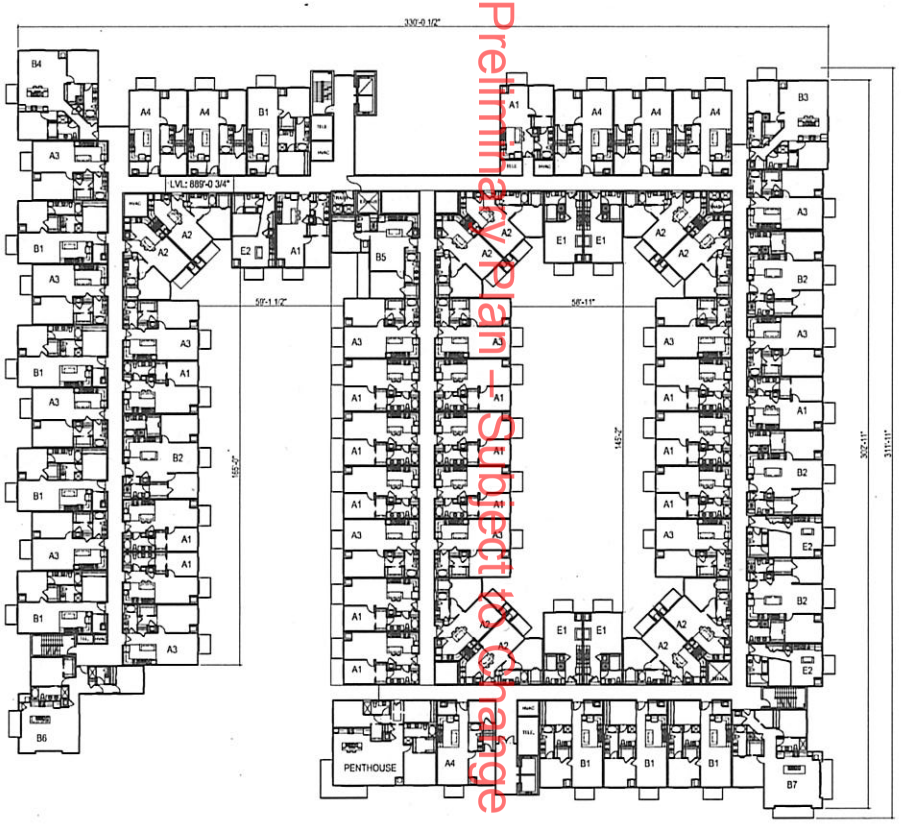

Preliminary Plan - Subject to change

BLDG.1 - 5TH FLOOR PLAN
BLDG.2 - 6TH FLOOR PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 80'

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- LEVEL SIX

SHEET NO.
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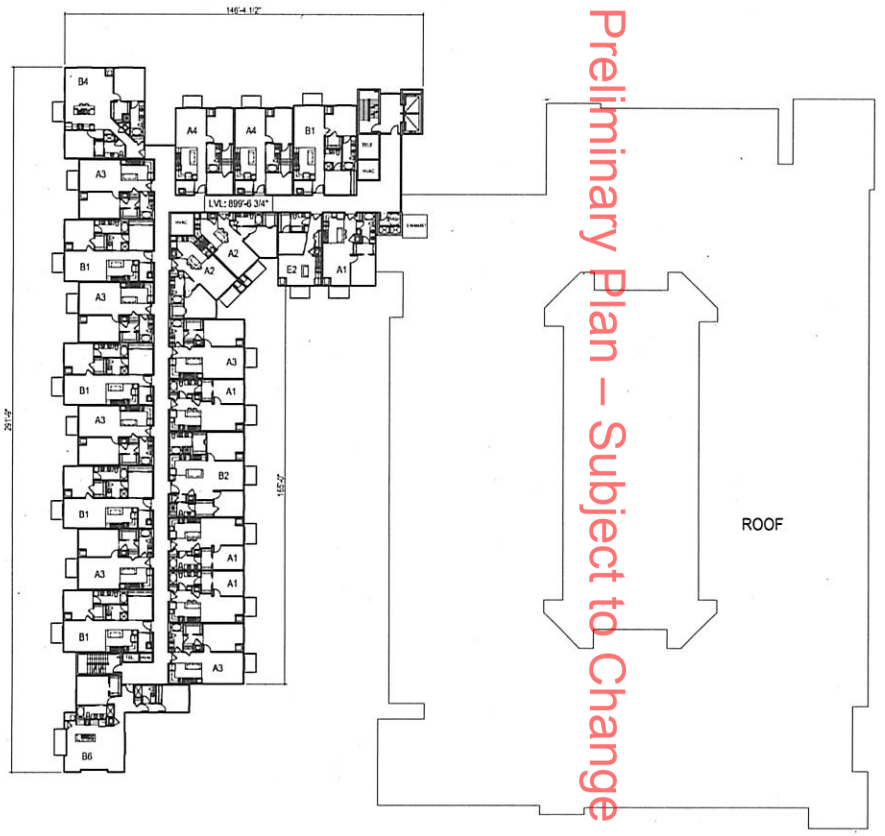

BLDG.1 - 6TH FLOOR PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 80'

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