Dinkytown Wine and Spirits

1412 5th Street SE
Minneapolis, MN 55414

Preliminary Plan - Subject to Change

PROJECT / CODE DATA

PROJECT DESCRIPTION:

The term **Project** refers to 1) Renovation of an existing one story multi-tenant building into a single user building, and 2) New construction of an addition on to the East side of the existing building. The parking will be reduced in size & landscaped screen areas will be added.

APPILCABLE CODES:

BUILDING CODE: 2006 IBC (2007 Minnesota State Building Code, Chapter 1305)

STRUCTURAL CODE: 2006 IBC (2007 Minnesota State Building Code, Chapter 1305)

PLUMBING CODE: 2006 Minnesota State Plumbing Code, Chapter 4715

MECHANICAL CODE: 2003 IMC (Minnesota Mechanical Code Chapter 1346)

ELECTRICAL CODE: 2008 NEC, (Minnesota State Building Code, Chapter 1315)

FIREALIFE SAFETY: 2006 IFC

ACCESSIBILITY CODE: Minnesota Accessibility Code, Chapter 1341; ICC A117.1-2003

ENERGY CODE: Minnesota Energy Code Chapters 7670, 7672, 7674, 7676 & 7678

SYMBOLS

0	GRID LINE SYMBOL
Name Elevation	ELEVATION
Room name 101	ROOM TAGS
1 A101 SIM	DETAIL# SHEET# SECTION CUTS
1 A101 SIM	DETAIL# SHEET# REFERENCE TAG
1 / A101	VIEW REFERENCE
1 View Name 1/8" = 1'-0"	VIEW TITLES
101	DOOR TYPE
101	WINDOW TYPE
101	WALL TYPE
1 A400	ELEVATION TAG DETAIL# / SHEET#

VICINITY MAP

Dinkytown Wine and Spirits
1412 5th Street SE
Minneapolis, MN 55414

PROJECT TEAM

Owner

Dinkytown Wines and Spirits
1412 5th Street SE
Minneapolis, MN 55414
PH: (612) 379-0259
Contact: Irv Hershkovitz

Architect

Architron, LTD.
2255 Doswell Avenue
St. Paul, MN 55108
PH: (612) 331-0567
www.architron.com
Contact: Phil Brousseau

General Contractor

T.B.D.

Structural Engineer

Larson Engineering, Inc
3524 Labore Road
White Bear Lake, MN 55110-5126
PH: (651) 481-9120
Fax: (651) 481-9201
Contact: Doug Hughes

Mechanical Engineer

Design/Build

Electrical Contractor

Design/Build

DRAWING INDEX

SHEET NO	SHEET TITLE OR DESCRIPTION	Plans by / PDR Submittal 2/26/11	Plans by: Academial 11/8/11
	ARCHITECTURAL		
A000	COVER SHEET	O	O
A001	GENERAL NOTES & SPECIFICATIONS		
A010	SITE DEMO PLAN / SURVEY / UTILITIES	O	O
A011	SITE LAYOUT PLAN / ROOF PLAN	O	O
A012	SITE GRADING PLAN/ DRAINAGE / ROOF	O	O
A013	DEMOLITION PLAN		
A100	FLOOR PLANS - BASEMENT, MAIN, MEZZANINE	O	O
A200	EXTERIOR ELEVATIONS	O	O
A300	BUILDING SECTIONS		
A301	WALL SECTIONS		
A302	WALL SECTIONS		
A303	EXTERIOR SECTION DETAILS		
A304	DETAILS		
A400	INTERIOR ELEVATIONS		
A500	CEILING PLANS, MAIN & MEZZANINE		
	STRUCTURAL		
S100	FOUNDATION PLAN		
S200	MAIN LEVEL FRAMING PLAN		
S201	MEZZANINE FRAMING PLAN		
S203	ROOF FRAMING PLAN		
S300	SPECIFICATIONS		

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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 Architect under the laws of the State of Minnesota.

Print Name: PHILIP BROUSSARD
Signature:
Date: 11/11/11 License #: 13520

Dinkytown
Wine and Spirits
1412 5th Steet SE
Minneapolis, MN

ARCHITRON JOB NUMBER: 1129.00

Cover Sheet

Designed By: - Checked By: -
Drawn By: DL Approved By: -
Date: 11/08/11

Revisions

No.	Date	By	Description

A000

City of Minneapolis
General Site/Utility Notes

1. Care must be taken during construction and excavation to protect any **survey monuments** and/or property irons.

2. All work on **curbs, driveways, and sidewalks** in the public right-of-way must be done by a licensed and bonded con-tractor under a permit from Public Works. Sidewalk grades must be carried across the driveways.

3. For any **street repair/reconstruction**, the contractor must contact Public Works Street Maintenance with questions regarding procedures and costs.

4. Abandoning existing **sewer service** or making new connections to City sewer must be done to City standards by a Contractor licensed to perform such work, under a permit from Public Works.

*5. As a condition of the site plan approval, the contractor must provide **record (as-built) drawings** (paper or PDF) of all sanitary and storm sewer lines, and all appurtenances which were installed on a site for which a final site plan was approved. The drawings shall be submitted to Minneapolis Public Works no later than 60 days following installation of the sewer facilities. As-built changes to text (including invert elevations, dimensions, notes, etc.) shall be neatly lined out (do not alter, modify or erase original approved construction drawing text), with the record drawing text placed near it. The record drawings shall show complete information about the installation including, but not limited to: exact sizes, lengths, types and locations of pipes; locations and sizes of manholes and catch basins; and depths and slopes of retention basins. The drawings shall show plan and profile views of all new public sanitary and storm sewer lines, and plan views of all private sewer lines. The construction record (as-built) drawings shall show all work as actually installed, and as field verified by a professional engineer, or a representative thereof. The drawings shall be identified as "Construction As-Built Drawings" in the title block and shall bear the signature and seal of a professional engineer. Construction Record Drawings shall be submitted to Minneapolis Public works Department.*

6. Private plumber will install new **water service** out to the property line according to *Minneapolis Regional Water Service standards . Minneapolis Regional Water Service will install service in the right of way at the property owner's expense.*

7. All **existing water services** not to being reused must be cut off and abandoned per Minneapolis RWS Water Code. It is possible this requirement may be waived for this project - verify wMinneapolis RWS.

8. The Contractor shall contact Minneapolis Public Works if removal or relocation of existing **street lights** is required or in the event of damage to lighting or signal utilities. The Contractor shall assume full responsibility for any damage to lighting or signal utilities.

9. The installation of private electrical wiring, conduit, receptacles and/or lighting is strictly prohibited in the City's right-of-way.

9. Removing or **planting trees** in the boulevard requires a permit from the City Public Works Department. There is no charge for this permit.

10. The contractor shall provide a **continuous, accessible and safe pedestrian walkway** that meets ADA and MN MUTCD standards if working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right-of-way.

The contractor must obtain an **Obstruction Permit** from Public Works, if construction (including silt fences) will block City streets, sidewalk or alleys, or if trucks/equipment will be driving over curb.

To order **Obstruction Permits** and **Excavation Permits**, contact the Public Works Department. It is strongly recommended that contractors call, prior to bidding, to obtain accurate cost estimates for both obstruction and excavation permits.

11) All digging in the public right-of-way, for utilities or other purposes, requires an **excavation permit**. If the proposed building is close to the right-of-way, and excavating into the right-of -way is needed to facilitate building construction, the contractor must discuss with the utility inspector the extent of the proposed excavation, and secure the inspector's approval to do so.This process involves approval by Public Works.

*12) **Failure to secure Obstruction Permits or Excavation Permits will result in a double permit fee.***

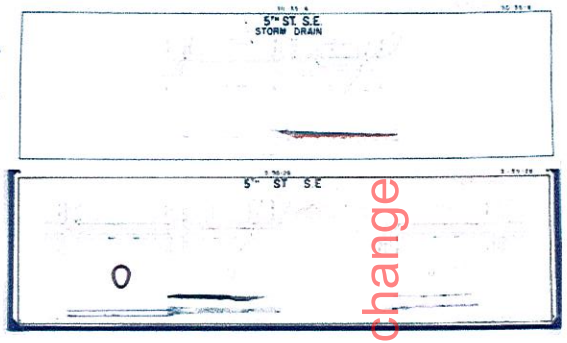
13) The **Right-of-Way Utility Inspector** will coordinate all utility work and othe excavations in the public right-of-way. The installation of private electrical wiring, conduit, receptacles and/or wiring is strictly prohibited in the City's right-of-way.

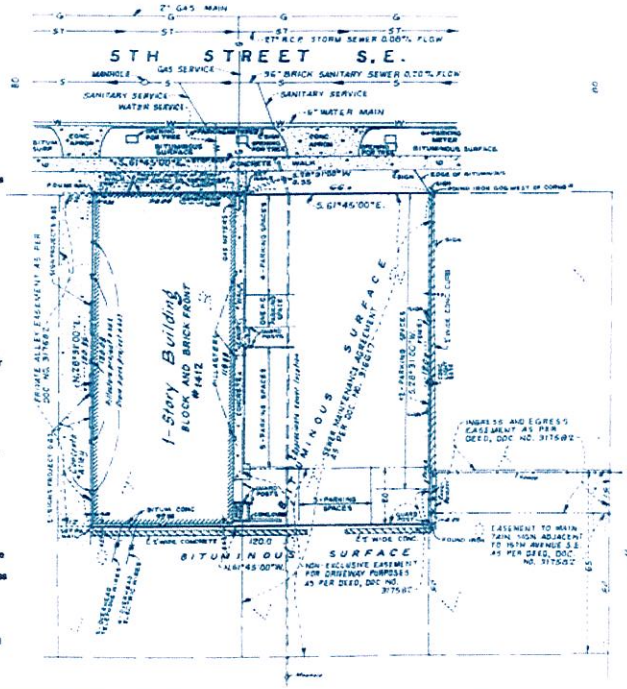
14) All utility companies and **contractors must be registered, insured and bonded**, as recognized by the City of Minneapolis, if they will be working in the public road right-of-way.

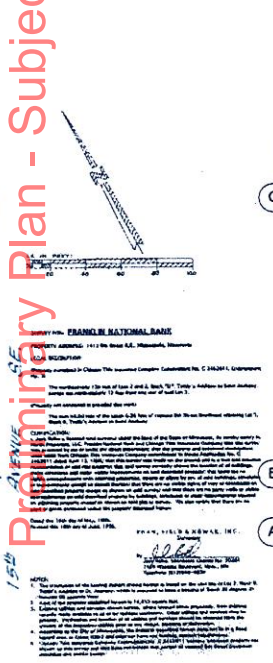
15) The contractor must **coordinate with gas, electric, cable television and telephone/communication utilities** prior to construction, to determine feed points into the property. The utility company must submit a plan for approval to the Public Works Department if the proposed service requires excavation within the public right-of-way, and is responsible for ordering all permits for their utility's services into a site. Direct questions about plan needs and permits to the utility inspector.

16) Contact Public Works to discuss traffic control, pedestrian safety issues and othe **right-of-way concerns**.

16) Removal and/or relocation of **existing signs** in the public right-of-way, in relation to this project, must be done by City forces. Coordinate locations of signs with City before sidewalk concrete is poured. The City shall provide and locate sign collars, hardware, posts and signs. The City's costs will be billed to the development.







LEGEND - UTILITIES

—ST—	Existing Storm Sewer
	Existing Storm Manhole
	Existing Catch Basin
—S—	Existing Sanitary Sewer
	Existing Sanitary Manhole
—W—	Existing Water
	Existing Water Manhole
	Existing Water Valve
	Existing Curb Stop
	Existing Fire Hydrant
—UGE—	Existing Underground Elec.
	Existing Electric Manhole
—OE—	Existing Overhead Elec.
—O PP—	Existing Power Pole
—G—	Existing Gas Line

UTILITY NOTES:

1) It is anticipated that all existing connections to off-site utilities shall remain in use unless noted otherwise. Existing utilities, service locations and elevations shall be verified in the field and with the City of Minneapolis prior to start of construction.

2) General Contractor is responsible for obtaining all permits prior to start of construction.

3) Utility contractor to provide polystyrene insulation for all storm sewer and watermain crossing where vertical or horizontal separation is less than 6"

4) All utility work within the R.O.W. shall comply with the City of Minneapolis Engineering Design Standards.

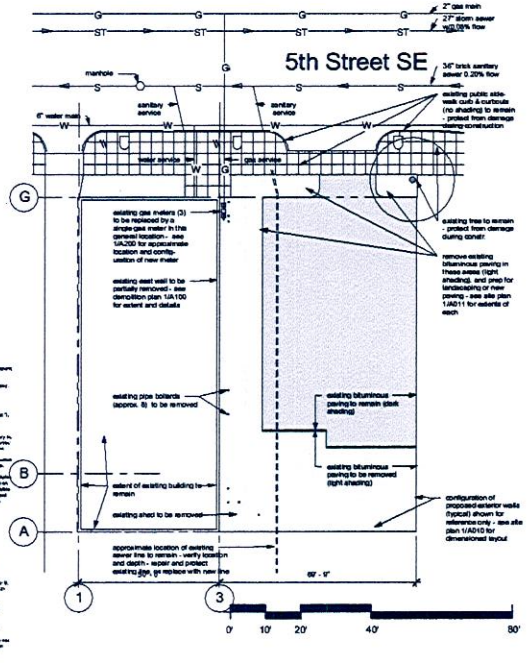
5) Notify Gopher State One call 48 hours in advance of any utility work.

6) Provide temporary traffic control in compliance with MnDot "Temporary Traffic Control Zone Layouts - Field Manual" dated April 1995, for any utility construction within public R.O.W.

7) Arrange Telephone, Gas, and Electric service connection with the respective service companies.

8) Refer to site lighting plan for light locations, foot candles requirements and specifications.

9) Thrust blocks shall be placed at fittings, tees, bends, crosses, plugs, etc.



Preliminary Plan - Subject to change

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Print Name: PHILIP BROUSSARD
Signature:
Date: 11/11/11 License #: 13420

Dinkytown
Wine and Spirits
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Minneapolis, MN

ARCHITRON JOB NUMBER 1129.00

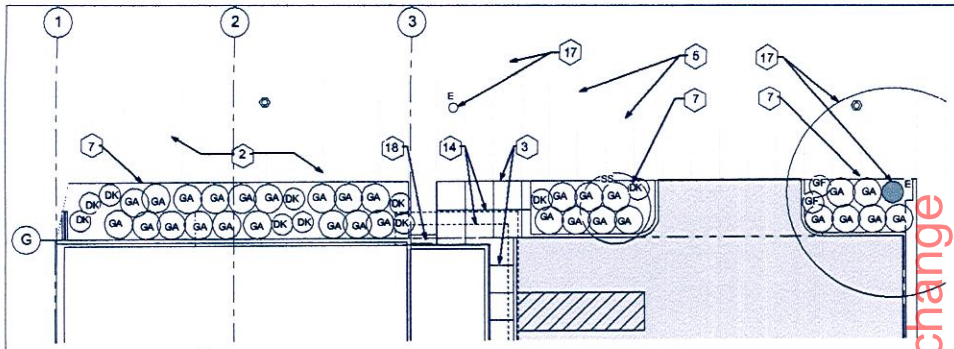
Survey/Site Demo/Utilities

Designed By: -	Checked By: -
Drawn By: PB	Approved By: -
Date: 11/11/11	

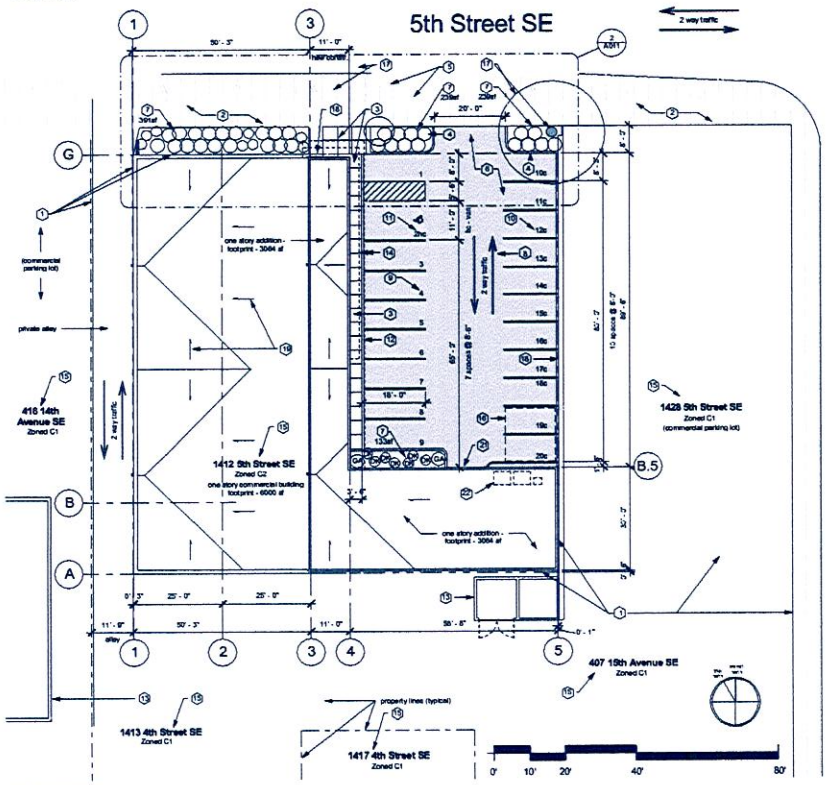
Revisions:

No	Date	By	Description

A010



② Site (partial) and Landscape Plan
1/8" = 1'-0"



① Site Layout Plan
1/16" = 1'-0"

GENERAL LANDSCAPE/ PLANTING NOTES

1. Landscape contractor shall visit site prior to submitting bid to become completely familiar with site conditions.
2. Install 5" min. black dirt to all sod, seed and shrub areas. Contractor is responsible for fine grading of sod areas.
3. Contractor will stake or mark all plant material locations prior to installation. Contractor shall have owners' representatives to approve all staking prior to installation.
4. All shrub areas unless specified as other, to be bed mulched w/ 4" deep w/ 1 1/2" diam. buff colored limestone over weed barrier.
5. All perennial & annual beds to be bed mulched with 2" depth of shredded hardwood mulch; install edger to separate hardwood from rock mulch area.
6. Install 4"-6" depth shredded hardwood mulch around root saucer of all trees isolated from plant beds.
7. Planting soil shall consist of 50% select loamy topsoil, 25% peat moss, 25% pit run sand.
8. Contractor will completely guarantee all work for a period of one year beginning at the date of acceptance. Contractor will make all replacements promptly (as per direction of owner).
9. Any plant material(s) which dies, or defoliates (prior to acceptance of the work) will be promptly removed and replaced.
10. The owner's representative reserves the right to reject any plant material not meeting specifications.
11. All material shall comply with the latest edition of the "Standard for Nursery Stock", American Assoc. of Nurserymen.
12. All tree trunks shall be wrapped with brown crepe tree wrap; apply wrap in November and remove in April.
13. Landscape contractor to water and maintain all plant materials and sod until initial acceptance.
14. Repair at no cost to owner all damage to property resulting from landscape work.
15. Contractor is responsible for calling of Gopher State One prior to start at 612-404-0020, and for locating all underground utilities and shall avoid damage to utilities during the course of landscape work. Contractor is responsible for repair-ing damage to utilities, resulting from landscape construction, site structures, etc..
16. Landscape contractor is to be responsible for watering plant materials until permanent irrigation system is fully functional.
17. Non-toxic chemical weed control must be applied to all areas prior to any plant installation.
18. Landscape contractor to coordinate installation with general contractor.
19. Staking and guying of trees optional; Landscape Contractor shall maintain plumbness of trees for duration of warranty period.
20. Sweep and wash all paved surfaces; remove all debris resulting from landscape operations.
21. Contractor to supply, design & install irrigation plan w/100% coverage for sod and shrub beds. Sod and shrubs to be separate zones, use "Rainbird" or approved equal; coordinate with property owner.

KEY TO NOTES

1. Property Line
2. Existing concrete walk to remain.
3. New concrete walk.
4. Proposed concrete curb; contin. at planting areas and along proposed concrete walk, unless noted otherwise.
5. Existing concrete curbcut and apron to remain.
6. Existing bituminous drive and parking surface to remain.
7. Proposed landscape area (remove existing paving).
8. Large arrows indicates direction(s) of vehicular traffic flow.
9. Standard parking spaces unless marked otherwise; see Parking Data - this sheet.
10. Compact parking spaces marked "(C)".
11. Handicap Accessible parking space marked "(HC)".
12. Continuous curb (typical)
13. Existing commercial structure on neighboring property.
14. Proposed canopies above (dashed). See elevations.
15. Indicates property address and zoning classification.
16. Snow storage area (dashed).
17. Protect existing R.O.W. tree(s) with 4' high fence at drip line.
18. Through-Wall ATM
19. Continuous curbing to remain - typical this side of parking area.
20. Small, one-sided arrows represent direction of stormwater flow.
21. Location of overhead door.
22. Location of trash and recycling containers (dashed) inside building.

PLANT MATERIALS KEY

Qty.	Mark	Description	Size	Remarks
DECIDUOUS TREES				
	(E)	Existing Tree to Remain		
ORNAMENTAL TREES				
1	SS	Autumn Brilliance Serviceberry	5'ht. B&B	Specimen clump form
CONIFEROUS SHRUBS				
12	GA	Globe Arborvitae (Danica)	5 gal.	12" - 18" spread
DECIDUOUS SHRUBS				
1	DK	Dwarf Korean Lilac	18" sp. container	min. 5 canes
2	GF	Gold Flame Spirea	18" sp. container	min. 5 canes

SITE DATA

Zoning Classification		C2
Property Identification Number		P.I.D. # 24-029-24-42-0015
Site Area (gross)		14,418 sf
	existing	proposed
Building Footprint	6,000 sf	9,064 sf
Paved Areas	8,418 sf	5,354 sf
Landscaped Areas	0 sf	0 sf
Floor Area (gross) (GFA Upper Level = 777 sf)	7,955 sf	9,841 sf
Floor Area Ratio	0.42	0.68
Proposed Net Site Area (gross site area - building footprint)	8,418 sf	5,063 sf
Required Landscape Area (.20 x net site area min.)		1071 sf
Proposed Landscape Area		1002 sf

BUILDING DATA

	existing	proposed
Building Height	13' - 4" 1 story	19' - 4" 1 story
Building Use Classification	M - Mercantile	M - Mercantile
Building Costruction Type	V-A	V-B

PARKING DATA

PARKING REQUIRED (by use areas)

Spaces Required (Liquor Store)	0 spaces (*)
Spaces Provided	20 spaces

(*) - ground floor business uses in pedestrian overlay districts require no parking

PARKING COUNT	required	proposed
Standard (8.5'x18.0')	0	10
Compact (8.0'x15.0')	0	10
HC Van Accessible (11.0'x18.0') (included also in "standard" above)	(1)	(1)
Total Spaces	0	20

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Print Name: PHILIP BROUSSARD
Signature:
Date: 12/13/11 License #: 13520

Dinkytown
Wine and Spirits
1412 5th Street SE
Minneapolis, MN

ARCHITRON JOB NUMBER: 1128.00

Site Layout Plan

Designed By: - Checked By: -
Drawn By: PB Approved By: -
Date: 11nov11

Revisions

No.	Date	By	Description

A011

Preliminary Plan - Subject to change

EROSION CONTROL NOTES:

1) Install silt fences at the locations shown on the plans prior to beginning construction. Install silt fence with post spacing of 4 feet or less. Drive post at least 2 feet into ground. Anchor the silt fence fabric in a trench (at least 18 inches deep and 4-6 inches wide) dug on the top slope side of the support posts. Lay the fabric in the trench and then back fill and compact. Make any splices in the fabric at a fence post. At all splices overlap the fabric at least 6 inches, fold over, and securely fasten it to the fence post. Silt fence supporting posts shall be 2-inch squares or larger hardwood, pine, or standard T-or U- section steel posts. Posts shall have a minimum length of 30 inches plus buried depth.

2) Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone - one final stabilization.

3) Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicle exits the construction sites. Use 2 inch or greater diameter rock such as MnDOT CA-1 or MnDOT CA-2 coarse aggregate. Pour the aggregate in a layer at least 8 inches thick across the entire width of the entrance. Extend the rock entrances at least 50 feet into the construction site. Use a geo textile fabric beneath the aggregate in order to prevent migration of soil into the rock from below. Where existing bituminous drive surface is within the entrance area described above, it may be used in place of the temporary rock surface.

4) Remove all soils and sediment tracked into or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or sweeping. Street washing is allowed only after shoveling or sweeping has removed sediment.

5) CONTRACTOR MUST NOTIFY CITY OF MINNEAPOLIS ENGINEERING AND DESIGN (612-673-2406) 48 HOURS PRIOR TO ANY LAND DISTURBANCES.

6) Maintain all temporary erosion and sediment control devices in place until the contributing drainage areas have been stabilized. Inspect all temporary erosion and sediment control devices and remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-half of the height of the erosion and sediment control devices. Immediately replace deteriorated, damaged or rotted erosion control devices(s).

7) Temporarily or permanently stabilize all denuded areas which have been finish graded,and all denuded areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 14 days. Use seeding and mulching, erosion control matting, and/or sodding and staking in green space areas. Use early application of gravel base on areas to be paved.

8) Perform all erosion control practices in accordance with the methods outlined in the best management practices handbook, "Protecting Water Quality in Urban Areas", Published by the Minnesota Pollution Control Agency.

9) Install inlet protection at all catch basin inserts or stakes silt fence are required. NOTE ANY HAY BALES OR FABRIC UNDER THE GRATES ARE NOT EFFECTIVE, AND ARE NOT AN ACCEPTABLE FORM OF INLET PROTECTION.

10) Unless otherwise noted, the appropriate dates for spring seeding/sodding are from April 15 through June 1; fall sodding is generally acceptable from August 15 through November 1; fall seeding from August 15 through September 15. Seeding must take place by September 15. After September 15, wait until November 1 to perform dormant seeding.

11) In areas that are to be seeded, apply MnDot Standard Spec. 3882 Type 1 mulch uniformly over the soil surfaces by hand or machine within 24 hours after seeding in accordance with MnDot Spec. 2575.3. Immediately after placement, anchor all mulch material into the soil by crimping (straight trenching) in a direction perpendicular to that of the overland storm water flow.

12) Locate soil or dirt stockpiles containing more than 10 cubic yards of material with a down slope drainage length of no less than 25 feet from the top of the piles to a roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. During street repair, cover construction soil or dirt stockpiles located closer than 25 feet to the roadway or drainage channel with tarps and protect storm sewer inlets with block and rock sediments filters, stockpiles or silt fences.

13) Cover all denuded areas, which will not be paved with a minimum of 4 inches topsoil immediately after final sub-grade completion. Seed and mulch, or sod and stake these areas within 72 hours after completion of final grading work (weather permitting). Use topsoil that meets the requirements of MnDot 3877 for topsoil borrow modified to contain no more than 33% sand.

14) Construct all proposed side slopes with grades not exceeding 3:1 (3 horizontal to 1 vertical).

15) Protect all culverts, flared sections and ditches with silt fences supported by snowfences, wire mesh or stiff plastic mesh reinforcement until ditches and turf establishment operations have been completed. Support posts should be driven at least 2 feet into the ground. Posts shall be 4-inch diameter wood posts or standard steel fence posts weighing not less than 1.3 lbs. per lineal foot, with a minimum length of 30 inches plus burial depth.

GRADING NOTES:

1) All pavements shall slope away from proposed building at minimum grade of 2.0%.

2) Slope at accessible parking space not to exceed 2.0% in any direction.

3) All curb and gutter at accessible parking spaces to be depressed with 5' taper.

4) The contractor shall keep the adjacent roadways free of debris and prevent the off-site tracking of soil in accordance with the requirements of the City / County.

5) Notify Gopher State One, call 48 hours prior to start of construction.

6) All improvements to conform with City and County construction standards and specification, latest edition.

7) Rock construction entrances shall be provided at all construction access points.

8) Surveyor to verify benchmark elevation prior to start of construction.

9) Refer to geotechnical report and project manual for soil correction, requirements, if any and test requirements.

10) Strip topsoil prior to any construction, for reuse; stockpile on site.

11) Refer to site design criteria section or project manual for additional requirements.

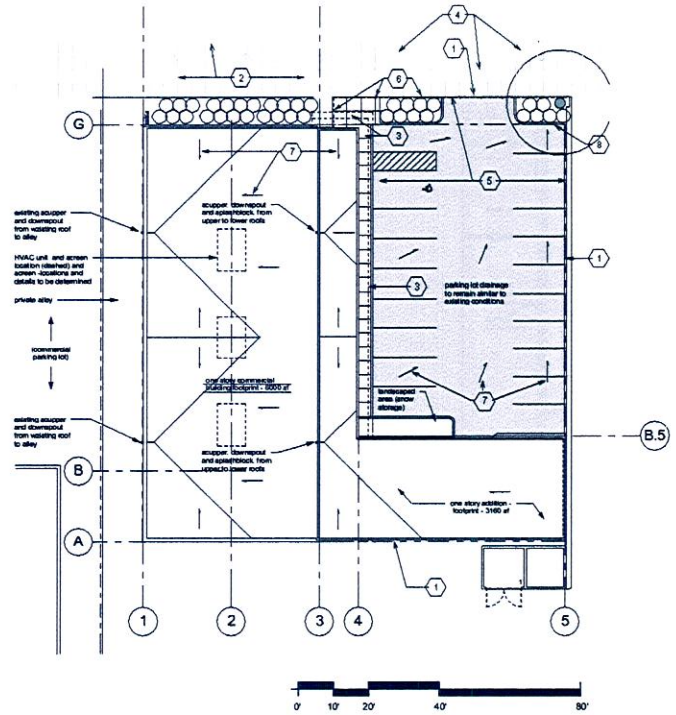
12) Contractor to loosen subsoil within all proposed infiltration areas to a depth of 24 inches or greater; maintain maximum compaction of 85% STD at all times.

13) Prior to starting construction, the contractor shall be responsible to make sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by the permitting authorities.

KEY TO NOTES

1. Property Line
2. Existing concrete walk to remain.
3. New concrete walk.
4. Existing concrete curbcut and apron to remain.
5. Proposed bituminous drive and parking surface.
6. Provide temporary silt fence continuously between areas of disturbed soils and public sidewalk (see drawing this sheet) - silt fence to remain in place until final grading and planting of upsweed areas are complete: silt fence to be preassembled type with geotextile fabric attached to wood stakes - stake to be 6' o.c. - bed fabric in backfilled trench - follow manufactures' written installation instructions: see also erosion control notes this sheet.
7. Small arrows indicate direction of stormwater drainage.
8. Discontinue curb on south side of east planting area. Provide rock mulch strip 12' wide. inside planting area.

Preliminary Plan - Subject to change



1 Site Grading/ Drainage / Roof Plan
1/16" = 1'-0"

ARCHITRON

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Print Name: PHILIP BROUSSARD
Signature:
Date: 12/13/11 License #: 12320

Dinkytown
Wine and Spirits
1412 5th Steet SE
Minneapolis, MN

ARCHITRON JOB NUMBER: 1128.00

Site Grading Plan / Drainage / Roof

Designed By: -
Checked By: -
Drawn By: PB
Approved By: -
Date: 11/04/11

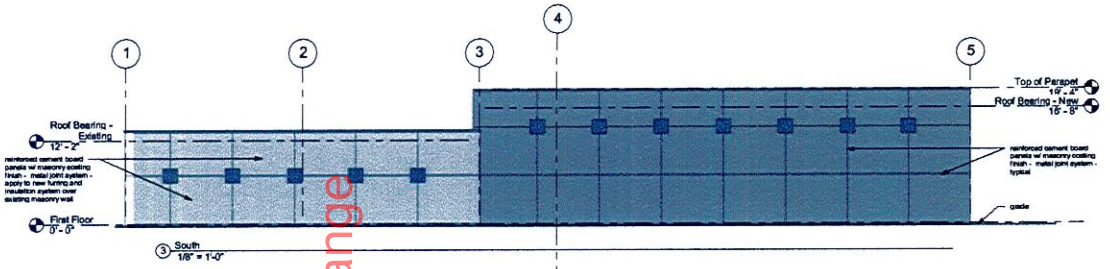
Revisions

No.	Date	By	Description

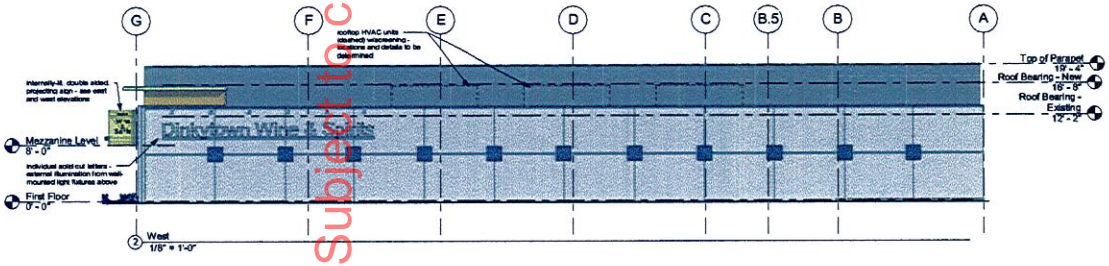
A012

6 view from NE

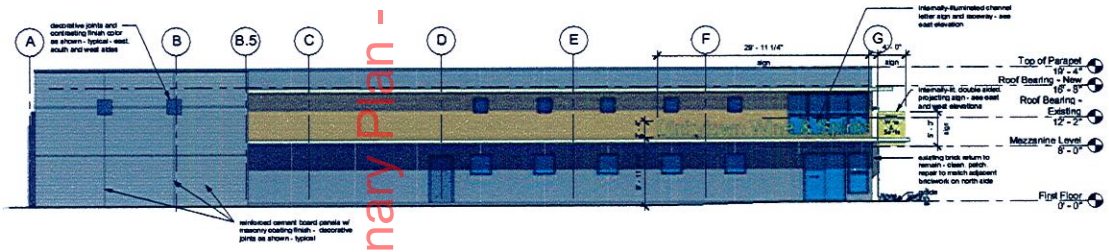
5 view from NW



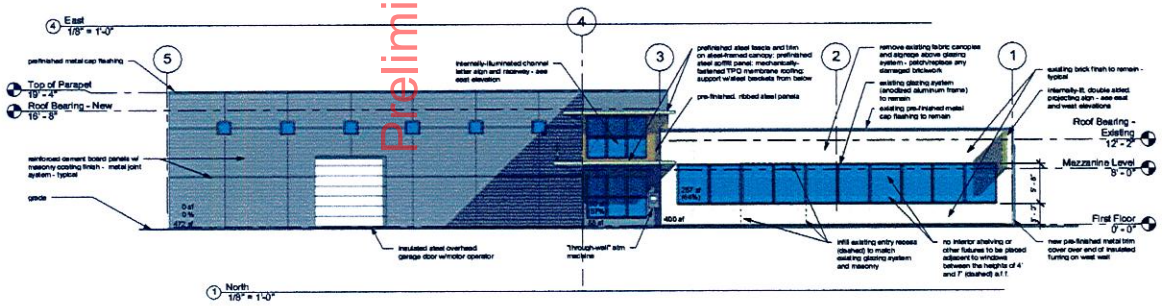
3 South
1/8" = 1'-0"



2 West
1/8" = 1'-0"



4 East
1/8" = 1'-0"



1 North
1/8" = 1'-0"

Preliminary Plan - Subject to change

ARCHITRON
2255 DOSWELL AVENUE
SAINT PAUL, MINNESOTA 55108
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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 Architect under the laws of the State of Minnesota.

Print Name: PHILIP BRUVSSARD
Signature:
Date: 10/07/11 License #: 13530

Dinkytown
Wine and Spirits
1412 5th Street SE
Minneapolis, MN

ARCHITRON JOB NUMBER: 1128.00

Exterior Elevations

Designed By: -	Checked By: -
Drawn By: PB	Approved By: -
Date: 11nov11	

Revisions:

No.	Date	By	Description

A200