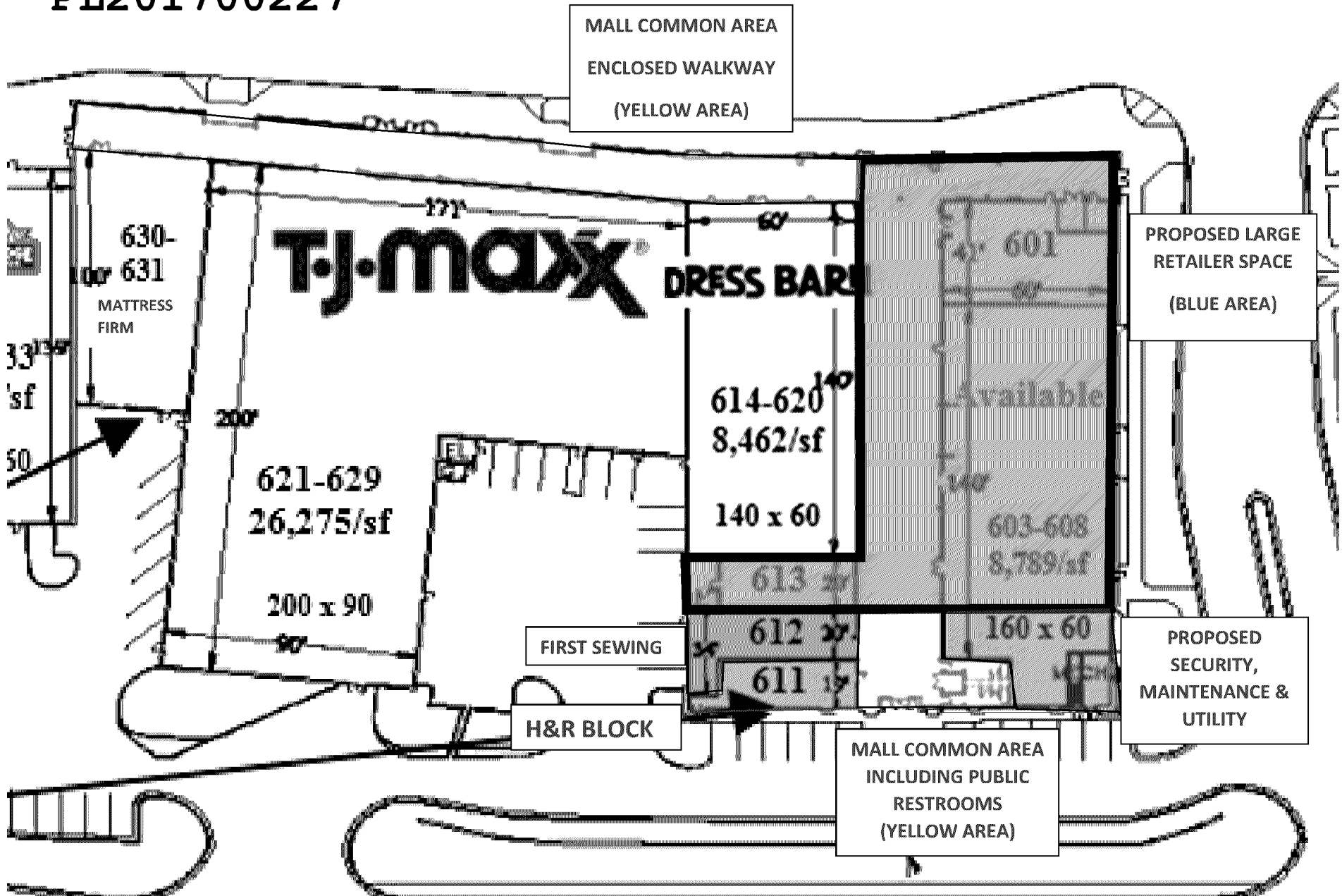


SOUTHTOWN SHOPPING CENTER – BLOOMINGTON MINNESOTA

PL201700227

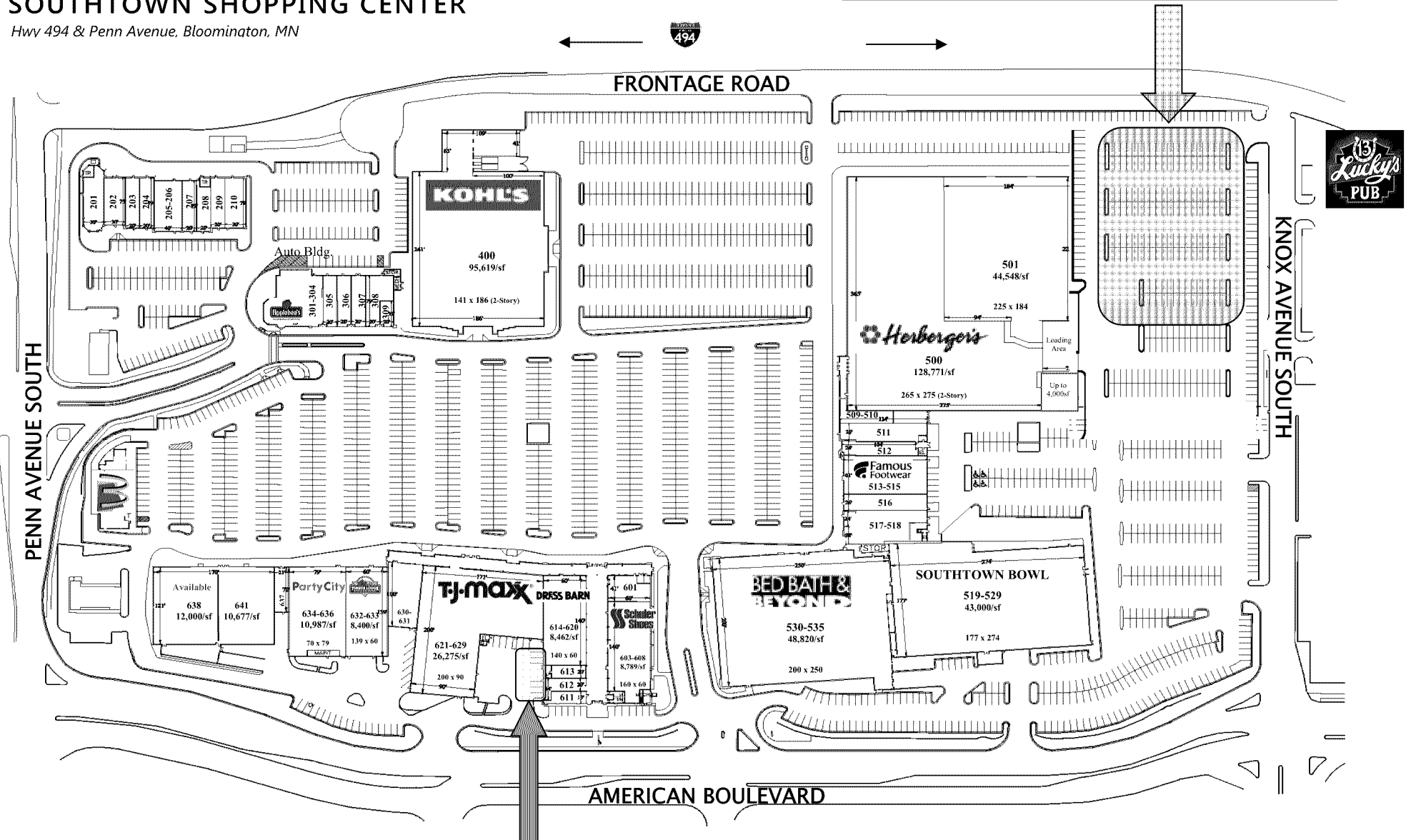


PL201700227

SOUTHTOWN SHOPPING CENTER

Hwy 494 & Penn Avenue, Bloomington, MN

Potential new parking layout with removal of the 14,100 sf Ward's Auto Building (40+ stalls)



Potential lost parking stalls with New Loading area. 6 stalls

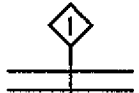
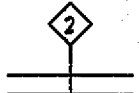
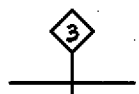
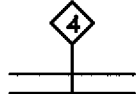
KEYNOTES: ①

1. NEW R.O. CUT INTO BRICK SILL WALL. REVISE STOREFRONT TO PATCH IN NEW PAIR OF DOORS WITH TRANSOM AND SIDELIGHTS. FIELD VERIFY IF CONC STOOPT REQ'D AND PATCH FLOOR SLAB AFTER MASONRY WALL DEMO. PATCH INTERIOR SILL WALL, G.C. OPTION TO TOOTH IN SALVAGE BRICK AT JAMBS OR PROVIDE BREAK METAL FINISH.
2. DEMO EXISTING ALUM STOREFRONT. NEW INFILL WALLS 2'-6" WIDE EACH SIDE. G.C. SHALL VERIFY GUITAR CENTER LAYOUT PRIOR TO FINALIZING ALUMINUM STOREFRONT. PROVIDE SHOP DRAWINGS FOR APPROVAL.
3. DEMO INTERIOR WING WALL THAT WAS CONSTRUCTED FOR KIOSK AREA.
4. DEMO DOORS. LANDLORD SHALL DETERMINE IF DOOR OPENING IS INFILLED WITH NEW, OR ENTIRELY NEW STOREFRONT IS REQUIRED IN THE MASONRY OPENING.
5. FIELD VERIFY FOR COLUMN LOCATION. INTENT IS TO DEMO WING WALL.
6. SEE STRUCTURAL FOR NEW BEAM TO CARRY EXTERIOR WALL BETWEEN 13'-0" DECK AND 19'-6" DECK. G.C. SHALL HAVE TEMPORARY SHORING DESIGNED BY LANDLORD CONTRACTED STRUCTURAL ENGINEER.
7. PATCH CONC. FLOOR AT ALL AREAS AFFECTED BY DEMO WITHIN LEASE SPACE TO DELIVER SMOOTH AND LEVEL SLAB FOR TENANT.
8. UPON REMOVAL OF OH GATE (APPROX 8'-0" x 16'-0") PATCH AND INFILL OPENING. PAINT TO MATCH ADJACENT INTERIOR AND CORRIDOR SIDE PAINT FINISHES. INTERIOR COLOR TO BE APPROVED BY DRESS BARN G.C. SHALL INSTALL TENANT'S STANDARD FIXTURES AT THE INFILL WALL. FIXTURES PROVIDED BY TENANT.
9. REMOVE HM. DOOR AND FRAME AND INFILL OPENING PER WALL TYPE. PROVIDE APPROPRIATE FLASHING AND BRICK SYSTEM ANCHORS AND WEEPS.
10. FORMER TENANT ELECTRICAL SUB PANELS AND BUMP-OUT WALLS TO BE REMOVED. PATCH FURRING AND GYP. BD. TAPED AND SANDED. FLUSH TO ADJACENT SIDES.
11. ONE OR MORE OF THREE EXISTING DOORS SHALL BE CORRD. WITH TENANT IMPROVEMENT TO DETERMINE WHICH REMAIN ACTIVE FOR EXITING. PROVIDE EXIT SIGN PER CITY CODE.
12. VERIFY IN FIELD FOR AGENCY OF COLUMN TO DEMISING WALL AND FURR AROUND COLUMN AS NEEDED TO COMPLETE ASSEMBLY. EXTEND TO DECK ABOVE.
13. ALL INTERIOR COLUMNS WITHIN LEASED SPACE SHALL BE EXPOSED / NON-CLAD.
14. EXISTING TILE FLOOR TO REMAIN WITHIN THE EXIT CORRIDOR.
15. NEW WALL SURFACES OF CORRIDOR TO BE PAINTED TO MATCH EXISTING PAINT COLOR AND FINISH. SELECTED BY LANDLORD.
16. DO NOT AFFECT EXISTING DRESS BARN DEMISING WALL OR WINDOWS. CEILING FINISHES WITHIN EXTENTS OF CORRIDOR TO BE DEMO'D.
17. EXISTING EXIT DOOR WAS SURVEYED AS HAVING COMPLIANT ILLUMINATED EXIT SIGNAGE AND PANIC EGRESS HWDS.
18. REPLACE EXISTING DOORS WITH COMPLIANT HM. DOOR PANELS AND PANIC EGRESS HARDWARE. PROVIDE ILLUM. EXIT SIGNAGE AND EMERGENCY FIRE ALARM SYSTEM / LIGHTING WITHIN THE CORRIDOR.
19. NEW MASONRY R.O. FOR NEW INSULATED HM. DOORS AND FRAME. SEE DOOR SCHEDULE. PROVIDE 4'-0"x8'-0" CONC. STOOPT LEVEL TO INTERIOR FLOOR ELEVATION. MAX SLOPE FOR DRAINAGE AWAY FROM BUILDING SHALL NOT EXCEED 1/4" PER FOOT.
20. DIRECT GLUE GYP. BD. TO INTERIOR CMU / SHIMS AT JAMBS AND HEAD.

GENERAL NOTES:

1. PROVIDE FIRE EXTINGUISHERS PER CODE. VERIFY LOCATIONS WITH ARCHITECT.
2. PROVIDE FLOOR DRAINS AND CLEAN OUTS AT ALL REQUIRED LOCATIONS BY DESIGN/BUILD PLUMBING.
3. G.C. TO SUBMIT COMPLETE ELECTRICAL, PLUMBING, SPRINKLER AND HVAC PLANS AS REQUIRED FOR THE LANDLORD SCOPE OF WORK. THE PLANS NEED TO BE CERTIFIED BY A REGISTERED ENGINEER IN THE STATE OF MINNESOTA. REFER TO TENANT'S LEASE EXHIBIT TO DEFINE SCOPE OF WORK AND RESPONSIBILITIES.

WALL PARTITION TYPES

EXISTING WALL	
	INFILL TENANT DEMISING NON-RATED 6" HTL STUDS AT 16" O.C. 5/8" GYP. BD. TYPE 'X' EACH SIDE TAPED AND SANDED. LEVEL 4 FINISH FULL RT ACUSTIC BATT INSULATION
	TENANT DEMISING NON-RATED 6" HTL STUDS TYPE 'S' AT 16" O.C. TO DECK CORRIDOR SIDE: 5/8" GYP. BD. TYPE 'X', TAPED AND SANDED, TO DECK. TENANT SIDE: 5/8" GYP. BD. TYPE 'X' OVER 5/8" PLYWOOD UP TO 10'-0" AFF. THEN TWO LAYERS OF 5/8" GYP. BD. TYPE 'X' FROM 10'-0" TO DECK. ALL TAPED AND SANDED. FULL RT ACUSTIC BATT INSULATION
	TENANT DEMISING W/ RULL DESIGN U-401 6" HTL STUDS TYPE 'S' AT 16" O.C. MAX. TO DECK. 5/8" GYP. BD. TYPE 'X' EACH SIDE TO DECK. FULL RT ACUSTIC BATT INSULATION. TAPED AND SANDED. EACH SIDE.
	EXTERIOR INFILL 8" HTL STUDS AT 12" O.C. MAX. WITH EXTERIOR STUCCO ABOVE C.T. OVER 1/2" CEMENT BOARD R-13 BATT INSULATION AND POLY VAPOR BARRIER. INTERIOR 5/8" GYP. BD. TYPE 'X', TAPED AND SANDED.
	EXTERIOR INFILL MATCH EXISTING FACE BRICK AND TOOTH INTO OPENING. PROVIDE SYSTEM ANCHORS AND WEEPS. 5/8" EXTERIOR GYP. SHEATHING WITH TYVEK OR SIMILAR. 3 5/8" HTL STUDS ON EACH SIDE OF WALL ASSEMBLY AT 16" O.C. INTERIOR R23 BATT INSULATION WITH POLY VAPOR BARRIER. INTERIOR 5/8" GYP. BD. TYPE 'X', TAPED AND SANDED.

DOOR SCHEDULE

#	ROOM NAME	FRAME TYPE	DOOR TYPE	SIZE	HOUR	REMARKS
100	EXTERIOR ENTRY	ALUM	AL/SL	PR 3'-0"x7'-0"	1	
101	EXTERIOR ENTRY	ALUM	AL/SL	PR 3'-0"x7'-0"	1	
102	EXIT	HM	HM	3'-0"x7'-0"	2	
103	EXIT	HM	HM	3'-0"x7'-0"	2	
104	EXIT	HM	HM	3'-0"x7'-0"	2	
105	SERVICE DOOR	HM	HM	PR 3'-0"x7'-0"	3	
106	EXIT	HM	HM	3'-0"x7'-0"	4	

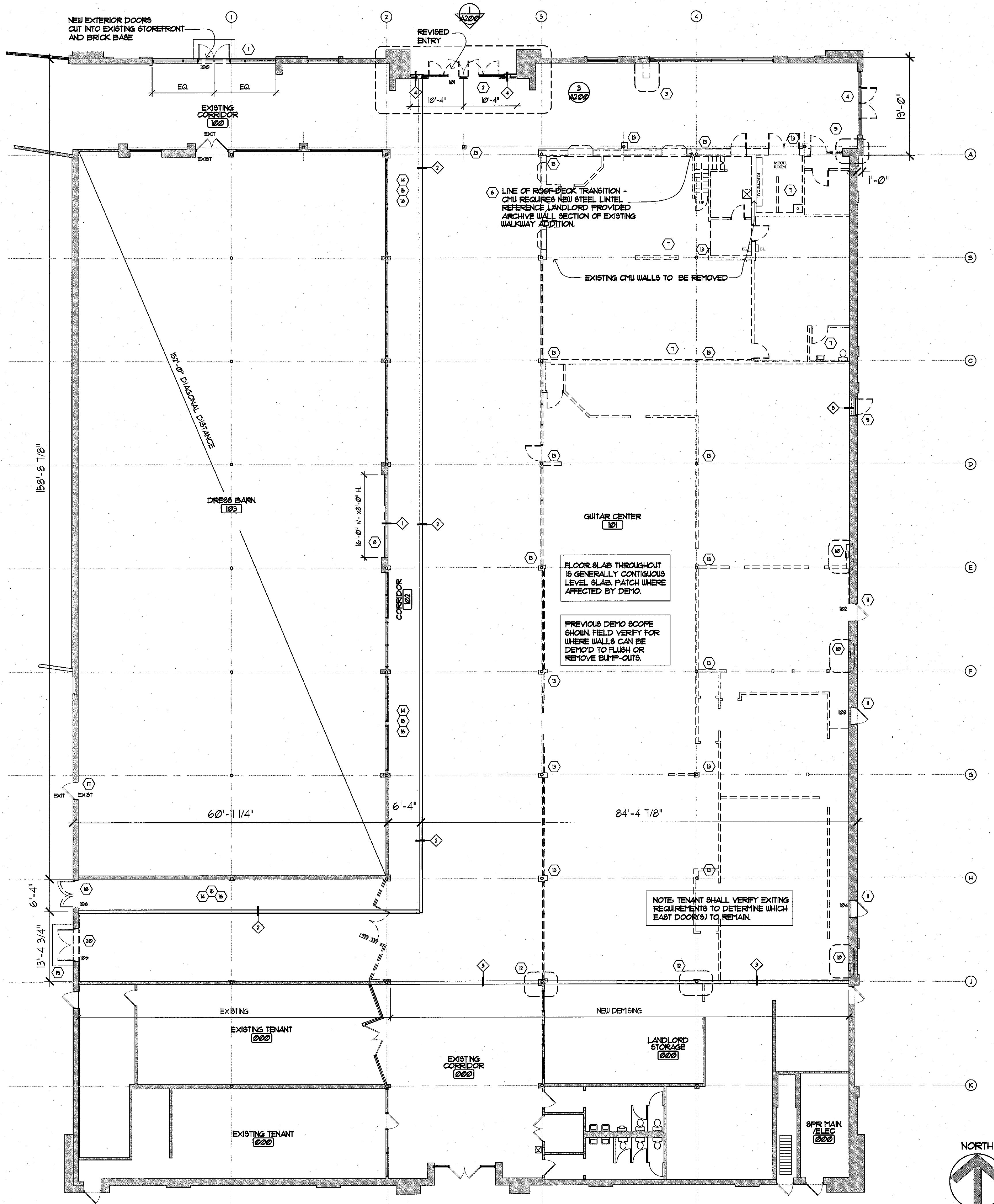
1. ALL HOUR TO BE ADA COMPLIANT.

2. ALL HM FRAMES AND DOORS TO BE PAINTED TO MATCH EXISTING WALL COLOR

HARDWARE SCHEDULE

HDRUE 1	DOOR 100 / 101 PAIR 3'-0"x7'-0" ALUMINUM STOREFRONT SS US26D FINISH HOUR. (FIELD VERIFY) 3 PAIR BUTT HINGES, (2) OH. CLOSERS (1) THRESHOLD (2) DOOR SEALS AND SWEEPS (1) FIELD MATCH PULLS (1) PUSH BAR INACTIVE LEAF (1) SILL LOCK INACTIVE LEAF, COORD. KEYING WITH LL. (1) PANIC BAR ACTIVE LEAF, EXTER. LOCK CYLINDER THERMOBREAK ANOD. ALUM FRAME WITH FULL GLAZING KIT, 1" INSL. LOW-E TINTED GLASS	HDRUE 3	DOOR 105 PAIR 3'-0"x7'-0" INSULATED HM. DOOR AND FRAME SS US26D FINISH HOUR. (FIELD VERIFY) 3 PAIR BUTT HINGES, (2) OH. CLOSERS (1) THRESHOLD (2) DOOR SEALS AND SWEEPS ACTIVE LEAF: PANIC DEVICE LEVER LOCK HANDLE INACTIVE LEAF: TOP AND BOTTOM BOLTS VERIFY KEYING AND SECURITY WITH LANDLORD.
HDRUE 2	DOOR 102, 103, 104 3'-0"x7'-0" INSULATED HM. DOOR AND FRAME SS US26D FINISH HOUR. (FIELD VERIFY) 1 1/2 PAIR BUTT HINGES, (1) OH. CLOSERS (1) THRESHOLD (1) PANIC EXIT DEVICE (1) EXTERIOR LOCK CYLINDER, TAB STYLE PULL VERIFY KEYING AND SECURITY WITH LANDLORD. LOCATION AND QUANTITY OF EAST EXITS TO BE DETERMINED BY TENANT IMPROVEMENT DRAWINGS.	HDRUE 4	DOOR 106 (1) 3'-0"x7'-0" AND (1) 2'-0"x7'-0" INSULATED HM. DOOR AND FRAME SS US26D FINISH HOUR. (FIELD VERIFY) 3 PAIR BUTT HINGES, (1) OH. CLOSER (1) THRESHOLD (2) DOOR SEALS AND SWEEPS ACTIVE LEAF 36" PANIC DEVICE W/ ALARM, LEVER LOCK HANDLE INACTIVE LEAF 24" TOP AND BOTTOM BOLTS VERIFY KEYING AND SECURITY WITH LANDLORD.

PL201700227



LANDLORD DEMISING PLAN

3/32" = 1'-0"

taneek

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www.taneek.com

project

Guitar Center
Landlord Shell
Suite 601
Southtown Center
Bloomington, MN 55431

I hereby certify that this plan,
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or under my direct supervision and that I
am a duly licensed architect under the laws
of the state of Minnesota.

Kenneth E. Piper 10.13.2017

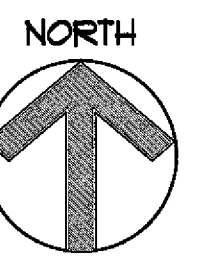
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scale as noted
name kep/rdh

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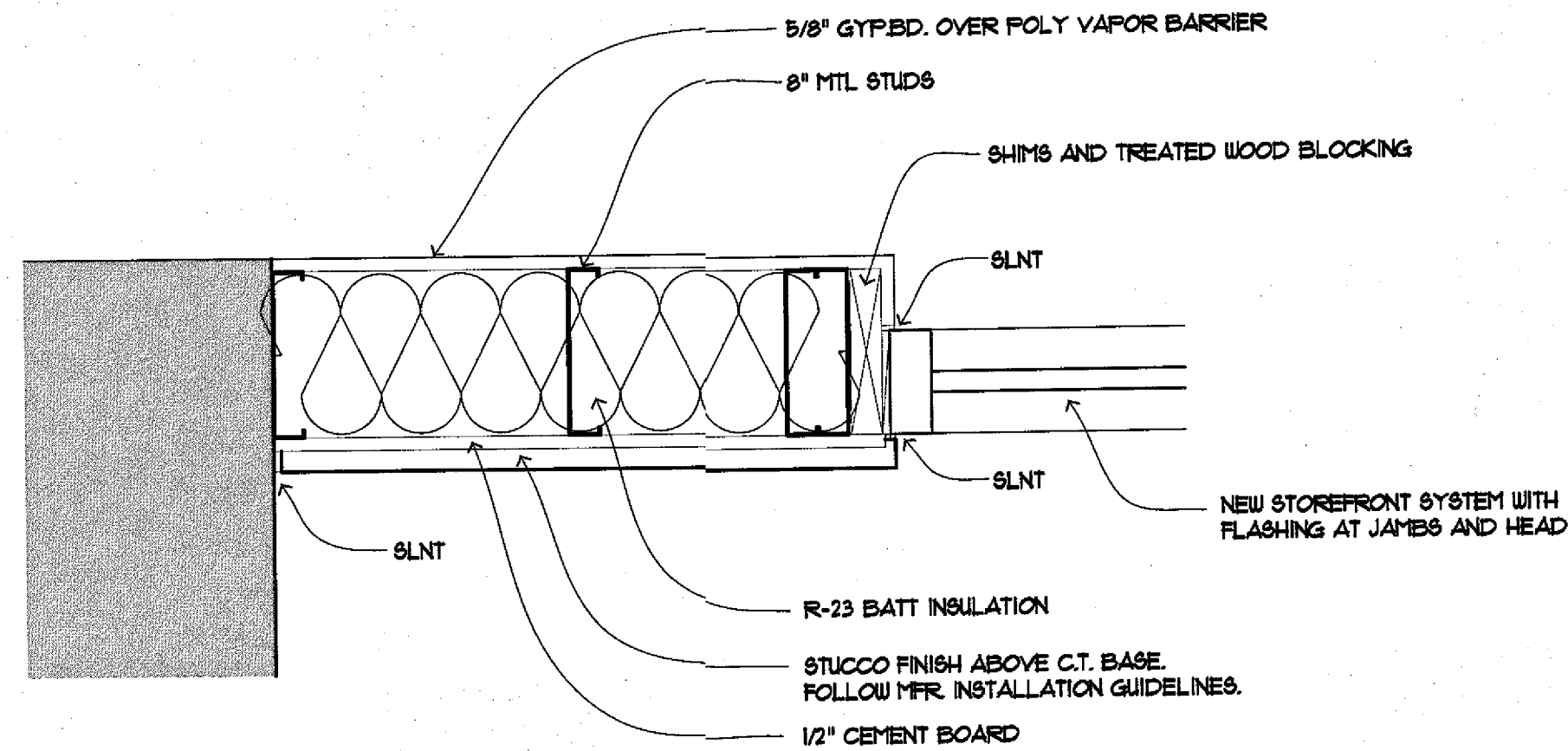
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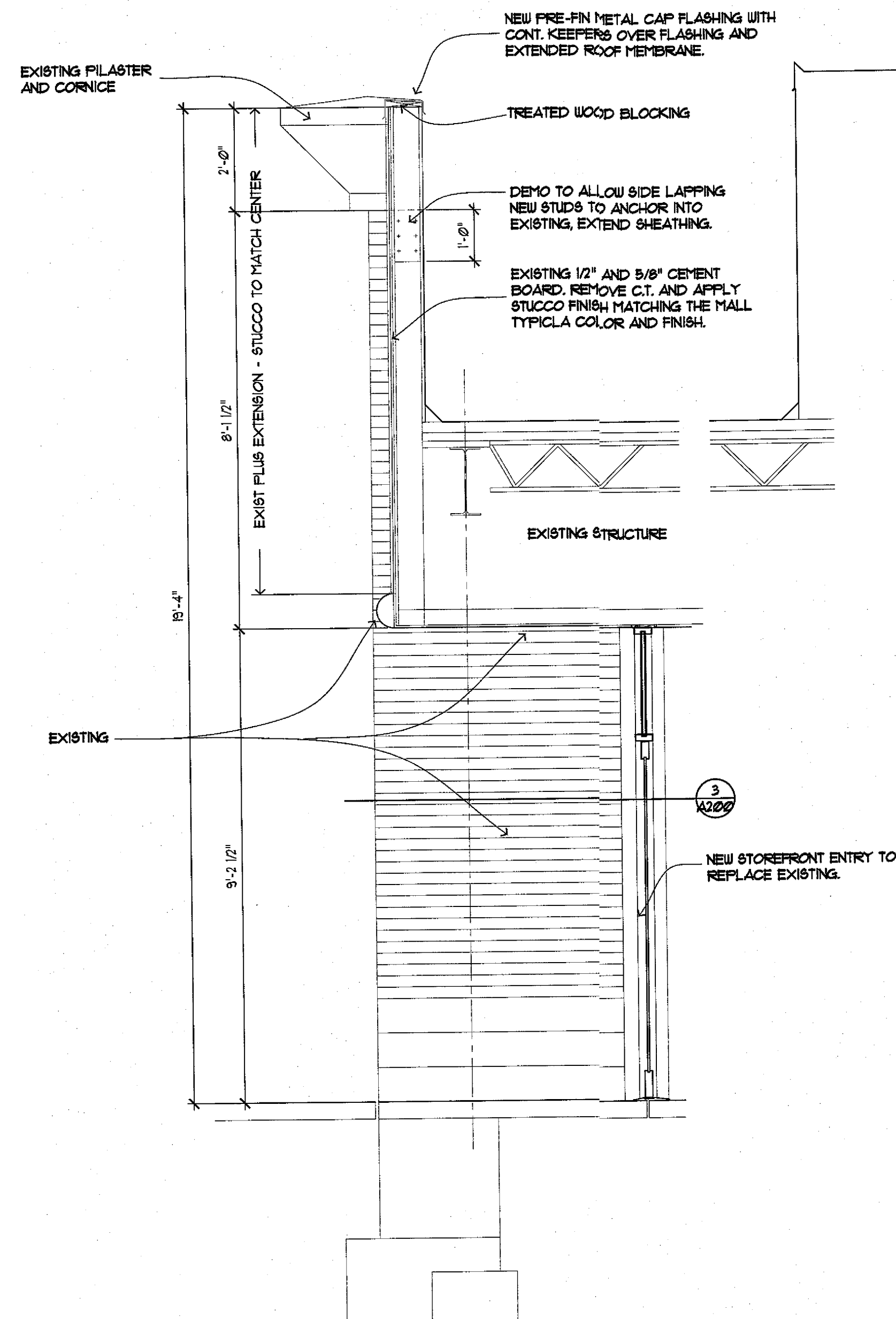
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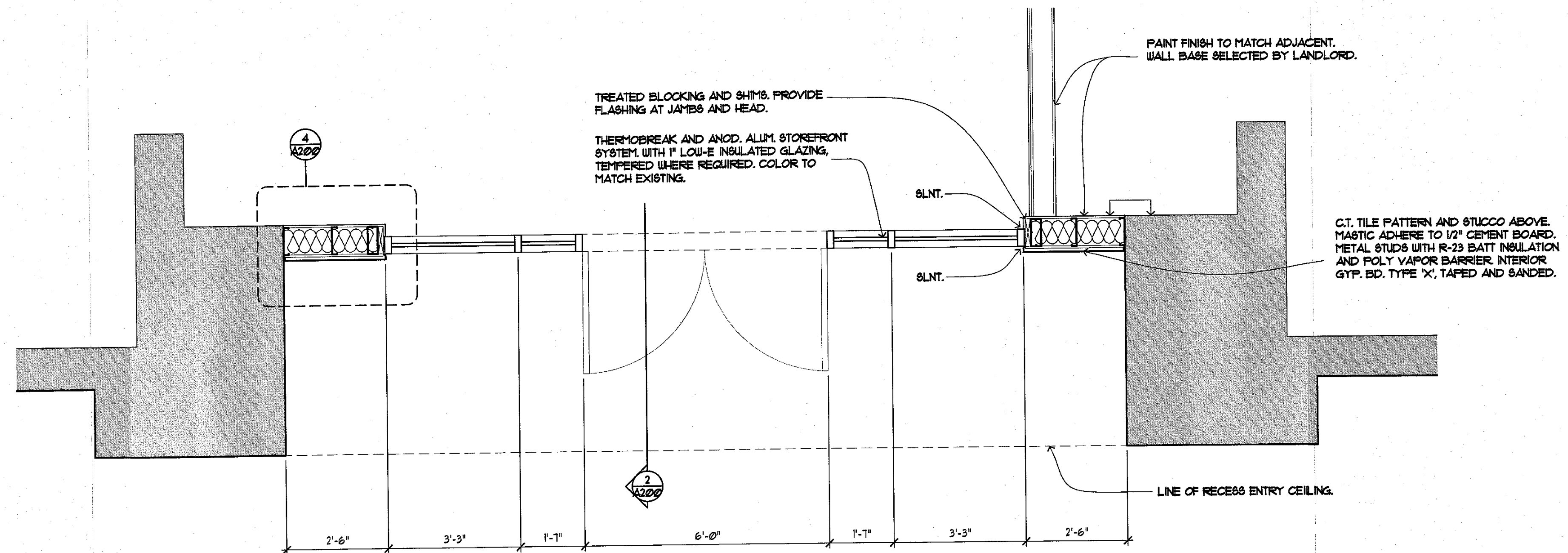
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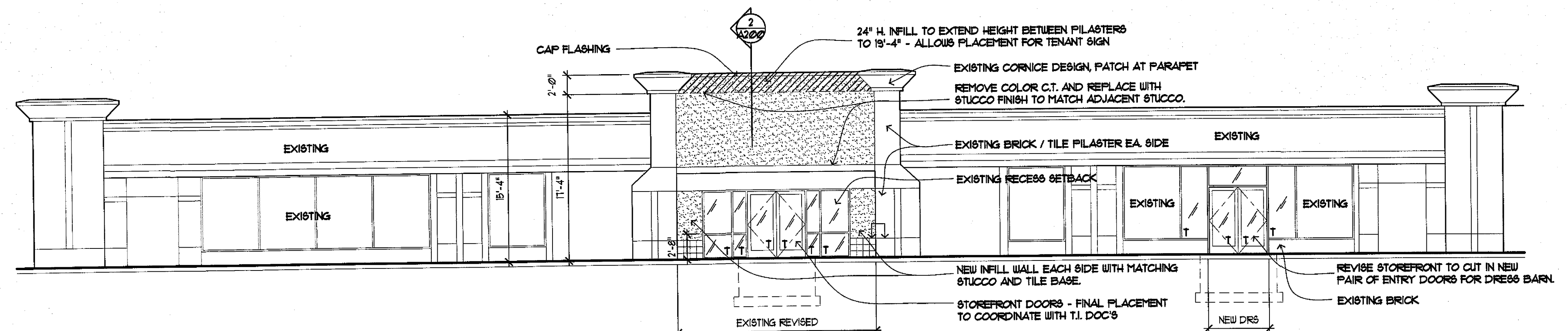
4 WALL DETAIL
1/2" = 1'-0"



2 GUITAR CENTER ENTRY
1/2" = 1'-0"



3 GUITAR CENTER ENTRY
1/2" = 1'-0"



1 PARTIAL NORTH ELEVATION - GUITAR CENTER / DRESS BARN ENTRIES
1/8" = 1'-0"

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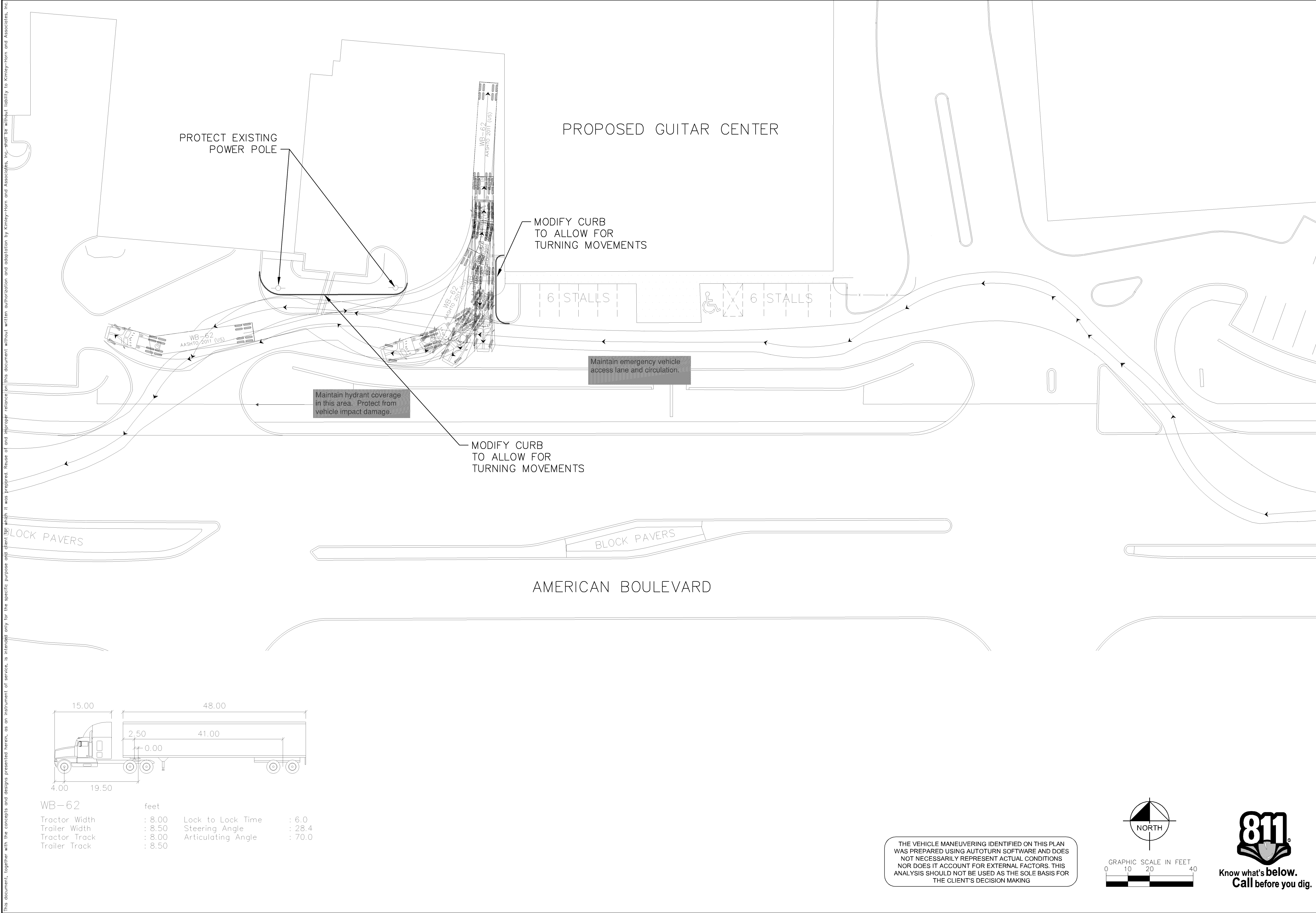
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date: 10.19.17
license number: 24000
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scale: as noted
name: kep/rdh

permit issue: 10.13.2017
elevations:

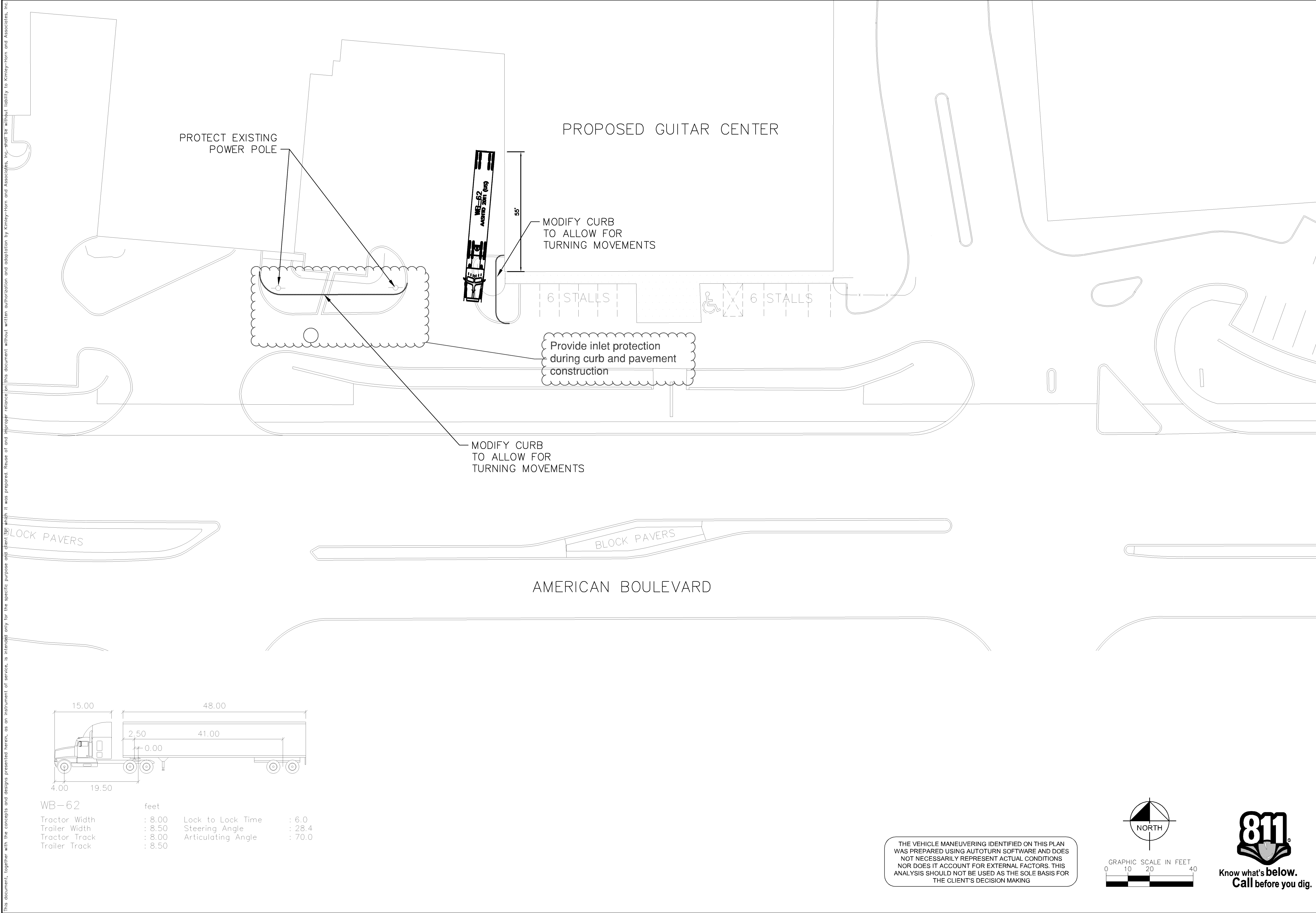
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SOUTHTOWN SHOPPING CENTER		GUITAR CENTER TRUCK ANALYSIS		SCALE AS SHOWN DESIGNED BY A/HB DRAWN BY A/HB CHECKED BY WDM		Kimley»Horn 2850 UNIVERSITY AVE. WEST, SUITE 230N ST. PAUL, MINNESOTA 55114 TEL. NO. (651) 845-4437 FAX NO. (651) 845-5116		CONCEPTUAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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GUITAR CENTER TRUCK ANALYSIS		SCALE AS SHOWN		DESIGNED BY AHB		DRAWN BY AHB	
SOUTHTOWN SHOPPING CENTER		MINNESOTA		HENNEPIN COUNTY		DATE 10/06/2017	
PROJECT NO. 160551003		SHEET NUMBER		EX-28.1			