

9304 LYNDAL AVE SOUTH, BLOOMINGTON, MN  
CONVERSION OF EXISTING DQ BUILDING AND SITE TO A STARBUCKS COFFEE (Drive Thru + Café)

PROPOSED TIMELINE:

- Schematic/Submittal plans complete: 12/09/2024
- Construction Documents: 12/9/2024-1/27/2025
- Submit for interior permit: 1/28/2025
- Interior demolition by Landlord: 1/28/2025-3/31/2025
- Interior permit in hand: 4/22/2025
- Construction start (Starbucks' general contractor): 4/29/2025
- Construction end: 8/27/2025
- Punchlist complete: 9/03/2025
- Store open: ASAP

INTERIOR FLOOR PLAN COMMENTS:

- All existing interior improvements to be removed by Landlord
- Existing SSDS (vapor mitigation system) to remain
- New interior improvements by Starbucks' general contractor
- 47 interior seats proposed (DQ had 56 interior seats)
- 20 exterior patio seats proposed (DQ had similar)
- See attached floor plan

EXTERIOR ELEVATIONS AND FINISHES COMMENTS:

- See attached Ext. elevations and referenced notes 1-16

SITE PLAN COMMENTS:

- See attached site plan and referenced notes 1-19
- No proposed changes to the site layout, parking arrangement/count, or landscape except:
  - Installation of new drive thru signage, menu and order station per notes 1-6
  - Misc paint striping and directional arrows per notes 6,7,18
  - Propose a wood fence/screen around the existing electric transformer per note 15
  - General clean up and refresh of parking striping, painted bollards and landscape