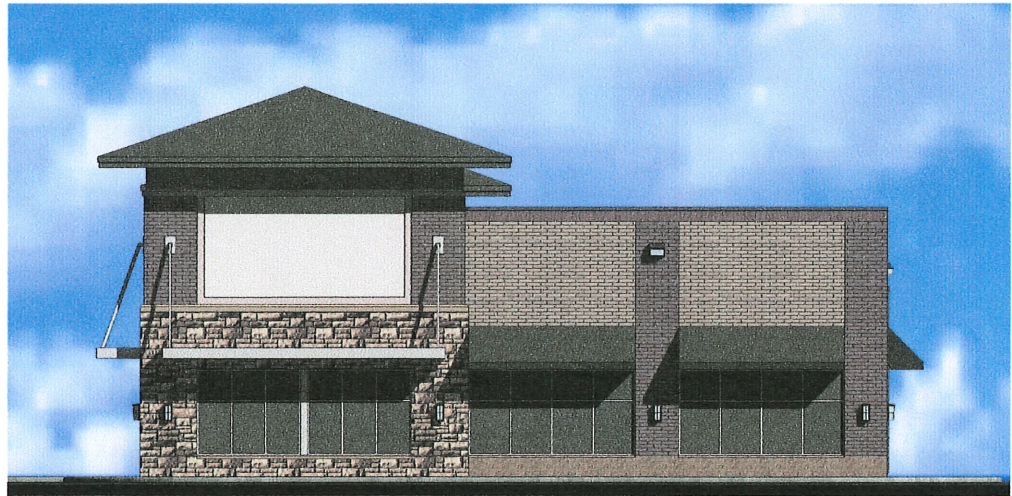




NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



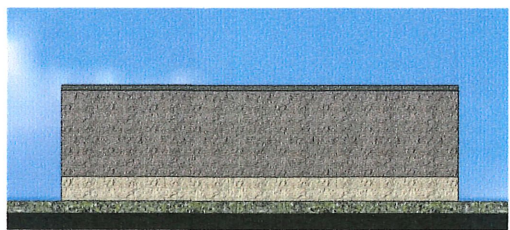
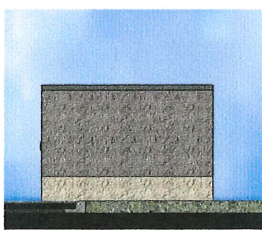
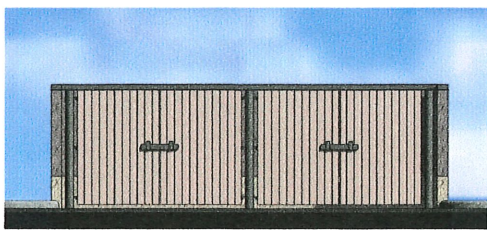
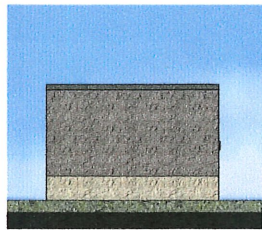
EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
SCALE: 3/16" = 1'-0"

**Rosa
Architectural
Group
Inc.**

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

**ROYAL LAKES
RETAIL CENTER**

12475 LEXINGTON AVE NE
BLAINE, MN 55449

**CLASSIC
CONSTRUCTION**

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

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: _____

SIGNED: _____

DATE: _____ REG. NO. _____

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PRINT NAME: _____

SIGNED: _____

DATE: 6/7/19 REG. NO. 18039

PROJECT NUMBER: 21917

DATE: JUNE 7, 2019

DRAWN BY: JL

CHECKED BY: RR

REVISIONS: _____

COLOR ELEVATIONS

A3.2

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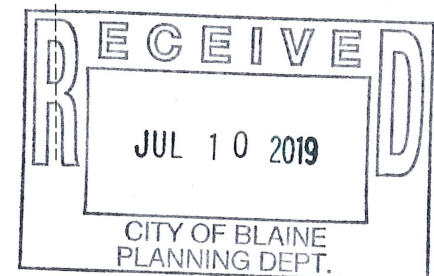
DRAWN BY: JL

CHECKED BY: RR

REVISIONS: 7/9/2019

SITE PLAN

A1.1



PROPOSED BUILDING

COFFEE SHOP & RESTAURANT = 1,420.8 SF. + 5,498.9 SF.
6,919.7 SF. / 100 = 69.2 STALLS REQ'D.

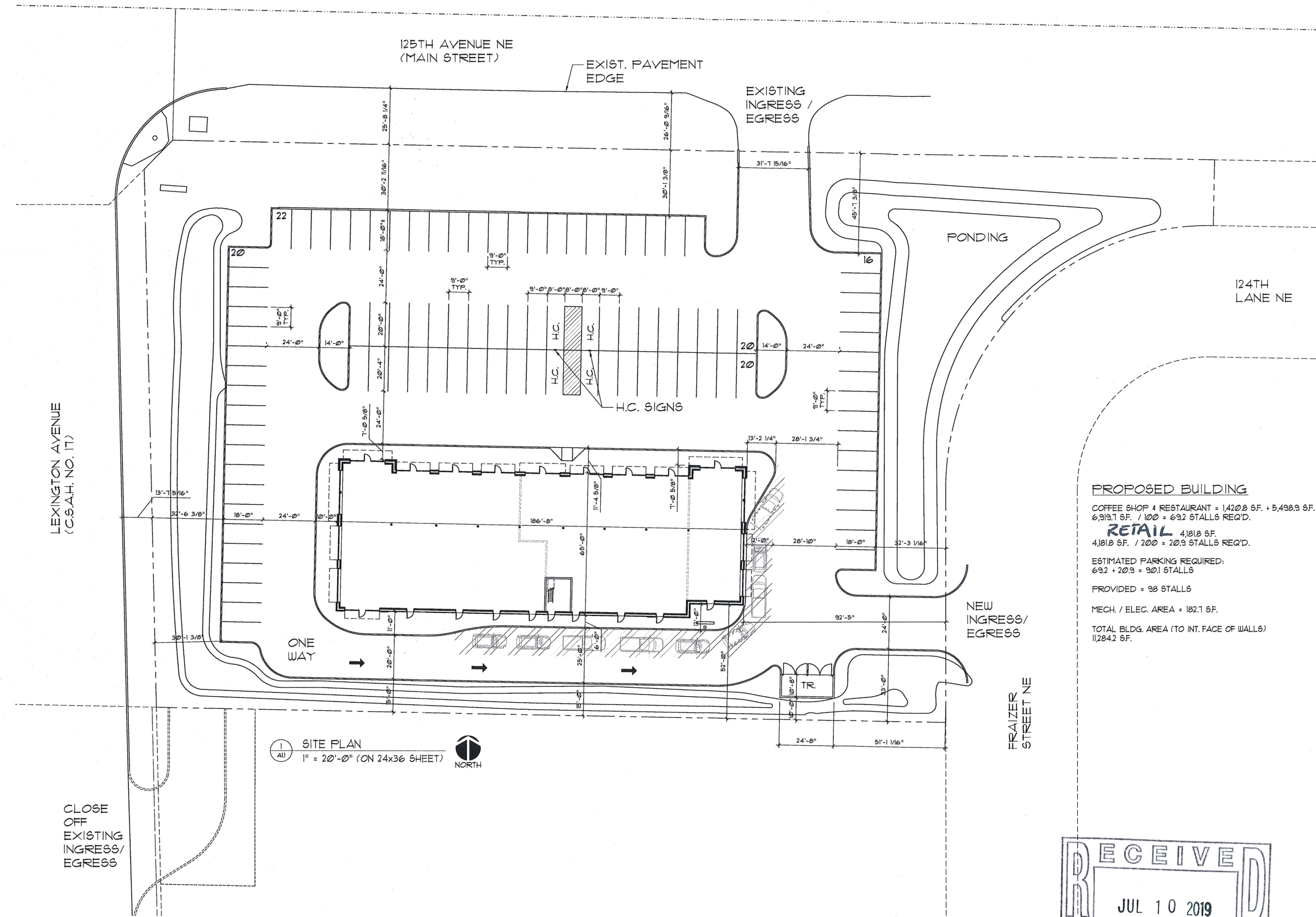
RETAIL 4,181.8 SF.
4,181.8 SF. / 200 = 20.9 STALLS REQ'D.

ESTIMATED PARKING REQUIRED:
69.2 + 20.9 = 90.1 STALLS

PROVIDED = 98 STALLS

MECH. / ELEC. AREA = 182.1 SF.

TOTAL BLDG. AREA (TO INT. FACE OF WALLS)
11,284.2 SF.



1 SITE PLAN
ALL 1" = 20'-0" (ON 24x36 SHEET)



CLOSE
OFF
EXISTING
INGRESS/
EGRESS

LEXINGTON AVENUE
(C.S.A.H. NO. 17)

125TH AVENUE NE
(MAIN STREET)

EXIST. PAVEMENT
EDGE

EXISTING
INGRESS /
EGRESS

PONDING

124TH
LANE NE

NEW
INGRESS/
EGRESS

FRAIZER
STREET NE

H.C. SIGNS

TR

ONE
WAY