

# Attachment B



Existing Sign



Proposed Location

**NOTE:** THRIFTY WHITE PHARMACY SIGN PROPOSED TO BE INSTALLED NEXT TO UPSHER-SMITH SIGN



Overhead View



NEW INTERNALLY ILLUMINATED MONUMENT SIGN

# LEROY

SIGNS

6325 WELCOME AVE, N.  
MINNEAPOLIS, MN 55429  
Phone: 763-535-0080  
www.leroy signs.com

**Customer**

Thrifty White Pharmacy

**Location**

Maple Grove, MN

**Description**

exterior illuminated  
monument signage

**Sales Person**

Kaj Reiter

**Date**

12-13-2021

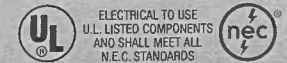
**Scale**

Scale: 1/4"=1'-0"

**File / Rev**

TWP\_CO\_MS\_V4A.ai

PRIMARY ELECTRICAL POWER TO SIGN  
TO BE BY OTHERS. ALL POWER TO BE  
120 VOLT UNLESS OTHERWISE STATED



SIGN MUST BE GROUNDED IN COMPLIANCE WITH  
ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

**IMPORTANT NOTICE:**

This is a proprietary design of Leroy Signs, Inc., designed specifically for this project. It is illegal and unethical to distribute to any other entity for copy or use. This design cannot be used without the written consent of Leroy Signs, Inc.

PROJECT NAME  
**UPSHER-SMITH  
HEADQUARTERS**

LOCATION  
MAPLE GROVE  
MINNESOTA

DRAW TITLE  
**MONUMENT SIGN  
PLAN**

REVISIONS

1. CONSULT WITH THE ARCHITECT FOR THE LOCATION OF THE SIGN AND THE LOCATION OF THE SIGN ON THE BUILDING. THE ARCHITECT IS RESPONSIBLE FOR THE LOCATION OF THE SIGN ON THE BUILDING. THE ARCHITECT IS RESPONSIBLE FOR THE LOCATION OF THE SIGN ON THE BUILDING.

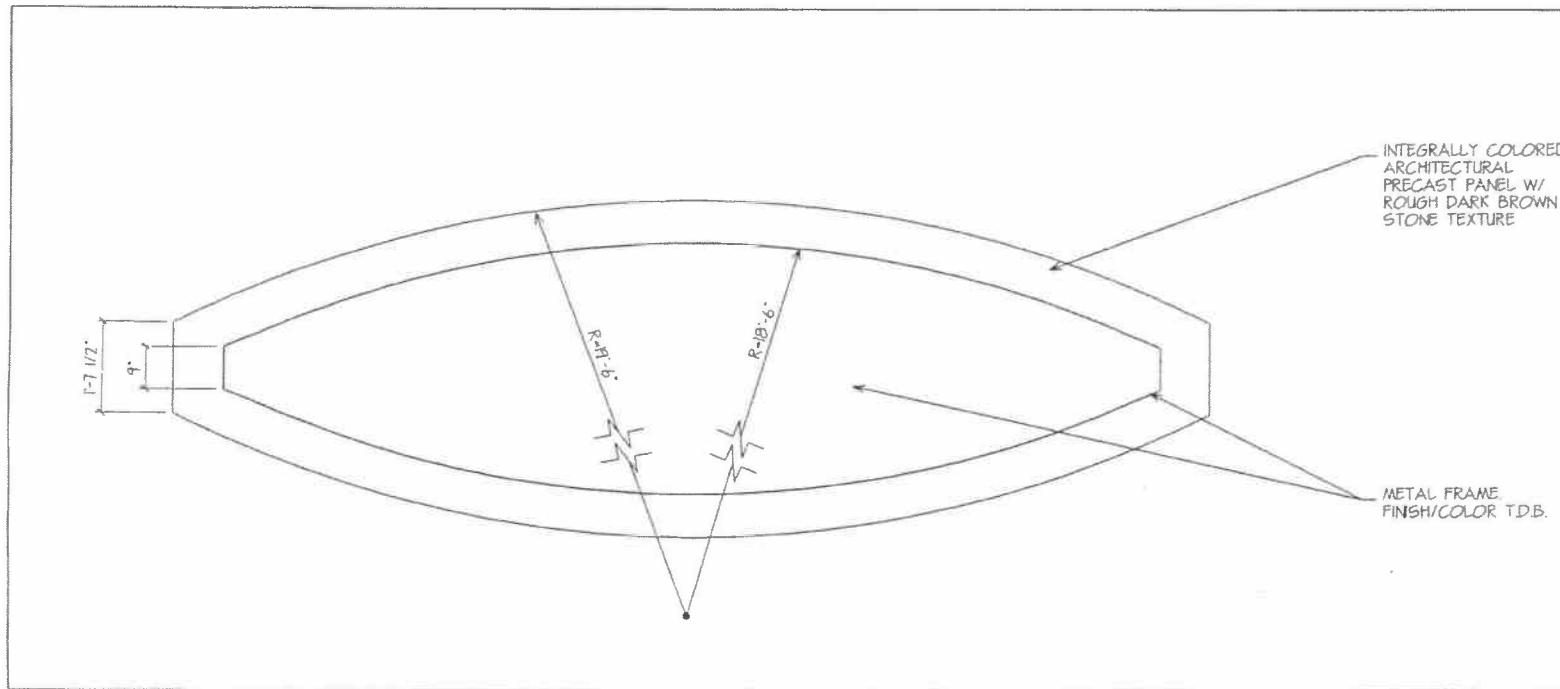
REGISTRATION NO. DATE

DESIGNER'S NAME

PROJECT NUMBER

FILE NUMBER  
**15/AS1.2**

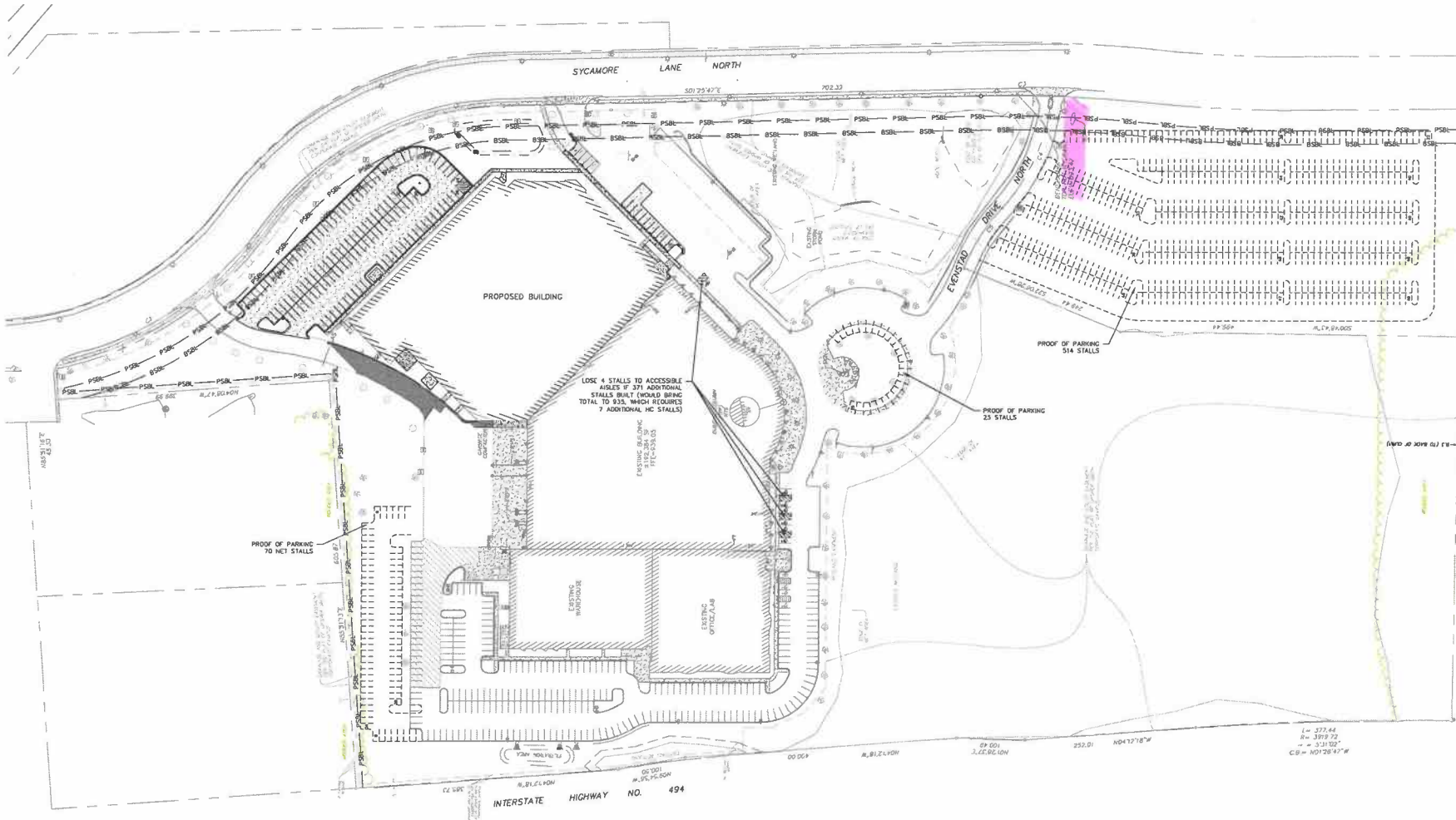
DRAWN BY: JGM  
CHECKED BY: GEM  
DATE: 02/20/15  
SCALE: 1/2"=1'-0"



INTEGRALLY COLORED  
ARCHITECTURAL  
PRECAST PANEL W/  
ROUGH DARK BROWN  
STONE TEXTURE

METAL FRAME  
FINISH/COLOR T.D.B.

**15** MONUMENT SIGN PLAN  
AS1.2 SCALE 1/2"=1'-0"



**SITE DATA**

	EXISTING	PROPOSED
ZONING	FF FREEWAY FRONTAGE	FF FREEWAY FRONTAGE
PROPERTY AREA	1,407,478 SF	1,407,478 SF
PERVIOUS AREA	631,701 SF	649,978 SF
IMPERVIOUS AREA	475,474 SF	557,281 SF
PERCENT IMPERVIOUS	33.6%	39.9%
BUILDING COVERAGE	175,710 SF (12.5%)	375,343 SF (19.9%)

**CODE REQUIREMENTS**  
 MAX IMPERVIOUS = 75%  
 MAX BUILDING COVERAGE = 30%

**BUILDING SUMMARY**

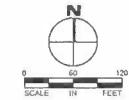
	EXISTING	PROPOSED	TOTAL
OFFICE	176,263 SF	3,450 SF	179,713 SF
WAREHOUSING	107,000 SF	40,725 SF	147,725 SF
MANUFACTURING/LAB	28,713 SF	82,954 SF	111,667 SF
OTHER (CONCRETE, MECHANICAL, RESTROOMS, ETC.)	14,008 SF	171,848 SF	185,856 SF
<b>TOTAL</b>	<b>326,085 SF</b>	<b>798,985 SF</b>	<b>1,125,070 SF</b>

\*THESE NUMBERS TAKEN FROM THE 'MAPLE GROVE PARKING REQUIREMENTS SUMMARY' TABLE ON SHEET C30  
 ON THE UPSHER-SMITH LABS WEST EXPANSION RECORD DRAWINGS SET DATED 9/20/14.  
 \*\*ALL LAB EMPLOYEES IN THE EXISTING BUILDING ALSO HAVE AN OFFICE SPACE. PARKING FOR THESE EMPLOYEES IS ACCOUNTED FOR IN THE OFFICE CALCULATION.

**OFF-STREET PARKING**

	EXISTING	PROPOSED	REQUIRED PER CODE
REG. PARKING STALLS	608	552	935 (INCLUDES HC)
HANDICAP PARKING	12	12	12 (FOR 561-600 STALLS) 19 (FOR 601-935 STALLS)
TOTAL PARKING STALLS	620	564	935
PROOF OF PARKING	104	805	N/A
TOTAL W/ PROOF	820	1,369	935

OFFICE = 1 PER 200 SF (179,713 SF) = 718 STALLS  
 WAREHOUSING = 1 PER 2,000 SF (147,725 SF) = 74 STALLS  
 \* 1 FOR EACH COMPANY-COVERED TRUCK (1) = 88 STALLS  
 MANUFACTURING, FABRICATING OR PROCESSING = 1 PER 350 SF (82,954 SF) = 237 STALLS  
 TOTAL = 718 + 88 + 237 = 1,043 STALLS  
 TOTAL WITH 10% REDUCTION = 935 STALLS



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**PROJECT INFORMATION**  
**UPSHER-SMITH EAST EXPANSION**

6701 EVENSTAD DR  
 MAPLE GROVE, MN 55369

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 Engineer under the laws of the State of Minnesota.

*Chris L. Wood*  
 CHRIS L. WOOD

REGISTRATION NO. DATE  
 49886 7/15/2019

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 DRAWN BY: TLR CHECKED BY: TLR  
 JOB NO. DATE: 780-174 3/15/2020

ISSUE #	DATE	DESCRIPTION
1	8/19/19	OFF SHOWN
2	10/29/19	CITY SUBMITTAL
3	10/29/19	BID SET
4	10/29/19	GENCO
5	10/29/19	CITY PERMITTING
6	10/29/19	CORE & SHELL PERMIT
7	11/15/19	CORE & SHELL PERMIT
8	11/15/19	...
9	11/15/19	...
10	11/15/19	...
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30	11/15/19	...

**CORE & SHELL PERMIT SET**  
**MASTER SITE PLAN**

C301

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