

Andrew Riverside Mixed Use Development A - New 5 Story Building

Andrew Riverside
Mixed-Use
Development



einess swenson graham architects
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Design # Date _____



401 8th Ave SE
Minneapolis, MN 55414

UNIT MIX & SQUARE FOOTAGES

Andrew Riverside Development - Spring 2012

Level	Use	Total GSF	Parking GSF	Apt GSF	Church	Apt RSF	Units	Beds	Parking
Minus One	parking	16,743	16,743						43
Level 1	Res / Parking	17,112	2,158	10,346	4,608	6,563	6	14	
Level 2	residential	15,972		15,972		13,908	13	35	
Level 3	residential	15,972		15,972		13,908	13	35	
Level 4	residential	15,972		15,972		13,908	13	35	
Level 5	residential	13,644		13,644		11,621	11	28	
Total		95,415	18,901	71,906	4,608	59,908	56	147	43

Unit Distribution

Level	1 BR	2 BR	3 BR	3 BR DEN	Total	Bedrooms
Level 1	0	2	4	0	6	14
Level 2	0	4	9	0	13	35
Level 3	0	4	9	0	13	35
Level 4	0	4	9	0	13	35
Level 5	1	5	3	2	11	28
Total	1	19	34	2	56	147
%	2%	34%	61%	4%		

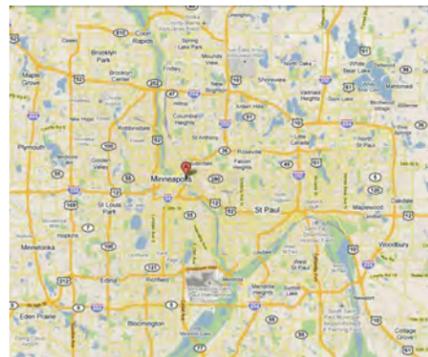
Andrew Riverside Site Zoning Analysis New Lot Size is 27,058 sf (164'-8" x 166')

RS Zoning Rules	Density allowed in RS		Current project density	
	SF	Units	SF	Units
lot size / 700 MLA		38		
lot size x 2.0 FAR	54,116			
x 20% enclosed parking	64,939	45		
x 20% affordable component	75,762	52	71,906	56

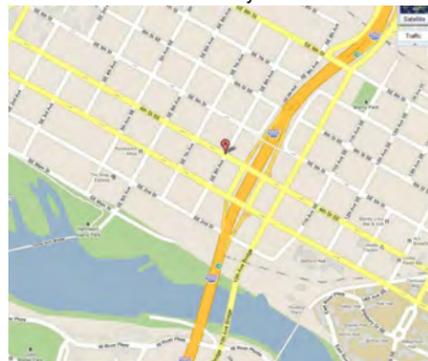
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ARCHITECTURAL		
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Project Location



Vicinity



Site Location

PROJECT TEAM

Owner/Developer: CPM Development
Nick Walton, President
1515 W Lake Street, 2nd Floor
Minneapolis, MN 55408

Architect: Einess Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
F: 612-339-5382

Landscape: Damon Farber Associates
Thomas Whitlock, President
923 Nicollet Mall
Minneapolis, MN 55402

Contractor: T.B.D

Civil: Sunde Engineering, Inc.
Michael Whelan, PE
10630 Nesbitt Avenue South
Bloomington, MN 55437-3100

Structural Engineer: T.B.D

**Mechanical,
Electrical,
Plumbing Engineers:** T.B.D

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No. Description Date

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TITLE SHEET

T1.1

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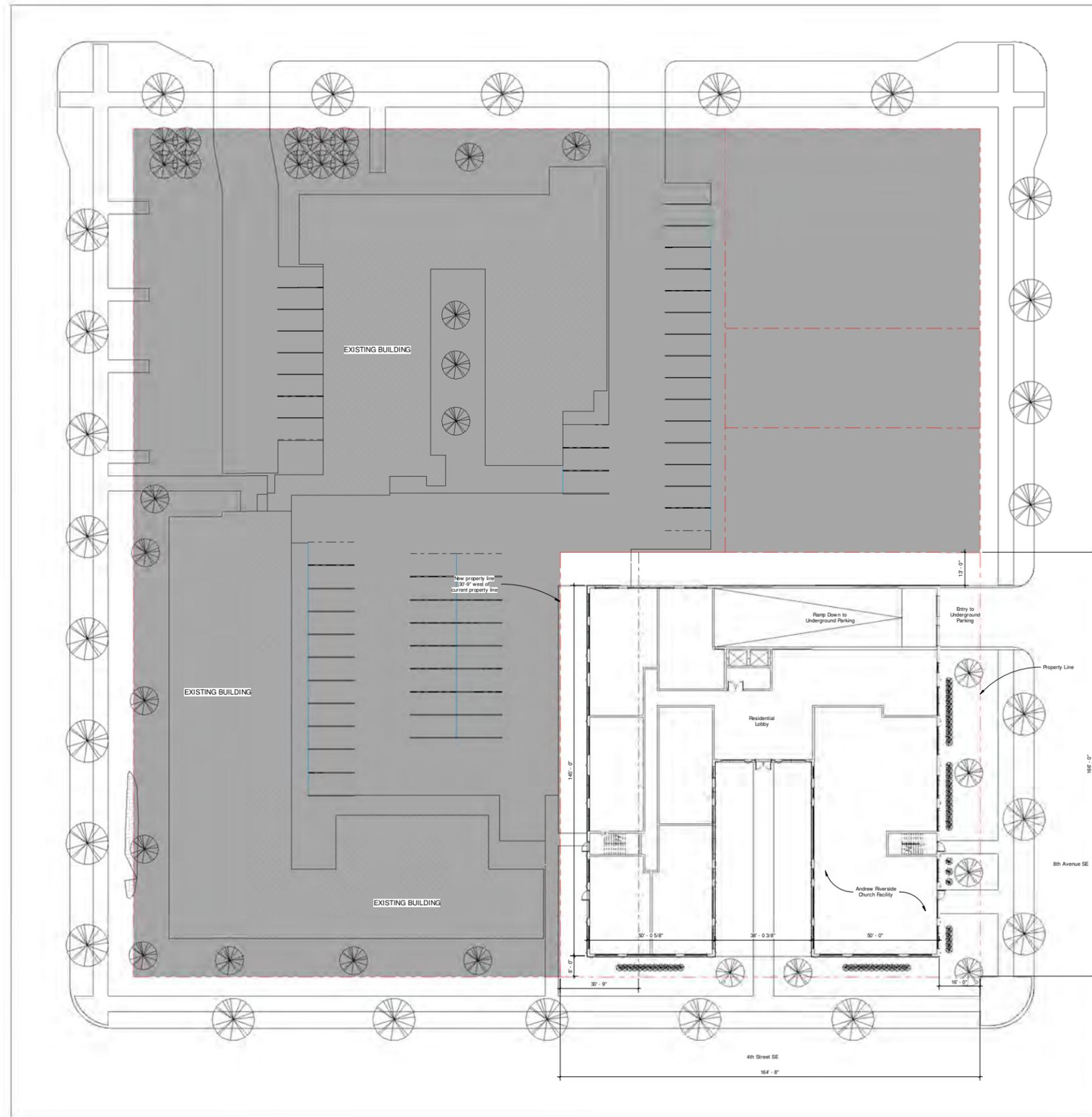
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ARCHITECTURAL SITE PLAN

A0.1

10/28/12 11:57 AM

1
A0.1 LEVEL 1
1/16" = 1'-0"



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4 BIRDSEYE VIEW WEST - A
102-A 12" = 1'-0"



3 BIRDSEYE VIEW SOUTH - A
102-A 12" = 1'-0"



2 BIRDSEYE VIEW EAST - A
102-A 12" = 1'-0"



1 BIRDSEYE VIEW NORTH - A
102-A 12" = 1'-0"

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SITE AERIAL IMAGES
A0.2-A

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REFERENCE IMAGES

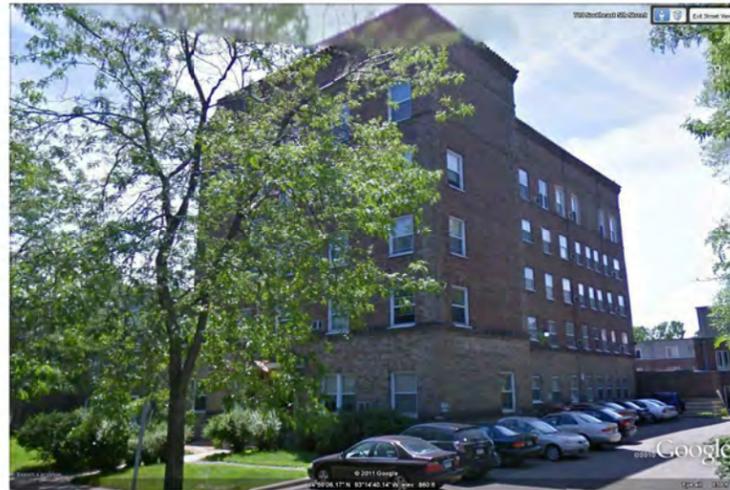
A0.3-A



6 CAMERA VIEW
A0.3-A 12" = 1'-0"



5 PHOTO OF HISTORIC CHURCH - NOW DEMOLISHED
A0.3-A 12" = 1'-0"



4 STREET VIEW 4
A0.3-A 12" = 1'-0"



3 STREET VIEW 3
A0.3-A 12" = 1'-0"



2 STREET VIEW 2
A0.3-A 12" = 1'-0"



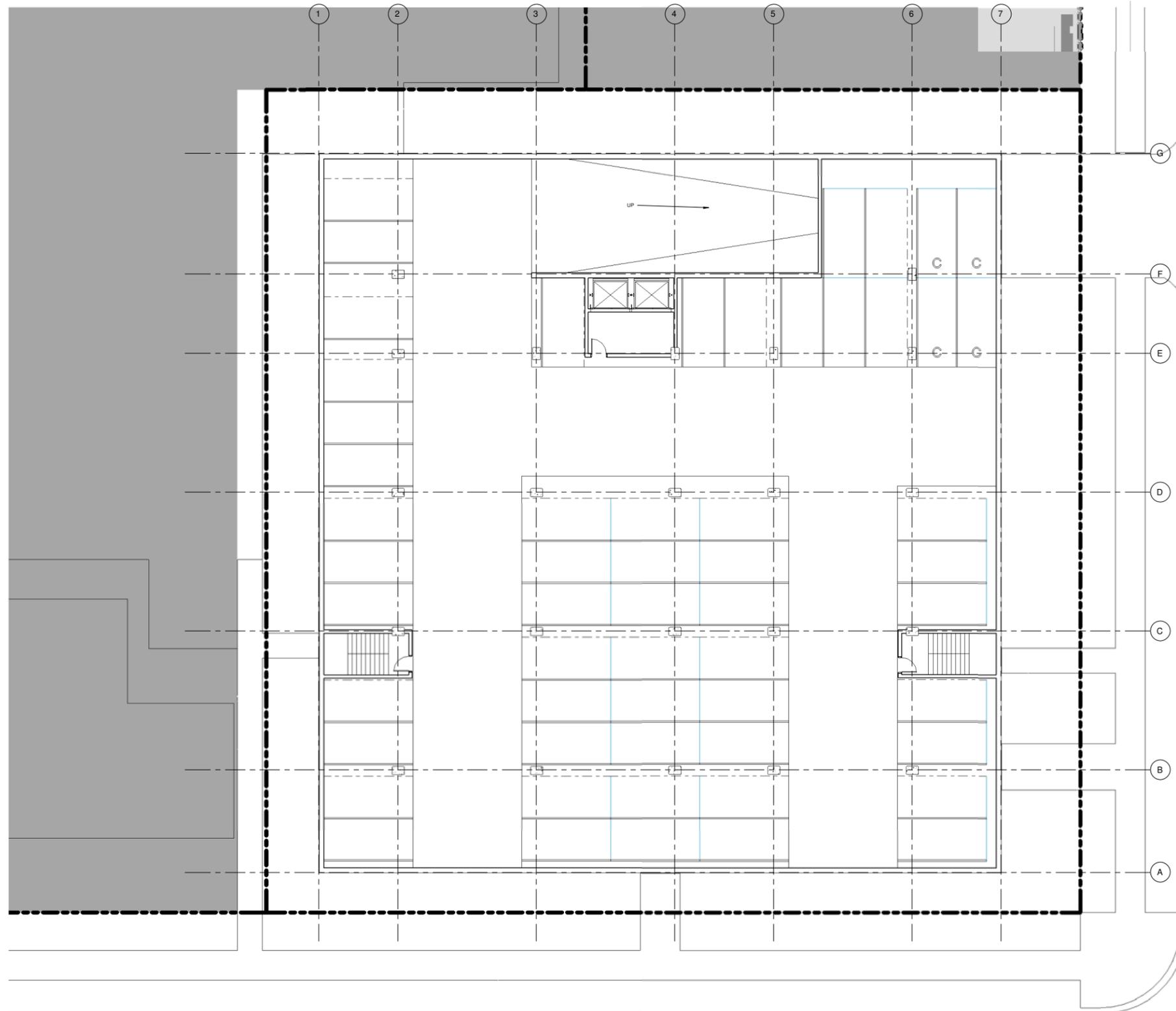
1 STREET VIEW 1
A0.3-A 12" = 1'-0"



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MINUS ONE - LEVEL PLAN

A1.0



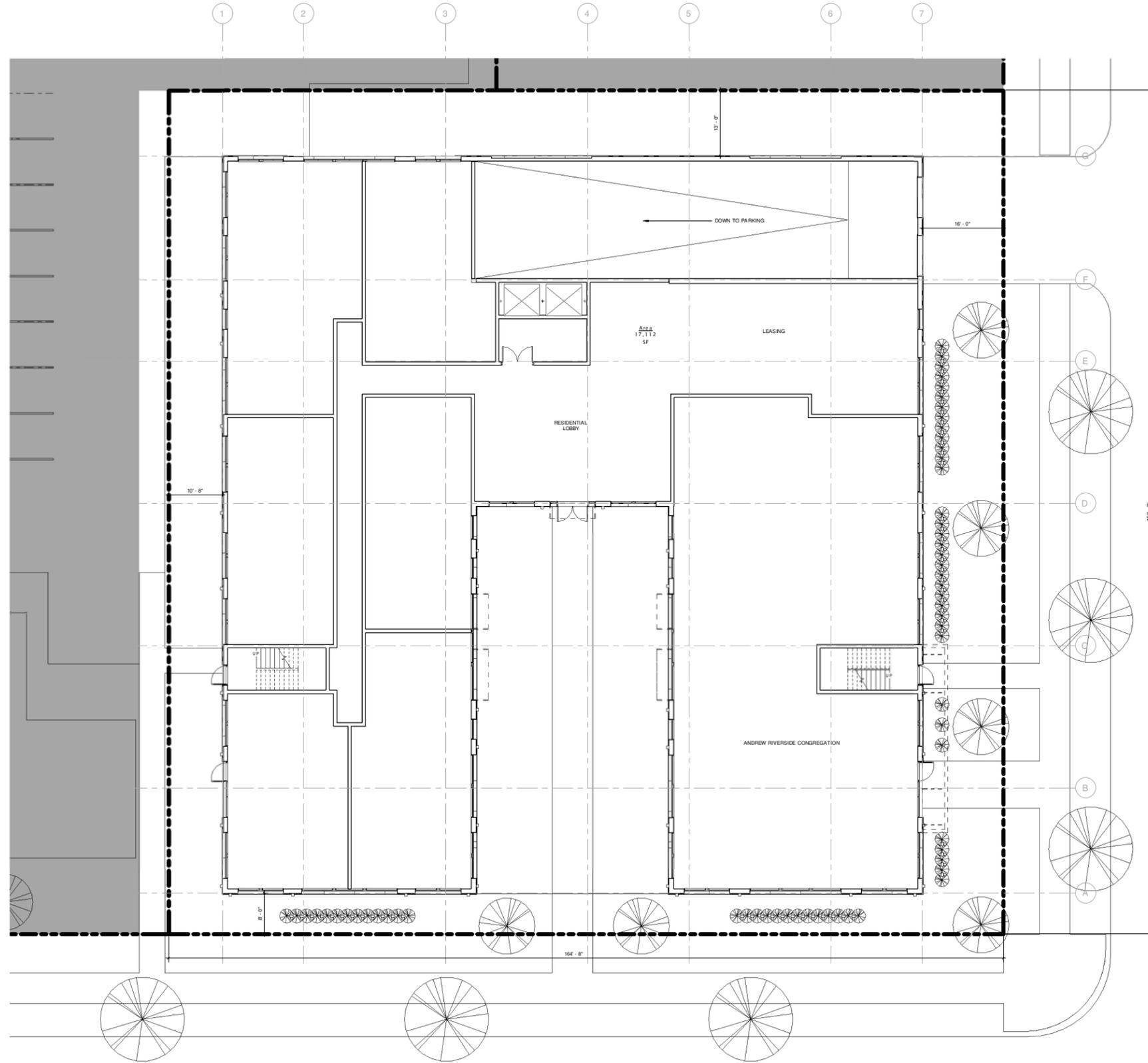
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FIRST LEVEL PLAN
A1.1

10/25/12 11:27:24 PM

1 LEVEL 1
A1.1 1/8" = 1'-0"



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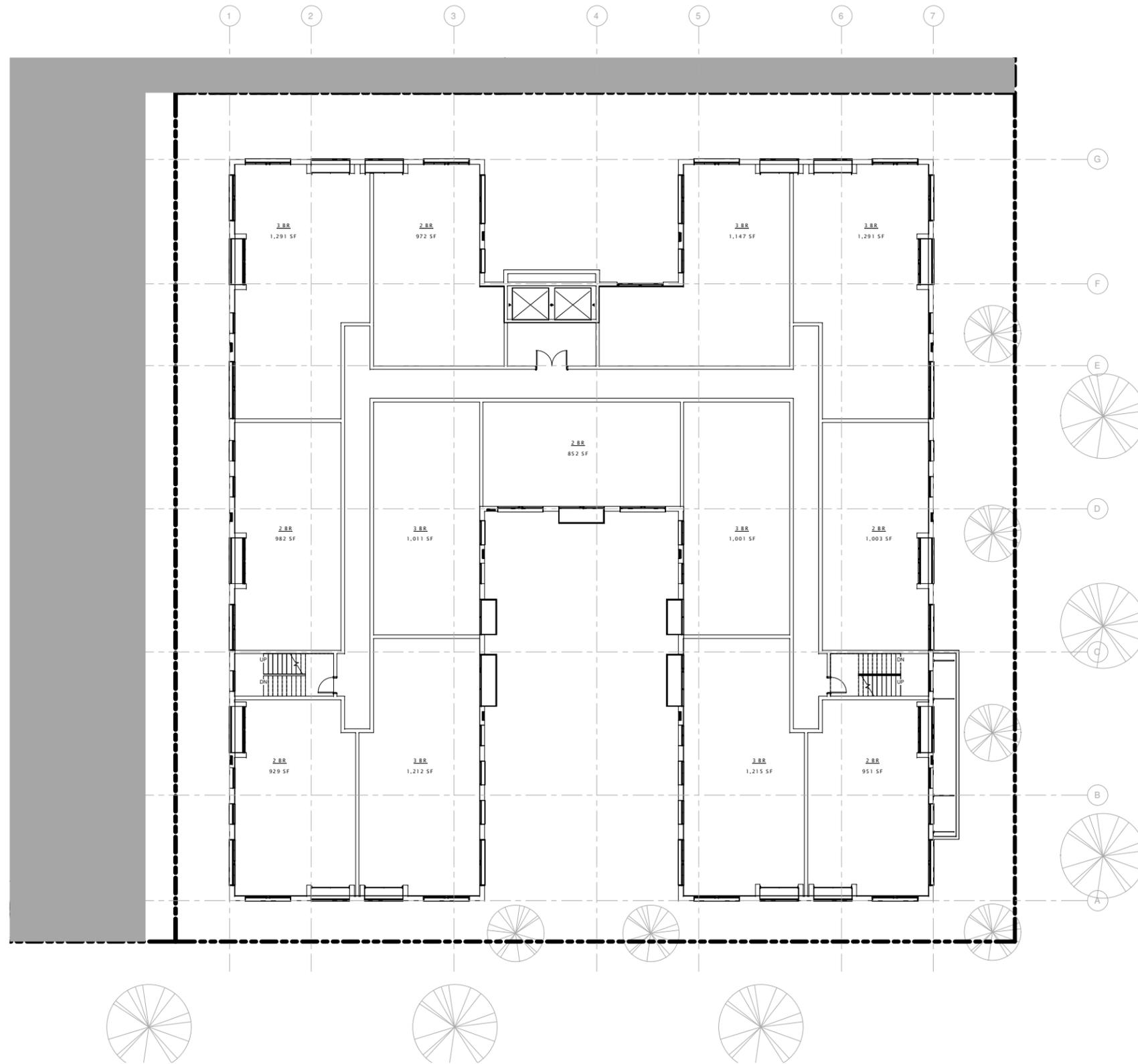
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SECOND LEVEL PLAN

A1.2



10/28/12 11:57:23 PM

1 LEVEL 2
A1.2 1/8" = 1'-0"



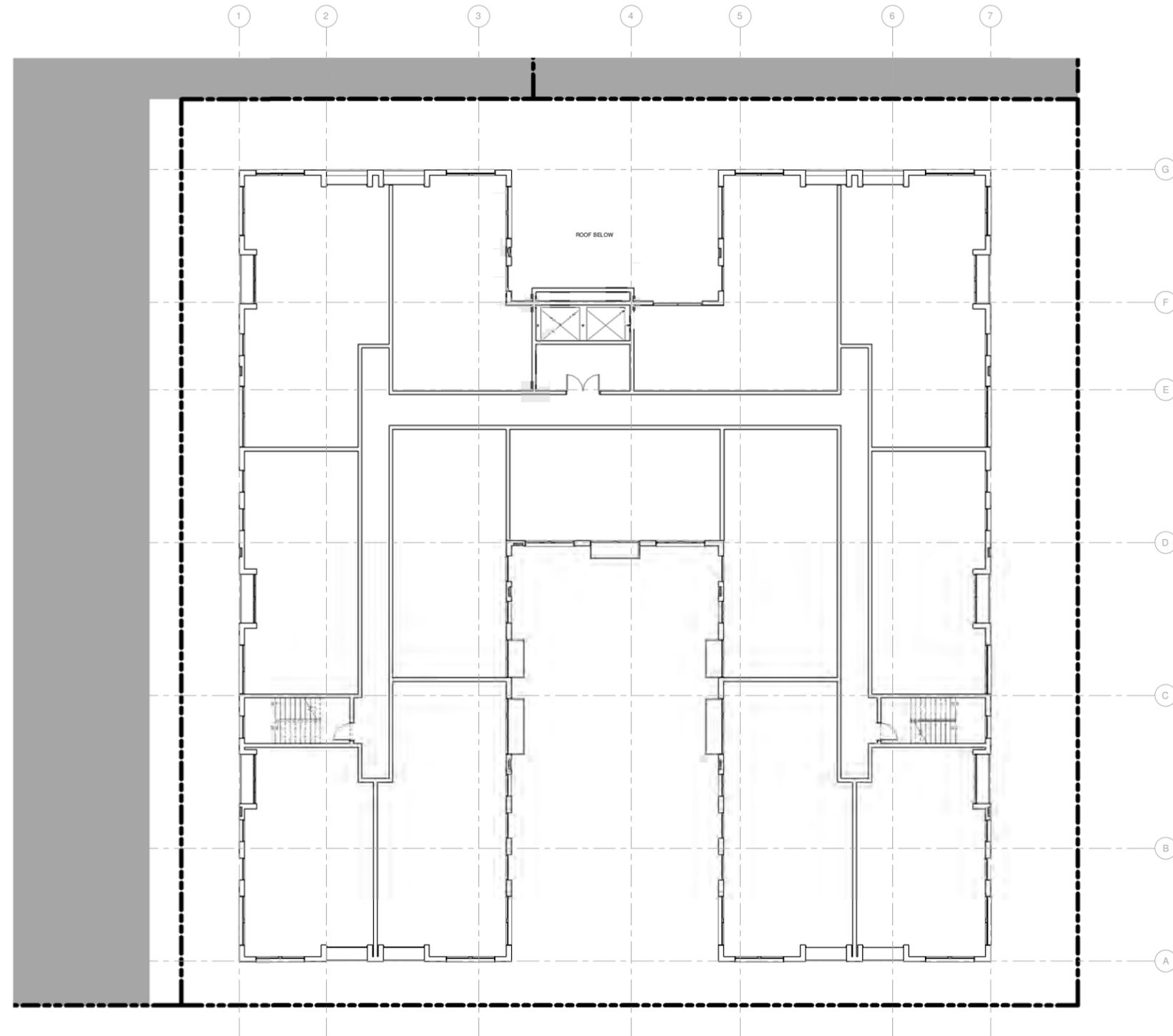
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THIRD LEVEL PLAN
A1.3

10/26/12 11:28 PM

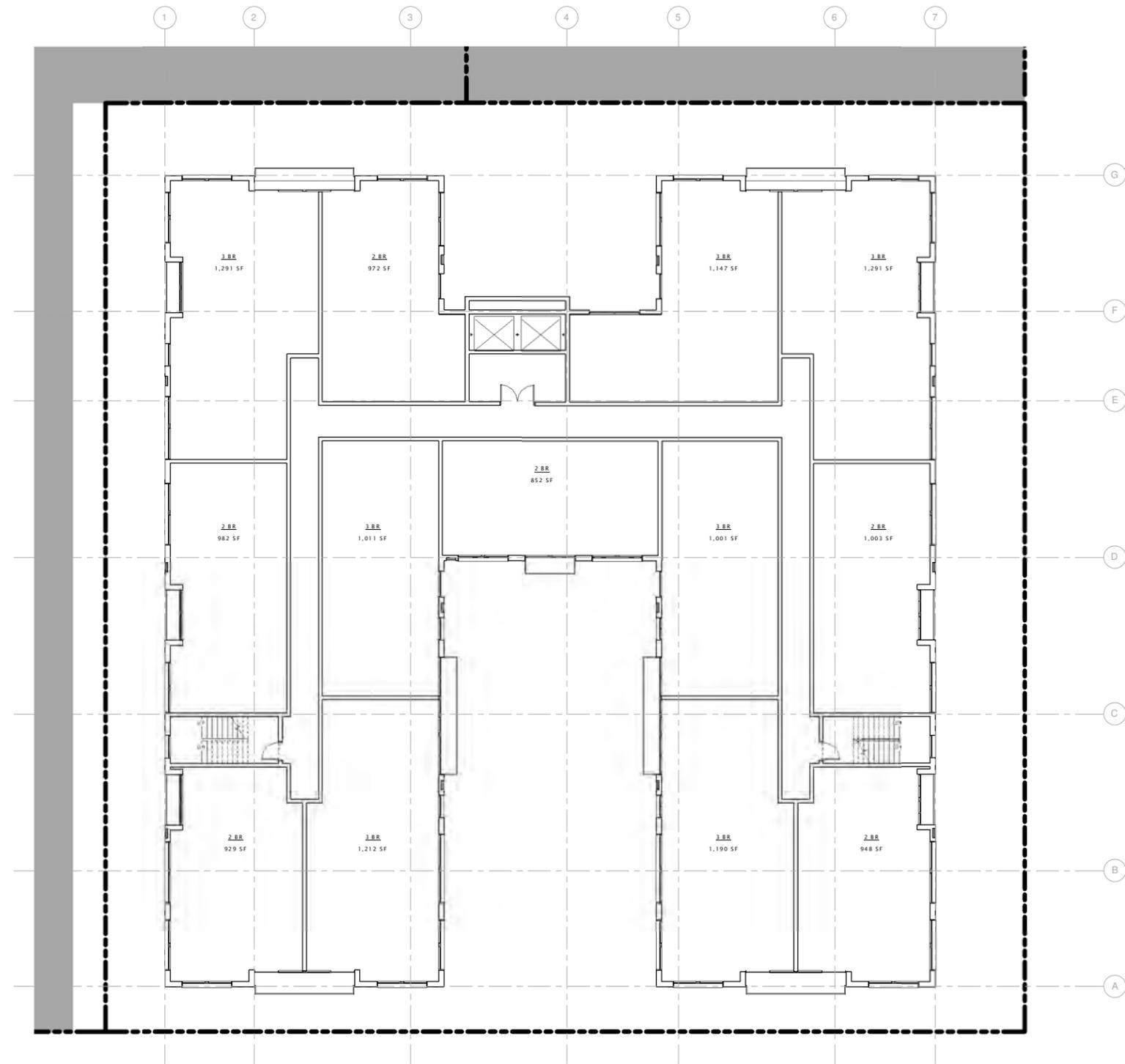
1 LEVEL 3
A1.3 1/8" = 1'-0"



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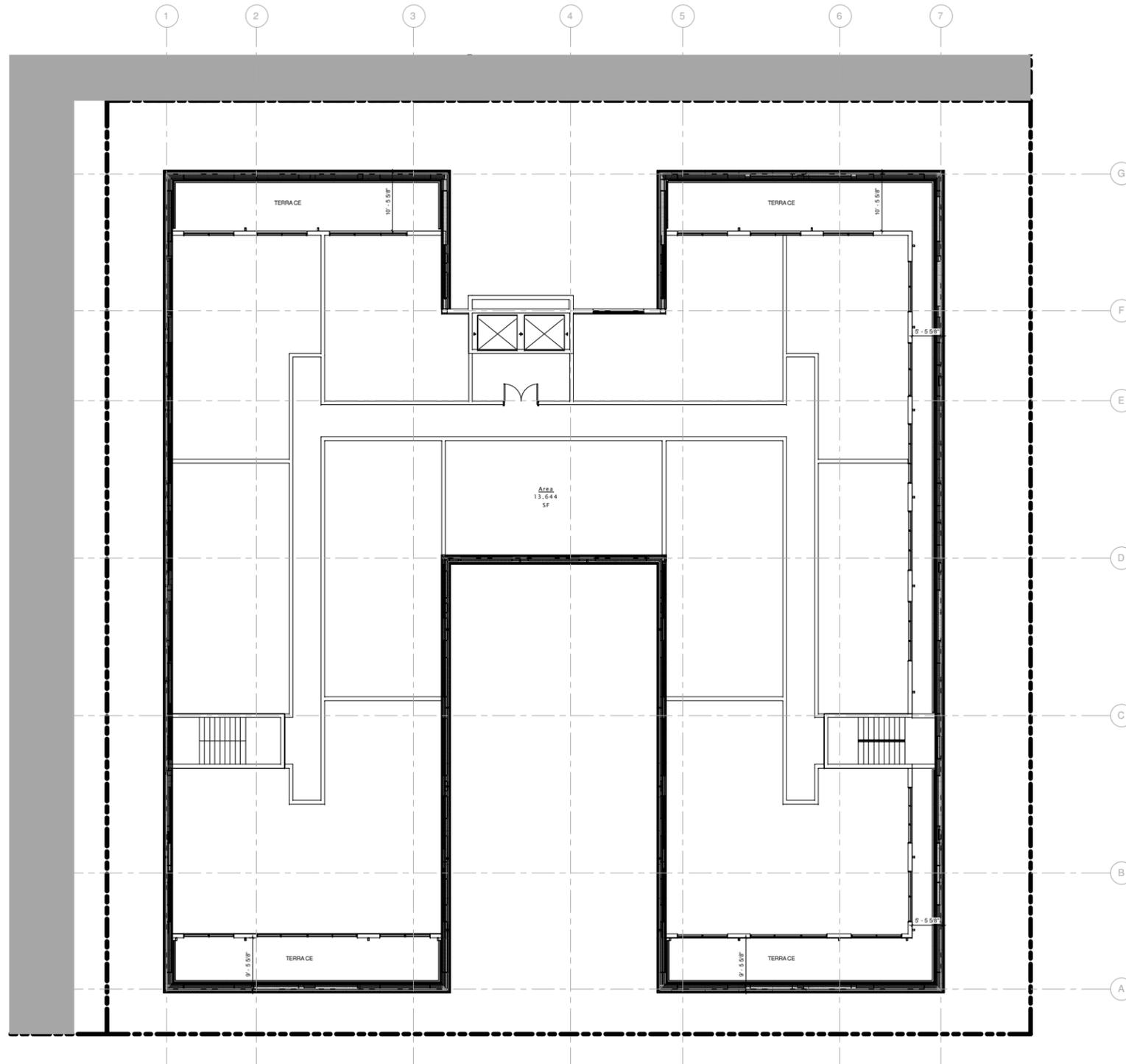
FOURTH LEVEL PLAN
A1.4



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FIFTH LEVEL PLAN

A1.5

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1 NORTH ELEVATION
A3.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
1A	BRICK SOLDIER COURSE
1B	BRICK COLOR #2 (RED/BROWN)
2A	STONE
3	FIBER CEMENT LAP SIDING COLOR #1 (GRAY)
4	PREFINISHED METAL LOUVERS
5	ALUMINUM WINDOW SYSTEM WITH ANODIZED FRAME (BLACK)
6A	PREFINISHED METAL CORNICE #1 (GRAY)
6B	PREFAB CORNICE PROFILE (TO MATCH BRICK)
6C	METAL SILL EXTRUSION (GRAY)
7	ALUMINUM BALCONY SYSTEM W/ METAL GAUDDRAIL (PREFAB)
8	PREFINISHED METAL CANOPY SYSTEM
9	GLASS PANEL GAUDDRAIL WITH METAL CAP
10	PREFINISHED METAL DOORS
11	LIGHT FIXTURE
12	CEDAR GREEN SCREENS
13	RECESSED BRICK ALCOVE
14	PREFINISHED GARAGE DOOR (TO MATCH BRICK COLOR)



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2 SOUTH ELEVATION
A3.1 1/8" = 1'-0"

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EXTERIOR ELEVATIONS
A3.1



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EXTERIOR MATERIAL SCHEDULE	
1A	BRICK SOLDIER COURSE
1B	BRICK COLOR #2 (RED/BROWN)
2A	STONE
3	FIBER CEMENT LAP SIDING COLOR #1 (GRAY)
4	PREFINISHED METAL LOUVERS
5	ALUMINUM WINDOW SYSTEM WITH ANODIZED FRAME (BLACK)
6A	PREFINISHED METAL CORNICE #1 (GRAY)
6B	PRECAST CORNICE PROFILE (TO MATCH BRICK)
6C	METAL SILL EXTRUSION (GRAY)
7	ALUMINUM BALCONY SYSTEM W/ METAL GAUDDRAIL (PREFAB)
8	PREFINISHED METAL CANNOPY SYSTEM
9	GLASS PANEL GAUDDRAIL WITH METAL CAP
10	PREFINISHED METAL DOORS
11	LIGHT FIXTURE
12	CEDAR GREEN SCREENS
13	RECESSED BRICK ALCOVE
14	PREFINISHED GARAGE DOOR (TO MATCH BRICK COLOR)



1 EAST ELEVATION
A3.2 1/8" = 1'-0"



2 WEST ELEVATION
A3.2 1/8" = 1'-0"

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EXTERIOR ELEVATIONS
A3.2



EXTERIOR MATERIAL SCHEDULE	
1A	BRICK SOLDIER COURSE
1B	BRICK COLOR #2 (REDBROWN)
2A	STONE
3	FIBER CEMENT LAP SIDING COLOR #1 (GRAY)
4	PREFINISHED METAL LOULERS
5	ALUMINUM WINDOW SYSTEM WITH ANODIZED FRAME (BLACK)
6A	PREFINISHED METAL CORNICE #1 (GRAY)
6B	PREFINISHED CORNICE PROFILE (TO MATCH BRICK)
6C	METAL SILL EXTRUSION (GRAY)
7	ALUMINUM BALCONY SYSTEM W/ METAL GAUDDRAIL (PREFAB)
8	PREFINISHED METAL CANOPY SYSTEM
9	GLASS PANEL GAUDDRAIL WITH METAL CAP
10	PREFINISHED METAL DOORS
11	LIGHT FIXTURE
12	CEDAR GREEN SCREENS
13	RECESSED BRICK ALCOVE
14	PREFINISHED GARAGE DOOR (TO MATCH BRICK COLOR)

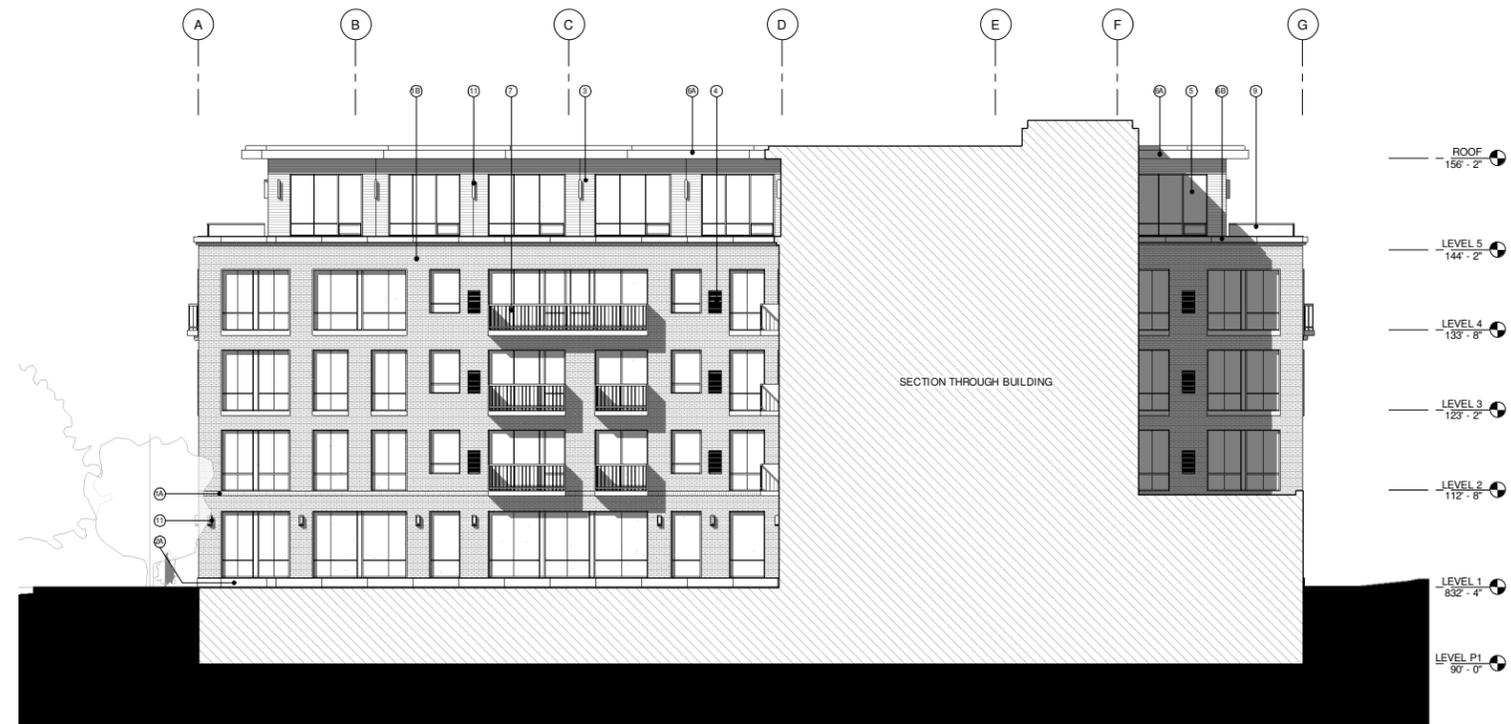


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1 COURTYARD EAST
A3.3 1/8" = 1'-0"



2 COURTYARD WEST
A3.3 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A3.3

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1 ENTRY PERSPECTIVE
A3.4

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EXTERIOR PERSPECTIVES

A3.4



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EXTERIOR RENDERING

A3.5