

**Department of Community Planning & Economic Development**  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1385  
(612) 673-2402 Phone  
(612) 673-2526 Fax  
(612) 673-2157 TDD

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**MEMORANDUM**

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DATE: February 6, 2014

TO: City Planning Commission – Committee of the Whole

FROM: Mei-Ling Anderson, City Planner

SUBJECT: Theater Garage and Marquee Apartments, 2004-2018 Lyndale Avenue South

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The proposed development is a six-story, mixed-use development at the southwest corner of Franklin Avenue West and Lyndale Avenue South. The subject site contains a total of five parcels, four of which are zoned C1, Neighborhood Commercial District. The parcel nearest the intersection is zoned C2, Neighborhood Corridor Commercial District. *The Minneapolis Plan for Sustainable Growth* identifies the site as mixed use on the future land use map. The site is located along a Commercial Corridor (Lyndale) as well as a Community Corridor (Franklin).

The applicant is proposing to construct an 85-unit residential building with a 150-seat theater, five retail bays facing Lyndale, a restaurant facing Franklin, and a 206-stall parking garage that would provide on-site parking for each use as well as for the general public. While the residential and commercial portions fronting Lyndale and Franklin would total six stories, the parking garage would be five stories with a rooftop park area and solar panel array.

Based on staff's preliminary review, the following land use applications have been identified:

- Petition to rezone the properties located at 2008-2018 Lyndale Avenue South from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.
- Conditional use permit to allow a principal district parking facility in the C2 Neighborhood Corridor Commercial District.
- Conditional use permit to increase the maximum allowed height from 56 feet to 75.4 feet.
- Variance to increase the maximum allowed floor area ratio.
- Variance to reduce the rear yard setback from 15 to 3.2 feet.
- Variance to reduce the south interior side yard setback from 15 to 3.1 feet.
- Site plan review for a six-story, mixed-use building with 85 dwelling units.

Additional applications may be required, depending on the plans that the applicant formally submits. Staff has reduced the minimum off-street parking requirement based on the assumption that the applicant will provide a transit shelter on-site. Sign plans have not been submitted in this plan set and would be necessary to determine whether the proposal would need any applications related to signage. Similarly, a solar energy systems application would be necessary to determine whether the proposed

solar panels would require a conditional use permit. The proposal exceeds the minimum landscaping requirements in the zoning code's site plan review standards.

To assist the applicant in preparing formal applications, staff would like feedback from the Commission on the following, in addition to feedback on the identified applications:

- Proposed exterior building materials
- Traffic flow and parking area design
- Transition to residential properties to the west of the development
- Screening of parking structure

January 28, 2014

Mei-Ling Anderson  
City Planner  
Land Use, Design & Preservation  
250 South 4<sup>th</sup> Street – Room 300  
Minneapolis MN 55415

**Re: 2004-2018 Lyndale Avenue South, Minneapolis (Theatre Garage and Marquee Apartments) –  
Project Description / Statement of Proposed Use**

The subject property is located on the southwest quadrant of the intersection of Franklin and Lyndale Avenues in South Minneapolis in the Lowry Hill East Neighborhood. The property is comprised of five parcels containing two commercial buildings and a large, surface parking lot. The multi-tenant commercial building situated on the northern part of the site was originally constructed in 1923 as an automotive sales and showroom building and is currently used as the home of the Minneapolis Theatre Garage, Steeple People Thrift Store and a Barber Shop. The smaller multi-tenant commercial building located on the south property line of the site was constructed in 1958 and currently houses an art gallery and a dry-cleaners drop-off/pick-up and tailors. Situated between the two commercial buildings is a large, surface parking lot of approximately sixty stalls. The site itself is seen by many neighborhood residents and City officials as a gateway or entrance point to south Lyndale Avenue, Lyn-Lake, Uptown and South Minneapolis.

Master Properties Minnesota, on behalf of TGMA Developers, LLC, and Collage Architects, propose to construct a new, mixed-use building on the site that architecturally defines the intersection and establishes a prominent gateway to South Minneapolis. The proposed development would place a new, sit down restaurant at street level, anchoring the intersection. New retail bays would front Lyndale Avenue. Also on Lyndale will be a street level theater lobby providing access to the new Theatre Garage space below grade. Located behind the commercial spaces along Lyndale Avenue is surface parking to support the project's new retail businesses and the existing retail businesses located to the south of the site that currently utilize the existing surface parking lot. Above street level, five levels of market rate apartments will front both Lyndale and Franklin Avenues. Tucked behind the apartments is a five story, regional parking structure to support the project's parking needs as well as provide public parking for neighborhood residents and local businesses. On top of the parking structure will be a rooftop park and green plaza for public use. The park and plaza will include a commons area, space in which the restaurant may host special events, an urban setting in which the Theatre Garage will conduct puppet shows and outdoor performances, as well as an urban plaza and park that the general public may use as an urban retreat or getaway.

The proposed project will transform the site into a more vibrant anchor for the intersection, establish a significant gateway into the neighborhood, as well as make the area more pedestrian friendly by

replacing the current surface parking lot with vibrant storefront. The regional parking structure, tucked behind the retail and housing, will help to solve the current shortage of parking and serve as a regional parking hub for neighborhood businesses and residents in the area.

The proposed plan includes:

- Construction of:
  - 85 one to three bedroom apartments
  - Approximately 7600sf of restaurant space
  - An updated 150 seat theatre space for the Theatre Garage
  - Five retail bays along Lyndale Avenue
  - 212 parking stalls (approximately 90 for general public use)
  - A rooftop plaza and park for public use including restaurant seating, outdoor theatre space, and general public use
  - A solar panel array to support the building's energy needs



**TGMA**  
Developers LLC





**Theater Garage  
Marquee Apartments**  
Minneapolis, MN

15 PARKING STALLS  
+ 6 TANDEM  
4895 SF RESTAURANT  
2375 SF KITCHEN  
+ 441 SF

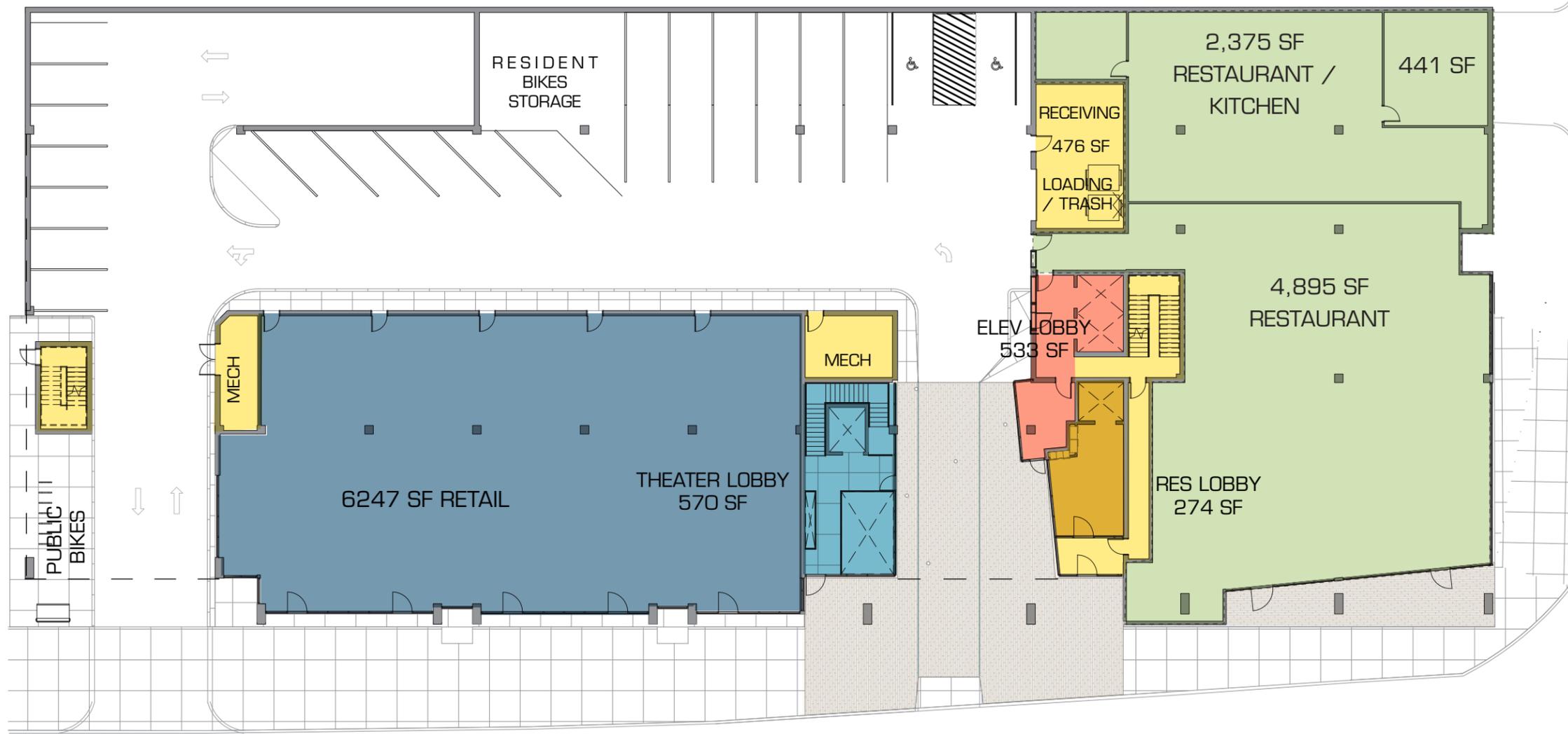
570 SF THEATER LOBBY

6,247 SF RETAIL

85 UNITS TOTAL  
212 STALLS TOTAL



**TGMA**  
Developers LLC



**FRANKLIN AVE**

**LYNDALE AVE**



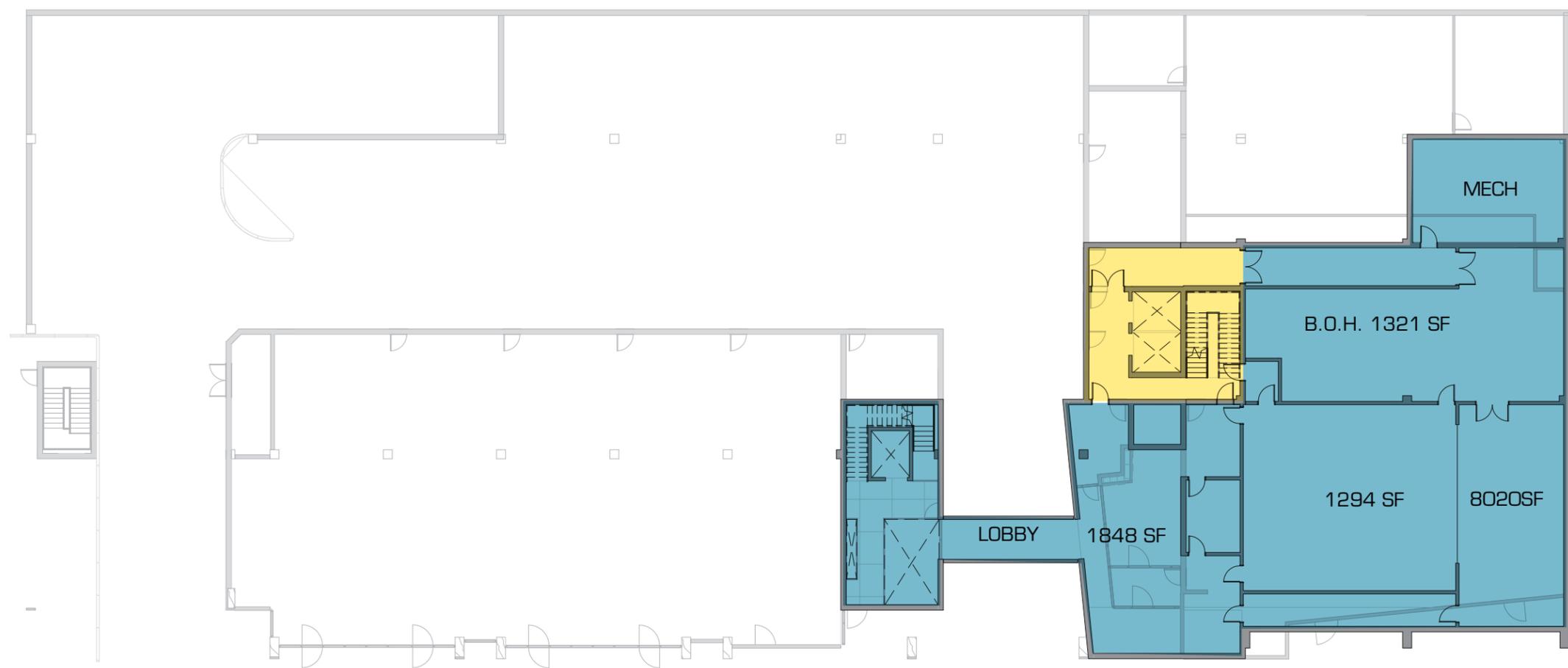
**STREET LEVEL FLOOR PLAN**



**Theater Garage  
Marquee Apartments**  
Minneapolis, MN

5004 GSF THEATER

**FRANKLIN AVE**



**LYNDALE AVE**



**LOWER LEVEL FLOOR PLAN**



**TGMA  
Developers LLC**





**Theater Garage  
Marquee Apartments**  
Minneapolis, MN

46 PARKING STALLS

19 UNITS

FRANKLIN AVE



LYNDALE AVE



**THIRD LEVEL FLOOR PLAN  
(FOURTH LEVEL SIMILAR)**



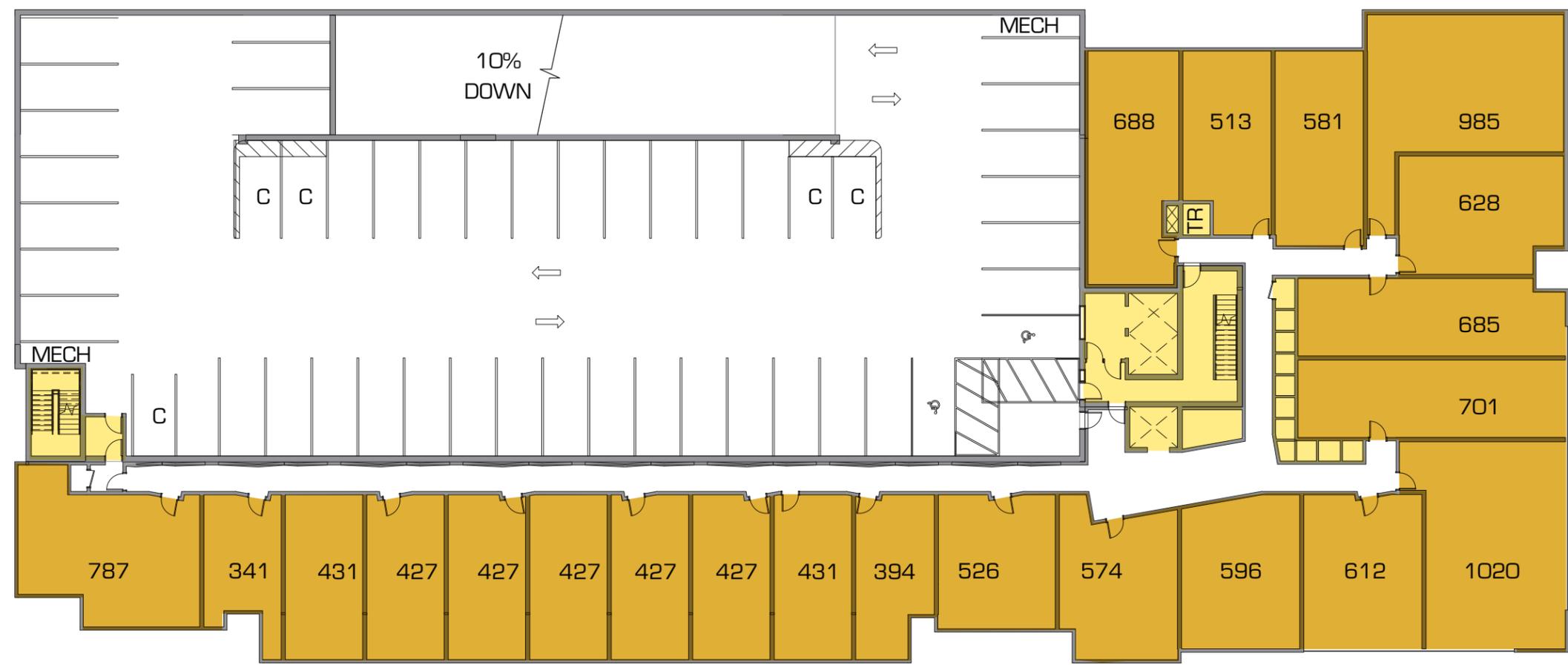
**TGMA**  
Developers LLC



**Theater Garage  
Marquee Apartments**  
Minneapolis, MN

49 PARKING STALLS  
22 UNITS

FRANKLIN AVE



DOUBLE HEIGHT UNITS

LYNDALE AVE

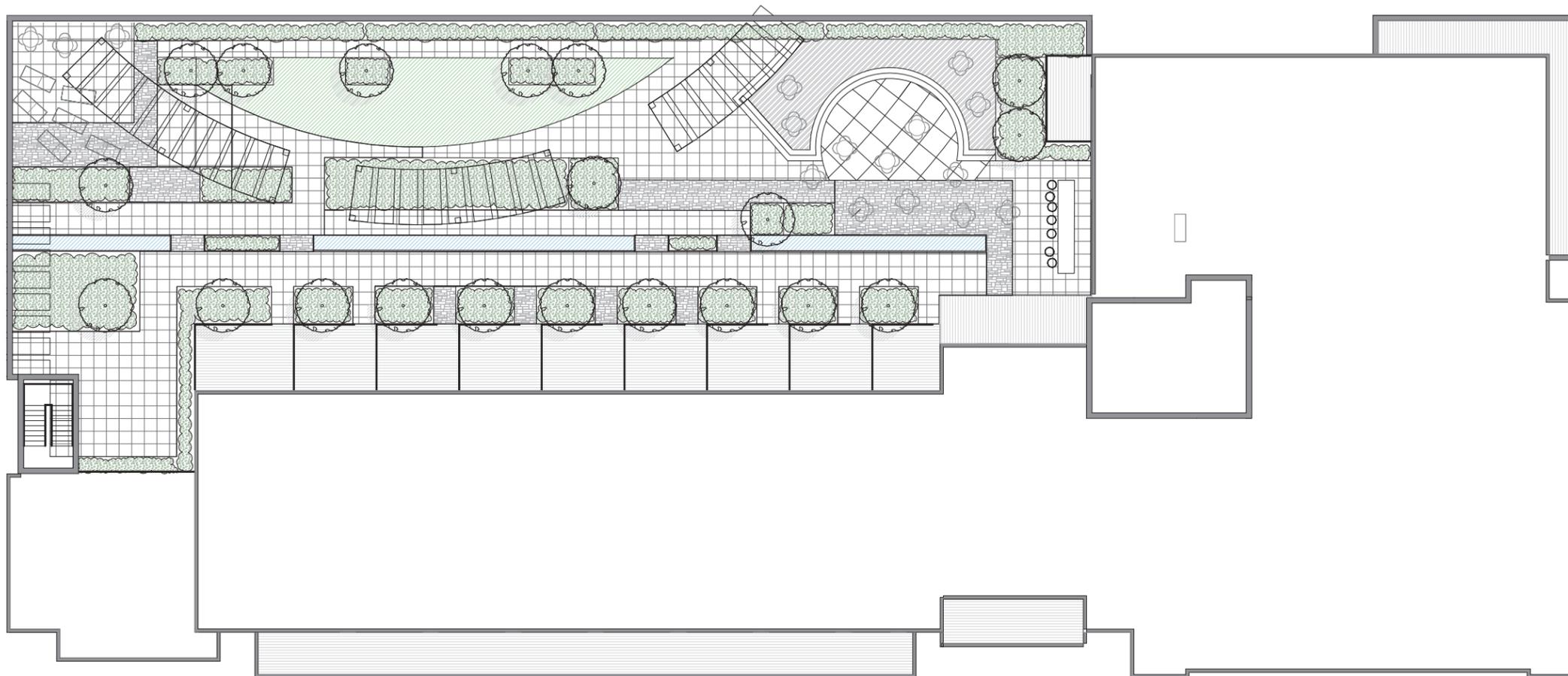


**FIFTH LEVEL FLOOR PLAN**



**TGMA**  
Developers LLC





LYNDALE AVE

FRANKLIN AVE



ROOF FLOOR PLAN



**Theater Garage  
Marquee Apartments**  
Minneapolis, MN



**TGMA**  
Developers LLC



**TGMA**  
Developers LLC



**Collage | architects**



REAL ESTATE ■ DEVELOPMENT ■ CONSTRUCTION



**Theater Garage  
Marquee Apartments**  
Minneapolis, MN



**TGMA  
Developers LLC**



**Collage | architects**



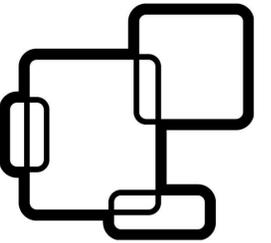
REAL ESTATE ■ DEVELOPMENT ■ CONSTRUCTION



**Theater Garage  
Marquee Apartments**  
Minneapolis, MN



**TGMA  
Developers LLC**



www.collagearch.com



MASTER DEVELOPMENT



THEATER GARAGE / MARQUEE APARTMENTS

2004-2018 LYNDALE AVENUE, MINNEAPOLIS

Theater Garage Marquee Apartments  
Developers, LLC.  
612.872.9200  
1221 Nicollet Mall, Suite 310  
Minneapolis, MN 55403

Collage | architects  
Architects  
Pete Keely  
651.472.0050  
705 Raymond Avenue, Suite #200  
St. Paul, Minnesota 55114

Ericksen Roeds & Associates  
651.251.7570  
2550 University Avenue West, Suite #201  
St. Paul, Minnesota 55114

CivisITE Group  
Patrick Sarver  
952-250-2003  
4931 W. 35th Street, Suite #200  
St. Louis Park, Minnesota 55416

DATE: 01/27/2014  
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.

PETER KEELY, REG. NO.: 23570  
DATE: 01/27/2014

**PDR SUBMISSION SET**

REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT NO:	14_001
DRAWN BY:	Author
CHK'D BY:	Checker
SHEET TITLE	

**ELEVATIONS**

**A201**

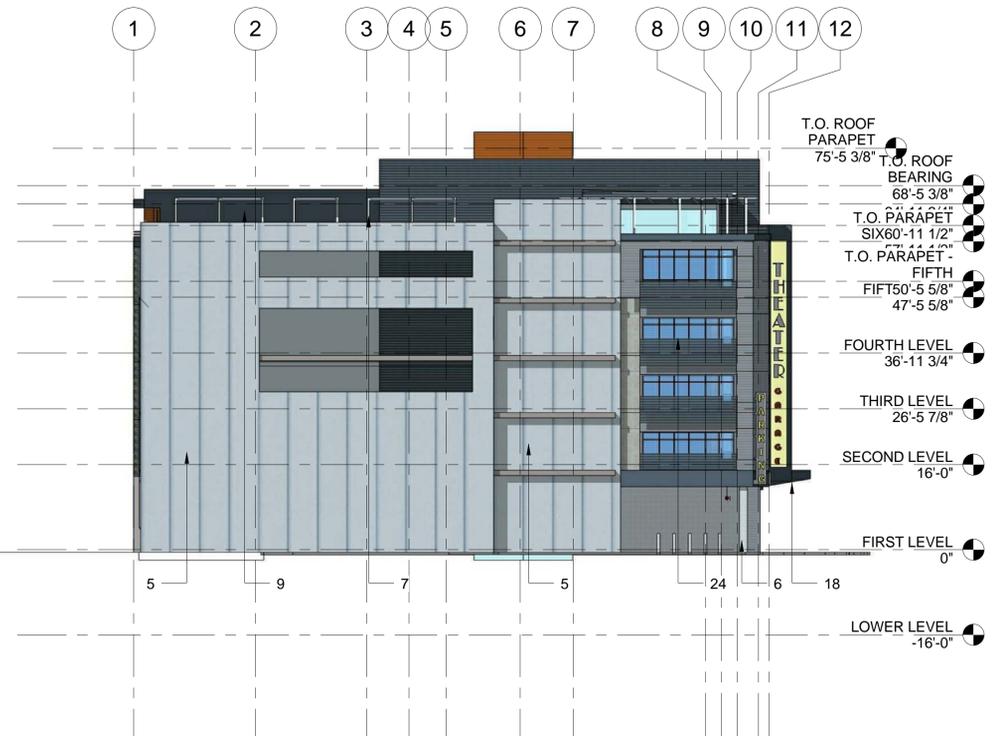
**GENERAL ELEVATION NOTES**

1. ALL MATERIALS AT FACE TO RETURN AT CORNER. TERMINATE MATERIALS AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
2. ALL PLAN DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED. VERIFY ALL WINDOW ROUGH OPENING DIMENSIONS WITH MANUFACTURER.
3. IF DIMENSIONAL DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
4. WINDOW SIZES ARE BASED ON A GENERIC MODULAR AND MUST BE ADAPTED TO ACTUAL MANUFACTURER SIZES.
5. SEE STRUCTURAL PLANS FOR BEAM, JOIST, HEADER LOCATIONS AND SIZING.
6. LOCATE ALL EXTERIOR VENTS, WHERE POSSIBLE, TO RECESSED PORTIONS OF THE BUILDING FACADE. NOTIFY ARCHITECT OF ANY NECESSARY CHANGES.
7. GENERAL CONTRACTOR TO VERIFY WITH MECHANICAL SUBCONTRACTORS AS TO LOCATIONS FOR EQUIPMENT, DUCTWORK, ETC. NOTIFY ARCHITECT OF ANY NECESSARY CHANGES.

**MATERIAL INDEX**

Key Value	Keystone Text
1	FACE BRICK - NORMAN BRICK, COLOR TBD
2	PAINTED STEEL WITH COLUMN - COLOR TBD
3	STONE SILL - SMOOTH FACE KASOTA STONE, GREY VEINE
4	STONE PANEL - STOREFRONT BASE
5	PRECAST WALL PANEL - COLOR AND TEXTURE TBD
6	CAST IN PLACE PIER
7	FIBER CEMENT BOARD SIDING - COLOR TBD
8	FLUSH METAL WALL PANEL - COLOR TBD
9	PREFINISHED METAL PANEL #1 - 7.2 RIB EXPOSED FASTENER, COLOR TBD
10	PREFINISHED METAL PANEL #2 - COLOR TBD
11	PREFINISHED METAL CORNICE/CAP FLASHING #1 - COLOR TO MATCH #9
12	PREFINISHED METAL CORNICE/CAP FLASHING #2 - COLOR TO MATCH #10
13	PREFINISHED METAL CORNICE/CAP FLASHING #3 - COLOR TO MATCH #1
14	MECHANICAL LOUVER - COLOR TO MATCH ADJACENT MATERIAL
15	CONTROL JOINT - COLOR TBD
16	EXPANSION JOIST - COLOR TBD
17	PAINTED STEEL SIGNAGE BAND - COLOR TBD
18	PAINTED STEEL THEATER CANOPY - COLOR TBD
19	ILLUMINATED SIGNAGE - DESIGN TBD
20	BENT METAL GUARDRAIL/CABLE - COLOR TBD
21	PHOTOVOLTAIC METAL CANOPY - COLOR TBD
22	RESIDENTIAL ALUMINIUM GLAZING SYSTEM WITH METAL INFILL PANEL
23	RETAIL/COMMERCIAL/ENTRY ALUMINIUM STOREFRONT SYSTEM
24	VINYL WINDOWS
25	PREFINISHED METAL SCUPPER
26	COMPOSITE WOOD DECORATIVE SOFFIT - COLOR TBD

NOTE: AREAS PROVIDED ARE APPROXIMATIONS ONLY, AND ARE TO BE VERIFIED.



**2 SOUTH ELEVATION**  
1/16" = 1'-0"



**1 WEST ELEVATION**  
1/16" = 1'-0"



2 NORTH ELEVATION  
1/16" = 1'-0"



1 EAST ELEVATION  
1/16" = 1'-0"

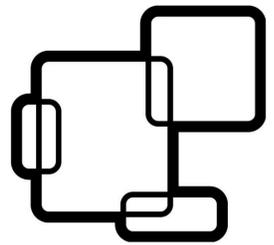
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www.collagearch.com



MASTER DEVELOPMENT



THEATER GARAGE / MARQUEE APARTMENTS

2004-2018 LYNDALE AVENUE, MINNEAPOLIS

Theater Garage Marquee Apartments  
Developers, LLC.  
612.872.9200  
1221 Nicollet Mall, Suite 310  
Minneapolis, MN 55403

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Architects  
Pete Keely  
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St. Paul, Minnesota 55114

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CivisITE Group  
Patrick Sarver  
952-250-2003  
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DATE: 01/27/2014  
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PETER KEELY, REG. NO.: 23570

DATE: 01/27/2014

PDR SUBMISSION SET

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NO: 14\_001  
DRAWN BY: Author  
CHKD BY: Checker  
SHEET TITLE

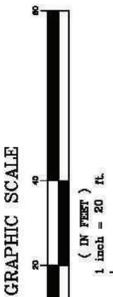
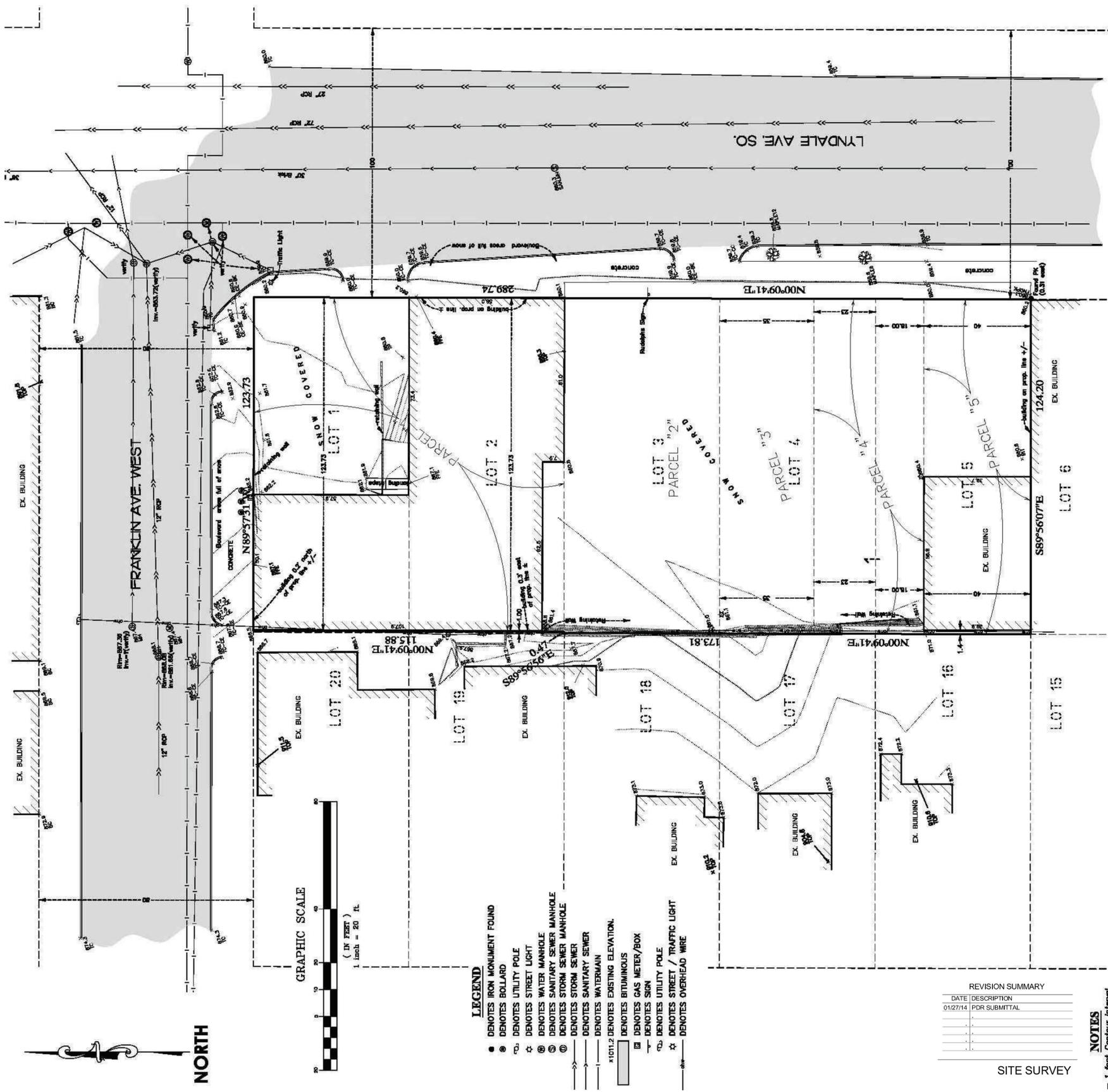
ELEVATIONS

A200

# ALTA/ACSM LAND TITLE SURVEY

PROPERTY ADDRESS: #2400 - #2018 LYNDALE AVE. SO., MINNEAPOLIS, MN

for ~ 2004 Real Estate Company & Theros Realty II, LLC



- LEGEND**
- DENOTES IRON MONUMENT FOUND
  - DENOTES BOLLARD
  - DENOTES UTILITY POLE
  - ☆ DENOTES STREET LIGHT
  - ⊗ DENOTES WATER MANHOLE
  - ⊕ DENOTES SANITARY SEWER MANHOLE
  - ⊖ DENOTES STORM SEWER MANHOLE
  - DENOTES SANITARY SEWER
  - DENOTES WATERMAIN
  - DENOTES EXISTING ELEVATION.
  - DENOTES BITUMINOUS
  - DENOTES GAS METER/BOX
  - DENOTES SIGN
  - DENOTES UTILITY POLE
  - ☆ DENOTES STREET / TRAFFIC LIGHT
  - DENOTES OVERHEAD WIRE

**REVISION SUMMARY**

DATE	DESCRIPTION
01/27/14	PCR SUBMITTAL

SITE SURVEY

- NOTES**
- 1' Roof Contour Interval
  - N.G.M.D. Vertical Datum
  - This survey was completed Dec. 18th, 2013. In the middle of the Minnesota snow/winter season. There may be improvements/features in addition to those shown hereon that were not located due to snow/ice cover.

**BENCHMARK**  
BASIS FOR ELEVATION: NAVD 83 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

**BASIS FOR BEARINGS: NAD83 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)**

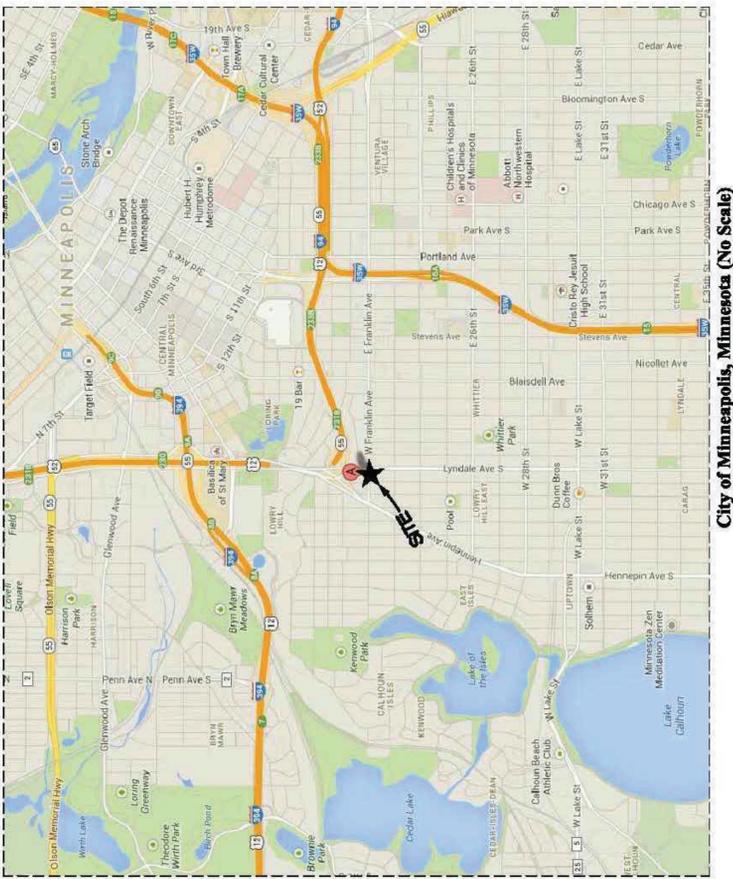
**PROPERTY DESCRIPTION**

- Parcel 1:** The east 123.79 feet of Lots 1 and 2, Block 1, SUNNYSIDE ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota. #2004 Lyndale Ave. So., Minneapolis, MN
- Parcel 2:** Block 1, SUNNYSIDE ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota. #2068 Lyndale Ave. So., Minneapolis, MN
- Parcel 3:** The north 35 feet, front and rear, of Lot 4, Block 1, SUNNYSIDE ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota. #2012 Lyndale Ave. So., Minneapolis, MN
- Parcel 4:** The east 40 feet of Lot 4 and the north 18 feet of Lot 5, Block 1, SUNNYSIDE ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota. #2014 Lyndale Ave. So., Minneapolis, MN
- Parcel 5:** Block 1, SUNNYSIDE ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota. #2018 Lyndale Ave. So., Minneapolis, MN
- All ABSTRACT property.

**GENERAL NOTES**

- Bearings shown hereon are on assumed datum.
  - Boundary area of surveyed premises: 33,826± sq. ft. (0.62± acres)
  - The surveyed premises has access to Lyndale Ave. So. & Franklin Ave. W., both publicly dedicated right-of-ways.
  - Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from location shown hereon. One underground utility and/or structure was located and marked. Contact Upper State Grid Cell Verification Center at (612) 467-0082 for verification of utility type and field location prior to excavation.
  - Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or enjoyment of the surveyed property.
  - This survey was completed 12/18/2013.
  - There is no observable evidence of building construction or building additions within recent months. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill. There is no observable evidence of recent street or sidewalk repairs within recent months.
  - Property Identification Number 33-029-24-11-0019, 33-029-24-11-0019, 33-029-24-11-0020, 33-029-24-11-0021 & 33-029-24-11-0022
  - Property FEMA flood map #2708000308E (unprinted map sheet).
- I hereby certify to "2004 Real Estate Company & Theros Realty II, LLC" to their heirs, successors and assigns, that I have surveyed the property legally described hereon; that this survey is a true, correct and accurate drawing and representation of said property and the boundary thereof; that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as jointly established and adopted by ALTA and ACSM in 2011, and includes items 2, 3, 4, 5, 7 (a), 8, 11 (a & b), 16 and 18 of Table A. I have read and accept the Accuracy Standard (as adopted by ALTA and ACSM and in effect on the date of this certification), and that in locating or marking monuments and other features shown hereon, I have complied with the requirements of the Accuracy Standard (as adopted by ALTA and ACSM and in effect on the date of this certification), and that in locating or marking monuments and other features shown hereon, I have complied with the requirements of the Accuracy Standard (as adopted by ALTA and ACSM and in effect on the date of this certification). This instrument is an ORTEC#40790.
- Dated January 3rd, 2014.
- Eric R. Viskayava, P.L.S.#4125

**VICINITY MAP**



City of Minneapolis, Minnesota (No Scale)

NO.	DATE	DESCRIPTION	BY
1	01/07/14	review UTILITY	ERV
2	01/22/14	review UTILITY	ERV
3			

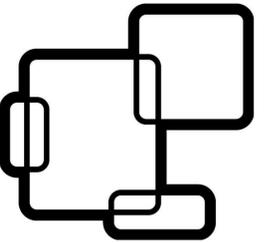
**ACRE LAND SURVEYING**  
Serving Twin Cities Metro area and beyond  
acreslandsurveying@gmail.com  
763-409-2987

CA Land Projects 2008\13036916-cm\40790\13036916.dwg 1/27/2014 9:40:05 AM CST

JOB #13838

C0.0

# THEATER GARAGE



www.collagearch.com



MASTER DEVELOPMENT



**THEATER GARAGE / MARQUEE APARTMENTS**  
2004-2018 LYNDALE AVENUE, MINNEAPOLIS

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PETER KEELY, REG. NO.: 23570

DATE: 01/27/2014

## PDR SUBMISSION SET

REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT NO: 14\_001  
DRAWN BY: Author  
CHK'D BY: Checker

SHEET TITLE

## TITLE SHEET AND CODE REVIEW

T100

### THE MARQUEE - UNIT SCHEDULE

Name	BD	BA	Area	Count
UNIT A	1	1	Not Placed	1
Not Placed: 1				
UNIT A	1	1	573 SF	1
UNIT D	1	1	612 SF	1
UNIT D	1	1	596 SF	1
UNIT E	1	1	613 SF	1
UNIT E	1	1	613 SF	1
UNIT E	1	1	613 SF	1
UNIT E	1	1	603 SF	1
UNIT E2	1	1	569 SF	1
UNIT E3	1	1	616 SF	1
UNIT H	1	1	524 SF	1
UNIT I	2	1	787 SF	1
UNIT J	2	1	701 SF	1
UNIT J1	2	1	685 SF	1
UNIT L	2	2	1020 SF	1
UNIT M - TYPE 'A'	2	2	1162 SF	1
SECOND LEVEL: 15				
UNIT A	0	1	573 SF	1
UNIT C	1	1	513 SF	1
UNIT C	1	1	581 SF	1
UNIT C1	1	1	688 SF	1
UNIT D	1	1	612 SF	1
UNIT D	1	1	596 SF	1
UNIT E	1	1	616 SF	1
UNIT E1	1	1	613 SF	1
UNIT E1	1	1	613 SF	1
UNIT E2	1	1	613 SF	1
UNIT E2	1	1	613 SF	1
UNIT E2	1	1	569 SF	1
UNIT G	1	1	628 SF	1
UNIT H	1	1	524 SF	1
UNIT I	2	1	787 SF	1
UNIT J	2	1	701 SF	1
UNIT J1	2	1	685 SF	1
UNIT K	2	2	985 SF	1
UNIT L	2	2	1020 SF	1
THIRD LEVEL: 19				
UNIT A	1	1	573 SF	1
UNIT C	1	1	513 SF	1
UNIT C	1	1	581 SF	1
UNIT C1	1	1	688 SF	1
UNIT D	1	1	612 SF	1
UNIT D	1	1	596 SF	1
UNIT E	1	1	616 SF	1
UNIT E1	1	1	613 SF	1

### THE MARQUEE - UNIT SCHEDULE

Name	BD	BA	Area	Count
UNIT E1	1	1	613 SF	1
UNIT E2	1	1	613 SF	1
UNIT E2	1	1	569 SF	1
UNIT G	1	1	628 SF	1
UNIT H	1	1	524 SF	1
UNIT I	2	2	787 SF	1
UNIT J	2	1	701 SF	1
UNIT J1	2	1	685 SF	1
UNIT K	2	2	985 SF	1
UNIT L	2	2	1020 SF	1
FOURTH LEVEL: 19				
UNIT A			574 SF	1
UNIT C	1	1	581 SF	1
UNIT C	1	1	513 SF	1
UNIT C1	1	1	688 SF	1
UNIT D	1	1	596 SF	1
UNIT D	1	1	612 SF	1
UNIT G	1	1	628 SF	1
UNIT H			526 SF	1
UNIT I	2	1	787 SF	1
UNIT J	2	1	701 SF	1
UNIT J1	2	1	685 SF	1
UNIT K	2	2	985 SF	1
UNIT L	2	2	1020 SF	1
UNIT P2	2	2	394 SF	1
UNIT P3	2	2	431 SF	1
UNIT P4	2	2	427 SF	1
UNIT P5	2	2	427 SF	1
UNIT P6	2	2	431 SF	1
UNIT P7	2	2	427 SF	1
UNIT P8	2	2	427 SF	1
UNIT P9	2	2	431 SF	1
UNIT P10	3	2	341 SF	1
FIFTH LEVEL: 22				
UNIT C	1	1	581 SF	1
UNIT C	1	1	513 SF	1
UNIT C1	1	1	686 SF	1
UNIT D	1	1	596 SF	1
UNIT D	1	1	612 SF	1
UNIT J	2	1	701 SF	1
UNIT J1	2	1	685 SF	1
UNIT L	2	2	1020 SF	1
UNIT N	1	1	1206 SF	1
SIXTH LEVEL: 9				
Grand total: 85				85

### AREA SCHEDULE - GROSS BUILDING

Area	Level	Name
10000 SF	FIRST LEVEL	GROSS RESTURANT/RESIDENTIAL
7486 SF	FIRST LEVEL	GROSS RETAIL/THEATER LOBBY
15537 SF	FIRST LEVEL	GROSS PARKING
33023 SF		
18201 SF	SECOND LEVEL	GROSS PARKING
15086 SF	SECOND LEVEL	GROSS RESIDENTIAL
33288 SF		
16162 SF	THIRD LEVEL	GROSS PARKING
16807 SF	THIRD LEVEL	GROSS RESIDENTIAL
32970 SF		
16162 SF	FOURTH LEVEL	GROSS PARKING
16813 SF	FOURTH LEVEL	GROSS RESIDENTIAL
32975 SF		
16162 SF	FIFTH LEVEL	GROSS PARKING
17018 SF	FIFTH LEVEL	GROSS RESIDENTIAL
33180 SF		
16838 SF	SIXTH LEVEL	GROSS RESIDENTIAL
16838 SF	SIXTH LEVEL	GROSS OUTDOOR
182274 SF		BUILDING GROSS AREA

NOTE: THESE AREAS CALCULATIONS ARE PRELIMINARY ONLY, NOT INTENDED FOR LEGAL OR FINANCIAL PURPOSES

### AREA SCHEDULE - LEASEABLE

Area	Level	Name
681 SF	FIRST LEVEL	THEATER GARAGE - UPPER LOBBY
6703 SF	FIRST LEVEL	RETAIL
7670 SF	FIRST LEVEL	RESTURANT
6299 SF	LOWER LEVEL	THEATER GARAGE - LOWER

### PARKING SCHEDULE

Count	Level	Type	
2	FIRST LEVEL	ADA - 8' x 18' (8' Aisle)	
6	FIRST LEVEL	Compact - 8'6 x 15'	
7	FIRST LEVEL	Compact - 8' x 15'	
6	FIRST LEVEL	Standard 8'6 x 18' - 90 deg	
6	FIRST LEVEL	Standard - 8'6 x 18' - 45 deg	
FIRST LEVEL: 27			
2	SECOND LEVEL	ADA - 8' x 18' (8' Aisle)	
10	SECOND LEVEL	Compact - 8' x 15'	
32	SECOND LEVEL	Standard 8'6 x 18' - 90 deg	
SECOND LEVEL: 44			
2	THIRD LEVEL	ADA - 8' x 18' (8' Aisle)	
6	THIRD LEVEL	Compact - 8' x 15'	
38	THIRD LEVEL	Standard 8'6 x 18' - 90 deg	
THIRD LEVEL: 46			
2	FOURTH LEVEL	ADA - 8' x 18' (8' Aisle)	
6	FOURTH LEVEL	Compact - 8' x 15'	
38	FOURTH LEVEL	Standard 8'6 x 18' - 90 deg	
FOURTH LEVEL: 46			
2	FIFTH LEVEL	ADA - 8' x 18' (8' Aisle)	
4	FIFTH LEVEL	Compact - 8' x 15'	
43	FIFTH LEVEL	Standard 8'6 x 18' - 90 deg	
FIFTH LEVEL: 49			
Grand total: 212			

NOTE: 6 STALLS TANDEM IN THIS COUNT

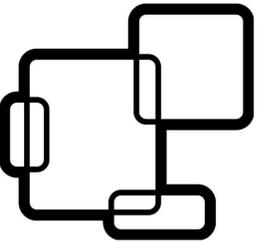


### PROJECT LOCATION

### DRAWING INDEX

Current Revision	ISSUED	#	SHEET NAME
	01/27/2014	T100	TITLE SHEET AND CODE REVIEW
	01/27/2014	C0.0	SURVEY
	01/27/2014	C1.0	REMOVALS PLAN
	01/27/2014	C2.0	SITE PLAN
	01/27/2014	C2.1	THEATER/PARK PLAZA DETAIL
	01/27/2014	C3.0	GRADING & EROSION CONTROL PLAN
	01/27/2014	C4.0	UTILITY PLAN
	01/27/2014	C5.0	SITE DETAILS
	01/27/2014	L1.0	LANDSCAPE PLAN
	01/27/2014	L2.0	ROOF DECK LANDSCAPE PLAN
	01/27/2014	A101	FIRST LEVEL
	01/27/2014	A102	SECOND LEVEL
	01/27/2014	A103	THIRD LEVEL
	01/27/2014	A104	FOURTH LEVEL
	01/27/2014	A105	FIFTH LEVEL
	01/27/2014	A107	ROOF PLAN
	01/27/2014	A200	ELEVATIONS
	01/27/2014	A201	ELEVATIONS
	01/27/2014	AS100	LIGHTING PLAN





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PETER KEELY, REG. NO.: 23570

DATE: 01/27/2014

**PDR SUBMISSION SET**

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NO: 14\_001  
DRAWN BY: Author  
CHKD BY: Checker  
SHEET TITLE

**LOWER LEVEL**

**A100**

**GENERAL PLAN NOTES**

1. ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF EXTERIOR SHEATHING OR CONCRETE BLOCK AT EXTERIOR WALLS AND CENTERLINE OF WALL ASSEMBLY AT INTERIOR WALLS, UNLESS NOTED OTHERWISE, SEE PARTITION SCHEDULE FOR ACTUAL PARTITIONS. WHERE CLEAR DIMENSIONS NOTED, THESE MUST BE MAINTAINED.
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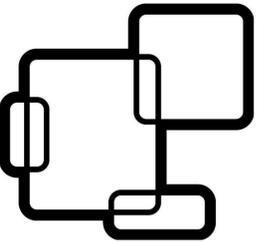


**1 LOWER LEVEL**  
1/16" = 1'-0"









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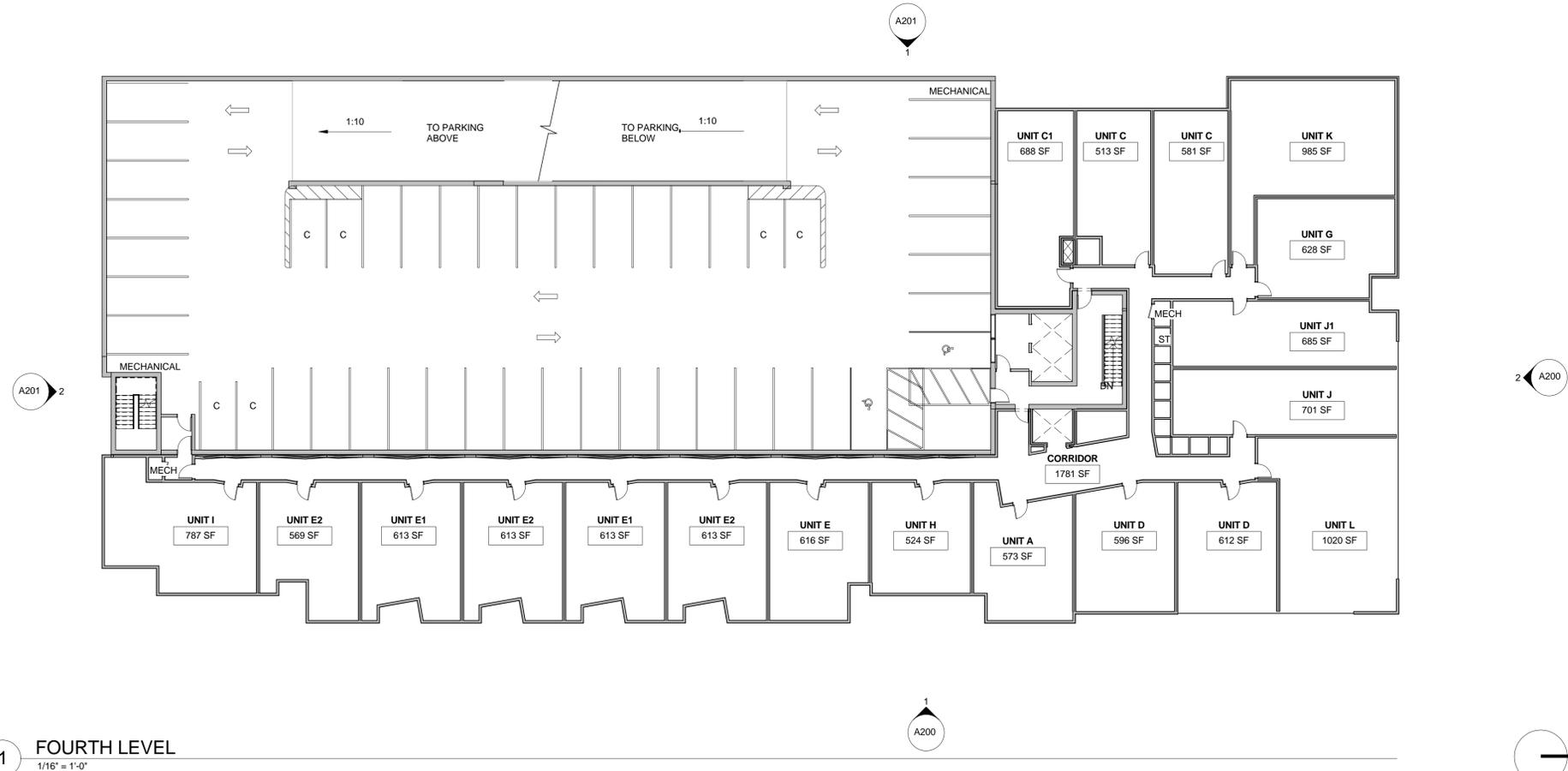
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DRAWN BY: Author  
CHK'D BY: Checker  
SHEET TITLE

**FOURTH LEVEL**

**A104**

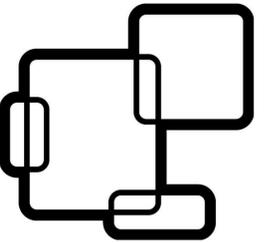
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**1** FOURTH LEVEL  
1/16" = 1'-0"

1/27/2014 12:06:44 PM



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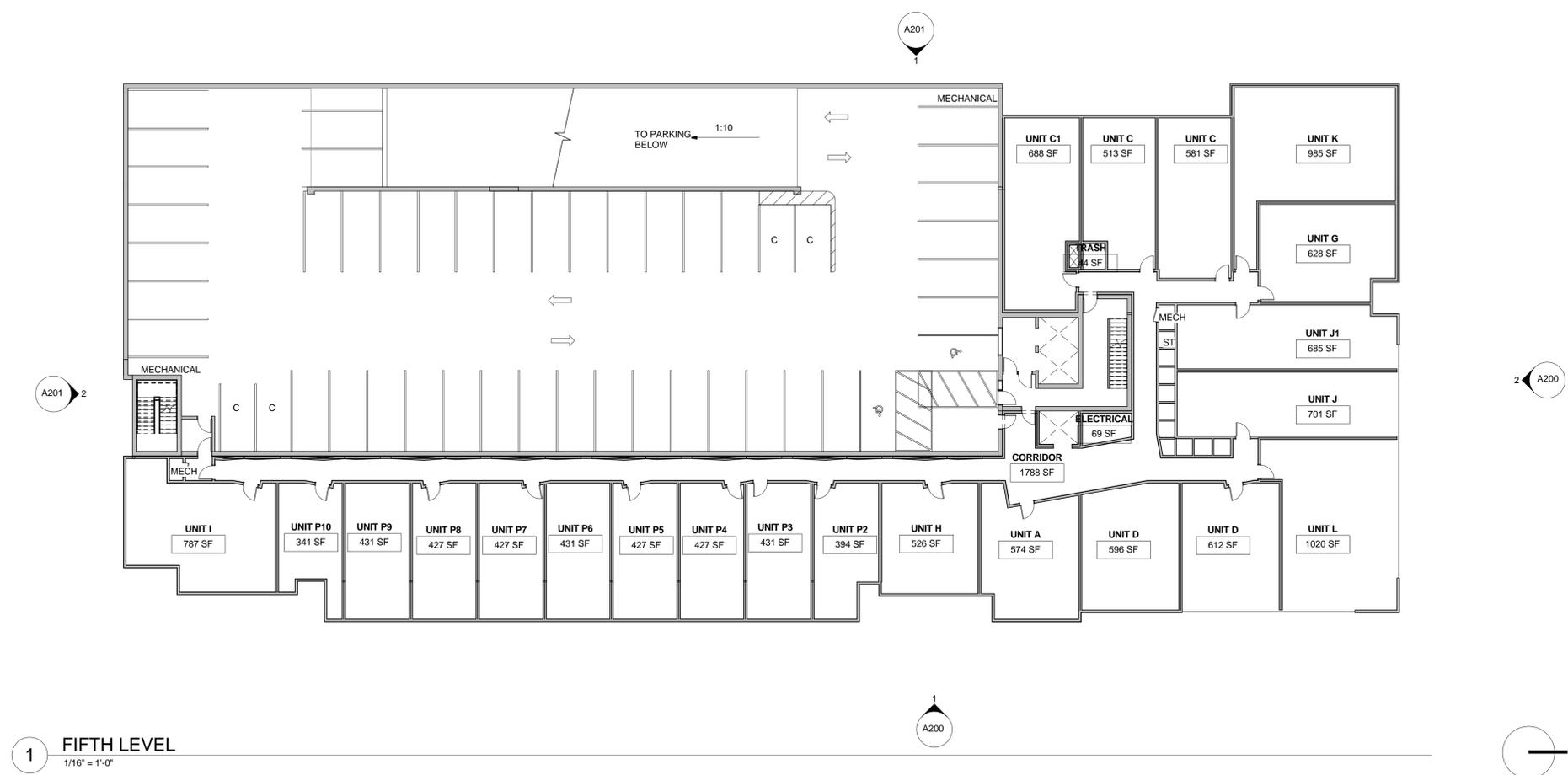
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CHKD BY: Checker  
SHEET TITLE

**FIFTH LEVEL**

**A105**

**GENERAL PLAN NOTES**

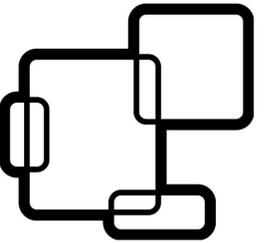
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**1 FIFTH LEVEL**  
1/16" = 1'-0"

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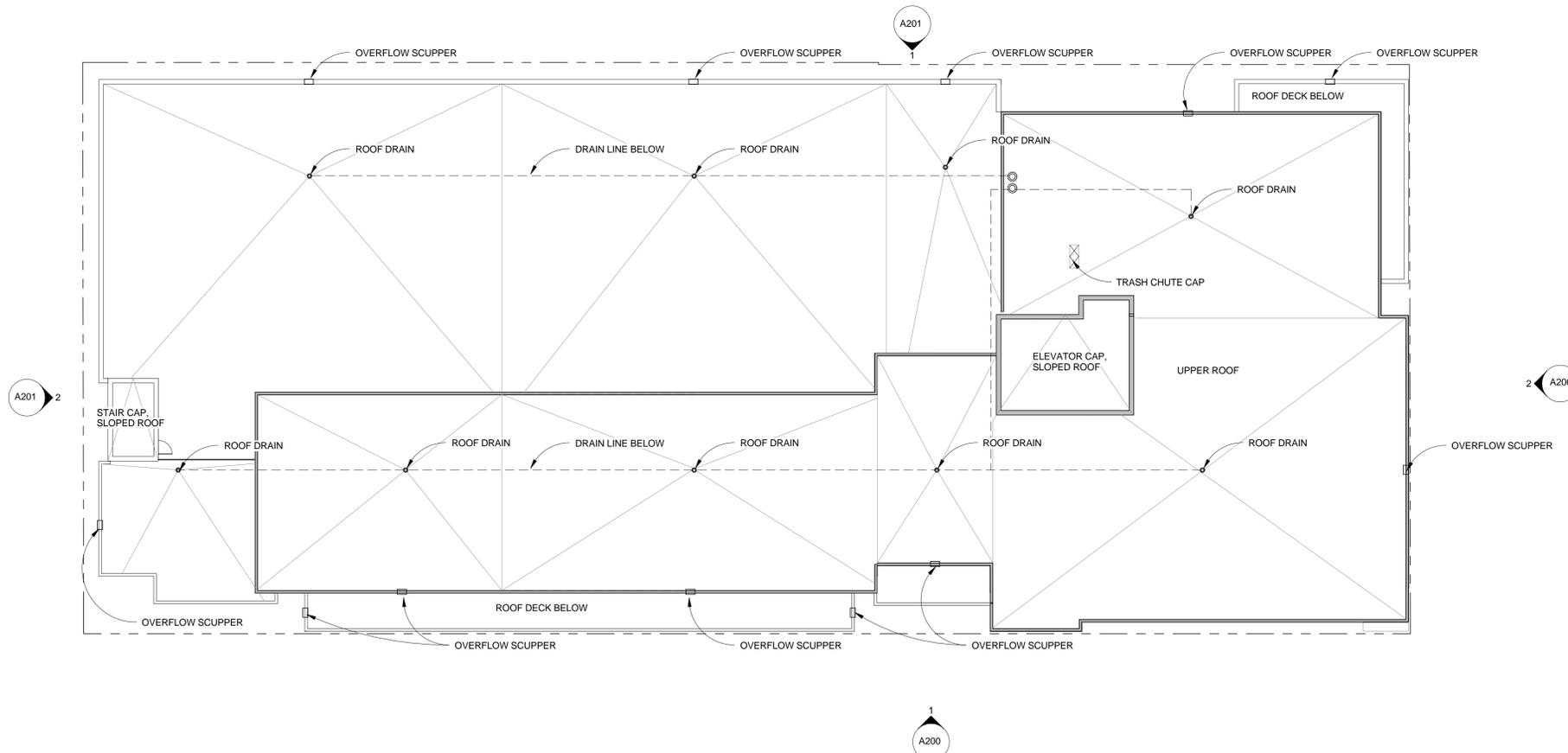
SHEET TITLE

**ROOF PLAN**

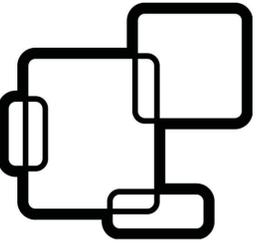
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**1 T.O. ROOF BEARING**  
1/16" = 1'-0"



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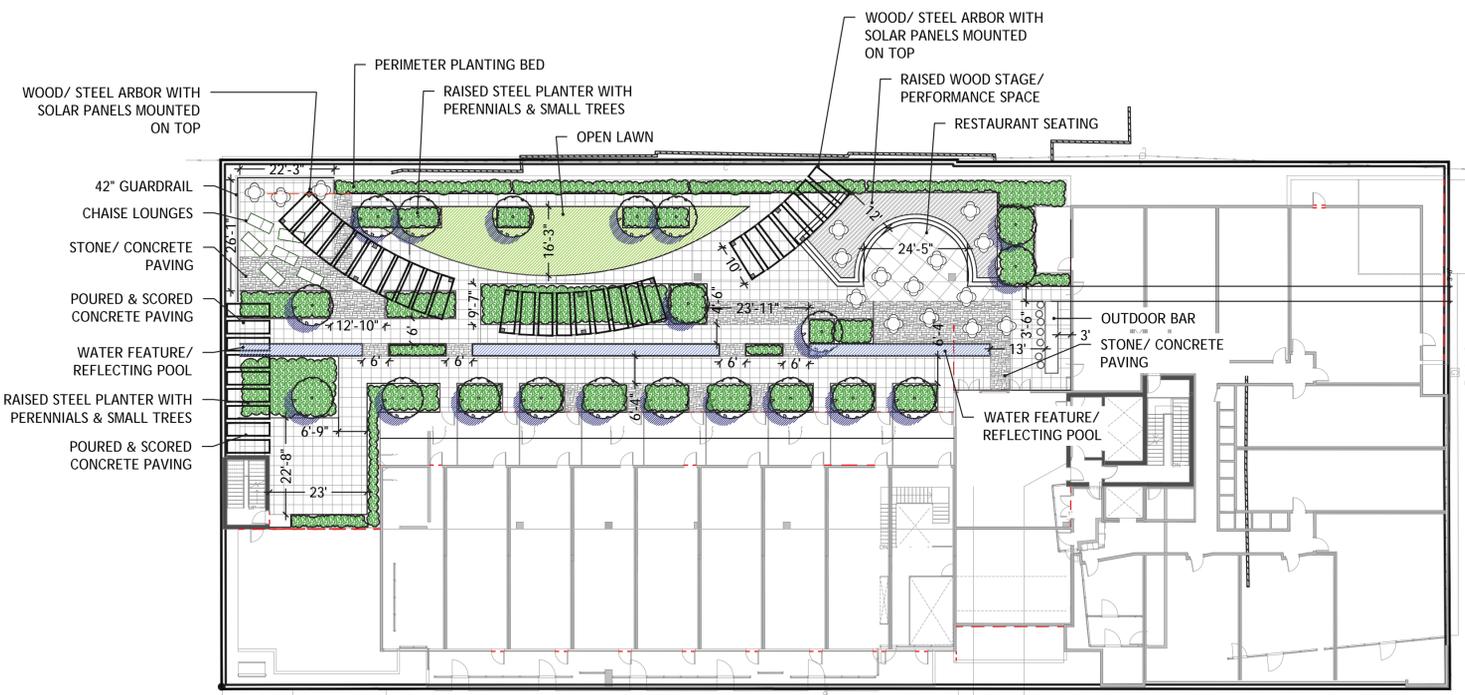
NO.	DATE	DESCRIPTION

PROJECT NO: 14\_001  
DRAWN BY: Author  
CHK'D BY: Checker

SHEET TITLE

**ROOF DECK LANDSCAPE PLAN**

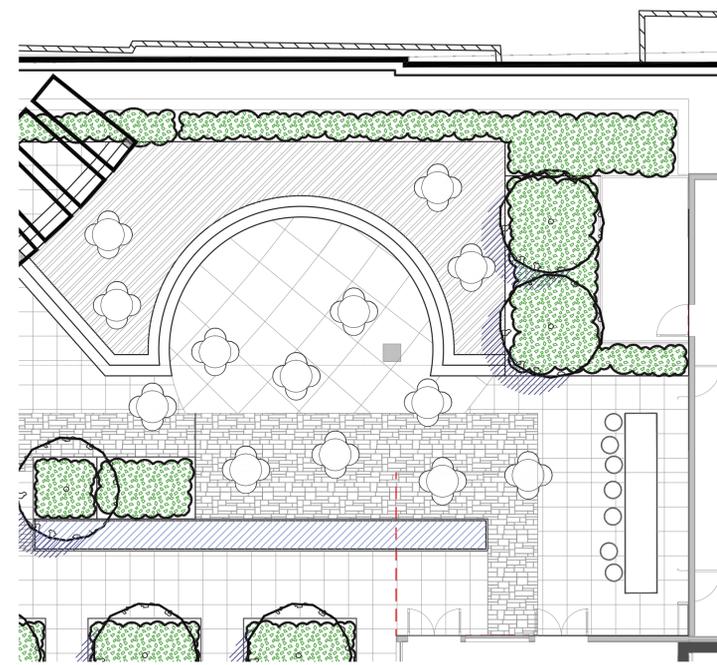
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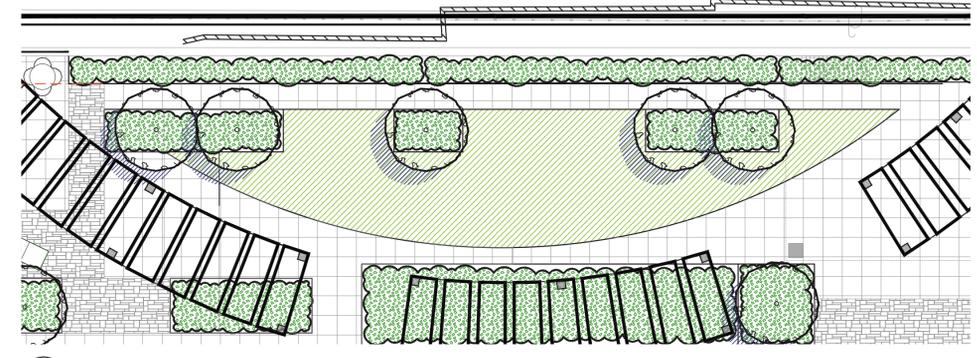
FRANKLIN AVE. WEST

LYNDALE AVE. SO.

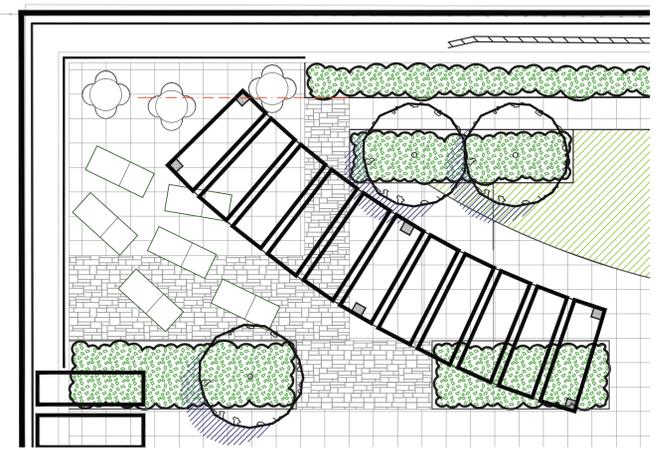
1 PRELIMINARY ROOF DECK LANDSCAPE PLAN  
SCALE= 1"= 20'-0"



2 ENLARGED PLAN  
SCALE= 1"= 8'-0"



3 ENLARGED PLAN  
SCALE= 1"= 10'-0"



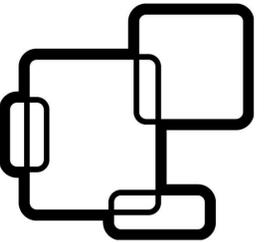
4 ENLARGED PLAN  
SCALE= 1"= 8'-0"











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SHEET TITLE

**LIGHTING PLAN**

**AS100**

**GENERAL LIGHTING PLAN NOTES**

DISCLAIMER: EXISTING LIGHTING IS UNKNOWN AT THIS TIME. THEREFORE THIS LIGHTING PLAN IS ONLY FOR CONCEPT TO SHOW APPROXIMATE LOCATIONS AND TYPE OF LIGHTING.

THE FIXTURES IDENTIFIED IN THIS DOCUMENT ARE FOR CONCEPT AND INTENT ONLY AND ARE NOT THE FINAL FIXTURE TO BE USED.

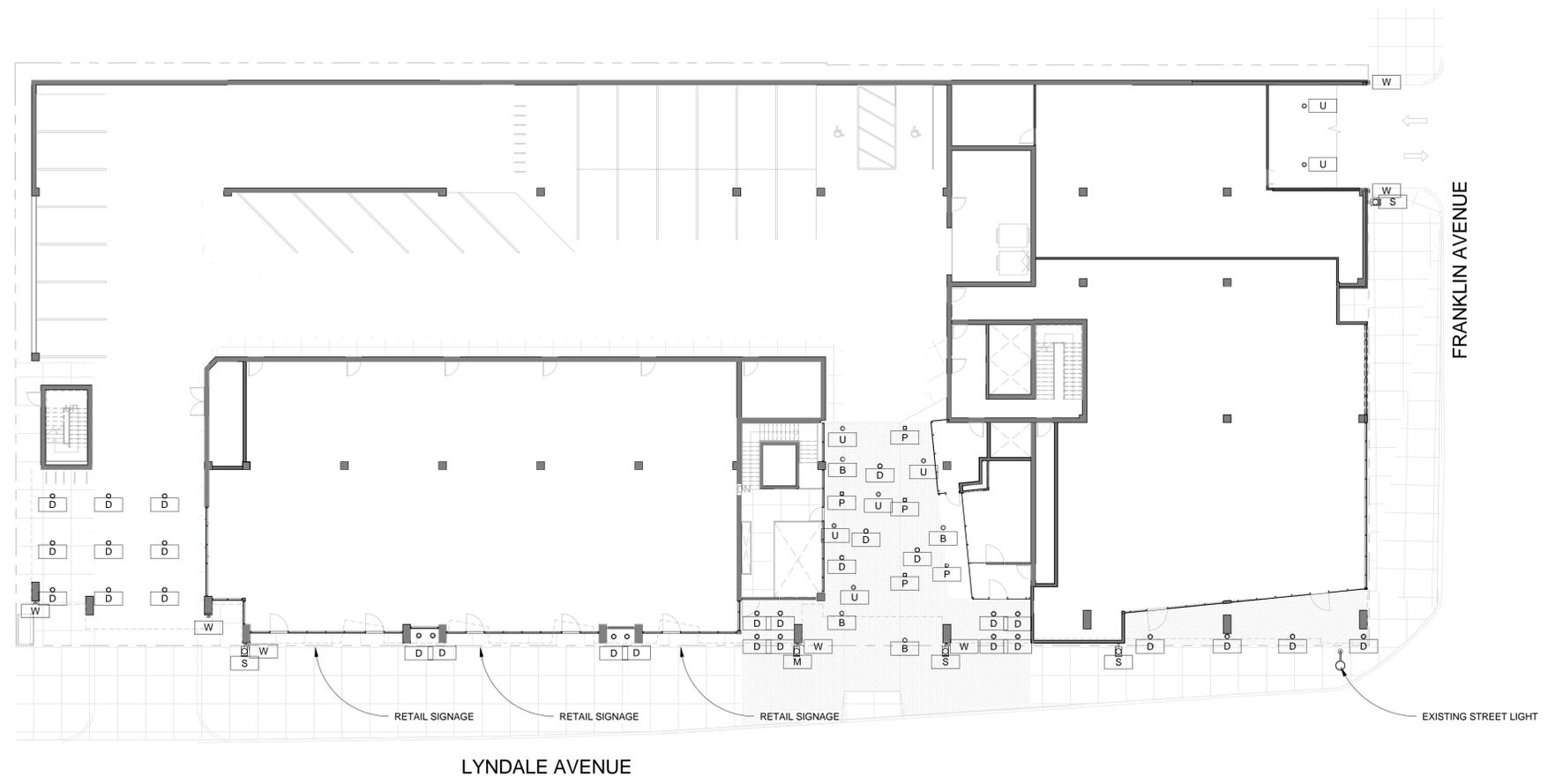
RETAIL SIGNAGE AND BUILDING BLADE SIGNS ARE UNKNOWN AT THIS TIME.

THE MARQUEE LIGHTING ELEMENT FOR THE THEATER IS UNKNOWN AT THIS TIME.



LIGHT FIXTURES - CONCEPT ONLY

LIGHTING FIXTURE SCHEDULE - CONCEPT			
Count	Description	Type Mark	Type / Intent
1	Existing Street Light		
8	In-Ground Uplight	U	
29	Semi-Recessed Downlight	D	
4	Bollard	B	
5	Pole Lighting	P	
7	Building Blade Sign	W	
4	Theater Marquee Sign	S	
1		M	
Grand total: 59			



1 FIRST LEVEL  
1/16" = 1'-0"

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