



MEMORANDUM

DATE: July 9, 2015
TO: City Planning Commission, Committee of the Whole
FROM: Kimberly Holien, Senior Planner
SUBJECT: Wells Fargo – 1505 W Lake Street

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the City Planning Commission (CPC) on the construction of a single-story building with a drive through facility proposed at 1505 W Lake Street. This input will be used by the applicant as they prepare formal applications. The attached plans include a site plan, floor plans, elevations and color renderings.

The project includes the construction of a single-story bank building with 4,500 square feet of gross floor area and a detached drive-through ATM facility. The project also includes a large surface parking lot. The existing building and drive-through facility will be demolished and the parking will be reconfigured based on the new building placement.

The site is located in the CI, Neighborhood Commercial district and the PO, Pedestrian Oriented Overlay district. *The Minneapolis Plan for Sustainable Growth* identifies the site as mixed use on the future land use map and Lake Street is a commercial corridor in this location. The site is located within the study area of the *Uptown Small Area Plan*. Within the plan, the site is located in the West Lake Street Live/Work district. The Small Area Plan identifies the site as preferred mixed use on the future land use map.

The site contains an existing building that is separated from W Lake Street with a surface parking lot. A large drive-through canopy with seven lanes is located on the south side of the building. Existing site conditions include five curb cuts and three parking areas for a total of 48 parking stalls. The applicant is proposing to demolish the existing building and drive-through facility and construct a new building at the corner of Lake Street W and Humboldt Avenue S. The principal entrance is on the south side of the building with a secondary exit facing Lake Street W. A surface parking lot is proposed on the south side of the building, between the building and the new drive-through facility. The proposed drive-through facility will provide ATM service only and includes two service lanes and a passing lane. A total of 36 parking stalls will be provided on site in three separate parking areas.

The following applications have been identified thus far:

- An expansion or alteration of non-conforming use to rebuild the existing drive-through facility.
- A variance to increase the maximum parking requirement from 17 spaces to 36 spaces.

- A variance to the standards of the PO, Pedestrian Oriented Overlay district to allow a building without a street-facing principal entrance.
- A variance to increase sign height in the CI district from 14 feet to approximately 24 feet for three wall signs.
- Site plan review.

Staff is concerned about the amount of surface parking proposed and the lack of a principal entrance facing the street. The site is located in the Pedestrian Oriented Overlay district, which is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses. While reducing the amount of surface parking and number of drive-through lanes is an improvement, the overall site design remains very auto-oriented. The site is uniquely configured and has three separate parking areas. Parallel parking stalls are located adjacent to the drive-aisle as vehicles enter from Irving Avenue S. The main customer parking area is located on the south side of the building and the employee parking area is located on the south side of the site. This southernmost parking area is not accessible from the rest of the site and vehicles enter it from the alley or from a separate curb cut on Humboldt Avenue S. The amount of surface parking proposed more than doubles the maximum parking requirement. Staff is not likely to support the requested variance to exceed the maximum parking requirement by 19 spaces.

Regarding the principal entrance, the only entrance into the building is on the south elevation, facing the surface parking lot. This entrance is not visible at all from W Lake Street and will have limited visibility from Humboldt Avenue S. A street-facing entrance is a basic urban design principal that is exceedingly important in a pedestrian oriented area such as this. As such, staff is not likely to support the variance to the PO standards and encourages the applicant to provide an entrance facing the street, preferably at the corner of Lake Street W and Humboldt Avenue S.



June 29, 2015

Minneapolis
Committee of the Whole

Re: Statement of Proposed Use and Project Description
Wells Fargo Proposed Branch
Development at: 505 W. Lake Street, Minneapolis, MN

The existing site is zoned C1 with a Neighborhood Commercial Overlay District, Pedestrian Oriented (PO).

EXISTING CONDITIONS

Wells Fargo has an existing drive-up facility at the proposed project site consisting of a seven (7) drive-up lanes under a large canopy, a 2,000 S.F. lobby building and 52 parking spaces.

Wells Fargo has an existing 5,000 S.F. branch lobby east of the site at the Sons of Norway Building which it plans to consolidate into the proposed 1505 W. Lake Street site due to its lease coming to an end.

PROPOSED DEVELOPMENT

Wells Fargo desires to build a new 4,500 S.F. branch with only two (2) drive-up ATM lanes at a remote drive-up canopy and retain 36 parking spaces on the site.

The site incorporates existing alley easements and all other existing alley access. The proposed plan would decrease the number of curb cuts from six (6) to four (4) and decrease the width of two (2) of the remaining four (4) curb cuts.

The proposed site plan will comply with the latest landscape ordinance and will comply with the Pedestrian Overlay District requirements for building placement, fenestration, design, and all other requirements except for the overlay district parking requirements and drive-up, and principal entry location.

In the development plan Wells Fargo is requesting 36 proposed parking spaces vs. Pedestrian Oriented District limit of 23 parking spaces to meet the needs of its employees and existing customers. Well Fargo also desires to maintain two (2) drive-up ATM Lanes to meet the existing customer's needs and historic use of the site that presently has seven (7) drive-up lanes.

Design with community in mind



June 29, 2015
Page 2 of 5

Finally to provide security, ADA parking access and customer convenience Wells Fargo desires to have the principal building entry pedestrian facing the internal parking area.

On behalf of Wells Fargo we appreciate your consideration.

Matrix Summary

ZONING

PRIMARY ZONING: C1 - NEIGHBORHOOD COMMERCIAL
OVERLAY DISTRICT: PO - PEDESTRIAN ORIENTED

AREA BREAKDOWN

NEW BUILDING - 4,500 SF
TOTAL PROPERTY - 41,591 SF
SITE AREA W/O BUILDING - 37,091 SF
LANDSCAPE AREA REQUIRED (20%) - 7,418 SF
LANDSCAPE AREA SHOWN - 11,676 SF
PROPOSED PARKING: 36 STALLS (INCLUDES 2 H.C.)

530.170. PARKING AND LOADING, LANDSCAPE AND SCREENING

A landscaped yard at least seven (7) feet wide shall be provided along the public street, sidewalk or pathway, except where a greater yard is required.

Proposed Plan complies

Screening consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque shall be provided.

Proposed Plan complies

Not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage.

WEST LAKE ST: 0 REQUIRED / 1 PROVIDED

S. HUMBOLT AVE: 6 REQUIRED / 6 PROVIDED AT PROPERTY LINE.

Proposed Plan complies



June 29, 2015

Page 3 of 5

Distance to trees. In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.

Proposed Plan complies

551.110 Building Placement (PO District)

The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site.

Proposed set backs at street frontage 6'-0" with Landscaping Plan complies.

551.120 Building Facade (PO District)

(a) Window area. At least forty (40) percent of the first floor façade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.

(b) Awnings and canopies. Awnings and canopies are encouraged in order to provide protection for pedestrians and shall be placed to emphasize individual uses and entrances. Backlit awnings and canopies shall be prohibited.

Proposed Plan complies

C1 ACCESSORY PARKING (TABLE 541-1)

USE: BANK (FINANCIAL INSTITUTION)

MIN REQUIRED - 9 PARKING STALLS

Design with community in mind



June 29, 2015

Page 4 of 5

(BUILDING >4,000SF= 1 SPACE PER 500 SF)
MAX ALLOWABLE - 23 PARKING STALLS
(1 SPACE PER 200 SF GFA)

PO ACCESSORY PARKING (551.140)

MIN REQUIRED - 7 PARKING STALLS
(75 PERCENT OF THE MIN. REQUIRED PER 541-1)
MAX ALLOWABLE - 18 PARKING STALLS
(75 PERCENT OF THE MAX. REQUIRED PER 541-1)

PROPOSED PARKING: 36 STALLS (INCLUDES 2 H.C.)
Proposed Plan exceeds minimum parking requirement

PO BICYCLE PARKING (TABLE 541-3)

USE: BANK (FINANCIAL INSTITUTION)
MIN REQUIRED - 3 SPACES
Proposed 4 Bicycle Parking Spaces plan complies

MINIMUM STACKING SPACES (TABLE 541-7)

AUTOMATED TELLER MACHINE = 3 SPACES
Plan complies

MINIMUM PARKING AND AISLE DIMENSIONS (TABLE 541-6)

MIN. 8'-6" WIDE BY 18'-0" DEEP
1 WAY AISLE = 18'-0", 2 WAY AISLE = 22'-0"
Propose 24'-0" aisles and 22'-0" new curb cuts, plan complies

Sincerely,

STANTEC ARCHITECTURE, INC.

Brian Reno
Principal
Phone: 312-262-2300
Brian.reno@stantec.com

530.170. PARKING AND LOADING, LANDSCAPE AND SCREENING

_A landscaped yard at least seven (7) feet wide shall be provided along the public street, sidewalk or pathway, except where a greater yard is required. If a parking facility contains over one hundred (100) parking spaces, the minimum required landscaped yard shall be increased to nine (9) feet in width.

_Screening consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque shall be provided, except that where areas are devoted principally to the parking or loading of trucks or commercial vehicles of more than fifteen thousand (15,000) pounds screening six (6) feet in height and not less than sixty (60) percent opaque shall be required.

_Not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage.

WEST LAKE ST: 0 REQUIRED / 1 PROVIDED
S. HUMBOLDT AVE: 8 REQUIRED / 6 PROVIDED AT PROPERTY LINE.

_Distance to trees. In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.

551.110 Building Placement (PO District)

The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site.

551.120 Building Facade (PO District)

(a) Window area. At least forty (40) percent of the first floor façade of any nonresidential use that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.

(b) Awnings and canopies. Awnings and canopies are encouraged in order to provide protection for pedestrians and shall be placed to emphasize individual uses and entrances. Backlit awnings and canopies shall be prohibited.

ZONING

PRIMARY ZONING: C1 - NEIGHBORHOOD COMMERCIAL
OVERLAY DISTRICT: PO - PEDESTRIAN ORIENTED

AREA BREAKDOWN

NEW BUILDING - 4,500 SF
TOTAL PROPERTY - 41,591 SF
SITE AREA W/O BUILDING - 37,091 SF
LANDSCAPE AREA REQUIRED (20%) - 7,418 SF
LANDSCAPE AREA SHOWN - 11,676 SF
PROPOSED PARKING: 36 STALLS (INCLUDES 2 H.C.)

C1 ACCESSORY PARKING (TABLE 541-1)

USE: BANK (FINANCIAL INSTITUTION)
MIN REQUIRED - 9 PARKING STALLS
(BUILDING >4,000SF= 1 SPACE PER 500 SF)
MAX ALLOWABLE - 23 PARKING STALLS
(1 SPACE PER 200 SF GFA)

PO ACCESSORY PARKING (551.140)

MIN REQUIRED - 7 PARKING STALLS
(75 PERCENT OF THE MIN. REQUIRED PER 541-1)
MAX ALLOWABLE - 18 PARKING STALLS
(75 PERCENT OF THE MAX. REQUIRED PER 541-1)

PO BICYCLE PARKING (TABLE 541-3)

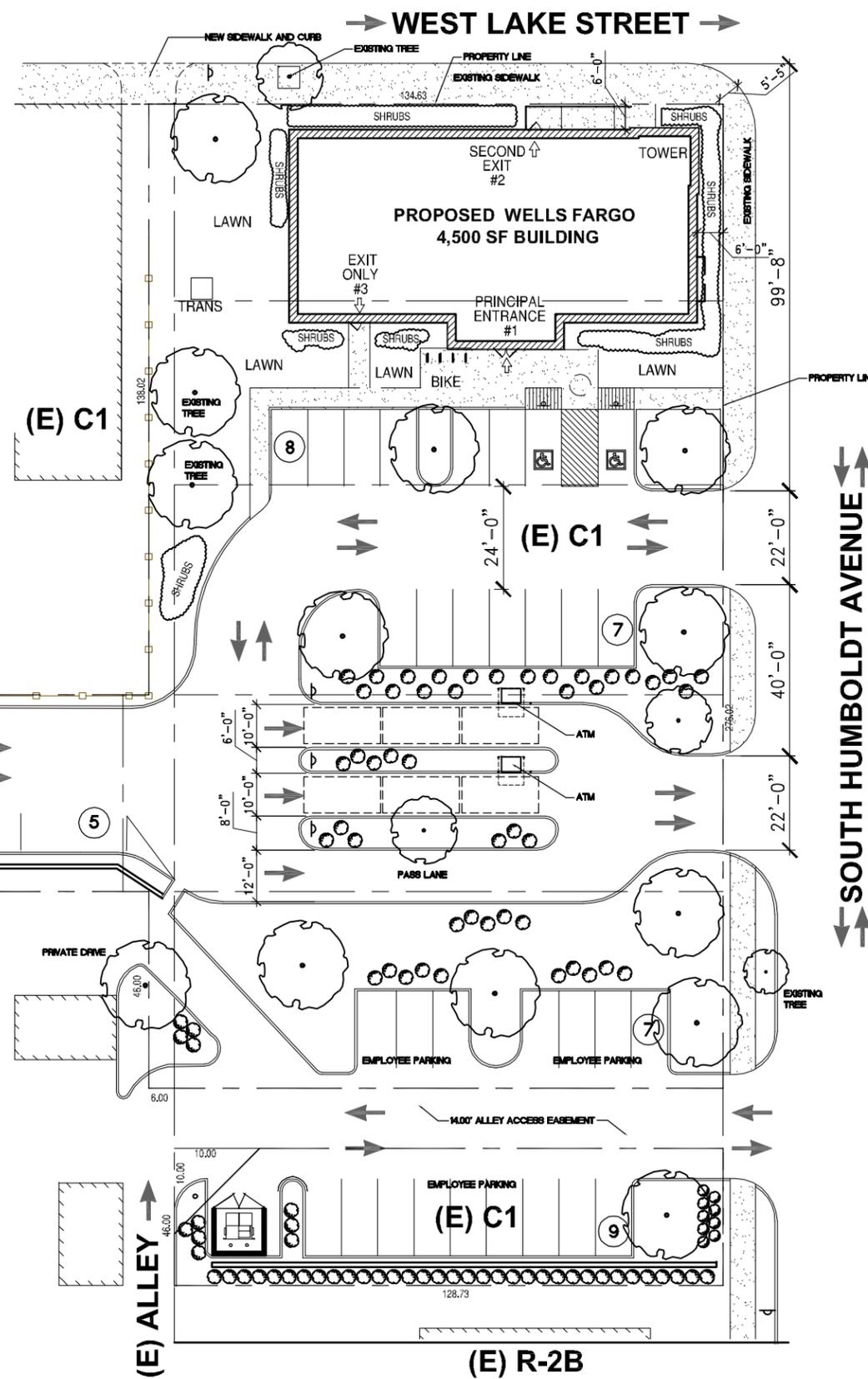
USE: BANK (FINANCIAL INSTITUTION)
MIN REQUIRED - 3 SPACES

MINIMUM STACKING SPACES (TABLE 541-7)

AUTOMATED TELLER MACHINE = 3 SPACES

MINIMUM PARKING AND AISLE DIMENSIONS (TABLE 541-6)

MIN. 8'-6" WIDE BY 18'-0" DEEP
1 WAY AISLE = 18'-0", 2 WAY AISLE = 22'-0"



MINNEAPOLIS, MN
1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014
REVIEWED BY: B. RENO
DRAWN BY: G. STOIA
WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
102946-0007

SHEET TITLE

SITE PLAN

SHEET NUMBER

A001

ARCHITECT PROJECT NUMBER
2007664032

**WELLS
FARGO**

MINNEAPOLIS, MN

1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

**DRAFT
CONCEPTUAL DESIGN**

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014

REVIEWED BY: B. RENO

DRAWN BY: G. STOIA

WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

SHEET TITLE

COLOR RENDERINGS

SHEET NUMBER

A002

ARCHITECT PROJECT NUMBER
2007664032



A WEST LAKE STREET PERSPECTIVE VIEW



B EAST ELEVATION



A NORTH ELEVATION

**WELLS
FARGO**

MINNEAPOLIS, MN

1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

**DRAFT
CONCEPTUAL DESIGN**

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014

REVIEWED BY: B. RENO

DRAWN BY: G. STOIA

WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

SHEET TITLE

COLOR RENDERINGS

SHEET NUMBER

A003

ARCHITECT PROJECT NUMBER
2007664032



B WEST ELEVATION



A SOUTH ELEVATION

**WELLS
FARGO**

MINNEAPOLIS, MN

1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

**DRAFT
CONCEPTUAL DESIGN**

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014
REVIEWED BY: B. RENO
DRAWN BY: G. STOIA
WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

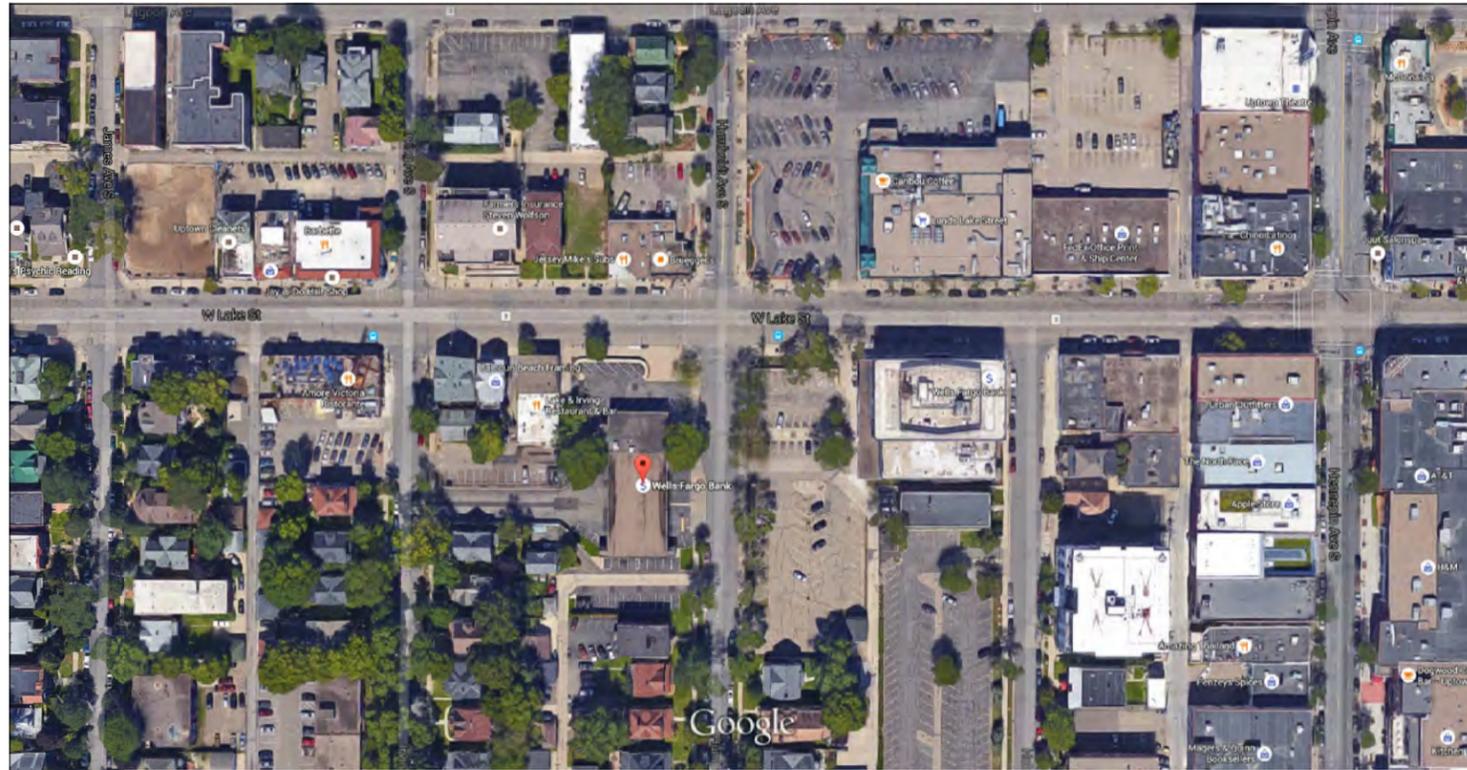
SHEET TITLE

COLOR RENDERINGS

SHEET NUMBER

A004

ARCHITECT PROJECT NUMBER
2007664032



B LARGE AERIAL VIEW 2



A LARGE AERIAL VIEW 1



MINNEAPOLIS, MN

1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

**DRAFT
CONCEPTUAL DESIGN**

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014

REVIEWED BY: B. RENO

DRAWN BY: G. STOIA

WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

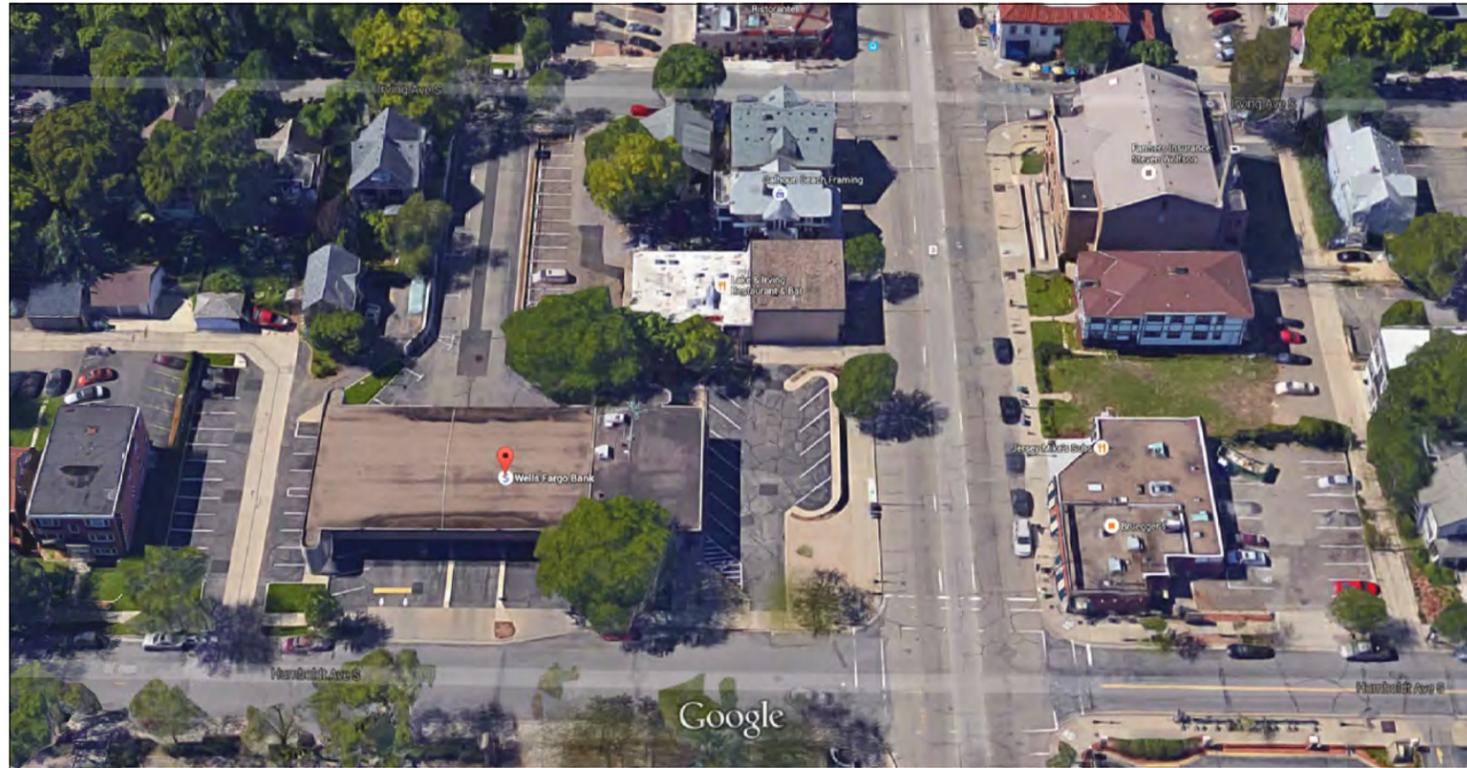
SHEET TITLE

PHOTOS OF THE
PROPERTY AND
EXISTING
STRUCTURES

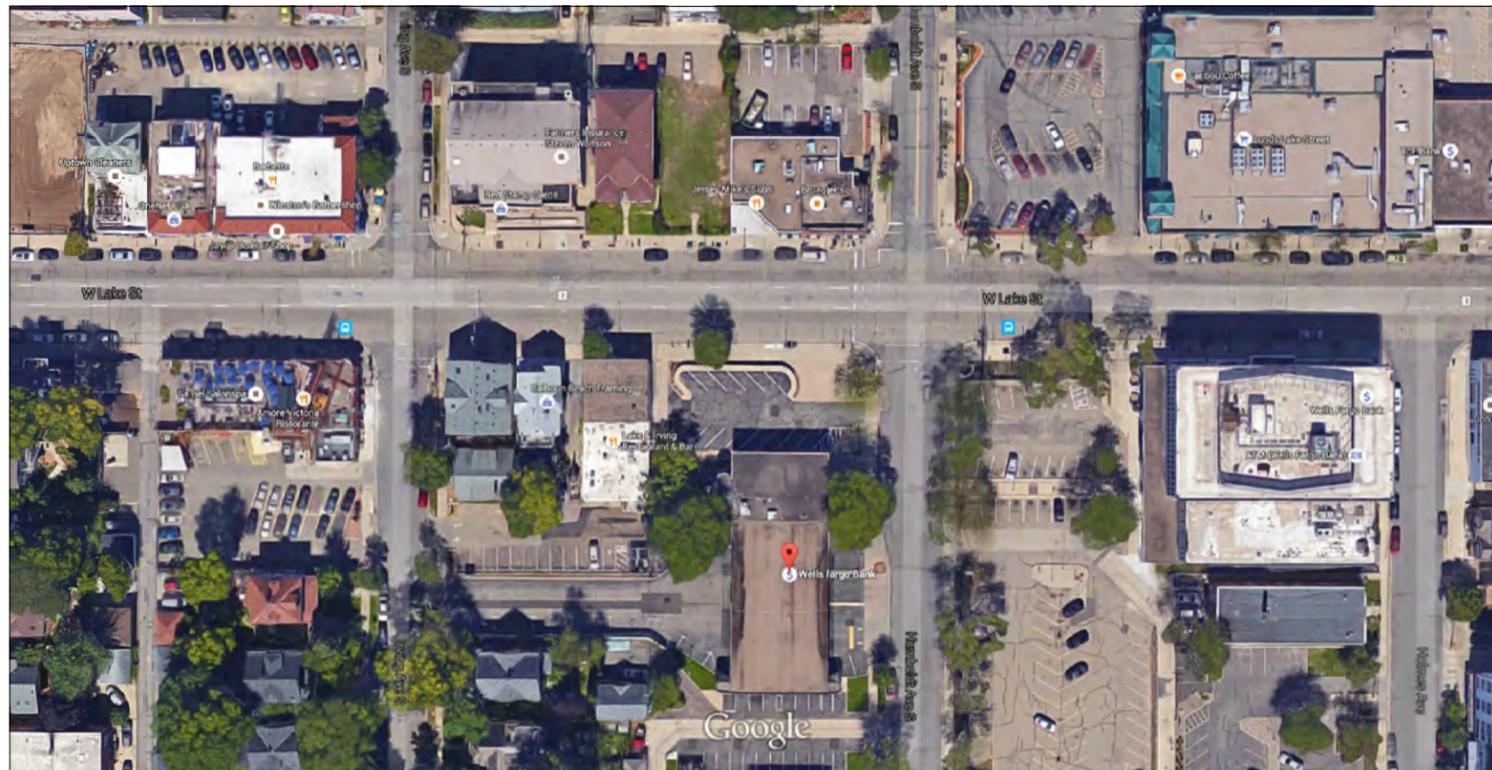
SHEET NUMBER

A005

ARCHITECT PROJECT NUMBER
2007664032



B LARGE AERIAL VIEW 2



A LARGE AERIAL VIEW 1

**WELLS
FARGO**

MINNEAPOLIS, MN

1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

**DRAFT
CONCEPTUAL DESIGN**

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014
REVIEWED BY: B. RENO
DRAWN BY: G. STOIA
WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

SHEET TITLE

PHOTOS OF THE
PROPERTY AND
EXISTING
STRUCTURES

SHEET NUMBER

A006

ARCHITECT PROJECT NUMBER
2007664032



EXISTING BUILDING LOOKING WEST



EXISTING BUILDING LOOKING NORTH-WEST



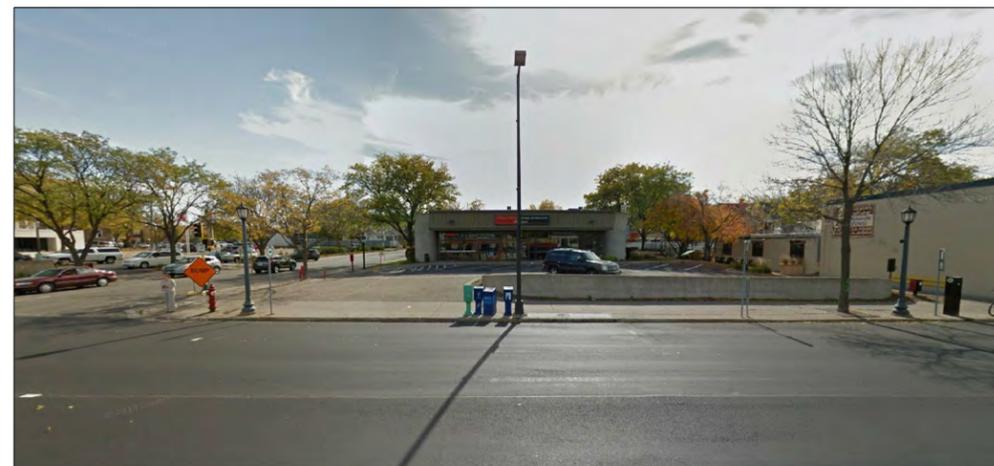
EXISTING BUILDING LOOKING SOUTH-WEST



EXISTING BUILDING LOOKING WEST



EXISTING BUILDING LOOKING WEST



EXISTING BUILDING LOOKING SOUTH

A AREA PHOTOS

**WELLS
FARGO**

MINNEAPOLIS, MN

1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

**DRAFT
CONCEPTUAL DESIGN**

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014
REVIEWED BY: B. RENO
DRAWN BY: G. STOIA
WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

SHEET TITLE

PHOTOS OF THE
PROPERTY AND
EXISTING
STRUCTURES

SHEET NUMBER

A007

ARCHITECT PROJECT NUMBER
2007664032



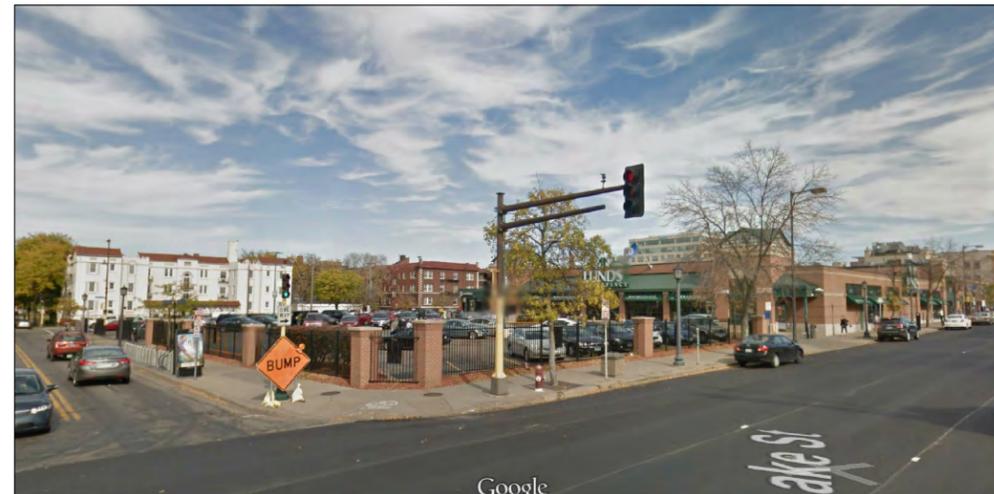
EXISTING BUILDING LOOKING NORTH



VIEW OF LOOKING NORTH-WEST OF SITE



VIEW OF LOOKING EAST OF SITE



VIEW OF LOOKING NORTH-EAST OF SITE



VIEW OF LOOKING WEST OF SITE



VIEW OF LOOKING NORTH-EAST OF SITE

A AREA PHOTOS



MINNEAPOLIS, MN
1505 W LAKE ST.
MINNEAPOLIS, MN 55408



Stantec Architecture Inc.
135 South LaSalle Street, Suite 3100
Chicago, IL 60603

Tel. 312.262.2290
Fax. 312.262.2301
www.stantec.com

CONSULTANTS

**DRAFT
CONCEPTUAL DESIGN**

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014
REVIEWED BY: B. RENO
DRAWN BY: G. STOIA
WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

SHEET TITLE

PHOTOS OF THE
PROPERTY AND
EXISTING
STRUCTURES

SHEET NUMBER

A008

ARCHITECT PROJECT NUMBER
2007664032



WF1 STUCCO - COLOR HC-69 WHITALL BROWN



WF2 STUCCO - COLOR HC-38 DECATUR BUFF



WF3 ALUMINUM - COLOR HC-35 POWELL BUFF



BR1 UTILITY BRICK - MCAVOY KINGSTOWN MATEX



CS1 ARRISCRAFT STONE SILL - COLOR SANDRIFT



CS2 ARRISCRAFT THIN CLAD VENEER - COLOR SANDRIFT

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014
REVIEWED BY: B. RENO
DRAWN BY: G. STOIA
WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

SHEET TITLE

PROPOSED
BUILDING FINISHES

SHEET NUMBER

A009

ARCHITECT PROJECT NUMBER
2007664032

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014

REVIEWED BY: B. RENO

DRAWN BY: G. STOIA

WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

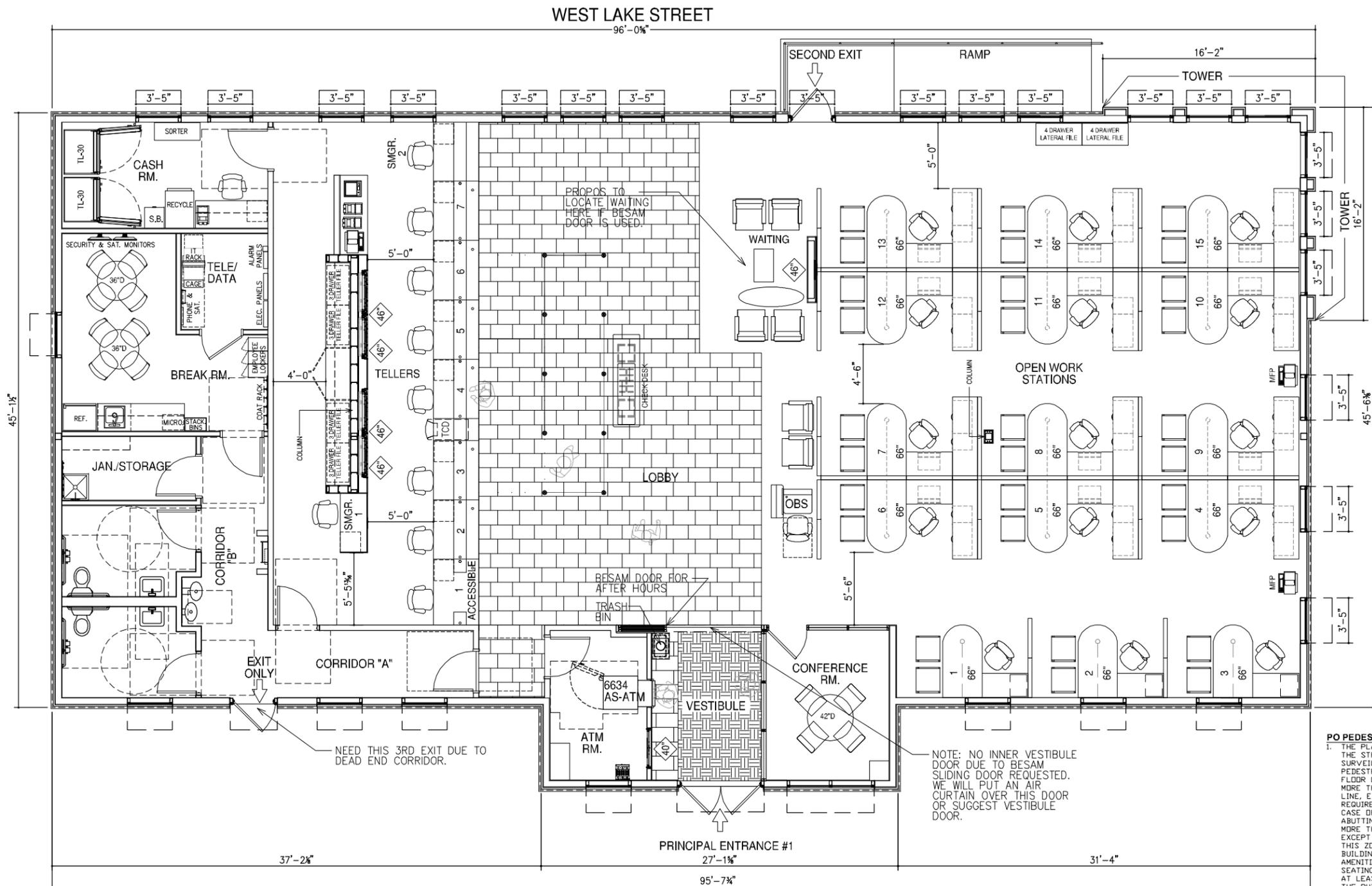
SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A100

ARCHITECT PROJECT NUMBER
2007664032



1
A100
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014

REVIEWED BY: B. RENO

DRAWN BY: G. STOIA

WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
.....
102946-0007

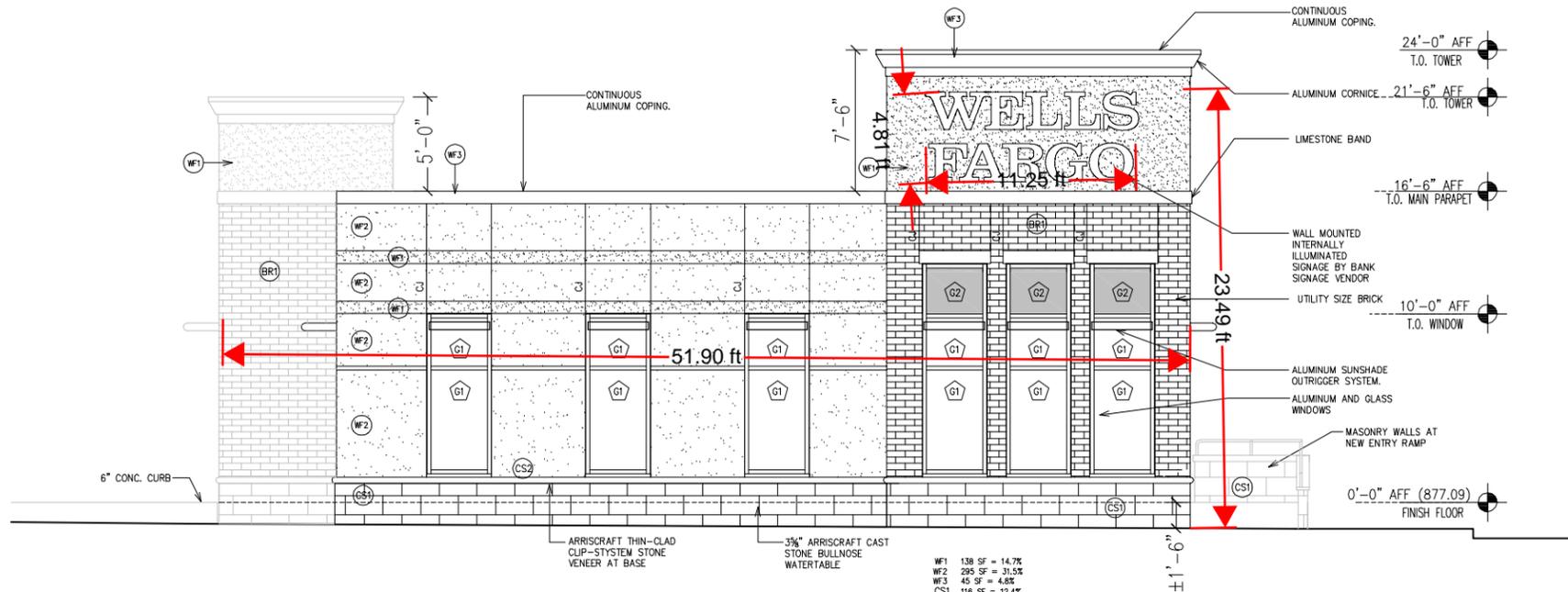
SHEET TITLE

EXTERIOR BUILDING
ELEVATIONS

SHEET NUMBER

A2.0

ARCHITECT PROJECT NUMBER
2007664032



B EAST ELEVATION
SCALE: 1/4"=1'-0"
(SOUTH HUMBOLDT AVENUE ELEVATION)

TOTAL FACADE AREA (2ft TO 10ft) ABOVE FINISH LEVEL: 363 SF
REQUIRED WINDOW AREA (40% OF FACADE): 145 SF
TOTAL WINDOW AREA PROVIDED: 180 SF

WF1	138 SF = 14.7%
WF2	295 SF = 31.5%
WF3	45 SF = 4.8%
CS1	116 SF = 12.4%
CS2	15 SF = 1.6%
BR1	116 SF = 12.4%
G1	180 SF = 19.3%
G2	30 SF = 3.2%
TOTAL	= 935 SF

EXTERIOR FINISH SCHEDULE

SYM.	MATERIAL:	LOCATION:	MANUFACTURE /COLOR:
WF1	STUCCO EXTERIOR FINISH PAINT	ALL FACADES STUCCO	STUCCO COLOR: BENJAMIN MOORE PRODUCT NO. HC-69 WHITALL BROWN
WF2	STUCCO EXTERIOR FINISH PAINT	ALL FACADES STUCCO	STUCCO COLOR: BENJAMIN MOORE PRODUCT NO. HC-38 DECATUR BUFF
WF3	ALUMINUM COPING	TOP OF TOWER AND PARAPET WALLS	STUCCO COLOR: BENJAMIN MOORE PRODUCT NO. HC-35 POWELL BUFF
CS1	THIN CLAD CLIP SYSTEM VENEER	EXTERIOR FACADE KNEEWALL	ARRISRAFT THIN CLAD VENEER CLIP SYSTEM. PRODUCT NO. & COLOR AS SELECTED BY ARCHITECT
CS2	CAST STONE SILL	EXTERIOR STOREFRONT	ARRISRAFT CONCRETE CAST STONE CAP. PRODUCT NO. & COLOR AS SELECTED BY ARCHITECT
EC1	EXTERIOR CAULK	WINDOWS & DOORS	BENJAMIN MOORE COLOR: MATCH THE COLOR OF PAINT
A1	ALUMINUM FRAMING	STOREFRONT FRAMING	KAWNEER COLOR: CLEAR ANODIZED
BR1	UTILITY SIZE BRICK (12"x4")	AROUND BUILDING AT BASE	COLOR: MCAVOY BRICK FINISH

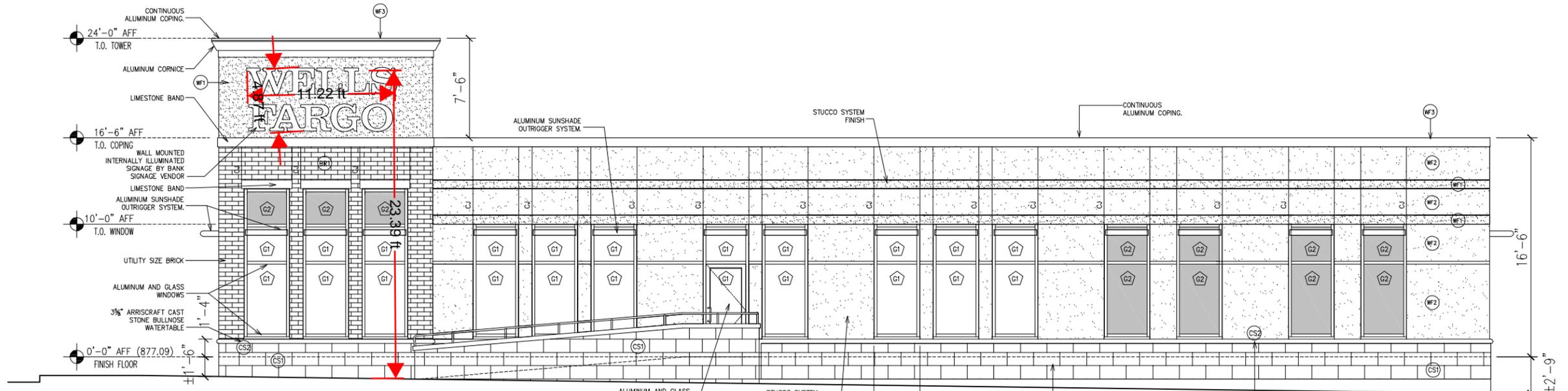
GLAZING SCHEDULE

SYM.	MATERIAL:	LOCATION:	MANUFACTURE /COLOR:
G1	INSULATED TEMPERED VISION GLASS	MAIN STOREFRONT	KAWNEER X™ TEMPERED STORE-FRONT GLAZING SYSTEM INSULATED 1" THICK. MODEL: #TRIFAB VG 451T
G2	INSULATED TEMPERED SPANDREL GLASS	AT FALSE WINDOWS	KAWNEER X™ TEMPERED STORE-FRONT GLAZING SYSTEM INSULATED 1" THICK.
G3	INSULATED TEMPERED VISION GLASS W/ 3M FROST FILM APPLIED ON INTERIOR SIDE	MAIN STOREFRONT	KAWNEER X™ TEMPERED STORE-FRONT GLAZING SYSTEM INSULATED 1" THICK. MODEL: #TRIFAB VG 451T W/ 3M FROST FILM FOR PRIVACY.

NOTE:
ALL NEW GLAZING SHALL BE CATEGORY CLASS II SAFETY GLASS AND ETCHED AS SUCH ON EACH GLAZING PANEL

EXTERIOR FINISHES

ALUMINUM COPING: COLOR TO MATCH STUCCO CORNICE
STUCCO CORNICE: 310 STO FINE SAND FINISH, BMHC-35 POWELL BUFF
STUCCO FINISH: 310 STO FINE SAND FINISH, BMHC-38 DECATUR BUFF
310 STO FINE SAND FINISH, BMHC-69 WHITALL BROWN
BRICK VENEER: MCAVOY BRICK FINISH, KINGSTOWN MATEX
ALUMINUM WINDOWS AND STOREFRONT: CLEAR ANODIZED FINISH



A NORTH ELEVATION
SCALE: 1/4"=1'-0"
(WEST LAKE STREET ELEVATION)

TOTAL FACADE AREA (2ft TO 10ft) ABOVE FINISH LEVEL: 767 SF
REQUIRED WINDOW AREA (40% OF FACADE): 309 SF
TOTAL WINDOW AREA PROVIDED: 330 SF

WF1	204 SF = 10.2%
WF2	704 SF = 35.2%
WF3	76 SF = 3.8%
CS1	386 SF = 19.3%
CS2	41 SF = 2.0%
BR1	109 SF = 5.5%
G1	330 SF = 16.5%
G2	150 SF = 7.5%
TOTAL	= 2,000 SF

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED	06/01/2015
2	COMMITTEE OF THE WHOLE SUBMITTAL	06/28/2015

DATE ISSUED: 09/08/2014
REVIEWED BY: B. RENO
DRAWN BY: G. STOIA
WF MANAGER: L. SMITH

WELLS FARGO BE NUMBER
102946-0007

SHEET TITLE
**EXTERIOR BUILDING
ELEVATIONS**

SHEET NUMBER

A2.1

ARCHITECT PROJECT NUMBER
2007664032

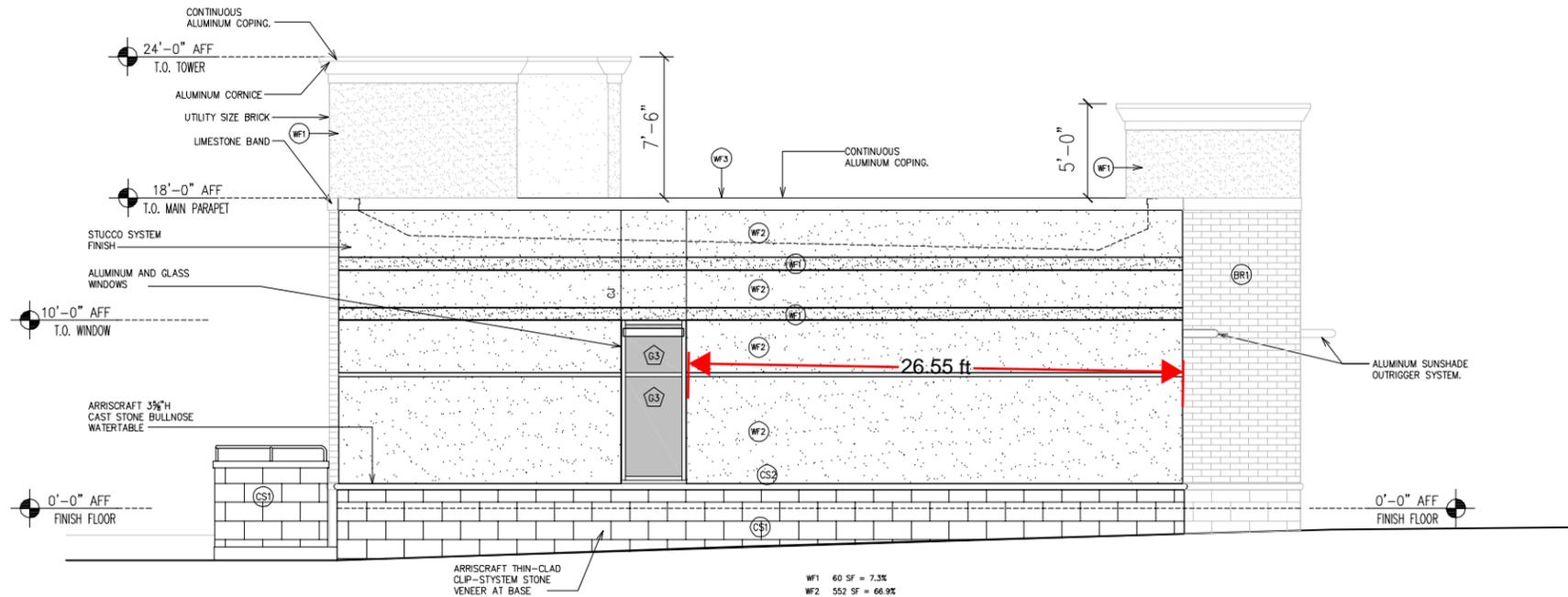
EXTERIOR FINISH SCHEDULE			
SYM.	MATERIAL:	LOCATION:	MANUFACTURE/COLOR:
MF1	STUCCO EXTERIOR FINISH PAINT	ALL FACADES STUCCO	STUCCO COLOR: BENJAMIN MOORE PRODUCT NO. HC-69 WHITTALL BROWN
MF2	STUCCO EXTERIOR FINISH PAINT	ALL FACADES STUCCO	STUCCO COLOR: BENJAMIN MOORE PRODUCT NO. HC-38 DECATUR BUFF
MF3	ALUMINUM COPING	TOP OF TOWER AND PARAPET WALLS	STUCCO COLOR: BENJAMIN MOORE PRODUCT NO. HC-35 POWELL BUFF
CS1	THIN CLAD CLIP SYSTEM VENEER	EXTERIOR FACADE KNEEWALL	ARRISCRAFT THIN CLAD VENEER CLIP SYSTEM. PRODUCT NO. & COLOR AS SELECTED BY ARCHITECT
CS2	CAST STONE SILL	EXTERIOR STOREFRONT	ARRISCRAFT CONCRETE CAST STONE CAP. PRODUCT NO. & COLOR AS SELECTED BY ARCHITECT
EC1	EXTERIOR CAULK	WINDOWS & DOORS	BENJAMIN MOORE COLOR: MATCH THE COLOR OF PAINT
A1	ALUMINUM FRAMING	STOREFRONT FRAMING	KAWNEER COLOR: CLEAR ANODIZED
BR1	UTILITY SIZE BRICK (12"x4")	AROUND BUILDING AT BASE	COLOR: MCAVOY BRICK FINISH

GLAZING SCHEDULE			
SYM.	MATERIAL:	LOCATION:	MANUFACTURE/COLOR:
G1	INSULATED TEMPERED VISION GLASS	MAIN STOREFRONT	KAWNEER 1/2" TEMPERED STORE-FRONT GLAZING SYSTEM INSULATED 1" THICK. MODEL: #TRIFAB VG 451T
G2	INSULATED TEMPERED SPANDREL GLASS	AT FALSE WINDOWS	KAWNEER 1/2" TEMPERED STORE-FRONT GLAZING SYSTEM INSULATED 1" THICK
G3	INSULATED TEMPERED VISION GLASS W/ 3M FROST FILM APPLIED ON INTERIOR SIDE	MAIN STOREFRONT	KAWNEER 1/2" TEMPERED STORE-FRONT GLAZING SYSTEM INSULATED 1" THICK. MODEL: #TRIFAB VG 451T W/ 3M FROST FILM FOR PRIVACY.

NOTE:
ALL NEW GLAZING SHALL BE CATEGORY CLASS II SAFETY GLASS AND ETCHED AS SUCH ON EACH GLAZING PANEL.

EXTERIOR FINISHES

ALUMINUM COPING: COLOR TO MATCH STUCCO CORNICE
STUCCO CORNICE: 310 STO FINE SAND FINISH, BMHC-35 POWELL BUFF
STUCCO FINISH: 310 STO FINE SAND FINISH, BMHC-38 DECATUR BUFF
310 STO FINE SAND FINISH, BMHC-69 WHITTALL BROWN
BRICK VENEER: MCAVOY BRICK FINISH, KINGSTOWN MATEX
ALUMINUM WINDOWS AND STOREFRONT: CLEAR ANODIZED FINISH

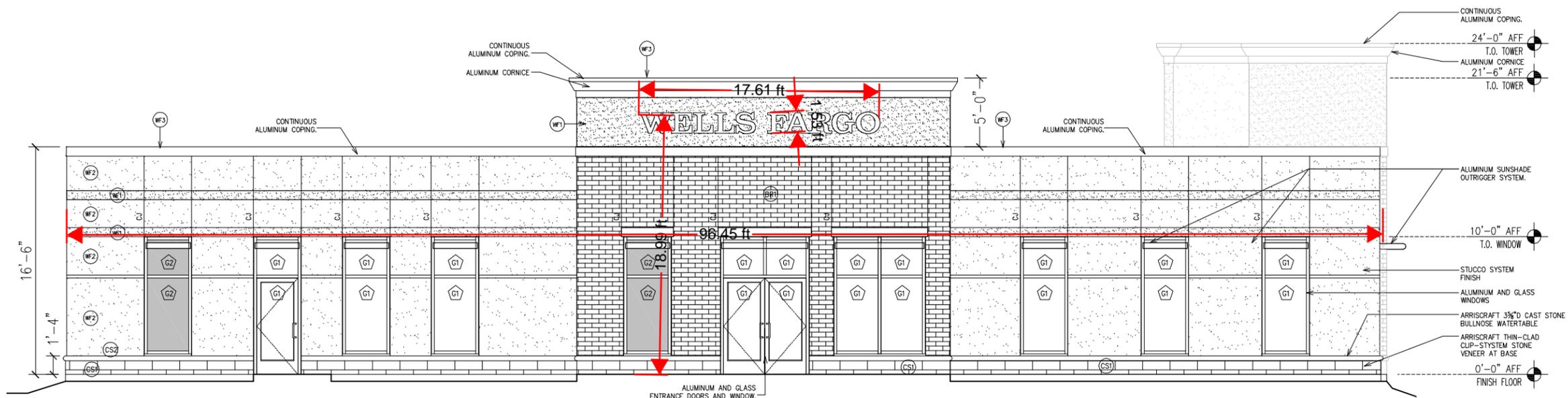


B WEST ELEVATION TOTAL WINDOW AREA PROVIDED: 30 SF

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



MF1	60 SF = 7.3%
MF2	553 SF = 66.9%
MF3	30 SF = 3.6%
CS1	138 SF = 16.7%
CS2	15 SF = 1.8%
G3	30 SF = 3.6%
TOTAL	= 829 SF



A SOUTH ELEVATION TOTAL WINDOW AREA PROVIDED: 300 SF

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



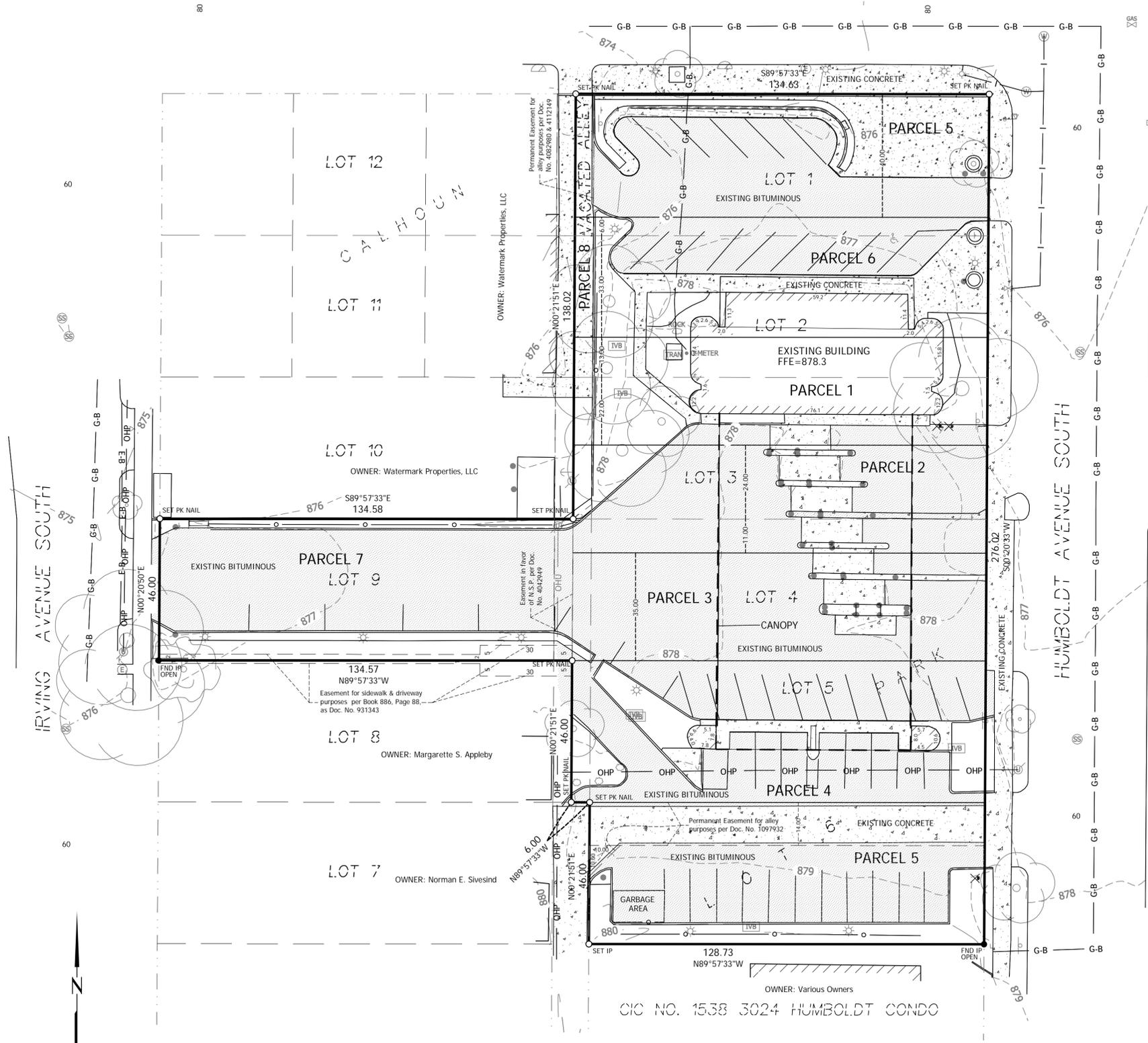
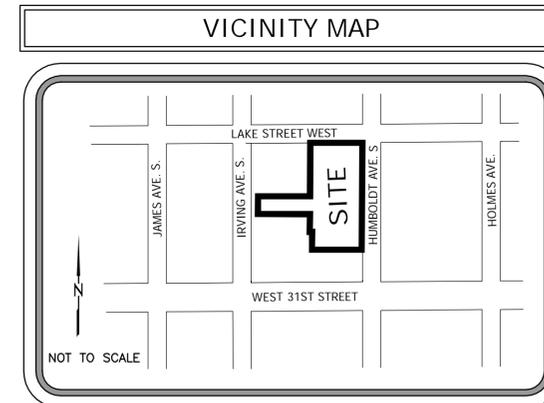
MF1	189 SF = 10.7%
MF2	608 SF = 33.0%
MF3	103 SF = 5.8%
CS1	143 SF = 8.0%
CS2	32 SF = 1.8%
BR1	250 SF = 14.2%
G1	300 SF = 16.9%
G2	60 SF = 3.4%
TOTAL	= 1,786 SF

(PARKING LOT ELEVATION)

ALTA/ACSM LAND TITLE SURVEY

FILE NO. 39141

LAKE STREET WEST (CO. RD NO. 3)



SURVEY NOTES

- The property described hereon is the same as the property described in the title commitment prepared by Commercial Partners Title, LLC, File No. 39141, with an effective date of September 30, 2014 at 7:00 A.M.
- The plat CALHOUN PARK was filed in the Office of the County Recorder, Hennepin County, for record on October 4, 1882.
- The bearing system of this survey is assumed.
- The subject property has direct access to Lake Street West, Humboldt Avenue South, and Irving Avenue South.
- Per Item 2 of Table A standards: The property address is 1505 Lake Street West, Minneapolis, Minnesota.
- Per Item 3 of Table A standards: The flood zone classification of the property is Zone X, Community-Panel Number 270534C0358E. Per FEMA website.
- Per Item 4 of Table A standards, the gross area of subject property contains ±43,089 square feet (±0.99 acres).
- Per Items 6(a) of Table A standards: Said property is zoned C1 Neighborhood Commercial District. Information per City of Minneapolis.
- Per Item 9 of Table A standards: There are 50 total parking spaces which includes 1 marked handicap space. Shown on survey.
- Per Item 11a of Table A standards: The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, etc. may not have been located. Stantec cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to any digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 14245445.

LAND DESCRIPTION

- PARCEL 1: The South 13 feet of Lot 2 and the North 22 of feet of Lot 3, Block 18, CALHOUN PARK, Hennepin County, Minnesota.
- PARCEL 2: The South 24 feet, front and rear, of Lot 3, and the North 11 feet, front and rear, of Lot 4, Block 18, CALHOUN PARK, Hennepin County, Minnesota.
- PARCEL 3: The South 35 feet, front and rear, of Lot 4, Block 18, CALHOUN PARK, Hennepin County, Minnesota.
- PARCEL 4: Lot 5, Block 18, CALHOUN PARK, Hennepin County, Minnesota.
- PARCEL 5: The North 40 feet of Lot 1, Block 18, CALHOUN PARK, Hennepin County, Minnesota.
- PARCEL 6: The South 6 feet of Lot 1 and the North 33 feet of Lot 2, Block 18, CALHOUN PARK, Hennepin County, Minnesota.
- PARCEL 7: Lot 9, Block 18, CALHOUN PARK, Hennepin County, Minnesota.
- PARCEL 8: Together with that part of vacated North/South alley in Block 18, CALHOUN PARK, accruing there to by reason of the vacation thereof, pursuant to Resolution filed September 18, 1973 as Document No. 4042949.
- PARCEL 9: Lot 6, Block 18, CALHOUN PARK, Hennepin County, Minnesota.

ITEMS CORRESPONDING TO SCHEDULE B

- Item 10: Terms and conditions of easements for sidewalk and driveway purposes, contained in instrument dated May 29, 1919, filed June 11, 1919 in Book 886, Page 88, as Document No. 931343 (Parcel 7). Shown on Survey.
- Item 11: Reservation of easements in favor of North States Power contained in Resolution filed September 18, 1973, as Document No. 4042949 (Parcel 8). Shown on Survey.
- Item 12: Terms and conditions of Agreement regarding easement for alley purposes dated October 19, 1973, filed May 20, 1974, as Document No. 4082980 (Parcel 7). Shown on Survey. Amended by Amended Agreement dated January 31, 1996, filed April 24, 1996, as Document No. 6564828.
- Item 13: Terms and conditions of Agreement regarding easement for alley purposes dated October 16, 1973, filed October 30, 1974, as Document No. 4112149 (Parcel 7). Shown on Survey.
- Item 14: Terms and conditions of Easement for alley purposes in favor of the City of Minneapolis dated October 24, 1973, filed January 29, 1974, as Document No. 1097932 (Parcel 9). Shown on Survey.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINE
- EX. CURB & GUTTER
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- BURIED GAS MAIN
- BURIED ELECTRIC
- AERIAL UTILITIES
- CABLE TELEVISION
- BOLLARD
- PARKING METER
- PYLON SIGN
- TRANSFORMER
- CULVERT
- LIGHT POLE
- POWER BOX
- TELEPHONE BOX
- POWER POLE
- ROAD SIGN
- MAILBOX
- LIGHT POLE
- POWER BOX
- TELEPHONE BOX
- HAND HOLE
- BITUMINOUS AREA
- CONCRETE
- CABLE TV BOX

CERTIFICATION

To Wells Fargo Bank, National Association, The Fifth Northwestern Bank of Minneapolis, a national banking association, and Commercial Partners Title, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), and 13 of Table A thereof. The field work was completed on September 23, 2014.

STANTEC

Daniel J. Roeber

Daniel J. Roeber, Professional Land Surveyor
Minnesota License Number 43133
February 10TH, 2015
REVISED: FEBRUARY 11TH, 2015

Stantec

St. Paul Office
2335 West Highway 36
Saint Paul, MN 55113
Phone: 651.686.4600
Website: www.stantec.com

ALTA/ACSM LAND TITLE SURVEY
CALHOUN ISLES
1505 LAKE STREET WEST
MINNEAPOLIS, MINNESOTA

200764032V301
PROJECT NUMBER
200764032
SHEET NUMBER
V3.01

Plot Date: 02/11/2015 - 9:29am
Drawing Name: U:\200764032\CAD\Drawings\200764032V301.dwg
Drawn By: [Name]