



LAND USE APPLICATION SUMMARY

Property Location: 1405 E Lake St
Project Name: The Lofts on East Lake
Prepared By: Peter Crandall, City Planner, (612) 673-2247
Applicant: Monty Realty, LLC
Project Contact: Christine Charles
Request: To build a mixed-use addition to an existing commercial building.
Required Applications:

Site Plan Review	For a mixed-use addition to an existing commercial building.
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SITE DATA

Existing Zoning	CI District
Lot Area	36,889 square feet
Ward(s)	9
Neighborhood(s)	Powderhorn Park; adjacent to Midtown Phillips
Designated Future Land Use	Mixed-Use
Land Use Features	Commercial Corridor (Lake Street)
Small Area Plan(s)	<u>NA</u>

Date Application Deemed Complete	September 19, 2016	Date Extension Letter Sent	
End of 60-Day Decision Period	November 18, 2016	End of 120-Day Decision Period	

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is a 36,889 square foot parcel that fronts primarily along E Lake Street. It partially occupies a vacated section of 14th Ave S that is dead-ended in a cul-de-sac prior to reaching E Lake Street. The only structure currently occupying the site is a one story 3,000 square foot commercial building currently used as a laundromat. The rest of the site is primarily occupied by surface parking lot. The site is currently zoned CI and is planned for mixed-use in the future land use plan for the Minneapolis Comprehensive Plan.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located on E Lake Street, a commercial corridor, and is within 3 blocks of the Chicago-Lake Activity Center. Uses immediately adjacent to the project include restaurants, grocery, small-scale retail and cultural attractions such as the Heart of the Beast Puppet and Mask Theater and Mercado Central. The rear of the site is adjacent to primarily single and two-family dwellings with a mix of multi-family buildings nearby.

PROJECT DESCRIPTION. The project is an expansion of the existing laundromat building that includes the addition of 6,145 square feet of leasable retail space on the ground floor as well as 12 rental apartments on the second floor. The project would incorporate site improvements including landscaping along E Lake St and at the 14th Ave S dead-end. Additional landscaping is provided between the new addition and the single family homes to the rear of the site as well as around the cul-de-sac. The project includes 37 surface parking spaces.

PUBLIC COMMENTS. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

BUILDING PLACEMENT AND DESIGN

Building placement – Requires alternative compliance

- The first floor of the building is located within 8 feet of the front property line for the entrance to the laundromat and apartments, however the building is oriented perpendicular to the Lake Street and does not reinforce the street wall. The applicant is requesting alternative compliance for this requirement.
- The building reinforces natural surveillance on the street through the implementation of windows on the ground floor and improved pedestrian space between Lake Street and the building entrance as well as along the South façade of the new addition.
- The area between the building and the lot line includes additional landscaping and amenities.
- On-site parking is not located entirely to the rear of the structure, underground or contained within the building. The applicant is requesting alternative compliance for this requirement.

Principal entrances – Meets requirements

- The main entrance to the laundromat and residential units faces the front property line.
- The principal entrance to the residential units fronts along Lake Street. It is pulled back about 8 feet from the front property line. There is a sign indicating the entrance to the lofts and adequate lighting is provided for safety.

Visual interest – Requires alternative compliance

- The building walls along Lake Street and the West façade facing the parking lot provide architectural detail and contain windows in order to create visual interest.
- The proposed building emphasizes architectural elements – including recesses, projections, windows, and entries – to divide the building into smaller identifiable sections.
- There are some blank and uninterrupted walls exceeding 25 feet in length on the North façade of the new addition facing the alley and on the rear of the new addition facing the South lot line. The applicant is requesting alternative compliance for this requirement.

Exterior materials – Meets requirements

- The applicant is proposing brick veneer, cement stucco and rock face CMU as the building’s primary exterior materials. Each elevation would comply with the City’s durability standards for exterior materials (see Table 1). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Brick (face)	100%	26%	15%	14%	30%
Glass	100%	18%	8%	13%	36%
Concrete	100%	%	%	%	%
Stone	100%	%	%	%	%
Hand-laid Masonry	100%	%	%	%	%
Brick (panel)	75%	%	%	%	%
Stucco	75%	37%	61%	63%	29%
Fiber Cement (≥ 5/8”)	75%	%	%	%	%
Metal Panel	75%	%	%	%	%
Wood	75%				
Burnished CMU	50%	%	%	%	%
Rockface CMU	30%	12%	13%	7%	5%
Fiber Cement (≤ 5/8”)	30%	%	%	%	%
Fiber Cement Siding	30%	%	%	%	%
EIFS	Not allowed	%	%	%	%

Windows – Requires alternative compliance

- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor, and no less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. The project is in compliance with the minimum window requirement (see Table 2).
- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures allow views into and out of the building between four and seven feet above the adjacent grade. The project meets the minimum requirement for the West façade facing the parking area but not for the North façade facing Lake Street. The applicant is requesting alternative compliance for this requirement (see Table 2).
- All windows are vertical in proportion and are evenly distributed along the building walls.

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Residential Uses				
2nd floor (North)	10% minimum	54 sq. ft.	16%	88 sq. ft.
2 nd floor (West)	10% minimum	187 sq. ft.	16%	306 sq. ft.
Nonresidential Uses				
1st floor (North)	30% minimum	131.59 sq. ft.	23%	102 sq. ft.
1 st floor (West)	30% minimum	452 sq. ft.	31%	472 sq. ft.

Ground floor active functions – Meets requirements

- The ground floor facing Lake Street contains 100% percent (54 feet) active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions.

Roof line – Meets requirements

- The principal roof line of the building will be flat, which is similar to that of surrounding buildings.

Parking garages – Meets requirements

- There are no parking garages proposed as a part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

Transit access – Meets requirements

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses.
- The project is not proposing any new curb cuts.
- There is an adjacent public alley with shared residential property, however this site as proposed does not have access to that alley. All vehicular traffic is serviced off of Lake St through existing curb cuts.
- Truck loading will happen within the surface parking lot and is not located adjacent to a residence district.
- There is no impervious surface requirement in the CI district.

LANDSCAPING AND SCREENING

General landscaping and screening – Meets requirements

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 6,765 square feet of landscaping on site, or approximately 46 percent of the site not occupied by buildings (see Table 3).
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 6 and the applicant is proposing a total of 13 trees.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 29 and the applicant is proposing 234 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	36,889 sq. ft.
Building Footprint	--	22,558 sq. ft.
Remaining Lot Area	--	14331 sq. ft.
Landscaping Required	2866 sq. ft.	6765 sq. ft.
Canopy Trees (1:500 sq. ft.)	6 trees	13 trees
Shrubs (1:100 sq. ft.)	29 shrubs	234 shrubs

Parking and loading landscaping and screening – Meets requirements with Conditions of Approval

- The parking and loading area facing the public street or public sidewalk contains an on-site landscaped yard of at least seven feet in width.
- As proposed the parking area screening facing Lake street does not contain any trees. CPED is recommending that the planning commission require the applicant to plant at least 2 canopy trees in the required yard facing Lake Street.
- The required yard along Lake Street contains an existing fence installed by Hennepin County in the last reconstruction of the street. This fence contributes to the screening requirement for the parking lot and should remain as a part of the street frontage.
- The parking area abutting or across the alley from a residence or office residence district, or any residential use, contains an on-site landscaped yard of at least seven feet in width.

- The code requires a six-foot screen that is at least 95 percent opaque for the parking lot area facing the residential district or use. The applicant is proposing to retain existing trees but is not planting additional shrubbery or plantings. Currently the screening between the parking area and the residential area is less than 95 percent opaque. CPED is recommending that the Planning Commission require the applicant to install additional landscaping in this required yard.
- The corners of the parking lot that are unavailable for parking or vehicular circulation are landscaped as specified for a required landscaped yard.
- Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. The applicant is currently meeting this requirement.
- Information included in the landscape plan indicates that the plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Meets requirements with Conditions of Approval

- Site drainage is from Southeast to Northwest making it difficult to direct stormwater to the planted areas as the back of the site. The parking lot screening adjacent to Lake street does not have discontinuous curbing. CPED is recommending that the planning commission require the applicant to provide discontinuous curbing at the required landscaped yard along Lake Street. The remainder of the parking lot is defined by a six-inch by six-inch continuous concrete curb.

Site context – Meets requirements

- There are no important elements of the city [such as parks, greenways, significant buildings, and water bodies] near the site that will be obstructed by the proposed building.
- The building will have minimal shadowing effects on public spaces and adjacent properties.
- This building has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements

- The site plan complies with crime prevention design elements as the principal entrances will be oriented towards the public sidewalks, walkways will direct people to and from the building entrances, there will be large windows on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks and there will be lights located near all of the building entrances.

Historic preservation – Meets requirements

- This site is neither historically designated nor is it located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is permitted in the CI District.

Off-street Parking and Loading – Meets requirements

- The retail uses have a minimum parking requirement of 4 spaces each for a total of 16 spaces.

- The minimum bicycle parking requirement includes 6 long term spaces for the residential unit and 12 short-term spaces for the retail tenants. The applicant is currently only providing 3 short term spaces

Table 4. Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
General Retail Sales and Services	16	--	16	45	32
Residential Dwellings	12	Transit Incentives (12)	0	24	--
	28	12	16	69	32

Table 5. Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
General Retail Sales and Services	12	Not less than 50%	--	3
Residential Dwellings	6	--	Not less than 90%	6
	18	--	--	9

Table 6. Loading Requirements (Chapter 541)

Use	Loading Requirement	Minimum Requirement	Proposed
General Retail Sales and Services	Low	1 small space	1 large space
Residential Dwellings	None		

Building Bulk and Height – Meets requirements

Table 7. Building Bulk and Height Requirements

	Code Requirement	Bonuses	Total	Proposed
Lot Area	5000	--	5000	36,743 sq. ft.
Gross Floor Area	5000 sq. ft. / use	--	--	meets
Floor Area Ratio (Minimum)	--	--	--	.61
Floor Area Ratio (Maximum)	1.7	+0.34 for mixed commercial-residential	2.04	
Building Height (Maximum)	2.5stories or 35 feet, whichever is less			2 stories, 34 ft.

Lot Requirements – Meets requirements

- The residential use has a minimum lot requirement of 5000 square feet. The retail uses do not have a minimum lot requirement. There is no impervious surface requirement in commercial districts and no lot coverage maximum(see Table 8).

Table 8. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	12 DUs
Density (DU/acre)	--	14 DU/acre
Lot Area (Minimum)	5000 sq. ft	36,743 sq. ft.
Impervious Surface Area (Maximum)	None	None
Lot Coverage (Maximum)	None	None
Lot Width (Maximum)	40 ft.	235 ft.

Yard Requirements – Meets requirements

- The yard requirement for the rear yard adjacent to the R2B zoning district is 7 feet. The applicant is meeting this requirement with a 9 foot yard (see Table 9). The yard requirement for the residential floor facing the East interior lot line is 7 feet. The applicant is meeting this requirement with an 8 foot setback. The yard requirement for the residential floor facing the West interior lot line is 7 feet. The applicant is meeting this requirement with a setback of 40 feet.

Table 9. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (North)	0 ft.	--	0 ft.	0 ft.
Interior Side (East)	7 ft. for residential	--	7 ft.	8 ft.
Interior Side (West)	7 ft. for residential	--	7 ft.	40 ft.
Rear (South)	0 ft.	R2B adjacent	7 ft.	9 ft.

Signs – Meets requirements

- Signs are subject to the requirements of Chapter 543, On-Premise Signs. In the CI zoning district there can be one-and-a-half square feet of signage for every one linear foot of primary building wall. The applicant is proposing a total of 107 square feet of signage. They are allocated 371 total square feet by the zoning code.
- For multiple family dwelling of 5 units or more on a zoning lot between 10,000 and 43,559 sq. ft the zoning code allows one sign not to exceed 32 square feet and a maximum of 14 feet in height. The applicant is proposing 1 sign for the residential use that is 24 square feet and 12 feet in height.
- The applicant is proposing a total of 9 signs all of which are attached or awning signs (see Table 10).
- All proposed signs are unlit or are lit externally.
- All signs are located at least 8 feet above the public walkways and are attached to the building either directly or to an attached awning.

Table 10. Signage Summary

	Number Allowed/Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Awning Sign	--	6	371 sq. ft.	--	70 sq. ft.	na	10 ft.
Attached	--	2	See above	--	37 sq. ft.	na	14 ft.

Screening of Mechanical Equipment – Meets requirements

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements.
- The applicant is proposing to screen on-site mechanical equipment from the public right of way with vegetation.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535.
- All refuse and recycling storage containers are located within the building and are accessed through a garage door off of the alley.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including
- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

Fences – Meets requirements

- Fences must comply with the requirements in Chapter 535. The applicant is not proposing any new fencing.

Specific Development Standards – Not applicable

Overlay District Standards – Not applicable

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

The Minneapolis Plan for Sustainable Growth identifies the site as mixed-use on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served
- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal

entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city’s existing housing stock.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

- 10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.
- 10.6.2 Promote the preservation and enhancement of view corridors that focus attention on natural or built features, such as the Downtown skyline, landmark buildings, significant open spaces or bodies of water.
- 10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.
- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.
- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.
- 10.6.6 Integrate transit facilities and bicycle parking amenities into the site design

Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.
- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.3 Provide safe, accessible, convenient, and lighted access and way finding to transit stops and transit stations along the Primary Transit Network bus and rail corridors.
- 10.9.4 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.

- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

CPED finds that the proposed development is in conformance with the above policies of The Minneapolis Plan for Sustainable Growth.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building Placement and Design.** The building is not located primarily along Lake Street and does not reinforce the street wall. Additionally there is parking area fronting along 14th Ave S. The site makes it nearly impossible to front a building along the entire street frontage because of existing utility lines and easements beneath the vacated 14th Ave right of way. Parking is allowed along the side of a building but not in front of a building along a street frontage. Staff is recommending that the Planning Commission grant alternative compliance for this requirement.
- **Windows.** For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. On the Lake Street façade (North) the applicant is currently proposing 102 square feet or 23% windows. Due to the project being an addition to an existing building and as the front wall of the building is structural in nature, staff is recommending that the Commission grant alternative compliance for this requirement. Additionally the applicant is providing visibility and light transmittance through the installation of double glass doors as the main entrance off of Lake Street.
- **Visual Interest.** The East façade along the alley way contains blank walls of more than 25 ft. in length. There are some material changes as well as recesses and projections. Additionally, the applicant is providing for some landscaping and planting between the alleyway and the building wall adding to the pedestrian experience in both the alley and along the back of the building. Staff is recommending that the Planning Commission grant alternative compliance for this requirement.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Monty Realty for the properties located at 1405 E Lake Street:

A. Site Plan Review.

Recommended motion: **Approve** the application for a mixed-use addition to an existing commercial building, subject to the following conditions:

- I. All site improvements shall be completed by October 17, 2018 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

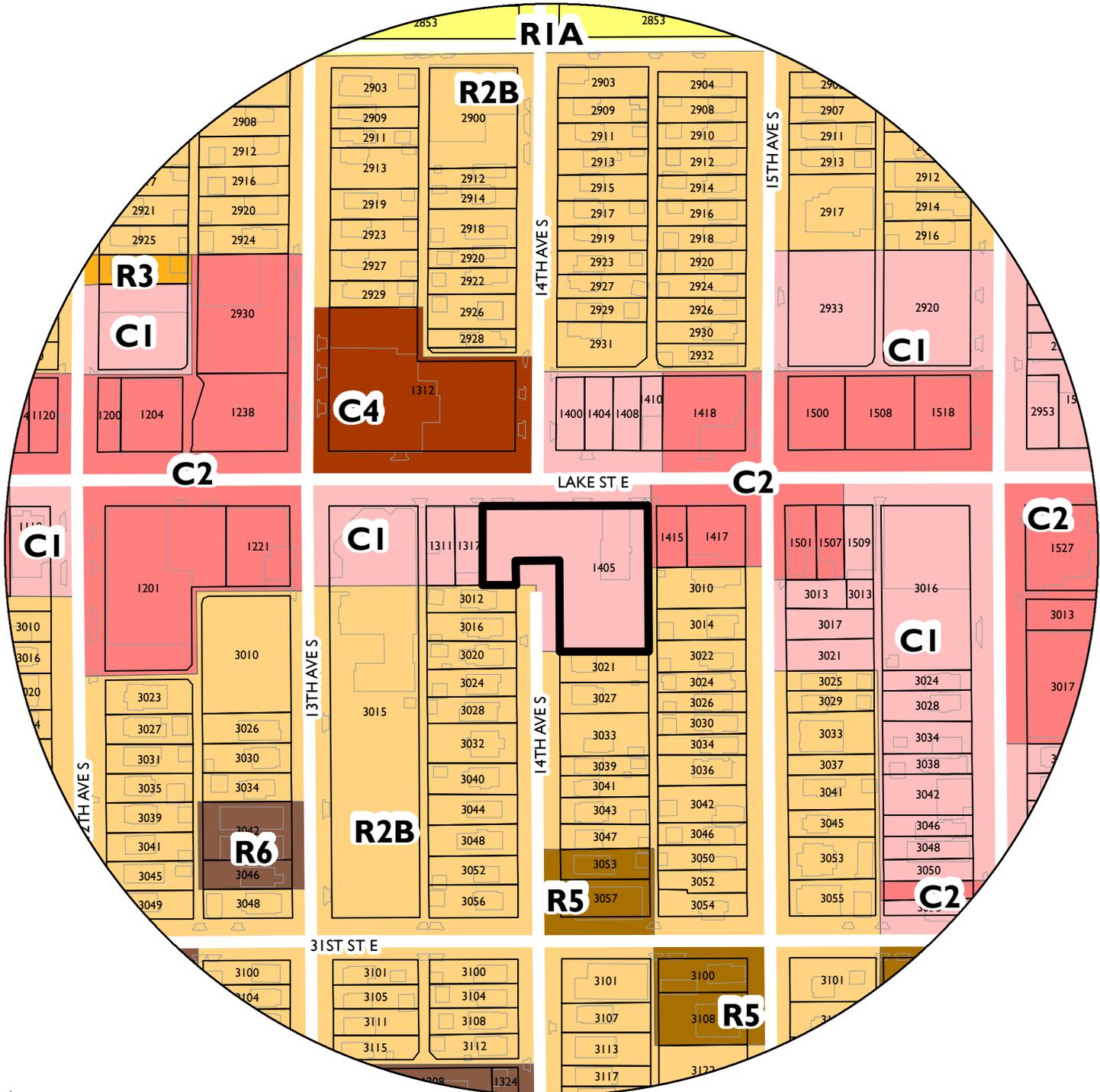
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
4. The applicant shall install landscaping and screening along Lake Street in accordance with section 530.170 including installing at least 2 canopy trees in the required landscaped yard where possible based on existing utilities. In addition the applicant shall install landscaping and screening along the rear property line adjacent to the residential lot that meets the 6 foot height and 95 percent opacity requirement per section 530.170 of the zoning code.
5. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.
6. Roof top mechanical equipment shall be screened as required by Chapter 535, Regulations of General Applicability.
7. The applicant shall provide a minimum of 12 short term bicycle parking spaces as required by chapter 541, Off Street Parking and Loading. Bicycle parking shall not block any required pedestrian walkways.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Survey
4. Site plan
5. Plans
6. Building elevations
7. Photos
8. PDR report
9. Public comments

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1405 E Lake Street

FILE NUMBER
BZZ-7946



July 29, 2016

Statement of Purpose

RE: 1405 East Lake Street

Project: 1405 Lofts on East Lake

Retail & Residential Renovation & Expansion

On Behalf of Monty Realty, LLC (1405 East Lake Street)

(Yunes and Omar Abuisnaineh)

The owners of East Lake Laundromat (Existing property business)

9412 Dunkirk Lane

Maple Grove, MN 55331

Design Group C, LLC will be submitting a Land Use Application to request site plan approval, including minor deck and awning encroachments, for the exterior renovation of the existing Lake Street Laundromat and Dry Cleaning business, and for the expansion of main floor retail on the site and the addition of 12 rental apartments on a second floor above the existing business and proposed retail expansion. When completed the project will include 22,559 Sq. Ft. We are pleased to propose a renovation and expansion project that we believe will become a *seamless neighbor* to the surrounding homes and businesses.

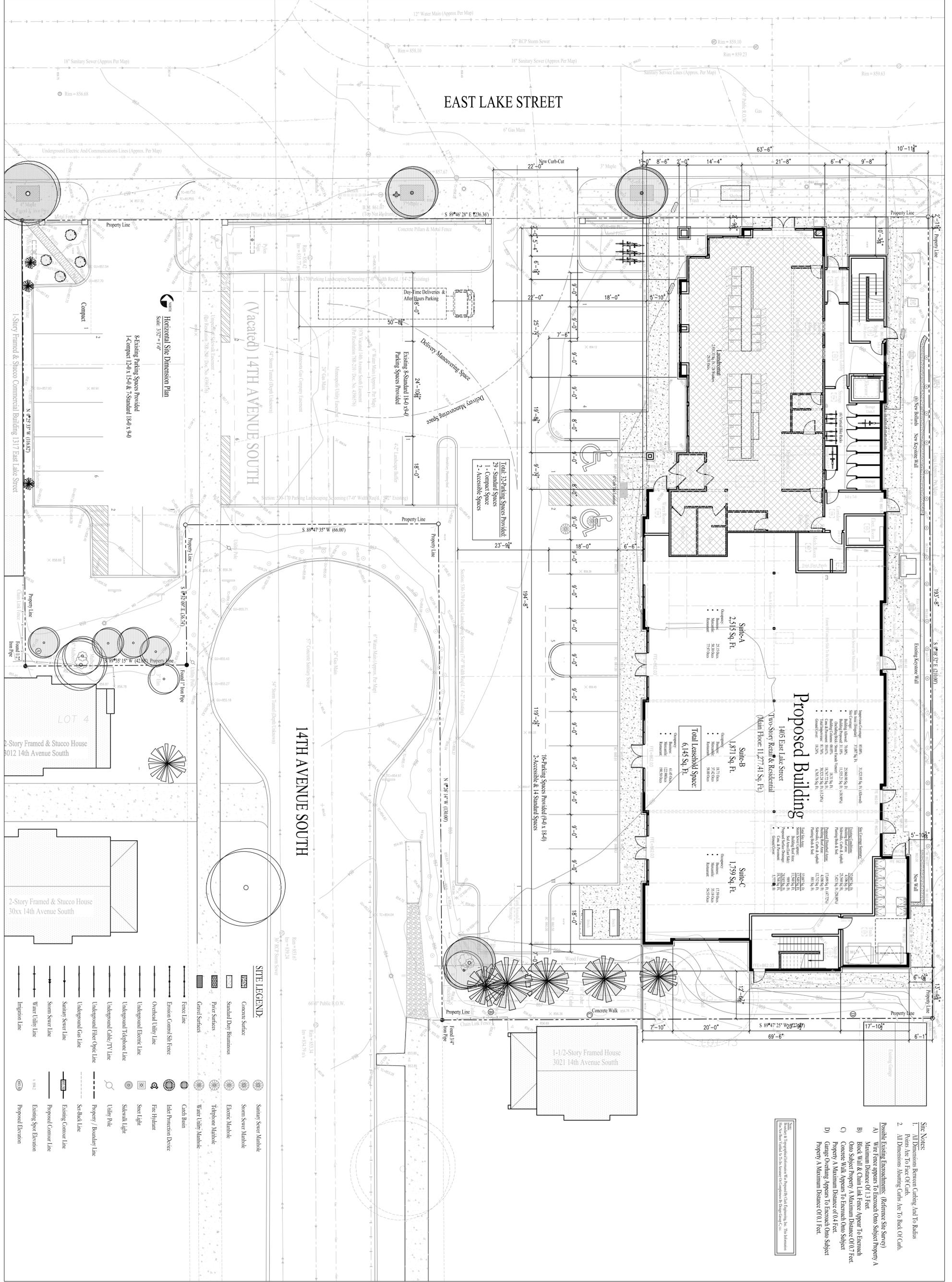
Thank you,

Design Group C, LLC

Christine Charles

President

952.250.9980



Proposed Building

1405 East Lake Street
Two-Story Retail & Residential
(Main Floor: 11,277.41 Sq. Ft.)

Item	Quantity	Unit	Notes
Suite-A	2,515	Sq. Ft.	Office/Residential
Suite-B	1,871	Sq. Ft.	Office/Residential
Suite-C	1,759	Sq. Ft.	Office/Residential
Total Leasable Space:	6,145	Sq. Ft.	

- Site Notes:**
- All Dimensions Between Curbing And Top Railings
 - Plants Are To Face Of Curb.
 - All Dimensions Measuring Curbs Are To Back Of Curb.
- Possible Existing Encroachments: (Reference Site Survey)
- Wire Fence appears To Encroach On Subject Property A Maximum Distance Of 1.3 Feet.
 - Block Wall & Chain Link Fence Appear To Encroach On Subject Property A Maximum Distance Of 0.7 Feet.
 - Concrete Walk Appears To Encroach On Subject Property A Maximum Distance Of 0.4 Feet.
 - Garage Overhang Appears To Encroach On Subject Property A Maximum Distance Of 0.1 Feet.

Notes:
1. Proposed Information Is Reported By Land Engineering, Inc. The Information Has Not Been Verified By The Designer Or Engineer By Design Group, Inc.

Design Group LLC

Design as provided on these specifications

14945 Ironwood Ct.
Eden Prairie, MN 55346
Phone: 952.250.9980
Email: corlises@designgroup.com

BUILDER/CONTRACTOR:

PROJECT TITLE:
LOFTS
on East Lake

Mixed Use Business, Retail & Apartment Development

1405 East Lake Street
Minneapolis, MN 55407

SHEET TITLE:
HORIZONTAL SITE DIMENSION PLAN

CERTIFICATION:
I hereby certify that the data, specifications or report was prepared by the person(s) named herein or under their direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

License Number: _____ Date: _____

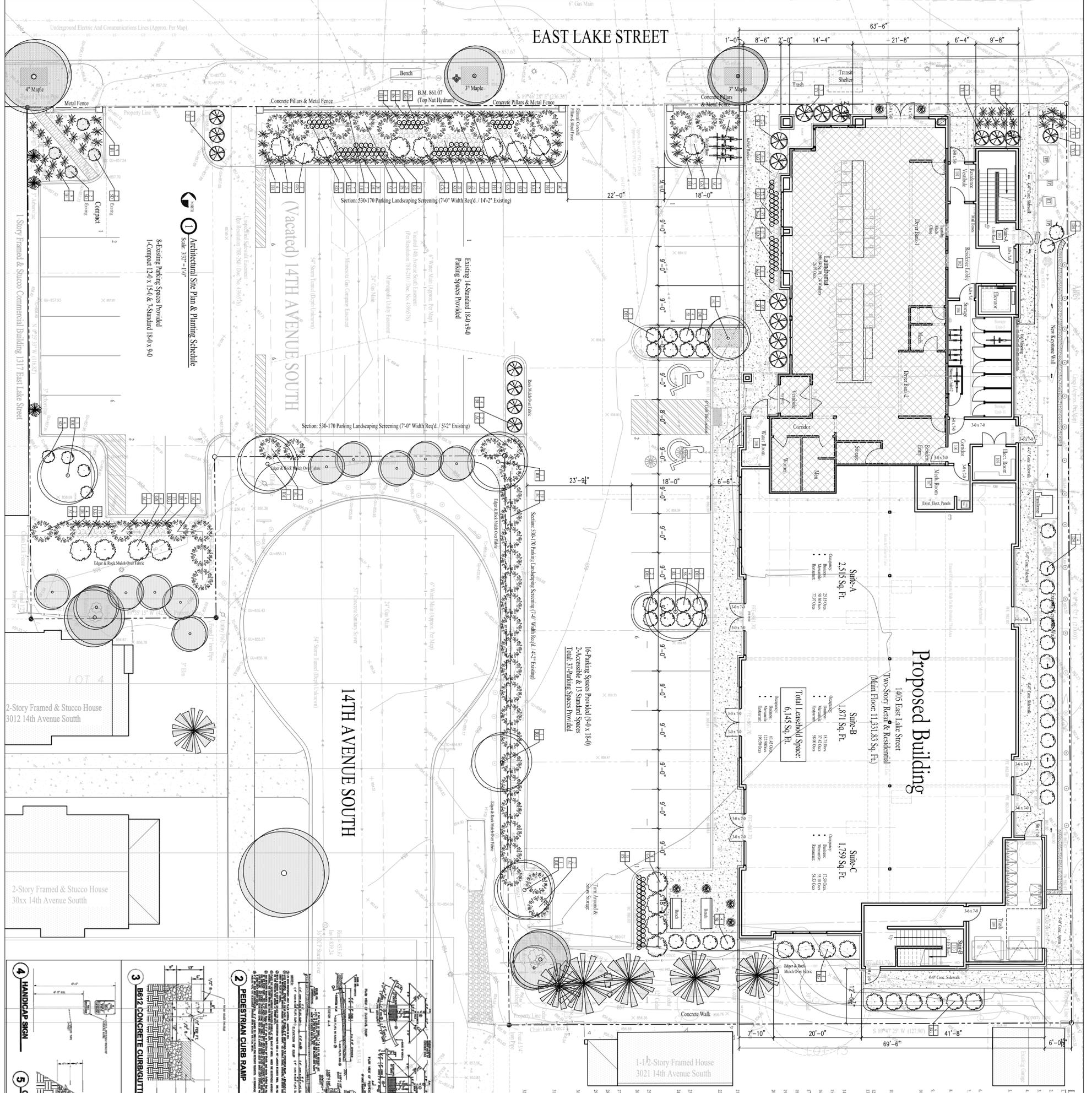
REVISIONS: NO. DATE:

PROJECT NO.	201805
DATE:	05-01-16
DRAWN BY:	XXX
CHECKED BY:	XXX
STATUS:	Land Use
ISSUED:	09-13-16
FILE NO.:	CL18000001.DWG DIMENSION PLAN
COMMISSION:	

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Sheaf: **C1.3** OF: _____



Proposed Building

1405 East Lake Street
Two-Story Retail & Residential
(Main Floor: 11,331.83 Sq. Ft.)

Site-A
2,515 Sq. Ft.
• 25 Stems
• 25 Stems
• 25 Stems

Site-B
1,871 Sq. Ft.
• 18 Stems
• 18 Stems
• 18 Stems

Site-C
1,759 Sq. Ft.
• 17 Stems
• 17 Stems
• 17 Stems

Total Landscaping Space:
6,145 Sq. Ft.

14-Parking Spaces Provided (9'4" x 18'4")
2-Accessible & 13 Standard Spaces
Total: 37-Parking Spaces Provided

1-Storey Framed & Stucco Commercial Building 1317 East Lake Street

8-Existing Parking Spaces Provided
1-Compact (24'0" x 15'0" & 7-Standard 18'0" x 9'0")

Architectural Site Plan & Planting Schedule
Scale: 3/32" = 1'-0"

Landscaping Installation Notes

1. Contractor to provide all necessary permits and approvals for all landscape work.
2. Contractor to provide all necessary materials and labor for all landscape work.
3. Contractor to provide all necessary site preparation work, including grading and drainage.
4. Contractor to provide all necessary irrigation system design and installation.
5. Contractor to provide all necessary plant material, including trees, shrubs, and perennials.
6. Contractor to provide all necessary landscape construction, including planting, mulching, and watering.
7. Contractor to provide all necessary landscape maintenance, including watering, fertilizing, and pruning.
8. Contractor to provide all necessary landscape documentation, including as-built drawings and plant schedules.
9. Contractor to provide all necessary landscape warranty and insurance.
10. Contractor to provide all necessary landscape cleanup and site restoration.

Plant Schedule

Plant Name	Quantity	Notes
1. 4" Maple	1	Plant in existing hole, 1/2" caliper
2. 3" Maple	1	Plant in existing hole, 1/2" caliper
3. 2" Maple	1	Plant in existing hole, 1/2" caliper
4. 1" Maple	1	Plant in existing hole, 1/2" caliper
5. 1/2" Maple	1	Plant in existing hole, 1/2" caliper
6. 1/4" Maple	1	Plant in existing hole, 1/2" caliper
7. 1/8" Maple	1	Plant in existing hole, 1/2" caliper
8. 1/16" Maple	1	Plant in existing hole, 1/2" caliper
9. 1/32" Maple	1	Plant in existing hole, 1/2" caliper
10. 1/64" Maple	1	Plant in existing hole, 1/2" caliper
11. 1/128" Maple	1	Plant in existing hole, 1/2" caliper
12. 1/256" Maple	1	Plant in existing hole, 1/2" caliper
13. 1/512" Maple	1	Plant in existing hole, 1/2" caliper
14. 1/1024" Maple	1	Plant in existing hole, 1/2" caliper
15. 1/2048" Maple	1	Plant in existing hole, 1/2" caliper
16. 1/4096" Maple	1	Plant in existing hole, 1/2" caliper
17. 1/8192" Maple	1	Plant in existing hole, 1/2" caliper
18. 1/16384" Maple	1	Plant in existing hole, 1/2" caliper
19. 1/32768" Maple	1	Plant in existing hole, 1/2" caliper
20. 1/65536" Maple	1	Plant in existing hole, 1/2" caliper
21. 1/131072" Maple	1	Plant in existing hole, 1/2" caliper
22. 1/262144" Maple	1	Plant in existing hole, 1/2" caliper
23. 1/524288" Maple	1	Plant in existing hole, 1/2" caliper
24. 1/1048576" Maple	1	Plant in existing hole, 1/2" caliper
25. 1/2097152" Maple	1	Plant in existing hole, 1/2" caliper
26. 1/4194304" Maple	1	Plant in existing hole, 1/2" caliper
27. 1/8388608" Maple	1	Plant in existing hole, 1/2" caliper
28. 1/16777216" Maple	1	Plant in existing hole, 1/2" caliper
29. 1/33554432" Maple	1	Plant in existing hole, 1/2" caliper
30. 1/67108864" Maple	1	Plant in existing hole, 1/2" caliper
31. 1/134217728" Maple	1	Plant in existing hole, 1/2" caliper
32. 1/268435456" Maple	1	Plant in existing hole, 1/2" caliper
33. 1/536870912" Maple	1	Plant in existing hole, 1/2" caliper
34. 1/1073741824" Maple	1	Plant in existing hole, 1/2" caliper
35. 1/2147483648" Maple	1	Plant in existing hole, 1/2" caliper
36. 1/4294967296" Maple	1	Plant in existing hole, 1/2" caliper
37. 1/8589934592" Maple	1	Plant in existing hole, 1/2" caliper
38. 1/17179869184" Maple	1	Plant in existing hole, 1/2" caliper
39. 1/34359738368" Maple	1	Plant in existing hole, 1/2" caliper
40. 1/68719476736" Maple	1	Plant in existing hole, 1/2" caliper
41. 1/137438953472" Maple	1	Plant in existing hole, 1/2" caliper
42. 1/274877906944" Maple	1	Plant in existing hole, 1/2" caliper
43. 1/549755813888" Maple	1	Plant in existing hole, 1/2" caliper
44. 1/1099511627776" Maple	1	Plant in existing hole, 1/2" caliper
45. 1/2199023255552" Maple	1	Plant in existing hole, 1/2" caliper
46. 1/4398046511104" Maple	1	Plant in existing hole, 1/2" caliper
47. 1/8796093022208" Maple	1	Plant in existing hole, 1/2" caliper
48. 1/17592186444416" Maple	1	Plant in existing hole, 1/2" caliper
49. 1/35184372888832" Maple	1	Plant in existing hole, 1/2" caliper
50. 1/70368745777664" Maple	1	Plant in existing hole, 1/2" caliper
51. 1/140737491553280" Maple	1	Plant in existing hole, 1/2" caliper
52. 1/281474983106560" Maple	1	Plant in existing hole, 1/2" caliper
53. 1/562949966213120" Maple	1	Plant in existing hole, 1/2" caliper
54. 1/1125899932266240" Maple	1	Plant in existing hole, 1/2" caliper
55. 1/2251799864532480" Maple	1	Plant in existing hole, 1/2" caliper
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58. 1/18014398916259840" Maple	1	Plant in existing hole, 1/2" caliper
59. 1/36028797832519680" Maple	1	Plant in existing hole, 1/2" caliper
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61. 1/144115191330078720" Maple	1	Plant in existing hole, 1/2" caliper
62. 1/288230382660157440" Maple	1	Plant in existing hole, 1/2" caliper
63. 1/576460765320314880" Maple	1	Plant in existing hole, 1/2" caliper
64. 1/1152921530640697600" Maple	1	Plant in existing hole, 1/2" caliper
65. 1/2305843061281395200" Maple	1	Plant in existing hole, 1/2" caliper
66. 1/4611686122562790400" Maple	1	Plant in existing hole, 1/2" caliper
67. 1/9223372245125580800" Maple	1	Plant in existing hole, 1/2" caliper
68. 1/18446744490251161600" Maple	1	Plant in existing hole, 1/2" caliper
69. 1/36893488980502323200" Maple	1	Plant in existing hole, 1/2" caliper
70. 1/73786977961004646400" Maple	1	Plant in existing hole, 1/2" caliper
71. 1/14757395922200929600" Maple	1	Plant in existing hole, 1/2" caliper
72. 1/29514791844401859200" Maple	1	Plant in existing hole, 1/2" caliper
73. 1/59029583688803718400" Maple	1	Plant in existing hole, 1/2" caliper
74. 1/118059167377607436800" Maple	1	Plant in existing hole, 1/2" caliper
75. 1/236118334755214873600" Maple	1	Plant in existing hole, 1/2" caliper
76. 1/472236669510429747200" Maple	1	Plant in existing hole, 1/2" caliper
77. 1/944473339020859494400" Maple	1	Plant in existing hole, 1/2" caliper
78. 1/1888946678401718988800" Maple	1	Plant in existing hole, 1/2" caliper
79. 1/3777893356803437977600" Maple	1	Plant in existing hole, 1/2" caliper
80. 1/7555786713606875955200" Maple	1	Plant in existing hole, 1/2" caliper
81. 1/15111573427213751910400" Maple	1	Plant in existing hole, 1/2" caliper
82. 1/30223146854427503820800" Maple	1	Plant in existing hole, 1/2" caliper
83. 1/60446293708855007641600" Maple	1	Plant in existing hole, 1/2" caliper
84. 1/120892587417710015283200" Maple	1	Plant in existing hole, 1/2" caliper
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86. 1/483570349670840051132800" Maple	1	Plant in existing hole, 1/2" caliper
87. 1/967140699341680102265600" Maple	1	Plant in existing hole, 1/2" caliper
88. 1/19342813986833602045113600" Maple	1	Plant in existing hole, 1/2" caliper
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90. 1/77371255947334408180454400" Maple	1	Plant in existing hole, 1/2" caliper
91. 1/154742511894668016360908800" Maple	1	Plant in existing hole, 1/2" caliper
92. 1/309485023789336032721817600" Maple	1	Plant in existing hole, 1/2" caliper
93. 1/618970047578672065443635200" Maple	1	Plant in existing hole, 1/2" caliper
94. 1/1237940095157344130888664000" Maple	1	Plant in existing hole, 1/2" caliper
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96. 1/4951760380629365235234656000" Maple	1	Plant in existing hole, 1/2" caliper
97. 1/99035207612587304704693120000" Maple	1	Plant in existing hole, 1/2" caliper
98. 1/198070415225174609409386240000" Maple	1	Plant in existing hole, 1/2" caliper
99. 1/396140830450349218818776480000" Maple	1	Plant in existing hole, 1/2" caliper
100. 1/792281660900698437637552960000" Maple	1	Plant in existing hole, 1/2" caliper

1. HANDICAP SIGN
2. PEDESTRIAN CURB RAMP
3. BR17 CONCRETE CURB/GUTTER
4. CONCRETE SIDEWALK
5. BITUMINOUS PAVING
6. PEDESTRIAN CURB RAMP
7. PEDESTRIAN CURB RAMP
8. PEDESTRIAN CURB RAMP
9. PEDESTRIAN CURB RAMP

Design Group LLC
Designer as per contract & floor schedule

14945 Ironwood Ct.
Eden Prairie, MN 55346
Phone: 952.250.9980
Email: charles@designgroup.com

BUILDER/CONTRACTOR:

PROJECT TITLE:
LOFTS
on East Lake
Mixed Use Business, Retail & Apartment Development

1405-1413 East Lake Street
Minneapolis, MN 55407

SHEET TITLE:
SITE PLAN & PLANTING SCHEDULE

CERTIFICATION:
I hereby certify that I am a duly licensed professional engineer in the State of Minnesota and that I am the author of the design shown on this drawing.

License Number: _____ **Date:** _____

REVISIONS:

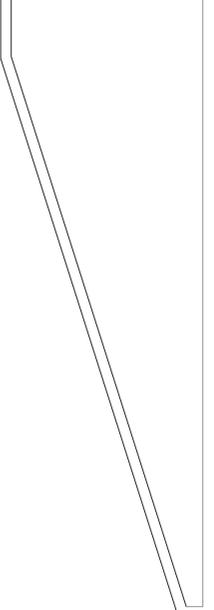
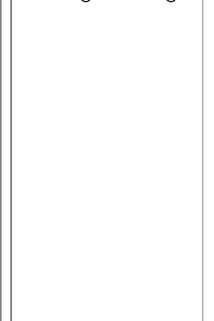
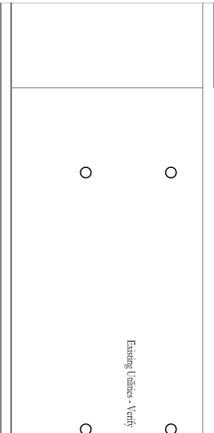
NO.	DATE	DESCRIPTION

PROJECT NO.: 201805
DATE: 05-01-16
DRAWN BY: XXX
CHECKED BY: XXX
STATUS: Land Use Set
ISSUED: 09-19-16
FILE NO.: AL3878 (LAND USE SCHEDULING)
COMMISSION: _____

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A1.3

Sheet: - OF: -



Design Group LLC
Design as provided is your signature
 14945 Ironwood Ct.
 Eden Prairie, MN 55346
 Phone: 952.250.9980
 Email: charles@designgroup.com

BUILDER/CONTRACTOR:

PROJECT TITLE:
LOFTS
 off East Lake

1405-1413 East Lake Street
 Minneapolis, MN 55407

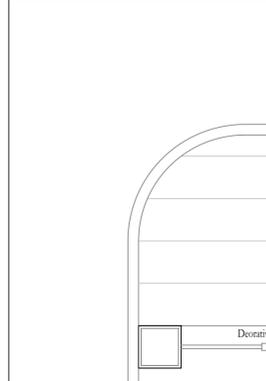
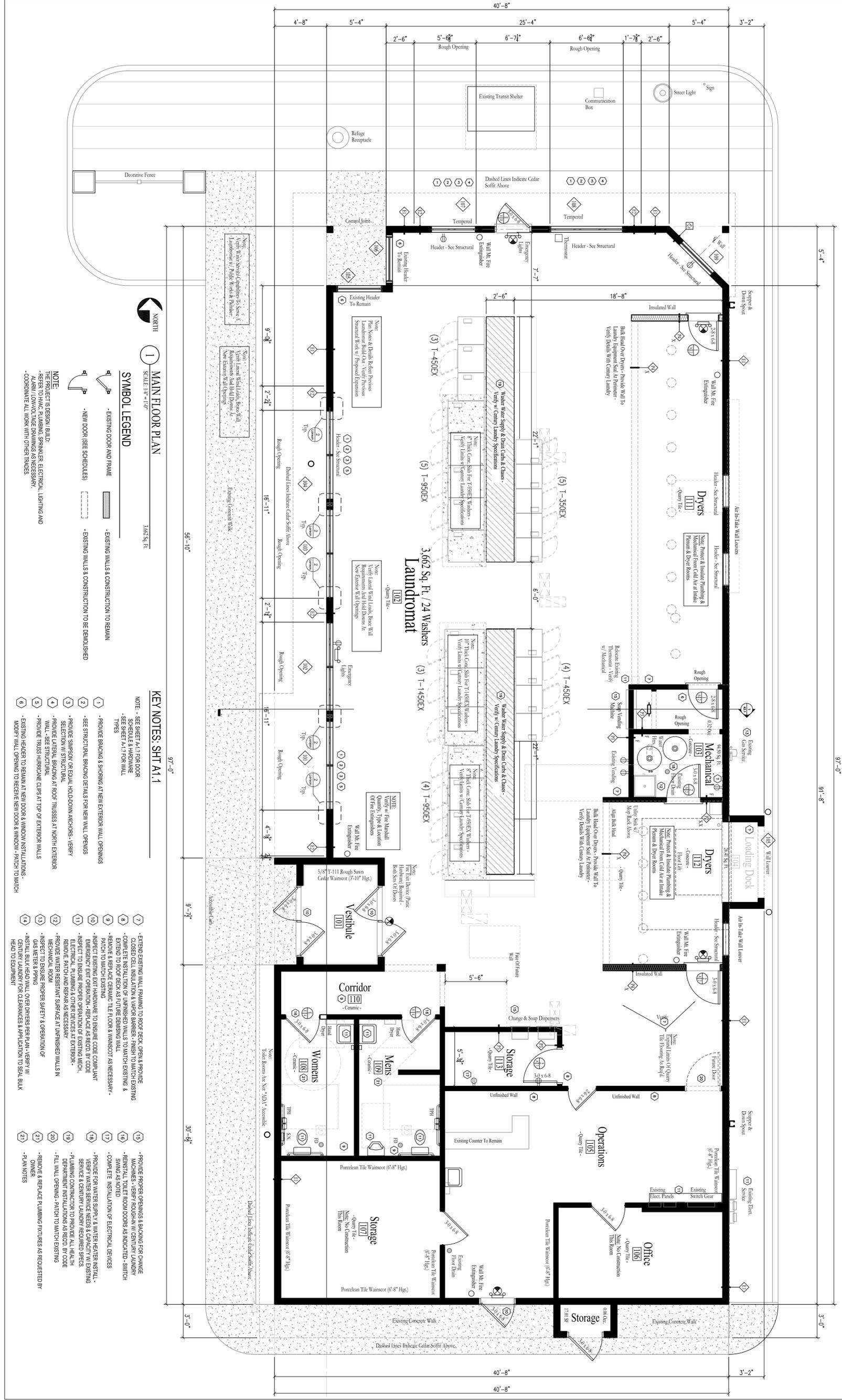
SHEET TITLE:
EXISTING SITE & BUILDING PLAN

CERTIFICATION:
 I hereby certify that this work was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.
 Date: _____
 License Number: _____
 NO. DATE: _____
 REVISIONS: _____

PROJECT NO. 201605
 DATE: 05-01-16
 DRAWN BY: xxx
 CHECKED BY: xxx
 STATUS: Land Use Set
 ISSUED: 09-19-16
 FILE NO. A11 EXISTING SITE BUILDING PLAN
 COMMISSION: _____

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Sheet: **A1.1**
 OF: _____



MAIN FLOOR PLAN
 SCALE: 1/4\"/>

SYMBOL LEGEND

EXISTING DOOR AND FRAME
 NEW DOOR (SEE SCHEDULES)
 EXISTING WALLS & CONSTRUCTION TO REMAIN
 EXISTING WALLS & CONSTRUCTION TO BE DEMOLISHED

KEY NOTES: SHT A1.1

NOTE: - SEE SHEET A1.7 FOR DOOR SCHEDULE & HARDWARE
 - SEE SHEET A1.7 FOR WALL TYPES

- PROVIDE BRACKING & SHORING AT NEW EXTERIOR WALL OPENINGS
- SEE STRUCTURAL BRACKING DETAILS FOR NEW WALL OPENINGS
- PROVIDE LATERAL BRACKING AT ROOF TRUSSES AT NORTH EXTERIOR WALL - SEE STRUCTURAL
- PROVIDE FUSION HURRICANE CLIPS AT TOP OF EXTERIOR WALLS
- EXISTING HEADER TO REMAIN AT NEW DOOR & WINDOW INSTALLATIONS - MODIFY WALL OPENING TO RECEIVE NEW DOOR & WINDOW - PATCH TO MATCH HEAD TO EQUIPMENT
- EXTEND EXISTING WALL FRAMING TO ROOF DECK OPEN & PROVIDE CLOSED CELL INSULATION & VAPOR BARRIER - FINISH TO MATCH EXISTING
- COMPLETE INSTALLATION OF UNFINISHED WALLS TO MATCH EXISTING & REPAIR & REFINISH THE FLOORS & FINISHES AS NECESSARY - PATCH TO MATCH EXISTING
- INSPECT EXISTING EXIT HARDWARE TO ENSURE CODE COMPLIANT - EMERGENCY EXIT OPERATION - REPLACE AS REQUIRED BY CODE
- INSPECT TO ENSURE PROPER OPERATION OF EXISTING MECH. ELECTRICAL, PLUMBING & OTHER DEVICES AT EXTERIOR - REMOVE PATCH AND REPAIR AS NECESSARY
- PROVIDE WATER RESISTANT SURFACE AT UNFINISHED WALLS IN MECHANICAL ROOM
- INSPECT TO ENSURE PROPER SAFETY OPERATION OF CENTURY LAUNDRY FOR CLEARANCES & APPLICATION TO SEAL BULK HEAD TO EQUIPMENT
- PROVIDE PROPER OPENINGS & BRACKING FOR CHANGE MACHINES - VERIFY ROUGHEN W/ CENTURY LAUNDRY
- REINVEST TOILET ROOM DOORS AS NOTICED - SWITCH SWING AS NOTED
- COMPLETE INSTALLATION OF ELECTRICAL DEVICES
- PROVIDE FOR WATER SUPPLY & WATER HEATER INSTALL - VERIFY WATER SERVICE NEEDS & CAPACITY W/ EXISTING SERVICE & CENTURY LAUNDRY REQUIRED SPECS.
- DEPARTMENT INSTALLATIONS AS REQ'D BY CODE
- FILL WALL OPENINGS - PATCH TO MATCH EXISTING
- REMOVE & REPLACE PLUMBING FIXTURES AS REQUESTED BY OWNER
- PLAN NOTES

BUILDER/CONTRACTOR:

PROJECT TITLE:

LOFTS
 on East Lake
 Mixed Use Business, Retail & Apartment Development

1405-1413 East Lake Street
 Minneapolis, MN 55407

SHEET TITLE:
**FIRST FLOOR
 DEMOLITION PLAN**

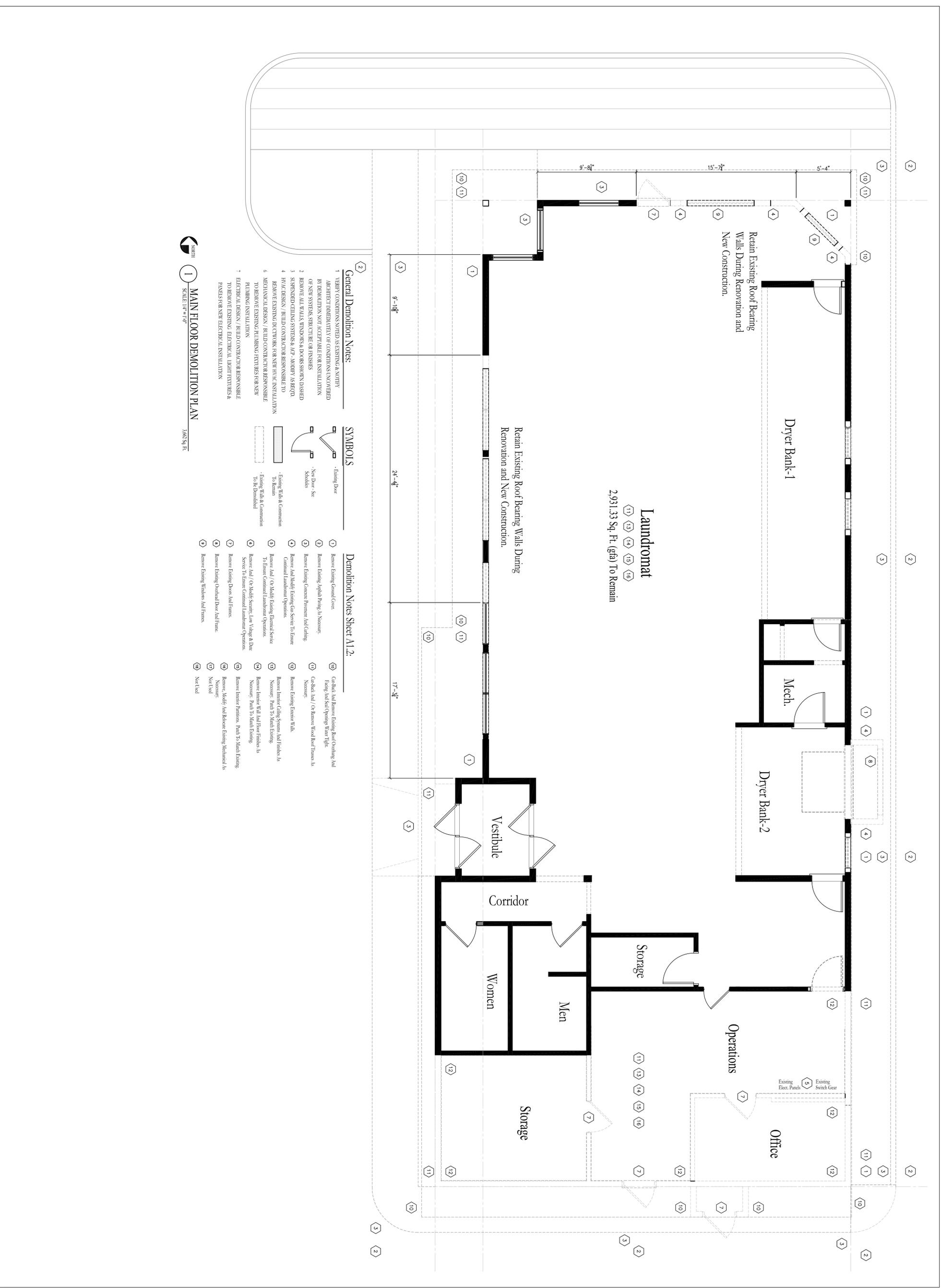
CERTIFICATION:

License Number: _____ Date: _____

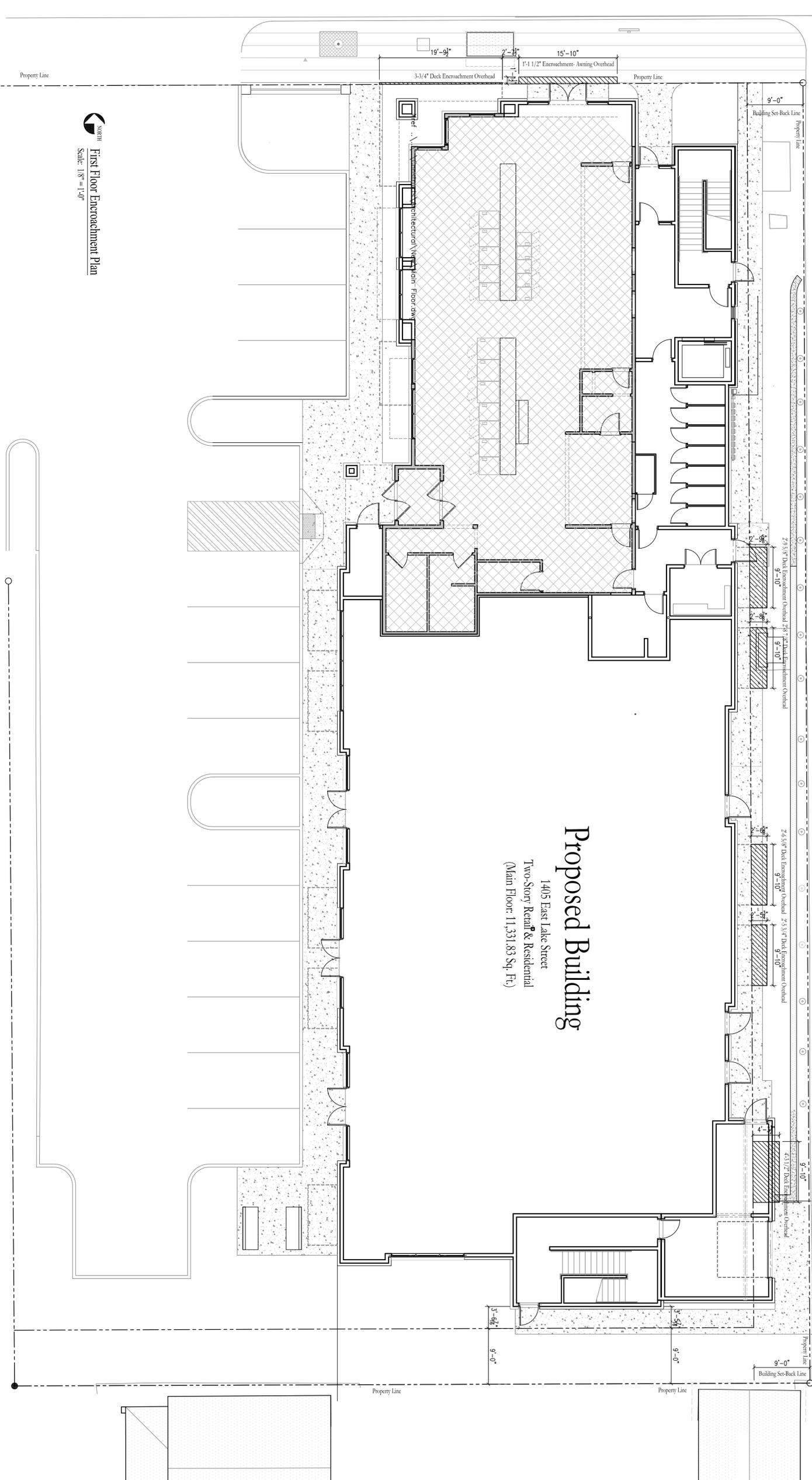
REVISIONS: NO. DATE:

PROJECT NO.	201605
DATE:	05-01-16
DRAWN BY:	XXX
CHECKED BY:	XXX
STATUS:	Land Use Set
ISSUED:	09-19-16
FILE NO.	14-21817-100-D01-DEMOLITION PLAN.DWG
COMMISSION:	

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PROJECT NO.	201605
DATE	05-01-16
DRAWN BY:	xxx
CHECKED BY:	xxx
STATUS:	Land Use Set
ISSUED:	09-19-16
FILE NO.	EA ENCROACHMENT PLAN
COMMISSION:	



Proposed Building
 1405 East Lake Street
 Two-Story Retail & Residential
 (Main Floor: 11,331.83 Sq. Ft.)

First Floor Encroachment Plan
 Scale: 1/8" = 1'-0"

Design Group LLC
 Design as provided on these specifications
 14945 Ironwood Ct.
 Eden Prairie, MN 55346
 Phone: 952.290.9980
 Email: charles@designgroup.com

PROJECT MANAGER
BARR-NELSON
CONSTRUCTION
SERVICES, INC.

11670 61st Avenue N.
 Plymouth, MN 55442
 Phone: 763.355.0322
 BID SET
 NOT FOR CONSTRUCTION

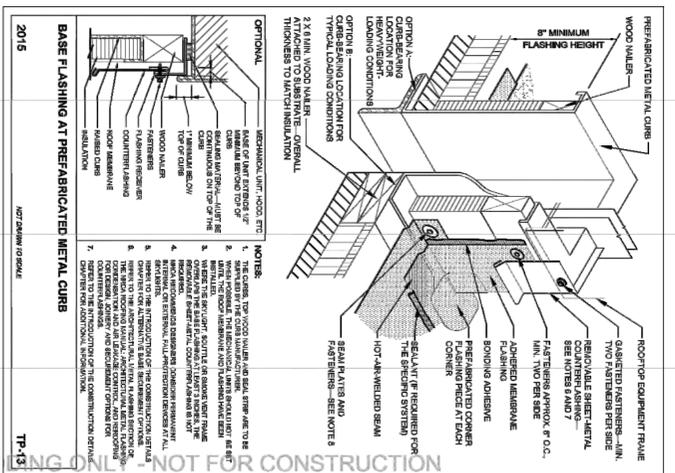
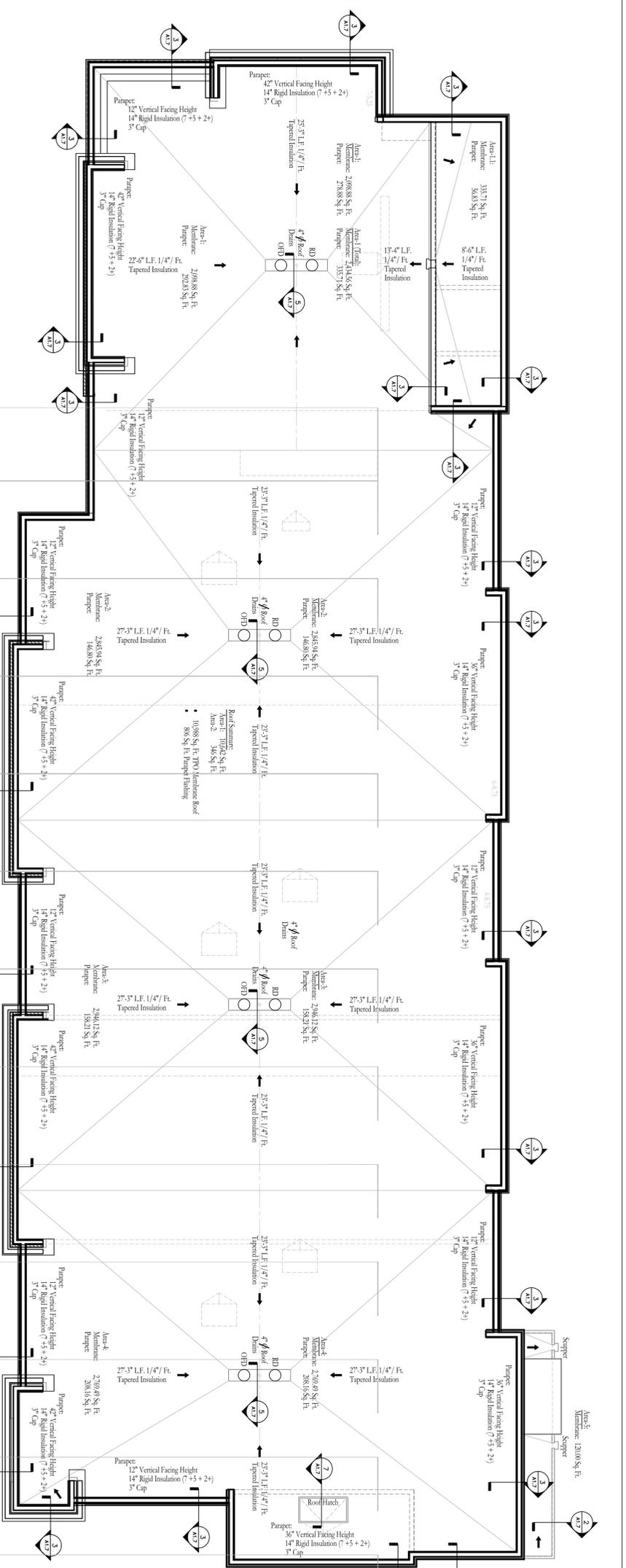
PROJECT TITLE:
LOFTS
 on East Lake
 Mixed Use Business, Retail & Apartment Development

SHEET TITLE:
ROOF & PARAPET
PLAN

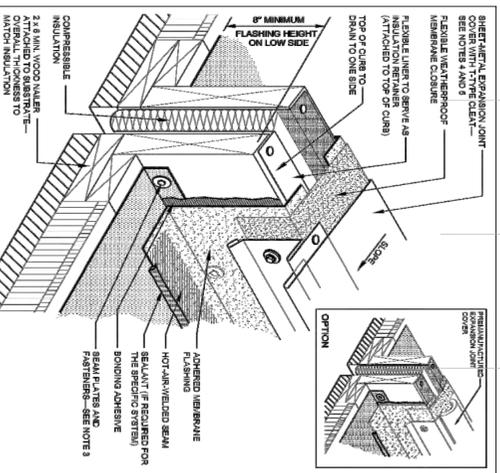
CERTIFICATION:
 I hereby certify that I am a duly licensed professional engineer in the State of Minnesota.
 License Number: _____
 NO. DATE:
 REVISIONS:
 DATE:
 DESIGNER:
 DATE:
 CHECKED BY:
 DATE:
 STAFF:
 DATE:
 FILE NO.: 14130001-0001-PLAN001
 COMMISSION:

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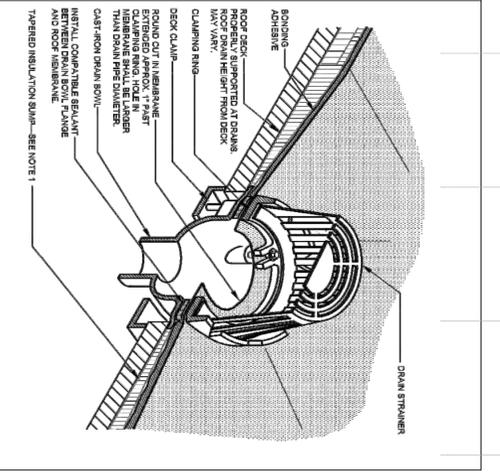
PROJECT NO. 201805
 DATE: 05-01-16
 DRAWN BY: XXX
 CHECKED BY: XXX
 STAFF: Land Use S&I
 ISSUED: 09-19-16
 FILE NO.: 14130001-0001-PLAN001
 COMMISSION:
 SHEET: - OF: -
A1.7



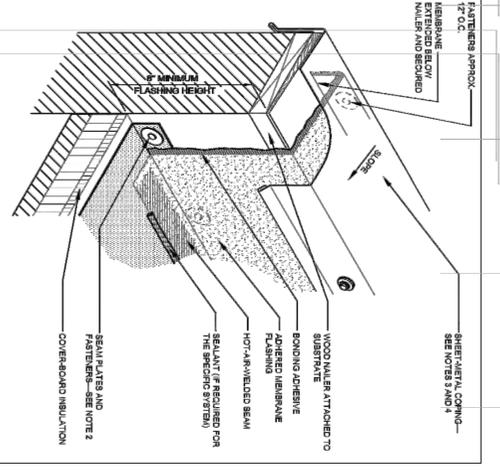
7 Roof Curb Detail
 NOT DRAWN TO SCALE



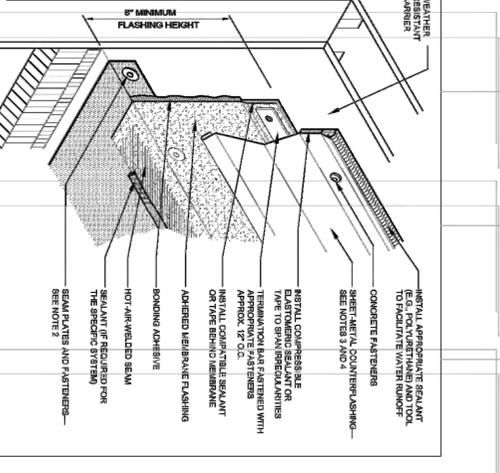
6 Roof Separation Joint Detail
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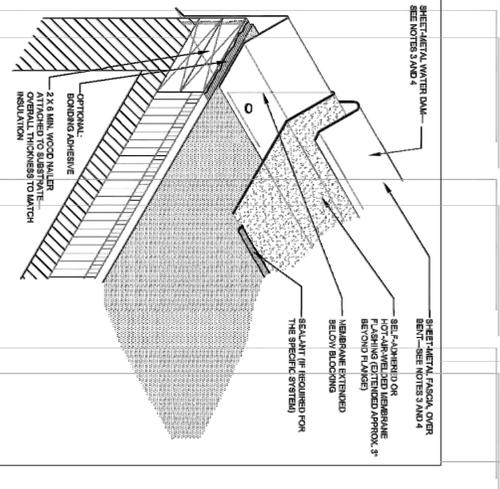
5 Roof Drain Detail
 NOT DRAWN TO SCALE



4 Roof Parapet Detail
 NOT DRAWN TO SCALE



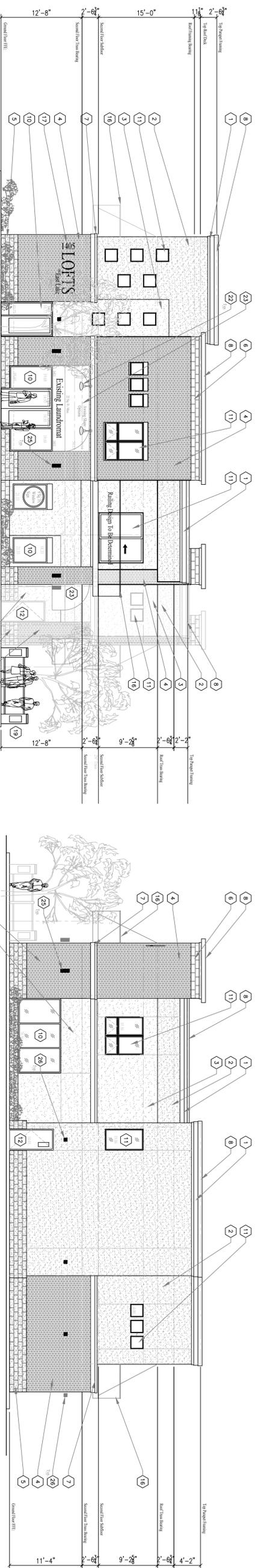
3 Low Roof Detail
 NOT DRAWN TO SCALE



2 Low Roof Detail
 NOT DRAWN TO SCALE

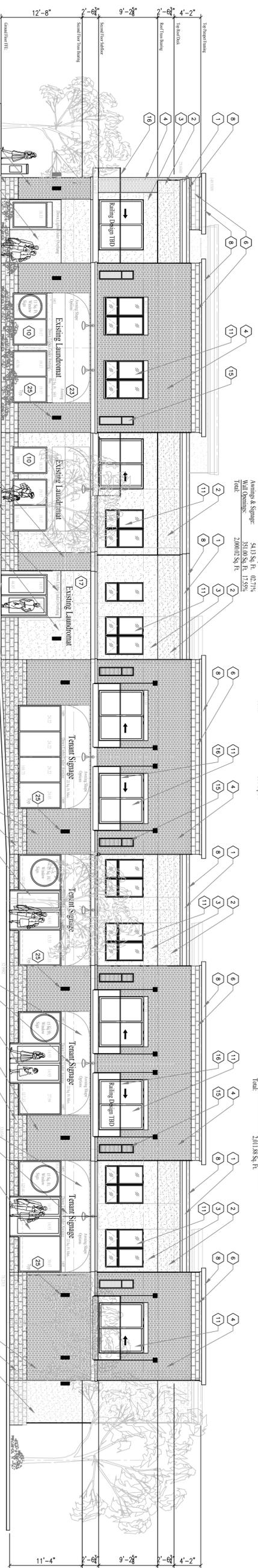
Exterior Key Notes:

- 1) Cement Stucco 'A'
- 2) Cement Stucco 'B'
- 3) Cement Stucco 'C'
- 4) 4" Brick Veneer
- 5) Masonry Veneer-1
- 6) Rock Face
- 7) Masonry Veneer-2
- 8) Burnished
- 9) Cement Stucco Horizontal Band
- 10) Anodized Aluminum Sorefront
- 11) Metal Insulated Overhead Door
- 12) Bakery With Metal Railing
- 13) Concrete Pilaster & Fencing
- 14) Directional Wall Mount Light
- 15) LED Up & Down Light
- 16) Perfinished Metal Finishing 'A'
- 17) Anderson - 100 Windows & Doors
- 18) Perfinished Mechanical Screen
- 19) Dimensional Lettered Sign
- 20) Bike Rack
- 21) Fabric Awning
- 22) LED Down Light
- 23) Perfinished Metal Finishing 'B'
- 24) Hollow Metal Door & Frame
- 25) Perfinished Mechanical Louver
- 26) Tenant Sign - N.I.C.
- 27) Electrical Transformer
- 28) Note Used
- 29) Note Used

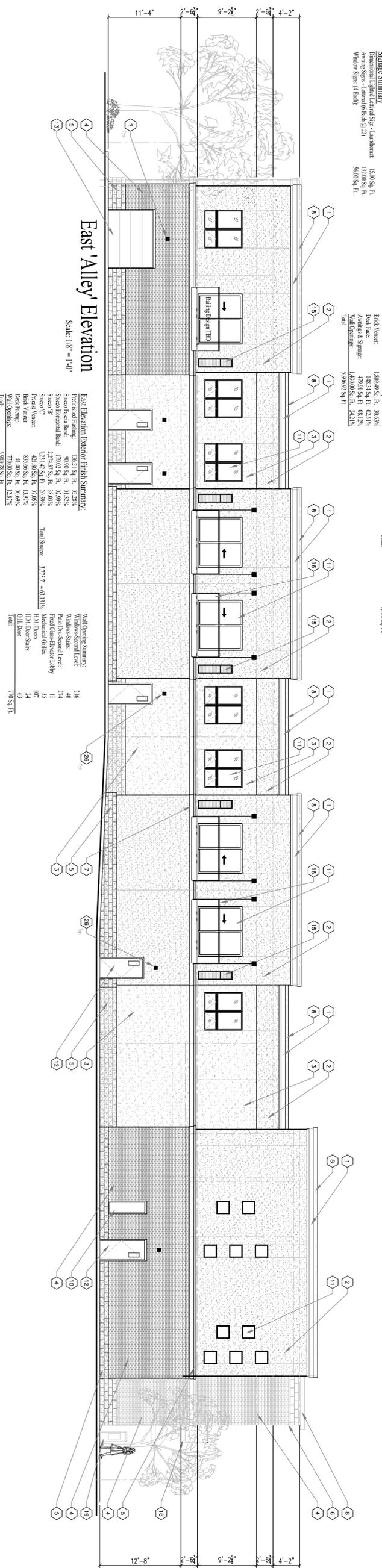


1413 East Lake Street Elevation
Scale: 1/8" = 1'-0"

South Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"



East 'Alley' Elevation
Scale: 1/8" = 1'-0"

Perfinished Finishing	13,634 Sq. Ft.	0.23%
Stucco Finish Band	19,424 Sq. Ft.	0.31%
Stucco Horizontal Band	11,272 Sq. Ft.	0.22%
Stucco 'C'	1,090 Sq. Ft.	0.02%
Brick Veneer	3,327 Sq. Ft.	0.07%
Rock Face	1,809 Sq. Ft.	0.03%
Average & Spigot	48,344 Sq. Ft.	0.21%
Wall Openings	1,970 Sq. Ft.	0.01%
Architectural Assemblies	5,806 Sq. Ft.	0.11%
Total	58,062 Sq. Ft.	

Perfinished Finishing	13,634 Sq. Ft.	0.23%
Stucco Finish Band	19,424 Sq. Ft.	0.31%
Stucco Horizontal Band	11,272 Sq. Ft.	0.22%
Stucco 'C'	1,090 Sq. Ft.	0.02%
Brick Veneer	3,327 Sq. Ft.	0.07%
Rock Face	1,809 Sq. Ft.	0.03%
Average & Spigot	48,344 Sq. Ft.	0.21%
Wall Openings	1,970 Sq. Ft.	0.01%
Architectural Assemblies	5,806 Sq. Ft.	0.11%
Total	58,062 Sq. Ft.	

Perfinished Finishing	18,423 Sq. Ft.	0.22%
Stucco Finish Band	40,904 Sq. Ft.	0.15%
Stucco Horizontal Band	17,902 Sq. Ft.	0.29%
Stucco 'C'	2,274 Sq. Ft.	0.04%
Brick Veneer	1,231 Sq. Ft.	0.02%
Rock Face	833 Sq. Ft.	0.01%
Deck Finishing	41,480 Sq. Ft.	0.69%
Wall Openings	770 Sq. Ft.	0.00%
Total	5,080 Sq. Ft.	

Windows - Second Level	216
Windows - Store	40
Fixed Glass - Elevator Lobby	274
Stucco 'C'	11
Brick Veneer	107
H.M. Door Sills	24
O.H. Door	63
Total	770 Sq. Ft.

Windows - Second Level	48
Windows - Store	78
Fixed Glass - Elevator Lobby	70
Stucco 'C'	3
Brick Veneer	23
H.M. Door Sills	199
O.H. Door	199
Total	199 Sq. Ft.

Windows - Second Level	306
Windows - Store	274
Fixed Glass - Elevator Lobby	274
Stucco 'C'	38
Brick Veneer	38
H.M. Door Sills	43
O.H. Door	43
Total	1,491 Sq. Ft.

274 To 0' to 7' Wall Area	1,808.00 Sq. Ft.
Stucco Finish Band	43.40 Sq. Ft.
Stucco 'C'	43.40 Sq. Ft.
Total	545.15 Sq. Ft.



Design as presented is your signature
 14945 Ironwood Ct.
 Eden Prairie, MN 55346
 Phone: 952.250.9980
 Email: charles@designgroup-llc.com

PROJECT MANAGER:
**BARR-NELSON
 CONSTRUCTION
 SERVICES, INC.**

11670 61st Avenue N.
 Plymouth, MN 55442
 Phone: 763.355.0322

BID SET
 NOT FOR CONSTRUCTION

PROJECT TITLE:
LOFTS
 off East Lake

Mixed Use Business, Retail & Apartment Development

1405-1413 East Lake Street
 Minneapolis, MN 55407

SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

CERTIFICATION:
 I hereby certify that the design is my original work and that I am a duly licensed professional in the State of Minnesota.
 Date: _____

License Number:	NO.	DATE:
REVISIONS:	NO.	DATE:

PROJECT NO.	201605
DATE:	05-01-16
DRAWN BY:	XXX
CHECKED BY:	XXX
STATUS:	Land Use Set
ISSUED:	09-19-16
FILE NO.	411170010100000000
COMMISSION:	

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A2.1

Sheet: - OF: -





ICE
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Merelico

PAPER

LAKE ST
Laundromat
& DRY CLEANING

LAKE ST
Laundromat
& DRY CLEANING

NOW OPEN
ALL NEW
EXPRESS WASH & DRY

midtown

ALL NEW
EXPRESS
LAUNDRY

EXPRESS
LAUNDRY

OPEN





NOW
EXPRES

BBP13



LAKE
Laundromat
& DRY CLEANING

Estafeta

RESTAURANT

INSURANCE REAL ESTATE

aldomera
MUSIC • MO...

AFRIC

Lupita
Lupita M...







QU RUXLOW

30



SOMALI WEEK
SOMALI INDEPENDENCE DAY FESTIVAL
SAT & SUN
10:00 AM - 5:00 PM

SUPER MERCADO

SUPER MERCADO Morelia

SUPERMERCADO Morelia

PARKING EXCLUSIVO
SUPERMERCADO Morelia

CARNICERIA

ACEPTAMOS
BBY & WIC

NO PARKING
FIRE DEPARTMENT

NO PARKING
FIRE DEPARTMENT









PDR Report Responses

August 16, 2016

The Lofts on East Lake

1405–1413 East Lake Street

Addressing:

The project will be addressed per the PDR Report. The twelve apartments will be addressed from 1413 Lake St. E, Suite 201 to 1413 Lake St. E, Suite 212.

Parks – Forestry:

The owners are in agreement that at permit submittal Parkland Dedication fees as calculated will be paid.

Fire Safety:

1. The entire building will have a fire suppression system. (See Shts: A1.5 & A1.6)
2. The fire suppression system is located on the internal (west facing) and visible address side of the building and is 103 ft. from the hydrant on East Lake Street located 4'-7" east of the east side of the vacated 14th. Avenue utility easement.
3. A fire alarm system shall be installed throughout the entire building.
4. Fire apparatus access shall be provided and will be accessible at all times.

Right of Way:

1. Electric utility and transformer(s) are to be located on site and not in the public right-of-way.
2. No street scape elements are proposed within the public right-of-way.
3. Permits for utility installation requiring earth retention and excavation within the public right-of-way shall be secured as required.

Sidewalk:

Proposed sidewalk replacement – see plan notes on C1.4 Grading, Drainage and Utility Plan addressing defective or damaged concrete and stating replacement will be the responsibility of the owner.

Water:

1. Domestic water and fire service connections have been revised to run in a straight line from the water main (see Sheet: C1.4 Grading, Drainage & Utility Plan).
2. The water meter will be located at point of entry to the Water Room and the required Bypass Assembly will be installed.



PDR Report Responses

The Lofts on East Lake

(Page 2)

Street Design:

1. The Demolition Plan (Sheet: C1.2) and the Grading, Drainage & Utility Plan (Sheet: C1.4) identifies existing asphalt, curb & gutter and sidewalk removal and replacement required for utility installation and construction.
2. The Minneapolis Standard Plates ROAD-2000 series provided on Sheet C1.5 have been updated to reflect

Traffic and Parking:

1. All parking and delivery maneuvering shall take place on site.
2. The plan notes requested to be included have been added to Sheet: C1.2 Demolition and Erosion Control Plan.

Sewer Design:

Storm Water Management:

1. The limits of disturbance including tabulations of the total square footage of disturbed area and existing and proposed impervious square footages within the disturbed areas have been included on Sheets: C1.2 Demolition & Erosion control Plan and C1.4 Grading, Drainage & Utility Plan.

Utility Connections:

2. Utility Note No-8 on Sheet: C1.4 Grading, Drainage & Utility Plan addresses concerns for the age and condition of the existing sanitary sewer service.

Erosion Control:

3. Erosion and Sediment Control Plan per Chapter 52 of the Minneapolis Code of Ordinances will be prepared and submitted

Non Stormwater Discharges:

4. There are no non stormwater discharges designed for or anticipated on the site and is noted on Sheet: C1.4 Grading, Drainage & Utility Plan

Construction Code Services:

Excavation and structural engineering inspection and analysis will be conducted on the existing concrete block foundation and one-story wood framed structure.