



Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: Aaron Hanauer, Senior City Planner, (612) 673-2494
DATE: March 17, 2016
SUBJECT: Westminster Presbyterian Church Addition Project
1200-1226 Marquette Avenue and 1221 Nicollet Mall

SITE DATA

Existing Zoning	B4S-1, Downtown Service District DP, Downtown Parking Overlay District
Lot Area	117,080 square feet / 2.69 acres
Ward(s)	7
Neighborhood(s)	Loring Park; adjacent to Downtown West
Designated Future Land Use	Mixed Use
Land Use Features	Nicollet Avenue/Nicollet Mall Commercial Corridor Growth Center Major Retail Center
Small Area Plan(s)	<u>Loring Park Neighborhood Master Plan (2013)</u>

REVIEW DESCRIPTION

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 project proposed Westminster Presbyterian Church Addition Project. This input will be used by the applicant as they prepare a formal land use submittal.

SURROUNDING AREA

The project site is located along Nicollet Mall on the south end of Downtown just to the west of the Minneapolis Convention Center, to the south of Peavey Plaza, and to the east of the Loring Greenway and Hyatt Hotel. Nicollet Mall is going through a redesign project from Washington Avenue to the north to Grant Street to the south from building face to building face. The redesign is broken into five themes. The project site is within the Loring Woods Area. The plan for the Loring Woods Area is to

have more park-like settings including intensive greening, additional trees and amenities to strengthen the connection to the green hubs of the Loring Greenway and Loring Park. In addition to Nicollet Mall being an important pedestrian corridor, Alice Rainville Place provides a direct pedestrian route from the Minneapolis Convention Center to the Loring Greenway, Loring Park, and the Walker Art Center.

SITE DESCRIPTION

The original Westminster Presbyterian Church was built in 1897. There have been subsequent building additions. The church is listed on the National Register of Historic Places but is not locally designated. In 2012, Westminster purchased 1226 Marquette Avenue and 1221 Nicollet Mall and now owns the entire block. The city block is bounded by Nicollet Mall to the west, 12th Street to the north, Alice Rainville Place to the south, and Marquette Avenue to the east. In 2013, Westminster received City Council approval for an interim use permit to allow for an expansion of a surface parking lot from 32 to 53 spaces. As part of the parking lot proposal, the five-story Marimark Apartment Building (1226 Marquette Avenue) was demolished. In addition to the Westminster church building and the surface parking lot, the project site currently includes an eight-story office building.

PROJECT DESCRIPTION

Westminster is proposing an expansion project that includes the demolition of the office building and construction of an approximately 41,000 square foot building addition to the church. The addition would accommodate worship and gathering space, a multipurpose room, classrooms, youth spaces, church offices, and community partnership space. The building would be clad in limestone, Thermocromex Plaster (comparable to stucco), and zinc-coated copper. There would also be two floors of underground parking that would accommodate 232 vehicles, and outdoor plaza areas along Nicollet Mall and Marquette Avenue. Westminster has been working with the Nicollet Mall redevelopment team to ensure their plans are compatible with the Nicollet Mall Project in terms of design and timing. Vehicular access to and from the site would include a drop off area where vehicles and buses would enter the site on Marquette Avenue and exit via Alice Rainville Place. An entrance to the underground parking garage would also be located along Alice Rainville Place.

APPLICABLE POLICIES

The Comprehensive Plan designated future land use for the project site is mixed use. The project site is located along the Nicollet Avenue/Nicollet Mall Commercial Corridor. Comprehensive plan policies support development along commercial corridors that enhances the street's character, fosters pedestrian movement, and expands the range of goods and services available.

The Loring Park Neighborhood Master Plan (2013) provides additional guidance for the project site. The master plan recommends that the future land use of the existing church parcel be reclassified as public and institutional and that the southern portion of the project site remain mixed use. In addition, the master plan recommends that the southern portion of the site be designated as a future activity center. The small area plan places emphasis on protection of historic structures and sustainable design, which the proposed project is intending to do.

APPLICATIONS AND REQUESTS FOR ALTERNATIVE COMPLIANCE

CPED is looking for feedback on the following land use applications that have been identified for the project. Additional applications may be required depending on the plans that the applicant formally submits.

- Variance to reduce the minimum floor area ratio from 2.0 to approximately 1.2. Does the proposed project strike the right balance between the small area plan's encouragement of context sensitive design with the small area plan and zoning code's recommendation for more intensive development?
- Variance to increase the maximum off-street parking from 141 to 260. (The maximum parking allowed for an institutional and public use in Downtown is one space per 1,000 square feet of gross floor area).
- Variance to allow three freestanding signs. Only one is permitted.
- Variance to increase the height of the fence along Alice Rainville Place from 6 feet to 7 feet.
- Site plan review and requests for alternative compliance for portions of project that do not meet application findings.

SEEKING FEEDBACK

CPED is also seeking feedback on the following items that are known to require alternative compliance. The applicant has provided their reasoning for requesting alternative compliance for building placement and blank walls and their efforts to mitigate these design decisions.

- Building placement. Site plan review requires that the first floor of buildings shall be located not more than eight (8) feet from the front lot line. 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. In addition, the placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The building is setback 82 feet from Nicollet Mall and 98 feet from Marquette Avenue.
- Vehicle access. Site plan review requires vehicular access and circulation to be designed to minimize conflicts with pedestrian traffic and to consolidate curb cuts wherever possible. The applicant is proposing a drop off area along their eastern elevation with two curb cuts. Vehicles and buses would enter the site on Marquette Avenue and exit via Alice Rainville Place. An entrance to the underground parking garage would be located along Alice Rainville Place approximately 12 feet from the exit point.
- Proposed blank walls. Site plan review requires that blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length. The applicant notes on their elevation sheets (A2.0-A2.2) the three places where they have identified blank walls exceeding 25 feet. In addition, to these blank walls, the exposed parking garage along Alice Rainville Place is 128 feet long and ranges in height from 7 to 9 feet in height. The applicant is proposing a large landscape bed along this building wall. However, the elevation will have a lack of functions along an important pedestrian connection and within a proposed activity center.

WESTMINSTER PRESBYTERIAN CHURCH

Committee of the Whole Submittal

March 17, 2016

james dayton design



PROJECT INFORMATION

Project Name: Westminster Presbyterian Church Open Doors Open Futures

Owner: Westminster Presbyterian Church

Addresses: 1200 Marquette Ave. (existing church building)

1226 Marquette Ave. (existing church parking lot)

1221 Nicollet Mall (existing office building to be demolished)

PROJECT USE

A two-story, 41,000 square foot, church addition housing a worship and gathering space, multi-purpose room, classroom, youth spaces, church offices, and community partnership space; two levels of underground parking; 30,000 square feet of interior renovations to the historic church building to provide new libraries, co-working space, and improved life safety features; significant outdoor plazas, gardens, and a range of stormwater BMP features.



COMMITTEE OF THE WHOLE SUBMITTAL

Westminster Presbyterian Church Project

March 17, 2016

PROJECT INFORMATION

Project Name: Westminster Presbyterian Church *Open Doors Open Futures*

Owner: Westminster Presbyterian Church

Addresses: 1200 Marquette Ave. (existing church building)

1226 Marquette Ave. (existing church parking lot)

1221 Nicollet Mall (existing office building to be demolished)

PROJECT USE

A two-story, 41,000 square foot, church addition housing a worship and gathering space, multi-purpose room, classroom, youth spaces, church offices, and community partnership space; two levels of underground parking; 30,000 square feet of interior renovations to the historic church building to provide new libraries, co-working space, and improved life safety features; significant outdoor plazas, gardens, and a range of stormwater BMP features.

PROJECT DESCRIPTION

Westminster Presbyterian Church is a vibrant, open-minded community of 3,100 members. An engaged, urban partner, Westminster has focused its Mission on being “A Telling Presence” in the city since 1857. With dynamic programs in worship, social justice, education, and art and music, Westminster is growing and expanding to meet the changing environment in downtown Minneapolis.

The *Open Doors Open Futures* project is the most ambitious Westminster building project since their historic church was built in 1897. This project uses world-class building and open space design to provide a meaningful physical transformation of Westminster while dramatically improving their operational capacity to meet the needs of the church and surrounding community. The project is informed by certain guiding principles:

- Ministries of the church will be enhanced
- Long-term access to Westminster will be ensured and improved
- Environmentally responsible development will be pursued
- Decision making will be transparent and inclusive, with input from church and community
- Quality of life for our neighbors will be enriched
- Design will be welcoming and inspiring

The building addition engages the south side of the existing church at its middle third, creating centralized interior circulation and fellowship space in the heart of the church, entrances that connect to plaza spaces, and a large ornamental stair and elevators connecting the underground parking with the floors above. This circulation and fellowship space is flanked by the principal church functions; the existing main sanctuary, new worship space, new libraries and co-working space, a multi-purpose space and classroom. The setback of the addition from Nicollet Mall both respects the historic significance of the original church building and restores the original urban design intent of the church by exposing the historic south façade which has been largely obstructed for over thirty years by an adjacent structure. This setback, and the setback from Marquette, afford the creation of two plazas which are owned by the church but designed so they feel they belong to the city. The Nicollet plaza addresses Nicollet Mall, the Loring Greenway and the new Loring Woods to help create a consequential southern node to the Nicollet Mile. The Marquette plaza addresses adjacent streets with a shaded tree alleé to reinforce the street edge and enclose the flat lawn area of the plaza. The drop off drive in this plaza accommodates school buses, coach busses and general delivery. Together, these plazas provide for an open and welcoming streetscape along Alice Rainville Place, a major thoroughfare between the convention center and Nicollet Mall. These plazas, and the large expanses of glass on all facades of the building, reflect Westminster’s core principles of openness, inclusivity and civic engagement.

ZONING DISTRICTS

Primary: B4S-1

Overlay: DP (downtown parking)

PARCELS & SITE AREA

1. 1200 Marquette Ave. (existing church building) <i>PID# 27-029-24-13-0266</i>	1.34 acres	58,434 SF
2. 1221 Nicollet Mall (existing office building) <i>PID# 27-029-24-13-0276</i>	1.06 acres	46,271 SF
3. 1226 Marquette Ave. (existing parking lot) <i>PID# 27-029-24-13-0062</i>	0.28 acres	12,375 SF
TOTAL SITE AREA OF ALL PARCELS (1,2,3)	2.68 acres	117,080 SF

BUILDING AREA

A. Existing building above grade	= 94,254 GSF
B. New building addition above grade	= 49,244 GSF
C. Existing building below grade	= 35,411 GSF
D. Existing below grade parking under church	= 12,074 GSF
E. New P1 parking level below grade	= 56,215 GSF
F. New P2 parking level below grade	= 41,574 GSF

TOTAL GROSS SQUARE FOOTAGE (A thru G) = 288,772 GSF

TOTAL GSF OF ABOVE GRADE ONLY (A & B) = 143,498 GSF

FLOOR AREA RATIO

The FAR, based on above grade floors only = 1.23

PARKING DATA (*spaces are all for church use – none commercial*)

1. Existing underground parking under church	= 27 stalls
2. New underground parking	= 232 stalls
3. Existing and proposed surface parking	= 0 stalls
TOTAL EXISTING & PROPOSED PARKING	= 259 stalls

BUILDING HEIGHT

- A. Existing Building
 - 3 stories; 111'-7" to top of tower
- B. New Addition
 - 2 stories; 61'-7" to top of tower (99'-6" to top of bell carillon)

ANTICIPATED LAND USE APPLICATIONS

1. Variance to Increase the Maximum Amount of Off-Street Parking

An application to increase the maximum amount of off-street parking from 143 stalls to 259 stalls.

2. Variance to Provide Alternate Parking Angle, Parking Space Dimensions and Aisle Dimensions

An application to provide 65-degree angle parking having 8'-9" wide stalls and 15'-6" one-way drive aisles.

3. Variance to Reduce the Minimum Floor Area Ratio

An application to reduce the minimum Floor Area Ratio from 2.0 to 1.23

4. Variance to Increase Maximum Number of Freestanding Signs

An application to provide three freestanding signs.

5. Preliminary Development Review

Preliminary Development Review Plans will be submitted in March of 2016.

ALTERNATIVE COMPLIANCE REQUESTS

The following requests will be made for consideration for alternative compliance from site plan requirements.

1. Building Placement

Requirement:

Per 530.110, the first floor of buildings shall be located not more than 8' from the lot line.

Alternative Compliance Request:

See the attached site plan (sheet C4.0) for setback dimensions to the property lines, which are more than eight feet. The proposed siting of the building addition respects the historic church facades, provides space to meet vehicular drop-off demands on site, affords the creation of plaza and landscape amenities, and mitigates challenges of the existing first floor level of the church being located well above grade.

Rationale:

- The greater setback from Nicollet Mall both respects the historic significance of the original church building and restores the original urban design intent of the building by exposing the historic south façade, which has been largely obstructed for over thirty years by an adjacent building.
- The greater setback from Marquette allows for a drop off drive to accommodate school buses, coach busses and general vehicular drop off on-site without the need for surface parking. This setback also provides space for possible future church expansion as the parking structure below is designed to accommodate up to a four story building.
- The greater setback distances allow for the creation of two public plazas having lush landscape plantings, trees, water features, art, decorative pavers, seating and a variety of stormwater BMP's. The Nicollet plaza addresses Nicollet Mall, the Loring Greenway and the new Loring Woods to help create a consequential southern node to the Nicollet Mile, and both plazas together provide for an open and welcoming streetscape along Alice Rainville Place.
- The greater setbacks allow for a gradual transition between grade and the existing first floor of the church which is between six and eight feet above grade. Bridging this distance within the plazas allows stairs and accessible ramps to provide well-designed transitions for pedestrians while also avoiding tall blank walls that would result on street frontages if these transitions were interior to the building.
- The proposed building placement is consistent with Alternative Compliance Guidelines. The greater setback distances afford site amenities, including open space, landscaping, decorative pavers and other enhancements while also addressing the impracticalities of certain existing site conditions.

2. Blank Walls

Requirement:

Per 530.120, the building shall not have blank, uninterrupted walls that do not include windows, entries, recesses, or other architectural elements that exceed twenty-five feet.

Alternative Compliance Request:

As illustrated in the attached elevations, there are blank walls exceeding twenty-five feet on three facades. It is proposed that the 30'-9" blank wall facing Nicollet, the 33'-1" blank wall facing Alice Rainville, and the 31'-7" blank wall facing Marquette be permitted.

Rationale:

- The building facades are comprised of four building materials: stone, zinc panels, plaster, and glass. These materials are arranged in a series of masses which break up the building into distinct components to create visual interest and respond to the interior functions of the building.
- The room behind the blank wall facing Nicollet is a large assembly space accommodating over 300 people for theatrical performances and worship. A large glass wall is provided into this room on this façade, however additional openings would prohibitively limit the uses of the space.
- The lower stone wall along Alice Rainville is the outside wall of the underground parking garage and not appropriate for windows (the first floor level of the existing church, being matched by the addition, is 6-8 feet above grade). The upper 33'-1" blank wall is left blank for a commissioned piece of artwork.
- The space behind the blank wall facing Marquette is the parking garage entry, which is not appropriate for windows. As shown on renderings, coniferous trees will be planted in front of this wall to provide visual interest and largely conceal this blank wall.
- Of the first floor perimeter of the building addition, 35% of the wall consists of windows and entries.

OTHER ITEMS OF NOTE

- A Travel Demand Management Plan is being prepared by SEH. SEH and the design team have met with Public Works and Traffic departments to determine requirements of the TDM to be addressed.
- The project will be requesting two easements:
 - 1) An easement of 6'-6" along Nicollet Ave. to accommodate reconstruction of the historic front steps of the church to their original design and for the new plaza (there is an existing easement in place at the area of the existing front steps).
 - 2) An easement of 7'-0" along Alice Rainville Place for planting beds adjacent to the building addition.

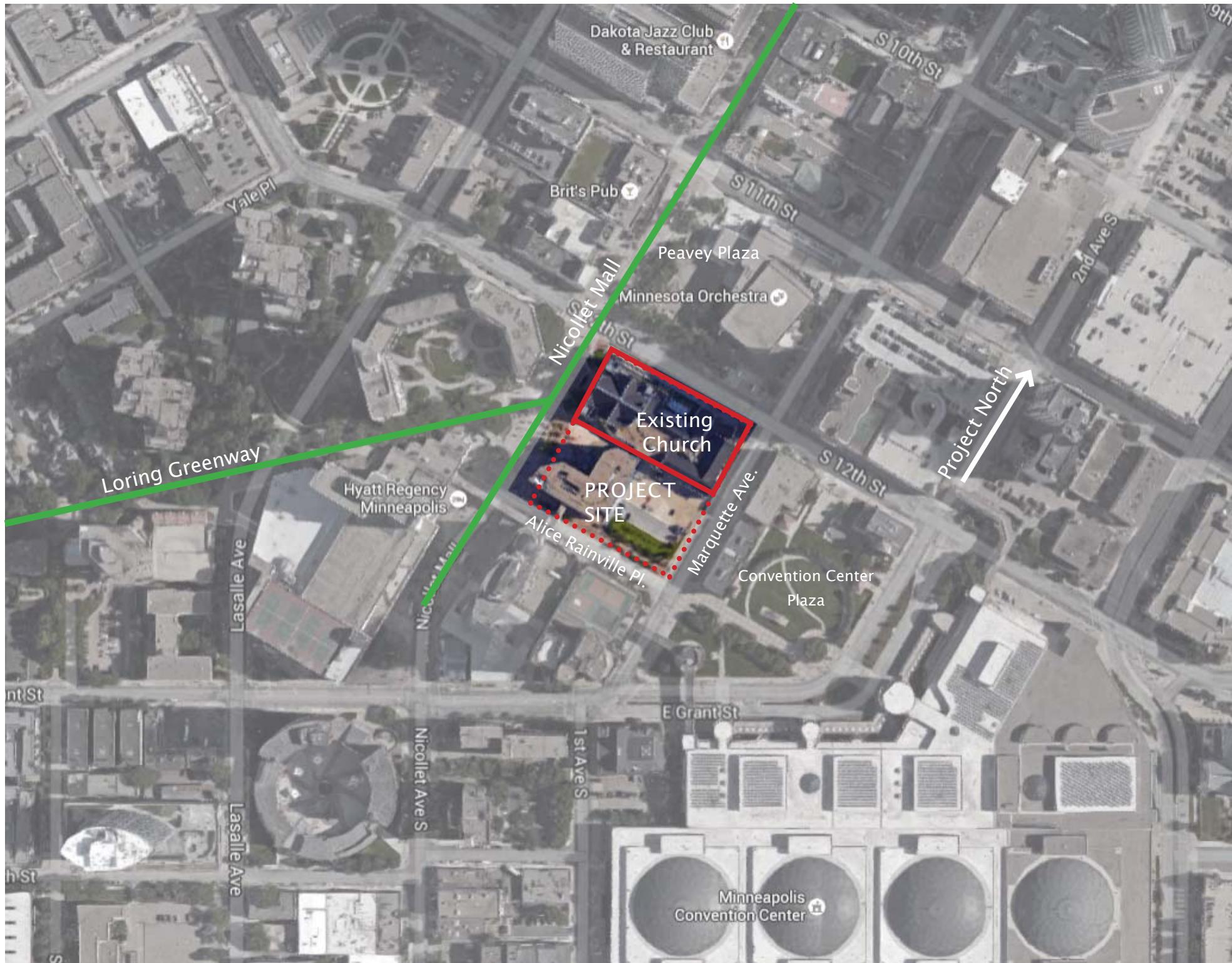
ZONING

The properties are currently zoned B4S-1, Downtown Districts, within the Downtown Parking Overlay District. No changes to the zoning district is proposed.

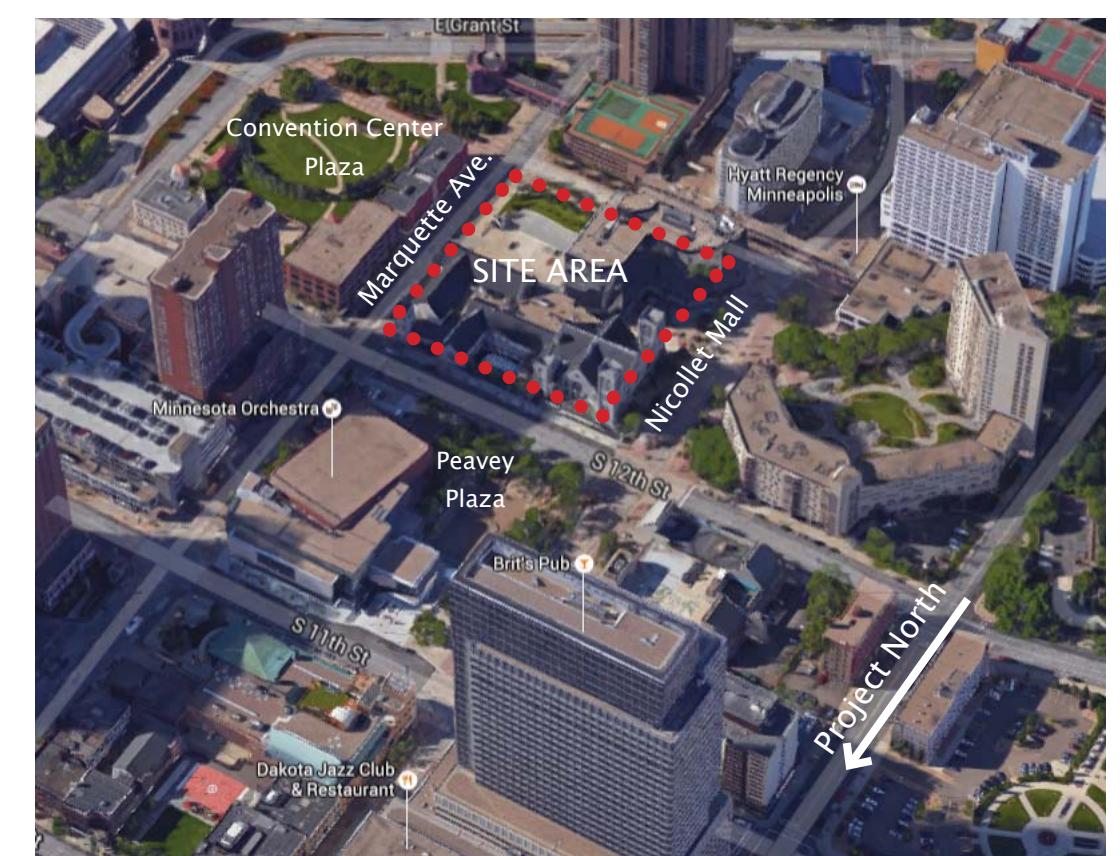
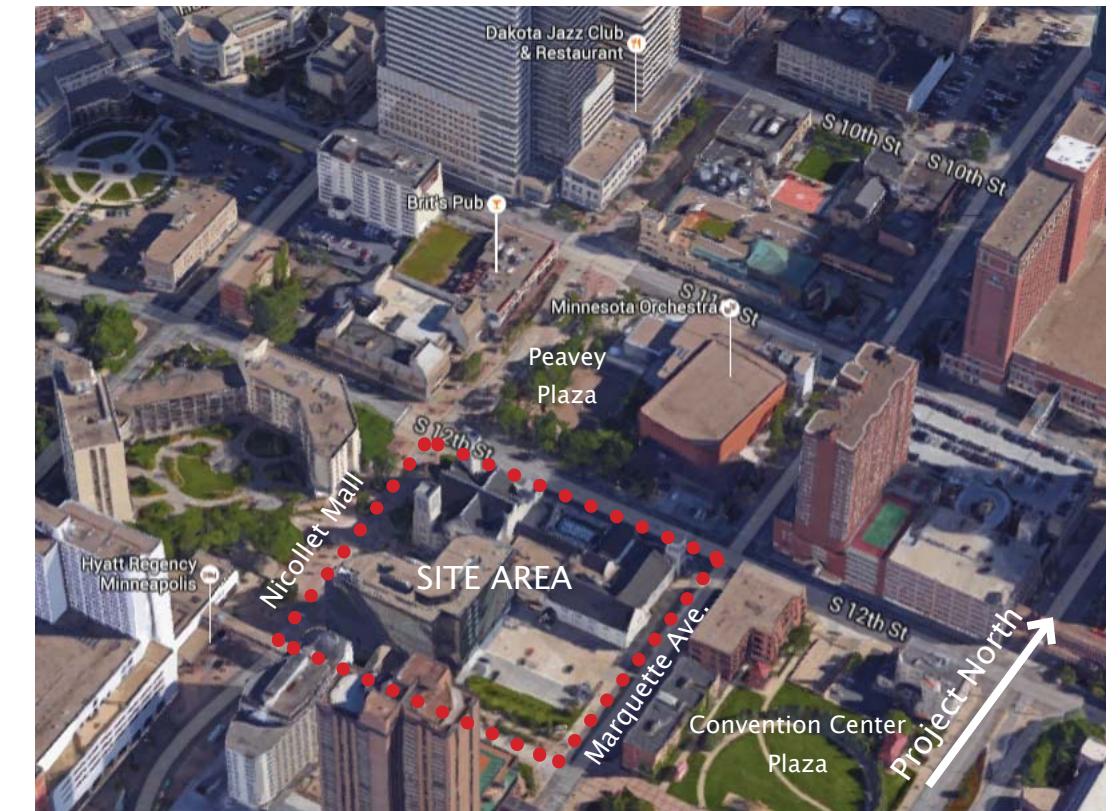
Exterior Materials Per Elevation

Material	Allowed Max.	Description	North	South	East	West
Stone	100%	Honed Limestone	N/A	27%	20%	30%
Stucco	75%	Thermocromex Plaster	N/A	19%	15%	11%
Metal Panels	75%	Zinc-Coated Copper	N/A	30%	36%	30%
Glass	100%		N/A	24%	29%	29%

EXISTING CONTEXT

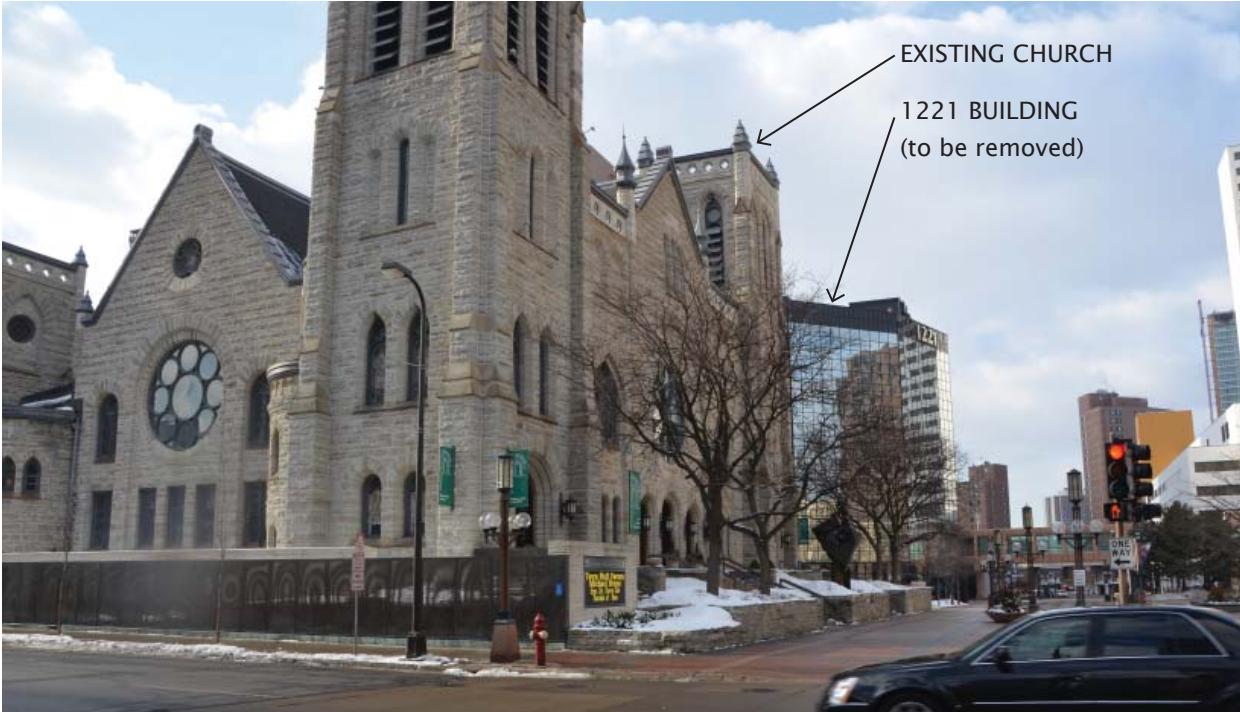


Existing Aerial Views of Site Context



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Committee of the Whole Submittal
March 17, 2016

NICOLLET MALL EXISTING SITE CONDITIONS



View Looking South From Nicollet Mall and 12th Street



View Looking North Along Nicollet Mall



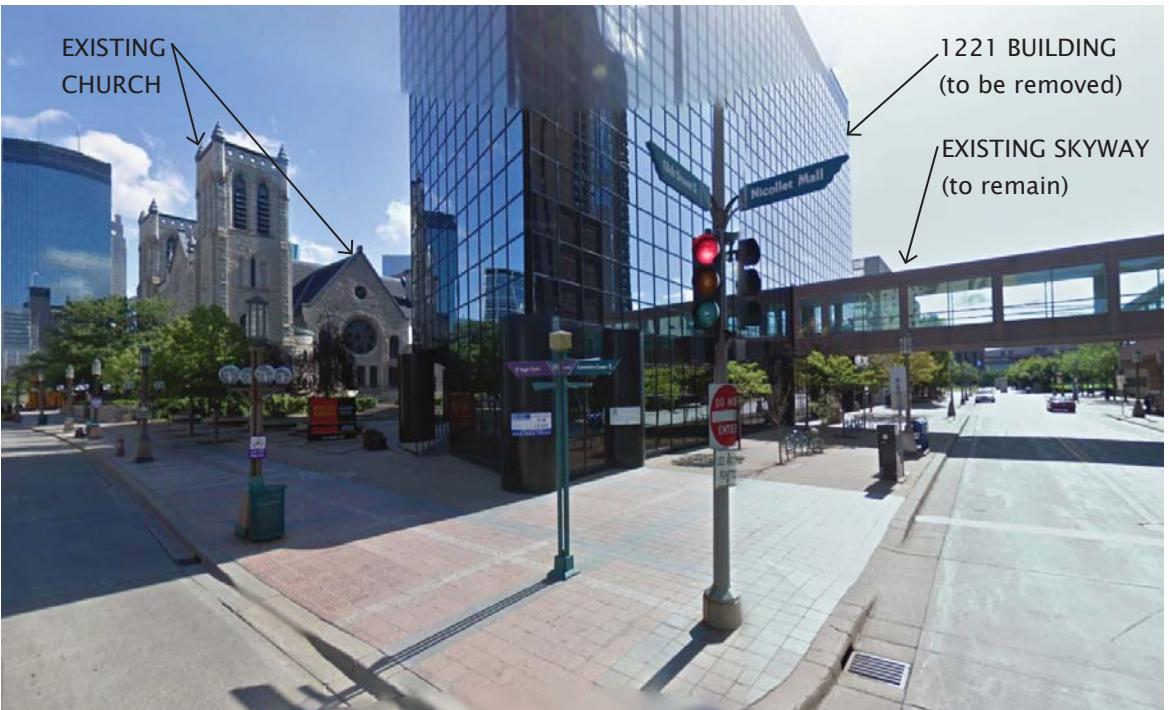
Mid-Block View of Site From Nicollet Mall



Mid-Block View of Site From Nicollet Mall

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Committee of the Whole Submittal
March 17, 2016

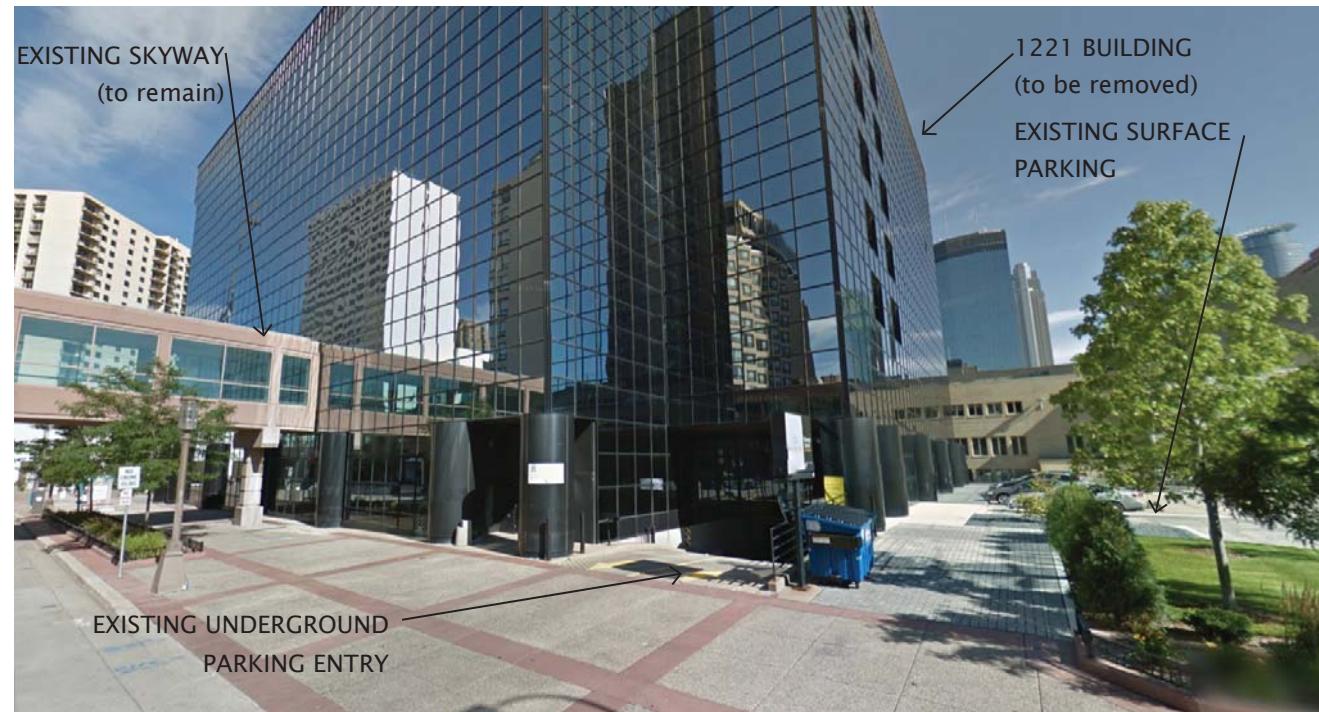
ALICE RAINVILLE PLACE EXISTING SITE CONDITIONS



View From Nicollet Mall and Alice Rainville Place Looking East



View From Marquette Ave. and Alice Rainville Place Looking West



Mid-Block View of Site From Alice Rainville Place

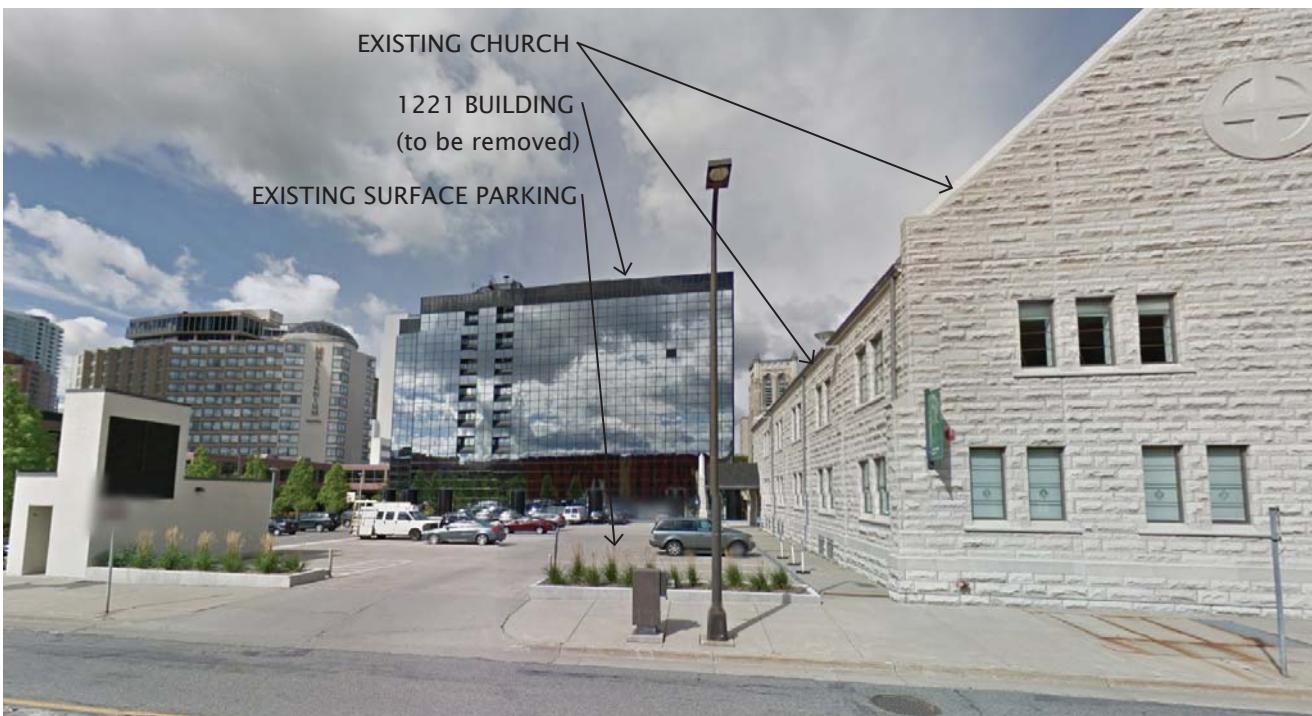
MARQUETTE AVENUE EXISTING SITE CONDITIONS



View From Marquette Ave. and Alice Rainville Place



View From Marquette Ave. and 12th Street Looking South



Mid-Block View of Site From Marquette Ave.



Detail View of Surface Parking Accessed From Marquette Ave.

james dayton design

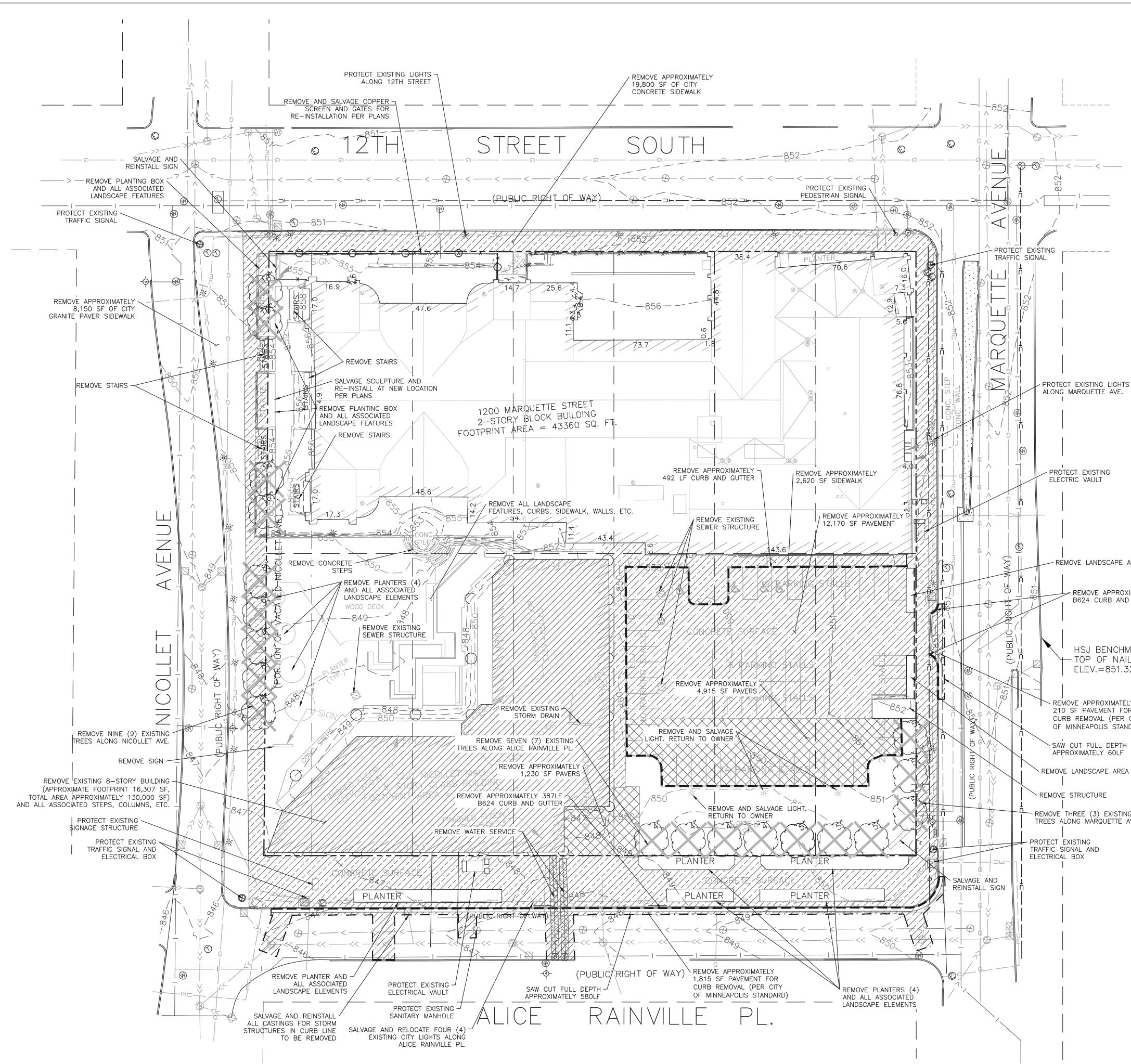


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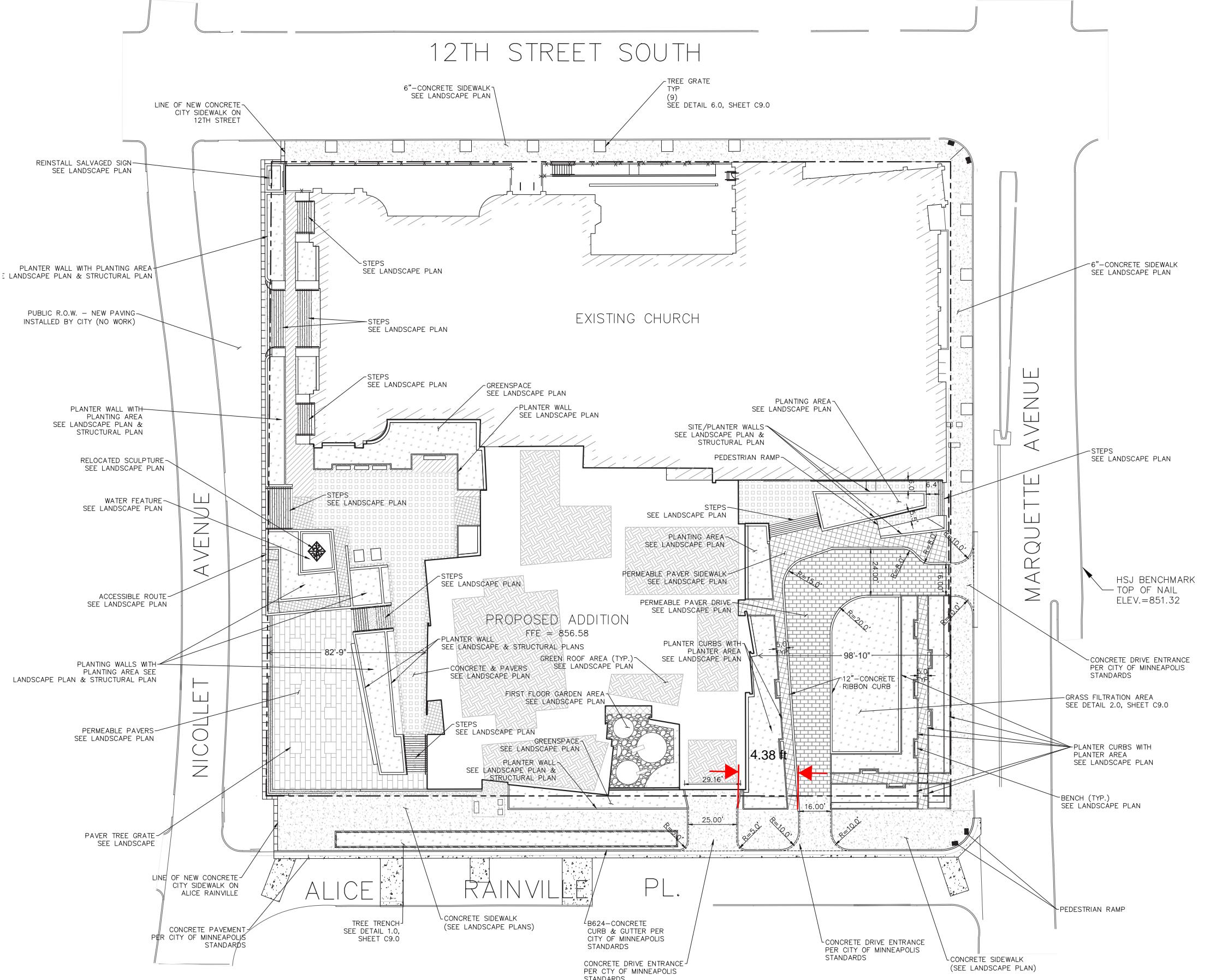


Rendered Site Plan

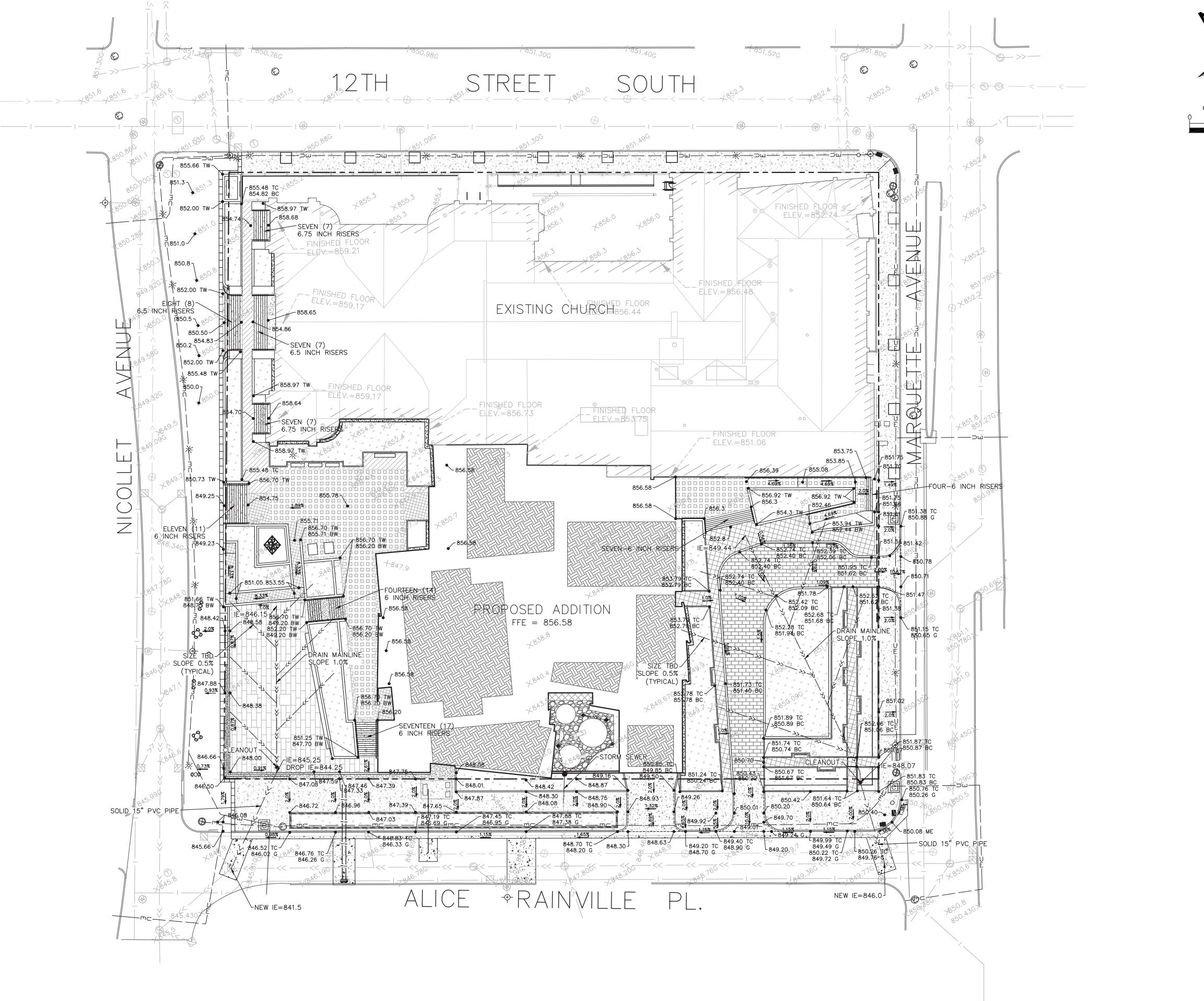
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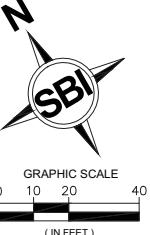
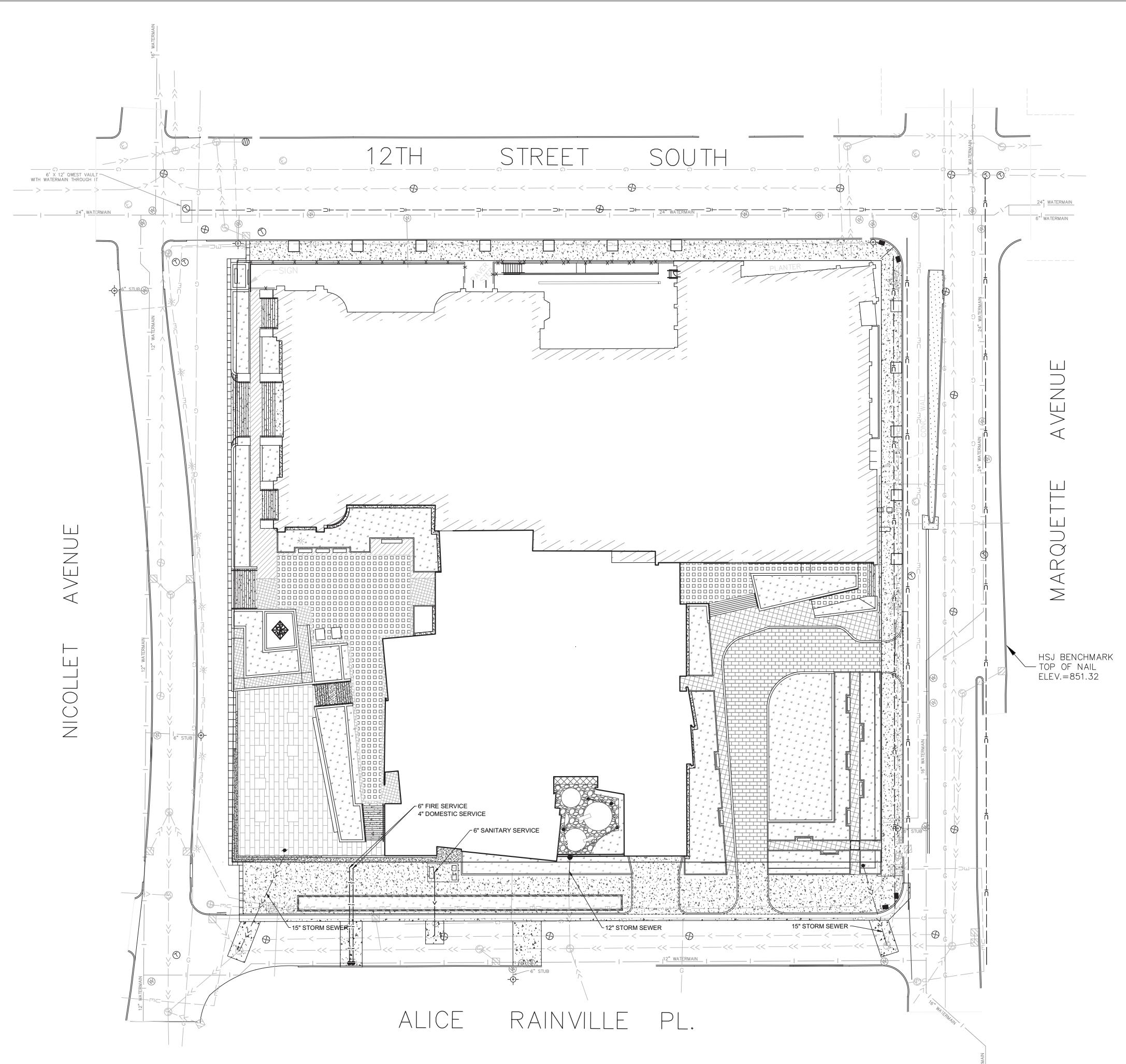


Architect	© 2015	
james dayton design		
JAMES DAYTON DESIGN 1515 CENTRAL AVENUE NORTHEAST SUITE 150 MINNEAPOLIS, MN 55413 T 612.338.0005 F 612.338.0141		
Landscape Architect		
HOERR SCHAUDT 850 West Jackson Blvd. Suite 800 Chicago, IL 60607 Phone: 312.492.6501 Facsimile: 312.492.7101		
Acoustic Consultant		
ACOUSTIC DISTINCTIONS 145 Huguenot Street New Rochelle, NY 10801 Phone: 914.712.1300		
Structural Engineer		
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Mechanical, Electrical, Plumbing Engineer, Fire Protection & Code Consultant		
AKF 100 South 6th Street Suite 2060 Minneapolis, MN 55402 Phone: 612.354.2442		
Civil Engineer		
SOLUTION BLUE 318 Cedar Street St. Paul, MN 55101 Phone: 612.294.0038		
Building Envelope Consultant		
Inspect 5801 Duluth St. Golden Valley, MN 55422 Phone: 763-546-3434		
General Contractor		
MORTENSON 700 Meadow Lane North Minneapolis, MN 55422 Phone: 763.522.2100		
Engineer Seal		
I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA		
CIVIL ENGINEER		
DATE: _____ REG. NO. _____		
Westminster PRESBYTERIAN CHURCH		
Client	120 MARQUETTE AVE MINNEAPOLIS, MN 55403	
Issue / Revision		
No.	Description	Date
COMMITTEE OF THE WHOLE SUBMITTAL MARCH 17, 2016		
SITE PLAN		
C4.0	7	
Scale	1" = 20'	



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CIVIL ENGINEER		
DATE: _____ REG. NO. _____		
Westminster	PRESBYTERIAN CHURCH	
Client	120 MARQUETTE AVE MINNEAPOLIS, MN 55403	
Issue / Revision		
No.	Description	Date
COMMITTEE OF THE WHOLE SUBMITTAL MARCH 17, 2016		
GRADING AND DRAINAGE PLAN		
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For more information about the study, please contact Dr. Michael J. Koenig at (314) 747-2100 or via email at koenig@dfci.harvard.edu.

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TENSON
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I HEREBY CERTIFY THAT THIS
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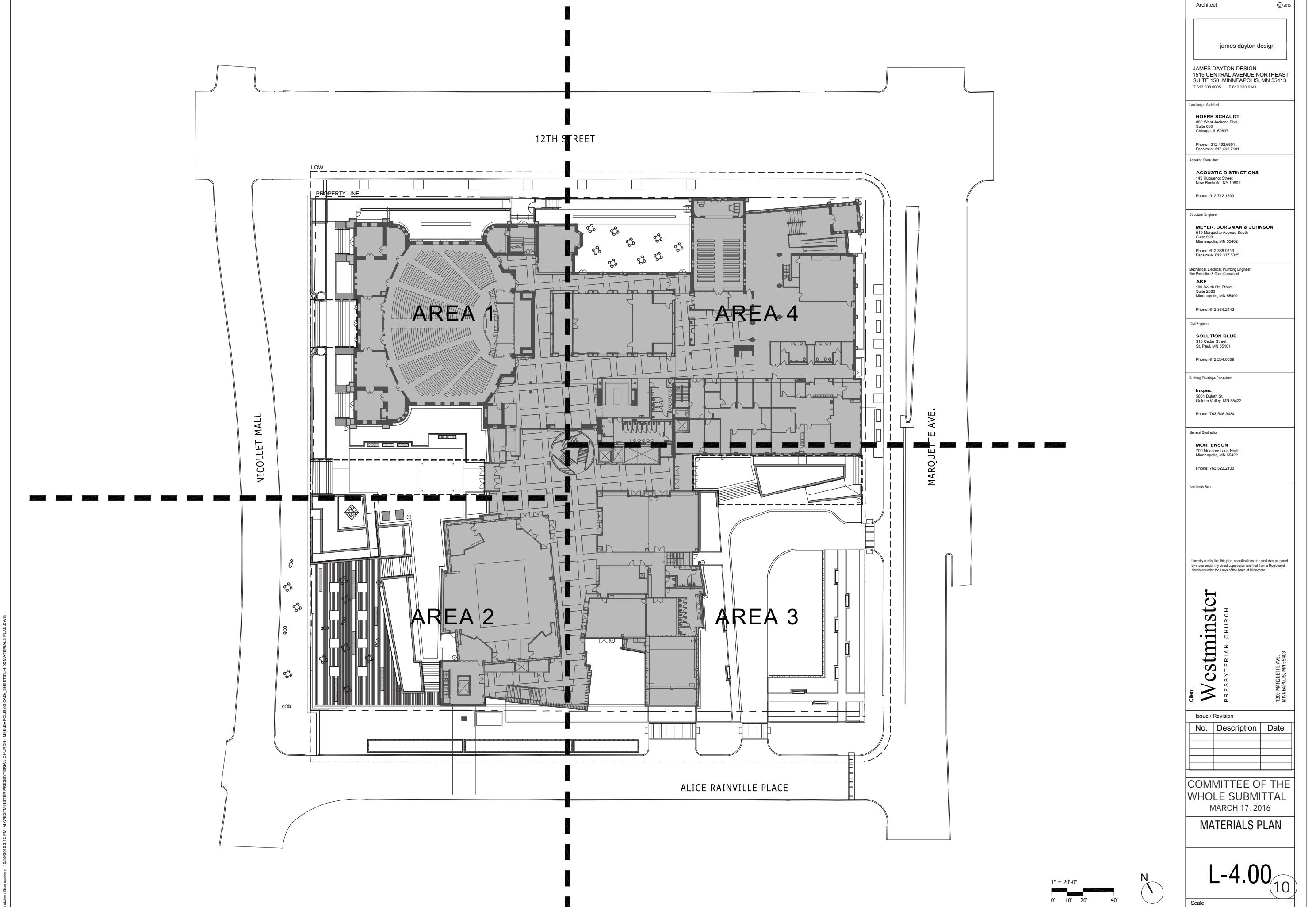
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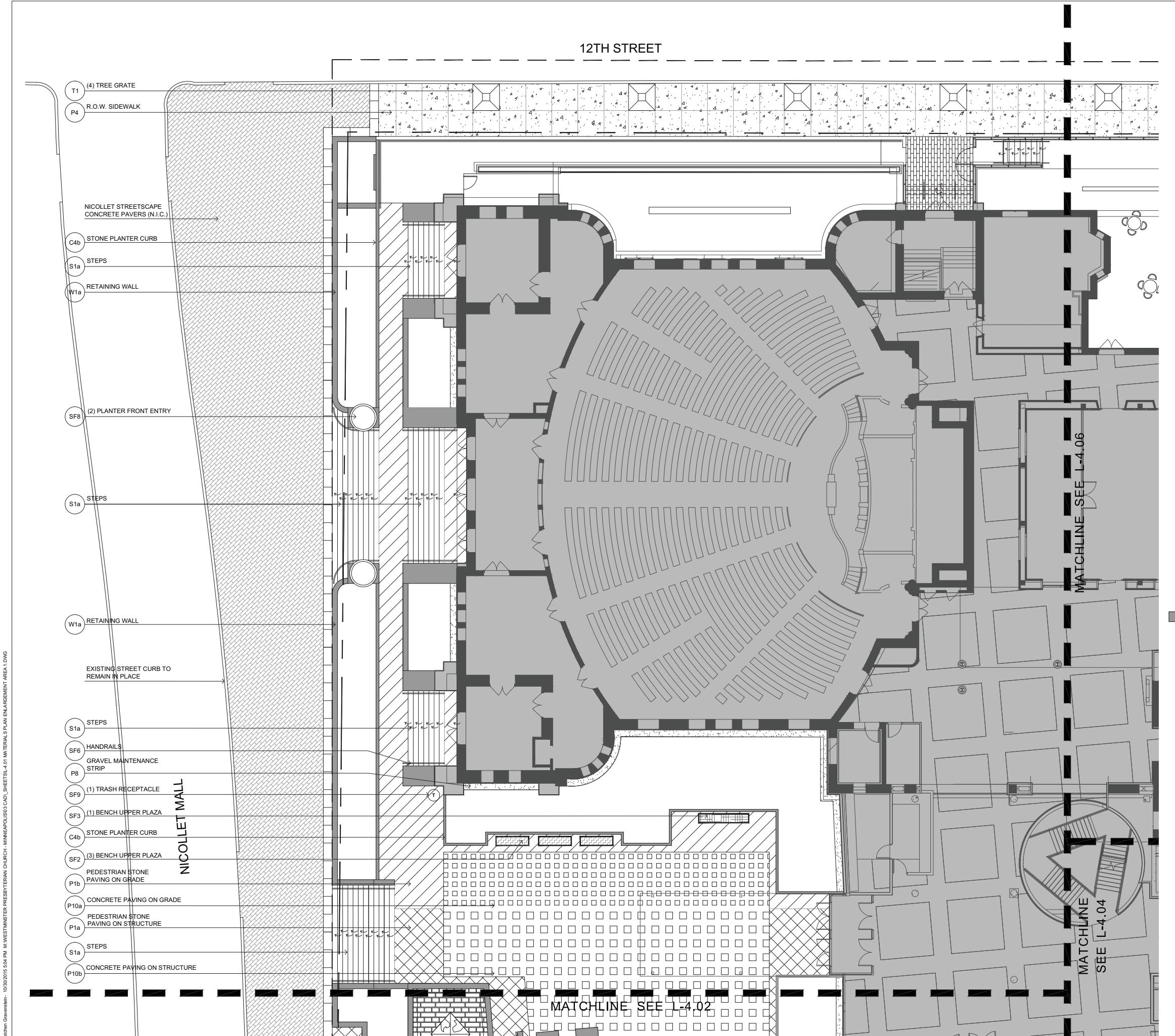
**COMMITTEE OF THE
WHOLE SUBMITTAL**

UTILITY PLAN

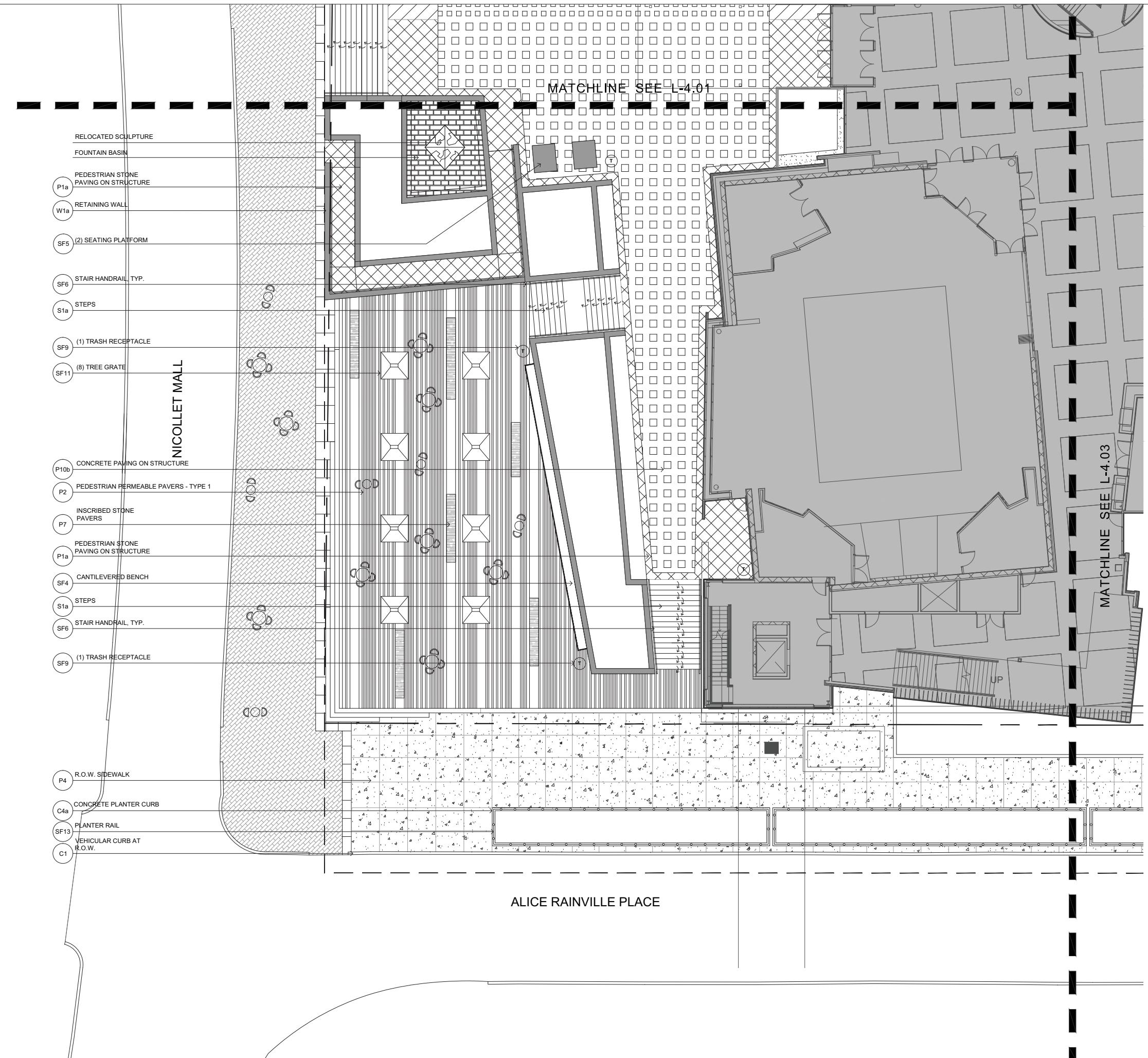
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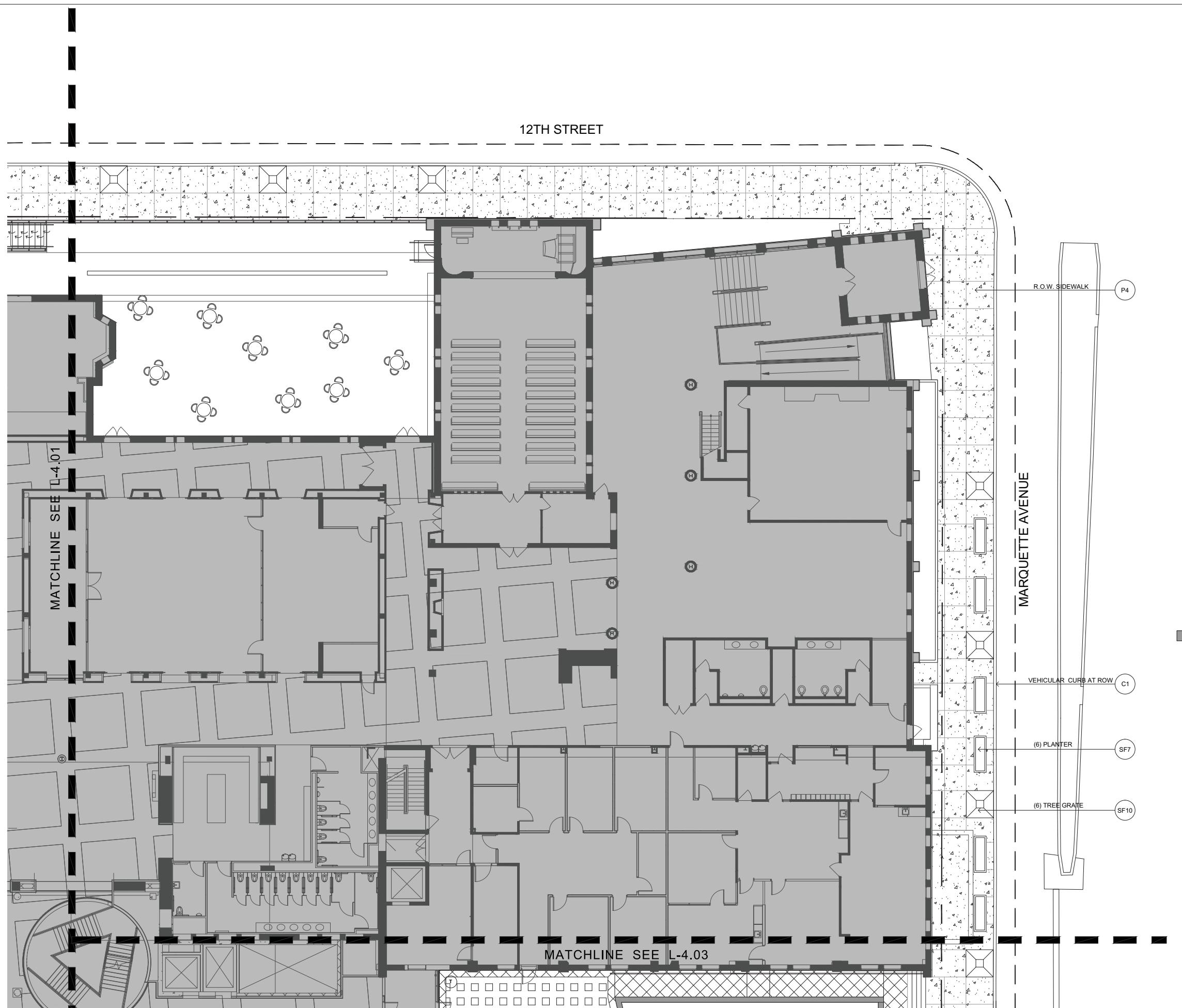
$$1'' = 20'$$





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Architects Seal	
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a Registered Architect under the Laws of the State of Minnesota	
Westminster PRESBYTERIAN CHURCH 1200 MARQUETTE AVE. MINNEAPOLIS, MN 55403	
Client	
Issue / Revision	
No. Description Date	
COMMITTEE OF THE WHOLE SUBMITTAL MARCH 17, 2016	
MATERIALS PLAN ENLARGEMENT AREA 1	
1/8" = 1'-0" 0' 4' 8' 16'	
N	
Scale	





HARDSCAPE LEGEND

- P1a PEDESTRIAN STONE
PAVING ON STRUCTURE
- P1b PEDESTRIAN STONE
PAVING ON GRADE
- P2 PEDESTRIAN PERMEABLE
PAVERS - TYPE 1
- P3 PEDESTRIAN PERMEABLE
PAVERS - TYPE 2
- NICOLLET STREETSCAPE
CONCRETE PAVERS -
NOT IN CONTRACT
- P4 ROW SIDEWALK,
SEE MATERIALS PLAN
FOR ALTERNATES
- P5 AGGREGATE PAVING
(DECOMPOSED GRANITE)
- P6 VEHICULAR PAVERS
- P7 INSCRIBED STONE PAVERS
- P8 GRAVEL
MAINTENANCE STRIP
- P9 ROAD PAVING
- P10 a CONCRETE PAVING
ON GRADE
- P10 b CONCRETE PAVING
ON STRUCTURE
- S1a STEPS, SEE MATERIALS
SCHEDULE ALTERNATES
- C1 VEHICULAR CURB
AT ROW
- C2 VEHICULAR CURB AT
WESTMINSTER GREEN
- C3 FLUSH CONCRETE
BAND
- C4a CONCRETE PLANTER CURB
- C4b STONE PLANTER CURB
- W1a RETAINING WALL
- GR1 PEDESTAL PAVERS
ON ROOF
- CROSSWALK, SEE CIVIL
- SF1 BENCHES
WESTMINSTER GREEN
- SF2 BENCHES UPPER
PLAZA
- SF3 BENCH
UPPER PLAZA
- SF4 CANTILEVERED BENCH
- SF5 SEATING PLATFORM
UPPER PLAZA
- SF6 HANDRAIL, TYP. AT
STAIRS AND RAMPS
- SF7 PLANTER
MARQUETTE AVE
- SF8 PLANTER
FRONT ENTRY
- SF9 TRASH
RECEPTACLE
- SF10 TREE GRATES
- SF11 TREE GRATES
- PROPOSED
PLANTING BED
- FOUNTAIN BASIN
- PROPOSED
TREE

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MINNEAPOLIS, MN 55403

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No. Description Date

COMMITTEE OF THE
WHOLE SUBMITTAL
MARCH 17, 2016

MATERIALS PLAN
ENLARGEMENT AREA 4

L-4.04

14

1/8" = 1'-0"
0' 4' 8' 16'

N

Scale

NOTE: REF L-4.09 FOR
MATERIALS SCHEDULE

Hardscape Schedule										
Paving and Curbs										
Legend	Code	Name	Material	Use / Area	Manufacturer	Color / Size	Quantity	Detail	Notes	
	P1a	Pedestrian Stone Paving on Structure	Cut dimensional Stone	Upper Plaza	Classic Stone www.classicstoneadb.com 1-630-897-9128	Luna Granite D100	----	C/L-7.09		
	P1b	Pedestrian Stone Paving on Grade	Cut dimensional Stone	Upper Plaza/ Historic Church Entry	Classic Stone www.classicstoneadb.com 1-630-897-9128	Luna Granite D100	----	C/L-7.08		
	P2	Pedestrian Unit Pavers - Type 1	Eco-Line Permeable Pavers on Structure	Westminster Plaza	Unilock www.unilock.com 1-630-892-9191	Custom color finish/ TBD	----	A/L-7.09		
	P3	Pedestrian Unit Pavers - Type 2	Eco-Promenade Permeable Pavers on Structure	East Entry	Unilock www.unilock.com 1-630-892-9191	Custom color finish/ TBD	----	C/L-7.09		
	P4	R.O.W. Sidewalk	Cast in place concrete	Alice Rainville, 12th Street, and Marquette Streetscapes		Standard color with light broom finish, sawcut joints	----	----	Refer to civil drawings for specifications	
	P5	Aggregate Paving	Decomposed Granite	Meditation Garden	----	Custom color finish/ TBD	----	E/L-7.09		
	P6	Vehicular Pavers	Eco-Promenade Permeable Pavers on Structure	Westminster Green Driveway	Unilock www.unilock.com 1-630-892-9191	Custom color finish/ TBD	----	C/L-7.09		
	P7	Inscribed Stone Pavers	Cut Dimensional Stone	Westminster Plaza	Classic Stone www.classicstoneadb.com 1-630-897-9128	Luna Granite D100	----	----		
	P8	Gravel Maintenance Strip	Permeable Gravel	See Plan		1-3/8" dia. Custom color finish/ TBD	----	----		
	P9	Road Paving					----	----	Refer to civil drawings	
	P10a	Concrete Paving	Cast in place concrete	Upper Plaza East Entry		Cool gray integral color, smooth float (P10a & P10b) alternating light acid etch finish and light sandblast finish, chamfer profile saw cut joints.	----	B/L-7.08	Refer to specs for color info	
	P10b						----	C/L-7.09		
	P11	ADA Detectable Pavers	ADA Clay Pavers		Endicott or Approved Equal	Manganese Ironspot				
	C1	Vehicular Concrete Curb at ROW	Concrete						Refer to civil drawings	
	C2	Precast Concrete	Precast Concrete Curb		Hannover or Approved Equal	color: TBD size: see detail	----	A,B/L-7.06	----	
	C3	Flush Concrete Bed	Flush Precast Concrete Band	Westminster Green	Hannover or Approved Equal	color: TBD size: see detail	----	E/L-7.06		
	C4a	Precast Concrete Planter Curb	Precast Concrete	Westminster Green & Alice Rainville	Hannover or Approved Equal	color: TBD size: see detail	----	E,D/L-7.06		
	C4b	Stone Planter Curb	Cut dimensional stone	Historic Church Entry & Upper Plaza	Classic Stone www.classicstoneadb.com 1-630-897-9128	Luna Granite 36" pieces L-shaped pieces corners	----	C/L-7.06		

Greenroof										
Key	Code	Product	Name & Model Number	Color / Size	Manufacturer	Use / Area	Quantity	Detail	Notes	
	GR1	Precast Concrete Pavers on pedestals							Refer to architectural drawings	

Steps & Walls										
Legend	Code	Name	Material	Use / Area	Manufacturer	Color / Size	Detail	Notes		
	W1a	Retaining Wall Face and Cap	Stone Veneer	Site wide	Classic Stone www.classicstoneadb.com	Dark Luna Granite Finish TBD	A/L7.01			
	S1a	Granite Steps with Architectural Nosing	Stone Veneer	Site wide	Classic Stone www.classicstoneadb.com	Luna Granite D100	A/L7.05			
	S1b	Granite steps with Bullnose	Stone Veneer	Historic Church Entry	Classic Stone www.classicstoneadb.com	Luna Granite D100	A/L7.04			
	S1c	Precast Concrete Steps	Precast Concrete	Westminster Plaza	Hannover or Approved Equal	Color TBD Size - See Detail	B/L7.05			

Site Furnishings										
Key	Code	Product	Name / Model Number / Material	Finish/ Color / Size	Manufacturer	Use / Area	Quantity	Detail	Notes	
	SF1	Bench	Bancal, Backless, No Arms, IPE	Color: Bronze powder coat Size: 88"	Landscape Forms www.landscapeforms.com 1-800-430-6209	Westminster Green/Upper plaza/ Meditation Garden	14	A,C/L-7.12		
	SF2	Bench	Bancal, Backed, with Arms, IPE	Color: Bronze powder coat Size: 88"	Landscape Forms www.landscapeforms.com 1-800-430-6209	Upper Plaza	3	B-C/L-7.12		
	SF3	Bench	Antique	TBD	TBD	Upper Plaza	1	----	To be sourced by HSLA and approved by WPC	
	SF4	Cantilevered Bench	Custom IPE seat SS Frame	Size per Detail	----	Westminster Plaza	1	B-C/L-7.01		
	SF5	Seating Platform	Custom IPE Decking	Size: Per Detail	----	Upper Plaza	2	D-F/L-7.12		
	SF6	Handrail	Custom Bronze Rail			See Plan				
	SF7	Planter	Custom Aluminium	Finish: Powder coat rust Size: 96"x32"x30"H	ORE inc www.orecontainers.com 1-801-936-0499	Marquette Ave	6	----		
	SF8	Planter	Custom Aluminum	Finish: Powder coat rust Size: 6' O.D.	ORE inc www.orecontainers.com 1-801-936-0499	Front Entry	2	----		
	SF9	Trash Receptacle	TBD	TBD	See Plan	12				
	SF10	Tree Grate Type 1	Avenue Collection / R-8715/cast iron	Finish: Natural	Neenah Foundry www.nfc.com 1-614-876-2671	Public right of way	11	C/L-8.00		
	SF11	Tree Grate Type 2	COHO/Silicon Bronze	Finish: Brushed Size: 6"x6"	Urban Accessories www.urbanaccessories.com 1-877-487-0488	Westminster Plaza	8	C/L-7.03		
	SF12	Silvacell Inspection Chamber	Product 4040 Finished Floor Cleanout with Twist-to-Floor Adjustable Top	Include flashing clamp, typ. Include flashing clamp and flashing flange for inspection chambers on structure. Include PVC riser to fit Top: 6" square Dark Statuary Bronze Vandal Proof	JR Smith MFG Co. www.jrsmith.com 334-277-8520	See Plan				
	SF13	Planter Rail							Per City standard	
	SF14	Cable Trellis System			Jakob or approved equal			L-7.11		

Note: Quantities are shown for approximate reference only.
All quantities to be confirmed by contractor.

Committee of the Whole Submittal
March 17, 2016

Materials Schedule

L-4.09
15
Scale

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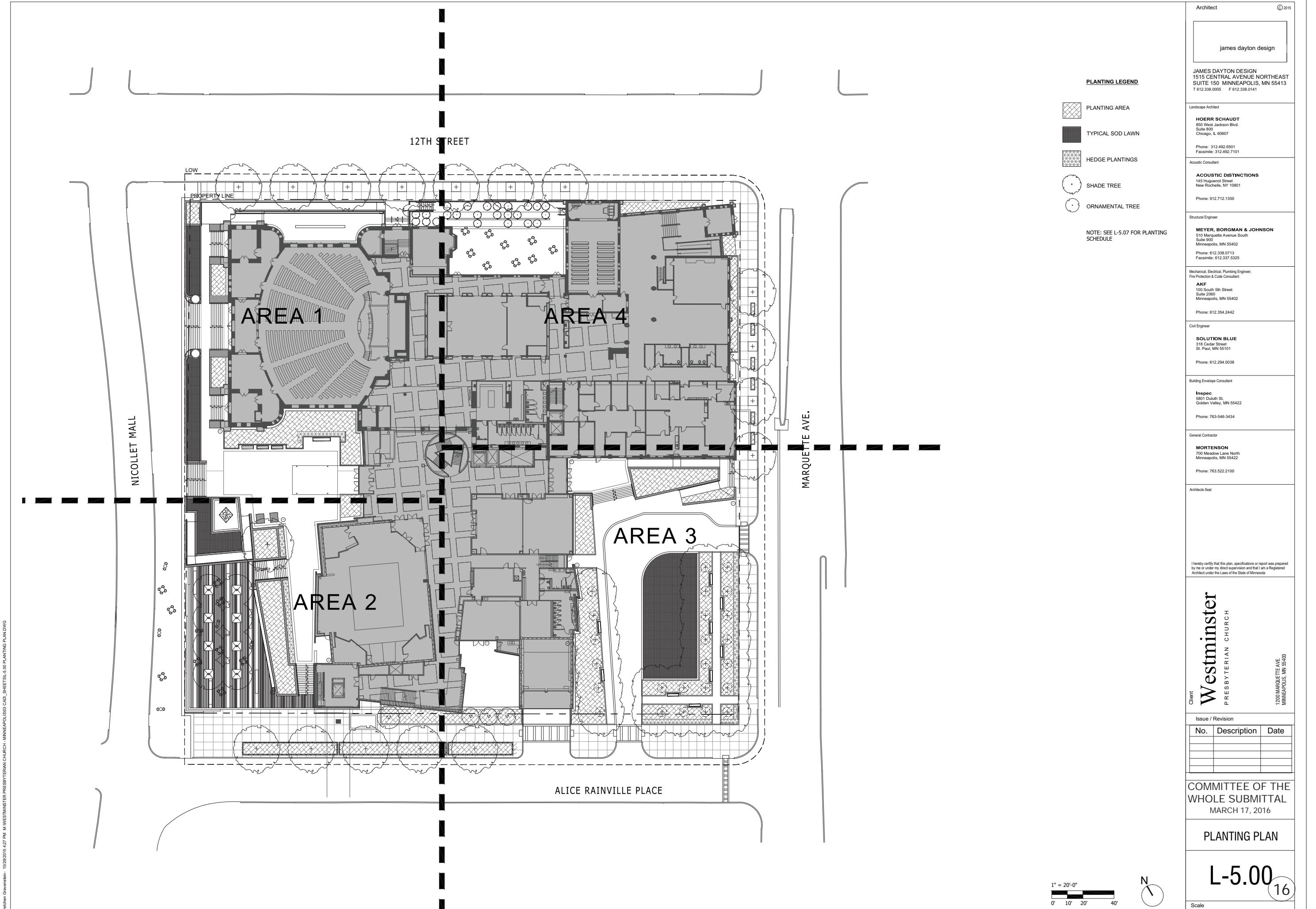
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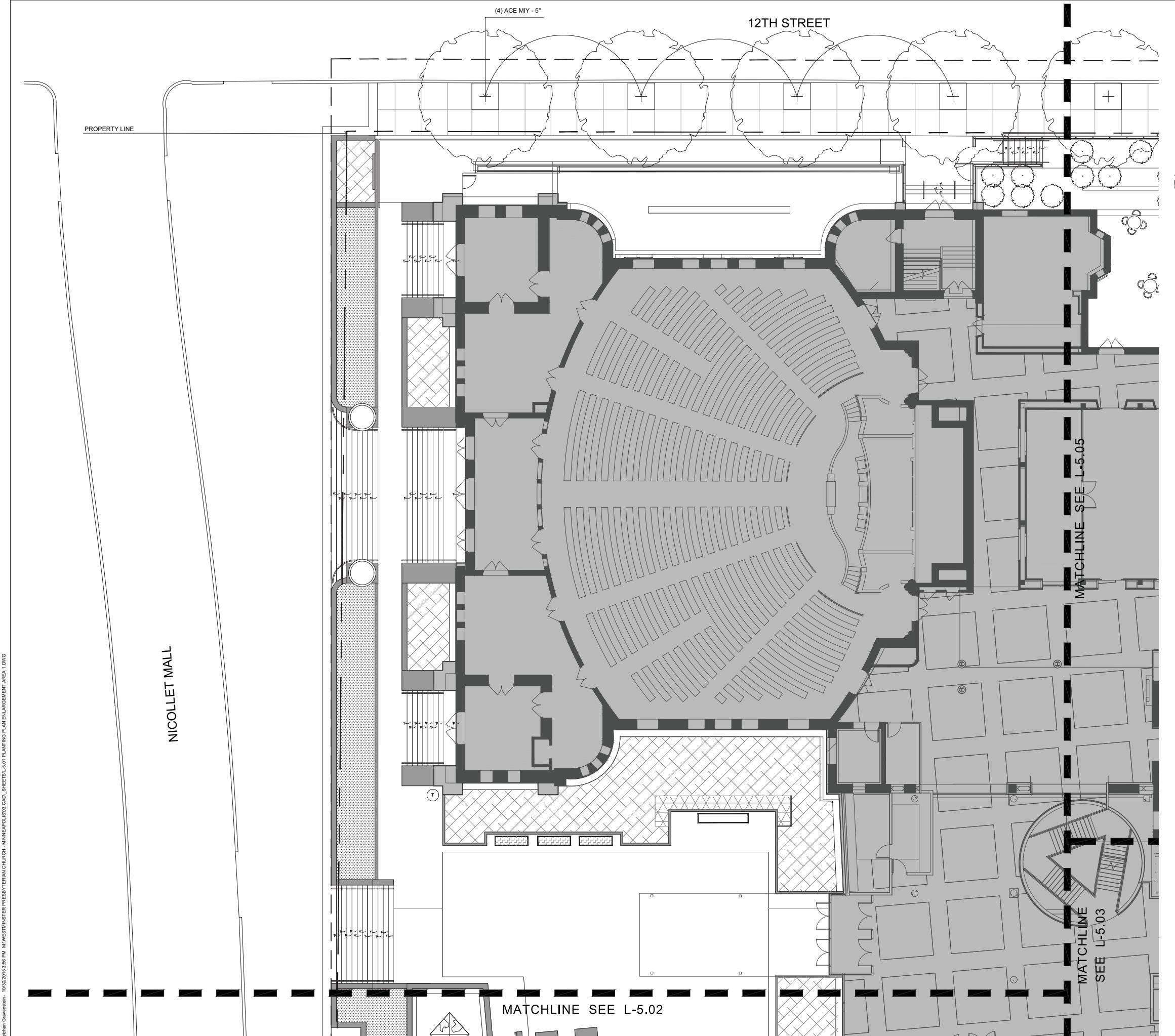
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Westminster
PRESBYTERIAN CHURCH
1200 MARQUETTE AVE.
MINNEAPOLIS, MN 55403

Issue / Revision

No.	Description	Date





PLANTING LEGEND

- PLANTING AREA
 - TYPICAL SOD LAWN
 - HEDGE PLANTINGS
 - SHADE TREE
 - ORNAMENTAL TREE
- NOTE: SEE L-5.07 FOR PLANTING SCHEDULE

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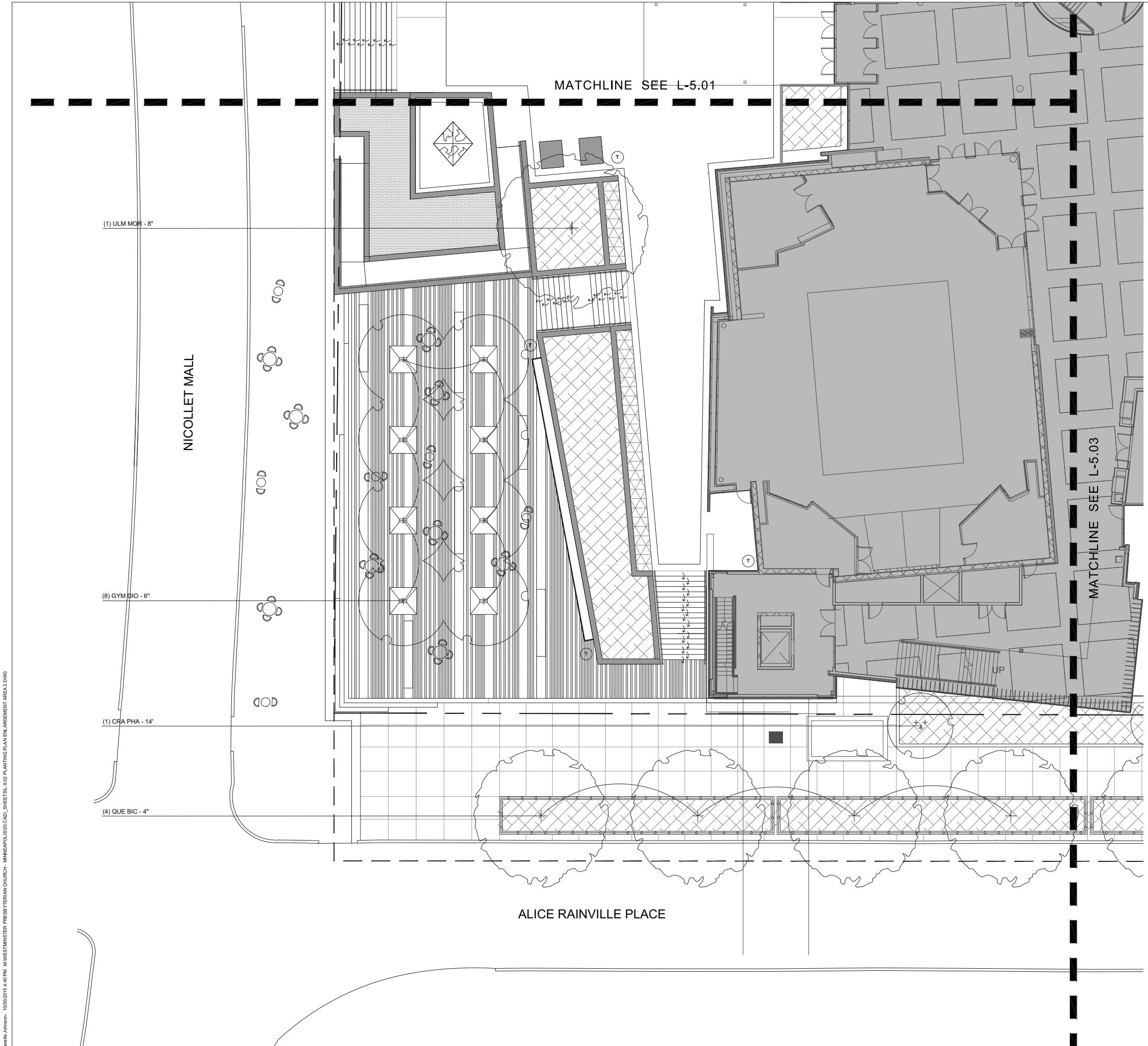
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MARCH 17, 2016

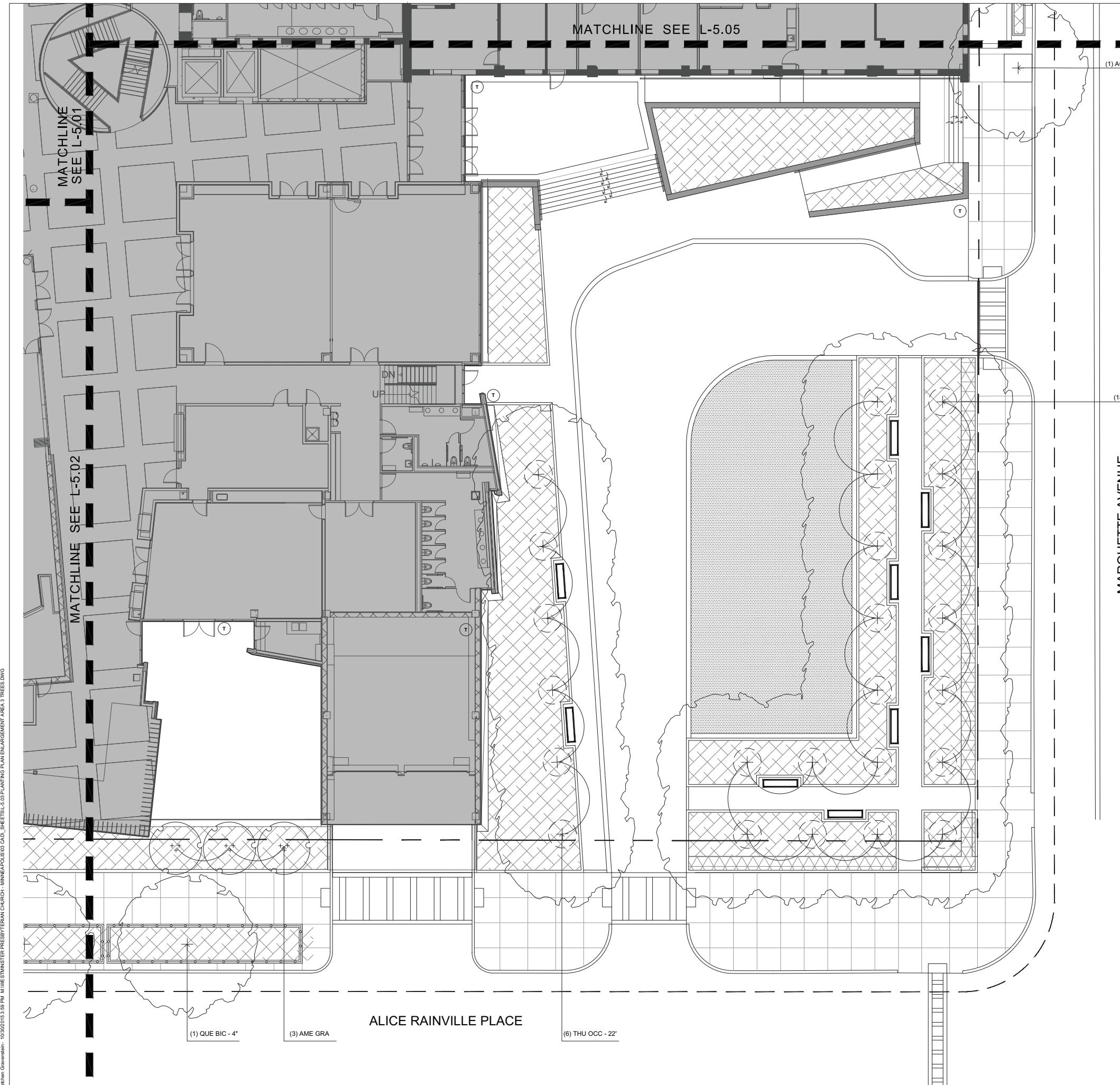
PLANTING PLAN
ENLARGEMENT AREA 1

L-5.01 17

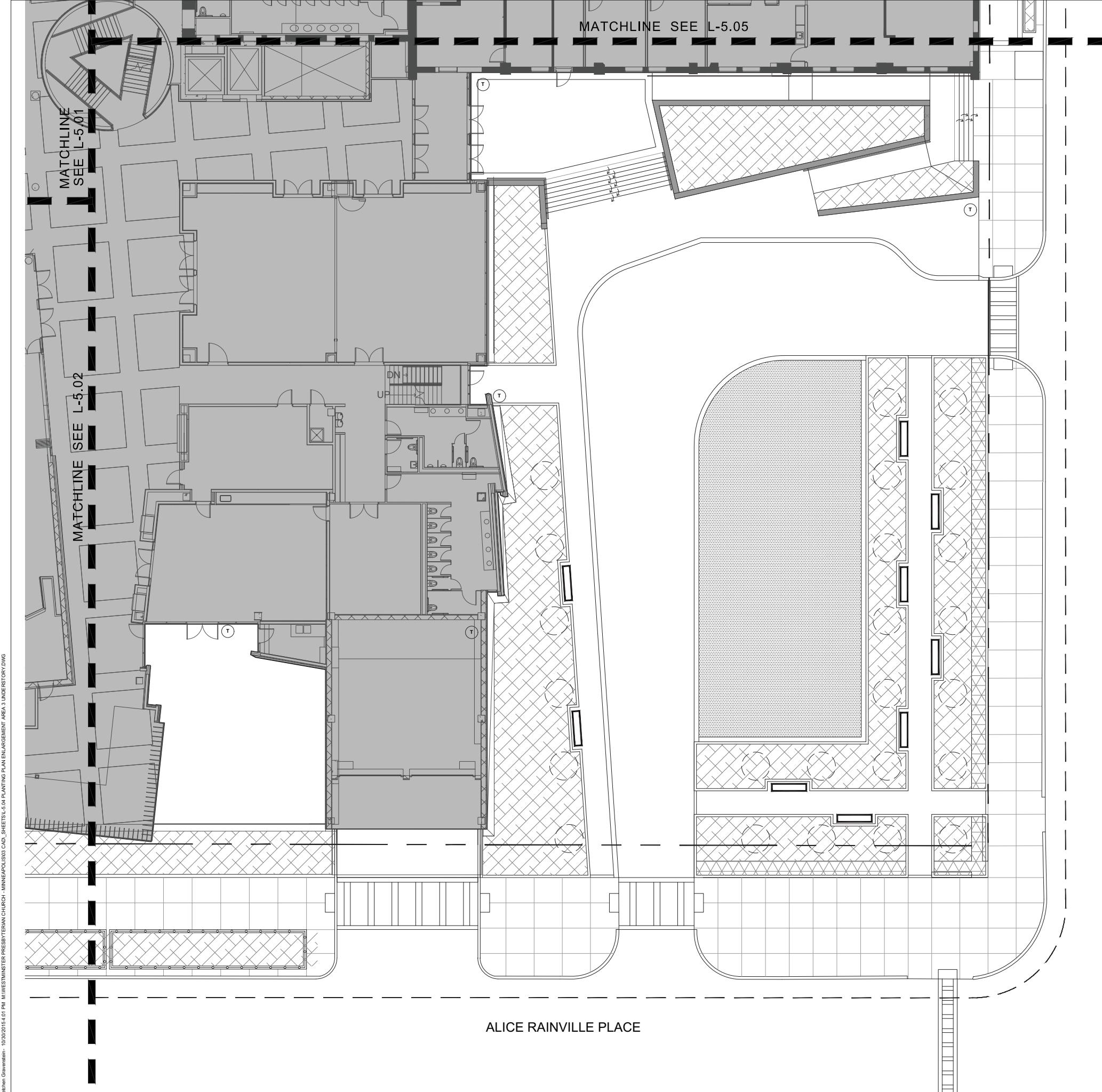
Scale



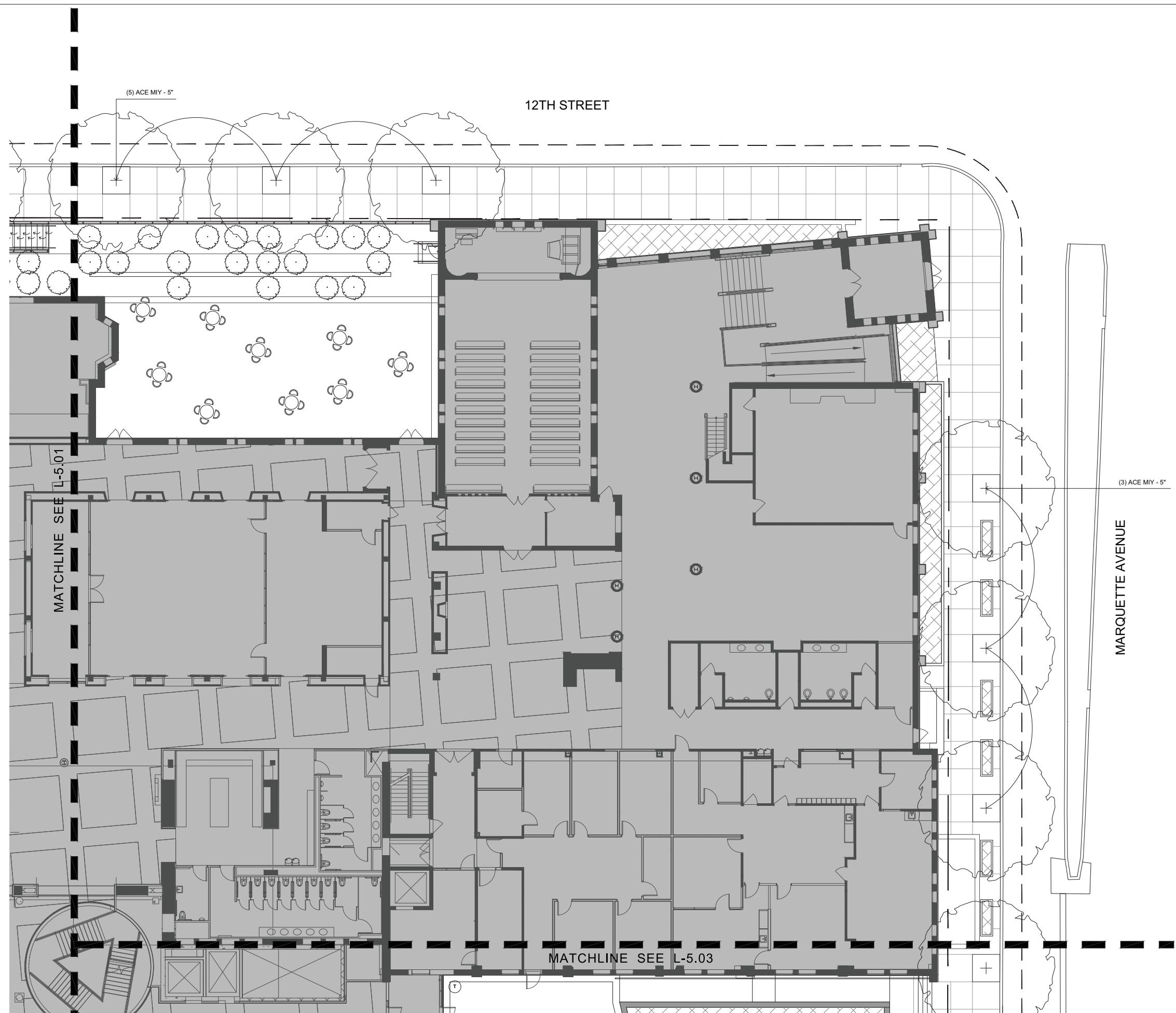
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PLANTING PLAN ENLARGEMENT AREA 2		
L-5.02		18
Scale		



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PLANTING PLAN ENLARGEMENT AREA 3 -TREES		
L-5.03		19
Scale		



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PLANTING PLAN ENLARGEMENT AREA 3 - UNDERSTORY		
L-5.04 (20)		
Scale		



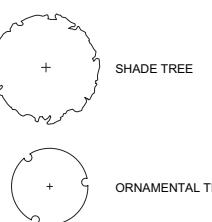
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0' 4' 8' 16'

N

Scale

PLANTING LEGEND

- PLANTING AREA
- TYPICAL SOD LAWN
- HEDGE PLANTINGS



NOTE: SEE L-5.07 FOR PLANTING SCHEDULE

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MARCH 17, 2016

PLANTING PLAN
ENLARGEMENT AREA 4

L-5.05 (21)



**GREENROOF
PLANTING LEGEND**

- PLANTING AREA
- SEDUM MAT
- MULTI STEM ORNAMENTAL TREE
- SINGLE STEM ORNAMENTAL TREE

NOTE: SEE L-5.07 FOR PLANTING SCHEDULE

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MARCH 17, 2016

**PLANTING PLAN
GREENROOF**

L-5.06 (22)

1/8" = 1'-0"
0' 4' 8' 16'
N

Scale

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MINNEAPOLIS, MN 55403

Client
Issue / Revision
No. Description Date

COMMITTEE OF THE
WHOLE SUBMITTAL
MARCH 17, 2016

PLANTING
SCHEDULE

L-5.07

23

Scale

PLANTING SCHEDULE

SHADE TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE & SPACING	NOTES
ACE MIY	Acer miyabei 'Morton'	State Street Maple	11	6" PER PLAN	-----
GYM DIO	Gymnocladus dioicus	Kentucky Coffee Tree	8	6" 4"	To be limbed up a min. of 6" alt.: Malus 'Red Splendor'
QUE BIC	Quercus bicolor	Swamp White Oak	5	PER PLAN	-----
THU OCC	Thuja occidentalis 'Wintergreen'	Wintergreen Arborvitae	6	22' T x 8' W PER PLAN	-----
TIL AME	Tilia americana 'Greenspire'	American Linden	18	6" PER PLAN	-----
JLM MOR	Ulmus 'Morton Stalwart'	Commendation Elm	1	8" PER PLAN	alt.: U. 'Accolade'

ORNAMENTAL TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE & SPACING	NOTES
AME GRA	Amelanchier x grandiflora "Autumn Brilliance"	Apple Serviceberry	3	14' T, multistem PER PLAN	-----
ACE RUB	Acer rubrum 'Bowhall'	Bowhall Red Maple	1	6" PER PLAN	-----
CER CAN	Cercis canadensis 'Northland Strain'	Redbud	1	14' T, multistem PER PLAN	-----
CRA PHA	Crataegus phoenopyrum	Washington Hawthorn	1	6", multistem PER PLAN	-----
MAL SAR	Malus sargentii	Sargent Crabapple	2	8'W, heavy PER PLAN	-----
POP TRE-14'	Populus tremuloides	Quaking Aspen	4	14' T, multistem PER PLAN	-----
POP TRE-16'	Populus tremuloides	Quaking Aspen	3	16' T, multistem PER PLAN	-----
POP TRE-18'	Populus tremuloides	Quaking Aspen	2	18' T, multistem PER PLAN	-----
SER RET	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	1	14' T, multistem PER PLAN	-----

DECIDUOUS SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE & SPACING	NOTES
	Chaenomeles speciosa 'Pink Storm'	Flowering Quince	38	30", 5 gal 42" O.C.	-----
	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	26	30", 5 gal 36" O.C.	-----
	Cotinus coggygria 'Royal Purple'	Smoketree	3	4'TW PER PLAN	-----
	Daphne x burkwoodii 'Carol Mackie'	Daphne	12	24", 5 gal 30" O.C.	-----
	Euonymus europaeus	Red Cascade	77	36", TW 36" O.C.	Hedge
	Fothergilla gardenii	Dwarf Fothergilla	12	24", 5 gal 30" O.C.	-----
HYD ARB	Hydrangea arborescens 'White Dome'	White Dome Hydrangea	42	30", 5 gal 42" O.C.	-----
HYD PAN	Hydrangea paniculata 'Bobo'	Hardy Hydrangea	12	24", 5 gal 30" O.C.	-----
	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	27	36", 7 gal 42" O.C.	-----
	Hydrangea paniculata 'Pink Winky'	Panicle Hydrangea	26	30", 5 gal 36" O.C.	-----
	Rhododendron 'Orchid lights'	Azalea	12	24", 5 gal 30" O.C.	-----
	Rosa 'Carefree beauty'	Rosa	56	30", 5 gal 36" O.C.	-----
	Rosa rugosa	Rugosa Rose	35	24", 5 gal 30" O.C.	-----
SPI BET	Spiraea betulifolia 'Tor'	Spirea	290	24", 5 gal 30" O.C.	-----
	Spiraea fritschiana	Spirea	271	30", 5 gal 30" O.C.	-----
SYR MEY	Syringa meyeri	Meyer Lilac	38	30", 5 gal 36" O.C.	-----
	Weigela florida Pink Sonic Bloom	Weigela	12	24", 5 gal 30" O.C.	-----
	Weigela florida 'Wight Night'	Weigela	115	30", 5 gal 42" O.C.	-----

EVERGREEN SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE & SPACING	NOTES
	Boxus sinica var. insularis 'Wintergreen'	Korean Boxwood	176	18", TW 15" O.C.	Hedge
	Boxus sinica var. r. insularis 'Wintergreen'	Korean Boxwood	3	30", globe, PER PLAN	-----
	Picea abies 'Pumila'	Dwarf Spruce	5	24"TW PER PLAN	-----
	Pinus mugo var. pumilio	Mugo Pine	1	4"TW PER PLAN	-----
	Pinus sylvestris 'Hillside Creeper'	Scotch Pine	3	4'W PER PLAN	-----

VINES

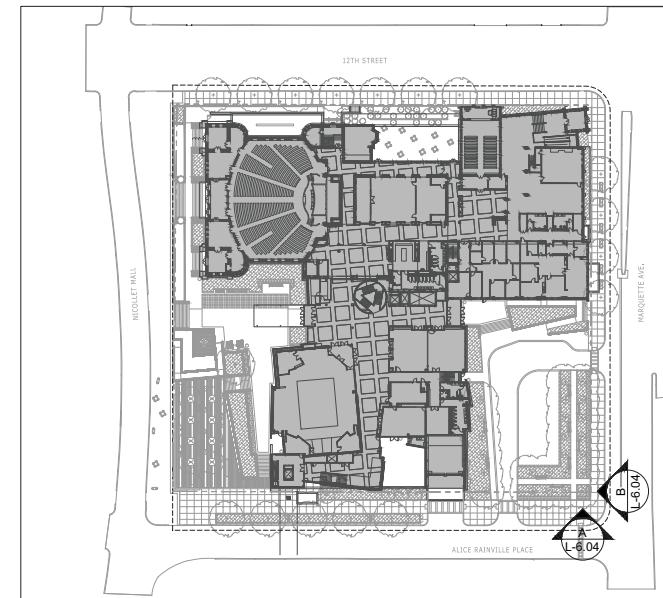
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE & SPACING	NOTES
	Hydrangea anomala ssp. petiolaris	Climbing Hydrangea	6	60'T, 7 gal PER PLAN	-----

GROUNDCOVERS

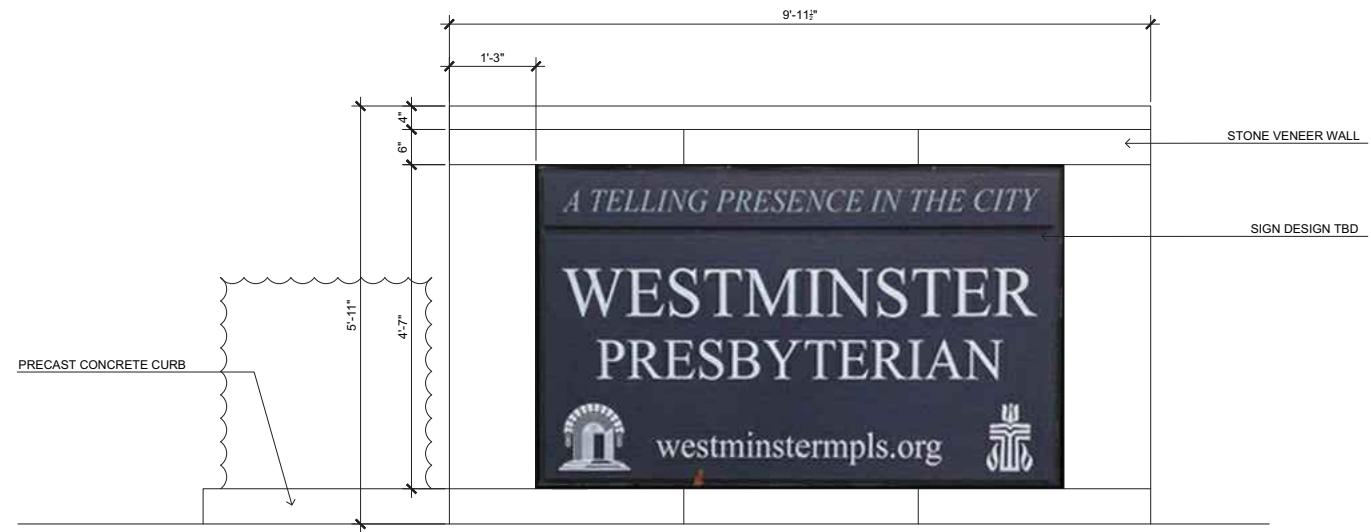
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE & SPACING	NOTES
	Epimedium 'Sulphureum'	Bishop's Hat	1578	1G, 15" O.C.	alt.: Carex pensylvanica
	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	4256	3" pot, 8"OC	-----
	Pachysandra terminalis	Japanese Pachysandra	3227	4" pot, 8" O.C.	-----

PERENNIALS

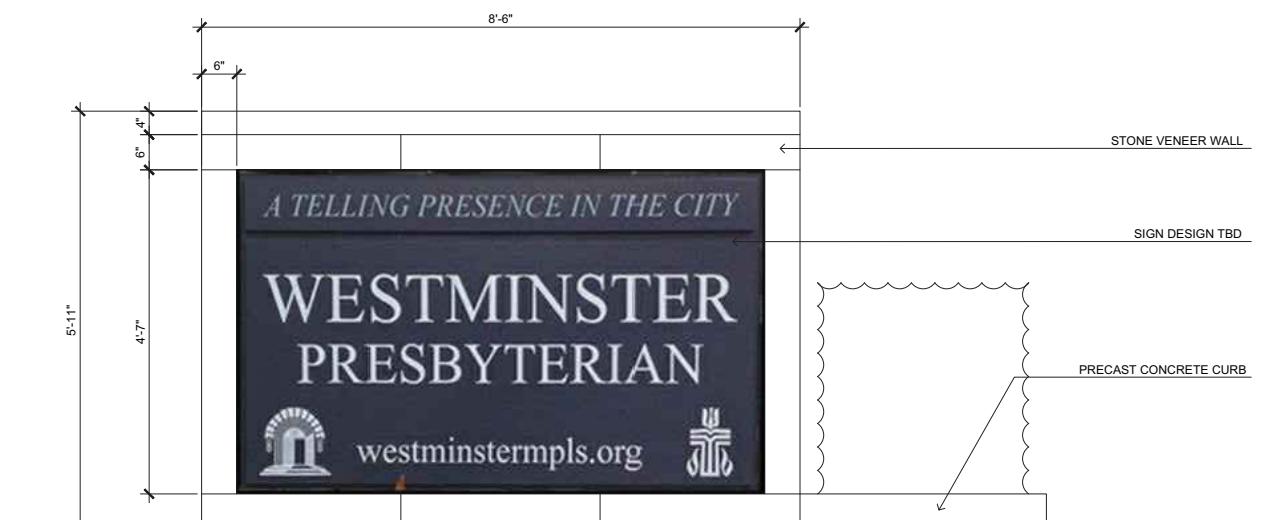
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE & SPACING	NOTES
	Agastache 'Blue Fortune'	Giant Hyssop	106	1G 18" O.C.	-----
	Alchemilla mollis	Lady's Mantle	30	1G 18" O.C.	-----
	Allium angulosum 'Summer Beauty'	Allium	122	1G 15" O.C.	-----
	Anemone 'Honoree Jobert'	Japanese Anemone	30	1G 18" O.C.	-----
	Asclepias tuberosa	Butterfly Weed	92	1G 15" O.C.	-----
	Astilbe 'Superba'	Astilbe	20	1G 18" O.C.	-----
	Astilbe 'Visions'	Astilbe	20	1G 18" O.C.	-----
	Astilbe 'Younique Lilac'	Astilbe	20	1G 18" O.C.	-----
	Calamintha nepeta 'Montrose White'	Monrose White Dwarf Calamint	92	1G 15" O.C.	-----
	Dicentra spectabilis	Bleeding Heart	40	1G 18" O.C.	-----
	Eupatorium perfoliatum	American Boneset	104	1G 18" O.C.	-----
	Euphorbia 'Bonfire'	Bonfire Spurge	30	1G 18" O.C.	-----
	Hemerocallis 'Catherine Woodbury'	Daylily	170	1G 18" O.C.	-----
	Hemerocallis 'Joylene Nichole'	Daylily	170	1G 18" O.C.	-----
	Hemerocallis 'Siloa Double Classic'	Daylily	170	1G 18" O.C.	-----
	Hosta 'Big Daddy'	Hosta	20	5G or Field Grown, 18" O.C.	-----
	Iris 'Breakers'	Iris	67	1G 15" O.C.	-----
	Nepeta x faassenii 'Walker's Low'	Nepeta	122	1G 18" O.C.	-----
	Paeonia 'Sarah Bernhardt'	Peony	10	5G 30" O.C.	-----
	Penstemon 'Dark Towers'	Penstemon	30	1G 18" O.C.	-----
	Salvia nemorosa 'Snow Hill'	Wood Sage	68	1G 15" O.C.	-----
	Sedum spectabile 'Autumn Joy'	Autumn stonecrop	68	1G 15" O.C.	-----
	Stachys 'Helen von Stein'	Lamb's Ear	30	1G 18" O.C.	-----
	Stachys officinalis 'Hummelo'	Betony	96	1G 15" O.C.	-----
	Vernonia Gigantea	Giant Ironweed	70	1G 18" O.C.	-----
	Veronicastrum 'Fascination'	Culver's Root	70		



KEY PLAN
N.T.S.



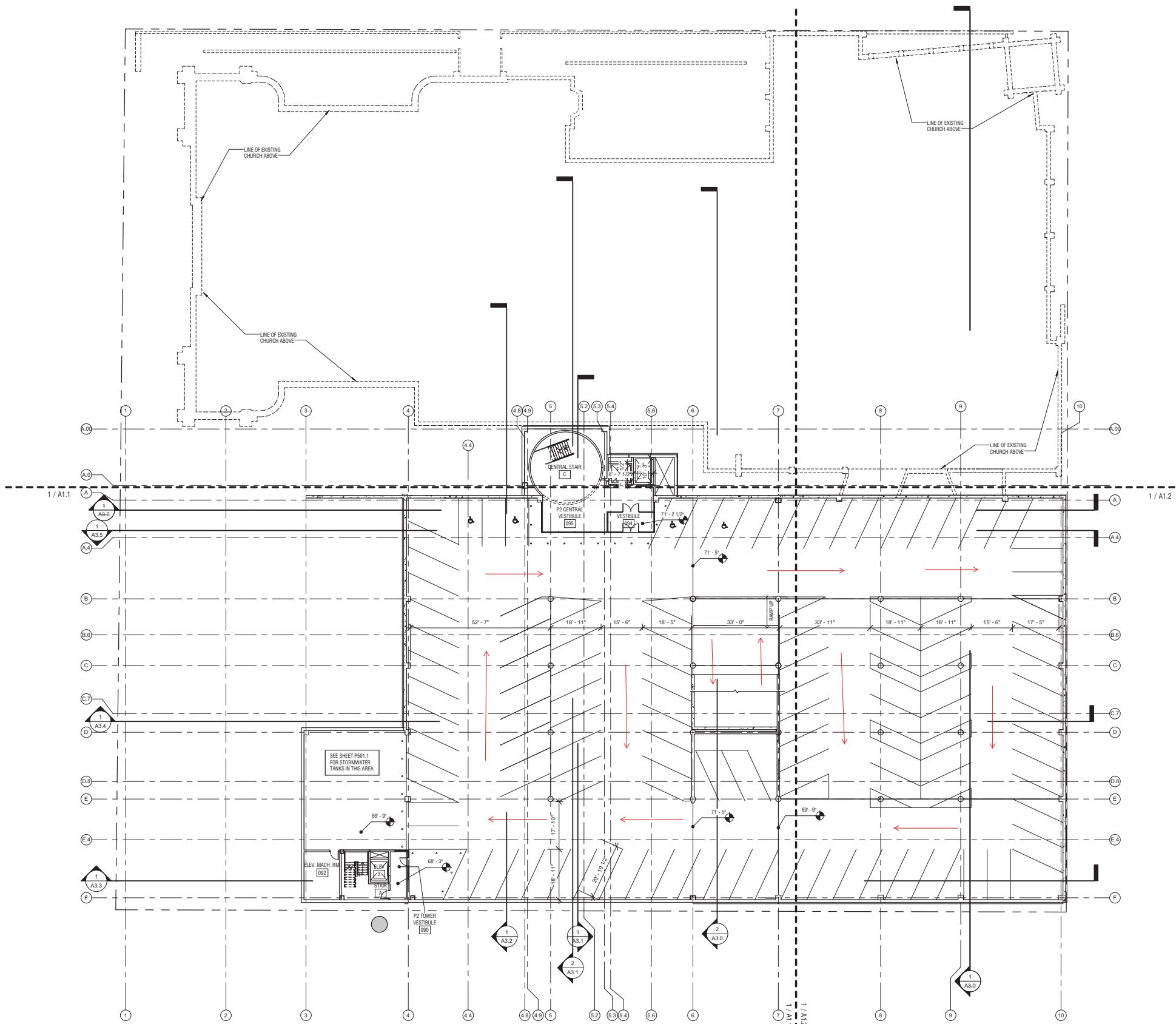
B SIGN WALL AT MARQUETTE
SCALE 1" = 1'-0"



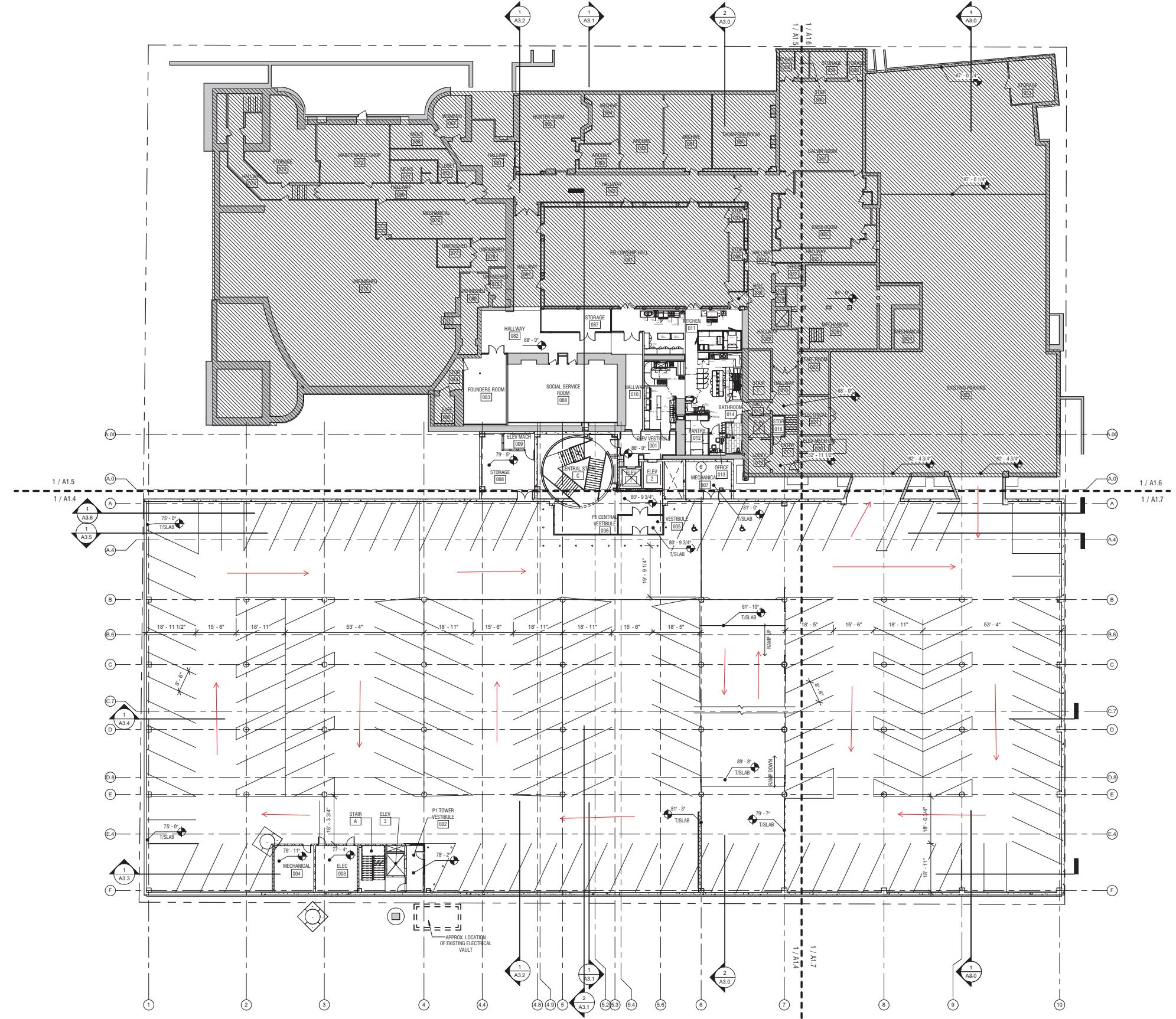
A SIGN WALL AT ALICE RAINVILLE PL
SCALE 1" = 1'-0"

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JAMES DAYTON DESIGN 1515 CENTRAL AVENUE NORTHEAST SUITE 150 MINNEAPOLIS, MN 55413 T 612.338.0005 F 612.338.0141		
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COMMITTEE OF THE WHOLE SUBMITTAL MARCH 17, 2016		
WALL ELEVATIONS		
L-6.04	24	
Scale		

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No.	Description	Date
1	ADDENDUM #1	11/12/2015
COMMITTEE OF THE WHOLE SUBMITTAL MARCH 17, 2016		
LEVEL P2 KEY FLOOR PLAN		
A1.0	25	
1 A1.0	Scale 1/16" = 1'-0"	
PROJECT NORTH		
Scale 1/16" = 1'-0"		



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Client		
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No.	Description	Date
COMMITTEE OF THE WHOLE SUBMITTAL MARCH 17, 2016		
LEVEL P1 KEY FLOOR PLAN		
A1.3	26	
1 A1.3	Scale 1/16" = 1'-0"	
LEVEL P1 KEY FLOOR PLAN SCALE: 1/16" = 1'-0"		
PROJECT NORTH	1/16" = 1'-0"	
1 A1.3	26	
Scale 1/16" = 1'-0"		



james dayton design

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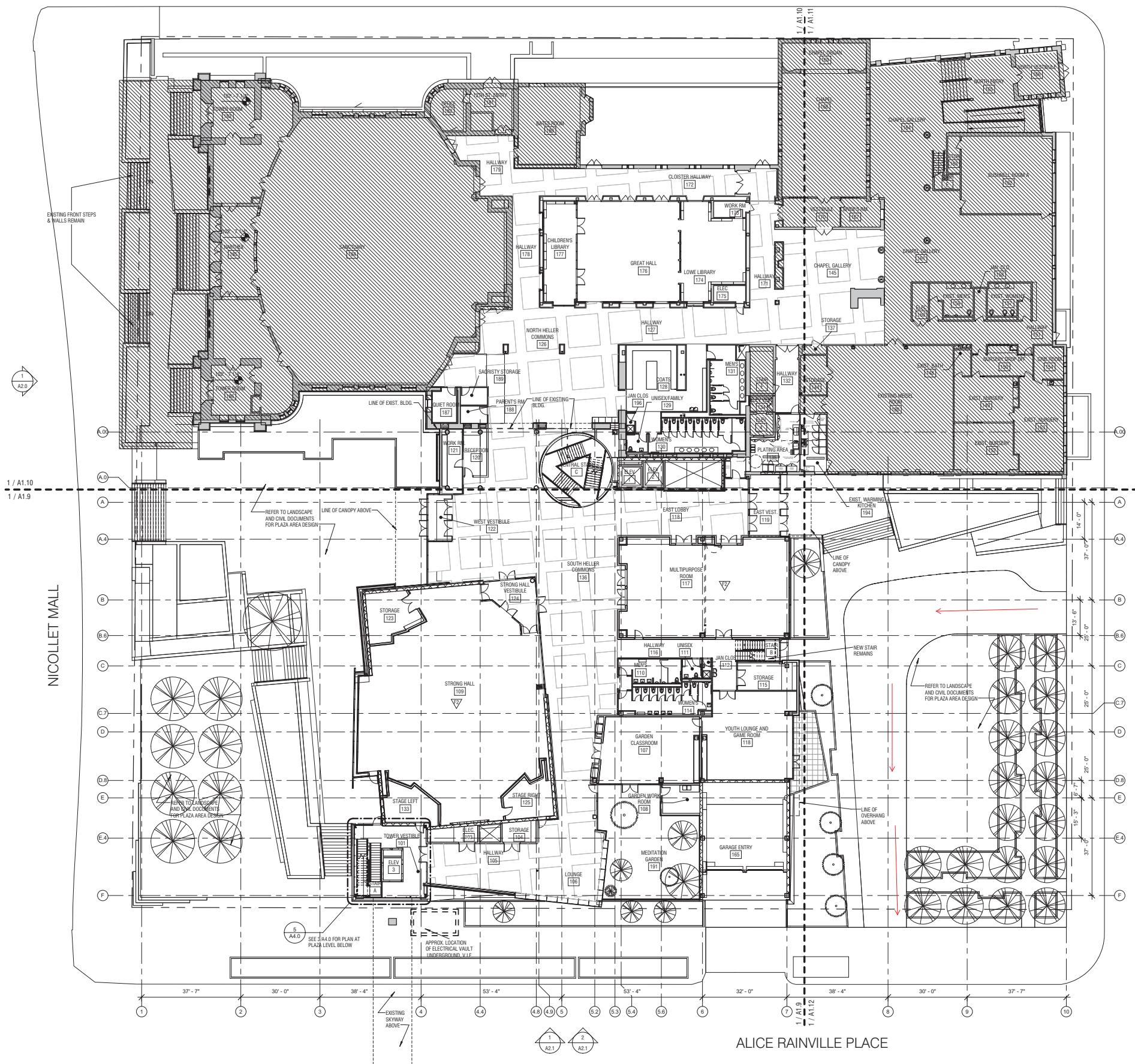
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1	ADDENDUM #1	11/12/2015

COMMITTEE OF THE
WHOLE SUBMITTAL
MARCH 17, 2016

FIRST FLOOR KEY PLAN

A1.8
27
Scale As indicated

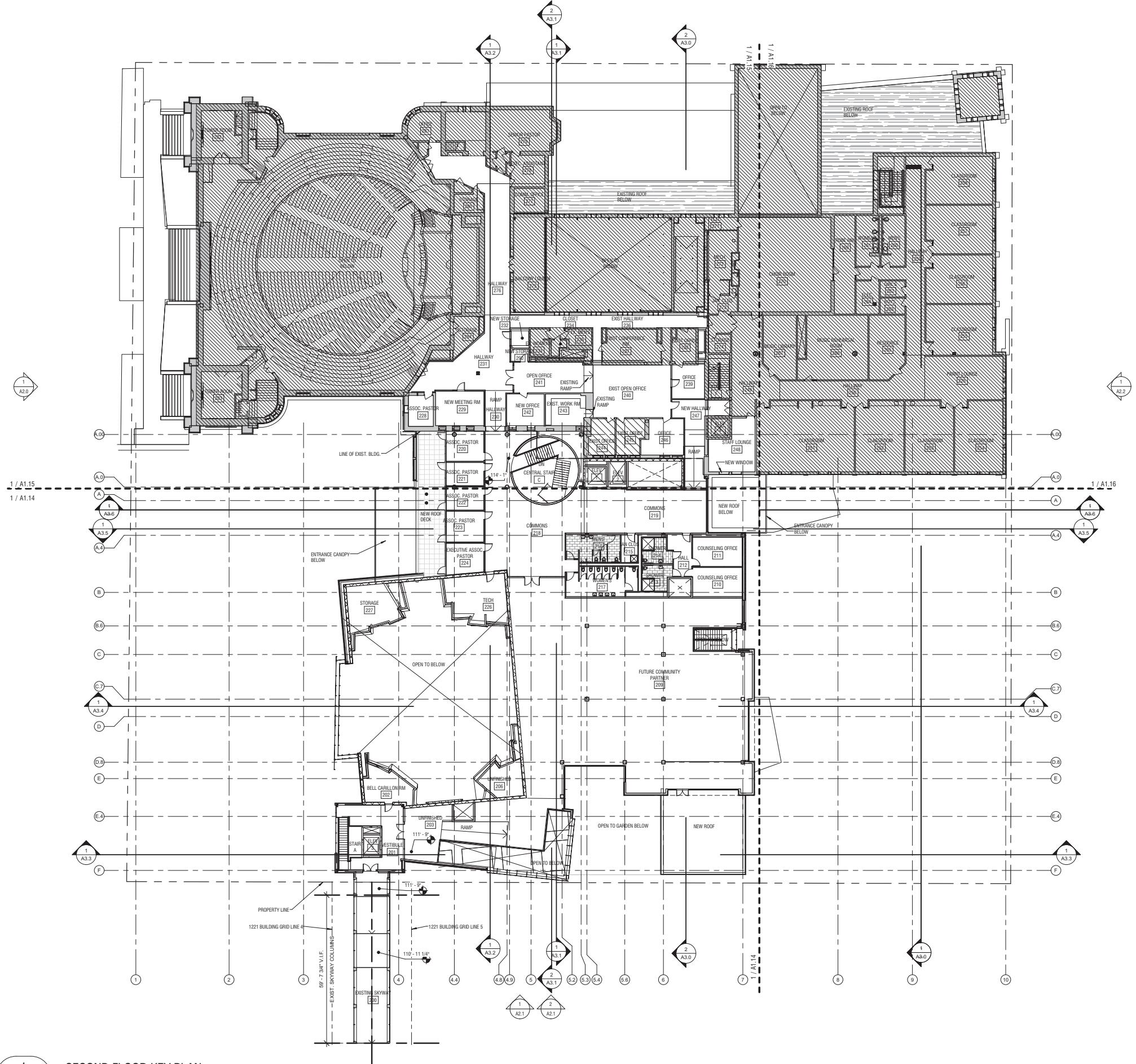
S 12TH STREET

1
A1.8FIRST FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"

PROJECT NORTH

27

Scale As indicated



1 SECOND FLOOR KEY PLATE

3 SCALE: 1/16" =

A1.13

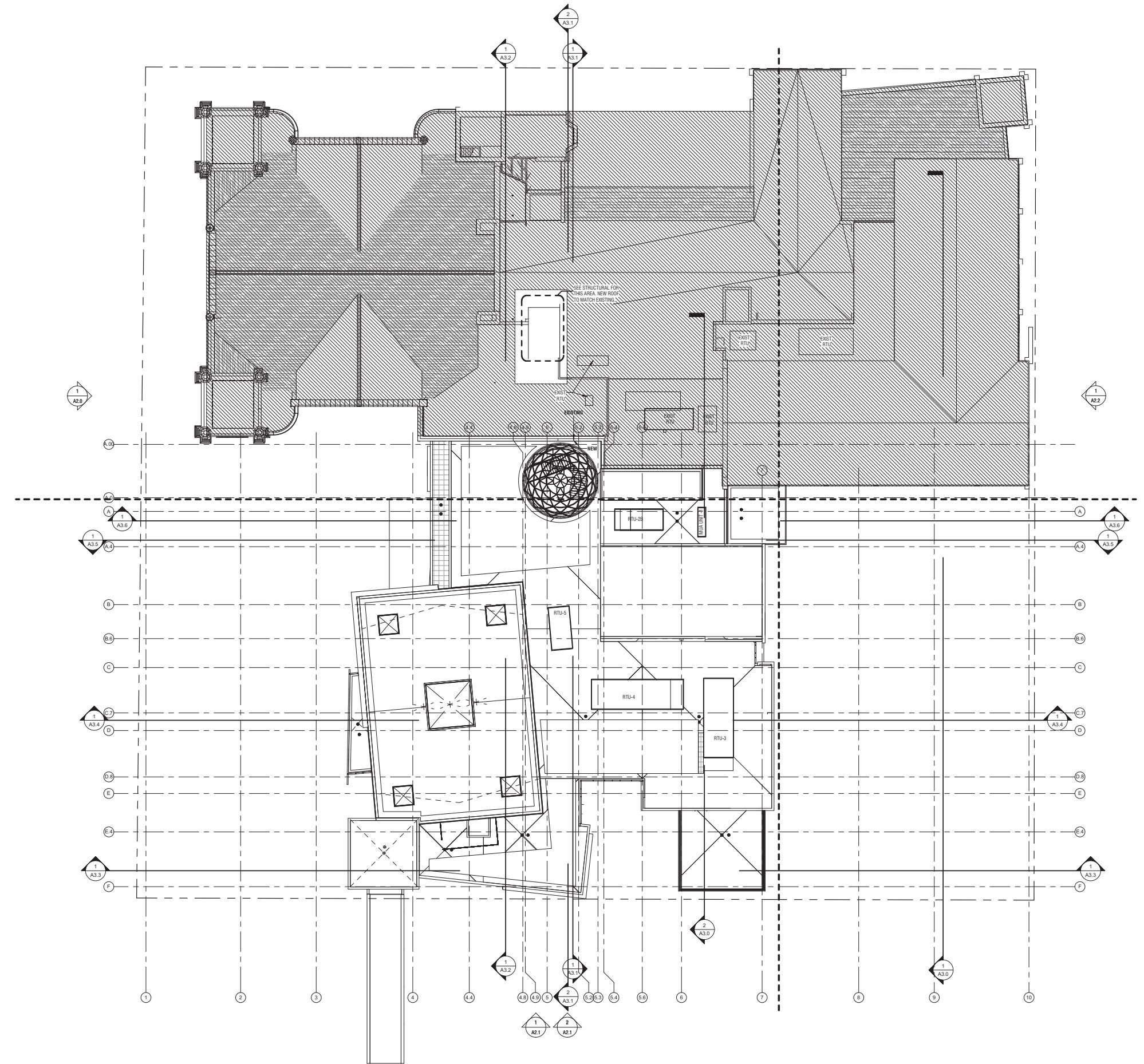
28

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$1/16'' = 1'-0''$

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1
A1.17

ROOF KEY PLAN

SCALE: 1/16" = 1'-0"

PROJECT NORTH

A1.17

29

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PRESBYTERIAN CHURCH

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MINNEAPOLIS, MN 55403

COMMITTEE OF THE
WHOLE SUBMITTAL
MARCH 17, 2016

ROOF KEY PLAN

Scale 1/16" = 1'-0"

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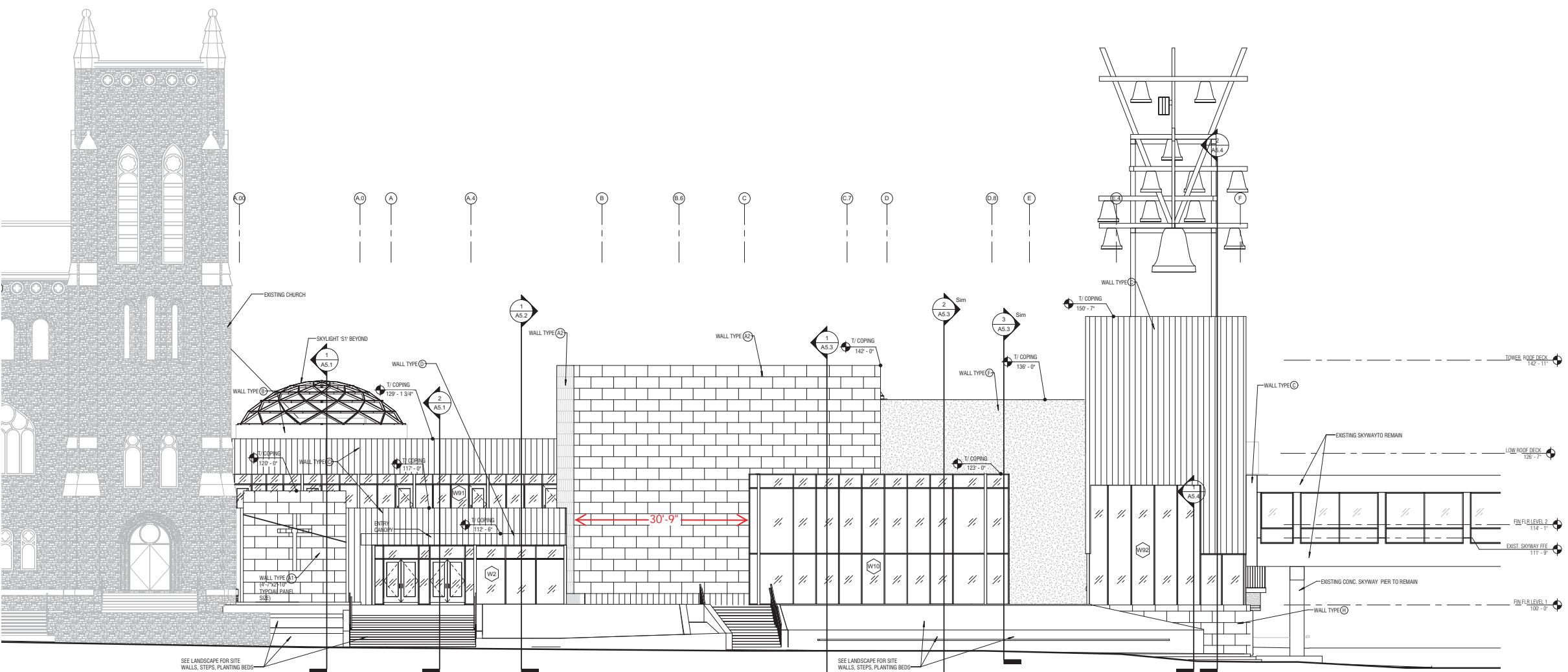
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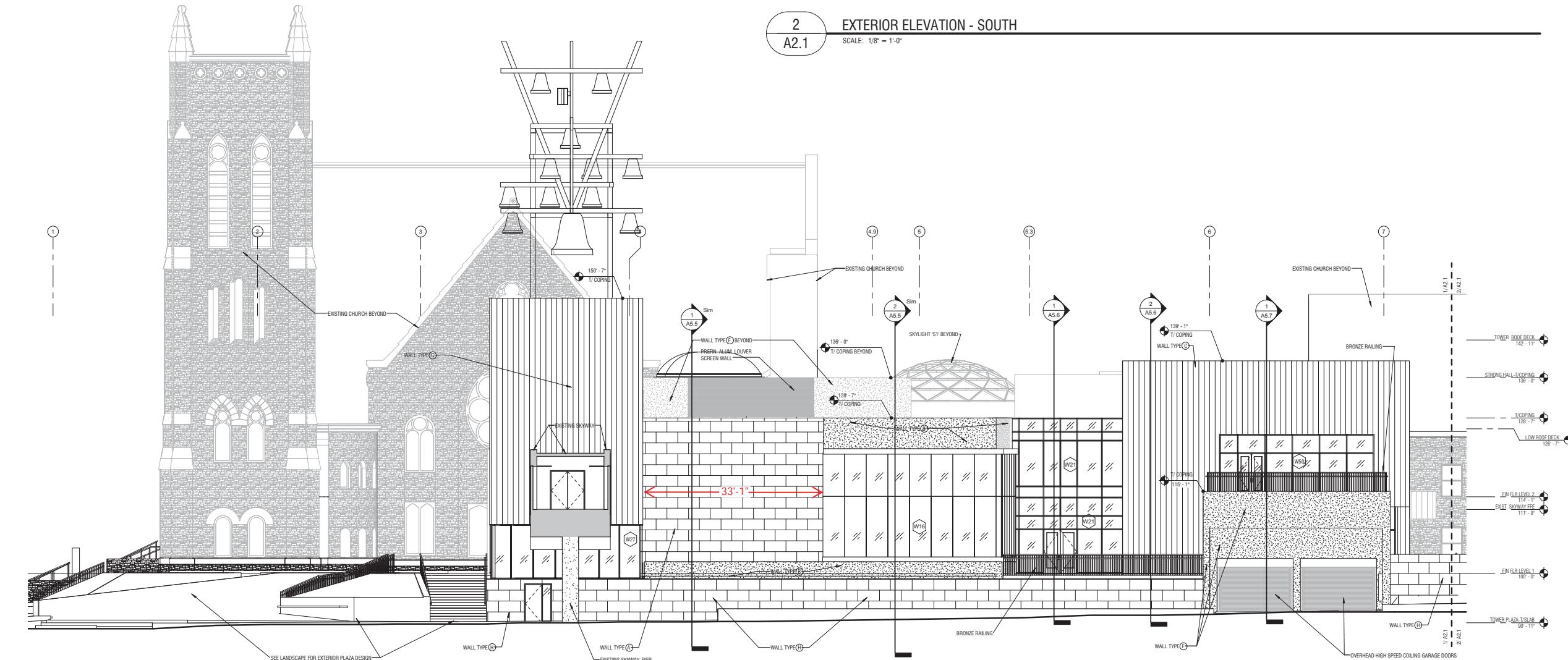
COMMITTEE OF THE
WHOLE SUBMITTAL
MARCH 17, 2016

EXTERIOR BUILDING ELEVATION

A2.0



1 EXTERIOR ELEVATION - WEST
A2.0 SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH

A2.1

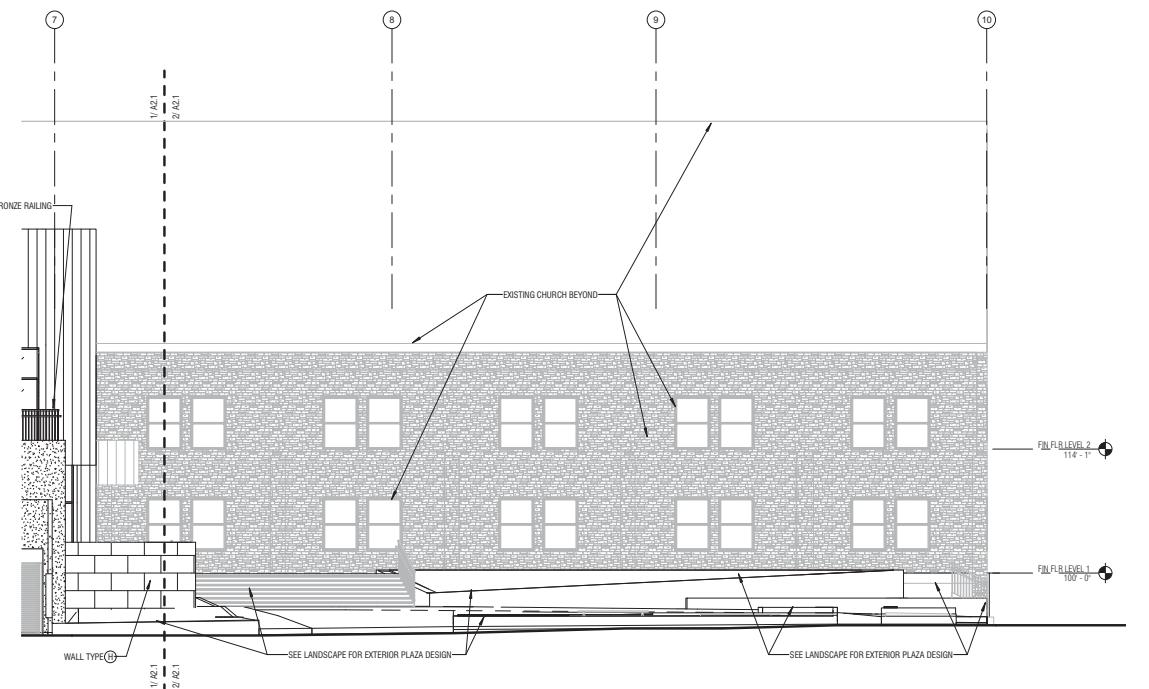
SCALE: 1/8" = 1'-0"

1

A2.1

31

Scale 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

2
A2.1

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1200 MARQUETTE AVE.
MINNEAPOLIS, MN 55403

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MARCH 17, 2016

EXTERIOR BUILDING
ELEVATIONS

A2.1

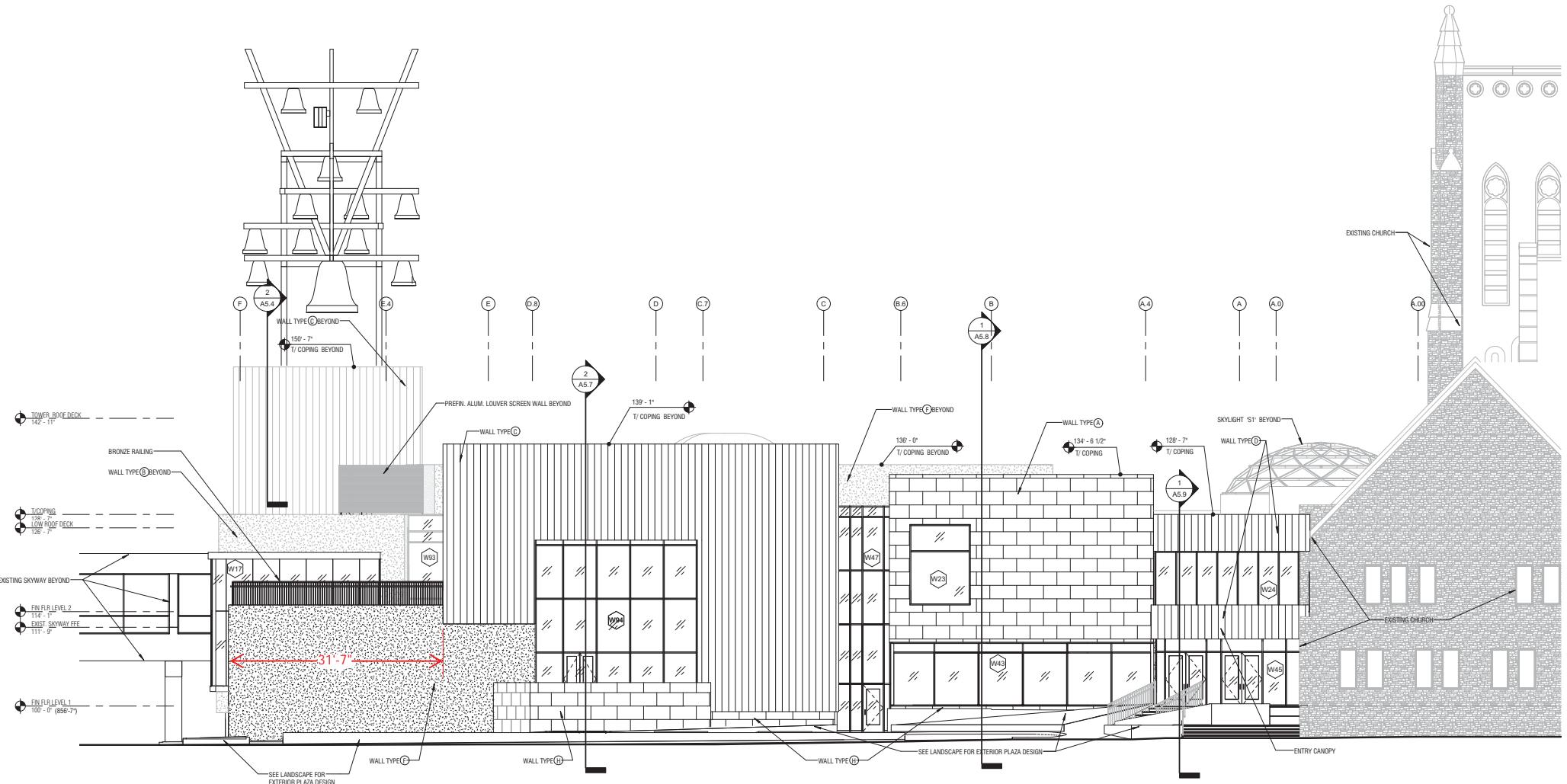
31

Scale 1/8" = 1'-0"

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Scale 1/8" = 1'-0"

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Westminster P R E S B Y T E R I A N C H U R C H 1200 MARQUETTE AVE. M I N N E A P O L I S , M N 55403	
Client	
Issue / Revision	No. Description Date
A2.2	
EXTERIOR ELEVATION - EAST	
1 A2.2	SCALE: 1/8" = 1'-0" SEE LANDSCAPE FOR EXTERIOR PLAZA DESIGN
A2.2 32	Scale 1/8" = 1'-0"



 Floor 2 Window Area (2,469 SF)

 Floor 2 Total Area (12,150 SF)

 Floor 1 Window Area (2,639 SF)

 Floor 1 Total Area (7,509 SF)

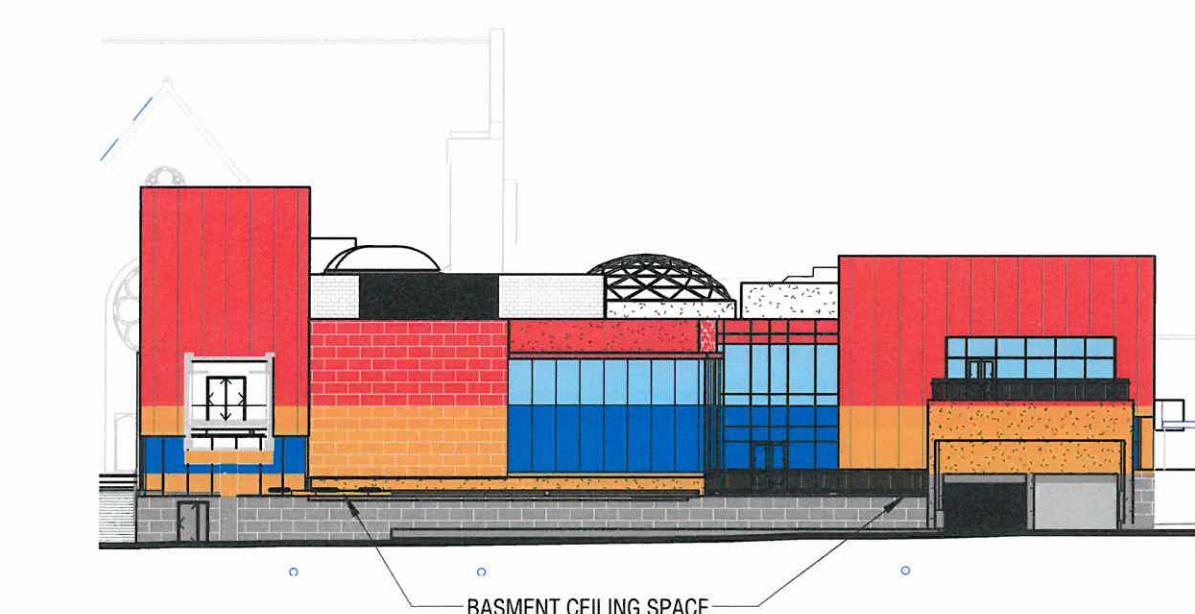
	Provided	Required
Floor 1:	35%	30%
Floor 2:	20%	10%



WEST

	WINDOW	TOTAL	
FLOOR 2	773 SF	4,298 SF	18%
FLOOR 1	1,104 SF	2,539 SF	43%

BASMENT CEILING SPACE



SOUTH

	WINDOW	TOTAL	
FLOOR 2	781 SF	3,911 SF	20%
FLOOR 1	726 SF	2,260 SF	32%

Elevation Glazing Area - R1

Westminster
PRESBYTERIAN CHURCH

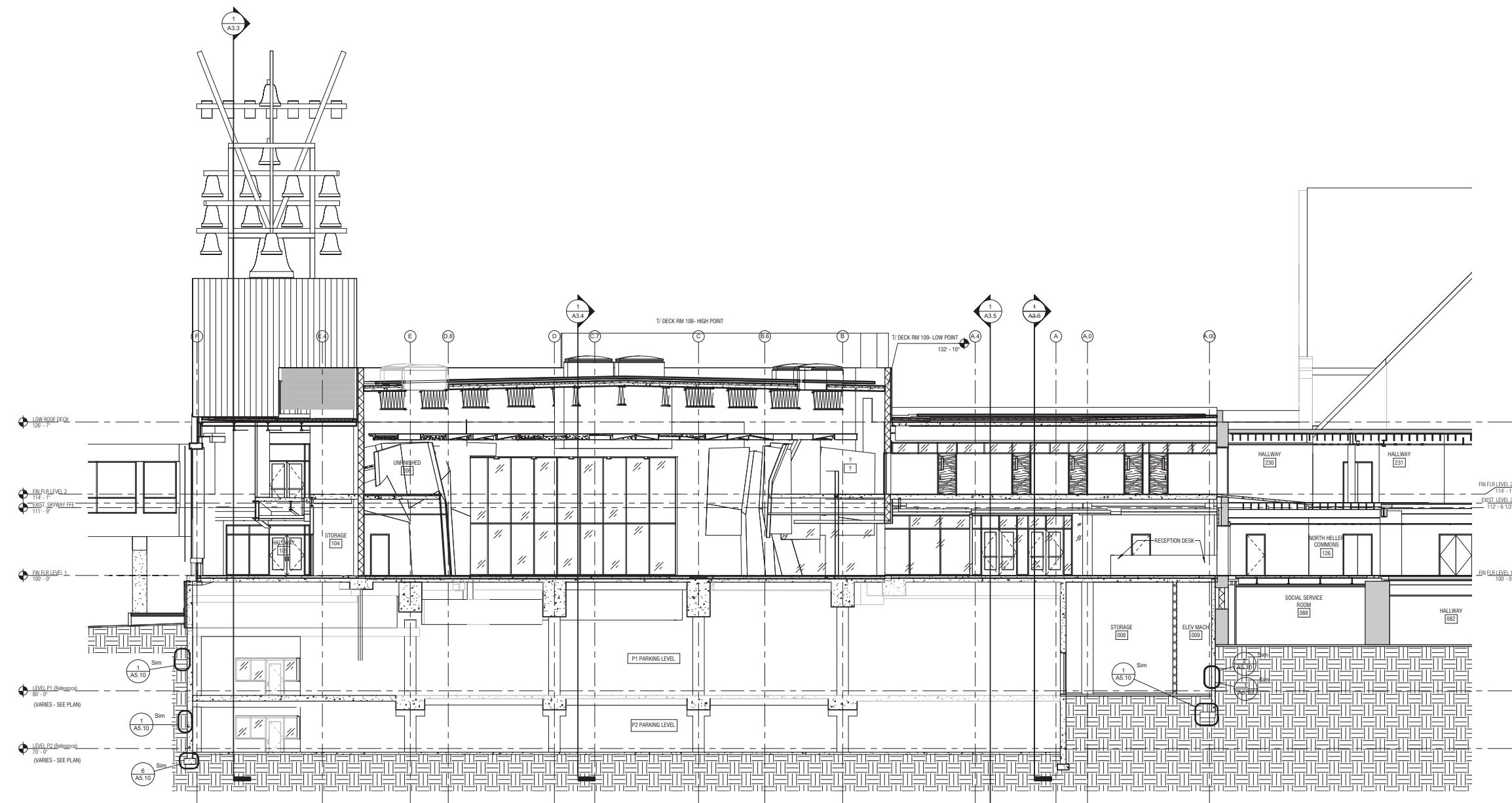
1200 MARQUETTE AVE.
MINNEAPOLIS, MN 55403

-NOT FOR CONSTRUCTION-
DESIGN DEVELOPMENT
MARCH 4, 2016

DD04

Scale 1/32" = 1'-0"

<p>Architect © 2016 james dayton design</p> <p>JAMES DAYTON DESIGN 1515 CENTRAL AVENUE NORTHEAST SUITE 150 MINNEAPOLIS, MN 55413 T612.338.0005 F612.338.0141</p> <p>Landscape Architect HOERR SCHAUFT 850 West Jackson Blvd. Suite 800 Chicago, IL 60607 Phone: 312.492.6501 Facsimile: 312.492.7101</p> <p>Acoustic Consultant ACOUSTIC DISTINCTIONS 145 Hugenot Street New Rochelle, NY 10801 Phone: 914.712.1300</p> <p>Structural Engineer MEYER, BORGMAN & JOHNSON 510 Marquette Avenue South Suite 900 Minneapolis, MN 55402 Phone: 612.338.0113 Facsimile: 612.337.5325</p> <p>Mechanical, Electrical, Plumbing Engineer, Fire Protection & Code Consultant AKF 100 South 5th Street Suite 2000 Minneapolis, MN 55402 Phone: 612.354.2442</p> <p>Civil Engineer SOLUTION BLUE 319 Cedar Street St. Paul, MN 55101 Phone: 612.294.0038</p> <p>Building Envelope Consultant Inspec 5801 Duluth St. Golden Valley, MN 55422 Phone: 763.546.3434</p> <p>General Contractor MORTENSON 700 Meadow Lane North Minneapolis, MN 55422 Phone: 763.522.2100</p> <p>Architects Seal</p> <p>I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a Registered Architect under the Laws of the State of Minnesota</p>
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1
A3.2

NORTH-SOUTH BUILDING SECTION THROUGH STRONG HALL

SCALE: 1/8" = 1'-0"

Westminster
PRESBYTERIAN CHURCH

1200 MARQUETTE AVE.
MINNEAPOLIS, MN 55403

No.	Description	Date

-NOT FOR CONSTRUCTION-
ISSUED FOR VE VERIFICATION

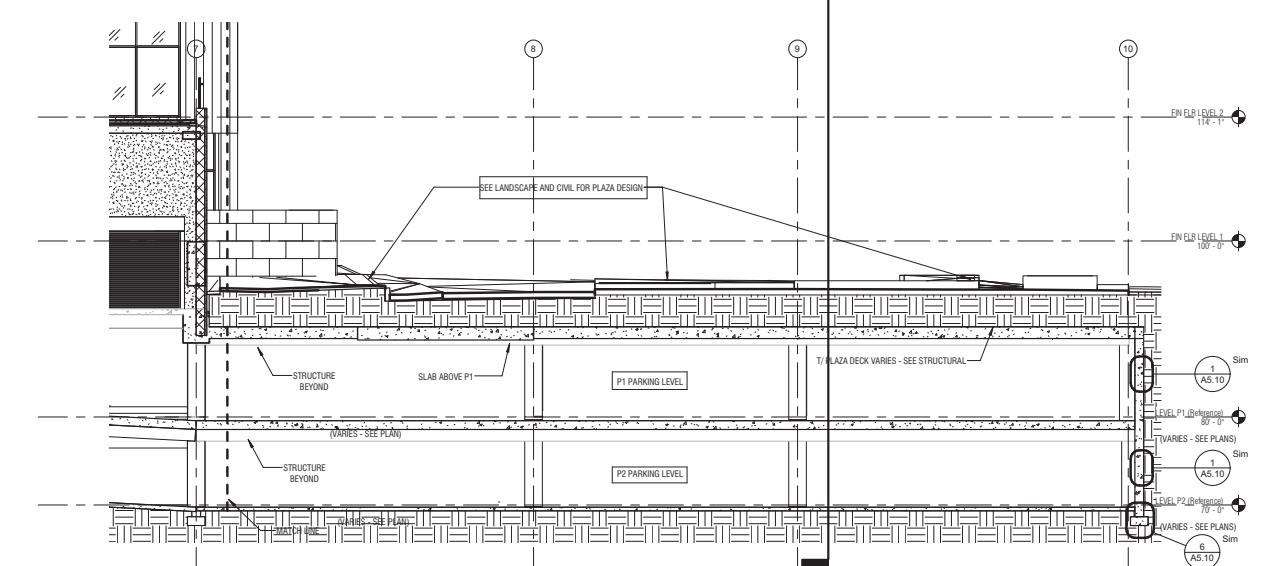
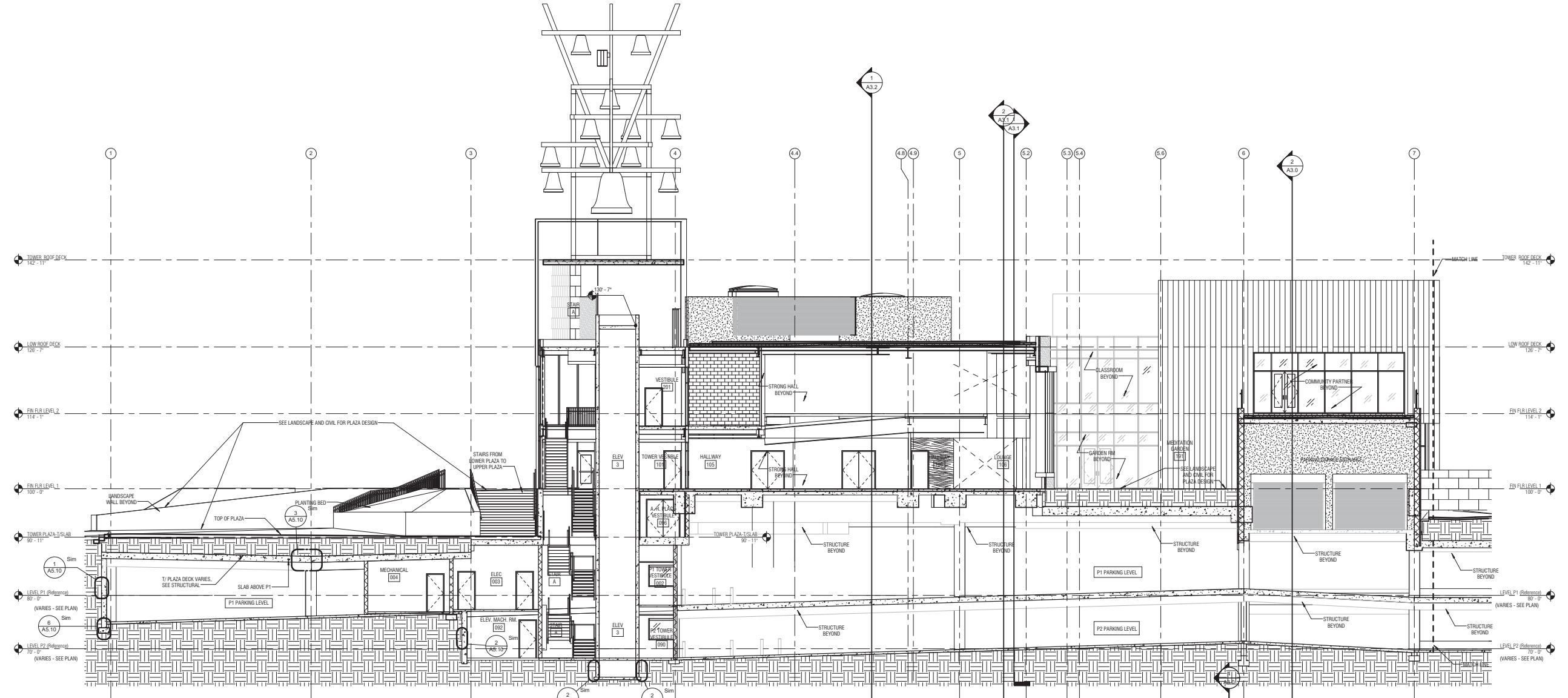
MARCH 4, 2016

COMMITTEE OF THE
WHOLE SUBMITTAL
MARCH 17, 2016

A3.2

34

Scale 1/8" = 1'-0"



1 EAST-WEST BUILDING SECTION THROUGH TOWER ELEVATOR CORE
A3.3
SCALE: 1/8" = 1'-0"

A3.3
35

Scale
1/8" = 1'-0"

Architect	© 2016
james dayton design	
JAMES DAYTON DESIGN	1515 CENTRAL AVENUE NORTHEAST SUITE 150 MINNEAPOLIS, MN 55413 T612.338.0005 F612.338.0141
Landscape Architect	
HOERR SCHAUDT	850 West Jackson Blvd. Suite 800 Chicago, IL 60607 Phone: 312.492.6501 Facsimile: 312.492.7101
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Westminster
P R E S B Y T E R I A N C H U R C H
1200 MARQUETTE AVE.
MINNEAPOLIS, MN 55403

No.	Description	Date

COMMITTEE OF THE
WHOLE SUBMITTAL
MARCH 17, 2016

EAST-WEST BUILDING
SECTION

A3.3
35

Scale
1/8" = 1'-0"



Aerial View of Addition Looking East

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March 17, 2016



Aerial View of Addition Looking West

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March 17, 2016



Existing

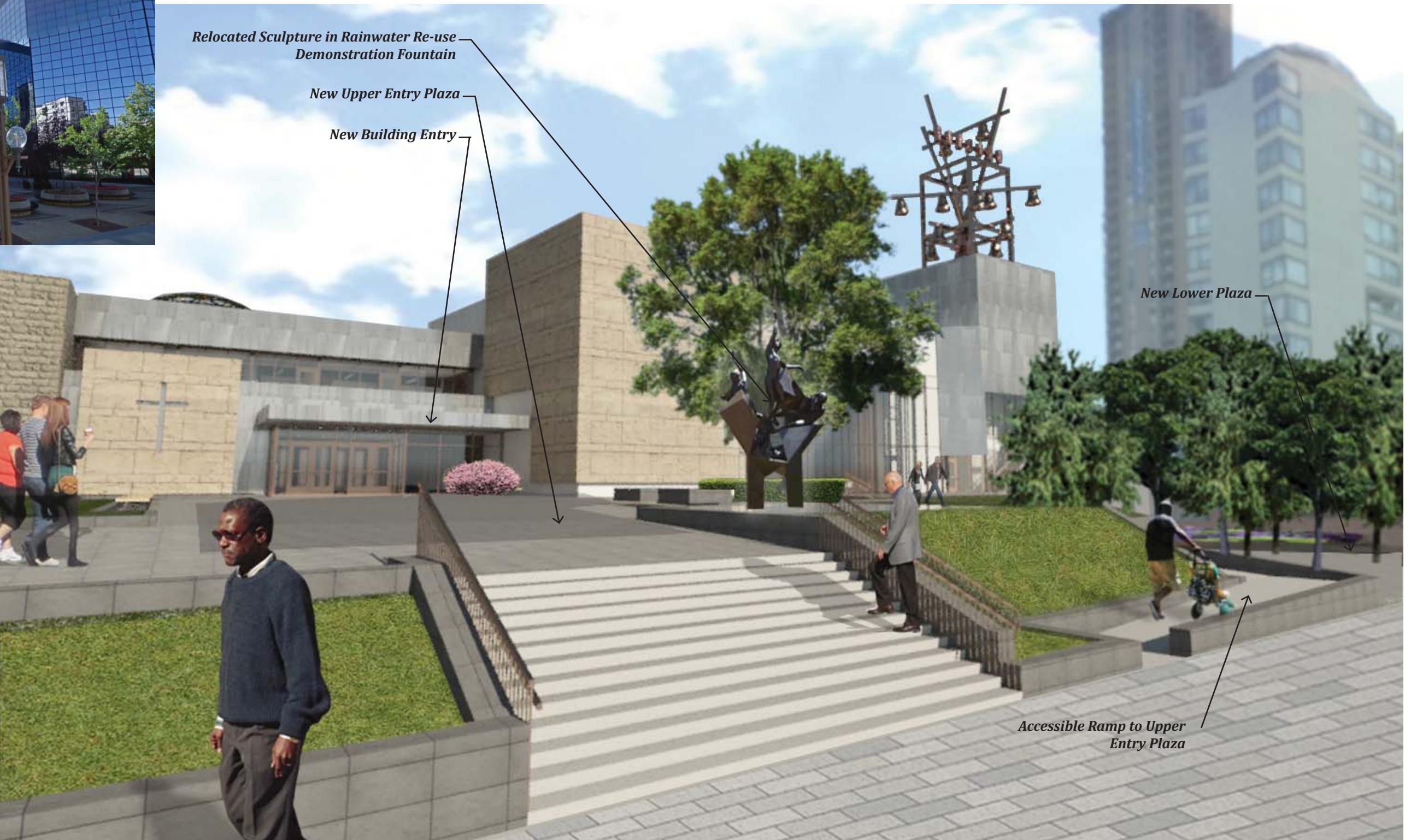


Existing Church from Corner of Nicollet Mall and 12th St With Addition Beyond

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March 17, 2016



Existing



View of Addition and Plaza From Nicollet Mall

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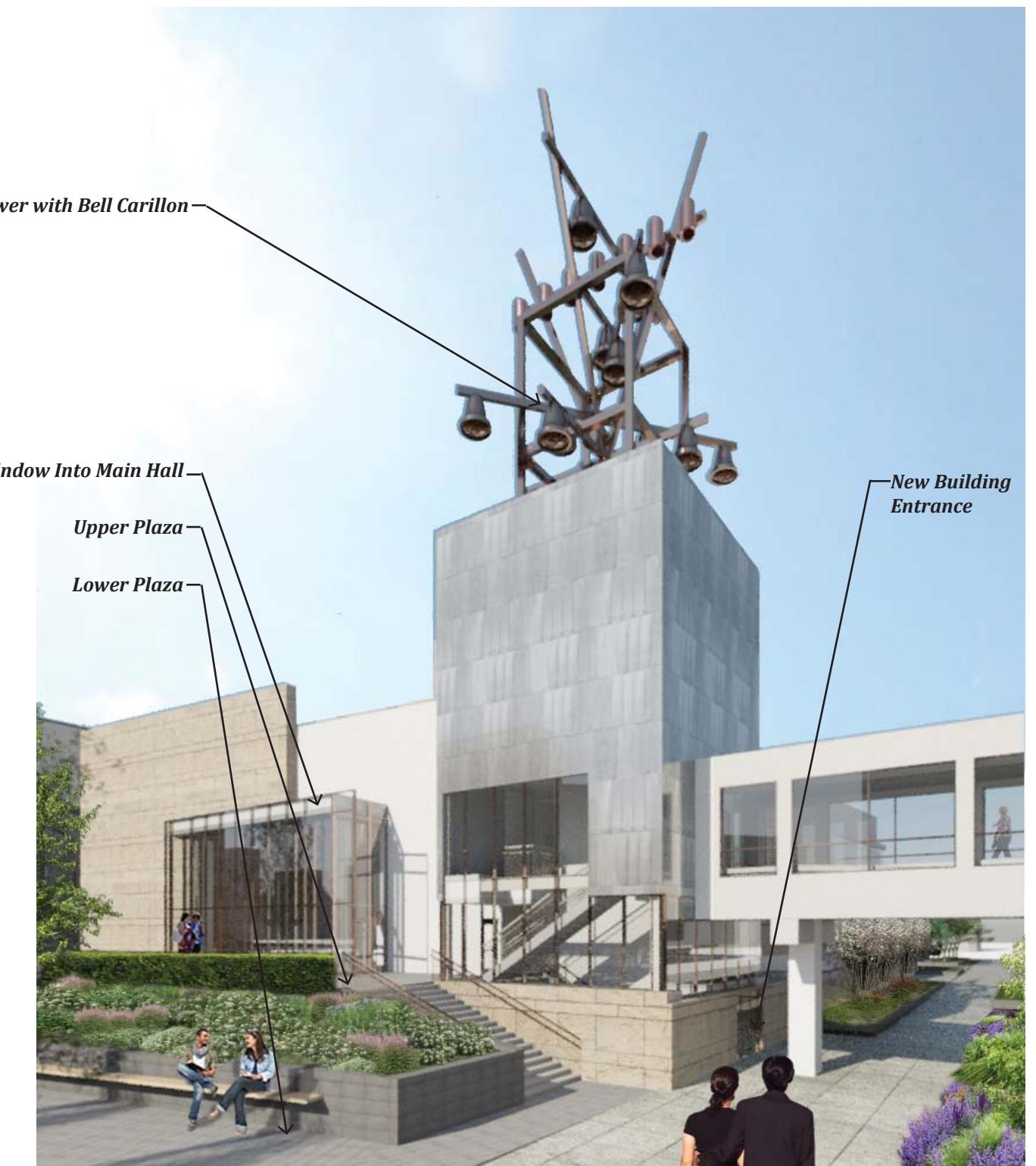


New Lower Plaza Adjacent To Nicollet Mall

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Existing View Of Skyway On Alice Rainville Place



New Skyway Entrance on Alice Rainville Place

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New Facade and Landscaping on Alice Rainville Place

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Existing



New Parking Garage Entrance and Facade on Alice Rainville Place

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New Plaza Adjacent to Marquette Ave.

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March 17, 2016



Existing

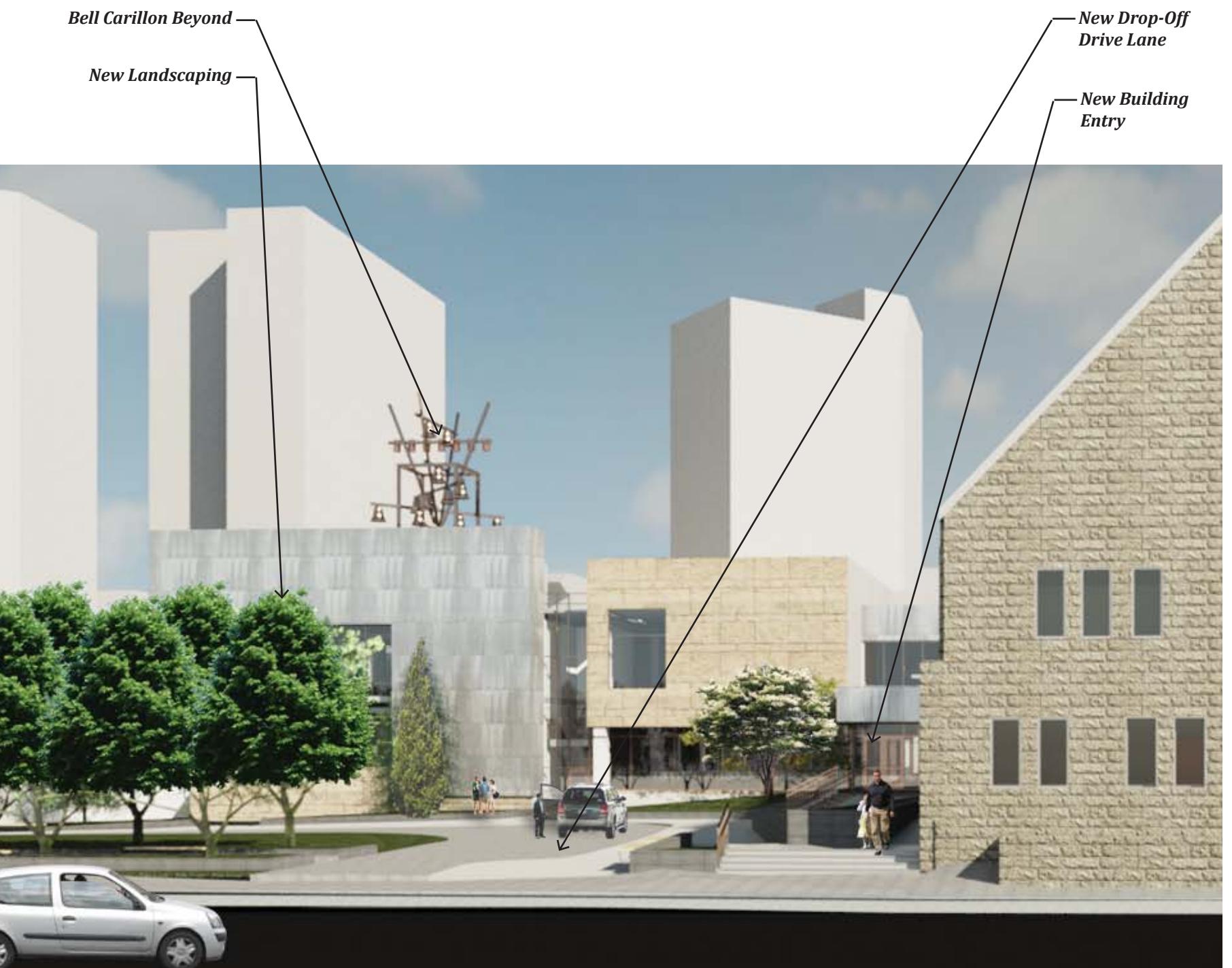


New Entrance Off of Marquette Ave

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New Plaza and Entrance Off of Marquette Ave

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New Landscaping at Corner of Alice Rainville Place and Marquette Ave

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