



7700 NICOLLET AVE SOUTH
 RICHFIELD, MINNESOTA

7700 Nicollet

Client

7700 Nicollet LLC
 7700 Nicollet Ave South
 Richfield, MN 55423

Architectural

JULIE SNOW ARCHITECTS INC.
 2400 RAND TOWER
 527 MARQUETTE AVE
 NIPS, MN 55402
 TEL: 612.359.9430
 FAX: 612.359.9530

**NOT FOR
 CONSTRUCTION**

Site Plan Review 03.16.10

Project Number Drawn By

2010.02 pt, mk

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature Date

Matthew Kreilich, AIA

Typed or Printed Name

45716

Reg. No.

Title Sheet

G0.0

SURVEY FOR: JOHN GROSS & 7700 NICOLLET LLC

Legend

- T&E— Overhead Telephone and Electric
- E— Overhead Electric
- T— Overhead Telephone
- UE— Underground Electric
- Square Catchbasin
- Manhole
- Gas Meter
- ⊕ Light Pole
- ⊕ Power Pole
- ⊕ Hydrant
- ⊕ Guard Post
- ▭ Concrete
- ▬ Concrete Curb

AREA OF LOT = 18,672.7 SQ. FT.

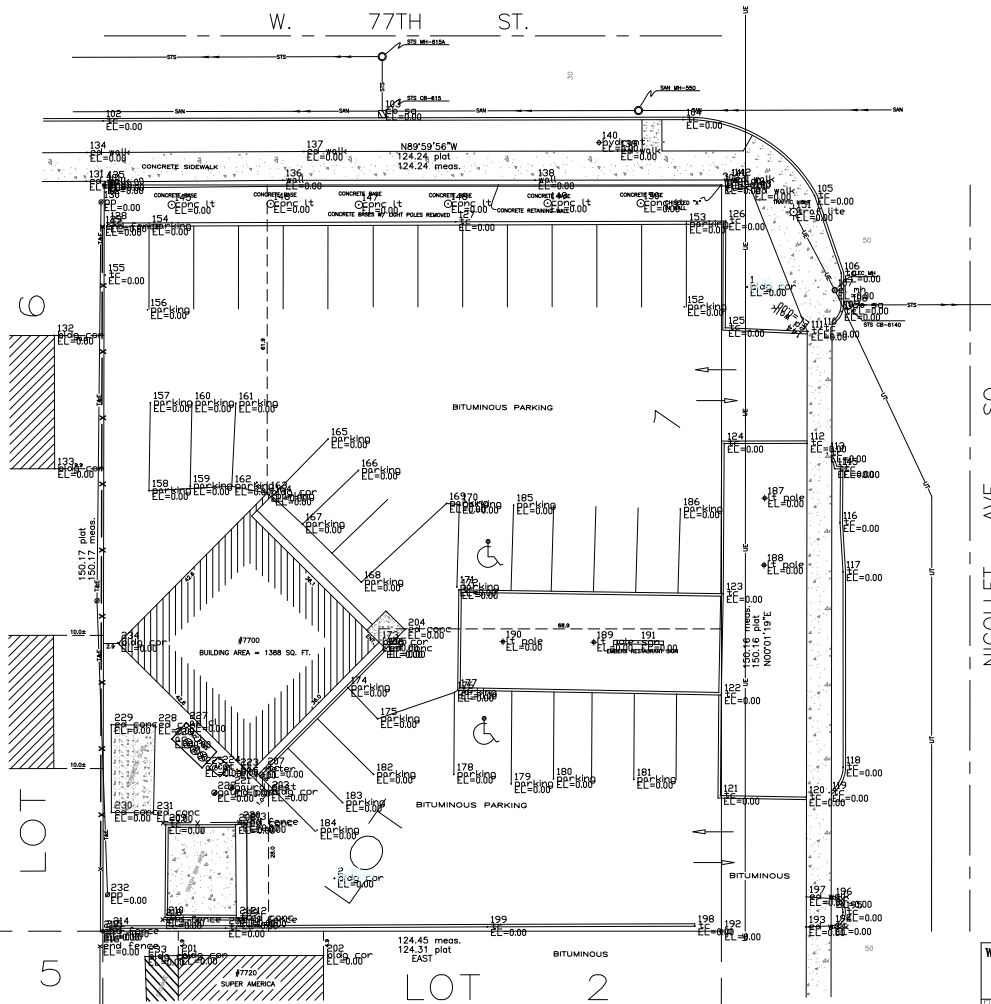
- Denotes Iron Monument Found
- Denotes Set, 1/2" x 1/4" Iron Pipe w/ plastic cap inserted E.L. 152.30.

PROPERTY DESCRIPTION: Lot 1, Block 7, R.C. SOEN'S ADDITION, Hennepin County, Minnesota.

To John Gross and 7700 Nicollet LLC:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1.2.4.7, (c)(1), 8.9, 10.11(a)(ii) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 04-17-2009 (signed) _____ (seal)
Registration No. 15230



NO SCALE
{11x17 REDUCTION - SCALED TO FIT}

PARKING SUMMARY:
(35) - Parking Stalls Total
(2) - Handicap Stalls

W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 226,
Bloomington, MN 55425
Bus: (952) 854-4250
Fax: (952) 854-4266
Drawn: _____ Date: 04-17-2009
24-09 Scale: 1 inch = 10 FT. 1 of 1

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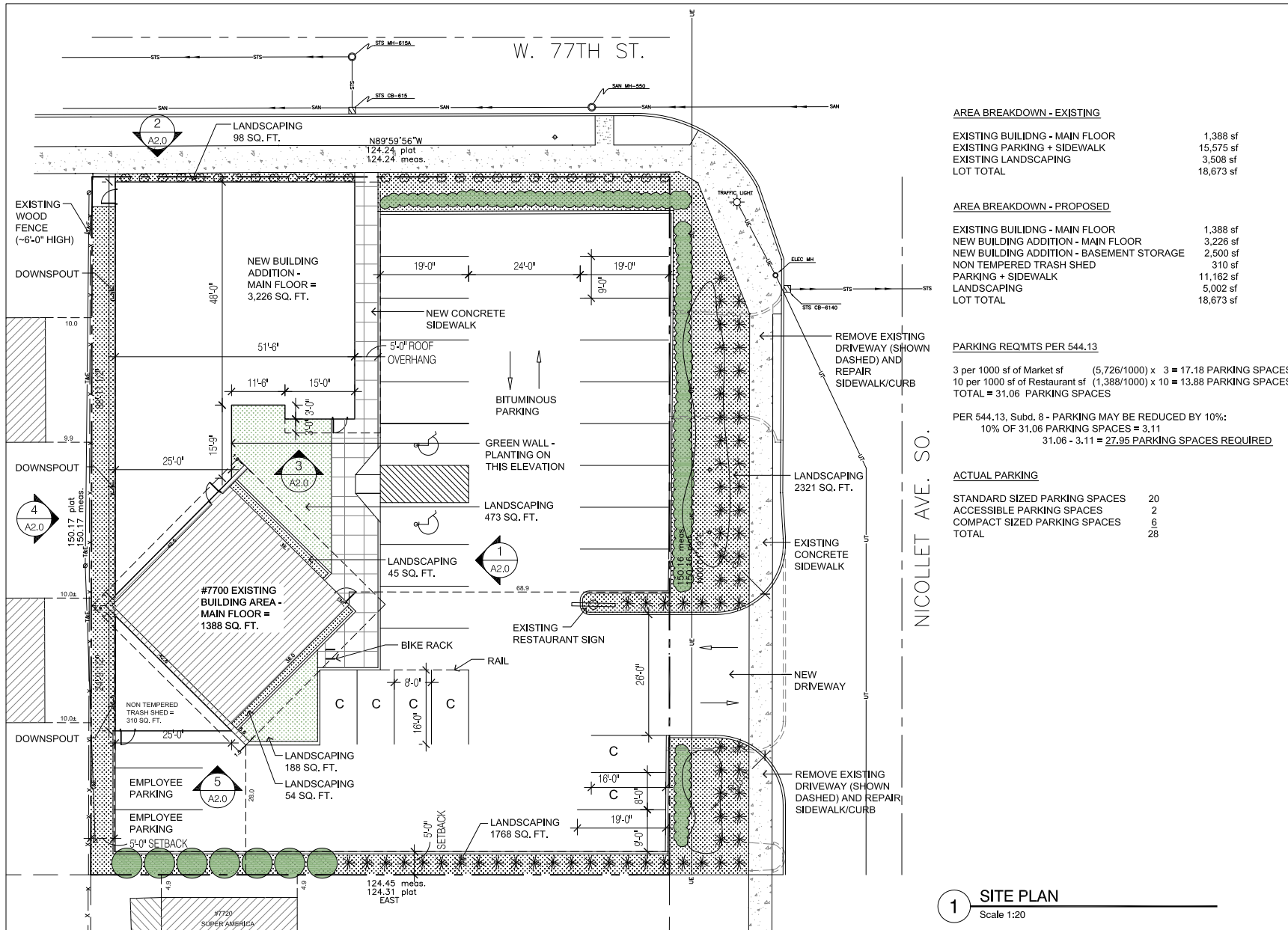
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Site Survey

A1.0



AREA BREAKDOWN - EXISTING

EXISTING BUILDING - MAIN FLOOR	1,388 sf
EXISTING PARKING + SIDEWALK	15,575 sf
EXISTING LANDSCAPING	3,508 sf
LOT TOTAL	18,673 sf

AREA BREAKDOWN - PROPOSED

EXISTING BUILDING - MAIN FLOOR	1,388 sf
NEW BUILDING ADDITION - MAIN FLOOR	3,226 sf
NEW BUILDING ADDITION - BASEMENT STORAGE	2,500 sf
NON TEMPERED TRASH SHED	310 sf
PARKING + SIDEWALK	11,162 sf
LANDSCAPING	5,002 sf
LOT TOTAL	18,673 sf

PARKING REQMTS PER 544.13

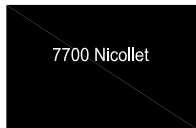
3 per 1000 sf of Market sf (5,726/1000) x 3 = 17.18 PARKING SPACES
 10 per 1000 sf of Restaurant sf (1,388/1000) x 10 = 13.88 PARKING SPACES
TOTAL = 31.06 PARKING SPACES

PER 544.13, Subd. 8 - PARKING MAY BE REDUCED BY 10%:
 10% OF 31.06 PARKING SPACES = 3.11
31.06 - 3.11 = 27.95 PARKING SPACES REQUIRED

ACTUAL PARKING

STANDARD SIZED PARKING SPACES	20
ACCESSIBLE PARKING SPACES	2
COMPACT SIZED PARKING SPACES	6
TOTAL	28

1 SITE PLAN
 Scale 1:20



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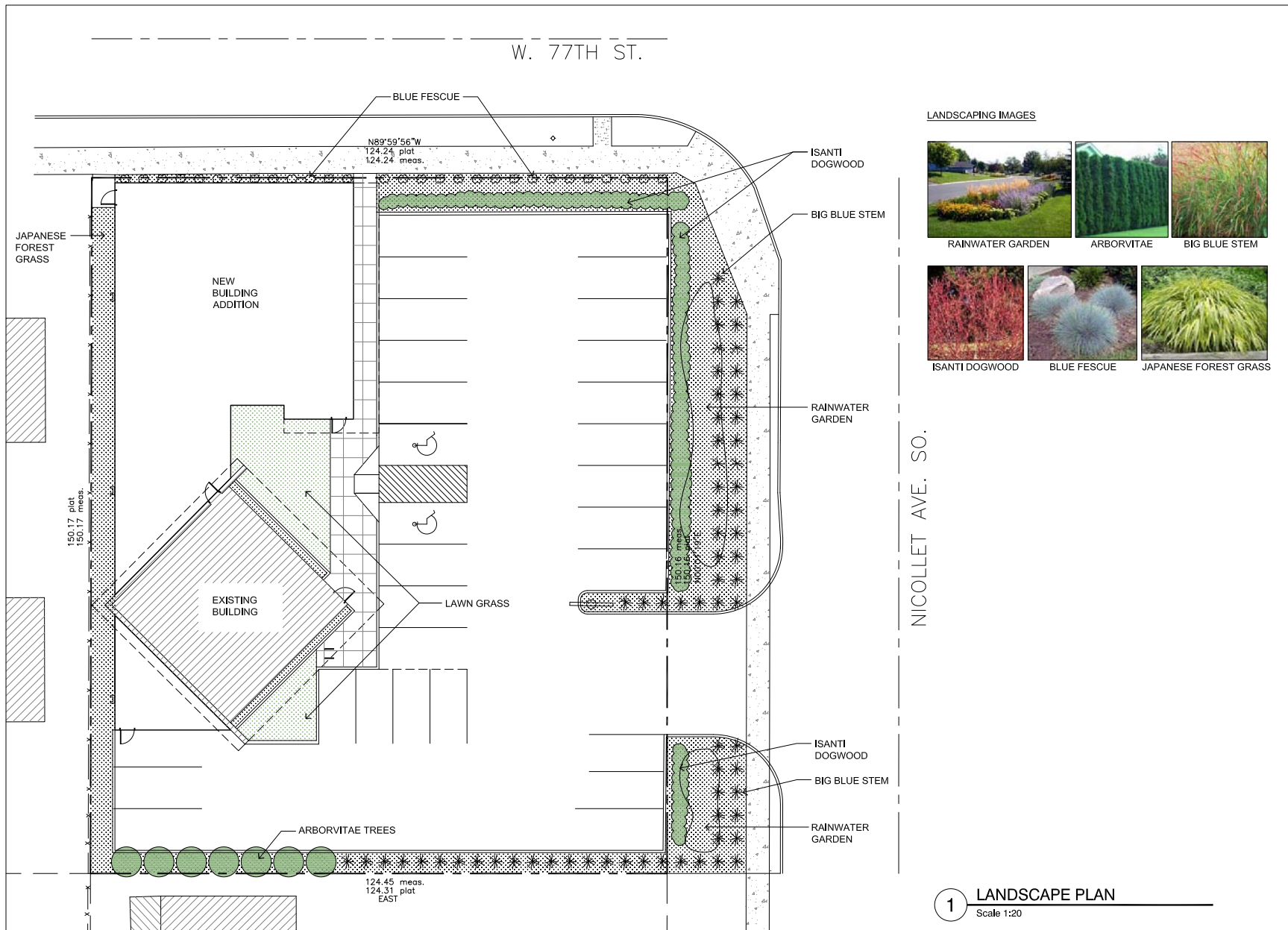
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Site Plan

A1.1



LANDSCAPING IMAGES



1 LANDSCAPE PLAN
Scale 1:20

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Landscape Plan

A1.2

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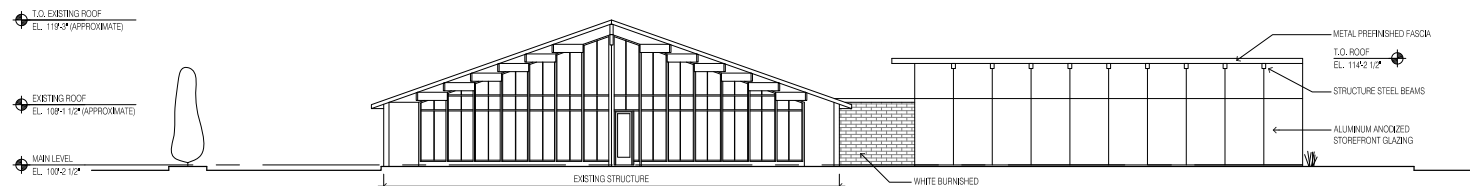
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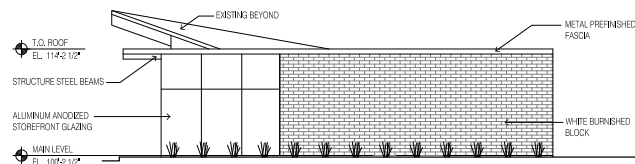
Reg. No.

Building Elevations

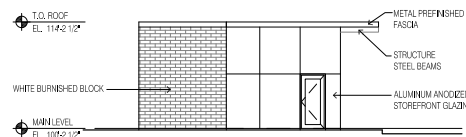
A2.0



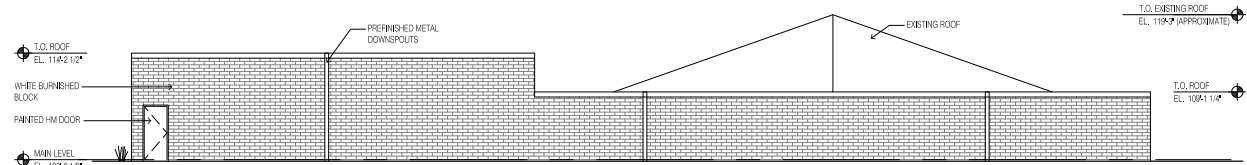
1 EAST ELEVATION
1/16" = 1'-0"



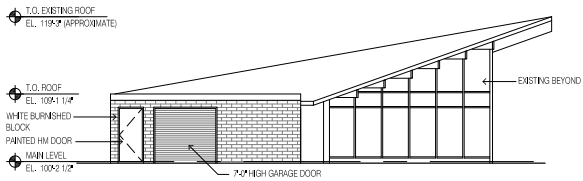
2 NORTH ELEVATION
1/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION
1/16" = 1'-0"



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



5 SOUTH ELEVATION
1/16" = 1'-0"



① EAST ELEVATION



② VIEW FROM CORNER OF W. 77th AND NICOLLET

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Building Renderings

A2.1