

## MEMORANDUM

*To:* City Planning Commission, Committee of the Whole  
*Prepared By:* Andrew Liska, Sr. City Planner, (612) 673-2264  
*Date:* February 13, 2020  
*Subject:* 2910 Pillsbury Avenue and 200 West Lake Street

### SITE DATA

<b>Existing Zoning</b>	I1 Light Industrial District I2 Medium Industrial District C2 Neighborhood Corridor Commercial District
<b>Lot Area</b>	154,000 sq. ft; 3.5 acres
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	Whittier
<b>Designated Future Land Use</b>	Urban Neighborhood/Corridor 6 Community Mixed-Use/Corridor 6
<b>Land Use Features</b>	NA

### SITE DESCRIPTION

The subject property is currently two legal non-conforming shopping centers with a parking ramp to the middle. Karmel Plaza is a four-story structure on the north side of the site that fronts on the Midtown Greenway. Karmel Square is a two-story shopping center on the south side of the lot. The parcel to the south is a Walgreens with a surface parking lot.

The site is situated between the Midtown Greenway and Lake Street and fronts on Pillsbury Avenue to the east and Pleasant Avenue to the west.

### PROJECT DESCRIPTION

The applicant is proposing to construct a new six-story apartment building where the two-story shopping center (Karmel Square) is currently located. There is parking proposed both underground and above grade within the structure. The applicant is also proposing to convert the first and fourth floors of the existing parking ramp into retail space to provide space for the tenants currently occupying Karmel Square. The existing underground parking and parking on the second and third floors is proposed to remain. The conversion of the two floors of the ramp to commercial space eliminates 108 parking spaces.

The first phase is where Karmel Square currently exists. This phase of the proposed project demonstrates 27 dwelling units and 62 parking spaces. The second phase of the project is where Walgreens currently exists. This phase shows 65 dwelling units and 128 parking spaces. Total, the proposed project has 92 dwelling units and 190 parking spaces. The site currently has 311 spaces. Following this proposal, there would be 393 parking spaces.

## **APPLICATIONS**

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

1. Rezoning from I1 and I2 to C2 and adding the Pedestrian Oriented Overlay District (northern parcel).
2. Conditional use permit (CUP) for a Planned Unit Development (PUD) to allow a new six-story apartment building and to convert two floors of an existing parking ramp into a shopping center.
3. CUP to allow for an expansion of the shopping center in the C2 zoning district.
4. Site Plan Review

Additional applications may be required, depending on the plans that the applicant formally submits.

## **APPLICABLE POLICIES**

The plan calls for high density housing and the Minneapolis 2040 Plan calls for urban neighborhood and community mixed-used with the built form policy guidance of Corridor 6.

Minneapolis 2040 reads as follows for Corridor 6:

*Built Form Guidance:* New and remodeled buildings in the Corridor 6 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 6 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Corridor 6 district. Requests to exceed 6 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

## **FEEDBACK REQUESTED**

1. General feedback regarding the proposed design, height, and materials.
2. Does parking seem appropriate?



**HOUWMAN Architects, LLC**

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brianwhouwman@yahoo.com

January 30, 2020

Mr. Andrew Liska – Senior Planner  
City of Minneapolis  
Community Planning & Economic Development  
250 South Fourth Street Room 300  
Minneapolis, MN 55415

Re: 2910 Pillsbury Ave. So. – Karmel Plaza  
2490 Pillsbury Ave. So. – Karmel Square  
200 Lake Street West – Existing Walgreens  
Preparation for Meeting with the Committee of the Whole

**Project Description:**

2910 Pillsbury Ave. So. – Karmel Plaza is an existing 4 story building comprised of a Retail Shopping Center with an attached 4 Level Parking Ramp.

The Proposed Project is to Enclose the existing ramp. 2 Levels are to be converted into additional Retail Space (main and 4<sup>th</sup> floor). This Retail Space will be utilized by the Existing Tenants in the adjacent Karmel Square Retail Shopping Center that is to be demolished.

2940 Pillsbury Ave. So. – Karmel Square.

Karmel Square is an existing 2 story building comprised of a Retail Shopping Center.

200 Lake Street West – Walgreens.s

Walgreens is an existing 1 story building for their Pharmacy.

The Proposed Project is to demolish the Karmel Square & Walgreens buildings and build a New 6 Story Building that would start from the north side of the existing Karmel Square Building and extend down to Lake Street. This Building will consist of parking that will replace the displaced parking from Karmel Plaza and additional parking for new retail and apartments. New retail space for the relocated Walgreens / new market space on the main floor with new housing units on 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> floors.

**Project Description (continued):**

Main Floor – Retail / Market Space, Parking with Community Space  
 2<sup>nd</sup> Floor – Parking with 13 Apartments  
 3<sup>rd</sup> Floor – Parking with 13 Apartments  
 4<sup>th</sup> Floor – All 22 Apartments  
 5<sup>th</sup> Floor – All 22 Apartments  
6<sup>th</sup> Floor – All 22 Apartments  
 Total 92 apartments

**Existing Parcels: (see sheet 002, A1.1)**

2910 Pillsbury Ave. So. is shown as Parcel 1  
 2940 Pillsbury Ave. So. is shown as Parcel 2  
 200 Lake Street West is shown as separate Parcel

**Project Anticipated Land Use Applications:**

- Rezone the entire parcel to C2 and PO Pedestrian Oriented Overlay District
- Create a PUD (Planned Unit Development).

2910 Pillsbury Ave. So. – Karmel Plaza - keep separate by itself  
 2490 Pillsbury Ave. So. - Karmel Square & 200 Lake Street (Walgreens) combine together

**Project Statistics:**

2910 Pillsbury Ave., (Karmel Plaza)

Site - 82,395 s.f.

Existing 4 Story Building – Retail Spaces 134,976 s.f.

Footprint = 37,914 s.f.

Convert Main Floor & 4<sup>TH</sup> Floor Parking Spaces into Retail, additional floor area on east side / south end of existing Mosque for retail 60,482 s.f. (remove 108 pkg stalls)

Proposed Total Retail Spaces 195,458 s.f.

Existing Parking Stalls - 311

Remove Parking Stalls - 108

New total of Parking Stalls - 203

Existing parking ramp Building is 50' Tall

Proposed Enclosing of 4<sup>th</sup> Floor Level of Parking to be 55' Tall. This is to align with the Plaza building roof.



**2940 Pillsbury Ave. (Karmel Square & Walgreens site)**

Site – karmel square	30,082 s.f.
+ Walgreens to south	<u>39,330 s.f.</u>
Total Site	69,412 s.f.

Existing partial 2 Story Karmel Square Retail Spaces= 29,716 s.f.  
Footprint– 22,775 s.f.

Proposed 6 Story Building = 307,913 s.f.  
Footprint– 54,117 s.f.

190 New parking stalls  
92 new Apartments

Proposed 6 Story Building Heights  
Main Building – 70’ tall  
Raised Areas over Bump Outs – 78’ tall  
Corner at Lake & Pillsbury - Main Roof – 73’ tall  
Rounded Corner – 87’ tall

Project to be Developed in 2 Phases

Phase 1 – 6 Story Building	118,994 s.f.	main floor – 26,016 s.f.
27 Apartments	62 Parking Stalls	
Phase 2 – 6 Story Building	188,919 s.f.	main floor – 28,101 s.f.
65 Apartments	128 Parking Stalls	

**Project Totals – 2910 Pillsbury Ave, 2940 Pillsbury Ave, 200 Lake Street West**

Site Area - 82,395 s.f. + 30,082 s.f. + 39,330 s.f. = 151,807 s.f. / 3.49 Acres

Total Retail Spaces – 216,604 s.f.

Parking:

**Phase 1 – Karmel Plaza & Karmel Square**

Parking Spaces – (203 (plaza)+62 north side of karmel sq.) = 265

**Phase 2 –Karmel Square**

Parking Spaces - 128

Total Parking Spaces - 393

Total of 92 Apartment Units

**Phase 1 – 27 Apartments**

Floor	Main	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	6 <sup>th</sup>
# of BedRm						
1	0	0	0	3	3	3
2	0	0	0	0	0	0
3	0	3	3	2	2	2
4	0	0	0	2	2	2

**Phase 2 – 65 Apartments**

Floor	Main	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	6 <sup>th</sup>
# of BedRm						
1	0	2	2	3	3	3
2	0	0	0	0	0	0
3	0	5	5	7	7	7
4	0	3	3	5	5	5

(note: more units may be achieved by reducing # of 4 bedroom units and increasing # of 1 & 2 bedroom units)



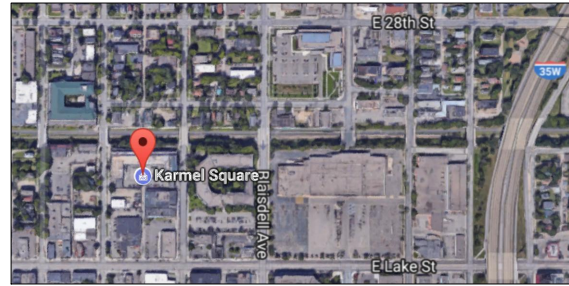
# KARME L SQUARE

NEW 6 STORY BUILDING - SET IN 2 PHASES  
 PHASE 1 / EXISTING KARME L SITE & KARME L PLAZA  
 PHASE 2 / CONNECTION INTO ADJACENT WALGREENS SITE

BASEMENT & MAIN FLOOR PARKING  
 2ND & 3RD FLOOR PARKING & APARTMENTS  
 4TH, 5TH & 6TH FLOOR APARTMENTS

# KARME L PLAZA

PHASE 1 / REMODEL 2 LEVELS OF PARKING INTO SHOPS  
 ENCLOSE EXISTING PARKING RAMP



1  
A1.0 PROJECT LOCATION  
NO SCALE

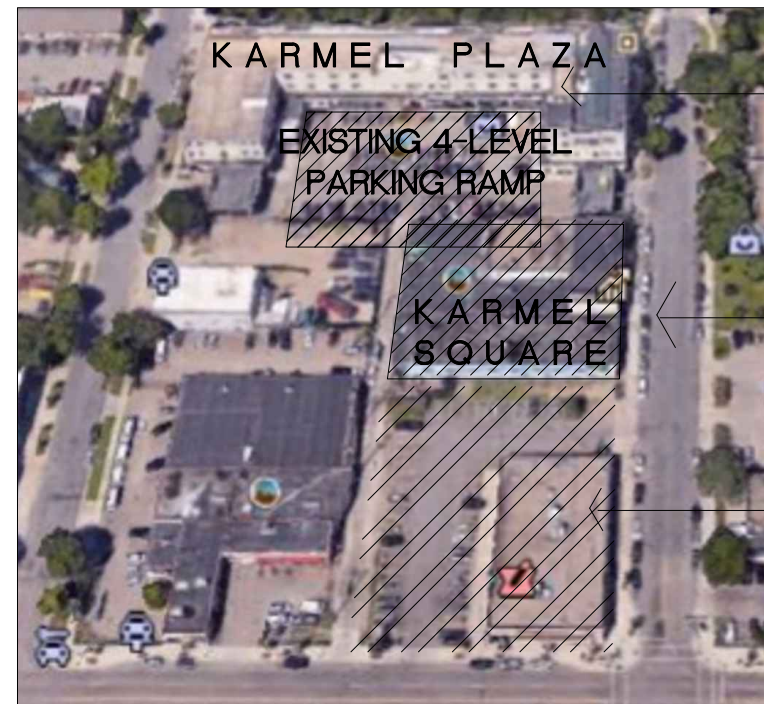
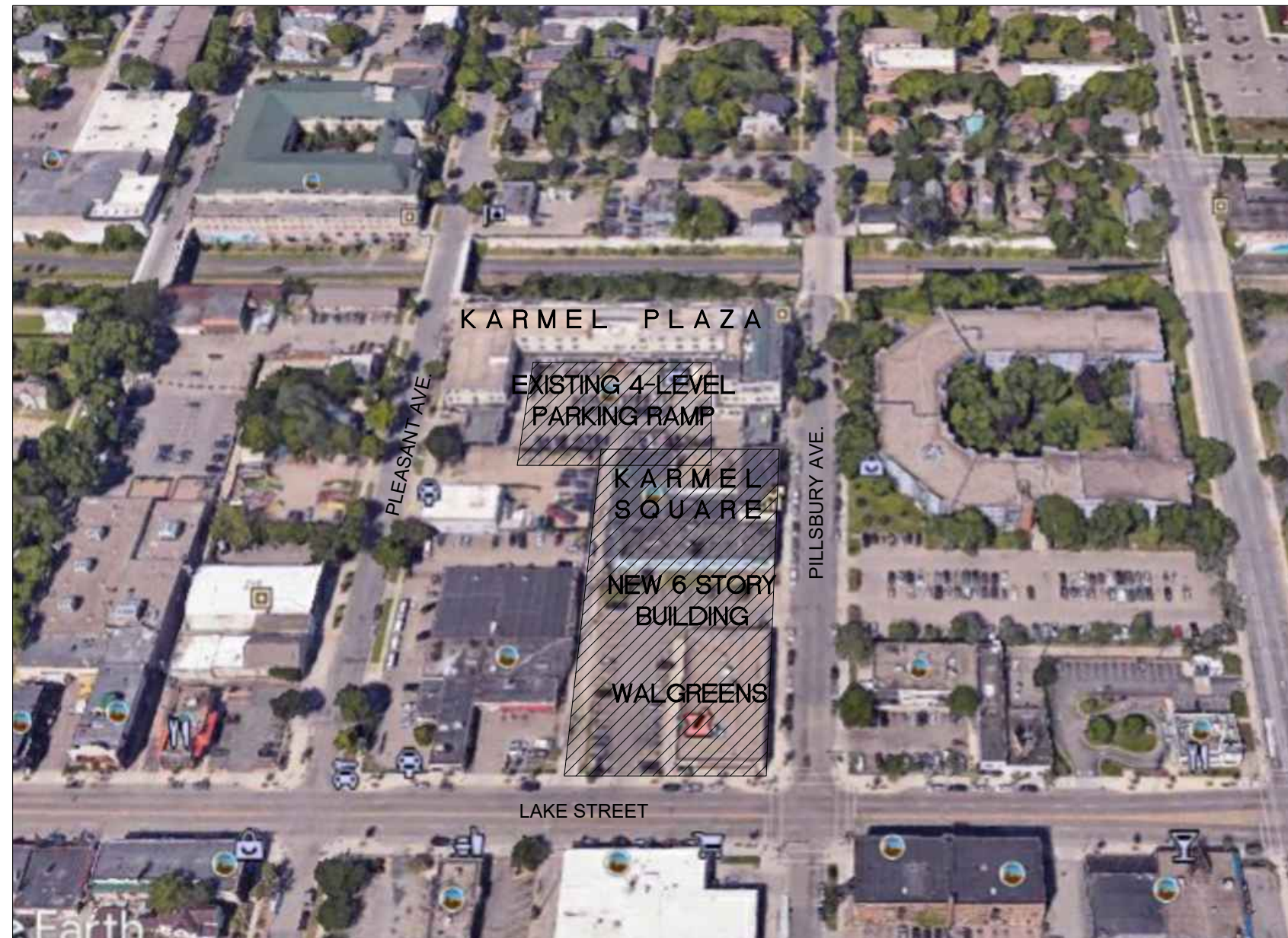


SITE PLAN REVIEW				
PDR #	SHT #	SHEET INDEX	CoW	
001	A1.0	PROJECT INFORMATION / SHEET INDEX	1/30/20	
002	A1.1	EXISTING SITE SURVEY	1/30/20	
003	A1.2	EXISTING SITE PHOTO'S	1/30/20	
004	A1.3	PHASE 1 & 2 / PROJECT DESCRIPTION	1/30/20	
005	A1.4	PHASE 1 & 2 / PROJECT DESCRIPTION	1/30/20	
006	A1.5	PHASE 1 EXTERIOR PERSPECTIVES	1/30/20	
007	A1.6	PHASE 2 EXTERIOR PERSPECTIVES	1/30/20	
008	A1.7	TRAFFIC PATTERNS	1/30/20	
009	A1.8	LANDSCAPING PLAN	1/30/20	
010	A1.9	LANDSCAPING PLAN	1/30/20	
011	A2.0	PHASE 1 BASEMENT PLAN	1/30/20	
012	A2.0.1	PHASE 2 BASEMENT PLAN	1/30/20	
013	A2.1	PHASE 1 MAIN FLOOR PLAN	1/30/20	
014	A2.1.1	PHASE 2 MAIN FLOOR PLAN	1/30/20	
015	A2.2	PHASE 1 2ND FLOOR PLAN	1/30/20	
016	A2.2.1	PHASE 2 2ND FLOOR PLAN	1/30/20	
017	A2.3	PHASE 1 3RD FLOOR PLAN	1/30/20	
018	A2.3.1	PHASE 2 3RD FLOOR PLAN	1/30/20	
019	A2.4	PHASE 1 4TH FLOOR PLAN	1/30/20	
020	A2.4.1	PHASE 2 4TH FLOOR PLAN	1/30/20	
021	A2.5	PHASE 1 5TH FLOOR PLAN	1/30/20	
022	A2.5.1	PHASE 2 5TH FLOOR PLAN	1/30/20	
023	A2.6	PHASE 1 6TH FLOOR PLAN	1/30/20	
024	A2.6.1	PHASE 2 6TH FLOOR PLAN	1/30/20	
025	A3.0	PHASE 1 EAST EXTERIOR ELEVATION	1/30/20	
026	A3.1	PHASE 1 WEST EXTERIOR ELEVATION	1/30/20	
027	A3.2	PHASE 1 SECTIONS	1/30/20	
028	A3.3	PHASE 2 EAST EXTERIOR ELEVATION	1/30/20	
029	A3.4	PHASE 2 WEST EXTERIOR ELEVATION	1/30/20	

2  
A1.0 PROJECT SITE  
NO SCALE

AERIAL PHOTO'S SHOW EXISTING SITE

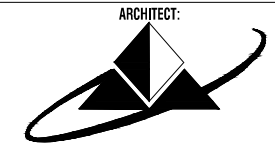
3  
A1.0 PROJECT DESCRIPTION  
NO SCALE



**PHASE 1 - KARME L PLAZA**  
 ENCLOSE EXISTING PARKING RAMP  
 CONVERT GROUND FLOOR & 4TH FLOOR OF PARKING RAMP INTO RETAIL SHOPS

**PHASE 1 - KARME L SQUARE**  
 BUILD 6 STORY BUILDING  
 PARKING & APARTMENTS  
 ON KARME L SQUARE LAND

**PHASE 2 - KARME L SQUARE**  
 BUILD 6 STORY BUILDING  
 CONNECTED TO PHASE 1  
 RETAIL ON MAIN FLOOR  
 PARKING & APARTMENTS ON 2ND - 6TH FLOORS  
 PURCHASED WALGREENS PROPERTY



**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: BRIM HOUWMAN  
 REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 1  
 PHASE 2  
 KARME L PLAZA  
 KARME L SQUARE**  
 2910/2940 Pillsbury Ave MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:

**SABRI PROPERTIES**  
 207 E LAKE ST. SUITE 300  
 MINNEAPOLIS, MN 55408

**NOTE:**  
 THIS SET OF PLANS IS FOR A DESIGN-BUILD PROJECT. ANY INFORMATION NOT CLARIFIED BY MANUFACTURER, PERFORMANCE REQUIREMENTS OR DETAILS ON THIS PLAN SET ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND THE OWNER. ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS WHICH REQUIRE THE CONTRACTOR TO CHOOSE ONE METHOD, DIMENSION OR MATERIAL OVER ANOTHER ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK IS STARTED, FOR CLARIFICATION.

KARME L PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
 KARME L SQUARE - NEW 6 STORY BLDG  
 SCHEMATIC PLANS - CoW 9-13-19  
 SCHEMATIC PLANS - CoW 1-30-20

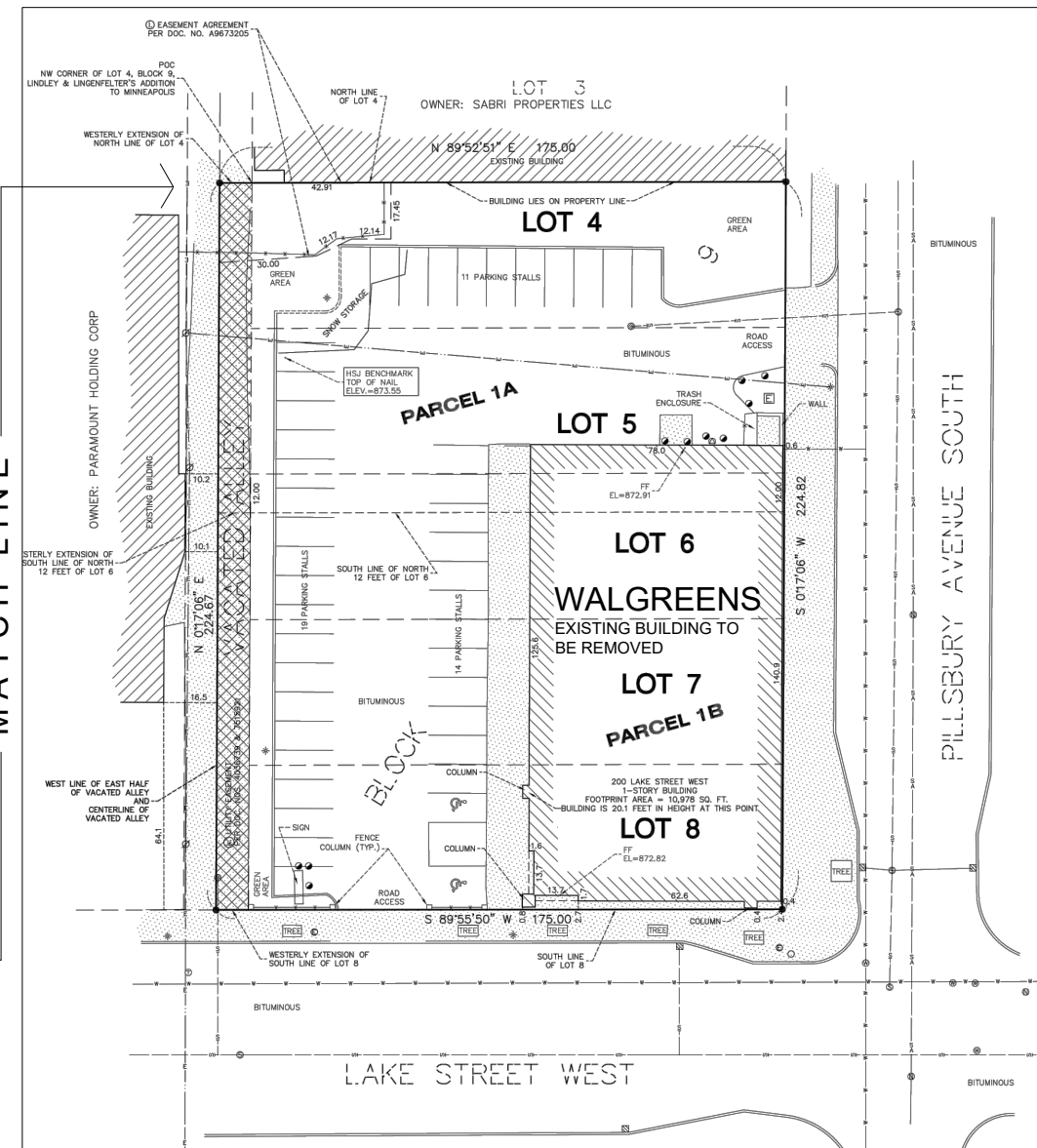
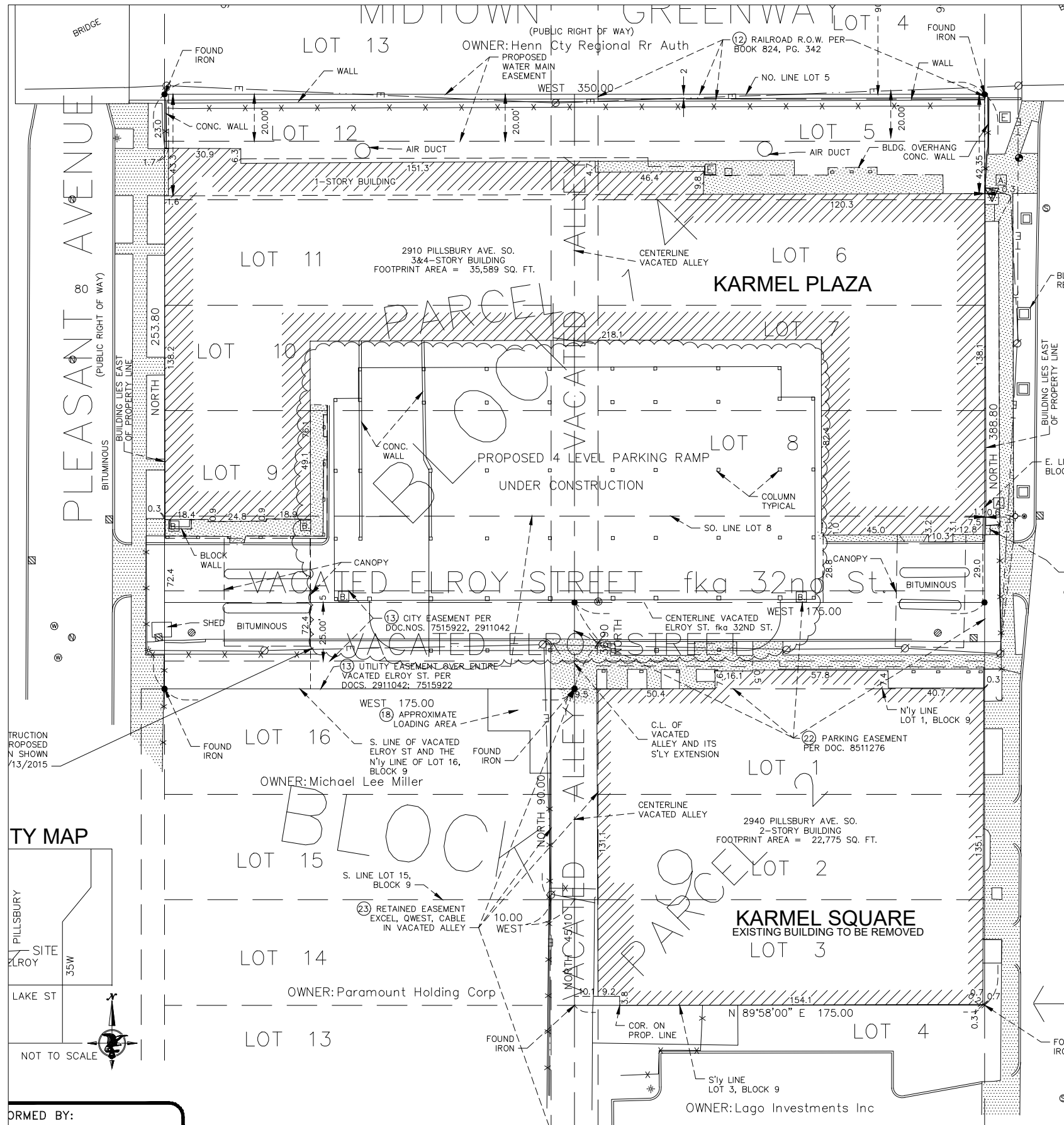
JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"X34")

**PROJECT INFO.**  
 SHEET INDEX  
**001-A1.0**



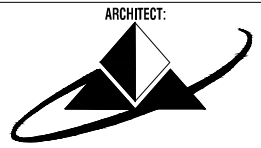
# EXISTING SITE CONDITIONS - KARMEL PLAZA - KARMEL SQUARE - WALGREENS

KARMEL PLAZA - ENCLOSE PARKING RAMP WITH WALLS/ROOF  
KARMEL SQUARE & WALGREENS - REMOVE BUILDINGS - CONSTRUCT NEW 6 STORY BUILDING



1  
A1.1  
KARMEL PLAZA - KARMEL SQUARE  
NO SCALE

2  
A1.1  
WALGREENS  
NO SCALE



**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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REGISTRATION NO.: 22804 DATE: 18-14-16

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**KARMEL PLAZA  
KARMEL SQUARE**  
2910/2940 Pillsbury Ave MINNEAPOLIS, MN

BUILDING OWNER /  
GENERAL CONTRACTOR:



**SABRI PROPERTIES**  
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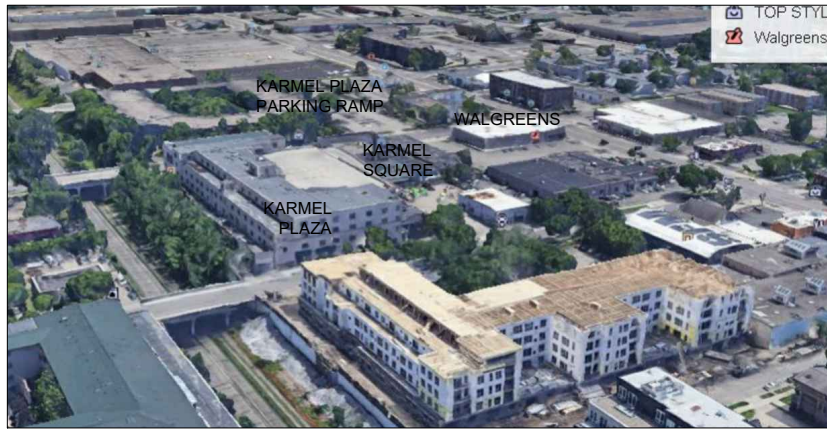
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KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARMEL SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

EXISTING SITE  
SURVEY'S  
**002-A1.1**





1 AERIAL VIEW - NORTHWEST CORNER  
A1.2 NO SCALE

EXISTING CONDITIONS  
PROJECT DESCRIPTION

KARMEL PLAZA -  
ENCLOSE RAMP  
WITH WALLS/ROOF

KARMEL SQUARE -  
REMOVE BUILDING -  
NEW 6 STORY STRUCTURE



6 AERIAL VIEW - SOUTHWEST CORNER  
A1.2 NO SCALE

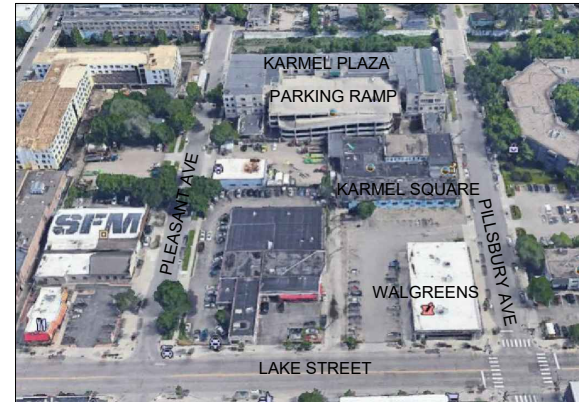


9 AERIAL VIEW - NORTHEAST CORNER  
A1.2 NO SCALE



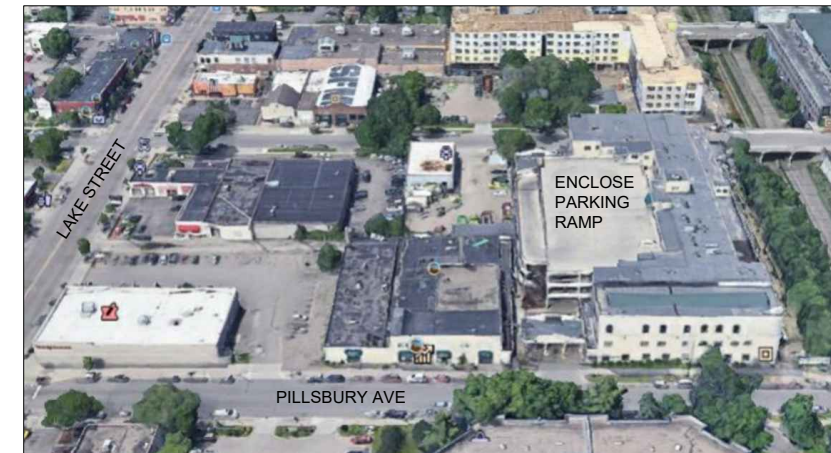
2 AERIAL VIEW - WEST SIDE - PLEASANT AVE  
A1.2 NO SCALE

KARMEL PLAZA PARKING RAMP -  
ENCLOSE RAMP WITH WALLS/ROOF



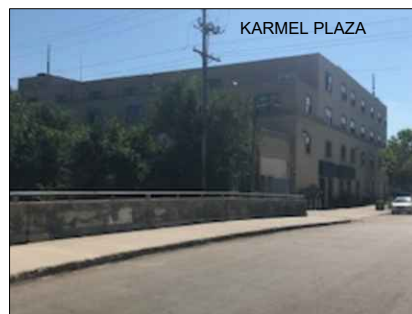
KARMEL SQUARE -  
REMOVE BUILDING -  
NEW 6 STORY ON  
KARMEL SQUARE  
SITE - NEW  
STRUCTURE TO  
INCLUDE  
WALGREENS SITE

7 AERIAL VIEW - SOUTH SIDE - LAKE STREET  
A1.2 NO SCALE

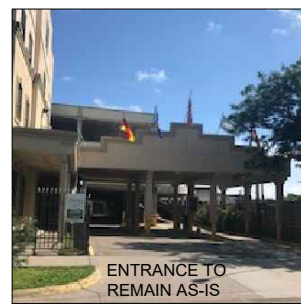


10 AERIAL VIEW - EAST SIDE - PILLSBURY AVE  
A1.2 NO SCALE

KARMEL SQUARE - REMOVE 2 STORY BUILDING -  
REMOVE WALGREENS - CONSTRUCT NEW 6 STORY  
ON KARMEL SQUARE AND WALGREENS SITE



3 NORTHWEST  
KARMEL PLAZA  
A1.2 NO SCALE



4 PARKING ENTRANCE  
KARMEL PLAZA  
A1.2 NO SCALE



KARMEL PLAZA PARKING RAMP -  
ENCLOSE RAMP WITH WALLS/ROOF

5 PARKING RAMP  
KARMEL PLAZA  
A1.2 NO SCALE

KARMEL SQUARE - REMOVE 2 STORY BUILDING -  
REMOVE WALGREENS - CONSTRUCT NEW 6 STORY  
ON KARMEL SQUARE AND WALGREENS SITE



8 SOUTHEAST CORNER - LAKE STREET  
A1.2 NO SCALE



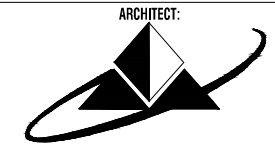
11 SOUTHEAST  
KARMEL SQUARE  
A1.2 NO SCALE  
KARMEL SQUARE -  
REMOVE 2 STORY BUILDING



12 PARKING EXIT  
KARMEL PLAZA  
A1.2 NO SCALE



13 PARKING EXIT  
KARMEL PLAZA  
A1.2 NO SCALE  
REMOVE PLAZA EXIT



**HOUWMAN  
ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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OF THE STATE OF MINNESOTA

NAME  
BRIAN HOUWMAN

REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 1  
PHASE 2**  
**KARMEL PLAZA  
KARMEL SQUARE**  
2910/2940 Pillsbury Ave MINNEAPOLIS, MN

BUILDING OWNER /  
GENERAL CONTRACTOR:



NOTE:  
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OF PARKING RAMP  
KARMEL SQUARE - NEW 6 STORY BLDG  
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SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
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(FULL SIZE SHEET 22"x34")

EXISTING SITE  
PHOTO'S  
**003-A1.2**



# KARMEL SQUARE

NEW 6 STORY BUILDING - SET IN 2 PHASES

PHASE 1 / EXISTING KARMEL SITE & KARMEL PLAZA

PHASE 2 / CONNECTION INTO ADJACENT WALGREENS SITE

BASEMENT & MAIN FLOOR PARKING

2ND & 3RD FLOOR PARKING & APARTMENTS

4TH, 5TH & 6TH FLOOR APARTMENTS

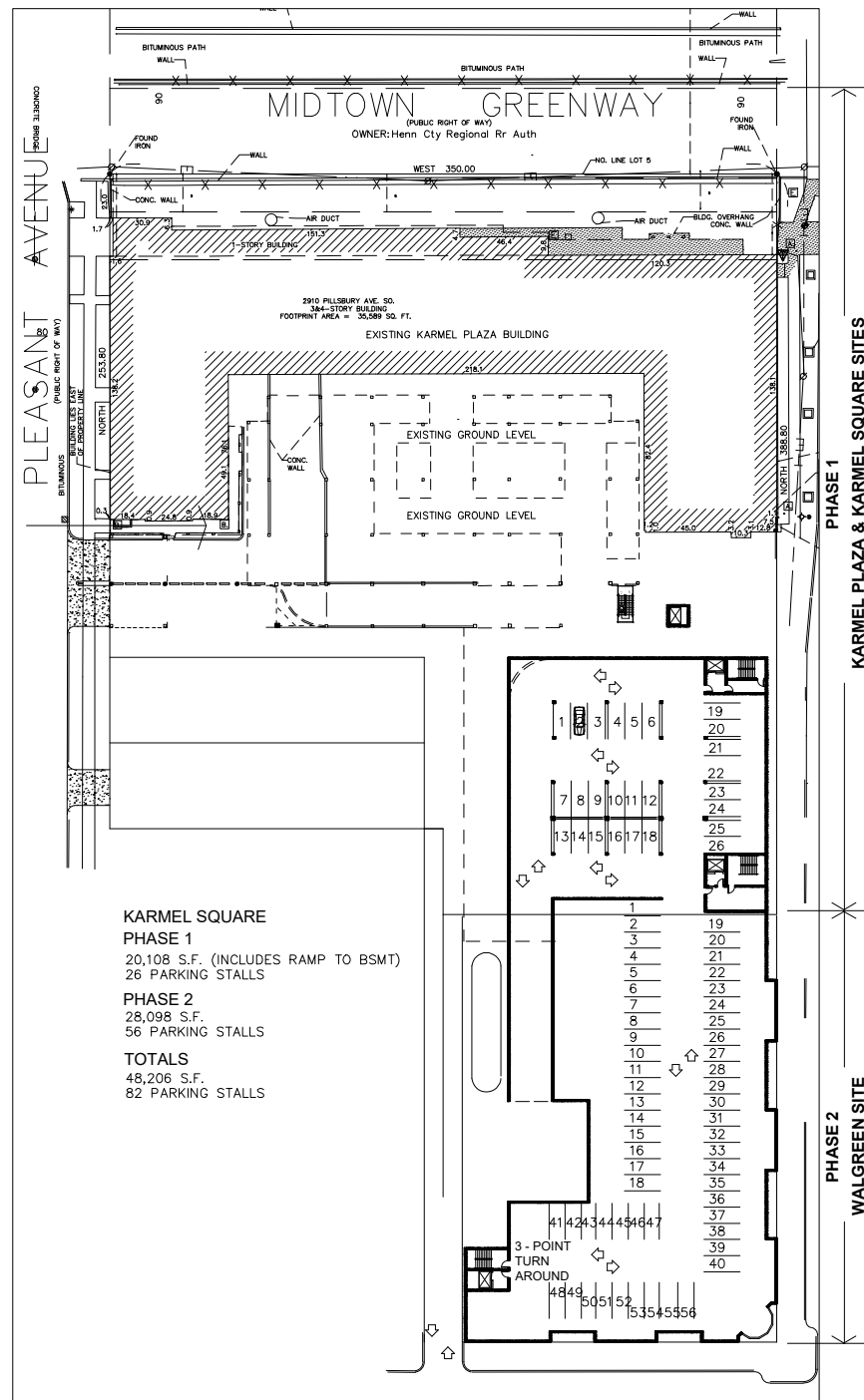
# KARMEL PLAZA

PHASE 1 / REMODEL 2 LEVELS OF PARKING INTO SHOPS

ENCLOSE EXISTING PARKING RAMP

SITE SQUARE FOOTAGE:

2910 PILLSBURY / KARMEL PLAZA	- 82,395 S.F.
2940 PILLSBURY / KARMEL SQUARE	- 30,082 S.F.
TOTAL EXISTING SITE	112,477 S.F.
200 LAKE STREET WEST / WALGREENS - PHASE 2	39,330 S.F.
TOTAL AREA FOR PROJECT SITE	151,807 S.F.



1 BASEMENT FLOOR PLAN  
SCALE: 1" = 50'-0"

## EXISTING CONDITIONS

### KARMEL PLAZA EXISTING PARKING RAMP

BASEMENT GARAGE LEVEL:	91 STALLS	BICYCLE PARKING	
SURFACE LEVEL:	51 STALLS	SURFACE OUTSIDE	54
RAMP - LEVEL 2	56 STALLS	INSIDE GARAGE LEVEL	10
RAMP - LEVEL 3	56 STALLS	TOTAL	64 BICYCLE SPACES
RAMP - LEVEL 4	57 STALLS		
TOTAL	311 PARKING STALLS		

### KARMEL PLAZA EXISTING BUILDING S.F.

2910 PILLSBURY - EXISTING SHOPS ON 4 FLOORS - 134,976 S.F.

### KARMEL SQUARE EXISTING BUILDING S.F.

2940 PILLSBURY - EXISTING 2 STORY BUILDING - 29,716 S.F.

### WALGREENS

200 LAKE STREET WEST - EXISTING 1 STORY BUILDING - 10,978 S.F.

## PROPOSED CONDITIONS

### KARMEL PLAZA

2910 PILLSBURY - EXISTING SHOPS ON 4 FLOORS - 134,976 S.F.  
+ 43,590 S.F. NEW SHOPS IN EXISTING PARKING  
+ 16,892 S.F. NEW SHOPS/MOSQUE/CONNECTIONS  
NEW AREAS - 60,482 S.F.  
2910 PILLSBURY NEW TOTAL = 134,976 + 60,482 = 195,458 S.F.

### KARMEL SQUARE

2940 PILLSBURY - PHASE 1 - 118,994 S.F.

### WALGREENS

200 LAKE STREET WEST - PHASE 2 - 188,919 S.F.  
NEW 6 STORY - 2940 PILLSBURY/200 LAKE STREET WEST - 307,913 S.F.

## PROPOSED CONDITIONS

### KARMEL PLAZA BUILDING / PARKING RAMP INFORMATION

BASEMENT GARAGE LEVEL:	91 STALLS	TO REMAIN AS-IS
SURFACE LEVEL:	51 STALLS - DELETE STALLS - CONVERT TO RETAIL SPACE	
RAMP - LEVEL 2	56 STALLS - TO REMAIN AS-IS	
RAMP - LEVEL 3	56 STALLS - TO REMAIN AS-IS	
RAMP - LEVEL 4	57 STALLS - DELETE STALLS - CONVERT TO RETAIL SPACE	
TOTAL	311 PARKING STALLS - 108 PARKING STALLS TO BE DELETED	
	203 PARKING STALLS TO REMAIN	

### KARMEL SQUARE / WALGREENS PROJECT INFORMATION:

TOTAL PARKING STALLS - 190	PHASE 1	PHASE 2
BASEMENT / BUILDING SERVICES	62 PARKING STALLS	128 PARKING STALLS = 190
MAIN FLOOR / PARKING	26 PARKING STALLS	56 PARKING STALLS = 82
2ND FLOOR / PARKING & 13 APARTMENTS	12 PARKING STALLS	0 PARKING STALLS = 12
3RD FLOOR / PARKING & 13 APARTMENTS	12 PARKING STALLS	36 PARKING STALLS = 48
4TH FLOOR / APARTMENTS / 22 UNITS	3 APARTMENTS	10 APARTMENTS
5TH FLOOR / APARTMENTS / 22 UNITS	12 PARKING STALLS	36 PARKING STALLS = 48
6TH FLOOR / APARTMENTS / 22 UNITS	3 APARTMENTS	10 APARTMENTS
	7 APARTMENTS	15 APARTMENTS
	7 APARTMENTS	15 APARTMENTS
	7 APARTMENTS	15 APARTMENTS
	92 APARTMENTS	27 APARTMENTS
		65 APARTMENTS

### RETAIL SPACES:

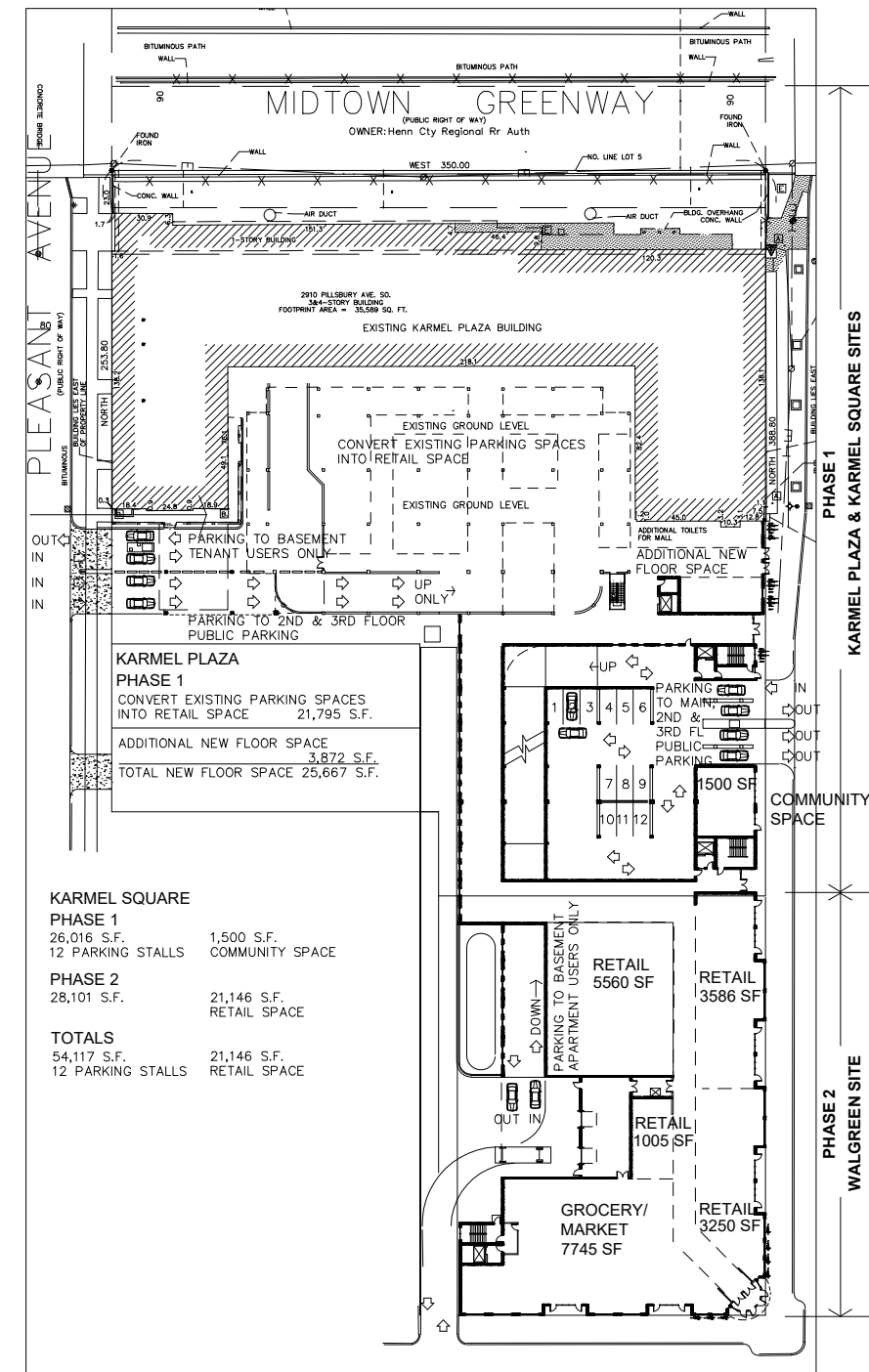
#### KARMEL PLAZA:

195,458 S.F.

#### KARMEL SQUARE / WALGREENS:

21,146 S.F.

NEW TOTAL FOR RETAIL 195,458 S.F. + 21,146 S.F. = 216,604 S.F.



2 MAIN FLOOR PLAN  
SCALE: 1" = 50'-0"

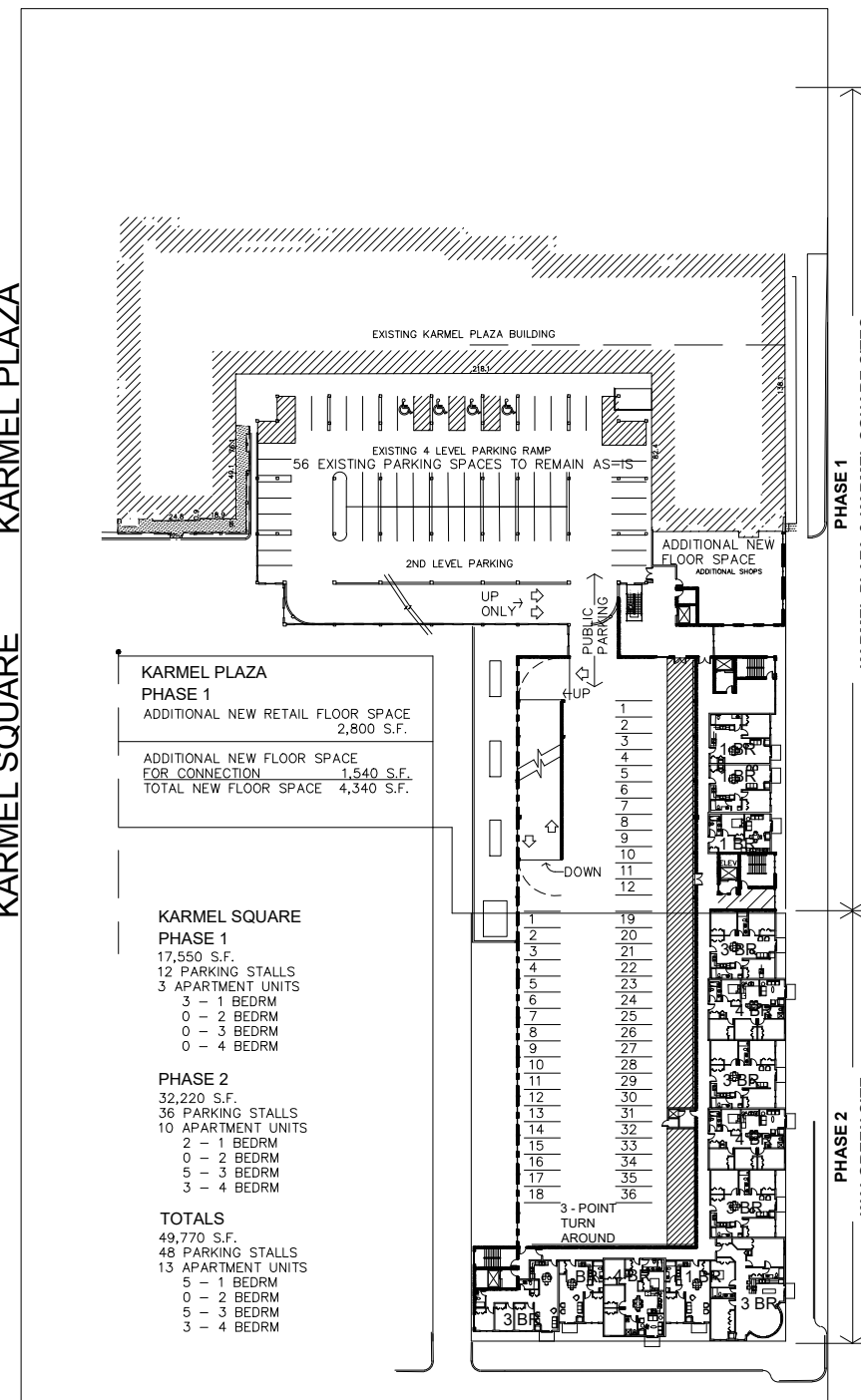
## KARMEL PLAZA - KARMEL SQUARE

### PARKING RAMP INFORMATION

KARMEL PLAZA -	203 PARKING STALLS + BICYCLE
KARMEL SQUARE -	190 PARKING STALLS + BICYCLE
TOTAL FOR PROJECT	393 PARKING STALLS + BICYCLE
NOTE: ORIGINAL PLAZA & SQUARE HAD 311 PARKING STALLS /	
NEW PLAZA & SQUARE TO HAVE 393 PARKING STALLS FOR:	
KARMEL PLAZA - EXIST. 4 LEVELS OF SHOPS + 2 LEVELS OF EXIST. PARKING CONVERTED INTO SHOPS	
KARMEL SQUARE - 92 APARTMENTS	

## PROJECT SCHEDULE

PHASE 1 TO START CONSTRUCTION IMMEDIATELY  
WALGREENS PROPERTY PURCHASE DECEMBER 2019  
WALGREENS LEASE ENDS 2021  
PHASE 2 TO START CONSTRUCTION 2021



3 2ND FLOOR PLAN  
SCALE: 1" = 50'-0"

for city use

ARCHITECT:



**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: BRIAN HOUWMAN  
REGISTRATION NO.: 22804 DATE: 18-14-16

**PHASE 1  
PHASE 2  
KARMEL PLAZA  
KARMEL SQUARE**  
2910/2940 Pillsbury Ave MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



NOTE:

THIS SET OF PLANS IS FOR A DESIGN-BUILD PROJECT. ANY INFORMATION NOT CLARIFIED BY MANUFACTURER, PERFORMANCE REQUIREMENTS OR DETAILS ON THIS PLAN SET ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND THE OWNER. ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS WHICH REQUIRE THE CONTRACTOR TO CHOOSE ONE METHOD, DIMENSION OR MATERIAL OVER ANOTHER ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK IS STARTED, FOR CLARIFICATION.

KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARMEL SQUARE - NEW 6 STORY BLDG SCHEMATIC PLANS - CoW 9-13-19

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

PROJECT DESCRIPTION  
**004-A1.3**

# KARMEL SQUARE

NEW 6 STORY BUILDING - SET IN 2 PHASES  
**PHASE 1 / EXISTING KARMEL SITE & KARMEL PLAZA**  
**PHASE 2 / CONNECTION INTO ADJACENT WALGREENS SITE**

# KARMEL PLAZA

**PHASE 1 / REMODEL 2 LEVELS OF PARKING INTO SHOPS**  
**ENCLOSE EXISTING PARKING RAMP**

**SITE SQUARE FOOTAGE:**

2910 PILLSBURY / KARMEL PLAZA	- 82,395 S.F.
2940 PILLSBURY / KARMEL SQUARE	- 30,082 S.F.
TOTAL EXISTING SITE	112,477 S.F.
200 LAKE STREET WEST / WALGREENS - PHASE 2	39,330 S.F.
TOTAL AREA FOR PROJECT SITE	151,807 S.F.

**EXISTING CONDITIONS**

**KARMEL PLAZA EXISTING PARKING RAMP**

BASEMENT GARAGE LEVEL:	91 STALLS	
SURFACE LEVEL:	51 STALLS	BICYCLE PARKING
RAMP - LEVEL 2	56 STALLS	SURFACE OUTSIDE
RAMP - LEVEL 3	56 STALLS	INSIDE GARAGE LEVEL
RAMP - LEVEL 4	57 STALLS	
TOTAL	311 PARKING STALLS	TOTAL 64 BICYCLE SPACES

**KARMEL PLAZA EXISTING BUILDING S.F.**  
 2910 PILLSBURY - EXISTING SHOPS ON 4 FLOORS - 134,976 S.F.

**KARMEL SQUARE EXISTING BUILDING S.F.**  
 2940 PILLSBURY - EXISTING 2 STORY BUILDING - 29,716 S.F.

**WALGREENS**  
 200 LAKE STREET WEST - EXISTING 1 STORY BUILDING - 10,978 S.F.

**PROPOSED CONDITIONS**

**KARMEL PLAZA**  
 2910 PILLSBURY - EXISTING SHOPS ON 4 FLOORS - 134,976 S.F.  
 + 43,590 S.F. NEW SHOPS IN EXISTING PARKING  
 + 16,892 S.F. NEW SHOPS/MOSQUE/CONNECTIONS  
 NEW AREAS - 60,482 S.F.  
 2910 PILLSBURY NEW TOTAL = 134,976 + 60,482 = 195,458 S.F.

**KARMEL SQUARE**  
 2940 PILLSBURY - PHASE 1 - 118,994 S.F.  
**WALGREENS**  
 200 LAKE STREET WEST - PHASE 2 - 188,919 S.F.  
 NEW 6 STORY - 2940 PILLSBURY/200 LAKE STREET WEST - 307,913 S.F.

**PROPOSED CONDITIONS**

**KARMEL PLAZA BUILDING / PARKING RAMP INFORMATION**

BASEMENT GARAGE LEVEL:	91 STALLS	TO REMAIN AS-IS
SURFACE LEVEL:	51 STALLS	DELETE STALLS - CONVERT TO RETAIL SPACE
RAMP - LEVEL 2	56 STALLS	TO REMAIN AS-IS
RAMP - LEVEL 3	56 STALLS	TO REMAIN AS-IS
RAMP - LEVEL 4	57 STALLS	DELETE STALLS - CONVERT TO RETAIL SPACE
TOTAL	311 PARKING STALLS	108 PARKING STALLS TO BE DELETED
		203 PARKING STALLS TO REMAIN

**KARMEL SQUARE / WALGREENS PROJECT INFORMATION:**

TOTAL PARKING STALLS - 190	PHASE 1	PHASE 2
BASEMENT / BUILDING SERVICES	62 PARKING STALLS	128 PARKING STALLS = 190
MAIN FLOOR / PARKING	26 PARKING STALLS	56 PARKING STALLS = 82
2ND FLOOR / PARKING & 13 APARTMENTS	12 PARKING STALLS	0 PARKING STALLS = 12
3RD FLOOR / PARKING & 13 APARTMENTS	3 APARTMENTS	36 PARKING STALLS = 48
4TH FLOOR / APARTMENTS / 22 UNITS	12 PARKING STALLS	10 APARTMENTS
5TH FLOOR / APARTMENTS / 22 UNITS	3 APARTMENTS	36 PARKING STALLS = 48
6TH FLOOR / APARTMENTS / 22 UNITS	7 APARTMENTS	10 APARTMENTS
	7 APARTMENTS	15 APARTMENTS
	7 APARTMENTS	15 APARTMENTS
	92 APARTMENTS	27 APARTMENTS
		65 APARTMENTS

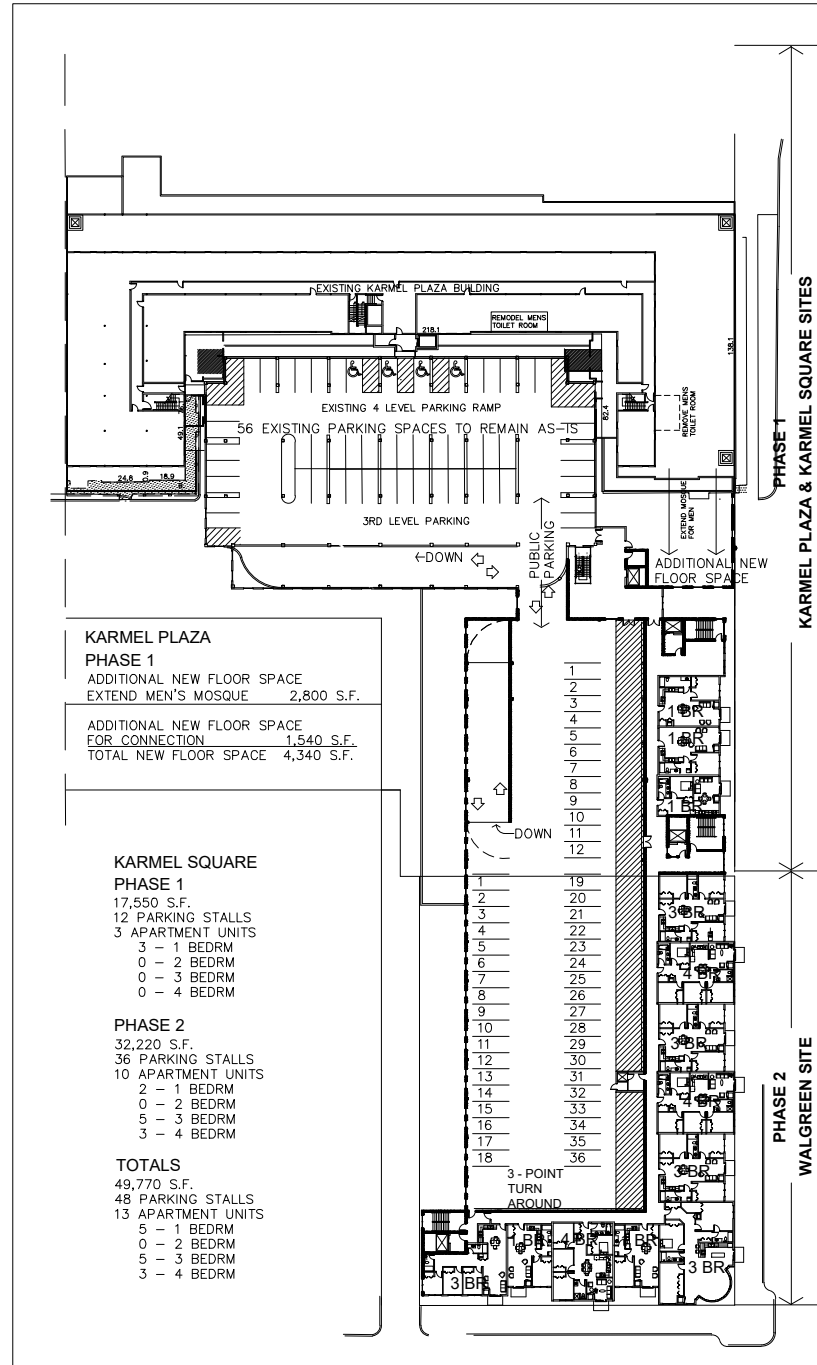
**RETAIL SPACES:**  
**KARMEL PLAZA:**  
 195,458 S.F.  
**KARMEL SQUARE / WALGREENS:**  
 21,146 S.F.  
 NEW TOTAL FOR RETAIL 195,458 S.F. + 21,146 S.F. = 216,604 S.F.

**KARMEL PLAZA - KARMEL SQUARE**  
**PARKING RAMP INFORMATION**

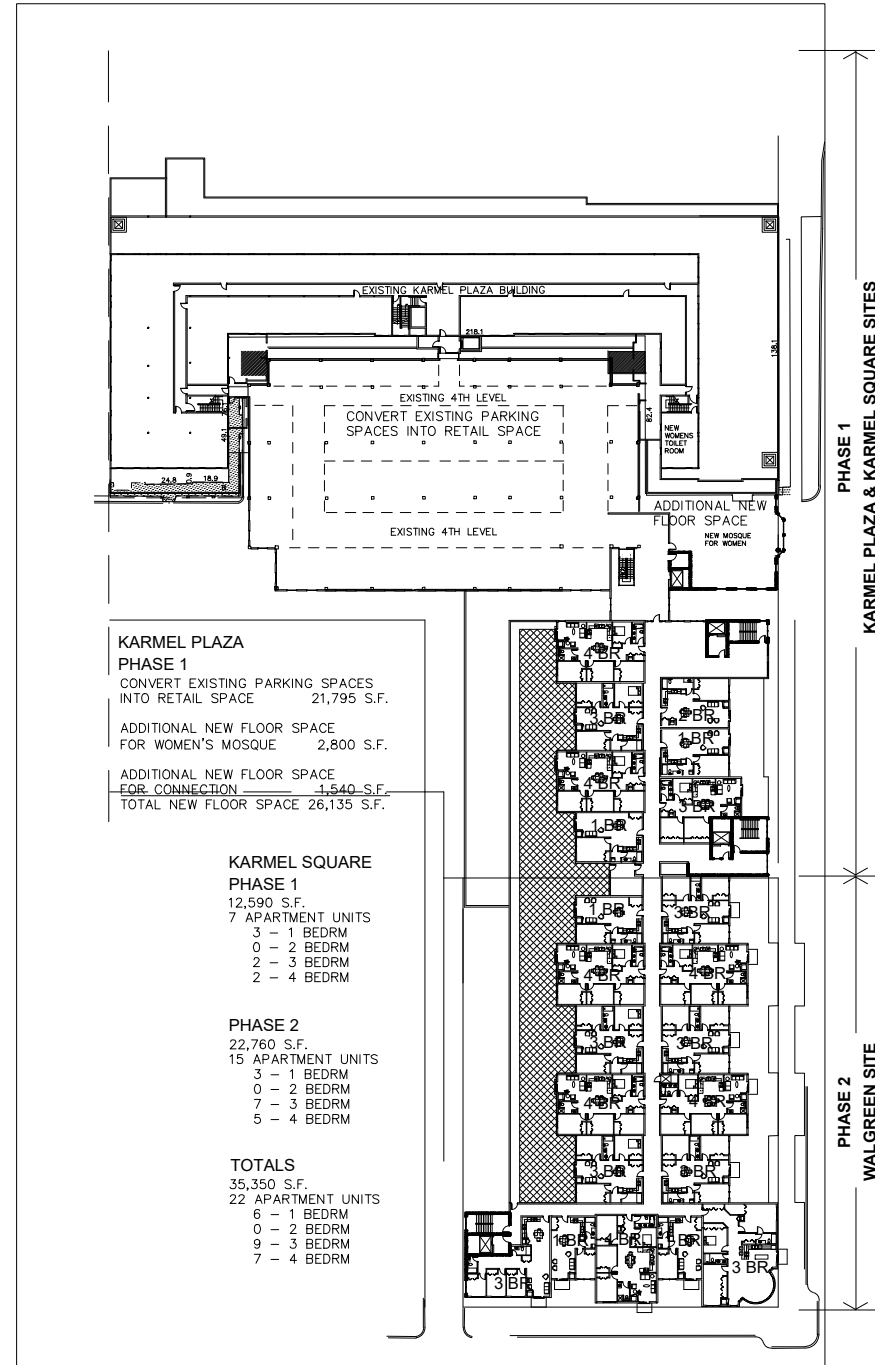
KARMEL PLAZA - 203 PARKING STALLS + BICYCLE  
 KARMEL SQUARE - 190 PARKING STALLS + BICYCLE  
 TOTAL FOR PROJECT 393 PARKING STALLS + BICYCLE  
 NOTE: ORIGINAL PLAZA & SQUARE HAD 311 PARKING STALLS /  
 NEW PLAZA & SQUARE TO HAVE 393 PARKING STALLS FOR:  
 KARMEL PLAZA - EXIST. 4 LEVELS OF SHOPS + 2 LEVELS OF EXIST. PARKING CONVERTED INTO SHOPS  
 KARMEL SQUARE - 92 APARTMENTS

**PROJECT SCHEDULE**

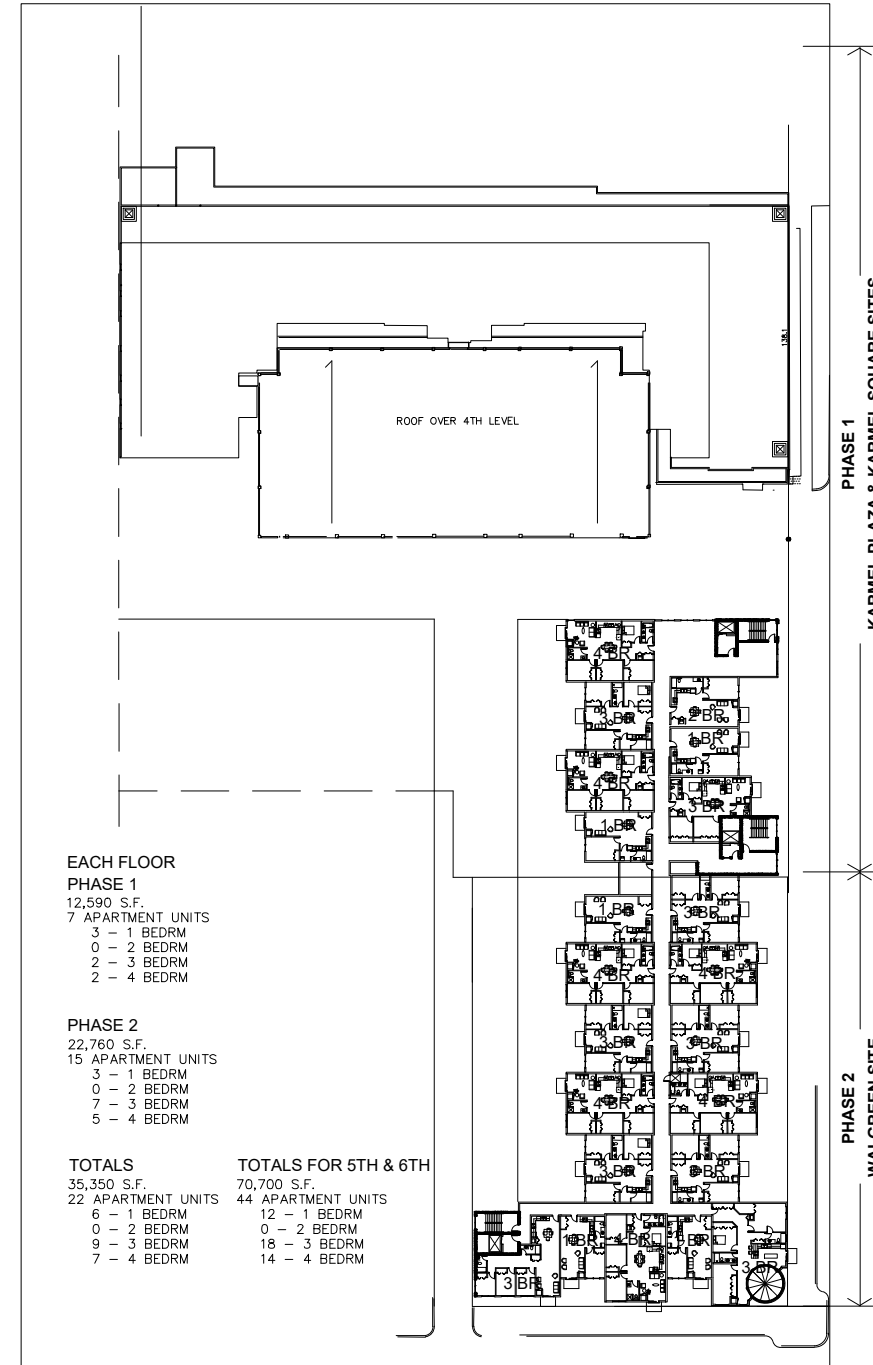
PHASE 1 TO START CONSTRUCTION IMMEDIATELY  
 WALGREENS PROPERTY PURCHASE DECEMBER 2019  
 WALGREENS LEASE ENDS 2021  
 PHASE 2 TO START CONSTRUCTION 2021



1 3RD FLOOR PLAN  
 SCALE: 1" = 50'-0"



2 4TH FLOOR PLAN  
 SCALE: 1" = 50'-0"



3 5TH & 6TH FLOOR PLAN  
 SCALE: 1" = 50'-0"



**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENNINGTON, MN 55775  
 651-631-0200

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: BRIAN HOUWMAN  
 REGISTRATION NO.: 22804 DATE: 18-14-16

**PHASE 1**  
**PHASE 2**  
**KARMEL PLAZA**  
**KARMEL SQUARE**  
 2910/2940 Pillsbury Ave MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:

**SABRI PROPERTIES**  
 207 E LAKE ST. SUITE 300  
 MINNEAPOLIS, MN 55408

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**KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP**  
**KARMEL SQUARE - NEW 6 STORY BLDG**  
 SCHEMATIC PLANS - CoW 9-13-19

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"X34")

**PROJECT DESCRIPTION**  
**005-A1.4**





1  
A1.5  
**NORTHWEST CORNER**  
NO SCALE



2  
A3.4  
**SOUTHWEST CORNER**  
NO SCALE

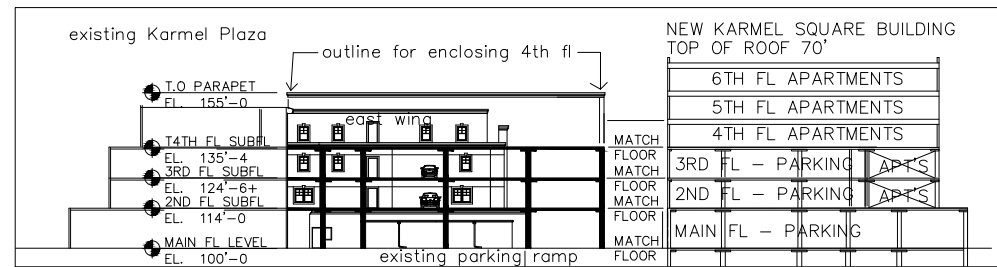


3  
A1.5  
**WEST SIDE - PLEASANT AVE**  
NO SCALE

# PHASE 1



7  
A1.5  
**AERIAL SOUTHSIDE SITE VIEW**  
NO SCALE



8  
A1.5  
**BUILDING SECTION**  
NO SCALE



4  
A1.5  
**NORTHEAST CORNER**  
NO SCALE

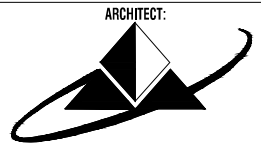


5  
A1.5  
**SOUTHEAST CORNER**  
NO SCALE



6  
A1.5  
**EAST SIDE - PILLSBURY AVE**  
NO SCALE

for city use



**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRIAN HOUWMAN  
REGISTRATION NO.: 22804 DATE: 18-14-16

## PHASE 1

PROJECT LOCATION:  
**KARAMEL SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:  
**SABRI PROPERTIES**  
207 E LAKE ST. SUITE 300  
MINNEAPOLIS, MN 55408

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KARAMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARAMEL SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19

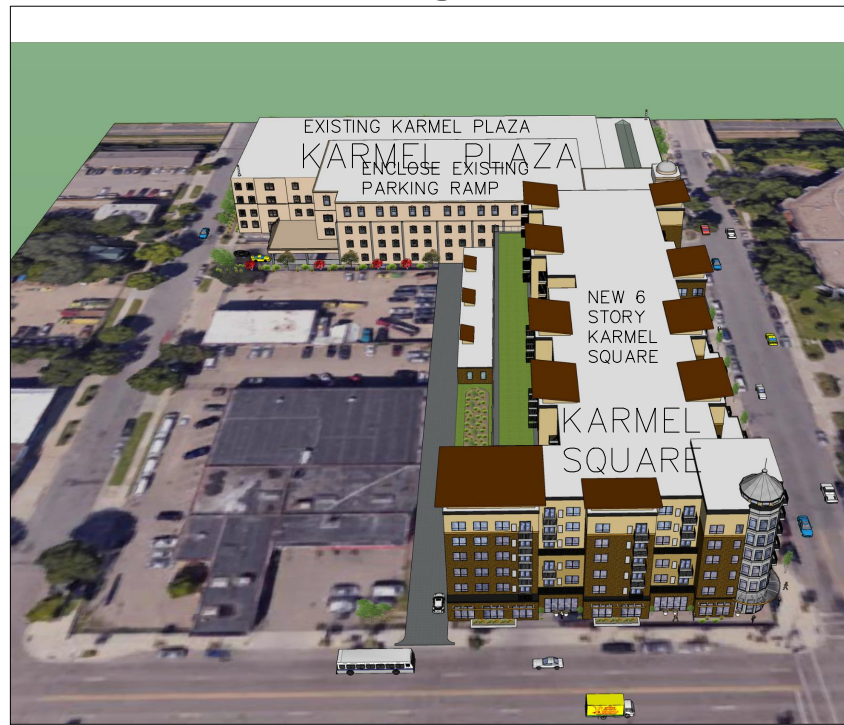
JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

**EXTERIOR PERSPECTIVES**  
**006-A1.5**





1 NORTHWEST CORNER  
A1.6 NO SCALE



7 AERIAL SOUTHSIDE SITE VIEW  
A1.6 NO SCALE



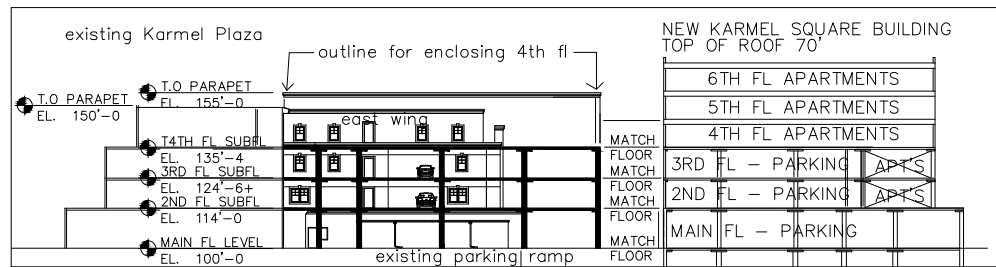
4 NORTHEAST CORNER  
A1.6 NO SCALE



2 SOUTHWEST CORNER  
A1.6 NO SCALE



5 SOUTHEAST CORNER  
A1.6 NO SCALE



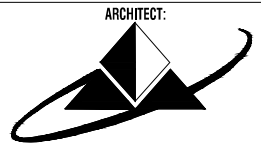
8 BUILDING SECTION  
A1.6 NO SCALE



3 WEST SIDE - PLEASANT AVE  
A1.6 NO SCALE



6 EAST SIDE - PILLSBURY AVE  
A1.6 NO SCALE



**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRIAN HOUWMAN  
REGISTRATION NO.: 22804 DATE: 18-14-16

**PHASE 2**  
PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:  
**SABRI PROPERTIES**  
207 E LAKE ST. SUITE 300  
MINNEAPOLIS, MN 55408

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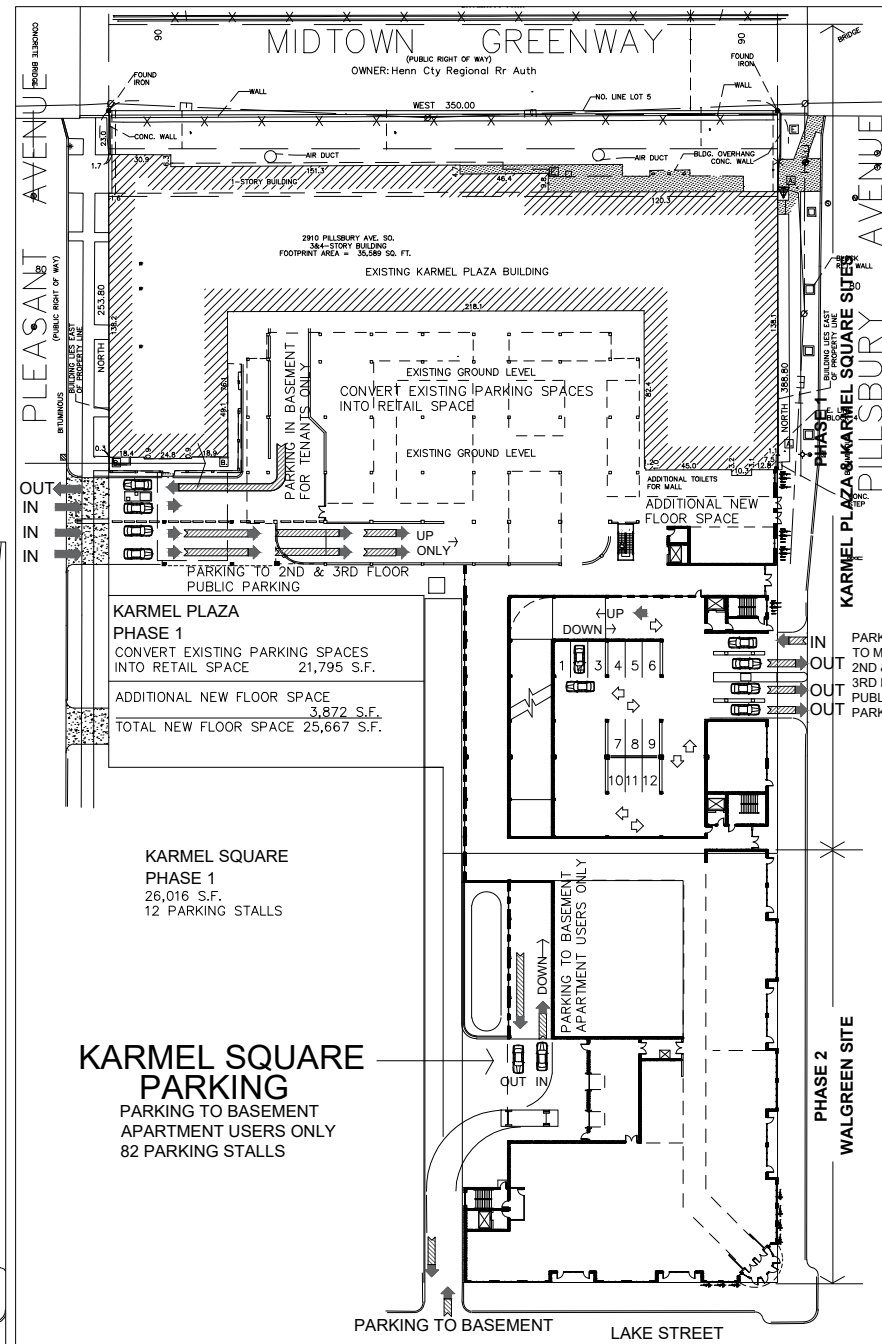
KARMEI PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARMEI SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

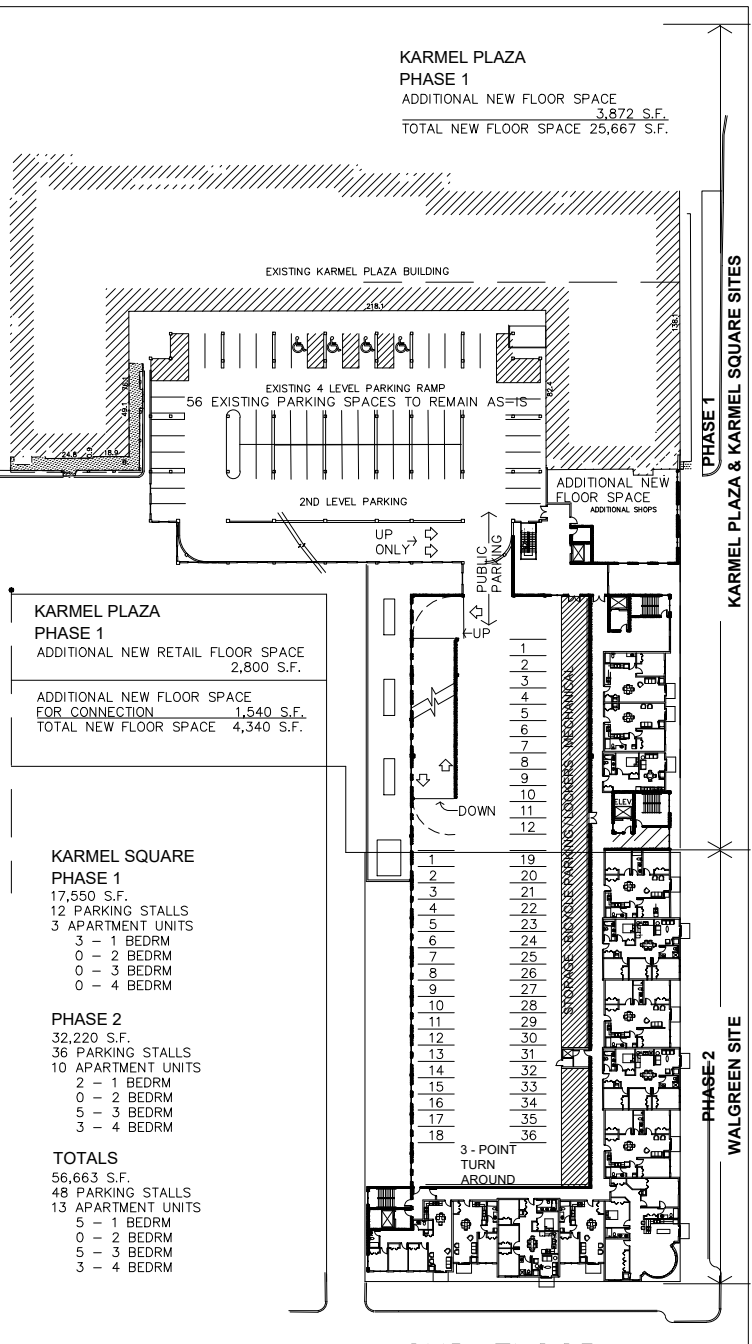
EXTERIOR PERSPECTIVES  
**007-A1.6**



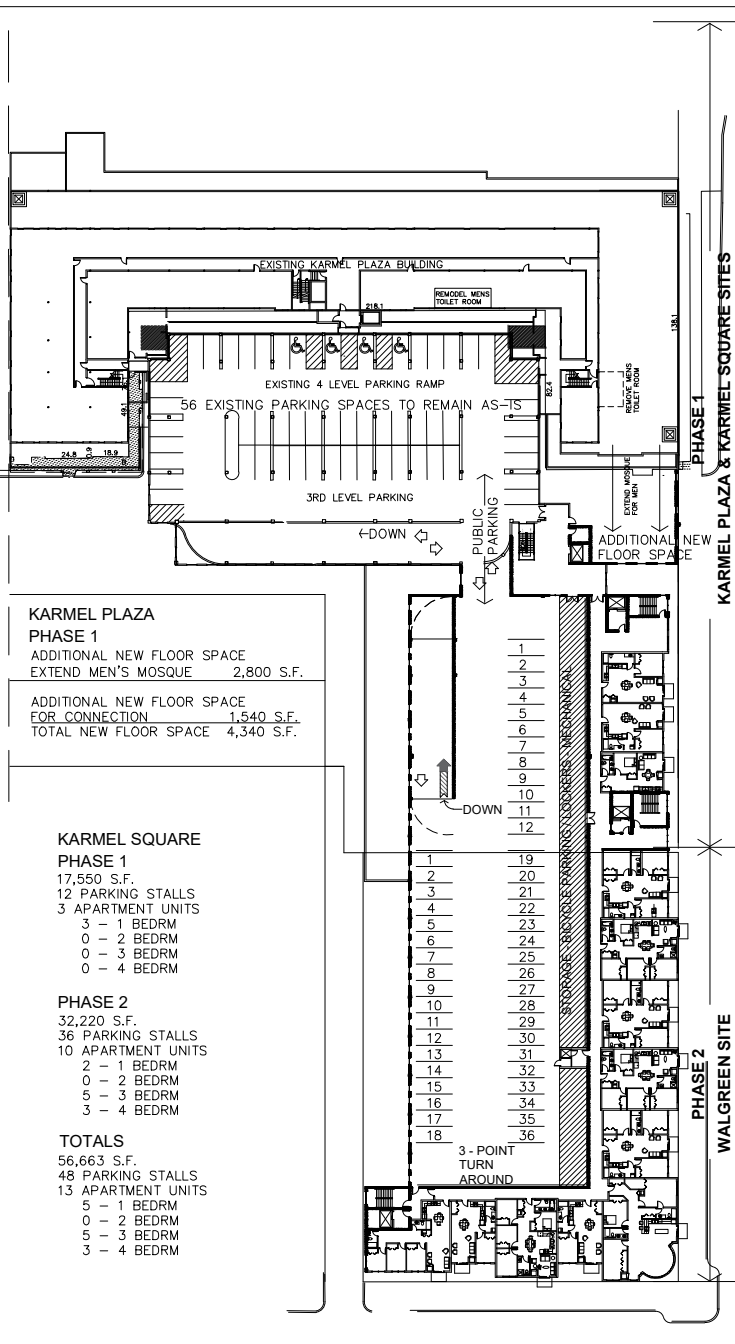
**KARMEI PLAZA PARKING**  
PARKING TO BASEMENT  
TENANT USERS ONLY  
91 PARKING STALLS



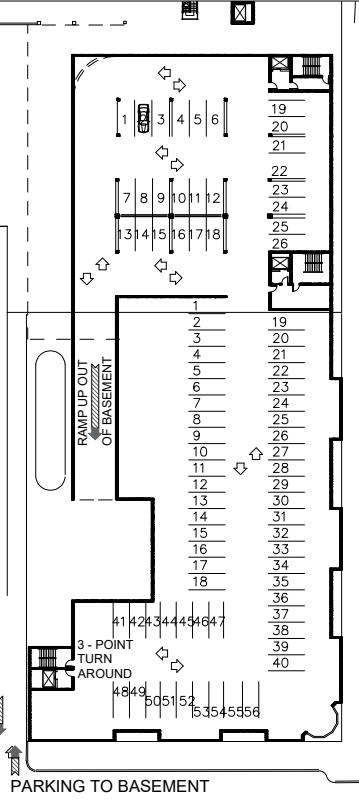
**2 MAIN FLOOR PLAN**  
SCALE: 1" = 50'-0"  
82 PARKING STALLS



**3 2ND FLOOR PLAN**  
SCALE: 1" = 50'-0"



**4 3RD FLOOR PLAN**  
SCALE: 1" = 50'-0"

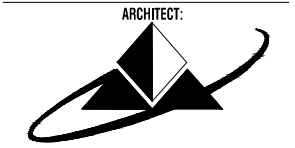


**1 BSM'T FL PLAN**  
SCALE: 1" = 50'-0"  
82 PARKING STALLS

**KARMEI PLAZA  
KARMEI SQUARE  
PARKING**

PLAZA BASEMENT PARKING	- 91 PARKING STALLS	(PARKING FOR TENANTS)
PLAZA PARKING 2ND & 3RD FLOORS	- 112 PARKING STALLS	(PUBLIC PARKING)
SQUARE BASEMENT PARKING	PHASE 1 - 26 PARKING STALLS	(PARKING FOR APARTMENTS)
	PHASE 2 - 56 PARKING STALLS	(PARKING FOR APARTMENTS)
SQUARE MAIN FLOOR PARKING	PHASE 1 - 12 PARKING STALLS	(PUBLIC PARKING)
SQUARE 2ND FLOOR PARKING	PHASE 1 - 12 PARKING STALLS	(PUBLIC PARKING)
	PHASE 2 - 36 PARKING STALLS	(PUBLIC PARKING)
SQUARE 3RD FLOOR PARKING	PHASE 1 - 12 PARKING STALLS	(PUBLIC PARKING)
	PHASE 2 - 36 PARKING STALLS	(PUBLIC PARKING)
TOTAL PARKING FOR RETAIL TENANTS	- 91 PARKING STALLS	
TOTAL PARKING FOR APARTMENTS	- 82 PARKING STALLS	
TOTAL PARKING FOR PUBLIC	- 220 PARKING STALLS	
TOTAL PARKING FOR PROJECT	- 393 PARKING STALLS	

KARMEI PLAZA - 203 PARKING STALLS + BICYCLE  
 KARMEI SQUARE - 190 PARKING STALLS + BICYCLE  
 TOTAL FOR PROJECT 393 PARKING STALLS + BICYCLE  
 NOTE: ORIGINAL PLAZA & SQUARE HAD 311 PARKING STALLS /  
 NEW PLAZA & SQUARE TO HAVE 393 PARKING STALLS FOR:  
 KARMEI PLAZA - EXIST. 4 LEVELS OF SHOPS + 2 LEVELS OF EXIST. PARKING CONVERTED INTO SHOPS  
 KARMEI SQUARE - 92 APARTMENTS



**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRIM HOUWMAN  
 REGISTRATION NO.: 22804 DATE: 18-14-16

**PHASE 1  
PHASE 2  
KARMEI PLAZA  
KARMEI SQUARE**  
2910/2940 Pillsbury Ave MINNEAPOLIS, MN

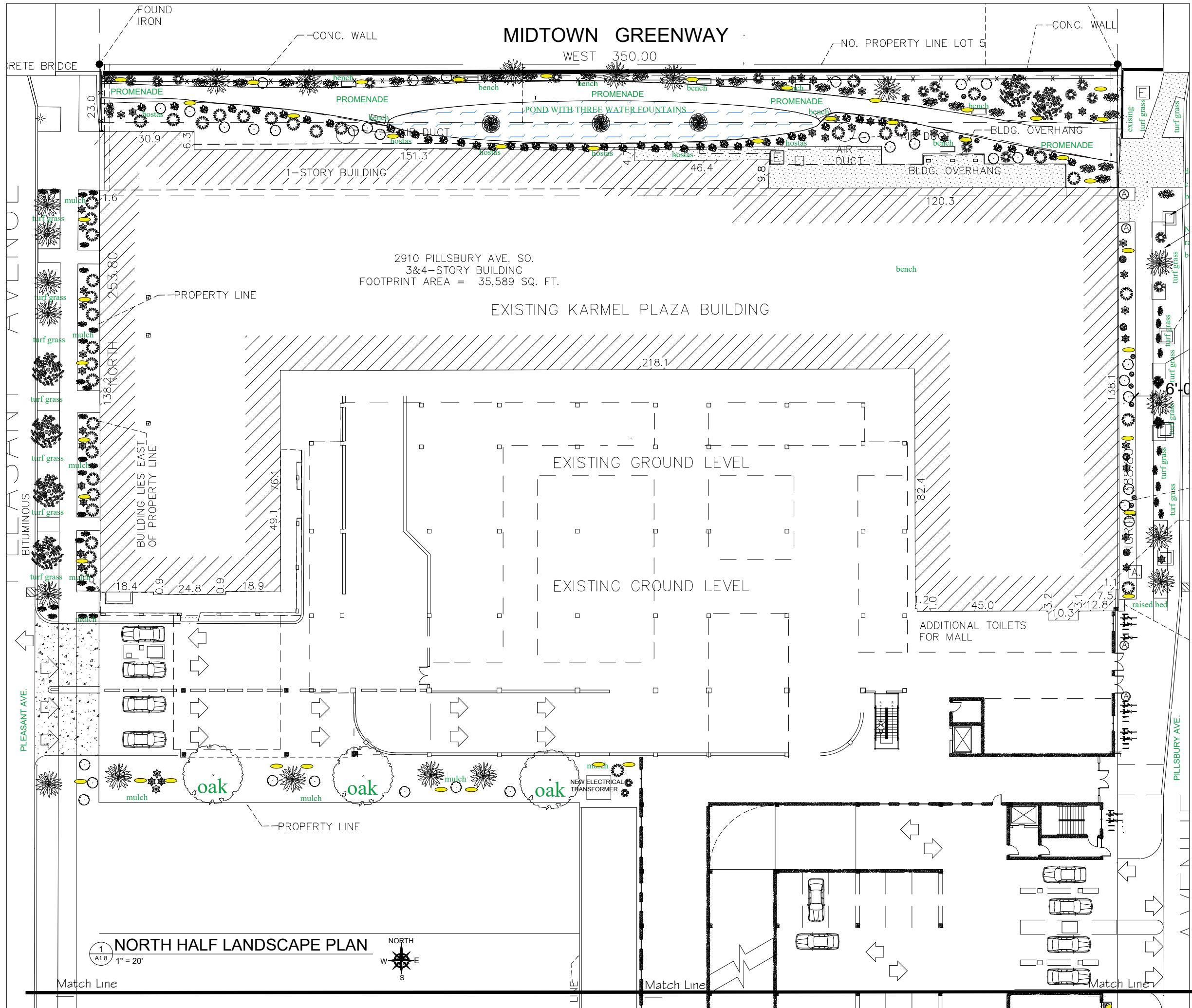
BUILDING OWNER / GENERAL CONTRACTOR:  
**SABRI PROPERTIES**  
 207 E LAKE ST. SUITE 300  
 MINNEAPOLIS, MN 55408

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**KARMEI PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP**  
**KARMEI SQUARE - NEW 6 STORY BLDG SCHEMATIC PLANS - CoW** 9-13-19

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"x34")

**TRAFFIC PATTERNS**  
**008-A1.7**



PLANT # and SYMBOL	SCIENTIFIC NAME	COMMON NAME	CT	MAT HGT	SPREAD
1	QUERCUS ROBUR & Q. ALBA 'CRISCHOST'	CRIMSON SPINE OAK TREE	8	40'	10'-20'
2	ACER SACCHARUM 'SALISTA'	ALL REDD MAPLE TREE	3	70'	40'-50'
3	JUNIPERUS SABINA 'SCANDIA'	JUNIPER 'SCANDIA' (ground cover)	51	12"-18"	3'-4'
4	AYONIA MELANOCARPA 'AUTUMN MARCH'	BLACK CHERRYBERRY 'AUTUMN MARCH'	29	5'	4'
5	SPIREA NIPPONICA	'GOLD PLAME' SPIREA	38	3'-4'	3'-4'
6	RUGOSA ROSE	RUGOSA ROSE 'PAVEMENT'	49	5'-4'	3'-4'
7	COUMMARS NANA 'HORNBEAM'	EUROPEAN HORNBREAM 'EVERGREEN'	19	26"	4"
8	HOSTA 'HALCYON'	BLUE IVORY HOSTA	47	16"	36"
9	PRUNUS SERRULATA 'AMANAGOWA'	JAPANESE FLOWERING CRAB TREE	19	25"	10"
10	HEX GRENATA	JAPANESE HOLLY SMALL EVERGREEN	16	6"	2'-3"
11	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	26	18"	18"
12	BETULA PLATYPHYLLATA 'RIGO'	DAKOTA PINNACLE ASIAN WHITE BIRCH	9	35"	10'-12"

- ⊙ = ANNUALS
- = LANDSCAPE DOWN LIGHTING
- ◐ = LANDSCAPE DOWN AND UP LIGHTING

all green space, including large planters to have automatic sprinkler systems.

12,262 SQUARE FEET OF TOTAL GREEN SPACE:

DIVIDED BY 500 SQ. FT. = 25 CANOPY TREES MINIMUM.  
SHOWN: 39 CANOPY TREES.

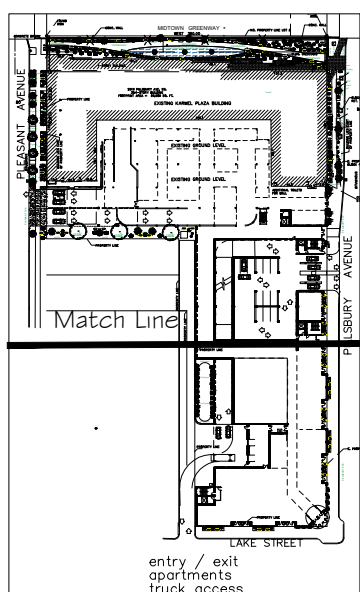
DIVIDED BY 100 SQ. FT. = 123 SHRUBS MIN.  
SHOWN: 167 SHRUBS

GENERAL NOTES:

IN NEW PLANTING AREAS, LANDSCAPED AREAS NOT COVERED WITH TURF GRASS, NATIVE GRASSES OR OTHER PERENNIAL FLOWERING PLANTS, VINES, SHRUBS, OR TREES TO BE COVERED WITH WOOD MULCH.

ALL LANDSCAPING PREPARED & IMPROVED AS SPECIFIED BY CURRENT MN. DEPT. OF TRANSPORTATION STANDARDS FOR SOIL PREPARATION & DRAINAGE.

TREES SHALL BE A MINIMUM OF 2 1/2 INCHES CALIPER IN SIZE.  
ALL SHRUBS SHALL BE A MINIMUM OF 1 GALLON CONTAINER SIZE.  
ALL LANDSCAPE MATERIALS SHALL BE TOLERANT OF SPECIFIC SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO HEAT, COLD, DROUGHT AND SALT.



KEY PLAN  
no scale

for city use

ARCHITECT:  
**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: BRIAN HOUWMAN  
REGISTRATION NO.: 22604 DATE: 10-14-16

**PHASE 1  
PHASE 2  
KARMEL PLAZA  
KARMEL SQUARE**  
2910/2940 Pillsbury Ave MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:  
**SABRI PROPERTIES**  
207 E LAKE ST., SUITE 300  
MINNEAPOLIS, MN 55408

NOTE:  
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KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARMEL SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

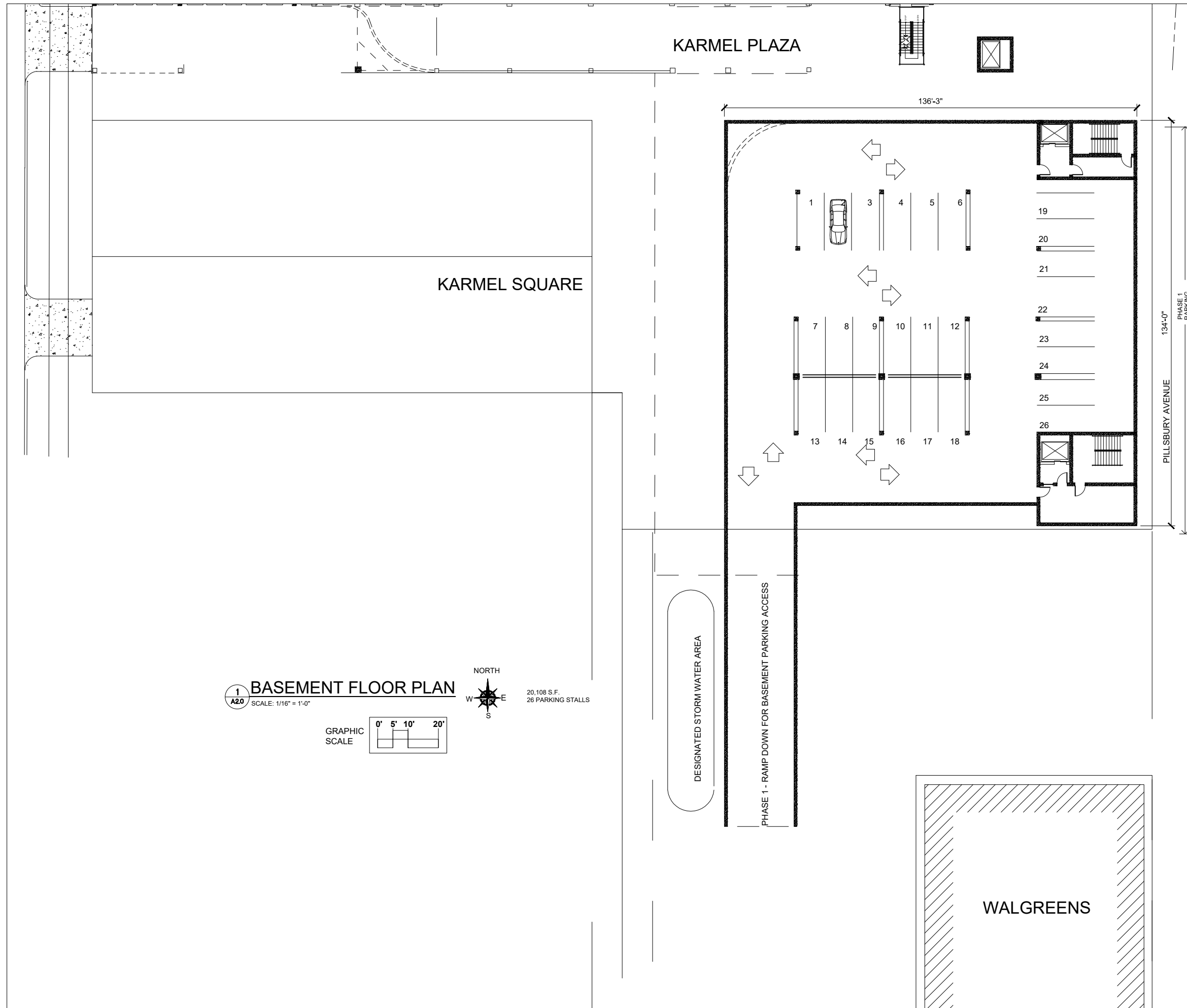
JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

**NORTH SITE  
LANDSCAPING  
009-A1.8**

1 NORTH HALF LANDSCAPE PLAN  
A1.8 1" = 20'





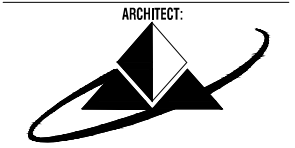


**1**  
**A2.0** **BASEMENT FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

GRAPHIC SCALE

0' 5' 10' 20'

20,108 S.F.  
26 PARKING STALLS



**HOUMAN ARCHITECTS**

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRUN HOUMAN  
REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 1**

PROJECT LOCATION:  
**KARMEL SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



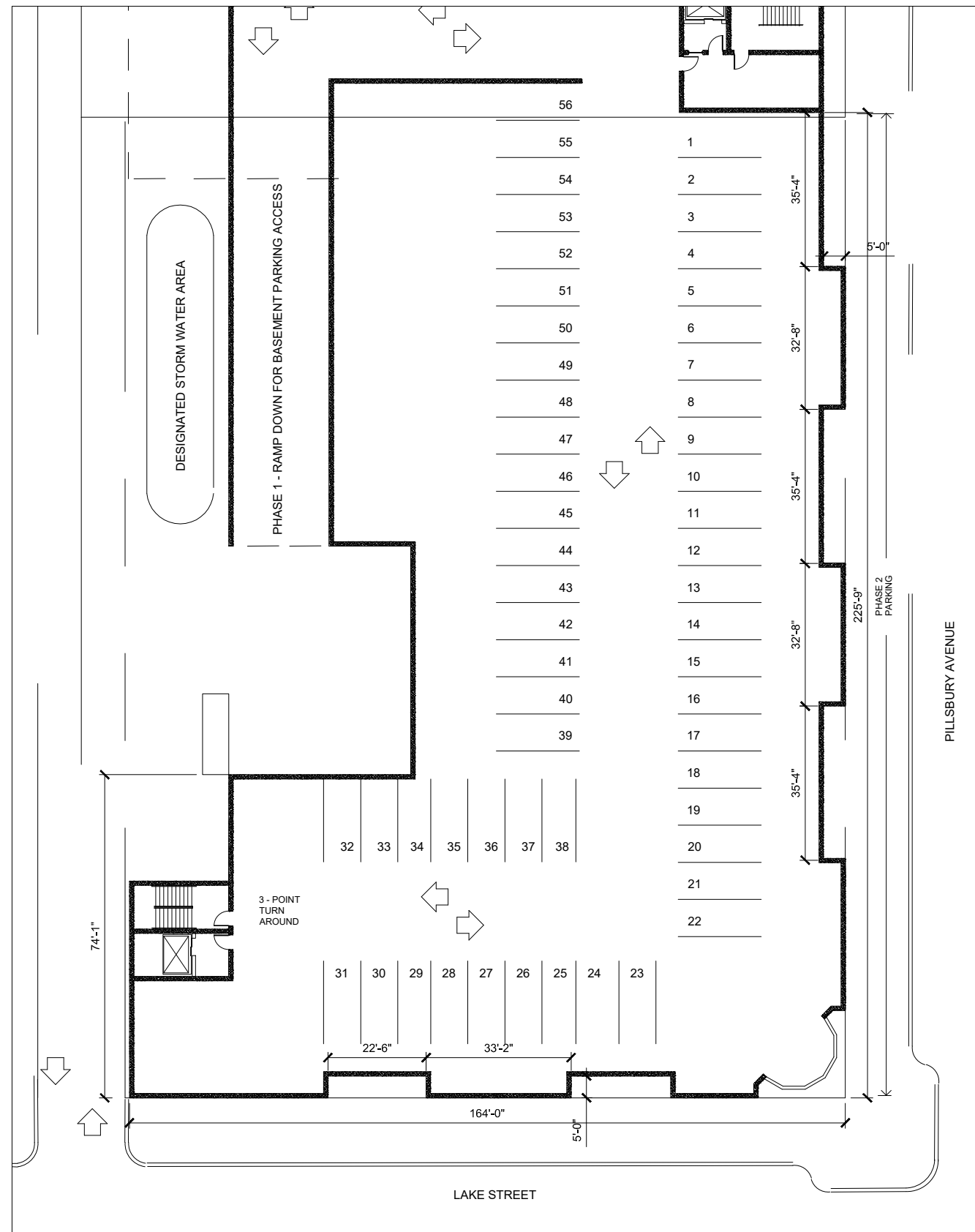
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**KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP**  
**KARMEL SQUARE - NEW 6 STORY BLDG**  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

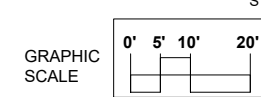
JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")


**BSMT FLOOR PLAN**

**011-A2.0**



**1 BASEMENT FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 28,098 S.F.  
 56 PARKING STALLS



ARCHITECT:  
  
**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA  
 NAME: BRIM HOUWMAN  
 REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 2**  
 PROJECT LOCATION:  
**KARMEI SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

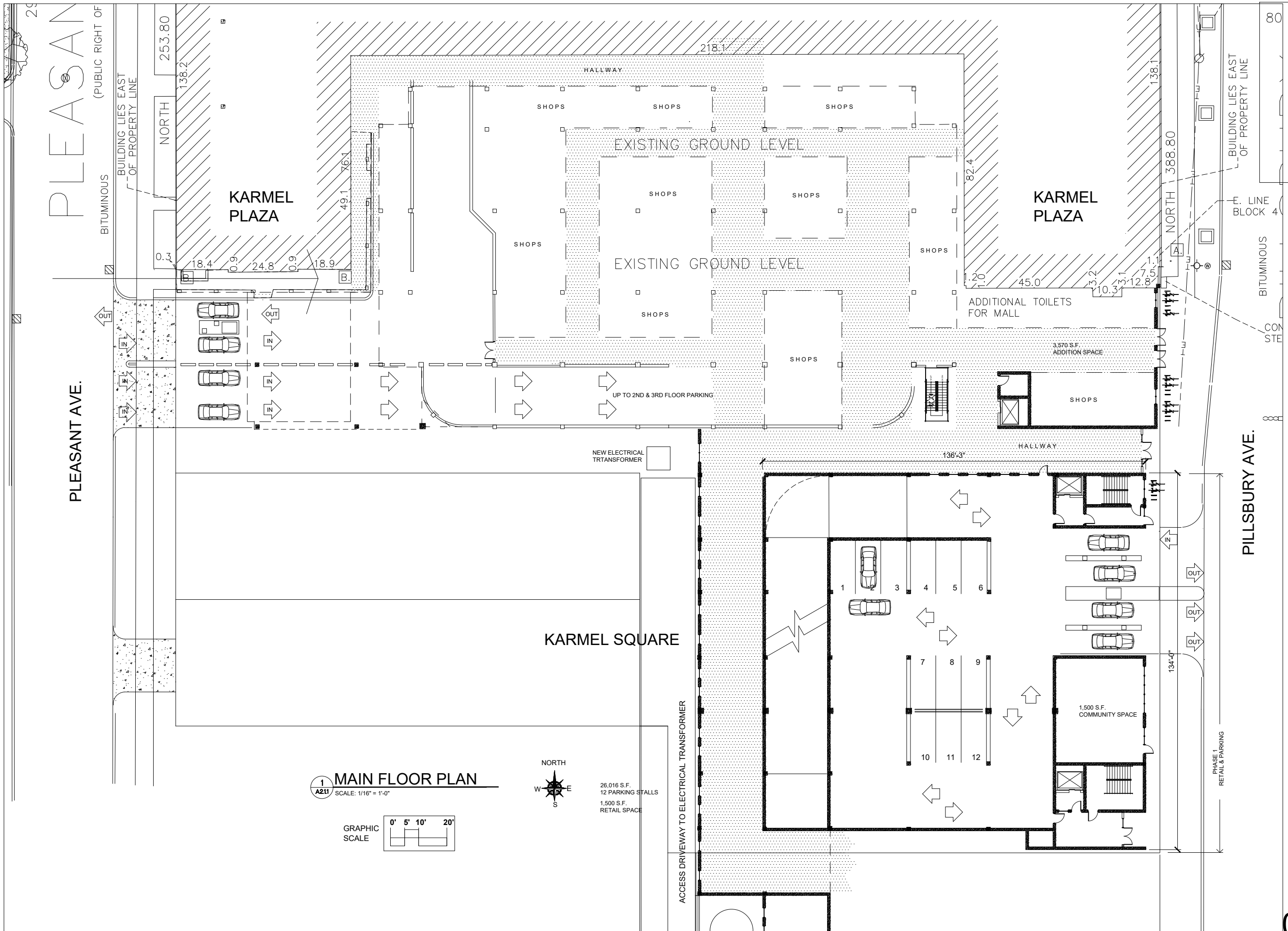
BUILDING OWNER / GENERAL CONTRACTOR:  
  
**SABRI PROPERTIES**  
 207 E LAKE ST. SUITE 300  
 MINNEAPOLIS, MN 55408

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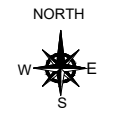
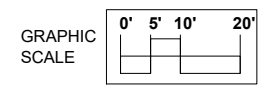
KARMEI PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
 KARMEI SQUARE - NEW 6 STORY BLDG  
 SCHEMATIC PLANS - CoW 9-13-19  
 SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"X34")

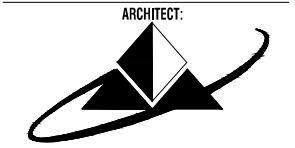
BSMT FLOOR PLAN  
**012-A2.0.1**



**1**  
A211 **MAIN FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



26,016 S.F.  
12 PARKING STALLS  
1,500 S.F.  
RETAIL SPACE



**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRIM HOUWMAN  
REGISTRATION NO.: 22804 DATE: 18-14-16

**PHASE 1**

PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:  
**SABRI PROPERTIES**  
207 E LAKE ST. SUITE 300  
MINNEAPOLIS, MN 55408

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**KARMEI SQUARE - NEW 6 STORY BLDG**  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
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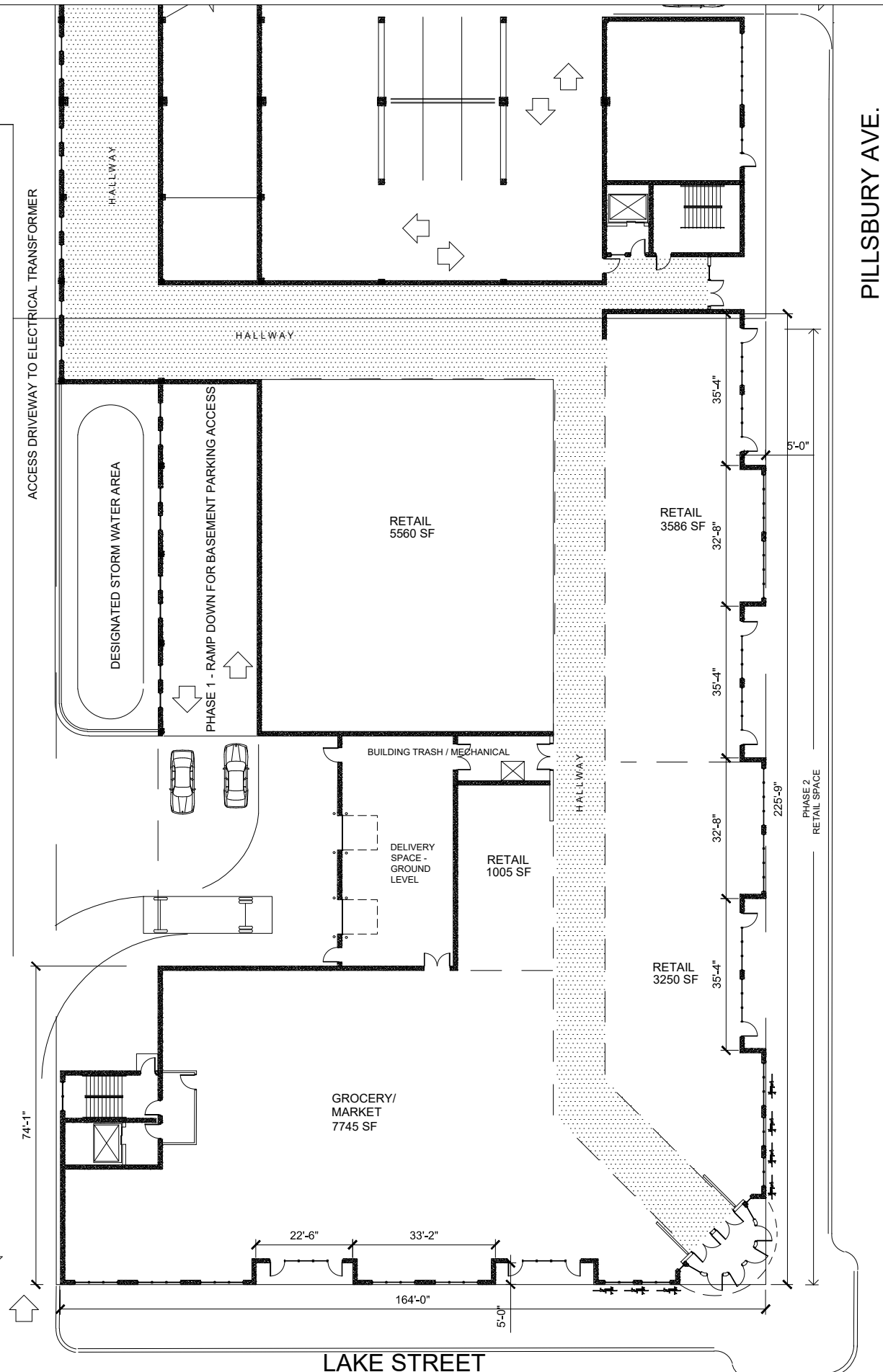
**MAIN FLOOR PLAN**

**014-A2.1.1**

PLEASANT AVE.

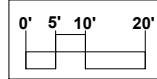
PILLSBURY AVE.

KARMEL SQUARE

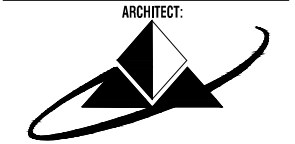


**1 MAIN FLOOR PLAN**  
 A211 SCALE: 1/16" = 1'-0"

GRAPHIC SCALE



28,101 S.F. BUILDING FLOOR AREA  
 21,146 S.F. RETAIL SPACES



**HOUWMAN ARCHITECTS**

31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

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NAME: BRIAN HOUWMAN  
 REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 2**

PROJECT LOCATION:  
**KARMEL SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



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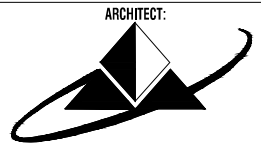
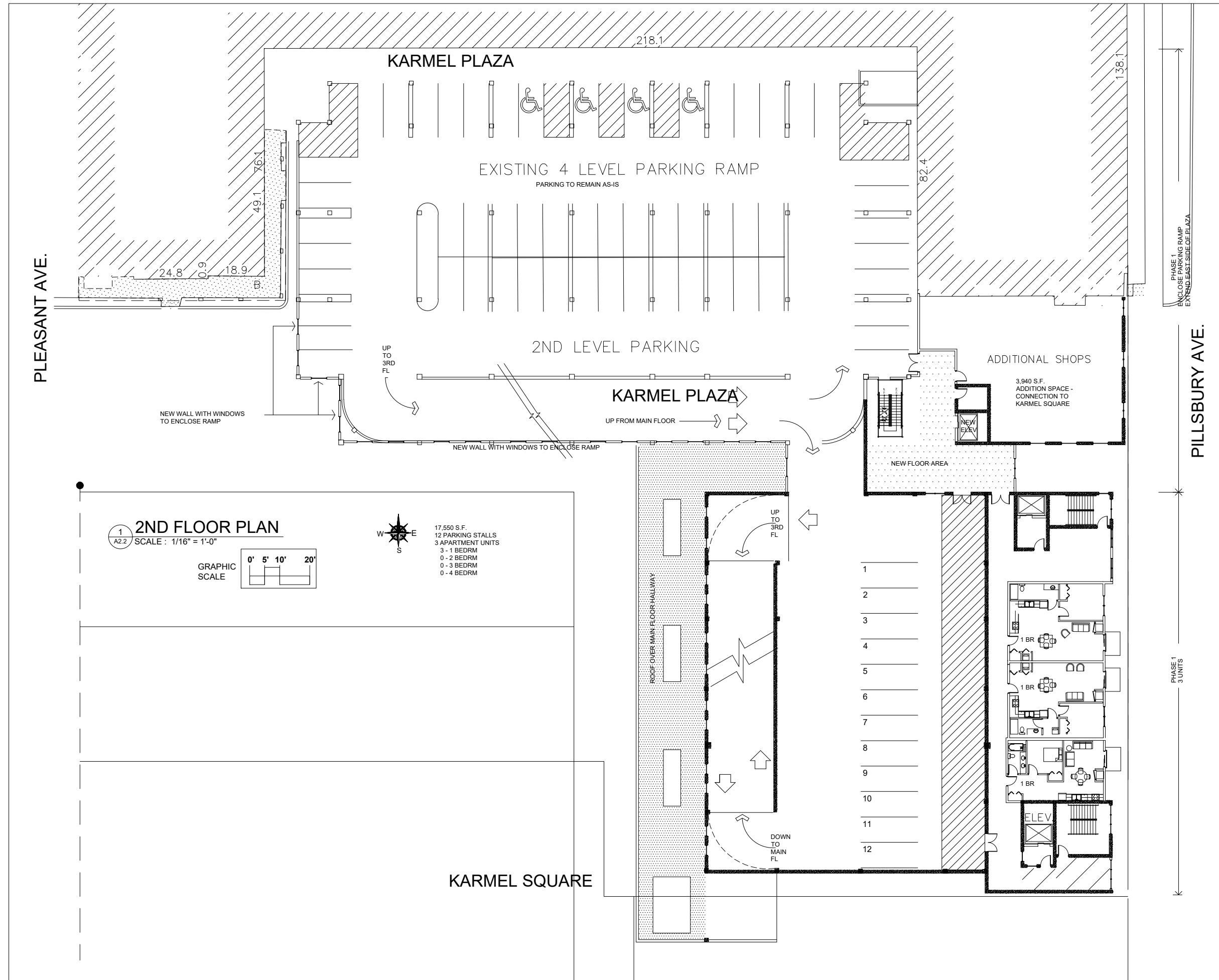
KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
 KARMEL SQUARE - NEW 6 STORY BLDG  
 SCHEMATIC PLANS - CoW 9-13-19  
 SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"X34")

MAIN FLOOR PLAN

**014-A2.1.1**





**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

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NAME: BRIAN HOUWMAN  
 REGISTRATION NO.: 22804 DATE: 18-14-16

**PHASE 1**

PROJECT LOCATION:  
**KARMEL SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:  
**SABRI PROPERTIES**  
 207 E LAKE ST. SUITE 300  
 MINNEAPOLIS, MN 55408

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 SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"x34")

2ND FLOOR PLAN  
**015-A2.2**

PLEASANT AVE.

KARMEL SQUARE

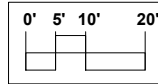
PILLSBURY AVE.

LAKE STREET

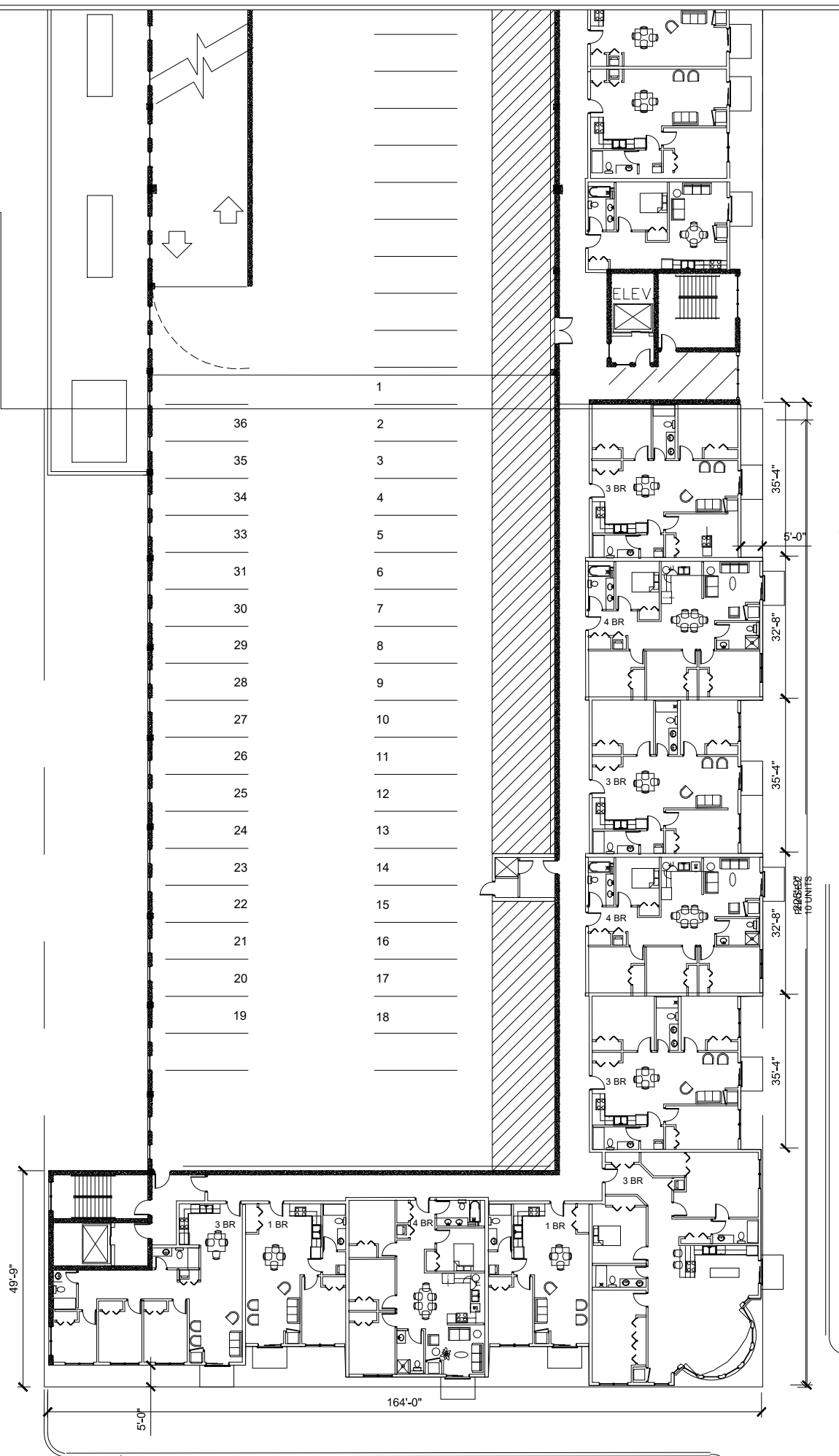
### 1 2ND FLOOR PLAN

A2.2.1 SCALE: 1/16" = 1'-0"

GRAPHIC SCALE



32,220 S.F.  
 36 PARKING STALLS  
 10 APARTMENT UNITS  
 2 - 1 BEDRM  
 0 - 2 BEDRM  
 5 - 3 BEDRM  
 3 - 4 BEDRM



for city use

ARCHITECT:



## HOUWMAN ARCHITECTS

31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

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NAME

BRIAN HOUWMAN

REGISTRATION NO. 22804 DATE 18-14-16

## PHASE 2

PROJECT LOCATION:  
**KARMEL SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



#### NOTE:

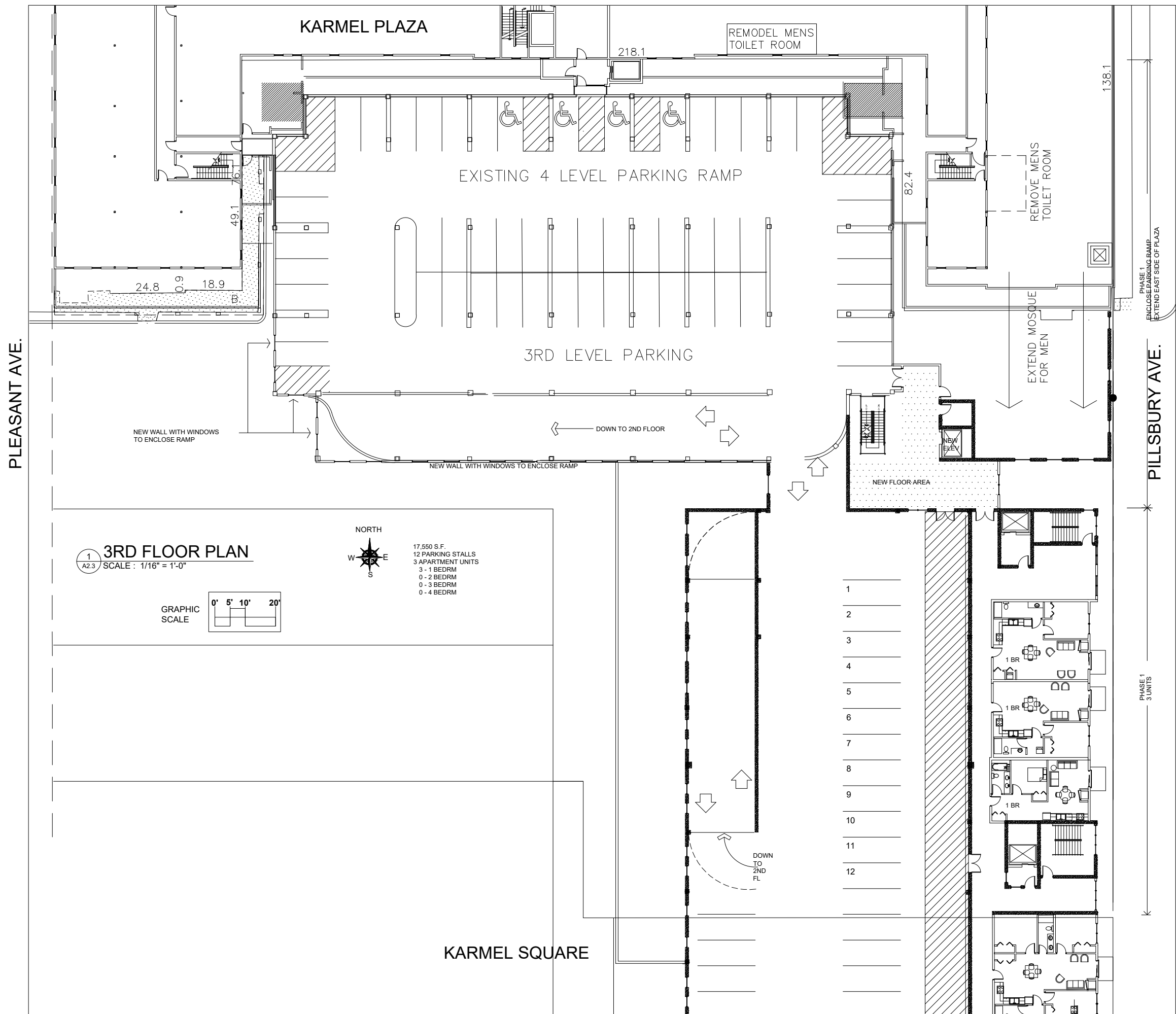
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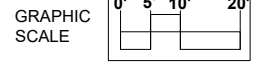
JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"X34")

### 2ND FLOOR PLAN

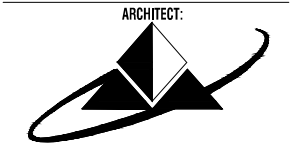
# 016-A2.2.1



**1 3RD FLOOR PLAN**  
A2.3 SCALE: 1/16" = 1'-0"



17,550 S.F.  
12 PARKING STALLS  
3 APARTMENT UNITS  
3 - 1 BEDRM  
0 - 2 BEDRM  
0 - 3 BEDRM  
0 - 4 BEDRM



**HOUWMAN ARCHITECTS**  
31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRUNN HOUWMAN  
REGISTRATION NO.: 22804 DATE: 18-14-16

**PHASE 1**

PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



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SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
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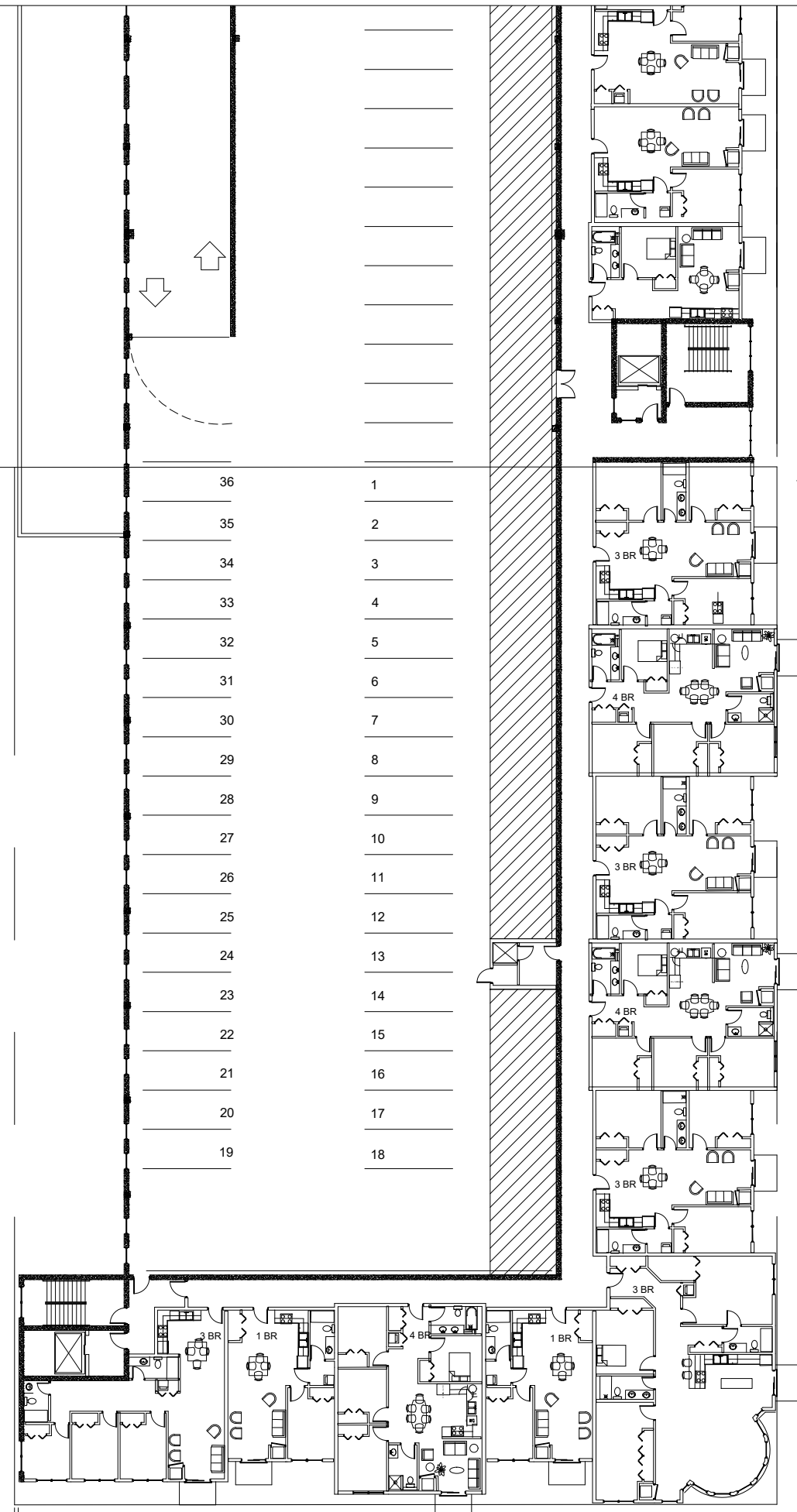
**3RD FLOOR PLAN**  
**017-A2.3**

PLEASANT AVE.

PILLSBURY AVE.

KARMEL SQUARE

LAKE STREET

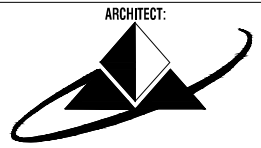


**1** 3RD FLOOR PLAN  
 A2.3.1 SCALE: 1/16" = 1'-0"  
 GRAPHIC SCALE 0' 5' 10' 20'

32,220 S.F.  
 36 PARKING STALLS  
 10 APARTMENT UNITS  
 2 - 1 BEDRM  
 0 - 2 BEDRM  
 5 - 3 BEDRM  
 3 - 4 BEDRM

PHASE 2  
10 UNITS

for city use



**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENCILLY, MN 55775  
 651-631-0200

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NAME: BRIM HOUWMAN  
 REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 2**

PROJECT LOCATION:  
**KARMEL SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



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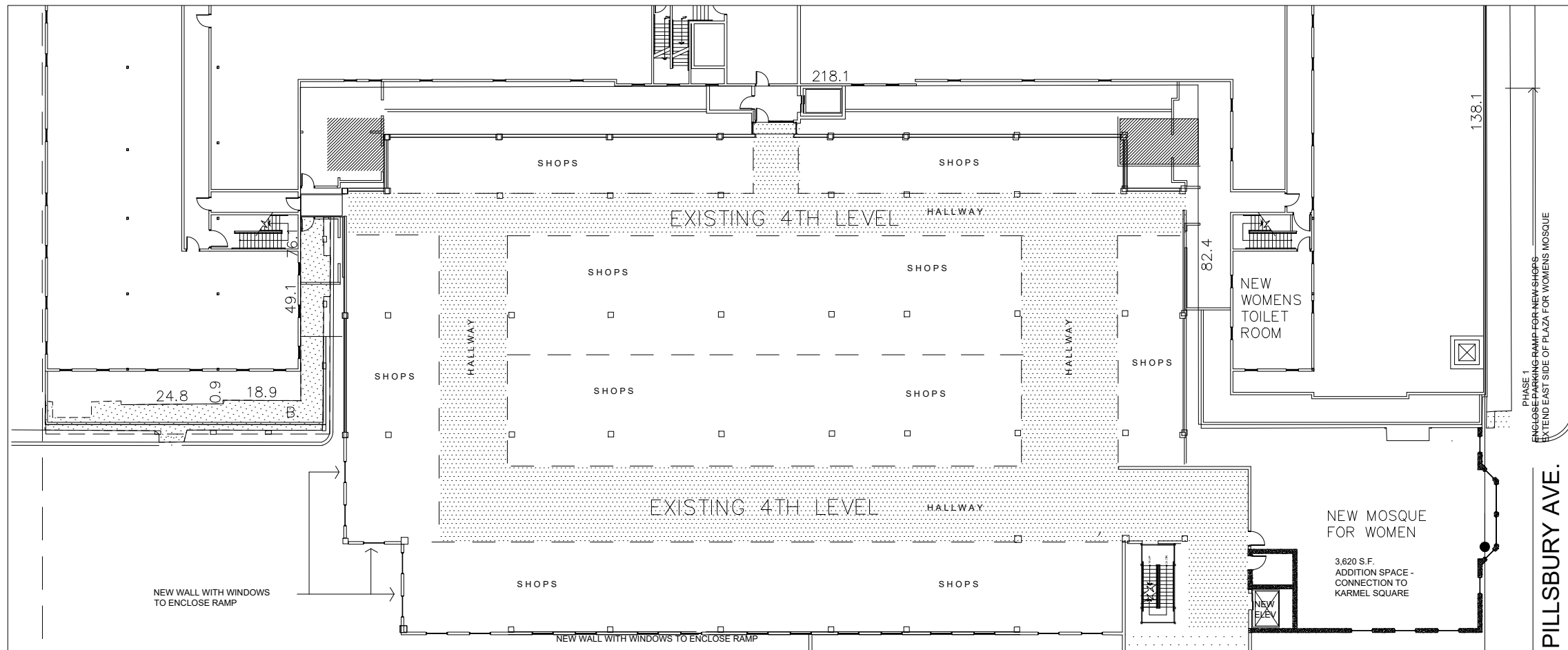
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JOB# 17-121  
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 DRAWN NH  
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 (FULL SIZE SHEET 22"x34")

**3RD FLOOR PLAN**  
**018-A2.3.1**

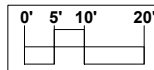
PLEASANT AVE.

PILLSBURY AVE.

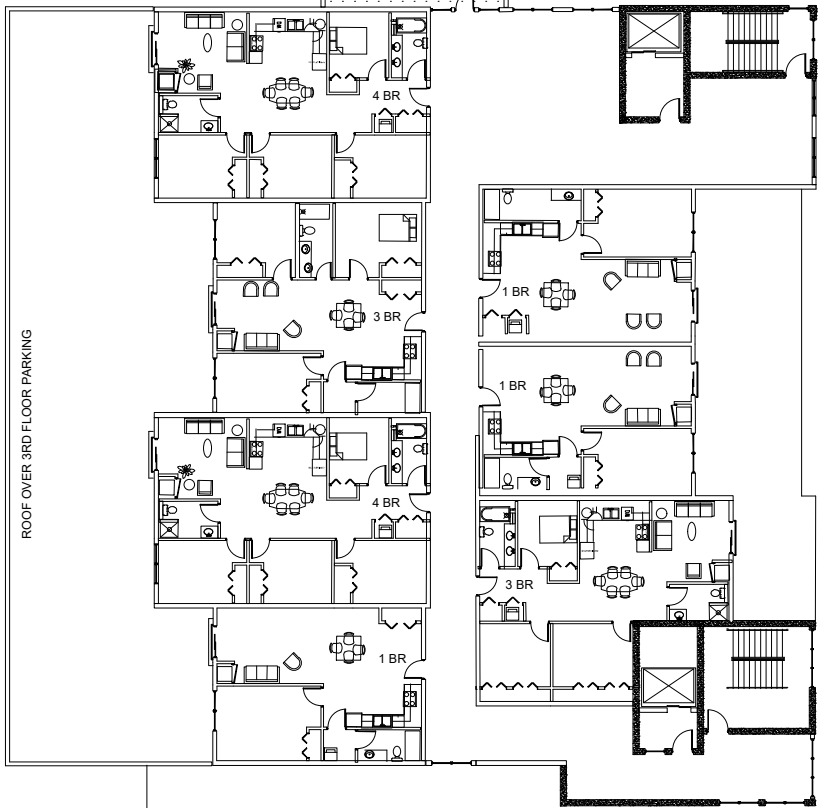


**1** 4TH FLOOR PLAN  
A2.4 SCALE : 1/16" = 1'-0"

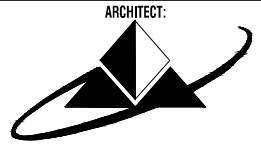
GRAPHIC SCALE



12,590 S.F.  
7 APARTMENT UNITS  
3 - 1 BEDRM  
0 - 2 BEDRM  
2 - 3 BEDRM  
2 - 4 BEDRM



PHASE 1  
7 UNITS



**HOUWMAN ARCHITECTS**

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRIM HOUWMAN  
REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 1**

PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



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SCHEMATIC PLANS - CoW 1-30-20

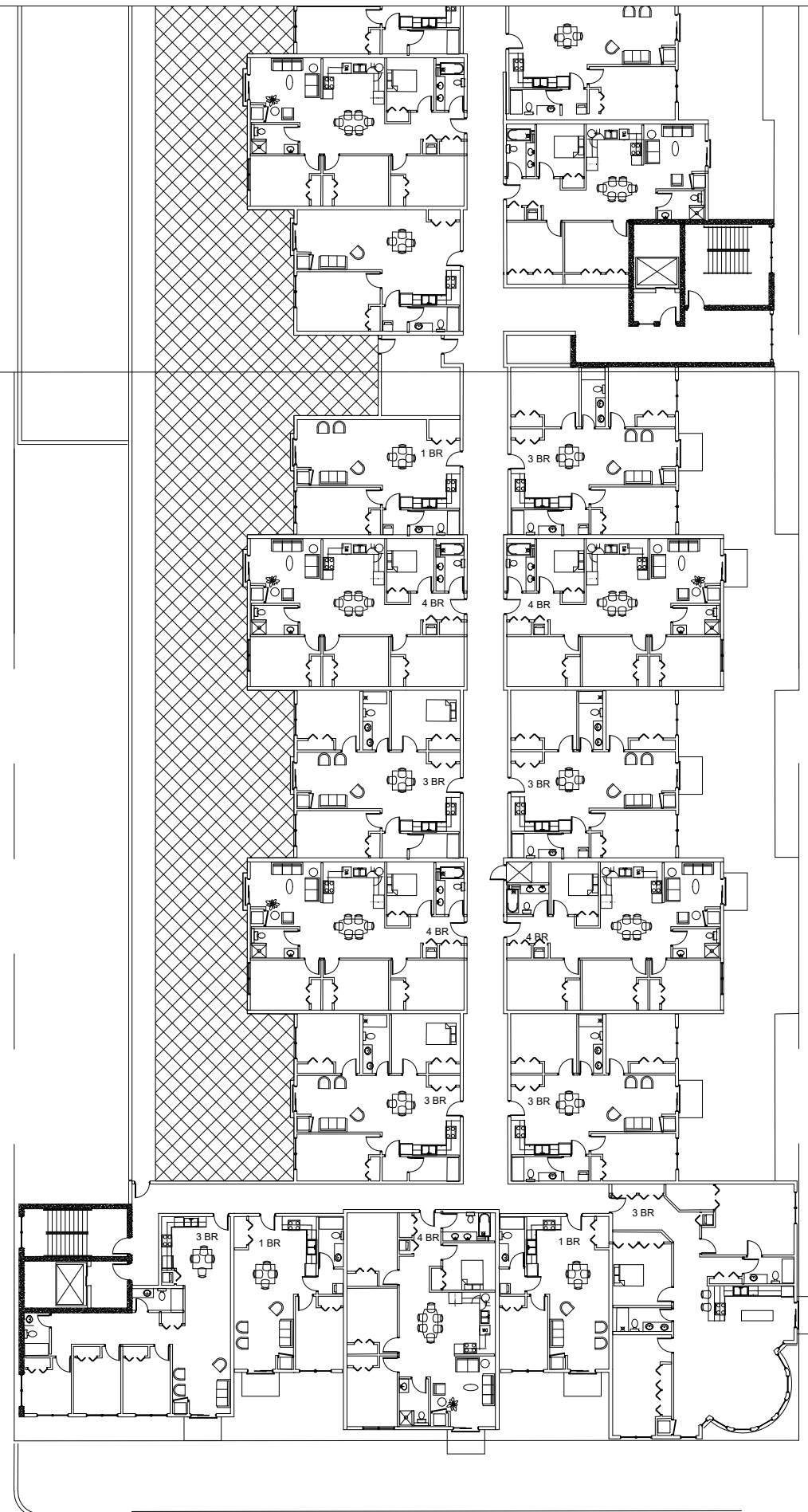
JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

**4TH FLOOR PLAN**  
**019-A2.4**



PLEASANT AVE.

PILLSBURY AVE.



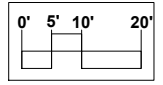
PHASE 2  
15 UNITS

LAKE STREET

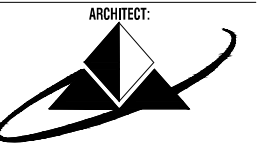
**4TH FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

1  
A2.4.1

GRAPHIC SCALE



22,760 S.F.  
 15 APARTMENT UNITS  
 3 - 1 BEDRM  
 0 - 2 BEDRM  
 7 - 3 BEDRM  
 5 - 4 BEDRM



**HOUWMAN ARCHITECTS**

31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: BRUNN HOUWMAN  
 REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 2**

PROJECT LOCATION:  
**KARMEI SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



**NOTE:**  
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KARMEI PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
 KARMEI SQUARE - NEW 6 STORY BLDG  
 SCHEMATIC PLANS - CoW 9-13-19  
 SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"x34")

**4TH FLOOR PLAN  
 020-A2.4.1**

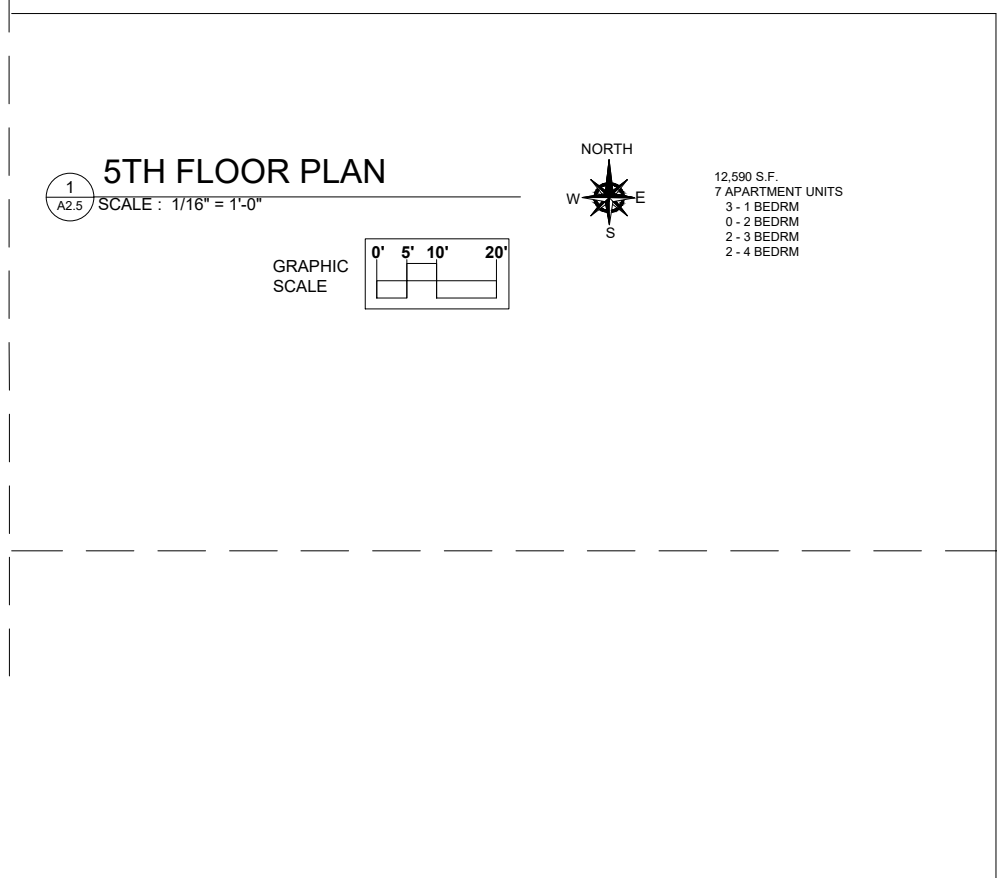
PLEASANT AVE.

PILLSBURY AVE.



ROOF OVER 4TH LEVEL

138.1



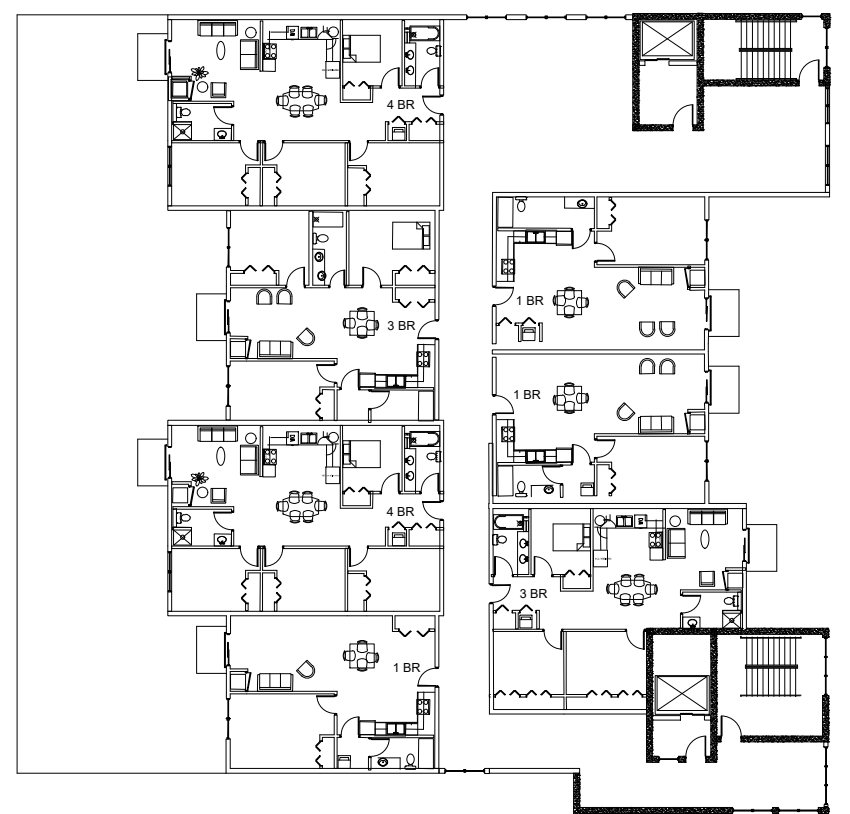
5TH FLOOR PLAN

1 A2.5 SCALE: 1/16" = 1'-0"

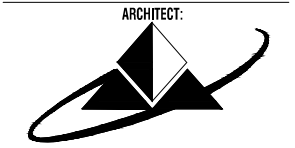
GRAPHIC SCALE 0' 5' 10' 20'



12,590 S.F.  
7 APARTMENT UNITS  
3 - 1 BEDRM  
0 - 2 BEDRM  
2 - 3 BEDRM  
2 - 4 BEDRM



PHASE 1  
7 UNITS



**HOUWMAN ARCHITECTS**

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRUN HOUWMAN

REGISTRATION NO. 22804 DATE 18-14-16

**PHASE 1**

PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



207 E LAKE ST. SUITE 300  
MINNEAPOLIS, MN 55408

**NOTE:**  
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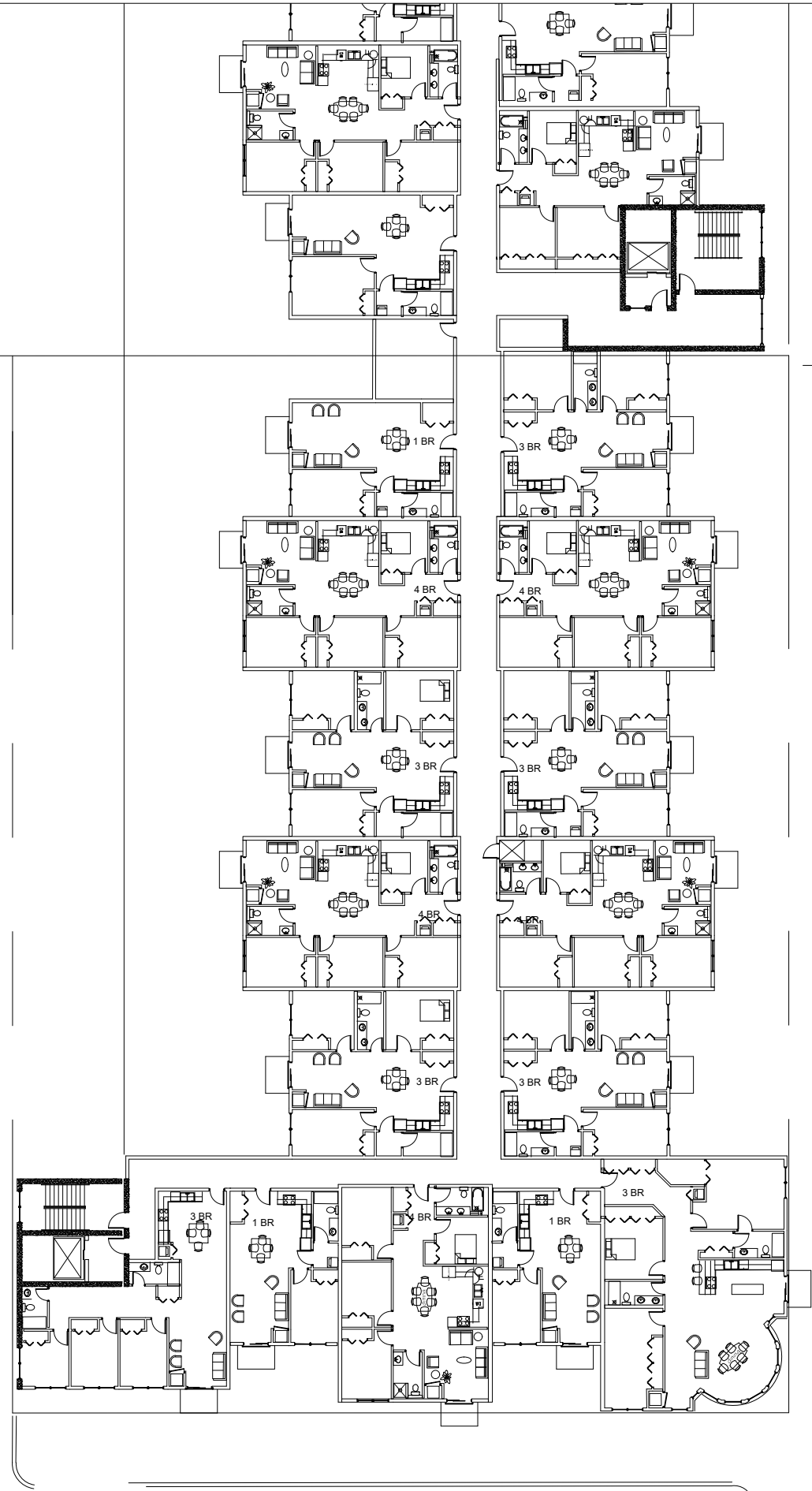
KARMEI PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARMEI SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

**5TH FLOOR PLAN  
021-A2.5**

PLEASANT AVE.

PILLSBURY AVE.



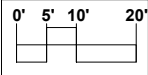
PHASE 2  
15 UNITS

LAKE STREET

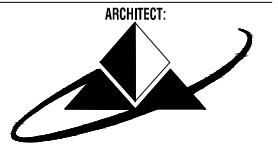
### 5TH FLOOR PLAN

1  
A2.5.1 SCALE: 1/16" = 1'-0"

GRAPHIC SCALE



22,780 S.F.  
15 APARTMENT UNITS  
3 - 1 BEDRM  
0 - 2 BEDRM  
7 - 3 BEDRM  
5 - 4 BEDRM



## HOUWMAN ARCHITECTS

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRUN HOUWMAN

REGISTRATION NO. 22804 DATE 18-14-16

# PHASE 2

PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:

**SABRI PROPERTIES**  
207 E LAKE ST. SUITE 300  
MINNEAPOLIS, MN 55408

**NOTE:**  
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KARMEI PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
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SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB#	17-121
DATE	11/7/17
DRAWN	NH
CHECKED	BH
(FULL SIZE SHEET 22"X34")	

5TH FLOOR PLAN  
**022-A2.5.1**



PLEASANT AVE.

PILLSBURY AVE.

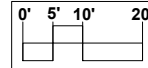
ROOF OVER 4TH LEVEL

138.1

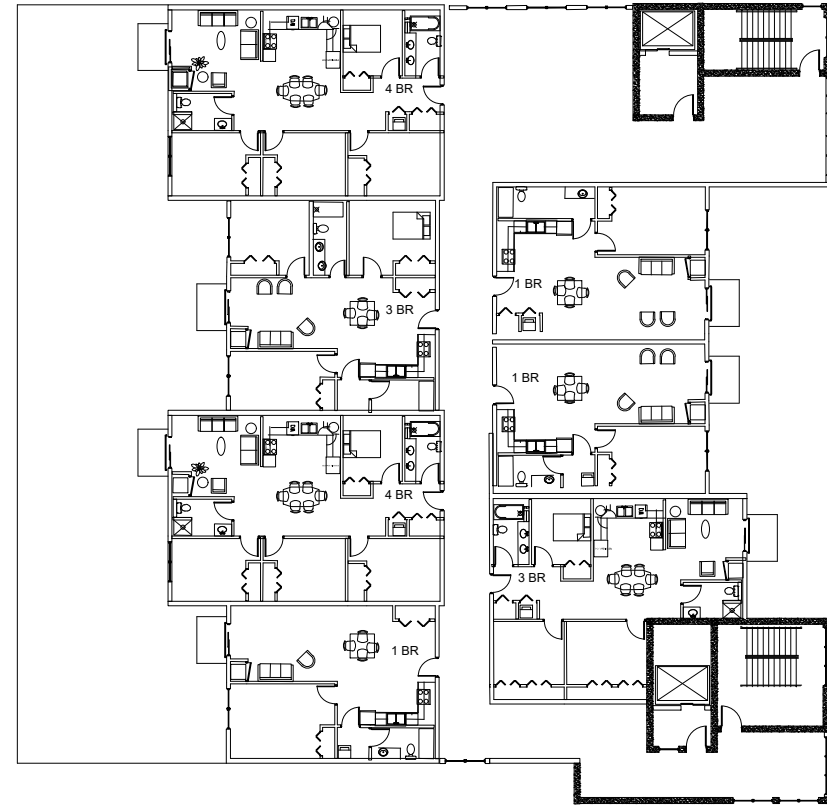
### 6TH FLOOR PLAN

1  
A2.6 SCALE: 1/16" = 1'-0"

GRAPHIC SCALE



12,590 S.F.  
7 APARTMENT UNITS  
3 - 1 BEDRM  
0 - 2 BEDRM  
2 - 3 BEDRM  
2 - 4 BEDRM



PHASE 1  
7 UNITS

ARCHITECT:



## HOUWMAN ARCHITECTS

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME

BRIAN HOUWMAN

REGISTRATION NO. 22804 DATE 18-14-16

# PHASE 1

PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER /  
GENERAL CONTRACTOR:



**NOTE:**

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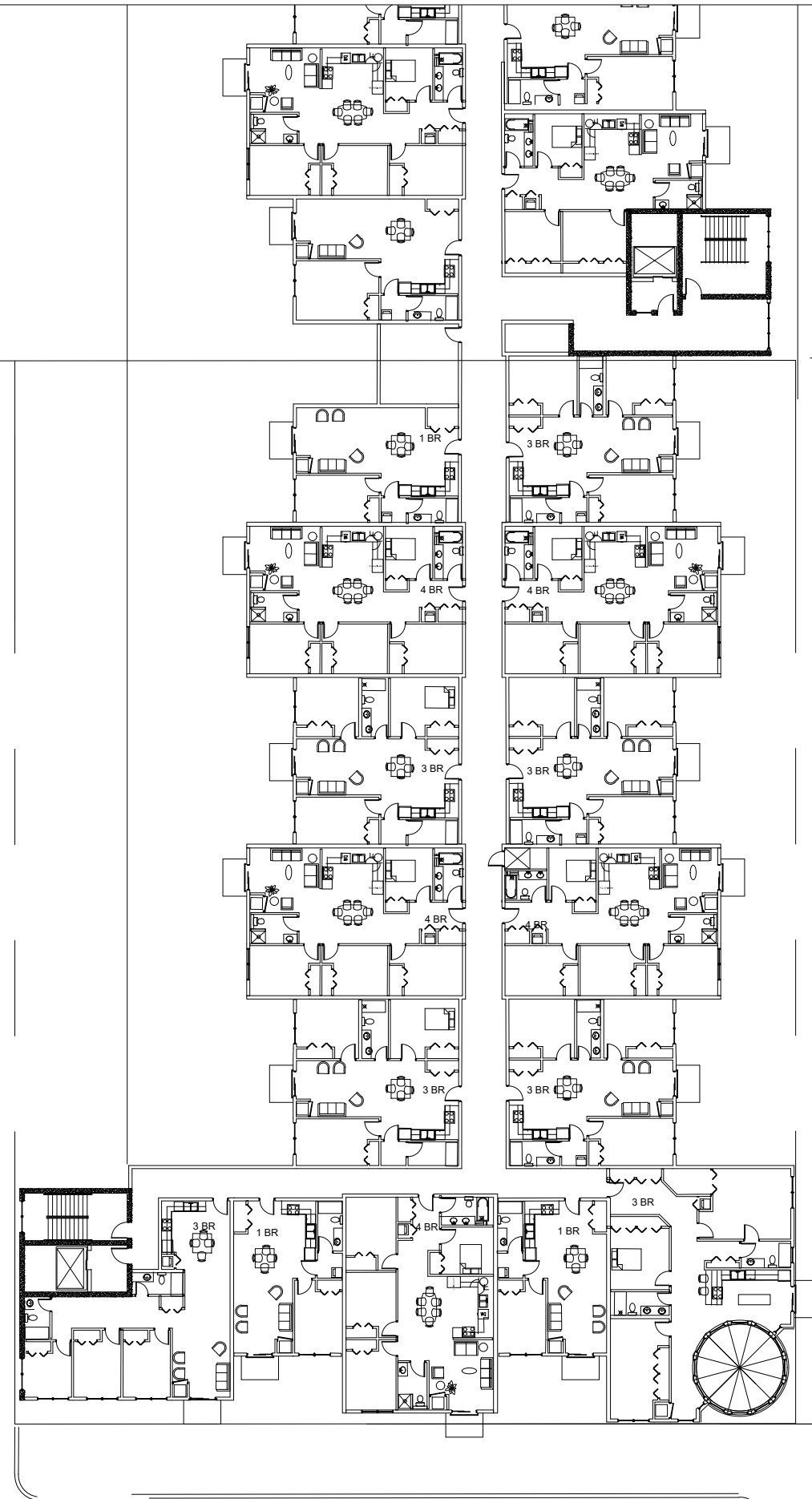
KARMEI PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARMEI SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"X34")

6TH  
FLOOR PLAN  
**023-A2.6**

PLEASANT AVE.

PILLSBURY AVE.



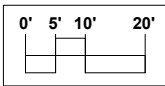
PHASE 2  
15 UNITS

LAKE STREET

### 6TH FLOOR PLAN

1  
A2.6.1 SCALE: 1/16" = 1'-0"

GRAPHIC SCALE



22,760 S.F.  
15 APARTMENT UNITS  
3 - 1 BEDRM  
0 - 2 BEDRM  
7 - 3 BEDRM  
5 - 4 BEDRM

ARCHITECT:



## HOUWMAN ARCHITECTS

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRUN HOUWMAN

REGISTRATION NO. 22804 DATE 18-14-16

## PHASE 2

PROJECT LOCATION:  
**KARMEI SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



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KARMEI SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

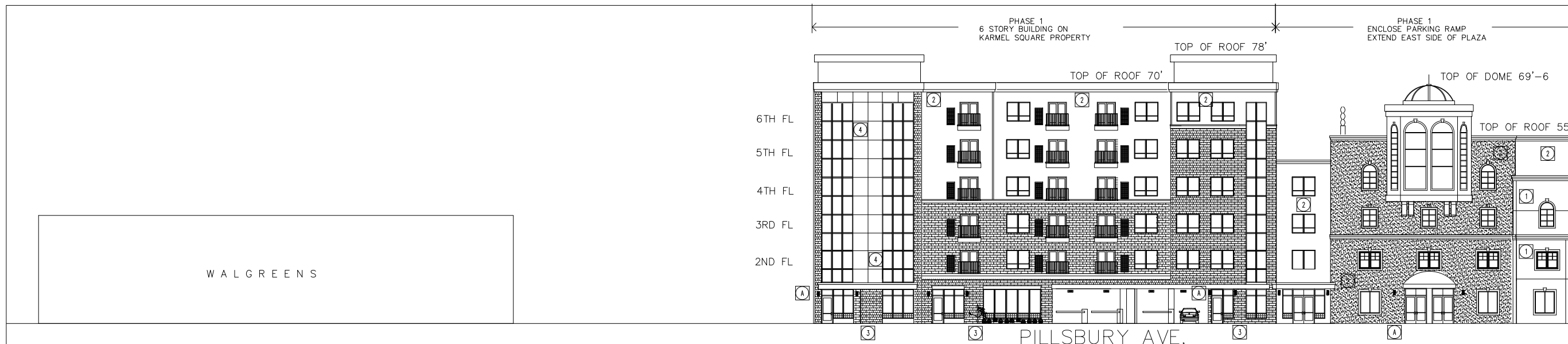
6TH FLOOR PLAN  
**024-A2.6.1**



1 EAST EXT. ELEV.  
A3.0 SCALE : 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1	EXISTING STUCCO FINISH
2	NEW STUCCO FINISH TO MATCH EXISTING
3	NEW BRICK FINISH
4	NEW PREFINISHED METAL PANEL

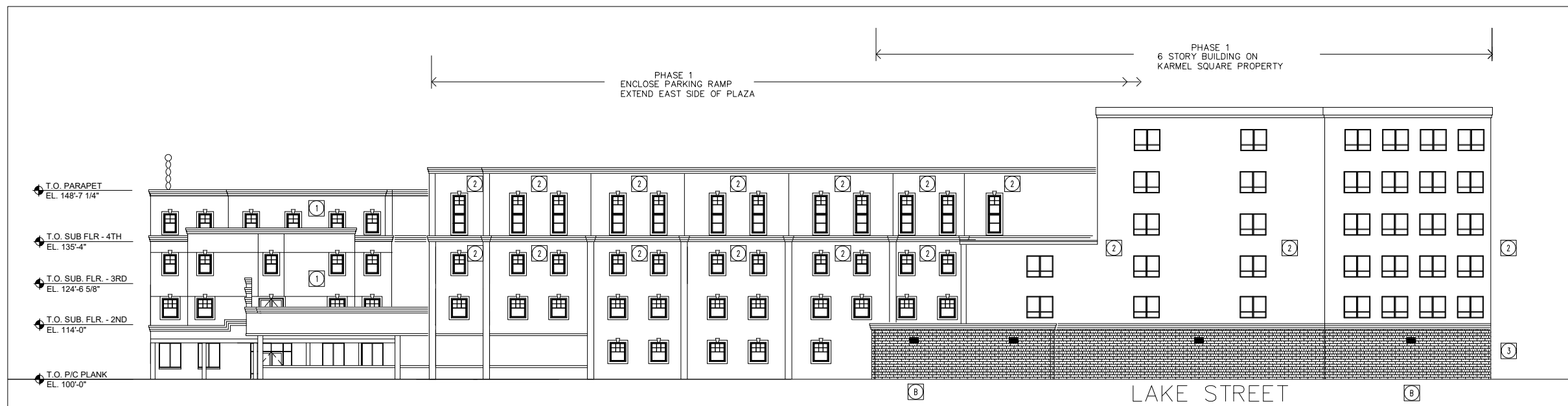
EXTERIOR BUILDING LIGHTING SCHEDULE	
A	EXTERIOR CYLINDER DOWN LIGHTING - RECESSED CANS IN AWNINGS SET AT EACH ENTRY
B	EXTERIOR SECURITY DOWN LIGHTING
C	EXTERIOR LED ROPE LIGHTING



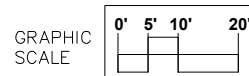
2 EAST EXT. ELEV.  
A3.0 SCALE : 1/16" = 1'-0"

KARMEI SQUARE EAST SIDE AREA - 9,392 S.F.

BUILDING MATERIALS  
 NEW STUCCO - 1915/9392 = 20% OF WALL  
 NEW BRICK - 3475/9392 S.F. = 37% OF WALL  
 PREFINISHED METAL PANEL - 528 S.F. / 9392 S.F. = 6%  
 GLASS AREA 3474 S.F. / WALL AREA 9392 S.F. = 37% OF WALL



3 SOUTH EXT. ELEV.  
A3.0 SCALE : 1/16" = 1'-0"



KARMEI SQUARE SOUTH SIDE AREA - FACES INTERIOR LOT



**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

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NAME: BRIAN HOUWMAN  
 REGISTRATION NO. 22601 DATE 10-10-16

# PHASE 1

PROJECT LOCATION:  
**KARMEI SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:



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 KARMEI SQUARE - NEW 6 STORY BLDG  
 SCHEMATIC PLANS - CoW 9-13-19  
 SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"x34")

EAST EXT. ELEVATION  
**025-A3.0**



WEST ELEVATION – PLEASANT AVENUE

1  
A3.1 SCALE : 1/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1	EXISTING STUCCO FINISH
2	NEW STUCCO FINISH TO MATCH EXISTING
3	NEW BRICK FINISH
4	NEW PREFINISHED METAL PANEL

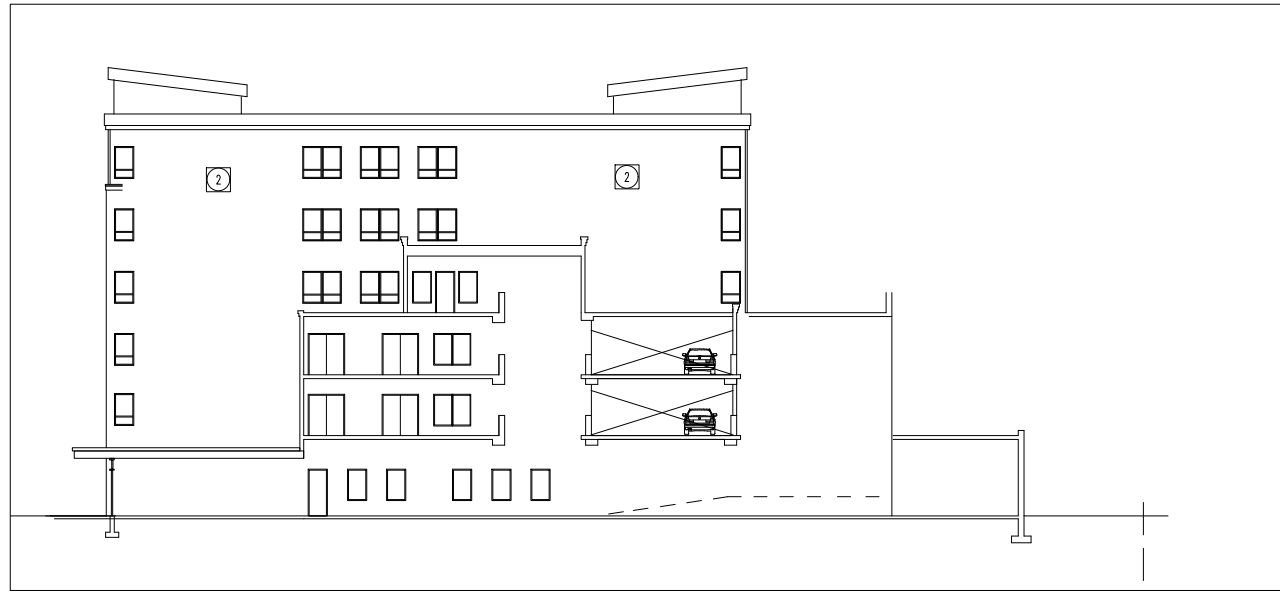
  

EXTERIOR BUILDING LIGHTING SCHEDULE	
A	EXTERIOR CYLINDER DOWN LIGHTING – RECESSED CANS IN AWNINGS SET AT EACH ENTRY
B	EXTERIOR SECURITY DOWN LIGHTING
C	EXTERIOR LED ROPE LIGHTING



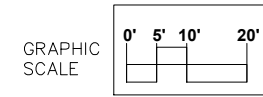
WEST EXT. ELEV.

2  
A3.1 SCALE : 1/16" = 1'-0"



NORTH EXT. ELEV.

3  
A3.1 SCALE : 1/16" = 1'-0"



ARCHITECT:

**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

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NAME: BRIAN HOUWMAN  
 REGISTRATION NO. 22604 DATE 10-14-16

---

**PHASE 1**

PROJECT LOCATION:  
**KARME SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:

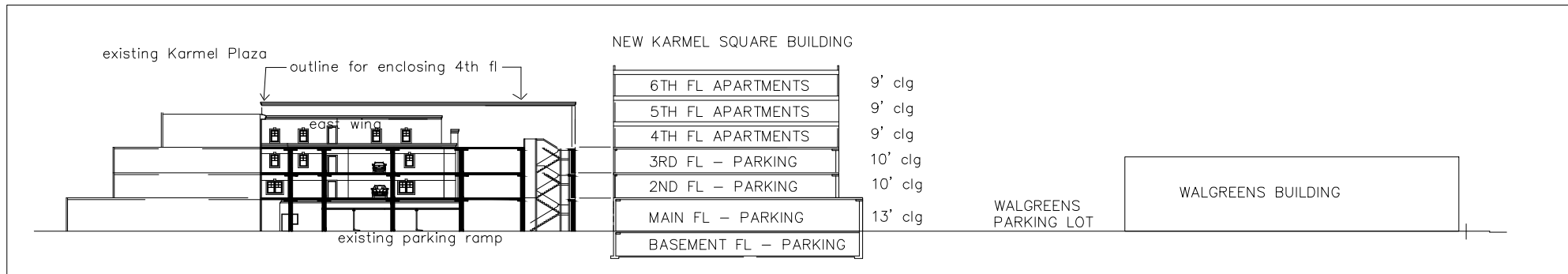
**SABRI PROPERTIES**  
 207 E LAKE ST. SUITE 300  
 MINNEAPOLIS, MN 55408

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KARME PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
 KARME SQUARE - NEW 6 STORY BLDG  
 SCHEMATIC PLANS - CoW 9-13-19  
 SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"x34")

WEST EXT. ELEVATION  
**026-A3.1**



EXTERIOR FINISH SCHEDULE	
1	EXISTING STUCCO FINISH
2	NEW STUCCO FINISH TO MATCH EXISTING
3	NEW BRICK FINISH
4	NEW PREFINISHED METAL PANEL

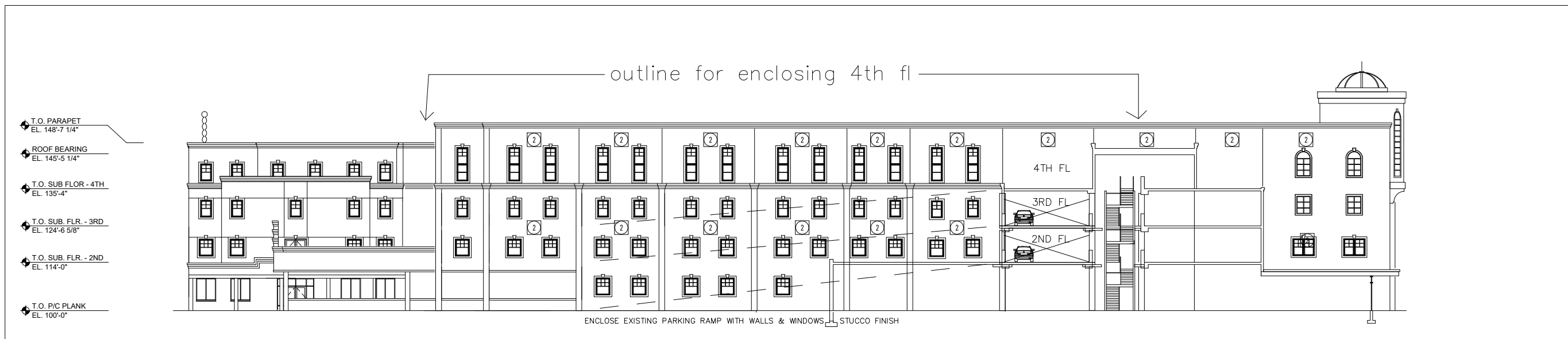
  

EXTERIOR BUILDING LIGHTING SCHEDULE	
A	EXTERIOR CYLINDER DOWN LIGHTING – RECESSED CANS IN AWNINGS SET AT EACH ENTRY
B	EXTERIOR SECURITY DOWN LIGHTING
C	EXTERIOR LED ROPE LIGHTING

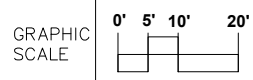
1 BUILDING SECTION – KARMEL PLAZA & KARMEL SQUARE  
 A3.2 SCALE : 1/32" = 1'-0"



2 SECTION THRU KARMEL PLAZA PARKING RAMP  
 A3.2 SCALE : 1/16" = 1'-0"



3 SOUTH EXT. ELEV. OF KARMEL PLAZA PARKING RAMP  
 A3.2 SCALE : 1/16" = 1'-0"



**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

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NAME: BRIAN HOUWMAN  
 REGISTRATION NO. 22604 DATE 10-10-16

# PHASE 1

PROJECT LOCATION:  
**KARMEL SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER /  
 GENERAL CONTRACTOR:



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KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
 KARMEL SQUARE - NEW 6 STORY BLDG  
 SCHEMATIC PLANS - CoW 9-13-19  
 SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
 DATE 11/7/17  
 DRAWN NH  
 CHECKED BH  
 (FULL SIZE SHEET 22"x34")

SECTIONS / EXT.  
 ELEVATION  
**027-A3.2**





1 EAST EXT. ELEV.  
A3.3 SCALE : 1/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1	EXISTING STUCCO FINISH
2	NEW STUCCO FINISH TO MATCH EXISTING
3	NEW BRICK FINISH
4	NEW PREFINISHED METAL PANEL

EXTERIOR BUILDING LIGHTING SCHEDULE	
A	EXTERIOR CYLINDER DOWN LIGHTING - RECESSED CANS IN AWNINGS SET AT EACH ENTRY
B	EXTERIOR SECURITY DOWN LIGHTING
C	EXTERIOR LED ROPE LIGHTING



2 EAST EXT. ELEV.  
A3.3 SCALE : 1/16" = 1'-0"

PHASE 2 KARMEL SQUARE EAST SIDE AREA - 9,392 S.F.

PHASE 2 BUILDING MATERIALS  
NEW STUCCO - 3863 / 15,995 = 25% OF WALL  
NEW BRICK - 6446 / 15,995 S.F. = 40% OF WALL  
PREFINISHED METAL PANEL - 1150 S.F. / 15,995 S.F. = 7%  
GLASS AREA 4536 S.F. / WALL AREA 15,995 S.F. = 28% OF WALL

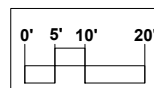
PHASE 1 KARMEL SQUARE EAST SIDE AREA - 9,392 S.F.

PHASE 1 BUILDING MATERIALS  
NEW STUCCO - 1915/9392 = 20% OF WALL  
NEW BRICK - 3475/9392 S.F. = 37% OF WALL  
PREFINISHED METAL PANEL - 528 S.F. / 9392 S.F. = 6%  
GLASS AREA 3474 S.F. / WALL AREA 9392 S.F. = 37% OF WALL



3 SOUTH EXT. ELEV.  
A3.3 SCALE : 1/16" = 1'-0"

GRAPHIC SCALE



PHASE 2 KARMEL SQUARE SOUTH SIDE AREA - 11,460 S.F.

PHASE 2 BUILDING MATERIALS  
NEW STUCCO - 2710/ 11,460 = 24% OF WALL  
NEW BRICK - 4204/ 11,460 S.F. = 36% OF WALL  
PREFINISHED METAL PANEL - 1150 S.F. / 11,460 S.F. = 10%  
GLASS AREA 3396 S.F. / WALL AREA 11,460 S.F. = 30% OF WALL



**HOUWMAN ARCHITECTS**

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200

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NAME: BRIAN HOUWMAN  
REGISTRATION NO.: 22601 DATE: 10-14-16

# PHASE 2

PROJECT LOCATION:  
**KARMEL SQUARE**  
2940 Pillsbury Ave  
MINNEAPOLIS, MN

BUILDING OWNER /  
GENERAL CONTRACTOR:



NOTE:  
THIS SET OF PLANS IS FOR A DESIGN-BUILD PROJECT. ANY INFORMATION NOT CLARIFIED BY MANUFACTURER, PERFORMANCE REQUIREMENTS OR DETAILS ON THIS PLAN SET ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND THE OWNER. ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS WHICH REQUIRE THE CONTRACTOR TO CHOOSE ONE METHOD, DIMENSION OR MATERIAL OVER ANOTHER ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK IS STARTED, FOR CLARIFICATION.

KARMEL PLAZA - ENCLOSE 2 LEVELS OF PARKING RAMP  
KARMEL SQUARE - NEW 6 STORY BLDG  
SCHEMATIC PLANS - CoW 9-13-19  
SCHEMATIC PLANS - CoW 1-30-20

JOB# 17-121  
DATE 11/7/17  
DRAWN NH  
CHECKED BH  
(FULL SIZE SHEET 22"x34")

# EAST EXT. ELEVATION 028-A3.3



WEST ELEVATION – PLEASANT AVENUE

1  
A3.4 SCALE : 1/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1	EXISTING STUCCO FINISH
2	NEW STUCCO FINISH TO MATCH EXISTING
3	NEW BRICK FINISH
4	NEW PREFINISHED METAL PANEL

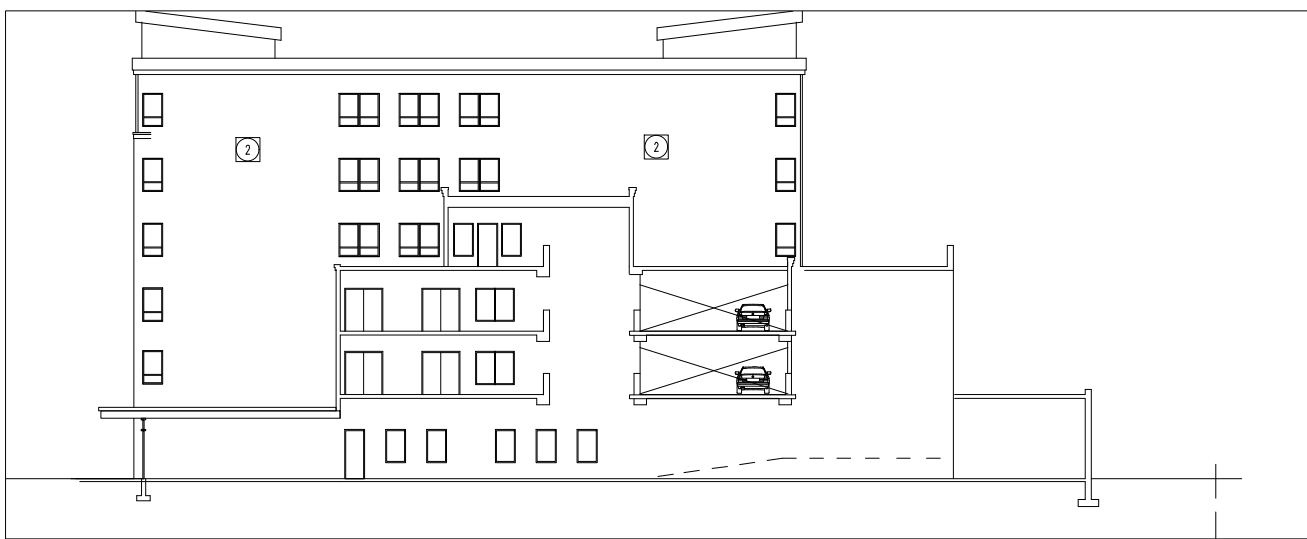
  

EXTERIOR BUILDING LIGHTING SCHEDULE	
A	EXTERIOR CYLINDER DOWN LIGHTING – RECESSED CANS IN AWNINGS SET AT EACH ENTRY
B	EXTERIOR SECURITY DOWN LIGHTING
C	EXTERIOR LED ROPE LIGHTING



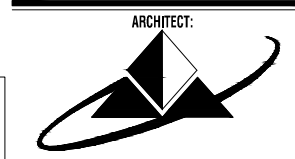
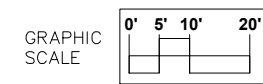
WEST EXT. ELEV.

2  
A3.4 SCALE : 1/16" = 1'-0"



NORTH EXT. ELEV.

3  
A3.4 SCALE : 1/16" = 1'-0"



**HOUWMAN ARCHITECTS**  
 31572 SNOWBALL ROAD  
 PENGILLY, MN 55775  
 651-631-0200

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: BRIAN HOUWMAN  
 REGISTRATION NO.: 22601 DATE: 10-14-16

## PHASE 2

PROJECT LOCATION:  
**KARMELO SQUARE**  
 2940 Pillsbury Ave  
 MINNEAPOLIS, MN

BUILDING OWNER / GENERAL CONTRACTOR:  
  
**SABRI PROPERTIES**  
 207 E LAKE ST. SUITE 300  
 MINNEAPOLIS, MN 55408

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## WEST EXT. ELEVATION 029-A3.4