



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
 July 14, 2014
 BZZ-6635

LAND USE APPLICATION SUMMARY

Property Location: 505 1st Avenue NE
Project Name: Ambiente Gallerie
Prepared By: [Shanna Sether](#), Senior City Planner, (612) 673-2307
Applicant: Dr. Kari Boudreau
Project Contact: Dr. Kari Boudreau
Request: To allow for a new reception meeting hall.
Required Applications:

Conditional Use Permit	To allow for a new reception or meeting hall in the C2 Neighborhood Corridor Commercial District.
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SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	5,361 square feet / .12 acres
Ward(s)	3
Neighborhood(s)	Nicollet Island – East Bank Neighborhood Association
Designated Future Land Use	Mixed Use
Land Use Features	Activity Center Commercial Corridors (East Hennepin Avenue and Central Avenue one block to the south)
Small Area Plan(s)	NIEBA Small Area Plan Draft

Date Application Deemed Complete	June 16, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 16, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is approximately 5,361 square feet in area and the existing structure is four-stories. The applicant occupies the first floor and the principal use of the space is a chiropractic clinic. The applicant is proposing to utilize the space after clinic hours for a reception or meeting hall.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties include several commercial uses, including restaurants, retail and offices.

PROJECT DESCRIPTION. The applicant is proposing to continue to use the first floor for a chiropractic office and after clinic hours as a reception or meeting hall. A reception or meeting hall is a conditional use in the C2 Neighborhood Corridor Commercial District. In addition, the applicant has applied to reduce the off-street parking requirement with a shared parking agreement with the Banks Building at 615 1st Avenue NE for the required 45 off-street parking stalls.

PUBLIC COMMENTS. Staff has not received any public comments regarding the requested conditional use permit. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for a new reception or meeting hall within an existing building in the C2 Neighborhood Corridor Commercial District based on the following [findings](#):

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

This site is zoned C2 Neighborhood Corridor Commercial District and is in an activity center. The existing building will be used as a chiropractic office during business hours and a reception or meeting hall after hours. A reception or meeting hall is a use that is generally supported in an activity center which encourages a variety of commercial and residential uses that generate activity all day long and into the evening. The adjacent uses are commercial in nature, including restaurants, retail and offices. Therefore, the use will not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The use of the site as a reception or meeting hall should not be detrimental to the surrounding area, provided that the parking requirement is met. The adjacent uses are commercial in nature, including restaurants, retail and offices. Staff finds that the proposed reception or meeting hall will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing infrastructure. The applicant has been granted an encroachment permit to allow for an accessible ramp at the front of the building.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The required parking for the proposed reception or meeting hall is 30% of the occupancy of persons. The occupancy for the reception or meeting hall is 149 persons, which would require a total of 45 off-street parking spaces. The applicant has provided lease terms for shared parking with the Banks Building at 615 1st Avenue NE and has applied to reduce the required parking. With the approval of the shared parking application, the proposed use is in compliance with the required off-street parking.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

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

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

As the result of the city’s historical development pattern, certain districts have functioned as hubs of activity and movement for decades. Other areas are experiencing a renaissance of business and development interest as unique destinations. Activity Centers are the places that shape Minneapolis’ urban identity. They attract residents, workers, and visitors from throughout the city and region.

Activity Centers support a wide range of commercial, office, and residential uses. They typically have a busy street life with activity throughout the day and into the evening. They are heavily oriented

towards pedestrians, and maintain a traditional urban form and scale. Activity Centers are also well-served by transit.

An important consideration is the balance between the benefits Activity Centers bring to the city as a whole and the need to mitigate undesirable impacts ranging from overflow parking and traffic impacts on neighborhood streets to a need for increased city services such as trash removal or street cleaning.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

1.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.

1.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.

1.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.

1.12.8 Support district parking strategies in Activity Centers, including shared parking facilities with uniform signage, and other strategies.

1.12.9 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.

Staff comment: The subject property is located within the study area for the Nicollet Island – East Bank Neighborhood Association small area plan. The draft plan shows the proposed rezoning of the parcel to C3A Community Activity Center District, which would allow the proposed reception or meeting hall as a permitted use. Further, the subject property would be rezoned to add the PO Pedestrian Oriented Overlay District, which would eliminate required off-street parking for the non-residential uses. The plan encourages first floor uses that generate pedestrian traffic to put more “eyes on the street”. Staff finds that the proposed reception or meeting hall use is consistent with the applicable policies of the comprehensive plan and draft recommendations from the NIEBNA small area plan.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use/zoning applications are approved, the proposal will comply with all provisions of the C2 Commercial Corridor Commercial District.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow for a new reception or meeting hall in an existing building located at 505 1st Avenue NE in the C2 Neighborhood Corridor Commercial District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years

of approval.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Future land use map
4. Site plan
5. Floor plans
6. Building elevations
7. Renderings
8. Photos

June 6, 2014

Dr. Kari Boudreau
Ambiente Gallerie
505 1st Avenue NE
Minneapolis, MN 55413

Proposed Use:

The Proposed Use will be a Reception meeting hall in the ground floor of an existing 4 story building built in 1910 at 505 1st Avenue NE. The site is zoned C2 Neighborhood Corridor Commercial District and is on a commercial corridor as well as within an Activity Center Land Use Feature and near the Nicollet Island Pedestrian Overlay. The existing property is approximately 5,361 square feet and consists of one 4 story building with unoccupied basement and a footprint of approximately 4,800 square feet. The current use for the space is a chiropractic clinic. There is currently no off-street parking nor available space for off-street parking on site. An agreement has been made with the neighboring Bank's office building at 615 1st Avenue NE for all parking requirements of the proposed use and is within 500 feet of the proposed use. A *Reducing Off-Street Parking Requirements Application "Shared Parking"* is submitted.

Project Description:

This project is to add an additional use to the current use of chiropractic clinic. The current use provides a holistic approach to health and well-being for its clients and has been a part of the Northeast Community for 16 years. As part of their approach they currently provide space for local artists to display artwork for their clients and general public, viewable during regular business hours; weekdays from 7am to 6pm. The project intent is to extend the use of the space to provide the opportunity for the surrounding community and businesses to utilize the space for small private and public events on select weekend evenings.

The project scope will consist of small improvements to accommodate the new use including egress improvements, toilet facility improvements, and an accessible ramp for access.

June 6, 2014

Dr. Kari Boudreau
Ambiente Gallerie
505 1st Avenue NE
Minneapolis, MN 55413

SPECIFIC APPLICATION REQUIREMENTS

Conditional Use Permit: to establish a conditional use permit for a Reception meeting hall

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

This site is zoned C2 Neighborhood Corridor Commercial District and is on a commercial corridor as well as within an Activity Center Land Use Feature. The existing building's current use is commercial business and has been used as retail, storage and light industry. The existing site is in compliance with the zoning code. The applicant is proposing to add an additional use of Reception meeting hall for small private and public events. The change of use to a Reception meeting hall will have minimal impact to the surrounding area. The use will conform to all applicable building codes and safety ordinances and prove not to be detrimental to public health, safety, comfort or general welfare. The frequency of use as a Reception meeting hall will be on weekend evenings/nights only and the remainder of time the space will continue to be used as a chiropractic clinic.

A Reception meeting hall is a conditional use in the C2 zone. If the application for conditional use permit to allow for the Reception meeting hall is approved, the use will be in conformance with the Minneapolis Zoning Code.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The use of the site as a Reception meeting hall will not be detrimental to the surrounding area, providing the parking requirement is met. Food and beverage uses are an appropriate use on a commercial corridor. The frequency of use as a Reception meeting hall will be solely on weekend evenings which is more than appropriate to an Activity Center.

The nearest residential uses are located to the west across a Rail line from the site; otherwise the use is bordered by commercial uses along 1st Avenue.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site is served by existing infrastructure and there is no proposed changes to the site with the exception of an accessible ramp that will improve the accessibility to the building and will not impact the drainage or utilities on site. Roads and utilities are existing and adequate.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The required parking for the proposed use will be 45 parking spaces. The parking requirement will be satisfied by a *Reducing Off-Street Parking Requirements Application* "Shared Parking" agreement with the neighboring Bank's Building at 615 1st Avenue NE. The Bank's building use is General Office space used weekdays from 7am to 6pm only and currently has 223 parking spaces. The proposed use of Reception meeting hall will use a portion of this parking during the Bank's building off-use hours during select weekend evenings from 4pm to 1am. The Bank's building is within 500 feet of the proposed use and the direct path of travel is along the commercial corridor and will not be detrimental to the surrounding community. The *Reducing Off-Street Parking Requirements Application* is submitted.

5. Is consistent with the applicable policies of the comprehensive plan.

The Minneapolis Plan for Sustainable Growth shows this part of 1st Avenue NE as a commercial corridor, within an Activity Center Land Use Feature, and near the Nicollet Island Pedestrian Overlay. The plan states the following about uses in Activity Centers: "Activity Centers support a wide range of commercial, office, and residential uses. They typically have a busy street life with activity throughout the day and into the evening. They are heavily orientated towards pedestrians, and maintain a traditional urban form and scale. Activity Centers are also well-served by transit." The commercial use in these centers and corridors will be supported insofar as they do not create excessive negative impacts relative to the location and its surroundings.

The use of the property as a Reception meeting hall and chiropractic clinic is within the context of the commercial corridor and Activity Center Land Use Feature and the applicant believes that the proposed use will be consistent with the following policies of the comprehensive plan:

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

Implementation Steps:

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street

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

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

In addition to the Conditional use permit and *General Land Use Application a Reducing Off-Street Parking Requirements Application* “Shared Parking” is submitted to satisfy the parking requirements. As well the proposed use is subject to the following Specific Development Standards, addressed in Chapter 536:

Reception or meeting hall.

- (1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

The building and intended use shall comply with all of the development standards. In addition the proposed use will procure the proper Rental Hall licensure and satisfy all requirements and standards therein of chapter 266 of the Minneapolis code of ordinances.

June 3, 2014

Dr. Kari Boudreau
Ambiente Gallerie
505 1st Avenue NE
Minneapolis, MN 55413

Nicollet Island – East Bank Neighborhood Association
Minneapolis, Minnesota
www.niebna.com

To whom it may concern:

My name is Dr. Kari Boudreau and I operate Ambiente Gallerie at 505 1st Avenue NE. We are a chiropractic clinic that provides a holistic approach to health and well-being for our clients and have been a part of the Northeast Community for 16 years. As part of our approach we currently provide space for local artists to display their artwork in our gallery that is open to our clients and the general public during our regular business hours. We are currently working on expanding our services by extending our gallery space for small events.

This project will consist of the submission of a General Land Use Application through the City of Minneapolis Community Planning and Economic Development Services Division for zoning approval. The Application will be for a Change of Use from a Business 'B' occupancy to an Assembly 'A-2' Banquet Hall occupancy. The project will consist of small improvements to accommodate the new occupancy classification including egress improvements, toilet facility improvements, and an accessible ramp for access. As part of the submission we will be including a Reducing Off-Street Parking Requirements Application for "Shared Parking" in which we have agreed to lease terms with the neighboring Bank's Building at 615 1st Avenue NE for our parking requirements.

Our project will provide a great opportunity for the surrounding community and businesses to have an event space that could be utilized for their specific needs for both private and public events. These events will be on select weekends and will allow us to host small community events, business and corporate events, and wedding receptions. Our project will add to the city's vision to support development along commercial corridors that enhances the street's character, fosters pedestrian movement, and expands the range of goods and services.

Sincerely,

Dr. Kari Boudreau
Ambiente Gallerie
612-424-6942
drkariboudreau@gmail.com

June 3, 2014

Dr. Kari Boudreau
Ambiente Gallerie
505 1st Avenue NE
Minneapolis, MN 55413

Jacob Frey
350 South 5th Street, Room 307
Minneapolis, Minnesota 55415
612-673-2203
jacob.frey@minneapolismn.gov

Dear Mr. Frey:

My name is Dr. Kari Boudreau and I operate Ambiente Gallerie at 505 1st Avenue NE. We are a chiropractic clinic that provides a holistic approach to health and well-being for our clients and have been a part of the Northeast Community for 16 years. As part of our approach we currently provide space for local artists to display their artwork in our gallery that is open to our clients and the general public during our regular business hours. We are currently working on expanding our services by extending our gallery space for small events.

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Sincerely,

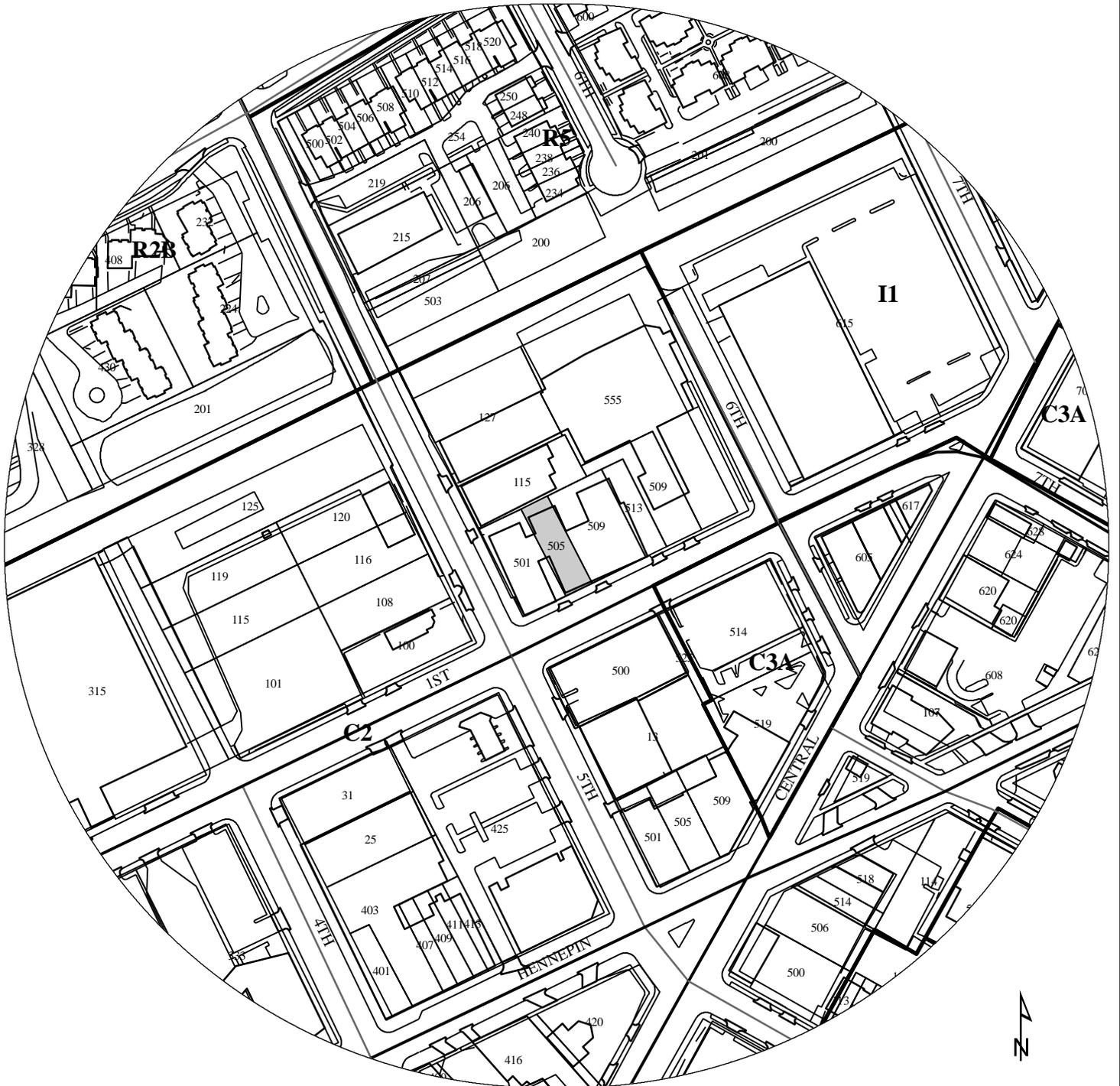
Dr. Kari Boudreau
Ambiente Gallerie
612-424-6942
drkariboudreau@gmail.com

Dr. Kari Boudreau

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
505 1st Avenue NE

FILE NUMBER
BZZ-6635

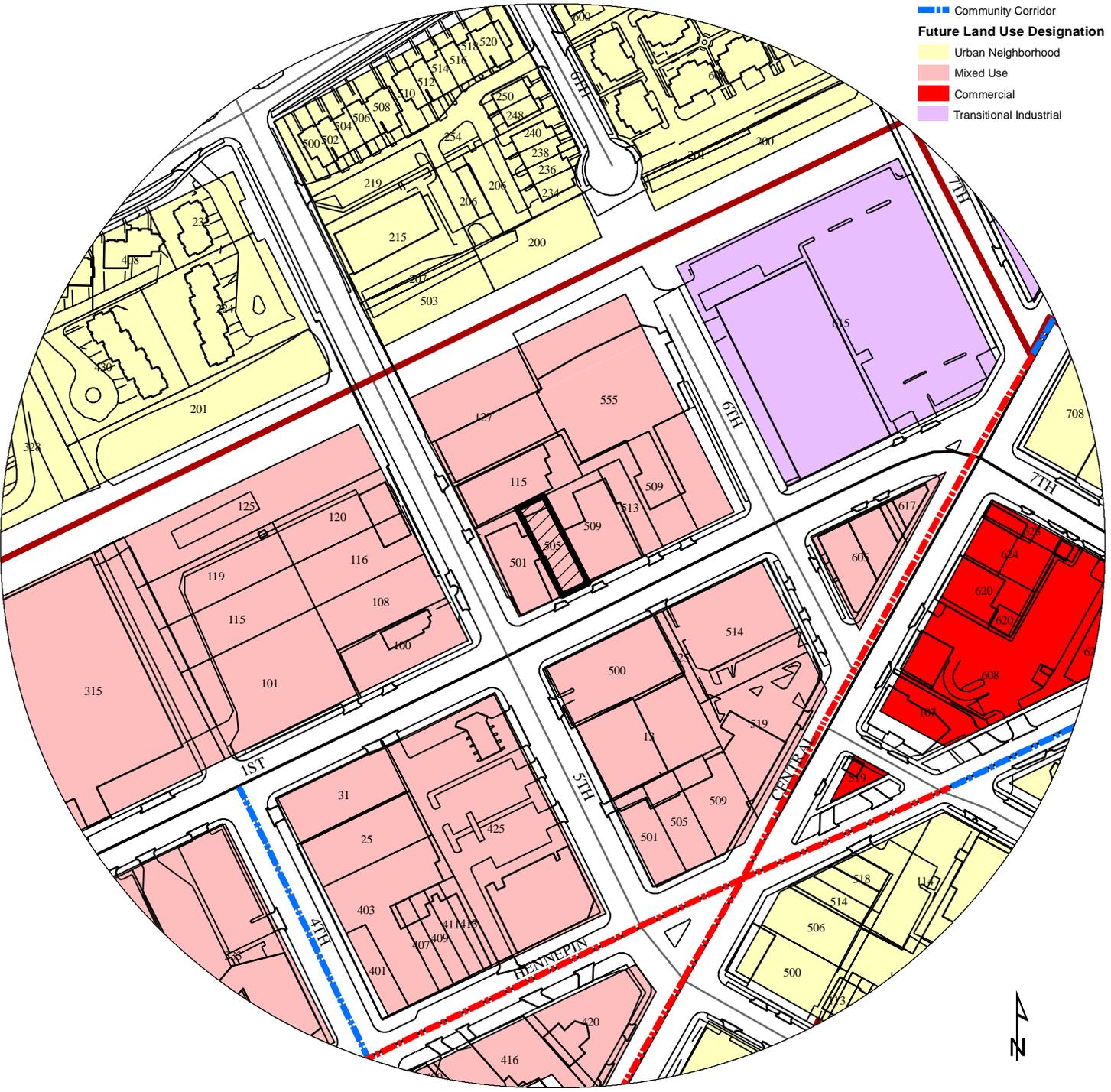
Ambiente Gallerie

3rd

NAME OF APPLICANT

WARD

- Future Land Use Feature**
- Activity Center
 - Commercial Corridor
 - Community Corridor
- Future Land Use Designation**
- Urban Neighborhood
 - Mixed Use
 - Commercial
 - Transitional Industrial



200 100 0 200 400

PROPERTY ADDRESS
505 1st Avenue NE

FILE NUMBER
BZZ-6635

505 1st AVENUE NE ZONING AND BUILDING STATS:

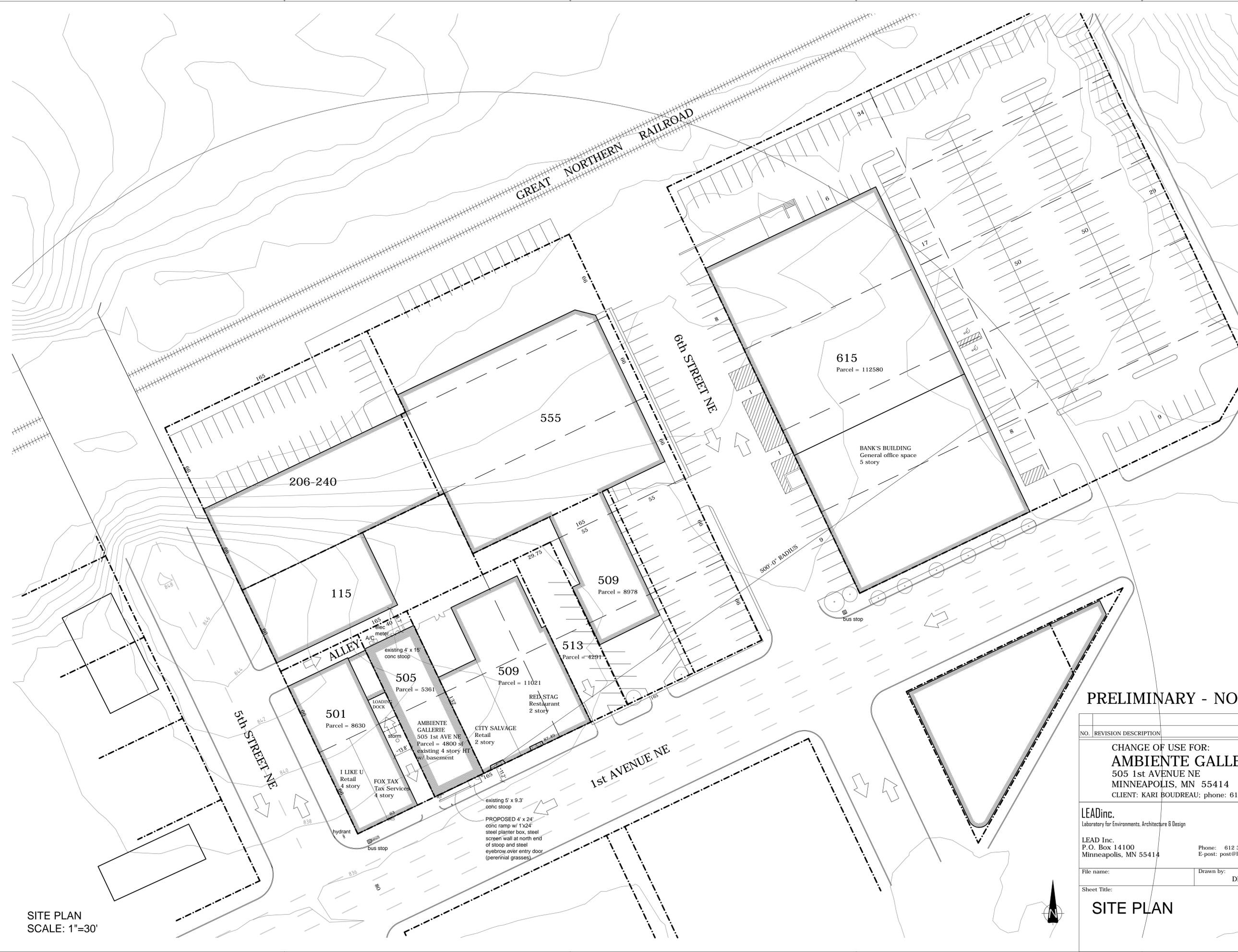
ZONING: C2
 LOT AREA = 5361 SQ/FT
 HARDCOVER = 9% OF 5361 = 470 SQ/FT
 BUILDING FOOTPRINT = 4800 SQ/FT

BUILDING STATS:
 FIRST FLOOR = 4330 GROSS SQ/FT
 SECOND FLOOR = 4330 GROSS SQ/FT (UNOCCUPIED)
 THIRD FLOOR = 4330 GROSS SQ/FT (UNOCCUPIED)
 FOURTH FLOOR = 4330 GROSS SQ/FT (UNOCCUPIED)
 TOTAL FINISHED AREA = 17320 GROSS SQ/FT

PARKING REQUIREMENTS:

505 1st Avenue NE:
 Assembly Use = 149 occupants x 30% = 45 minimum parking spaces
 0 existing parking spaces, 0 proposed parking spaces
 Parking via Shared Parking Agreement with Neighboring Bank's Building
 at 615 1st Avenue NE

615 1st Avenue NE
 Office Use = 136,000 Gross S.F. / 500 = 272 minimum parking spaces
 223 existing spaces



PRELIMINARY - NOT FOR CONSTRUCTION

NO.	REVISION DESCRIPTION	DATE	APPR. BY
CHANGE OF USE FOR: AMBIENTE GALLERIE 505 1st AVENUE NE MINNEAPOLIS, MN 55414 CLIENT: KARI BOUDREAU; phone: 612 669 8039			
LEADinc. Laboratory for Environments, Architecture & Design LEAD Inc. P. O. Box 14100 Minneapolis, MN 55414		Signature: ALI HESHMATI, AIA #42835  6-6-2014 Drawing Status: CONTRACT DOCUMENTS	
File name:	Drawn by: DLD	Approved:	Scale: 1" = 30'-0"
Sheet Title: SITE PLAN		Date: 06 JUNE 2014	Project no.: U14201
		Sheet no.: A0	Revision:

SITE PLAN
 SCALE: 1"=30'



existing 5' x 9.3'
 conc stoop
 PROPOSED 4' x 24'
 conc ramp w/ 1'x24'
 steel planter box, steel
 screen wall at north end
 of stoop and steel
 eyebrow over entry door
 (perennial grasses)

AMBIENTE
 GALLERIE
 505 1st AVE NE
 Parcel = 4800 sq ft
 existing 4 story HT
 w/ basement

CITY SALVAGE
 Retail
 2 story

RED STAG
 Restaurant
 2 story

1 LIKE U
 Retail
 4 story

FOX TAX
 Tax Services
 4 story

501
 Parcel = 8630

505
 Parcel = 5361

509
 Parcel = 11021

513
 Parcel = 4291

509
 Parcel = 8978

555

615
 Parcel = 112580

BANK'S BUILDING
 General office space
 5 story

206-240

115

1st AVENUE NE

6th STREET NE

5th STREET NE

ALLEY

GREAT NORTHERN RAILROAD

500'-0" RADIUS

bus stop

bus stop

LOADING DOCK

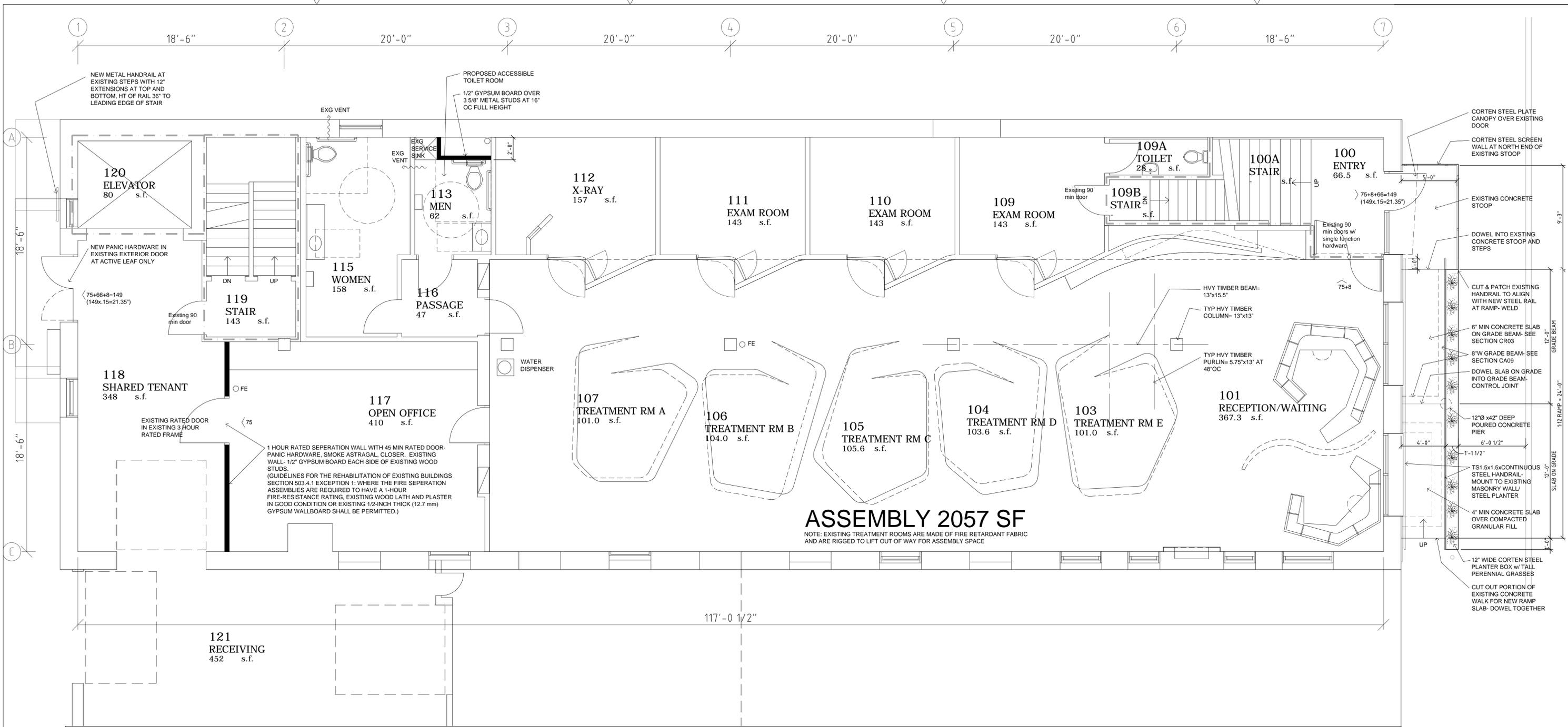
storm

elec meter

existing 4' x 16' conc stoop

hydrant

storm



ASSEMBLY 2057 SF
 NOTE: EXISTING TREATMENT ROOMS ARE MADE OF FIRE RETARDANT FABRIC AND ARE RIGGED TO LIFT OUT OF WAY FOR ASSEMBLY SPACE

CODE ANALYSIS

BUILDING DESCRIPTION: BUILT 1910, 4 STORY WITH BASEMENT, APPROX HT OF BUILDING = 56'
 PROJECT DESCRIPTION: CHANGE OF OCCUPANCY FROM GROUP B TO MIXED OCCUPANCY OF GROUP B AND GROUP A; ASSEMBLY GROUP A-2, BANQUET HALL AT FIRST FLOOR ONLY.
 BUILDING CLASSIFICATION: MIXED GROUP B AND GROUP A-2, WITH A-2 BEING MOST RESTRICTIVE CONSTRUCTION; IV HEAVY TIMBER (FULLY SPRINKLERED)
 MAX HEIGHT: GROUP A-2; 65 FEET + 20 FEET FOR SPRINKLERS = 85 FEET (IBC 504.2)
 MAX STORIES: GROUP A-2; 3 STORIES + 1 STORY FOR SPRINKLERS = 4 STORIES (IBC 504.2)
 MAX SF/FLOOR: 15,000 SF PER FLOOR (AREA INCREASES NOT INCLUDED PER IBC 506 SINCE BUILDING IS BELOW MAXIMUM WITHOUT INCREASES)
 SEPERATION: SEPERATION BETWEEN GROUP A AND B = 1 HOUR (IBC 508.3.3)
 VERTICAL EXIT ENCLOSURES: 2 HOUR (IBC 706, 707, 1020) AT STAIRWAYS AND ELEVATOR SHAFT

OCCUPANT LOAD:

	at Group A-2 (15) occupants	at Group B (15)
BASMENT (STORAGE):	4315 sf / 300sf/occ =	
1st FLOOR:		
ASSEMBLY (GALLERY)	2057 sf / 15sf/occ = (138) occupants	
ACCESSORY	1068 sf / 100sf/occ = (11) occupants	
	(149) occupants	
GROUP B:	3500 sf / 100sf/occ =	(35) occupants
2nd FLOOR:	4400 sf / 100sf/occ =	(44) occupants
3rd FLOOR:	4400 sf / 100sf/occ =	(44) occupants
4th FLOOR:	4400 sf / 100sf/occ =	(44) occupants
	331 occupants	182 occupants

EXIT WIDTH CALCULATION (SEE CODE PLANS)

PLUMBING FIXTURES

Calculations are for Group A-2 (Banquet Hall) only: 149 occupants / 2 = 75 occupants for women and 75 occupants for men

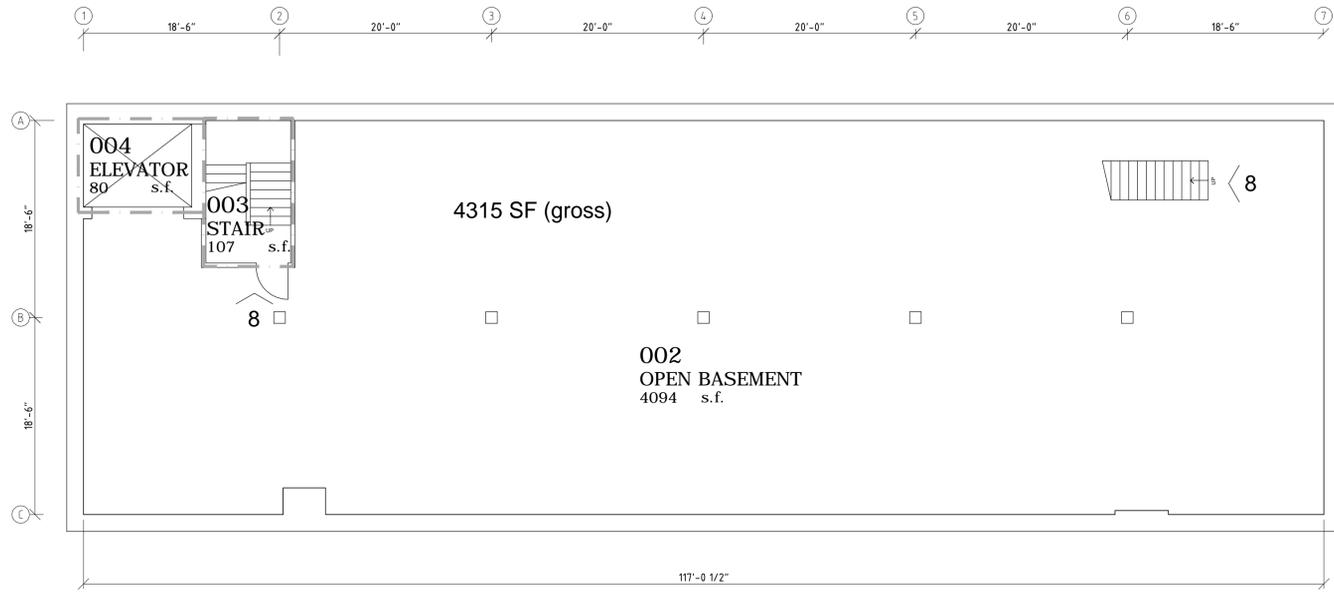
	CODE	REQUIRED	PROVIDED
WATER CLOSETS	MALE	1 per 75	75/75 = 1
	FEMALE	1 per 75	75/75 = 1
LAVATORIES	MALE	1 per 200	150/200 = 1
	FEMALE	1 per 200	150/200 = 1
DRINKING FOUNTAINS		1 per 500	150/500 = 1
SERVICE SINK		1	1 (Glenwood water dispenser)

PRELIMINARY - NOT FOR CONSTRUCTION

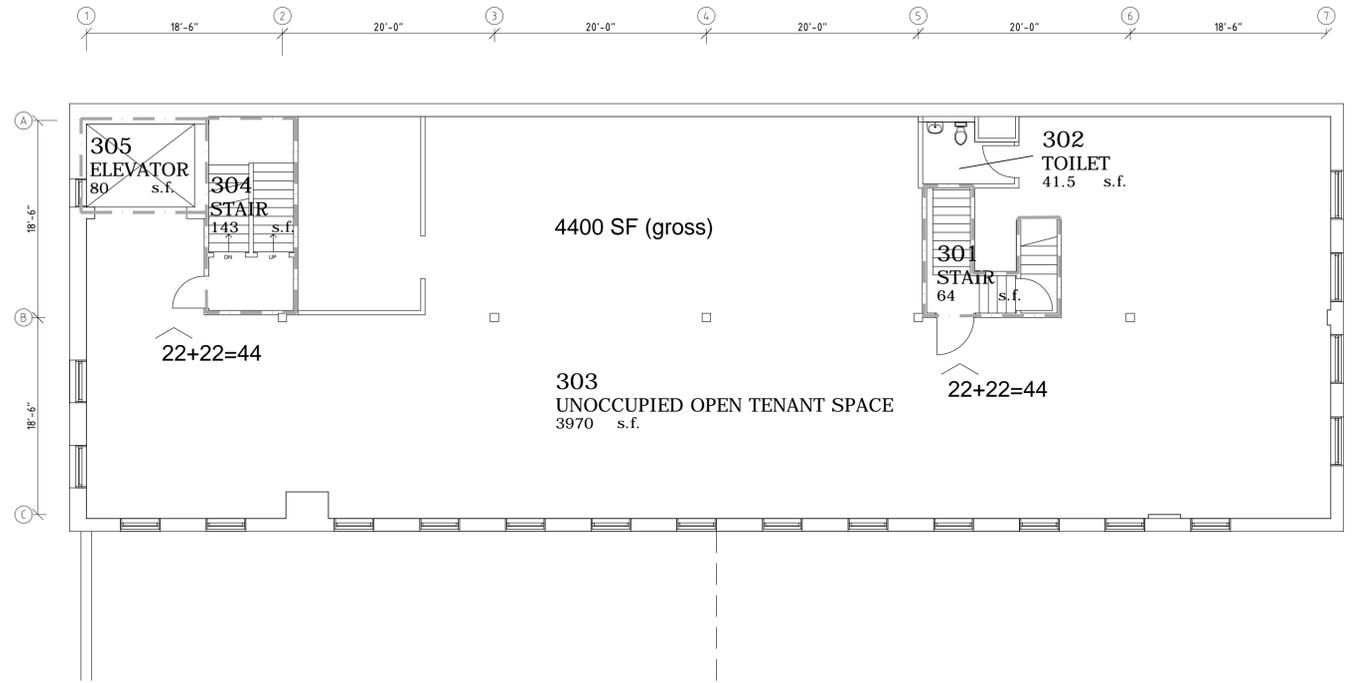
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LEADinc. Laboratory for Environments, Architecture & Design LEAD Inc. P.O. Box 14100 Minneapolis, MN 55414		Signature: ALI HESHMATI, AIA #42835  6-6-2014		
File name: Drawn by: DLD		Approved: Date: 06 JUNE 2014		
Sheet Title: FIRST FLOOR CODE PLAN		Project no.: U14201		
		Sheet no.: A1		Revision:

FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

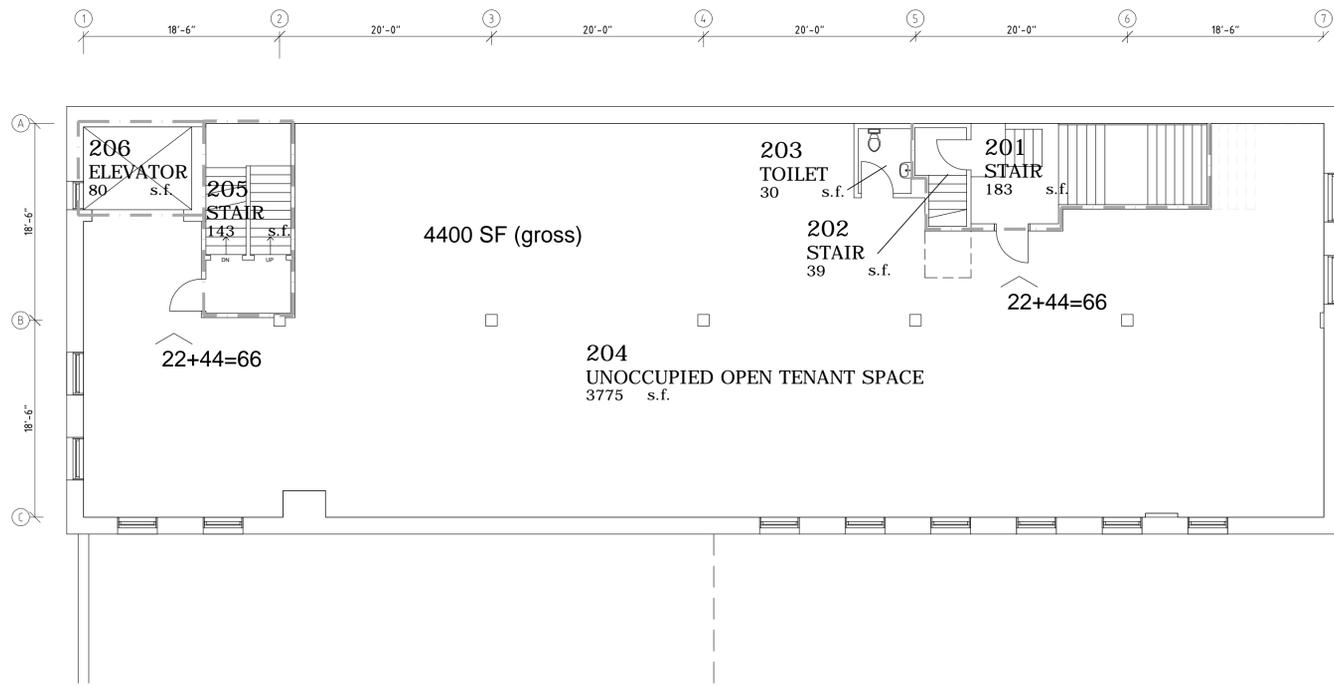




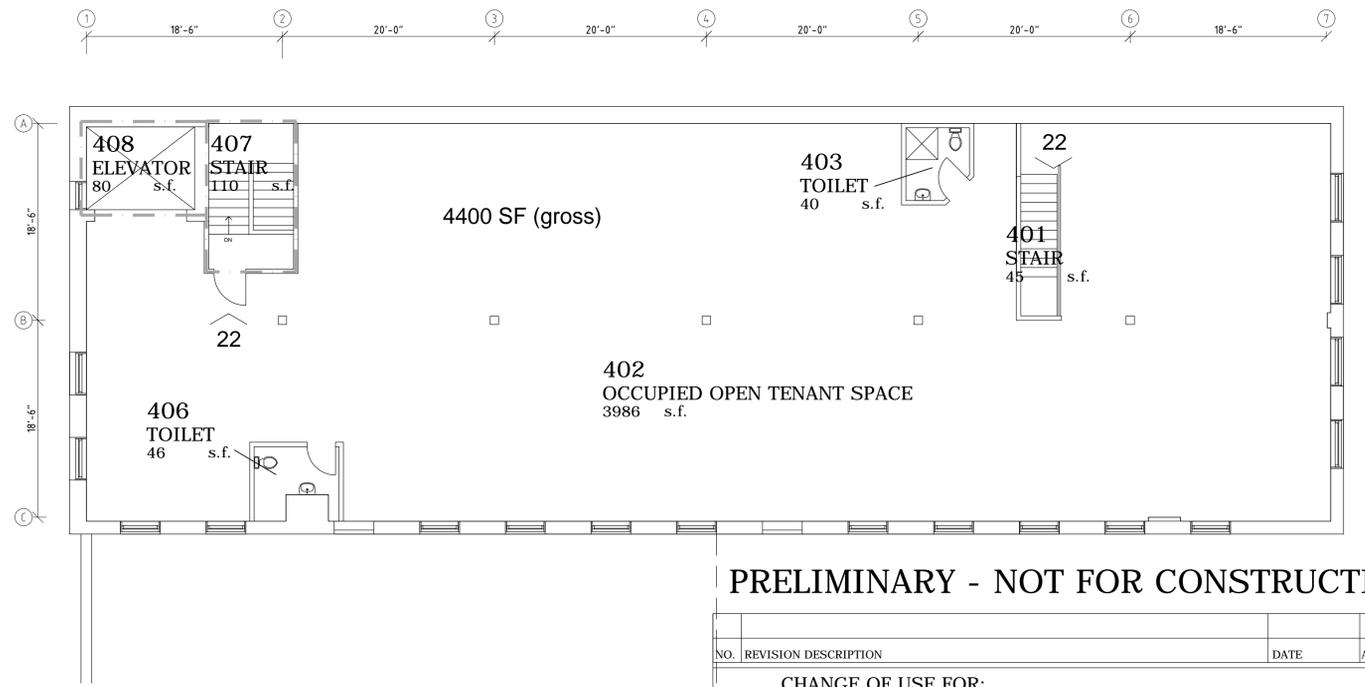
BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

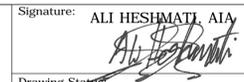


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

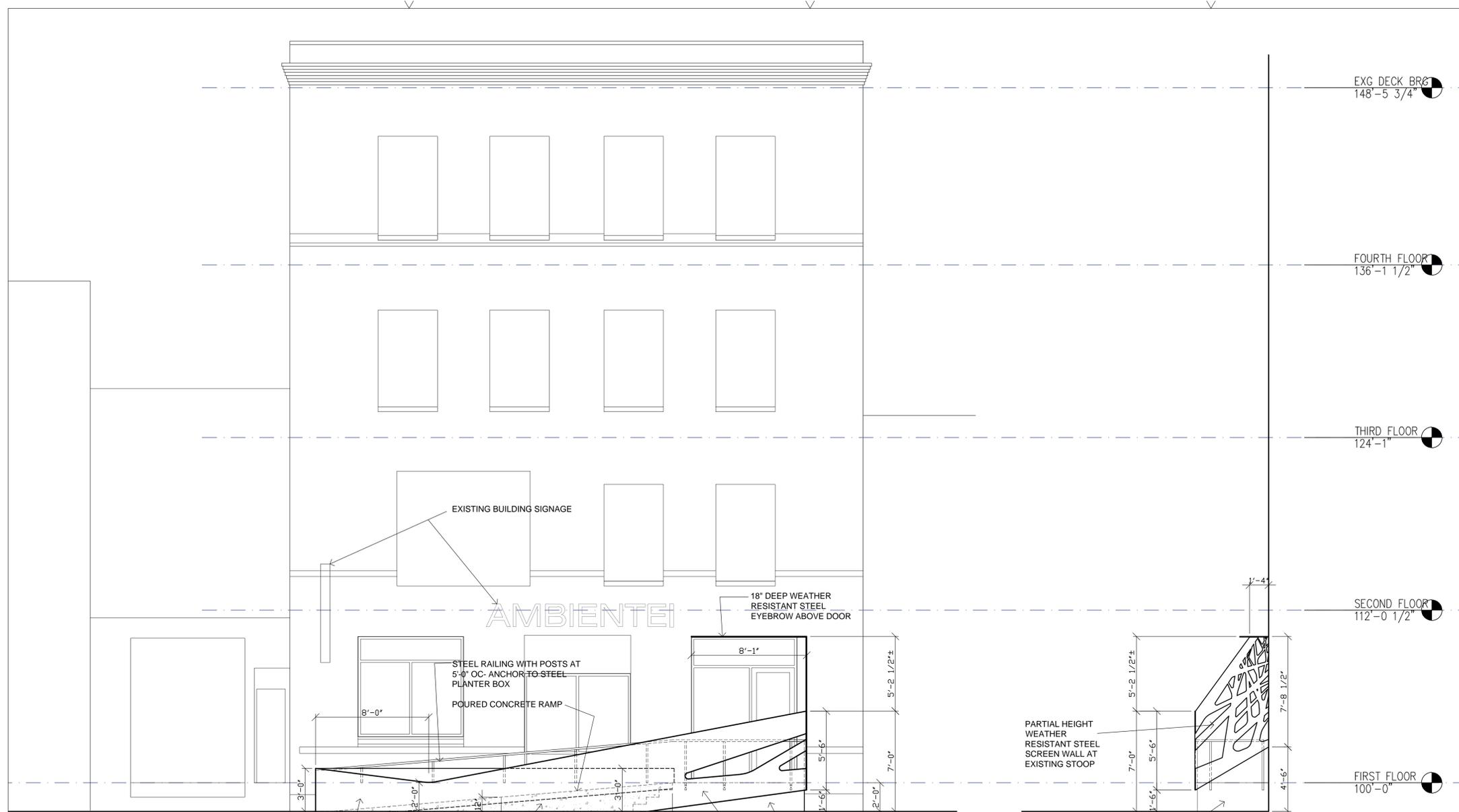


FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

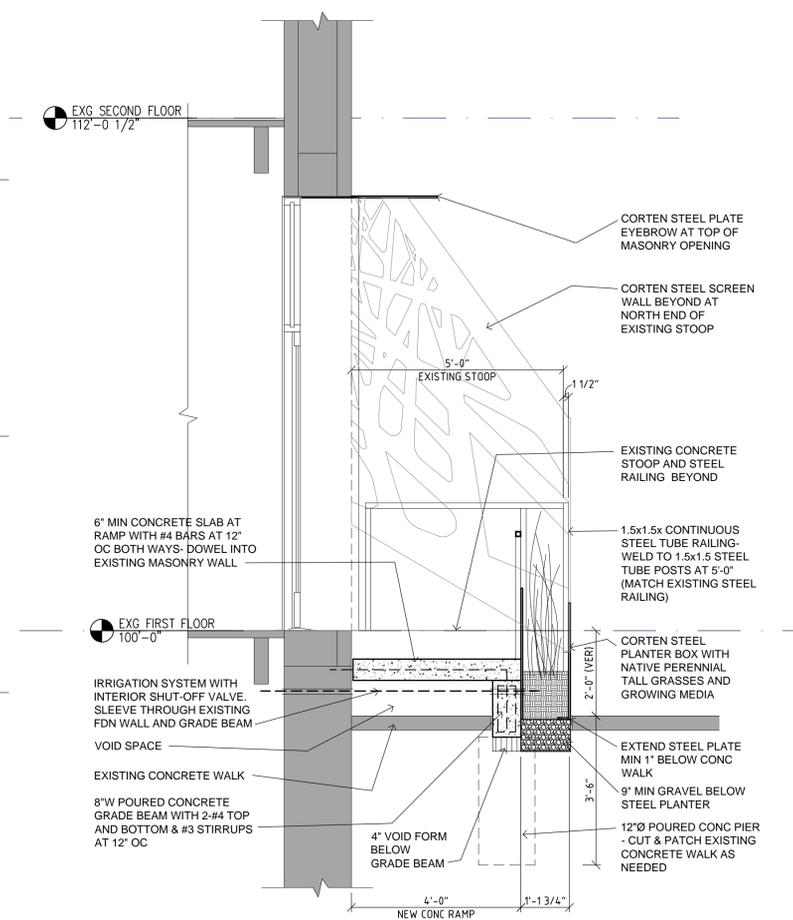
NO.	REVISION DESCRIPTION	DATE	APPR. BY
CHANGE OF USE FOR: AMBIENTE GALLERIE 505 1st AVENUE NE MINNEAPOLIS, MN 55414 CLIENT: KARI BOUDREAU; phone: 612 669 8039			
LEADinc. Laboratory for Environments, Architecture & Design LEAD Inc. P.O. Box 14100 Minneapolis, MN 55414 Phone: 612 385 5107 E-post: post@leadinc.no		Signature: ALI HESHMATI, AIA #42835  Drawing Status: 6-6-2014 CONTRACT DOCUMENTS	
File name:	Drawn by: DLD	Approved:	Scale:
Sheet Title:	Date: 06 JUNE 2014		Project no.: U14201
BASEMENT, SECOND, THIRD AND FOURTH FLOOR CODE PLANS		Sheet no.:	Revision: A2





1 PROPOSED CONCRETE RAMP ELEVATION
SCALE: 1/4"=1'-0"

2 PROPOSED CONCRETE RAMP ELEVATION
SCALE: 1/4"=1'-0"



3 SECTION AT CONCRETE RAMP / STEEL PLANTER
SCALE: 1/2"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	REVISION DESCRIPTION	DATE	APPR.	BY
CHANGE OF USE FOR: AMBIENTE GALLERIE 505 1st AVENUE NE MINNEAPOLIS, MN 55414 CLIENT: KARI BOUDREAU; phone: 612 669 8039				
LEADinc. Laboratory for Environments, Architecture & Design LEAD Inc. P.O. Box 14100 Minneapolis, MN 55414 Phone: 612 385 5107 E-post: post@leadinc.no		Signature: ALI HESHMATI, AIA #42835  6-6-2014 Drawing Status:		
File name: Sheet Title:		Drawn by: DLD		Approved: Date:
RAMP ELEVATIONS AND SECTIONS		Date: 06 JUNE 2014		Scale:
Project no.: U14201		Sheet no.: A3		
Revision:		Contract Documents		



Rear view looking north



Rear view looking south



View along 1st Avenue



South facade / Loading Dock