26,133 sf SITE AREA
15% OF SITE REQ. TO BE LANDSCAPED AREA = 3,920 sf
GREEN SHADED AREAS = (2,491+2,027) 4,518 SF (17.4%)

6'-0" HIGH FENCE AT BUFFER AREA BETWEEN ADJACENT RESIDENTIAL DISTRICT AND COMMERCIAL

12,979 sf parking area
15% OF PARKING LOT AREA REQUIRED TO BE COMPOSED OF LANDSCAPED AREA = 1,947 SF
GREEN SHADED AREAS SHOWN = 2,027 SF

29 PARKING SPACES
@ 9'X17' - STANDARD SIZE

THIS IS SCHEME SHOWS A RETAINING WALL WITH A 4'-0" HIGH FENCE ON TOP (ACTING AS A GUARDRAIL - NOT A LANDSCAPE BUFFER)

7,746
gsf footprint

187' @ 75% = 140'-3" minimum building width on Front Build to Zone

London Center 1801 London Road

LONDON ROAD

18TH AVENUE EAST

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PROJECT
Project Name

Duluth, Minnesota

SHEET TITLE
SITE PLAN

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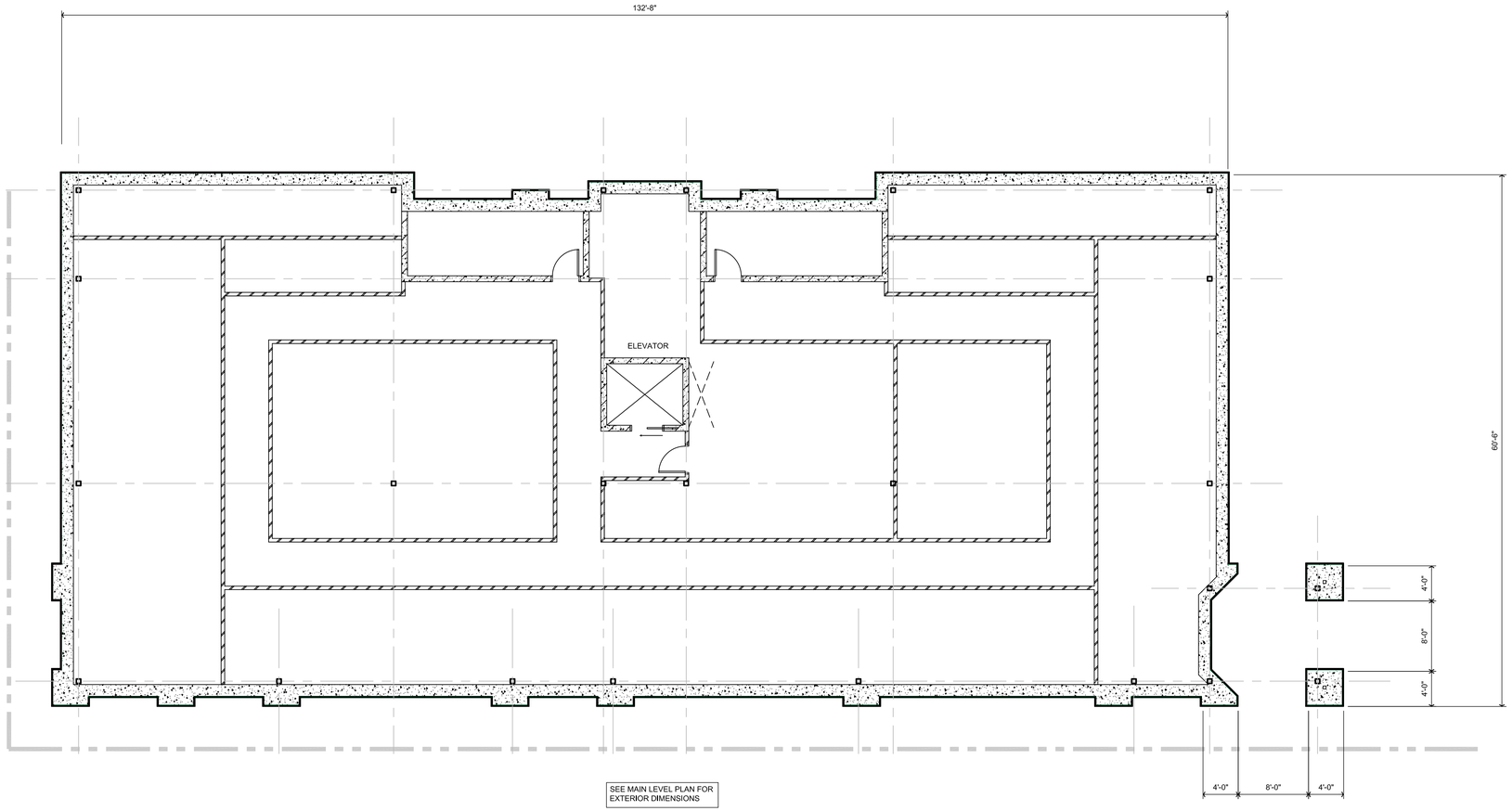
A001



SEE MAIN LEVEL PLAN FOR EXTERIOR DIMENSIONS

C3 BASEMENT FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'

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BASEMENT LEVEL FLOOR PLAN

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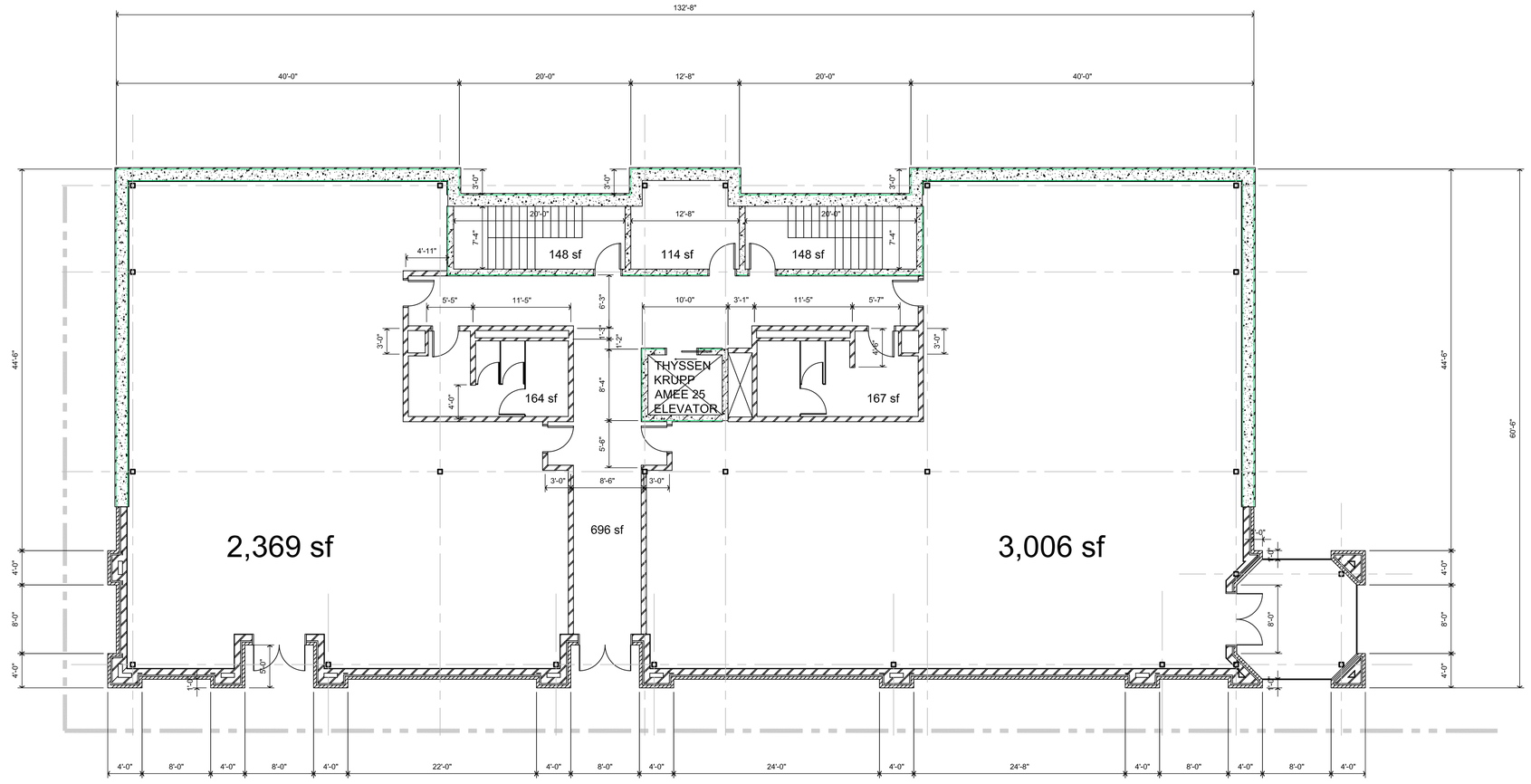

C3 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'

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MAIN LEVEL
FLOOR PLAN

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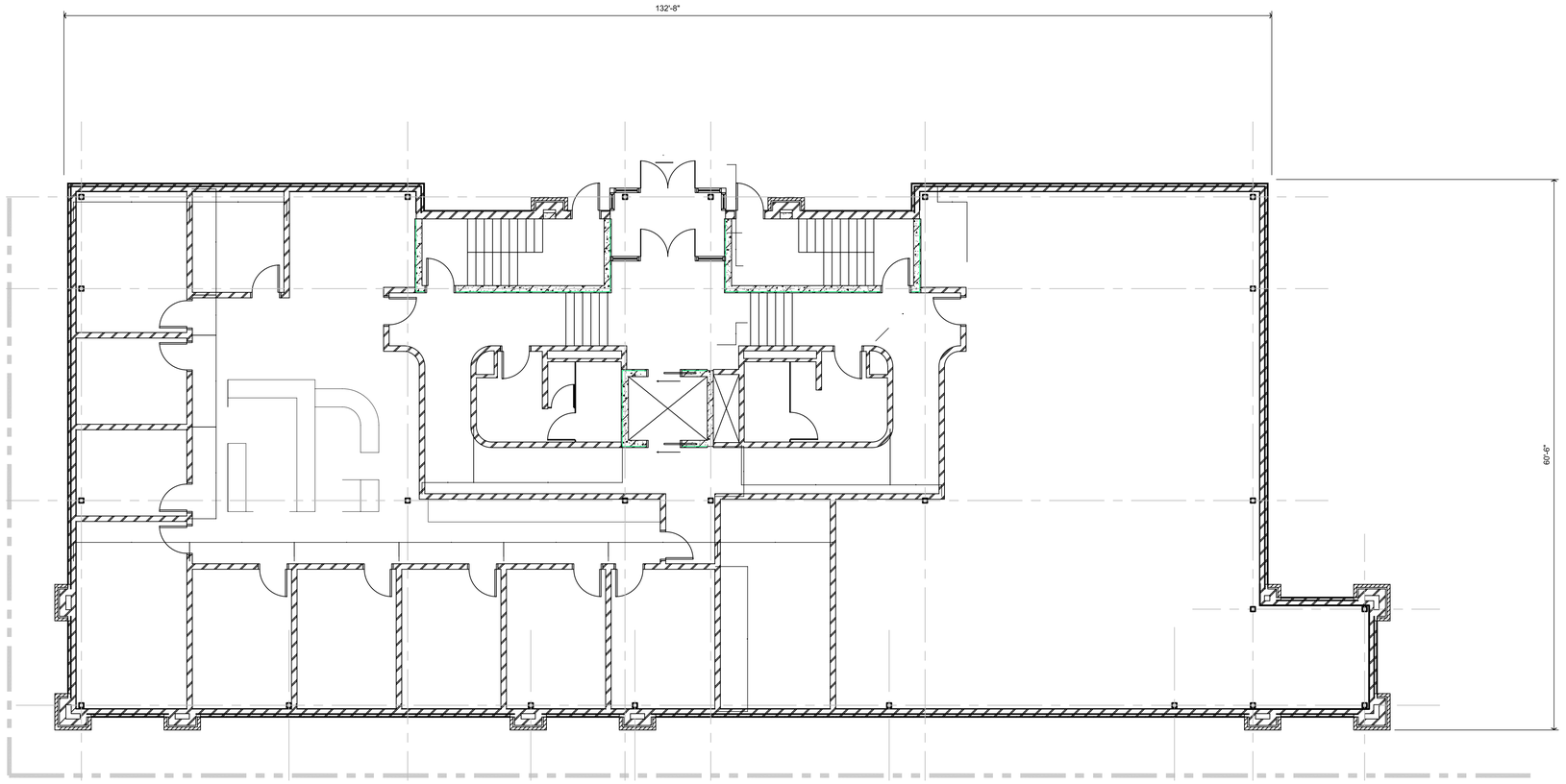

C3 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'

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SECOND LEVEL FLOOR PLAN

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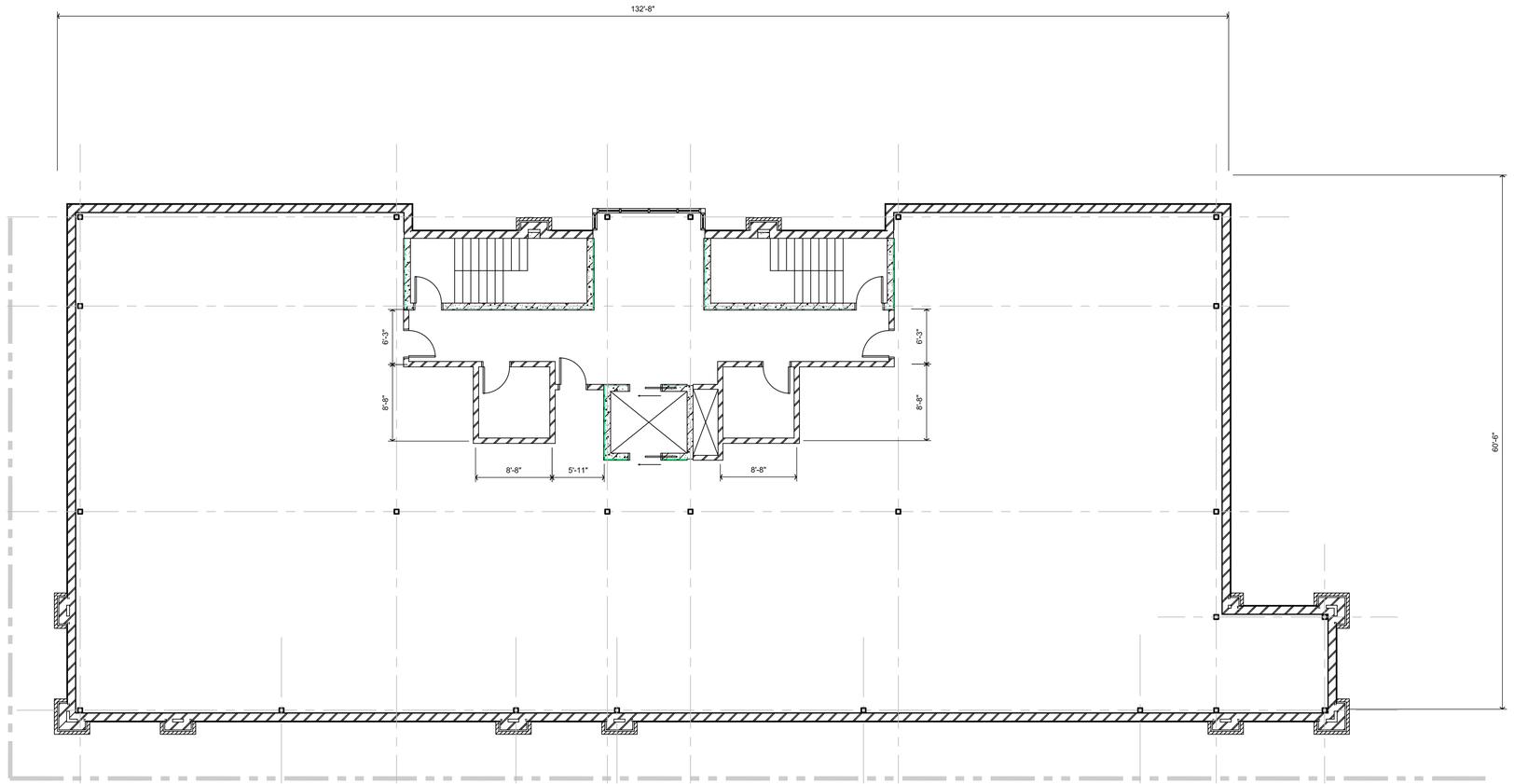

C3 THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'

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THIRD LEVEL
FLOOR PLAN

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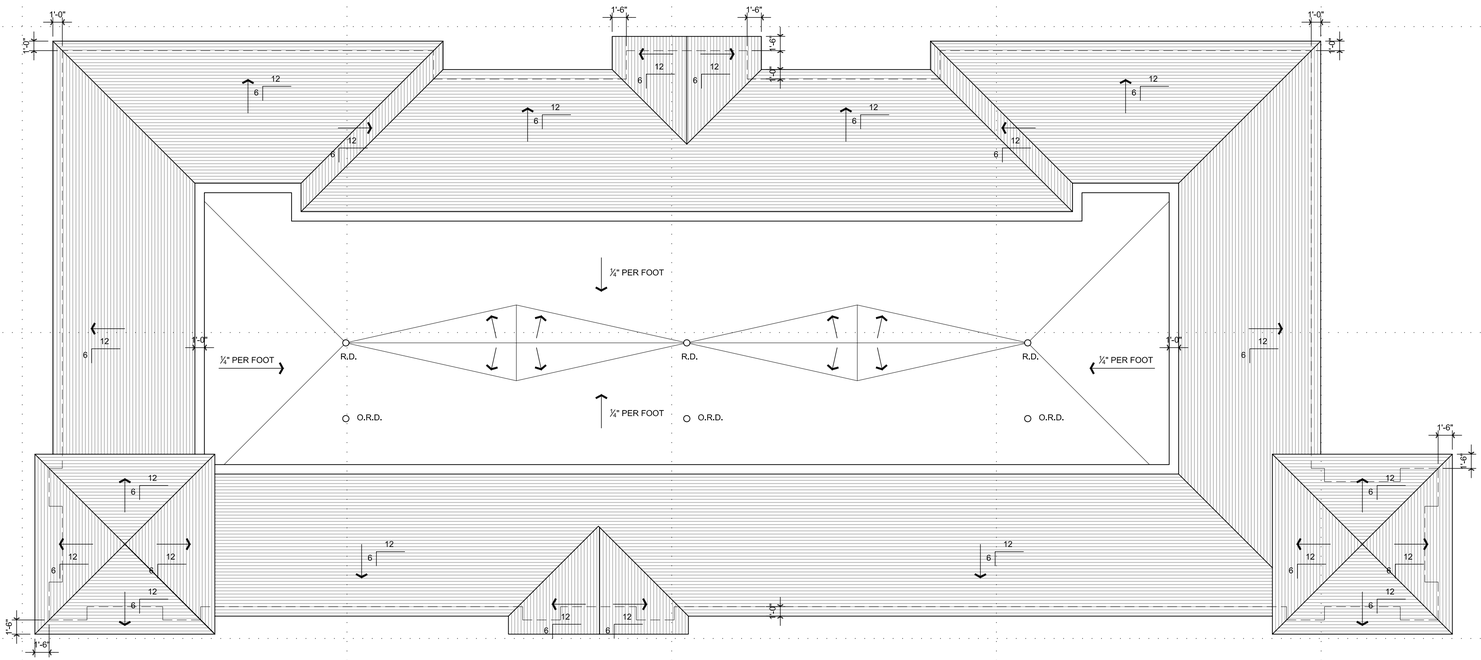

C3 ROOF PLAN
1/8" = 1'-0"

0 4' 8' 16'

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ROOF PLAN

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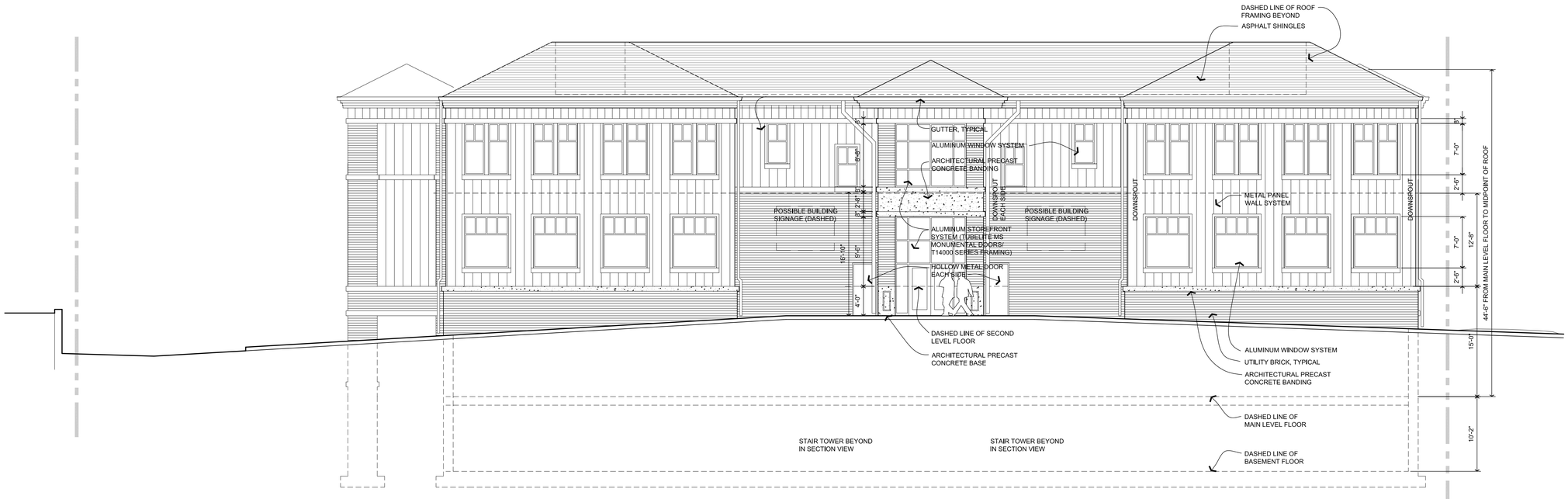
D2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

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EXTERIOR ELEVATIONS

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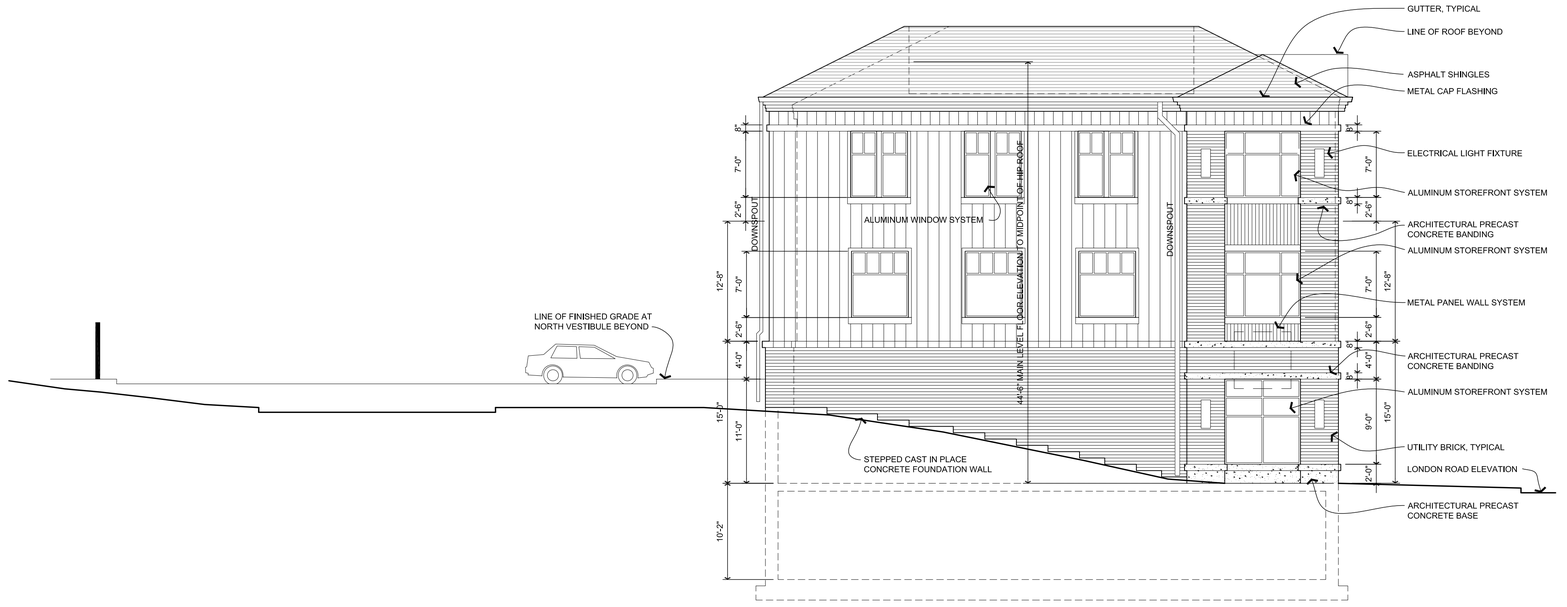
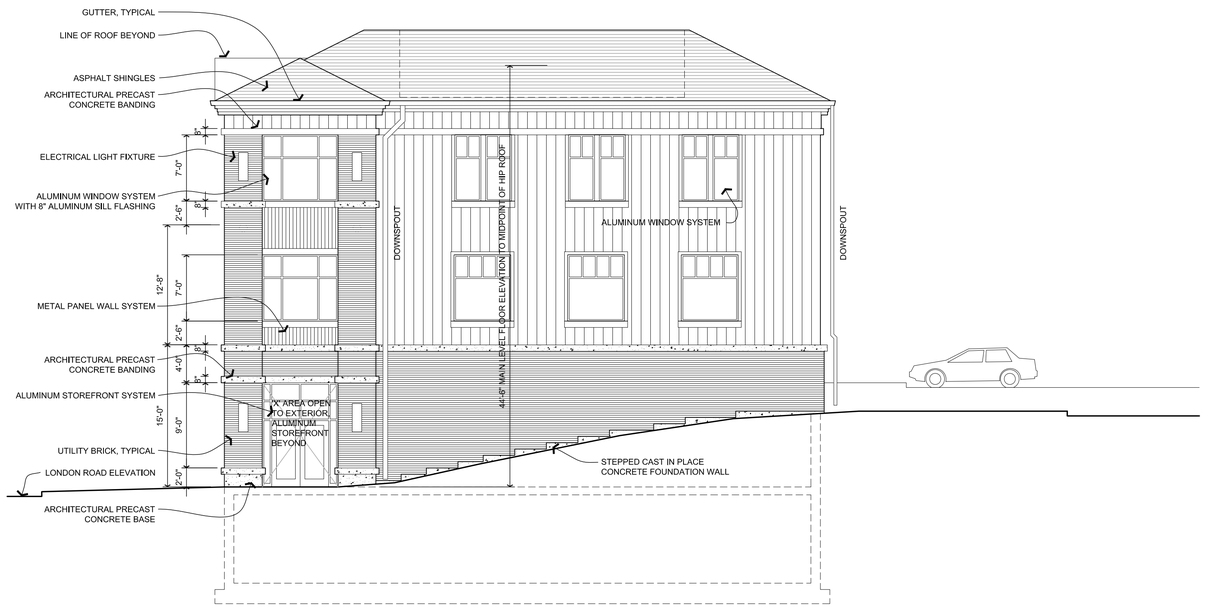
A200



D4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



D4 EAST
1/8" = 1'-0"

0 4' 8' 16'

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A201

MANSARD ROOF SYSTEM:
- ARCHITECTURAL 40 YEAR ASPHALT SHINGLE SYSTEM
- 5/8" FIRE RESISTIVE TREATED SHEATHING
- 1-1/2" METAL DECKING
- METAL TRUSS FRAMING @ 24" O.C.

EXTEND EPDM ROOF MEMBRANE 2'-0" VERTICALLY, ON TRUSSES. PROVIDE METAL PANELS

HATCH INDICATES SPRAY APPLIED FOAM INSULATION WITH FIRE RESISTIVE COATING

60 MIL, FULLY ADHERED EPDM ROOM SYSTEM, OVER TAPPERED INSULATION, AND 4" RIGID INSULATION BASE LAYER

WALL CONSTRUCTION ABOVE BASE LISTED IN ORDER FROM INTERIOR TO EXTERIOR:
- 5/8" GYPSUM BOARD
- 6" STEEL STUD FRAMING AT 16" O.C.
- 5/8" EXTERIOR GYPSUM SHEATHING
- SPRAY APPLIED AIR AND VAPOR BARRIER
- 4" RIGID INSULATION WITH Z'S AT 24" O.C. (RUNNING HORIZONTALLY)
- 22 GA. VERTICAL METAL SIDING (1-1/2 THICK)

WALL CONSTRUCTION AT BASE LISTED IN ORDER FROM INTERIOR TO EXTERIOR:
- 5/8" GYPSUM BOARD
- 6" STEEL STUD FRAMING AT 16" O.C.
- • 5/8" EXTERIOR GYPSUM SHEATHING
- SPRAY APPLIED AIR AND VAPOR BARRIER
- 4" RIGID INSULATION WITH Z'S AT 24" O.C.
- 2" AIR SPACE
- UTILITY BRICK

office

THIRD FLR

office

1 HOUR RATED FLOOR CEILING ASSEMBLY BETWEEN FIRST AND SECOND FLOOR

SECOND FLR

sandwhich shop

FIRST FLR

HOT MOPPED BELOW GRADE WATERPROOFING SYSTEM WITH DRAINAGE PLANE

6" DIA. DRAIN TILE AT INTERIOR AND EXTERIOR KEEP SEPARATE WITH SEPARATE SUMP PUMPS

CONCRETE FOUNDATION WALL

BASEMENT

hall

PARKING ENTRANCE

1 HOUR RATED FLOOR CEILING ASSEMBLY BETWEEN FIRST AND SECOND FLOOR

REAR PARKING ENTRANCE LEVEL

2 HOUR RATED CMU ELEVATOR AND STAIR SHAFTS

HOT MOPPED BELOW GRADE WATERPROOFING SYSTEM AT ELEVATOR PIT, TYPICAL

6" DIA. DRAIN TILE AT ELEVATOR PIT

A4 BUILDING SECTION
1/4" = 1'-0"

0 2' 4' 8'

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BUILDING SECTIONS

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