



1 Maple St & E 7th Street

HPC BUSINESS MEETING 02.13.14

21 W. Superior Street
Suite 500
Duluth, MN 55802
TEL 218/727-8446
FAX 218/727-8456
<http://www.LHBcorp.com>
DULUTH ■ MINNEAPOLIS



CLIENT:

DRAWING
TITLE: Conceptual Perspective

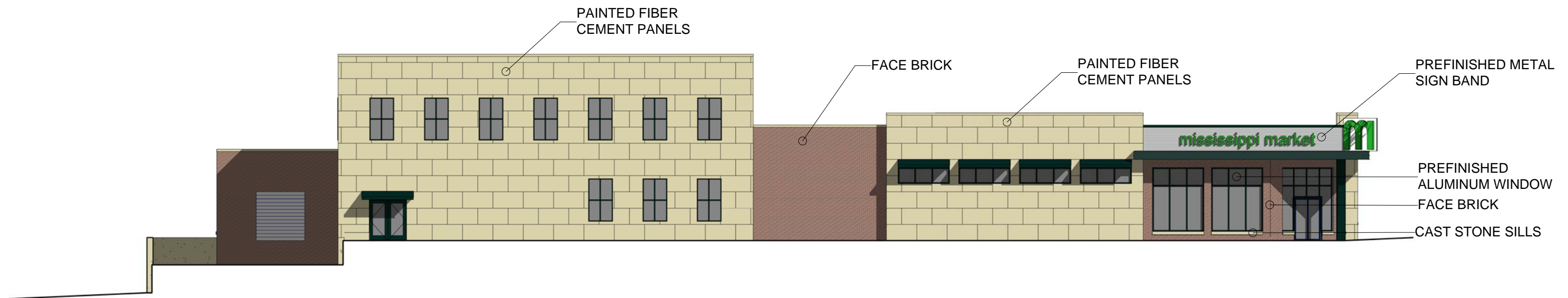
PROJECT
NAME:

DRAWN BY: Author
PROJ. NO:

A9.13



1 EAST 7TH STREET ELEV.
1/16" = 1'-0"



2 PARKING LOT ELEV.
1/16" = 1'-0"

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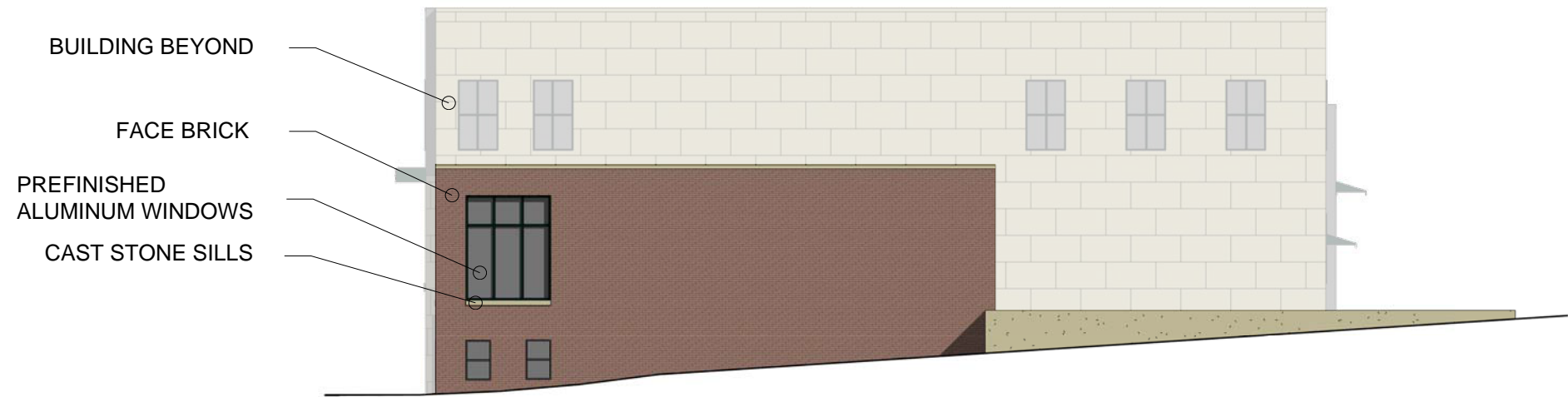
CLIENT:

DRAWING TITLE: CONCEPTUAL

PROJECT NAME: ELEVATIONS

DRAWN BY: Author
PROJ. NO:

A9.06



1 **LOADING DOCK ELEV.**
1/16" = 1'-0"



2 **STREET SIDE ELEV.**
1/16" = 1'-0"

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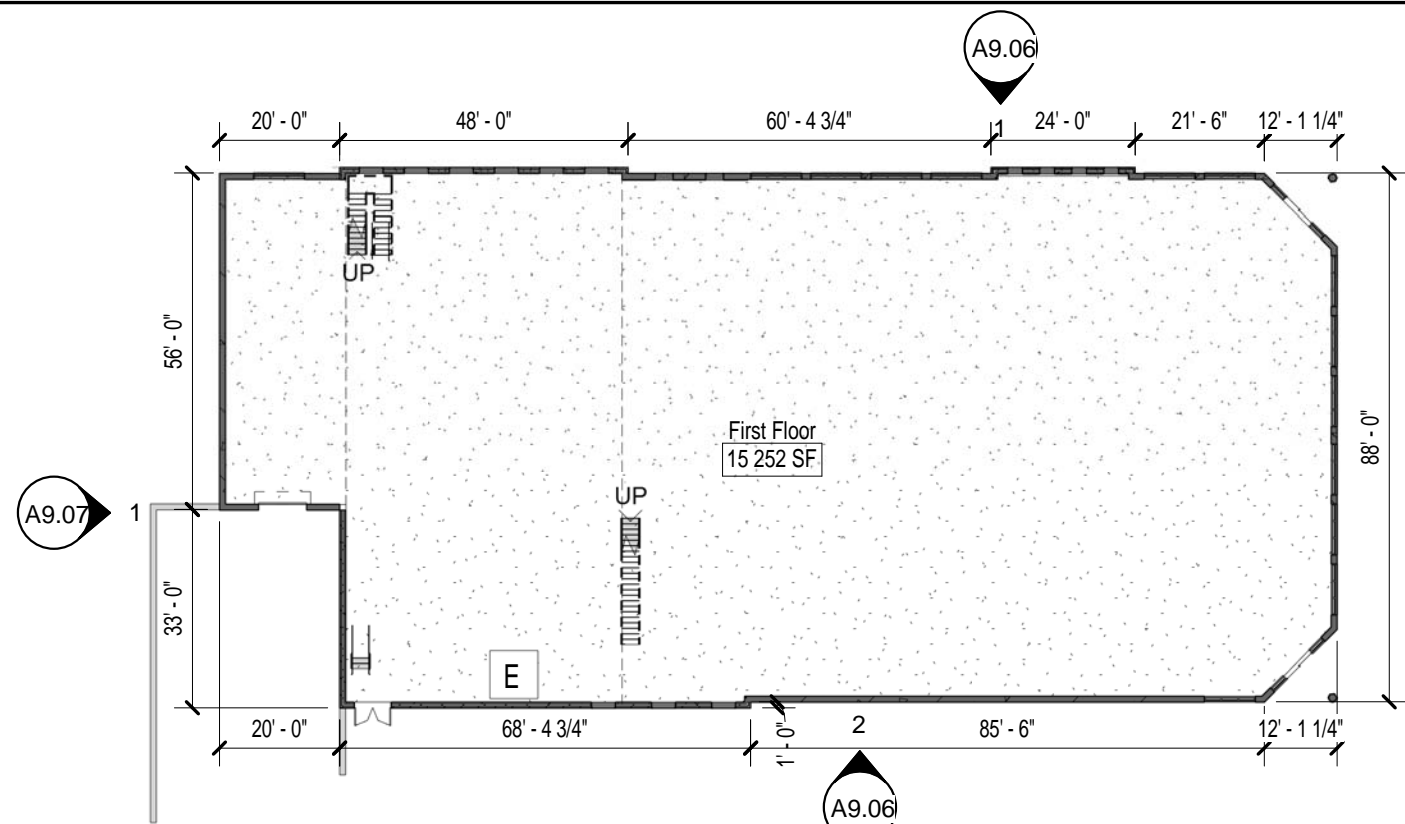
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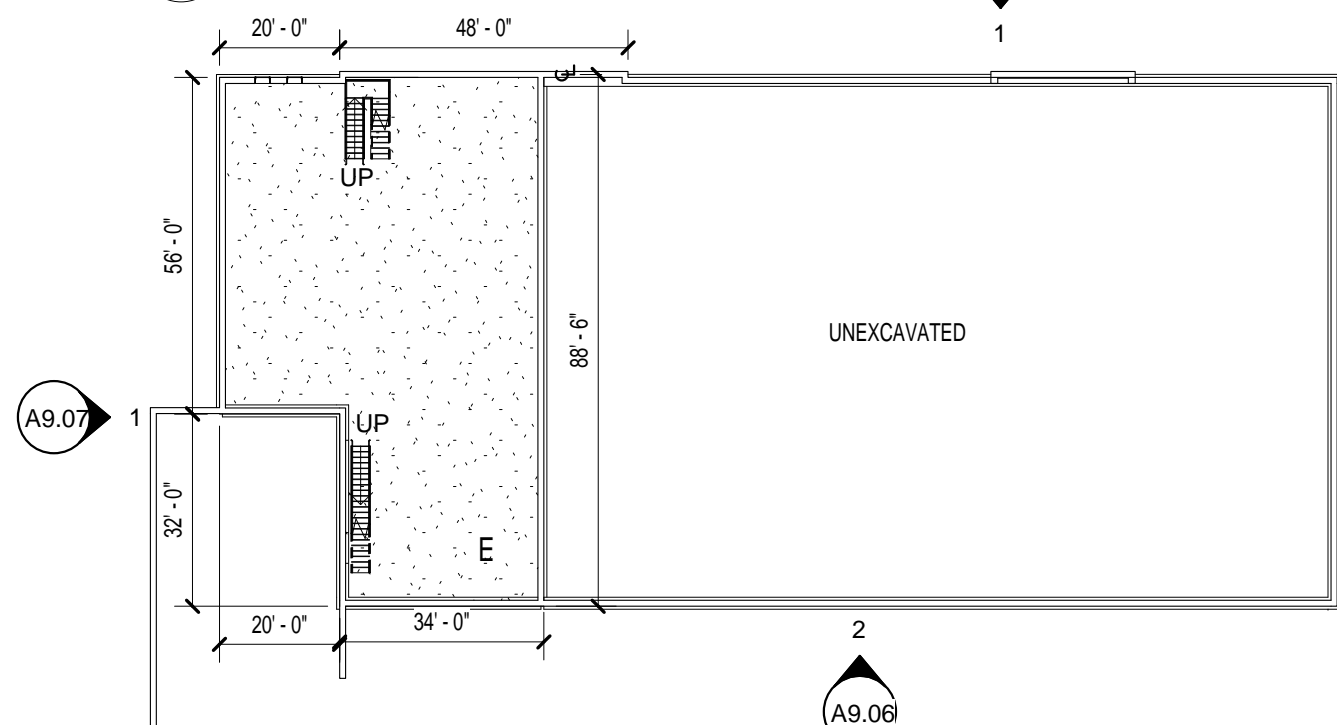
PROJECT NAME: **ELEVATIONS**

DRAWN BY: Author
PROJ. NO:

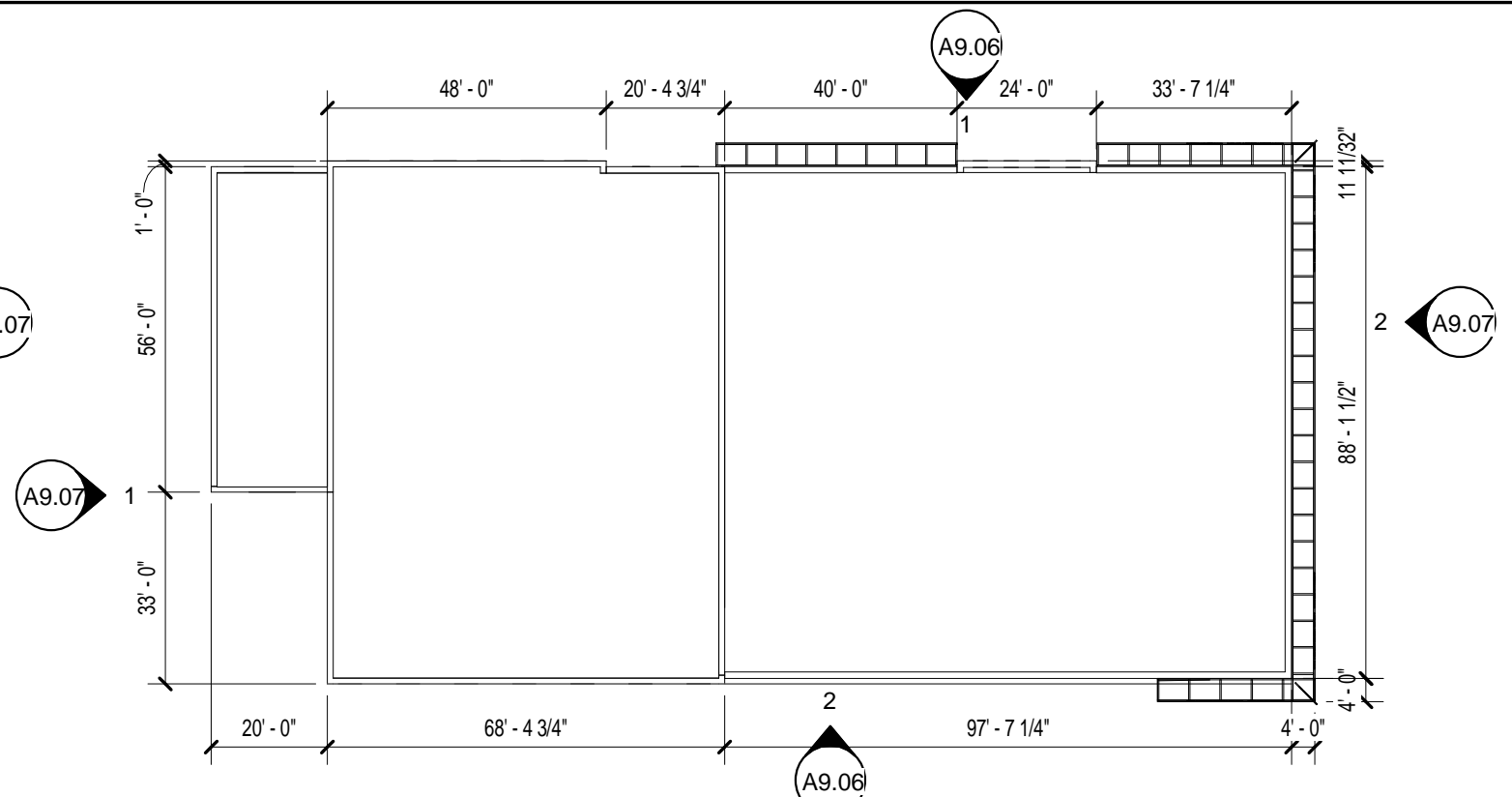
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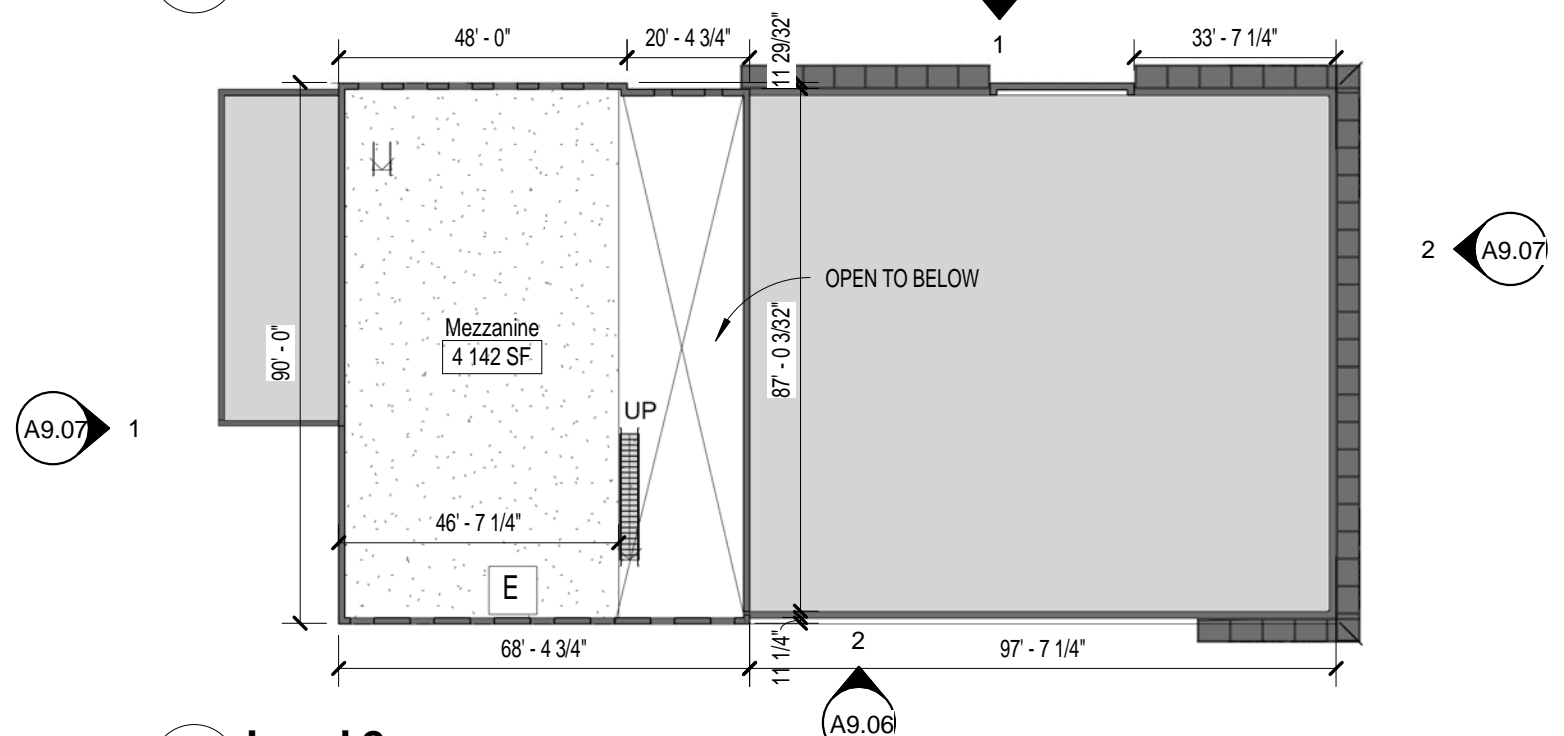
2 Level 1
1/32" = 1'-0"



1 Level 0
1/32" = 1'-0"



4 Roof High
1/32" = 1'-0"



3 Level 2
1/32" = 1'-0"

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CLIENT:

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TITLE:

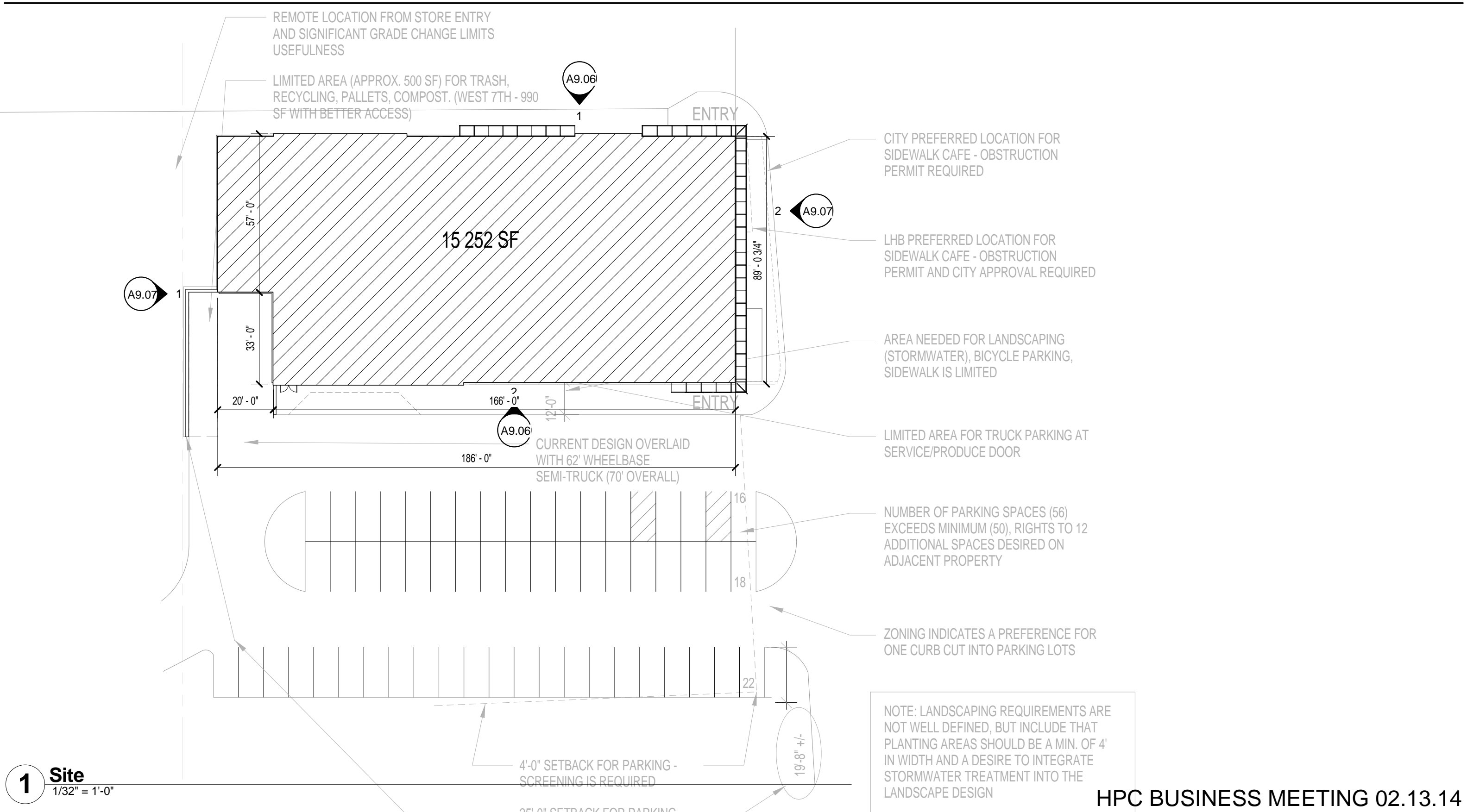
CONCEPTUAL FLOOR

PROJECT
NAME:

PLANS

DRAWN BY: Author
PROJ. NO:

A9.05



1

Site

1/32" = 1'-0"

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CLIENT:

RT-1
RESIDENTIAL

GRADE IMPACTS DIFFICULTY OF TRUCK
CIRCULATION; NEED FOR RETAINING
WALL EXTENSION

25'-0" SETBACK FOR PARKING
ENTRANCE FROM ADJOINING
RT-1 DISTRICTS.

4'-0" SETBACK FOR PARKING -
SCREENING IS REQUIRED

19'-8" +/-

NOTE: LANDSCAPING REQUIREMENTS ARE
NOT WELL DEFINED, BUT INCLUDE THAT
PLANTING AREAS SHOULD BE A MIN. OF 4'
IN WIDTH AND A DESIRE TO INTEGRATE
STORMWATER TREATMENT INTO THE
LANDSCAPE DESIGN

NOTE: IN TRADITIONAL NEIGHBORHOOD
DISTRICTS, A CONDITIONAL USE PERMIT IS
REQUIRED FOR ESTABLISHMENTS MORE
THAN 15,000 SF IN FLOOR AREA.

DRAWING
TITLE:

CONCEPTUAL SITE

PROJECT
NAME:

PLAN

DRAWN BY:

Author

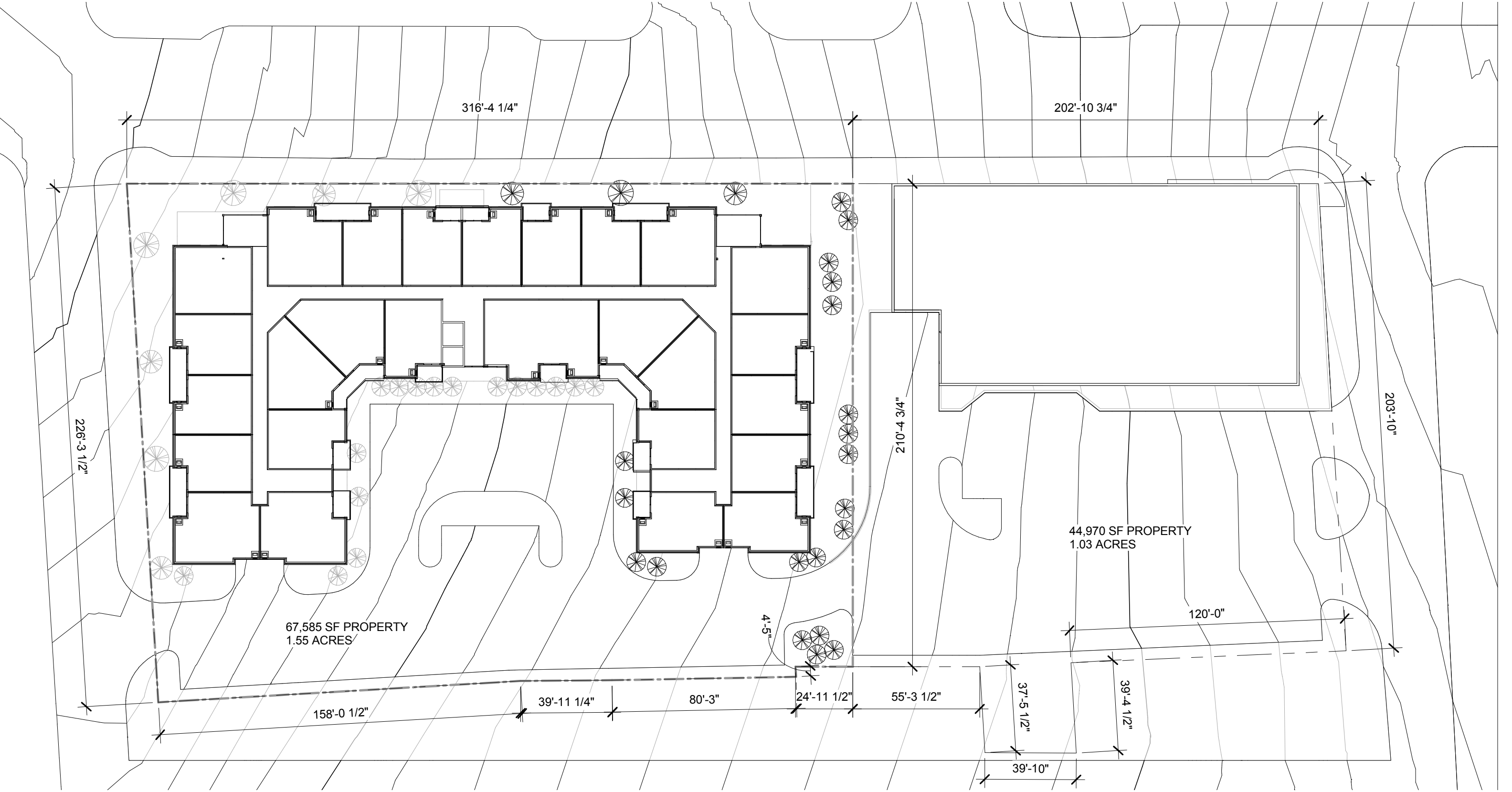
PROJ. NO:

A9.04

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East 7th Str. and Bates Ave. Development | St. Paul, MN



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Senior Housing Development

Site Area Plan

10/29/2013

Scale 1" = 40'-0"

