

WAYZATA BAY CENTER – WEST BLOCK

FINAL DESIGN PLAN SUBMITTAL

JANUARY 4, 2013

	GENERAL PLAN	FINAL PLAN
PARKING COUNT:	378	327 REQ'D/333 PROVIDED
STREET LEVEL BLDG GSF	52,180	53,521
NET RETAIL AREA	43,523	40,714
UPPER LEVEL GSF	139,725	163,807 125,595 SR/38,212 ALL-AGE
UNIT COUNT		99 UNITS 73 SR/26 ALL-AGE

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T1

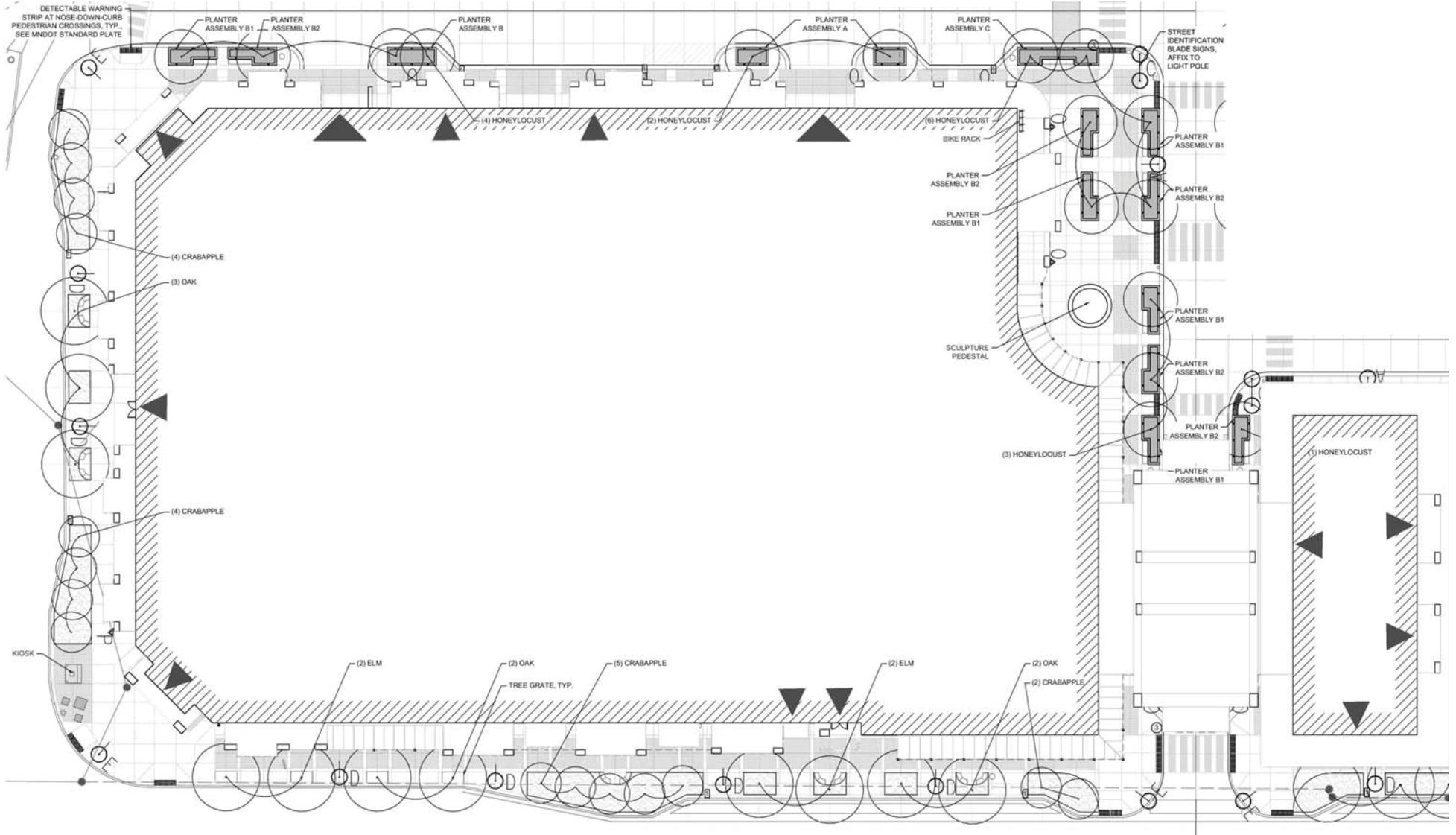


SITE PLAN

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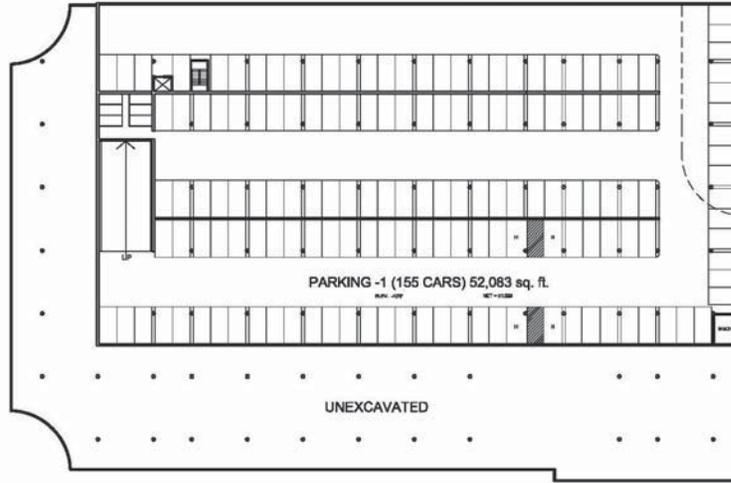
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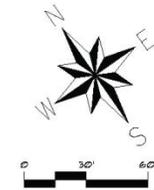
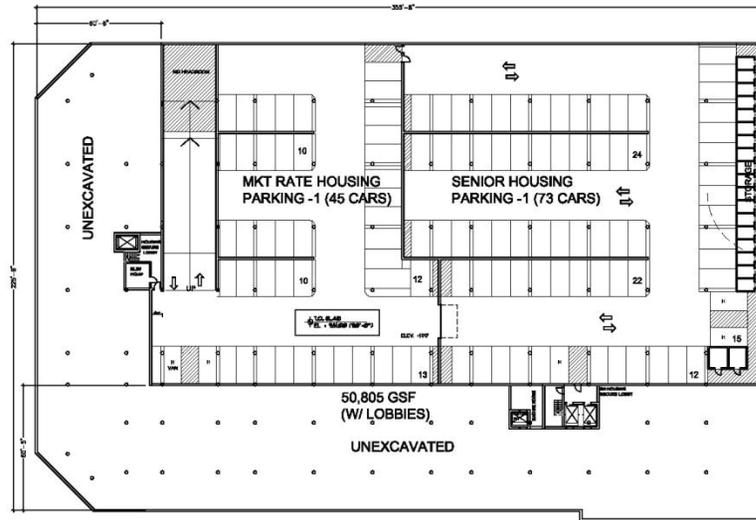
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GENERAL PLAN REVIEW



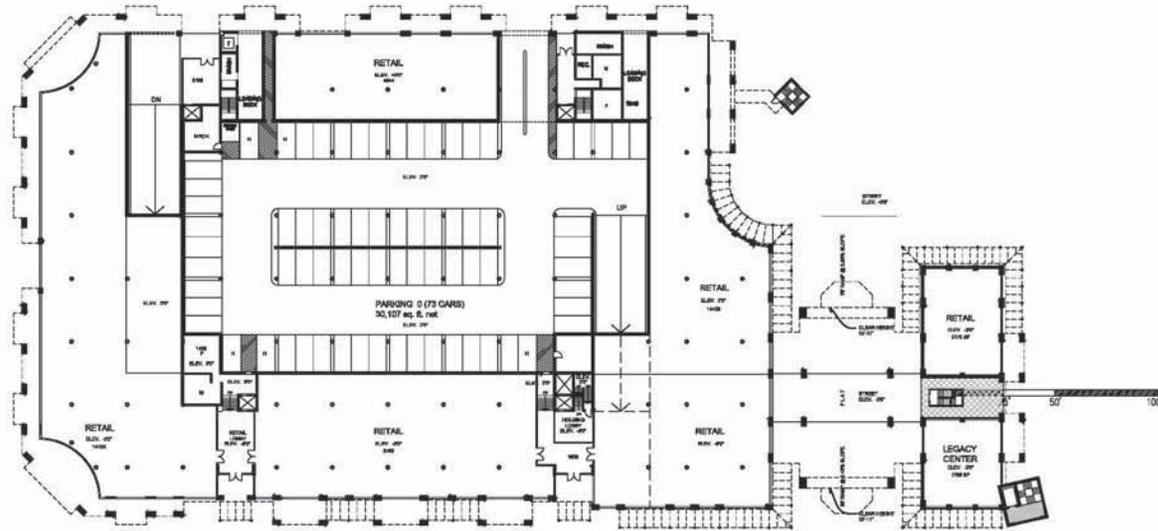
FINAL PLAN



BASEMENT – PLAN COMPARISON

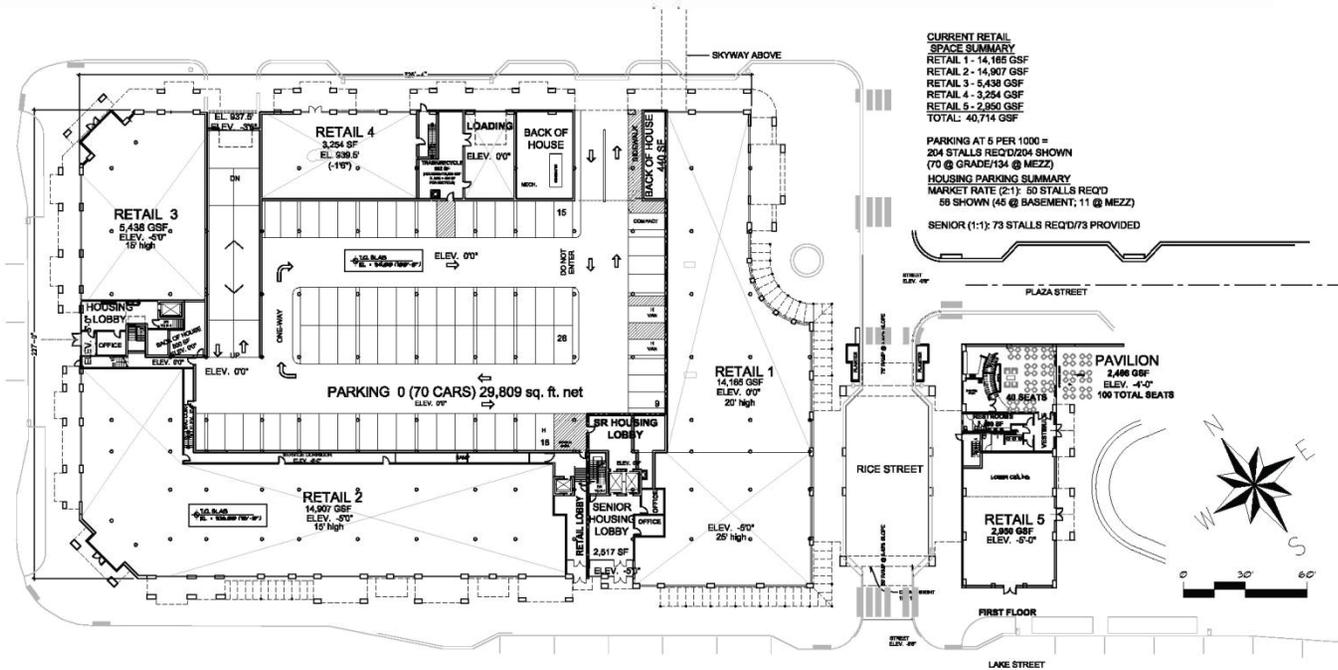
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GENERAL PLAN REVIEW



- NE Stair tower deleted as not needed
- Campanile deleted; future feature of Plaza Park
- Lobby entries off Lake and Superior Streets.
- Retail square footage reduced slightly, approx. 2,700 sf
- Parking counts in compliance with City requirements
- Pavilion and retail reversed locations

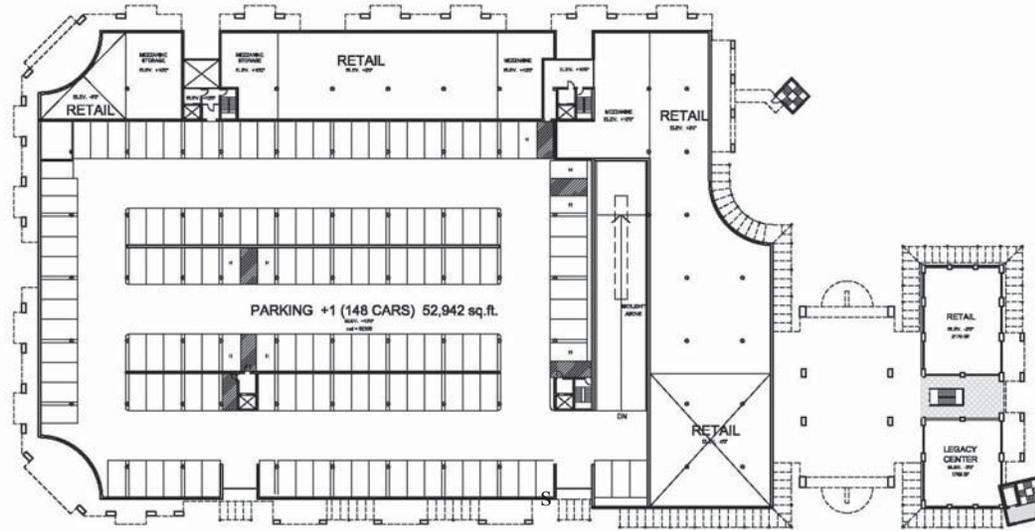
FINAL PLAN



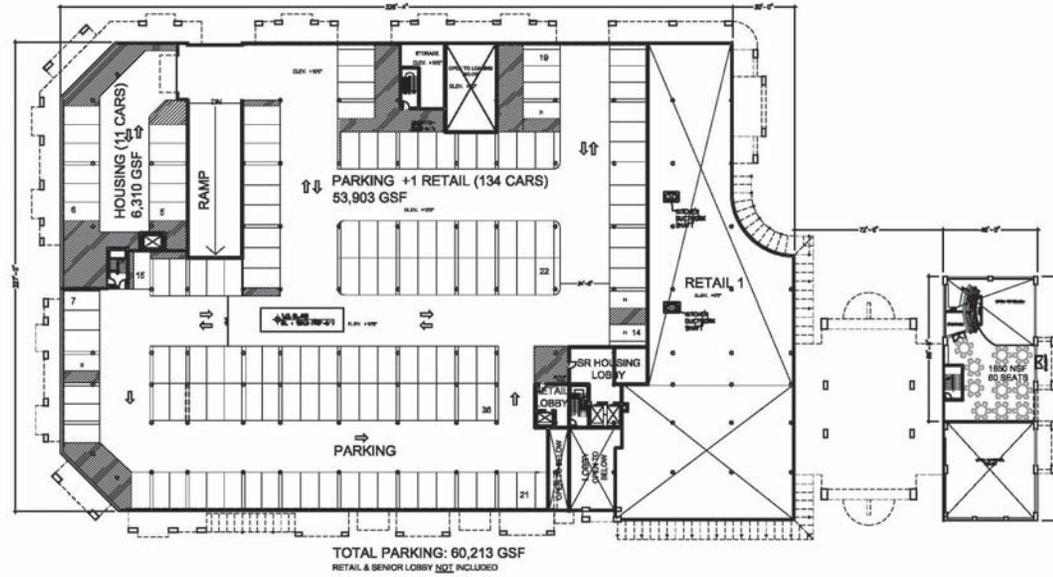
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STREET LEVEL PLAN COMPARISON

GENERAL PLAN REVIEW



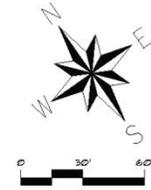
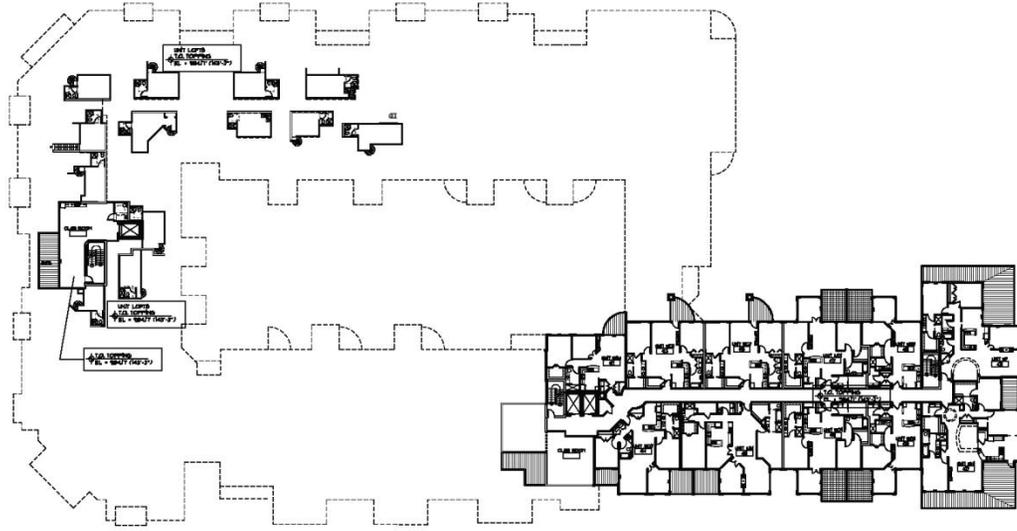
FINAL PLAN



PARKING MEZZANINE PLAN COMPARISON

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FINAL PLAN



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4th LEVEL HOUSING PLAN

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ORIGINAL FOOTPRINT



CURRENT OUTLINE



Subtracted SF



2048 gsf

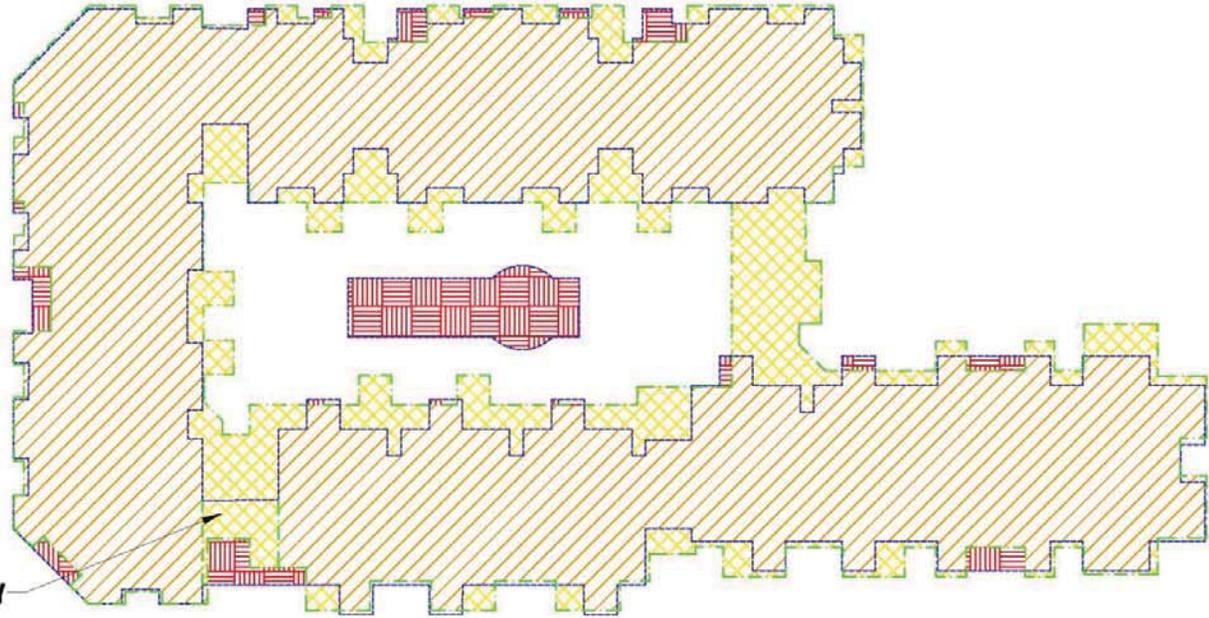
Added SF



12,515 gsf

approx. 10,467 gsf added to floors 2 & 3 ea.

AT 2ND FLOOR ONLY



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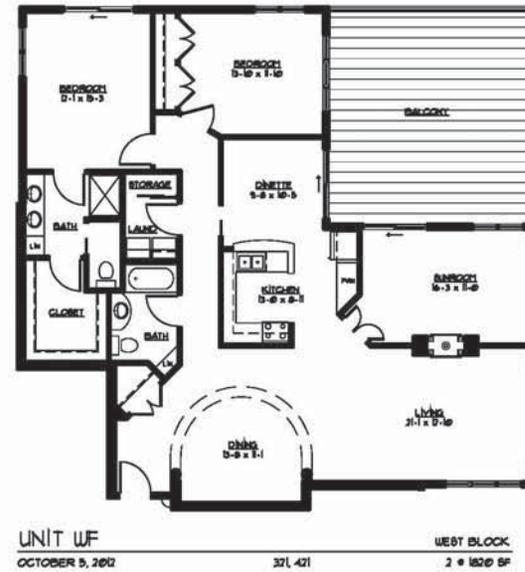
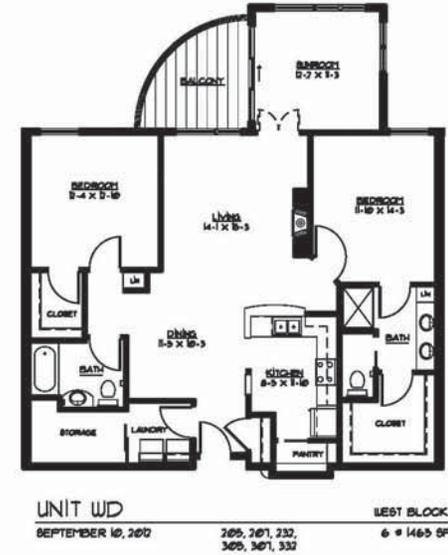
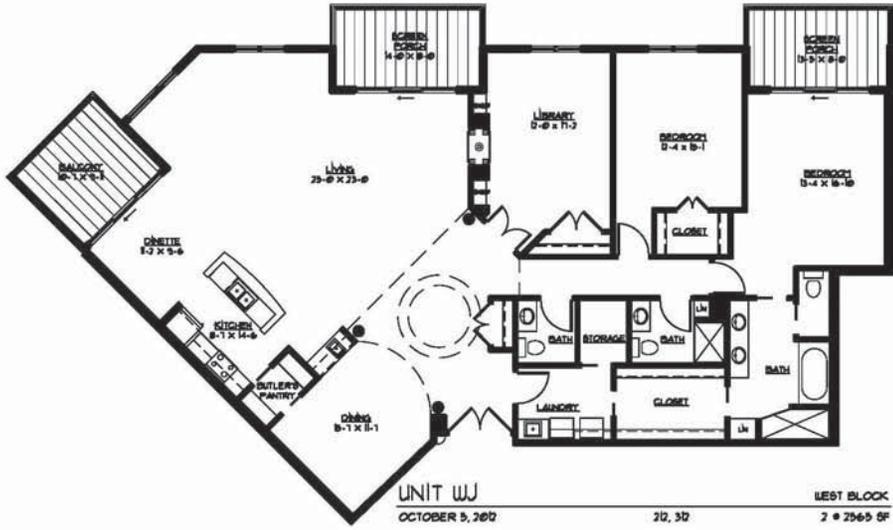
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HOUSING SF PLAN DIAGRAM



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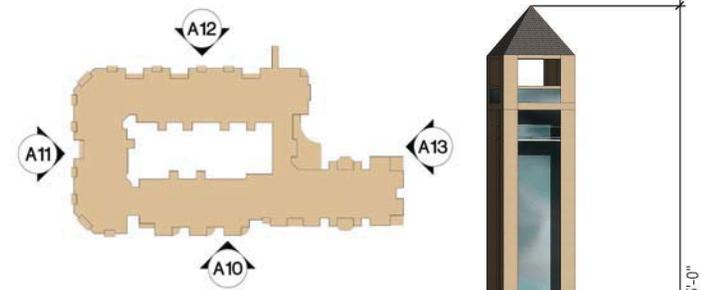
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UNIT PLANS

Material	Sq. Ft.	Modified Final Plan %	General Plan Review %
Brick	3,413	15%	12%
Stone	3,210	14%	10%
Glass	10,394	47%	54%
Stucco	5,427	24%	34%
Total Wall	22,272	100%	100%



GENERAL PLAN REVIEW



MODIFIED FINAL PLAN

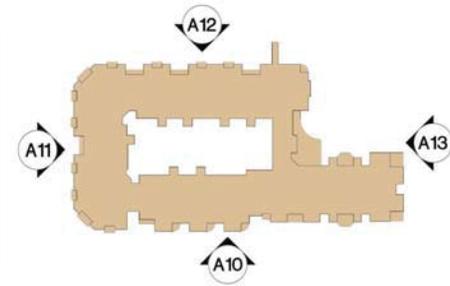
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Material	Sq. Ft.	Modified Final Plan %	General Plan Review %
Brick	700	9%	10%
Stone	2,500	31%	10%
Glass	3,060	38%	53%
Stucco	1,884	23%	27%
Total Wall	8,144	100%	100%



GENERAL PLAN REVIEW



MODIFIED FINAL PLAN

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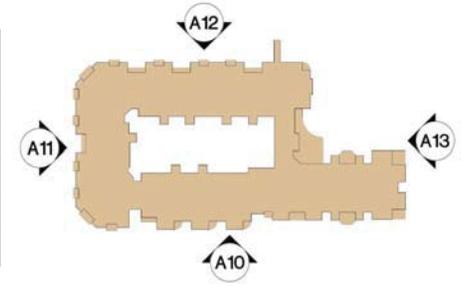
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Material	Sq. Ft.	Modified Final Plan %	General Plan Review %
Brick	3,487	19%	10%
Stone	2,307	12%	11%
Glass	7,606	41%	51%
Stucco	5,303	28%	28%
Total Wall	18,703	100%	100%



GENERAL PLAN REVIEW



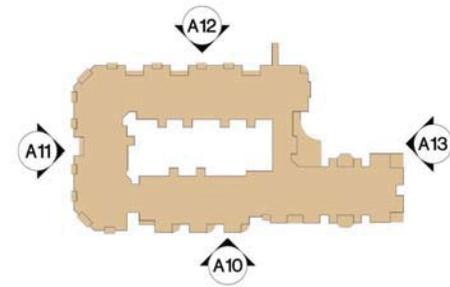
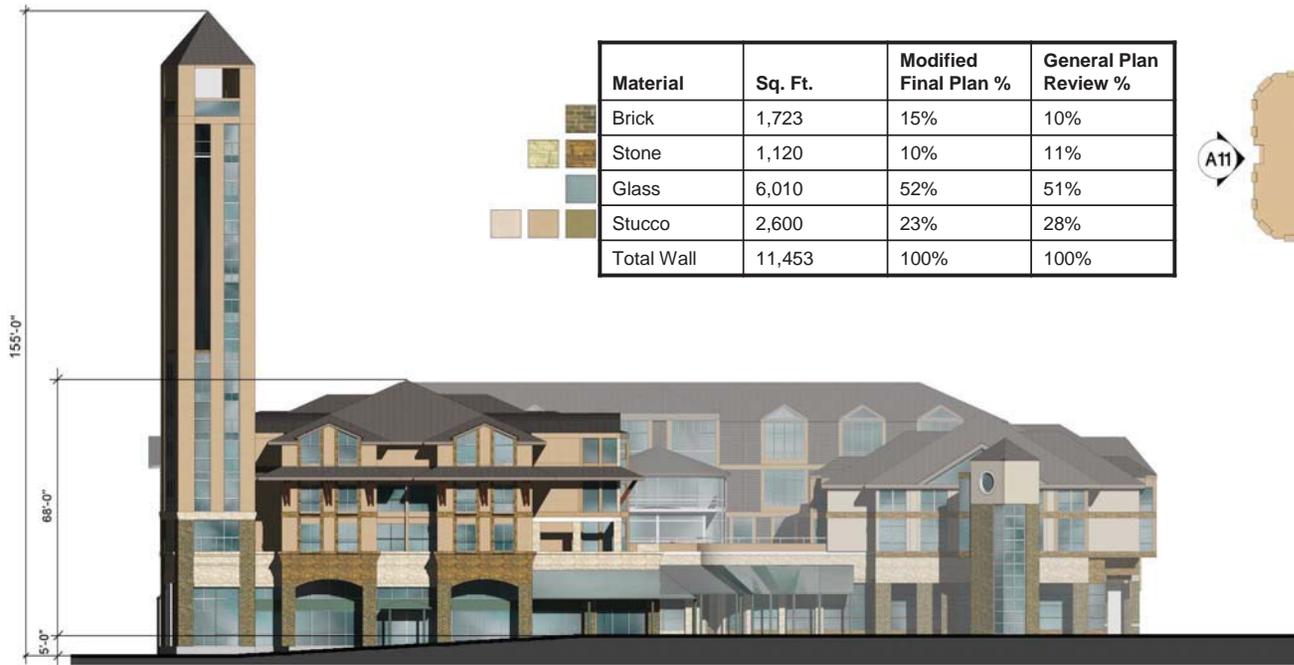
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GENERAL PLAN REVIEW



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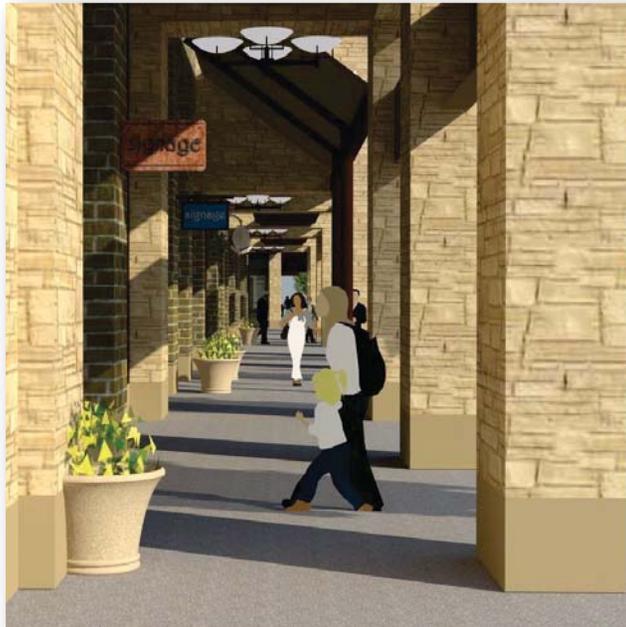
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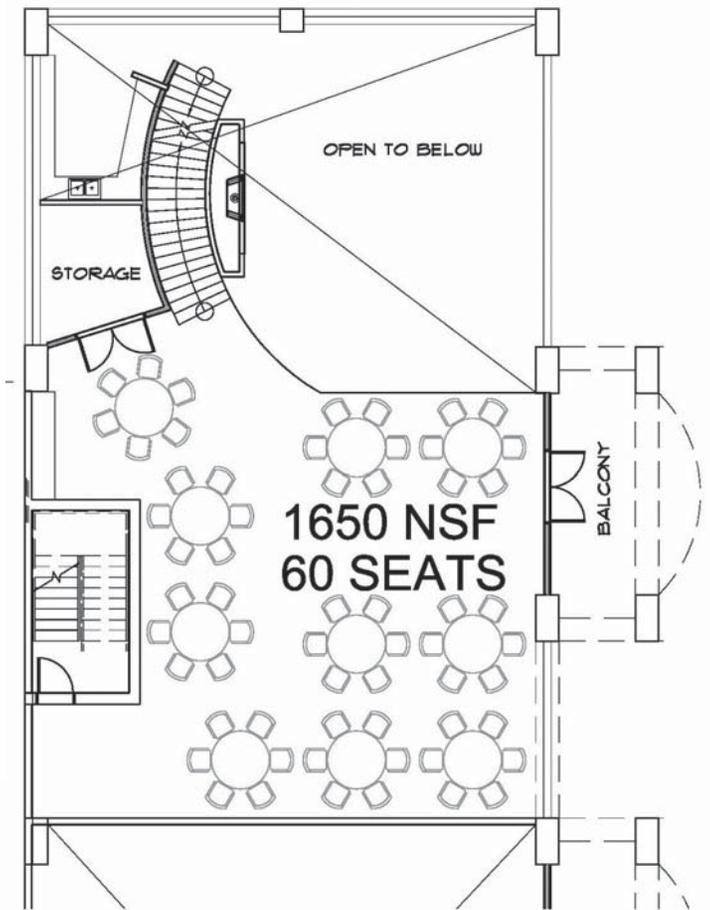
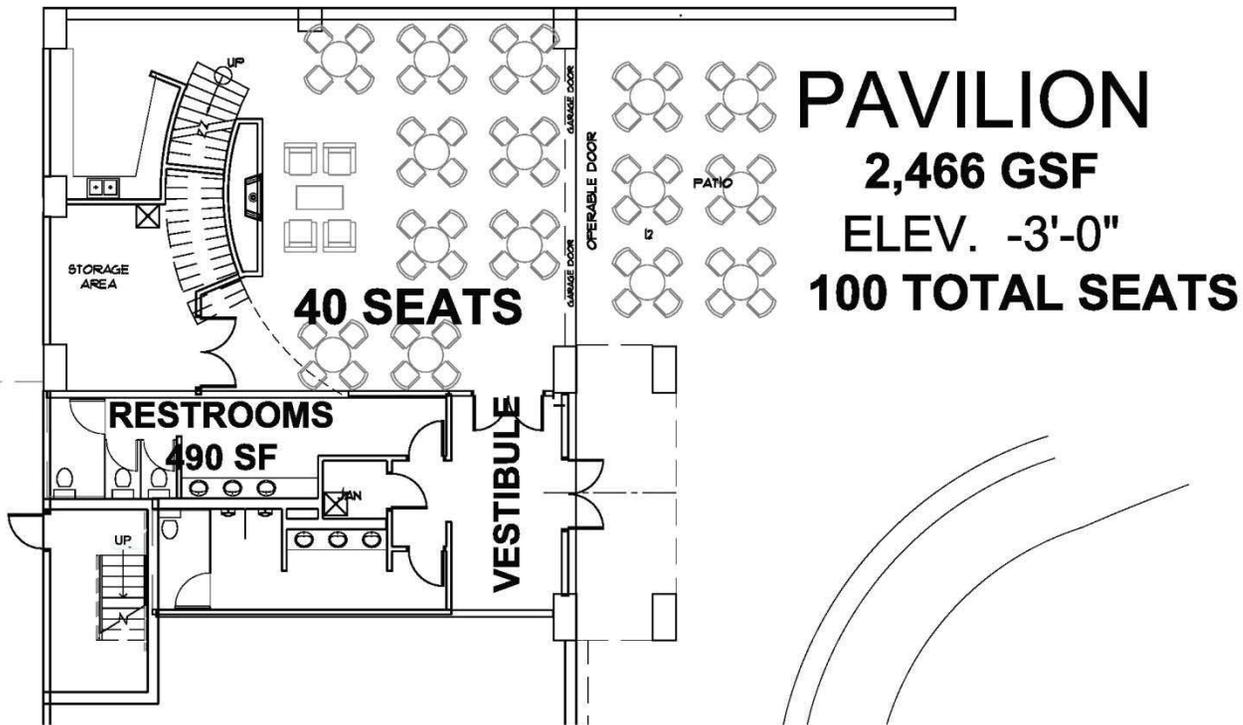
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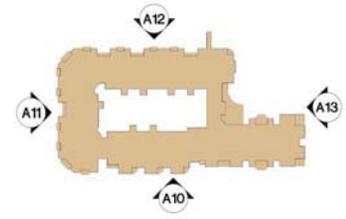
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market rate housing senior housing



continuous canopy & signage band revised

12/4/12 WORKSHOP

use of stone expanded to accentuate corner; glass area moved forward to align with retail storefront; & pergola added



roof change to shed at market rate building

color change at canopy roofs

bay roof brought up

market rate building color change

note: the band is a change in glass type - not a signage band

variation in signage type and placement

canopy removed

MODIFIED FINAL ELEVATION

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12/4/12 WORKSHOP



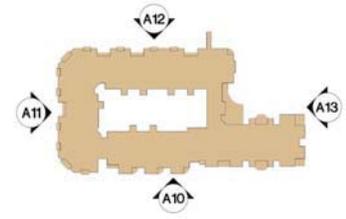
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12/4/12 WORKSHOP



MODIFIED FINAL PLAN

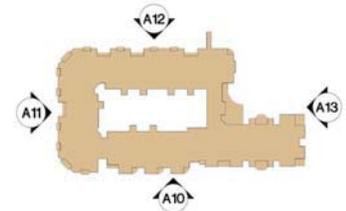
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12/4/12 WORKSHOP



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