

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, March 18, 2019

6:30 PM

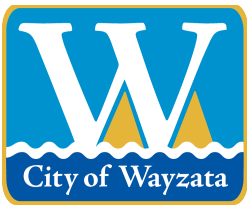
- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
 - a. Approval of March 4, 2019 Meeting Minutes
 - b. Adoption of Report and Recommendation of Approval of Design Review for Chase Bank at 1022 Wayzata Blvd E
- 5. Old Business Items**
- 6. Public Hearing Items**
- 7. Other Items**
 - a. March 5th City Council Meeting Report - Commissioner Iverson
 - b. Review of Development Activities
- 8. Adjournment**

Upcoming Meetings:

City Council - March 19, 2019, April 2, 2019

Planning Commission - April 1, 2019

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 18, 2019	AGENDA ITEM: 4.a.
TITLE: Approval of March 4, 2019 Meeting Minutes	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: N/A	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

City staff recommends that the Planning Commission approve the draft minutes.

ATTACHMENTS:

1. Draft Meeting Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
March 4, 2019**

AGENDA ITEM 1. Call to Order

Chair Flannigan called the meeting to order at 6:30 p.m.

AGENDA ITEM 2. Roll Call

Present at roll call were Commissioners: Douglas, Plantan, Iverson, Merriam, Bashioum, Flannigan, and Parkhill. Absent: None. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

Chair Flannigan asked for a motion to approve the agenda for the meeting.

Commissioner Douglas made a motion, seconded by Commissioner Plantan, to approve the March 4, 2019 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of February 20, 2019 Meeting Minutes

b.) Adoption of Report and Recommendation of Denial of a Variance at 143 and 151 Westwood Lane South

Chair Flannigan read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion. Hearing no such request, he asked for a motion to approve the Consent Agenda as presented.

Commissioner Douglas made a motion, seconded by Commissioner Bashioum, to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 5. Old Business Items:

a. Consider Development Application for Chase Bank at 1022 Wayzata Blvd East

Director of Planning and Building Jeff Thomson stated the applicant, Core States Group, and the property owner, Monaco Fuel, LLC, have submitted a development application to construct a one-story retail bank on the property at 1022 Wayzata Blvd East. The proposal includes demolition of

1 the existing building, a parking lot, and other site improvements, including a new 3,500 square
2 foot, single-story commercial building. The Planning Commission held a public hearing on the
3 development application on February 20, 2019. After its review, the Planning Commission tabled
4 the application until the next meeting and asked the applicant to consider the following comments
5 and issues discussed by the Planning Commission: ATM location and canopy structure setback,
6 additional screening and buffering including fencing and landscaping, illuminated signage
7 oriented towards the residential neighborhood, and site lighting. Mr. Thomson reported that
8 subsequent to the February 20, 2019, the applicant has amended its application with revised plans
9 which include relocating the ATMs structure to connect with the east side of the building. The
10 revised location of the ATM structure complies with all city setback requirements, and the
11 originally requested setback variance is no longer required or part of the application. The landscape
12 plan now includes a row of arbovitae for additional screening to the south of the fence, as well
13 as plantings to soften the overall landscape. The applicant has also provided an updated lighting
14 plan for the parking lot that indicate illumination levels will be zero foot-candles at the southern
15 border of the property. A cross section drawing was also provided that shows the elevation of the
16 site and how it relates to the residential properties. The current and amended development
17 application is for approval of project design, with a single design standard deviation for façade
18 transparency along Wayzata Blvd.

19
20 Chair Flannigan asked the Commission if there were any questions for staff related to the
21 application.

22
23 Commissioner Douglas asked if the cross section drawing depicted a man at street level.

24
25 Director Thomson stated that part of the drawing was at ground level.

26
27 Commissioner Bashium asked about the material used for the new canopy.

28
29 Director Thomson stated that the plans indicate that they will be using metal for the canopy.

30
31 Chair Flannigan asked for more information relating to the front façade and its percentage of
32 transparent glass.

33
34 Director Thomson stated that the Design Standards' requirement is that 50% of the glass on the
35 ground floor needs to be transparent glass. The current plans show 28% transparent glass on the
36 ground level.

37
38 Commissioner Parkhill asked what was behind the spandrel glass on the front of the building.

39
40 Director Thomson indicated that the area behind the spandrel glass would be for the interior
41 restrooms.

42
43 Chair Flannigan asked the Commission for their thoughts regarding the current application.

1 Commissioner Plantan stated that she is in favor of recommending a deviation from the design
2 standard for façade transparency. She explained that the building is using spandrel glass instead of
3 a solid surface.

4
5 Commissioner Merriam asked about the illuminated sign on the south side of the building. She
6 added that the Comprehensive plan states that the City is to develop and enforce ordinances to
7 eliminate the visual pollution created by signs and franchise architecture. She stated that the
8 illuminated signage on the southern side of the building faces residential properties and should be
9 considered visual pollution.

10
11 Chair Flannigan asked if there was a condition that could be added to any approval related to the
12 sign.

13
14 Director Thomson stated that a condition regarding illumination of the sign could be tied to any
15 approval, as the specific City design standard relates to illuminated signs being compatible with
16 the location.

17
18 Commissioner Iverson stated that she continues to have concerns with the light pollution and its
19 impact not only on the residential neighborhood to the south but also the residents off of Central
20 Ave. She stated that there is often a difference between what is on paper and what is reality. She
21 asked if there were alternatives to the 19-foot light poles that the applicant could consider. She
22 also asked if the applicant would consider an eight-foot fence versus a six-foot fence to aid in the
23 shielding of light for the neighborhood. She asked the City Council to have discussions relating
24 to the concerns raised because she feels the neighbors are going to be directly impacted and she
25 would like to see them protected.

26
27 Commissioner Douglas asked if the fence would block the sign on the south of the building.

28
29 Director Thomson responded that he did not believe that the fence would block the view of the
30 building.

31
32 Commissioner Iverson stated that the cross-section view of the elevation does not accurately
33 demonstrate the impact of the light poles and illuminated signage to the neighborhood. She added
34 that the property used for the study is located directly to the south of the site, and has a much lower
35 elevation than its neighbors, and specifically to the homes on Central Avenue.

36
37 Commissioner Merriam asked for clarification as to the meaning of zero foot-candle illumination
38 at the property.

39
40 Director Thomson responded that there are two standards used in the City's lighting code, with
41 one relating to the fixture itself and the other relating to illumination at ground level. He added
42 that if a light source was illuminating a parking lot, that light would be visible from adjacent
43 properties. To measure the impact of lighting, Wayzata, like other cities, measures the illumination
44 at ground level at the property line to determine ambient light. This application has illumination at
45 the southern property line of zero foot-candles.

1 There being no further questions for staff, Chair Flannigan asked for a motion on the application
2 for design approval, including the design deviation.

3
4 Commissioner Parkhill made a motion, seconded by Commissioner Plantan, to direct staff to
5 prepare a draft Planning Commission Report and Recommendation, with appropriate findings
6 reflecting a recommendation of approval of the project design and the requested deviation for
7 Chase Bank at 1022 Wayzata Boulevard East for review and adoption at the next Planning
8 Commission Meeting.

9
10 Chair Flannigan asked if any Commissioner wished to discuss the motion.

11
12 Commissioner Iverson stated that she will be voting against the motion and would be
13 recommending denial on the application. She added that she has no concerns with the percentage
14 of transparent glass on the front façade, but she continues to have concerns related to the lighting.

15
16 Commissioner Douglas stated that she does not think that the illuminated sign on the south side of
17 the building is compatible with the location.

18
19 Commissioner Merriam agreed that the sign is not compatible with the location and she would like
20 to see that added as a condition. She also questioned whether the screening along the residential
21 property line was enough to properly screen the neighborhood from the illuminated sign as well
22 as the parking lot light poles.

23
24 Chair Flannigan asked staff if the Commission had an ability to ask the applicant to readdress the
25 lighting of the building signage and the general parking lighting.

26
27 Director Thomson stated that City Code Sec. 918.03 requires screening that should consist of either
28 a fence or a green belt planting strip with sufficient width and density to provide an effective visual
29 screen to a minimum of six feet. He added that the ordinance requires parking lots to be lit. The
30 higher the poles, the further light is cast. If the height of the light poles is reduced, then the number
31 of light poles would increase so the parking lot is appropriately illuminated for the safety of the
32 patrons.

33
34 Commissioner Iverson asked for a visual of all of the residential properties in the area and not just
35 those on Huntington.

36
37 Director Thomson displayed an aerial view of the location. He pointed out the southern property
38 line and the screening plans. He stated that the south east corner of the lot does not have a specific
39 plan for screening.

40
41 Commissioner Iverson stated that the corner to the east of the fence was a concern.

42
43 Commissioner Bashium stated that she is having difficulty with the application. She
44 acknowledged that the illumination of the light poles at the property line is zero, but she questioned
45 what it would be on at neighbor's deck height. She questioned if a six-foot tall fence would be

1 adequate to block lighting or if it needed to be taller. She stated that she understands that the plans
2 meet code, but she questioned if they would truly be effective.

3
4 Chair Flannigan asked what the code specified for fencing height.

5
6 Commissioner Iverson asked if they could potentially allow a variance for a higher fence.

7
8 Director Thomson stated that if the fence did not meet the ordinance standards, the applicant would
9 need to apply for a variance and a separate process would follow. He further added that the
10 ordinance states that a maximum fence height of six-feet for fencing is allowed, but to increase the
11 fence height to eight-feet would require a conditional use permit.

12
13 Chair Flannigan stated that it isn't clear that a higher fence would resolve the ambient lighting
14 concerns raised by the Commission.

15
16 Commissioner Parkhill asked for clarification regarding the statement Commissioner Merriam
17 read regarding franchise lighting. He asked where the statement came from and if it could be re-
18 read.

19
20 Commissioner Merriam answered that the statement was from the Comprehensive Plan which
21 stated that the City needs to develop and enforce ordinances to eliminate the visual pollution
22 created by lighting and franchise architecture. She again stated that even though it appears the
23 screening ordinance is met through green landscaping and fencing, she questioned if it is adequate.

24
25 Chair Flannigan stated that he continues to have concerns regarding the sign illumination on the
26 building side facing the neighborhood. He shared that he is close to a baseball field and that he
27 enjoys the lighting ambiance provided to his home. He added that the applicant has demonstrated
28 a willingness to address the concerns raised by the Commission, and he would like to see if they
29 would work a little more to address the lighting concerns. He stated that the project proposed in
30 the application is a good fit for the property, and he would like to see an approach that would move
31 the application forward one way or another.

32
33 Commissioner Merriam stated that a ballfield has lighting on a timer that limits it, the proposed
34 lighting would be on all night.

35
36 Commissioner Iverson stated that the Mayor is in the audience at the Planning Commission
37 meeting, and she encouraged the City Council to consider the discussion of the Commission and
38 to keep the residents in mind.

39
40 Commissioner Merriam asked if the Commission could ask for something in return for granting a
41 deviation from the design standards.

42
43 City Attorney, David Schelzel, stated that Commission is going to be making a recommendation
44 to the City Council. He added that the Council would appreciate the Commission articulating any
45 conditions that the Commission believes should be considered with respect to screening and
46 lighting. He stated that in regard to screening in the current plan, the applicant has done almost

1 everything that they can do under the standards of the code, with the exception of the sides of the
2 back fence. Additions to the fence height that were discussed by the Commission would require a
3 new conditional use permit request, as mentioned by staff. He further added that the Commission
4 could add conditions to its recommendation related to the signage lighting.

5
6 Commissioner Parkhill stated that he would like to see a condition of approval related to lighting
7 of the Chase sign on the south side of the building.

8
9 Commissioner Plantan asked if they could also add the recommendation for the City Council to
10 consider having the fence be built to eight-feet in height with the granting of a conditional use
11 permit.

12
13 City Attorney Schelzel stated that there was a motion made and seconded. He explained that the
14 Chair could allow those that made the motion to add an amendment to the motion to include
15 conditions. Adding conditions on the sign illumination could be reasonably related to the design
16 standards. He explained that the Commission could make a recommendation for a height increase
17 of the fence, but the necessary CUP or variance request for that would need to come from the
18 applicant, and it would require the applicant to submit a new application.

19
20 Commissioner Bashioum asked if they could add conditions for the trees to be a minimum of six-
21 foot in height. She explained that this height would add screening.

22
23 Director Thomson explained that the height of the proposed landscaping is currently at the
24 minimum required by the City Code. He stated that there was no maximum height restriction in
25 the code.

26
27 Commissioner Bashioum stated that if the Commission would encourage the applicant to plant
28 taller trees, the neighborhood would be better screened.

29
30 Commissioner Merriam stated that she would like to see the two light posts at the southern end of
31 the parking lot lowered by at least five feet, and if that means they have to add a light post that is
32 acceptable.

33
34 City Attorney Schelzel explained that the Commission could include conditions in its
35 recommendation and/or comments to any recommended approval. He stated that because the
36 proposed parking lighting is code compliant, the Commission could add a comment to the approval
37 recommending the height change of the southern light posts. He reiterated that the applicant has
38 demonstrated a willingness to meet the concerns of the Commission and the neighbors, therefore
39 it may be worth noting.

40
41 Commissioner Parkhill made a motion to amend the previous motion to add a condition to the
42 recommendation in the previous motion to limit the illumination of the south facing sign from late
43 morning until 10:00 p.m., and add a request to the Applicant of increasing the tree height on the
44 southern property line from the minimum required up to eight or ten feet and lowering the light
45 posts height by five feet.

1 Commissioner Iverson stated that she would like to have the southern sign completely eliminated
2 because it faces a neighborhood.

3
4 Commissioner Bashoium seconded the motion on the amendment.

5
6 Chair Flannigan asked Commissioner Parkhill if he wanted to move forward with his motion or if
7 he was willing to address Commissioner Iverson's concerns within his amendment.

8
9 Commissioner Parkhill stated that he would amend his amendment to eliminate the south facing
10 sign.

11
12 Commissioner Plantan seconded the motion.

13
14 Director Thomson stated that conditions recommended by the Planning Commission need to be
15 tied to criteria within the ordinance. He believes that the illumination of the sign can be tied to a
16 specific standard within the Code, but he does not think that eliminating the sign altogether has
17 that same support.

18
19 Commissioner Parkhill stated that the Comprehensive Plan states "eliminating visual pollution".
20 He asked if the sign itself could be considered visual pollution.

21
22 City Attorney Schelzel replied that the Comprehensive Plan guides the City in developing its
23 ordinances, and the ordinances are the tools that the City uses to meet the goals of the
24 Comprehensive Plan. In this case, he recommended that the Commission focus on the lighting
25 and sign standards in the ordinance itself, and determine if the proposed illuminated sign meets
26 those standards and is compatible with the location. He added that staff is comfortable with a
27 finding that the sign's illumination at certain hours will negatively impact the location, and thus
28 should be limited to certain hours. Staff sees less of a legal basis to completely eliminate the sign.

29
30 Commissioner Merriam asked for clarification if the sign was illuminated, or if there would be
31 light is directed at the sign to illuminate it.

32
33 Director Thomson answered that the sign is internally illuminated.

34
35 Commissioner Merriam stated that the design review states that fixtures should be small, shielded,
36 and directed towards the sign to minimize glare.

37
38 Director Thomson responded that the ordinance states that illumination of a sign to highlight
39 architectural details is permitted and that the fixtures shall be small, shielded, and directed towards
40 the sign. He added that there are separate design standards that address the types of signs that are
41 allowed, and these include both internally and externally illuminated wall signs.

42
43 Chair Flannigan asked for a new motion that addresses the discussion.

44
45 City Attorney Schelzel recommended that the previous motion be withdrawn and a new, restated
46 motion made.

Commissioner Parkhill withdrew his previous motion and made a new motion, seconded by Commissioner Merriam, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval of the project design and the requested design deviation for the façade transparency on the front of the building for Chase Bank at 1022 Wayzata Blvd East, for review and adoption at the next Planning Commission meeting, with the conditions that the south facing sign not be illuminated between the hours of 10p.m. and 8a.m., and with a request that Chase consider lowering the southern light posts and planting 10 foot high trees at the fence line. The motion carried 6 ayes and 1 nay (Iverson).

AGENDA ITEM 6. Public Hearing Items:

i. None

AGENDA ITEM 7. Other Items:

a.) Review of Development Activities

Director of Planning and Building Jeff Thomson stated that there are no current development applications scheduled for Planning Commission review, but there are more coming. The City Council will be considering the 231 Manitoba conditional use permit for a duplex, and the conditional use permit for Penny's Coffee at the March 5th Council meeting. The Chase bank Report and Recommendation will be on the Consent agenda at the next Planning Commission meeting on March 18, 2019.

AGENDA ITEM 8. Adjournment.

There being no further business on the agenda, Chair Flannigan asked for a motion to adjourn.

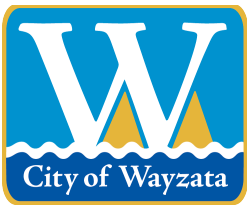
Commissioner Iverson made a motion, seconded by Commissioner Douglas, to adjourn the Planning Commission meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jenny Groess

TimeSaver Off Site Secretarial, Inc.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 18, 2019	AGENDA ITEM: 4.b.
TITLE: Adoption of Report and Recommendation of Approval of Design Review for Chase Bank at 1022 Wayzata Blvd E	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: N/A	
60 DAY DEADLINE: May 2, 2019	

BACKGROUND:

Application Overview

The applicant, Core States Group, and the property, Monaco Fuel, LLC, have submitted a development application to construct a one-story retail bank on the property at 1022 Wayzata Blvd E. The proposal includes demolition of the existing building, parking lot, and other site improvements. The new development would consist of a 3,500 square foot, single-story commercial building. The other site improvements include a 19-stall parking lot and a drive-up ATM on the east side of the building. The development application requests approval of design review.

Planning Commission Review

The Planning Commission held a public hearing on the development application on February 20, 2019. After its review, the Planning Commission tabled the application and asked the applicant to consider the following comments and issues:

- ATM location and canopy structure setback
- Additional screening and buffering including fencing and landscaping
- Illuminated signage oriented towards the residential neighborhood
- Site lighting

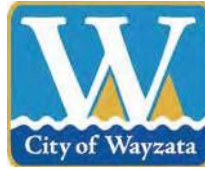
The Planning Commission reviewed revised plans submitted by the applicant at its meeting on March 4, 2019. The Planning Commission voted six (6) in favor and one (1) opposed to direct staff to prepare a report and recommendation for approval of the development application, with a condition that the south facing wall sign must not be illuminated between 10:00 p.m. and 8:00 a.m. The Planning Commission also requested that the applicant consider lowering the light poles on the south side of the parking lot, and increasing the height of the trees along the south side of the site to 10 feet.

ACTION REQUESTED:

City staff has drafted the attached Planning Commission Report and Recommendation, which recommends approval of the development application based on the findings and conditions discussed by the Commission.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

March 18, 2019

REPORT AND RECOMMENDATION OF APPROVAL OF PROJECT DESIGN AT 1022 WAYZATA BLVD

SUMMARY OF RECOMMENDATION

Approval* of Project Design and Design Standard Deviation

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. The applicant, Core States Group, and the property owner, Monaco Fuel, LLC, (collectively, the “Applicant”) have submitted a development application (the “Application”) for the property at 1022 Wayzata Blvd E (the “Property”). The proposed project would involve the demolition of the existing building on the Property, and the construction of a new 3,500 square foot, single-story commercial building, parking lot, and other site improvements (the “Project”). The Applicant originally requested several land use approvals, but has amended its Application and Project plans so that the Application currently requests only approval of the design of the Project under the City’s Design Standards.
- 1.2 Application Request. The Application includes a request for approval of the design of the Project as depicted in the current plans that are a part of the Application and as outlined in the Design Critique attached to this Report as Attachment A (the “Project Design”). The Project Design includes a deviation from the Design Standards for a façade transparency of as little as 27.9% transparent glass in the façade of the building that will face Wayzata Blvd E (the “Deviation”).
- 1.3 Property. The address, property identification numbers and owner of the two parcels that comprise the subject property (the “Property”) are:

1022 Wayzata Blvd E	06-117-22-41-0015	Monaco Fuel, LLC
1022 Wayzata Blvd E	06-117-22-41-0016	Monaco Fuel, LLC

- 1.4 Land Use Designations. The Property is comprised of two separate parcels, which have different zoning and land use classifications, which are:

Zoning District:	C-3/Service District (North Parcel) R-3A/Single and Two Family Residential (South Parcel)
Comp Plan Designation:	Mixed Use Commercial (North Parcel) Low Density Single-Family (South Parcel)
Overlay Districts:	None

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* and mailed to all property owners located within 350 feet of the Property on February 7, 2019. The public hearing on the Application was held at the February 20, 2019 Planning Commission meeting.

Section 2. STANDARDS

2.1 Design Standards.

- A. All new nonresidential building construction in the City must comply with the Design Standards found in Chapter 909 of the Zoning Ordinance. The Property falls within the Wayzata Blvd design district, and the relevant design standards applicable to the Project are outlined in the attached "Design Critique" ("Attachment A").
- B. Deviations from the Design Standards may be permitted under Sec. 909.29 (with the exception of Section 909.10 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:
 1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
 2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
 3. The positive effect of the project on the area in which the project is proposed.

4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports and documents, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Project Design. The Project meets the applicable provisions of the Design Standards except for the Deviation. Any negative impacts of the Deviation are outweighed by one or more of the following factors:
 - A. The extent to which the Deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards, as the use of spandrel glass will break up the façade visually as intended by the Standards.
 - B. The overall positive effect of the Project on the area in which the Project is proposed, as noted in the record, and the relatively minimal negative impact of the Deviation, in that the calculation of the area of the front façade is affected by the significant screening of the rooftop area of the building.
 - C. The alleviation of an undue burden, as the use of spandrel glass in lieu of transparent glass will contribute to the secure design of the building's use as a bank, and help shield and screen the building's rooftop and utility equipment.

Section 4. RECOMMENDATION

- 4.1 Based on the Findings in section 3 of this Report, the Planning Commission recommends the Project Design, including the Deviation, be **APPROVED**, subject to the following conditions:

- A. The Project must be built and completed in conformance in all material respects with the plans depicted in the Application, included as Attachment B.
- B. All necessary building permits must be secured for construction of the Project, and all laws and regulations applicable to the Project must be followed, including building codes and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- C. Before the City issues a building permit for the Project, the final civil engineering plans, including Site Plan, Grading and Drainage Plan, Erosion Control Plan, Utility Plan, and Stormwater Management Plan must be reviewed and approved by the City Engineer.
- D. Before the City issues a building permit for the Project, the final landscape plans must be reviewed and approved by the City Forester. The landscape plan must be revised to comply with City Code Section 918.03 Subd. A and include the following changes:
 - 1. The globe arborvitae trees along the south side of the parking lot must be a minimum of 6 feet in height.
 - 2. Additional globe arborvitae trees with a minimum height of 6 feet, or other evergreen trees acceptable to the City, must be planted along the south east corner of the parking lot to provide screening to the adjacent residential properties.
 - 3. All landscaping areas must be irrigated.
- E. The Applicant must maintain all landscaping in a healthy condition, and any landscaping that is dead, diseased, dying, or in poor condition must be replaced.
- F. The Applicant must provide a two-year guarantee for the final landscape plan approved by the City. The guarantee must include cash escrow in the amount of 110% of the costs for the installation of all landscaping. If the Applicant does not replace landscaping that is dead, diseased, dying, or in poor condition within a reasonable time period, the City may use the guarantee to complete the replacement. The financial guarantee may be reduced by the City as follows:
 - 1. 50% shall be released upon final installation of the landscaping.
 - 2. 25% shall be released after one year from the completion of the landscaping.

- 3. 25% shall be released after two years from the completion of the landscaping.
 - G. Any signage on the south façade of the building may not be illuminated between the hours of 10 p.m. and 8 a.m. daily.
 - H. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.
- 4.2 The Planning Commission recommends that the Applicant consider the following changes to the Project:
- A. Lowering the height of the light posts in the southern part of the parking lot on the Property to minimize light pollution and negative effects of the lighting on adjacent and nearby properties in the residential neighborhood.
 - B. Increase the height of the globe arborvitae trees along the south side of the parking lot to at least 10 feet to better screen the building and commercial use from the adjacent residential properties.

Adopted by the Wayzata Planning Commission this 18th day of March 2019.

Voting For Approval Recommendation: Douglas, Plantan, Merriam, Bashioum, Flannigan, and Parkhill.

Voting Against Approval Recommendation: Iverson

Abstaining: None

Absent: None

Attachment A
Design Critique

Design Review Critique - Updated
1022 Wayzata Blvd E – Chase Bank
March 18, 2019

	Comments	Compliance
Building Recesses		
<u>909.06.A.1 – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building includes recesses and variation in building lines to create visible shadow lines and dimension, and to provide articulation of the building façade along Wayzata Blvd.	Yes
<u>909.06.A.2 – All Districts</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The site plan include landscaping along the front of the building with trees and shrubs.	Yes
Building Width		
<u>909.07.A – New Buildings – All Districts</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The proposed building includes variations in roof lines, building setbacks and articulation, and a rhythm of elements.	Yes

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Upper Story Setbacks			
<u>909.08.A.1 – New Buildings – All Districts</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.		This section is not applicable as the proposed building is one story in height.	Not Applicable
<u>909.08.A.2 – New Buildings – All Districts</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.		This section is not applicable as the proposed building is one story in height.	Not applicable
<u>909.08.A.3 – New Buildings – All Districts</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.		The building height of the building is 21 feet to the top of the highest parapet and 26.3 feet to the top of the ridge of the partial hipped roof. The proposed building is less than the maximum height in the zoning district and meets all setback requirements.	Yes

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Roof Design			
<u>909.09.A – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	The project does not include a green roof.		Not Applicable
<u>909.09.B.1 – Roof Materials – All Districts</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.	The building includes both a flat roof and sloped roof. The sloped roof would consist of asphalt shingles in a dark color.		Yes
<u>909.09.B.2 – Roof Materials – All Districts</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The building includes both a flat roof and sloped roof. The flat roof would consist of a black synthetic membrane.		Yes
Screening of Rooftop Equipment			
<u>909.10.B – Wayzata Blvd District</u> All mechanical equipment shall be completely screened behind a parapet wall, so as not to be visible from adjacent properties and pedestrian view vantage points from adjacent sidewalks. No enclosure shall be larger than 25% of the roof area.	The mechanical equipment would be located on the roof deck and screened on all sides by the parapet walls.		Yes

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	Comments	Compliance
Facade Transparency		
<u>909.11.D – Wayzata Blvd District</u> No less than fifty percent (50%) of ground level façades for buildings containing commercial or office uses fronting Wayzata Blvd shall be transparent glass.	The building elevation along Wayzata Blvd would consist of only 27.9% transparent glass.	No. The applicant is requesting a design deviation.
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	This section is not applicable as the proposed building is one story in height.	Not Applicable
Entries		
<u>909.13 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The front façade of the building includes landscaped planters. There is a main entry located on Wayzata Blvd at sidewalk grade.	Yes

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<u>909.14.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in Section 909.14.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco		The exterior building materials consist entirely of brick and cast stone.	Yes
<u>909.14.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.		The same materials – brick and cast stone – are used on all four sides of the building.	Yes
<u>909.14.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.		The proposed brick will be a modular size.	Yes

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<u>909.14.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	Final construction documents will be dimensioned to avoid as much as possible fractional cuts of brick. All outside corners will be laid using full bricks; mitering will not be allowed. The minimum size/thickness of the cast stone will be 2 inches.	Yes
<u>909.14.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	The proposed brick mortar color will be dark grey, and all mortar joints will be struck concave.	Yes
<u>909.14.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	The joints for the cast stone will be 1/4" thick.	Yes

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<u>909.14.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The accent material used for the base, window sills, and accent trim is cast stone.	Yes
<u>909.14.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The parapet walls would be constructed of brick and cast stone.	Yes

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<u>909.14.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed building includes blue awnings on the north and south elevations that are made of heavy canvas.	Yes
<u>909.14.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	The proposed building does not include balconies.	Not Applicable
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 909.11 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The proposed glass would not be mirrored, reflective or darkened. There is spandrel glass along Wayzata Blvd that is not included in the transparency calculation.	Yes

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<u>909.14.L – Doors – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The proposed entry doors would be glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15 – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application	The building does not include standardized franchise architecture.	Not Applicable

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Walkways				
<u>909.16.C – Wayzata Blvd District</u> - Continuous sidewalks at least five feet in width shall be provided along Wayzata Boulevard. - Lighted sidewalks shall extend between rear or side parking areas and building entrances		There is an existing five-foot wide sidewalk along Wayzata Blvd that would be retained. There would be a sidewalk to connect the building entrances to the rear parking lot. The sidewalk would be lit by building and site lighting.		Yes

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	Comments	Compliance
Landscaping		
<u>909.17.A – All Districts</u>		
A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level. B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings. C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area. D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers	The proposed plans include landscape planters along the front of the building and the rear of the property. The existing five-foot sidewalk along Wayzata Blvd would be retained, and 3-inch caliper trees would be planted along the front of the building.	Yes
<u>909.17.C – Bluff and Wayzata Blvd Districts</u>		
Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.	The proposed landscape plan includes five 3-inch caliper trees – Princeton Sentry Ginkgos – along the Wayzata Blvd sidewalk.	Yes

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	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	The proposed plans do not include any front yard or side yard parking.	Not Applicable
Surface Parking		
<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The proposed parking area is located behind the building on the rear of the property.	Yes

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		Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.		The 3,500 square foot building requires 10 on-site parking stalls, and 19 are provided in the off-street parking lot.	Not Applicable

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Parking Structures		
<u>909.21.A – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: 1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. 2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. 3. Windows or openings shall be similar to those of surrounding buildings. 4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	The proposed plans do not include a parking structure.	Not Applicable

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	Comments	Compliance
Signs		
<u>909.22.A – All Districts – Compatibility</u> 1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design. 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Chapter 927 of the Wayzata Zoning Ordinance.	The proposed plans include four exterior wall signs, a monument sign, and directional parking and circulation signs. The signs are architecturally compatible with the materials and colors of the building and are consistent with signs on nearby buildings. The proposed building would contain signage for only one tenant.	Yes
<u>909.22.B – All Districts – Sign Location</u> 1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building.	The proposed building is one story in height and roof signs are not proposed.	Not Applicable

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2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.			
<u>909.22.C – All Districts – Sign Material</u> 1. The material of which signs are constructed shall be consistent and compatible with the original construction materials and architectural style of the building facade on which the signs are affixed. 2. Material, such as wood and metal, shall be used, as appropriate, for the sign location. 3. Neon signs may only be used for windows.		The materials are consistent with the brick and stone building materials.	Yes
Permitted Signs			
<u>909.23.B - Wayzata Boulevard District</u> Only the following types of signs are permitted in the Wayzata Boulevard District: 1. Wall or awning signs. 2. Free-standing signs. 3. Monument or ground signs. Low-profile ground signs or monument signs are required for highway-oriented commercial uses such as restaurants and gas stations. Sign materials, colors and architectural detailing shall be similar to those of the principal building. External illumination of signs is permitted.		The proposed plans include four wall signs and a low profile monument sign.	Yes

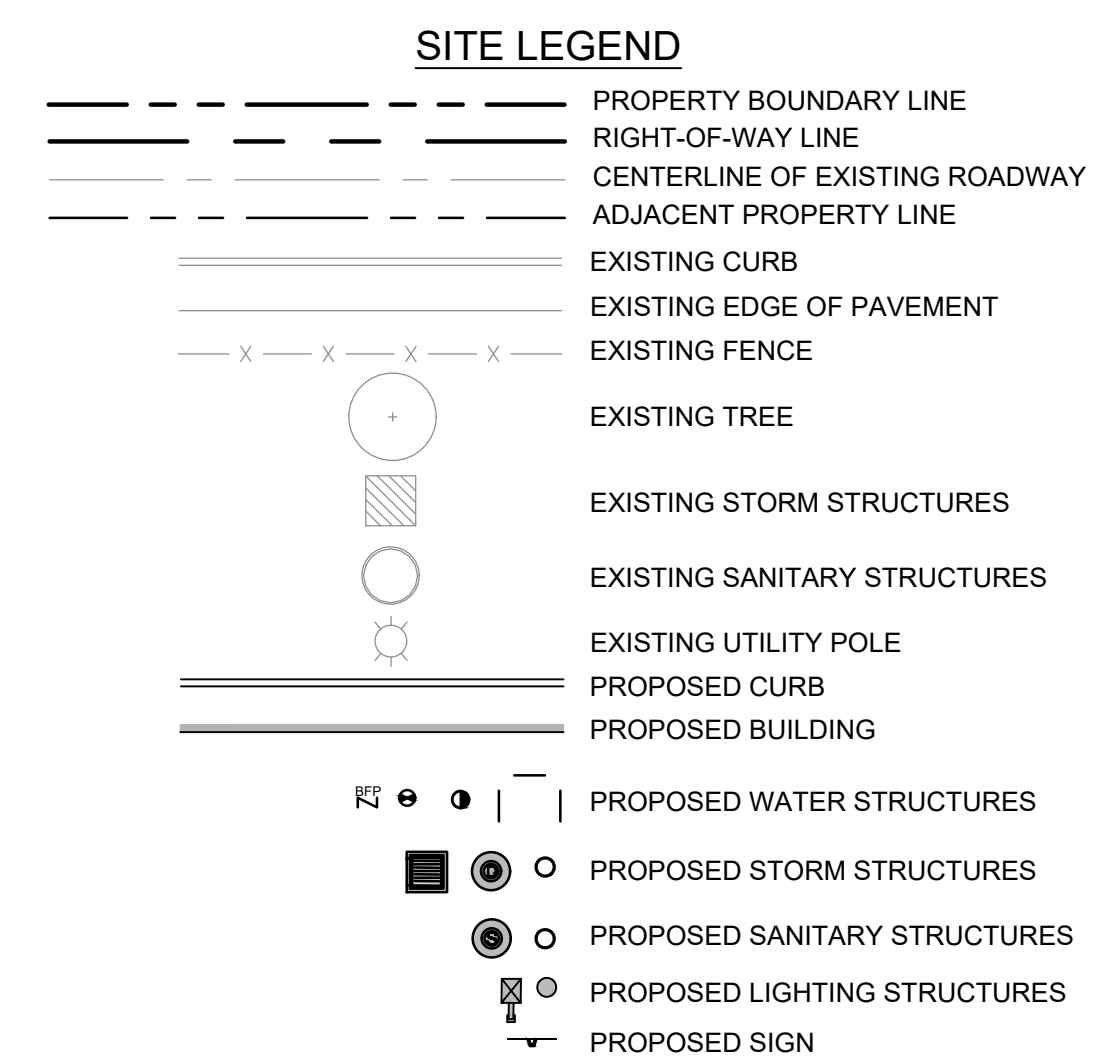
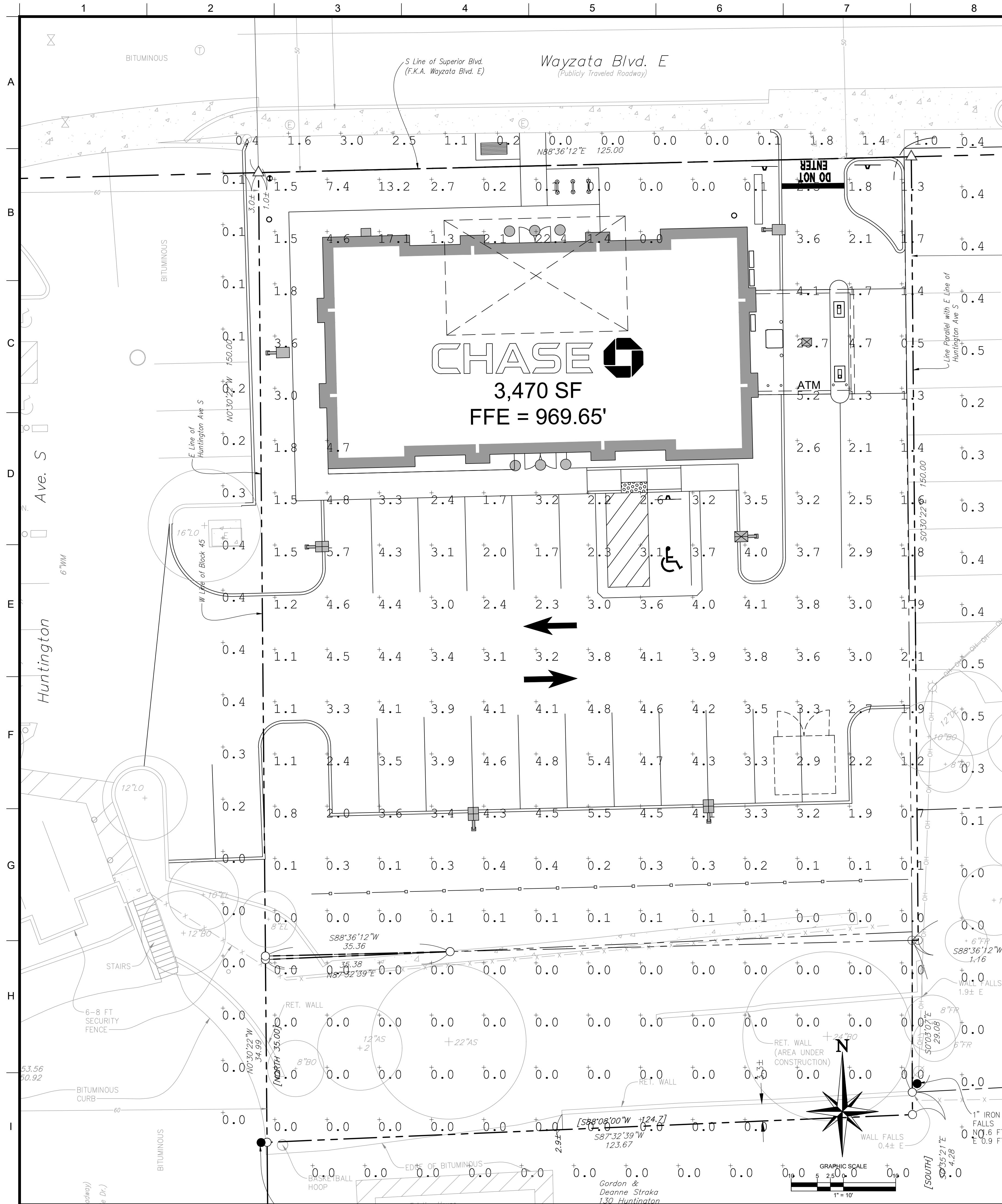
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	Comments	Compliance
Parking Lot and Building Lighting		
<u>909.24 – All Districts</u>		
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 916.06 as it relates to glare.	All lighting fixtures attached to the building and within the parking lot are designed with downcast fixtures, and the illumination levels comply with the standards in City Code Section 916.06.	Yes

Attachment B
Plans



ZONING DATA		
C-3 - SERVICE DISTRICT		
ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	0611722410015, 0611722410016	0611722410015, 0611722410016
FUTURE LAND USE	MIXED USE COMMERCIAL	MIXED USE COMMERCIAL
MAXIMUM BUILDING HEIGHT (FT)	30 FT	26.375 FT
BUILDING AREA (SF)	4,091 SF	3,470 SF
FRONT SETBACK (FT)	10 FT	10.00 FT (NORTH)
SIDE SETBACK (FT)	10 FT	10.99 FT (WEST) 11.25 FT (EAST FOR ATM)
REAR SETBACK (FT)	50 FT	92.98 FT (SOUTH)
PARKING SPACES	1 SPACES / 350 SF GFA 3,470 ÷ 350 = 10 SPACES MIN.	19 SPACES (INCLUDING ADA SPACES)
ADA PARKING SPACES	1 SPACE	1 SPACE
TOTAL PARCEL AREA	0.536 AC (23,339 SF)	0.536 AC (23,339 SF)
TOTAL LIMITS OF DISTURBANCE	-	0.455 AC (19,829 SF)
TOTAL OFF-SITE WORK	N/A	0.030 AC (1,306 SF)
PARCEL IMPERVIOUS SURFACES AREA (% OF LOT AREA)	0.441 AC (19,207 SF) 82.28%	0.310 AC (13,498 SF) 57.83%
PARCEL PERVIOUS SURFACES AREA (% OF LOT AREA)	0.095 AC (4,132 SF) 17.72%	0.226 AC (9,841 SF) 42.17%



LUMINAIRE SCHEDULE						
SYMBOL	MANUFACTURER	MODEL	CATALOG	QTY	DISTRIBUTION	MOUNT HT.
☒	GE	RECESSED CANOPY LIGHT	ECRA0A5F54001BWHITE	1	TYPE 5	10'-6"
☐	LUMARK	CROSSTOUR LED	XTOR6B-W-BZ-MS/DIM-L20-CPB	1	TYPE 3	11'-0"
●	GE	ROUND DI SERIES	DI4R20930FL1V/2V10	6	TYPE 5	9'-0"
☒	MCGRAW EDISON	GLEON GALLEON LED	GLEON-AF-02-LED-E1-SL4-7030-BK-HSS	2	TYPE 4	20'-0"
☒	MCGRAW EDISON	GLEON GALLEON LED	GLEON-AF-02-LED-E1-SL4-7030-BK	1	TYPE 4	20'-0"
☒	MCGRAW EDISON	GLEON GALLEON LED	GLEON-AF-02-LED-E1-5NQ-7030-BK	1	TYPE 5	20'-0"
☒	MCGRAW EDISON	GLEON GALLEON LED	GLEON-AF-01-LED-E1-SL3-7030-BK-HSS	2	TYPE 3	20'-0"

CALCULATION SUMMARY			
AREA	AVERAGE	MAX	MIN
PROPERTY ANALYSIS	2.17 fc	23.7 fc	0.0 fc
LIGHTING NOTES			
LIGHT ANALYSIS CONDUCTED AT 3FT ABOVE FINISHED GRADE.			
ALL PROPOSED FIXTURES ON TIMER TO OPERATE DURING NIGHT TIME HOURS, 30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE.			
CONTRACTOR TO INSTALL FIXTURE ON COOPER LIGHTING POLE RSS-6-A-XX-S-Y-N-1.			
MOUNT HEIGHTS ARE BASED ON HEIGHT ABOVE FINISHED ASPHALT GRADE.			

McGraw-Edison

SECTION

DESCRIPTION

REVISIONS

OPTIONAL AND RESERVE AREA

NOTES

Steel Poles

SECTION

DESCRIPTION

REVISIONS

OPTIONAL AND RESERVE AREA

NOTES

Cooper Lighting

SECTION

DESCRIPTION

REVISIONS

OPTIONAL AND RESERVE AREA

NOTES

Lumark

SECTION

DESCRIPTION

REVISIONS

OPTIONAL AND RESERVE AREA

NOTES

Lumination LED Luminaires

SECTION

DESCRIPTION

REVISIONS

OPTIONAL AND RESERVE AREA

NOTES

Ordering Number Logic

SECTION

DESCRIPTION

REVISIONS

OPTIONAL AND RESERVE AREA

NOTES

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St. Louis, MO 63109
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CLIENT

CHASE

811

Know what's below. Call before you dig.

REVISIONS			
REV	DATE	COMMENT	BY

DOCUMENT CIVIL

CONSTRUCTION DOCUMENTS FOR CHASE BANK

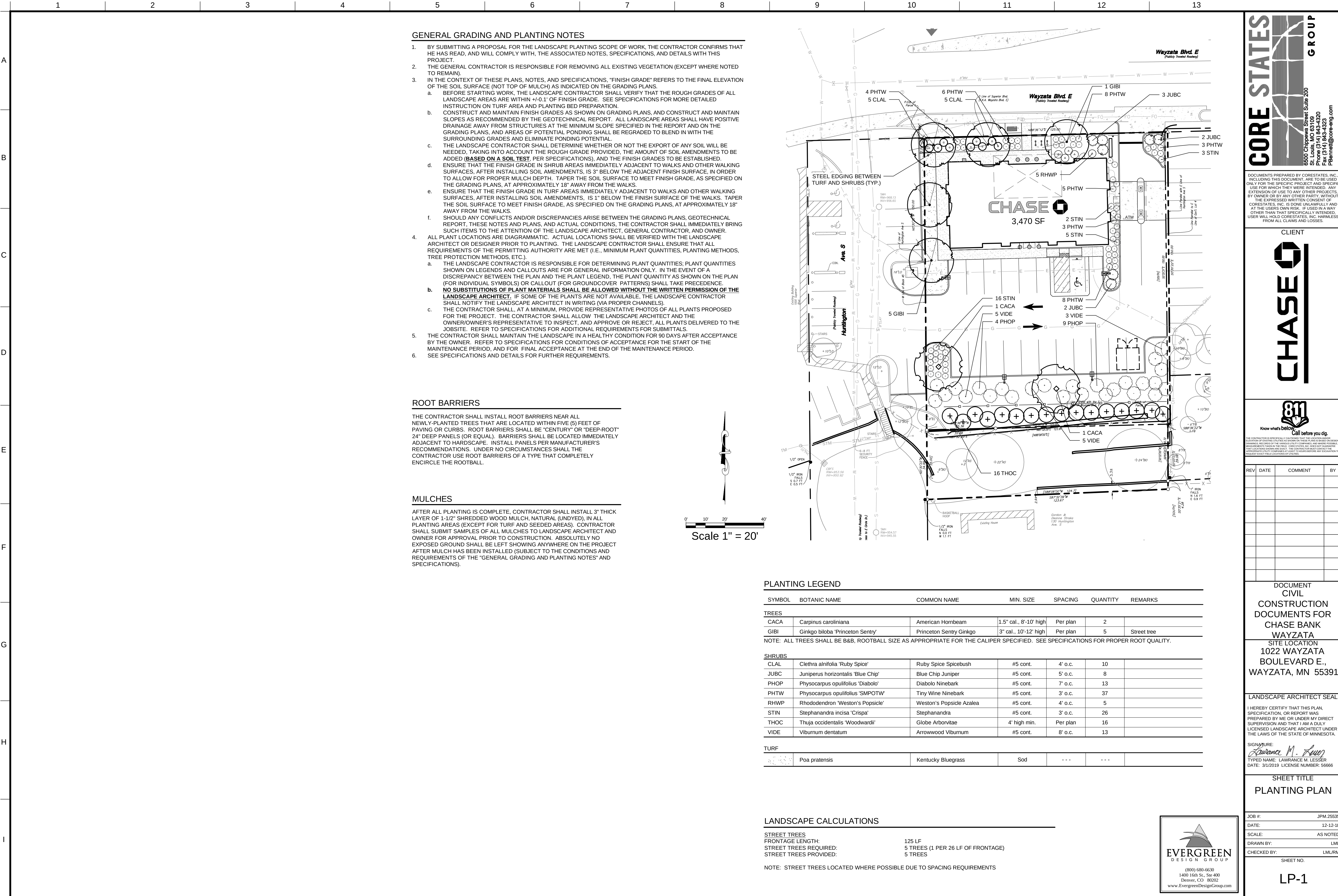
SITE LOCATION
1022 WAYZATA BOULEVARD E.,
WAYZATA, MN 55391

ENGINEER SEAL

SHEET TITLE
LIGHTING PLAN

JOB #: JPM 25535
DATE: 03-01-19
SCALE: 1"=10'
DRAWN BY: ZPM
CHECKED BY: PTB

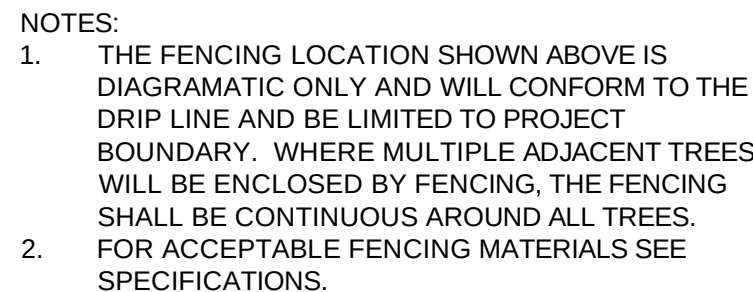
SHEET NO.
C12



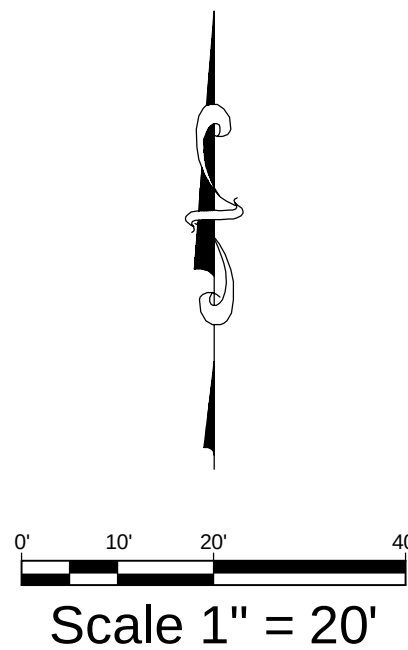
1. FENCING: 6 FOOT HIGH CHAIN LINK FENCING.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.

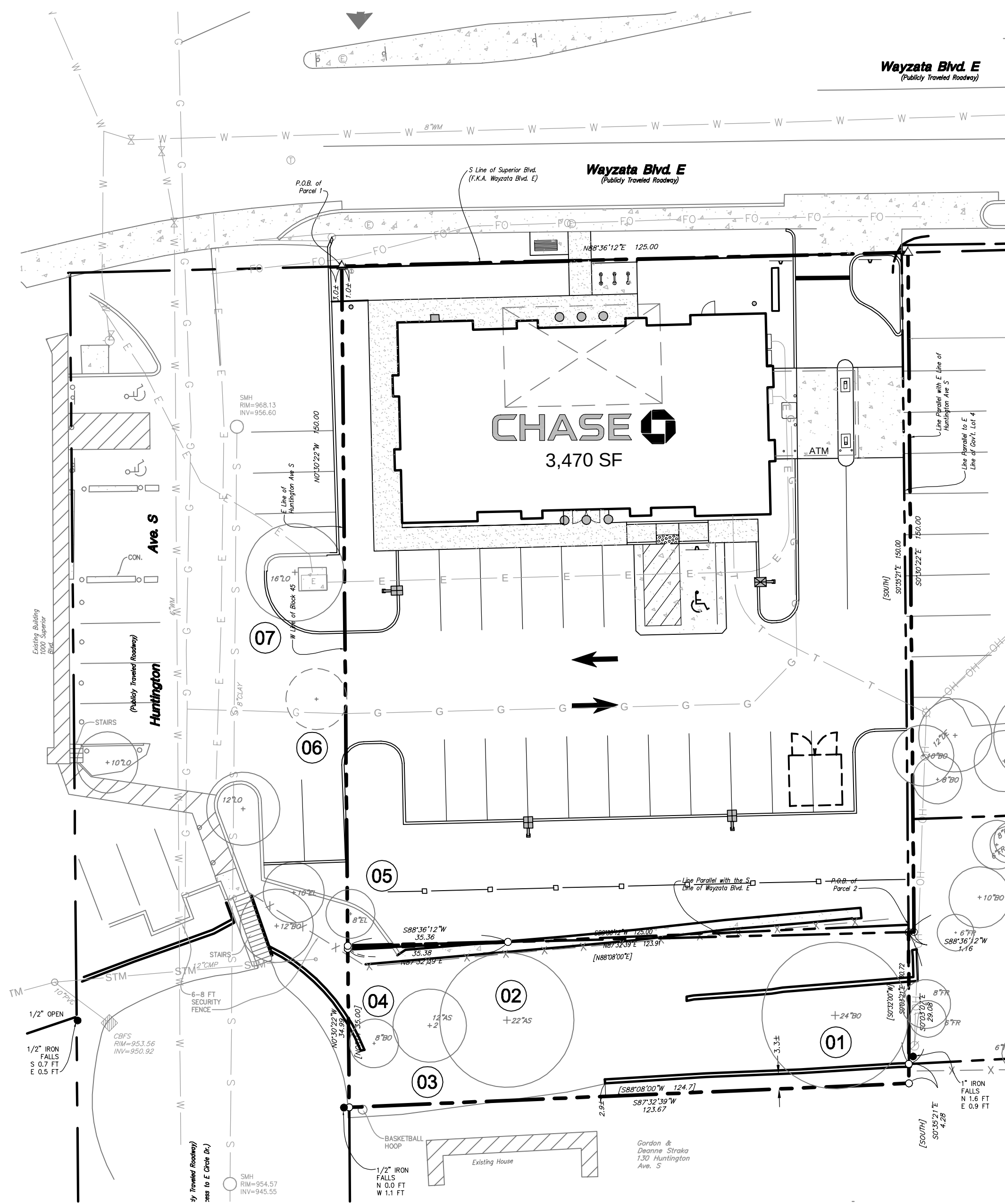
3. PROTECTIVE FENCING SHALL BE ERRECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1/3 FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRS MADE DURING THE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCING LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERRECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. THE CHAIN LINK SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO POSITIVELY FASTEN THE CHAIN LINK TO THE POSTS TO HOLD THE CHAIN LINK IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
 - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MOTOR MOWING, PAINTING OR LIMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 FLI), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AREAS WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY EVERY ONE TO TWO HOURS DURING PERIODS OF HOT AND DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



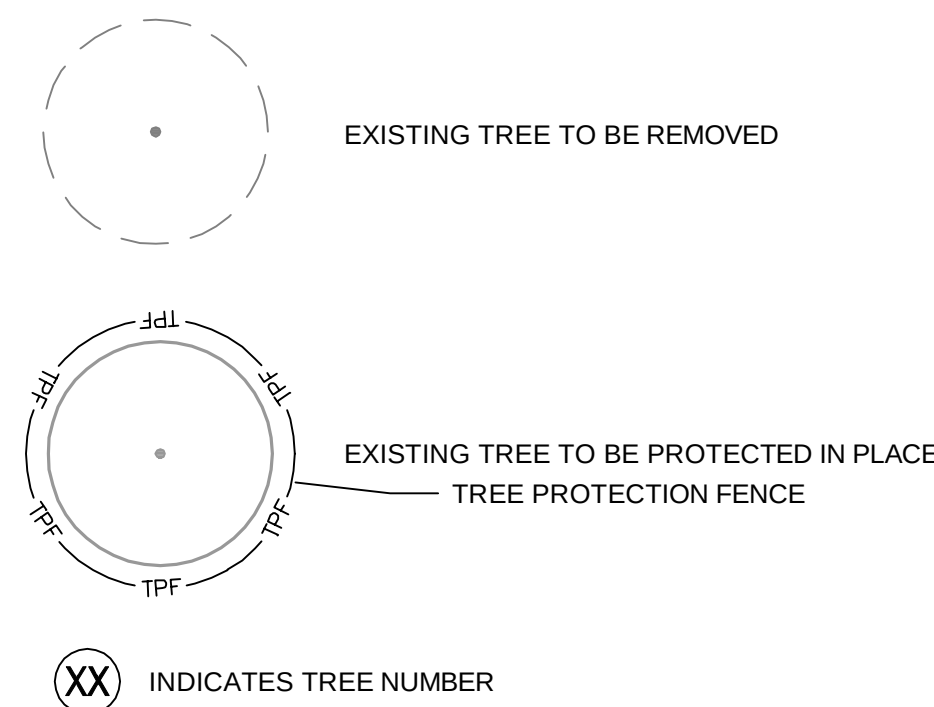
SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



TREE NO.	COMMON NAME	DBH	STATUS	REMARKS
01	BOXELDER	24"	SIGNIFICANT	PROTECT IN PLACE
02	ASH	22"	SIGNIFICANT	PROTECT IN PLACE
03	ASH	12"	SIGNIFICANT	PROTECT IN PLACE
04	BOXELDER	8"	NOT PROTECTED	PROTECT IN PLACE
05	ELM	8"	SIGNIFICANT	PROTECT IN PLACE
06	LOCUST	10"	SIGNIFICANT	REMOVE
07	LOCUST	16"	SIGNIFICANT	PROTECT IN PLACE



CORE STATES



GROUP

6500 Chippewa Street Suite 200
St. Louis, MO 63109
Phone (314) 846-4320
Fax (314) 846-4325
Email info@core-efg.com

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE DESIGNED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT



Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CH2M HILL, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

[illegible]

DOCUMENT
CIVIL
CONSTRUCTION
DOCUMENTS FOR
CHASE BANK
WAYZATA
SITE LOCATION
1022 WAYZATA
BOULEVARD E.,
WAYZATA, MN 55391

LANDSCAPE ARCHITECT SEAL

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

SIGNATURE: Lawrance M. Lesser
TYPED NAME: LAWRENCE M. LESSER
DATE: 3/1/2019 LICENSE NUMBER: 56666

SHEET TITLE	
TREE SURVEY	

JOB #:	JPM.2553
DATE:	12-12-11
SCALE:	AS NOTED
DRAWN BY:	LMM
CHECKED BY:	JMI/RM

SHEET NO.

TS-1



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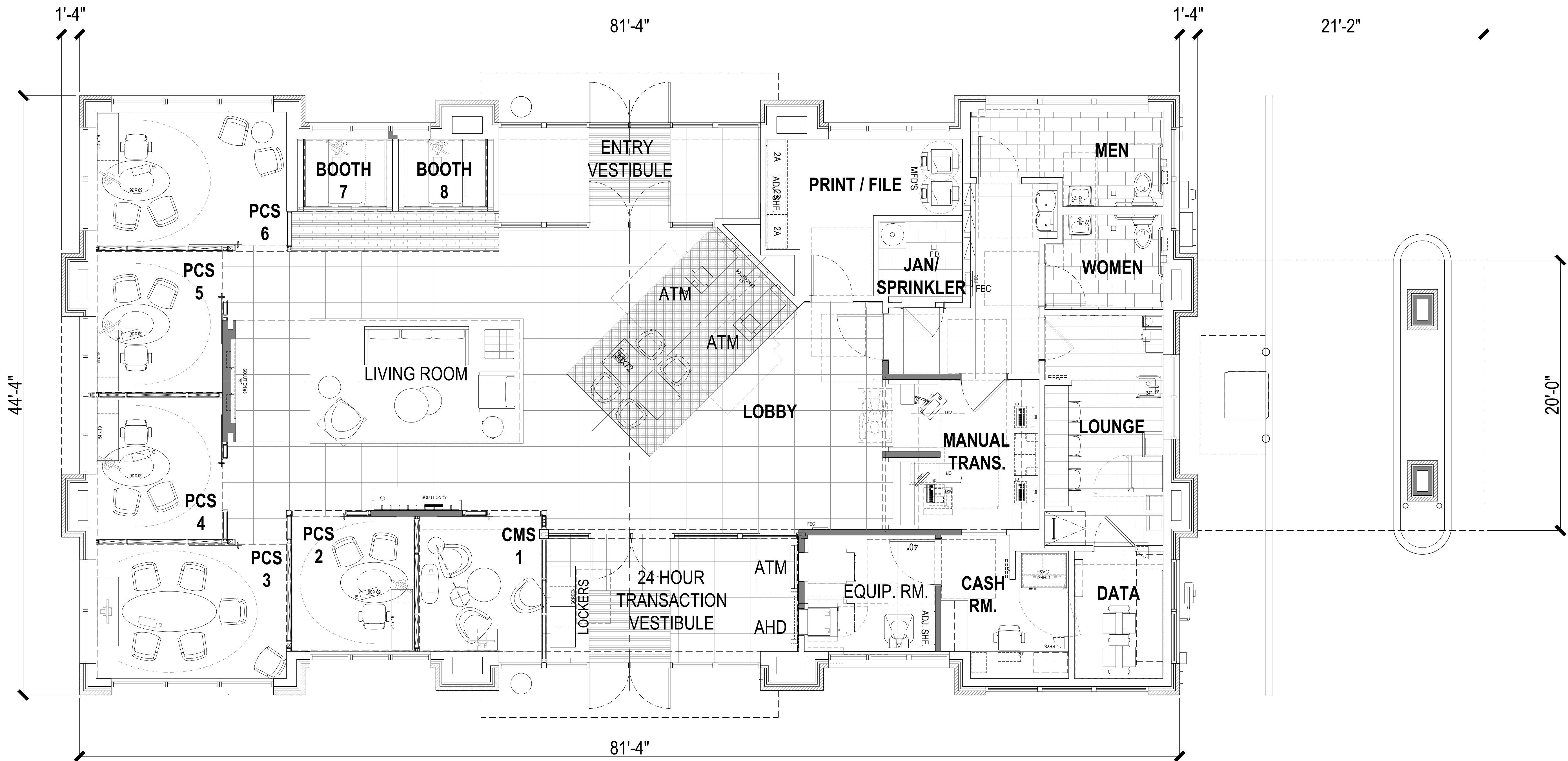
PROJECT INFORMATION	
PROJECT NO:	JPM.25535
DATE:	01/23/2019
PROTOTYPE:	18.3
DRAWN BY:	E.HAWKES
CHECKED BY:	J.ZIETKIEWICZ
VERSION:	1.00

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

FP-1

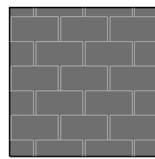




SOUTH ELEVATION



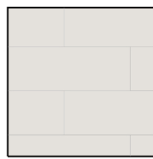
METAL
APPLICATION: CANOPY/TRIM
COLOR: LIMESTONE #3



ROOF
APPLICATION: ASPHALT SHINGLES
COLOR: WEATHERED WOOD



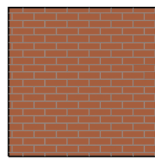
MULLIONS
APPLICATION: EXTERIOR MATERIAL
COLOR: ANNODIZED ALUMINUM



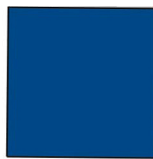
STONE - ST1
APPLICATION: SAVANNA STONE
COLOR: LIMESTONE #3



METAL
APPLICATION: CANOPY/TRIM
COLOR: BLUE



BRICK BR-2
APPLICATION: EXTERIOR
COLOR: TO MATCH ADJACENT
SHOPPING CENTER



AWNINGS
APPLICATION: AT WINDOWS
COLOR: CHASE BLUE

WAYZATA BLD. GLAZING	
TOTAL FACADE AREA	205,981 IN ²
TOTAL GLAZING (% OF FACADE AREA)	79,426 IN ² 38.56%
TOTAL TRANSPARENT GLAZING (% OF FACADE AREA)	57,425 IN ² 27.90%
TOTAL SPANDREL GLAZING (% OF FACADE AREA)	21,951 IN ² 10.66%



NORTH ELEVATION (WAYZATA BLVD. E.)



CHASE
J.P. MORGAN CHASE
WAYZATA BLVD
1022 WAYZATA BLVD.
WAYZATA, MN 55391
CHASE OVP #38200P315515



CORE STATES
DESIGN P.C.

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DRAWN BY:	E.HAWKES
CHECKED BY:	J.ZIETKIEWICZ
VERSION:	1.00

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

EL-1



EAST ELEVATION

METAL
APPLICATION: CANOPY/TRIM
COLOR: LIMESTONE #3

ROOF
APPLICATION: ASPHALT SHINGLES
COLOR: WEATHERED WOOD

MULLIONS
APPLICATION: EXTERIOR MATERIAL
COLOR: ANNOIDIZED ALUMINUM

STONE - ST1
APPLICATION: SAVANNAH STONE
COLOR: LIMESTONE #3

METAL
APPLICATION: CANOPY/TRIM
COLOR: BLUE

BRICK BR-2
APPLICATION: EXTERIOR
COLOR: TO MATCH ADJACENT
SHOPPING CENTER

AWNINGS
APPLICATION: AT WINDOWS
COLOR: CHASE BLUE



WEST ELEVATION

CHASE

J.P. MORGAN CHASE

WAYZATA BLVD

1022 WAYZATA BLVD.
WAYZATA, MN 55391
CHASE OVP #38200P315515

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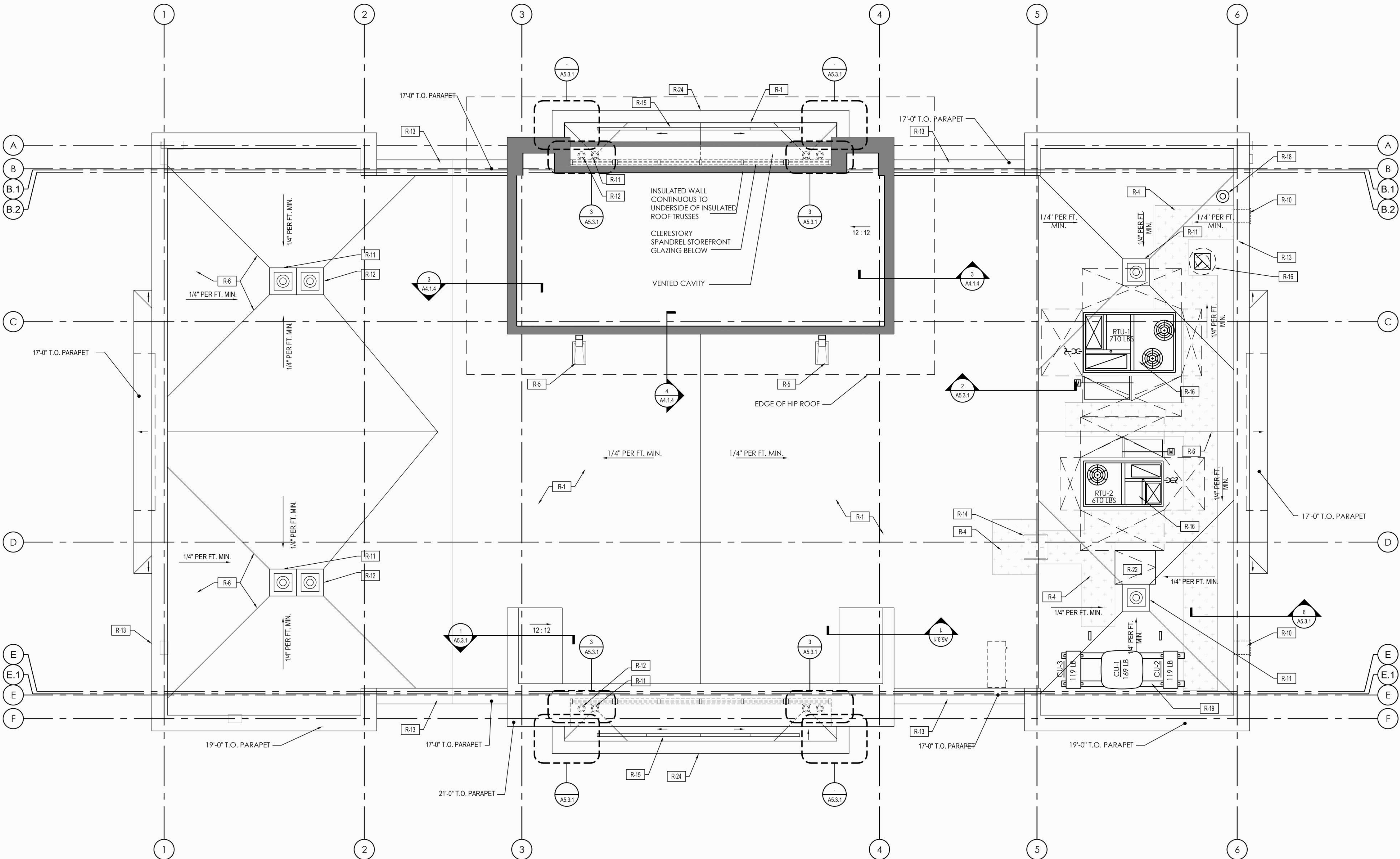
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CHECKED BY:	J.ZIETKIEWICZ
VERSION:	1.00

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

EL-2



ROOF PLAN NOTES	
R-1	LOW-SLOPE ROOFING: BLACK 60 MIL TPO ROOFING OVER RIGID INSULATION
R-2	SHINGLE ROOFING: 30 YR ASPHALT SHINGLES
R-3	SNOW GUARDS: SHOP-FABRICATED PRE-FINISHED METAL CLIPS COMPATIBLE WITH ROOFING AND SUBSTRATE. COLOR-MATCH TO FINISH ROOFING. REQUIRED ONLY AT ROOF EDGES OVER PEDESTRIAN WALKS IN REGIONS WITH SUBSTANTIAL SNOWFALL.
R-4	ROOFING TRAFFIC PADS: SURFACE-ADHERED TEXTURED WALKWAY MATERIAL PER ROOFING MANUFACTURER SPECIFICATIONS TO ALL MECHANICAL EQUIPMENT
R-5	SPLASH BLOCK: PRE-FABRICATED CONCRETE BLOCK WITH DRAINAGE CHANNEL. SET ON MIN 60 MIL ROOFING MATERIAL PAD OR BUILT-UP 60 MIL ROOFING LAYERS AS REQD. TO PREVENT PREMATURE WEARING OF THE PRIMARY ROOFING MEMBRANE
R-6	FLAT ROOF DRAINAGE PLANES: INSTALL TAPERED INSULATION AS REQUIRED TO FORM RIDGES, VALLEYS, CRICKETS AND SADDLES AS REQUIRED TO ACHIEVE MINIMUM 1/4" PER FOOT PITCH OR MANUFACTURER'S MINIMUM PITCH REQUIREMENTS FOR THE APPLICATION, WHICHEVER IS GREATER. FORM SLOPES TO ELIMINATE THE POSSIBILITY OF PONDING
R-7	ROOF VENTS: SHOP-FABRICATED PRE-FINISHED CORROSION-RESISTANT METAL CONVECTIVE VENTS WITH INSECT SCREENS. METAL SHALL BE COMPATIBLE WITH ROOFING AND SUBSTRATE. COLOR-MATCH TO FINISH ROOFING
R-8	PIPE PENETRATION: PRE-FABRICATED WATER-TIGHT SURFACE-ADHERED ROOFING PORTAL COMPATIBLE WITH ROOFING MATERIAL
R-9	GUTTER AND DOWNSPOUT SYSTEM: • SHOP-FABRICATED PRE-FINISHED ALUMINUM. REFER TO EXTERIOR ELEVATIONS FOR COLOR • 6" K-STYLE GUTTER ON CONCEALED ALUMINUM CLIP HANGERS AT 24" o.c. MAX. • CORRUGATED RECTANGULAR DOWNSPOUTS SIZED AS REQUIRED. WITH LEAF BASKETS • SECURE DOWNSPOUTS TO FACADE WITH PRE-FAB. ALUM. DOWNSPOUT BRACKETS AT 48" o.c. MAX.
R-10	SCUPPER: WATER-TIGHT SHEET METAL THROUGH-WALL DRAINAGE CHANNEL. REFER TO DETAILS AS NOTED
R-11	ROOF DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE. REFER TO PLUMBING FIXTURE SCHEDULE
R-12	OVERFLOW DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE. REFER TO PLUMBING FIXTURE SCHEDULE
R-13	PARAPET COPING SYSTEM: SHOP-FABRICATED PRE-FINISHED ALUMINUM. REFER TO WALL SECTIONS FOR DETAILS AND EXTERIOR ELEVATIONS FOR COLOR
R-14	ROOF LADDER: REFER TO DETAILS AS NOTED
R-15	LIGHT FIXTURE: SURFACE-MOUNT ELECTRICAL UPLIGHT FIXTURE SECURED TO BLOCKING OVER ROOFING MEMBRANE. REFER TO LIGHT FIXTURE SCHEDULE AND WALL SECTIONS
R-16	MECHANICAL EQUIPMENT: VENTILATION UNIT, PACKAGED ROOFTOP HEATING AND COOLING UNIT OR SPLIT-SYSTEM A/C UNIT MOUNTED TO SHOP-FAB. VIBRATION-ISOLATING RAIL OR INSULATED CURB UNIT. LAP FLASH WATER-TIGHT TO ROOFING MEMBRANE
R-17	NOT USED
R-18	PLUMBING STACK VENT: PVC SIZED AS REQD. WITH PRE-FABRICATED COMPATIBLE FLASHING BOOT ADHERED TO ROOF MEMBRANE. EXTEND VENT TO ALIGN WITH ADJACENT PARAPET COPING AND PROVIDE LATERAL BRACING AS REQD.
R-19	SURFACE-MOUNT MECHANICAL PIPING: GAS AND REFRIGERANT PIPING SUPPORTED ON ROOFING BY B-LINE DURA-BLOK PRE-FAB. RUBBER-BASE GALVANIZED STEEL UNISTRUT PIPE SUPPORTS AT 8'-0" o.c. MAX.
R-20	SURFACE-MOUNT SIGNAGE EQUIPMENT ENCLOSURE: WATER-TIGHT SHOP-FABRICATED METAL SIGNAGE ENCLOSURE BY SIGN VENDOR. SECURE TO BACKSIDE OF PARAPET WALL WITH MINIMAL PENETRATIONS OF ROOFING MEMBRANE. PROVIDE PERIMETER WATER-TIGHT SEALANT COMPATIBLE WITH ROOF MEMBRANE
R-21	NOT USED
R-22	SCUTTLE: PRE-FAB. INSULATED ROOF SCUTTLE WITH RETRACTABLE SAFETY POST. FLASH WATER-TIGHT TO ROOFING MEMBRANE. PROVIDE CARABINER THROUGH LATCH
R-23	NOT USED
R-24	ALUMINUM COMPOSITE MATERIAL (ACM) FASCIA

CHASE

J.P. MORGAN CHASE
WAYZATA BLVD
1022 WAYZATA BLVD.
WAYZATA, MN 55391
CHASE OVP#38200F315515

CORE STATES

DESIGN P.C.

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PROTOTYPE:	18.3
DRAWN BY:	E.HAWKES
CHECKED BY:	J.ZIETKIEWICZ
VERSION:	1.00

SHEET TITLE

ROOF PLAN

SHEET NUMBER

RP-1

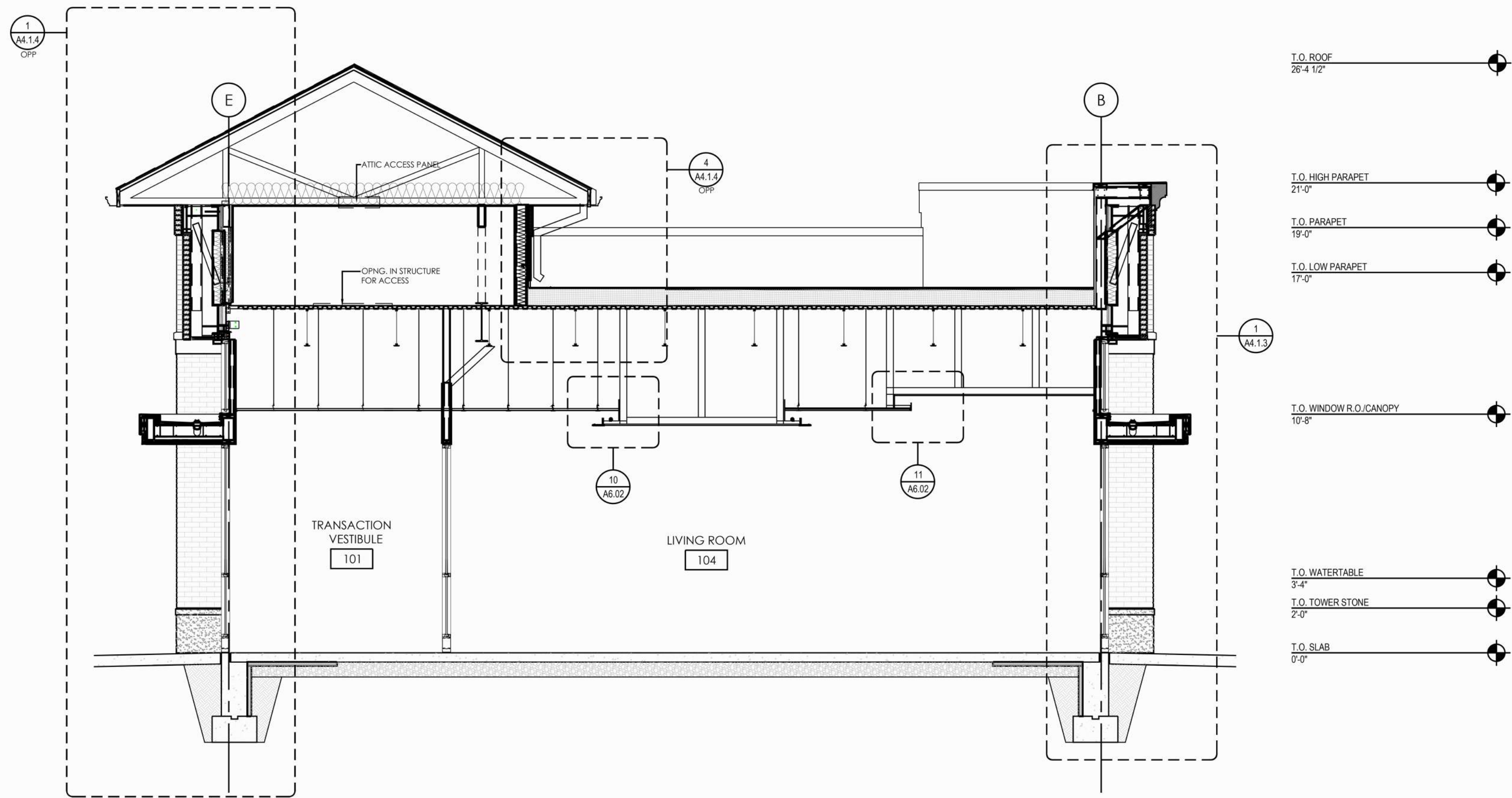
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A1.3.1

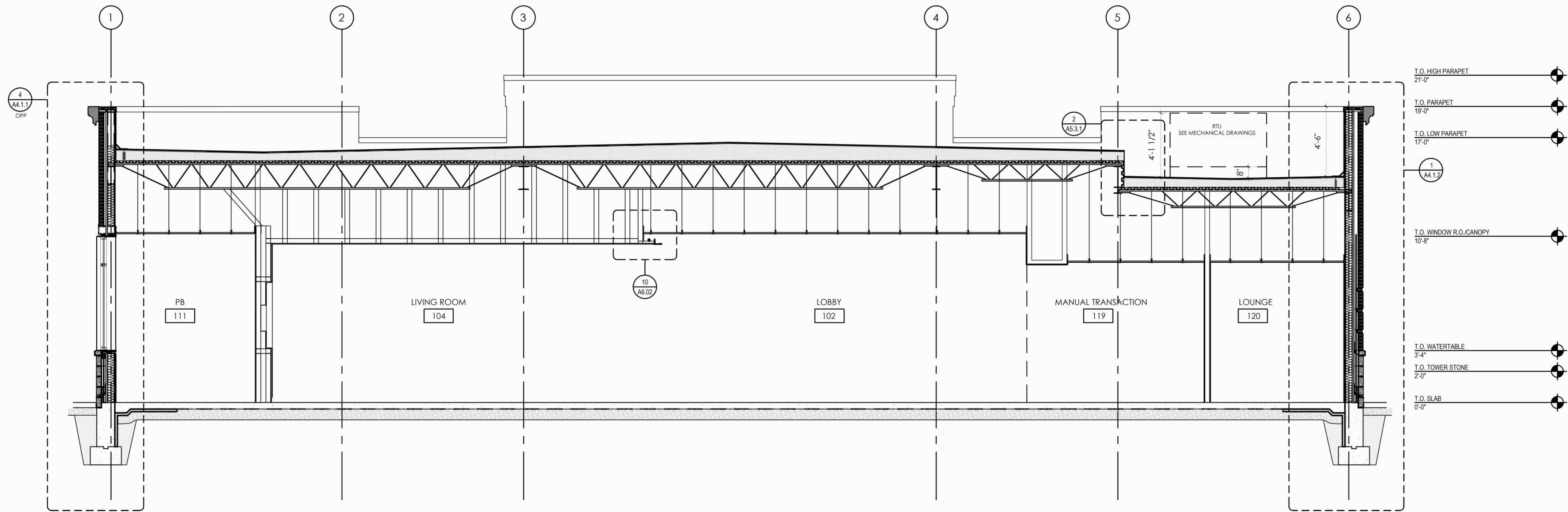
ROOF PLAN

1/4" = 1'-0"





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



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

CHASE
J.P. MORGAN CHASE
WAYZATA BLVD
1022 WAYZATA BLVD.
WAYZATA, MN 55391
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BUILDING SECTIONS

SHEET NUMBER

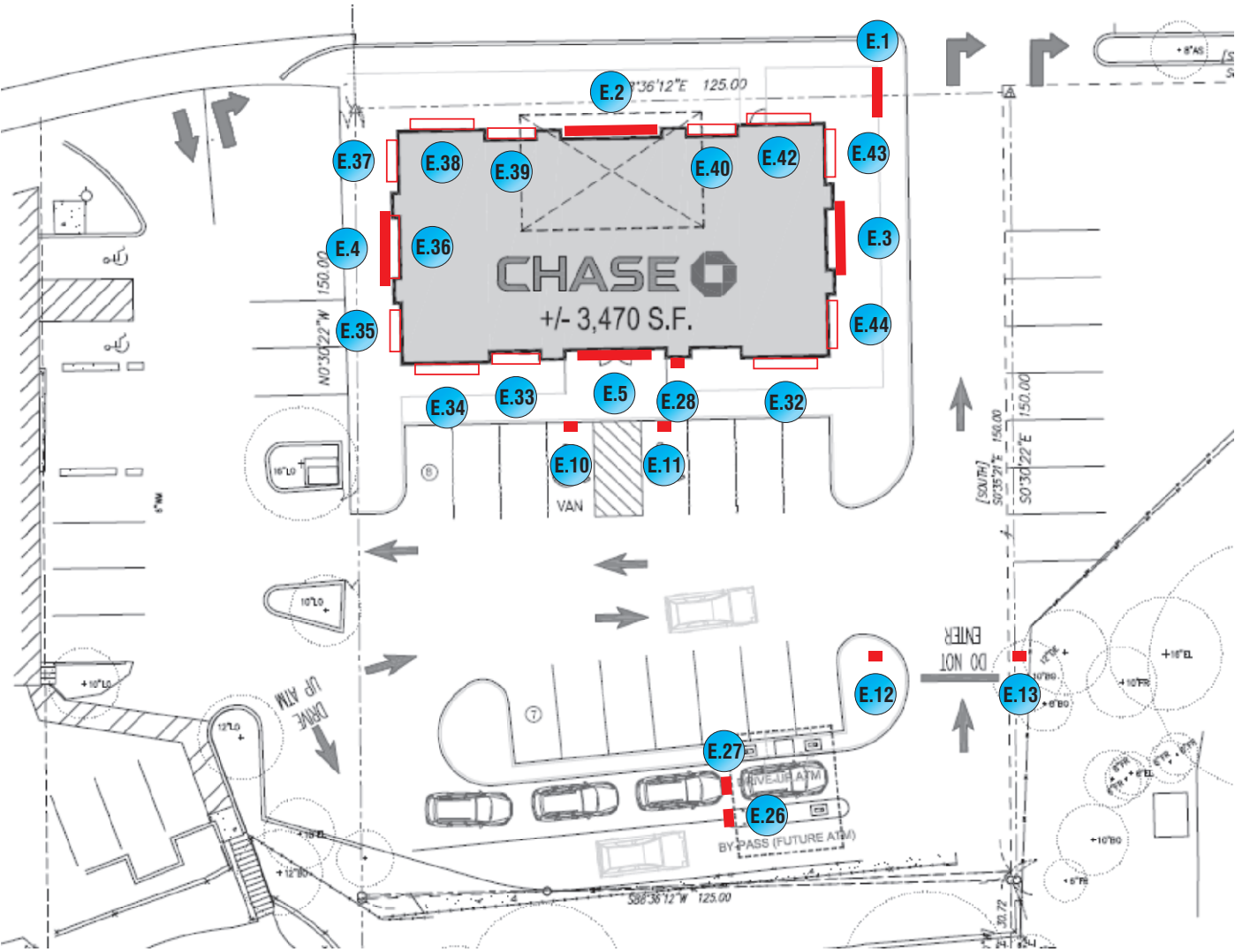
S-1

EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	E.1	CUSTOM M-25-RE*	Illuminated Monument Sign - Brick Base	25
North	E.2	LIF-WBO-30	30" White Channel Letters and Logo	41.02
East	E.3	LIF-WBO-24	24" White Channel Letters and Logo	26.32
West	E.4	LIF-WBO-24	24" White Channel Letters and Logo	26.32
South	E.5	LIF-WBO-24	24" White Channel Letters and Logo	26.32
	E.6	NONE	REMOVED FROM SCOPE OF WORK	
	E.7	NONE	REMOVED FROM SCOPE OF WORK	
	E.8	NONE	REMOVED FROM SCOPE OF WORK	
	E.9	NONE	REMOVED FROM SCOPE OF WORK	
	E.10	TC-P-ADA-MN-V-RE	Post Mount Handicap Stall Sign - Van Accessible	
	E.11	TC-P-ADA-MN-RE	Post Mount Handicap Stall Sign	
	E.12	DOT-DNE	Post Mount Do Not Enter Sign	
	E.13	DOT-DNE	Post Mount Do Not Enter Sign	
	E.14	NONE	REMOVED FROM SCOPE OF WORK	
	E.26	TC-CL-W	Clearance Sign	
	E.27	DU-C	Lane Designator	
	E.28	CPC-EWP-SF-28-RE	28" CPC S/F Entrance Wall Plaque	
	E.32	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.33	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.34	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.35	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.36	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.37	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.38	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.39	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.40	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.42	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.43	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	
	E.44	CUSTOM AWN-WU-S	Non-Illuminated Sunbrella Awning - Window Mount	

*FINAL LOCATION TO BE CONFIRMED VIA CIVIL ENGINEERING REPORT
& VERIFIED BY FIELD SURVEY

Total Proposed Sq Ft	144.98
Total Allowable Sq Ft	150
Difference	5.02



SITE PLAN SCALE: 1/32"=1'-0"



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

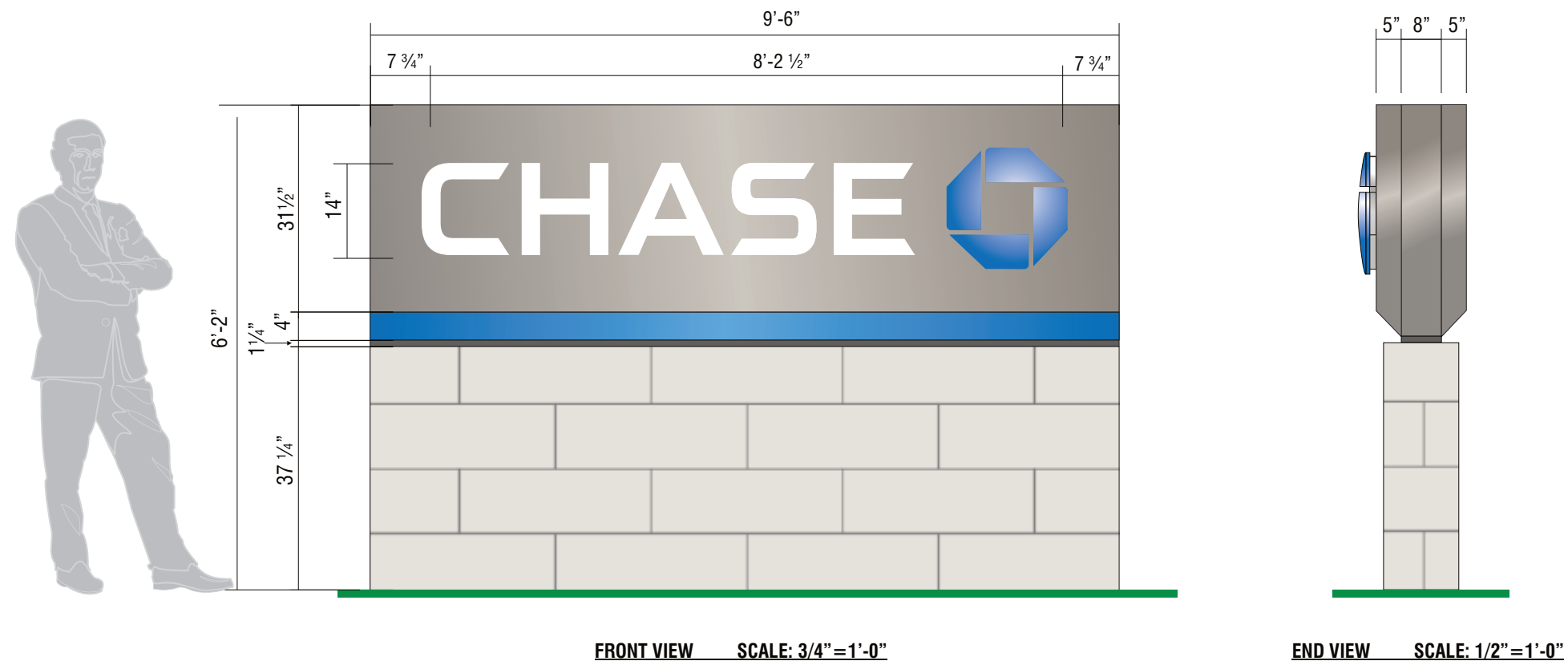
Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
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without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

Sign Legend / Site Plan



E.1 SIGN TYPE CUSTOM M-25-RE BRICK BASE - TO MATCH BUILDING BRICK
MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



**JP Morgan Chase Bank
#38200P315515**

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

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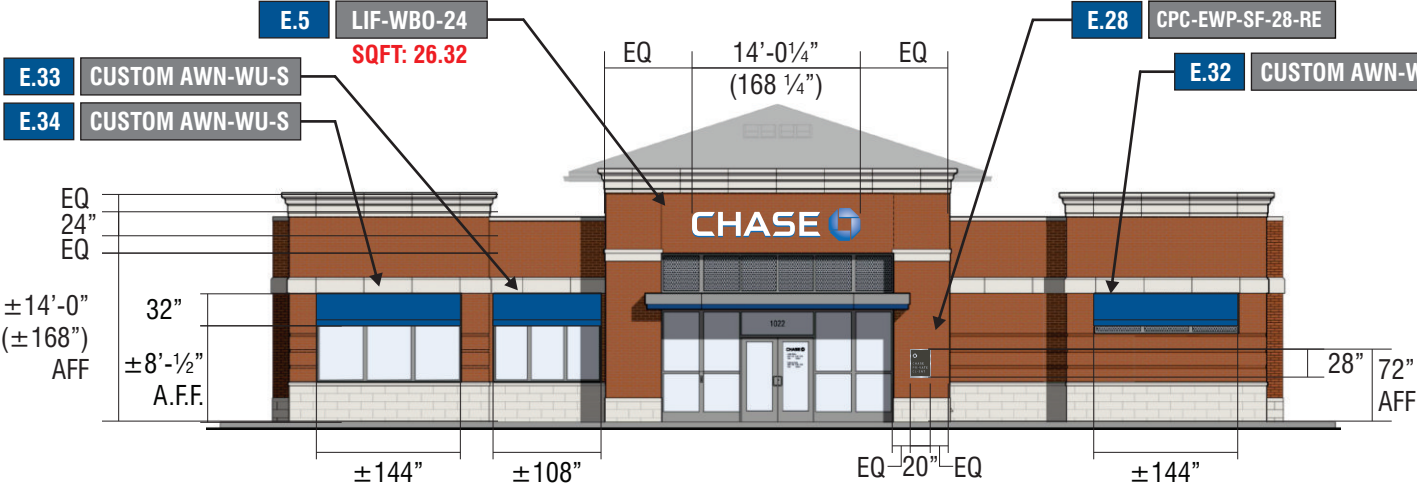
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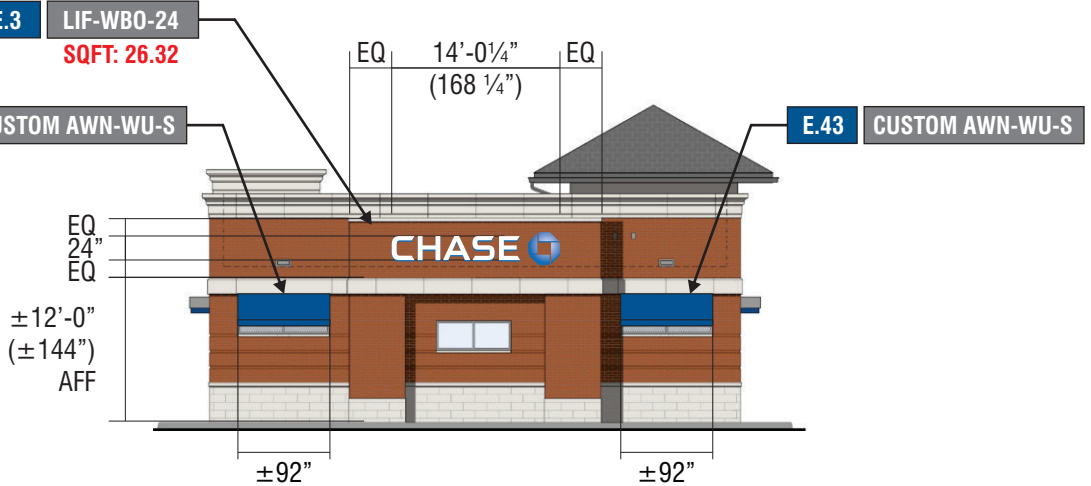
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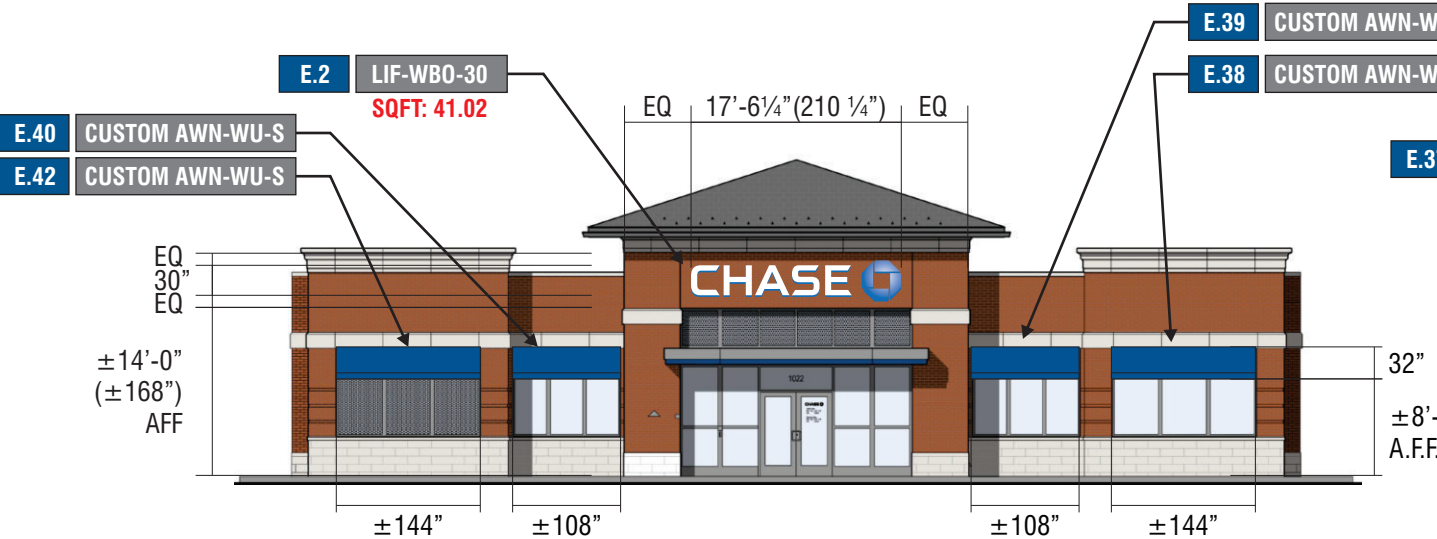
SIGNAGE OVERVIEW



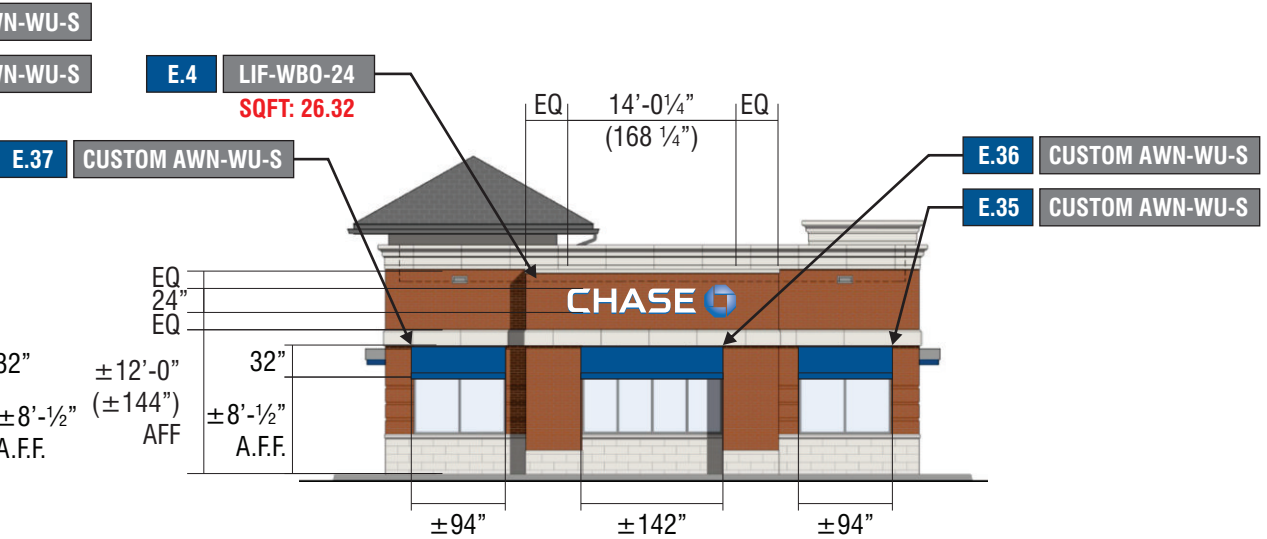
SOUTH ELEVATION SCALE: 1/16"=1'-0"



EAST ELEVATION SCALE: 1/16"=1'-0"



NORTH ELEVATION SCALE: 1/16"=1'-0"



WEST ELEVATION SCALE: 1/16"=1'-0"



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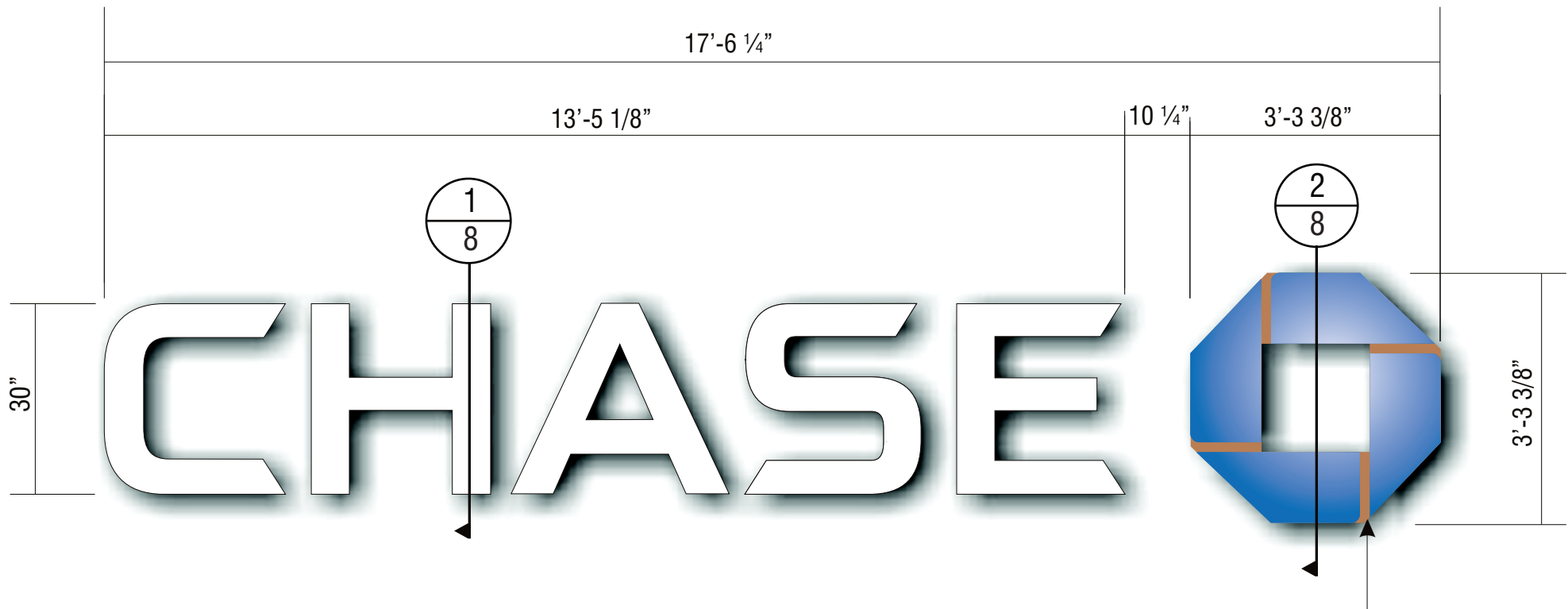
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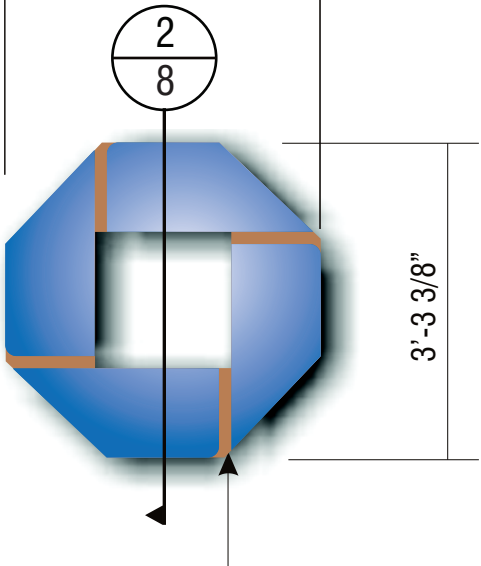
Project ID: CHASE_38200P315515_1

Exterior Elevations

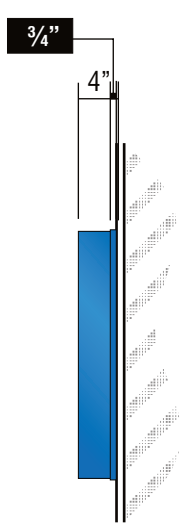


FRONT VIEW

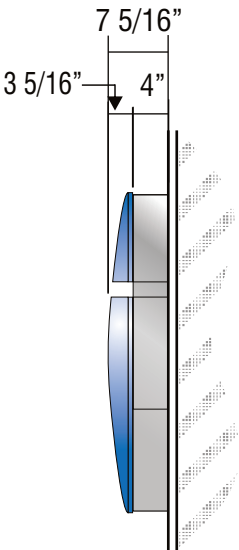
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BRIDGE TO
BE PAINTED TO MATCH
WALL COLOR



ENDVIEW
OF LETTER
SCALE : 1/2" = 1'-0"



ENDVIEW
OF LOGO
SCALE : 1/2" = 1'-0"

E.2

SIGN TYPE LIF-WBO-30

MANUFACTURE AND INSTALL ONE (1) SET OF INTERNALLY-ILLUMINATED CHANNEL LETTERS

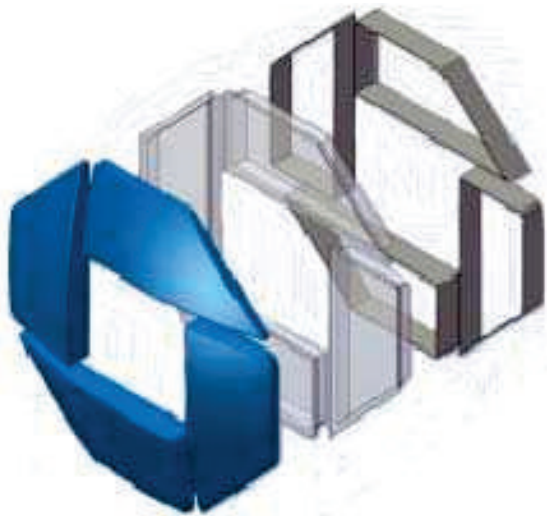
LETTERS:

FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118" x 4" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS
ON INTERIOR OF LETTER FOR FACE ATTACHMENT
PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR
PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY
REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.
LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO
3/4" CLEAR PLEX 2ND SURFACE FACES.
PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED
SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS
REQUIRED FOR PROPER EVEN ILLUMINATION

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



3D VIEW OF OCTAGON



Signtech

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signtech.com



**JP Morgan Chase Bank
#38200P315515**

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1