



**CITY OF DULUTH**

Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

**STAFF REPORT**

|                             |                                     |                                 |                                      |
|-----------------------------|-------------------------------------|---------------------------------|--------------------------------------|
| <b>File Number</b>          | PL 15-126                           | <b>Contact</b>                  | Jenn Reed Moses, jmoses@duluthmn.gov |
| <b>Application Type</b>     | MU-W Planning Review                | <b>Planning Commission Date</b> | September 8, 2015                    |
| <b>Deadline for Action</b>  | <b>Application Date</b>             | August 7, 2015                  | <b>60 Days</b> October 6, 2015       |
|                             | <b>Date Extension Letter Mailed</b> | August 21, 2015                 | <b>120 Days</b> December 5, 2015     |
| <b>Location of Subject</b>  | 1000 Minnesota Avenue               |                                 |                                      |
| <b>Applicant</b>            | Island Inn & Suites                 | <b>Contact</b>                  | Troy Hoekstra, thoekstra@charter.net |
| <b>Agent</b>                | DJR Architecture                    | <b>Contact</b>                  | Scott England, sengland@dj-r-inc.com |
| <b>Legal Description</b>    | PID 010-4400-00890                  |                                 |                                      |
| <b>Site Visit Date</b>      | August 24, 2015                     | <b>Sign Notice Date</b>         | August 21, 2015                      |
| <b>Neighbor Letter Date</b> | August 24, 2015                     | <b>Number of Letters Sent</b>   | 21                                   |

**Proposal**

The applicant is requesting a MU-W Planning Review for a new 70-unit hotel with a 900 square foot convenience store.

|                | <b>Current Zoning</b> | <b>Existing Land Use</b> | <b>Future Land Use Map Designation</b> |
|----------------|-----------------------|--------------------------|--|
| <b>Subject</b> | MU-W                  | Marina                   | Commercial Waterfront                  |
| <b>North</b>   | I-W                   | Corps of Engineers       | Institutional                          |
| <b>South</b>   | MU-W                  | Marina/hotel             | Commercial Waterfront                  |
| <b>East</b>    | R-1                   | Marina                   | Traditional Neighborhood               |
| <b>West</b>    | N/A                   | N/A                      | N/A                                    |

**Summary of Code Requirements (reference section with a brief description):**

50-15.6 MU-W District - Planning review by the Planning Commission is required for new development, redevelopment, and expansions in the MU-W district. Additional development standards in 50-15.6.E  
 50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.  
 50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.  
 50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.  
 50-25 Landscaping and Tree Preservation - Speaks to landscaping standards such as materials, plant size, location, tree preservation and replacement.  
 50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.  
 50-29 Sustainability and 50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.  
 50-31 Exterior Lighting - Directs the minimum and maximum illumination values and lighting fixtures for a site.  
 50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

H.M-1

## Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Governing Principle #1 - Reuse previously developed lands.  
Governing Principle #4 - Support emerging economic growth sectors.

Commercial Waterfront: Waterfront-dependent commercial uses, sometimes mixed with residential or adjacent to higher density residential. Includes tourist- or recreation-oriented uses. Commercial areas can be adjacent to industrial waterfront. Abuts other commercial uses and recreation areas, preservation areas. Access to regional arterial traffic and water access.

Applicant has also applied for a Shoreland Variance (PL 15-127).

## Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:

- 1.) 50-15.6.E (Development Standards) - For the purposes of this Planning Review, Staff considers the marina slips adjacent to the proposed hotel parking to be the waterfront. Hotel orientation, facade design, and required entrances meet MU-W requirements. Applicant states that building elevation meets 40% transparency. No public street runs parallel to the marina slips. (Note that if staff had determined that the main part of the bay to the west was the "waterfront," then Minnesota Avenue would run parallel to the water; in this instance, the building width of approximately 67 feet complies with width requirements of this section).
- 2.) 50-18.1 (Natural Resources Overlay District) - Applicant is planning adequate BMPs to address stormwater requirements. Site is within a floodplain and will need to meet elevation requirements. Structure meets shoreland setback requirements; however, applicant would like to place impervious surface within the 50 feet setback. Variance request for this is covered under PL 15-127.
- 3.) Per City Engineering, a water main extension will be required.
- 4.) 50-23 (Connectivity) - A sidewalk along southern boundary of property will connect pedestrians to Minnesota Avenue, which currently does not have sidewalks.
- 5.) 50-24 (Parking) - Applicant is proposing 36 parking spaces; site is within 1/4 mile of a DTA route and is using the 30% reduction from required minimums.
- 6.) 50-25 (Landscaping and Tree Preservation) - No trees currently exist on the site. Landscape Plan shows project will meet 30% tree canopy coverage and street frontage landscaping requirements. Site will also need to meet 10% landscaping on the interior of the parking lot.
- 7.) 50-26 (Screening, Walls and Fences) - Applicant is not proposing any ground-mounted or roof-top mechanicals. If any are added, they will need to meet the UDC requirements for screening.
- 8.) 50-27 (Signage) - Any signs will need to apply for and receive a building permit prior to installation.
- 9.) 50-29 (Sustainability Standards) - Project will need 4 sustainability points, to be verified at the time of building permit application; applicant is also planning a cool roof or green vegetated roof as part of the project.
- 10.) 50-30 (Building Design Standards) - Project meets building design standards, as iterated in the applicant's memo.
- 11.) 50-31 (Exterior Lighting) - Light fixture information submitted with the application shows full cut-off fixtures that meet UDC requirements. Photometric plan shows elevated light levels at the southeast property line.
- 12.) No public, agency, or City comments were received.

## Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends that Planning Commission approve the MU-W Planning Review for the hotel, with the following conditions:

- 1.) The project be limited to, constructed, and maintained according to "Exterior Elevations," dated 08/26/15; "Landscape Plan," dated 08/04/15; "Paving and Dimension Plan," dated 08/26/15; and Photometric Plan, dated 08/25/15.
- 2.) If the variance is not approved by the Planning Commission, the applicant revise the plan to show compliance with shoreland setbacks.
- 3.) Landscape Plan be revised to show compliance with 10% interior landscaping requirement.
- 4.) Photometric plan be revised to show compliance with exterior lighting requirements.
- 5.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within 1 year.

## Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

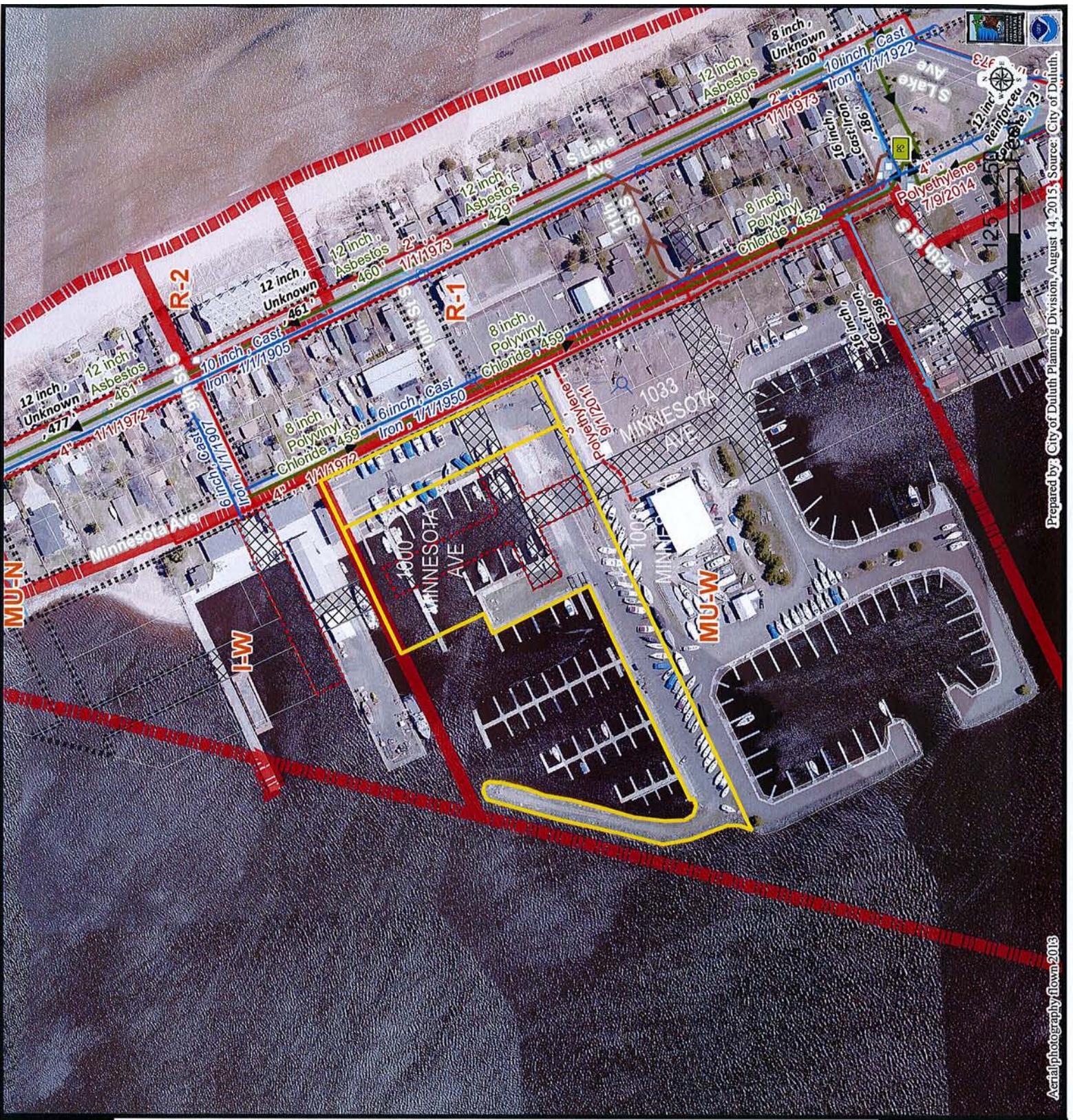
M-2



**City Planning**  
 PL 15-126  
 1000 Minnesota Avenue

| Legend                 |                              |
|------------------------|------------------------------|
|                        | Trout Stream (GPS)           |
|                        | Other Stream (GPS)           |
|                        | Hydrant                      |
|                        | Water Main                   |
| Network Structure      |                              |
|                        | Subtype                      |
|                        | Storage Basin                |
|                        | Pump Station                 |
| Sanitary Gravity Mains |                              |
|                        | CITY OF DULUTH               |
|                        | WSSD; PRIVATE; RICE LAKE TWP |
|                        | Sanitary Sewer Forced Main   |
|                        | Storm Sewer Catch Basin      |
| Subtype                |                              |
|                        | Storm Sewer Pipe             |
| Gas Distribution Main  |                              |
|                        | Coated Steel                 |
|                        | Plastic                      |
| Zoning Boundaries      |                              |
|                        | Zoning Boundaries            |
| Right-of-Way Type      |                              |
|                        | Road or Alley ROW            |
|                        | Vacated ROW                  |
| Easement Type          |                              |
|                        | Utility Easement             |
|                        | Other Easement               |

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, August 14, 2013. Source: City of Duluth.



Approx Location of Proposed Hotel

August 31, 2015

Duluth Planning Department  
Jenn Moses  
411 West First Street, Room 208  
Duluth, MN 55802

Re: AmericInn Hotel  
Minnesota Avenue  
Duluth, MN  
Review of Zoning Section 50-30

Dear Jenn;

Per your request, here is a review of Section 50-30 of the Duluth Zoning Ordinance relating to the new development for an AmericInn Hotel on Minnesota Avenue. This review relates to the provisions under 50-30.2 regarding Commercial and Industrial Design Standards.

- 50-30.2, A This development meets the minimum standards of this section as the hotel has more than 10,000 square feet of floor area.
- 50-30.2, B
1. Transparency Requirement. The East Façade has 2,546 square feet of wall area. 10% of that area, 254.6 sq. ft., needs to be windows. This façade has 393 sq. ft. of window. 5% of the façade, 127.3 sq. ft., needs to be on the first floor and no higher than 4 feet above sidewalk. The first floor windows have 243 square feet of area.
  2. Wall Plane Articulation Option. The north and south facades of this building fall under these requirements. Each of these facades incorporates brick and stucco finishes, with three different colors of stucco. There are bumped out piers dividing each portion of the façade for articulation.
  3. Vertical Articulation Option. Each of the four facades incorporates banding and change of materials to provide generally a vertically divided façade. The use of a brick base with alternating colored stucco upper portions separated by stucco bands adequately articulates these facades vertically.
  4. The facades have typically three levels of top of parapet relating to the individual portions of the façade. The steps up are less than the required 3 foot as the design attempts to remain lower to meet other recommendations of the zoning ordinance.
  5. Foundation Landscaping Option. Because of the nature of this development, the sidewalk abuts the east façade for ease of access from the parking stalls to the entry doors.
- 50-30.2, C Entryway Design and Location. The entry for this hotel will be readily understood with the use of the Porte Cochere, which includes a canopy (1), a roof overhang (2), and an arch (4).
- 50-30.2, D Does not apply to this development.
- 50-30.2, E Does not apply to this development
- 50-30.2, F Does not apply to this development

Should you have any questions on this report, please get in touch with me. Thank you.

Sincerely,

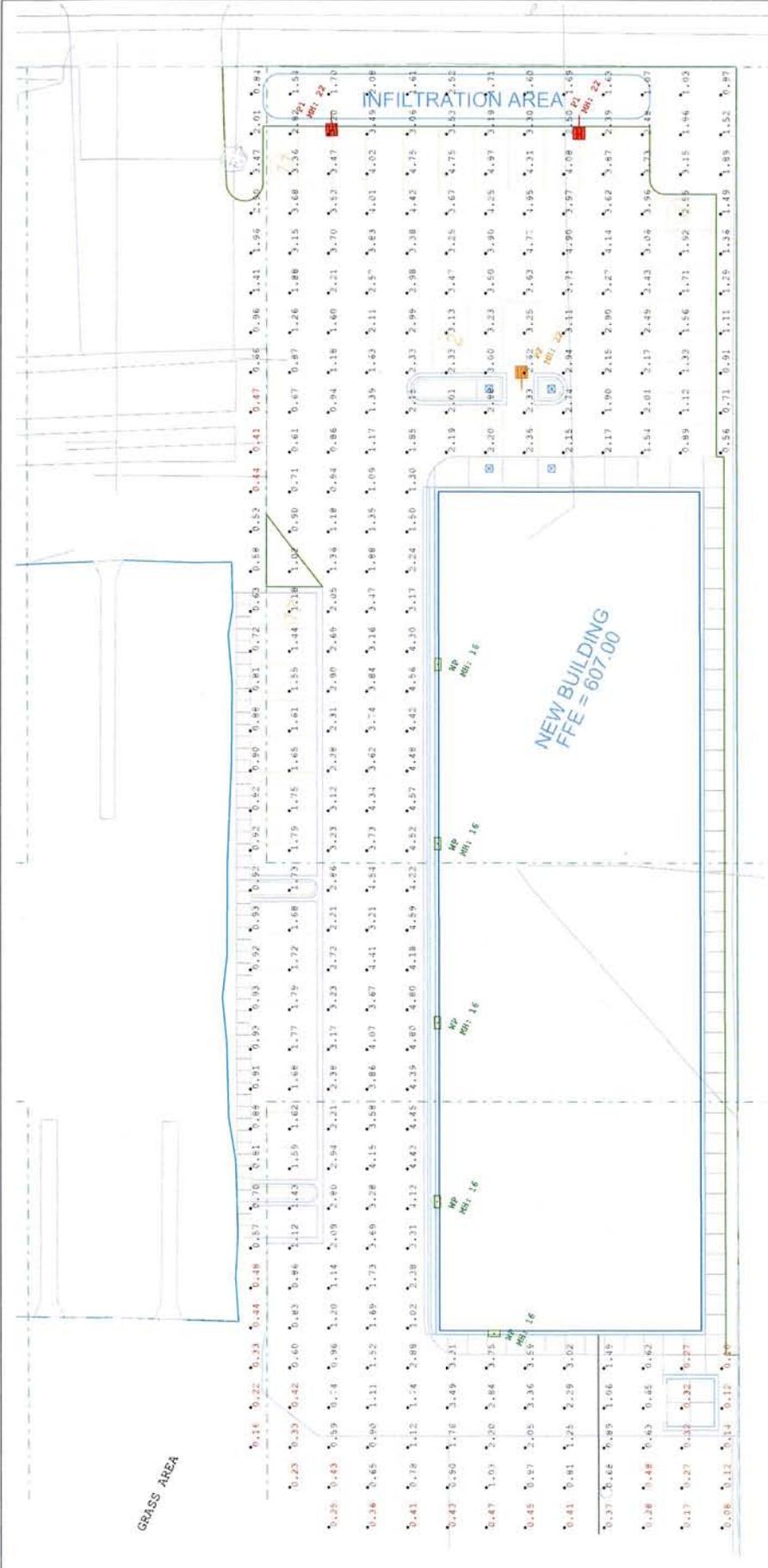
Scott England, Principal

M-5



| # | Date | Comment |
|---|------|---------|
|   |      |         |
|   |      |         |
|   |      |         |

|                          |
|--------------------------|
| Scale: As Shown          |
| Date: 8/25/2015          |
| Client: Agent/Steve Hahn |
| Design: By: Steve Hahn   |



Scale: 1 inch = 20 Ft.

| Luminaire Schedule |     |       |             |        |       |                 |            |             |
|--------------------|-----|-------|-------------|--------|-------|-----------------|------------|-------------|
| Symbol             | Qty | Label | Arrangement | Lumens | LLF   | Description     | Lum. Watts | Total Watts |
|                    | 5   | WP    | SINGLE      | N.A.   | 0.900 | GE - EMR RA550  | 104        | 520         |
|                    | 2   | F1    | SINGLE      | N.A.   | 0.900 | GE - EASC FA850 | 144        | 288         |
|                    | 1   | P2    | SINGLE      | N.A.   | 0.900 | GE - EASC FA850 | 137        | 137         |

| Calculation Summary |             |       |      |               |
|---------------------|-------------|-------|------|---------------|
| Label               | CalcType    | Units | Avg  | Max/Min       |
| Site                | Illuminance | Fc    | 2.12 | 4.97 / 0.08   |
|                     |             |       |      | 26.50 / 62.13 |

These drawings are for conceptual use only and are not intended for construction. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

M-6

# 1000 Minnesota Avenue

## Site Photos



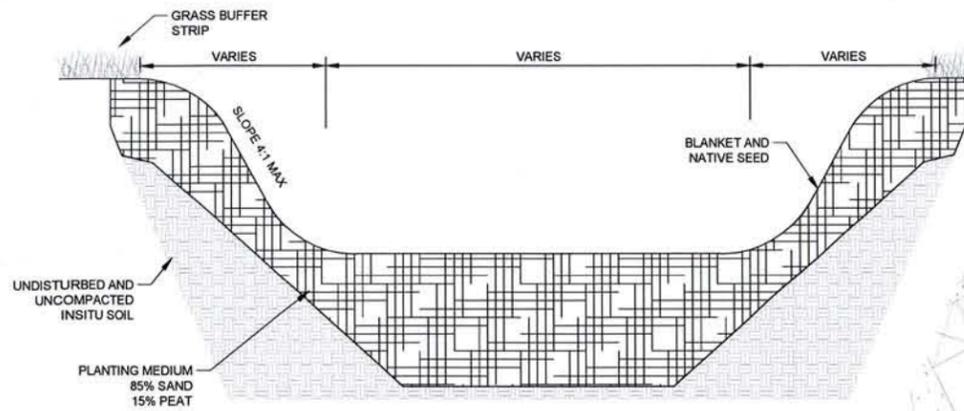
Looking south towards Marina Inn & Suites, 1003 Minnesota Avenue



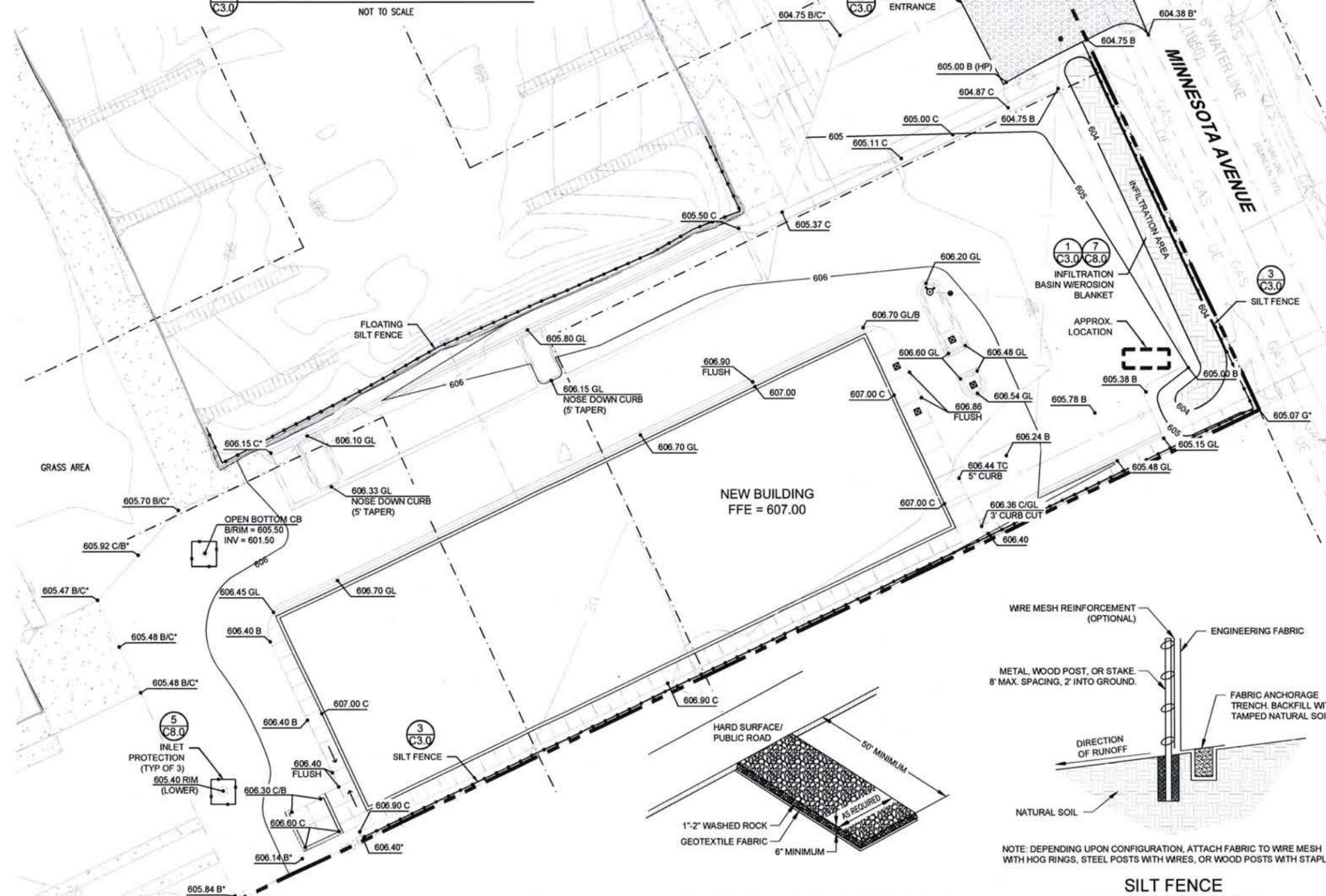
Looking west at marina, towards Bay



M-7



**INFILTRATION BASIN DETAIL**  
NOT TO SCALE



**LEGEND**

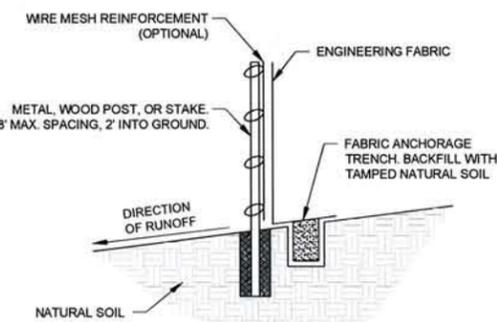
- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- CONCRETE WASHOUT STATION
- SPOT ABBREVIATIONS:  
TC - TOP OF CURB  
GL - GUTTER LINE  
B - BITUMINOUS  
C - CONCRETE  
(\*) - EXISTING TO BE VERIFIED

**EROSION CONTROL NOTES**

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.



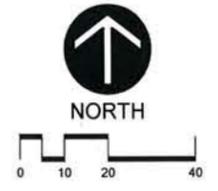
**ROCK CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**SILT FENCE INSTALLATION DETAIL**  
NOT TO SCALE

**GRADING NOTES**

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (\*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- Restore all disturbed areas with 4" of good quality topsoil and seed.
- All construction shall be performed in accordance with state and local standard specifications for construction.



**Larson Engineering, Inc.**  
816 West St. German Street  
Suite 308  
St. Cloud, MN 56301  
320.774.1944  
www.larsonengr.com

**UNITED DEVELOPMENT SOLUTIONS**  
921 1ST ST NORTH - SUITE 202  
SAUK RAPIDS, MN 56379

**ISLAND INN AND SUITES**  
DULUTH, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.  
*Thomas J. Herkenhoff*  
Thomas J. Herkenhoff, P.E.  
Date: 08.26.15 Reg. No. 25520

| Rev. | Date | Description |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

Project # 12156107.000  
Drawn By: BDM  
Checked By: TJH  
Issue Date: 08.26.15  
Sheet Title:  
**GRADING AND EROSION CONTROL PLAN**  
**C3.0**  
Sheet 3 of 8



**SYMBOL LEGEND**

-  NEW 3.5" BITUMINOUS OVER NEW 6" AGGREGATE BASE OVER 27" GRANULAR SEE DETAIL 1/C7.0
-  NEW PERVIOUS CONCRETE PAVERS SEE DETAIL 8/C7.0
-  CITY STREET CUT AND PATCH REPAIR (RESTORE PER CITY REQS)
-  NEW 7" CONCRETE OVER NEW 6" AGGREGATE BASE OVER 27" GRANULAR SEE DETAIL 2/C7.0
-  NEW GREEN SPACE / INFILTRATION AREA
-  PARKING STALL COUNT

**PARKING REQUIREMENTS:**

MOTEL - 70 UNITS @ 2 STALLS PER 3 GUEST ROOMS = 46.67 = 47 PARKING STALLS  
 CONVENIENCE STORE - 4 PARKING STALLS  
 51 SPACES TOTAL \* (0.70) = 35.7 = 36 REQUIRED STALLS  
 36 PARKING STALLS PROVIDED (4 ADA)

**AREA TABULATION:**

TOTAL DISTURBED AREA = 51,240 SF ±  
 BUILDING = 14,640 SF ±  
 IMPERVIOUS PAVEMENT = 30,110 SF ±  
 GREEN SPACE = 3,960 SF ±  
 PERVIOUS PAVERS = 2,530 SF ±

**CODE SUMMARY:**

PAVEMENT AREAS:  
 IMPERVIOUS 30,110 SF  
 PERVIOUS PAVERS 2,530 SF  
 32,640 SF TOTAL  
 REQUIRED GREEN SPACE = (0.10) \* 32,640 SF = 3,264 SF  
 PROVIDED GREEN SPACE = 3,960 SF

**Larson Engineering, Inc.**  
 816 West St. Germain Street  
 Suite 308  
 St. Cloud, MN 56301  
 320.774.1944  
 www.larsonengr.com  
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Client: **UNITED DEVELOPMENT SOLUTIONS**  
 921 1ST ST NORTH - SUITE 202  
 SAUK RAPIDS, MN 56379

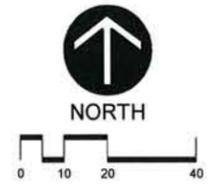
Project Title: **ISLAND INN AND SUITES**  
 DULUTH, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.  
*Thomas J. Herkenhoff*  
 Thomas J. Herkenhoff, P.E.  
 Date: 08.26.15 Reg. No.: 25520

| Rev. | Date | Description |
|------|------|-------------|
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|      |      |             |

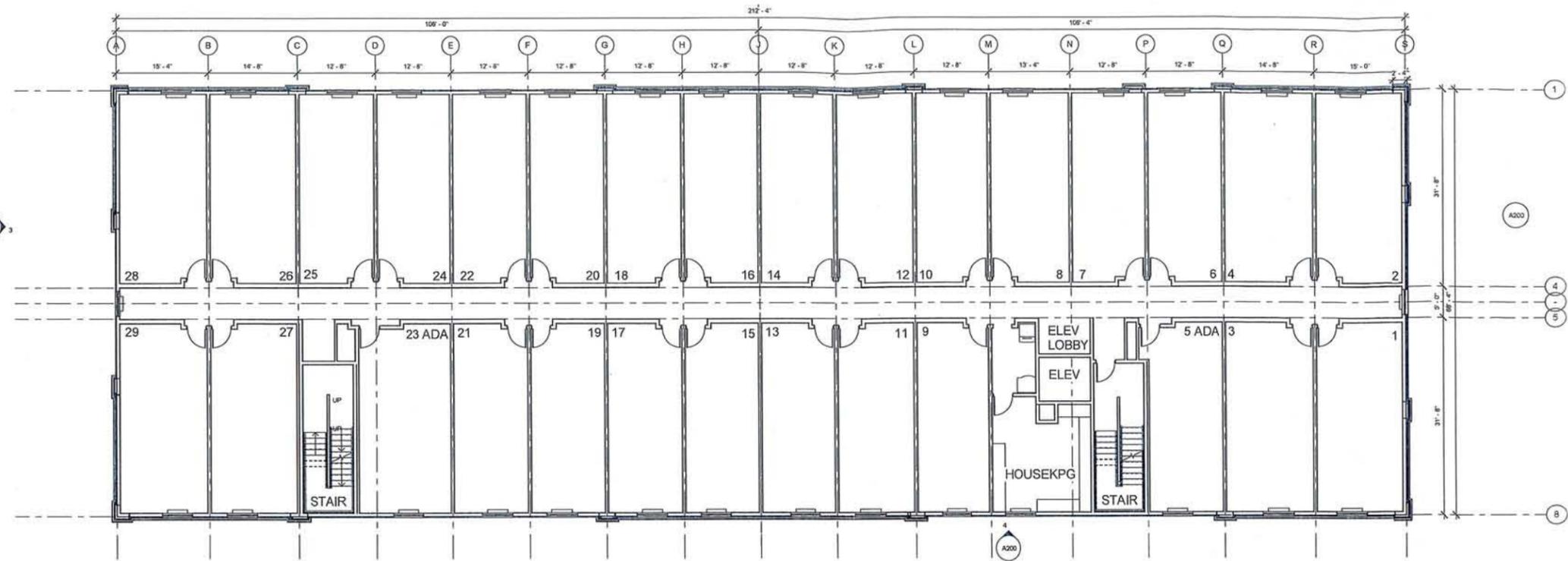
Project # 12156107.000  
 Drawn By: BDM  
 Checked By: TJH  
 Issue Date: 08.26.15  
 Sheet Title:

PAVING AND DIMENSION PLAN  
**C2.0**  
 Sheet: 2 of 8

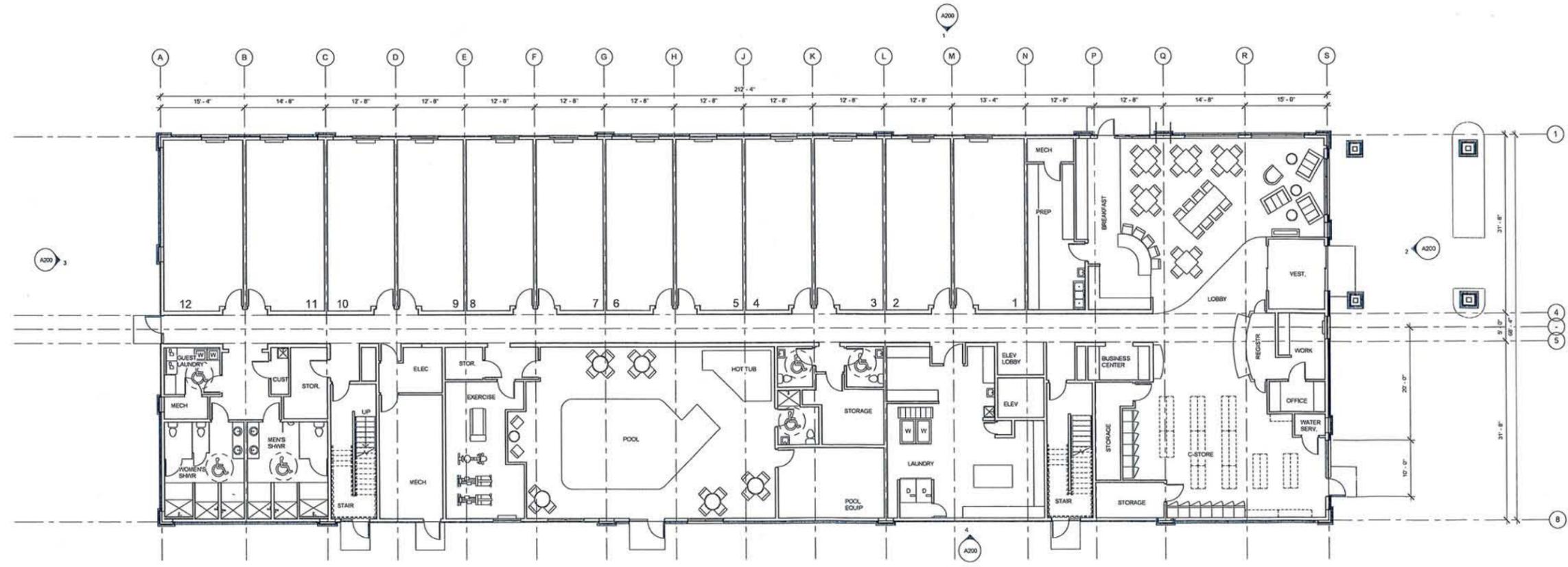


M-9





2 SECOND FLOOR PLAN  
1/8" = 1'-0"



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

I hereby certify that this plan, specification, and schedule were prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Georgia.

Architect: \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Client: \_\_\_\_\_

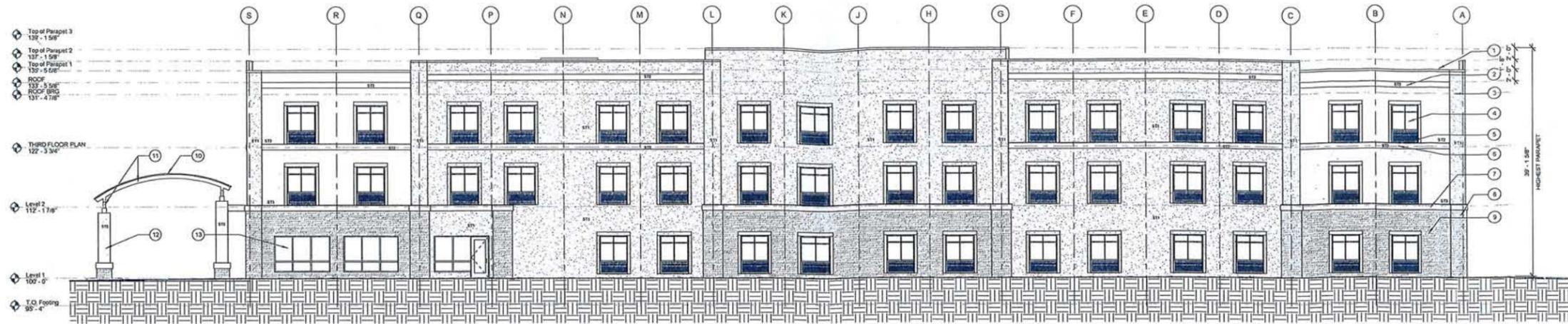
PRELIMINARY - NOT FOR CONSTRUCTION

Project #: 15-004  
Date: 8-4-15  
Drawn by: DE  
Checked by: SE

AMERICINN - DULUTH  
CONCEPTUAL FLOOR PLANS - FIRST AND SECOND

A100

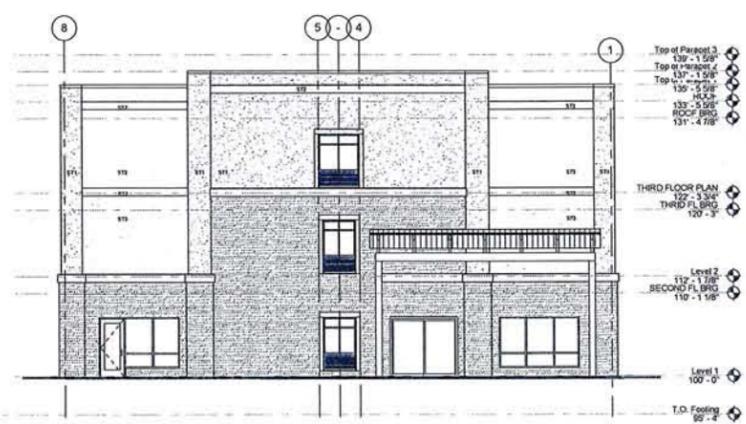
M-11



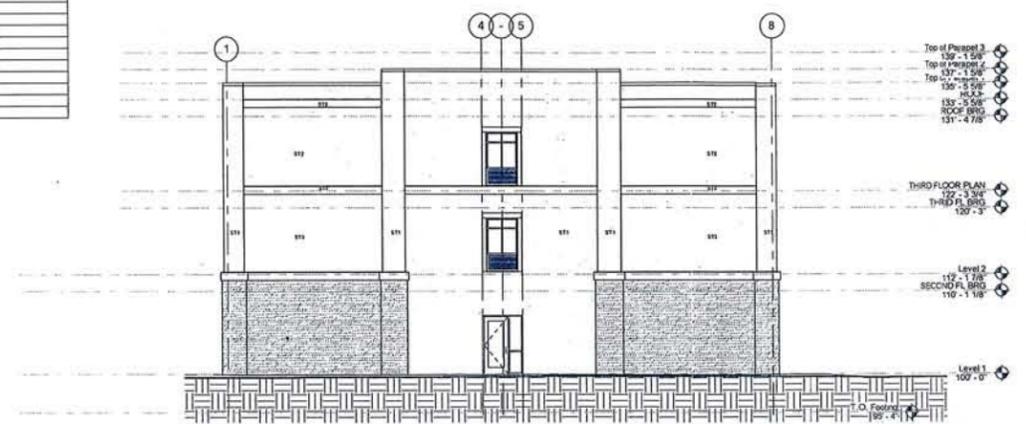
1 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"

ELEVATION MATERIALS SHOWN THIS ELEVATION ARE TYPICAL AT OTHER FACADES

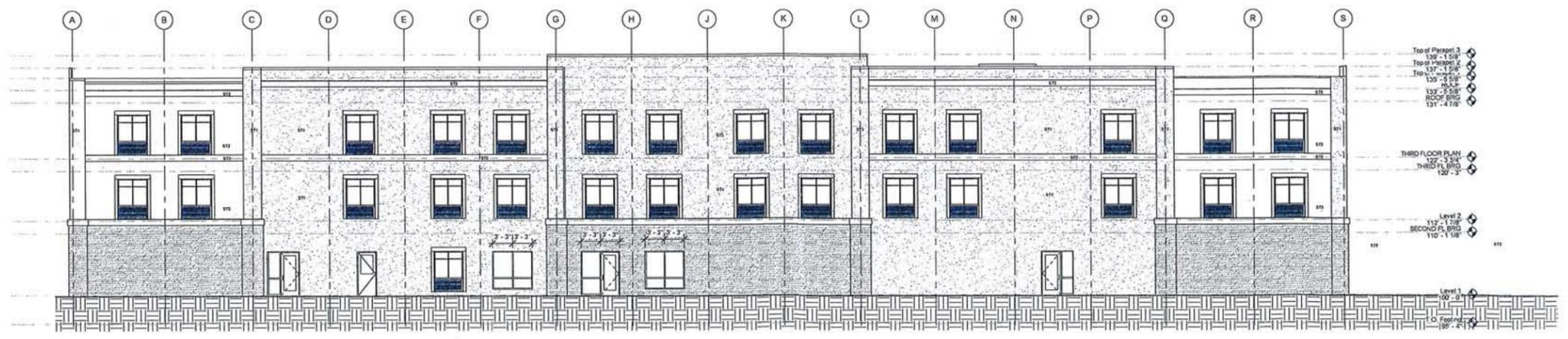
| EXTERIOR ELEVATION KEY NOTES |                                      |
|------------------------------|--------------------------------------|
| 1                            | PREFINISHED METAL                    |
| 2                            | STUCCO REVEAL BAND                   |
| 3                            | STUCCO PIER                          |
| 4                            | FIXED ALUM. WINDOW                   |
| 5                            | PTAC LOUVER - MATCH COLOR W WINDOW   |
| 6                            | STUCCO BAND                          |
| 7                            | CAST STONE COPING COURSE             |
| 8                            | CAST STONE PIER                      |
| 9                            | CAST STONE                           |
| 10                           | STANDING SEAM METAL ROOF             |
| 11                           | PREF. IN. MET. PORTE COCHERE FRAMING |
| 12                           | STUCCO COLUMN                        |
| 13                           | ALUM. STOREFRONT                     |



2 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"



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



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

PROJECT: AMERICINN - DULUTH  
DATE: 10-11-11  
DRAWN BY: SE  
CHECKED BY: SE

PRELIMINARY - NOT FOR CONSTRUCTION

AMERICINN - DULUTH  
XXXX MINNESOTA AVENUE  
DULUTH, MN 55812  
EXTERIOR ELEVATIONS

M-12