

LAND USE APPLICATION SUMMARY

Property Location: 3820 Emerson Avenue North
Project Name: Sojourner Truth Academy Building Addition
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Mohagen Hansen Architecture
Project Contact: Jennifer Kaplan
Request: To construct a two-story, rear addition to an existing K-12 school.
Required Applications:

Conditional Use Permit	To allow for an addition to an existing K-8 school in the R2B District.
Variance	To increase the maximum impervious surface and lot coverage.
Variance	To increase the maximum floor area ratio.
Site Plan Review	For an addition to an existing K-8 school.

SITE DATA

Existing Zoning	R2B District
Lot Area	55,556 square feet / 1.275 acres
Ward(s)	4
Neighborhood(s)	Webber-Camden, adjacent to Folwell
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (Fremont Avenue North – one block to the west)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	March 30, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 29, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Sojourner Truth Academy is an existing K-8 school located at 3820 Emerson Avenue North. The St. Bridget Catholic Church is located across Emerson Ave N to the west and they originally built and operated the school from 1922 to 2000. The school was constructed in 1922; in 1924, a substantial addition was added to allow for an auditorium to the school. Another large addition was later added at the corner of Emerson Avenue North and Dowling Avenue in 1956 after the removal of the dwelling that was previously located here. A convent was constructed on the site in 1930, located north of the school. Three kindergarten classrooms were added to the convent in 2011 (BZZ 5158). There are two structures on the property, the existing school and convent.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is a K-8 school, which was established in 1922. The school was owned and operated by St. Bridget Catholic Church, across Emerson Ave N to the west until 2000. The surrounding area is predominately low and medium density residential. Folwell Park and Crystal Lake Cemetery are three blocks to the east. The property is at the intersection of Emerson Ave N and Dowling Ave. Dowling Ave has intermittent commercial uses at the intersections.

PROJECT DESCRIPTION. The applicant is proposing approximately a 5,600 sq. ft., 2-story addition to an existing K-8 charter school. The proposed addition would infill between the 1920's building and the 1956 building addition. The addition would be located at the rear of the building, adjacent to the public alley. This area is presently a landscaped area; however it is underutilized and the school is in need of additional space to improve functionality. The school will not be adding more classrooms or students. The addition will allow for more administration space and specialty program space like Art and Music.

The proposed addition will require an amendment to the conditional use permit and site plan due to the increase in gross floor area. The maximum impervious surface requirement in the R2B District is 60%; the lot area is 55,556 sq. ft. and the property is allowed a maximum of 33,340 sq. ft. of impervious surface. The existing property exceeds the maximum impervious surface requirement by over 10,000 square feet (18.5%). The proposed addition will increase the maximum impervious surface by 2,819 sq. ft. (5%). Therefore, the applicant is requesting a variance to increase the maximum impervious surface. Included in the same variance request is to allow for an increase of the lot coverage by 643 square feet (1.1%).

There are two existing buildings on the property – a K-8 charter school and a convent with three kindergarten classrooms. The maximum floor area ratio (F.A.R.) for schools in the R2B District is .5. The existing school is 42,626 square feet, which has a .77 F.A.R. The proposed building addition will add 5,638 square feet of gross floor area and increase the F.A.R to .87 and the increase requires a variance.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-5158	Conditional use permit amendment for K-8 school and parking variance	Three new kindergarten classrooms added in the existing convent on the property	The city planning commission approved the project on June 13, 2011

PUBLIC COMMENTS. At the time of writing the staff report, staff has not received any public comments. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for an addition to an existing K-8 school based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The continued use of a school within the existing structures and the proposed addition at the rear of the existing school will not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances. The purpose of the addition is to allow for more administrative space and additional programming space for art and music.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed addition would infill between the 1920's building and the 1956 building addition, located at the rear of the building. This area is presently a landscaped area; however it is underutilized and the school is in need of additional administrative space and new program spaces for art and music. Staff finds that the proposed addition is in scale with the existing building and complements the original building using a compatible brick exterior material; therefore, there should not be any significant impact on the surrounding property. Staff finds that the proposed addition and the continued use as a school should not impede normal or orderly development nearby.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The subject property has access to adequate utilities, access roads and necessary facilities. The applicant is seeking a variance to increase the maximum impervious surface of the property. The applicant has proposed adding a rock area with a French drain to collect stormwater from the existing building and proposed addition. Additionally, the applicant is proposing to reestablishing the boulevard along Emerson Ave N. Staff finds that this recommendation will allow for additional retention of drainage and reduce off-site impacts.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

Staff finds that adequate measures have been taken to minimize traffic congestion in the public street. The minimum off-street parking requirement for a school, grades K-12, is one space per classroom, plus one space per 5 students of legal driving age. The existing school does not have any students of legal driving age; therefore, the parking is based on the total number of classrooms. The minimum off-street parking requirement for the convent is one space per three beds and there are 20 beds in the existing convent. All of the required 18 parking spaces are nonconforming. There are currently 24 classrooms and there are nonconforming rights for 18 parking spaces and a variance was granted to reduce the off-street parking by an additional 3 spaces. The applicant has provided the 9 off-street bicycle parking spaces required by the previous project in 2011 and is able to utilize

the bicycle incentive, which reduces the off-street vehicle parking requirement by 2 spaces. Therefore, the minimum off-street parking requirement is one space. There is an existing off-street parking area on-site, to the rear of the existing school building; the location of these spaces is nonconforming. The applicant has submitted a shared parking agreement with St. Bridget Catholic Church across Emerson Ave N for 5 parking stalls during the school day.

According to the applicant, most students either use the bus or walk to school. Sojourner Truth Academy is a charter school there is a broader enrollment area so most take the bus. There is a drop off zone on Emerson Avenue North starting at around 50 ft. north of Dowling Avenue and toward the south side of the convent. Buses pick up and drop off around the same time. Parents use this area also as a drop-off zone; however, it is typically infrequent.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

- 10.8.8 Appropriate non-residential land uses, such as institutional, public and suitable commercial uses, should be integrated into low density residential areas through proper building location and design, landscaping, and other site improvements.

The surrounding area is developed with residential densities from low to medium. The proposed use will occur within the existing structure. The applicant is proposing to restore the landscaped boulevard along Emerson Ave N to improve the transition area and there are existing open yards along the streets. The proposed use is consistent with these goals of *The Minneapolis Plan for Sustainable Growth*.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of R2B District. In addition to the conditional use permit, the applicant is requesting variances to increase the maximum impervious surface, lot coverage and F.A.R. The applicant must also comply with the following specific development standards found in Chapter 536.20:

School, grades K–12.

- (1) The use shall include a regular course of study accredited by the State of Minnesota.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

The proposed project complies with the stated development standards.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum impervious surface and lot coverage requirements for an existing K-8 school in the R2B District, based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The maximum impervious surface requirement in the R2B District is 60%; the lot area is 55,556 sq. ft. and the property is allowed a maximum of 33,340 sq. ft. of impervious surface. The existing property exceeds the maximum impervious surface requirement by over 10,000 square feet (18.5%). The proposed addition will increase the maximum impervious surface by 2,819 sq. ft. (5%). Therefore, the applicant is requesting a variance to increase the maximum impervious surface. Included in the same variance request is to allow for an increase of the lot coverage by 643 square feet (1.1%). The applicant would be required to acquire 13,186 square feet of land to allow for the addition and comply with the ordinances, which would roughly be three additional residential lots. All of the properties on the block are developed and there is no opportunity to add land to the existing property. Alternatively, the applicant would have to remove the hardscape of the outdoor play area and large portions of the parking lot and reduce the size of the addition. The proposed addition will be located between the 1920's building and the 1956 building addition. In addition, the applicant is proposing to create a rock area/French drain to direct stormwater from the new addition and reestablishing the boulevard, which is presently asphalt. There is one other opportunity to provide landscaping between the 1956 building addition and the alley, which would increase the pervious surface by approximately 250 sq. ft. Staff finds that practical difficulties exist due to the existing impervious surface, size of the existing buildings and the lot area. Staff finds that these circumstances were not created by the applicant.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The planned addition is presently a landscaped area; however it is underutilized and the school is in need of additional administrative space and new program spaces for art and music. The existing property exceeds the maximum impervious surface requirement by over 10,000 square feet (18.5%). The proposed addition will increase the maximum impervious surface by 2,819 sq. ft. (5%). Included in the same variance request is to allow for an increase of the lot coverage by 643 square feet (1.1%). The applicant is proposing to create a rock area/French drain to direct stormwater from the new addition. In addition, the applicant is proposing to reestablish the boulevard, which is presently asphalt, which will add approximately 1,400 sq. ft. of pervious surface, adjacent to the property.

There is one other opportunity to provide landscaping between the 1956 building addition and the alley, which would increase the pervious surface by approximately 250 sq. ft. The restoration of the landscaped boulevard along Emerson Ave N will improve the transition area and there are existing open yards along the streets. Therefore, staff finds that the applicant is proposing to utilize the property in a reasonable manner, consistent with the spirit and intent of the ordinance.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed addition would infill between the 1920's building and the 1956 building addition, located at the rear of the building. This area is presently a landscaped area; however it is underutilized and the school is in need of additional administrative space and new program spaces for art and music. Staff finds that the proposed addition is in scale with the existing building and complements the original building using a compatible brick exterior material; therefore, there should not be any significant impact on the surrounding property.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum F.A.R. of an existing school in the R2B District based on the following findings:

- 4. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

There are two existing buildings on the property – a K-8 charter school and a convent with three kindergarten classrooms. The maximum floor area ratio (F.A.R.) for schools in the R2B District is .5. The existing school is 42,626 square feet, which has a .77 F.A.R. The proposed building addition will add 5,638 square feet of gross floor area and increase the F.A.R to .87 and the increase requires a variance. The applicant would be required to acquire 20,531 square feet of land to allow for the addition and comply with the ordinances, which would roughly the remainder of the block. All of the properties on the block are developed and there is no opportunity to add land to the existing property. Staff finds that practical difficulties exist due to the existing gross floor area and the lot area. Staff finds that these circumstances were not created by the applicant.

- 5. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The planned addition is presently a landscaped area; however it is underutilized and the school is in need of additional administrative space and new program spaces for art and music. The existing school is 42,626 square feet, which has a .77 F.A.R. The proposed building addition will add 5,638 square feet of gross floor area and increase the F.A.R to .87. The purpose of bulk requirements is to ensure compatibility of structures within the surrounding area. The proposed addition would infill between the 1920's building and the 1956 building addition, located at the rear of the building. This area is presently a landscaped area; however it is underutilized and the school is in need of additional administrative space and new program spaces for art and music. Staff finds that the proposed addition is in scale with the existing building and complements the original building using a compatible brick exterior material. Therefore, staff finds that the applicant is proposing to utilize the property in a reasonable manner, consistent with the spirit and intent of the ordinance.

6. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed addition would infill between the 1920's building and the 1956 building addition, located at the rear of the building. This area is presently a landscaped area; however it is underutilized and the school is in need of additional administrative space and new program spaces for art and music. Staff finds that the proposed addition is in scale with the existing building and complements the original building using a compatible brick exterior material; therefore, there should not be any significant impact on the surrounding property.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The proposed addition is located at the rear of the building; however the existing first floor of the building is located 13 feet from the front property line along Emerson Ave N where a 20 foot yard is required. The existing first floor is located 9 feet from the corner side yard along Dowling Ave N, where a 10 foot yard is required.
- The placement of the existing building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation. The proposed building addition at the rear will add windows facing the alley and will increase the natural surveillance of this area.
- The area between the building and lot line includes turf grass for the majority.
- All on-site accessory parking is located to the rear of the site.

Principal entrances – Meets requirements

- The existing building is oriented so that at least one principal entrance faces the front property line.
- All principal entrances are clearly defined and emphasized through the use of an arched doorway and signage.

Visual interest – Meets requirements with Conditions of Approval

- The building walls provide architectural detail and contain windows in order to create visual interest.
- The existing building emphasizes architectural elements – including two larger additions in 1924 and 1956, recesses, projections, windows, and entries – to divide the building into smaller identifiable sections.
- There are blank, uninterrupted walls exceeding 25 feet in length on the first and second floors. Staff is recommending that the applicant use recesses, projections, windows, or entries to ensure there are no blank walls, exceeding 25 feet in length.

Exterior materials – Meets requirements

- The applicant is proposing brick to match the building’s primary exterior materials from the 1920’s building. This elevation would comply with the City’s durability standards for exterior materials (see Table 2). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Brick (face) – addition only	100%	n/a	n/a	100%	n/a

Windows – Requires alternative compliance

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures allow views into and out of the building between four and seven feet above the adjacent grade. The project is not meeting the minimum window percentage on the first floor and the applicant is seeking alternative compliance.
- All windows are vertical in proportion and are evenly distributed along the building walls.

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Nonresidential Uses				
1st floor	30% minimum	163.2 sq. ft.	18%	100 sq. ft.
2nd floor and above	10% minimum	54 sq. ft.	14.7%	80 sq. ft.

Ground floor active functions – Meets requirements

- The ground floor facing Emerson Ave N and Dowling Ave N contains 100 percent active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions.

Roof line – Meets requirements

- The principal roof line of the building addition will be flat, which is the same as the existing building and similar to that of surrounding buildings

Parking garages – Not applicable

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Requires variance(s)

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic. The existing off-street parking area is immediately adjacent to the public alley and is nonconforming to the location.
- There are no curb cuts on the property.
- The existing off-street parking area is immediately adjacent to the public alley and is nonconforming to the location.
- Service vehicle access does not conflict with pedestrian traffic. Truck loading areas are in the public alley and have been approved for use by Public Works.
- The proposed site plan minimizes the use of impervious surfaces with the restoration of the boulevard, the applicant will be moving closer to compliance.

LANDSCAPING AND SCREENING

General landscaping and screening – Requires alternative compliance

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 9,100 square feet of landscaping on site, or approximately 30 percent of the site not occupied by buildings (see Table 4).
- The tree requirement for the site is 12 and there are 10 canopy trees on-site and 7 canopy trees in the boulevard. The applicant is not proposing any additional canopy trees and the applicant is seeking alternative compliance. Staff is recommending that the planning commission grant alternative compliance given that the site and adjacent boulevard have a total of 17 canopy trees, which exceeds the minimum requirement.
- The applicant is not proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 60 and the applicant is proposing 8 shrubs. The applicant is seeking alternative compliance. Staff is recommending that the applicant provide the required shrubs to meet the minimum requirement. There is sufficient area in the required yards along Emerson and Dowling Ave N to provide the required number of shrubs. Further, staff is recommending alternative compliance to providing the minimum number of canopy trees.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	55,466 sq. ft.
Building Footprint	--	25,603 sq. ft.
Remaining Lot Area	--	29,863 sq. ft.
Landscaping Required	5972.6 sq. ft.	9,100 sq. ft.

Canopy Trees (1:500 sq. ft.)	12 trees	10 trees
Shrubs (1:100 sq. ft.)	60 shrubs	8 shrubs

Parking and loading landscaping and screening – Requires alternative compliance

- A portion of the parking area faces Dowling Ave N; there is an on-site landscaped yard of 10.5 feet in width.
- The applicant is required to have a three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque, between the parking area and the public street. The applicant is requesting alternative compliance and staff is recommending that the applicant provide a screening for the parking area.
- The parking area is across the alley from a residence or office residence district and does not have on-site landscaped yard of at least seven feet in width. The location of the parking is nonconforming and the spaces are up to the rear property line. The applicant is seeking alternative compliance, because it is impractical to provide a landscaped yard and the existing parking area. Staff is recommending that the planning commission grant alternative compliance.
- The applicant is required to provide a six-foot screen that is at least 95 percent opaque for the parking lot area facing the residential district or use. The location of the parking is nonconforming and the spaces are up to the rear property line. The applicant is seeking alternative compliance, because it is impractical to provide a screening where the parking area is up to the rear property line. Staff is recommending that the planning commission grant alternative compliance.
- The corners of the parking lot that are unavailable for parking or vehicular circulation are landscaped as specified for a required landscaped yard. The applicant is showing a bituminous surface between the 1956 addition and the public alley. Staff finds that this would be an appropriate area to provide additional landscaping between the public sidewalk and the parking area.
- Because the existing surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. With the proposed addition and the overhead wires that run along the alley, there is no available area at the rear of the property for trees and the applicant is requesting alternative compliance. Staff is recommending that the planning commission grant alternative compliance.
- As conditioned, the plant materials, and the installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

Concrete curbs and wheel stops – Meets requirements

- The existing parking lot is directly off of the alley and the site has been reviewed by Public Works and found to be in compliance with stormwater requirements.

Site context – Meets requirements

- There are no important elements of the city, such as parks, greenways, significant buildings, and water bodies, near the site that will be obstructed by the proposed building addition.
- The building addition should have minimal shadowing effects on adjacent properties.
- This building addition has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements with Conditions of Approval

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces. Staff is recommending that the applicant provide additional windows in the building addition to add natural surveillance of the on-site parking area at the rear of the property.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Not applicable

- This site is neither historically designated nor is it located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is conditional in the R2B District.

Off-street Parking and Loading – Choose an item.

- The off-street vehicle parking requirement is one space (see Table 5).
- The minimum bicycle parking requirement 9 spaces; required by BZZ 5158 (see Table 6).
- The off-street loading requirement low; however the existing requirement is low and the property have nonconforming rights to loading. Loading will continue to occur in the alley, as authorized by Public Works (see Table 7).

Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
K-12 School	24	Nonconforming rights (18)	1	48	5 off-site
		Bicycle incentive (2)			17 on-site
		Variance – BZZ 5158 (3)			
Convent	7	Nonconforming rights (7)	0		
	31	30	1	48	22

Table 5. Bicycle Parking Requirements (Chapter 54I)

Use	Minimum	Short-Term	Long-Term	Proposed
K-12 school	9 – required per BZZ 5158	Not less than 50%	--	9
	9	5	--	9

Table 6. Loading Requirements (Chapter 541)

Use	Loading Requirement	Minimum Requirement	Proposed
K-12 School	Low	Low	Loading in the alley
	Low	Low – existing and nonconforming	Loading in the alley

Building Bulk and Height – Requires variance(s)

- There are two existing buildings on the property – a K-8 charter school and a convent with three kindergarten classrooms. The maximum floor area ratio (F.A.R.) for schools in the R2B District is .5. The existing school is 42,626 square feet, which has a .77 F.A.R. The proposed building addition will add 5,638 square feet of gross floor area and increase the F.A.R to .87 and the increase requires a variance (see Table 8).

Table 7. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	55,466 sq. ft. / 1.275 acres
Gross Floor Area	--	48,264 sq. ft.
Floor Area Ratio (Minimum)	--	.87
Floor Area Ratio (Maximum)	.5	
Building Height (Maximum)	2.5 stories or 35 feet, whichever is less	25.7 ft.

Lot Requirements – Requires variance(s)

- The maximum impervious surface requirement in the R2B District is 60%; the lot area is 55,556 sq. ft. and the property is allowed a maximum of 33,340 sq. ft. of impervious surface. The existing property exceeds the maximum impervious surface requirement by over 10,000 square feet (18.5%). The proposed addition will increase the maximum impervious surface by 2,819 sq. ft. (5%). Therefore, the applicant is requesting a variance to increase the maximum impervious surface. Included in the same variance request is to allow for an increase of the lot coverage by 643 square feet (1.1%) (see Table 9).

Table 8. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	--
Density (DU/acre)	--	--
Lot Area (Minimum)	20,000 sq. ft.	55,466 sq. ft.
Impervious Surface Area (Maximum)	60%	84%
Lot Coverage (Maximum)	45%	46%
Lot Width (Minimum)	100 ft.	438 ft.

Yard Requirements – Meets requirements

- The proposed addition meets the yard requirements (see Table 10).

Table 9. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (West)	20 ft.	--	20 ft.	--
Interior Side (North)	9 ft.	--	9 ft.	--
Corner Side (South)	10 ft.	--	10 ft.	--
Rear (West)	7 ft.	--	7 ft.	18 ft.

Signs – Not applicable

- There are two existing signs on the property that are not proposed to change. There is a monument sign at the corner of Dowling Ave N and Emerson Ave N. There is a wall sign above the entrance along Emerson Ave N.

Screening of Mechanical Equipment – Meets requirements

- All mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

Refuse Screening – Meets requirements with Conditions of Approval

- The subject property is presently out of compliance with the previously approved plan (BZZ 5158) in terms of enclosing the trash. Enforcement staff has issued orders to correct the issue and staff is recommending that the applicant comply with this requirement by June 1, 2016.
- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- The applicant is proposing to add a new trash enclosure at the rear of the site.

Lighting – Meets requirements

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code, including:

535.590. Lighting.

- a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
- b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
 - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
 - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

- The applicant is proposing to add wall packs to new addition illuminate the existing parking area.

Fences – Not applicable

- Fences must comply with the requirements in Chapter 535. The applicant is not proposing any fencing.

Specific Development Standards – Meets requirements

- The applicant's proposal meets the specific development standards for a K-12 school in Chapter 536.

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

The Minneapolis Plan for Sustainable Growth identifies the site as urban neighborhood on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- I.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

- 10.8.8 Appropriate non-residential land uses, such as institutional, public and suitable commercial uses, should be integrated into low density residential areas through proper building location and design, landscaping, and other site improvements.

CPED finds that the proposed development is in conformance with the above policies of The Minneapolis Plan for Sustainable Growth.

4. Conformance with applicable development plans or objectives adopted by the City Council.

Not applicable.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Blank walls.** There are blank, uninterrupted walls exceeding 25 feet in length on the first and second floors. Staff is recommending that the applicant use recesses, projections, windows, or entries to ensure there are no blank walls, exceeding 25 feet in length in the proposed addition.
- **Thirty percent windows on the first floor.** The applicant is proposing to construct a new building addition on the rear of the existing school. The proposed addition faces the on-site parking lot and 30% of the wall on the first floor is required to be windows. The applicant is proposing 18% of the walls be windows. The same area that is blank for more than 25 feet would be the best location for additional windows; however the first floor plan shows this area is for maintenance, which will not have active functions. The existing building walls on the first floor have less than 3% windows. Staff is recommending that the planning commission grant alternative compliance to this provision, recognizing the addition will be providing more active functions and windows, closer to the on-site parking area than currently exist and is moving towards conformity.
- **Required canopy trees.** The tree requirement for the site is 12 and there are 10 canopy trees on-site and 7 canopy trees in the boulevard. The applicant is not proposing any additional canopy trees and the applicant is seeking alternative compliance. Staff is recommending that the planning commission grant alternative compliance given that the site and adjacent boulevard have a total of 17 canopy trees, which exceeds the minimum requirement.
- **Required shrubs.** The applicant is not proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 60 and the applicant is proposing 8 shrubs. The applicant is seeking alternative compliance. Staff is recommending that the applicant provide the required shrubs to meet the minimum requirement. There is sufficient area in the required yards along Emerson and Dowling Ave N to provide the required number of shrubs. Further, staff is recommending alternative compliance to providing the minimum number of canopy trees.
- **Parking lot screening from the public street.** The applicant is required to have a three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque, between the parking area and the public street. The applicant is requesting alternative compliance and staff is recommending that the applicant provide a screening for the parking area.

- **Required landscaping between the parking area and the adjacent residence district.** The parking area is across the alley from a residence or office residence district and does not have on-site landscaped yard of at least seven feet in width. The location of the parking is nonconforming and the spaces are up to the rear property line. The applicant is seeking alternative compliance, because it is impractical to provide a landscaped yard and the existing parking area. Staff is recommending that the planning commission grant alternative compliance.
- **Required screening between the parking area and the adjacent residence district/residential use.** The applicant is required to provide a six-foot screen that is at least 95 percent opaque for the parking lot area facing the residential district or use. The location of the parking is nonconforming and the spaces are up to the rear property line. The applicant is seeking alternative compliance, because it is impractical to provide a screening where the parking area is up to the rear property line. Staff is recommending that the planning commission grant alternative compliance.
- **50 feet to an on-site deciduous tree.** Because the existing surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. With the proposed addition and the overhead wires that run along the alley, there is no available area at the rear of the property for trees and the applicant is requesting alternative compliance. Staff is recommending that the planning commission grant alternative compliance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Jennifer Kaplan, of Mohagen Hansen Architecture, for the property located at 3820-3840 Emerson Ave N:

A. Conditional Use Permit to allow an addition to an existing K-12 school in the R2B District.

Recommended motion: **Approve** the application for a conditional use permit to allow for an addition to an existing K-12 school, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

B. Variance to increase the maximum impervious surface and lot coverage.

Recommended motion: **Approve** the application for a variance to increase the maximum impervious surface from 60% to 84% and maximum lot coverage from 45% to 46%, subject to the following conditions:

2. The applicant shall reestablish the boulevard to a landscaped area along Emerson Ave N for approximately 300 ft.
3. The applicant shall provide 250 sq. ft. of landscaping between the 1956 addition and the alley.
4. The applicant shall work with Public Works to provide on-site retention of stormwater, adjacent to the proposed addition.

C. Variance to increase the maximum Floor Area Ratio (F.A.R.).

Recommended motion: **Approve** the application for a variance to increase the maximum floor area ratio from .5 to .87.

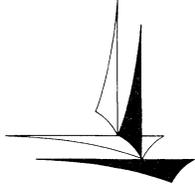
D. Site Plan Review for an addition to an existing K-12 school.

Recommended motion: **Approve** the application for site plan review for an addition to an existing K-12 school, subject to the following conditions:

1. The applicant shall enclose the trash and recycling containers, per section 535.80 of the zoning code and shall install the required 9 off-street bicycle parking, per the previous land use application (BZZ 5158), by July 1, 2016.
2. All of the remaining site improvements shall be completed by April 16, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
4. The applicant shall provide sufficient detail to avoid blank walls exceeding 25 feet, on each floor of the proposed addition, per section 530.120 (a) of the zoning code.
5. The applicant shall provide a minimum of 10 canopy trees and 60 shrubs on the subject property. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
6. The applicant shall provide a three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque, between the parking area and the public street (Dowling Ave N).

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Site plan
5. Site survey
6. Plans
7. Building elevations
8. Photos
9. Oblique aerials



Minneapolis Development Review
 250 South 4th Street
 Room 300
 Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: DONALD ZART
 (612) 673-2726
 don.zart@minneapolismn.gov

Status *

Tracking Number:	PDR 1001407
Applicant:	ST BRIDGET CHURCH 3811 EMERSON AVE N MINNEAPOLIS, MN 55412
Site Address:	3820 EMERSON AVE N
Date Submitted:	16-FEB-2016
Date Reviewed:	

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Two story building addition, 2800 sq ft per floor. Use of building: Pre-K to 8th grade charter school

Review Findings (by Discipline)

Addressing

- There is no proposed change to the building address.

Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

□ Zoning - Planning

- Based on staff's preliminary review, the following land use applications have been identified:
 - Variance to increase impervious surface.
 - Conditional use permit to allow for an addition to an existing k-12 school.
 - Site plan review.
 - Shared parking agreement.
- The proposed project requires review and approval by the city planning commission. Staff will work with the applicant on the public hearing process and any required site plan changes as a result of the land use applications.

□ Parks - Forestry

- Contact Craig Pinkalla (cpinkalla@minneapolisparcs.org), Telephone (612)-499-9233 regarding removal or protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for the Sojourner Truth Addition, the calculated dedication fee is as follows:

• Commercial -	=	\$811
• Administrative Fee - 5% of \$811	=	\$ 41
• Total	=	\$852
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at (612)673-2726.

□ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

□ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.
- Note to the Applicant: The loading zone in the alley (indicated on the site plan) shall be removed; loading is allowed in the alley by City Ordinance and it is not necessary to show it on the plans.

□ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

□ Fire Safety

- Provide fire suppression and fire alarm systems throughout new addition.
- Maintain fire apparatus access at all times.

□ Business Licensing

- There is no Business Licenseing review required at this time.

□ Environmental Health

- City and State records indicate that a 2000 gallon underground heating fuel oil tank is in use on the property which was installed in 1973. There was also a 6,000 gallon UST for fuel oil installed in 1951 which state records indicated has been removed. Site work must not limited access to tank for maintenance or removal if found necessary.
- The condition of the first tank is unknown when it was removed. If the project will be disturbing soils in the former tank basin those soils may be impacted and require preapproval for removal, disposal and/or reuse on site from the MCPA and the City of Minneapolis prior to beginning excavation activities. If impacted soil is encountered during site activities call the MN State Duty officer at (615) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.

□ Historical Preservation Committee

- There is no HPC flag on this property. Preservation review is not required.

□ Sewer Design**Erosion Control:**

- Please identify the square footage of land disturbance and cubic yards of material moved in association with the project. If more than 5,000 square feet of land disturbance is proposed or 500 cubic yards of material is moved, an erosion and sediment control plan in conformance with Chapter 52 of the Minneapolis Code of Ordinances is required for the project. Please provide the appropriate erosion and sediment control measures and details on the plan, if necessary.

Non Stormwater Discharges:

- Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov

□ Construction Code Services

- Mark on access aisle "No Parking" as required per 2015 Minnesota Accessibility Code Section 502.4.4.
- Provide detail section drawing at access aisle with new curb cut at rear corridor of existing entry door used by employees in permit set of construction plans to be submitted per review.
- Please contact the Met Council for a SAC determination for this project. For more information please refer to this link:
http://www.ci.minneapolis.mn.us/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf

END OF REPORT

The Parish Community of St. Bridget

3811 Emerson Avenue, North, Minneapolis 55412 + 612.529.7770 + www.stbridgetnorthside.org

29 January 2016

To Whom It May Concern:

Peace and Good Things!

I am writing on behalf of the Church of Saint Bridget, the owner of the property at 3840 Emerson Avenue, North, Minneapolis 55412.

We are aware of the building addition that The Sojourner Academy wishes to add to the existing property. It will give them additional space for their programs and provide much needed office, storage, and classroom space.

If I may provide further information, please contact me at the address or phone number above.

Sincerely,

Fr. Anthony M. Criscitelli, TOR

(Very Reverend) Anthony M. Criscitelli, TOR
Pastor



March 2, 2016

City of Minneapolis, MN
General Land Application

Statement of Proposed Use

Re: St. Bridget School Building Addition
Tenant: Sojourner Truth
3840 Emerson Ave. N.
Mohagen Hansen Project No. 15187.0STB

To Whom It May Concern;

Sojourner Truth school is a public charter school in North Minneapolis. The school teaches students from the age of Pre-K thru the eighth grade. The school program is well regarded and respected in the community in which they serve and would like to expand to accommodate office needs of the school. The expansion will also allow for some break out group sessions with students for more individual teaching. The expansion will be two stories with approximately 2,800 SF per floor. The location of the expansion will be on the east side of the building.

Jennifer Kaplan

From: Jennifer Kaplan
Sent: Friday, February 26, 2016 4:04 PM
To: 'info@webbercamden.org'; 'info@folwell.org'
Subject: Notice of new construction project
Attachments: 15187_Land Use Application.pdf

Proposed Project:

St. Bridget's School Addition: 3840 Emerson Ave North, Minneapolis, MN 55412
612-592-7779
Tenant: Sojourner Truth School

Description

Sojourner Truth school is a public charter school in North Minneapolis. The school teaches students from the age of Pre-K thru the eighth grade. The school program is well regarded and respected in the community in which they serve and would like to expand to accommodate office needs of the school. The expansion will also allow for some break out group sessions with students for more individual teaching. The expansion will be two stories with approximately 2,800 SF per floor. The location of the expansion will be on the east side of the building.

CELEBRATING 25 YEARS WITH A FRESH NEW LOOK!

MH Project#:



Jennifer Kaplan, AIA
Registered Architect

D: 952.426.7421
M: 952.426.7400
F: 952.426.7440

1000 Twelve Oaks Center Drive, Suite 200
Wayzata, MN 55391

SEARCH:



DEPARTMENT/S/DIVISIONS

Text -A A +A

[City Council](#)[Home](#) > [Ward 4 - Barbara Johnson](#)**Ward 4 - Barbara Johnson**

Council President
350 S. 5th St., Room 307
Minneapolis, MN 55415
(612) 673-2204
[Contact Ward 4](#)

Ward 4 - Barbara Johnson -[About Barbara Johnson](#)[Appointments](#)[Frequently Asked Questions](#)[Newsletters](#)[Newsletters Sign Up](#)**Neighborhoods** +**Contact Ward 4 - Barbara Johnson****Name ***

Jennifer Kaplan

E-mail Address *

jkaplan@mohagenhansen.com

Phone Number

(952) 426-7421

Work

Address

1000 Twelve Oaks Center Dr. Suite 200

City

Minneapolis

State **Zip Code**

MN ▾

55391

Question/Comment *

Notice of Construction
Project
Proposed Project:
St. Bridget's School
Addition: 3840 Emerson Ave
North, Minneapolis, MN 55412

Information you provide is subject to the Minnesota Government Data Practices Act. This law classifies certain information as available to the public on request.

Last updated Feb 6, 2014



March 3, 2016

Re: St. Bridget School: Building Addition
Tenant: Sojourner Truth Academy
Minneapolis, MN
Conditional Use Permit Written Statement

The 2,800 sf building addition will enclose a pocket of space located on the alley side of the school building. The additional space the school will acquire will allow the school to function more orderly. The school will not be adding more classrooms or students. The addition will allow for more administration space and specialty program space like Art and Music. This addition will not change the bus, student or teacher's access to the school. Therefore, traffic flow will remain the same. The addition will take place in lieu of the existing vinyl 6'-0" high fence. Therefore, the "School Grounds" will remain the same and will not change the everyday use of the surrounding property. The water from a portion of the existing school will be re-worked and directed to a type of "French drain" near the alley. The addition roof will be directed into the alley close to an existing storm sewer. The building addition will comply with the City's comprehensive plan and other applicable regulations.



March 3, 2016

Re: St. Bridget School: Building Addition
Tenant: Sojourner Truth Academy
Minneapolis, MN
Variance Written Statement

The 2,800 sf building addition will enclose a pocket of space located on the alley side of the school building. The additional space the school will acquire will allow the school to function more orderly. The school will not be adding more classrooms or students. The addition will allow for more administration space and specialty program space like Art and Music. The project is an building addition to the original school built in 1915 and an addition built in 1955. This property has practical difficulties complying with the Green Space requirements. The existing property has only 26.7% green space. This does not comply with the ordinance of 40%. The building addition will only be reducing this amount by 1,642 sf or 3% of the site. The site does comply with the 1963 ordinance of 20% Green Space.

We have proposed adding more landscaping along Dowling and along Emerson close to the intersection for the most impact of landscaping for a large portion of public. The essential character of property will not change from the front of the building except for more landscaping. And the character of the property from the alley will become more organized and more uniform with the building addition. With the proposed variance of less Green Space, we feel the health, safety and welfare of the public will not change.



March 29, 2016

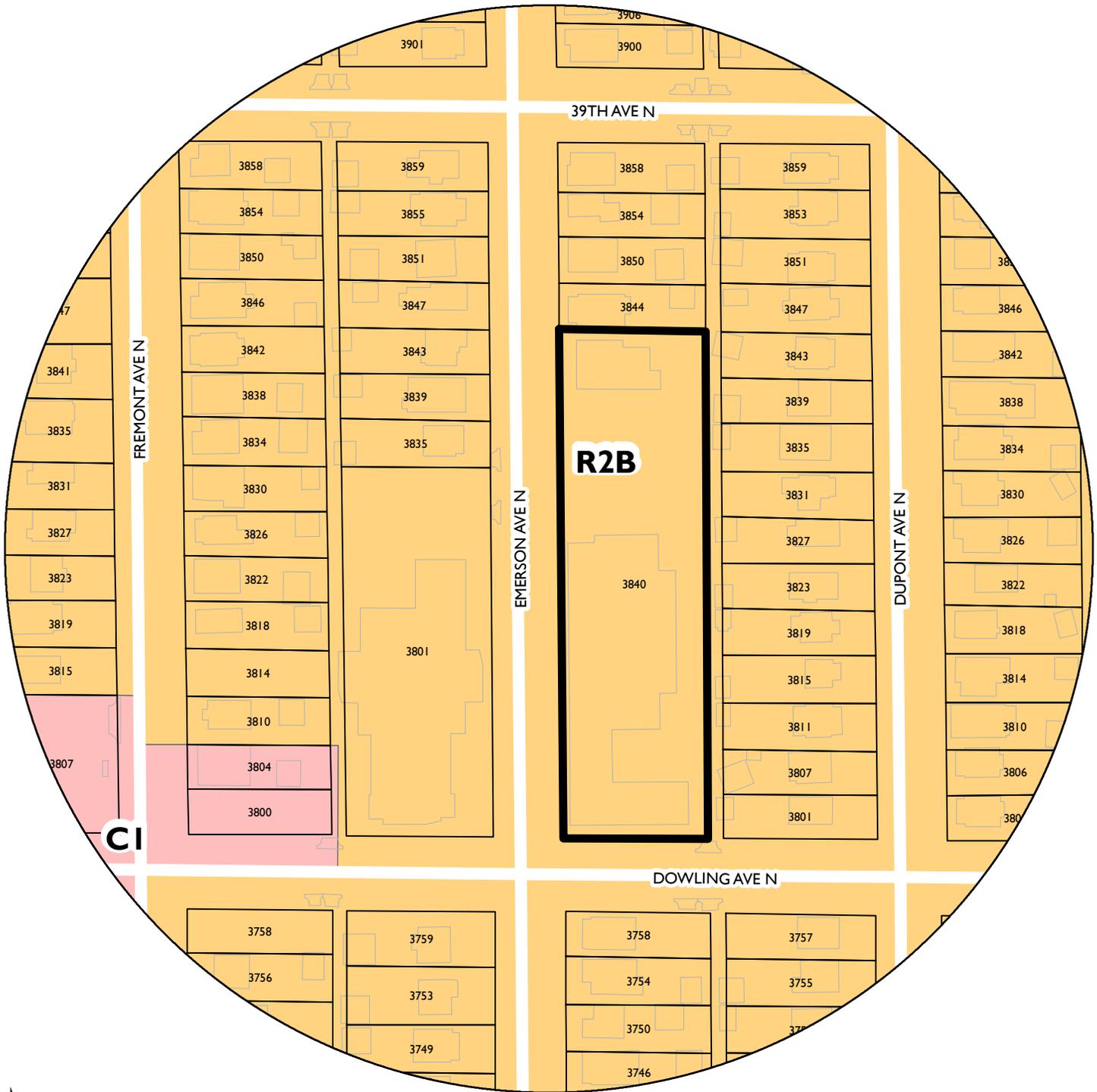
Re: St. Bridget School: Building Addition
Tenant: Sojourner Truth Academy
Minneapolis, MN
Variance Written Statement 2 (FAR)

The 2,800 sf building addition will enclose a pocket of space located on the alley side of the school building. The additional space the school will acquire will allow the school to function more orderly. The school will not be adding more classrooms or students. The addition will allow for more administration space and specialty program space like Art and Music. The project is a building addition to the original school built in 1915 and an addition built in 1955.

This property has practical difficulties complying with the Maximum Floor Area Ratio requirements. The existing property FAR is .82. This does not comply with the ordinance of a maximum of .5 The building addition will be increasing the FAR to .92. The school is "landlocked" and does not have an ability to purchase more land to improve these numbers. The school building and the new addition does comply with building setbacks for the R2B zone. The height of the new addition will be shorter than the 1915 building and a bit taller than the 1950's building. From our images the new addition should not be visible from the intersection of Dowling and Emerson Ave. N. Therefore; new mass of the building with the addition will not be viewed by most of the public. The immediate neighbors who use the alley will experience the new school bulk mass. The character of the property from the alley will become more organized and more uniform with the building addition and the removal of the fencing in this area. We feel the building addition will be safer than of the existing fenced in outside yard. The school property can be completely indoors and more secure. We feel the health, safety and welfare of the public will improve with the building addition.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
3820-40 Emerson Avenue North

FILE NUMBER
BZZ-7624

SOJOURNER TRUTH - BUILDING ADDITION

CLIENT
PARISH COMMUNITY OF ST. BRIDGET
3811 EMERSON AVE. N.
MINNEAPOLIS, MN 55412

PROJECT ADDRESS
SOJOURNER TRUTH SCHOOL
3820 EMERSON AVE. N.
MINNEAPOLIS, MN 55412

PROJ. NO.
15187.0STB
DATE
JANUARY 28, 2016

PROJECT PHASE
PDR SUBMITTAL

PROJECT GENERAL NOTES

ARCHITECTURAL

- GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, (AIA DOCUMENT A201, CURRENT EDITION) IN ITS ENTIRETY, ARE PART OF THESE DOCUMENTS. ADDITIONAL NOTES WITHIN THESE DOCUMENTS ARE NOT MEANT TO OVERRIDE ANY PART OF A201. CONTACT ARCHITECT FOR A COPY OF A201, IF REQUIRED.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PROJECT. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN SUFFICIENT LIABILITY INSURANCE TO COVER WORKMAN'S COMPENSATION, GENERAL LIABILITY AND CONTRACTUAL LIABILITY. A COPY SHALL BE FILED WITH THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND IN FULL ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- THE CONTRACTOR WILL MAINTAIN BUILDER'S RISK INSURANCE ON THE FORM KNOWN AS "ALL RISK" OR "MULTIPLE PERIL". THE CONTRACTOR, ALL SUBCONTRACTORS, ARCHITECTS AND ENGINEERS SHALL BE INCLUDED IN EACH CAPACITY AS INSURED JOINTLY WITH THE OWNER IN ALL POLICIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS PRIOR TO ANY DEMOLITION, FABRICATION, CONSTRUCTION OR INSTALLATION & NOTIFY ARCHITECT IF CONDITIONS, MATERIALS, SIZES AND DIMENSIONS ARE DIFFERENT FROM THOSE SHOWN.
- CROSS REFERENCE ALL DIMENSIONS AND DETAILS WITH STRUCTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING ANY FABRICATION AND/OR CONSTRUCTION.
- CONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THE SPECIFICATIONS HEREIN, ARE MORE STRINGENT, AND SHALL BE COMPLIED WITH.
- MATERIALS WHICH ARE SHOWN ON THE DRAWINGS AND WHICH MAY NOT BE SPECIFICALLY DESCRIBED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE SUITABLE FOR THE INTENDED USE. MATERIALS SHALL BE IN HARMONY WITH ADJACENT MATERIALS, AND SHALL BE SUBJECT TO REVIEW FOR CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. WHERE INSTALLATION TECHNIQUES ARE NOT SPECIFIED, THEY SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CURRENT INSTRUCTION AND INDUSTRY STANDARDS.
- SHOP DRAWINGS PREPARED BY SUPPLIERS, SUBCONTRACTORS, ETC. SHALL BE REVIEWED, COORDINATED AND SIGNED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH THE ABOVE REFERENCED PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE ALL SURFACES FOR PROPER INSTALLATION OF FINISHES. THIS IS TO INCLUDE, BUT IS NOT LIMITED TO: PATCHING, SANDING, FLOOR LEVELING, PRIMING, SEALING, SKIM COATING, ETC.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM WASTE MATERIAL OR RUBBISH CAUSED BY THE WORK.
- THE CONTRACTOR SHALL MINIMIZE ANY DAMAGE TO EXISTING CONSTRUCTION AND AREAS ON THE SITE OUTSIDE OF THE CONSTRUCTION LIMITS. CONTRACTOR TO CONSTRUCT TEMPORARY WALLS AND BARRIERS AS REQUIRED TO CONTAIN DUST AND DEBRIS AND TO PROVIDE SAFE PUBLIC ACCESS AND PASSAGE.
- THE GENERAL CONTRACTOR SHALL LOCATE ALL NEW MECHANICAL UNITS OR RELOCATE ANY EXISTING UNITS OR ITEMS THAT CONFLICT WITH NEW OR EXISTING FRAMING AND FULL HEIGHT WALLS. THIS INCLUDES ACCESS FOR ALL CONTROLS, FILTERS, ETC. THIS WORK MUST BE COORDINATED AND VERIFIED PRIOR TO BIDDING.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE RESPECTIVE TRADES THE SIZES AND LOCATIONS OF MECHANICAL AND/OR ELECTRICAL PENETRATIONS, LOCATIONS OF FIRE TREATED BACKING/BLOCKING REQUIRED FOR MOUNTING ELECTRICAL AND/OR MECHANICAL EQUIPMENT, AS WELL AS CUTTING AND PATCHING FOR WORK REQUIRED BY MECHANICAL/ELECTRICAL.
- WHEN WORK IS COMPLETED IN AN AREA, THOROUGHLY CLEAN THE SPACES, ITEMS & SURFACES OF SOIL, WASTE MATERIAL, SMUDGES, SPATTERS, MISAPPLIED MATERIAL, SPOTS, STAINS, AND THE LIKE, WITHOUT DAMAGING THE MATERIALS AND SURFACES INVOLVED.
- PROVIDE SEMI RECESSED FIRE EXTINGUISHERS AS REQUIRED BY APPLICABLE CODES AND ORDINANCES UNLESS NOTED OTHERWISE.
- ALL DOORS, FRAMES, HARDWARE, LIGHTING AND CEILING MATERIALS ARE TO FOLLOW BUILDING STANDARDS UNLESS OTHERWISE NOTED.
- PROVIDE FIRE TREATED BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF MILLWORK, FURNITURE AND ACCESSORIES.
- THE GENERAL CONTRACTOR IS TO VERIFY BUILDING STANDARDS WITH BUILDING MANAGER. ALL HARDWARE SETS AND KEYING TO BE COORDINATED WITH BUILDING MANAGERS.
- ALL INTERIOR GLASS MUST COMPLY W/ CHAPTER 24 2006 IBC FOR DESIGN LOADS & SAFETY GLAZING.
- ALL MATERIALS USED IN PLENUM AREAS MUST BE NON-COMBUSTIBLE AND / OR LISTED FOR PLENUM USE AS DEFINED BY THE STATE & LOCAL CODES. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE TO THESE REQUIREMENTS.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO FIRE CAULK ALL NEW AND EXISTING PENETRATIONS WITHIN WALL PARTITIONS, ABOVE THE CEILING, AS INDICATED BY THE APPLICABLE CODES.

PROJECT GENERAL NOTES CONTINUED

FINISHES

- THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, ETC. IN A WORKMANSHIP LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS. SURFACES OR MATERIALS DAMAGED BY DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED, RESTORED AND REFINISHED TO MATCH THE EXISTING, UNLESS NOTED OR SPECIFIED OTHERWISE. IN ADDITION THOSE EXISTING SURFACES OR MATERIALS (SERVING AS A SUBSTRATE FOR NEW MATERIALS OR FINISHES) WHICH HAVE BEEN DAMAGED FROM ANY CAUSE, SHALL BE REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW MATERIALS AND FINISH WORK. ALL NEW MATERIALS & FINISH WORK TO BE FREE FROM FLAWS & DEFECTS.
- PATCH AND REPAIR EXISTING FLOOR SLAB AS REQUIRED FOR A SMOOTH AND LEVEL SURFACE FREE OF DEFECTS. FILL ALL CRACKS AND HOLES AND LEVEL DEPRESSIONS WITH MATERIALS COMPATIBLE WITH THE FLOOR AND SLAB AS RECOMMENDED BY THE FLOORING MANUFACTURER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LEAD TIMES OF ALL MATERIALS SUCH THAT MATERIALS ARE ON SITE WHEN REQUIRED FOR INSTALLATION.
- ALL PREPARATION, STORING, INSTALLATION AND CLEANUP OF FINISHES TO CONFORM TO MANUFACTURER'S SPECIFICATIONS.
- ALL GRILLES, EXTINGUISHER CABINETS AND MISC. METALS SHALL BE PAINTED TO MATCH THE SURFACE ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE.
- ALL HOLLOW METAL DOOR FRAMES TO BE PAINTED TO MATCH THE SURFACE ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE.
- CERAMIC, PORCELAIN AND STONE FLOOR TILES TO BE INSTALLED WITH A BRASS OR ZINC 'L' ANGLE DIVIDER STRIP @ ALL CARPET / FLOOR TILE TRANSITIONS.
- WHERE VCT MEETS CARPET, A VINYL TRANSITION STRIP SHALL BE INSTALLED, VINYL STRIP TO MATCH VCT COLOR UNLESS NOTED OTHERWISE.
- PORCELAIN OR CERAMIC FLOOR TILE TRANSITIONS TO CARPET AT RESTROOM DOOR ENTRIES SHALL HAVE A SOLID SURFACE MATERIAL (EX. CORIAN THRESHOLD)

MECHANICAL

- THE MECHANICAL CONTRACTOR IS TO DESIGN ALL MECHANICAL SYSTEMS AND OBTAIN NECESSARY PERMITS. MECHANICAL DOCUMENTS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR AND SIGNED BY A PROFESSIONAL ENGINEER AS REQUIRED BY CODE. THE MECHANICAL DESIGN IS TO BE COORDINATED WITH THE ATTACHED ARCHITECTURAL CONSTRUCTION DOCUMENTS. THE DESIGN IS TO BE REVIEWED BY THE TENANT PRIOR TO IMPLEMENTATION.
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY MECHANICAL EQUIPMENT AND CONTROLS TO COMPLETE THE JOB. THE MECHANICAL CONTRACTOR IS TO COORDINATE W/ THE ELECTRICAL CONTRACTOR ALL THE NECESSARY WIRING TO COMPLETE THE JOB. THE WIRING IS TO BE COMPLETED BY THE ELECTRICAL CONTRACTOR.
- PROVIDE WHITE SEMI RECESSED SPRINKLER HEADS W/ WHITE TRIM RING @ ALL ACT. CEILING AND FULLY RECESSED SPRINKLER HEADS W/ WHITE ESCUTCHEON PLATES @ ALL GYP. CEILING AS REQUIRED BY APPLICABLE CODES AND ORDINANCES.
- VERIFY LOCATION AND SIZES OF ALL OPENINGS WITH GENERAL CONTRACTOR PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT & PATCH OR ADD STRUCTURAL REINFORCING AS REQ'D FOR THE INSTALLATION OF MECHANICAL ROOFTOP EQUIPMENT.
- ALL SINKS SHALL HAVE HOT AND COLD WATER WITH BELOW COUNTER PIPE INSULATION WRAP ON EXPOSED PIPING PER ADA GUIDELINES.
- PROVIDE AND INSTALL AN APPROPRIATE SIZED WATER HEATER AS REQUIRED.

ELECTRICAL

- THE ELECTRICAL CONTRACTOR IS TO DESIGN ALL ELECTRICAL SYSTEMS AND OBTAIN NECESSARY PERMITS. THE ELECTRICAL DESIGN IS TO BE COORDINATED WITH THE ATTACHED ARCHITECTURAL CONSTRUCTION DOCUMENTS. THE ELECTRICAL DESIGN IS TO BE REVIEWED BY THE ARCHITECT OF RECORD AND TENANT PRIOR TO IMPLEMENTATION.
- THE ELECTRICAL CONTRACTOR IS TO COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT AND TO PROVIDE DISCONNECT AND POWER WIRING FOR ALL MECHANICAL EQUIPMENT.
- THE ELECTRICAL CONTRACTOR IS TO PROVIDE EXIT AND EMERGENCY LIGHTS AS REQUIRED BY APPLICABLE CODES AND ORDINANCES.
- THE ELECTRICAL CONTRACTOR IS TO PROVIDE SMOKE DETECTION AND ALARM DEVICES AND WIRING OF THE SPACE AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THE INTERIOR BUILD-OUT SPACE.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL JUNCTION BOXES W/ PULL STRING FOR ALL VOICE / DATA AND PHONE LOCATIONS. THE TENANT IS TO COORDINATE & PROVIDE ALL LOW VOLTAGE CABLING AND COVER PLATES AS REQUIRED.
- NEW ELECTRICAL OUTLETS ARE SHOWN AT APPROXIMATE LOCATIONS. NO OUTLETS ARE TO BE BACK TO BACK.
- ALL UNDER CABINET LIGHTING IS TO BE CONTROLLED BY A WALL SWITCH.
- THE REFLECTED CEILING PLAN IS FOR REFERENCE ONLY REGARDING LOCATION, QUANTITIES, AND TYPES OF LIGHT FIXTURES. THE REFLECTED CEILING PLAN REFERENCES LIGHT FIXTURES, HOWEVER THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE FIXTURE TYPE, APPROPRIATE FOOTCANDLES AND VOLTAGE REQUIREMENTS OF ALL SPECIFIED LIGHT FIXTURES IN ASSOCIATION W/ THE SPECIFIC SITE CONDITIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO THE ORDERING OR INSTALLATION OF ANY FIXTURES.

CERTIFICATION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD MOHAGEN, AIA, NCARB
REGISTRATION NUMBER: 18074

CLIENT APPROVAL

AS A REPRESENTATIVE OF:

I ACCEPT AND APPROVE THE INFORMATION PRESENTED IN THIS DRAWING SET AS A REPRESENTATION OF OUR DESIGN INTENT. SHOULD OWNER INITIATE CHANGES THAT RESULT IN REVISIONS AND/OR MODIFICATIONS, ADDITIONAL DESIGN SERVICE FEES WILL BE CHARGED.

TITLE:

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC)	2012
AMENDMENTS IN MSBC: CHAPTER 1300	2015
AMENDMENTS IN MSBC: CHAPTER 1341	2015
AMENDMENTS IN MSBC: CHAPTER 1307	2015
INTERNATIONAL FIRE CODE (IFC)	2012
INTERNATIONAL MECHANICAL AND FUEL GAS CODE	2012
AMENDMENTS IN MSBC: CHAPTER 1346	2015
STATE BUILDING CODE (MSBC)	2015
MN PLUMBING CODE	2012 CHAP. 4715
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2012 W/ ASHRAE 90.1-2010 CRITERIA
AMENDMENTS IN MSBC: CHAPTER 1323	2015
NATIONAL ELECTRICAL CODE	2014
MN FIRE CODE	2007

OCCUPANCY REQUIREMENTS

FIRE SPRINKLER PROTECTION:	NEW ADDITION: FULLY SPRINKLED
TYPE OF CONSTRUCTION:	TYPE II-A
BUILDING OCCUPANCY:	E
FIRE RESISTIVE CONSTRUCTION:	
CONSTRUCTION REQUIREMENTS:	
EXTERIOR BEARING WALLS	ONE HOUR
INTERIOR BEARING WALLS	ONE HOUR
EXTERIOR NON-BEARING WALLS	-
STRUCTURAL FRAME	ONE HOUR
PARTITIONS- PERMANENT	-
SHAFT ENCLOSURES	ONE HOUR
FLOOR- CEILING/FLOORS	ONE HOUR
ROOFS- CEILING/ROOFS	ONE HOUR
EXTERIOR DOORS & WINDOWS	N.A.
FIRE RESISTIVE SUBSTITUTION:	
SEC. 508- WHERE ONE HOUR FIRE RESISTIVE CONSTRUCTION IS REQUIRED BY THIS CODE, AN APPROVED AUTOMATIC SPRINKLER AS SPECIFIED IN CH 38, MAY BE SUBSTITUTED, PROVIDED SUCH A SYSTEM IS NOT OTHERWISE REQUIRED THROUGHOUT THE BUILDING. SUBSTITUTION TO BE APPLIED TO FIRE RESISTIVE REQUIREMENTS FOR STRUCTURAL FRAME AND FLOOR- CEILING/FLOORS. (FROM 1 HOUR N).	

CODE REVIEW

BUILDING USE	TYPE	SQ. FEET	OCC. FACTOR	OCC. LOAD	2 EXITS REQUIRED
SCHOOL ADDITION: FIRST FLR.	E	2821 GSF	100	28	NO
SCHOOL ADDITION: SECD. FLR.	E	2821 GSF	20	141	YES

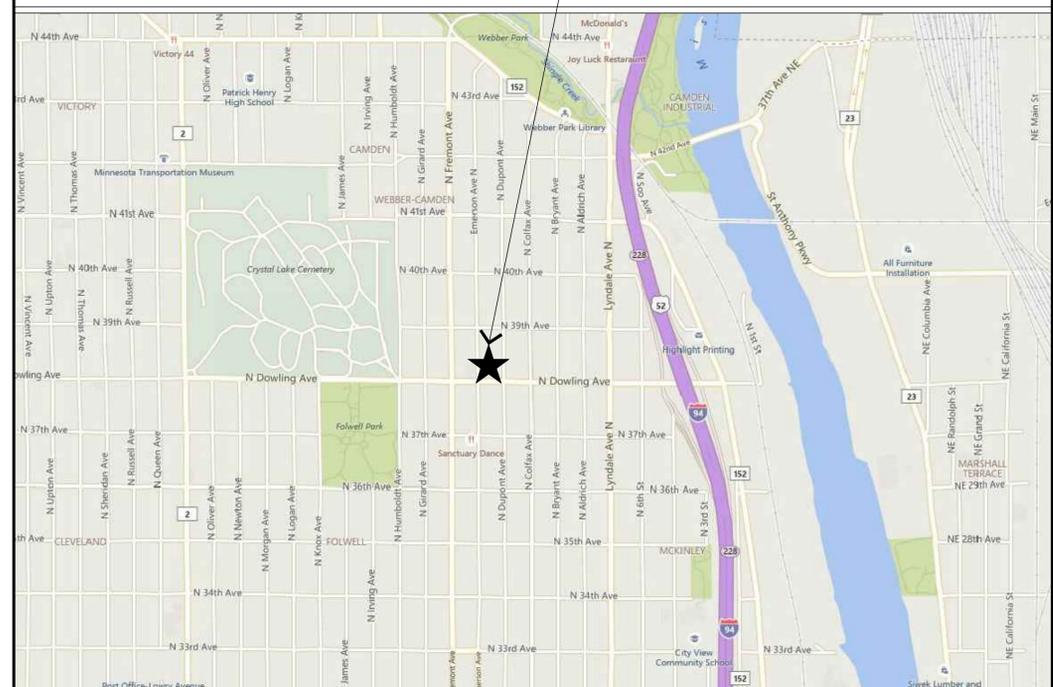
1. COMMON PATH OF TRAVEL IS 0'-0" LONG

NOTE: SQUARE FOOTAGES FOR BUILDING PERMIT ONLY

SHEET INDEX

SHEET #	SHEET DESCRIPTION	30" X 42"	24" X 36"	11" X 17"	8 1/2" X 11"	NOTES
ARCHITECTURAL						
A000	TITLE SHEET, CODE REVIEW, AREA MAP	●	●			
A001	GENERAL NOTES, DOOR SCHEDULES, MISC.	●				
A002	PERFORMANCE SPECIFICATIONS	●				
A003	FIRST AND SECOND REFERENCE PLAN	●				
A010	ARCHITECTURAL SITE PLAN	●	●			
A100	FIRST LEVEL DEMOLITION PLAN	●				
A101	SECOND LEVEL DEMOLITION PLAN	●				
A200	FIRST LEVEL FLOOR PLAN	●	●			
A201	SECOND LEVEL FLOOR PLAN	●	●			
A300	EXTERIOR BUILDING ELEVATIONS	●	●			
A301	BUILDING SECTIONS	●				
A302	EXTERIOR WALL SECTIONS					
A500	INTERIOR ELEVATIONS AND DETAILS					
A600	FIRST LEVEL REFLECTED CEILING PLAN					
A601	SECOND LEVEL REFLECTED CEILING PLAN					
A800	EXTERIOR DETAILS					
A900	INTERIOR DETAILS	●				
SRVY	SURVEY		●			
INTERIOR FINISHES						
F200	FIRST LEVEL FLOOR FINISH PLAN / SCHEDULES	●				
F201	SECOND LEVEL FLOOR FINISH PLAN / SCHEDULES	●				
F300	FIRST LEVEL WALL FINISH PLAN / SCHEDULES	●				
F301	SECOND LEVEL WALL FINISH PLAN / SCHEDULES	●				
STRUCTURAL: INNOVATIVE STRUCTURAL SOLUTIONS						
S001	GENERAL STRUCTURAL NOTES	●				
S101	FOUNDATION PLAN AND SECOND FLOOR FRAMING	●				
S201	ROOF FRAMING PLAN	●				

AREA MAP



1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952.426.7400
F: 952.426.7440



SOJOURNER TRUTH BUILDING ADDITION

SOJOURNER TRUTH SCHOOL
3820 EMERSON AVE. N.
MINNEAPOLIS, MN
55412

ARCHITECT
MH
MOHABEN HANSEN
Architecture Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952.426.7400
Fax 952.426.7440

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NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT PRICING	10/5/2015
2	PDR SUBMITTAL	1/28/2016

PROJECT NUMBER: 15187.05TB

DRAWN BY: _____

CHECKED BY: _____

DATE: 1/28/2016

COMPUTER DIRECTORY:
SOJOURNER TRUTH

ARCHITECTURAL SITE PLAN

PDR SUBMITTAL

A010

SITE NOTES

EXISTING CONDITIONS:
LOT AREA: 55,466 SQ. FT.
BUILDINGS: 22,784 SQ. FT.
PERVIOUS: 14,832
IMPERVIOUS: 17,850
BUILDING COVERAGE: 41.1%
GREEN SPACE: 14,832 / 55,466 = 26.7%

PROPOSED CONDITIONS:
LOT AREA: 55,466 SQ. FT.
BUILDINGS: 25,603 SQ. FT.
PERVIOUS: 13,190
IMPERVIOUS: 16,673
BUILDING COVERAGE: 46.2%
GREEN SPACE: 13,190 / 55,466 = 23.7%

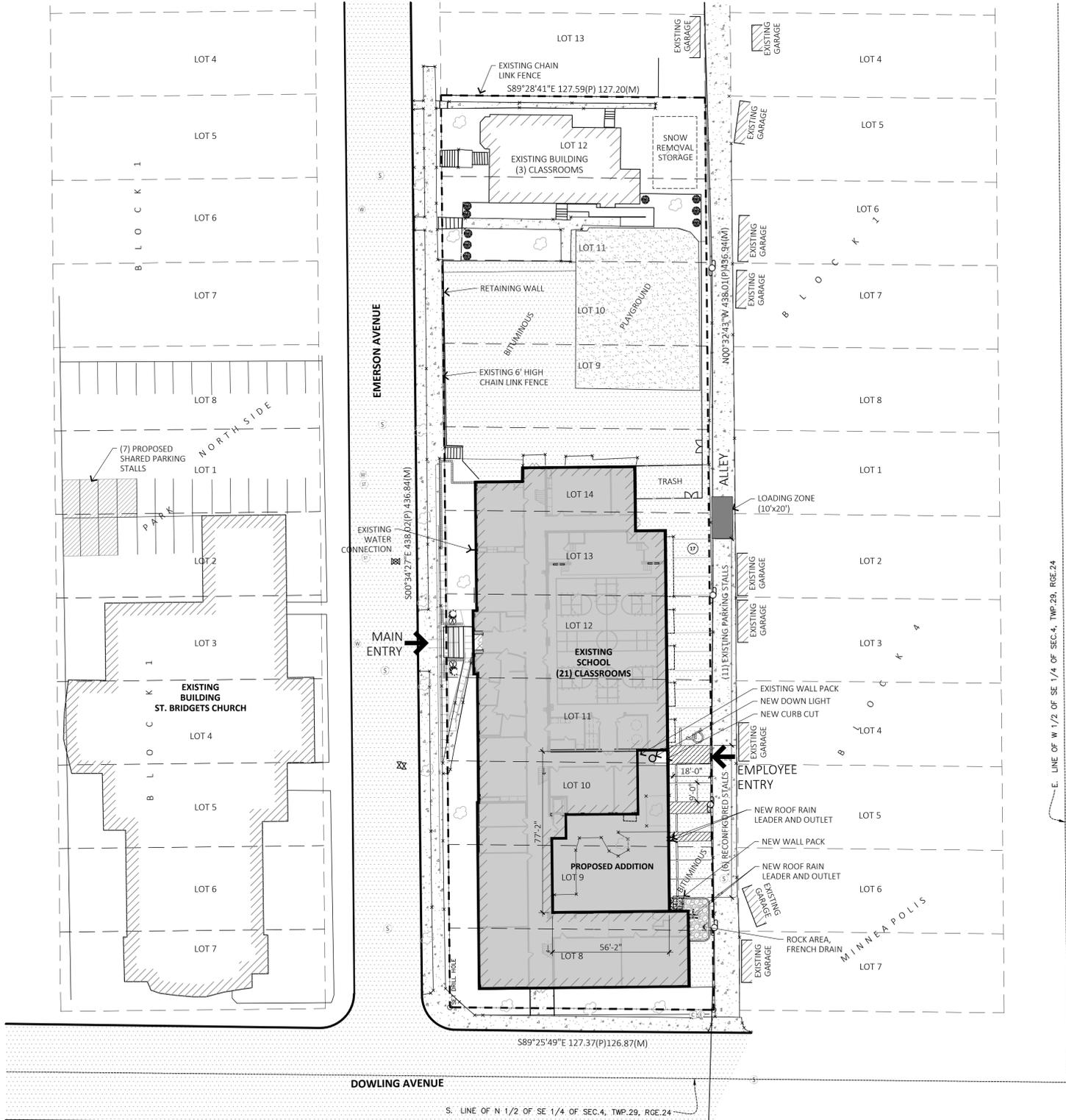
EXISTING WATERLINE WILL BE USED FOR NEW SPRINKLER LINES AND MISC. PLUMBING FIXTURES

PARKING NOTES

PARKING STALL SIZE: 9'-0" x 18'-0"

EXISTING CLASSROOMS: 3 + 21 = 24
EXISTING ON-SITE PARKING STALLS: 19 STALLS INCLUDING (1) ACCESSIBLE STALL
EXISTING SHARED PARKING WITH ST. BRIDGETS CHURCH: (5) STALLS
TOTAL EXISTING STALLS: 24

PROPOSED CLASSROOMS: 3 + 21 = 24
PROPOSED ON-SITE PARKING STALLS: 17 STALLS INCLUDING (1) ACCESSIBLE STALL
PROPOSED SHARED STALLS: 7
PROPOSED TOTAL STALLS: 24



1 ARCH SITE PLAN
A010 1"=30'-0"

K:\Jobs\Sojourner Truth_15187\05_Dwg\SOJOURNER TRUTH\Sheets\15187-A010 ARCHITECTURAL SITE PLAN.dwg

DESCRIPTION OF PROPERTY SURVEYED

Lots 9, 10, 11, and 12, Block 1, NORTH SIDE PARK ADDITION TO MINNEAPOLIS

AND:

Lots 8, 9, 10, 11, 12, 13, and 14, Block 4, NORTH SIDE PARK ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

- Site Address:** 3840 Emerson Ave North, Minneapolis, MN 55412
- Flood Zone Information:** This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Panel No. 27053C0218E, effective date of September 2nd, 2004.
- Parcel Area Information:** Gross Area: 55,466 s.f. ~ 1.27 acres
- Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: HENRY MNDT AZ MK which has an elevation of: 866.219 feet (NAVD88).
- Zoning Information:** The current Zoning for the subject property is R2B (Two Family District) per the City of Minneapolis zoning map dated May 7th, 2014. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Minneapolis found on their web site on the date of January 19th, 2016 and are as follows:

Principal Structure Setbacks - Front: 20 feet (Emerson Ave)
 Side: 12 feet
 Corner Side: 8 feet
 Rear: 5 feet
 Hardcover: Floor Ratio multiplier is 0.5

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

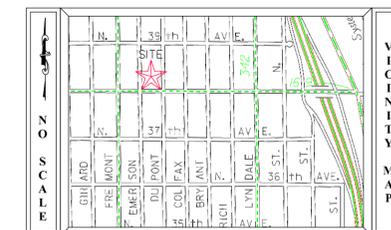
Existing Coverage

Buildings = 22,784 Sq Ft
 Lot Area = 55,466 Sq Ft
 Total Coverage = 41.1%

Proposed Addition = 2,819 Sq Ft
 Existing Coverage = 22,784 Sq Ft
 Total Proposed Coverage = 25,603 Sq Ft
 Percentage = 46.2%

Tree Summary

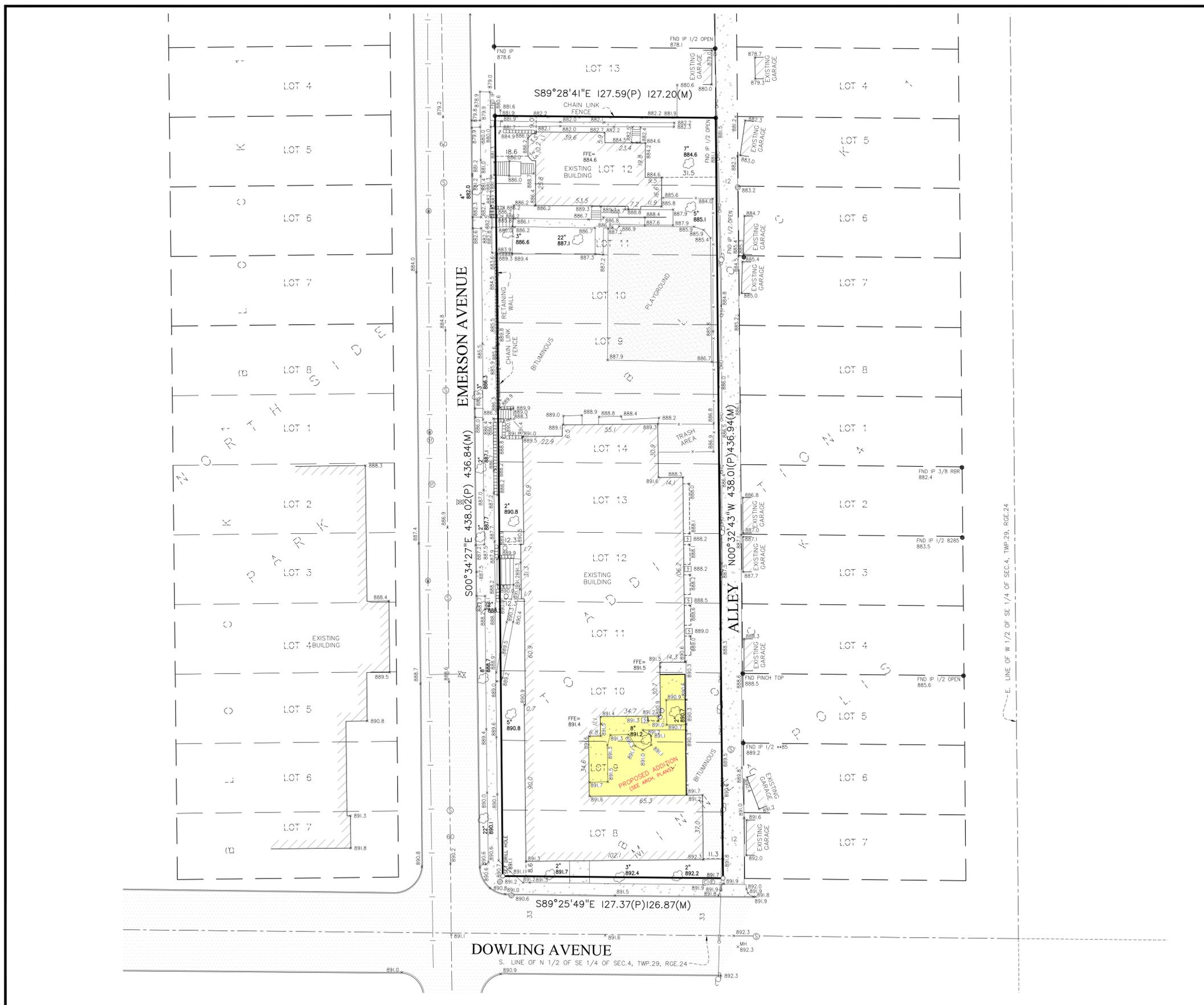
Existing Trees = 18
 Types of Trees:
 Coniferous = 0
 Deciduous = 18
 Size of Tree (Number of Trees):
 2" (7)
 3" (3)
 4" (1)
 5" (2)
 7" (1)
 8" (2)
 22" (2)



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

SURVEY LEGEND

- | | | |
|-------------------------|------------------------|------------------------------|
| ● CAST IRON MONUMENT | ⊠ A/C UNIT | ▨ BITUMINOUS |
| ⊠ CATCH BASIN | ⊠ CABLE TV PEDESTAL | — BLDG SETBACK LINE |
| △ FLARED END SECTION | ⊠ ELECTRIC TRANSFORMER | — CABLE TV |
| ⊠ GATE VALVE | ⊠ ELECTRIC MANHOLE | — CONCRETE CURB |
| < GUY WIRE | ⊠ ELECTRIC METER | — CONCRETE |
| ⊠ HYDRANT | ⊠ GAS METER | — CONTOUR EXISTING |
| ○ SURVEY MONUMENT SET | ⊠ GAS VALVE | — CONTOUR PROPOSED |
| ● SURVEY MONUMENT FOUND | ⊠ GUARD RAIL | — DT DRAIN TILE |
| △ SURVEY CONTROL POINT | ⊠ HAND HOLE | — ELEC ELECTRIC UNDERGROUND |
| ⊠ LIGHT POLE | ⊠ SOIL BORING | — FENCE |
| ⊠ POWER POLE | ⊠ TREE CONIFEROUS | — FO FIBER OPTIC UNDERGROUND |
| ⊠ SANITARY MANHOLE | ⊠ TREE DECIDUOUS | — GAS GAS UNDERGROUND |
| ⊠ SANITARY CLEANOUT | ⊠ TELEPHONE MANHOLE | — OHU OVERHEAD UTILITY |
| ⊠ SIGN | ⊠ TELEPHONE PEDESTAL | ===== RAILROAD TRACKS |
| ⊠ GROUND ELEVATION | ⊠ TRAFFIC SIGNAL | —> SANITARY SEWER |
| ⊠ STORM DRAIN | ⊠ UTILITY MANHOLE | —> STORM SEWER |
| ⊠ STORM MANHOLE | ⊠ UTILITY PEDESTAL | — TEL TELEPHONE UNDERGROUND |
| ⊠ YARD LIGHT | ⊠ WELL | — UTL UTILITY UNDERGROUND |
| | | — WATERMAIN |



FIELD CREW	NO.	BY	DATE	REVISION
DH SR	1	SIW	1/22/2016	UPDATED SET IRONS
DRAWN	2	DZB	1/27/2016	ADD EXISTING TREES
EMW				
CHECKED				
DBP				
DATE				
01-18-2016				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 20th day of January, 2016.
 David B. Pemberton, PLS
 Minnesota License No. 40344
 pemberton@sathre.com

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.29 - RGE.24 - SEC.04
 Project City: Minneapolis
 Hennepin County

CERTIFICATE OF SURVEY
 PREPARED FOR:
 CHURCH OF ST. BRIDGET OF MINNEAPOLIS

FILE NO.
 14963-001
 1
 1



**SOJOURNER TRUTH
BUILDING ADDITION**

**SOJOURNER TRUTH
SCHOOL**
3820 EMERSON AVE. N.
MINNEAPOLIS, MN
55412

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2	PDR SUBMITTAL	1/28/2016

PROJECT NUMBER: 15187.05TB

DRAWN BY: _____

CHECKED BY: _____

DATE: 1/28/2016

COMPUTER DIRECTORY:
SOJOURNER TRUTH

**ARCHITECTURAL
LANDSCAPE
PLAN**

PDR SUBMITTAL

A011

LANDSCAPE GENERAL NOTES

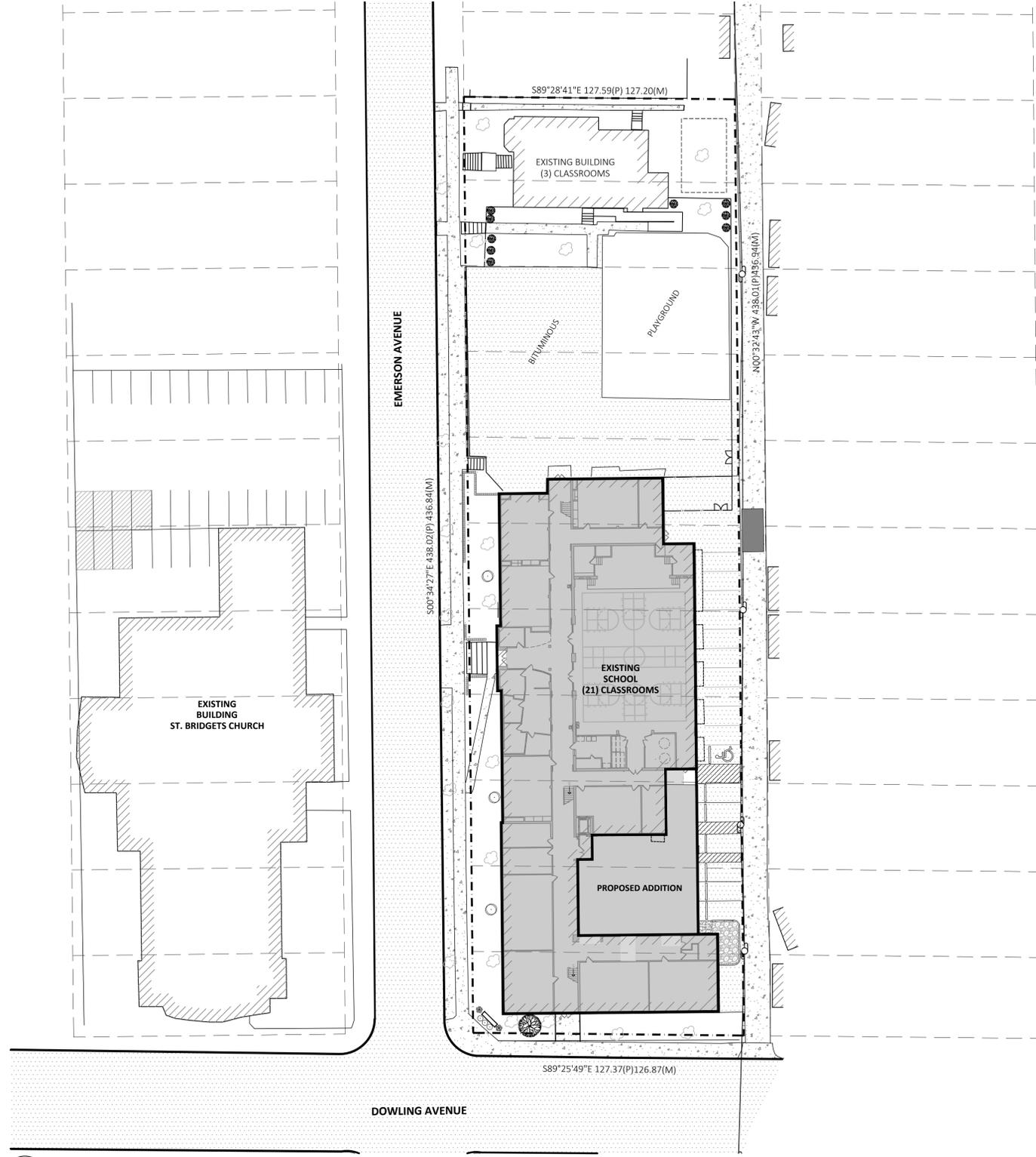
- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC. ON THE PROPERTY.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
- TOPSOIL FOR ALL LAWN AREAS TO BE FURNISHED AND INSTALLED BY GC. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING PRIOR TO SEEDING OR SODDING OPERATIONS.
- ALL PLANTS SHALL BE OF SPECIMEN QUALITY, AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, A VIGOROUS FIBROUS ROOT SYSTEM; THEY SHALL BE SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATIONS. ALL PLANTS SHALL BE NURSERY GROWN.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL REPLACE AT NO CHARGE, ANY TREE, SHRUB, EVERGREEN, OR GROUND COVER WHICH FAILS TO LIVE THROUGH THE FIRST CALENDAR YEAR FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND THE OWNER. ALL PLANTS SHALL BE ALIVE AND IN NORMAL SATISFACTORY GROWING CONDITIONS AT THE END OF THE GUARANTEE PERIOD.
- THREE INCH DEEP SHREDDED HARDWOOD BARK MULCH WILL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB AREAS.
- WATERING MATERIAL SHALL BE FIRST QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. TREES SHALL BE WRAPPED PRIOR TO 12/1 AND REMOVED AFTER 5/1.
- TREE GUYING IN ALL AREAS SHALL BE OPTIONAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A STRAIGHT UPRIGHT CONDITION FOR A PERIOD OF TWELVE MONTHS FOLLOWING INSTALLATION.
- ALL SHRUB BEDS TO BE MULCHED WITH 1.5" WASHED RIVER ROCK PLACED TO A THREE INCH DEPTH OVER WEED CONTROL FABRIC.
- ALL MAINTENANCE EDGER SHALL BE COBRA VINYL EDGING.
- ALL SOD SUPPLIED SHALL BE OF THE HIGHEST QUALITY CULTURED SOD AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE FIRST WATERING OF ALL FRESHLY SODDED LAWN AREAS. AFTER THE FIRST WATERING THE OWNER TAKES FULL RESPONSIBILITY FOR SOD.
- ALL SODDED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A DESIGN FOR IMPROVEMENTS TO IRRIGATION SYSTEM.

TREE PLANTING NOTES

- SCARIFY SIDES AND BOTTOM OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING AS NECESSARY.
- SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
- PLANT SHALL BE PLACED IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, IF USED, IN UPRIGHT POSITION. PLANT AND BACKFILL WITH BACKFILL SOIL SPECIFIED.
- APPLY WATER TO SETTLE PLANTS AND FILL VOIDS, THEN CONSTRUCT 3" DEPTH WATERING BASIN.
- WATER THOROUGHLY WITHIN 2 HOURS.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- BIODEGRADABLE TWINE MAY BE LEFT ON AS SUPPORT BETWEEN THE ROOT BALL AND ROOT COLLAR. USE OF NONBIODEGRADABLE TWINE SHALL NOT BE PERMITTED.

SITE NOTES

- CONSTRUCTION LIMITS SHALL BE AS SHOWN ON THE DRAWINGS WITH THE FOLLOWING EXCEPTIONS:
 - A) ALL DAMAGE DONE TO PRIVATE PROPERTY OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED TO THE CONDITIONS BEFORE DAMAGE WAS DONE.
 - B) ALL DAMAGE DONE TO OR CHANGES MADE ON CITY STREETS, CURBS, GUTTERS OR UTILITIES SHALL BE REPAIRED OR COMPLETED TO MEET ALL CITY REQUIREMENTS.
 - C) ACCESS TO UTILITY LINES OUTSIDE THE CONSTRUCTION LIMITS ARE TO BE DETERMINED BY THE APPROPRIATE SUBCONTRACTOR. NOTES 1-A AND 1-B SHALL BE CONSIDERED WHEN MAKING THE SELECTION OF UTILITY CONNECTION LOCATION, IF DIFFERENT FROM THAT SHOWN ON THE PLANS OR IF NO LOCATION IS SHOWN ON PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION OF AND COORDINATION OF SHUT-OFFS, CUT-OFFS OR RECONNECTION OF UTILITIES WHERE REQUIRED FOR DEMOLITION OF EXISTING CONSTRUCTION AS INDICATED ON THE DRAWINGS OR WHERE REQUIRED TO COMPLETE THE WORK.
- SIDEWALKS ON THE PROPERTY, UNLESS OTHERWISE NOTED, ARE 4 INCH THICK CONCRETE ON 4 INCH GRAVEL BASE WITH 6X6-W1.4XW1.4 WWF. LOCATE 1/2 INCH EXPANSION JOINTS AT ALL INTERSECTIONS AND AS REQUIRED TO MAINTAIN LENGTHS NO GREATER THAN 50 FEET WITHOUT EXPANSION JOINTS. GENERALLY, PROVIDE A SQUARE PATTERN OF TOOLED OR SAWN CONTROL JOINTS IN ALL SIDEWALKS. SEE GENERAL CONCRETE NOTES FOR FURTHER INFORMATION ON CONTROL JOINTS.
- REMOVE ALL BIODEGRADABLE MATERIAL FROM THE SITE AND DISPOSE OF SUCH MATERIAL IN A MANNER WHICH MEETS ALL GOVERNMENTAL REGULATIONS.
- CLEAN RUBBLE FROM DEMOLITION MAY BE BURIED ON SITE WITH A MINIMUM OF 2 FEET OF COVER, IF FINAL GRADES, ELEVATIONS AND LOCAL REGULATIONS PERMIT.
- SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER, IF REQUIRED. IN GENERAL, THE PLAN SHALL DIRECT SURFACE WATER AWAY FROM ADJOINING PROPERTY TO THE STORM DRAINAGE SYSTEM.



1 ARCHITECTURAL LANDSCAPE PLAN
A011 51/128" = 1'-0"

PLANTING PLAN SCHEDULE

SYMBOL	KEY	QTY	SIZE	ROOT	COMMON NAME	SCIENTIFIC NAME	COMMENTS
	SGI	1	20'H.x10'W.	B&B	ADIRON FLOWERING CRAB	MALYS 'ADIRONDACK'	STRAIGHT LEADER
	MP	3	3'H.x5'W.	CONT	IROQUOIS BEATY CHOKE BERRY	ARONIA MELANOCARPA 'MORTON'	
	HO	2	3'-4'H.x3'	CONT	ELYMUS AREARIUS	BLUE LYME GRASS	
	DW	3	3'-4'H.x1'W.	CONT	PLANTHUS 'STERNKISSEN'	PLANTHUS GRATIANOPOLITANUS	

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SOJOURNER TRUTH BUILDING ADDITION

SOJOURNER TRUTH SCHOOL
3820 EMERSON AVE. N.
MINNEAPOLIS, MN
55412

GENERAL PROJECT NOTES

- 1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
2. ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILINGS ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.
3. SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.
4. PROVIDE SUSPENDED CEILING SYSTEM IN ALL NEW ROOM EXCEPT MAINTENANCE ROOM #101. PROVIDE 2x4 GRID, DUNE SECOND LOOK.

ELECTRICAL LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Existing, Dedicated, Duplex Receptacle, Fourplex Receptacle, Junction Box, Duplex Floor Receptacle, Voice Outlet, Wall Phone Outlet, Voice/Data Outlet, Data Outlet, Special Purpose Outlet, and Door Operator Push Plate.

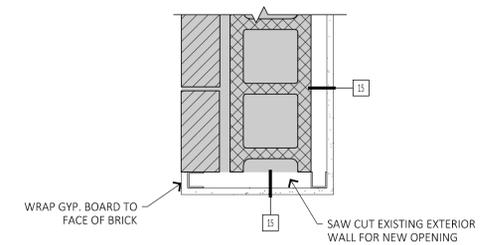
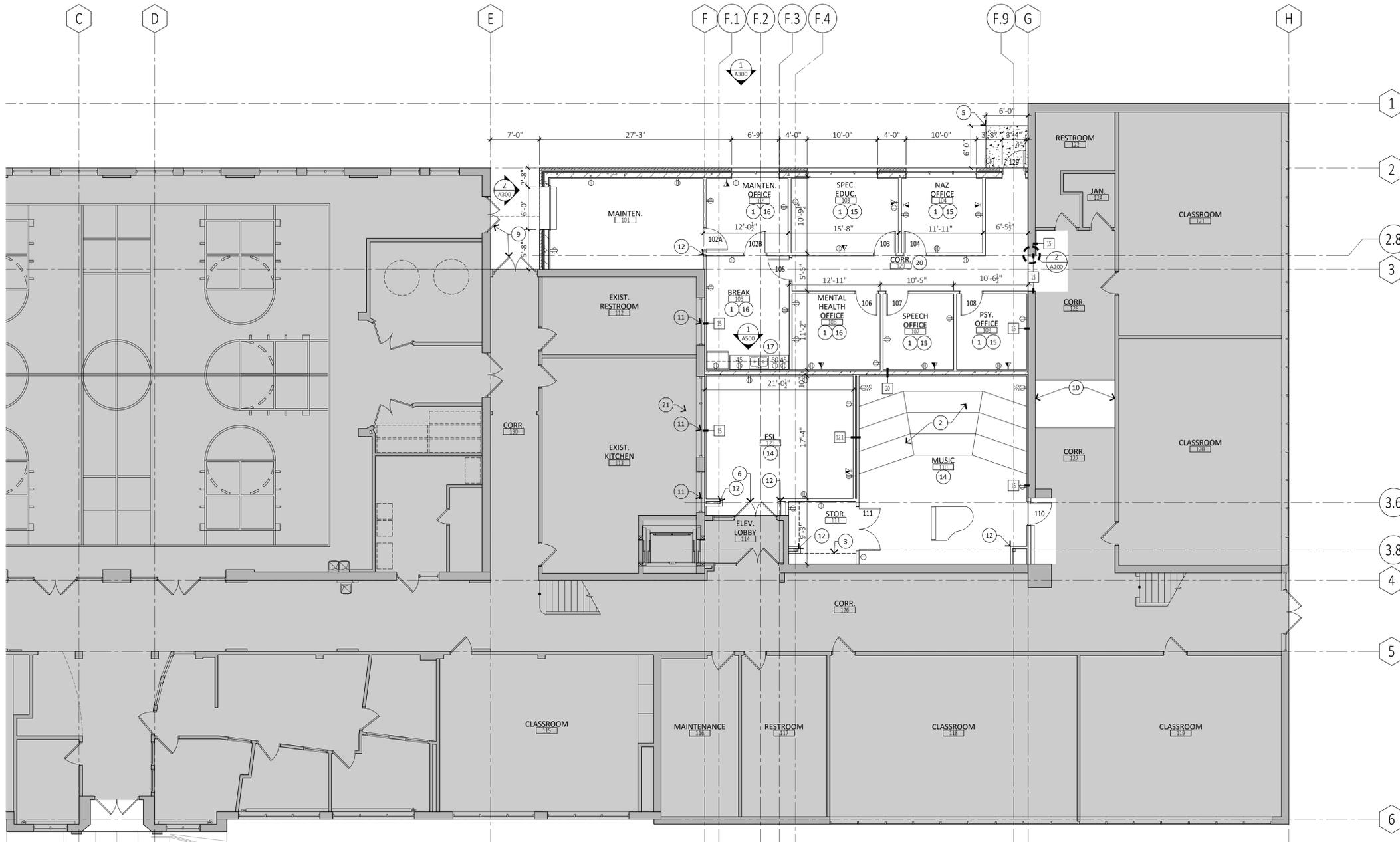
KEY NOTES

- 1 SYSTEM FURNITURE BY OTHERS
2 MUSIC RISERS BY OTHERS
3 (5) 16"D. PLAM SHELVES ON HEAVY DUTY BRACKET AND STANDARDS
4 FOLDABLE PARTITIONS - VERIFY PRODUCT SPECIFICATION ON SHEET A001, PROVIDE STEEL FOR INSTALLATION ABOVE CEILING
5 PROVIDE CONCRETE STOOP WITH FOOTING, SEE STRUCTURAL
6 SAND, PRIME AND PAINT EXISTING WINDOW / DOOR FRAME. COLOR: T.B.D.
7 KILN BY OWNER, PROVIDE 18" CLEARANCE AROUND. VERIFY PROPER ELECTRICAL OUTLET AND CONTROLS, VERIFY PRODUCT REQUIREMENTS
8 NEW CONCRETE STAIRS, FINISHED INTEGRAL NOSING, PROVIDE METAL ADA HANDRAIL (SAND, PRIME AND PAINT) AT EACH SIDE
9 SAND, PRIME AND PAINT EXISTING DOOR / DOOR FRAME. COLOR: T.B.D.
10 PATCH WALLS AND FLOOR FROM DEMOLITION
11 ADD OPAQUE FILM TO WINDOWS
12 PROVIDE 1-HOUR FIRE RATING AROUND ALL STEEL COLUMNS
13 PROVIDE 2x2 FLOOR UTILITY SINK
14 PROVIDE UTILITY SINK IN COUNTER
15 PROVIDE (1) 2x4 BASKET, (3) LAMP FLUORESCENT LAY-IN LIGHT FIXTURE, PROVIDE ABA SWITCHING
16 PROVIDE (2) 2x4 BASKET, (3) LAMP FLUORESCENT LAY-IN LIGHT FIXTURE, PROVIDE ABA SWITCHING
17 PROVIDE (2) UNDER CABINET LIGHTS
18 PROVIDE (2) 2x4 PRISMATIC LIGHTS, (3) LAMP
19 PROVIDE A MIN. 50 FOOT CANDLES IN THE CLASSROOM WITH 2x4 PRISMATIC FLUORESCENT LIGHTS. (3) LAMP - ABA SWITCHING
20 PROVIDE 2x4 BASKET FLUORESCENT LAY-IN FIXTURE AT 10'-0" O.C.
21 PROVIDE A NEW VENT FOR THE EXISTING OVEN, DISCUSS WITH ARCHITECT LOCATION.

PARTITION TYPES ALL NEW PARTITIONS ARE TYPE 11 UNLESS NOTED OTHERWISE

- 1. THE FOLLOWING PARTITION TYPES ARE BASED ON AN L/240 DEFLECTIONS AND THE USE OF 25 GA. STUDS SPACED 24" O.C. WITH A MAX HEIGHT ALLOWANCE OF 13'-6" FOR A 1 HOUR RATED WALL PARTITION. PARTITIONS EXCEEDING THE HEIGHT OF 13'-6" SHOULD REFER TO THE RECOMMENDED GAUGE SIZE PER THE STEEL FRAME MANUFACTURER AND SHALL BE APPROVED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
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Table with 2 columns: Partition Type and Description. Lists types 1 through 21 with their respective construction details and materials.



1 FIRST LEVEL FLOOR PLAN
A200 1/8" = 1'-0"

2 DETAIL AT NEW OPENING
A200 1 1/2" = 1'-0"

PROJECT NAME

ARCHITECT

REGISTRATION

ISSUE RECORD

DRAWING INFORMATION

SHEET DESCRIPTION

PHASE

Mohab Hanzen Architecture Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952.426.7400
Fax 952.426.7440

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD CRANBROOK, AIA, NCARB
REGISTRATION NUMBER: 18074

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Table with 3 columns: NO., DESCRIPTION, DATE. Shows design development pricing and PDR submittal dates.

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DATE: 1/28/2016

COMPUTER DIRECTORY:
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FIRST LEVEL FLOOR PLAN

PDR SUBMITTAL

A200

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**SOJOURNER TRUTH
BUILDING ADDITION**

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3820 EMERSON AVE. N.
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PROJECT NAME

ARCHITECT

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TODD MORAGEN, AIA, NCARB

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DATE: 1/28/2016

COMPUTER DIRECTORY:
SOJOURNER TRUTH

**SECOND LEVEL
FLOOR PLAN**

SHEET DESCRIPTION

PDR SUBMITTAL

A201

GENERAL PROJECT NOTES

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ELECTRICAL LEGEND

- | | | | |
|---|-------------------------|-----|--------------------------|
| E | EXISTING | VO | VOICE OUTLET |
| D | DEDICATED | WPO | WALL PHONE OUTLET |
| ⊕ | DUPLEX RECEPTACLE | VD | VOICE / DATA OUTLET |
| ⊕ | FOURPLEX RECEPTACLE | DO | DATA OUTLET |
| ⊕ | JUNCTION BOX | SPO | SPECIAL PURPOSE OUTLET |
| ⊕ | DUPLEX FLOOR RECEPTACLE | DP | DOOR OPERATOR PUSH PLATE |

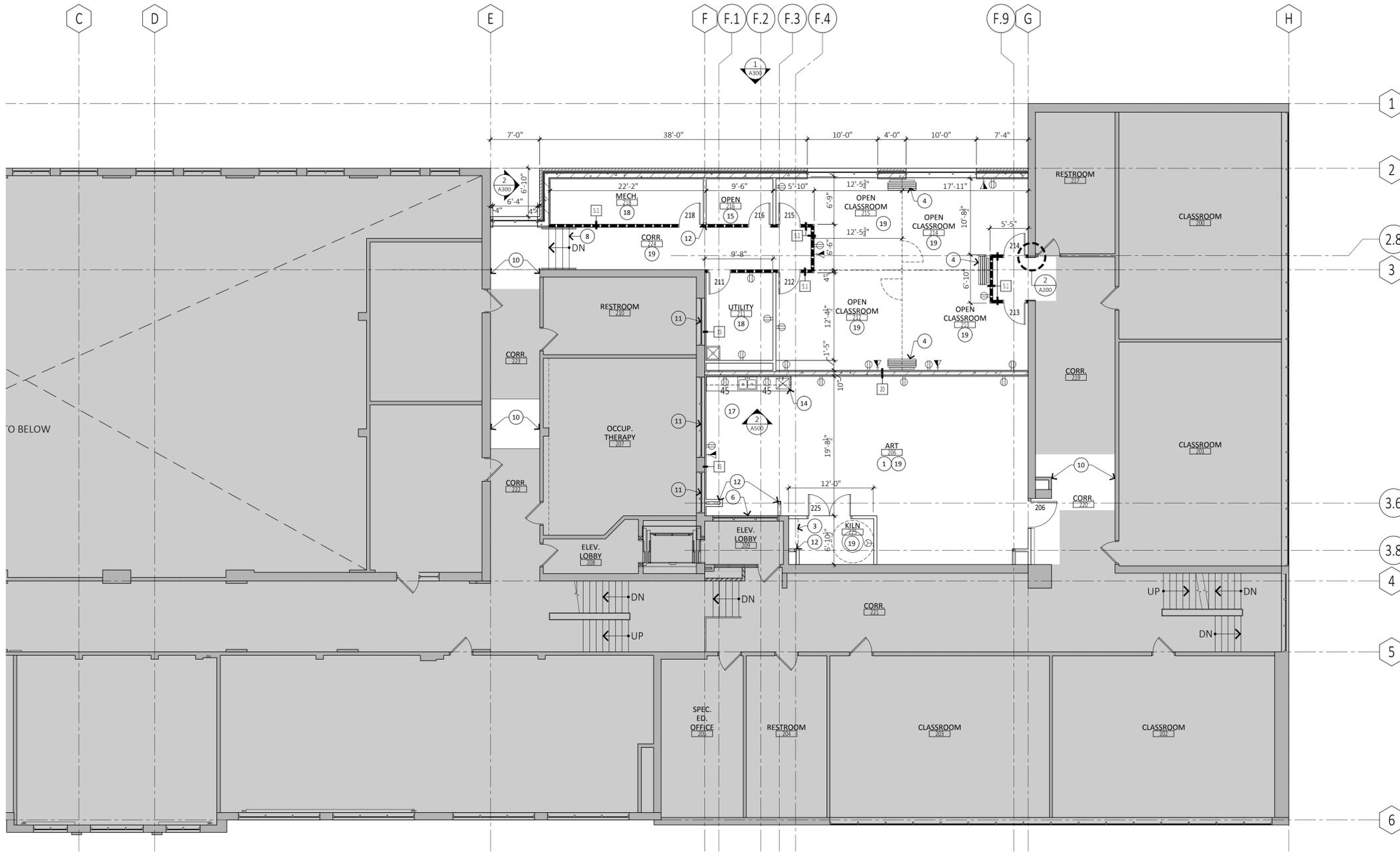
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- PROVIDE (2) UNDER CABINET LIGHTS
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	1	NON-RATED PARTITION 25 ga TO UNDERSIDE OF GRID
	2	NON-RATED PARTITION 25 ga TO 6\"/>
	3	NON-RATED PARTITION 25 ga TO 12'-0\"/>
	4	NON-RATED PARTITION 25 ga TO DECK
	11	INSULATED NON-RATED PARTITION 25 ga TO UNDERSIDE OF GRID
	21	INSULATED NON-RATED PARTITION 25 ga TO 6\"/>
	31	INSULATED NON-RATED PARTITION 25 ga TO 12'-0\"/>
	41	INSULATED NON-RATED PARTITION 25 ga TO DECK
	51	INSULATED 1HR RATED PARTITION 22 ga TO UNDERSIDE OF DECK UL DES U419. PROVIDE SLIP TRACK AT DECK UL DES: HW-D-0001
	121	INSULATED DOUBLE PARTITION 25 ga TO 12'-0\"/>
	13	HAT CHANNEL FURRING PARTITION TO 12'-0\"/>
	20	CMU WALL 2 1/2\"/>



1 SECOND LEVEL FLOOR PLAN
A201 1/8" = 1'-0"

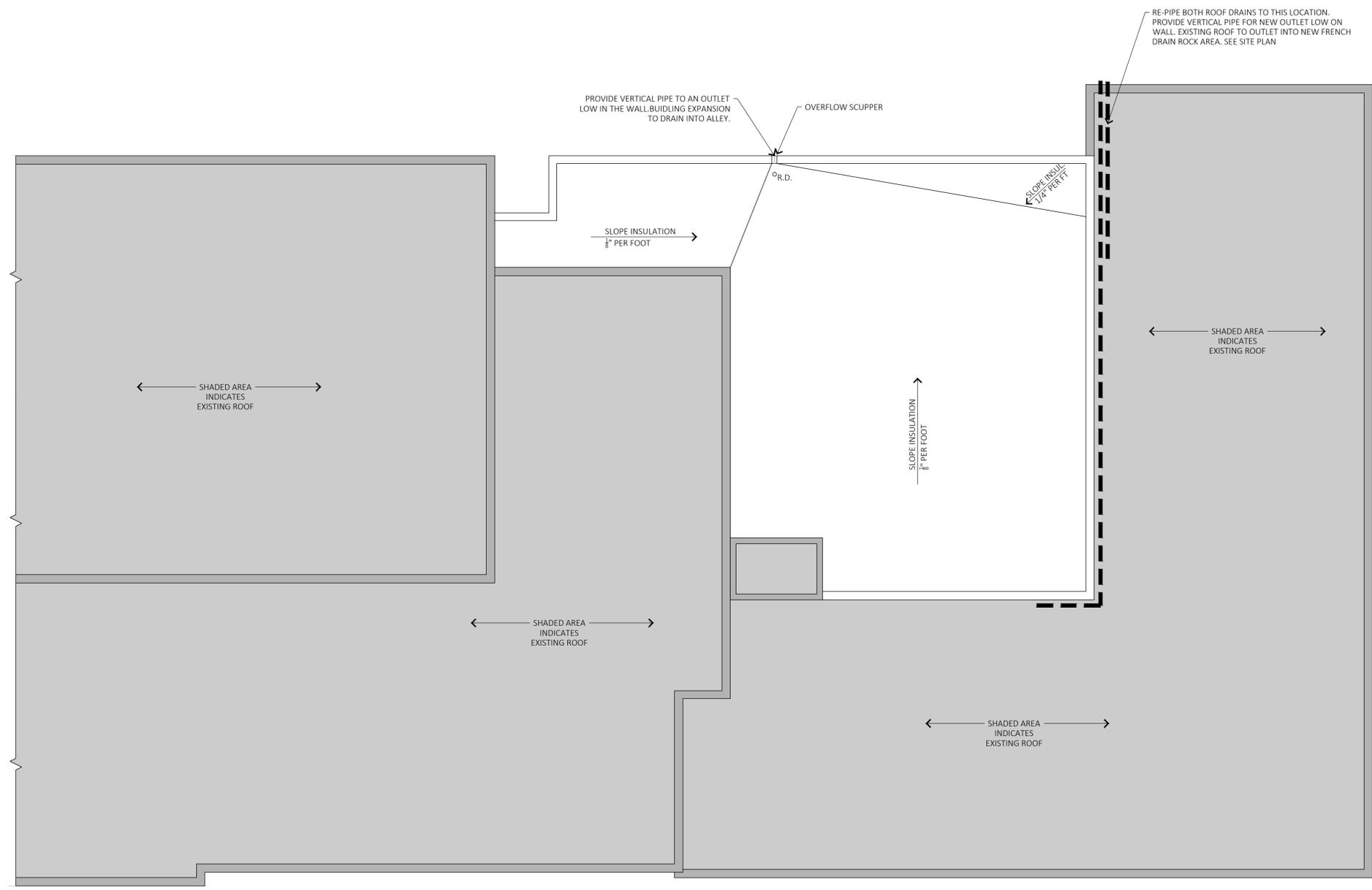
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GENERAL PROJECT NOTES

- ROOF ASSEMBLY:
 - 60MIL FULLY ADHERED EPDM
 - 3" POLYISO INSULATION MIN. PROVIDE TAPERED INSULATION AS NEEDED
 - 1 1/2" METAL DECK

KEY NOTES

1 x




SOJOURNER TRUTH
BUILDING ADDITION

SOJOURNER TRUTH
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MOHAGEN HANSEN
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 Wayzata MN 55391
 Tel 952.426.7400
 Fax 952.426.7440

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NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT PRICING	10/5/2015
2	PDR SUBMITTAL	1/28/2016

PROJECT NUMBER: 15187.05TB
 DRAWN BY: K. CRANBROOK
 CHECKED BY: ----
 DATE: 1/28/2016
 COMPUTER DIRECTORY:
 SOJOURNER TRUTH

ROOF PLAN

PDR SUBMITTAL


A202

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**SOJOURNER TRUTH
BUILDING ADDITION**

**SOJOURNER TRUTH
SCHOOL**
3820 EMERSON AVE. N.
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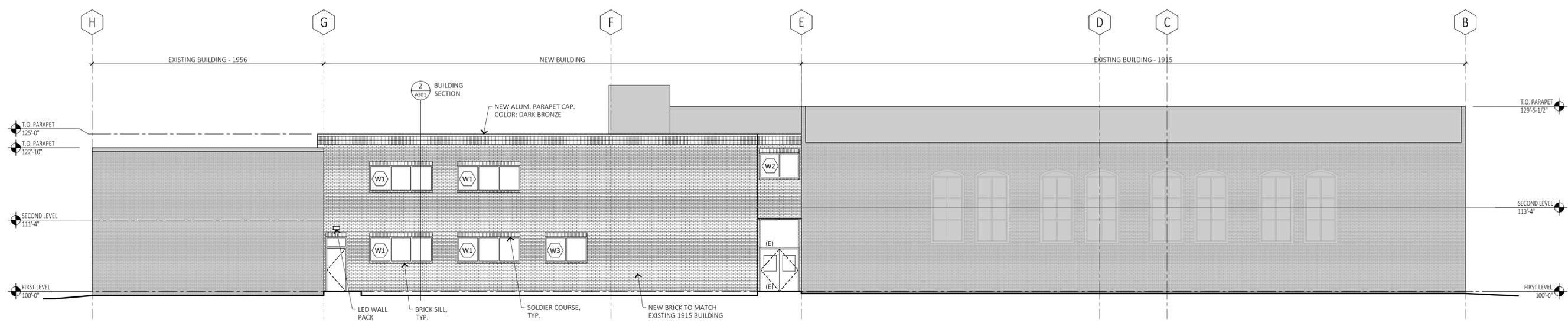
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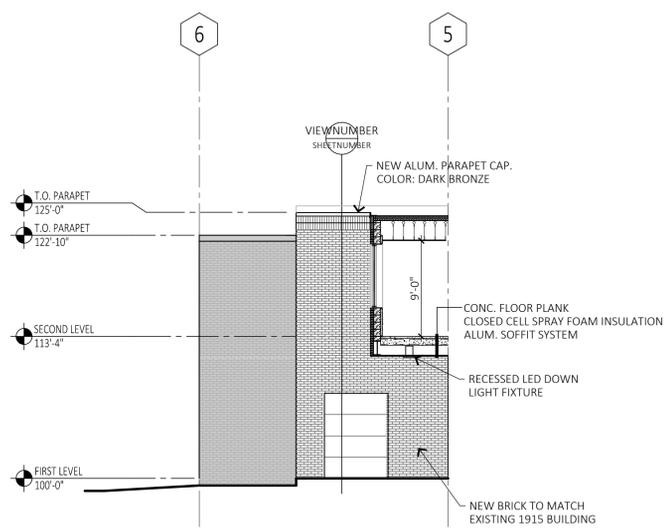
**EXTERIOR
ELEVATIONS**

PDR SUBMITTAL

A300



1 EXTERIOR ELEVATION - EAST
A300 1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
A300 1/8" = 1'-0"



