

Date: April 25, 2014
To: City of Minneapolis
250 South 4th Street – 300 PSC
Minneapolis, MN 55415
From: Christopher Goring, AIA, LEED AP
Re: Mount Olivet Patio – Project No. 92014.03



Project Statement

Mount Olivet Home (see project location below) would like to add an outdoor patio for the facility that would be located south of the main entry on Lyndale Avenue. This patio would provide residents of the facility, a place to socialize outside, meet with family/friends and watch the daily activities of the neighborhood.

The project would consist of a colored concrete patio, retaining walls to keep the patio level and allow accessibility and a pergola over built-in seating to provide some sun protection.

This patio would enhance the character of the facility as well as the community.

See below for contact information for the Applicant of the project.

PROJECT LOCATION

Mount Olivet Home
5517 Lyndale Avenue South
Minneapolis, MN 55419
Phone: 612-827-5677

APPLICANT

Christopher Goring, AIA, LEED AP
WAI Continuum
381 East Kellogg Boulevard
St. Paul, MN 55101
Phone: 651-227-0644 ext 338
Email: chrisg@waicontinuum.com

Offices in Minnesota and Florida

381 East Kellogg Boulevard • Saint Paul, MN 55101
651-227-0644 • Fax: 651-223-5092 • info@waicontinuum.com

Date: April 25, 2014
To: City of Minneapolis
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Minneapolis, MN 55415
From: Christopher Goring, AIA, LEED AP
Re: Mount Olivet Patio – Project No. 92014.03



Variance Findings

Mount Olivet Home (see project location below) would like to add an outdoor patio for the facility that would be located south of the main entry on Lyndale Avenue. This patio would provide residents of the facility, a place to socialize outside, meet with family/friends and watch the daily activities of the neighborhood.

The project would consist of a colored concrete patio, retaining walls to keep the patio level and allow accessibility and a pergola over built-in seating to provide some sun protection.

This patio would enhance the character of the facility as well as the community.

We are submitting a Land Use Application to the City of Minneapolis that will seek approval for two variances. The first variance approval is for a patio larger than 50 square feet within a building setback (closer than 10 feet to the lot line).

Variance Finding 1:

The building was built in the early 1960's with urban regulations at the time that pushed the building close to setbacks and limited outdoor space for the residents. Due to limited available green space, the proposed patio would be in the building setback. The proposed patio is larger than 50 square feet to allow for family/social gatherings and provide sufficient space for the quantity of residents that could use the space. The facility houses more than 240 residents. The patio is within the setback due to the proximity of the building to the property.

Variance Finding 2:

The design of the patio will keep with the spirit and intent of the ordinance and comprehensive plan. The patio will enhance the character of the community. It will also encourage outdoor activity and improve the quality of life for the residents. The patio will enhance the character of the facility while providing visual interest to the streetscape.

Variance Finding 3:

The design of the patio will enhance the local character, provide activity and visual interest. The patio will not be injurious or detrimental to the residents, local community and general public. The patio elements are all made of durable materials and will be fixed/mounted to reduce damage and theft. The roof and sides of the pergola are more than 50% open.

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The second variance approval is for a pergola larger than 20 square feet.

Variance Finding 1:

The pergola is larger than 20 square feet because of the planned resident use. Many residents use wheelchairs and walkers and one wheelchair occupies 10 square feet. A pergola that is 20 square feet is barely large enough for 3 people standing close together. The patio is intended for more people to be able to socialize individually or in groups.

Variance Finding 2:

The design of the pergola will keep with the spirit and intent of the ordinance and comprehensive plan. The pergola will enhance the character of the facility and community and also encourage outdoor activity. The pergola will also bring a sense of scale and shelter to the users.

Variance Finding 3:

The design of the pergola will not alter the essential local character, only enhance it. The pergola will not be injurious or detrimental to the residents, local community and general public. The pergola elements are all made of durable materials and will be fixed/mounted to reduce damage and theft.

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St. Paul, MN 55101
Phone: 651-227-0644 ext 338
Email: chrisg@waicontinuum.com



MOUNT OLIVET
HOME
MOUNT OLIVET
CAREVIEW HOME

5517 Lyndale Avenue South
Minneapolis, MN 55419-1719

Phone 612.827.5677
Fax 612.821.3241

Development Office
Phone 612.821.3150

www.mtolivethomes.org

April 25, 2014

To Whom It May Concern,

This letter authorizes WAI Continuum and their staff, Dave Wolterstorff and Chris Goring, to submit the General Land Use application to the City of Minneapolis on behalf of Mount Olivet Home and Mount Olivet Careview Home.

This application is in regard to our proposed patio project.

Sincerely,

Tim Hokanson
Administrator

Date: 16 May 2014

To: Nicollet-East Harriet Business Association
P.O. Box 8932
Minneapolis, MN 55408

From: Tim Hokanson, Administrator



Re: Mount Olivet Patio – Project No. 92014.03



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Minneapolis, MN 55419

APPLICANT:

Christopher Goring, AIA, LEED AP
WAI Continuum
381 East Kellogg Boulevard
St. Paul, MN 55101
Phone: 651-227-0644 ext 339
Email: chrisq@waicontinuum.com

Date: 16 May 2014

To: Windom Community Association
5843 Wentworth Avenue South
Minneapolis, MN 55419
Attn: Pat Soulak, President

From: Tim Hokanson, Administrator

Re: Mount Olivet Patio – Project No. 92014.03



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WAI Continuum
381 East Kellogg Boulevard
St. Paul, MN 55101
Phone: 651-227-0644 ext 339
Email: chrisq@waicontinuum.com

Date: 16 May 2014

To: Tangletown Neighborhood Association
P.O. Box 19347
Minneapolis, MN 55419

From: Tim Hokanson, Administrator



Re: Mount Olivet Patio – Project No. 92014.03



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381 East Kellogg Boulevard
St. Paul, MN 55101
Phone: 651-227-0644 ext 339
Email: chrisq@waicontinuum.com

Date: 16 May 2014

To: Kenny Neighborhood Association
5516 Lyndale Avenue South
Minneapolis, MN 55419
Attn: Bryan Simmons

From: Tim Hokanson, Administrator

Re: Mount Olivet Patio – Project No. 92014.03



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381 East Kellogg Boulevard
St. Paul, MN 55101
Phone: 651-227-0644 ext 339
Email: chrisq@waicontinuum.com

Date: 16 May 2014

To: Ward 11 City Council
Room 307 City Hall/Courthouse
350 South 5th Street
Minneapolis, MN 55415
Attn: John Quincy, Councilmember



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CAREVIEW HOME

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From: Tim Hokanson, Administrator

Re: Mount Olivet Patio – Project No. 92014.03

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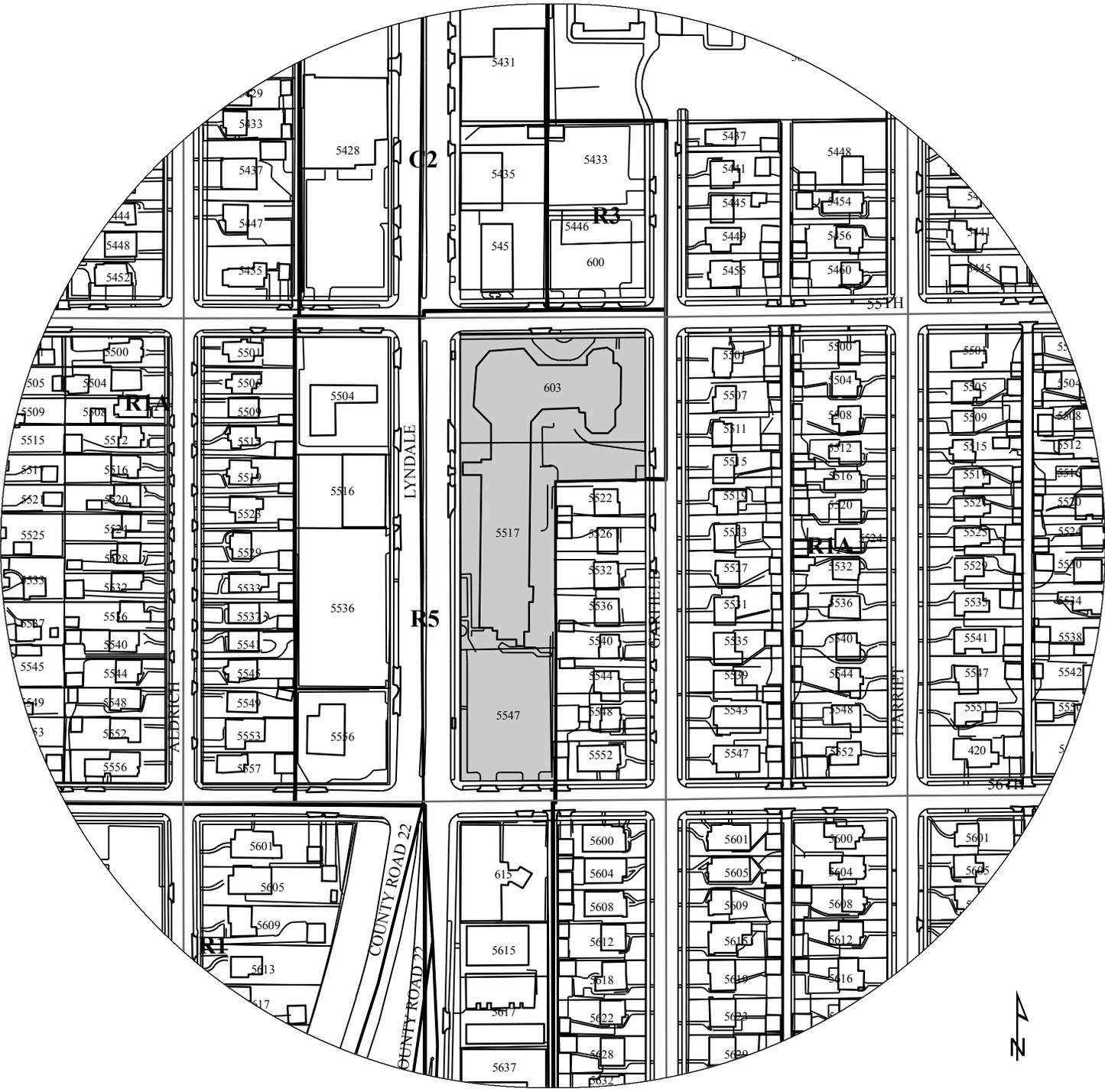
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Phone: 651-227-0644 ext 339
Email: chrisq@waicontinuum.com



PROPERTY ADDRESS

5517 and 5547 Lyndale Avenue South and 603 55th Street West

FILE NUMBER

BZZ-6585

PROPOSED PATIO FOR:

MOUNT OLIVET HOME

NEW PATIO

5517 LYNDALE AVENUE SOUTH
MINNEAPOLIS, MN 55419

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 PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

WAI
CONTINUUM

Offices in Minnesota and Florida
381 East Kellogg Blvd
Saint Paul, MN 55101
P: 651-227-0644
F: 651-223-5092

David G. Wolterstorff
DAVID G. WOLTERSTORFF

DATE: 5-14-14 REGISTRATION NO.: 15686

PROJECT INFORMATION

OWNER:

MOUNT OLIVET HOME
5517 LYNDALE AVE. S.
MINNEAPOLIS, MN 55419
PHONE: 612-821-3100
FAX: 612-821-3240
E-MAIL: thokanson@mtolivetohomes.org

ARCHITECT:

WAI CONTINUUM
381 EAST KELLOGG BOULEVARD
ST. PAUL, MN 55101
PHONE: 651-227-0644
FAX: 651-223-5092
E-MAIL: info@waicontinuum.com

STRUCTURAL

LARSON ENGINEERING
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110
PHONE: 651-481-9120
FAX: 651-481-9201

SHEET INDEX

ARCHITECTURAL

- A0.0 TITLE SHEET
- D1.0 SURVEY
- D1.0 DEMOLITION SITE PLAN
- A1.0 OVERALL SITE PLAN
- A2.0 ENLARGED SITE PLAN AND PERGOLA ROOF PLAN
- A2.1 ENLARGED SITE PLAN - CONCRETE COLORS/PATTERNS
- A3.0 SECTION AT PERGOLA
- A3.1 SECTION AT PERGOLA & DETAILS
- A4.0 ELEVATIONS

SITE LOCATION:



PROPOSED PATIO:

THE PROPOSED PATIO IS ADJACENT TO LYNDALE AVENUE NEXT TO THE EXISTING MOUNT OLIVET HOME WHICH IS A 4-STORY SEMI-INDEPENDENT LIVING FACILITY.

THE PROPOSED PATIO AREA WILL ADD 731 SQUARE FEET OF NEW IMPERVIOUS SURFACE TO THE SITE.

KEY OF STANDARD SYMBOLS

- X
Y - ROOM NUMBER:
X = ROOM NAME
Y = ROOM NUMBER
- X
Y - WALL TYPE: REFER TO
WALL TYPE SCHEDULE.
- X
Y.0 - SECTION DETAIL: REFER TO
DETAIL # "X" ON SHEET
"Y.0".
- X
Y.0 - ENLARGED DETAIL: REFER
TO DETAIL NUMBER "X" ON
SHEET NUMBER "Y.0".
- X
Y.0 - INTERIOR OR EXTERIOR
ELEVATION: REFER TO ELEV.
NUMBER "X" ON SHEET #
"Y.0".
- X
Y.0 - BUILDING OR WALL SECTION:
REFER TO BUILDING OR WALL
SECTION # "X" ON SHEET
"Y.0".
- xxx - DOOR NUMBER: REFER TO
DOOR SCHEDULE.
- X
Y - KEYED NOTE: REFER TO NOTE
KEY NOTE, REFER TO INDIV.
PLANS.
- X
Y - ELEVATION HEIGHT MARKER:
X=ITEM
Y=HEIGHT
- X
Y - INTERIOR OR EXTERIOR
WINDOW TYPE.
- X
Y - DEMOLITION PLAN
KEY NOTE, REFER TO NOTE
KEY NOTE, REFER TO INDIV.
PLANS.
- X^{AS} - ADDENDUM REVISION NUMBER
- X^{AS} - ASI REVISION NUMBER

ARCHITECTURAL ABBREVIATIONS

ACMV	ADHERED CONCRETE	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ACT	MASONRY VENEER	ID	INSIDE DIAMETER
AFF	ACOUSTICAL CEILING TILE	INT	INCH(ES)
ALT	ALTERNATE	INS	INSULATE, INSULATION
ALUM	ALUMINUM	INT	INTERIOR
APPROX	APPROXIMATE	JT	JOINT
ARCH	ARCHITECT(URAL)	KIT	KITCHEN
BD	BOARD	LAM	LAMINATE(D)
BLDG	BUILDING	LAV	LAVATORY
BOT	BOTTOM	LF	LINEAR FOOT
BR	BEDROOM	MAX	MAXIMUM
BRG	BEARING	MDF	MEDIUM DENSITY FIBERBOARD
BSMT	BASEMENT	MECH	MECHANICAL
CAB'T	CABINET	MFG'R	MANUFACTURE(R) (D)
CJ	CONTROL JOINT	MIN	MINIMUM
CLG	CEILING	MISC	MISCELLANEOUS
CLR	CLEAR	MO	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	MTL	METAL
COL	COLUMN	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CONST	CONSTRUCTION	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
CPT	CARPET	OH	OVERHEAD
CT	CERAMIC TILE	OPN'G	OPENING
DIA	DIAMETER	OPP	OPPOSITE
DWG	DRAWING	P,LAM	PLASTIC LAMINATE
EA	EACH	PL	PLATE
ELEV	ELEVATION	PT(D)	PAINTED
ELEC	ELECTRIC(AL)	QT	QUARRY TILE
EPT	EPOXY PAINT	R	RISER or RADIUS
EQ	EQUAL	RCP	REFLECTED CEILING PLAN
EQPT	EQUIPMENT	REIN	REINFORCE(D); REINFORCING
EXIST	EXISTING	REQ'D	REQUIRED
EXH	EXHAUST	RES	RESILIENT
EXT	EXTERIOR	REV	REVISION OR REVERSE
FA	FIRE ALARM	RM	ROOM
FD	FLOOR DRAIN	RO	ROUGH OPENING
FE	FIRE EXTINGUISHER	SC	SEALED CONCRETE
FEC	FIRE EXTINGUISHER CABINET	SF	SQUARE FOOT
FIN	FINISH(D)	SHTG	SHEDDING
FIXT	FIXTURE	SIM	SIMILAR
FLR	FLOOR	SQ	SQUARE
FOF	FACE OF FINISH	S.S.	STAINLESS STEEL
FOF	FACE OF SHEATHING	STD	STANDARD
FP	FIREPROOF(ING)	STL	STEEL
FRP	FIBERGLASS REINFORCED PANEL	STOR	STORAGE
FRT	FIRE RETARDANT TREATED	STRUCT	STRUCTURAL
FT	FOOT / FEET	SV	SHEET VINYL
GA	GAUGE	TR	TREAD
GALV	GALVANIZED	TEL	TELEPHONE
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GL	GLASS	UNO	UNLESS NOTED OTHERWISE
GYP	GYP-SUM BOARD	VCT	VINYL COMPOSITION TILE
GPC	GYP-CRETE	VERT	VERTICAL
H/C	HANDICAP(PED)	VB	VAPOR BARRIER
HDWR	HARDWARE	VR	VAPOR RETARDER
HM	HOLLOW METAL	W/	WITH
HORZ	HORIZONTAL	WB	WEATHER BARRIER
HR	HOUR	W/O	WITHOUT
HSG	HOUSEKEEPING	WD	WOOD
HHT	HEIGHT	W/R	WATER RESISTANT
HWD	HARDWOOD	WRT	WATER RESISTANT TREATED

PROPOSED PATIO FOR:
MOUNT OLIVET HOME
 5517 LYNDALE AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA

92014.03

CONSTRUCTION
 DOCUMENTS

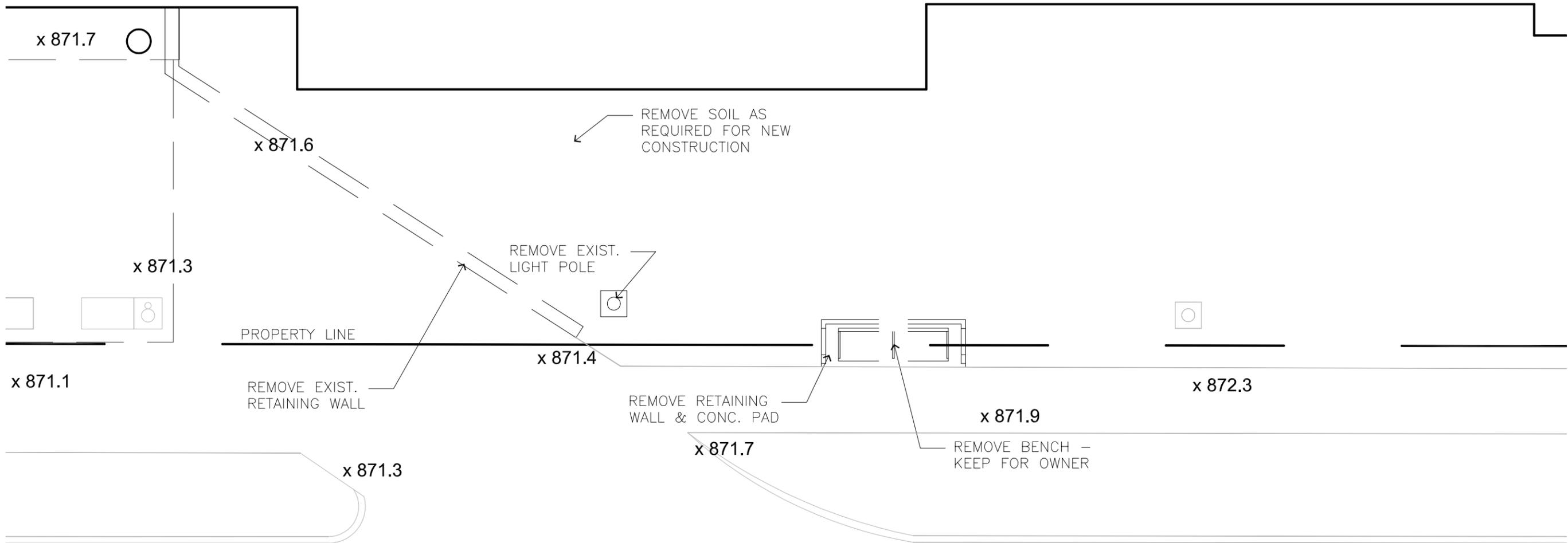
TITLE SHEET

ISSUE DATE: 05-14-14

REVISIONS:

A
0.0

MT. OLIVET HOME
(EXISTING BUILDING)



PROPOSED PATIO FOR:
MOUNT OLIVET HOME
5517 LYNDALE AVENUE SOUTH
MINNEAPOLIS MINNESOTA

92014.03

CONSTRUCTION
DOCUMENTS

DEMOLITION SITE PLAN

ISSUE DATE: 05-14-14

REVISIONS:

1 DEMOLITION SITE PLAN
D1.0 SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

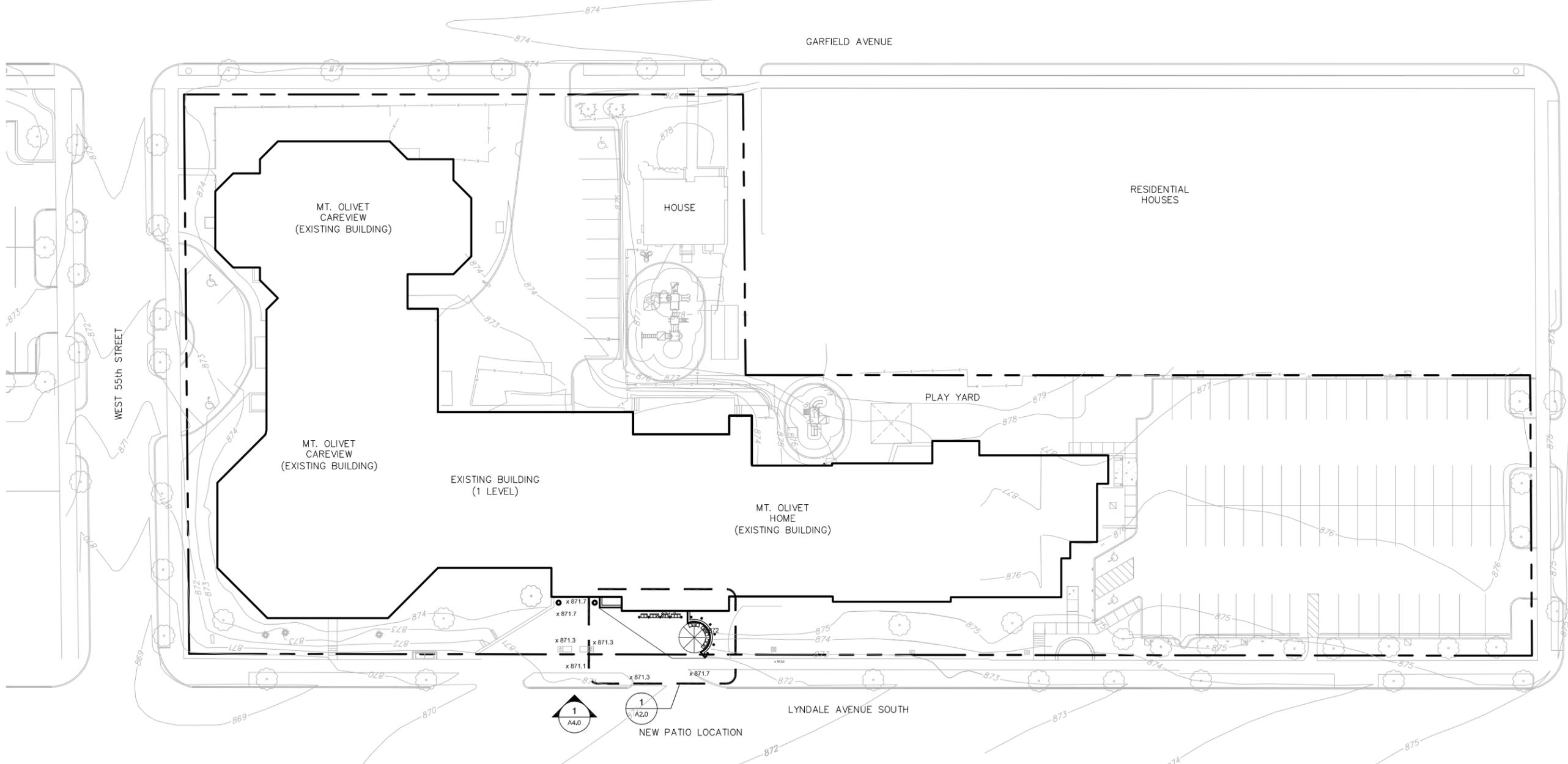
1. REMOVE BUSHES AND TREES AS REQUIRED. RELOCATE EXISTING TREES.
2. REMOVE AND REUSE EXISTING IRRIGATION SYSTEM AS REQUIRED.

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 PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

David G. Wolterstorff
DAVID G. WOLTERSTORFF

DATE: 5-14-14 REGISTRATION NO.: 15686

D
1.0

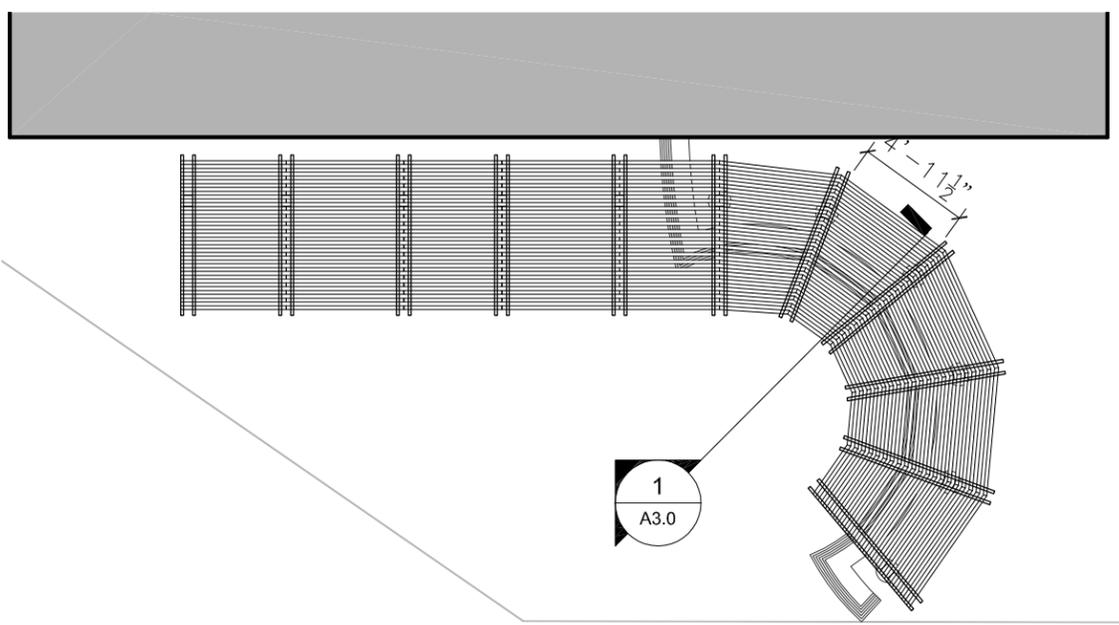
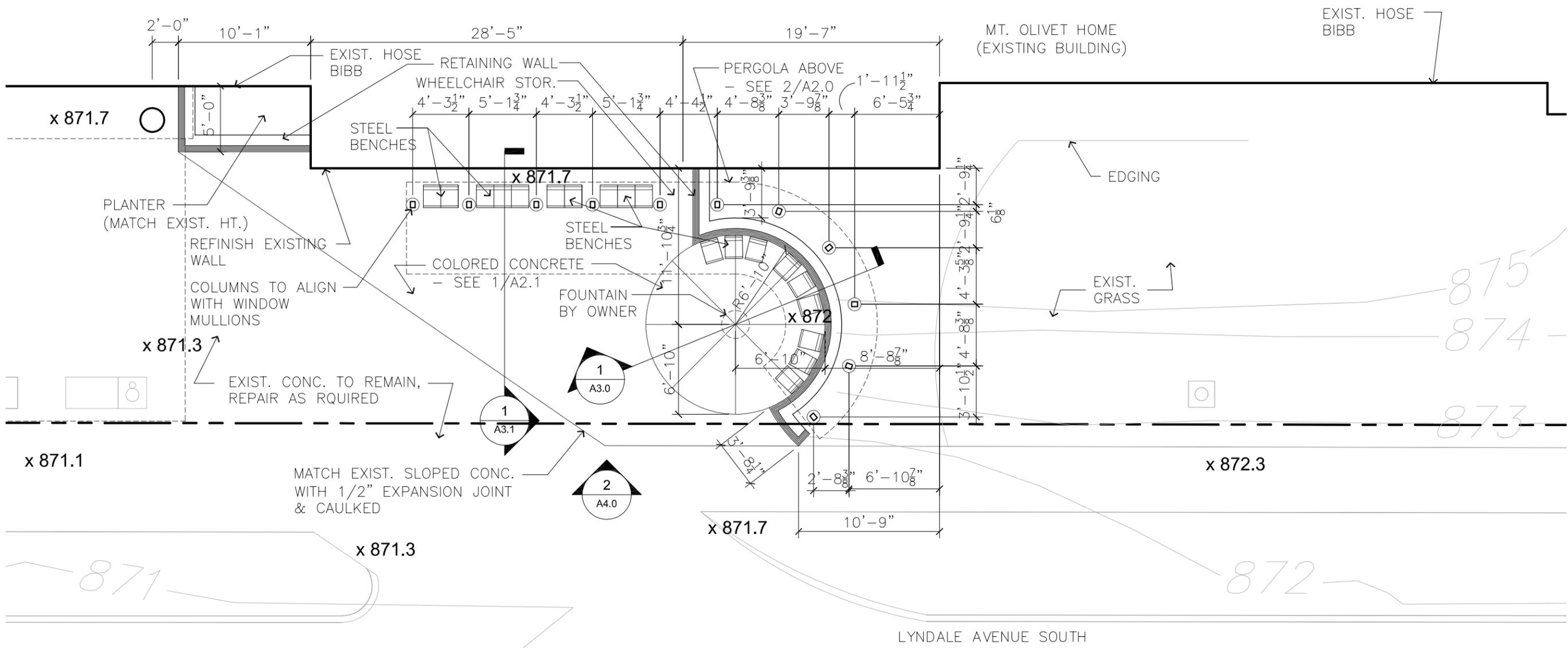


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David G. Wolterstorff
DAVID G. WOLTERSTORFF

DATE: 5-14-14 REGISTRATION NO.: 15686





1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REPAIR & PROVIDE NEW LANDSCAPING AS REQUIRED DUE TO DEMOLITION & CONSTRUCTION OF PATIO.
2. TIE INTO EXIST. IRRIGATION SYSTEM.
3. CONNECT FOUNTAIN TO NEAREST HOSE BIBB BY UNDERGROUND WATER LINE.
4. ALL WOOD MEMBERS TO BE CEDAR AND HAVE A COLORED STAIN. PROVIDE EXTRA STAIN TO OWNER.
5. ALL NEW CONCRETE TO BE INTEGRAL COLOR.

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 PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

David G. Wolterstorff
DAVID G. WOLTERSTORFF

DATE: 5-14-14 REGISTRATION NO.: 15686

2 PERGOLA ROOF PLAN
SCALE: 1/8" = 1'-0"

PROPOSED PATIO FOR:
MOUNT OLIVET HOME
5517 LYNDALE AVENUE SOUTH
MINNEAPOLIS MINNESOTA

92014.03

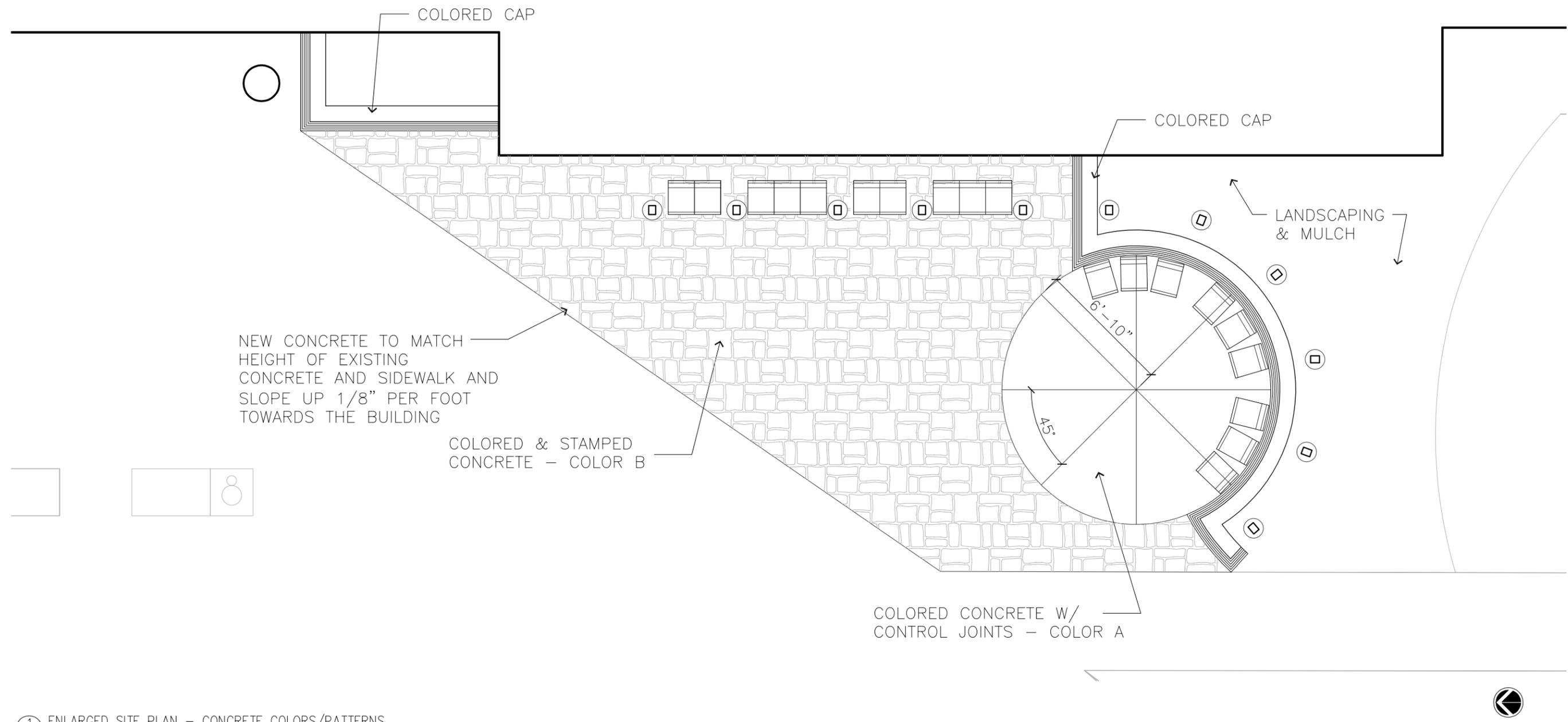
CONSTRUCTION DOCUMENTS

ENLARGED SITE PLAN
AND PERGOLA ROOF
PLAN

ISSUE DATE: 05-14-14

REVISIONS:

A
2.0



1 ENLARGED SITE PLAN - CONCRETE COLORS/PATTERNS
SCALE: 3/16" = 1'-0"

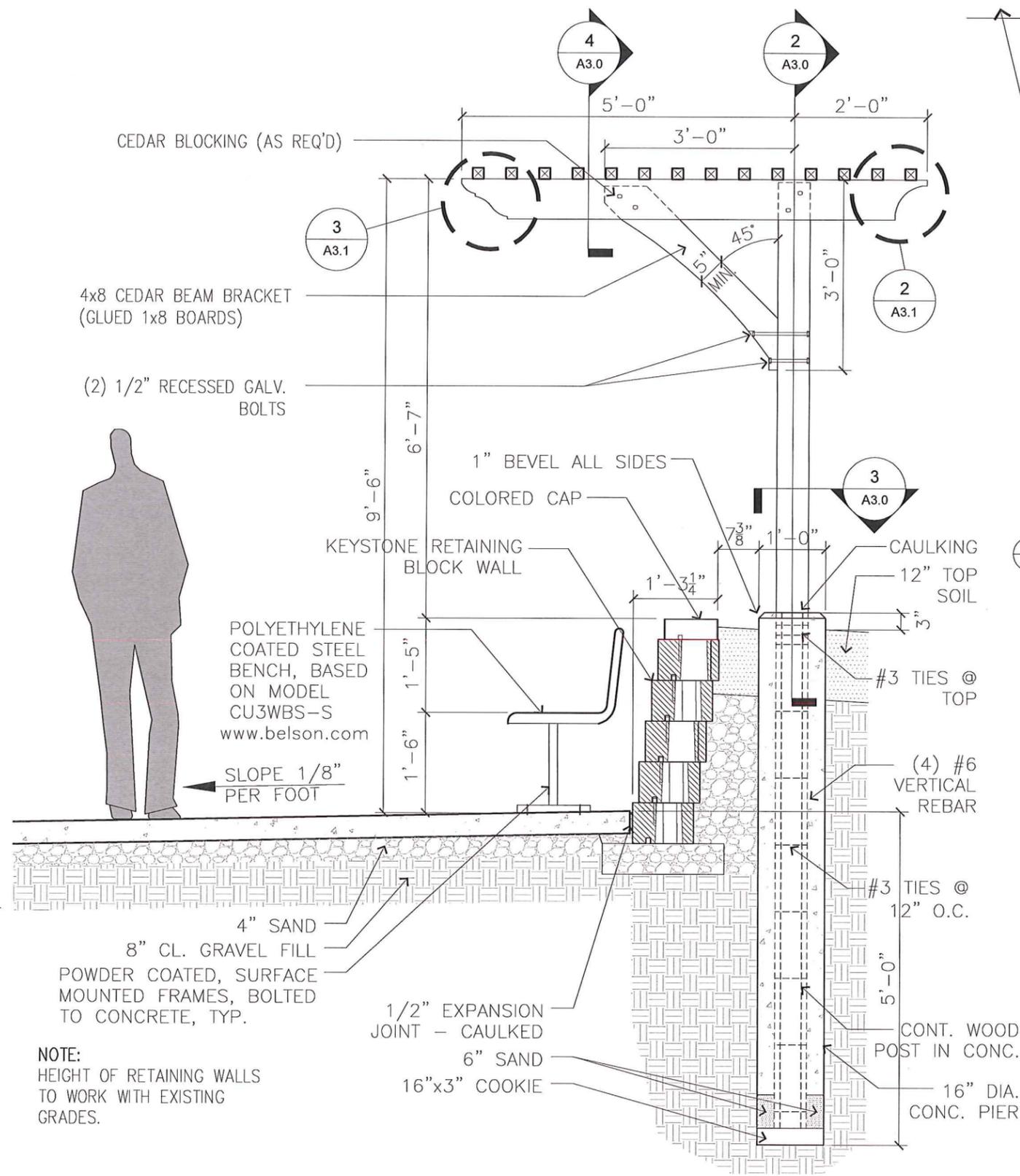
GENERAL NOTES:

1. ALL COLORS AND PATTERNS TO BE VERIFIED WITH ARCHITECT.
2. DRAIN ALL CONCRETE TO STREET.
3. PROVIDE SHOP DRAWINGS AND SAMPLES TO ARCHITECT.

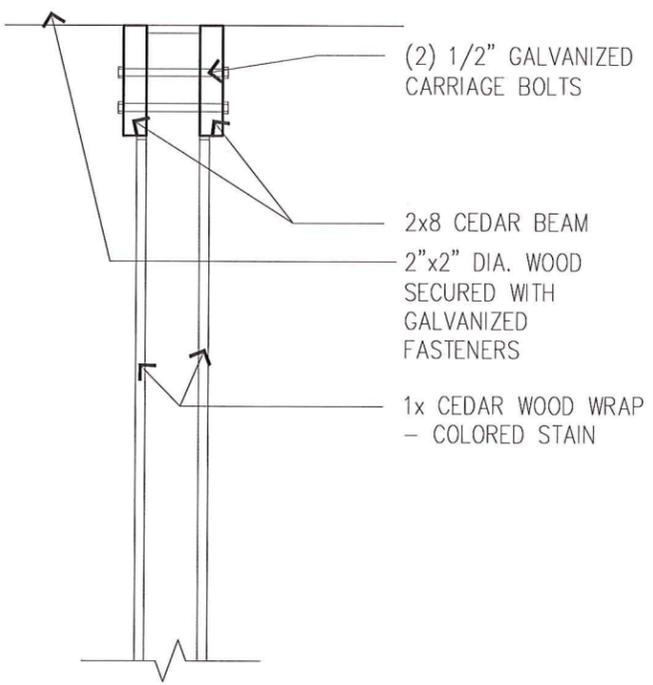
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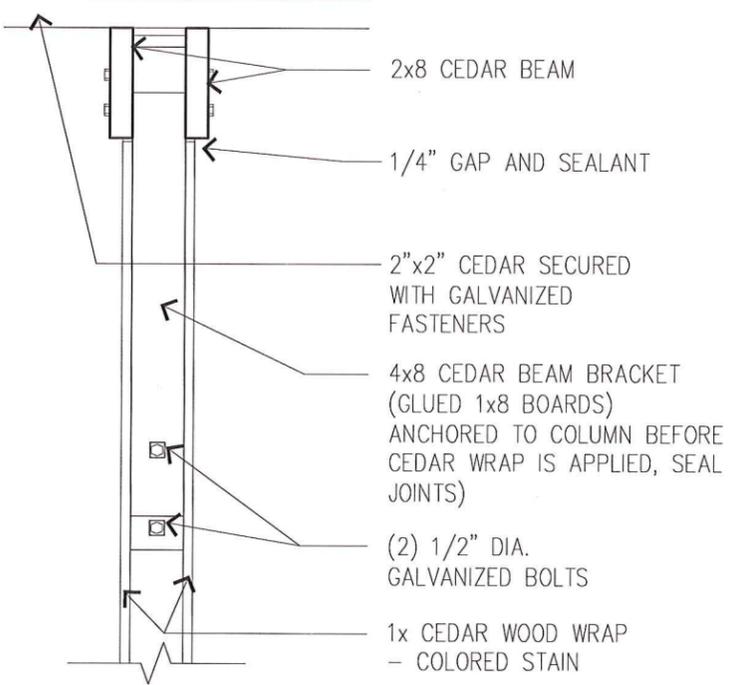
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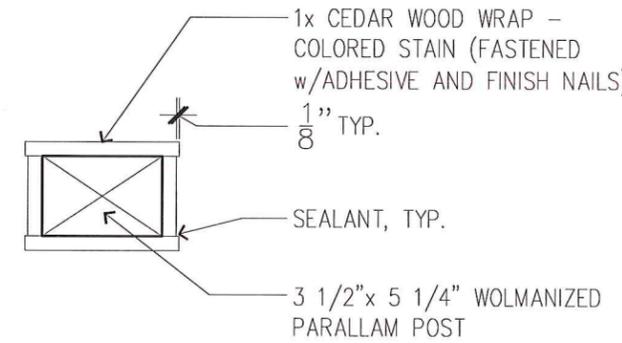
1 SECTION AT PERGOLA
SCALE: 1/2" = 1'-0"



2 SECTION AT PERGOLA
SCALE: 1" = 1'-0"



4 SECTION AT PERGOLA
SCALE: 1" = 1'-0"



3 SECTION THROUGH POST
SCALE: 1" = 1'-0"

GENERAL NOTES:

1. SEAL ALL CONC. SURFACES.
2. SEE WWW.BELSON.COM FOR BENCHES, COLORS BY ARCHITECT.

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

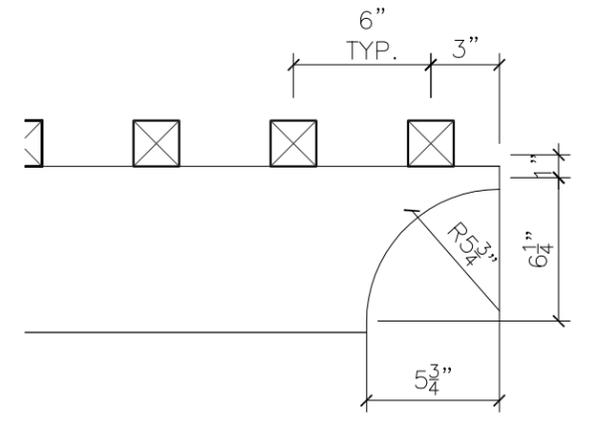
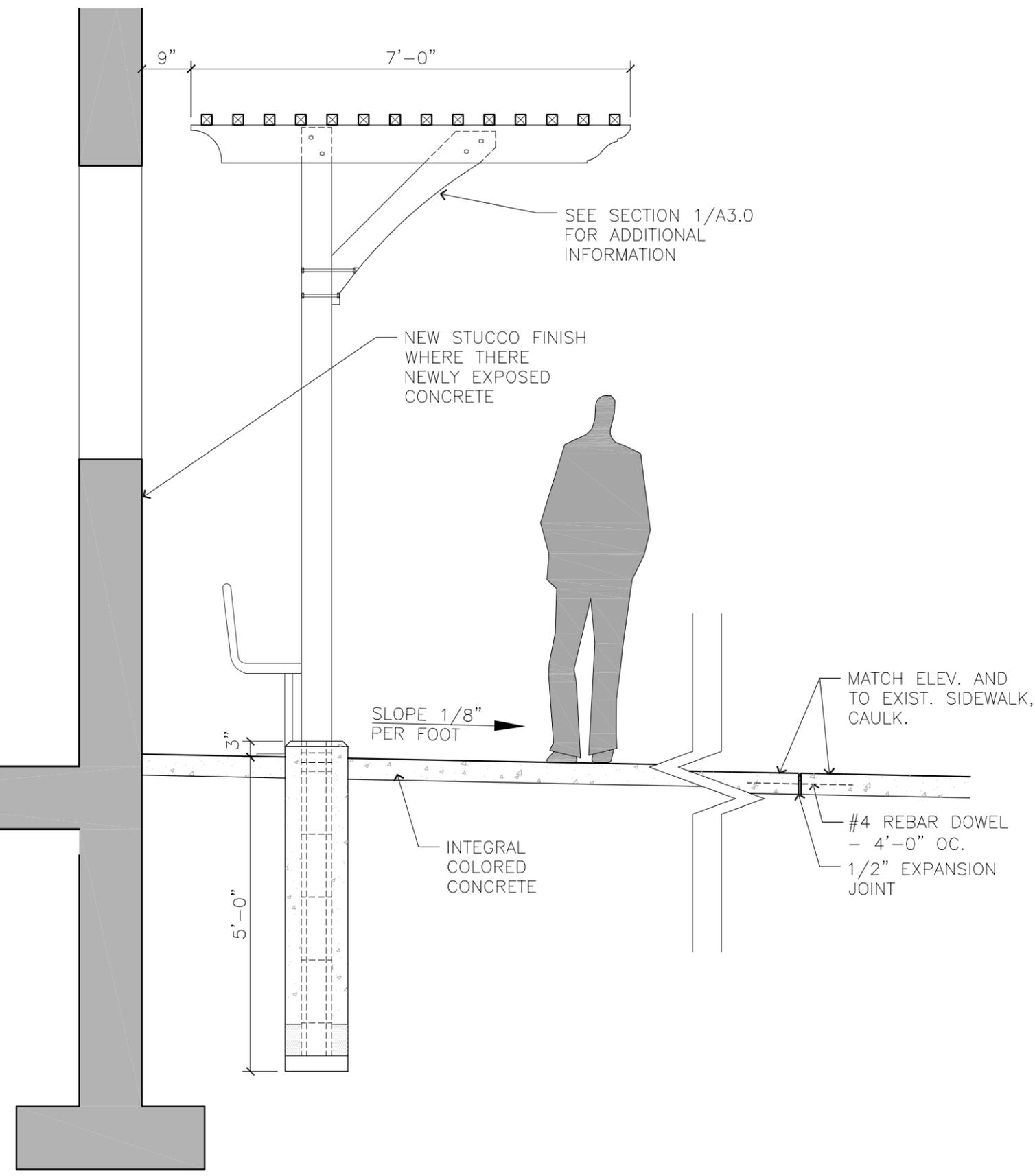
Kesh Ramdular
KESH RAMDULAR

DATE: 05-14-14 REGISTRATION NO.: 16256

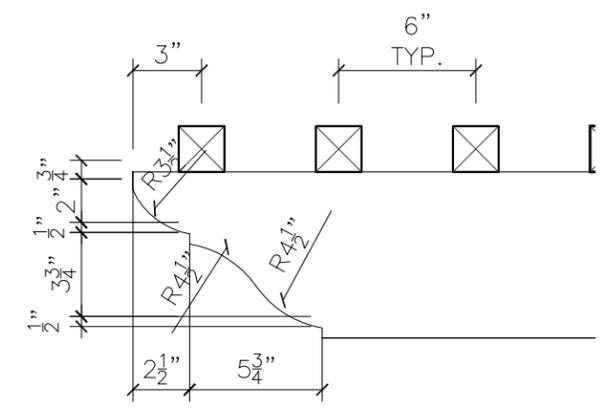
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David G. Wolterstorff
DAVID G. WOLTERSTORFF

DATE: 5-14-14 REGISTRATION NO.: 15686



2 PERGOLA EDGE DETAIL
A3.1 SCALE: 1 1/2" = 1'-0"



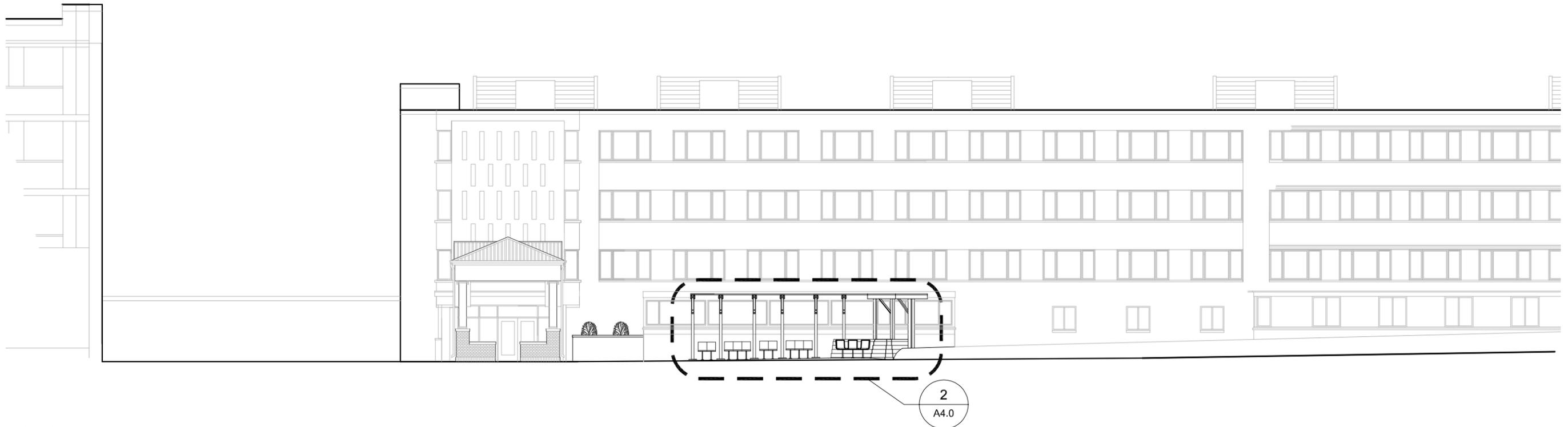
3 PERGOLA EDGE DETAIL
A3.1 SCALE: 1 1/2" = 1'-0"

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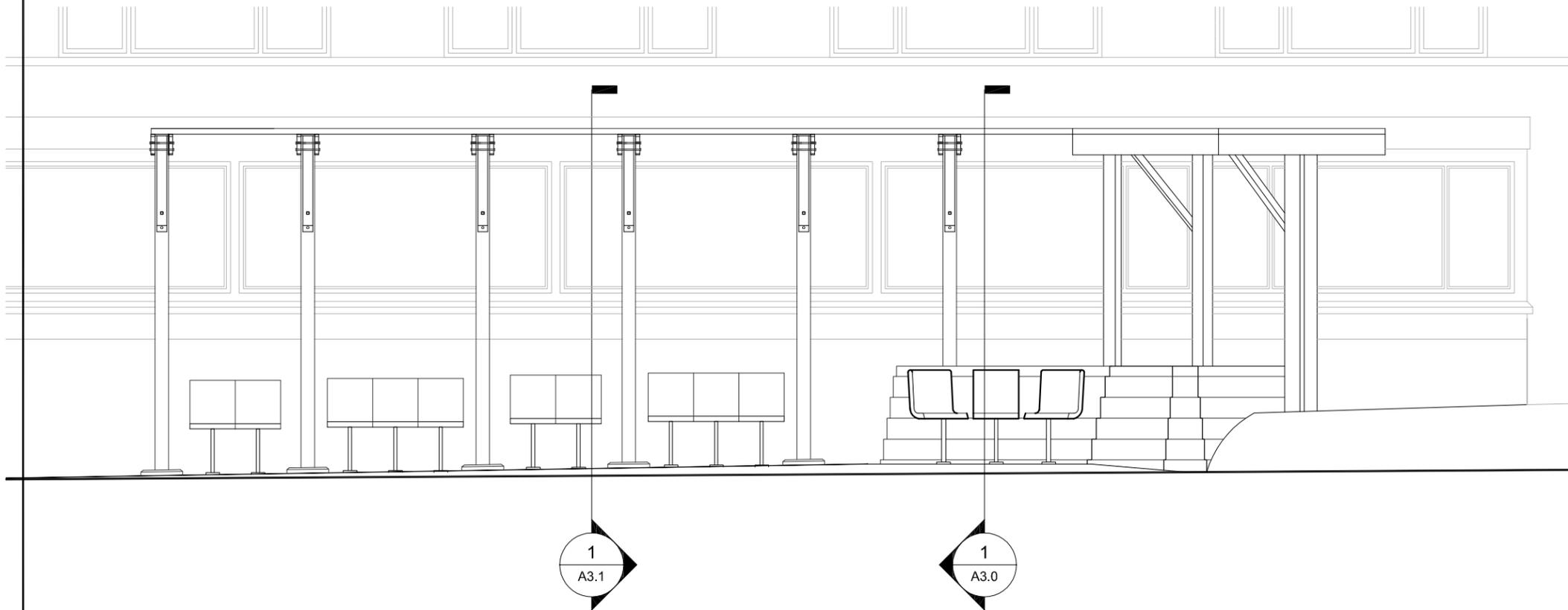
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1 SECTION AT PERGOLA
A3.1 SCALE: 1/2" = 1'-0"



1 PARTIAL ELEVATION
A4.0 SCALE: 1/16" = 1'-0"

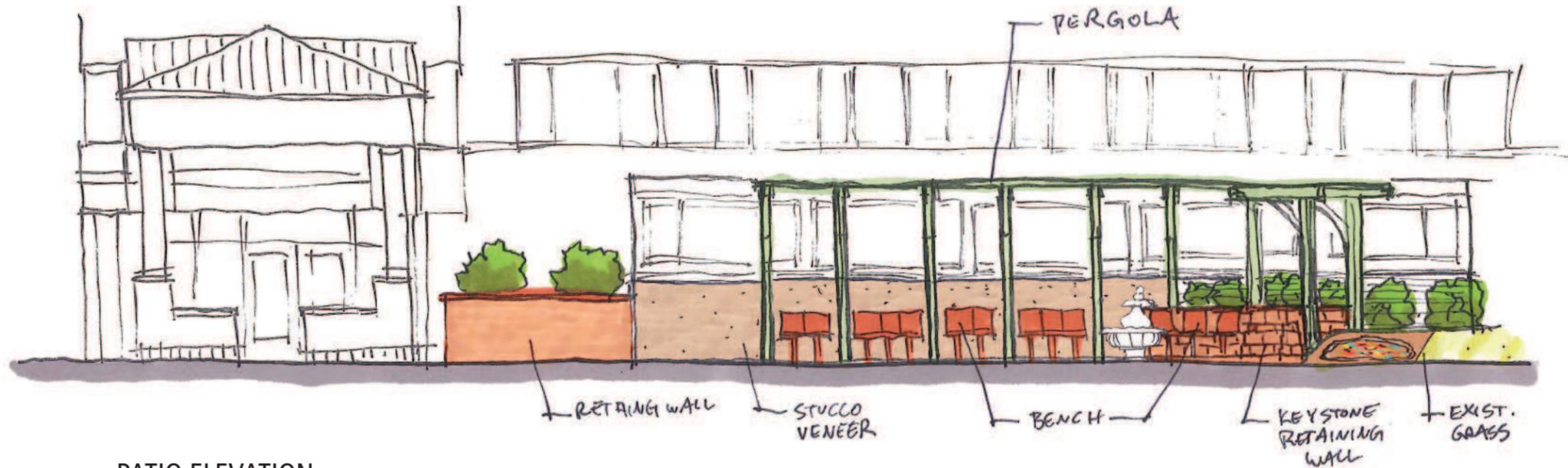


2 ENLARGED PERGOLA ELEVATION
A4.0 SCALE: 1/4" = 1'-0"

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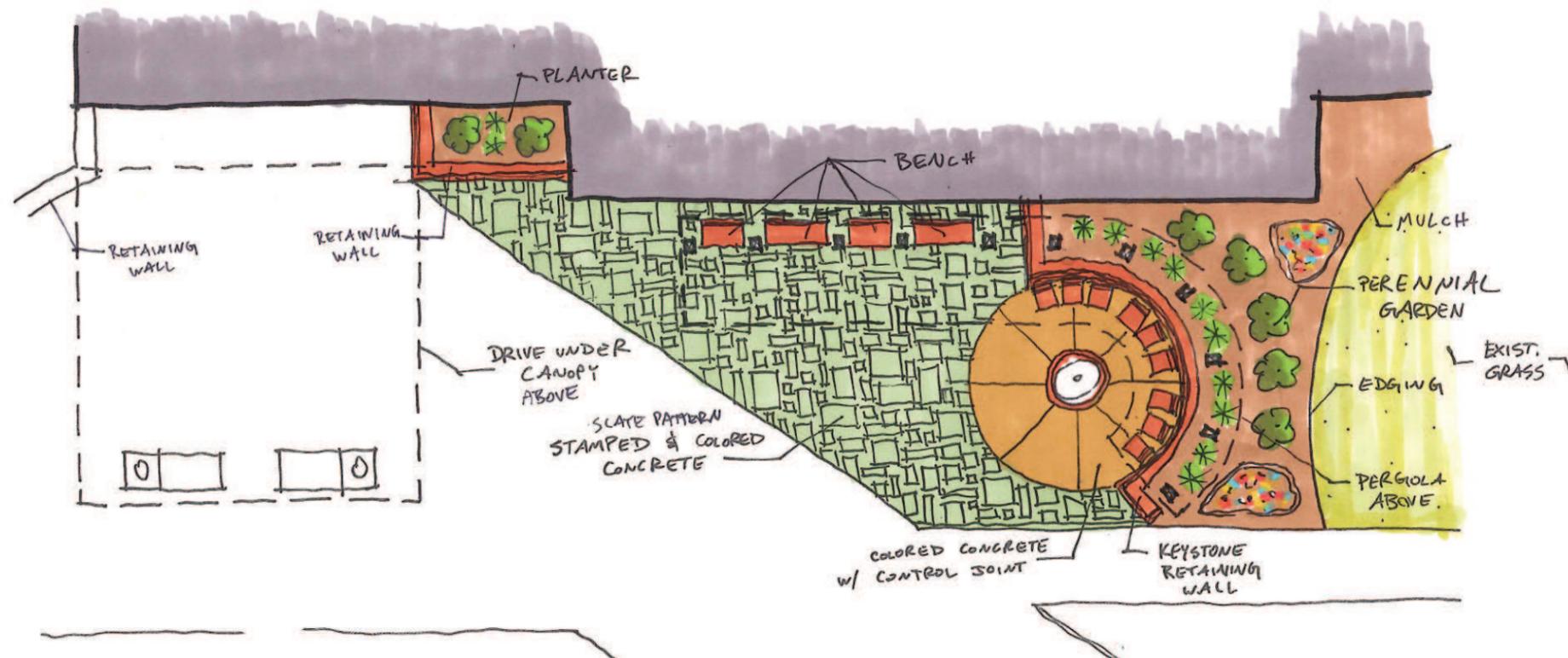
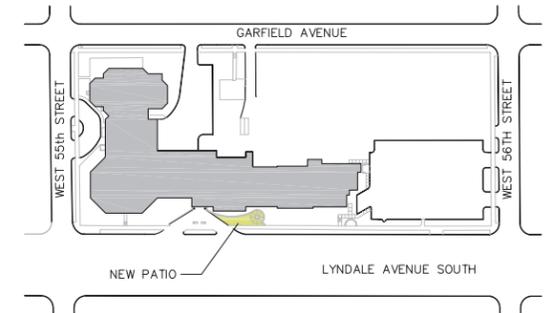
PATIO ELEVATION
SCALE: 1/8"=1'-0"

**MOUNT OLIVET
HOME**

NEW PATIO

5517 LYNDALE AVE SOUTH
MINNEAPOLIS, MN

92014.03
05/22/2014



SITE PLAN AT PATIO
SCALE: 1"=10'-0"



MOUNT
OLIVET
HOME



MOUNT
OLIVET
HOME





5517

MOUNT OLIVET HOME

MIDAS