



CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #5
 March 26, 2015
 BZZ-6995

LAND USE APPLICATION SUMMARY

Property Location: 212 17th Avenue North and 1705 2nd Street North
Project Name: Minneapolis Animal Care and Control Fence
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Minneapolis Animal Care and Control
Project Contact: Jason Perius, City of Minneapolis—Property Services Department
Request: An 8-foot tall vinyl coated chain link fence adjacent to 2nd Street North.
Required Applications:

Variance	To increase the maximum allowed height of a fence from 6 feet to 8 feet.
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SITE DATA

Existing Zoning	I2 District
Lot Area	36,750 square feet / 0.84 acres
Ward(s)	5
Neighborhood(s)	Northside Residents Redevelopment Council
Designated Future Land Use	Urban Neighborhood
Land Use Features	Industrial Employment District (North Washington Jobs Park)
Small Area Plan(s)	Northside Jobs Park Design Guidelines and Development Framework (1997) Above the Falls—A Master Plan for the Upper River in Minneapolis (2000) Industrial Land Use and Employment Policy Plan (2006) Above the Falls Master Plan Update (2013)

Date Application Deemed Complete	March 4, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 3, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Minneapolis Animal Care and Control is located on the subject property. It was permitted for construction in 2003.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located in a predominantly industrial area. Surrounding uses include light to heavy industrial.

PROJECT DESCRIPTION. A dog run is proposed to be located on the east side of the building adjacent to 2nd Street North between the building and the public sidewalk, most of which is located in the public street right-of-way (ROW). Trees and shrubs are primarily located in this area. The trees will remain, but the shrubs will be relocated elsewhere on the site as space allows. A pervious, synthetic turf will be provided in the dog run. One foot will remain between the dog run and sidewalk, which will be landscaped with ornamental grasses. The dog run will be bordered by a fence and curb. The maximum allowed fence height is 6 feet. The proposed vinyl coated chain link fence is 8 feet in height. A variance is required to increase the height.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-999	Conditional use permit and site plan review	To allow a new animal shelter facility	Approved at the January 13, 2003 Planning Commission meeting

PUBLIC COMMENTS. As of writing this report, no correspondence from the neighborhood group has been received. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum allowed height of a fence from 6 feet to 8 feet 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.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The existing animal shelter does not have adequate facilities for dogs to get exercise and interact with potential adopters. The proposed dog run addresses those issues. A 6 foot tall fence is not sufficient to keep some dogs contained. Therefore an 8 foot tall fence is proposed. Fences are allowed to be up to 8 feet in height in industrial zoning districts provided they are located at least 5 feet from the public street or public sidewalk. Because the dog run and surrounding fencing would be located almost entirely in the ROW, the fence is subject to a maximum height requirement of 6 feet. The existing building location and layout limits options for placement of the dog run. Alternative site locations would affect vehicle parking and maneuvering or eliminate

landscaping that is required to comply with the previous site plan review approval. These circumstances are unique to the property.

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.*

Fence regulations are established to promote the public health, safety and welfare, encourage an aesthetic environment and allow for privacy, while maintaining access to light and air. The comprehensive plan policies support crime prevention through environmental design, which promote natural surveillance and visibility. Taller fences abutting the public ROW can result in adverse effects on the pedestrian realm, including preventing eyes on the street and creating a feeling of foreboding or isolation. The proposed 8 foot fence height is needed to prevent dogs from jumping over the fence and to ensure their safety. It will allow views to and from the site. The proximity to and visibility from the public sidewalk will encourage the public to interact with the dogs and should promote adoption. The height would also not have any effect on surrounding properties access to light and air. Provided the fence is of a decorative material, including vinyl coated chain link, the request is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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 granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The site is located in a predominantly industrial area. The proposed 8 foot fence height is needed to prevent dogs from jumping over the fence and to ensure their safety. It will allow views to and from the site. The proximity to and visibility from the public sidewalk will encourage the public to interact with the dogs and should promote adoption. The height would also not have any effect on surrounding properties access to light and air. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed fence is constructed to current building codes and is of a decorative material.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Minneapolis Animal Care and Control for the properties located at 212 17th Avenue North and 1705 2nd Street North:

A. Variance to increase the maximum height of a fence:

Recommended motion: **Approve** the variance to increase the maximum height of a fence from 6 feet to 8 feet, subject to the following conditions:

1. The fence material shall be open and decorative. Acceptable fencing material shall include vinyl coated chain link.
2. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development.
3. All site improvements shall be completed by March 26, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Plans
5. Photos



**Finance & Property Services
Department**

Property Services Division

350 South 5th Street - Room 223
Minneapolis MN 55415-1315

Office 612-673-2702
Fax 612-334-1662

ATTN: Janelle Widmeier
City of Minneapolis – Community Planning and
Economic Development (CPED)

**RE: Statement of Proposed Use for Variance Application – Minneapolis
Animal Care and Control Dog Run Project**

Dear Janelle Widmeier:

The City of Minneapolis is working on a project at the Animal Care and Control facility at 212 17th Avenue North. The City of Minneapolis; Finance & Property Services Department is applying for a **variance** for the 8'-0" high fencing as part of this project. This fence is proposed to be installed along the East facade of the building which faces North 2nd Street and is part of the new Dog Run project. Project plans are included in the variance application and are available for reference at any time upon request.

The reason for the 8'-0" fence height is to provide a safe area for the dogs to get exercise and interact with potential adopters. The need for the 8'-0" height is to prevent the dogs from jumping out of the dog run area. The proposed fence height is essential for the functionality of the dog run to provide safety and protection for the users of the facility, as well as the surrounding neighborhood.

If you have any questions or need any additional information, please feel free to contact myself at the provided contact information below.

Sincerely,

Jason Perius
Construction Management Coordinator
Finance and Property Services
350 S 5th St S, Room 223
612.673.3943
jason.perius@minneapolismn.gov



www.ci.minneapolis.mn.us

Affirmative Action Employer



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Department**

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ATTN: Janelle Widmeier
City of Minneapolis – Community Planning and
Economic Development (CPED)

**RE: Specific Land Use Statement for Variance Application –
Minneapolis Animal Care and Control Dog Run Project**

Dear Janelle Widmeier:

As part of the Minneapolis Animal Care and Control Center Dog Run project, we are proposing to install an 8'-0" fence along the East façade of the building along North 2nd Street. We understand the ordinance only allows up to a 6'-0" high fence, however we feel the unique use of this facility provides a practical difficulty in complying with this ordinance. Using an 8'-0" provides added safety and security to not only the users of the facility, but for the surrounding neighborhood as well. Dogs have the capability of jumping over a 6'-0" fence, so using an 8'-0" fence in this circumstance is essential for the functionality of the facility.

We are proposing to use this added fence height in a reasonable manner and will adhere to the intent of the ordinance and comprehensive plan. Currently, there is an existing fence which is 8'-0" high which was constructed with black of vinyl coated chain link. We are proposing to replace the existing, and add additional fencing which would match the existing exactly, therefore not affecting the look/character of the site or the surrounding neighborhood.

When this building was first constructed, a Conditional Use Permit (CUP) was applied for and approved. This new construction would not require any modification of the existing CUP.

If you have any questions or need any additional information, please feel free to contact myself at the provided contact information below.

Sincerely,

Jason Perius
Construction Management Coordinator
Finance and Property Services
350 S 5th St S, Room 223
612.673.3943
jason.perius@minneapolismn.gov

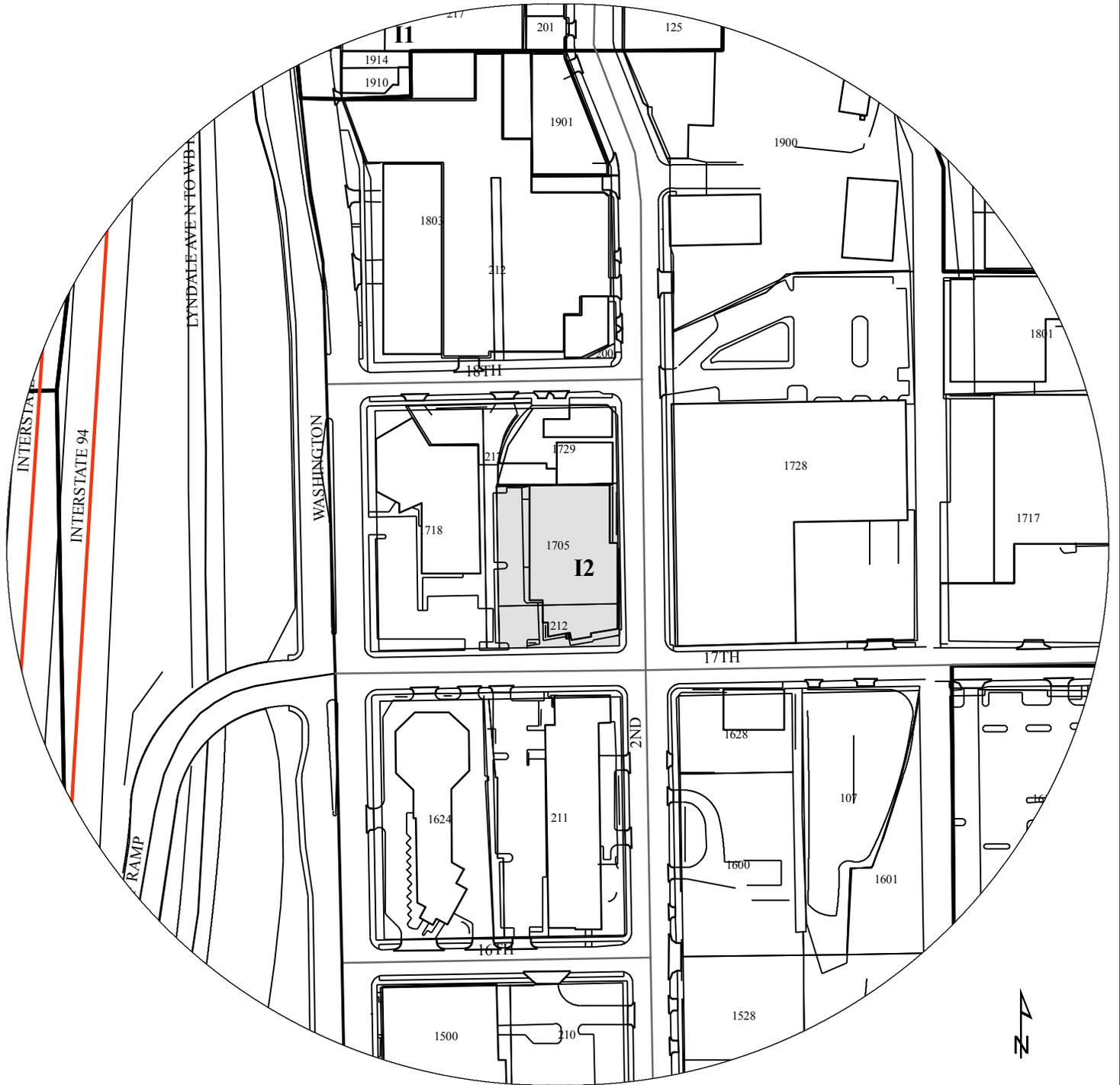


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Affirmative Action Employer

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
212 17th Ave N

FILE NUMBER
BZZ-6995

MINNEAPOLIS ANIMAL CARE AND CONTROL

MINNEAPOLIS, MN



KRECH, O'BRIEN,
MUELLER & ASSOCIATES, INC.
Architecture Structural Engineering Interior Design

6115 Cahill Avenue
Inver Grove Heights
Minnesota 55076

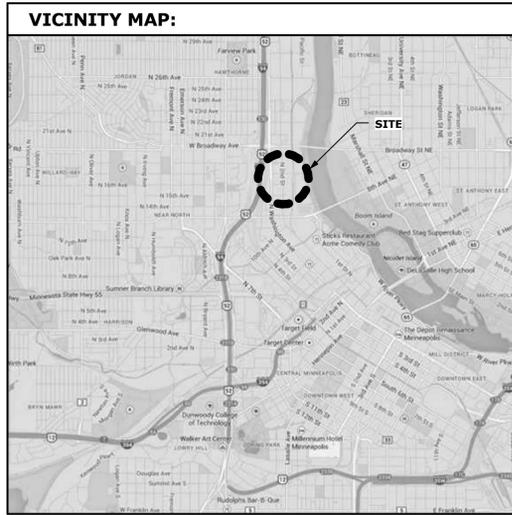
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I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 10-16-2014 REG. NO.: 46705

ABBREVIATIONS:	
±	PLUS OR MINUS
AFF	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADD	ADDITIONAL
ADJ	ADJUSTABLE, ADJACENT
AC	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AVG	AVERAGE
BSMT	BASEMENT
BRG	BEARING
BIT	BITUMINOUS
BLKG	BLOCKING
BD	BOARD
BO	BOTTOM OF
BLDG	BUILDING
BUR	BUILT-UP ROOF
CUH	CABINET UNIT HEATER
CPT	CARPET
CIP	CAST IN PLACE
CLG	CEILING
CMTBD	CEMENT BOARD
CTR	CENTER
CT	CERAMIC TILE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTRL	CONTROL
CJ	CONTROL JOINT
COORD	COORDINATION
CG	CORNER GUARD
CTOP	COUNTERTOP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DM	DIMENSION
DN	DOWN
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
EW	EACH WAY
EW/C	ELECTRIC WATER COOLER
ELEC	ELECTRIC(AL)
EP	ELECTRICAL PANEL
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EF	EXHAUST FAN
EXIST	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
FAB	FABRICATE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FT	FEET OR FOOT
FRP	FIBER REINFORCED PLASTIC PANEL
FIN	FINISH
FFE	FINISHED FLOOR ELEVATION
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FF&E	FIXTURES, FURNISHINGS, EQUIPMENT
FLOR	FLOOR
FLR	FLUORESCENT FLOOR
FD	FLOOR DRAIN
FTG	FOOTING
FNDN	FOUNDATION
FURN	FURNITURE
GALV	GALVANIZED
GA	GAGE
GC	GENERAL CONTRACTOR
GL	GLASS
GLAZ	GLAZING
GFI	GROUND FAULT INTERRUPTER
GBD	GYPSON BOARD
HC	HOLLOW CORE
HDWR	HARDWARE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HB	HOSE BIB
HR	HOUR
HYD	HYDRANT
IN	INCH(ES)
INCL	INCLUDE(D), INCLUDING IDENTIFICATION
ID	INSULATE, INSULATION
INSL	INTERIOR
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
JST	JOIST
LAM	LAMINATE
LVL	LAMINATED VENEER LUMBER
LAV	LAVATORY
L	LENGTH
LTG	LIGHTING
LF	LINEAL FEET
LOC	LOCATION, LOCATE
LB	POUND
LBS	POUNDS
MFR	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OH	OVERHEAD
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OSO1	OWNER SUPPLIED, OWNER INSTALLED
P	PAINT
PKG	PARKING
PART	PARTITION
PATTN	PATTERN
PL	PLATE
PLAM	PLASTIC LAMINATE
PVC	POLYVINYL CHLORIDE
PT	PORCELAIN TILE
PVI	POST INDICATOR VALVE
PRV	POWER ROOF VENTILATOR
PC	PRECAST CONCRETE
PREFIN	PREFINISHED
PROP	PROPERTY
QTY	QUANTITY
QT	QUARRY TILE
R	RADIUS, RISER
RWL	RAIN WATER LEADER
REF	REFERENCE, REFRIGERATOR
RCF	REFLECTED CEILING PLAN
REIN	REINFORCED
REO/D	REQUIRED
REV	REVERSE(D), REVISED
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
RT	RUBBER TILE
SAN	SANITARY
SCHD	SCHEDULE
SLNT	SEALANT
SV	SHEET VINYL
SHWR	SHOWER
SIM	SIMILAR
SC	SOLID CORE
SS	SOLID SURFACE
STC	SOUND TRANSMISSION CLASS
SPEC	SPECIFICATION(S)
SQ	SQUARE
SF	SQUARE FEET
SSTL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUSP	SUSPENDED
TERR	TERRAZZO
T	TREAD
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
T&G	TONGUE AND GROOVE
TEMP	TEMPERED, TEMPORARY
TOPO	TOPOGRAPHY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
WSC	WAINSCOT
WC	WATER CLOSET
WH	WATER HEATER
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WITH
W/O	WITHOUT
WD	WOOD
WRB	WATER RESISTIVE BARRIER



ROSTER:

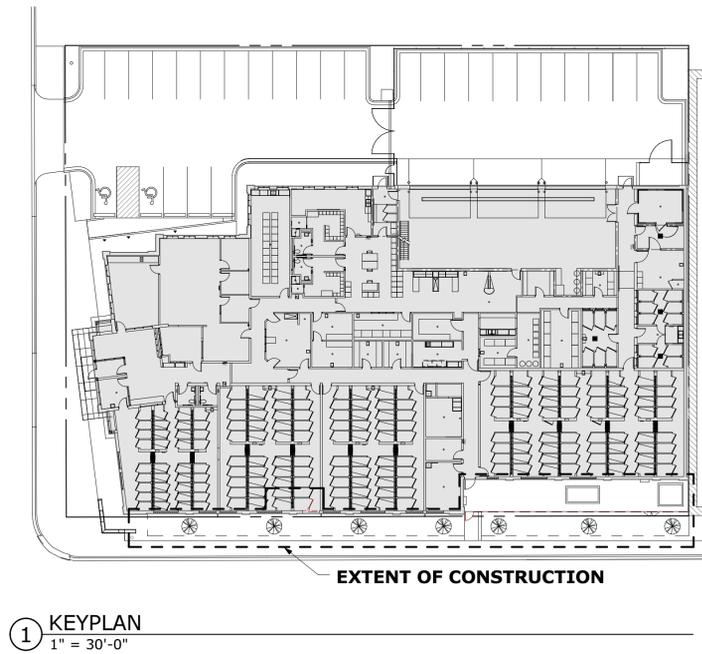
ARCHITECT: KRECH, O'BRIEN, MUELLER & ASSOCIATES, INC.
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INVER GROVE HEIGHTS, MN 55076
651-451-4605 PHONE
651-451-0917 FAX
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DRAWING SYMBOLS:

←	DETAIL NUMBER	▨	EARTH OR FILL
←	SHEET WHERE SECTION IS LOCATED	▨	POROUS FILL OR GRAVEL
←	BUILDING SECTION NUMBER	▨	CMU
←	SHEET WHERE SECTION IS LOCATED	▨	CONCRETE
←	ELEMENT SECTION NUMBER	▨	BITUMINOUS
←	SHEET WHERE SECTION IS LOCATED	▨	BRICK
←	BUILDING ELEVATION NUMBER	▨	GYPSON BOARD
←	SHEET WHERE SECTION IS LOCATED	▨	STEEL STUD
←	ELEMENT ELEVATION NUMBER	▨	STRUCTURAL WOOD
←	SHEET WHERE SECTION IS LOCATED	▨	FINISHED WOOD
☁	CLOUD AROUND REVISION	▨	PLYWOOD
1	REVISION NUMBER	▨	BATT INSULATION
Name	ROOM NAME	▨	RIGID INSULATION EXTRUDED
101	ROOM NUMBER	▨	RIGID INSULATION EXPANDED
U	ROOM WHERE DOOR IS LOCATED	▨	STEEL
101A	DOOR LETTER		
●	WORK POINT, CONTROL POINT OR DATUM POINT		
1	GRID REFERENCE		
0	GRID LINE		
1	EXISTING GRID REFERENCE		
P?	WALL TYPE		
W	WINDOW		
W?	WINDOW TAG		
⊕	CENTERLINE SYMBOL		

GENERAL NOTES:

- THE FOLLOWING GENERAL NOTES SHALL APPLY TO DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
- THE CONSTRUCTION DOCUMENTS CONSIST OF DRAWINGS.
- THE WORK DELINEATED IN THESE DRAWINGS SHALL CONFORM TO CODES, STANDARDS, AND REGULATIONS THAT HAVE JURISDICTION IN THE STATE OF MINNESOTA AND THE CITY OF MINNEAPOLIS.
- THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL COMPLY WITH THE APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, SHALL BE RESPONSIBLE FOR FILING FOR AND SECURING NECESSARY PERMITS AND APPROVALS FOR ALL TRADES, AND SHALL COMPLY WITH THE INSTRUCTIONS OF THE CONSTRUCTION DOCUMENTS.
- COMPARE FIELD CONDITIONS WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO FABRICATION AND/OR CONSTRUCTION. SUBMIT ALL NECESSARY SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL BY ARCHITECT. NO INFORMATION OR DETAILS ON THESE SHEETS MAY BE USED ON OTHER PROJECTS WITHOUT THE PERMISSION OF THE ARCHITECT.
- THE FOLLOWING SHALL APPLY TO THE DRAWINGS AND GOVERN IN CASE OF AMBIGUITIES, DISCREPANCIES, OR IRREGULARITIES IN THE CONSTRUCTION DOCUMENTS, MANUFACTURER'S INSTRUCTIONS, SITE CONDITIONS, OR APPLICABLE CODES AND STANDARDS; REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. THE COST OF WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
- DO NOT SCALE DRAWINGS.
- UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
- SAFETY MEASURES: THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY AND FOR INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- ALL WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- WITHIN THESE PLANS, "OWNER" MEANS THE DESIGNATED REPRESENTATIVE(S) OF MINNEAPOLIS ANIMAL CARE & CONTROL.
- THE TERM "CONTRACTOR" AND "G.C." REFER TO THE OWNER'S GENERAL CONTRACTOR AND THE GENERAL CONTRACTOR'S SUB-CONTRACTORS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE DIVISION OF WORK AMONG SUB-CONTRACTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
- ALL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO ORDER PLACEMENT.
- SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS AND DETAILS, AND ANNOTATED ON ONE OR MORE PLANS, SECTIONS OR DETAILS SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTIONS & DETAILS.
- CONTRACTORS ARE TO VERIFY SITE INFORMATION BEFORE STARTING CONSTRUCTION. EXISTING SITE CONDITIONS SHOWN ON THE DRAWINGS MAY NOT REPRESENT ALL EXISTING SITE CONDITIONS. CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES WITH THE DRAWINGS.
- THE LOCATION AND SIZE OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY FOR CONVENIENCE. VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION START.
- REGARDING CONTRACTOR'S USE OF PREMISES, TIME RESTRICTIONS FOR PERFORMING WORK ARE TO BE VERIFIED WITH LANDLORD AND ALL UTILITY OUTAGES AND SHUTDOWNS SHALL BE COORDINATED WITH THE LANDLORD.



KEYPLAN
1" = 30'-0"

NOTE TO BIDDERS:

PRICE ALTERNATE #1: ALL ELEMENTS ASSOCIATED WITH THE NEW EXTERIOR DOOR AND CONCRETE STOOP, SEE SHEET A103 FOR MORE INFORMATION

PRICE ALTERNATE #2: GC TO PROVIDE ALTERNATE BID TO PROVIDE ALL NEW FENCING/GATES IN LIEU OF REUSING EXISTING

SHEET SCHEDULE

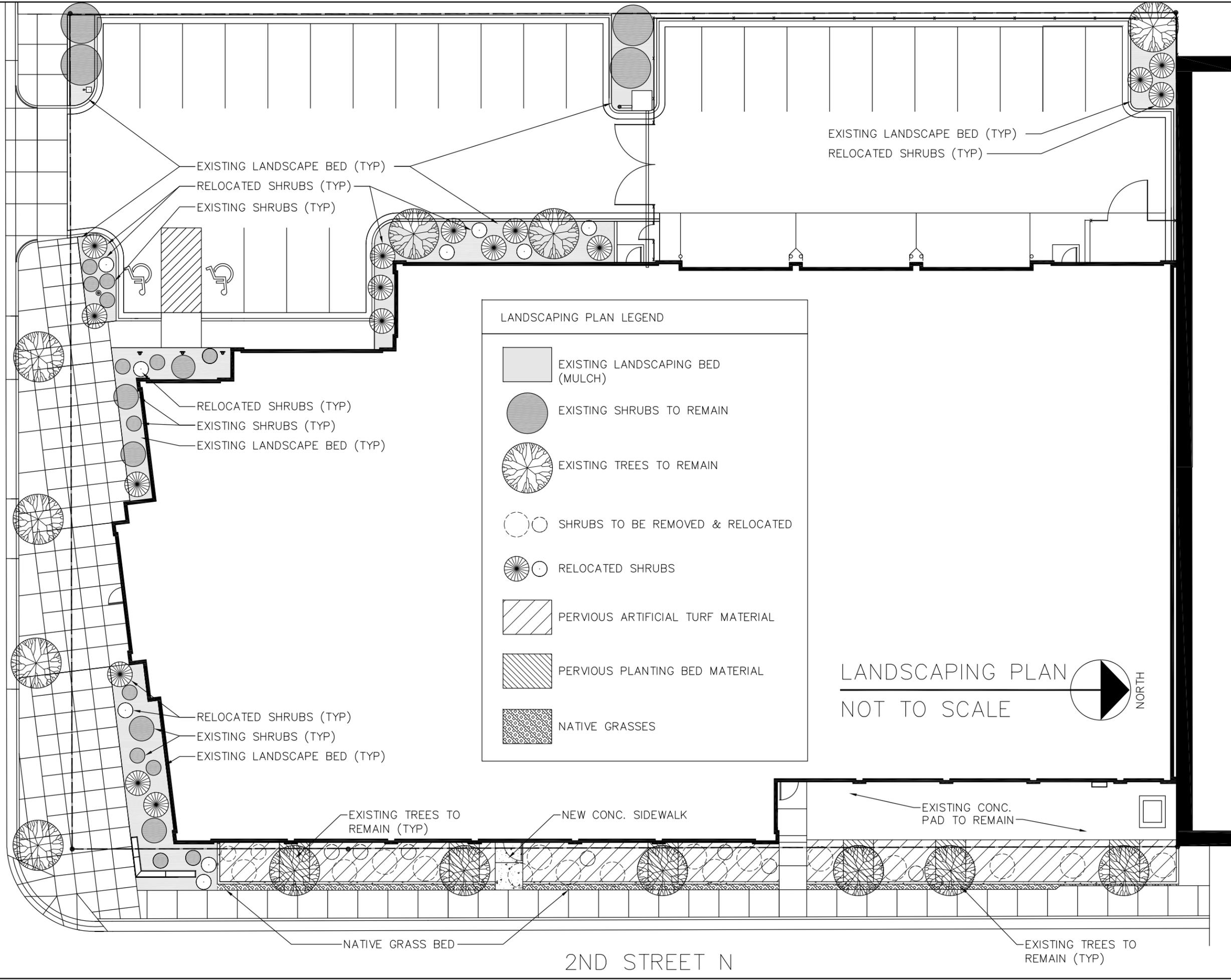
A100	TITLE SHEET
A101	DEMOLITION AND NEW SITE PLAN
A102	DETAILS & ELEVATION
A103	DOOR/STOOP DETAILS
A104	PRODUCT SPECIFICATIONS
A105	PRODUCT SPECIFICATIONS

TITLE SHEET
MINNEAPOLIS ANIMAL CARE & CONTROL
212 17TH AVENUE NORTH
MINNEAPOLIS, MN 55411

PROJECT: 13327
DRAWN BY: KDD
CHECKED BY: STI
DATE: 10-16-2014
REVISIONS:

BID SET

A100



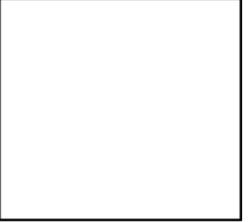
LANDSCAPING PLAN LEGEND

-  EXISTING LANDSCAPING BED (MULCH)
-  EXISTING SHRUBS TO REMAIN
-  EXISTING TREES TO REMAIN
-  SHRUBS TO BE REMOVED & RELOCATED
-  RELOCATED SHRUBS
-  PERVIOUS ARTIFICIAL TURF MATERIAL
-  PERVIOUS PLANTING BED MATERIAL
-  NATIVE GRASSES

LANDSCAPING PLAN

NOT TO SCALE

 NORTH



Minneapolis Animal Care &
 Control - Dog Run Project
 212 17th Avenue North
 Minneapolis, MN 55411

SHEET TITLE:	Landscaping Plan
PHASE:	Construction
DRAWN BY:	JEP
DATE:	March 4, 2015
DRAWING NAME:	
DRAWING SCALE:	NTS
JOB NO.:	820F3195
SHEET NO.:	L-1



N Washington Ave

N 18th Ave

N 2nd St

N Washington Ave

N 2nd St

17th Ave N

N 2nd St



MINNEAPOLIS ANIMAL CARE & CONTROL CENTER



EMERGENCY NURSING CARE & CONTROL CENTER



