Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #5
August 3, 2015
BZZ-7228

LAND USE APPLICATION SUMMARY

Property Location: 2324 Emerson Avenue South

Project Name: Temple Israel Education and Lobby Expansion

Prepared By: Becca Farrar-Hughes, Senior City Planner, (612) 673-3594

Applicant: Temple Israel

Project Contact: HGA, Attn: John Cook

Request: To allow for removal of a portion of the existing building and a subsequent building addition.

Required Applications:

Amend the Conditional Use Permit	For the existing preschool;
Amend the Conditional Use Permit	For the existing K-8 school;
Variance	Of the front yard setback requirement along the west property line adjacent to Fremont Avenue South to allow a wider stair and playground equipment;
Variance	Of the interior side yard setback requirement from 11 feet to 3 feet to allow a building wall as well as a dumpster encroachment;
Variance	To allow a fence/retaining wall in the required front yard along the west property line adjacent to Fremont Avenue South that is 9 feet, 1 inch at the tallest point;
Variance	Of the off-street parking requirement from 114 to 105 spaces;
Site Plan Review	To allow a 27,260 square foot building addition that includes new spaces for the preschool, K-9 school and entrance lobby functions.

SITE DATA

Existing Zoning	R4 District
Lot Area	108,772 square feet / 2.50 acres
Ward(s)	7; adjacent to 10
Neighborhood(s)	East Isles Residents Association; adjacent to Lowry Hill Residents, Inc., and Lowry Hill East Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	The subject property is located less than a half block off of Hennepin Avenue, a designated Commercial Corridor.
Small Area Plan(s)	Not applicable; the property is just outside the boundaries of the *Uptown Small Area Plan*.

Date Application Deemed Complete	June 26, 2015	**Date Extension Letter Sent**	N/A
End of 60-Day Decision Period	August 25, 2015	**End of 120-Day Decision Period**	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is located on a block bounded by West 22nd Street, Fremont Avenue South, West 24th Street and Emerson Avenue South. The L-shaped site is occupied by an existing synagogue, preschool, a K-8 religious school and a large surface parking lot that consists of 147 off-street parking spaces. The original three-story synagogue located on the premises was constructed in 1926 and a two-story addition to the building for the school was constructed in 1955. Another addition to the building was constructed in 1986 in order to accommodate an auditorium, classrooms, office space, and another point of ingress/egress. Temple Israel owns all properties on the block except for the two properties located along 22nd Street West (1209 West 22nd Street and 2200 Emerson Avenue South), which are currently owned by Bridge For Runaway Youth, Inc.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are primarily residential, institutional, and commercial uses that surround the subject site. The residential properties are located to the north and west of the subject property with commercial properties located to the south and east along Hennepin Avenue.

PROJECT DESCRIPTION. Temple Israel proposes to demolish the existing two-story portion of the building adjacent to West 24th Street that was constructed as an addition to the existing synagogue in 1955. This portion of the building consists of the education wing which was built with offset floor levels to the main building. The applicant proposes to replace the existing education building with a U-shaped addition that includes a linked one-story component and a two-story education wing that are aligned with the existing building's floor levels, a new enclosed entrance lobby and landscaped courtyard. The existing building totals 76,524 square feet and the portion of the building that would be demolished is 15,264 square feet in size. The proposed U-shaped addition would be 27,260 square feet in size resulting in a total of 88,520 square feet of gross floor area. A total of 7 new classrooms would serve the preschool component of the use and 12 new and existing classrooms would serve the religious education programs for children in grades K-8. Further, a new preschool playground is proposed along Fremont Avenue South immediately proximate to the preschool classrooms. No alterations are proposed to the original building other than accommodating the new addition in place of the demolished education wing. The applicant proposes to demolish the porte cochere located on the 1986 addition in order to accommodate the other wing of the building.

Modifications to the existing preschool and K-8 school trigger amendments to their existing conditional use permits. In addition, several variances are necessary for the proposed project which include: a variance of the front yard setback requirement along the west property line adjacent to Fremont Avenue South for encroachments that include a 15 foot, 3 inch wide stairway and playground equipment; a variance of the interior side yard setback requirement from 11 feet to 3 feet for the building wall and to allow a dumpster encroachment; a variance to allow a fence/retaining wall that is 9 feet, 1 inch at the tallest point in the required front yard along the west property line adjacent to Fremont Avenue South; and a variance of the off-street parking requirement. In addition, site plan review is also necessary for the proposed building addition.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. Staff has not received official correspondence from the East Isles Residents Association or any neighborhood letters/emails. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and included in the public record.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow an amendment to the existing CUP for a preschool and 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 proposal to amend the existing CUP for the preschool and for the K-8 school would not be detrimental to or endanger the public health, safety, comfort or general welfare. The preschool and K-8 functions currently operate in the existing building located on the premises. The applicant proposes to construct a new facility that would provide an additional 5,000 square feet of floor area within the education area. The existing classroom component of the building that is proposed to be demolished is two stories and approximately 15,200 square feet in size. The proposed school portion of the addition would be two stories and approximately 20,178 square feet (the entire addition totals 27,260 square feet).

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 educational programs that operate on the site have been located on the premises since 1955. Approving an amended conditional use permit for the preschool and for the K-8 school currently located on the premises would not be injurious to the use and enjoyment of other property in the vicinity and would not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The approval of the amended CUPs allows for the school to be rebuilt in a manner that allows for a 5,000 square foot expansion of the educational component as well as improved functionality and accessibility.

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

   There are three curb cuts that currently provided ingress and egress to the site; two off of Fremont Avenue South and one off of West 22nd Street. There is also access to the site off of the public alley. As proposed the development would be accessed via two curb cuts; the curb cut off of west 22nd Street would be maintained and a new curb cut would be located off of Fremont Avenue South. Both existing curb cuts off of Fremont would be eliminated and access to the public alley would be closed. The existing parking lot currently includes a total of 147 off-street parking spaces. With the modifications to the site and the inclusion of landscaped medians, the parking lot would include a total of 105 spaces.

   The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development should the applications be approved. This would be required to ensure that all procedures are followed and that the development complies with all city and other applicable requirements. The applicant is aware that all applicable plans are expected to incorporate any applicable comments or modifications as required by the Public Works Department.

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

Measures have been provided in regard to minimizing traffic congestion from a parking perspective as the applicant would be providing adequate off-street parking for both vehicles (105 spaces) and bicycles (10 spaces). Further, the site is well-served by transit as the nearest bus stops are located at the intersection of West 24th Street and Hennepin Avenue. The transit routes serving the area include the following: 2, 4, 6, and 17.

Chapter 541 requires the following minimum off-street parking requirements for the development:

- Place of assembly: Parking equal to 10% of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity.

  There are a total of 950 fixed seats within the main auditorium; therefore, a total of 95 off-street parking spaces are required for this use.

- Preschool: One space per two employees plus two drop off spaces.

  There are a total of 7 classrooms with a total of 14 teachers (two teachers per classroom); therefore, a total of 7 off-street parking spaces are required for this use along with two dedicated drop-off spaces.

- School, grades K-8: One space per classroom.

  There are a total of 12 classrooms; therefore a total of 12 off-street parking spaces are required for this use.

Overall, 114 off-street parking spaces are required. There are currently a total of 147 off-street parking spaces within the existing parking lot. With the proposed modifications to the site, a total of 105 off-street parking spaces would be provided which requires a variance. This request is evaluated below.

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

The subject property is identified as Urban Neighborhood and is located less than a half block off of Hennepin Avenue, a designated Commercial Corridor. Urban Neighborhoods are predominantly residential areas with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. This land use classification may include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. They are not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

1.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

Urban Design Policy 10.14: Encourage development that provides functional and attractive gathering spaces.

10.14.1 Increase resident access to and use of facilities and meeting spaces in parks, libraries, schools, and not-for-profit institutions and places of worship.

The proposed expansion and associated modifications to the site are supported by the above listed policies and implementation steps 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 applicable provisions of the R4 District.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the following standards: (1) Of the front yard setback requirement along the west property line adjacent to Fremont Avenue South to allow various encroachments including stairs and playground equipment; (2) Of the interior side yard setback requirement for the building wall and a dumpster encroachment; (3) To allow a taller fence in the required front yard along the west property line adjacent to Fremont Avenue; and (4) Of the off-street parking requirement; 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.*

Front yard setback adjacent to Fremont Avenue South: The site is subject to a front yard setback requirement of 15 feet along the west property line adjacent to Fremont Avenue South. The proposed building addition complies with the required setback; however, the proposed entrance stair and the playground equipment are located within this area which requires a variance. The surface parking located along much of the frontage would typically require a variance as well; however, it is an existing condition. Stairs for Institutional and Public Uses are allowed as a permitted encroachment in a required front yard provided they do not exceed 12 feet in width. The applicant proposes to incorporate a stair that is 15 feet, 3 inches in width. The proposed playground equipment is not a permitted encroachment in a required front yard as it is only allowed

in a required rear yard. Practical difficulties exist in complying with the ordinance in both circumstances. The stairway width has not only been designed as an architectural element that complements the overall design of the site, but more importantly it provides a direct connection/transition to the walkway in front of the building that is the same width. The walkways and stairs both accommodate large volumes of individuals that congregate during peak times, often before and after services and events. The slightly larger consistent width prevents spillover into the drop-off area, eliminating potential conflicts with vehicles and pedestrians. Regarding the play equipment encroachment, the site is a through lot with frontage on both Emerson and Fremont, and is occupied by a synagogue, a preschool and K-8 school. Given the configuration of the existing building on the site, the location of the proposed addition, and the location and programming of the uses within the proposed addition directly adjacent to the play area, it is reasonable and appropriate in this specific circumstance.

Interior side yard setback: The applicant proposes to reduce the north interior side yard setback from 11 feet to approximately 3 feet for the proposed building addition adjacent to the public alley. In the R4 District, the setback is based on the equation 5+2x (where x is equal to the number of stories above the first floor). In this circumstance, it is based on the tallest component of the building which is technically 4 stories in height. Therefore, a setback of 11 feet is required on site. In addition, the dumpster enclosure is located within the east interior side yard adjacent to the public alley. This requires a variance as it is not a permitted obstruction in the required interior side yard. The dumpster enclosure also encloses the transformer; however, the applicant has confirmed that the transformer will be less than 5 feet in height and is setback greater than 2 feet from the interior side yard, thus it is a permitted obstruction. Practical difficulties exist in complying with the ordinance in both circumstances. The configuration of the existing building wall is approximately 3 feet from the property line and the applicant proposes to locate the proposed addition to that structure in alignment with the existing building wall. The length of the segment of the proposed addition in this location is 20 feet. The proposed dumpster enclosure is located within the interior side yard with the doors facing the public alley. As previously noted, the enclosure includes space for the dumpster and for the transformer. Given the configuration of the existing site, it would be difficult to locate the enclosure in a manner that allows for efficient on-site pick-up that does not require a setback requirement as there is no rear yard. The enclosure could be located centrally within the existing surface parking lot; however, the visibility of the enclosure would be much more prominent than where it is proposed. The applicant proposes to construct the enclosure out of metal panels as well as screen the enclosure with vegetation. The requests are reasonable and appropriate in this specific circumstance.

Fence height in front yard adjacent to Fremont Avenue South: The applicant proposes to locate a fence within the required front yard along the west property line adjacent to Fremont Avenue South which exceeds the maximum height permitted. Typically, fences located within required front yards cannot exceed 3 feet in height. The maximum fence height can be increased to 4 feet if the fence is constructed of open, decorative, ornamental fencing materials that are less than 60 percent opaque. In this specific circumstance the applicant is proposing to construct a grade bearing retaining wall with a 4 foot tall, 80% opaque fence located on top of the wall. The retaining wall is proposed to be composed of concrete with a pattern of chamfer strips set into the concrete to provide a greater depth to the wall, and the proposed fence is decorative anodized aluminum panels with cut outs. The height of the retaining wall varies from 3 feet, 7 inches on the south end increasing to 5 feet, 1 inch on the north end of the wall adjacent to the entrance stairway. As such, the proposed height of the combined retaining wall and fence varies from 7 feet 7 inches to 9 feet, 1 inch adjacent to the public sidewalk. Practical difficulties exist in complying with the ordinance in this specific circumstance. The original building was constructed several feet above street level and the subsequent education wing addition was constructed one half story below the main building

elevation creating an obstacle for accessibility. The proposed addition would be built at the same elevation as the original building, allowing for a fully accessible facility. However, this results in a finished floor elevation of the proposed addition between approximately 3 to 5 feet above the surrounding site which necessitates a retaining wall in the proposed location in order to allow for usable outdoor space. Further, the proposed reduction in opacity reflects a concern for the security of the preschool children that would be utilizing the proposed playground in that location. The requests are reasonable and appropriate in this specific circumstance.

Off-street parking requirement: Based on Chapter 541, a total minimum of 114 off-street parking spaces are required for the development. There are currently a total of 147 off-street parking spaces within the existing parking lot. With the proposed modifications to the site, a total of 105 off-street parking spaces would be provided which requires a variance. The parking requirements are based on the following: (1) Place of assembly - There are a total of 950 fixed seats within the main auditorium; therefore, a total of 95 off-street parking spaces are required for this use as parking must be provided that is equal to 10% of the capacity of persons; (2) Preschool - There are a total of 7 classrooms with a total of 14 teachers (two teachers per classroom); therefore, a total of 7 off-street parking spaces are required for this use along with two dedicated drop-off spaces as one parking space per two employees plus two drop off spaces are needed; (3) School, grades K-8 -There are a total of 12 classrooms; therefore a total of 12 off-street parking spaces are required for this use as one space per classroom is needed. Practical difficulties exist in complying with the ordinance in this specific circumstance. The applicant is proposing to reduce the availability of on-site parking as a result of not only the proposed building addition but also as a result of providing landscape islands within the parking lot to mitigate the existing conditions. Further, the religious functions/services that occur within the main sanctuary do not operate concurrently with the operating hours of the school functions. On a typical weekday, the surface parking lot is underutilized and generally over half empty. The request to allow a 9 space reduction in the minimum off-street parking requirement is reasonable and appropriate in this specific circumstance.

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.*

Front yard setback adjacent to Fremont Avenue South: The proposal to reduce the front yard setback requirement along the west property line adjacent to Fremont Avenue South to allow a stairway width that is 3 feet, 3 inches wider than permitted at 15 feet, 3 inches and to allow playground equipment is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The subject site has been occupied by institutional uses since 1926, with the construction of the synagogue, and with the subsequent additions and expansions of the facility in 1955 and 1986. The proposed width of the stairway in the front yard correlates with the proposed walkway width that connects directly to the principal entrance of the building. Given the pedestrian volumes at peak times and the interface of that pedestrian area with the drop-off area, it is appropriate and reasonable to allow a continuous wider width. Regarding the proposed playground equipment, the programming within the proposed addition dictates the optimal location for the adjacent outdoor play space. The request is reasonable and contextually appropriate in this specific circumstance for the institutional uses that are located on the subject site.

Interior side yard setback: The proposal to reduce the north interior side yard setback requirement from 11 feet to approximately 3 feet for the proposed building addition adjacent to the public alley and to allow the dumpster enclosure within the east interior side yard adjacent to the public alley is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The reduction to 3 feet allows for a consistent building wall alignment as the existing building wall is approximately 3 feet from the property line and the proposed addition

would be constructed in alignment with that wall. The proposed dumpster enclosure is located within the interior side yard adjacent to the public alley in a location that minimizes its visibility, is in relative close proximity to the building, as well as allows for efficient access for service vehicles. Given the shape of the site and the fact that the property has no rear yard, the request is reasonable and contextually appropriate in this specific circumstance.

Fence height in front yard adjacent to Fremont Avenue South: The proposal to allow a fence and retaining wall combination that varies from 7 feet 7 inches to 9 feet, 1 inch adjacent to the public sidewalk and at a reduced opacity is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. As previously noted, the desire to provide a fully accessible facility requires that the existing grade be elevated to accommodate the proposed addition as the original building was constructed several feet above street level. The need to elevate the grade for the proposed addition results in a finished floor elevation between approximately 3 to 5 feet above the surrounding site which requires a retaining wall. Further, the proposed reduction in opacity for the fence component reflects a concern for the security of the preschool children that would be utilizing the proposed playground in that location. The request to allow a taller fence and retaining wall that has reduced opacity is reasonable and contextually appropriate in this specific circumstance.

Off-street parking requirement: The proposal to allow a reduction in the minimum off-street parking requirement from 114 to 105 spaces is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. As previously noted, there are currently a total of 147 off-street parking spaces within the existing parking lot. With the proposed modifications to the site which include the building addition as well as the inclusion of landscape islands within the existing parking lot, the supply is below the minimum required based on the uses that operate out of the facility. The request to allow a reduction of the off-street parking requirement is reasonable and contextually appropriate in this specific circumstance due to the fact that the religious functions/services that occur within the main sanctuary do not operate concurrently with the operating hours of the school functions.

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.*

Front yard setback adjacent to Fremont Avenue South: The proposal to reduce the front yard setback requirement along the west property line adjacent to Fremont Avenue South to allow a stairway width that is 3 feet, 3 inches wider than permitted at 15 feet, 3 inches and to allow playground equipment would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The variance to allow the proposed encroachments is appropriate given the continued use of the site as a synagogue with a preschool and K-8 school functions.

Interior side yard setback: The proposal to reduce the north interior side yard setback requirement from 11 feet to approximately 3 feet for the proposed building addition adjacent to the public alley and to allow the dumpster enclosure within the east interior side yard adjacent to the public alley would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The setback reduction allows for the proposed building which is relatively short segment of 20 feet, to be constructed in alignment with the existing building wall, as well as accommodate a dumpster

enclosure in a location that allows for optimal servicing via the public alley and with limited visibility from the public streets given the lack of a rear yard.

Fence height in front yard adjacent to Fremont Avenue South: The proposal to allow a fence and retaining wall combination that varies from 7 feet 7 inches to 9 feet, 1 inch adjacent to the public sidewalk and at a reduced opacity would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The fence and retaining wall will not only retain the newly established grade to allow a fully accessible facility, but will also allow for the space to be utilized for a play area that maintains some transparency for security purposes.

Off-street parking requirement: The proposal to allow a reduction in the minimum off-street parking requirement from 114 to 105 spaces would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The uses that are located within the facility do not operate concurrently. As such, the parking that is being provided on site is adequate and appropriate.

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 – ***Requires alternative compliance***

- The site is developed with an existing building and a large surface parking lot. The applicant proposes to demolish the existing two-story wing portion of the building adjacent to West 24th Street that was constructed as an addition to the existing synagogue in 1955. The applicant proposes to replace the existing education building with a U-shaped addition that includes a linked one-story addition and two-story education wing that are aligned with the existing building's floor levels, a new enclosed entrance lobby and landscaped courtyard. The property is zoned R4 and is subject to required yards. The orientation of the addition is on the southwest corner of the site adjacent to West 24th Street and Fremont Avenue South. The addition is subject to a required corner side yard setback of 14 feet adjacent to West 24th Street, a 15 foot front yard setback adjacent to Fremont Avenue South and 15 foot front yard setback adjacent to West 22nd Street. The building is located 15 feet from the property line adjacent to West 24th Street, 15 from the property line adjacent to Fremont Avenue South, and approximately 389 feet from the property line adjacent to West 22nd Street. Alternative compliance would be required adjacent to West 24th and West 22nd Streets, as the addition is not constructed up to the setback lines in those locations. Staff would recommend that the Planning Commission grant alternative compliance in both circumstances. The building addition along West 24th Street is being constructed in alignment with the existing south building wall which is located 15 feet from the property line, or at a setback of one foot greater than allowed. The location of the building wall nearly 389 feet from the property line along West 22nd Street is closer to the street than the existing building wall in that location which is approximately 515 from the property line, making it less non-conforming. Given the configuration of the site and the location of the existing building on the site that the applicant proposes to construct an addition onto, it would not be practical to require compliance with the provision that the addition be located up to the setback line along that street frontage.
- The area between the building addition and lot line along West 24th Street and Fremont Avenue South includes landscaping, a retaining wall/fence and playground equipment. The area between the

building addition and lot line along West 22nd Street includes landscaping and surface parking. The surface parking is an existing condition.

- The original principal entrance to the synagogue facing Emerson Avenue South is no longer regularly used except for special events or other occasions (weddings, funerals and High Holy Day Services). The existing principal entrance to the facility is located interior to the site off of the surface parking lot but faces Fremont Avenue South. It is recessed approximately 140 feet from the property line. With the proposed building addition, a new enclosed entrance lobby would be constructed, although the orientation of the entrance and the location of the entrance would predominantly remain unchanged. The entrance would face Fremont Avenue South but is recessed approximately 125 feet from the property line.
- The large surface parking located on the site that front on both Fremont Avenue South and West 22nd Street is existing. The proposed addition will result in an overall net reduction in parking as the existing parking lot currently includes a total of 147 off-street parking spaces. With the modifications to the site and the inclusion of landscaped medians, the parking lot would include a total of 105 spaces. The on-site accessory parking is not located to the rear or interior of the site but it is an existing condition; therefore, alternative compliance is not necessary.
- The proposed addition provides architectural detail and contains windows that create visual interest and increase security of adjacent outdoor spaces.
- Windows between 2 and 10 feet are required in order to provide natural surveillance and visibility by having active uses located along public streets and facing on-site parking areas. The existing building will not be evaluated, but the proposed addition is subject to a 30% window requirement on the south elevation facing West 24th Street, on the west elevation facing Fremont Avenue South and on the north elevation facing the existing surface parking lot and West 22nd Street. The proposed addition exceeds the ground floor window requirements facing West 24th Street but is deficient facing Fremont Avenue South and the parking lot (West 22nd Street). Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance. The locations of the windows correspond with the internal programming of the space for classrooms and functions associated with the existing synagogue. Further, even though the use of the site is for non-residential uses, it is a residentially zoned property and operates in such a manner that the fenestration provided on both non-compliant elevations is 23% which is greater than what a typical residential use would require. Staff's position is that the windows provided are adequate and appropriate in this circumstance. The proposed addition exceeds the 10% window requirement on each floor above the first floor that faces the public street, public sidewalk and on-site parking lot, although given the configuration of the two story components combined with the mechanical pit, the windows are not continuous and are congregated in the second floor portion of the addition adjacent to West 24thStreet. All windows are distributed in a more or less even manner as applicable and are also vertical in proportion. See Table 1. All ground level windows must be transparent (non-reflective) as required by Section 530.120 of the Zoning Code.
- There are no blank uninterrupted walls greater than 25 feet in length on the exterior elevations of the proposed addition as windows, entries, recesses and/or projections, or other architectural elements are included as applicable.
- No plain face concrete block is proposed.
- The proposal complies with the ground floor active functions provision as storage areas do not exceed 30% of linear frontage along the street.
- The exterior materials proposed on the addition are similar to and compatible with the existing building and include limestone, corrugated steel panels, pre-cast concrete, glass and various architectural details. All proposed materials are durable and the building addition would comply with the limit of no more than three primary materials on all elevations. Future changes in exterior materials may require review before the City Planning Commission.

- The proposed building form and flat roof would be considered compatible with other buildings in the area.
- There is no associated parking garage. All parking provided on site is located within the surface parking lot that is accessed off of Fremont Avenue South and West 22nd Street.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Synagogue/School				
1st Floor – South elevation (West 24th)	30% minimum	298 sq. ft.	31%	312 sq. ft.
2nd Floor – South elevation (West 24th)	10% minimum		>10%	
1st Floor - West elevation (Fremont)	30% minimum	506 sq. ft.	23%	388 sq. ft.
2nd Floor - West elevation (Fremont)	10% minimum		>10%	
1st Floor – North elevation (Parking lot & West 22nd)	30% minimum	298 sq. ft.	23%	232 sq. ft.
2nd Floor – North elevation (Parking lot & West 22nd)	10% minimum		>10%	

Access and Circulation – ***Meets requirements***

- Well-lit walkways at least 4 feet in width connect the building with adjacent public sidewalks. Other than the accessible parking spaces located adjacent to the principal entrance, the large on-site surface parking lot is not connected via walkways. This is an existing condition. The connections to the public sidewalk and to the parking lot are significantly improved with the proposed site alterations, however.
- No transit shelters are included in the development.
- The development has been designed to minimize conflicts with pedestrian traffic and surrounding residential uses as the curb cuts to the site have been reduced and the access to the public alley has been eliminated.
- There a public alley that is adjacent to the site and currently accessible via the subject property. Alley access would be closed based on the proposed improvements to the site.
- The site is currently occupied by the existing building and a large surface parking lot. With the proposed modifications to the site, the existing conditions would be improved as additional landscaping would be added to the site and the overall square footage of impervious surfaces would be reduced. The proposal is meeting the intent of reducing overall impervious surfaces on the site.

Landscaping and Screening – ***Requires alternative compliance***

- The composition and location of landscaped areas complement the scale of the development and its surroundings.
- There is a large existing surface parking lot located on site. While it will be reduced in size, it will still occupy a significant portion of the site. The parking lot is subject to a 9-foot wide landscaped

yard along Fremont Avenue South and West 22nd Street with a screening requirement of 3 feet in height that is a minimum of 60% opaque, as well as the tree requirement for each 25 linear feet of parking lot frontage along the public street. The parking lot is also subject to a 9-foot wide landscaped yard adjacent to the public alley with a screening requirement that is a minimum of 95% opaque. The applicant proposes to resurface the parking lot but maintain the current configuration which has an approximate 3 foot wide landscaped yard adjacent to Fremont Avenue South, an approximate 6 to 7 foot wide landscaped yard adjacent to West 22nd Street as well as a 5 foot wide landscaped yard adjacent to the public alley. There are existing trees within the perimeter landscape area adjacent to West 22nd Street that would be maintained and comply with the requirement; however, along Fremont Avenue South this requirement would not be met. A new continuous hedge would be installed to meet the screening requirements in these locations around the perimeter of the parking lot; however, alternative compliance is necessary for the widths of the landscaped yards and the linear tree requirement along Fremont Avenue South. Staff would recommend that the Planning Commission grant partial alternative compliance in this specific circumstance. If the Planning Commission required that the parking lot be modified to comply with the required landscaped yards, the parking lot would need to be completely reconfigured. The applicant is attempting to improve the appearance of the lot while maintaining as much of the on-site parking as possible. With the proposed site improvements, the applicant is reducing the overall surface parking on-site, which requires a variance, while upgrading the landscaping around the perimeter and within the new landscape islands in the parking lot. Given the size of the perimeter landscape area along Fremont Avenue South of approximately 3 feet, it would not be practical to require full compliance with the linear tree requirement. Staff would recommend that the Planning Commission require that the applicant plant ornamental trees at a spacing of 30 linear feet. There are boulevard trees planted in the public right of way that will help to further buffer the appearance of the parking lot.

- The Zoning Code requires that at least 20 percent of the site not occupied by buildings be landscaped. The total site area is 108, 772 square feet and a building footprint of 38,466 square feet is proposed. A total of 14,061 square feet of landscaping would be necessary to meet the 20 percent requirement. The applicant is providing 21,119 square feet of landscaping, or 30% of the area not covered by buildings.
- The Zoning Code requires that at least 28 canopy trees and 141 shrubs be provided on site. The applicant is proposing to install a total of 20 canopy trees, as well as 12 ornamental trees, 608 shrubs and over 2,000 perennials. Alternative compliance would be necessary for the number of on-site canopy trees. Staff would recommend that the Planning Commission grant partial alternative compliance. There are on-site opportunities for additional canopy trees on the south side of the site, in the landscaped area adjacent to the parking lot entrance off of Fremont Avenue South and adjacent to the dumpster enclosure. While it would not be practical to require full compliance, Staff would recommend that the Planning Commission require a minimum of 23 canopy trees and 17 ornamental trees. There is a landscaped yard that is approximately 5 feet in width adjacent to the public alley which is ample space to accommodate additional ornamental trees on-site to further buffer the parking lot.
- There are small areas/corners on the north end of the parking lot that are existing and not landscaped due to the angle of the parking spaces within the parking lot. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as it would not provide any measurable benefit to landscape these two small areas at the edge of the site.
- All parking spaces are within 50 feet of an on-site deciduous tree. A total of 5 tree islands are proposed; two do not meet the requirement that they are at least 7 feet in any direction. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in these circumstances as the two landscape islands that are deficient in

width are at either end of the interior diagonal parking rows. Additional width would require the elimination of an additional parking stall and would result in an irregularly shaped landscape island.

- The installation and maintenance of all landscape materials shall comply with 530.210

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	108,772 sq. ft. / 2.5 acres
Building footprint	--	38,466 sq. ft.
Remaining Lot Area	--	70,306 sq. ft.
Landscaping Required	14,061 sq. ft.	21,119 sq. ft.
Canopy Trees (1: 500 sq. ft.)	28 trees	20 canopy trees and 12 ornamental trees
Shrubs (1: 100 sq. ft.)	141 shrubs	608 shrubs

Additional Standards – ***Meets requirements***

- The on-site parking lot has been designed with segments of discontinuous curbing to provide some on-site retention and filtration of stormwater. Stormwater management is required on site.
- Staff would not expect the proposal to result in the significant blocking of views. Further, the proposal would not be expected to have impacts on blocking views of important city elements. The structure would also not be expected to have significant shadowing impacts on adjacent properties nor result in significant impacts on light, wind and air in relation to the surrounding area.
- The proposal appears to incorporate the applicable CPTED principles. The active uses proposed within the ground level of the buildings provide natural surveillance, there are windows on all sides of the building that allow people to observe adjacent public spaces and the entrances are connected to the public sidewalk. The site is further designed with landscaping, and architectural features to delineate space and control access. The sidewalks and walkways would be well lit and monitored. The fence/retaining wall combination and reduced opacity along Fremont Avenue South still allow for natural surveillance with an added level of security for the outdoor children's play area. Staff has no additional comments or concerns at this time regarding site safety. A photometric plan was submitted as part of the application and will be required with the final submittal. Adjustments to the lighting plan will need to be made in order to eliminate spillover onto adjacent properties.
- There are no eligible or designated historic structures on the subject site. Further, the property is not located in a historic district; however, it is identified as a potential historic resource. The applicant proposes to demolish the existing two-story portion of the building adjacent to West 24th Street that was constructed as an addition to the existing synagogue in 1955. No alterations are proposed to the original building constructed in 1926, other than accommodating the new addition in place of the demolished education wing. The applicant elected not to request a historic review letter prior to submitting formal applications to the City.

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

The proposed use of the site as a place of assembly/synagogue is *permitted* in the R4 District. The proposed use of the site as a pre-school and K-8 school is *conditional* in the R4 District.

Off-street Parking and Loading – ***Requires a variance***

- A total minimum of 114 off-street parking spaces are required for the development. There are currently a total of 147 off-street parking spaces within the existing parking lot. With the proposed

modifications to the site, a total of 105 off-street parking spaces would be provided which requires a variance.

- The bicycle parking and loading on site are grandfathered for the existing building. Typically, there would be 36 bicycle parking spaces required for the school, grades K-8 as there are 12 classrooms and 3 bicycle parking spaces required per classroom. The other uses in the facility do not have a bicycle parking requirement. There are currently no bicycle parking spaces located on the site. The applicant proposes to install 10 spaces. Given that there are 12 classrooms now and 12 are proposed, there is no bicycle parking required. Staff will recommend that the applicant install a minimum of 15 bicycle parking spaces on site. Regarding the loading, there are currently no designated loading spaces on the subject site. The net increase in gross floor area would not trigger a designated off-street loading space.

Table 3. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Place of Assembly	95	--	95	380	--
Preschool	7	--	7	14	--
School, grades K-8	12	--	12	24	--
Total	**114**	**--**	**114**	**418**	**105**

Table 4. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Place of Assembly	--	--	--	--	Low	--
Preschool	--	--	--	--	--	--
School, grades K-8	--	Not less than 50%	--	10	Low	--
Total	**--**	**--**	**--**	**10**	**--**	**0**

Building Bulk and Height – ***Meets requirements***

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	108,772 sq. ft. / 2.5 acres
Gross Floor Area (GFA)	--	88,520 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	1.0	.81
Maximum Building Height	4 stories or 56 feet, whichever is less	2 stories or 28 feet, 10 inches (existing building is 4 stories/3 floors or 52 feet, 6 inches)

Lot Requirements – ***Meets requirements***

Table 6. Lot Requirements Summary

	Code Requirement	Proposed
Minimum Lot Area	Preschool = 5,000 sq. ft. School, K-8 = 20,000 sq. ft. Place of Assembly = 10,000 sq. ft.	108,772 sq. ft.
Maximum Impervious Surface Area	85%	81%
Maximum Lot Coverage	70%	35%
Minimum Lot Width	Preschool = 40 ft. School, K-8 = 100 ft. Place of Assembly = 80 ft.	> 100 ft.

Yard Requirements – ***Requires variances***

- A variance of the front yard setback requirement along the west property line adjacent to Fremont Avenue South is required in order to allow a 15 foot, 3 inch wide stair and playground equipment encroachment.
- A variance of the north interior side yard setback requirement is also required in order to allow a 3 foot setback for the building wall and to allow a dumpster encroachment.

Table 7. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (West – Fremont Ave. S.)	15 ft.	--	15 ft.	15 ft. to building wall; but 0 feet for fence/retaining wall, wider stairs and playground encroachment
Front (East – Emerson Ave. S.)	15 ft.	--	15 ft.	17 ft. to building wall - building is existing – no changes
Front – Reverse Corner (North – W. 22nd St.)	15 ft.	--	15 ft.	389 ft. to the building wall – approx. 7 ft. to existing surface parking
Corner side (South – W. 24th St.)	14 feet	--	14 ft.	15 ft. to the building wall
Interior Side (East)	11 ft.	--	11 ft.	No building wall but 2 ft. to the dumpster enclosure and 8

				ft. to existing surface parking
Interior Side (North)	11 ft.	--	11 ft.	3 ft. to the building wall

Signs – ***Meets requirements***

- The sign standards in the residential districts allow the following:
  - Place of assembly on a lot of 20,000 square feet or more. One wall identification sign not exceeding 32 square feet with a maximum height of 14 feet or top of wall, whichever is less. On a corner lot two such signs are allowed per building. In addition, one monument sign not exceeding 32 square feet in area and 8 feet in height would be allowed and either the wall sign or monument sign but not both maybe a dynamic changeable copy sign. The dynamic changeable copy sign portion of the sign shall not exceed 16 square feet. Either the wall sign or the monument sign but not both may be illuminated.
  - Preschool. One wall identification sign not exceeding 16 square feet with a maximum height of 14 feet or top of wall, whichever is less. On a corner lot, two such signs per building are allowed. In addition, one monument sign not exceeding 16 square feet in area and 6 feet in height would be allowed and either the wall sign or the monument sign but not both may be illuminated.
  - School, grades K-12. One wall identification sign not exceeding 32 square feet per block face with a maximum height of 14 feet or top of wall, whichever is less. In addition, one monument sign not exceeding 32 square feet in area and 8 feet in height would be allowed and either the wall sign or monument sign but not both may be a dynamic changeable copy sign. The dynamic changeable copy sign portion of the sign shall not exceed 16 square feet. Either the wall sign or the monument sign but not both may be illuminated.
- The applicant is proposing one wall sign, and one fence sign (the retaining wall is considered part of the fence). Per Section 543.350 of the Zoning Code, signs attached to fences are included in the calculation of maximum wall sign area allowed on a site and are regulated as such. Sign attached to fences cannot project beyond the edge of the fence. When located in required yards, signs attached to fences, retaining walls or other similar structures may be located within a required yard, provided such sign, including the back of such sign shall not be visible from any residence or office residence district abutting such required yard.
- One of the signs that is proposed would be mounted on the north exterior building wall that is 11 feet, 6 inches by 2 feet, 4 inches totaling 28 square feet, located 12 feet above grade. It would be illuminated from below with landscape features. The other sign would be mounted on the retaining wall adjacent to the stair connection that leads to the public sidewalk in a required front yard. It is 24 feet in width by 10 inches totaling 20 square feet, located 4 feet, 6 inches above grade. It would not be illuminated. The proposed signs are in compliance with the sign regulations.
- Signs are subject to Chapters 531 and 543 of the Zoning Code. Any additional signs on the premises are required to meet the requirements of Chapter 543 of the Zoning Code and they require a separate permit.

Table 8. Signage Summary

	Number Allowed/ Lot	Proposed Number	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Attached	2	2	16 sq. ft. & 32 sq. ft.	28 sq. ft. 20 sq. ft.	14 ft.	12 ft. 4 ft., 6 inches

Total	**2**	**2**	**32 sq. ft.**	**28 sq. ft.** **20 sq. ft.**	**14 ft.**	**12 ft.** **4ft., 6 inches**

Refuse Screening – ***Meets requirements***

- The applicant proposes to locate a dumpster enclosure in the north interior side yard adjacent to the public alley. The proposed enclosure meets the applicable screening requirements outlined in Section 535.80 of the Zoning Code. A detail is provided on Sheet A465.

Screening of Mechanical Equipment – ***Meets requirements***

- The applicant proposes to install mechanical units on the roof of the proposed building addition and on top of the roof of the existing building. The roof mounted units located on the new building are fully screened by building walls and a metal panel clad wall as a mechanical pit will be constructed to contain them. The mechanical units located on the existing roof are screened by surrounding building elements including the higher existing auditorium roof and existing building parapets. The equipment would be screened in compliance with the regulations outlined in Section 535.70 of the Zoning Code. Other than the Xcel transformer located within the dumpster enclosure, there are no other ground mounted mechanical units proposed on site.

Lighting – ***Meets requirements with Conditions of Approval***

- The applicant is proposing to install pole mounted LED light fixtures within the parking lot, decorative lighting on the exterior of the building including up-lighting as well as the incorporation of wall mounted lighting on the building. A photometric plan was submitted as part of the application and will be required with the final submittal. Adjustments to the lighting plan will need to be made in order to eliminate spillover onto adjacent properties. Lighting of building façades or roofs shall be located, aimed and shielded so that light is directed only onto the façade or roof. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and CPED Staff shall review the details of the fixtures in the final review prior to permit issuance. Details are provided on Sheets E030 and E031.

Specific Development Standards – ***Meets requirements***

- Preschool.
    1. In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.
    2. A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
    3. Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
    4. 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.
    5. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood
- School, grades K—12 (K-8 in this circumstance).

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.

As previously noted, the applicant is applying for a yard variance to allow the play equipment to be located in a required front yard. The development complies with all other specific development standards.

Overlay District Standards – ***Not applicable***

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

See the above listed response to finding #5 in the conditional use permit application. The policies and implementation steps apply to the site plan review application as well.

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

Not applicable. The property is just outside the boundaries of the *Uptown Small Area Plan*.

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:

- **Building Placement.** The site is developed with an existing building and a large surface parking lot. The applicant proposes to demolish the existing two-story wing portion of the building adjacent to West 24th Street that was constructed as an addition to the existing synagogue in 1955. The applicant proposes to replace the existing education building with a U-shaped addition that includes a linked one-story addition and two-story education wing that are aligned with the existing building's floor levels, a new enclosed entrance lobby and landscaped courtyard. The property is zoned R4 and is subject to required yards. The orientation of the addition is on the southwest corner of the site adjacent to West 24th Street and Fremont Avenue South. The addition is subject to a required corner side yard setback of 14 feet adjacent to West 24th Street, a 15 foot front yard setback adjacent to Fremont Avenue South and 15 foot front yard setback adjacent to West 22nd Street. The building is located 15 feet from the property line adjacent to West 24th Street, 15 from the property line adjacent to Fremont Avenue South, and approximately 389 feet from the property line adjacent to West 22nd Street. Alternative compliance would be required adjacent to West 24th and West 22nd Streets, as the addition is not constructed up to the setback lines in those locations. Staff would recommend that the Planning Commission grant alternative compliance in both circumstances. The building addition along West 24th Street is being constructed in alignment with the existing south building wall which is located 15 feet from the property line, or at a setback of one foot greater than allowed. The location of the building wall nearly 389 feet from the property line along West 22nd Street is closer to the street than the existing building wall in that location which is approximately 515 from the property line, making it less non-conforming. Given the configuration of the site and the location of the existing building on

the site that the applicant proposes to construct an addition onto, it would not be practical to require compliance with the provision that the addition be located up to the setback line along that street frontage.

- **Window requirements.** Windows between 2 and 10 feet are required in order to provide natural surveillance and visibility by having active uses located along public streets and facing on-site parking areas. The existing building will not be evaluated, but the proposed addition is subject to a 30% window requirement on the south elevation facing West 24th Street, on the west elevation facing Fremont Avenue South and on the north elevation facing the existing surface parking lot and West 22nd Street. The proposed addition exceeds the ground floor window requirements facing West 24th Street but is deficient facing Fremont Avenue South and the parking lot (West 22nd Street). Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance. The locations of the windows correspond with the internal programming of the space for classrooms and functions associated with the existing synagogue. Further, even though the use of the site is for non-residential uses, it is a residentially zoned property and operates in such a manner that the fenestration provided on both non-compliant elevations is 23% which is greater than what a typical residential use would require. Staff's position is that the windows provided are adequate and appropriate in this circumstance.
- **Landscaping and screening.** There is a large existing surface parking lot located on site. While it will be reduced in size, it will still occupy a significant portion of the site. The parking lot is subject to a 9-foot wide landscaped yard along Fremont Avenue South and West 22nd Street with a screening requirement of 3 feet in height that is a minimum of 60% opaque, as well as the tree requirement for each 25 linear feet of parking lot frontage along the public street. The parking lot is also subject to a 9-foot wide landscaped yard adjacent to the public alley with a screening requirement that is a minimum of 95% opaque. The applicant proposes to resurface the parking lot but maintain the current configuration which has an approximate 3 foot wide landscaped yard adjacent to Fremont Avenue South, an approximate 6 to 7 foot wide landscaped yard adjacent to West 22nd Street as well as a 5 foot wide landscaped yard adjacent to the public alley. There are existing trees within the perimeter landscape area adjacent to West 22nd Street that would be maintained and comply with the requirement; however, along Fremont Avenue South this requirement would not be met. A new continuous hedge would be installed to meet the screening requirements in these locations around the perimeter of the parking lot; however, alternative compliance is necessary for the widths of the landscaped yards and the linear tree requirement along Fremont Avenue South. Staff would recommend that the Planning Commission grant partial alternative compliance in this specific circumstance. If the Planning Commission required that the parking lot be modified to comply with the required landscaped yards, the parking lot would need to be completely reconfigured. The applicant is attempting to improve the appearance of the lot while maintaining as much of the on-site parking as possible. With the proposed site improvements, the applicant is reducing the overall surface parking on-site, which requires a variance, while upgrading the landscaping around the perimeter and within the new landscape islands in the parking lot. Given the size of the perimeter landscape area along Fremont Avenue South of approximately 3 feet, it would not be practical to require full compliance with the linear tree requirement. Staff would recommend that the Planning Commission require that the applicant plant ornamental trees at a spacing of 30 linear feet. There are boulevard trees planted in the public right of way that will help to further buffer the appearance of the parking lot.
- **Landscape quantities.** The Zoning Code requires that at least 28 canopy trees and 141 shrubs be provided on site. The applicant is proposing to install a total of 20 canopy trees, as well as 12 ornamental trees, 608 shrubs and over 2,000 perennials. Alternative compliance would be necessary for the number of on-site canopy trees. Staff would recommend that the Planning Commission grant partial alternative compliance. There are on-site opportunities for additional

canopy trees on the south side of the site, in the landscaped area adjacent to the parking lot entrance off of Fremont Avenue South and adjacent to the dumpster enclosure. While it would not be practical to require full compliance, Staff would recommend that the Planning Commission require a minimum of 23 canopy trees and 17 ornamental trees. There is a landscaped yard that is approximately 5 feet in width adjacent to the public alley which is ample space to accommodate additional ornamental trees on-site to further buffer the parking lot.

- **Areas/corners of parking lot.** There are small areas/corners on the north end of the parking lot that are existing and not landscaped due to the angle of the parking spaces within the parking lot. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as it would not provide any measurable benefit to landscape these two small areas at the edge of the site.
- **Width of tree islands.** A total of 5 tree islands are proposed; two do not meet the requirement that they are at least 7 feet in any direction. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in these circumstances as the two landscape islands that are deficient in width are at either end of the interior diagonal parking rows. Additional width would require the elimination of an additional parking stall and would result in an irregularly shaped landscape island.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Temple Israel for the property located at 2324 Emerson Avenue South:

A. Amend the Conditional Use Permit to allow a preschool in the R4 District.

Recommended motion: **Approve** the application for a preschool, subject to the following condition:

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. Amend the Conditional Use Permit to allow a K-8 school in the R4 District.

Recommended motion: **Approve** the application for a K-8 school, subject to the following condition:

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.

C. Variance of the front yard setback requirement.

Recommended motion: **Approve** the application for a variance of the front yard setback requirement along the west property line adjacent to Fremont Avenue South to allow a 15 foot, 3 inch wide stair encroachment and playground equipment.

D. Variance of the interior side yard setback requirement.

Recommended motion: **Approve** the application for a variance of the interior side yard setback requirement from 11 feet to approximately 3 feet for the building wall as well as for a dumpster encroachment.

E. Variance of the allowable fence height in a required front yard.

Recommended motion: **Approve** the application for a variance to allow a retaining wall and fence to be 9 feet, 1 inch at the tallest point in the required front yard along the west property line adjacent to Fremont Avenue, subject to the following condition:

1. The fence/retaining wall shall not exceed 9 feet, 1 inch in height and the opacity of the fence shall not be increased beyond 80%.
2. The applicant shall work with Staff on the final design of the proposed fence/retaining wall located along Fremont Avenue South.

F. Variance of the off-street parking requirement.

Recommended motion: **Approve** the application for a variance of the off-street parking requirement from 114 to 105 spaces.

G. Site Plan Review for a building addition.

Recommended motion: **Approve** the application to allow an approximately 27,260 square foot building addition that includes new spaces for the preschool, K-9 school and entrance lobby functions, subject to the following conditions:

1. All site improvements shall be completed by August 3, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
2. Approval of the final site, elevation, and landscaping plans by CPED.
3. A minimum of 23 canopy trees and 17 ornamental trees shall be planted on site.
4. Ornamental trees shall be planted in the landscape area adjacent to Fremont Avenue South at a spacing of 30 linear feet.
5. Ornamental trees shall be planted in the landscape area adjacent to the public alley.
6. The lighting plan shall be modified to eliminate spillover onto adjacent properties. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541.
7. A minimum of 15 bicycle parking spaces shall be located on site.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Plans
5. Building elevations
6. Renderings
7. Photos
8. Correspondence

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 *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001317
Applicant:	TEMPLE ISRAEL 2324 EMERSON AVE S MINNEAPOLIS, MN 55405
Site Address:	2324 EMERSON AVE S 2224 EMERSON AVE S 2220 EMERSON AVE S 2214 EMERSON AVE S 2212 EMERSON AVE S
Date Submitted:	01-JUN-2015
Date Reviewed:	12-JUN-2015

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

Building expansion (close to 18,000 sq ft) to existing synagogue, preschool & religious education facility that will include new spaces for preschool, religious education and entrance lobby functions.

Review Findings (by Discipline)

☐ Historical Preservation Committee

- There is not a preservation flag on the properties. However there is a a requirement for a preservation review as part of the wrecking of any existing structures.

☐ Sidewalk

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

❑ Zoning - Planning

- Based on a cursory review of the submitted plans, the following applications appear necessary:
  - Amend the CUP for a preschool.
  - Variance of required yards.
  - Variance of allowable fence height.
  - Site Plan Review.
- These comments are for preliminary purposes only. Formal applications have been submitted to staff - there are several identified issues and the application is currently incomplete. Additional applications may be identified upon submission of a formal land use application packet.

❑ Addressing

- There shouldn't be a need for any re-addressing.

❑ Parks - Forestry

- Contact Craig Pinkalla (cpinkalla@minneapolisparks.org), Telephone (612)-499-9233 regarding removal or protection of trees during construction in the city right of way.
- One blvd tree has been identified. Tree appraisal was provided.
- Work with the Park Board when the sidewalk is being removed and replaced to protect roots
- Need compaction specifications for construction entrance
- 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 $1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is $200 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 your project, the Temple Israel addition, the calculated dedication fee is as follows:
- Education Use = $5,476
- 5% of $5,476 (admin fee) = $ 274
- Total = $5,750
- 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.

❑ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- The Applicant shall explain the proposed trash location in the corner of the Public Alley; it would appear that the trash location is on the adjacent property.

❑ Water

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

❑ Traffic and Parking

- It is recommended that parking lot striping include directional arrows for the one way direction design. Also, with the loss of parking, the Applicant may want to look at requesting parking to be opened up on the street; for further information please contact Shane Morton at (612) 673-5517.
- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the loading dock/parking entrance areas. Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- Note to the Applicant: Please add the following notes to the site plan:
    - Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
    - An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to http://minneapolis.mn.roway.net/ for a permit.
    - Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
    - All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
    - Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.

❑ Environmental Health

- IF WORK WILL RESUKLT IN RESTRICTED ACCESS FOR INSPECTION, REPAIRS, MAINTENANCE AND/OR REMOVAL OF EXISTING FUEL OIL TANKS THE TUANKS MUST BE REMOVED PRIOR TO WORK BEING DONE.
- If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (615) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. The scope of work calls for underground parking. The highest groundwater level expected for this site should be determined and used in establishing the lowest level for underground parking. The underground parking and other 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.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

❑ Street Design

- The proposed curb & gutter along Fremont Ave. S. is identified incorrectly as B612 Curb. All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-1000 Series - Curbs and Gutters (ROAD-1003, and ROAD-1010) to the plans.
- In addition to the required sidewalk construction permit, the construction of the proposed alley will require the Applicant (and respective Contractors) to enter into a separate Testing and Inspection Agreement with the Public Works Department. This agreement outlines the specification requirements for alley construction, performance bond requirements, and the responsibility of the Applicant to cover the costs for the City Engineering Laboratory testing and inspection services. For further information regarding this agreement please coordinate with Paul Miller at (612) 673-3603.

❑ Business Licensing

- If there is a food related business occupying a portion of the building, please contact Don Zart (612) 673-2726 regarding the steps necessary for getting Health Department approvals.

❑ Fire Safety

- Provide fire alarm and fire suppression protection throughout new building expansion.
- Maintain fire apparatus access at all times.

❑ Construction Code Services

- The retaining wall/fence for the playground is on public property.
- Verify the occupant load of the courtyard by defining the occupiable area. Assembly areas without fixed seats are 7 square feet per occupant.
- The corridor for the educational wing exits through an assembly area that is not accessory to the educational occupancy unless the occupant load is less than 100 (303.1.4). The corridor will need to continue to the exit discharge.
- Each portion of a building separated by wall shall be considered a separate building. Requirements include:
- 706.2 - Structural stability - allows for collapse of construction on either side without the collapse of the fire wall.
- 706.6 - Vertical continuity - Fire wall separating buildings having different roof levels, shall terminate no less than 30" above the lower roof - Exception - the fire wall may terminate at the lower roof when the lower roof assembly within 10 feet of the fire wall is one hour, supporting elements of roof assembly are one hour and no openings are located within 10 feet of the fire wall. Each building to have Class B roof covering.
- 706.8 - All openings in the fire wall shall be protected.
- For more information or clarification on these points, please contact Bill Sikora (612)673-2511

❑ Sewer Design

Groundwater:

- Please provide a copy of any geotechnical reports for the site. It must be adequately demonstrated that pumping of groundwater will not be necessary in order to keep the below grade areas dry.

Stormwater Management:

- The City storm sewer that connects to the catch basins at Fremont Ave S and 22nd St W is a separate system from the City storm sewer that connects to the CBs at Emerson Ave S and 22nd St W. Therefore the existing and proposed discharges to these systems should be broken out in the stormwater modeling calculations. The discharges to each system must be maintained at or below the existing rates.
- It does not appear that the peak discharge rates are being maintained at or below the existing levels to Emerson and 24th.
- The off-site areas in the stormwater modeling should be separated from the on-site areas for clarity.
- Please clarify why there are two different Estimating Phosphorus Export worksheets.

- The outlet for the Courtyard Pond 1P in the HydroCAD model is identified as a 12" while the plan indicates 15". The area drains also appear to be modeled as 1.5" horizontal orifices while the detail on Sheet C402 seems to indicate the riser pipe is 6". Please clarify or correct.
- Please include invert elevations for the proposed underground infiltration system on the plan sheets. These should correlate to the elevations used in the HydroCAD modeling.
- Some of the dimensions on the HydroCAD model of the underground infiltration system do not seem to match the detail on Sheet C402.
- Please provide a copy of any geotechnical reports for the site. In the absence of field measured infiltration rates, the design infiltration rates from the MN Stormwater Manual (http://stormwater.pca.state.mn.us/index.php/Design_infiltration_rates) should be used for the design of the infiltration practice.
- Please include the outlet elevation of the underground infiltration system on the plans. It also appears that the downstream elevation of the outlet differs on the plans and HydroCAD model. The model indicates 875.37 while the inlet elevation of ST#3 is 874.56.
- An operations and maintenance plan is required for the stormwater treatment devices. The O&M plan shall define the maintenance regimen, including type and interval of maintenance and party to conduct such maintenance. Please provide a copy of the O&M Plan.
- Please add the following note to the appropriate plan sheet: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or paul.chellsen@minneapolismn.gov).
- Please add the following note to the appropriate plan sheet: Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
- The proposed project is located within the Minnehaha Creek Watershed District, which has a separate review process from that of the City. Please note it may be necessary to obtain approvals or permits from Minnehaha Creek Watershed District.

Surface Drainage:

- The proposed grading in the public alley should be revised to match that as shown on City standard detail plate ROAD-3000. The grading plan indicates the proposed grading, where the alley turns, will be directed onto the adjacent private property.

Utility Connections:

- It would be preferred that the proposed storm sewer connection to the City main not include a new manhole over the City main. In order to do this the connection would need to be a 10" or less. Please evaluate if this is a feasible connection size. If feasible, the connection could be core drilled with a saddle tee fitting installed. If this is not feasible, please contact Jeremy Strehlo, 612-673-3973, for further requirements on the connection.

Utility:

- Please provide any information on the existing 8" DIP storm sewer in Emerson Ave S, shown on the Utility Survey. It does not appear to be a City storm sewer although it is located within the right-of-way. Is this a private service line to the property, when was this constructed, etc.?

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

END OF REPORT

Architecture | Engineering | Planning

June 24, 2015

WRITER'S DIRECT DIAL 612-758-4531

Ms. Rebecca Farrar
Senior City Planner
250 South Fourth Street, Room 300 PSC
Minneapolis, Minnesota 55415

Re: Temple Israel – Education Center and Lobby Expansion
HGA Commission Number 3341-003-00

Dear Ms. Farrar:

Project Use:
Building expansion to an existing synagogue, preschool and a K-8 religious education facility that will include new spaces for preschool, K-8 religious education and entrance lobby functions.

Project description:
Temple Israel, Minneapolis, Minnesota
The expansion project improves the ceremonial program of the building by providing a new 7,000 square foot enclosed entry lobby and landscaped courtyard. The education expansion replaces an existing two story education building that was built with offset floor levels to the main building, with updated one and two story education wings that are aligned with the existing building's floor levels. A new preschool playground is located in immediate proximity to the preschool classrooms. There will be 7 new classrooms serving preschool children, and there will be eleven new and existing classrooms serving the religious education programs for children in grades K-8.

Built using a material palate that harmonizes with the existing building's stone cladding, and dark bronze aluminum trimmed windows; the new expansion will be built using a combination of stone and dark bronze metal panels.

Project Specifics
Total site area: 3.25 acres
Existing Building floor area: 61,260 GSF
Expansion Building floor area: 27,260 GSF
Total composite gross floor area: 88,520 GSF
Parking: 101 vehicles (95 Standard stalls, 6 Accessible stalls)

Zoning
The property is currently zoned R4. We are proposing no changes in zoning.

Variances and Encroachment Permit
We are seeking the following variances and one encroachment permit in relation with the proposed preschool playground to be located to the west side of the building along Fremont Avenue South.

Hammel, Green and Abrahamson, Inc.
HGA Architects and Engineers, LLC
HGA Architects and Engineers, LLP
HGA Architecture and Engineering, PC
HGA Mid-Atlantic, Inc.

420 5th Street North • Suite 100 • Minneapolis, Minnesota USA 55401-2338

Telephone 612.758.4000 Facsimile 612.758.4199

Visit our Website: hga.com

The variances sought are as follows:

1. Allow a 15'-3" wide pedestrian access stairway to be installed along Fremont Avenue South.
2. Allow playground equipment to be installed into the required front yard setback along Freemont Avenue South.
3. Allow a front yard fence height increase to include a grade bearing retaining wall and 4' high 80% opaque fence. The min height of the retaining wall is 3'-7" to the south, and increasing with the downward slope of the sidewalk to a maximum height of 5'-1". Thus the requested maximum height increase for the combined retaining wall and fence is 9'-1".
4. Allow for the entry vestibule to be constructed in alignment with the existing building and into the required setback.
5. Allow for the trash enclosure and transformer to be installed into the required rear yard setback but set two feet from the property line at the alley.
6. Allow required minimum parking to be reduced from 114 to 105 provided based on the fact that the main religious functions and education uses of the building are not concurrent.

An encroachment permit is requested for the playground fence, retaining wall and footing. The wall will be set at the sidewalk, thus encroaching beyond Temple's property line into the R.O.W. by approximately two feet.

Existing CUP Amendments
The building addition will require that the existing Conditional Use Permits be updated to allow the operation of Temple Israel's preschool for ages eighteen months to Kindergarten and religious school for grades K-8 to continue to operate on the site. The new facility provides an additional 5,000 Gross SF of education area. The existing classroom building to be demolished as a part of this project is two stories and 15,200 Gross SF. The new education wing included in the project is two stories and 20,178 Gross SF.

Parking Lot Resurfacing
The existing parking lot does not meet current setback requirements, but is planned to be resurfaced but not otherwise reconfigured. Improvements to the perimeter of the parking lot include a new continuous planted hedge will be installed along the west, north and east edges of the parking lot. The hedge should grow to 3'-4' high. The interior portion of the lot will incorporate new tree islands.

Sincerely,

John Cook, FAIA
Vice President

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Architecture | Engineering | Planning

June 24, 2015

WRITER'S DIRECT DIAL 612-758-4531

Ms. Rebecca Farrar
Senior City Planner
250 South Fourth Street
Room 300 PSC
Minneapolis, Minnesota 55415

Re: Temple Israel Education and Lobby Expansion
Land Use Application Requirements – Findings
Responses to 08-JUNE-2015 review comments
HGA Commission Number 3341-003-00

Dear Rebecca:

Please see the attached findings in support of the proposed CUP Amendments and Variances. We are requesting the City perform a formal Site Plan Review and take action to:

A. Update the existing Conditional Use Permits allowing the existing operation of a preschool and religious school for grades K-8 to continue to operate on the site in a new facility that provides an additional 5,000 Gross SF of education area. The existing classroom building to be demolished as a part of this project is two stories and 15,200 Gross SF. The new education wing included in the project is two stories and 20,178 Gross SF.

The project shall satisfy all of the required findings for the CUP amendment as stated below:

The expansion of the preschool and religious education program will not be detrimental to, or endanger the public health, safety or general welfare of the community. It will not be injurious to the use and enjoyment of the surrounding properties, and will not impede the development or improvement of the surrounding properties in the district. The preschool program is a resource enjoyed by the members of the neighborhood and community. The religious school is a resource enjoyed by members of many surrounding congregations.

All required roads, utility access and storm water management has been provided for in the building plans. The plans include provisions for off street parking and ample unloading zones that will minimize potential traffic congestion on surround streets. The proposed conditional use remains consistent with the comprehensive plan and is in all other respects confirms to the applicable regulations of the district.

Hammel, Green and Abrahamson, Inc.
HGA Architects and Engineers, LLC
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HGA Mid-Atlantic, Inc.

420 5th Street North • Suite 100 • Minneapolis, Minnesota USA 55401-2338
Telephone 612.758.4000 Facsimile 612.758.4199
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B. Grant the following variances that will allow for the installation of a pedestrian access point from the street frontage: provide room for secure playground along Fremont Avenue South, reduce parking to the size that reflects the multiple uses of the building over the course of a typical week and make provisions to locate trash and electrical services within the setback to the alley.

The variances sought are as follows:

1. Allow a 15'-3" wide pedestrian access stairway to be installed along Fremont Avenue South.
2. Allow playground equipment to be installed into the required front yard setback along Freemont Avenue South.
3. Allow a front yard fence height increase to include a grade bearing retaining wall and 4' feet high with 80% opaque fence. The min height of the retaining wall is 3'-7" to the south, and increasing with the downward slope of the sidewalk to a maximum height of 5'-1". Thus the requested maximum height increase for the combined retaining wall and fence is 9'-1".
4. Allow for the entry vestibule to be constructed in alignment with the existing building and into the required setback at the north side of the building where it joints the alley right of way.
5. Allow for the trash enclosure and transformer to be installed into the required rear yard setback but set two feet from the property line at the alley.
6. Allow required minimum parking to be reduced from 114 to 105 based on the fact that the main religious functions and education uses of the building are not concurrent.

The project shall satisfy all of the required findings for the variances as stated below:

A. 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 original Temple Israel building that was constructed in the 1920's is built above the street by several feet, creating an inaccessible entry onto Emerson Avenue South. Subsequent additions to the building have reoriented the primary accessible entry of the building to the parking lot at the middle of the site facing Fremont Avenue South. The new addition is designed to retain all essential functions of the building at the original building elevation while introducing a pedestrian access point from the sidewalk along Freemont Avenue South into the building without requiring pedestrians to walk across a parking lot. We are providing an accessible off-street drop loading zone at the building's new front entry.

The existing education building was built one half story below the main building elevation, thus creating an obstacle for accessibility. The new education wing of the building is being built at the same elevation as the original building, allowing for a fully accessible facility. This places the finish floor elevation of the building three to five feet above the surrounding site, thus requiring a retaining wall along Freemont Avenue South to achieve usable outdoor space adjacent to the preschool classrooms. The reduction in the opacity of the fence reflects a concern for the security of the preschool children accessing the playground.

The required parking reduction reflects the use of the facility over the course of a typical week, where the religious services occurring in the main sanctuary do not occur at the same time as the operating hours of the preschool or religious school. On a typical weekday the parking lot underutilized and generally over half empty.

The placement of the trash enclosure and transformer reflect the best option for placement in a site that is mostly comprised of front yard setbacks. The proposed location off the alley has been determined to be both accessible to service vehicles, while minimizing its visibility from the street.

B. The property Owner and 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. Temple Israel is strongly committed to being a good neighbor and will adhere to the spirit of all city ordinances. The new addition is consistent with the building type allowed by zoning as well as the applicable policies of the comprehensive plan.

C. The proposed variances 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.

Sincerely,

John Cook, FAIA
Vice President

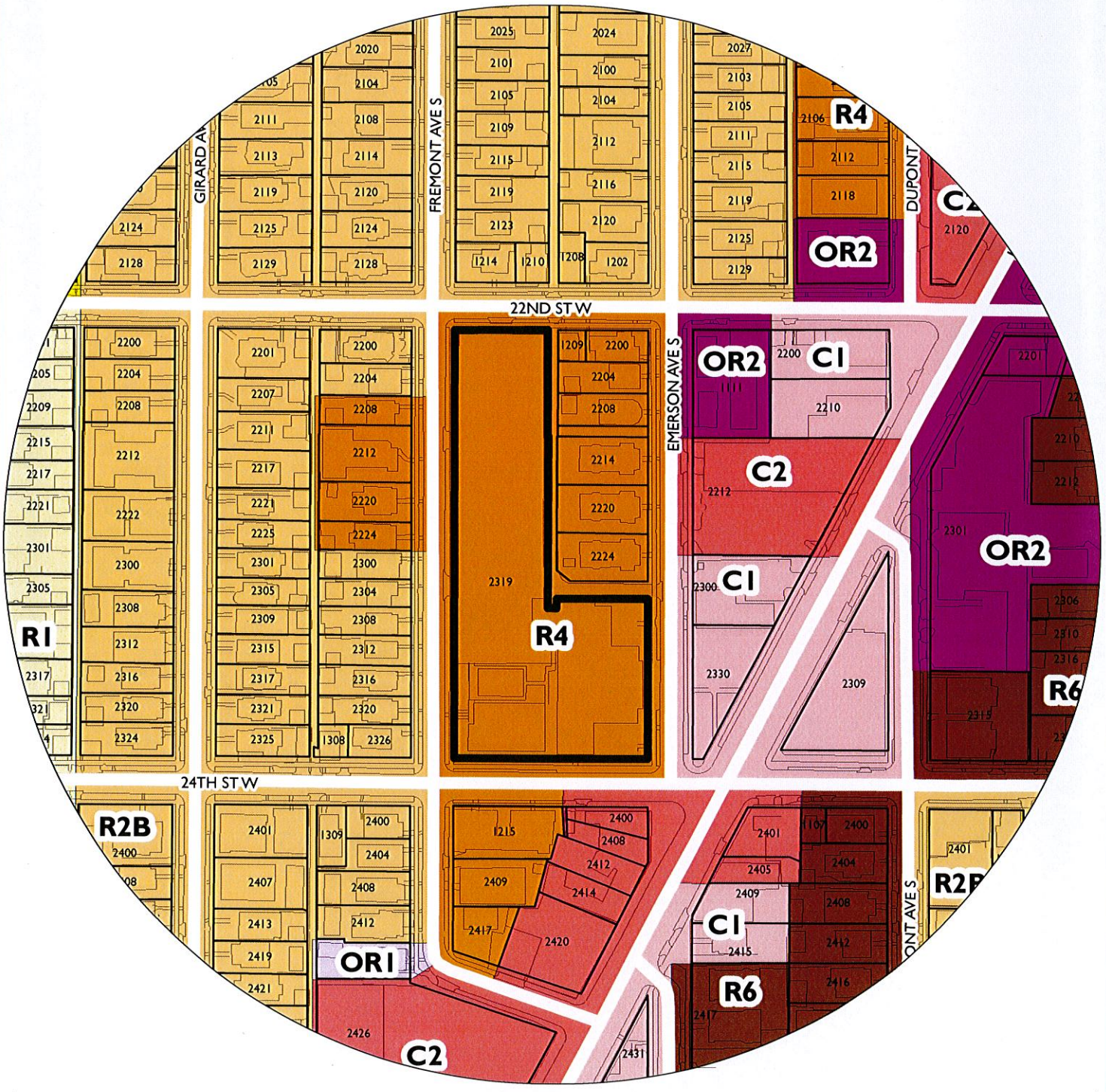
u:\3300\3341\003-00\1. general communications\correspondence\20150624-jtc-cup amendment and variance findings.docx

Temple Israel

NAME OF APPLICANT

7th

WARD



PROPERTY ADDRESS

2324 Emerson Avenue South

FILE NUMBER

BZZ-7228

TEMPLE ISRAEL
EDUCATION CENTER AND LOBBY EXPANSION

LAND USE APPLICATION

MAY 19, 2015

NOTE: USER MUST DETERMINE ACCURACY AND SUITABILITY OF THIS 'INFORMATION ONLY' SET FOR ITS INTENDED USE. THIS 'INFORMATION ONLY' SET DOES NOT CONSTITUTE CONTRACT DOCUMENTS AND IS ISSUED FOR CONTRACTOR CONVENIENCE ONLY. ONLY SIGNED AND SEALED DOCUMENTS ARE CONTRACT DOCUMENTS.

2324 EMERSON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55405

GENERAL PDR

A000_	PDR COVER SHEET
A020	BASEMENT AND FIRST LEVEL LIFE SAFETY PLAN
A021	SECOND AND THIRD LEVEL LIFE SAFETY PLAN
C000	SITE SURVEY

CIVIL

C100	SEDIMENT & EROSION CONTROL PLAN
C200	SITE DEMOLITION PLAN
C300	SITE LAYOUT & SURFACING PLAN
C400	OVERALL SITE GRADING, DRAINAGE & UTILITY PLAN
C401	ENLARGED GRADING & UTILITY PLANPLAN
C402	STORMWATER MANAGEMENT DETAILS
C403	STRUCTURE SCHEDULE AND DETAILS
C500	SITE SURFACING PLAN
C900	SITE DETAILS
C901	SITE DETAILS
C902	SITE DETAILS
C903	SITE DETAILS

LANDSCAPE PDR

L100	LAYOUT AND MATERIALS PLAN
L101	LAYOUT AND MATERIALS PLAN - PLAYGROUND
L102	LAYOUT AND MATERIALS PLAN - GARDEN
L200	PLANTING PLAN
L201	PLANTING PLAN - PLAYGROUND
L202	PLANTING PLAN - GARDEN
L300	IRRIGATION PLAN

ARCHITECTURAL PDR

A200	BASEMENT FLOOR PLAN
A201	FIRST LEVEL FLOOR PLAN
A202	SECOND LEVEL FLOOR PLAN
A203	THIRD LEVEL FLOOR PLAN-PDR
A204	ROOF PLAN
A400_	EXTERIOR ELEVATIONS - PDR
A401_	EXTERIOR ELEVATIONS - PDR
A430	PLAYGROUND FENCE
A460	EXTERIOR DETAILS

ELECTRICAL PDR

E030	ELECTRICAL SITE PLAN
E031	LIGHTING PHOTOMETRIC CALCULATIONS

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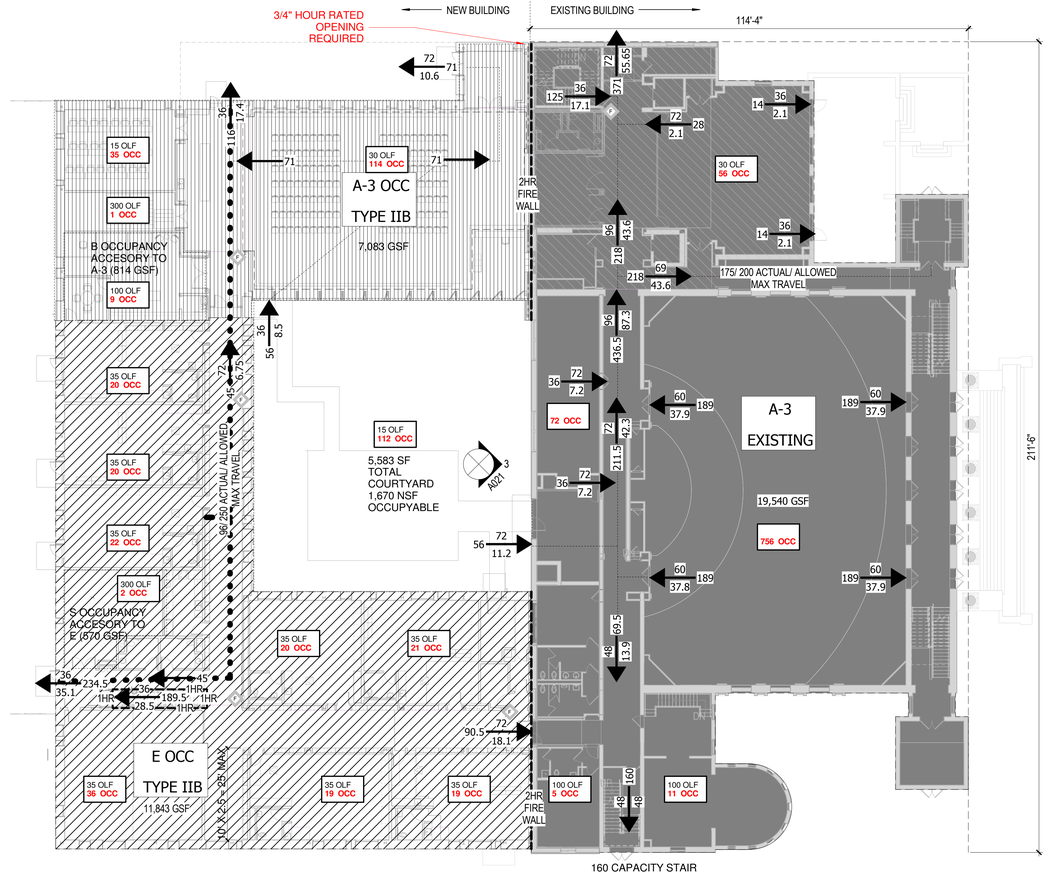
EXIST PLUMBING FIXTURE COUNTS					
	PROVIDED				
	MEN WC/ URN	WOMEN TOILET	MEN SINK	WOMEN SINK	D FOUNTAIN
BASEMENT	7	8	5	6	2
1ST FLOOR	3	2	1	2	0
2ND FLOOR	2	2	2	2	0
3RD FLOOR	2	2	2	2	0
3RD FL.RM350		1		1	
TOTALS	14	15	10	13	2

8 EXISTING PLUMBING FIXTURE COUNTS
1 : 1

NOTE: THE **NEW BUILDING** WILL BE CLASSIFIED USING NON SEPARATED OCCUPANCIES PER 508.3.2. THUS A-3/ TYPE IIB TABULAR REQUIREMENTS WILL DICTATE FOR GLOBAL HEIGHT AND AREA REQUIREMENTS. 28,500 GSF PER FLOOR IS ALLOWED TAKING INTO ACCOUNT ADDED SQUARE FOOTAGE DUE TO SPRINKLER AREA INCREASE.

NOTE: THE **EXISTING BUILDING** WILL BE CLASSIFIED USING NON SEPARATED OCCUPANCIES PER 508.3.2. THUS USING A-3/ TYPE IIA TABULAR REQUIREMENTS AND FRONTAGE INCREASE PER 506.2 THE GLOBAL AREA 15,500 X.425 = SHALL BE INCREASED TO 22,103 GSF.

1 BASEMENT LEVEL FLOOR PLAN
1/16" = 1'-0"



2 FIRST LEVEL FLOOR PLAN
1/16" = 1'-0"

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

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

NOT FOR CONSTRUCTION

NAME: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

BASEMENT AND FIRST LEVEL LIFE SAFETY PLAN

COMM. NO.	3341-003-00
SCALE	As indicated
DATE	MAY 19, 2015

A020

LAND USE APPLICATION

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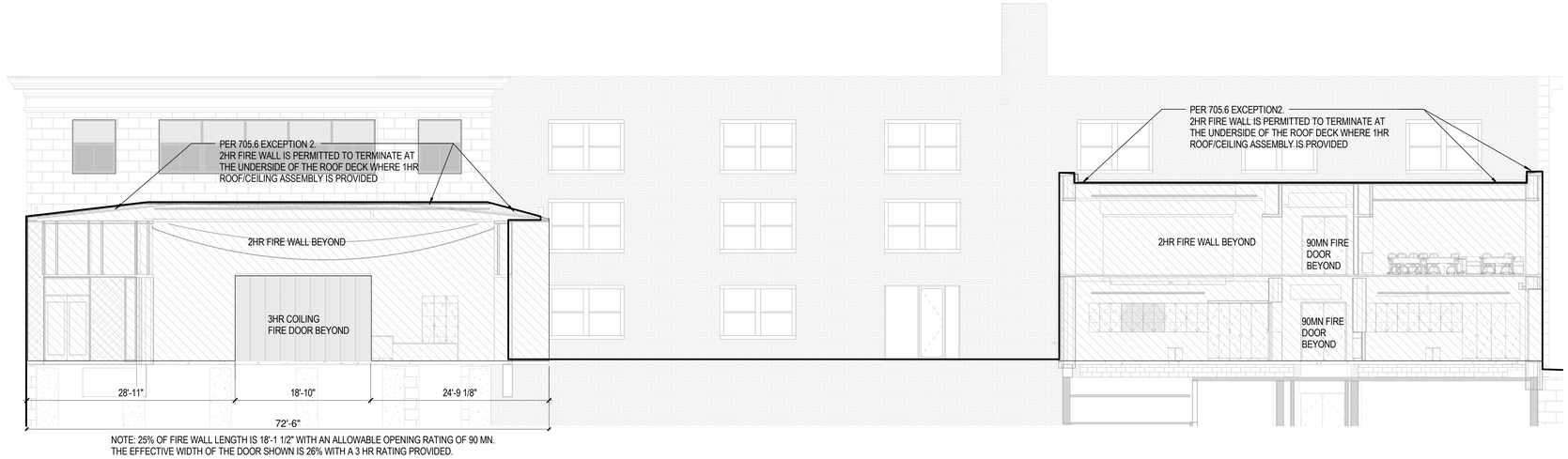
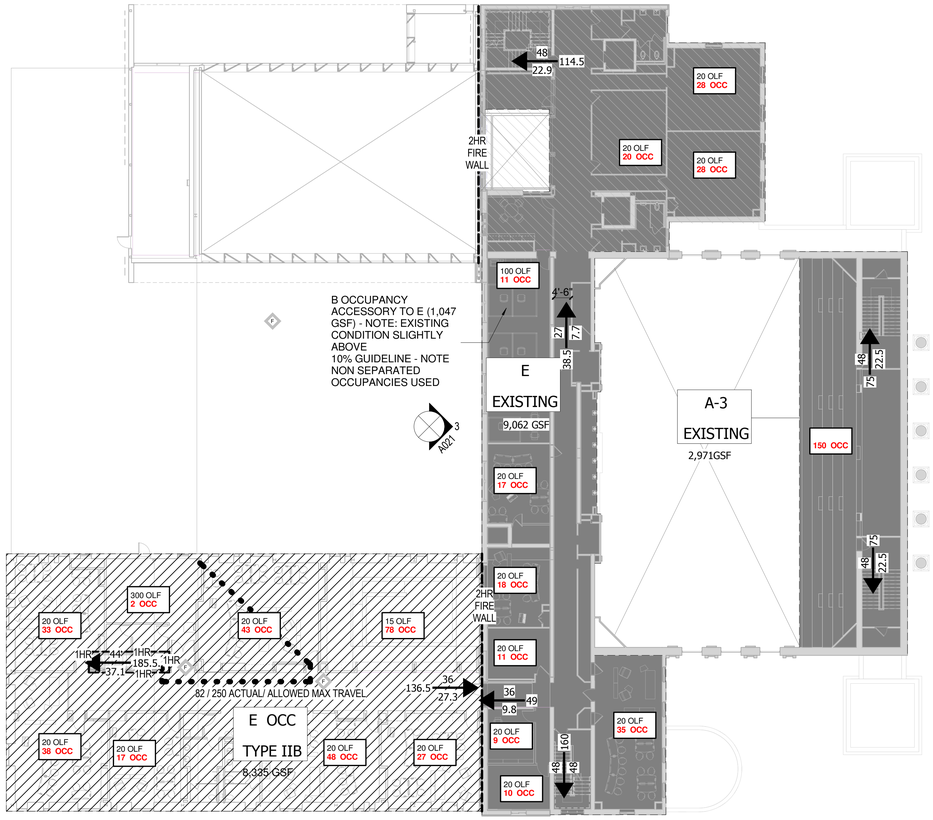
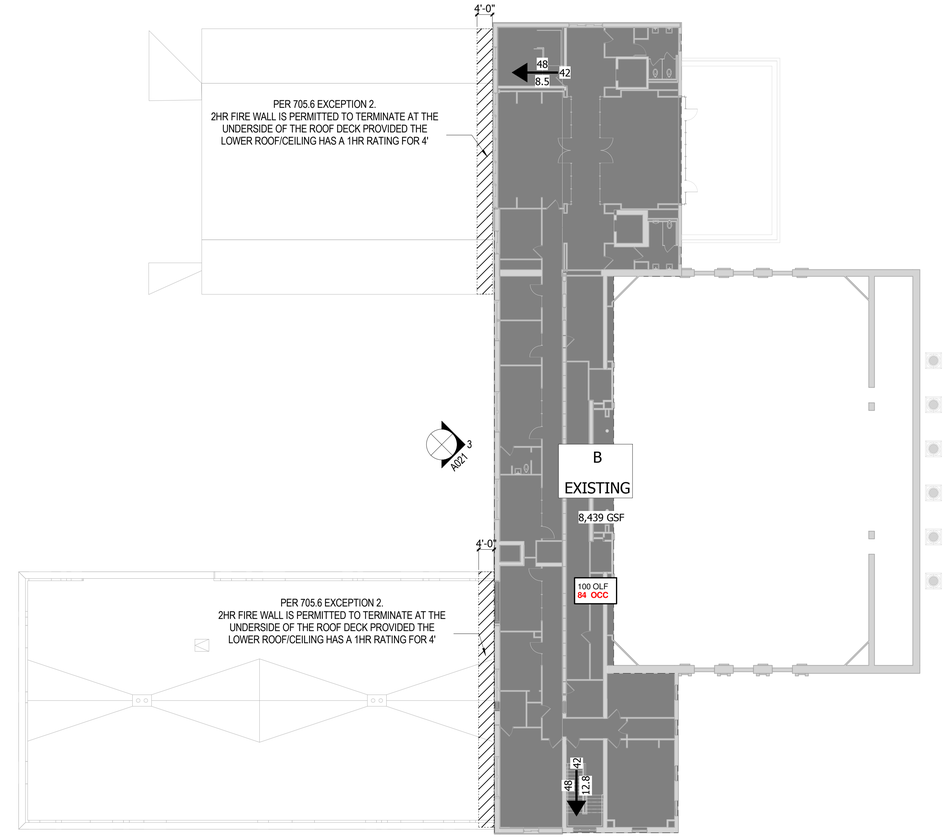


NOTE: 25% OF FIRE WALL LENGTH IS 18'-1 1/2" WITH AN ALLOWABLE OPENING RATING OF 90 MN. THE EFFECTIVE WIDTH OF THE DOOR SHOWN IS 26% WITH A 3 HR RATING PROVIDED.

3 FIRE WALL ELEVATION
1/8" = 1'-0"



1 SECOND LEVEL FLOOR PLAN
1/16" = 1'-0"



2 ROOF PLAN
1/16" = 1'-0"

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

LAND USE APPLICATION

EDUCATION AND LOBBY EXPANSION

TEMPLE ISRAEL
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

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.

NOT FOR CONSTRUCTION

NAME: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

SECOND AND THIRD LEVEL LIFE SAFETY PLAN

COMM. NO.	3341-003-00
SCALE	As indicated
DATE	MAY 19, 2015

A021

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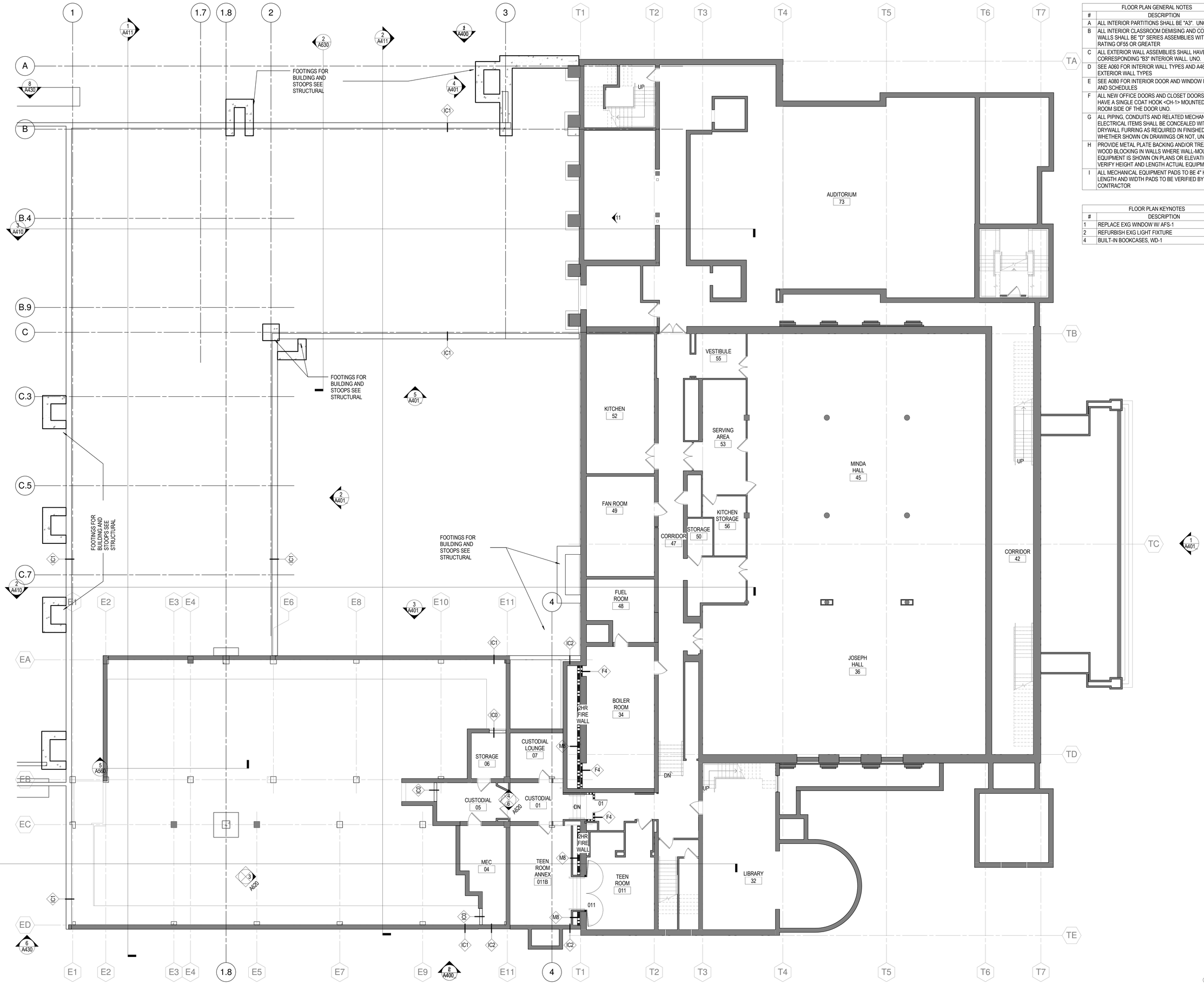

FLOOR PLAN GENERAL NOTES	
#	DESCRIPTION
A	ALL INTERIOR PARTITIONS SHALL BE "A3". UNO.
B	ALL INTERIOR CLASSROOM DEMISING AND CORRIDOR WALLS SHALL BE "D" SERIES ASSEMBLIES WITH AN STC RATING OF55 OR GREATER
C	ALL EXTERIOR WALL ASSEMBLIES SHALL HAVE A CORRESPONDING "B3" INTERIOR WALL. UNO.
D	SEE A060 FOR INTERIOR WALL TYPES AND A460 FOR EXTERIOR WALL TYPES
E	SEE A080 FOR INTERIOR DOOR AND WINDOW FRAMES AND SCHEDULES
F	ALL NEW OFFICE DOORS AND CLOSET DOORS SHALL HAVE A SINGLE COAT HOOK <CH-1> MOUNTED ON THE ROOM SIDE OF THE DOOR UNO.
G	ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNO.
H	PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH ACTUAL EQUIPMENT.
I	ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH UNO. LENGTH AND WIDTH PADS TO BE VERIFIED BY CONTRACTOR

FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

LAND USE APPLICATION

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

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NOT FOR CONSTRUCTION

NAME: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

BASEMENT FLOOR PLAN

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

A200

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NOTE: SNOW MELT SYSTEM PER ALT #3A; SEE L100FOR ADDITIONAL INFORMATION

REFER TO 2/A411 FOR EXISTING WEST ELEVATION

SEE REF FOR ALT #4A AND #4B

FLOOR PLAN GENERAL NOTES	
#	DESCRIPTION
A	ALL INTERIOR PARTITIONS SHALL BE "A3". UNO.
B	ALL INTERIOR CLASSROOM DEMISING AND CORRIDOR WALLS SHALL BE "D" SERIES ASSEMBLIES WITH AN STC RATING OF55 OR GREATER
C	ALL EXTERIOR WALL ASSEMBLIES SHALL HAVE A CORRESPONDING "B3" INTERIOR WALL. UNO.
D	SEE A060 FOR INTERIOR WALL TYPES AND A460 FOR EXTERIOR WALL TYPES
E	SEE A080 FOR INTERIOR DOOR AND WINDOW FRAMES AND SCHEDULES
F	ALL NEW OFFICE DOORS AND CLOSET DOORS SHALL HAVE A SINGLE COAT HOOK <CH-1> MOUNTED ON THE ROOM SIDE OF THE DOOR UNO.
G	ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNO.
H	PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH ACTUAL EQUIPMENT.
I	ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH UNO. LENGTH AND WIDTH PADS TO BE VERIFIED BY CONTRACTOR

FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

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420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
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MAY 19, 2015

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Minneapolis, Minnesota 55405

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NOT FOR CONSTRUCTION

NAME: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

FIRST LEVEL FLOOR PLAN

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

A201

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FLOOR PLAN GENERAL NOTES	
#	DESCRIPTION
A	ALL INTERIOR PARTITIONS SHALL BE "A3". UNO.
B	ALL INTERIOR CLASSROOM DEMISING AND CORRIDOR WALLS SHALL BE "D" SERIES ASSEMBLIES WITH AN STC RATING OF55 OR GREATER
C	ALL EXTERIOR WALL ASSEMBLIES SHALL HAVE A CORRESPONDING "B3" INTERIOR WALL. UNO.
D	SEE A060 FOR INTERIOR WALL TYPES AND A460 FOR EXTERIOR WALL TYPES
E	SEE A080 FOR INTERIOR DOOR AND WINDOW FRAMES AND SCHEDULES
F	ALL NEW OFFICE DOORS AND CLOSET DOORS SHALL HAVE A SINGLE COAT HOOK <CH-1> MOUNTED ON THE ROOM SIDE OF THE DOOR UNO.
G	ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNO.
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I	ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH UNO. LENGTH AND WIDTH PADS TO BE VERIFIED BY CONTRACTOR

FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

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Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

SECOND LEVEL FLOOR PLAN

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

A202

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NEW ROOF SHOWN
IN REFERENCE TO EXISTING
BUILDING THIRD FLOOR
SEE A204 FOR COMPREHENSIVE
ROOF PLAN

NEW ROOF SHOWN
IN REFERENCE TO EXISTING
BUILDING THIRD FLOOR
SEE A204 FOR COMPREHENSIVE
ROOF PLAN

FLOOR PLAN GENERAL NOTES	
#	DESCRIPTION
A	ALL INTERIOR PARTITIONS SHALL BE "A3". UNO.
B	ALL INTERIOR CLASSROOM DEMISING AND CORRIDOR WALLS SHALL BE "D" SERIES ASSEMBLIES WITH AN STC RATING OF55 OR GREATER
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D	SEE A060 FOR INTERIOR WALL TYPES AND A460 FOR EXTERIOR WALL TYPES
E	SEE A080 FOR INTERIOR DOOR AND WINDOW FRAMES AND SCHEDULES
F	ALL NEW OFFICE DOORS AND CLOSET DOORS SHALL HAVE A SINGLE COAT HOOK <CH-1> MOUNTED ON THE ROOM SIDE OF THE DOOR UNO.
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I	ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH UNO. LENGTH AND WIDTH PADS TO BE VERIFIED BY CONTRACTOR

FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

LAND USE APPLICATION

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

THIRD LEVEL
FLOOR
PLAN-PDR

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

A203

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FLOOR PLAN GENERAL NOTES	
#	DESCRIPTION
A	ALL INTERIOR PARTITIONS SHALL BE "A3". UNO.
B	ALL INTERIOR CLASSROOM DEMISING AND CORRIDOR WALLS SHALL BE "D" SERIES ASSEMBLIES WITH AN STC RATING OF55 OR GREATER
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FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

GUTTER
RD
SA-1
SAT-1
BUR-2
MET FAB-3
BUR-1
PVR-1
EXP JT-1
EXP JT-2
RD OD
LINE OF CORNICE ABOVE
NEW MECH. EQUIPMENT AT (E) ROOF TO REPLACE (E) EQUIPMENT - UNITS WILL SIT ON EXISTING CURBS USING CURB ADAPTORS
NEW MECH. EQUIPMENT AT (E) ROOF
NEW EQUIP. CURBS AND STRUCTURAL SUPPORTS TO BE INSTALLED UNDER EXISTING ROOF DECK
REPLACE AREA OF EXISTING ROOFING AND TIE INTO ADJACENT
NOTE: ARE OF (E) ROOF REMOVED TO SHOW INTERIOR OF ROOF AND SANCTUARY ACCESS PASSAGE
EXISTING BOILER FLUE
EXISTING ROOF ACCESS DOOR
REMOVE IE PLYWOOD BULKHEAD; INFILL AROUND DUCT PENETRATION WITH FIRE RATED FLOOR FRAMING
RH-1

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

ROOF PLAN

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

A204

LAND USE APPLICATION

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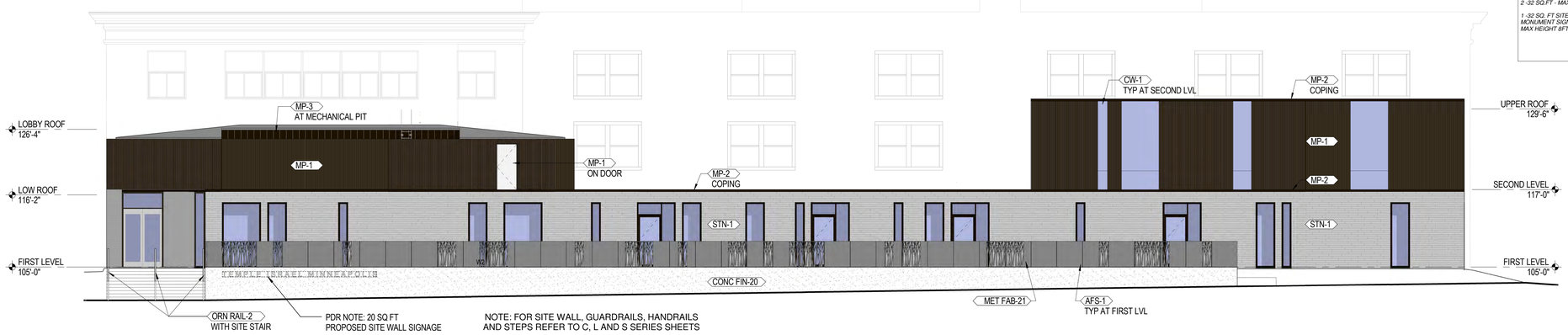
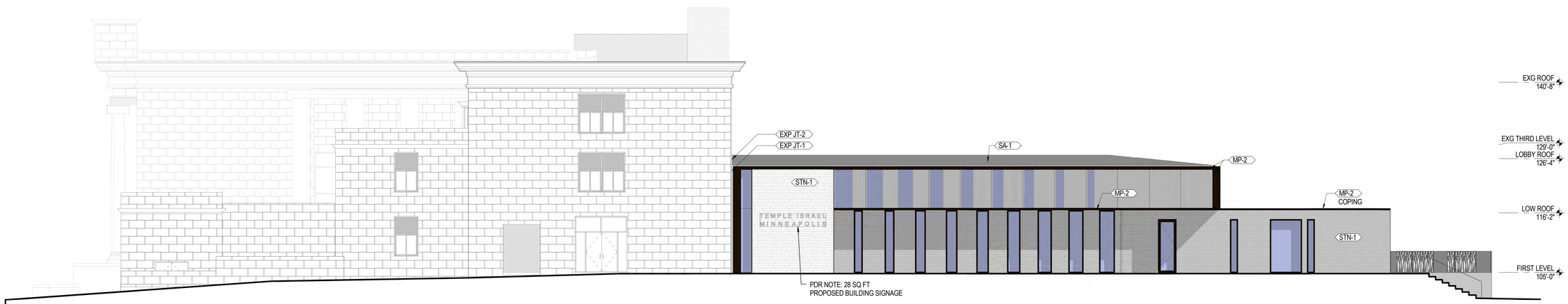
BUILDING SIGN SUMMARY	PRIMARY BUILDING MATERIALS SUMMARY	
NORTH BUILDING SIGN: 28 SQ FT WEST SITE WALL SIGN: 20 SQ FT	MP-1	1 INCH DEEP BOX CORRUGATED STEEL PANELS, PREFINISHED, LAP SEAMED, CONCEALED FASTENERS
	STN-1	INDIANA LIMESTONE, SMOOTH FACED, 4" NOM EXPOSED VERTICAL FACE IN 24",36" AND 48" LENGTHS
	STN-1 ALTERNATE	ARCHITECTURAL PRECAST CONCRETE UNITS, GROUND FACED 4" NOM EXPOSED VERTICAL FACE IN 24", 36, AND 48" LENGTHS
	AFS-1	ALUMINUM STOREFRONT FRAMING, PREFINISHED
TOTAL BLDG.SIGNAGE ALLOWED *2 -32 SQ.FT - MAX HEIGHT 14FT* *1 -32 SQ. FT SITE WALL OR MONUMENT SIGN -* *MAX HEIGHT 8FT*	CW-1	ALUMINUM CURTAINWALL, PREFINISHED
	AFS-3	ALUMINUM CLAD WOOD DOOR AND FRAME, PREFINISHED
	CONC FIN -20	EXPOSED SMOOTH FORMED VERTICAL CONCRETE SURFACES



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

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



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

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

LAND USE APPLICATION

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - PDR

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

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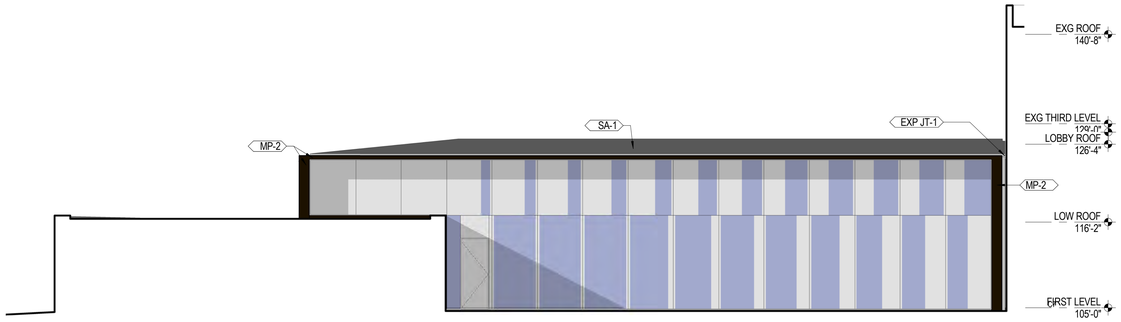
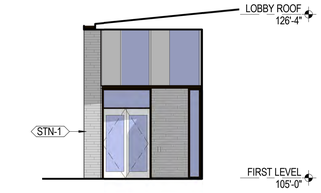
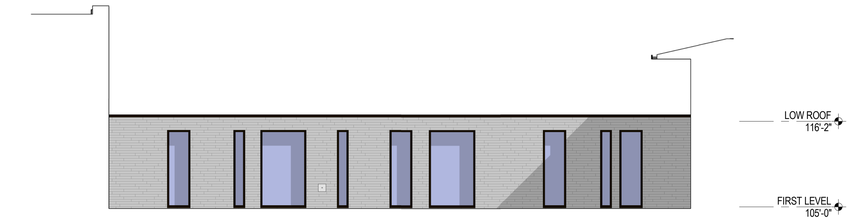


5 COURTYARD NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

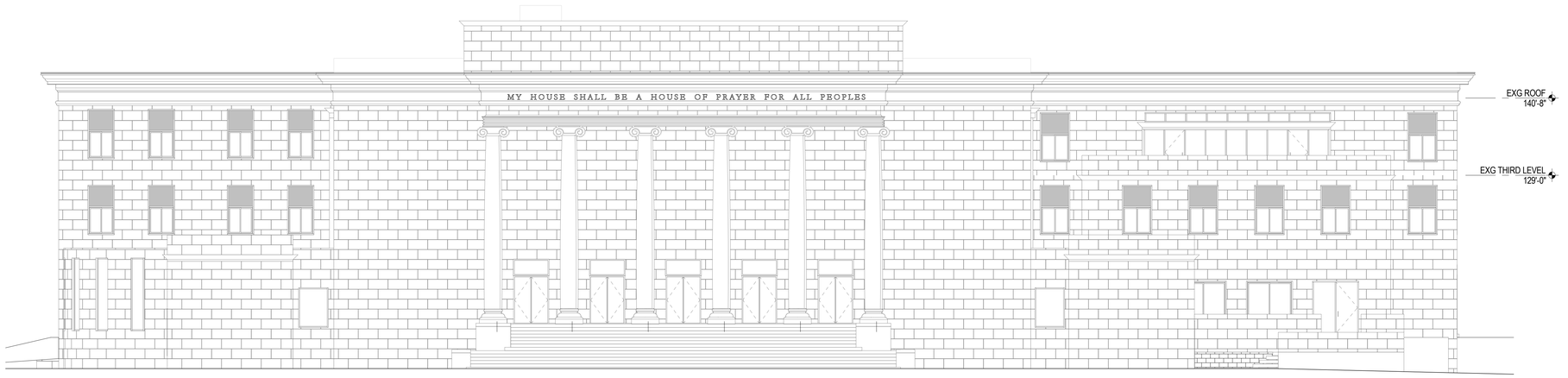


4 WEST PARTIAL ELEVATION
1/8" = 1'-0"

3 COURTYARD SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 COURTYARD WEST EXTERIOR ELEVATION
1/8" = 1'-0"



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

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION

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Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - PDR

LAND USE APPLICATION

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

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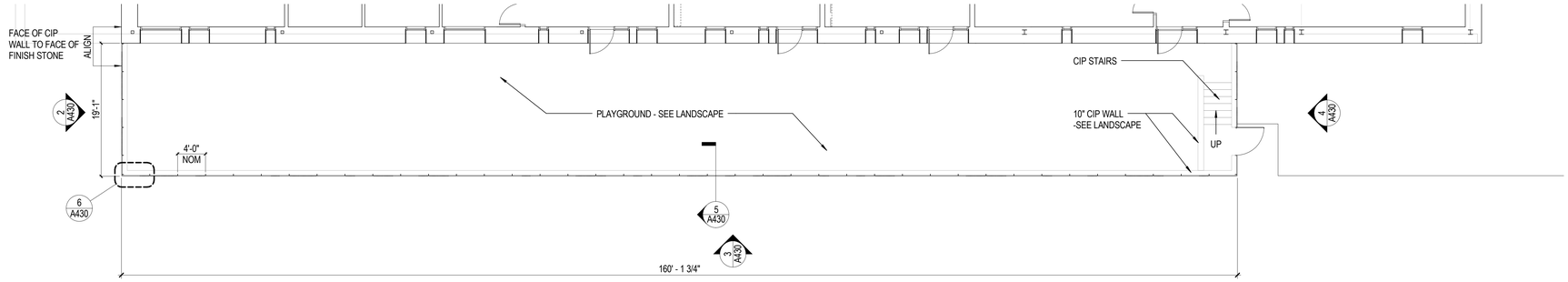
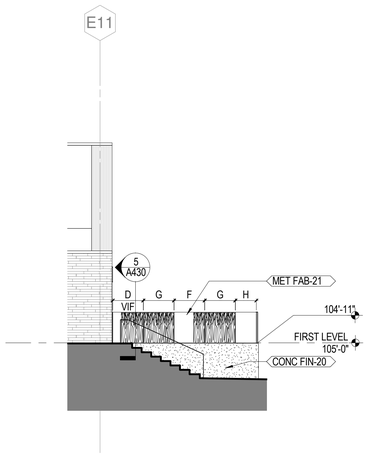
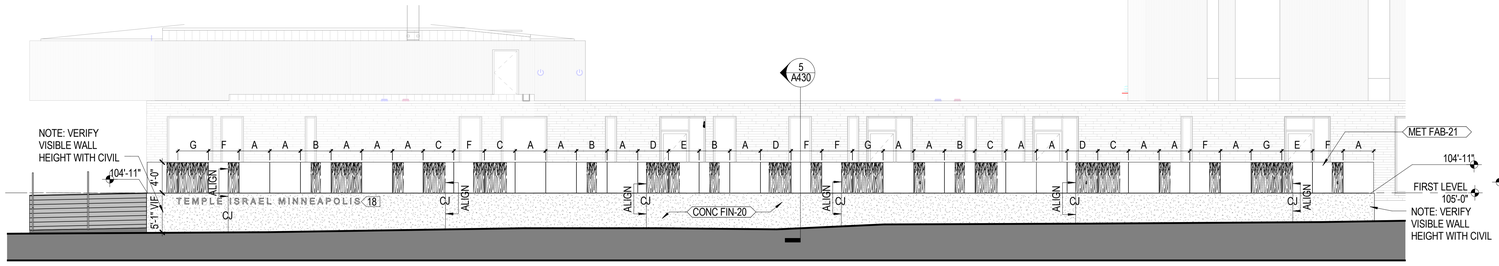


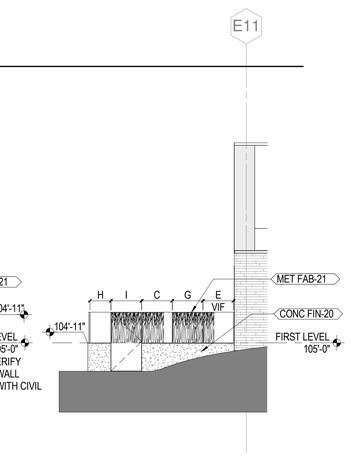
1 FENCE PLAN
1/8" = 1'-0"



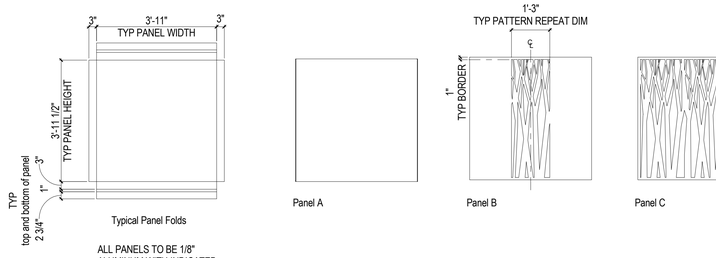
2 FENCE ELEVATION - NORTH
1/8" = 1'-0"



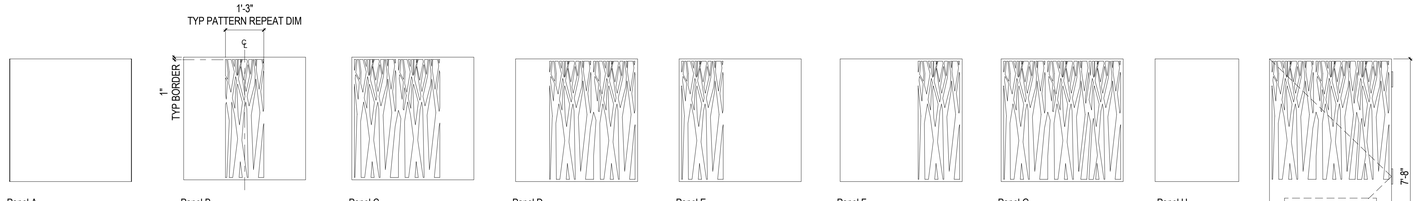
3 FENCE ELEVATION - WEST
1/8" = 1'-0"



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



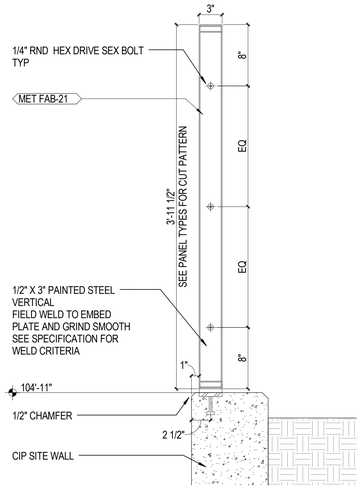
Typical Panel Folds



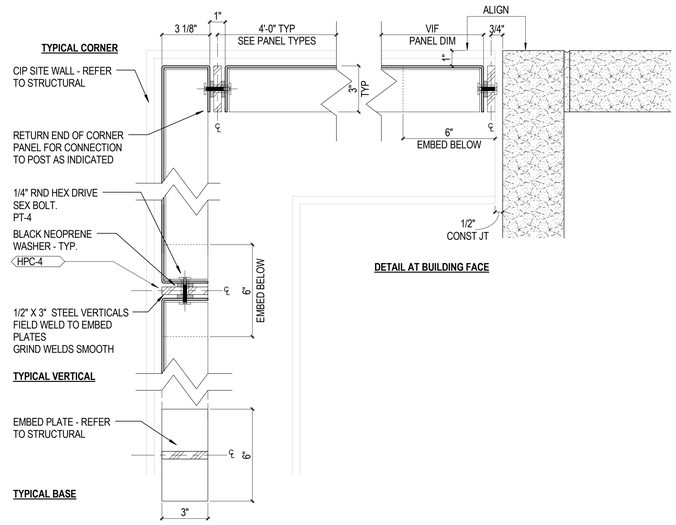
ALL PANELS TO BE 1/8" ALUMINUM WITH INDICATED PATTERN CUT OUT. ALL PANELS TO BE ANODIZED TO MATCH PT-4

GATE HARDWARE:
HINGES TO MATCH PANEL
PANIC HARDWARE AND LATCH
*NO EXTERIOR HARDWARE REQUIRED

MET FAB-21 PANEL TYPES
1/2" = 1'-0"



5 TYPICAL FENCE SECTION - MET FAB-21
1 1/2" = 1'-0"



6 TYPICAL FENCE DETAILS - MET FAB-21
3" = 1'-0"

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

LAND USE APPLICATION - FIRST RESPONSE

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION

2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

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NOT FOR CONSTRUCTION

NAME: CJ COOK
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 18099

PLAYGROUND FENCE MET FAB-21

COMM. NO.	3341-003-00
SCALE	As indicated
DATE	JUNE 26, 2015

A430

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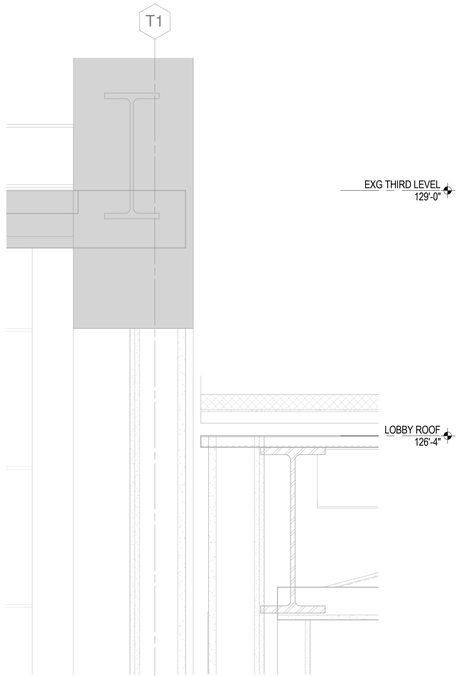
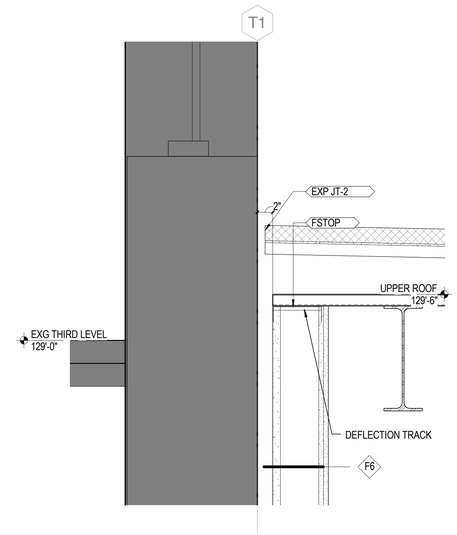
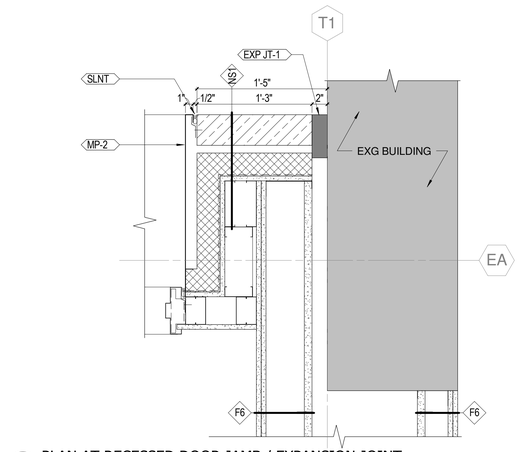


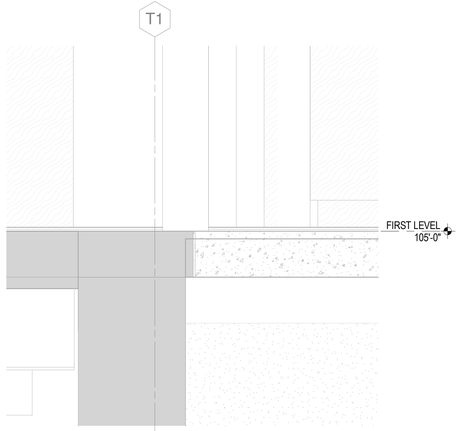
19 Detail 5
1 1/2" = 1'-0"



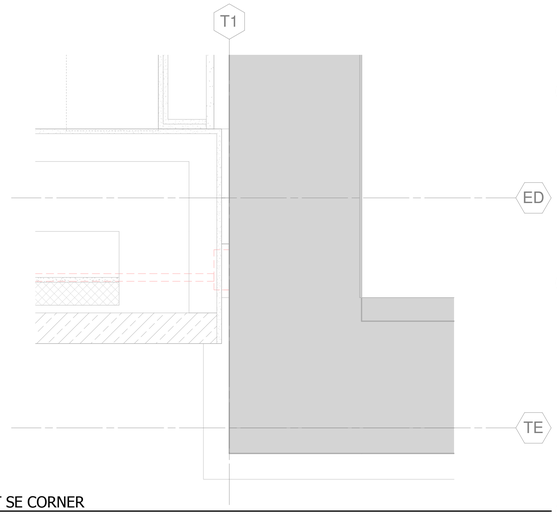
16 UPPER ROOF AT EXG WALL
1 1/2" = 1'-0"



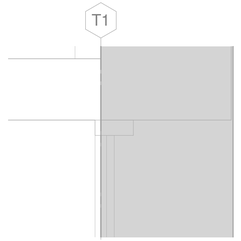
15 PLAN AT RECESSED DOOR JAMB / EXPANSION JOINT
1 1/2" = 1'-0"



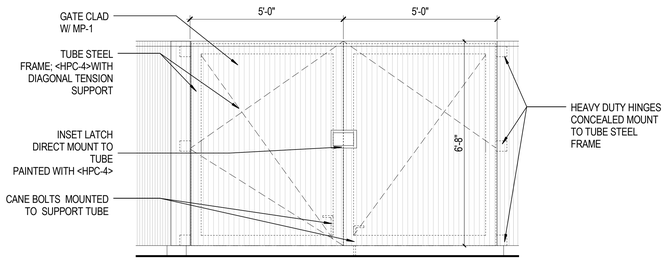
18 Detail 13
1 1/2" = 1'-0"



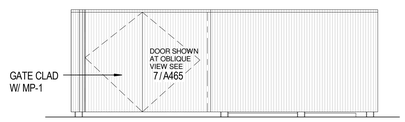
14 PLAN AT SE CORNER
1 1/2" = 1'-0"



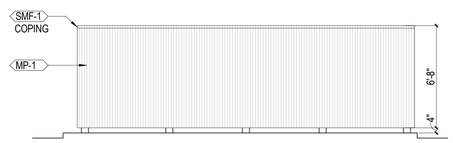
12 Detail 19
1 1/2" = 1'-0"



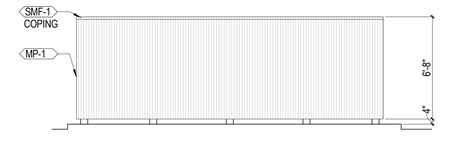
7 DOOR ELEVATION @ TRANSFORMER/ TRASH ENCLOSURE
1/2" = 1'-0"



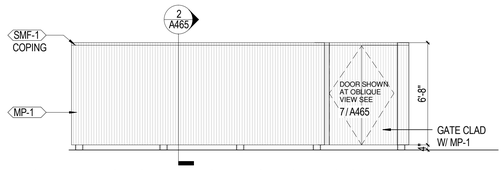
6 NORTH ELEVATION@ TRANSFORMER/ TRASH ENCLOSURE
1/4" = 1'-0"



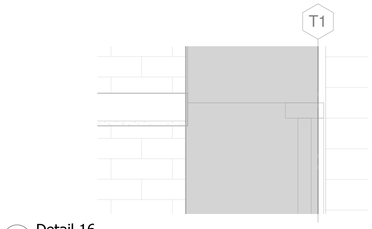
5 EAST ELEVATION AT TRANSFORMER/ TRASH ENCLOSURE
1/4" = 1'-0"



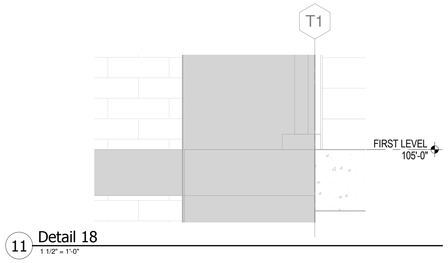
4 SOUTH ELEVATION @ TRANSFORMER/TRASH ENCLOSURE
1/4" = 1'-0"



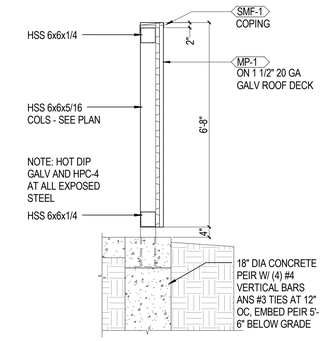
3 EAST ELEVATION @ TRANSFORMER/TRASH ENCLOSURE
1/4" = 1'-0"



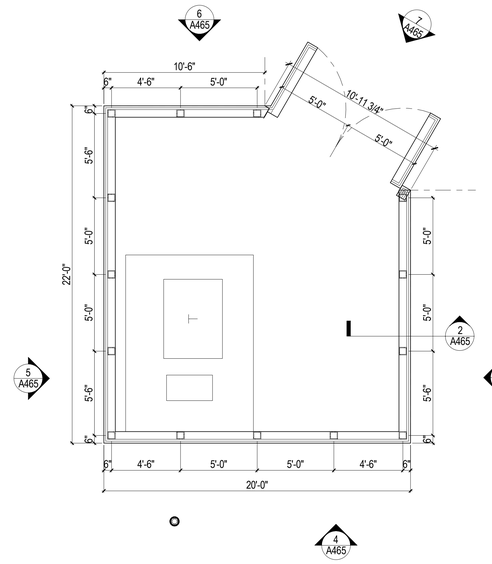
23 Detail 16
1 1/2" = 1'-0"



11 Detail 18
1 1/2" = 1'-0"



2 TRANSFORMER ENCLOSURE
1/2" = 1'-0"



1 TRANSFORMER AND TRASH ENCLOSURE
1/4" = 1'-0"

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

LAND USE APPLICATION - FIRST RESPONSE

EDUCATION AND LOBBY EXPANSION

TEMPLE ISRAEL
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NOT FOR CONSTRUCTION

NAME: JOE SHOCK
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 18099

EXTERIOR DETAILS

COMM. NO.	3341-003-00
SCALE	As indicated
DATE	JUNE 26, 2015

A465

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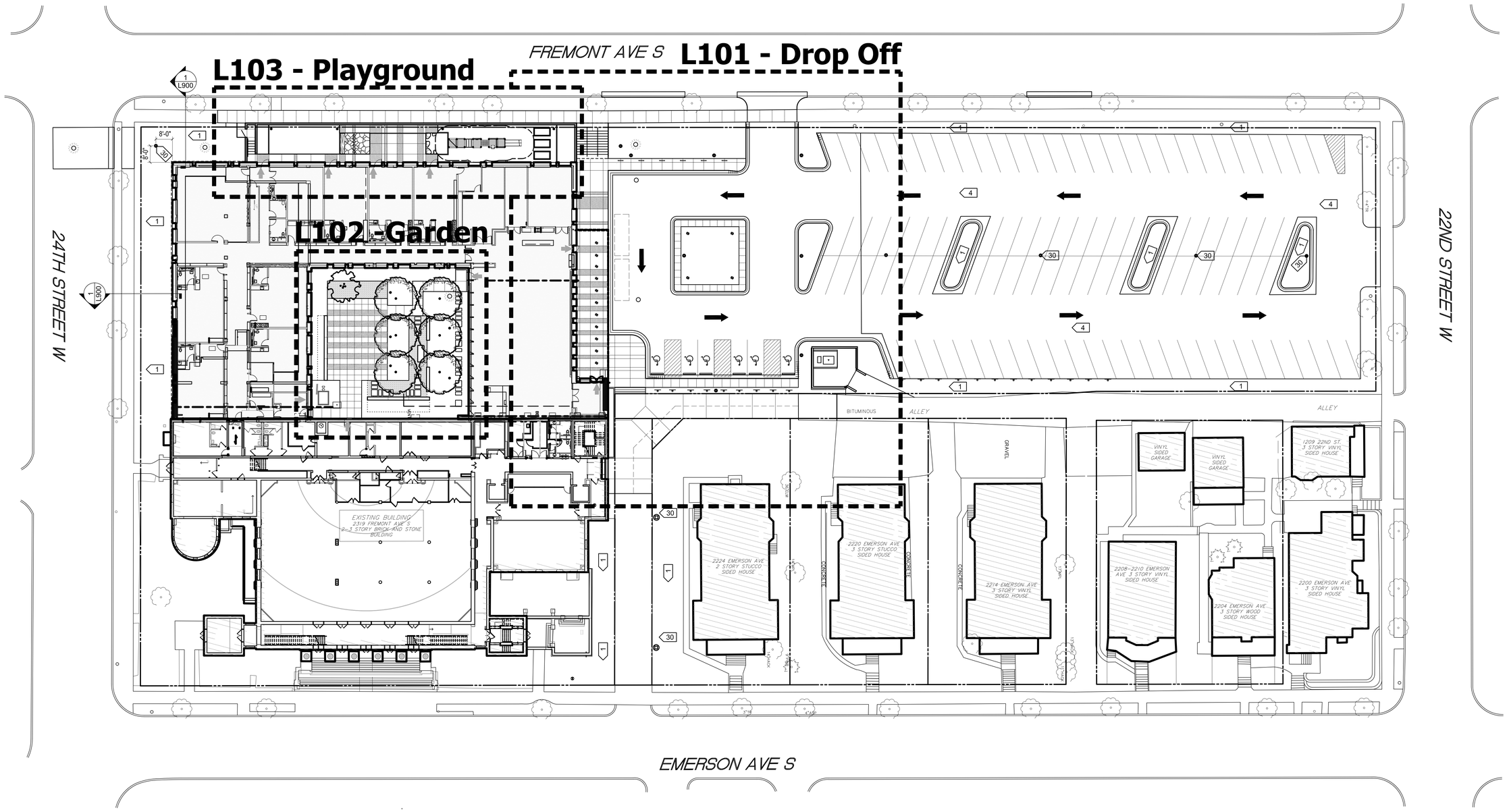
6/25/2015 11:09:19 AM C:\Users\ACRobert\Documents\Revit Local Files\A15-Temple Israel-334100300_acrobertg-PC64z26.rvt



KEYNOTES

1. PLANTING AREA
2. SITE CONCRETE PAVING, REFER TO CIVIL
3. CONCRETE CURB WALL, REFER TO 6/L901
4. BITUMINOUS PAVING, REFER TO CIVIL
5. TRANSFORMER AND TRASH ENCLOSURE, REFER TO A/465
6. ILLUMINATED HANDRAIL TRANSFORMER, REFER TO ELECTRICAL
7. ILLUMINATED HANDRAIL, SEE L900, REFER TO ELECTRICAL
8. CAST IN PLACE CONCRETE WALL, REFER TO STRUCTURAL
9. PLAYGROUND FENCE, REFER TO ARCH SHEET A430
10. PLAYGROUND FENCE GATE, REFER TO ARCH SHEET A430
11. PLAY STRUCTURE, TIMBER FORM 2 SYSTEM BY COLUMBIA CASCADE COMPANY, PLATFORM HEIGHTS IDENTIFIED, SEE L902
12. LANDSCAPE BOULDER, REFER TO L900 & L901
13. TREE TRUNK STUMPS, REFER L901
14. PLAY LOG, REFER L901
15. SANDBOX SAND, REFER L901
16. SYNTHETIC GRASS LAWN, REFER TO L901
17. PLAYGROUND SAFETY SURFACING, REFER TO L901
18. VEGETABLE GARDEN PLANTING AREA, NIC (SOIL AND PLANTING BY OWNER)
19. TIMBER RAISED GARDEN PLANTER, REFER TO L900
20. TIMBER EDGING, REFER TO L900
21. PLAY STRUCTURE USE AREA (REQUIRED CLEAR SPACE)
22. BUILDING SIGNAGE FLOODLIGHT, REFER TO ELECTRICAL
23. HOSE SPIGOT, REFER TO PLUMBING
24. BIKE RACK, REFER TO SPEC. 323300
25. MAINTENANCE STRIP, REFER TO L900 & SPEC. 321540
26. FLAGSTONE PAVING, REFER TO L901 & SPEC. 321540
27. PAVING CONTROL JOINTS, PER PAVING FINISH/TYPE (ALIGN JOINTS WITH WINDOW/DOOR OPENINGS AS SHOWN, SPACE EQUALLY ALONG CONTINUOUS LINEAR SEGMENTS UNLESS NOTED OTHERWISE)
28. PAVING EXPANSION JOINTS, REFER TO CIVIL
29. BUILDING CANOPY OVERHEAD, REFER TO ARCH.
30. SITE LIGHT/CAMERA POLE, REFER TO ELECTRICAL
31. INGRADE LIGHT, REFER TO ELECTRICAL (CENTER IN BUILDING WINDOW OPENING/PANEL AS SHOWN, UNLESS NOTED OTHERWISE)
32. TREE UPLIGHT FIXTURE, REFER TO ELECTRICAL
33. PATHWAY LIGHT, REFER TO ELECTRICAL
34. APC - 4 PRECAST CONCRETE PAVERS, REFER TO SPEC. 044330 AND L904
35. APC - 5 PRECAST CONCRETE SEATWALL, REFER TO SPEC. 044330 AND 1/L904
36. GARDEN PATH SURFACING, REFER TO L904 AND SPEC. 321540
37. EDGING, REFER TO SPEC. 321540
38. GARDEN SCULPTURE (N.I.C.) AND SLAB, REFER TO 3/L904 (COORDINATE FINAL SCULPTURE BASE CONDITION (SIZE/MATERIAL) WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION)
39. APRON SLAB, REFER TO STRUCTURAL
40. TREE LOCATION
41. MANHOLE, REFER TO CIVIL
42. AREA DRAIN, SEE L901, REFER TO CIVIL
43. AREA WELL, REFER TO 16/S510 AND 5/L904
44. ALIGN PAVING PANEL WITH STOOP FOOTING BELOW AND EXTEND PAVING PERPENDICULAR TO BUILDING, REFER TO 2/L903
45. EDGE OF PAVING TO ORIGINATE AT EDGE APRON SLAB AND EXTEND PERPENDICULAR TO BUILDING

CONC FIN-21 ARCHITECTURAL FINISH CONCRETE PAVING (SAW CUT JOINTS, REFER TO SPEC. 321316)

CONC FIN-22 TEXTURED ARCHITECTURAL FINISH CONCRETE PAVING (SAW CUT JOINTS, ALIGN BANDS WITH WINDOW/DOOR OPENINGS AS SHOWN, REFER TO SPEC. 321316)

NOTES

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. REFER TO ELECTRICAL FOR SITE LIGHTING INFORMATION.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT AND LOCATION VERIFICATION.

0 10' 20' 40'

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: THEODORE E. LEE
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 25603

LAYOUT AND MATERIALS PLAN

COMM. NO.	3341-003-00
SCALE	
DATE	26 JUNE 2015

L100

LAND USE APPLICATION - FIRST RESPONSE

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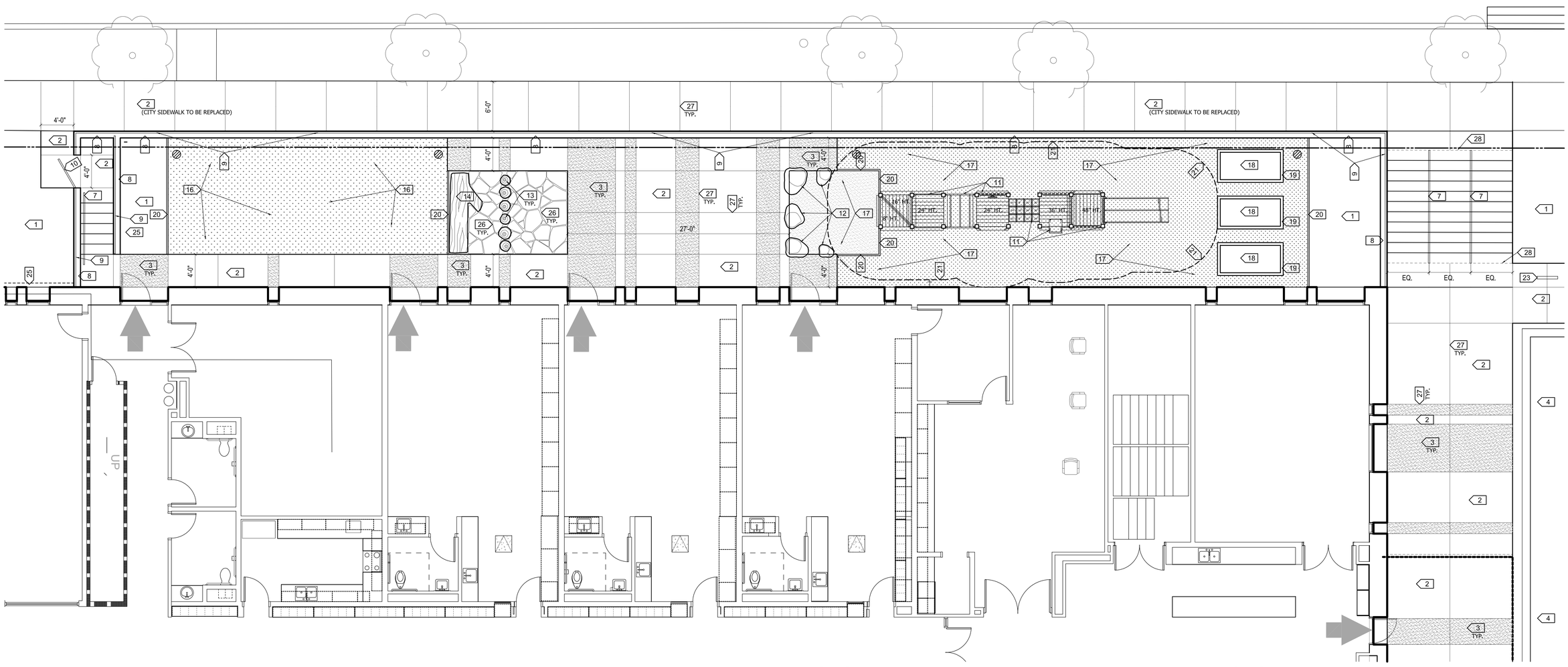
6" W

FREMONT A



KEYNOTES

1. PLANTING AREA
2. CONCRETE PAVING, REFER TO CIVIL
3. DECORATIVE FINISH CONCRETE PAVING, REFER TO SPEC. 321316
4. BITUMINOUS PAVING, REFER TO CIVIL
5. ELECTRICAL TRANSFORMER ENCLOSURE, REFER TO A/465
6. TRASH ENCLOSURE, REFER TO A/465
7. HAND RAIL, SEE L900 <ORN RAIL 2> (1"x 2" BAR VERTICALS AND RAIL)
8. CAST IN PLACE CONCRETE WALL, REFER TO STRUCTURAL
9. PLAYGROUND FENCE, REFER TO SHEET A/430
10. PLAYGROUND FENCE GATE W/ INTEGRAL SECURITY LATCHING SYSTEM (i.e. PANIC BAR), REFER TO ARCH.
11. PLAY STRUCTURE, TIMBER FORM 2 SYSTEM BY COLUMBIA CASCADE COMPANY, PLATFORM HEIGHTS IDENTIFIED, SEE L901 FOR MANUFACTURERS CONCEPTUAL PLAN AND DESCRIPTION OF ELEMENTS,
12. LANDSCAPE BOULDER (FIELDSTONE SPECIMEN INDIVIDUALLY SELECTED FOR PLAY APPLICATION, 24-60" DIA.)
13. TREE TRUNK STUMPS (HARDWOOD LOG SPECIMENS W/ BARK INTACT INDIVIDUALLY SELECTED FOR PLAY APPLICATION, 12-36" DIA. BY 18-60" LENGTHS)
14. LOG (HARDWOOD LOG SPECIMEN W/ BARK INTACT INDIVIDUALLY SELECTED FOR PLAY APPLICATION, 24-36" DIA. BY 8-10' LENGTH)
15. SANDBOX SAND (WASHED PLAYGROUND SAND, 12" DEPTH)
16. SYNTHETIC GRASS LAWN (ARTIFICIAL TURF SYSTEM HAVING THE APPEARANCE OF NATURAL GRASS W/O AGGREGATE INFILL, INSTALL W/ MANUFACTURER RECOMMENDED PLAYGROUND BASE, EASYTURF NUTMEG PREMIUM OR APPROVED EQUAL)
17. ENGINEERED WOOD FIBER SURFACING (WOOD CHIP PRODUCT SPECIFICALLY MANUFACTURED FOR USE AS PLAYGROUND SURFACE, 6" DEPTH OVER SOIL SEPARATOR FABRIC)
18. VEGETABLE GARDEN PLANTING AREA, NIC (SOIL AND PLANTING BY OWNER)
19. CEDAR TIMBER RAISED GARDEN PLANTER, REFER TO L901
20. CEDAR TIMBER EDGING, REFER TO L901
21. PLAY STRUCTURE USE AREA (REQUIRED CLEAR SPACE)
22. CONCEALED AREA DRAIN, REFER TO CIVIL
23. HOSE SPIGOT, REFER TO PLUMBING
24. BIKE RACK, REFER TO SPEC. 323300
25. MAINTENANCE STRIP, REFER TO L901 & SPEC. 321540
26. FLAGSTONE PAVING, REFER TO L901 & SPEC. 321540
27. PAVING CONTROL JOINTS, REFER TO CIVIL
28. PAVING EXPANSION JOINTS, REFER TO CIVIL

NOTES

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. REFER TO ELECTRICAL FOR SITE LIGHTING INFORMATION.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT AND LOCATION VERIFICATION.

0 5' 10'

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

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TEMPLE ISRAEL
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Minneapolis, Minnesota 55405

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NOT FOR CONSTRUCTION

NAME: THEODORE E. LEE
DATE: MAY 19, 2015
REGISTRATION NUMBER: 25603

LAYOUT AND MATERIALS PLAN PLAYGROUND

COMM. NO.	3341-003-00
SCALE	
DATE	19 MAY 2015

L101

LAND USE APPLICATION

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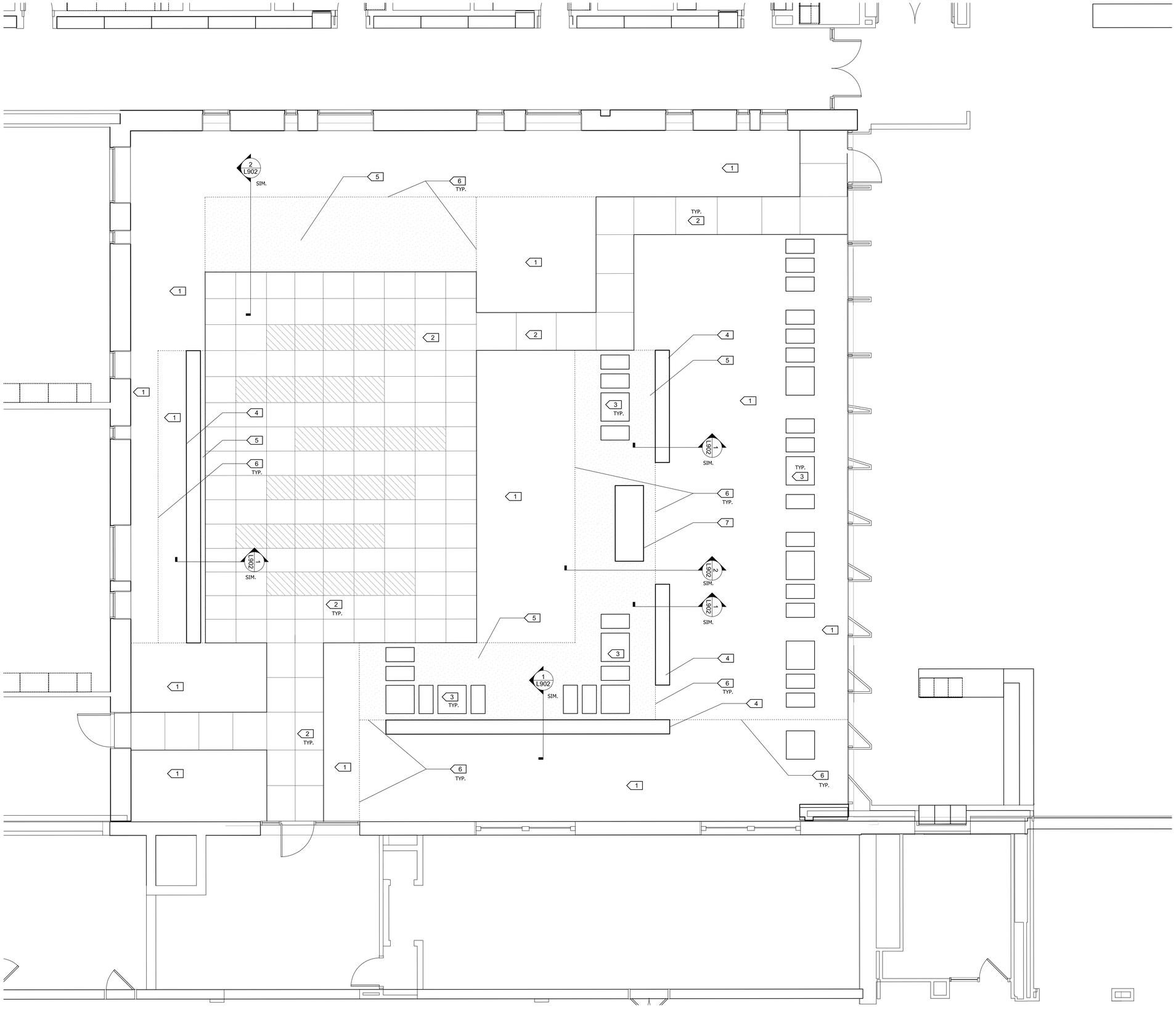

NOTES

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KEYNOTES

1. PLANTING AREA
2. DECORATIVE CONCRETE, REFER TO SPEC. 321316
3. DECORATIVE CONCRETE STEPPING STONES, REFER TO SPEC. 321316
4. DECORATIVE PRECAST CONCRETE SEATWALL WITH IPE SLATS ON TOP ONLY), REFER TO 1/L902
5. GARDEN SURFACING, REFER TO 2/L902 AND SPEC. 321540
6. EDGING (@ STEPPING STONES AND GARDEN SURFACING EDGE), REFER TO SPEC. 321540
7. GARDEN SCULPTURE (N.I.C.)

0 2 4 8

SCALE: 1/4" = 1'-0"

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: THEODORE E. LEE
DATE: MAY 19, 2015
REGISTRATION NUMBER: 25603

LAYOUT AND MATERIALS PLAN - GARDEN

COMM. NO.	3341-003-00
SCALE	1/4"=1'-0"
DATE	19 MAY 2015

L102

LAND USE APPLICATION

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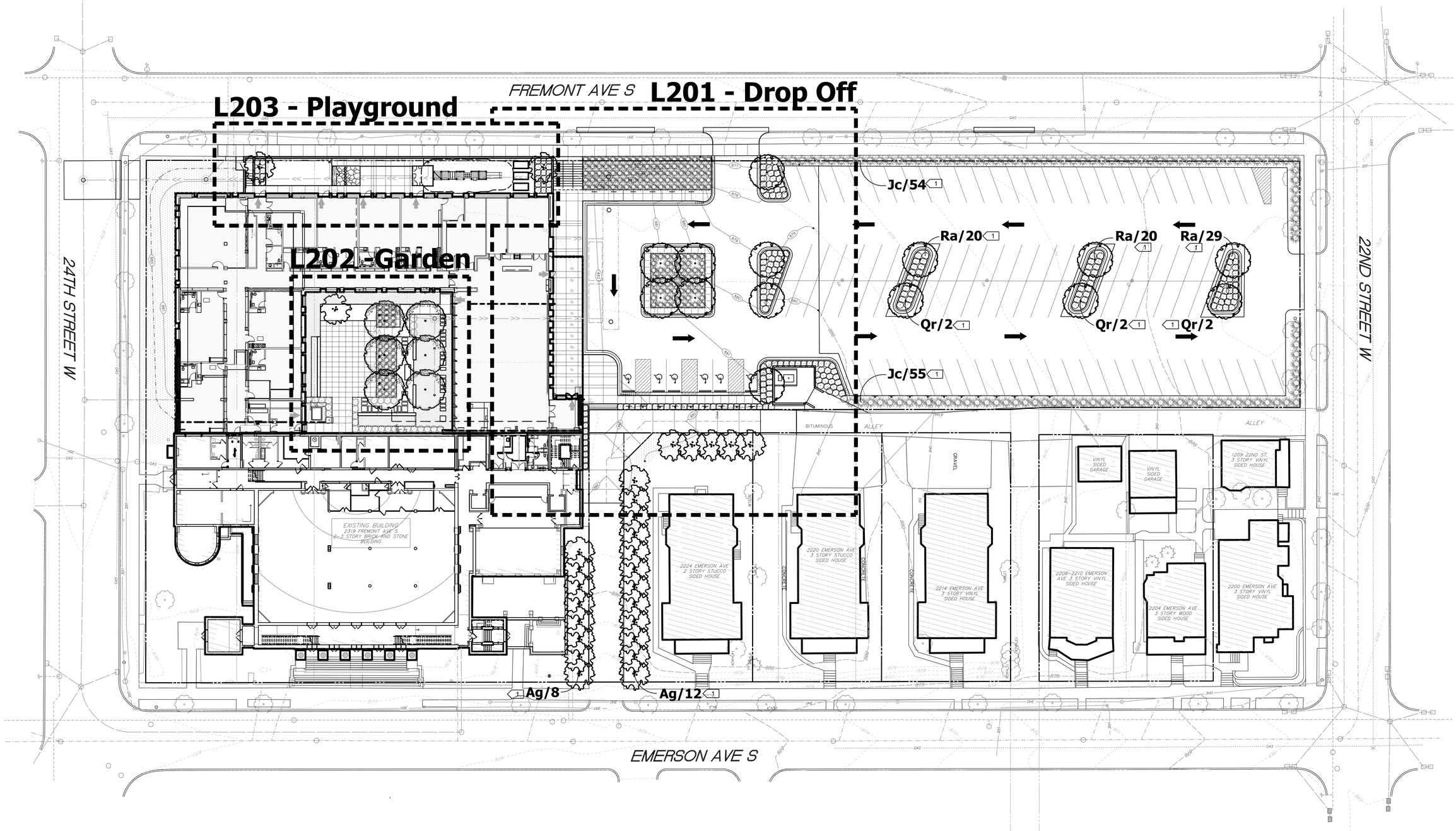

PLANT MATERIALS SCHEDULE

key	qty	description	size	spacing	comments
DECIDUOUS OVERSTORY TREES					
Gt	10	Imperial Honeylocust *Gleditsia triacanthos 'Imrpcole'*	5" cal. B&B	as shown	specimen, matched
Qr	10	Northern Red Oak *Quercus rubra*	3" cal. B&B	as shown	specimen, matched
DECIDUOUS ORNAMENTAL TREES					
Ag	27	Autumn Brilliance Serviceberry *Amelanchier x grandiflora 'A. Brilt.'*	12' ht. B&B	as shown	clump form, matched, 5-7 stems
Bp	2	Renaissance Oasis Birch *Betuala papyrifera 'Oenci'*	12' ht. B&B	as shown	clump form, specimen matched, 3-5 stems
DECIDUOUS SHRUBS					
Dl	21	Dwarf Bush Honeysuckle *Diervilla lonicera*	#2 ctnr.	as shown	
Ra	196	Gro Low Fragrant Sumac *Rhus aromatica 'Gro Low'*	#2 ctnr.	as shown	

key	qty	description	size	spacing	comments
CONIFEROUS SHRUBS					
Ef	35	Wintercreeper Colorratus *Euonymus fortunei 'Coloratus'*	#7 ctnr.	as shown	
Jc	117	Sea Green Juniper *Juniperus chinensis 'Sea Green'*	#7 ctnr.	as shown	
Jh	99	Blue Chip Juniper *Juniperus horizontalis 'Blue Chip'*	#5 ctnr.	as shown	
Js	95	Arcadia Juniper *Juniperus sabina 'Arcadia'*	#5 ctnr.	as shown	
Tm	45	Taunton Yew *Taxus x media 'Taunton'*	#7 ctnr.	as shown	
ORNAMENTAL PERENNIALS					
Pt	2,065	Green Carpet Japanese Spurge *Pachysandra terminalis 'G. Carpet'*	4 pk.	12" o.c.	
Pa	70	Strawberries & Cream Ribbon Grass Phalaris arundinacea 'S. & Cream'	#3 ctnr.	24" o.c.	

LEGEND

- DECIDUOUS OVERSTORY TREE (SEE PLANT MATERIALS SCHEDULE)
- DECIDUOUS ORNAMENTAL TREE (SEE PLANT MATERIALS SCHEDULE)
- DECIDUOUS SHRUB (SEE PLANT MATERIALS SCHEDULE)
- CONIFEROUS SHRUB (SEE PLANT MATERIALS SCHEDULE)
- TURF (REFER TO SPEC. 329200)
- Xx/# PLANT LABEL (KEY / QTY)

KEYNOTES

1. MULCH, REFER TO SPEC 329000
2. ---------

NOTES

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3. REFER TO ELECTRICAL FOR SITE LIGHTING INFORMATION.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT AND LOCATION VERIFICATION.

0 10' 20' 40'

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

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2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: JEFFREY T. IDE
DATE: 26 JUNE 2015
REGISTRATION NUMBER: 25603

PLANTING PLAN

COMM. NO. 3341-003-00
SCALE
DATE 26 JUNE 2015

L200

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6" W

FREMONT A

Ag

PaH/19

Po/13

Ag/2

UP

LEGEND

DECIDUOUS ORNAMENTAL TREE
(SEE PLANT MATERIALS SCHEDULE)

DECIDUOUS SHRUB
(SEE PLANT MATERIALS SCHEDULE)

ORNAMENTAL PERENNIAL
(SEE PLANT MATERIALS SCHEDULE)

Xx/# PLANT LABEL
(KEY / QTY)

KEYNOTES

1 --------

2 --------

NOTES

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
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3. REFER TO ELECTRICAL FOR SITE LIGHTING INFORMATION.
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REFER TO L200 FOR PLANT MATERIALS SCHEDULE

0 5' 10'

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420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

EDUCATION AND LOBBY EXPANSION

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NOT FOR CONSTRUCTION

NAME: THEODORE E. LEE
DATE: MAY 19, 2015
REGISTRATION NUMBER: 25603

LAND USE APPLICATION

PLANTING PLAN
PLAYGROUND

COMM. NO.	3341-003-00
SCALE	
DATE	19 MAY 2015

L201

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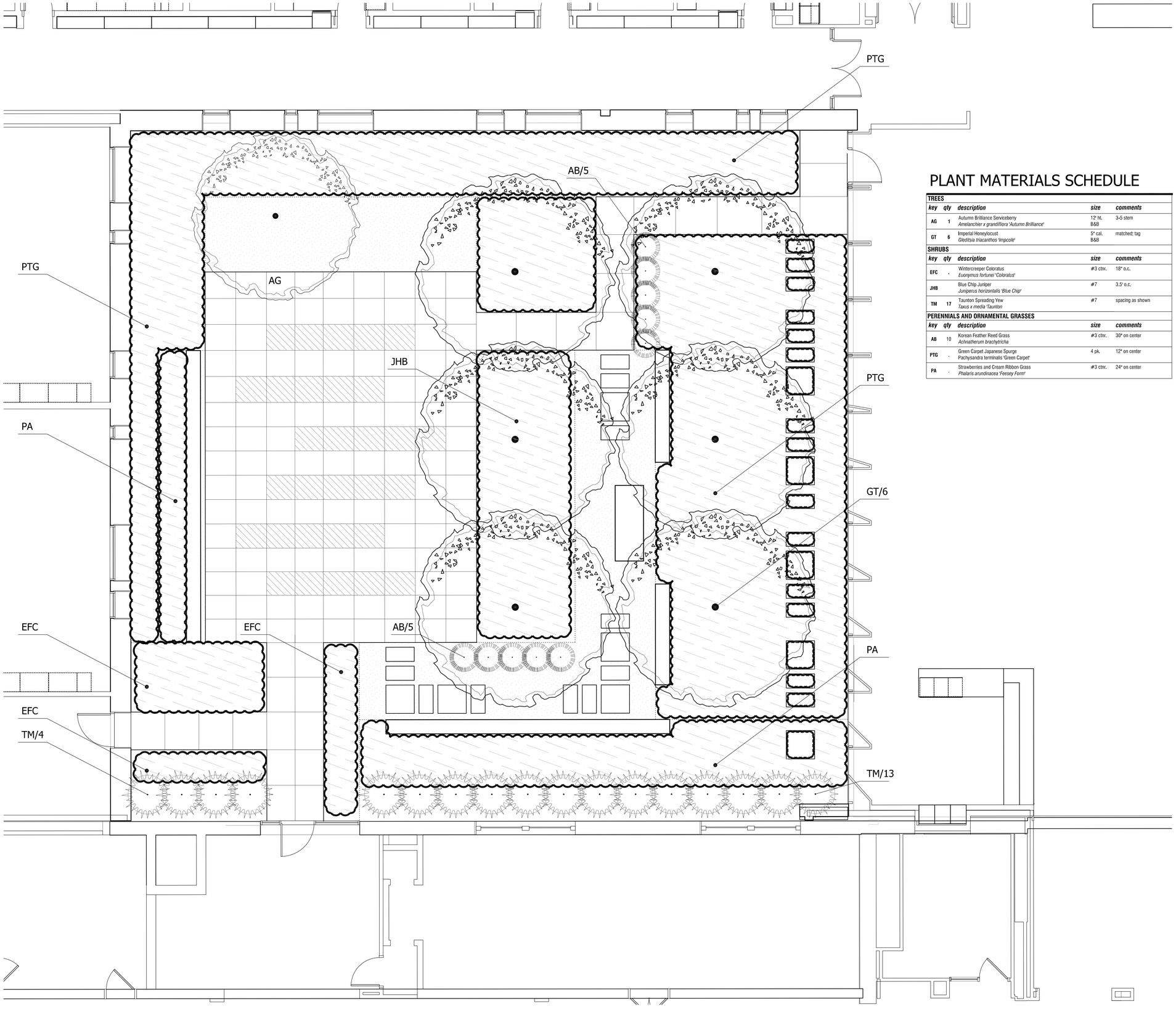

PLANT MATERIALS SCHEDULE

key	qty	description	size	comments
TREES				
AG	1	Autumn Brilliance Serviceberry *Amelanchier x grandiflora 'Autumn Brilliance'*	12' ht. B&B	3-5 stem
GT	6	Imperial Honeylocust *Gleditsia triacanthos 'Impcole'*	5" cal. B&B	matched; tag
SHRUBS				
EFC	·	Wintercreeper Coloratus *Euonymus fortunei 'Coloratus'*	#3 ctnr.	18" o.c.
JHB		Blue Chip Juniper *Juniperus horizontalis 'Blue Chip'*	#7	3.5' o.c.
TM	17	Taunton Spreading Yew *Taxus x media 'Taunton*	#7	spacing as shown
PERENNIALS AND ORNAMENTAL GRASSES				
AB	10	Korean Feather Reed Grass *Achnatherum brachytricha*	#3 ctnr.	30" on center
PTG	·	Green Carpet Japanese Spurge *Pachysandra terminalis 'Green Carpet'*	4 pk.	12" on center
PA	·	Strawberries and Cream Ribbon Grass *Phalaris arundinacea 'Feesey Form'*	#3 ctnr.	24" on center

GENERAL NOTES:

1. ALL PLANTS SHALL BE PLANTED WITH SHREDDED HARDWOOD MULCH, U.N.O.
2. ALL PLANTS SHALL HAVE SPADED EDGE - 6" DEPTH, U.N.O.
3. ALL PLANTS SHALL BE IRRIGATED, U.N.O.

PLANTING SCHEDULE NOTES:

QUANTITIES OF PLANTS SHOWN IN PLANT MATERIALS SCHEDULE DO NOT NECESSARILY REPRESENT TOTAL NUMBERS OF PLANTS THAT WILL BE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE NUMBERS AND QUANTIFYING TREES, SHRUBS AND PERENNIALS FROM LEGEND, DRAWINGS AND PLANT SCHEDULE. DETERMINE FROM PLANTING PLANS QUANTITIES OF EACH PLANT NECESSARY TO COMPLETE THE WORK.

0 2 4 8

SCALE: 1/4" = 1'-0"

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION

TEMPLE ISRAEL
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

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NOT FOR CONSTRUCTION

NAME: THEODORE E. LEE
DATE: MAY 19, 2015
REGISTRATION NUMBER: 25603

PLANTING PLAN - GARDEN

COMM. NO. 3341-003-00
SCALE 1/4"=1'-0"
DATE 19 MAY 2015

L202

LAND USE APPLICATION

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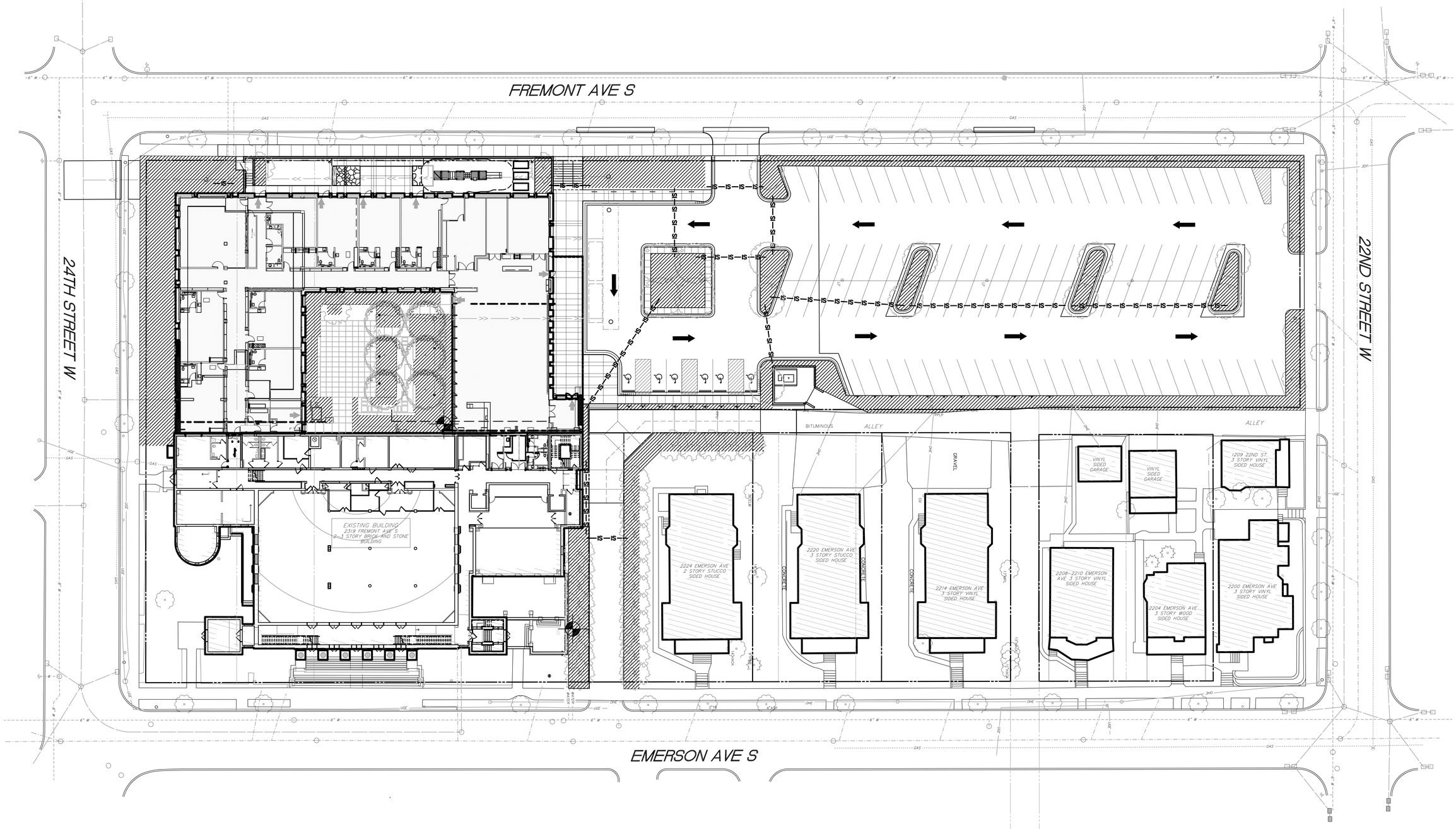

LEGEND

AREA TO BE PERMANENTLY IRRIGATED
REFER TO SPEC. 328000

—IS—IS— IRRIGATION SLEEVE
REFER TO SPEC. 328000

IRRIGATION POINT OF CONNECTION
PRIMARY POINT OF CONNECTION AND LOCATION OF CONTROLLER TO BE IN THE EXISTING WATER SERVICE VAULT ROOM. MAIN LINE TO GARDEN WILL RUN THROUGH BUILDING AND CONNECT AS SHOWN.

KEYNOTES

1 ----------
2 ----------

NOTES

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. THERE IS NO EXISTING IRRIGATION SYSTEM. ALL IRRIGATION SERVICE WILL BE NEW.
4. IRRIGATION SYSTEM SHALL BE A WEATHER BASED HIGH PERFORMANCE 2-WIRE SYSTEM.
5. UTILIZE A COMBINATION OF WATER DELIVERY METHODS (SPRAY, DRIP, ROTOR, ETC.) TO BEST SERVE THE TYPE OF PLANTING SHOWN.
6. PROVIDE FULLY CUSTOMIZABLE SEPARATE ZONES FOR EACH DISTINCT TYPE OF PLANT AREA.
7. PROVIDE DETAILED IRRIGATION PLAN OF GARDEN PLANTINGS BASED ON PLANTING PLAN L202
8. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT AND LOCATION VERIFICATION.

0 10' 20' 40'

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: TIMOTHY E. LEE
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 25603

IRRIGATION PLAN

COMM. NO. 3341-003-00
SCALE
DATE 26 JUNE 2015

L300

LAND USE APPLICATION - FIRST RESPONSE

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DESCRIPTION OF PROPERTY SURVEYED

(Per Limited Warranty Deed Doc. No. 3618407)
Lots 5 and 6, Block 5, Anderson Douglas and Company's Second Addition to Minneapolis, according to the map or plat thereof on file or of record in the office of the Register of Deeds in and for Hennepin County, and Lots 6 and 20, Block 2, Hennepin Avenue Addition to Minneapolis, according to the map or plat thereof on file or of record in the office of the Register of Deeds in and for Hennepin County;

And

(Per Limited Warranty Deed Doc. No. 3618406)
Lot 4, Block 5, Anderson, Douglas and Company's Second Addition to Minneapolis

And

(Per Certificate of Title No. 424760)
Lot 22, Block 2, Hennepin Avenue Addition To Minneapolis
That part of the Southeast quarter of the Northwest quarter of the Northeast quarter of Section 33, Township 29, Range 24, described as follows: Beginning at the Northwest corner of said Lot 22, Block 2, Hennepin Avenue Addition to Minneapolis; thence Easterly along the Northerly line of said Lot 22 to the Northeast corner thereof; thence Northerly 13 feet, more or less to the Southeasterly corner of Lot 4, Block 5, Anderson Douglas and Company's Second Addition to Minneapolis; thence Westerly along the Southerly line of said Lot 4, to the Southwest corner thereof; thence Southerly 13.7 feet, more or less to point of beginning.

And

(Per Limited Warranty Deed Doc. No. 3622108)
Lot 21, Block 2, Hennepin Avenue Addition to Minneapolis, according to the map or plat thereof on file or of record in the office of the Register of Deeds in and for Hennepin County;

And

(Per Certificate of Title No. 176872)
Lots 17, 18 and 19, Block 2, Hennepin Avenue Addition to Minneapolis

And

(Per Certificate of Title No. 92315)
Lots Fourteen (14), Fifteen (15) and Sixteen (16) in Block 2, Hennepin Avenue Addition to Minneapolis

And

(Per Certificate of Title No. 166645)
Lots Twelve (12) and Thirteen (13) in Block Two (2), Hennepin Avenue Addition To Minneapolis

And

(Per Warranty Deed Doc. No. 4144875)
Lot 2, Block 5, Anderson, Douglas and Company's Second Addition to Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds, said County and State.

And

(Per Warranty Deed Doc. No. 3834347)
Lot Three (3), Block Five (5), Anderson, Douglas and Company's Second Addition to Minneapolis, according to the duly recorded plat thereof.

And

(Per Warranty Deed Doc. No. 6869249)
Lot 1, and the North 26 2/3 feet of Lot 2, Block 2, Hennepin Avenue Addition to Minneapolis, according to the recorded plat thereof on file and of record in the office of the County Recorder, Hennepin County, Minnesota.

And

(Per Certificate of Title No. 698752)
The South 26 feet 8 inches of Lot 4, and Lot 5, Block 2, Hennepin Avenue Addition to Minneapolis

And

(Per Certificate of Title No. 82892)
Lots 7, 8, 9, 10 and 11, Block 2, Hennepin Avenue Addition to Minneapolis

And

(Per Doc. No. 807021)
All that part of the alley dedicated in Block 2, Hennepin Avenue Addition to Minneapolis, from the N line of W. 24th St. to the N line extended of Lot 16

And

(Per Doc. No. 1194813)
That part of the N-S alley lying bet the Wly extension of the S line of the N 24' of Lot 6 and the Ely extension of the N line of Lot 16, said Bl 2, HennAv Addn.

And

(Part of Doc. No. 5112612)
The Wly extension across the N/S alley in Blk 2 of the S six feet of the N 24 ft of Lot 6, Blk 2, of Hennepin Avenue Addition to Mpls.

PLAT RECORDING INFORMATION

The plat of Anderson, Douglas and Company's Second Addition to Minneapolis was filed of record in 1887.

The plat of Hennepin Avenue Addition to Minneapolis was filed of record on March 14, 1882.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTE

1.) Survey coordinate basis: Hennepin County (North American Datum of 1983 Coordinates).

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 141561322.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Gross = 139,753 square feet or 3.208 acres
Net (excludes alley easement over Lots 5 and 6, Block 2) = 137,323 square feet or 3.152 acres

BENCH MARKS (BM)

1.) Top of top nut of fire hydrant in southeast quadrant of Fremont Ave. & 22nd St. Elevation = 876.71 feet

2.) Top of top nut of fire hydrant in southeast quadrant of Emerson Ave. & 22nd St. Elevation = 871.64 feet

3.) Top of top nut of fire hydrant in southwest quadrant of Emerson Ave. & 24th St. Elevation = 880.73 feet

4.) Top of top nut of fire hydrant in northwest quadrant of Fremont Ave. & 24th St. Elevation = 883.63

NOTE: Elevations shown are based on NGVD 29 Datum.

LEGEND

- ● Denotes iron monument set marked with P.L.S. No. 15480 unless otherwise noted
- ● Denotes found iron monument

AC	Denotes air conditioner	OD	Denotes overhead door
BE	Denotes building entrance	OHE	Denotes overhead electric line
BTL	Denotes beaver tail curb	OHU	Denotes overhead utilities
CB	Denotes catch basin	OVH	Denotes overhang
CMH	Denotes communication manhole	PGE	Denotes playground equipment
COL	Denotes building column	PKS	Denotes parking sign
CWB	Denotes concrete wall base	PP	Denotes power pole
CWT	Denotes concrete wall top	PPLP	Denotes power and light pole
DIP	Denotes ductile iron pipe	PPU	Denotes power pole w/ utilities
DG	Denotes drain grate	PVC	Denotes polyvinylchloride pipe
EM	Denotes electric meter	RCP	Denotes reinforced concrete pipe
EMH	Denotes electric manhole	RD	Denotes roof drain
FH	Denotes fire hookup	SAN	Denotes sanitary manhole
FW	Denotes face of walk	SAN S	Denotes sanitary sewer
G	Denotes gutter	SMH	Denotes storm manhole
GAS V	Denotes gas valve	ST S	Denotes storm sewer
GM	Denotes gas meter	SWB	Denotes stone wall base
GMH	Denotes gas manhole	SWT	Denotes stone wall top
GP	Denotes guard post	TC	Denotes top of concrete curb
GRDL	Denotes ground light	TCS	Denotes traffic control sign
GW	Denotes guy wire	TRANS	Denotes transformer
GYP	Denotes guy pole	UGE	Denotes underground electric line
HCR	Denotes handicap ramp	W	Denotes water line
HCS	Denotes handicap sign	WMH	Denotes water manhole
HHC	Denotes communication hand hole	WV	Denotes water valve
HYD	Denotes fire hydrant	WWB	Denotes wood wall base
INV	Denotes structure invert	WWT	Denotes wood wall top
KWB	Denotes keystone wall base	ARB	Denotes Arborvitae
KWT	Denotes keystone wall top	ASP	Denotes Aspen tree
LA	Denotes landscaped area	HACK	Denotes Hackberry tree
LP	Denotes light pole	LOC	Denotes Locust tree
		MPL	Denotes Maple tree
		PIN	Denotes Pine tree
		PINR	Denotes Red Pine tree
		TR	Denotes deciduous tree

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 3rd day of July, 2014

SUNDE LAND SURVEYING, LLC.

By: ______________________
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
	NDN	

Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:
HGA Architects and Engineers
Temple Israel

SUNDE LAND SURVEYING
www.sunde.com
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526)
West Office: Mandan, North Dakota 701-663-5562

Project: 2014-081	Bk/Pg: 874/18	Date: 07/03/2014
Township: 029 Range: 24	Section: 33	Sheet: 1 of 1
File: 2014081001.dwg		

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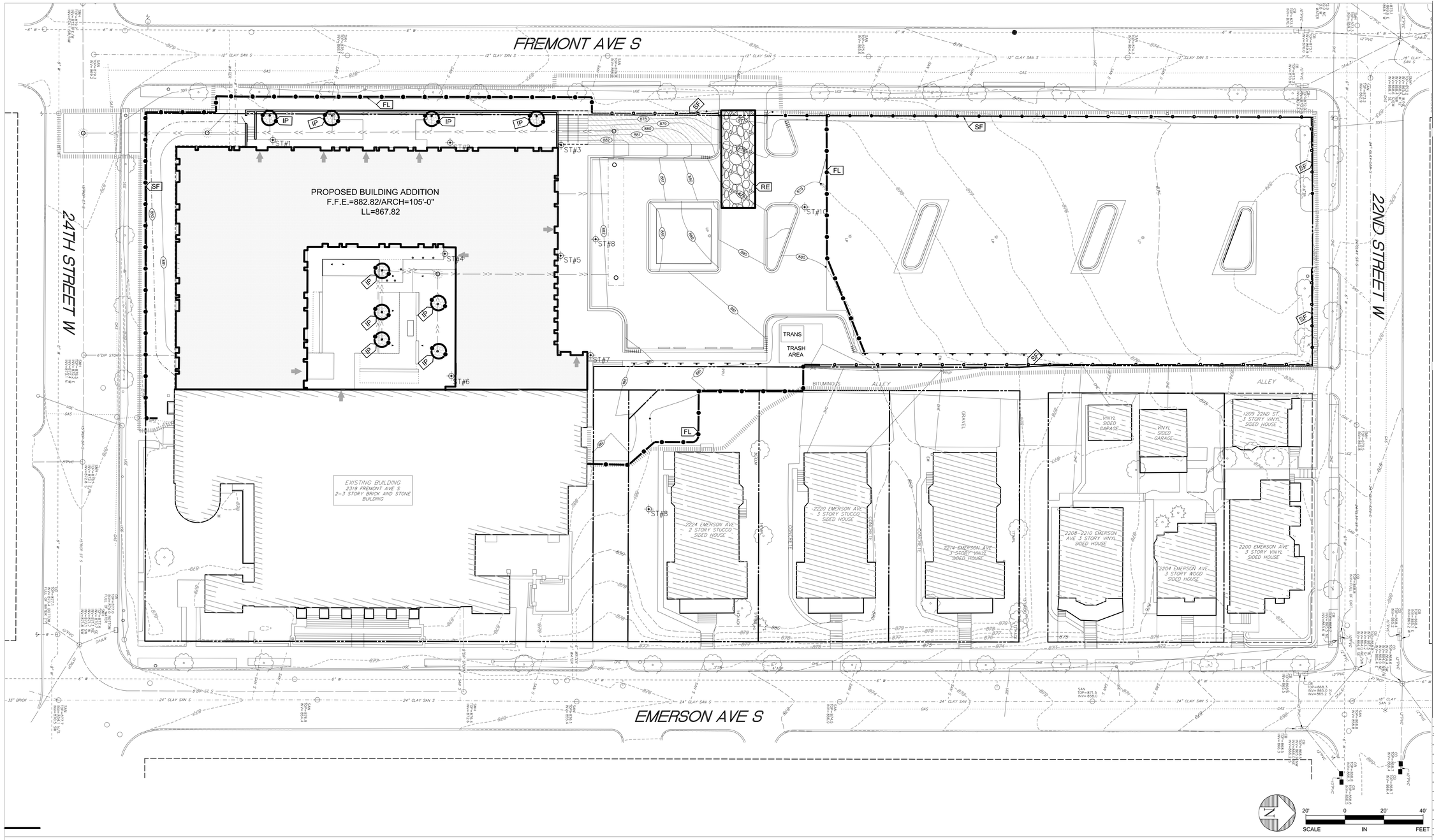

STORM WATER POLLUTION PREVENTION NOTES:

1. AN MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY MUST BE OBTAINED BY THE CONTRACTOR. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PREPARED, APPROVED, AND IMPLEMENTED AS PART OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR PROPER CONSTRUCTION AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
2. THE CONTRACTOR MUST AMEND THE SWPPP AND PREPARE A SUPPLEMENTAL BEST MANAGEMENT PRACTICES (BMP) ACTION PLAN AS NECESSARY TO ADDRESS CHANGES IN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITIONS THAT EFFECT THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS AND COMPLY WITH REGULATORY AGENCY REQUIREMENTS.
3. THE CONTRACTOR MUST PLAN AND IMPLEMENT SUITABLE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, AND OTHER PRACTICES THAT MINIMIZE EROSION AND COMPLY WITH THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE MPCA GENERAL PERMIT (MN R100001).
4. SEDIMENT CONTROL PRACTICES MUST BE USED TO MINIMIZE SEDIMENT ENTERING SURFACE WATERS OR ADJACENT PROPERTY. ESTABLISH SEDIMENT CONTROL PRACTICES AT ALL DOWN GRADIENT PERIMETERS BEFORE LAND DISTURBING ACTIVITIES BEGIN. ALL STORM INLETS MUST BE PROTECTED WITH SUITABLE BMPs DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ESTABLISHED. SEE SHEET C900 FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
5. TEMPORARY SOIL STOCKPILES MUST HAVE PERIMETER SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS.
6. SEDIMENT FROM PROJECT SITE TRACKED BY VEHICLES ON ADJACENT ROADWAY MUST BE CLEANED DAILY WITH A STREET SWEEPER.
7. CONTROL DUST BY APPLYING WATER AS OFTEN AS REQUIRED BY SOIL AND WEATHER CONDITIONS.
8. CONTRACTOR MUST ROUTINELY INSPECT THE PROJECT SITE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT EXCEEDS 0.5-INCHES. ALL INSPECTIONS MUST BE PROPERLY DOCUMENTED.
9. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs.
10. ALL CONSTRUCTION WASTE MATERIALS MUST BE PROPERLY DISPOSED OF OFF-SITE IN A PERMITTED DISPOSAL FACILITY.
11. CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE PROJECT SITE. IF PERMANENT STABILIZATION CANNOT OCCUR WITHIN 14 DAYS OF COMPLETING GRADING ACTIVITY (7 DAYS IF WITHIN 1 MILE OF AN IMPAIRED OR SPECIAL WATER), ESTABLISH TEMPORARY VEGETATIVE COVER WITH OATS AND TYPE 3 MULCH.
12. ALL SLOPES STEEPER THAN 4:1 MUST BE STABILIZED WITH CATEGORY 2 EROSION CONTROL BLANKET (Mn/DOT 3885).
13. EROSION CONTROL FIBER LOG MUST BE PRODUCT LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST.
14. REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AFTER SITE HAS BEEN PERMANENTLY STABILIZED, AT LEAST 75% OF SITE MUST HAVE EMERGENT VEGETATION, SOD OR EROSION BLANKETS.

ANTICIPATED CONSTRUCTION SEQUENCING:

MAJOR CONSTRUCTION ACTIVITIES THAT ARE SUBJECT TO THE SWPPP ARE SHOWN BELOW IN THE EXPECTED COMMENCEMENT ORDER. HOWEVER, THE CONTRACTOR MUST REVIEW AND UPDATE THIS LIST AS NECESSARY FOR THEIR CONSTRUCTION SCHEDULE.

1. CONSTRUCT STABILIZED EXIT.
2. INSTALL PERIMETER EROSION CONTROL.
3. INSTALL INLET PROTECTION.
4. STRIP TOPSOIL.
5. ROUGH GRADE SITE
6. CONSTRUCT BUILDING
7. INSTALL SITE UTILITIES
8. CONSTRUCT NEW SURFACE PARKING LOT.
9. MILL AND OVERLAY EXISTING PARKING LOT.
10. MAINTAIN ALL TEMP. EROSION CONTROLS.
11. COMPLETE SITE GRADING.
12. TOP DRESS TURF AREAS.
13. STABILIZE SITE.
14. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT & EROSION CONTROLS PRACTICES.
15. REMOVE TEMPORARY EROSION CONTROLS.

SITE INFORMATION

OWNER:
TEMPLE ISRAEL
2324 EMERSON AVENUE SOUTH
MINNEAPOLIS, MN 55405

	AREA (ACRE)	AREA (S.F.)
SITE / PARCEL	3.25	141,537
PROJECT LIMITS	1.94	84,423
DISTURBED AREA	1.17	51,161
IMPERVIOUS AREA BEFORE	2.49	108,639
IMPERVIOUS AREA AFTER	2.45	106,591

EXISTING SOIL PREDOMINANTLY CONSISTS OF A SURFICIAL LAYER OF SILTY SAND OR SANDY LEAN CLAY FILL WITH POORLY GRADED SAND TO DEPTH.

SEE SHEET C900 FOR EROSION & SEDIMENT CONTROL DETAILS.

KEY NOTES:

- SF SILT FENCE (1/C900)
- IP INLET PROTECTION (3/C900)
- ECB EROSION CONTROL BLANKET
- RE ROCK ENTRANCE (2/C900)
- FL FILTER LOG (5/C900)

PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CONTOUR DISTURBED
- PROPOSED CONTOUR (1116)
- SPOT ELEVATION +18.9
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- SILT FENCE
- INLET PROTECTION
- EROSION FIBER LOG
- EROSION CONTROL BLANKET
- GRADING LIMITS

hga
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

LAND USE APPLICATION - FIRST RESPONSE

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

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NOT FOR CONSTRUCTION

NAME: ERIK A. HANSEN
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 41942

SEDIMENT & EROSION CONTROL PLAN

COMM. NO.	3341-003-00
SCALE	AS SHOWN
DATE	26 JUNE 2015

C100

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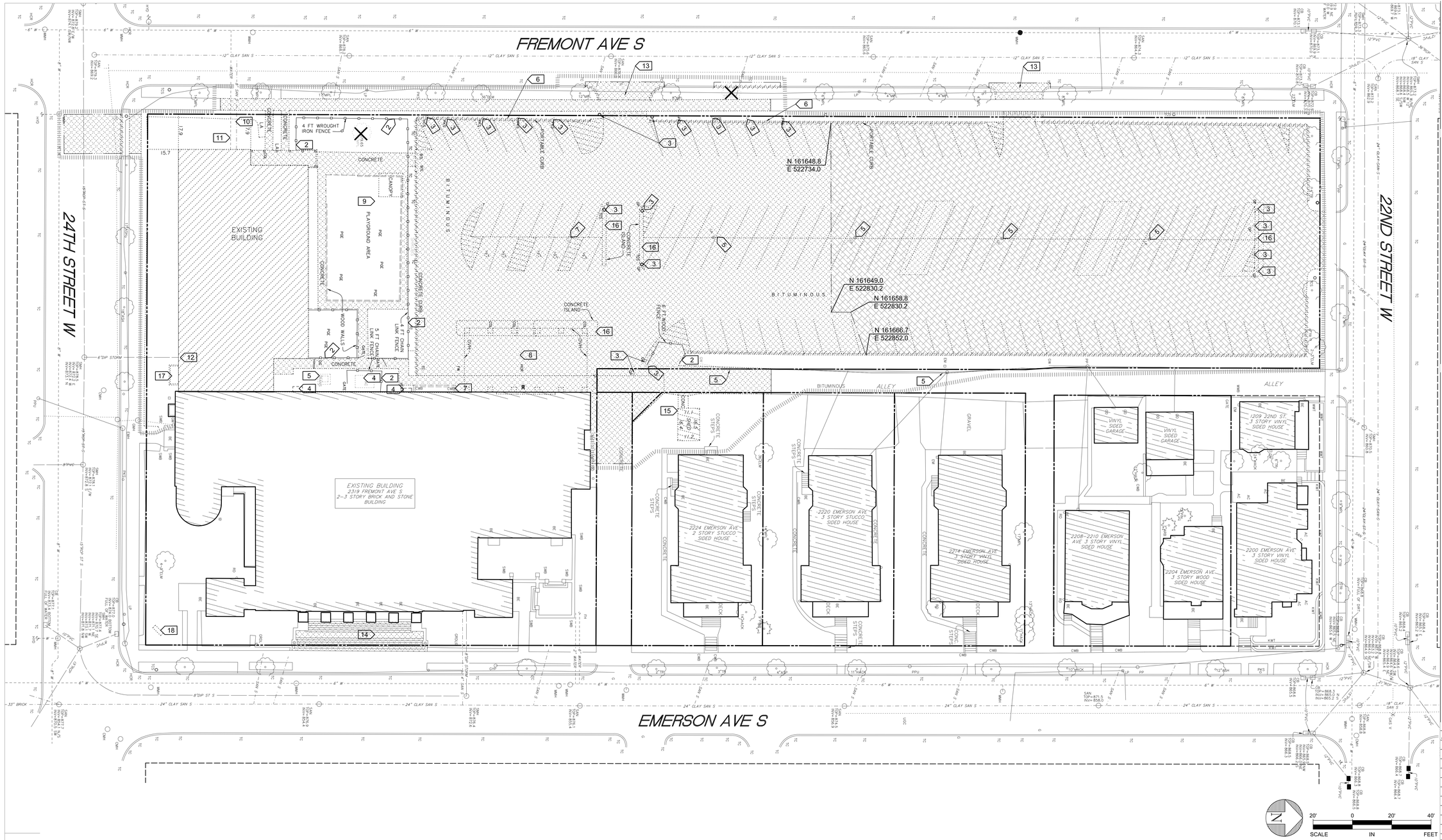

DEMOLITION NOTES:

1. UTILIZE THE GOPHER STATE ONE CALL SYSTEM @ 1-800-252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION FIELD VERIFY LOCATION OF UTILITIES THAT MAY BE IMPACTED BY CONSTRUCTION.
3. SEE SHEET C100, SEDIMENT AND EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
4. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, DATED FEBRUARY 2011, AT ALL TIMES THAT CONSTRUCTION ACTIVITY DISRUPTS TRAFFIC ON PUBLIC ROADWAYS.
5. COORDINATE DISRUPTION OF PEDESTRIAN AND VEHICULAR TRAFFIC WITH OWNER. OBTAIN ALL REQUIRED STREET AND SIDEWALK CLOSURE PERMITS - CONTACT CITY TO VERIFY REQUIREMENTS.
6. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER. LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
7. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.
8. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
9. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS. REMOVE CONCRETE TO NEAREST JOINT. THIS PLAN SHOWS THE APPROXIMATE LIMITS OF PAVEMENT AND SIDEWALK REMOVAL.
10. RESTORE OR REPAIR DAMAGED ROADS, WALKS, CURBS, UTILITIES, OR PLANT MATERIALS TO CONDITION EQUAL TO OR BETTER THAN PRE-CCNSTRUCTION CONDITION AND AS REQUIRED BY OWNER.
11. REMOVE, STORE & REPLACE EXISTING PRECAST CONCRETE CURB FOR PAVEMENT MILL & OVERLAY WORK.

KEY NOTES

1. PROTECT EXISTING FEATURE
2. REMOVE FENCE
3. REMOVE SIGN POST/BOLLARD.
4. REMOVE MECHANICAL EQUIPMENT. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION
5. REMOVE/REPLACE ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
6. REMOVE PRECAST CONCRETE CURB
7. REMOVE AREAWAY. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION
8. REMOVE CANOPY. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
9. REMOVE PLAYGROUND EQUIPMENT
10. TELEVISE EX. SANITARY SEWER SERVICE. INSTALL CIPP LINER OR REMOVE AND REPLACE SERVICE DEPENDING ON CONDITION OF EXISTING PIPE.
11. ABANDON EX. WATER SERVICE PER CITY OF MINNEAPOLIS REQUIREMENTS.
12. ABANDON EX. STORM SEWER PER CITY OF MINNEAPOLIS REQUIREMENTS.
13. ABANDON EX. DRIVEWAY ENTRANCE PER CITY OF MINNEAPOLIS REQUIREMENTS.
14. REMOVE CONCRETE STEPS (SEE SHEET A101)
15. REMOVE SHED
16. REMOVE CONCRETE ISLAND
17. REMOVE AREAWAY
18. REMOVE SIGN

UTILITY CONTACTS

CENTERPOINT ENERGY
(612)-342-5200

XCEL ENERGY
(612)-630-4366

SEWER AND WATER-CITY OF MINNEAPOLIS
(612)-673-5600

COMCAST
(612)-522-8141

CENTRYLINK
(800)-283-4237

US INTERNET CORP
(952)-253-3238

PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES)

- SILT FENCE
- REMOVE TREE/SHRUB
- REMOVE CURB
- REMOVE UNDERGROUND UTILITY
- ABANDON UTILITY IN-PLACE
- REMOVE PAVEMENT/WALK
- MILL PAVEMENT (1 1/2" DEPTH)
- REMOVE BUILDING
- SAWCUT LINE
- TREE PROTECTION

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

LAND USE APPLICATION - FIRST RESPONSE

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2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: ERIK A. HANSEN
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 41942

SITE DEMOLITION PLAN

COMM. NO.	3341-003-00
SCALE	AS SHOWN
DATE	26 JUNE 2015

C200

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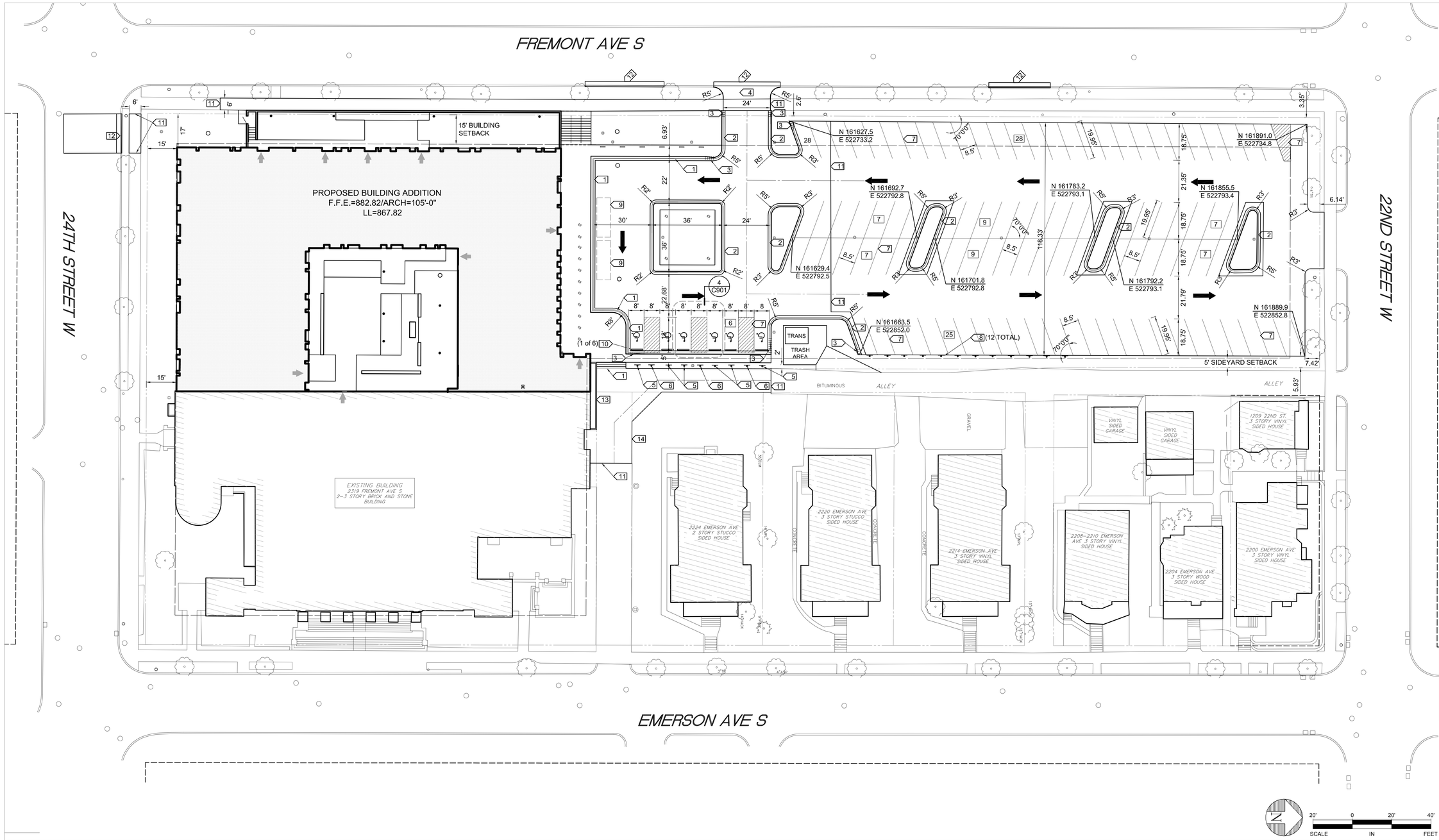

GENERAL NOTES FOR LAYOUT:

1. ALL DIMENSIONS TO CURBS AND CURB/GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BEHIND THE FACE OF CURB.

2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:
   a. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH.
   b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
   c. ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE EQUAL PANEL SIZES.
   d. SEE 3/C902 FOR JOINTING DETAILS.

3. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY CITY. CONTRACTORS SHALL ARRANGE FOR INSPECTIONS WITH THE TRAFFIC DEPARTMENT, CONTACT DAVE PREHALL AT (612)673-5759 FOR FURTHER INFORMATION. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT OWNERS EXPENCE.

4. AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PREFORMED IN THE PUBLIC RIGHT-OF-WAY. CONTACT SCOTT KRAMER AT (612)673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO http:/minneapolis.mn.roway.net/ FOR A PERMIT.

5. CONTACT ALLEN KLUGMAN AT (612)673-2743 PRIOR TO CONSTRUCTION FOR A TEMPORARY REMOVAL/TEMPORARY RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM THAT MAY BE IN THE WAY OF CONSTRUCTION.

6. ALL COSTS FOR RELOCATION AND/OR REPAIR TO CITY TRAFFIC FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.

10. CONTACT DOUG MADAY AT (612)673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

SITE INFORMATION

SITE ADDRESS: 2324 EMERSON AVE. S.

SITE AREA:
TOTAL SITE AREA=108772 SQ. FT. (2.5 ACRES)
EXISTING IMPERVIOUS=90571 SQ. FT.
PROPOSED IMPERVIOUS=87653 SQ. FT.

SITE SETBACKS:
BUILDING=15 FEET
SIDEYARD=5 FEET

PARKING CALCULATIONS:

REQUIRED PARKING

MAIN AUDITORIUM
950 SEATS @ 10% = 95 STALLS

EARLY EDUCATION
SEVEN CLASSROOMS W/TWO TEACHERS EACH = 7 STALLS
W/2 DROP OFF SPACES

K-10 EDUCATION
12 CLASSROOMS=12 STALLS

TOTAL STALLS REQUIRED ON SITE
95+7+12=114 STALLS REQUIRED

EXISTING PARKING
142 STANDARD STALLS + 5 ADA STALLS = 147 STALLS
PROPOSED PARKING
99 STANDARD STALLS + 6 ADA STALLS = 105 STALLS

KEYNOTES:

1. D412 CURB AND GUTTER MODIFIED, SEE DETAIL 3/C903
2. B612 CURB AND GUTTER, SEE DETAILS 5/C902
3. TAPERED CURB, SEE DETAIL 1/C902
4. DRIVEWAY, SEE DETAILS 1, 2 & 6/C903
5. ADA PARKING SIGN, SEE DETAIL 7/C902
6. NO PARKING ACCESS AISLE SIGN, SEE DETAIL
7. 4" SOLID LINE WHITE-PAINT
8. STAFF PARKING SIGN
9. 7'x20' DROP OFF SPACE
10. PRECAST CONCRETE CURB, SEE DETAIL 10/C902
11. MATCH EXISTING PAVEMENT
12. B624 CURB AND GUTTER, SEE DETAIL 7/C903
13. STRAIGHT CONCRETE CURB, SEE DETAIL 9/C902
14. ALLEY, SEE DETAILS 5 & 8/C903

PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

DOOR / EXIT
NEW MANHOLE
NEW DRAINAGE STRUCTURE
NEW HYDRANT
NEW GATE VALVE
TIPPED CURB
NEW CURB TAPER
NEW SINGLE SIGN
NEW DOUBLE SIGN
STALL COUNT XX

hga
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION

2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NOT FOR CONSTRUCTION

NAME: ERIK A. HANSEN
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 41942

SITE LAYOUT PLAN

COMM. NO.	3341-003-00
SCALE	AS SHOWN
DATE	26 JUNE 2015

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LAND USE APPLICATION - FIRST RESPONSE

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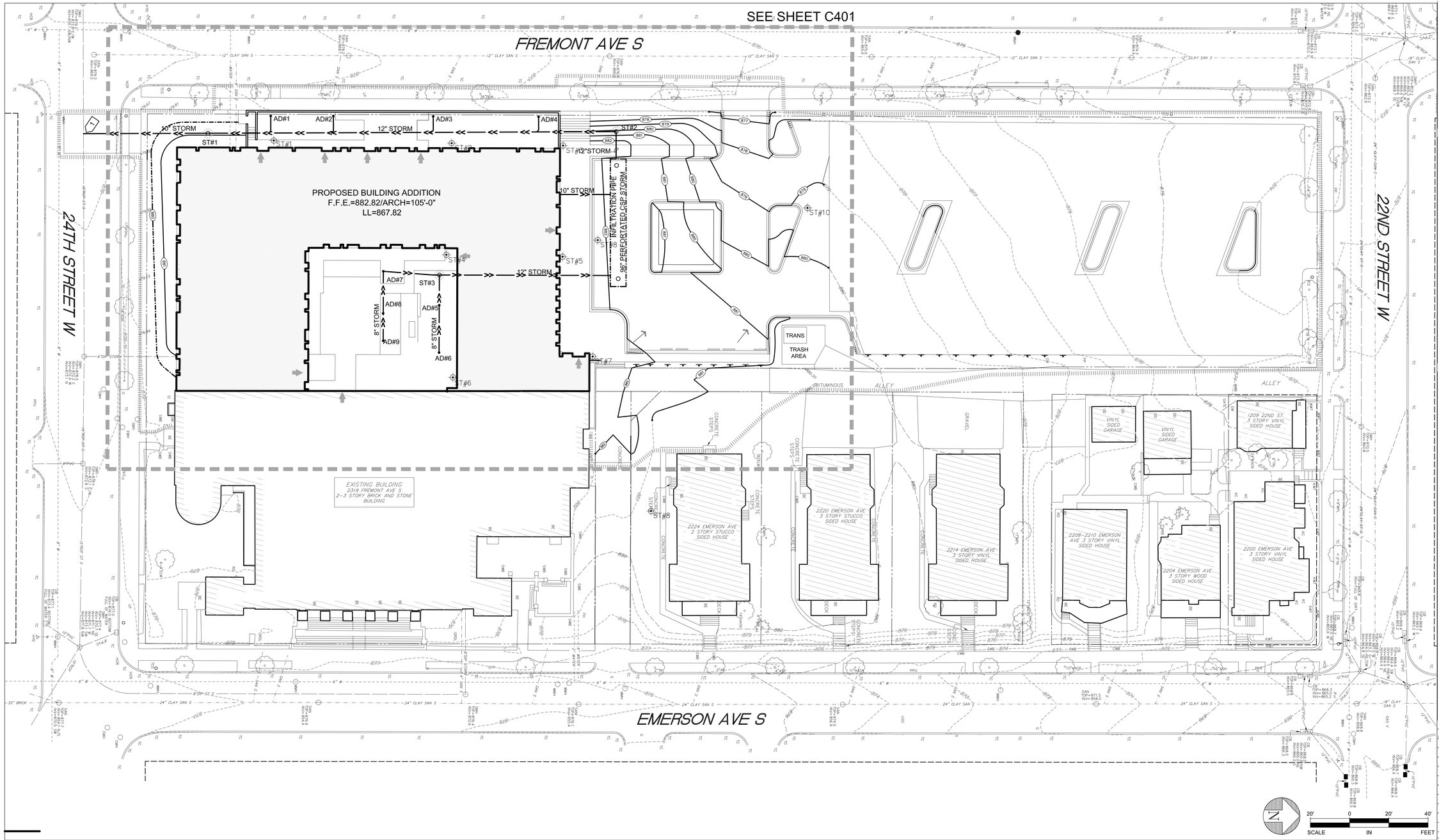

EARTHWORK NOTES:

1. SEE SPECIFICATION SECTION 310000 EARTHWORK.
2. UTILIZE THE GOPHER STATE ONE CALL SYSTEM AT 1-800-252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS.
4. SEE SHEET C100 SITE SURVEY FOR BENCHMARKS.
5. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE. AT TOP OF CURB, ELEVATIONS ARE NOTED WITH A "TC".
6. PRIOR TO CONSTRUCTION FIELD VERIFY EXISTING BUILDING FLOOR ELEVATION(S) TO CONFIRM MATCH WITH NEW FLOOR ELEVATIONS.

UTILITY NOTES:

1. UTILIZE THE GOPHER STATE ONE CALL SYSTEM @ (800) 252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. VERIFY LOCATION AND ELEVATION OF UTILITIES IMPACTED BY CONSTRUCTION, PRIOR TO PLACING NEW PIPE OR UTILITY STRUCTURES.
3. VERIFY BUILDING STORM, SANITARY, AND WATER SERVICE LOCATIONS AND ELEVATIONS WITH PLUMBING CONTRACTOR, PRIOR TO CONSTRUCTION OF SERVICE LINES.
4. PROVIDE MINIMUM 7.5' COVER ON ALL WATER MAINS. ALL WATER MAIN CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
5. SANITARY AND STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
6. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
7. SEE TABLE FOR UTILITY STRUCTURE INFORMATION.
8. ADJUST ALL CASTINGS TO ELEVATION 1/4-INCH BELOW FINISHED SURFACE.

KEYNOTES

1. CONNECT TO EXISTING STORM SEWER PIPE WITH 15" RCP TO 10" PVC SADDLE PER CITY OF MINNEAPOLIS REQUIREMENTS. INVERT ELEVATION OF EXISTING 15" PIPE = 872.60' INVERT OF 10" PIPE=872.93'

PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

- DOOR / EXIT
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CONTOUR DISTURBED
- PROPOSED CONTOUR (1116)
- SPOT ELEVATION (18.9)
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- NEW STORM SEWER
- NEW MANHOLE
- NEW DRAINAGE STRUCTURE
- CONSTRUCTION LIMITS

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

LAND USE APPLICATION - FIRST RESPONSE

EDUCATION AND LOBBY EXPANSION

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NOT FOR CONSTRUCTION

NAME: ERIK A. HANSEN
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 41942

OVERALL SITE GRADING, DRAINAGE & UTILITY PLAN

COMM. NO.	3341-003-00
SCALE	AS SHOWN
DATE	26 JUNE 2015

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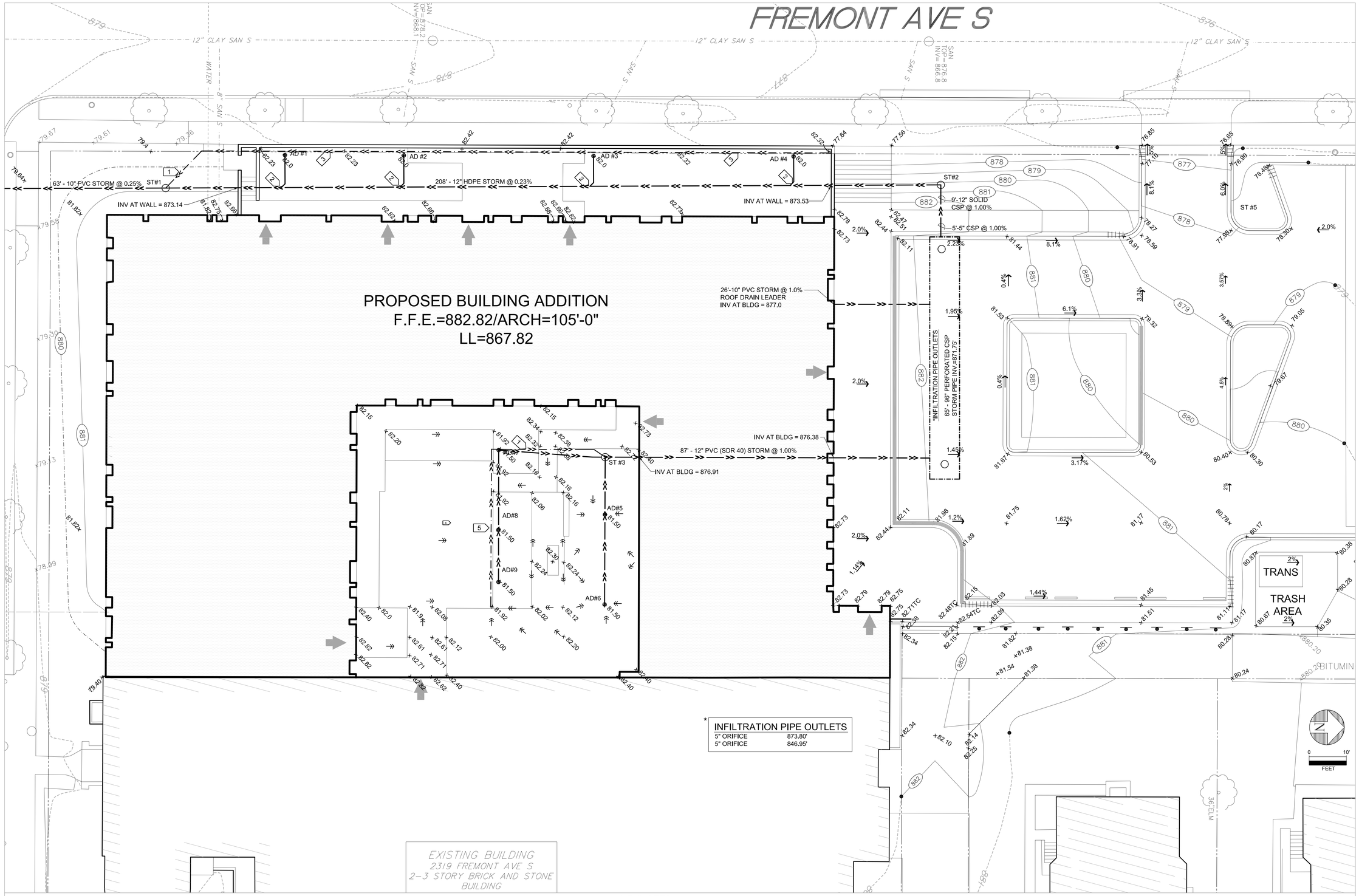

INFILTRATION PIPE OUTLETS	
5" ORIFICE	873.80'
5" ORIFICE	846.95'

EARTHWORK NOTES:

1. SEE SPECIFICATION SECTION 310000 EARTHWORK.
2. UTILIZE THE GOPHER STATE ONE CALL SYSTEM AT 1-800-252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS.
4. SEE SHEET C100 SITE SURVEY FOR BENCHMARKS.
5. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE. AT TOP OF CURB, ELEVATIONS ARE NOTED WITH A "TC".
6. PRIOR TO CONSTRUCTION FIELD VERIFY EXISTING BUILDING FLOOR ELEVATION(S) TO CONFIRM MATCH WITH NEW FLOOR ELEVATIONS.

UTILITY NOTES:

1. UTILIZE THE GOPHER STATE ONE CALL SYSTEM @ (800) 252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. VERIFY LOCATION AND ELEVATION OF UTILITIES IMPACTED BY CONSTRUCTION, PRIOR TO PLACING NEW PIPE OR UTILITY STRUCTURES.
3. VERIFY BUILDING STORM, SANITARY, AND WATER SERVICE LOCATIONS AND ELEVATIONS WITH PLUMBING CONTRACTOR, PRIOR TO CONSTRUCTION OF SERVICE LINES.
4. PROVIDE MINIMUM 7.5' COVER ON ALL WATER MAINS. ALL WATER MAIN CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
5. SANITARY AND STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
6. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
7. SEE TABLE FOR UTILITY STRUCTURE INFORMATION.
8. ADJUST ALL CASTINGS TO ELEVATION 1/4-INCH BELOW FINISHED SURFACE.

KEYNOTES

1. 6" SOLID PVC PIPE. CONNECT TO STRUCTURE WITH CHECK VALVE
2. CONNECT TO STORM SEWER WITH 12" X 6" WYE
3. RETAINING WALL DRAIN PIPE. SEE DETAIL X/C402
4. INSTALL 3' SELECT GRANULAR MATERIAL BENEATH PAVEMENT. SEE DETAIL 8/C402
5. 6" PERFORATED HDPE PIPE W/GEOTEXTILE FILTER SOCK
6. 8" STORM @ 0.5%
7. 10" STORM @ 0.5%

PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

- DOOR / EXIT
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CONTOUR DISTURBED
- PROPOSED CONTOUR (1116)
- PROPOSED SPOT ELEVATION (81.22)
- EXISTING SPOT ELEVATION (+18.9)
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- CURB TIPPED OUT

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

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DATE: JUNE 26, 2015
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ENLARGED SITE GRADING & UTILITY PLAN

COMM. NO.	3341-003-00
SCALE	
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LAND USE APPLICATION - FIRST RESPONSE

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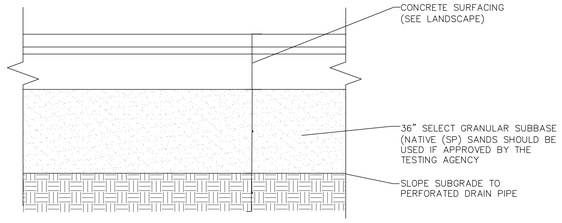
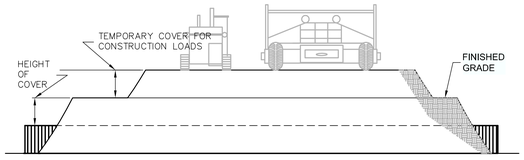


8 COURTYARD PAVEMENT SECTION

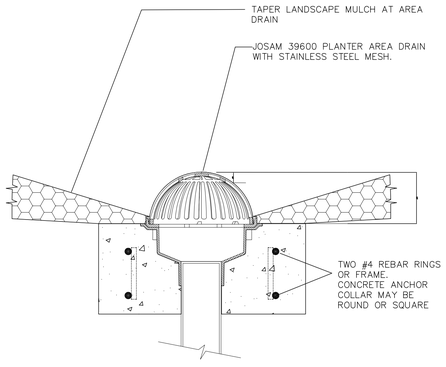


CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.



7 PLANTER AREA DRAIN

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

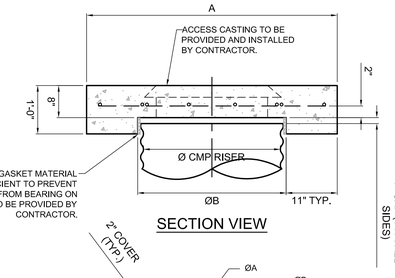
SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

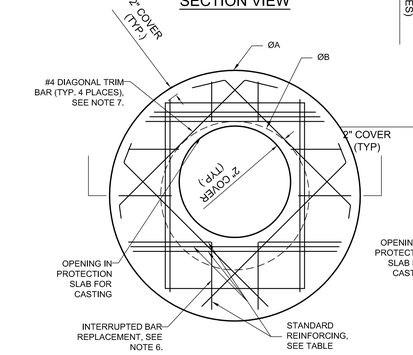
4 CONSTRUCTION LOADING OVER CSP PIPE



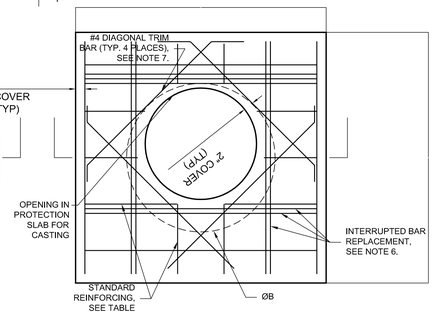
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



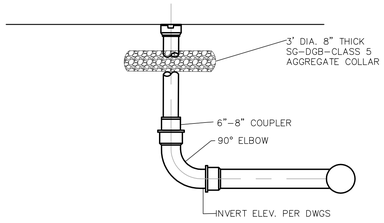
SQUARE OPTION PLAN VIEW

NOTES:

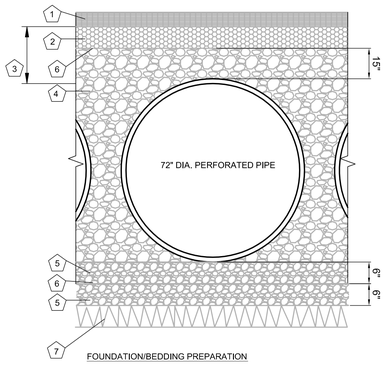
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

4 P3 MANHOLE CAP DETAIL
SCALE: N.T.S.

2 MANHOLE CAP DETAIL



6 AREA DRAIN SECTION - OFFSET



KEY

1.) PAVEMENT

2.) AGGREGATE BASE

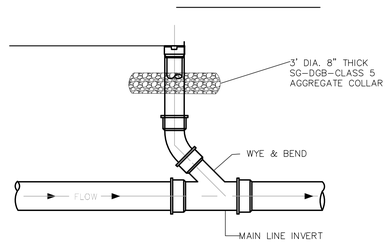
3.) 12" MIN. FOR DIAMETERS THROUGH 96" 18" MIN. FOR DIAMETERS FROM 102" AND LARGER MEASURED TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.

4.) FREE DRAINING ANGULAR WASHED STONE 3/4" - 2" MIN. PARTICLE SIZE.

5.) 6" SELECT GRANULAR PIPE BEDDING MATERIAL. ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE.

6.) CONTECH C-40 OR C-45 NON-WOVEN GEOTEXTILE REQUIRED, WRAPPING TRENCH ONLY.

7.) SCARIFY TOP 6" OF NATIVE SOIL



5 AREA DRAIN SECTION - IN LINE

FOUNDATION/BEDDING PREPARATION

PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4 INCHES OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

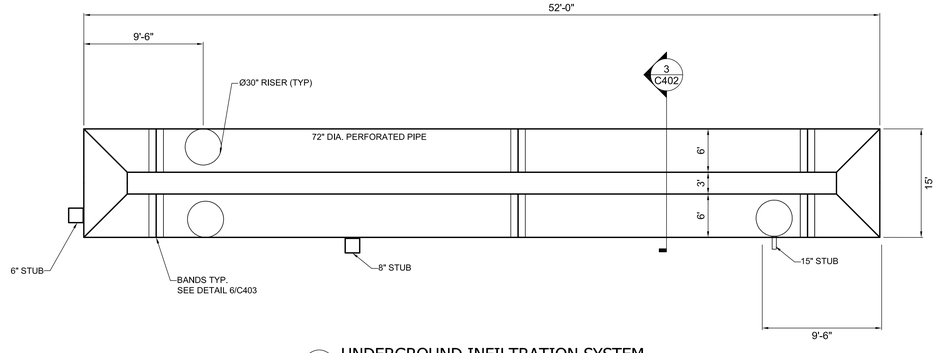
BACKFILL

THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS, MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL- SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR HIS REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION.
INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAINING BALANCED LOADING ON ALL PIPES IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

3 BACKFILL DETAIL



1 UNDERGROUND INFILTRATION SYSTEM

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION

TEMPLE ISRAEL
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: ERIK A HANSON
DATE: MAY 19, 2015
REGISTRATION NUMBER: 41942

STORM WATER MANAGEMENT DETAILS

COMM. NO. 3341-003-00
SCALE
DATE 19 MAY 2015

C402

LAND USE APPLICATION

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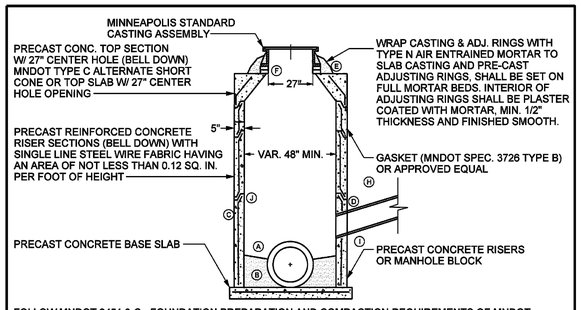
SEWER STRUCTURE SCHEDULE

STRUCT. NUMBER	NORTHING (feet)	EASTING (feet)	RIM (feet)	INV OUT (feet)	INV (feet)	DESIGN/ DETAIL	CASTING NUMBER	NOTES
ST#1			879.50	872.6(E&W)	873.0(N)	1/C403	1	
ST#2			881.30	873.32 (S)	873.42 (N)	1/C403	1	
ST#3			880.75	874.46 (S)	874.56 (E)	1/C403	1	
ST#4			882.50	876.5 (N)	873.0(N)	1/C403	1	
AD#1			882.00	878.0		7/C402	2	
AD#2			882.00	878.0		7/C402	2	
AD#3			882.00	878.0		7/C402	2	
AD#4			882.00	878.0		7/C402	2	
AD#5			881.50	877.38		7/C402	2	
AD#6			881.50	877.50		7/C402	2	
AD#7			881.50	877.33		7/C402	2	
AD#8			881.50	877.42		7/C402	2	
AD#9			881.50	877.50		7/C402	2	

CASTING TYPES

CASTING #	NEENAH FOUNDARY TYPE OR APPROVED EQUAL
1	R-1733, FRAME & SOLID COVER
2	JOSAM 39600 PLANTER AREA DRAIN



FOLLOW MNDOT 2451.3-C - FOUNDATION PREPARATION AND COMPACTION REQUIREMENTS OF MNDOT 2105.3 F1 - SPECIFIED DENSITY METHOD (100% COMPACTION REQUIREMENTS OF STANDARD PROCTOR)

MNDOT DESIGN F, MODIFIED
CONTINUOUS INSIDE DIAMETER
USE MINNEAPOLIS SHORT CONE SECTION (MNDOT TYPE C ALTERNATE) OR TOP SLAB ONLY

(A) BOTTOM TO BE SHAPED 2/3 OF PIPE DIAMETER WITH POURED CONCRETE TO PROVIDE EFFICIENT FLOW.

(B) WHEN THE INVERT OF THE INLET PIPE IS BELOW THE SPRING LINE OF THE MAIN, THEN PROVIDE CONCRETE "POWER FLOWS" FOR POSITIVE DOWN STREAM FLOW THROUGH MANHOLE.

(C) PRE-CAST CONCRETE MANHOLE SECTIONS.

(D) FILL AROUND INLET PIPE AND LIFTING HOLES WITH CEMENT MORTAR, TYPE N AIR ENTRAINED, FINISH SMOOTH AS NECESSARY. ALL PIPES CONNECTING TO MH'S SHALL BE TRIMMED FLUSH TO THE INTERIOR WALL OF THE MH STRUCTURE.

(E) MANHOLE CASTING SHALL BE SET ON A FULL MORTAR BED, TYPE N AIR ENTRAINED

(F) THE NUMBER OF CONCRETE ADJUSTING RINGS SHALL BE LIMITED TO PROVIDE A MAXIMUM THICKNESS OF 8" INCLUDING MORTAR, TYPE N AIR ENTRAINED WITH A MINIMUM OF 1 - 2" ADJUSTING RING.
ALL ADJUSTING RINGS TO BE NEATLY SEALED WITH CONCRETE GROUT, TYPE N AIR ENTRAINED, ON THE INTERIOR OF THE STRUCTURE.
MINIMUM OF 2" OF ADJUSTING RINGS & MORTAR TYPE N AIR ENTRAINED REQUIRED.
ALL WOOD AND NON-CONCRETE ADJUSTING DEVICES SHALL BE REMOVED.

(G) CONCRETE MANHOLE BLOCK MAY BE USED WITH THE APPROVAL OF CITY ENGINEER.
INTERIOR & EXTERIOR OF BLOCK WORK SHALL BE MORTAR PLASTERED, TYPE N AIR ENTRAINED, TO A SMOOTH FINISH, MIN. 1/2" THICKNESS.

(H) SUITABLE BACKFILL UNIFORMLY DISTRIBUTED IN 8" OR LESS LAYERS AND COMPACTED BEFORE SUCCESSIVE LAYERS ARE ADDED. MNDOT 2451.3 D - BACKFILLING EXCAVATIONS, COMPACTION IN ACCORDANCE WITH MNDOT 2105.3 F1 - SPECIFIED DENSITY METHOD.

(J) FILL ANNULAR SPACE ON BELL END OF 1ST RISER SECTION WITH BRICK AND MORTAR, TYPE N AIR ENTRAINED, IF REQUIRED.

(I) WATER STOP REQUIRED ON PVC, DIP, VCP, HDPE, HOBAS, PPP.

MINNEAPOLIS SHORT CONE SECTION SHALL BE USED UNLESS OTHERWISE SPECIFIED IN THE PLANS AND PLASTER COATED WITH TYPE N AIR ENTRAINED MORTAR (TO A SMOOTH FINISH).

ALL PRE-CAST MH RISER SECTIONS SHALL BE CONFIGURED TO PLACE THE BELL END DOWN.

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2506
MODIFIED MNDOT 4000J, 4005L
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL MANHOLE CONSTRUCTION	STANDARD PLATE NO. SEWR-1000-R1
DRAWN: DCD	DATE: 12/09		
APPROVED: HRS	DATE: 12/09		

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION

2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NOT FOR CONSTRUCTION

NAME: ERIK A HANSON
DATE: MAY 19, 2015
REGISTRATION NUMBER: 41942

STRUCTURE SCHEDULE AND DETAILS

COMM. NO. 3341-003-00
SCALE
DATE 19 MAY 2015

C403

LAND USE APPLICATION

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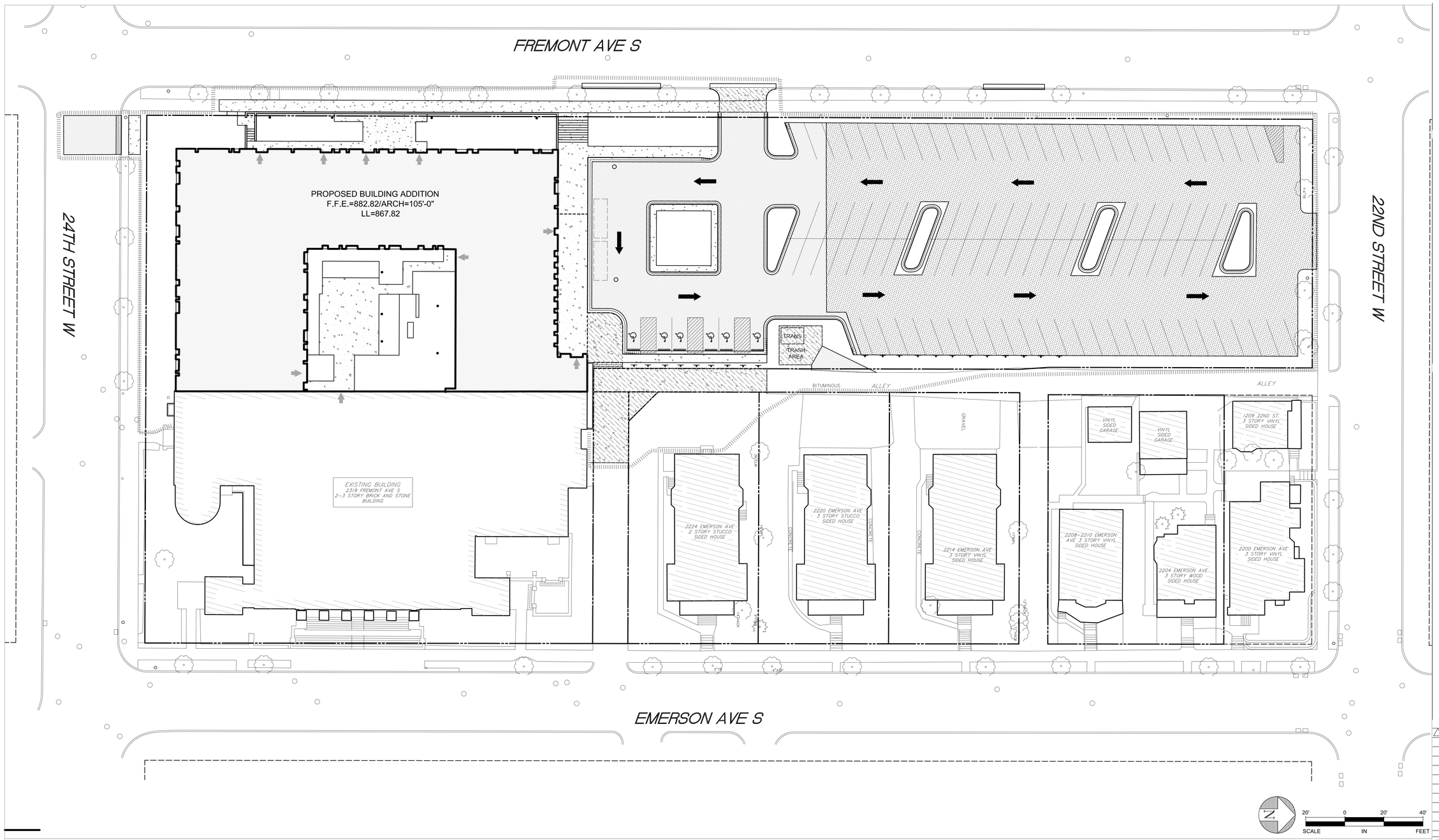

SURFACING LEGEND:

BITUMINOUS PARKING	2" BITUMINOUS WEAR COURSE (MnDOT 2360) 2" BITUMINOUS NON-WEAR COURSE (MnDOT 2360) 8" AGGREGATE BASE - (MnDOT 3138) T.A. APPROVED SUBGRADE
BITUMINOUS OVERLAY	1 1/2" BITUMINOUS WEAR COURSE (MnDOT 2360)
CONCRETE WALK	5" CONCRETE WALK 4" AGGREGATE BASE (MnDOT 3138) REINFORCING - NONE T.A. APPROVED SUBGRADE
CONCRETE PAVEMENT	8" CONCRETE PAVEMENT 6" AGGREGATE BASE (MnDOT 3138) #4 BARS @ 24" O.C. T&B EW(TRASH AREA ONLY) T.A. APPROVED SUBGRADE

PLAN LEGEND

- DOOR / EXIT
- NEW MANHOLE
- NEW DRAINAGE STRUCTURE
- NEW HYDRANT
- NEW GATE VALVE
- SOIL BORING — SB-2
- NEW CURB TAPER
- NEW SINGLE SIGN
- NEW DOUBLE SIGN
- NEW ISOLATION JOINT — IJ
- NEW CONTROL JOINT
- CONSTRUCTION LIMITS

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

JUNE 25, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NOT FOR CONSTRUCTION

NAME: ERIK A. HANSEN
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 41942

SITE SURFACING PLAN

COMM. NO.	3341-003-00
SCALE	AS SHOWN
DATE	26 JUNE 2015

C500

LAND USE APPLICATION - FIRST RESPONSE

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT DESCRIPTION

1. PROJECT SITEWORK WILL INCLUDE SITE REMOVALS, GRADING, UTILITY INSTALLATIONS AND PARKING LOT CONSTRUCTION FOR THE PROPOSED BUILDING.
2. CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FUELS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING CONSTRUCTION, CONSTRUCTION GENERATED LITTER AND DEBRIS, AND BUILDING MATERIALS. THERE IS THE POTENTIAL FOR THESE ITEMS TO BE TRANSPORTED BY STORM WATER WITHOUT ADEQUATE CONTROL.
3. THE CONTRACTOR WILL BE A CO-PERMITTEE WITH THE OWNER
4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH MAJOR CONSTRUCTION ACTIVITIES THAT DISTURB SITE SOILS MUST SIGN A COPY OF THE APPROPRIATE CERTIFICATION STATEMENT IDENTIFIED IN THE MPCA GENERAL PERMIT REQUIERMENTS AND. THAT INFORMATION MUST BE KEPT WITH THIS SWPPP.
5.
6. LAKE OF THE ISLES IS THE DOWNSTREAM RECEIVING WATER FROM THE NORTHERN PORTION OF THE SITE. THERE ARE NO IMPAIRED OR SPECIAL WATERS WITHIN 1-MILE OF THE SITE. HOWEVER, THE CITY OF MINNEAPOLIS REQUIRES STORMWATER DISCHARGES TO LAKE OF THE ISLES, FROM DEVELOPING SITES, PROVIDE A REDUCTION IN PHOSPHORUS LOADING OF 20 PERCENT.
7. ADDITIONAL BMPs AND ENHANCED RUNOFF CONTROLS ARE REQUIRED FOR STORM WATER DISCHARGES FROM THIS SITE IN ACCORDANCE WITH APPENDIX A OF THE GENERAL PERMIT.
8. THE CONTRACTOR SHALL SUBMIT THE NOT DOCUMENTATION TO THE OWNER AFTER FINAL STABILIZATION AND FINAL MAINTENANCE OF ALL PERMANENT EROSION CONTROL DEVICES. THIS DOCUMENTATION WILL SIGNAL COMPLETION OF THE PROJECT. AFTER PROJECT COMPLETION, THE OWNER SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE, EXCLUSIVE OF ITEMS COVERED BY CONTRACTOR WARRANTY.
9. PROVIDE CONCRETE WASH PIT OR CONTAINER ON SITE TO COLLECT ALL CONCRETE WASH WATER. CONCRETE WASH WATER MUST NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM.
10. PROVIDE MnDOT CATEGORY 3 EROSION CONTROL BLANKET WHERE SHOWN ON PLANS

STORM WATER POLLUTION PREVENTION NOTES:

1. AN MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY MUST BE OBTAINED BY THE CONTRACTOR. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PREPARED, APPROVED, AND IMPLEMENTED AS PART OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR PROPER CONSTRUCTION AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
2. THE CONTRACTOR MUST AMEND THE SWPPP AND PREPARE A SUPPLEMENTAL BEST MANAGEMENT PRACTICES (BMP) ACTION PLAN AS NECESSARY TO ADDRESS CHANGES IN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITIONS THAT EFFECT THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS AND COMPLY WITH REGULATORY AGENCY REQUIREMENTS.
3. THE CONTRACTOR MUST PLAN AND IMPLEMENT SUITABLE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, AND OTHER PRACTICES THAT MINIMIZE EROSION AND COMPLY WITH THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE MPCA GENERAL PERMIT (MN R100001).
4. SEDIMENT CONTROL PRACTICES MUST BE USED TO MINIMIZE SEDIMENT ENTERING SURFACE WATERS OR ADJACENT PROPERTY. ESTABLISH SEDIMENT CONTROL PRACTICES AT ALL DOWN GRADIENT PERIMETERS BEFORE LAND DISTURBING ACTIVITIES BEGIN. ALL STORM INLETS MUST BE PROTECTED WITH SUITABLE BMPs DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ESTABLISHED. SEE SHEET C900 FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE PROJECT SITE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT EXCEEDS 0.5-INCHES. ALL INSPECTIONS MUST BE PROPERLY DOCUMENTED.
6. THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS FOR POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH WILL INCLUDE, BUT ARE NOT LIMITED TO:

a. CONCRETE WASHOUT AREAS FOR USE BY ALL SUBCONTRACTORS. LOCATION OF WASHOUT AREAS MUST BE IDENTIFIED BY SIGNAGE AND BE AT LEAST 200 FEET FROM ENVIRONMENTALLY SENSITIVE AREAS. A LEAK-PROOF CONTAINMENT SYSTEM OR IMPERMEABLE LINER THAT PREVENTS RUNOFF ONTO ADJACENT SOILS MUST BE PROVIDED. AN ENGINEERED COLLECTION SYSTEM MAY ALSO BE USED IF APPROVED BY THE ENGINEER.

b. SOLID WASTE COLLECTION AND REMOVAL

c. SECONDARY CONTAINMENT

d. SECURED HAZARDOUS WASTE STORAGE CONTAINERS

e. CHEMICAL SPILL KITS

f. PORTABLE RESTROOM FACILITIES THAT ARE ANCHORED TO PREVENT TIPPING.

7. TEMPORARY SOIL STOCKPILES MUST HAVE PERIMETER SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS.
8. SEDIMENT FROM PROJECT SITE TRACKED BY VEHICLES ON ADJACENT ROADWAY MUST BE CLEANED DAILY WITH A STREET SWEEPER.
9. CONTROL DUST BY APPLYING WATER AS OFTEN AS REQUIRED BY SOIL AND WEATHER CONDITIONS.
8. CONTRACTOR MUST ROUTINELY INSPECT THE PROJECT SITE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT EXCEEDS 0.5-INCHES. ALL INSPECTIONS MUST BE PROPERLY DOCUMENTED.
9. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs.
10. ALL CONSTRUCTION WASTE MATERIALS MUST BE PROPERLY DISPOSED OF OFF-SITE IN A PERMITTED DISPOSAL FACILITY.
11. CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE PROJECT SITE. IF PERMANENT STABILIZATION CANNOT OCCUR WITHIN 14 DAYS OF COMPLETING GRADING ACTIVITY (7 DAYS IF WITHIN 1 MILE OF AN IMPAIRED OR SPECIAL WATER), ESTABLISH TEMPORARY VEGETATIVE COVER WITH OATS AND TYPE 3 MULCH.
12. ALL SLOPES STEEPER THAN 4:1 MUST BE STABILIZED WITH CATEGORY 2 EROSION CONTROL BLANKET (Mn/DOT 3885).
13. EROSION CONTROL FIBER LOG MUST BE PRODUCT LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST.
14. REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AFTER SITE HAS BEEN PERMANENTLY STABILIZED. AT LEAST 75% OF SITE MUST HAVE EMERGENT VEGETATION, SOD OR EROSION BLANKETS.

EROSION AND SEDIMENT CONTROL NOTES

INSTALL PERIMETER EROSION CONTROLS AS INDICATED IN PLANS PRIOR TO START OF WORK. HAY BALES ARE NOT ALLOWED AS EROSION & SEDIMENT CONTROL DEVICE IN MINNEAPOLIS.

ESTABLISH ROCK CONSTRUCTION ENTRANCES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES. 1 1/2" - 3" WASHED AGGREGATE IS RECOMMENDED FOR ROCK ENTRANCES, A GEOTEXTILE FABRIC IS REQUIRED.

REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN TRACKING OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION AND IN SUCH A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.

INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MNDOT TYPE C INLET PROTECTION). NOTE HAY BALES AND SILT FENCE WRAPPED GRATES ARE NOT EFFECTIVE AND ARE NOT APPROVED FOR USE AS INLET PROTECTION DEVICES.

LOCATE ALL SOIL AND DIRT PILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. ALL STOCK PILES THAT REMAIN IN PLACE FOR 7 DAYS OR MORE SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPING OR OTHER MEANS. TEMPORARY STOCK PILES LOCATED ON PAVED SURFACES MUST BE AT LEAST 2 FEET OR MORE AWAY FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF REMAINING MORE THAN 24 HOURS.

MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PERFORMED WHENEVER THE DEVICE IS 30% FULL. FAILURE TO MAINTAIN EROSION CONTROL DEVICES MAY LEAD TO FURTHER ENFORCEMENT ACTION. WEEKLY INSPECTIONS REQUIRED AND AFTER EACH 1/2" OR MORE RAIN EVENT WITHIN 24 HRS.

READY MIXED CONCRETE AND BATCH PLANT WASHOUTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. DESIGNATE CONCRETE WASHOUT AND MIXING LOCATIONS IN THE EROSION CONTROL PLANS. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO THE PUBLIC STORM DRAIN.

TEMPORARILY OR PERMANENTLY STABILIZE ALL DENUDED AREAS WHICH HAVE BEEN FINISH GRADED WITHIN 7-14 DAYS (SLOPE DEPENDENT). USE SEEDING AND MULCHING, EROSION CONTROL MATTING AND/OR SODDING WITH TEMPORARY STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE FOR AREAS DESIGNATED FOR PAVED SURFACING.

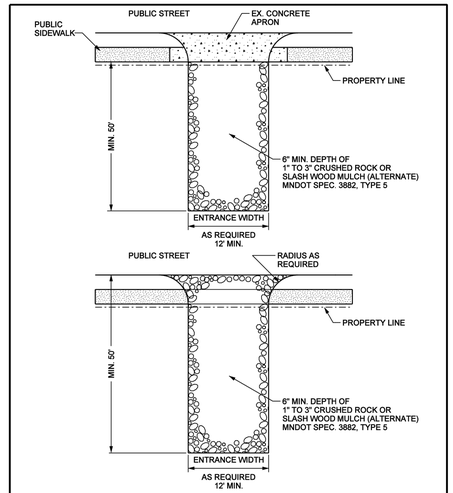
REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED, MINIMUM VEGETATION COVER OF 70% REQUIRED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS 70% ESTABLISHED VEGETATIVE COVER AND ALL PAVED AREAS HAVE BEEN STABILIZED WITH THE SELECTED PAVEMENT TYPE.

ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY OTHER PERMITTING AGENCIES, IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER TO VERIFY THAT THE CITY AND ALL OTHER AGENCY REQUIREMENTS ARE MET.

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2573
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		EROSION CONTROL NOTES	STANDARD PLATE NO. SEWR-8007
DRAWN: DCD	DATE: 8/06		
APPROVED: HRS	DATE: 3/07		

4 EROSION CONTROL NOTES



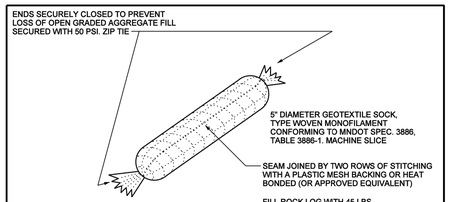
REMOVE TRACKED SEDIMENTS FROM PAVED SURFACES WITHIN 24 HOURS OF DEPOSITION
PICK UP OR VACUUM SWEEPER REQUIRED

REFERENCES:
MINNESOTA URBAN SMALL SITES BMP MANUAL, PP. 3-69 TO 3-73
MNDOT EROSION CONTROL HANDBOOK

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2573
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		SEDIMENT CONTROL – ROCK ENTRANCE	STANDARD PLATE NO. SEWR-8002
DRAWN: DCD	DATE: 3/07		
APPROVED: HRS	DATE: 4/07		

2 SEDIMENT CONTROL-ROCK ENTRANCE



GRADATION	
SIEVE SIZE	PERCENT PASSING
11/2 INCH	100
1 INCH	95-100
3/4 INCH	65-95
3/8 INCH	30-65
NO. 4	10-35
NO.10	3-20
NO. 40	0-8
NO. 200	0-3

NOTE: CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.

PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG,PLACEMENT, MAINTENANCE, & REMOVAL. 80% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL.

FILTER LOGS MNDOT SPEC. 3897

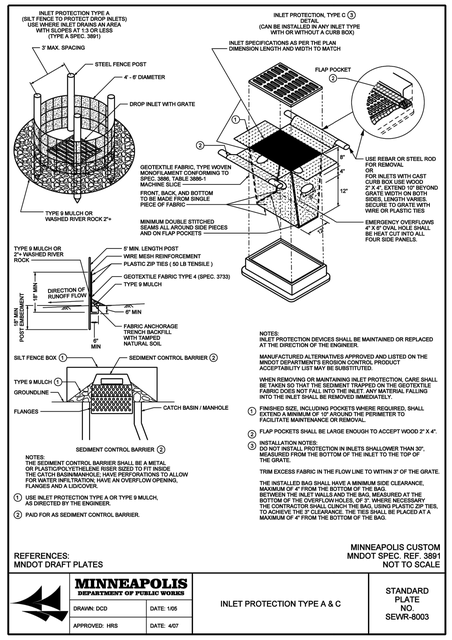
STRAW BIOROLL	GRAIN AND SEED FREE OF WEEDS, 6-9 MONTH POLYPROPYLENE NETTING
WOOD FIBER BIOROLL	EXCELSIOR FIBER LOG, 6-9 MONTH POLYPROPYLENE NETTING
COMPOST LOG	30-40% WEED FREE COMPOST (3890, GRADE 2), 8" DIAMETER GEOTECHNICAL CYLINDRICAL BAG
ROCK LOG	4"-6" DIAMETER, SEE SIEVE SIZE CHART ABOVE

FIBER LOG MNDOT SPEC. 3895
12" DIAMETER COCONUT FIBER (COIR), OUTER COIR NETTING REQUIRED, MINIMUM 5 YEAR LIFE

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 3897
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		SEDIMENT CONTROL – FILTER LOG	STANDARD PLATE NO. SEWR-8008
DRAWN: DCD	DATE: 4/07		
APPROVED: HRS	DATE: 4/07		

5 SEDIMENT CONTROL-FIBER LOG



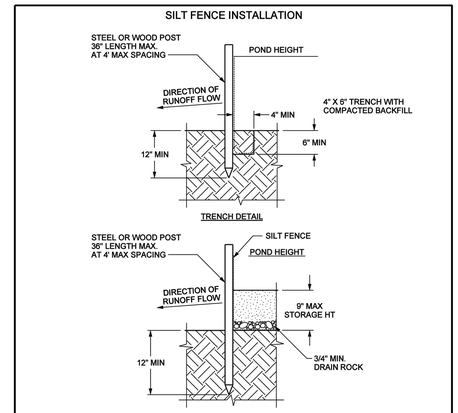
REFERENCES:
MNDOT DRAFT PLATES

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 3891
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		INLET PROTECTION TYPE A & C	STANDARD PLATE NO. SEWR-8003
DRAWN: DCD	DATE: 1/05		
APPROVED: HRS	DATE: 4/07		

3 INLET PROTECTION

SILT FENCE INSTALLATION



USE HI-FLOW FILTER FABRIC, 200 GAL. PER MINUTE PER SQUARE FOOT

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY, REQUIRED WHEN 1/3 FULL WITHIN 24 HOURS OF DISCOVERY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND PERMANENTLY STABILIZED ALSO SEE SEWR-8009.

REFERENCES:
MINNESOTA URBAN SMALL SITES BMP MANUAL
MNDOT EROSION CONTROL HANDBOOK

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2573, 3886, 3889.2 TYPE I
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		SEDIMENT CONTROL – SILT FENCE	STANDARD PLATE NO. SEWR-8001
DRAWN: CXD	DATE: 3/03		
APPROVED: HRS	DATE: 4/07		

1 SEDIMENT CONTROL FENCE

hga
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION

TEMPLE ISRAEL
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

NAME: ERIK A HANSON
DATE: MAY 19, 2015
REGISTRATION NUMBER: 41942

SITE DETAILS

COMM. NO.	3341-003-00
SCALE	
DATE	19 MAY 2015

C900

LAND USE APPLICATION

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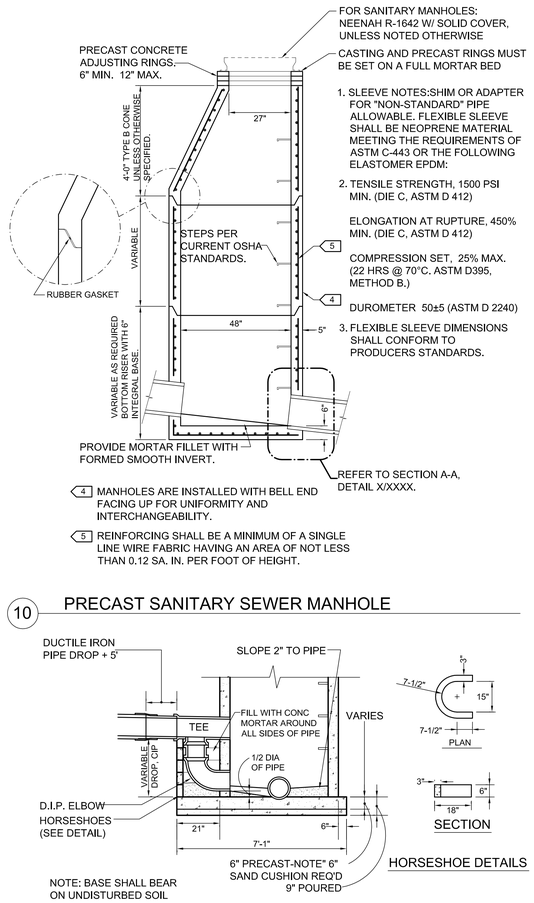
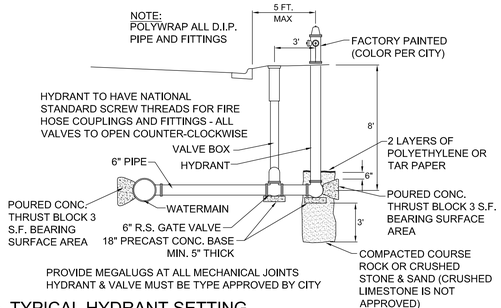
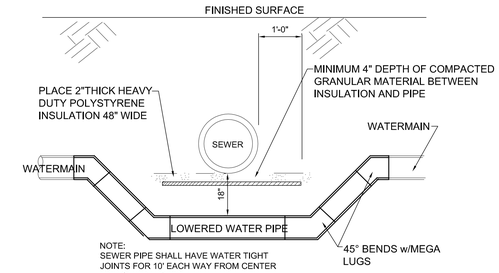


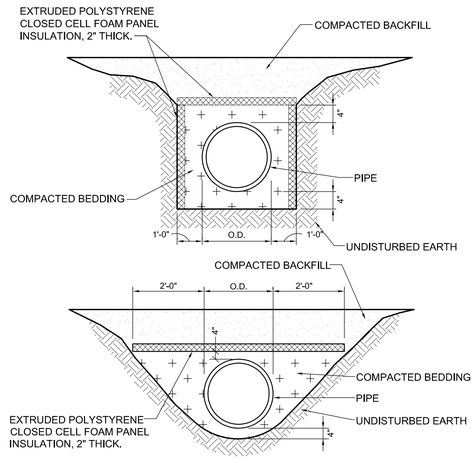
10 PRECAST SANITARY SEWER MANHOLE



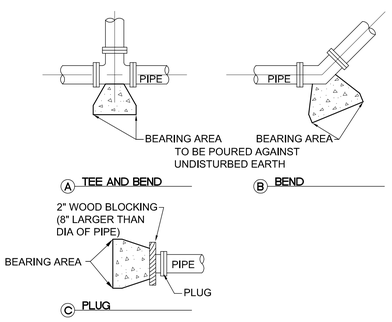
7 TYPICAL HYDRANT SETTING



4 WATER PIPE / SEWER CROSSING



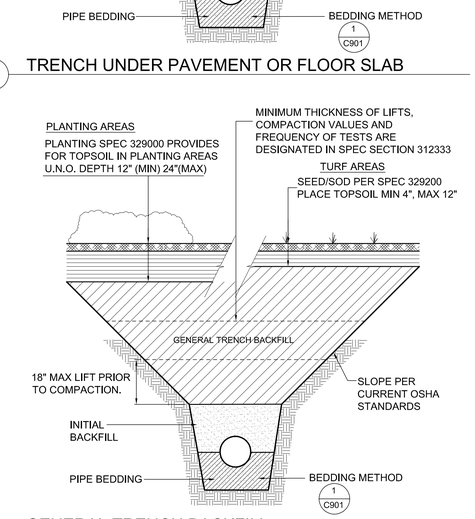
6 PIPE INSULATION



TYPE OF FITTING	REQ'D TOTAL BEARING AREAS (SQ.FT.)				
	PIPE SIZE 6"	8"	10"	12"
TEE OR DEAD END	2	3	4.5	6
CROSS AND PLUG	3	4.5	6.5	9
90° ELL	2.5	4	6	9
45° ELL	1.5	2.5	3.5	5
22 1/2° ELL	1	1	2	2.5
CROSS AND PLUGS	2.5	4	6	9
TEE AND PLUG	2.5	4	6	9

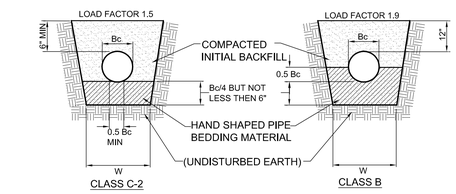
NOTE:
1. BEARING AREAS BASED ON 100 PSI SERVICE PRESSURE AND 2000 psf SOIL BEARING CAPACITY, WHERE SOIL CONDITIONS REQUIRE ADJUSTMENTS OF ALLOWABLE BEARING PRESSURE, IN THE OPINION OF THE ENGINEER, REQUIRED BLOCKING AREAS MAY BE ADJUSTED,
2. USE 3000 PSI CONCRETE FOR BLOCKING, POUR AGAINST UNDISTURBED EARTH
3. ALL VERTICAL CHANGES IN DIRECTION REQUIRE BLOCKING
4. CONCRETE THRUST BLOCK SHALL NOT COMPLETELY INUNDATE FITTING
5. RESTRAINED JOINTS MAY BE USED IN LIEU OF CONCRETE BLOCKING, IF APPROVED BY ENGINEER

5 WATERMAIN THRUST BLOCK DETAILS



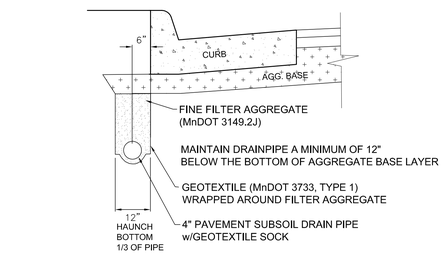
3 TRENCH UNDER PAVEMENT OR FLOOR SLAB

2 GENERAL TRENCH BACKFILL



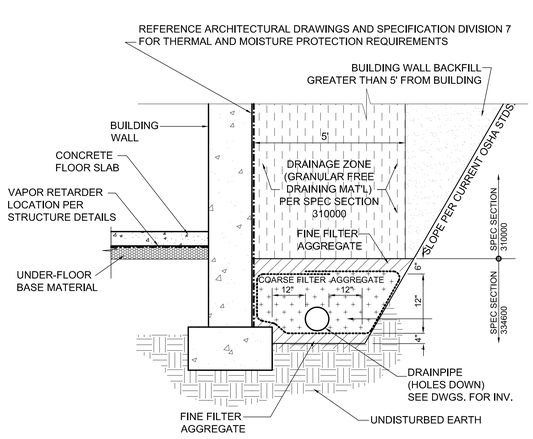
GENERAL NOTES:
1. SEE SPECIFICATION SECTION 312333
2. FOR PRESSURE PIPE INSTALLATIONS USE CLASS C-2 BEDDING
3. FOR GRAVITY PIPE INSTALLATIONS USE CLASS B BEDDING
4. W=Bc + 8"(MIN), Bc+24" (MAX) UNLESS NOTED OTHERWISE.
5. WHERE UNSTABLE SOFT OR LOOSE SOIL CONDITIONS OCCUR AT TRENCH BOTTOM, SUBCUT TRENCH BOTTOM 18" AND REPLACE WITH STABILIZATION AGGREGATE OVER TYPE 5 (STABILIZATION) GEOTEXTILE AS DIRECTED BY TESTING AGENCY OR ENGINEER.

1 BEDDING METHODS

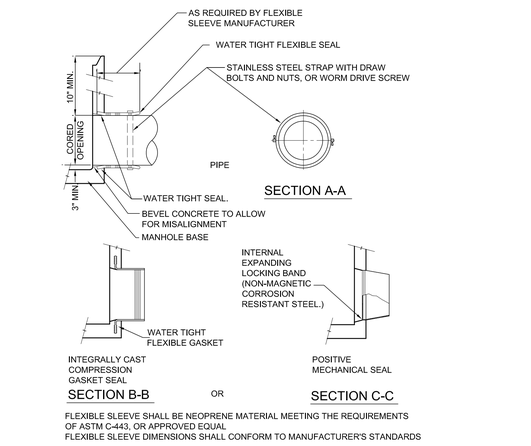


12 PAVEMENT EDGE SUBSOIL DRAIN PIPE

9 DROP CONNECTION AT SANITARY SEWER MANHOLE



11 SUBSOIL DRAIN PIPE AT FOUNDATION WALL



8 PIPE JOINT AT MH OR DRAINAGE STRUCTURE

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

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2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NOT FOR CONSTRUCTION

NAME: ERIK A HANSON
DATE: MAY 19, 2015
REGISTRATION NUMBER: 41942

SITE DETAILS

COMM. NO.	3341-003-00
SCALE	
DATE	19 MAY 2015

C901

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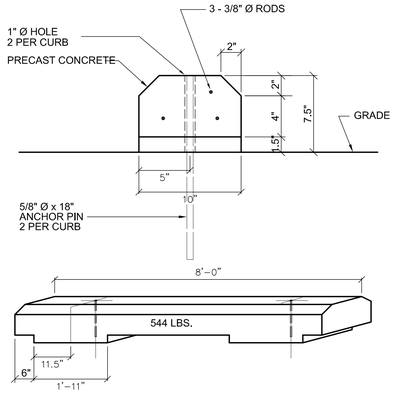
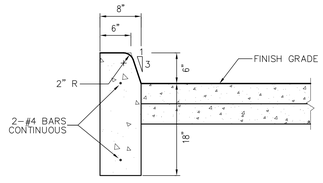
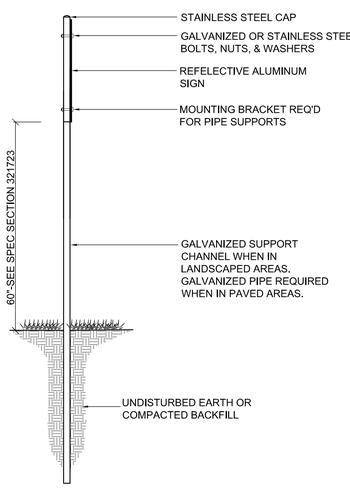


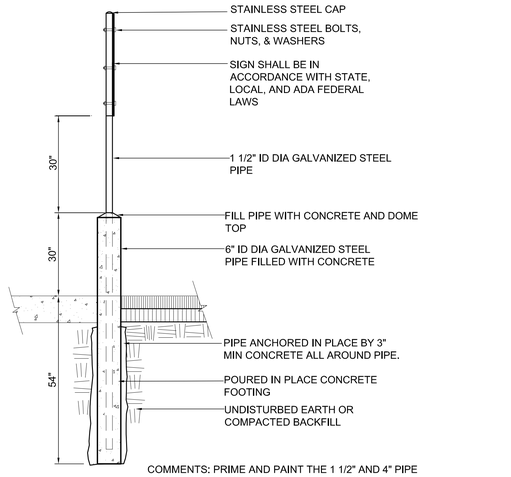
10 PRECAST CONCRETE CURB DETAIL



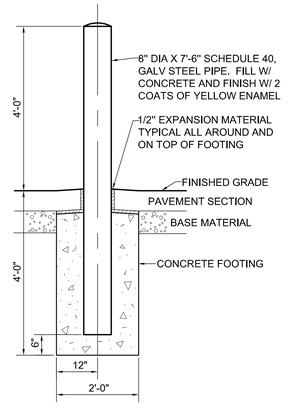
9 STRAIGHT CONCRETE CURB DETAIL



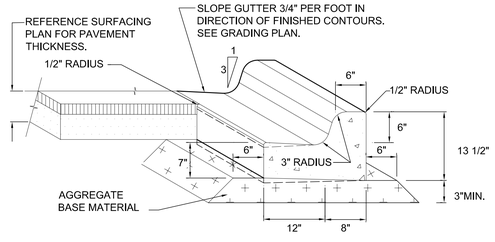
7 ADA PARKING STALL SIGN



6 ADA SIGN BOLLARD



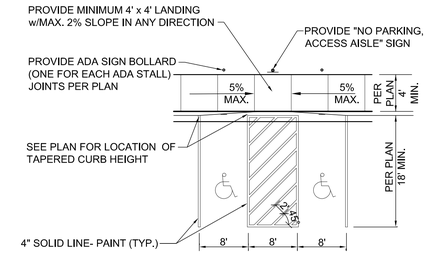
8 TRAFFIC BOLLARD



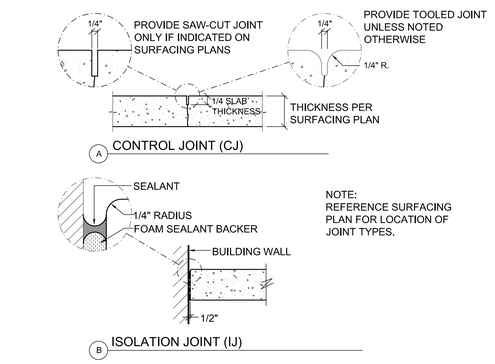
NOTES:

1. PROVIDE A CUSHION JOINT WHEREVER CURB ABUTS A VERTICAL CONCRETE SURFACE, i.e. BUILDINGS, RETAINING WALLS, ETC.
2. PROVIDE A 1/2" EXPANSION JOINT EVERY 40 L.F. EXCEPT AS NOTED.
3. PROVIDE A TOOLED JOINT EVERY 10 L.F. EXCEPT AS NOTED.
4. PROVIDE A 1/2" EXPANSION JOINT AT EVERY CHANGE OF DIRECTION i.e. END OF CURVES, DEFLECTION POINTS, ETC. EXCEPT AS NOTED.

5 CONCRETE CURB AND GUTTER (B612)



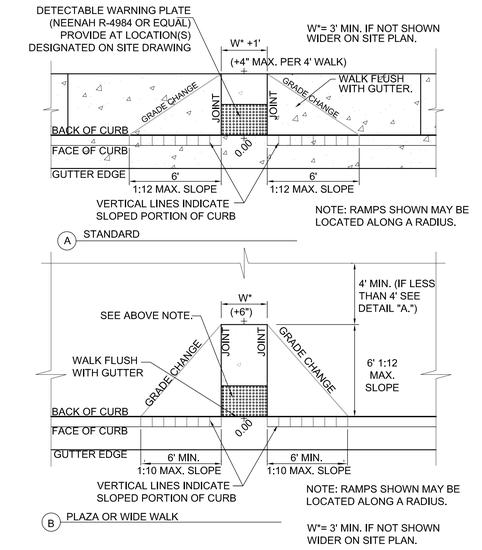
4 ADA PARKING STALLS AND AISLE



A CONTROL JOINT (CJ)

B ISOLATION JOINT (IJ)

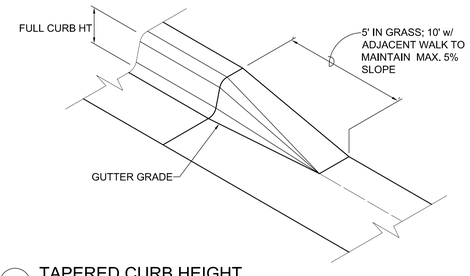
3 JOINT DETAILS



A STANDARD

B PLAZA OR WIDE WALK

2 ADA CURB RAMP



1 TAPERED CURB HEIGHT

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

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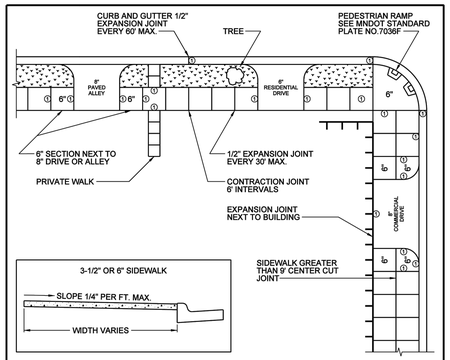
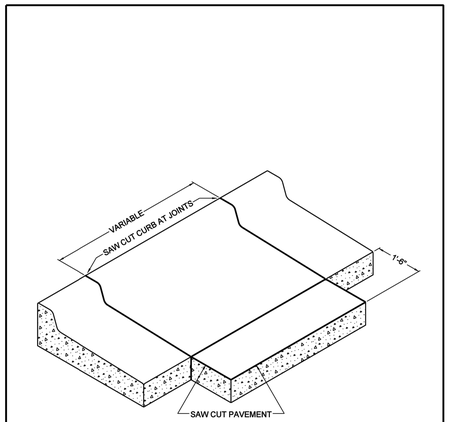


NOTE:
(1) EXPANSION MATERIAL REQUIRED (SEE MNDOT SPEC BOOK, 2301.3K JOINT CONSTRUCTION). FIRST SECTION NEXT TO COMMERCIAL DRIVEWAY OR ALLEY 6" THICK. 1/2" THICK EXPANSION JOINTS AT 30' INTERVALS (MAXIMUM). EXPANSION TO BE USED WHEN SIDEWALK ABUTS BUILDING. CONTRACTION JOINT TO BE CENTERED ON SIDEWALK WIDER THAN 9'. CONTRACTION JOINT TO BE PLACED EVERY 6' OR LESS.

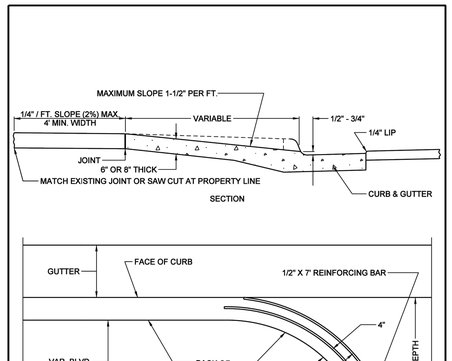
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2003
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		

6 TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION



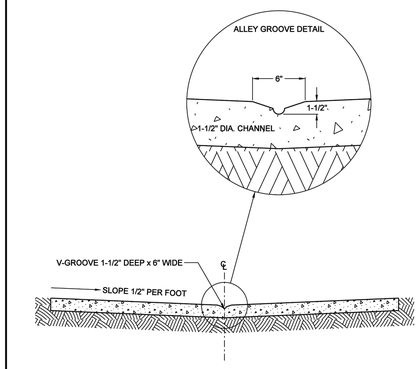
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		SAW CUT AT CURB AND GUTTER REMOVAL	STANDARD PLATE NO. ROAD-1010
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		

4 SAWCUT AT CURB AND GUTTER REMOVAL



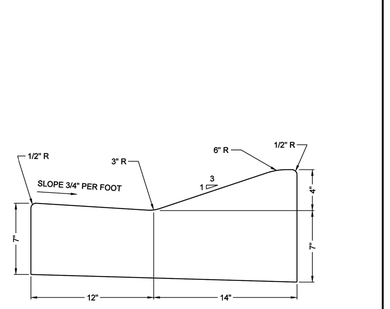
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2001
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		

2 TYPICAL DRIVEWAY CONSTRUCTION



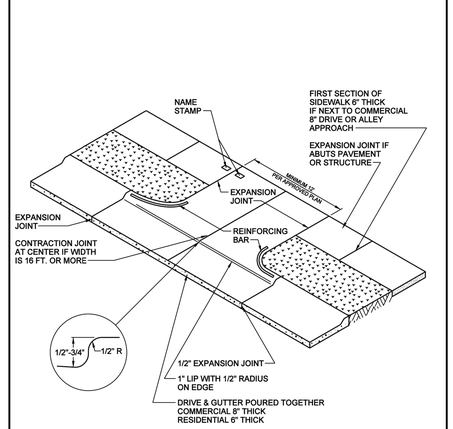
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL ALLEY SECTION	STANDARD PLATE NO. ROAD-3000
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		

5 TYPICAL ALLEY SECTION



MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		D-412 CURB AND GUTTER MODIFIED	STANDARD PLATE NO. ROAD-1007
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		

3 D-412 CURB AND GUTTER MODIFIED



MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL DRIVEWAY	STANDARD PLATE NO. ROAD-2002
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 5/19/08		

1 TYPICAL DRIVEWAY

hga
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
telephone 612.758.4000

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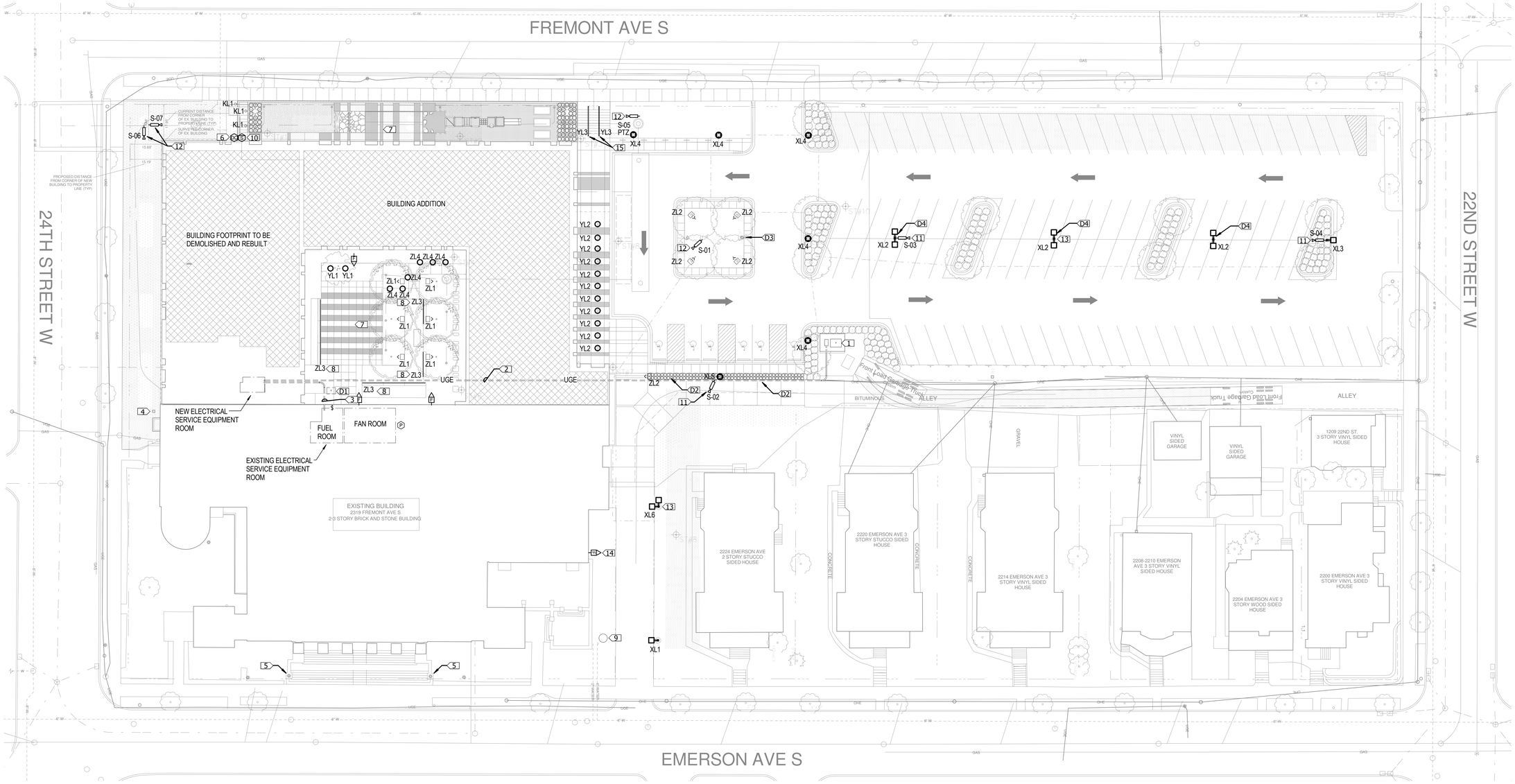

1 ELECTRICAL SITE PLAN

1"= 20'-0"

09 - SITE LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LENS/REFLECTOR	LAMP	VOLTAGE	WATTS	MANUFACTURER	MODEL	ALTERNATE MANUFACTURERS
KL1	RECESSED STEP LIGHT, HORIZONTAL MOUNTING, WET LOCATION LISTED	RECESSED WALL	CONCEALED OPTICS, BRUSHED ALUMINUM, MEDIUM DISTRIBUTION	3W LED, 830	120 V	3 VA	WINONA	LED STEP11 RECT M 30K/HO ND120V BAL WL HORIZONTAL	
WL1	EXTERIOR WALL PACK, FULL CUT-OFF, WET LOCATION LISTED	SURFACE WALL	FORWARD THROW OPTIC	20W LED 835	120 V	20 VA	LUMARK	XTOR2A N	OR APPROVED EQUAL
XL1	SINGLE HEAD LED AREA LIGHT, WET LOCATION LISTED	12' STRAIGHT STEEL POLE, CONCRETE BASE	TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, BRONZE FINISH	3500 LM LED 830	120 V	35 VA	LITHONIA	KAD LED 20C 530 30K R3 MVOLT HS	OR APPROVED EQUAL
XL2	DOUBLE HEAD LED PARKING LIGHT, WET LOCATION LISTED	20' STRAIGHT STEEL POLE, EXISTING CONCRETE BASE	TYPE 4 DISTRIBUTION, BRONZE FINISH	7000 LM/HEAD LED 830	120 V	140 VA	LITHONIA	KAD LED 30C 700 30K R4 MVOLT	OR APPROVED EQUAL
XL3	SINGLE HEAD LED PARKING LIGHT, WET LOCATION LISTED	20' STRAIGHT STEEL POLE, CONCRETE BASE	TYPE 3 DISTRIBUTION, BRONZE FINISH	7000 LM LED 830	120 V	105 VA	LITHONIA	KAD LED 30C 700 30K R3 MVOLT	OR APPROVED EQUAL
XL4	POST TOP AREA LIGHT, WET LOCATION LISTED	12' STRAIGHT POLE, CONCRETE BASE	TYPE 3 DISTRIBUTION, BRONZE FINISH	1400 LM LED 830	120 V	24 VA	HESS AMERICA	CE180 AR800 1LEVO WW	LIGMAN, SELUX
XL5	POST TOP AREA LIGHT WITH CAMERA, WET LOCATION LISTED	12' STRAIGHT POLE, CONCRETE BASE	TYPE 3 DISTRIBUTION, BRONZE FINISH, INTEGRATED SECURITY CAMERA	1400 LM LED 830	120 V	24 VA	HESS AMERICA	CE180 AR800 1LEVO WW	LIGMAN, SELUX
XL6	DOUBLE HEAD LED AREA LIGHT, WET LOCATION LISTED	12' STRAIGHT STEEL POLE, CONCRETE BASE	TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, BRONZE FINISH	3500 LM/HEAD LED 830	120 V	70 VA	LITHONIA	KAD LED 20C 530 30K R3 MVOLT HS	OR APPROVED EQUAL
YL1	TREE UPLIGHT, WET LOCATION LISTED	RECESSED INGRADE	MEDIUM FLOOD DISTRIBUTION, ANTI-SLIP LENS, ADJUSTABLE OPTICS	8W 550 LM LED 3000K	120 V	8 VA	HYDREL	PDX4 SS 9LED WHT30K 120 MFL FLC	OR APPROVED EQUAL
YL2	ENTRY CANOPY UPLIGHT, WET LOCATION LISTED	RECESSED INGRADE	MEDIUM FLOOD DISTRIBUTION, ANTI-SLIP LENS, ADJUSTABLE OPTICS	8W 550 LM LED 3000K	120 V	8 VA	HYDREL	PDX4 SS 9LED WHT30K 120 MFL FLCAS	OR APPROVED EQUAL
YL3	LED HANDRAIL, WET LOCATION LISTED	HANDRAIL	55 DEGREE SYMMETRIC DISTRIBUTION	80 LM LED 3000K	120 V	14 VA	IO LIGHTING	LUXRAIL SERIES	COLE LIGHTING OR APPROVED EQUAL
ZL1	TREE FLOODLIGHT, WET LOCATION LISTED	STAKE MOUNTED	CLEAR LENS, HONEYCOMB BAFFLE, SPOT DISTRIBUTION, BRONZE FINISH	8W LED 3000K	120 V	8 VA	B-K LIGHTING	DS-LED-E23-SP-BZP-11-B	COOPER, HYDREL, KIM LIGHTING, WINONA
ZL2	SIGN FLOODLIGHT, WET LOCATION LISTED	POLE	LINEAR SPREAD LENS, SPOT DISTRIBUTION, BRONZE FINISH	29W LED 3000K	120 V	29 VA	B-K LIGHTING	DE LED X34 SP-13-B	COOPER, HYDREL, KIM LIGHTING, WINONA
ZL3	BENCH TOE KICK LIGHT, WET LOCATION LISTED	SURFACE UNDER BENCH	MOUNTING TRACK	5W / FTM 480 LUMEN/FT	120 V	0 VA	JESCO	DL-AC-FLEX-27	OR APPROVED EQUAL
ZL4	LOW PROFILE DIRECTIONAL GROUND LIGHT, WET LOCATION LISTED	SURFACE	REMOTE DRIVER, ALUMINUM BODY, BORSILICATE LENS, DRIVE-OVER, BRONZE FINISH	2W 10 LM LED, 830	120 V	2 VA	BEGA	7069 LED	OR APPROVED EQUAL

KEYNOTES: <1>

1. LOCATION OF UTILITY TRANSFORMER, CT CABINET, AND METER TO FEED BUILDING. COORDINATE ELECTRICAL SERVICE WORK WITH XCEL ENERGY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PAVING AND ENCLOSURE DETAILS.

2. UNDERGROUND ELECTRICAL SECONDARY SERVICE FEEDER FROM UTILITY TRANSFORMER TO NEW SERVICE POINT IN FIRST FLOOR MAIN ELECTRICAL ROOM.

3. FEEDER TO BACK FEED EXISTING ELECTRICAL SWITCHBOARD FROM MAIN SWITCH BOARD (MSB).

4. EXISTING COMMUNICATIONS HANDHOLE TO FEED BUILDING.

5. REFURBISH EXISTING LIGHT FIXTURES.

6. PROVIDE DOOR CONTACT TO MONITOR EXTERIOR GATE POSITION.

7. REFER TO E201 LIGHTING PLAN FOR WALL-MOUNTED LIGHTING IN THIS AREA.

8. LINEAR ZL3 SHALL BE INTEGRATED INTO CONCRETE BENCHES. REFER TO LANDSCAPE DETAILS FOR ADDITIONAL REQUIREMENTS.

9. EXISTING FIRE DEPARTMENT CONNECTION SHOWN FOR REFERENCE ONLY.

10. PROVIDE LOCAL ALARM WITH A KEYED SWITCH FOR ALARM OVERRIDE.

11. VIDEO SURVEILLANCE CAMERA MOUNTED ON LIGHT POLE. PROVIDE POLE STIFFENERS AND VIBRATION ISOLATION. PROVIDE 1-1/4"C WITH LONG SWEEP ELBOWS AND OUTDOOR RATED CAT6 CABLING ROUTED TO NEAREST TELECOM ROOM. PROVIDE POE NETWORK TRANSMITTER AND RECEIVER PAIR WITH SURGE SUPPRESSION ON BOTH ENDS OF CABLING. REFER TO SPECIFICATION SECTION 282350 FOR MORE INFORMATION.

12. POLE MOUNTED VIDEO SURVEILLANCE CAMERA. PROVIDE CAMERA POLE. PROVIDE 1-1/4"C WITH LONG SWEEP ELBOWS AND OUTDOOR RATED CAT6 CABLING ROUTED TO NEAREST TELECOM ROOM. PROVIDE POE NETWORK TRANSMITTER AND RECEIVER PAIR WITH SURGE SUPPRESSION ON BOTH ENDS OF CABLING. REFER TO SPECIFICATION SECTION 282350 FOR MORE INFORMATION.

13. PROVIDE 1-1/4"C WITH LONG SWEEP ELBOWS STUBBED INTO EXISTING POLE BASE AND ROUTED TO NEAREST TELECOM ROOM FOR FUTURE VIDEO SURVEILLANCE CAMERA CABLING.

14. EXISTING EXTERIOR FIRE ALARM NOTIFICATION DEVICE TO REMAIN.

15. ILLUMINATED HANDRAIL TO HAVE REMOTE TRANSFORMER LOCATED IN THE ADJACENT PLANT BED. REFER TO LANDSCAPE PLANS FOR LOCATION.

DEMOLITION KEYNOTES: <D1>

D1. COORDINATE DEMOLITION OF EXISTING UTILITY TRANSFORMER FEEDING THE BUILDING WITH XCEL ENERGY.

D2. COORDINATE DEMOLITION OF EXISTING OVERHEAD ELECTRICAL UTILITY POLES AND REFEEDING SURROUNDING PARCELS WITH XCEL ENERGY.

D3. DEMOLISH EXISTING LIGHT POLE, FIXTURE, AND BASE.

D4. DEMOLISH EXISTING LIGHT POLE AND FIXTURE. POLE BASE TO BE REUSED IF SALVAGEABLE FOR MOUNTING OF NEW POLE AND FIXTURE.

GENERAL NOTES:

A. SITE UTILITY SCOPE TO BE COORDINATED WITH LOCAL UTILITIES.

B. BRANCH CIRCUIT HOMERUNS SHALL BE SIZED TO LIMIT VOLTAGE DROP TO 3% MAXIMUM. USE #8 IN 1" PVC CONDUIT MINIMUM.

C. REFER TO GROUNDING PLAN FOR GROUNDING REQUIREMENTS.

D. REFER TO ELECTRICAL DETAILS SHEETS FOR POLE BASE INFORMATION, LIGHTING CONTROL DIAGRAMS, AND ZONE SCHEDULES.

E. LIGHT POLES SHALL BE A MINIMUM OF 2' FROM CURBS AND SIDEWALK EDGES.

F. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND/OR ASTRONOMICAL TIMECLOCK THROUGH RELAY AND INTERFACED WITH BAS SYSTEM. EXTERIOR LIGHT SHALL TURN OFF WHEN ADEQUATE DAYLIGHT IS AVAILABLE.

G. HOURS OF ILLUMINATION FOR PARKING AREAS:
50% OUTPUT FOR THE HOURS OF 12:00 AM TO 6:00 AM
100% OUTPUT FOR ALL OTHER TIMES THAT PHOTOCELL IS ON

H. COORDINATE TELECOMMUNICATIONS AND TV SITE CONDUIT REQUIREMENTS WITH OWNER AND UTILITY. PROVIDE ALL REQUIRED SPLICES, PULLBOXES AND CABLE LENGTHS IN ACCORDANCE WITH UTILITY'S STANDARDS.

I. CONDUIT ROUTES AS SHOWN ARE DIAGRAMMATIC IN NATURE. FIELD VERIFY ACTUAL CONDUIT ROUTES PRIOR TO INSTALLING CONDUIT. PROVIDE PULL BOXES FOR SITE CABLING AS REQUIRED, BUT NOT TO EXCEED MORE THAN 200' BETWEEN BOXES.

J. REFER TO CAMERA SCHEDULE IN SPECIFICATION SECTION 282350 FOR MORE INFORMATION ON CAMERA TYPES.

K. COORDINATE LOCATION AND MOUNTING OF DEVICES WITH MILLWORK, CASEWORK, FURNITURE, AND ARCHITECTURAL DETAILS AND ELEVATIONS PRIOR TO DEVICE ROUGH-IN.

hga
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
telephone 612.758.4000

JUNE 25, 2015

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NOT FOR CONSTRUCTION

NAME: C. WATERNACH
DATE: JUNE 26, 2015
REGISTRATION NUMBER: 42821

ELECTRICAL SITE PLAN

COMM. NO.	3341-003-00
SCALE	As indicated
DATE	JUNE 26, 2015

E030

LAND USE APPLICATION - FIRST RESPONSE

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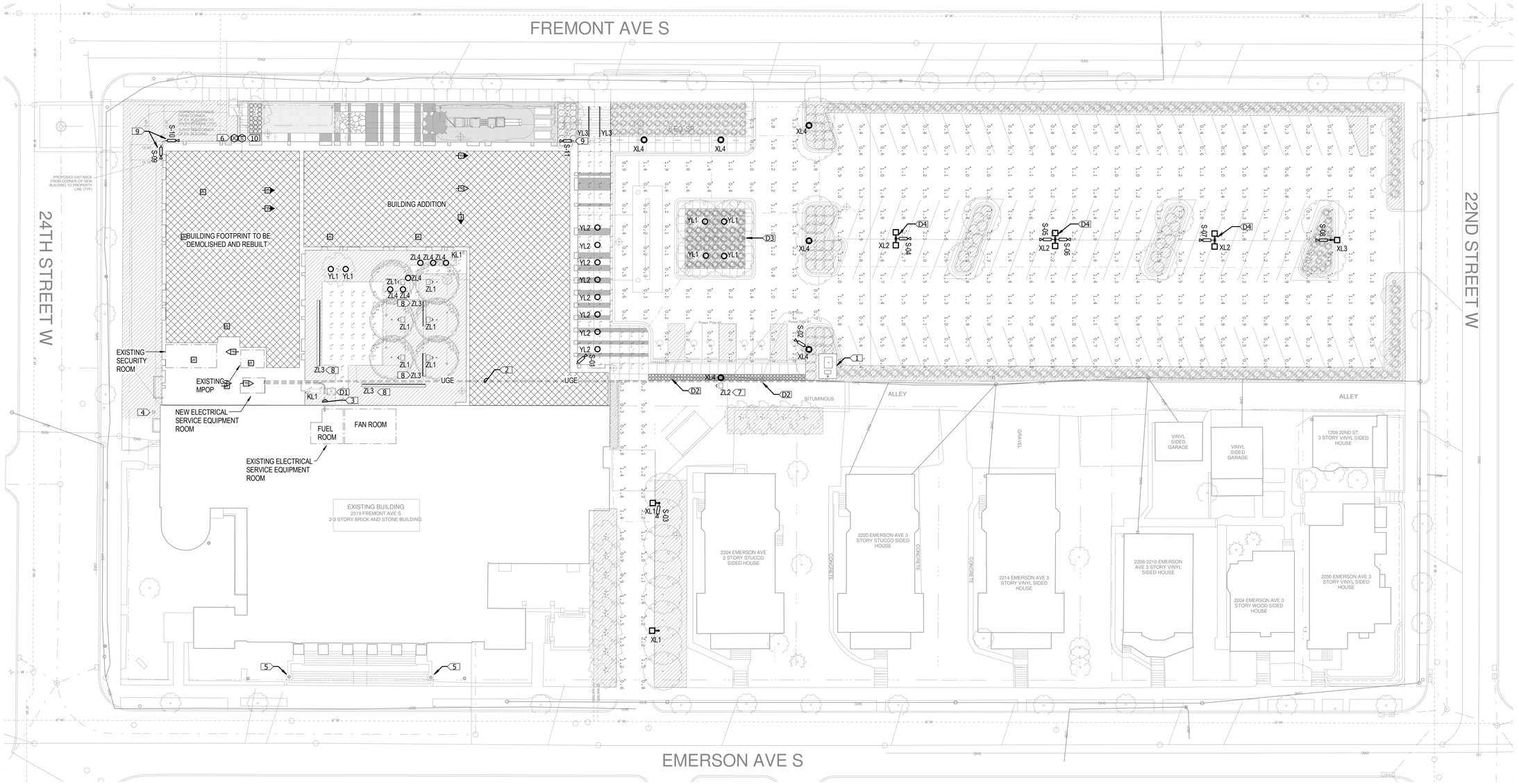

1 ELECTRICAL SITE PLAN
1"= 20'-0"

hga.
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

MAY 19, 2015

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NAME: XXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

LIGHTING PHOTOMETRIC CALCULATIONS

COMM. NO.	3341-003-00
SCALE	1" = 20'-0"
DATE	MAY 19, 2015

E031

LAND USE APPLICATION

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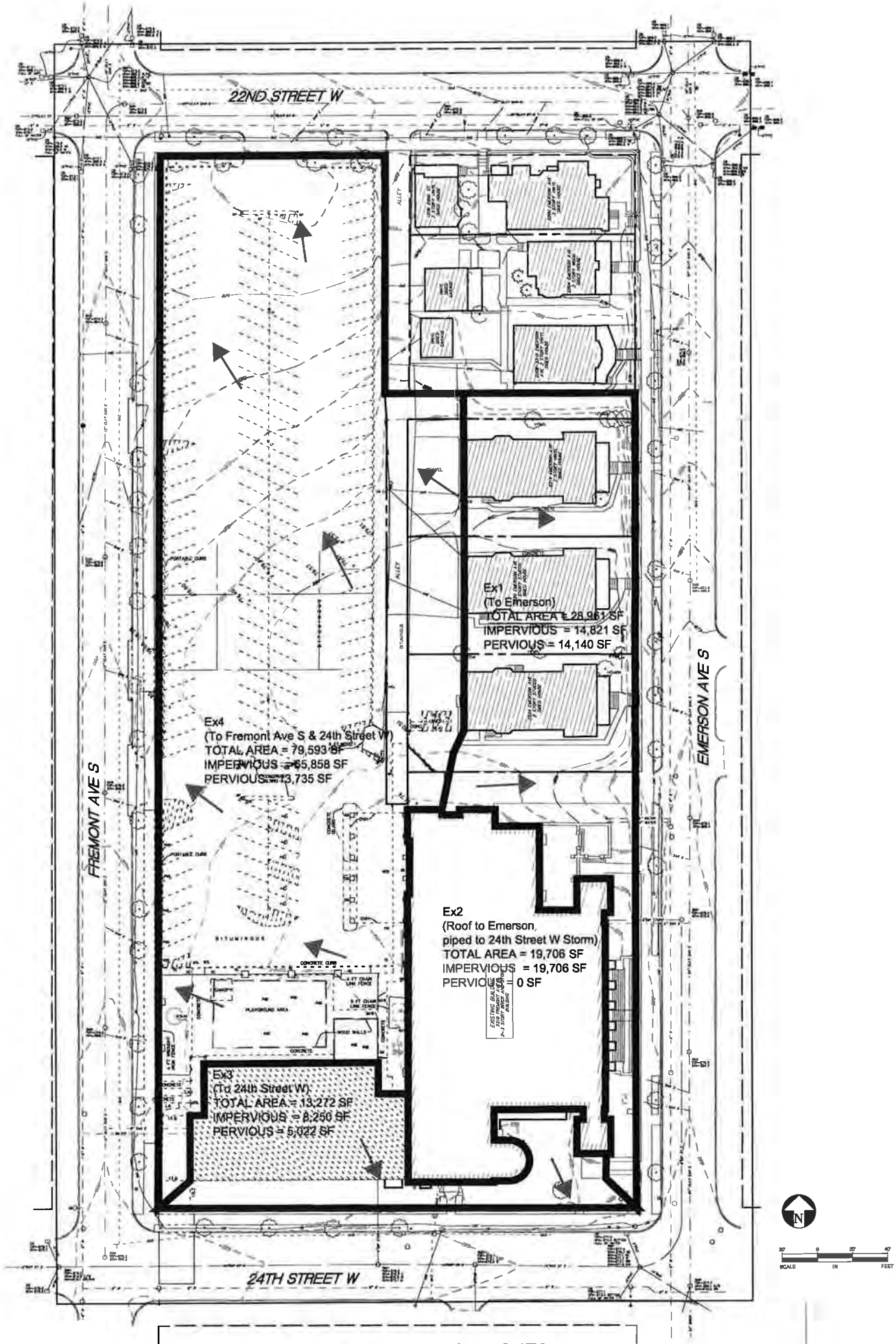
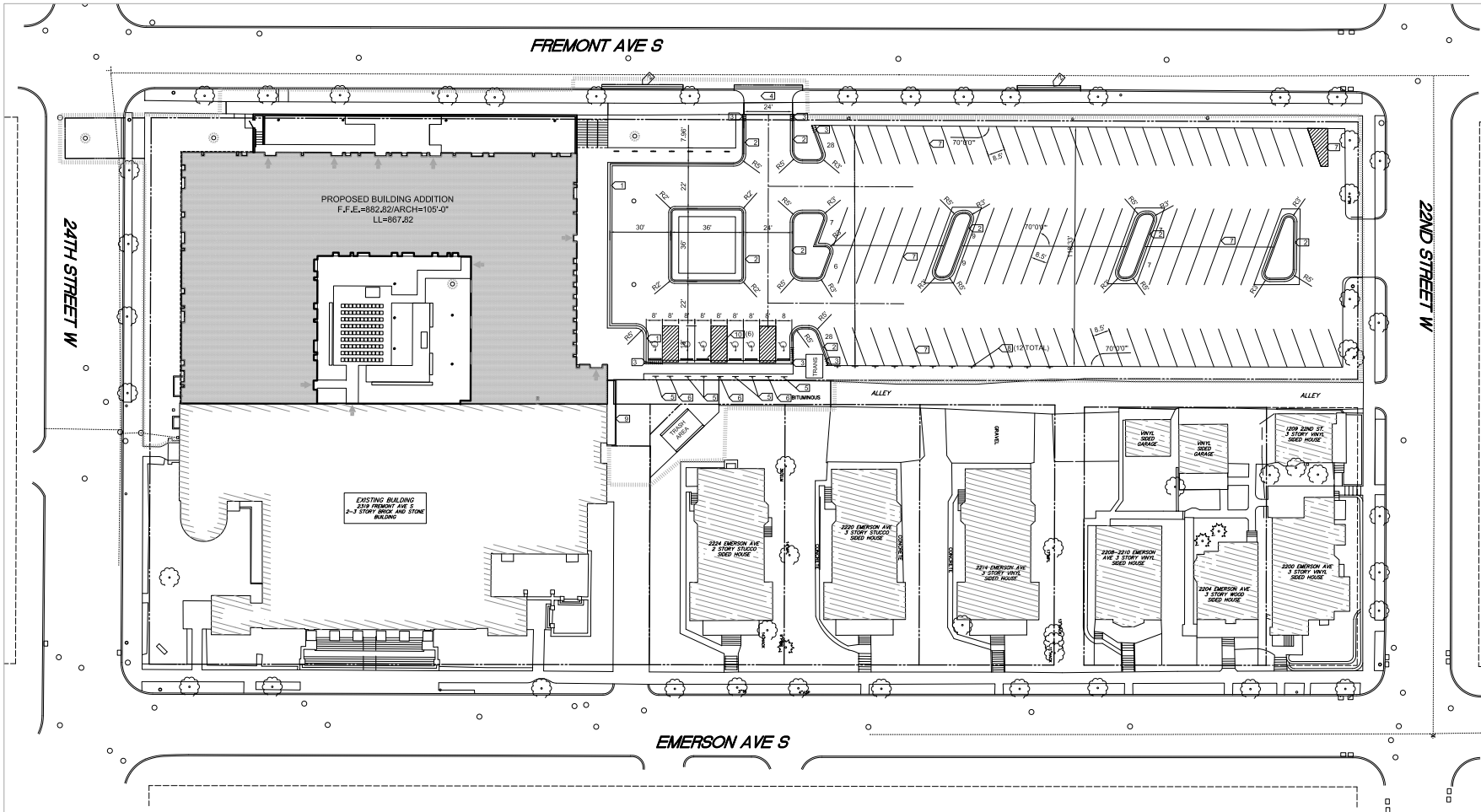


TEMPLE ISRAEL

EXISTING DRAINGE AREA MAP



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400 5th Street North, Suite 100
Minneapolis, Minnesota 55401
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NO	DESCRIPTION	DATE

SCALE 20' 0 20' 40' IN FEET

GENERAL NOTES FOR LAYOUT:

1. ALL DIMENSIONS TO CURBS AND CURB/GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BEHIND THE FACE OF CURB.

2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:
   a. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH.
   b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
   c. ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE EQUAL PANEL SIZES.
   d. SEE XX/XXXX FOR JOINTING DETAILS.

PARKING SUMMARY	
EXISTING PARKING STALLS	148
PROPOSED ADA STALLS	6
PROPOSED STANDARD STALLS	101
TOTAL PROPOSED PARKING STALLS	107

KEYNOTES:

1. D412 CURB AND GUTTER MODIFIED, SEE DETAIL 3/C903
2. B612 CURB AND GUTTER, SEE DETAILS 5/C902
3. TAPERED CURB APRON, SEE DETAIL 1/C902
4. DRIVEWAY, SEE DETAIL 2/C903
5. ADA PARKING SIGN, SEE DETAIL 7/C902
6. NO PARKING ACCESS AISLE SIGN, SEE DETAIL
7. 4" SOLID LINE WHITE-PAINT
8. STAFF PARKING
9. STRAIGHT CONCRETE CURB, SEE DETAIL 9/C902
10. PRECAST CONCRETE CURB, SEE DETAIL 10/C902

PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

- DOOR / EXIT
- NEW MANHOLE
- NEW DRAINAGE STRUCTURE
- NEW HYDRANT
- NEW GATE VALVE
- NEW CURB TAPER
- NEW SINGLE SIGN
- NEW DOUBLE SIGN
- NEW ISOLATION JOINT
- NEW CONTROL JOINT

REVIEW HISTORY - THIS SHEET

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SIGNATURE
DATE: MAY 19, 2010
REGISTRATION NUMBER: 41942

SITE LAYOUT PLAN

COMM. NO.	3341-003-00
SCALE	AS SHOWN
DATE	19 MAY 2010

C300

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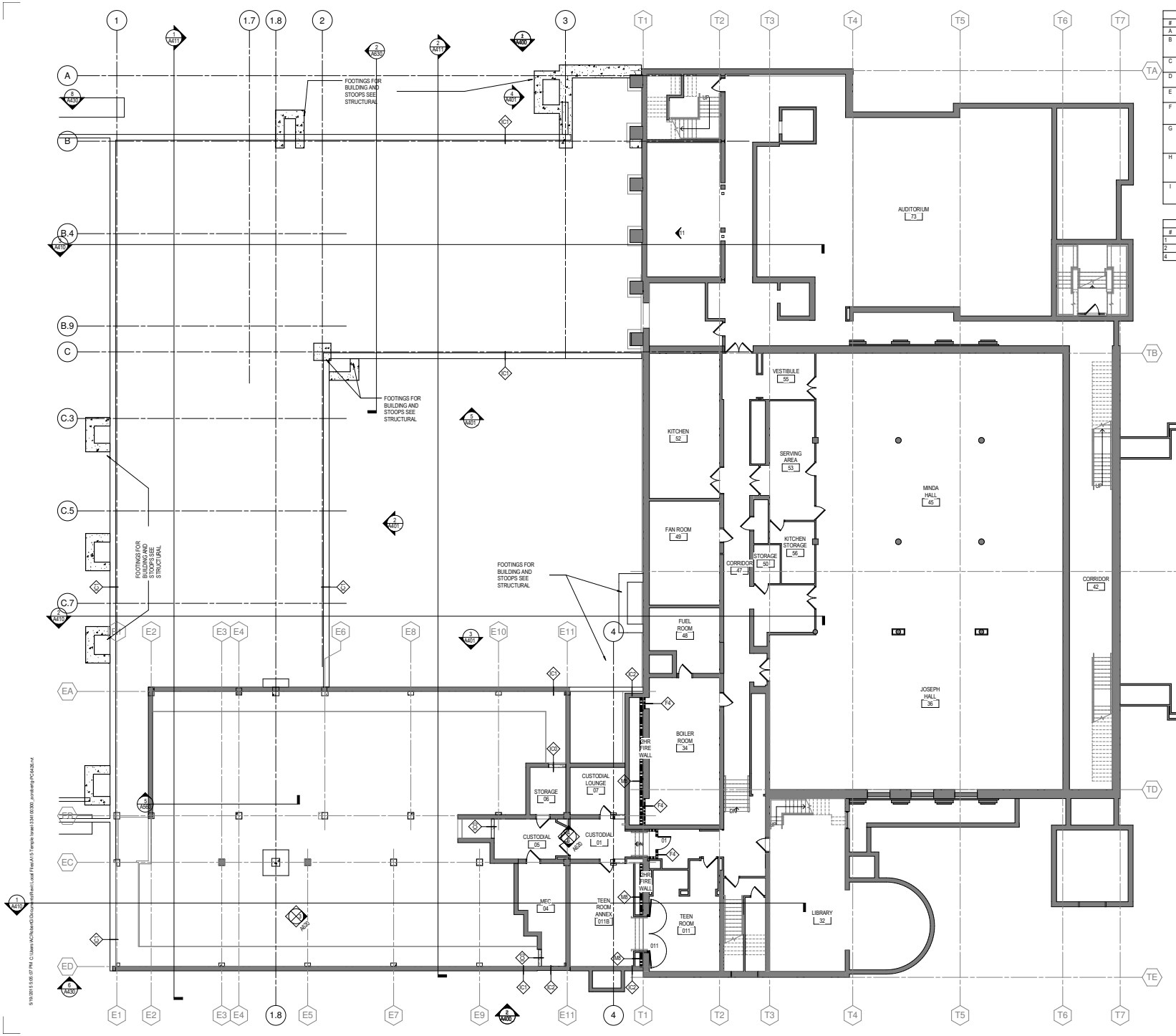

FLOOR PLAN GENERAL NOTES	
#	DESCRIPTION
A	ALL INTERIOR PARTITIONS SHALL BE "A3". UNO.
B	ALL INTERIOR CLASSROOM DEMISING AND CORRIDOR WALLS SHALL BE "D" SERIES ASSEMBLIES WITH AN STC RATING OF55 OR GREATER.
C	ALL EXTERIOR WALL ASSEMBLIES SHALL HAVE A CORRESPONDING "B3" INTERIOR WALL. UNO.
D	SEE A060 FOR INTERIOR WALL TYPES AND A460 FOR EXTERIOR WALL TYPES
E	SEE A080 FOR INTERIOR DOOR AND WINDOW FRAMES AND SCHEDULES
F	ALL NEW OFFICE DOORS AND CLOSET DOORS SHALL HAVE A SINGLE COAT HOOK <3'-1> MOUNTED ON THE ROOM SIDE OF THE DOOR UNO.
G	ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNO.
H	PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH ACTUAL EQUIPMENT.
I	ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH UNO. LENGTH AND WIDTH PADS TO BE VERIFIED BY CONTRACTOR

FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

HGA
400 1th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612 758 4000

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BASEMENT FLOOR PLAN

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

A200

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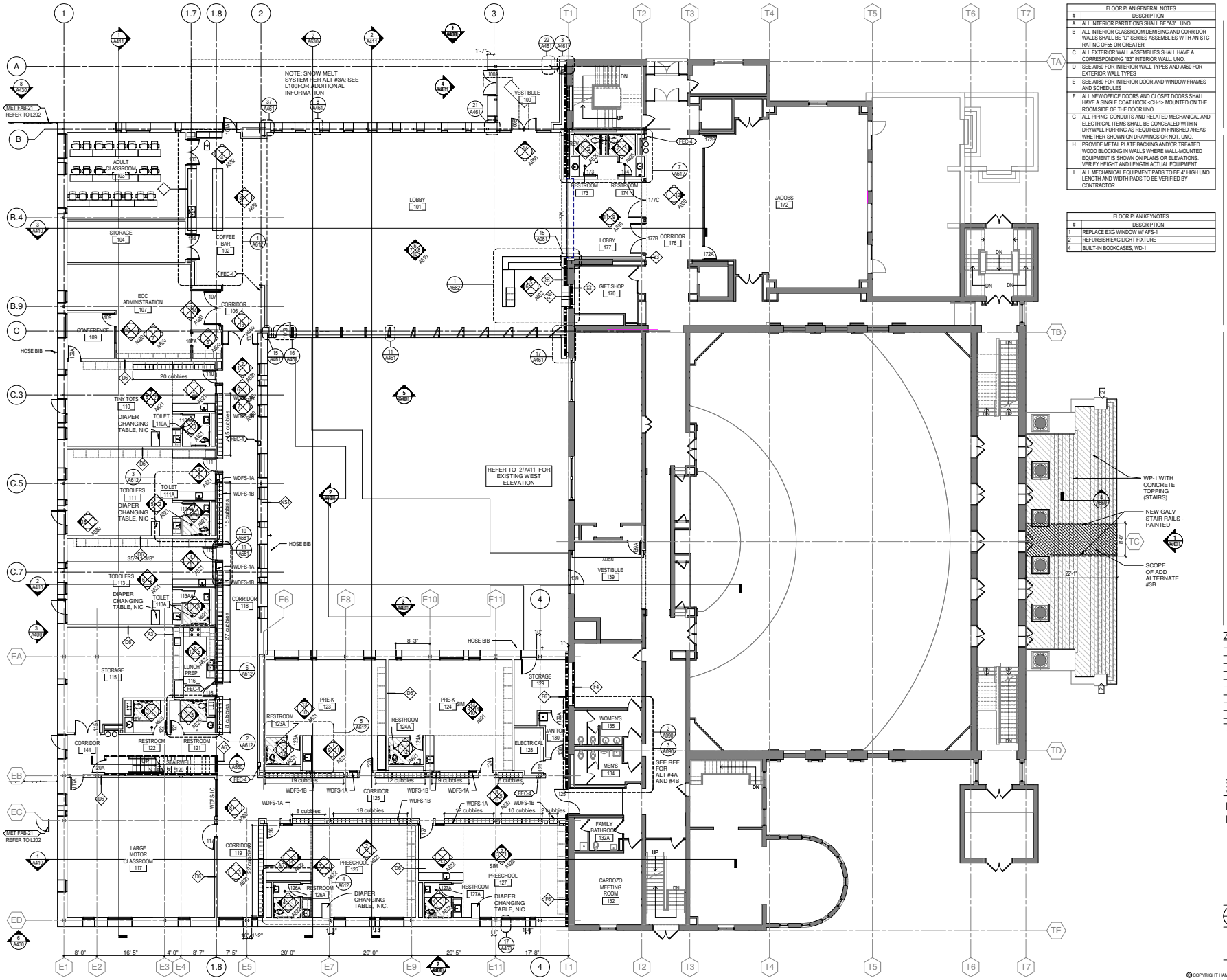

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FLOOR PLAN KEYNOTES	
#	DESCRIPTION
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2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

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NAME: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

FIRST LEVEL FLOOR PLAN

COMM. NO. 3341-003-00
SCALE 1/8" = 1'-0"
DATE MAY 19, 2015

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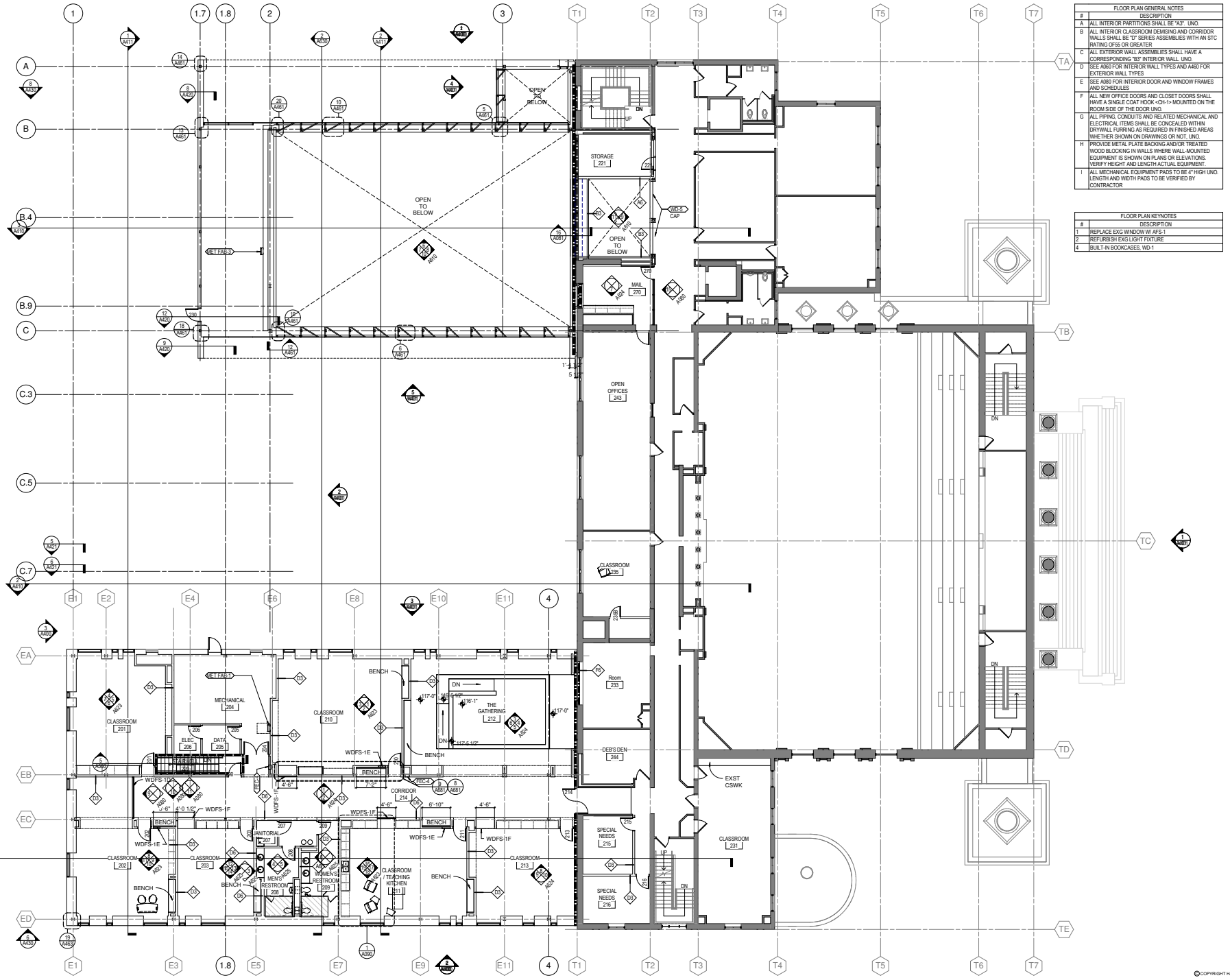

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FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WID-1

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SEAL
DATE: MAY 19, 2015
REGISTRATION NUMBER

SECOND LEVEL FLOOR PLAN

COMM. NO. 3341-003-00
SCALE 1/8" = 1'-0"
DATE MAY 19, 2015

A202

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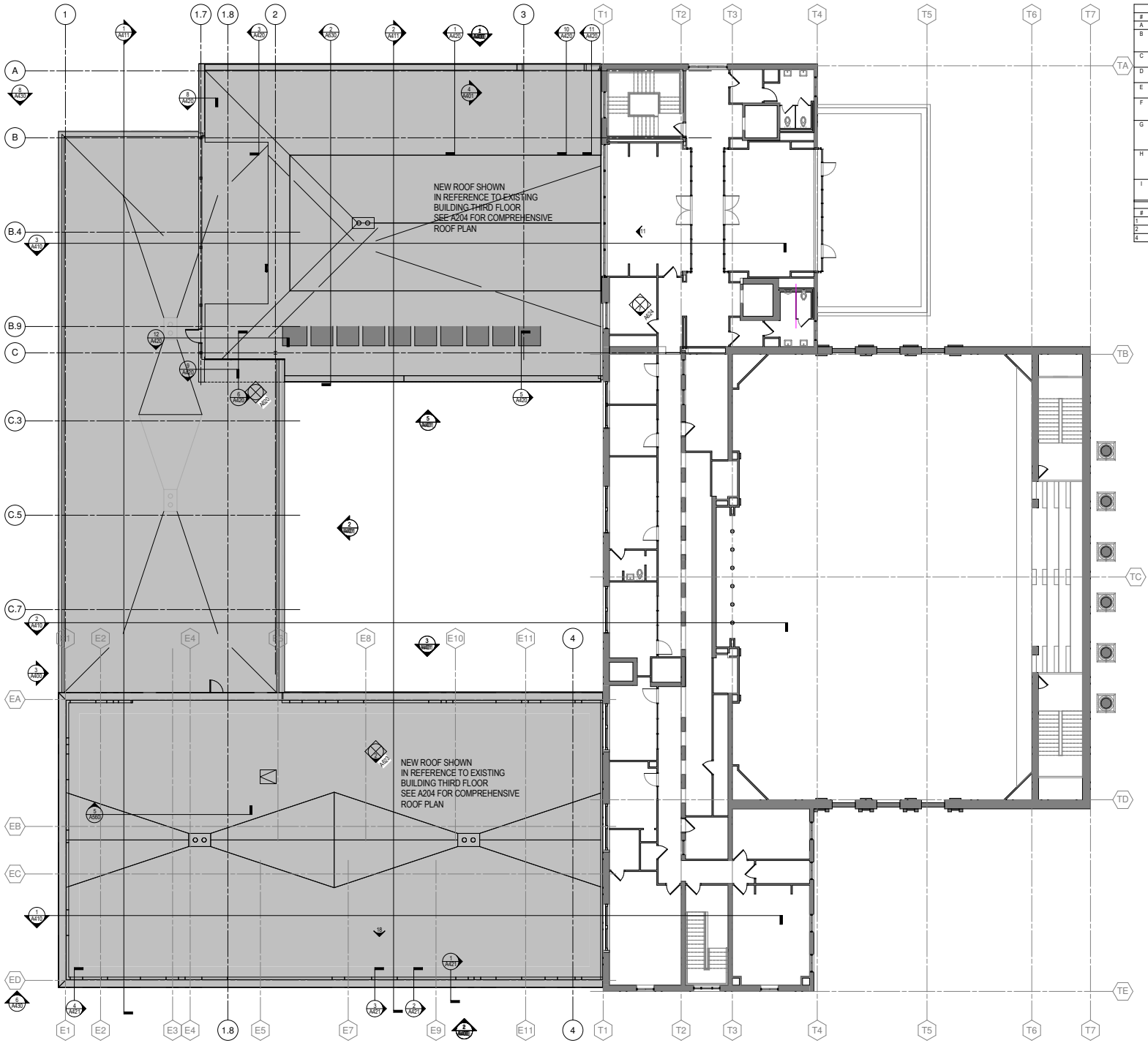

FLOOR PLAN GENERAL NOTES	
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FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

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Minneapolis, Minnesota 55401
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In accordance with the standard of care, all the structural information and work is to be properly performed and all discrepancies, inconsistencies or omissions found in the drawings and specifications are to be brought to the attention of the architect before proceeding with the work.

NO	DESCRIPTION	DATE

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MARK: XXXX
DATE: MAY 19, 2015
REGISTRATION NUMBER:

THIRD LEVEL FLOOR PLAN-PDR

COMM. NO. 3341-003-00
SCALE 1/8" = 1'-0"
DATE MAY 19, 2015

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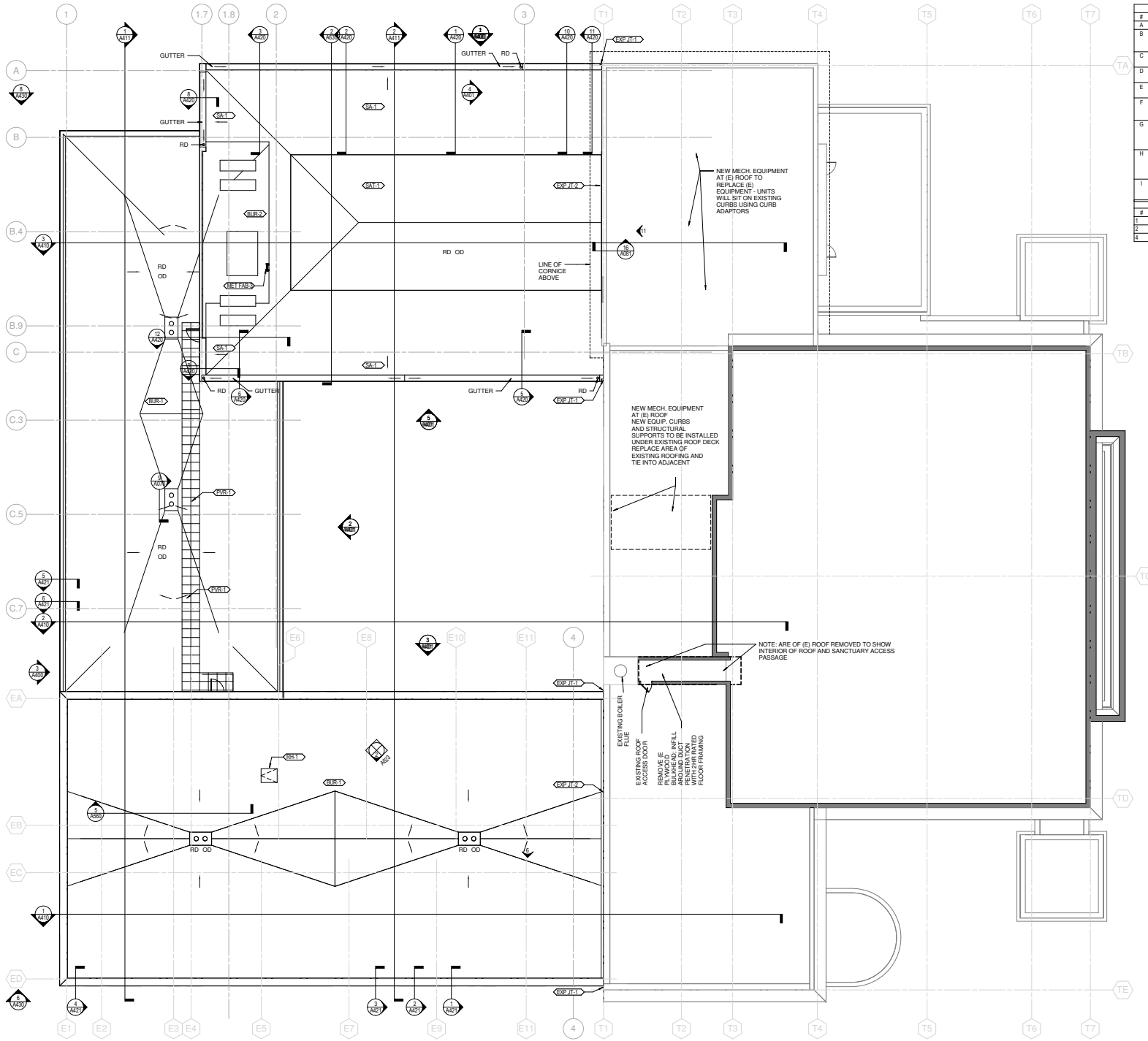

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FLOOR PLAN KEYNOTES	
#	DESCRIPTION
1	REPLACE EXG WINDOW W/ AFS-1
2	REFURBISH EXG LIGHT FIXTURE
4	BUILT-IN BOOKCASES, WD-1

HGA
420 3rd Street North, Suite 100
Minneapolis, Minnesota 55401
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Minneapolis, Minnesota 55403

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ROOF PLAN

COMM. NO. 3341-003-00
SCALE 1/8" = 1'-0"
DATE MAY 19, 2015

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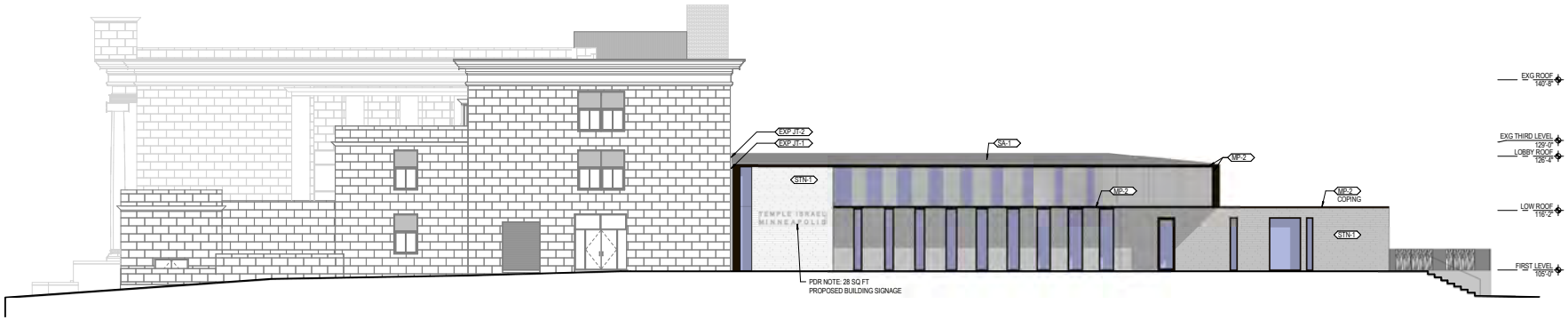
BUILDING SIGN SUMMARY		PRIMARY BUILDING MATERIALS SUMMARY
NORTH BUILDING SIGN: 28 SQ FT	MP-1	1 INCH DEEP BOX CORRUGATED STEEL PANELS, PREFINISHED, LAP SEAMED, CONCEALED FASTENERS
WEST SITE WALL SIGN: 20 SQ FT	STN-1	INDIANA LIMESTONE, SMOOTH FACED, 4" NOM EXPOSED VERTICAL FACE IN 24", 36" AND 48" LENGTHS
	STN-1 ALTERNATE	ARCHITECTURAL PRECAST CONCRETE UNITS, GROUND FACED 4" NOM EXPOSED VERTICAL FACE IN 24", 36, AND 48" LENGTHS
TOTAL BLDG SIGNAGE ALLOWED 2 - 32 SQ FT - MAX HEIGHT 14FT	AFS-1	ALUMINUM STOREFRONT FRAMING, PREFINISHED
1 -32 SQ. FT SITE WALL OR MONUMENT SIGN - MAX HEIGHT 8FT	CW-1	ALUMINUM CURTAINWALL, PREFINISHED
	AFS-3	ALUMINUM CLAD WOOD DOOR AND FRAME, PREFINISHED
	CONC FIN -20	EXPOSED SMOOTH FORMED VERTICAL CONCRETE SURFACES

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

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



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

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.6000

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

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NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - PDR

COMM. NO. 3341-003-00
SCALE 1/8" = 1'-0"
DATE MAY 19, 2015

A400_

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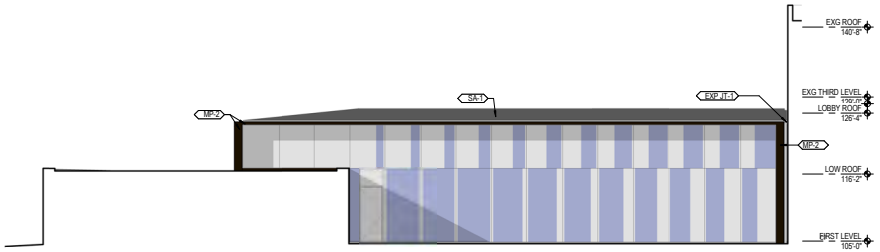
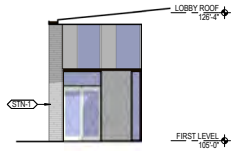
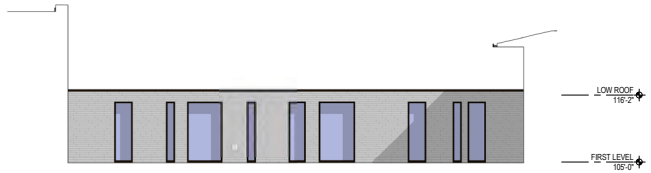


5 COURTYARD NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

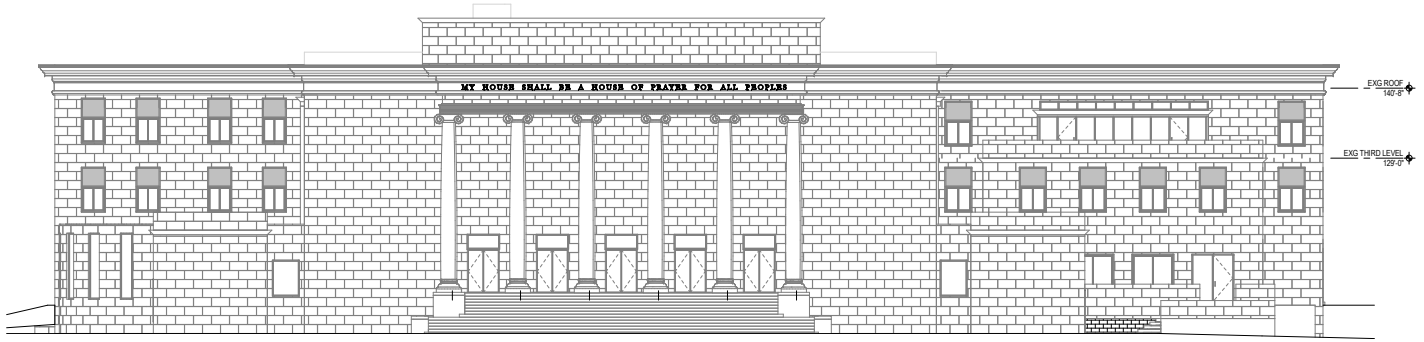


4 WEST PARTIAL ELEVATION
1/8" = 1'-0"

3 COURTYARD SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 COURTYARD WEST EXTERIOR ELEVATION
1/8" = 1'-0"



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

HGA
420 5th Street North, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4800

TEMPLE ISRAEL EDUCATION AND LOBBY EXPANSION
2324 Emerson Avenue South
Minneapolis, Minnesota 55405

NO	DESCRIPTION	DATE

REVISION HISTORY - THIS SHEET

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - PDR

COMM. NO.	3341-003-00
SCALE	1/8" = 1'-0"
DATE	MAY 19, 2015

A401_

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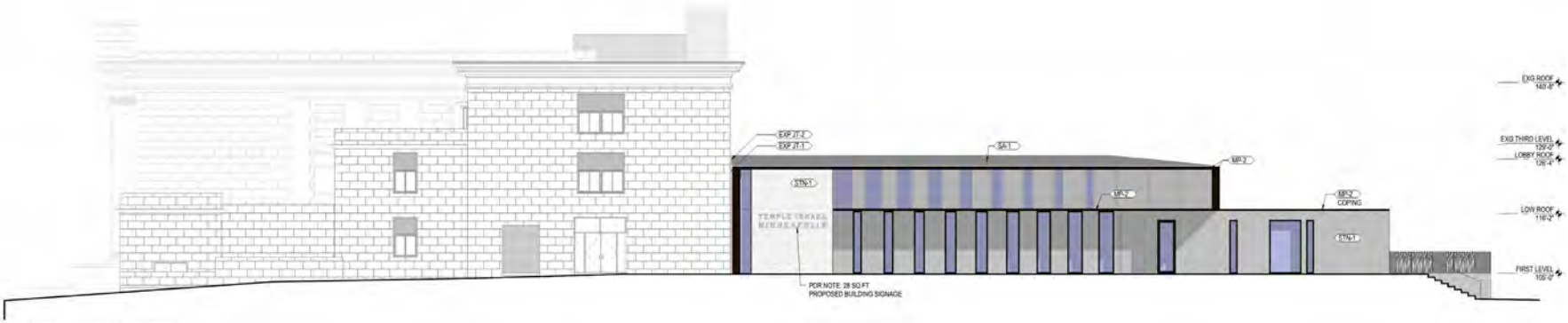
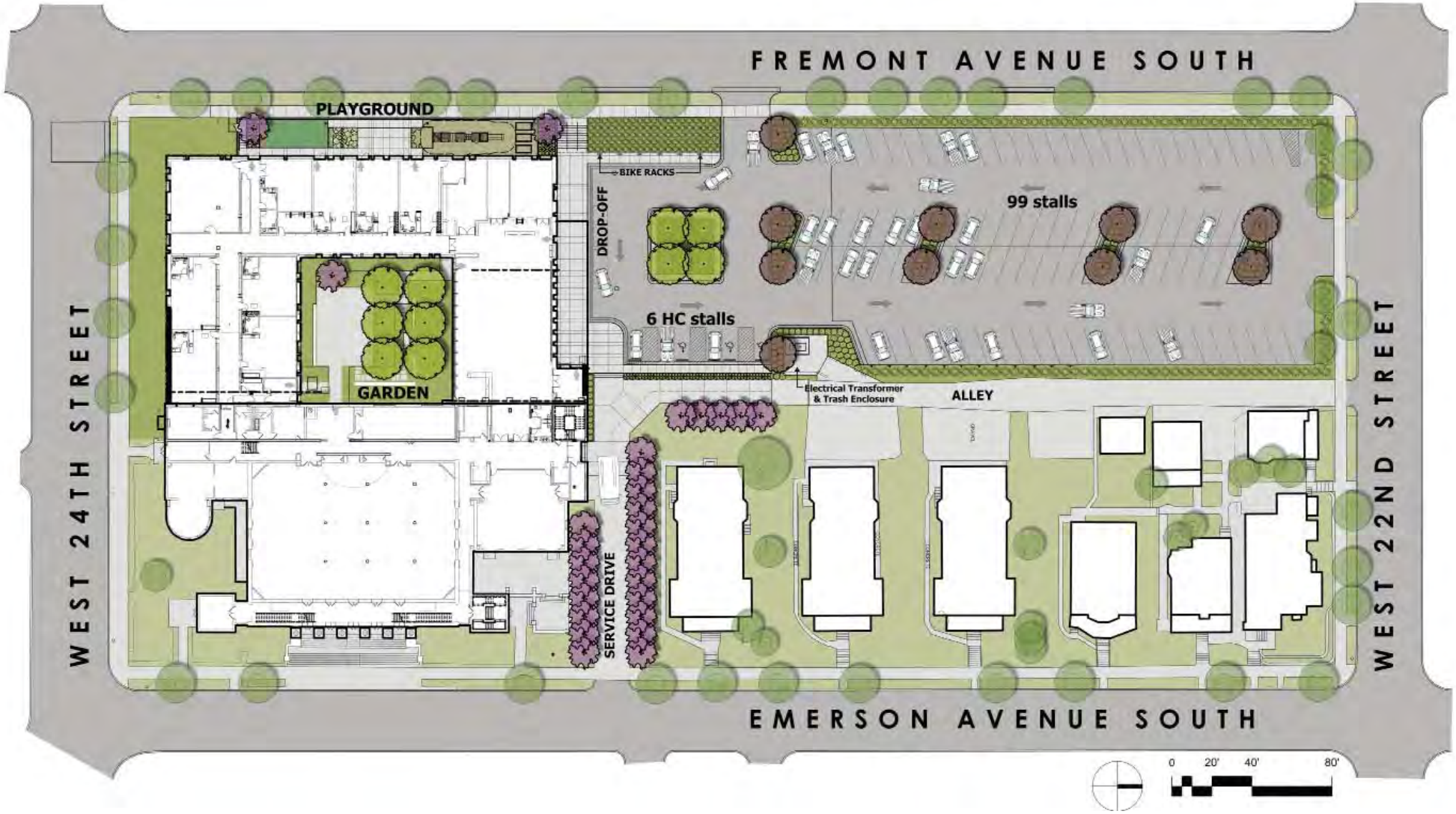
2 SOUTH EXTERIOR ELEVATION

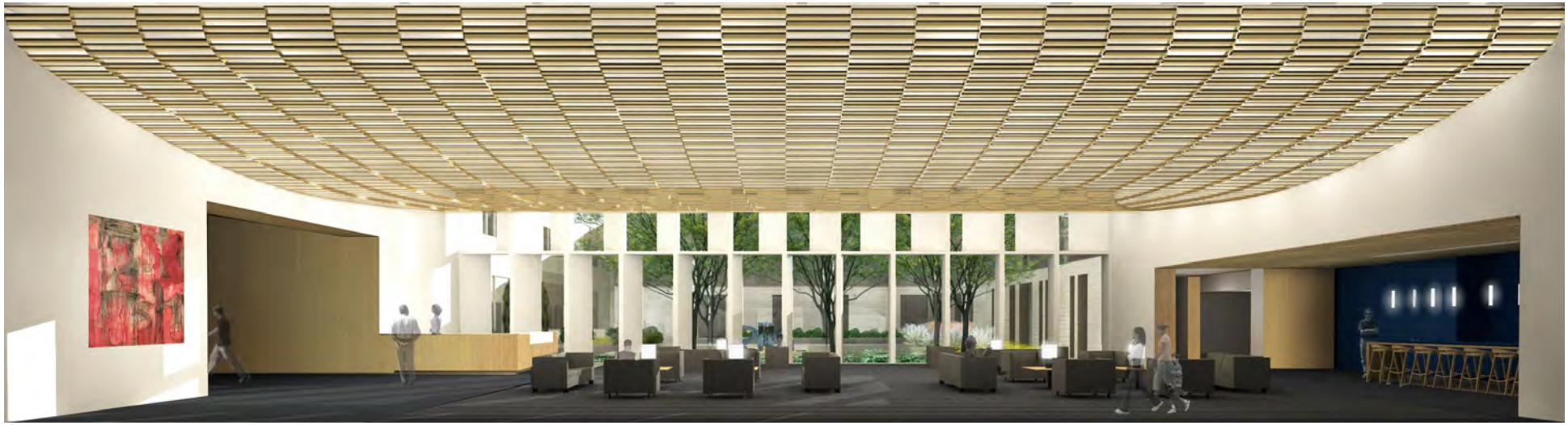
3 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION


FREMONT AVENUE SOUTH
PLAYGROUND
BIKE RACKS
DROP-OFF
99 stalls
6 HC stalls
GARDEN
Electrical Transformer & Trash Enclosure
ALLEY
SERVICE DRIVE
WEST 24TH STREET
WEST 22ND STREET
EMERSON AVENUE SOUTH
0
20'
40'
80'

TEMPLE ISRAEL MINNEAPOLIS



Jeep
LIMITED

Temple Israel
MINNEAPOLIS

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Sim Glaser
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Jeremy Hanson Willis

May 12, 2015

Rebecca Farrar
City Planner
250 South 4th Street, Room 300
Minneapolis, MN 55415

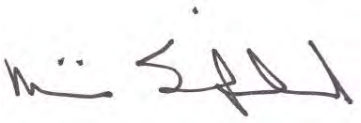
Dear Becca,

I authorize John Cook of HGA to act on my behalf and represent Temple Israel in preparing documents for the Land Use Application for our expansion project.

Please feel welcome to contact me with any questions regarding this matter. I can be reached at 612-374-0305.

Thank you for your assistance.

Sincerely,



Miriam Seidenfeld
Executive Director

Architecture | Engineering | Planning

June 24, 2015

WRITER'S DIRECT DIAL 612-758-4531

Lisa Goodman
Council Member – Ward 7
350 South 5th Street, Room 307
Minneapolis, Minnesota 55415
(612) 673-2207

Re: Temple Israel – Education Center and Lobby Expansion
HGA Commission Number 3341-003-00

Dear Council Member Goodman:

We are writing you to keep you informed of the latest developments related to Temple Israel's application for an expanded education center and lobby to be located at 2324 Emerson Avenue South, Minneapolis, Minnesota 55405. Based on Land Use review feedback, we have modified our application letter in the number the variances and the description of variances sought.

Project Use:
Building expansion to an existing synagogue, preschool and a K-8 religious education facility that will include new spaces for preschool, K-8 religious education and entrance lobby functions.

Project description:
Temple Israel, Minneapolis, Minnesota
The expansion project improves the ceremonial program of the building by providing a new 7,000 square foot enclosed entry lobby and landscaped courtyard. The education expansion replaces an existing two story education building that was built with offset floor levels to the main building, with updated one and two story education wings that are aligned with the existing building's floor levels. A new preschool playground is located in immediate proximity to the preschool classrooms. There will be 7 new classrooms serving preschool children, and there will be eleven new and existing classrooms serving the religious education programs for children in grades K-8.

Built using a material palate that harmonizes with the existing building's stone cladding, and dark bronze aluminum trimmed windows; the new expansion will be built using a combination of stone and dark bronze metal panels.

Project Specifics
Total site area: 3.25 acres
Existing Building floor area: 61,260 GSF
Expansion Building floor area: 27,260 GSF
Total composite gross floor area: 88,520 GSF
Parking: 101 vehicles (95 Standard stalls, 6 Accessible stalls)

Hammel, Green and Abrahamson, Inc.
HGA Architects and Engineers, LLC
HGA Architects and Engineers, LLP
HGA Architecture and Engineering, PC
HGA Mid-Atlantic, Inc.

420 5th Street North • Suite 100 • Minneapolis, Minnesota USA 55401-2338
Telephone 612.758.4000 Facsimile 612.758.4199
Visit our Website: hga.com

Zoning
The property is currently zoned R4. We are proposing no changes in zoning.

Variances and Encroachment Permit
We are seeking the following variances and one encroachment permit in relation with the proposed preschool playground to be located to the west side of the building along Fremont Avenue South.

The variances sought are as follows:

1. Allow a 15'-3" wide pedestrian access stairway to be installed along Fremont Avenue South.
2. Allow playground equipment to be installed into the required front yard setback along Freemont Avenue South.
3. Allow a front yard fence height increase to include a grade bearing retaining wall and 4' high 80% opaque fence. The min height of the retaining wall is 3'-7" to the south, and increasing with the downward slope of the sidewalk to a maximum height of 5'-1". Thus the requested maximum height increase for the combined retaining wall and fence is 9'-1".
4. Allow for the entry vestibule to be constructed in alignment with the existing building and into the required setback.
5. Allow for the trash enclosure and transformer to be installed into the required rear yard setback but set two feet from the property line at the alley.
6. Allow required minimum parking to be reduced from 114 to 105 provided based on the fact that the main religious functions and education uses of the building are not concurrent.

An encroachment permit is requested for the playground fence, retaining wall and footing. The wall will be set at the sidewalk, thus encroaching beyond Temple's property line into the R.O.W. by approximately two feet.

Existing CUP Amendments
The building addition will require that the existing Conditional Use Permits be updated to allow the operation of Temple Israel's preschool for ages eighteen months to Kindergarten and religious school for grades K-8 to continue to operate on the site. The new facility provides an additional 5,000 Gross SF of education area. The existing classroom building to be demolished as a part of this project is two stories and 15,200 Gross SF. The new education wing included in the project is two stories and 20,178 Gross SF.

Parking Lot Resurfacing
The existing parking lot does not meet current setback requirements, but is planned to be resurfaced but not otherwise reconfigured. Improvements to the perimeter of the parking lot include a new continuous planted hedge will be installed along the west, north and east edges of the parking lot. The hedge should grow to 3'-4' high. The interior portion of the lot will incorporate new tree islands.

Sincerely,

John Cook, FAIA
Vice President

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Architecture | Engineering | Planning

June 24, 2015

WRITER'S DIRECT DIAL 612-758-4531

Lisa Bender
Council Member – Ward 10
350 S. 5th Street, Room 307
Minneapolis, Minnesota 55415
(612) 673-2210

Re: Temple Israel – Education Center and Lobby Expansion
HGA Commission Number 3341-003-00

Dear Council Member Bender:

Temple Israel is in the process of finalizing plans for an expanded education and lobby to be located at 2324 Emerson Avenue South, Minneapolis, Minnesota 55405. We are writing to inform you that we are currently submitting both the PUD and Land Use Applications for this project.

Project Use:
Building expansion to an existing synagogue, preschool and a K-8 religious education facility that will include new spaces for preschool, K-8 religious education and entrance lobby functions.

Project description:
Temple Israel, Minneapolis, Minnesota
The expansion project improves the ceremonial program of the building by providing a new 7,000 square foot enclosed entry lobby and landscaped courtyard. The education expansion replaces an existing two story education building that was built with offset floor levels to the main building, with updated one and two story education wings that are aligned with the existing building's floor levels. A new preschool playground is located in immediate proximity to the preschool classrooms. There will be 7 new classrooms serving preschool children, and there will be eleven new and existing classrooms serving the religious education programs for children in grades K-8.

Built using a material palate that harmonizes with the existing building's stone cladding, and dark bronze aluminum trimmed windows; the new expansion will be built using a combination of stone and dark bronze metal panels.

Project Specifics
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HGA Architects and Engineers, LLP
HGA Architecture and Engineering, PC
HGA Mid-Atlantic, Inc.

420 5th Street North • Suite 100 • Minneapolis, Minnesota USA 55401-2338
Telephone 612.758.4000 Facsimile 612.758.4199
Visit our Website: hga.com

Zoning
The property is currently zoned R4. We are proposing no changes in zoning.

Variances and Encroachment Permit
We are seeking the following variances and one encroachment permit in relation with the proposed preschool playground to be located to the west side of the building along Fremont Avenue South.

The variances sought are as follows:

1. Allow a 15'-3" wide pedestrian access stairway to be installed along Fremont Avenue South.
2. Allow playground equipment to be installed into the required front yard setback along Freemont Avenue South.
3. Allow a front yard fence height increase to include a grade bearing retaining wall and 4' high 80% opaque fence. The min height of the retaining wall is 3'-7" to the south, and increasing with the downward slope of the sidewalk to a maximum height of 5'-1". Thus the requested maximum height increase for the combined retaining wall and fence is 9'-1".
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Existing CUP Amendments
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Sincerely,

John Cook, FAIA
Vice President

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Architecture | Engineering | Planning

June 24, 2015

WRITER'S DIRECT DIAL 612-758-4531

Monica Smith
East Isles Residents Association
2751 Hennepin Avenue South, 294
Minneapolis, Minnesota 55408

Re: Temple Israel – Education Center and Lobby Expansion
HGA Commission Number 3341-003-00

Dear East Isles Residents Association Coordinator Monica Smith:

We are writing you to keep you informed of the latest developments related to Temple Israel's application for an expanded education center and lobby to be located at 2324 Emerson Avenue South, Minneapolis, Minnesota 55405. Based on Land Use review feedback, we have modified our application letter in the number the variances and the description of variances sought.

Project Use:
Building expansion to an existing synagogue, preschool and a K-8 religious education facility that will include new spaces for preschool, K-8 religious education and entrance lobby functions.

Project description:
Temple Israel, Minneapolis, Minnesota
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HGA Mid-Atlantic, Inc.

420 5th Street North • Suite 100 • Minneapolis, Minnesota USA 55401-2338
Telephone 612.758.4000 Facsimile 612.758.4199
Visit our Website: hga.com

Zoning
The property is currently zoned R4. We are proposing no changes in zoning.

Variances and Encroachment Permit
We are seeking the following variances and one encroachment permit in relation with the proposed preschool playground to be located to the west side of the building along Fremont Avenue South.

The variances sought are as follows:

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Sincerely,

John Cook, FAIA
Vice President

c:\users\astamaraj\desktop\20150624-tj-eastislesresidentsassocmonicasmith.docx

Architecture | Engineering | Planning

June 24, 2015

WRITER'S DIRECT DIAL 612-758-4531

Leslie Foreman
Lowry Hill East Neighborhood Association
@ Intermedia Arts
2822 Lyndale Ave South
Minneapolis, Minnesota 55408-2108

Re: Temple Israel – Education Center and Lobby Expansion
HGA Commission Number 3341-003-00

Dear Lowry Hill East Neighborhood Association President Leslie Foreman:

Temple Israel is in the process of finalizing plans for an expanded education and lobby to be located at 2324 Emerson Avenue South, Minneapolis, Minnesota 55405. We are writing to inform you that we are currently submitting both the PUD and Land Use Applications for this project.

Project Use:
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Project description:
Temple Israel, Minneapolis, Minnesota
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Total composite gross floor area: 88,520 GSF
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Zoning
The property is currently zoned R4. We are proposing no changes in zoning.

Variances and Encroachment Permit
We are seeking the following variances and one encroachment permit in relation with the proposed preschool playground to be located to the west side of the building along Fremont Avenue South.

The variances sought are as follows:

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Sincerely,

John Cook, FAIA
Vice President

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Architecture | Engineering | Planning

June 24, 2015

WRITER'S DIRECT DIAL 612-758-4531

Mr. Craig Wilson
Lowry Hill Neighborhood Association
2400 Cedar Shore Drive
Minneapolis, Minnesota 55416

Re: Temple Israel – Education Center and Lobby Expansion
HGA Commission Number 3341-003-00

Dear Lowry Hill Neighborhood Association Representative Craig Wilson:

Temple Israel is in the process of finalizing plans for an expanded education and lobby to be located at 2324 Emerson Avenue South, Minneapolis, Minnesota 55405. We are writing you to keep you informed that we are currently submitting both the PUD and Land Use Applications.

Project Use:
Building expansion to an existing synagogue, preschool and a K-8 religious education facility that will include new spaces for preschool, K-8 religious education and entrance lobby functions.

Project description:
Temple Israel, Minneapolis, Minnesota
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HGA Mid-Atlantic, Inc.

420 5th Street North • Suite 100 • Minneapolis, Minnesota USA 55401-2338
Telephone 612.758.4000 Facsimile 612.758.4199
Visit our Website: hga.com

Zoning
The property is currently zoned R4. We are proposing no changes in zoning.

Variances and Encroachment Permit
We are seeking the following variances and one encroachment permit in relation with the proposed preschool playground to be located to the west side of the building along Fremont Avenue South.

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Parking Lot Resurfacing
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Sincerely,

John Cook, FAIA
Vice President

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