

**HERITAGE PRESERVATION APPLICATION SUMMARY**

*Property Location:* 25 Island Avenue West  
*Project Name:* New water circulation pump station  
*Prepared By:* Aaron Hanauer, Senior City Planner, (612) 673-2494  
*Applicant:* City of Minneapolis Public Works, Peter J. Pfister, P.E.  
*Project Contact:* City of Minneapolis Public Works, Peter J. Pfister, P.E.  
*Ward:* 3  
*Neighborhood:* Nicollet Island-East Bank  
*Request:* Approvals to allow for the construction of a new water circulation pump station  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow for the construction of a new water circulation pump station in the Saint Anthony Falls Historic District.
<b>Historic Variance</b>	To allow for a conditional use (water pumping station) in the RIA District.
<b>Historic Variance</b>	To allow for development on a steep slope.

**HISTORIC PROPERTY INFORMATION**

<b>Current Name</b>	N/A
<b>Historic Name</b>	N/A
<b>Historic Address</b>	N/A, public right of way
<b>Original Construction Date</b>	N/A
<b>Original Architect</b>	N/A
<b>Original Builder</b>	N/A
<b>Original Engineer</b>	N/A
<b>Historic Use</b>	N/A
<b>Current Use</b>	N/A
<b>Proposed Use</b>	N/A

<b>Date Application Deemed Complete</b>	September 30, 2016	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	November 29, 2016	<b>End of 120-Day Decision Period</b>	N/A

**CLASSIFICATION**

<b>Local Historic District</b>	St. Anthony Falls
<b>Period of Significance</b>	1848-1941
<b>Criteria of Significance</b>	Architecture and social significance
<b>Date of Local Designation</b>	1971
<b>Date of National Register Listing</b>	1971
<b>Applicable Design Guidelines</b>	<i>St. Anthony Falls Historic District Design Guidelines</i> <i>Secretary of Interior Standards for Treatment of Historic Properties</i>

**SUMMARY**

**BACKGROUND.** The project site is located within the public right-of-way near the intersection of East Island Avenue and 1<sup>st</sup> Avenue Northeast (below the 1<sup>st</sup> Avenue Bridge). At present, the water supply is provided to Nicollet Island by a single 16” water main which is supported by the Hennepin Avenue Bridge from the St. Anthony Main side of the Mississippi River. A second 16” water main to Nicollet Island is inactive and supported by the 1<sup>st</sup> Avenue Bridge. Both 16” lines connect to an 8” diameter water main under Island Avenue. In the 1990’s, the water main on the 1<sup>st</sup> Avenue Bridge was taken out of service because water use on Nicollet Island was so minimal that the water in the two 16” water mains and on the Island did not circulate well. The 1<sup>st</sup> Avenue Bridge water main is still structurally viable but operationally detrimental to water quality. The Island’s distribution system is operationally a dead end with slow turnover which can contribute to water aesthetic issues. Because of the low volume of flow (water conservation and limited demands) on Nicollet Island and the exposed water main in freezing conditions, two spigots on the Hennepin Avenue Bridge water main are opened to run continuously throughout the winter to keep the water main from freezing.

**APPLICANT’S PROPOSAL.** The applicant is proposing to construct a new water circulation pump station in the public right of way near the intersection of East Island Avenue and 1<sup>st</sup> Avenue Northeast in the Saint Anthony Falls Historic District. The applicant states that the pump station needs to be located adjacent to the Island water main loop, but not in between the two bridge mains. The station also needs to be close to both bridges as a flowmeter is required on the opposite bridge main to control the station flow rate and support remote monitoring.

The pump station is proposed to be approximately 330 square feet in area and embedded in the 1st Avenue Bridge embankment. The structure will be approximately 12 feet in height from the top of slab to the top of the parapet (and approximately 15 feet in height to the top of the railing). The portion that is proposed to be exposed would have a stone façade with recycled City of Minneapolis granite pavers. Plantings and a restored grassy slope surrounding the structure are proposed to help the structure blend in with its surroundings. On top of the structure, the applicant is proposing safety fencing to match the existing fencing on the DeLaSalle High School retaining wall adjacent to this location.

The proposed water pump station is intended to create enough circulation through both bridge mains to minimize risk of water main freezing, improve water quality, and reduce water waste. Water would be supplied through one bridge water main, circulated around the island and returned through the other bridge water main. The applicant states that this solution restores the secondary connection to the water system on the Island for operational resiliency.

**PUBLIC COMMENTS.** As of the publication of the staff report, no public comments have been received. Any correspondence received after the publication of the staff report and prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow for the construction of a new water circulation pump station in the Saint Anthony Falls Historic District based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

As proposed, the water circulation pump station is compatible with and continues to support the criteria of significance and period of significance for which the historic district was designated. The St. Anthony Falls Historic District is significant for its architecture, commerce, industry and transportation. The District's period of significance is from 1848-1941.

The proposed water pump station will help secure a water supply to the residents and others users of Nicollet Island in a sustainable fashion. The minimal size of the new construction (i.e. 330 square feet), partial embedment in the bridge slope, distance from contributing buildings in the historic district (at least 200 feet from a contributing building) and use of a stone material will help the water pump station blend in better with the Saint Anthony Falls Historic District and its surroundings.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

Both the City of Minneapolis Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling, and association. The proposed new construction, as mentioned above will not have an adverse impact on the integrity of the historic district due to its size, location, and exterior design.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The Heritage Preservation Commission adopted the *St. Anthony Falls Historic District Design Guidelines* in October of 2012. The following guidelines are applicable to the proposal:

#### **Interpretation**

**4.1 Avoid negative impacts to significant archaeological resources.**

**4.2 Minimize negative impacts to significant archaeological resources.**

**4.4 If unexpected archaeological resources are encountered during site work, cease work and notify Planning and Preservation staff.**

#### **Landscape Design**

**6.2 Design new landscapes to be in harmony with the overall historic character of the district.**

- a. A new landscape design should not impede one's ability to understand the historical function and character of the context.

- b. A new landscape design should not convey a false sense of history. Designs that reflect their own time, while helping to convey the history of a site, are appropriate.
- c. A new landscape design that helps interpret the history of a site is encouraged. This does not have to be a literal interpretation.

**6.3 Use landscape designs to promote energy efficiency and water conservation.**

- a. Retain existing mature landscape features that provide shade and protection from wind.
- b. In residential settings, group deciduous trees and plants to provide summer shade and allow solar access in winter.

**Architectural Character and Detail**

**9.4 Design a new building to reflect its time while respecting key features of its context.**

- a. In those character areas with a high concentration of historic structures, relating to the context is especially important. In other areas where new construction is more predominant, respecting broader traditional development patterns that shaped the area historically is important.

**9.5 A contemporary interpretation of traditional designs is appropriate.**

- a. The design should be compatible with the relevant character area.

**9.6 An interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new.**

- a. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district.

**Staff comment:** The proposed water pump station is proposed to be placed in an area that is not anticipated to have any impact on archeology given that it is proposed to be placed within a bridge embankment and the extensive excavating that took place to construct the 1<sup>st</sup> Avenue Bridge. After construction is completed, the applicant is proposing to install plantings and to restore the grassy slope surrounding the structure to help it blend in with its surroundings. It is also important to note that the water pump station will help with water conservation given that potable water is currently being pumped into the Mississippi River to help prevent pipes from freezing in the winter time. Finally, the architectural character and detail of the structure is consistent with the Saint Anthony Falls Historic District Guidelines. The applicant has chosen to reduce its visibility by placing it in a bridge slope and far removed from contributing buildings in the historic district. With that said, the applicant is taking measures to respect the historic district by cladding it in a stone material (granite) to respect the use of stone and masonry seen throughout the historic district.

- 4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The applicant's proposal will comply with the Secretary of the Interior's Standards and the project will not materially impair the significance and integrity of the historic district as evidenced by the consistency of alterations with the recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. *The Secretary of the Interior Standards for Rehabilitation* recommends the following applicable guidance for the proposed project:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and

shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The proposed alteration is consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

**Heritage Preservation Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.**

- 8.8.1 Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.
- 8.8.2 In addition to local designation, develop other preservation tools, like conservation districts, to preserve the historic character of neighborhoods and landscapes.

As previously mentioned the proposed design and placement of the new water pump structure is compatible and sympathetic to the St. Anthony Falls Historic District and will preserve the quality of the built environment.

## HISTORIC VARIANCE-TO ALLOW A CONDITIONAL USE

The Department of Community Planning and Economic Development has analyzed the application to allow a water pump station in the RIA/Single-Family District based on the following [findings](#):

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

As outlined in Table 546-I Principal Uses in Residence Districts, water pumping and filtration facilities are a conditional use in the RIA/Single-Family District. The applicant is proposing to construct a small water pump station (approximately 330 square feet) in the RIA/Single-Family District at the intersection of East Island Avenue and 1<sup>st</sup> Avenue Northeast.

The variance to allow a conditional use in the RIA/Single-Family District is compatible with the preservation of the property and with other properties in the area as the water pump station will help deliver a sustainable water supply to the residents and other users of Nicollet Island. The proposed water pump development is a public services and utilities use. The installation of the water pump station is consistent with Section 525.340-Required findings for conditional use permits. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. In addition, 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. In fact, the proposed water pump station will help ensure a sustainable and quality

supply of drinking water to the residents and other users of Nicollet Island. Adequate utilities are proposed with the proposed development and there is no anticipated traffic congestion with the proposed water pump station development. Finally, the conditional use is consistent with the applicable policies of the comprehensive plan and the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant. The subject property and other portions of Nicollet Island have limited water needs/low volume of flow compared to other parts of the city. The low volume of flow creates a unique situation in terms of how to get potable water to area users in a way that will not have pipes freeze in the winter. As previously mentioned, the current setup is to continuously run water through the pipes to keep the water main from freezing, which is not a sustainable water practice.

## HISTORIC VARIANCE-TO ALLOW DEVELOPMENT ON A STEEP SLOPE

The Department of Community Planning and Economic Development has analyzed the application to allow for development on a steep slope and within 40 feet of the top of the steep slope based on the following [findings](#):

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

As outlined in Section 551.470-Location of Development, a variance is required when there is development on steep slopes or within forty (40) feet of the top of a steep slope or bluff. The Minneapolis zoning code defines a steep slope as land having an average slope of eighteen (18) percent or greater measured over a horizontal distance of fifty (50) feet or more. Steep slopes that are less than ten (10) feet in height shall not be considered a steep slope. The subject property has an approximately 20 percent slope and a 10 foot change in height. In addition, it is within 40 feet of the top of a steep slope. Therefore, a variance is required of the shoreland overlay standards.

The requested variance is compatible with the preservation of the property and with other properties in the area. The applicant is proposing to construct a small water pump station (approximately 330 square feet) that will help provide a sustainable water supply to the residents and other users of Nicollet Island. The location of the proposed water pump development is in compliance with the standards for development in the shoreland overlay district as outlined in Section 551.470-Location of development.

- Development currently exists on the steep slope and within forty (40) feet of the top of a steep slope.
- The foundation and underlying material are adequate for the slope condition and soil type. The applicant is proposing a concrete slab with frost footings.
- The development will present no danger of falling rock, mud, uprooted trees or other materials.
- The view of the developed slope from the protected water shall be consistent with the natural appearance of the slope, with any historic areas, and with the surrounding physical context. As previously stated, the applicant is proposing to embed the structure at the bottom of the bridge embankment. The structure will be approximately 12 feet in height from the top of slab to the top of the parapet (and approximately 15 feet in height to the

top of the railing).The applicant is proposing to have plantings and a restored grassy slope surrounding the structure.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant. The subject property and other portions of Nicollet Island have limited water needs/low volume of flow compared to other parts of the city. The low volume of flow creates a unique situation in terms of how to get potable water to area users in a way that will not have pipes freeze in the winter. As previously mentioned, the current setup is to continuously run water through the pipes to keep the water main from freezing, which is not a sustainable water practice.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Peter J. Pfister of the City of Minneapolis Public Works for the public right-of-way near the intersection of East Island Avenue and 1<sup>st</sup> Avenue Northeast in the Saint Anthony Falls Historic District:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow for the construction of a new water circulation pump station in the Saint Anthony Falls Historic District, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than October 25, 2018.
2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

### B. Historic Variance to allow for a Conditional Use Permit in the RIA District.

Recommended motion: **Approve** the historic variance to allow a water pump station in the RIA/Single-Family District.

### C. Historic Variance to allow for development on a steep slope.

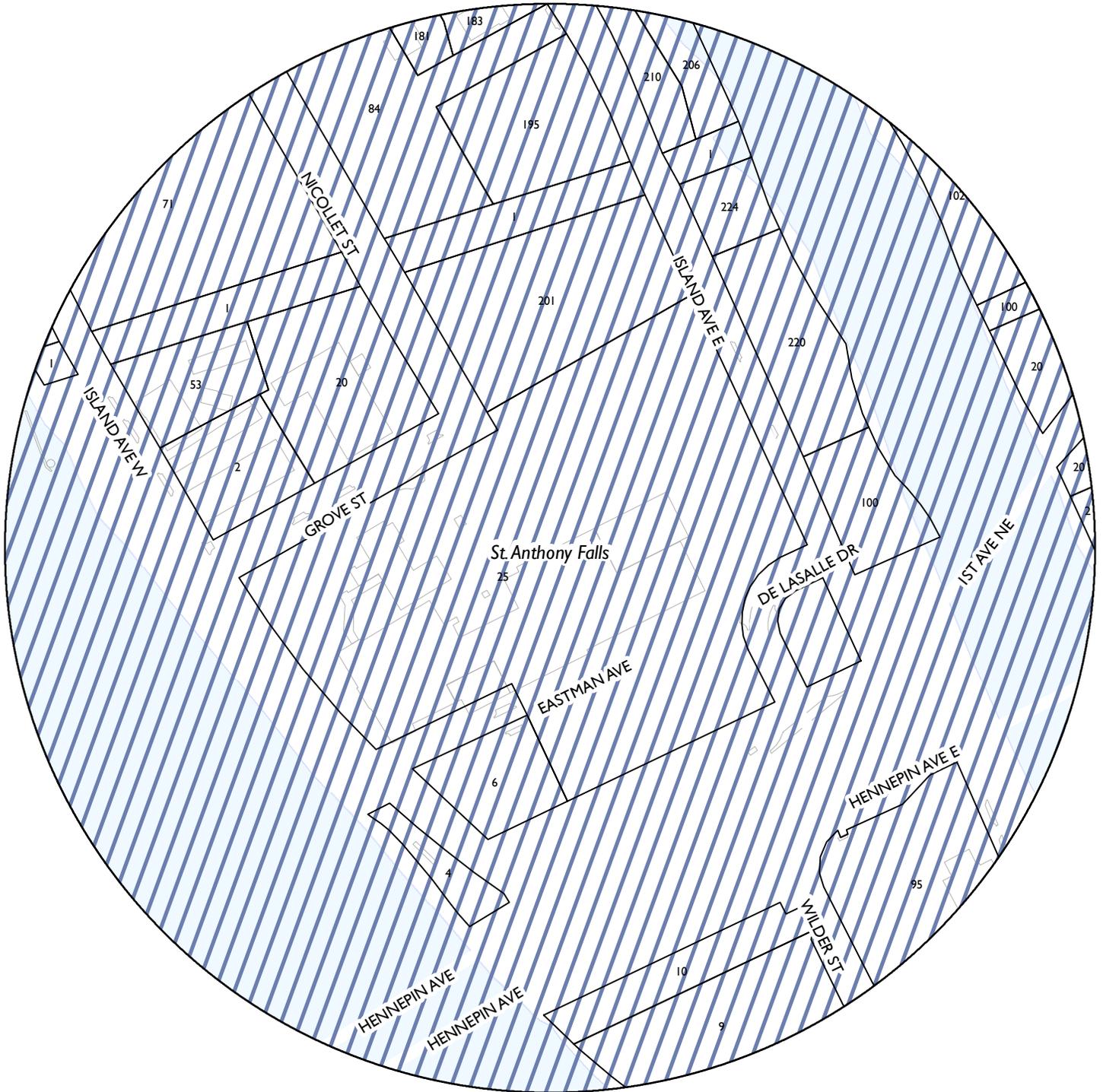
Recommended motion: **Approve** the historic variance to allow for development on a steep slope and within 40 feet of the top of the steep slope.

## ATTACHMENTS

1. BZH Map
2. Project description and statement to findings
3. Aerial
4. Renderings and images
5. Plan set: civil site plan | landscape plan | floor plans | elevations | wall sections

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

Intersection of East Island Ave. and 1st Ave. NE

FILE NUMBER

**BZH-29379**

**Nicollet Island Water Circulation Pump Station – Supplemental Application Information****Statement of Proposed Use / Description of Project**

## Background:

At present, the water supply is provided to Nicollet Island by a single 16" water main which is supported by the Hennepin Ave. Bridge from the St. Anthony Main side of the Mississippi River. A second 16" water main to Nicollet Island is inactive and supported by the First Avenue NE Bridge. Both 16" lines connect to an 8" diameter water main under Island Avenue. In the 1990's, the water main on the First Avenue NE Bridge was taken out of service because water use on Nicollet Island was so minimal that the water in the two 16" water mains and on the Island did not circulate well. The First Avenue Bridge water main is still structurally viable but operationally detrimental to water quality. The Island's distribution system is operationally a dead end with slow turnover which can contribute to water aesthetic issues.

Because of the low volume of flow (water conservation and limited demands) on Nicollet Island and the exposed water main in freezing conditions, two spigots on the Hennepin Avenue Bridge water main are opened to run continuously throughout the winter to keep the water main from freezing.

## Summary of key issues:

1. Operational resiliency- one active water supply line
2. Poor circulation on the Island.
3. Freeze risk to water mains, especially bridge crossings
4. Current solution is wasting substantial amounts of water each year
5. Impacts on water aesthetics.

## Solution:

A small pump station with a 10-15 hp pump can create enough circulation through both bridge mains to minimize risk of water main freezing (meets current protection level), improves water quality, and is a significantly lower cost to operate a year than the current approach. Water would be supplied through one bridge main, be circulated around the island and returned through the other bridge water main. This solution also restores the secondary connection to the water system on the Island for operational resiliency.

## Location:

The pump station needs to be located adjacent to the Island water main loop, but not in between the two bridge mains. The station also needs to be close to both bridges as a flowmeter is required on the opposite bridge main to control the station flow rate and support remote monitoring. A review of

locations was conducted and the slope adjacent to the DLSHS small parking lot in the embankment adjacent to the First Avenue Bridge was identified as meeting the infrastructure needs. This location is an existing slope with heavily disturbed soil and mostly all fill materials. A significant portion of the pump station will be embedded into the hill, in the direct location of the existing water main to which the station will be connected.

Benefits:

1. Improved Island water circulation
2. Improved reliability and safety from freezing
3. Improved water quality
4. Saving the discharge of a significant volume of potable water annually
5. Site location in area of disturbed soil

Aesthetics:

Considering the island's designation as a historic district, the station is being designed to minimize aesthetic impacts, in that it will be substantially inset into the First Ave NE Bridge embankment. The visible portion of the station will be optimized aesthetically. Stone façade is planned using recycled City of Minneapolis granite pavers, and the station will be flanked with minimal plantings and a restored grassy slope. The limited safety fencing is being designed to match the existing fencing on the DLSHS retaining wall adjacent to this location.

**Certificate of Appropriateness Applicable Findings**

The following discussion references directly to the required findings for Certificate of Appropriateness, shown below in Figure 1.

*Figure 1 – Certificate of Appropriateness Required Findings (from Application Packet)*

- (1) The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.
- (2) The alteration will ensure the continued integrity of the landmark or historic district.
- (3) The alteration is consistent with the applicable design guidelines adopted by the commission.
- (4) The alteration is consistent with the applicable recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- (5) The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.

The project, rather than an alteration to an existing structure, is a new construction that is proposed in a location not currently in close proximity to existing structures. As such, the applicable findings relate to the general appropriateness of the design of the building within the context of the district as a whole.

The alteration (new construction) is compatible with the designation of the historic district in that it utilizes quality construction practices and materials and follows other practices discussed below and taken from various guidance documents on construction or development in historic districts.

Continued integrity of the historic district is preserved in the minimal footprint size of the building and the building being set partially into the slope to make it as unobtrusive as possible. The use of recycled granite pavers removed from City streets as the exterior building treatment provides a modern design concept of reused materials while giving a nod to the past, all without creating an artificial sense of history by merely imitating surrounding structures.

The proposed construction follows to the extent applicable site guidelines set forth in the document titled "*Saint Anthony Falls Historic District Guidelines*", some of the applicable general guidelines addressed include:

- Landscaping is minimal, of a natural and simply maintained character, and blending with the existing landscape, and utilized to blend the structure into its surroundings.
- Exterior and interior lighting is LED.
- No HVAC features on the primary façade.

In addition to the General Guidelines found in the document, an evaluation of the proposed construction against the guidelines specific to Character Area H includes:

- Adaptive reuse of rail corridors and bridges for recreational use is appropriate: *Not applicable for this project.*
- Maintain a passive natural riparian character: *The construction is on the opposite side of the road from the riverbank, but will incorporate plantings to minimize and soften the aesthetic impact.*
- Retain openings to key views: *The proposed construction will not have an impact of key views.*

The Secretary of the Interior's Standard for the Treatment of Historical Properties did not appear to be specifically applicable to this project.

The project is consistent with the spirit and intent of the Preservation Ordinance and applicable policies of the Comprehensive Plan as they are understood by the applicant. The project is in close keeping with at least one of the Major Strategic Goals as indicated in the Nicollet Island East Bank Neighborhood Small Area Plan:

- Goal 7. Act as steward of the environment, valuing sustainability, energy conservation, minimal surface water run-off, and re-use /reduce/recycle economies:
  - A main outcome of this project is to conserve drinking water (and the electricity to treat and pump it) that is currently being flushed from the main during the winter to prevent the pipe from freezing.
  - The project will make prominent use of salvaged, historical paving materials.

**Historic Variance Applicable Findings:***Figure 2 – Historic Variance - Required Findings (from Application Packet)*

<b>HISTORIC VARIANCE</b>
<p><i>If applying for a Historic Variance application, provide a written statement which addresses the following required findings:</i></p> <ol style="list-style-type: none"><li>(1) That the variance is compatible with the preservation of the property and with other properties in the area, and that the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.</li></ol>

The construction would require a pumping station in a Historic District and construction on a slope. The existing water main to which the pump station is to be connected is running through the slope. Construction of a pump station away from the location of the water main would require the expense and additional construction area to construct new water main to connect the existing to the pump station. This speaks to the practical difficulty of locating the station elsewhere. Additionally, the construction on the slope allows for the station to be partially buried into the slope, minimizing its appearance. This design feature meets to the extent possible the goal of preserving the property and other properties in terms of their existing character.

**Progress toward approval of all required State and Federal reviews:**

Review and permitting by the Minnesota Department of Health will be sought when mechanical and electrical plans reach 90 percent stage.



Pump Station Location

Hennepin Ave

Wisland

Wilder St

Meriam St

E Hennepin Ave

SE Main St







DeLaSalle Dr





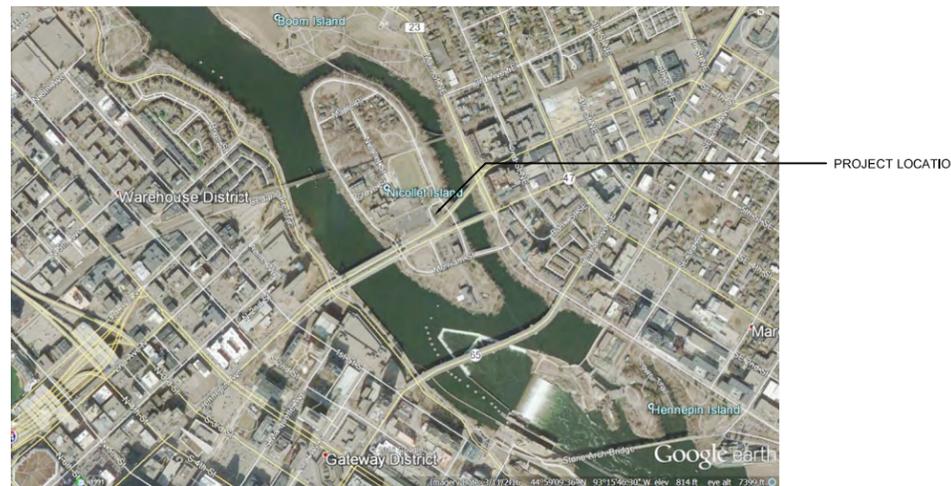


# CITY OF MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS WATER TREATMENT AND DISTRIBUTION SERVICES

## NICOLLET ISLAND PUMP STATION

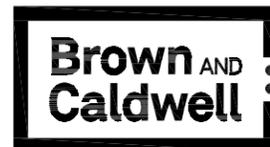
JULY 27, 2016

MWTDS PROJECT NUMBER  
0408-121567



VOLUME 1 OF 1

### 60 PERCENT REVIEW DOCUMENTS



Luken Architecture, P.A.  
424 Washington Avenue North  
Minneapolis, MN 55401  
Ph: (612) 636-0074 Fax: (612) 636-0075



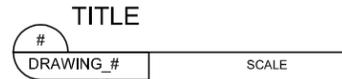
HANSEN THORP PELLINEN OLSON, Inc.  
7510 Market Place Drive • Eden Prairie, MN 55344  
952-829-0700 • 952-829-7806 fax

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

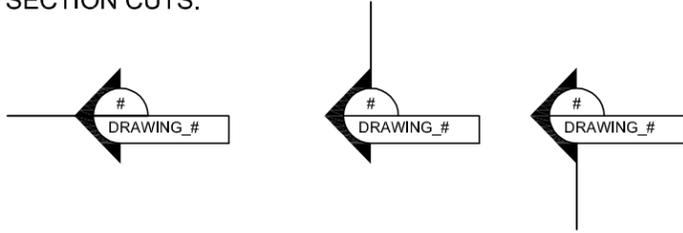
DAVID A. SAPP

Date: --/-- Reg No: --

PLAN AND SECTION TITLES:



SECTION CUTS:



NORTH ARROW:



DETAIL TITLES



DRAWING NUMBERING SYSTEM

FA10511-003

FA - STANDS FOR 22 X 34 DRAWING

OPTIONS:

- FG = GENERAL DRAWINGS
- FM = PIPING AND MECHANICAL DRAWINGS
- FC = CIVIL DRAWINGS
- FA = ARCHITECTURAL DRAWINGS
- FE = ELECTRICAL DRAWINGS
- FS = STRUCTURAL DRAWINGS
- FI = INSTRUMENTATION DRAWINGS

10511 - DRAWING GROUP

-001 SHEET OR SEQUENCE NUMBER

MATERIALS LEGEND

	EARTH OR GRADE
	GRANULAR FILL (CRUSHED ROCK OR GRAVEL)
	UNDISTURBED EARTH OR ROCK
	NEW CONCRETE
	ALUMINUM
	EXISTING CONCRETE, PRECAST OR PRESTRESSED CONCRETE
	WOOD, STUDS, BEAMS, JOISTS, ETC.
	INSULATION (RIGID)
	INSULATION (BATT)
	RIPRAP
	BRICK, FACE
	CUT STONE OR SAND FILL, GROUT, MORTAR, AND PLASTER
	STEEL (FOR 1" SCALE & LARGER)
	WOOD, SHEATHING, PANELING, DECKING, ETC.

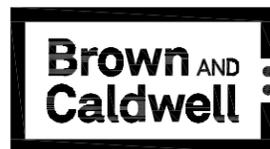
SITE LEGEND

	TREE
	TREE TO BE SAVED
	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	NEW BUILDINGS, STRUCTURES
	EXISTING BUILDINGS, STRUCTURES
	FIRE HYDRANT
	NEW NON-CONNECTING PIPING
	EXISTING NON-CONNECTING PIPING
	FENCE
	NEW PIPING
	NEW PIPING (BY OWNER)
	EXISTING PIPING
	RAILROAD TRACK
	UTILITY POLE
	EXISTING GRAVEL SURFACING
	NEW GRAVEL SURFACING
	EXISTING ASPHALT SURFACING
	NEW ASPHALT SURFACING
	EXISTING CONCRETE SURFACING
	NEW CONCRETE SURFACING

PRELIMINARY - NOT FOR CONSTRUCTION

FILE NAME = MPLSBCTEMPLATE.DWG DATE PRINTED = 0/00/0000 00:00 AM

NO.	DATE	DRW	CKD	APP	REVISION	DESIGN: ___
△	___	___	___	___	___	DRAWN: ___
△	___	___	___	___	___	CHECKED: ___
△	___	___	___	___	___	APPROVED: ___



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

DAVID MUENZNER 44949 -/-/--- LIC. NO. DATE

MINNEAPOLIS WATER WORKS

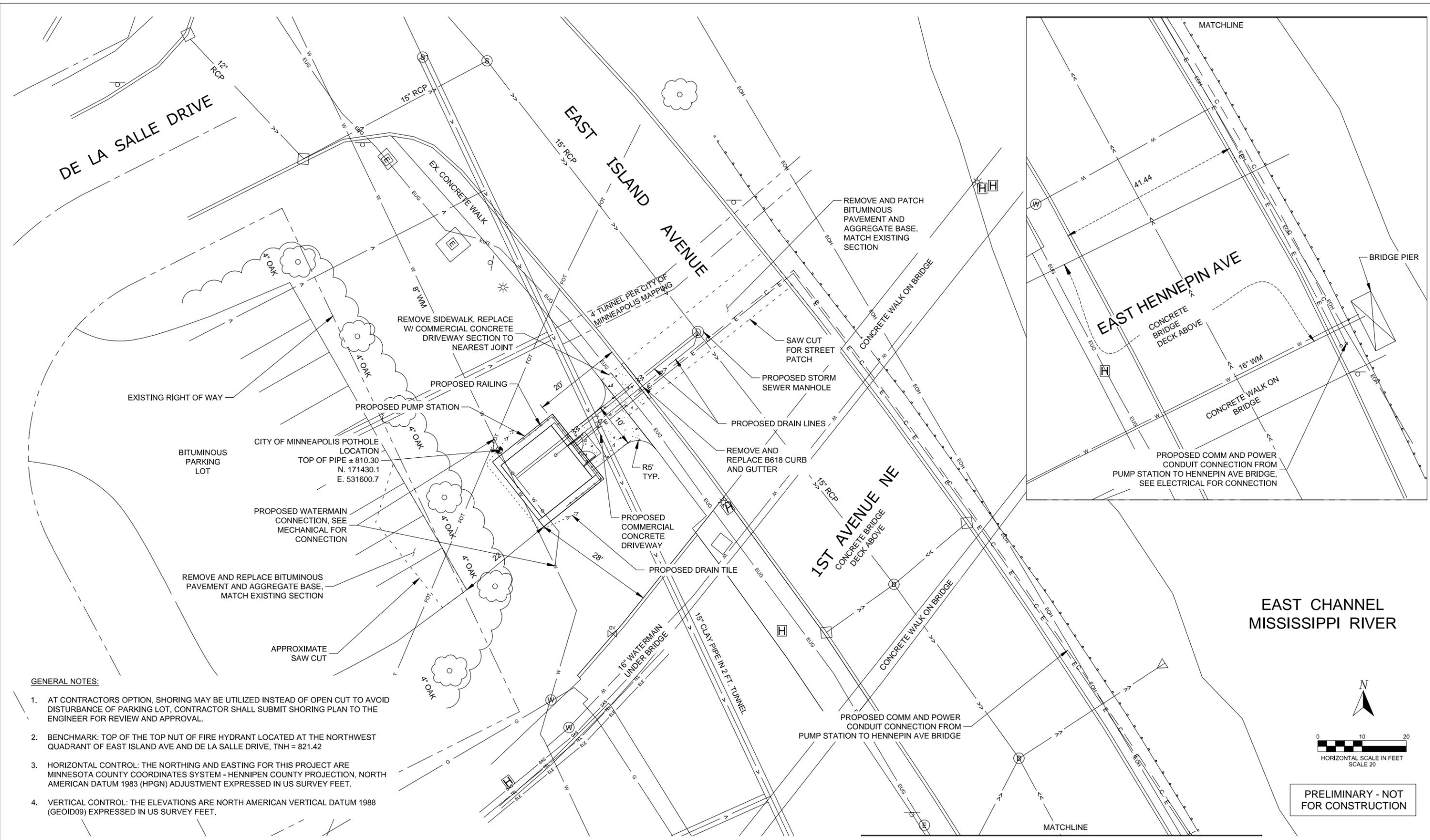


NOCOLLET ISLAND PUMP STATION

7/27/2016

GENERAL - SYMBOLS

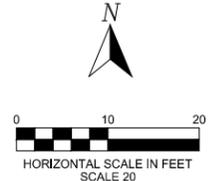
FG10511-003



**GENERAL NOTES:**

1. AT CONTRACTORS OPTION, SHORING MAY BE UTILIZED INSTEAD OF OPEN CUT TO AVOID DISTURBANCE OF PARKING LOT, CONTRACTOR SHALL SUBMIT SHORING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL.
2. BENCHMARK: TOP OF THE TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF EAST ISLAND AVE AND DE LA SALLE DRIVE, TNH = 821.42
3. HORIZONTAL CONTROL: THE NORTHING AND EASTING FOR THIS PROJECT ARE MINNESOTA COUNTY COORDINATES SYSTEM - HENNINGEN COUNTY PROJECTION, NORTH AMERICAN DATUM 1983 (HPGN) ADJUSTMENT EXPRESSED IN US SURVEY FEET.
4. VERTICAL CONTROL: THE ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988 (GEOID09) EXPRESSED IN US SURVEY FEET.

EAST CHANNEL  
MISSISSIPPI RIVER



PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	DRW	CKD	APP	REVISION

DESIGN: AEM  
DRAWN: JMS  
CHECKED: AEM  
APPROVED: CJH

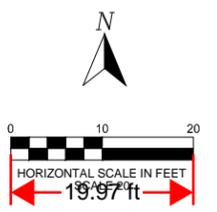
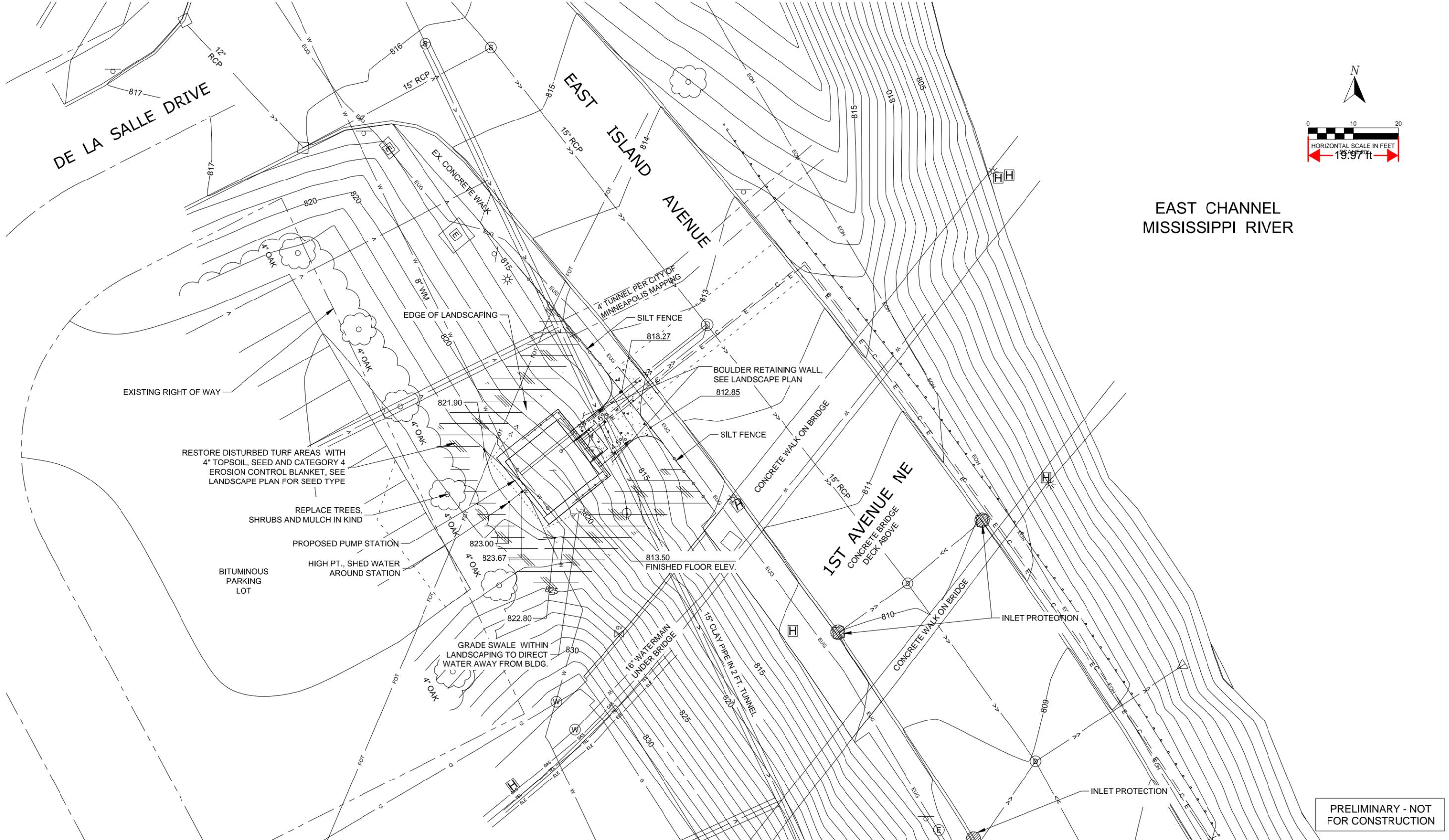
**Hansen Thorp Pellinen Olson, Inc.**  
7510 Market Place Drive • Eden Prairie, MN 55344  
952-829-0700 • 952-829-7806 fax

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CHARLES J. HOWLEY      42728      0/00/2016  
LIC. NO.      DATE



NICOLLET ISLAND PUMP STATION	7/27/2016
CIVIL SITE PLAN	
	FC10511-006



EAST CHANNEL  
MISSISSIPPI RIVER

PRELIMINARY - NOT  
FOR CONSTRUCTION

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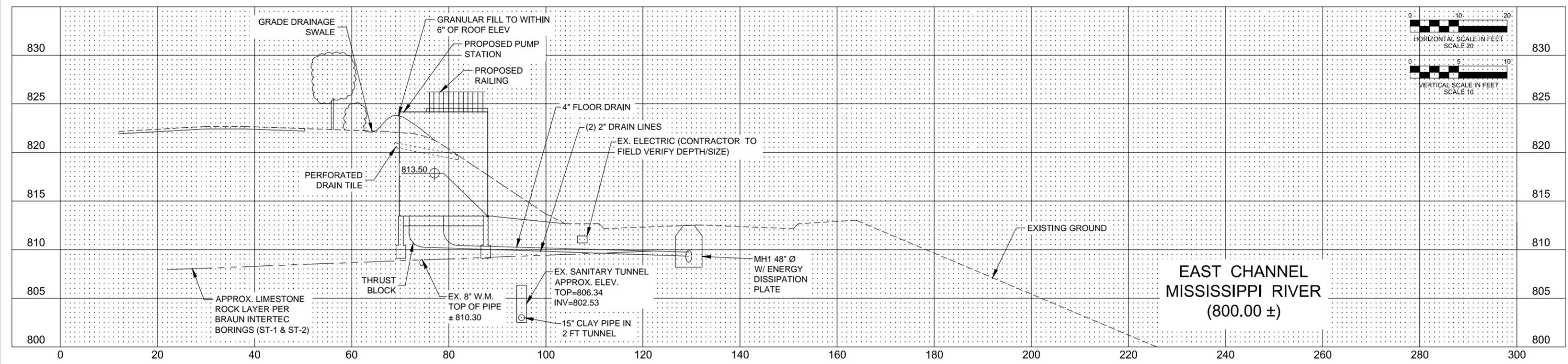
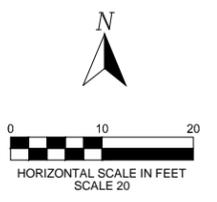
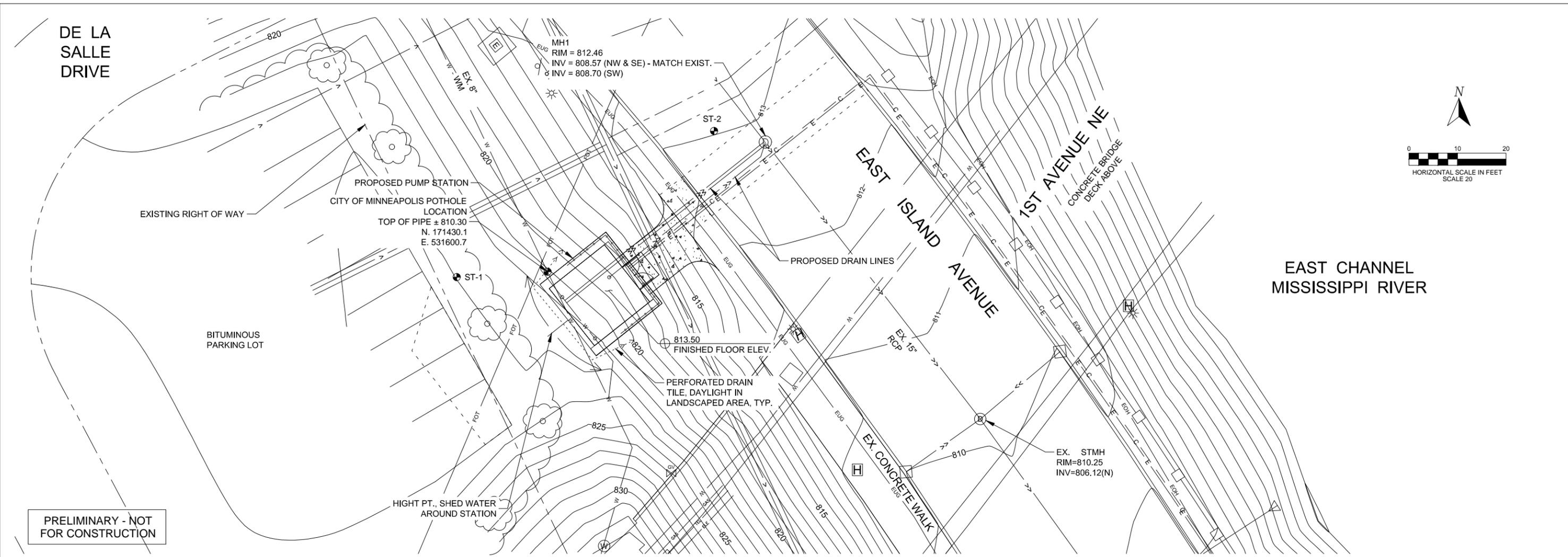
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CHARLES J. HOWLEY      42728      01/00/2016  
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MINNEAPOLIS  
WATER WORKS



NICOLLET ISLAND PUMP STATION	7/27/2016
CIVIL GRADING AND EROSION CONTROL PLAN	FC10511-007



NO.	DATE	DRW	CKD	APP	REVISION

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**Brown and Caldwell**

**Hansen Thorp Pellinen Olson, Inc.**  
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CHARLES J. HOWLEY LIC. NO. 42728 DATE 0/00/2016

MINNEAPOLIS WATER WORKS

NICOLLET ISLAND PUMP STATION

7/27/2016

CIVIL PLAN AND PROFILE

FC10511-008



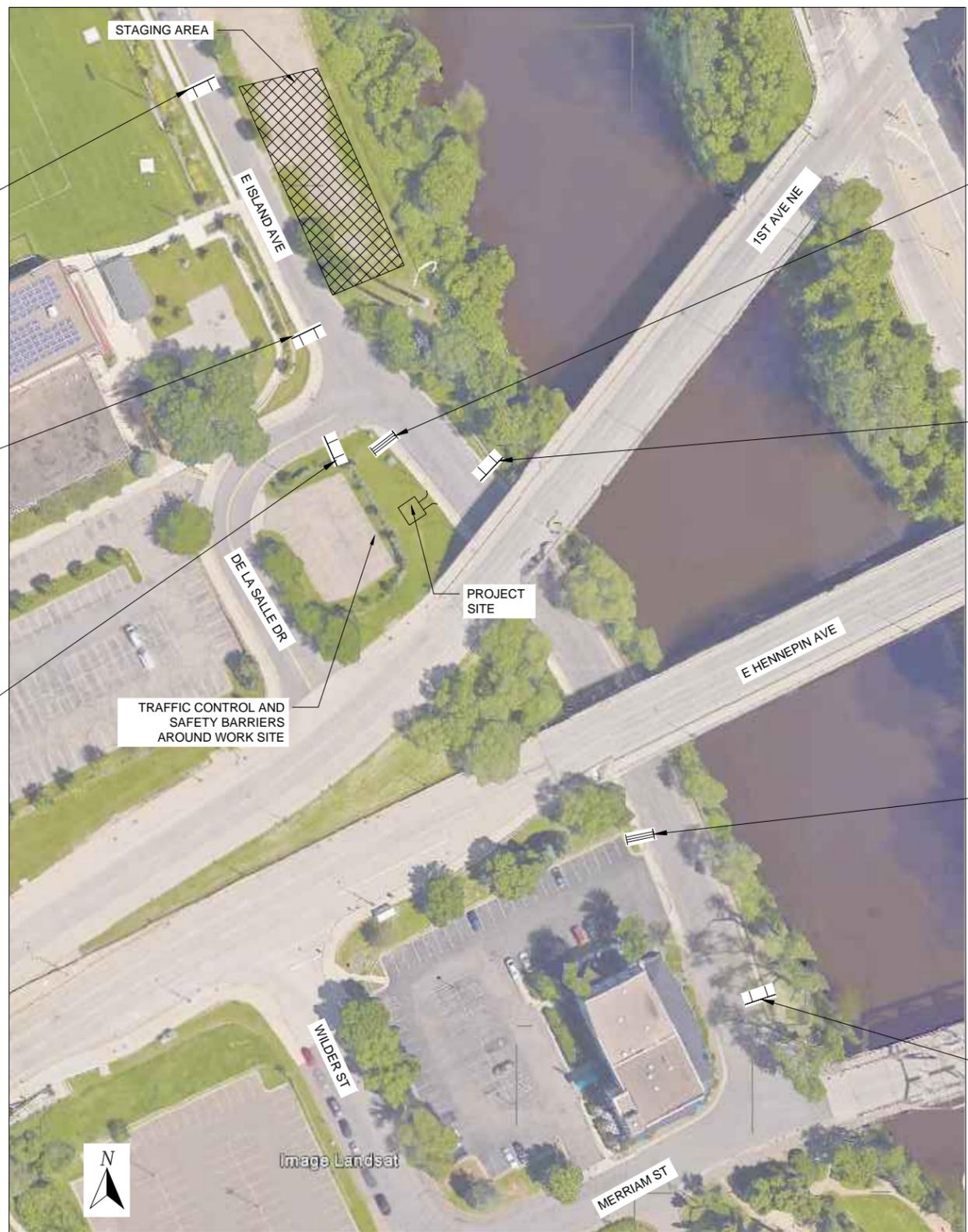
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(36"X36")



SKID-MOUNTED  
W8-6 (36"X36")



SKID-MOUNTED  
(36"X36")



BARRICADE  
R9-9 (24"X12")



SKID-MOUNTED  
W8-6 (36"X36")



BARRICADE  
R9-9 (24"X12")



SKID-MOUNTED  
(36"X36")

STAGING AREA NOTES:

1. STAGING AREA IS PROVIDED FOR THE CONTRACTORS TO USE DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL NOT DAMAGE OR BLOCK ACCESS TO ANY UTILITIES WITHIN THE STAGING AREA, ANY COST TO REPAIR DAMAGE SHALL BE AT THE CONTRACTORS EXPENSE.
2. THE STAGING AREA SHALL BE ENCLOSED WITH A MIN. 6-FT HIGH CHAIN LINK FENCE WITH LOCKABLE GATE.
3. THE STAGING AREA SHALL BE RESTORED TO THE ORIGINAL CONDITION.
4. IF USE OF STAGING AREA RESULTS IN EXPOSED SOIL AREAS, SILT FENCE SHALL BE INSTALLED AROUND THE DOWNGRADE PERIMETER.
5. CONTRACTOR TO FIELD VERIFY STAGING AREA LIMITS PRIOR TO MOBILIZATION.

TRAFFIC CONTROL NOTES:

1. THIS PLAN PROVIDES A GENERAL LAYOUT OF THE TYPE AND LEVEL OF SIGNAGE REQUIRED DURING CONSTRUCTION. NOT ALL NECESSARY SIGNS, BARRICADES, OR TRAFFIC CONTROL DEVICES ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A DETAILED TRAFFIC CONTROL PLAN AND COORDINATE WITH THE ENGINEER AND CITY.
2. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND FLAGGING PERSONNEL TO MAINTAIN, CONTROL, AND SAFEGUARD VEHICULAR AND PEDESTRIAN TRAFFIC.
3. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY REQUIREMENTS.
4. CONTRACTOR SHALL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
5. ROAD CLOSURES SHALL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION.

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	DRW	CKD	APP	REVISION



**HTPO** Engineering • Surveying  
Landscape Architecture  
**HANSEN THORP PELLINEN OLSON, Inc.**  
7510 Market Place Drive • Eden Prairie, MN 55344  
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42728    0/00/2016  
CHARLES J. HOWLEY    LIC. NO.    DATE



NICOLLET ISLAND PUMP STATION	7/27/2016
CIVIL TRAFFIC CONTROL AND STAGING AREA PLAN	FC10511-009



**CODE REVIEW:**

**APPLICABLE CODES:**

MN BUILDING CODE/AMENDMENTS 2015  
 (2012 INTERNATIONAL BUILDING CODE)  
 MN ACCESSIBILITY CODE 2015  
 (2012 INTERNATIONAL BUILDING CODE) ANSI A-117.1 2009)  
 MN STATE FIRE CODE 2007  
 (2006 INTERNATIONAL FIRE CODE)  
 MN MECHANICAL AND FUEL & GAS CODE 2015  
 (2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL FUEL GAS CODE)  
 MN PLUMBING CODE 2012  
 MN ELECTRIC CODE 2014  
 (2014 NATIONAL ELECTRICAL CODE)  
 MN ENERGY CODE 2015  
 (2012 INTERNATIONAL ENERGY CODE ANSI/ASHRAE/IES STANDARD 90.1-2010)

**BUILDING USE:**

A NEW UNOCCUPIED FACILITY FOR THE PURPOSE OF PROTECTING MECHANICAL AND ELECTRICAL EQUIPMENT.

**AUTOMATIC FIRE SUPPRESSION SYSTEM (AFS):**

NOT REQUIRED - NOT PROVIDED  
 LESS THAN 1,500SF

**OCCUPANCY CLASSIFICATIONS (IBC CHAPTER 3):**

(IBC SECTION 306.3 )  
 F-2 - LOW HAZARD FACTORY (WATER PUMPING EQUIPMENT)

**HAZARDOUS MATERIALS:**

NONE

**NFPA 820 CLASSIFICATION:**

UNCLASSIFIED

**REQUIRED OCCUPANCY SEPARATIONS:**

(IBC TABLE 508.3.3)  
 NONE REQUIRED WITHIN BUILDING

**CONSTRUCTION TYPE (IBC SECTION 602.5):**

PROVIDED: TYPE III B

**AREA/HEIGHT (IBC CHAPTER 5 & TABLE 503):**

ALLOWABLE AREA & HEIGHT:  
 TYPE III B CONSTRUCTION (IBC SECTION 602)

SF: 340 SF  
 HGT: 1 STORY

ACTUAL AREA/HEIGHT: GROSS NET  
 GRADE LEVEL FOOTPRINT 340 SF & 1 STORY 220 SF

**FIRE RESISTIVE REQUIREMENTS (IBC TABLE 601 & 602):**

DISTANCE TO ADJACENT BUILDINGS: GREATER THAN 30'  
 STRUCTURAL FRAME - 0-HOUR FIRE BARRIER  
 BEARING WALLS (INTERIOR) - 0-HOUR FIRE BARRIER  
 BEARING WALLS (EXTERIOR) - 0-HOUR FIRE BARRIER  
 NON-BEARING WALLS & PARTITIONS (INTERIOR) - 0-HOUR FIRE BARRIER  
 NON-BEARING WALLS & PARTITIONS (EXTERIOR) - 0-HOUR FIRE BARRIER  
 FLOOR CONSTRUCTION - 0-HOUR FIRE BARRIER  
 ROOF CONSTRUCTION - FIRE PROTECTION OF STRUCTURAL MEMBERS - 0-HOUR FIRE BARRIER

**OCCUPANT LOAD (IBC TABLE 1004.1.1):**

EQUIPMENT AREAS @ 300SF/OCC:  
 MAIN LEVEL:  
 SERVICE ROOM (240 SF) 1 OCCUPANT

NOTES:

- ALL FRACTIONAL OCCUPANT LOADS ARE ROUNDED TO NEXT HIGHER NUMBER.
- NET BUILDING AREA IS USED INCLUSIVE OF EQUIPMENT AND INTERIOR WALLS.

**BUILDING EGRESS (IBC CHAPTER 10):**

COMMON PATH OF EGRESS  
 ALLOWED W/O AFS (IBC1014.3) 75'

TRAVEL DISTANCE TO EXIT:

ALLOWED W/O AFS (IBC TABLE 1016.1): 300'  
 PROVIDED: LESS THAN 100' (ALL AREAS)

EXIT REQUIREMENTS:

ONE (1) REQUIRED LESS THAN 30 OCCUPANTS & 100 FT TRAVEL DISTANCE  
 PROVIDED 1

**MISCELLANEOUS PROVISIONS:**

NEC SECTION 110.26 - REQUIRED/PROVIDED: TWO EXITS IF > 1200AMP EQUIPMENT

**PLUMBING FIXTURES:**

NONE PROVIDED.

**BUILDING ACCESSIBILITY:**

GENERAL ACCESSIBILITY:  
 EQUIPMENT BUILDING, ACCESSIBILITY NOT REQUIRED.

**INTERIOR ROOM SCHEDULE**

ROOM NUMBER	ROOM NAME	FINISHES									
		FLOOR MAT'L	FLOOR FINISH	BASE MAT'L	BASE FINISH	WALL MAT'L	WALL FINISH	CEILING HEIGHT	CEILING MAT'L	CEILING FINISH	NOTES
101	MAINTENANCE AREA	CONC	SLR	CONC	EP PT	CONC	EP PT	-	CONC	EP PT	

**DOOR SCHEDULE** XX

DOOR NUMBER	DOOR SIZE	DOOR TYPE	FRAME TYPE	GLASS TYPE	HDWR GROUPS	DETAIL	NOTES
101	5'-8" x 7'-0"	EM-1	F1		01	XX	

**LOUVER SCHEDULE** L-XX

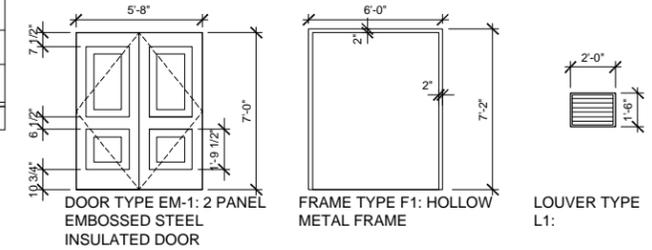
LOUVER NUMBER	LOUVER SIZE	STYLE	FINISH	CFM	FUNCTION	NOTES
L-101	XX	L1	-	SEE MECH	SEE MECH	
L-102	XX	L1	-	SEE MECH	SEE MECH	

**ARCHITECTURAL SYMBOLS**

####	ROOM NUMBER: BLDG REFERENCE - RM NO		MECHANICAL OPENING
L-###	LOUVER TYPE: BLDG REFERENCE - LOUVER NO		
###	DOOR NUMBER: BLDG REFERENCE - DOOR NO		CONCRETE WALL
#	KEYNOTE		STONE CLADDING
	EXTERIOR LIGHT		RIGID INSULATION

**ARCHITECTURAL GENERAL NOTES**

- FURNISH AND INSTALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK AS INDICATED ON THE PROJECT DRAWINGS AND IN THE SPECIFICATIONS
- ANY CONTRADICTIONS OF INTENT BETWEEN/WITHIN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION
- DO NOT SCALE DRAWINGS
- FIELD COORDINATE THE WORK OF ALL SUBCONTRACTORS AND TRADES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE WORK TO BE PERFORMED
- THE WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS AS ADOPTED BY AUTHORITIES HAVING JURISDICTION
- DIMENSIONS, NOTES, DETAILS AND SYMBOLS THAT APPLY TO ONE ITEM APPLY TO ALL ITEMS IN LIKE CONDITION UNLESS NOTED OTHERWISE
- ITEMS NOTED AS "TYPICAL" SHOULD APPLY TO ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CONDITIONS
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION
- FLOOR PLANS - SEE STRUCTURAL FOR ALL INFORMATION RELATED TO CONSTRUCTION OF FLOORS: DIMENSIONS, OPENINGS, MATERIALS, ACCESS HATCHES, CONTROL JOINTS ETC. SEE CIVIL (C), MECHANICAL (M) AND ELECTRICAL (E) FOR ADDITIONAL INFORMATION.
- EQUIPMENT, PIPING & DUCTWORK - SEE CIVIL, MECHANICAL AND ELECTRICAL FOR LAYOUT INFORMATION. FIELD COORDINATE LOCATIONS AND VERIFY QUANTITIES OF DUCT, PIPE, CONDUIT PENETRATIONS AND EQUIPMENT
- VERIFY LINTEL CONFIGURATIONS W/ STRUCT
- FIELD COORDINATE SIZES AND LOCATIONS OF MECHANICAL AIR DUCTS, EXHAUST FANS & LOUVERS
- FIELD COORDINATE SIZES & LOCATIONS OF ELECTRICAL CONDUITS, LIGHTING, PANELS, LIGHTNING PROTECTION, ETC



**ARCHITECTURAL ABBREVIATIONS**

A B	ANCHOR BOLT	JT	JOINT
ACF	ACCESS FLOOR TILE	LAV	LAVATORY
ACT	ACOUSTICAL CEILING TILE	LN	LINOLEUM
ACT CMU	ACOUSTICAL CMU	LP	LOUVER PANEL
AFF	ABOVE FINISHED FLOOR	LVR	LOUVER
AHU	AIR HANDLING UNIT	MAX	MAXIMUM
ALUM	ALUMINUM	MAS	MASONRY
BD	BOARD	MECH	MECHANICAL
BLDG	BUILDING	MAT'L	MATERIAL
BM	BEAM	MEMB	MEMBRANE
BOT	BOTTOM	MIN	MINIMUM
BRG	BEARING	M O	MASONRY OPENING
CFM	CUBIC FEET PER MINUTE	MR	MOISTURE RESISTANT
CL OR C	CENTERLINE	MTL	METAL
CLG	CEILING	MULL	MULLION
CMU	CONCRETE MASONRY UNITS	NA	NOT APPLICABLE
COL	COLUMN	NG	NATURAL GAS LINE
CONC	CONCRETE	NIC	NOT IN CONTRACT
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	O C	ON CENTER
COORD	COORDINATE	OH	OVERHEAD
CR	CARD READER	OP	OPERATOR
CPP	COMPOSITE PHENOLIC PANEL	O S B	ORIENTED STRAND BOARD
CPT	CARPET/ CARPET TILES	OZ	OUNCE
CT	CERAMIC TILE	PC	PRECAST
CWF	CEMENTITIOUS WOOD FIBER	PERIM	PERIMETER
DBL	DOUBLE	PL	PLATE
DET	DETAIL	PLG	PLUMBING
DIA	DIAMETER	PLYWD	PLYWOOD
DH	DRY HYDRANT	PNT	PAINT
DN	DOWN	PREFIN	PRE-FINISHED
DP	DOOR PANEL	PRTV CTG	PROTECTIVE COATING
DR	DOOR	PTD	PAPER TOWEL DISPENSER
DS	DOWN SPOUT	RBR	RUBBER
DT	DOUBLE TEE	RECPT	RECEPTACLE
EA	EACH	REINF	REINFORCED
EL	ELEVATION	REQ'D	REQUIRED
ELEC	ELECTRIC	REV	REVERSED
ELST CTG	ELASTOMERIC COATING	RM	ROOM
ENT	ENTRANCE	R O	ROUGH OPENING
EP	EPOXY PAINT	S A	SELF ADHERING
EQUIP	EQUIPMENT	SC PNT	SPECIAL COATING
EWESH	EYE WASH/EMERGENCY SHOWER	SCHED	SCHEDULE
EX	EXISTING	SFC	SEAMLESS FLOOR COVERING
EXH	EXHAUST	SIM	SIMILAR
EXP	EXPOSED STRUCTURE	SLR	SEALER
EXT	EXTERIOR	SP	SCREEN PANEL
FD	FLOOR DRAIN	SP CTG	SPECIAL COATING
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL
FG	FIBERGLASS	STL	STEEL
FLSHNG	FLASHING	STRUCT	STRUCTURAL
FND	FOUNDATION	T O	TOP OF
FRM	FRAME	TPD	TOILET PAPER DISPENSER
FRP	FIBERGLASS REINFORCED PLASTIC	TYP	TYPICAL
FSD	FIRE/SMOKE DAMPER	U	URINAL
FT	FOOT	UH	UNIT HEATER
FUT	FUTURE	VB	VAPOR BARRIER
F V	FIELD VERIFY	VBS	VINYL BASE
FWS	OIL & FLAME LIQUIDS SEPARATOR	VERT	VERTICAL
GALV	GALVANIZED	VB	VAPOR BARRIER
GL	GLAZING	VCT	VINYL COMPOSITION TILE
GLZ	GLAZED (CMU BLOCK)	VIF	VERIFY IN FIELD
GYP	GYPSUM BOARD	W/	WITH
HB	HOSE BIB	WC	WATER CLOSET
HC	HOLLOW CORE	WD	WOOD
HM	HOLLOW METAL	WDW	WINDOW
HORIZ	HORIZONTAL	WH	WALL HYDRANT
HR	HOUR	WP	WATER PROOF
INSUL	INSULATED		
INT	INTERIOR		

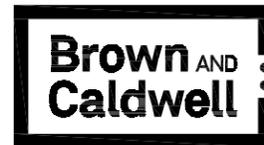
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 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_



*Luken Architecture*  
 Luken Architecture, P.A.  
 424 Washington Avenue North  
 Minneapolis, MN 55401  
 Ph: (612) 630-0074 Fax: (612) 630-0075

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ELLEN A. LUKEN LIC. NO. 15929 DATE \_\_\_\_\_

MINNEAPOLIS WATER WORKS



NICOLLET ISLAND PUMP STATION

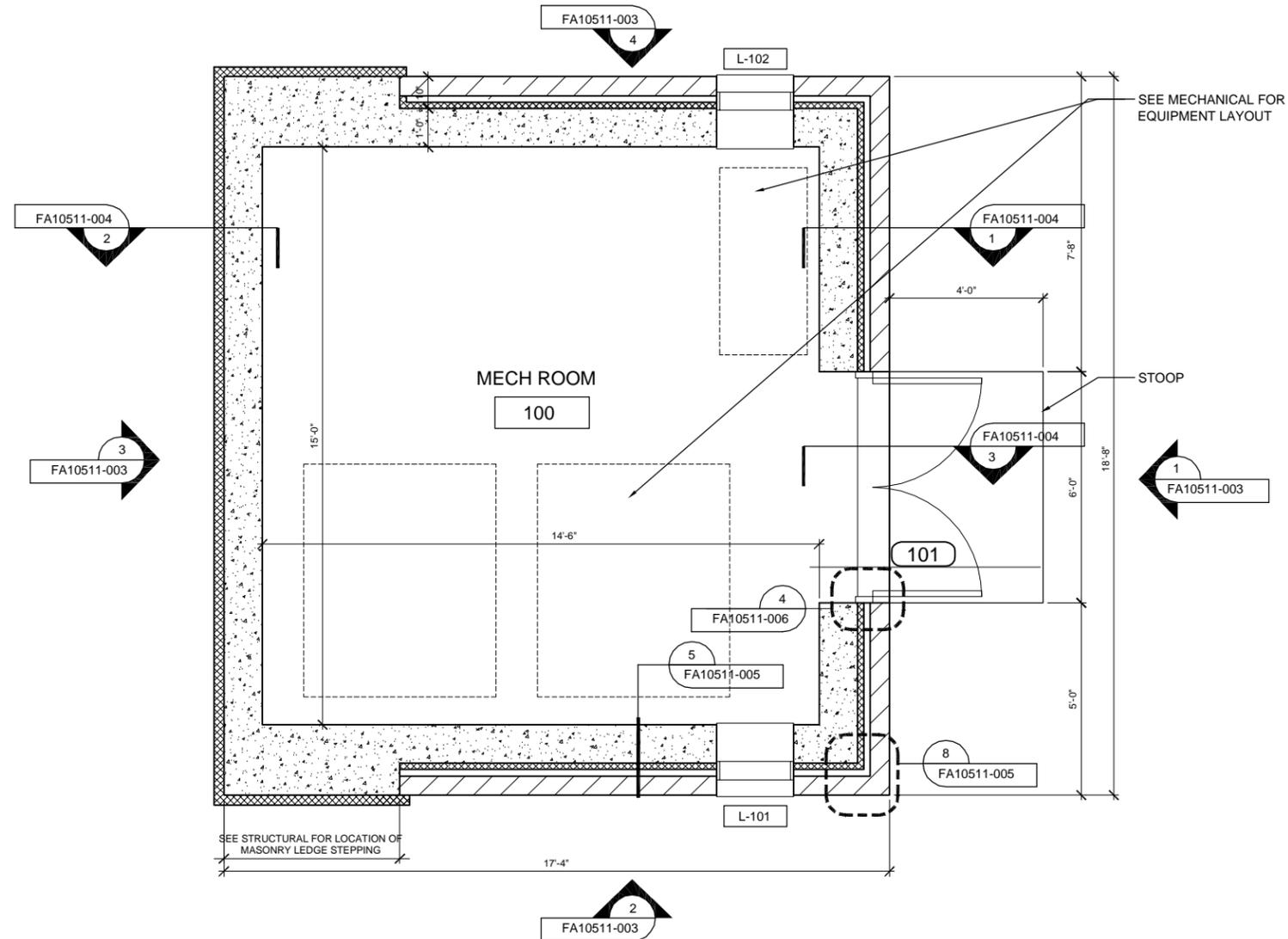
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ARCHITECTURAL CODE REVIEW/ABBREVIATIONS/NOTES/SYMBOLS/SCHEDULES

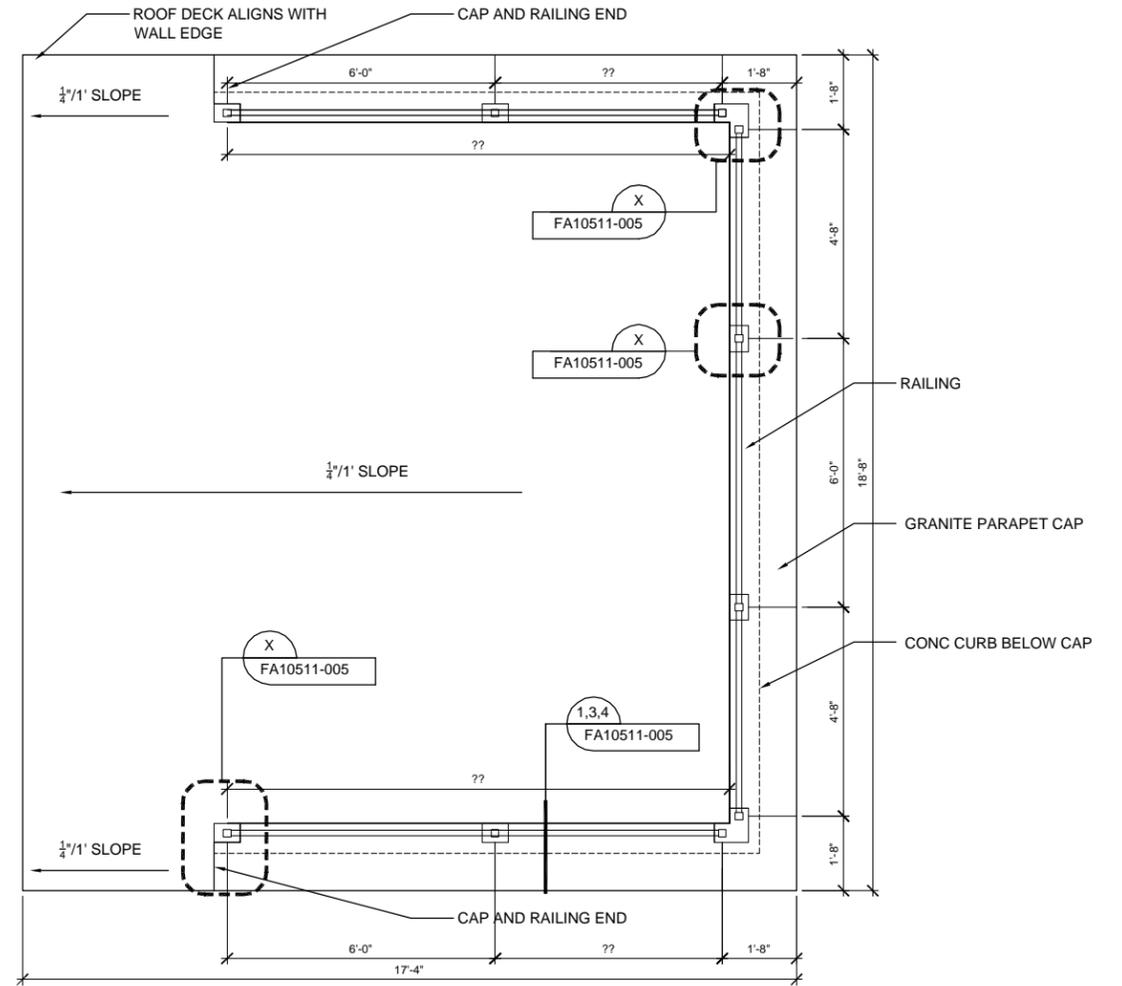
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1 FLOOR PLAN  
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2 ROOF PLAN  
FA10511-002 SCALE= 1/2" = 1'-0"

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*Luken Architecture*  
Luken Architecture, P.A.  
424 Washington Avenue North  
Minneapolis, MN 55401  
Ph: (612) 630-0074 Fax: (612) 630-0075

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MINNEAPOLIS WATER WORKS



NICOLLET ISLAND PUMP STATION

FLOOR PLAN AND ROOF PLAN

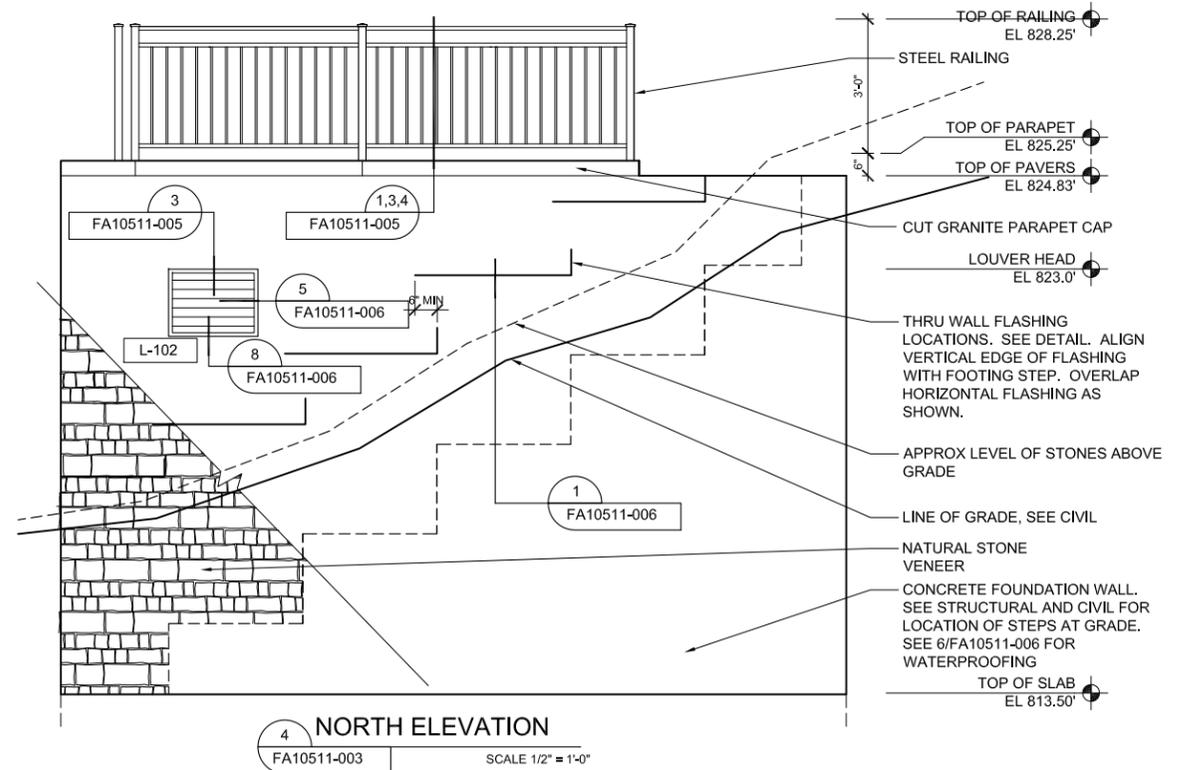
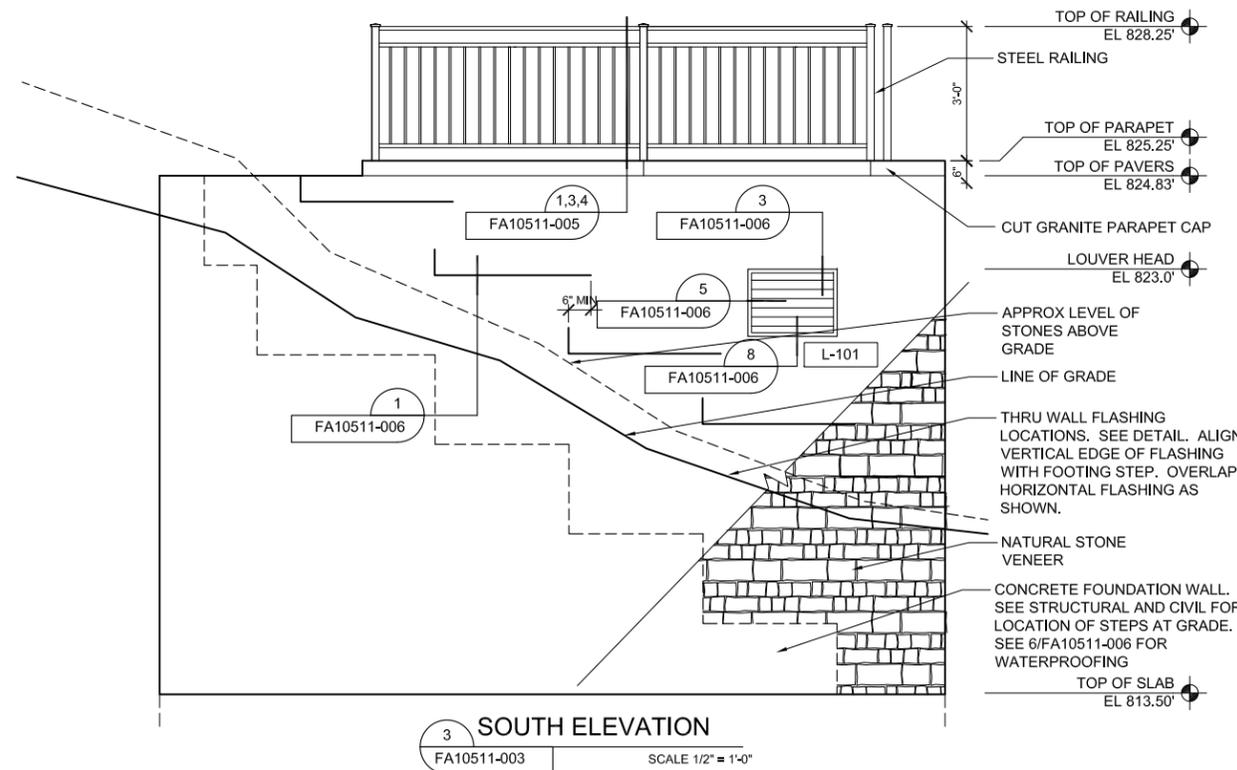
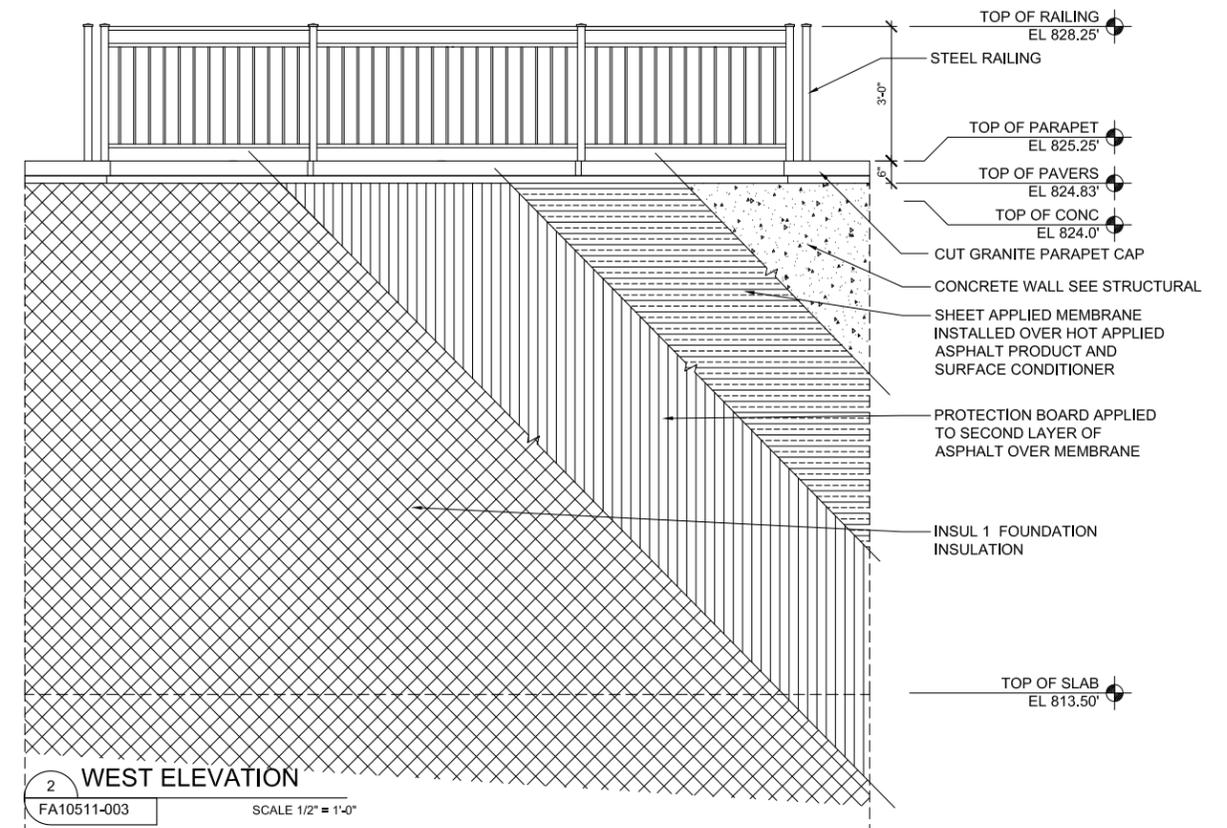
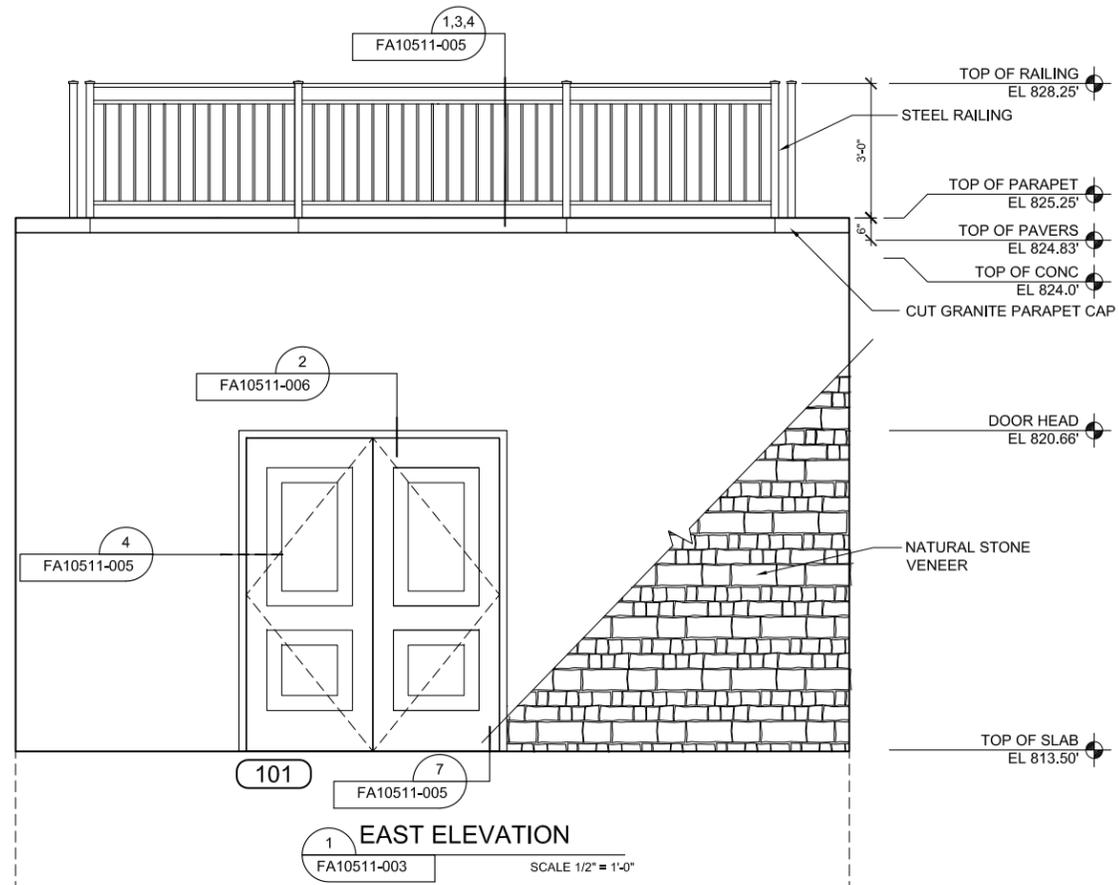
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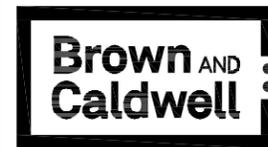
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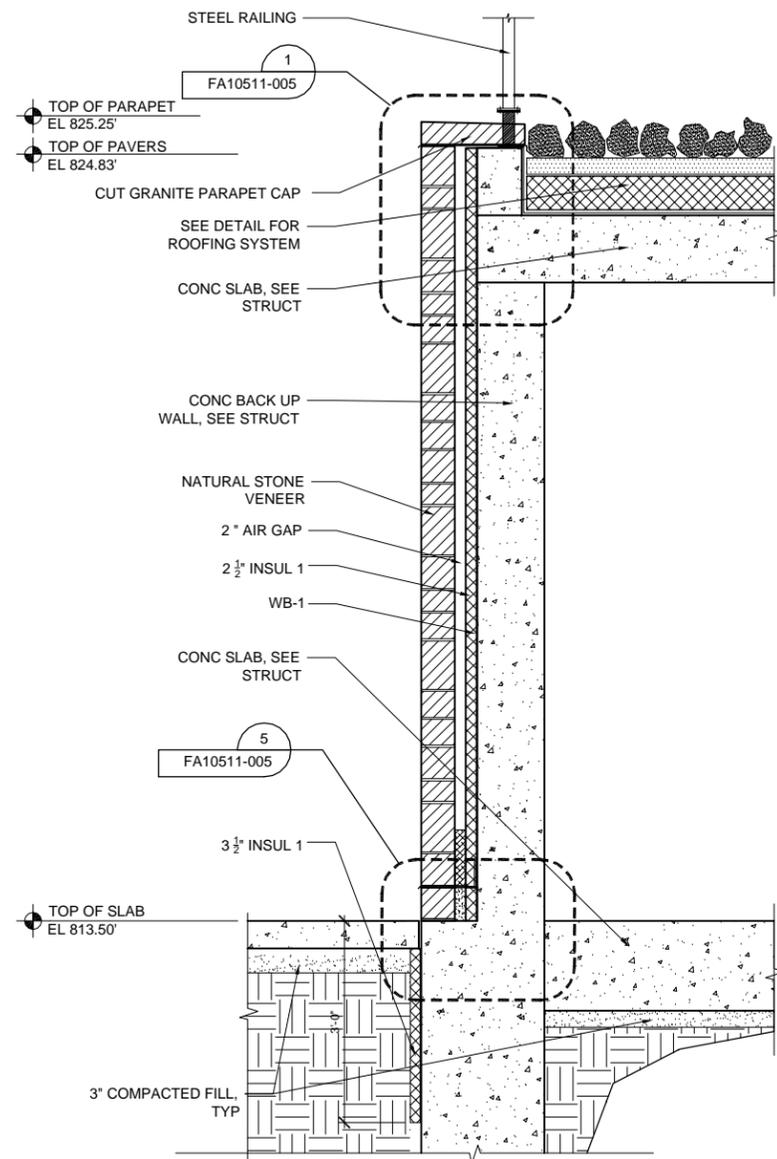
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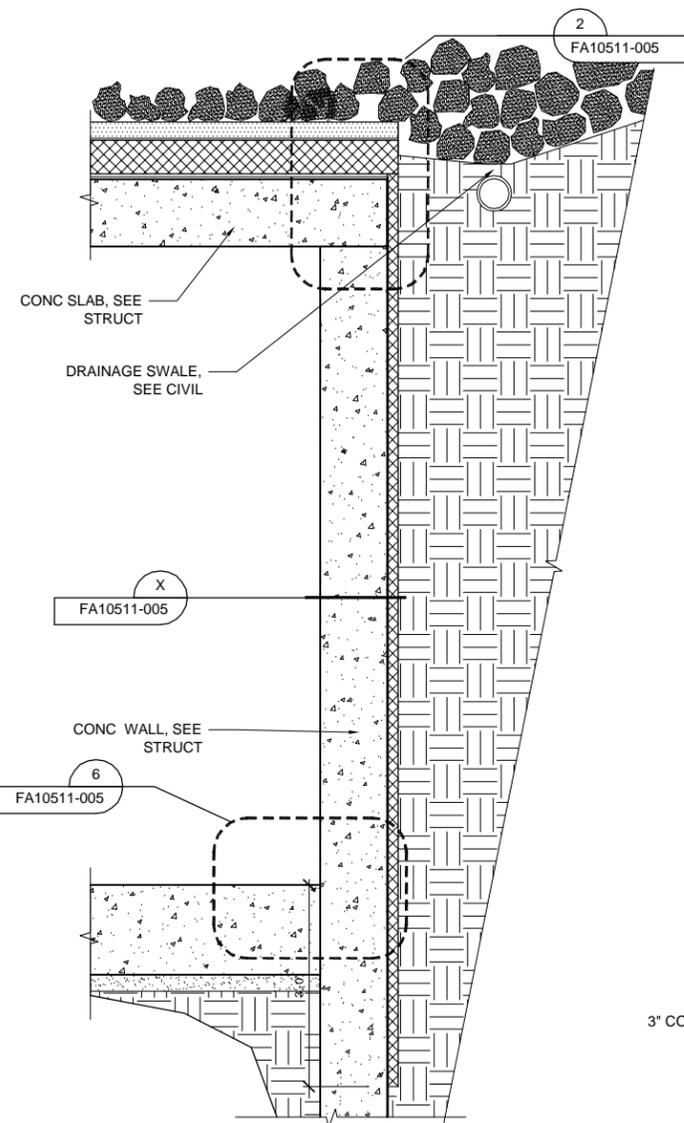


NICOLLET ISLAND PUMP STATION	7/27/2016
ELEVATIONS	
FA10511-003	

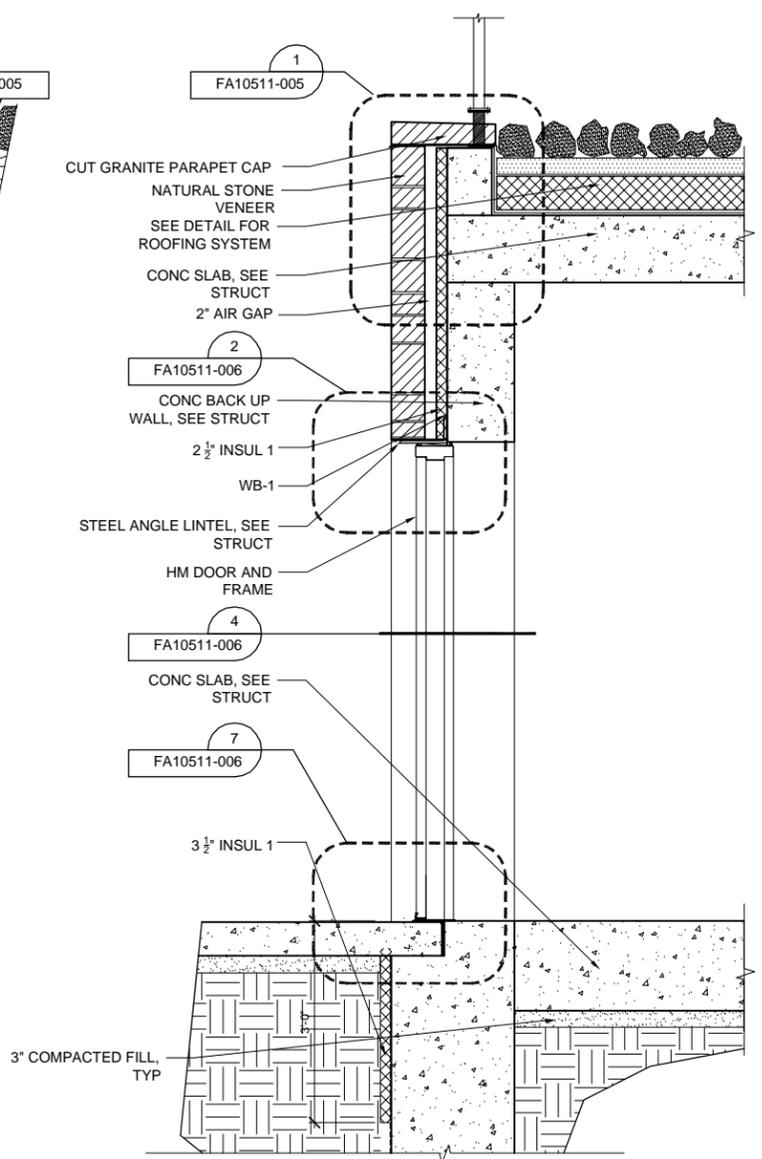
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1 TYPICAL WALL SECTION  
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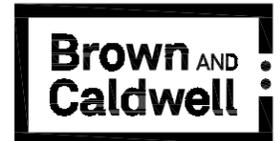
2 WEST WALL SECTION  
FA10511-004 SCALE 3/4" = 1'-0"



3 SECTION THROUGH DOOR  
FA10511-004 SCALE 3/4" = 1'-0"

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424 Washington Avenue North  
Minneapolis, MN 55401  
Ph: (612) 630-0074 Fax: (612) 630-0075

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ELLEN A. LUKEN LIC. NO. 15929 DATE



MINICOLLET ISLAND PUMP STATION	7/27/2016
WALL SECTIONS	
	FA10511-004

**Photo 1: Existing Site - Panorama**



**Photo 2 – Existing Site**



**Photo 3: Existing Site - Street View from East**



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*Luken Architecture*  
Luken Architecture, P.A.  
424 Washington Avenue North  
Minneapolis, MN 55401  
Ph: (612) 630-0074 Fax: (612) 630-0075

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NICOLLET ISLAND PUMP STATION	9/16/2016
SITE RENDERING 2	



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*Luken Architecture*

Luken Architecture, P.A.  
424 Washington Avenue North  
Minneapolis, MN 55401  
Ph: (612) 630-0074 Fax: (612) 630-0075

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MINNEAPOLIS  
WATER WORKS



NICOLLET ISLAND PUMP STATION

9/16/2016

SITE RENDERING 1