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June 12, 2024  
7:00 p.m.

Brooklyn Park Council Chambers  
5200 85<sup>th</sup> Avenue North  
Brooklyn Park, MN 55443

## **PLANNING COMMISSION REGULAR MEETING – AGENDA #10**

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing [chris.xiong@brooklynpark.org](mailto:chris.xiong@brooklynpark.org). Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete. Yog xav tau kev pab, hu 763-493-8059.

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Commissioners: Chair Liam Cavin, Vice Chair Kathy Fraser, General Officer Teshite Wako, Christopher Udomah, Philip Gaye-Bai, Maggie Borer, Shereese Turner, Abdo Korosso, and Chukwunedu Arah.  
City Councilmember Liaison Tony McGarvey.  
Staff Liaison Paul Mogush, Erin McDermott and Matt Hayes-Regan.

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at [https://nwsgcc-brooklynpark.granicus.com/ViewPublisher.php?view\\_id=5](https://nwsgcc-brooklynpark.granicus.com/ViewPublisher.php?view_id=5).

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8057** or emailing [planning@brooklynpark.org](mailto:planning@brooklynpark.org) by 4:00 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided with the call-in number to address the Planning Commission.

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### **I. ORGANIZATIONAL BUSINESS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. EXPLANATION BY CHAIR**

Please be advised that the public hearings are recorded and televised live on cable television and web-streamed over the internet at [brooklynpark.org](http://brooklynpark.org). The audio system will not pick up comments from the seating area. If you want to be heard and made a part of the public record, please go to the podium or, if participating remotely, turn on your camera; speak into the microphone, stating your full name and address. Please sign the public hearing logbook on the table near the entrance to the Council Chambers if you are attending in person to ensure accuracy of name and address in the public record. Please note that the agenda for tonight's meeting indicates that the Commission Chair has the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time. Thank you in advance for your cooperation.

The Planning Commission consists of 11 resident-volunteer members, two of which are young adult members, appointed by the City Council to advise the City Council on planning and land use issues. The Commission discusses and evaluates development proposals based on zoning regulations and comprehensive plan policies. The Planning Commission vote is a recommendation that is forwarded to the City Council for official and final action.

- 3. APPROVAL OF AGENDA**

### **II. REQUIRED DUTIES**

- 4. CONSENT AGENDA**

- 4.1 Approval of Minutes May 8, 2024 Regular Meeting**

**5. PUBLIC HEARING**

**5.1 Planning Case #24-109 | Brooklyn Park Teen and Youth Center | 7100 Zane Ave N | Site Plan Review**

The applicant, Design by Melo, on behalf of the City of Brooklyn Park Recreation & Parks Department, has applied for a site plan review for improvements to the City-owned property located at 7100 Zane Avenue.

A site plan review is required prior to the construction of buildings. The proposal is for the construction of a two-story teen and youth center, which is in conformance with the Comprehensive Plan. The proposed Teen & Youth Center will add approximately 24,530 square feet to the existing Zanewood Recreation Center and will be attached to the existing building by a breezeway. This building will include a gymnasium, tech center, workforce development space, game lounge, art facilities and many other services to the City's youth.

**6. OTHER BUSINESS**

**III. DISCUSSION ITEMS**

**IV. VERBAL REPORTS AND ANNOUNCEMENTS**

- 7. COUNCILMEMBER LIASON COMMENTS**
- 8. PLANNING COMMISSION COMMENTS**
- 9. STAFF LIASON COMMENTS**

**V. ADJOURNMENT**

## UNAPPROVED MINUTES

### MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – MAY 8, 2024



#### 1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

#### 2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Cavin, Fraser, Gaye-Bai, Korosso, Turner, and Wako; Council Liaison McGarvey; Planning Director Mogush; Principal Planner Turnquest; Associate Planner McDermott, and Program Assistant Hayes Regan.

Those arrived late: Commissioners Arah, Borer, and Udomah.

Those not present were: None.

#### 3. EXPLANATION BY CHAIR

#### 4. APPROVAL OF AGENDA

MOTION FRASER, SECOND GAYE-BAI TO APPROVE THE MAY 8, 2024 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

Commissioners Udomah and Borer arrived.

#### 5. CONSENT AGENDA

**A. Minutes** – April 10, 2024 Regular Meeting

**B. Minutes** – April 24, 2024 Work Session

MOTION WAKO, SECOND GAYE-BAI, TO APPROVE THE MAY 8, 2024 CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 6. PUBLIC HEARING

**A. Planning Case #24-108 – Sky Lounge & Bistro – 8515 Edinburgh Centre Drive North**  
– Conditional Use Permit.

Associate Planner McDermott introduced the application for a Conditional Use Permit (CUP) for Sky Lounge and Bistro. They identified the subject property, which is 7.7 acres and contains a multi-tenant development. They reviewed the PCDD (Planned Community Development District) zoning, and future land use of Community Commercial, as well as the zoning of adjacent property. They provided additional details on access, parking, and traffic control. They stated that staff recommends approval of the request.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

Commission Chair Cavin asked the previous use in this space.

Associate Planner McDermott replied that there was a brewery and taproom in this space, which also used a CUP. They confirmed that this CUP would allow the service of alcohol.

Commissioner Chair Cavin asked the type of food that would be on the menu.

Associate Planner McDermott commented that they do have a sample menu, but that was not included in the report. They stated that she could forward that to the Commission.

Commissioner Gaye-Bai asked the what the surrounding tenants are currently.

Associate Planner McDermott reviewed the different tenants in this area, which include office, restaurant and grocery.

Commissioner Wako asked if this would be an increase to the seating of the previous occupant.

Associate Planner McDermott replied that the occupancy would remain the same because that is set by the size of the space by the Fire Code.

Commissioner Gaye-Bai asked for details on the parking available.

Associate Planner McDermott commented that the parking available is underutilized and therefore there is more than adequate parking for all uses at the same time, but not all the uses have their highest occupancy time at the same time of day.

Commissioner Udomah thanked the applicants for bringing this restaurant to the community. He asked if there would be outdoor seating, as the previous tenant had some outdoor seating that was created by blocking off a few parking spaces.

Associate Planner McDermott replied that the applicant did not apply for that, but there would be an opportunity to apply for a Special Event Permit for that type of use.

**MOTION FRASER, SECOND WAKO TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A CLASS II RESTAURANT AT 8515 EDINBURGH CENTRE DRIVE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on May 28, 2024.

Commissioner Arah arrived.

**B. Planning Case #24-102 – Zoning Code Update – Chapter 152 – Article 3 Development.**

Principal Planner Turnquest stated that beginning in 2017 the City began to collect public input and develop its goals in preparation for the 2040 Comprehensive Plan. She reviewed the goals identified through that process, noting that the 2040 Comprehensive Plan was adopted in 2020 and the official controls must also be updated for consistency. She stated that staff is using this opportunity to also make other minor changes to the Zoning Code. She noted that Chapter 152 is coming forward in three sections, which continues tonight. She asked that the Commission hold a public hearing and consider the amendments to the Code as presented.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

**MOTION TURNER, SECOND BORER, TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE FOR CONSISTENCY WITH THE BROOKLYN PARK 2040 COMPREHENSIVE PLAN.**

*FURTHER DISCUSSION: COMMISSIONER WAKO THANKED STAFF FOR THEIR HARD WORK.*

*MOTION CARRIED UNANIMOUSLY.*

## **7. OTHER BUSINESS**

None.

## **8. DISCUSSION ITEMS**

Commission Chair Cavin asked for an update on the exterior signage for the Small Business Center (SBC).

Planning Director Mogush commented that there were a few options for the design and believed that had been narrowed to one. He was unsure of the timing of installation.

## **9. INFORMATION ITEMS**

### **A. Council Comments**

Council Liaison McGarvey provided an update on recent City Council actions related to planning cases.

### **B. Commission comments**

None.

### **C. Staff Comments**

Planning Director Mogush stated that there is not a planned worksession for May. He noted that this will be the last meeting for Principal Planner Turnquest as she has taken a position with the Metropolitan Council.

## **ADJOURNMENT**

Commission Chair Cavin adjourned the meeting at 7:26 PM.

Respectfully submitted,

Paul Mogush  
Planning Director

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	5.1	<b>Meeting Date:</b>	June 12, 2024
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	X	<b>Prepared By:</b>	Erin McDermott, Associate Planner
<b>Ordinance:</b>	N/A		
<b>Attachments:</b>	3	<b>Presented By:</b>	Erin McDermott, Associate Planner
<b>Item:</b>	<b>Brooklyn Park Teen and Youth Center</b> – An application by Design by Melo for a site plan at 7100 Zane Ave N		

**Proposed Action:**

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ APPROVING A SITE PLAN REVIEW FOR THE FOR THE CONSTRUCTION OF A TWO-STORY YOUTH CENTER AT 7100 ZANE AVENUE NORTH.

**Staff Recommendation:**

Staff recommends approval of the above listed request with the conditions that are listed in the draft resolution.

**Summary:**

The applicant, Design by Melo, on behalf of the City of Brooklyn Park Recreation & Parks Department, has applied for a site plan review for improvements to the City-owned property located at 7100 Zane Avenue.

A site plan review is required prior to the construction of buildings. The proposal is for the construction of a two-story teen and youth center, which is in conformance with the Comprehensive Plan. The proposed Teen & Youth Center will add approximately 24,530 square feet to the existing Zanewood Recreation Center and will be attached to the existing building by a breezeway. This building will include a gymnasium, tech center, workforce development space, game lounge, art facilities and many other services to the City’s youth.

**Current Conditions:**

Planning and Zoning Information		
	Current	Proposed
Land Use Plan	Split: Parks / Open Space and Institution	Split: Parks / Open Space and Institution
Current Zoning	Split: CD – Conservancy District and PI – Public Institution	Split: CD – Conservancy District and PI – Public Institution
Site Area	7.8 acres	

Neighborhood	Future 3	Future 3
Conforms to	Land Use Plan – Yes Zoning Code – Yes	
Public Notice	Notices were mailed to 67 properties within 500 feet. Legal notice was published in the Sun Post on May 30, 2024.	
60-Day 120-Day	July 2, 2024 August 31, 2024	

**Previous Approvals:**

Zanewood Elementary was constructed in 1967, it consisted of the heptagonal structure visible in Attachment C. In 1991, a variance was granted to both the property on which Zanewood Elementary was located, but also the City Owned property to the north to allow for a zero lot line development for an addition to the school, which is now known as Zanewood Recreation Center. As this was a joint development between the City and Osseo Area Schools with both owning a portion of the property, the lots could not be combined. The approvals for this development address that the Osseo Area Public Schools property was zoned PI – Public Institution, where the City property was zoned CD – Conservancy. The Conservancy district does not have design standards for schools or structures, so these approvals used the development standards of the PI district, to remain consistent with the original approvals of Zanewood Elementary. As the current proposal is an expansion of the existing use, staff review of the new proposal was consistent with existing approvals, using the more permissive zoning requirements of the PI zoning district.

**Land Use/Zoning and Overlay:**

The site is zoned CD – Conservancy District and is within the Village Creek neighborhood. The future land use for the property is Parks/ Open Space. This property is anticipated to be rezoned to PI – Public Institution with the Land Use Code Update. This request is consistent with precedent set by the approvals granted by Planning Case 1990-190, and the development of Zanewood Recreation Center, and will be brought into conformance with the adoption of the proposed Planning Case 2024-102 Land Usage Code Update. This site is impacted by the Crystal Airport Zoning Overlay District in which it is required that the Federal Aviation Administration (FAA) review the plans prior to construction, however, the proposed development does not penetrate FAA airspace.

The property to the north and east of the subject property is zoned R6 – Multiple Family Residential. The properties to the west of the subject property, across Zane Avenue, are zoned R3 – Detached Single-Family Residential and R4 - Detached Single and Two-Family Residential.

**Proposed Development:**

The applicant is proposing a 24,530 square foot addition to the existing Zanewood Recreation Center to accommodate additional programming. This proposal modifies the placement of the existing basketball courts, as well as rearranging the parking lot to maximize the useable park space upon construction of the new facility.

**Site Plan Review:**

Site plans must be reviewed against the evaluation criteria required by the Code (§ 152.033).

**Lighting:**

Due to modifications to pedestrian connections internal to the site, the applicant is working on a new photometric plan, which will be submitted prior to City Council approvals. This plan will meet lighting requirements as prescribed in § 152.111.

**Pedestrian Connections:**

The site has existing pedestrian connections along Zane Avenue, as well as connecting this property to Zanewood Elementary, Zanewood Park, and a gate to the Huntington Place Apartments to the east of the property. The proposed sidewalk improvements exceed Code requirements as prescribed in § 152.131.

**Parking:**

This project will modify the existing parking lot, reducing the total paved area, but increasing the number of stalls from the existing 96 stalls to a proposed 97. The plan includes 92 general stalls, 3 accessible stalls, and 2 bus stalls. Government buildings are not a listed use in § 152.142 Required Quantity of the Off-Street Parking, Drive Aisle Standards Garage and Driveway Regulations of the Zoning Code. However, Code dictates that for uses not specifically listed, off-street parking requirements may be established by the City Manager based on characteristics of the use. This use serves youth in the community, many of whom are dropped off by parents or a bus, or they walk to the facility. Based on these factors, staff has determined that the proposed parking provided is adequate for this use.

**Enclosures and Screening:**

The proposed site has an existing waste enclosure which meets screening requirements for waste. There are 3 rooftop HVAC units on the proposed structure, two of which would be visible and screening is proposed. Due to elevation changes at the property line, with screening considerations, the third and most centrally located HVAC unit will be painted to minimize visibility to ensure adequate screening as permitted in § 152.375.

**Landscaping:**

A tree protection plan was submitted in which 22 mature trees existing on the site will remain. The remaining trees will be 11 deciduous, 8 evergreen, and 5 ornamental trees. The landscaping ordinance includes credits for mature trees as exchange credits, which counts trees over a designated caliper as 2 trees. There is 189,850 square feet of open space on this property, indicating the requirement of 41 deciduous trees, 47 evergreen trees, 116 ornamental trees, and 1,899 shrubs. The proposed landscaping plan meets the requirements of § 152.374.

**Architectural standards:**

The building materials include brick, architecturally textured precast concrete, architectural metal panels, and glass. The façade is made up of 100% Class I materials and exceeds the 65% Class I requirement of § 152.392.

**Roadways:**

Vehicular access to the site will be from the existing access on Zane Avenue. There is a left turn lane serving southbound traffic.

**Utilities:**

Sewer and water services will be provided through the existing service to Zanewood Recreation Center, with a separate water meter to the proposed structure. City services were deemed to be adequate for this development.

**Conditions of Approval:**

Staff recommends the adoption of a resolution subject to the following conditions:

- 5.01 The applicant must submit an airspace review to the Federal Aviation Administration (FAA) and receive confirmation from the FAA that the project does not penetrate FAA airspace surfaces prior to building permit issuance.
- 5.02 Provide revised calculations for landscape requirements and any revisions to plans prior to City Council consideration.
- 5.03 Provide a photometric plan meeting lighting requirements as prescribed in § 152.111 prior to City Council consideration.

**Staff Recommendation:**

The required findings of § 152.033 have been addressed and Staff recommends approval of the resolution approving the Site Plan Review for the construction of a two-story youth center at 7100 Zane Avenue North, subject to the conditions as written in the attached resolution.

**Budgetary/Fiscal Issues:** N/A

**Alternatives to consider:**

1. Approve the site plan as presented.
2. Approve the site plan with modifications.
3. Deny the requests based on certain findings.

**Attachments:**

- A. DRAFT SITE PLAN REVIEW RESOLUTION
- B. LOCATION MAP
- C. PLAN SET

RESOLUTION #2024-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE FOR THE CONSTRUCTION OF A TWO-STORY TEEN AND YOUTH CENTER AT 7100 ZANE AVENUE NORTH

Planning Commission File #24-109

WHEREAS, an application has been made by Designs by Melo on behalf of the City of Brooklyn Park's Recreation and Parks Department for a Site Plan Review under the provisions of the City Code on properties legally described as:

THAT PART OF W 333 FT OF E 1/2 OF SW 1/4 LYING S OF N 548 FT THOF AND N OF A LINE WHICH IS PARALLEL WITH AND 30 FT S OF FOL DESC LINE BEG AT A PT ON E LINE OF SAID E 1/2 OF SW 1/4 DIS 1151.1 FT N FROM SE COR THOF TH W PARALLEL WITH S LINE OF SAID E 1/2 OF SW 1/4 DIS 874.18 FT TH NWLY ON A TANG CURVE CONCAVE TO N HAVING A RADIUS OF 1500 FT AND A ENTRAL ANGLE OF 11 DEG 32 MIN 23 SEC A DIS OF 302.11 FT TH NWLY TANG TO SAID CURVE TO THE W LINE OF SAID E 1/2 OF SW ¼ AND THERE TERMINATING EXCEPT ROAD, *Hennepin County, Minnesota*

WHEREAS, the future land use of this property is Parks/ Open Space, and this request was made to construct a government building to improve a City park; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on June 12, 2024.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for the construction of an addition to the existing structure is hereby approved with the following conditions:

**1.00 DRAWINGS**

- 1.01 Site, landscaping, and grading plans for the property on file in the City Clerk's office dated February 2, 2024 are approved, subject to conditions listed below.

**2.00 BONDS, ESCROWS AND DIRECT PAYMENTS**

- 2.01 All bonding and escrow requirements outlined in § 152.023 shall be waived for this project, as it is a City owned property, and the City has vested interest in the adequate completion of this development.

**3.00 REQUIRED DOCUMENTS**

- 3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

**4.00 GENERAL CONDITIONS**

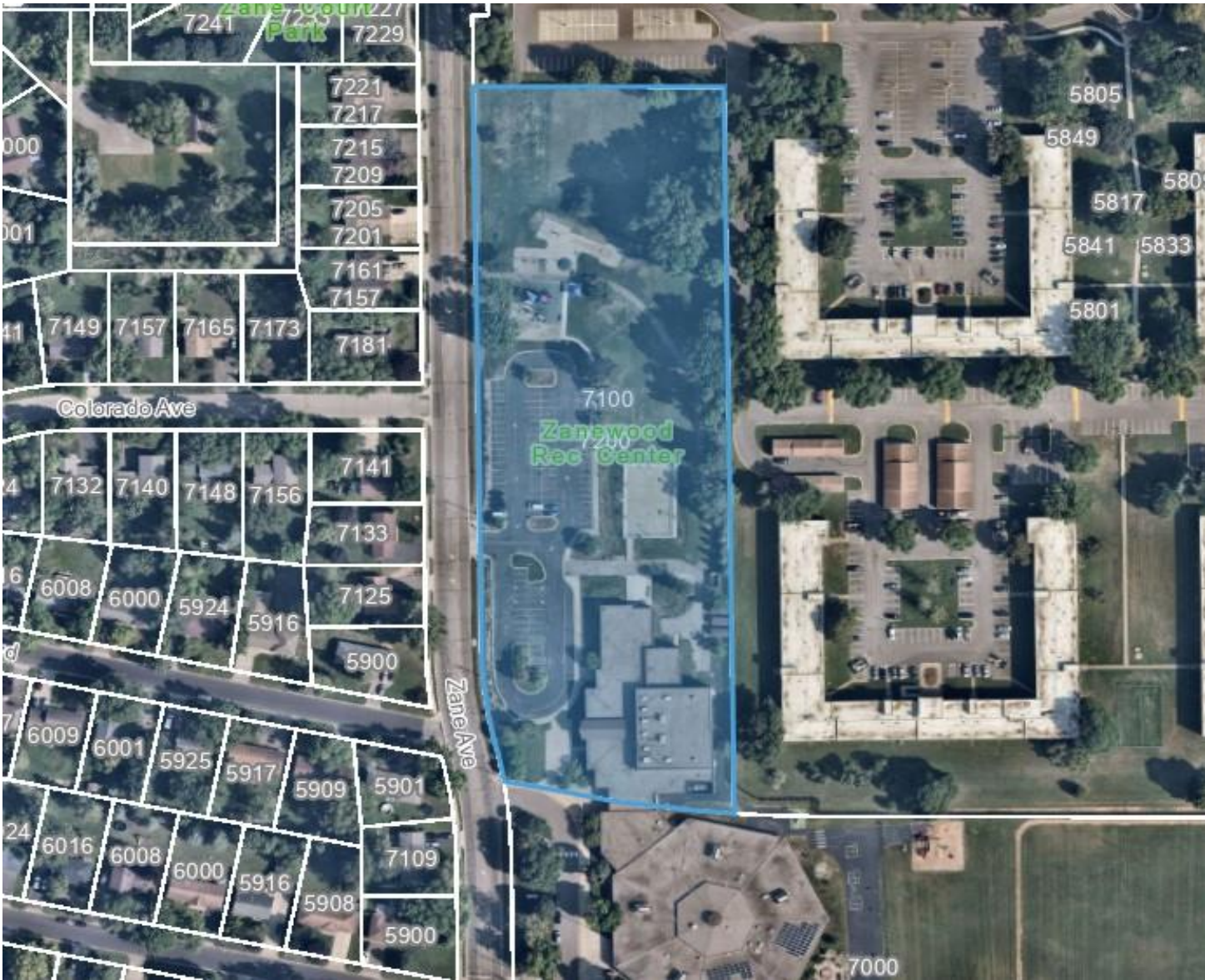
- 4.01 No burying of construction debris shall be permitted on the site.

AGENDA ITEM 5.1A – DRAFT RESOLUTION

- 4.02 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.
- 4.03 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.
- 4.04 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

**5.00 CONDITIONS**

- 5.01 The applicant must submit an airspace review to the Federal Aviation Administration (FAA) and receive confirmation from the FAA that the project does not penetrate FAA airspace surfaces prior to building permit issuance.
- 5.02 Provide revised calculations for landscape requirements and any revisions to plans prior to City Council consideration.
- 5.03 Provide a photometric plan meeting lighting requirements as prescribed in § 152.111 prior to City Council consideration.



**Site Plan Review**  
**Case #24-109 – Brooklyn Park Teen and Youth Center**  
Area of Request (August 2023 Air Photo)  
7100 Zane Ave N



# BROOKLYN PARK TEEN & YOUTH CENTER

## SITE PLAN REVIEW - PLANS (REVISED)

(EXISTING CONDITIONS, PROPOSED SITE PLAN, GRADING/DRAINAGE PLAN, UTILITY PLAN, LANDSCAPE PLANS, LIGHTING PLAN)



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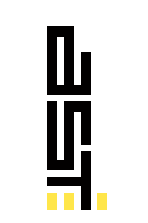
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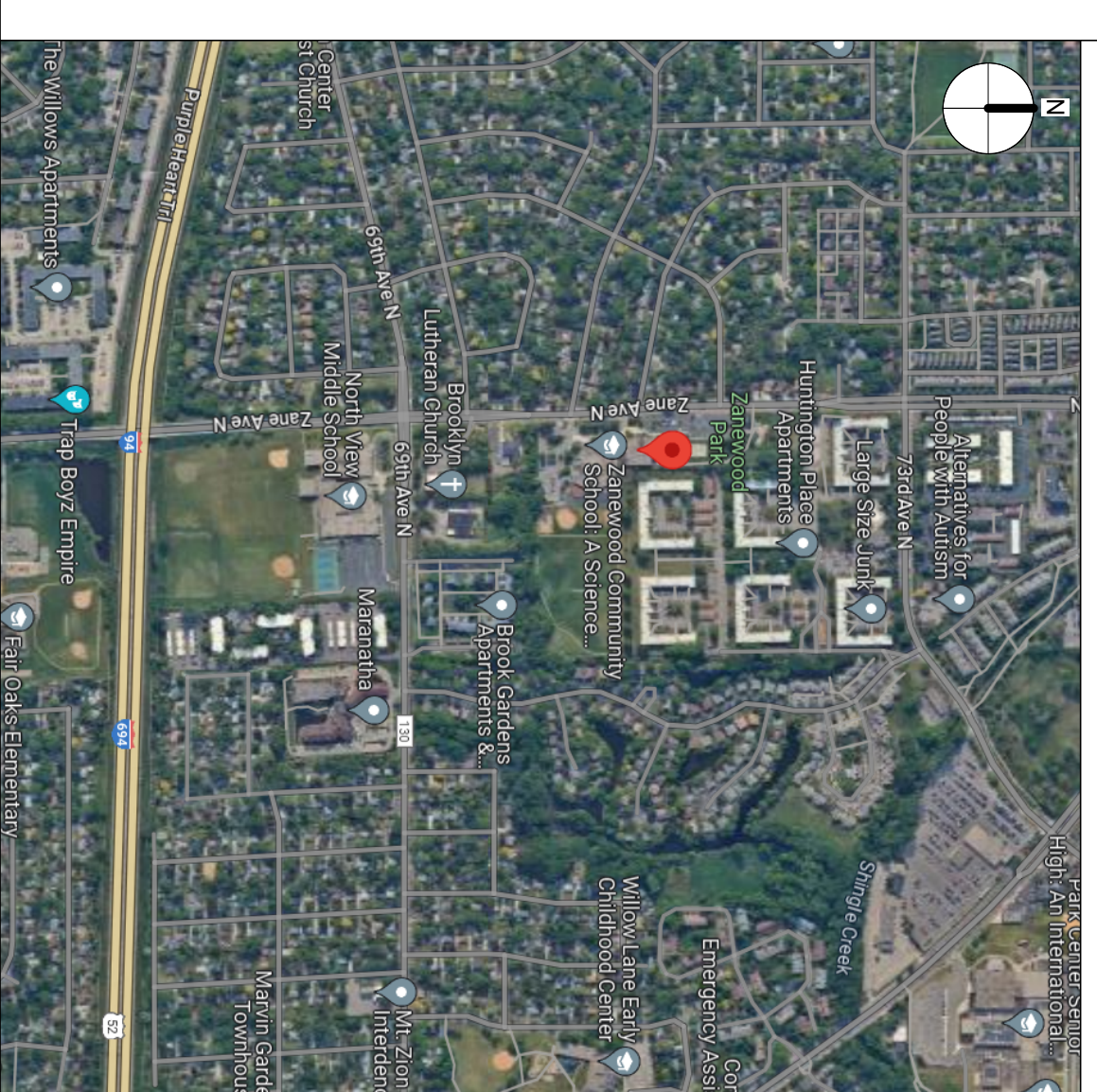
**MEP ENGINEER**  
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### DRAWING LIST

- 1 - SURVEY
- C101 - DEMOLITION PLAN
- C201 - SITE PLAN
- C301 - GRADING PLAN
- C302 - EROSION CONTROL PLAN
- C401 - STORM SEWER PLAN
- C402 - FILTRATION BASINS 1 AND 2
- C403 - FILTRATION BASINS 3 AND 4
- C404 - FILTRATION BASIN 5
- C405 - WATER & SANITARY SEWER PLAN
- C501 - SITE DETAILS
- C502 - SITE DETAILS
- C503 - SITE DETAILS
- C504 - SITE DETAILS
- P100A - UNDERGROUND PLUMBING PLAN
- L100 - ORIENTATION PLAN
- L03 - TREE PROTECTION PLAN
- L110 - MATERIAL PLAN
- L200 - PLANTING PLAN - TREE
- L201 - PLANTING PLAN - UNDERSTORY



SITE MAP



DESIGN BY MELO, LLC  
1600 Utica Ave South Suite 900  
St. Louis Park, MN 55416  
612.280.8419 p  
www.designbymelo.com

**BROOKLYN  
PARK TEEN &  
YOUTH CENTER**

7160 ZANE AVENUE  
BROOKLYN PARK, MN 55429

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.

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ License #: \_\_\_\_\_

No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
2	5/31/2024	SITE PLAN REVIEW

Project: 2023.52.01

Date: 5/31/2024

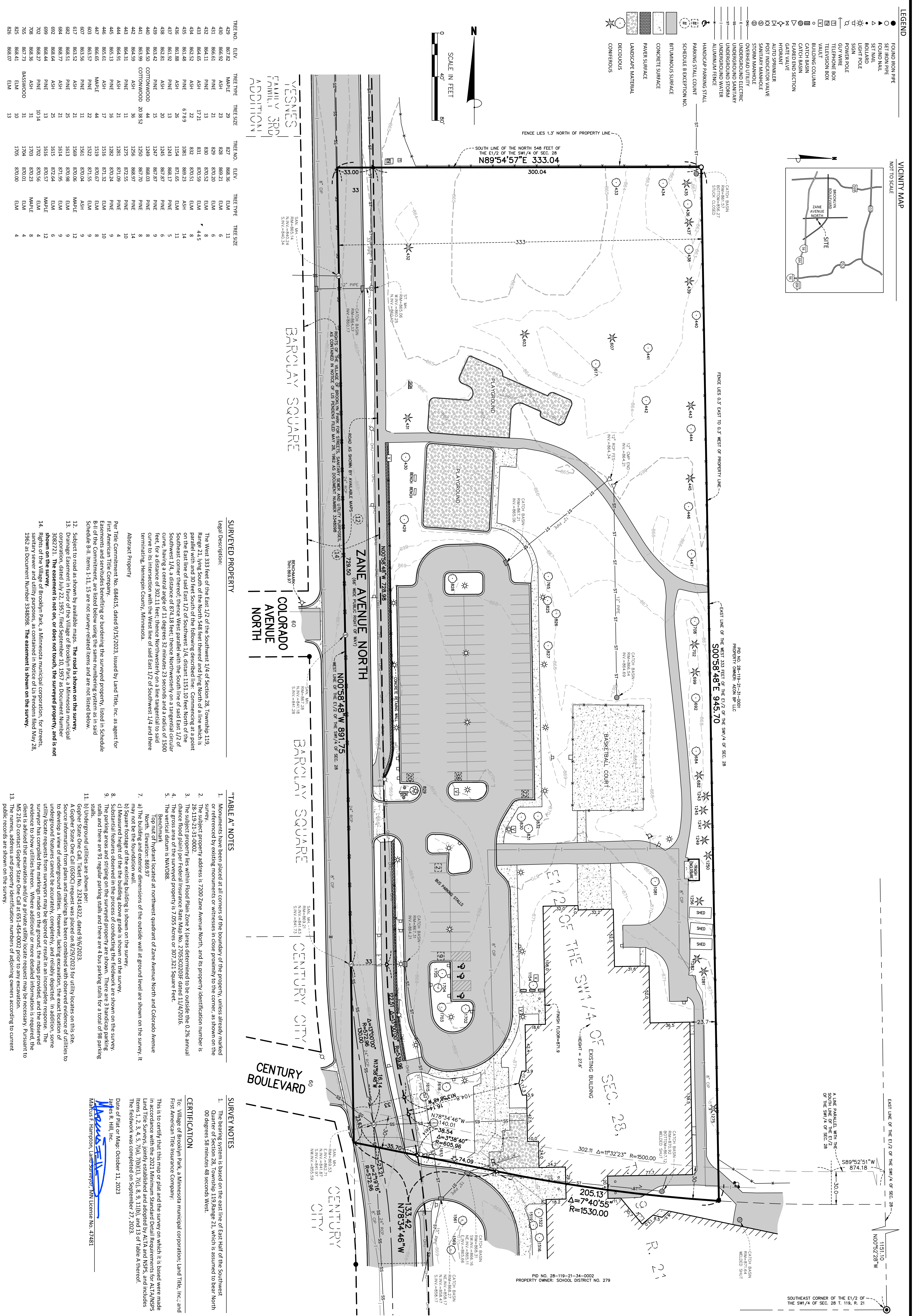
Drawn by: SH

Checked by: DH

### COVER SHEET

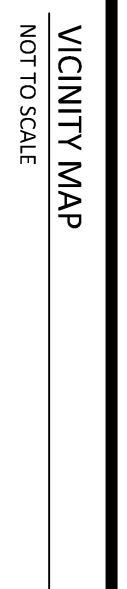
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**G000**



**LEGEND**

- FOUND IRON PIPE
- SET IRON PIPE
- ▲ SET MAIL
- ◆ BOLLARD
- ★ LIGHT POLE
- ⊙ SIGN POST
- ⊕ GUY WIRE
- ⊖ TELEPHONE BOX
- ⊗ TELEVISION BOX
- ⊘ VAULT
- ⊙ BUILDING COLUMN
- ⊙ CATCH BASIN
- ⊙ CATCH BASIN
- ⊙ FLARED END SECTION
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ POST INDICATOR VALVE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ UNDERGROUND ELECTRIC
- ⊙ UNDERGROUND SANITARY
- ⊙ UNDERGROUND STORM
- ⊙ UNDERGROUND WATER
- ⊙ ALUMINUM FENCE
- ⊙ HANDICAP PARKING STALL
- ⊙ PARKING STALL COUNT
- ⊙ SCHEDULE B EXCEPTION NO.
- ⊙ BRITANNIUM SURFACE
- ⊙ CONCRETE SURFACE
- ⊙ PAVEMENT SURFACE
- ⊙ LANDSCAPE MATERIAL
- ⊙ DECIDUOUS
- ⊙ CONIFEROUS



TREE NO.	ELEV.	TREE TYPE	TREE SIZE	TREE NO.	ELEV.	TREE TYPE	TREE SIZE
429	862.82	MAPLE	29	832	868.36	ELM	11
430	862.82	MAPLE	29	833	868.36	ELM	6
431	864.11	PINE	21	839	870.52	ELM	8
432	864.11	PINE	13	830	870.52	ELM	8
433	864.65	ASH	17	831	870.59	ELM	8
434	864.65	ASH	22	832	870.51	ELM	8
435	861.48	PINE	22	1081	869.23	ASH	11
436	861.88	ASH	26	1154	871.65	ELM	14
437	861.92	PINE	13	1243	868.17	PINE	5
438	862.81	ASH	20	1245	867.87	PINE	6
439	863.42	PINE	15	1247	867.87	PINE	9
440	864.50	COTONWOOD	44	1249	868.03	PINE	8
441	863.99	COTONWOOD	20	1250	868.03	PINE	9
442	864.59	ASH	36	1256	868.97	PINE	8
443	864.31	ASH	11	1275	872.55	PINE	14
444	864.91	ASH	21	1281	871.09	PINE	10
445	865.13	ASH	16	1282	870.24	PINE	9
446	865.61	ASH	17	1516	871.32	ELM	10
447	866.65	MAPLE	44	1519	870.67	ELM	9
448	865.61	MAPLE	22	1522	871.55	ELM	9
449	863.57	PINE	11	1561	870.06	ASH	9
450	863.56	PINE	11	1569	870.06	ASH	12
451	863.52	ASH	21	1613	870.86	ELM	9
452	863.51	PINE	21	1614	870.86	ELM	9
453	868.64	ASH	25	1614	872.44	ELM	6
454	868.64	ASH	25	1615	872.44	ELM	6
455	868.64	PINE	13	1616	870.57	MAPLE	12
456	868.64	PINE	13	1616	870.57	MAPLE	12
457	868.27	PINE	10	1702	870.56	ELM	4
458	868.36	ASH	31	1703	870.23	MAPLE	8
459	867.73	ASH	31	1704	870.01	ELM	4
460	868.41	ELM	10	1705	870.00	ELM	4
461	868.07	ELM	13				

**SURVEYED PROPERTY**

**Legal Description:**

The West 333 feet of the East 1/2 of the Southwest 1/4 of Section 28, Township 119, Range 21, Wing South of the North 548 feet thereof and Wing North of a line which is parallel with and 30 feet South of the following described line: Commencing at a point on the East line of said East 1/2 of Southwest 1/4, distant 1151.10 feet North of the Southeast corner thereof; thence West parallel with the South line of said East 1/2 of Southwest 1/4, a distance of 874.18 feet; thence Northwesterly on a tangential circular curve, having a central angle of 11 degrees 32 minutes 23 seconds and a radius of 1500 feet, for a distance of 302.11 feet; thence Northwesterly on a line tangential to said curve to its intersection with the West line of said East 1/2 of Southwest 1/4 and there terminating; Hennepin County, Minnesota.

**Abstract Property**

Per Title Commitment No. 684615, dated 9/15/2023, issued by Land Title, Inc. as agent for First American Title Company.

Easement and servitudes benefiting or burdening the surveyed property, listed in Schedule B-ii of the Commitment, are listed below using the same numbering system as in said Schedule B-ii. Items 1-11, 15 are not survey-related items and are not listed below.

12. Subject to road as shown by available maps. The road is shown on the survey.

13. The easement is not on, or does not touch, the surveyed property, and is not shown on the survey.

14. Rights of the Village of Brooklyn Park, a Minnesota municipal corporation, for streets, sanitary sewer and utility purposes, as contained in Notice of Lis Pendens filed May 28, 1962 as Document Number 3348098. The easement is shown on the survey.

**"TABLE A" NOTES**

- Monuments have been placed at all corners of the boundary of the property, unless already marked or created by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
- The subject property address is 7200 Zane Avenue North, and its property identification number is 28-119-21-31-0002.
- The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 270530029F dated 11/4/2016.
- The gross area of the surveyed property is 7.055 Acres or 307,321 Square Feet.
- The vertical datum is NAVD83.
- Top out of hydrant located at northwest quadrant of Zane Avenue North and Colorado Avenue North. Elevation: 689.97
- a) The building and exterior dimensions of the outside wall at ground level are shown on the survey; it may not be the foundation wall.
- b) Square footage of the existing building is shown on the survey.
- c) Measured height of the building above grade is shown on the survey.
- Substantial features observed in the process of conducting the fieldwork are shown on the survey, such as:
  - existing utility lines;
  - existing catch basins;
  - existing parking stalls; and there are 91 regular parking stalls and there are 4 bus parking stalls for a total of 95 parking stalls.
- Underground utilities are shown per:
  - Gopher State One Call, Ticket No. 232414322, dated 9/6/2023.
  - Gopher State One Call (GSOC) request was placed on 8/29/2023 for utility locates on this site.
  - Source information from plans and markings has been combined with observed evidence of utilities to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some underground utilities may not be shown on the survey.
  - Some underground utilities may not be shown on the survey.
  - The surveyor has compiled the markings made on the ground, the maps, provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
  - The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.

**SURVEY NOTES**

- The bearing system is based on the east line of East half of the Southwest 1/4 of Section 28, Range 21, Wing South of the North 548 feet which is assumed to bear North 00 degrees 58 minutes 48 seconds West.

**CERTIFICATION**

To, Village of Brooklyn Park, a Minnesota municipal corporation; Land Title, Inc.; and First American Title Insurance Company:

This is to certify that this map or plan and the survey on which it is based were made by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Minnesota, duly registered and authorized by the Minnesota Board of Land Surveyors, and that I am duly qualified to perform the duties of a Land Surveyor. The fieldwork was completed on September 27, 2023.

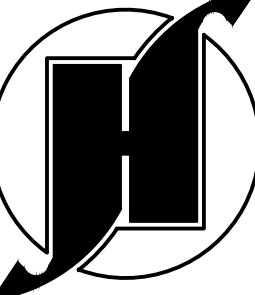
Date of Plat or Map: October 11, 2023

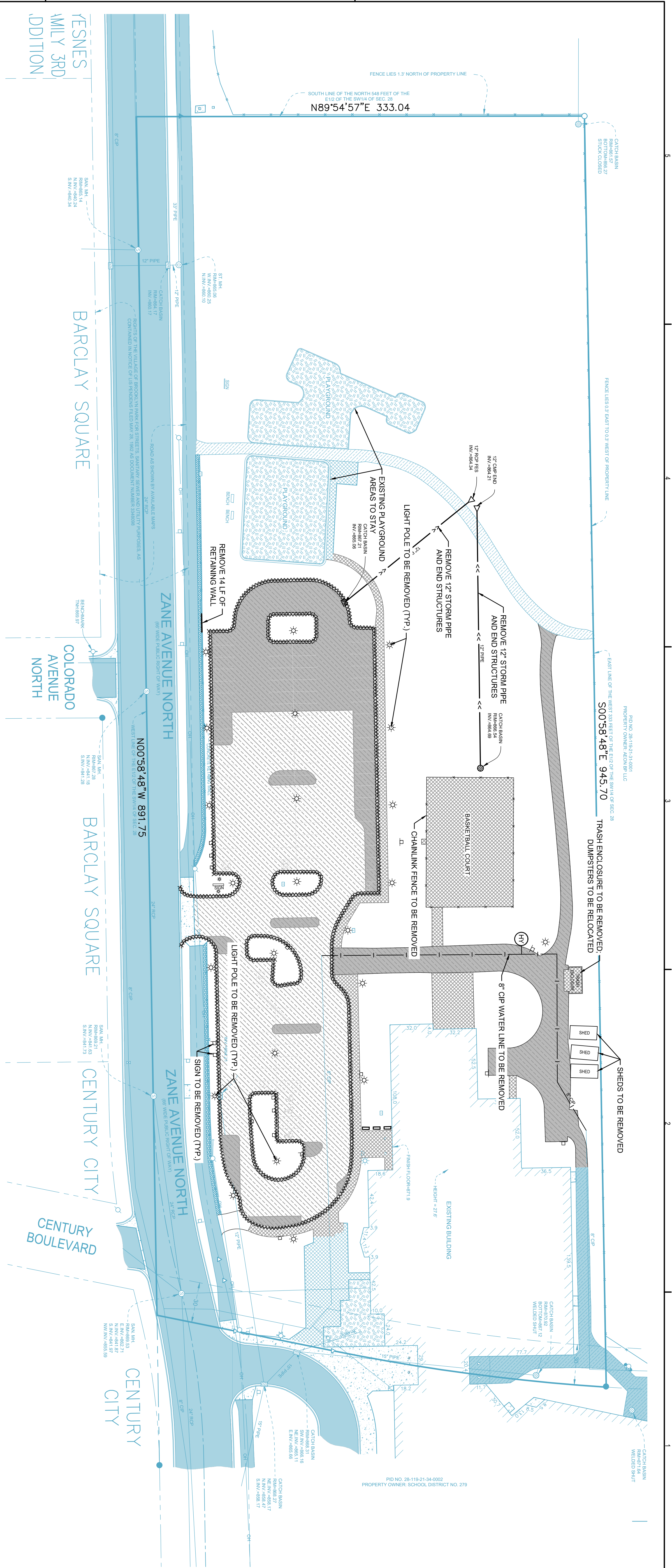
James R. Hill, Inc.

James R. Hill, Inc.  
Minnesota License No. 47481

<b>DRAWN BY</b>	PLM
<b>DATE</b>	10/10/2023
<b>REVISIONS</b>	
<b>CAD FILE</b>	24109m.dwg
<b>PROJECT NO.</b>	24109-00
<b>FILE NO.</b>	1-23-041
<b>SHEET</b>	1 OF 1

**7200 ZANE AVENUE NORTH**  
 BROOKLYN PARK, MINNESOTA  
**ALTA/NSPS LAND TITLE SURVEY**  
 FOR  
**CITY OF BROOKLYN PARK**  
 5600 85TH AVENUE NORTH, BROOKLYN PARK, MN 55443


**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306  
 PHONE: 952.890.6044 mhampton@jrhillinc.com  
 www.jrhillinc.com



- DEMOLITION NOTES**
1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH ALL SITE CONDITIONS. ALL SURFACE FEATURES THAT CONFLICT WITH PROPOSED CONDITIONS SHALL BE REMOVED OR RELOCATED WHETHER OR NOT SHOWN ON SURVEY OR SPECIFICALLY CALLED OUT. THIS INCLUDES BUT IS NOT LIMITED TO CLEARING AND GRUBBING.
  2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. INSTALL EROSION AND SEDIMENTATION CONTROL PRIOR TO DEMOLITION. (SEE SHEET C302)
  3. USE TEMPORARY CONSTRUCTION FENCING TO SECURE BUILDING SITE FOR PROTECTION OF PERSONS AND PROPERTY.
  4. MAINTAIN FIRE ACCESS WITHIN 150 FEET OF EXTERIOR AREAS OF ALL BUILDINGS DURING CONSTRUCTION.
  5. CONTRACTOR SHALL COORDINATE WITH ALL SMALL UTILITY OWNERS FOR THE DEMOLITION & RELOCATION OF EXISTING UTILITY STRUCTURES AND LINES AS NECESSARY TO ACCOMMODATE PROPOSED IMPROVEMENTS.
  6. THE CONTRACTOR SHALL OBTAIN AND CONFORM TO ALL PERTINENT CITY, COUNTY AND STATE DETAILS, SPECIFICATIONS, PERMITS, AND COORDINATE INSPECTIONS AS REQUIRED BY THE GOVERNING BODY DURING THE ENTIRE PROJECT DURATION.
  7. CONTACT PUBLIC AND PRIVATE UTILITY OWNERS A MINIMUM OF 72 HOURS PRIOR TO THE START OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND TO PROVIDE APPROPRIATE PROTECTIVE MEASURES TO PREVENT DAMAGE TO EXISTING UTILITIES. RELOCATING WORKING AROUND OR PROTECTING EXISTING UTILITIES OR OTHER APPURTENANCES FOR REPAIRING DAMAGE TO EXISTING UTILITIES, RELOCATING WORKING AROUND OR PROTECTING EXISTING UTILITIES OR OTHER APPURTENANCES THROUGHOUT SITE AND REPLACEMENT WITH NEW SERVICES FOR THE PROPOSED DEVELOPMENT.
  8. COORDINATE WITH PRIVATE UTILITY COMPANIES (ELECTRIC, GAS, COMMUNICATIONS) FOR TERMINATION REMOVAL AND OR RELOCATION OF EXISTING SERVICES THROUGHOUT SITE WITHIN LIMITS OF CONSTRUCTION. STOCKPILE ON-SITE FOR USE IN AREAS NOT SCHEDULED FOR BUILDING, PAVEMENT, OR SIDEWALK.
  9. REMOVE TOPSOIL WITHIN LIMITS OF CONSTRUCTION. STOCKPILE ON-SITE FOR USE IN AREAS NOT SCHEDULED FOR BUILDING, PAVEMENT, OR SIDEWALK.
  10. A DIAMOND EDGE SAWBLADE SHALL BE USED FOR CUTTING ALL PAVEMENT MARKED FOR REMOVAL.
  11. SAWCUT EXISTING PAVEMENT WHICH ABUTS ALL NEW PAVEMENTS TO PROVIDE A STRAIGHT VERTICAL EDGE. SAWCUT AT CURB AND GUTTER REMOVAL (SEE DETAIL Y035S02)
  12. PROTECT BY WHATEVER MEANS REQUIRED ALL FENCES, SIGNS, STRUCTURES, DRIVES, SIDEWALKS, STREETS, BUSHES, TREES, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL OR OUTSIDE THE LIMITS OF CONSTRUCTION.
  13. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE INCURRED DURING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO DAMAGE CAUSED BY SUBCONTRACTORS TO THE GENERAL CONTRACTOR. REPAIRS SHALL EQUAL OR EXCEED THE QUALITY OF EXISTING CONDITIONS.
  14. CONTRACTOR SHALL REMOVE AND/OR RELOCATE ALL ITEMS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS WHETHER SPECIFICALLY CALLED OUT BY NOTE OR NOT.
  15. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, SHALL BE LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT AND OTHER IMPROVEMENTS. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY CONSTRUCTION DEPARTMENT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, IN ACCORDANCE WITH CITY OF BROOKLYN PARK PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
  16. ALL DEBRIS AND REFUSE RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE.

**LEGEND**

	REMOVE HYDRANT, VALVE & LEAD
	REMOVE CURB AND GUTTER
	REMOVE BITUMINOUS ONLY, BASE TO REMAIN INTACT.
	REMOVE BITUMINOUS AND BASE.
	REMOVE CONCRETE
	ALL LINEWORK AND HATCHING IN BLUE ARE EXISTING FEATURES TO REMAIN.

**NOT FOR CONSTRUCTION**



DESIGN BY MELO, LLC  
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 www.designbymelo.com

**BROOKLYN PARK TEEN & YOUTH CENTER**

7100 ZANE AVEN  
 BROOKLYN PARK, MN 55429



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.

Printed Name: Vekli, Ven Dell  
 Signature: \_\_\_\_\_  
 License #: 41352

No.	Date	Revision Description
1	5/13/2024	SITE PLAN REVIEW
2	5/31/2024	SITE PLAN REVIEW

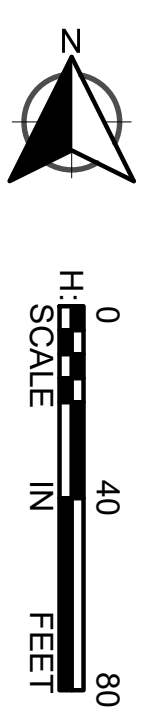
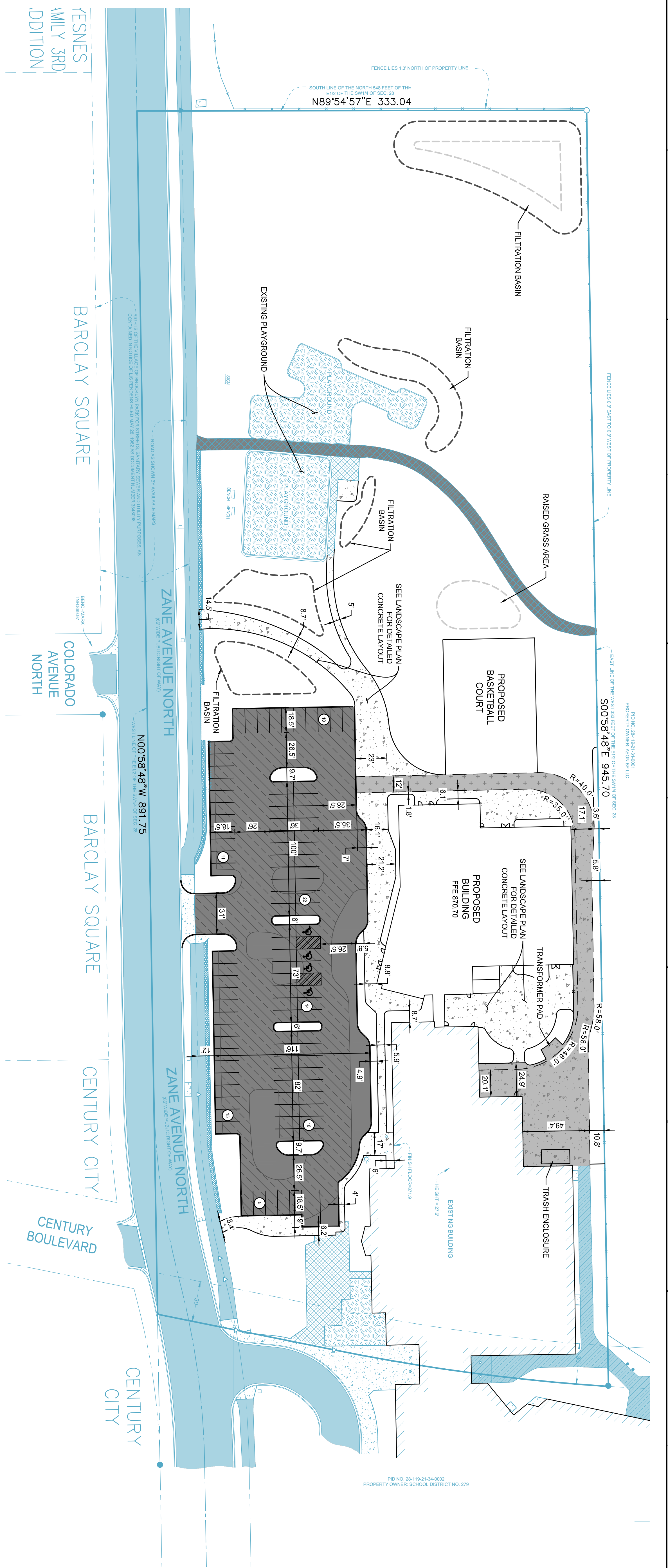
**CONSTRUCTION DOCUMENTS**

Date	02.19.2024
Drawn by	MSS
Checked by	VJV

**DEMOLITION PLAN**

Drawing Number

**C101**



PARKING COUNT	
EXISTING	
GENERAL STALLS	91
ACCESSIBLE STALLS	3
BUS STALLS	2
TOTAL STALLS	96
PROPOSED	
GENERAL STALLS	91
ACCESSIBLE STALLS	4
BUS STALLS	2
TOTAL STALLS	97

**SITE PLAN NOTES**

- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT AND EXTERIOR FINISH FACE OF STRUCTURES UNLESS OTHERWISE NOTED.
- SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN THEM OF DEBRIS, BLOW THEM DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
- PATCH EXISTING STREET PAVEMENTS TO MATCH EXISTING WHEN INSTALLING CURBS AND DRIVEWAYS.
- REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOFF AND RAMP LOCATIONS.
- THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CONSTRUCTION AND FINISH GRADES AND PAVEMENT TYPES SHOWN AND TO MATCH EXISTING PAVEMENT GRADES AT THE IN POINTS. NO PONDING OF WATER WILL BE ALLOWED.
- THERE ARE NO ENVIRONMENTAL FEATURES ON SITE THAT AFFECT SITE CAPACITY CALCULATIONS.

**LEGEND**

- PROPOSED CURB AND GUTTER
- PROPOSED BITUMINOUS (EDGE)
- PROPOSED CONCRETE (EDGE)
- PROPOSED GRAVEL (EDGE)
- APPROX. CONSTRUCTION LIMITS
- EXISTING STORM SEWER PIPE
- EXISTING STORM SEWER STRUCTURE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED DRAIN TILE PIPE
- PROPOSED BITUMINOUS
- PROPOSED BITUMINOUS RESTORATION (BASE WILL STAY INTACT)
- PROPOSED BITUMINOUS FINISH PER ARCHITECT
- PROPOSED BITUMINOUS FINISH PER ARCHITECT
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING BITUMINOUS
- EXISTING CONCRETE WALK

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**BROOKLYN  
 PARK TEEN &  
 YOUTH CENTER**

7100 ZANE AVE N  
 BROOKLYN PARK, MN 55429



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.  
 Printed Name: Vekki Van Dell  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_ License #: 41352

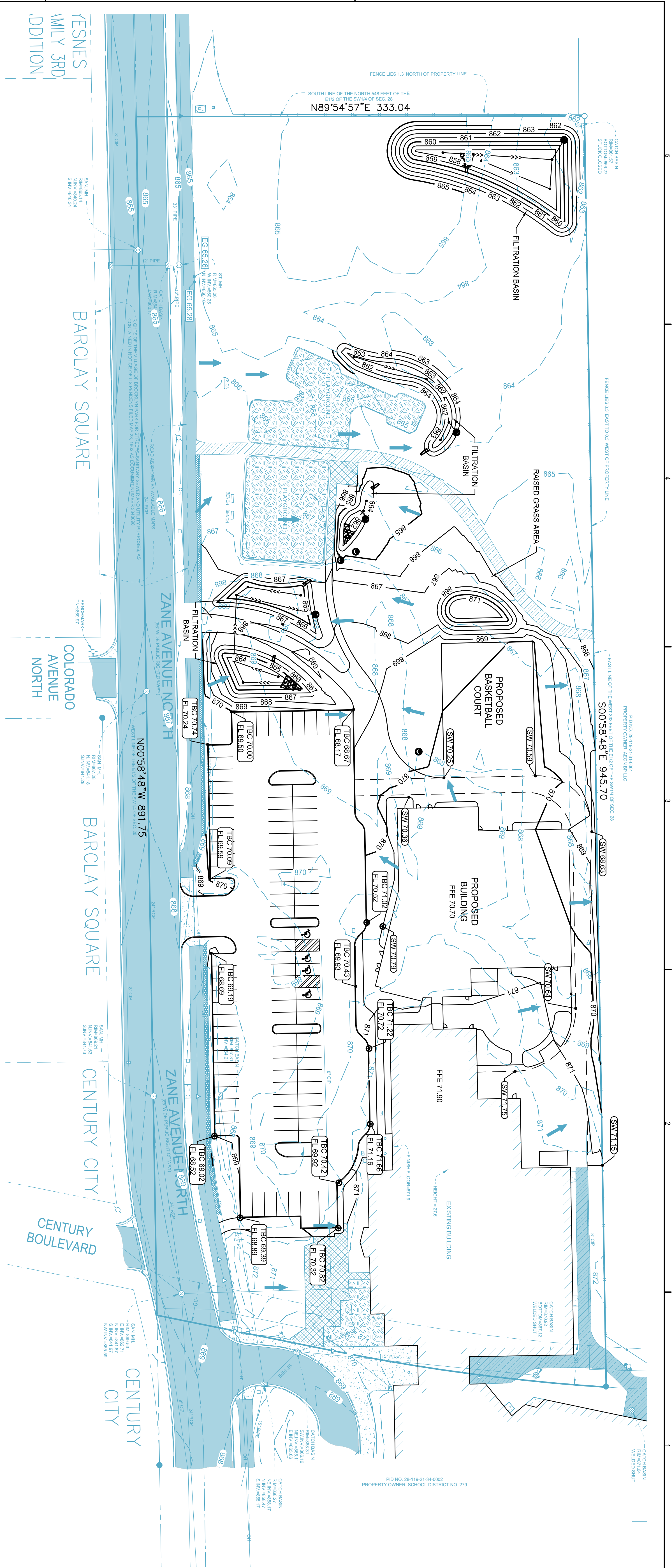
No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
2	5/3/2024	SITE PLAN REVIEW

**CONSTRUCTION DOCUMENTS**

Project: 2023.52.01  
 Date: 02.19.2024  
 Drawn by: MMS  
 Checked by: VVV

**SITE PLAN**

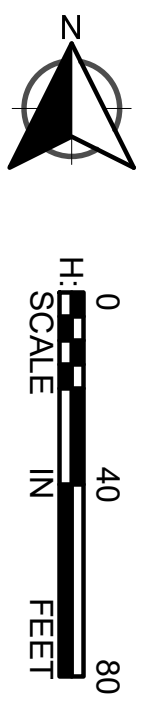
Drawing Number  
**C201**



**SITE GRADING NOTES**

1. THE CONTRACTOR SHALL APPLY FOR A CITY OF BROOKLYN PARK GRADING PERMIT BEFORE STARTING WORK. THE INSPECTOR AND THE CITY OF BROOKLYN PARK PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION. NO WORK MAY BEGIN UNTIL THE PERMIT HAS BEEN RECEIVED AND THE CONTRACTOR MUST COMPLY WITH THE TERMS OF THE PERMIT.
2. GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY.
3. IF NECESSARY, CONTRACTOR SHALL REQUEST OBTAIN ANY ADDITIONAL GRADING EASEMENTS FROM ADJACENT PROPERTY OWNER.
4. CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER AND OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
5. FIRST FLOOR ELEVATION (FFE) AS INDICATED ON THE DRAWINGS CORRESPONDS TO ELEVATION 100'-0" ON ALL OTHER DISCIPLINE SHEETS (ARCHITECTURAL, STRUCTURAL, ETC).
6. THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.
7. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1.8% AND LONGITUDINAL SLOPES SHALL NOT EXCEED 4.8%.
8. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
9. UNLESS OTHERWISE NOTED, FINISH GRADE SHALL BE SIX INCHES BELOW FINISHED FLOOR IN NON-PAVED AREAS.
10. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 1.5%, UNLESS OTHERWISE NOTED.
11. ALL NON-PAVED AREAS SHALL RECEIVE A FOUR-INCH (4") LAYER OF TOPSOIL.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL MANHOLE STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.

TOTAL PARCEL AREA = 6.34 AC  
 DISTURBED AREA = 2.93 AC  
 BITUMINOUS RESTORATION (BASE) WILL REMAIN INTACT = 0.63 AC



**LEGEND**

- APPROX. CONSTRUCTION LIMITS
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING SANITARY STRUCTURE
- PROPOSED SANITARY STRUCTURE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM STRUCTURE
- PROPOSED STORM STRUCTURE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAIN TILE PIPE
- PROPOSED 4" WIDE TRENCH DRAIN
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION

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 BROOKLYN PARK, MN 55429



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Printed Name: Vicki Van Dell

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ License #: 41352

No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
2	5/3/2024	SITE PLAN REVIEW

**CONSTRUCTION DOCUMENTS**

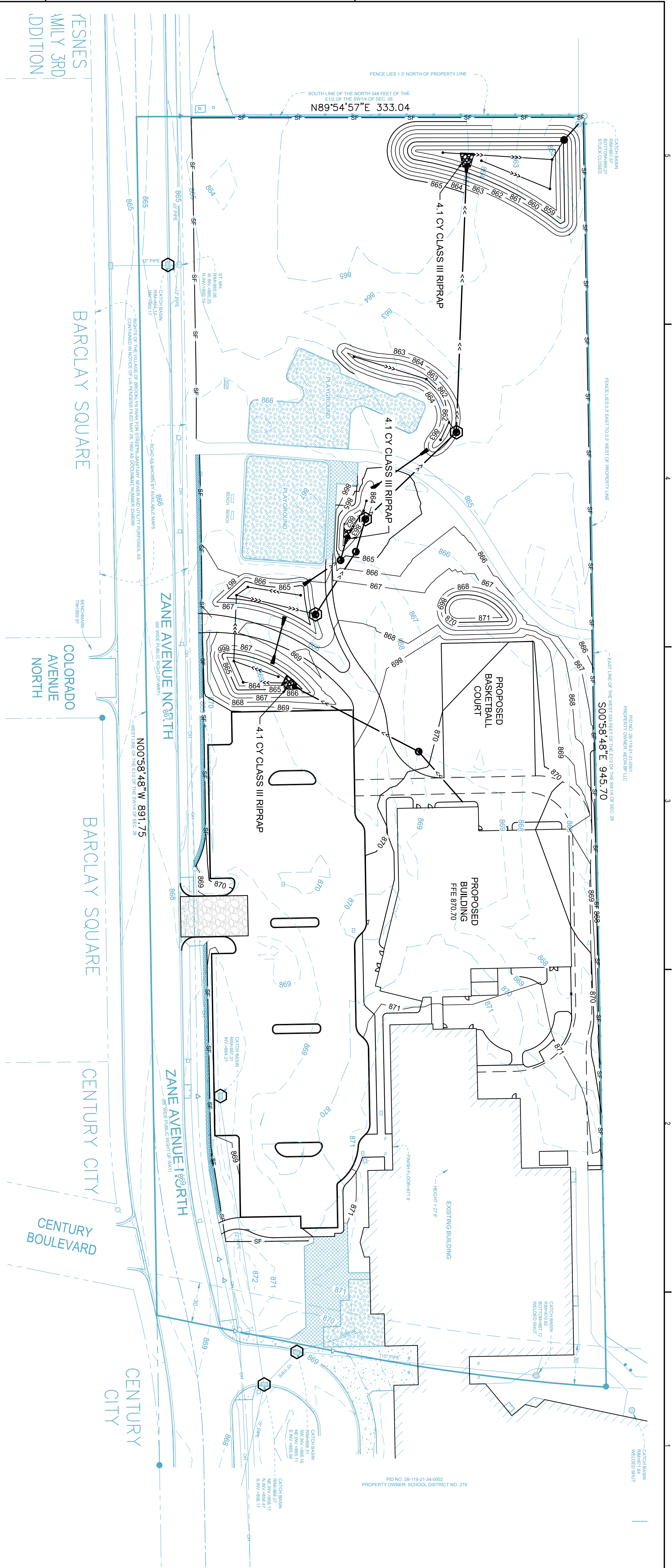
Project	Date
2023.52.01	02.19.2024

**GRADING PLAN**

Drawn by	Checked by
MSS	VAV

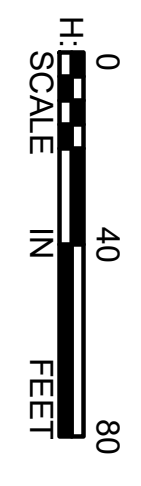
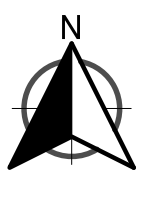
**C301**

Drawing Number



**EROSION CONTROL NOTES**

1. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS INCLUDED WITH THIS PROJECT. FAILURE TO IMPLEMENT THE CONTROLS AND PRACTICES OUTLINED WOULD RESULT IN VIOLATION OF THE ENVIRONMENTAL POLICY ACT AND CLEAN WATER ACT AND IS GROUNDS FOR PENALTIES.
2. ESTABLISH EROSION AND SEDIMENT CONTROL MEASURES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN DURING THE ENTIRE LENGTH OF CONSTRUCTION. AREAS WHICH ARE SUBJECT TO SEVERE EROSION AND OFF-SITE AREAS WHICH ARE ESPECIALLY VULNERABLE TO DAMAGE FROM EROSION AND/OR SEDIMENTATION ARE TO BE IDENTIFIED AND RECEIVE ADDITIONAL EROSION CONTROL AND SEDIMENT MEASURES AS DIRECTED BY THE OWNERS CONSTRUCTION REPRESENTATIVE.
3. LOCATIONS OF STABILIZED CONSTRUCTION ENTRANCES INDICATED ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION AND SIZE OF ENTRANCES TO ACCOMMODATE CONSTRUCTION VEHICLES AND ACTIVITIES.
4. COORDINATE ALL LAND DISTURBING ACTIVITIES AND CONDUCT SO AS TO MINIMIZE THE SIZE OF THE AREA TO BE EXPOSED AT ANY ONE TIME AND MINIMIZE THE TIME OF EXPOSURE. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHOULD BE AVOIDED. COORDINATE ALL LAND DISTURBING ACTIVITIES SO AS TO MINIMIZE OFF-SITE SEDIMENTATION DAMAGE. RESTABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED.
5. PERIODICALLY CLEAN OUT AND DISPOSE OF ALL SEDIMENT ONCE THE STORAGE CAPACITY OF THE DRAINAGE FEATURE OR STRUCTURE RECEIVING THE SEDIMENT IS REDUCED BY ONE-HALF. CLEAN OUT AND DISPOSE OF ALL SEDIMENT AT THE COMPLETION OF THE PROJECT. ALL STREETS IN AND ADJACENT TO THE PROJECT SHALL REMAIN CLEAN AND PASSABLE AT ALL TIMES. ANY SEDIMENT OR DEBRIS SHALL BE REMOVED WITHIN 24 HOURS, OR AS OFTEN AS NEEDED TO ENSURE PUBLIC SAFETY.
6. INLET PROTECTION WILL BE INSTALLED AT ALL CATCH BASINS WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION CONTROL DEVICES FOR STOCKPILE AREAS, INLETS, AND DITCHES MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO SURFACE WATER.
7. REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AND VERIFY THE CLEANING OUT OF ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, AND DITCHES ONCE FINAL STABILIZATION HAS OCCURRED.
8. PIPE OUTLETS NEED TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF GOING ONLINE.
9. WHERE GROUND WATER EXISTS, CONTRACTOR MUST SUBMIT A DEWATERING TREATMENT PLAN TO THE ENGINEER FOR APPROVAL. THE PLAN MUST INCLUDE A DEWATERING SYSTEM PRIOR TO DISCHARGING INTO RECEIVING WATER. IF DEWATERING IS REQUIRED THROUGH DISCHARGING INTO THE CITY OF ROCHESTERS STORM SEWER SYSTEM, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OR APPROVALS. THE DEWATERING PLAN MUST ENSURE THAT THE DISCHARGE WATER IS FREE OF SEDIMENT AND TURBID WATER.
10. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE ADDED DURING ANY PHASE OF CONSTRUCTION AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL PROVIDE PERIMETER CONTROL DAY - TO - DAY AT DISTURBED, UNSTABILIZED AREAS WHERE EROSION OR SEDIMENTATION COULD BE A PROBLEM. THE ENGINEER SHALL DIRECT THE CONTRACTOR AS TO WHERE PLACEMENT OF PERIMETER CONTROL WILL BE REQUIRED.
12. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS.



**LEGEND**

- INLET PROTECTION
- FLOW DIRECTION
- RIP RAP
- WOOD FIBER BIOROLL
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

SEE LANDSCAPE PLAN FOR SEED/SOD SPECIFICATIONS.

**NOT FOR CONSTRUCTION**



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, was prepared by a duly Licensed Civil Engineer under the laws of the State of Minnesota.  
 Printed Name: Vekki Van Dell  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_ License #: 41352

No.	Date	Revision Description
1	5/13/2024	SITE PLAN REVIEW
2	5/31/2024	SITE PLAN REVIEW

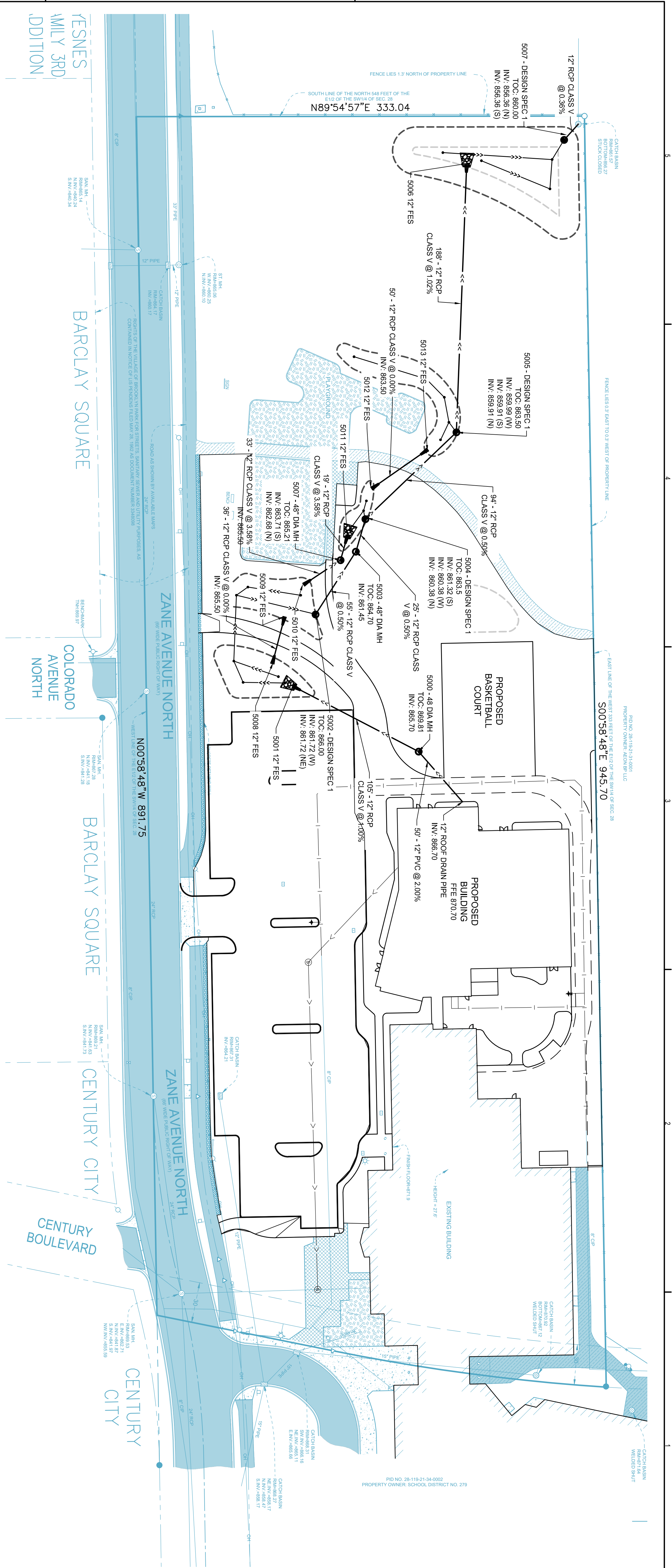
**CONSTRUCTION DOCUMENTS**

Project	Date	2023.52.01
Drawn by		MSS
Checked by		VJV

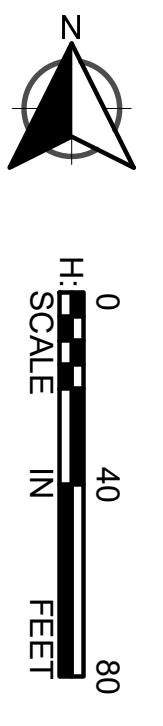
**EROSION CONTROL PLAN**

Drawing Number

**C302**



- NOTES:**
1. RIMS SHOWN IN CURB HAVE A 2" SLUMP BELOW THE GUTTERLINE ELEVATION.
  2. ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT UNLESS OTHERWISE AUTHORIZED BY OWNER OF UTILITY.
  3. A 10-FOOT OUTSIDE TO OUTSIDE HORIZONTAL SEPARATION IS REQUIRED BETWEEN SEWER LINES AND/OR STRUCTURES AND POTABLE WATER LINES.
  - 3.1. WHERE THIS PROVISION CANNOT BE MET BETWEEN SEWER LINES AND POTABLE WATER LINES, SEWER PIPES SHALL BE PRESSURE RATED PVC (C900, SCH 40, SCH 80, OR SDR 26 PER ASTM D2241).
  - 3.2. SEWER STRUCTURES WITHIN 10' OF POTABLE WATER LINES SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS MEETING MINNESOTA DEPARTMENT OF HEALTH STANDARDS.
  4. MINIMUM 12-INCH VERTICAL SEPARATION REQUIRED AT ALL UTILITY CROSSINGS. POTABLE WATER LINES SHALL BE MINIMUM 18" ABOVE OR 18" BELOW SEWER LINES AT CROSSINGS. WHERE POTABLE WATER IS LOCATED BELOW OR LESS THAN 18" ABOVE SEWER LINES, CONTRACTOR SHALL IDENTIFY, FIELD VERIFY AND COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS IN THE FIELD.
  5. COORDINATES ARE TO END OF PIPE, CENTER OF APPURTENANCE, OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. LENGTH OF PIPE LISTED IN THE PLAN IS TO CENTER OF STRUCTURE OR END OF BARREL (INCLUDES APRON LENGTH).
  6. CONTRACTORS SHALL IDENTIFY, FIELD VERIFY, AND COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS IN THE FIELD. REPORT CONFLICTS REQUIRING REDESIGN TO THE ENGINEER OF RECORD.
  7. CONTRACTOR TO INSTALL STORM SEWER MANHOLES, CATCHBASINS, STRUCTURES, AND ADJUST RINGS ACCORDING TO DETAILS.
  8. REFER TO PIPE BEDDING DETAIL FOR STORM PIPES.
  9. ALL CONCRETE PIPE IS DESIGN 3006 GASKET JOINT.
  10. INSTALL 50 LF OF DRAINTILE BEHIND CURB AT LOW POINT CATCH BASINS. SEE DETAIL ON C506.



**LEGEND**

	PROPOSED CURB AND GUTTER
	PROPOSED BITUMINOUS (EDGE)
	PROPOSED CONCRETE (EDGE)
	PROPOSED GRAVEL (EDGE)
	APPROX. CONSTRUCTION LIMITS
	EXISTING STORM SEWER PIPE
	EXISTING STORM SEWER STRUCTURE
	PROPOSED STORM SEWER PIPE
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED CLEANOUT

**NOT FOR CONSTRUCTION**

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Printed Name: Vicki Van Dell  
 Signature:

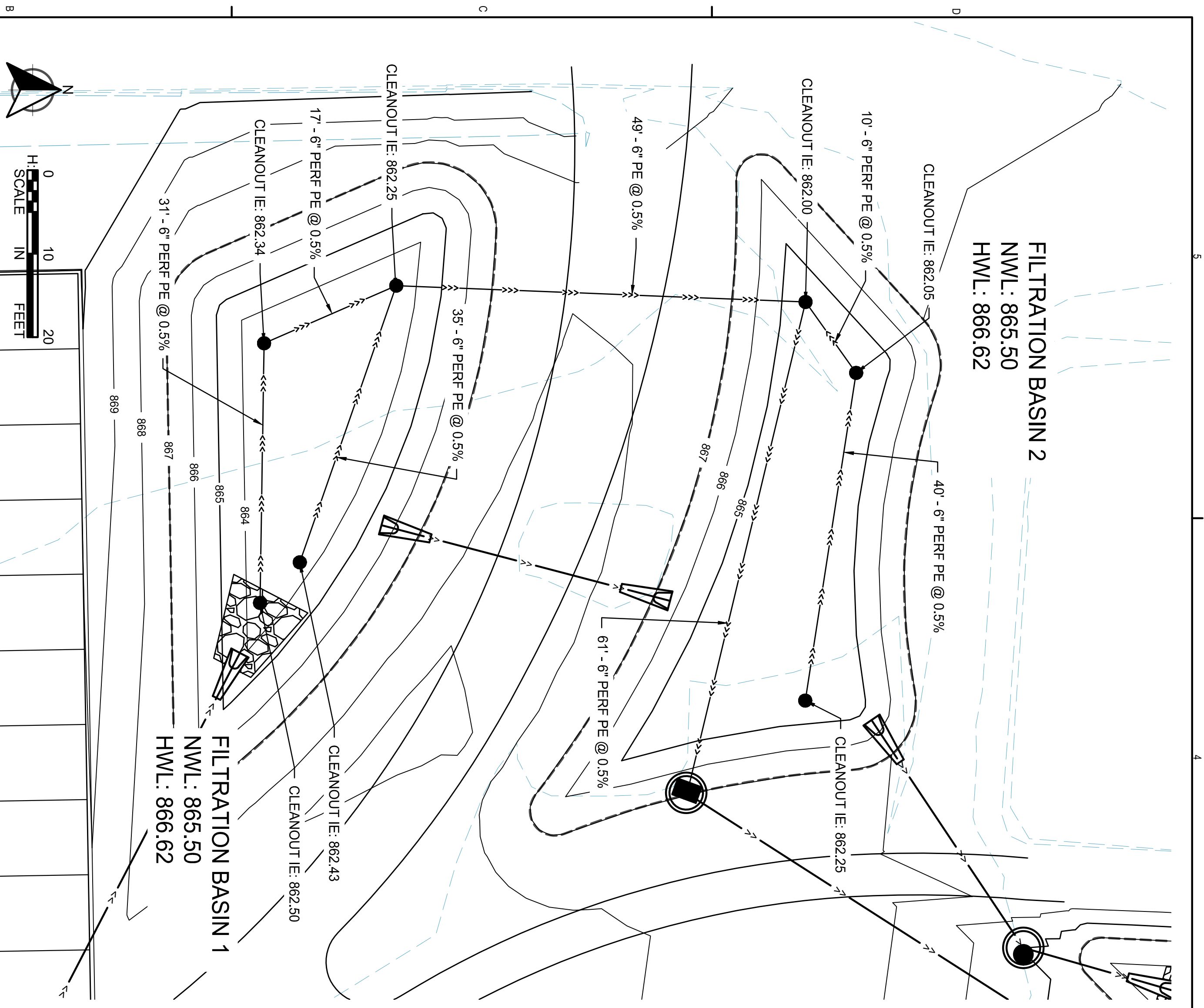
No.	Date	Revision Description
1	5/13/2024	SITE PLAN REVIEW
2	5/31/2024	SITE PLAN REVIEW

**CONSTRUCTION DOCUMENTS**

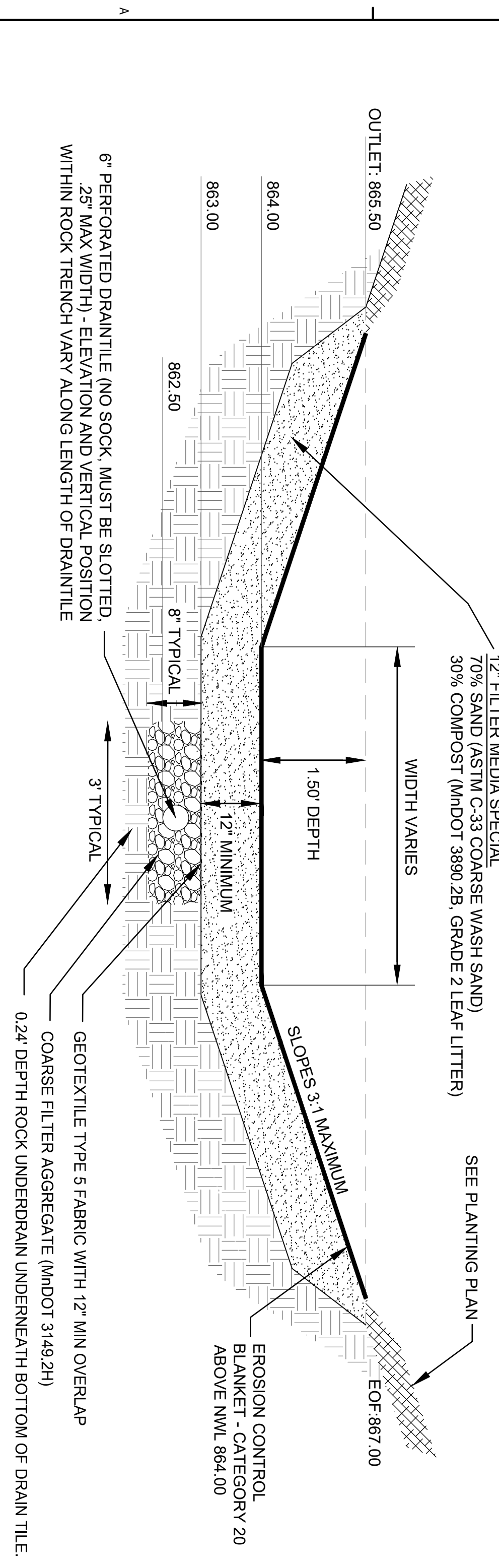
Project	Date	Checked by	Drawn by
2023.52.01	02.19.2024	MSS	VVV

**STORM SEWER PLAN**

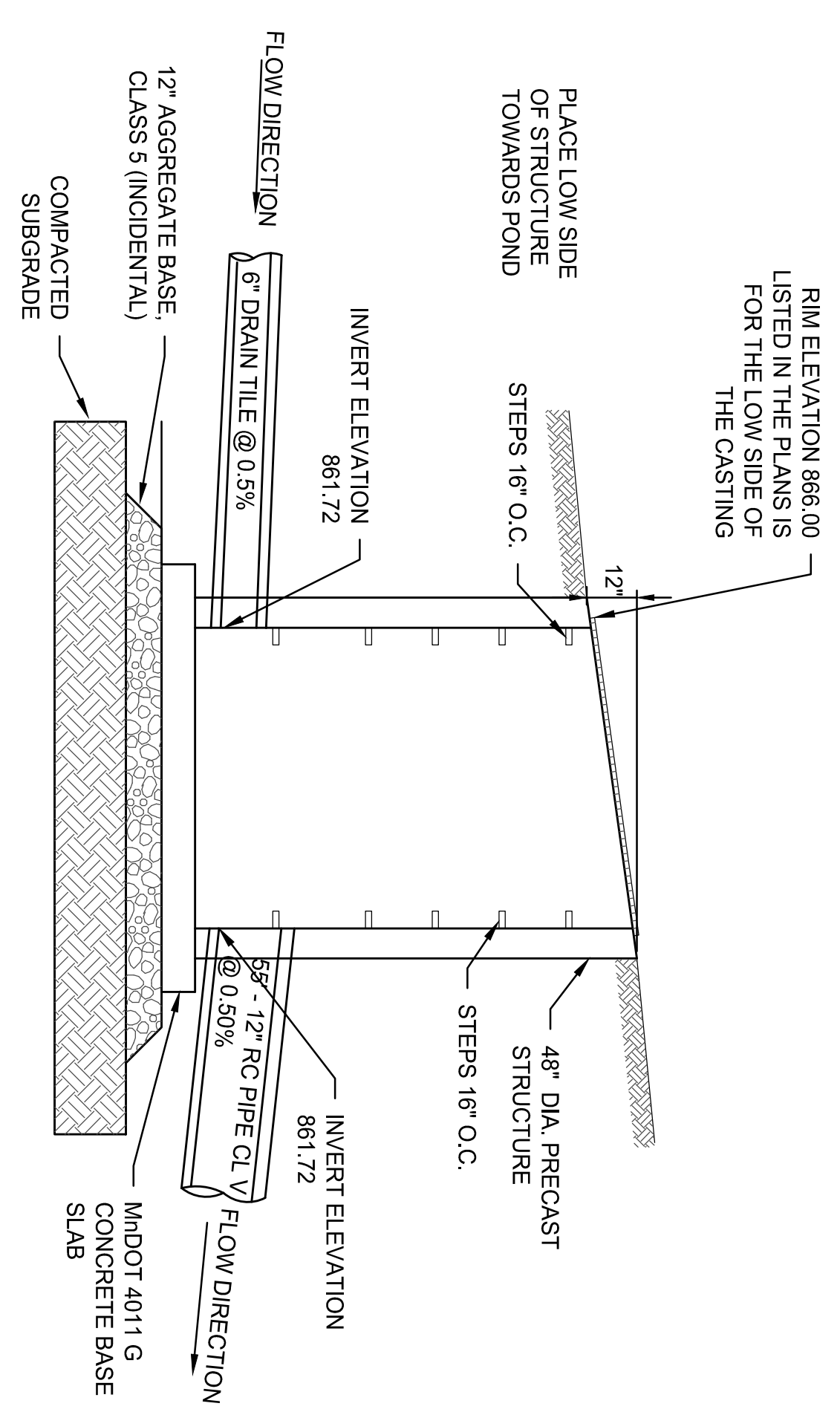
Drawing Number: **C401**



FILTRATION BASIN 1 AND 2



FILTRATION BASIN 1 DETAIL  
NOT TO SCALE



5002 - DESIGN SPECIAL 1

**NOTE:**  
CONTRACTOR SHALL PROVIDE A POST CONSTRUCTION TEST ON THE BIOFILTRATION BASIN. TEST SHALL BE CONDUCTED BY FILLING BASIN WITH WATER TO A DEPTH OF 6" AND MONITORING THE TIME NECESSARY TO DRAIN. THE ENGINEER SHALL BE NOTIFIED NO LESS THAN 3 DAYS PRIOR TO THE TEST TO WITNESS THE RESULTS.

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Printed Name: Vicki Van Dell  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ License #: 41352

No.	Date	Revision Description
2	5/31/2024	SITE PLAN REVIEW

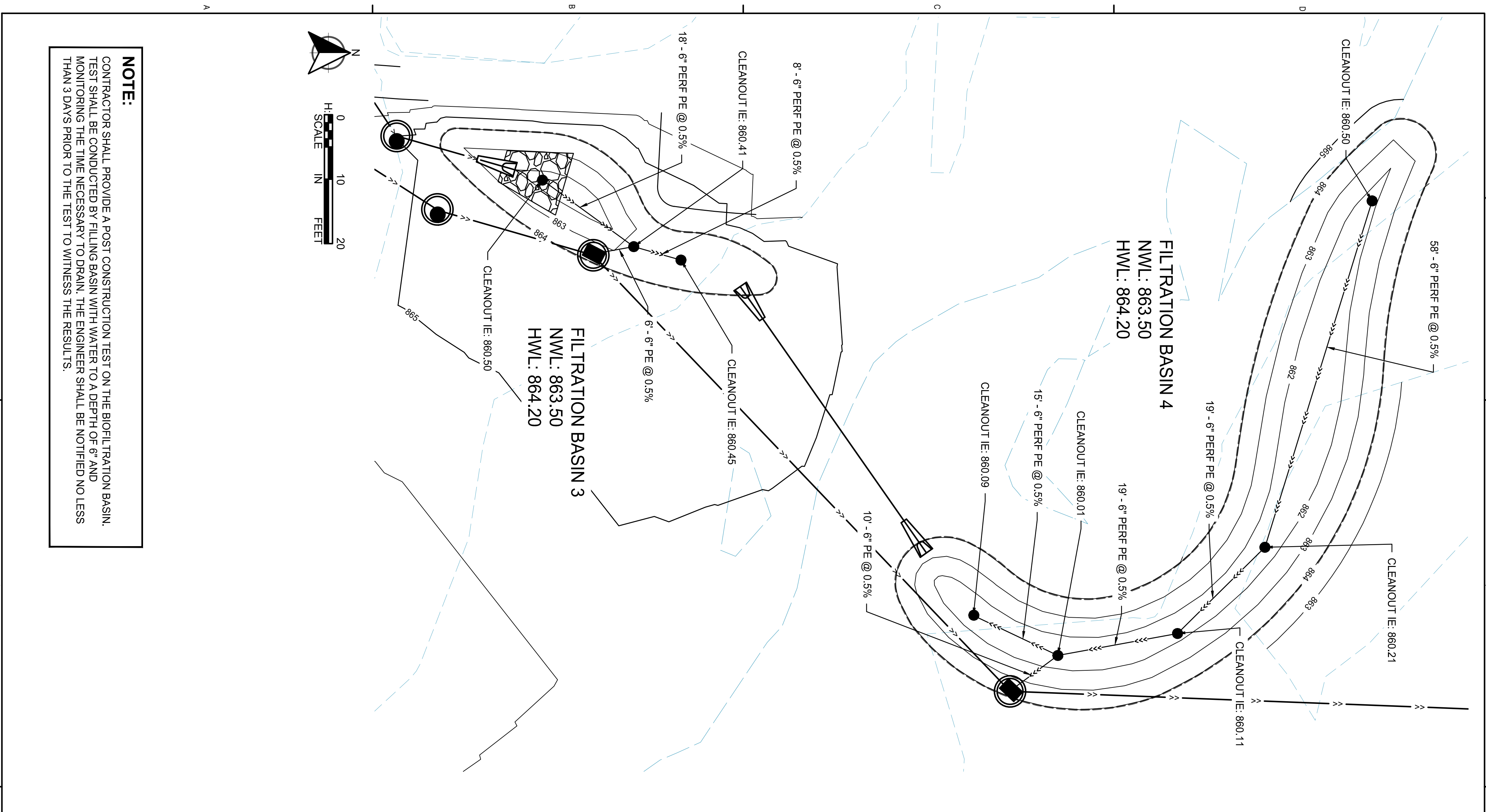
**CONSTRUCTION DOCUMENTS**

Project	Date	MSJ
2023.52.01	02.19.2024	MSJ

Drawn by: VAV  
Checked by: VAV

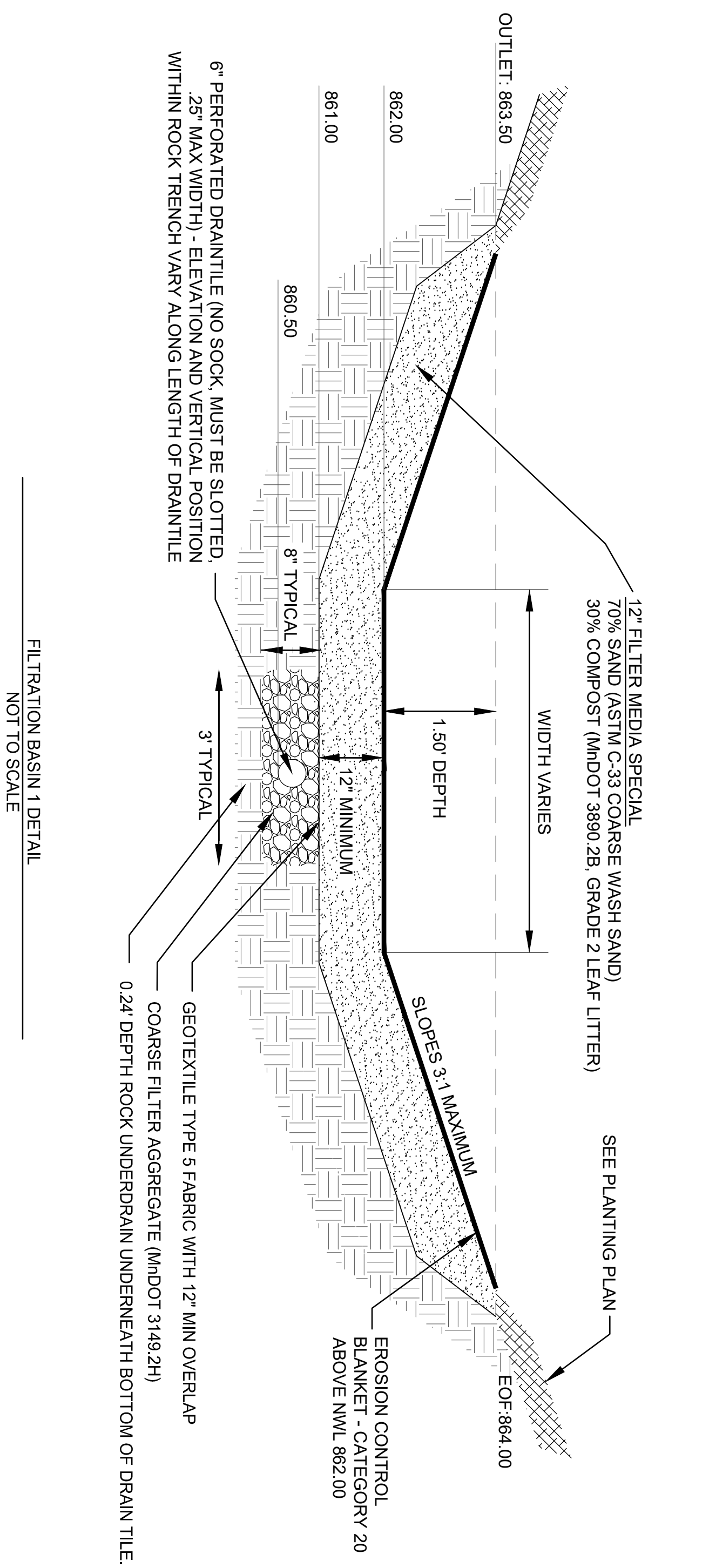
**FILTRATION  
BASINS 1  
AND 2**

Drawing Number  
**C402**



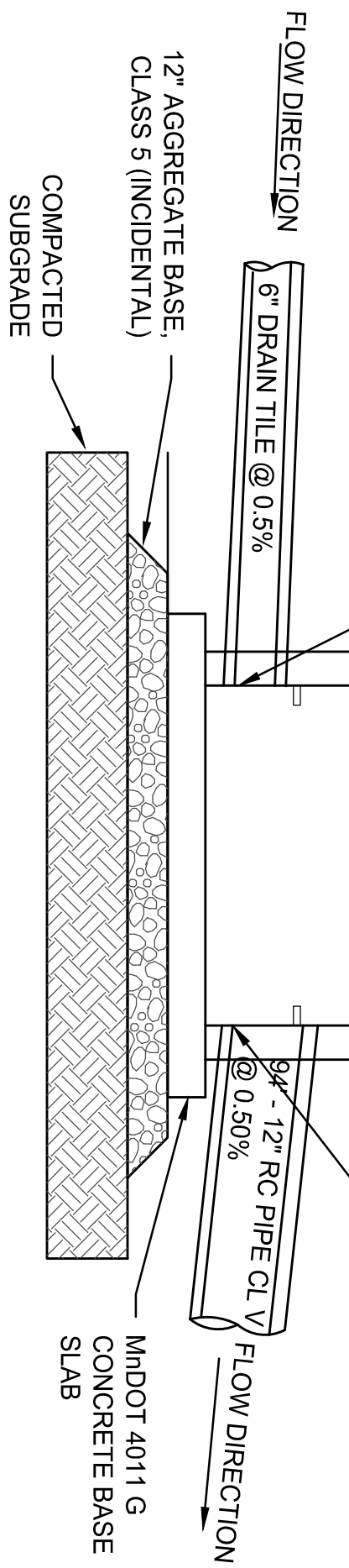
**NOTE:**  
 CONTRACTOR SHALL PROVIDE A POST CONSTRUCTION TEST ON THE BIOFILTRATION BASIN. TEST SHALL BE CONDUCTED BY FILING BASIN WITH WATER TO A DEPTH OF 6" AND MONITORING THE TIME NECESSARY TO DRAIN. THE ENGINEER SHALL BE NOTIFIED NO LESS THAN 3 DAYS PRIOR TO THE TEST TO WITNESS THE RESULTS.

**FILTRATION BASIN 3 AND 4**



RIM ELEVATION 863.50 LISTED IN THE PLANS IS FOR THE LOW SIDE OF THE CASTING

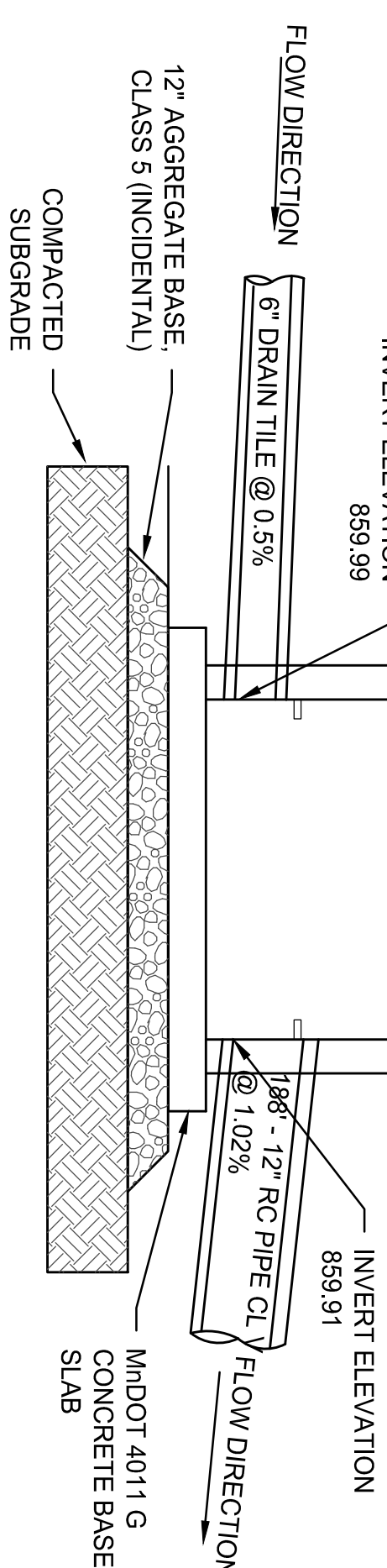
PLACE LOW SIDE OF STRUCTURE TOWARDS POND



**5004 - DESIGN SPECIAL 1**

RIM ELEVATION 863.50 LISTED IN THE PLANS IS FOR THE LOW SIDE OF THE CASTING

PLACE LOW SIDE OF STRUCTURE TOWARDS POND



**5005 - DESIGN SPECIAL 1**

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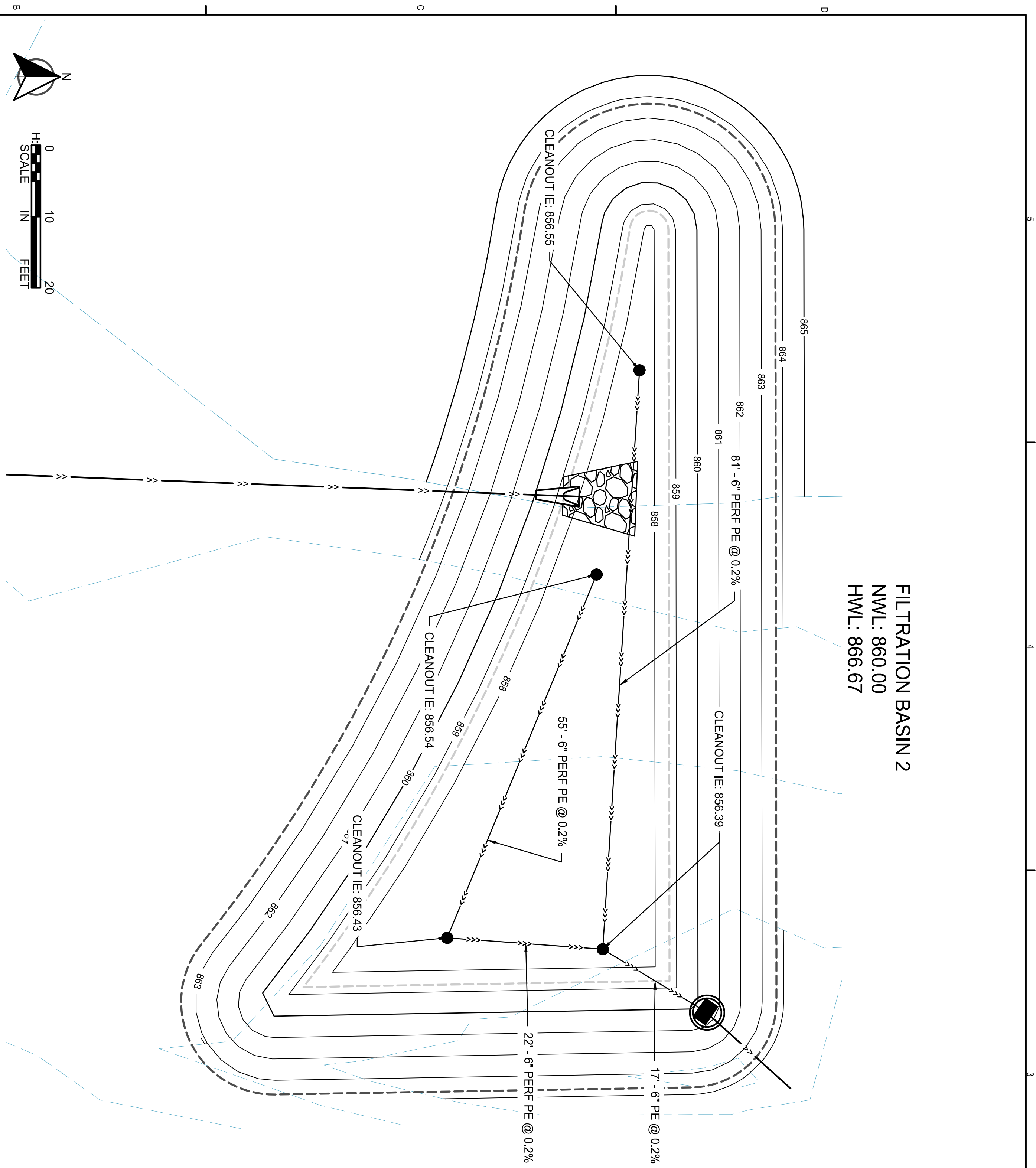
No.	Date	Revision Description
2	5/31/2024	SITE PLAN REVIEW

**CONSTRUCTION DOCUMENTS**

Project	2023.52.01
Date	02.19.2024
Drawn by	MSS
Checked by	VVV

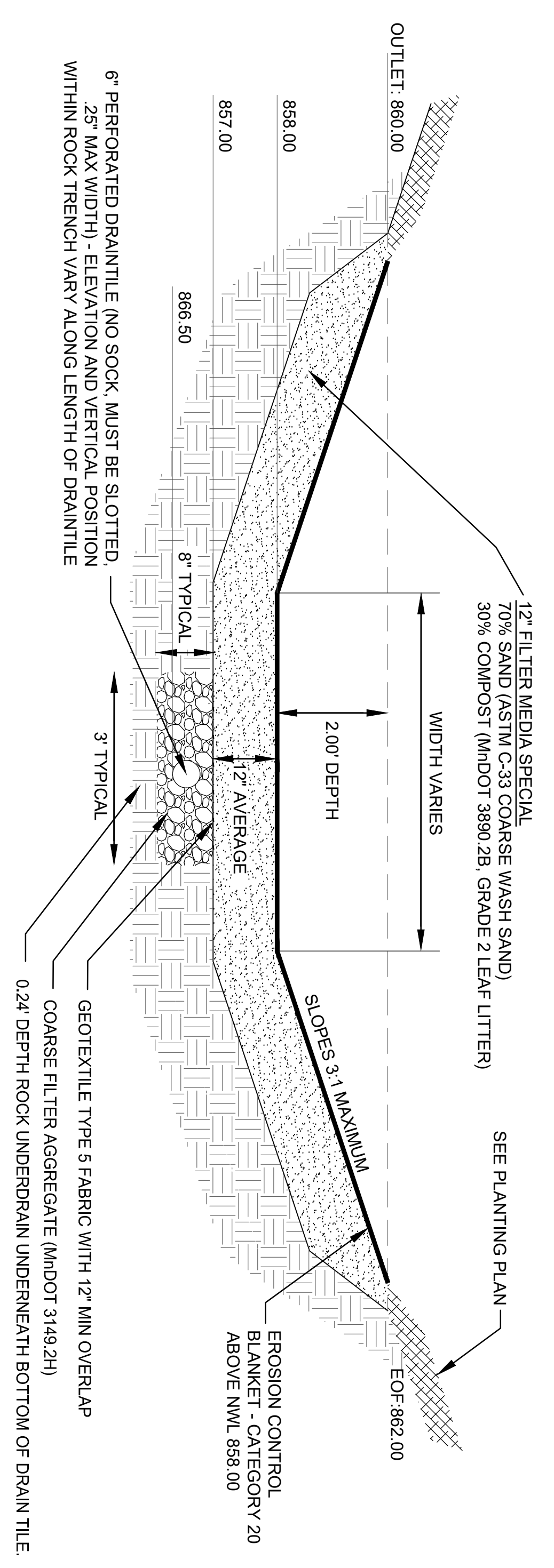
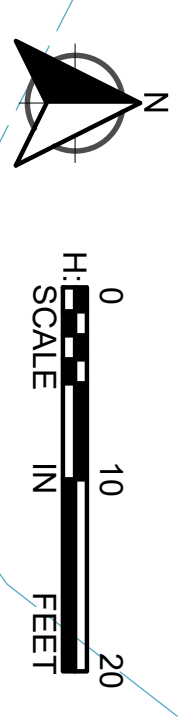
**FILTRATION BASINS 3 AND 4**

Drawing Number  
**C403**



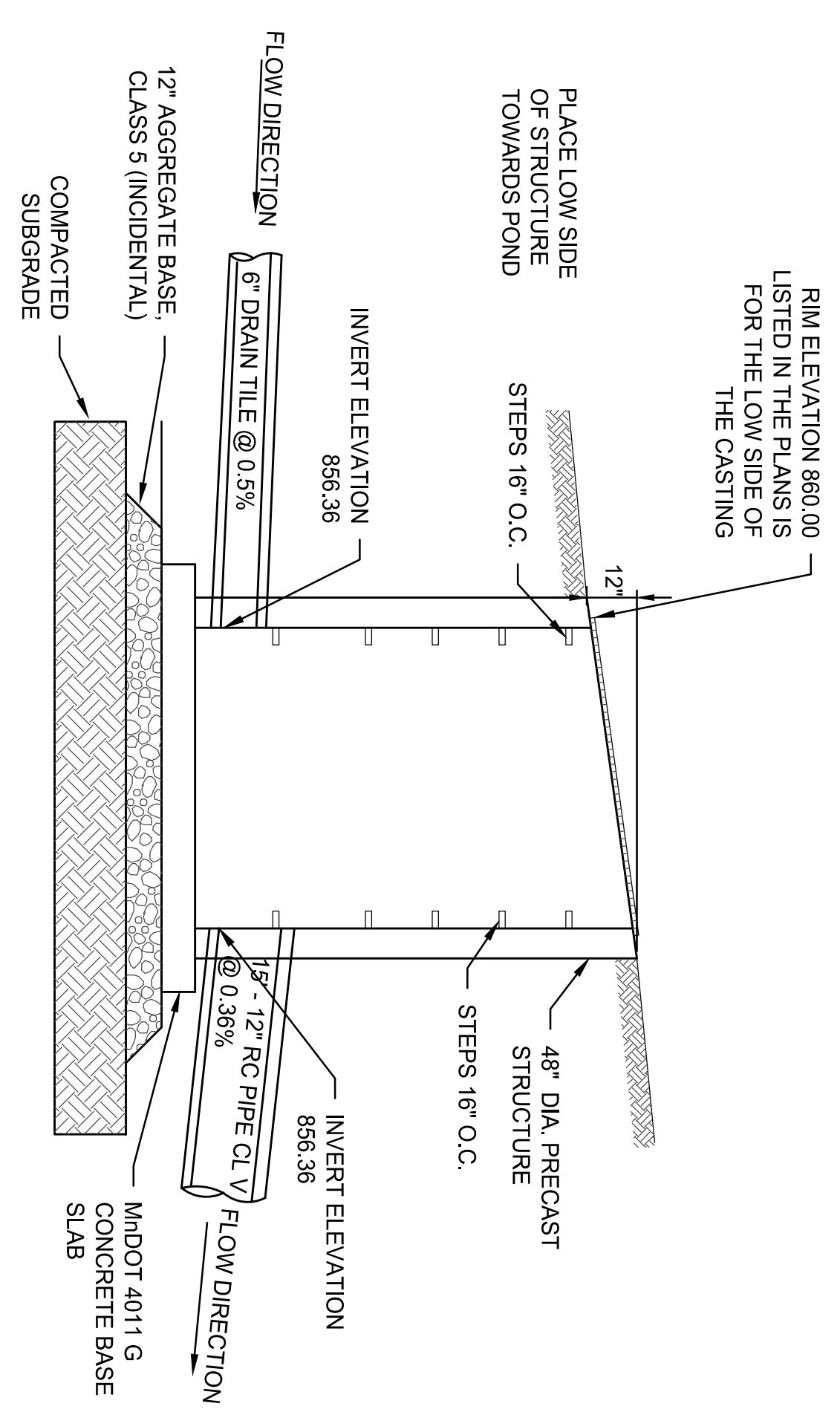
**FILTRATION BASIN 2**  
 NWL: 860.00  
 HWL: 866.67

**FILTRATION BASIN 5**



FILTRATION BASIN 1 DETAIL  
 NOT TO SCALE

**5007 - DESIGN SPECIAL 1**



**NOTE:**  
 CONTRACTOR SHALL PROVIDE A POST CONSTRUCTION TEST ON THE BIOFILTRATION BASIN. TEST SHALL BE CONDUCTED BY FILLING BASIN WITH WATER TO A DEPTH OF 6\"/>

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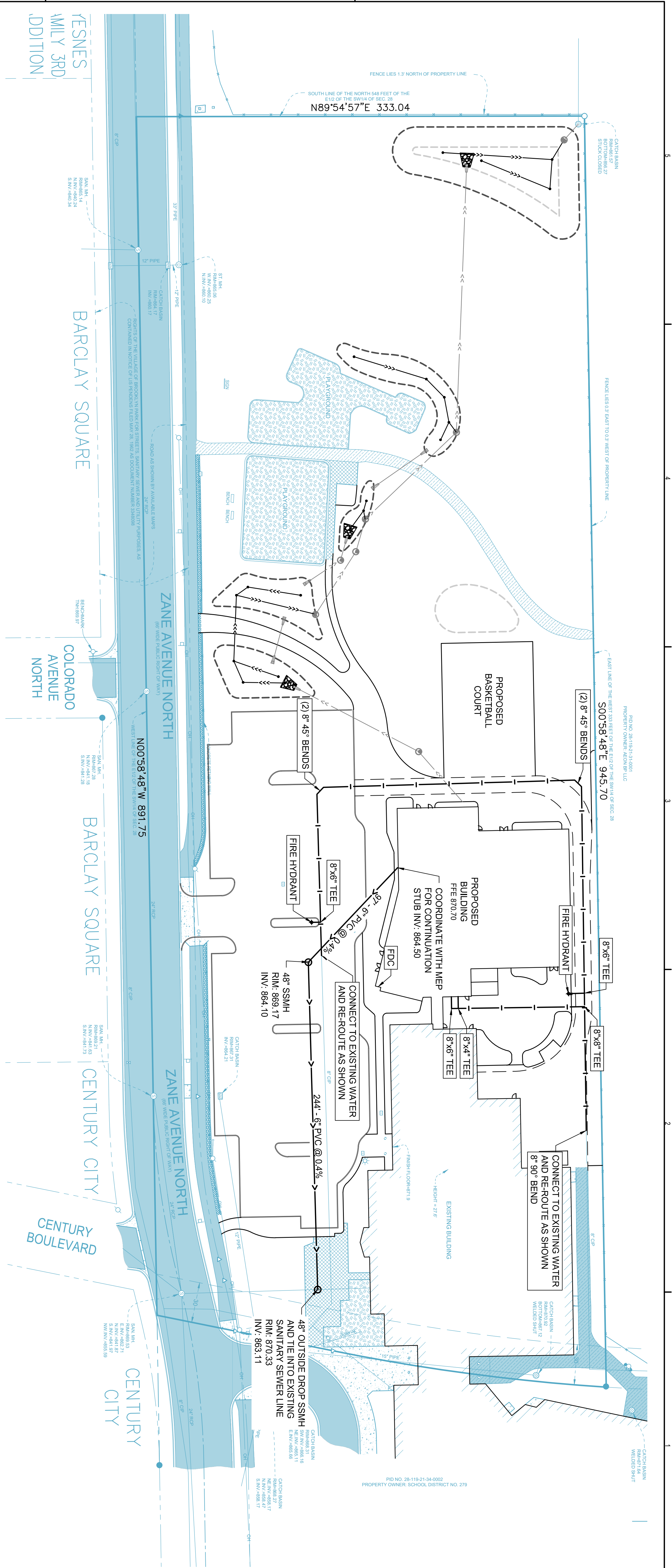
No.	Date	Revision Description
2	5/31/2024	SITE PLAN REVIEW

**CONSTRUCTION DOCUMENTS**

Project	Date	Drawn by	Checked by
2023.52.01	02.19.2024	MSS	VAV

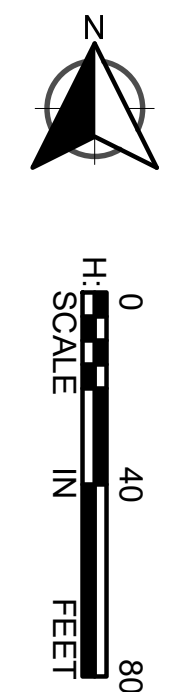
**FILTRATION BASIN 5**

Drawing Number  
**C404**



**UTILITY NOTES**

1. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE LOCAL REQUIREMENTS. CONDUCT ALL TESTS TO THE SATISFACTION OF THE LOCAL AUTHORITIES.
2. CORRODATE ARE TO END OF PIPE CENTER OF APPURTENANCE, OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. ALL UTILITIES AND CONDUITS SHALL TERMINATE 9' OUTSIDE THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE AUTHORIZED BY OWNER.
5. REPORT ANY DISCREPANCIES TO THE ENGINEER. RECONNECT ALL SERVICES NOT MARKED FOR REMOVAL OR AS DIRECTED BY THE OWNER.
6. INSTALL ALL WATER MAINS AND APPURTENANCES IN ACCORDANCE WITH CITY OF BROOKLYN PARK STANDARDS, AWWA AMERICAN WATERWORKS ASSOCIATION AND THE NATIONAL FIRE PREVENTION ASSOCIATION (NFPA) STANDARDS.
7. PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS DOWN AND PROVIDE A GRADE FOR ANY VERTICAL BEND UP.
8. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM OR SANITARY LINES, THE WATER LINES SHALL TAKE PRECEDENCE. THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESSES ARE NOT EXCEEDED.
9. CONDUCT A PRESSURE TEST ON ALL WATER MAIN AND FIRE PROTECTION LINES TO INSURANCE CARRIER.
10. PROVIDE ALL WATER AND FIRE LINES WITH A MINIMUM DEPTH OF 7 FEET.
11. HYDRANT'S PLACED WHERE THE GROUND WATER TABLE IS ABOVE THE DRAIN HOLE GUTTER SHALL HAVE THE DRAIN HOLE PLUGGED AND BE EQUIPPED WITH A TAG STAYING THE NEED FOR DRAINING AFTER USE.
12. ALL POTABLE WATER PIPES, FITTINGS AND FIXTURES SHALL MEET THE REDUCTION OF LEAD DRINKING WATER ACT WHICH SETS A MAXIMUM LEAD CONCENTRATION OF WATER DISTRIBUTION GATE VALVES 2 INCHES IN DIAMETER OR GREATER ARE EXEMPT.
13. THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVE BOXES AND MANHOLES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID WATER GAS AND EXISTING SEWERS AND THEIR CONSTRUCTION.
14. A #11 AWG TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC PIPES. THE WIRE SHALL BE INSTALLED AT THE TOP OF THE PIPE AND BE ACCESSIBLE ABOVEGROUND AT ALL VALVES AND BUILDING RISERS.
15. REFER TO MECHANICAL PLANS FOR CONTINUATION OF UTILITIES INTO THE BUILDING.
16. 10' FOOT HORIZONTAL SEPARATION REQUIRED BETWEEN SEWER LINES AND/OR STRUCTURES AND POTABLE WATER LINES.
- 16a. WHERE THIS PROVISION CANNOT BE MET BETWEEN SEWER LINES AND POTABLE WATER LINES, SEWER PIPES SHALL BE A MATERIAL APPROVED FOR WATER PLUMBING CODE TABLE 904.1 OF CHAPTER 9 IN THE 2019 MINNESOTA PLUMBING CODE.
- 16b. UNDER NO CIRCUMSTANCES SHALL POTABLE WATER LINES BE WITHIN 10' OF SEWER LINES UNLESS THE SEWER LINES ARE BELOW SEWER LINES AT LABOR & INDUSTRY (L&I). SEWER STRUCTURES WITHIN 10' OF POTABLE WATER TO ENSURE WATER TIGHTNESS MEETING MINNESOTA DEPARTMENT OF HEALTH STANDARDS.
17. MINIMUM 6-INCH VERTICAL SEPARATION REQUIRED AT ALL UTILITY CROSSINGS. CONCRETE WATER MAINS SHALL BE MINIMUM 18" ABOVE OR 6" BELOW SEWER LINES AT CROSSINGS. SEWER LINES SHALL BE MINIMUM 18" ABOVE POTABLE WATER MAINS. SEWER LINES SHALL BE A MATERIAL APPROVED FOR WATER DISTRIBUTION PER TABLE 701.1 OF CHAPTER 7 IN THE 2015 MINNESOTA PLUMBING CODE.
- 17a. MATERIALS FOR SEWERS CROSSING POTABLE WATER MAIN SHALL BE PLASTIC PIPE IN ACCORDANCE WITH ASTM D2321 (PVC SCHEDULE 40 ASTM D 1785 ASTM D 2246) OR HDPE PIPE IN ACCORDANCE WITH ASTM D 2635. JOINTS SHALL BE MADE WITH LISTED JOINT FITTINGS.
- 17b. CONTRACTOR SHALL IDENTIFY FIELD VERIFY AND CORRECT ALL EXISTING AND PROPOSED UTILITY CROSSINGS IN THE FIELD. REPORT CONFLICTS REQUIRING REVISION TO THE ENGINEER OF RECORD.
18. REFER TO ELECTRICAL AND MECHANICAL PLANS FOR CONNECTIONS AT BUILDING FOR GAS, POWER AND COMMUNICATIONS. CONTRACTOR TO COORDINATE SERVICES WITH LOCAL UTILITY PROVIDERS.



**LEGEND**

- APPROX. CONSTRUCTION LIMITS
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER SERVICE W/ CURBSTOP
- PROPOSED WATER SERVICE W/ CURBSTOP
- EXISTING HYDRANT W/ VALVE
- PROPOSED HYDRANT W/ VALVE
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING SANITARY STRUCTURE
- PROPOSED SANITARY STRUCTURE

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 License #: 4132

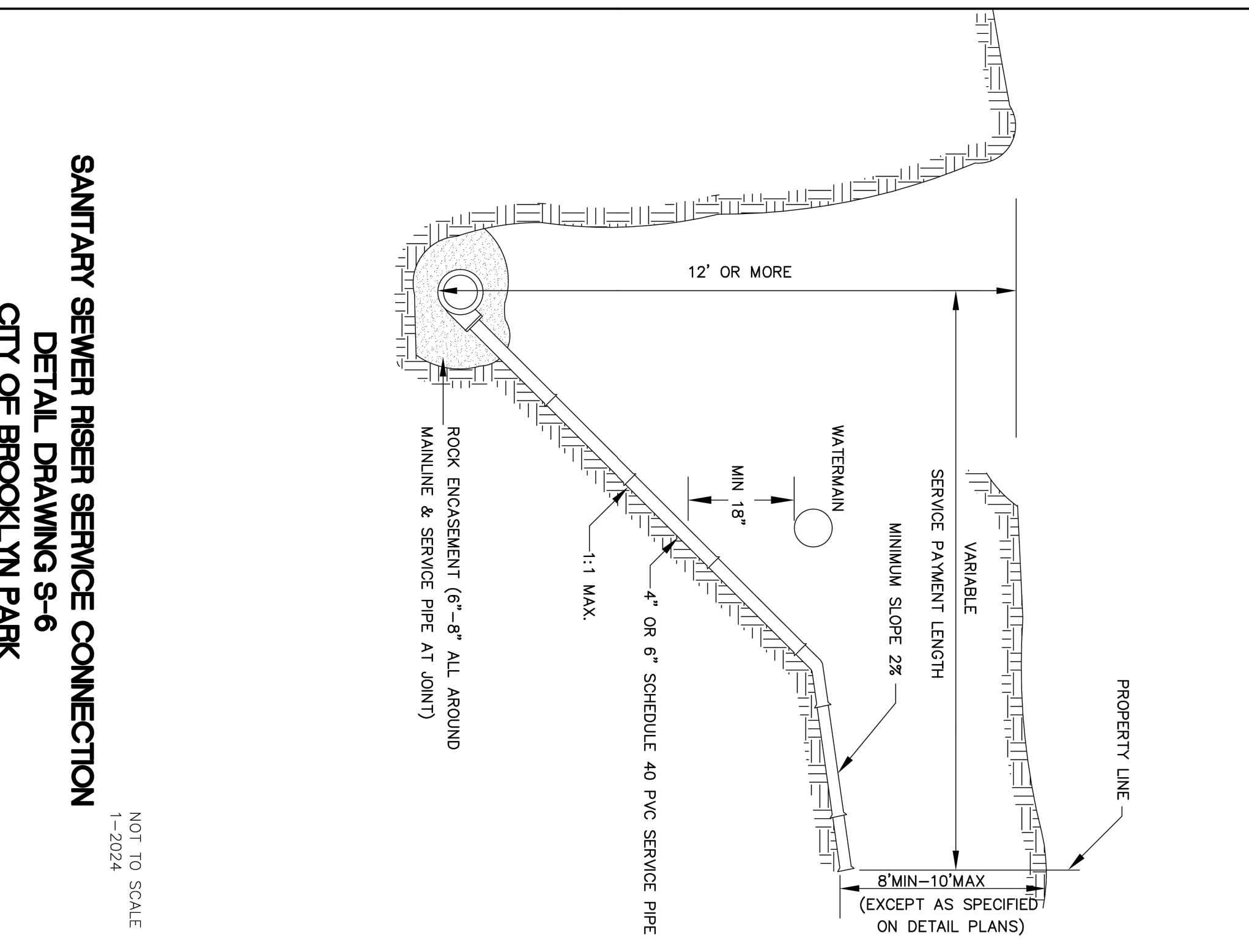
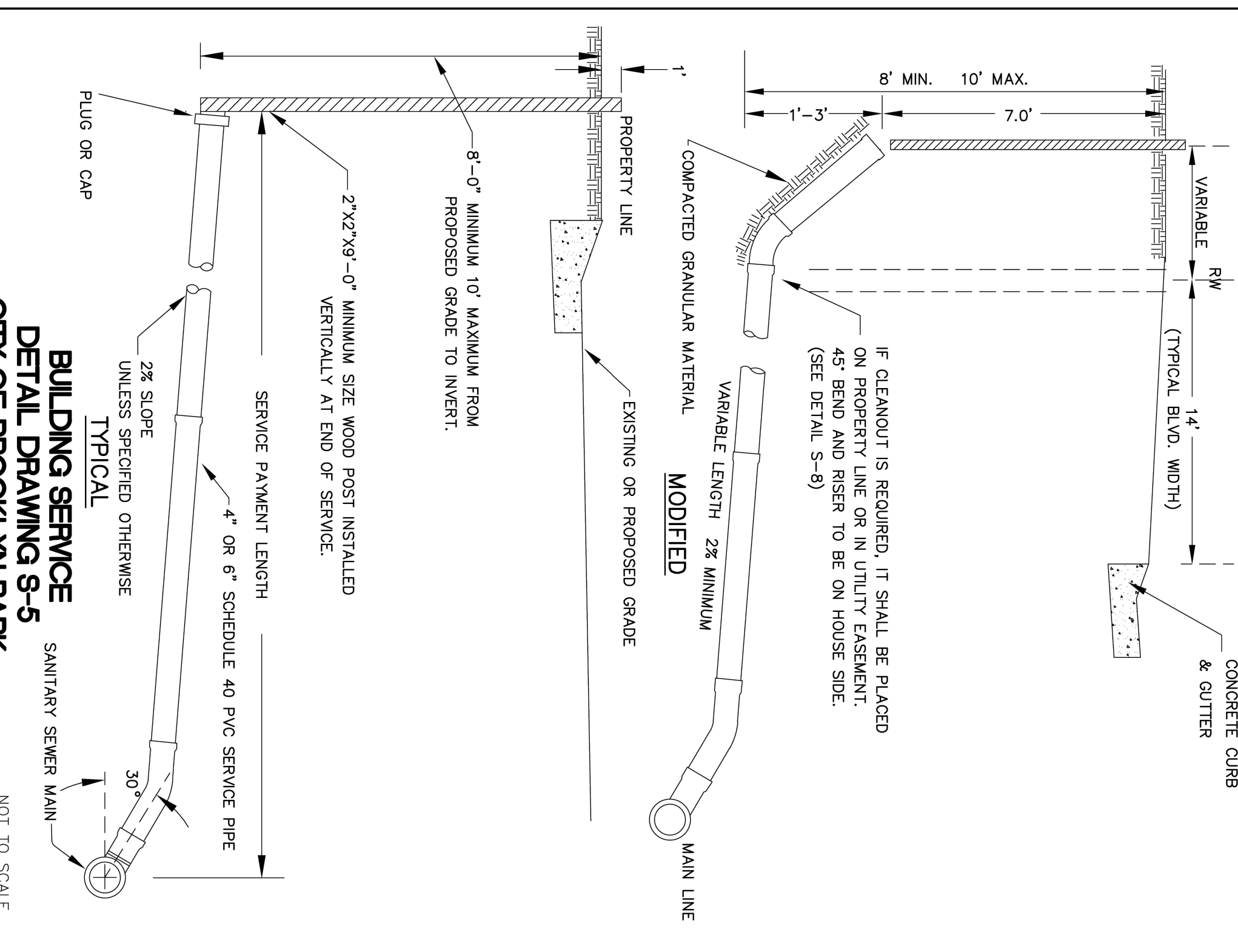
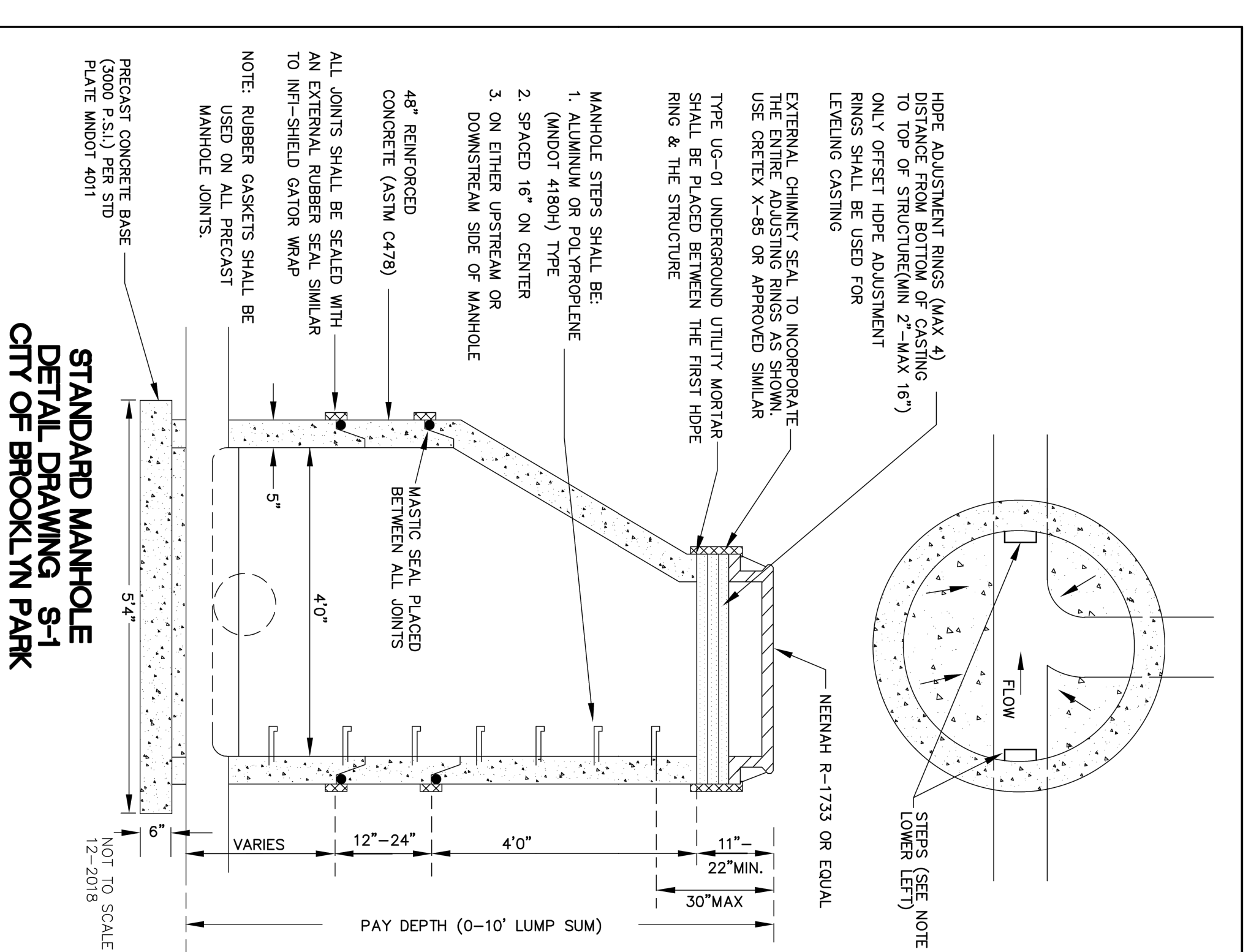
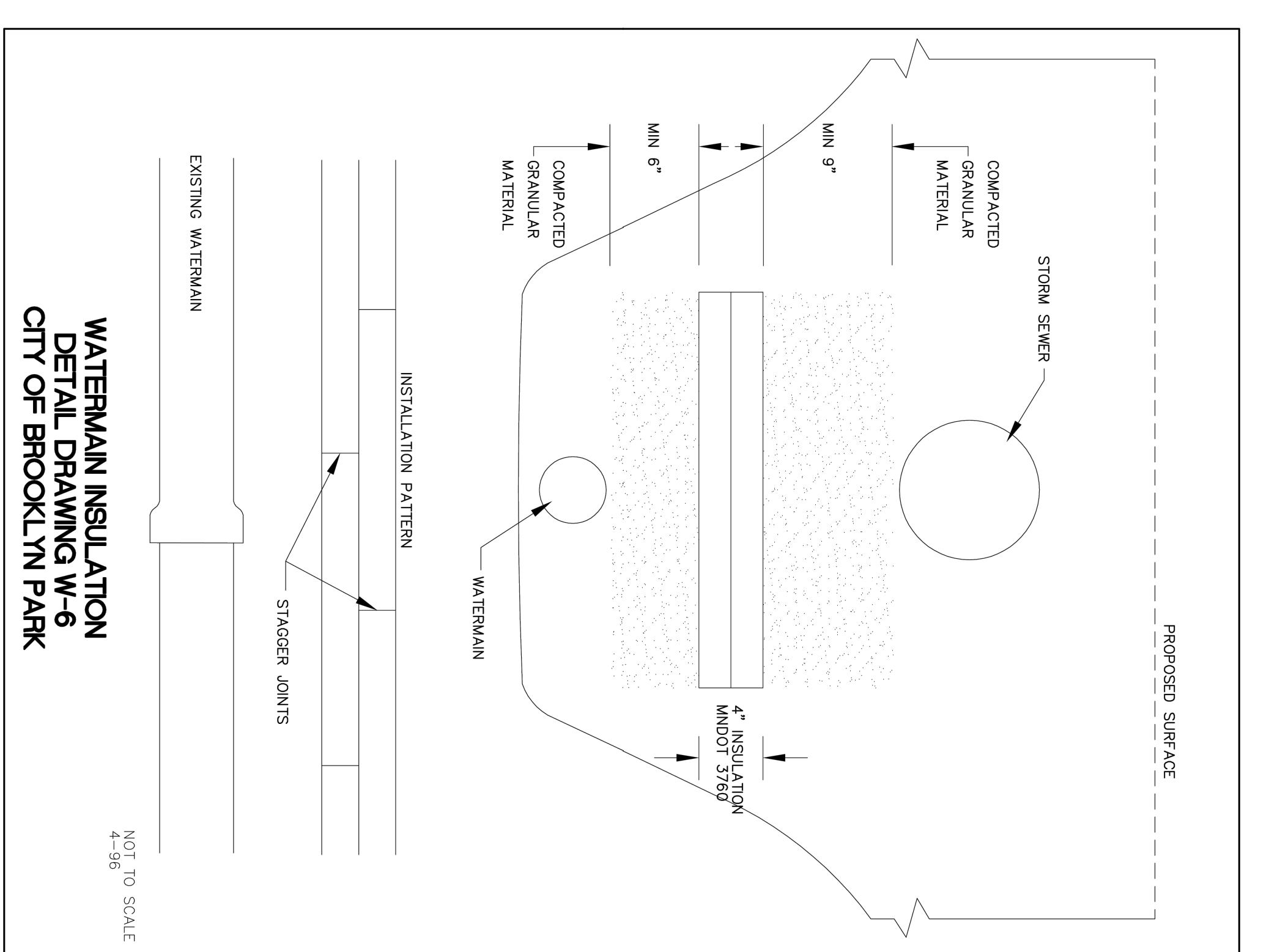
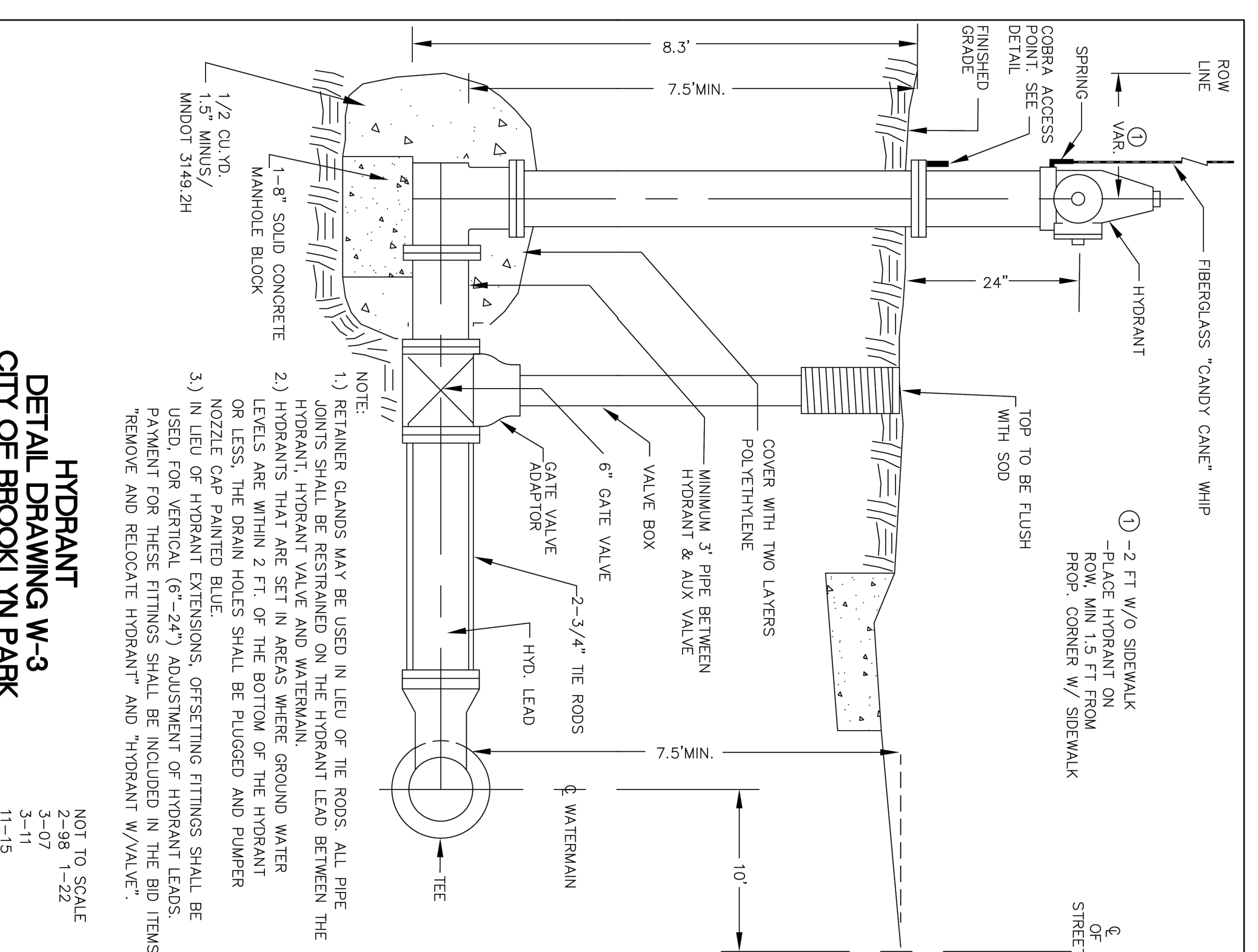
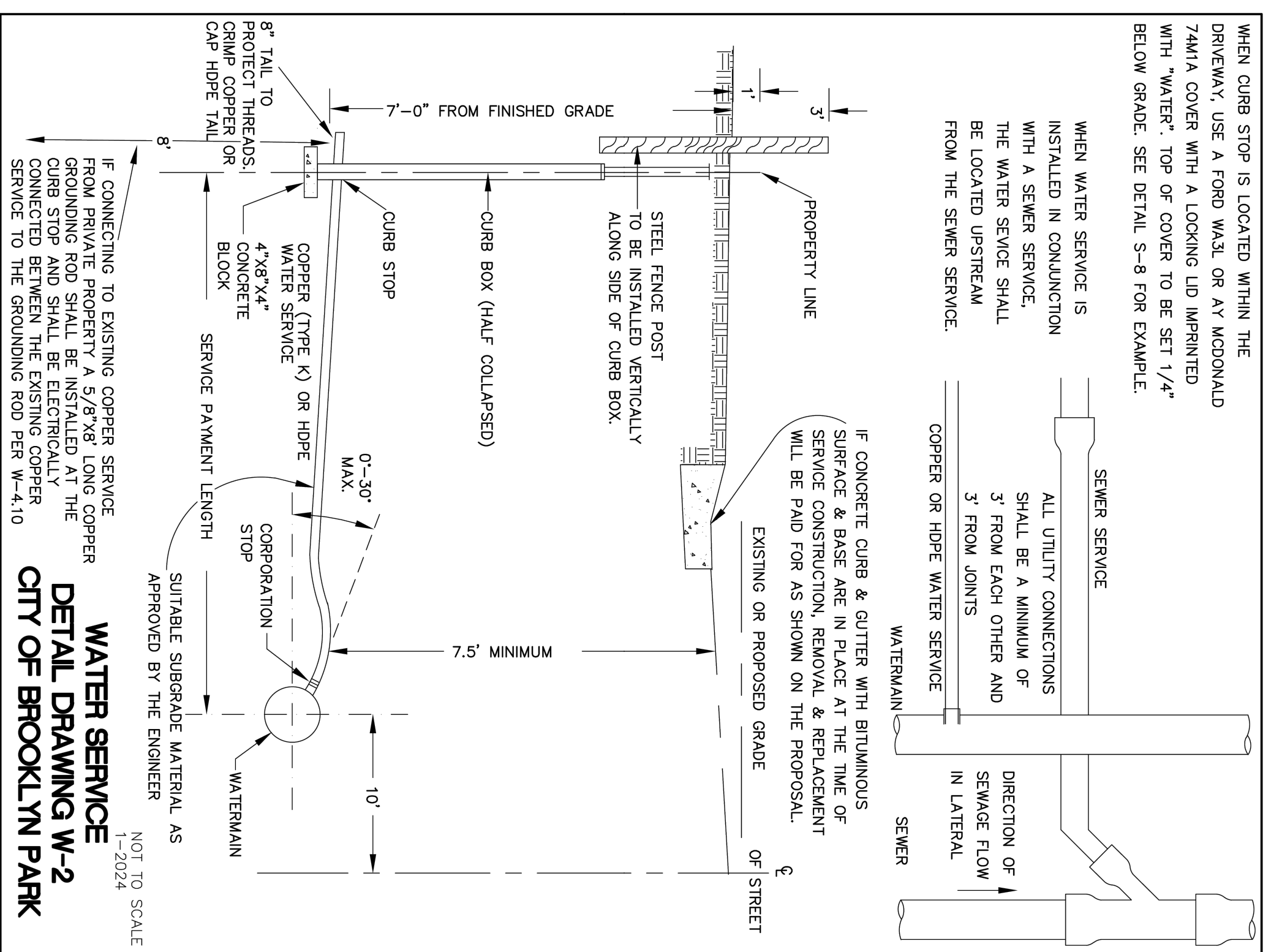
No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
2	5/3/2024	SITE PLAN REVIEW

**CONSTRUCTION DOCUMENTS**

Project	Date	Checked by	WAV
2023.02.01	02.19.2024	MSS	

**WATER & SANITARY SEWER PLAN**

Drawing Number  
**C405**



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**wsb**

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Printed Name: Vicki Van Dell  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ License #: 41352

No.	Date	Revision Description
2	5/31/2024	SITE PLAN REVIEW

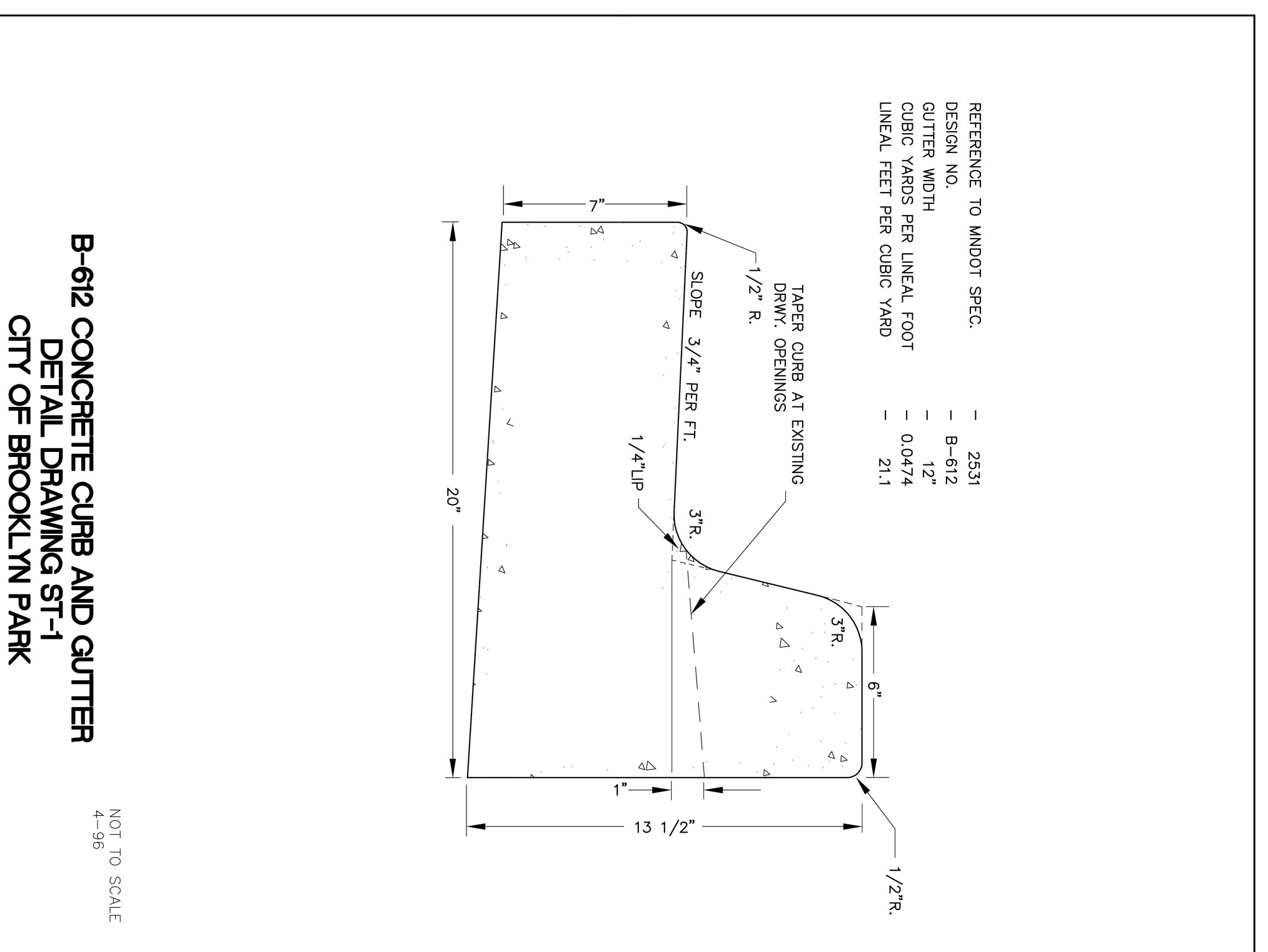
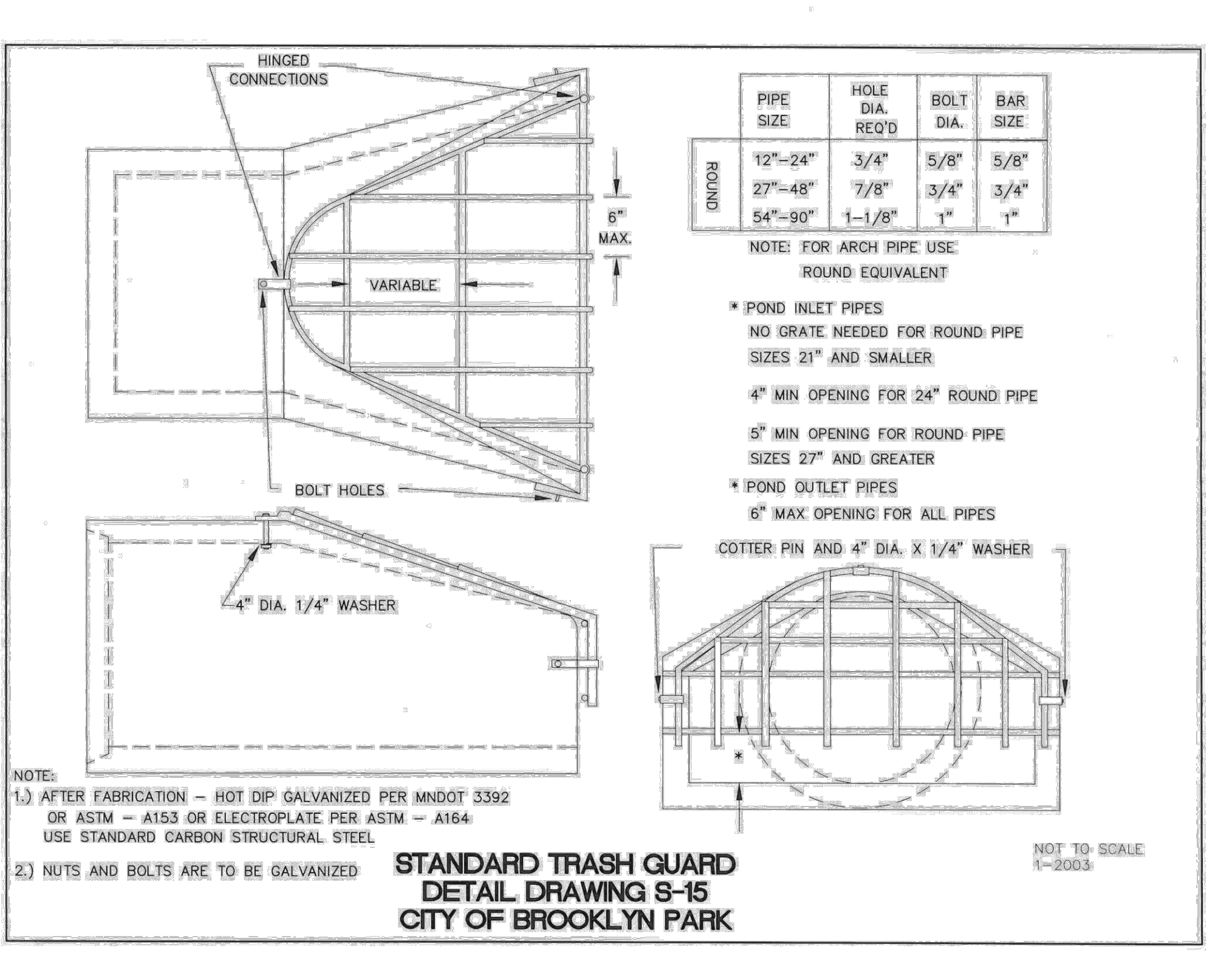
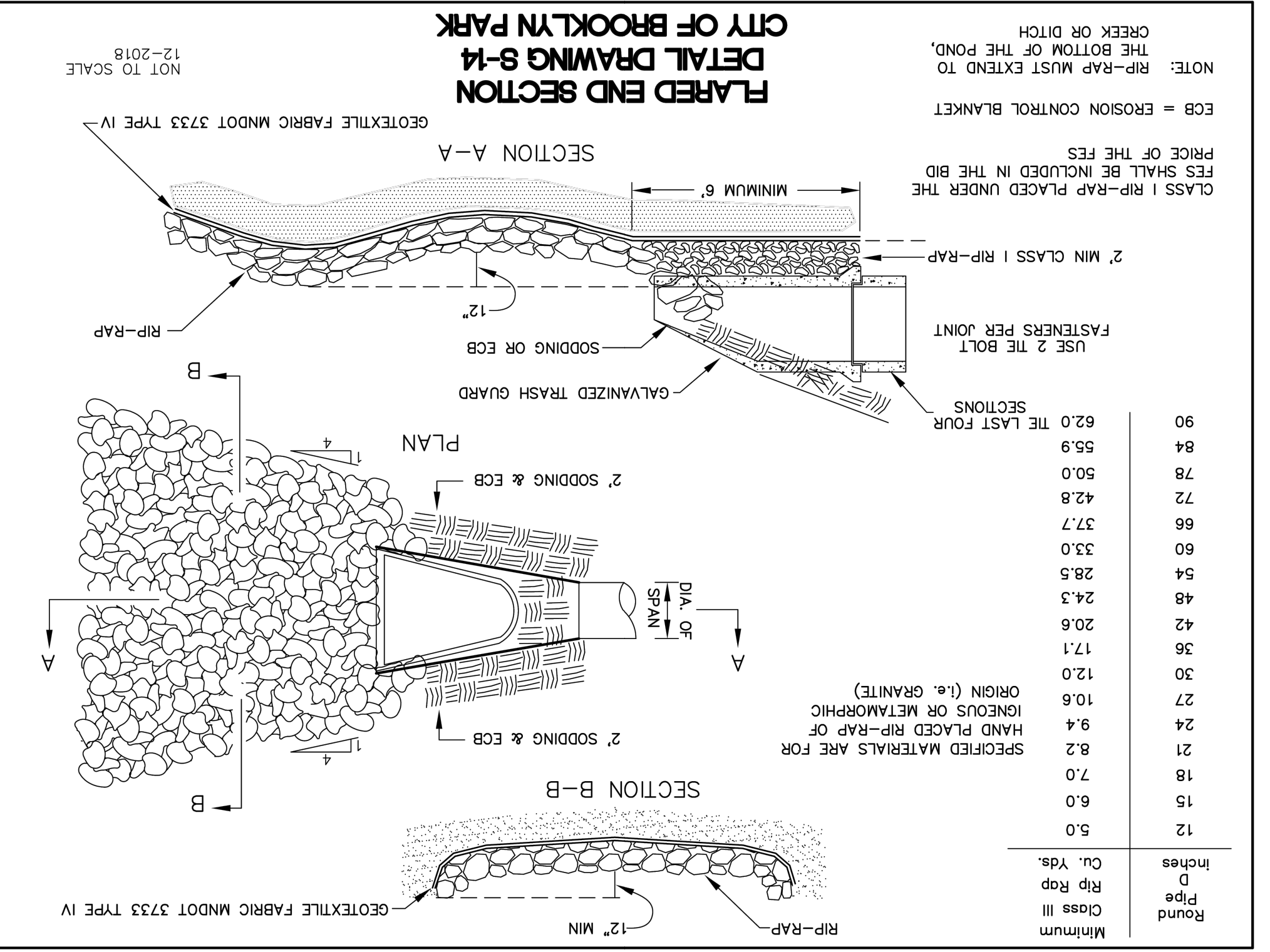
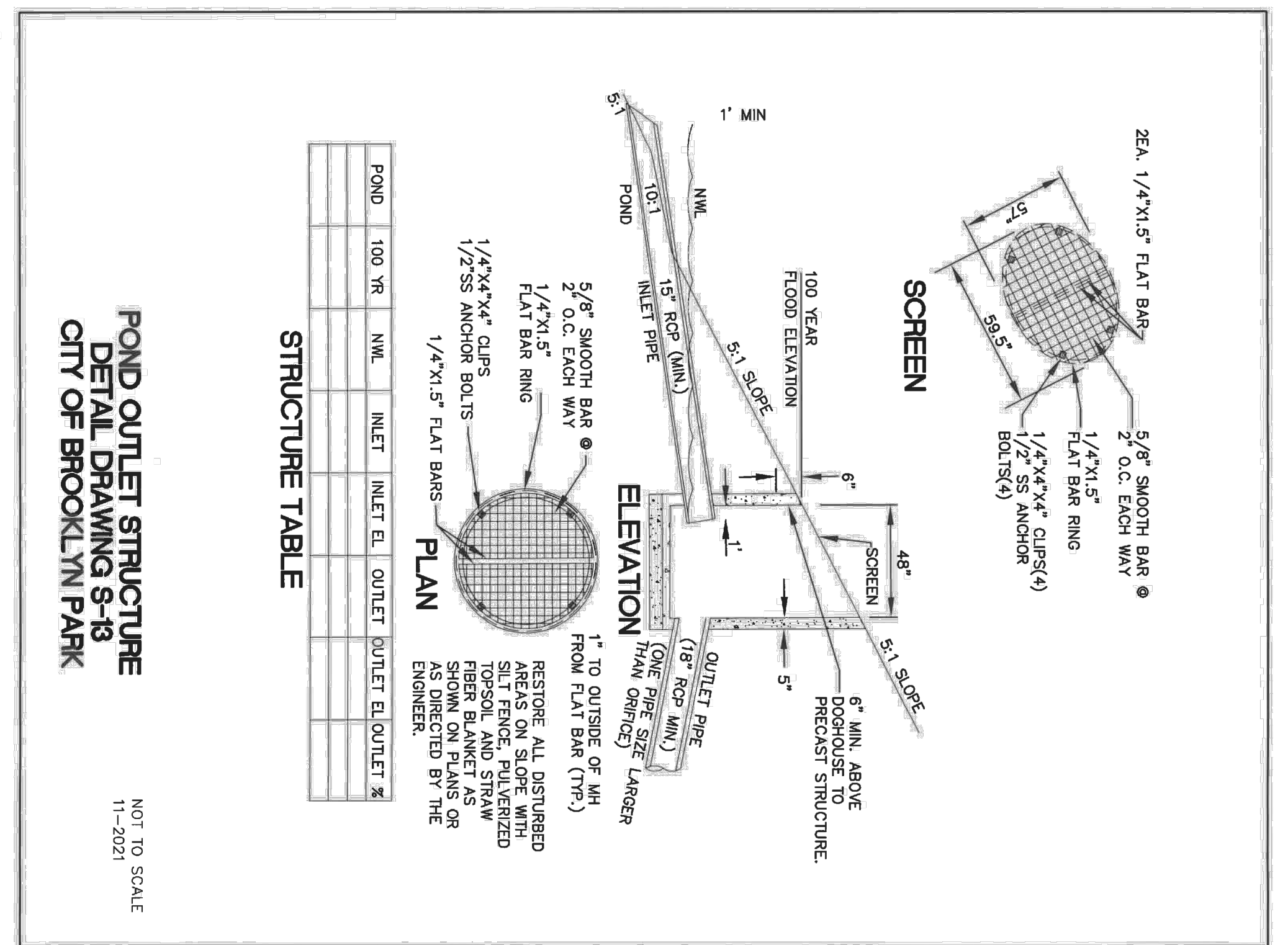
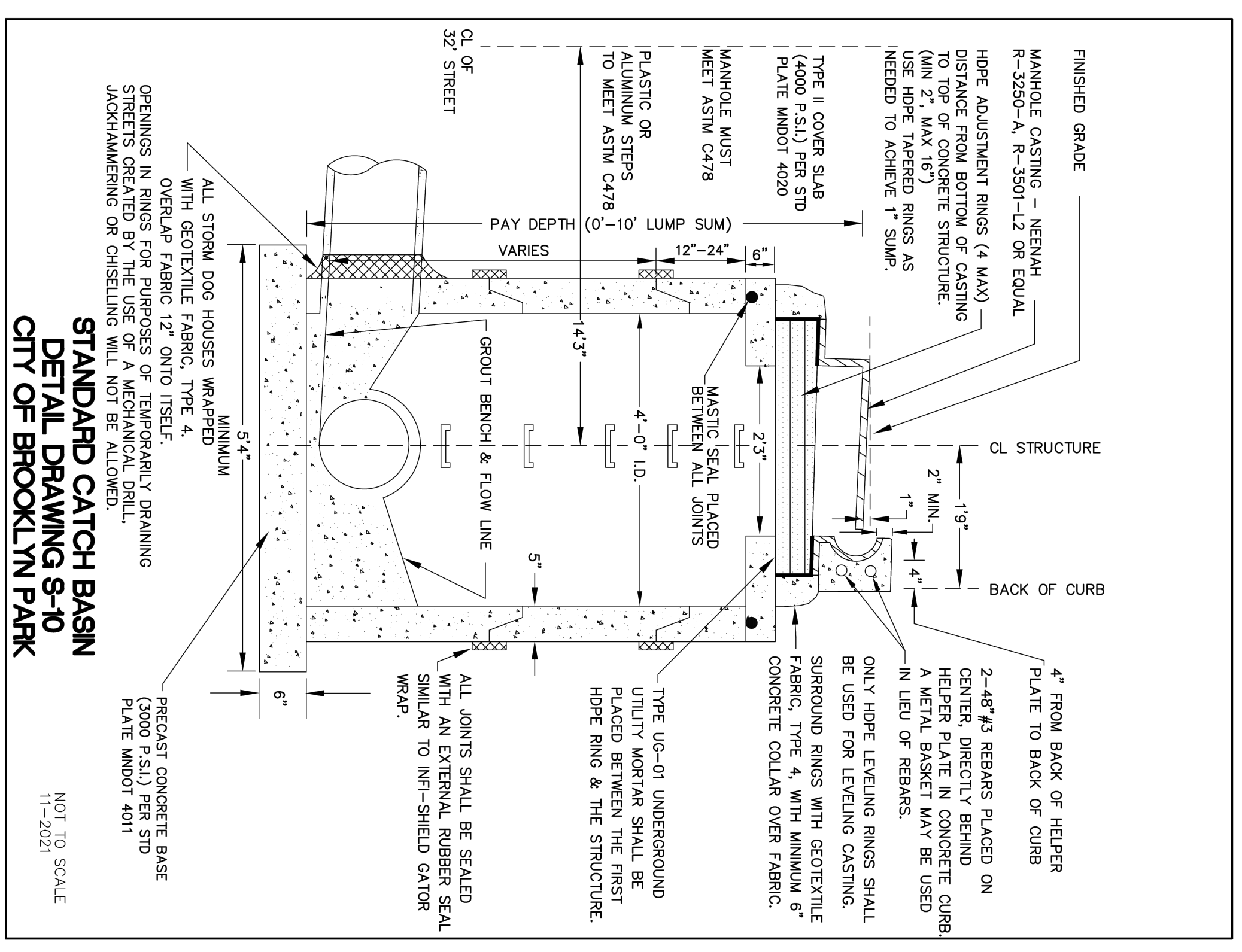
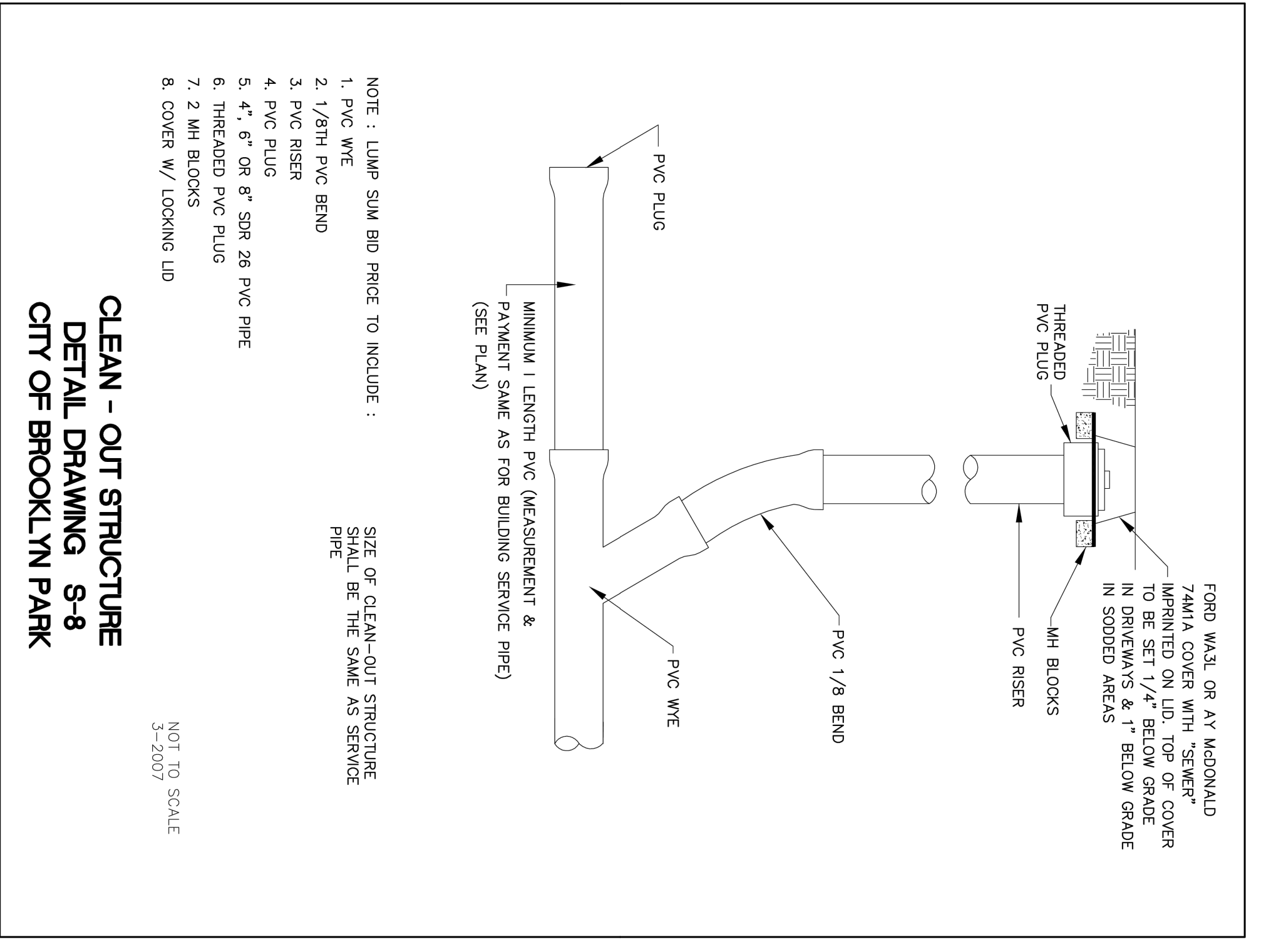
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Date: 02.19.2024  
Project: 2023.52.01  
Project Name: 2023.52.01

**CONSTRUCTION DOCUMENTS**

Drawn by: MSS  
Checked by: VVV

**SITE DETAILS**

Drawing Number: **C501**



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Printed Name: Yek'Van Dell

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ License #: 41352

No. 2 Date 5/31/2024 Revision Description SITE PLAN REVIEW

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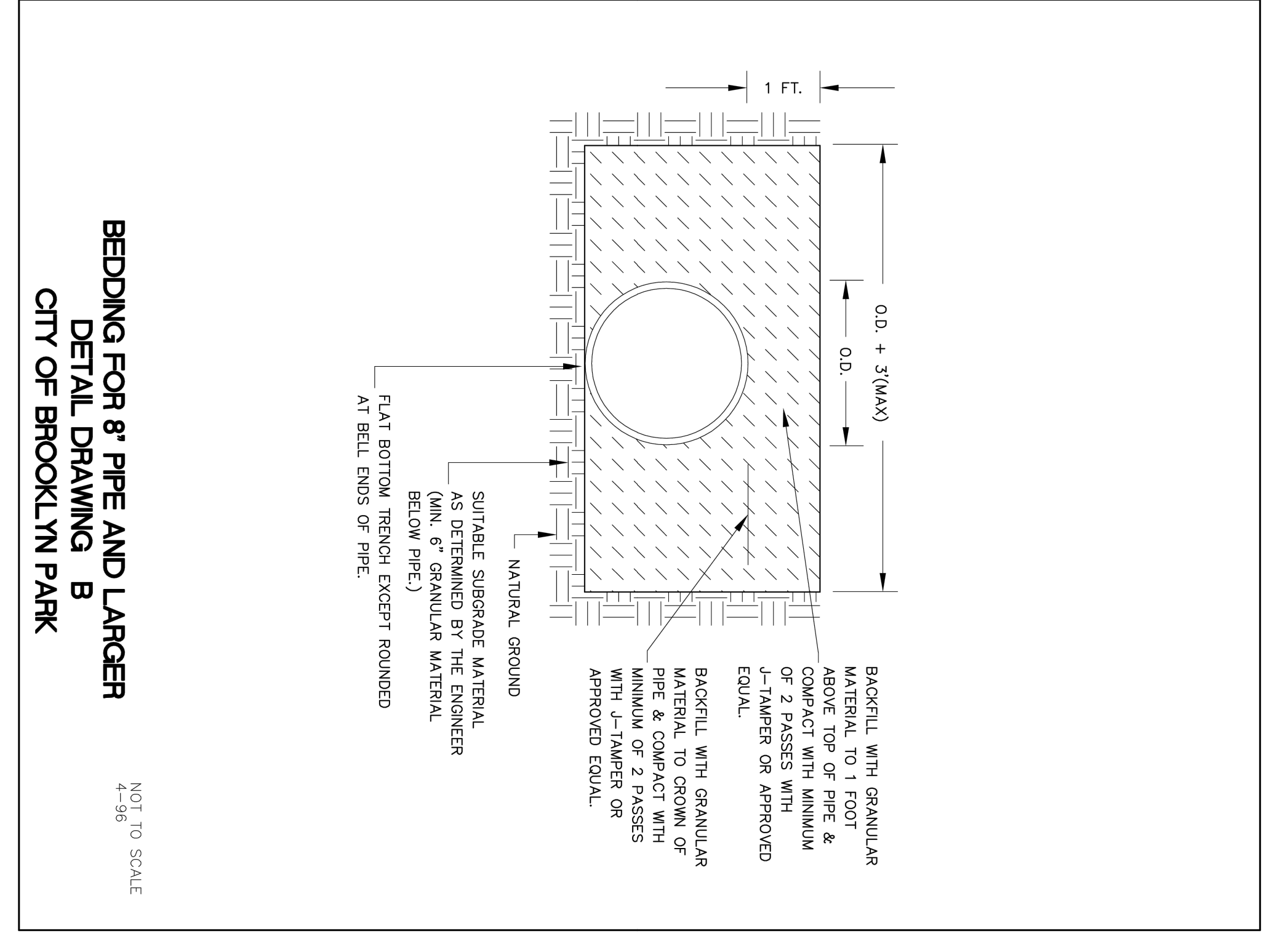
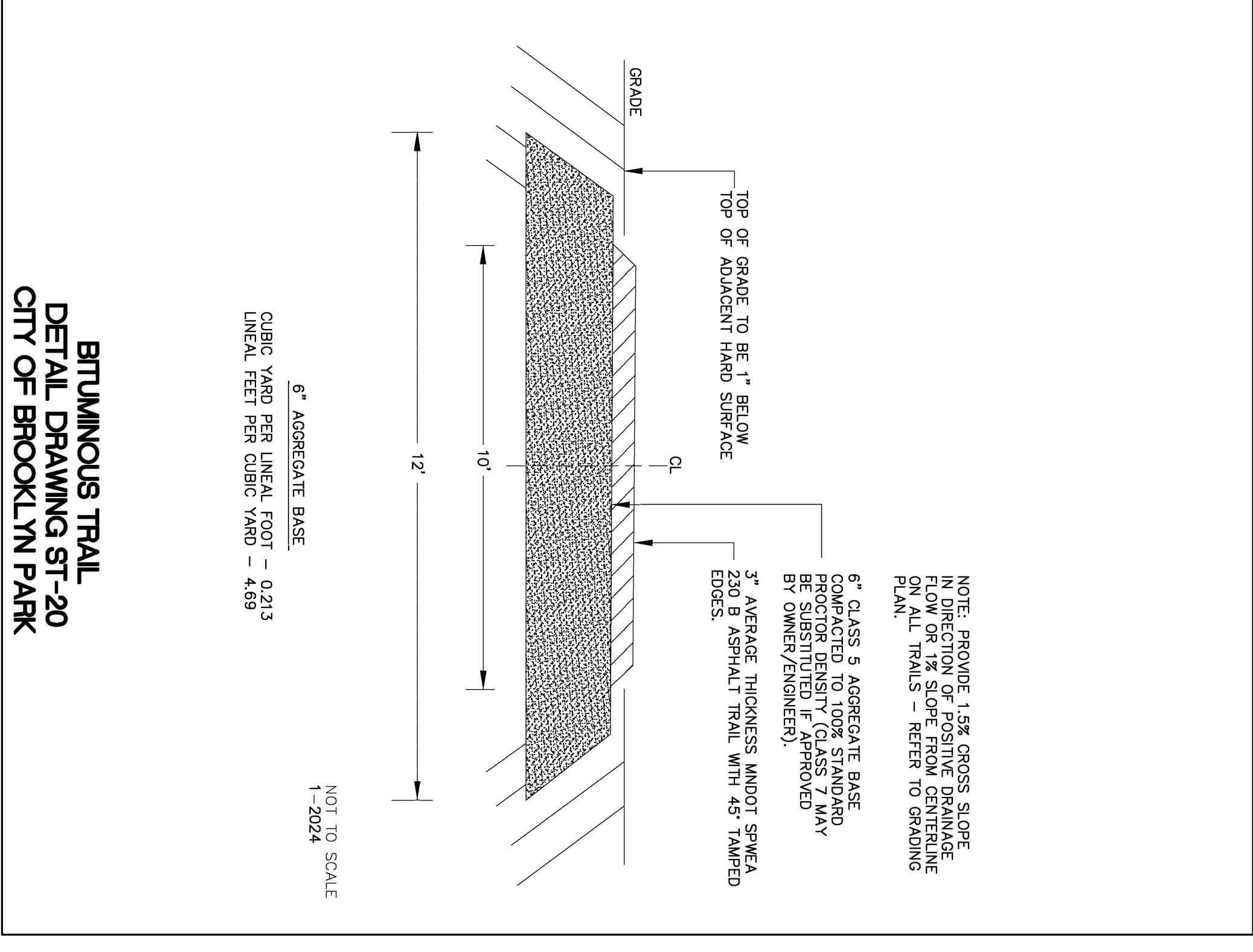
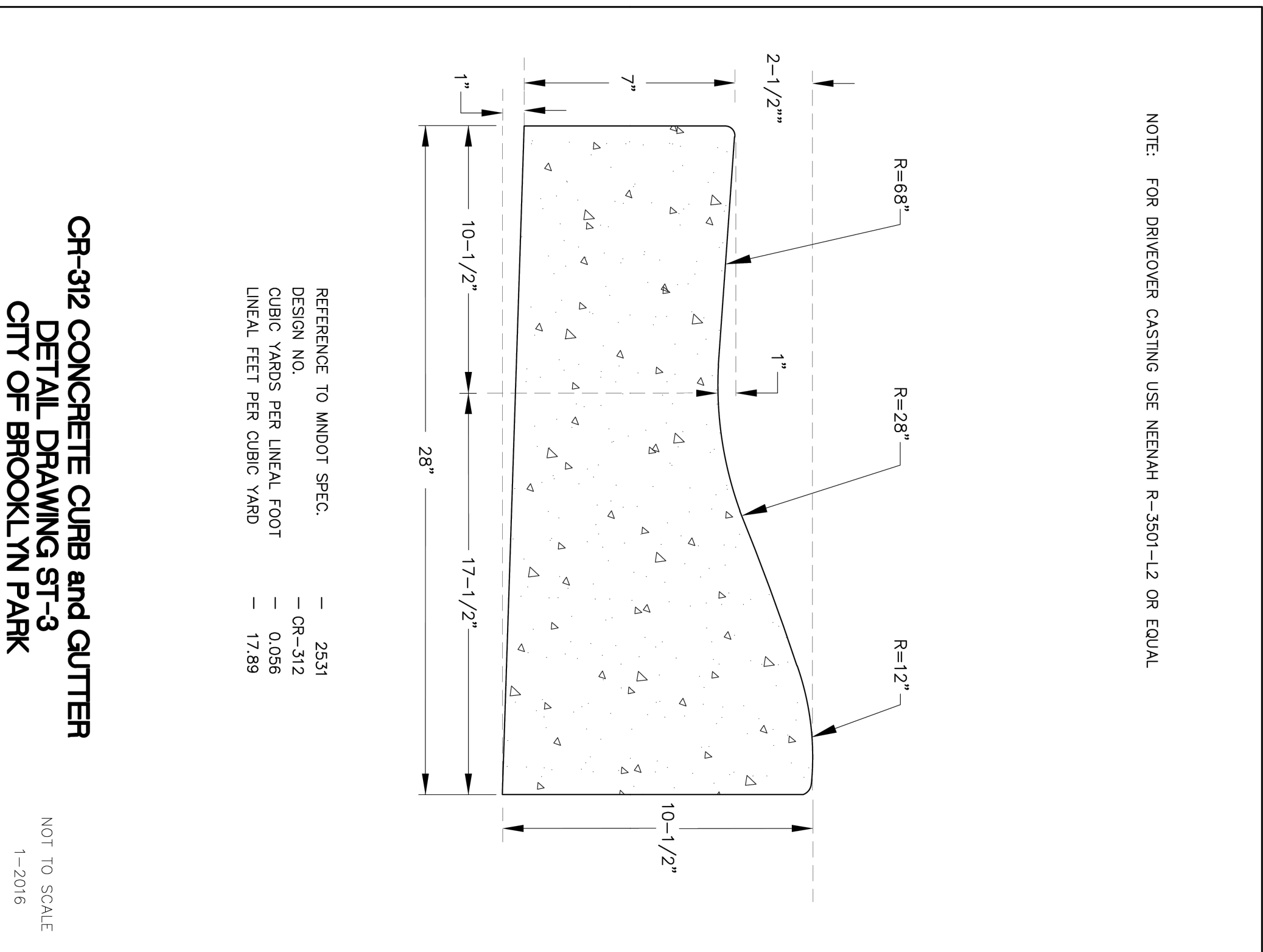
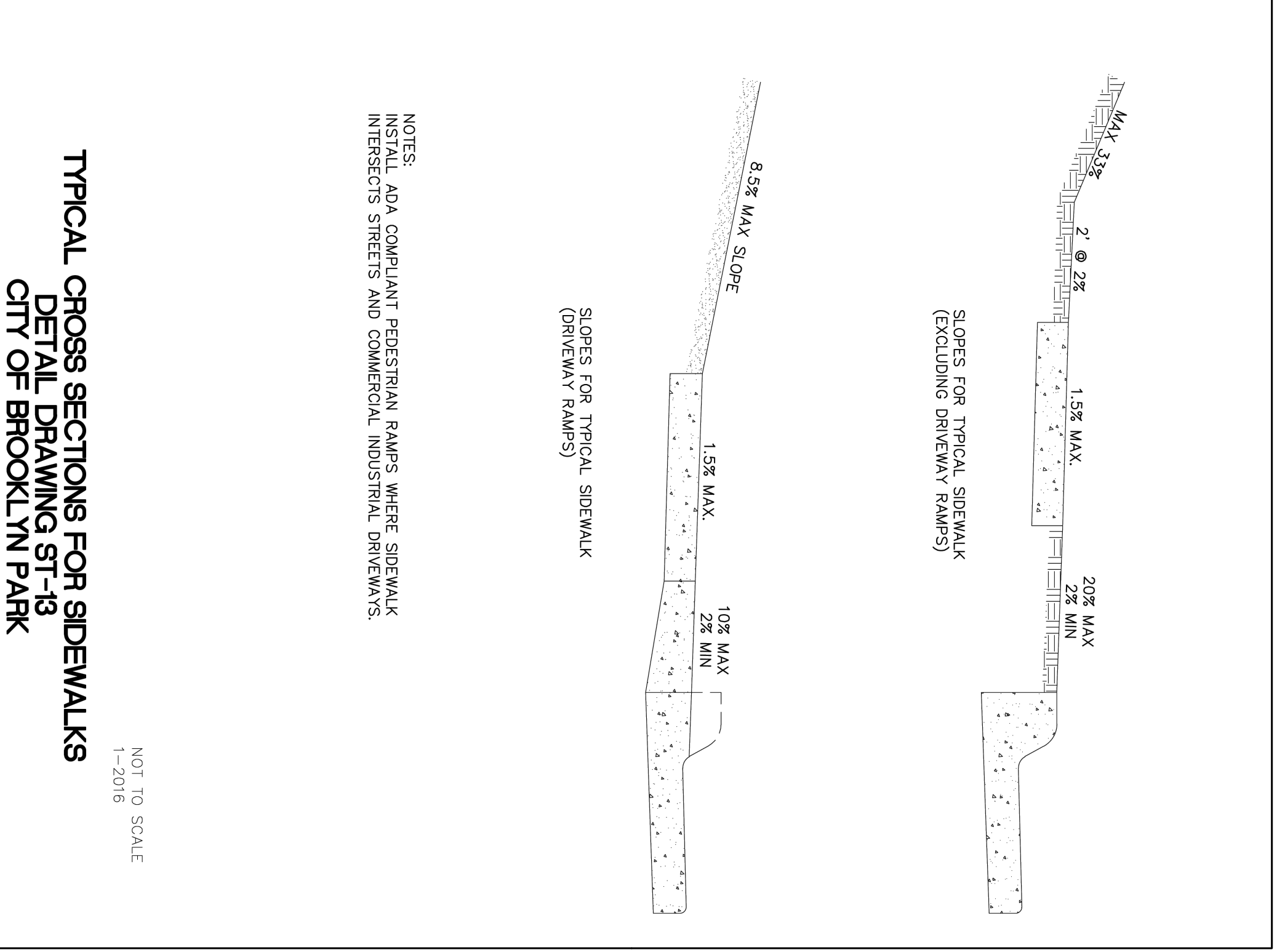
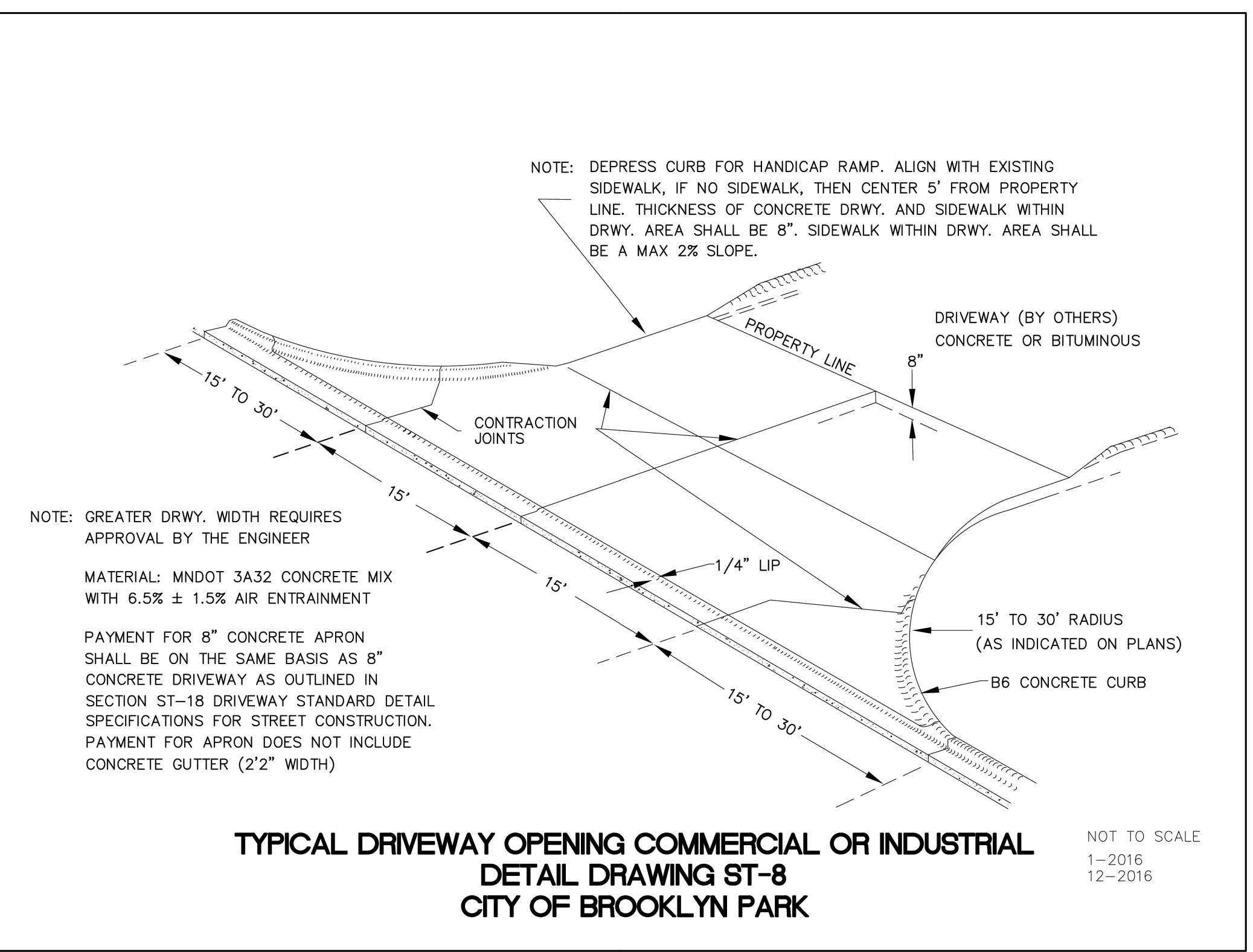
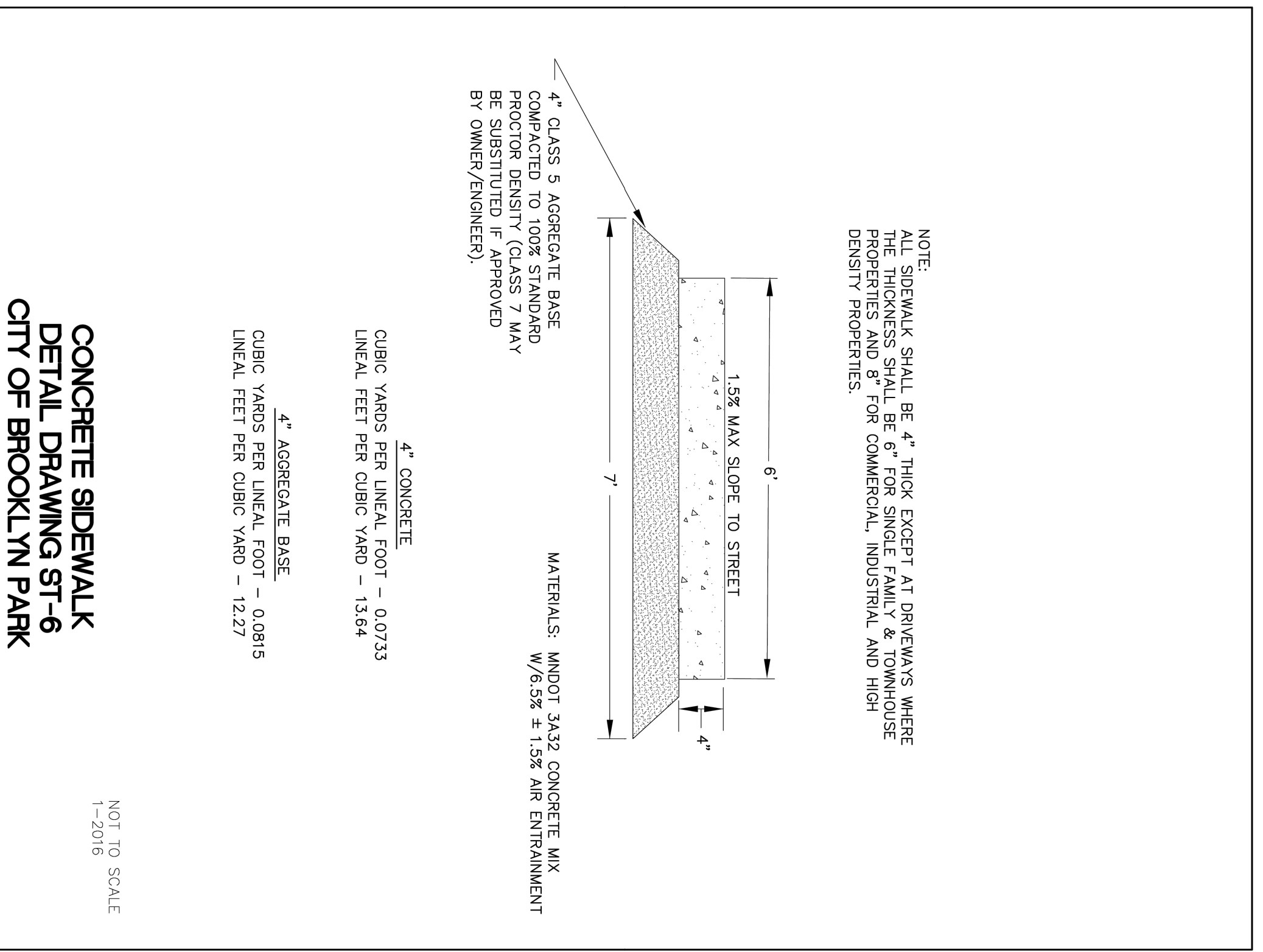
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**CONSTRUCTION DOCUMENTS**

Project: 2023.52.01  
Date: 02.19.2024  
Drawn by: MSS  
Checked by: VVV

**SITE DETAILS**

Drawing Number: **C502**



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Printed Name: Vicki Van Dell

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ License # 41352

No. \_\_\_\_\_ Revision Description

2 5/31/2024 SITE PLAN REVIEW

CONSTRUCTION DOCUMENTS

Project 2023.52.01

Date 02.19.2024

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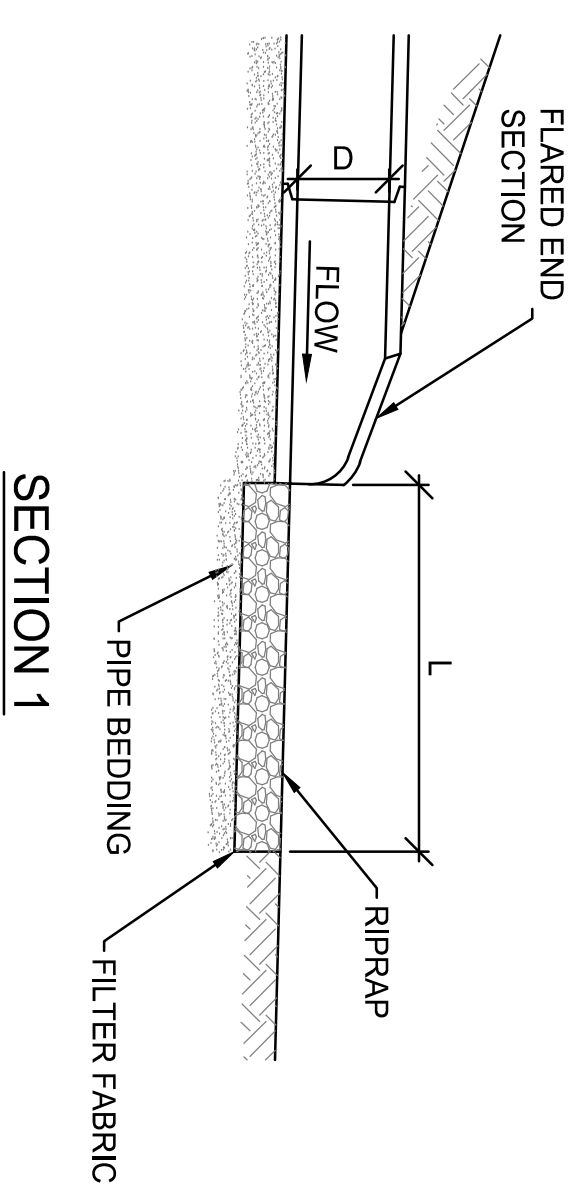
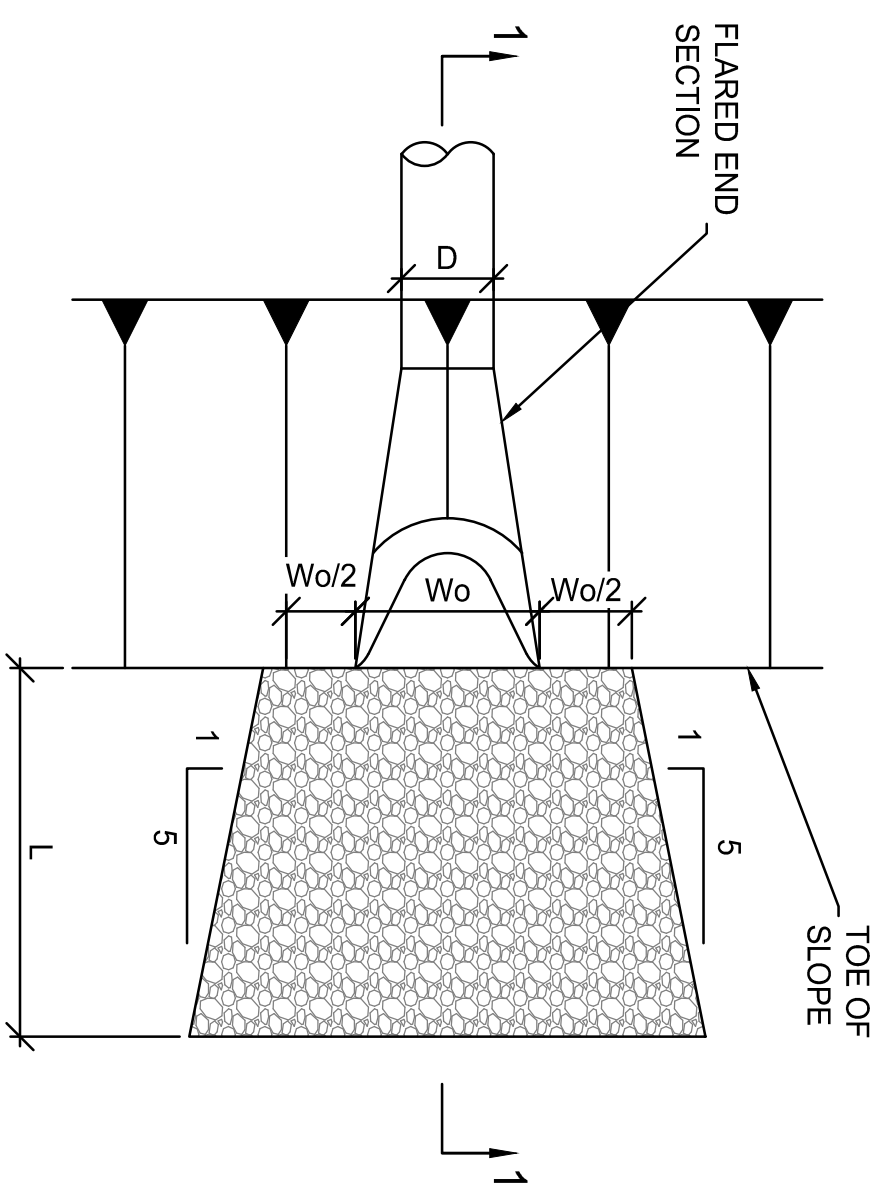
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SITE DETAILS

Drawing Number

C503

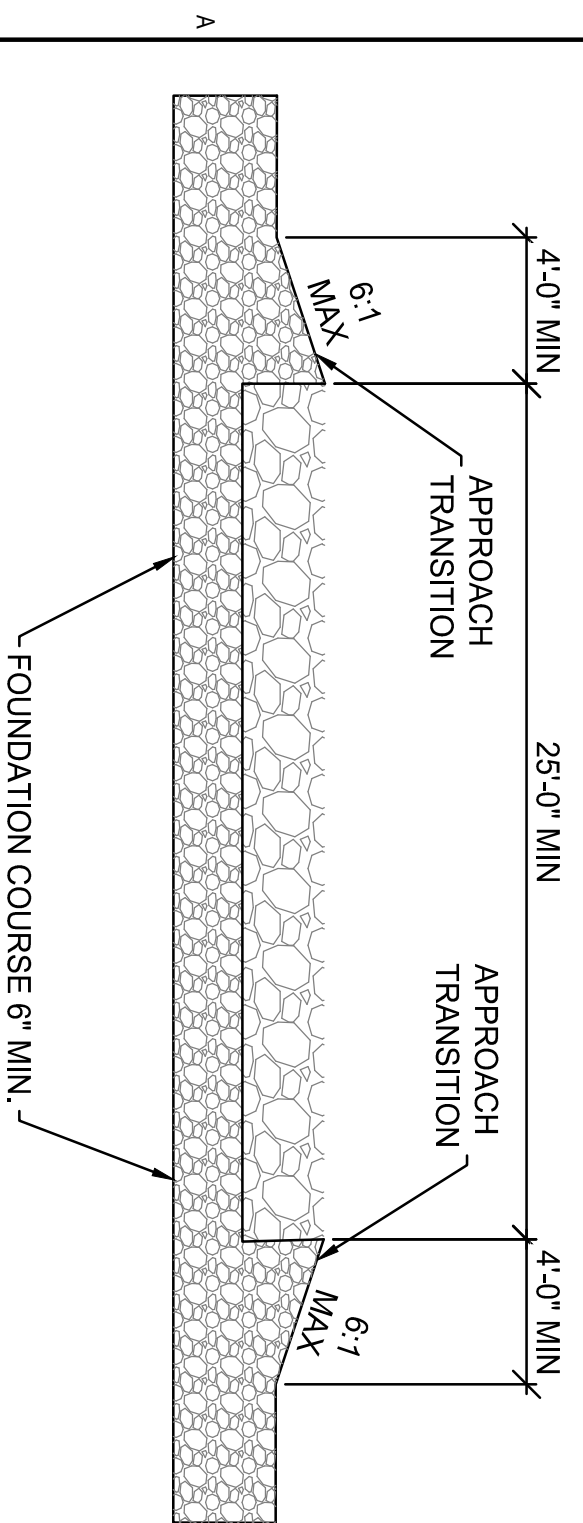
- NOTES:**
1. RIPRAP SHALL CONFORM TO SECTION 2511 "RIPRAP" OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  2. FILTER FABRIC SHALL CONFORM TO SECTION 3733 "GEOTEXTILES" OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.



STORM DRAIN OR CULVERT OUTLET W/O DITCH  
RIPRAP INSTALLATION DETAILS

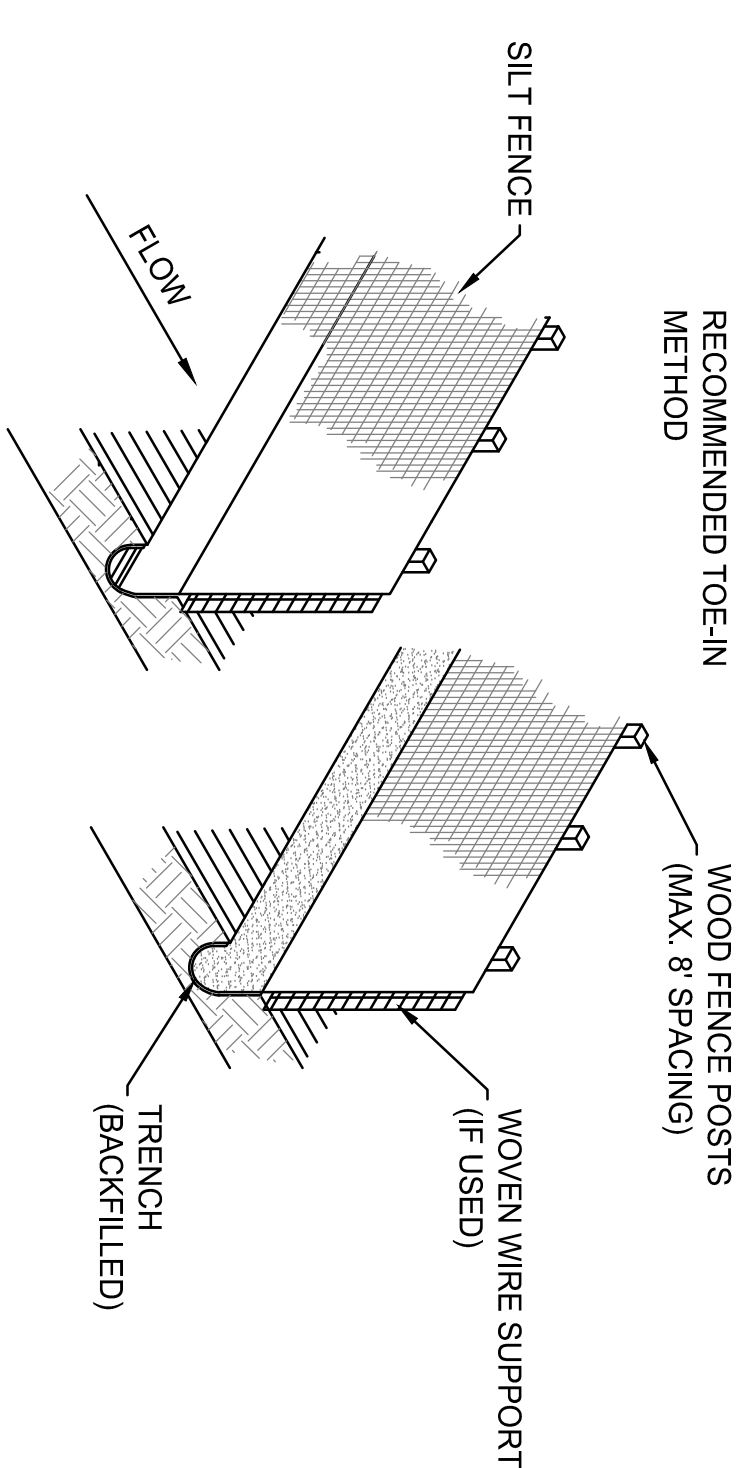
3 RIPRAP INSTALLATION  
SCALE: NO SCALE

- STABILIZATION CONSTRUCTION EXIT NOTES:**
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
  2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 1" TO 1 1/2".
  3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1.
  4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE, GEOWEB LOAD SUPPORT SYSTEM (OR EQUIVALENT GEOTEXTILE SYSTEM) OR OTHER MATERIAL CAPABLE OF SUPPORTING ANTICIPATED CONSTRUCTION TRAFFIC WHILE MAINTAINING OPERABLE EXIT.
  5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
  6. THE GUIDELINES SHOWN HEREON ARE GUIDELINES ONLY AND MAY BE MODIFIED BY THE CONTRACTOR AS NEEDED TO MEET NPDES AND ALL OTHER PERMITTING REQUIREMENTS.



PROFILE

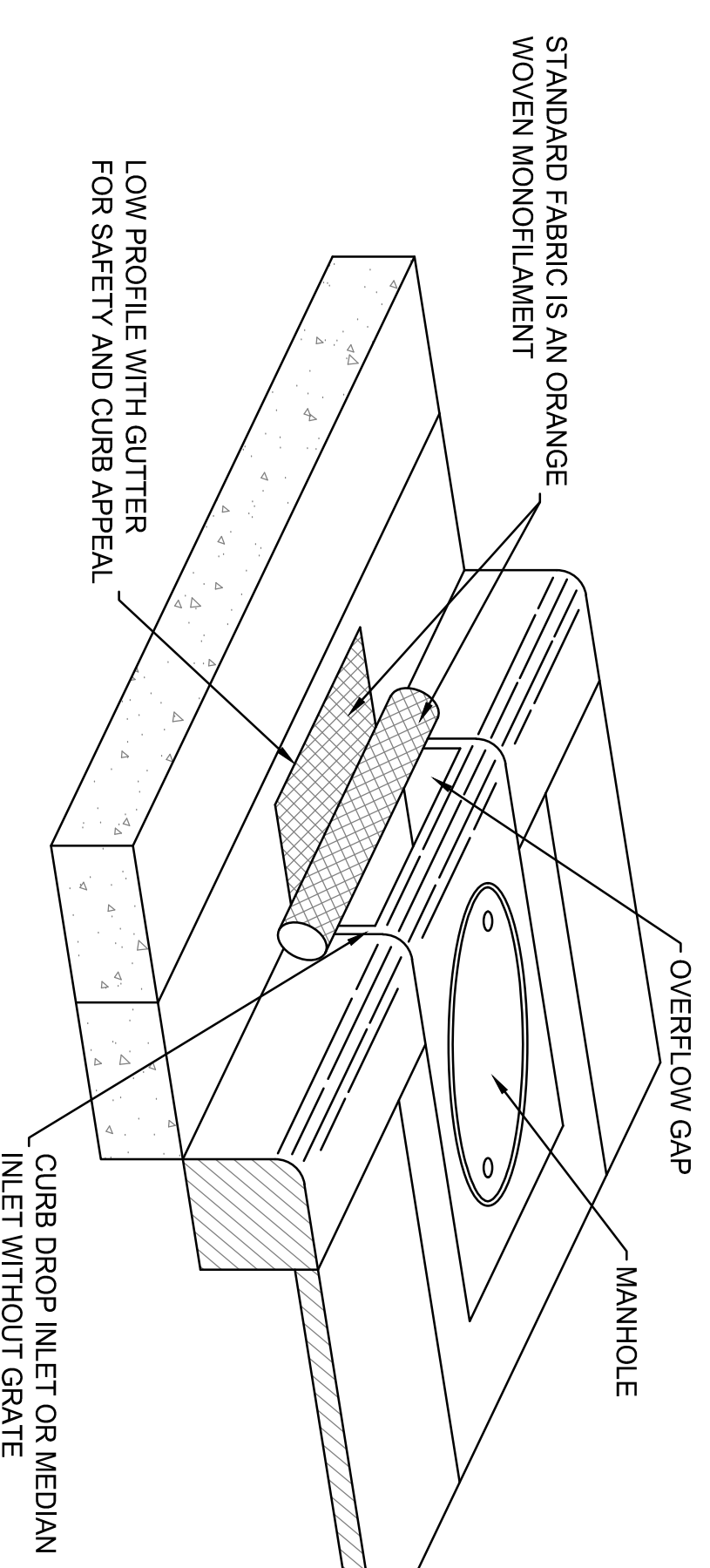
4 STABILIZED CONSTRUCTION ENTRANCE  
SCALE: NO SCALE



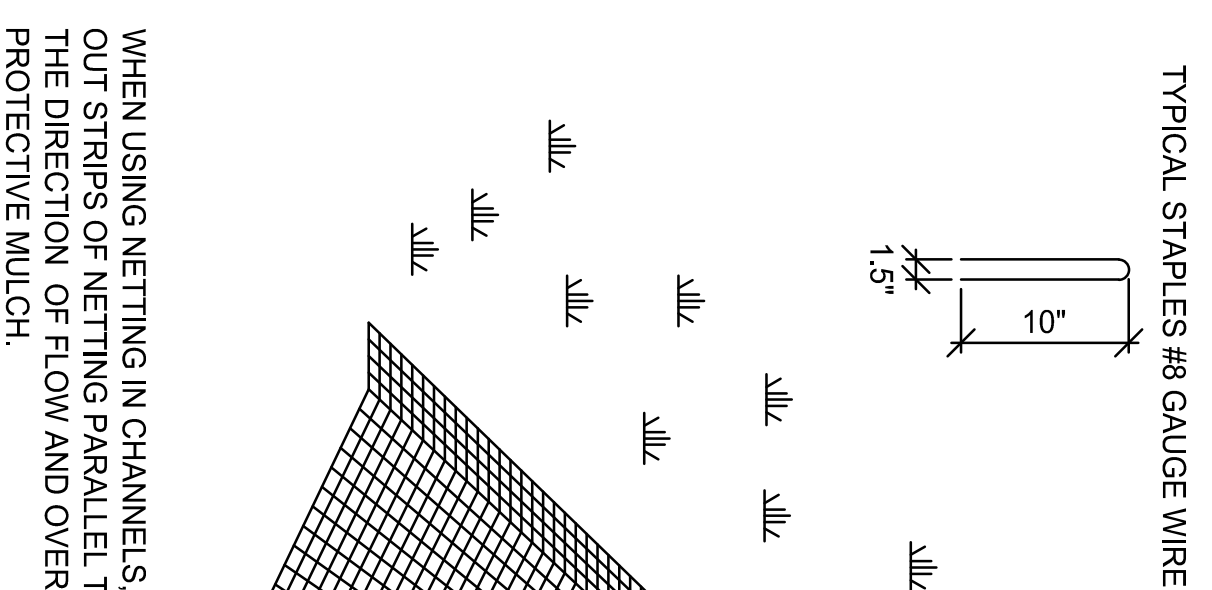
- NOTES:**
1. WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
  2. SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
  3. THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP AND 3"-4" WIDE TO ALLOW FOR THE SILT FENCE TO BE PLACED IN THE GROUND AND BACKFILLED.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH WOOD SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE WOOD FENCE POSTS.
  5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.

1 SILT FENCE  
SCALE: NO SCALE

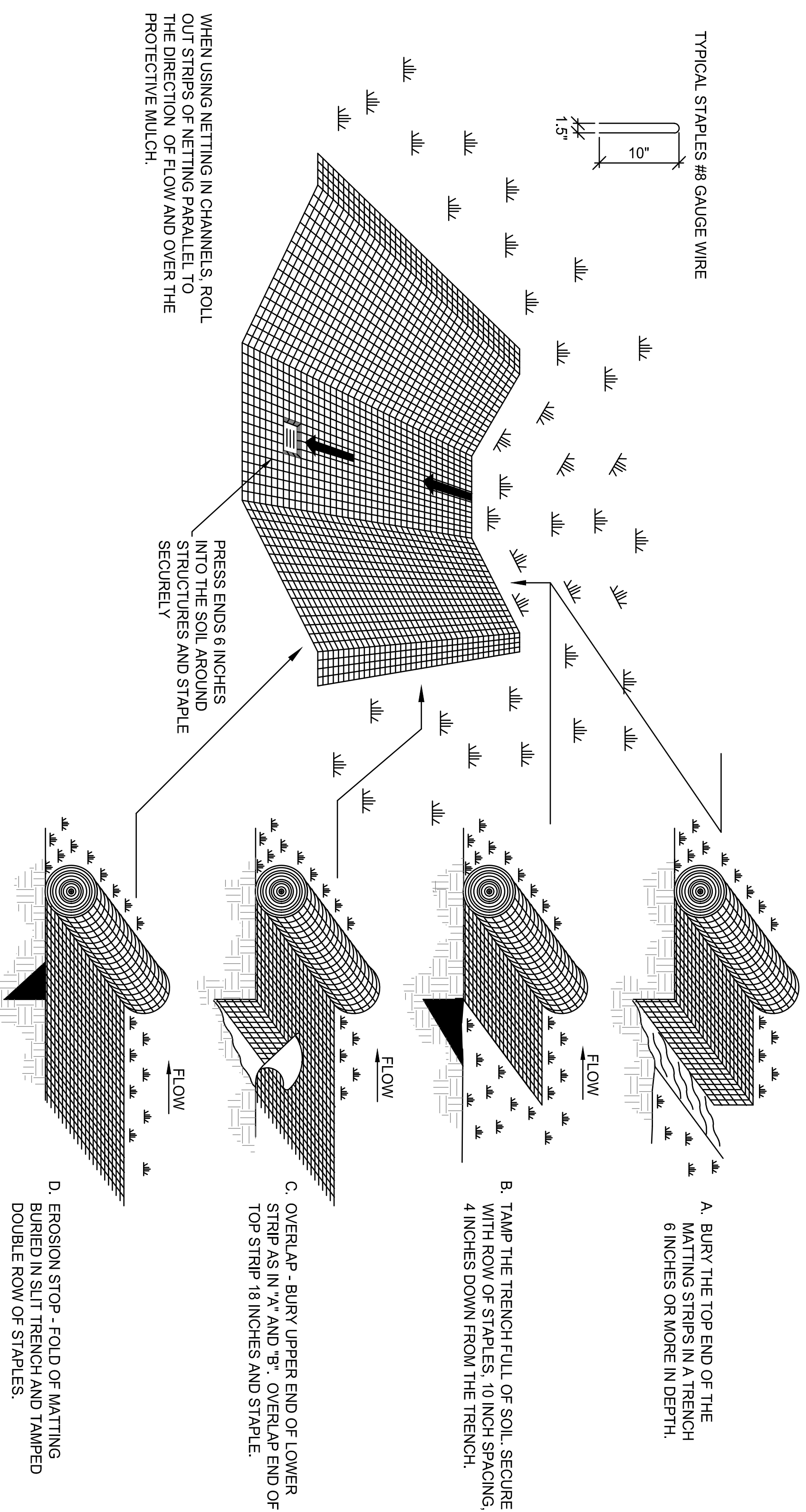
**INSTALLATION:**  
PLACE TRUE DAM ON GROUND WITH AGGREGATE POUCH ON THE STREET SIDE (UPHILL SIDE) OF THE FLOW. OPEN VELCRO ACCESS POUCH LOCATED ON THE STREET SIDE EDGE OF THE UNIT. FILL POUCH WITH AGGREGATE TO A LEVEL THAT WILL KEEP THE UNIT IN PLACE DURING A RAIN EVEN AND CREATE A SEAL BETWEEN THE TRUE DAM AND THE SURFACE ON THE STREET. RESEAL VELCRO ACCESS.



2 CURB INLET BARRIER  
SCALE: NO SCALE



WHEN USING NETTING IN CHANNELS, ROLL OUT STRIPS OF NETTING PARALLEL TO THE DIRECTION OF FLOW AND OVER THE PROTECTIVE MULCH.



**MAINTENANCE:**  
INSPECT ALL MULCHES PERIODICALLY AFTER RAINSTORMS TO CHECK FOR HILL EROSION, DISLOCATION, OR FAILURE. WHEN EROSION IS OBSERVED, APPLY ADDITIONAL MULCH. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED, AND REINSTALL MULCH. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.

- NOTES:**
1. APPLY LIME, FERTILIZER AND SEED BEFORE LAYING THE NET OR MAT.
  2. START LAYING THE NET FROM THE TOP OF THE CHANNEL OR SLOPE AND UNROLL IT DOWN THE 2. GRADE. ALLOW NETTING TO LAY LOOSELY ON THE SOIL BUT WITHOUT WRINKLES. - DO NOT STRETCH MAT OR BLANKET. - TYPE PRODUCT SHOULD PROVIDE AT LEAST 30% COVERAGE OF THE SURFACE WHERE IT IS APPLIED.
  3. TO SECURE THE NET, BURY THE UPSLOPE END IN A SLOT OR TRENCH NO LESS THAN 6 INCHES DEEP. COVER WITH SOIL, AND TAMP FIRMLY AS SHOWN. STAPLE THE NET EVERY 12 INCHES ACROSS THE TOP END AND EVERY 3 FOOT AROUND THE EDGES AND BOTTOM. WHERE 2 STRIPS OF NET ARE LAYED SIDE BY SIDE, THE ADJACENT EDGES SHOULD BE OVERLAPPED 3 INCHES AND STAPLED TOGETHER. EACH STRIP OF NETTING SHOULD ALSO BE STAPLED DOWN THE CENTER, EVERY 3 FOOT. DO NOT STRETCH THE NET WHEN APPLYING STAPLES.
  4. TO JOIN TWO STRIPS, CUT A TRENCH AND ANCHOR THE END OF THE NEW NET. OVERLAP THE END OF 4. THE PREVIOUS ROLL 18 INCHES, AS SHOWN, AND STAPLE EVERY 12 INCHES JUST BELOW THE ANCHOR SLOT.

5 EROSION CONTROL BLANKET  
SCALE: NO SCALE

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Printed Name: Vicki Van Dell

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ License #: 41352

No. \_\_\_\_\_ Date \_\_\_\_\_ Revision Description \_\_\_\_\_

2 5/31/2024 SITE PLAN REVIEW

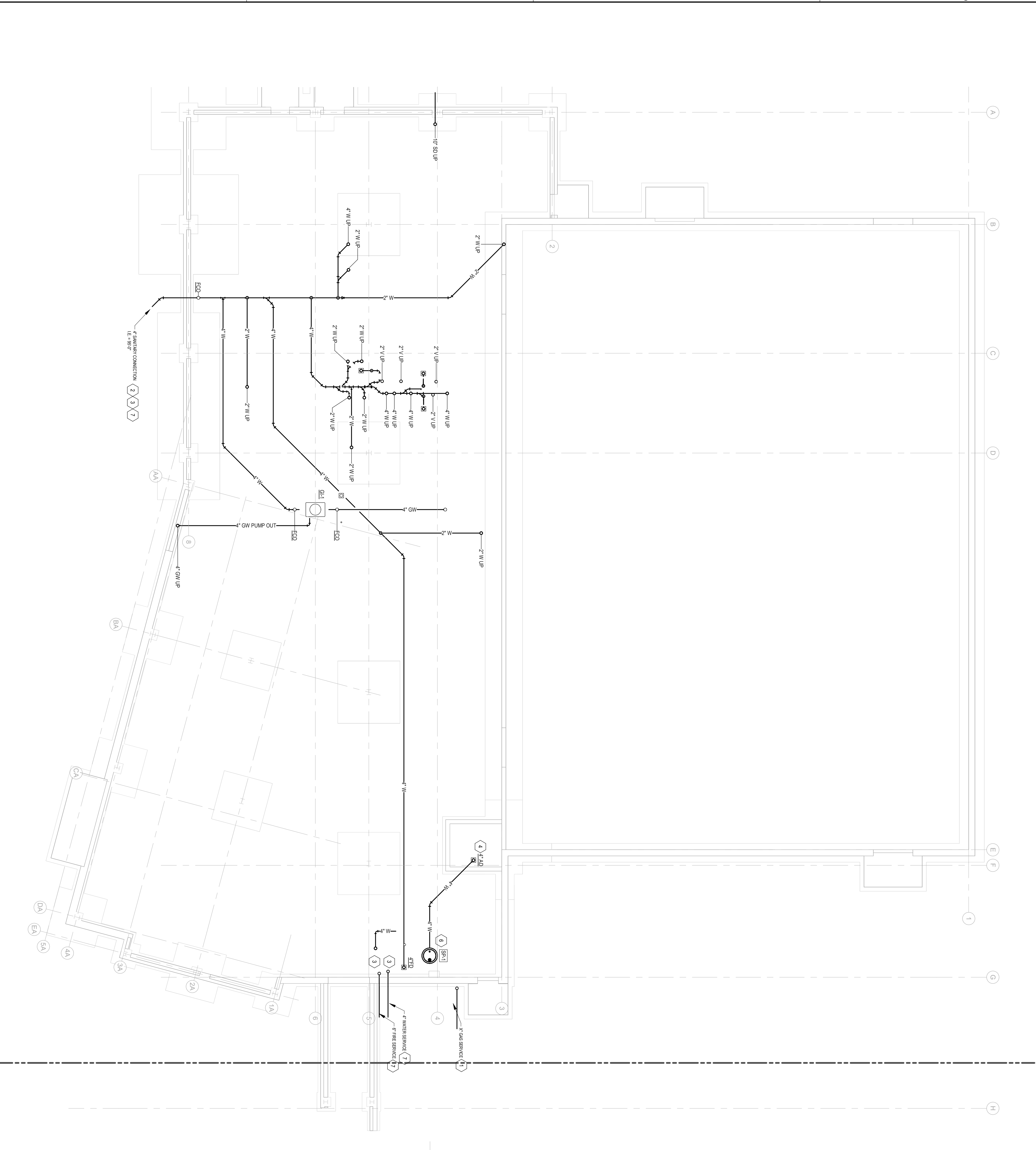
CONSTRUCTION DOCUMENTS

Project	2023.52.01
Date	02.19.2024
Drawn by	MSS
Checked by	VAV

SITE DETAILS

Drawing Number  
**C504**

1 UNDERGROUND PLUMBING PLAN - AREA A  
SCALE: 1/8" = 1'-0"



**GENERAL NOTES:**

- A. REFER TO SHEET P100 FOR GENERAL NOTES.
- B. SEE RISERS FOR ADDITIONAL SIZES.
- C. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FLOOR SINKS AND FLOOR DRAINS. FOR FLOOR SINKS AND DRAINS WITHIN THE KITCHEN REFER TO THE FOOD SERVICE DRAWINGS.
- D. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING A RATED FRESH STOP SYSTEMS FOR ALL THRU-PENETRATION OF FRESH STOPPED WALLS, FLOORS AND ROOF ASSEMBLIES RESULTING FROM PIPING & FITTINGS. REFER TO THE FOOD SERVICE DRAWINGS FOR SPECIFICATION SECTION 0741 - FIRESTOPPING FOR REQUIREMENTS.
- E. PLUMBING CONTR. SHALL PROVIDE CROSS CONNECTION CONTROL PER LOCAL CODE.
- F. PLUMBING CONTRACTOR SHALL COORD. WITH MASONRY CONTRACTOR FOR ANY PENETRATIONS THROUGH EXISTING MASONRY AT ANY TIME. P.C. SHALL REMAIN ON SITE DURING LAYOUTING OF CHASE BLOCKING WHERE PENING IS WITHIN CHASE BLOCK WALL.
- G. PLUMBING CONTRACTOR SHALL TEST AND PHASE ALL GAS PIPING PER THE REQUIREMENTS OF THE LOCAL GAS COMPANY. LOCAL APPLICABLE CODES AND NFPA 54. FLUSH AND CLEAN OUT ALL GAS PIPING OF ALL DEBRIS PRIOR TO MAKING FINAL CONNECTIONS. SEE GENERAL NOTE J.
- H. PLUMBING CONTR. SHALL COORD. COORDINATE INSTALLATION OF SANITARY BUILDING DRAIN INVERTS. WASTE PIPE SHALL INVERT AT BUILDING DRAIN.
- I. FLOOR CLEANOUTS SHALL NOT BE LOCATED IN CORRIDORS.
- J. SEE SPECIFICATIONS FOR DRAIN TYPES.
- K. ALL PIPING 4\"/>

**KEY NOTES:**

- 1. GAS SERVICE UP TO METERS. SEE GAS RISER FOR SIZES, CAPACITY AND PRESSURE REQUIREMENTS.
- 2. 4\"/>

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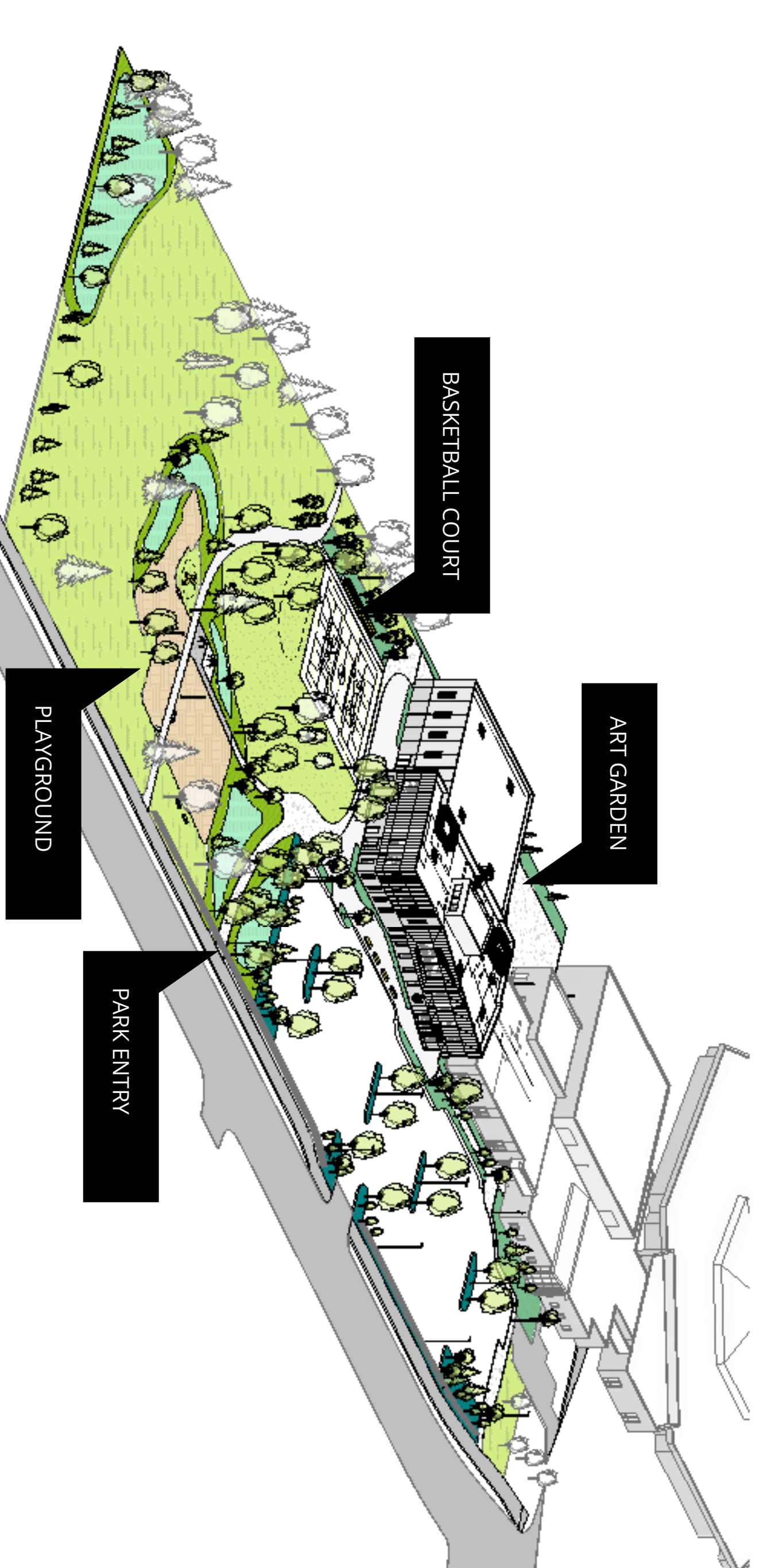
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Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ License #: \_\_\_\_\_

No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW - REFERENCE ONLY
2	5/31/2024	SITE PLAN REVIEW - REFERENCE ONLY

Project	4898.0000
Date	05/03/2024
Drawn by	SMH
Checked by	ATB

**UNDERGROUND PLUMBING PLAN - AREA A**

Drawing Number  
**P100A**



2 Axon

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Date: \_\_\_\_\_ License # \_\_\_\_\_



No.	Date	Revision Description
1	2024.05.03	Site Plan Review
2	2024.05.31	Site Plan Revision

Project: 2023005  
Date: 2024.02.19  
Drawn by: Author  
Checked by: Checker

**A ORIENTATION PLAN**

Drawing Number  
**L100**



- LEGENDS:**
-  EXISTING TREES TO BE REMOVED
  -  TREE PROTECTION ZONE

1 TREE REMOVAL AND PROTECTION PLAN  
1" = 30'-0"

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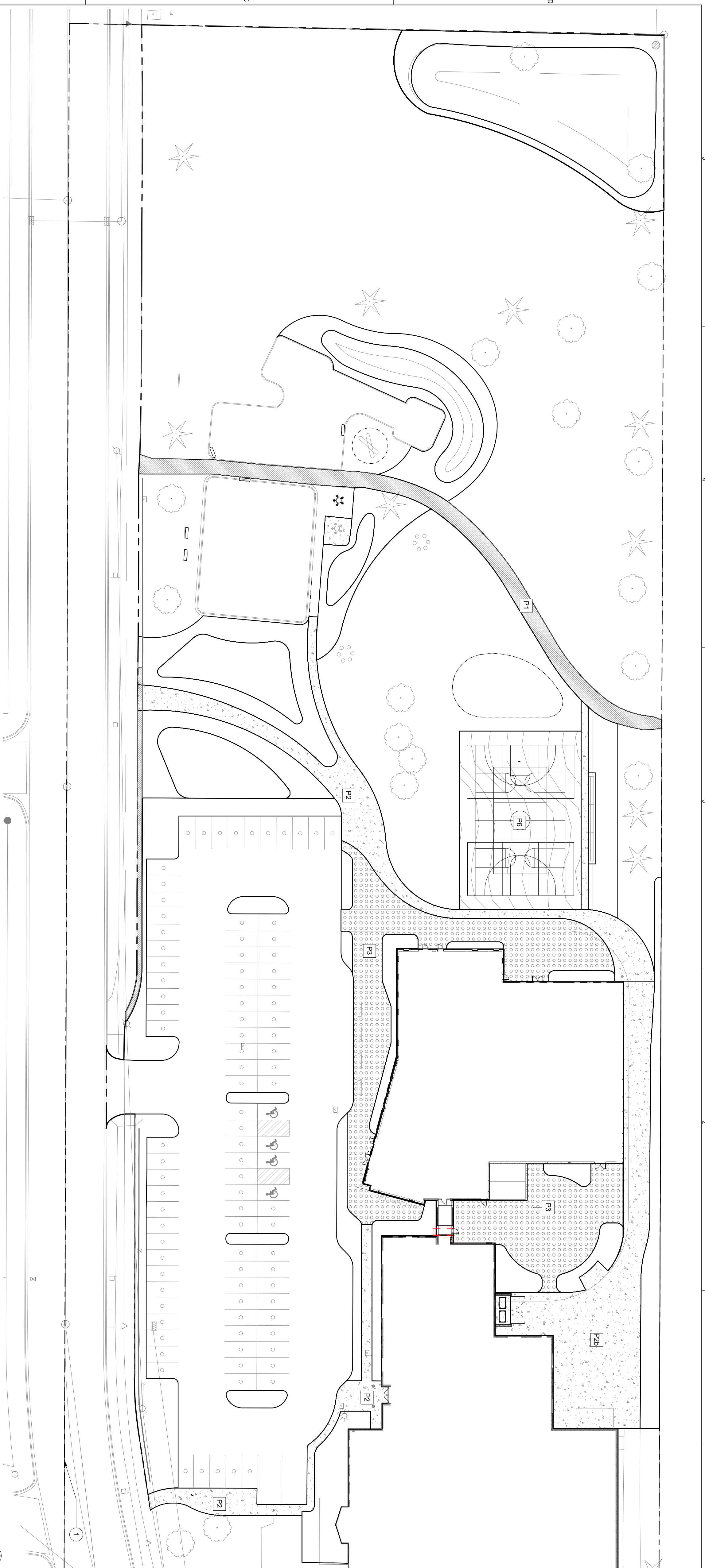
No.	Date	Revision Description
1	2024.05.03	Site Plan Review
2	2024.05.31	Site Plan Revision

Project	2023005
Date	2024.02.19
Drawn by	Author
Checked by	Checker

**TREE PROTECTION  
PLAN**

Drawing Number

**L03**



1 SITE MATERIAL PLAN  
1" = 30'-0"

MATERIAL SCHEDULE

Type Mark	Description	Area	Type Comments
P1	Vehicular Asphalt Paving	3559 SF	See Civil dwgs.
P2	Cast in Place Concrete	7039 SF	See specs.
P2b	Decorative Cast in Place Concrete	10457 SF	Pedestrian concrete with painted artwork finish, design TBD, see specs.
P3	Artistic Recreational Court Surfacing	6891 SF	Concrete base with painted artwork finish, Design & artist TBD, see specs.
Grand total:		35262 SF	

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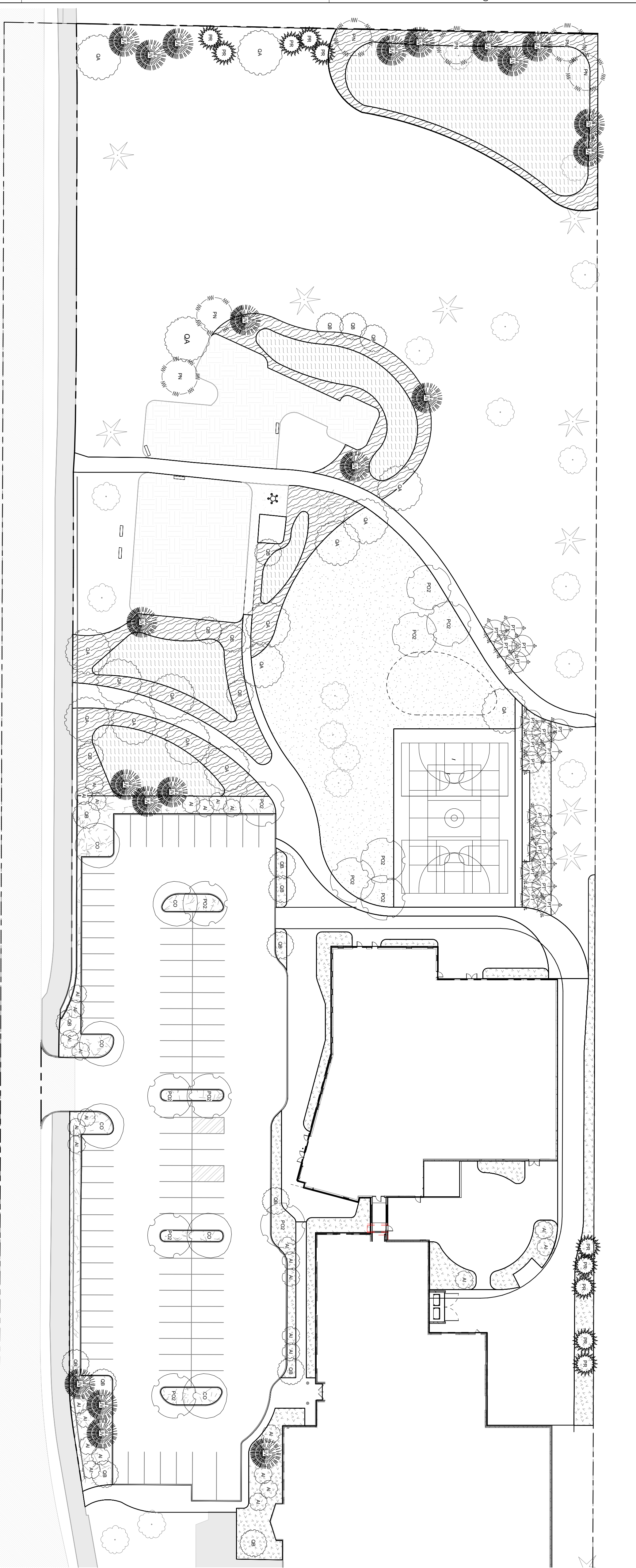
No.	Date	Revision Description
1	2024.05.03	Site Plan Review
2	2024.05.31	Site Plan Revision

Project: 2023005  
Date: 2024.02.19  
Drawn by: XL  
Checked by: SD

**MATERIAL PLAN**

Drawing Number

**L110**



1 SITE PLANTING PLAN - TREES  
1" = 30'-0"

TYPE MARK	COMMON NAME	SCIENTIFIC NAME	CALIPER	CONTAINER SIZE	COUNT	TREE TYPE
<b>TREE SCHEDULE</b>						
CO	HACKBERRY	CELTIS OCCIDENTALIS	0'-2'-3"	B&B	6	Canopy Tree
CO	COTONWOOD	POPULUS NIGRA	0'-2'-3"	B&B	6	Canopy Tree
PN	RED PINE	PINUS RESINOSA	0'-2'-3"	B&B	6	Canopy Tree
PN	WHITE PINE	QUERCUS ALBA	0'-2'-3"	B&B	16	Canopy Tree
OA	WHITE OAK	QUERCUS ALBA	0'-2'-3"	B&B	41	Canopy Tree
Evergreen Tree						
JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	0'-0"	#25 CONTAINER	21	Evergreen Tree
FR	RED PINE	PINUS RESINOSA	0'-0"	#25 CONTAINER	10	Evergreen Tree
Evergreen Tree 31						
Ornamental Tree 31						
AI	AMELANCHIER	AMELANCHIER LAEVIS	0'-0"	#25 CONTAINER	31	Ornamental Tree
PT	QUAKING ASPEN	POPULUS TREMULOIDES	0'-1'-1 1/2"	B&B	19	Ornamental Tree
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	0'-1'-1 1/2"	B&B	19	Ornamental Tree
Ornamental Tree 69						
Grand total: 141						

**REQUIRED SHRUB COUNT:**  
Open Space: 189,850 SF (Property: 307,236 SF Bldg: 4,5188 SF, Impervious Surface: 35,187 SF Street: 189,850 SF)  
Existing Trees: 11 deciduous trees (greater than 4"), 8 Evergreen trees greater than 8ft tall & 5 ornamental trees greater than 2"

**Required Tree Counts:**  
Deciduous Trees: 41  
Evergreen Trees: 41  
Ornamental Trees: 116

**NOTE:**  
- Evergreen trees are concentrated at Northern edge of the property for providing the windbreak. Interior of the park has to maintain site lines in any directions and evergreen trees are placed for providing winter interest but not in mass planting. Thus the proposed evergreen tree numbers are less than required amounts.  
- Area of open space boundary depends on interpretations of the project boundary due to complex ownership of the site. this needs further discussions.

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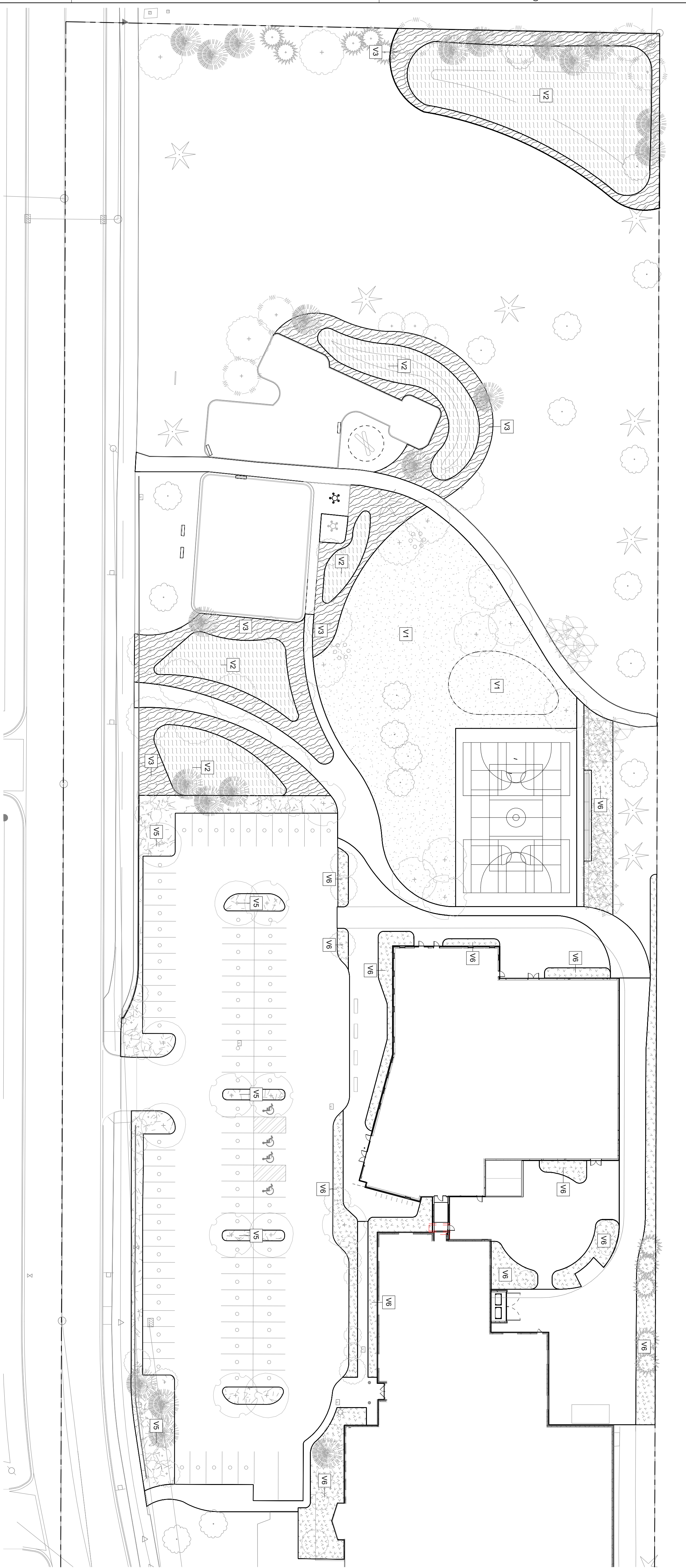
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No.	Date	Revision Description
1	2024.05.03	Site Plan Review
2	2024.05.31	Site Plan Revision

Project: 2023005  
Date: 2024.02.19  
Drawn by: XL  
Checked by: SD

**PLANTING PLAN -  
TREES**

Drawing Number  
**L200**



1 SITE PLANTING PLAN - UNDERSTORY  
1" = 30'-0"

PLANTING SCHEDULE

Type Mark	Description	Area	Type Comments	Counts
V1	lawn	14324 SF	Turf grass seed mix with reinforced soil	N/A
V2	Rain Garden Planting	14297 SF	70% Native Shrubs (#5 container, 36" o.c.) 10% Native Perennials Sedges & Ferns (#1 container, 18" o.c.) and Sedges seed mix	N/A
V3	Feature Mix (No-Low Grass)	11489 SF	No-Low Grass Seed Mix	N/A
V5	Parking Lot Planting	5891 SF	80% Native Shrubs (#5 container, 36" o.c.) 20% Native Flowering Perennials (#1 container, 18" o.c.)	Shrubs: 771 Perennials: 500
V6	Building Adjacent Program Area	9581 SF	60% Native Shrubs (#5 container, 36" o.c.) 20% Native Flowering Perennials (#1 container, 18" o.c.) and grass seed mix	Shrubs: 500 Perennials: 500 and Rescue seed

**REQUIRED SHRUB COUNT:**  
Open Space: 189,850 SF  
Shrubs: 1,899

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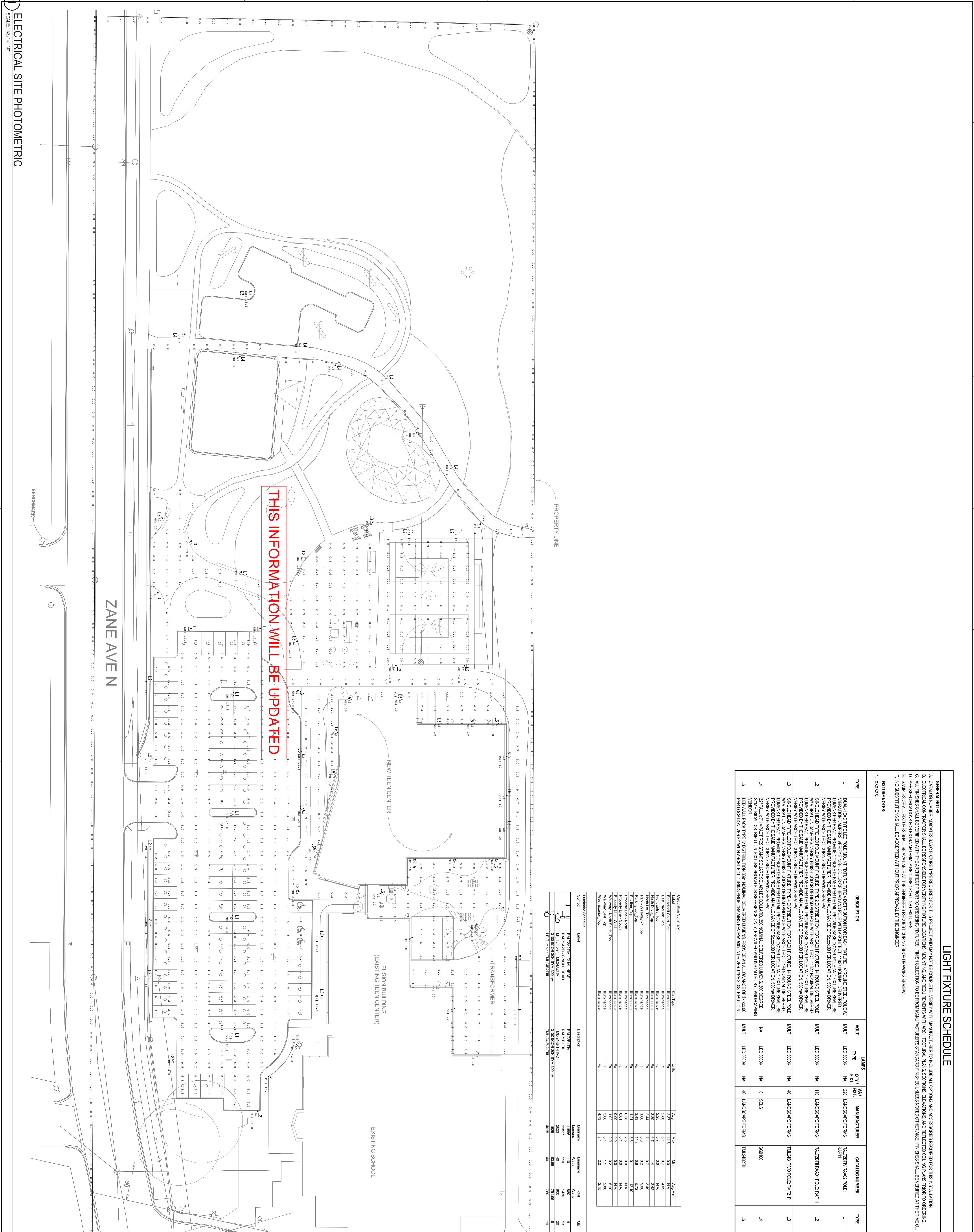
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Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ License #: \_\_\_\_\_

No.	Date	Revision Description
1	2024.05.03	Site Plan Review
2	2024.05.31	Site Plan Review

Project: 2023005  
Date: 2024.02.19  
Drawn by: Author  
Checked by: Checker

PLANTING PLAN -  
UNDERSTORY

Drawing Number  
**L201**



ELECTRICAL SITE PHOTOMETRIC  
SCALE: 1/32" = 1'-0"

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLT	LUMENS	QTY / FT <sup>2</sup>	MANUFACTURER	CATALOG NUMBER	TYPE
L1	FLUSH MOUNT LED POLE MOUNT FIXTURE. THE DISTRIBUTION FOR EACH FIXTURE: 4" ROUND STEEL POLE W/ VIBRATION DAMPERS, VERIFY FINISH COLOR OF HEAD AND POLE WITH ARCHITECT. 1482 NOMINAL DELIVERED LUMENS PER HEAD. PROVIDE CONCRETE BASE PER DETAIL. PROVIDE BASE COVER POLE AND FINISH SHALL BE VERIFIED WITH ARCHITECT DURING SHOP DRAWING REVIEW.	MULTI	LED 3000K	NA	LANDSCAPE FORMS	RA1287H1 RAL202 POLE	L1
L2	SINGLE HEAD TYPE LED POLE MOUNT FIXTURE. THE DISTRIBUTION FOR EACH FIXTURE: 4" ROUND STEEL POLE LUMENS PER HEAD. PROVIDE CONCRETE BASE PER DETAIL. PROVIDE BASE COVER POLE AND FINISH SHALL BE VERIFIED WITH ARCHITECT DURING SHOP DRAWING REVIEW.	MULTI	LED 3000K	NA	LANDSCAPE FORMS	RA1287H1 RAL202 POLE RAL11	L2
L3	72" TALL 7" IMPACT RESISTANT SQUARE SQUARE LED BOLLARD. 300 NOMINAL DELIVERED LUMENS PER HEAD. PROVIDE CONCRETE BASE PER DETAIL. PROVIDE BASE COVER POLE AND FINISH SHALL BE VERIFIED WITH ARCHITECT DURING SHOP DRAWING REVIEW.	MULTI	LED 3000K	NA	LANDSCAPE FORMS	TAL248T10 LED TRIP	L3
L4	32" TALL 7" IMPACT RESISTANT SQUARE SQUARE LED BOLLARD. 300 NOMINAL DELIVERED LUMENS PER HEAD. PROVIDE CONCRETE BASE PER DETAIL. PROVIDE BASE COVER POLE AND FINISH SHALL BE VERIFIED WITH ARCHITECT DURING SHOP DRAWING REVIEW.	NA	LED 3000K	NA	SELS	S29100	L4
L5	LED WALL PACK TYPE DISTRIBUTION. 300 NOMINAL DELIVERED LUMENS PER HEAD. PROVIDE AN ALLOWANCE OF 5x400 PER LOCATION. VERIFY WITH ARCHITECT DURING SHOP DRAWING REVIEW. 300MA DRIVER. THE DISTRIBUTION	MULTI	LED 3000K	NA	LANDSCAPE FORMS	TAL248T11	L5

**Lighting Schedule**

Symbol	Description	Quantity	Notes
L1	FLUSH MOUNT LED POLE MOUNT FIXTURE	110	4
L2	SINGLE HEAD TYPE LED POLE MOUNT FIXTURE	1827	13
L3	72" TALL 7" IMPACT RESISTANT SQUARE SQUARE LED BOLLARD	8335	30
L4	32" TALL 7" IMPACT RESISTANT SQUARE SQUARE LED BOLLARD	40	19

**Lighting Schedule**

Symbol	Description	Quantity	Notes
L1	FLUSH MOUNT LED POLE MOUNT FIXTURE	110	4
L2	SINGLE HEAD TYPE LED POLE MOUNT FIXTURE	1827	13
L3	72" TALL 7" IMPACT RESISTANT SQUARE SQUARE LED BOLLARD	8335	30
L4	32" TALL 7" IMPACT RESISTANT SQUARE SQUARE LED BOLLARD	40	19

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No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
2	5/3/2024	SITE PLAN REVIEW

Project: 4808.0000  
Date: 05/03/2024  
Drawn by: DBR  
Checked by: MAB / JTK  
ELECTRICAL PHOTOMETRIC

Drawing Number: E011

# BROOKLYN PARK TEEN & YOUTH CENTER

## SITE PLAN REVIEW - ARCHITECTURAL CODE ANALYSIS AND PLANS (REVISED)



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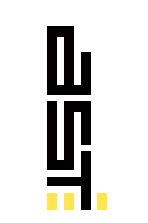
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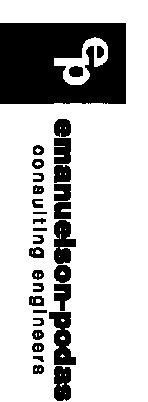
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**LANDSCAPE ARCHITECT**  
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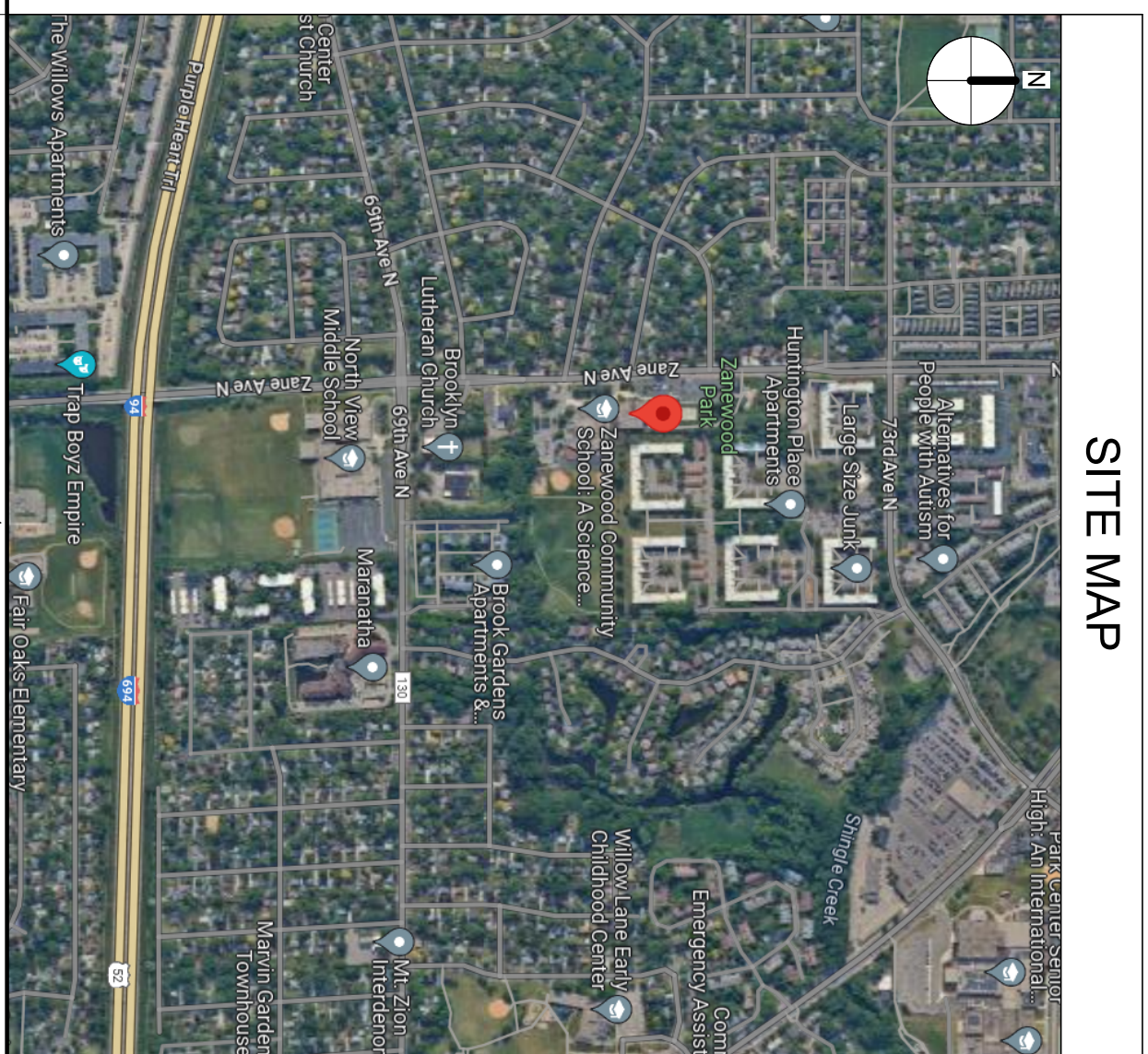
DRAWING LIST	
LS001 - CODE SUMMARY	
LS101 - FIRST FLOOR - LIFE SAFETY PLAN	
LS102 - SECOND FLOOR - LIFE SAFETY PLAN	
A100 - ARCHITECTURAL SITE PLAN	
A101 - FIRST FLOOR PLAN - OVERALL	
A101A - FIRST FLOOR PLAN - AREA A	
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A102 - SECOND FLOOR PLAN - OVERALL	
A102A - SECOND FLOOR PLAN - AREA A	
A103A - ROOF PLAN - AREA A	
A200 - EXTERIOR ELEVATIONS	
A201 - EXTERIOR ELEVATIONS	



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**BROOKLYN  
 PARK TEEN &  
 YOUTH CENTER**

7150 ZANE AVENUE  
 BROOKLYN PARK, MN 55429



<b>Project</b>	2023.52.01
<b>Date</b>	5/31/2024
<b>Drawn by</b>	SH
<b>Checked by</b>	DH
<b>COVER SHEET</b>	
<b>Drawing Number</b>	<b>G000</b>

**CODE SUMMARY:**

**PROJECT DESCRIPTION**  
 THE PROJECT WILL INCLUDE THE DESIGN AND CONSTRUCTION OF A TWO-STORY YOUTH CENTER TOTALING APPROXIMATELY 24,530 SQUARE FEET. THE ROOF HEIGHT IS 38 FEET ABOVE GRADE. THE BUILDING IS NOT CLASSIFIED AS A HIGH-RISE. THE NEW YOUTH CENTER IS ATTACHED TO AN EXISTING TEEN CENTER VIA A PEDESTRIAN WALKWAY, BUT WILL BE CONSIDERED A SEPARATE BUILDING IN ACCORDANCE WITH MBC, SECTION 3104.2.

- APPLICABLE CODES**  
 THE FOLLOWING CODES AND STANDARDS HAVE BEEN APPLIED TO THE FACILITY DESIGN:
- 2020 MINNESOTA BUILDING CODE (MBC), BASED ON THE 2018 INTERNATIONAL BUILDING CODE® (IBC), WITH CITY OF MINNEAPOLIS AMENDMENTS
  - 2020 MINNESOTA FIRE CODE (MFC), BASED ON THE 2018 INTERNATIONAL FIRE CODE® (IFC), WITH CITY OF MINNEAPOLIS AMENDMENTS
  - 2020 MINNESOTA PLUMBING CODE (MPC), BASED ON THE 2018 UNIFORM PLUMBING CODE® (UPC), WITH CITY OF MINNEAPOLIS AMENDMENTS
  - 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE® (MMFGC), BASED ON THE 2018 INTERNATIONAL MECHANICAL CODE® (IMC) AND 2018 INTERNATIONAL FUEL GAS CODE® (IFGC) WITH ANSISHRAE STANDARD 62.2-2016® AND ANSISHRAE STANDARD 154-2016®, WITH CITY OF MINNEAPOLIS AMENDMENTS
  - 2020 MINNESOTA ELECTRICAL CODE (MEC), BASED ON THE 2020 EDITION OF NFPA 70, NATIONAL ELECTRICAL CODE®, WITH CITY OF MINNEAPOLIS AMENDMENTS
  - 2020 MINNESOTA ACCESSIBILITY CODE (MAC)
  - 2020 MINNESOTA ENERGY CODE (MEC)
  - 2020 MINNESOTA COMMERCIAL ENERGY CODE, ANSISHRAE/IES STANDARD 90.1-2019 WITH MINNESOTA AMENDMENTS
  - 2010 STANDARDS FOR ACCESSIBLE DESIGN (ADAAG)
  - 2016 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13, STANDARD FOR THE INSTALLATION OF SPRINKLERS®
  - 2016 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72, NATIONAL FIRE ALARM AND SIGNALING CODE®

**OCCUPANCY**  
 ASSEMBLY (GROUP A-4), GYMNASIUM BUSINESS (GROUP B), OFFICE AREAS ACCESSORY STORAGE (GROUP S-1), STORAGE AREAS

**OCCUPANCY SEPARATION**  
 THE BUILDING WILL BE NON-SEPARATED MIXED USE. INCIDENTAL USE AREAS WILL BE SEPARATED AS REQUIRED BY SECTION 509.

**CONSTRUCTION TYPE**  
 THE BUILDING AND PEDESTRIAN WALKWAY WILL BE TYPE IIB CONSTRUCTION WHICH WILL UTILIZE NONCOMBUSTIBLE MATERIALS AT THE EXTERIOR WALLS AND THE INTERIOR BUILDING ELEMENTS.

**REQUIRED FIRE RESISTANCE RATINGS (TABLE 601) ARE AS FOLLOWS:**

**STRUCTURAL FRAME:** NO FIRE RESISTANCE RATING  
**INTERIOR LOAD BEARING WALLS:** NO FIRE RESISTANCE RATING  
**EXTERIOR BEARING WALLS:** NO FIRE RESISTANCE RATING  
**EXTERIOR NONBEARING WALLS:** NO FIRE RESISTANCE RATING  
**FLOOR:** NO FIRE RESISTANCE RATING  
**ROOF:** NO FIRE RESISTANCE RATING

**HEIGHT AND AREA - TYPE IIB CONSTRUCTION**  
**ALLOWABLE HEIGHT FROM TABLES 504.3 AND 504.4:**  
 GROUP A-4: 3 STORIES, 75 FEET (ALLOWED)  
 GROUP A-4: 2 STORIES, 38 FEET (PROVIDED)

**ALLOWABLE AREA:**  
 GROUP A-4: 28,500 SQUARE FEET (ALLOWED PER STORY)  
 16,117 SQUARE FEET (PROVIDED PER STORY - MAXIMUM)

**EXTERIOR OPENING PROTECTION**  
 BASED ON CURRENT DESIGN, ALL EXTERIOR WALLS ARE PROVIDED WITH A FIRE SEPARATION DISTANCE OF AT LEAST 20 FEET. THEREFORE, NO OPENING PROTECTIONS ARE REQUIRED EXCEPT AS REQUIRED FOR THE LOCKER LOUNGE WHERE THE EXTERIOR WALL IS REQUIRED TO BE RATED DUE TO EXPOSURE TO ANOTHER PART OF THE BUILDING.

SHEET INDEX	
Sheet Name	Sheet Number
CODE SUMMARY	LS001
FIRST FLOOR - LIFE SAFETY	LS101
SECOND FLOOR - LIFE SAFETY	LS102

**RATED SEPARATIONS**  
 EXIT ACCESS STAIRS: THE PROVIDED STAIRS ARE TO BE CLASSIFIED AS EXIT ACCESS STAIRS IN ACCORDANCE WITH MBC, SECTION 1019 AND ARE THEREFORE NOT REQUIRED TO BE PROVIDED WITH A FIRE RESISTANCE RATING. SHAFTS: ALL SHAFTS (E.G. ELEVATOR, MECHANICAL, ETC.) ARE REQUIRED TO BE CONSTRUCTED AS 1-HOUR FIRE BARRIERS.

**PEDESTRIAN WALKWAY:** THE PEDESTRIAN WALKWAY IS REQUIRED TO BE OF NONCOMBUSTIBLE CONSTRUCTION IN ACCORDANCE WITH MBC, SECTION 3104.3

**OPENING PROTECTIVES**  
 OPENINGS IN FIRE-RATED ASSEMBLIES ARE REQUIRED TO BE PROTECTED AS INDICATED IN THE TABLE BELOW IN ACCORDANCE WITH TABLE 716.1(2).

TYPE OF ASSEMBLY	MINIMUM OPENING PROTECTIVE RATING
1-HOUR FIRE BARRIER (SHAFTS, EXIT ENCLOSURES)	1-HOUR
1-HOUR FIRE BARRIER (OTHER, INCLUDING EXTERIOR FIRE BARRIERS)	3/4-HOUR

**INTERIOR FINISHES**  
 INTERIOR FINISHES WILL BE PER THE MOST RESTRICTIVE OCCUPANCY WHICH IS GROUP A-3. A MINIMUM OF CLASS C RATED INTERIOR WALL AND CEILING FINISHES ARE PERMITTED IN ROOMS AND ENCLOSED SPACES, AND A MINIMUM OF CLASS B RATED INTERIOR WALL AND CEILING FINISHES ARE PERMITTED THROUGHOUT ALL EXITS AND CORRIDORS (TABLE 803.13).

**EGRESS**  
 OCCUPANT LOAD FACTORS: THE FOLLOWING OCCUPANT LOAD FACTORS WILL BE APPLIED IN CALCULATING OCCUPANT LOADS OF VARIOUS SPACES BASED ON THEIR USE (TABLE 1004.5):

USE	OCCUPANT LOAD FACTOR
UNCONCENTRATED ASSEMBLY (TABLES & CHAIRS)	15 SF/OCCUPANT (NET)
LOCKER ROOMS	50 SF/OCCUPANT
BUSINESS	150 SF/OCCUPANT
CONCENTRATED BUSINESS	50 SF/OCCUPANT
ELECTRICAL, MECHANICAL, STORAGE	300 SF/OCCUPANT

**EXIT/EGRESS WIDTHS:** EXITS AND EGRESS PATHS ARE TO BE SIZED FOR THE OCCUPANT LOAD SERVED. WIDTH CALCULATIONS FOR ALL AREAS ARE TO BE BASED ON 0.20 INCHES PER OCCUPANT FOR DOORS AND 0.30 INCHES PER OCCUPANT FOR STAIRS PER SECTION 1005.3.1 SECTION 1005.3.2. IN ADDITION, EXIT COMPONENT WIDTHS ARE REQUIRED TO COMPLY WITH THE FOLLOWING MINIMUMS:

DOORS (SECTION 1010.1.1): 32 INCHES

**STAIRS AND CORRIDORS (SECTION 1011.2 AND TABLE 1020.2):** 44 INCHES (36 INCHES WHERE SERVING LESS THAN 50 PERSONS)

**REQUIRED NUMBER OF EXITS:** ANY ROOM OR SPACE WITH AN OCCUPANT LOAD OF 50 OR MORE IS REQUIRED TO HAVE A MINIMUM OF TWO EXITS PER TABLE 1006.2.1. IN ADDITION, A MINIMUM OF THREE EXITS ARE REQUIRED FOR A SPACE WITH AN OCCUPANT LOAD BETWEEN 501 AND 1,000 AND A MINIMUM OF FOUR EXITS ARE REQUIRED FOR A SPACE WITH AN OCCUPANT LOAD GREATER THAN 1,000 PER SECTION 1006.2.1.1.

**LOCATION OF EXITS:** EXITS ARE TO BE LOCATED SUCH THAT TWO REQUIRED EXITS ARE SEPARATED BY NOT LESS THAN 1/3 OF THE DIAGONAL FOR THE AREA SERVED (SECTION 1007.1.1, EXCEPTION 2). WHERE MORE THAN TWO EXITS ARE REQUIRED, THE REMAINING EXITS SHOULD BE SEPARATED AS REASONABLE AND NOT IMMEDIATELY ADJACENT TO ONE OF THE OTHER REQUIRED EXITS PER SECTION 1007.1.2.

**DOOR SWING:** DOORS ARE REQUIRED TO SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE THEY SERVE AN OCCUPANT LOAD OF 50 OR GREATER.

**TOTAL TRAVEL DISTANCE LIMIT:**  
 ASSEMBLY: 250 FEET (TABLE 1017.2)  
 BUSINESS OCCUPANCY: 300 FEET (TABLE 1017.2)  
 STORAGE (GROUP S-1): 250 FEET (TABLE 1017.2)

**DEAD-END CORRIDOR/aisle LIMIT:**  
 ASSEMBLY OCCUPANCY: 20 FEET (SECTION 1020.4)  
 ALL OTHER AREAS: 50 FEET (SECTION 1020.4, EXCEPTION 2)

**COMMON PATH OF TRAVEL LIMIT:**  
 BUSINESS AND STORAGE OCCUPANCY: 100 FEET (TABLE 1006.2.1)  
 ALL OTHER AREAS: 75 FEET (TABLE 1006.2.1)

**EMERGENCY VEHICLE ACCESS**  
 FIRE APPARATUS ACCESS ROADS SHALL PROVIDE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS UNLESS OTHERWISE APPROVED BY THE CODE OFFICIAL (IFC, SECTION 503.1.1). THE FIRE APPARATUS ACCESS ROADS ARE TO PROVIDE A MINIMUM CLEAR WIDTH OF 20 FEET AND A MINIMUM INSIDE TURNING RADIUS OF 28 FEET OR AS REQUIRED BY THE FIRE CODE OFFICIAL. ROAD DESIGN IS TO ANTICIPATE LIVE LOADS OF 75,000 POUNDS (IFC, D102).

**FIRE FLOW**  
 IN ACCORDANCE WITH IFC, TABLE B105.1(2), THE REQUIRED FIRE FLOW FOR A 24,530 SQUARE FOOT TYPE IIB BUILDING IS 3,250 GALLONS PER MINUTE. A 75% REDUCTION IS ALLOWED FOR A FULLY SPRINKLERED BUILDING PER IFC, TABLE B105.2 WITH A MINIMUM RESULTING FIRE FLOW OF 1,500 GALLONS PER MINUTE. THEREFORE, THE SITE IS REQUIRED TO BE PROVIDED WITH A MINIMUM WATER SUPPLY OF 1,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH FOR MANUAL FIREFIGHTING PURPOSES.

**AUTOMATIC SPRINKLER SYSTEMS**  
 AUTOMATIC SPRINKLER PROTECTION IS REQUIRED THROUGHOUT THE BUILDING IN ACCORDANCE WITH IFC, SECTION 903.2 AND NFPA 13. THE MAXIMUM COVERAGE AREA TO BE PROTECTED BY SPRINKLERS FED FROM A SINGLE RISER ASSEMBLY IS 52,000 SQUARE FEET (NFPA 13, SECTION 8.2.1).

**STAIRPIPE SYSTEM**  
 A STAIRPIPE SYSTEM IS NOT REQUIRED PER IFC, SECTION 905.3.

**PORTABLE FIRE EXTINGUISHERS**  
 PORTABLE FIRE EXTINGUISHERS WILL BE SIZED AND SPACED IN ACCORDANCE WITH THE IFC. AT LEAST ONE CLASS 2A:1.0B-C RATED PORTABLE FIRE EXTINGUISHER WILL BE PROVIDED FOR EVERY 6,000 SQUARE FEET OF FLOOR AREA AND LOCATED SUCH THAT AN OCCUPANT TRAVELS NO MORE THAN 75 FEET BEFORE REACHING A PORTABLE FIRE EXTINGUISHER.

**FIRE ALARM SYSTEM**  
 A MINIMUM OF ONE MANUAL FIRE ALARM STATION IS REQUIRED IN ADDITION TO THE SUPERVISION OF SPRINKLER WATER FLOW PER IFC, SECTION 907.2. VISUAL NOTIFICATION APPLIANCES ARE REQUIRED IN ALL COMMON USE AREAS. FIRE ALARM SYSTEM MUST BE MONITORED IN ACCORDANCE WITH IFC, UL, AND NFPA 72.

**TWO-WAY COMMUNICATION SYSTEM**  
 A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH MBC SECTION 1009.8 MUST BE PROVIDED AT THE SECOND FLOOR ELEVATOR LANDING.

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BROOKLYN  
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 YOUTH CENTER

7100 ZANNE AVE N  
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Printed Name: DAMARIS HOLINGSWORTH

Signature: *[Signature]*

Date: 5/8/2024 License #: 54097

No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
2	5/3/2024	SITE PLAN REVIEW

Project	2023.52.01
Date	5/1/2024
Drawn by	K. KELLY
Checked by	S. SHELDON

**CODE SUMMARY**

Drawing Number  
**LS001**

OCCUPANT LOAD TABLE - YOUTH CENTER - FIRST FLOOR

Room Name	Room Number	Occupancy	Use Group	AREA	Occupant Load Factor	Calculated Occupant Load
GYMNASIUM	124	A-4	ASSEMBLY	7416 SF	15	495
STORAGE	119	B	BUSINESS	402 SF	300	2
KITCHEN	113	B	BUSINESS	507 SF	150	4
MEN	117B	B	BUSINESS	190 SF	150	2
WOMEN	117A	B	BUSINESS	122 SF	150	1
INTERVENTION	123	B	BUSINESS	122 SF	150	1
INTERVENTION	122	B	BUSINESS	121 SF	150	1
INTERVENTION SPECIALIST	125	B	BUSINESS	621 SF	150	5
HALLWAY	121	B	BUSINESS	153 SF	150	2
STARVA	120	B	BUSINESS	53 SF	150	1
FLEX	116	B	BUSINESS	238 SF	150	3
TEENS PROGRAM	115	B	BUSINESS	121 SF	150	1
SPECIALIST	114	B	BUSINESS	122 SF	150	1
FACTORY	118	B	BUSINESS	91 SF	150	1
ALL-GENDER RESTROOM	106	B	BUSINESS	628 SF	90	17
GAME LOUNGE	105	B	BUSINESS	1772 SF	90	36
COMMONS	111	B	BUSINESS	93 SF	150	1
ELEV	109	B	BUSINESS	128 SF	150	1
STARVA	107	B	BUSINESS	198 SF	150	2
FRONT OFFICE	106	B	BUSINESS	111 SF	150	1
STAFF	108	B	BUSINESS	54 SF	150	1
RECEPTION	104	B	BUSINESS	447 SF	150	4
RESTROOM	101	B	BUSINESS	330 SF	150	3
VESTIBULE	102	B	BUSINESS	51 SF	150	1
REGISTRATION/ SECURITY	103	B	LOCKERS	316 SF	90	7
LOCKERS/ LOUNGE	112	B	STORAGE	68 SF	300	1
LINK	126	B	BUSINESS	176 SF	150	2
TOTALS				14898 SF		597

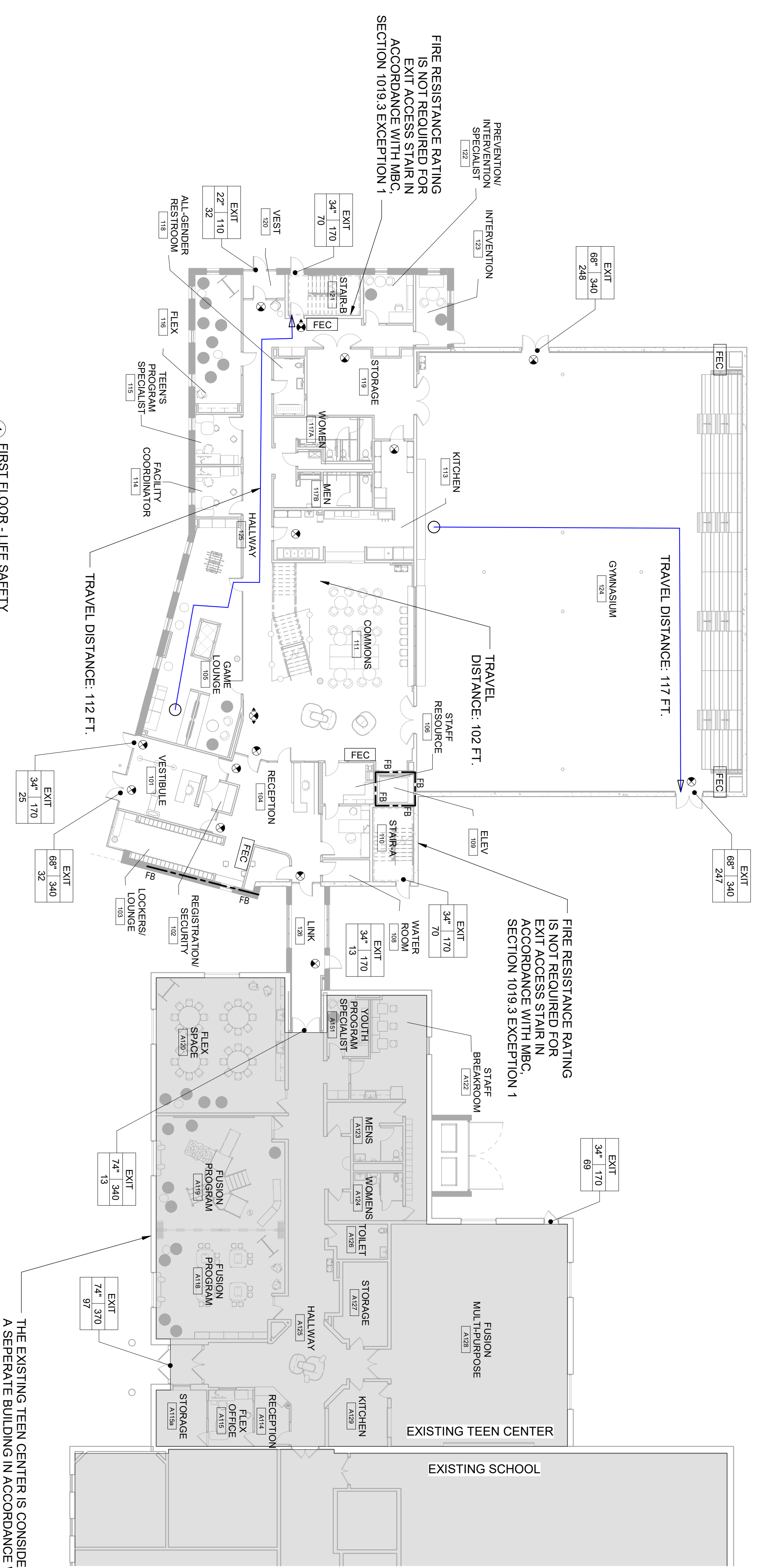
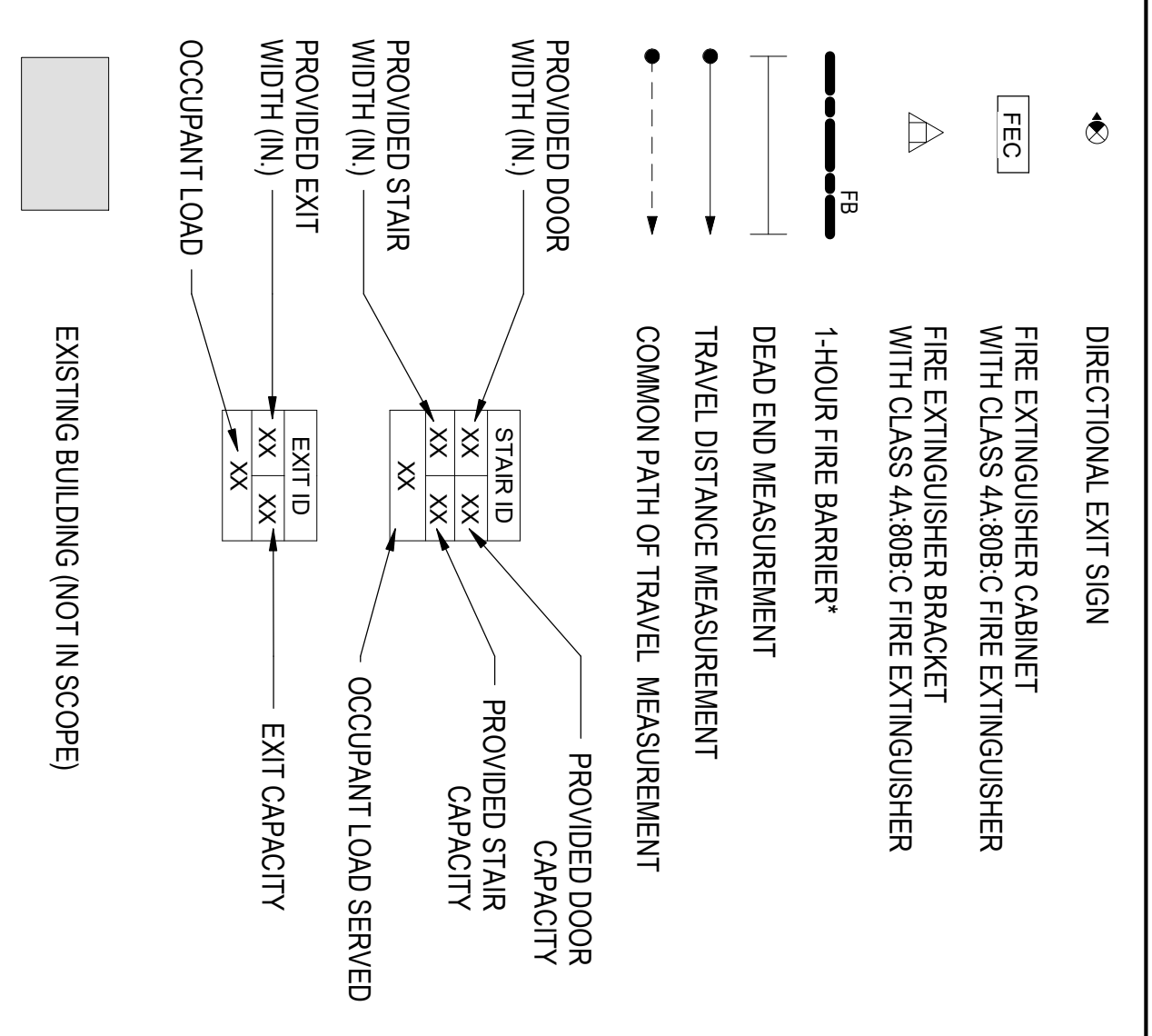
1. GRAY HIGHLIGHTED ROOMS INDICATE SPACES WITH OCCUPANT LOADS GREATER THAN 49 WHICH REQUIRE TWO EXITS

OCCUPANT LOAD TABLE - EXISTING TEEN CENTER

Room Name	Room Number	Occupancy	Use Group	AREA	Occupant Load Factor	Calculated Occupant Load
RECEPTION	A114	B	BUSINESS	83 SF	150	1
FLEX OFFICE	A115	B	BUSINESS	131 SF	150	1
STORAGE	A119A	B	STORAGE	148 SF	300	1
FUSION PROG.	A119	B	BUSINESS	688 SF	150	5
FLEX SPACE	A120	B	BUSINESS	739 SF	150	7
STAFF BREAK	A122	B	BUSINESS	470 SF	150	4
WOMEN	A124	B	BUSINESS	199 SF	150	2
HALLWAY	A124	B	BUSINESS	1299 SF	150	6
TOILET	A126	B	BUSINESS	107 SF	150	1
STORAGE	A127	B	STORAGE	202 SF	300	1
RECEPTION	A128	A-4	ASSEMBLY	2065 SF	15	137
KITCHEN	A129	B	BUSINESS	181 SF	150	2
TOILETS (separate)	A151	B	BUSINESS	130 SF	150	1
TOTALS				7491 SF		179

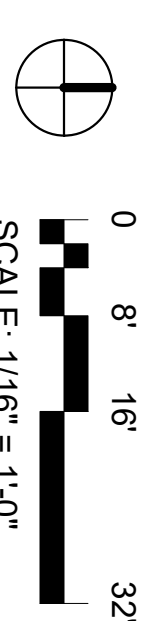
1. GRAY HIGHLIGHTED ROOMS INDICATE SPACES WITH OCCUPANT LOADS GREATER THAN 49 WHICH REQUIRE TWO EXITS  
 2. EXISTING TEEN CENTER IS CONSIDERED A SEPARATE BUILDING FROM THE NEW YOUTH CENTER IN ACCORDANCE WITH MBC, SECTION 3104.2. LIFE SAFETY FEATURES WITHIN THE TEEN CENTER ARE EXISTING TO REMAIN. OCCUPANT LOAD TABLE AND EGRESS TAGS ARE PROVIDED FOR REFERENCE AND TO SHOW THAT THE NEW YOUTH CENTER AND CONNECTING LINK DO NOT IMPACT EGRESS FROM THE EXISTING TEEN CENTER.

LIFE SAFETY LEGEND



1 FIRST FLOOR - LIFE SAFETY  
 1/16" = 1'-0"

THE EXISTING TEEN CENTER IS CONSIDERED A SEPARATE BUILDING IN ACCORDANCE WITH MBC, SECTION 3104.2. LIFE SAFETY FEATURES WITHIN THE TEEN CENTER ARE EXISTING TO REMAIN. OCCUPANT LOAD TABLE AND EGRESS TAGS ARE PROVIDED FOR REFERENCE AND TO SHOW THAT THE NEW YOUTH CENTER AND CONNECTING LINK DO NOT IMPACT EGRESS FROM THE EXISTING TEEN CENTER.



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BROOKLYN PARK TEEN & YOUTH CENTER

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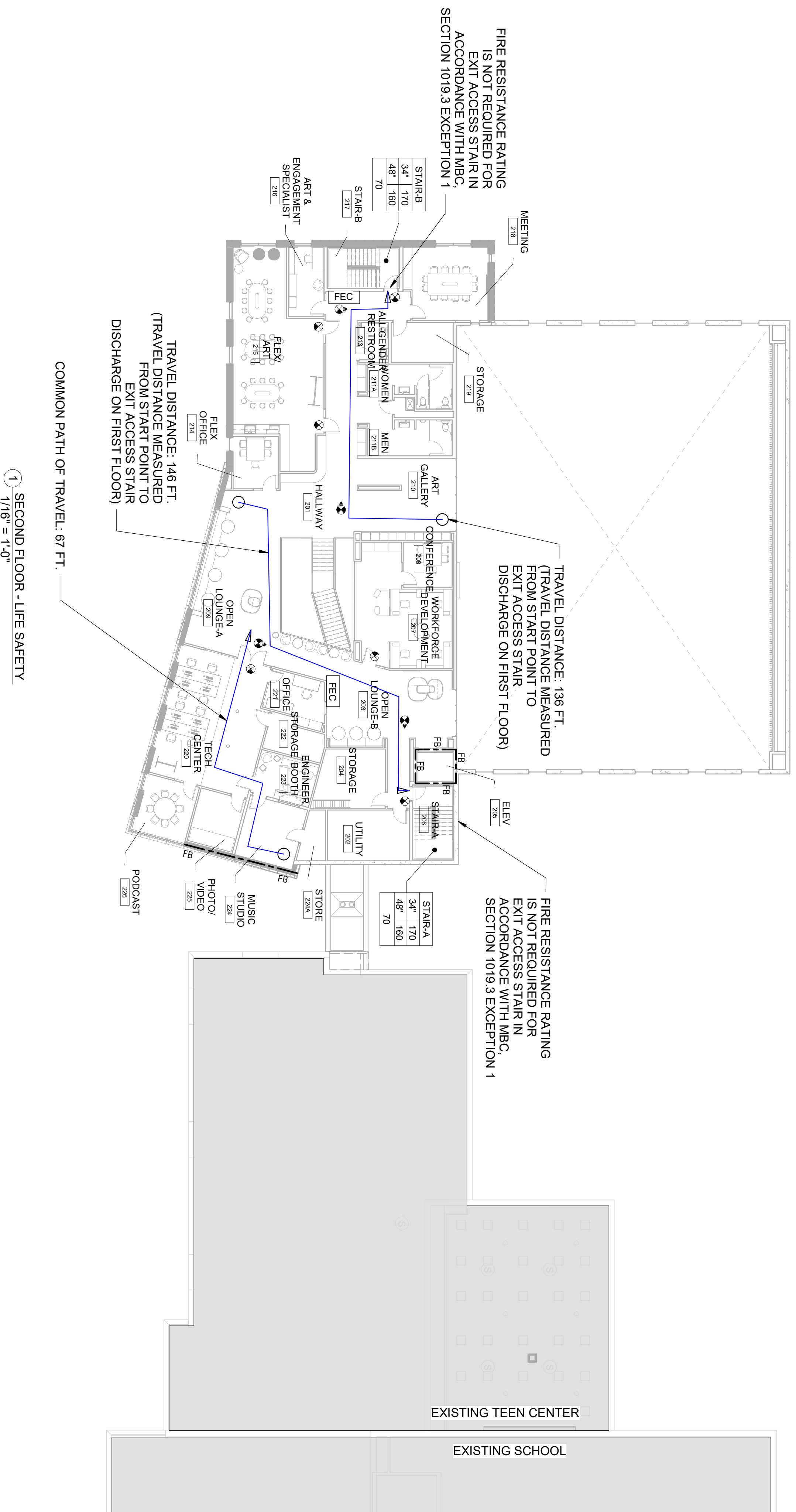
Printed Name: DAMARIS HOLLINGSWORTH  
 Signature: [Signature]  
 Date: 5/31/2024 License #: 54097

No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
2	5/31/2024	SITE PLAN REVIEW

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FIRST FLOOR - LIFE SAFETY

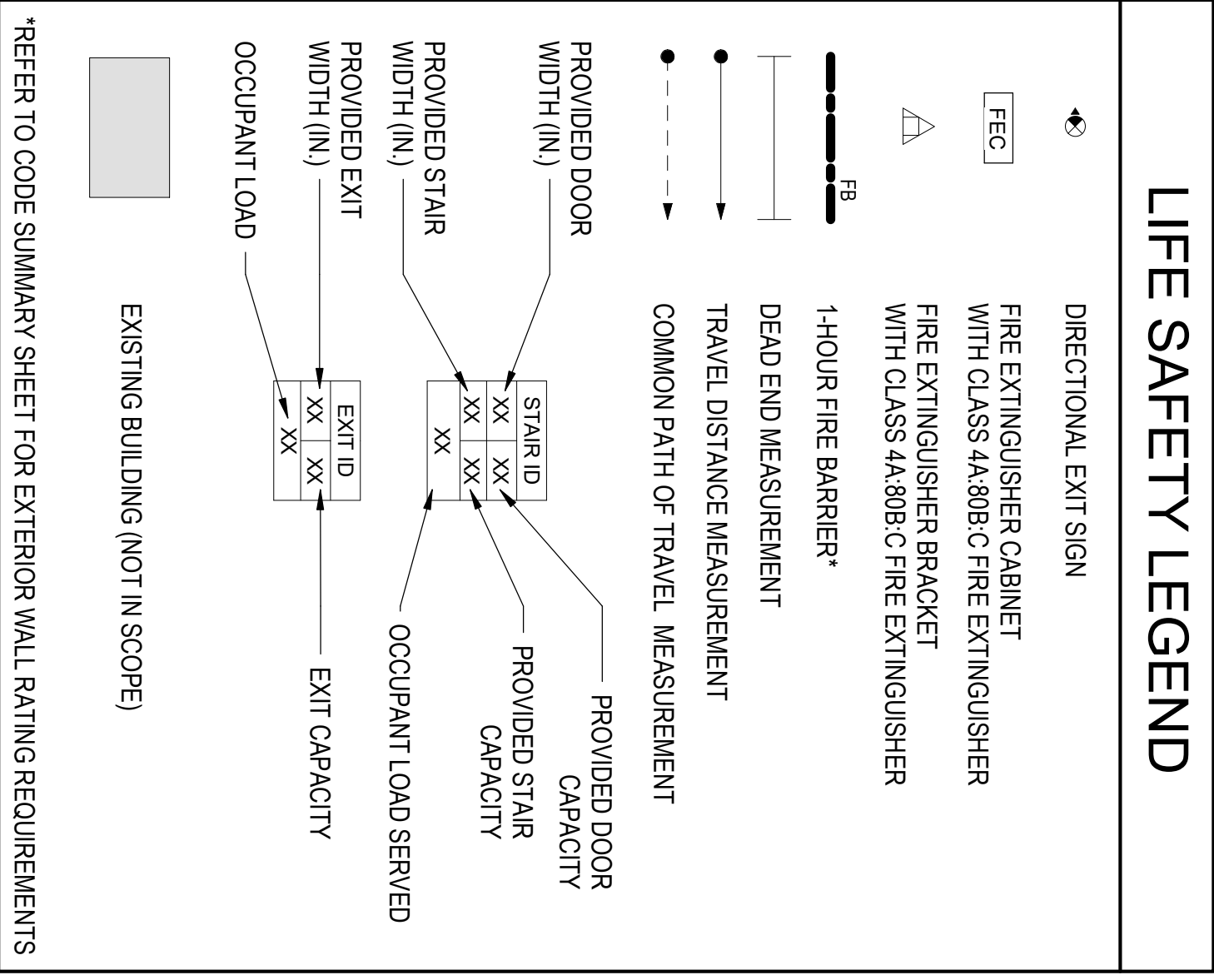
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**LS101**



OCCUPANT LOAD TABLE - YOUTH CENTER - SECOND FLOOR

Room Name	Room Number	Occupancy	Use Group	AREA	Occupant Load Factor	Calculated Occupant Load
MEETING	218	B	ASSEMBLY	306 SF	15	21
STORAGE	219	B	STORAGE	172 SF	300	1
WOMEN	211A	B	BUSINESS	180 SF	150	2
MEN	211B	B	BUSINESS	169 SF	150	2
ALL GENDER RESTROOM	213	B	BUSINESS	99 SF	150	1
FLEX ART ENGAGEMENT SPECIALIST	216	B	ASSEMBLY	788 SF	15	51
STAIR-B	217	B	BUSINESS	113 SF	150	2
HALLWAY	210	B	BUSINESS	666 SF	150	5
ART GALLERY	214	B	BUSINESS	388 SF	150	3
FLEX OFFICE	214	B	BUSINESS	120 SF	150	1
OPEN LOUNGE-A	209	B	BUSINESS	650 SF	150	5
OPEN LOUNGE-B	203	B	BUSINESS	1081 SF	150	8
WORKFORCE	207	B	BUSINESS	481 SF	150	4
CONFERENCE	208	B	ASSEMBLY	113 SF	15	8
ELEV	205	B	BUSINESS	33 SF	150	1
STAIR-A	206	B	BUSINESS	199 SF	150	2
UTILITY	202	B	ELEC/MECH	210 SF	300	1
STORAGE	204	B	STORAGE	204 SF	300	1
MUSIC STUDIO	224	B	BUSINESS	33 SF	300	2
ENGINEER BOOTH	223	B	BUSINESS	187 SF	150	1
STORAGE	222	B	BUSINESS	432 SF	300	1
TECH CENTER	220	B	BUSINESS	182 SF	150	1
PHOTO/VIDEO	226	B	BUSINESS	661 SF	150	8
PODCAST	228	B	BUSINESS	161 SF	150	2
TOTALS				7698 SF		140

1. GRAY HIGHLIGHTED ROWS INDICATE SPACES WITH OCCUPANT LOADS GREATER THAN 49 WHICH REQUIRE TWO EXITS



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, both of the State of Minnesota.

Printed Name: **DAMARIS HOLLINGSWORTH**  
 Signature:

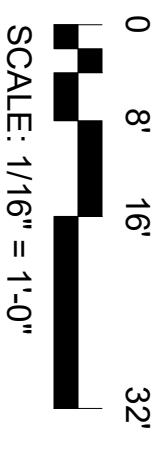
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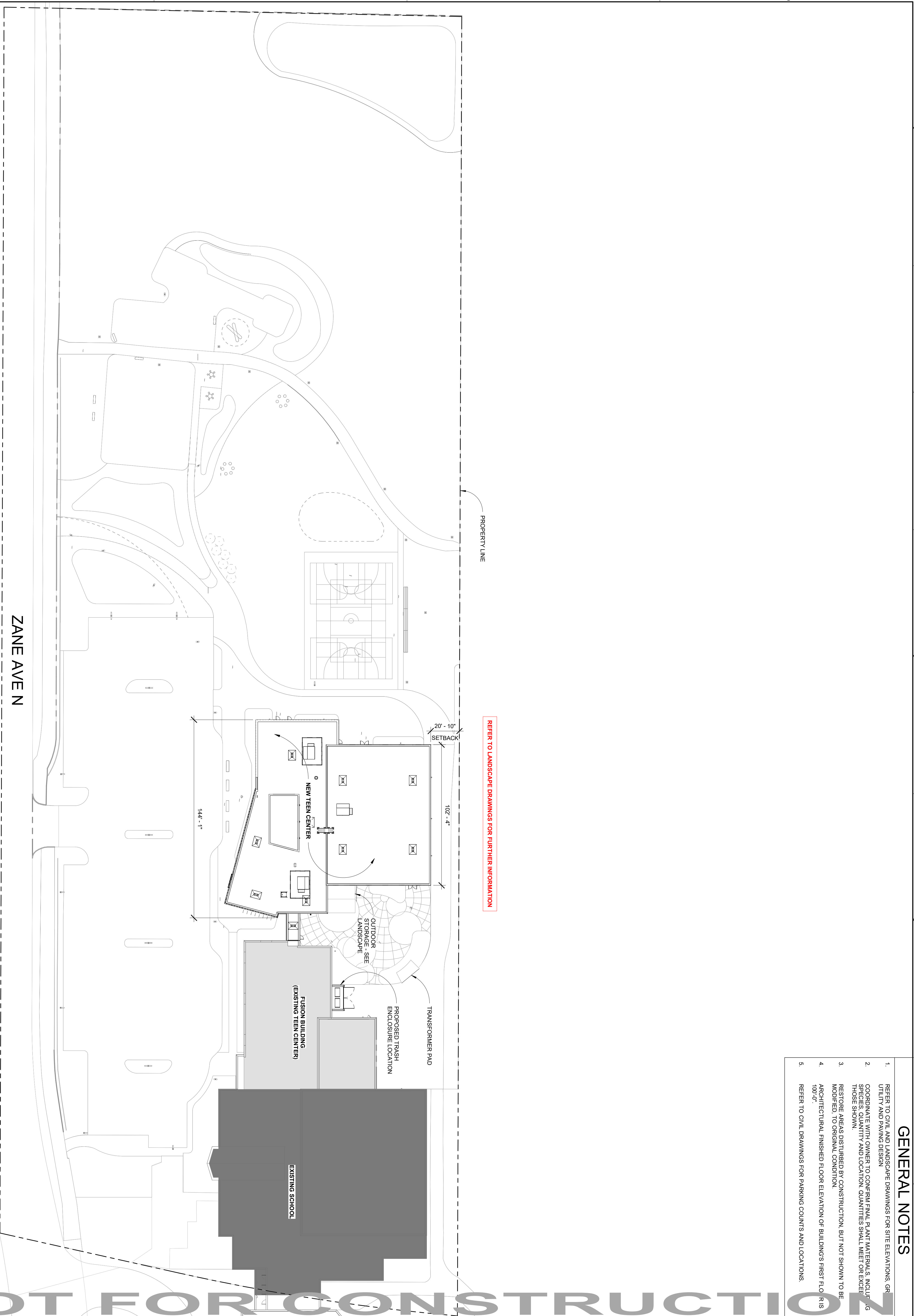
Project	Date
2023.52.01	5/1/2024

Drawn by: **K. KELLY**  
 Checked by: **S. SHELDON**

**SECOND FLOOR -  
 LIFE SAFETY**

LS102





1 ARCHITECTURAL SITE PLAN  
1/32" = 1'-0"

**GENERAL NOTES**

1. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE ELEVATIONS, GR UTILITY AND PAVING DESIGN.
2. COORDINATE WITH OWNER TO CONFIRM FINAL PLANT MATERIALS INCLUDING QUANTITY AND LOCATION. QUANTITIES SHALL MEET OR EXCEED THOSE SHOWN.
3. RESTORE AREAS DISTURBED BY CONSTRUCTION, BUT NOT SHOWN TO BE MODIFIED, TO ORIGINAL CONDITION.
4. ARCHITECTURAL FINISHED FLOOR ELEVATION OF BUILDING'S FIRST FLOOR IS 100'-0".
5. REFER TO CIVIL DRAWINGS FOR PARKING COUNTS AND LOCATIONS.

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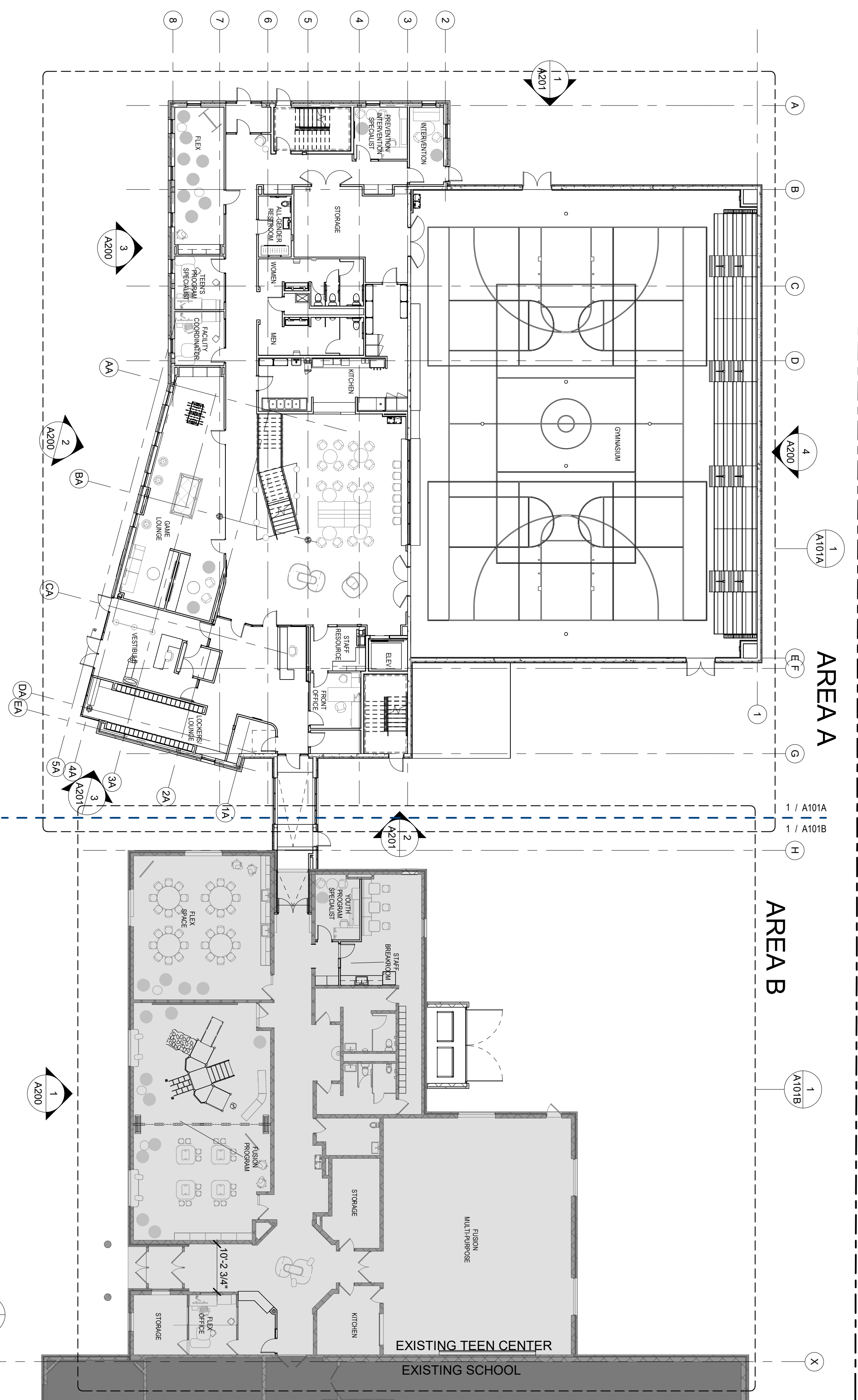
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Drawn by	SH
Checked by	DH

**ARCHITECTURAL  
SITE PLAN**

Drawing Number  
**A100**



1 FIRST FLOOR PLAN - OVERALL  
1/16" = 1'-0"

**NOT FOR CONSTRUCTION**



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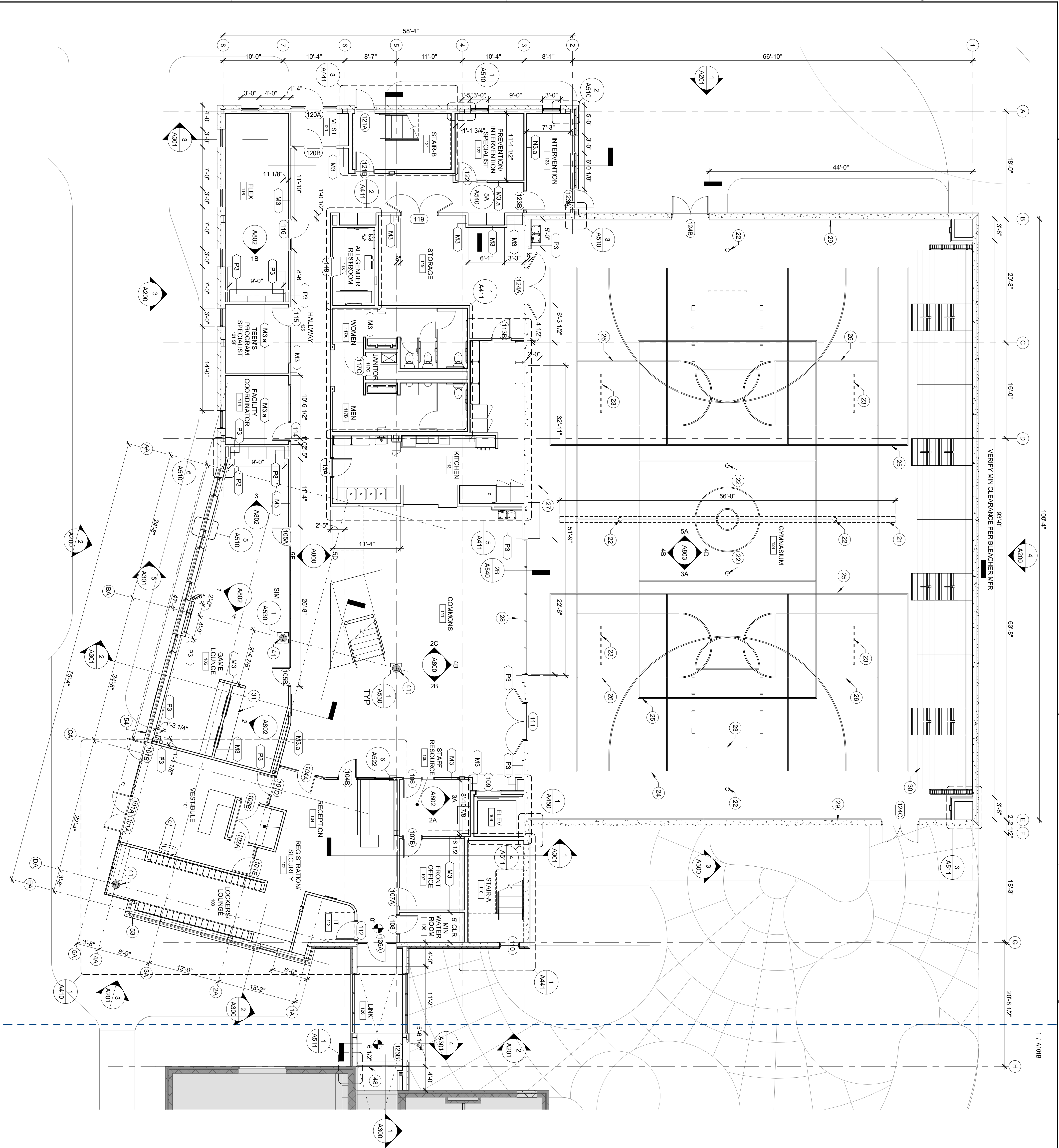
Printed Name: **DAMARIS HOLLINGSWORTH**  
Signature: *[Signature]*  
Date: 5/31/2024 License #: 54097

No.	Date	Revision Description
1	5/31/2024	SITE PLAN REVIEW
2	5/31/2024	SITE PLAN REVIEW

<b>Project</b>		2023.52.01
<b>Date</b>		5/31/2024
<b>Drawn by</b>		SH
<b>Checked by</b>		DH
<b>FIRST FLOOR PLAN - OVERALL</b>		

Drawing Number  
**A101**

1 FIRST FLOOR PLAN - AREA A  
1/8" = 1'-0"



PLAN NOTES

1. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. ALL DIMENSIONS SHOWN FOR PARTITIONS SHALL BE TO FINISH FACE UNLESS NOTED OTHERWISE. ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, STONE, TILE, FABRIC PANELS, MILLWORK, ETC.
2. DOOR OPENINGS ARE DIMENSIONED TO CENTERLINE OF OPENING. IF NOT NOTED OTHERWISE, DOOR JAMBS SHALL BE SPACED 2" FROM THE FACE OF THE ADJACENT WALL.
3. UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
4. PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXISTING SURFACES AS READ TO RENEW FINISH.
5. NEW CIP CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN PLANT SHALL BE FINISH WITH NO VISIBLE JOINTS. UNO
6. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND FIRE EXTINGUISHER LOCATIONS.
7. KEYNOTES ARE LOCATED ON ENLARGE SHEETS FOR AREAS THAT HAVE ENLARGED PLAN CALL OUTS.

KEYNOTE LEGEND

- 21 CEILING MOUNT TOP ROLL DIVIDER CURTAIN - BASIS OF DESIGN: AALCO ATHLETICS TRU-110
- 22 FLOOR SOCKET FOR VOLLEYBALL NET POLE
- 23 CEILING MOUNTED FOLDABLE BASKETBALL HOOP
- 24 CUSTOM COLOR VOLLEYBALL COURT LINE - TOTAL (3)
- 25 CUSTOM COLOR VOLLEYBALL COURT LINE - TOTAL (3)
- 26 CUSTOM COLOR FREE THROW LINE FOR HALF COURT
- 27 STONE COUNTERTOP - STN-1
- 28 GYM SAFETY WALL PAD - REFER TO INTERIOR ELEVATION
- 29 9' LONG 5 TIER RETRACTABLE BLEACHER SEATING
- 30 CUSTOM MILL WORK COUNTER 24" W/O BACKSPASH
- 31 CAST CONCRETE COLUMN ENCASMENT
- 41 EXPANSION JOINT COVER - SEE STRUCT
- 48 FIRE DEPARTMENT CONNECTION - SEE MECH
- 53 PROVIDE FIRE DEPARTMENT APPROVED KEY BOX
- 54

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YOUTH CENTER

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Printed Name: DAMARIS HOLLINGSWORTH  
Signature: [Signature]  
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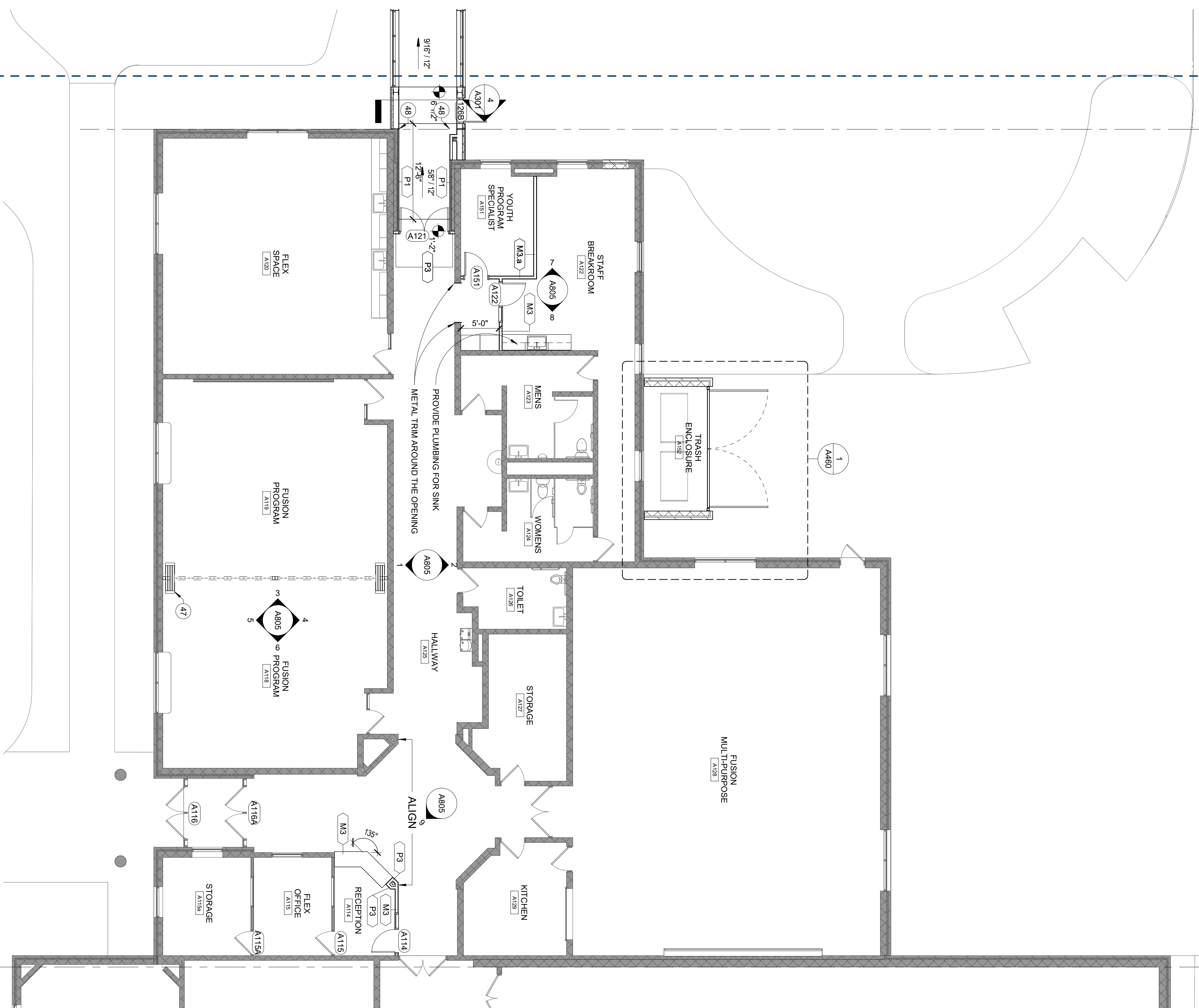
No.	Date	Revision Description
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2	5/31/2024	SITE PLAN REVIEW

Project	Date	2023.52.01
Drawn by	5/31/2024	SH
Checked by		DH

1 FIRST FLOOR PLAN - AREA A

Drawing Number  
**A101A**

1  
1/8" = 1'-0"  
FIRST FLOOR PLAN - AREA B



PLAN NOTES

1. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. ALL PARTITIONS ARE TO BE DIMENSIONED FROM FINISH FACE TO FINISH FACE. ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, STONE, TILE, FABRIC PANELS, MILLWORK, ETC.
2. DOOR OPENINGS ARE DIMENSIONED TO CENTERLINE OF OPENING. IF NOT OTHERWISE NOTED, DOOR OPENINGS SHALL BE SPACED 4" FROM THE FACE OF THE ADJACENT WALL.
3. UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
4. PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXISTING SURFACES AS REQD TO RENEW FINISH.
5. NEW C/P CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN PLAN SHALL BE FLUSH WITH NO VISIBLE JOINTS. UNO
6. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND FIRE EXTINGUISHER LOCATIONS.
7. KEYNOTES ARE LOCATED ON ENLARGE SHEETS FOR AREAS THAT HAVE ENLARGED PLAN CALL OUTS.

KEYNOTE LEGEND

- 47 OPERABLE PARTITION - BASIS OF DESIGN: HURCOR 600 SERIES PAIRED
- 48 EXPANSION JOINT COVER - SEE STRUCT

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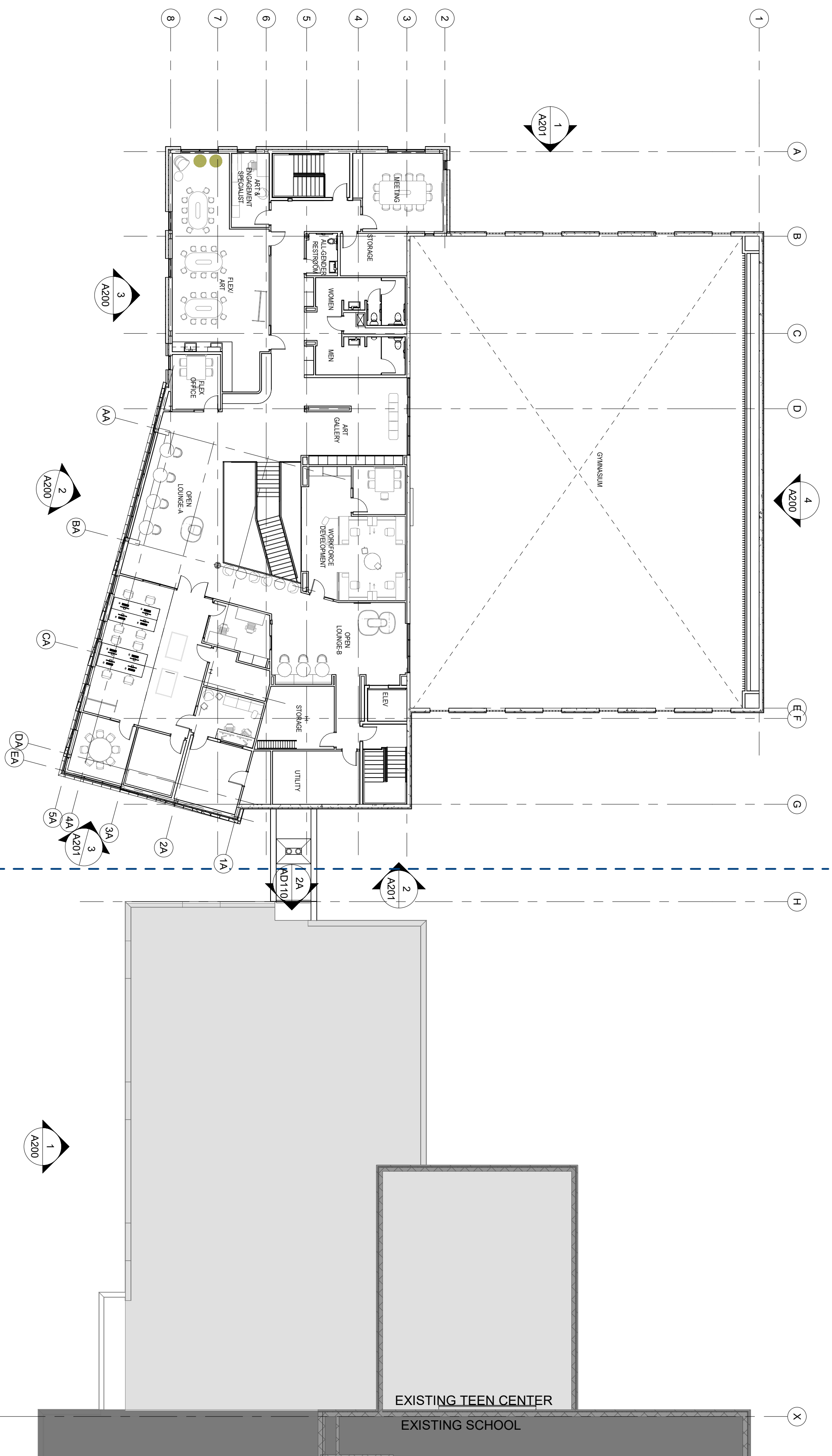
Printed Name: **DAMARIS HOLLINGSWORTH**  
Signature: *[Handwritten Signature]*  
Date: 5/31/2024 License #: 54087

No.	Date	Revision Description
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Project	2023.52.01
Date	5/31/2024
Drawn by	SH
Checked by	DH

1  
FIRST FLOOR PLAN - AREA B

Drawing Number  
**A101B**



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

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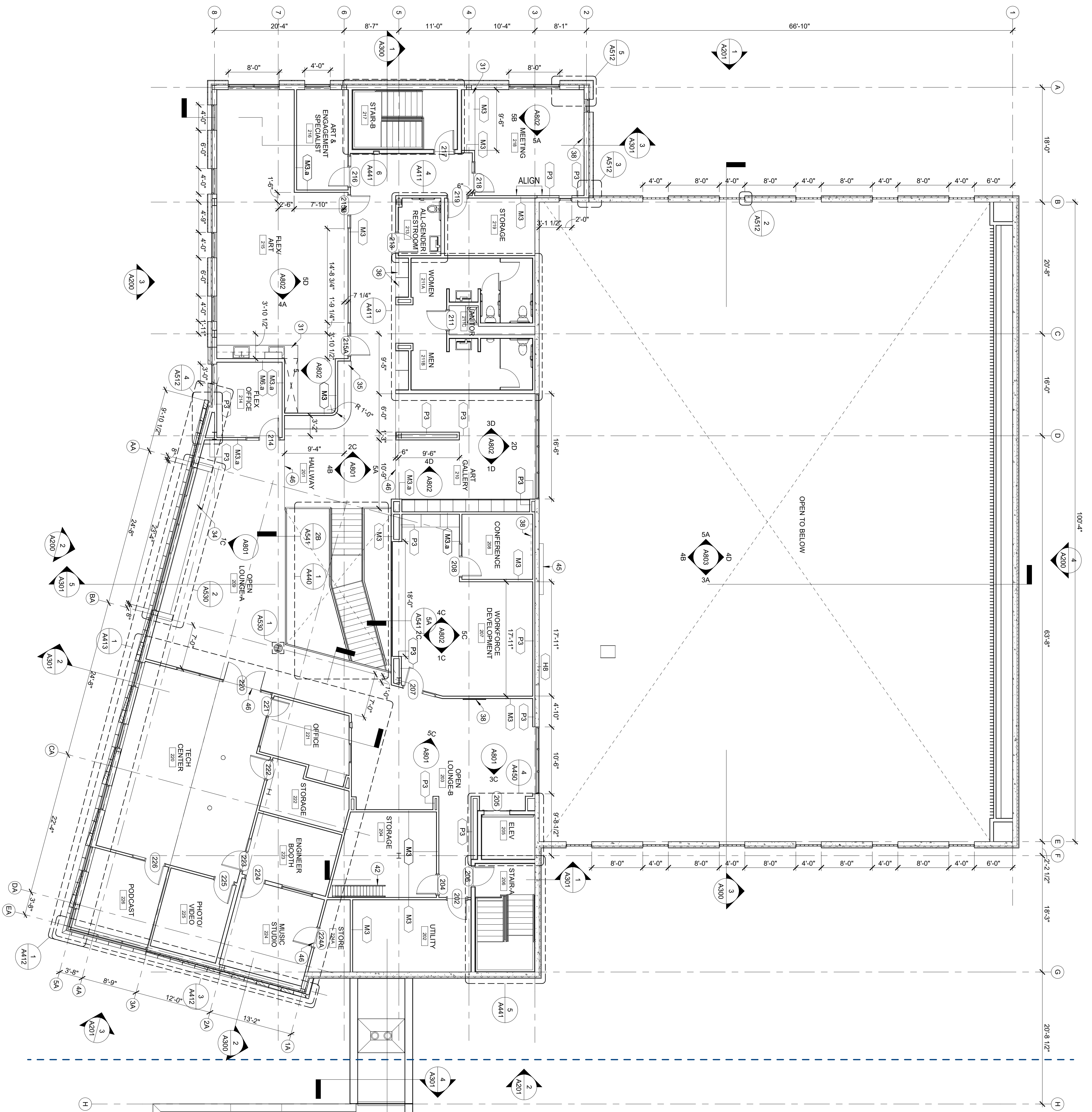
No.	Date	Revision Description
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Project	2023.52.01
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SECOND FLOOR  
PLAN - OVERALL

Drawing Number  
**A102**

1 SECOND FLOOR PLAN - AREA A  
1/8" = 1'-0"



- PLAN NOTES**
1. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNO ALL DIMENSIONS MARKED CLEAR OR MIN SHALL BE MAINTAINED AND SHALL FABRIC PANELS, MILLWORK, ETC.
  2. DOOR OPENINGS ARE DIMENSIONED TO CENTERLINE OF OPENING. IF NOT DIMENSIONED, THE HINGE SIDE OF THE DOOR JAMBS SHALL BE SPACED 4" FROM THE FACE OF THE ADJACENT WALL.
  3. UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
  4. PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXISTING SURFACES AS REQ'D TO RECEIVE NEW FINISH.
  5. NEW GYP CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS. UNO
  6. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND FIRE EXTINGUISHER LOCATIONS.
  7. KEYNOTES ARE LOCATED ON ENLARGE SHEETS FOR AREAS THAT HAVE ENLARGED PLAN CALL OUTS.

- KEYNOTE LEGEND**
- 31 CUSTOM MILL WORK COUNTER 24" W/O BACKSPASH
  - 34 WINDOW SEAT - REFER DETAIL 3A/45/40 AND 5A/45/50
  - 35 CUSTOM MILLWORK BENCH
  - 36 CASEWORK - TALL CABINETS DOUBLE DOORS
  - 38 DIGITAL DISPLAY - PROVIDE BLOCKING & POWER ON WALL
  - 42 SHIRT LABDER
  - 46 SIGNAL SCOREBOARD FOR GYM
  - FLOOR TRANSITION - SEE FINISH PLAN

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Printed Name: **DAMARRS HOLLINGSWORTH**

Signature: *[Handwritten Signature]*

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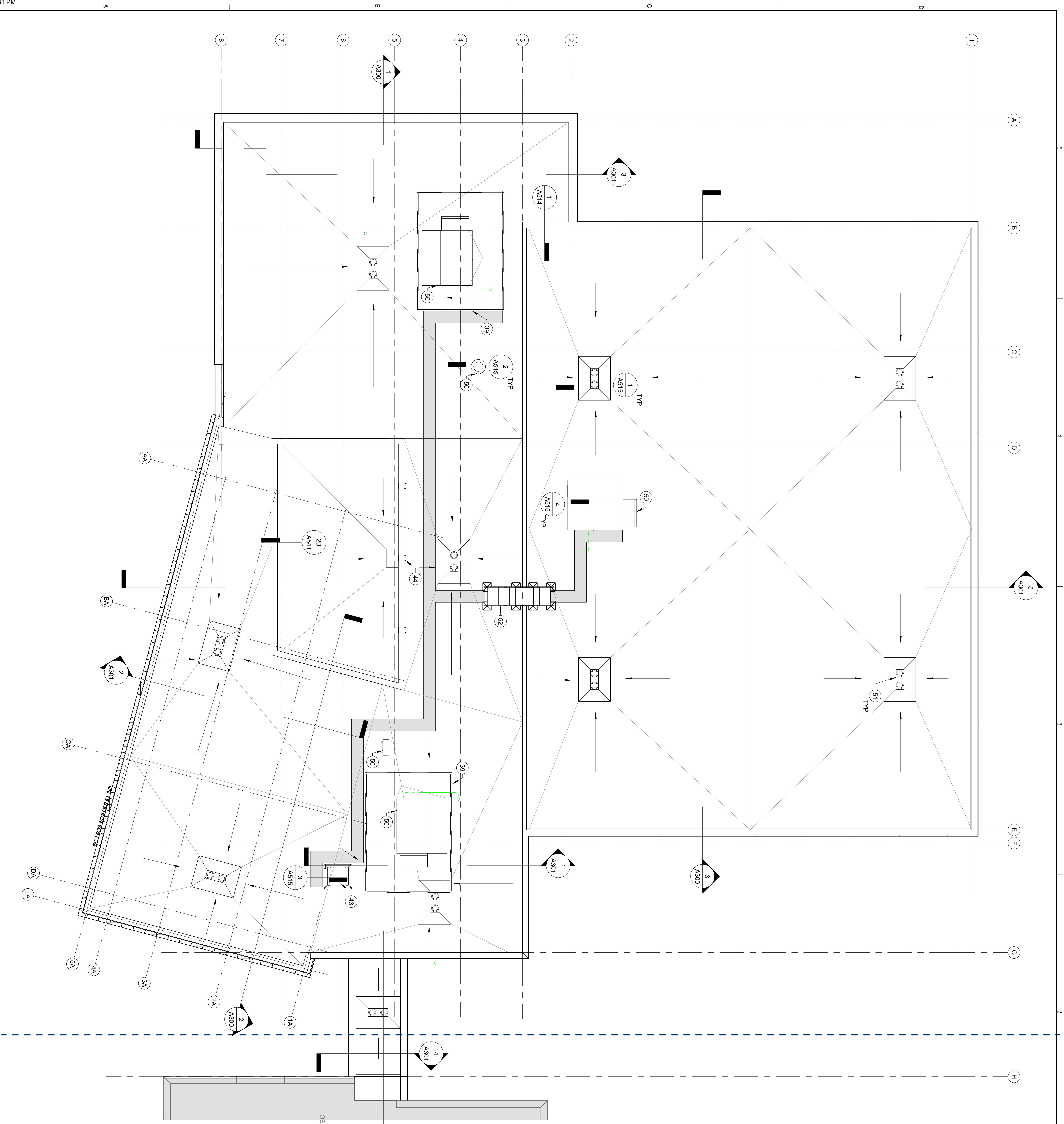
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Date	5/31/2024
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SECOND FLOOR  
PLAN - AREA A

Drawing Number

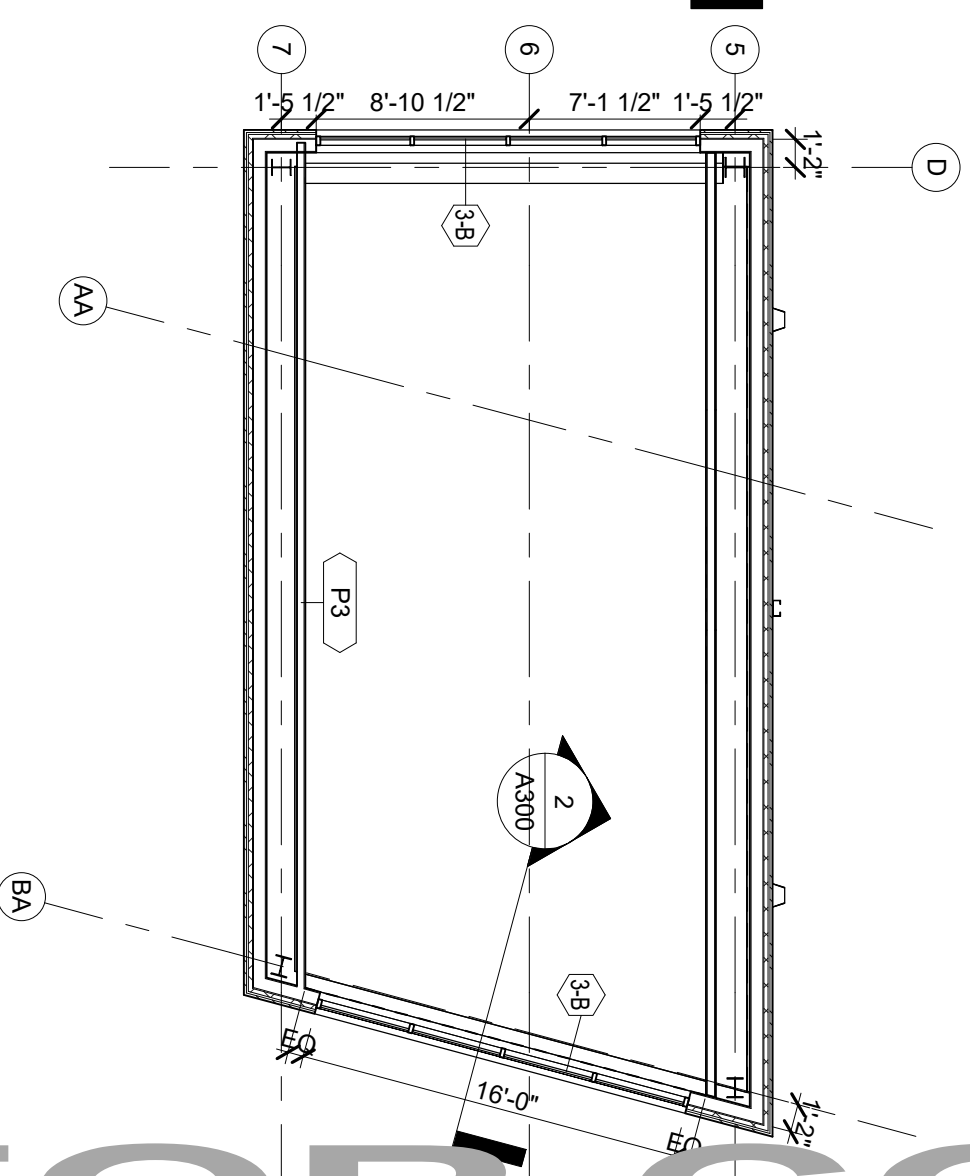
A102A

**1** ROOF PLAN - AREA A  
1/8" = 1'-0"



- KEYNOTE LEGEND**
- 39 SCREEN FOR ROOFTOP UNIT - SEE MECH
  - 43 ROOF HATCH
  - 44 SCUPPER & DOWN SPOUT
  - 50 MECHANICAL EQUIPMENT - SEE MECH
  - 51 ROOF AND OVERFLOW DRAIN - SEE MECH
  - 52 ROOFTOP STAIR SYSTEM

**1B** POP-UP CLERESTORY PLAN  
1/8" = 1'-0"



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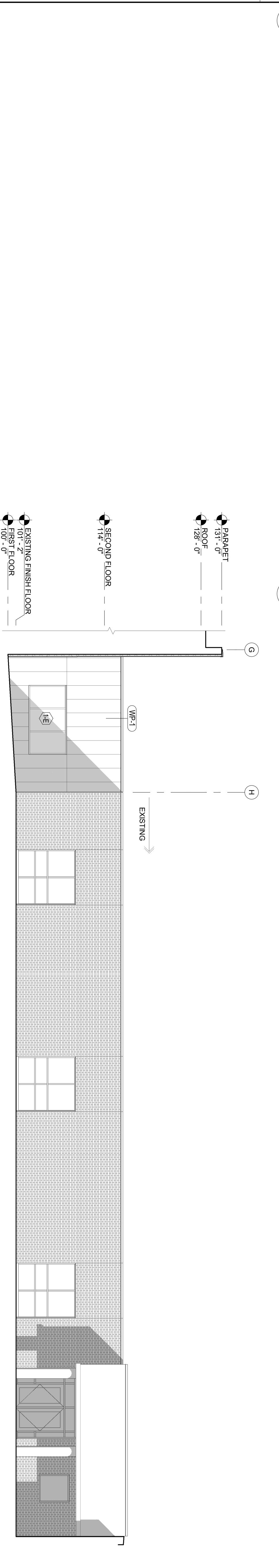
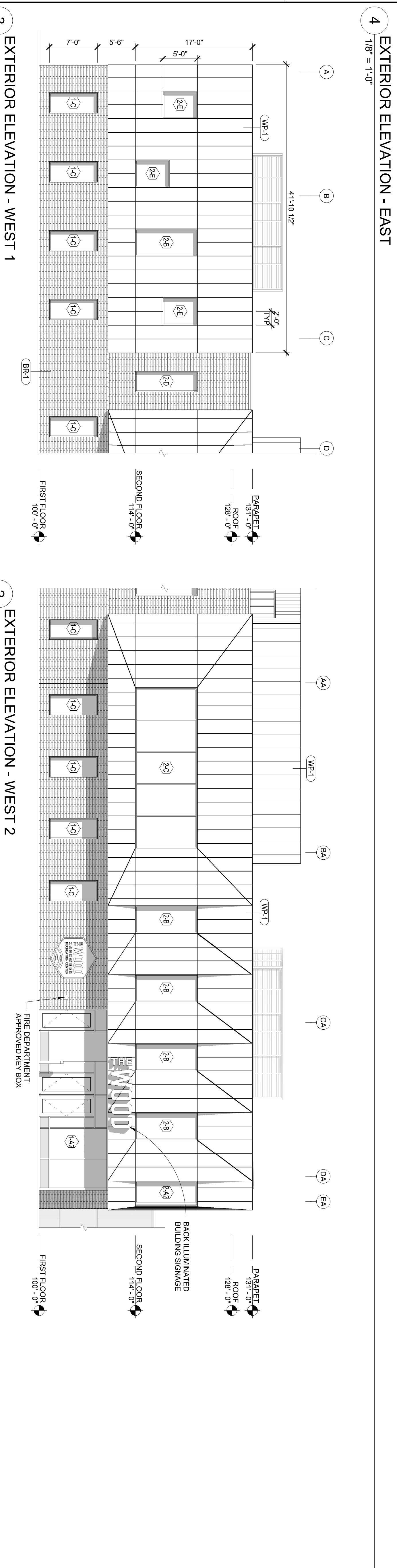
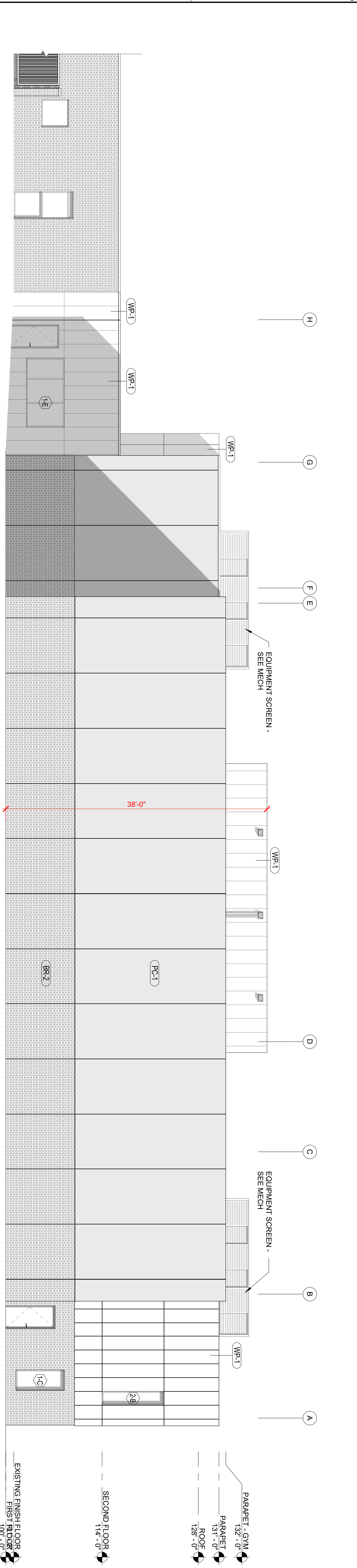
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Date	5/31/2024
Drawn by	SH
Checked by	DH

**A** ROOF PLAN - AREA A

Drawing Number  
**A103A**

EXTERIOR FINISHES	
TYPE	DESCRIPTION
BR-1	FACE BRICK
BR-2	CAST IN BRICK ON PRECAST CONCRETE WALL PANEL
BR-3	FACE BRICK - MATCH COLOR & PATTERN WITH EXISTING BUILDING
PC-1	PRECAST CONCRETE ARCHITECTURAL FINISH (GRAY, SAND BLAST)
WP-1	METAL PANEL, BASIS OF DESIGN, PRIDESIGN PAINTED ALUMINUM



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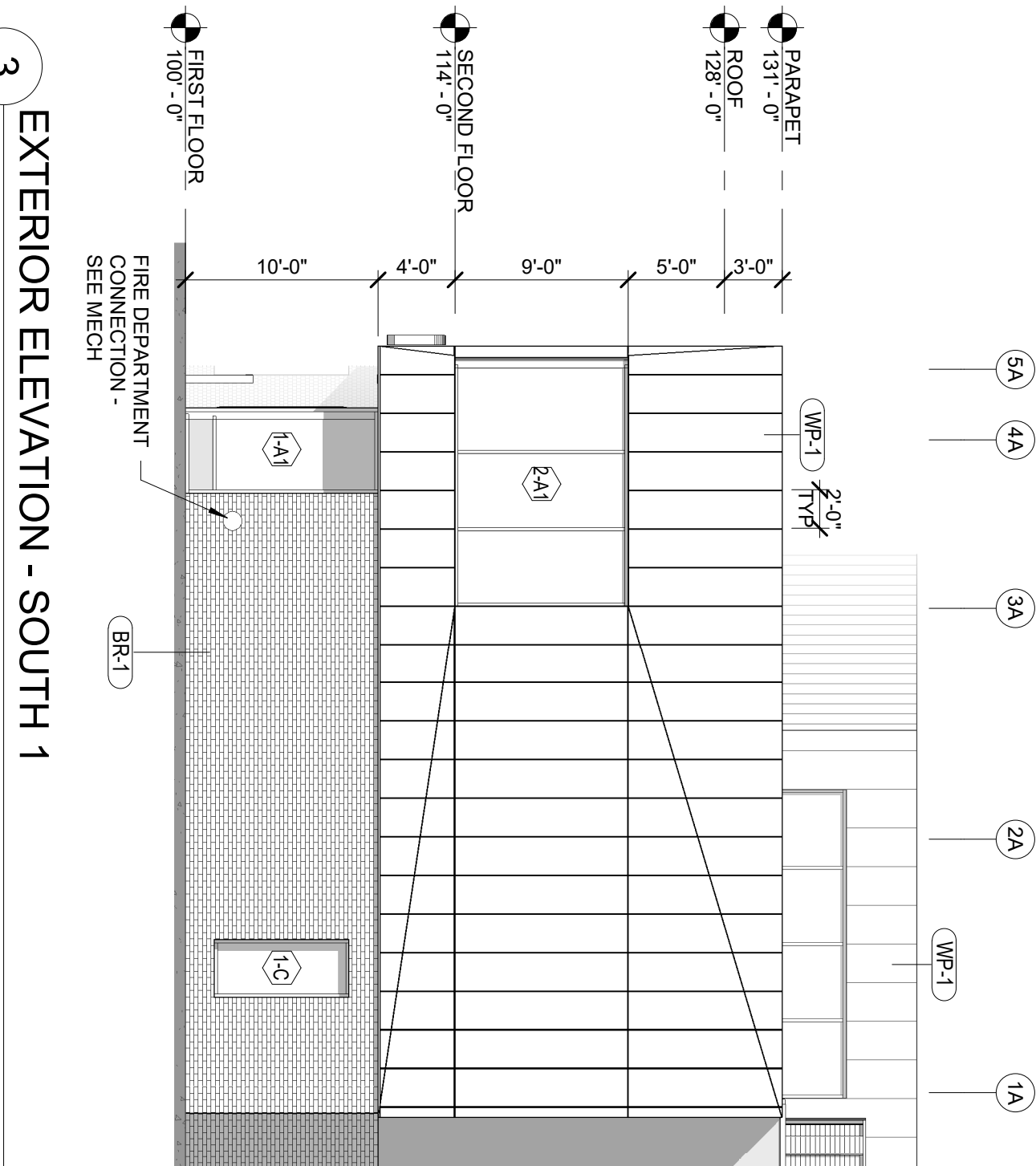
No.	Date	Revision Description
1	5/3/2024	SITE PLAN REVIEW
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**EXTERIOR  
ELEVATIONS**

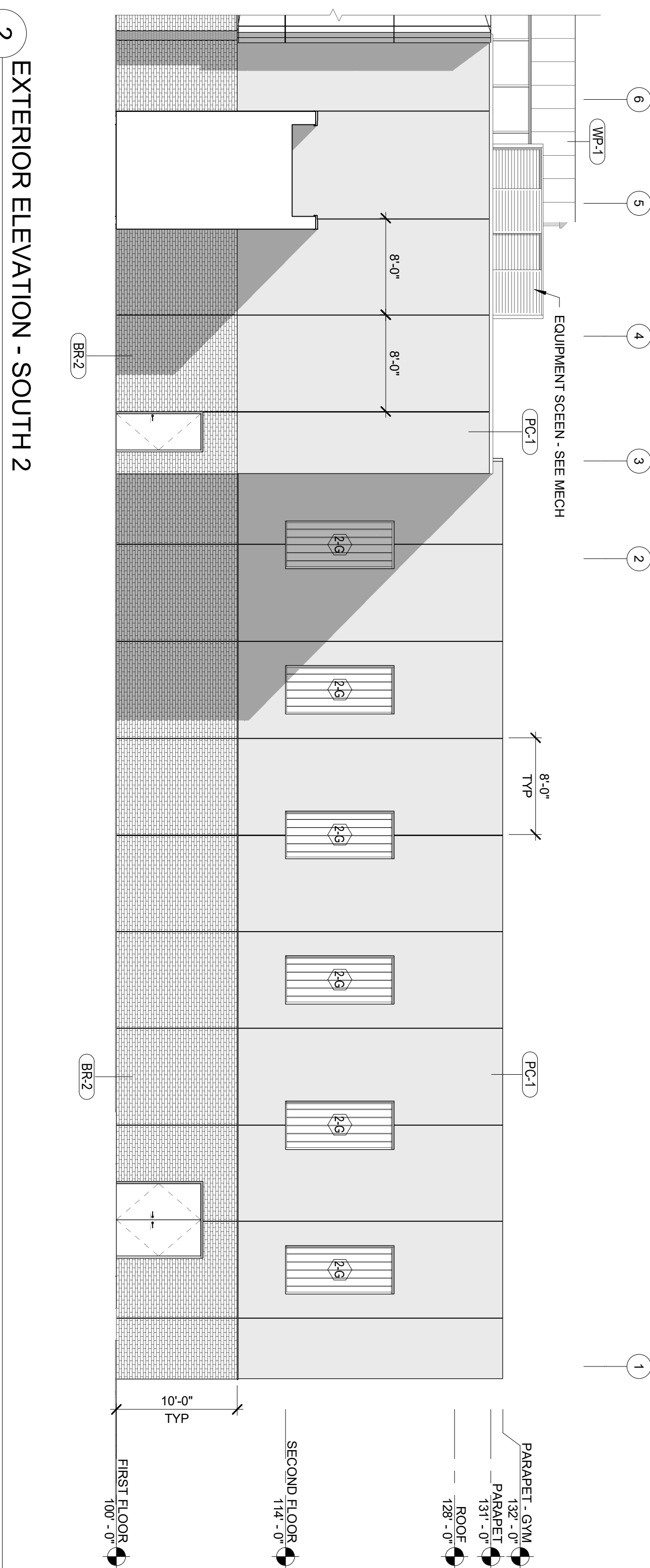
Project: 2023.52.01  
Date: 5/31/2024  
Drawn by: SH  
Checked by: DH

Drawing Number  
**A200**

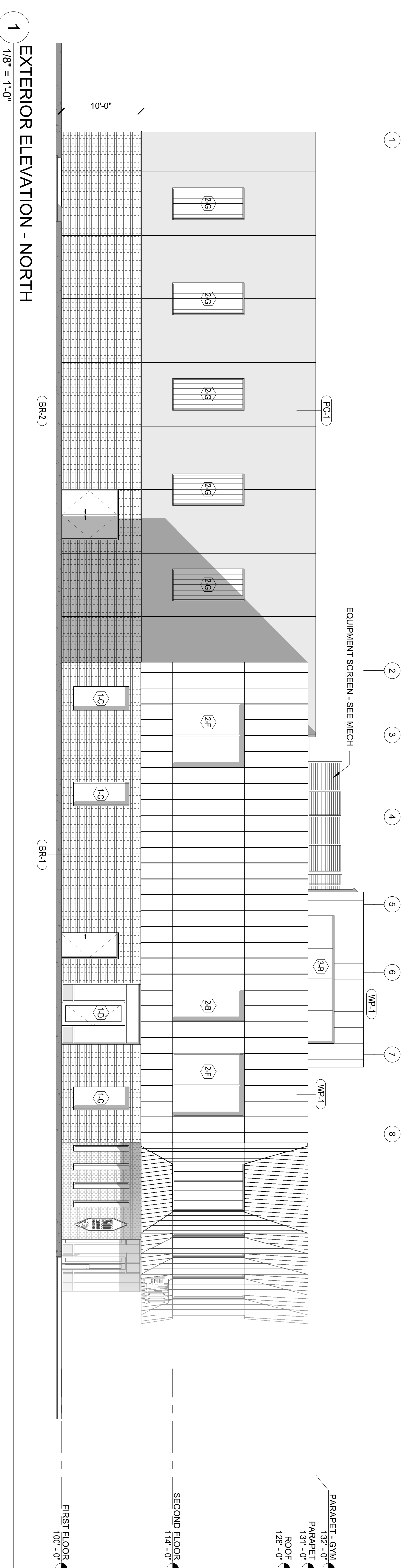
EXTERIOR FINISHES	
TYPE	DESCRIPTION
BR-1	FACE BRICK
BR-2	CAST IN BRICK ON PRECAST CONCRETE WALL PANEL
BR-3	FACE BRICK - MATCH COLOR & PATTERN WITH EXISTING BUILDING
PC-1	PRECAST CONCRETE ARCHITECTURAL FINISH (GRAY, SAND BLAST)
WP-1	METAL PANEL, BASIS OF DESIGN, BRIDGESIGN PAINTED ALUMINUM



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



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



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

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EXTERIOR ELEVATIONS

Drawing Number  
A201