

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Lambda Delta Phi Sorority **FILE #** 18-054553
 2. **APPLICANT:** Lambda Delta Phi Sorority **HEARING DATE:** May 10, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1381 Cleveland Ave N, between Doswell and Carter
 5. **PIN & LEGAL DESCRIPTION:** 20.29.23.41.0062; Lot 5 and, ex. S 1/5, Lot 6, Block 34, St. Anthony Park North
 6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** RM1
 7. **ZONING CODE REFERENCE:** § 65.156; § 61.501; § 61.503
 8. **STAFF REPORT DATE:** April 30, 2018 **BY:** Anton Jerve
 9. **DATE RECEIVED:** April 20, 2018 **60-DAY DEADLINE FOR ACTION:** June 19, 2018
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- A. **PURPOSE:** Conditional use permit to increase the number of residents in a sorority from 17 to 25.
- B. **PARCEL SIZE:** 13,503 sf. (90' of frontage on Cleveland x 150')
- C. **EXISTING LAND USE:** Sorority
- D. **SURROUNDING LAND USE:**
 - North: Multi-family residential (RM1)
 - East: University of Minnesota, St. Paul Campus
 - South: Single-family residential (RM1)
 - West: Single-family residential (RM1)
- E. **ZONING CODE CITATION:** § 65.156 lists three standards that must be met by sororities; § 61.501 lists general conditions that must be met by all conditional uses; § 61.503 identifies changes that require a new conditional use permit.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of eight (8) off-street parking spaces. There are currently eight spaces provided.
- G. **HISTORY/DISCUSSION:** The property was originally developed as a single-family residence. An application (ZF #2653) to remodel the house into a four-plex was denied in 1952. In 1953, the property was rezoned (ZF #2699) from "B" Residential to "C" Residential by City Council after the applicant appealed a denial decision by the Board of Zoning. The sorority use, Lambda Delta Phi, at 1381 University was established by Special Condition Use Permit in 1979 (ZF #8463).
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council had not commented by the time this report was written.
- I. **FINDINGS:**
 1. The applicant is expanding an existing sorority, Lambda Delta Phi, which currently houses 17 residents. The expansion will allow for an additional eight members, for a total of 25 residents. An increase in the number of residents in a congregate living facility is a change requiring a new conditional use permit under § 61.503(f). A sorority is a congregate living facility.
 2. § 65.156 lists three standards that sororities must satisfy:
 - i. *In residential, T1 traditional neighborhood, and BC community business (converted) districts, a conditional use permit is required for off-campus fraternities and sororities. Lambda Delta Phi has applied for a conditional use permit for this off-campus sorority.*
 - ii. *The use must be within two hundred fifty (250) feet of the campus boundary as established in the conditional use permit for the institution it serves. In RL-R4 residential districts, the use shall be on the campus. This condition is met. The use is 66 feet from the University of Minnesota campus boundary.*

- iii. *If it is outside of the campus boundary, the use must be located in an existing structure designed and built as a one- or two-family dwelling or new structure that meets the height, density and setback requirements for a two-family dwelling.* This condition is met. The structure meets the dimensional standards for a two-family dwelling.

3. §61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The use is consistent with the following policies from the Comprehensive Plan:

1.40 Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors.

1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

The use is consistent with the following policies from the *District 12 St. Anthony Park Community Plan*:

Range of Housing Choices. *Increase the range of housing types and affordability within the District to encourage a greater diversity of households and to be an affordable community for all people throughout their life and changing lifestyle needs.*

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The sorority will continue to use the existing access from the alley.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The sorority has been at this location since 1979 and therefore is part of the existing character of the neighborhood.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. This application is linked to reinvestment to an existing use and will contribute to the improvement of the surrounding area.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use meets all other known applicable regulations.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit to increase the number of residents in a sorority from 17 to 25 subject to the following additional condition:

- 1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



CONDITIONAL USE PERMIT APPLICATION
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only

File #: 18.054553

Fee: 840⁰⁰

Tentative Hearing Date:

5-10-18

PD=12

202923410062

APPLICANT

Name Lambda Delta Phi Sorority Email ducharme@umn.edu

Address 1381 N. Cleveland Ave.

City St. Paul State MN Zip 55117 Daytime Phone 651-260-6795

Name of Owner (if different) _____

Contact Person (if different) Sandy Ducharme Phone 651-260-6795

PROPERTY LOCATION

Address/Location 1381 N. Cleveland Ave.

Legal Description Lot 5 and all of Lot 6 except the South one fifth thereof, in block thirty-four in St. Anthony Park North

(attach additional sheet if necessary) Current Zoning RM 1

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 61, Section 503, Paragraph f, of the Zoning Code.

65

156

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

See attached note:

CK 3008
840⁰⁰

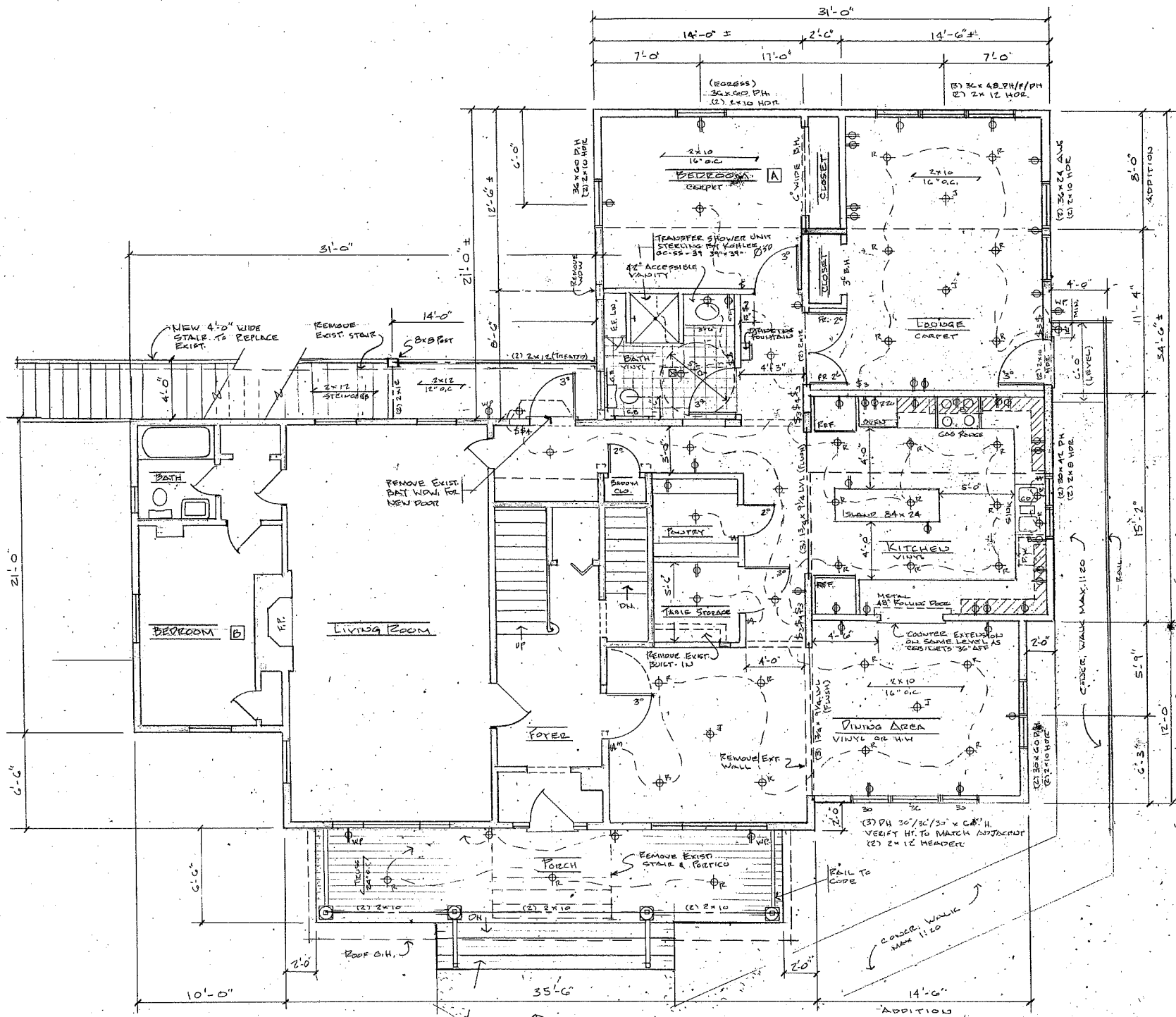
☒ Required Site Plan is attached

Applicant's Signature Sandra Schultz Ducharme Date 4/19/2018 City Agent pdd 4/19/18

Rev 9/4/14
4-19-18

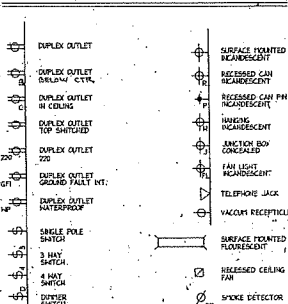
Attachment for CUP Request for Lambda Delta Phi Sorority, April 19, 2018

I am requesting a change to our CUP (Conditional Use Permit) for 17 beds that Lambda Delta Phi Sorority was granted in 1979 to 25 beds. Plans for the development have been submitted on March 14, 2018 and we are waiting the cities approval. I did not know that I needed to apply for a new CUP. In emails that I was copied on between Carl Gramentz (our Architect) and Ashley Skarda and Paul Dubruiel from the city of St. Paul. The email was dated December 6, 2017. In that email the question was raised by Ashley "Can you please help Carl Connect with someone in PED? He will need to determine if they should expand their rooming house CUP to allow for more residents or if it is wiser to get a whole new CUP for a sorority with the proper number of residents." End of email. From this I was under the understanding that we would not need to apply for a new CUP because there was not an answer that I received. We are in trouble now because, 1. The bank wants to close on the loan for the property on April 27th. 2. College students are signing leases for where they will live next year, and we need the leases signed so we can satisfy the bank. 3. Will the construction company be able to start work? I was under the assumption that once the plans were submitted we would automatically be granted the 25 beds that we are planning for or hear something back from the city before this week. But I did not hear anything from the city until I called a David in Safety & Inspection and he informed me of the CUP requirement on Tuesday, April 17. We are currently planning to move out of the Sorority House on May 12 & 13 and to begin construction on May 14, 2018. We need to be done with construction and ready for students to move in on August 1st. I feel that we have done everything the way we were supposed to, but now have been caught in a trap. We are only requesting 8 more beds. Please help!



MAIN LEVEL FLOOR PLAN

ELECTRICAL LEGEND

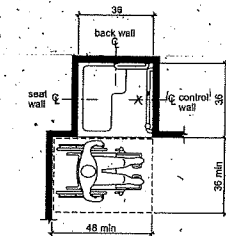


FINISH NOTES:

- INTERIOR TRIM CUTS AND MOULDING SHALL MATCH EXISTING CROWN MOULDING SHALL MATCH EXISTING
- CABINET DOORS TO BE FLAT PANEL DOORS PER OWNER. COUNTER TOPS IN KITCHEN SHALL BE SOLID SURFACE MATERIAL PER OWNER
- FLOORS DESIGNATED VINYL SHALL BE COMMERCIAL LUXURY GRADE VINYL AS SELECTED BY OWNER
- CEILING AREAS IN BASEMENT FINISHED AREAS SHALL HAVE 2 X 2 ACT LAY IN CEILING TO MATCH EXISTING AREAS.
- DECKING AT PORCH AND STAIR AREAS SHALL BE COMPOSITE MATERIAL AS SELECTED BY OWNER
- RAILINGS AT STAIR AND PORCH AREAS SHALL BE METAL RAILS TO MEET CODE REQUIREMENTS.
- EXTERIOR FINISH ON EXISTING HOUSE, EXISTING STUCCO TO BE REMOVED FOR NEW STUCCO. ENTIRE HOUSE TO RECEIVE NEW P SMARTSIDE LAP SIDING WITH 478" EXPOSURE. TRIM CUTS TO BE OF SAME OR SIMILAR MATERIAL AND MATCH EXISTING WHEN APPLICABLE

2015 MINNESOTA ACCESSIBILITY CODE

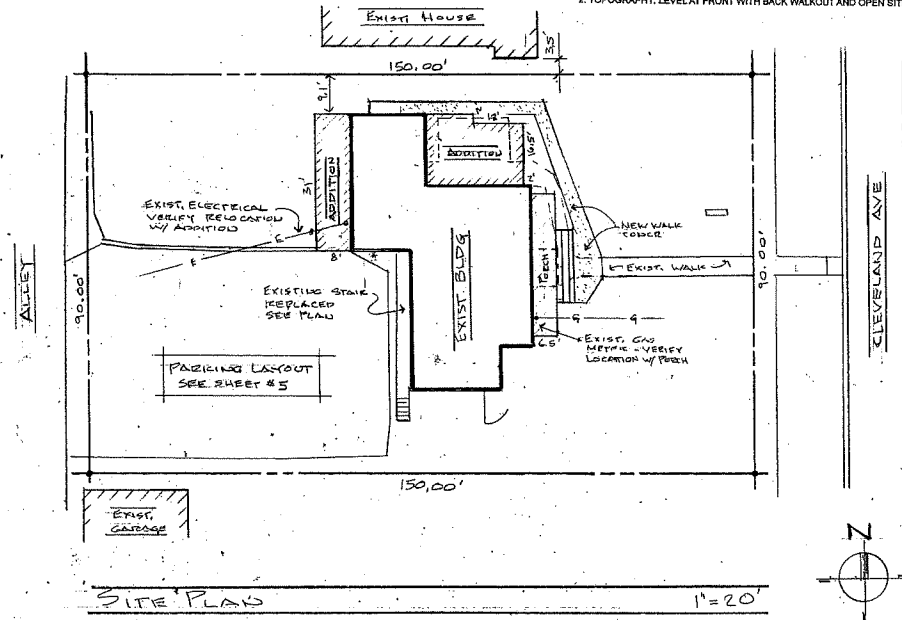
SECTION	1112.0	ALTERATIONS
SECTION	1112.7	ALTERATIONS FOR ACCESSIBILITY NEED NOT EXCEED 20% OF CONSTRUCTION COST.
PRIORITY:	PATH OF TRAVEL TOILET FACILITIES PARKING TELEPHONES DRINKING FOUNTAINS	
PROJECT SQUARE FOOTAGE:		
MAIN LEVEL ADDITION	580.00 S.F.	
SECOND LEVEL ADDITION	981.00 S.F.	
BASEMENT ADDITION	580.00 S.F.	
PORCH ADDITION	205.00 S.F.	



MINIMUM TRANSFER SHOWER SIZE & CLEARANCES

SITE PLAN NOTES

- SITE PLAN INFORMATION TAKEN FROM SURVEY BY PIONEER ENGINEERING, MINNETONKA, MN, DATED 01 JULY, 2017
- TOPOGRAPHY: LEVEL AT FRONT WITH BACK WALKOUT AND OPEN SITE.



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS WITH ACTUAL WORK SITE PRIOR TO THE START OF CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY IS ASSUMED FOR DIMENSIONAL / DETAIL ERRORS OR OMISSIONS. NO WARRANTIES EXPRESS OR IMPLIED ARE MADE.
- CONTRACTOR SHALL VERIFY ALL NEW ROOF PLANES, ROOF BEARING POINTS AND NEW WALLS FOR ALIGNMENT WITH EXISTING OPENINGS, WALLS, BEARING WALLS AND ROOFS. VERIFY IN FIELD PRIOR TO ANY CONSTRUCTION OR FOUNDATION WORK. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF OWNER AND ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS ON PROPERTY AND COMPLIANCE WITH APPLICABLE CODES.
- ALL SUB CONTRACTORS SHALL SITE VERIFY DIMENSIONS ON PLANS AND DETAILS ON DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF THEIR WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING SOIL CONDITIONS, WHERE REQUIRED CONSULT SOIL ENGINEER AND CORRECT DEFICIENCIES AS RECOMMENDED. PROVIDE WELL DRAINING GRANULAR BACKFILL AND SLOPE GRADE AWAY FROM FOUNDATION 6" / 12" 12".
- TRUSSES WHEN USED ON THIS PROJECT SHALL BE FIELD MEASURED FOR LENGTH, PITCH, HEEL, BEARING. VERIFY BEARING ALIGNMENT WITH EXISTING BEARING POINTS AND WALLS TO CARRY TRUSS TO FOUNDATION. THIS SHALL BE VERIFIED BY CONTRACTOR AND OR TRUSS CO. PRIOR TO MANUFACTURING. ALL DIMENSIONS ON PLANS SHALL BE SITE VERIFIED. ARCHITECT ASSUMES NO RESPONSIBILITY FOR FABRICATION BASED SOLELY ON DRAWINGS.
- 2015 MIN. BUILDING CODES AND MANUFACTURES INSTALLATION AND INSTRUCTIONS SHALL TAKE PRECEDENCE OVER ANY NOTES OR DETAILS SHOWN ON THESE DRAWINGS.
- WORKING DRAWINGS SHALL BE REVIEWED WITH THE OWNER ON AN ITEM BY ITEM BASIS PRIOR TO THE START OF CONSTRUCTION AND THE FINALIZING OF THE CONSTRUCTION CONTRACT.
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES, LOCAL ORDINANCES, REGULATIONS AND ALL OTHER AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE EXACT ELECTRICAL, MECHANICAL, AND HEATING REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION WHEN APPLICABLE. ALL WORK SHALL MEET CODE REQUIREMENTS.
- WALLS ON FLOOR AND FOUNDATION PLANS THAT ARE SHOWN SHADED INDICATE EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE. WALLS SHOWN DASHED INDICATE EXISTING WALLS TO BE REMOVED UNLESS NOTED OTHERWISE.
- EXISTING WALLS, FLOORS, AND CEILINGS DISTURBED BY NEW CONSTRUCTION SHALL BE PATCHED AND REPAIRED AS REQUIRED TO MATCH EXISTING FINISHES OR TO BE REFINISHED AS SPECIFIED AND APPROVED BY OWNER.
- ALL WORKMANSHIP ON PROJECT SHALL MEET C.S.I. AND OTHER RESPECTIVE TRADE / INDUSTRY STANDARDS.
- ALL FINISHES SHALL BE AS NOTED ON DRAWINGS AND SELECTED AND APPROVED BY OWNER. INTERIOR DOORS, MILLWORK, & TRIM SHALL MATCH EXISTING UNLESS NOTED AND APPROVED BY OWNER.
- WALLS THAT RECEIVE CERAMIC TILE OR SIMILAR FINISHES SHALL HAVE CEMENTITIOUS BOARD BACKER IN PLACE OF GYPSUM BOARD. AREAS SUCH AS BATHROOMS AND LAUNDRY ROOMS SHALL HAVE MOISTURE RESISTANT GYPSUM BOARD.
- WHEN INTERIOR ELEVATIONS ARE SHOWN THEY ARE TO BE USED AS A TEMPLATE FOR THE OWNER AND CABINET CONTRACTOR. TO FINALIZE, CABINET CONTRACTOR SHALL PROVIDE FINAL SHOP DRAWINGS ALONG WITH CABINET, COUNTERTOP, AND HARDWARE SAMPLES FOR OWNER REVIEW AND APPROVAL.
- VERIFY WITH OWNER LOCATIONS OF ALL WIRING FOR CABLE TELEVISION, INTERNET, TELEPHONES, SPEAKERS AND SECURITY SYSTEMS AND COORDINATE WITH SPECIFIC CONTRACTORS PRIOR TO ENCLOSING WALLS AND CEILINGS WHERE APPLICABLE.
- PROVIDE HARD WIRED SMOKE & CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS REQUIRED BY CODE. PROVIDE HARD WIRED RUNS TO ALL UPPER CABINETS IN KITCHEN FOR LIGHTING AS DETERMINED BY OWNER AND CONTRACTOR. GARAGE AREAS SHALL HAVE GFI OUTLETS TYPICAL.
- PLUMBING FIXTURES SHALL BE AS SELECTED AND APPROVED BY OWNER.
- NEW WINDOWS SHALL BE AS NOTED ON PLANS. EXACT FINISH AND TYPE SHALL MATCH EXISTING WINDOWS AND BE VERIFIED WITH OWNER. PROVIDE UNITS WITH INSULATING LOW 'E' GLASS. WINDOW QUALITY SHALL BE ADEQUATE / MARKIN / PELLA WINDOWS OR EQUAL. WINDOW SIZES ARE NOMINAL AND SHOWN IN INCHES WIDTH X HEIGHT.
- REFER TO SITE PLAN, BASEMENT FOUNDATION PLAN, & SURVEY FOR EXISTING UTILITY AND MECHANICAL LOCATIONS WHERE APPLICABLE. ALWAYS VERIFY WITH UTILITY COMPANIES EXACT LOCATION OF ALL UTILITY LINES PRIOR TO EXCAVATION. CONTACT Gopher State ONE at 651-454-0002 OR 811 OR WITH APPLICABLE UTILITY COMPANIES.
- PERFORM EXAMINATION TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON SURVEY / SITE PLAN.
- VAPOR BARRIERS ON EXTERIOR WALLS AND CEILINGS SHALL BE CLASS ONE, 6 MIL POLY WITH ALL JOINTS OVERLAPED 4 IN. TAPED AND SEALED AT BATT INSULATION OR UNPERFORATED ALUMINUM FOIL FACED RIGID INSULATION. SPRAY FOAM WHEN USED WITH INTEGRAL VAPOR BARRIER TO MEET CLASS ONE REQUIREMENTS.

- CONTRACTORS SHALL PROVIDE DAILY PICKUP AND FINAL CLEANUP OF SITE RELATED TO THEIR WORK. NO CONSTRUCTION DEBRIS OR RUBBISH SHALL BE ALLOWED TO ACCUMULATE IN THE BUILDING OR ON THE PREMISES. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION DEBRIS OR RUBBISH BE BURNED OR BURIED ON THE PREMISES.
- ALL CONTRACTORS SHALL BE LICENSED, BONDED, AND INSURED AS REQUIRED BY STATE LAW AND THE MUNICIPALITY OF THIS JOB.
- CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS AS REQUIRED FOR THIS JOB.
- LIEN LAWS OF THE STATE OF MINNESOTA SHALL GOVERN ALL WORK AND MATERIALS SUPPLIED TO THIS JOB. CONTRACTOR SHALL FURNISH OWNER, BEFORE FINAL PAYMENT, FULL RELEASE OF LIENS SIGNED BY ALL SUB CONTRACTORS AND MATERIAL SUPPLIERS FOR THIS JOB.
- CHANGE ORDERS AS ORIGINATED BY OWNER OR CONTRACTOR SHALL BE IN WRITING AND REVIEWED WITH OWNER PRIOR TO STARTING. CHANGE ORDERS SHALL INDICATE SPECIFIC ADDITIONAL COST AND ADJUSTED PROJECT COST TO BASE CONTRACT ALONG WITH IMPACT TO PROJECT TIMELINE.
- GENERAL CONTRACTOR SHALL MEET WITH AND UPDATE OWNER ON A WEEKLY BASIS MINIMUM REGARDING OVERALL JOB PROGRESS.
- DESIGN LOADS:

FLOOR LOADS	SOIL BEARING ASSUMED	1500 PSF
LIVE LOAD	40 PSF	
DEAD LOAD	15 PSF	
ROOF LOADS	LIVE LOAD	85 PSF
	DEAD LOAD	17 PSF
- STRUCTURAL NOTES:
 - STRUCTURAL BEAMS AND HEADERS NOTED ON DRAWINGS ARE SIZED FOR LOADS INDICATED. EXACT CONNECTIONS, ANCHORING AND SHEAR LOADS WHEN NOT DETAILED SHALL MEET CODE AND WFGS. REQUIREMENTS AS WELL AS STANDARD CONSTRUCTION PRACTICES AND OR BE REVIEWED AND DESIGNED BY A LICENSED STRUCTURAL ENGINEER WHEN REQUIRED OR APPLICABLE.
 - BEAM POCKETS SHALL BE PROVIDED FOR ALL BEAMS SUPPORTED BY FOUNDATION WALLS UNLESS NOTED.
 - FRAMING CONNECTIONS SHALL UTILIZE STANDARD METALFRAMING CONNECTORS SIZED FOR SPECIFIC APPLICATIONS AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL WHEN APPLICABLE.
 - STUD SPACING AT ALL EXTERIOR BEARING WALLS AND PARTITIONS SHALL BE MINIMUM OF 16 INCHES O.C. UNLESS NOTED. STAIR STRINGERS SHALL CONSIST OF 2 X 12 MIN. THREE OR MAX 18 IN. O.C. W/ 6" 4" OR 2 X THICK TREADS AND 1/2" THICK RISERS.
 - JOISTS, BEAMS, AND HEADERS SHALL BEAR ON FULL WIDTH OF ALL SUPPORTING MEMBERS OR BE FRAMED WITH JOIST BRACING. HANGERS OR EQUAL OF A SIZE AND TYPE FOR LOADING AS RECOMMENDED BY MANUFACTURE. MATERIAL IS BASED ON NO SPLITS, CHECKS, OR SHAKES IN MEMBERS.
 - JOISTS SHALL BE DOUBLED UNDER PARTITIONS ABOVE THAT ARE PARALLEL IN THE SAME PLANE OR BLOCKING BETWEEN WHEN PERPENDICULAR TO PARTITIONS ABOVE OR PER CODE.
 - LVX LAMINATED VENEER LUMBER WHERE SHOWN IS BASE UPON LEVEL WEYERHAEUSER CO. PRODUCTS. ALTERNATE MAY BE USED AS EQUAL.
 - PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL BEARING POINTS FOR BEAMS, GIRDERS, HEADERS, AND GIRDER TRUSSES.
 - CONCRETE SHALL BE 5000 PSI MIN. AT 28 DAYS. REINFORCING COVERAGE SHALL BE MIN. OF 3" AT FOOTINGS AND 2" AT OTHER LOCATIONS. PROVIDE CONTROL JOINTS IN ALL GARAGE SLABS AT MIDPOINTS IN BOTH DIRECTIONS UNLESS NOTED.
 - TOP COURSES OF FOUNDATION WALLS SHALL HAVE BOND BEAM RUNNING CONTINUOUS WITH CONCRETE FILL AND (2) #4 BARS CONTINUOUS.
 - REINFORCING STEEL, A.S.T. A615-60, Fy = 60 KSI.
 - STRUCTURAL STEEL, A.I.S.C. SPECIFICATION FOR A36 STEEL.
 - LAP ALL BAR SPLICES 40 BAR DIAMETERS.
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED. AT EXTERIOR WALLS PROVIDE FOAM SILL SEALER UNDER PLATES.
- CONTRACTOR SUGGESTIONS ARE ENCOURAGED FOR COST REDUCTION THAT DOES NOT COMPROMISE THE SCOPE, DESIGN OR QUALITY OF THE PROJECT AS DESIGNED.
- THESE DRAWINGS ARE JOINT PROPERTY OF THE OWNER SHOWN ON TITLE BLOCK AND THE ARCHITECT. THEY ARE TO BE USED SOLELY FOR THE PURPOSES OF THIS PROJECT AT THIS LOCATION BY THEIR RESPECTIVE CONTRACTORS. ANY CHANGES OR MODIFICATIONS TO THESE DRAWINGS FOR THIS OR ANY OTHER PROJECT IS STRICTLY PROHIBITED.
- ANY OTHER USE OF THESE DRAWINGS BY OTHER THAN RELATED PARTIES / CONTRACTORS OR FOR USE AT OTHER LOCATIONS / PROJECTS WITHOUT THE OWNER AND ARCHITECT'S PERMISSION IS STRICTLY PROHIBITED.

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

Print Name: CARL GRAMENITZ
Signature: Carl Gramenz
Date: 3-12-2018 License # 15331

PROJECT NO:
11029

DATE:
1-18-2018

DRAWN BY:
CT

SHEET NO.
1

1 of 5

GREAT NORTHERN BUILDERS LLC

YOUR CONTRACTOR FOR LIFE

131 CLEVELAND AVENUE NORTH

ST. PAUL, MINNESOTA 55108

651-455-8371 WWW.GNBUILD.COM

CONSTRUCTION DRAWINGS FOR NEW ADDITION

LAMBDA DELTA PHI SORORITY HOUSE

131 CLEVELAND AVENUE NORTH

ST. PAUL, MINNESOTA 55108

PLANS AND GENERAL NOTES

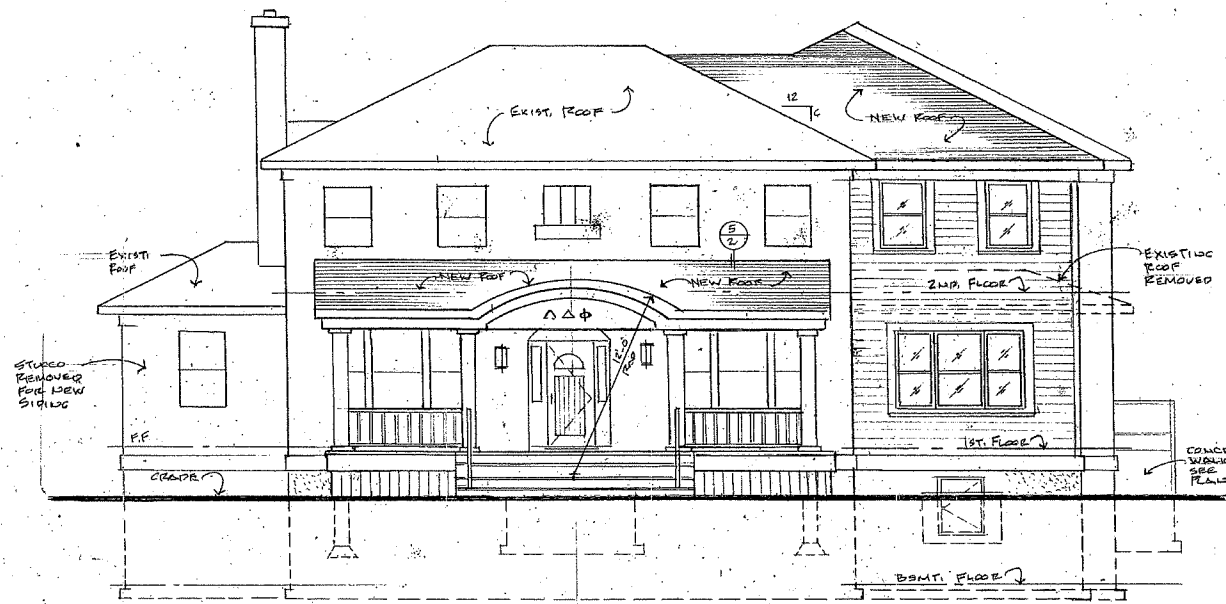
CARL J. GRAMENITZ, F.A.S.A.

REGISTERED ARCHITECT

5448 CLEAR SPRING ROAD MINNETONKA, MINNESOTA 55345

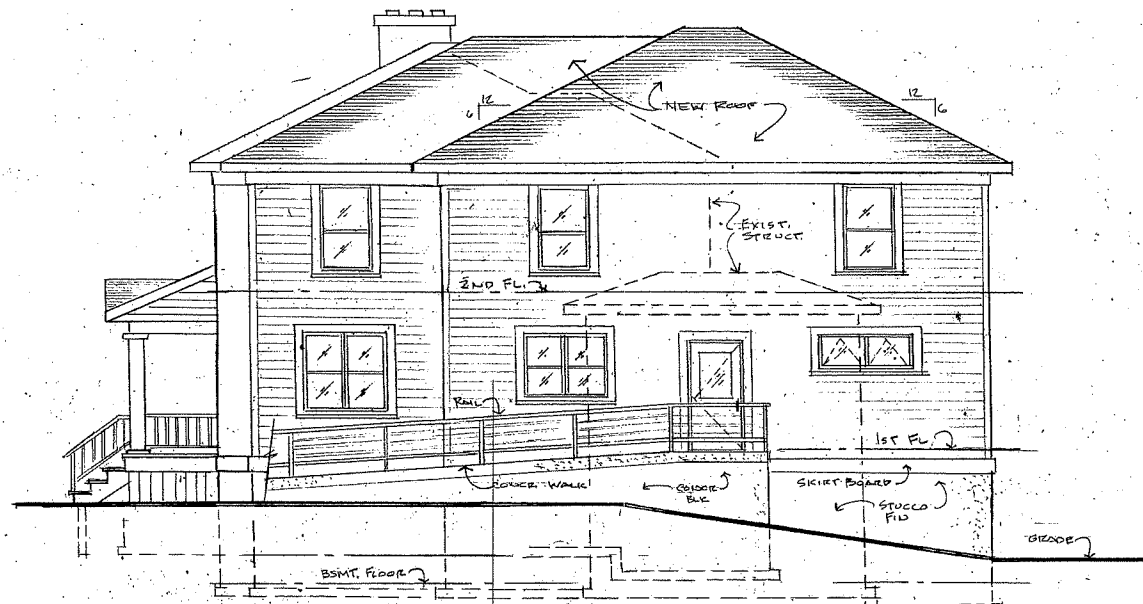
PH: 952.930.4999 FAX: 952.930.0061 CELL: 612.978.4954

e-mail: carl@carlgramenz.com www.carlgramenz.com



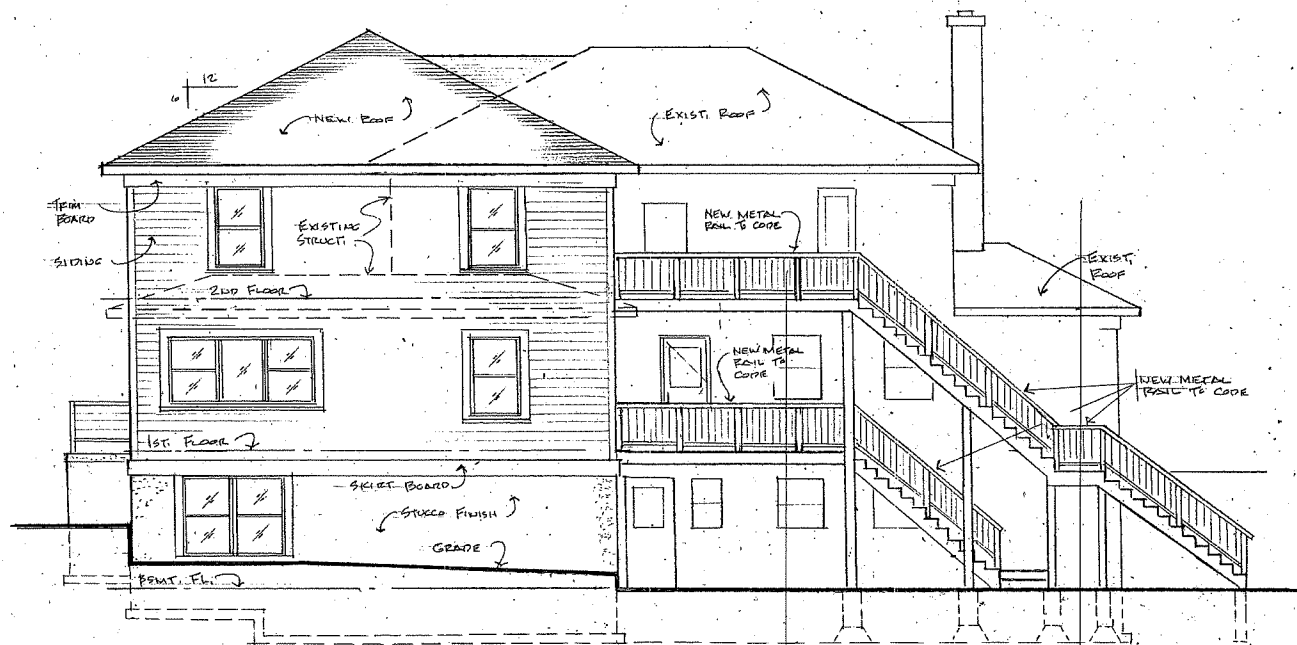
FRONT - EAST ELEVATION

3/16" = 1'-0"



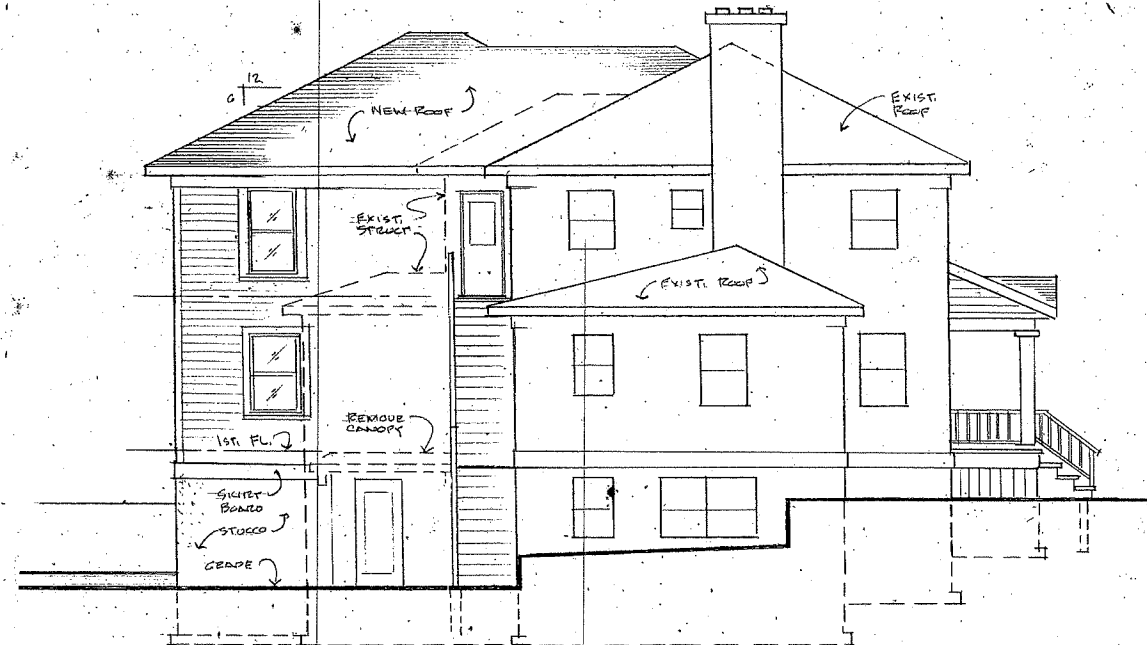
NORTH ELEVATION

3/16" = 1'-0"



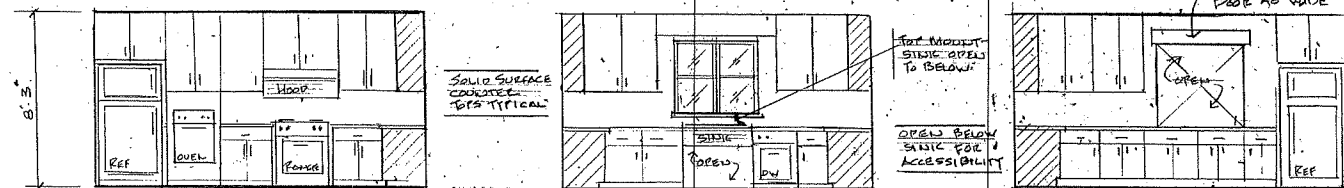
BACK - WEST ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

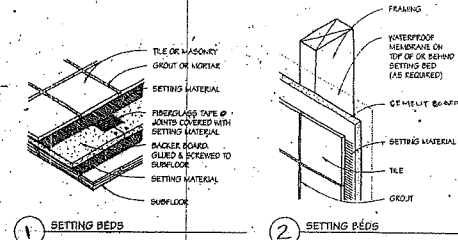
3/16" = 1'-0"



INTERIOR ELEVATIONS AT KITCHEN

1/4" = 1'-0"

SEE GENERAL NOTE #8



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Print Name: **CARL GRAMENITZ, F.A.R.A.**
Signature: *Carl Gramenitz*
Date: **3-12-2018** License # **15331**

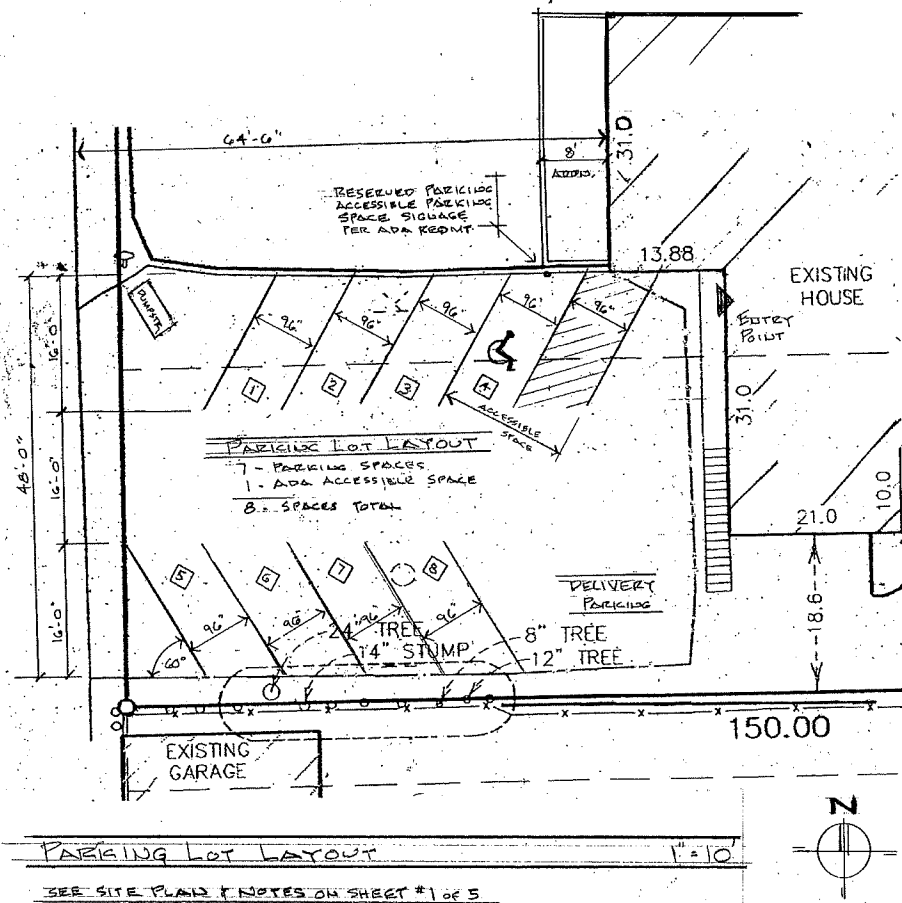
PROJECT NO. **11029**
DATE: **1-18-2018**
DRAWN BY: **CH**
SHEET NO. **4** of 5

PEN. A - ADDED 3-12-2018
REV. B - ADDED 3-12-2018
SHEET # 5
A - 25-2018

GREAT NORTHERN BUILDERS, LLC
YOUR CONTRACTOR FOR LIFE
LICENSE #0608786
651-455-9371 WWW.GNB.COM

CONSTRUCTION DRAWINGS FOR NEW ADDITION
LAMBDA DELTA PHI SORORITY HOUSE
1331 CLEVELAND AVENUE NORTH
ST. PAUL, MINNESOTA 55108
EXTERIOR ELEVATIONS

CARL J. GRAMENITZ, F.A.R.A.
REGISTERED ARCHITECT
5046 CLEAR SPRING ROAD | MINNETONKA, MINNESOTA 55345
TEL 952.533.4500 | FAX 952.933.0664 | CELL 612.778.4064
EMAIL: CARL@GREATNORTHERNBUILDERS.COM



BEDROOM SCHEDULE		
BEDROOM MARK	AREA, S.F.	OCCUPANT LOAD
A	160.00 S.F.	2
B	95.00 S.F.	1
C	158.00 S.F.	2
D	213.00 S.F.	3
E	161.00 S.F.	2
F	161.00 S.F.	2
G	144.00 S.F.	2
H	212.00 S.F.	3
J	142.00 S.F.	2
K	218.00 S.F.	3
L	265.00 S.F. (SUITE)	3

Total Area With Addition	
MAIN LEVEL LIVING	2,206.00 SF
SECOND LEVEL LIVING	1,996.00 SF
BASEMENT LEVEL	2,206.00 SF
Total Area	6,408.00 SF

70.00 S.F. PER OCCUPANT 25 Total Occupants

CODE ANALYSIS

PROJECT: Lambda Delta Phi Sorority JOB NO. 11029
 ADDRESS: 1381 Cleveland Avenue N. DATE: 4-23-2018
 St. Paul, MN. 55108

GOVERNING CODE: 2015 MN. Bldg. Code & 2015 MN. Accessibility Code (See Sheet 1 of 5)
 ZONING: R-2
 CITY: St. Paul INSPECTOR: PHONE:

OCCUPANCY GROUP: R-2 CONSTRUCTION TYPE: V-B
 (Chapter 3, Table 302.2) 310.4 (Chapter 6, Table 601)

MIXED OCCUPANCY: No SEPERATION REQUIRED: N/A
 (Table 508.4)

ALLOWABLE AREA: 7000 S.F. ALLOWABLE BLDG. HT.: 2 Stories
 (Table 503) (Table 503)

AREA OF BUILDING: 6,408.00 S.F. SPRINKLED AREA: Yes
 (3 Levels)

OCCUPANCY LOAD: 6408 / 200 = 32.04 AREA / S.F. PER OCCUPANT: 200
 (Table 1004.1.2)

NUMBER OF EXITS REQUIRED: 2 TOTAL REQD. WIDTH: 2 x 32 = 6.4"
 (Chapter 10, Section 1015) (Chapter 10, Section 1005)

DISTANCE TO EXITS: 125 Ft. Sprinkled BETWEEN: 125 Ft. WIDTH: 36"
 (Chapter 10, Section 1014) (Chapter 10, Section 1016 1017)

PLUMBING FIXTURES: WATER CLOSETS: 1 Per 10 = 3.2
 (Chapter 29, Table 2902.1) LAVATORIES: 1 per 10 = 3.2
 DRINKING FOUNTAINS: 1 per 100
 SERVICE SINK: 1 required

GREAT NORTHERN BUILDERS, L.L.C.
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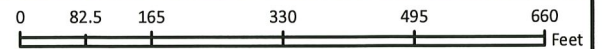
CONSTRUCTION DRAWINGS FOR NEW ADDITION
 LAMBDA DELTA PHI SORORITY HOUSE
 1381 CLEVELAND AVENUE NORTH
 ST. PAUL, MINNESOTA 55108

CARL J. GRAMENTZ, F.A.R.A.
 REGISTERED ARCHITECT
 5048 CLEAR SPRING ROAD | MINNETONKA, MINNESOTA 55345
 PH 952.933.0901 | FAX 952.933.8884 | CELL 612.747.4954
 e-mail carl@carlgramentz.com | www.carlgramentz.com

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

Print Name: CARL GRAMENTZ
 Signature: Carl Gramentz
 Date: 4-23-2018 License # 15331

PROJECT NO.
11029
 DATE:
4-23-2018
 DRAWN BY:
CH
 SHEET NO.
5 of 5



FILE NAME: Lambda Delta Phi Sorority

Aerial

APPLICATION TYPE: CUP

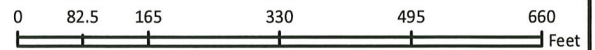
 Subject Parcels

FILE #: 18-054553 DATE: 4/20/2018

PLANNING DISTRICT: 12

ZONING PANEL: 1





FILE NAME: Lambda Delta Phi Sorority

APPLICATION TYPE: CUP

FILE #: 18-054553 DATE: 4/20/2018

PLANNING DISTRICT: 12

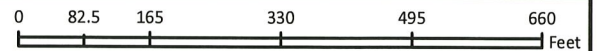
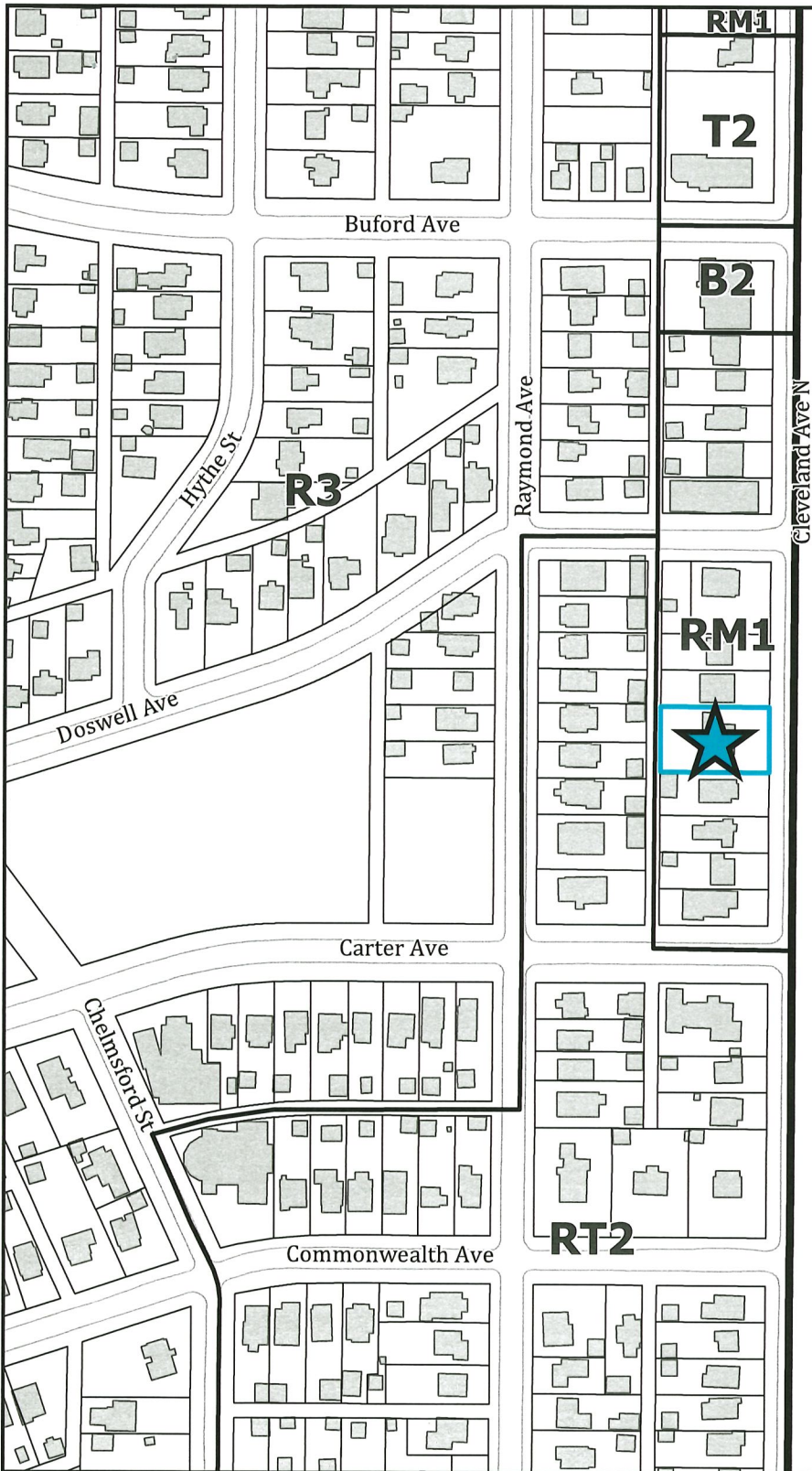
ZONING PANEL: 1

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve
- Undeveloped

Subject Parcels





FILE NAME: Lambda Delta Phi Sorority

Zoning

APPLICATION TYPE: CUP

 Subject Parcels

FILE #: 18-054553 DATE: 4/20/2018

PLANNING DISTRICT: 12

ZONING PANEL: 1

