CITY OF DULUTH
Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 13-041		**Contact**	Steven Robertson, 218 730 5295	
Application Type	Planning Review MU-I		**Planning Commission Date**	April 9, 2013	
Deadline for Action	**Application Date**	March 5, 2013	**60 Days**	May 4, 2013	
	Date Extension Letter Mailed	March 25, 2013	**120 Days**	July 3, 2013	
Location of Subject	935 Kenwood Avenue				
Applicant	Benedictine Health Center		**Contact**		
Agent	John Erickson/Rebecca Lewis		**Contact**	jerickson@dsgw.com, rlewis@dsgw.com	
Legal Description	010-2710-03741				
Site Visit Date	March 23, 2013		**Sign Notice Date**	March 26, 2013	
Neighbor Letter Date	March 26, 2013		**Number of Letters Sent**	27	

Proposal

The applicant is proposing several construction projects. The main projects are a new 48 unit assisted living building (the Smallhouse) to be constructed, and a new 4,000 sf addition to be added to the Benedictine Health Center Building. There will also be two other small additions (600 sq ft and 325 sq ft, respectively), a new parking lot and road.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Religious and Educational	Institutional
North	R-1	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential/Vacant land	Preservation, Urban Residential
West	R-1	Vacant land	Preservation

Summary of Code Requirements (reference section with a brief description):

UDC 50-24: Parking and Loading. Minimum parking requirements.
UDC 50-25: Landscaping.
UDC 50-26: Screening, Walls and Fences. Screening of mechanical equipment.
UDC 50-28: Storm Water Drainage and Erosion Control.
UDC 50-29: Sustainability Standards. Residential development with 3+ units and over 10,000 square feet.
UDC 50-30: Design Standards.
UDC 50-31: Exterior Lighting.

1-1

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Principle #1- Reuse previously developed lands- The proposal supports expansion of current use in the immediate area.

Principle #4- Support emerging economic growth sectors- Growth sectors include "higher education and medical". The proposed parking lot is intended to support the College of Saint Scholastica campus.

Current history: the Planning Commission approved two Plan Reviews for the applicant in 2011, one for the new science building (FN 11-013), and for a new parking lot (FN 11-132). The site for the assisted living (Smallhouse) will be the same location as was proposed for the parking lot, (FN 11-132).

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

1) The applicant is proposing two large projects, and several small projects, for their site. A new 48 unit assisted living building (Smallhouse) will be built south of the existing Westwood assisted living, and an enclosed link will connect Westwood to the new building. A new road will be routed around the back of the new building. The new building will be 39,575 sf, two stories tall with a partial basement. Onto the Benedictine Health Center, a new 4,000 sf, one story physical therapy addition will be added that will connect to the second floor in the rear courtyard. On the first floor the entrance vestibule will be increased to 600 sf and a second one story, 325 sf addition will be added to the north face of the east wing to accommodate reconfigured chapel space.

2) The Smallhouse is being proposed on the same location as the parking lot, FN 11-132. The parking requirement for assisted living is 16 (1 per 3 units), allowing a reduction of 30% if within 1/4 mile of a DTA route. Applicant is proposing 14 spots. Note that the existing parking lot was intended to provide 47 parking spots, so the net result of the project will be the removal of 33 parking spaces. It was determined in 2011 that the entire campus needed 1,806 parking spaces (1,149 after DTA and shared parking deductions). After the Science Building was to be built, it was estimated that the campus would have 1,523 parking spaces. Even with the loss of 33 parking spaces for the Smallhouse, there are still enough spaces to meet UDC requirements.

3) The Benedictine Health System submitted a Wetland Delineation Report, that was approved by the City on January 18, 2013. Credits for replacement of disturbed wetlands are likely required.

4) A tree preservation plan has been submitted (removal of 5 special trees and 85 other significant trees). It has not been approved yet, but it is being reviewed by the City Forester.

5) Lighting and landscaping complies with UDC requirements. There is no impact to the Natural Resources Overlay District. Compliance is required for 50-30, design standards.

6) No comments were received from the public, city departments, or other government agencies.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends approval of the Plan Review, subject to the following conditions:
1) The Tree Preservation Plan must be approved by the City Forester.
2) Applicant must submit proof of compliance for 50-29 (sustainability) when submitting a building permit application for the Small house.
3) Future on-site screening and signage comply with UDC requirements.
4) Wetland replacement credits must be purchased, if needed to mitigate wetland disturbances.
5) The project to be limited to, constructed, and maintained in accordance with documents submitted.
6) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

Per UDC Sec. 50-37.1.N, approved plan reviews lapse if the project or activity authorized is not begun within 1 year of the permit date.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

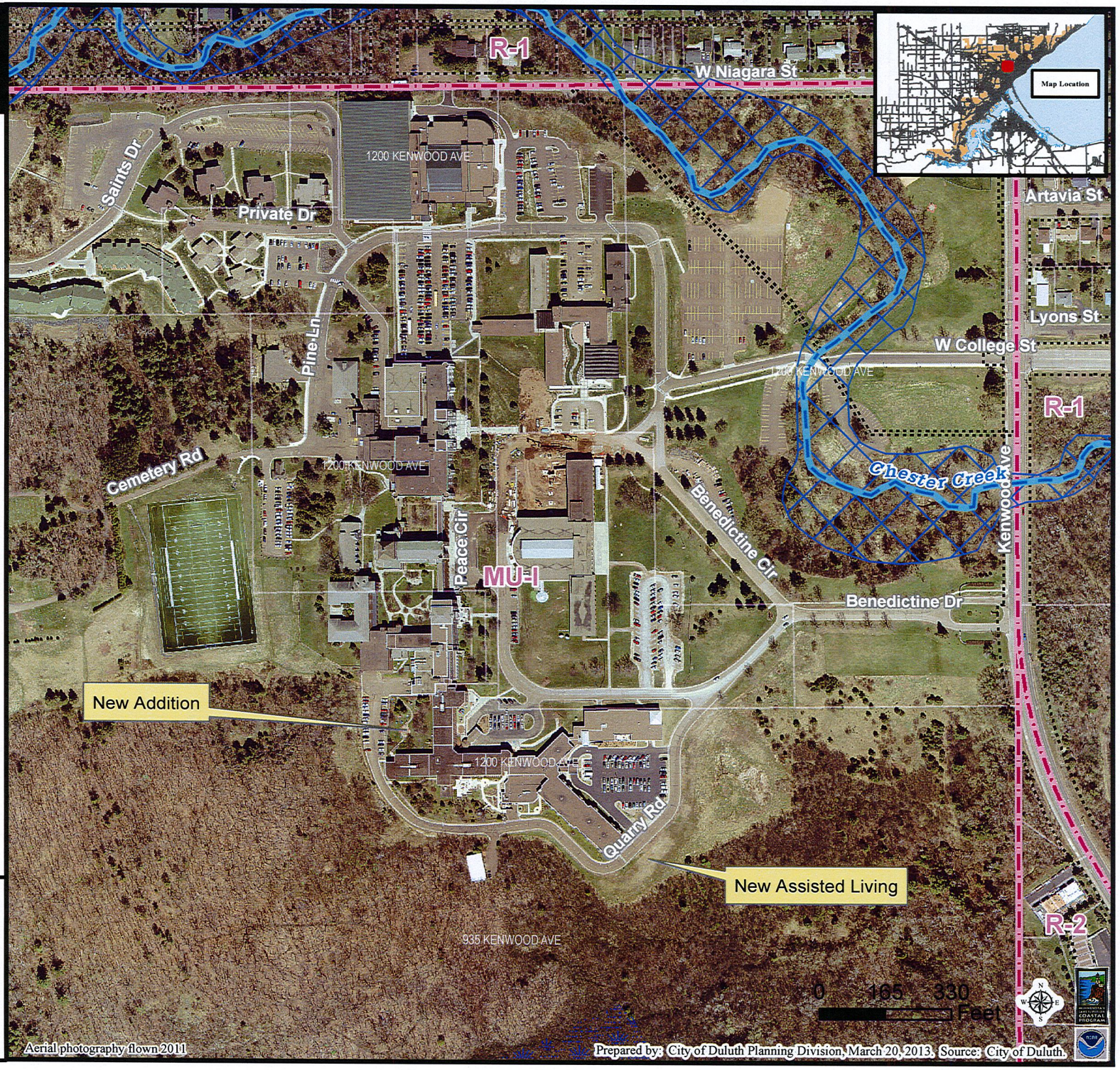
City Planning

PL 13-041

MU-I Plan Review

935 Kenwood Avenue

Benedictine Health Center



Legend

DuluthStream_cl

TROUT_FLAG

- Trout Stream (GPS)
- Other Stream (GPS)
- Wetlands (NRRI)

Right-of-Way Type

- Road or Alley ROW
- Zoning (Final)

Floodplain Type

- General Flood Plain
- Flood Way
- Flood Fringe

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I-3

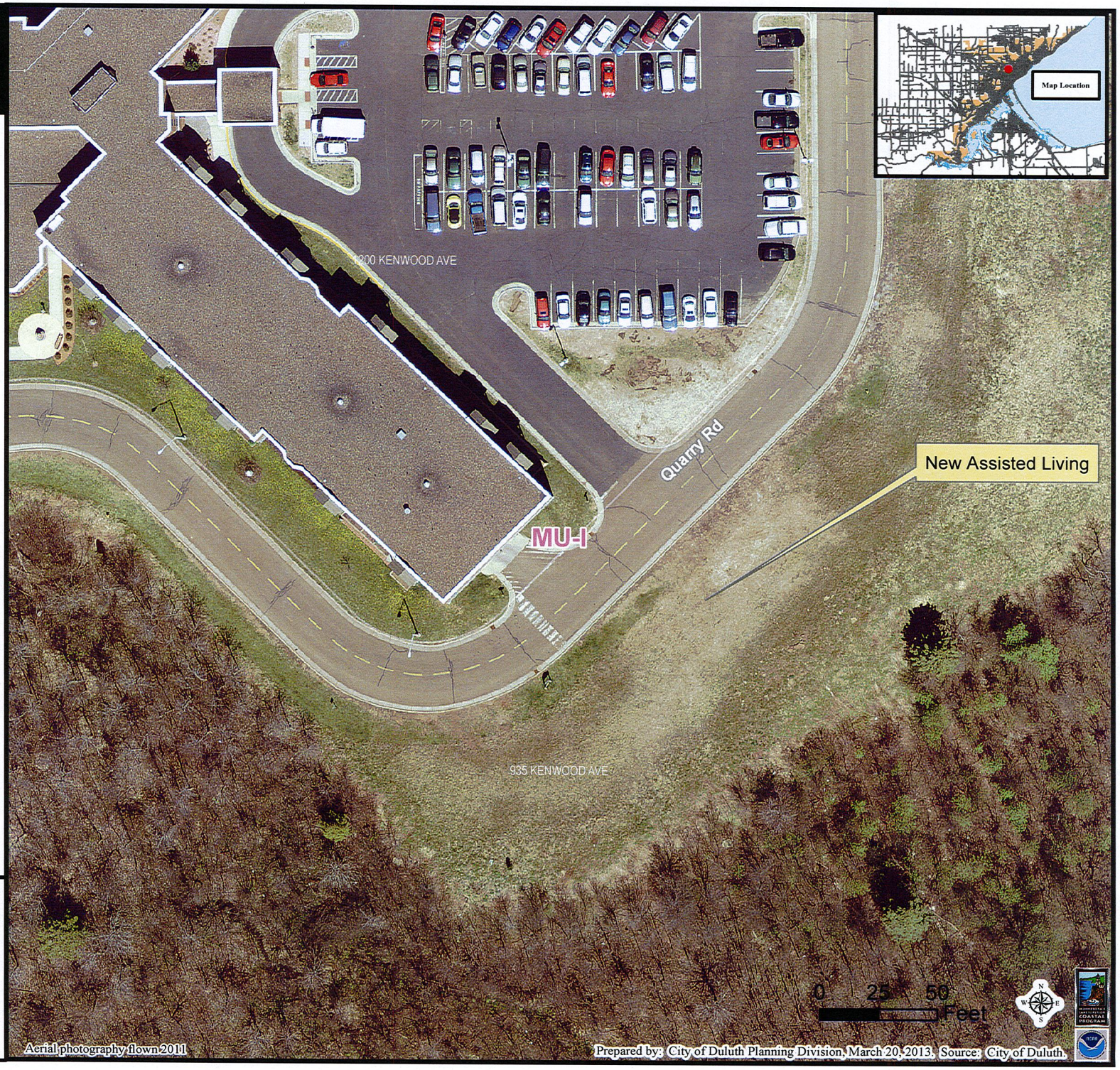
City Planning

PL 13-041

MU-I Plan Review

935 Kenwood Avenue

Benedictine Health Center



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DuluthStream_cl

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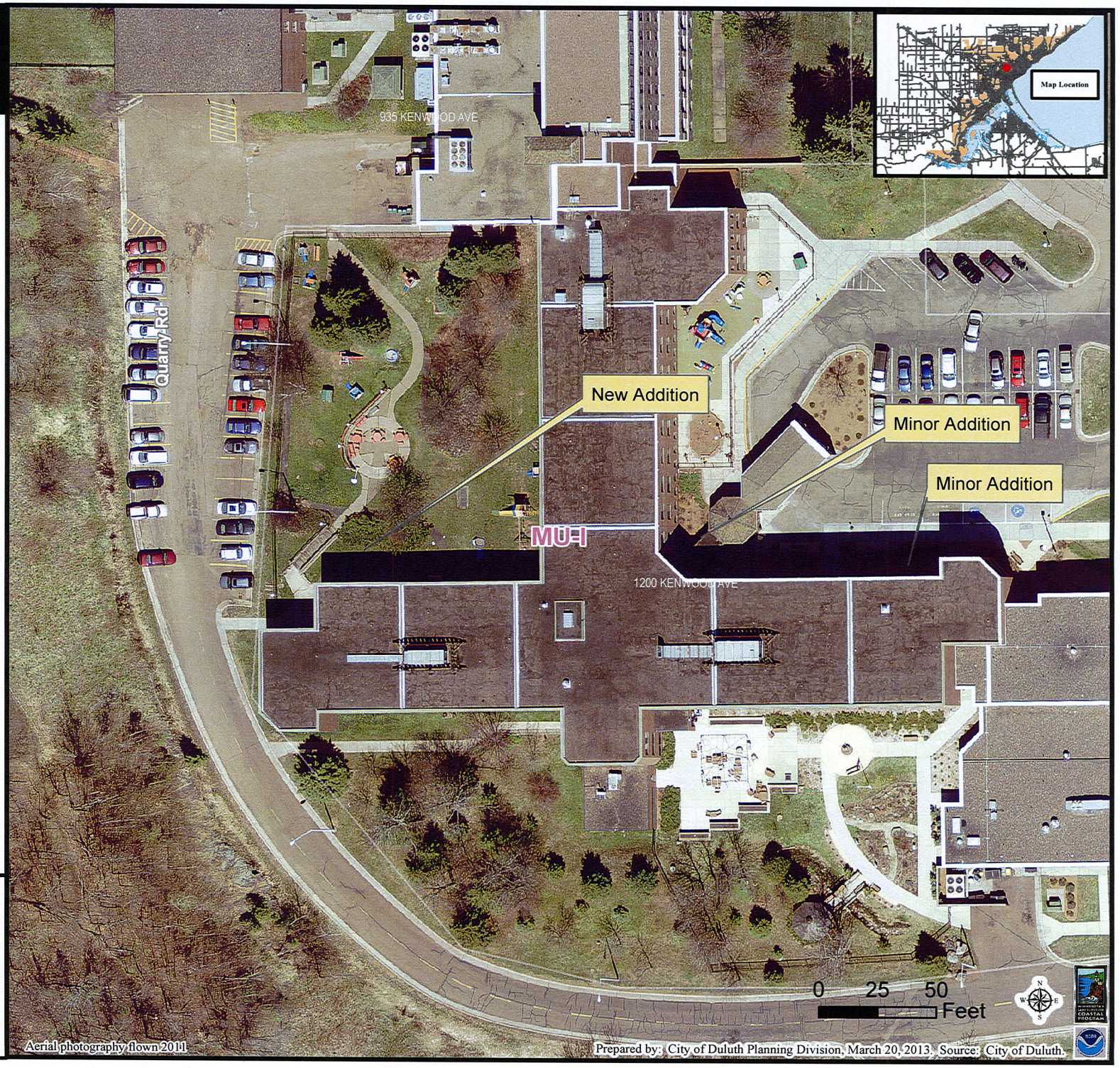
I-4

City Planning

PL 13-041
MU-I Plan Review
935 Kenwood Avenue
Benedictine Health Center



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DuluthStream_cl

TROUT_FLAG

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- Other Stream (GPS)
- Wetlands (NRRI)

Right-of-Way Type

- Road or Alley ROW
- Zoning (Final)

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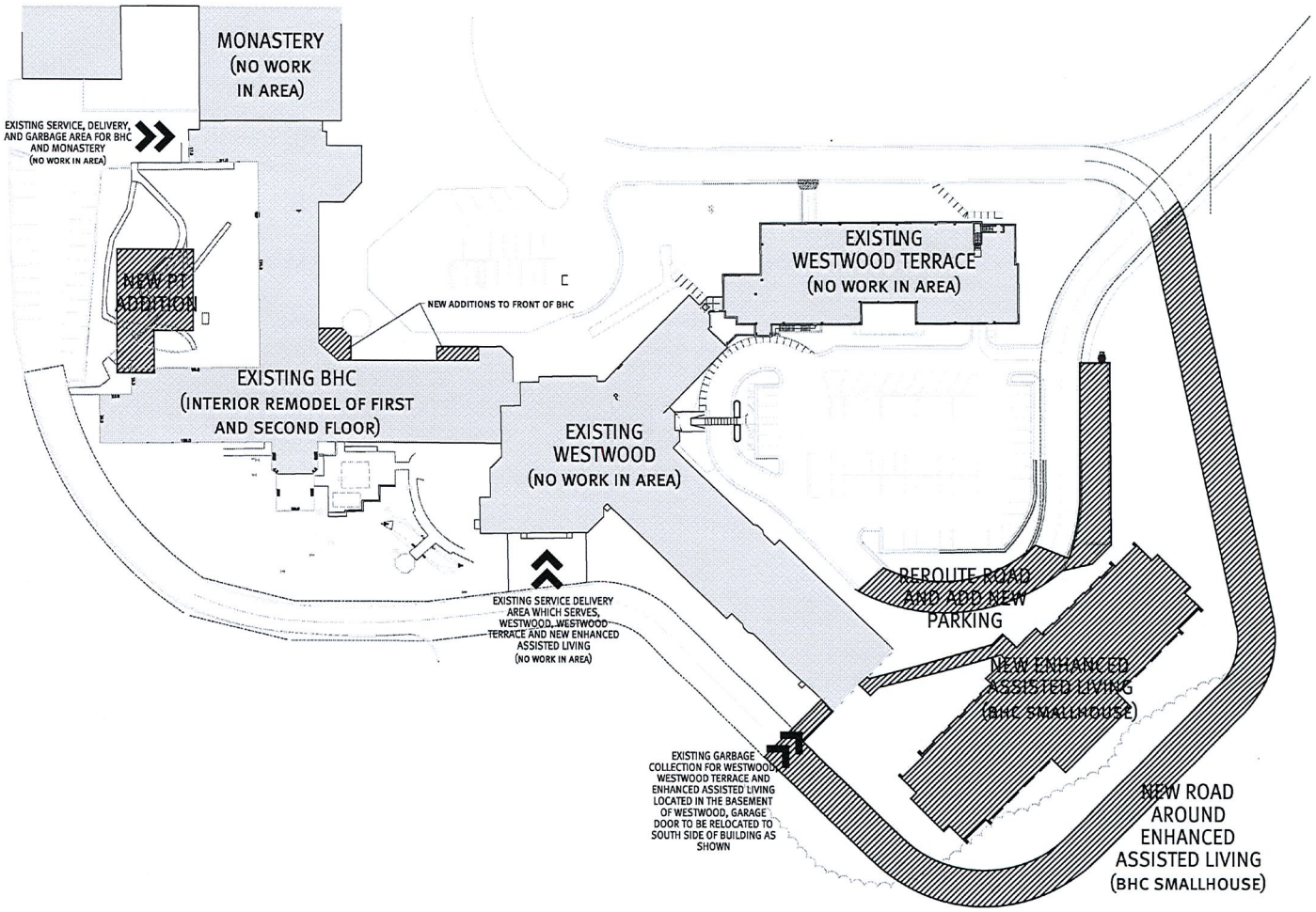
E-5



1 Architectural Site Plan
1"=40'-0"

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BENEDICTINE Health System

BENEDICTINE HEALTH SYSTEM

BENEDICTINE HEALTH CENTER
935 KENWOOD AVE
DULUTH, MN 55811

project #: 12062
date: 3/5/2013 12:21:46 PM
drawn by: AUTHOR
checked by: CHECKER

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

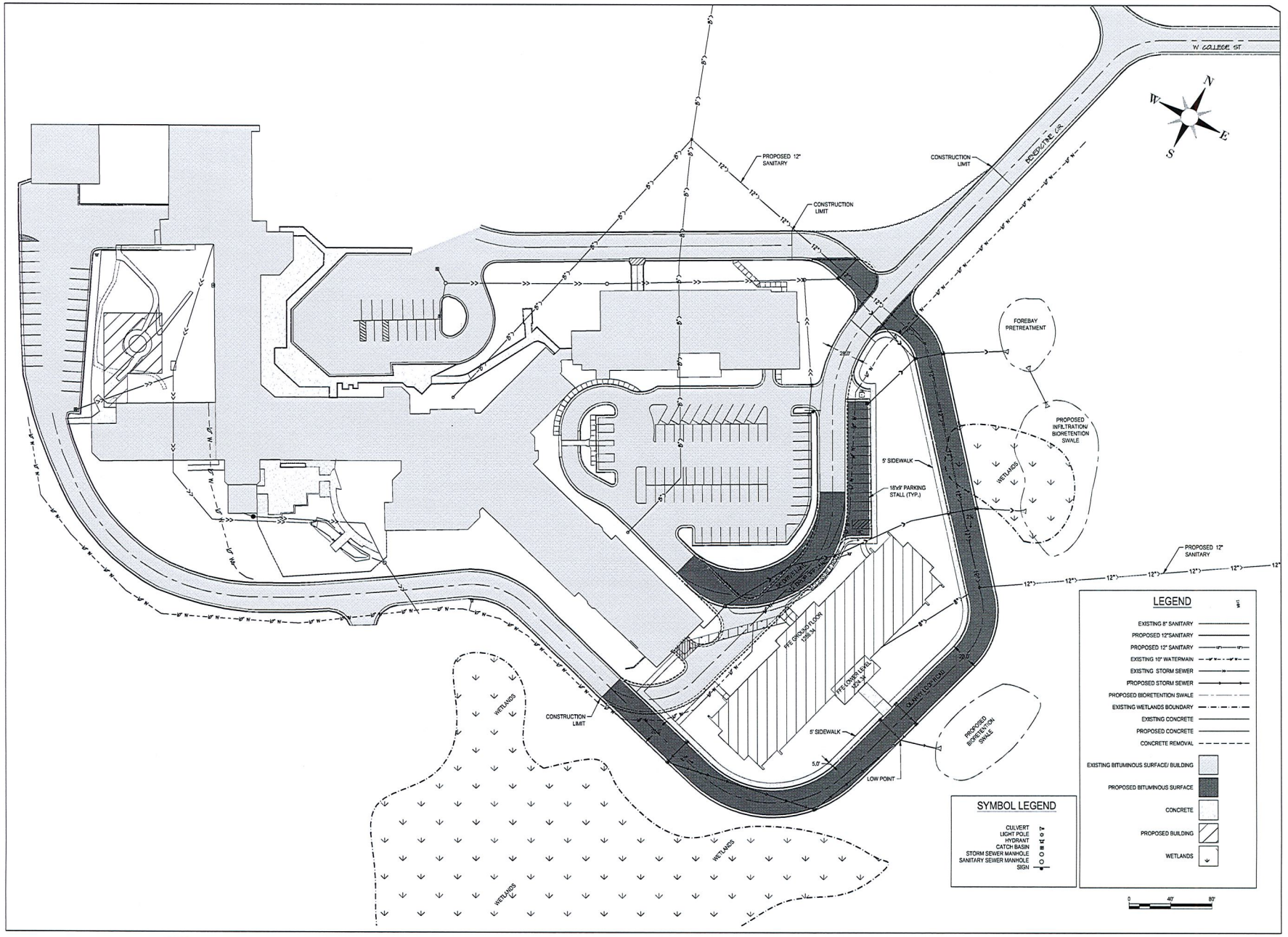
signature:
typed/printed name: REBECCA J LEWIS, AIA, ACHA
reg. #: 23539
sign date: ISSUE DATE

FOR REFERENCE ONLY

no.	revision / issue	date

sheet title: ARCHITECTURAL SITE PLAN
sheet number: A0.00

I-6



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BENEDICTINE HEALTH SYSTEM

BENEDICTINE HEALTH SYSTEM SMALLHOUSE ADDITION

935 KENWOOD AVE
DULUTH, MN

project # _____
file name _____

drawn by REM
checked by DGB

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 Engineer under the laws of the State of Minnesota.

signature _____
typed/printed name _____
reg. # _____
sign date _____

Northland Consulting Engineers LLP
Structural Civil Environmental Engineering
102 South 21st Ave. West Duluth, MN 55806
(V)218-722-5995, (F)218-722-7779

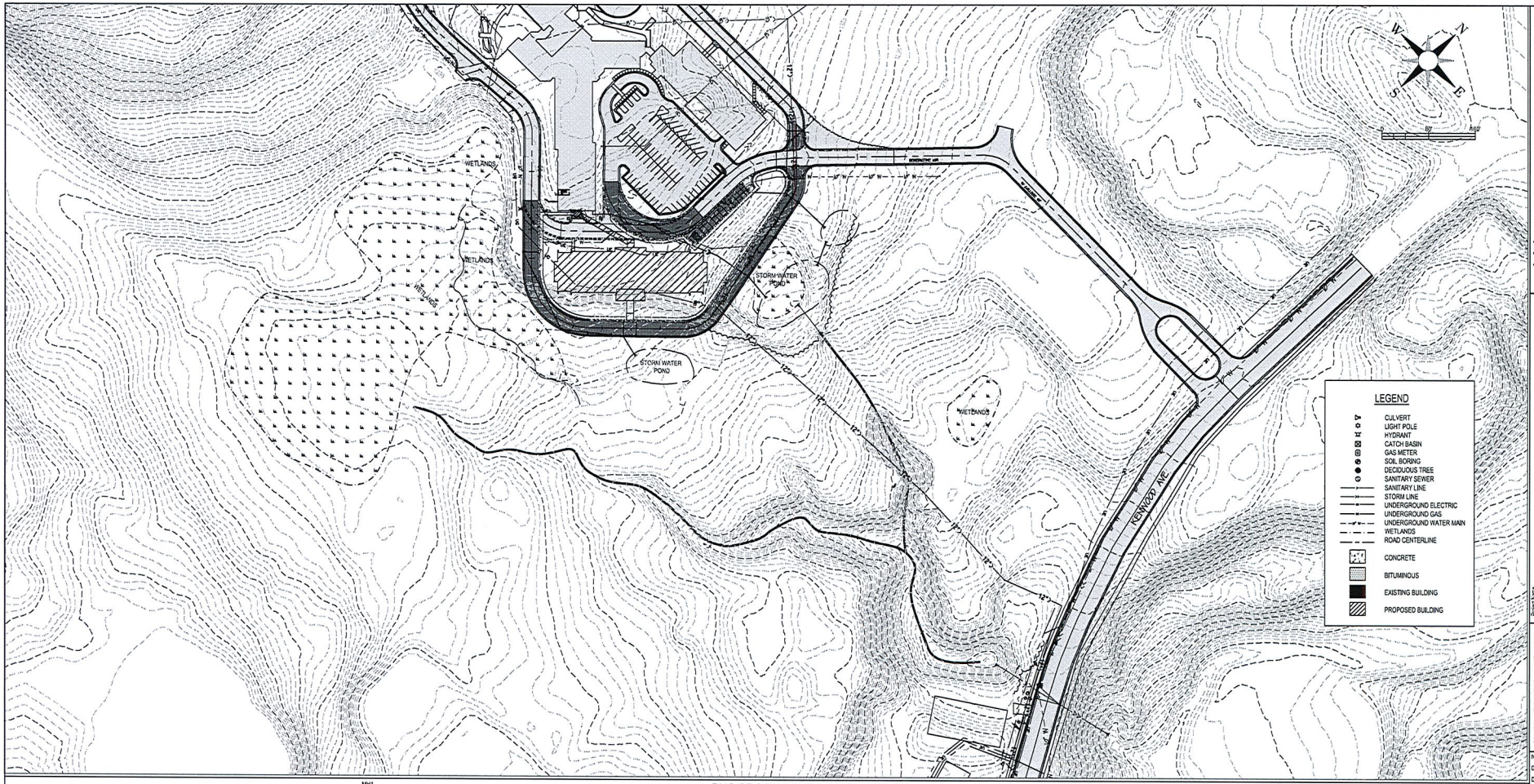
NOT FOR CONSTRUCTION
MARCH 5, 2013

mark	revision/issue	date
	PROGRESS SET	MARCH 5, 2013

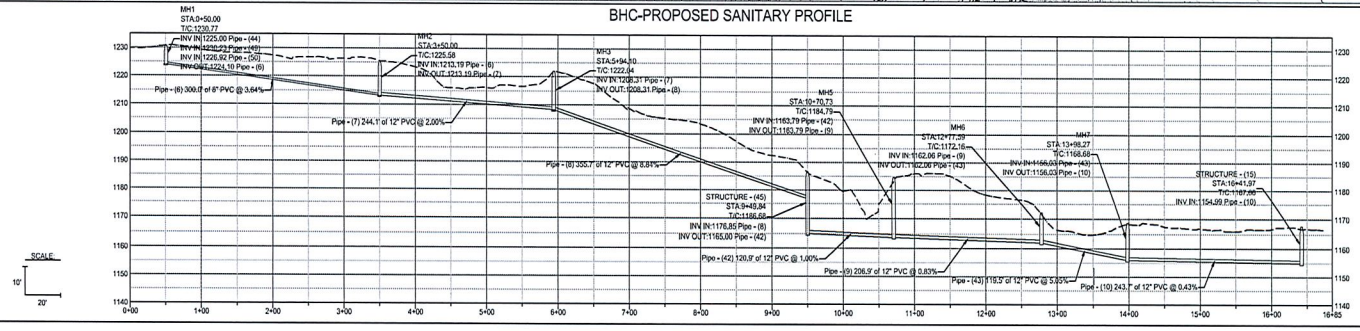
sheet title **SITE PLAN**

sheet number **C1.0**

I-7



BHC-PROPOSED SANITARY PROFILE



Northland
Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering Services
www.nce-engineers.com
Voice: (218)727-5955
Fax: (218)727-7779

Project Name:
BENEDICTINE HEALTH SYSTEM
Small House Assisted Living
Duluth, MN

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.
PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Date:
David G. Bolf
Reg. #: 40926

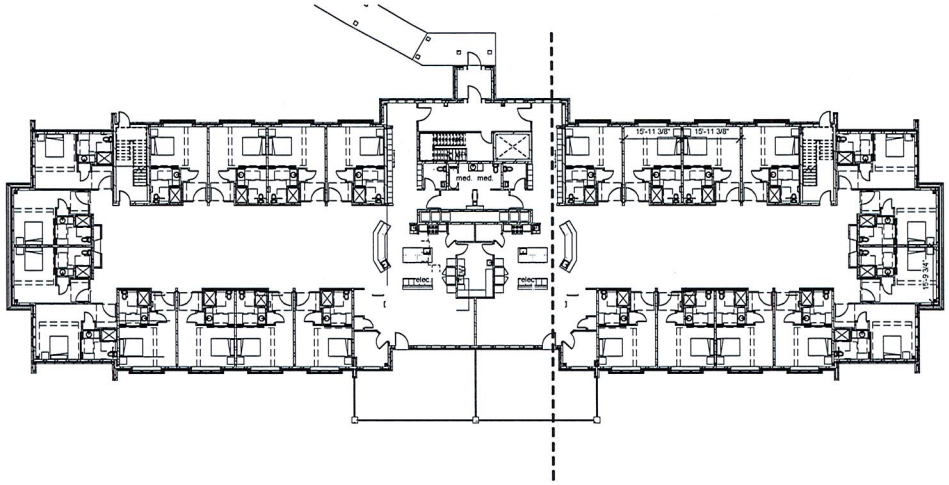
NCE Project #: 12-506-C
Date: 3/5/13
Drawn By: REM
Checked By: DGB

Revisions:

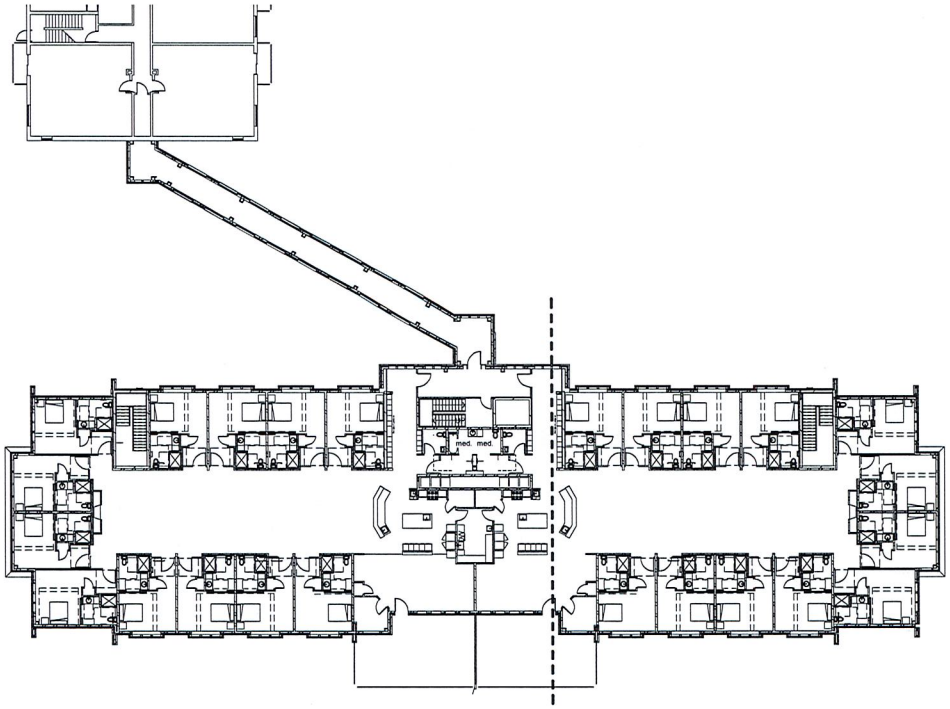
UTILITY PLAN

sheet title
sheet number
C2.0

I-8



1 Level 1 Code Plan
1/16" = 1'-0"



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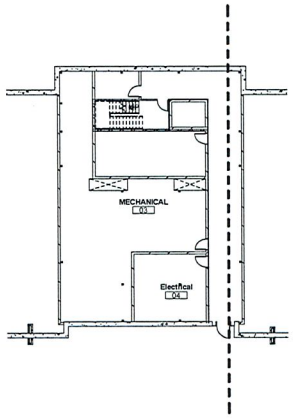

3 Level 0 Code Plan
1/16" = 1'-0"

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Benedictine Health System

Benedictine Health System

Benedictine Small House

935 Kenwood Ave
Duluth, MN 55811

project #: 12063
date: 3/5/2013 12:49:49 PM
drawn by: Author
checked by: Checker

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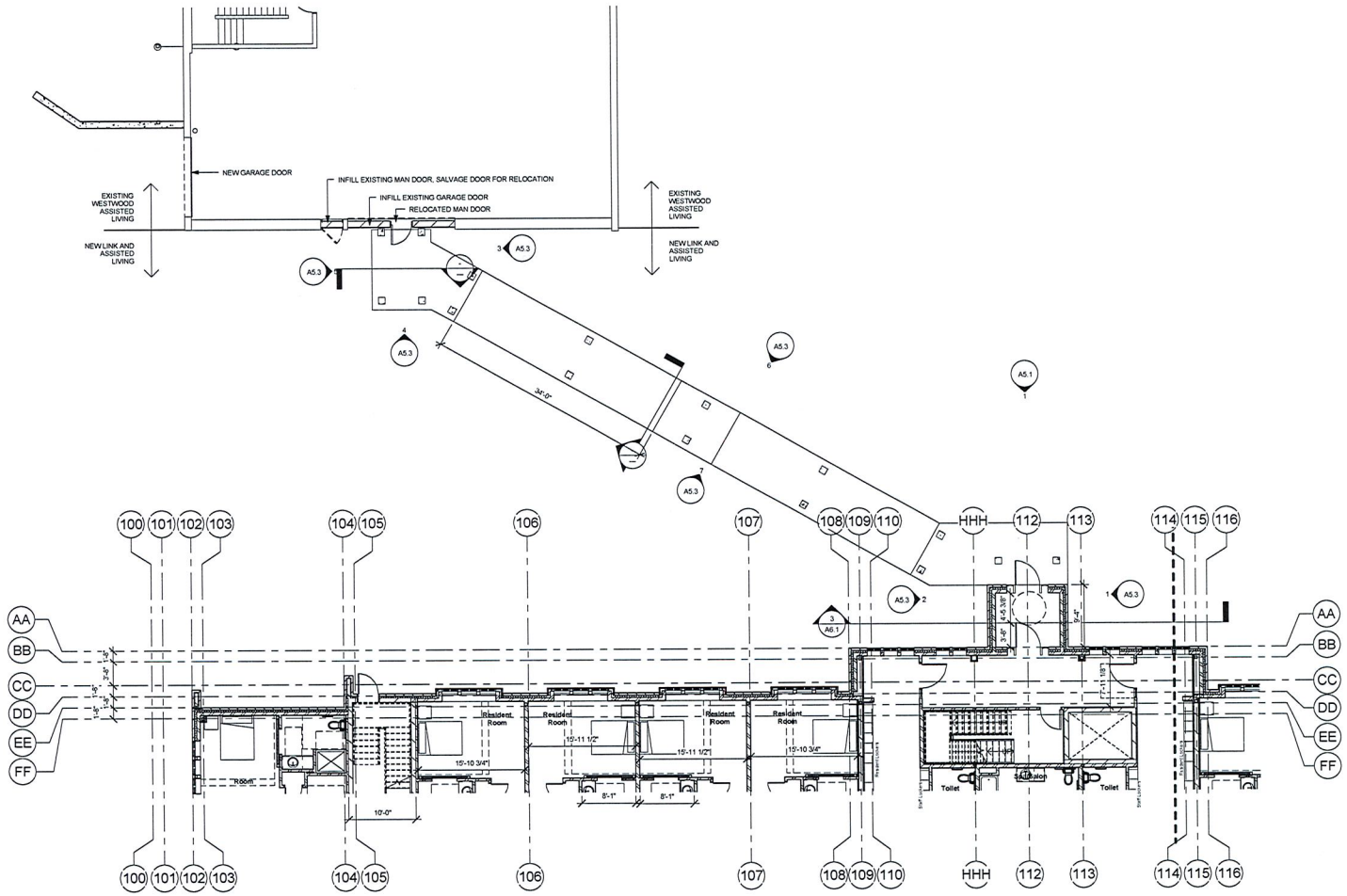
signature:
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

For Reference Only

no.	revision / issue	date

sheet title: Code Plans
sheet number: A1.0

I-9



1 Level 1 Skywalk
1/8" = 1'-0"

Plan North
True North

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Benedictine Health System

Benedictine Health System

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Duluth, MN 55811

project #: 12063
date: 3/5/2013 12:49:52 PM
drawn by: Author
checked by: Checker

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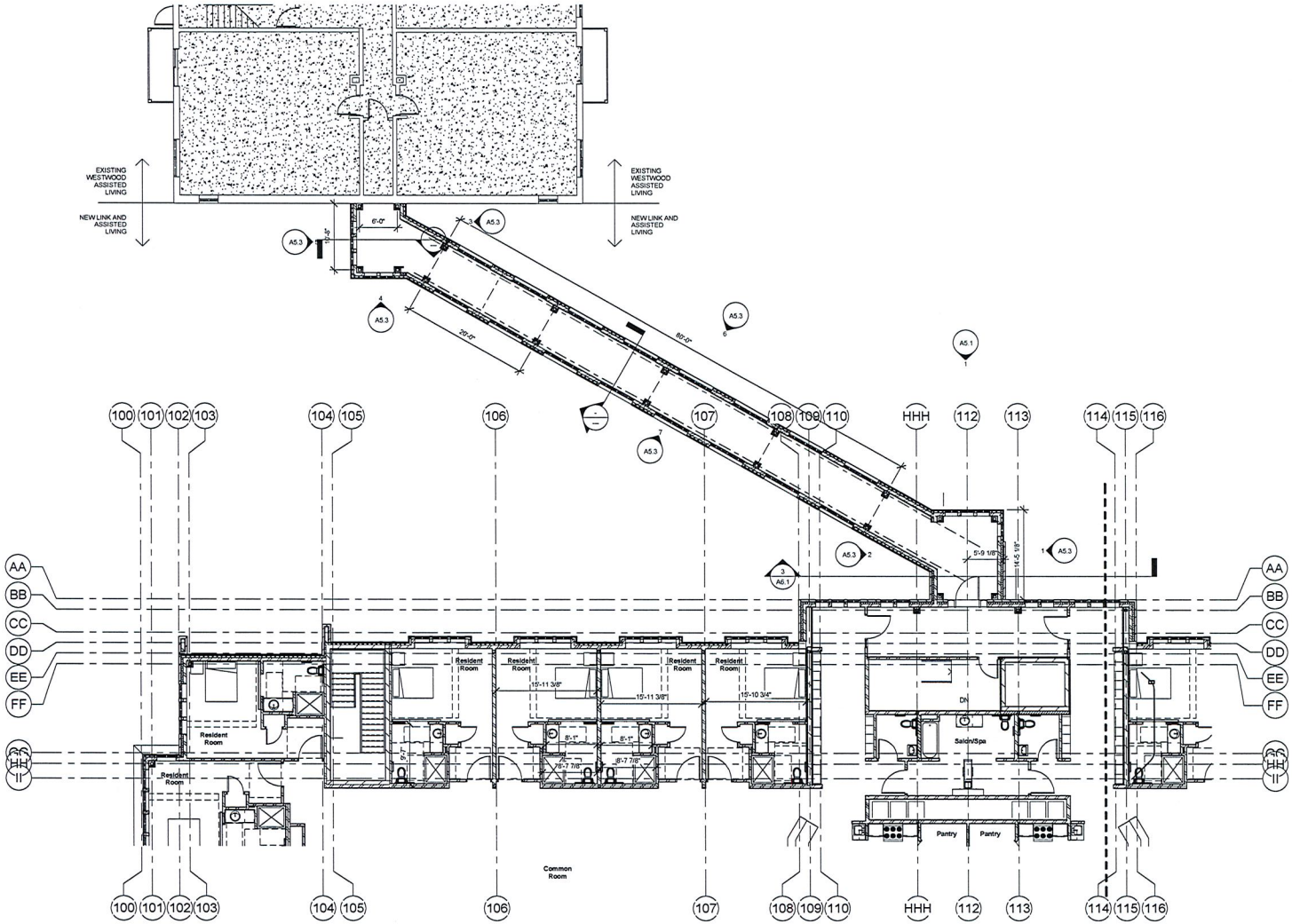
signature:
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

For Reference Only

no.	revision / issue	date

sheet title: First Floor Link
sheet number: A2.7

I-10



1 Level 2 Skywalk
1/8" = 1'-0"

Plan North
True North

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Benedictine Health System

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date: 3/5/2013 12:49:55 PM
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reg. #: 23539
sign date: Issue Date

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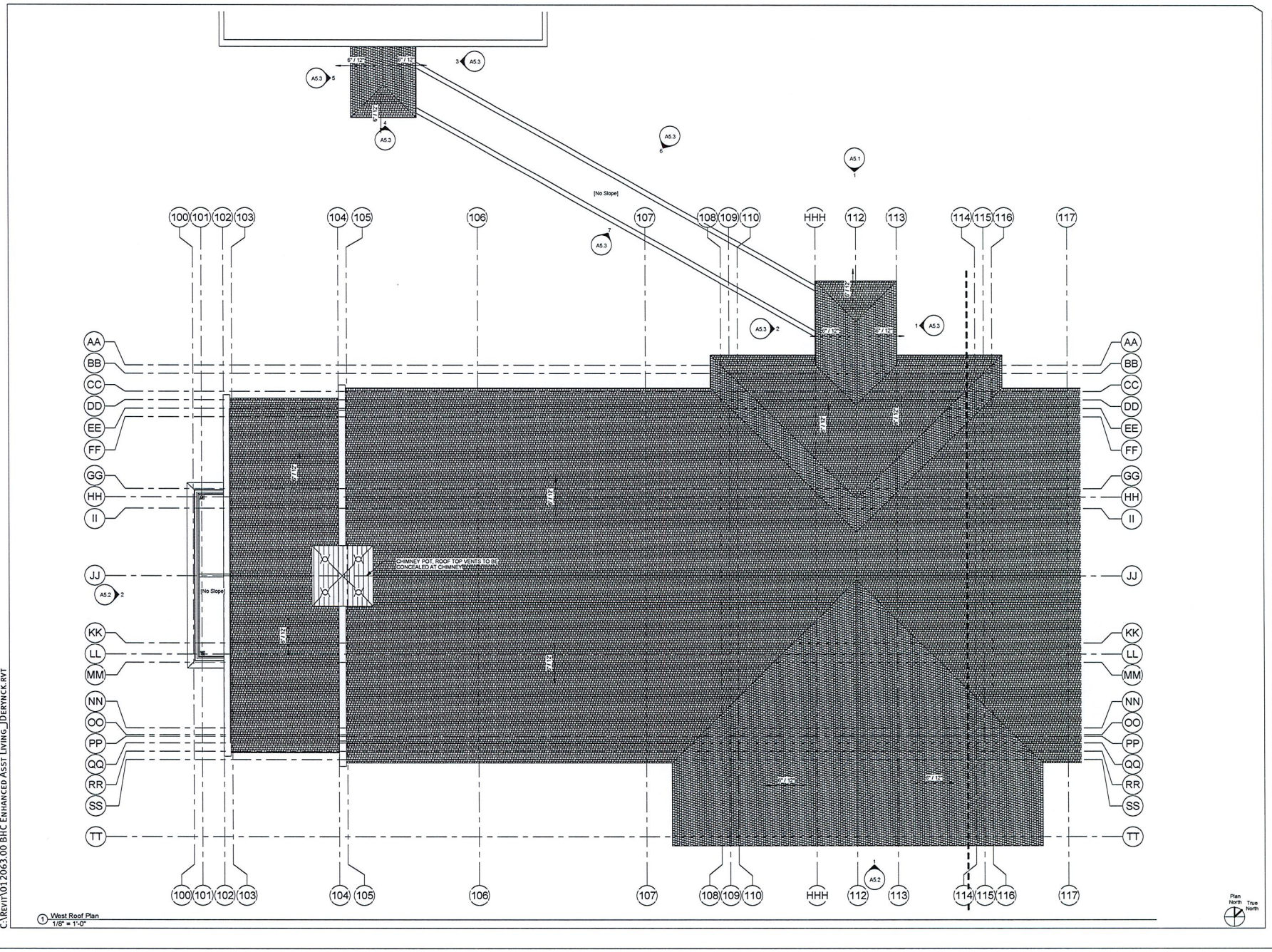
no.	revision / issue	date

sheet title: Second Floor Link
sheet number: A2.8

I-11



1 West Roof Plan
1/8" = 1'-0"

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Benedictine Health System

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Duluth, MN 55811

project #: 12063
date: 3/5/2013 12:50:36 PM
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checked by: Checker

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signature:
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

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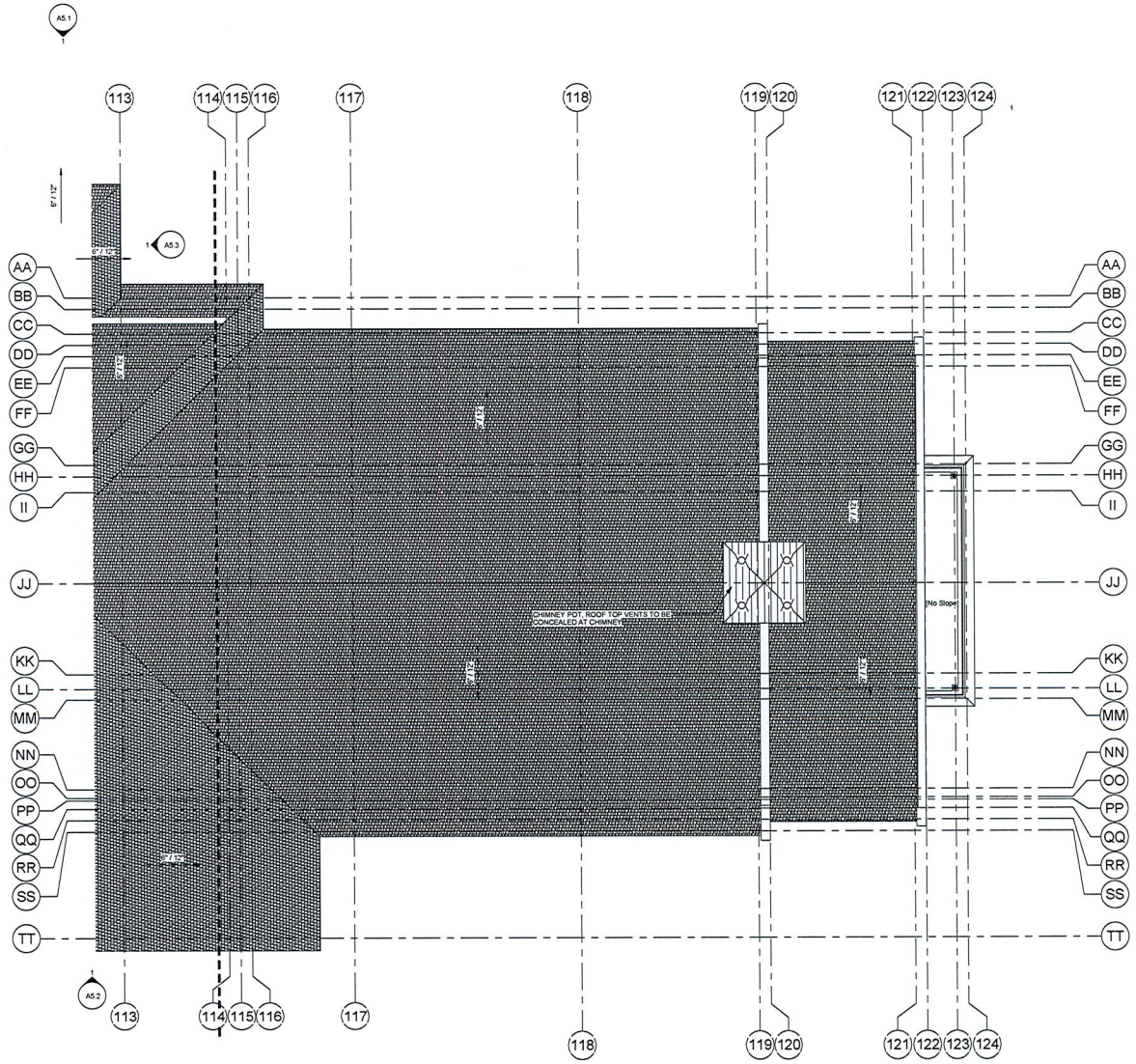
no.	revision / issue	date

sheet title: West Roof Plan
sheet number: A2.9

I-12



1 East Roof Plan
1/8" = 1'-0"

Plan North
True North

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Benedictine Health System

Benedictine Health System

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project #: 12063
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checked by: Checker

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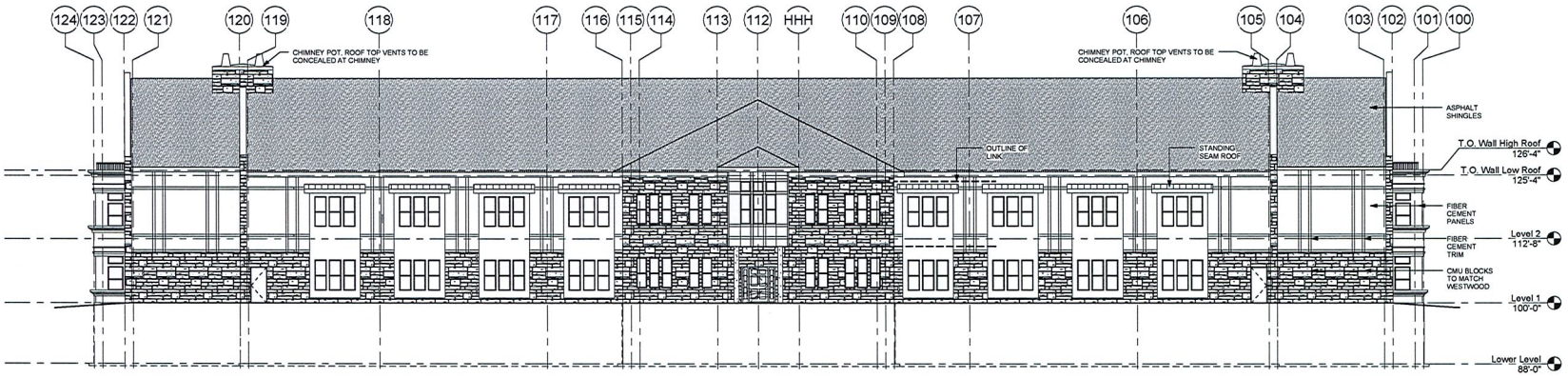
reg. #: 23539
sign date: Issue Date

For Reference Only

no.	revision / issue	date

sheet title: East Roof Plan
sheet number: A2.10

I-13



1 North Elevation
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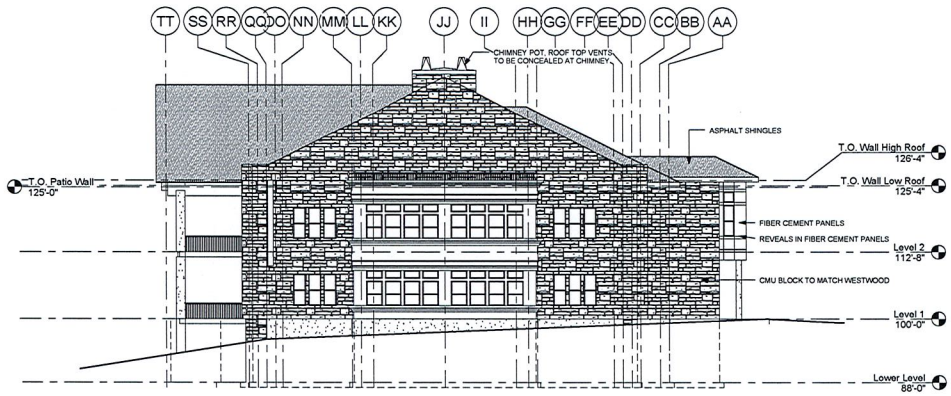

2 East Elevation
3/32" = 1'-0"

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Benedictine Health System

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project #: 12063
date: 3/5/2013 2:11:55 PM
drawn by: Author
checked by: Checker

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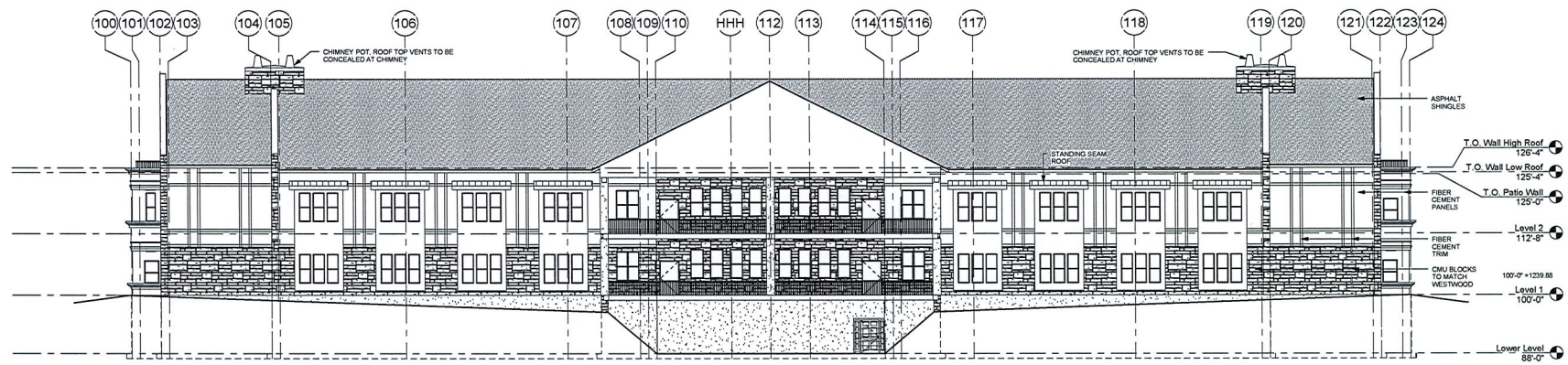
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

For Reference Only

no.	revision / issue	date

sheet title: Exterior Elevations
sheet number: A5.1

F-14



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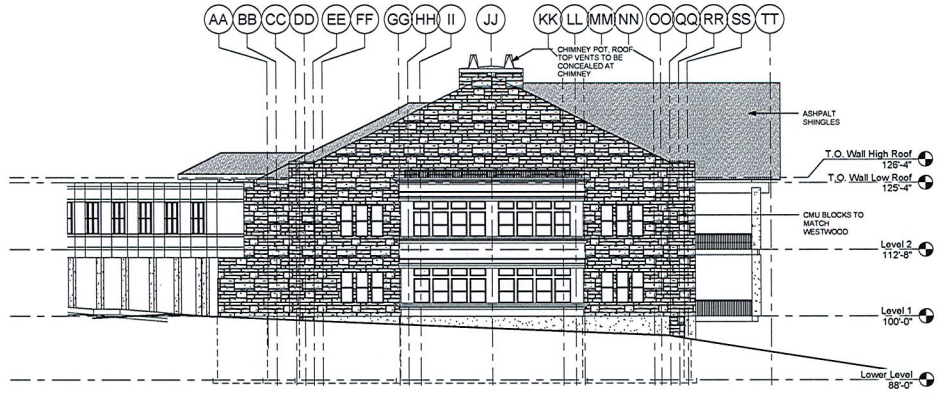

2 West Elevation
3/32" = 1'-0"

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Benedictine Health System

Benedictine Health System

Benedictine Small House

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project #: 12063
date: 3/5/2013 2:12:34 PM
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checked by: Checker

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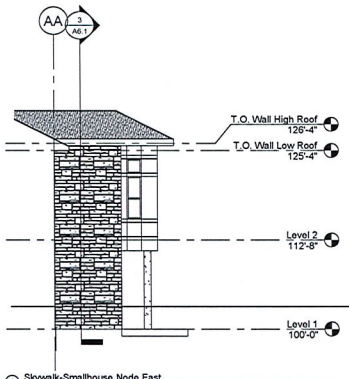
signature:
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

For Reference Only

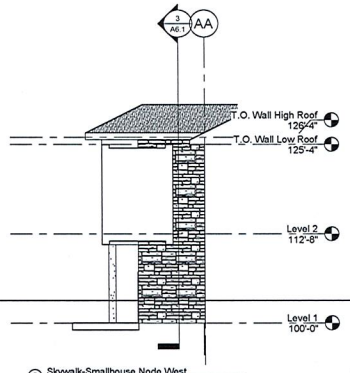
no.	revision / issue	date

sheet title: Exterior Elevation
sheet number: A5.2

F-15



1 Skywalk-Smallhouse Node East
1/8" = 1'-0"



2 Skywalk-Smallhouse Node West
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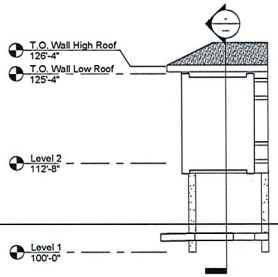

3 Skywalk-Westwood Node East Elevation
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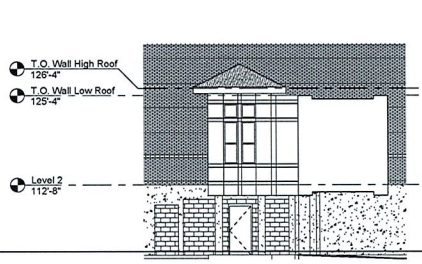

4 Skywalk-Westwood Node South Elevation
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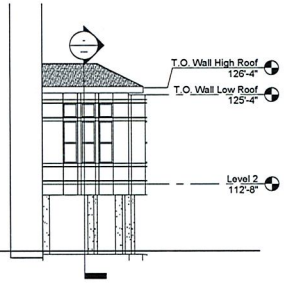
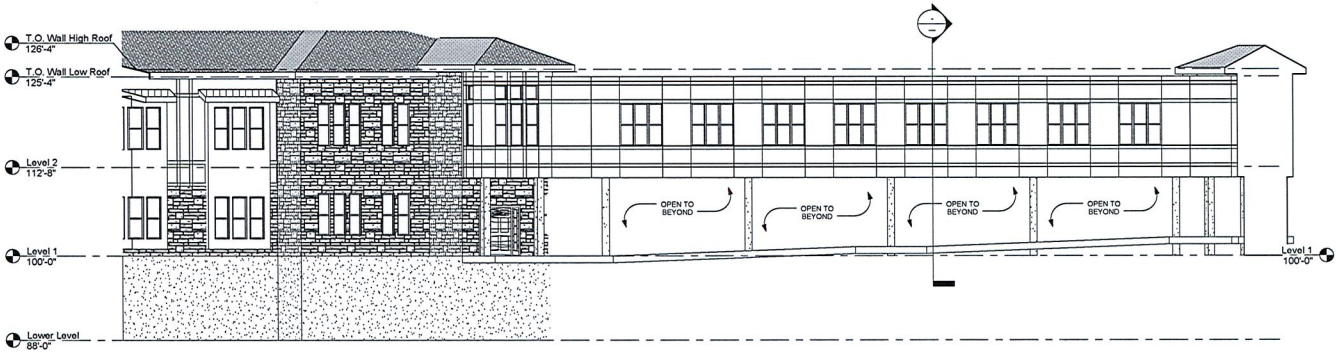
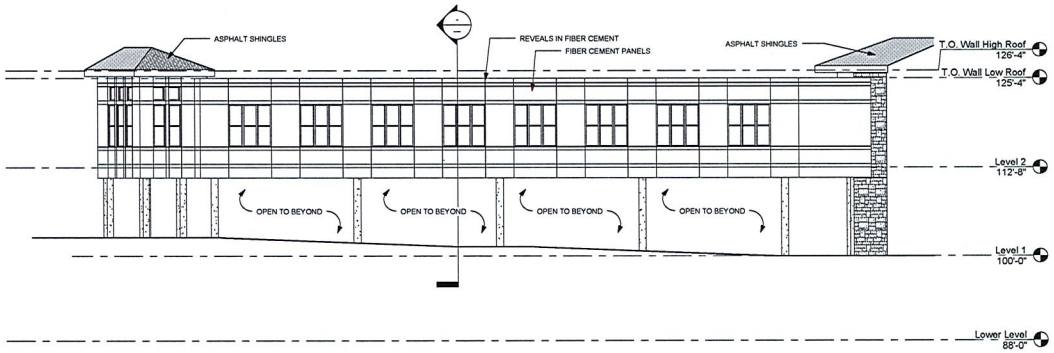


5 Skywalk-Westwood Node West Elevation
1/8" = 1'-0"



6 Skywalk-North
1/8" = 1'-0"



7 Skywalk South
1/8" = 1'-0"

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Benedictine Health System

Benedictine Health System

Benedictine Small House

935 Kenwood Ave
Duluth, MN 55811

project #: 12063
date: 3/5/2013 12:51:58 PM
drawn by: Author
checked by: Checker

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

signature:
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

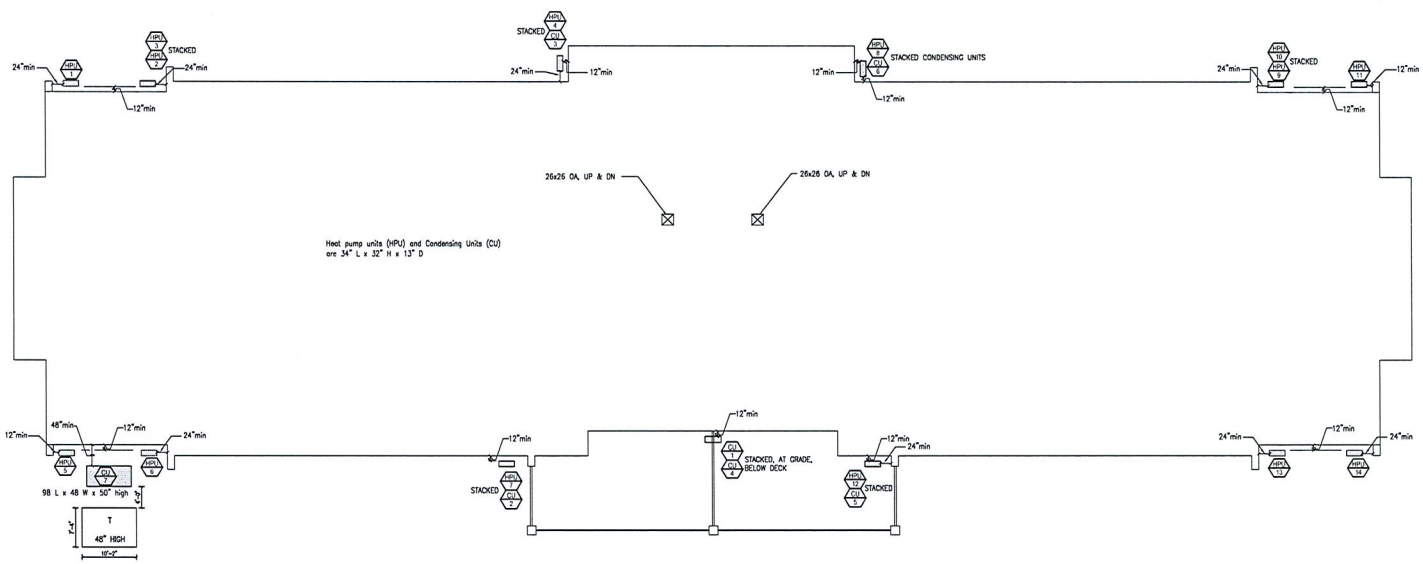
For Reference Only

no.	revision / issue	date

sheet title: Exterior Elevation-Skywalk

sheet number: A5.3

I-16



1 EQUIPMENT LOCATION PLAN
3/32" = 1'-0"

NORTH

I-17

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BENEDICTINE Health System

BENEDICTINE HEALTH SYSTEM

BENEDICTINE SMALL HOUSE

935 KENWOOD AVE
DULUTH, MN 55811

project # 12104
file name 07-12014ME00.dwg
drawn by CLS
checked by CFJ

signature
typed/printed name Charles F. Jacobs
reg. # 22089
sign date date

FOSTER, JACOBS, & JOHNSON, INC.
PROFESSIONAL ENGINEERS
345 CANAL PARK DRIVE
SUITE 200
DULUTH, MN 55807
(218) 722-3060
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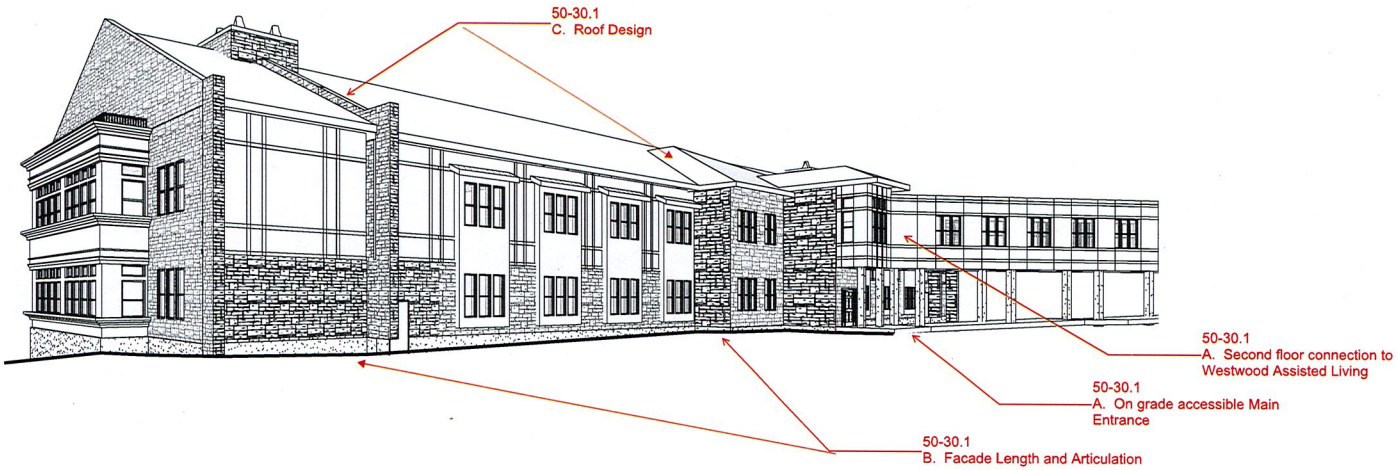
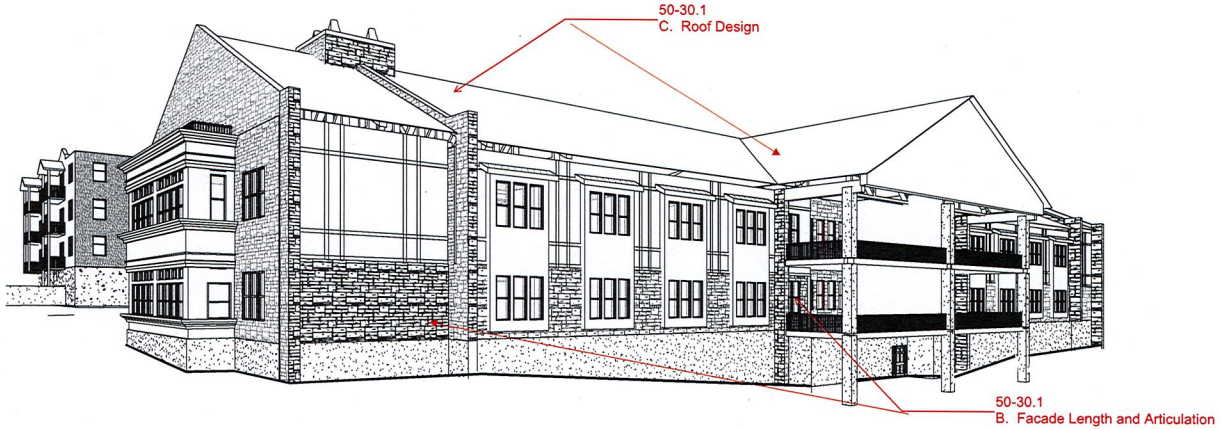
no.	revision / issue	date

sheet title EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT PLAN

sheet number ME0.0



1 Exterior View 1



2 Exterior View 2

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Benedictine Health System

Benedictine Health System

Benedictine Small House

935 Kenwood Ave
Duluth, MN 55811

project #: 12063
date: 6/3/2013 8:09:53 AM
drawn by: Author
checked by: Checker

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reg. #: 23539
sign date: Issue Date

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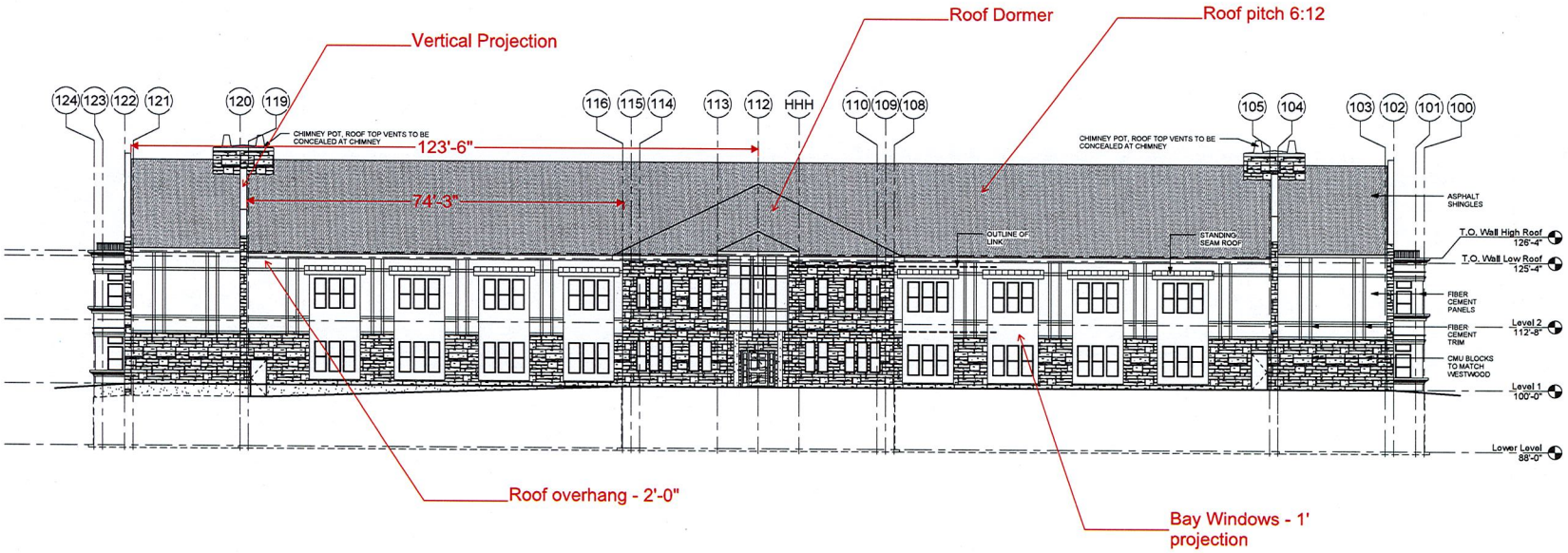
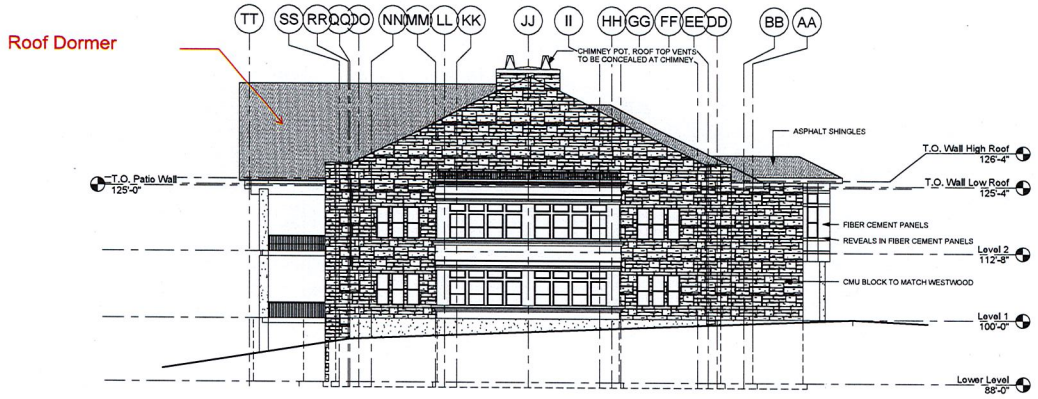
no.	revision / issue	date

sheet title: Exterior Images
sheet number: D5

I-18



1 North Elevation
3/32" = 1'-0"



2 East Elevation
3/32" = 1'-0"

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Benedictine Health System

Benedictine Health System

Benedictine Small House

935 Kenwood Ave
Duluth, MN 55811

project #: 12063
date: 6/27/2013 4:21:05 PM
drawn by: Author
checked by: Checker

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reg. #: 23539
sign date: Issue Date

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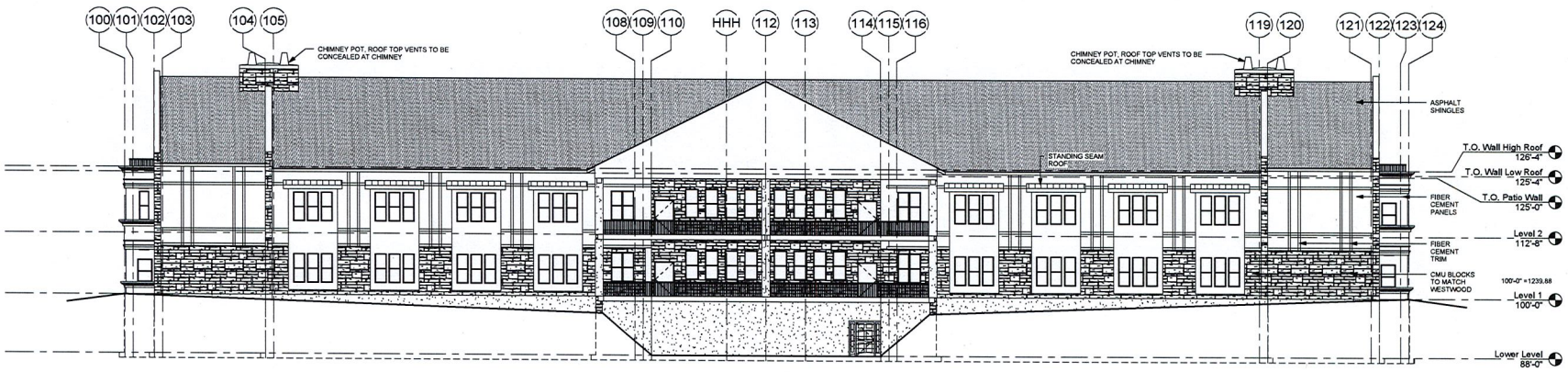
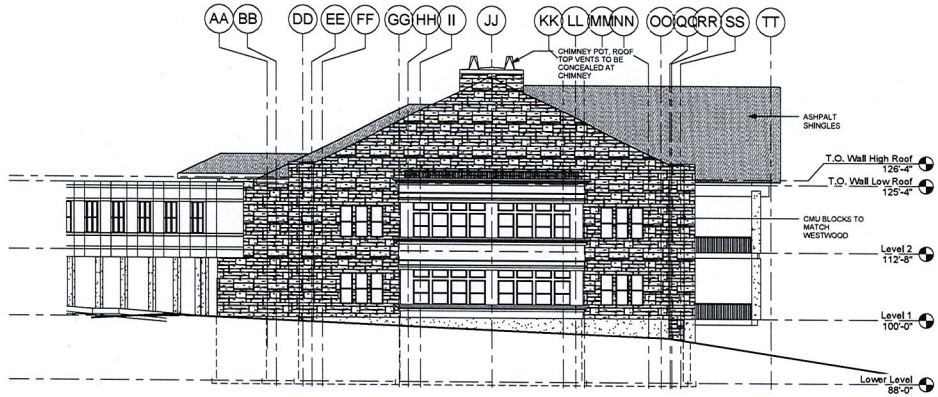
no.	revision / issue	date

sheet title: Exterior Elevations
sheet number: A5.1

I-19



1 South Elevation
3/32" = 1'-0"



2 West Elevation
3/32" = 1'-0"

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Benedictine Health System

Benedictine Health System

Benedictine Small House

935 Kenwood Ave
Duluth, MN 55811

project #: 12063
date: 4/2/2013 4:21:43 PM
drawn by: Author
checked by: Checker

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signature:
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reg. #: 23539
sign date: Issue Date

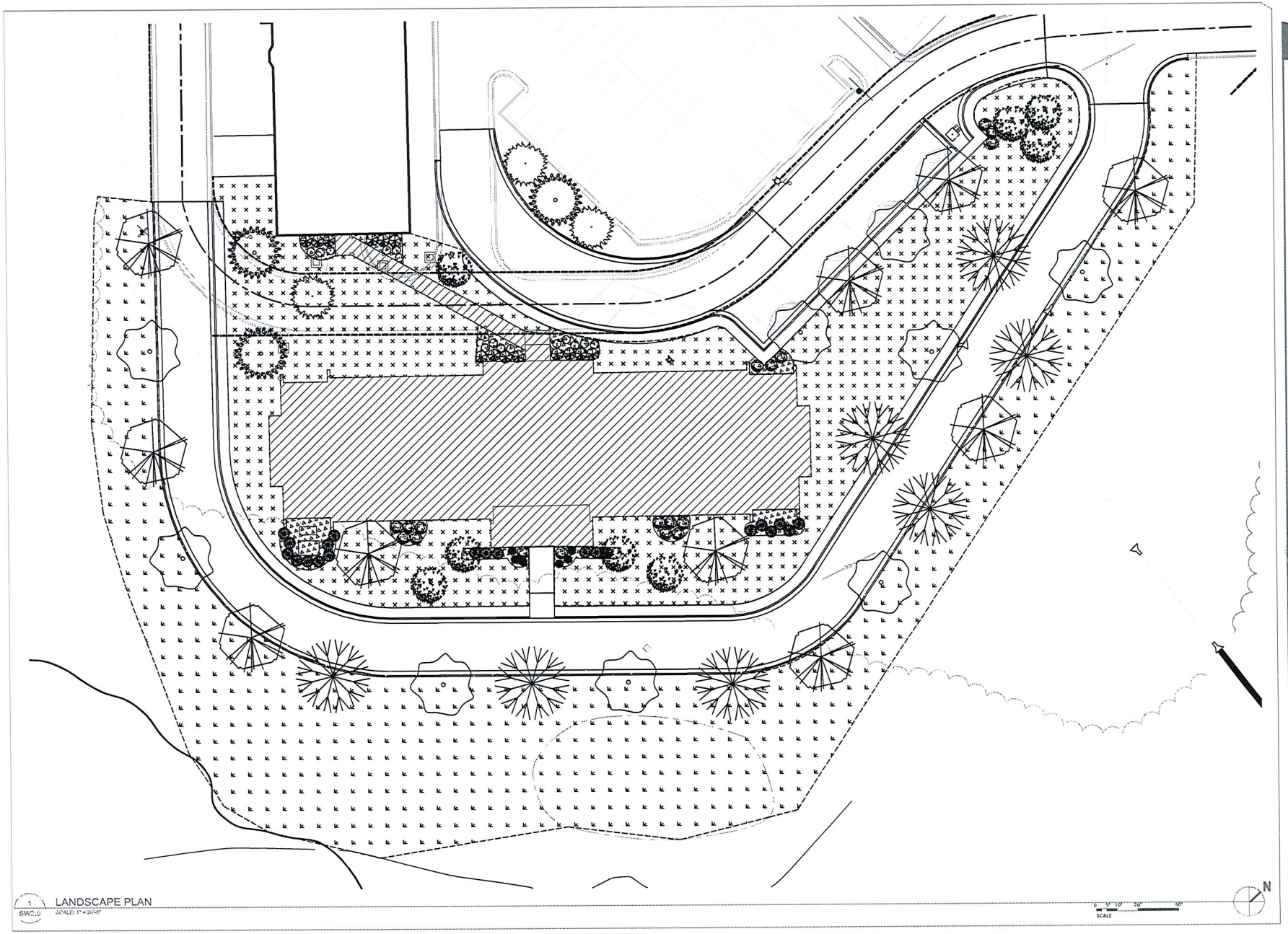
For Reference Only

no.	revision / issue	date

sheet title: Exterior Elevation
sheet number: A5.2

I-20

Exterior materials at Enhanced Assisted Living (Smallhouse) to match adjacent Westwood and Westwood Terrace shown in this photo.



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BENEDICTINE HEALTH SYSTEM

BENEDICTINE PHYSICAL THERAPY ADDITION

935 KENWOOD AVE
DULUTH, MN

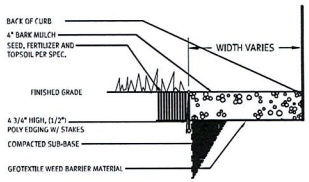
project #
file name
drawn by TS
checked by DGB

NOT FOR CONSTRUCTION
MARCH 4, 2013

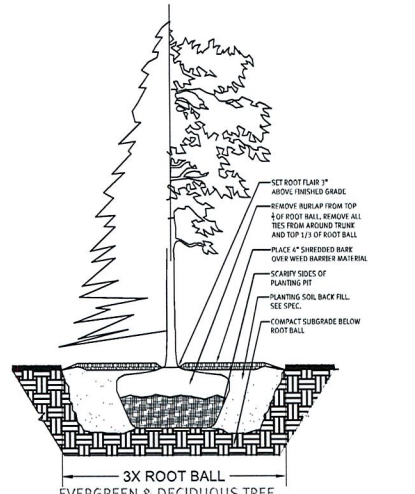
SITE LANDSCAPE PLAN

L1.0

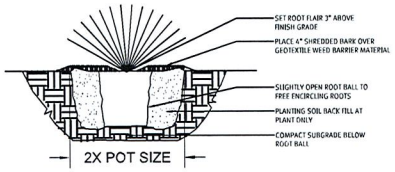
I-22



3 MULCH/PLANTING BED EDGING DETAIL
1/2" = 1'-0"



EVERGREEN & DECIDUOUS TREE B&B PLANTING DETAIL
1 1/4" = 1'-0"



2 CONTAINERIZED SHRUB AND PERENNIAL PLANTING DETAIL
1/2" = 1'-0"

SITE LANDSCAPE NOTES:

1. The contractor shall determine the exact location of all existing utilities before commencing work. Gopher State One call 1-800-252-1166 contractor agrees to be fully responsible for any and all damage which might be caused by the contractor's failure to exactly locate and preserve any and all utilities.
2. No planting shall be installed until all grading and construction has been completed
3. Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the owners written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee.
4. All substitutions must be approved by the landscape architect prior to submission of any bid and/or quote by landscape contractor.
5. All plants to be Minnesota northern-grown and hardy. Grade shall adhere to, but not be limited by the following standards:
   - -Free from disease, pests, wounds, scars, etc.
   - -Free from noticeable gaps, holes or deformities
   - -Free from broken or dead branches and shall have heavy, health branches
   - -Conifers shall have an established main leader and a height to width ratio of no less than 5:3
6. Plants to be installed as per standard AAN planting practices.
7. Plants shall be installed immediately upon arrival to the site or properly and temporality heeled-in.
8. The need for soil amendments shall be determined upon site soil conditions prior to the planting. Landscape contractor shall notify landscape architect for the need of any soil amendments.
9. Contractor shall provide necessary wateping of plant materials until establishment. Owner will not provide water for contractor.
10. Restore all lawn areas disturbed by construction activities with topsoil and sod as specified.
11. Plant materials shall be from the City of Duluth's approved landscaping plant list as shown in the UDC Application Manual. All plant material shall be hardy to Northeast Minnesota, suitable for the site, free of disease and insects and conform to the American Standard for Nursery Stock of the American Nursery and Landscape Association. (50.25.2.B)
12. All Existing vegetation shall be protected during construction through use of a fence around an area sufficient to protect the health of the vegetation, and shall be incorporated into the landscape plan wherever possible. (50.25.2.D)
13. All required landscaping shall be planted in uncompacted soil with a minimum depth of 2 ft. (50.25.2.F)
14. If installation of required landscaping is not possible by the time construction on the parking lot has been completed, the city may authorize a delay in installation until no later than August 31, 2013. As a condition of authorizing a delay in installation, the City of Duluth may require that a surety or other guarantee, in a form acceptable to the City of Duluth, in the estimated amount of such installation be provided, or the City of Duluth may issue a temporary certificate of occupancy, with the permanent certificate of occupancy to be issued following installation of all required landscaping. (50.25.2.N)
15. Plant materials shall not be placed closer than 4 ft. from any fence line or property line. (50.25.2.J)
16. Contractor shall Species spacing requirements according to American Standard for Nursery Stock of the American Nursery & Landscape Assoc. Two trees cannot be closer than 25'. (50.25.2.B)
17. See Architectural plans building layout and details.
18. See Civil plans for site layout and grading.
19. See Civil plans for erosion control and fence protection.

PLANTING PLAN LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QNTY	SIZE	NOTES
	Acer saccherum	Sugar Maple	9	2.5" cal	B&B
	Ulmus davidiana var japonica'	Discovery' Discovery Elm	6	2.5" cal	B&B
	Betula papyrifera	Paper Birch	10	2.5" cal	B&B
	Malus Coralcole	Coralburst Crabapple	8	2.5" cal	B&B
	Picea abies	Norway Spruce	3	2.5" cal	B&B
	Picea glauca	White Spruce	3	2.5" cal	B&B
			39		
	Cornus sericea	Red Osier Dogwood	12	5 GAL	6' O.C.
	Thuja occidentalis 'Techny'	Techny Arborvitae	21	5 GAL	6' O.C.
	Hydrangea Arborescens 'Annabelle'	Annabelle Hydrangea	14	5 GAL	6' O.C.
	Syringa 'Miss Canada'	Miss Canada Lilac	6	3 GAL	4' O.C.
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	16	3 GAL	4' O.C.
			69		
	Proposed Shade (Note G)				
	Proposed sod				
	Proposed Seed	**MN DOT 350NGR (Native General Roadside Seed Mix)**			
	Proposed Bark Mulch and Edging	See Detail 3/ L2.0			

SITE LANDSCAPE REQUIREMENTS:

A. Zoned Zoned Mixed Use-Institutional (MU-I)
B. 30ft. Min Lot Area and Frontage
C. 0 ft. front yard setback (50-15.4-1)
D. 0 ft. side yard setback(50-15.4-1)
E. 0 ft. rear yard setback (50-15.4-1)
F. Total Parking Lot Area 3119 sqft. x 15%= 468 sqft. required internal landscape. (50.25.4.C.1) Provided 205 sqft of internal landscape area
G. Provided 462 sqft of internal landscape area (50.25.4.C.3) /300 sqft= 1.5 trees. 3 trees provided = 710ft (24%) parking lot coverage
H. Trees to be replaced per tree preservation report
   - 5 Specialty Trees Removed = 5.4 Trees replaced
   - 85 Significant Trees Removed = 18.2 Trees Replaced
   - 15 Additional replacement trees provided for trees removed for new utilities

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Benedictine Health System

Benedictine Physical Therapy Addition

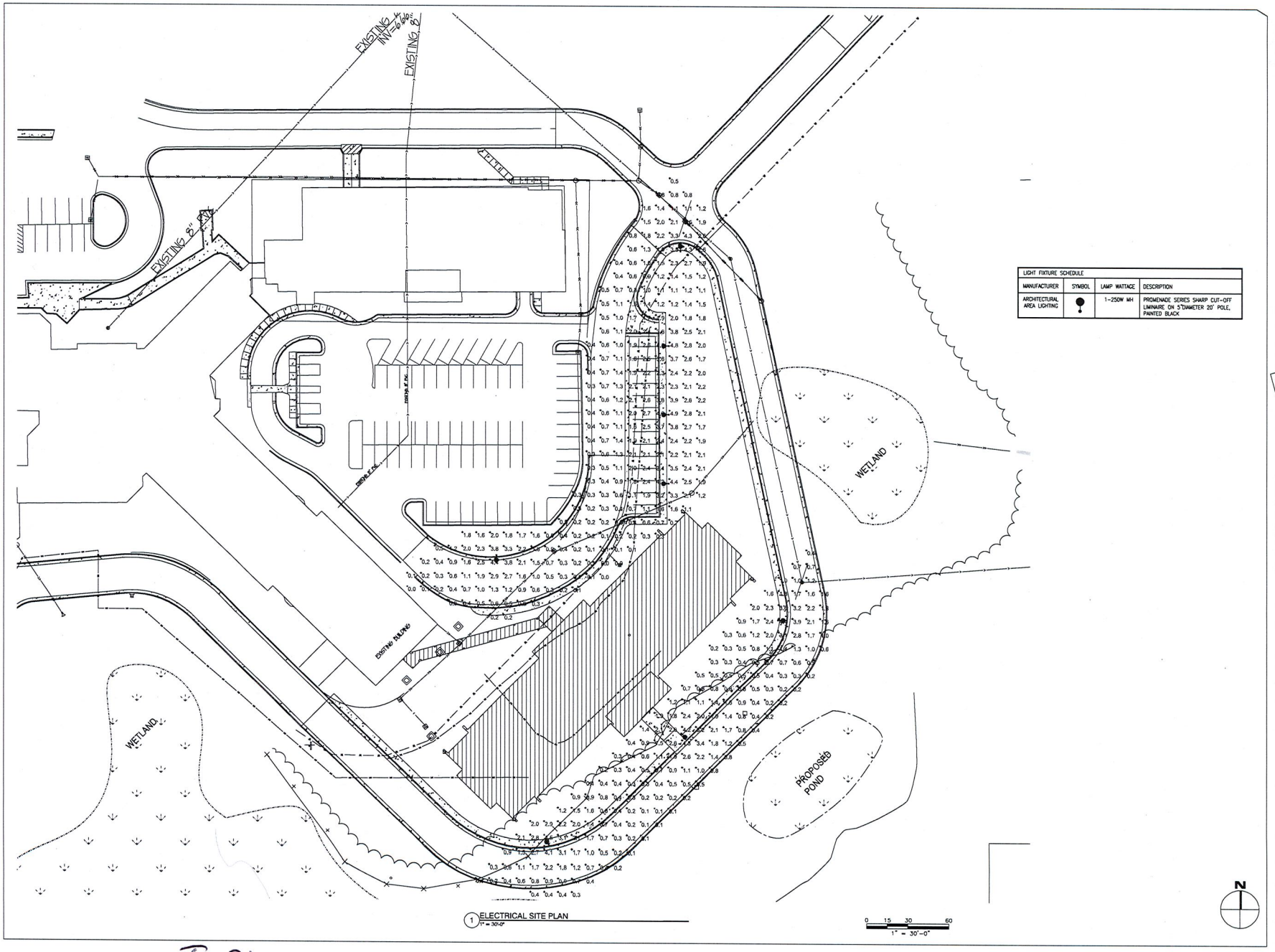
435 Kenwood Ave
Duluth, Mn

Not For Construction
March 4, 2013

SITE LANDSCAPE DETAILS

L2.0

I-23



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

LIGHT FIXTURE SCHEDULE			
MANUFACTURER	SYMBOL	LAMP WATTAGE	DESCRIPTION
ARCHITECTURAL AREA LIGHTING		1-250W MH	PROMENADE SERIES SHARP CUT-OFF LUMINAIRE ON 5"DIAMETER 20' POLE, PAINTED BLACK

F-24

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BENEDICTINE Health System

BENEDICTINE HEALTH SYSTEM

BENEDICTINE SMALL HOUSE

935 KENWOOD AVE
DULUTH, MN 55811

project # 12104
file name 07-12104ES00.dwg
drawn by BAR
checked by TRL

NOT FOR CONSTRUCTION

MARCH 4, 2013

signature
typed/printed name Terence R. Larson
reg. # 17136
sign date date

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PROFESSIONAL ENGINEERS
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SUITE 200
DULUTH, MN 55802
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no.	revision / issue	date

ELECTRICAL SITE PLAN

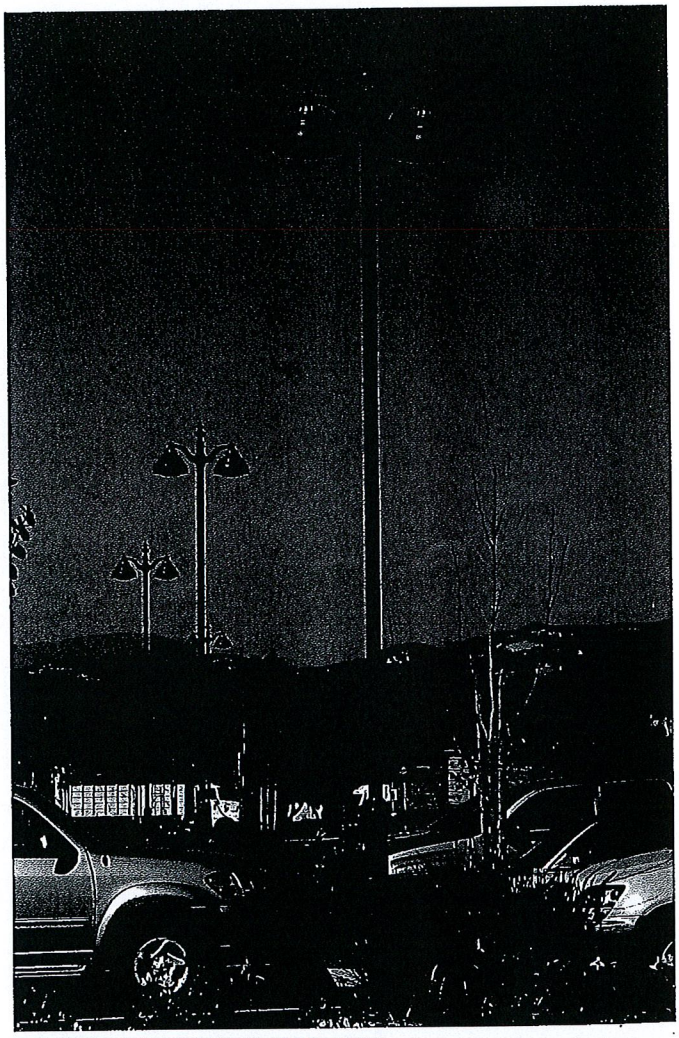
sheet title

sheet number ES.00

ORDERING EXAMPLES					
1	2	3	4	5	6
FIXTURE	BALLAST	COLOR	OPTIONS	ARM	POLE
PRM2 V5	250MH	BLK	•	TRA60	DB3-4F18-188
PRM2-PM H3	400MH	DGN	•	•	DB2-5F24-188
PRM2 IL165	•	MTB	•	WMA35D	•

* Refer to your AAL catalog for a complete listing of available arms and poles.

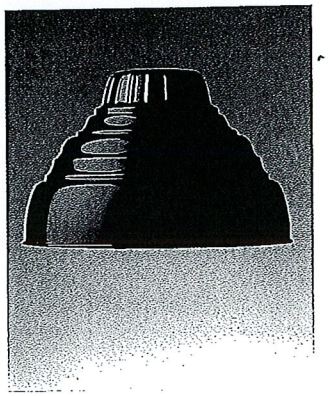
2-PRM2 H5 2-TRA60 DB10-5R22



2-PRM2 H5 2-TRA5D DB2-5R20

I-25

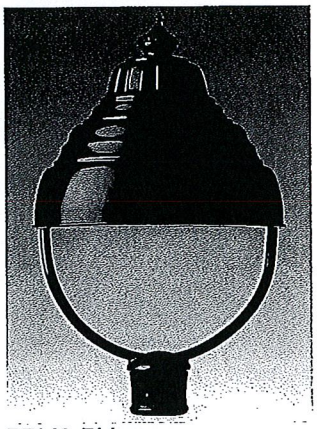
CAT NO	DESCRIPTION
PRM2 V3	vertical lamp, sag glass lens, IES cutoff type 3 reflector, arm or pendant mount
PRM2 V5	vertical lamp, sag glass lens, IES cutoff type 5 reflector, arm or pendant mount
PRM2 H2	horizontal lamp, flat glass lens, IES full cutoff, type 2 reflector, arm or pendant mount
PRM2 H3	horizontal lamp, flat glass lens, IES full cutoff, type 3 reflector, arm or pendant mount
PRM2 H4	horizontal lamp, flat glass lens, IES full cutoff, type 4 reflector, arm or pendant mount
PRM2 H5	horizontal lamp, flat glass lens, IES full cutoff, type 5 reflector, arm or pendant mount
PRM2 IL85	includes the 85 watt Philips QL Induction Lamp system, and a sag lens, specify 120, 208, 240 or 277 volt.
PRM2 IL165	includes a 165 watt Philips QL Induction Lamp system and a sag lens, for 208, 240 or 277 volt.



PRM2

DIMENSIONS:
20"/510mm high
25"/635mm diameter
EPA= 1.90
WT.= 45 LBS.
IP RATING=54

CAT NO	DESCRIPTION
PRM2-PM V3	vertical lamp, sag glass lens, IES cutoff type 3 reflector, post top mount
PRM2-PM V5	vertical lamp, sag glass lens, IES cutoff type 5 reflector, post top mount
PRM2-PM H2	horizontal lamp, flat glass lens, IES full cutoff, type 2 reflector, post top mount
PRM2-PM H3	horizontal lamp, flat glass lens, IES full cutoff, type 3 reflector, post top mount
PRM2-PM H4	horizontal lamp, flat glass lens, IES full cutoff, type 4 reflector, post top mount
PRM2-PM H5	horizontal lamp, flat glass lens, IES full cutoff, type 5 reflector, post top mount
PRM2-PM IL85	includes the 85 watt Philips QL Induction Lamp system, and a sag lens, specify 120, 208, 240 or 277 volt.
PRM2-PM IL165	includes a 165 watt Philips QL Induction Lamp system and a sag lens, for 208, 240 or 277 volt.



PRM2-PM
Slips over a 5'/127mm diameter pole or tenon

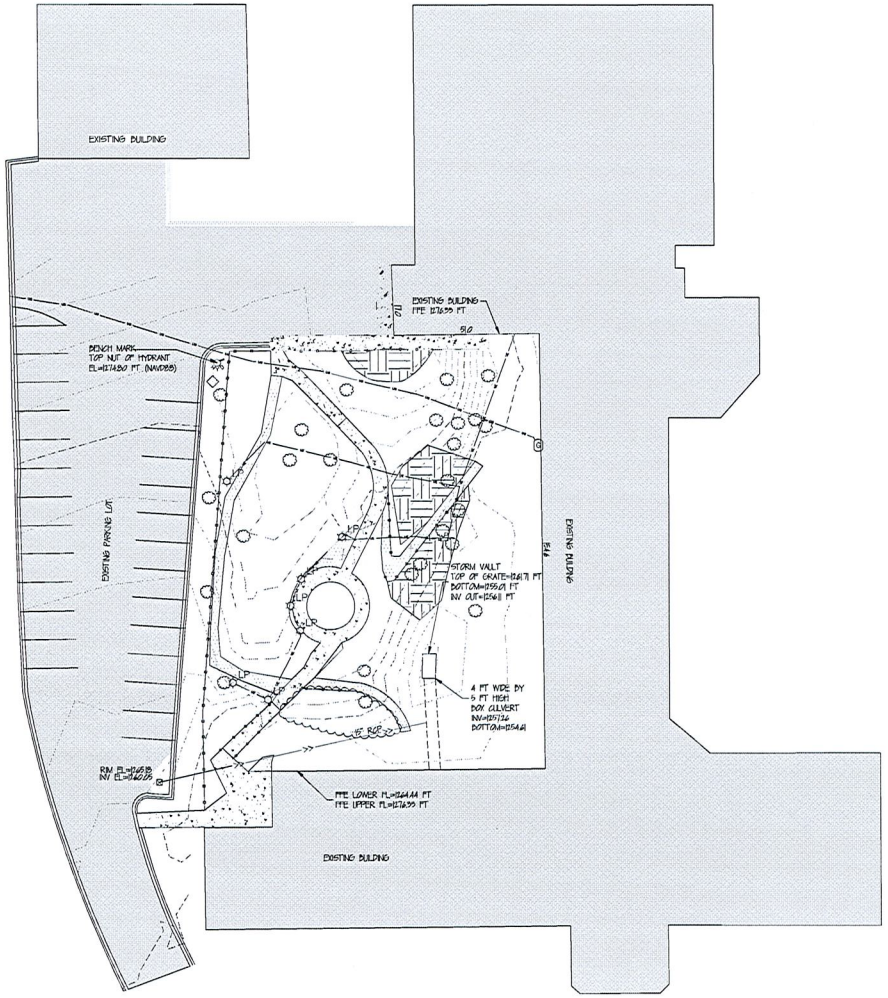
DIMENSIONS:
40"/1015mm high
25"/635mm diameter
EPA= 1.90
WT.= 48 LBS.
IP RATING=54

BALLAST	
175MH	175 watt metal halide multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-28 lamp. Use a POMB lamp for reflector models.
250MH	250 watt metal halide multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-28 lamp. Use a POMB lamp for reflector models.
250PSMH	Pulse start 250 watt metal halide multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-28 pulse start lamp. For horizontal reflector models, use a pulse start lamp approved for horizontal burning.
400MH	400 watt metal halide multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-28 lamp. Use a POMB lamp for reflector models.
400PSMH	Pulse start 400 watt metal halide multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-28 pulse start lamp. For horizontal reflector models, use a pulse start lamp approved for horizontal burning.
150HPS	150 watt high pressure sodium multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-23 1/2 lamp.
250HPS	250 watt high pressure sodium multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-18 lamp.
400HPS	400 watt high pressure sodium multitap ballast 120/208/240/277 volt. Use a mogul base, clear ED-18 lamp.

All ballasts are factory wired for 277 volts. Lamps not included.

OPTIONS	
QRS	Quartz restrike controller and socket for a T-4 mini-cand halogen lamp.
QL	Socket for a T-4 mini-cand halogen lamp. Field wired to a separate circuit.
HSS	House side shield, factory installed.
MAT	Cast adapter to side mount to a 2"/50mm diameter mast arm.

I-26



LEGEND

- CULVERT
- LIGHT POLE
- HYDRANT
- CATCH BASIN
- GAS METER
- SOIL BORING
- DECIDUOUS TREE
- CONIFEROUS TREE
- GAS LINE
- STORM LINE
- UNDERGROUND ELECTRIC
- FENCELINE
- RAILING
- SILT FENCE
- CONCRETE
- BITUMINOUS
- BUILDING
- LANDSCAPING

0 20' 40'

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BENEDICTINE HEALTH SYSTEM

BENEDICTINE PHYSICAL THERAPY ADDITION

935 KENWOOD AVE
DULUTH, MN

project # _____
file name _____
drawn by REM
checked by DGB

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 Engineer under the laws of the State of Minnesota.

signature _____
typed/printed name _____
reg. # _____
sign date _____

Northland Consulting Engineers L.L.P.
Structural, Civil and Geotechnical Engineering
102 South 21st Ave. West Duluth, MN 55806
(651)218-722-4495, (651)218-727-7779

NOT FOR CONSTRUCTION
MARCH 5, 2013

mark	revision/issue	date
	PROGRESS SET	MARCH 5, 2013

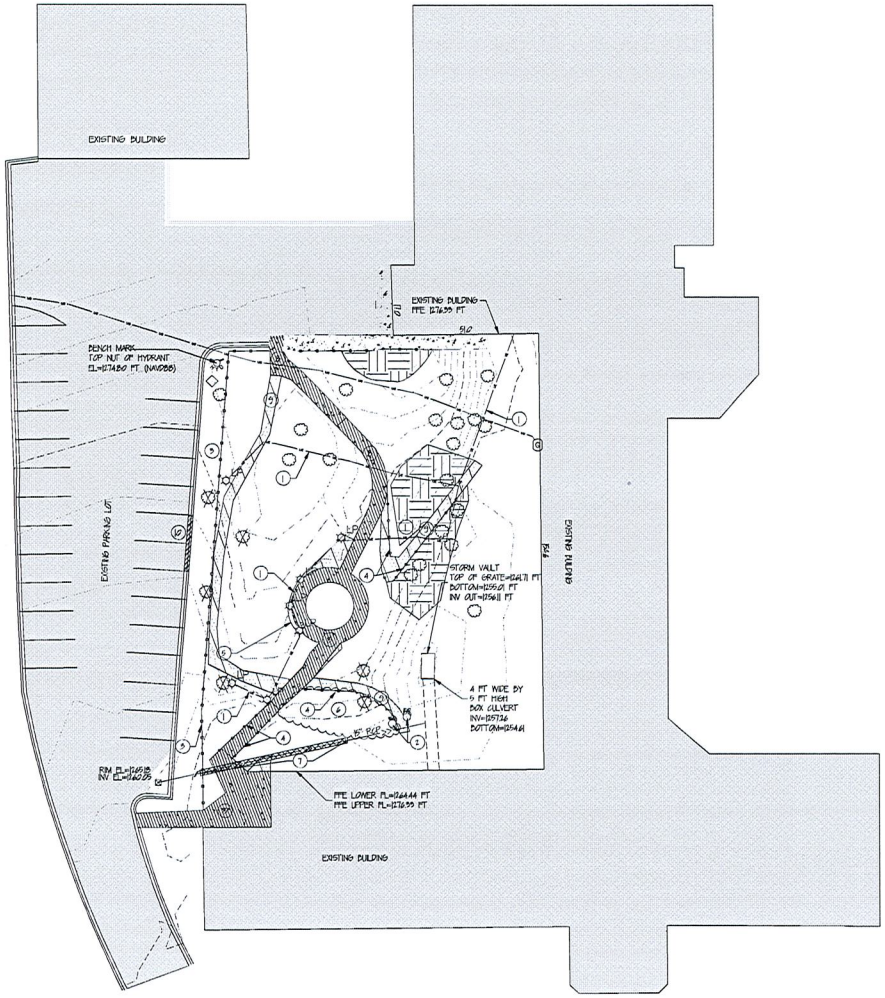
SITE SURVEY - TOPO & BOUNDARY

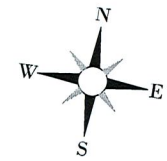
sheet title

sheet number

C1.0

I-27





CONSTRUCTION REMOVAL NOTES

1. REMOVE LIGHT POLES AND UNDERGROUND ELECTRICAL LINES
2. REMOVE PVC
3. REMOVE FENCE
4. REMOVE RAILINGS
5. REMOVE RETAINING WALL
6. CLEAR AND GRUB TREES
7. REMOVE AND REPLACE EXISTING 15" RCP WITH PVC
8. REMOVE CONCRETE
9. REMOVE BITUMINOUS
10. REMOVE CONCRETE CURB AND GUTTER

LEGEND

CULVERT
LIGHT POLE
HYDRANT
CATCH BASIN
GAS METER
SOIL BORING
DECIDUOUS TREE
CONIFEROUS TREE
GAS LINE
STORM LINE
UNDERGROUND ELECTRIC
FENCELINE
RAILING
SILT FENCE
CONCRETE
BITUMINOUS
BUILDING
LANDSCAPING

0 20' 40'

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BENEDICTINE HEALTH SYSTEM

BENEDICTINE PHYSICAL THERAPY ADDITION

935 KENWOOD AVE
DULUTH, MN

project #
file name
drawn by REM
checked by DGB

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 Engineer under the laws of the State of Minnesota.

signature
typed/printed name
reg. #
sign date

Northland Consulting Engineers L.L.P.
Structural, Geotechnical, Forensic, Engineering
102 South 21st Ave. West, Duluth, MN 55806
(V)218-727-5995, (F)218-727-7779

NOT FOR CONSTRUCTION
MARCH 5, 2013

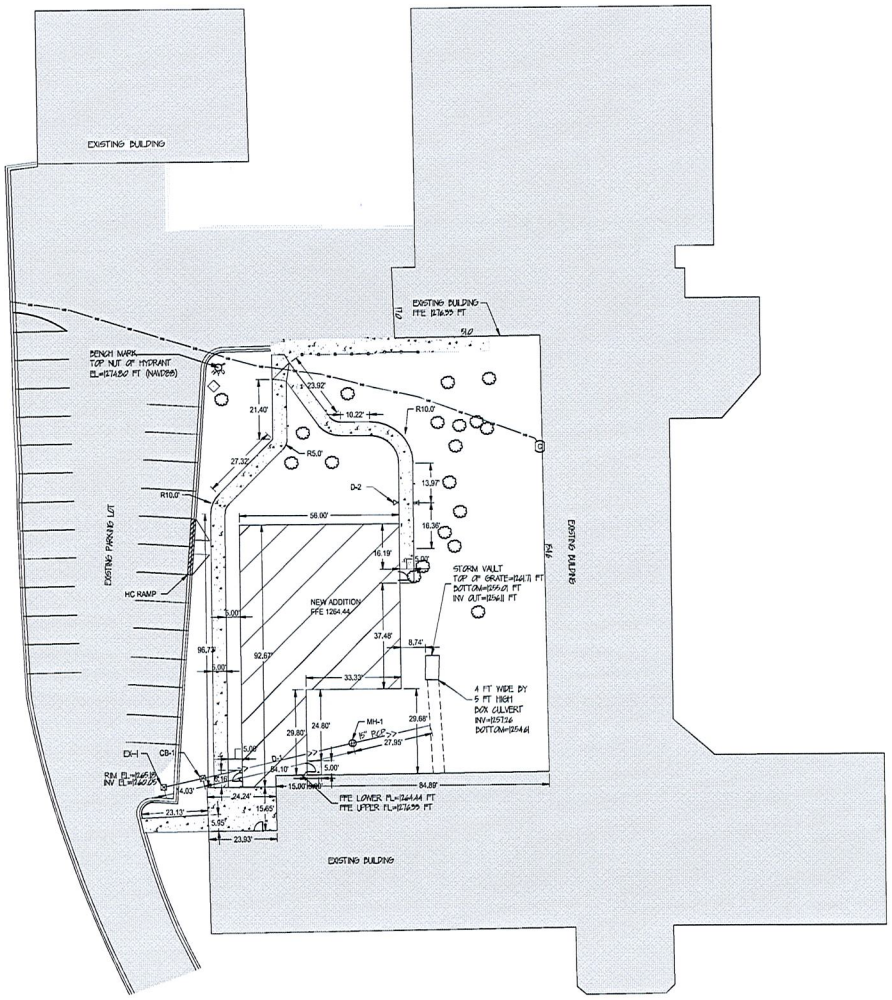
mark	revision/issue	date
	PROGRESS SET	MARCH 5, 2013

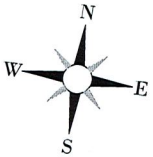
EXISTING CONDITIONS & REMOVALS

sheet title
sheet number

C2.0

I-28





LEGEND

- CULVERT
- LIGHT POLE
- HYDRANT
- CATCH BASIN
- GAS METER
- SOIL BORING
- DECIDUOUS TREE
- CONIFEROUS TREE
- GAS LINE
- STORM LINE
- UNDERGROUND ELECTRIC
- FENCELINE
- RAILING
- SILT FENCE
- CONCRETE
- BITUMINOUS
- BUILDING
- LANDSCAPING

0 20' 40'

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BENEDICTINE HEALTH SYSTEM

BENEDICTINE PHYSICAL THERAPY ADDITION

935 KENWOOD AVE
DULUTH, MN

project # _____
file name _____

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checked by DGB

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signature _____
typed/printed name _____
reg. # _____
sign date _____

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Structural, Civil and Economic Engineering
102 South 21st Ave. West • Duluth, MN 55806
(Office) 218-722-0090 • (Fax) 218-727-7779

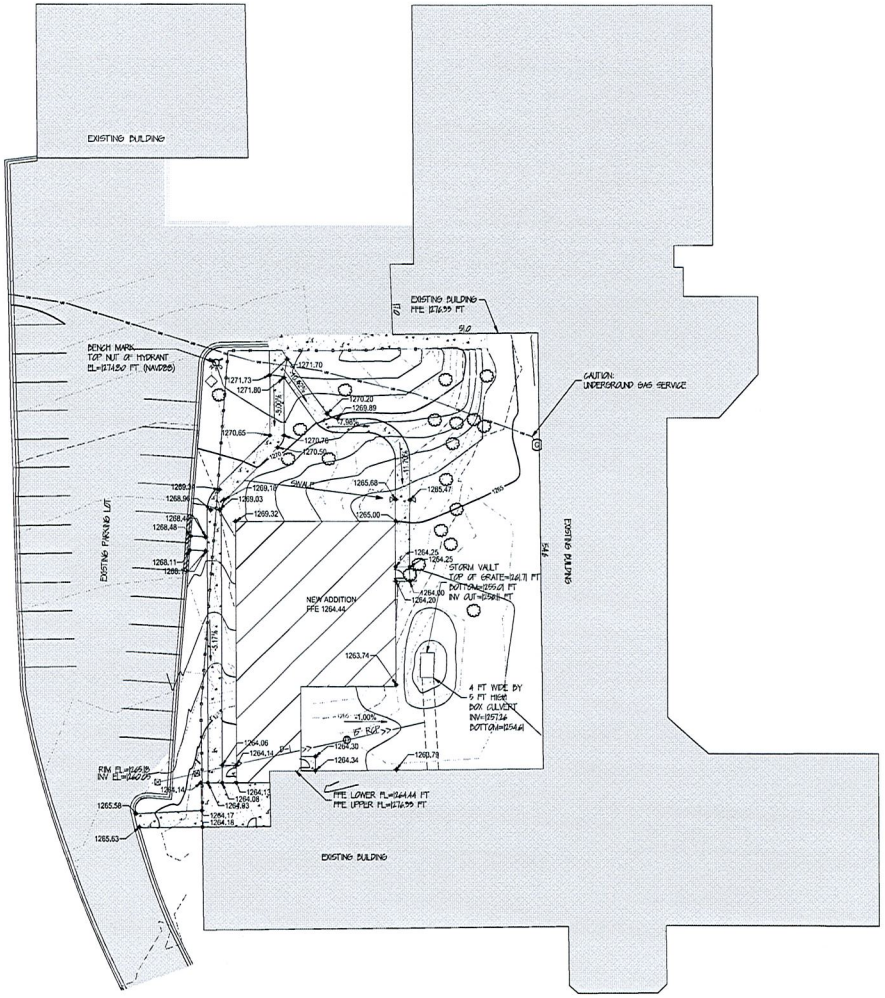
NOT FOR CONSTRUCTION
MARCH 5, 2013

mark	revision/issue	date
	PROGRESS SET	MARCH 5, 2013

sheet title: **SITE LAYOUT PLAN**

sheet number: **C3.0**

I-29



LEGEND

- CULVERT
- LIGHT POLE
- HYDRANT
- CATCH BASIN
- GAS METER
- SOIL BORING
- DECIDUOUS TREE
- CONIFEROUS TREE
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0 20' 40'

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BENEDICTINE HEALTH SYSTEM

BENEDICTINE PHYSICAL THERAPY ADDITION

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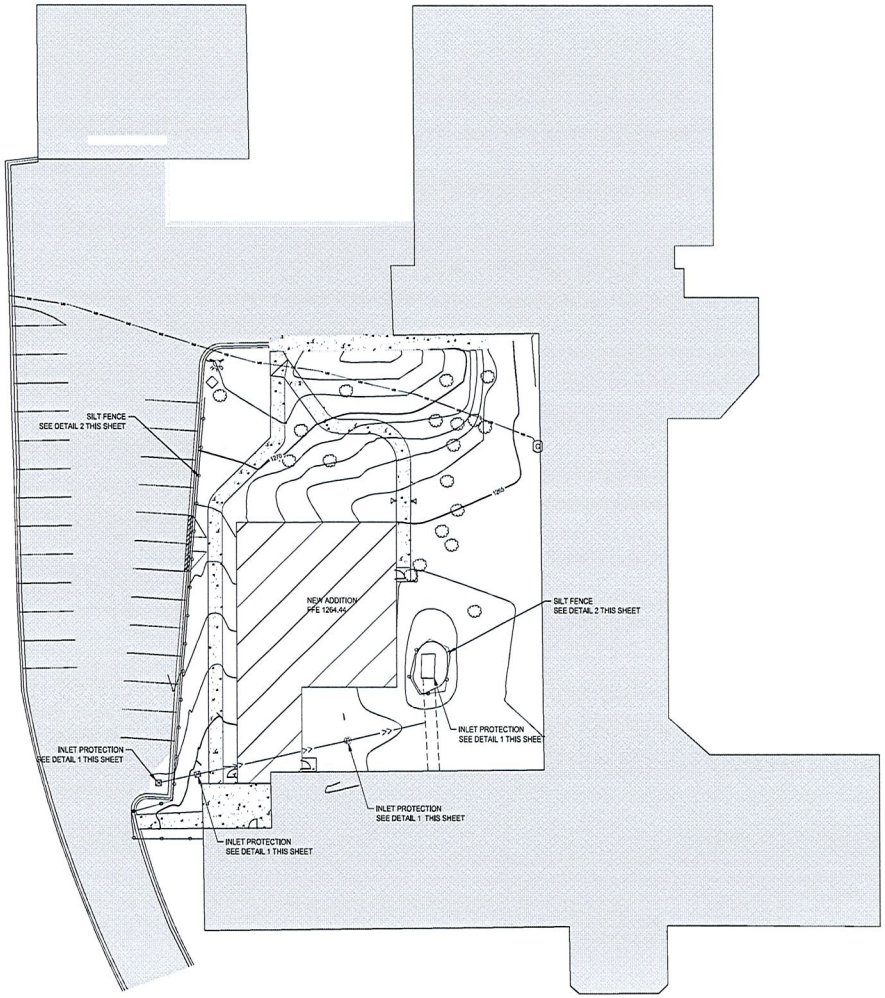
MARCH 5, 2013

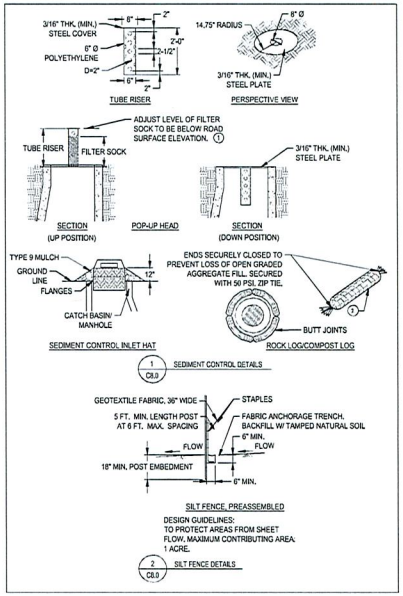
mark	revision/issue	date
	PROGRESS SET	MARCH 5, 2013

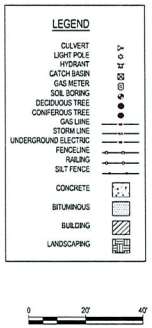
sheet title: GRADING PLAN

sheet number: C4.0

I-30







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BENEDICTINE HEALTH SYSTEM

BENEDICTINE PHYSICAL THERAPY ADDITION

935 KENWOOD AVE
DULUTH, MN

project #
file name
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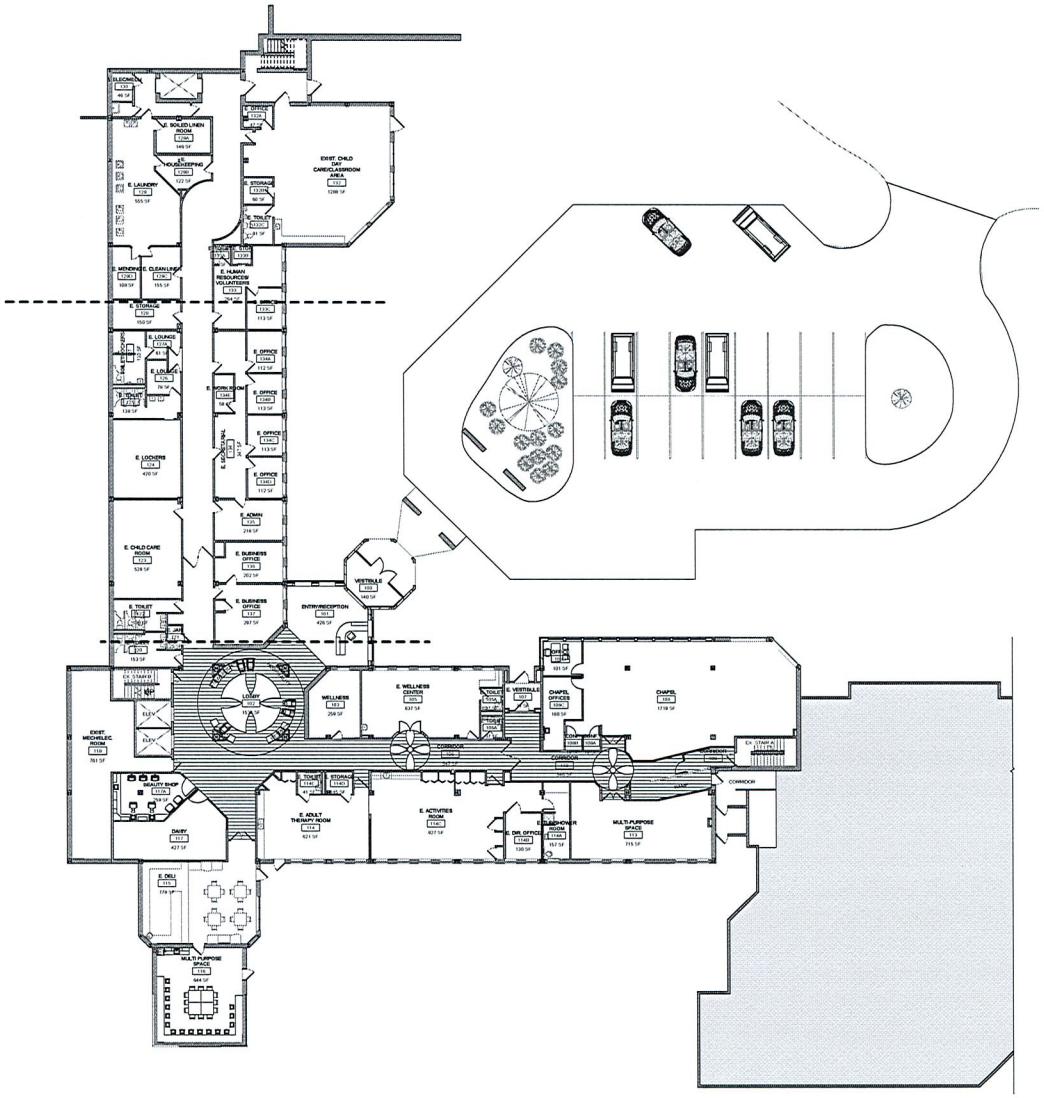
NOT FOR CONSTRUCTION
MARCH 5, 2013

mark	revision/issue	date
	PROGRESS SET	MARCH 5, 2013

EROSION CONTROL PLAN

sheet title
sheet number **C8.0**

F-31



1 Level 1- 1/16 Key
1/16" = 1'-0"

NORTH

C:\Revit\012062 00 BHC Nursing Home Renovation_JDeryn.c.rvt

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Benedictine Health System

Benedictine Health System

Benedictine Health Center

935 Kenwood Ave
Duluth, MN 55811

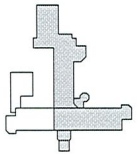
project #: 12062
date: 3/5/2013 12:23:07 PM
drawn by: Author
checked by: Checker

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

signature:
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

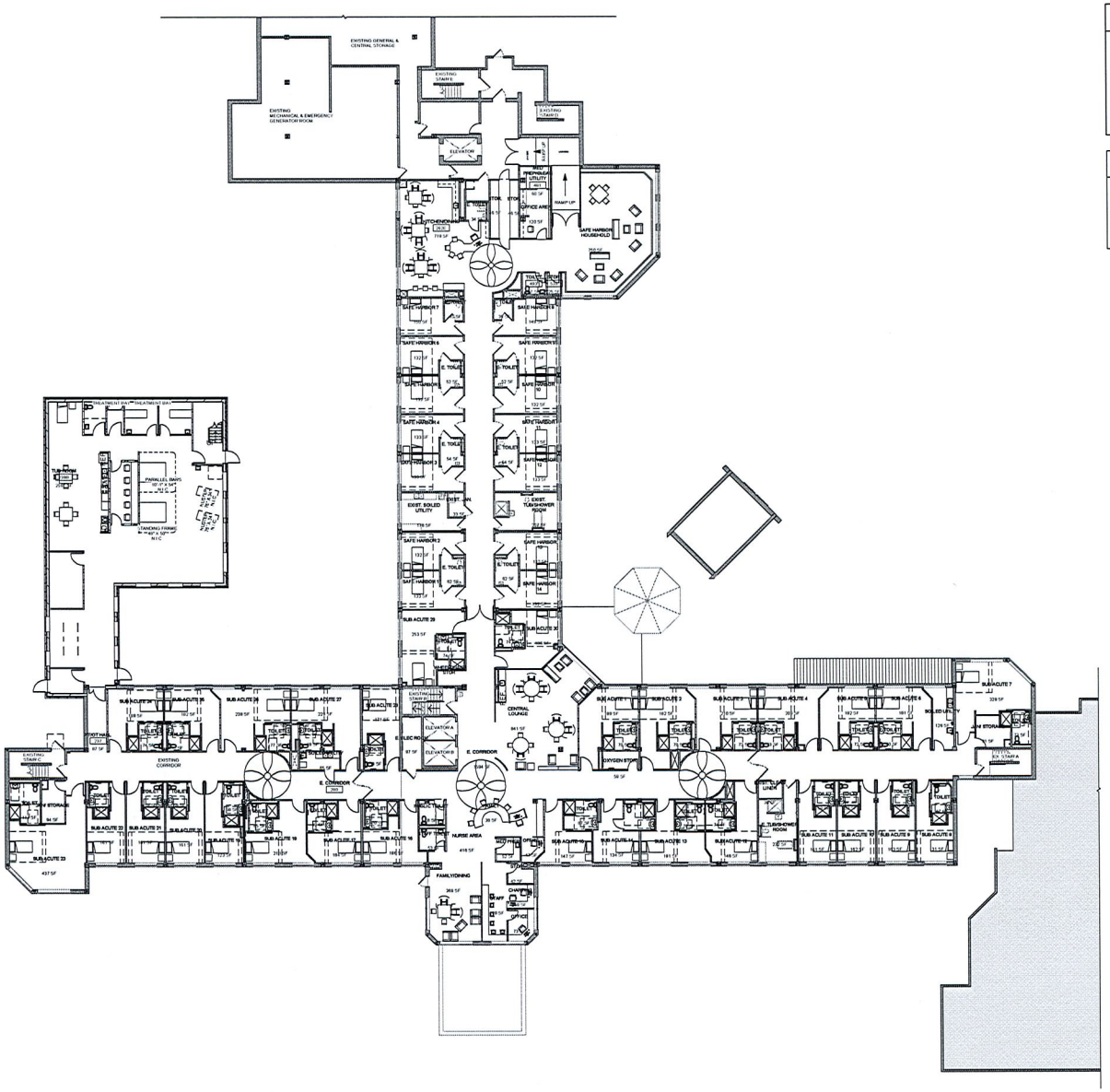
For Reference Only

no.	revision / issue	date



sheet title: First Floor Overall Plan
sheet number: A2.1

I-32



① Level 2-1/16 Key
1/16" = 1'-0"

Room Type Legend

FIRST FLOOR:	No Patient Rooms
SECOND FLOOR:	44 Beds 14 Safe Harbor Rooms with Shared Toilets 30 Private Sub Acute Rooms with Private Bathrooms with Showers
THIRD FLOOR:	50 Beds 5 Double Rooms with Private Bathrooms 40 Single rooms with Private Bathrooms

Plan Abbreviations

SA = SUB ACUTE

SH = SAFE HARBOR

SN = SKILLED NURSING

NORTH

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BENEDICTINE Health System

BENEDICTINE HEALTH SYSTEM

BENEDICTINE HEALTH CENTER

935 KENWOOD AVE
DULUTH, MN 55811

project #: 12062
date: 3/5/2013 12:23:47 PM
drawn by: AUTHOR
checked by: CHECKER

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signature:
typed/printed name: REBECCA J LEWIS, AIA, ACHA
reg. #: 23539
sign date: ISSUE DATE

FOR REFERENCE ONLY

no.	revision / issue	date

sheet title: SECOND FLOOR OVERALL PLAN
sheet number: A2.2

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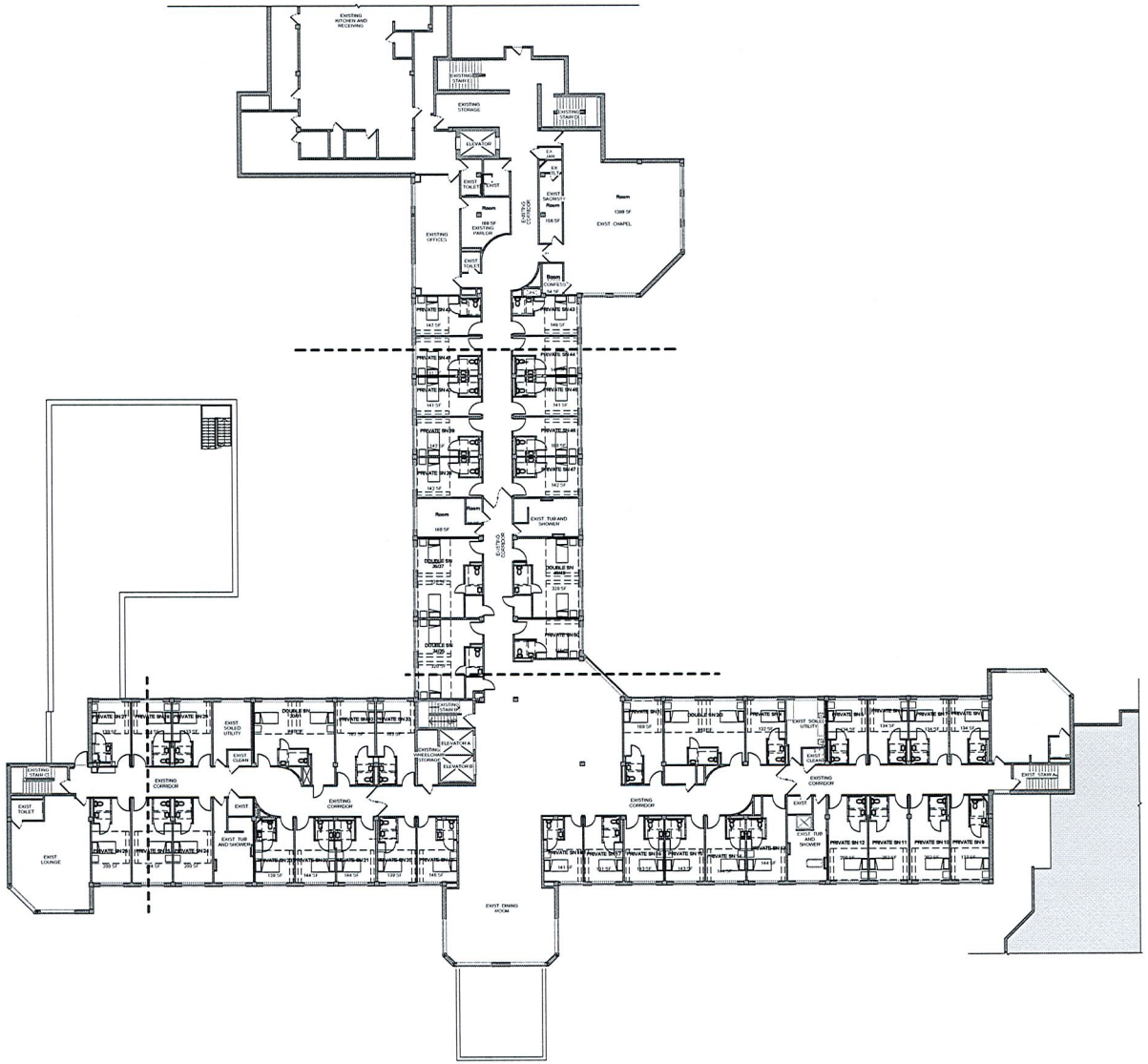
F-33



1 Level 3-1/16 Key Plan
1/16" = 1'-0"

Room Type Legend

FIRST FLOOR:	No Patient Rooms
SECOND FLOOR:	44 Beds 14 Safe Harbor Rooms with Shared Toilets 30 Private Sub Acute Rooms with Private Bathrooms with Showers
THIRD FLOOR:	50 Beds 5 Double Rooms with Private Bathrooms 40 Single rooms with Private Bathrooms

Plan Abbreviations

SA = SUB ACUTE

SH = SAFE HARBOR

SN = SKILLED NURSING

NORTH

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BENEDICTINE Health System

BENEDICTINE HEALTH SYSTEM

BENEDICTINE HEALTH CENTER

935 KENWOOD AVE
DULUTH, MN 55811

project #: 12062
date: 3/5/2013 12:24:08 PM
drawn by: AUTHOR
checked by: CHECKER

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typed/printed name: REBECCA J LEWIS, AIA, ACHA
reg. #: 23539
sign date: ISSUE DATE

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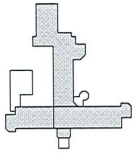
no.	revision / issue	date



sheet title: THIRD FLOOR OVERALL PLAN
sheet number: A2.3

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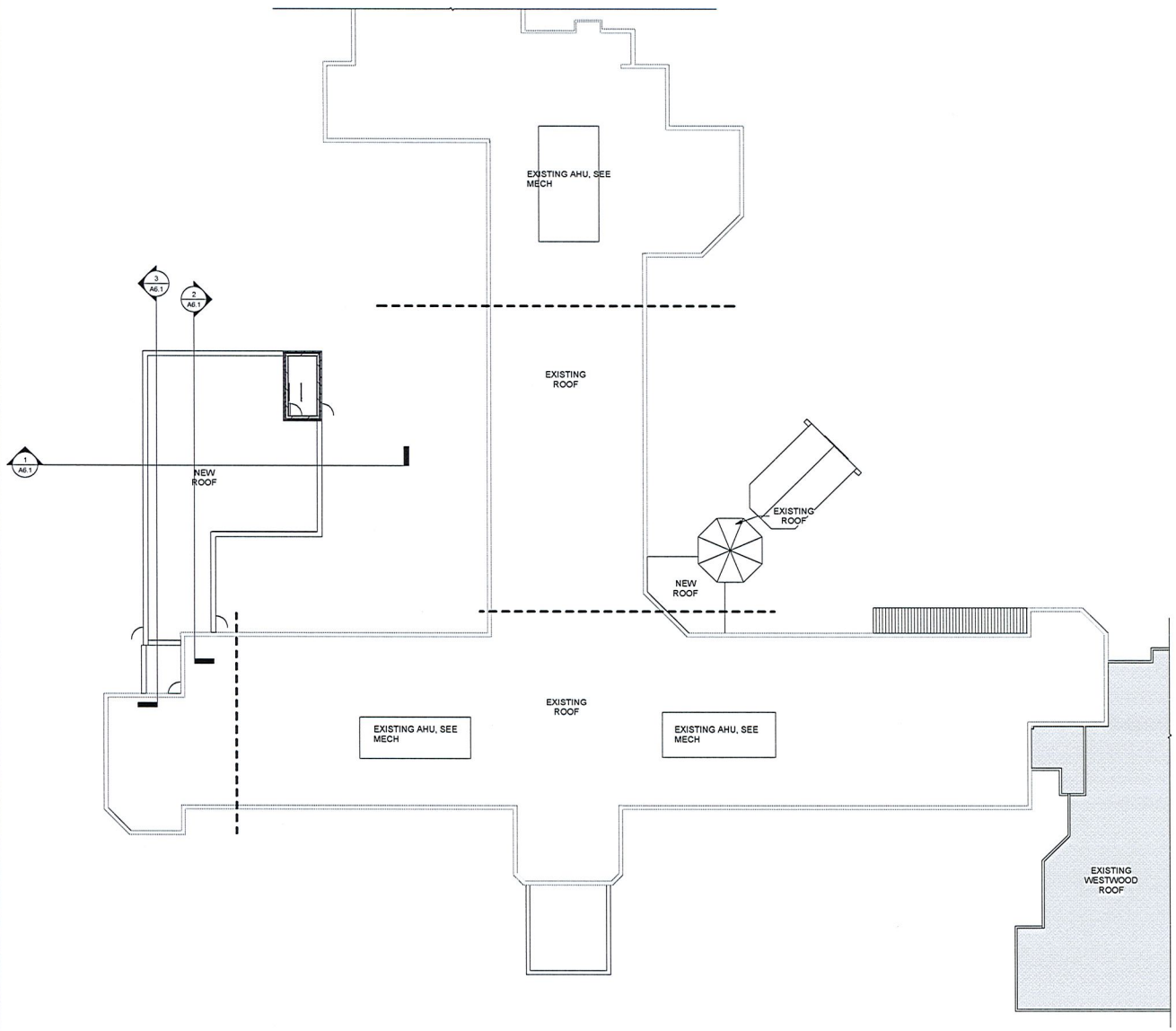
I-34



1 Roof Plan
1/16" = 1'-0"

NORTH

C:\Revit\012062.00 SHC Nursing Home Renovation_JDerynck.rvt

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Benedictine Health System

Benedictine Health System

Benedictine Health Center

935 Kenwood Ave
Duluth, MN 55811

project #: 12062
date: 3/5/2013 12:24:09 PM
drawn by: Author
checked by: Checker

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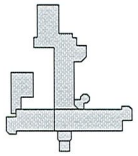
signature:
typed/printed name: Rebecca J Lewis, AIA, ACHA
reg. #: 23539
sign date: Issue Date

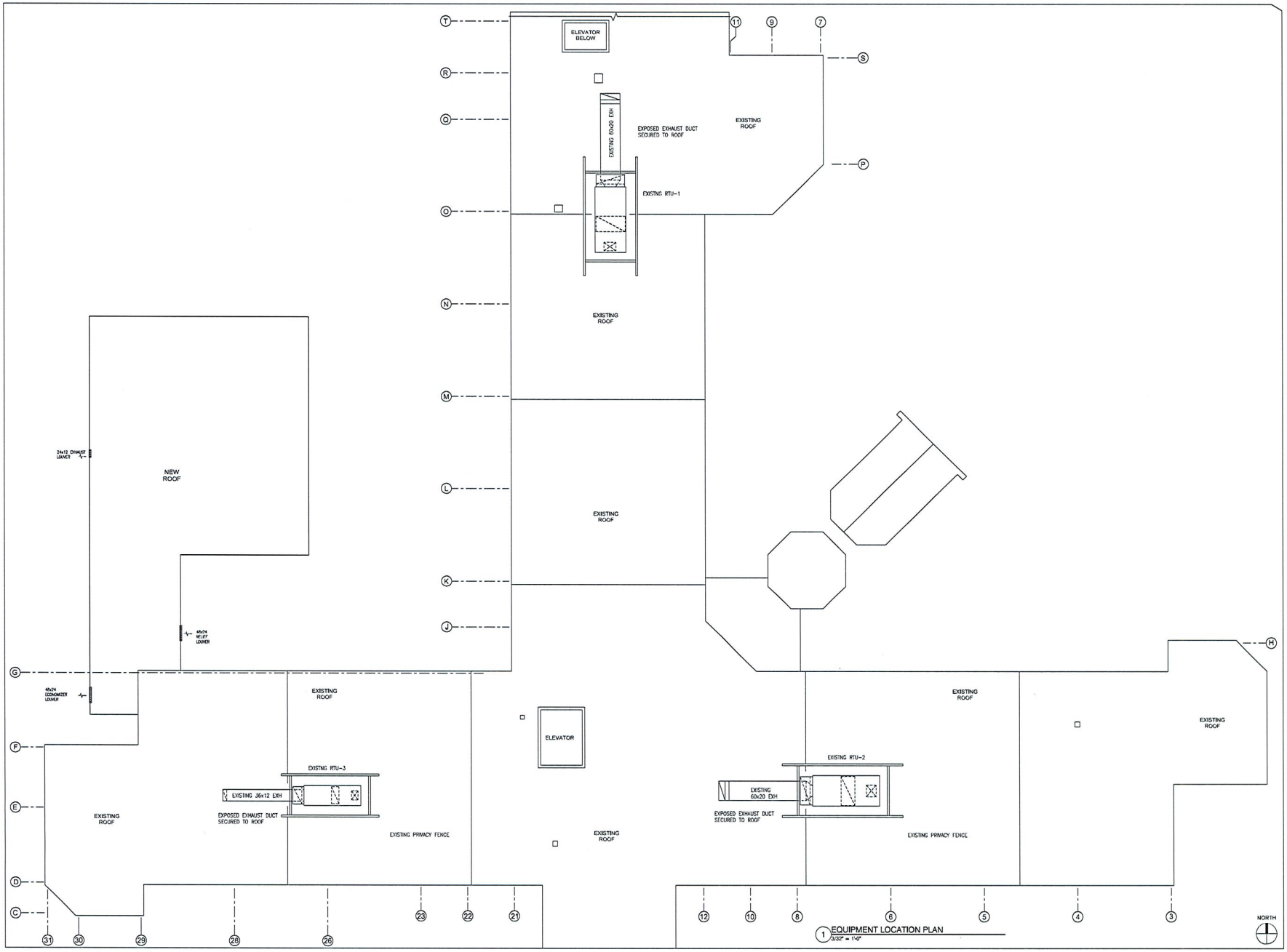
For Reference Only

no.	revision / issue	date



sheet title: Roof Plan
sheet number: A2.10

I-35



1 EQUIPMENT LOCATION PLAN
3/32" = 1'-0"

F-36

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BENEDICTINE Health System

BENEDICTINE HEALTH SYSTEM

BENEDICTINE SMALL HOUSE

935 KENWOOD AVE
DULUTH, MN 55811

project # 12104
file name 07-12013ME00.dwg
drawn by CLS
checked by CFJ

signature
typed/printed name Charles F. Jacobs
reg. # 22089
sign date date

FOSTER, JACOBS, & JOHNSON, INC.
PROFESSIONAL ENGINEERS
345 CANAL PARK DRIVE
SUITE 200
DULUTH, MN 55802
(218) 722-3000
FAX (218) 722-1931
E-mail: mail@fjj.com

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no.	revision / issue	date

sheet title EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT PLAN
sheet number ME0.0

Exterior materials at PT addition will match adjacent façade shown in this photo.

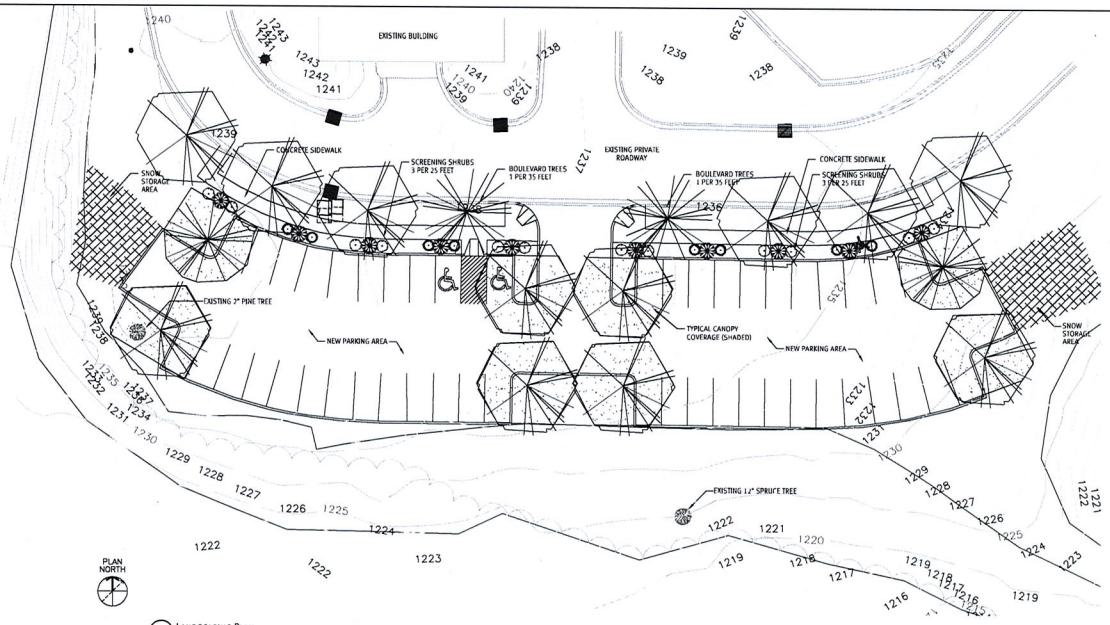
03/23/2013

03/23/2013

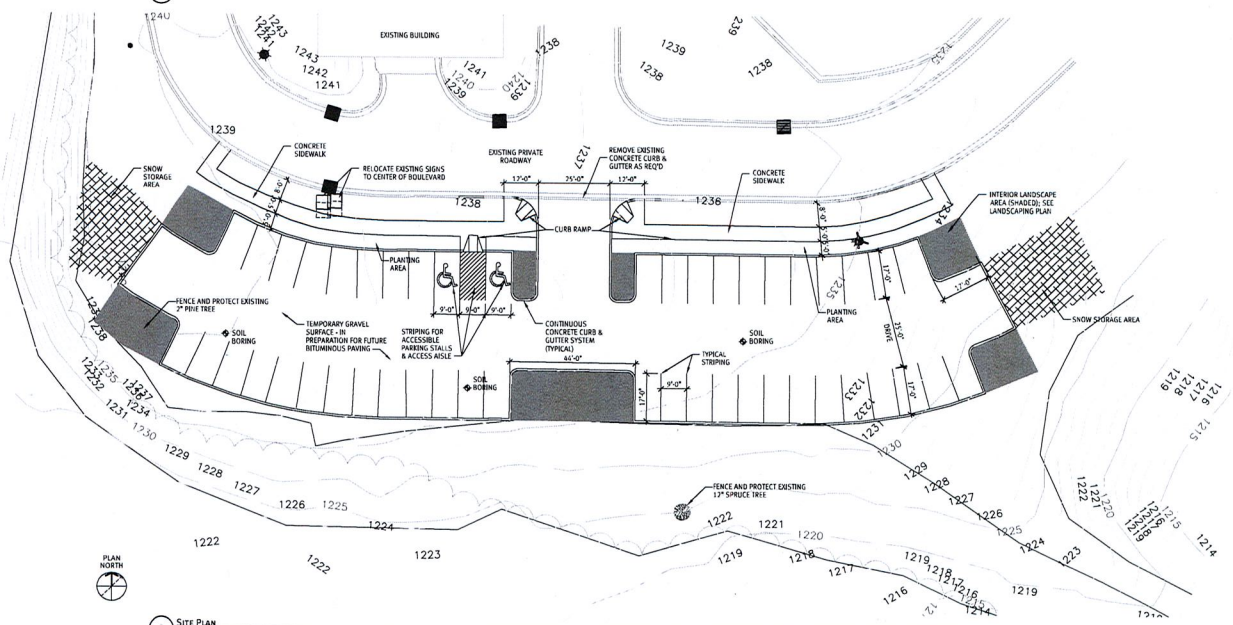
T-39

I-40

FN 11-132 Plan Review, Parking Lot, For Reference Only



1 LANDSCAPING PLAN
1" = 20'-0"



2 SITE PLAN
1" = 20'-0"

LEGEND

- LARGE DECIDUOUS TREE
- LARGE CONIFEROUS TREE
- DECIDUOUS SHRUB
- DECORATIVE SHRUB
- CONIFEROUS SHRUB

ALL SHRUB PLANTING AREAS TO INCLUDE 3"-4" HARDWOOD MULCH OVER ENTIRE PLANTING BED

ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS TO BE SEEDED WITH NATIVE SEED MIX.

REQUIRED ACCESSIBLE PARKING =
46 x 5% = 3 SPACES
2 SPACES TO BE LOCATED IN NEW PARKING LOT
1 SPACE TO BE LOCATED IN EXISTING PARKING LOT NEAR BUILDING ENTRANCE

LANDSCAPING

LOT SIZE:	APPROXIMATELY 300' X 60' 18,330 SF
TREES:	1 TREE / 35 FT LINEAR FRONTAGE REQ'D: 8 TREES PROV'D: 8 TREES
	1 TREE / 300 SF OF INTERNAL LANDSCAPE AREA REQ'D: 8 TREES, 30% PROV'D: 8 TREES, 32%
SHRUBS:	3 LARGE / 25 FT LINEAR FRONTAGE REQ'D: 30 SHRUBS PROV'D: 30 SHRUBS
INTERIOR LANDSCAPING:	47 CARS REQ'D: 10% PROV'D: 13%

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BENEDICTINE HEALTH CENTER PARKING LOT

935 KENWOOD AVENUE
DULUTH, MN

project # 010114.40
date OCTOBER 28, 2011
file name 010114.40-A1 SITE PLAN

drawn by -
checked by -
name ----
reg. # ----
sign date NOVEMBER 28, 2011

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signature

PRELIMINARY NOT FOR CONSTRUCTION
OCTOBER 28, 2011

mark	revision/issue	date
	CITY REDLINES	NOVEMBER 28, 2011

sheet title: SITE PLAN & LANDSCAPING PLAN

sheet number: A1

E-41