



ALABAMA AVENUE



ALABAMA LOOKING NORTH



ALABAMA LOOKING SOUTH

1 CONCEPT MODELS

No Scale

PROJECT

UNION NARTHEX
RECONSTRUCTION
AND SANCTUARY
REMODEL
3700 Alabama Ave S,
Minneapolis, MN 55416

Union Congregational
Church

KEYPLAN

ISSUE CHART

WORK	ISSUE	DATE
Job Number	051698.002	
Drawn	Author	
Checked	Checker	
Approved	Approver	

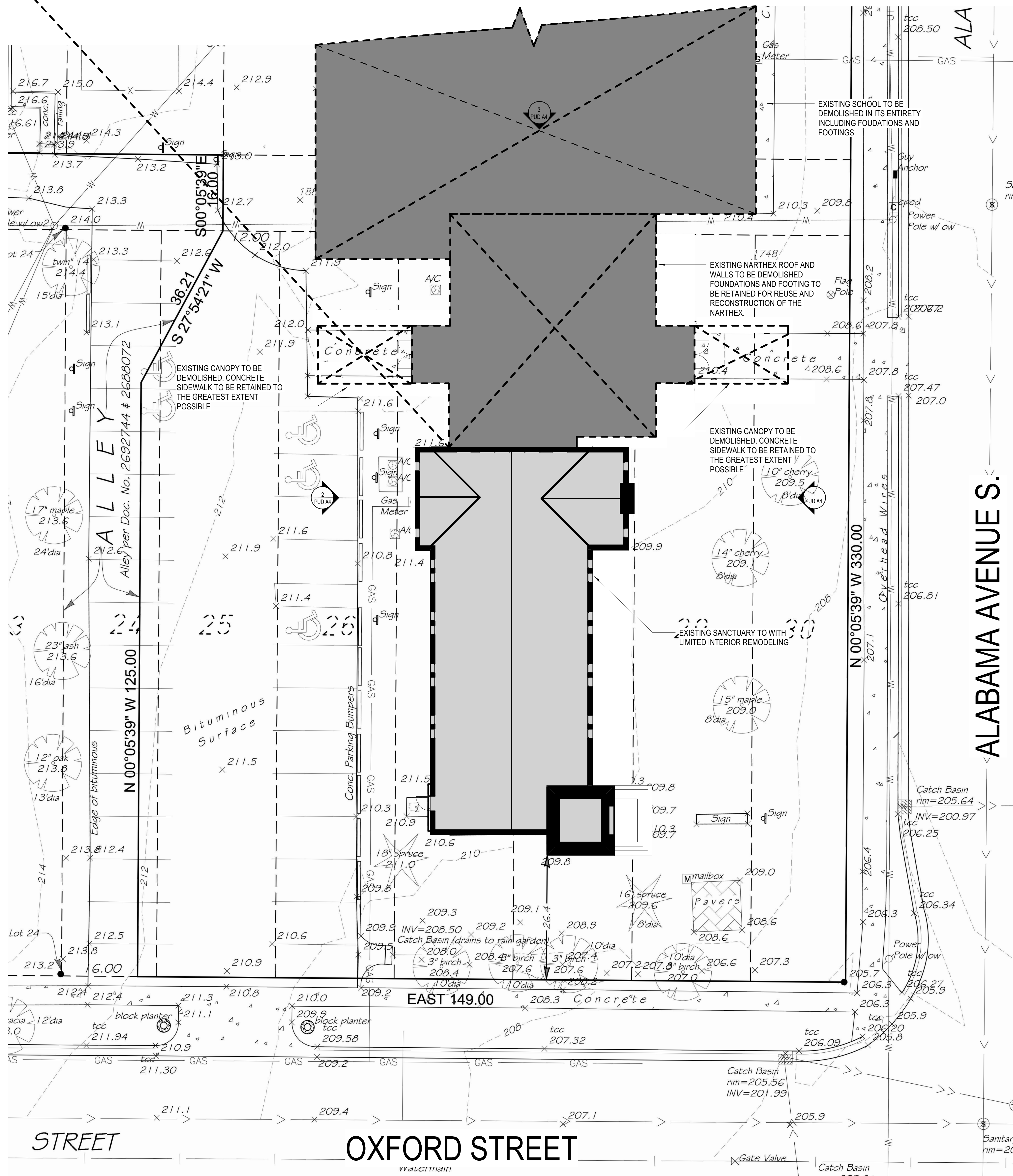
TITLE

CHURCH CONCEPT
MODELS

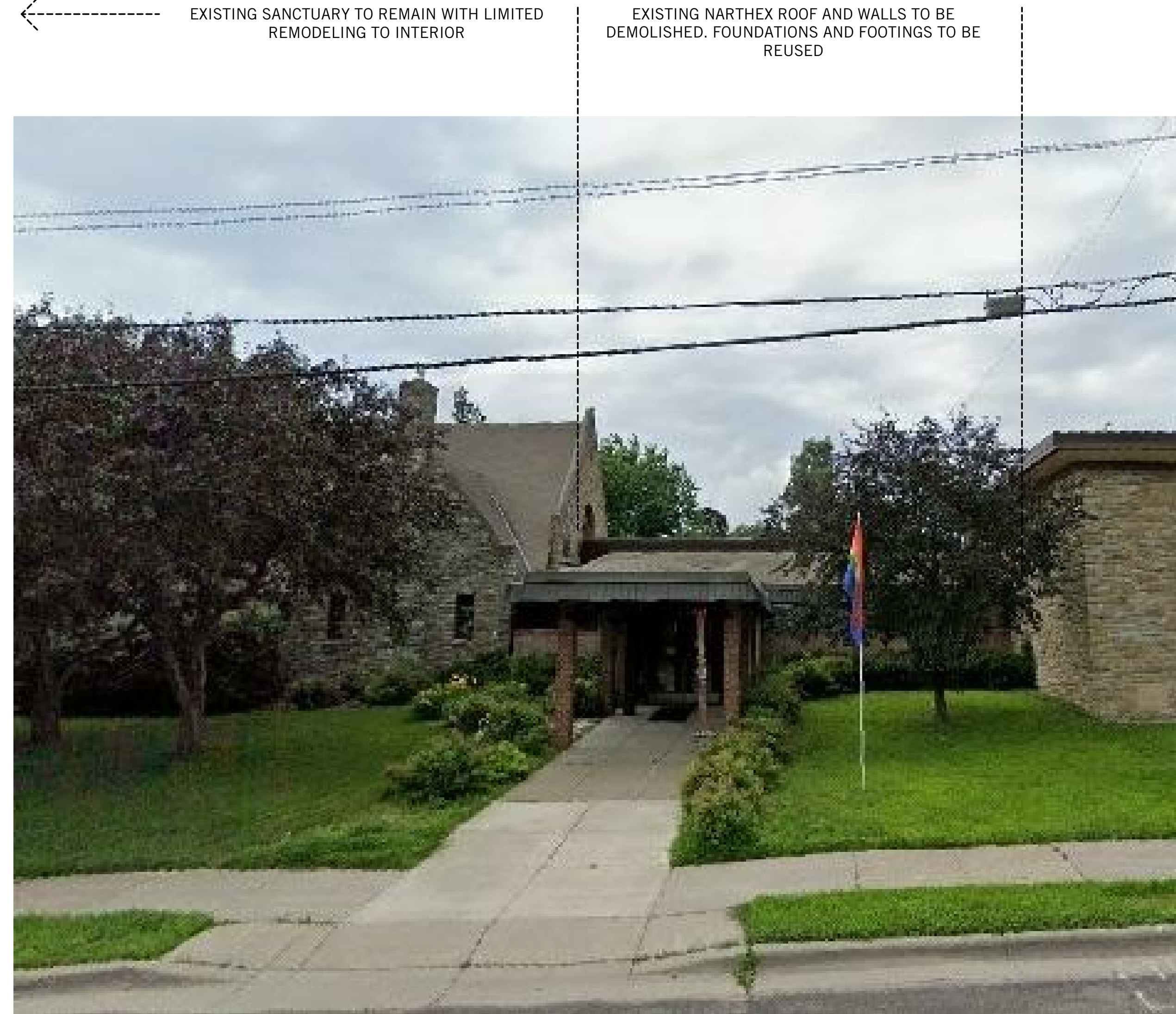
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PUD A1

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1 CHURCH SITE / BUILDING DEMO PLAN
1" = 10'-0"



2 Narthex Street View
6" = 1'-0"



3 School Street View
6" = 1'-0"

PERKINS + WILL

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Planned Unit Development PUD March 01 2020

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CHURCH DEMOLITION
PLAN

SHEET NUMBER

PUD A2

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PLACES OF PUBLIC ASSEMBLY OR RELIGIOUS INSTITUTIONS

ONE SPACE PER EACH THREE SEATS, PLUS ONE SPACE PER EACH 25 SQ. FT. OF DINING OR BAR AREA.
A SINGLE SEAT ON A BENCH IS EQUAL TO 28". 50% OF THE REQUIREMENT MAY BE PROVIDED OFF-SITE AT ANOTHER
PROPERTY WITHIN 750' OF THE ENTRANCE.

PARKING CALCULATIONS

PRIMARY ASSEMBLY SPACE (SANCTUARY):	
SANCTUARY MAIN FLOOR	95 SEATS
<u>BALCONY OVERFLOW SEATING</u>	<u>20 SEATS</u>
TOTAL	115 SEATS

PARKING REQUIRED
1 PARKING STALL PER 3 SEATS
115 SEATS / 3 = 38 STALLS

PARKING PROVIDED	
ON-SITE (EXISTING)	31 STALLS
ALABAMA AT PROPERTY FRONTAGE	5 STALLS
<u>TOTAL AT SITE</u>	<u>36 STALLS</u>

OFF-SITE WITHIN 750 FEET	15 STALLS
TOTAL AVAILABLE PARKING	51 STALLS

(WORSHIP SERVICES)

LOCATION: LUTHER COMPANY, LLP, 3701 ALABAMA AVE. SOUTH, ST. LOUIS PARK

NON-CONCURRENT USE SPACE / SECONDARY ASSEMBLY SPACE:
BASEMENT FELLOWSHIP ROOM 40 SEATS

PARKING REQUIRED	
1 PARKING STALL PER 3 SEATS	
40 SEATS / 3 =	13 STALLS
TOTAL AT SITE	36 STALLS

COMBINED PRIMARY AND NON-CONCURRENT USE TOTALS	
TOTAL SEATS	155 SEATS
TOTAL PARKING DEMAND	49 STALLS
TOTAL PARKING AVAILABLE	51 STALLS

BUILDING SETBACKS
PROJECT MATCHES THE EXISTING BUILDING LOCATION IN ALL LOCATIONS

STREET ELEVATION WINDOW TO WALL PERCENTAGE:
53% WINDOW AREA

BUILDING CODE OVERVIEW

PRIMARY BUILDING CODE: MINNESOTA BUILDING CONVERSATION CODE
SUPPORTING BUILDING CODE: MINNESOTA STATE BUILDING CODE

MINNESOTA BUILDING CONSERVATION CODE
SECTION 403
ALTERATIONS
[R] 403.1 General

Except as provided by Section 401.2 or this section, alterations to any building or structure shall comply with the requirements of the International Building Code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of the International Building Code than the existing building or structure was prior to the alteration.

MINNESOTA STATE BUILDING CODE REVIEW OF FACILITY

EXISTING SANCTUARY
1 STORY W/ BASEMENT
NOT SPRINKLERED
NOT FIREPROOFED - MASONRY, WOOD AND STEEL CONSTRUCTION
PRIMARY USE TYPE: A-3 ASSEMBLY

CONSTRUCTION TYPE: VB
ALLOWABLE STORY HEIGHT: (1) ONE STORY
BASEMENT IS NOT CONSIDERED A STORY
BALCONY DOES EXCEED ALLOWABLE AREA FOR A MEZZANINE AND DOES NOT QUALIFY AS A STORY

ALLOWABLE AREA PER TABLE 503:
6,000 SF

ALLOWABLE AREA WITH AREA INCREASE BASED ON OPEN AREA:

506.2 Frontage increase. Every building shall adjoin or have access to a public way to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a width of not less than 20 feet (6096 mm), the frontage increase shall be determined in accordance with Equation 5-2:

If = $[F/P - 0.25]W/30$ (Equation 5-2)
 where:
 If = Area increase due to frontage.
 F = Building perimeter that fronts on a public way or open space having 20 feet (6096 mm) open minimum width (feet)
 P = Perimeter of entire building (feet).
 W = Width of public way or open space (feet) in accordance with Section 506.2.1.

ALLOWABLE AREA
243 FT / 452 FT = 0.537 X 71.5 (OXFORD) / 30 = 1.28 X 6, 6000 SF = 13,687

BUILDING CODE SUMMARY
GROSS SF OF MAIN LEVEL (WITHOUT BASEMENT):
5,744 SF

**FACILITY (w/ NARTHEX RECONSTRUCTION) CONSTRUCTION TYPE: VB
NON-SPRINKLED
NON-FIREPROOFED**

ADA ACCESSIBILITY IMPROVEMENTS
ADDED TO FACILITY: ADA ACCESSIBLE TOILET ROOM WITH UNISEX TOILET ROOM
ADDED TO FACILITY: ADA ACCESSIBLE AMBULATORY TOILET STALL
ADDED TO FACILITY: ADA LIFT FROM MAIN FLOOR TO BASEMENT LEVEL

THE BALCONY IS NOT REQUIRED TO BE ACCESSIBLE PER THE 2010 ADA COMPLIANCE DIRECTORY 221.2.3.2 Vertical Dispersion.

Wheelchair spaces shall be dispersed vertically at varying distances from the screen, performance area, or playing field. In addition, wheelchair spaces shall be located in each balcony or mezzanine that is located on an accessible route. [S.H. 4.3.3] EXCEPTIONS: 1. Vertical dispersion shall not be required in assembly areas with 300 or fewer seats if the wheelchair spaces provide viewing angles that are equivalent to, or better than, the average viewing angle provided in the facility. [S.H. 4.3.3.3] PER

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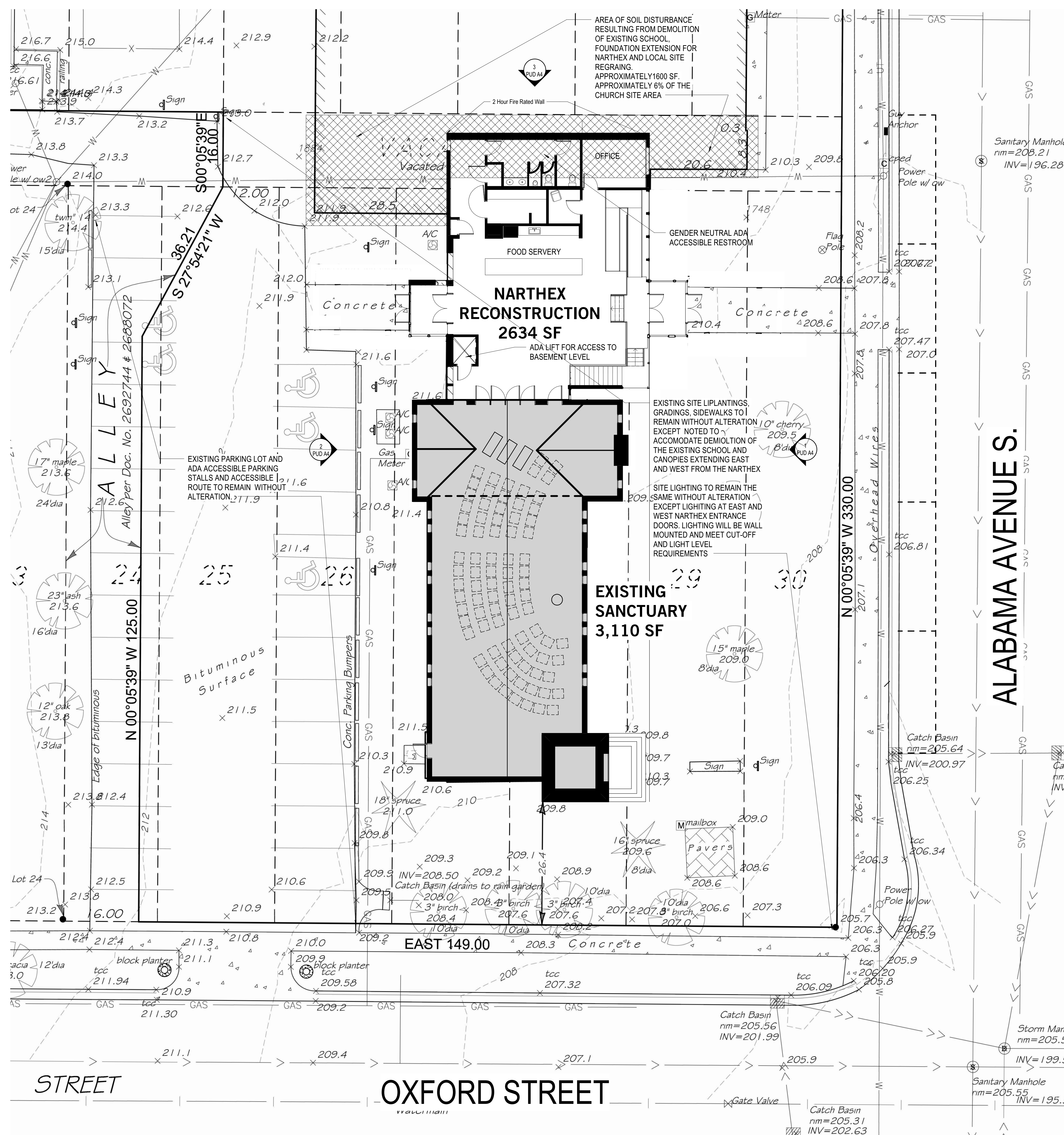
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CHURCH PLAN

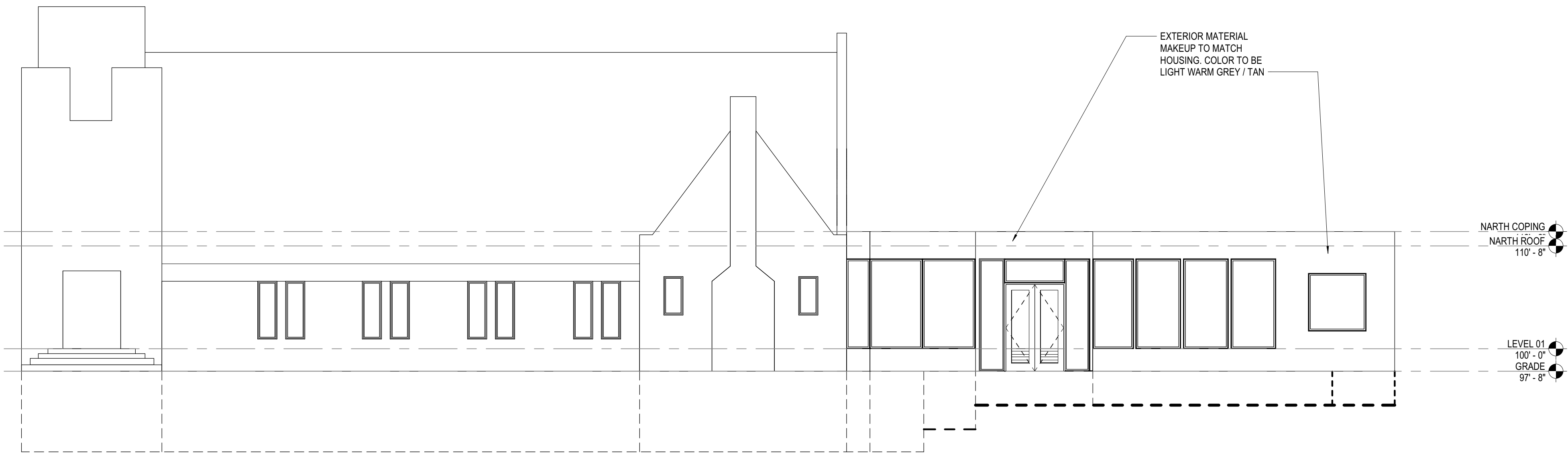
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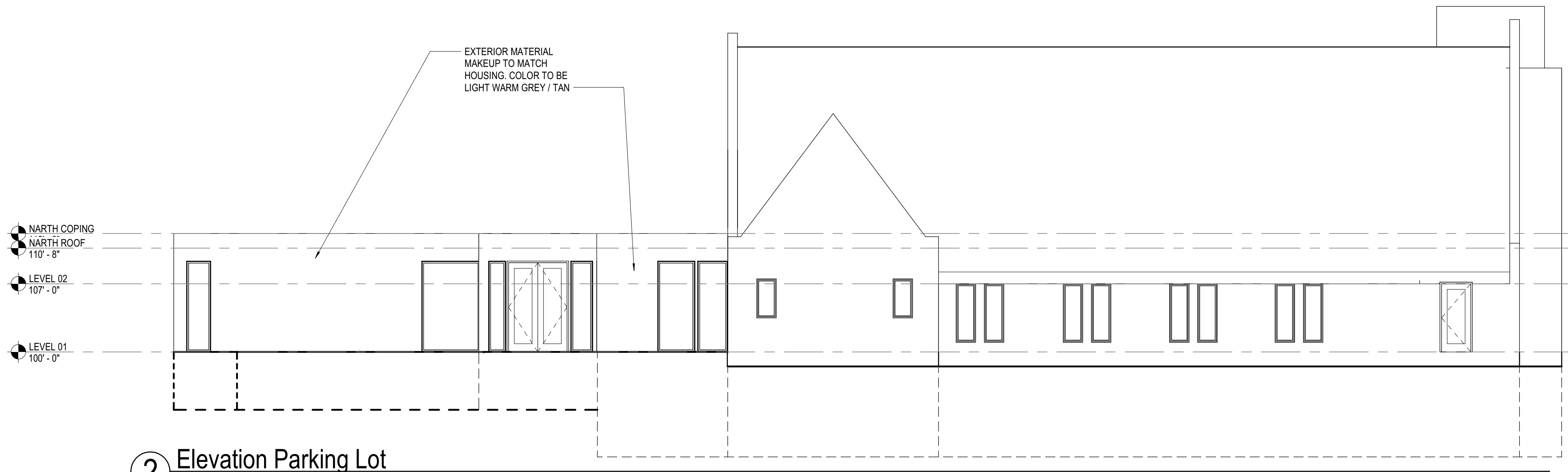
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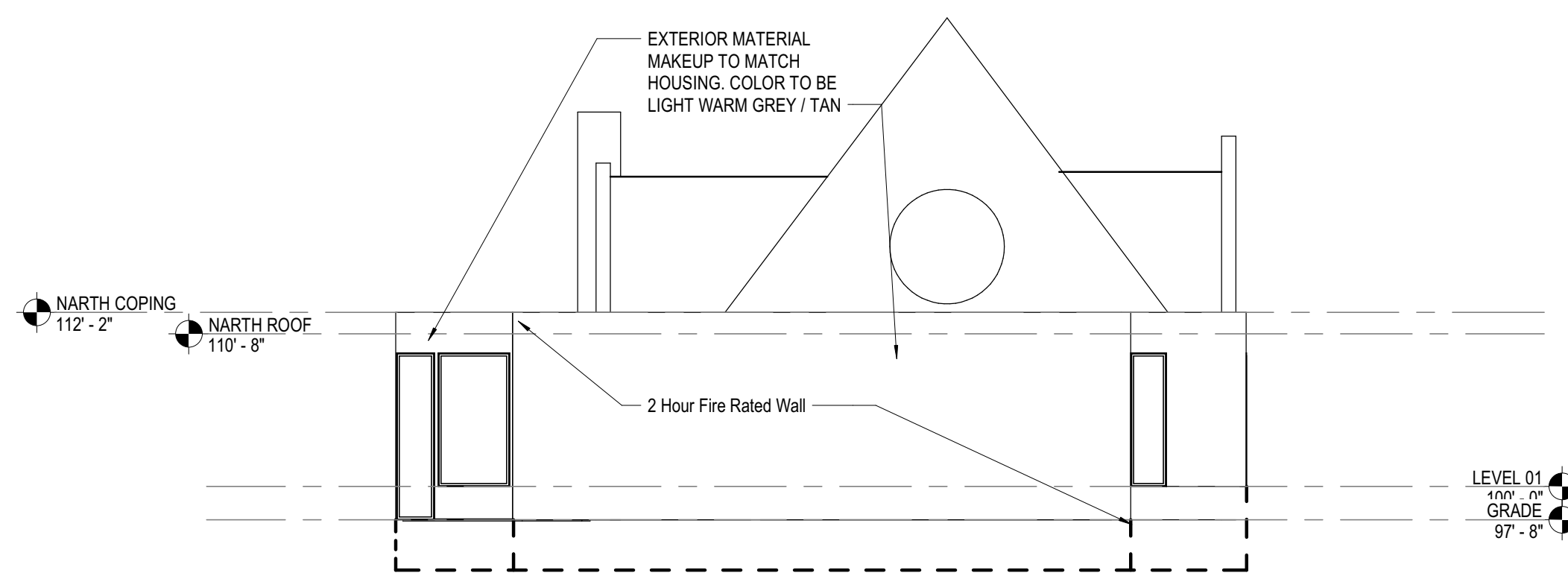
1 CHURCH SITE AND BUILDING PLAN



① Elevation - Alabama Avenue
1/8" = 1'-0"



② Elevation Parking Lot
1/8" = 1'-0"



③ Elevation - North at Property Line
1" = 10'-0"

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CHURCH BUILDING
ELEVATIONS

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PUD A4