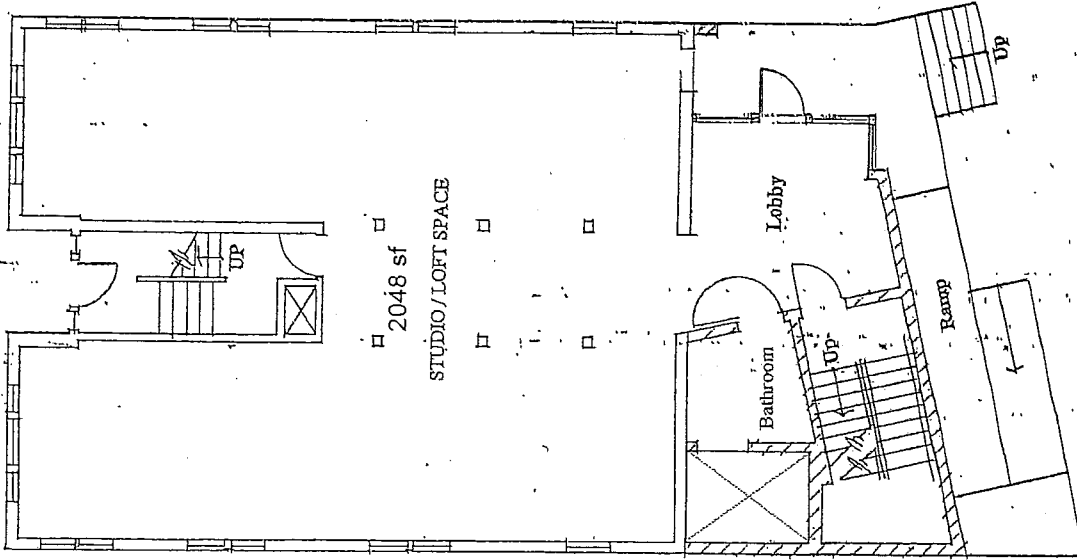
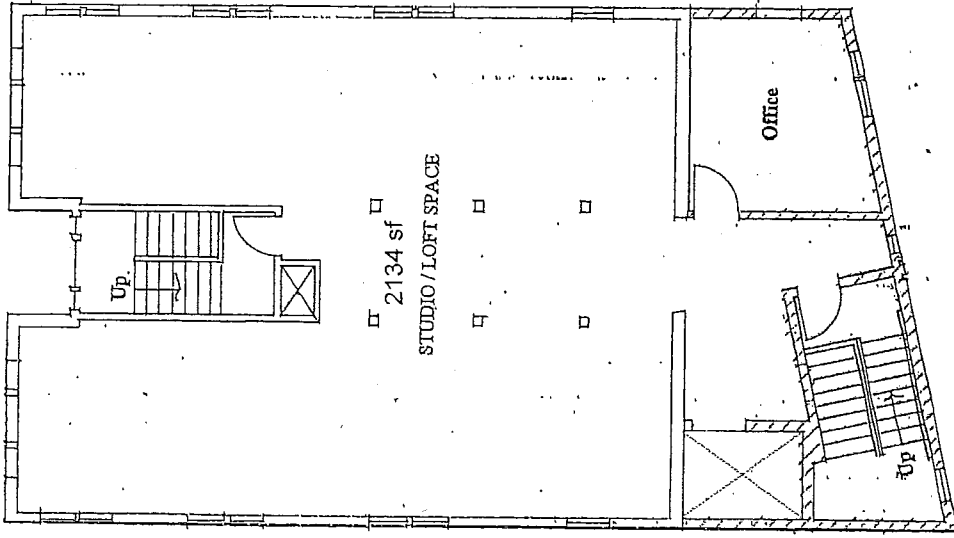


**A** Basement Plan  
Scale 1" = 12.43 ft



**B** First Floor Plan  
Scale 1" = 12.43 ft



**C** Second Floor Plan  
Scale 1" = 12.43 ft

4,552 GSF TOTAL

394 Dayton Avenue Rehab Project

COLLECTOR OF  
VISUAL ARTS



Rock Kramer Kosowski  
DESIGN  
2201 Fourth Ave S, Minneapolis

**From:** Shelley J. Cline [mailto:[sjc@stpaulintervention.org](mailto:sjc@stpaulintervention.org)]  
**Sent:** Saturday, June 28, 2014 2:29 PM  
**To:** Brian Alton  
**Subject:** FW: regarding building square footage

Hi Brian,

Eric (the civil engineer) and I found signed floor plans for 394 Dayton. Very similar to the set he had been referring to, but more accurate. When Eric was measuring (as per code) he was calculating by exterior walls minus unfinished space in the basement. What he had not realized, until seeing the newer/signed floor plans, is that the Southeast corner of the basement was excavated only to get the foundation for the building's main entrance (from parking lot) buried below the frost line. The space in the corrected floor plans shows the basement space that we thought to be part of the finished space (that is actually filled with dirt) in white.

So upon him re-reviewing everything, the above measurements are the most accurate as per the buildings actual GFA.

I trust you will share this with Jamie.

Shelley

**From:** Wharton, Eric [mailto:[ewharton@BloomingtonMN.gov](mailto:ewharton@BloomingtonMN.gov)]  
**Sent:** Friday, June 27, 2014 6:02 PM  
**To:** Shelley J. Cline  
**Subject:** RE: estimate justifying new purchase price

Rechecked floor areas with new cad drawing of the building construction that you gave me last night.  
Final Gross Floor Area 4552-OK.

## FLOOR AREA DETERMINATION FOR 394 DAYTON AVE. IN ST. PAUL

For the purposes of determining the required parking spaces for the proposed use, the gross square footage was computed based on the outside dimensions of the building, excluding unfinished basement spaces as shown on the accompanying sketch plan. The building being evaluated consists of a rectangular building with 2 stories and an unfinished basement together with a trapezoidal addition that was constructed at the south end in 1997. The dimensions of the original building were determined from a topographic survey performed by Rehder and Associates Land Surveyors dated December 3, 1996 and scaled architectural construction plans prepared by Roark, Kramer Kosowski Architects dated March 5, 1997. Dimensions of the additional gross floor area contributed by the 1997 addition were computed based on the dimensions shown on those construction plans. Field measurement of the interior basement dimensions was in accordance with the above-referenced documents.

Eric Wharton, P.E. (Minnesota)