

LAND USE APPLICATION SUMMARY

Property Location: 4447 Upton Avenue South
Project Name: Patrick & Lisa O’Halloran New Residence
Prepared By: Suado Abdi, City Planner, (612) 673-2467
Applicant: Bryan Anderson, SALA Architects
Project Contact: Bryan Anderson
Request: To construct a 2-story single-family dwelling with a rear tuck under garage.
Required Applications:

| | |
|-----------------|---|
| Variance | To increase the maximum floor area ratio from .50 to .788 (includes the basement level) |
| Variance | To allow development on a steep slope or within 40 feet of the top of a steep slope in the SH Shoreland Overlay District. |

SITE DATA

| | |
|-----------------------------------|--|
| Existing Zoning | RI Single Family District SH Shoreland Overlay District |
| Lot Area | 4,508 square feet |
| Ward(s) | 13 |
| Neighborhood(s) | Linden Hills |
| Designated Future Land Use | Urban Neighborhood |
| Land Use Features | NA |
| Small Area Plan(s) | <u>Linden Hills Small Area Plan (2013)</u> |

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 4447 Upton Avenue South, is located in the RI Single Family District and SH Shoreland Overlay District. The lot measures 45 feet by 100.17 (4,508 square feet), which is smaller than the minimum lot area required of 6,000 square feet in the RI Single Family District. Per 531.100 (a), the construction of a single-family dwelling is permitted on a lot of record that is nonconforming due to lot area in the RI zoning district provided that all other applicable zoning requirements are met.

The lot currently contains a 1.5 story single-family house constructed in 1909 that would be demolition to allow the construction of a new 2-story single-family dwelling with a rear tuck under garage. The lot has no alley access.

| | | | |
|---|-------------------|---------------------------------------|-------------------|
| Date Application Deemed Complete | November 11, 2015 | Date Extension Letter Sent | November 10, 2015 |
| End of 60-Day Decision Period | December 13, 2015 | End of 120-Day Decision Period | February 11, 2016 |

There is an approximately 10 feet grade change from the front to the rear of the lot. The elevation change on the rear of the lot makes it a steep slope because there is an average slope of at least 18 percent measured over a horizontal distance of at least 50 feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Surrounding uses are composed of diverse residential densities that range from single-family, duplexes, multiple-family dwellings units, and commercial uses one block to the north. Adjacent zoning districts are R1A Single family District, R2B-Two family District, and R4 Multiple family District, OR3 Institutional Office Residential District, and C1 Neighborhood Commercial District.

The property is more than 500 feet from Lake Harriet. View of both the existing house and the proposed house are hidden by layers of mature trees and other single-family homes.

PROJECT DESCRIPTION. The applicant is proposing to demolish the existing 1.5-story house in order to construct new 2-story house with a rear tuck under garage.

The site is located in the Shoreland Overlay District, which requires a variance to allow development on a steep slope or within 40 feet of a steep slope.

Additionally, the combination of the lot area and grade change affects the maximum floor area ratio (FAR) of .50 in the R1 Single Family District. As shown on the table below, the gross floor area (GFA) of the proposed house is 3,554.66 square feet, including the basement. The square footage of a basement is counted towards the GFA when the basement walls are exposed more than 42" above ground for more than 50% of the total perimeter of the structure. A variance is required to increase the FAR from .50 to .788 to allow the construction of the proposed single-family house.

The proposed house would meet all the required front, sides and rear setbacks. The proposed house would be subject to Administrative Site Plan Review to ensure all other applicable zoning requirements are met. The applicant will need to obtain all necessary approvals and permits prior to construction of the project.

Minneapolis department of Public Works, Surface Water, and Sewers was consulted about the proposed rain garden on the rear of the lot. The rain garden would meet the required 6 feet rear setback. Below is the feedback staff received about potential issues:

1. The bottom of the rain garden appears to be about 10 feet above the first floor elevation of the adjacent home to the east located at 2716 45th Street. If not properly evaluated and designed the raingarden could potentially lead to infiltrated runoff being directed towards this house.
2. A retaining wall would be necessary at the rear property line, with the bottom of the wall being approximately at an elevation of 890. Due to the close proximity of the rain garden above the bottom of the wall could potentially impact the structural stability of the wall.
3. It is likely that during some rain events this rain garden will fill up and overflow. The overflow should be designed appropriately since the steep slopes will be susceptible to erosion from concentrated flows.

The applicant states that the completed project will reduce the grade change in the back and direct drainage from the driveway towards the new rain garden. Based on the feedback above, the rain garden would have to be reevaluated to ensure it does not negatively impact surrounding properties.

| | Code Requirement RI Single-family District | Proposed |
|--|--|---|
| Lot Area | 6,000 square feet, except that a single-family home may be constructed on an existing lot that is nonconforming as to the minimum lot area | 4,508 square feet |
| Gross Floor Area (1st, 2nd, & basement floor areas) | 2,500 square feet | <ul style="list-style-type: none"> • 3,554.66 square feet (with basement) • 2,240 square feet (without basement) |
| Floor Area Ratio(FAR) | .50 (50%) | <ul style="list-style-type: none"> • .788 (78.8%) (with basement) • .496 (49.6%) (without basement) |
| Height | 2.5-stories <ul style="list-style-type: none"> • 28 feet at midpoint of roof • 33 feet at peak | 2-stories <ul style="list-style-type: none"> • 24 feet 6 inches at midpoint of roof • 29 feet 1 inches at roof peak |
| Lot Coverage | 45% | 34.7% |
| Impervious Surface | 60% | 52.6% |

ZONING ANALYSIS. Since the project is a new single-family dwelling, it must meet the Design Standard points for new single-family dwellings. Seventeen points are the minimum points total needed for approval project. The project would receive 23 out of 27 possible points.

PUBLIC COMMENTS. Staff received a letter from the Linden Hills Neighborhood Association indicating the Committee voted unanimously to not oppose the variances. Any additional correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

ANALYSIS

FLOOR AREA RATIO VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase maximum floor area ratio (FAR) from .50 to .788 based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The practical difficulties on this property are the steep slope and the lot area.

The grade on the site changes significantly changes from front to rear. There is an approximately 10-foot grade change from the front to the rear of the lot. The elevation change on the rear of the lot makes it a steep slope because there is an average slope of at least 18 percent measured over a horizontal distance of at least 50 feet.

Any basement built on this site will be exposed significantly. The square footage of a basement is counted towards the gross floor area when the basement walls are exposed more than 42” above ground for more than 50% of the total perimeter. Due to the slope of the lot, the proposed

foundation is exposed more than 42" for more than 50% of the total perimeter (see Sheets A4-A7). The applicant is proposing to construct a 2-story single family dwelling with a rear tuck under garage. The square footage of garage is incorporated into the basement floor. The rear extension is a partially covered deck that cantilevers over the garage access door.

Attached are photos of single-family dwellings on the same block face as the proposed. Majority of these homes have basements that are exposed more than 42" above ground for more than 50% of the total perimeter, which per current zoning standards would make these homes over the maximum floor area ratio. Thus, the applicant is prevented from constructing a home that is compatible with the predominant height and scale of the other homes on the block.

Additionally, this lot is 4,508 square feet, which is smaller than the minimum lot area required in the RI Single Family District of 6,000. The proposed FAR is based on the sum 1st, 2nd, and basement floor areas divided the lot area ($3,554.66 / 4,508 = .788$ or 78.8%). A variance is required to increase the FAR from .50 to .788 to allow the construction of the proposed single-family house. Without the square footage of the basement, the GFA of the 1st and 2nd floors is 2,240 square feet, which would meet the maximum FAR at .496 (49.6%).

The unique circumstances of the steep slope and lot area are not created by the applicant presently having interest in the property.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is seeking a variance to increase the maximum floor area ratio (FAR) in the RI Single Family District from .50 to .788 to allow for the construction of a new single family dwelling with a rear tuck under garage. The purpose of the FAR requirement is to control for consistency in terms of the size of the building bulk. The adjacent uses to the north (4441 Upton Ave S) and south (4451 Upton Ave S) are single family homes that are similar in size with the proposed development.

Staff finds the variance request to be reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan. To ensure the height of the project is compatible with the surrounding homes, the applicant has minimized the height of the first floor elevation above the natural grade at the front of the house.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting the variance would not negatively alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. Majority of the homes on the same block face have basements that are exposed more than 42" above ground for more than 50% of the total perimeter, which per current zoning standards would make these homes over the maximum floor area ratio. The adjacent lots to north (4441 Upton Ave S) and south (4451 Upton Ave S) are single family homes with lot areas of 5,000 square feet each. The building bulk existing on these lots are similar in size with the proposed development.

The most impacted neighbor would be the property to the east located at 2716 45th St W. There is an approximately 9 feet of grade change from the rear wall of the proposed house and the western wall of the property at 2716 45th St W. The property on the east is located on a lower grade than the subject site. There is an existing retaining wall along the western property line, adjacent to the neighboring property to the east. According to the site plan, this retaining wall is approximately 2 feet from the neighbor's western property line.

The rear wall of the proposed house would be approximately 38 feet away from its rear property line. Like the majority of the homes facing Upton Avenue South, the rear elevation of proposed house would look like 3-stories from the eastern neighbor's viewpoint.

The proposed variance will not be detrimental to the health, safety or welfare of the general public.

DEVELOPMENT ON STEEP SLOPE VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to permit development in the SH Shoreland Overlay District on a steep slope or within 40 feet of the top of a steep slope based on the following findings

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

A practical difficulty on this lot is the steep slope. Development on a steep slope or within 40 feet of a steep slope is not allowed in the SH Overlay District without a variance. Approximately half of the site is located on a steep slope or within 40 feet of the steep slope. Almost all of the area not on the steep slope or within 40 feet of the steep slope is subject to the front yard requirements. Without a variance, no development would be possible on the site.

The circumstances upon which the variance is requested are unique to the parcel of land due to the size of the lot and the presence of steep slope.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The SH Shoreland Overlay District is intended to preserve the environmental quality of shoreland areas in the city in accordance with state law and to protect the public health, safety and welfare. The project involves the replacement of an existing 1900s-era single family residence with a new 32 foot by 35 foot two-story residence with a rear tuck under garage. Staff finds that a single family use is consistent with development in the immediate surroundings and constitutes a reasonable request. Development on a steep slope maybe authorized by a variance if certain conditions are met (551.470):

1. *Development must currently exist on the steep slope or within forty (40) feet of the top of a steep slope within five hundred (500) feet of the proposed development.*

The property currently contains a 1.5-story single-family dwelling. The existing home on the subject site is located within 40 feet of the top of the steep slope. The site is more than 500 feet from the western shore of Lake Harriet.

2. *The foundation and underlying material shall be adequate for the slope condition and soil type.*

The project area is currently developed. While a geotechnical survey is not included in this application, the applicant states that new foundation and underlying material will be adequate for the slope condition and sandy soil type. The applicant has consulted with a Structural Engineering firm, PE of ArchiStructures to structurally design the new house in accordance with Minnesota State Building Code, and includes information on soil quality identification, and soil preparation (see sheets S1-S4 of the plans).

Additionally, the applicant states that the removal of the existing house will provide opportunity to further examine the soil quality and ensure appropriate bearing capacity.

3. *The development shall present no danger of falling rock, mud, uprooted trees or other materials.*

Details of the erosion control plan include silt fencing to prevent run-off during construction and soil stabilization after construction. Sheet I of the proposed site plan outlines best practices to ensure the development presents no danger of falling rock, mud, or other materials.

The applicant states that further soil examination will be done during the excavation period and make recommendations to any soil correction required to ensure adequate foundation.

4. *The view of the developed slope from the protected water shall be consistent with the natural appearance of the slope, with any historic areas, and with the surrounding physical context.*

View of the developed slope will be blocked by layers of mature trees and other single-family houses from Lake Harriet. Attached is a photo taken from the park towards the western shore of Lake Harriet.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Shoreland regulations are established to protect surface waters and to ensure new development does not negatively impact the health, safety, or welfare of the general public and the environment.

Granting a variance to allow development within 40 feet of the top of a steep slope for the construction of a new single-family dwelling in an area that is predominantly single-family homes will be consistent with the character of the area. The proposed house would meet the requirements for height and setbacks.

The applicant is proposing to drain water towards the rear of the lot. The applicant states that graded access to the tuck under garage would reduce the slope on the rear yard and direct runoff to the proposed rain garden.

Based on the feedback received from the Minneapolis department of Public Works, Surface Water, and Sewers (page 2 of the report), the project should drain as much of the runoff from the site to the front of the house and towards Upton Avenue South. The applicant should evaluate the potential impacts the location of proposed rain garden would have to the neighbor to the east located at 2716 45th Street. Due to the rear steep slope, the design of the rain garden should also address solutions to possible overflow of the rain garden during rainy events reduce the likelihood of erosion. Additionally, a structurally designed retaining would be necessary at the rear of the property line of the subject site. A retaining wall that maintains natural grade can be built closer to the property line. However, a variance would be required if the retaining wall does not retain natural grade.

Additional Standards for Variances within the SH Shoreland Overlay District—

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

During construction, erosion control measures will include a slit fence around the perimeter of the house as shown on the site plan. Post construction, the applicant proposes to install a rain garden

on the rear of the lot. The rain garden would be setback 6 feet from the rear property line. As mentioned above, there are potential issues with the location and design of the rain garden.

While the requested variances do not include the rain garden, staff recognizes that rain garden should be redesigned to address the feedback from Minneapolis department of Public Works, Surface Water, and Sewers (see page 2 of the report). Part of the construction management agreement is that the applicant obtains approved erosion and sediment control plan.

2. *Limiting the visibility of structures and other development from protected waters.*

View of the new house will be blocked by layers of mature trees and other single-family houses. Attached is a photo taken from the park towards the western shore of Lake Harriet.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

The subject site does not have direct access to the protected water and will not require the any watercraft.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Bryan Anderson, SALA Architects for the property located at 4447 Upton Avenue South:

A. Variance to increase the maximum floor area ratio (FAR) from .50 to .788 for the construction of a new single-family dwelling.

Recommended motion: **Approve** the variance to increase the maximum floor area ratio (FAR) from .50 to .788 for the construction of a new single-family dwelling, subject to the following conditions:

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvement shall be completed by December 3, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. Approval of a soil erosion control plan as part of the site plan review application.

B. Variance to develop on a steep slope, or within 40 feet of steep slope in the SH Shoreland Overlay District.

Recommended motion: **Approve** the variance to develop on a steep slope or within 40 feet of steep slope in the SH Shoreland Overlay District for the construction of a new single-family dwelling, subject to the following conditions:

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvement shall be completed by December 3, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. Approval of a soil erosion control plan as part of the site plan review application.
4. The location of proposed rain garden shall be redesigned to resolve potential runoff towards the neighbor to the east located at 2716 45th Street. Due to the rear steep slope,

the design of the rain garden shall also address solutions to possible overflow of the rain garden during rainy events.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Existing & Proposed Site Surveys
4. Arial
5. Floor Plans
6. Building elevations
7. Correspondence
8. Photos

4447 Upton Avenue South Zoning Variance Application
Statement of proposed use and description of project

The owners of 4447 Upton Ave S wish to build a new single-family home for their retirement on the site of the current single-family residence. The home was designed to respect the scale and character of existing nearby homes, however a significant drop in grade of approximately 10 feet between the front yard setback and rear property line creates a practical difficulty for reasonable site improvement. Despite meeting the building code and zoning review definition of a basement, due to the change in grade, the basement is included in the FAR. For this reason we are seeking a variance to increase the FAR above the 2500 square feet currently allowed.

4447 Upton Avenue South Zoning Variance Application
Written Statement by the Applicant for Variance

- 1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The 45 x 100 foot lot includes a naturally existing grade change of approximately 10 feet between the front yard setback and rear property line creating a practical difficulty for reasonable use. Additionally, the small lot has no alley and an existing driveway easement on the south side. An increased front yard setback created by the neighboring properties creates greater basement exposure than would be created by the required 25-foot district setback. Despite meeting the building code and zoning review definition of a basement, due to the change in grade, the basement is included in the FAR.

The existing driveway easement leads to an existing side yard overhead door, inaccessible to an automobile. Various garage locations were explored and it was determined that approaching a tuck-under garage from the rear yard was the best solution to provide access via a usable turning radius.

It should be noted that many of the home's design characteristics resulted from an effort to work within the language of the ordinance first revised after the moratorium allowing for a 48 inch exception from finished main level to grade for lots with a grade change greater than 4 feet between front yard setback and rear yard. Working within those guidelines created a new home design that is compact both in depth and height. In the course of completing our construction drawings the exception for sloped lots was removed. SALA has two current and past principals that live in Linden Hills and we believe in the intention of the ordinance, but feel this small and sloped lot is uniquely hindered by the current language.

These unique circumstances were not created by the current owners.

- 2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit of the ordinance and comprehensive plan.

The proposed new single-family home construction will replace an existing single-family home to serve as a retirement home for the current owners. The new home will have a smaller footprint and correct two existing setback violations at the north side yard and front yard.

- 3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The design seeks to maintain the current character of the neighborhood by tucking the 2-car garage into the basement. This location is not only best to provide access using existing characteristics of the site, but reduces overall lot coverage, incorporates the tuck-under precedent of nearby properties, better maintains light and views for neighbors, and is safer for drivers and pedestrians by allowing exit from the lot in a forward direction. Furthermore, by designing the garage into the basement, the full width of the main and upper level plans are able to engage the street on this narrow lot.

Complying with the language of the ordinance without taking the sloping lot into consideration, all but forces a 1.5 story home with single-car garage facing the street. The street includes precedent for a much broader variety of homes, including stately 2 and 2.5 story homes on a hill directly across the street. (See site section.)



From the rear yard, a recessed basement entry and partially covered deck over the garage door prevents any portion of the rear/east elevation from reading as a three-story flat surface. The existing home has a wide shed-roof dormer in the upper level and the property to the north includes a full story upper level, both at a similar height to our proposed new roof fascia, which will be narrower than the current roofline.

For these reasons we feel the variance, if granted, will not be detrimental to the health, safety, or welfare of the general public, the owners, or those utilizing nearby properties.

Additional Standards for Development in SH Shoreland Overlay on or within 40 feet of a steep slope:

Location of the development within forty (40) feet of the top of a steep slope requires additional consideration. The top of the steep slope has been determined by definition to exist at contour 900. This contour exists on the North and South sides of 4447 Upton Ave S but is interrupted by the back of the existing house, placing approximately the rear one-third of the lot in a steep slope condition. Due to an existing retaining wall (running North-South) on the property to the East (2716 W 45th St), the steep slope on 4447 Upton Ave S is not immediately apparent until contours on the adjacent property are used to calculate the average slope. Limiting development except by variance within 40 feet of contour 900, and given an increased front yard setback, would effectively preclude reasonable development on the lot.

Per requirements of development authorized by variance:

- 1) Development must currently exist on the steep slope or within forty (40) feet of the top of a steep slope within five hundred (500) feet of the proposed development.**

The proposed new single-family home at 4447 Upton Ave S will replace an existing single-family home. A consistent slope running North-South along the block between Upton and Thomas suggests most adjacent and nearby homes currently exist within 40 feet of the top of a steep slope on similar contours.

- 2) The foundation and underlying material shall be adequate for the slope condition and soil type.**

The existing home has existed on site for more than 100 years and the proposed new home's foundation will sit primarily over the existing footprint location, mostly west of the identified steep slope. Verbal inquiry with adjacent homeowners has indicated sandy soils and produced no negative soil-bearing information, including from the adjacent new home at 4451 Upton Ave South. Removal of the existing home will provide opportunity to assess soil quality and ensure appropriate bearing capacity. The structural system of the home, including footings, has been conservatively designed by our consulting Structural Engineer, Jerry Palms, PE of ArchiStructures in accordance with Minnesota State Building Code, and includes information on soil quality identification and soil preparation. (See Construction Document sheets 1 and 4).

- 3) The development shall present no danger of falling rock, mud, uprooted trees or other materials.**

Strict adherence to the previously submitted erosion control plan during demolition and construction and the addition of turf, plantings, and at least one new tree upon

completion will secure permeable areas and should present no risk of falling rock, mud, uprooted trees or other materials. Additionally, graded access to the tuck-under garage will reduce rear-yard slope and direct run-off to a new rain garden in the rear yard. Comments heard at the presentation to LHiNC have led to inclusion of permeable pavers in the garage approach area.

4) The view of the developed slope from the protected water shall be consistent with the natural appearance of the slope, with any historic areas, and with the surrounding physical context.

View of the developed slope from Lake Harriet is hidden by layers of mature trees and other single-family homes. Contextually, the massing of the proposed single-family home is similar to nearby homes and narrower than the existing home. 4446 and 4440 Thomas Ave S, both one block closer to the lake, also incorporate tuck-under garage access facing Lake Harriet.

**Written Statement by the Applicant for Shoreland Overlay
District Variance**

1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

Soil erosion will be prevented during construction by adhering to the City of Minneapolis Standard Erosion and Sediment Control Notes.

The completed project will reduce the grade change in the backyard and direct drainage from the driveway and turnaround area to a new rain garden, minimizing drainage to the lake.

2) Limiting the visibility of structures and other development from protected waters.

The new single-family home design is narrower than the existing home and incorporates a hip-shaped roof, reducing the amount of roof surface as seen from the lake as compared with the existing home, and at approximately the same fascia height of proposed and existing upper levels. In addition, the home is more than 500 feet from the western shore of Lake Harriet, with multiple layers of mostly deciduous trees between. (See images A and B from Lake Harriet Parkway).

3) The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.

The new single-family home will not create any additional personal watercraft use than what is currently permitted by the existing

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4447 Upton Avenue South

FILE NUMBER

BZZ-7638

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 www.advsur.com

SURVEY FOR: PAT OHALLORAN

SURVEYED: February 7, 2014

DRAFTED: February 11, 2014

REVISED: January 13, 2015 to add spot elevations.

REVISED: July 24, 2015 to add additional information.

REVISED: August 19, 2015 to add additional information.

LEGAL DESCRIPTION:

The North 45 feet of the South 95 feet of Lots 11 and 12, Rearrangement in Blocks 9 and 10 of the First Division of Remington Park, Hennepin County, Minnesota

LIMITATIONS:

The scope of our services for this job is as follows:

1. Showing the length and direction of boundary lines of the legal description which you furnished.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying existing monuments to mark the corners of the property.
4. Showing existing spot elevations necessary to show elevation differences on the site.
5. We have provided a benchmark for your use in determining elevations for construction on this site, use that benchmark and **nothing else** for that purpose. Check the elevation of at least one other feature shown to verify your elevations.
6. The Subject property contains 4,508 Sq. Ft.
7. While we show the building setback lines per the City of Minneapolis's web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this **BEFORE** you use this survey to design anything for this site.
8. It should be noted that this survey was done under snow and ice conditions and that all improvements may or may not have been shown correctly. While we did our best to locate all improvements under the snow and ice, we can't be sure that all improvements were shown. Please look over the survey to be sure everything you need shown is shown correctly.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

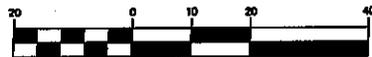
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

Signature: James H. Parker Typed Name: James H. Parker

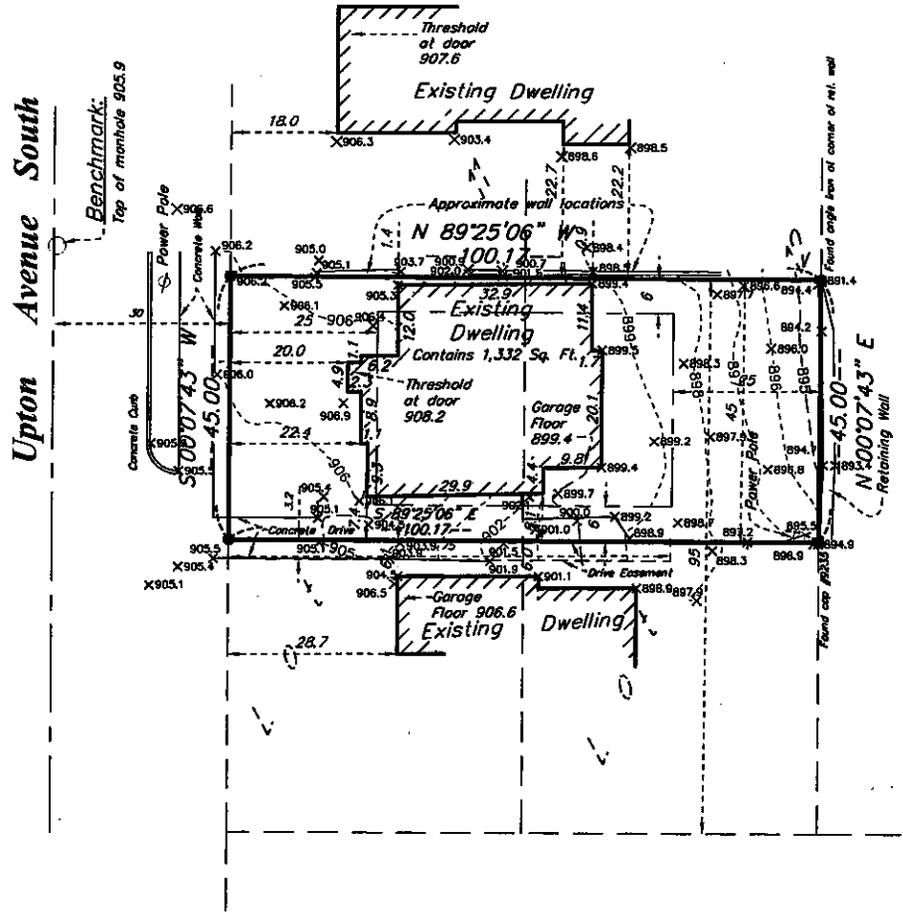
Date: August 19, 2015

Reg. No. 9235

GRAPHIC SCALE



(IN FEET)



Draw. No. 150012 2015 08 19 A TB

147239 BINB T2487 Set B-2 8/24/15 BBA

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 www.advsur.com

SURVEY FOR: **PAT OHALLORAN**

SURVEYED: February 7, 2014

DRAFTED: February 11, 2014

REVISED: January 13, 2015 to add spot elevations.

REVISED: July 22, 2015 to show proposed grading and drainage.

REVISED: August 19, 2015 to show additional items requested by the city.

LEGAL DESCRIPTION:

The North 45 feet of the South 95 feet of Lots 11 and 12, Rearrangement in Blocks 9 and 10 of the First Division of Remington Park, Hennepin County, Minnesota

LIMITATIONS:

The scope of our services for this job is as follows:

1. Showing the length and direction of boundary lines of the legal description which you furnished.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying existing monuments to mark the corners of the property.
4. Showing existing spot elevations necessary to show elevation differences on the site.
5. We have provided a benchmark for your use in determining elevations for construction on this site, use that benchmark and nothing else for that purpose. Check the elevation of at least one other feature shown to verify your elevations.
6. The Subject property contains 4,508 Sq. Ft.
7. While we show the building setback lines per the City of Minneapolis's web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.
8. It should be noted that this survey was done under snow and ice conditions and that all improvements may or may not have been shown correctly. While we did our best to locate all improvements under the snow and ice, we can't be sure that all improvements were shown. Please look over the survey to be sure everything you need shown is shown correctly.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

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

Signature: James H. Parker Typed Name: James H. Parker

Date: August 19, 2015

Reg. No. 9235

BEFORE DEMOLITION AND GRADING BEGIN:

Install silt fence around the perimeter of the construction area as shown on this plan.

Install inlet protection at inlets to the storm sewer system that receive storm water from areas to be disturbed on this site using Road Drain Top Slab Model RO 23 (fits rough opening for 2'x3' inlet), Road Drain Top Slab Model RO 27 (fits rough opening for 27" inlet), or Road Drain Top Slab Model CG 3057 (fits Neenah Casting with 35-1/4"x17-3/4" dimensions) manufactured by WIMCO, 799 Theis Drive, Shakopee, MN. 55379, Phone (952) 233-3055.

Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.

A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.

DURING CONSTRUCTION:

When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.

A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.

A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.

Concrete truck washout shall be plastic lined and shown on this plan as "CONC. WASH" and dispose of washings as solid waste.

Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.

Streets, alleys, sidewalks and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.

If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.

Moisture shall be applied to disturbed areas to control dust as needed.

Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.

If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.

Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.

SITE WORK COMPLETION:

When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per Minneapolis requirements to insure that grading was properly done.

When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.

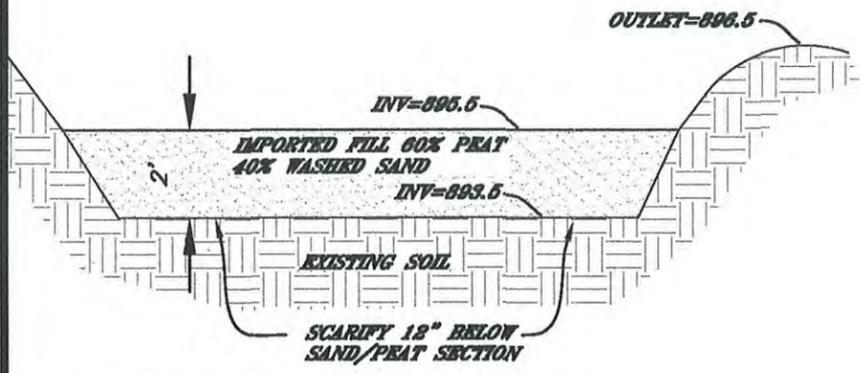
When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.

Drw. No. 150611 TB REV 8-19 G&D Sheet 1 of 2

* = The top of the steep slope per our clients interpretation of the city code. We make no representation that we agree that this line is the top of steep slope line per the aforementioned code. The elevation that our client came up with as the top of steep slope is the 900 contour.

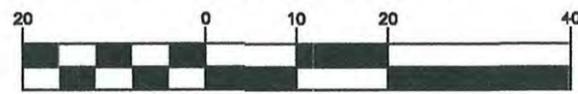
| BUILDING COVERAGE | IMPERVIOUS COVERAGE |
|--------------------------|--------------------------|
| HOUSE - 1,566 SQ. FT. | PROPOSED - 2,369 SQ. FT. |
| LOT AREA - 4,508 SQ. FT. | LOT AREA - 4,508 SQ. FT. |
| COVERAGE - 34.7% | COVERAGE - 52.6% |

| | |
|-----------------------------------|-------------|
| EXISTING CONTOUR | --- 883 --- |
| EXISTING SPOT ELEVATION | X 883.0 |
| PROPOSED CONTOUR | — 883 — |
| PROPOSED ELEVATION/SPOT ELEVATION | X -898.5 |
| DRAINAGE ARROW - FLOW | ⇒ |
| SILT FENCE/STRAW LOGS | — SF — SF — |
| AIR CONDITIONING UNIT | AC |
| CONCRETE WASHOUT AREA | CONC. WASH |



1 PROPOSED RAIN GARDEN DETAIL
NTS

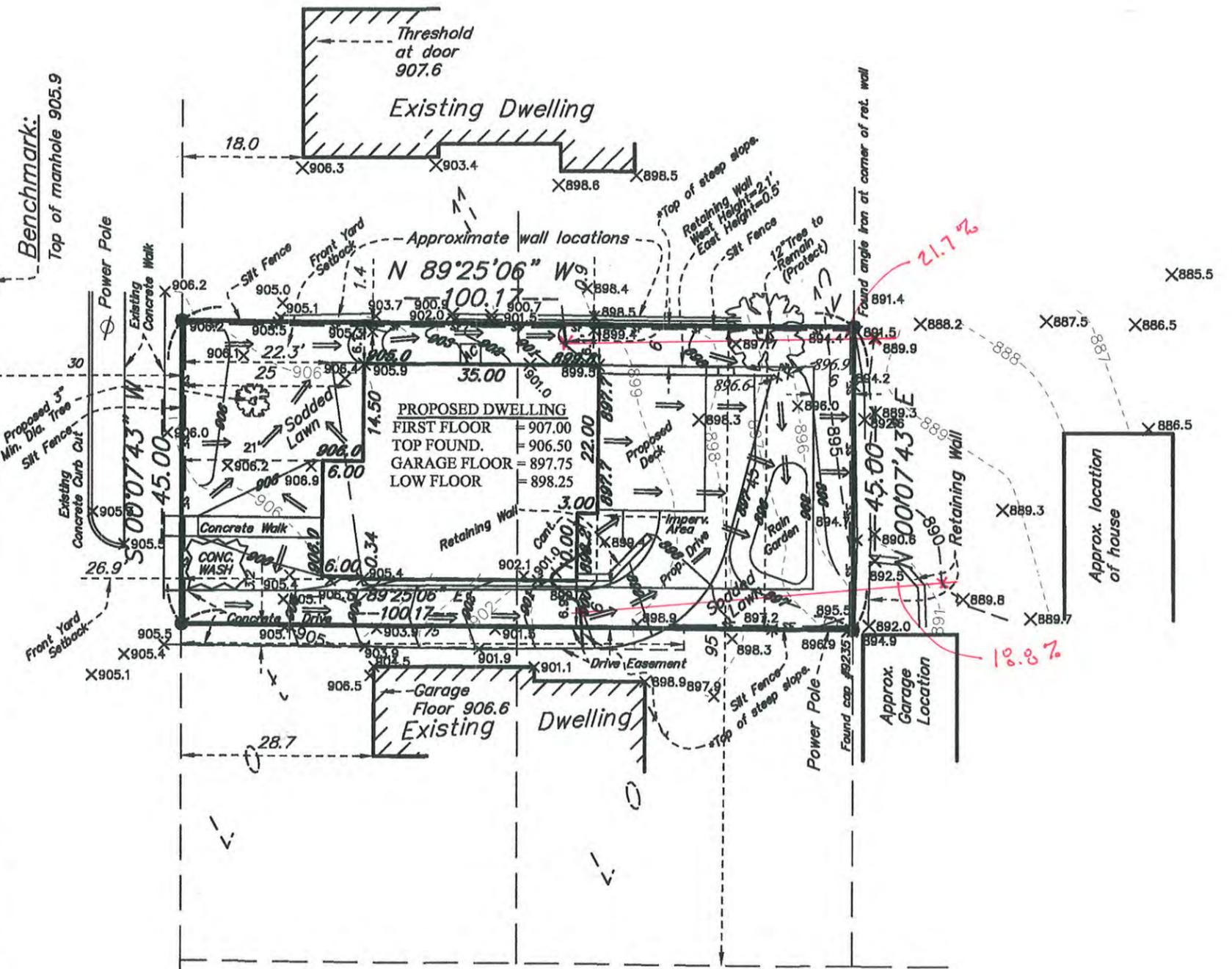
GRAPHIC SCALE



(IN FEET)



Upton Avenue South



Vincent Avenue South



45th Street West



Thomas Avenue South

45th Street West



Lake Harriet Parkway West



Lake Harriet parkw

| SHEET INDEX | |
|-------------|---|
| A0 | SITE PLAN AND ZONING INFORMATION |
| S1 | FOUNDATION PLAN / MAIN LEVEL FRAMING PLAN |
| S2 | UPPER LEVEL FRAMING PLAN |
| S3 | ROOF FRAMING PLAN |
| S4 | STRUCTURAL NOTES |
| A1 | BASEMENT LEVEL PLAN |
| A2 | MAIN LEVEL PLAN |
| A3 | UPPER LEVEL PLAN |
| A4 | WEST ELEVATION |
| A5 | SOUTH ELEVATION |
| A6 | EAST ELEVATION |
| A7 | NORTH ELEVATION |
| A8 | SECTION LOOKING NORTH |
| A9 | SECTIONS LOOKING EAST |
| E1 | BASEMENT LEVEL LIGHTING PLAN |
| E2 | MAIN LEVEL LIGHTING PLAN |
| E3 | UPPER LEVEL LIGHTING PLAN |

SITE PLAN REVIEW INFORMATION:
 17-POINT MINIMUM REQUIREMENT
 23-POINTS PROPOSED

- 6 POINTS: THE EXTERIOR BUILDING MATERIALS ARE MASONRY, BRICK, STUCCO, WOOD, CEMENT BASED SIDING, AND/OR GLASS.
- 4 POINTS: THE HEIGHT OF THE STRUCTURE IS WITHIN ONE-HALF STORY OF THE PREDOMINANT HEIGHT OF RESIDENTIAL BUILDINGS WITHIN 100' OF THE SITE.
- 4 POINTS: THE TOTAL DIAMETER OF TREES RETAINED OR PLANTED EQUALS NOT LESS THAN THREE (3) INCHES PER ONE THOUSAND (1000) SQUARE FEET OF TOTAL LOT AREA, OR FRACTION THEREOF. TREE DIAMETER SHALL BE MEASURED AT FOUR AND ONE-HALF (4.5) FEET ABOVE GRADE.
- 3 POINTS: NOT LESS THAN TWENTY (20) PERCENT OF THE WALLS ON EACH FLOOR THAT FACE A PUBLIC STREET, NOT INCLUDING WALLS ON HALF STORIES, ARE WINDOWS.
- 3 POINTS: NOT LESS THAN ONE OFF-STREET PARKING SPACE PER DWELLING UNIT IS PROVIDED IN AN ENCLOSED STRUCTURE THAT IS DETACHED FROM THE PRINCIPAL STRUCTURE AND IS LOCATED ENTIRELY IN THE REAR CORNER AND NOT MORE THAN TWENTY (20) PERCENT OF THE LOT, WHICHEVER IS GREATER, AND THE ACCESSORY STRUCTURE IS NOT LESS THAN TWENTY (20) FEET FROM ANY HABITABLE PORTION OF THE PRINCIPAL STRUCTURE.
- 3 POINTS: THE STRUCTURE INCLUDES A BASEMENT AS DEFINED BY THE BUILDING CODE.
- 2 POINTS: NOT LESS THAN TEN (10) PERCENT OF THE WALLS ON EACH FLOOR THAT FACE A REAR OR INTERIOR SIDE LOT LINE, NOT INCLUDING WALLS ON HALF STORIES, ARE WINDOWS.
- 1 POINT: THE DEVELOPMENT QUALIFIES FOR AND, FOLLOWING CONSTRUCTION, PROVIDES PROOF OF RECEIPT OF A CITY OF MINNEAPOLIS STORMWATER QUALITY CREDIT.
- 1 POINT: THE STRUCTURE INCLUDES AN OPEN, COVERED FRONT PORCH OF AT LEAST SEVENTY (70) SQUARE FEET THAT IS NOT ENCLOSED WITH WINDOWS, SCREENS OR WALLS, PROVIDED THERE IS AT LEAST ONE (1) EXISTING OPEN FRONT PORCH WITHIN ONE HUNDRED (100) FEET OF THE SITE. THE PORCH MAY INCLUDE GUARDRAILS NOT MORE THAN THREE (3) FEET IN HEIGHT AND NOT MORE THAN FIFTY (50) PERCENT OPAQUE. THE FINISH OF THE PORCH SHALL MATCH THE FINISH OF THE DWELLING OR THE TRIM OF THE DWELLING. FOR THE PURPOSE OF THIS SECTION, RAW, OR UNFINISHED LUMBER SHALL NOT BE PERMITTED ON AN OPEN FRONT PORCH.

CURRENT ZONING:
 RESIDENTIAL ZONE R1 SHORELAND OVERLAY
 LOT SIZE: 4508 SQ. FT.

MAXIMUM FLOOR AREA RATIO: 5 OR 2,500 SQ. FT. WHICHEVER IS GREATER
PROPOSED FLOOR AREA RATIO: 50
 2240 SQ. FT. PROPOSED FLOOR AREA = 4508 SQ. FT. SURVEYED LOT SIZE = 50
 AS PER BUILDING BULK REQUIREMENTS: BASEMENT, ATTIC AND OPEN PORCHES ARE EXCLUDED.

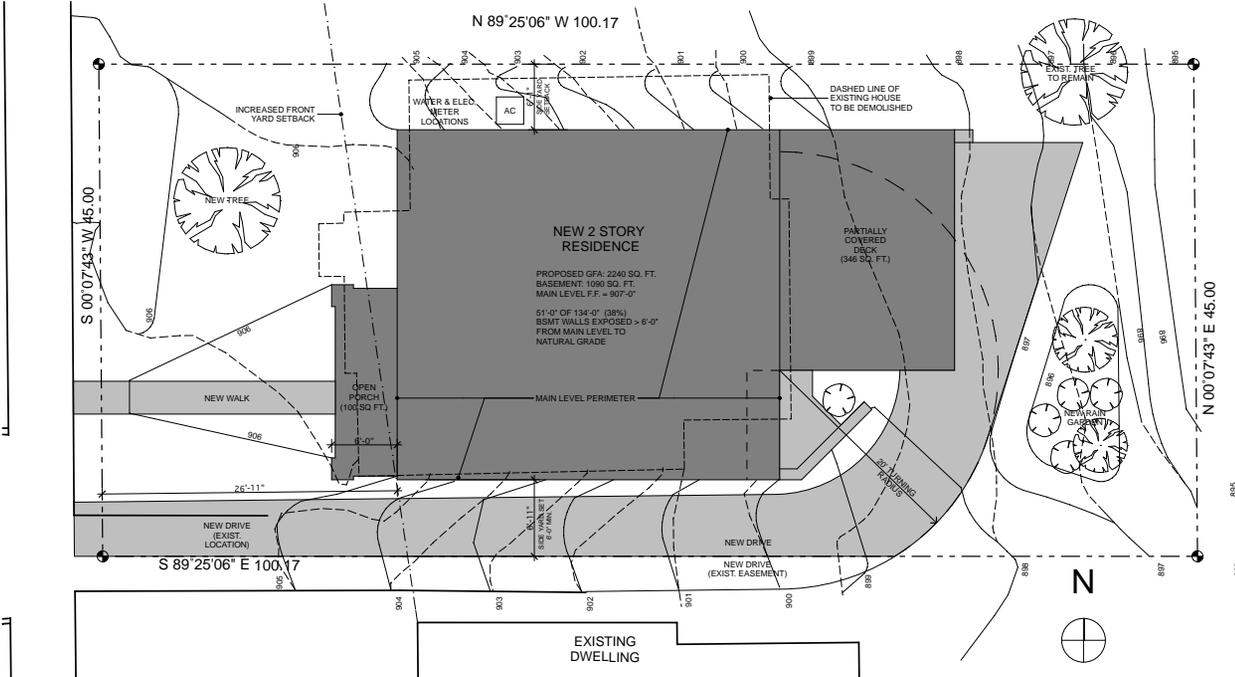
MAXIMUM LOT COVERAGE: 45% BY PRIMARY AND ACCESSORY STRUCTURES
PROPOSED LOT COVERAGE: PRINCIPAL STRUCTURES = 1566 SQ. FT. (INCLUDES OPEN PORCH AND DECK) 1566 = 4508 SQ. FT. SURVEYED LOT SIZE = 34.7%

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 60 % LOT AREA
PROPOSED IMPERVIOUS SURFACE COVERAGE: 2369 SQ. FT.
 2369 SQ. FT. = 4508 TOTAL SQ. FT. = 52.6 %

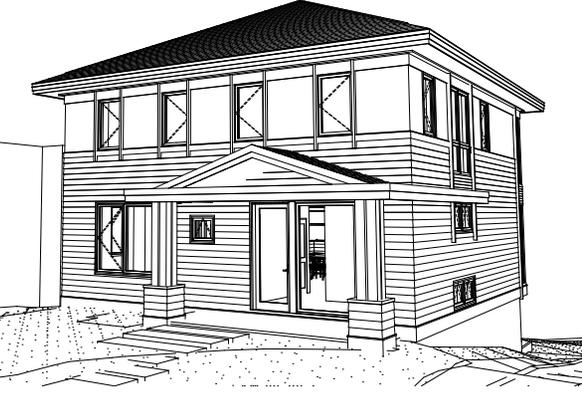
BUILDING BULK REQUIREMENT: The maximum height for all single or two-family dwellings located in the R1 Shoreland Overlay District shall be two and one-half (2.5) stories or twenty-eight (28) feet (midpoint, max height = 33), whichever is less.
PROPOSED BUILDING HEIGHT: 25'-9" to Mid-slope and 31'-10" to Ridge

SEE ALSO SURVEY PREPARED BY: ADVANCE SURVEYING & ENGINEERING CO.
 James H. Parker

BUILDING CODE:
 MINNESOTA STATE BUILDING CODE
 MINNESOTA RESIDENTIAL CODE
 2012 IRC + 2015 MN UPDATES



1
A0 **SITE PLAN**
 SCALE: 1/8" = 1'-0"



2
A0 **SOUTHWEST**



3
A0 **SOUTHEAST**



SALA ARCHITECTS
 SALAACR.COM

MINNEAPOLIS
 T 612.379.3037
 F 612.379.0001
 326 E HENNEPIN AVE #200
 MINNEAPOLIS, MN 55414

STILLWATER
 T 651.351.0961
 F 651.351.7327
 904 SOUTH 4TH STREET
 STILLWATER, MN 55082

O'HALLORAN RESIDENCE
 4447 UPTON AVE S
 MINNEAPOLIS, MN 55410

| DATE | DESCRIPTION |
|----------|-----------------------|
| 06/18/15 | BID SET (PRELIMINARY) |
| 06/30/15 | BID SET |
| 08/10/15 | PERMIT SET |
| 10/09/15 | VARIANCE APPLICATION |

PROJECT NUMBER
 14004
PROJECT ARCHITECT
 BRYAN ANDERSON
DRAWN BY Bryan Anderson, Jessica Wilder and Sara Whitcher

STRUCTURAL NOTES FOUNDATION

O'HALLORAN RESIDENCE
4447 UPTON AVENUE SOUTH
MINNEAPOLIS, MN 55410
SALA #14004

ARCHITECTURES #1503-3

See FRAMING NOTES for more information.

SOIL QUALITY:

Standard: If owner has not authorized a soil report, minimum soil quality shall be governed by the following:

- **IRC table R401.4.1:** Presumptive load-bearing values of foundation materials.

Footing design standard: All footings have been conservatively designed to meet the minimum code-required standard of 1500 PSF soil bearing capacity.

Soil verification: All footings should actually bear on minimum 2000 PSF soil, defined as sand, silt/sand, clayey sand, silt gravel or clayey gravel.

Contractor's actions:

- **Prior to construction:** A soil report is a prudent investment for a large project like this one. If owner has not authorized a soil report, contractor should inform owner that owner bears primary responsibility for actual soil conditions.

- **During excavation:** If contractor should notice unsuitable soils, such as excessively clayey or silty soils, or any other unusual soil conditions, such as poor quality fill or organic soil, inform the owner.

Owner's action: If soil quality is in doubt, owner should obtain the services of a registered soil engineer. Owner shall bear any additional costs for soil report, soil preparation and structural redesign.

SOIL PREPARATION:

Initial excavation: Remove soils down to sub-grade bearing elevations.

Additional excavation: If minimum 2000 PSF soils - as described above - are not encountered at the initial sub-grade elevation, contractor may carry excavation deeper until they are found. Alternately, contractor may proceed as directed by soil engineer.

Below footings: Any compaction back up to original sub-grade elevation shall be with good quality sand (SW or SP).

- Compact in 8" to 12" lifts to 98% of maximum dry density (ASTM D698 Standard Proctor).

Under slabs-on-grade: Similar to below footings, except also provide 6" bed of well graded sand (SW) immediately below slab bearing.

BACKFILL:

Against foundation walls: Backfill soils shall be sand (SW or SP), silt/sand (SM), clayey

sand (SC) or better, free of rock or gravel larger than 2 inch diameter.

- Compact in 8" to 12" lifts to 95% of maximum dry density (ASTM D698 Standard Proctor).

CONCRETE CONSTRUCTION:

Standard: Shall conform to all provisions of ACI 301: Specifications for Structural Concrete.

Concrete strength:

- **Slabs-on-grade:** Fc = 4000 psi minimum.
- **All other concrete:** Fc = 3500 psi minimum.

Steel reinforcing bars: ASTM A615, grade 60.

F/WB CONCRETE FOUNDATION WALL:

Construction standard: Shall conform to RC R404: Foundation and retaining walls.

Construction standard: Shall conform to Wisconsin Uniform Dwelling Code 21:18: Foundations.

Typical wall thickness: 8 inches.

- **Maximum wall height:** 9'-0" from top of slab to top of wall. Contact engineer if higher.

Vertical wall reinforcing:

- #5 vertical bars @ 4'-0" o.c.
- Support bars 1 1/2" away from inside (non-soil) wall face. Dowel 5" into footing.

Horizontal wall reinforcing:

- #4 bars @ 2'-0" o.c. to minimize shrinkage cracks.

Joist to wall connection:

- **Joist to sill plate:** Connect with USP L/Q connector or with (3) 8d nails per IRC table R602.3(1).

- **Sill plate to wall connection:** Connect with 1/2" diameter by minimum 10" long x 2" hook anchor bolts. See IRC 403.1.6 for spacing and location.

- **Blocking at joists:** Where floor joists run parallel to wall, provide solid blocking equal to joist depth @ 2'-0" spacing for first two joist spaces. Fit snug and nail through each joist into end of each piece of blocking with (3) 8d nails.

Temporary wall shoring: Prior to backfilling, contractor shall provide adequate wall bracing.

Wall protection: See architectural for drain-line, dampproofing membrane, and vapor barrier requirements.

CONCRETE WALL PIERS (C):

Center concrete wall pier directly below beam or column bearing. Dowel all vertical reinforcing bars 5" into footing.

Mark Pier size & reinforcing:

- C1 Provide (1) #4 vertical bar full height in minimum 8" thick concrete wall

- C2 Provide (2) #4 vertical bar full height spaced 8" apart in minimum 8" thick concrete wall.

CONCRETE SQUARE PIERS (C):

Mark Pier size & reinforcing:

- C24 24 inch by 24 inch concrete pier: (4) #4 vertical bar full height of wall at four corners.

- Dowel 5" into footing.
- Add #3 horizontal tie bars @ 12" o.c.

SLABS-ON-GRADE:

Performance: Contractor shall make adequate provision to minimize shrinkage or settlement cracks. The following is recommended:

- **Minimum thickness:** 4 inches, unless noted otherwise on plan (or hydraulic system requires greater).
- **Soil preparation:** See above.
- **Concrete strength:** See above.
- **Reinforcing:** 6 x 6 / W1.4 x W1.4 welded wire fabric. Provide minimum one inch cover above soil.
- **Onit:** only with owner's and architect's approval.
- **Slump:** 2" to 3" per ASTM C143-90a.
- **Concrete compression tests:** See above.

WALL FOOTINGS (WF):

General: Center footing on wall. Lap reinforcing minimum 16" at all splices. Place bars on approved chairs 3 inches clear from bottom.

Mark Footing size & reinforcing:

- WF12 Footing: 12" wide by 8" deep with (2) #5 bottom bars continuous.

- WF16 Footing: 16" wide by 8" deep with (2) #5 bottom bars continuous.

- WF20 Footing: 20" wide by 8" deep with (2) #5 bottom bars continuous.

PAD FOOTINGS (F):

Note: Footing depths increase to 10" for footings F40 and greater, and to 12" for footings F44 and greater.

Reinforcing placement: Place bars on approved chairs 3 inches clear from bottom.

Mark Footing size & reinforcing:

- F32 2'-8" x 2'-8" x 8" deep with (3) #5 bottom bars each way

- F44 3'-8" x 3'-8" x 12" deep with (4) #5 bottom bars each way

- F54 4'-6" x 4'-6" x 12" deep with (6) #4 bottom bars each way

FOOTING BEARING:

Shall conform to Minnesota State Building Code Rule 1303.1600:

- **Zone 2:** Bear 3'-6" below finish grade.
- **Exception:** Wherever footings are not adjacent to a heated space, bear minimum 5'-0" below finish grade, unless code authority approves less.

Stepped footings: Step footings as needed at a maximum 3/11 ratio in order to maintain minimum frost depth, or as needed to meet new or existing footings at a deeper elevation.

Frost exposure: Contractor to provide adequate means to protect footings and all other structure from frost damage during construction.

MOST RECENT REVISION: 27 June 2015

STRUCTURAL NOTES FRAMING

O'HALLORAN RESIDENCE
4447 UPTON AVENUE SOUTH
MINNEAPOLIS, MN 55410
SALA #14004

ARCHITECTURES #1503-3

See accompanying letter of certification.

CONSTRUCTION STANDARDS:

Building code: All construction shall be in accord with all structural provisions of the currently adopted Minnesota State Building Code (MSBC) plus the International Residential Code (IRC), plus applicable local codes.

Best practices: All work shall be of custom quality, according to best practices of the trade and manufacturers' product recommendations.

SEPECIAL INSPECTIONS:

Contractor's action: Prior to construction, contractor shall inquire whether architect and owner authorize special inspections for this project. If so, contractor shall employ services of an independent testing laboratory for the following proposed inspections:

Concrete compression tests: Contractor shall employ services of an independent testing laboratory per ASTM C31, C39 and C172. At least one set of test cylinders per concrete load for all poured concrete

Soil quality: Verify minimum soil quality as specified below under "soil quality."

ASSUMED DESIGN LOADS:

Wind loads: Entire structure is designed for minimum 21 psf lateral wind load as required by Minnesota State Building Code.

Floor dead load: Includes sheathing, framing, insulation, mechanical, etc., but no thickest stone, concrete or gypcrete, except as noted below.

Thickest stone: 25 psf floor dead load has been added for thickest stone plus grot (maximum 2.5" thick overall) at the following locations only: Upper master bathroom shower area.

Design loads:

- | | | |
|------------------|-----------------|--------|
| 1. Sloped roofs: | Snow load: | 35 psf |
| | Dead load: | 17 psf |
| | Tile | None |
| 2. Floors: | Live load: | 40 psf |
| | Dead load: | 15 psf |
| | Thickest stone: | None |
| | Concrete: | None |
| | Gypcrete: | None |
| | Live load: | 40 psf |
| | Dead load: | 10 psf |
| 3. Stone Floors: | Thickest stone: | 25 psf |
| | Live load: | 60 psf |
| | Dead load: | 5 psf |
| | Ballast | None |

STRUCTURAL CERTIFICATION:

Certification is provided for structural design to extent indicated in letter of certification.

• The contractor remains responsible for construction in accord with the structural design. Written authorization is required for any modifications to the structural design.

ENGINEERING STANDARD OF CARE:

The standard of care for all structural engineering services provided for this project shall be the level of skill & care ordinarily exercised by structural engineers performing similar services in the same locality, at the same site, under similar circumstances. No guarantee or warranty, express or implied, is made.

DESIGN RESPONSIBILITY:

Structural engineer: Responsible for design of "primary" structure - such as beams and posts, foundation walls & footings - to extent shown on structural documents.

Contractor: Responsible for all other structure, except as specified on structural drawings, including connections, slabs-on-grade, stair framing, deck railings; built-up roof assemblies, brick veneer, chimney, etc.

WOOD CONSTRUCTION:

Standard: Shall conform to all provisions of AISI/SWS NDS National Design Specification for Wood Construction.

Dimensional lumber:

- **Typical:** Shall be #2 SPF or better.
- **Boise-Cascade:** BCJ 6000 series.

Connectors:

- **Bolts:** ASTM A307.
- **High strength screws:** Where specified on plan, use minimum #2 wood with Ledger-Lok or equal high strength screws.

MOISTURE EXPOSED LUMBER:

Interior conditions: All structural wood products exposed to interior moisture conditions, such as any wood in direct contact with concrete, shall be treated #2 southern pine.

Decks and other exterior conditions: Shall be minimum #2 Cedar or preservative treated #2 Southern Pine. See architectural for actual species.

Steel connectors for treated wood: All steel nails, bolts, hangers, etc. shall be galvanized and approved by manufacturer for use with arsenic-free preservative treated wood.

ADVANCED FRAMING:

For this project, the following recommendation of the APA Advanced Framing Construction Guide has been accommodated:

- Where possible, single ply header has been specified at exterior door/window openings.

PRE-ENGINEERED WOOD TRUSSES:

Fabricator's action: If final truss layout varies from that shown on drawings, submit erection drawing to engineer prior to fabrication for coordination with overall design.

- 24" o.c. spacing: 40/20, 19/32".

SUBFLOOR SHEATHING:

Minimum rating and thickness:

- 16" o.c. spacing: 48/24, 25/32".
- 24" o.c. spacing: 60/32, 7/8".

Floor adhesive: Shall conform to APA AFG-01.

Thickest tie floors: Max. 16" o.c. joist spacing.

EXTERIOR WALL SHEATHING:

Minimum span rating and thickness:

- 16" & 24" o.c. spacing: 32/16, 15/32".

STEEL CONSTRUCTION:

Standard: Shall conform to all provisions of AISI Code of Standard Practice for Steel Buildings and Bridges.

Minimum ASTM grade for steel materials:

- **W-shapes:** A572-50 or A992-50.
- **HSS:** A500 Grade B. Fy = 48 ksi.
- **Bolts:**
 - Wood connections: A307.
 - Steel connections: A325 or A490, Type 1.
- **Nuts:** A194, Grade 2H.
- **Washers:** F436.
- **Anchor bolts:** F1554.

Field quality control: Field alteration of steel members by engineer's approval only. No torch cutting of holes.

Shop primer: All steel members shall receive a coat of rust inhibitive primer per Steel Structures Painting Council (SSPC): Steel Structures Painting Manual, Carboline, Rust Oleum or Theneic.

- Truss erection drawing should be sealed by a registered engineer.
- Cross bracing must be shown on erection drawing.

Contractor's action: Prior to fabrication, field verify all truss dimensions to conform with as-constructed conditions, architectural and structural drawings, code requirements, height restrictions, etc.

Attic storage trusses:

- **Deflection:** Allowable live load deflection < L/360, total load < L/240 (3/4" maximum).

WOOD JOISTS:

Minimum flange width shall be 2-5/16" for this project. See plan for depth. The following or better are approved. Contact engineer for alternatives.

1. **L-Level Trus Joist:** TJI 230 series.
2. **Louisiana Pacific:** LPI 32 series.
3. **Boise-Cascade:** BCJ 6000 series.
4. **Georgia-Pacific:** GPI 40 series.

LVL BEAMS:

Minimum design stresses: 2600Fb 1.9E or better for laminated veneer lumber (LVL).

Multiple ply beams: Fasten together per manufacturer's requirements.

Weather protection: All LVL material should receive a factory applied resin-impregnated overlay: **Watershed** by **Trus-Joist** or similar.

PSL (PARALLEL) POSTS:

Shall be **Parallam** parallel strand lumber (PSL) by **Trus-Joist** or equal.

- Shall be treated if exposed to moisture.

Post bearing: If post load is greater than 9000#, do not bear directly on sole plate. Interrupt sole plate, extend post down through floor cavity, and bear directly on post, beam or foundation wall plate below.

GLULAM BEAMS:

Shall be the following as supplied by **Structural Wood Corporation** or equal:

- **26F-V4 Southern Pine:** Fc = 650 psi, E = 1900 ksi. No camber.
- **Moisture exposure:** If used at exterior location, Southern Pine must be treated.
- **24F-V4 Douglas Fir:** Fc = 650psi, E = 1800 ksi. Standard camber = 3/60".
- **Moisture exposure:** If used at exterior location, Douglas Fir should be carefully flashed or otherwise protected from moisture.

DOOR AND WINDOW JAMBS:

Fasten each pair of studs with (1) 10d nail @ 16" o.c.

Mark Jamb description:

J224 Typical at openings in 2x4 stud wall:

- (1) 2x4 trimmer + (1) 2x4 king stud

J226 Typical at openings in 2x6 stud wall:

- (1) 2x6 trimmer + (1) 2x6 king stud

J424 (2) 2x4 trimmer + (1) 2x4 king stud

J424 (2) 2x4 trimmer + (1) 2x4 king stud

J424 (4) 2x4 trimmer + (1) 2x4 king stud

WELDED STEEL CONNECTIONS:

Although bolted connections are generally preferred, steel connections may be field welded rather than bolted. Engineer may be contacted for alternate weld design.

Contractor's action: Prior to any welding, verify welder's certification per AWS D1.1-90.

STEEL BEAMS:

Web stiffeners: For I-shape steel beams weighing 35# or more per foot, 3/16" thick by 2" steel web stiffeners both sides of web at all bearing points and at concentrated loads.

Steel beam bearing on masonry / concrete: Unless otherwise detailed on drawings:

- **Anchor bolts:** Connect with (2) 1/2" diameter steel epoxy anchors (minimum 3 inch embedment into concrete); **Hilti HVA** system or equal.

- **Groat bed:** Support steel members on a 1/2" bed of groat.

STEEL POSTS:

Post bearing: Do not bear on a wood sole plate or floor joists. Bear directly on primary structural member such as post, beam, or foundation wall.

Cap plate: Unless noted on plan, shall be 1/4" thick by 10" long by width of beam above with holes for minimum (2) 3/4" diameter A325 bolts.

Base plate: Shall be 3/8" thick by minimum 10" with holes for minimum (2) 1/2" diameter epoxy anchor bolts (minimum 3 inch embedment into concrete); **Hilti HVA** system or equal.

- Bear base plate on 1/2" +/- groat.

MOST RECENT REVISION: 27 June 2015



SALA ARCHITECTS
SALAARC.COM

MINNEAPOLIS
T 612.379.3037
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F 651.351.4327
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STILLWATER, MN 55082

O'HALLORAN RESIDENCE

4447 UPTON AVE S
MINNEAPOLIS, MN 55410

| DATE | DESCRIPTION |
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| PROJECT NUMBER | |
| 14004 | |
| PROJECT ARCHITECT | |
| BRYAN ANDERSON | |
| DRAWN BY Bryan Anderson, Jessica Wilder and Sara Whitner | |
| SHEET NO. 54 | |
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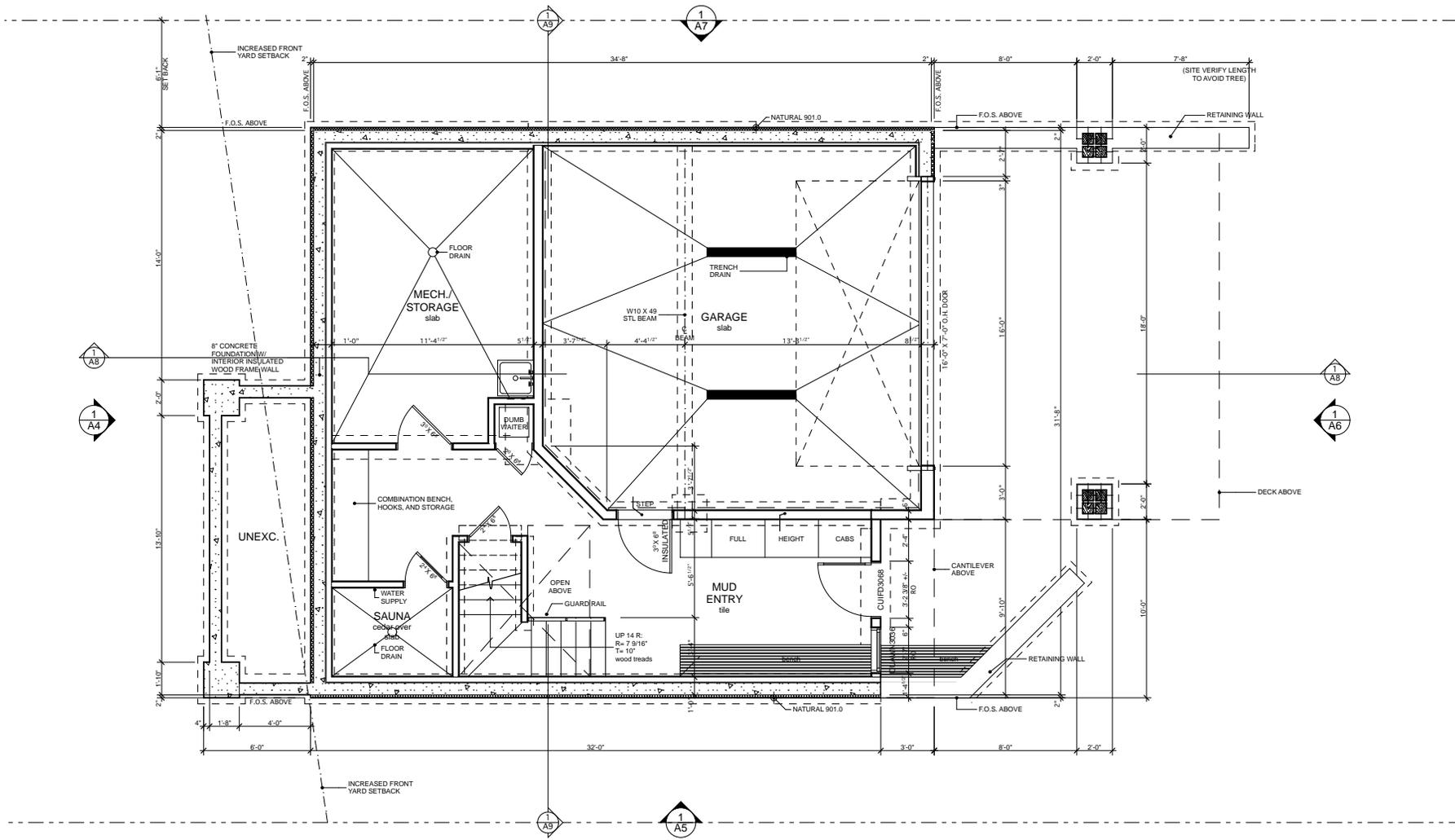


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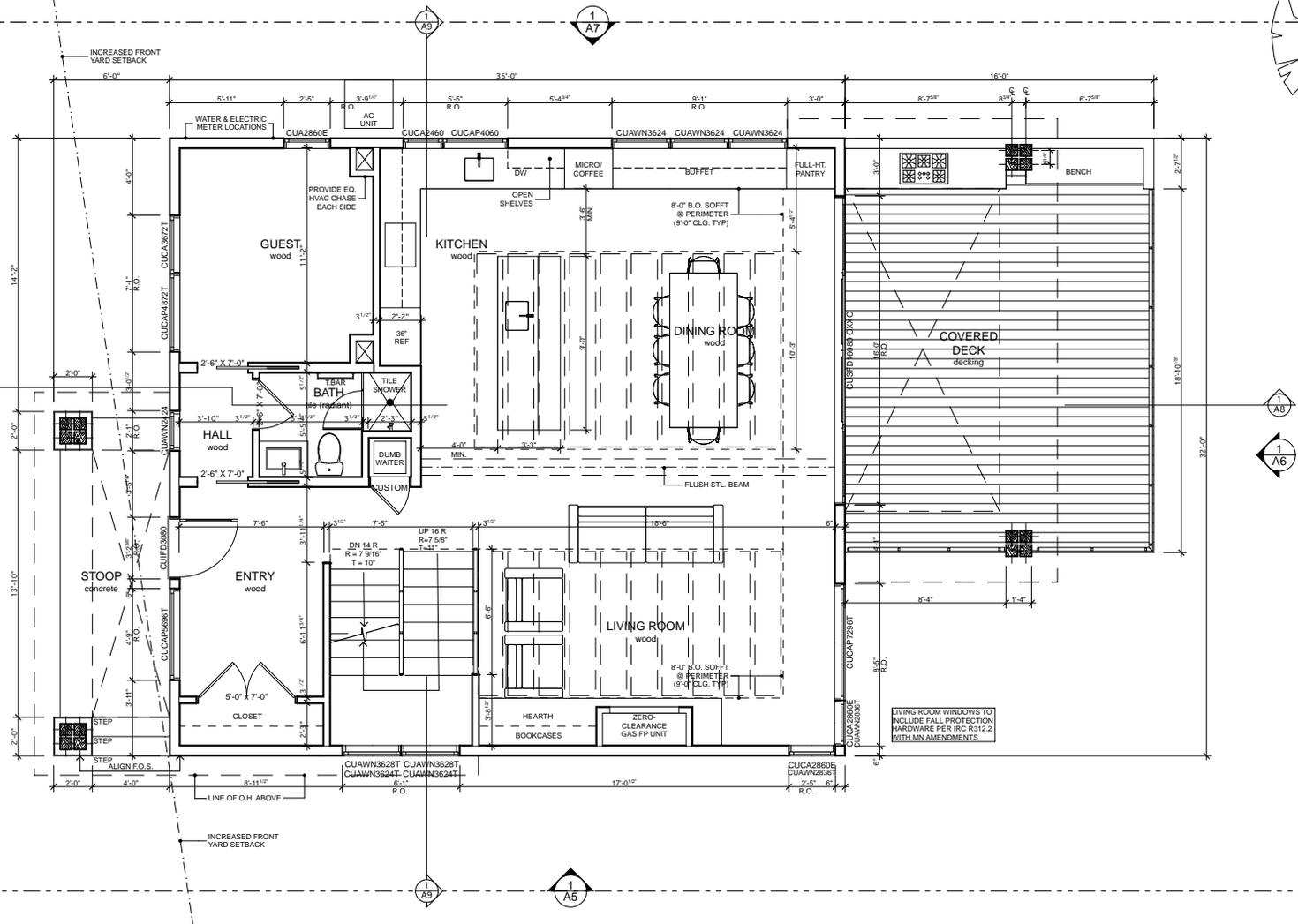
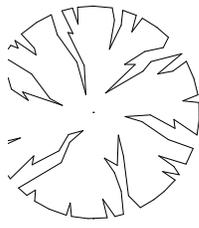
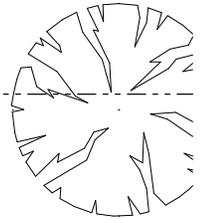
1
A1 **BASEMENT PLAN**
SCALE: 1/4" = 1'-0"



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1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



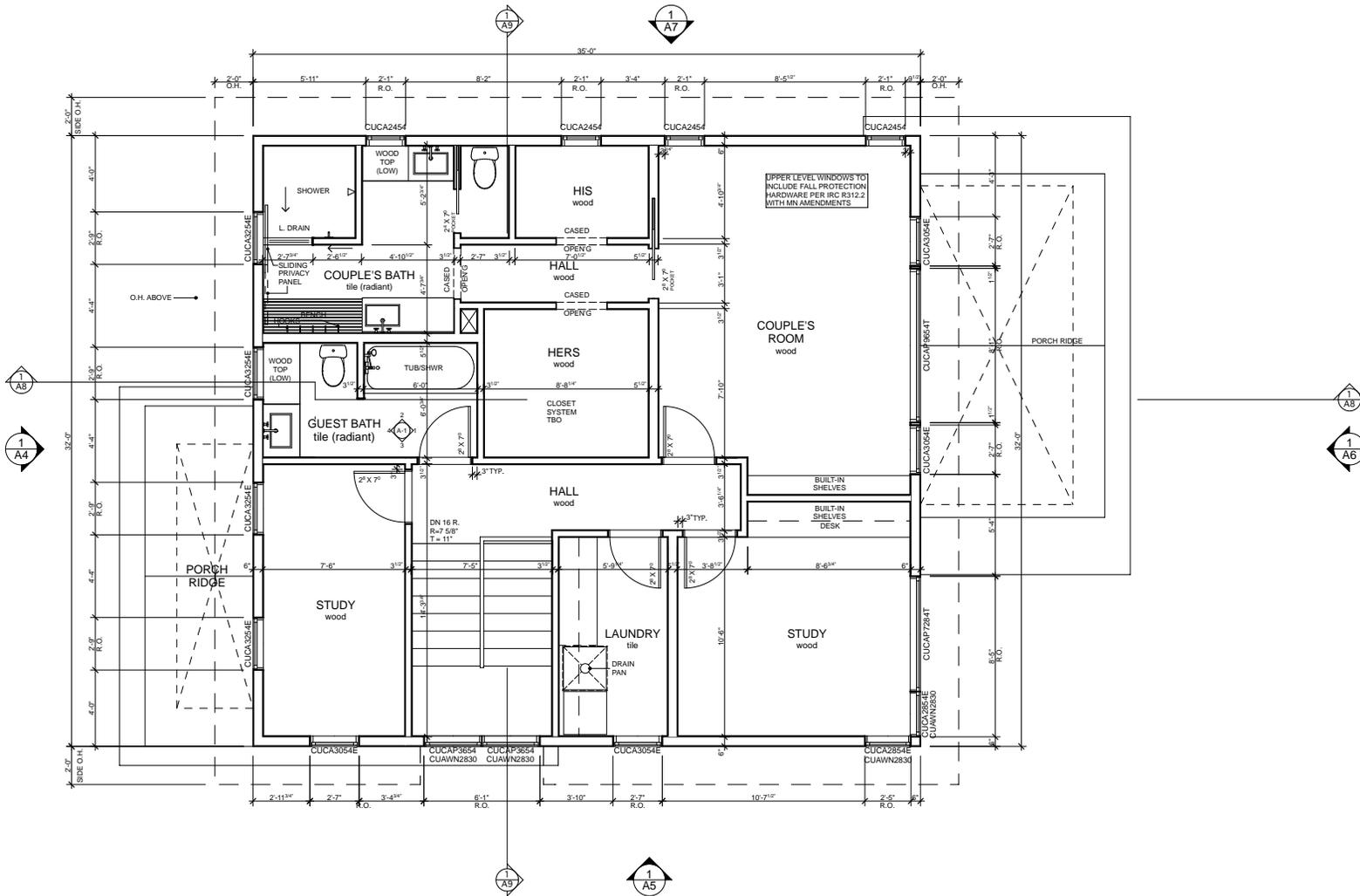
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1
A3

UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

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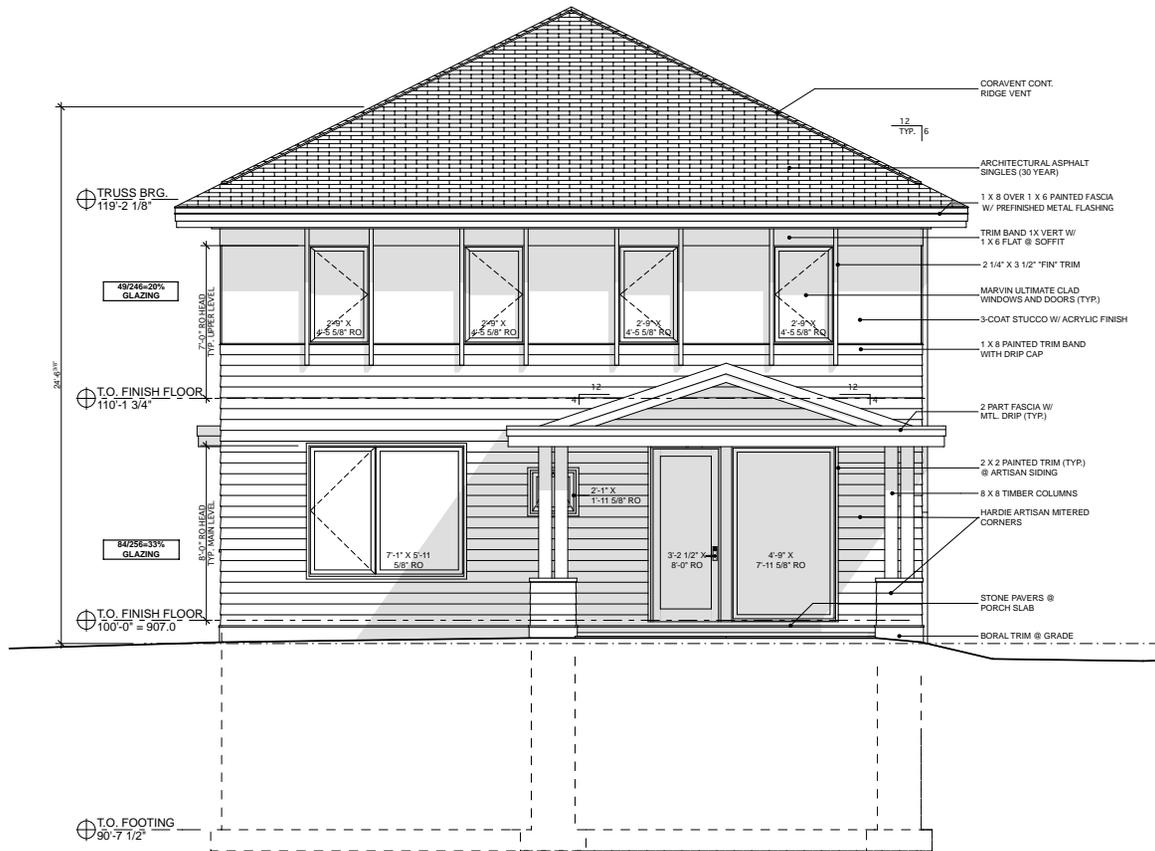
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BRYAN ANDERSON
DRAWN BY Bryan Anderson, Jessica Wilder and Sara Whischer



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O'HALLORAN RESIDENCE

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1
A4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

| DATE | DESCRIPTION |
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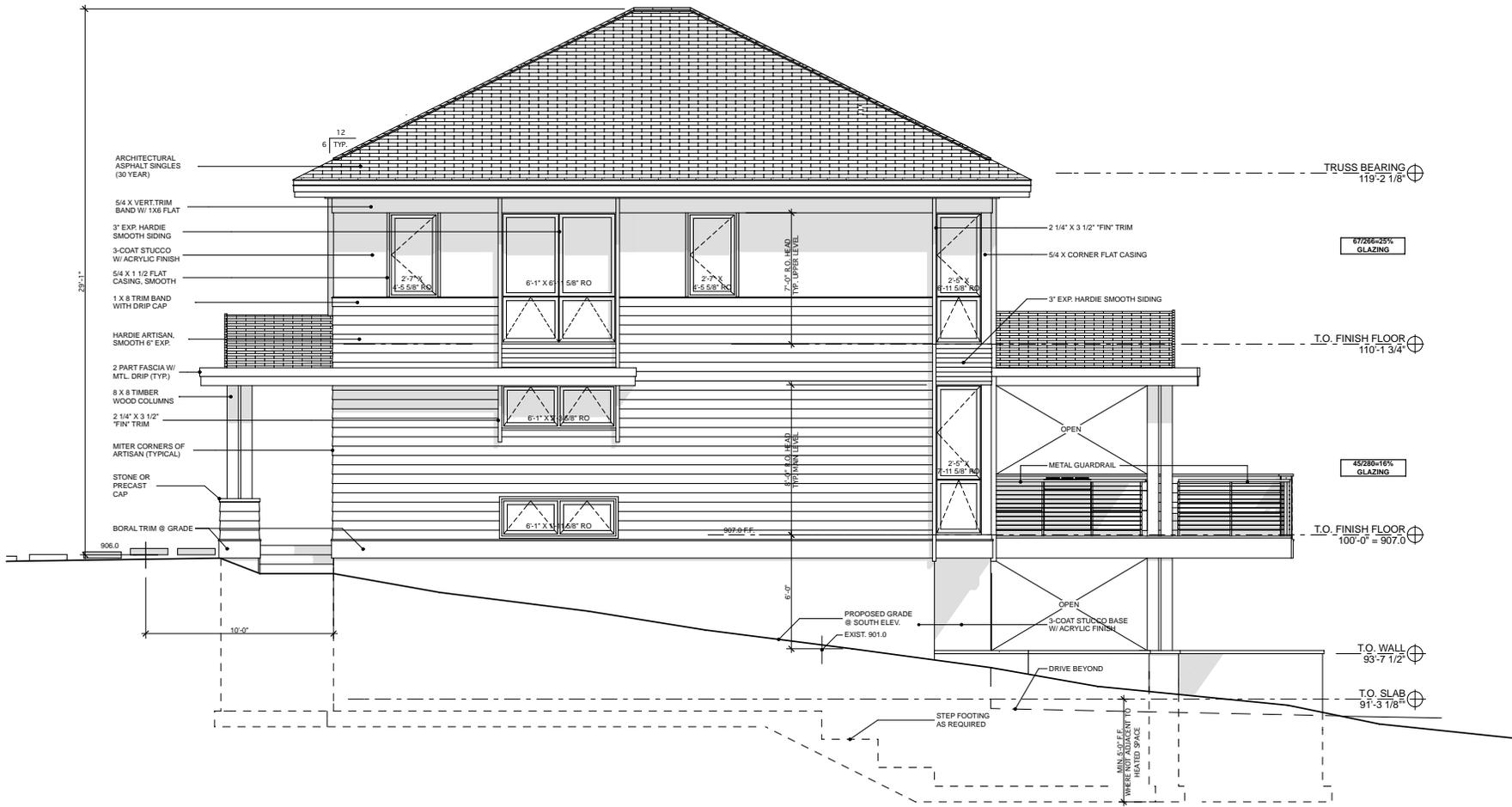


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O'HALLORAN RESIDENCE
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1
A5

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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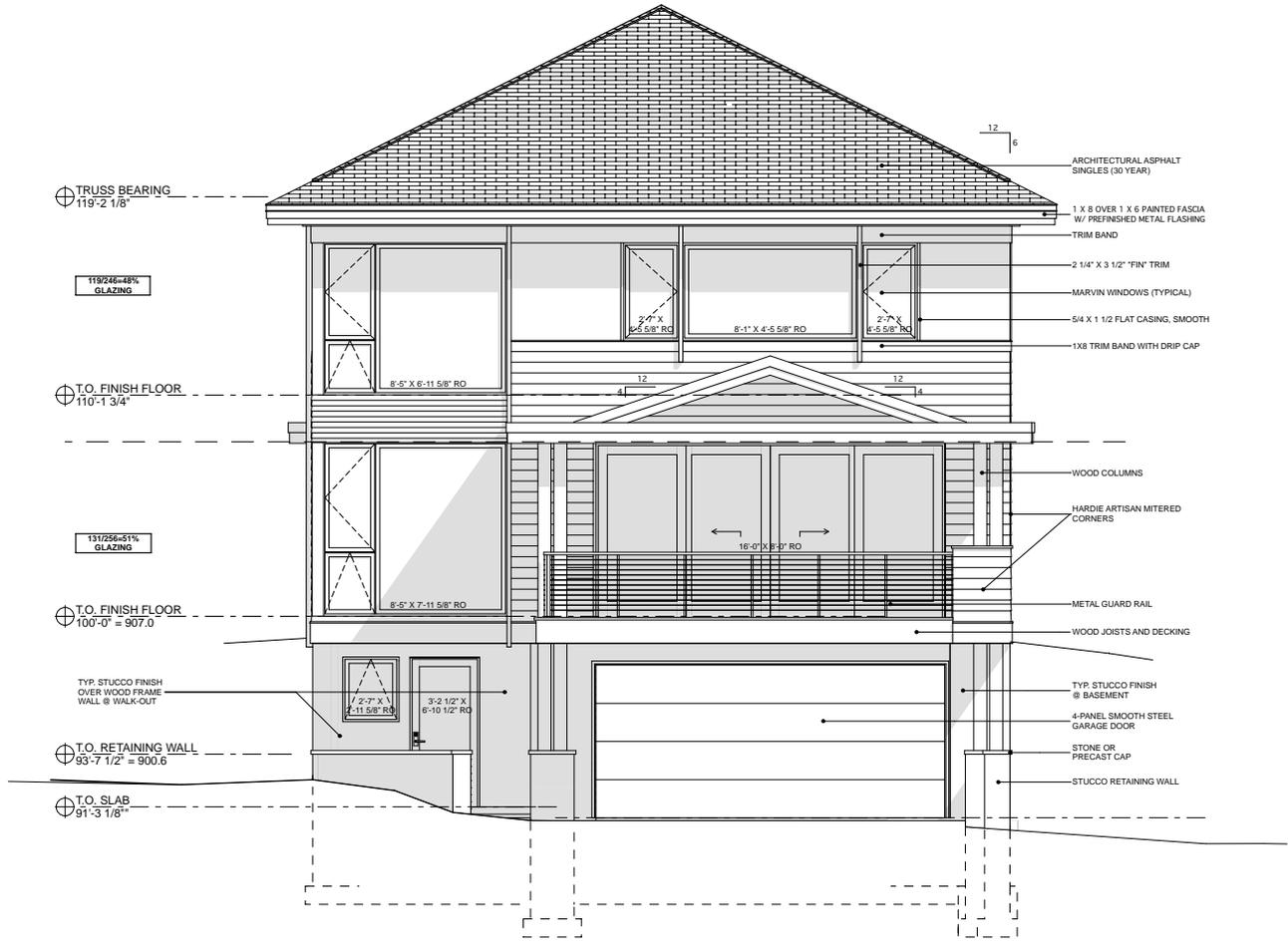
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1 EAST ELEVATION
A6 SCALE: 1/4" = 1'-0"

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4447 UPTON AVE S
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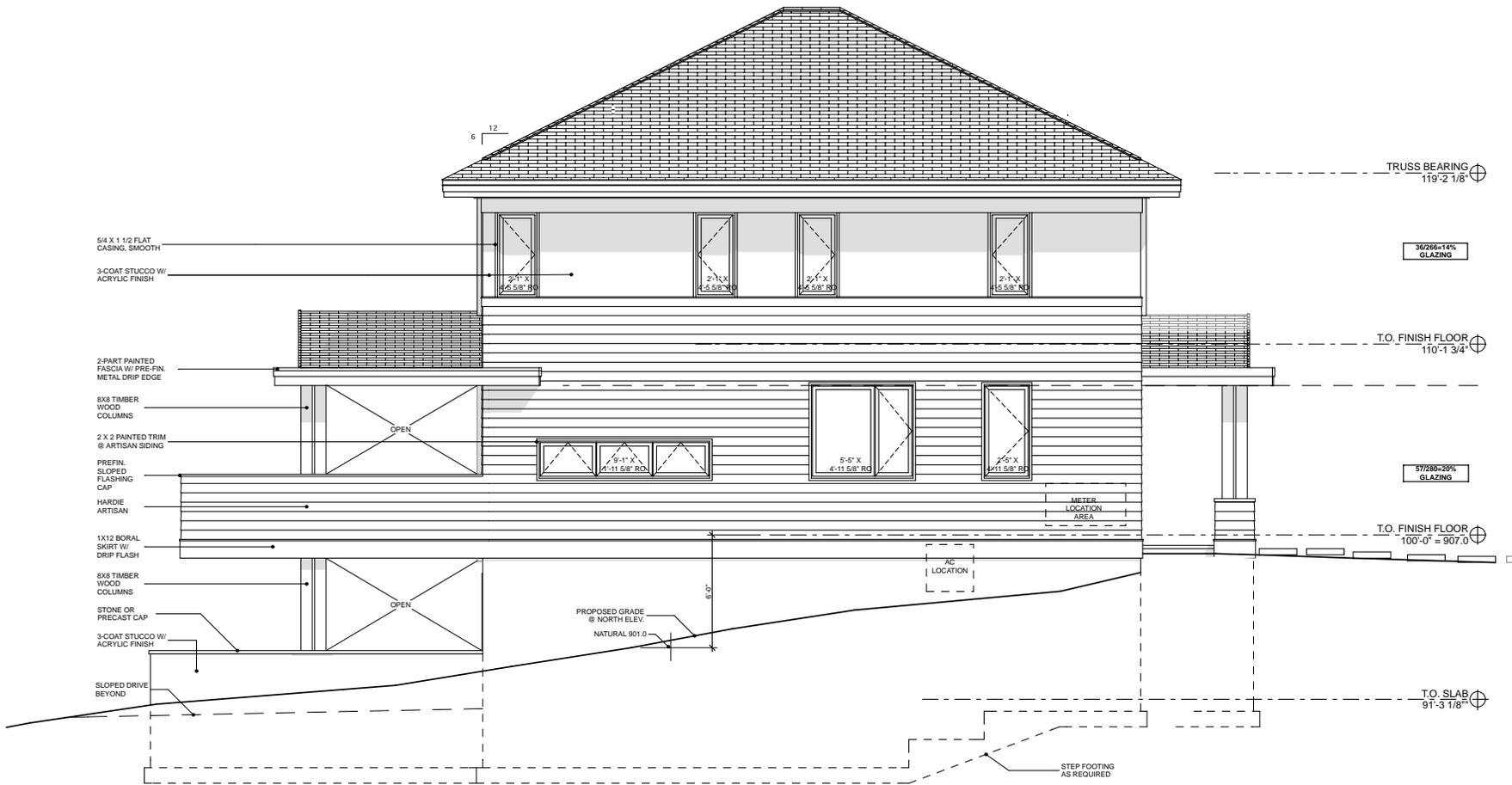
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O'HALLORAN RESIDENCE
4447 UPTON AVE S
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1 NORTH ELEVATION
A7 SCALE: 1/4" = 1'-0"

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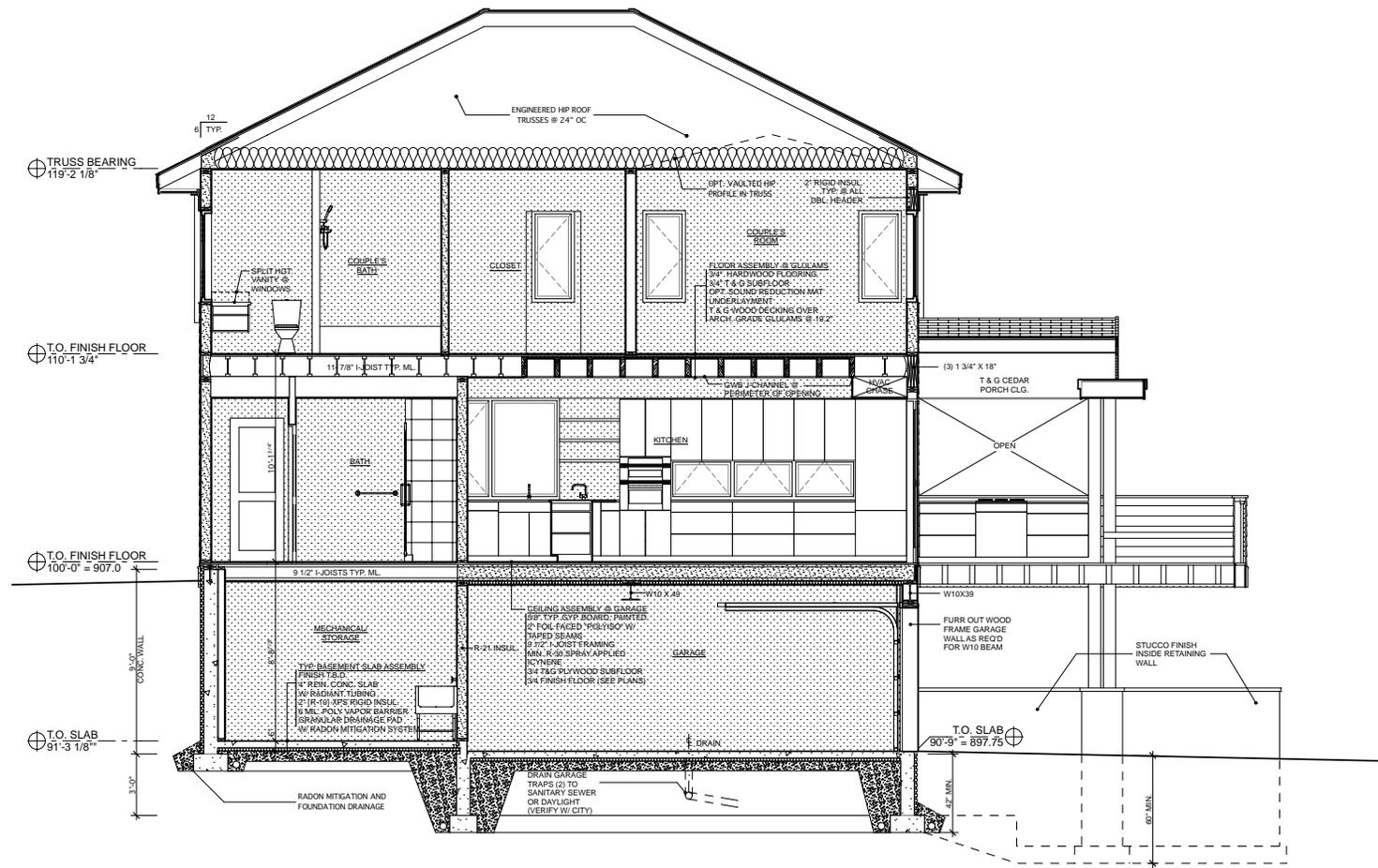
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O'HALLORAN RESIDENCE
4447 UPTON AVE S
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1 SECTION LOOKING NORTH
A8 SCALE: 1/4" = 1'-0"

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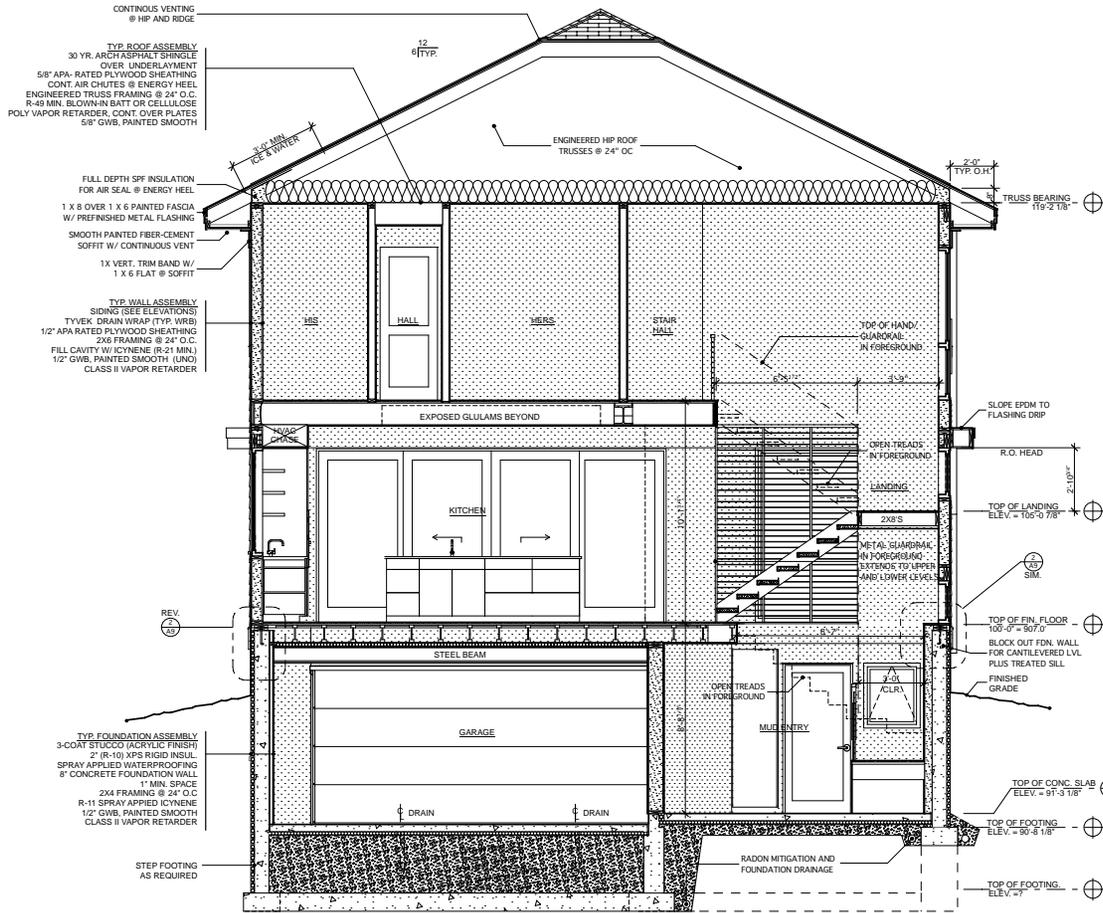


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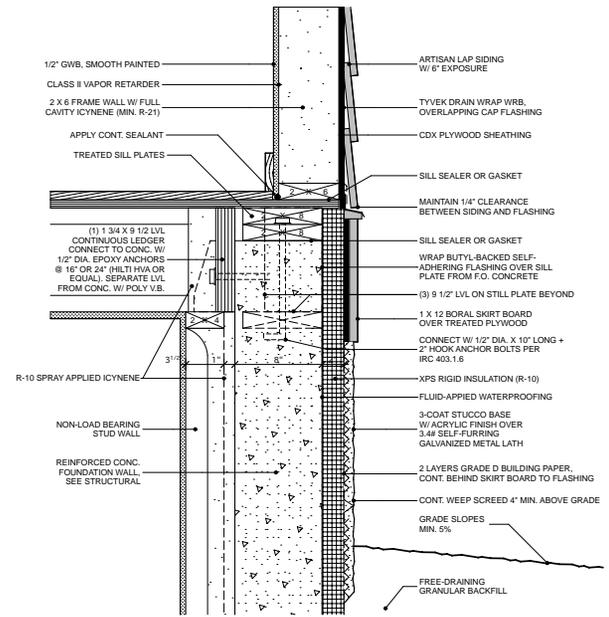
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O'HALLORAN RESIDENCE
 4447 UPTON AVE S
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1 SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"



2 SILL PLATE TYPICAL
SCALE: 1 1/2" = 1'-0"

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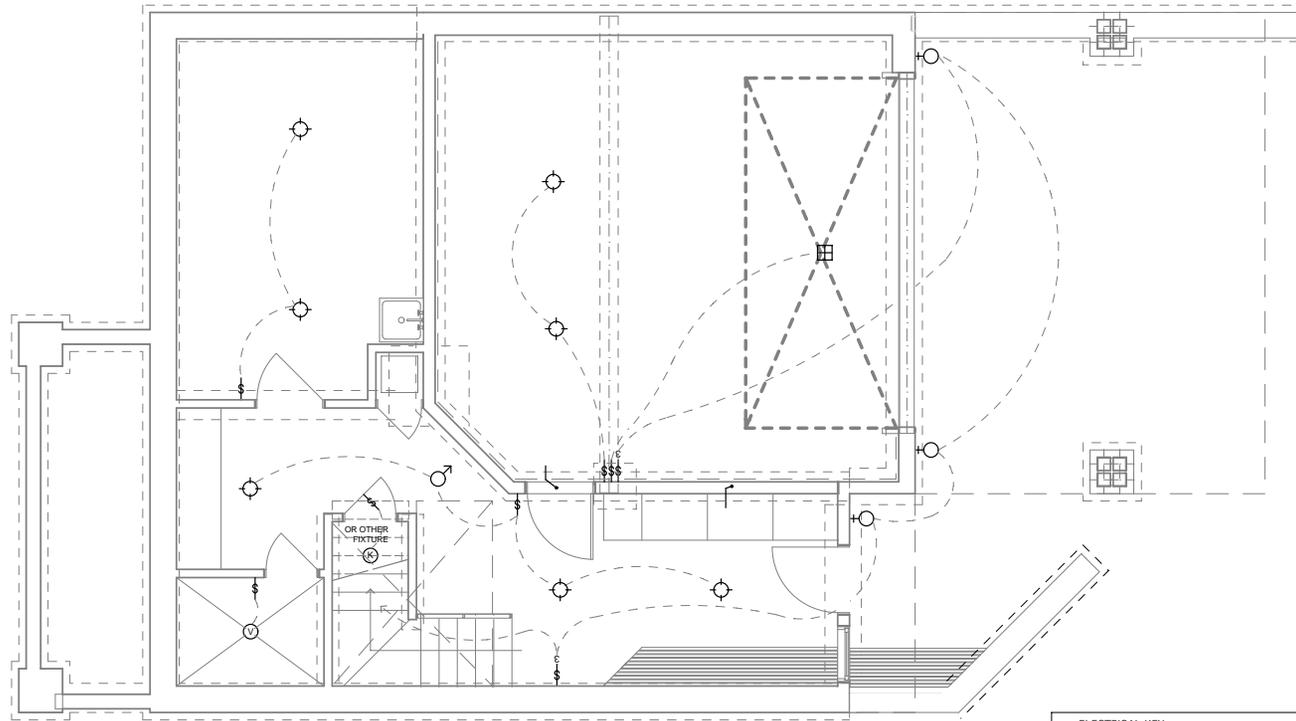
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1
E1

LOWER LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

| ELECTRICAL KEY | | | |
|----------------|---------------------|---------|--------------------------|
| ⊗ | RECESSED CAN | RL — RL | ROPE LIGHTING |
| ←○ | DIRECTIONAL CAN | ⊖ | SWITCHED DUPLEX OUTLET |
| +○ | SCONCE | ⊕ | DUPLEX OUTLET |
| ⊙ | CEILING MOUNTED | ⊖ | DUPLEX FLOOR OUTLET |
| Ⓟ | PENDANT | ⊕ | QUADRUPLEX OUTLET |
| — | UNDER-CABINET LIGHT | Ⓜ | PLUGMOULD OUTLETS |
| — | FUORESCENT LIGHT | ⊖ | WATERPROOF DUPLEX OUTLET |
| ⊙ | SMOKE DETECTOR | — | SWITCH |
| Ⓟ | BATHROOM FAN | — | 3-WAY SWITCH |
| ◀ | TELEPHONE JACK | — | 4-WAY SWITCH |
| ◁ | DATA JACK | — | DIMMER SWITCH |
| ● | STEP LIGHT | AV | CABLE JACK |
| ⊙ | VAPOR TIGHT FIXTURE | ⊙ | KEYLESS LIGHT FIXTURE |
| ← | DOOR BELL | ⊕ | GARAGE DOOR OPENER |

O'HALLORAN RESIDENCE

4447 UPTON AVE S
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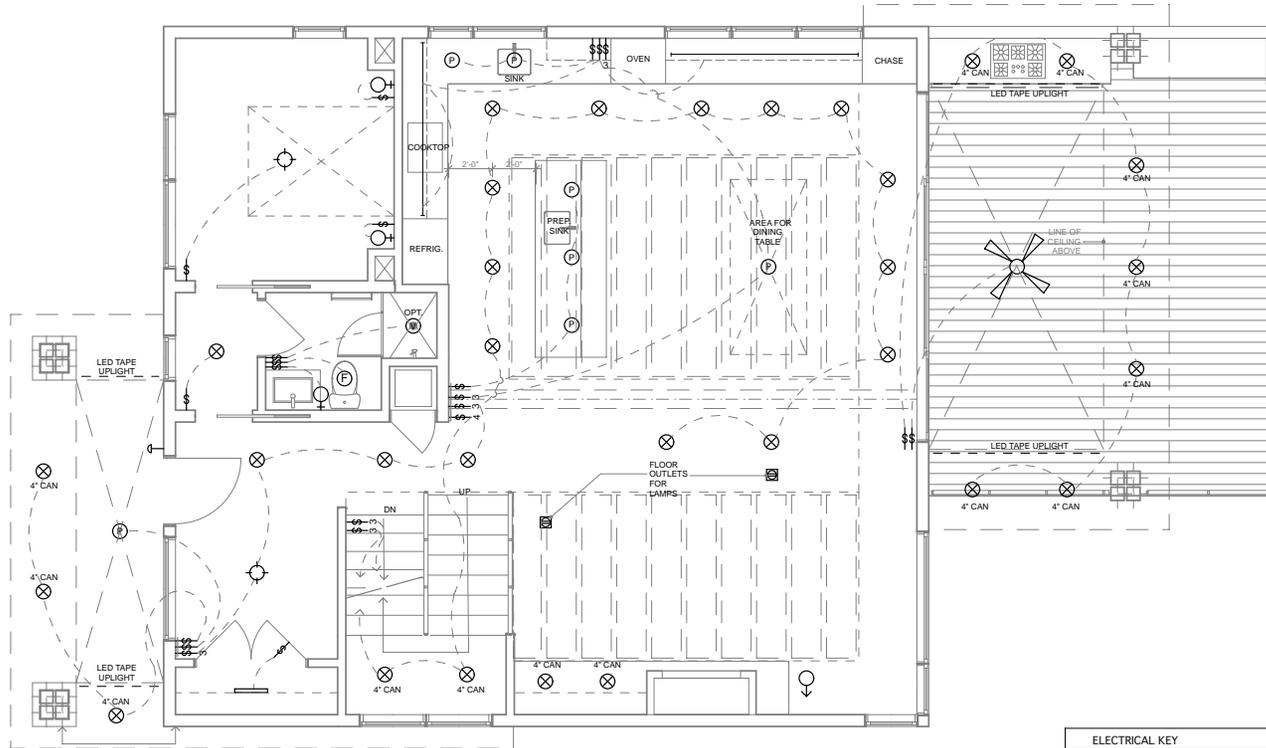
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1
E2

MAIN LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

| ELECTRICAL KEY | | | |
|----------------|---------------------|--|--------------------------|
| | RECESSED CAN | | RL - RL ROPE LIGHTING |
| | DIRECTIONAL CAN | | SWITCHED DUPLEX OUTLET |
| | SCONCE | | DUPLEX OUTLET |
| | CEILING MOUNTED | | DUPLEX FLOOR OUTLET |
| | PENDANT | | QUADRUPLEX OUTLET |
| | UNDER-CABINET LIGHT | | PLUGMOULD OUTLETS |
| | FUORESCENT LIGHT | | WATERPROOF DUPLEX OUTLET |
| | SMOKE DETECTOR | | SWITCH |
| | BATHROOM FAN | | 3-WAY SWITCH |
| | TELEPHONE JACK | | 4-WAY SWITCH |
| | DATA JACK | | DIMMER SWITCH |
| | STEP LIGHT | | CABLE JACK |
| | VAPOR TIGHT FIXTURE | | KEYLESS LIGHT FIXTURE |
| | DOOR BELL | | GARAGE DOOR OPENER |

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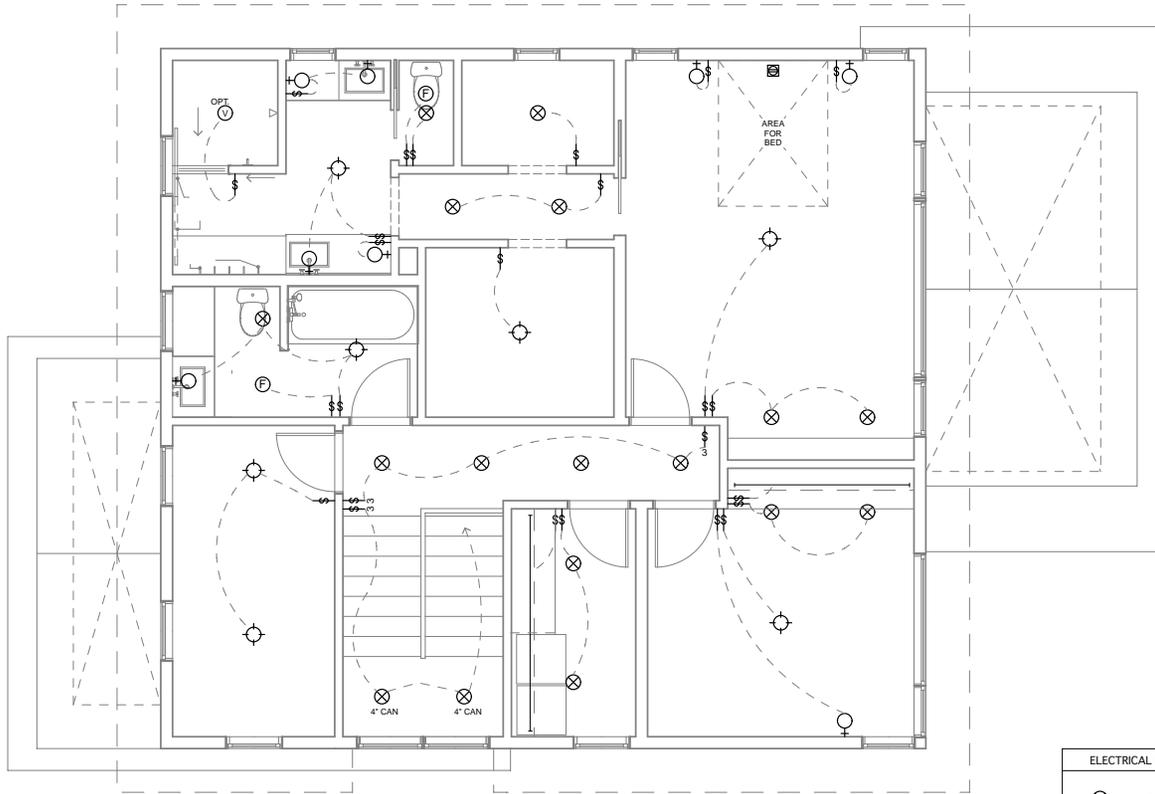
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MINNEAPOLIS, MN 55410

1
E3

UPPER LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL KEY

- | | | | |
|-----|---------------------|---------|--------------------------|
| ⊗ | RECESSED CAN | RL — RL | ROPE LIGHTING |
| ← | DIRECTIONAL CAN | ⊕ | SWITCHED DUPLEX OUTLET |
| + ○ | SCONCE | ⊕ | DUPLEX OUTLET |
| ⊙ | CEILING MOUNTED | ⊕ | DUPLEX FLOOR OUTLET |
| Ⓟ | PENDANT | ⊕ | QUADRUPLEX OUTLET |
| — | UNDER-CABINET LIGHT | ⊕ | PLUGMOULD OUTLETS |
| — | FUORESCENT LIGHT | ⊕ | WATERPROOF DUPLEX OUTLET |
| ⊙ | SMOKE DETECTOR | — | SWITCH |
| Ⓟ | BATHROOM FAN | — | 3-WAY SWITCH |
| ▲ | TELEPHONE JACK | — | 4-WAY SWITCH |
| ◁ | DATA JACK | — | DIMMER SWITCH |
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PROJECT ARCHITECT
BRYAN ANDERSON
DRAWN BY Bryan Anderson, Jessica Wilder and Sara Whischer



October 21, 2015

To: Brian Schaffer, Principal Planner
Suado Abdi, City Planner

Department of Community Planning &
Economic Development - Planning Division
250 S. 4th St. Room 300
Minneapolis, MN 55415

Re: LHiNC Zoning Committee October Meeting: 4309 Ewing Ave. S. and 4447 Upton Ave S.

Dear Mr. Schaffer and Ms. Abdi,

Please be advised of the findings of the Linden Hills Zoning Committee at its October 19, 2015 meeting, respectfully submitted on behalf of Eric Hansen, Committee Chair.

The Committee voted unanimously to **Not Oppose** the variance to reduce from 7' to 5.2' the side yard setback for a 2-story addition at 4309 Ewing Ave S.

The Committee voted unanimously to **Not Oppose** the variance to increase the Floor Area Ratio (FAR) allowance to accommodate inclusion of the basement square footage at 4447 Upton Ave. S.

Please contact me if you have any questions.

Regards,

Christy Prediger
Linden Hills Neighborhood Coordinator
(612) 481-5574

cc: Eric Hansen, LHiNC Zoning Committee Chair
Mike Lamb, homeowner, 4309 Ewing Ave. S.
J. Patrick O'Halloran, homeowner, 4447 Upton Ave. S.
Bryan Anderson, SALA Architects, 4447 Upton Ave. S.
Dan Mulrennan, MSI Custom Homes, 4447 Upton Ave. S.



4447 Upton Ave. South
Front/West Elevation



4447 Upton Ave. South
Rear Yard/East Elevation



4447 Upton Ave. South
Rear Yard Looking West



4447 Upton Ave. South
Rear Yard Looking North



Between 4447 and 4451 Upton Ave. South
Looking East



Between 4441 and 4447 Upton Ave. South
Looking East



4447 Upton Ave. South
East Facing Elevation



4447 Upton Ave. South
View Looking East



4451 and 4447 Upton Ave. South
View from backyard of 4447 looking Southwest



4447 Upton Ave. South
North Elevation Looking Southeast



4451 and 4447 Upton Ave. South
View from Southeast corner of 4447



4447 Upton Ave. South
South Elevation



From 4441 Upton Ave. South
Looking South



4447 and 4451 Upton Ave. South
From NW corner of 45th and Upton looking NE



4441 and 4447 Upton Ave. South
From NW corner of 45th and Upton looking NE



4454 and 4448 Upton Ave. South
Viewed from 4447 Upton Ave. South



4444, 4440, and 4436 Upton Ave. South
Viewed from 4447 Upton Ave. South



4441 Upton Ave. South



4437 Upton Ave. South



4433 Upton Ave. South



4436 Upton Ave. South



4440 Upton Ave. South



4444 Upton Ave. South



4448 Upton Ave. South



4454 Upton Ave. South



2716 West 45th Street



4446 Thomas Ave. South



4440 Thomas Ave. South



4436 and 4438 Thomas Ave. South



4432 and 4434 Thomas Ave. South



Surrounding Site Context
(Shoreland Overlay)



View A.
(Shoreland Overlay)



View B.
(Shoreland Overlay)