

**LAND USE APPLICATION SUMMARY**

*Property Location:* 1202 Como Avenue SE  
*Project Name:* 1202 Como Avenue SE Townhouse Addition  
*Prepared By:* Chris Vrchota, Senior City Planner, (612) 673-5467  
*Applicant:* Chad Kraft  
*Project Contact:* William Wells, Architect  
*Request:* To add two new three-bedroom townhouse units to the structure.  
*Required Applications:*

<b>Variance</b>	To reduce the established front yard setback for the principal structure from 27.67 feet to 23.07 feet.
<b>Variance</b>	To reduce the corner side yard setback for an off-street parking space from 8 feet to 6.5 feet.

**SITE DATA**

<b>Existing Zoning</b>	R4 Multiple Family District UA University Area Overlay District
<b>Lot Area</b>	7,541 square feet / .1731 acres (per survey)
<b>Ward(s)</b>	2
<b>Neighborhood(s)</b>	Southeast Como Improvement Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	<u>The Como Blueprint: A Small Area Plan for the Como Neighborhood of Minneapolis</u>

<b>Date Application Deemed Complete</b>	August 9, 2016	<b>Date Extension Letter Sent</b>	September 8, 2016
<b>End of 60-Day Decision Period</b>	October 10, 2016	<b>End of 120-Day Decision Period</b>	December 7, 2016

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The site is a corner lot at the southeast corner of the intersection of 12<sup>th</sup> Avenue SE and Como Avenue SE. It is rectangular, measuring 125.70'x60'. There is an existing structure on the site containing three dwelling units. One unit is in the portion of the structure that originally existed on the site, previously used as a single-family dwelling. The two other units are attached townhomes that were added onto the original structure in 2015.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The property is on a block that is mainly comprised of small scale residential structures, ranging from one to three dwelling units. The surrounding neighborhood is a mixture of single-family and multi-family structures as well as townhomes and apartment buildings.

**PROJECT DESCRIPTION.** The Applicant is proposing to demolish the original portion of the structure and construct two new three-bedroom townhome units on the north side of the structure. The Applicant is proposing to construct an enhanced bicycle shelter at the rear of the structure and add an additional parking space on the west side of the existing parking area to satisfy the parking requirement of 7 spaces.

**RELATED APPROVALS.** In addition to the requested variances, the proposed project would require an application for administrative site plan review for the new dwelling units and a wrecking permit for the original structure.

**PUBLIC COMMENTS.** As of the writing of this report, no public comments had been received on the application. Any additional correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the front yard setback along Como Avenue SE to allow for a building addition 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 Applicant is requesting a variance to reduce the front yard setback along Como Avenue SE from 27.67 feet to 23.07 feet.

The 27.67 foot established front yard setback is nearly double the district minimum setback of 15 feet. This large setback combined with the corner side yard setback and the existing rear addition to the building, which is to remain, limits the area of the site available for new construction. This is a unique circumstance to the property, though it was created in part by the property owner's decision to locate the new building at 1208 Como Avenue SE farther back on the lot than required by code. The proposed new construction would largely be on the footprint of the existing structure and would decrease the amount that the structure encroaches into the required front yard.

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 proposed use of the site as a four-unit dwelling is a reasonable use for the site. The building at 1208 Como Avenue SE, immediately to the east, is located slightly farther back from the front lot line than other properties on the block. Locating the new structure at 1202 Como Avenue SE closer to the front lot line would be more in character with the area and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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.*

Most structures on the block sit closer to the front lot line than the new building at 1208 Como Avenue SE, which creates the required setback for the subject site. The proposed setback is still greater than the district minimum setback of 15 feet and would be more in character with other properties in the area. The proposed placement would not alter the essential character of the locality, nor would it impact on use or enjoyment of other property in the vicinity. The proposed structure would not have an impact on the health, safety or welfare of the general public or those utilizing nearby properties.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the corner side yard setback along 12th Avenue SE to allow for a parking space 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 applicant is proposing to add parking to the existing parking area at the rear of the lot, with one of the new spaces proposed to be 6'-6" from the west corner side lot line. As proposed, the building on the site would have a total of 14 bedrooms- three each in the two new units, plus four in each of the two existing units that would remain. (The upper levels of the proposed new units are not being identified as bedrooms by the Applicant, but have been determined by the Zoning Administrator to meet the definition of a bedroom, per section 551.1310 of the Zoning Code.) The UA Overlay District requires .5 parking spaces per bedroom, creating a total parking requirement of seven spaces. The Applicant is proposing to satisfy one space with an enhanced bike shelter, as allowed by section 551.1330(b). The remaining 6 spaces are proposed to be located at the south end of the site adjacent to the alley.

The area of the site available for parking is limited by the placement of the existing portion of the building and setback constraints. There is no room to add additional parking spaces on the site without triggering the need for at least one variance, which is a unique circumstance to the property. There is already a high demand for on-street parking in the area, making on-site parking an important requirement to meet.

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.*

This is a reasonable request for the use of the property. The intent of the setback requirement is to provide separation between development and adjacent properties and the public realm. Locating one parking space 6'-6" from the property line would be a reasonable proposal meeting the spirit and intent of the ordinance if the space was well landscaped and screened from view from the right-of-way.

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 proposed parking location would not alter the essential character of the area- the property immediately adjacent to the south is a large apartment complex that appears to be built closer to the west lot line than the proposed parking space. If properly screened, the proposed location for this parking space would not be injurious to the use or enjoyment of the property or other properties in the vicinity. Locating a parking space in this location would not have an impact on public health, safety or welfare.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Chad Kraft for the property located at 1202 Como Avenue SE:

**A. Variance to decrease the front yard setback along Como Avenue SE to allow for a building addition.**

Recommended motion: **Approve** the application for a variance to reduce the front yard setback from 27.67 feet to 23.07 feet, subject to the following conditions:

1. The applicant shall obtain all other required approvals and permits.
2. CPED staff review and approve the final site plan, building plans, and elevations.
3. All site improvements shall be completed by September 15, 2018, unless extended by the Zoning Administrator.

**B. Variance to reduce the corner side yard setback for an off-street parking space.**

Recommended motion: **Approve** the variance application to reduce the corner side yard setback from 8' to 6.5' for a parking space, subject to the following conditions:

1. In addition to the required landscaping and screening on the west side of the parking area, screening meeting the requirements of section 530.170 shall be provided on the north side of the parking area between the west edge of the parking area and the building wall.

## ATTACHMENTS

1. Zoning map
2. Written description, photos and findings submitted by applicant
3. Survey
4. Site plan
5. Plans
6. Building elevations



July 27, 2016

To: Chris Vrchota, AICP  
and Members of the Zoning Board of Adjustments  
250 South Fourth Street – Room 300  
Minneapolis, MN 55415

**Land Use Application**

CC: Council Member Cam Gordon  
350 South 5<sup>th</sup> St. Room 307  
Minneapolis, MN 55415

Re: 1202 Como Ave SE Minneapolis, MN

Dear Council Member Gordon, Zoning Staff, and Zoning Board of Adjustments.

Wells and Company Architects is pleased to provide the attached Land Use Application and Architectural Plans for two new townhomes at 1202 Como Ave SE in Minneapolis. The Architect met with the Neighborhood Group on July 19<sup>th</sup> to review the attached plans and site photos.

**EXISTING CONDITIONS ON SITE**

- 3 Townhomes on site and 5 surface parking space with enhanced bike shelter.
- 1202 Como Ave SE – Existing single family house on site (shown in the picture below)
- 1204 Como Ave SE – Existing Townhouse Built in 2015
- 1206 Como Ave SE – Existing Townhouse Built in 2015
- 12 Bedrooms total on site.



Photo by William Wells Architect showing the existing conditions at 1202 Como Ave SE. July 2016

**The existing single family house at 1202 Como Ave SE is out of scale, too close to the street and lacks proper landscaping. It needs to be demolished.**

## PROPOSED CHANGES

Demo the existing single family house at 1202 Como Ave SE. Build two new townhomes.  
 4 Townhomes on site total. Add a new 6<sup>th</sup> surface parking space with enhanced bike shelter.

1200 Como Ave SE – NEW Townhouse

1202 Como Ave SE – NEW Townhouse

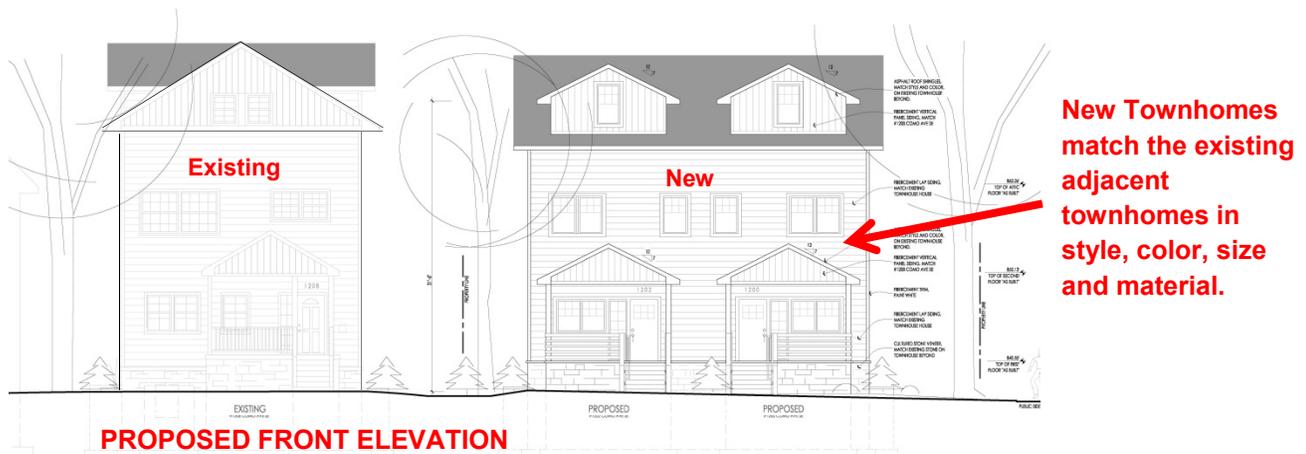
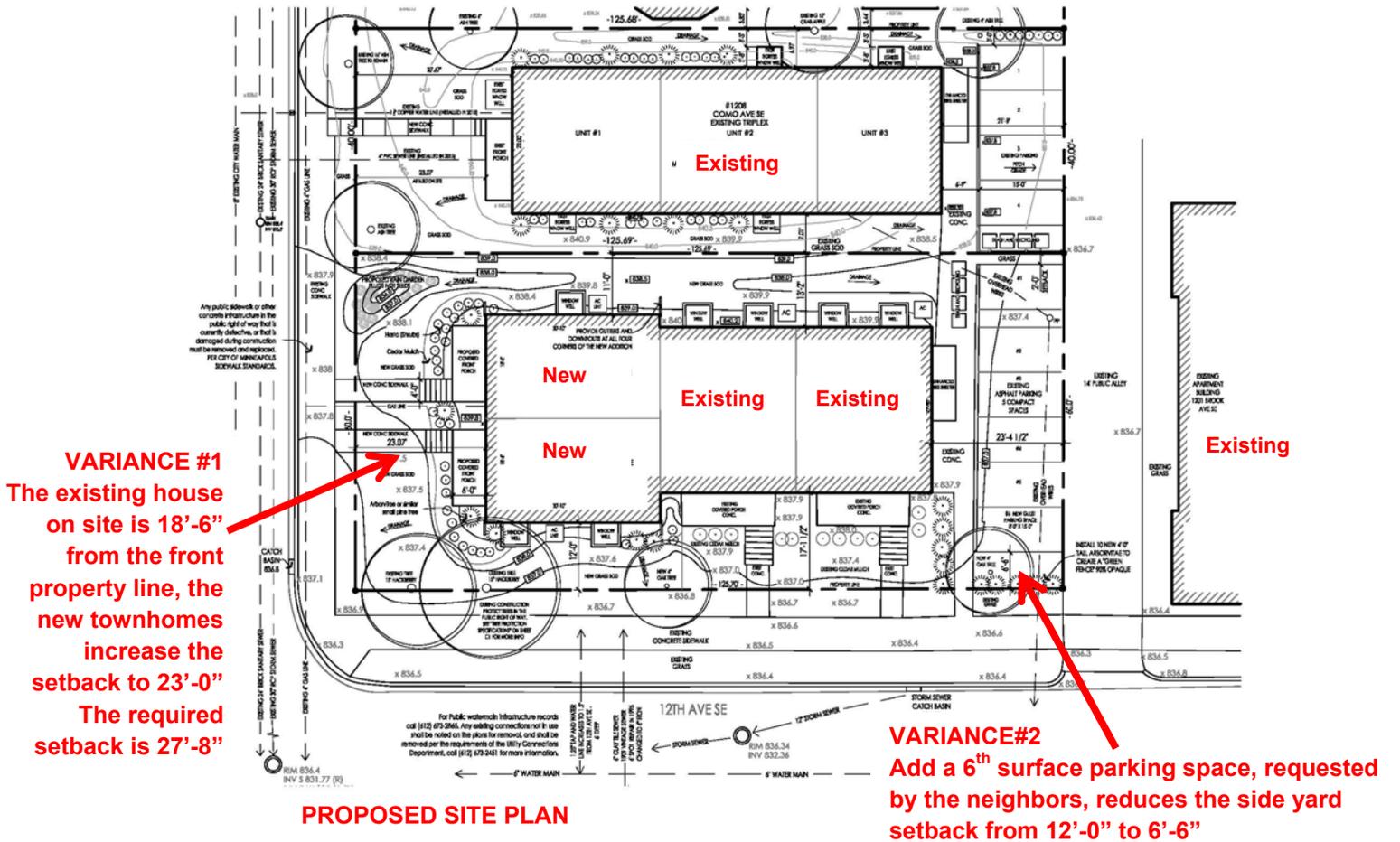
1204 Como Ave SE – Existing Townhouse Built in 2015

1206 Como Ave SE – Existing Townhouse Built in 2015

12 Bedrooms total on site. (14 Bedrooms are legally allowed).

Variance #1 – Front yard setback variance

Variance #2 – Side yard setback variance (for additional 6<sup>th</sup> parking space).



## **COMMENTS RECEIVED FROM NEIGHBORS DURING THE NEIGHBORHOOD MEETING**

During the neighborhood meeting the Architect recorded the following comments:

- The site should maximize off-street parking.
- Guests parking should not be on the public street.
- There is a lack of off-street parking available due to the existing apartment buildings.
- Building materials should match the existing townhomes on site.
- Building colors should match the existing townhomes on site.
- If a full basement is proposed then the plans should identify the basement.
- Remove the proposed new Ash trees. Change to Oak tree.
- Add a rain garden in the front yard.
- Add more landscaping to screen the parking.
- Add another parking space. The neighbors will support a variance for more parking.

The Architect updated the plans to reflect the neighbor's comments and requests two variances from the Zoning Board of Adjustments.

## **VARIANCE REQUEST #1 – FRONT YARD SETBACK**

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The Site is Zoned R-4 Residential. Front yard setbacks in the R-4 district are 15'-0" per Table 546-12 and subject to Section 546.160(b). Per the Minneapolis Zoning Code "*The front yard is increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face either side of the property exceeds the front yard required in the zoning district. In such case, the required front yard shall not be less than such established front yard.*" The closest existing structure has a front yard setback of 27'-8" and when this setback is combined with the increase side yard setback of a reverse corner lot, the setbacks reduce the buildable area of the lot to approximately half the lot area. While the zoning code allows for 6 units on the site, strict compliance with the setback requirements would only allow 3 units on the site, which is what currently exists. The front yard setback on the existing house is 18'-6". The Applicant is proposing to demolish the existing house and increase the setback to 23'-0" which is a **significant improvement over what is currently on site and allows for more landscaping to improve the public real.**

## **VARIANCE REQUEST #2 –SIDE YARD SETBACK ON A REVERSE CORNER LOT**

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property not created by the Applicant. The Site is Zoned R-4 Residential. The side yard setback on a reverse corner lot is 8+2X (where X is the number of stories above the first floor). The applicant is proposing 12 bedrooms on site and complying with the UA Overlay requiring ½ parking space per unit by providing 5 surface parking spaces and an enhanced bike shelter. The Architect met with neighbors on July 19, 2016 and neighbors urged the Architect to request a variance for a 6<sup>th</sup> surface parking space to be used by guests visiting the development. Neighbors believe public street parking is difficult to find, due to the dense multi-family housing development in the area and it would greatly benefit the neighborhood to have more on-site parking. The Applicant is proposing the side yard setback at the rear of the property be reduced

to 6'-6" and additional landscaping be added in this area to screen the parking. The primary residential structure will still meet the required sideyard setback requirement of 12'-0".

The purpose of the 6<sup>th</sup> parking space is to provide on an off-street overnight guest parking spot. This was requested by the neighbors.

If the Zoning Board of Adjustments approves the variances, it will not alter the essential character of the locality or be injurious to the use or enjoyments of other properties in the vicinity. If granted, the proposal will not be detrimental to the health, safety, or welfare of the general public or those utilizing the property or nearby properties. The variances requested are consistent with the intent of the R-4 Residential Districts and will be used in a reasonable manner, and will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The unique circumstances were not created by persons presently having an interest in the property and the variances requested are not based on economic considerations.

We have informed the neighbors the Zoning Board of Adjustments will review the plans on Thursday, August 25<sup>th</sup> at 4:30pm at City Hall.

Please see the attached most current plans.

Thank you,

A handwritten signature in black ink, appearing to read "Wm Wells", with a long horizontal line extending to the right.

William Wells, Project Architect.



Photo of existing house at 1202 Como Ave SE. Front Yard.



Photo of existing house at 1202 Como Ave SE. Front Yard



Photo of existing house at 1202 Como Ave SE. Side Yard



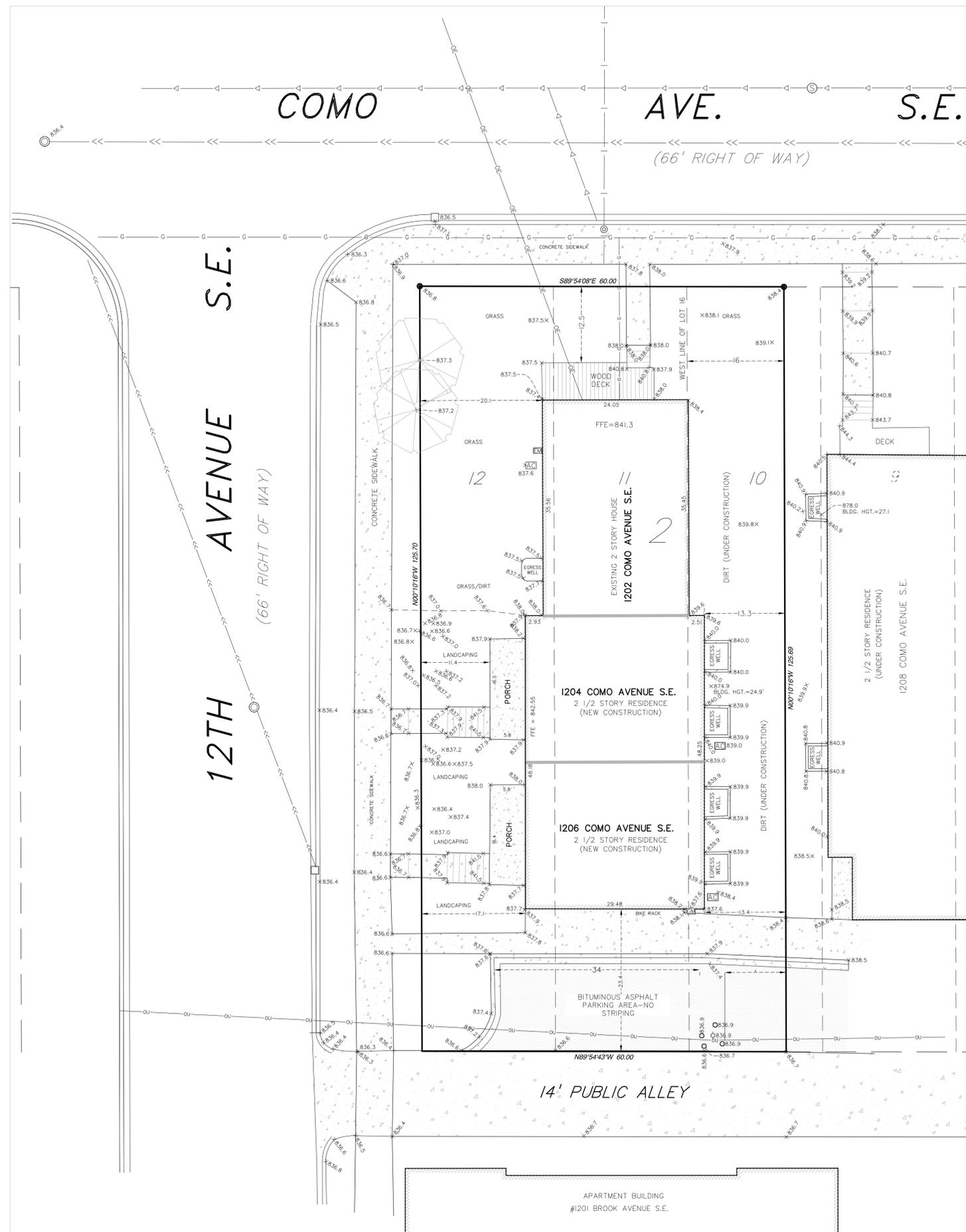
Photo of existing house at 1202 Como Ave SE. Rear Yard



Photo of existing house at 1202 Como Ave SE. Interior Side Yard



Photo of existing apartment building directly behind our site. (PPL Public Housing Project)



**ADDRESS**

1202, 1204 AND 1206 COMO AVE. S.E.  
MINNEAPOLIS, MN.  
PID NO. 24-029-24-13-0009

**PROPERTY DESCRIPTION**

Lots 11 and 12, and  
The West 16 feet of Lot 10, Block 2, "Elwells Third (3rd) Addition to Minneapolis"  
CERTIFICATE OF TITLE NO. 1367375

**NOTES**

- All bearings are based on the Hennepin County Coordinate system. Elevations shown are based on the NGVD29 datum and are rounded to the nearest tenth of a foot.
- Utilities shown were either field located or derived from a recent survey of the property provided by others. Verify before planning or or conducting any construction via G.S.O.C. system.
- The above property was field surveyed on June 5, 2016.
- The survey references original areas (pre-construction) and some existing improvements on adjacent properties and right of ways that were derived from certificate of survey provided and prepared by others to conduct as-built survey for this property.

**AREA SUMMARY**

PROPERTY AREA = 7,541 SQ. FT. OR 0.1731 ACRES.

**PRE-CONSTRUCTION**  
HOUSE FOOTPRINT = 1,139 SQ. FT.  
GARAGE FOOTPRINT = 418 SQ. FT.  
DECKS & STEPS = 148 SQ. FT.  
CONCRETE DRIVEWAY = 122 SQ. FT.  
CONCRETE WALKS, STEPS & STOOPS = 78 SQ. FT.

TOTAL IMPERVIOUS SURFACE COVERAGE = 1,903 SQ. FT.  
(25.2% OF PROPERTY AREA)

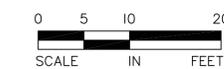
**POST-CONSTRUCTION**  
BUILDING FOOTPRINT = 2,273 SQ. FT.  
PORCHS (1204, 1206 COMO) = 187 SQ. FT.  
WOOD DECK AND STEPS (1202 COMO) = 124 SQ. FT.  
CONCRETE WALK (1202 COMO) = 38 SQ. FT.  
ENTRANCE WALKS, CONCRETE STEPS & STOOPS (1204, 1206 COMO) = 103 SQ. FT.  
CONCRETE CURB, ASPHALT PARKING LOT & ADJ. WALK = 1,142 SQ. FT.

TOTAL IMPERVIOUS SURFACE COVERAGE = 3,867 SQ. FT. (51.3% OF PROPERTY AREA)

\*THE PARKING LOT CAN ACCOMMODATE A MINIMUM OF 5 CARS ASSUMING 8.5 FEET PER VEHICLE AND 44 FOOT NET WIDTH.

**LEGEND**

- FOUND IRON MONUMENT
- ⊙ WATER VALVE
- ⊠ STORM SEWER CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊠ GAS METER
- ⊠ ELECTRIC METER
- ⊠ AIR CONDITIONER
- ⊙ UTILITY POLE
- ⊙ BOLLARD
- OVERHEAD UTILITY LINE
- WATER MAIN/SERVICE
- GAS MAIN/SERVICE
- SANITARY SEWER LINE/SERVICE
- STORM SEWER
- ⊙ SPOT ELEVATION
- ⊙ DECIDUOUS TREE (D.B.H)
- ▨ CONCRETE SURFACE
- ▨ BITUMINOUS SURFACE



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 Land Surveyor under Minnesota statutes 326.02 to 326.16.

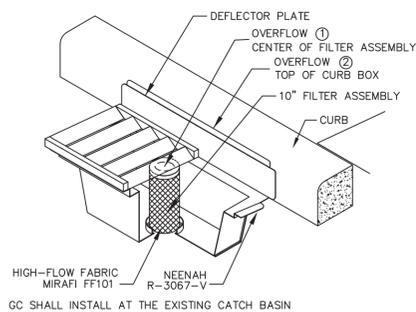
GARY J. BJORKLUND  
Print Name  
Signature *Gary J. Bjorklund*  
Date JUNE 11, 2016 License Number 46563

<b>AS-BUILT SURVEY</b>	
1202 COMO AVE SE	DRAWN BY GB
MINNEAPOLIS	CHECKED BY CE
	DATE ISSUED 06/13/16
	SCALE 1"=10'
	JOB NO. 16005
	BOOK NA

**MINNEAPOLIS EROSION CONTROL NOTES**

- Contractor must call for a pre-construction meeting 48 hours prior to any land disturbances 612-673-2738. Failure to do so may result in the revocation of permit and a stop work order being issued.
- Install perimeter erosion control at the locations shown on the plans prior to beginning construction. (Hay bales are not an acceptable perimeter control)
- Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone. Use a geo-textile fabric beneath the aggregate in order to prevent migration of soil into the rock from below
- Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs. Sweeping shall be ordered by at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
- Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Catch basin inserts are required in undisturbed areas that receive runoff from disturbed areas. NOTE: Hay bales or filter fabric wrapping the grates are not effective or acceptable form of inlet protection.
- Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
- Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization and permanent vegetation has been established, minimum vegetation establishment is 70% cover, maintain all temporary erosion control devices until 70% established cover is achieved.
- Ready mixed concrete and concrete batch plants prohibited within the public right of way, designate concrete mixing/washout locations in the erosion control Plan. Under no circumstances may washout water drain onto the public right of way or into the public storm sewer.
- Save and protect all trees in the right of way during construction with a chain link fence
- Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace damaged control devices immediately.
- Temporarily or permanently stabilize all construction areas which have been finish graded, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seeding and mulching, erosion control matting, and/or sodding and staking in green space areas. Application of gravel base on areas to be paved recommended minimizing erosion potential.

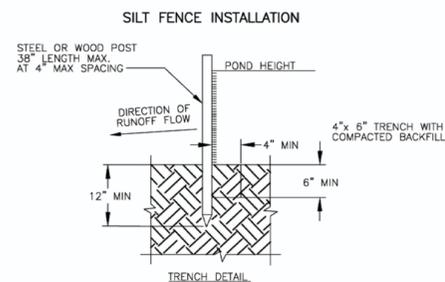
**WIMCO - CATCH BASIN INLET PROTECTION DEVICE**



**SYMBOL LEGEND**

- x 101.57 Existing Spot Elevation
- 101 --- Existing Contour
- G - Underground Gas Line
- W - Water Main Pipe
- SS - Sanitary Sewer Pipe
- E - Overhead Utility Wires
- Concrete Surface
- SILT FENCE
- Denotes Iron Monument Found
- Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap

**SILT FENCE DETAIL**



**AREA SUMMARY AND ZONING INFORMATION**

THE LOT IS 7,541 SQFT OR .173 ACRES  
 ZONED R4  
 MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH UA  
 UNIVERSITY DISTRICT AREA OVERLAY  
 MAX FAR IS 1.5  
 MAX LOT COVERAGE IS 70% BY STRUCTURE  
 MAX IMPERVIOUS SURFACE IS 85%  
 MAX HEIGHT 4 STORIES OR 56 FEET

**LEGAL DESCRIPTION**

1202 COMO AVE SE (TORRENS)  
 PID #24-029-24-13-0009  
 CERTIFICATE OF TITLE NO. 1367375  
 LOT 11 AND 12, AND THE WEST 16 FEET OF LOT 10  
 BLOCK 2, ELWELL'S THIRD (3RD) ADDITION TO MINNEAPOLIS."

**BASIS FOR SURVEY BEARINGS**

BASIS FOR BEARINGS: HENNEPIN COUNTY  
 COORDINATE SYSTEM. (NAD 83, 1996)  
 BASIS FOR ELEVATION: MINNESOTA DEPARTMENT  
 OF TRANSPORTATION BENCHMARK "2783 H"  
 ELEV. = 841.43 (NGVD 29)  
 VIA REAL TIME GPS. MEASUREMENTS UTILIZING  
 MINNESOTA DEPARTMENT  
 OF TRANSPORTATION VRS NETWORK



SITE PHOTO EXISTING HOUSE  
 1202 COMO AVE SE

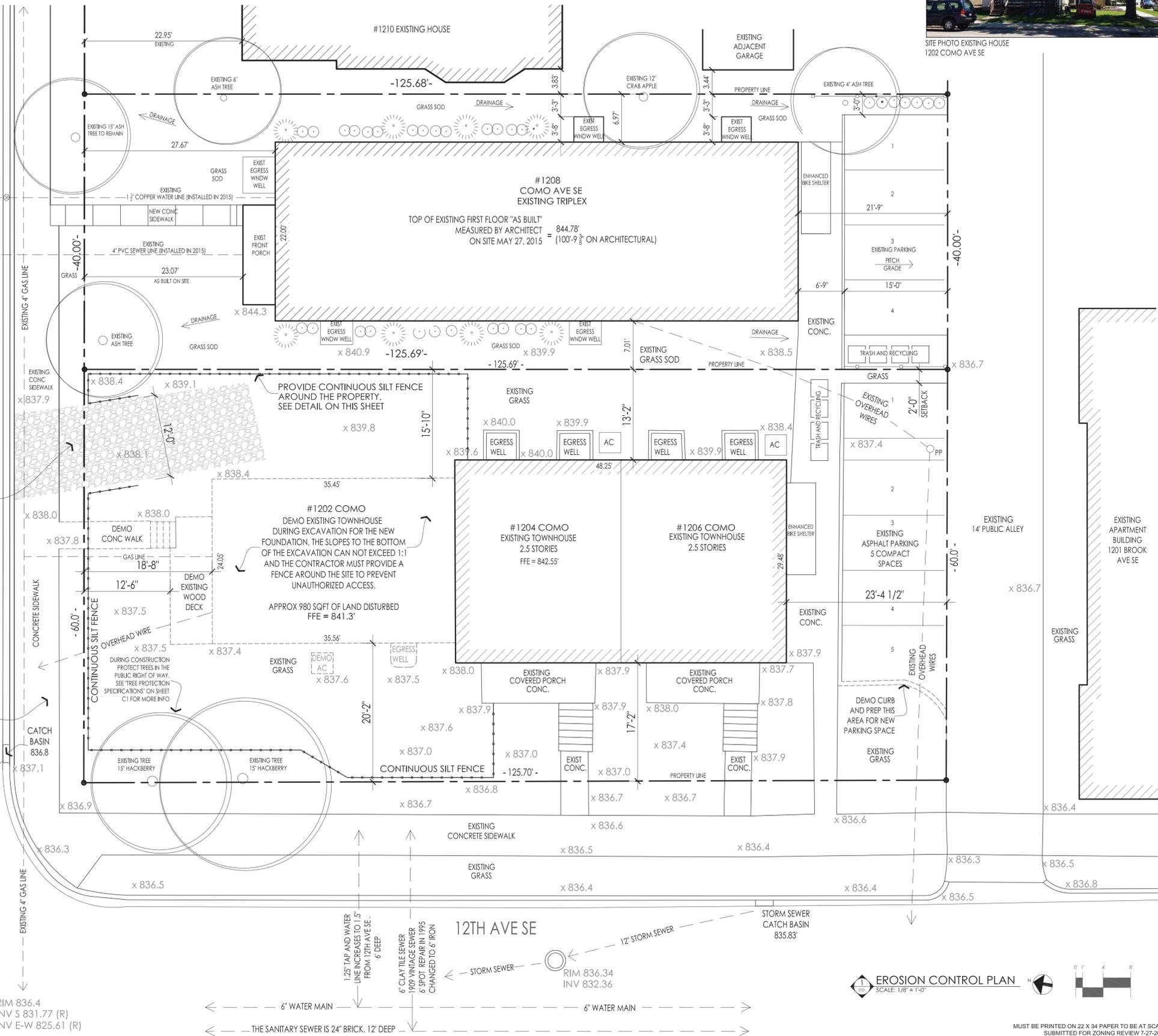
COMO AVE SE

Any public sidewalk or other concrete infrastructure in the public right of way that is currently defective, or that is damaged during construction must be removed and replaced. PER CITY OF MINNEAPOLIS SIDEWALK STANDARDS.

TEMP CONSTRUCTION ROCK ENTRY 6" MIN. DEPTH OF 1" TO 3" CRUSHED ROCK OR SLASH WOOD MULCH MIN DOT SPEC. 3882 TYPE 5  
 For Public watermain infrastructure records call (612) 673-2865. Any existing connections not in use shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department, call (612) 673-2451 for more information.

TEMPORARY CONSTRUCTION ENTRY REMOVE TRACKED SEDIMENTS FROM PAVED SURFACED WITH 24 HOURS OF DEPOSITION PICK UP OR VACUUM SWEEPER REQUIRED

TEMPORARY CONSTRUCTION ROCK ENTRY 6" MIN. DEPTH OF 1" TO 3" CRUSHED ROCK OR SLASH WOOD MULCH MIN DOT SPEC. 3882 TYPE 5



**WELLS & COMPANY ARCHITECTS**

612-669-2052  
 PO BOX 8589  
 Minneapolis, MN 55408  
 www.WellsandCompanyArchitects.com

PROJECT TITLE:  
 AN ADDITION AND  
 REMODEL TO:  
 1202 COMO AVE SE  
 Minneapolis, MN

PROJECT DESCRIPTION:  
 DEMOLITION OF 1 TOWNHOME,  
 AND ADDING 2 NEW TOWNHOMES  
 ONTO 2 EXISTING TOWNHOMES;  
 4 TOWNHOMES TOTAL ON SITE.  
 POR #1001465  
 SHEET TITLE:  
 DEMOLITION AND EROSION  
 CONTROL PLAN

ISSUED FOR ZONING  
 REVIEW ONLY

PROJECT #: 04-2016  
 DRAWN BY: WELLS  
 CHECKED BY: WELLS  
 ISSUE: DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota  
 signed: William M. Wells, Architect  
 date: 7-25-2016 reg. no. 49815

SHEET NO:

CO

EROSION CONTROL PLAN  
 SCALE: 1/8" = 1'-0"

MUST BE PRINTED ON 22 X 34 PAPER TO BE AT SCALE  
 SUBMITTED FOR ZONING REVIEW 7-27-2016

**GENERAL SITE PLAN NOTES:**

- See civil sheets C1 for erosion control plan.
- The contractor MUST call the surveyor of record and have the proposed addition staked on site, before excavation and pouring the new foundation.
- Contact 612-673-2451 for the required utility connection permit for the proposed sanitary sewer.
- Contact Paul Marlinson 612-499-9209 regarding removal and / or protection of trees in the city right of way.
- Contact Craig Allison 612-673-3280 regarding water service sizes and connections for the building.
- Contact Paul Chelsen of public works for information regarding required sewer design.
- Contact Tom Frame 612-673-5807 to schedule an inspection need with Environmental Services to identify and register equipment and processes that cause or have the potential to impact the environment.
- Contact MN State Duty officer 651-649-5451 if contaminated soil is encountered during construction.
- The lighting fixtures shall not exceed two thousand (2,000) lumens equivalent to a one hundred fifty (150) watt incandescent bulb, unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
- The lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle for residential use, and five (5) footcandles measured at the street, curb line or nonresidential property line nearest the light source.
- The lighting plan must comply with Section 535.590 of the Minneapolis Zoning Code.
- The landscape contractor and all subcontractors shall inspect the site and become familiar with the existing conditions relating to the nature and scope of the work, before providing a bid on the project.
- The landscape contractor shall verify plant layout, drainage, and dimensions on site and bring any discrepancies to the attention of the architect. The landscape contractor shall not change plant types without architect's written permission.
- The landscape contractor and general contractor shall protect all existing blvd trees. See sheet C1 for specs.
- The landscape contractor shall install all new plants and trees after all final grading and construction.
- Sod all existing grass areas disturbed due to grading and construction. Where sod abuts paved surfaces, the finished grade or sod shall be held to 1" below the surface elevation of the paved area. The sod shall be laid parallel to the contours and shall have staggered joints.
- The landscape contractor shall assure compliance with all applicable codes and regulations governing the work and or materials supplied and all plant materials installed comply with the latest edition of the American Standards for Nursery Stock, ANSI Z60.1 unless noted otherwise.
- The landscape contractor shall warranty all installed plants, trees and shrubs for one year, minimum.
- The landscape contractor shall ensure all planting areas receiving ground cover, perennials, or annuals shall receive a minimum of 18" depth of planting soil consisting of at least 45 parts topsoil, 45 parts screened compost or manure and 10 parts sand.
- The landscape contractor shall provide min 4" deep shredded hardwood mulch in all shrub and plant beds as shown on plans, provide a fiber mat weed barrier.
- All snow shall be removed from the site during winter months. There is no long term snow storage on site.

**ADDRESSING NOTES:**

- The proposed new building will be addressed 1200 COMO AVE SE AND 1202 COMO AVE SE.
- Post signage in the front and rear, to be readily identified in case of fire or other emergency.

**SIDEWALK:**

- The contractor must replace any concrete infrastructure in the City right of Way that is damaged during construction.

**WATER AND SEWER:**

- Reuse the existing Utility, Sewer, and Water Connection installed in 2015. Call the Utility Connections Dept at 612-673-2451 for more info.
- Questions related to public works surface water and sewer divisions should be directed towards Jeremy Strehlo, engineer at 612-673-3973

**ENVIRONMENTAL HEALTH**

- The contractor must check the static water level during construction to assist in determining if dewatering is needed during construction and ensure subgrade levels will not be impacted.
- Permits and approval are required from Environmental Services for the following activities: After hours work; Temporary storage of impacted soils on site prior to disposal or reuse; Remediation of contaminated soil and groundwater; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water to city sewers; Flammable waste traps, Underground or aboveground tank installation or removal; Well construction or sealing; On-site rock crushing. Contact Tom Frame at tom.frame@minneapolismn.gov for permit applications and approvals.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.

**CONSTRUCTION CODE SERVICES**

- During excavation for the new foundation, the slopes to the bottom of the excavation can not exceed 1:1 and the contractor must provide a fence around the site at all times to prevent unauthorized access.

**CITY OF MINNEAPOLIS ZONING NOTES**

**Off Street Parking**

- 1/2 parking space per bedroom required. The enhanced Bike Shelter qualifies as a parking space. Parking must be located entirely within the rear 25' of the lot.
- One hundred percent of the required parking can be compact size.
- Landscaping and screening around the parking lot must be 3'-0" tall.

**Bicycle parking.**

- (a) In general, Residential uses shall provide at least one (1) bicycle or motorized scooter parking space per one (1) bedroom. Such bicycle or motorized scooter parking space shall not be located in any required yard or between the principal building and a public street, except as allowed in Table 535-1, Permitted Obstructions in Required Yards.
- Bicycle and motorized scooter parking incentive. A multiple-family dwelling having three (3) or four (4) dwelling units that provides an enhanced shelter with space dedicated solely for bicycle or motorized scooter parking shall be granted a reduction in the off-street parking requirement of no more than one (1) space if the shelter complies with the following standards:
  - The enhanced shelter shall not be located in any required yard.
  - The enhanced shelter shall not be located between the principal building and a public street.
  - The enhanced shelter shall be enclosed on at least three (3) sides and covered to adequately protect bicycles from the elements.
  - The enhanced shelter shall utilize primary exterior materials that match the primary exterior materials of the principal structure

**AREA SUMMARY AND ZONING INFORMATION**

THE LOT IS 7,541 SQFT OR .173 ACRES  
 ZONED R4  
 MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH UA UNIVERSITY DISTRICT AREA OVERLAY  
 MAX FAR IS 1.5  
 MAX LOT COVERAGE IS 70% BY STRUCTURE  
 MAX IMPERVIOUS SURFACE IS 85%  
 MAX HEIGHT 4 STORIES OR 56 FEET

**LEGAL DESCRIPTION**

1202 COMO AVE SE (TORRENS)  
 PID #24-029-24-13-0009  
 CERTIFICATE OF TITLE NO. 1367375  
 LOT 11 AND 12, AND THE WEST 16 FEET OF LOT 10  
 BLOCK 2, ELWELL'S THIRD (3RD) ADDITION TO MINNEAPOLIS."

**BASIS FOR SURVEY BEARINGS**

BASIS FOR BEARINGS: HENNEPIN COUNTY COORDINATE SYSTEM: (NAD 83, 1996)  
 BASIS FOR ELEVATION: MINNESOTA DEPARTMENT OF TRANSPORTATION BENCHMARK "2783 H"  
 ELEV. = 841.43 (NGVD 29)  
 VIA REAL TIME GPS. MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK

**SURVEY LEGEND**

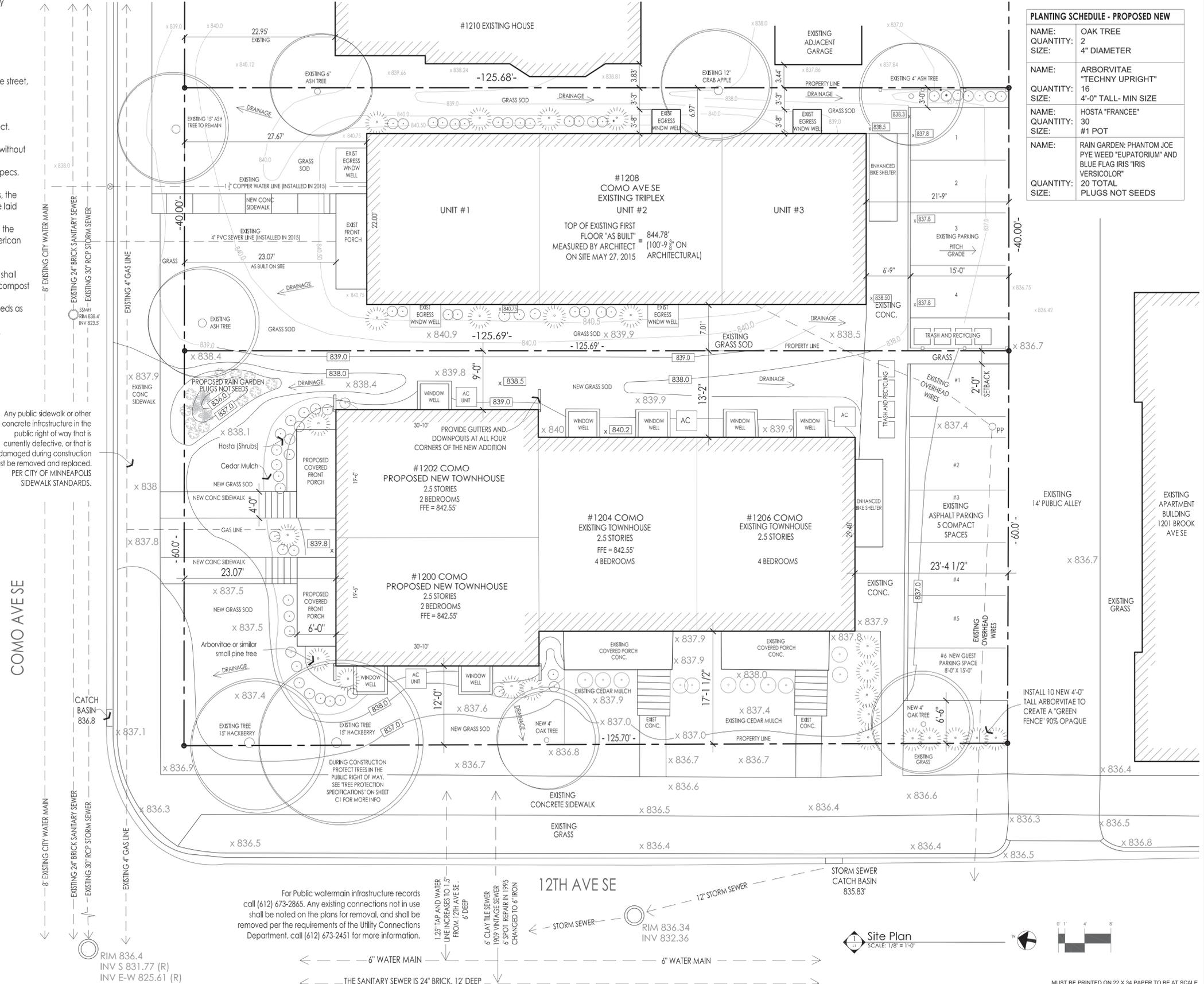
- x 900.0 Existing Spot Elevation
- x 900.0 Proposed Spot Elevation

**NEAREST FIRE HYDRANT**

The nearest fire hydrant to the site is located less than 150' from the site at the NE corner of 12th AVE SE and Como Ave SE

**PLANTING SCHEDULE - PROPOSED NEW**

NAME:	OAK TREE
QUANTITY:	2
SIZE:	4" DIAMETER
NAME:	ARBORVITAE "TECHNY UPRIGHT"
QUANTITY:	16
SIZE:	4'-0" TALL- MIN SIZE
NAME:	HOSTA "FRANCE"
QUANTITY:	30
SIZE:	#1 POT
NAME:	RAIN GARDEN: PHANTOM JOE PYE WEED "EUPATORIUM" AND BLUE FLAG IRIS "IRIS VERSICOLOR"
QUANTITY:	20 TOTAL PLUGS NOT SEEDS



Any public sidewalk or other concrete infrastructure in the public right of way that is currently defective, or that is damaged during construction must be removed and replaced. PER CITY OF MINNEAPOLIS SIDEWALK STANDARDS.

For Public watermain infrastructure records call (612) 673-2865. Any existing connections not in use shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department, call (612) 673-2451 for more information.

1.25" TAP AND WATER LINE INCREASES TO 1.5" FROM 12TH AVE SE. 6" DEEP  
 6" CLAY TILE SEWER 1909 VINAGE SEWER 6" SPOD REPAIR IN 1975 CHANGED TO 8" IRON

12TH AVE SE

Site Plan SCALE: 1/8" = 1'-0"

MUST BE PRINTED ON 22 X 34 PAPER TO BE AT SCALE SUBMITTED FOR ZONING REVIEW 7-27-2016

**WELLS & COMPANY ARCHITECTS**  
 612-669-2052  
 PO BOX 8589  
 Minneapolis, MN 55408  
 www.WellsandCompanyArchitects.com

**PROJECT TITLE:**  
 AN ADDITION AND REMODEL TO:  
 1202 COMO AVE SE  
 Minneapolis, MN

**PROJECT DESCRIPTION:**  
 DEMOLITION OF 1 TOWNHOME, AND ADDING 2 NEW TOWNHOMES ONTO 2 EXISTING TOWNHOMES; 4 TOWNHOMES TOTAL ON SITE. POR #1001465

**SHEET TITLE:**  
 SITE PLAN

ISSUED FOR ZONING REVIEW ONLY

PROJECT #: 04-2016  
 DRAWN BY: WELLS  
 CHECKED BY: WELLS  
 ISSUE: DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota  
 signed: *William M. Wells*  
 William M. Wells, Architect  
 date: 7-25-2016 reg. no. 49615

SHEET NO:  
**L1**

REFERENCE SYMBOLS:

	SURFACED MOUNTED LIGHT (FIXTURE TYPE, SEE SCHEDULE)		TOGGLE SWITCH (SEE PLAN FOR SWITCHING)
	WALL MOUNTED LIGHT (FIXTURE TYPE, SEE SCHEDULE)		TOGGLE SWITCH (3-WAY, 4, ETC.)
	RECESSED LIGHT (FIXTURE TYPE, SEE SCHEDULE)		DIMMER SWITCH (RHEOSTAT)
	RECESSED WALL-WASHER LIGHT (FIXTURE TYPE, SEE SCHEDULE)		TIMER SWITCH
	PULL CHAIN LIGHT		DUPLEX OUTLET
	JUNCTION BOX		DUPLEX OUTLET (HEIGHT)
	UNDER CABINET LIGHT		DUPLEX OUTLET (WATER PROOF/ GROUND FAULT INTERRUPTER)
	CEILING FAN		QUAD OUTLET
	CEILING FAN/ LIGHT		DUPLEX OUTLET/ (DEDICATED CIRCUIT)
	EXHAUST FAN		DUPLEX OUTLET, O HOT
	EXHAUST FAN/LIGHT		220 VOLT SINGLEPLEX OUTLET
	SMOKE DETECTOR-HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP		FLOOR OUTLET-F.V. LOCATION
	CARBON MONOXIDE DETECTOR		TELEPHONE JACK
	GARAGE DOOR OPENER		CABLE TV
	ELECTRICAL HEATER		DATA JACK
	FLOOD LIGHT		ILLUMINATED EXIT SIGN
	CONTROL JOINT		EMERGENCY LIGHT
	ANCHOR BOLT		EMERGENCY LIGHT/ SIGN
	AIR CONDIT		CENTRAL FIRE ALARM BOX
	ABOVE FINISH FLR		FIRE ALARM HORN AND PULL STATION
	ADDITIONAL		
	ADDITION		
	AIR HANDLING		
	ADJUSTABLE		
	ALTERNATE		
	ALUMINUM		
	ASSEMBLY		
	BY OWNER		
	BOARD		
	BUILDING		
	BLOCKING		
	BEDROOM		
	BREAKFAST RM		
	CONCRETE MASONRY UNIT		CONTRACTOR
	CASED OPENING		CABLE TV
	CERAMIC TILE		DESIGN BUILD
	CABINET		DISHWASHER
	CENTERLINE		DEMOLITION
	CEILING		DIAMETER
	CLOSET		DIMENSION
	CARBON MON		DOWN
	CONSTRUCTION		DEEP (DEPTH)
	COLUMN		DINING ROOM, DR
	CONCRETE		DETAIL
	CONTINUOUS		DRAWING
	CORRIDOR		EXPAN JOINT
	COORDINATE		EACH
	CASING		ELEVATION
	CASEWORK		ELECTRICAL
			ELEC METER
			EMERGENCY
			ENCLOSURE
			EQUAL EQUIPMENT
			ETC.
			EXISTING
			EXPANSION
			FOUNDATION
			FINISH
			FLOOR
			FLASHING
			FLUORESCENT
			FIREPLACE
			FOOT, FEET
			FOOTING
			GYPSPUM BOARD
			GENERAL CONT GAUGE
			GALVANIZED
			GENERAL
			GROUND-FAULT INTERRUPTER
			GLASS, GLAZED
			GAS METER
			HOSE BIBB
			HEAD DETECTOR
			HEAD
			HOLLOW METAL
			HARDWOOD
			HORIZONTAL
			HARDWARE
			HOUR
			HEIGHT

SITE PHOTOS



PROJECT TITLE

SUBMITTED FOR PDR AND ZONING APPROVAL  
 2 NEW TOWNHOUSES ADDED ONTO  
 2 EXISTING TOWNHOUSES AT:  
 1202 COMO AVE SE  
 MINNEAPOLIS, MN 55414

WELLS & COMPANY ARCHITECTS  
 612-669-2052  
 PO BOX 8589  
 Minneapolis, MN 55408  
 www.WellsandCompanyArchitects.com

PRIMARY CONTACTS:

OWNER / DEVELOPER:  
 Chad Kraft  
 1202 Como Ave SE, LLC  
 4167 Pond Wynde S  
 Eagan, MN 55122  
 chadkraft@msn.com  
 651.295.1070

GENERAL CONTRACTOR:  
 Matthew Kraskey Construction  
 612-414-5282

ARCHITECT  
 Wells & Company Architects  
 William Wells, Architect  
 PO BOX 8589  
 Minneapolis, MN 55408  
 wellsandcompany@yahoo.com  
 ph. 612-669-2052

ORIGINAL ARCHITECT OF RECORD  
 FOR #1204 AND #1206 COMO  
 William Hickey  
 License #20111  
 Collaborative Design Group, INC.  
 bhickey@collaborativedesigngroup.com  
 612-371-6423

STRUCTURAL ENGINEER

INDEX TO DRAWINGS:

ARCHITECTURAL / CIVIL SHEETS / STRUCTURAL SHEETS  
 T1 TITLE SHEET  
 T2 CODE SHEET, WALL TYPES, DETAILS  
 T3 WINDOW AND DOOR SCHEDULE

- SURVEY  
 C0 CIVIL SHEETS  
 C1 CIVIL SHEETS  
 L1 SITE PLANS

A0 FOUNDATION PLAN  
 A1 FIRST FLOOR PLAN  
 A2 SECOND FLOOR PLAN  
 A3 ATTIC PLAN  
 A4 ROOF PLAN AND ROOF DETAILS  
 A5 BUILDING ELEVATIONS  
 A6 BUILDING ELEVATIONS  
 A7 BUILDING ELEVATIONS  
 A8 BUILDING SECTION AND DETAILS  
 A9 BUILDING SECTION AND DETAILS  
 A10 BUILDING SECTION AND DETAILS

S0 STRUCTURAL SHEETS  
 S1 STRUCTURAL SHEETS  
 S2 STRUCTURAL SHEETS  
 SH SHORING PLANS

E0-E1 ELECTRICAL PLANS - BASEMENT AND FIRST FLOOR  
 E2-E3 ELECTRICAL PLANS - SECOND FLOOR AND ATTIC FLOOR

PROJECT DESCRIPTION

LEGAL DESCRIPTION:  
 Lots 11 and 12, and The West 16 feet of Lot 10, Block 2, "Elwell's Third (3rd) Addition to Minneapolis." Certificate of title No 1367375

PROPERTY ID: 2402924130009  
 WARD: WARD 2 - Como Neighborhood Association  
 Council Member Cam Gordon  
 Chris Vrchoha  
 Christopher.Vrchoha@minneapolismn.gov

ZONING STAFF ASSIGNED:  
 IRC OCCUPANCY TYPE: SINGLE FAMILY / TOWNHOMES  
 BUILDING CODE: MN STATE BUILDING CODE 2015  
 INCORPORATING THE 2012 IRC  
 FIRE SPRINKLER: REQUIRED. FULLY SPRINKLED PER NFPA 13D  
 LOT ZONED: R4 / Multiple Family District (99)  
 Track / Block: 406  
 LOT SIZE: 7,560 SQFT  
 EXISTING BUILDING: 2 Townhomes ( 4 Bedrooms per unit)  
 1,500 sqft per unit

PROPOSED DEVELOPMENT:  
 2 New Townhomes (2 Bedrooms per unit)  
 1,400 sqft per unit finished sqft

PROPOSED IMPERVIOUS SURFACE: SEE ANALYSIS ON SHEET L1  
 PROPOSED BUILDING HEIGHT: 2.5 STORIES WITH BASEMENT  
 EXISTING PARKING: 6 SURFACE PARKING SPACES PLUS ENHANCED BIKE SHELTER  
 MAX ALLOWABLE BEDROOMS: 14 Bedrooms max on site / 12 Bedrooms proposed  
 1200 Como Ave SE - 2 Bedrooms  
 1202 Como Ave SE - 2 bedrooms  
 1204 Como Ave SE - 4 Bedrooms  
 1206 Como Ave SE - 4 Bedrooms

PROJECT TITLE:  
 AN ADDITION AND  
 REMODEL TO:  
 1202 COMO AVE SE  
 Minneapolis, MN

PROJECT DESCRIPTION:  
 DEMOLITION OF 1 TOWNHOME,  
 AND ADDING 2 NEW TOWNHOMES  
 ONTO 2 EXISTING TOWNHOMES:  
 4 TOWNHOMES TOTAL ON SITE.  
 PDR #1001465  
 SHEET TITLE:  
 TITLE SHEET

ISSUED FOR ZONING  
 REVIEW ONLY

GENERAL PROJECT NOTES

- SEE STRUCTURAL SHEETS FOR FOUNDATION WALL AND FOOTING THICKNESS AND SPECIFICATIONS.
- THE ARCHITECTURAL FLOOR PLANS SHOW THE FINISHED WALL THICKNESS.
- GC MUST FIELD VERIFY DIMENSIONS.
- ALL BEDROOMS MUST HAVE A SMOKE DETECTOR HARD WIRED. ALL BEDROOMS MUST HAVE A CO DETECTOR WITHIN 10' OF THE BEDROOM DOOR AS REQUIRED BY CODE AND EGRESS WINDOW.
- ALL BATHROOMS MUST HAVE EXHAUST FAN, VENT TO EXTERIOR, AND INSULATE THE PIPE TO R-8 AS REQUIRED WITHIN 3' OF EXTERIOR. ALWAYS PROVIDE A PAN UNDER WASHER AND DRYER.
- SEE SHEET T2 FOR WALL TYPES
- DO NOT SCALE OFF THE PLANS. THE CONTRACTOR MUST CONTACT ARCHITECT WITH DIMENSION QUESTIONS.
- THE ORIGINAL PRINTED PLAN SIZE IS 22" X 34".
- THE CONTRACTOR AND SUBCONTRACTORS MUST VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BIDS.
- THE CONTRACTORS SHALL PULL ALL NECESSARY PERMITS, AND CARRY INSURANCE, LICENSES AND CERTIFICATES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS WHICH ARE OBVIOUS AND NECESSARY TO INSURE GOOD WORKMANSHIP AND INSTALLATION EVEN IF NOT SPECIFICALLY MENTIONED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO BLOCKING AND BRACING FOR ALL BATHROOM HARDWARE.
- ALL DOORS AND BATHWARE SHALL BE IN COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES. ALL WORK TO BE DONE IN COMPLIANCE WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ORDINANCES.
- PROVIDE METAL CORNER BEADS AT ALL OUTSIDE CORNERS OF GYPSUM BOARD SURFACES.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL WASH CLEAN ALL SURFACES AND LEAVE THE WORK IN A CLEAN CONDITION.
- A KNOX BOX TO BE PURCHASED AND INSTALLED BY THE G.C. VERIFY WITH LOCAL AUTHORITY THIS REQUIREMENT AND ITS LOCATION, PER MINNEAPOLIS FIRE DEPARTMENT.
- THE CONTRACTOR MUST OBTAIN THE OWNER'S WRITTEN PERMISSION BEFORE MAKING CHANGES TO THE BUILDING DESIGN, WHICH IMPACT THE FUNCTION, COST, OR OVERALL AESTHETIC OF THE PROJECT.
- SEE FINISH SCHEDULE ON FLOOR PLANS FOR ALL INTERIOR ROOM FINISHES.
- FIRESTOP ALL OPEN SPACES AROUND PENETRATIONS IN FIRE RATED ASSEMBLIES WITH INTUMESCING FIRESTOP, UL APPROVED, BY 3M OR EQUAL.
- THE CONTRACTOR MUST PROVIDE THE ARCHITECT WITH SHOP DRAWINGS FOR ALL STAIRS, GATES, FENCES, RAILINGS, HANDRAILS, AND DECKS, WALKWAYS, FLOOR TRUSSES, SPRINKLER SYSTEM.
- CONTRACTOR MUST PROVIDE FIRE EXTINGUISHER IN EACH UNIT.
- AT ALL WET LOCATIONS PROVIDE AQUA-TOUGH TILE BACKER BOARD OR MOLD RESISTANT GYP BD.
- ALL CAULKING AT KITCHEN AND BATHROOM LOCATIONS TO BE SILICONE BASED. MATCH COLOR WITH ADJ FINISH.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES SECURE AND FREE FROM WASTE. PROVIDE PROPER FENCES AND SIGNAGE AROUND SIDEWALKS. DO NOT STORE CONSTRUCTION MATERIALS IN THE PUBLIC RIGHT OF WAY OR THE NEIGHBOR'S PROPERTY.
- SUBSTITUTIONS SHALL BE CONSIDERED AT BID STAGE. DURING CONSTRUCTION CONTRACTOR MUST GET WRITTEN APPROVAL FROM THE OWNER BEFORE MAKING ANY SUBSTITUTIONS.
- CONTRACTOR MUST SHOW SAMPLES TO OWNER BEFORE INSTALL.
- NOTIFY ARCHITECT IN THE EVENT OF DISCREPANCIES, OMISSIONS, AND OR CONFLICTS IN THE DRAWINGS, OR SPECIFICATIONS. ALL QUESTIONS IN REFERENCE TO THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY DIRECTED TO THE ARCHITECT. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.

ZONING CODE REQUIREMENTS

CITY OF MINNEAPOLIS ZONING CODE  
 ARTICLE VII. - R4 MULTIPLE-FAMILY DISTRICT  
 546.490. - Purpose.  
 The R4 Multiple-family District is established to provide an environment of predominantly medium density apartments and congregate living arrangements, single-family and two-family dwellings and cluster developments, on lots with a minimum of five thousand (5,000) square feet of lot area and at least one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

The maximum occupancy of a dwelling unit located in the R4 through R6 Districts shall not exceed one (1) family plus four (4) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons.

MINNEAPOLIS ZONING REQUIREMENTS  
 VARIANCE REQUIRED FOR FRONT YARD SETBACK

	ALLOWED / REQUIRED	PROPOSED
Zoning	R4	R4
Lot Area	5,000 sqft min	7,560 sqft provided.
Min Lot Width	40'	60'
Max Floor Area Multiplier	1.5 which is 11,340 sqft max	0.97 which is 7,267 sqft proposed
Max Height	4 stories not to exceed 56'	2.5 stories proposed, about 30'-6"
Max building lot coverage	70% max, which is 5,292 sqft	2,900 sqft proposed
Max Impervious surface	85% max, which is 6,048 sqft	4,450 sqft proposed
Sideyard Setback	5 + 2X / 9'-0" required	9'-0" side yard setback
Corner Sideyard Setback	8 + 2X / 12'-0" required	12'-0" and 6'-6" at the parking
Rear yard	5 + 2X / 11'-0" required	23'-4" rear yard provided.
Front yard setback	See site plan L1	See site plan L1

CITY OF MINNEAPOLIS ZONING CODE  
 ARTICLE IV. - LANDSCAPING AND SCREENING  
 530.160. General landscaping and screening.

- (a) Required landscaping. Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Not less than twenty (20) percent of the site not occupied by buildings including all required landscaped yards shall be landscaped as follows (for purposes of this provision, a canopy or service area canopy shall not be considered a building):
- Not less than one (1) canopy tree for each five hundred (500) square feet, or fraction thereof.
  - Not less than one (1) shrub for each one hundred (100) square feet, or fraction thereof.
  - The remainder of the landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.

ADMINISTRATIVE SITE PLAN REVIEW. 17 POINTS  
 REQUIRED FOR APPROVAL PER TABLE 530-2

- Exterior building materials are cement-based siding or Stucco 6 Points
- The height of the structure is within one-half story of the height of buildings within 100' of the site 4 Points
- The total diameter of the trees retained or planted not less than 3" per 1,000 sqft of site (23" required) 4 Points
- The structure contains a basement as defined by the building code 3 Points  
 17 Points

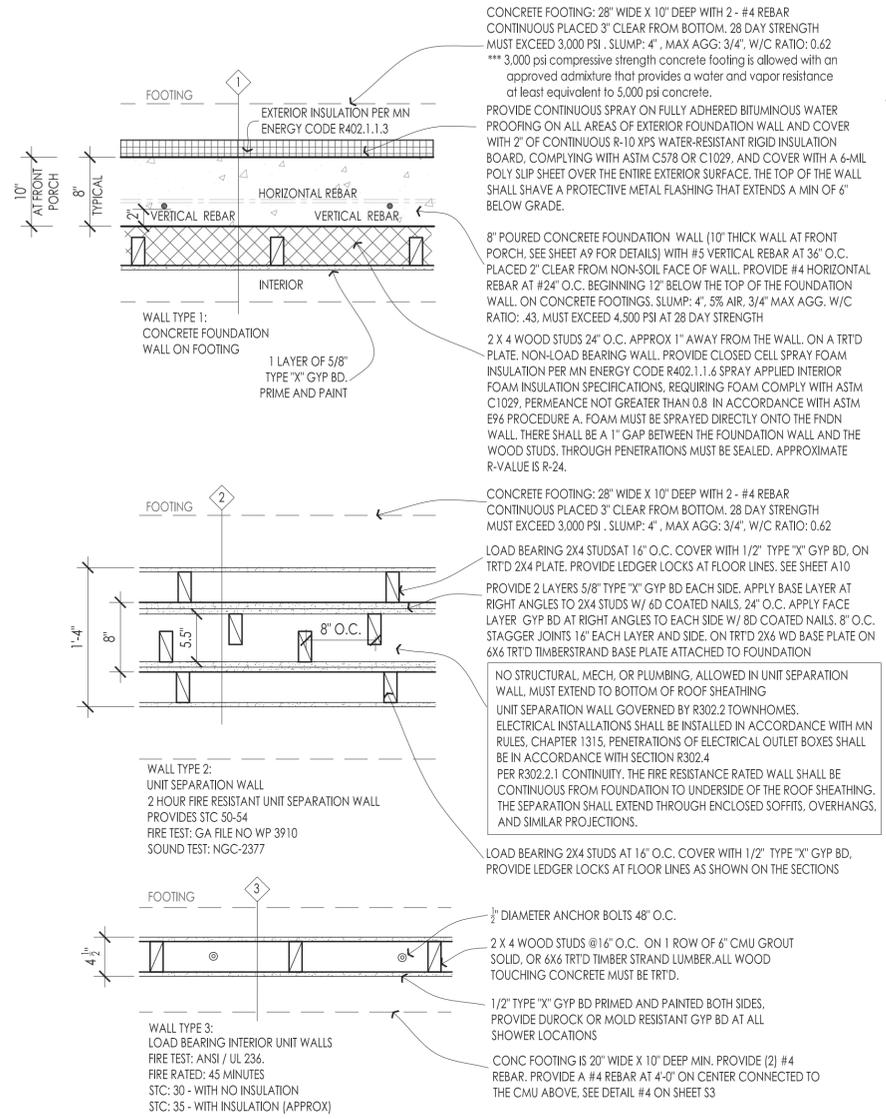
PROJECT #:	04-2016
DRAWN BY:	WELLS
CHECKED BY:	WELLS
ISSUE:	DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota  
 signed:   
 William M. Wells, Architect  
 date: 7-25-2016 reg. no. 49615

SHEET NO:

T1

WALL TYPES



MN ENERGY CODE REQUIREMENTS

2015 Minnesota Energy Code, which is based on the 2012 International Energy Code (IECC) and ANSI / ASHRAE Standard 90.1-2010. Residential Energy Code

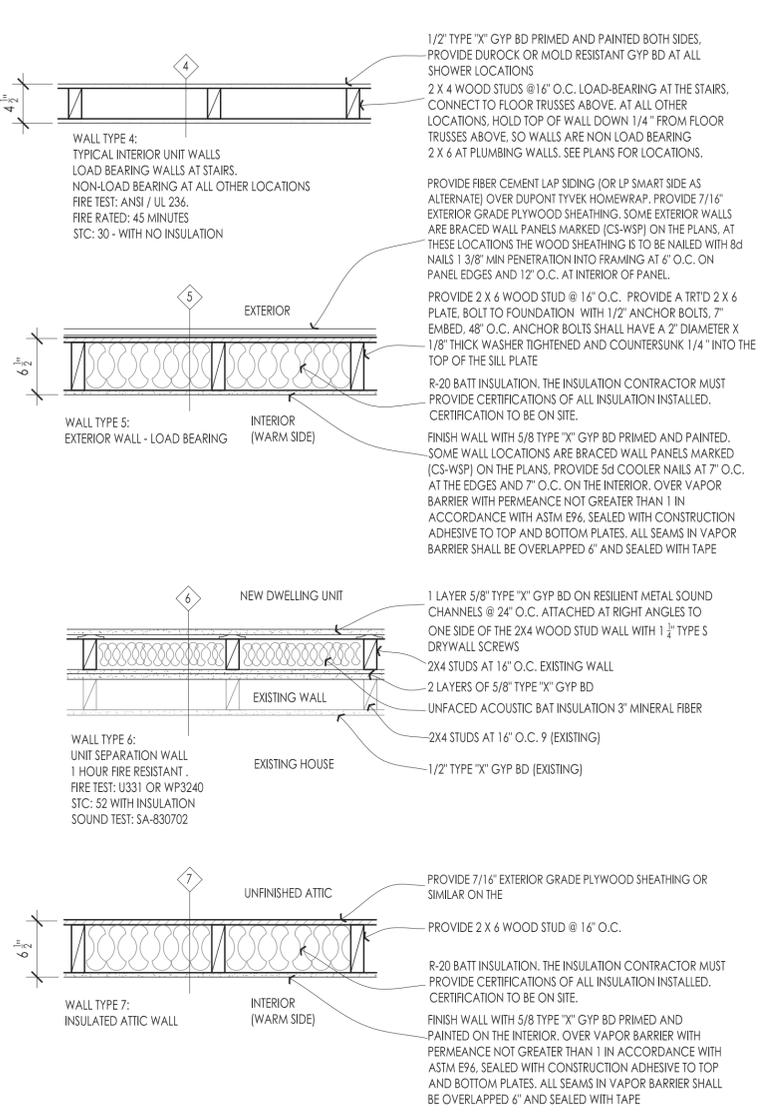
Climate Zone 6A.	CLIMATE DATA DESIGN CONDITION 8BF SUMMER -15F WINTER FOR CLIMATE ZONE 6
METHODS OF COMPLIANCE:	
[ ]	Prescriptive Approach
[ X ]	Performance Approach with Report using Compliance Software Tools
	RESCheck 2015 Software allows two methods of compliance:
[ X ]	UA Trade off - SEE ATTACHED REPORT
[ ]	Performance Alternative

MANDATORY COMPLIANCE ITEMS:

- Supply ducts in attics are insulated to R-8, all other ducts in unconditioned spaces are insulated to R-6.
- All joists, and seams, of air ducts, air handlers, and filter boxes are sealed.
- Building cavities are not used as plenums.
- HVAC piping conveying fluids above 105 degrees f or chilled below 55 degrees f are insulated to R-3.
- Hot water pipes must be insulated to R-3.
- All installed insulation must be labeled with R-values
- Ceiling insulation with blown cellulose must be marked for depth every 300 sqft.
- Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extend over insulation.
- Insulate the attic access hatch doors.
- Blower door test @ 50 Ps. <=3 oach.
- Duct tightness test results of <= 4 cfm per 100 sqft across the system of <= 3 cfm per 100 sqft without air handler at 25 pa. For rough-in tests, verification may need to occur during Framing Inspection.
- Air handler leakage designated by manufacturer at <= 2% of design air flow.
- Programmable thermostats for all forced air units.
- All mechanical ventilation systems fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per code.
- 75% of lamps in permanent fixtures or 75% of permanent fixtures have a high efficacy lamp. Does not apply to low-voltage lighting.
- Compliance certificated must be posted in the Dwelling Unit. Manuals for all HVAC units must be present.

MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY  
STAFF INTERPRETATION TO MN ENERGY CODE SECTION R402.2.8 (Basements)  
Written by: Don Sivigny. Date: April 5, 2016  
The intent of section R402.2.8 exception is to allow R-10 insulation on the exterior side of the foundation walls enclosing conditioned space if the following requirements are met.

- The R-10 insulation must be installed on the exterior side of the foundation wall.
- Each square foot of foundation wall, of each side, that is above grade shall be no more than 1.5 times the length of each side of the foundation wall that encloses conditioned space. Each side of the foundation walls must be considered and calculated separately.
- If any of the foundations wall sides uses this exception, blower door testing on the home must meet a 2.6 ACH 50 or less.



RADON MITIGATION REQUIREMENTS

MINNESOTA RULES, CHAPTER 1322  
RESIDENTIAL ENERGY CODE

**General.**  
The following passive construction techniques are intended to resist radon entry and prepare the building or post construction active radon mitigation. [see Figure AF102].

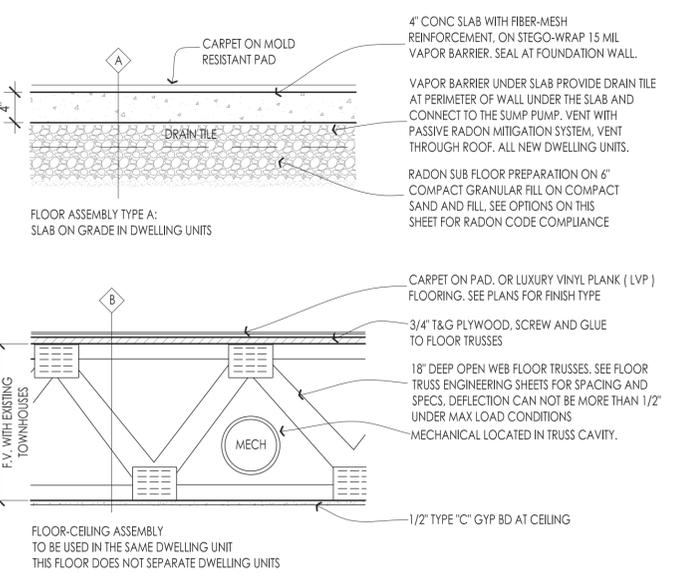
**RADON Subfloor preparation.**  
A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces and conditioned crawl spaces of the building, to facilitate the installation of an active sub-slab depressurization system if needed. The gas-permeable layer shall consist of one of the following:

- A uniform layer of clean aggregate, a minimum of 4 inches (102 mm) thick. The aggregate shall consist of material that will pass through a 2-inch (51 mm) sieve and be retained by a 1/4-inch (6.4 mm) sieve.
- A uniform layer of sand (native or fill), a minimum of 4 inches (102 mm) thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.
- Other materials, systems, or floor designs with demonstrated capability to permit depressurization across the entire sub-floor area.

**RADON Soil-gas-retarder.**  
A minimum of 6-mil (0.15 mm) [or 3-mil (0.075 mm) cross-laminated] polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly to serve as a soil-gas-retarder by bridging any cracks that develop in the slab or floor assembly and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped at least 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire, or other penetrations of the material. All punctures or tears in the material shall be sealed or covered with additional sheeting.

**Sumps.**  
Sump pits open to soil or serving as the termination point for sub-slab or interior drain tile loops shall be covered with a gasketed or 35 otherwise sealed lid. Sumps used as the suction point in a sub-slab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

FLOOR TYPES



RADON MITIGATION REQUIREMENTS CONTINUED

**RADON Passive sub-slab depressurization system.**  
In buildings with basements, foundations, and/or conditioned crawl spaces, or slab-on-grade buildings, the following components of a passive sub-slab depressurization system shall be installed during construction

**RADON Vent pipe.**  
A minimum 3-inch diameter ABS, PVC, or equivalent gastight pipe shall be embedded vertically into the sub-slab aggregate or other permeable material before the slab is cast. A "T" fitting with one 10-foot section of a perforated pipe connected to each side of the "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the sub-slab permeable material. Alternatively, the 3-inch pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the sub-slab aggregate or connected to it through a drainage system. The pipe shall be extended up through the building floors, terminate at least 12 inches above the surface of the roof in a location at least 10 feet away from any window or other opening into the conditioned spaces of the building that is less than 2 feet below the exhaust point, and 10 feet from any window or other opening in adjoining or adjacent buildings. Insulate pipe to R-4 when routed through unconditioned space, such as attics.

**RADON Multiple vent pipes.**  
In buildings where interior footings or other barriers separate the sub-slab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Radon vent pipes shall connect to a single vent that terminates at least 12 inches above the roof or each individual vent pipe shall terminate separately at least 12 inches above the roof.

**RADON Vent pipe drainage.**  
All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

**RADON Vent pipe accessibility.**  
Radon vent pipes shall provide enough space around the pipe for future installation of a fan system. The space provided for installation of a future fan shall be a minimum of 24 inches in diameter, centered on the axis of the vent stack, and shall extend for a minimum vertical distance of 3 feet. Exception: The radon vent pipe need not be accessible in an attic space where an approved rooftop electrical supply is provided for future use.

**RADON Vent pipe identification.**  
All radon vent pipes shall be identified with at least one label on each floor and in accessible attics. The label shall read: "Radon Reduction System."

**RADON Power source.**  
To provide for future installation of an active sub-membrane or sub-slab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans.

BUILDING CODE REQUIREMENTS

2015 Minnesota State Building Code.  
2015 Minnesota Residential Code which is based on the 2012 International Residential Code.  
2015 Minnesota Energy Code, which is based on the 2012 International Energy Code (IECC) and ANSI / ASHRAE Standard 90.1  
Since the building is 3 stories or less the 2012 IECC Residential Code can be used.  
2012 Minnesota Fire Code, which adopts by reference the international Fire Code 2012  
2012 Plumbing Code  
2014 Electrical Code  
2015 Minnesota Mechanical and Fuel Gas Code Minnesota Administrative Rules Chapter 1346

2015 MN State Residential Code  
DEFINITIONS - Chapter 2  
Townhouse: A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and having open space on at least two sides of each unit. Each single family dwelling unit shall be considered to be a separate building. Separate building service utilities shall be provided to each single-family dwelling unit, when required by other chapters of the State Building Code.

MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY  
STAFF INTERPRETATION R402.2.8 BASEMENTS  
WRITTEN BY DON SIVIGNY, APRIL 5, 2016  
THE INTENT OF SECTION R402.2.8 EXCEPTIONS IS TO ALLOW R-10 INSULATION ON THE EXTERIOR SIDE OF THE FOUNDATION WALLS ENCLOSING CONDITIONED SPACE IF THE FOLLOWING REQUIREMENTS ARE MET:

- THE R-10 INSULATION MUST BE INSTALLED ON THE EXTERIOR SIDE OF THE FOUNDATION WALL.
- EACH SQUARE FOOT OF FOUNDATION WALL, OF EACH SIDE, THAT IS ABOVE GRADE SHALL BE NO MORE THAN 1.5 TIMES THE LENGTH OF EACH SIDE OF THE FOUNDATION WALL THAT ENCLOSSES CONDITIONED SPACE. EACH SIDE OF THE FOUNDATION WALLS MUST BE CONSIDERED AND CALCULATED SEPARATELY.
- IF ANY OF THE FOUNDATION WALLS USES THIS EXCEPTION, BLOWER DOOR TESTING ON THE HOME MUST MEET A 2.6 ACH 50 OR LESS.

WELLS & COMPANY ARCHITECTS

PROJECT TITLE:  
AN ADDITION AND REMODEL TO:  
1202 COMO AVE SE  
Minneapolis, MN

PROJECT DESCRIPTION:  
DEMOLITION OF 1 TOWNHOME, AND ADDING 2 NEW TOWNHOMES ONTO 2 EXISTING TOWNHOMES. 4 TOWNHOMES TOTAL ON SITE. POR #1001465

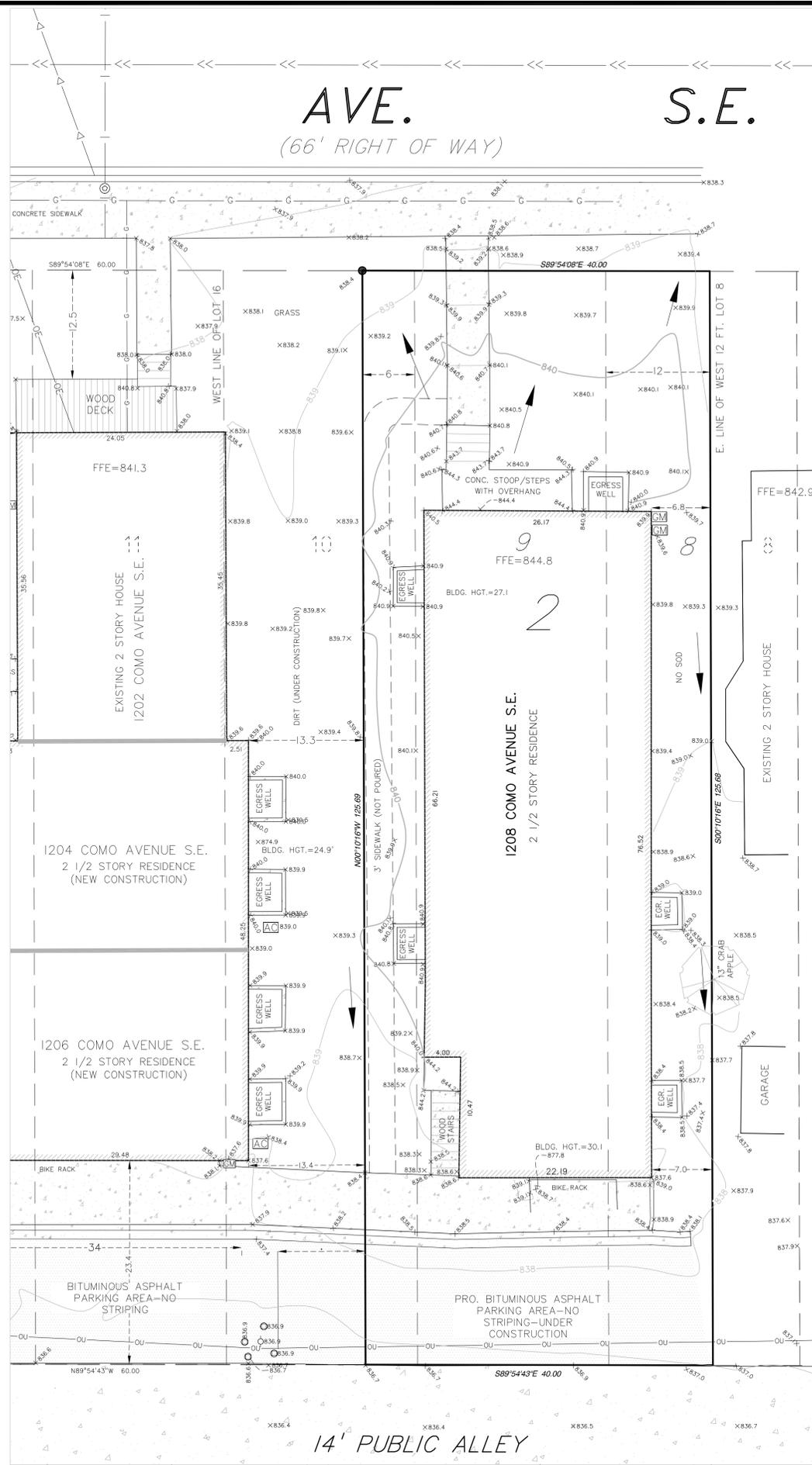
SHEET TITLE:  
WALL AND FLOOR TYPES  
ENERGY CODE AND BUILDING CODE REQUIREMENTS

ISSUED FOR ZONING REVIEW ONLY

PROJECT #: 04-2016  
DRAWN BY: WELLS  
CHECKED BY: WELLS  
ISSUE: DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota  
signed: William M. Wells, Architect  
date: 7-25-2016 reg. no. 49815

SHEET NO:  
T2



**ADDRESS**

1208 COMO AVE. S.E.  
MINNEAPOLIS, MN.  
PID NO. 24-029-24-13-0008

**PROPERTY DESCRIPTION**

The Westerly 12 feet of Lot 8, All of Lot 9, and The Easterly 6 feet of Lot 10, Block 2, "Elwell's Third (3rd) Addition to Minneapolis"  
CERTIFICATE OF TITLE NO. 1150924

**NOTES**

- All bearings are based on the Hennepin County Coordinate system. Elevations shown are based on the NGVD29 datum and are rounded to the nearest tenth of a foot.
- Utilities shown were either field located or derived from a recent survey of the property provided by others. Verify before planning or conducting any construction via G.S.O.C. system.
- The above property was field surveyed on July 3rd and 9th, 2016.
- The survey references original areas (pre-construction) and some existing improvements on adjacent properties and right of ways that were derived from certificate of survey provided and prepared by others to conduct as-built survey for this property.

**AREA SUMMARY**

PROPERTY AREA = 5,027 SQ. FT. OR 0.1154 ACRES.  
 PRE-CONSTRUCTION  
 HOUSE FOOTPRINT = 1,410 SQ. FT.  
 STOOP AND STEPS = 68 SQ. FT.  
 GARAGE FOOTPRINT = 416 SQ. FT.  
 TOTAL IMPERVIOUS SURFACE COVERAGE = 1,893 SQ. FT. (25.2% OF PROPERTY AREA)  
 POST-CONSTRUCTION (ADDITIONAL AREAS)  
 BUILDING FOOTPRINT (INC. ADDTN.) = 1,943 SQ. FT.  
 FRONT CONCRETE WALK = 87 SQ. FT.  
 CONCRETE CURB, ASPHALT PARKING LOT & ADJ. WALK = 211 SQ. FT.  
 TOTAL IMPERVIOUS SURFACE COVERAGE = 3,867 SQ. FT. (51.3% OF PROPERTY AREA)  
 \*THE PARKING LOT CAN ACCOMMODATE A MINIMUM OF 4 CARS ASSUMING 8.5 FEET PER VEHICLE AND 44 FOOT NET WIDTH.

**LEGEND**

- FOUND IRON MONUMENT
- ⊙ WATER VALVE
- ⊠ STORM SEWER CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊠ GAS METER
- ⊠ ELECTRIC METER
- ⊠ AIR CONDITIONER
- ⊙ UTILITY POLE
- ⊙ BOLLARD
- OVERHEAD UTILITY LINE
- WATER MAIN/SERVICE
- GAS MAIN/SERVICE
- SANITARY SEWER LINE/SERVICE
- STORM SEWER
- ⊙ SPOT ELEVATION
- ⊙ DECIDUOUS TREE (D.B.H)
- ▨ CONCRETE SURFACE
- ▨ BITUMINOUS SURFACE



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 Land Surveyor under Minnesota statutes 326.02 to 326.16.  
**GARY J. BJORKLUND**  
 Print Name  
 Signature *Gary J. Bjorklund*  
 Date JULY 10, 2016 License Number 46563

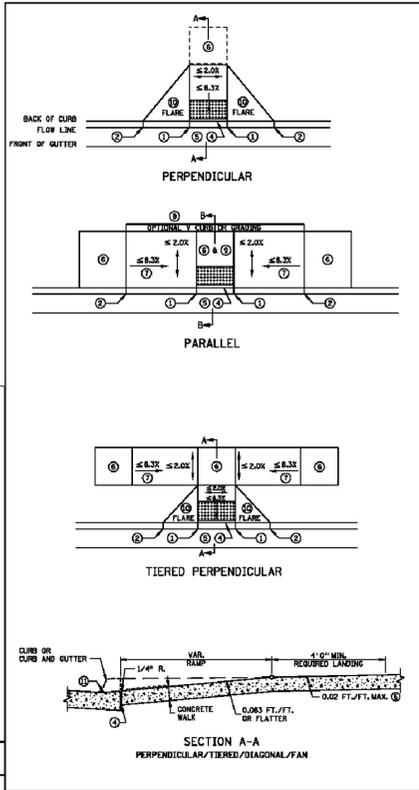
**AS-BUILT SURVEY**  
 1208 COMO AVE SE  
 MINNEAPOLIS

DRAWN BY	GB
CHECKED BY	CE
DATE ISSUED	07/10/16
SCALE	1"=10'
JOB NO.	16005
BOOK	NA

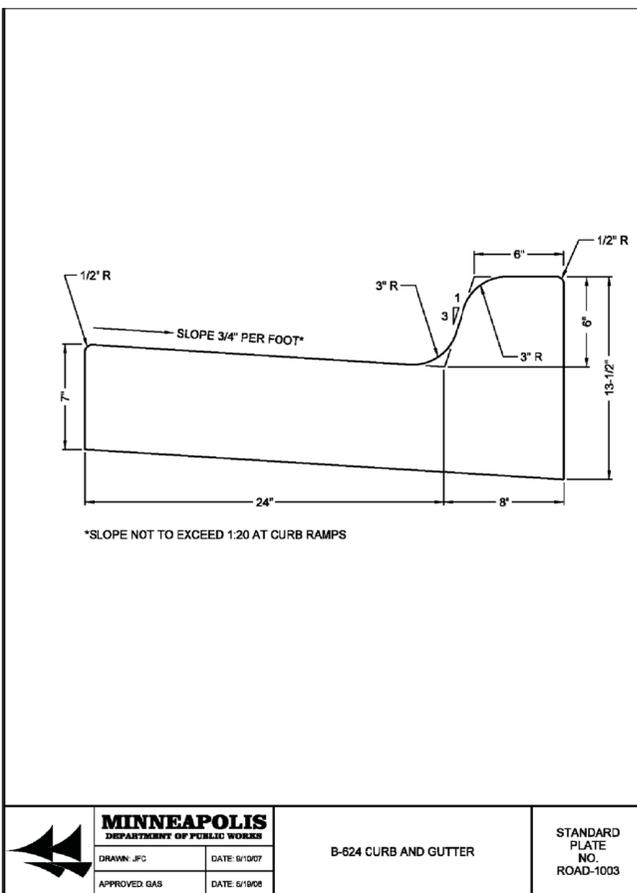
OF WAY SHALL BE DESIGNED AND CONSTRUCTED TO CITY STANDARDS. CURBS & GUTTERS TO BE CITY

STANDARD B624 CURB AND GUTTER DETAIL.

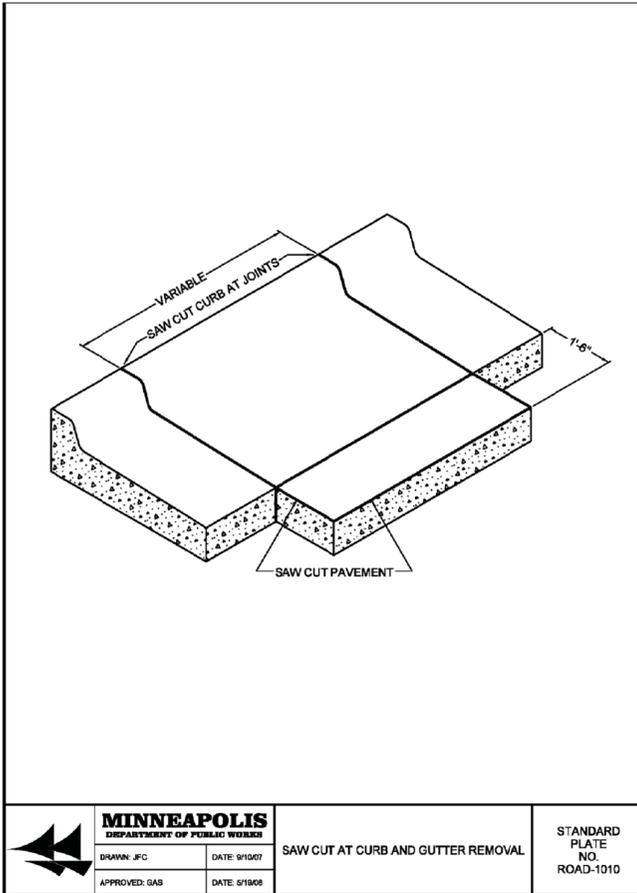
**MN DOT STANDARD PEDESTRIAN CURB RAMP DETAILS**



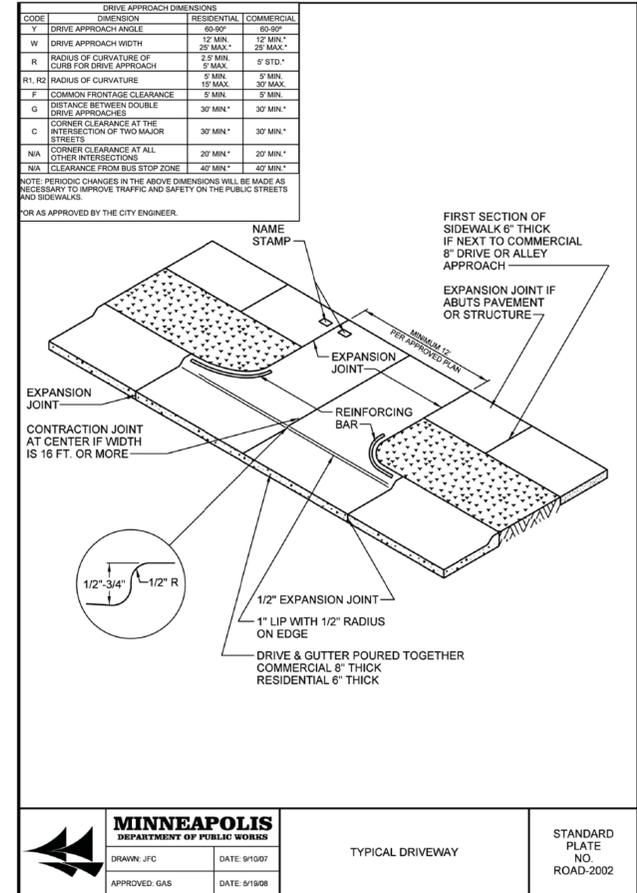
**NOTES:**  
 SEE STANDARD PLATE 1004 AND SHEET 4 OF 6 FOR DETAILS ON DETECTABLE WARNING. SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN, AND APPLIED TO A HORIZONTAL SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT. LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION AND AT THE TOP OF RAMP THAT HAVE RAMPING SLOPES GREATER THAN 5%. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED EITHER FROM THE BACK OF CURB WITH 6\"/>



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	B-624 CURB AND GUTTER	STANDARD PLATE NO. ROAD-1003
DRAWN: JFC	DATE: 9/10/07	APPROVED: GAS	DATE: 9/19/08



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	SAW CUT AT CURB AND GUTTER REMOVAL	STANDARD PLATE NO. ROAD-1010
DRAWN: JFC	DATE: 9/10/07	APPROVED: GAS	DATE: 9/19/08



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL DRIVEWAY	STANDARD PLATE NO. ROAD-2002
DRAWN: JFC	DATE: 9/10/07	APPROVED: GAS	DATE: 9/19/08

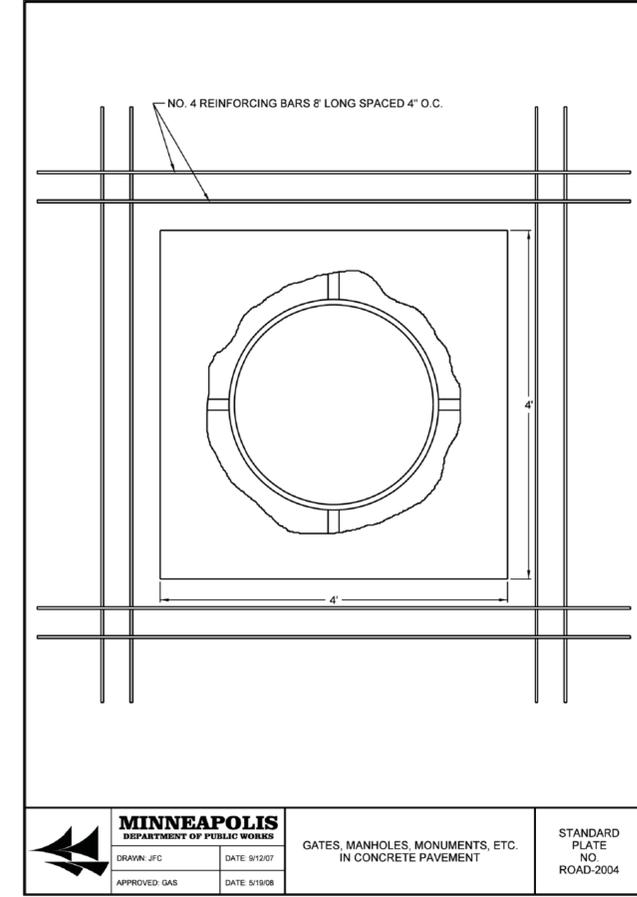
**TREE PROTECTION SPECIFICATIONS**

General - Tree protection has three primary functions: (1) to avoid physical damage from contact by equipment, materials, and activities; (2) to preserve roots and soil conditions in an intact and non-compacted state; and (3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted.

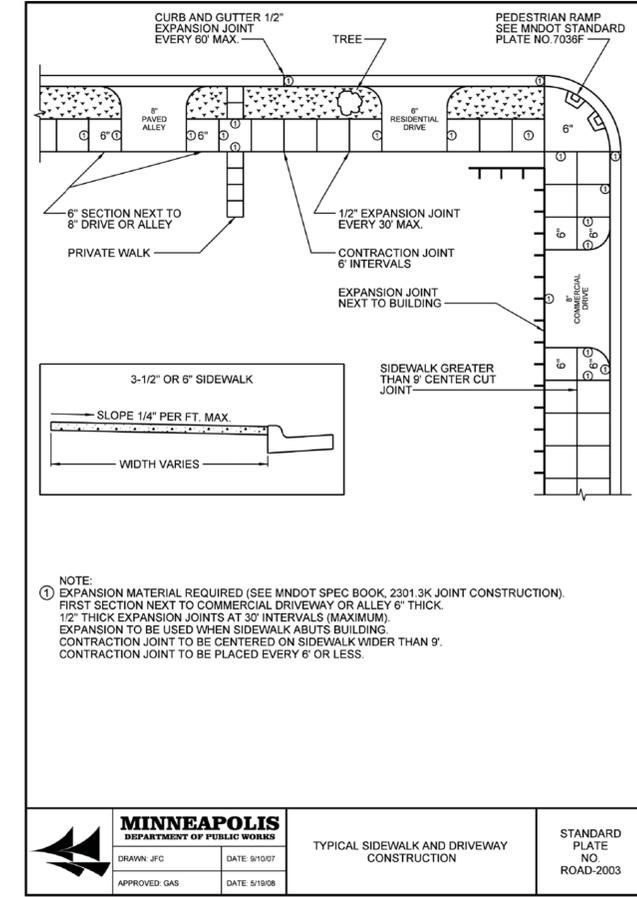
a. The Tree Protection Zone (TPZ) is a restricted area around the base of the tree at the drip line with a minimum radius of 1 foot for each inch DBH enclosed by fencing. No work, storage, or equipment operation shall be performed in this area.

b. Tree Protection: The fence shall enclose the entire area of the TPZ of the tree(s) to be protected for the duration of the construction project. For trees situated within a boulevard or near a sidewalk or driveway, only the planting strip and yard side of the TPZ shall be enclosed with the required protective fencing. Paved surfaces within the drip line may be excluded from the TPZ. Modified Tree protection zones may be specified by MPRB Forestry based on site restrictions.

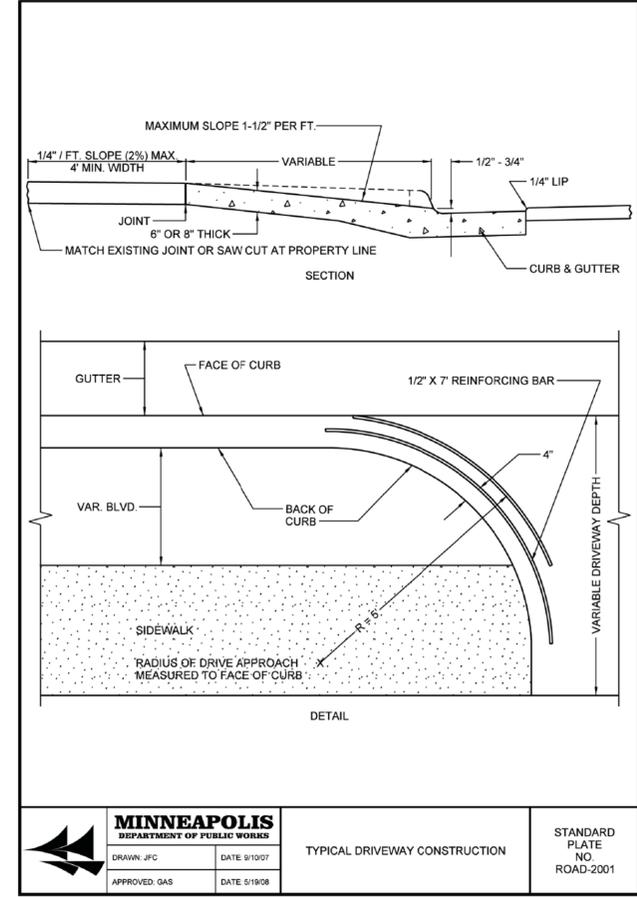
c. Size, type, and area to be fenced: All trees to be preserved shall be protected with four (4) foot high fencing. Fencing is to be mounted on heavy duty steel T-posts driven into the ground to a depth of at least one (1) foot, six (6) inches (18\"/>



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	GATES, MANHOLES, MONUMENTS, ETC. IN CONCRETE PAVEMENT	STANDARD PLATE NO. ROAD-2004
DRAWN: JFC	DATE: 9/10/07	APPROVED: GAS	DATE: 9/19/08



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2003
DRAWN: JFC	DATE: 9/10/07	APPROVED: GAS	DATE: 9/19/08



	<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2001
DRAWN: JFC	DATE: 9/10/07	APPROVED: GAS	DATE: 9/19/08

**WELLS & COMPANY ARCHITECTS**  
 612-469-2052  
 PO BOX 8589  
 Minneapolis, MN 55408  
 www.WellsandCompanyArchitects.com

**PROJECT TITLE:**  
 AN ADDITION AND REMODEL TO:  
 1202 COMO AVE SE  
 Minneapolis, MN

**PROJECT DESCRIPTION:**  
 DEMOLITION OF 1 TOWNHOME, AND ADDING 2 NEW TOWNHOMES ONTO 2 EXISTING TOWNHOMES; 4 TOWNHOMES TOTAL ON SITE. PDR #1001465

**SHEET TITLE:**  
 CIVIL DETAILS AND TREE PROTECTION NOTES

ISSUED FOR ZONING REVIEW ONLY

PROJECT #: 04-2016  
 DRAWN BY: WELLS  
 CHECKED BY: WELLS  
 ISSUE: DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota.  
 signed:   
 William M. Wells, Architect  
 date: 7-25-2016 reg. no. 49815

SHEET NO:  
**C1**



**R311.7.1 Stairways: general**

R311.7.1.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

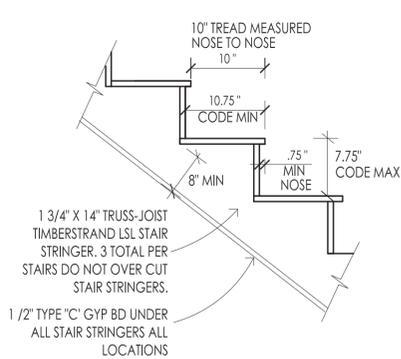
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**R311.7.2 Headroom.** The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

**Exceptions**

Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4-3/4 inches

**STAIR CODE DIAGRAM**



THE BUILDING MUST BE FULLY SPRINKLED TO THE NFPA 13D RESIDENTIAL SPRINKLER SYSTEM REQUIREMENTS.

FLOOR AND ROOF TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW

**GENERAL NOTES:**

- Any wood touching concrete must be tressed wood.
- All mechanical, electrical, and plumbing is design-build. All subs must verify layouts with owner prior to install.
- All subs must be licensed, bonded, insured, and pull their owner permits at the city.
- All bedrooms must have a closet, light on 2-way switch, electrical outlet on each wall, egress windows, and smoke detector.
- All carpet in basement must be on mold resistant pad
- Provide continuous drain tile on both side of frdn wall.

**GRAPHIC KEY**

- 2X4 STUDS
- EXISTING WALL
- NEW 2 X 4 INTERIOR WALL
- NEW INSULATED WALL
- NEW BUILT UP COLUMN, (3) 2X4 INTERIOR WALLS
- (3) 2X6 EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
- STRUCTURAL BEAM OR GIRDER TRUSS ABOVE
- CONCRETE FOUNDATION WALL

**FIRE SPRINKLER REQUIREMENTS**

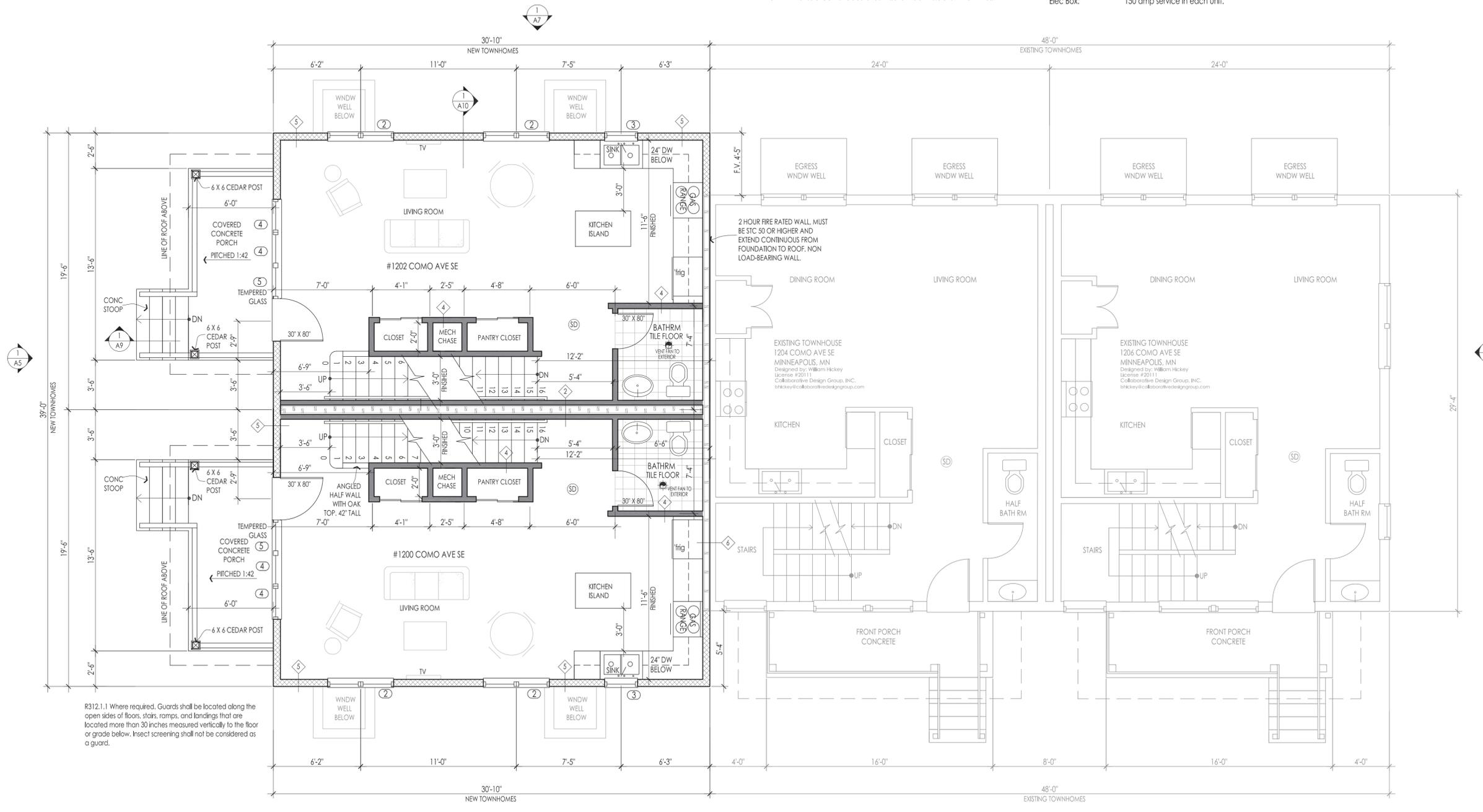
**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses.

**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

**R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with IRC section P2904 or NFPA 13D R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

R313.3 Installation requirements. When an automatic sprinkler system is required in two-family dwellings, it shall be installed in accordance with IRC section P2904 or NFPA 13D.

- Provide radon mitigate system, vent through roof.
  - Head height in stairs can not be less than 80"
  - Provide a bath fan in every bathroom. Vent to exterior.
  - See sheet T3 for Radon Mitigation specifications
  - All windows sizes are shown on the elevations.
- PLUMBING & APPLIANCE NOTES:**
- Hot Water Heaters: 50 gallon, Gas heated, 1 per unit provide venting to the exterior.
  - HVAC/Furnaces: 92% Efficient Gas furnace on raised concrete pad, provide all flexible round ducts hidden in floor trusses.
  - Washer / Dryer: 27" x 27" (each unit). Dryer is Gas, vent to exterior
  - Elec Box: 150 amp service in each unit.



R312.1.1 Where required, Guards shall be located along the open sides of floors, stairs, ramps, and landings that are located more than 30 inches measured vertically to the floor or grade below. Insect screening shall not be considered as a guard.

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0" when printed on 22" X 34" PAPER

**PROJECT TITLE:**  
AN ADDITION AND REMODEL TO:  
1202 COMO AVE SE  
Minneapolis, MN

**PROJECT DESCRIPTION:**  
DEMOLITION OF 1 TOWNHOME,  
AND ADDING 2 NEW TOWNHOMES  
ONTO 2 EXISTING TOWNHOMES.  
4 TOWNHOMES TOTAL ON SITE.  
POR #101465  
**SHEET TITLE:**  
FIRST FLOOR PLANS

**ISSUED FOR ZONING REVIEW ONLY**

**PROJECT #:** 04-2016  
**DRAWN BY:** WELLS  
**CHECKED BY:** WELLS  
**ISSUE:** DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota  
signed: *William M. Wells*  
William M. Wells, Architect  
date: 7-25-2016 reg. no. 49815

**SHEET NO:**  
**A1**

**WELLS & COMPANY ARCHITECTS**  
612-669-2052  
PO BOX 8589  
Minneapolis, MN 55408  
www.WellsandCompanyArchitects.com  
© 2016 Wells & Company Architects

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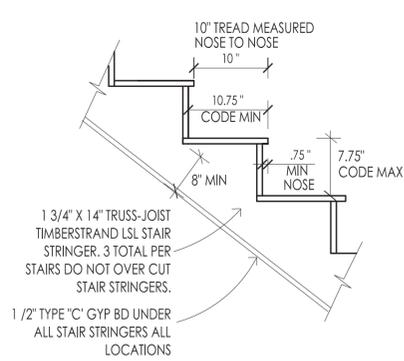
**R311.7.1.2 Width.** Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

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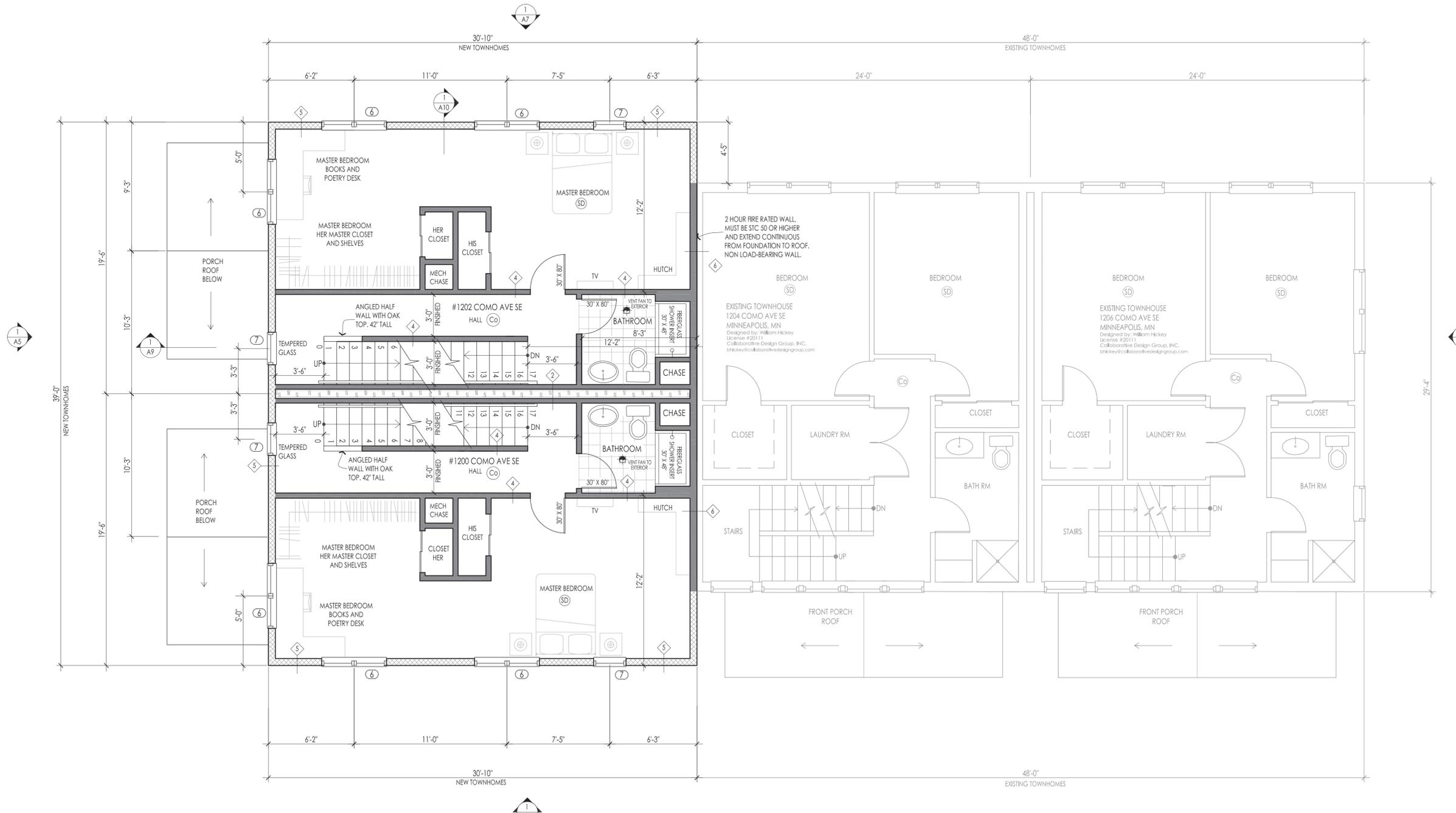
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**SECOND FLOOR PLAN**  
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612-669-2052  
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**PROJECT TITLE:**  
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**SHEET TITLE:**  
SECOND FLOOR PLANS

ISSUED FOR ZONING REVIEW ONLY

**PROJECT #:** 04-2016  
**DRAWN BY:** WELLS  
**CHECKED BY:** WELLS  
**ISSUE:** DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota  
 signed: *William M. Wells*  
 William M. Wells, Architect  
 date: 7-25-2016 reg. no. 49815

SHEET NO:  
**A2**

**R311.7.1 Stairways: general**

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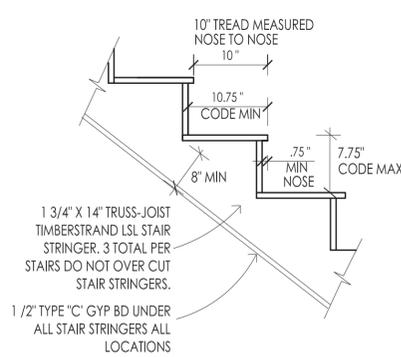
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**STAIR CODE DIAGRAM**



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- Any wood touching concrete must be tressed wood.
- All mechanical, electrical, and plumbing is design-build. All subs must verify layouts with owner prior to install.
- All subs must be licensed, bonded, insured, and pull their owner permits at the city.
- All bedrooms must have a closet, light on 2-way switch, electrical outlet on each wall, egress windows, and smoke detector.
- All carpet in basement must be on mold resistant pad
- Provide continuous drain tile on both side of frdn wall.

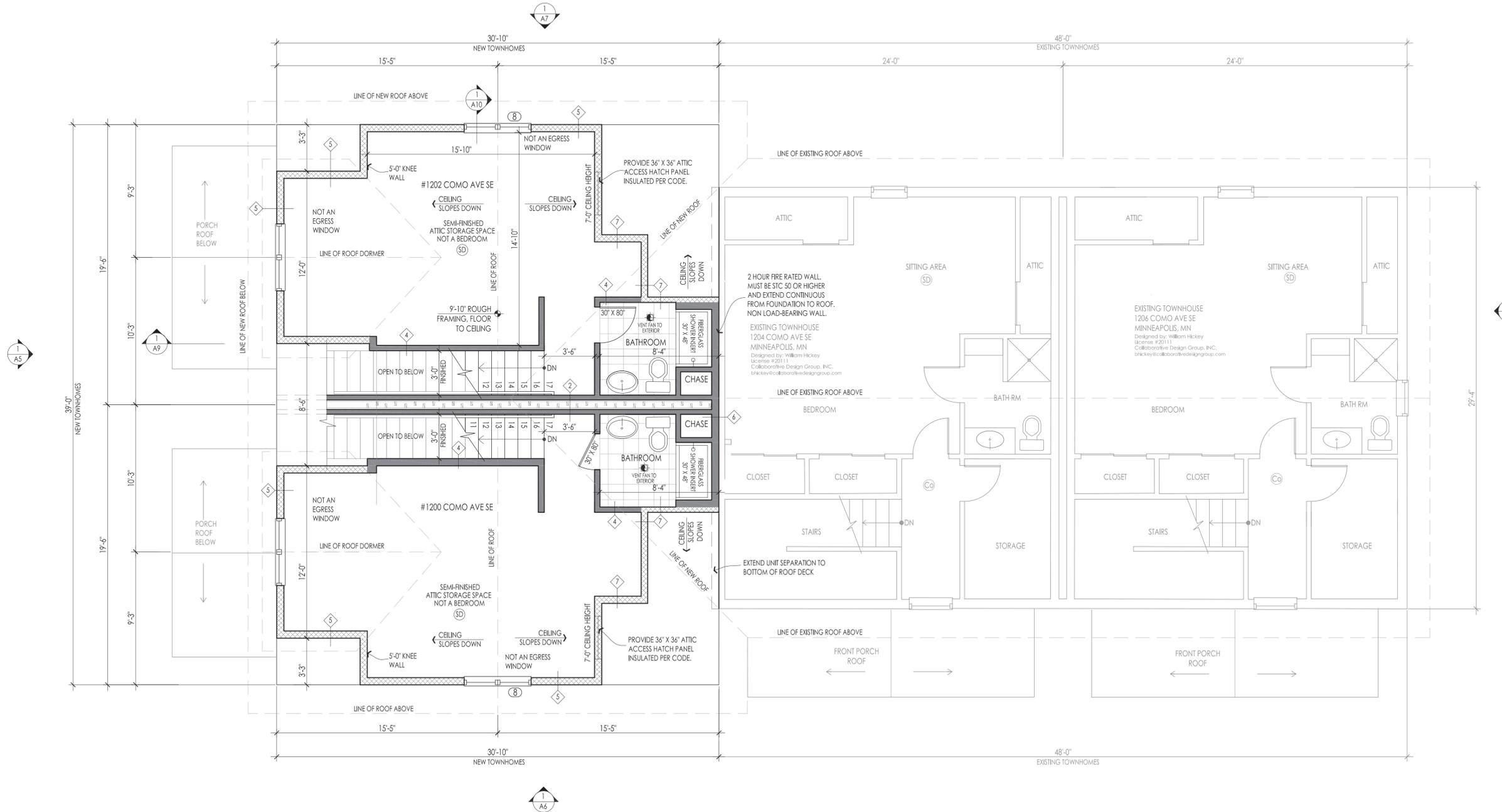
**GRAPHIC KEY**

- 2X4 STUDS
- EXISTING WALL
- NEW 2 X 4 INTERIOR WALL
- NEW INSULATED WALL
- NEW BUILT UP COLUMN, (3) 2X4 INTERIOR WALLS
- (3) 2X6 EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
- STRUCTURAL BEAM OR GIRDER TRUSS ABOVE
- CONCRETE FOUNDATION WALL

- Provide radon mitigate system, vent through roof.
  - Head height in stairs can not be less than 80"
  - Provide a bath fan in every bathroom. Vent to exterior.
  - See sheet T3 for Radon Mitigation specifications
  - All windows sizes are shown on the elevations.
- PLUMBING & APPLIANCE NOTES:**
- Hot Water Heaters: 50 gallon, Gas heated, 1 per unit provide venting to the exterior.
  - HVAC/Furnaces: 92% Efficient Gas furnace on raised concrete pad, provide all flexible round ducts hidden in floor trusses.
  - Washer / Dryer: 27" x 27" (each unit), Dryer is Gas, vent to exterior
  - Elec Box: 150 amp service in each unit.

**FIRE SPRINKLER REQUIREMENTS**

**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses.  
**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.  
**R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with IRC section P2904 or NFPA 13D  
**R313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.  
**R313.3 Installation requirements.** When an automatic sprinkler system is required in two-family dwellings, it shall be installed in accordance with IRC section P2904 or NFPA 13D.



**WELLS & COMPANY ARCHITECTS**  
 612-469-2052  
 PO BOX 8589  
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**PROJECT TITLE:**  
 AN ADDITION AND  
 REMODEL TO:  
 1202 COMO AVE SE  
 Minneapolis, MN

**PROJECT DESCRIPTION:**  
 DEMOLITION OF 1 TOWNHOME,  
 AND ADDING 2 NEW TOWNHOME,  
 ONTO 2 EXISTING TOWNHOMES.  
 4 TOWNHOMES TOTAL ON SITE.  
 POR #1001465

**SHEET TITLE:**  
 ATTIC FLOOR PLANS

**ISSUED FOR ZONING  
 REVIEW ONLY**

**PROJECT #:** 04-2016  
**DRAWN BY:** WELLS  
**CHECKED BY:** WELLS  
**ISSUE:** DATE:

I hereby certify that this plan  
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 by me or under my direct supervision  
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 architect under the law of  
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 signed: *William M. Wells*  
 William M. Wells, Architect  
 date: 7-25-2016 reg. no. 49815

**SHEET NO:**

A3

**ATTIC FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" when printed on 22" X 34" PAPER



**GENERAL WINDOW REQUIREMENTS PER BUILDING CODE**

R312.2 Window fall protection. Window fall protection shall be provided in accordance with sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the lowest part of the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the window opening shall be a minimum of 36 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch diameter sphere where such openings are located within 36 inches of the finished floor.

**Exceptions:**

1. Windows with openings that will not allow a 4-inch diameter sphere to pass through the opening when the window is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with section R312.2.2.
4. Replacement windows.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by section R310.1.1.

**MINNEAPOLIS ZONING CODE**

**535.90. windows**

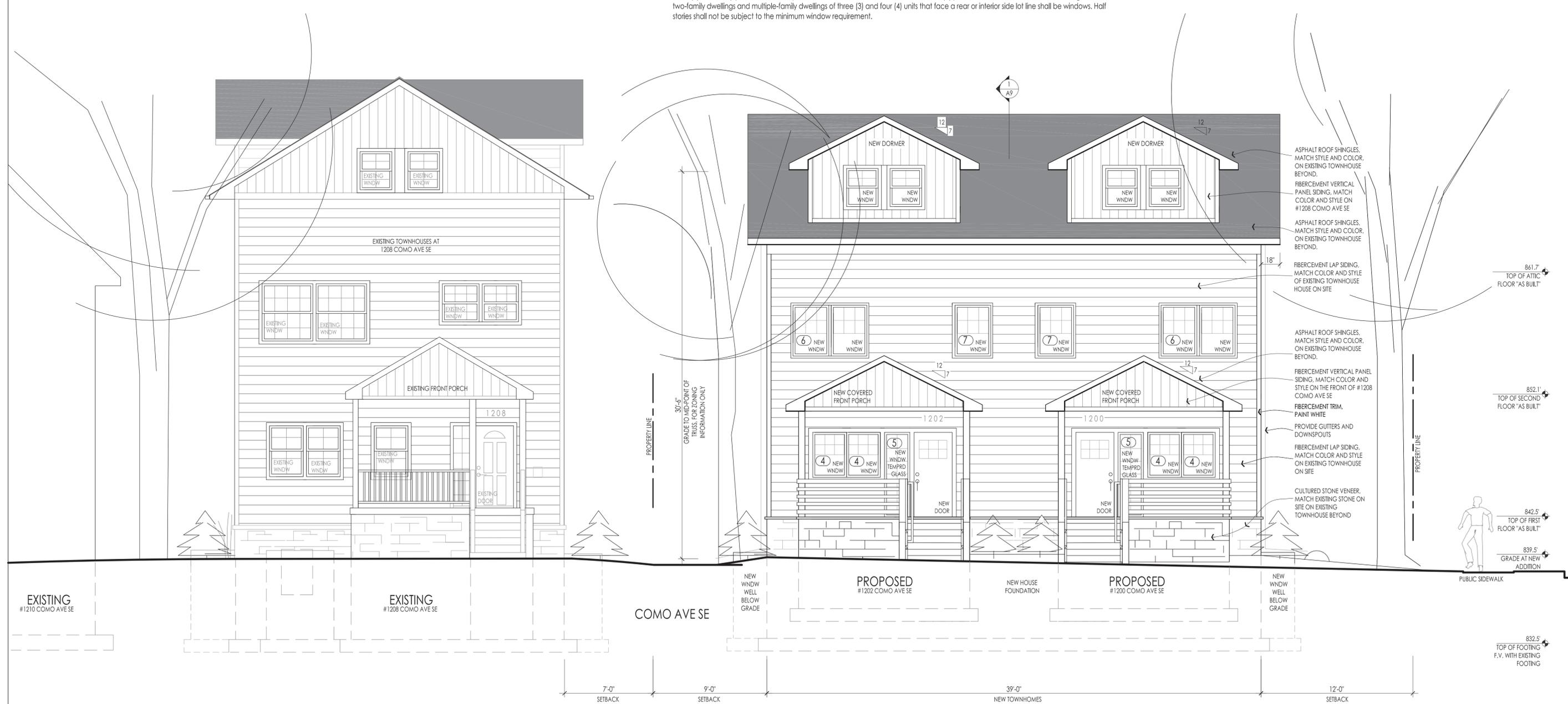
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**WINDOW SCHEDULE**

REF TAG	SIZE	STYLE	TYPE / COLOR / MANUFACTURER	ENERGY CODE REQUIREMENTS
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④	2'-8" X 3'-6"	SINGLE HUNG	VINYL / WHITE / VECTOR DIPLOMAT SERIES	
⑤	2'-0" X 6'-8"	SINGLE HUNG	VINYL / WHITE / VECTOR DIPLOMAT SERIES	
⑥	[2] 3'-0" X 3'-10"	SLIDER WNDW	VINYL / WHITE / VECTOR DIPLOMAT SERIES	
⑦	3'-0" X 3'-10"	SINGLE HUNG	VINYL / WHITE / VECTOR DIPLOMAT SERIES	
⑧	2'-6" X 4'-6"	SINGLE HUNG	VINYL / WHITE / VECTOR DIPLOMAT SERIES	
⑨	2'-6" X 3'-0"	SINGLE HUNG	VINYL / WHITE / VECTOR DIPLOMAT SERIES	

**GENERAL WINDOW NOTES:**

1. CONTRACTOR IS NOT REQUIRED TO INSTALL LEGAL EGRESS WINDOWS IN THE BASEMENT BECAUSE THE BUILDING IS FULLY SPRINKLED. PER NFPA 13D. SEE R310 EXCEPTION #2
2. ALL WINDOW SILLS MUST BE MORE THAN 18" ABOVE THE FINISHED FLOOR. WINDOWS LESS THAN 18" MUST BE TEMPERED GLASS.
3. ALL OPERABLE WINDOWS MUST HAVE FALL PROTECTION DEVICE.
4. ALL NEW WINDOWS MUST MATCH THE EXISTING WINDOWS ON SITE AT 1204 AND 1206 COMO AVE SE. VERIFY SIZES WITH THE CONTRACTOR BEFORE ORDERING.
5. PROVIDE SCREENS ON ALL OPERABLE WINDOWS.
6. ALL SLIDERS MUST HAVE GRILLES. SO THE WINDOW LOOKS LIKE A SINGLE HUNG WNDW.



**FRONT ELEVATION - FACING COMO AVE SE**  
SCALE: 1/4" = 1'-0" when printed on 22" X 34" PAPER

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**PROJECT TITLE:**  
AN ADDITION AND REMODEL TO:  
1202 COMO AVE SE  
Minneapolis, MN

**PROJECT DESCRIPTION:**  
DEMOLITION OF 1 TOWNHOME, AND ADDING 2 NEW TOWNHOMES ONTO 2 EXISTING TOWNHOMES. 4 TOWNHOMES TOTAL ON SITE. PDR #1001465

**SHEET TITLE:**  
FRONT ELEVATION  
FACING COMO AVE SE

ISSUED FOR ZONING REVIEW ONLY

**PROJECT #:** 04-2016  
**DRAWN BY:** WELLS  
**CHECKED BY:** WELLS  
**ISSUE:** DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of: Minnesota  
signed: *William M. Wells*  
William M. Wells, Architect  
date: 7-25-2016 reg. no. 49815

**SHEET NO:**  
**A5**

**GENERAL WINDOW REQUIREMENTS PER BUILDING CODE**  
 R312.2 Window fall protection. Window fall protection shall be provided in accordance with sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the lowest part of the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the window opening shall be a minimum of 36 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch diameter sphere where such openings are located within 36 inches of the finished floor.

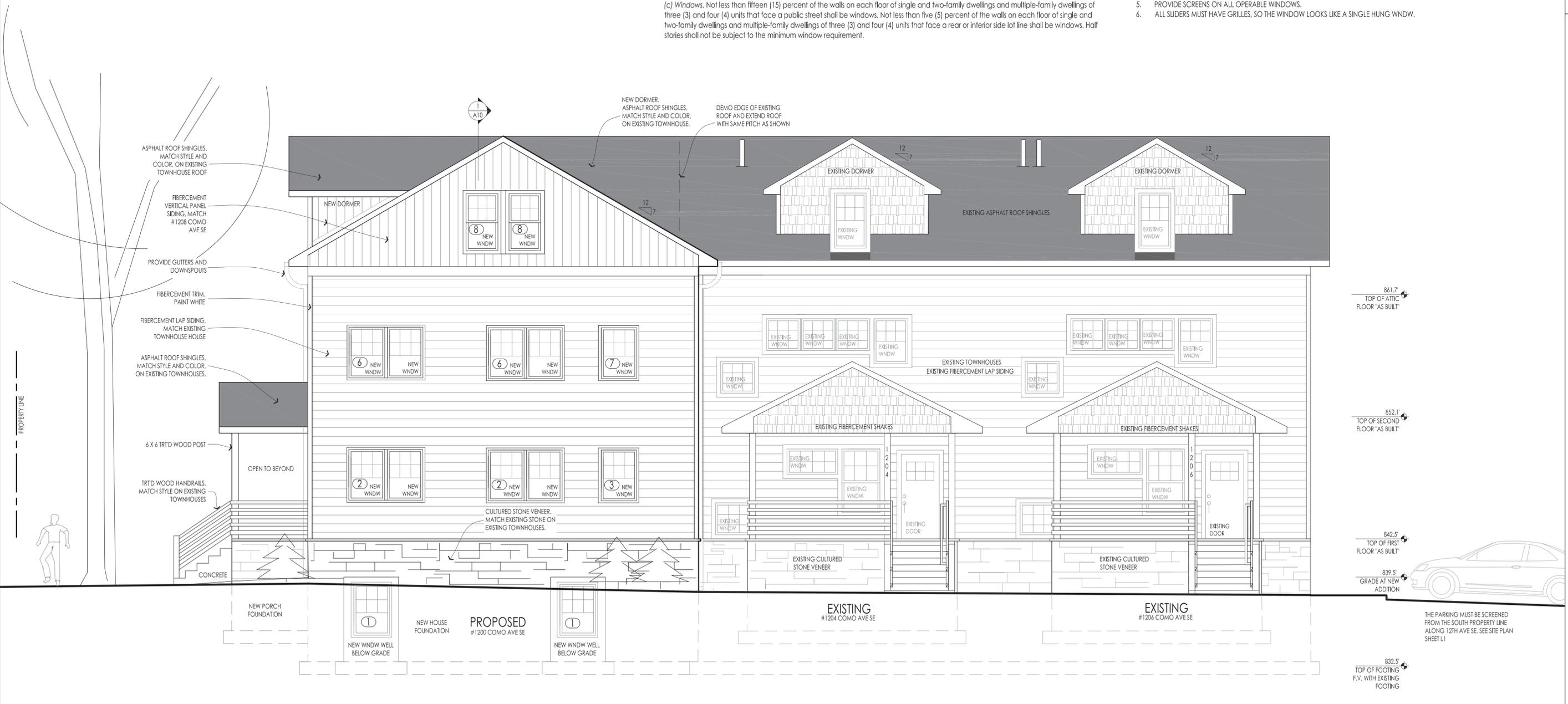
- Exceptions:
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**MINNEAPOLIS ZONING CODE**  
**535.90. windows**  
 (c) Windows. Not less than fifteen (15) percent of the walls on each floor of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that face a public street shall be windows. Not less than five (5) percent of the walls on each floor of single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units that face a rear or interior side lot line shall be windows. Half stories shall not be subject to the minimum window requirement.

REF TAG	SIZE	STYLE	TYPE / COLOR / MANUFACTURER	ENERGY CODE REQUIREMENTS
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- GENERAL WINDOW NOTES:
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  2. ALL WINDOW SILLS MUST BE MORE THAN 18" ABOVE THE FINISHED FLOOR. WINDOWS LESS THAN 18" MUST BE TEMPERED GLASS.
  3. ALL OPERABLE WINDOWS MUST HAVE FALL PROTECTION DEVICE.
  4. ALL NEW WINDOWS MUST MATCH THE EXISTING WINDOWS ON SITE AT 1204 AND 1206 COMO AVE SE. VERIFY SIZES WITH THE CONTRACTOR BEFORE ORDERING.
  5. PROVIDE SCREENS ON ALL OPERABLE WINDOWS.
  6. ALL SLIDERS MUST HAVE GRILLES, SO THE WINDOW LOOKS LIKE A SINGLE HUNG WNDW.



12TH AVE SE

▲ SIDE ELEVATION - FACING 12TH AVE SE  
 SCALE: 1/4" = 1'-0" when printed on 22" X 34" PAPER

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PROJECT TITLE:  
 AN ADDITION AND  
 REMODEL TO:  
 1202 COMO AVE SE  
 Minneapolis, MN

PROJECT DESCRIPTION:  
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 AND ADDING 2 NEW TOWNHOMES  
 ONTO 2 EXISTING TOWNHOMES.  
 4 TOWNHOMES TOTAL ON SITE.  
 PDR #1001465  
 SHEET TITLE:  
 SIDE ELEVATION  
 FACING 12TH AVE SE

ISSUED FOR ZONING  
 REVIEW ONLY

PROJECT #: 04-2016  
 DRAWN BY: WELLS  
 CHECKED BY: WELLS  
 ISSUE: DATE:

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 William M. Wells, Architect  
 date: 7-25-2016 reg. no. 49815

SHEET NO:  
**A6**

**GENERAL WINDOW REQUIREMENTS PER BUILDING CODE**

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**MINNEAPOLIS ZONING CODE**

**535.90. windows**

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**PROJECT DESCRIPTION:**  
 DEMOLITION OF 1 TOWNHOME,  
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 4 TOWNHOMES TOTAL ON SITE.  
 PDR #1001465  
**SHEET TITLE:**  
 SIDE ELEVATION  
 FACING INTERIOR LOT LINE

ISSUED FOR ZONING  
 REVIEW ONLY

**PROJECT #:** 04-2016  
**DRAWN BY:** WELLS  
**CHECKED BY:** WELLS  
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**SHEET NO:**  
**A7**

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**MINNEAPOLIS ZONING CODE**

**535.90. windows**

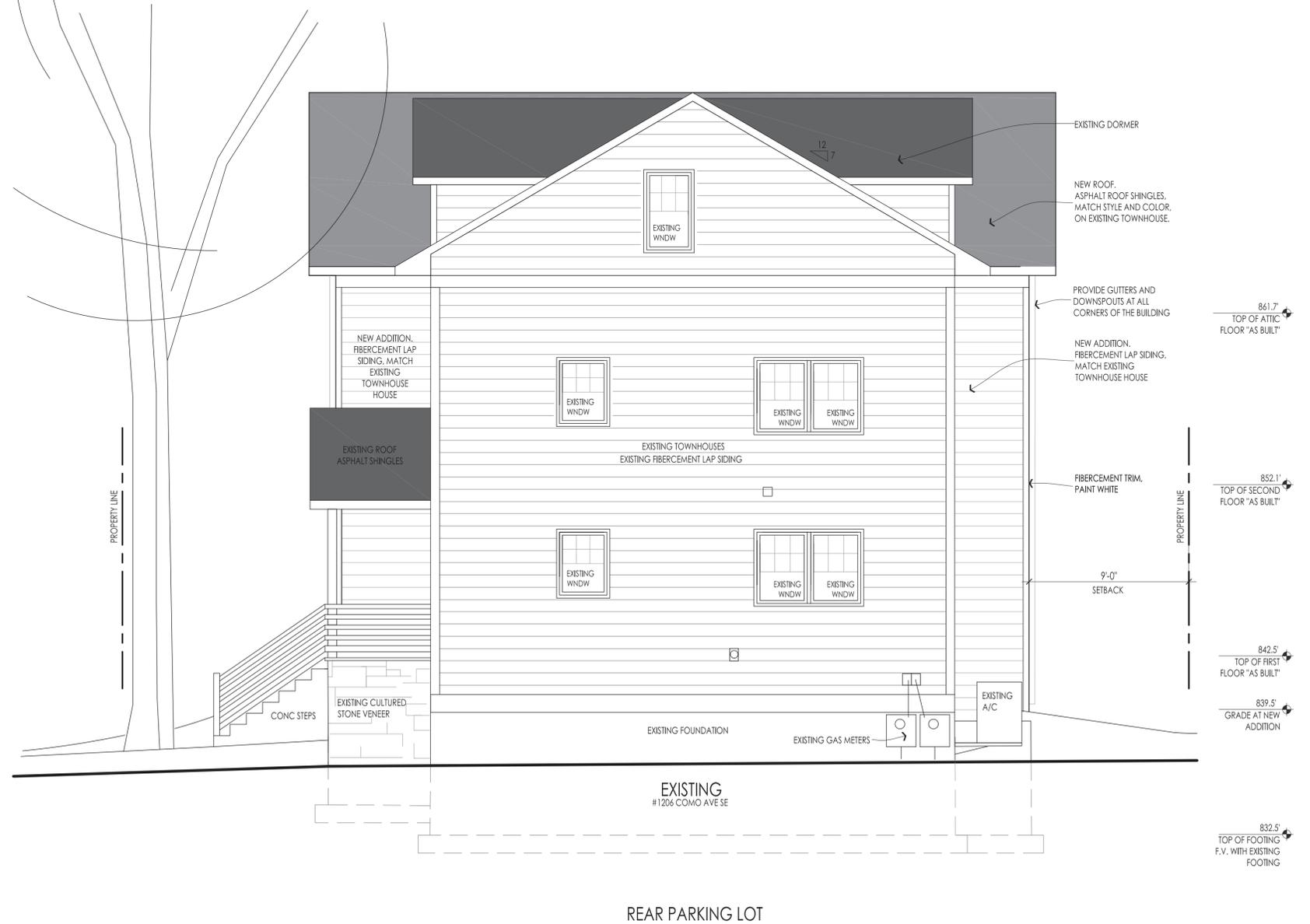
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**GENERAL WINDOW NOTES:**

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6. ALL SLIDERS MUST HAVE GRILLES, SO THE WINDOW LOOKS LIKE A SINGLE HUNG WNDW.



REAR PARKING LOT

REAR ELEVATION - FACING THE ALLEY  
SCALE: 1/4" = 1'-0" when printed on 22" X 34" PAPER

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ARCHITECTS**

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**PROJECT TITLE:  
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REMODEL TO:  
1202 COMO AVE SE  
Minneapolis, MN**

**PROJECT DESCRIPTION:  
DEMOLITION OF 1 TOWNHOME,  
AND ADDING 2 NEW TOWNHOMES  
ONTO 2 EXISTING TOWNHOMES.  
4 TOWNHOMES TOTAL ON SITE.  
PDR #1001465**

**SHEET TITLE:  
REAR ELEVATION  
FACING ALLEY**

ISSUED FOR ZONING  
REVIEW ONLY

PROJECT #: 04-2016

DRAWN BY: WELLS

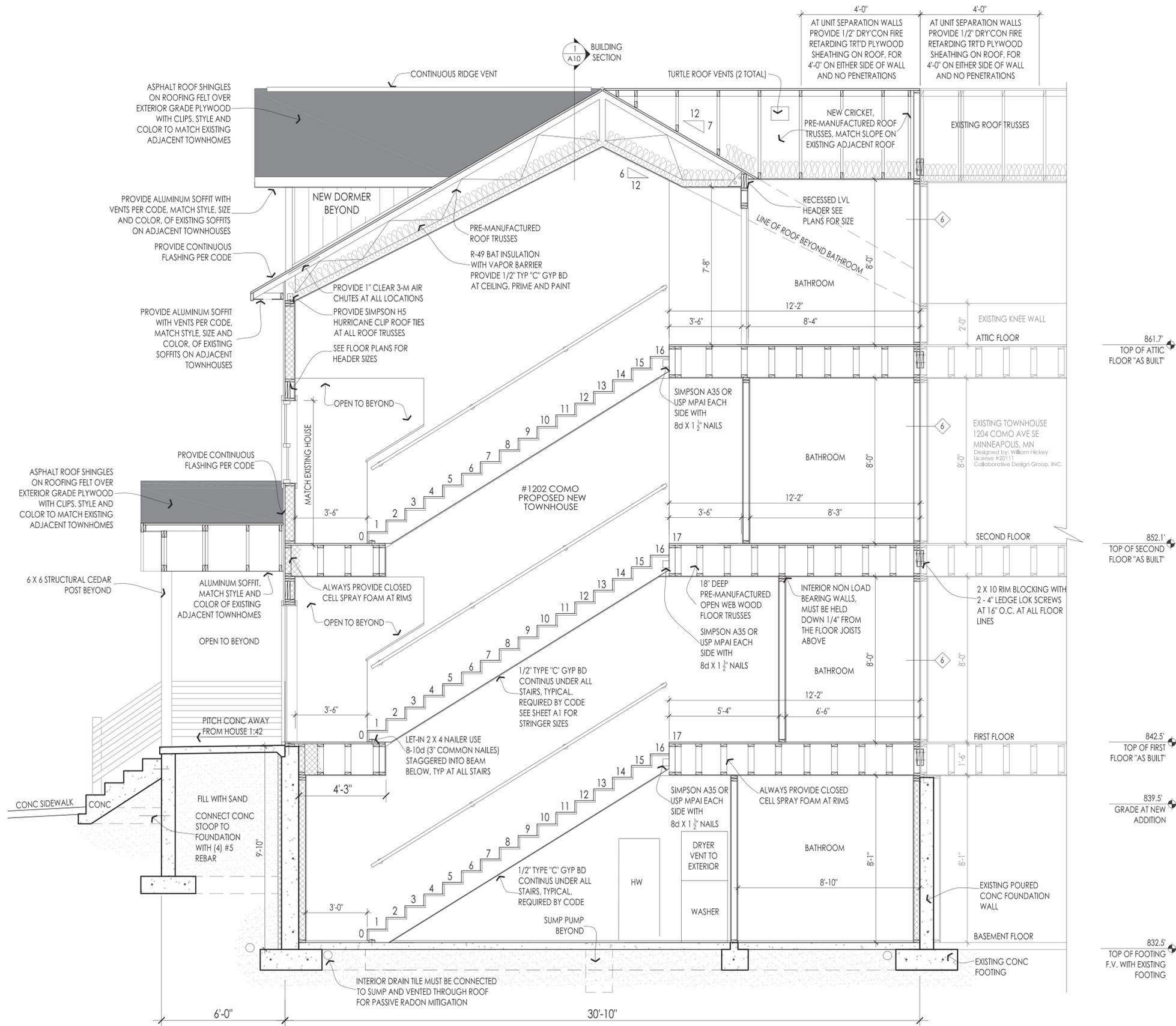
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SHEET NO:

**A8**



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4 TOWNHOMES TOTAL ON SITE.  
PDR #1001465

SHEET TITLE:  
BUILDING SECTION

ISSUED FOR ZONING  
REVIEW ONLY

PROJECT #: 04-2016  
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SHEET NO:  
**A9**

BUILDING SECTION  
SCALE: 3/8" = 1'-0" when printed on 22" X 34" PAPER