



**LAND USE APPLICATION SUMMARY**

*Property Location:* 5857 Washburn Avenue South  
*Project Name:* Variance to Corner Side Yard Setback  
*Prepared By:* Andrew Liska, City Planner, 612.673.2264  
*Applicant:* Nick Reimler  
*Project Contact:* Nick Reimler  
*Request:* To reduce the required corner side setback along West 59<sup>th</sup> Street for the construction of a new single-family dwelling located at 5857 Washburn Avenue South.

*Required Applications:*

<b>Variance</b>	To reduce the required corner side setback along West 59 <sup>th</sup> Street from 8 feet to 5 feet 8 inches for the construction of a new single-family dwelling.
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**SITE DATA**

<b>Existing Zoning</b>	RIA District
<b>Lot Area</b>	4,628 square feet
<b>Ward(s)</b>	13
<b>Neighborhood(s)</b>	Armatage
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	NA
<b>Small Area Plan(s)</b>	NA

<b>Date Application Deemed Complete</b>	May 1, 2015	<b>Date Extension Letter Sent</b>	NA
<b>End of 60-Day Decision Period</b>	June 30, 2015	<b>End of 120-Day Decision Period</b>	NA

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** This is a vacant corner lot located on the northeast corner of the intersection of Washburn Avenue South and West 59<sup>th</sup> Street. It is approximately 36 feet wide by 127 feet long. The parcel is relatively flat and two mature trees provide a large canopy over the site.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The structure to the north, 5853 Washburn Avenue South, is a two story, single-family dwelling. The structure to the west, 5856 Vincent Avenue South, is a split level, single-family dwelling. To the east, there are nine two story, duplexes.

This neighborhood as a whole is composed of a rich mix of single and two-family dwellings.

**PROJECT DESCRIPTION.** The applicant is seeking to construct a new two story, single-family dwelling with detached garage. As proposed, the corner side yard setback of 5 foot 8 inches is within the required 8 foot setback from West 59<sup>th</sup> Street. The established front yard setback of 29 feet 10 inches is met, matching the setback of the structure to the north. The north interior side yard setback of 5 feet is met as is the rear setback of 5 feet. With the exception of the corner side yard, all aspects of this proposal meet zoning requirements.

**PUBLIC COMMENTS.** As of writing this staff report, staff has not received any correspondence from the Armatage Neighborhood Association. Staff will forward comments, if any are received, at the Board of Adjustment meeting.

**ZONING ANALYSIS.** An analysis indicates that the proposed dwelling meets the Design Standard points for new I-4 dwelling units. Seventeen points are the minimum point total needed for approval and this proposal received 18 out of 27 possible points for the following design standards:

- The exterior building materials are masonry, brick, stone, stucco, wood, cement-board siding, and/or glass (6 points);
- The total diameter of trees retained or planted equals not less than three (3) inches per one thousand square feet of total lot area, or fraction thereof. Tree diameter shall be measured at four and one-half (4.5) feet above grade (4 points);
- Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure (3 points);
- The structure includes a basement as defined by the building code (3 points);
- Not less than ten (10) percent of the walls on each floor that face an rear or interior side lot line, not including walls on half stories, are windows (2 points);

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations,” 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 circumstance upon which the variance is requested is unique to this parcel. The original platting of this area was done from north to south; all of the lots on this block are 40 feet in width except this lot, the southernmost parcel, which is only 36 feet in width.

While this pattern is not uncommon in the city, it is unique to a small percentage of lots in the city. This narrow width of 36 feet is very restrictive especially when combined with the increased corner side setback along West 59<sup>th</sup> Street of 8 feet and the standard north interior side yard setback at 5 feet. This allows for the building envelope of only 24 feet in width. This unique circumstance was created in original platting and not by the applicant.

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 proposing to use the property in a reasonable manner and would be keeping with the spirit of the ordinance and the comprehensive plan. The intent of the ordinance regarding required yards is to encourage orderly development. The applicant is seeking to reduce the 8 foot corner side yard setback as to not negatively impact any surrounding property. The proposed width of the home at 25 feet 7 inches is not unusually wide and is consistent with the width of other dwellings in the area. If granted, the variance will not hinder orderly development nor will it create a conflict among land uses.

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 variance will not alter the character of the locality or be injurious to the use or enjoyment of other property in the vicinity. There is a diverse mix of structures and setbacks in this area and this variance will blend well with the essential character of the area. Health, safety, and welfare of the general public will not be compromised if this variance is granted. If approved, this new single-family dwelling will provide good infill development while not negatively impacting surrounding properties.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Nick Reimler for the property located at 5857 Washburn Avenue South:

### **A. Variance of the required corner side setback from 8 feet to 5 feet 8 inches for the construction of a new single-family dwelling.**

Recommended motion: **Approve** the application, 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 improvements shall be completed by June 11, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

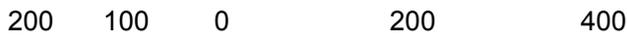
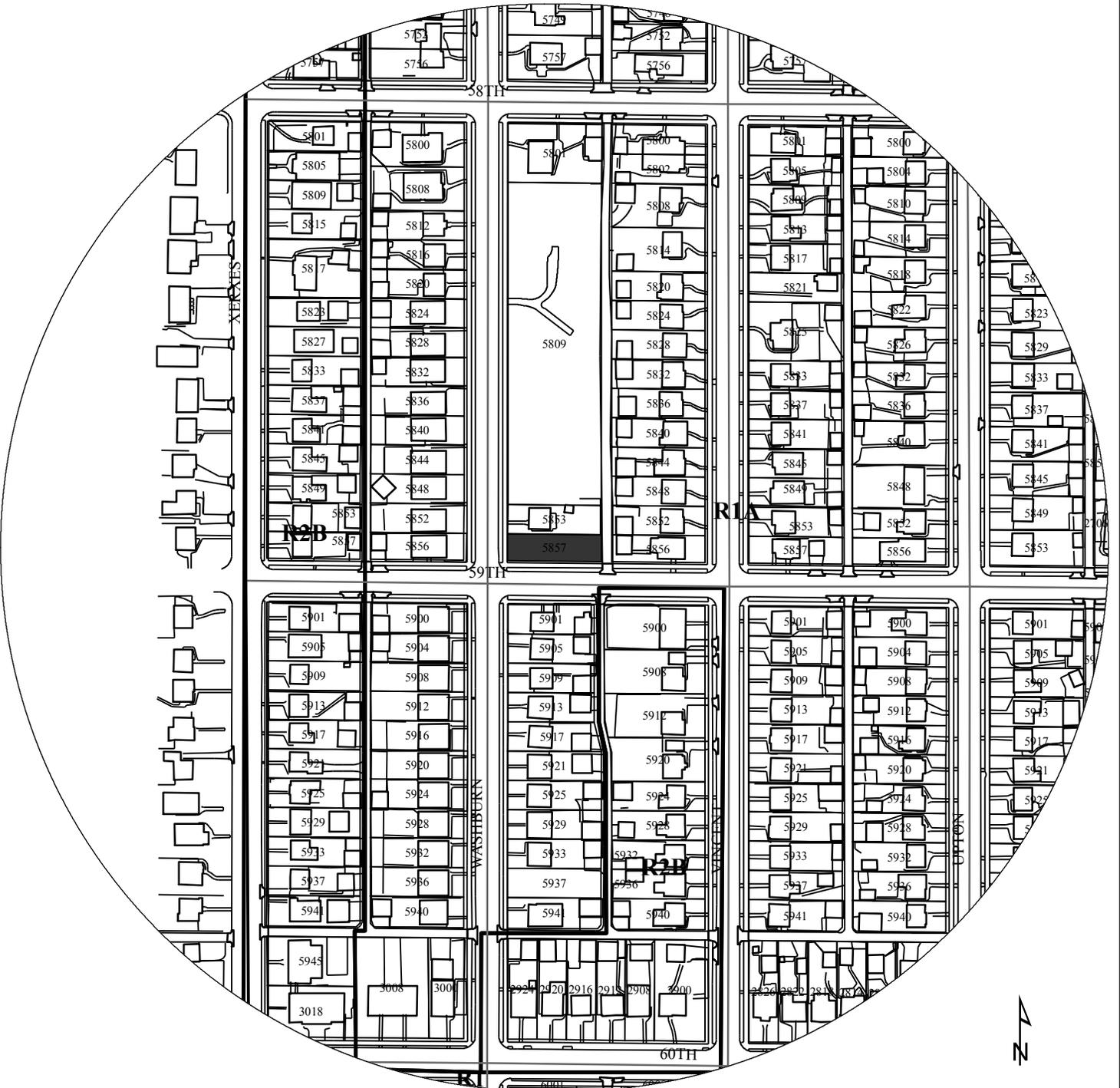
1. Zoning map
2. Written description and findings submitted by applicant
3. Site plan
4. Survey
5. Floor plans
6. Building elevations
7. Photos
8. Correspondence

Nick Reimler

13th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

5857 Washburn Avenue South

FILE NUMBER

BZZ-7183



800 NICOLLET MALL  
SUITE 2850  
MINNEAPOLIS, MN 55402

**Re:** Proposed project at 5857 Washburn Ave S, Mpls  
City of Mpls Variance Application

The project will consist of the construction of a two-story home and detached garage. The area around 5857 Washburn consists of homes that vary in size and style. The design of the new home will be consistent with the look and feel of comparable homes in and around the neighborhood. The detached garage will face 59<sup>th</sup> St in order to maximize backyard square footage. The new home is on a corner lot and the setback of the front of the house will match the neighbor to the north.

The current width of the lot is just over 36' wide. Therefore, the project will need a side setback variance on the south side due to that hardship. It will also require a curb cut approval in order to provide a usable backyard for the future homeowner. The curb cut will be on 59<sup>th</sup> St.

MHS Construction LLC is a proven, quality company that is looking forward to adding a professionally constructed home to a thriving Minneapolis neighborhood.

**Site Info:**

5857 Washburn Ave S, Minneapolis, MN

**Company Info:**

MHS Construction LLC  
800 Nicollet Mall, Suite 2850  
Mpls, MN 55402

Thank you for your time,

Nick Reimler  
Construction Manager  
Cell – 763.639.5386  
Email – [nrreimler@alatusllc.com](mailto:nrreimler@alatusllc.com)

# 5857 WASHBURN PROJECT

DRAWING INDEX

SHEET #	DESCRIPTION
G101	COVER SHEET, COOR. INFO, DRAWING INDEX
G102	GENERAL SITE PLAN
G103	FOUNDATION PLAN
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	UPPER FLOOR PLAN
A103	GARAGE FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	EXTERIOR DETAILS
A302	SECTION AND DETAILS

**TD DESIGN**  
**architecture + interior**  
 3300 KYLE AVENUE  
 GOLDEN VALLEY, MN 55422  
 TEL: 612-743-6225

14-design.com  
 GENERAL CONTRACTOR  
**MHS Construction**  
 800 Nicollet Ave, Suite 2850  
 Minneapolis, MN 55402

STRUCTURAL ENGINEER

**Project**  
**WASHBURN HOME**  
 5857 Washburn Ave S.  
 Minneapolis, MN 55410

**Architect's Stamp**  
 I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer for the State of Minnesota.  
 Ryan B. Thibault, PE  
 License # 6479  
 Minneapolis, Minnesota

**COVER SHEET**  
 scale= NTS

date: 5/12/2015  
 review: 1  
 variance: 4/27/2015  
 variance: 5/12/2015

**sheet**  
**G101**

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## BIDDING NOTES (ALTERNATES)

1. ALL FINISHES TO BE RECESSED DOWN LIGHT, WHITE WHITE 1492W TRIM INCLUDE LED OPTION.  
 2. HALLO 4" MR-16 HI 499IC  
 3. DESCRIPTION - 4" RECESSED DOWN LIGHT, WHITE WHITE 1492W TRIM INCLUDE A BRONZE LENS  
 4. DESCRIPTION - 4" RECESSED DOWN LIGHT, WHITE 9815S SHOWER TRIM  
 5. J BOX WIRED TO SWITCH  
 6. OWNER PROVIDED PENDANT  
 7. LITTLE NICH ZENON UNDERCABINET LIGHTING  
 8. EXTERIOR SCENE, BY OWNER

## GENERAL CONSTRUCTION NOTES (ALL SHEETS)

1. THESE DRAWINGS ARE A SET (INCLUDING THE 8 1/2" X 11" SUPPLEMENTAL MANUAL, FACES E-JAILS, CITY NOTES AND OTHER INFO SENT TO THE CONTRACTOR) AND SHOULD BE KEPT ON SITE AT ALL TIMES.  
 2. VERIFY ALL DIMENSIONS WITH GENERAL CONTRACTOR AND OTHER RELATED SUBS PRIOR TO INSTALL OR FABRICATION.  
 3. THESE DRAWINGS AND SPECIFICATIONS PROVIDE GENERAL GUIDELINES FOR THE CONSTRUCTION PROCESS.  
 4. THE ARCHITECT AND OWNER WILL CONSIDER ALTERNATIVE MATERIALS OR METHODS HOWEVER IF NOT CONSULTED FOR THE PROJECT BY THE DESIGN BUILD AND ALL WORK TO COME AND TO INDUSTRY STANDARDS AND EQUIPMENT OR EQUIPMENT SPECIFICATIONS NEEDED FOR ITEMS SUCH AS MECH, ELEC, PLUMB, MILLWORK, ETC.  
 5. ALL GLASS TO BE TEmPERED UNDO OR ALLOWED BY CODE.

## MATERIALS AND SPECS (ALL SHEETS)

**DRIFT SPECS:**  
 SURFACE SHEET COLOR  
 CEILING FLAT WHITE (CEILING WHITE)  
 WALLS EGGSHELL T80  
**WOOD FLOORS (HW):** MAPLE WITH 3 COATS OF POLY UH.  
**COUNTERTOPS:** GRANITE TYPE 2 COOL SPRING OR SIMILAR TBD  
**SINKING 1:** HARDI CEMENT BOARD 4" LAP SINKING, PAINTED  
**SINKING 2:** HARDI SHAKE CEMENT BOARD  
**SINKING 3:** HARDI PANEL, PAINTED WITH 1X2 MARBET BATONS 16" OC  
**STONE, INTERIOR AND EXTERIOR:** ONSHES CORNING, "CULTURED STONE", PRO-NT ALPINE LEDGESTONE, COLOR: T80, FOLLOW HVAL, UPDATED SPECS FOR INSTALLATION AND SUBSTRATE TREATMENT.  
**ROOF:** 5/8" PLYWOOD T&G ROOF SHEATHING OVER TRUSSES, WITH 20 LB FELT AND 28 GA METAL ROOF (COLOR TO BE SELECTED BY OWNER/ARCH). ICE AND WATER INCLIDE GUTTERS PER THIS PROJECT.  
**EXTERIOR WINDOWS:** MARVIN INTERITY SERIES, PINE INTERIOR NO PRIMER, BRONZE ALUM. EXTERIOR, BRONZE HARDWARE, PRE-LOW EMISSION GLASS, BRONZE SCREENS, CEILING TIE: LOW EMISSION GLASS, SILENT SHIP BEARING. WINDOW CONTRACTOR AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING. STAIN INTERIOR PER SELECTION AND TWO COATS OF POLY.  
**EXTERIOR WINDOWS:** MARVIN INTERITY SERIES, PINE INTERIOR NO PRIMER, BRONZE ALUM. EXTERIOR, BRONZE HARDWARE, PRE-LOW EMISSION GLASS, BRONZE SCREENS, CEILING TIE: LOW EMISSION GLASS, SILENT SHIP BEARING. WINDOW CONTRACTOR AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING. STAIN INTERIOR PER SELECTION AND TWO COATS OF POLY.  
**SKYLIGHT:** VELUX, 106 VS WOOD, INSTAL PER MANUFACTURERS SPECS AND REQUIREMENTS. PAINT INTERIOR TRIM AND FRAME TO MATCH CEILING  
**INTERIOR DOORS:** WHITE OAK STAIN DARK, 2 PANEL DOORS (PER ELEVATIONS) SQUARE EDGES, SAINI NICEL, HARDWARE (HANGES AND LEVERS) TO BE APPROVED BY OWNER/ARCH  
**INTERIOR TRIM:** WHITE OAK IN SIZES INDICATED, STAIN DARK

## FIXTURE SCHEDULE

A = HALLO 4" MR-16, HI499IC  
 B = RECESSED DOWN LIGHT, WHITE WHITE 1492W TRIM  
 C = HALLO 4" MR-16 HI 499IC  
 D = RECESSED DOWN LIGHT, WHITE WHITE 1492W TRIM INCLUDE A BRONZE LENS  
 E = DESCRIPTION - 4" RECESSED DOWN LIGHT, WHITE 9815S SHOWER TRIM  
 F = J BOX WIRED TO SWITCH  
 G = OWNER PROVIDED PENDANT  
 H = LITTLE NICH ZENON UNDERCABINET LIGHTING  
 I = EXTERIOR SCENE, BY OWNER

## ROP PLAN NOTES

1. CEILING AND WALLS TO BE SMOOTH FINISH, PRIME AND PAINT  
 2. PROVIDE LAMPS FOR ALL FIXTURES  
 3. SWITCHES TO BE 3S OR 40 DEGREE LAMPS  
 4. DIMMERS FOR ALL SWITCHES UNO  
 5. SWITCHES TO BE PROTECTED, VENTED WITH ARCHITECT SPEC DETECTORS, INTERCONNECTED PER CODE  
 6. ABBREVIATIONS (ALL SHEETS MAY BE FOLLOWED BY PERIODS)  
 ADJ- ADJUSTABLE (IE: SHELF, BOLT, SUPPORT LIGHT)  
 BR- BEAM (LUMBER)  
 BO- BOTTOM OF...  
 CO- COLUMN, AS IN THE BEARING POINT  
 COOC- CONCRETE  
 EX- EXISTING  
 EXT- EXTERIOR  
 EQ- EQUIPMENT SUPPLER  
 F- FLOOR  
 GAR- GARBAGE DISPOSAL  
 GI- GROUND TRUSS (ENHANCED)  
 GP- GP BOARD  
 GR- GROUND RAIL  
 H- HANGING OR INSULATION, PER CODE OR SITUATION  
 INT- INTERIOR  
 INS- INSULATION, PER CODE OR SITUATION  
 N- NOMINAL, VERIFY WITH EXACT SPECS AND RELATED SUBS NOT TO SCALE  
 NT- NOT TO SCALE  
 ON- ON CENTER  
 PL- PLUMB  
 PLIN- PLUMB  
 PT- PAINT, TO BE PAINTED  
 REV- REVERSE OF A DETAIL (TURN THE DETAIL HORIZONTAL)  
 RO- ROUGH OPENING  
 SH- SIMILAR BUT NOT EXACTLY THE SAME  
 SSI- STAINLESS STEEL  
 T- TOUCH LATCH ON DOOR  
 TR- TOP OF...  
 UNO- UNLESS NOTED OTHERWISE, REFER IN SIMILAR INSTANCES UNO AND ADJUST TO VERIFY THIS ACTUAL FIELD DIMENSION OR ACCORDINGLY (INCLUDES VERIFY)  
 VER- VERIFY

## SYMBOLS DEFINITIONS

1 - DOOR WITH DOOR NUMBER  
 X - SECTION SYMBOL, DRAWING NUMBER OVER SHEET NUMBER  
 1/2014 - ELEVATION SYMBOL, DRAWING NUMBER OVER SHEET NUMBER

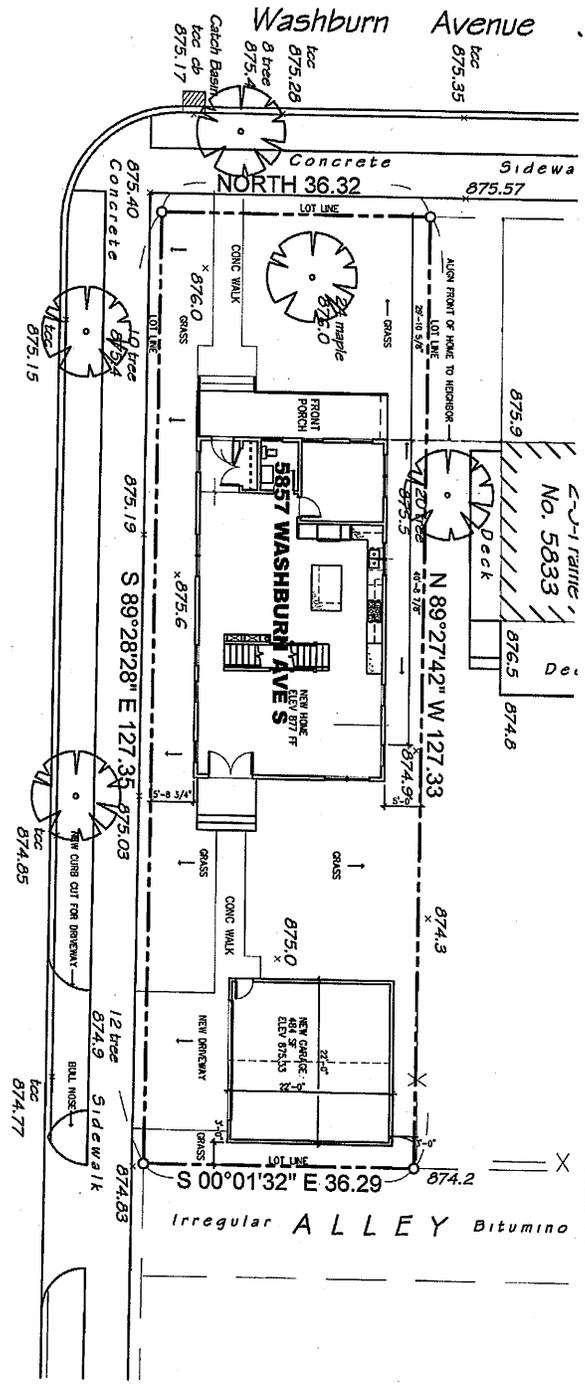
## FIXTURE LEGEND (LIGHTING, ELEC)

A = PICTURE TYPE  
 S = SWITCHING  
 4 = SWITCH- LIGHTING  
 7 = SWITCHING (PROVIDE ELECTRONIC DIMMERS WHERE NESS)  
 8 = SWITCHING TO BE DIMMED

# 5857 WASHBURN AVE S CITY OF MINNEAPOLIS VARIANCE PACKAGE

**1** SITE PLAN OF PROJECT (NOT THE SURVEY BUT BASED ON SURVEY INFO.)  
**G102** LANDSCAPE PLAN

West 59th Street



- EXCAVATION NOTES:
1. BE VERY CAREFUL NOT TO DISTURB NEIGHBORING PROPERTY AND SOILS
  2. PROTECT FROM WASHOUT IN CASE OF RAIN
  3. USE CLASS 3 FILL AND COMPACT TO ENSURE A SOLID FOUNDATION
  4. ARCHITECT IS NOT RESPONSIBLE FOR UTILITIES AND THEIR LOCATIONS AND EXCAVATOR MUST VERIFY THE EXISTING UTILITIES PRIOR TO DIGGING AND MAKE CORRECTING THE EXCAVATION AND USE EXTREME CARE TO PROTECT NEIGHBORING PROPERTIES.
  5. NOTIFY ARCHITECT AND GC IF ANY UNSUITABLE SOILS ARE FOUND
  6. ANY SURVEY REQUIRED OTHER THAN THE STAKES ON SITE AND THE SURVEY INCLUDED IN THIS SET WILL BE COVERED BY THE CONTRACTOR.

**RT DESIGN**  
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3300 KYLE AVE N  
GOLDEN VALLEY, MN 55412  
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STRUCTURAL ENGINEER  
**Project**  
**WASHBURN HOME**  
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Minneapolis, MN 55410

Architect's Stamp  
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 Architect under the laws of the State of Minnesota.  
Ryan B. Thielke, AIA  
Signature & Title  
License # 4187  
Minneapolis, Minnesota

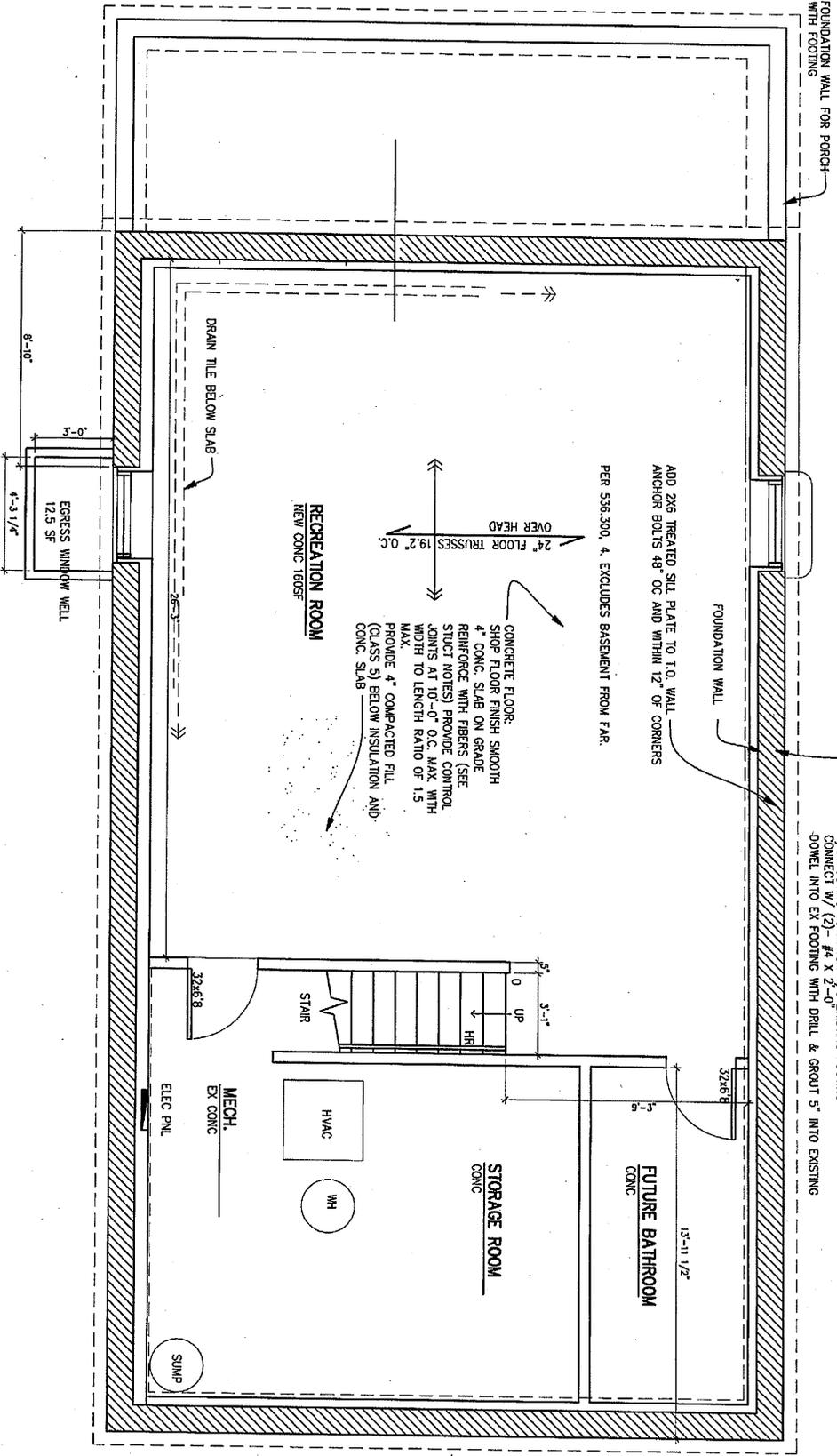
**OVERALL SITE PLAN**  
scale = 1/16" = 1'-0"

date: 5/12/2015  
review 1 4/13/2015  
variance 4/27/2015  
VARIANCE 5/12/2015



**1**  
BASEMENT PLAN

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



FOUNDATION WALL FOR PORCH WITH FOOTING

NEW 12" CONC. BLOCK FOUNDATION WALL TO HAVE #5 BARS @32" OC 9" FROM EXTERIOR DOWEL INTO FOOTING W/ 6" HOOK AND GROUT TOP COURSE CONC. FOOTING 20" X 10" THICK W/ (2) #4 3" CLEAR FROM BOT. AND SIDES T/O FOOTING TO MATCH T/O EXISTING FOOTING DOWEL INTO EX FOOTING WITH DRILL & GROUT 5" INTO EXISTING

ADD 2X6 TREATED SILL PLATE TO I.O. WALL ANCHOR BOLTS 48" OC AND WITHIN 12" OF CORNERS PER 536.300, 4. EXCLUDES BASEMENT FROM FAR.

CONCRETE FLOOR: SHOP FLOOR FINISH SMOOTH 4" CONC. SLAB ON GRADE REINFORCE WITH FIBERS (SEE STRUCT NOTES) PROVIDE CONTROL JOINTS AT 10'-0" O.C. MAX. WITH MAX. WIDTH TO LENGTH RATIO OF 1.5 PROVIDE 4" COMPACTED FILL (CLASS 5) BELOW INSULATION AND CONC. SLAB

RECREATION ROOM  
NEW CONC 160SF

EGRESS WINDOW WELL  
12.5 SF

STORAGE ROOM  
CONC

FUTURE BATHROOM  
CONC

MECH.  
EX CONC

HVAC

WH

SUMP

STAIR

ELEC PNL

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TEL 812-745-6225  
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**MHS Construction**  
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Minneapolis, MN 55402

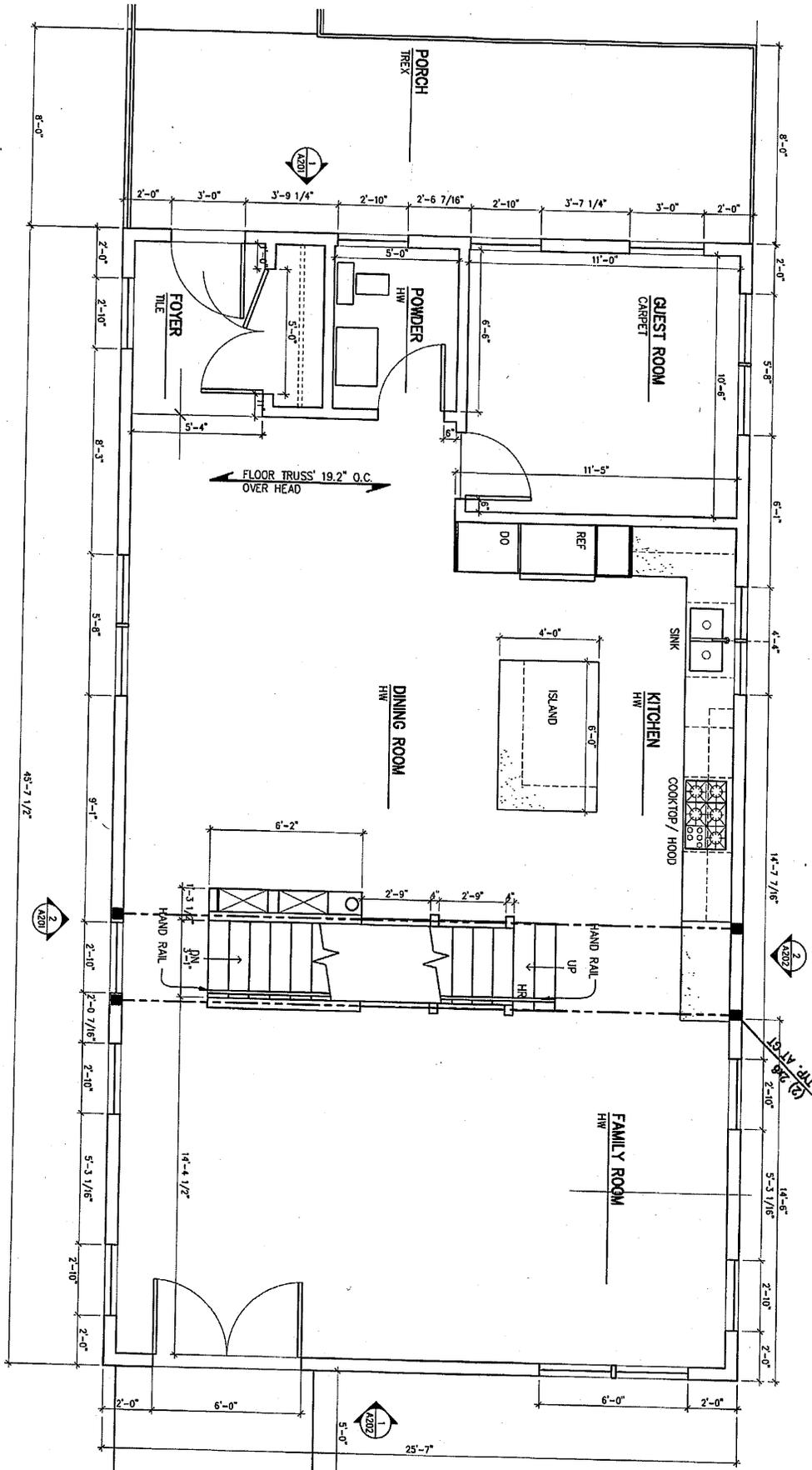
**Project**  
**WASHBURN HOME**  
5857 Washburn Ave S.  
Minneapolis, MN 55410

**Architect's Stamp**  
I hereby certify that this plan, specification, or report was prepared by me or under my supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
Ryan B. Thurlfield, AIA  
Signature: Ryan B. Thurlfield  
License # 44757  
Minneapolis Variance

**BASEMENT PLAN**  
scale= 1/4" = 1'-0"

date: 5/12/2015  
review 1: 4/13/2015  
variance: 4/27/2015  
variance: 5/12/2015

Sheet **A100**  
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**PLAN NOTES:**  
 1. SEE RCP FOR TRUSS FRAMING LOCATIONS TO ALLOW FOR LIGHT  
 2. ALL DIMENSIONS ARE TO FINISHED SURFACES

**1 MAIN LEVEL FLOOR PLAN**

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

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 GOLDEN VALLEY, MN 55422  
 TEL 612-743-9225

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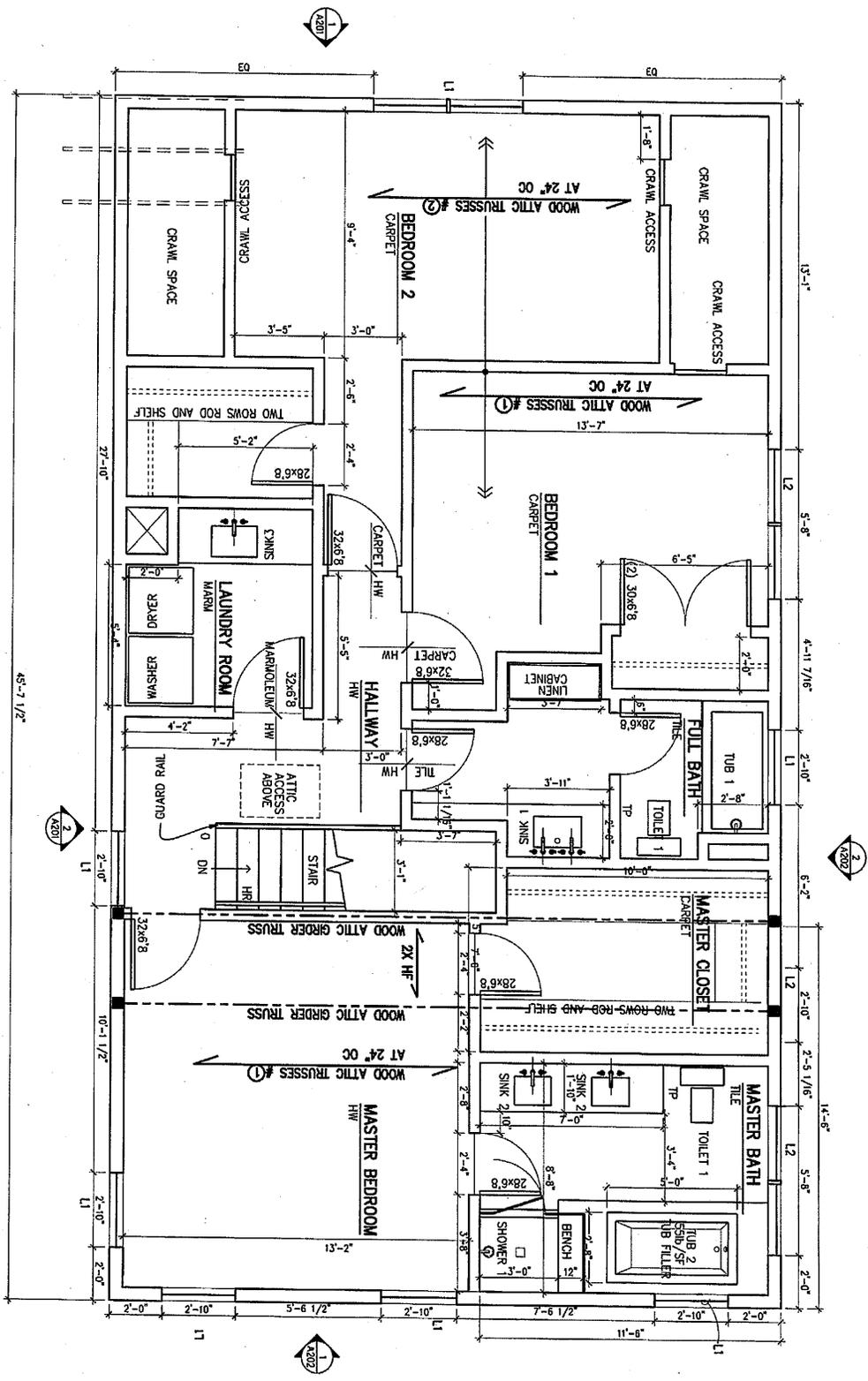
STRUCTURAL ENGINEER

**Project**  
**WASHBURN HOME**  
 5857 Washburn Ave S,  
 Minneapolis, MN 55410

**Architect's Stamp**  
 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 Architect under the laws of the State of Minnesota.  
 Ryan B. Thundel, AIA  
 Signature #4487  
 Minneapolis Variance

**MAIN LEVEL FLOOR PLAN**  
 scale: 1/4" = 1'-0"

date: 5/12/2015  
 review: 1 4/13/2015  
 variance: 4/27/2015  
 VARIANCE: 5/12/2015



**1** UPPER LEVEL FLOOR PLAN  
A102

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

Sheet **A102**  
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date: 6/12/2015  
review 1 4/13/2015  
variance 4/27/2015  
VARIANCE 5/12/2015

**UPPER LEVEL FLOOR PLAN**  
Scale: 1/4" = 1'-0"

**Architect's Stamp**  
I hereby certify that this plan, specification, or report was prepared by me or under my supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
Ryan B. Thorslund, AIA  
Signature of Ryan B. Thorslund, AIA  
License # 44757  
Minneapolis, Minnesota

**Project**  
**WASHBURN HOME**  
5857 Washburn Ave S,  
Minneapolis, MN 55410

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STRUCTURAL ENGINEER

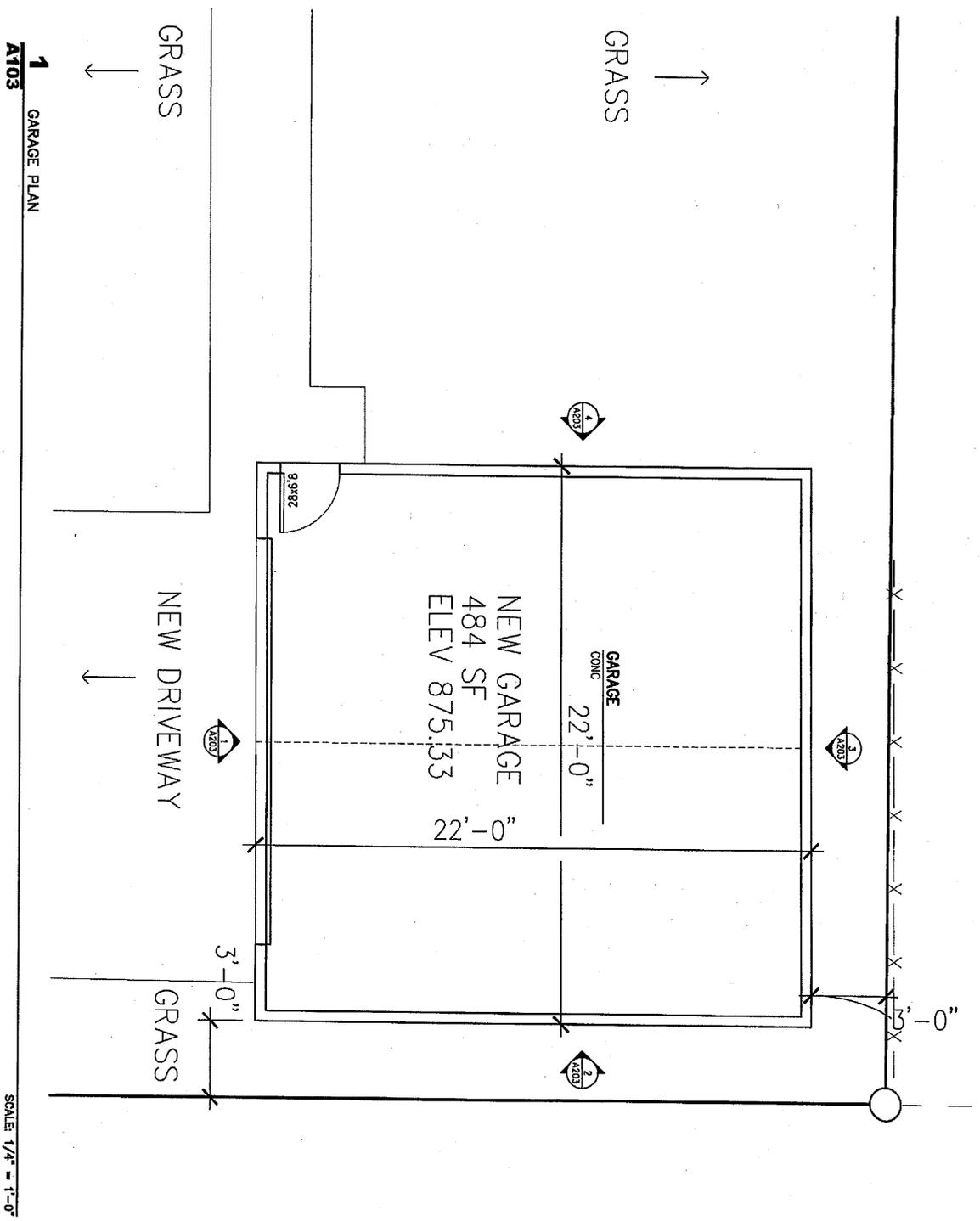
**Project**  
**WASHBURN HOME**  
 5857 Washburn Ave S,  
 Minneapolis, MN 55410

**Architect's Stamp**  
 I hereby certify that I am the responsible professional or  
 report was prepared by me or under my  
 supervision and that I am a duly Licensed  
 Architect under the laws of the State of  
 Minnesota.  
 Ryan B. Thibault, M.A.S.  
 License # 44157  
 Minneapolis Variance

**GARAGE PLAN**  
 scale = 1/4" = 1'-0"

date 5/12/2015  
 review 1 4/13/2015  
 variance 4/27/2015  
 VARIANCE 5/12/2015

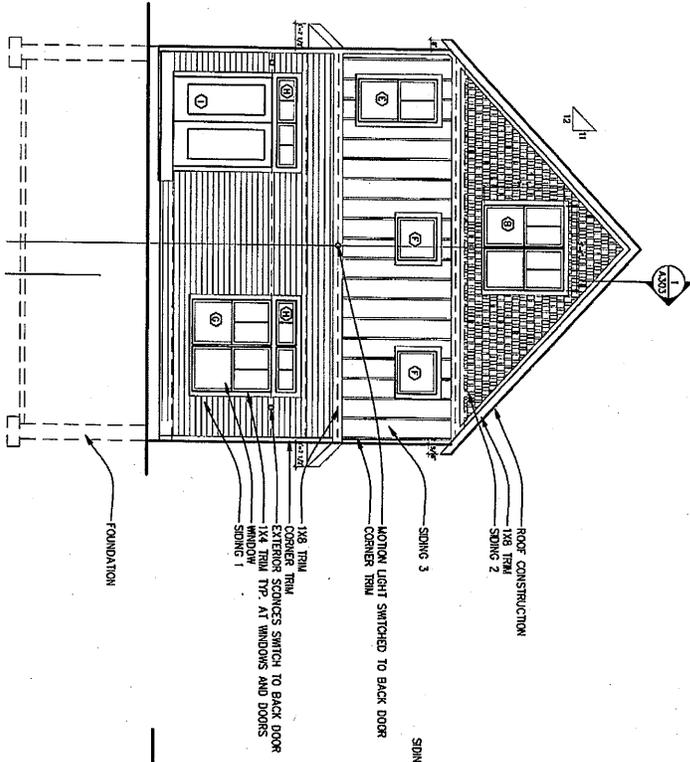
Sheet **A103**  
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**1** GARAGE PLAN  
**A103**

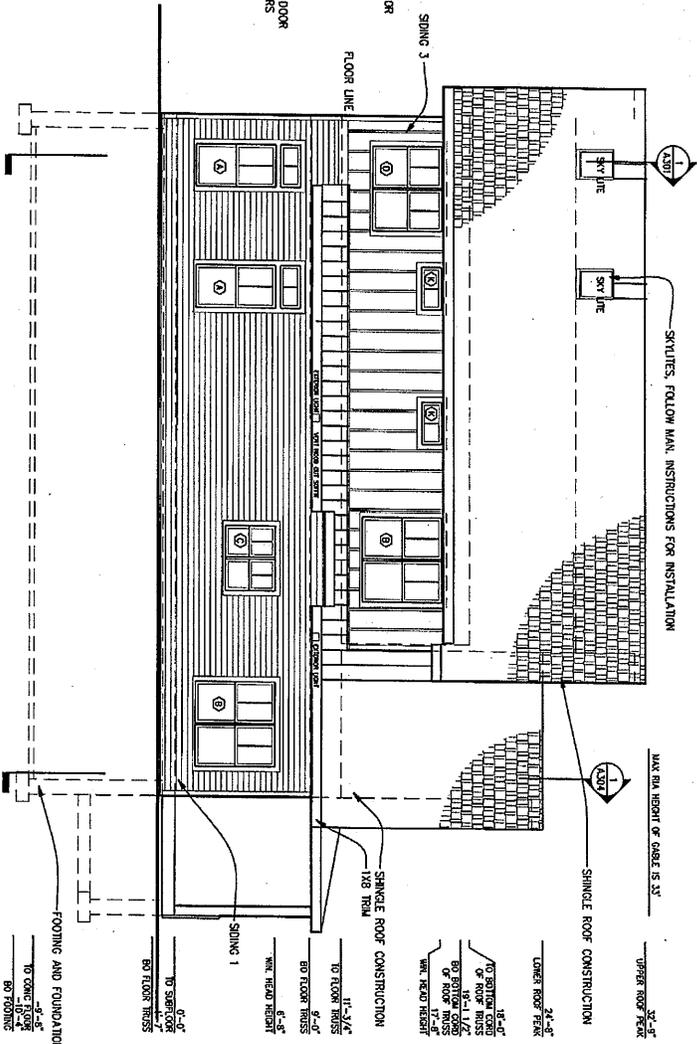
SCALE: 1/4" = 1'-0"





**1** EAST EXTERIOR ELEVATION

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



**2** NORTH EXTERIOR ELEVATION

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

**TD DESIGN**  
**Architecture + Interior**  
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 GOLDEN VALLEY, MN 55422  
 TEL: 612-743-8225  
 tdesign.com

GENERAL CONTRACTOR  
**MHS Construction**  
 800 Nicollet Ave, Suite 2850  
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STRUCTURAL ENGINEER

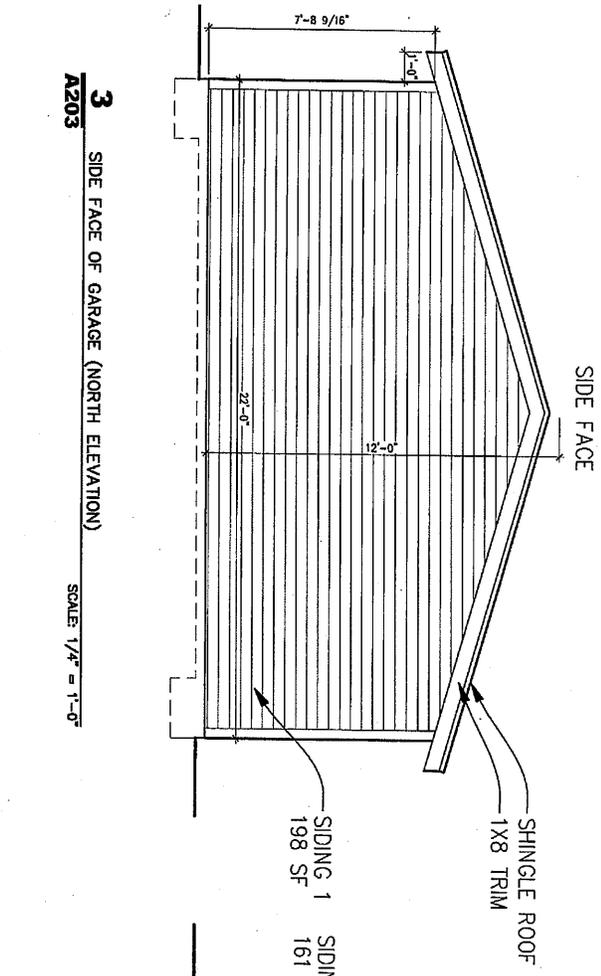
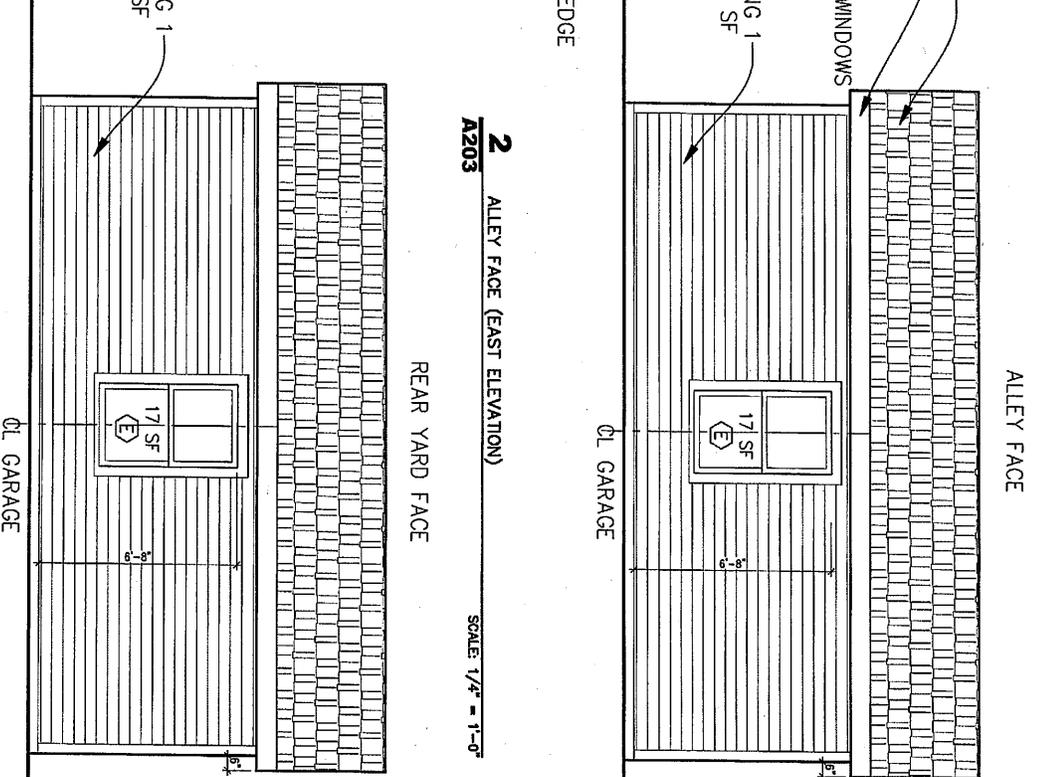
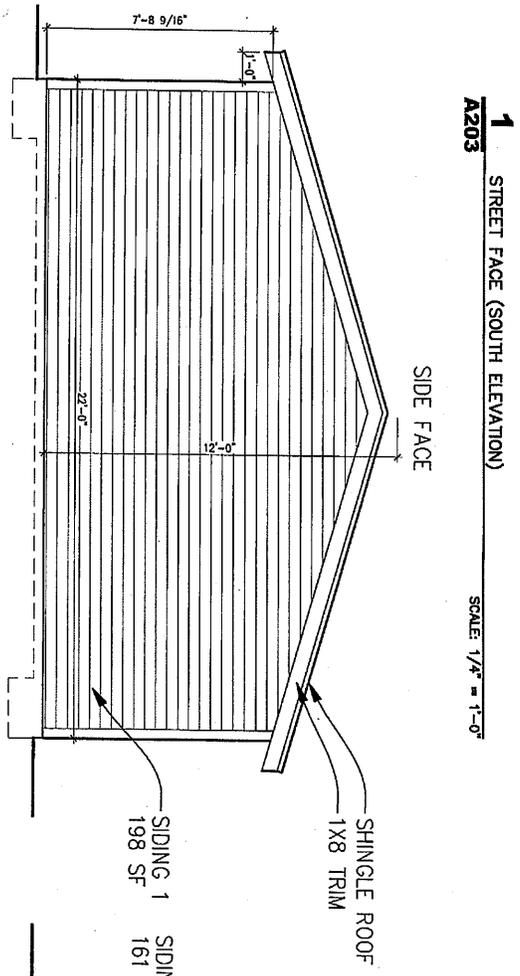
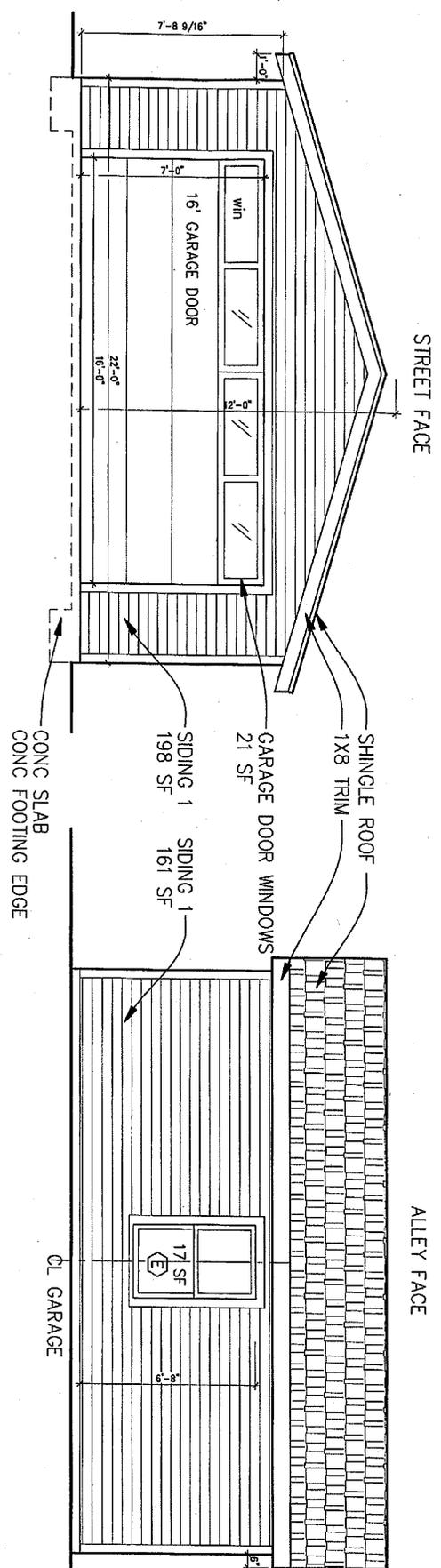
**Project**  
**WASHBURN HOME**  
 5857 Washburn Ave S,  
 Minneapolis, MN 55410

**Architect's Stamp**  
 I hereby certify that this plan, specification, or report was prepared by me or under my supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
 Ryan B. Thibault, MA  
 Signature  
 License # 44757  
 Minneapolis Variance

**EXTERIOR ELEVATIONS**  
 scale: 1/8" = 1'-0"

date: 5/12/2015  
 review: 1  
 variance: 4/27/2015  
 variance: 5/12/2015

Sheet  
**A202**  
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**Architecture + Interiors**  
 3300 RYLE AVE N  
 GOLDEN VALLEY, MN 55422  
 TEL: 612-743-6225  
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**MHS**  
**Construction**  
 800 Nicollet Ave, Suite 2850  
 Minneapolis, MN 55402  
 STRUCTURAL ENGINEER

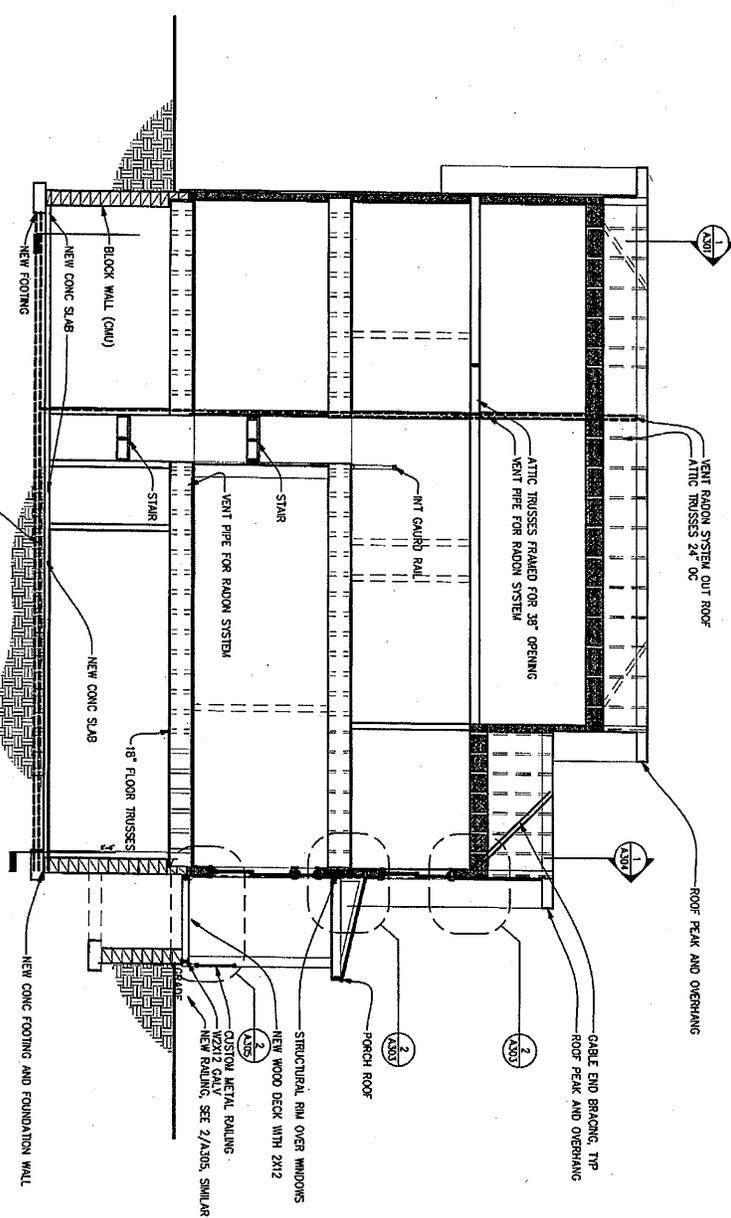
**Project**  
**WASHBURN HOME**  
 5857 Washburn Ave S,  
 Minneapolis, MN 55410

**Architect's Stamp**  
 I, the undersigned, being a duly licensed architect in the State of Minnesota, do hereby certify that the above is a true and correct copy of the original design as submitted to me for my professional supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
 Ryan B. Threlkeld, AIA  
 License # 44757  
 Minneapolis Variance

**INTERIOR ELEVATIONS**  
 Scale: 1/2" = 1'-0"

Date: 5/12/2015  
 4/13/2015  
 4/27/2015  
 5/12/2015

**A203**  
 Sheet  
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**1** LONGITUDINAL SECTION OF HOUSE  
**A301** SCALE: 1/8" = 1'-0"

THIS SHEET REVISED 8/23/10

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STRUCTURAL ENGINEER

**Project**  
**WASHBURN HOME**  
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**Architect's Stamp**  
 I hereby certify that this plan, specification, or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer for the State of Minnesota.  
 Ryan B. Thibodeau, PE  
 License # 44757  
 Minneapolis Variance

**SECTIONS AND DETAILS**  
 SCALE = SEE DRAWING

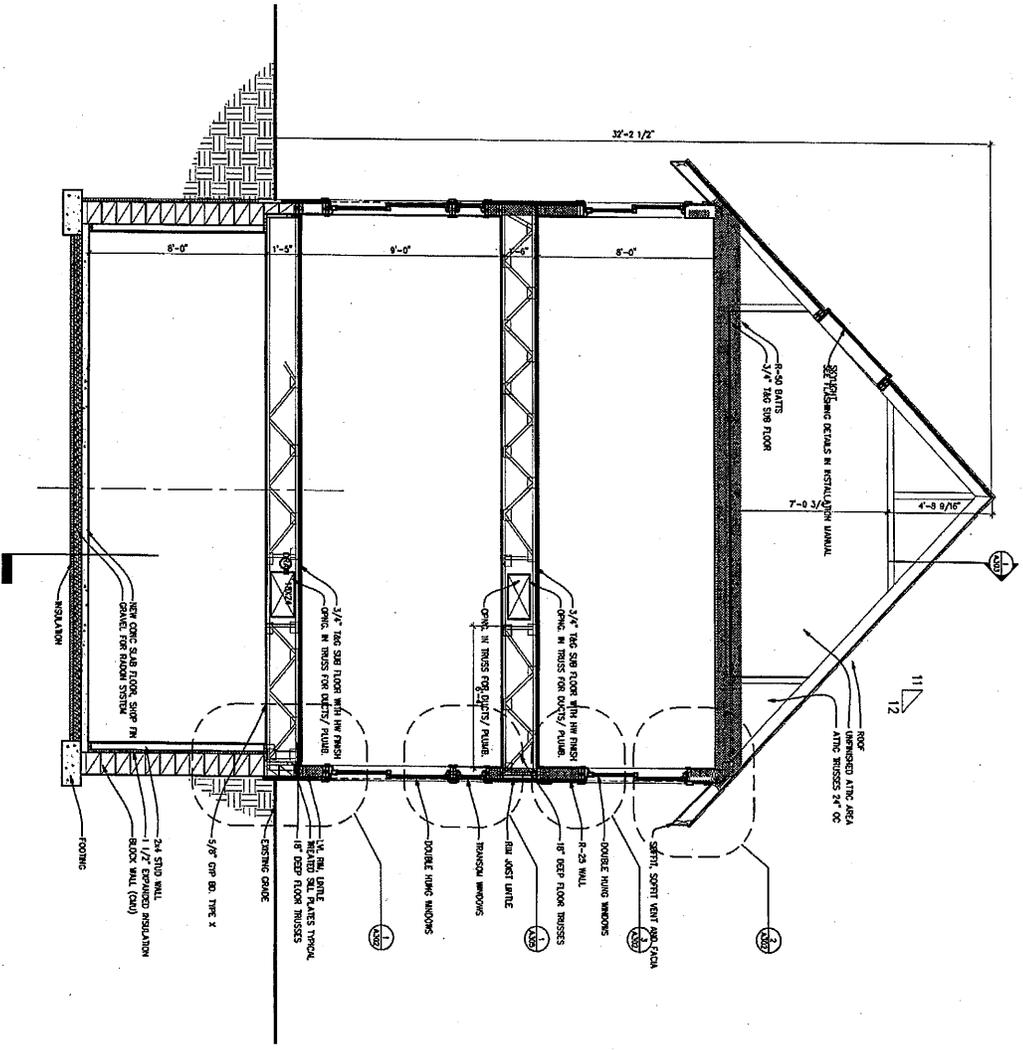
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 review 1: 4/13/2015  
 variance: 4/27/2015  
 VARIANCE: 5/12/2015

Sheet **A301**  
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**1** SECTION OF HOME NORTH / SOUTH

**A303**

SCALE: 3/16" = 1'-0"



**SECTION**  
 scale= 3/16" = 1'-0"

**Architect's Stamp**  
 I hereby certify that the data, specification, or report was prepared by me or under my supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
 Ryan B. Thibodeau, MN License # 44757  
 Minneapolis Variance

**Project**  
**WASHBURN HOME**  
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**rt design**  
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**STRUCTURAL ENGINEER**

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**A303**  
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 18/06/11 4/13/2015  
 VARIANCE 4/27/2015  
 VARIANCE 5/12/2015





