PRG – INFILL SINGLE FAMILY

CRAFTSMAN ELEVATION

SQUARE FOOTAGES

FOUNDATION	– 912 SQ. FT. UNFINISHED
MAIN FLOOR	–912 SQ. FT. FINISHED
UPPER FLOOR	– 944 SQ. FT. FINISHED
GARAGE	– 440 SQ. FT.
PORCHES	– 120 SQ. FT.

ZONING REQUIREMENTS

ZONED R1A – SINGLE FAMILY RES. DISTRICT

MINIMUM LOT AREA – 5,000 SQ. FT.

MINIMUM LOT WIDTH – 40 FEET

MINIMUM FLOOR AREA RATION – 0.5 OR 2,500 SQ. FT. OF GROSS FLOOR AREA, WHICHEVER IS GREATER

MAXIMUM LOT COVERAGE – 50% BY STRUCTURES

MAXIMUM IMPERVIOUS SURFACE COVERAGE – 65%

MAXIMUM HEIGHT – 2.5 STORIES OF 30 FT. – WHICHEVER IS LESS

BUILDING SETBACKS: FRONT – 20 FEET (THE REQUIRED FRONT YARD SHALL BE INCREASED WHERE THE ESTABLISHED FRONT YARD OF THE CLOSEST PRINCIPAL BUILDING ORIGINALLY DESIGNED FOR RESIDENTIAL PURPOSES LOCATED ON THE SAME BLOCK FACE ON EITHER SIDE OF THE PROPERTY EXCEEDS THE FRONT YARD REQUIRED BY THE ZONING DISTRICT. IN SUCH CASE, THE REQUIRED FRONT YARD SHALL BE NOT LESS THAN SUCH ESTABLISHED FRONT YARD PROVIDED THAT WHERE THERE ARE PRINCIPAL STRUCTURES ORIGIN–ALLY DESIGNED FOR RESIDENTAIL PURPOSES ON BOTH SIDES OF THE PROPERTY. THE REQUIRED FRONT YARD SHALL BE NOT LESS THAN THAT ESTABLISHED BY A LINE JOINING THE NEAREST FRONT CORNERS OF BOTH BUILDINGS.)

BUILDING SETBACKS: SIDE – 5 FEET

BUILDING SETBACKS: REAR – 5 FEET

ACCESSORY STRUCTURES:

A DETACHED ACCESSORY STRUCTURE SHALL NOT EXCEED THE HEIGHT OF THE PRINCIPAL STRUTURE OR 12 FT., WHICHEVER IS LESS.

THE MAXIMUM FLOOR AREA OF ALL DETACHED ACCESSORY STRUCTURES, AND ANY ATTACHED ACCESSORY USE DESIGNED OR INTENDED TO BE USED FOR THE PARKING OF VEHICLES, SHALL NOT EXCEED 675 SQ. FT. OR 10% OF THE LOT AREA, WHICHEVER IS GREATER, NOT TO EXCEED 1,000 SQ. FT.

NO DETACHED ACCESSORY BUILDING OR OPEN PARKING SPACE SHALL BE LOCATED CLOSER THAN 6 FEET FROM A DWELLING.

THE INTERIOR SIDE YARD REQUIREMENT FOR A DETACHED ACCESSORY BUILDING MAY BE REDUCED TO 1 FOOT WHEN THE ENTIRE ACCESSORY BUILDING IS LOCATED IN THE REAR 40 FEET OR REAR 20% OF THE LOT, WHICHEVER IS GREATER, PROVIDED THAT THE PRINCIPAL STRUCTURE ON THE ADJOINING LOT HAS ITS REAR WALL AT LEAST 40 FEET FROM THE REAR LOT LINE.

THE REAR YARD REQUIREMENT FOR A DETACHED ACCESSORY BUILDING MAY BE REDUCED TO 1 FOOT, EXCEPT WHERE VEHICLE ACCESS DOORS FACE THE REAR LOT LINE, IN WHICH CASE NO REDUCTION OF THE REQUIRED YARD IS PERMITTED.

(AS PER CITY OF MINNEAPOLIS ZONING CODE)

SHEET INDEX

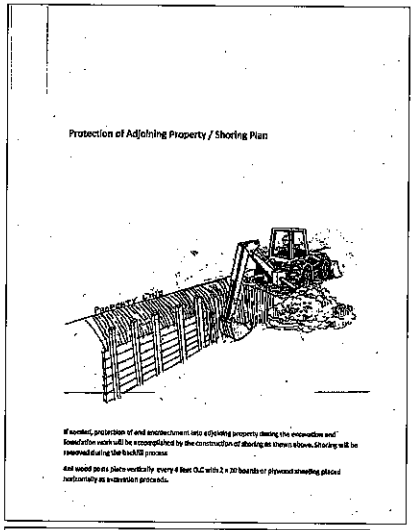
CS – COVER SHEET
A1 – FOUNDATION PLANS
A2 – MAIN AND UPPER FLR. PLANS / INT. ELEV.
A3 – ELEVATIONS / ROOF PLANS
A4 – SECTIONS / DETAILS
E5 – ELECTRICAL PLANS

SYMBOLS

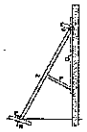
– SECTION CUT THROUGH

– DETAIL CUT THROUGH

– ELEVATION MARKER



Shoring Detail



REV. DATE: 6–10–14

CS