

**PROPERTY INFORMATION**

- EXISTING SITE 40' X 121'
- LOCATED IN BANCROFT NEIGHBORHOOD
- ZONED RIA
- GROSS BUILDING AREA: TOTAL BUILDING - 1,882 SF (MAIN DWELLING UNIT - 1,337 SF, ACCESSORY DWELLING UNIT - 545 SF.)
- TOTAL IMPERVIOUS LOT COVERAGE IS 43% (IMPERVIOUS AREA - 392 SF. OF PAVING, GARAGE 440 SF., MAIN BUILDING FOOTPRINT 1,233 SF., LOT SIZE - 4,854 SF.)



DEVELOPER:



CITY OF LAKES COMMUNITY LAND TRUST

CONSULTANTS:

MARNIE PEICHEL ARCHITECTURE AND DESIGN, LLC

REGISTRATION:

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 MN.

PRINT NAME: MARNIE PEICHEL

SIGNATURE: \_\_\_\_\_  
 DATE: 05/10/16  
 LICENSE # 26662

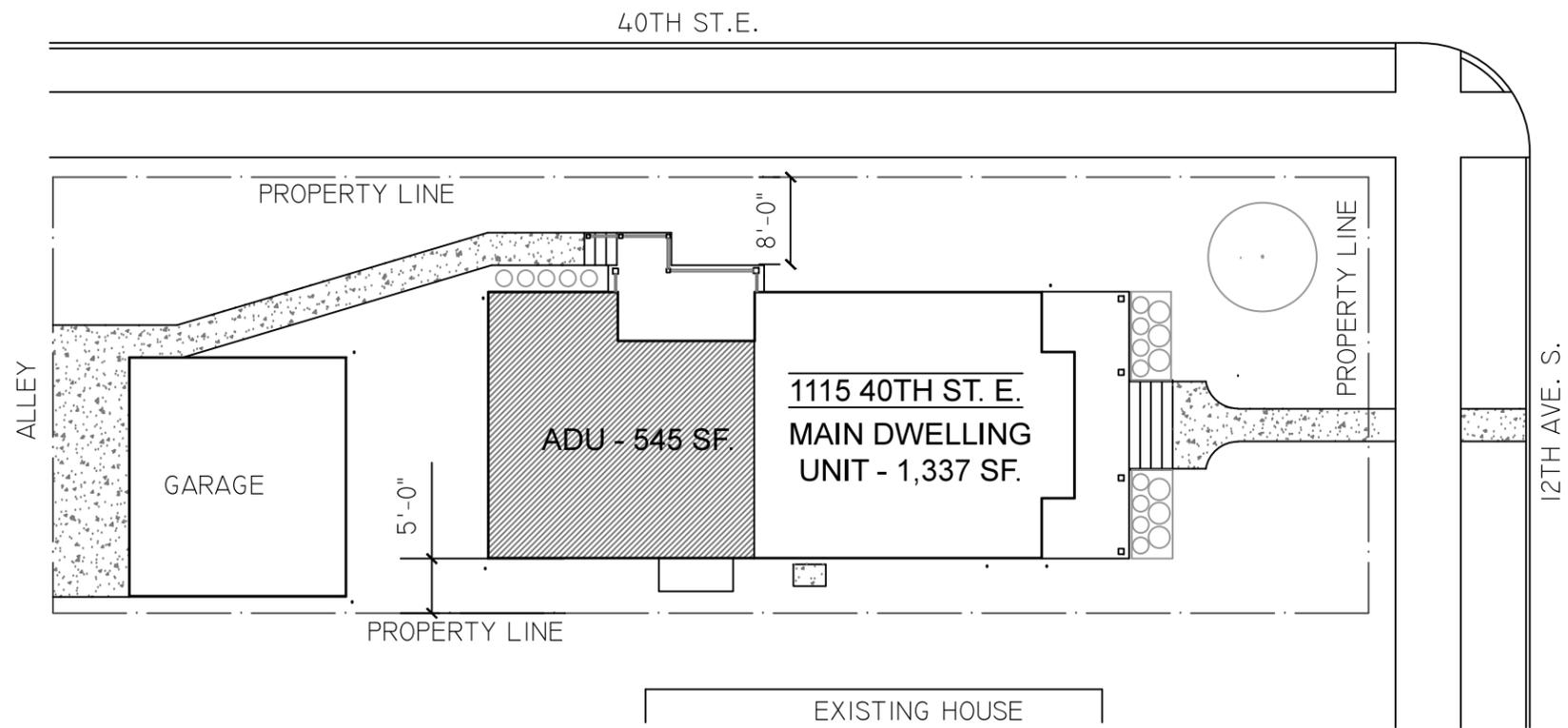
PROJECT TITLE  
 MULTI-GENERATIONAL HOME -

FACILITY NAME/ADDRESS  
 1115 40TH ST. E.,  
 MINNEAPOLIS, MN

DRAWING TITLE  
 SITE PLAN

DRAWING SCALE  
 1/16" = 1'-0"

PHASE	DRAWING NO.
DATE: 08/09/2016	1



**A** SITE PLAN  
**1** SCALE 1/16" = 1'-0"

NOTE: OFFICIAL ADDRESS MUST BE CHANGED.



DEVELOPER:



CITY OF LAKES COMMUNITY LAND TRUST

CONSULTANTS:

MARNIE PEICHEL  
ARCHITECTURE AND DESIGN,  
LLC

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PROJECT TITLE

MULTI-GENERATIONAL  
HOME -

FACILITY NAME/ADDRESS

1115 40TH ST. E, \\  
MINNEAPOLIS, MN

DRAWING TITLE

FLOOR PLANS

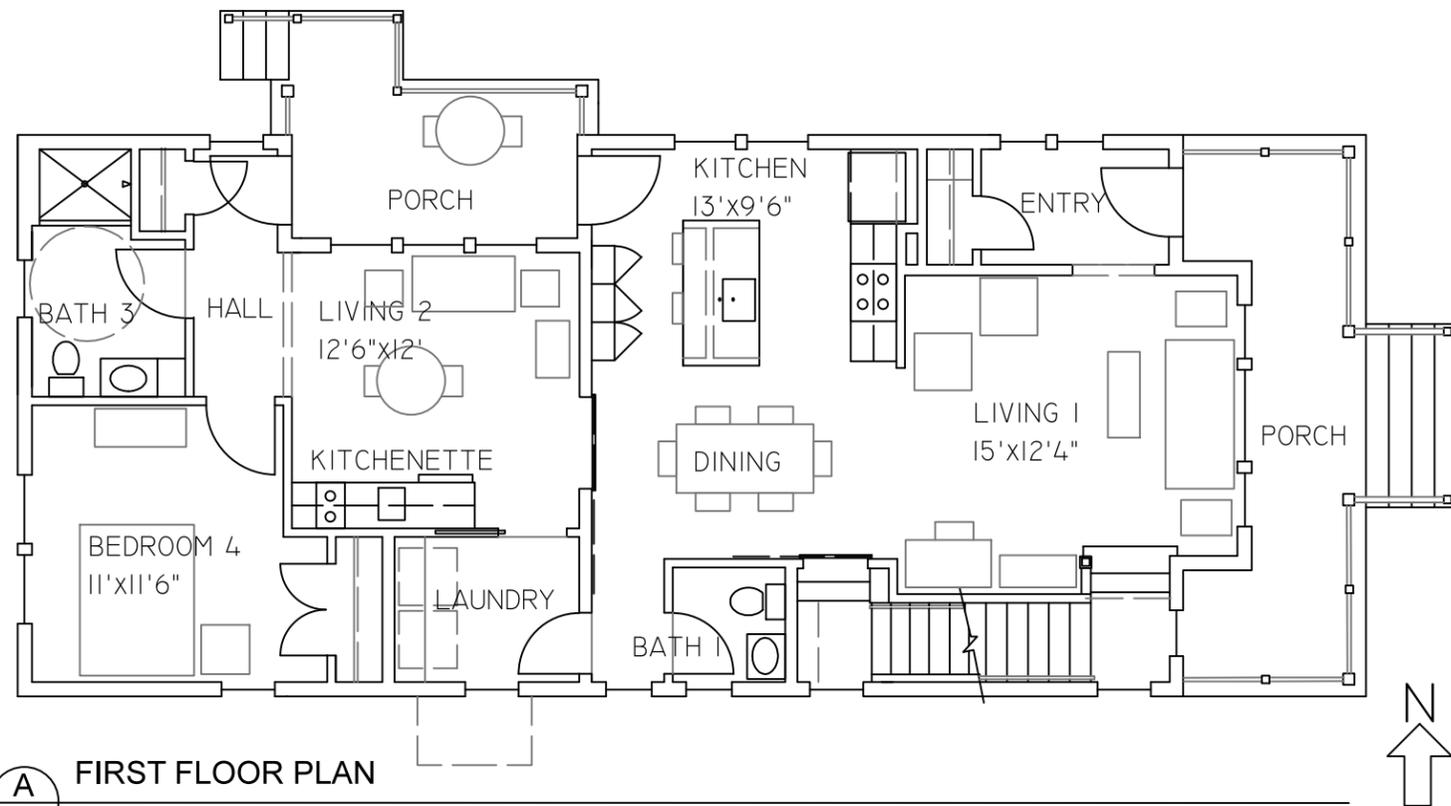
DRAWING SCALE

1/8" = 1'-0"

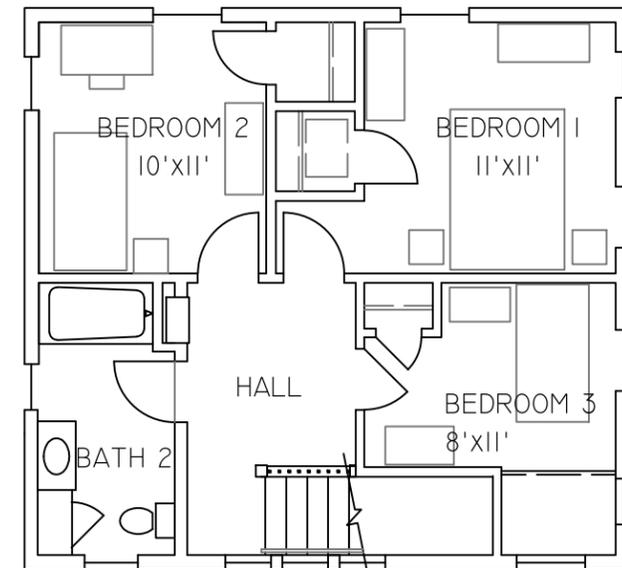
DRAWING NO.

2

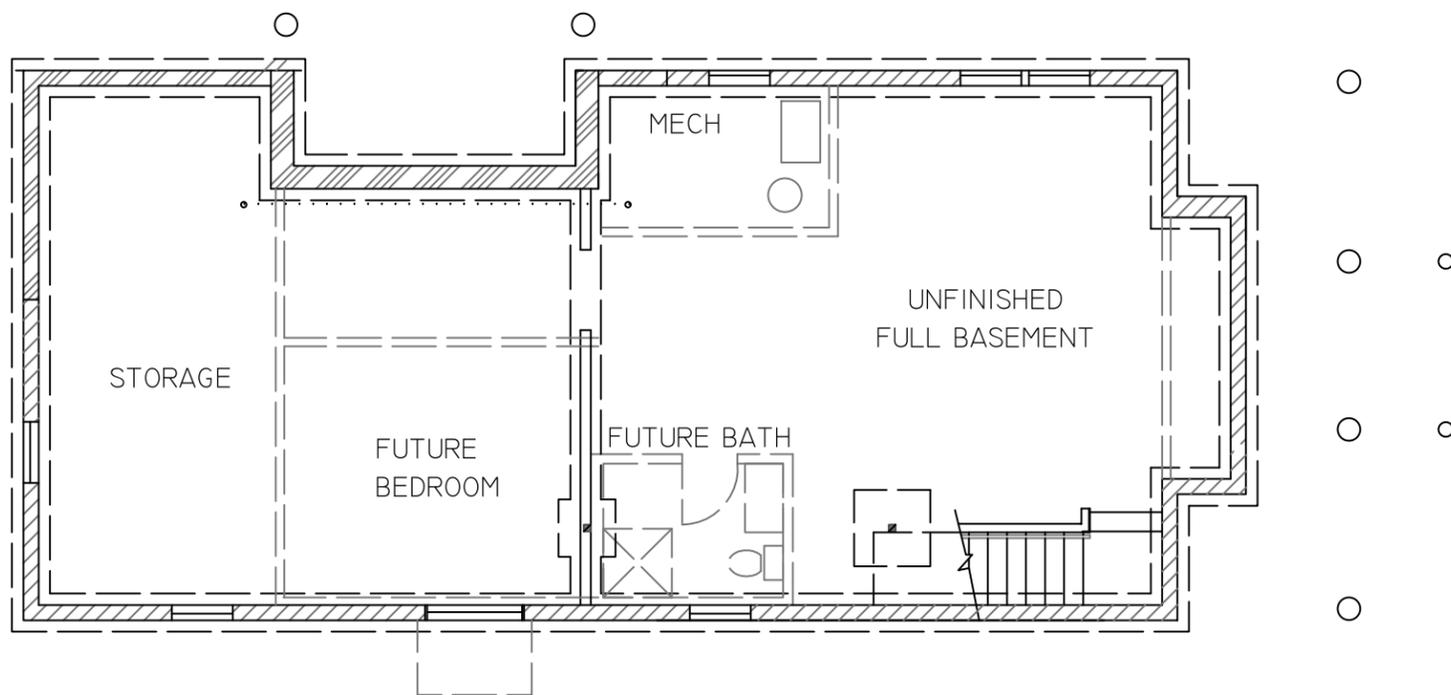
DATE:  
08/09/2016



**A** FIRST FLOOR PLAN  
**2** SCALE 1/8" = 1'-0"



**B** SECOND FLOOR PLAN  
**2** SCALE 1/8" = 1'-0"



**C** BASEMENT PLAN  
**2** SCALE 1/8" = 1'-0"

DEVELOPER:



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LICENSE # 26662

PROJECT TITLE  
MULTI-GENERATIONAL HOME

FACILITY NAME/ADDRESS  
1115 40TH ST. E.,  
MINNEAPOLIS, MN

DRAWING TITLE  
ELEVATIONS

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

DATE:  
08/09/2016

DRAWING NO.

3



**A** NORTH ELEVATION  
**3** SCALE 1/8" = 1'-0"



**B** EAST ELEVATION  
**3** SCALE 1/8" = 1'-0"



**C** SOUTH ELEVATION  
**3** SCALE 1/8" = 1'-0"



**D** WEST ELEVATION  
**3** SCALE 1/8" = 1'-0"