



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #2  
March 30, 2015  
BZZ-7054

**LAND USE APPLICATION SUMMARY**

*Property Location:* 3048 12<sup>th</sup> Avenue South  
*Project Name:* 3048 12<sup>th</sup> Avenue South  
*Prepared By:* [Shanna Sether](#), Senior City Planner, (612) 673-2307  
*Applicant:* Joshua Adams  
*Project Contact:* Joshua Adams  
*Request:* An addition to an existing four-unit, multiple-family dwelling.  
*Required Applications:*

<b>Expansion of a Legal Nonconforming Use</b>	To allow for an addition to an existing four-unit, multiple-family dwelling.
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**SITE DATA**

<b>Existing Zoning</b>	R2B Two-Family District
<b>Lot Area</b>	6,870 square feet / .158 acres
<b>Ward(s)</b>	9
<b>Neighborhood(s)</b>	Powderhorn Park Neighborhood Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Commercial Corridor (Lake Street East – one block north)
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	February 26, 2015	<b>Date Extension Letter Sent</b>	Not Applicable
<b>End of 60-Day Decision Period</b>	April 27, 2015	<b>End of 120-Day Decision Period</b>	Not Applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property was constructed as a single-family dwelling in 1911. In 1930, a combination of building permits was issued to allow for a new addition to the existing building in order to convert the structure into a multiple-family dwelling with three units. In 1960, a building permit was issued to convert the structure to remodel the interior of the structure to allow for one dwelling unit on the first floor, three dwellings on the second floor and two shared bath units on the third floor. The present use of the building is a four-unit, multiple-family dwelling.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The property is located in the R2B Two-Family District at the corner of 12<sup>th</sup> Avenue South and 31<sup>st</sup> Street East. The subject property is within a large area zoned R2B. The properties to the south are multiple-family dwellings zoned R6 Multiple-Family District. The majority of properties within the surrounding area are low-density residential uses (single- and two-family). There are 19 properties with medium and high density residential uses ranging from 3 to 22 dwelling units.

**PROJECT DESCRIPTION.** The applicant is proposing to reconstruct and expand an existing rear, second-story addition to the existing, nonconforming multiple-family dwelling. This addition was permitted for construction in 1930 and the footings and exterior materials are deteriorating. The interior space of the additions is used for two kitchens in separate dwelling units on the second floor. Each of the existing kitchens is 63 and 50 square feet, respectively. The applicant is proposing to increase the kitchen floor areas to 110 and 119 square feet. The total increase in gross floor area will be 116 square feet. The applicant is also seeking a remodeling permit to combine the third floor with one of the second floor dwellings. The third floor was previously permitted as two shared bath dwelling units. This remodel does not require any additional approvals for an expansion of nonconforming use.

**PUBLIC COMMENTS.** At the time of preparing the staff report, staff has received one e-mail from the public stating support for the project. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### EXPANSION OF A NONCONFORMING USE

The Department of Community Planning and Economic Development has analyzed the application to allow for an addition to an existing, nonconforming multiple-family dwelling based on the following [findings](#):

- I. *A rezoning of the property would be inappropriate.*

The property is located in the R2B Two-Family District at the corner of 12<sup>th</sup> Avenue South and 31<sup>st</sup> Street East. The subject property is within a large area zoned R2B. The properties to the south and southeast are multiple-family dwellings zoned R6 Multiple-Family District. The subject lot is 6,870 square feet in area. In order to legalize the four dwelling units the property would need to be rezoned to R3 Multiple-Family District. There is currently a clear distinction between the low density residential uses in the R2B District and the medium and high density residential uses to the south and southeast adjacent to Powderhorn Park. The future land use map in The Minneapolis Plan for Sustainable Growth identifies the site as Urban Neighborhood,

which would not generally support this higher density zoning without the presence of other land use features. There are no such features in close proximity to the site and therefore rezoning would be inappropriate.

2. *The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.*

The surrounding area includes a mix of 2.5 story single- and two-family dwellings and 2- and 3-story apartment buildings. The proposed 116 square foot addition is compatible with the adjacent properties and the neighborhood. The addition to the structure was permitted for construction in 1930 and the structure will appear as it has for the last 85 years.

3. *The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.*

The applicant is proposing to reconstruct and expand an existing rear, second-story addition to the existing, nonconforming multiple-family dwelling. This addition was permitted for construction in 1930 and the footings and exterior materials are deteriorating. The total increase in gross floor area will be 116 square feet. Staff is recommending that the applicant finish the addition by completing the space on the ground level, below the addition, with either an open or enclosed porch to improve the aesthetic quality of the addition. The existing space below the addition is a concrete patio and the applicant would propose to do the same.

4. *In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.*

No additional dwelling units are proposed.

5. *The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.*

The subject property is not located in a Floodway District.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Joshua Adams for the property located at 3048 12<sup>th</sup> Avenue South:

### **A. Expansion of a Nonconforming Use.**

Recommended motion: Approve, subject to the following condition:

1. The applicant shall provide an open or enclosed porch below the proposed addition.
2. All site improvements shall be completed by March 30, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

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

## Statement of Proposed Use and Description of the Project

2/24/15

3048 12<sup>th</sup> Ave South, Minneapolis, MN 55407 is a 3-story 4-plex, built in 1911, in the Powderhorn Park neighborhood. Currently, the building has a safety issue stemming from a poorly built addition on the 2<sup>nd</sup> floor, likely built in the 1930's during the Depression. The proposed construction in this project will both rectify this issue on the 2<sup>nd</sup> floor and will provide a more attractive living space for future tenants by adding a total of 116 ft<sup>2</sup> of space to two kitchens.

The scope of this particular project is the demolition of two very small kitchens on the second floor addition, and the rebuild of these two kitchens to a slightly larger size. This will allow for standard minimum amounts of counter space, as well as space for a functional eat-in area in each kitchen. Unfortunately, the current state of the kitchens are unsalvageable, as some of the support columns have sunk over 6" due to footings poured at insufficient depths. There is significant water damage from a slowly leaking roof; the roof leak was likely caused by poor workmanship combined with the sinking support structure. The current kitchens are 63 ft<sup>2</sup> and 50 ft<sup>2</sup>, and after the rebuild sizes will be increased to 110 ft<sup>2</sup> and 119ft<sup>2</sup> respectively. Currently, that is the complete vision for this project.

Also, in addition to the 4 existing apartments, the building has had 2 shared-bathroom units on the 3<sup>rd</sup> floor. It is proposed that the habitable area on the 3<sup>rd</sup> floor be repurposed, by adding the 2 existing bedrooms/1 bathroom to the 2nd floor Eastern apartment, thereby removing the possibilities of future shared bath tenement use and adding the desirable living space to the existing apartment. This combination of use does not require any construction as the property is already suited for this use from all health and safety perspectives.

Specific Application Requirements: Expansion of Nonconforming Use

3048 12<sup>th</sup> Ave S, Minneapolis, MN 55407

2/24/15

The Below statements address the 6 points required for Expansion of Nonconforming Use:

- 1) A rezoning of the property would be inappropriate because it is currently in an R2B zoned area and the proposed alterations do not change the current intended use in ways that are significant to zoning.
- 2) The structural alteration proposed adds a total of 116 ft<sup>2</sup> of floor space to two kitchens that are currently in disrepair. It should not change the compatibility with the neighborhood.
- 3) The alteration proposed will not change traffic, noise, dust, odor or parking impacts to the neighborhood compared to the current use.
- 4) This remodel is expected to attract better tenants to the neighborhood by creating structurally sound living spaces that are more visually appealing inside and outside. This remodel is expected to attract better tenants to the neighborhood.
- 5) This structural alteration will not create more living units or rooming units.
- 6) Fortunately this is not in a floodway district.

Best Regards,

Josh Adams

[joshbjk@gmail.com](mailto:joshbjk@gmail.com)

641-451-5060

Dear Dylan,

My name is Josh Adams, and I am pleased to be your new neighbor, now living in the 4-plex at 3048 12<sup>th</sup> Ave S Minneapolis, MN 55407 just north of Powderhorn Park. I am writing this letter to introduce myself and to inform you about the property I have recently purchased. My girlfriend and I are excited to meet you and to create a wonderful home for ourselves and our renters! With the intention of attracting excellent tenants and contributing in positive ways to our block, neighborhood and community, I want to inform you of a few plans to renovate and improve its quality and safety.

This 3-story 4-plex was built in 1911, and has a great deal of charm, as well as potential. In addition to the basic renovations that will make this place shine, I am looking to take on two projects within the house that I'd like to share with you.

### **1. Addressing safety issue of bump-out kitchens**

On the 2nd floor of this building, two bump-out kitchens were added on in the 1930's, during the Depression. This poorly built addition poses a safety issue that I wish to rectify! Currently, the state of the kitchens are unsalvageable as some of the support columns have sunk over 6" due to footings poured at insufficient depths. There is significant water damage from a slowly leaking roof; the roof leak was likely caused by poor workmanship combined with the sinking support structure.

Through the demolition of these two very small kitchens on the second floor addition, and rebuilding them to a slightly larger size, the space will be a safer, more attractive, and more functional kitchen/eating space for my tenants. The current kitchens are 63 ft<sup>2</sup> and 50 ft<sup>2</sup>, and after the rebuild sizes will be increased to 110 ft<sup>2</sup> and 119ft<sup>2</sup> respectively.

### **2. Repurpose 3rd floor, and absorb that square footage into 2nd floor East apartment**

In addition to the 4 existing apartments, the building has had 2 shared-bathroom units on the 3<sup>rd</sup> floor.

In addition to the improvement project, it is proposed that the habitable area on the 3<sup>rd</sup> floor (the 2 shared-bathroom units mentioned above) be repurposed as square footage in the Eastern second floor apartment. The effect is to add the two existing bedrooms and bathroom to the second floor apartment, thereby removing the possibilities of future shared bath tenement use and adding the desirable living space to the existing apartment. This combination of use does not require any construction as the property is already suited for this use from all health and safety perspectives.

So, through the efficient completion of these projects, we hope to move forward in making this four-plex a safe, high-quality, and attractive living space for amazing, community-oriented and responsible tenants. We look forward to completing these projects in a timely and organized manner, and to cultivating a thriving community within this home, and this fantastic neighborhood.

Applicant's name: Josh Adams

Address: 3048 12th Ave S Minneapolis, MN 55407

Phone: [641-451-5060](tel:641-451-5060)

Email: [joshbjk@gmail.com](mailto:joshbjk@gmail.com)

Thank you!

Josh Adams

Dear Alondra,

My name is Josh Adams, and I am pleased to be your new neighbor, now living in the 4-plex at 3048 12<sup>th</sup> Ave S Minneapolis, MN 55407 just north of Powderhorn Park. I am writing this letter to introduce myself and to inform you about the property I have recently purchased. My girlfriend and I are excited to meet you and to create a wonderful home for ourselves and our renters! With the intention of attracting excellent tenants and contributing in positive ways to our block, neighborhood and community, I want to inform you of a few plans to renovate and improve its quality and safety.

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Applicant's name: Josh Adams

Address: 3048 12th Ave S Minneapolis, MN 55407

Phone: [641-451-5060](tel:641-451-5060)

Email: [joshbjk@gmail.com](mailto:joshbjk@gmail.com)

Thank you!

Josh Adams

**From:** [Laura Schulte](#)  
**To:** [Sether, Shanna M](#)  
**Subject:** Comments for Public Hearing  
**Date:** Thursday, March 19, 2015 12:25:11 PM

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Hi Shanna,

In regards to public hear on Monday, March 30, 2015 at 4:30PM, Joshua Adams application for expansion: Owner of our property at 3046 13th, is in favor of expansion, and anybody willing to invest money into their property in our communities.

Thanks,

Laura

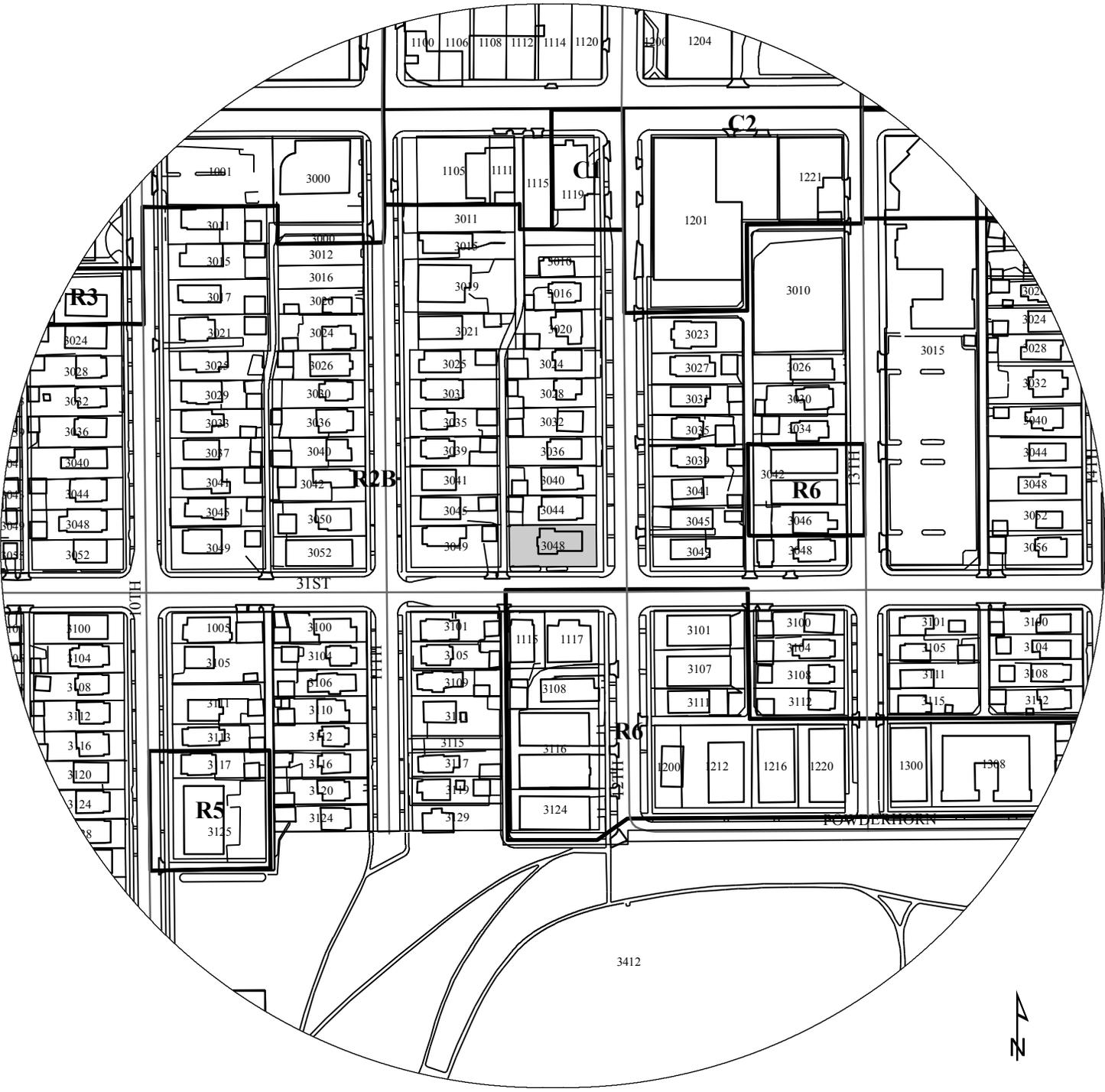
=====  
Laura Schulte  
**EIG Property Management**  
2531 Marshall St NE STE C  
Minneapolis, MN 55418  
[612-223-6301](tel:612-223-6301) (direct)  
[612-284-9382](tel:612-284-9382) (main)  
[612-223-6301](tel:612-223-6301) (fax)  
[www.eigpropertymanagement.com](http://www.eigpropertymanagement.com)

Joshua Adams

9th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3048 12th Avenue South

FILE NUMBER

BZZ 7054

**GENERAL NOTES:**

1. ALL WORK FOR THIS PROJECT SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE NATIONAL, STATE, COUNTY, AND/OR CITY BUILDING CODES AND ZONING REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING DIMENSIONS AND ANY ERRORS SHALL BE RECTIFIED BEFORE COMMENCING ANY WORK.
3. DESIGN AND INSTALLATION OF ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR. ELECTRICAL AND MECHANICAL DESIGN IS TO BE DESIGN/BUILD.
4. DISPOSE OF ALL DEMOLITION MATERIALS OFF SITE IN A LEGAL MANNER.
5. PROVIDE DUST PROTECTION AS DIRECTED BY THE OWNER AND LANDLORD.
6. CLEAN DIFFUSERS AND MECHANICAL EQUIPMENT FILTERS AT THE COMPLETION OF THE WORK.
7. PROVIDE TREATED WOOD WHERE IT IS IN DIRECT CONTACT WITH CONCRETE.
8. CONTRACTOR SHALL PROVIDE GYP. BD. CONTROL JOINTS AS RECOMMENDED PER MANUF'S. SPEC'S. VERIFY FINAL LOCATIONS W/OWNER.
9. ALL DIMENSIONS ARE MEASURED FROM EDGE OF STUD OR EDGE OF CONCRETE.
10. CONTRACTOR SHALL VERIFY CONDITION OF ALL EXISTING MATERIALS AND STRUCTURE. CONTRACTOR SHALL REPORT TO ARCHITECT ANY POOR OR QUESTIONABLE CONDITIONS.
11. THE OWNER SHALL VERIFY ALL EXISTING SOIL CONDITIONS AND SHALL CONTACT THE ARCHITECT IF THERE ARE ANY CONCERNS BEFORE STARTING CONSTRUCTION.

# 3048 12<sup>th</sup> AVENUE SOUTH MINNEAPOLIS, MN

**SCOPE OF WORK (4-PLEX):**

ON THE SECOND FLOOR OF AN EXISTING 4-PLEX, TWO SMALL KITCHENS SHALL BE DEMOLISHED AND REPLACED WITH LARGER KITCHEN SPACES. THE EXISTING BUILDING HAS ONE UNIT ON THE FIRST FLOOR AND THREE UNITS ON THE SECOND FLOOR. UNIT 3 ON THE SECOND FLOOR SHALL BE MODIFIED TO INCLUDE ALL OF THE THIRD FLOOR SPACE. THE BASEMENT IS USED FOR LAUNDRY AND GENERAL STORAGE. EXISTING CORRIDORS, BATHROOMS, AND STAIRS SHALL NOT BE MODIFIED.

**SQUARE FOOTAGE:**

1 <sup>ST</sup> FLOOR: 1,237 SF	BASEMENT: 1,094 SF
2 <sup>ND</sup> FLOOR: 1,288 SF	3 <sup>RD</sup> FLOOR: 814 SF
TOTAL HABITABLE SPACE: 3,339 SF	

**PRELIMINARY CODE SUMMARY:**

- CONSTRUCTION TYPE: VB - ENTIRE WOOD FRAME CONSTRUCTION WITH EXTERIOR STUCCO FINISH
- OCCUPANCY TYPE: R2
- NUMBER OF DWELLING UNITS: 4
- NUMBER OF STORIES: 3
- GROSS AREA OF R2 OCCUPANCY: 3,339 SF
- OCCUPANT LOAD: 1,263 SF/200 GROSS SF PER OCCUPANT = 6 OCCUPANTS PER FLOOR (IBC TABLE 1004.1.1)
- EXITS REQUIRED PER FLOOR: 1 (IBC TABLE 1019.2) – (2 EXISTING)
- ENCLOSURE OF VERTICAL EXITS: NOT REQ'D (IBC 1020.1, EXCEPTION 1.1)
- ENCLOSURE OF HORIZONTAL EXITS: 1-HOUR CONSTRUCTION FLOORS, WALLS AND CEILINGS (IBC 1021.3) - ASSUMED

## SHEET INDEX

- A1: TITLE SHEET/SITE PLAN
- A2: BASEMENT AS-BUILT AND DEMO PLAN
- A3: FIRST FLOOR AS-BUILT AND DEMO PLAN
- A4: SECCOND FLOOR AS-BUILT AND DEMO PLAN
- A5: THIRD FLOOR AS-BUILT AND DEMO PLAN
- A6: FOUNDATION PLAN
- A7: SECOND FLOOR PLAN– KITCHEN ADDITION
- A8: BUILDING SECTION
- A9: ELEVATIONS AND ROOF PLAN

**ARCHITECT:**

TOM OSOSKI DESIGN SERVICES LLC  
1550 EUSTIS STREET - SUITE K  
ST PAUL, MN 55108  
PHONE: 651-208-4949  
EMAIL: nelsonososki@yahoo.co.uk

**OWNER:**

JOSHUA ADAMS  
2105 22<sup>ND</sup> AVE S #1  
MINNEAPOLIS, MN 55404  
PHONE: 641-451-5060  
EMAIL: joshbjk@gmail.com

# TOM OSOSKI DESIGN SERVICES LLC

1550 EUSTIS STREET - SUITE K  
ST PAUL, MN 55108  
PHONE: 651-208-4949  
EMAIL: nelsonososki@yahoo.co.uk

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

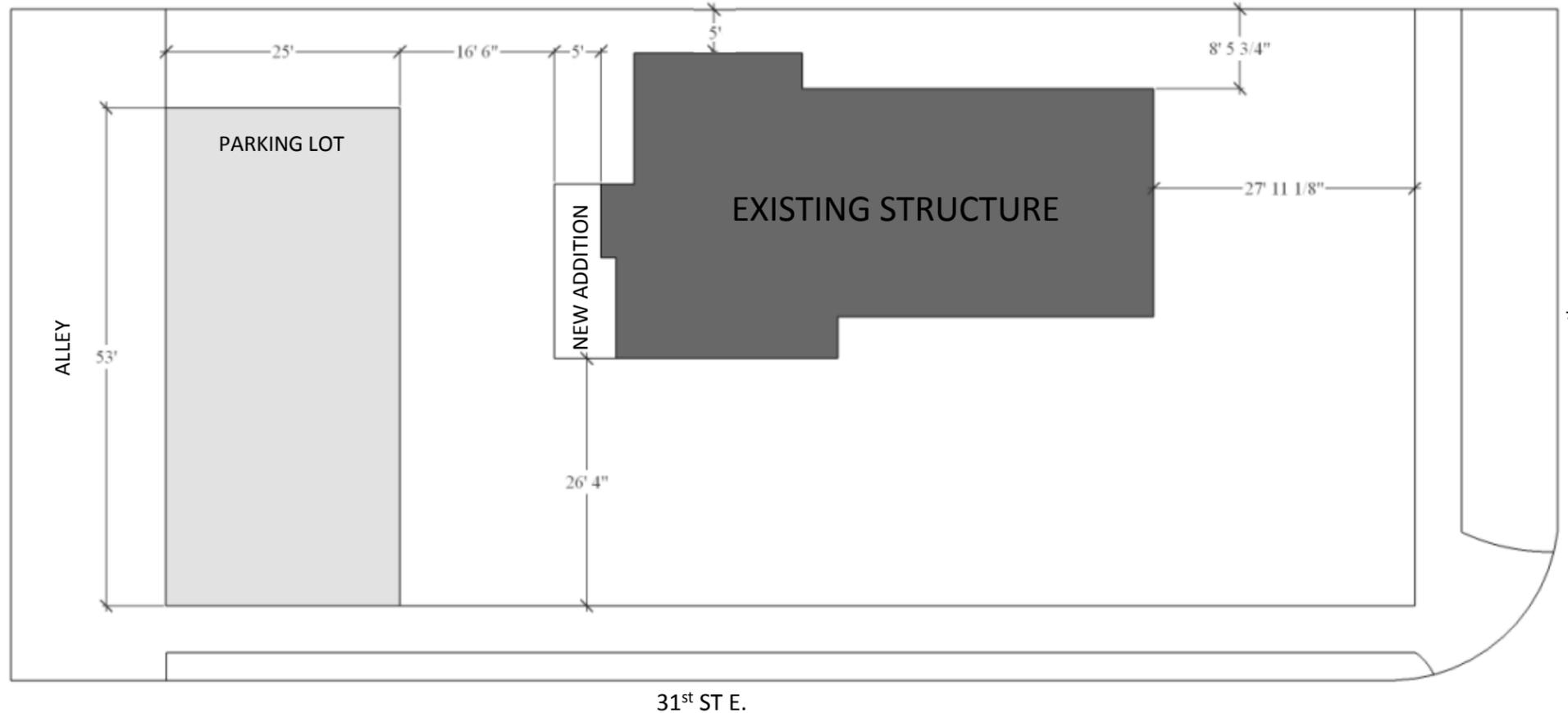
Print Name: Thomas Donald Ososki  
Signed: *Tom Ososki*  
Date: 2/24/2015  
License No. 44829

**ADAMS APARTMENT  
3048 12<sup>th</sup> AVENUE SOUTH  
MINNEAPOLIS, MN**

2-24-2015

SITE PLAN

A1



**A1- SITE PLAN** Scale 1/16" = 1'

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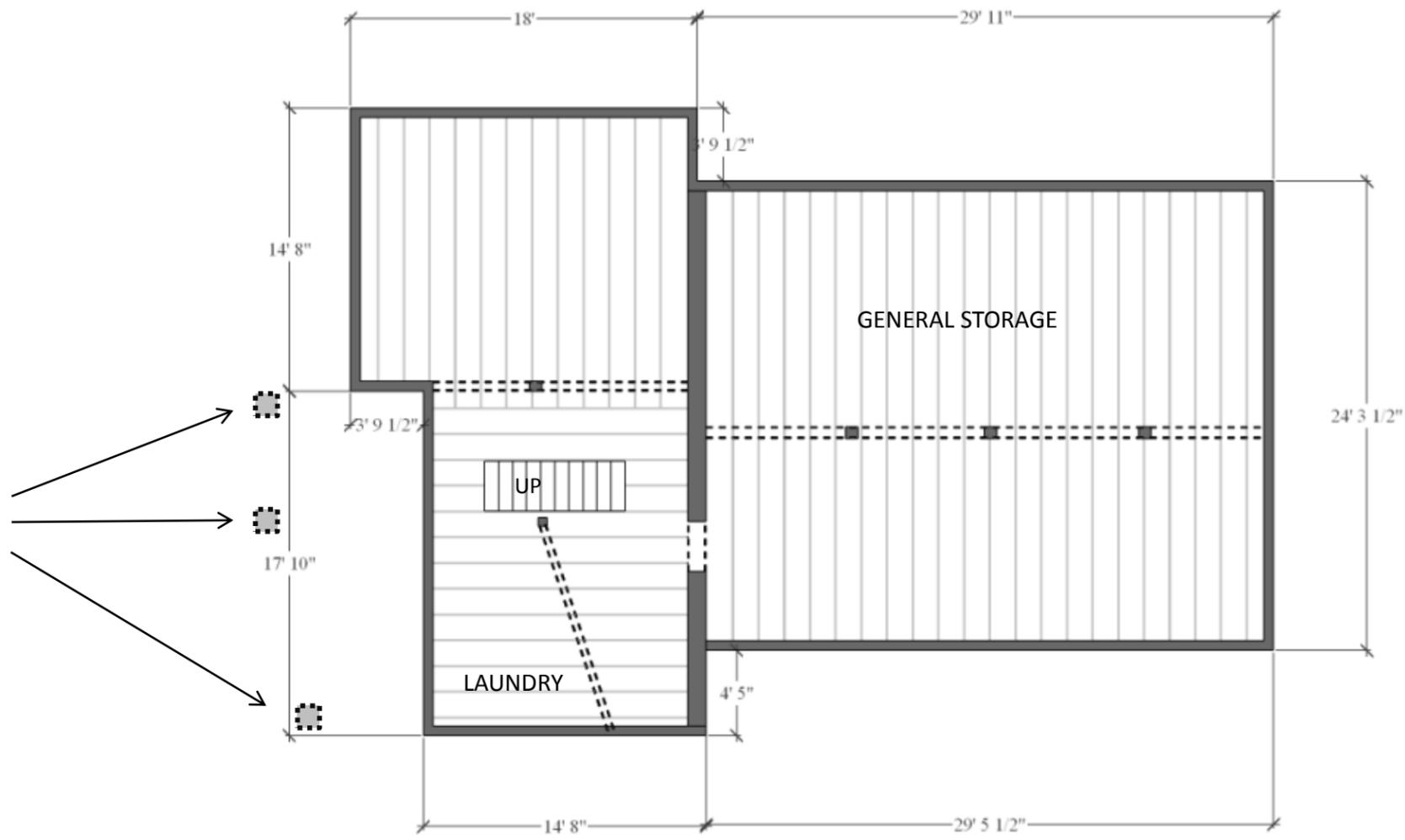
**ADAMS APARTMENT**  
**3048 12<sup>th</sup> AVENUE SOUTH**  
**MINNEAPOLIS, MN**

**2-24-2015**

**BASEMENT**

**A2**

EXISTING FOOTINGS AND POSTS SHALL BE DEMOLISHED.



**A2- AS-BUILT BASEMENT PLAN** Scale 1/8" = 1'

**TOM OSOSKI**  
DESIGN SERVICES LLC

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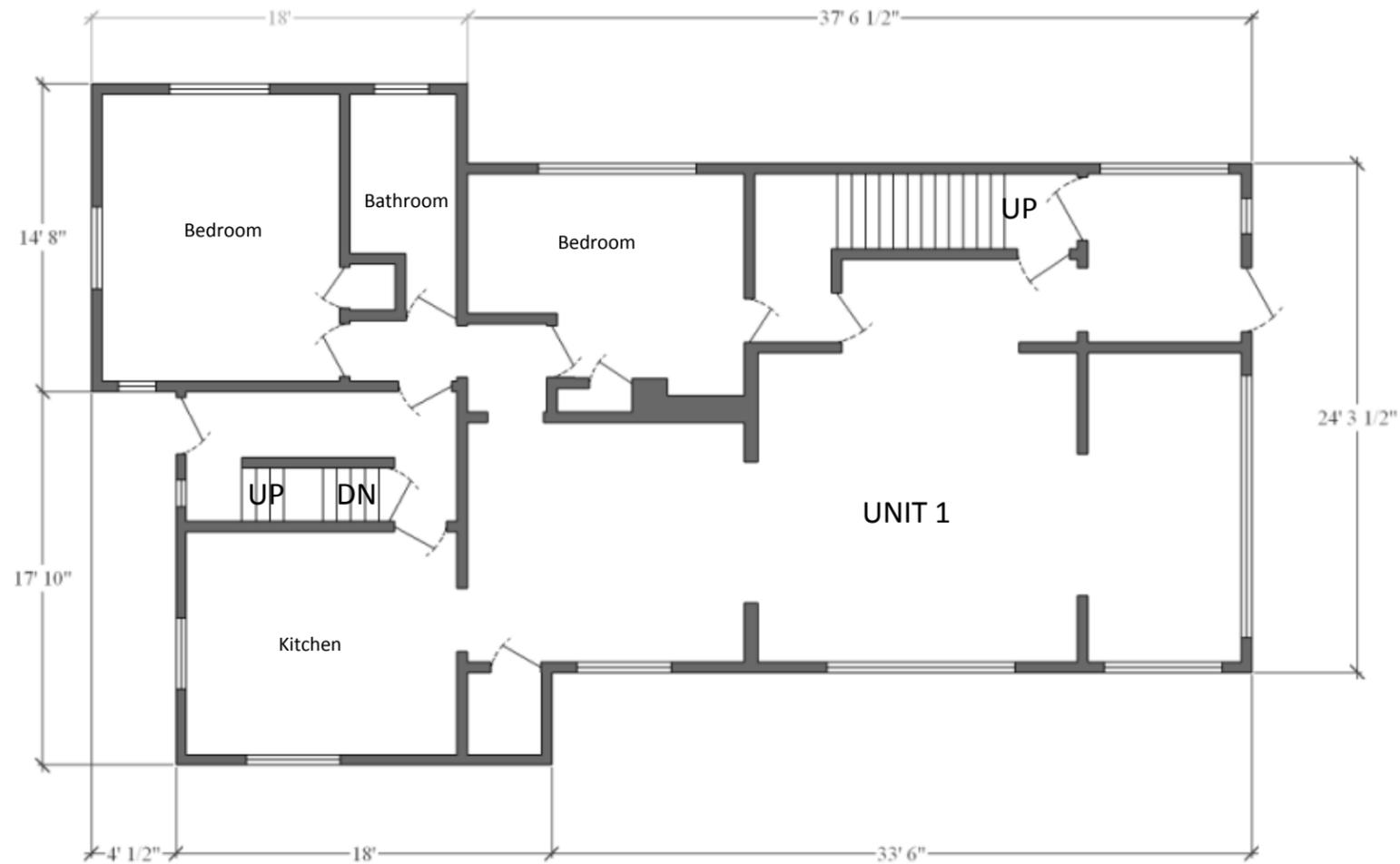
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**MINNEAPOLIS, MN**

1-24-2015

FIRST FLOOR

A3



**A3- AS-BUILT FIRST FLOOR PLAN** Scale 1/8" = 1'

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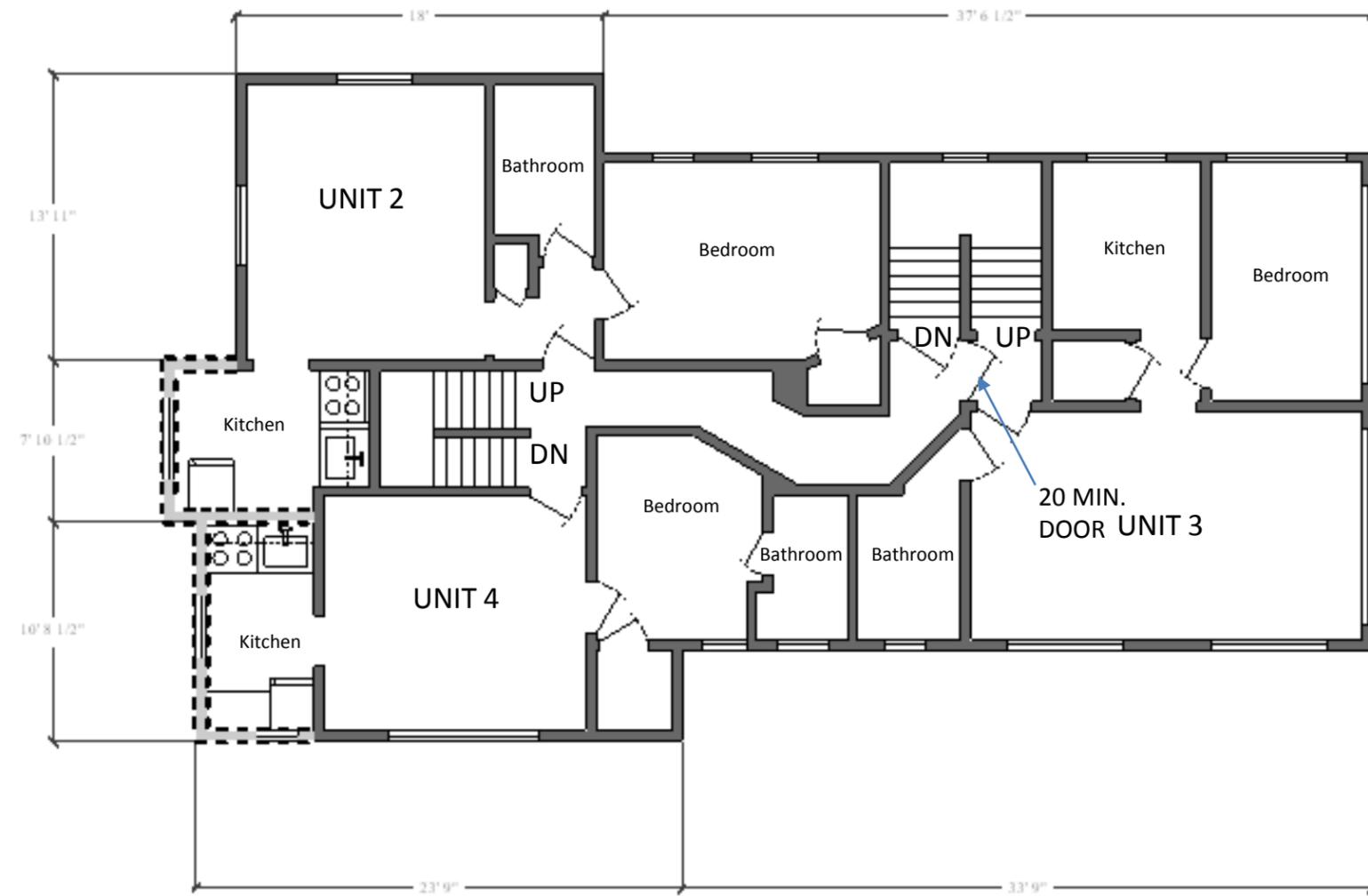
**ADAMS APARTMENT  
3048 12<sup>th</sup> AVENUE SOUTH  
MINNEAPOLIS, MN**

**2-24-2015**

**SECOND FLOOR**

**A4**

EXISTING  
KITCHEN WALLS  
SHALL BE  
DEMOLISHED

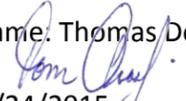


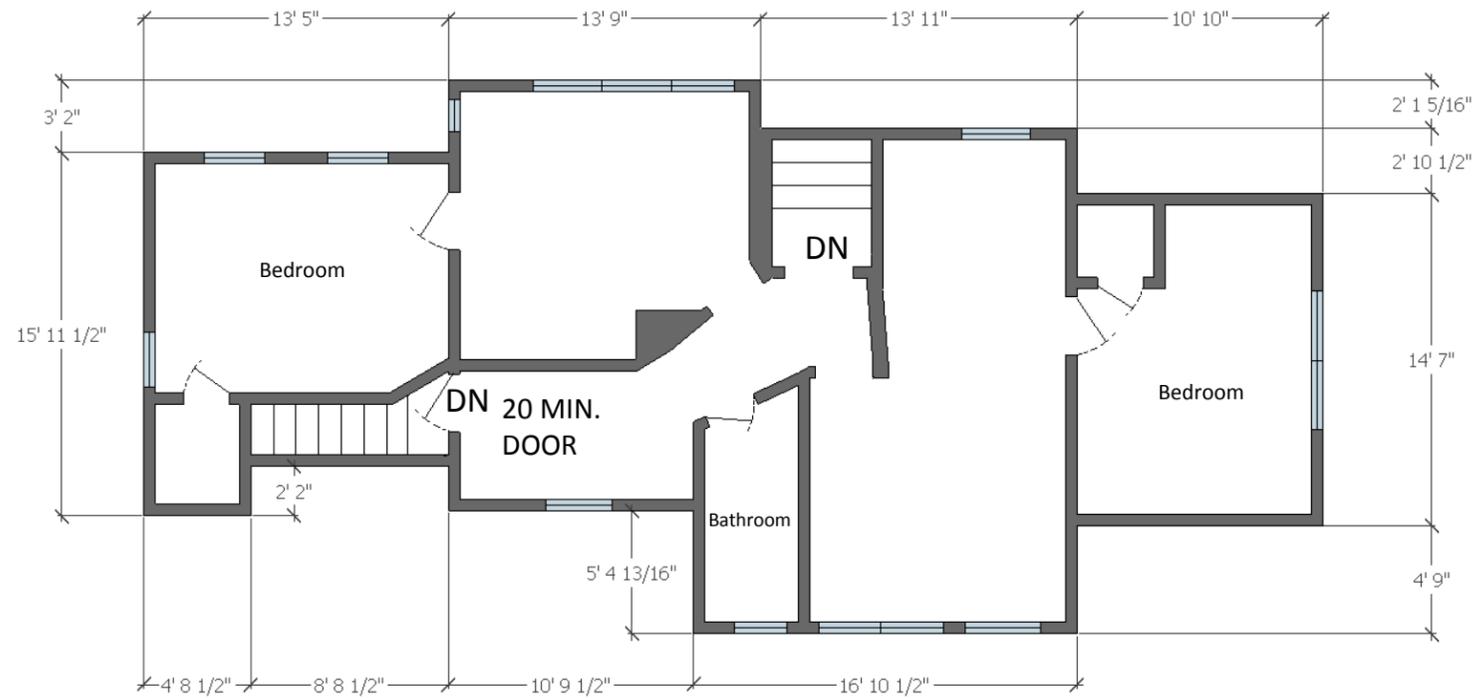
**A4- SECOND FLOOR AS-BUILT/DEMO PLAN** Scale 1/8" = 1'

**TOM OSOSKI**  
DESIGN SERVICES LLC

1550 EUSTIS STREET - SUITE K  
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PHONE: 651-208-4949  
EMAIL: nelsonososki@yahoo.co.uk

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**ADAMS APARTMENT**  
**3048 12<sup>th</sup> AVENUE SOUTH**  
**MINNEAPOLIS, MN**

2-24-2015

Third Floor

A5



**A5- AS-BUILT THIRD FLOOR PLAN** Scale 1/8" = 1'

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 Date: 2/24/2015  
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**MINNEAPOLIS, MN**

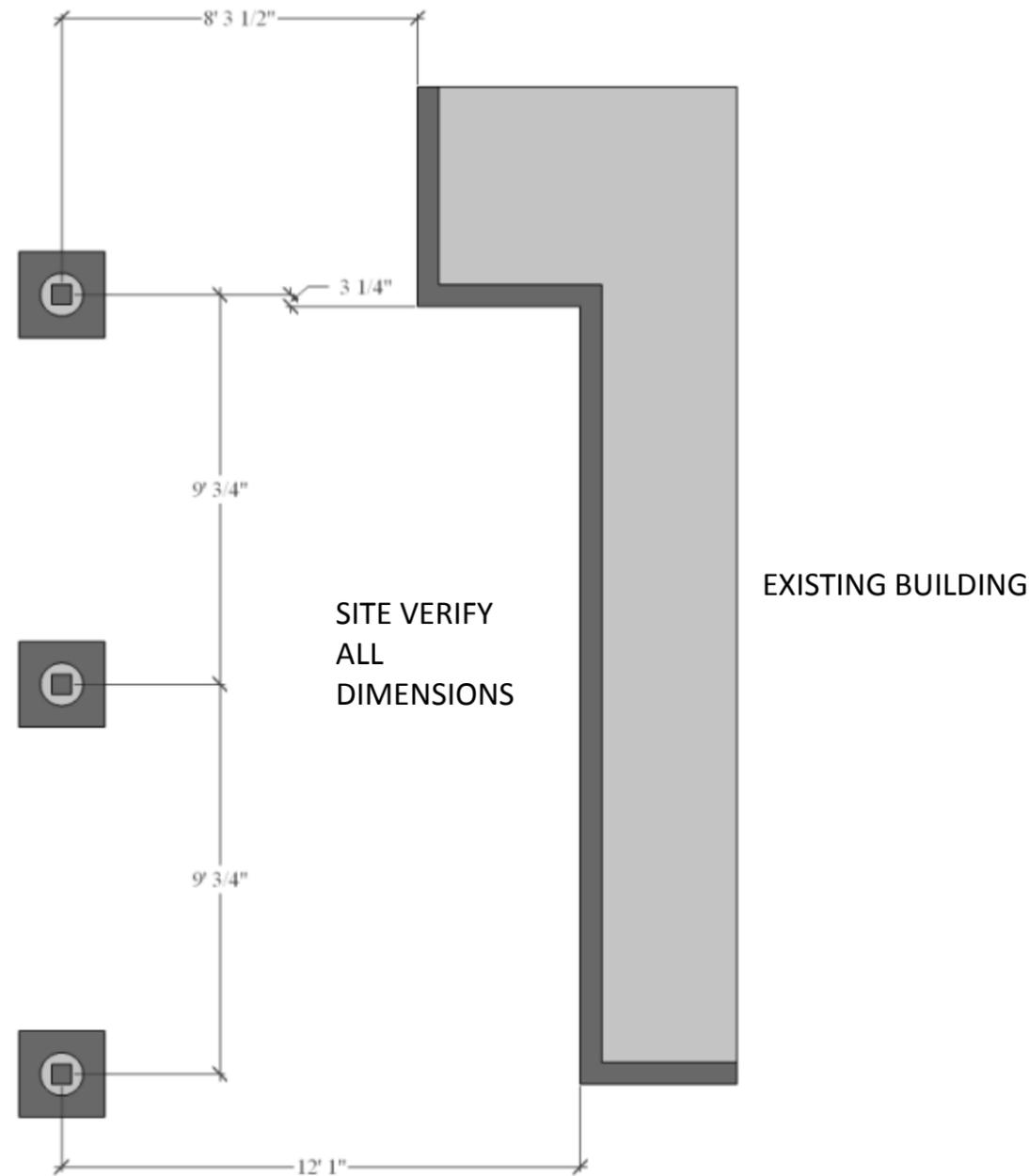
**2-24-2015**

**FOUNDATION PLAN**

**A6**

**FOOTING CONSTRUCTION (TYP. OF (3)):**

- 2'-0" X 2'-0" X 8" DEEP CONC. FOOTING W/(3) #4 REBARS EACH WAY. TOP OF FOOTING A MINIMUM OF 3'-6" BELOW GRADE.
- 12" DIA. CONC. SONOTUBE W/(1) #5 VERTICAL REBAR .
- 6x6 TREATED POSTS.



**A6- FOUNDATION PLAN** Scale 1/4" = 1'

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

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**ADAMS APARTMENT**  
**3048 12<sup>th</sup> AVENUE SOUTH**  
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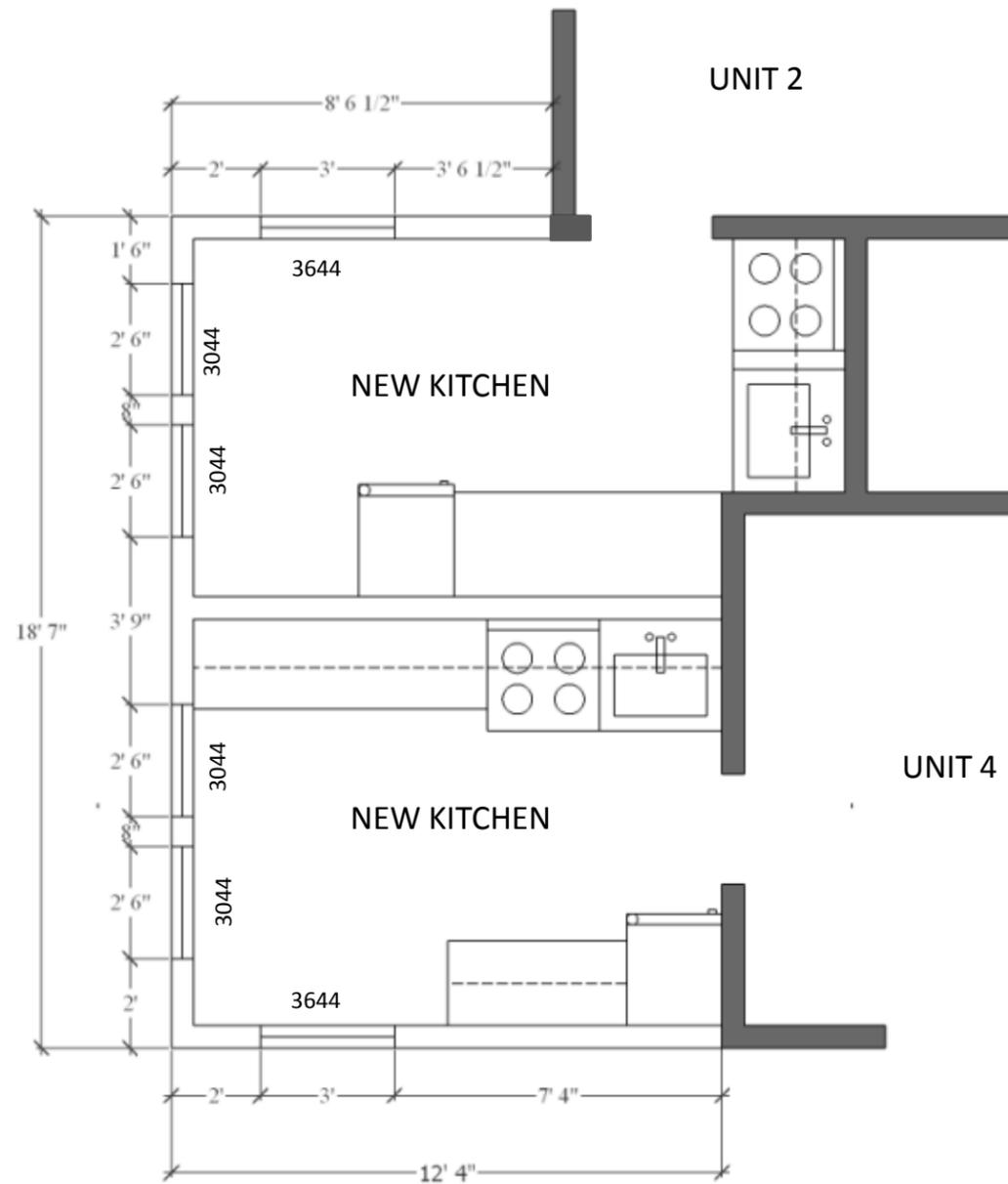
**2-24-2015**

**KITCHEN ADDITION**

**A7**

**NOTES:**

1. CENTER WALL SHALL BE 1-HOUR FIRE RESISTIVE: 5/8" TYPE 'X' GYP. BD., 2X4 WOOD STUDS AT 24" O.C. W/BATT INSULATION, HORIZONTAL METAL RESILIENT CHANNELS, 5/8" TYPE 'X' GYP. BD. (OR EQUIVALENT).
2. ALL WINDOW HEADERS SHALL BE (2) 2X8 STUDS.
3. VERIFY SIZE OF EXISTING HEADERS ON THE FIRST AND SECOND FLOOR LEVELS ONLY WHERE THE ADDITION TOUCHES THE EXISTING BUILDING.



**A7- SECOND FLOOR PLAN— KITCHEN ADDITION** Scale 1/4" = 1'

**ROOF CONSTRUCTION:**

- GAF LIBERTY CAP SHEET ON GAF LIBERTY BASE SHEET. INSTALL PER MANUF'S SPEC'S.
- 5/8 PLYWOOD SHEATHING
- 2x12 ROOF RAFTERS @ 16" O.C. W/BATT INSULATION AND BAFFLES.
- VAPOR BARRIER
- FALSE CEILING BY OWNER
- VENT RAFTERS AS REQUIRED

**TYP. WALL CONSTRUCTION:**

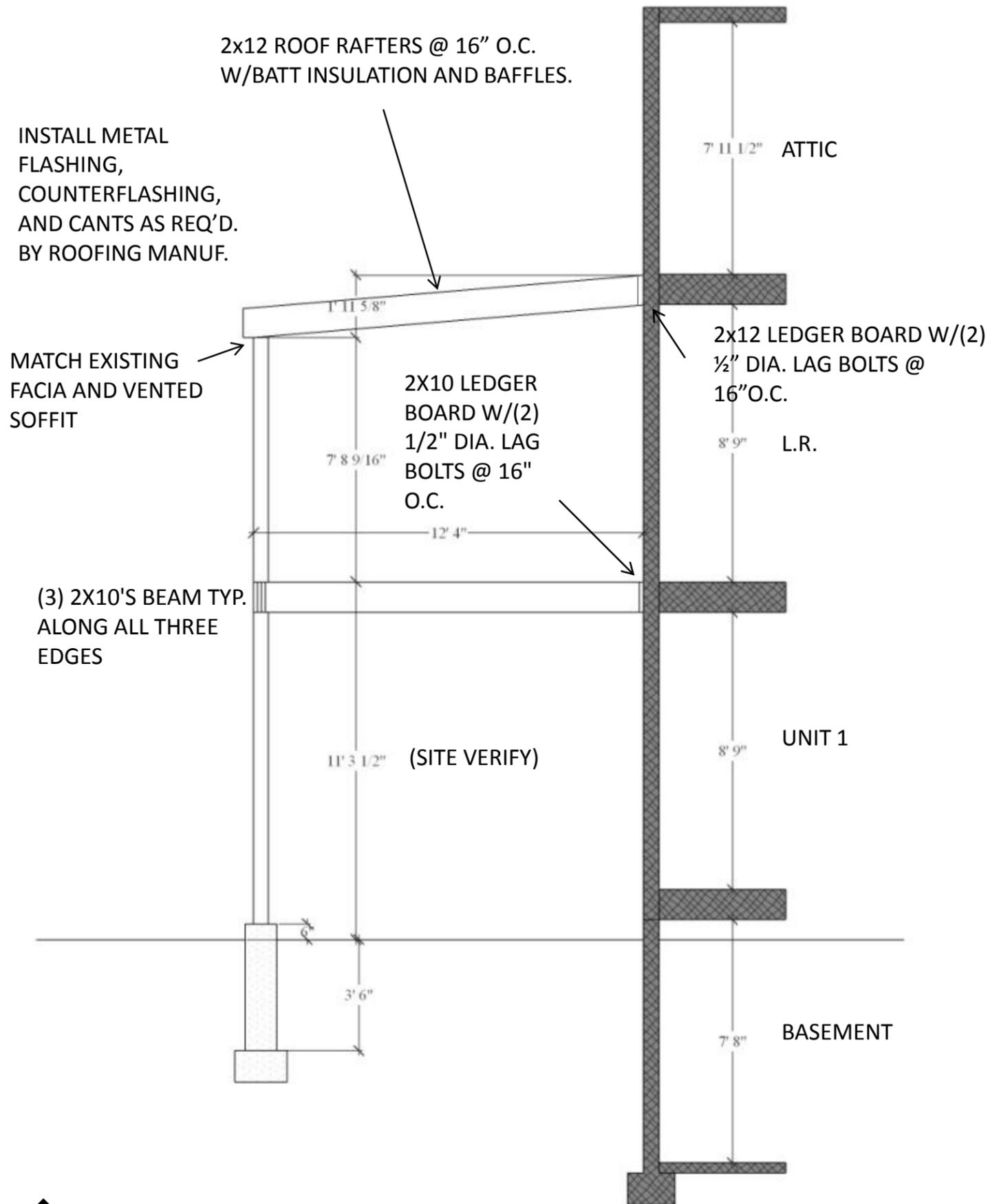
- FINISH SIDING (BY OWNER)
- HOUSEWRAP
- 1/2" PLYWOOD SHEATHING
- 2X6 STUDS @ 24" O.C. W/R 19 BATT INSUL.
- VAPOR BARRIER
- 1/2" GYP. BD.

**FLOOR CONSTRUCTION:**

- FINISH FLOOR (BY OWNER)
- 3/4 T.&G.. PLYWOOD SHEATHING
- VAPOR BARRIER
- 2X10 FLOOR JOISTS @ 16" O.C. W/ BATT INSULATION
- UNDERSIDE SHEATHING (BY OWNER)

**FOOTING CONSTRUCTION (TYP. OF (3)):**

- 2'-0" X 2'-0" CONC. FOOTING W/(3) #4 REBARS EACH WAY. TOP OF FOOTING A MINIMUM OF 3'-6" BELOW GRADE.
- 12" DIA. CONC. SONOTUBE W/(1) #5 VERTICAL REBAR .
- 6x6 TREATED POST



**A8- BUILDING SECTION** Scale 1/4" = 1'

**TOM OSOSKI**  
DESIGN SERVICES LLC

1550 EUSTIS STREET - SUITE K  
ST PAUL, MN 55108  
PHONE: 651-208-4949  
EMAIL: nelsonososki@yahoo.co.uk

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

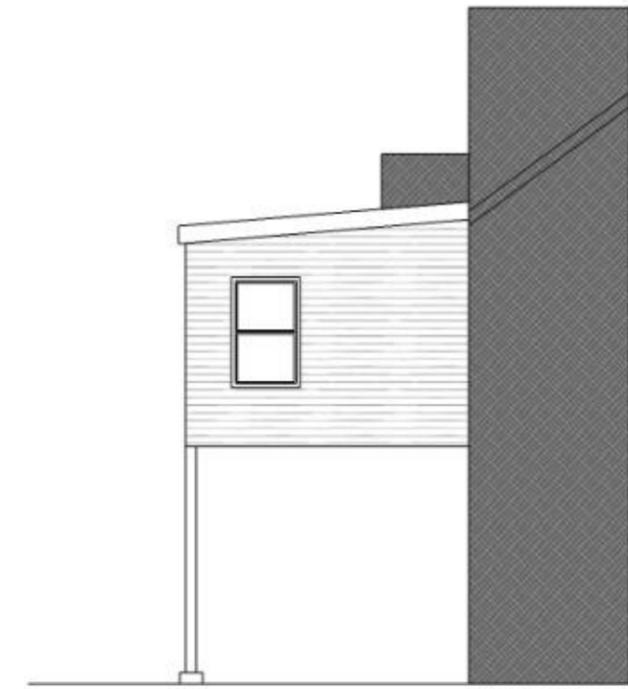
Print Name: Thomas Donald Ososki  
Signed: *Tom Ososki*  
Date: 2/24/2015  
License No. 44829

**ADAMS APARTMENT**  
**3048 12<sup>th</sup> AVENUE SOUTH**  
**MINNEAPOLIS, MN**

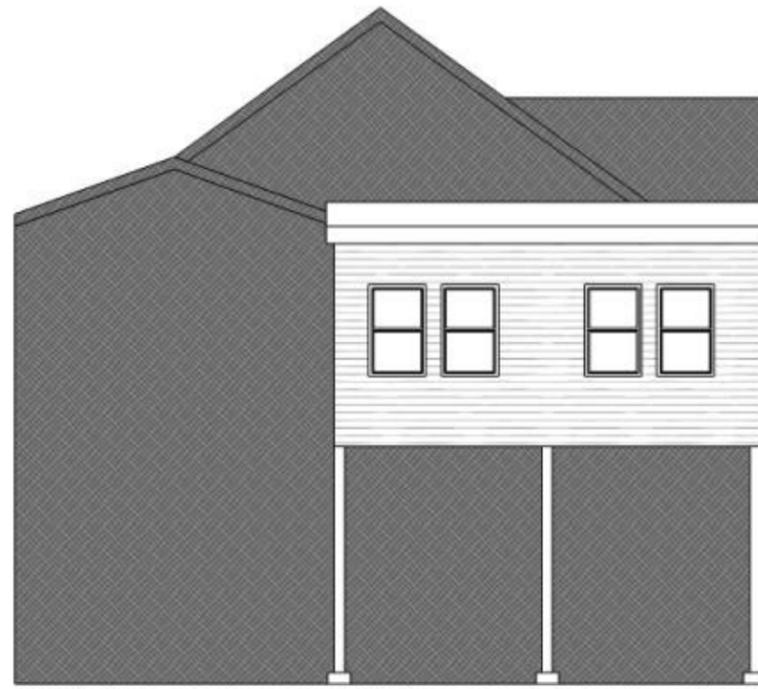
**2-24-2015**

**BUILDING SECTION**

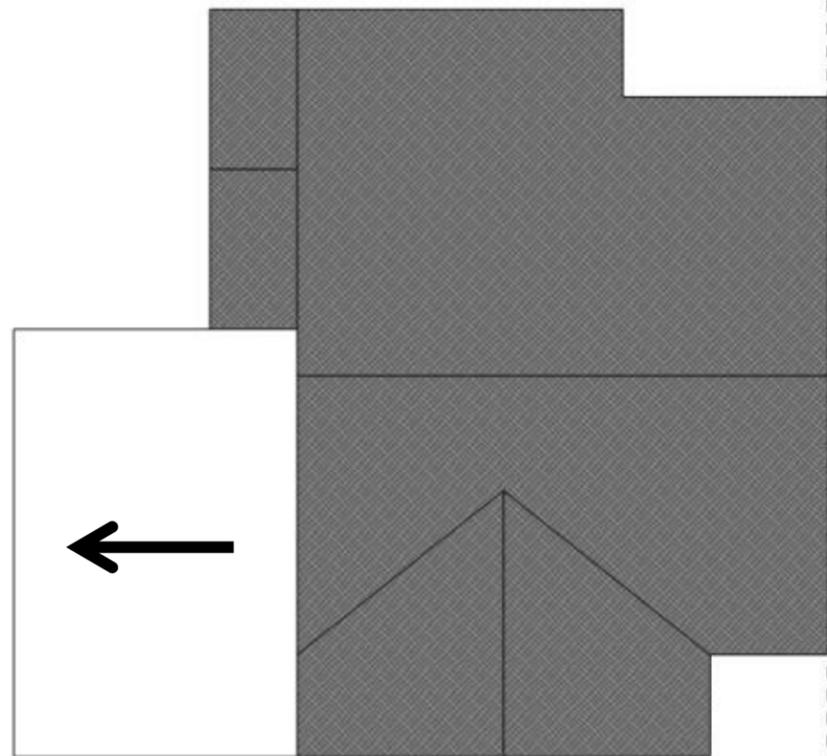
**A8**



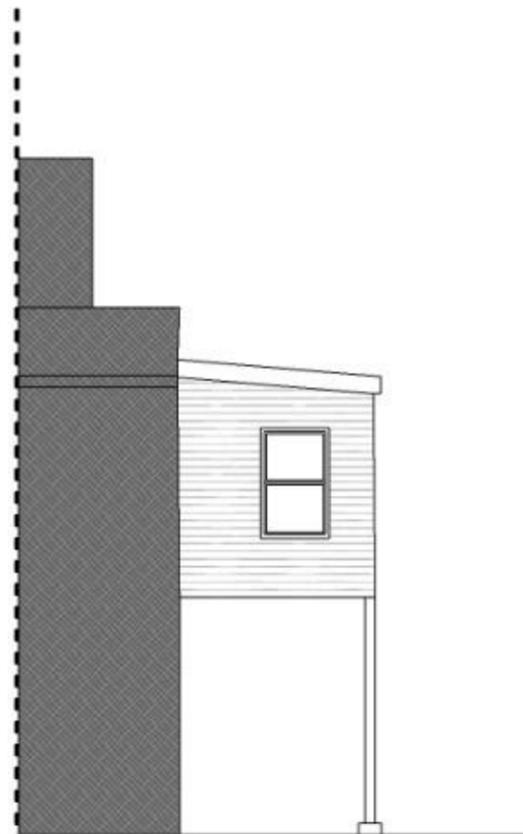
SOUTH ELEVATION



WEST ELEVATION



ROOF PLAN



NORTH ELEVATION

A9- ELEVATIONS AND ROOF PLAN

Scale 1/8" = 1'

**TOM OSOSKI**  
DESIGN SERVICES LLC

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ST PAUL, MN 55108  
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**MINNEAPOLIS, MN**

2-24-2015

ELEVATIONS AND ROOF

A9



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Extension is leaning down



Rotted top center post



Evidence of moisture intrusion

