CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #4
October 1, 2015
BZZ-7189

LAND USE APPLICATION SUMMARY

Property Location: 3515 2nd Avenue South

Project Name: 3515 2nd Avenue South Apartments

Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156

Applicant: White Tree LLC

Project Contact: Bryan Walters, White Tree LLC

Request: To renovate an existing building for a 12-unit multiple-family dwelling.

Required Applications:

Variance	To reduce the minimum drive aisle requirement from 12 feet to 11.5 feet.
Variance	To allow 0 feet of separation between a parking area and habitable space of a dwelling.
Variance	To reduce the minimum interior side yard requirement adjacent to the south lot line from 5 feet to 0 feet to allow a parking area.
Variance	To reduce the minimum front yard requirement adjacent to 2nd Avenue South to allow an awning to extend 3.5 feet from the front of the building.

SITE DATA

Existing Zoning	R5 Multiple-family District
Lot Area	8,133 square feet
Ward(s)	9
Neighborhood(s)	Central Area Neighborhood Development Organization
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	June 30, 2015	**Date Extension Letter Sent**	July 2, 2015
End of 60-Day Decision Period	August 29, 2015	**End of 120-Day Decision Period**	October 28, 2015
Date Additional Extension Granted by Applicant	August 5, 2015	**End of Additional Extension**	December 4, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing brick building has been vacant, condemned and boarded since 2009. The building had been relocated in 1960 from a lot located across 2nd Avenue to make way for the construction of I-35W. The building had 10 dwelling units at that time. In 1961, the building was converted to a nursing home (the last approved use in the permit records that can be found for this site). On the south side of the building, an accessible ramp and entry providing access to the second level was constructed in 1980. It was removed circa 2008. The area between the building and the existing bollards and below where the ramp was located was at some time paved. Because that area has clearly not been used for parking in over a year (no records support if that is how it had ever been used), there are no grandfather rights that apply and future use of this area must comply with current code requirements. A driveway that is shared with the adjacent property is located between the bollards and the south lot line. The area between the west side of the building and the alley is also paved, but has not been maintained. Although in disrepair, the City is recognizing grandfather rights for location of the parking in that area. Four to 5 spaces, including an accessible space, can fit in that area. Recently, the 1974 stucco, mansard roof addition has been removed from the front of the building to expose the original brick facade.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. In the immediate area, there is a mix of residential uses. A single-family dwelling is located on the property directly north of the subject property and a multiple-family dwelling is located directly south. I-35W is located to the west.

PROJECT DESCRIPTION. The applicant is proposing to renovate the existing building to establish a 12-unit multiple family dwelling located at the property of 3515 2nd Avenue South. As part of the project, parking for 4 additional spaces on the south side of the building is proposed. The spaces would be oriented parallel to the south lot line, similar to the parking on the adjacent property. The existing shared driveway would be used for one-way circulation. The parking spaces would abut the building where habitable space is proposed. The minimum drive aisle width requirement for one-way parallel spaces is 12 feet. The proposed drive aisle between the two rows of parking spaces would be 11.5 feet wide. A variance is required to reduce the width. The parking area, including the drive aisle, is required to be located at least 5 feet from the south interior side lot line. Because of the shared driveway, the parking area would be set back 0 feet. A variance is required to reduce the minimum interior side yard requirement. All surface parking spaces are also required to be located at least 6 feet from habitable space of a dwelling. The proposed parking area would be 0 feet from the subject dwelling, requiring a variance. As part of the renovation, the applicant is proposing a new awning over the front entry. The front of the building is located in the required front yard, established by the setbacks of the structures on the adjacent properties to the north and south. Awnings are allowed to project into a required front yard provided they do not extend more than 2.5 feet from the building. The proposed awning would extend 3.5 feet; therefore a variance of the minimum front yard setback is required.

If the parking variances are approved, Development Review (Public Works, Planning, etc.) approval is also needed for the proposed site alterations. If the parking variances are denied, the area between the south side of the building and the existing driveway would need to be landscaped.

PUBLIC COMMENTS. No correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

ANALYSIS

VARIANCES FOR PARKING

The Department of Community Planning and Economic Development has analyzed the application for **1)** a variance to reduce the minimum drive aisle requirement from 12 feet to 11.5 feet, **2)** a variance to allow a surface parking space to be located less than 6 feet from habitable space of a dwelling, and **3)** a variance to reduce the minimum interior side yard requirement adjacent to the south lot line from 5 feet to 0 feet to allow a parking area 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.*

   All variances: Although there is a shortage of on-street parking in the immediate area (2nd Avenue is a one-way street with parking allowed only on one side), CPED staff has not identified practical difficulties that exist in complying with the ordinance. The minimum parking requirement for the proposed use is 0 spaces because the use would be a multiple-family dwelling with 3-50 units and is within ¼ mile of a bus transit stop with midday service headways of 15 minutes or less. Four to 5 parking spaces, including an accessible space, would fit behind the building adjacent to the alley and are grandfathered in at that location. Adding additional parking on the side of the building is creating the need for the variances. Therefore the circumstances have been created 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.*

   All variances: The minimum drive aisle width is established to ensure adequate room to maneuver without affecting adjacent land uses. In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The intent of the separation requirement is to provide adequate separation between surface parking and dwellings to reduce adverse impacts of parking areas.

   The zoning code was recently amended to reduce the minimum parking requirements for multiple-family dwellings in close proximity to transit with frequent service. Reasons for the amendment included allowing more flexibility in designing multiple-family development in these areas, promoting more efficient use of land, and reducing reliance on automobiles.

   The request as proposed is not reasonable or consistent with the intent of the ordinance and the comprehensive plan. The drive aisle variance is needed because there is not enough room between the two buildings to accommodate 2 rows of parking and a drive aisle. To fit the parking, a variance to allow the parking spaces to be 0 feet from habitable space in the building is also requested. The granting of this variance would have the most impact on the south side first and second level units. As part of the proposal, the window openings on the first level would be infilled with glass block. CPED staff is concerned that the proposed parking is in large part the reason for this design decision. Having landscaping on the south side of the building instead of paving could allow clear windows to be installed and would likely improve the quality of living for the first level dwelling unit. The apartment building to the south has mostly clear windows on the first level overlooking the same space. If security is a concern, fencing could be installed. The reduction of the yard requirement would not allow landscaping or screening to be installed, which is required for new parking areas. With the limited on-site space for landscaped area, there is also less area to store snow.

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.*

   All variances: Granting of the variances would likely negatively affect the character of the area and could be detrimental to the health, safety or welfare of the public. The property located to the south has a parking area adjacent to the shared lot line with the parking adjacent to habitable space. However, the yard, parking separation, yard and landscaping ordinances were established to prevent the creation of more parking situations like this, which have detracted from the residential character of neighborhoods. With the limited on-site space for landscaped area, there is also less area to store snow.

AWNING VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard requirement adjacent to 2nd Avenue South to allow an awning to extend 3.5 feet from the front of the building 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.*

   Practical difficulties exist in complying with the ordinance. The required front yard is established by the setbacks of the structures on the adjacent properties to the north and south, 20.2 feet and 19.1 feet respectively. The front of the subject building is at the front yard setback. The zoning code allows an awning to project 2.5 feet from a residential structure into a required front yard. This permitted encroachment applies to residential structures of any size, from single-family dwellings to multi-story, multiple-family dwellings. Because the ordinance is broadly written, it doesn't take into account the character of existing properties. The existing building is a 3-level building with over 11,000 square feet of floor area. Older brick, apartment buildings often were constructed with sheltered entrances. There are indications on the front of the building that an arched awning over the entrance was present at one time and was likely removed when the front façade was remodeled in 1974. There is an arched window above the entrance. Gaps in the brick mortar above the window and spanning the full width of the entrance opening follow an arch pattern. These gaps were likely for flashing on a roof of an awning, similar to what is proposed. Although the proposed conversion of the building is not subject to Chapter 530 Site Plan Review standards, these standards encourage providing architectural features, such as porches and roofs, to emphasize the importance of the main entrance. The proposed awning with a 3.5 foot projection would provide better protection from the elements at the main entrance and would be compatible with the character of the building. These circumstances have not been created 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.*

   In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed arched awning would project 3.5 feet from the building. The proposed awning would provide better protection from the elements at the main entrance than an awning extending 2.5 feet from the building. It would also be compatible with the character of the building and would emphasize the importance of the entrance. Gaps in the mortar above the entrance indicate that a similar awning existed at some time on the building and was removed. It would not have an impact on adjacent properties access to light, air

and open space. For these reasons, the request is reasonable and consistent with the 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.*

   The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The apartment building located directly south has an arched canopy over its front entrance. Both buildings are similar in size and design. The awning would be compatible with the character of the subject building and would emphasize the importance of the entrance. Its design follows the arch of the window above the door and would cap the columns flanking the entrance. It would not have an impact on adjacent properties access to light, air and open space. If granted, the proposed variance would not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed awning is constructed to current building codes.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by White Tree LLC for the property located at 3515 2nd Avenue South:

A. Variance of the drive aisle width requirement.

Recommended motion: **Deny** the variance to reduce the minimum drive aisle requirement from 12 feet to 11.5 feet.

B. Variance to allow a surface parking space to be located less than 6 feet from habitable space of a dwelling.

Recommended motion: **Deny** the variance to allow 0 feet of separation between a parking area and habitable space of a dwelling.

C. Variance to reduce the minimum interior side yard requirement.

Recommended motion: **Deny** the variance to reduce the interior side yard requirement from 5 feet to 0 feet to allow a parking area.

D. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the variance to reduce the minimum front yard requirement adjacent to 2nd Avenue South to allow an awning to extend 3.5 feet from the front of the building, 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 October 1, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description and responses to findings submitted by applicant
2. Zoning map
3. Site survey
4. Site plan
5. Floor plans
6. Building elevations
7. Photos
8. Awning letter and associated photos

Parking Variance – Statement of Proposed Use

Property Address: 3515 2nd Ave South Minneapolis, MN

We recently purchased the property located in the Central Neighborhood at 3515 2nd Ave S. This building has been vacant for several years and was previously a 17 unit boarding/assisted care home. This property is in need of extensive updates and we would like to renovate it into a new 10-12 unit apartment building. In order to achieve this, we need to obtain a parking variance in order to add dedicated parking spaces along the south side and rear of the building. Our parking layout will be very similar to that of the property to the south (3521 2nd Ave S) that was recently renovated.

There are significant difficulties in complying with existing parking ordinances for standard and handicap parking due to the footprint of the building and how it is located on the lot. In addition, this property is on a block that is completely bracketed by snow emergency routes which makes off-street parking in the winter months very difficult and dangerous (having to walk more than 2 blocks to reach a non-snow emergency street).

There is a shared driveway between this property and the adjacent property to the south (3521 2nd Ave S) that was designed to allow for parking on either side of the shared driveway. There is an easement on both properties allowing for this driveway to exist. The apartment building to the south currently has parking spaces along this shared driveway and we are asking for the same allowance on our side. This variance fits the character of the neighborhood by mirroring the existing parking setup of the building to the south and does not impact the surrounding properties in any negative way. In fact, it will help alleviate the off-street parking that would otherwise occur if this variance is not provided.

Sincerely,

Bryan Walters

Silver Tree LLC – President

White Tree LLC **9**

NAME OF APPLICANT WARD

200 100 0 200 400

PROPERTY ADDRESS

3515 2nd Ave S

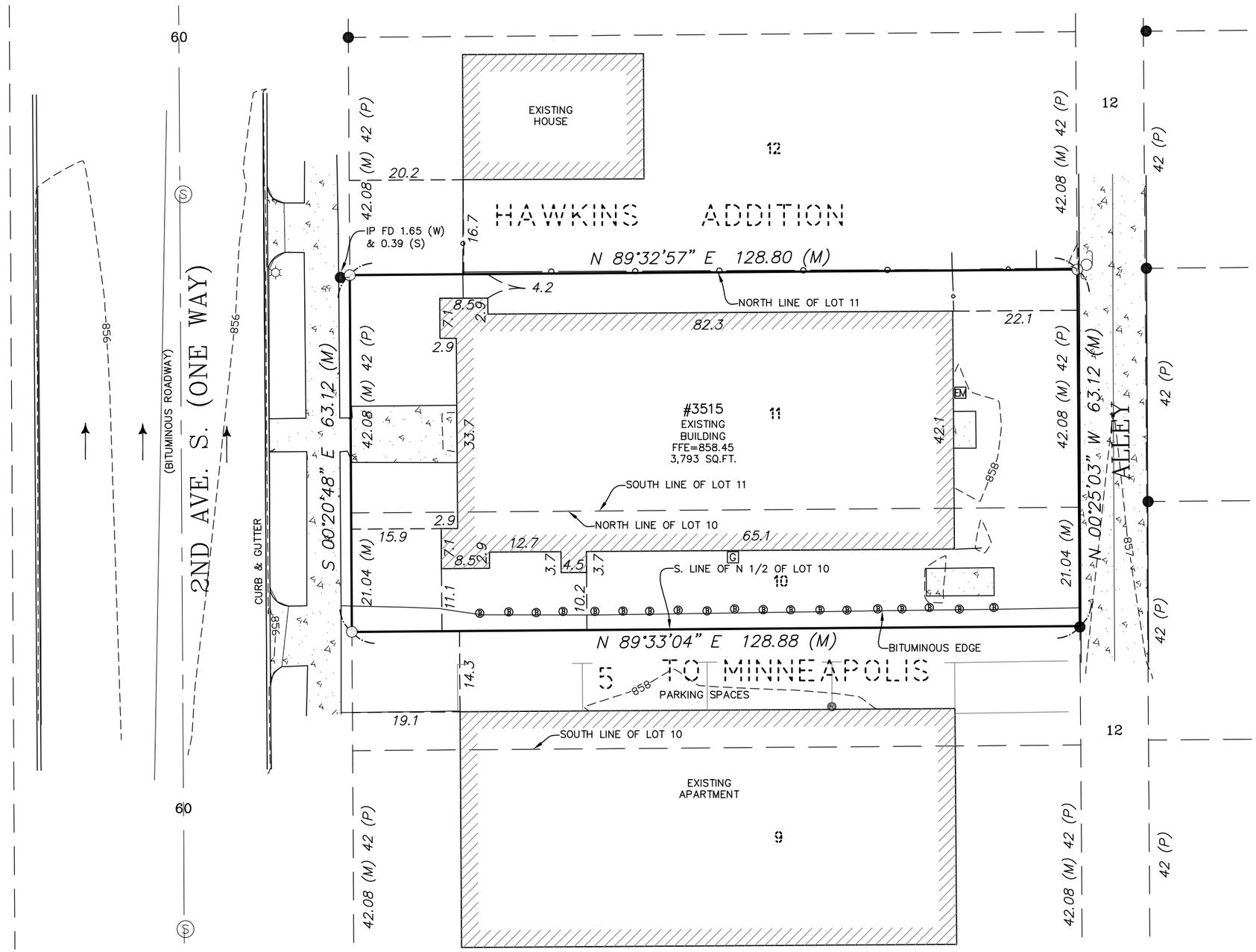
FILE NUMBER

BZZ-7189

CERTIFICATE OF SURVEY

0 20 40
SCALE IN FEET

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- 999.9 DENOTES EXISTING CONTOUR LINE
- DENOTES CONCRETE SURFACE
- G DENOTES GAS METER
- DENOTES LIGHT POLE
- EM DENOTES ELECTRIC METER
- DENOTES ELECTRIC POWER POLE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BOLLARD/GUARD POST

LEGAL DESCRIPTION

Lot 11 and the North Half of Lot 10, Block 5, HAWKINS ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota

BUILDING SETBACKS

ZONING: R5 - MULTIPLE-FAMILY DISTRICT
HOUSE: FRONT = 15 FT
INTERIOR SIDE = 8 FT (FOR LOTS GREATER THAN 62 FT WIDE)
REAR = 5 FT

HARDCOVER

EXISTING BUILDING	3,793 SQ. FT.
EXISTING CONCRETE SURFACE	272 SQ. FT.
TOTAL LOT AREA	8,133 SQ. FT.
EXISTING HARDCOVER	50.0%

REFERENCE BENCHMARK

ELEVATION = 858.68 (NAVD 88) MNDOT DISK "2782 Z 2" SOUTHEAST WING WALL OF 35TH ST E BRIDGE OVER I-35W

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ON HENNEPIN COUNTY.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

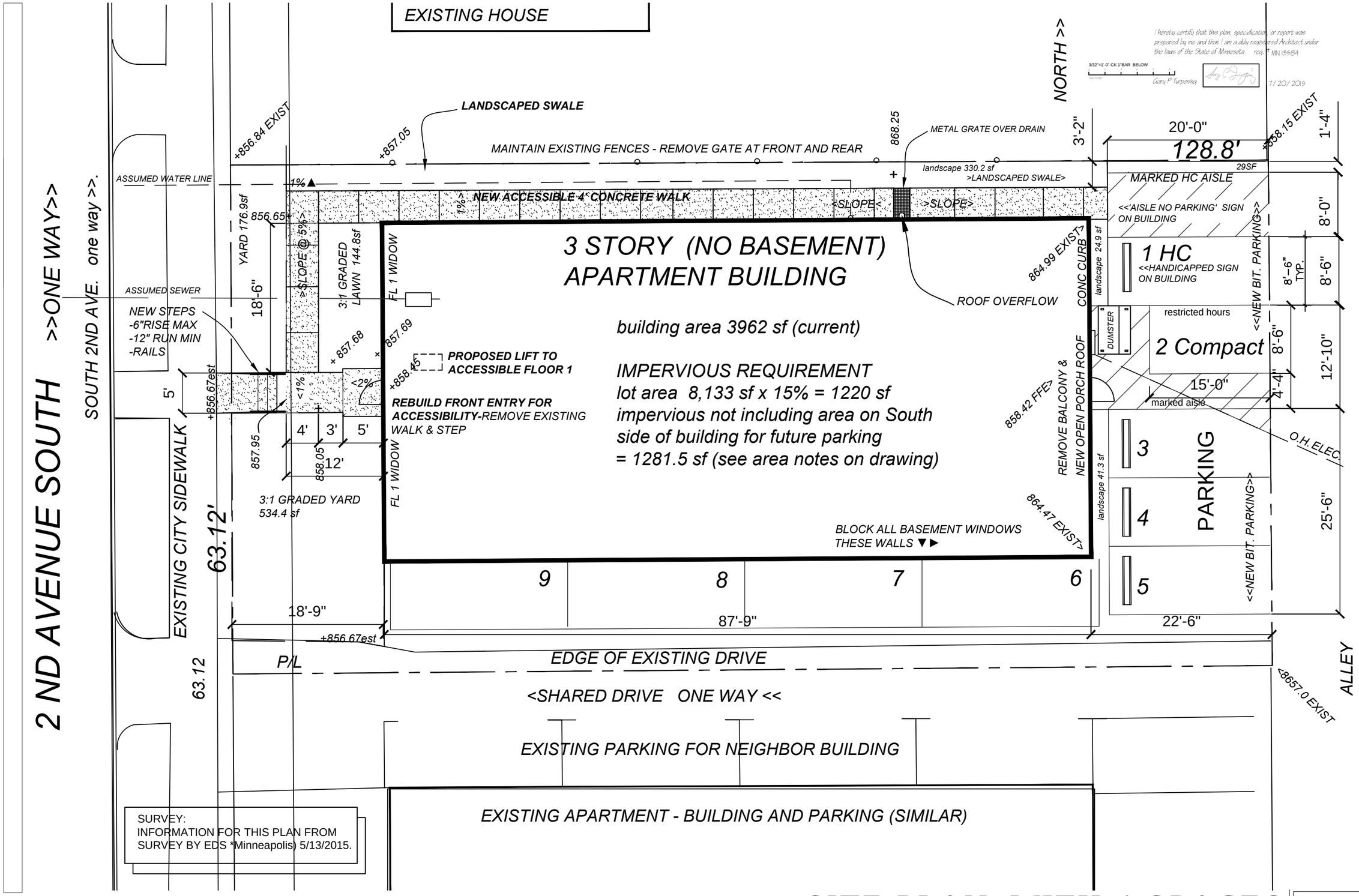
NO.	DATE	DESCRIPTION	BY

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 5/13/15
VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: BRYAN WALTERS	FIELD WORK DATE: 5/9/15	DRAWN BY: CG	PROJECT NO.: 15-035
LOCATION: 3515 2ND AVE S MINNEAPOLIS, MN 55408	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. 1 OF 1



SITE PLAN WITH 4 SPACES
FLOOR 1 ACCESSIBILITY

for PLANNING CONSIDERATION
SEPTEMBER 23, 2015

CS

SEE SCH.

Architect Direct
ARCHITECTURE * SITE & NEIGHBORHOOD PLANNING * PROJECT MANAGEMENT

RESTORATION ON 3515 2ND AVE S MINNEAPOLIS

SILVER TREE LLC BRIAN WALTERS, PROJ. MANAGER
PHONE (612) 432-1947

RESTORATION ON 3515 2ND AVE S MINNEAPOLIS

SILVER TREE LLC BRIAN WALTERS, PROJ. MANAGER PHONE (612) 432–1947

BUILDING BACKGROUND

- THIS BUILDING WAS BUILT IN 1905 AS AN APARTMENT BUILDING. MOVED FOR CONSTRUCTION OF I35W AROUND 1960, IT WAS TEMPORARILY USED AS A HOUSING AN ASSISTED LIVING COMPANY.

PROJECT GOALS

- THE OWNERS OF THIS PROPERTY ARE RESTORING THIS PROPERTY TO ITS ORIGINAL USE, AND EXTERNAL CONDITION AS MUCH AS POSSIBLE.
- THE INTERIOR IS CURRENTLY BEING DEMOLISHED DOWN TO THE STRUCTURAL FRAME IN ORDER TO PUT IN MODERN UTILITIES.
- THE ROOF WILL BE REBUILT TO MODERN STANDARDS.
- THE OWNERS ARE CONTRACTORS WHO WILL SELF BUILD. THEY ARE SEEKING BIDS IN THE FOLLOWING AREAS:
  - -- PLUMBING
  - -- HEATING, VENTILATING, AIR CONDITIONING
  - -- ELECTRICAL

- PROJECT FEATURES

- 12 APARTMENTS ON 3 LEVELS
- LAUNDRY AND STORAGE UNITS ON FLOOR 1
- MODERN ENERGY AND SOUND FEATURES
- 4 ACCESSIBLE UNITS ON FLOOR 1 (1 'TYPE 'A, 3 TYPE 'B')

- KEY TO PLANS

EXISTING WALLS

DEMO WALLS

NEW 2X4 WALL - 1/2" GYP

NEW 1 HR PARTY WALL -see 'codes'

WINDOW

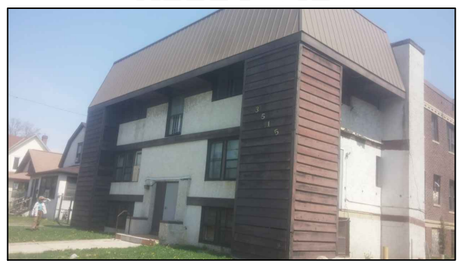
DOOR - EXISTING

DOOR- NEW -WIDTH & RATINGS NOTED

FURNACE / AIR CONDITIONER
-soundproof room

FALSE CEILING
-install under rated ceiling and ducts

ALLEY VIEW

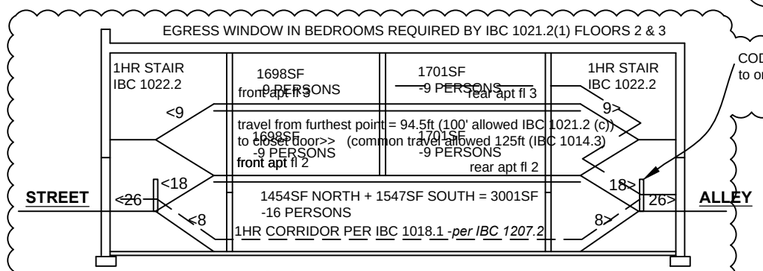


STREET VIEW
-BEFORE REMOVAL OF METAL

STREET VIEW -AFTER REMOVAL OF METAL

AERIAL VIEW

view before removal of metal front and dumb waiter on side



EXIT SCHEME - AREA/PERSONS

NOTE: ALL DOORS TO APARTMENT UNITS 1/3HR (20 MINUTES) WITH SELF CLOSERS AND SEALED FRAME/THRESHOLD.

CODE NOTE: Owner is applying for a variance to omit gate at both 'at grade' landings. IBC 1022.8.

ENGINEERING CONSULTANTS

MECHANICAL ENGINEERING
JRJ ENGINEERING
JULIE JACOBSON PE

STRUCTURAL ENGINEERING -*SEE COVER FOR LETTER*
NORTHLAND ENGINEERING
MARK UDD, PE

ACOUSTICS
AEROACOUSTIC ENGINEERING CONSULTANTS

SPRINKLERS: NFPA #13R THROUGHOUT
-SPRINKLERS IN ATTIC
-DESIGN AND PERMIT BY SPRINKLER CONTRACTOR

I hereby certify that this plan, specidication, or report was prepared by me and that I am a duly registered Architect under the laws of the State of Minnesota. reg.# MN 15584

Gary P. Turpening 7/20/2015

SCHEDULE OF SHEETS

C	COVER SHEET	2, 3
C0	CODES	2, 3
CS	SITE PLAN	
A1	FL 1 PLAN	2, 3
A2	FL 2 PLAN	2, 3
A3	FL 3 PLAN	2, 3
A4	ROOF PLAN	2, 3
A5	SECTIONS	2, 3
A6	EXTERIOR ELEVATIONS	2
A7	KITCHEN ELEVATIONS	
A8	BATH AND H.C. DETAILS	2, 3
E1`	FL 1 CEILING PLAN	
E1`	FL 2 CEILING PLAN	
E1`	FL 3 CEILING PLAN	

PREVIOUS PERMIT

X1	FL 1 DEMOLITION	
X2	FL 2 DEMOLITION	
X3	FL 3 DEMOLITION	

SURVEY BY OTHERS

MECHANICAL *-drawings signed*

W	PLUMBING SPECS		
W1	FL 1	WATER	
W2	FL2	WATER	
W3	FL3	WATER	
W4	FL1	WASTE	
W5	FL2	WASTE	
W6	FL3	WASTE	
H	HVAC SPECS		
H1	FL1	HVAC	2
H2	FL2	HVAC	
H3	FL3	HVAC	
H4	ATTIC & ROOF HVAC		2

1 permit 7/20/15, 2 rev 8/18/15, 3 rev 9//15*

REVISIONS PER CITY rev. 3
SEPTEMBER 3, 2015

COVER C

SEE SCH.

The Balance of Art and Science

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RESTORATION ON 3515 2ND AVE S MINNEAPOLIS
SILVER TREE LLC BRIAN WALTERS, PROJ. MANAGER
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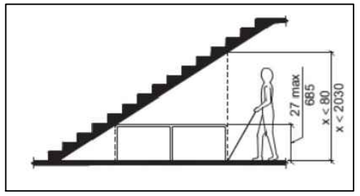
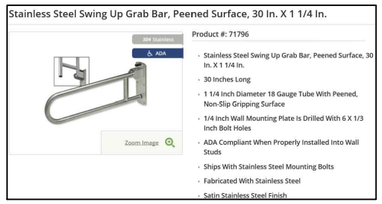
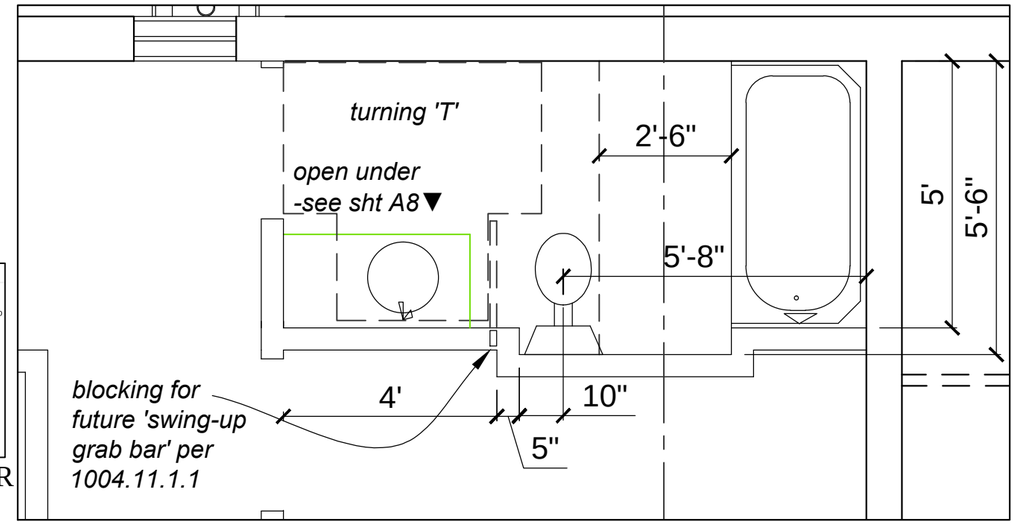


1C CANE BARRIER

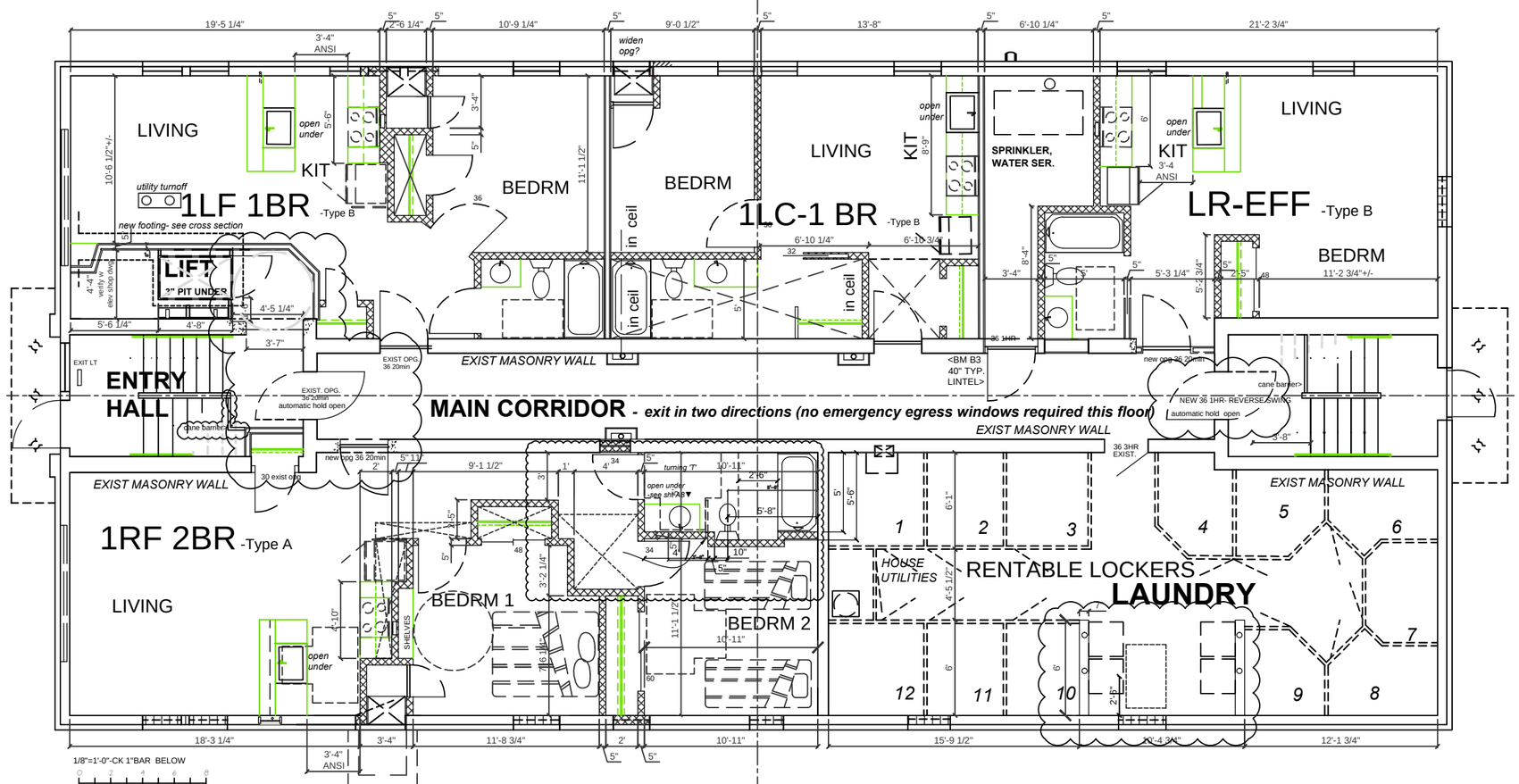


1D SWING-UP GRAB BAR



1C DETAIL PLAN OF TYPE A BATHROOM

1B FLOOR 1 PORCELAIN TILE PATTERN



20 min entry doors added 8/17/2015.

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Printing and use of these drawings only by Limited License for construction of the Project Named in these documents ONLY. Questions call 612-327-6725.

These drawings are guidelines only: VERIFYING details jointly the responsibility of the contractor and his/her subcontractors and suppliers.

FLOOR 1

REVISIONS PER CITY rev. 3
SEPTEMBER 3, 2015

A1

SEE SCH.

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly registered Architect under the laws of the State of Minnesota. reg.# MN 13584

Gary P. Turpenina 7/20/2015

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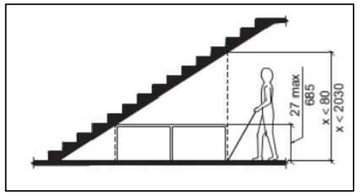

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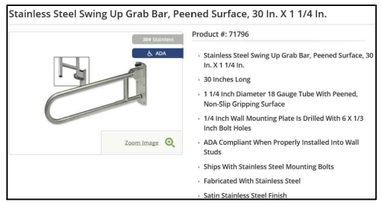

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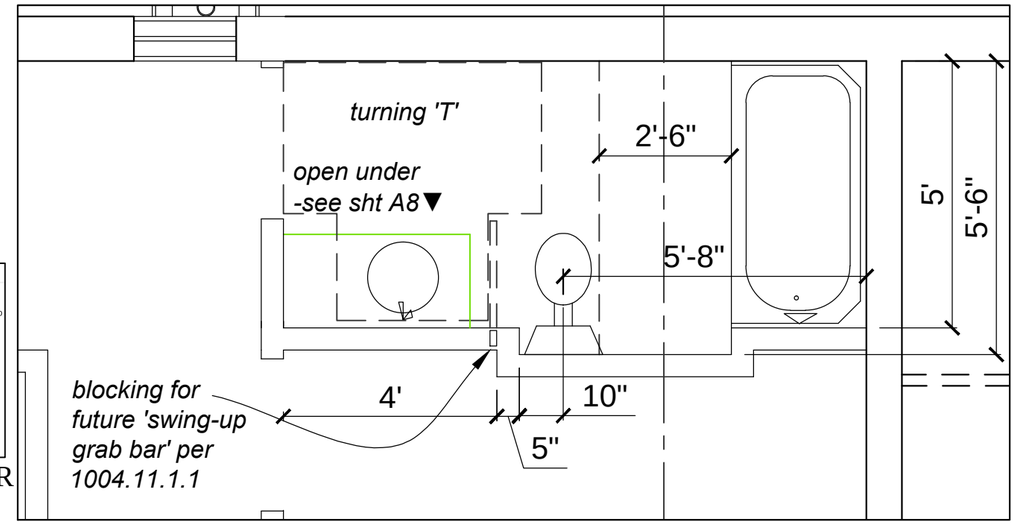
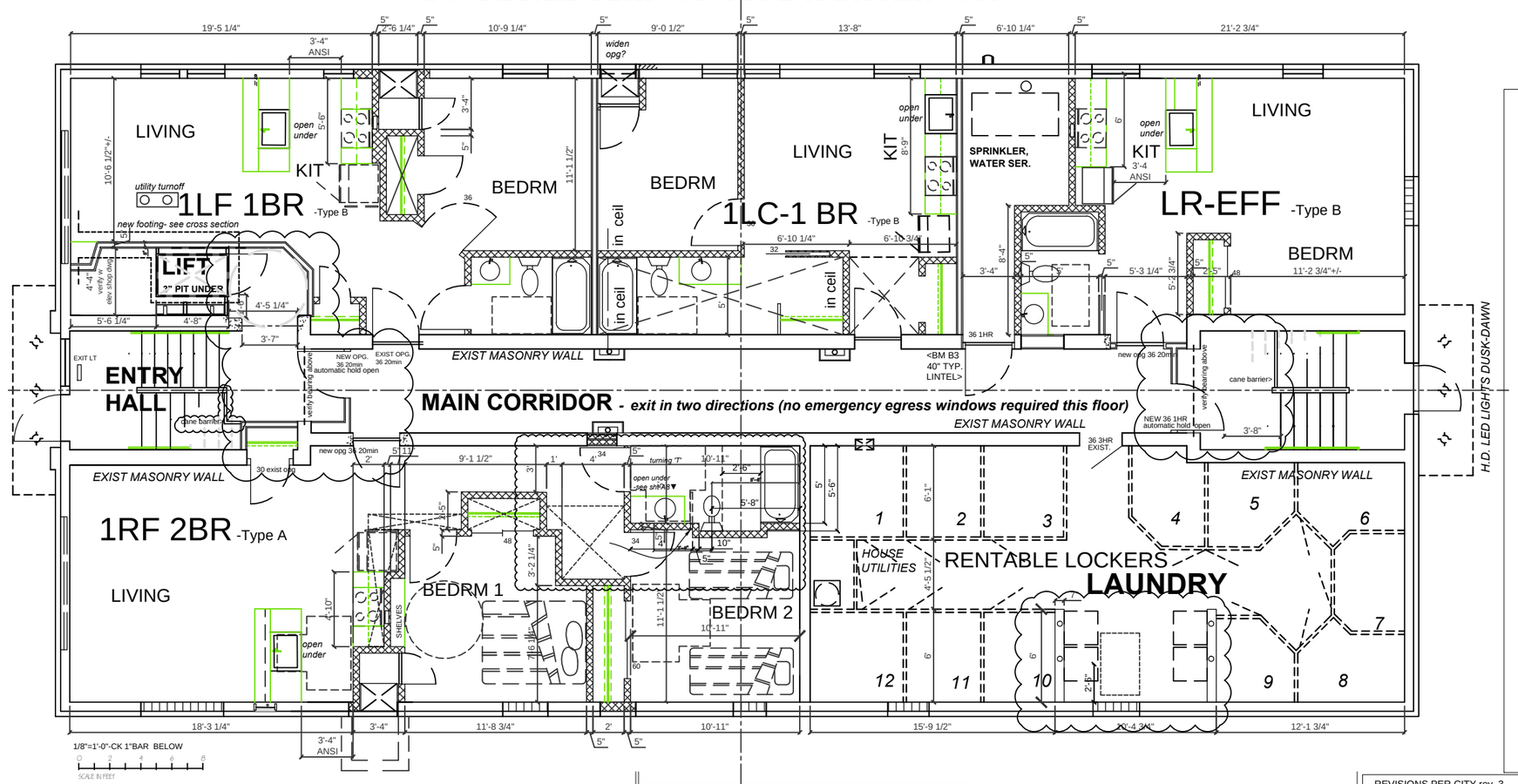


1C DETAIL PLAN OF TYPE A BATHROOM



1B FLOOR 1 PORCELAIN TILE PATTERN

20 min entry doors added 8/17/2015.

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FLOOR 1 ALTERNATE

REVISIONS PER CITY rev. 3
SEPTEMBER 3, 2015

A1a SEE SCH.

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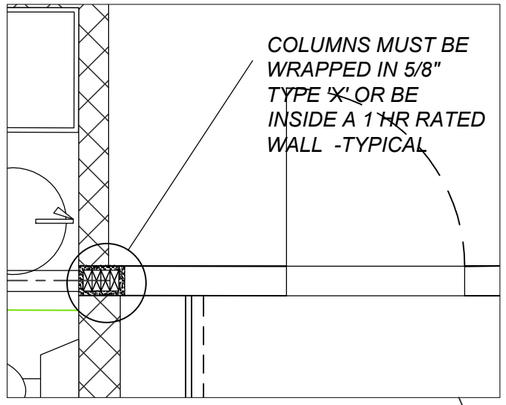
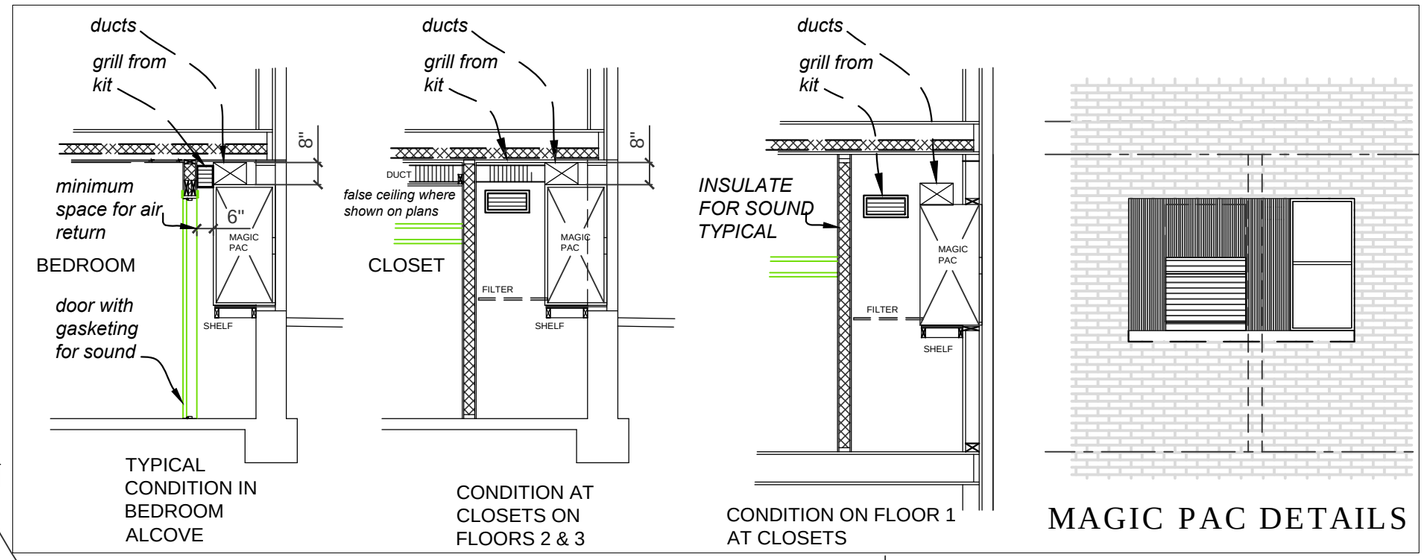
SILVER TREE LLC BRIAN WALTERS, PROJ. MANAGER
PHONE (612) 432-1947



2C COLUMN PROTECTION



MAGIC PAC DETAILS

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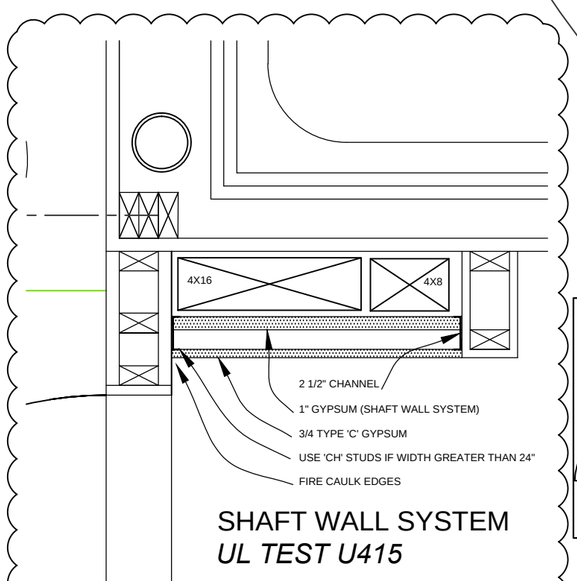
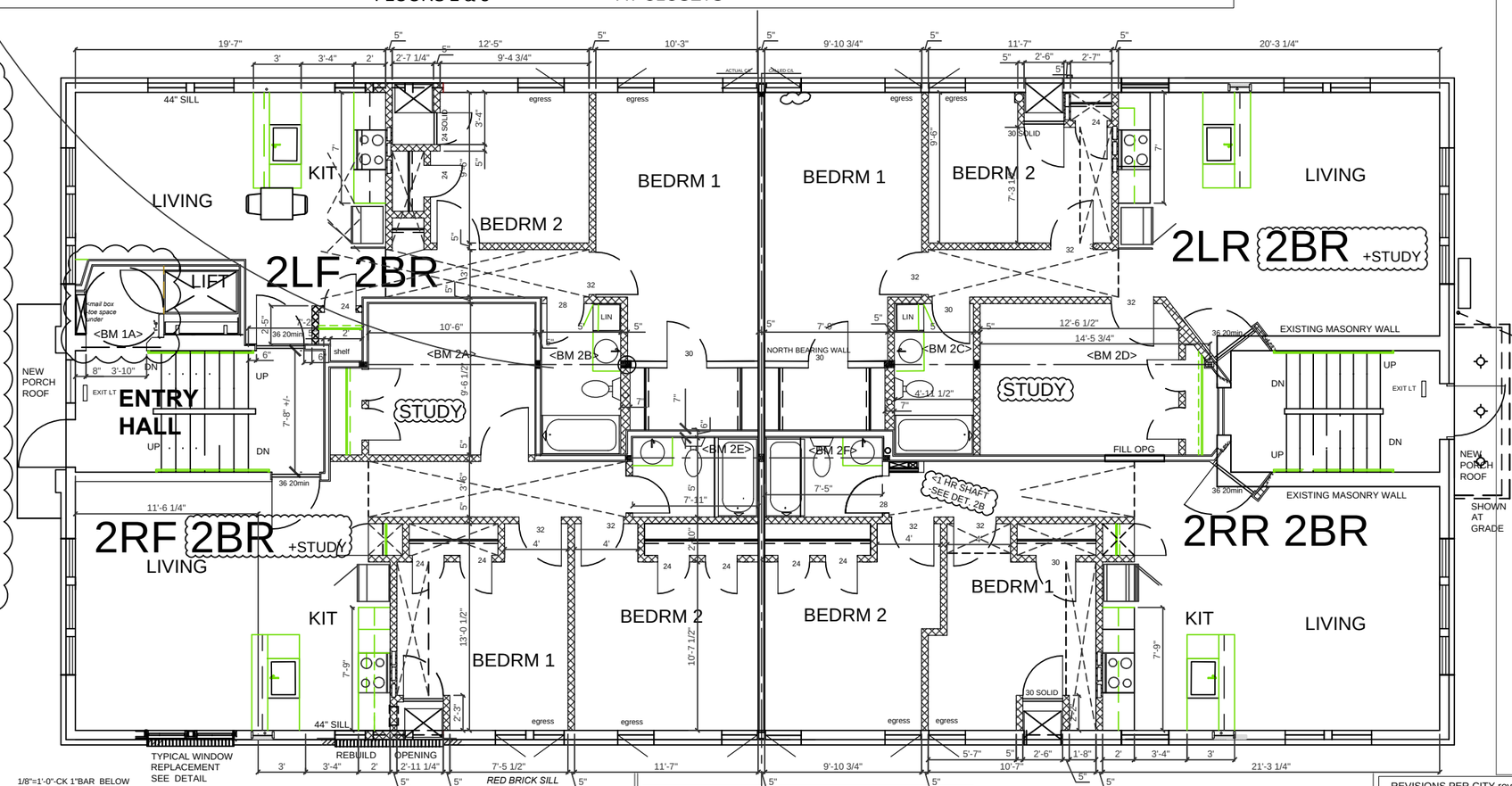


2B 1HR RATED SHAFT



egress windows & 20 min entry doors added 8/17/2015.

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FLOOR 2

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SEPTEMBER 3, 2015

A2

SEE SCH.

The Balance of Art and Science

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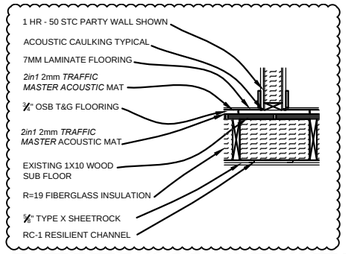
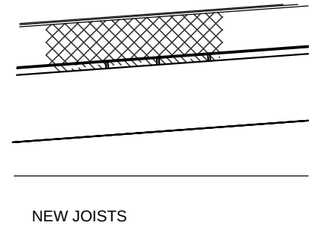
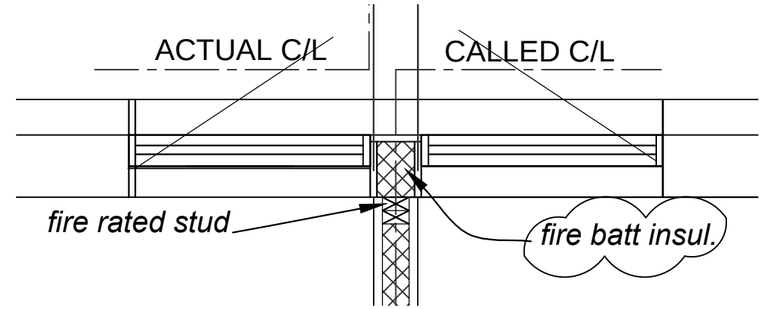
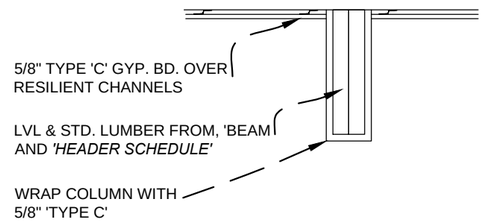


PARTITION SECTION





END OF 1HR PARTY WALL



BEAM PROTECTION

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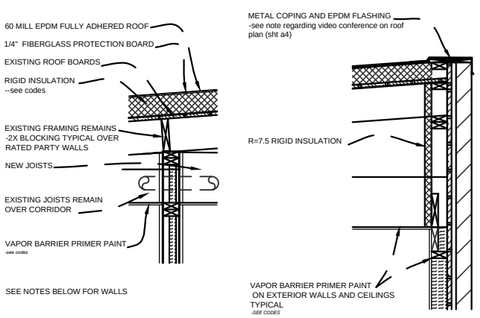
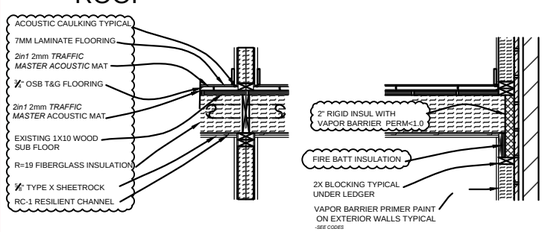


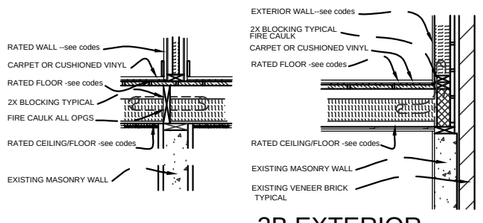
3G CENTER WALL AT ROOF

3F EXTERIOR WALL ROOF



3E PARTY WALL FLS 2 & 3

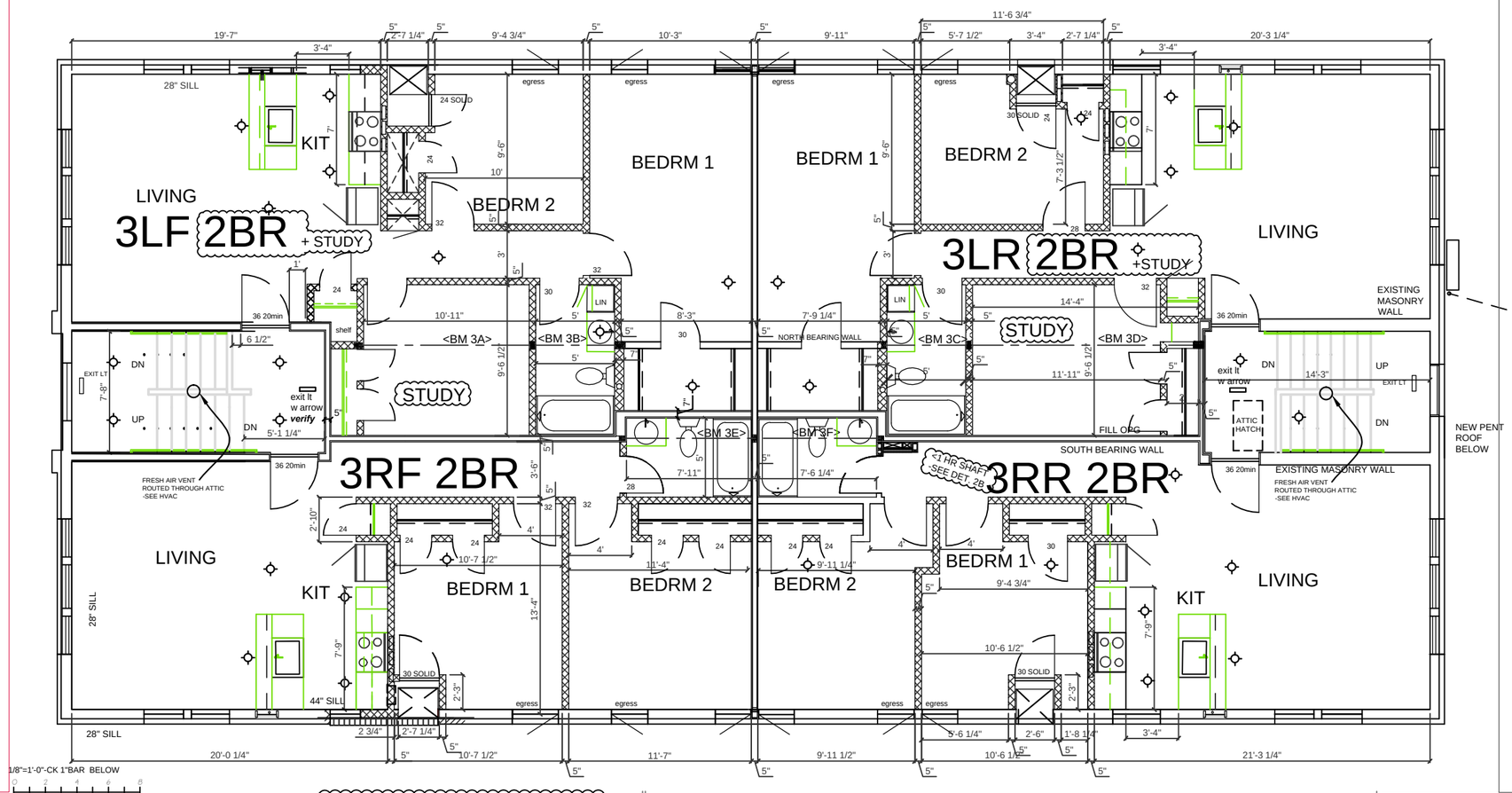
3D EXTERIOR WALL AT FLOORS 2 & 3



3C CENTER WALL AT FLOOR 1

3B EXTERIOR WALL AT FLOORS 1

BLOCKING DETAILS



egress windows & 20 min entry doors added 8/17/2015.

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FLOOR 3

REVISIONS PER CITY rev. 3 SEPTEMBER 3, 2015

A3

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The Palmer Institute of Art and Science

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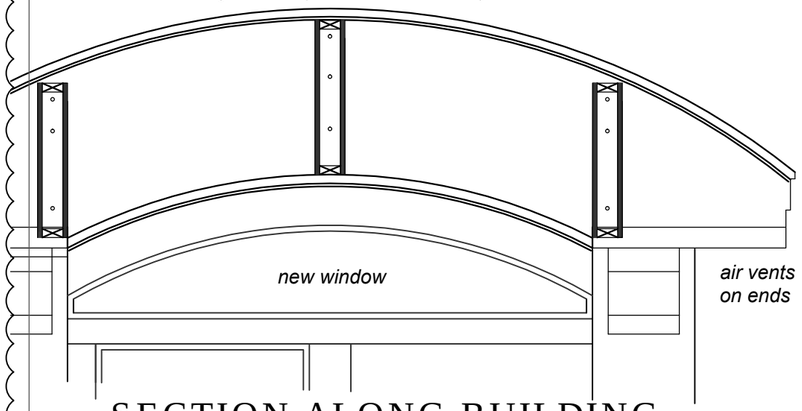
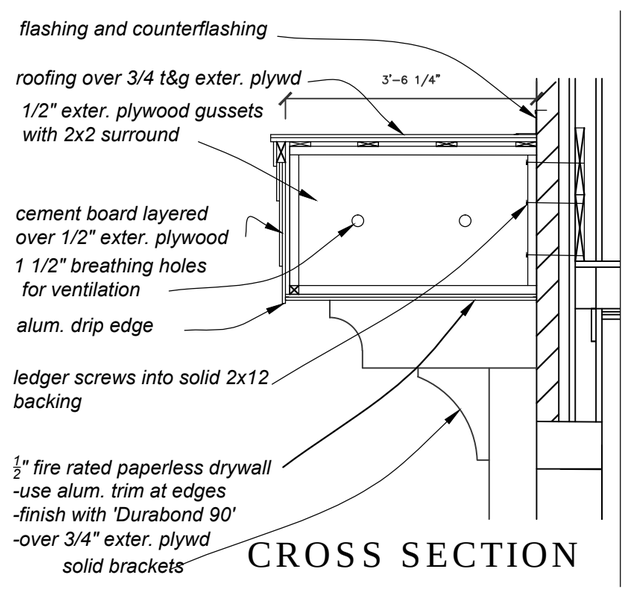
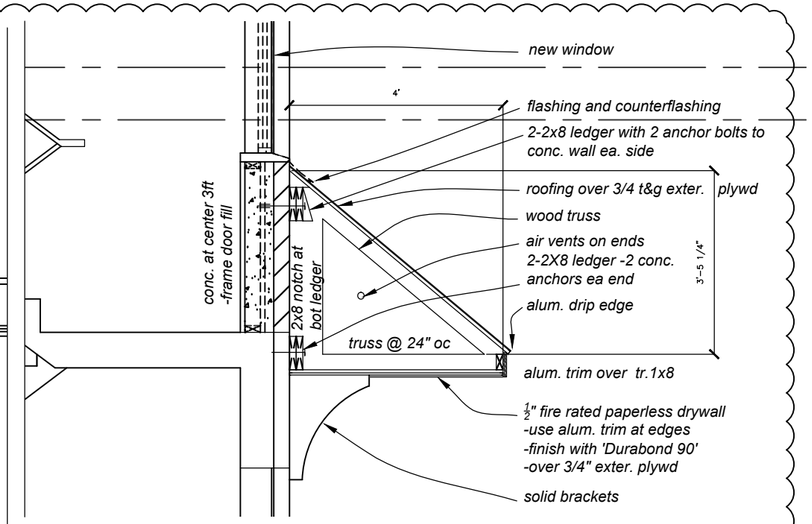


SECTION ALONG BUILDING



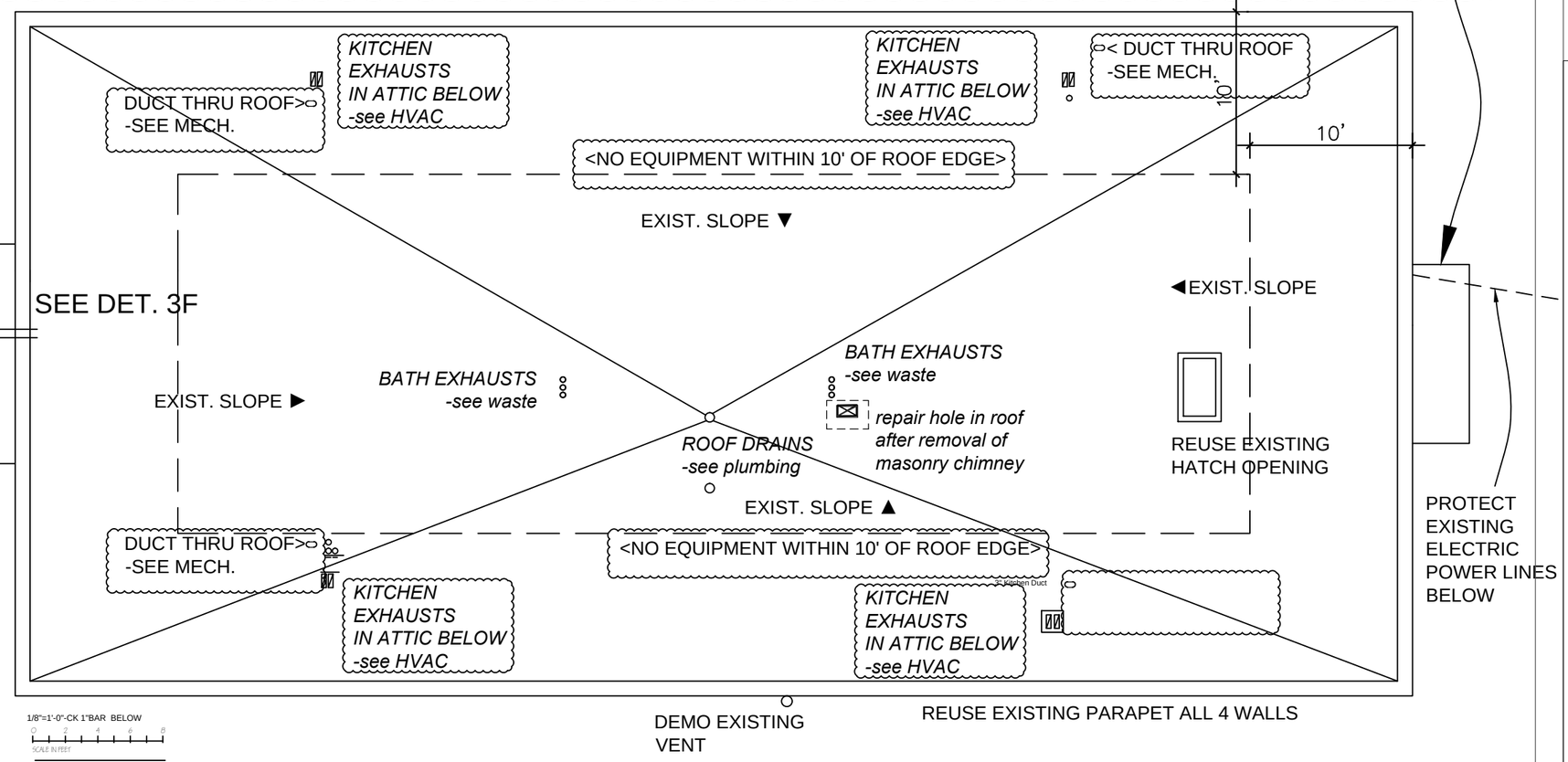
CROSS SECTION



4C CROSS SECTION
REAR PORCH ROOF

4 B FRONT PORCH ROOF DETAILS

COPING DETAILS:
ROOFER (AND COPING METAL CONTRACTOR) AND OWNER;
You will be invited to an Internet meeting with the architect to optimize the designs of coping details.



1/8"=1'-0"-CK 1"BAR BELOW
0 2 4 6 8
SCALE IN FEET

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ROOF

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SEPTEMBER 3, 2015

A4

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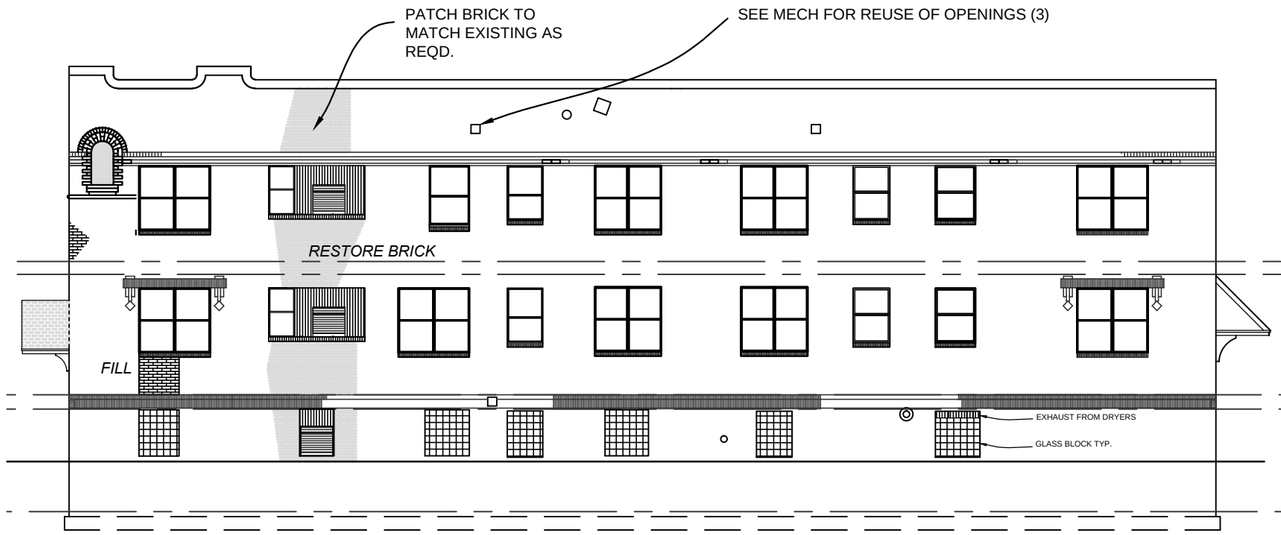
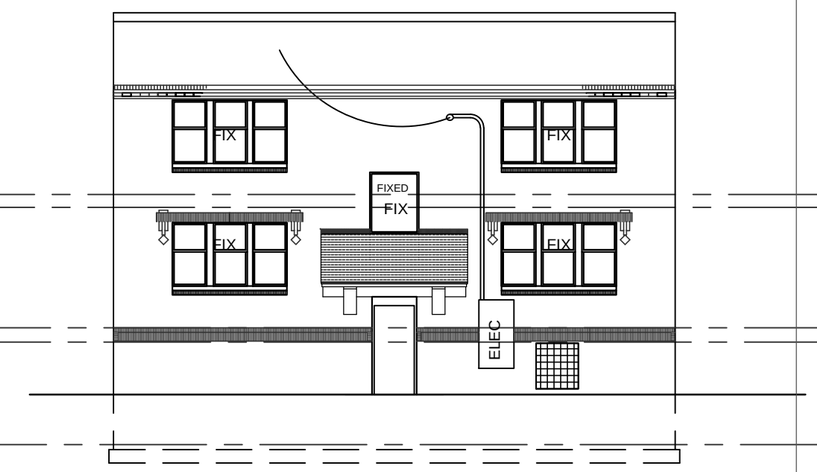
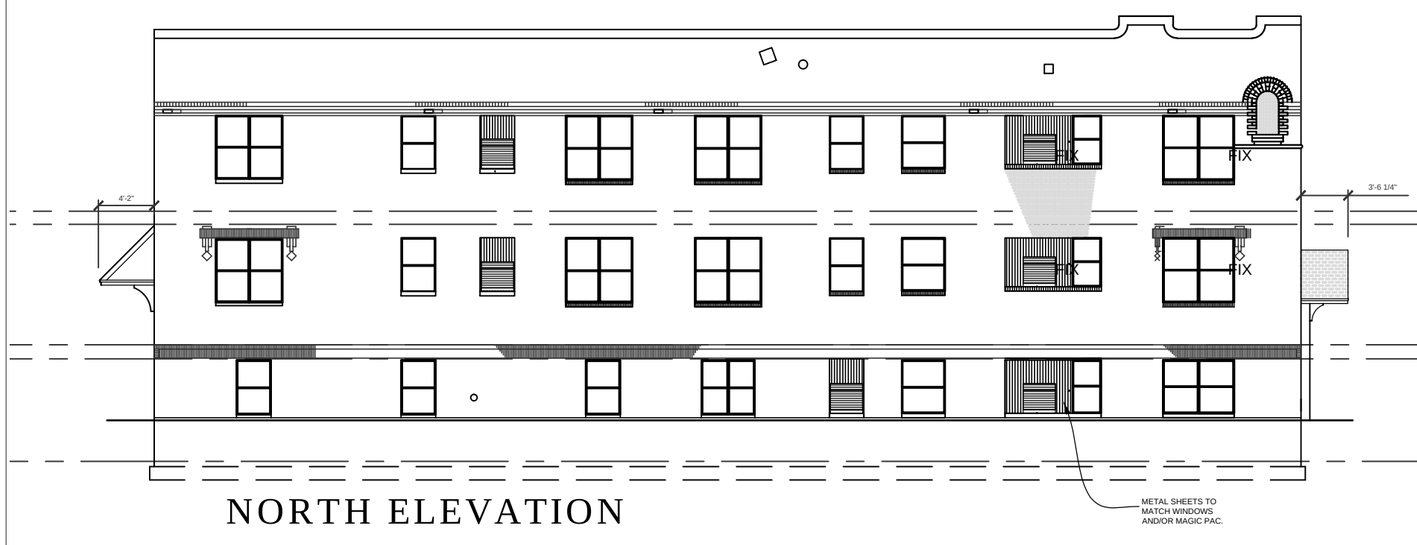
Gary P. Turpening 7/20/2015



SOUTH ELEVATION



ALLEY ELEVATION (EAST)



NORTH ELEVATION

2ND AVE. ELEVATION (WEST)

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EXTERIOR ELEVATIONS

PERMIT SET
JULY 20, 2015

A6

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3515

3
5
1
5

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Gary Turpening Minnesota Certified Architect #13584

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4 September 2015

Janelle A. Widmeir
Community Planning and Economic Development
City of Minneapolis
250 4th St South Rm 300
Minneapolis MN 55415

RE: 3515 S. 2nd Ave. Front Decorative Canopy over Entry Walk

Dear Janelle,
Robb Lubenow and Brian Walters sent me your E-mail of September 2 regarding the Canopy in the front of the Apartment Building at 3515 2nd Ave. South, and asked for me to respond on their behalf.

You referred to the proposed small decorative canopy to protect those entering the building from the rain as an 'obstruction' and 'awning'. Please understand that the owners are trying to restore this building to its original appearance and use as much as possible, including this small attempt to replace the original entry cover. We consider it a decorative canopy to complete the restoration of this building, and not an 'obstruction'.

I am enclosing 2 photos and 2 'snips' of our building plans as follows:

1. NEIGHBOR: Photograph of the decorative canopy of the apartment building immediately to the South, which is identical to 3515 except for the modern exterior skin. These buildings were apparently moved together to make way for I-35W. We will be building a similar canopy with slightly different detailing.

2. SIDE ELEVATION: 3515 showing the metal facelift from the 1960's location which was 2'-9" in front of the building.

3. FRONT ELEVATION: 3515 showing our detail treatment of the canopy. We have no pictures previous to the 1960 'facelift' so we designed a porch (*without columns.*)

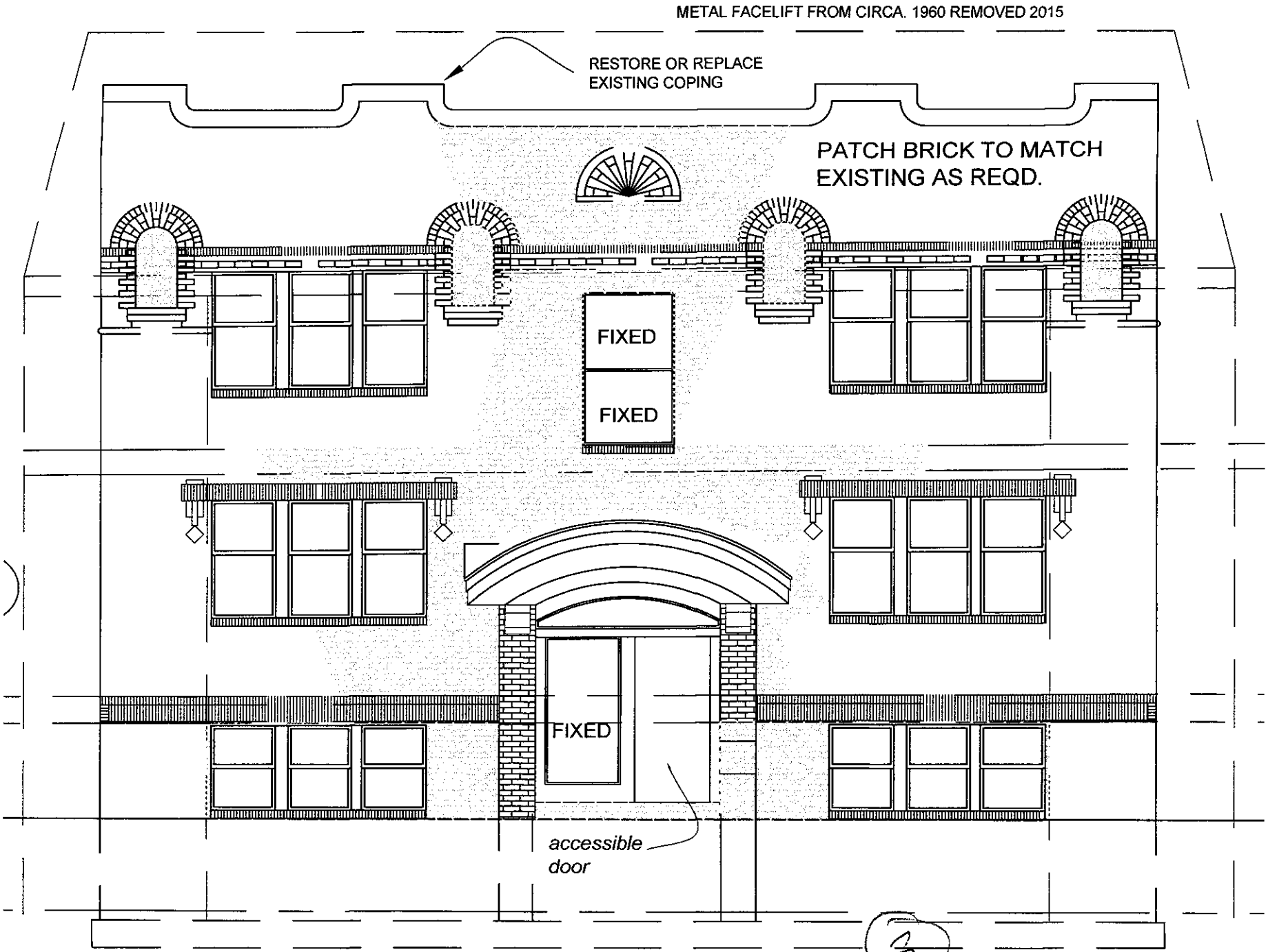
4. ORIGINAL DESIGN: Detail photograph of 3515 this summer after removal of the '1960's facelift' which was metal sticking out 2'-9" above the entry. Please notice the slits in the brick for the flashing which went over the original canopy (*we hope to fit the new flashings into the same slits if possible.)*

After review of this information we hope you will agree that our proposal meets the design criteria and renovation code intent and needs no further action. We expect to get a building permit in the next several days so time is of essence.

Thanks for your consideration.

Sincerely,

Gary Turpening ALA gary@archdirect.com
1820 East 7th Street Duluth MN 55812 cell phone (612) 327-6725



3

2ND AVE. ELEVATION (WEST)

LINE OF
ORIGINAL
FLASHING
FOR
CANOPY

1