

24th St E

1st Ave S

Stevens Ave

47

125'

Vacant Lot 5,900 sqft
R4 with Historic Overlay

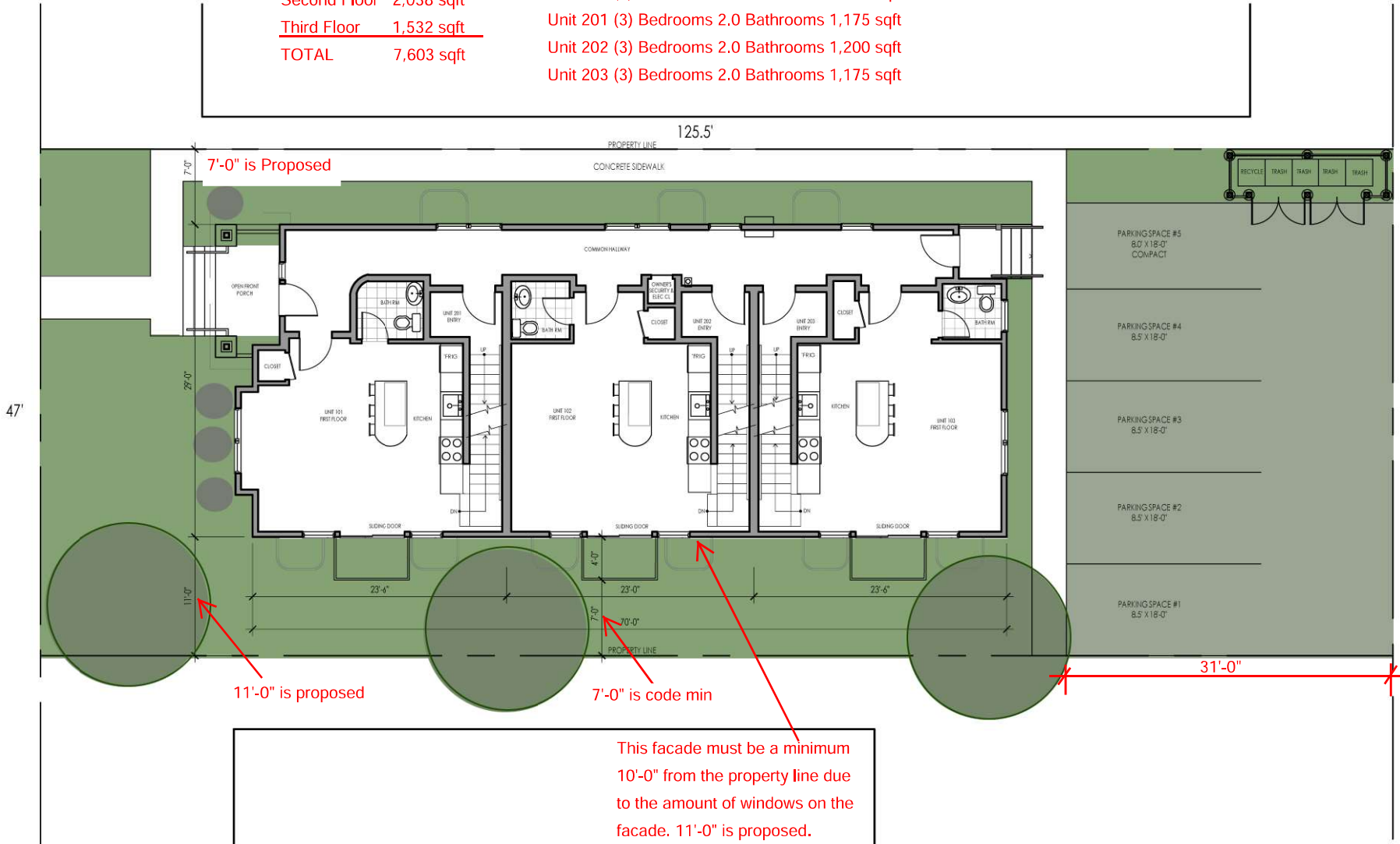
**PROPOSED SITE PLAN : 2413 1st Ave S
NEW 6 UNIT APARTMENT BUILDING**

Building Analysis

Basement	2,038 sqft
First Floor	1,995 sqft
Second Floor	2,038 sqft
<u>Third Floor</u>	<u>1,532 sqft</u>
TOTAL	7,603 sqft

Unit Analysis

Unit 101 (3) Bedrooms 2.5 Bathrooms	1,010 sqft
Unit 102 (3) Bedrooms 2.5 Bathrooms	1,030 sqft
Unit 103 (3) Bedrooms 2.5 Bathrooms	1,010 sqft
Unit 201 (3) Bedrooms 2.0 Bathrooms	1,175 sqft
Unit 202 (3) Bedrooms 2.0 Bathrooms	1,200 sqft
Unit 203 (3) Bedrooms 2.0 Bathrooms	1,175 sqft



CITY APPROVAL STAMP

**WELLS & COMPANY
ARCHITECTS**

612-669-2052
PO BOX 8880
Minneapolis, MN 55408
www.WellsandCompanyArchitects.com

PROJECT TITLE:
NEW 6 UNIT
APARTMENT
BUILDING
2413 1st Ave S
MINNEAPOLIS, MN
55404

SHEET TITLE:

PROJECT #: 02-2020

DRAWN BY: WELLS

CHECKED BY: WELLS

ISSUE: DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of

the state of: Minnesota

SIGNED: *[Signature]*

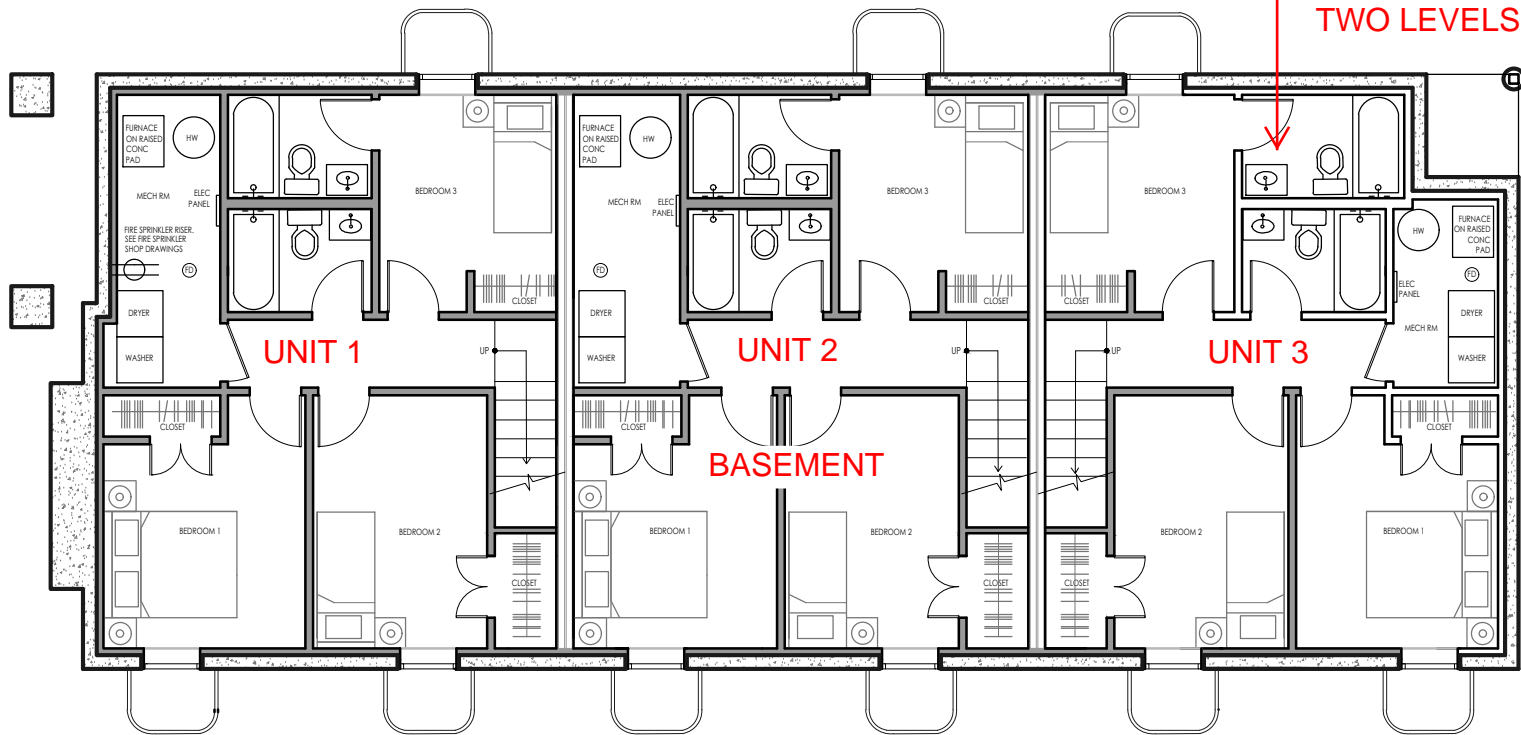
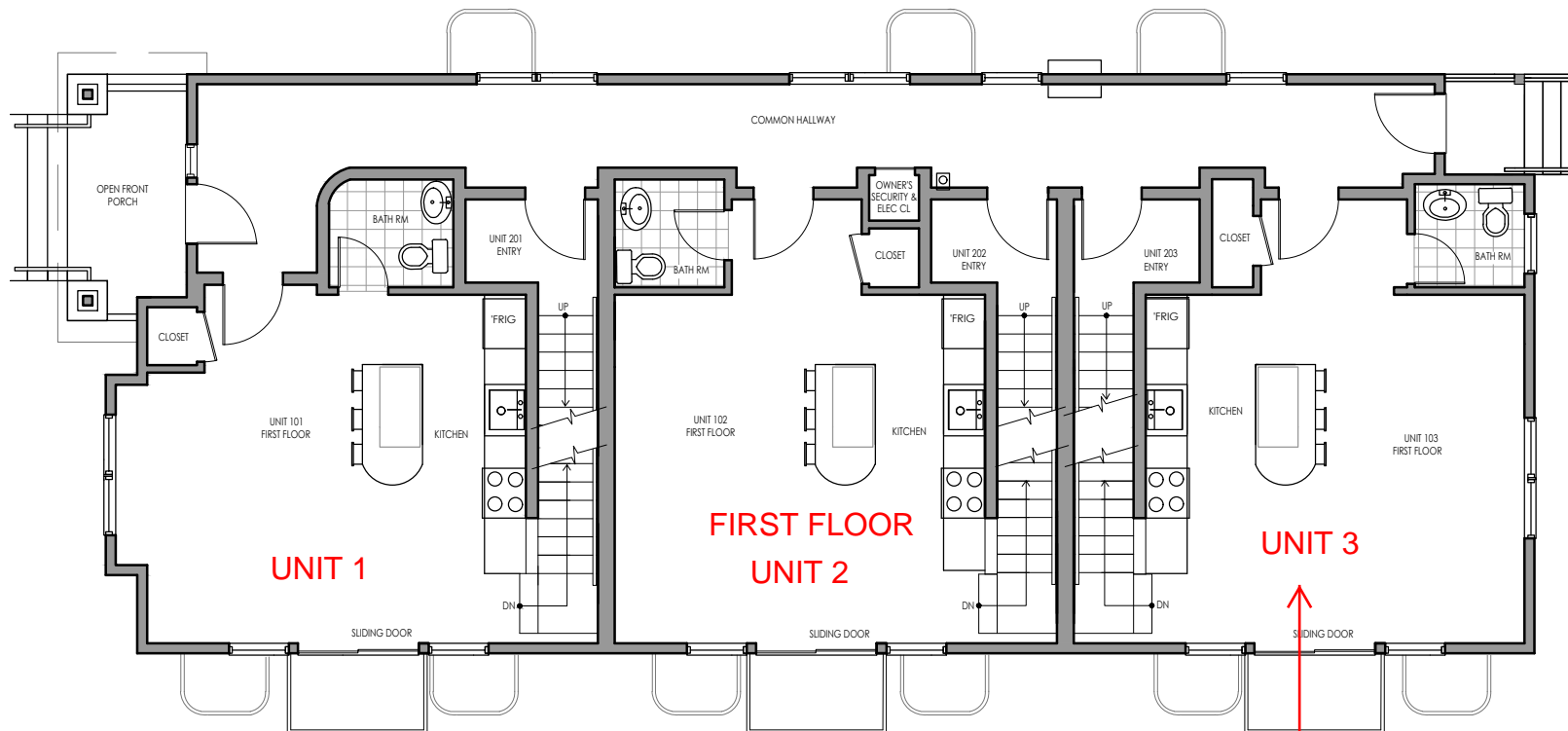
William M. Wells, Architect

date 4-25-20 reg. no. 49615

SHEET NO.:

L1

SITE PLAN
SCALE: NTS



FIRST FLOOR
UNIT 2

UNIT 3

ALL UNITS ARE TWO LEVELS

BASEMENT

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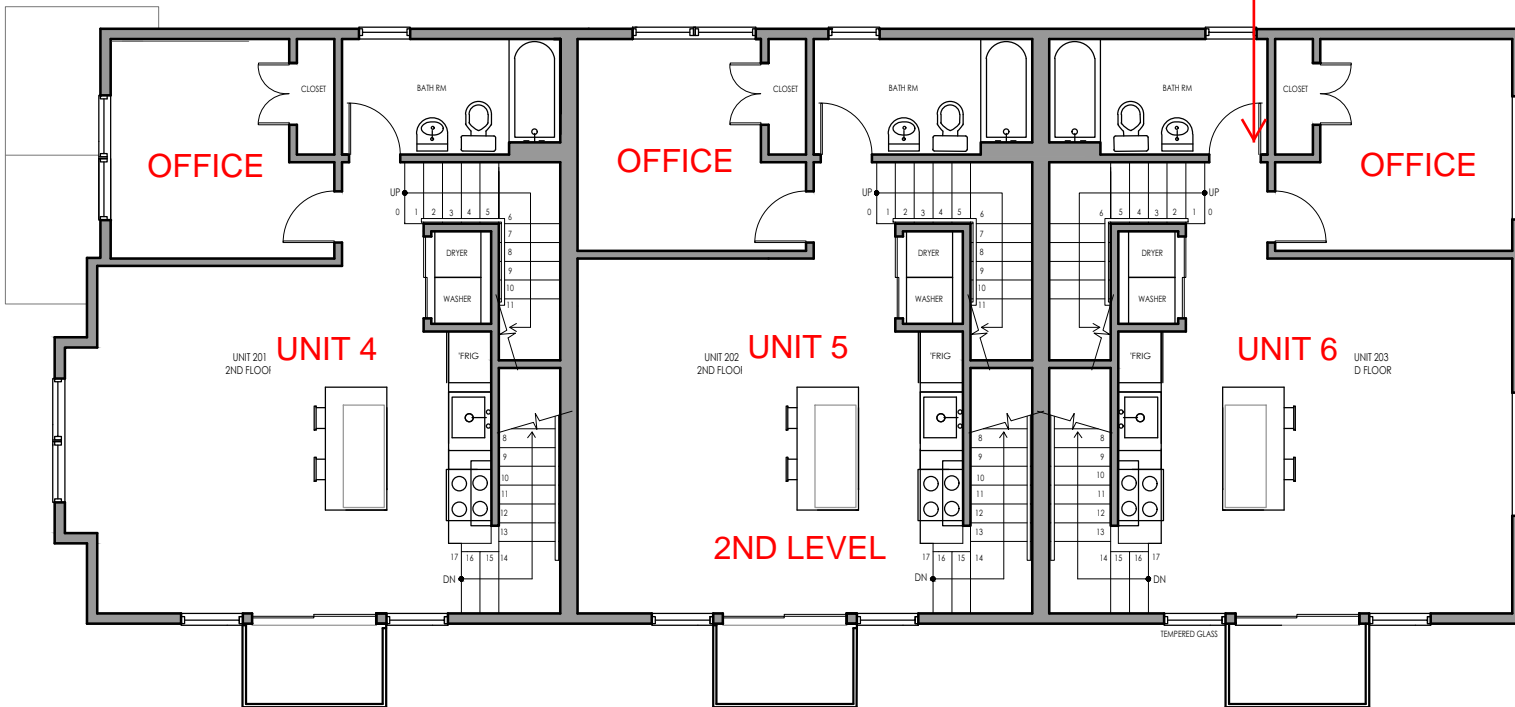
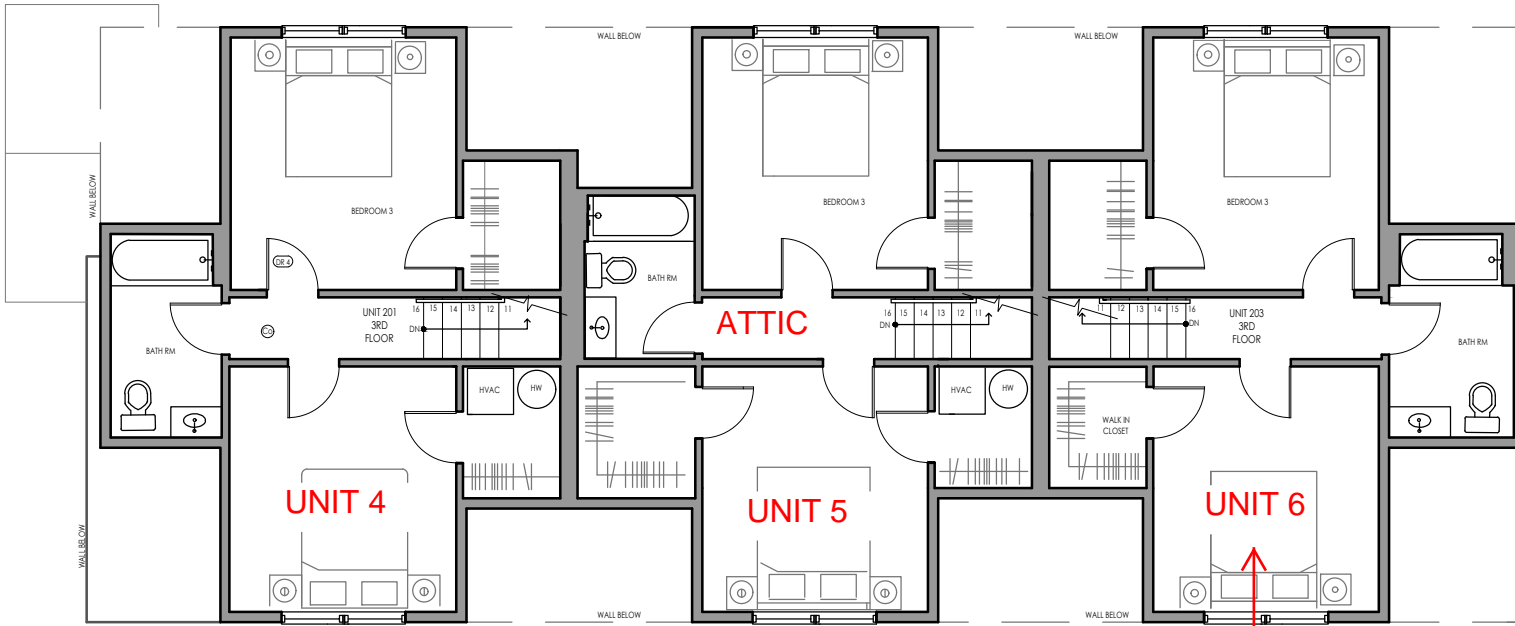
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Wells
William M. Wells, Architect
date: 4-25-20 reg. no. 49615

SHEET NO:

A1



ALL UNITS ARE TWO LEVELS

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W. Wells
Signature
William M. Wells, Architect

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SHEET NO:

A2

The site is a vacant lot

Site Location: 2413 1st Ave S
Photo of Existing Conditions





This house is directly across the street

Site Photos of Existing Homes on the Block



Site Photos of Existing Homes on the Block

Option 1 - Craftsman Style



Option 2 - Modern



For Discussion

What is the appropriate style for the site ?

Should we look back? or look forward?



Option 1 - Craftsman Style

Lap Siding - LP Wood Composite

Stucco on the front facade

Heavy Trim around windows

Stone Veneer Base

Window Color: Dark Brown or Dark Bronze



Option 2 - Modern

Lap Siding - LP Wood Composite mostly

"white" with cedar accents.

No trim around windows

Window Color: Black