

1 ZONING PLAN
G103 1/8" = 1'-0"

ZONING SUMMARY

BUILDING GROSS FLOOR AREA:	9,325 SF		
LOT AREA:	6,137 SF		
LOT WIDTH:	47'-7"		
ZONING DISTRICT:	R2B - REZONE TO R5	ACTUAL FAR:	1.5
OVERLAY DISTRICT:	BFC4 CORRIDOR 4	ACTUAL HEIGHT:	38'-0"
FAR:	2.0	ACTUAL LOT COVERAGE:	3,245 SF 53%
MAX HEIGHT:	4 STORIES - 56'	ACTUAL IMPERVIOUS SURFACE:	4,134 SF 67%
MAX LOT COVERAGE:	70%		
MAX IMPERVIOUS SURF.:	85%		

SETBACKS -	BLD HEIGHT	SETBACK
MIN FRONT YARD:	< 42'	5'
MIN SIDE/REAR YARD:	42'-52.99'	7'
	53'-63.99'	5'

MCAD APARTMENTS

CHRISTIAN DEAN ARCHITECTURE

2909 Bryant Ave #304
Minneapolis, MN 55408
612 886 2814
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Contact
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2607 2ND AVE SOUTH
MINNEAPOLIS, MN
Project Number: 2021.19

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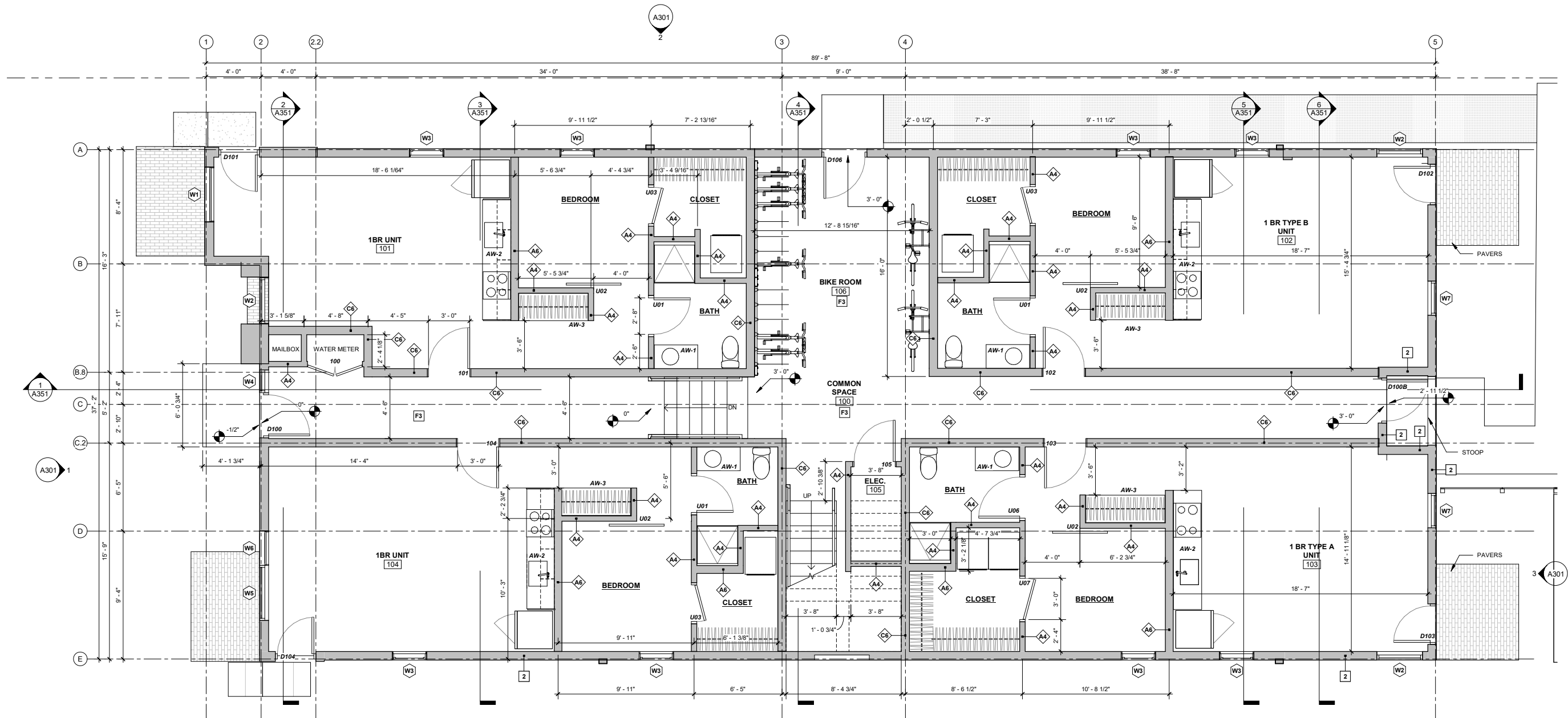
Print Name Christian Dean, AIA

Signature 
License Number 44768

Issue / Revision Schedule	Date
NO Description	

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ZONING PLAN
G103
PDR | FEB 22, 2022



1 LEVEL 1 FLOOR PLAN
A201 1/4" = 1'-0"

GENERAL NOTES

1. FIRST FLOOR FINISHED FLOOR ELEVATION 100'-0" = GEODETIC SURVEY MARKER ELEVATION 884'
2. EAST ENTRY FINISHED FLOOR ELEVATION 103'-0" = GEODETIC SURVEY MARKER ELEVATION 887'
3. FIELD VERIFY ALL DIMENSIONS
4. FACE OF SHEATHING TO ALIGN WITH GRIDS
5. EXTERIOR OPENING DIMENSIONS TAKEN FROM FACE OF SHEATHING TO CENTERLINE OF OPENING
6. INTERIOR PARTITION DIMENSIONS TAKEN FROM FACE OF SHEATHING TO CENTERLINE OF INTERIOR STUD
7. INTERIOR DOOR ROUGH OPENING LOCATED 3" MINIMUM FROM FACE OF ADJACENT PARTITION'S FINISH U.N.O.
8. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ALL FRAMING REQUIREMENTS, SIZES AND CONFIGURATIONS. COORDINATE WITH ARCHITECTURE LAYOUT AND REVIEW DISCREPANCIES WITH ARCHITECT
9. PLAN CUT AT 4'-0" ABOVE FLOOR LEVEL

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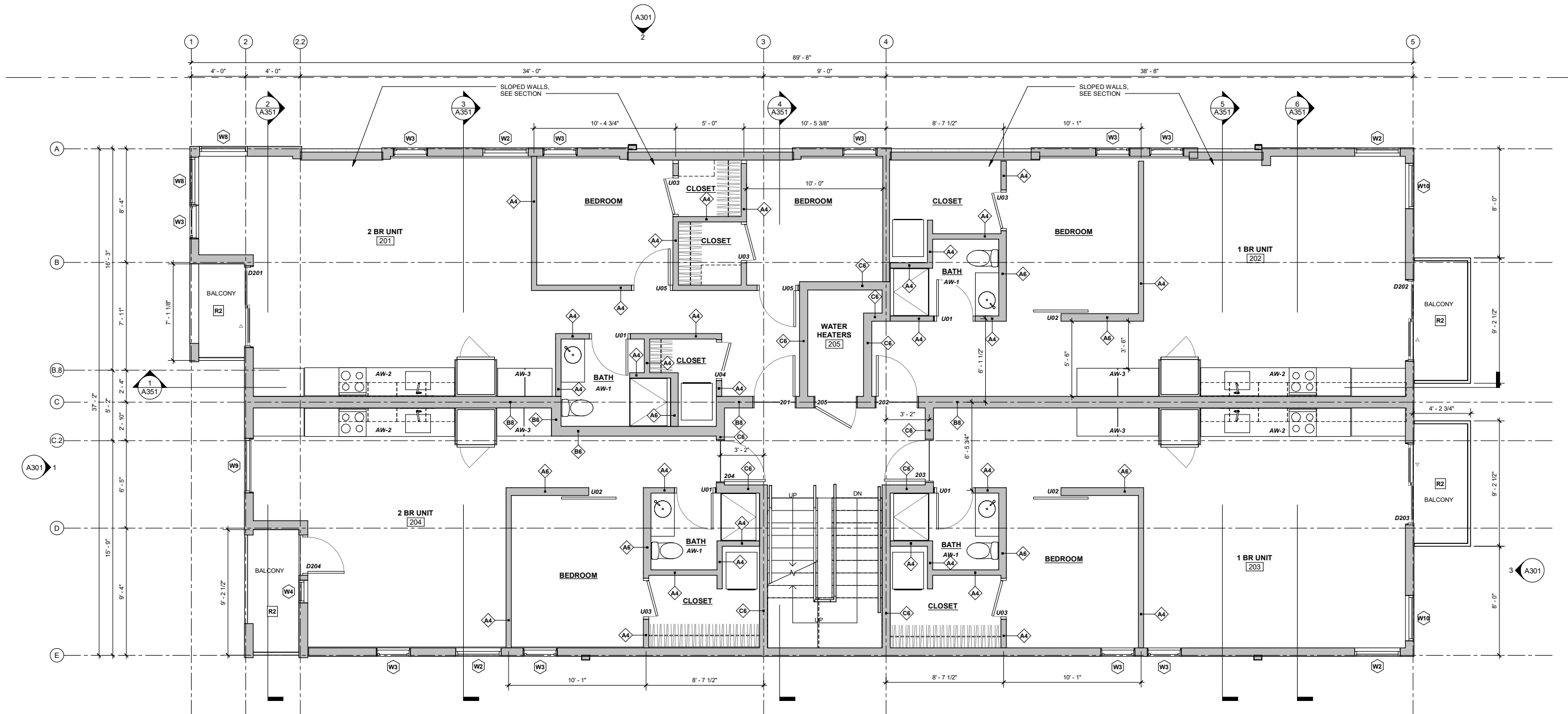
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LEVEL 1 FLOOR PLAN

A201

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1 LEVEL 2 FLOOR PLAN
 A202 1/4" = 1'-0"

GENERAL NOTES

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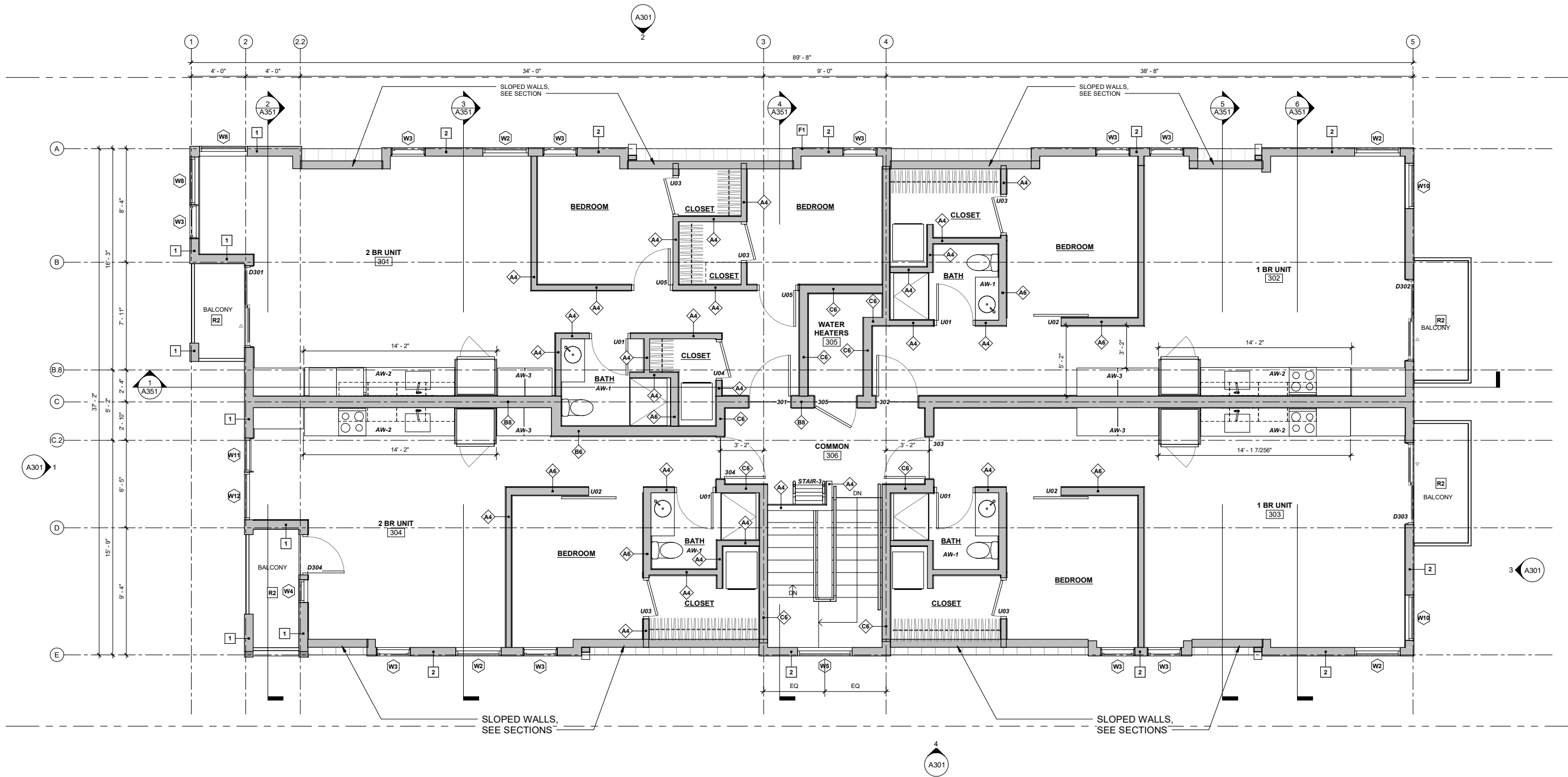
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LEVEL 2 FLOOR PLAN

A202

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1 LEVEL 3
A203 1/4" = 1'-0"

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LEVEL 3 FLOOR PLAN

A203

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WEST FACADE



SOUTHEAST CORNER



NORTHWEST CORNER



SOUTHWEST CORNER

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3D VIEWS

A901

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