A NEW 6 UNIT APARTMENT BUILDING ON A VACANT LOT

2413 1st Ave South
MINNEAPOLIS, MN 55409

PDR / ZONING SUBMISSION

PROJECT IMAGES & PROJECT TITLE:

REFERENCE SYMBOLS:

PROJECT CODE:

PROJECT TITLE:

PROJECT DRAWER:

PROJECT SHEET:

PROJECT IMAGES & PROJECT TITLE:

GENERAL PROJECT NOTES:

1. SEE STRUCTURAL SHEETS FOR FOUNDATION WALL AND FOOTING THICKNESS AND SPECIFICATIONS.
2. THE ARCHITECTURALLY IMPORTANT DOOR PLAN SHOWS THE FINISHED WALL THICKNESS.
3. SEE ARCHITECTURAL SHEETS FOR WINDOW AND DOOR DIMENSIONS.
4. ALL BEDROOMS MUST HAVE A SMOKE DETECTOR HARD WIRE.
5. ALL BEDROOMS MUST HAVE AN EXHAUST FAN, SINK, AND A BASEBOARD HEATER IN THE BEDROOM DOOR.
6. AT ALL WET LOCATIONS PROVIDE AQUA-TOUGH TILE BACKER BOARD OR MOLD RESISTANT GYPSUM BOARD.
7. SEE SCHEDULE SHEETS FOR WALL TYPES.
8. DO NOT SCALE OFF THE PLANS. THE CONTRACTOR MUST CONFORM ARCHITECT WITH DIMENSION QUESTIONS.
9. THE ORGANIC PLAN IS CUSTOMIZED TO THE SITE AND IS SUBJECT TO CHANGE IN CONFORMITY WITH THE URBAN CONTEXT.
10. THE CONTRACTOR AND SUBCONTRACTORS SHALL FIL ALL REQUIRED PERMITS AND CARRY INSURANCE, LICENSED AND CERTIFICATES.
11. CONTRACTOR SHALL SURVEY AND INSTALL ALL ITEMS WHICH ARE NOT SHOWN ON THE PRINTED PLANS.
12. PROVIDE FINISHED TIMES ARE AS SHOWN ON THE PRINTED PLANS.
13. PROTECT ALL ORNAMENTAL HARDWARE SHALL BE CONFORM TO APPLICABLE CODES AND SPECIFICATIONS.
14. PROVIDE ALUMINUM DECKING ON ALL EXTERIOR CONTAINMENT SURFACES.
15. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL WASH CLEAN ALL SURFACES AND LEAVE THE WORK IN A CLEAN CONDITION.
A New 6 Unit Apartment Building
2413 1st Ave S
Minneapolis, MN 55404

PHOTO OF EXISTING CONDITIONS (VACANT LOT)

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS
Legal Description

Lot 11, Block 1, BELLEVIEW ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota.

Note Corresponding to Schedule B, Part II

Item 1: Is not a survey issue or not to our knowledge.
Item 2: Not to our knowledge.
Item 3: Encroachments as shown herein, see 'Statement of Encroachments'.
Item 4: Not to our knowledge.
Item 5: Come are not a survey issue.
Item 6: Storm sewers and easements are not a survey issue.
Item 7: Storm sewers and easements are not a survey issue.
Item 8: Storm sewers and easements are not a survey issue.
Item 9: Storm sewers and easements are not a survey issue.
Item 10: Storm sewers and easements are not a survey issue.
Item 11: Property subject to liens or easements in favor of the City of Minneapolis.
Item 12: Lessees are not survey issues.
Item 13: Questions regarding the location of utilities should be referred to Nate Schultz at 651-697-6161.

Property Identification No.: 34-029-24-13-0009
Property Address: 2413 1st Avenue South, Minneapolis, Minnesota

There is no observable evidence of earth moving work, building construction or building additions within recent memory.

Area of Parcel = 5,934 sq ft


Property is in Flood Zone "X" (area of minimal flooding).

Legal description and easements, if any, per title commitment from Old Republic National Title Insurance Company, File No. 612654, dated April 24, 2020.

There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

There is observable evidence of recent street or sidewalk construction or repairs.

There are no changes in street right of way lines either completed or proposed as available from the controlling authority.

There is no observable evidence of cemeteries or burial grounds on subject property.

Access is gained to the subject property via public alley.

There are no observable evidence of recent street or sidewalk construction or repairs.

There is no observable evidence of sewers or storm sewers running through subject property.

The parcel as shown herein is not a wetland, swamp, or swampy land.

There are no ponds, lakes, springs or rivers boarding on or running through subject property.

Property is in a residential zoning district. No. 2409, Zoning District, Multiple-Family (Medium Density) R4 (library.municode.com Minneapolis, MN 546.560 - yard requirements).

Building Setback Requirements R4

Multiple-Family (Medium Density)

1. Rear Yard Setback
   - 0.9' south of property line

2. Lot Area
   - 5,934 sq ft

3. Maximum Height
   - 32 ft

4. Total Parking Spaces
   - N/A

5. Handicapped Spaces
   - N/A

6. Bulk Restrictions
   - N/A

7. Height Restrictions
   - N/A

8. Parking Tabulation
   - N/A

9. Building Setback Requirements R4
   - N/A

10. Zoning Definition:
   - City Phone:
   - Building Setback Requirements R4
   - Multiple-Family (Medium Density)
   - R4 (library.municode.com Minneapolis, MN 546.560 - yard requirements)

11. Lot Area
   - 5,934 sq ft

12. Maximum Height
   - 32 ft

13. Total Parking Spaces
   - N/A

14. Handicapped Spaces
   - N/A

15. Bulk Restrictions
   - N/A

16. Height Restrictions
   - N/A

17. Parking Tabulation
   - N/A

ALTA/NSPS LAND TITLE SURVEY ESTABLISHED

This is to certify that the map or plat and the survey on which it is based was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey.

By: ________________________________
Name: Gregory R. Prasch  Registration No. 24992
Title: Surveyor
Signed: ________________________________
Prepared by: WELLS & CO. ARCHITECTS
7601 73rd Avenue North
Minneapolis, MN 55432

F.B. No. 1113-67   inv. 88964
**GENERAL SITE PLAN NOTES:**

- To ease vision control and construction entrance.
- Pull chain of all windows and have the perimeter building stated before excavation.
- Permit Minneapolis Ordinance 298.201.
- Contact Town Team 4-6-2472 at 8:00 a.m. to schedule an inspection with Environment Services to identify and register equipment and processes that may impact the environment.
- Sheet lighting is part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department. Please contact Dave Heinrich at 28-36-3-019 for further information. Any lighting installations not meeting City requirements are the sole responsibility of the Contractor.

**LANDSCAPE DESIGN AND INSTALLATION NOTES:**

- Landscape contractors shall inspect the site and become familiar with the existing conditions relating to the nature and scope of the work, before proceeding to work on the project.
- The landscape contractor shall verify plant layout, installation, and dimensions on the plans and any discrepancies at the time of the inspection. The landscape contractor shall verify all existing conditions and existing plantings before proceeding with the site work.
- Contractors shall install all new plants and trees after all grading and construction has been completed. The contractor shall seed all existing grades and plant beds after all grading and construction has been completed.
- Contractors shall provide min. 4" deep shredded hardwood mulch in all shrub and plant beds as shown on plans, provide a fiber mat under any concrete, and shall provide a fiber mat between any existing and new plantings.
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**REQUIREMENTS FOR OUTDOOR LIGHTING:**

- Verify light fixture type and illumination of light fixture with owner before install.
- Indoor lighting shall be scheduled at 8:00 a.m. to schedule an inspection.
- Lighting on the exterior must be on a photo control located on the roof.
- All outdoor lighting fixtures shall be on a 240-volt, 3-wire, 3-phase, single-pole switching system.
- Lighting fixtures located to the exterior of the building shall be protected by an outdoor weatherproof enclosure.
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**LANDSCAPE DESIGN AND INSTALLATION NOTES CONTINUED:**

- The landscape contractor shall ensure that shrubs, ground covering plants, and mulch in all areas designated for planting will consist of at least 158 plants per area.
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**GENERAL NOTE:**

- All snow shall be removed from the sidewalks.
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**ADDITIONAL SHEET L200 INFORMATION:**

- Sheet L200 contains additional site plan and landscape notes.
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**L200**

The City of Minneapolis Landmark Commission authorizes the City of Minneapolis to designate public open space properties as Landmarks. Any individual or organization may petition the Commission for a Landmark designation of a property. A Landmark designation is not a legal restriction on the use or development of the property, but it serves to bring attention to the property's unique historic or cultural significance.

For information regarding Landmark Designations, please contact the City of Minneapolis Landmark Commission at 612-673-2064 or email landmarks@minneapolismn.gov.

**CONC SIDEWALK AND PARKING AREA**

**BITUMINOUS DRIVEWAY AND PARKING AREA**

**SIDEWALKS**

1. ALWAYS FOLLOW THE CITY OF MINNEAPOLIS SIDEWALK SPECIFICATIONS SHOWN ON SHEET C0 AND C1.

2. INSTALLATION AND REPAIR OF THE SIDEWALKS SHALL BE CRIPPLED AND CARVED ACCORDING TO THE CITY OF MINNEAPOLIS SIDEWALK SPECIFICATIONS SHOWN ON SHEET C0 AND C1.

3. SEE GEO-TECHNICAL RECOMMENDATIONS FOR HEIGHT REQUIREMENTS.

4. CHECK FOR OR DEBRIS OR DIRT ON SURFACE OF WALK.

5. WIDE SIDEWALKS REQUIRED FOR ALL PROJECTS FOR PEDESTRIAN FLOW.

**NOTE**

- Small sidewalks shown with legend will be continued for more than one sidewalk in the direction of the project.

**TREE PROTECTION SPECIFICATIONS**

**General**

- Tree protection has two primary functions: (1) to minimize physical damage from contact by equipment, materials, and activities; (2) to preserve root and soil condition in shallow and non-compacted soils; and (3) to comply with the Tree Protection Zone (TPZ) in which no disturbance is permitted and works are excluded.

**The Tree Protection Zone (TPZ)**

- The minimum width shall be the lesser of the tree’s diameter at the minimum section of 1 foot for each DBH covered by turf or vegetation. No work, storage, or equipment operation shall be performed in the TPZ area.

**Tree Protection**

- The fencing shall enclose the entire area of the TPZ of the tree(s) to be protected for the duration of the construction project. For trees situated within a boulevard or near a sidewalk or driveway, only the parking strip and yard outside of the TPZ shall be encumbered with the required protective fencing. Fenced surfaces with the tree will not be encumbered with the protective fencing. In the event that vegetation is shown on the plans, the construction contractor will be required to maintain the vegetation for the duration of the construction project. The fencing shall be a minimum of six inches by ten inches and clearly marked.

**6. Diameter**

- Tree fencing shall be installed before construction begins and remain in place until the CMS inspection vacancy.

**Snow storage is not permitted in the public right of way.**

- Contact the City of Minneapolis Landmark Commission at 612-673-2064 or email landmarks@minneapolismn.gov for questions or comments.

**ENVIRONMENTAL HEALTH**

- The application of all tree species in the right of way must be approved in advance by the City of Minneapolis Environmental Health Department.

**2020 Wells & Company Architects**

WELLS & COMPANY

ARCHITECTS

**CHECKED BY:**

**PROJECT #:**

**SCALE:**

2

**BITUMINOUS DRIVEWAY AND PARKING LOT**

**CONC SIDEWALK AND PARKING AREA**

**GEO TEXTILE FABRIC**

**COMPACT SUBGRADE STANDARD FILL**

**TROWELLED EDGE**

**GENTLY COMPACT TOPSOIL MIXTURE**

**MULCH 4" DEEP**

**BRANCHES. ATTACH TO STAKE WITH BINDINGS ON MAJOR STRUCTURAL SUPPORT. THE WIRE SHALL NOT TOUCH OR RUB AT TOP OF BALL. REMOVE ALL ROPE AT ADJACENT TRUNKS OR BRANCHES.**

**ALL REQUIRED TREES SHALL BE A MINIMUM OF Two AND One Half (2.5) INCHES CALIPER IN Diameter.**

**Landscape species shall be indigenous or proven adaptable to the climate, but shall not be invasive on native species. Plant materials shall comply with the following standards except cluster or multiple trunk specimens, which shall be a minimum of one inch caliper in diameter.**

- Contact Scott Kramer at 612-673-2383 regarding details of sidewalk & lane closures. Log on to **www.WellsandCompanyArchitects.com** for more information.
BILLBOARD DETAIL

**REQUIREMENTS FOR OUTDOOR LIGHTING**

- Lighting levels shown on the site plan are in footcandles.
- Lighting on the exterior shall be placed on the roof.
- Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (½) footcandle measured at the closest property line of any permitted or conditional residential use, or five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
- Lighting fixtures shall not exceed two thousand (2,000) lumens equivalent to a one hundred fifty (150) watt incandescent bulb unless there is a shield for the light source.
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1. All points must be blocked solid down to foundation through floor truss cavity space.
2. Contractor must provide roof and floor truss shop drawings to architect for review, before ordering the trusses.
3. Max floor truss deflection is: CODE MIN ALL STAIR RISERS AND NOSE CODE MAX.
4. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
5. The following subcontractors and consultants must provide shop drawings to architect for review:
   - HVAC / Mechanical subcontractor
   - Structural sheets for footing and foundation specifications
   - Fire sprinkler drawings
   - Floor & Roof truss manufacturer
   - HVAC / Mechanical subcontractor
6. See structural sheets for footing and foundation specifications.
7. In the case of ambiguities, discrepancies, or irregularities, in the drawings, the contractor must request a written clarification from the architect.
8. Always slope concrete and soils around the building away from the foundation. 2% min slope.
9. The floor and all but the system shall be pre-recessed and pre-shaped. See structural sheets for use and specs. The contractor must coordinate all shop drawings and provide plans to architect for review before submitting the plans.
10. All dryers must vent to the exterior. Insulate ducts to R-8 continuous 3'-0" from exterior wall. Always provide a floor drain near the washer / dryer in all units.
11. The general contractor and all subcontractors must visit the site prior to providing bids. The general contractor is responsible for field verifying all dimensions and existing conditions prior to construction.
12. Do not scale the drawings to build walls or install windows, fixtures, or purchase equipment.
13. The general contractor shall call Ouyang Style One Call before excavating to locate underground utilities.
14. All bathrooms must contain a smoke detector, and carbon monoxide detector for the 1st of the basement door. All bedrooms must have a closet, egress window, and electrical outlets and fixture per code.
15. All fireplaces must contain a smoke detector.
16. Stairways shall have a min head room clearance of 80".
17. The min width of a stairway in a dwelling unit is 36".
18. Handrails shall be 34" to 36" above the stair tread.
19. Stairways shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
20. Radon mitigation required in the building. See "T sheets" for specs. Provide electrical outlet in the hallway outside the bedrooms. Smoke alarms shall receive their primary power from the building electrical system. Smoke alarm shall be tamper proof.
21. ALL BEDROOMS MUST HAVE AUDIBLE FIRE ALARMS.
22. Radon mitigation required in the building. See "T sheets" for specs. Provide electrical outlet in the hallway outside the bedrooms. Smoke alarms shall receive their primary power from the building electrical system. Smoke alarm shall be tamper proof.
23. Smoke detectors shall be provided in accordance with UL 217 & installed in accordance with MNSBC & NFPA 72.
24. Max allowable floor truss deflection allowed for truss design is 0.75" under max load.
25. All buildings must be sprinkled to NFPA 13-R 2015 SECTION 903.2.8 THIS BUILDING MUST BE SPRINKLED TO NFPA 13-R.
26. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
27. The building official will be notified prior to the inspection. The special inspections and test shall only be done if specified. As required, the special inspections are coordinated by the Contractor and paid for by the Owner.
28. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
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30. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
31. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
32. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
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34. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
35. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
36. Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be erected when required by the building official. Barriers shall be of adequate strength to resist wind pressure.
Smoke detectors shall be provided in accordance with UL 217 & installed in accordance with MNSBC & code. All bedrooms must have a closet, egress window, and electrical outlets and fixtures per code.

15. All bedrooms must contain a smoke detector, and carbon monoxide detector within 10' of the bedroom door. All bedrooms must have a cordless, aged window and door electric alarm and a future phone code. The contractor must coordinate all shop drawings and provide plans to architect for review.

21. ALL BEDROOMS MUST BE SPRINKLED TO NFPA 13-R.

22. Radon mitigation required in the building. See "T sheets" for specs. Provide electrical outlet in the attic for future fan installation as required by code. See "T sheets" for specs.

24. Max allowable floor truss deflection allowed for truss design is 0.75" under max load.

25. The general contractor shall call Seeger State One Call before excavating to locate underground utilities (Call 811).
1. **General Structural Notes:**
   - All dryers must vent to the exterior. Insulate ducts to R-8 continuous. Always insulate ducts from exterior wall. Always insulate ducts from exterior wall.
   - HVAC piping conveying fluids above 105 to below 55 degrees F must be insulated to R-3 or higher.
   - Interior and exterior signage required to identity unit numbers.
   - Contractors shall coordinate inspections with third party special inspectors, as required. The special contractor is responsible for field verifying all dimensions and existing conditions prior to construction.
   - The general contractor and all subcontractors must visit the site prior to providing bids. The general contractor must be prepared to discuss any issues with the architect will be borne solely by the contractor.
   - The general contractor shall call Gopher State One Call before excavating to locate underground utilities prior to excavation.
   - Every excavation on a site located 5 feet or less from the street property line shall be enclosed with a barrier not less than 6'-0" high, when located more than 5 feet from the street line, a barrier shall be 5'-0" high.

2. **Smoke Detectors:**
   - Smoke detectors shall be provided in accordance with UL 217 & installed in accordance with MNSBC & NFPA 72.
   - Smoke detectors shall be installed on each level on the unit, and in all bedrooms, and in the hallway outside the bedrooms. Smoke detectors shall receive their primary power from the building wiring where such wiring serves from a commercial source and shall be equipped with a battery backup. Smoke detectors shall not be equipped with the batteries by the Owner. Wiring shall be permanent and not subject to removal. Smoke detectors shall be Germanatek brand smoke detectors with carbon monoxide detectors in Group R2 occupancies equipped throughout with an automatic sprinkler system.
   - Smoke detectors shall be installed: on each level on the unit, and in all bedrooms, and in the hallway outside the bedrooms. Smoke alarms shall receive their primary power from the building wiring where such wiring serves from a commercial source and shall be equipped with a battery backup. Smoke detectors shall not be equipped with the batteries by the Owner. Wiring shall be permanent and not subject to removal. Smoke detectors shall be Germanatek brand smoke detectors with carbon monoxide detectors.

3. **Handrails:**
   - Handrails shall be 34" to 36" above the stair tread. Stairways shall have a min head room clearance of 80".
   - Handrails shall be 34" to 36" above the stair tread. Stairways shall have a min head room clearance of 80".

4. **Building Code Requirements for Stairways:**
   - Stairways shall be constructed to provide a floor drain near the washer / dryer in all units.
   - All windows that are operable shall be equipped with a screen and fall prevention device that limits the window opening to less than 4" in accordance with MSBC 1303.2320.
   - All windows that are operable shall be equipped with a screen and fall prevention device that limits the window opening to less than 4" in accordance with MSBC 1303.2320.

5. **Walls & Ceilings:**
   - All exits that are operable shall be equipped with a screen and fall prevention device that limits the window opening to less than 4" in accordance with MSBC 1303.2320.
   - The minimum head height shall be 7.75'.
   - The minimum head height shall be 7.75'.

6. **Undermax Load Conditions:**
   - Smoke detectors shall be equipped in accordance with UL 217 & installed in accordance with MNSBC & NFPA 72.
   - Smoke detectors shall be equipped in accordance with UL 217 & installed in accordance with MNSBC & NFPA 72.

7. **Special Inspections:**
   - Special inspections are shown on the structural members. The special inspections are coordinated by the Contractor and paid for directly by the Owner.
   - Special inspections are shown on the structural members. The special inspections are coordinated by the Contractor and paid for directly by the Owner.

8. **Other Requirements:**
   - Contractors shall coordinate inspections with third party special inspectors, as required. The special contractor is responsible for field verifying all dimensions and existing conditions prior to construction.
   - Contractors shall coordinate inspections with third party special inspectors, as required. The special contractor is responsible for field verifying all dimensions and existing conditions prior to construction.
EXTERIOR MATERIAL SPECIFICATIONS AND GENERAL NOTES:

1. CONTINUOUS RIDGE VENT REQUIRED ON PRIMARY ROOF AND ON ALL DORMERS. PROVIDE: RIDGEMASTER PLUS RIDGE VENT. COLOR: BLACK OR SIMILAR COLOR.

2. GUTTER WITH EMERGENCY OVER FLOW SCUPPER. CONTINUOUS ALUMINUM GUTTER AND DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCKS AT GRADE. THE DOWNSPOUTS MUST BE PAINTED TO MATCH THE SIDING COLOR, AND THE GUTTERS MUST BE PAINTED TO MATCH THE FASCIA TRIM BOARDS.

3. CONTINUOUS ALUMINUM SIDING AND COMPOSITE LP CEDAR TRIM, 440 SERIES, CEDAR WOOD GRAIN TRIM. 7.21" WIDE X 0.625" THICK. SOFFITS SHALL BE LP SOFFIT STRAND SERIES WITH FULLY VENTED 0.53" THICK. CONTACT ARCHITECT TO SPECIFIED FOR COLOR.

4. CONCRETE STOOP AND STEPS. PROVIDE CONCRETE SPLASH BLOCKS AT GRADE. THE CONCRETE MUST BE PAINTED TO MATCH THE SIDING COLOR.

5. DECKING AND EXTERIOR MATERIAL PERCENTAGES.

6. EXTERIOR MATERIAL PERCENTAGES.

7. FOUNDATIONS AND FOOTINGS BELOW GRADE.

8. PRE-FAB EGRESS WINDOW WELL BELOW GRADE.

9. PRE-FABRICATED ALUMINUM BALCONY. SUPPLIER: ENDURABLE BUILDING PRODUCTS. ALL RODS, KNIFE PLATE, AND RAILINGS TO BE CUSTOM PAINTED OFF-SITE AND PRE-FINISHED TO MATCH THE COLOR OF THE TRIM AROUND THE WINDOWS. CONTACT ARCHITECT FOR COLOR.

10. COVER FASCIA WITH LP STRAND COMPOSITE TREATED WOOD CEDAR TRIM. 440 SERIES CEDAR WOOD GRAIN TRIM. 7.21" WIDE X 0.625" THICK. CONTACT ARCHITECT FOR COLOR.

11. EXPERIENCE AND EASE IN THE USE OF CONSTRUCTION MATERIALS AND SYSTEMS. CONTACT ARCHITECT FOR COLOR.

12. COVER CONCRETE THROUGHOUT THE PROJECT. CONTACT ARCHITECT FOR COLOR.

13. EXPERIENCE AND EASE IN THE USE OF CONSTRUCTION MATERIALS AND SYSTEMS. CONTACT ARCHITECT FOR COLOR.

14. COVER CONCRETE THROUGHOUT THE PROJECT. CONTACT ARCHITECT FOR COLOR.

15. EXPERIENCE AND EASE IN THE USE OF CONSTRUCTION MATERIALS AND SYSTEMS. CONTACT ARCHITECT FOR COLOR.

16. COVER CONCRETE THROUGHOUT THE PROJECT. CONTACT ARCHITECT FOR COLOR.
EXTERIOR MATERIALS, SPECIFICATIONS, AND GENERAL NOTES:

1. CONTINUOUS RIDGE VENT REQUIRED ON PRIMARY ROOF AND ON ALL DORMERS. PROVIDE RIDGEMASTER PLUS RIDGE VENT. COLOR: BLACK.

2. PROVIDE CONCRETE CONCRETE BLOCKS AT GRADE. THE CONCRETE BLOCKS MUST MEET THE SPECIFICATIONS PROVIDED.

3. PROVIDE CONCRETE STOOP AT ENTRANCE LEVEL. THE CONCRETE STOOP MUST MEET THE SPECIFICATIONS PROVIDED.

4. PROVIDE CONCRETE SPLASH BLOCKS AT GRADE. THE CONCRETE SPLASH BLOCKS MUST MEET THE SPECIFICATIONS PROVIDED.

5. PROVIDE CONTINUOUS ALUMINUM GUTTER AND DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCKS AT GRADE. THE CONCRETE SPLASH BLOCKS MUST MEET THE SPECIFICATIONS PROVIDED.

6. PROVIDE CONTINUOUS ALUMINUM GUTTER AND DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCKS AT GRADE. THE CONCRETE SPLASH BLOCKS MUST MEET THE SPECIFICATIONS PROVIDED.

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9. PROVIDE CONTINUOUS ALUMINUM GUTTER AND DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCKS AT GRADE. THE CONCRETE SPLASH BLOCKS MUST MEET THE SPECIFICATIONS PROVIDED.

10. PROVIDE STONE VENEER. CULTURED LIMESTONE. COLOR: SUEDE.

A New 6 Unit Apartment Building
2413 1st Ave S
Minneapolis, MN 55404
9'-1 1/8" 8'-6" 8'-4"

- TOP OF FNDN WALL
- TOP OF FIRST FLOOR
- TOP OF FOOTING

R-49 BAT INSULATION OR BLOWN CELLULOSE INSULATION OVER VAPOR BARRIER, ALWAYS PROVIDE NETS TO SUPPORT INSULATION.

5/8" TYPE GYP BD AT THE CEILING

RADON MITIGATION BELOW SLAB REQUIRED, SEE SHEET T2

3.5" THICK CONC SLAB, ON CRUSHED ROCK, RADON MITIGATION REQUIRED. SEE "T SHEETS" FOR SPECS

CLOSED CELL SPRAY FOAM CONTINUOUS AT ALL RIMS, ALL FLOORS, TYP.

ROUGH FRAMING: ALWAYS USE PRE-CUT STUDS TO FRAME EXTERIOR WALLS

CONNECT TRUSSES USING SIMPSON HOLD DOWN SCREWS OR HURRICANE TIES, AT ALL TRUSS, TYP.

INTERIOR NON-STRUCTURAL WALLS MUST BE HELD DOWN 1/2" FROM TRUSSES ABOVE, PROVIDE CLIPS AT TOP OF WALL. SEE DETAIL 1 ON SHEET T3

DRAIN TILE MUST BE CONTINUOUS ON BOTH SIDES OF THE FOOTING

PRE-MANUFACTURED STORAGE LOFT TRUSSES

MID POINT OF TRUSS 32'-10"

2'-0"