

DESIGNED IN MINNEAPOLIS

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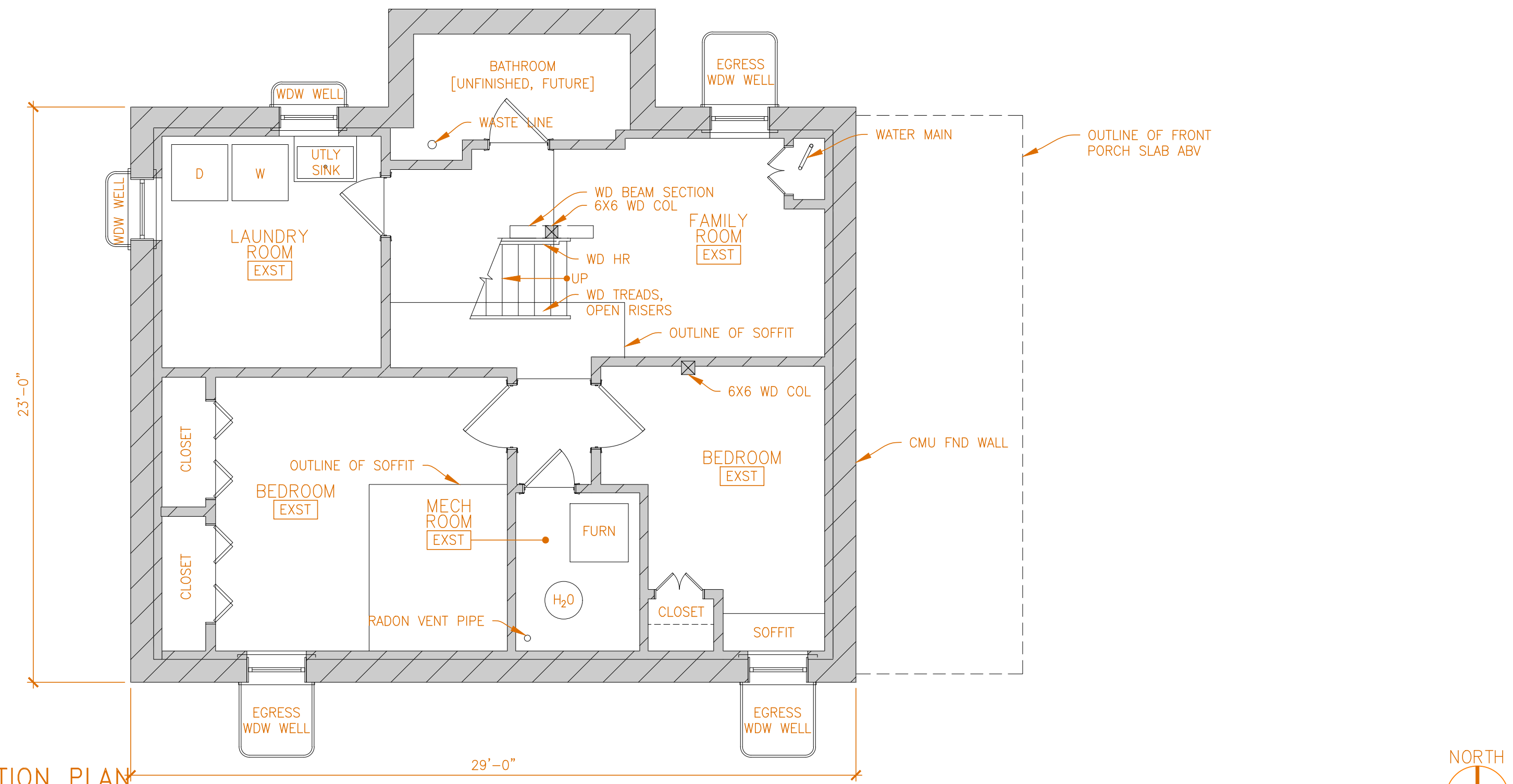
Distribution Date | 23-November-21 | REV X/X/X

FEASIBILITY STUDY

Bainer Residence | 4224 Drew Avenue | Minneapolis, Minnesota 55410

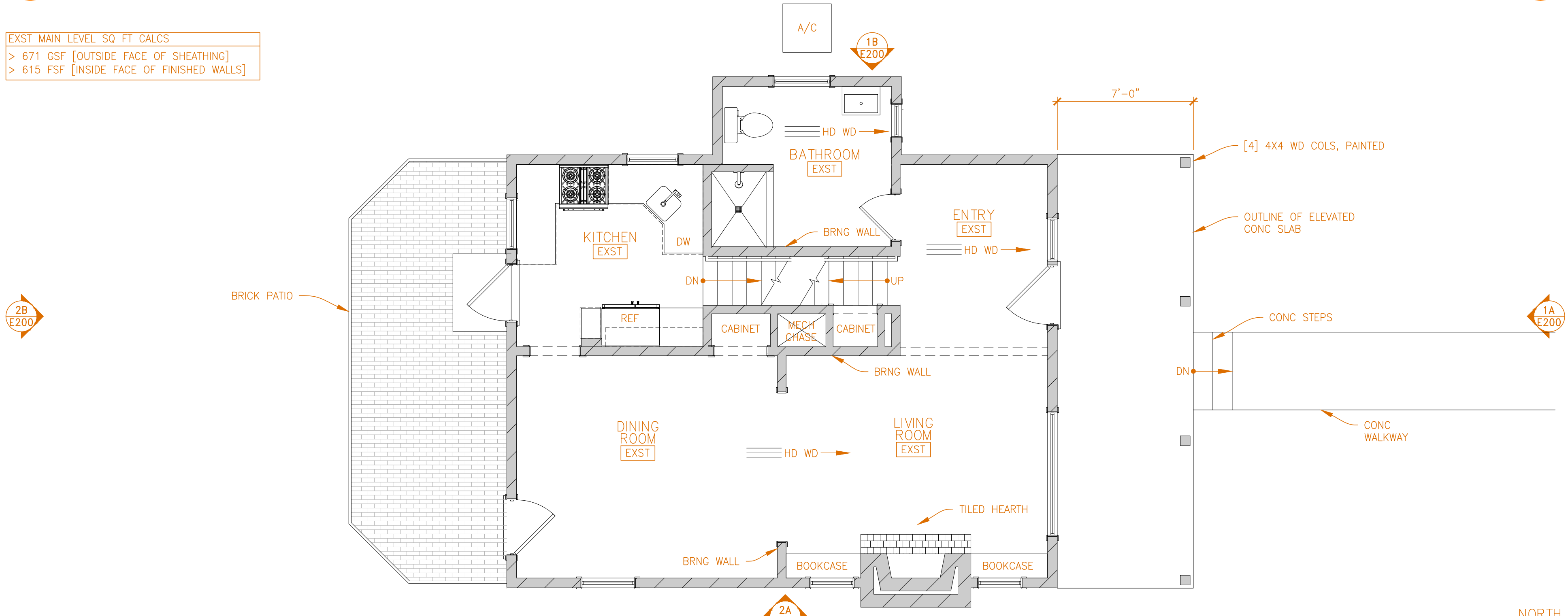


EXST LOWER LEVEL SQ FT CALCS
 > 708 GSF [OUTSIDE FACE OF FND WALLS]
 > 580 FSF [INSIDE FACE OF FINISHED WALLS]



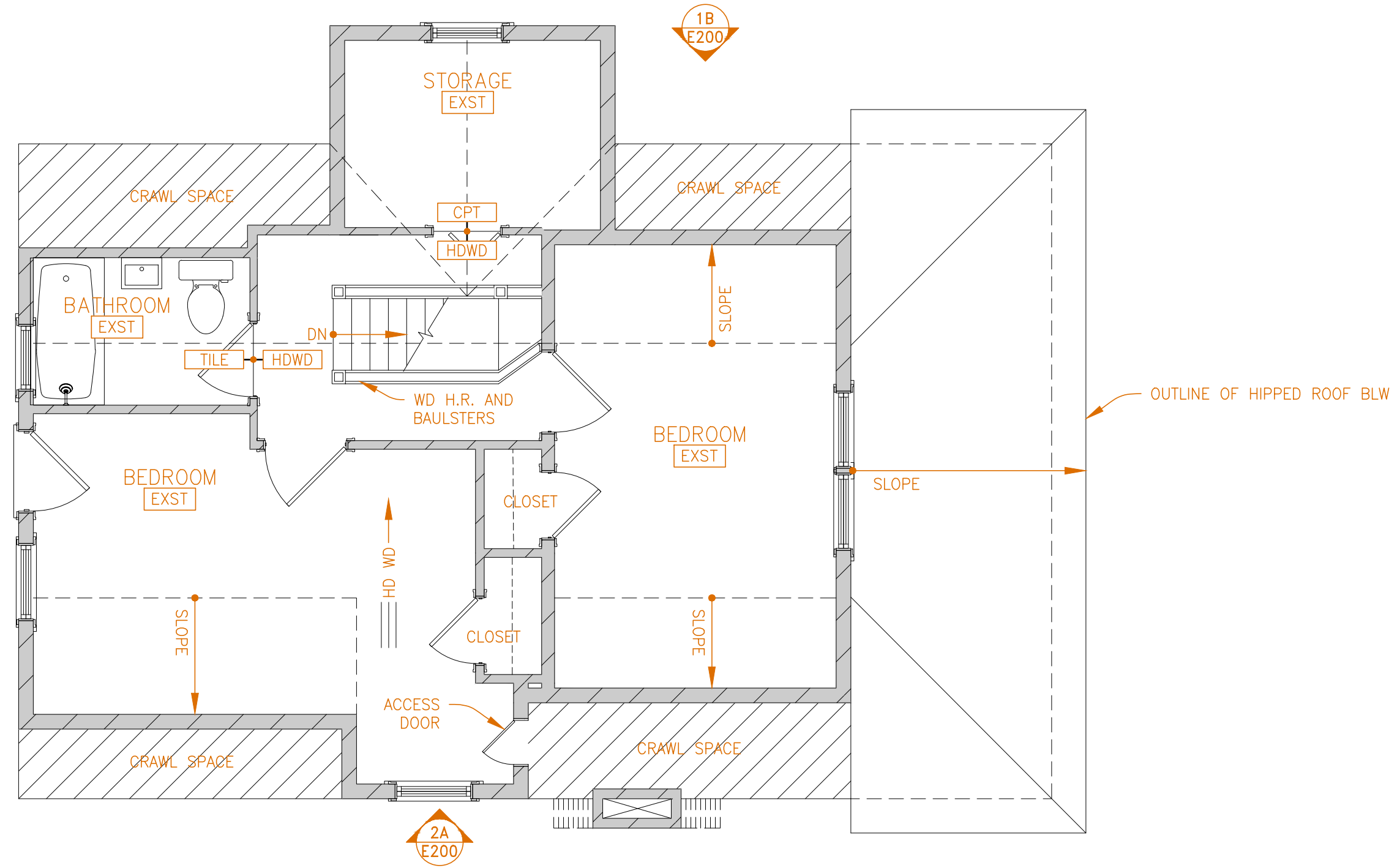
2A EXISTING LOWER LEVEL/FOUNDATION PLAN
 E101 SCALE 1/4" = 1'-0"

EXST MAIN LEVEL SQ FT CALCS
 > 671 GSF [OUTSIDE FACE OF SHEATHING]
 > 615 FSF [INSIDE FACE OF FINISHED WALLS]



2B EXISTING MAIN LEVEL FLOOR PLAN
 E101 SCALE 1/4" = 1'-0"

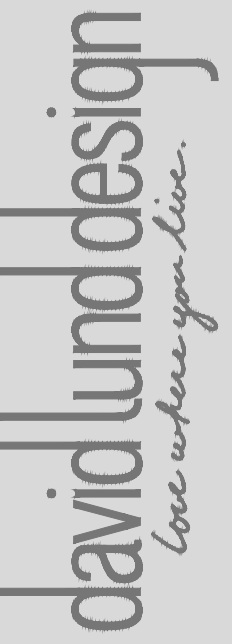
EXST UPPER LEVEL SQ FT CALCS
 > 549 GSF [OUTSIDE FACE OF SHEATHING]
 > 498 FSF [INSIDE FACE OF FINISHED WALLS]



2A EXISTING UPPER LEVEL FLOOR PLAN
 E102 SCALE 1/4" = 1'-0"



NOT FOR CONSTRUCTION



PROJECT
 Bainer Residence Remodel

PROJECT ADDRESS
 4224 Drew Avenue
 Minneapolis, MN 55410

CONTACT
 info@davidlunddesign.com
 (612) 209-0913

DESIGN REVIEW STATUS
 EXST 1 2 **3** (DONE)

- REVISIONS
- 1 00-XXX-21
 - 2 00-XXX-21
 - 3 00-XXX-21

COMM. NO. BAI2101

DATE 29-NOV-21

DRAWN BY ALS/DVL

CHECKED BY DVL

MEASURED BY DVL

DRAWING TITLE
 Existing Upper Level Floor Plan

SHEET NUMBER

e102



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Bairner Residence Remodel

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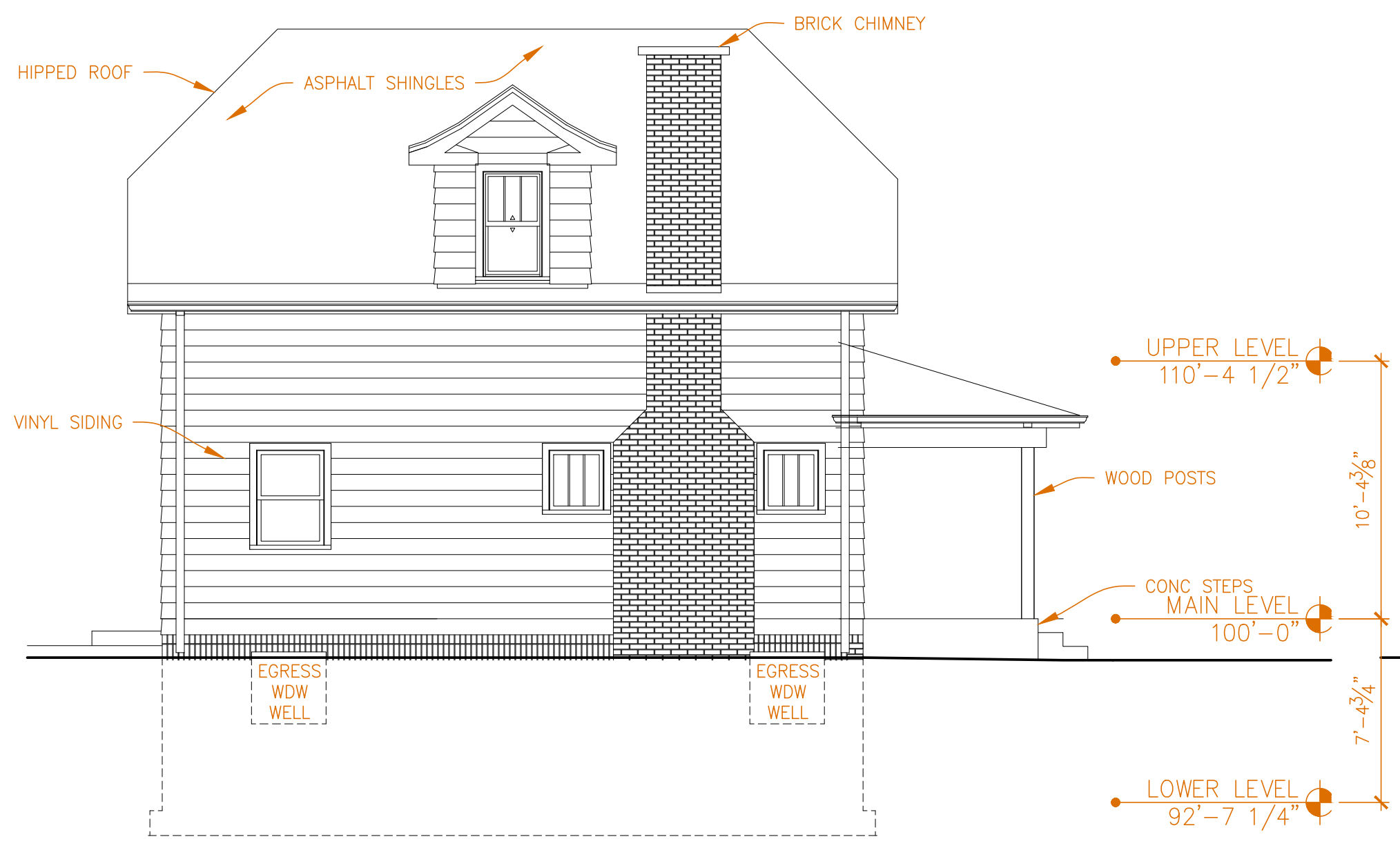
MEASURED BY DVL

DRAWING TITLE
Existing Exterior Elevations

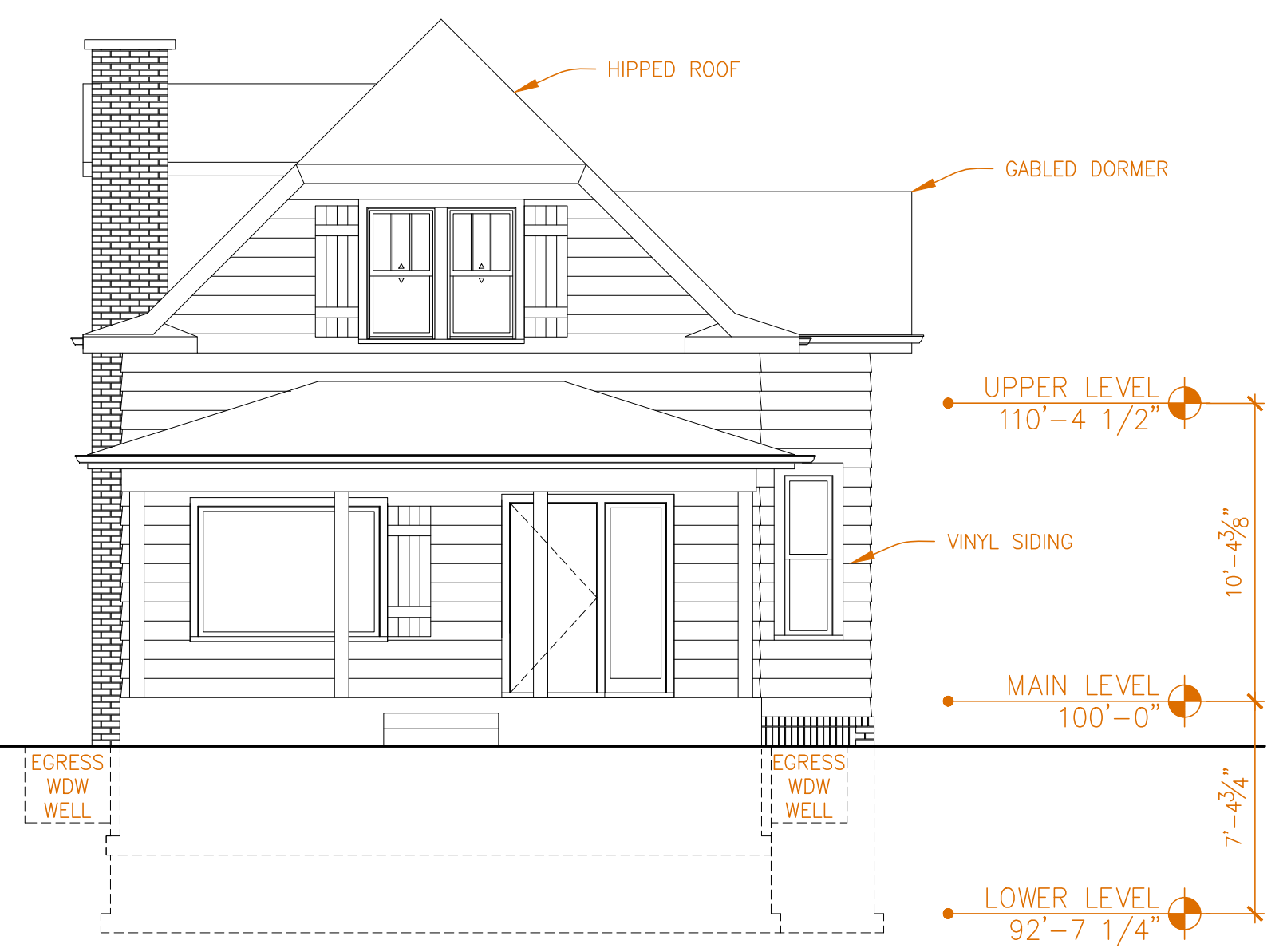
SHEET NUMBER

e200

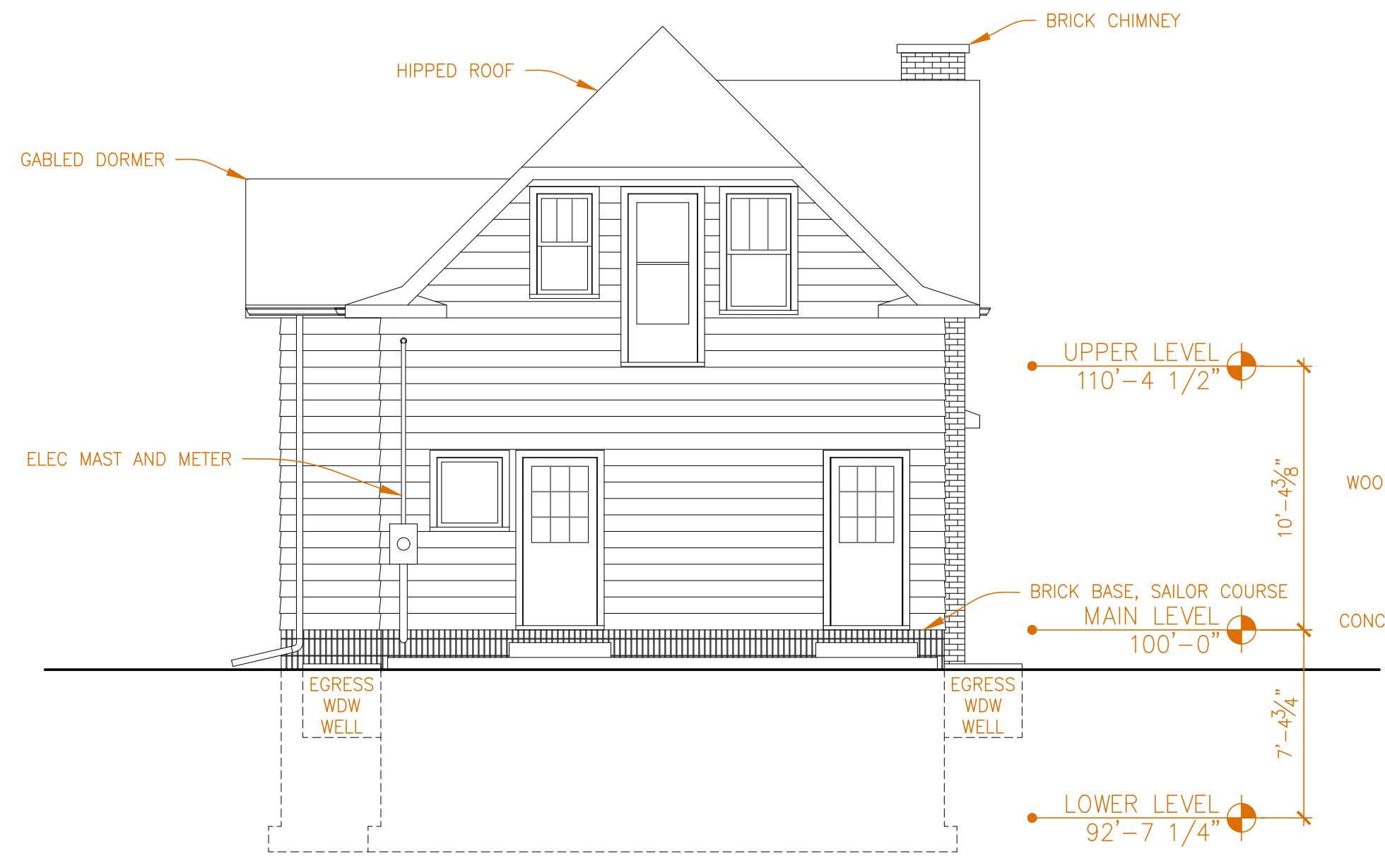
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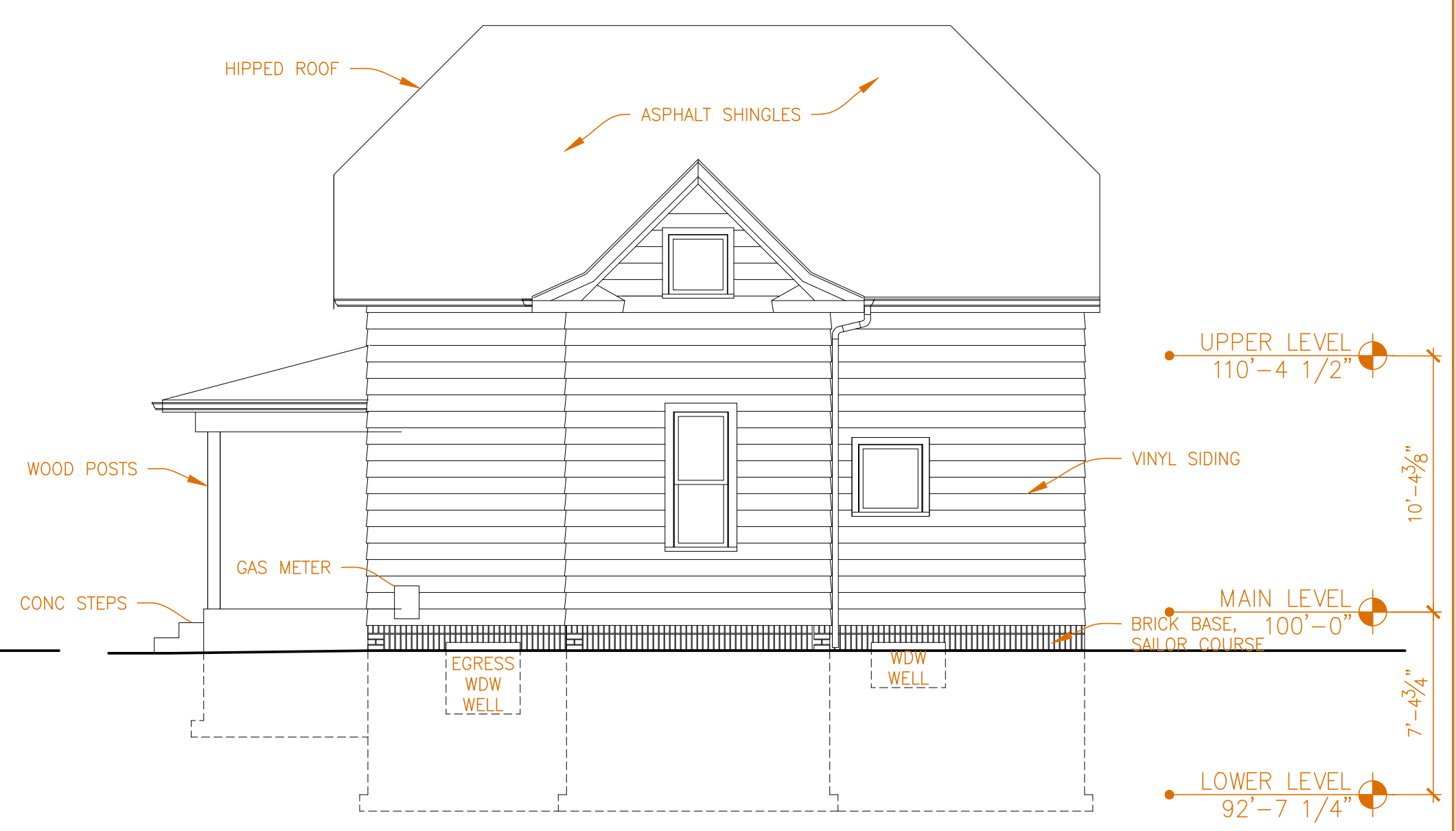
2A EXISTING SOUTH ELEVATION
E200 SCALE 3/16" = 1'-0"



1A EXISTING EAST ELEVATION
E200 SCALE 3/16" = 1'-0"



2B EXISTING WEST ELEVATION
E200 SCALE 3/16" = 1'-0"



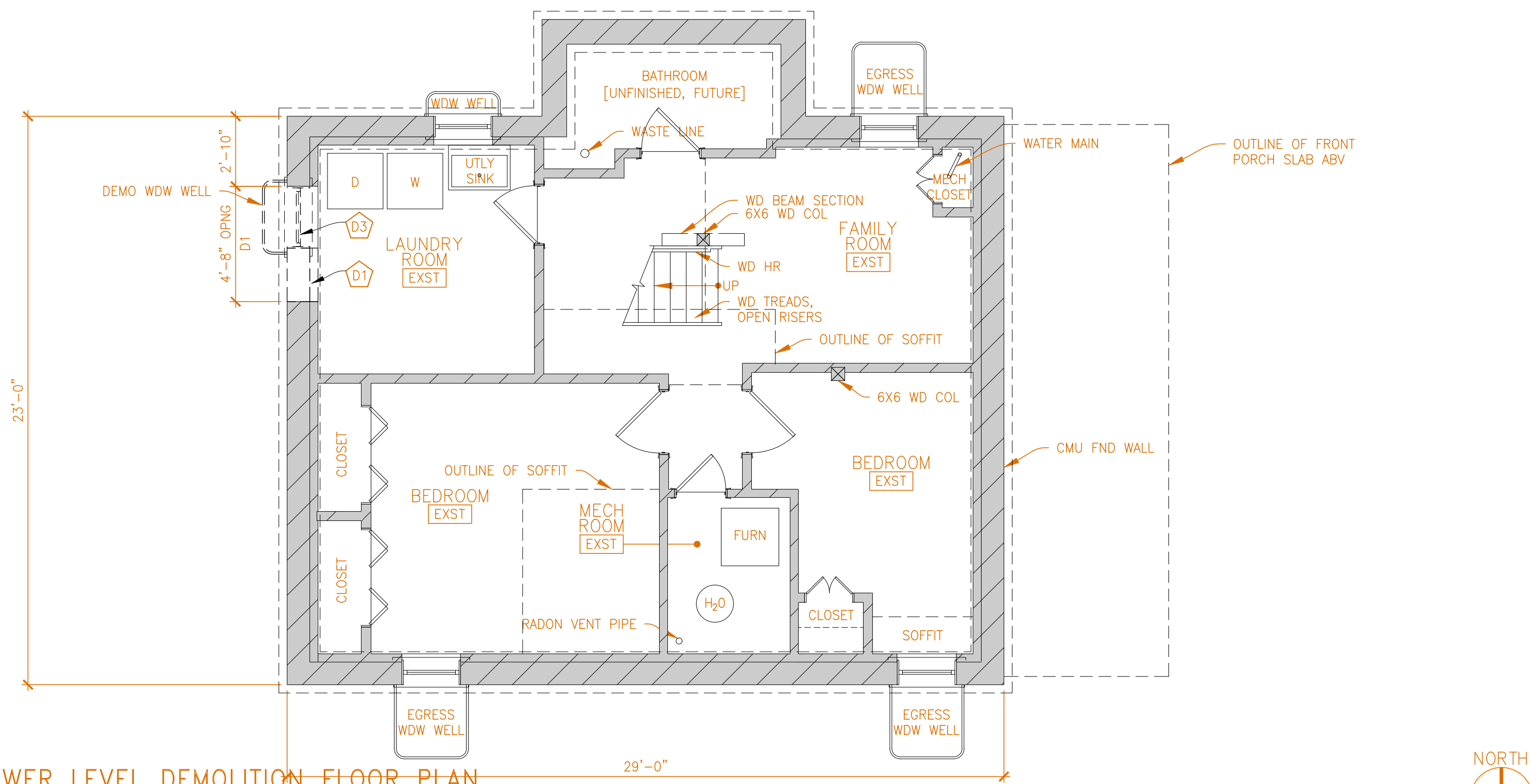
1B EXISTING NORTH ELEVATION
E200 SCALE 3/16" = 1'-0"

DEMOLITION NOTES

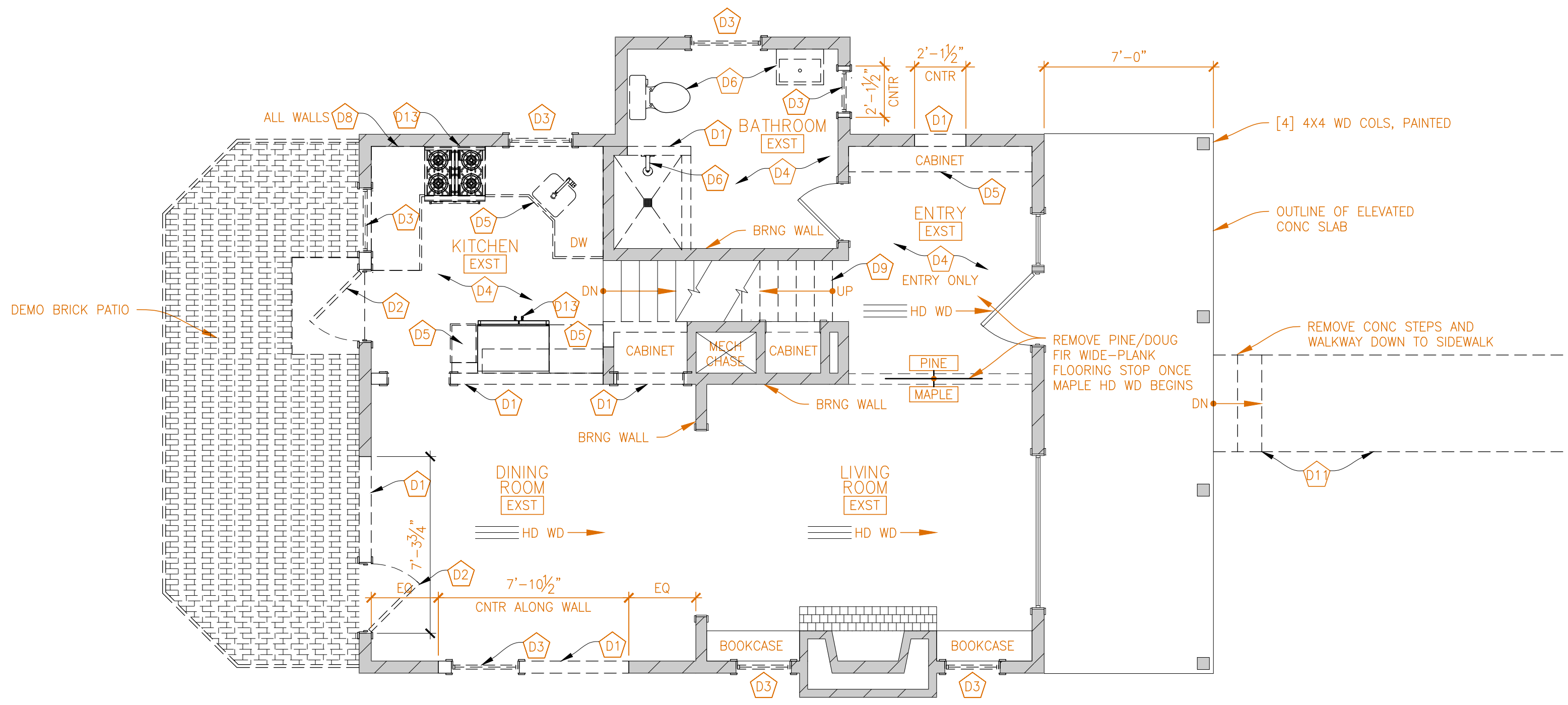
1. NOT ALL DEMOLITION KEYNOTES LISTED ARE USED IN THE DEMOLITION DRAWINGS.
2. DASHED LINES INDICATE ITEMS TO BE REMOVED.
3. DEMOLITION KEYNOTES WITH THE FOOTNOTE "SALV" SHALL BE REMOVED FOR RE-USE. PROTECT SALVAGED ITEMS FROM DAMAGE DURING REMOVAL AND STORAGE. STORE ON-SITE FOR FUTURE RE-INSTALLATION.
4. REMOVE AND DISPOSE OF ALL ELEMENTS OF EXISTING ELECTRICAL SERVICE, POWER DISTRIBUTION, LIGHT FIXTURES AND RECEPTACLES IMPACTED BY PROJECT.
5. SEAL OFF ALL OPENINGS AND DOORWAYS TO PROTECT HOUSE FROM DAMAGE AND DEBRIS DURING DEMOLITION AND CONSTRUCTION. SEE PLANS FOR EXACT LOCATION OF SEALED OPENINGS.
6. OWNER WILL REMOVE FURNITURE, EQUIPMENT, AND SUPPLIES FROM PROJECT AREA PRIOR TO START OF DEMOLITION.
7. ALL WASTE SHALL BE REMOVED AND RECYCLED, PER CITY REGULATIONS.
8. CAP/PROTECT EXISTING DRAINS, GAS, WATER, SEWER, AND ELECTRICAL LINES.
9. SAW CUT ANY STUCCO PRIOR TO DEMOLITION TO MINIMIZE DAMAGE TO REMAINING STRUCTURE/BUILDING.

DEMOLITION KEYNOTES

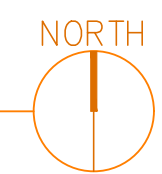
- D1 REMOVE COLUMN, PARTITION, EXTERIOR, RETAINING, OR FOUNDATION WALL
- D2 REMOVE DOOR, FRAME, AND CASING
- D3 REMOVE WINDOW SASH, FRAME, SILL, AND ANY POCKET WEIGHTS
- D4 REMOVE FLOOR FINISH MATERIAL AND REPAIR/REPLACE SUBFLOOR AS NEEDED
- D5 REMOVE CASEWORK/CABINETS [BASE, UPPERS, AND/OR BOOKCASE]
- D6 REMOVE PLUMBING FIXTURE, SUPPLY LINES, FITTINGS, DRAIN, AND VENT
- D7 REMOVE ELECTRICAL COMPONENTS—MAST, FIXTURE, BOXES, WIRES, SWITCHES
- D8 REMOVE WALL FINISH MATERIAL TO STUDS [INTERIOR] OR TO SHEATHING [EXTERIOR]
- D9 REMOVE WOOD STAIR STRUCTURE, TREADS, AND RISERS
- D10 REMOVE CEILING FINISH MATERIAL DOWN TO CLNG JOISTS
- D11 REMOVE CONCRETE LANDING, STEPS AND WALKWAY DOWN TO SIDEWALK
- D12 REMOVE RADIATOR AND PIPES, PATCH/REPAIR FLOOR
- D13 REMOVE APPLIANCE, DISCONNECT ELECTRICAL AND/OR PLUMBING
- D14 REMOVE ROOF STRUCTURE, FASCIA, SOFFIT, AND GUTTERS
- D15 REMOVE SOFFIT AND ASSOCIATED LIGHTING AND WIRING
- D16 REMOVE FACE BRICK, SALVAGE
- D17 REMOVE "POPCORN" CEILING TEXTURE
- D18 REMOVE COUNTERTOPS, DISCONNECT PLUMBING FIXTURES, AS NEEDED
- D19 REMOVE COLUMN, POST, PIER, FTNG, OR BEAM
- D20 REMOVE WOOD H.R., DECK, LEDGER, FRAMING, AND SUPPORT STRUCTURE
- D21 REMOVE ALUM GUTTER AND DOWNSPOUT SYSTEM AND ATTACHMENTS
- D22 REMOVE CONC SLAB PER PLAN
- D23 REMOVE ASPHALT SHINGLES
- D24 REMOVE METAL H.R.
- D25 DISCONNECT AND REMOVE ELECTRICAL MAST AND METER
- D26 REMOVE CORRUGATED METAL WDW WELL
- D27 DISCONNECT AND REMOVE FURNACE, A/C, OR BOILER UNIT



2A LOWER LEVEL DEMOLITION FLOOR PLAN
D101 SCALE 1/4" = 1'-0"



2B MAIN LEVEL DEMOLITION FLOOR PLAN
D101 SCALE 1/4" = 1'-0"

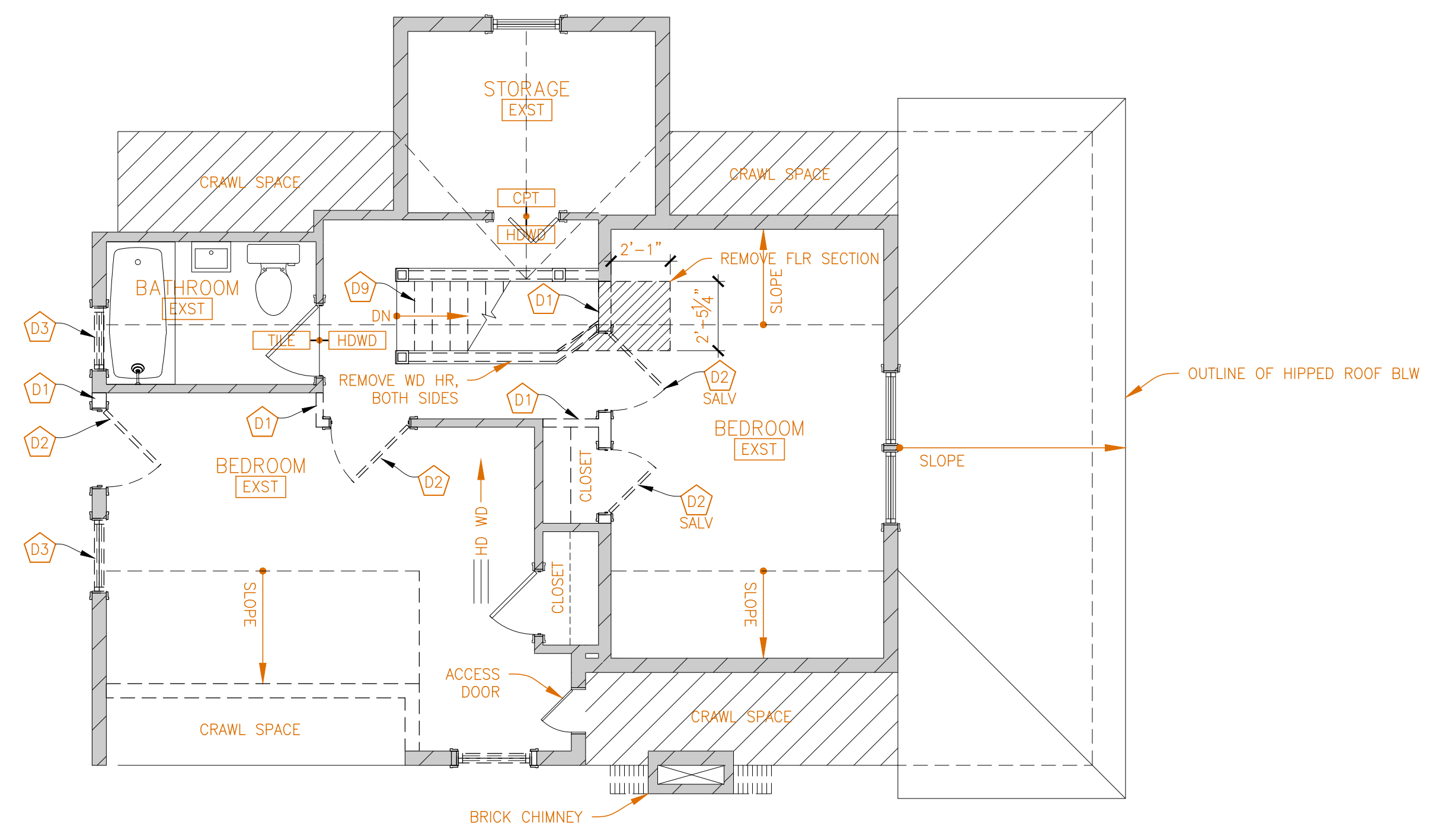


DEMOLITION NOTES

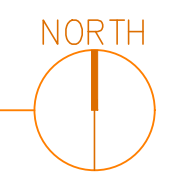
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2B UPPER LEVEL DEMOLITION FLOOR PLAN
D102 SCALE 1/4" = 1'-0"



LEGAL DESCRIPTION:

Parcel 1:
Lot 7, Block 3, Waveland Park.

Parcel 2:
That part of Lot 6, Block 3, Waveland Park and that part of the land formerly constituting an alley between Lots 6 and 7, said Block and Addition, which lies Southerly from a line described as follows to-wit: Commencing at a point on the West line of Drew Avenue South, 43 1/2 feet measured along said line Southeasterly from the Southeast corner of Lot 5 in said Block; thence Westerly to a point in the Southwesterly line of said Lot 6, distant 15 feet measured along said line Northwesterly from the Southwest corner of said Lot 6.

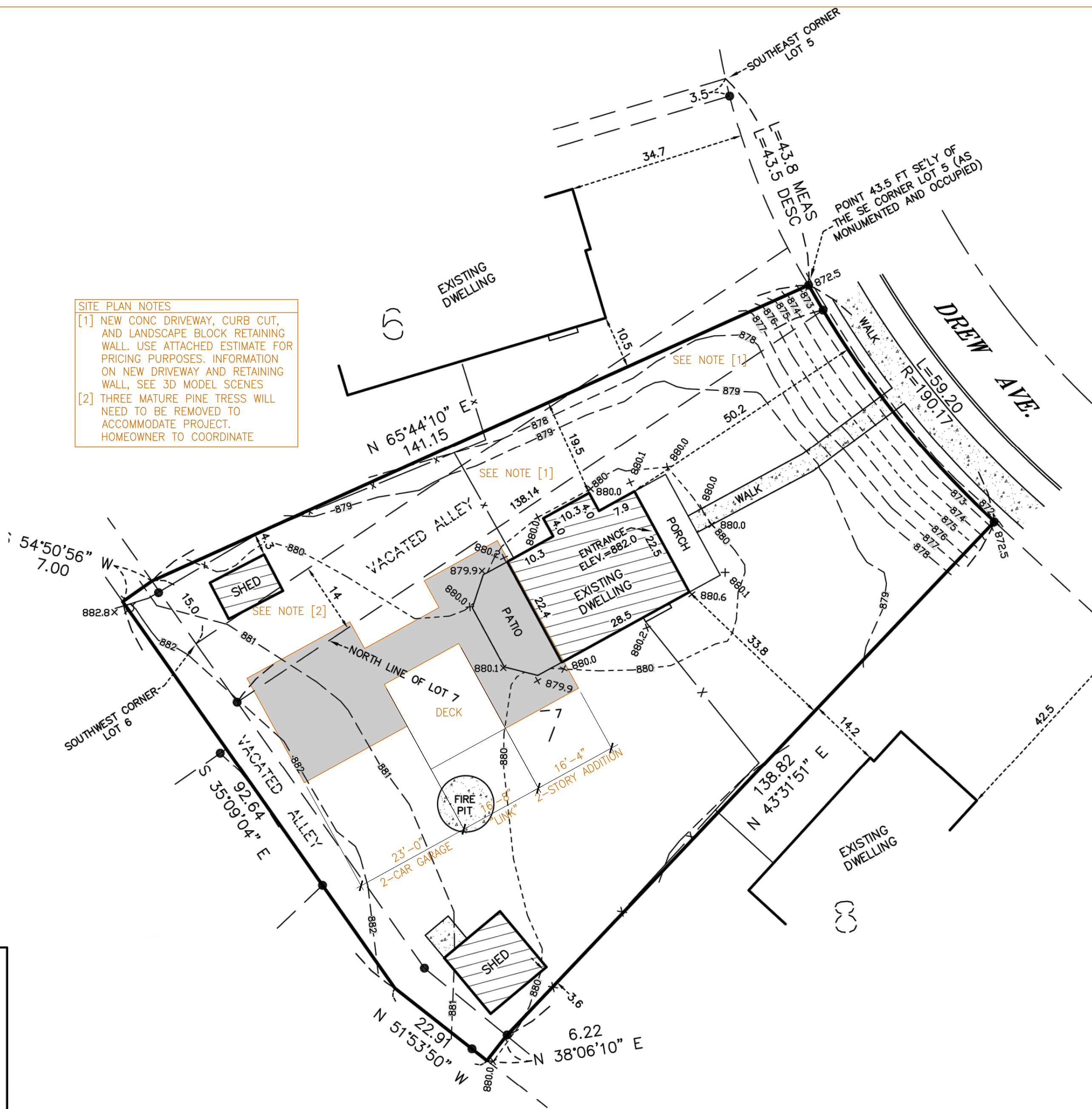
SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- The plat of Waveland Park is old and vague, the iron monuments and occupation we have found and show on this survey are not in complete agreement, and while we have shown and monumented the boundary of this property as best we can from this incomplete and conflicting information, we can't be sure that a judge would agree with our reasoning if the survey were challenged. If this uncertainty is something that you would like to remove, it is possible to go to court and have a judge rule on the matter, but like all legal proceedings, time and money would be involved.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.

SITE PLAN NOTES
 [1] NEW CONC DRIVEWAY, CURB CUT, AND LANDSCAPE BLOCK RETAINING WALL. USE ATTACHED ESTIMATE FOR PRICING PURPOSES. INFORMATION ON NEW DRIVEWAY AND RETAINING WALL, SEE 3D MODEL SCENES
 [2] THREE MATURE PINE TREES WILL NEED TO BE REMOVED TO ACCOMMODATE PROJECT. HOMEOWNER TO COORDINATE



EXISTING HARDCOVER	
HOUSE	686 SQ. FT.
FRONT PORCH	155 SQ. FT.
PATIO	208 SQ. FT.
FRONT WALK	173 SQ. FT.
FIRE PIT	96 SQ. FT.
NW'LY SHED	96 SQ. FT.
SW'LY SHED AND CONC.	236 SQ. FT.
TOTAL EXISTING HARDCOVER	1,650 SQ. FT.
AREA OF LOT	12,749 SQ. FT.
LOT COVERAGE	12.9%

SITE PLAN KEY	
	EXISTING PROPERTY
	PROPOSED PROJECT

PROPERTY DESCRIPTION	
PID: 08-028-24-32-0041	
ORIG. CONSTRUCTION YEAR: 1912	
PROP. OWNERS: L & J BAINER	
PARCEL: 0.27 ACRES	

FINISHED SF/FLOOR AREA RATIO			
LOT COVERAGE		EXISTING	PROPOSED ADDITION
LOT SIZE SF	12,749	MAIN LEVEL	686 FSF
MAX ALLOWABLE FSF %	50%	UPPER LEVEL	539 SF
MAX ALLOWABLE FSF	6,375	TOTAL EXST	1,372 FSF
		MAIN LEVEL	1,209 SF
		UPPER LEVEL	539 SF
		TOTAL PROPOSED	1,748 SF

LOT COVERAGE	
ALLOWABLE COVERAGE-45% MAX	0,000x0.45=0,000
HOUSE	0,000 SF
GARAGE	0,000 SF
BRICK PATIO	0,000 SF
DRIVEWAY	0,000 SF
STAIRS/WALKWAY	218 SF
TOTAL IMPERMEABLE SURFACES	0,000 SF

IMPERMEABLE SURFACE	
ALLOWABLE COVERAGE-60% MAX	0,000x0.6=0,000
HOUSE	0,000 SF
GARAGE	0,000 SF
BRICK PATIO	0,000 SF
DRIVEWAY	0,000 SF
STAIRS/WALKWAY	218 SF
TOTAL IMPERMEABLE SURFACES	0,000 SF



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Bairner Residence
Remodel

PROJECT ADDRESS
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Minneapolis, MN 55410

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(612) 209-0913

DESIGN REVIEW STATUS

EXT 1 2 **3** DONE

REVISIONS

- 1 00-XXX-21
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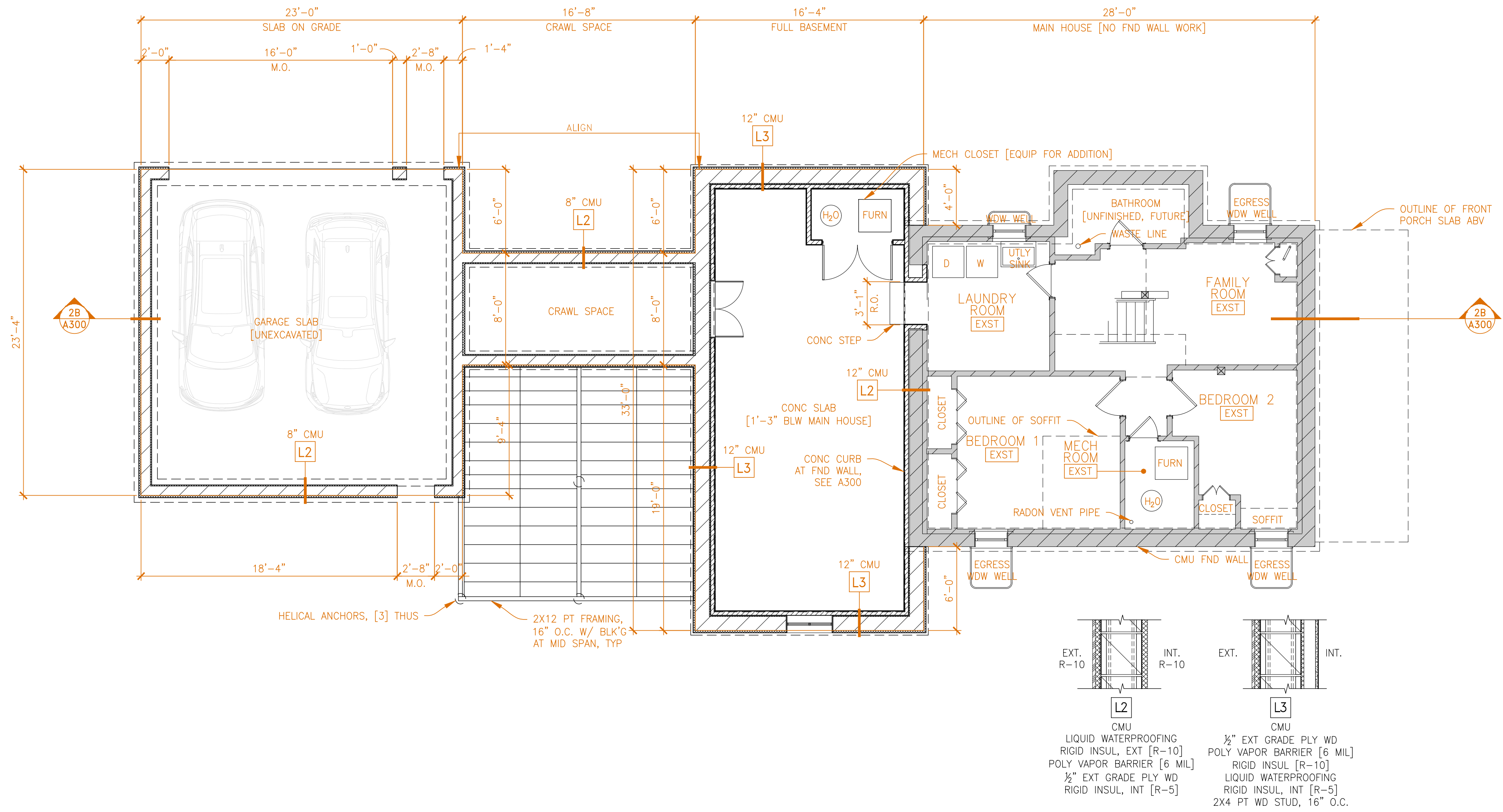
CHECKED BY DVL

MEASURED BY DVL

DRAWING TITLE
Lower Level/Foundation
Floor Plan

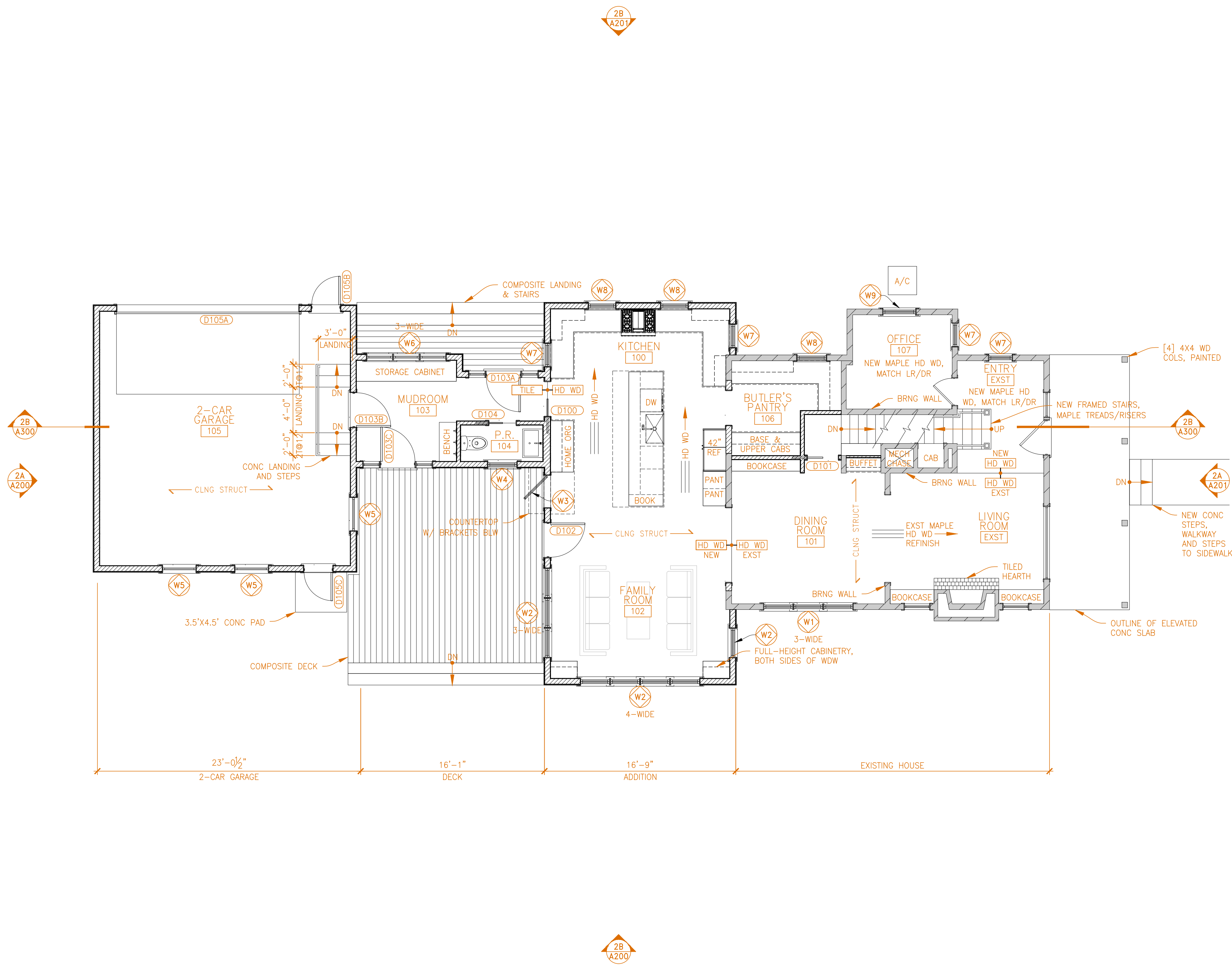
SHEET NUMBER

a100

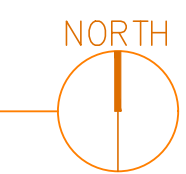


2B LOWER LEVEL/FOUNDATION FLOOR PLAN
A100 SCALE 3/16" = 1'-0"

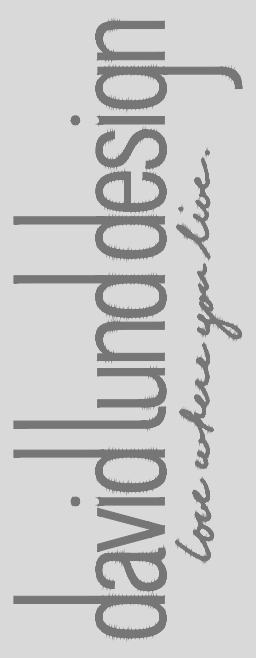




2B MAIN LEVEL FLOOR PLAN
A101 SCALE 3/16" = 1'-0"



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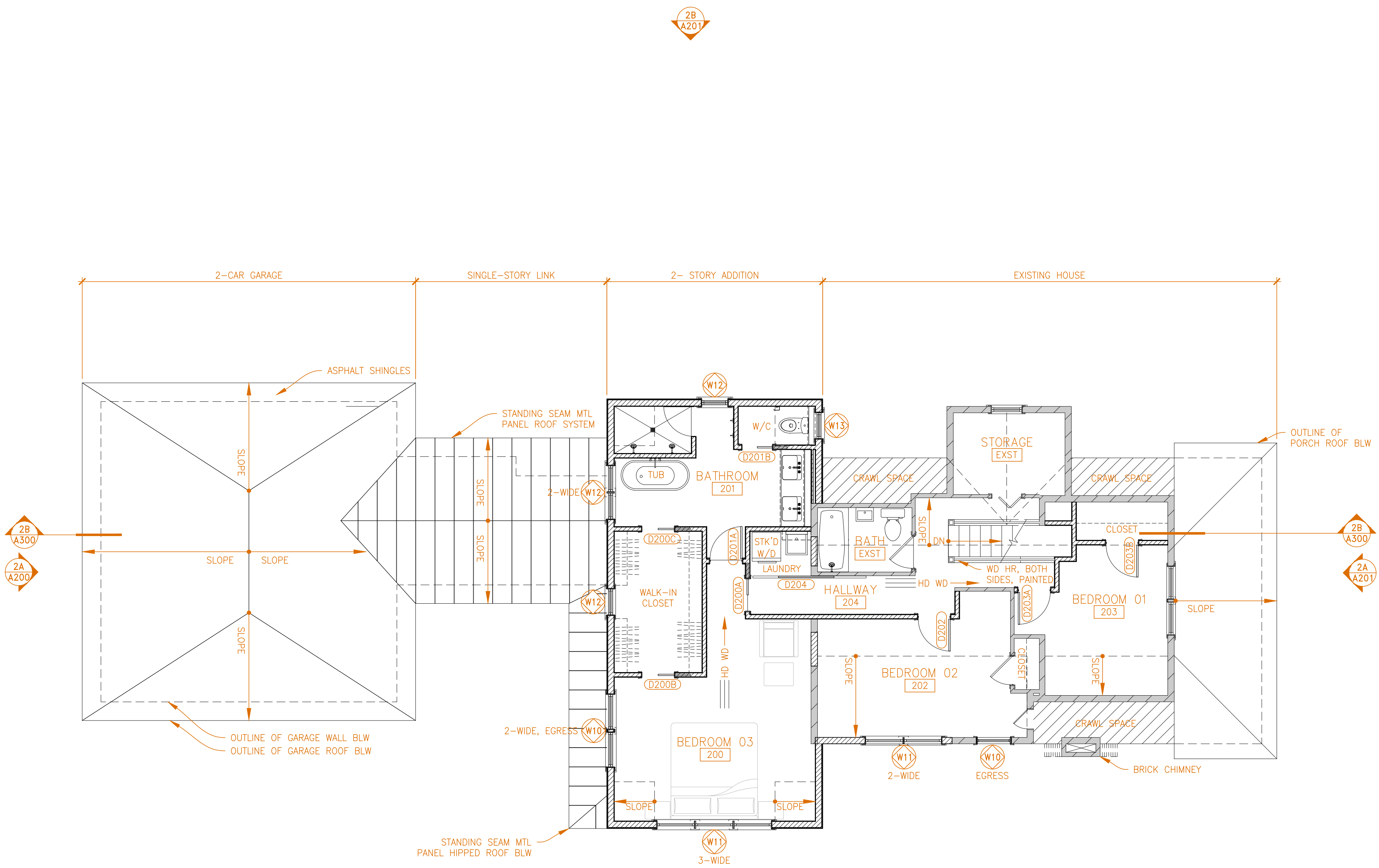
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DRAWING TITLE
Upper Level Floor Plan

SHEET NUMBER
a102



2A UPPER LEVEL FLOOR PLAN
A102 SCALE 3/16" = 1'-0"



2B
A201

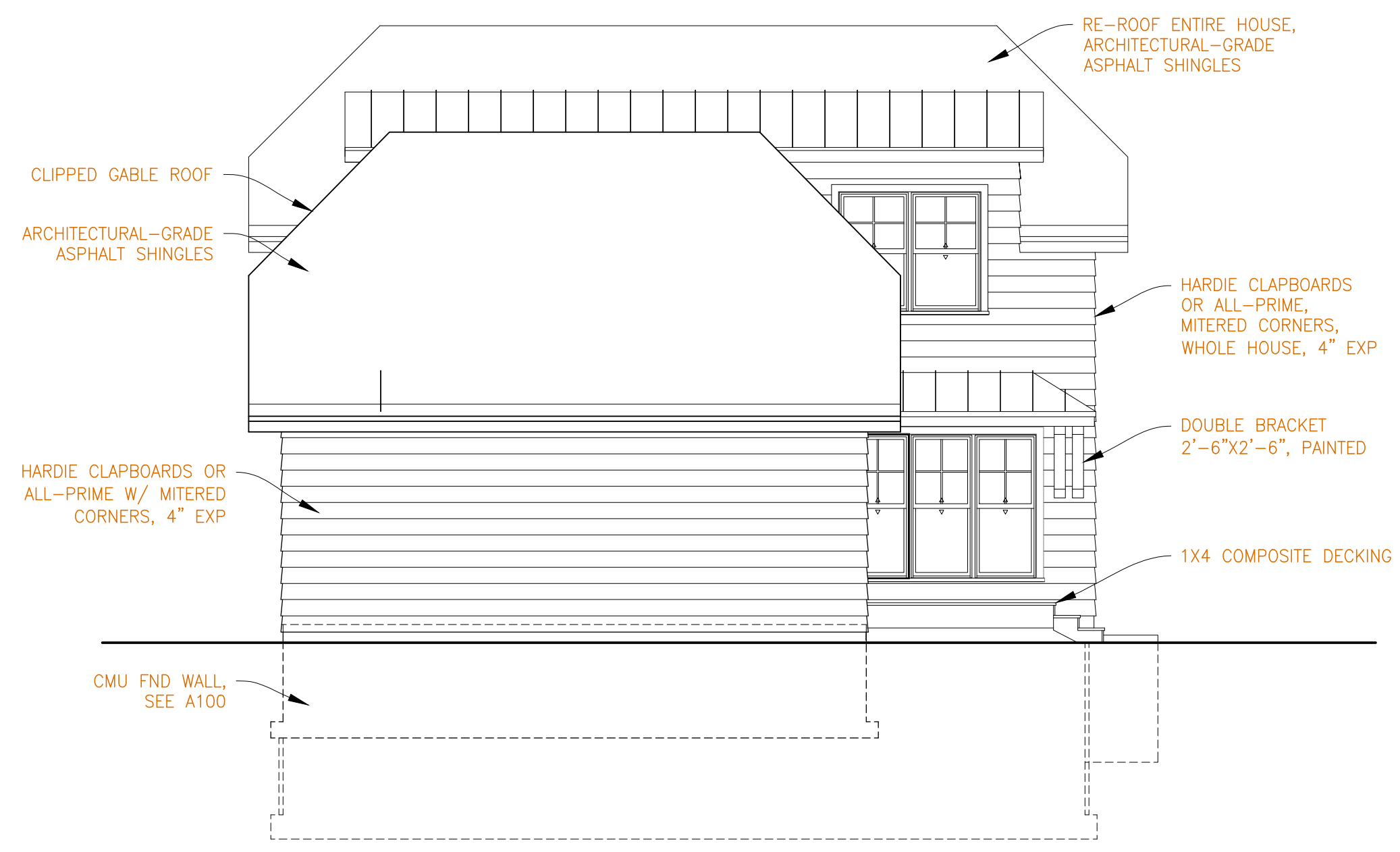
2B
A200

2B
A300

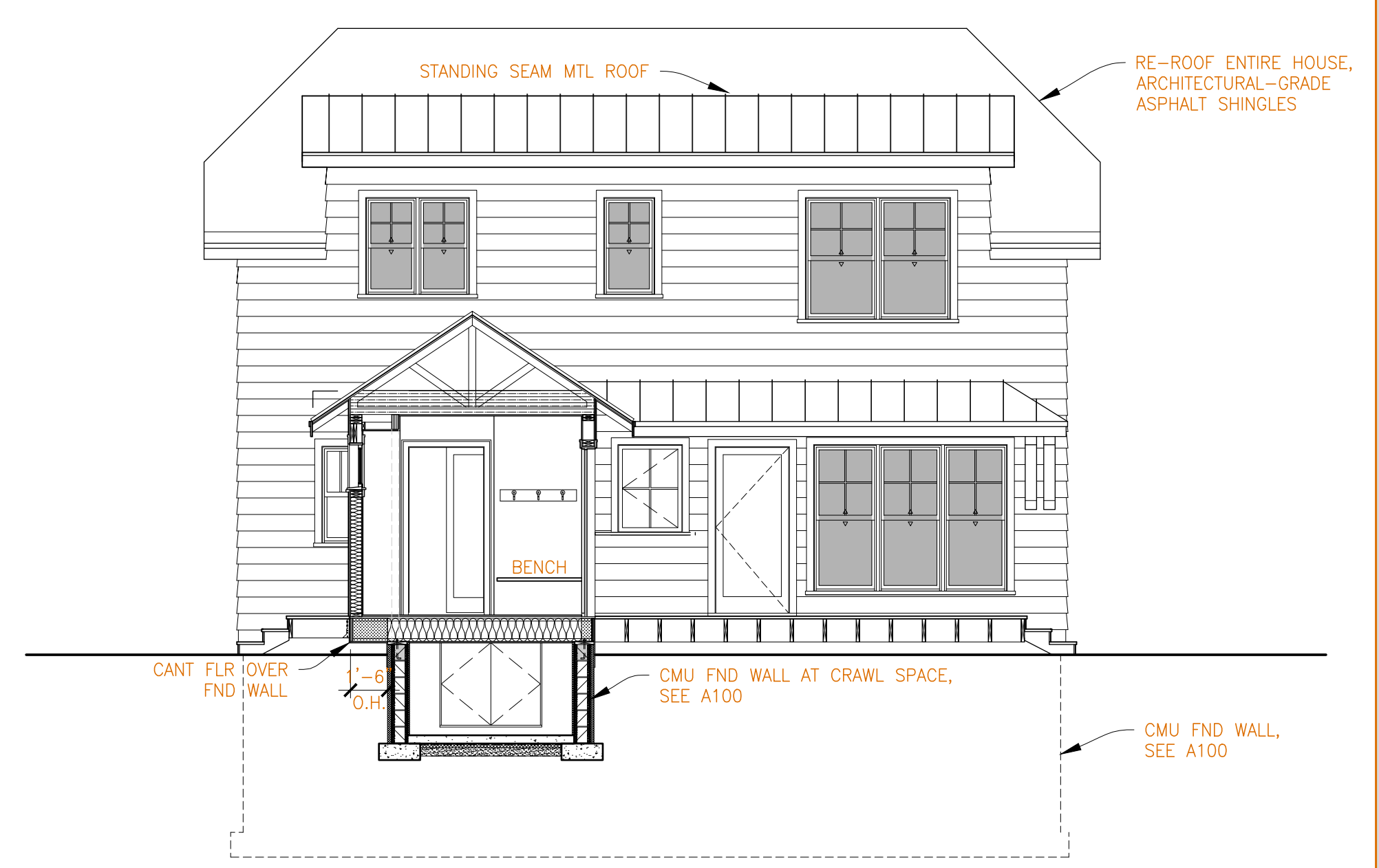
2A
A200

2B
A300

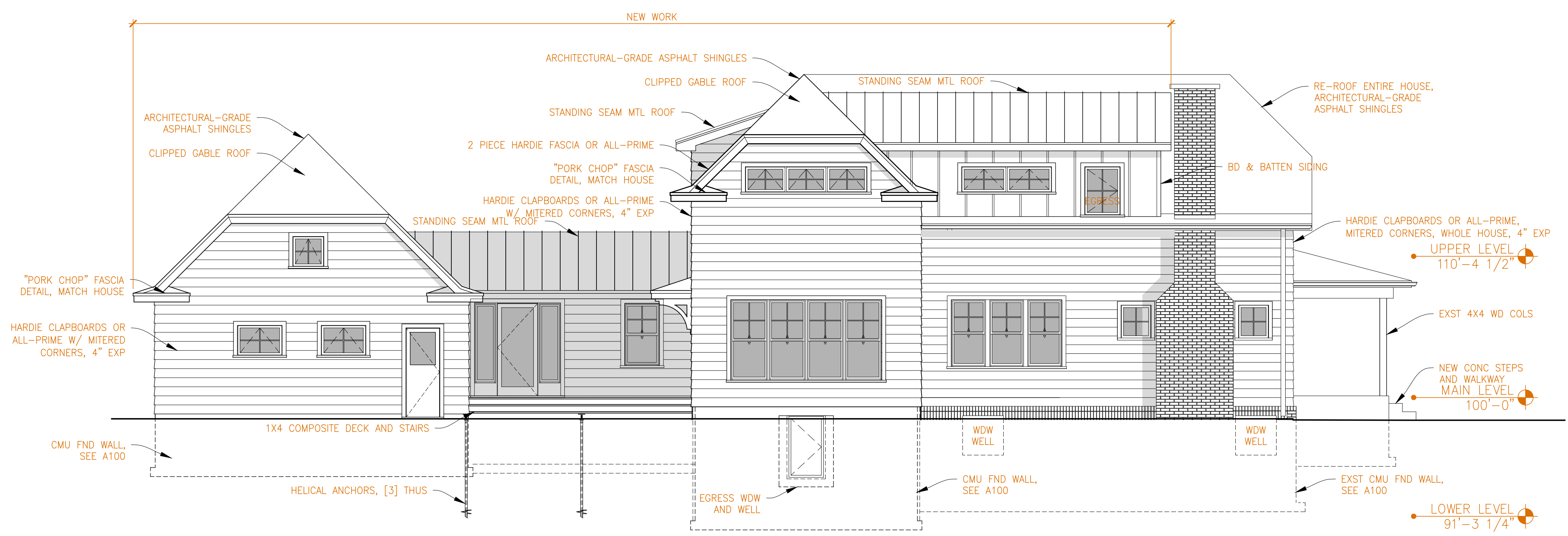
2A
A201



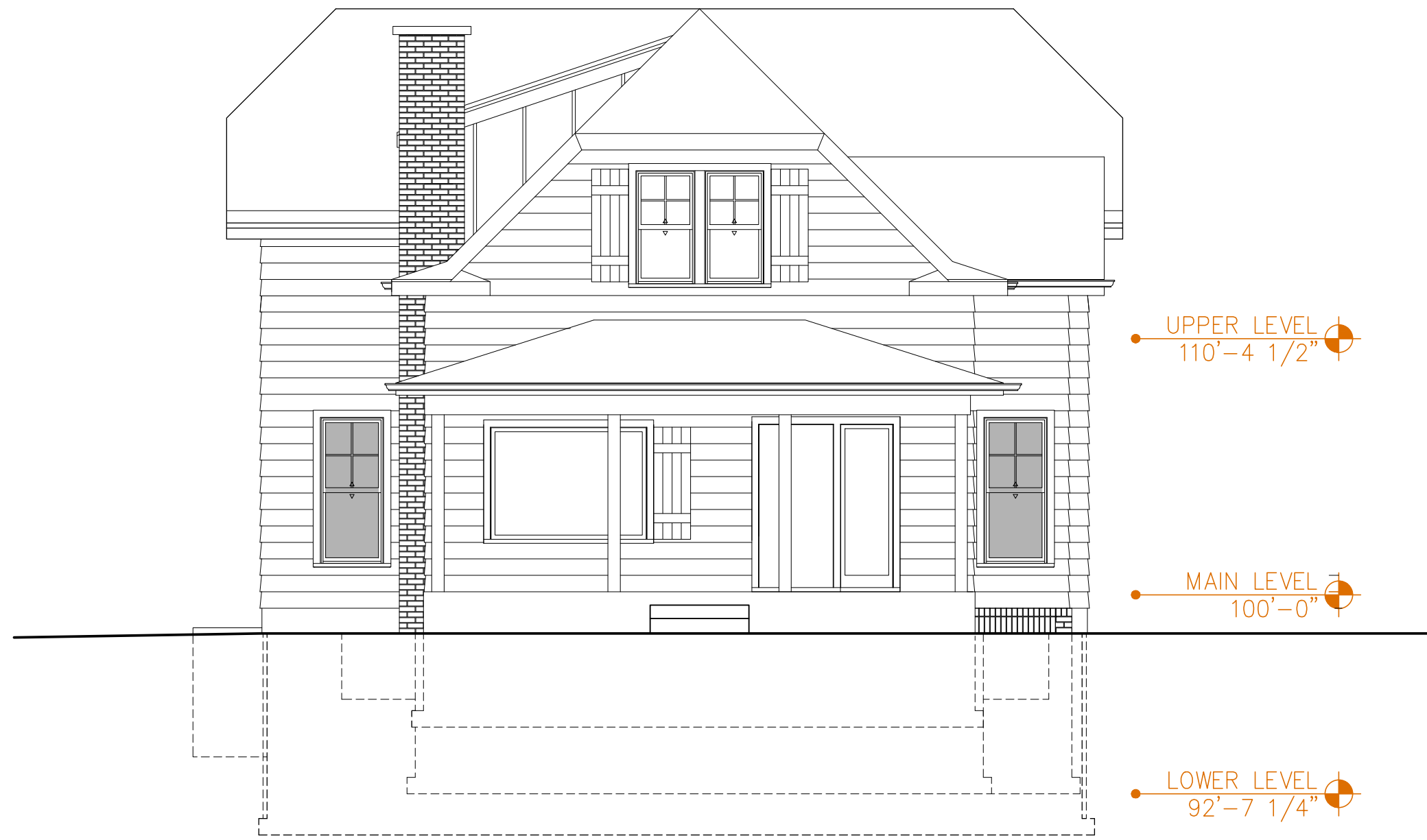
2A WEST ELEVATION [GARAGE]
A200 SCALE 3/16" = 1'-0"



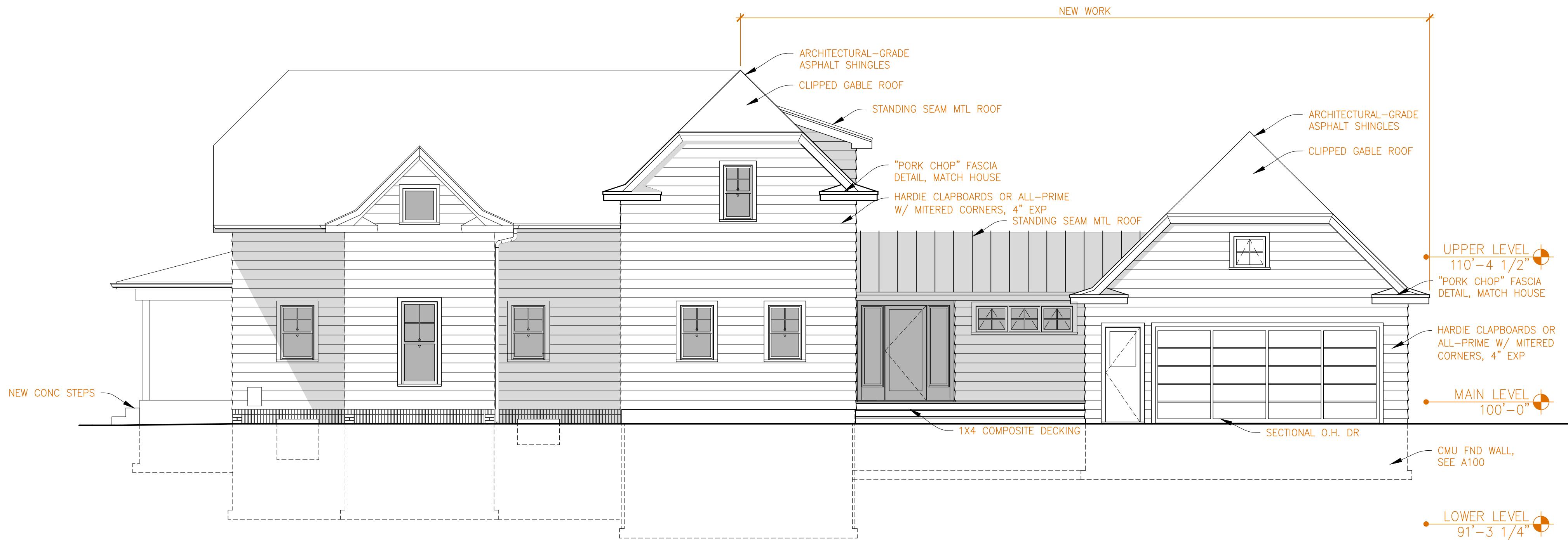
1A WEST SECTION ELEVATION
A200 SCALE 3/16" = 1'-0"



2B SOUTH ELEVATION
A200 SCALE 3/16" = 1'-0"



2A EAST ELEVATION
A201 SCALE 3/16" = 1'-0"



2B NORTH ELEVATION
A201 SCALE 3/16" = 1'-0"

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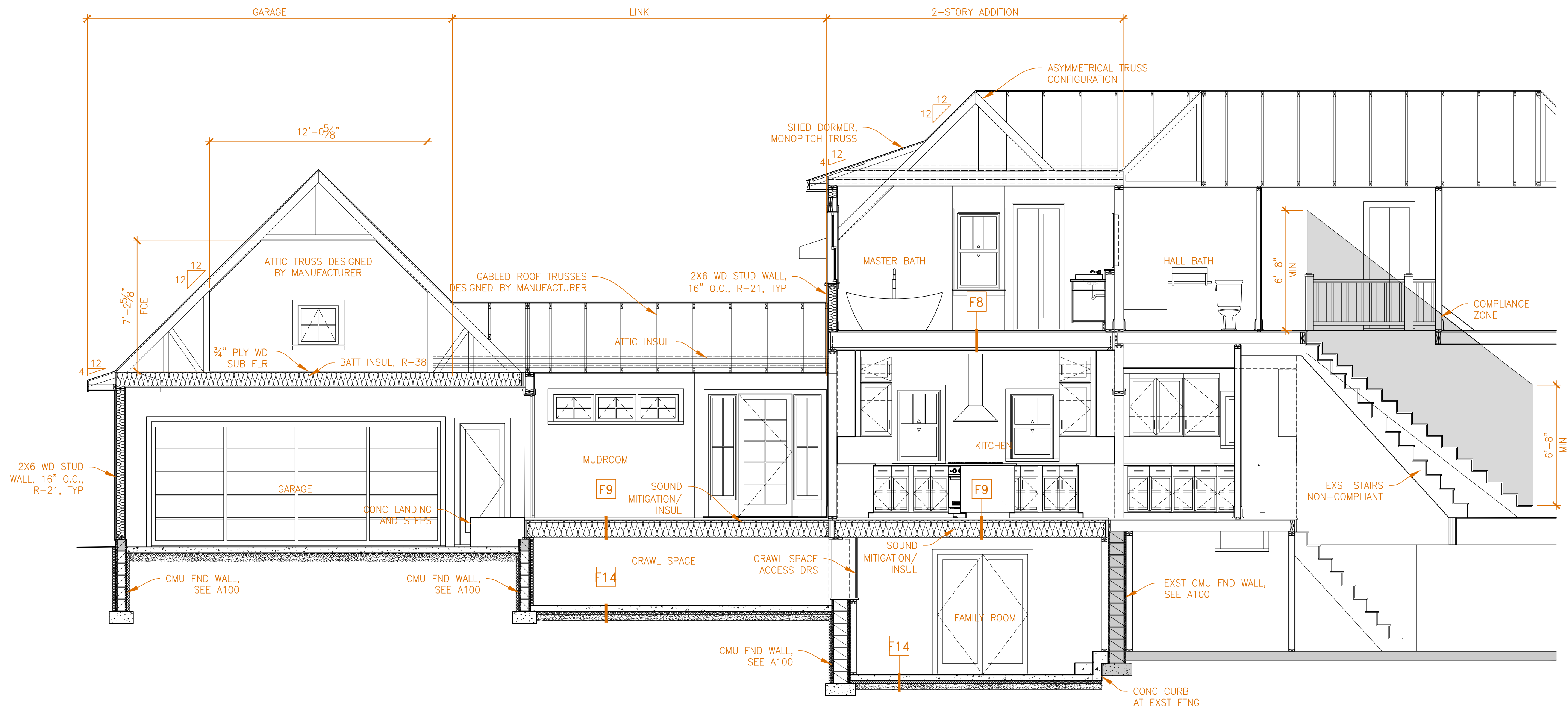
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DRAWING TITLE
East & North
Exterior Elevations

SHEET NUMBER
a201



FLOOR TYPES ONLY HIGHLIGHTED FLOOR TYPES ARE USED IN DRAWINGS. TYPICAL FLOOR AND JOIST SPACING 16" O.C., U.N.O.

<p>F1</p> <p>EXST ASSEMBLY</p> <p>VARIES SEE SECT.</p> <p>3/4" WD SUB FLR 2X WD FLR JOISTS</p>	<p>F3</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR 2X S/P/F WD FLR JOIST</p>	<p>F5</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR 2X S/P/F WD FLR JOIST BATT INSUL [R-38] 5/8" GYP BD</p>	<p>F7</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR ENG WD I-JOISTS</p>	<p>F9</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR ENG WD I-JOISTS BATT INSUL [R-38] 5/8" GYP BD</p>	<p>F11</p> <p>BLOWN INSULATION 6 MIL VAPOR BARRIER 5/8" GYP BD</p> <p>*VARIES* R-51</p>	<p>F13</p> <p>CONC SLAB W/ [2] #4 REBAR 6 MIL VAPOR BARRIER 4"-6" GRAVEL/SAND BED</p>	<p>F15</p> <p>3/4" T&G PLY WD SUB FLR, GLUED ENG SPACE JOIST</p>
<p>F2</p> <p>EXST ASSEMBLY</p> <p>VARIES SEE SECT.</p> <p>HD WD FLOORING 3/4" WD SUB FLR 2X WD FLR JOISTS FINISHED CEILING</p>	<p>F4</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR 2X S/P/F WD FLR JOIST 5/8" GYP BD</p>	<p>F6</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR 2X S/P/F WD FLR JOIST SPRAY FOAM INSUL [R-38] 5/8" GYP BD</p>	<p>F8</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR ENG WD I-JOISTS 5/8" GYP BD</p>	<p>F10</p> <p>FLR FINISH VARIES</p> <p>VARIES SEE SECT.</p> <p>3/4" PLY WD SUB FLR ENG WD I-JOISTS BATT INSUL [R-38] MTL HAT CHANNELS 5/8" GYP BD</p>	<p>F12</p> <p>BLOWN INSULATION CLOSED CELL INSUL [1 1/2" MIN] 5/8" GYP BD</p> <p>*VARIES* R-51</p>	<p>F14</p> <p>CONC SLAB W/ [2] #4 REBAR 2" RIGID INSUL 6 MIL VAPOR BARRIER 4"-6" GRAVEL/SAND BED</p>	<p>F16</p> <p>3/4" T&G PLY WD SUB FLR, GLUED ENG WD FLR TRUSSES 5/8" GYP BD</p>

2B BUILDING CROSS SECTION
A300 SCALE 1/4" = 1'-0"