



PROJECT PLANNING SERVICES

Low Cost Consultation



PREPARED for

Dillon & Ryan Residence | 5708 Russell Avenue | Minneapolis Minnesota 55410

PREPARED by

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Date 04/23/2020
Project Name Dillon & Ryan Residence
Project Number DIL2001

Project Planning Service

Low Cost Consultation

The Low Cost Consultation [LCC] is a summary of the current state of your property. The LCC covers the existing site, zoning, and building conditions impacting your project - a diagnosis of the limitations and future opportunities inherent in your property.

A property survey is not part of the LCC, as that is done by a licensed surveyor and not by DLD.

The LCC includes the following documents:

- > Site & Building Analysis
- > Programmatic Statement
- > Cost Sheet
- > Space Descriptions
- > Zoning Analysis
- > Municipal Parameters
- > Zoning Definitions
- > Field Measurements

Should you be interested in adding any work item highlighted in the Site & Building Analysis to the project scope, please contact us and we can add it to the Programmatic Statement.

Site & Building Analysis

The Site & Building Analysis is a preliminary evaluation of the overall condition of a wide-range of items on your property. The analysis is not a formal home inspection, nor is it a list of work items to be included in your project. Instead, it highlights items that may not only need to be addressed by your project but could also impact the cost.

Some work items listed as "fair" or "poor" may fall outside of your project's scope. Should you choose, however, the highlighted items may be added to your project.

Site Conditions

<u>Item</u>	<u>Type</u>	<u>Notes</u>		
Site Access	✓ Good	Fair	Poor	
Grade	✓ Flat	Sloped	Steep	
Garage	Good	✓ Fair	Poor	
Driveway	Asphalt	✓ Concrete	Gravel	
Sidewalks	Asphalt	✓ Concrete	Gravel	
Deck	Wood	Composite		
Patio	✓ Brick	Concrete	Flagstone	
Fences	✓ Wood	✓ Chain link		
Accessory Structures	Shed	Outbuilding		
Hazardous Waste	Asbestos	Lead Paint	Vermiculite	

Exterior Building Conditions

<u>Item</u>	<u>Condition</u>	<u>Notes</u>		
Site/Drainage	✓ Good	Fair	Poor	
Steps/Walk	Good	✓ Fair	Poor	
Landscape/Sod	Good	✓ Fair	Poor	
Large Trees	✓ Good	Fair	Poor	
Retaining Walls	Good	Fair	Poor	
Porch/Decks	Good	Fair	Poor	
Windows	✓ Good	Fair	Poor	
Storm Windows	Good	Fair	Poor	
Exterior Doors	✓ Good	Fair	Poor	
Storm Doors	Good	Fair	Poor	
Siding	✓ Good	Fair	Poor	
Cornice	✓ Good	Fair	Poor	
Trim	✓ Good	Fair	Poor	
Paint	✓ Good	Fair	Poor	
Roofing	Good	✓ Fair	Poor	
Roof Vents	✓ Good	Fair	Poor	
Gutters	✓ Good	Fair	Poor	
Chimney	✓ Good	Fair	Poor	



Programmatic Statement

The following Programmatic Statement is a written description of the project featuring two key project planning considerations - project budget and scope.

Project Description

Below is a general description of the project.

- > Attached two-car garage with master suite and deck above
- > Project priorities - [1] Garage, [2] Master Suite, [3] Expanded DR [4] Outdoor space

Project Budget

Project budget is a preliminary construction cost estimate initiated by DLD and reviewed by a licensed builder. It's based on \$/sf costs and comparisons to other recent DLD projects of similar type, scope, and finish.

DLD's initial construction cost estimate is for the scope of work highlighted in this Programmatic Statement. The budget amount includes materials, labor, and builder fee. It does not include the cost of additional design fee, consultants/engineers, or financing and land costs.

\$225K

For pricing specifics, see Fusion cost sheet on following page

Project Scope

Project scope is based on conversations with you from the recent Project Kickoff Meeting. It is a list of project preferences and priorities. It's not, however, a promise that all items can be accommodated.

The following Project Scope is a list of project preferences, priorities, and attributes. As mentioned in the Overview, it's not a promise that all items can be accommodated, however. Once the design process starts, it quickly becomes more evident what the limits are, and if any adjustments need to be made to project scope.

Design Aesthetic Continuum

It's DLD's understanding that the design aesthetic for the project is:



Cost Sheet

The following construction cost breakdown provided by Fusion Home Improvement.

Category	Cost	Notes
Permit	\$4,500	
Dumpsters	\$2,400	
Design work		Determined by contract w/ DLD
Survey	\$800	
Protection/cleanup materials	\$1,200	
Demo labor	\$4,500	garage tear down, two interior openings from house to new rooms
Clean up labor throughout	\$550	
Foundation & waterproofing	\$22,000	aprox. Slab on frost foundation size 24x 24
Concrete	\$7,500	drive way aprox. 18 x 24
Insulation	\$4,200	
Framing materials	\$28,000	
Windows	\$5,800	total of [5] 30" x 54" wdw units no grids
Framing labor	\$18,000	
Electric	\$8,500	no service relocation
Plumbing	\$4,500	dbl. sink, shower, water closet
HVAC	\$3,500	
Wood floors installed (new)	\$2,200	mud room unkown footage
Drywall materials & hang	\$3,500	
Drywall labor mud, tape & sand	\$5,500	fire tape garage celing, tape mud room, master suite
Trim work materials & Interior doors	\$3,500	
Trim work labor	\$3,500	
Tile labor	\$5,500	
Interior painting/staining	\$3,200	
Exterior painting/staining	\$1,800	
Roofing labor & materials	\$4,500	
Siding labor & materials	\$7,500	aprox. 8 squares of smooth LP
Soffits & fascia installed	\$3,200	
Gutters installed	\$800	
Deck work		
Exterior door(s) allowance	\$2,500	garage serve door and door to mud room
Cabinetry allowance	\$2,500	mud room hook strip and bench
Countertop allowance	\$2,500	master vanity, [2] sinks
Cabinet hardware allowance	\$200	
Tile materials allowance	\$3,800	
Plumbing fixture allowance	\$2,500	[2] bath faucets [1] shower valve, toilet
Lighting fixture allowance	\$1,200	
Bath accessories allowance	\$300	
Carpet allowance	\$3,500	master bedroom
Heavy glass allowance	\$3,500	glass panels and door for shower
Closet system allowance	\$3,000	
Garage door/opener allowance	\$2,500	

Fusion estimated cost \$188,650
 Project sell price \$225,000



Space Descriptions

The project shall contain the following spaces, features, and objectives.

Garage & Mudroom

Main Level

OBJECTIVES	<ul style="list-style-type: none">> Demo old garage> New 2+ stall attached garage with storage space, if possible> New mudroom for family/gear storage
LAYOUT	<ul style="list-style-type: none">> Attached garage [unheated]/mudroom> Parking for two w/ additional space for storage, if possible> Enter house between kitchen and BA
FEATURES	<ul style="list-style-type: none">> [4] divided cubbies/storage cabinets - keep shoes/gear off to side> Coat closet, broom/vacuum closet> Maintain as much natural light as possible
MATERIALS FIXTURES & COLORS	<ul style="list-style-type: none">> TBD in the design process> Divided /cubby storage in mudroom
APPLIANCES	<ul style="list-style-type: none">> N/A

Master Suite

Upper Level

OBJECTIVES	<ul style="list-style-type: none">> New master suite with old BR to be used as a bonus room/separation space
LAYOUT	<ul style="list-style-type: none">> Master BR w/ walk-in closet> Master BA> Composite deck/covered porch [open, not screened]
FEATURES	<ul style="list-style-type: none">> Linen closet or cabinet> Possible deck/covered porch off of master BR [this would reduce footprint of BR making it compliant, and introduce an outdoor space]
MATERIALS FIXTURES & COLORS	<ul style="list-style-type: none">> Bath/Soaker tub> Walk-in shower> 48" vanity
APPLIANCES	<ul style="list-style-type: none">> N/A



Zoning Analysis

In the Zoning Analysis, we identify the municipal ordinances that impact your property and project. This includes such things as maximum building height, finished square feet, lot coverage, impervious surface, and property setbacks.

This analysis is a peek behind the municipal curtain - a catalog of the opaque and sometimes obscure zoning ordinances that, if unidentified early, can derail your project later.

Highlights

The key zoning highlights are summarized on this page; the supporting details and key ordinances are listed on the following page.

> Size of Addition

To get a 2-car attached garage and mudroom on main level, it is assumed that the footprint of the attached garage would be approximately 30'x20' [600 SF]. This would allow for two parking stalls, and additional SF for storage and mudroom.

The garage would align with the south wall of your house and open/face north. This would allow for approximately 10' of the house on the north side to not be covered by the addition.

If, however, the upper level were the same 30'x20' size, the addition would be too big and not be compliant with the Floor Area Ratio [see FAR ordinance on Zoning Definitions page]. The upper level would have to be reduced by at least 254 SF to a maximum footprint of 345 SF [23'x15' would be one possible configuration] to make the addition compliant with the FAR limitations.

Limiting the size of the upper level master suite to 354 SF [max] would still allow for a deck or covered porch to be added, as this type of space is not included in the FAR calculation. This would also be a great way to address your desire for outdoor space. The CCE in the Programmatic Statement assumes a composite deck.

> HVAC

Given that the master suite may add up to 345 SF to your house, there may be a need to upgrade your A/C and/or furnace in order to heat and cool the additional space.

> Dining Room

Given the SF limitations, I don't anticipate there being enough flexibility to expand the DR. All main level SF will need to be dedicated to the garage and mudroom.

> Assumptions

Unheated garage, adding insulation and heat would be additional cost

Deck is composite



Municipal Parameters

Lot Parameters	Modifiers	Result	Allowables	Actuals	Compliance	Notes
Expansion of Non-Conforming Dwelling						
North Side Yard [Existing]					Yes	Addition aligned with house or 3' from property line
South Side Yard [Existing]					Yes	Addition aligned with house or 3' from property line
Site Parameters						
Lot Size [W' x L']	Width	Length				
	40.0	127.0		5,080		Lot SF
Lot Area [Acres]				0.117		Lot ackerage
Zoning District				R1-A		
Lot Size [Min]				5,000	Yes	
Lot Coverage [2]						
	45%			2,286		
House [Existing]	Demo'd?	No		797		Footprint of existing house
Attached Garage [Existing]	Demo'd?	No		0		Footprint of existing attached garage
Detached Garage/Out Building [Existing]	Demo'd?	Yes		0		Footprint of existing detached garage
House [Addition]				0		Footprint of addition
Attached Garage [Addition]				600		Footprint of attached garage addition
Detached Garage/ADU [Addition]				0		SF of ADU/garage replacing an existing garage
New Construction	New Con?	No		0		SF of new construction
Total SF				1,397	Yes	
Remaining Allowable SF				889		
Impervious Surfaces [3]						
	60%			3,048		
Existing House	Demo'd?	No		797		30'-4"x26'-4" footprint
Existing Garage/Out Building[s]	Demo'd?	Yes		0		Demo existing garage
House [Addition]				0		
New Construction				0		
Driveways [Existing]	Demo'd?	Yes		0		Demo existing driveway
Driveways [New]				720		Estimated size of new driveway
Walkways, Stairs, Deck, Patio [Existing]	Demo'd?	No		704		Paver patio has been removed from this number
Walkways, Stairs, Deck, Patio [Addition]				0		
Total SF				2,220	Yes	
Remaining Allowable SF				828		
Yard Requirements/Setbacks						
> Primary						
Front Yard			20	33.5	Yes	Front yard setback
North Side Yard [Existing]			5	7.0	Yes	North Side Yard Setback of existing house
South Side Yard [Existing]			5	3.5	Yes	South Side Yard Setback of existing house
North Side Yard [Addition]			5	5.0	Yes	North Side Yard Setback of additon
South Side Yard [Addition]			5	3.5	Yes	South Side Yard Setback of addition
Building Bulk Requirements						
> Primary						
Building Height Max [Existing]	Roof Type?	Hipped	33	23.0	Yes	Grade to midpoint of existing roof - estimated
Building Height Max [Addition] [6]	Roof Type?	Hipped	33	23.0	Yes	Grade to midpoint of new roof - estimated
Building Perimeter [4]	50%		113.2	0.0	Yes	LF where main level is 42" above natural grade
Building Stories [Max]			2.5	5	Yes	
Floor Area Ratio						
Floor Area Ratio, GSF [Max] [5]	50%			2,540		
Lower Level [See Notes]	No			0	Yes	*Yes" if > 50% of the main level is 42" abv natural grade
Attached Garage [Existing]				0		
Attached Garage [Addition]				600		30'x20' attached garage/mudroom
Main, Upper, Attic Levels [Existing]				1,594		
Main, Upper, Attic Levels [Addition]				345		23'x15' upper level/master suite
Total GSF				2,539	Yes	Master suite cannot be same size as garage
Remaining Allowable GSF				1		If number is positive proposed project is viable



Zoning Definitions

Below are definitions of the key zoning ordinances covered in the Zoning Analysis worksheet highlighted on the previous page.

[1] Expansion of Non-Conforming Dwelling

A 1, 2 or 3-family dwelling nonconforming as to side and rear yards only shall have all the rights of a conforming structure, provided the structure is located not closer than 3' from the side and rear lot lines, and provided that the structure shall not be enlarged, altered or relocated in a way as to increase its nonconformity. The extension of a 1 or 2-family dwelling along the existing setback or the addition of a second story or half-story shall not be considered as increasing its nonconformity, provided the portion of the structure within the required side or rear yard comprises at least 60% of the length of the entire structure, and that the structure shall not be enlarged, altered or relocated within the required front yard.

[2] Lot Coverage

Footprint of principal and accessory structures under a roof [house, garage, outbuildings].

[3] Impervious Surface

Compressed or hard surfaces that shed rain water [decks, patios, walkways, driveway]

[4] Floor Area Ratio [FAR]

A multiplier that allows up to 50% of lot SF to be used for interior finished square feet. If your lot is 5,000 SF, for example, your house may have up to 2,500 FSF [max]. FAR does NOT include detached structures, such as garages, decks, open porches, and half stories. Nor does it include the lower level, unless your house/site doesn't comply with ordinance [5] in this section.

[5] Building Perimeter at Grade

If more than 50% of 1st floor is greater than 42" above natural grade, the entire lower level must be included in FAR calculation.

[6] Building/Garage Height Max

The vertical distance from the natural grade measured at a point 10' away from the front center of the building to the top of the highest point of the structure, or to the top of the highest point of the roof on a flat or shed roof, the deck line on a mansard roof, or the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.

Hand-drawn site plan of a residential property. The plan is oriented with a street at the top and an alley at the bottom. The property is bounded by 5704 R. on the left and 5712 R. on the right. The plan includes the following features and dimensions:

- Top Boundary:** STREET, BOULEVARD, and SIDEWALK.
- Left Boundary:** 5704 R. (Chain Link Fence).
- Right Boundary:** 5712 R. (No Fence).
- Bottom Boundary:** ALLEY (20'0" wide).
- Property Dimensions:**
 - Overall width: 45'6" (split into 26'4" and 19'2").
 - Overall depth: 95'6" (split into 40'0" and 55'6").
- Internal Features and Dimensions:**
 - 2-CAR GARAGE:** 20'0" x 22'0".
 - PAVED PATIO:** 11'0" x 15'0".
 - HOUSE:** 26'4" x 30'4".
 - DRIVE:** 10'0" x 15'0".
 - Other Dimensions:** 7'0", 10'0", 11'0", 12'0", 13'0", 14'0", 15'0", 16'0", 17'0", 18'0", 19'0", 20'0", 21'0", 22'0", 23'0", 24'0", 25'0", 26'0", 27'0", 28'0", 29'0", 30'0", 31'0", 32'0", 33'0", 34'0", 35'0", 36'0", 37'0", 38'0", 39'0", 40'0", 41'0", 42'0", 43'0", 44'0", 45'0", 46'0", 47'0", 48'0", 49'0", 50'0", 51'0", 52'0", 53'0", 54'0", 55'0", 56'0", 57'0", 58'0", 59'0", 60'0", 61'0", 62'0", 63'0", 64'0", 65'0", 66'0", 67'0", 68'0", 69'0", 70'0", 71'0", 72'0", 73'0", 74'0", 75'0", 76'0", 77'0", 78'0", 79'0", 80'0", 81'0", 82'0", 83'0", 84'0", 85'0", 86'0", 87'0", 88'0", 89'0", 90'0", 91'0", 92'0", 93'0", 94'0", 95'0", 96'0", 97'0", 98'0", 99'0", 100'0".