



2024 Development Review Application

City staff contact: Dan Olson
 763-531-1142
dan.olson@crystalmn.gov
 4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

1. Property Address for this application:

6124 Lakeland Ave N. Crystal MN 55428

2. Property Identification Number (PID):

[Empty box]

3. Applicant:

Name:	EFRAIN E. CARDENAS		
Street:	12153 62nd Ave N.	City: Maple Grove	State: MN Zip: 55369
Telephone:	612 685 2154		
Email:	efraincardenas@hotmail.com		

4. Property Owner:

- Same as the Applicant (if so, you don't need to complete this section)
- Different from the Applicant (complete this section)

Name:			
Street:	City:	State:	Zip:
Telephone:			
Email:			

5. Project name and description:

Cardenas Project.
 Planning to have existing porch and convert it on living space and also extended 2 ft out on porch. and 8 ft out for on the upper floor. that helps to have a master bedroom with own bathroom.

6. Project contact (the applicant shall designate one contact person for the application):

Name:	EFRAIN CARDENAS	Role in Project:	manager.
Company:	A-1 Remodeling INC		
Street:	12153 62nd Ave N	City: Maple Grove	State: MN Zip: 55369
Business Telephone:	763-477-8930		
Email:	efrain@a1remodelinginc.com		

7. Additional design/engineering professional (if applicable):

Name:	Leon Giothe	Role in Project:	
Company:	Alden Associates Architecture.		
Street:	City:	State:	Zip:
Business Telephone:	763-300-2840		
Email:			

8. Application type: A complete development review application includes the following:

- Completed and signed development review application form
- Completed and signed escrow form (if applicable - see list of application types below)
- Completed application checklist for each respective type of application (see list below)
- Payment of application fee for each respective type of application (see list below)

<u>Type of application</u> (check all that apply):	<u>Application fee</u> (nonrefundable): [1]
<input type="checkbox"/> Adjacent Parcel Land Conveyance	\$240 + \$240 escrow
<input type="checkbox"/> Administrative Appeal	\$240
<input type="checkbox"/> Comprehensive Plan Amendment	\$700 + \$700 escrow
<input type="checkbox"/> Conditional Use Permit	\$700 + \$700 escrow [2]
<input type="checkbox"/> Lot consolidation	\$480 + \$480 escrow
<input type="checkbox"/> Rezoning to Planned Development	\$1,400 + \$1,400 escrow
<input type="checkbox"/> Site Plan	\$700 + \$350 escrow
<input type="checkbox"/> Subdivision	\$700 + \$70 per lot over 2, + 700 escrow
<input type="checkbox"/> Vacation of a public street or easement	\$600 + \$600 escrow
<input checked="" type="checkbox"/> Variance	\$600 + \$300 escrow
<input type="checkbox"/> Zoning Certificate	\$120 [2]
<input type="checkbox"/> Zoning Map or Text Amendment	\$700 + \$700 escrow
Total fee: \$ <u>900.00</u>	

[1]: The escrow fee will first be applied to cover County recording fees and legal fees related to the review of documents associated with the application. For telecommunication towers, the escrow fee will also be applied to engineering review expenses. The remaining escrow fee will be returned to the applicant.

[2]: The fee for a telecommunication tower is \$2,200, plus a \$11,000 escrow

Notice: Review of a development application and the decision to approve, approve with modifications, or deny the application will be based on the standards and criteria found in the Crystal Comprehensive Plan, Unified Development Code and any other applicable governmental codes, guidelines, standards or policies necessary to safeguard public health, safety, aesthetics, and general welfare. Approval of this application does not absolve the applicant from obtaining all other applicable permits, such as stormwater or building permits.

Applicant: I (We) certify that I (we) have submitted all the required information to apply for consideration of a development review application and the information is factually correct and accurate.

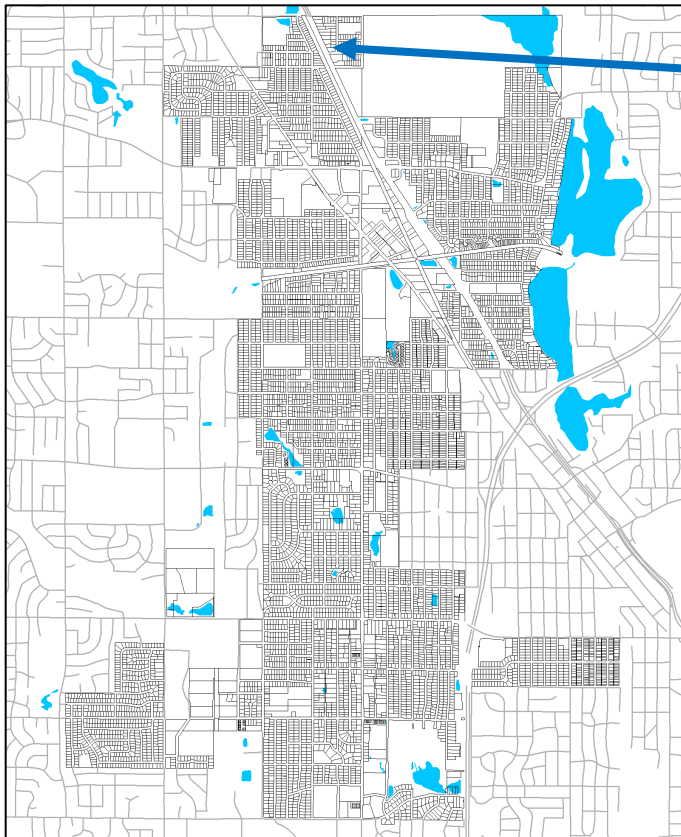
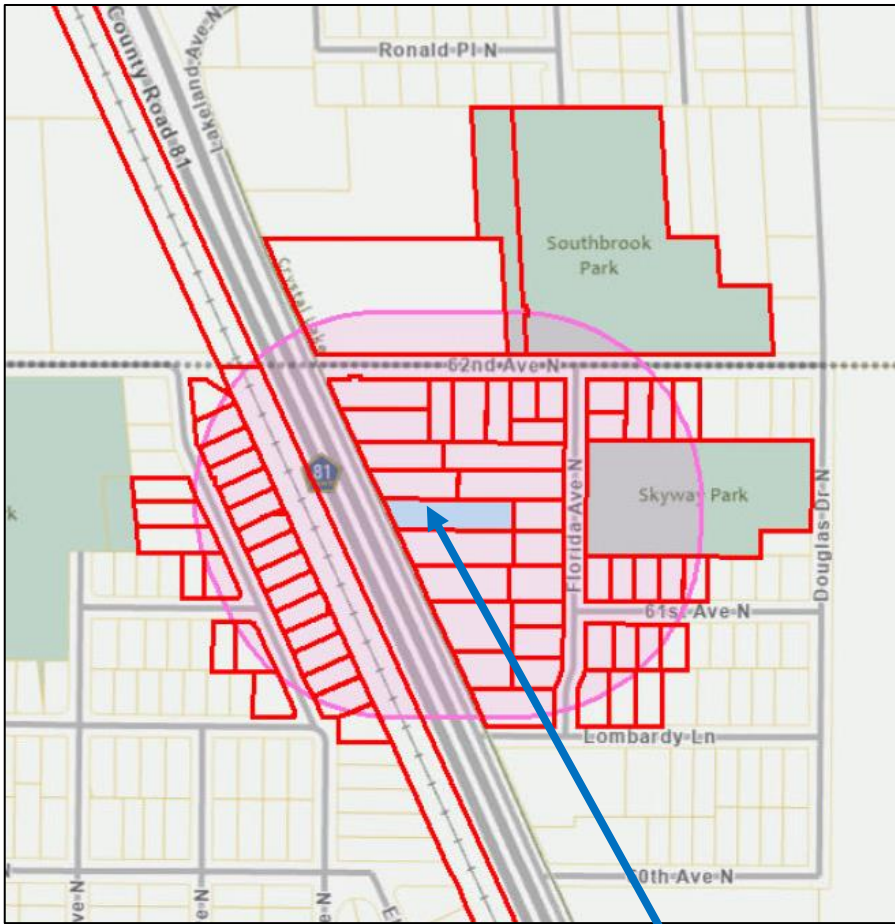
Property Owner: I (We) certify that I am aware that a development review application for the property I (We) own is being submitted by the applicant.

 Signature of Applicant Date: 01-05-24

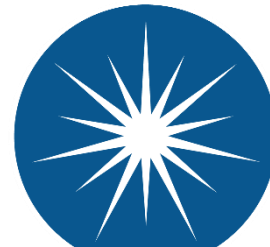
 Signature of Property Owner (if different from Applicant) Date: _____

FOR OFFICE USE ONLY: Application # 2024-01 Accounting # 0100.4418
 Receipt # _____ Date Received 1/16/2024
 Acknowledgement letter sent ___/___/___ If application incomplete, was 60-day rule language included? _____
 Plan Comm hearing ___/___/___ City Council action ___/___/___ Approved? Yes ___ No ___ Other ___
 NOTES: _____

Site Location and Public Hearing Notice Mailing Map



6124 Lakeland Ave N



CITY of CRYSTAL

4141 Douglas Dr. N.
Crystal MN 55422

CITY OF CRYSTAL

VARIANCE APPLICATION 6124 LAKELAND AVENUE NORTH

PUBLIC HEARING NOTICE 7:00 P.M. ON MONDAY, FEBRUARY 12, 2024 CRYSTAL CITY HALL (4141 DOUGLAS DR N) AND ZOOM VIDEO CONFERENCE

The Crystal Planning Commission will consider a variance application from Efrain Cardenas, who is proposing to construct additions to the front of the home at 6124 Lakeland Ave N. The construction of the addition requires approval of a variance to reduce the required minimum front setback from 30' to 25'.

Key elements of the proposal: The home additions will consist of the following elements:

- **Convert porch to living space.** The existing home, constructed in 1936, has a front porch, which is approximately 27' from the front property line. This porch will be converted to living space and second story living space will be added above this porch.
- **Upper story cantilever.** The applicant is proposing to add an approximately 2' wide cantilever to expand the upper story of the home and this cantilever will be 28' from the front property line
- **Entryway addition.** A small uncovered entryway addition will be added in front of the existing porch that will be 25' from the front property line.

The Planning Commission will hold a public hearing on the application at 7:00 p.m. on February 12, 2024 in the Council Chambers at Crystal City Hall, 4141 Douglas Drive North.

To view the application including a detailed site plan:

- Visit City Hall during normal business hours, or
- Visit the 2024 Land Use Applications page on the city website, www.crystalmn.gov or use the QR code to the right for a direct link.
- The staff report to the Planning Commission will be available by February 9 on the same page of the website.



To speak directly to the Planning Commission on the proposal, you may:

- Attend the meeting via Zoom: <https://go.crystalmn.gov/Feb12> (meeting ID is 893 8458 3320 and password is 414141) or call-in toll free at 888-475-4499, or
- Attend the public hearing in-person on Monday, February 12, 2024 at 7 p.m. at City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on February 12, 2024 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance application from Efrain Cardenas for 6124 Lakeland Avenue North. The variance is to reduce the minimum required front setback requirement from 30' to 25' feet to allow additions to the front of the existing home, including converting the existing porch to living space with additional living space above, adding an approximately 2' wide cantilever to the front of the home, and adding a small unenclosed entryway. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, February 20, 2024 at Crystal City Hall. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available upon request to individuals with disabilities by calling the city clerk at 763-531-1145 at least 96 hours in advance. TTY users may call Minnesota Relay at 711 or 1-800-627-3529.



VARIANCE APPLICATION CHECKLIST

Type 2 Review

This application checklist provides information about what is to be submitted for the project narrative and the site plan. A complete development review application includes the following:

- Completed and signed development review application
- Completed and signed escrow form
- Completed application checklist
- Application fee

1. Variance Narrative

Submit a separate narrative document which answers or addresses the following questions about the proposed variance.

- a) What is the zoning district for the property?
Low density residential.
- b) What is the existing use for the property?
Residential.
- c) What is the proposed use for the property?
Residential, personal.
- d) What requirement of the unified development code (City code chapter 5) are you requesting a variance from?
- e) Describe how the variance request is in harmony with the general purposes of the unified development code (City code section 500.03).
- f) Describe how the proposed variance is consistent with the Comprehensive Plan, such as the planned use map.
- g) Describe the unique circumstances of the property that create a need for a variance.
- h) Describe how granting the variance will not change the essential character of the surrounding area.

2. Site plan design features checklist. Check all items included in the application. Items may be modified with advance approval from the city planner.

General Plan Information.

- a) The site plan must be prepared by a land surveyor licensed by the State of Minnesota.
- b) The applicant shall submit one 11" x 17" copy of the site plan, and email a pdf copy to city planner Dan Olson at dan.olson@crystalmn.gov

Staff contact:
Dan Olson, City Planner

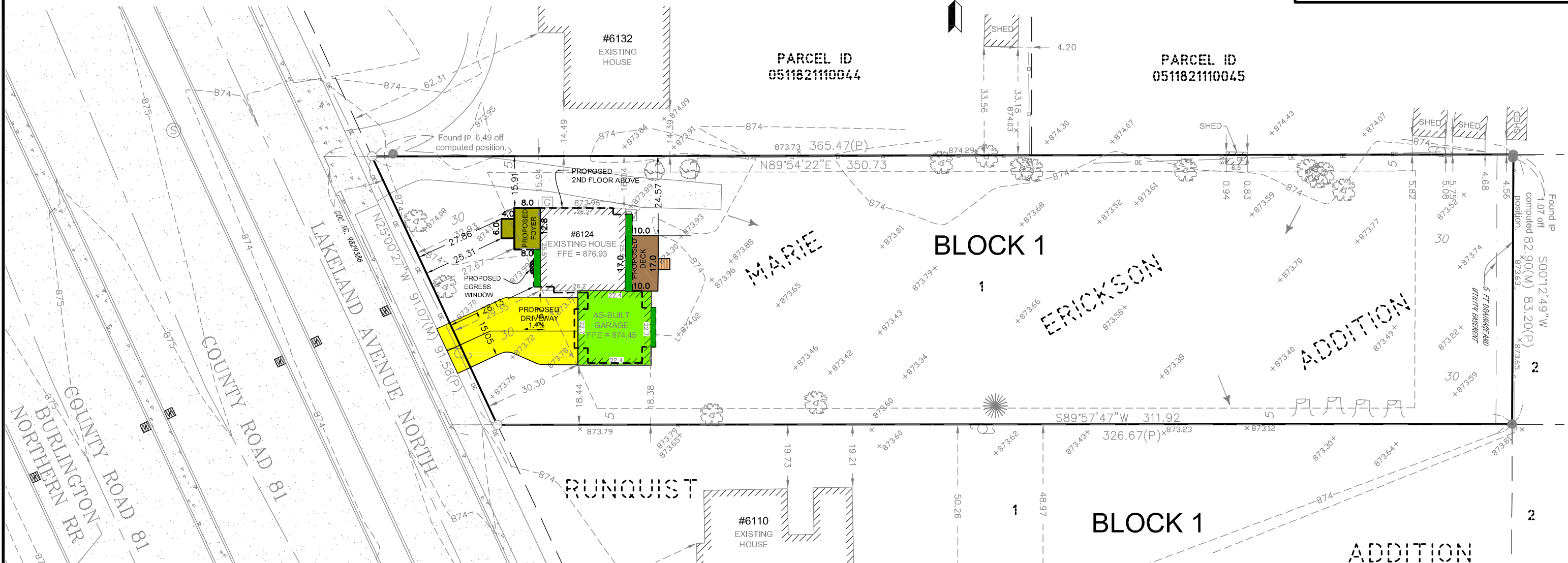
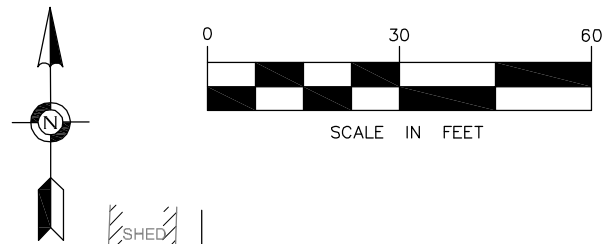
4141 Douglas Dr N
Crystal, MN 55422
www.crystalmn.gov

Contact: 763-531-1142 or dan.olson@crystalmn.gov

- e) I believe the changes that we planning to make would not affect on any way with the neighborhood property or public infrastructure.
- f) the property is guided low density residencial. and the addition will conform to that designation.
- g) well the new variance will create a decent living space on the property adding more sqft. on main level and upper level. not changing the hight of the property.
- h) I do not think that would change much the character of the property. It would help the apparence on the neighborhood.

SITE AND DIMENSION PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



BUILDING SETBACKS

ZONING: R1 = LOW DENSITY RESIDENTIAL DISTRICT
 HOUSE: FRONT = 30 FT
 REAR = 30 FT
 SIDE = 5 FT

PROPOSED HARDCOVER

EXISTING HOUSE	668 SQ. FT.
AS-BUILT ADDITION	508 SQ. FT.
WEST 2ND FLOOR EXTENSION	23 SQ. FT.
EAST 2ND FLOOR EXTENSION	48 SQ. FT.
EAST 2ND FLOOR GAR. EXT.	16 SQ. FT.
FOYER	125 SQ. FT.
DECK	182 SQ. FT.
DRIVEWAY	670 SQ. FT.
EXISTING BITUMINOUS SURFACE	889 SQ. FT.
TOTAL IMPERVIOUS AREA	3,129 SQ. FT.
TOTAL LOT AREA	27,414 SQ. FT.
PROPOSED HARDCOVER	11.4%

LEGAL DESCRIPTION

Lot 1, Block 1, MARIE ERICKSON ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

REFERENCE BENCHMARK

ELEVATION = 867.09 (NAVD 88)
 MNDOT DISK "GEP A".

PROPOSED LEGEND

- DENOTES AS-BUILT ADDITION
- DENOTES PROPOSED FOYER
- DENOTES PROPOSED DECK
- DENOTES PROPOSED DRIVEWAY
- DENOTES PROPOSED EGRESS WINDOW

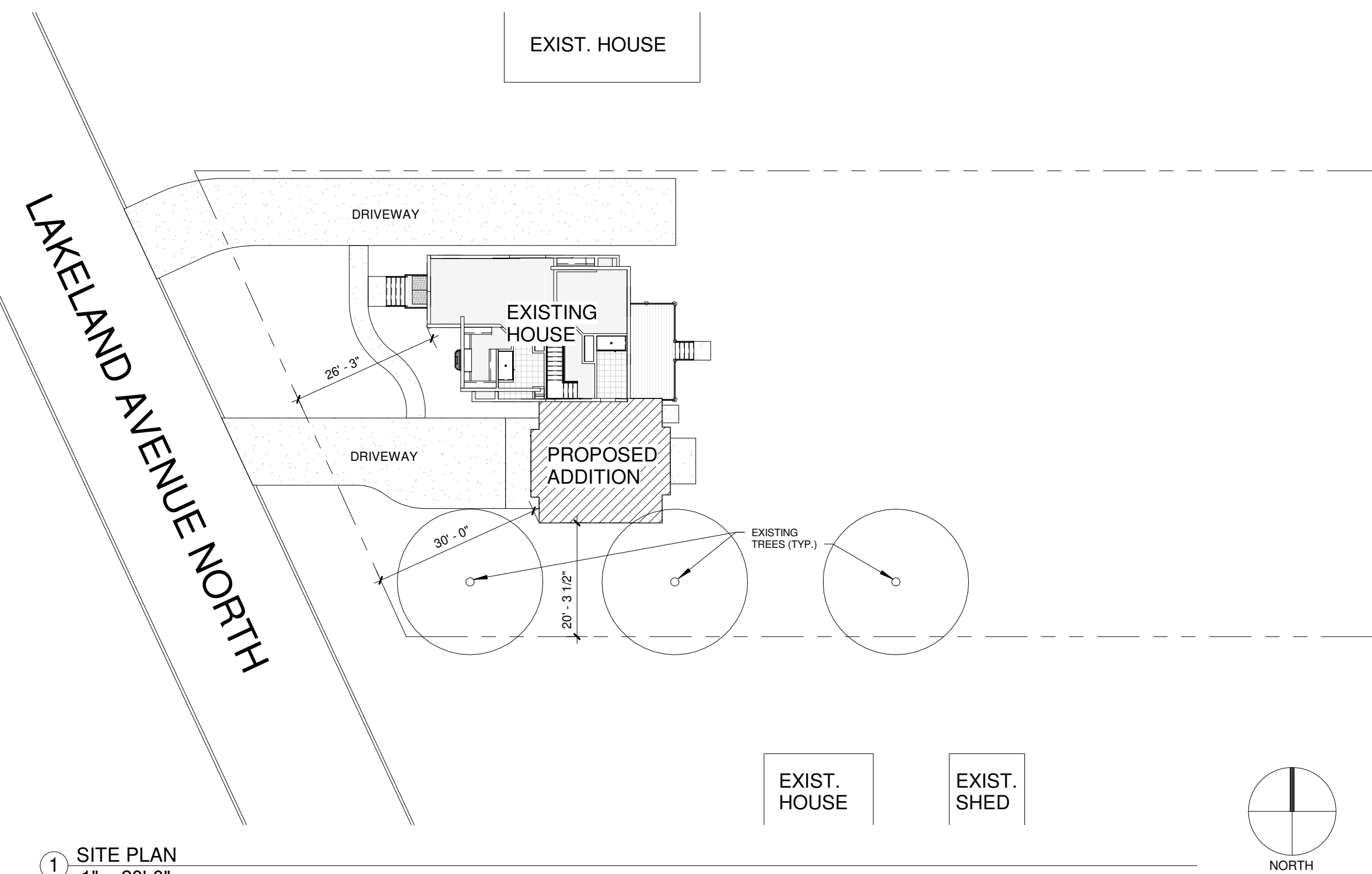
LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 - DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- ☀ DENOTES BITUMINOUS SURFACE
- ☀ DENOTES CONIFEROUS TREE
- ☀ DENOTES BUSH
- ☀ DENOTES DECIDUOUS TREE
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- OE— DENOTES OVERHEAD ELECTRIC
- ⊕ DENOTES ELECTRIC POWER POLE
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- ⊕ DENOTES SANITARY MANHOLE
- ⊕ DENOTES ELECTRIC METER
- ⊕ DENOTES GAS METER
- ⊕ DENOTES STORM CATCH BASIN (SQUARE)
- ⊕ DENOTES STUMP
- ← DENOTES DRAINAGE FLOW
- RR DENOTES RAILROAD

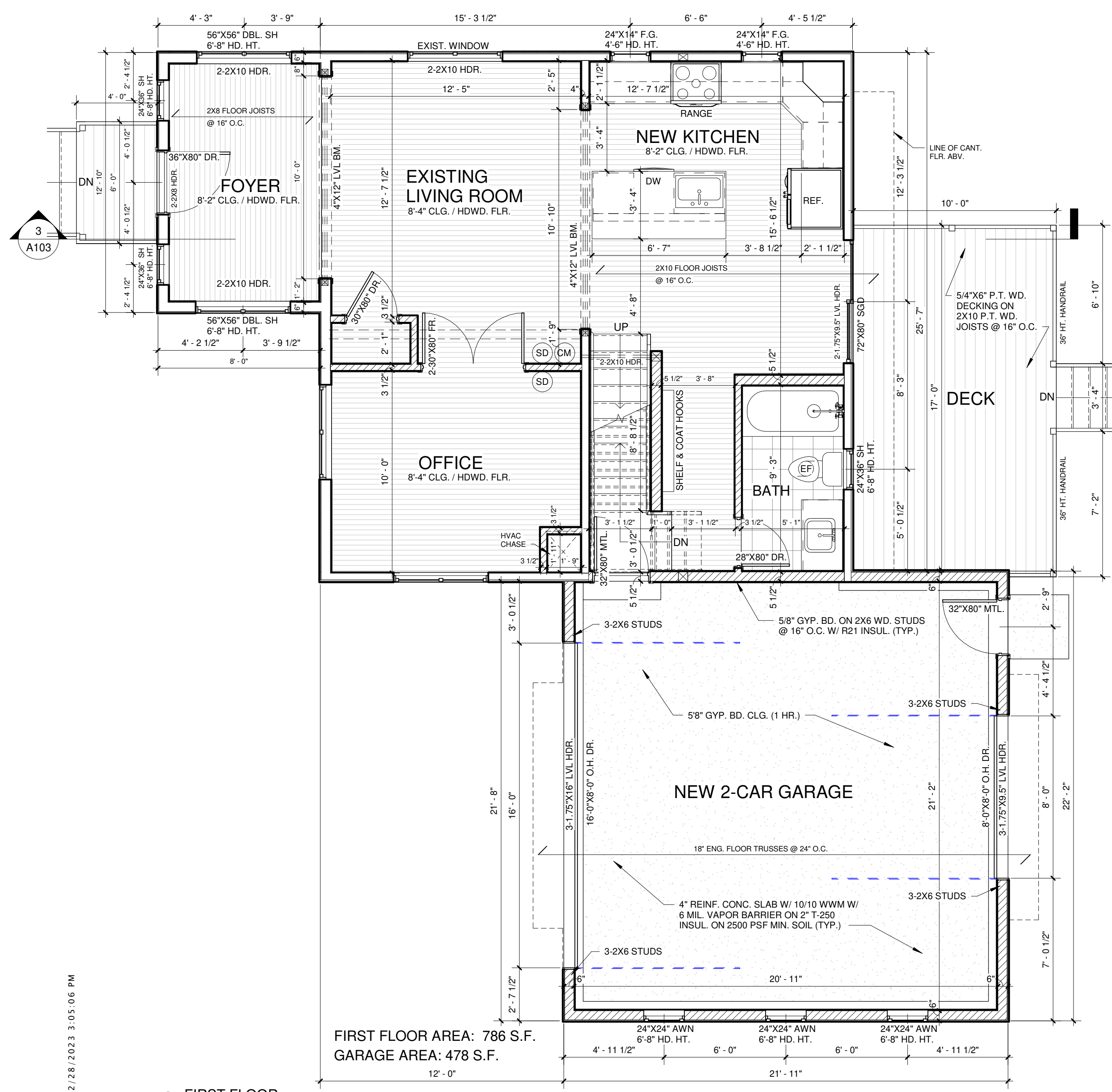
NOTES

- THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
- NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
- CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
- NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
- EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY



1 SITE PLAN
1" = 20'-0"



3 FIRST FLOOR
1/4" = 1'-0"

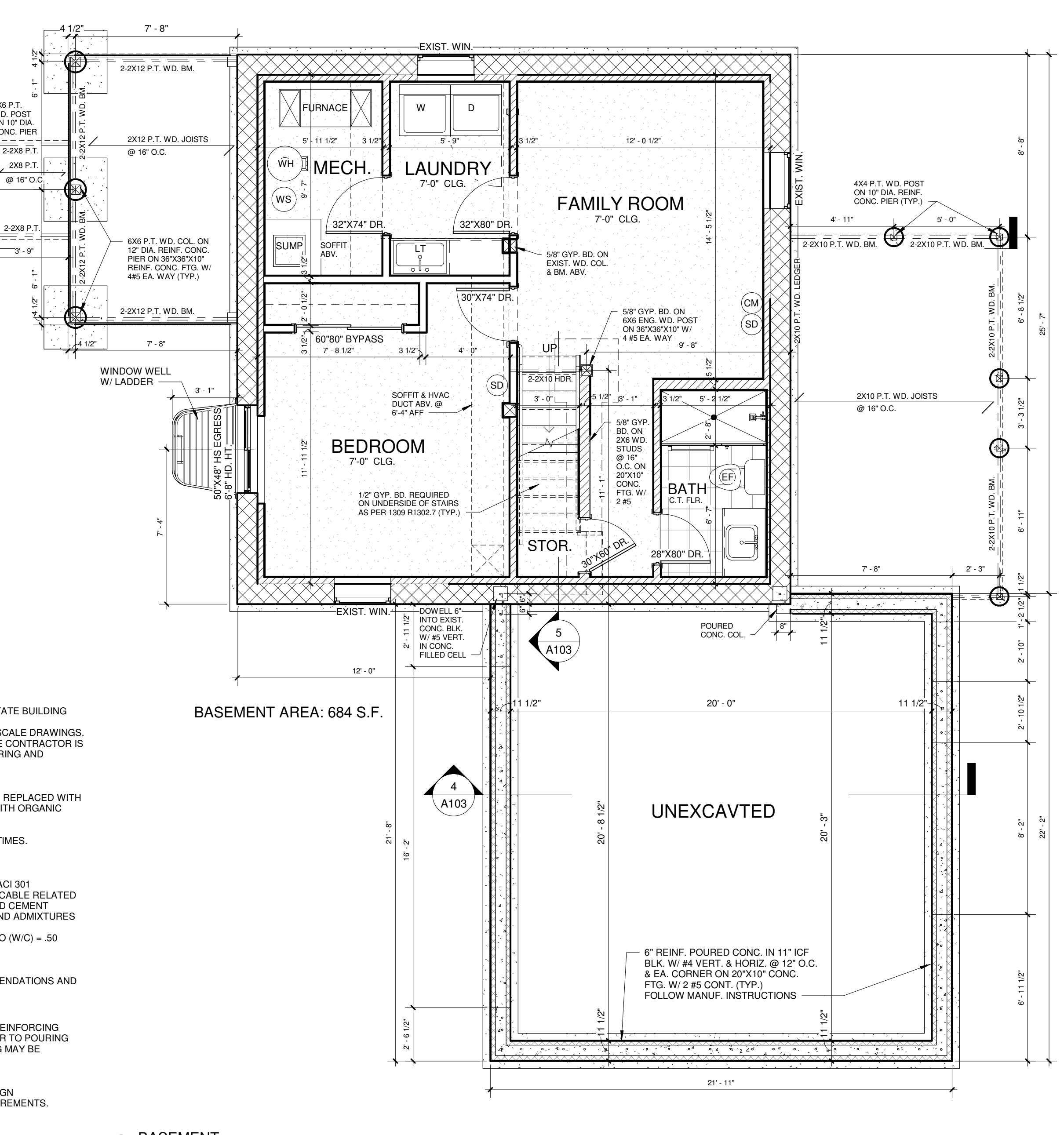
CONSTRUCTION NOTES

- GENERAL REQUIREMENTS**
1. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL BUILDING CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS, ETC.
 2. ALL AREAS USED FOR STAGING, DUMPSTERS, CONTRACTOR PARKING, ETC. SHALL BE DESIGNATED BY OWNER.
 3. ALL AREAS OF THE JOBSITE MUST BE KEPT BROOM CLEAN. NO DEBRIS SHALL BE LEFT ON SITE EXCEPT IN DESIGNATED AREAS.
 4. ACCESS TO ALL ENTRANCES AND EXITS MUST BE MAINTAINED IN AN ORDERLY AND SAFE MANNER.
 5. STRUCTURAL LUMBER TO BE SOUTHERN YELLOW PINE OR EQUAL. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES.
 7. PROVIDE FALL PROTECTION FOR WINDOW SILLS BELOW 36" AFF.
 8. WINDOWS ARE GENERIC IN SIZES SPECIFIED ON DRAWINGS. SEE WINDOW MANUFACTURER SPECIFICATIONS FOR ROUGH OPENING SIZES.
 9. HEADERS ABOVE DOOR AND WINDOW OPENINGS IN WOOD-FRAMED BEARING WALLS ARE 2"X10 UNLESS NOTED OTHERWISE.
 10. ALL BEARING WALLS TO HAVE DOUBLE TOP PLATES. ALL BUILDING LOADS AND STRUCTURAL MEMBERS TO BE VERIFIED AND SIZED BY MATERIAL SUPPLIER.

THE SUBTRADES WILL BE RESPONSIBLE FOR THE COMPLETE DESIGN OF THEIR SCOPE OF WORK. ALL DESIGN AND COSTS FOR THE WORK SHALL BE PRESENTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. THESE SUBTRADES ARE RESPONSIBLE FOR ALL CONSTRUCTION DOCUMENTATION AND PERMITS REQUIRED TO COMPLETE THEIR WORK. THESE SUBTRADES ARE RESPONSIBLE FOR ALL COORDINATION WITH RELATED TRADES WHEN THE SCOPE OF WORK OVERLAPS, I.E. HVAC WILL PROVIDE SUFFICIENT COORDINATION WITH ELECTRICAL SUBCONTRACTORS SO THAT ALL WORK AND CODES NECESSARY TO COMPLETE THIS WORK ARE INCLUDED IN THE PROJECT COST. THESE SUBTRADES MUST ENSURE THAT ALL WORK IS COMPLETED ACCORDING TO ALL CODES ENFORCED IN THE JURISDICTION OF THE PROJECT.

STRUCTURAL NOTES

- A. GENERAL**
1. STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE CURRENT STATE BUILDING CODE AND THE IBC.
 2. NOTIFY THE ARCHITECT OF ANY DRAWING DISCREPANCIES IMMEDIATELY. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO PROVIDE ADEQUATE BRACING UNTIL BUILDING IS CLOSED IN. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, SUPPLY AND INSTALLATION OF ALL BRACING, SHORING AND FORMWORK REQUIRED.
- B. FOUNDATION**
1. ANY UNSUITABLE SOIL BELOW FOOTING BEARING LOCATIONS TO BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% STANDARD PROCTOR. REMOVE ANY SOIL WITH ORGANIC MATERIALS SUCH AS TOPSOIL.
 2. USE FROST RESISTANT GRANULAR BACKFILL AROUND PIERS AND WALLS.
 3. PROTECT EXCAVATIONS AND POURED FOOTINGS FROM FROST PENETRATION AT ALL TIMES. NO CONCRETE TO BE PLACED ON FROZEN SOIL.
- C. CONCRETE**
1. EXCEPT AS NOTED, ALL CONCRETE WORK TO BE IN ACCORDANCE WITH CURRENT ACI 301 SPECIFICATIONS FOR STRUCTURAL WORK FOR BUILDINGS AND IBC 2006 AND APPLICABLE RELATED STANDARDS. CONCRETE MIXES SHALL BE DESIGNED PER ACI 301. USING PORTLAND CEMENT CONFORMING TO ASTM C-150 OR X-595, AGGREGATE CONFORMING TO ASTM C-33 AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-999 AND C-260.
 2. CONCRETE STRENGTH TO BE 4000 PSI AT 28 DAYS WITH MAX. WATER CEMENT RATIO (W/C) = .50
 3. MAX. AGGREGATE SIZE: 3/4" FOR FOOTINGS & SLAB, 3/8" FOR MASONRY FILL
 4. MAX. SLUMP: 4" EXCEPT FOR 8" FOR MASONRY FILL & 3" FOR SLABS.
 5. AIR ENTRAINMENT: 4.5 - 7.5 % FOR EXPOSED WORK.
 6. CONCRETE MATERIALS, FORMING, PLACING, FORM REMOVAL, ETC. TO ACI RECOMMENDATIONS AND ACCEPTABLE STANDARD CONSTRUCTION PRACTICE.
- D. REINFORCING STEEL**
1. ALL REBAR TO BE HELD IN PLACE WITH PROPER ACCESSORIES SUPPLIED BY THE REINFORCING STEEL SUPPLIER. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. EXCEPT THE VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE 'FLOATED' IN PLACE.
- E. WOOD FRAMING**
1. ALL WOOD FRAMING TO BE IN ACCORDANCE WITH CURRENT (NFPA) NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND MEET CURRENT IBC CODE REQUIREMENTS.
 2. ALL WOOD FRAMING MEMBERS TO BE #2 S.P.F.



2 BASEMENT
1/4" = 1'-0"

CARDENAS RESIDENCE
6124 LAKELAND AVENUE N
CRYSTAL, MINNESOTA

PERMIT SET

ORIGINAL ISSUE: 06/14/23

REVISIONS

No.	Description	Date

Project Number _____
PROJECT NUMBER

Author _____
L GROTHE

Checker _____
CHECKED BY

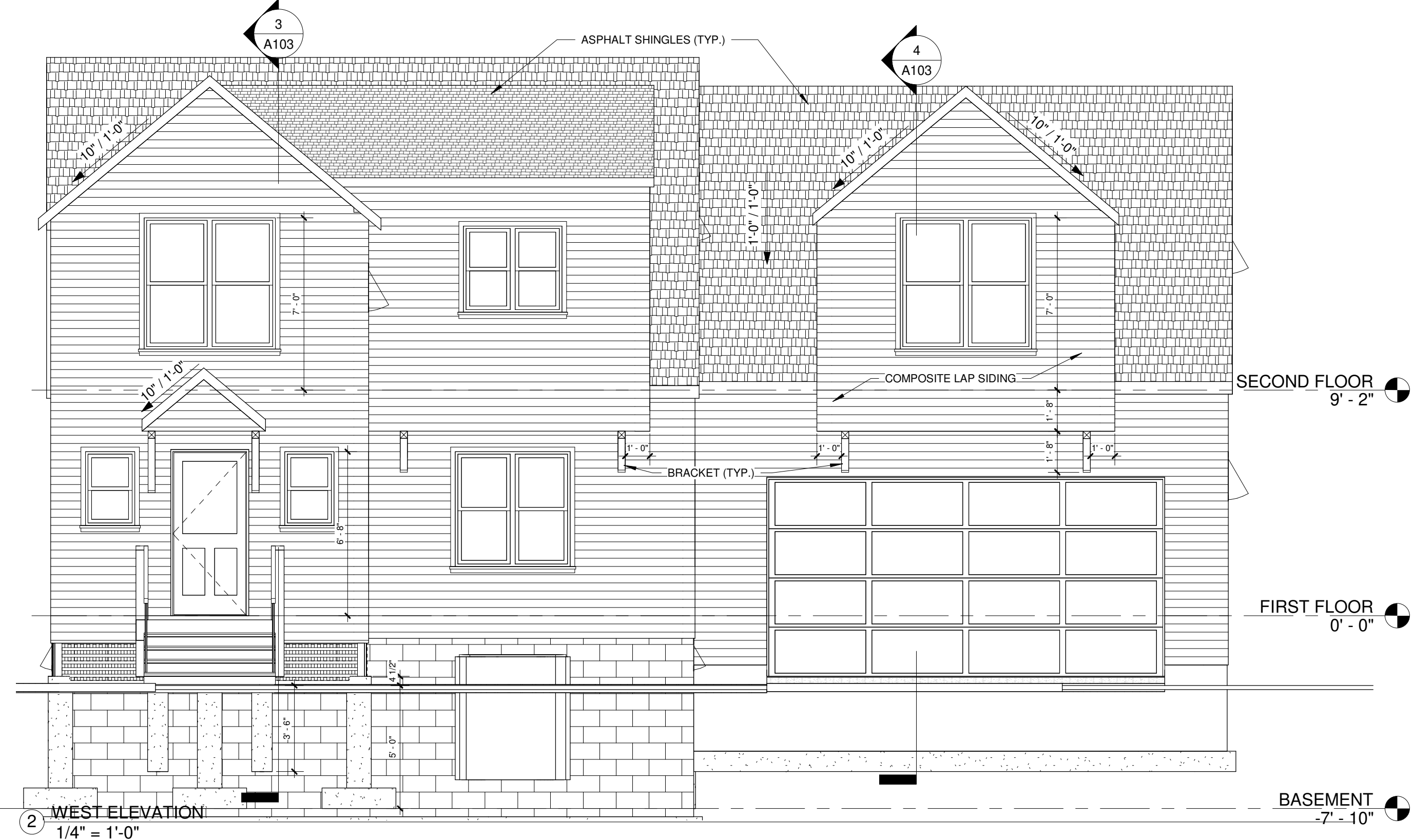
CARDENAS RESIDENCE

SECOND FLOOR PLAN & ELEVATIONS

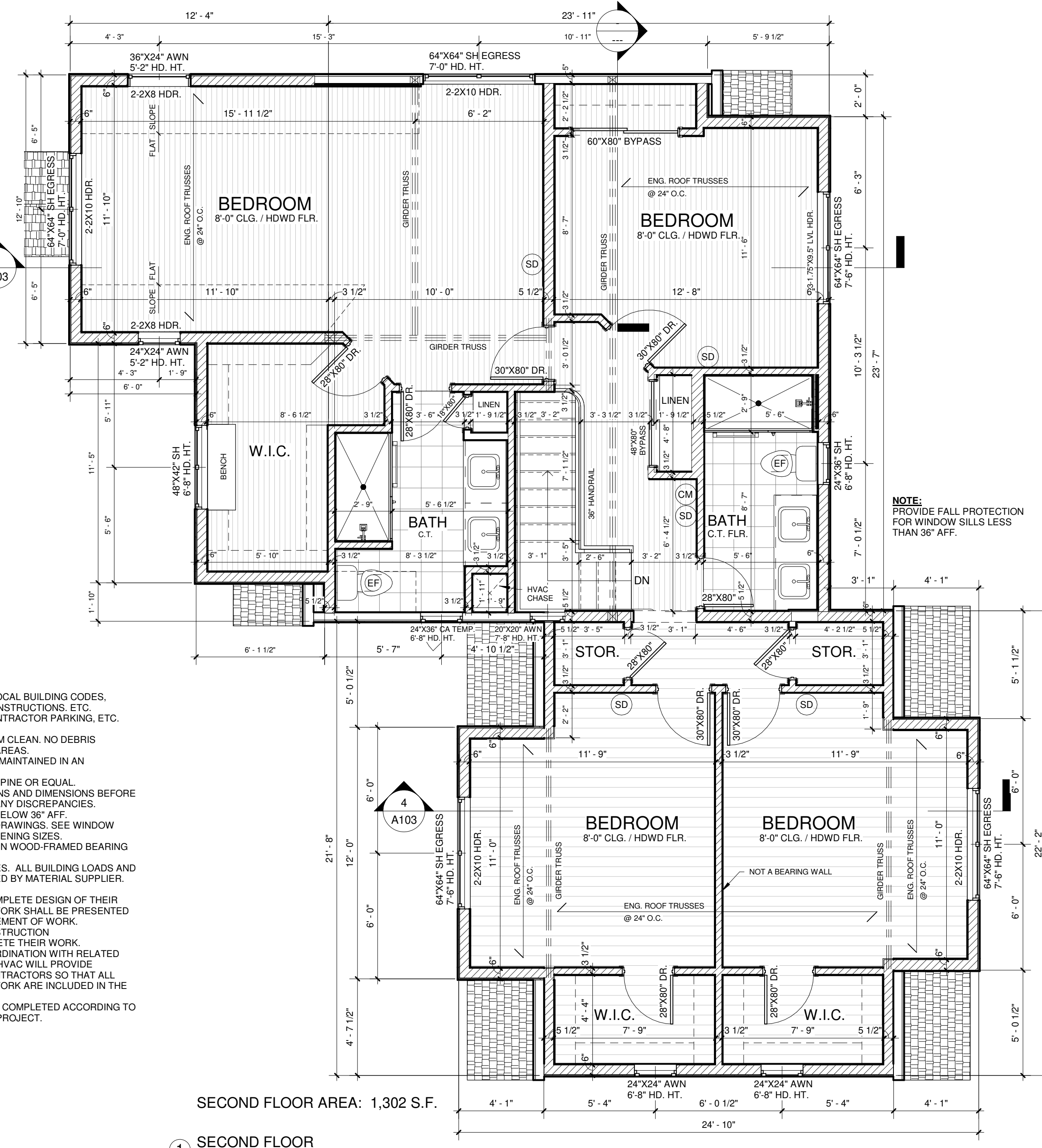
A102



3 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



SECOND FLOOR AREA: 1,302 S.F.

1 SECOND FLOOR
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTES

- GENERAL REQUIREMENTS**
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 4. ACCESS TO ALL ENTRANCES AND EXITS MUST BE MAINTAINED IN AN ORDERLY AND SAFE MANNER.
 5. STRUCTURAL LUMBER TO BE SOUTHERN YELLOW PINE OR EQUAL.
 6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES.
 7. PROVIDE FALL PROTECTION FOR WINDOW SILLS BELOW 36" AFF.
 8. WINDOWS ARE GENERIC IN SIZES SPECIFIED ON DRAWINGS. SEE WINDOW MANUFACTURER SPECIFICATIONS FOR ROUGH OPENING SIZES.
 9. HEADERS ABOVE DOOR AND WINDOW OPENINGS IN WOOD-FRAMED BEARING WALLS ARE 2-2X10 UNLESS NOTED OTHERWISE.
 10. ALL BEARING WALLS TO HAVE DOUBLE TOP PLATES. ALL BUILDING LOADS AND STRUCTURAL MEMBERS TO BE VERIFIED AND SIZED BY MATERIAL SUPPLIER.
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CARDENAS RESIDENCE
6124 LAKELAND AVENUE N
CRYSTAL, MINNESOTA

PERMIT SET

ORIGINAL ISSUE: 06/14/23

REVISIONS

No.	Description	Date

Project Number _____
PROJECT NUMBER

Author _____ Checker _____
L GROTHE CHECKED BY

CARDENAS RESIDENCE

ELEVATION & SECTIONS

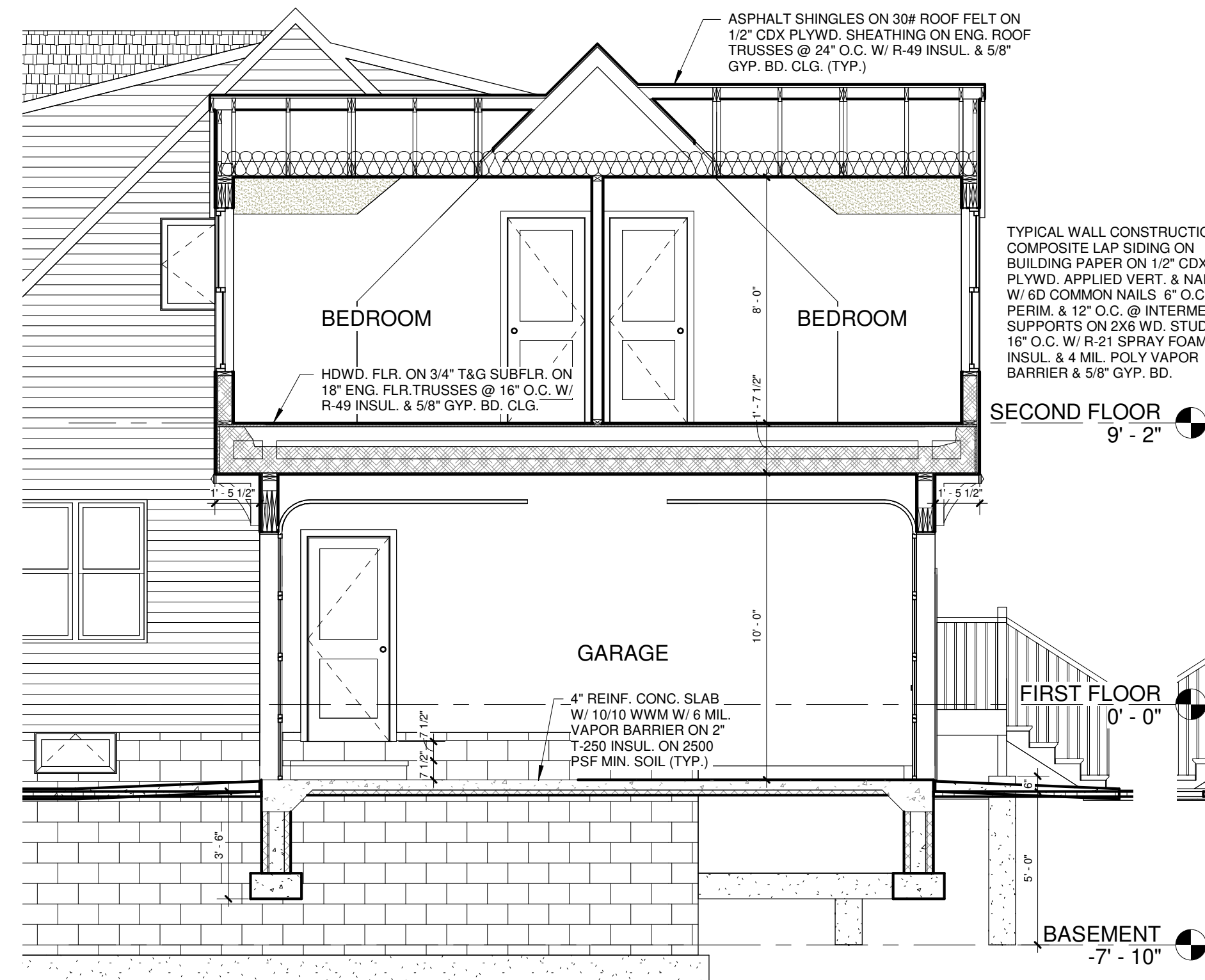
A103

CONSTRUCTION NOTES

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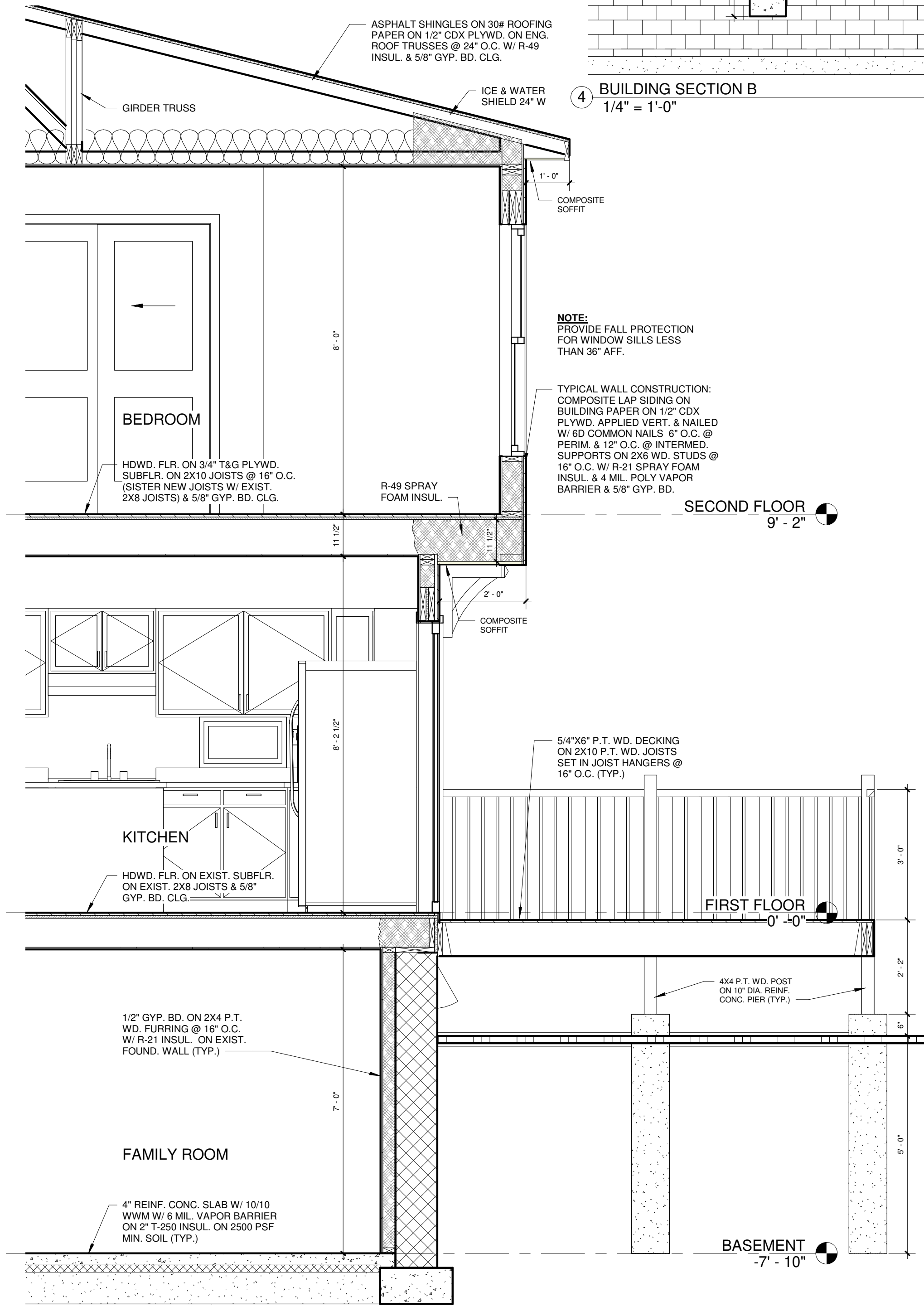
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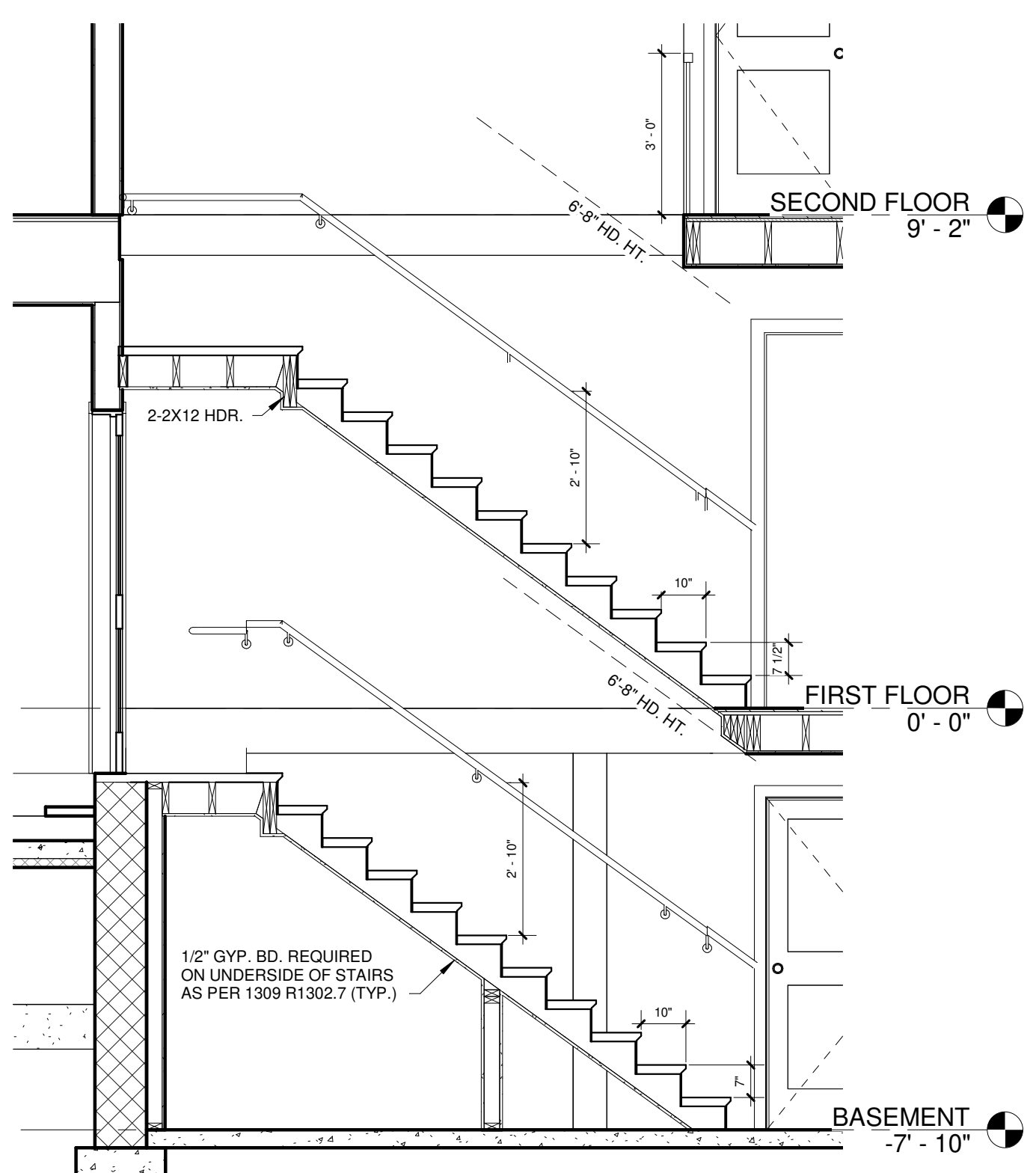
1 SOUTH ELEVATION
1/4" = 1'-0"



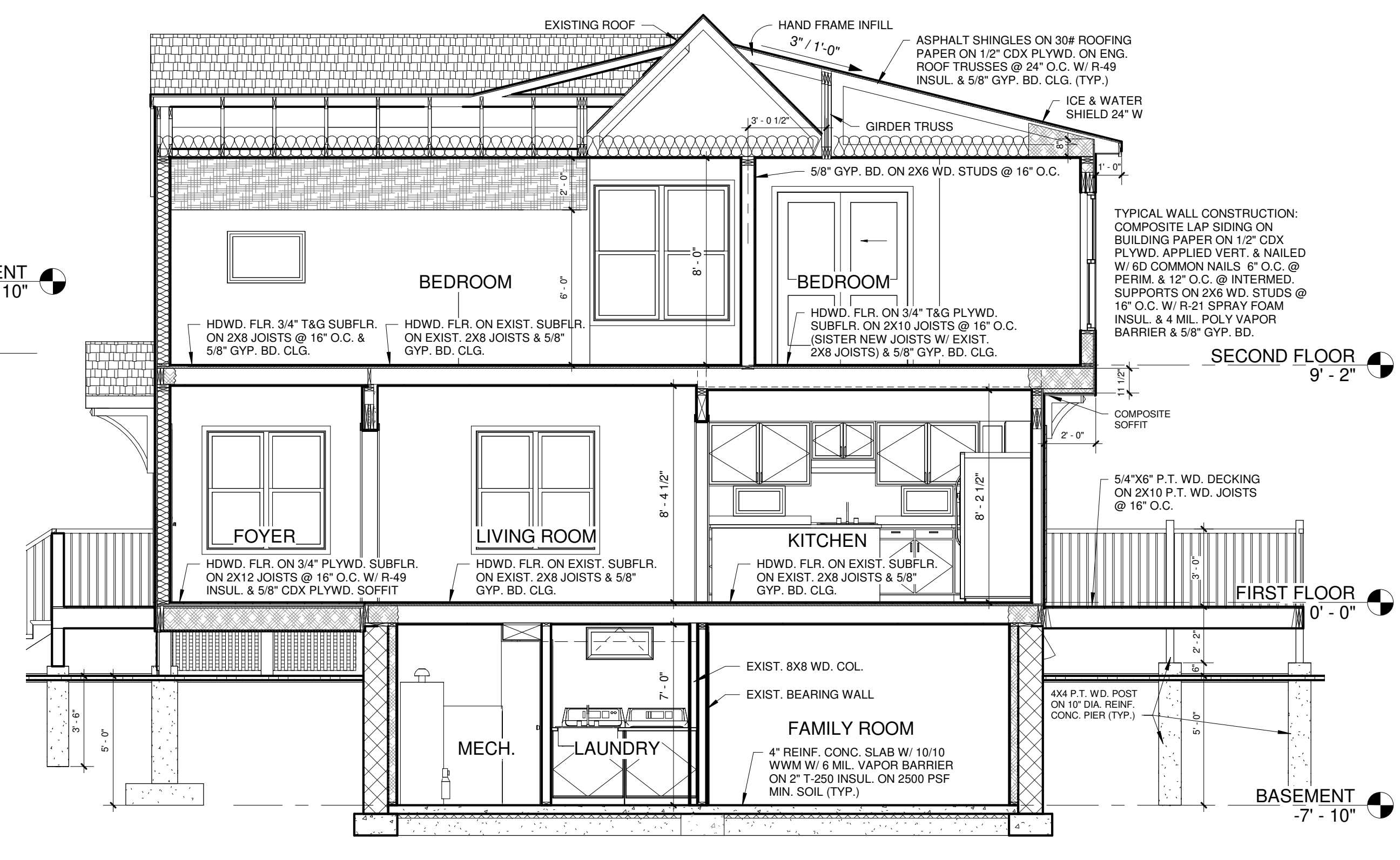
4 BUILDING SECTION B
1/4" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



5 STAIR SECTION
3/8" = 1'-0"



3 BUILDING SECTION A
1/4" = 1'-0"

12/28/2023 3:02:43 PM