

FLOOR PLAN
1/8" = 1'-0"

(FIRST FLOOR SHOWN - SECOND FLOOR SIMILAR)



618810-91

19

GRAND AVENUE CONDOS

1174 GRAND AVENUE - ST. PAUL, MN

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

JEFF W. ANDERSON

J Lamb architects
P.O. Box 310 Forest Lake, Minnesota 55025
(612) 670-0358

Project No. 01505
Date: 7/20/15
Revision: A 1/24/16
Sheet No. A3.1



Amanda Karls <amandajgkarls@gmail.com>

Scale drawings

5 messages

Amanda Karls <amandajgkarls@gmail.com>

Thu, Mar 10, 2016 at 12:40 PM

To: Ryan BleuAnt <ryan@bleuantdesigns.com>

Cc: Andrew Rorvig <arorvig@mcfarg.com>, Philip Wahlberg <pmwahlberg@gmail.com>

Hi Ryan,

I am writing to request that tonight you bring accurate scale drawings with applicable measurements (roof heights (including parapets), widths, distances between buildings) of the proposed project and adjacent properties showing both rear, overhead and front elevations.

Andy and I would need to run it by the block, but, if as it turns out, what you last presented truly is a scale drawing, we and some others on the block may be somewhat more comfortable with some aspects of the project.

To build confidence we would need these measurements and drawings accompanied by a notarized statement that they are true and accurate to the best of the architect's professional ability, based on measurements verified by him.

Without it we can only go by the previous notarized information submitted by your architect which demonstrates your rendering is inaccurate. Mistakes happen, so it's possible he got the measurements wrong initially, but we can't just take your word for it.

You are asking for major variances with respect to footprint, this is a favor too big to ask without assuring the block that the final project will not be a Godzilla.

Best,

Amanda

Sent from my iPhone

Ryan Burke <ryan@bleuantdesigns.com>

Thu, Mar 10, 2016 at 2:26 PM

To: Amanda Karls <amandajgkarls@gmail.com>

Cc: Andrew Rorvig <arorvig@mcfarg.com>, Philip Wahlberg <pmwahlberg@gmail.com>, Kyle Lenzen <kyle@bleuantdesigns.com>

Amanda-

This is a very intuitive request and one we take seriously. One of the major obstacles we face is gaining access to the roof tops of those 4 buildings in the next couple hours and getting the exact measurements you have requested. To date, the owner to the West has yet to return any of our correspondence. In the event that we were to get the exact measurements, it takes days to get the rendering put together.

We feel that the latest computerized rendering gives an accurate scale of comparison, but we



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have no way at this time to verify heights and verify the rendering by this evening.

The black and white picture Andrew referenced on Tuesday is not accurate with the information that we have now. I believe that was nearly 12 months old and included with one of our original packages that we no longer reference. At that time we did not realize that the numbers from the city, that were given to us, were to the roof deck and not to the top of the parapet. The latest computerized rendition gives a more accurate display of comparison.

I am going to try and see if some alternative methods may work to help get an exact measurement; float a balloon for height or use a drone. Unfortunately, we will not be able to have anything ready by this evening in written or visual form to comply with your request. Should the balloon or drone idea work, I will try to snap photos for a reference of height variations. It's not a complete representation, but it is the best we can do given the time restraints. Should we be able to get accurate measurements in the near future, we will try to meet your full request in materials and data as listed in your email.

Thank you for your ideas and concerns.

Ryan Burke / Owner / Chief Operations Officer

Office: 651-321-4909 / Mobile: 952-484-6547 / Ryan@BleuAntDesigns.com

BleuAnt Designs, LLC / 22 Geneva Boulevard / Suite 500 / Burnsville, MN 55306 /

www.BleuAntDesigns.com

[Quoted text hidden]

Amanda Karls <amandajgkarls@gmail.com>

Thu, Mar 10, 2016 at 3:12 PM

To: Ryan Burke <ryan@bleuantdesigns.com>

Cc: Andrew Rorvig <arorvig@mcfarg.com>, Philip Wahlberg <pmwahlberg@gmail.com>, Kyle Lenzen <kyle@bleuantdesigns.com>

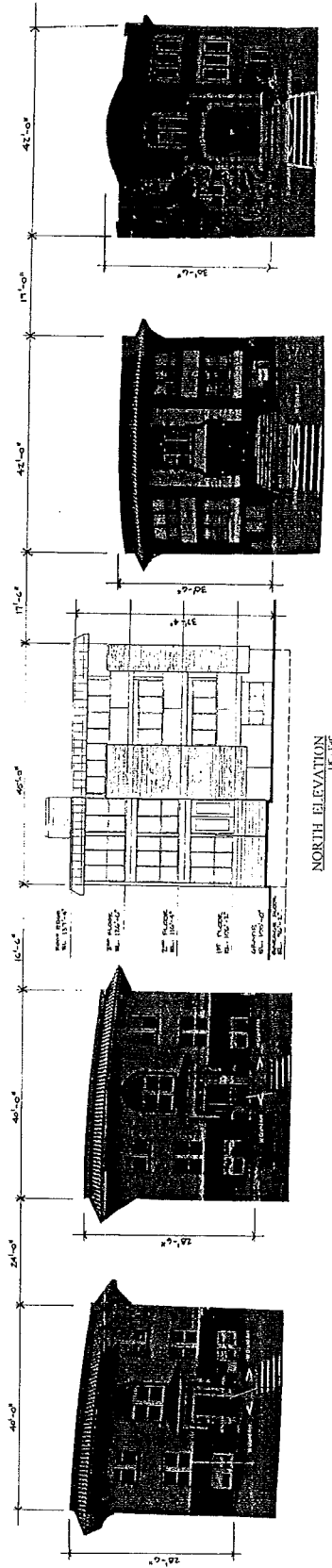
Ryan,

I appreciate your understanding of our concern. Unfortunately although you may feel that your latest rendering is accurate in scale, without you having learned the relevant measurements of adjacent properties and buildings, I am sure you can also understand why we can't rely on your best guess.

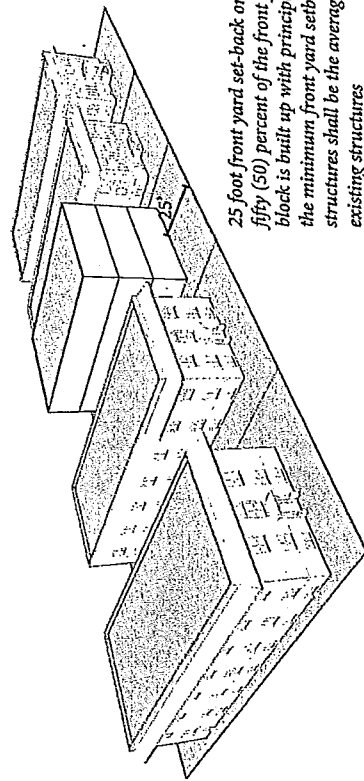
Furthermore, it seems unlikely that the heights of adjacent buildings were inaccurately conveyed previously as the measurement lines on your architect's prior graphic stretch to the highest decorative elements of the roof lines.

At any rate, in the event we get revised verifiable info, we will happily consider it.

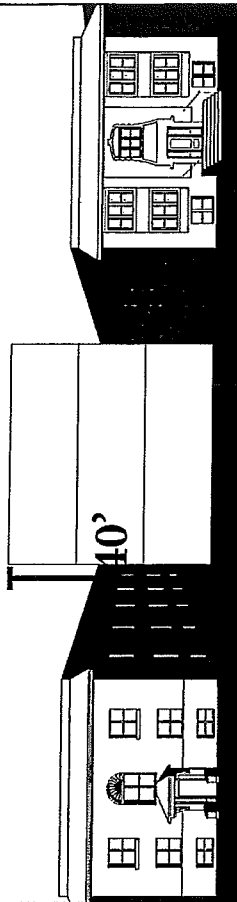
21



In the East Grand Ave Overlay District, building height shall be limited to three (3) stories and forty (40) feet for residential or institutional buildings.

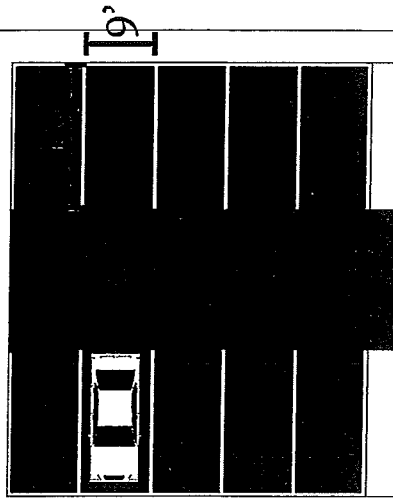


25 foot front yard set-back or where at least fifty (50) percent of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures



9 ft side yard set-back required

In the RM2 zoning district 1,500 Sq Ft of lot area is required per unit. 6 units could be built on a 9,000 sq. ft. lot.



For multi-family dwellings 1.5 off-street parking spaces are required per every 3-4 room dwelling unit. 6 three to four room dwelling units would require 9 off-street parking spaces.

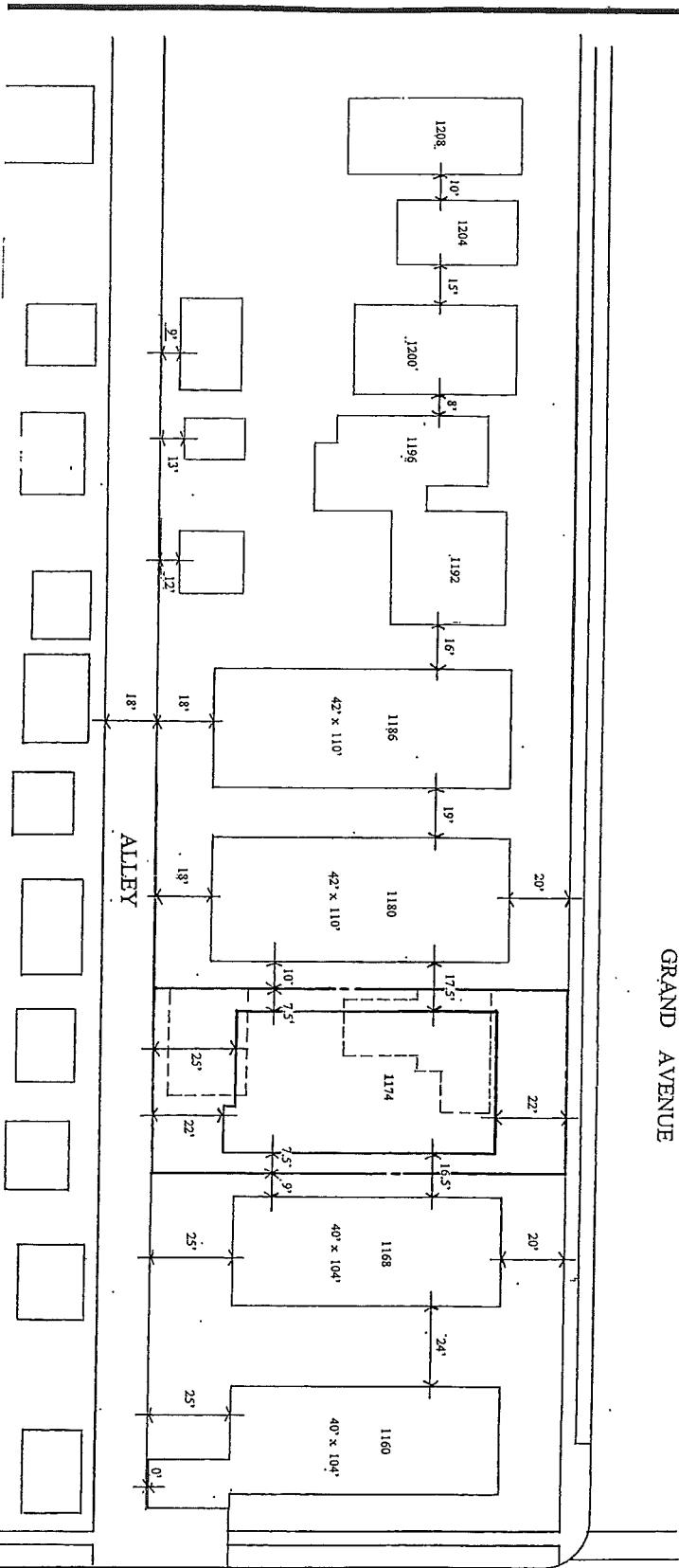
16-012819

1186 Grand Ave	1180 Grand Ave	1174 Grand Ave	1168 Grand Ave	1160 Grand Ave
<p>Lot area is approximately 9000 sq. ft.</p> <p>The building footprint of 1186 Grand Ave is approximately 4,469 sq. ft.</p>	<p>Lot area is approximately 9000 sq. ft.</p> <p>The building footprint of 1180 Grand Ave is approximately 4,469 sq. ft.</p>	<p>Lot area = 9000 Sq Ft.</p> <p>35% of lot area and maximum building footprint is 3,150.</p>	<p>Lot area is approximately 9000 sq. ft.</p> <p>The building footprint of 1168 Grand Ave is approximately 4,028 sq. ft.</p>	<p>Lot area is approximately 9000 sq. ft.</p> <p>The building footprint of 1160 Grand Ave is approximately 4,494 sq. ft.</p>
In residential districts, principal buildings shall not cover more than thirty-five (35) percent of any zoning lot.				

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- 1174 Lot Dimensions
-With Alley Allowance
- 1174 Foundation Area
Apartments Avg Area
Area difference
- 1174 Site Coverage
Apartment Coverage Avg
Coverage Difference
- Proposed Alley Setback
Avg Alley Apartment Setba.
Avg Front Setback of block
Proposed Front Setback
Proposed Side Yard Variance
- 3
5
- 60' x 150' (Area 9,000 sf)
-60' x 159' (Area 9,540 sf)
- 4,528 sf
-4,515 sf
-0.0029%
- 47.5%
-47.3%
-0.0042%
- 25' and 22'
-15'3" (includes 0' for 1160) or 21'6" (without 0')
-22'
-22' (Per Cities Request)
-18"

Project and Block Information



GRAND AVENUE

SO. DUNLAP STREET

24

LINCOLN AVENUE

EXISTING NEIGHBORHOOD CONDITIONS

1" = 30'-0"

GRAND AVENUE CONDOS

1174 GRAND AVENUE ST. PAUL, MN

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JLamb architects
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(612) 672-0358