



## CITY OF DULUTH

Community Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

<b>File Number</b>	PL17-036	<b>Contact</b>	John Kelley, 218-730-5326	
<b>Type</b>	Variance, Rear Side Yard Setback	<b>Planning Commission Date</b>		April 11, 2017
<b>Deadline for Action</b>	<b>Application Date</b>	March 6, 2017	<b>60 Days</b>	May 5, 2017
	<b>Date Extension Letter Mailed</b>	March 20, 2017	<b>120 Days</b>	July 4, 2017
<b>Location of Subject</b>		3421 East 1 <sup>st</sup> Street		
<b>Applicant</b>	James Mohn and Heather Muster	<b>Contact</b>	3421 East 1 <sup>st</sup> Street	
<b>Agent</b>	CF Designs (Jeremy Jones)	<b>Contact</b>	230 East Superior Street	
<b>Legal Description</b>		010-1370-00800		
<b>Site Visit Date</b>		March 31, 2017	<b>Sign Notice Date</b>	
			March 28, 2017	
<b>Neighbor Letter Date</b>		March 27, 2017	<b>Number of Letters Sent</b>	
			32	

### Proposal

A variance to construct a screen porch addition and deck to the rear yard of the house that will encroach 10.5 feet into the rear yard setback.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Residential Traditional	Residential Traditional/Preservation
<b>North</b>	R-1	Residential Traditional	Residential Traditional/Preservation
<b>South</b>	R-1	Residential Traditional	Residential Traditional
<b>East</b>	R-1	Residential Traditional	Residential Traditional
<b>West</b>	R-1	Residential Traditional	Residential Traditional/Preservation

### Summary of Code Requirements

50-14.5. R-1. District: Rear yard setback is 25 feet.

50-37.9. C.- General Variance Criteria (paraphrased): Granting of variances of any kind is limited to situations where, due to characteristics of the applicant's property, enforcement of the ordinance would cause the landowner practical difficulties or hardship. The Planning Commission must find the following for a variance to be granted: a) That they are proposing to use the property in a reasonable manner, b) that the need for relief from the normal regulations is due to circumstances unique to the property and not caused by the landowner, c) that granting the variance will not alter the essential character of the area, d) that granting the variance is consistent with the intent of the UDC and the Comprehensive Plan.

**Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):****History:**

1926 – A 4,547SF home constructed

1967 – A rear yard variance granted to previous owner to construct a two car attached garage and family room

2011 – Current owner purchased the property

**Governing Principles:**

Principle #5 - Strengthen neighborhoods

Future Land Use: Traditional Neighborhood: Characterized by grid or connected street pattern, houses orientated with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

**Review and Discussion Items****Staff finds that:**

- 1) The applicant's property is 200' wide by 150' deep and improved with a 5,200 SF home and two-car garage. The lot is approximately .7 acres and the dwelling is set back approximately 80 feet from the front property line, which reduces the rear yard area of the lot.
- 2) A rear yard setback variance was granted to the property in 1967 for the construction a garage and addition to the dwelling.
- 3) The applicant is proposing to use the property in a reasonable manner by adding a screen porch and deck to complement the existing family room.
- 4) The applicant states that the intent is to provide relief from the unprotected solar gain, and dampness of the rear yard area due to drainage issues. Additionally, the applicant is seeking to reorganize and optimize use of the existing backyard space.
- 5) Staff finds there are alternatives for constructing the screen porch and deck that wouldn't require a setback variance. The proposed screen porch and deck could be reconfigured and constructed to fit within the area west of the patio doors. This area would allow for a reasonably sized screen porch and deck to achieve the objectives of the applicant. Therefore, staff finds that there aren't practical difficulties or hardship involved in adhering to the normal setbacks for the property. The need for the variance is caused by the applicant's desire to add on to the home in a particular manner and is not caused by the shape of the lot or its inherent topography.
- 6) Granting the variance will not alter the essential character of the area as the porch and deck would be reasonable use of the backyard area. It would not result in reductions of light and air to the surrounding area as the addition would be in the rear yard area of the property. No additional traffic would be generated and threats to public safety would not increase. Property values in the area would not be diminished by the granting of the variance.
- 7) The variance, if granted, would not impair the intent of the UDC expressed in Sec. 50-2 and the variance is consistent with the Comprehensive Plan designation of the property as a Traditional Neighborhood.
- 8) No additional landscaping is recommended as mitigation for the reduced setback per Sec. 50-37.9.H.
- 9) No letters were received concerning this proposed variance.

**Staff Recommendation**

Based on the above findings, staff finds that the standard for variance has not been met and, therefore, recommends the Planning Commission deny the requested variance because there aren't practical difficulties or hardship caused by adhering to the normal setbacks for the property. There is reasonable space to construct a screen porch and deck outside the setback and that the need for the variance is caused by the applicant's desire to add on to the home in a particular manner and is not caused by the shape of the lot or its inherent topography.

Staff also finds that, should the Planning Commission find reason to grant the variance, neither the essential character of the area nor the purpose and intent of the UDC or Comprehensive Plan will be compromised by the variance. Additionally, if the Planning Commission decides to grant the variance, staff recommends that the variance be limited to the project shown on Sheet S2.0 prepared by cf design ltd dated 12/9/2015.





# City Planning

PL 17-036: Variance  
3421 East 1st Street

## Legend

### Zoning Boundaries

Zoning Boundaries

### Water Distribution System

30 - 60" Water Pipe

16 - 24" Water Pipe

4 - 6" Water Pipe

### Sanitary Sewer Collection System

Sanitary Sewer Collector

Sanitary Sewer Interceptor

Sanitary Sewer Forced Main

Storage Basin

Pump Station

### Gas Distribution Main

8" - 16" Gas Pipes

4" - 6" Gas Pipes

0" - 4" Gas Pipes

### Storm Sewer Collection System

Storm Sewer Pipe

Storm Sewer Catch Basin

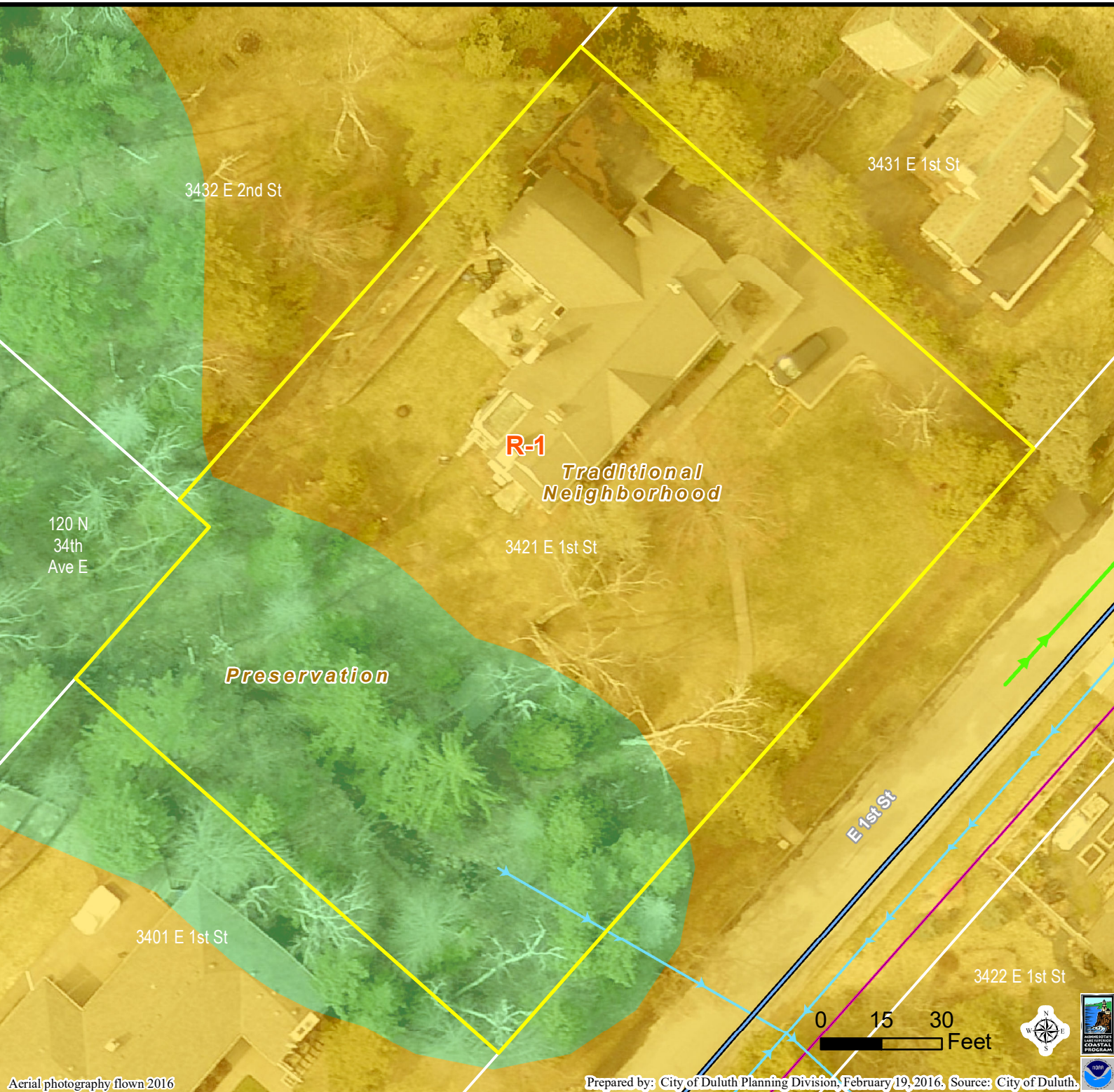
Vacated ROW

### Easement Type

Utility Easement

Other Easement

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Aerial photography flown 2016





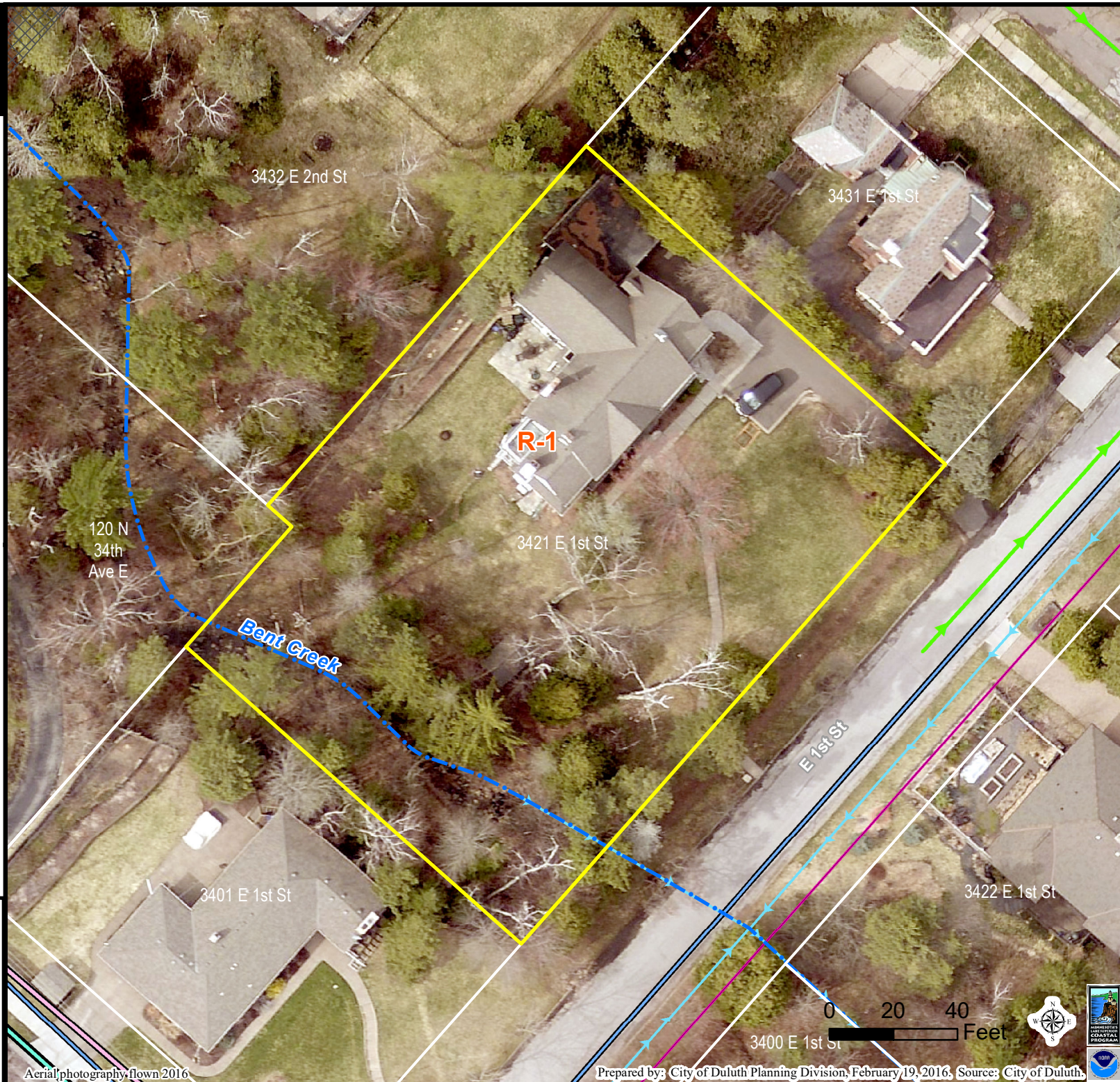
## City Planning

PL 17-036: Variance  
3421 East 1st Street

### Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries
- Water Distribution System**
  - 30 - 60" Water Pipe
  - 16 - 24" Water Pipe
  - 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
  - Sanitary Sewer Collector
  - Sanitary Sewer Interceptor
  - Sanitary Sewer Forced Main
  - Storage Basin
  - Pump Station
- Gas Distribution Main**
  - 8" - 16" Gas Pipes
  - 4" - 6" Gas Pipes
  - 0" - 4" Gas Pipes
- Storm Sewer Collection System**
  - Storm Sewer Pipe
  - Storm Sewer Catch Basin
  - Vacated ROW
- Easement Type**
  - Utility Easement
  - Other Easement

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Aerial photography flown 2016

Prepared by: City of Duluth Planning Division, February 19, 2016. Source: City of Duluth.



## Variance Application Supplemental Form

2017.03.06 ; Variance for 3421 E. 1st St. Duluth, MN 55804

**-List the UDC Section you are seeking relief from:** 50-14.5 –rear yard setback in R-1

**1. Please explain how the circumstances related to the variance request are due to exceptional narrowness, shallowness or shape of the property, or because of exceptional topographic or other conditions related to the property; and how the strict application of the requirements of the UDC would result in difficulties to the property owner:**

-Because of the unusually deep initial siting of the original house in 1925, a variance to the rear yard setback was requested and granted for an addition to the home in 1967. This 1967 addition contains a family room and provides both visual and physical access to a narrow private back yard. Currently this backyard space is partially covered by a stone patio. Because of dampness in the area (due to drainage of the directly adjacent hillside) and unprotected solar gain in the afternoon the owners have limited their use of this space. To address the solar gain the owners have used patio umbrellas but are seeking a more permanent solution. The intent of this proposal is to provide a more permanent and optimized solution that will allow for substantial use of this space. The proposal achieves this by adding an 18'-6" wide x 8'-6" deep screen porch and low (less than 24" high) wrap around floating (not attached) deck. The dimensions of the screen porch are such that the entire family can use the space simultaneously while also providing shade for the windows in family room. Approximately 50 square feet of the proposed screen porch will be encroaching within the 25' rear yard setback. Other locations that fit within the 25' setback have been considered but unfortunately, due to the programmatic organization of the house, unique topography of the site, or other reasons listed below, do not make practical sense. For example, locating the screen porch to the front of the house or westerly end of the house would dramatically alter the appearance of an important historical home and only the westerly option would offer connection to the backyard. Locating the screen porch to the northerly side of the original home would further constrict an already narrow space, reduce views out of the family room, be limited by a large existing chimney, and require circulation through the original formal living room into a casual space.

**2. Please explain how the special circumstances or conditions that create the need for relief is due to circumstances unique to the property and were NOT created by the property owner or the property owner's predecessors-in-interest:**

-The special circumstances stemming from the initial siting of the home in 1925 is likely due to existing topography of the parcel at the time of build and desire to raise the house comfortably above the adjacent stream (Bent Creek, A.K.A. 34<sup>th</sup> Ave. East Creek). The parcel has approximately 18' of elevation rise above E. 1<sup>st</sup> Street (see attached topographic imagery) with the home sitting on what was likely the most suitable buildable area on the lot. The unusually deep set back of the house has the led to the issues discussed above.



**3. Please explain the special circumstances or conditions applying to the building or land in question are peculiar to this property or immediately adjoining properties, and do not apply generally to other land or buildings in the vicinity:**

-This property contains pre-existing living space encroaching within the standard rear yard setback and is set back ~30' further than the two adjacent homes on the same block.

**4. Please explain how the application proposes to use the property in a reasonable manner, that is not permitted by this code:**

-The proposal aims to take full advantage of the unique conditions of the private back yard while maintaining the current footprint of the existing back yard patio. It is essentially a reorganization and optimization of this existing space. Reorganized by the addition of the screen porch and optimized by the addition of the deck. The addition of the deck allows for single level circulation from the house to the deck and to the screen porch. Currently, one must descend three steps to reach the patio space from the existing first floor level. This aging in place strategy aims to create more use within this outdoor space by improving accessibility. The addition of the screen porch will also allow use during inclement weather, again, aiming to increase access of this private outdoor space. Each of these additional structures serve to optimize an already existing outdoor patio and does not increase the size of this currently hardscaped space.

**5. Please explain how that if the variance is granted it will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets or the property values within the surrounding areas, or in any other respect impair the health, safety or public welfare of the inhabitants of the city:**

-Because of the topography of the area, this property is considerably lower than the adjacent property of 3432 E 2<sup>nd</sup> Street. This elevation change, along with the limited size and location of the addition, negates the potential of limiting sunlight to the northerly neighbor. Additionally, there are no reasons that this proposal would increase congestion in public streets, impair the health and safety of the public, or adversely affect property values.

**6. Please explain how, if the variance is granted, it will not substantially impair the intent of this Chapter and the official zoning map, and will not alter the essential character of the neighborhood:**

- Due to the location of the proposed addition, the area cannot be seen from the road. Of the two proposed additions (screen porch and deck), only the screen porch would be partially seen by the neighbor to the north (3432 E 2<sup>nd</sup> St.) as previously indicated. Furthermore, the design has relied upon the existing characteristics of the original home to inform the proposed design. This includes maintaining existing cladding and matching certain original trim details.



Does your variance request need to meet any of the specific criteria in UDC Section 50-37.9, subsection D through M (E. Unsewered Areas, F. Two Family Dwellings in R-1, G. Parking Regulations, H Reduce Setbacks, I. MU-C District, J. Airport Overlay, K. Flood Plain Regulations, L. Shorelands, or M. Non-Conforming Buildings)? **Yes** No

Discuss what subsections are applicable and how this request meets those:

H. Variance to Reduce Setbacks- landscaping and/or buffering are already in place (see attached image)

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Brief written statement affirming that the property has obtained all required city permits (i.e. all the structures on the property have received building permits, where applicable)

- Both the original home and 1967 addition have received building permits to the best of my knowledge.



# MUSTER MOHN RESIDENCE

OWNER:

**JAMES MOHN & HEATHER MUSTER**

PROJECT DESIGNER:

**CF DESIGN, LTD**

230 E Superior St., STE 102

Duluth, MN 55802

T: 218.722.1060

### LOCATION MAP

## GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS. APPLICABLE CODES INCLUDE:
- MINNESOTA RESIDENTIAL CODE, 2015 (INTERNATIONAL RESIDENTIAL CODE, 2012) INCLUDING ALL AMENDMENTS AND DOCUMENTS ADOPTED BY MN.
2. CONTRACTOR SHALL VISIT THE PROJECT SITE AND APPRAISE HIMSELF/HERSELF OF EXISTING CONDITIONS AND SEQUENCES FOR INSTALLATION.
3. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY THE DESIGNER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES OCCUR.
4. MATERIALS AND NOTES COMMON TO SEVERAL DRAWINGS MAY BE NOTED ON ONLY ONE DRAWING. CONTRACTOR SHALL BE RESPONSIBLE FOR ENTIRE SET OF DOCUMENTS. REVIEW SPECIFICATIONS FOR INSTRUCTIONS NOT SHOWN ON DRAWINGS.
5. REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF DRAWING OR DETAIL. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE DESIGNER PRIOR TO PROCEEDING WITH WORK.
6. CONTRACTOR SHALL MAINTAIN CLEAN AND PRESENTABLE WORK AND STORAGE AREAS, AND SHALL NOT ALLOW ANY MATERIAL AS A RESULT OF DEMOLITION OR CONSTRUCTION TO ACCUMULATE.
7. PRIOR TO COMMENCEMENT OF ANY OPERATION, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH HIS OR HER WORK ADJOINS OR IS APPLIED, AND REPORT TO THE ARCHITECT ANY CONDITIONS PREVENTING SATISFACTORY ACCOMPLISHMENT OF THEIR WORK. STARTING WORK OF ANY OPERATION SHALL INDICATE ACCEPTANCE OF CONDITIONS.
8. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL AREAS AFFECTED BY THE PROJECT SHALL BE DELIVERED CLEAN, WHOLE, AND FIT FOR IMMEDIATE OCCUPANCY.

## MATERIAL DESIGNATIONS

EARTHWORKS		WOOD	
	EARTH/COMPACT FILL		FINISH
	GRANULAR FILL		ROUGH
CONCRETE			PLYWOOD - LARGE SCALE
	CAST-IN-PLACE		PLYWOOD - SMALL SCALE
	PRECAST		PARTICLE BOARD - LARGE SCALE
	SAND/MORTAR/PLASTER	INSULATION / FIREPROOFING	
	MASONRY		BATT/LOOSE FILL
	COMMON FACE BRICK		RIGID
	CONCRETE BLOCK		CELLULOSE
	CONCRETE BLOCK - LARGE SCALE		SPRAY FOAM
STONE		LARGE SCALE FINISHES	
	RUSTIC (SLATE) / ROUGH STONE		CARPET AND PAD
	RUBBLE/CUT STONE		CERAMIC TILE
METAL			RESILIENT FLOORING / PLASTIC LAMINATE
	ALUMINUM		TERRAZZO
	BRASS/BRONZE		GYPSUM WALLBOARD
	STEEL/OTHER METALS		METAL LATH AND PLASTER
GLASS			GLASS - LARGE SCALE

## ARCHITECTURAL SYMBOLS

**COLUMN GRID & BUBBLES**

**BUILDING ELEVATION**  
FIRST FLOOR  
EL: +100'-0"  
FLOOR NAME  
BUILDING DATUM  
ELEVATION

**PARTITION DETAIL**  
2  
1 HR  
PARTITION TYPE

**WINDOW TAG**  
A  
WINDOW TYPE

**FLOOR FINISH TRANSITION**  
CONCRETE FLOORING | WOOD FLOORING

**CILING HT.**  
10'-0" A.F.F.

**FIN, CEILING ELEVATION**

**WORKPOINT**  
STARTING POINT FOR  
DIMENSIONING

**REVISION BUBBLE & TAG**

**ELEVATOR/STAIR TARGET**  
STAIR NO. 1  
CIRCULATION TYPE  
NUMBER

**BUILDING SECTION**  
1  
A3.1  
SECTION NUMBER  
SHEET NUMBER

**WALL SECTION**  
1  
A4.1  
SECTION NUMBER  
SHEET NUMBER

**DETAIL SECTION**  
2  
A4.1  
DETAIL NUMBER  
SHEET NUMBER

**DETAIL**  
1  
A9.1  
DETAIL NUMBER  
SHEET NUMBER

**EXTERIOR ELEVATION**  
2  
A3.1  
ELEVATION NUMBER  
SHEET NUMBER

**INTERIOR ELEVATION**  
1  
A7.1  
ELEVATION NUMBER  
SHEET NUMBER

**ROOM REFERENCE**  
BEDROOM  
101  
ROOM NAME  
ROOM NUMBER

**DOOR TAG**  
2-02  
DOOR NUMBER

## ABBREVIATIONS

ABV	ABOVE	DL	DEAD LOAD	GA	GAGE, GAUGE	M.B.	MACHINE BOLT	PCF	POUNDS PER CUBIC FOOT	UNF	UNFINISHED
A.F.F.	ABOVE FINISHED FLOOR	D	DEPTH	GLV	GALVANIZED	MH	MANHOLE	PFL	POUNDS PER LINEAL FOOT	U.N.O.	UNLESS NOTED OTHERWISE
ACT	ACCESS PANEL	DTL	DETAIL	GC	GENERAL CONTRACTOR	MFR	MANUFACTURER	PSF	POUNDS PER SQUARE FOOT		
ADJ	ADJUSTABLE	DIAG	DIAGONAL	GL	GLASS, GLAZING	MFO	MASONRY OPENING	PSI	POUNDS PER SQUARE INCH	V.I.F.	VERIFY IN FIELD
ADDL	ADDITIONAL	DIAM	DIAMETER	G.B.	GRAB BAR	MAX	MAXIMUM	PFN	PREFINISHED	VERT	VERTICAL
ANC	AIR CONDITIONING	DM	DIMENSION	GPDW	GYPSUM DRYWALL	M.E.	MECHANICAL	PCF	POUNDS PER CUBIC FOOT	VCT	VINYL COMPOSITION TILES
ALT	ALTERNATE	DL	DOUBLE DUNG			M.E.P.	MECH, ELEC, PLUMBING	P.L.	PROPERTY LINE	VB	VINYL BASE
ALUM	ALUMINUM	DH	DOWN	HDRL	HANDRAIL	MTL	METAL	QTY	QUANTITY	VF	VINYL FABRIC
ANC	ANCHOR ANCHORAGE	DN	DOWN	HDBD	HARDBOARD	MM	MILLIMETER(S)	Q.T.	QUANTITY		
ANC	ANCHOR BOLT	D.S.	DOWNSPOUT	HDRW	HARDWARE	MM	MILLIMETER(S)			WSCT	WAINSCOT
APPROX	APPROXIMATE(LY)	D.WG	DRAWING	HDWD	HARDWOOD	MISC	MISCELLANEOUS			WH	WALL HUNG
A.D.	AREA DRAIN		DRINKING FOUNTAIN	HTG	HEATING	M.R.	MOISTURE RESISTANT	R	RADIUS, RISER	WC	WALL CLOSET
ASPH	ASPHALT(IC)	E	EAST	HVAC	HEATING/VENTILATING/	MTD	MOUNTED	REF	REFERENCE	WP	WATERPROOF
AUTO	AUTOMATIC	E.A	EACH		AIR CONDITIONING	NAT	NATURAL	REFR	REFRIGERATOR	W.R.B.	WATER RESISTIVE BARRIER
		E.F.	EACH FACE		HEAVY DUTY	NOM	NOMINAL	REIN	REINFORCE(D), (MENT)	WWF	WELDED WIRE FABRIC
BM	BEAM	E.W.	EACH WAY	HT	HEIGHT	NFSC	NON-FREEZING SILL COCK	REQD	REQUIRED	W	WEST, WIDTH
BIG	BEARING	ELEC	ELECTRICAL	H.P.	HIGH POINT	N	NORTH	REV	REVISED(I), REVISION	WO	WITHOUT
BL	BELOW	N	ELECTRICAL	H.C.	HOLLOW CORE	N.I.C.	NOT IN CONTRACT	ROW	RIGHT OF WAY	WD	WOOD
BEL	BETUMINIOUS	E.L.ELEV	ELEVATION, ELEVATOR	HORIZ	HORIZONTAL	N.T.S.	NOT TO SCALE	R.D.	ROOF DRAIN	WPT	WORKING POINT
BLKG	BLOCKING	EMER	EMERGENCY	HR	HOUR	NO	NUMBER	RM	ROOM		
BD	BOARD	EQ	EQUAL	HH	HOSE BIBB	O.C.	ON CENTER(S)	R.O.	ROUGH OPENING	Ø	DIAMETER
BOT	BOTTOM	EQUIP	EQUIPMENT	HWH	HOT WATER HEATER	OPP	OPPOSITE	R.S.	ROUGH SAWN	°	DEGREE(S)
B/	BOTTOM OF	EXH	EXHAUST			OPG	OPENING	SCHD	SCHEDULE	"	INCHES, SECONDS
BLDG	BUILDING	EXX, EXIST	EXISTING	INCL	INCLUDE(D), (ING)	OPH	OPPOSITE	SECT	SECTION	"	PERPENDICULAR TO
		E.B.	EXPANSION BOLT	I.D.	INSIDE DIAMETER	OPH	OPPOSITE HAND	SIMIL	SIMILAR		
CPT	CARPET	EXJT	EXPANSION JOINT	INTR	INTERIOR	OVH	OVERHEAD	SC	SOLID CORE	±	
CMT	CASEMENT	EXTR	EXPOSED EXPOSURE	INV	INVERT(ED)	O.D.	OUTSIDE DIAMETER	S	SOUTH		
C.I.	CAST IRON					PNT	PAINT	SPEC	SPECIFICATIONS(S)		
CIP	CAST IN PLACE	FF	FACTORY FINISH	JT	JOINT	PD	PAINT	SQ	SQUARE		
C.B.	CATCH BASIN	FIN	FINISH(ED)			PTD	PAINTED	STD	STANDARD		
C.C.	CEILING	F.E.	FIRE EXTINGUISHER	KO	KNOCKOUT	PML	PANEL	STL	STEEL		
CEM	CEMENT	F.P.	FIREPROOFING			PBD	PARTICLE BOARD				
CM	CENTIMETER(S)	FLX	FLEXIBLE	LBL	LABEL	PN	PARTITION				
CT	CERAMIC TILE	F.L.	FLOOR	LAM	LAMINATE(D)	PVMT	PAVEMENT	TEL	TELEPHONE		
CL	CLEAR	F.D.	FLOOR DRAIN	LAV	LAVATORY	PERF	PERFORATE(D)	TV	TELEVISION		
COL	COLUMN	FLRG	FLOORING	LH	LEFT HAND	PLAS	PLASTER	TZ	TERRAZZO		
COMB	COMBINATION	L	LENGTH	L	LENGTH	PL	PLASTIC LAMINATE	THK	THICK		
COMP	COMPOSITION	FTG	FOOTING	L	LENGTH	PL	PLATE	THKNS	THICKNESS		
CONC	CONCRETE	FTN	FOUNDATION	LT	LIGHT	PWD	PLYWOOD	T&G	TONGUE AND GROOVE		
CMU	CONCRETE MASONRY UNIT	FBO	FOUNDATION BY OTHERS	LL	LIVE LOAD	PNT	POINT	T	TOP OF		
CONT	CONTINUOUS			L.P.	LOW POINT	P.T.	PRESSURE TREATED	TRAD	TYPICAL		
CNTL	CONTROL JOINT					P.T.	POLY(VINYL CHLORIDE	TYP	TYPICAL		

# SHEET INDEX

COVER	COVER SHEET
A1.0	SITE PLAN
A2.0	DEMO PLAN
A2.1	FLOOR PLAN
A2.2	FLOOR PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATION & SECTIONS
A3.2	WINDOW ELEVATIONS
A4.0	DETAIL SECTIONS
A5.0	CABINETRY PLANS & ELEVATIONS
A5.1	CABINETRY PLANS & ELEVATIONS
E1.0	ELECTRICAL PLAN



**cf** design ltd

230 East Superior Street Suite  
102

Duluth, MN 55802

Phone: 218.722.1060

Fax: 218.722.1086

[www.cfdesignltd.com](http://www.cfdesignltd.com)

MUSTER MOHN RESIDENCE

3421 EAST FIRST STREET

DULUTH, MN

## INTERIOR RENOVATION

#	REVISION	DATE

(C) 2015	COVER
12.09.15	





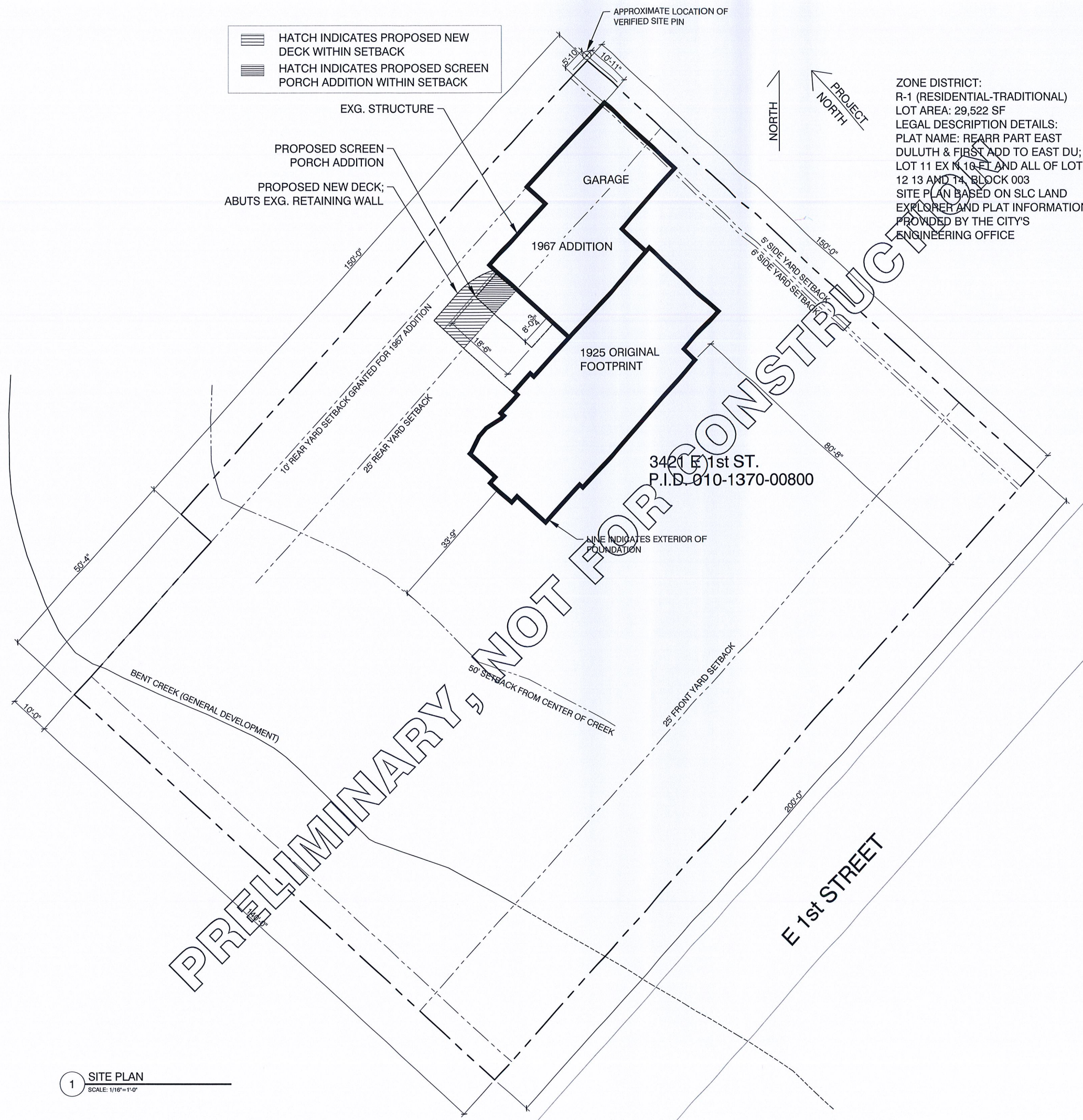
[www.cfdesignltd.com](http://www.cfdesignltd.com)

MUSTER MOHN RESIDENCE  
0404 EAST FIRST STREET

3421 EAST FIRST STREET  
DULUTH, MN 55804

## INTERIOR RENOVATION

#	REVISION	DATE
(C) 2015	<b>A2.0</b>	
12.09.15		



1 SITE PLAN  
SCALE: 1/16" = 1'-0"









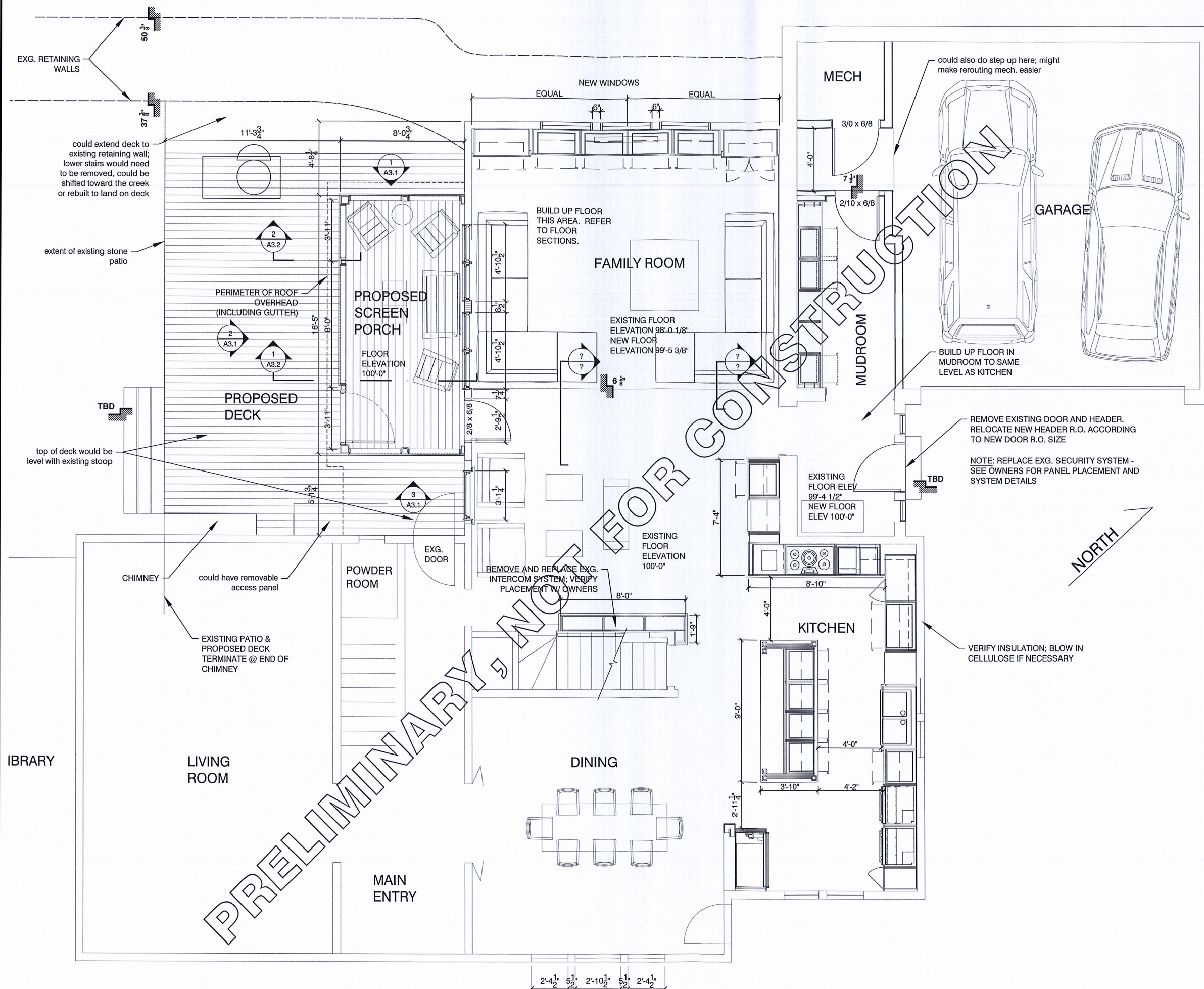
cf design ltd

230 East Superior Street Suite 102  
Duluth, MN 55802  
Phone: 218.722.1060  
Fax: 218.722.1086

www.cfdesignltd.com

MUSTER MOHN RESIDENCE  
3421 EAST FIRST STREET  
DULUTH, MN

INTERIOR RENOVATION



1 PARTIAL FLOOR PLAN  
SCALE: 1/4"=1'-0"

#	REVISION	DATE

(C) 2015  
12.09.15

A2.1





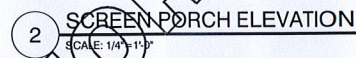
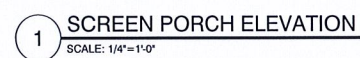
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# MUSTER MOHN RESIDENCE

EAST FIRST STREET

## INTERIOR RENOVATION

#	REVISION	DATE
(C) 2015 02.14.17	<b>A3.0B</b>	

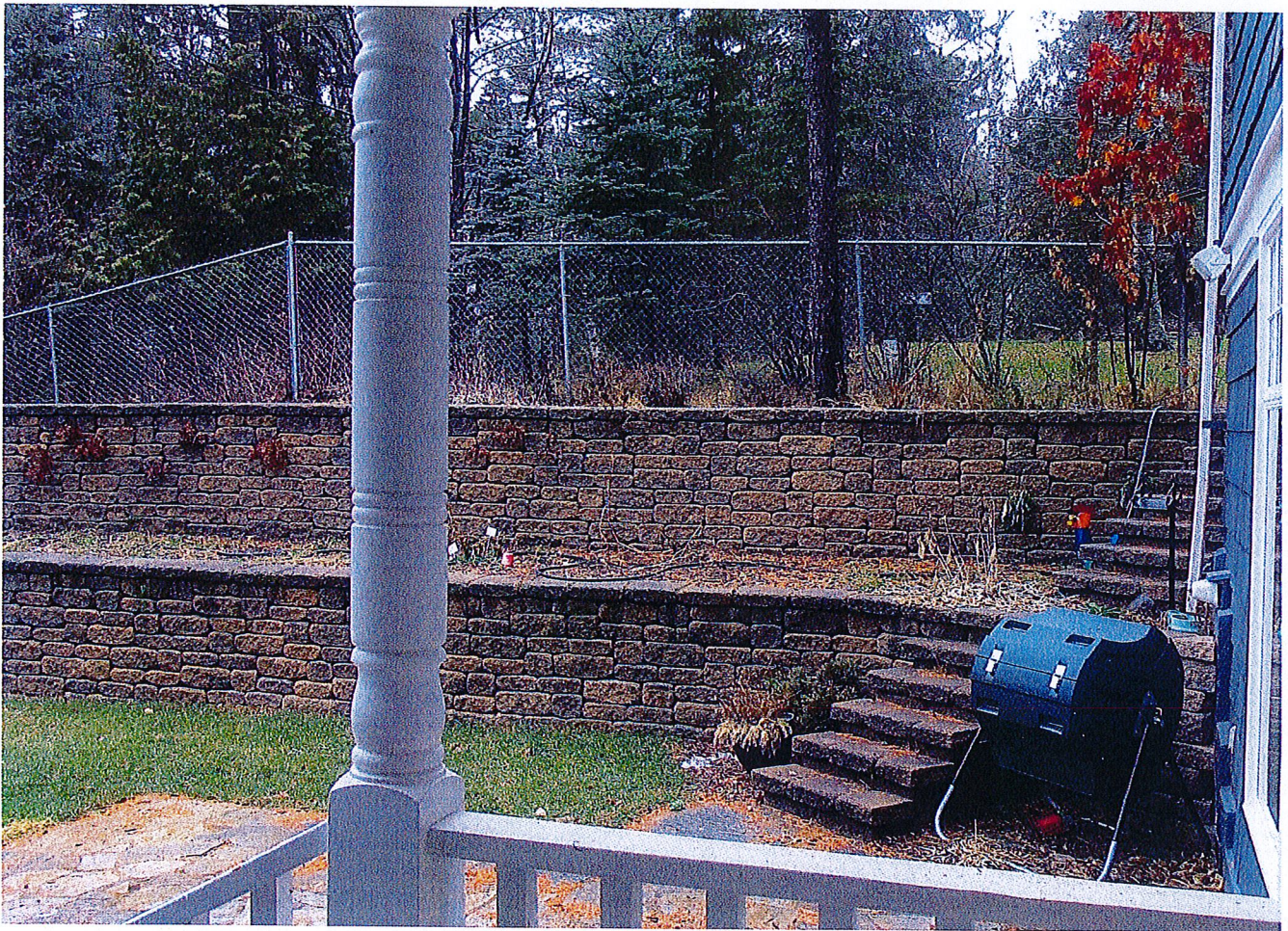






Backyard view toward Family Room.





Retaining walls @ Family Run.





Stone Patio @ Family Rm.





Sliding Patio Door in Family Room  
+ original Backyard Entry



Outside corner of Family Rm. & Retention  
walls





