

Wayzata Planning Commission

Meeting Agenda

Monday, October 17, 2016

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
 - 2. Approval of Agenda**
 - 3. Approval of Minutes**
 - a. September 19, 2016 Planning Commission Meeting
 - b. October 3, 2016 Planning Commission Meeting
 - 4. Old Business Items:**
 - a. None
 - 5. Public Hearing Items:**
 - a. Ovsyannikova Addition – 15610 Holdridge Rd E
 - Preliminary and Final Plat Subdivision
 - 6. Other Items:**
 - a. Review of Development Activities
 - b. Next Meeting is November 7, 2016
 - 7. Adjournment**

NOTES:

- ¹ Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

1 Commissioner Young made a motion, Seconded by Commissioner Gruber to adopt the Planning
2 Commission Report and Recommendation recommending approval of PUD General Plan of
3 Development and Project Design for a PUD Development at 529 Indian Mound East, as
4 presented. The motion carried unanimously.
5
6

7 **AGENDA ITEM 5. Public Hearing Items:**
8

9 **a.) Mill Street Parking Ramp – 725 Mill Street E**

10 **i. Design Review**
11

12 Director of Planning and Building Thomson stated the City of Wayzata is requesting approval of
13 a design for the City's proposed public parking ramp at 725 Mill Street E. The proposed parking
14 ramp would consist of one level of parking at grade, with one level of structured parking above.
15 The parking ramp and surface parking stalls along Mill Street would provide a total of 387
16 parking spaces. The proposed plans also include a partial roof over the second level as an add-on
17 alternative to the plans. Since the roof is included as a bid-alternative, the plans include two (2)
18 additional alternatives that could be constructed if the City Council decides not to construct the
19 roof. The first includes an enhanced landscaping plan along the north side of the parking ramp to
20 provide year-round screening of the upper level and the second is a portal structure that would be
21 constructed over the vehicle entrance from Broadway to provide an enhanced building elevation
22 from Broadway and to partially screen the upper level from the public street. With the
23 application, the City is requesting approval of the design for the ramp, including a deviation from
24 the Design Standards for the exterior building materials, as concrete and metal are not allowable
25 primary building materials and would comprise 4% of the west elevation, 27% of the south
26 elevation, and 7% of the east elevation.
27

28 The Applicant's architect, Mr. Victor Pechaty, HGA Architects and Engineers, 420 North 5th
29 Street, Minneapolis, reviewed the different schematic design options that had been reviewed by
30 the City and the Steering Committee. These were priced so the City could evaluate what
31 amenities and options would provide the most benefit. He explained there would be a total of
32 385 parking stalls and vehicle access to the lower level of the parking ramp would be from two
33 (2) entrances/exits along the south side of the ramp along Mill Street. Vehicle access to the
34 upper level would be via a new curb-cut directly from Broadway Avenue. There would be no
35 internal vehicular connection between the two (2) parking levels. Pedestrian access would be
36 provided adjacent to all vehicle entrances/exits and an additional access would be provided mid-
37 ramp to provide a connection to the existing walkway to Lake Street through the 701 Lake Street
38 building. A new raised walkway and crosswalk would be provided between the ramp and the
39 walkway entrance. The proposed half roof would cover half of the upper parking level and they
40 completed a study that determined a half roof would screen most of the upper level from the
41 residential townhomes located behind the ramp on the bluff. He stated they also did a parking
42 study for parking south of the Muni and by restriping this along with minor curb and gutter
43 alterations the City could gain 18-20 stalls in this location. He reviewed the building materials
44 that would be used, explaining the rationale behind the choices, and presented renderings of the
45 parking structure including the alternate options.
46

1 Chair Iverson asked what the maintenance would be for the grout used with the brick material.

2
3 Mr. Pechaty stated it would be decades before the grout would need maintenance. He reviewed
4 the proposed landscape design for each of the design options. He explained the trees that were
5 selected with the enhanced landscape plan would grow large enough to block the view of the
6 parking structure but not block the views of the lake, as viewed from above. He explained the
7 next steps for the project included issuance of the construction documents, bid and contract
8 negotiation in October, construction beginning in November and completing in May 2017.

9
10 Mr. Thomson clarified that the Planning Commission was being asked to review the design of
11 the proposed ramp only, and the compliance of that design with the City's Design Standards.

12
13 Commissioner Gonzalez asked what would be done with the light fixtures on the upper level to
14 make sure they do not affect the residents in the townhomes.

15
16 Mr. Pechaty stated these would be LED fixtures with reflectors to direct light in a specific and
17 designed way, and this will be down and towards the south. The LED fixtures will also be
18 dimmable and the poles are only 15-foot tall.

19
20 Commissioner Gonzalez asked how the lighting would work if there was a partial roof on the
21 structure.

22
23 Mr. Pechaty stated the northern bay of parking stalls that are covered by the roof they would use
24 more conventional fixtures that are attached to the ceiling and there would be fixtures mounted
25 to the edge of the roof to light up uncovered portion of the upper level. He noted that there is an
26 organization called the Illumination Society that provides design standards for how exterior
27 parking lots should be lit, and they are meeting these standards with the proposed design.

28
29 Commissioner Gruber asked if the structure would be handicapped accessible.

30
31 Mr. Pechaty stated the lower level is slightly taller to accommodate handicapped vehicles and
32 there are handicapped accessible parking stalls. In the upper level there is a sidewalk adjacent to
33 drive that goes into this level and this is the on grade access.

34
35 Commissioner Gruber asked if there had been consideration of balancing the lighting needs of
36 the ramp for safety reasons with not disturbing the surrounding residents.

37
38 Mr. Pechaty stated the way the meet the needs for safety concerns without creating a glowing
39 surface is by having frequently placed localized LED lighting. In the areas where the lighting in
40 the center it does not provide adequate lighting there are recessed lights that just shine down in
41 that area. There are also light bollards lining the sidewalks, there is the backlit entrance and light
42 strips along the wood.

43
44 Commissioner Gruber asked if there were any concerns about the retaining wall shifting because
45 it was so long.

46

1 Mr. Pechaty stated the retaining wall an independent structure with a 2-inch gap between the
2 retaining wall and the parking structure. This gap will be filled with a rubberized filler.

3
4 Commissioner Gonzalez asked what the roof material and color would be if a roof were
5 included.

6
7 Mr. Pechaty stated the material would be a rubberized membrane and the color of this material is
8 black. This will then be covered with a darker gray river rock.

9
10 Chair Iverson opened the public hearing at 7:50 p.m.

11
12 Ms. Chris Morrisson, 728 Widsten Circle, Wayzata, stated the current design is the result of a
13 collaboration of members of the Steering Committee. The current design provides the best
14 options for the City for mass, maximum parking stalls, and screening. She would like to see
15 more than the minimum tree replacement and landscaping to enhance the project.

16
17 Mr. Paul Webster, 726 Widsten Circle, Wayzata, asked how many parking spaces were currently
18 available. He asked why the parking on the upper level was angled and parallel on Mill Street.

19
20 Mr. Thomson stated that there are 182 parking spaces within the Mill Street parking lot today.
21 The proposed ramp would have 385 total parking spaces, which would be 203 additional stalls
22 beyond what currently exists.

23
24 Mr. Pechaty stated Mill Street functions as a service drive for the businesses and semi-trucks use
25 this area. Providing angled parking stalls within Mill Street would either create a one-way street,
26 which would compromise service access to the buildings on the south side of Mill Street, or
27 would reduce the number of parking stalls available on Mill Street.

28
29 Ms. Cathy Whiting, 1800 Crosby Road and 611 Bushaway Road, Wayzata, stated she likes the
30 use of the natural wood and would like to see Wayzata keep its lake character. She stated she
31 would like to see more natural materials used in place of the brick component to provide a more
32 stone like appearance.

33
34 There being no one else wishing to speak, Chair Iverson closed the public hearing at 7:59 p.m.

35
36 Mr. Pechaty stated that in earlier iterations of the structure, they had looked at partial stone
37 facing but it was a best cost decision to go with the brick.

38
39 Chair Iverson suggested Mr. Pechaty have information available for the City Council on what the
40 additional cost would be for stone.

41
42 Commissioner Gonzalez asked if cost was the only thing driving the deviation from the exterior
43 materials design standard, and why they were requesting a deviation from the accent materials.

1 Mr. Pechaty stated cost was one factor but they also looked at durability due to the type of
2 environment associated with a parking ramp. The decorative concrete would hold up better with
3 vehicles potentially hitting the structure.

4
5 Commissioner Young asked if the Steering Committee had considered a design that had the two
6 levels of the ramp connected.

7
8 Mr. Pechaty stated they had looked at this type of design during the pre-design phase and it had
9 been a consensus that it would be more efficient to be able to access the ramp from different
10 points and remove the inefficiencies of having a sloped structure. This made it possible to have
11 more capacity on the two levels versus the capacity that they would have had with a three level
12 structure with internal access.

13
14 Chair Iverson asked if there would be signage that would indicate when the ramp is full.

15
16 Mr. Pechaty stated this had been discussed recently but there has not been a determination yet.

17
18 Commissioner Gonzalez suggested adding a condition to the approval that the applicant plant the
19 largest size trees that would be feasible.

20
21 Mr. Thomson stated they would look at the tree inventory and landscape plans to determine the
22 mitigation requirements for the project.

23
24 Commissioner Young stated he liked the proposed design and thought it wise to get the costs for
25 alternative design elements such as the roof, but that he would not support anything pertaining to
26 the ramp because he does not believe that one is needed. He is not sure the backlit metal feature
27 would fit with the aesthetics of the structure because it looks more modern.

28
29 Commissioner Gruber stated the design was good, but she would like to see more traditional
30 style of light fixtures.

31
32 Commissioner Gonzalez stated the deviations that are being requested have been justified and
33 she would support the design. She would like to see an enhanced landscape plan. She stated the
34 half roof would provide good screening for the residents.

35
36 Chair Iverson stated she does not support the ramp because of the cost and the number of parking
37 spaces that will be gained is not significant compared to the cost. As a citizen she is concerned
38 about how the project will be financed. The City has an influx of people 3-months out of the
39 year and the ramp will be empty most of the year. She would prefer to see the City do more
40 signage. She stated the half roof and enhanced plantings would help to screen the structure from
41 the residents on the hill. Because she does not believe there should be a ramp, she would
42 recommend denial of the application.

43
44 City Attorney Schelzel clarified the Commission should provide direction to the City Council on
45 the proposed design, and if it meets the City's Design Standards.

46

1 Commissioner Gonzalez made a motion, seconded by Commissioner Gruber, to direct staff to
2 prepare a Planning Commission Report and Recommendation recommending approval of the
3 Design for the Mill Street Parking Ramp with the two (2) deviations specified for accent and
4 principle materials subject to the condition the City explore enhanced landscaping and increased
5 caliper of replacement trees. The motion failed 2-ayes, 2 nays (Young, Iverson).
6

7 City Attorney Schelzel stated although the Commission did not adopt a report, information on
8 the discussion and the vote will be provided to the City Council.
9

10 Commissioner Gonzalez made a motion, seconded by Commissioner Gruber, to recommend to
11 the City Council consider having a partial roof on the parking ramp, based on comments from
12 the community. The motion failed 2-ayes, 2 nays (Young, Iverson).
13

14 The Commission recessed at 7:24 p.m.
15

16 The Commissioner reconvened at 7:29 p.m.
17

18 **b.) Pflaum Home – 630 Bushaway Road**

19 **i. Variance and CUP**
20

21 Director of Planning and Building Thomson stated the applicant and property owner, Peter
22 Pflaum, is proposing to demolish the existing house and construct a new house on the property at
23 630 Bushaway Road. As part of the submitted development application, the applicant is
24 requesting approval of variances from the R-1A zoning district requirements for the front yard
25 setback, rear yard setback, lot coverage, and impervious surface, variances from the Shoreland
26 Overlay District requirements for shoreland setbacks, a Conditional Use Permit (CUP) for a
27 fence, and a CUP for non-conforming lot size and lot width. The proposed house would be 2-
28 stories in height and would not include a basement. The City's zoning regulations for fences
29 require a maximum height of 42-inches and a maximum opacity of 50 percent within the front
30 yard. The applicant is proposing to construct a 5-foot fence clad in stone. Mr. Thomson
31 explained the Non-Conforming Use Ordinance. The existing lot and building are non-
32 conforming for lot size, lot width, building setbacks, lot coverage, and impervious surface.
33 Under state statute, the owner would be allowed to repair, maintain, improve and/or replace the
34 building, but any expansion or redevelopment is subject to the current ordinance requirements.
35 Hennepin County controls the Bushaway Road right-of-way, and has reviewed the proposed wall
36 location. The County has indicated after preliminary review that they would approve the
37 encroachment into the right-of-way. The homeowner would be responsible for obtaining all
38 required permits and encroachment agreements with the County prior to starting construction.
39

40 Commissioner Young asked what the overall impacts were for the proposed project compared to
41 the existing building.
42

43 Mr. Thomson stated the shoreland setback would be the same. Staff would look at the other
44 setbacks and provide this information to the Commission.
45

1 Commissioner Gruber stated the Variance Ordinance requires that an application for a variance
2 set forth reasons that the variance is justified under the criteria of the ordinance in order to make
3 reasonable use of the land, structure, or building. She asked if the applicant had provided a
4 written narrative outlining why they were asking for a variance.

5
6 Mr. Thomson that there may be a narrative with the original application, but there is not one
7 included in the materials presented at this time.

8
9 Commissioner Gonzalez stated the neighbor to the north had received approval from the City for
10 a 6-foot fence then went to the County and got approval for a 10-foot fence. She asked what
11 would prevent the applicant from going to the County to get approval for a taller fence.

12
13 Mr. Kelly stated the County did not have anything to do with any modification to that project if
14 there had been any modifications. He clarified because the proposed fence was in the County
15 right-of-way the City has the purview to approve the materials, height and opaqueness but the
16 location within that right-of-way is subject to the approval of the County.

17
18 Mr. Thomson stated if there was a resolution of approval, it would specify what fence is being
19 approved. If the fence is not constructed in accordance with the approval, then the City can
20 demand it be modified to be in compliance with the approval.

21
22 Commissioner Gonzalez asked what materials would be used for the patio.

23
24 Mr. Thomson stated the patio in noted on the plans as being made from pervious pavers.

25
26 The Applicant, Mr. Peter Pflaum, Breezy Point Road, provided background on the property. He
27 stated the structure of the existing home is in poor condition and it was not constructed to keep
28 out the noise from Bushaway Road. He had met with all of the surrounding neighbors and they
29 had requested the buffer between the properties be maintained. He explained the additional size
30 of the home would be the size of a double garage or a net difference of 42 square feet and the
31 key to making this property livable would be the proposed stone wall. The wall would provide
32 safety, noise protection, and buffering the lights from the traffic on Bushaway road and they
33 would be requesting a 6-foot fence rather than a 5-foot fence. He explained their property line
34 was in the middle of the road and the County has an easement over this portion. This makes it
35 difficult to meet setbacks. He explained the way the hardcover is calculated makes if a hardship
36 to meet the hard surface coverage requirements. They did include as much for pervious pavers
37 as possible to assist in mitigation. The new home would not be any closer to the lake as it is
38 currently.

39
40 Commissioner Gonzalez asked if the two trees to the right of the garage would be removed.

41
42 Mr. Pflaum stated the foot print is similar to the existing foot print and only one (1) tree would
43 be removed and they would be planting 7-8-foot arborvitae behind the stone fence.

44
45 Commissioner Gonzalez asked Mr. Pflaum what the height of the fence would be because he had
46 mentioned different heights in his presentation.

1
2 Mr. Pflaum stated the written material and application is for a 5-foot fence but after discussions
3 with his neighbor, he had decided that they would like to construct a 6-foot fence with columns
4 that would be a foot taller. They may come back to request a taller fence if this is not adequate
5 to reduce the noise from Bushaway road.

6
7 Commissioner Gonzalez asked what the plans were for landscaping along the lake shore to
8 prevent runoff into the lake.

9
10 Mr. Pflaum stated there is riprap and they have not prepared a landscape plan at this time. There
11 is a rain garden along the edge of the driveway to filter any runoff from the driveway.

12
13 Commissioner Gruber asked what mitigation would be required from the Lake Minnetonka
14 Watershed District during construction to protect the lake during the construction.

15
16 Applicant's architect, Mr. Mike Sharratt, 464 2nd Street, Excelsior, stated they would have silt
17 fence along the shoreline just above the riprap. They would not be digging a basement for the
18 proposed home. There is some bad soil on the property so they would be going to a grade beam
19 system to hold up the foundation and this would be less invasive.

20
21 Chair Iverson asked where the contractors would park during the project.

22
23 Mr. Pflaum stated there is space for 8-10 vehicles on the site, and they would have to coordinate
24 the delivery of materials.

25
26 Commissioner Gonzalez stated the code stated no permit shall be issued until a shoreland impact
27 plan has been submitted. She asked if this had been included.

28
29 Mr. Thomson stated the shoreland impact plan is the accumulation of the documents in the
30 packet that was presented to the Commission, including the storm water management plans, the
31 grading plan, erosion control plan, and the building height diagram.

32
33 Chair Iverson opened the public hearing at 9:10 p.m.

34
35 Mr. David Whiting, 1800 Crosby Road and 611 Bushaway Road, Wayzata, said he supports the
36 project. It is a difficult property and this plan works with the aesthetics of the neighborhood. He
37 is concerned about the safety of the residents in the neighborhood, so it is important to have a
38 wall. The walkway also presents some issues that the wall would protect them from.

39
40 There being no one else wishing to speak, Chair Iverson closed the public hearing at 9:12 p.m.

41
42 Commissioner Young stated he liked the project, but he would like to know what the proposed
43 impacts would be compared to what currently exists on the property. He would like to also have
44 the application reflect what the applicant is requesting for the height of the fence before he made
45 a decision.

46

1 Commissioner Gruber stated she had some concerns about the number of variances that were
2 being requested, but Mr. Pflaum's presentation did address these concerns. The diagrams he
3 presented showed how little displacement there would be with the new home versus what is
4 currently there and also assisted in understanding what was being proposed. She stated she
5 would like to have the applicant address specifically why he is requesting each variance in one
6 report. She is not prepared to make a decision on this request at this time.

7
8 Commissioner Gonzalez stated she usually votes against recommending variances unless they
9 are justified and there is no way that this particular property can meet the requirements of the
10 code. The City allowed construction of home on this site, and this application meets the
11 requirements for a variance. She wants to make sure that the applicant is doing everything
12 necessary to protect the lake. The house is close to the main road and it would be justified to
13 recommend a fence height taller than what the code allows, but the applicant needs to provide
14 the information on the height being requested.

15
16 Chair Iverson stated the property does present a hardship, and this was expressed during the
17 applicant's presentation. It would be important to know prior to approval to know what the
18 height of the fence would be.

19
20 Mr. Pflaum stated he would request a 6-foot fence with 7-foot columns.

21
22 City Attorney Schelzel stated the Commission could direct staff to prepare and bring back a draft
23 report and recommendation for the next meeting along with the additional information requested.

24
25 Commissioner Young made a motion, seconded by Commissioner Gruber, to direct staff to
26 prepare a report and recommendation for approval of the variances from the R-1A Zoning
27 District requirements for front yard setback, rear yard setback, lot coverage, and impervious
28 surface variance with appropriate findings, the variances from the Shoreland Overlay District
29 requirements for shoreland setback with appropriate findings, Conditional Use Permit for non-
30 conforming lot size and lot width, and Conditional Use Permit for a fence at 630 Bushaway Road
31 and provide the additional information requested, including a written narrative on the hardships
32 and a comparison of the current and proposed homes to be reviewed at the next Planning
33 Commission meeting. The motion carried unanimously.

34
35 **c.) Enclave at Crossdale – 202-217 Byrondale Ave N**
36 **i. PUD Amendment**

37
38 Director of Planning and Building Thomson stated the property owner, Crossdale Development,
39 LLC is requesting to amend previously approved PUD concept and general plans for the Enclave
40 at Crossdale development at 202 to 217 Byrondale Ave N. The proposed PUD amendment
41 would remove a portion of the public trail which runs along the south side of the cul-de-sac and
42 connects from Byrondale Avenue to Central Avenue. The PUD Ordinance requires common
43 private or public open space and facilities and such complementary structures and improvements
44 as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD. The
45 PUD Ordinance allows for dedication to the public where a community-wide use is anticipated
46 and the City Council agrees to accept the donation. The public trail was included in the PUD to

1 satisfy the requirements of the PUD Ordinance and was accepted by the City Council in lieu of
2 park dedication fees. He reviewed the proposed site plan and the approved site plan.
3

4 Applicant's representative, Jennifer Haskamp, Crossdale Development, 246 South Albert St, St.
5 Paul, stated the original plan had 310 linear feet of trail and one of the portions of the trail that
6 was not planned out well is the portion that goes around the curve on lots 3 and 4. They are
7 proposing to keep the trail that is located entirely on lot 5 (not on lots 4 and 5). They are
8 proposing to make this change for safety concerns and sound mitigation. There is a steep grade
9 change from the cul-de-sac to the sidewalk, lack of visual access from top to bottom, angle of the
10 trail connection with Central and no cue to slow down on Central Avenue. The gap in the fence
11 for the trail is acting as a sound tunnel into the neighborhood. They were given park dedication
12 credits for the trail segments they had proposed to install, but if they are permitted to remove
13 approximately 207 linear feet of the trail, they would pay a fee in lieu for the segment that will
14 not be constructed. They will also construct approximately 103 linear feet of trail connecting
15 Braes Court with the Benton neighborhood, and close the fence gap and install plantings. They
16 would like to be able to relocate and split the trail coverage between lots 4 and 5.
17

18 Commissioner Gruber asked if they had met with residents of the neighborhood.
19

20 Ms. Haskamp stated they have not had a neighborhood meeting. When the project was first
21 proposed, the neighborhood had been concerned with the gap in the fence for the trail, if people
22 would feel they could use this trail section and if there would be cut through traffic. They have
23 reached out to the neighbors and one has responded in favor of closing this gap in the fence to
24 Central Avenue, but they would like to keep the trail connection from Benton to Byrondale.
25

26 Chair Iverson asked if the applicant had considered alternatives to slow down the traffic on the
27 trail, such as steps or a soft trail.
28

29 Ms. Haskamp stated they had and talked with staff about alternatives. The stairs present a safety
30 concern for people going down the hill. They also considered "jogging" the fence line but this
31 was not intuitive for pedestrians. They also considered gating the trail because this would help
32 with sound mitigation and would require people to get off their bicycles to go on the trail.
33

34 Mr. Kelly stated they had talked with the applicant about the options available. The sections of
35 trail in front of the homes on lots 3 and 4 would not be necessary and could be removed. Staff
36 would also be willing to consider the coverage of the existing trail be split between lots 4 and 5.
37 He had recommended the applicant consider adding a jog in the fence line at the Central Ave end
38 of the trail. This would help with sound mitigation and provide a visual cue that a person should
39 slow down.
40

41 Chair Iverson opened the public hearing at 9:44 p.m.
42

43 Applicant's builder, Mr. Steve Schwieters, Wooddale Builders, 6117 Blue Circle Drive,
44 Hopkins, stated he has been at the model and talked with prospective homeowners and
45 neighbors, and there does not seem to be a reason to construct this segment of the path and they
46 would prefer to not have the trail.

1
2 The Applicant, Ms. Susan Sealand, 470 Peavy Road, Wayzata, stated the trail should not have
3 been included in the original PUD approval. The trail is unsafe, would be excessive hardcover
4 and should not be constructed.

5
6 Mr. Thomson stated the City received an email from Jim Richter and this is included in the
7 record.

8
9 Commissioner Gonzalez stated the Planning Commission had received an email from Pat
10 Broyles, and she has requested this be part of the public record. The email from Ms. Broyles
11 states that the developer used a "bait and switch" because this trail had been an enticement for
12 the Benton Avenue neighborhood to accept this development.

13
14 There being no one else wishing to speak, Chair Iverson closed the public hearing at 9:50 p.m.

15
16 Commissioner Young stated he would support the request.

17
18 Commissioner Gruber would also agree to support the request.

19
20 Commissioner Gonzalez stated there was nothing new to justify the request. This had been a
21 promise the developer had made to the neighborhood. There are options to address the safety
22 and noise concerns. She would not support the request.

23
24 Chair Iverson stated there are options available, and the developer could look at these. This trail
25 is a nice amenity for the neighborhood. The model home is very well done, and she did not hear
26 much road traffic when she went to the site. She would not support the request.

27
28 Commissioner Young stated there are significant safety concerns when there is cut through
29 traffic involved. There is no economic benefit for the developer to remove the trail.

30
31 Commissioner Gonzalez stated there is a significant benefit to the Byrondale neighborhood
32 because they will see an increase in pedestrian and bicycle traffic. This neighborhood had
33 already been inconvenienced because the dead end street was extended to serve this new
34 development.

35
36 Commissioner Gruber clarified that the developer is only closing one segment of the trail. If
37 both trails were being vacated, then she would have significant concerns.

38
39 Chair Iverson asked if the footprint of the home was larger than what had been proposed.

40
41 Mr. Thomson stated he does not have specific information on any footprint changes. When the
42 Council approved this project, there were house plans that had been approved as part of the PUD
43 and the these have been reviewed as part of the permit process. There will always be changes,
44 and these had been minimal and a building permit was issued.

45

1 Commissioner Young made a motion, seconded by Commissioner Gruber, to direct staff to
2 prepare a draft Report and Recommendation recommending approval to amend the PUD concept
3 and general plans for the Enclave at Crossdale development at 202 to 217 Byrondale Avenue N
4 to remove a portion of the public trail which runs along the south side of the cul-de-sac and
5 connects from Byrondale Avenue to Central Avenue and to center the trail on lots 4 and 5.
6

7 Mr. Thomson clarified the motion was to direct staff prepare the draft report and
8 recommendation, and the Commission can vote on it at the next meeting when there are more
9 Commissioners available to reach a consensus. This would allow the Commission to provide a
10 recommendation to the City Council. This motion will only allow staff to prepare the documents
11 for the next meeting. The Commission can make a decision on the recommendation to approve
12 or deny the amendment at the next meeting.
13

14 The motion passed 3-ayes and 1-nay (Gonzalez).
15
16

17 **AGENDA ITEM 6. Other Items:**

18
19 **a.) Review of Development Activities**
20

21 Director of Planning and Building Thomson stated the agenda for the next meeting is scheduled
22 to include an amendment to the Flood Plan Ordinance and a subdivision in the Holdridge
23 neighborhood. The City Council is scheduled to have a workshop on concept plans for the 253
24 Lake Street property and the Mobility District.
25

26 Commissioner Gonzalez suggested a Commissioner attend the workshop since the
27 redevelopment at 253 Lake Street could be coming to the Planning Commission for review.
28

29 Chair Iverson stated she would attend the workshop.
30

31 **b.) Next Meeting is scheduled for October 3, 2016**
32
33

34 **AGENDA ITEM 7. Adjournment.**
35

36 Commissioner Young made a motion, seconded by Commissioner Gruber, to adjourn the
37 meeting of Planning Commission. The motion carried unanimously.
38

39 The Planning Commission meeting was adjourned at 10:08 p.m.
40

41 Respectfully submitted,
42

43 Tina Borg
44 *TimeSaver Off Site Secretarial, Inc.*

1 Commission discussion at the meeting indicated that the majority, if not all, of Commissioners
2 present had positive feedback on the design of the parking ramp. There was opposition
3 expressed by some Commissioners regarding the City building any parking ramp at Mill Street,
4 which resulted in the tie vote. At its September 20, 2016 meeting, the Council discussed the
5 matter and while recognizing the opposition of some Commissioners to a parking ramp, the
6 Council expressed concern that the Planning Commission was not providing any guidance or
7 recommendation on the proposed design. The Council asked staff to remind the Commission of
8 its limited but essential role of advising the Council on land use applications, and in this case,
9 making findings and a recommendation on the design of the ramp. At the Council's direction,
10 staff is bringing the matter of the proposed ramp design back to the Planning Commission for its
11 review, and has included a draft Report and Recommendation, which recommends approval of
12 the design based on the design critique completed by staff.

13
14 Commissioner Gonzalez asked what would be the determining factor for deciding if there would
15 be a partial roof or enhanced landscape.

16
17 Mr. Thomson stated the Council wanted to fully understand the costs associated with these
18 elements and in order to do this they requested the items be bid separately. When the Council
19 reviews the bids they will review the costs and the financing and make their final determination
20 at that time.

21
22 Commissioner Flannigan asked how the second level was accessible for ADA requirements.

23
24 Mr. Thomson reviewed the locations of the sidewalks and ramps.

25
26 Chair Iverson asked what the grade of this sidewalk would be, and if there would be problems in
27 the winter.

28
29 Mr. Thomson stated the grade along Broadway would remain the same as it is currently.

30
31 Commissioner Flannigan asked what the resident response was to the partial roof.

32
33 Commissioner Gonzalez stated a resident had been a part of the Steering Committee and they
34 were comfortable with the partial roof or enhanced landscape.

35
36 Chair Iverson stated she had received emails that stated they would prefer the partial roof
37 because they are not sure about the impacts from the lighting.

38
39 Commissioner Gonzalez stated the slope should be landscaped even if there is a roof on the
40 parking ramp.

41
42 Chair Iverson stated she had received a request that any trees that are planted should not go
43 above a set height because the residents do not want to lose the views they currently have.

44

1 Commissioner Gonzalez made a motion, seconded by Commissioner Flannigan, to adopt the
2 draft Report and Recommendation of Approval of Design of Mill Street Parking Ramp as
3 presented. The motion carried 4 ayes and 2 nays (Iverson and Young).
4

5 **b.) Pflaum Home – 630 Bushaway Road**

6 **i. Variance and CUP**
7

8 Director of Planning and Building Thomson stated the property owner, Peter Pflaum, is
9 proposing to demolish the existing house and construct a new house on the property at 630
10 Bushaway Road. As part of the submitted development application, the applicant is requesting
11 approval of the variances from the R-1A zoning district requirements for the front yard setback,
12 rear yard setback, lot coverage, and impervious surface, variances from the Shoreland Overlay
13 District requirements for shoreland setbacks, a Conditional Use Permit (CUP) for a fence, and a
14 CUP for non-conforming lot size and lot width. The Planning Commission reviewed the
15 development application and held a public hearing at its September 19 meeting. After discussion
16 the Planning Commission asked the applicant to provide additional information regarding the
17 justification for the requested variances, and to clarify the height of the stone wall that is being
18 proposed in the front yard. The Planning Commission also directed staff to prepare a Planning
19 Commission Report and Recommendation recommending approval of the development
20 application.
21

22 Commissioner Flannigan asked if the CUP was approved if they could include a condition that
23 the fence height is a maximum of 6-feet.
24

25 Mr. Thomson stated the Commission could make a condition that the maximum fence height is
26 6-feet, but this is already defined in the fence CUP in the Draft Report and Recommendation.
27

28 Commissioner Young made a motion, seconded by Commissioner Gruber, to adopt the Planning
29 Commission Report and Recommendation of approval of Variances and Conditional Use Permits
30 for a new residence at 630 Bushaway Road as presented. The motion carried unanimously.
31

32 Commissioner Gonzalez stated this particular property fits the requirements for variances
33 because it could not be put to a reasonable use without the variances and CUP, and what they are
34 proposing to build does meet the standards of the City.
35

36 **c.) Enclave at Crossdale – 202-217 Byrondale Ave N**

37 **i. PUD Amendment**
38

39 Director of Planning and Building Thomson stated the property owner, Crossdale Development,
40 LLC, is proposing to amend previously approved PUD concept and general plans for the Enclave
41 at Crossdale development at 202 to 217 Byrondale Ave N. The proposed PUD amendment
42 would remove a portion of the public trail which runs along the south side of the cul-de-sac and
43 connects from Byrondale Avenue to Central Avenue. The Planning Commission reviewed the
44 development application and held a public hearing at its meeting on September 19. The
45 Commission discussion indicated varying opinions on whether the Commission should
46 recommend approval of the PUD amendment. After discussing the application, the Planning

1 Commission directed staff to prepare a draft Report and Recommendation recommending
2 approval of the development application for consideration at its next meeting when additional
3 Commissioners would be present.

4
5 Commissioner Gruber pointed out the letters of support from residents for amending the PUD to
6 remove the trial section for safety reasons.

7
8 Commissioner Flannigan stated he had considered that the applicant could include a gate at the
9 trial, but the access would be redundant and this trial section does present safety concerns. He
10 would support the request.

11
12 Commissioner Gonzalez stated the City Engineer had explained there were alternatives and these
13 were not explored in the application. The topography and conditions of the site were known to
14 the applicant prior to the original trail being proposed. She would not recommend approval of
15 this request because there was nothing new presented that would support the request.

16
17 Chair Iverson stated alternative options had not been presented to the Commission, and she
18 would not support amending the PUD at this time.

19
20 Commissioner Gruber made a motion, seconded by Commissioner Young, to adopt the draft
21 Planning Commission Report and Recommendation of approval with conditions for PUD
22 amendment for 202-217 Byrondale Avenue N as presented. The motion carried 4 ayes and 2
23 nays (Gonzalez and Iverson)

24
25
26 **AGENDA ITEM 5. Public Hearing Items:**

27
28 **a.) Floodplain Ordinance Amendment**

29
30 Director of Planning and Building Thomson introduced the City-initiated and required
31 amendments to the City's Floodplain Ordinance. He stated that on May 4, 2016, the Federal
32 Emergency Management Agency (FEMA) issued a Letter of Final Determination (LFD) to the
33 City. The LFD states that the Flood Insurance Rate Maps (FIRMs) for the City, as well as the
34 Hennepin County Flood Insurance Study, are complete and will become effective on November
35 4, 2016. The Flood Insurance Rate Maps and Flood Insurance Study updated the areas in the
36 City that are subject to the City's floodplain regulations. Letter of Final Determination states
37 that in order to continue the City's eligibility in the National Flood Insurance Program (NFIP),
38 the City is required to adopt or show evidence of adoption of floodplain management regulations
39 that meet the NFIP regulations by the effective date of the FIRMs. He reviewed the proposed
40 amendments to Sections 801.02 and 801.93 of the City's code. He reviewed the areas of the City
41 that would be affected by the changes.

42
43 Commissioner Gonzalez asked if this would replace the overlay district.

44
45 Mr. Thomson explained the action being taken would repeal the existing ordinance and put the
46 proposed ordinance in its place. It would remain an overlay zoning district.

1
2 Commissioner Gonzalez stated the Ordinance states that variance applications would be
3 reviewed in accordance with 801.05. This Section states practical difficulties must be
4 demonstrated, and Section 801.93.12.a has a different standard.

5
6 Mr. Thomson clarified procedural requirements must be met first, and the variance request
7 would have to meet the City's variance standards plus the more restrictive standard outlined in
8 the draft ordinance for the floodplain district.

9
10 Chair Iverson opened the public hearing at 7:45 p.m.

11
12 There being no one wishing to address the Commission on this topic, Chair Iverson closed the
13 public hearing at 7:46 p.m.

14
15 Commissioner Gonzalez made a motion, seconded by Commissioner Gruber, to adopt The
16 Planning Commission Report and Recommendation on an Ordinance amending Section 2 (Rules
17 and Regulations) and Section 93 (Floodplain Regulations) of City Code Chapter 801 (Zoning
18 Ordinance) regarding the City's floodplain regulations as presented. The motion carried
19 unanimously.

20
21
22 **AGENDA ITEM 6. Other Items:**

23
24 **a.) Review of Development Activities**

25
26 Director of Planning and Building Thomson stated the next meeting of the Planning Commission
27 is scheduled to include one development application for a new subdivision in the Holdridge
28 neighborhood. Staff is also working on putting a workshop together to discuss a work plan.

29
30 Commissioner Flannigan asked if anyone had gone to Meyer Dairy workshop presented by the
31 developer.

32
33 Chair Iverson stated she had attended. They had taken the feedback they received during
34 previous application review, and they are putting together a new proposal.

35
36 Commissioner Gonzalez reviewed the items discussed by the City Council at its last meeting,
37 including a proposal for Lake Street, downtown parking, and the JJ Hill event. The Council also
38 discussed the Institutional District Ordinance amendment for parking ramps, and they were not
39 pleased the Planning Commission had not been able to make a recommendation because of
40 abstentions. The Council did adopt the first reading of the Institutional District Ordinance
41 amendment, and they approved the Broadway Place application with the modifications the
42 applicant had made. The City Council did not approve the PUD subdivision on Bushaway Road,
43 and the applicant indicated they will be making modifications to the plan.

44
45 City Attorney Schelzel clarified there were concept plans for development on Lake Street
46 presented at the Council workshop, but there is not a pending application at this time.

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b.) Next Meeting is scheduled for October 17, 2016

AGENDA ITEM 7. Adjournment.

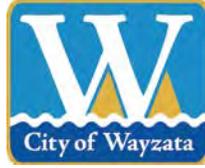
Commissioner Young made a motion, seconded by Commissioner Flannigan, to adjourn the meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Tina Borg
TimeSaver Off Site Secretarial, Inc.

DRAFT



**Planning Report
Wayzata Planning Commission
October 17, 2016**

Project Name: Ovsyannikova Addition
Applicant: Anna Ovsyannikova and Yengenyi Ogranovich
Addresses of Request: 15610 Holdridge Rd E
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: November 18, 2016

Development Application

Introduction

The property owners, Anna Ovsyannikova and Yengenyi Ogranovich, have submitted a development application to subdivide the property at 15610 Holdridge Rd E into two single-family residential lots. The existing house would remain and one new home would be constructed on the new lot. The proposal requires preliminary and final plat review.

Property Information

The property identification number and owner of the property are as follows:

Address	PID	Owner
15610 Holdridge Rd E	04-117-22-33-0043	Anna Ovsyannikova and Yengenyi Ogranovich

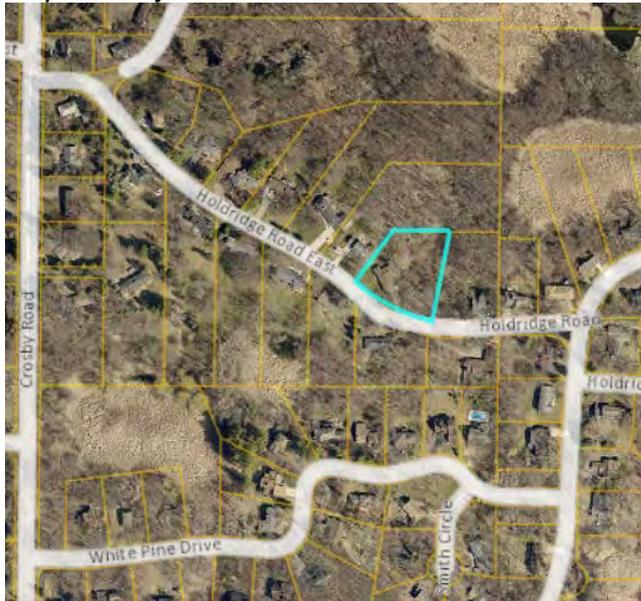
The current zoning and comprehensive plan land use designation for the property are as follows:

Current zoning:	R-2/Medium Density Single Family Residential District
Comp plan designation:	Low Density Single Family
Total site area:	43,797 sq. ft. (1.0 acres)

Project Location

The property is located on Holdridge Road East:

Map 1: Project Location



Application Requests

As part of the submitted development application, the applicant is requesting approval of the following item:

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the one existing lot into two lots. (City Code Sections 805.14 and 805.15)

Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single-family homes	R-2/Medium Density Single Family Residential District	Low Density Single Family
East	Single-family home	R-2/Medium Density Single Family Residential District	Low Density Single Family
South	Single-family homes	R-2/Medium Density Single Family Residential District	Low Density Single Family
West	Single-family homes	R-2/Medium Density Single Family Residential District	Low Density Single Family

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on October, 6, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on October 7, 2016.

Analysis of Application

Lot Requirements

The proposed lots would meet the minimum lot requirements for the R-2 zoning district:

	Lot area (sq. ft.)	Lot width	Lot depth
R-2 Requirements	15,000 (min.)	100 ft. (min.)	100 ft. (min.)
Lot 1	26,821 sq. ft.	149 ft.	175 ft.
Lot 2	16,976 sq. ft.	100 ft.	153 ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the R-2 lots located within 350 feet of the property and within the City of Wayzata:

Address	Lot area
15714 Holdridge Rd E	50,533 sq. ft.
15706 Holdridge Rd E	103,197 sq. ft.
15700 Holdridge Rd E	87,758 sq. ft.
15600 Holdridge Rd E	40,305 sq. ft.
15601 Holdridge Rd E	27,824 sq. ft.
15607 Holdridge Rd E	36,789 sq. ft.
15611 Holdridge Rd E	38,419 sq. ft.
15709 Holdridge Rd E	49,030 sq. ft.
15803 Holdridge Rd E	58,029 sq. ft.

Proposed Houses:

The applicant has submitted house plans for the new home on Lot 2. The proposed house would be two stories in height with a walk-out basement on the back of the house. The proposed subdivision plans also provide the location and footprint of the proposed house, which would meet the requirements of the R-2 zoning district:

	R-2 Requirement	Lot 1 (Existing House)	Lot 2 (Proposed House)
Front yard setback	25 ft. (min.)	32 ft.	34 ft.
Side yard setback	10 ft. (min.)	12 ft.	10 ft.
Rear yard setback	20 ft. (min.)	92 ft.	71 ft.
Lot coverage	20% (max.)	7.7%	13.1%
Impervious surface	30% (max.)	17.1%	22.2%
Building height	30 ft. (max.)	N/A (no changes)	TBD

Tree Preservation

There are 45 total trees located on the property, of which, 41 are designated as significant trees in the City's tree preservation ordinance, and 4 are designated as heritage trees. The proposed plans include the removal of 12 total trees, 11 significant trees and 1 heritage trees. The tree preservation ordinance allows the removal of up to 25% of the inches of significant trees for a subdivision before mitigation is required. The removal of any heritage trees requires 2 inches of tree replacement for every 1 inch of heritage tree removed. The proposed plans would remove 24.8% of the inches of significant trees, and 23.1% of the inches of heritage trees. The plans would not require mitigation for the significant tree removal, but would require replacement of 81 inches of trees for the one heritage tree that would be removed.

Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and

quality of existing development in the City, a neighborhood or commercial area.

9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

- Attachment A: Proposed Subdivision
- Attachment B: Proposed House Plans

DESCRIPTION OF PROPERTY SURVEYED
That part of Lot 15, Block 3, Holdridge Second Addition Rearrangement, lying West of the following described line: Commencing at the Northwest corner of the subject property and bearing S 157° 38' 00" W for a distance of 157.38 feet to the point of beginning of said line, thence deflecting right 99 degrees 46 minutes to the Southwesterly line of said lot, and there ending.

Site Address: 15610 Holdridge Road East, Wayzata, Minnesota, 55391
Flood Zone Information: This property appears to lie in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0328E, effective date of September 2, 2004.

Parcel Area Information: Gross Area: Parcel 1 26,821 s.f. ~ 0.616 acres
Parcel 2 16,976 s.f. ~ 0.390 acres

Benchmark: Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 - Elevations=993.879 feet (NAVD88).

Zoning Information: The current zoning for the subject property is R-2 (Medium Density Single Family Residential District) per the City of Wayzata's zoning map dated 04-28-2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of 03-21-2016 and are as follows:

Principal Structure Setbacks - Front: 25 feet; **Side:** 10 feet; **Rear:** 20 feet
Height: 2 1/2 stories and 30 feet
Impervious surface: 30 percent of lot area
Lot Coverage: 20 percent of lot area

Accessory Structure Setbacks - Front: 30 feet; **Side:** 5 feet; **Rear:** 5 feet
Height: 20 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

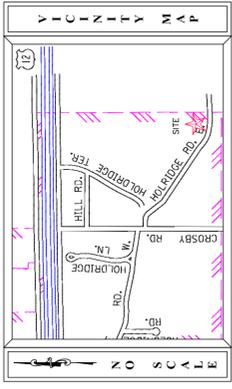
Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-0002.

Parcel 1 Info
Lot Area = 26,821 Sq Ft
House Area = 2,072 Sq Ft
Lot Coverage = 7.7%
Concrete Area = 1,928 Sq Ft
Deck Area = 889 Sq Ft
Impervious Area = 4,589 Sq Ft = 17.1%

Parcel 2 Info
Lot Area = 16,976 Sq Ft
House Area = 2,226 Sq Ft
Lot Coverage = 13.1%
Concrete Area = 1,541 Sq Ft
Deck Area = 3,767 Sq Ft = 22.2%



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



SURVEY LEGEND

- CAST IRON MONUMENT
- BITUMINOUS
- A/C UNIT
- ▭ CATCH BASIN
- ▭ CABLE TV PEDESTAL
- ▭ CABLE TV TRANSFORMER
- ▭ FLARED END SECTION
- ▭ GATE VALVE
- ▭ GUY WIRE
- ▭ HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- 972.5 GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- ▭ CONCRETE CURB
- ▭ CONCRETE
- ▭ CONTOUR EXISTING
- ▭ CONTOUR PROPOSED
- ▭ DRAIN TILE
- ▭ ELEC UNDERGROUND
- ▭ FENCE
- ▭ FIBER OPTIC UNDERGROUND
- ▭ GAS UNDERGROUND
- ▭ OVERHEAD UTILITY
- ▭ RAILROAD TRACKS
- ▭ TELEPHONE PEDESTAL
- ▭ TELEPHONE MANHOLE
- ▭ TRAFFIC SIGNAL
- ▭ UTILITY MANHOLE
- ▭ UTILITY UNDERGROUND
- ▭ UTILITY UNDERGROUND
- ▭ WATERMAIN

TWP.117 - RGE.22 - SEC.04
Project City: Wayzata
Hennepin County

PRELIMINARY PLAT
PREPARED FOR:
ANNA OVSYANNIKOVA

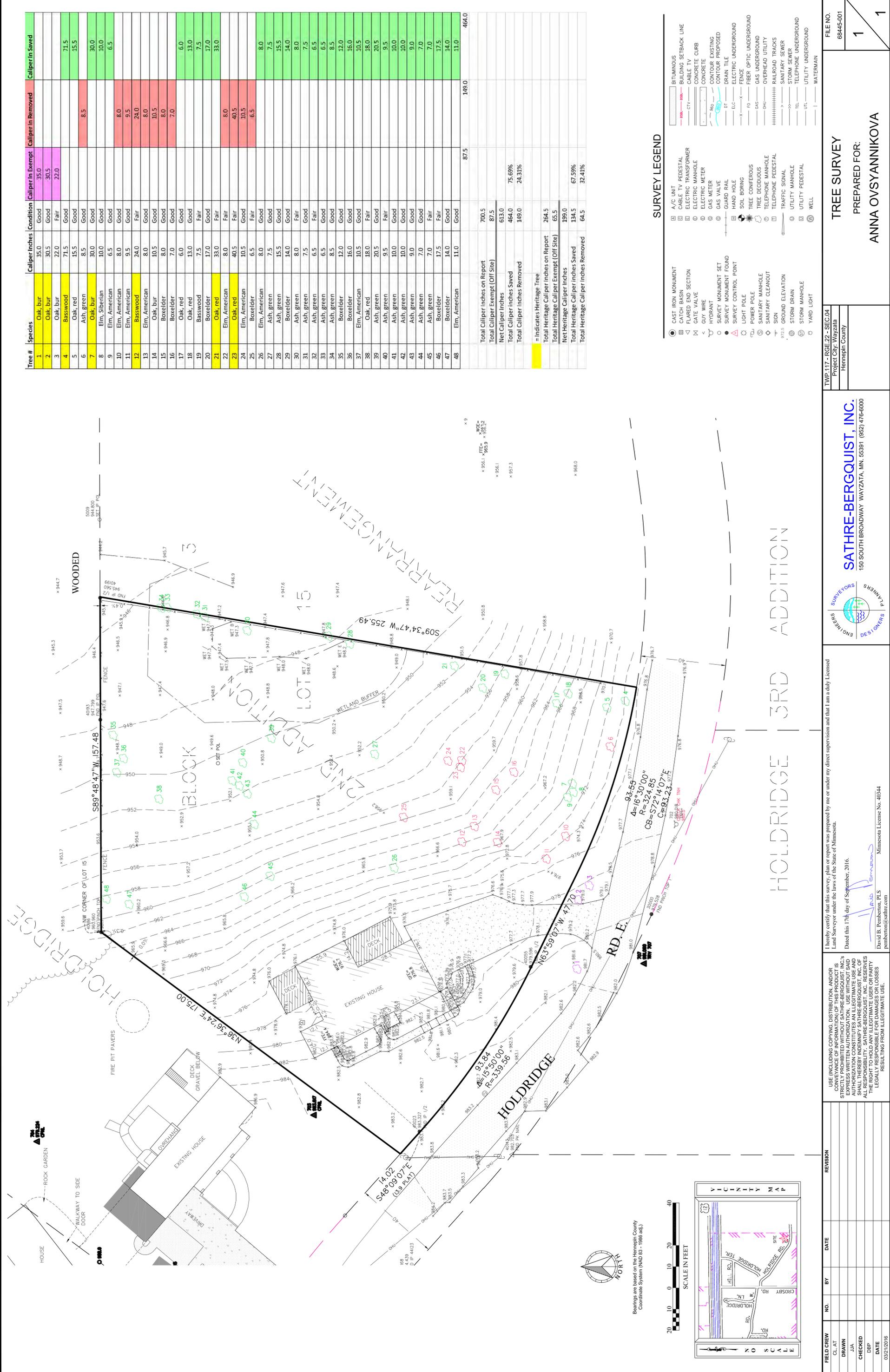
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68445-001
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (652) 476-8000

PLANNERS
ENGINEERS
SURVEYORS
ES&S

FIELD CREW	NO.	BY	DATE	REVISION
CL, AT	1	ENW	10/7/2016	UPDATED WETLAND PER CITY
DRAWN		JJA		
CHECKED				
DATE				



Tree #	Species	Caliper Inches	Condition	Caliper In Exempt	Caliper In Removed	Caliper In Saved
1	Oak, bur	35.0	Good	35.0		
2	Oak, bur	30.5	Good	30.5		
3	Oak, bur	22.0	Fair	22.0		
4	Basswood	71.5	Good			71.5
5	Oak, red	15.5	Good			15.5
6	Oak, bur	8.5	Good		8.5	
7	Oak, bur	30.0	Good			30.0
8	Elm, Siberian	10.0	Good			10.0
9	Elm, American	6.5	Good		8.0	6.5
10	Elm, American	8.0	Good		9.5	
11	Elm, American	24.0	Fair		24.0	
12	Basswood	24.0	Fair		8.0	
13	Elm, American	8.0	Good		10.5	
14	Oak, bur	10.5	Good		8.0	
15	Boxelder	8.0	Good		7.0	
16	Boxelder	7.0	Good			
17	Oak, red	13.0	Good			
18	Oak, red	13.0	Good			
19	Basswood	7.5	Fair			
20	Boxelder	17.0	Good			
21	Oak, red	33.0	Fair		8.0	
22	Elm, American	8.0	Fair		40.5	
23	Oak, red	40.5	Fair		10.5	
24	Elm, American	6.5	Good		6.5	
25	Boxelder	8.0	Good			
26	Elm, American	7.5	Good			
27	Ash, green	15.5	Good			
28	Ash, green	15.5	Good			
29	Boxelder	14.0	Good			
30	Ash, green	8.0	Fair			
31	Ash, green	7.5	Good			
32	Ash, green	6.5	Fair			
33	Ash, green	6.5	Good			
34	Ash, green	8.5	Good			
35	Boxelder	12.0	Good			
36	Boxelder	16.0	Good			
37	Elm, American	10.5	Good			
38	Oak, red	18.0	Fair			
39	Ash, green	20.5	Good			
40	Ash, green	9.5	Fair			
41	Ash, green	10.0	Good			
42	Ash, green	10.0	Good			
43	Ash, green	9.0	Good			
44	Ash, green	7.0	Good			
45	Ash, green	7.0	Fair			
46	Boxelder	17.5	Fair			
47	Boxelder	14.0	Good			
48	Elm, American	11.0	Good	87.5	149.0	464.0

Total Caliper Inches on Report		700.5
Total Caliper Exempt (Off Site)		87.5
Net Caliper Inches		613.0
Total Caliper Inches Saved		464.0
Total Caliper Inches Removed		149.0
Total Caliper Inches Exempt (Off Site)		87.5
Total Heritage Caliper Inches on Report		264.5
Total Heritage Caliper Exempt (Off Site)		65.5
Net Heritage Caliper Inches		199.0
Total Heritage Caliper Inches Saved		134.5
Total Heritage Caliper Inches Removed		64.5
Total Heritage Caliper Inches Exempt (Off Site)		64.5

Field Crew	No.	By	Date	Revision
CL, AT				
DRAWN	JJA			
CHECKED	DBP			
DATE	03/27/2016			

Symbol	Description
○	CAST IRON MONUMENT
○	CATCH BASIN
○	FLARED END SECTION
○	GUY WIRE
○	HYDRANT
○	SURVEY MONUMENT SET
○	SURVEY MONUMENT FOUND
○	SURVEY CONTROL POINT
○	LIGHT POLE
○	POWER POLE
○	SANITARY MANHOLE
○	SANITARY CLEANOUT
○	SIGN
○	GROUND ELEVATION
○	STORM DRAIN
○	STORM MANHOLE
○	YARD LIGHT
○	A/C UNIT
○	CABLE TV PEDESTAL
○	ELECTRIC TRANSFORMER
○	ELECTRIC MANHOLE
○	ELECTRIC METER
○	GUY WIRE
○	HYDRANT
○	SURVEY MONUMENT SET
○	SURVEY MONUMENT FOUND
○	SURVEY CONTROL POINT
○	LIGHT POLE
○	POWER POLE
○	SANITARY MANHOLE
○	SANITARY CLEANOUT
○	SIGN
○	GROUND ELEVATION
○	STORM DRAIN
○	STORM MANHOLE
○	YARD LIGHT
○	BITUMINOUS
○	BUILDING SETBACK LINE
○	CABLE TV
○	CONCRETE CURB
○	CONCRETE
○	CONTOUR EXISTING
○	CONTOUR PROPOSED
○	DRAIN TILE
○	ELECTRIC UNDERGROUND
○	FENCE
○	FIBER OPTIC UNDERGROUND
○	GAS UNDERGROUND
○	OVERHEAD UTILITY
○	RAILROAD TRACKS
○	STORM SEWER
○	STORM UNDERGROUND
○	UTILITY UNDERGROUND
○	WELL

Tree #	Species	Caliper Inches	Condition	Caliper In Exempt	Caliper In Removed	Caliper In Saved
1	Oak, bur	35.0	Good	35.0		
2	Oak, bur	30.5	Good	30.5		
3	Oak, bur	22.0	Fair	22.0		
4	Basswood	71.5	Good			71.5
5	Oak, red	15.5	Good			15.5
6	Oak, bur	8.5	Good		8.5	
7	Oak, bur	30.0	Good			30.0
8	Elm, Siberian	10.0	Good			10.0
9	Elm, American	6.5	Good		8.0	6.5
10	Elm, American	8.0	Good		9.5	
11	Elm, American	24.0	Fair		24.0	
12	Basswood	24.0	Fair		8.0	
13	Elm, American	8.0	Good		10.5	
14	Oak, bur	10.5	Good		8.0	
15	Boxelder	8.0	Good		7.0	
16	Boxelder	7.0	Good			
17	Oak, red	13.0	Good			
18	Oak, red	13.0	Good			
19	Basswood	7.5	Fair			
20	Boxelder	17.0	Good			
21	Oak, red	33.0	Fair		8.0	
22	Elm, American	8.0	Fair		40.5	
23	Oak, red	40.5	Fair		10.5	
24	Elm, American	6.5	Good		6.5	
25	Boxelder	8.0	Good			
26	Elm, American	7.5	Good			
27	Ash, green	15.5	Good			
28	Ash, green	15.5	Good			
29	Boxelder	14.0	Good			
30	Ash, green	8.0	Fair			
31	Ash, green	7.5	Good			
32	Ash, green	6.5	Fair			
33	Ash, green	6.5	Good			
34	Ash, green	8.5	Good			
35	Boxelder	12.0	Good			
36	Boxelder	16.0	Good			
37	Elm, American	10.5	Good			
38	Oak, red	18.0	Fair			
39	Ash, green	20.5	Good			
40	Ash, green	9.5	Fair			
41	Ash, green	10.0	Good			
42	Ash, green	10.0	Good			
43	Ash, green	9.0	Good			
44	Ash, green	7.0	Good			
45	Ash, green	7.0	Fair			
46	Boxelder	17.5	Fair			
47	Boxelder	14.0	Good			
48	Elm, American	11.0	Good	87.5	149.0	464.0

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (82) 476-8000

PLANNERS ENGINEERS SURVEYORS

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 17th day of September, 2016.

David B. Pemberton, PLS
pemberton@sathre.com Minnesota License No. 40344

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TREE SURVEY
PREPARED FOR:
ANNA OVSYANNIKOVA

FILE NO.
68445-001

1

OVSYANNIKOVA ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Yevgeniy Ogranovich and Anna Ovsyannikova, husband and wife, fee owners of the following described property situated in the State of Minnesota, County of Hennepin, do wit:

That part of Lot 15, Block 3, HOLDRIDGE SECOND ADDITION REARRANGEMENT, lying West of the following described line:

Commencing at the northwest corner of said lot; thence East along the north line of said lot a distance of 157.88 feet to the point of beginning of said line; thence deflecting right 99 degrees 46 minutes to the southerly line of said lot and the ending.

Have caused the same to be surveyed and platted as OVSYANNIKOVA ADDITION and do hereby dedicate to the public for public use forever the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Yevgeniy Ogranovich and Anna Ovsyannikova husband and wife, have hereto set their hands this _____ day of _____, 2016.

Yevgeniy Ogranovich _____ Anna Ovsyannikova _____
 STATE OF MINNESOTA, COUNTY OF HENNEPIN
 The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Yevgeniy Ogranovich and Anna Ovsyannikova, husband and wife.
 Notary Public, Hennepin County, Minnesota _____ Notary Printed Name _____ My Commission Expires _____

STATE OF MINNESOTA, COUNTY OF HENNEPIN
 I, David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct and true copy of the original plat as shown on file in my office; that the monuments depicted on this plat were correctly set and were one year old at the time of the survey; that the monuments are correctly shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2016.
 David B. Pemberton, Licensed Land Surveyor
 Minnesota License No. 40344
 STATE OF MINNESOTA, COUNTY OF HENNEPIN
 This instrument was acknowledged before me this _____ day of _____, 2016, by David B. Pemberton.
 Notary Public, Hennepin County, Minnesota _____ Notary Printed Name _____ My Commission Expires _____

WAYZATA, MINNESOTA
 This plat of OVSYANNIKOVA ADDITION was approved and accepted by the City Council of Wayzata, Minnesota at a regular meeting held this _____ day of _____, 2016. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

By: _____ Mayor _____ City Clerk
 _____ Deputy
 RESIDENT AND REAL ESTATE SERVICES
 Hennepin County, Minnesota
 I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2016.
 Mark V. Chapin, Hennepin County Auditor

By: _____ Deputy
 SURVEY DIVISION
 Hennepin County, Minnesota
 Pursuant to Minnesota Statutes Section 383B.365 (1969), this plat has been approved this _____ day of _____, 2016.
 Chris F. Mavis, Hennepin County Surveyor

By: _____ Deputy
 COUNTY RECORDER
 Hennepin County, Minnesota
 I hereby certify that the within plat of OVSYANNIKOVA ADDITION was recorded in this office this _____ day of _____, 2016, at _____ o'clock _____ M.
 Martin McCormick, County Recorder

By: _____ Deputy



SCALE IN FEET
 30 15 0 15 30 60

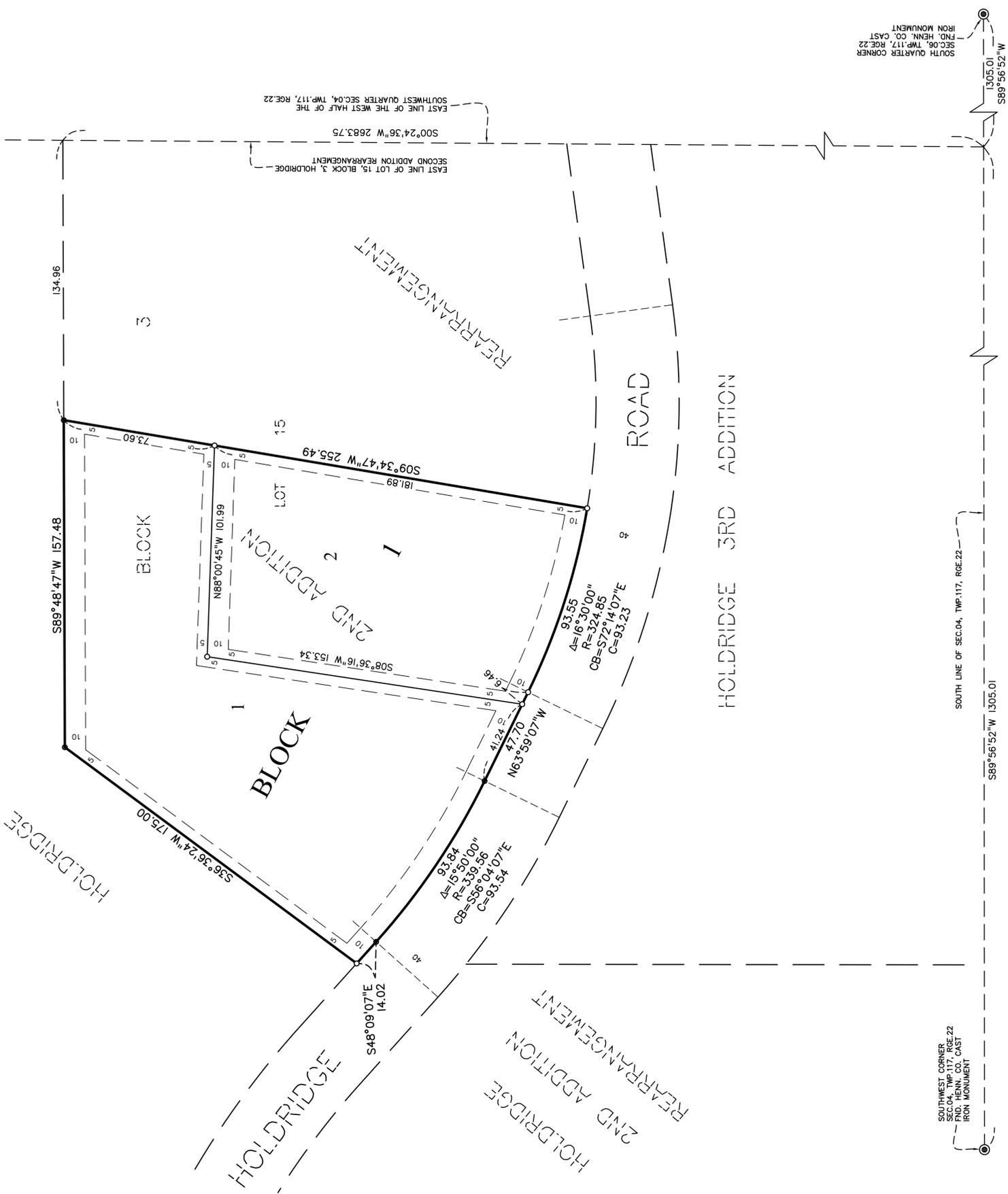
The basis for the bearing system is the easterly line of Lot 15, Block 3, HOLDRIDGE SECOND ADDITION REARRANGEMENT, which is assumed to bear South 00 degrees 24 minutes 36 seconds West.

- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344
- Denotes a Found Iron Monument
- ⊙ Denotes a Found Cast-Iron-Monument

DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN



SATHRE-BERGQUIST, INC.



SOUTH QUARTER CORNER
 FROM MONUMENT
 1305.01
 S89°56'52\"/>

SOUTHWEST CORNER
 FROM MONUMENT
 1305.01
 S89°56'52\"/>

General Notes:

1. REINFORCE FND. WALLS PER CODE
2. PROVIDE POLY UNDER ALL INTERIOR SLABS
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND STRUCTURAL COMPONENTS PRIOR TO CONSTRUCTION
4. TO MEET ALL APPLICABLE CODES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF SHEETING.
7. ALL EXTERIOR OPENINGS AND OPENINGS IN BEARING WALLS ARE TO HAVE A (2) 2X10 HEADER. (UNLESS NOTED OTHERWISE)
8. ALL BEAMS AND HEADERS ARE TO BE SPECIFIED BY LUMBER SUPPLIER.
9. WINDOWS AND DOORS ARE SPECIFIED A WINDOWS.
10. MIN. WINDOW SILL HEIGHT SHALL BE 18" OR HIGHER.

10. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" MUST BE EQUIPPED WITH AN APPROVED LADDER
11. ALL OPENINGS LESS THAN 4" @ ALL GUARDRAILS
12. GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR
13. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM; ON EACH FLOOR INCLUDING THE BASEMENT; AND IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS
14. NOTE ON ALL PLANS
 - A. DBL. STUDS @ ALL WINDOWS AND PATIO DOOR HDRS. & POINT LOADS UNLESS NOTED OTHERWISE
 - B. PROVIDE SOLID BLOCKING @ ALL SUPPORT BEAMS, MICROLAMS, & GIRDER TRUSSES TO SUPPORT BELOW

Area Schedule

Finished Basement	1412 sf
Main Level	1609 sf
Upper Level	1789 sf
Garage	648 sf
Front Porch	138 sf

GENERAL NOTES:

ALL PLANS ARE TO BE REVISED BY THE GENERAL CONTRACTOR AND THE MUNICIPAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION. AVA STUDIO LLC. IS NOT RESPONSIBLE FOR ANY PROBLEM AS A RESULT OF AN ERROR OMISSION ON THESE PLANS.



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WITHOUT PRIOR WRITTEN CONSENT OF THE DESIGNER (AVA STUDIO)

15610 Holdridge Rd

Wayzata

Front Elevation

Project number 15022

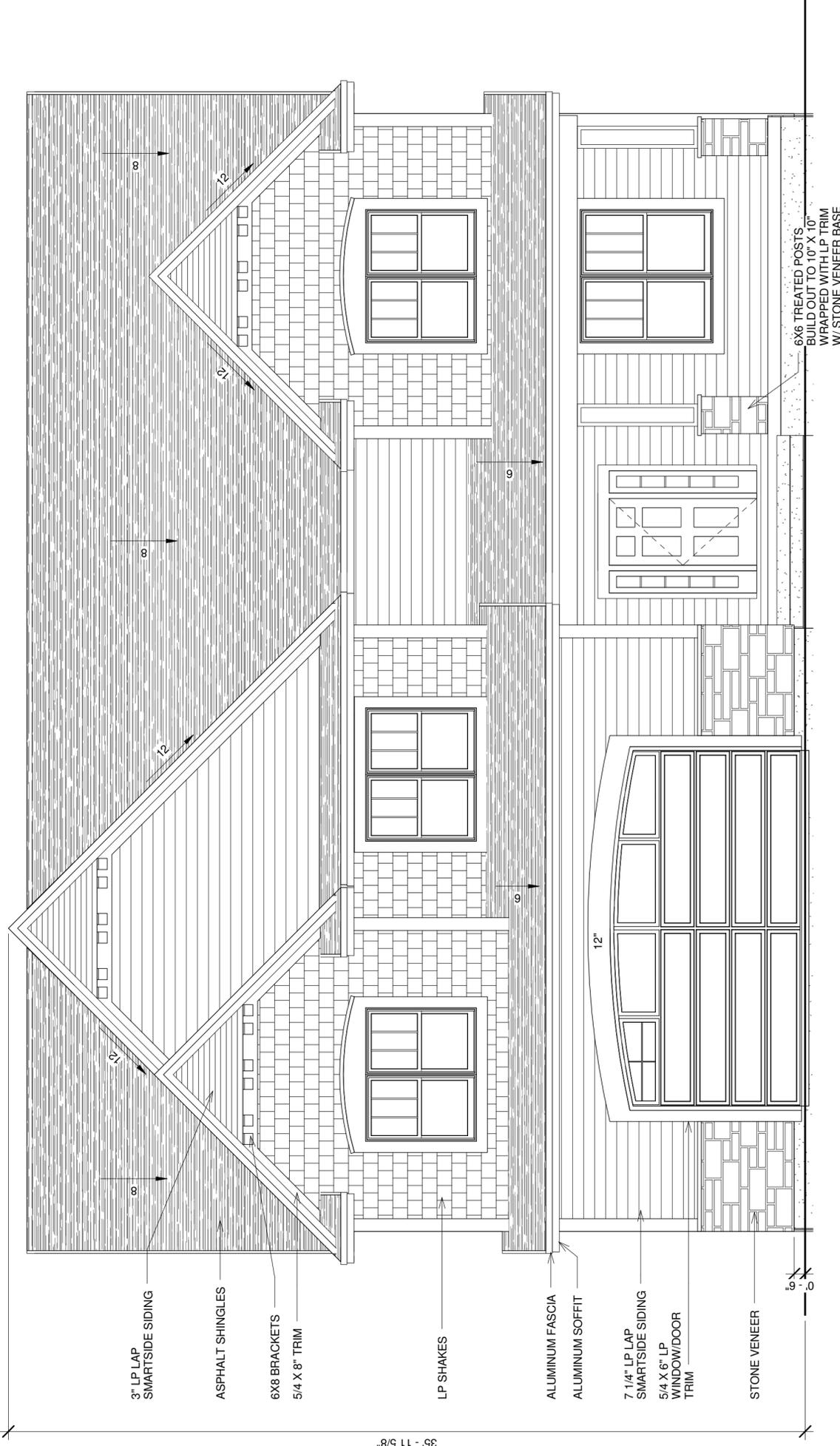
Date 8/3/2016

Drawn by Alexander Bocharnikov

Checked by

A01

Scale 1/4" = 1'-0"



1 Front Elevation

1/4" = 1'-0"



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GENERAL NOTES:

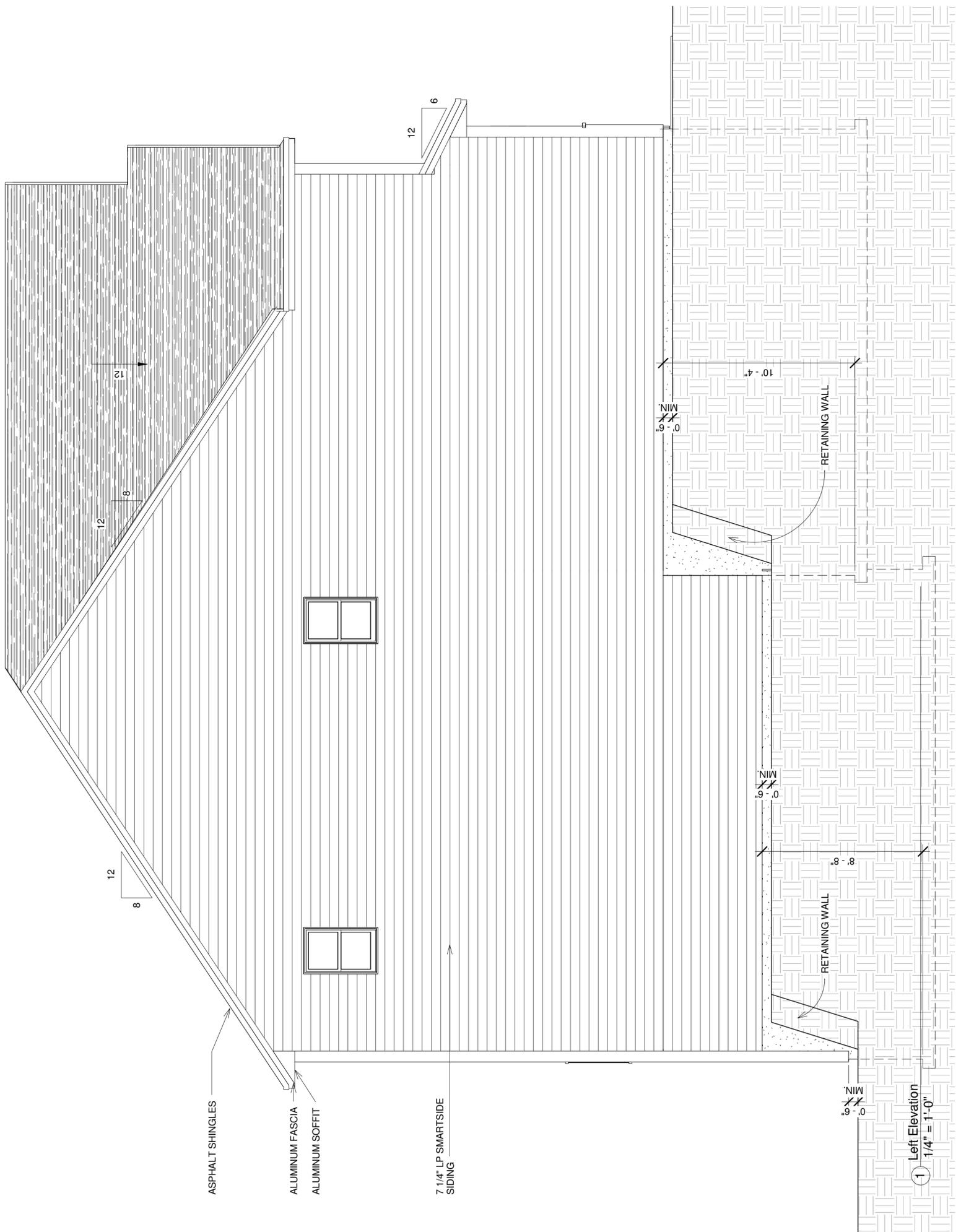
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15610 Holdridge Rd

Wayzata
 Left Elevation

Project number	15022
Date	8/3/2016
Drawn by	Alexander Bocharnikov
Checked by	
A02	
Scale	1/4" = 1'-0"



ASPHALT SHINGLES
 ALUMINUM FASCIA
 ALUMINUM SOFFIT
 7 1/4" LP SMARTSIDE SIDING

1
 Left Elevation
 1/4" = 1'-0"



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15610 Holdridge Rd

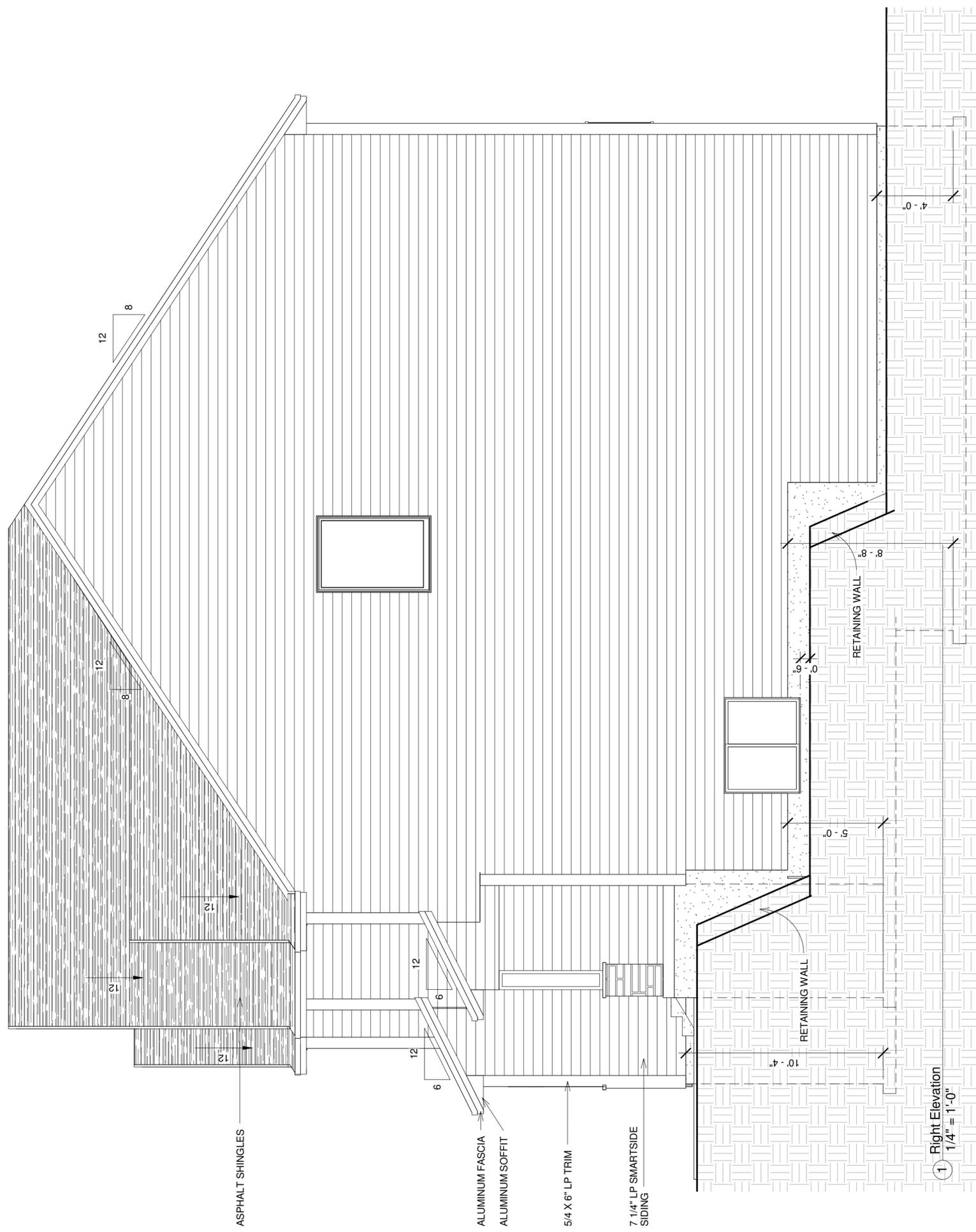
Wayzata

Right Elevation

Project number	15022
Date	8/3/2016
Drawn by	Alexander Bocharnikov
Checked by	

A03

Scale 1/4" = 1'-0"



ASPHALT SHINGLES

ALUMINUM FASCIA

ALUMINUM SOFFIT

5/4 X 6" LP TRIM

7 1/4" LP SMARTSIDE SIDING

1 Right Elevation
 1/4" = 1'-0"



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15610 Holdridge Rd

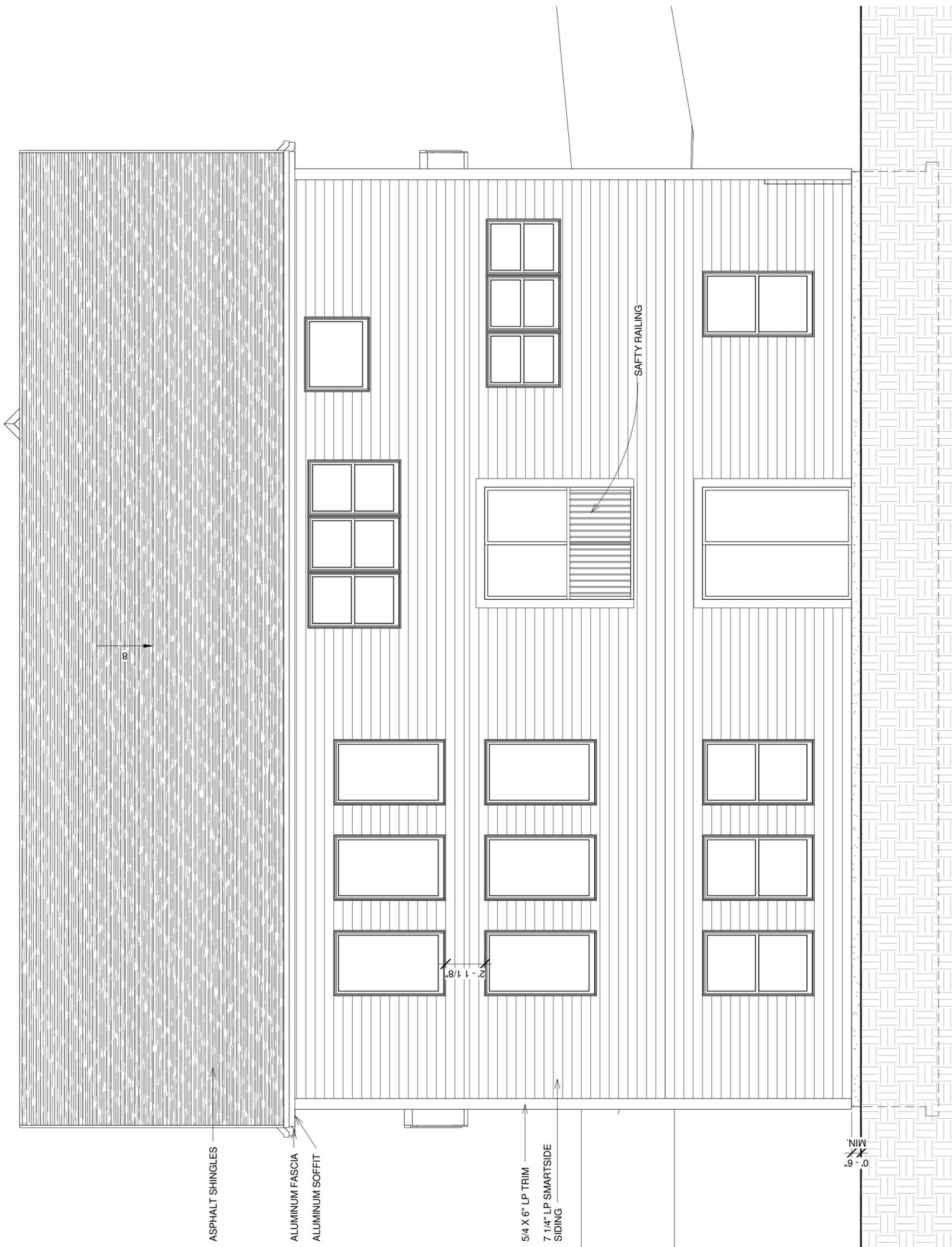
Wayzata

Rear Elevation

Project number 15022
 Date 8/3/2016
 Drawn by Alexander Bocharnikov
 Checked by

A04

Scale 1/4" = 1'-0"



1 Rear Elevation
 1/4" = 1'-0"



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15610 Holdridge Rd
Wayzata
Foundation /
Basement

Project number 15022
Date 8/3/2016
Drawn by Alexander Bocharnikov
Checked by

A05

Scale
1/4" = 1'-0"



1 Basement Floor
1/4" = 1'-0"



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15610 Holdridge Rd

Wayzata

Upper Level

Project number 15022

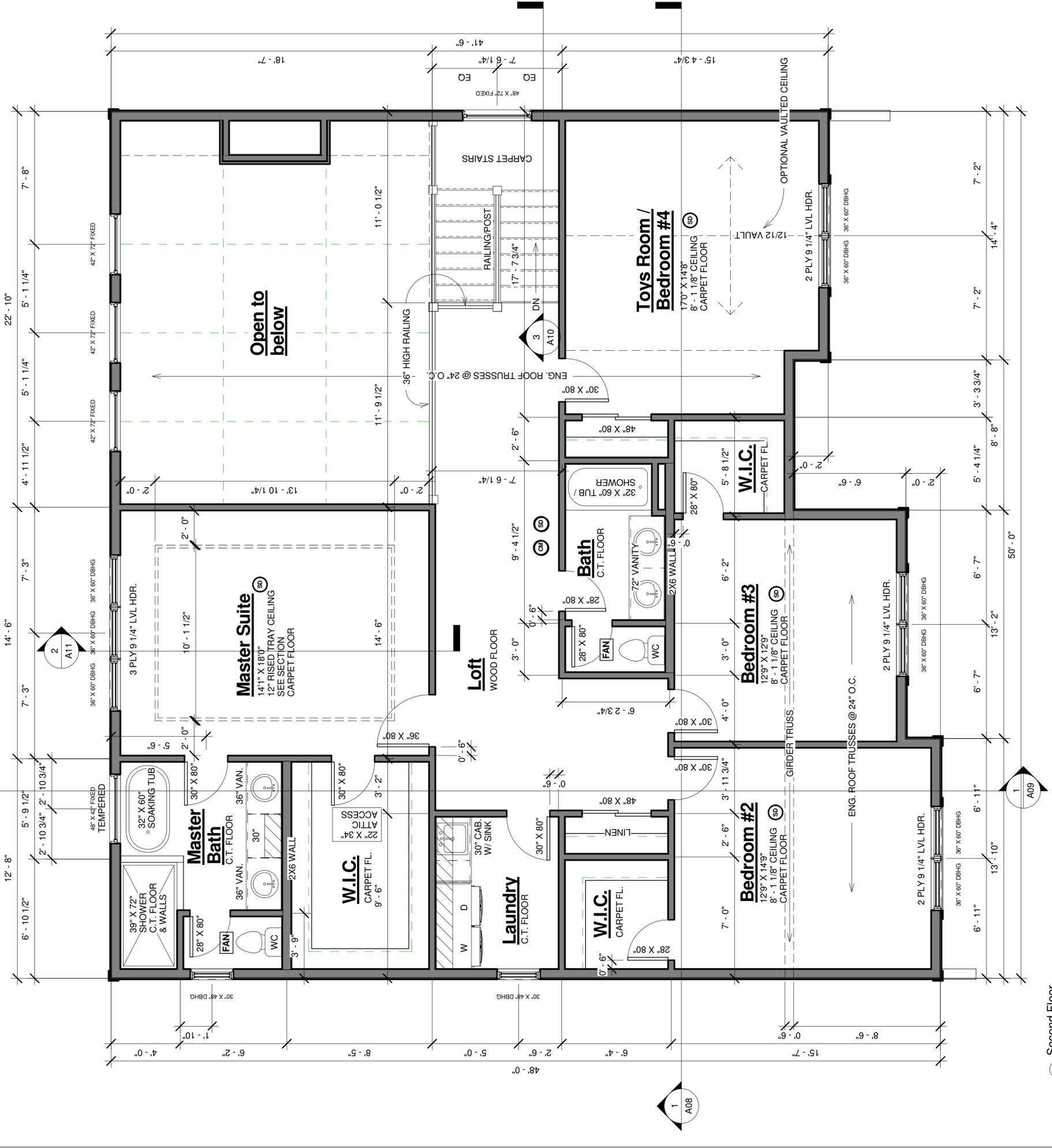
Date 8/3/2016

Drawn by Alexander Bocharnikov

Checked by

A07

Scale 1/4" = 1'-0"



1 Second Floor
1/4" = 1'-0"



15610 Holdridge Rd
Wayzata
Cross Section 1

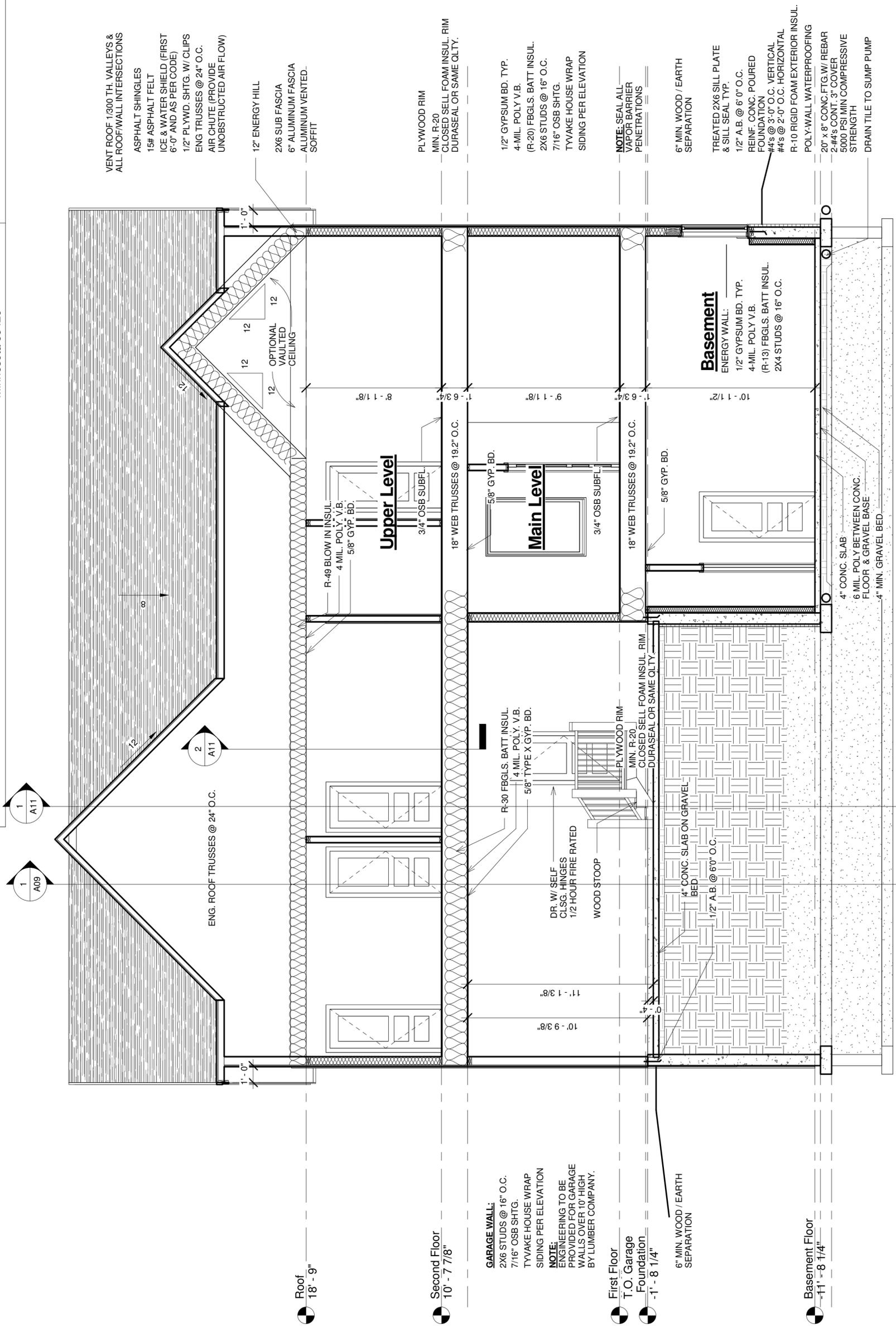
PH: 612 532 8159
Web: avastudio.houzz.com
Address: 6641 w 18th Street St Louis Park
Minnesota 55426

Project number 15022
Date 8/3/2016
Drawn by Alexander Bocharnikov
Scale 1/4" = 1'-0"

A08

8/16/2016 4:58:13 PM

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15610 Holdridge Rd

Wayzata

Cross Section 2

Project number 15022

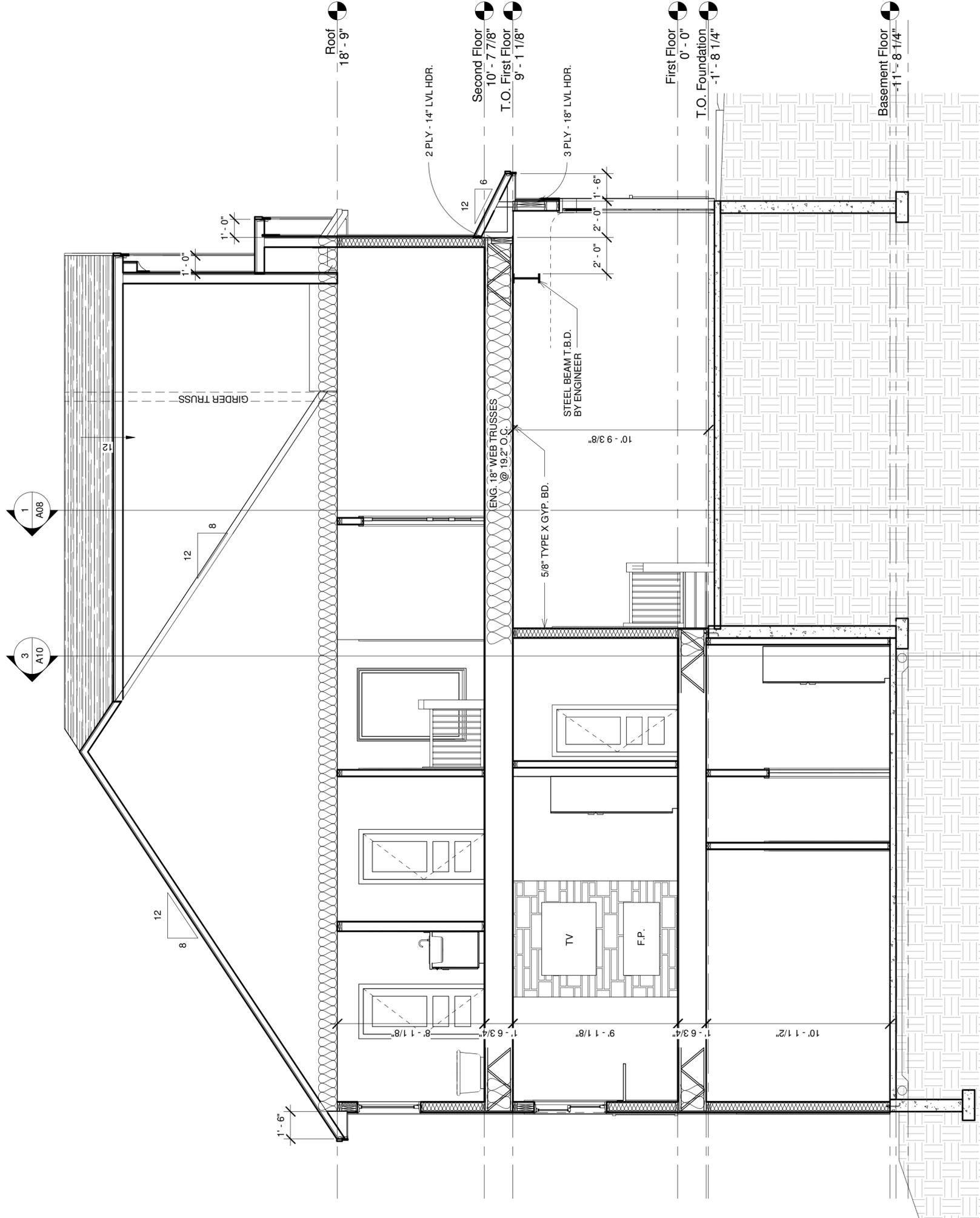
Date 8/3/2016

Drawn by Alexander Bocharnikov

Checked by

A09

Scale 1/4" = 1'-0"



1 House Section 2
1/4" = 1'-0"



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15610 Holdridge Rd

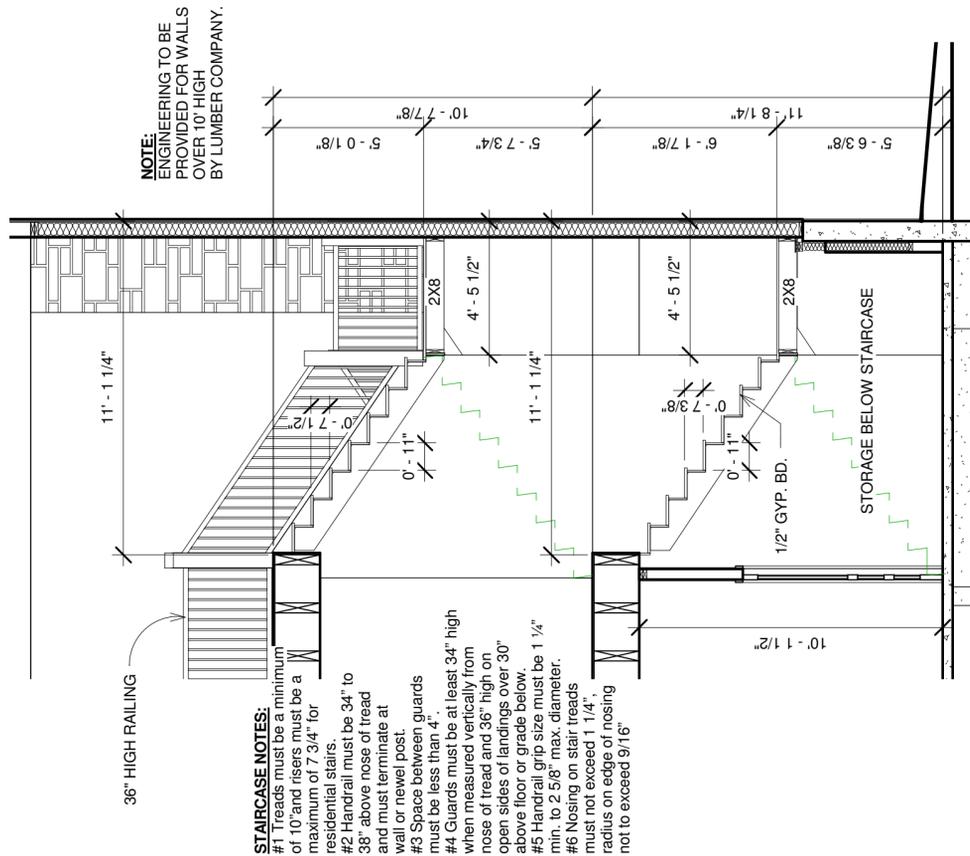
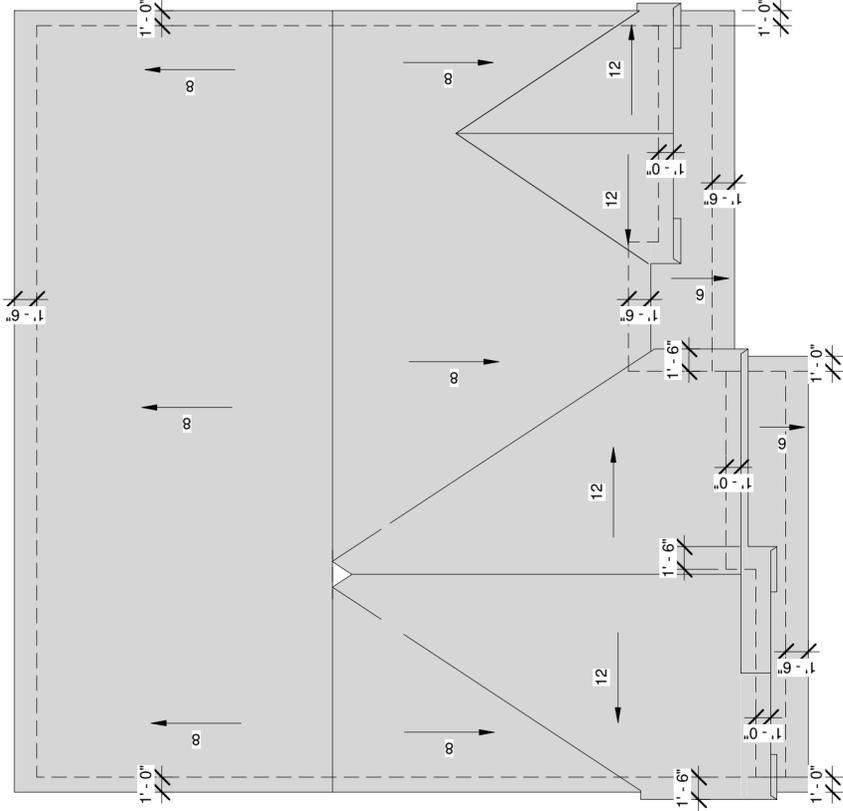
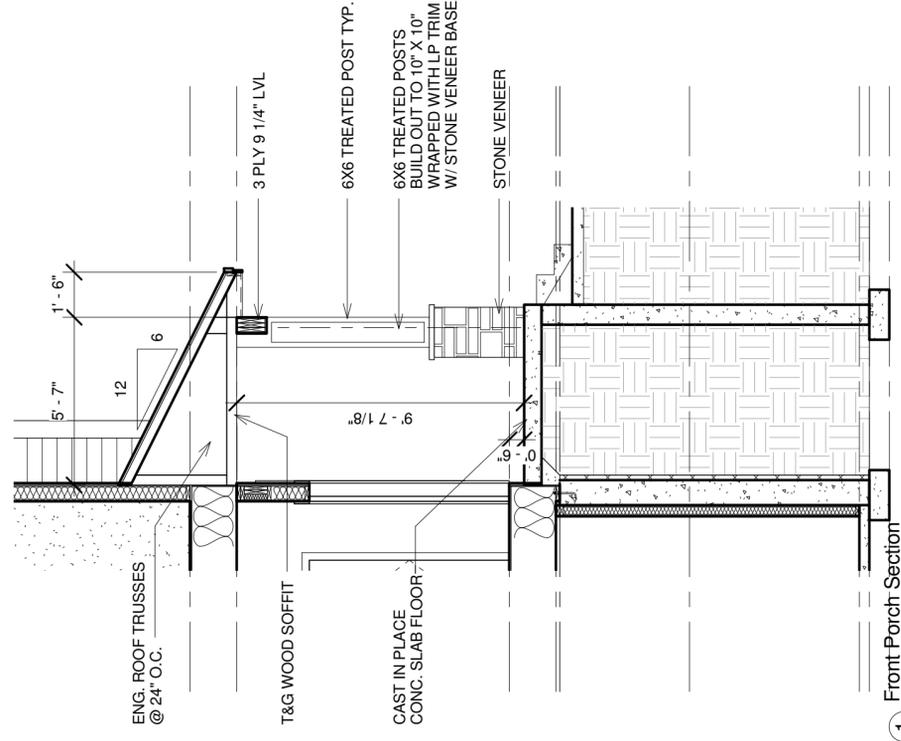
Wayzata

Detail Plan 1 of 2

Project number	15022
Date	8/3/2016
Drawn by	Alexander Bocharnikov
Checked by	

A10

Scale As indicated



NOTE:
 ENGINEERING TO BE PROVIDED FOR WALLS OVER 10' HIGH BY LUMBER COMPANY.

STAIRCASE NOTES:

- #1 Treads must be a minimum of 10" and risers must be a maximum of 7 3/4" for residential stairs.
- #2 Handrail must be 34" to 38" above nose of tread and must terminate at wall or newel post.
- #3 Space between guards must be less than 4".
- #4 Guards must be at least 34" high when measured vertically from nose of tread and 36" high on open sides of landings over 30" above floor or grade below.
- #5 Handrail grip size must be 1 1/4" min. to 2 5/8" max. diameter.
- #6 Nosing on stair treads must not exceed 1 1/4", radius on edge of nosing not to exceed 9/16"



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15610 Holdridge Rd

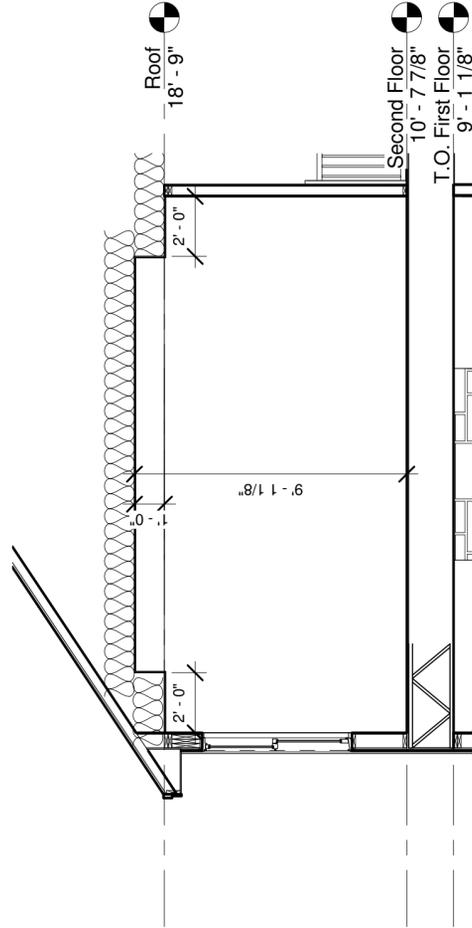
Wayzata

Detail Plan 2 of 2

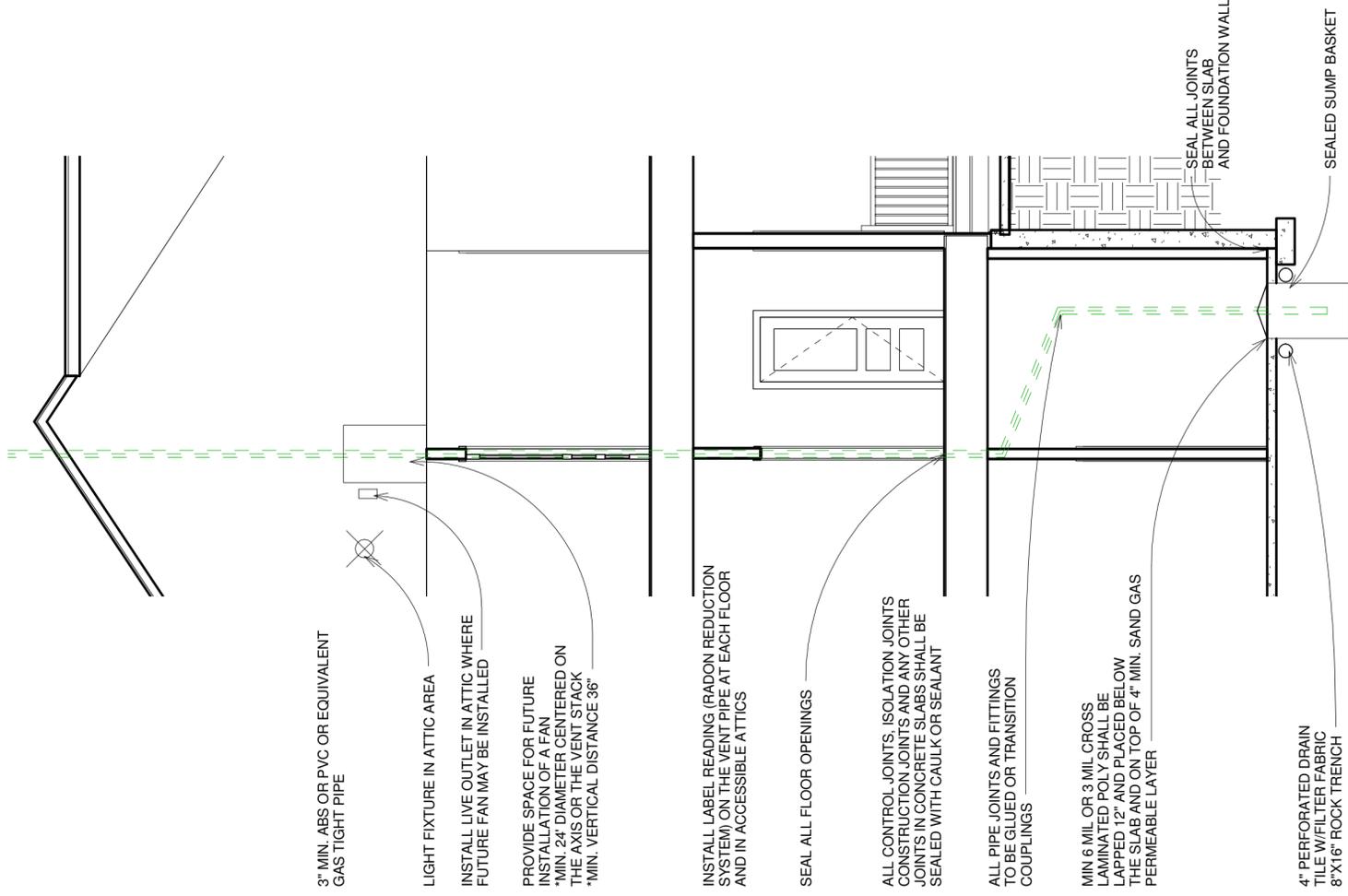
Project number	15022
Date	8/3/2016
Drawn by	Alexander Bocharnikov
Checked by	

A11

Scale 1/4" = 1'-0"



2 Master Suite
 1/4" = 1'-0"



1 Passive Radon Detail
 1/4" = 1'-0"



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15610 Holdridge Rd

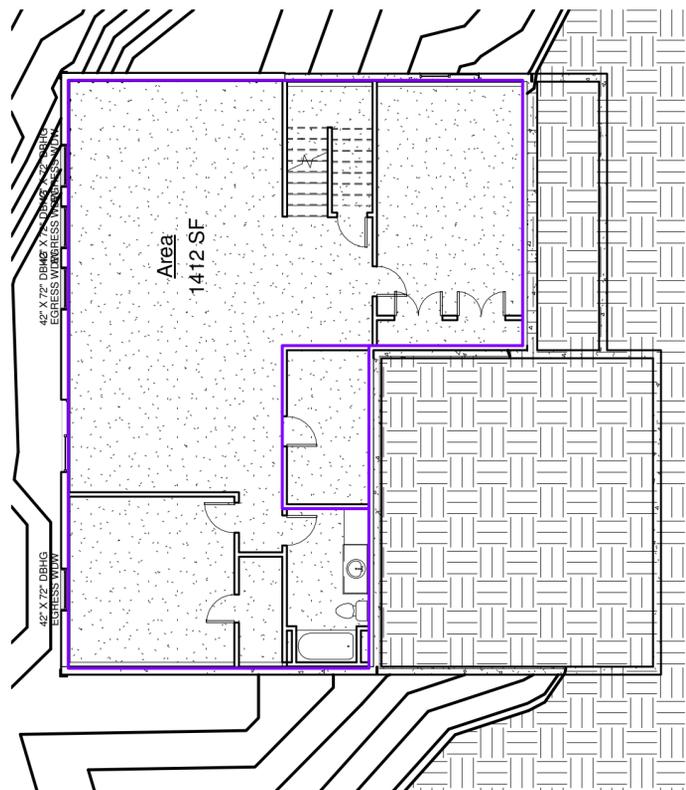
Wayzata

Area Plans

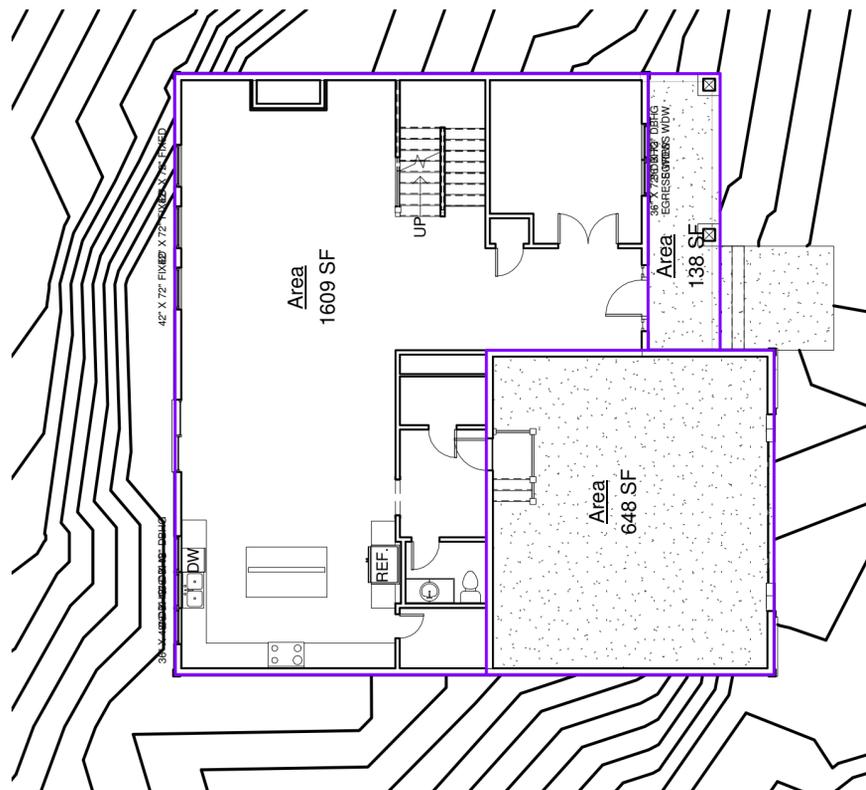
Project number	15022
Date	8/3/2016
Drawn by	Alexander Bocharnikov
Checked by	

A13

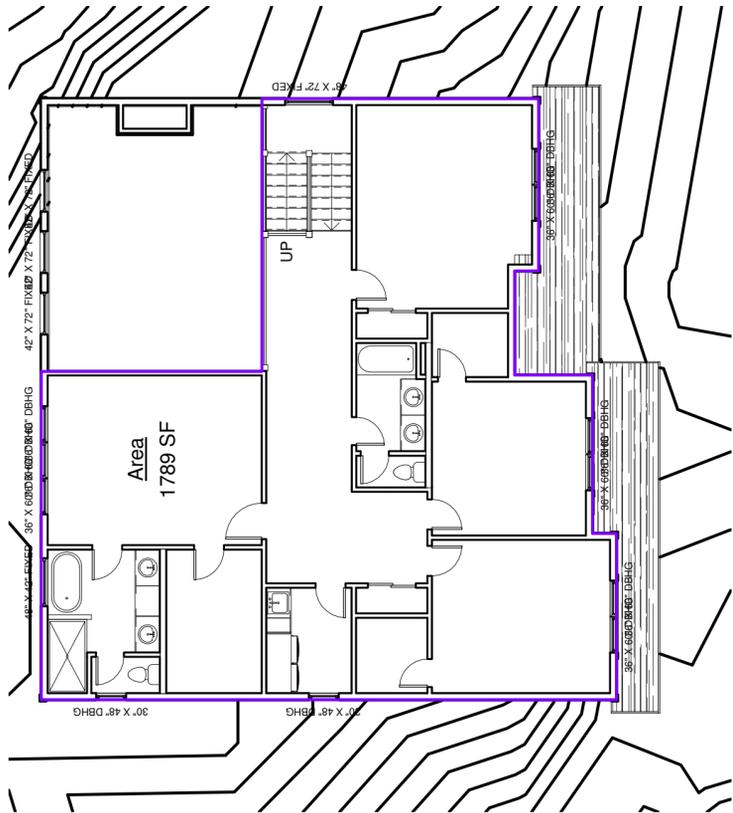
Scale 1" = 10'-0"



① Basement Floor
 1" = 10'-0"



② First Floor
 1" = 10'-0"



③ Second Floor
 1" = 10'-0"