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**AGENDA
GREENWOOD PLANNING COMMISSION**

Date: Wednesday, September 9, 2020
Location: Deephaven Council Chambers, 20225 Cottagewood Road
Time: 7:00 PM

1. CALL TO ORDER – ROLL CALL – APPROVE AGENDA
2. MINUTES OF REGULAR MEETING
 - a) June 10, 2020
 - b) July 9, 2020 – meeting canceled
 - c) August 12, 2020 – meeting canceled
3. PUBLIC HEARINGS

3a. Consider the variance request of Jessica and James Bennig to exceed the maximum amount of significant trees that may be removed in conjunction with constructing a new house at 21915 Fairview Street.

3b. Consider amending the zoning ordinance regarding Building Perimeter Grade.

4. OLD BUSINESS
5. NEW BUSINESS
6. LIAISON REPORT
7. ADJOURN

Next City Council Meeting – Wednesday, October 7, 2020
Next Planning Commission Meeting – Wednesday, October 14, 2020

Greenwood Planning Commission
Wednesday, June 10, 2020
7:00 P.M.

1. CALL TO ORDER/ROLL CALL

Chair Lucking called the meeting to order at 7:05 p.m.

Members Present: Chair Pat Lucking, Commissioners Kelsey Nelson, David Steingas, Julie Getchell

Members Absent:

Others Present: Planning Director Patrick Smith

2. MINUTES

- a) May 13, 2020 - Motion by Steingas to approve the minutes as written. Motion was seconded by Getchell. Motion carried 4/0.

3. PUBLIC HEARINGS

3a. Variance request to exceed the side yard and front yard setback requirements, exceed the impervious surface and wall height limits, and the number of trees removed for the property located at 5270 Meadville Street.

Smith presented the staff report. Colin Sievers, property owner, is proposing to raze the existing house and are requesting five variances to build a new house on the property. The property is zoned R-1, is 7,327 square feet in area and is 50 feet wide. The existing house, built in 1915 according to Hennepin County records, predates the City's Zoning Ordinance and is nonconforming in terms of front yard and side yard setbacks and hardcover. The proposed layout will orientate the house in the middle of the site and significantly improved the north side yard setback while slightly increasing the nonconforming front yard setback and total hardcover.

Steingas questioned the need for a grading variance. Tammy Magney, architect for the applicant, stated that the existing house is now acting like a retaining wall. The resulting grade will not be increased except a small area near the proposed garage. Steingas asked about wall height variance on the north side of the proposed house. Tammy Magney stated that with the required setbacks, bedrooms cannot be placed on the first floor. Chair Lucking stated the wall height variance should have been for 9 feet.

Nelson asked if the City was consistent with the other houses on Meadville Avenue. Lucking stated that the City should be. Smith stated that the wall height should be the maximum wall height but is still consistent with other houses recently constructed along Meadville Street.

Chair Lucking stated that he's been on the Planning Commission for 20 years and has not seen a plan as well prepared as the proposed plan.

Colin Sievers, property owner, addressed the Planning Commission. Sievers talked to all the neighbors about his proposed plans.

Chair Lucking opened the public hearing.

Maureen Burns, 5080 Meadville Street, addressed the Planning Commission. Ms. Burns does not favor the variance requests.

Jeff Solum, 5280 Meadville Street, addressed the Planning Commission.

Steingas asked about moving the house back towards Meadville Street. Magney stated that the house was designed for privacy for all three properties. Smith stated that if the house was moved closer to Meadville Street, it would exacerbate the front yard setback encroachment.

Colin Sievers addressed the Planning Commission.

Mike Kroening, 5260 Meadville Street, addressed the Planning Commission, liked the thoughtfulness of the plan. Only concern is with the building height.

Chair Lucking closed the public hearing.

Steingas is concerned with the wall height. Nelson was concerned with the wall height and the amount of proposed hardcover. Getchell is not concerned about the hardcover as it is well under the hardcover approved for other projects along Meadville Street. Is only concerned with the wall height.

Steingas motioned to recommend approval of the variances as proposed with a wall height variance of 19 feet/1 inch. Getchell seconded. Motion carried 4/0.

Getchell motioned to approve the hardcover variance as requested. Motion failed 1/3.

Steingas motioned to recommended approval of the front yard variance of 3.2 feet but would support a greater encroachment in order to move the house farther from Lake Minnetonka. Getchell seconded. Motion carried 4/0.

Lucking motioned to recommend approval of exceeding the number of trees removed by one. Steingas seconded. Motion carried 4/0.

Lucking motioned to recommend approved of a side yard setback of 8 feet. Getchell seconded. Motion carried 3/1. Nelson voted nay.

4. NEW BUSINESS

None

5. LIAISON REPORT

Smith stated that the City Council approved the variance for 5290 Meadville Avenue for the AC unit, continued the CUP request for 4900 Meadville Avenue, and approved the new construction hours.

6. ADJOURN

Motion by Steingas to adjourn the meeting. Nelson seconded the motion. Motion carried 4/0. The meeting was adjourned at 8:35 p.m.

Respectively Submitted,
Patrick Smith
Planning Director



Agenda Item: Public Hearing to consider the variance requests of James and Jessica Benning to remove more than 20% of the significant trees (as measure by caliper inches) in conjunction with the construction of a new house located at 21915 Fairview Street.

Summary: James and Jessica Benning, property owners, are proposing to construct a new house on vacant property located at 21915 Fairview Street and are requesting a variance to remove up to 35% of the total caliper inches of the significant trees located on site. The property is zoned R-1, is 19,545 square feet in area and is 106 feet wide.

The table below compares the required and proposed setbacks, hardcover and building height.

	Permitted/Required	Proposed
Front Yard Setback	30 feet	61 feet
Side Yard Setback (north)	15 feet	16.1 feet
Side Yard Setback (south)	15 feet	15.5 feet
Rear Yard Setback	35 feet	82 feet
Impervious Area (max.)	30%	20.30
Building Volume (max.)	80,090 CF	57,509 CF
Building Height (max.)	28 feet	23 feet 3 inches

Trees

There are 13 significant trees on the site with a total amount of 201 caliper inches. The applicants have already removed five of the significant trees (11” Black Hills Spruce, 31” White Oak, 13” Black Walnut, 7” Crabapple, 9” Black Walnut) for a total removal of 71 caliper inches, representing 35% of the caliper inches of significant trees. Any amount of significant trees removed over 20% requires a variance.

The applicants believe the 31” White Oak should not be considered significant because a portion of it was hollow (see attached photo). The City’s forester states that a hollow tree does not mean the tree is not healthy, and when he saw the tree this past fall, the subject tree looked healthy judging by the amount of leaves on the tree (see attached letter).

The Zoning Ordinance permits property owners to remove two significant trees on an annual basis for a property of this size. Thus, the property owners are required to replace the other three trees that were removed (31” White Oak, 13” Black Walnut, and 9” Black Walnut). This results in five trees required to be replanted.

VARIANCE REVIEW CRITERIA

Minn. Stat § 462.357, subd. 6(2) requires the City’s Board of Appeals and Adjustments evaluating a variance request to make the following inquiries:

Is the variance in harmony with the purpose and intent of the ordinance?

Staff Comment: Yes, the intent of the tree preservation ordinance is to encourage developers to arrange new houses and additions in a manner that preserves as many trees as reasonable. The developer of 21915

Fairview Street has placed the new house in a position that preserves a majority of the significant trees on site (eight significant trees being preserved while five significant trees being removed).

Is the variance consistent with the comprehensive plan?

Staff Comment: Below are the pertinent Comprehensive Plan policies:

- Continue to implement city ordinances for public or private construction to minimize the removal of trees, shrubs, and groundcover, with replanting occurring where removal is done.
- Encourage tree preservation by enforcing the city's tree ordinance, which requires a tree inventory for subdivisions and construction projects, prevents clear-cutting of properties, and limits the removal of trees.
- Continue to implement city ordinances to permit reasonable accommodations for the maintenance and modernization of the residential housing stock.

Staff Comment: the applicant has submitted a tree preservation plan and is proposing to replant two trees on site. Staff is recommending that the developer reimburses the city for the planting of eight trees.

Does the proposal put property to use in a reasonable manner?

Staff Comment: A single family residence with an attached two-car garage is a reasonable use of the property.

Are there unique circumstances to the property not created by the landowner?

Staff Comment: Yes. As shown in the attached existing conditions map, only a detached garage existed on the subject lot. So the lot is abnormally had significant trees scattered throughout the site. Because of this, more significant trees needed to be removed to accommodate a single-family house.

Will the variance, if granted, alter the essential character of the locality?

Staff Comment: No, the site will still contain eight significant trees plus two new trees (a 3-inch River Birch and a 10-foot Black Hills Spruce).

PUBLIC COMMENT

Staff sent a public notice to all property owners within 350 feet of the subject site prior to the Planning Commission meeting of September 9, 2020. No comments had been received by the time the Planning Commission packet was sent out on September 4, 2020.

STAFF RECOMMENDATION

Four of the five trees that were already removed were relatively small (7 to 13 caliper inches). The one stately tree, the 31-inch White Oak was hollow in places and was located right in the middle of the site, making it almost impossible to develop the site without removing this tree. The applicant is saving a cluster of four Red Maple trees, ranging in size between 12 and 15 caliper inches that are located closer to Fairview street. Because the developer removed the trees without city approval, staff is recommending that the number of replacement trees be doubled, similar to doubling a building permit fee for construction projects that fail to obtain a building permit prior to construction.

Staff recommends **approval** of the variance requests of James and Jessica Benning to remove 35% of the significant trees at 21915 Fairview Street (measured by caliper inches) with the condition that the applicant has to replant a total of 10 trees that meet the City's minimum size of replacement trees (3" in diameter for deciduous trees and 10 feet in height for coniferous trees).

Attachments:

- 1) Location Map
- 2) Variance Application
- 3) Existing Conditions Map
- 4) Proposed Survey
- 5) Tree Preservation Plan
- 6) Building Perspectives
- 7) Building Plans

Key Dates:

Application complete:	August 20, 2020
Notice of Public Hearing published:	August 27, 2020
Planning Commission Public Hearing:	September 9, 2020
City Council Consideration:	October 7, 2020
60-Day Deadline:	October 16, 2020
120-Day Deadline:	November 15, 2020

PAID
450



Variance Application

Person completing form: Property Owner Builder / Architect

If you prefer to complete this form electronically, it is available at www.greenwoodmn.com.

Date application submitted	Aug 17, 2020
Date application complete (office use only)	
Property address	21915 Fairview St
Property identification number (PID)	26-117-23-31-0047
Property owner's current mailing address	1131 Angelo Dr. Golden Valley MN 55422
Names of all property owners	James & Jessica Benning
Cell phone and email of property owner(s)	605-641-8325 jbenning@hotmail.com
Name of builder / architect (if any)	Kroiss Development Inc
Company name of builder / architect	Todd Simning
Cell phone and email of builder / architect	612 590 8099 todd@ador-homes.com
Company address	350 Hwy 7 Suite 213 Excelsior MN 55331
Present use of property	Residential
Property acreage	19,545 Sq Ft 1.45 Ac
Existing variances or conditional use permits	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - please attach a copy
Request is for	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Replace
The variance(s) are being requested to (e.g. build a garden shed)	Remove 27" of tree cover - allowed 20% top to 49" - do not agree w/ ordinance as client took down a 31" oak that was to be used for making a custom table - ordinance allows for

Requested variance(s):

	Required*	Proposed	Difference
<input type="checkbox"/> Side Yard (feet)			
<input type="checkbox"/> Front Yard (feet)			
<input type="checkbox"/> Rear Yard (feet)			
<input type="checkbox"/> Lake Setback (feet)			
<input type="checkbox"/> Building Height (feet)			
<input type="checkbox"/> Structure Height (feet)			
<input type="checkbox"/> Wetland Setback (feet)			
<input type="checkbox"/> Bluff Setback (feet)			
<input type="checkbox"/> Maximum Above Grade Building Volume (cubic feet)			
<input type="checkbox"/> Hardcover (percentage)			
<input checked="" type="checkbox"/> Other: tree removal	49"	27"	

2 permitted Significant trees / yr to be taken down by H.O. The 31" tree was elected to be removed for a table.

* See page 2 of the CUP & Variance Checklist document for the requirements for various zoning districts.

Making your case for the grant of a variance

Per state law and city code section 1155 (view at city hall or at www.greenwoodmn.com) any persons may request variances from the literal provisions of the zoning ordinance, shoreland management district ordinance, wetland ordinance, and other applicable zoning regulations in instances where their strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. A variance shall only be permitted when it is in harmony with the purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone shall not constitute practical difficulties.

"Practical difficulties," as used in connection with the granting of a variance, means:

- (a) that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (b) the plight of the landowner is due to circumstances unique to the property and not created by the landowner;
- (c) and the variance, if granted, will not alter the essential character of the locality.

Establishing a "practical difficulty"

Please respond to each of the following questions. If you are unable to establish a "practical difficulty," please consider alternatives to your construction plans that may remove the need for a variance.

<p>Is the variance in harmony with the purposes and intent of the ordinance?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:</p>	<p>The trees needed to be removed in order to allow a single family home along with a 2 car garage attached. Tree # 442 was elected by HOA to be removed for a table - per code</p>
<p>Is the variance consistent with the comprehensive plan?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:</p>	<p>The tree removal allows for a single family dwelling w/ 2 car attached garage to be built and adequate drainage attained. Tree 442 was harvested for a table by H.O.</p>
<p>Does the proposal put the property to use in a reasonable manner?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:</p>	<p>Yes, it is suitable for a single family dwelling.</p>
<p>Are there unique circumstances to the property not created by the landowner?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please explain:</p>	<p>The lot has a lot of significant trees, but tree 442 was removed by H.O. for purposes of a table.</p>
<p>Will the variance alter the essential character of the locality?</p>	<p><input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>	<p>No, the majority of trees around the lot will be saved. This will be harmonious with the existing area.</p>
<p>Will the variance impair an adequate supply of light and air to adjacent property?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>	<p>No effect</p>
<p>Will the variance unreasonably increase the congestion in the public street?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>	<p>No effect</p>
<p>Will the variance increase the danger of fire or endanger the public safety?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>	<p>No effect</p>
<p>Will the variance unreasonably diminish or impair established property values within the neighborhood?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please explain:</p>	<p>No effect</p>

Adjacent property owners' acknowledgement: It is not required by ordinance, but applicants are highly encouraged to review plans with adjacent property owners and secure signatures in this section. Attach another page if there are more than 2 adjacent neighbors.

The undersigned acknowledges that we have reviewed the plans for the proposed improvements or proposed use of the property listed on page 1 of this document. We understand that by signing this acknowledgement, that we NOT being asked to declare approval or disapproval of the proposal, but merely are confirming for the city council that we aware of the plans and that we understand that the proposed project requires city council approval.

Neighbor #1 Address:	
Signature:	Date:
Print Name:	

Neighbor #2 Address:	
Signature:	Date:
Print Name:	

The undersigned contacted the following regulatory bodies and will seek approvals if required:

- (1) Lake Minnetonka Conservation District 952.745.0789
- (2) Minnehaha Creek Watershed District 952.471.0590

Applicant's acknowledgement and signature(s): The undersigned hereby submits this application for the described action by the city and is responsible for complying with all city requirements with regard to this request. This application should be processed in my name, and I am the party whom the city should contact about this application. The applicant certifies that the information supplied is true and correct to the best of their knowledge. The undersigned also acknowledges that before this request can be considered and / or approved, all required information and fees must be paid to the city, and if additional fees are required to cover costs incurred by the city, the city has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. An incomplete application will delay processing and may necessitate rescheduling the review timeframe. The application timeline commences once an application is considered complete when all required information and fees are submitted to the city. The applicant recognizes that they are solely responsible for submitting a complete application and that upon failure to do so, recognizes city staff has no alternative but to reject the application until it is complete or to recommend denial regardless of its potential merit. A determination of completeness of the application shall be made within 10 business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant within 10 business days of application. I am the authorized person to make this application and the fee owner has also signed this application.

Signature: <i>W. M. J. ib Prudent</i>	Date: 8/14/20
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Property owner's acknowledgement and signature: The undersigned is the fee title owner of the page 1 described property. I acknowledge and agree to this application and further authorize reasonable entry onto the property by city staff, consultants, agents, planning commission members, and city council members for purposes of investigation and verification of this request.

Signature: <i>[Signature]</i>	Date: 8.14.20
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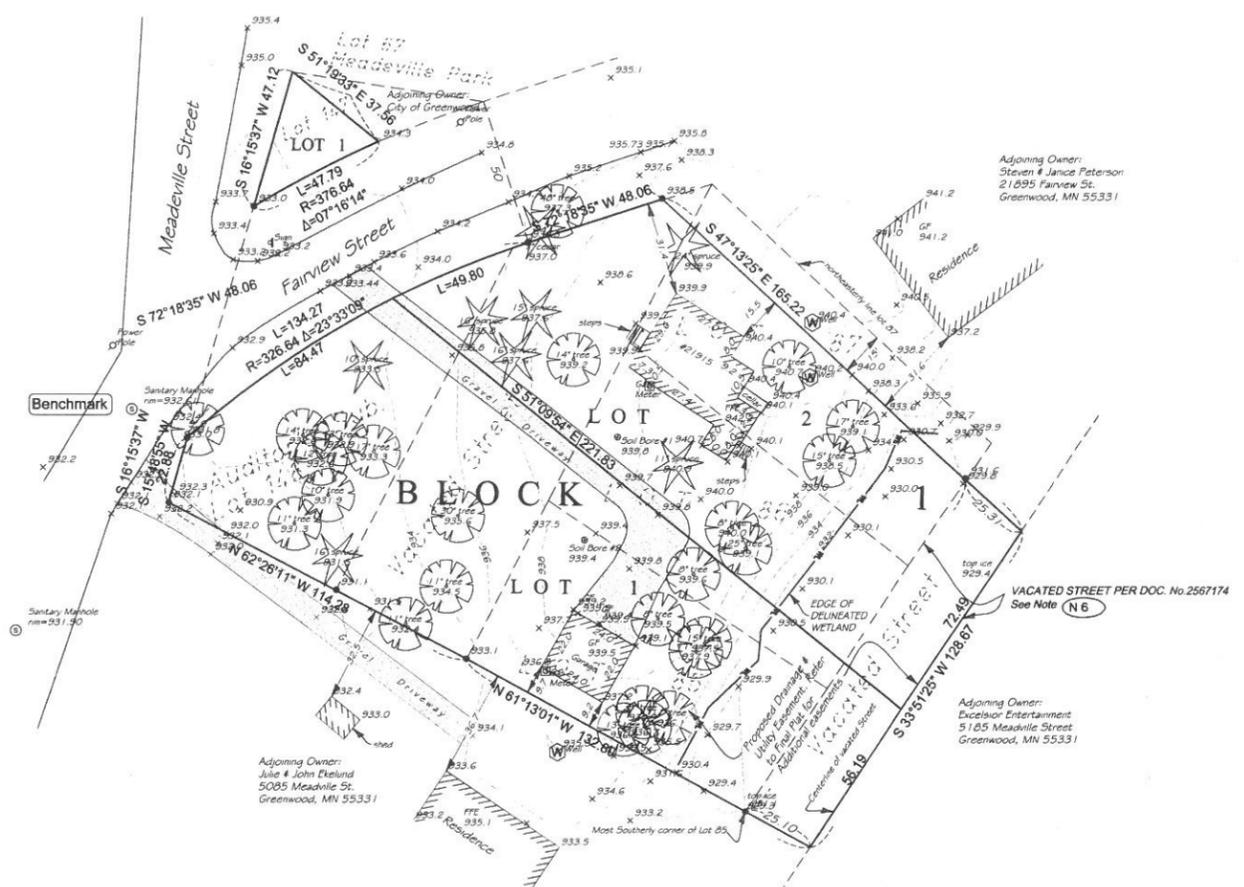
Note: If the property owner is different than the applicant, signatures from both the applicant and the property owner are required.

Variance Fee (nonrefundable)	\$450
Shoreland Management Review Fee (nonrefundable)	\$200
Total Amount Due (make check payable to the City of Greenwood)	\$650

For Office Use Only	Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check #:	Amount \$
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EXISTING CONDITIONS

PRELIMINARY PLAT BENNING ADDITION City of Greenwood Hennepin County, MN



Zoning & Development Information

ZONING REQUIREMENTS:

Current & Proposed Zoning - R-1 Single Family Residential

Setback Requirements per Zoning Ordinance:
 Main Structure Only
 Front - 30 feet
 Interior Side - 15 feet
 Rear - 35 feet

Lot Requirements:
 Lot Area - 15000 sq.ft
 Lot Width - 75 feet
 Lot Depth - 150 feet
 Building Height - 28' in building height & 42' in structure height
 Maximum Impervious Surface Coverage = 30%

Refer to City Code for other requirements.

PROPOSED LOT AREAS:
 Total number of Lots = 2

Block 1:
 Lot 1 = 19578 sq.ft
 Lot 2 = 15306 sq.ft

Right of Way Dedication = 0 sq.ft

Legal Description

Parcel 1:
 Lots 85 and 86, Meadville Park, Hennepin County, Minnesota;

All of Lots 147 and 148, Auditor's Subdivision No. 141, Hennepin County, Minnesota, except that part of Lot 147 of said Subdivision formerly included in Lot 67, Meadville Park.

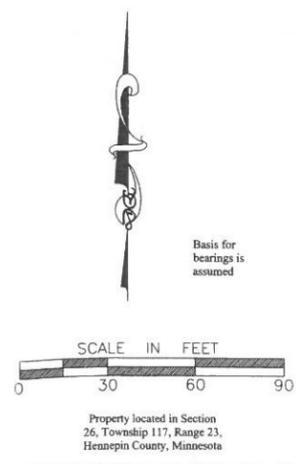
Parcel 2:
 That part of the following described land:
 Lot 87, Meadville Park, Hennepin County, Minnesota,
 All that portion of the Street as laid out and dedicated in the plat of Meadville Park, lying between the Westerly lines of Lots 85, 86 and 87, Meadville Park and of Lot 144, Auditor's Subdivision No. 141 and the Easterly line of Lot 148, Auditor's Subdivision No. 141 and between the Southerly line of the street as opened by the Town Board and the extension of the Northerly line of Lot 63, Meadville Park to the Northwest corner of Lot 84, said Meadville Park.
 Which lies Southwesterly of a line 15 feet Southwesterly of, measured at right angle to and parallel with, the Northeasterly line of said Lot 87 and its extensions.
 Together with that part of the Northwesterly Half of vacated Street per document number 2567174 which lies adjacent to said Lots 85, 86 and 87 and which lies northeasterly of the southeasterly extension of said Lot 85 and Southwesterly of the Southeasterly extension of a line drawn parallel to and 15 feet Southwesterly of the Northeasterly line of said Lot 87.
 SEE NOTE (N6) BELOW.

Notes and Personnel

- (N 1) Property Address: 21915 Fairview Street, Greenwood, MN 55331
 - (N 2) Property Identification Number 26-117-23-31-0047
 - (N 3) Total Area of Parcels = 34884 sq.ft
 - (N 4) Benchmark: Rim of sanitary manhole located at the intersection of Meadville Street and Fairview Street Elevation = 932.61 feet
 - (N 5) Property is in Flood Zone "X", an area of minimal flooding" per FEMA Map No. 27053C0316F, effective date of 11/4/2016
 - (N 6) Title insurance commitment showing property description and any encumbrances of record per Title commitment from Old Republic National Title Insurance Co., File No. 59847.
 Note: Description in said Title Commitment does not include the northerly half of vacated street per doc. no. 2567174 which should have been acquired by reason of vacation, the description shown hereon has included a portion of the vacated street. It is recommended that the Street vacation be added to the description of property on the Certificate of Title.
 Also the Title commitment description includes additional property known as Parcel 3 which is substantially separated from the parcels shown hereon. This separated Parcel appears to be owned by others (not shown hereon) and should be deeded to the apparent owners to clear the title. In consideration that the property is Torrens it is recommended the above items be resolved prior to County review of the final plat which likely would be rejected as it now stands.
 - (N 7) Consent to plat letter must be signed by Mortgage Company if mortgage exists on property prior to recording of plat.
- | | | |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CURRENT OWNER | DEVELOPER | SURVEYOR |
| James & Jessica Benning
21915 Fairview Street
Greenwood, MN 55331 | Kroiss Development
350 Highway 7, Suite 218
Excelsior, MN 55331
Attn: Todd Simming
phone: 612-590-8099
e-mail: todd.simming@kroissdevelopment.com | Demarc
Surveying and Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
Attn: Greg Prasch
phone: 763-560-3093
fax: 763-560-3522
e-mail: gregprasch@demarcinc.com |

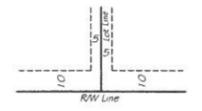
Legend

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- ⊗ Bollard
- ⊙ Light
- ⊕ Power Pole
- ⊖ Hydrant
- ⊗ Sanitary Manhole
- ⊕ Storm Manhole
- ⊖ Water Manhole
- ⊗ Catch Basin
- ⊕ Telephone Pedestal Riser
- ⊖ Cable Pedestal Riser
- ⊗ Electric Box or Transformer
- ⊕ Denotes Existing Elevation
- ⊖ Denotes Existing Contours



Proposed Drainage & Utility Easements are shown thus:

REFER TO FINAL PLAT FOR PROPOSED LOCATIONS



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING INTERIOR LOT LINES.

Current Hardcover Percentages

LOT 1	
Lot Area to	15,559 sq ft
Wetland	528 sq ft
Garage	528 sq ft
Total	528 sq ft
Percentage	3.39%

LOT 2	
Lot Area to	11,466 sq ft
Residence	1,220 sq ft
Total	1,220 sq ft
Percentage	10.64%

PRELIMINARY PLAT FOR: KROISS DEVELOPMENT 350 Highway 7, Suite 218 Excelsior, MN 55331

Certification

I certify that this plan, specification, 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.

Prepared this 21st day of November, 2019.

Prepared by: _____
 Signed: *Gregory R. Prasch*
 Gregory R. Prasch Registration No. 24992

DEMARC
 LAND SURVEYING & ENGINEERING
 7601 73rd Avenue North (763) 560-3093
 Minneapolis, Minnesota 55428 DemarcInc.com

File No. _____ F.B. No. 1097-73 Proj. No. 87366C
 F:\survey\meadville park - hennepin\85, 86, 87-87366A\01 split site plan\01 Surveying - 87366A\01 CAD\01 Source\01 Survey Based\dwg

Surveyors Certificate

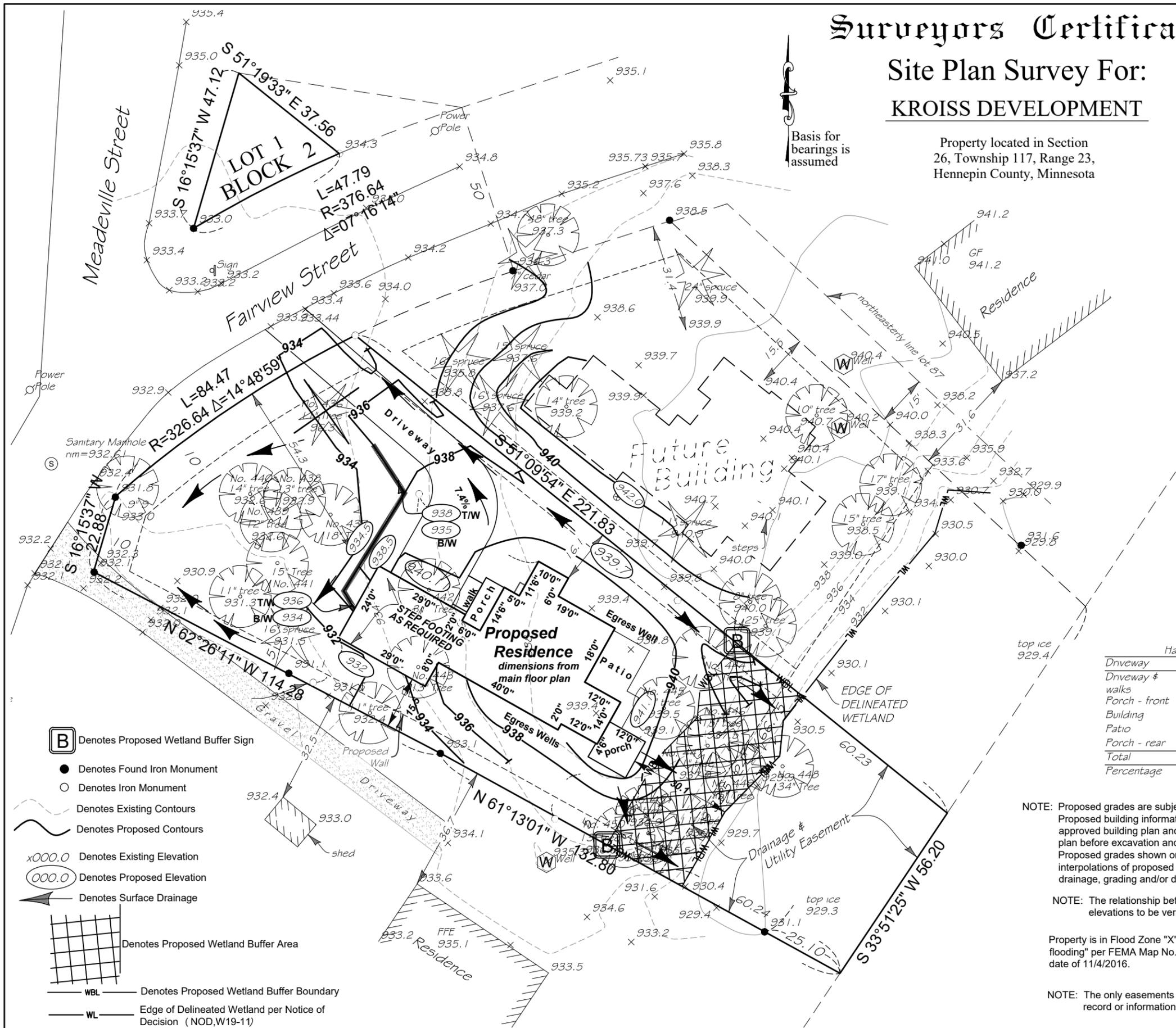
Site Plan Survey For: KROISS DEVELOPMENT

Property located in Section
26, Township 117, Range 23,
Hennepin County, Minnesota

Basis for
bearings is
assumed

942.29	Proposed First Floor Elevation
941.57	Proposed Top of 9'6" Foundation Wall
940.57	Proposed Top of 8'6" Foundation Wall
940.11	Proposed Garage Floor
932.4	Proposed Basement Floor
	Type of Building
	Full Basement

Average Grade 5' from perimeter 937.9



LEGAL DESCRIPTION:

Lot 1, Block 1 and Lot 1, Block 2, BENNING
ADDITION, Hennepin County, Minnesota.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

F.B.No. 87366B	Scale: 1" = 30'
Project No. 1097-73	Drawn By [Signature]
Address: 21915 Fairview Street Excelsior, MN	
rev 1-3-20 prop grades	6-29-20 building plan
1-6-20 prop grades	7-1-20 garage size
1-7-20 garage floor elev	7-27-20 pine tree remove
1-8-20 prop wall - grades	8-19-20 wetland buffer
1-10-20 volume calc	
2-19-20 legal/prop grades	
2-26-19 porch # grades	
4-21-20 garage dimensions	

	Hardcover
Driveway	19,545 sq ft
Driveway #	1,360 sq ft
walks	
Porch - front	86 sq ft
Building	2,128 sq ft
Patio	248 sq ft
Porch - rear	146 sq ft
Total	3,968 sq ft
Percentage	20.30%

NOTE: Proposed grades are subject to results of soil tests. Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction. Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.

NOTE: The relationship between proposed floor elevations to be verified by builder.

Property is in Flood Zone "X", an area of minimal flooding" per FEMA Map No. 27053C0316F, effective date of 11/4/2016.

NOTE: The only easements shown are from plats of record or information provided by client.

I 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.
Prepared this 25th day of October 2019.

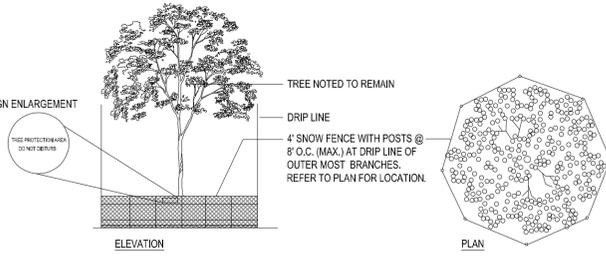
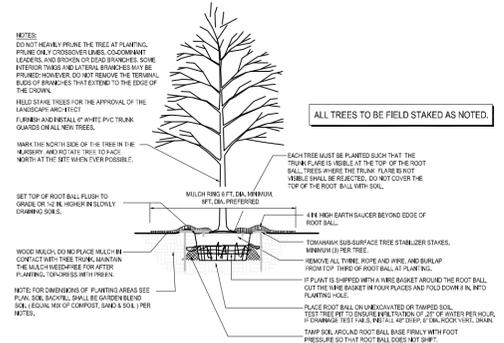
Signed [Signature]
Gregory R. Prasch, Minn. Reg. No. 24992

SURVEYOR: DEMARC Surveying & Engineering, Co.
 SURVEY FOR: **ADOR HOMES, INC.**
 SURVEYED: March, 2020
 PROPERTY ADDRESS: 21915 Fairview Street, GREENWOOD, MN

LANDSCAPE NOTES, SCHEDULES, AND DETAILS:

Tree Inventory Log:

TAG NO.	TREE SIZE (Cal)	SPECIES	CONDITION	SIGNIFICANT?	REMOVE?	NOTES
436	11	Black Hills Spruce	Fair	Y	N	1/2 Canopy Loss
437	18	Basswood	Good	Y	N	
438	12	Red Maple	Good	Y	N	
439	13	Red Maple	Good	Y	N	
440	15	Red Maple	Good	Y	N	
441	15	Red Maple	Good	Y	N	
442	31	White Oak	Poor	N	Y	Significant Canopy Loss-Dying
443	13	Black Walnut	Good	Y	Y	
444	7	Crabapple	Fair	Y	Y	
445	9	Black Walnut	Good	Y	Y	
446	18	Siberian Elm	Good	N	N	
447	12	Box Elder	Fair	N	N	45-Degree Lean over Pond
448	34	Silver Maple	Good	Y	N	At Pond Water Line
449	15	Green Ash	Fair	N	N	
450	14	White Oak	Good	Y	N	
451	9	Red Maple	Fair	Y	N	



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT SHALL WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

INSTALL TREE PROTECTION ZONE SIGNS EVERY 25'-4"X16" EXTERIOR GRADE SIGNS, ZIP-TIE TO FENCE.

1 TYPICAL TREE PROTECTION DETAIL
 NOT TO SCALE

2 TYP. DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE

Planting Schedule:

Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
1	A	Betula nigra	River Birch	3" Cal.	B&B	Clump Form
1	B	Picea glauca	Black Hills Spruce	10' Hgt.	B&B	Specimen

Planting Notes:

- Tree saucer mulch to be four inches (4") depth natural single-thread hardwood bark for newly planted trees as shown on this layout plan.
- Refer to civil plan sheets for proposed utilities, grading, drainage & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
- Plan takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and staked as shown.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- All plant materials shall be fertilized upon installation as recommended by the grower.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
- The contractor shall guarantee newly planted material through ONE calendar year from the date of written owner acceptance. Plants that exhibit more than 15% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Provide & install 4" depth imported, shredded hardwood mulch around base of existing trees to remain that have a drip-line within the tree protection fencing. Mulch to edge of turf.
- Site improvements shown are all per Civil Engineer's Plans.
- New trees size and species to conform to City of Greenwood regulations.
- Unless otherwise noted, disturbed soil will be seeded or sodded with turf grass.

CALYX
 CALYX DESIGN GROUP
 Landscape Architecture
 Sustainable Design
 Master Planning
 475 Cleveland Avenue N. | Suite 101A
 Saint Paul, MN 55105
 telephone: 651.788.9018
 internet: www.calyxdesigngroup.com

Version History:
 07/08/20: Initial Plan Issue
 07/08/20: Revision

Certification:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of MINNESOTA.
 Print Name: Benjamin D. Hartberg, P.L.A.
 Signature: [Signature]
 Date: 07/08/2020 MN License # 49081

Tree Preservation/Replacement Data:

Total Trees Inventoried on Lot	16
Significant 6" + Dia. Hardwood Trees to be Removed:	2
Significant 10" + Dia. Softwood Trees to be Removed:	1
Significant 8" + Dia. Coniferous Trees to be Removed:	1
Total Significant Trees to be Removed:	4
Parcel Size (Ac):	18,785SF
Allowed Trees Removed: (Trees #443 and #445)	2

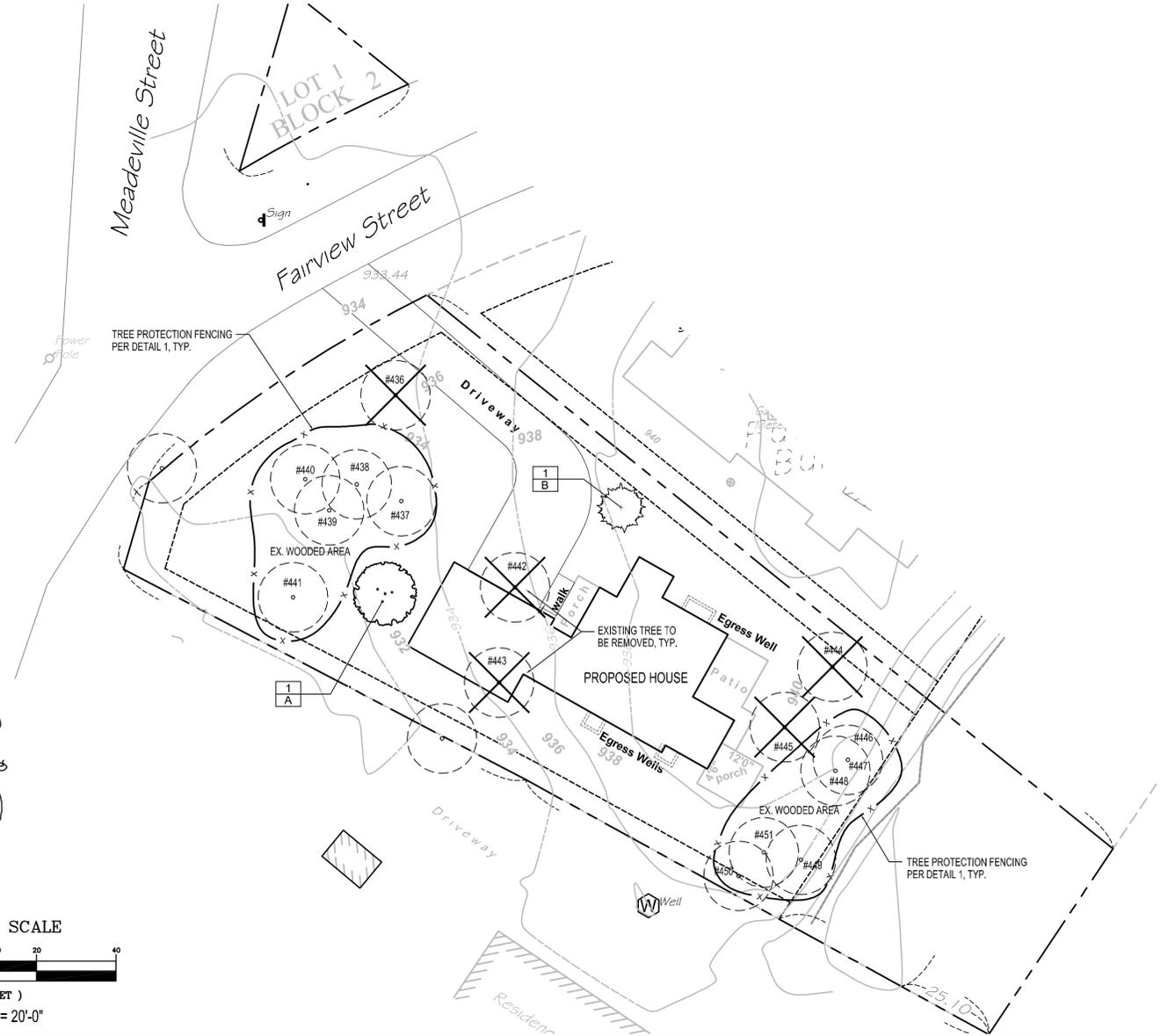
Tree Mitigation Schedule:
 Hardwood Tree Penalty: (1) 3" Dia. Deciduous Tree - Category C
 Softwood Tree Penalty: None
 Coniferous Tree Penalty: (1) 10' Hgt. Coniferous Tree - Category C

Number of Replacement Trees Required:	02
Number of Replacement Trees Provided This Plan:	02

Tree Preservation Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by DEMARC Surveying & Engineering, Co.

- Do not begin tree clearing work until tree protection measures are in place and to the approval of the City of Greenwood and the project engineer.
- Critical Root Zone:**
 Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City of Greenwood approval.
- Where sill fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the sill fence, double-staked at the break-point.
- Refer to Tree Protection Detail 1.
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Prior to the start of demolition work, disconnect or arrange for the disconnection of utility service connections to buildings/structures to be demolished such as water, sewer, gas, electric, cable, and telephone in accordance with the regulations of the utility concerned. Seal storm and sanitary sewers leading from structures to be demolished.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative and Engineer when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible.



TREE PRESERVATION, PROTECTION, AND MITIGATION PLAN:

FIELD TREE INVENTORY LOG

PROJECT NAME: Tree Survey at 21915 Fairview Street, Greenwood, MN						ADOR Homes, Inc.	
INVENTORY DATE: 3/17/2020		Updated 8/14/20					
TIME: 3:30PM		Clear		42 Degrees F.			
TAG NO.	TREE SIZE (Cal)	SPECIES	CONDITION	SIGNIFICANT?	REMOVE?	PENALTY?	NOTES
436	11	Black Hills Spruce	Fair	Y	Y	Y	1/2 Canopy Loss
437	18	Basswood	Good	Y	N	N	
438	12	Red Maple	Good	Y	N	N	
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447	12	Box Elder	Fair	N	N	N	45-Degree Lean over Pond
448	34	Silver Maple	Good	Y	N	N	At Pond Water Line
449	15	Green Ash	Fair	N	N	N	
450	14	White Oak	Good	Y	N	N	
451	9	Red Maple	Fair	Y	N	N	
		12	NO. OF SIGNIFICANT TREES INVENTORIED				

CALYX DESIGN GROUP

Landscape Architecture + Planning
calyxdesigngroup.com | 651.788.9018

<p>City of Greenwood Tree Inventory Criteria: Excluded Trees: Green Ash, Box Elder, Siberian Elm, White Poplar, Sumac Coniferous Trees 8" Diameter or Greater Deciduous Hardwood Trees 6" + Diameter, including Ironwood, Catalpa, Oak, Hard Maple, Walnut, Hickory, Birch, Black Cherry, Hackberry, Locust, and Basswood Deciduous Softwood Trees 10" or Greater, including Cottonwood, Willow, & Silver Maple Condition Rating: Good = Full Canopy, No Signs of Stress or Injury Fair = Most of the Canopy, Some Stress or Minor Injury Poor = Significant Canopy Loss, Extensive Damage or Disease, Short Life Expectancy</p>

Surveyors Certificate

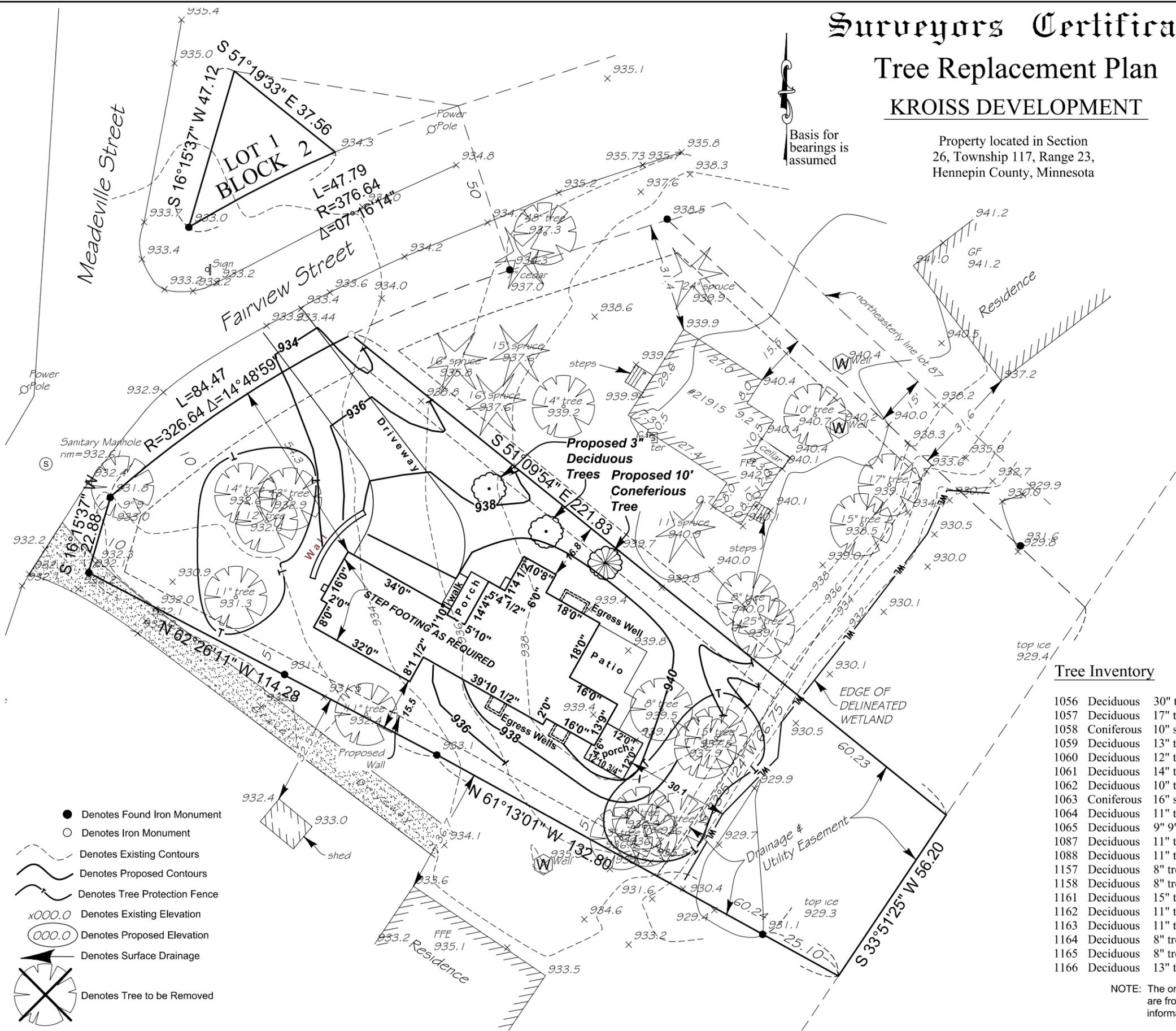
Tree Replacement Plan

KROISS DEVELOPMENT

Property located in Section
26, Township 117, Range 23,
Hennepin County, Minnesota

942.79	Proposed First Floor Elevation
942.08	Proposed Top of Foundation
939.5	Proposed Garage Floor
932.4	Proposed Basement Floor
Type of Building	Full Basement

Basis for bearings is assumed



- Denotes Found Iron Monument
- Denotes Iron Monument
- - - Denotes Existing Contours
- - - Denotes Proposed Contours
- - - Denotes Tree Protection Fence
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage
- ⊗ Denotes Tree to be Removed

LEGAL DESCRIPTION:

Lot 1, Block 1 and Lot 1, Block 2, BENNING ADDITION, Hennepin County, Minnesota.

Tree Inventory

1056	Deciduous	30" tree (to be removed)
1057	Deciduous	17" tree (to be removed)
1058	Coniferous	10" spruce (to be removed)
1059	Deciduous	13" tree
1060	Deciduous	12" tree
1061	Deciduous	14" tree
1062	Deciduous	10" tree (to be removed)
1063	Coniferous	16" spruce (to be removed)
1064	Deciduous	11" tree
1065	Deciduous	9" 9" 20" 30" quad tree
1087	Deciduous	11" tree
1088	Deciduous	11" tree (to be removed)
1157	Deciduous	8" tree (to be removed)
1158	Deciduous	8" tree (to be removed)
1161	Deciduous	15" tree
1162	Deciduous	11" tree
1163	Deciduous	11" tree
1164	Deciduous	8" tree
1165	Deciduous	8" tree
1166	Deciduous	13" tree

NOTE: The only easements shown are from plats of record or information provided by client.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

F.B.No.	87366B	Scale: 1" = 30'
Project No.	1097-73	Drawn By [Signature]
Address: 21915 Fairview Street Excelsior, MN		
rev	1-3-20 prop grades	2-19-20 legal/prop grades
	1-10-20 net fill	2-26-19 porch & grades
2-19-20 legal/prop grades		

I 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.
Prepared this 25th day of October 2019.

Signed [Signature]
Gregory R. Praszch, Minn. Reg. No. 24992



31" Oak rotted out



31" Oak Rutted Log



31" oak Rotted of

Pat Smith

From: Manuel Jordan <manuel@heritageshadetree.com>
Sent: Wednesday, August 12, 2020 6:53 PM
To: Patrick Smith
Subject: Re: 21915 Fairview

Pat,

Thank you for sending the photographs.

They show a hollow tree, not a diseased one. This would be more considered a structural concern than a biological health concern.

That being said, its not unreasonable to say that this tree presented a higher risk of failure than other adjacent trees due to the hollow trunk. Even with the knowledge of partial autopsy, I believe the tree could have been pruned to make it stable and preserve it. It would have cost a bit to preserve (several pruning cycles over the next few years aimed at risk mitigation), but it would be possible.

In summary, there is no grounds for an exclusion based on health. But a case could be made that its structural deficiency was significant enough that risk reduction pruning would be needed to address the hollow trunk. Being able to reinspect the tree prior to its removal would have given more clarity to the health concerns they claimed were the reason for the exclusion.

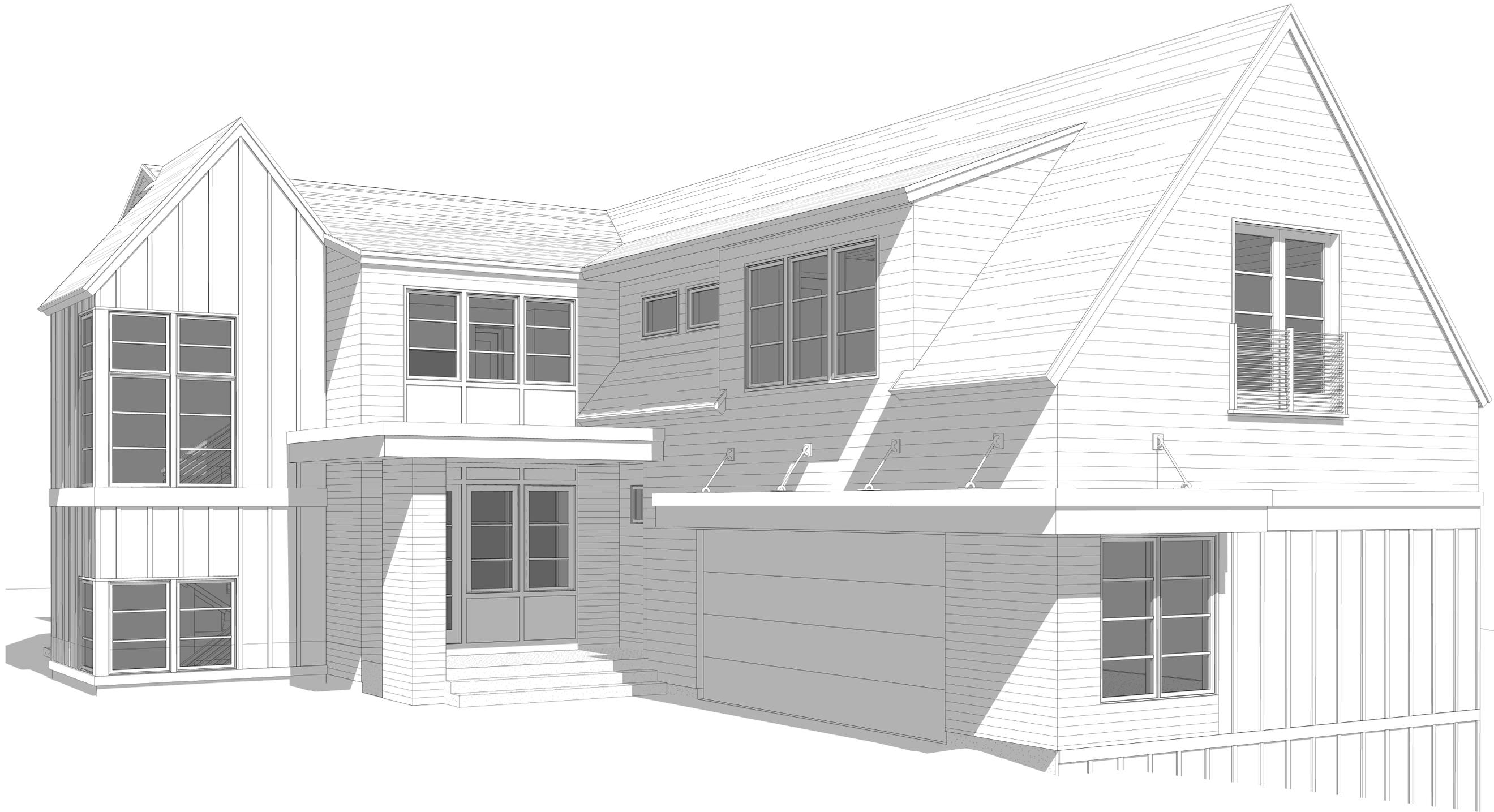
Let me know if you have more questions or if I can help any further with this case.

Take care,

Manuel Jordán
Heritage Shade Tree Consultants
6347 Minnewashta Woods Dr.
Excelsior, MN 55331

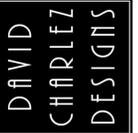
763-717-9366





BENNING RESIDENCE

21915 FAIRVIEW STREET
GREENWOOD, MN



DAVID CHARLEZ DESIGNS
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LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com



BUILDER
Ador Bespoke Homes
350 Highway 7
Suite #218
Excelsior, MN 55331

ISSUE
10.17.19

PROJECT
Benning Residence V3
21915 Fairview Street
Greenwood, MN

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LMC

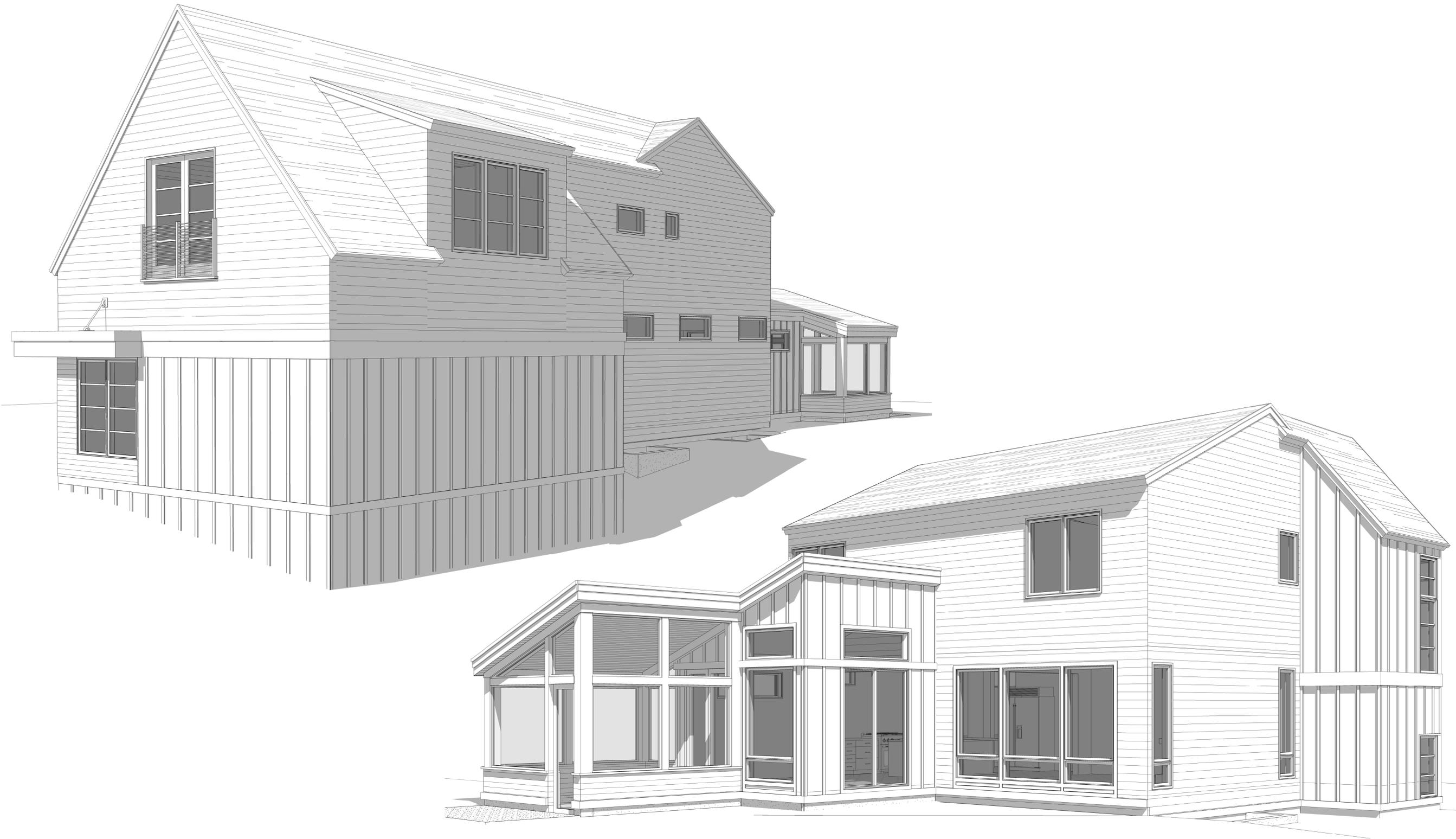
RE-ISSUE
7/23/2020 3:38:16 PM

PROJECT #
ADR - Benning V3 - CD's - LMC

DESCRIPTION
Title



Notes: Dimensions, details and conformance to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to: construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. It is also recommended that a licensed contractor be commissioned to construct the home. All door and window sizes are approximate rough openings. Specific manufacturer sizes vary and egress openings should be confirmed prior to construction. The home should be finished and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscape/grade plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. © David Charlez Designs 2019. Do not replicate with out permission (652)428-8200. David Charlez Design retains rights to all plans and detail shown.



BENNING RESIDENCE

21915 FAIRVIEW STREET
GREENWOOD, MN

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PROJECT
Benning Residence V3
21915 Fairview Street
Greenwood, MN
PROJECT #
ADR - Benning V3 - CD's
LMC

DRAWN BY
LMC
DESCRIPTION
3D Views



00a

VOLUME OF STRUCTURE ABOVE GRADE: 51,509 CUBIC FEET



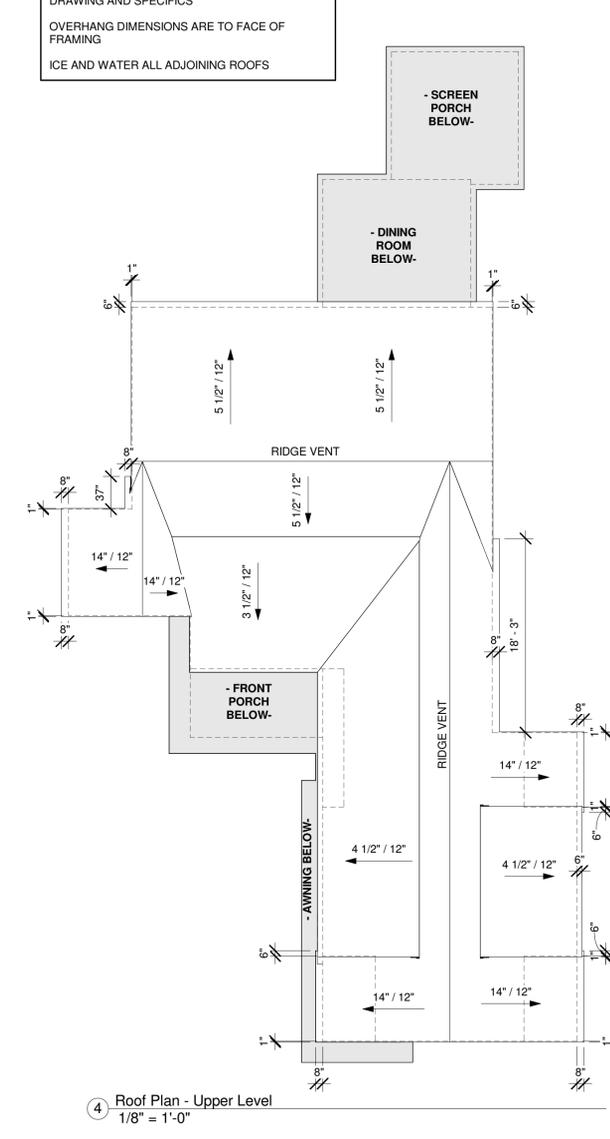
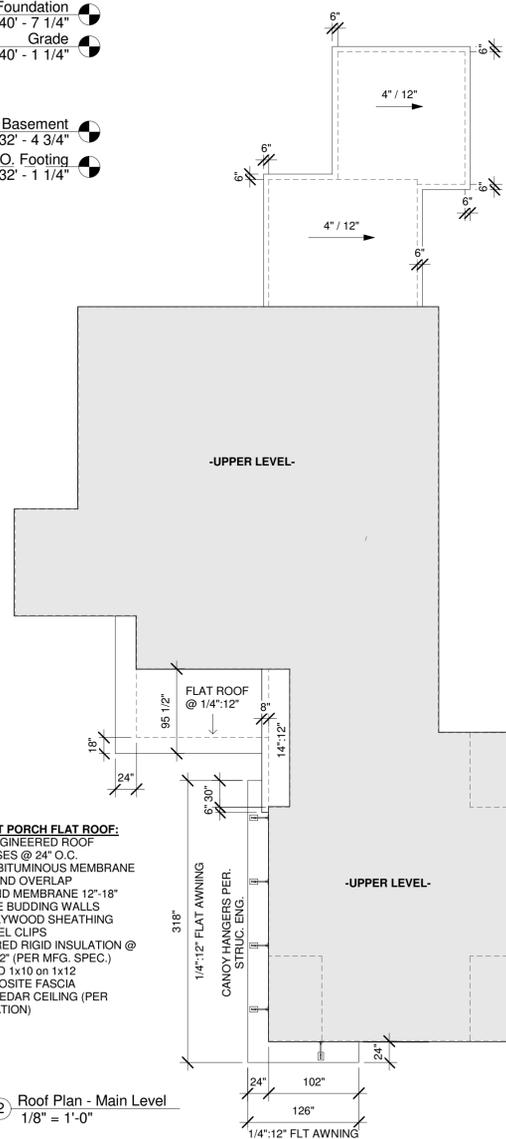
1 Front Elevation
1/4" = 1'-0"



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

FRONT PORCH FLAT ROOF:
16" ENGINEERED ROOF TRUSSES @ 24" O.C. SELF-BITUMINOUS MEMBRANE w/ 3" END OVERLAP EXTEND MEMBRANE 12" 18" ABOVE BUDDING WALLS 3/4" PLYWOOD SHEATHING w/ STEEL CLIPS TAPERED RIGID INSULATION @ 1/4" / 12" (PER MFG. SPEC.) TIERED 1x10 ON 1x12 COMPOSITE FASCIA T&G CEDAR CEILING (PER ELEVATION)

2 Roof Plan - Main Level
1/8" = 1'-0"



4 Roof Plan - Upper Level
1/8" = 1'-0"

FOUNDATION WALLS DISCLOSURE:
FOUNDATION WALL HEIGHTS ARE SUBJECT TO CHANGE DUE TO GRADE AND SITE CONDITIONS.
ALL FOUNDATION WALL HEIGHTS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY THE CONTRACTOR AND/OR SUBCONTRACTOR.
FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN FROST PROTECTION IN ACCORDANCE TO CURRENT MINNESOTA CODE REGULATIONS AND ZONING.

SQ FT BREAKDOWN
SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

TYPICAL EXTERIOR MATERIALS

- ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE
- (A) 7" EXPOSURE HARDIPLAP SIDING PER ELEVATION
- (B) 4" EXPOSURE DOUGLAS FIR NICKLECAP SHIPLAP PER ELEVATION
- (C) HARDIPLANEL SMOOTH w/ BATTEN STRIPS @ 16" O.C PER ELEVATION
- (D) HARDIPLANEL SMOOTH PER ELEVATION
- FLAT EPDM ROOF PER ELEVATION
- 1X8 ON 1X12 COMPOSITE FASCIA PER ELEVATION @ FLAT AWNINGS
- 1X3 ON 1X8 COMPOSITE FASCIA PER ELEVATION
- COMPOSITE VENTED SOFFITS PER ELEVATION
- EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION
- HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR

LOW SLOPE ROOFING DISCLOSURE:
CLIMATE CONDITIONS IN MN CAN MAKE LOW SLOPE ROOFING CONDITIONS CHALLENGING FOR TYPICAL ASPHALT SHINGLES APPLICATIONS. THE DESIGNER OF THIS HOME DOES NOT RECOMMEND USING ASPHALT SHINGLES FOR ROOF SLOPES WITH LESS THAN 4/12 PITCH. STANDING SEAM METAL ROOFS DESIGNED FOR LOW SLOPE APPLICATIONS WOULD BE PREFERRED. IF THE CLIENT CHOOSES TO USE ASPHALT SHINGLES, PLEASE FOLLOW THE MN DEPARTMENT OF LABOR AND INDUSTRY GUIDELINES FOR LOW SLOPE ASPHALT SHINGLES ROOF APPLICATIONS. WWW.DLI.MN.GOV/CCLD/PDF/EDU_ROOFING.PDF
SPECIAL UNDERLAYMENT TECHNIQUES, FLASHING, ETC. WILL BE REQUIRED
DESIGNER OF THE HOME DOES NOT MAKE ANY GUARANTEE FOR THE PERFORMANCE OF LOW SLOPE ASPHALT SHINGLES ROOF IN THE STATE OF MN.

NOTE:
ENGINEERING ROOF TRUSSES PER MFG. SPEC. MANUFACTURE WILL PROVIDE ALL ENGINEERING DRAWING AND SPECIFICS
OVERHANG DIMENSIONS ARE TO FACE OF FRAMING
ICE AND WATER ALL ADJOINING ROOFS

Notes: Dimensions, details and conformation to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to: construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. It is also recommended that a licensed contractor be commissioned to construct the home. All door and window sizes are approximate rough openings. Specific manufacturer sizes vary and egress openings should be confirmed prior to construction. The home should be finished and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscape/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. © David Charlez Designs 2019. Do not replicate with out permission (852)428-8200. David Charlez Design retains rights to all plans and detail shown.



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PROJECT
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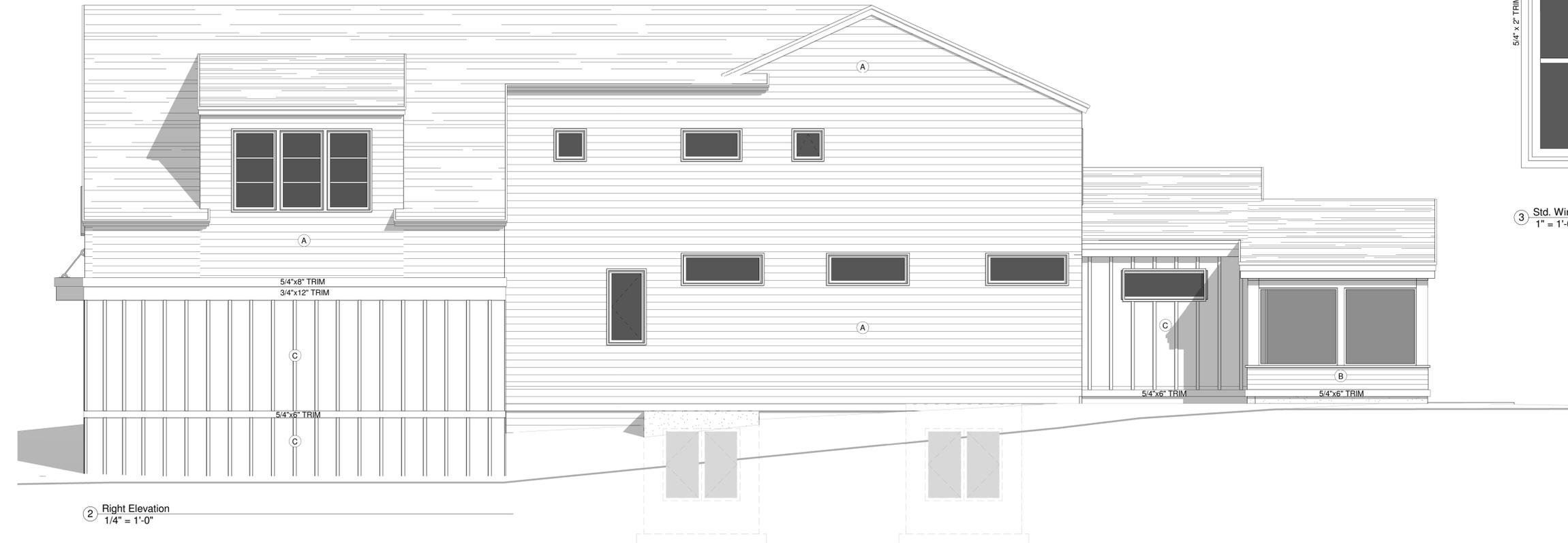
PROJECT #
ADR - Benning V3 - CD's - LMC

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LMC

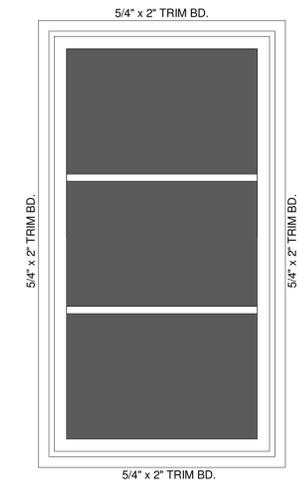
DESCRIPTION
Front & Rear Elevations



① Left Elevation
1/4" = 1'-0"



② Right Elevation
1/4" = 1'-0"



③ Std. Window Trim Detail
1" = 1'-0"

TYPICAL EXTERIOR MATERIALS	
	ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE
(A)	7" EXPOSURE HARDIELAP SIDING PER ELEVATION
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	EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION
	HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR

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FOUNDATION PLAN NOTES:

DIMENSIONS ARE FROM FACE OF CONCRETE TO FACE OF CONCRETE

ALL WALLS SHOWN ARE POURED CONCRETE. ALL WALLS, FOOTINGS, AND PADS TO HAVE REBAR AS SPECIFIED BY CODE AND A LICENSED STRUCTURAL ENGINEER.

FOUNDATION WALLS ARE PULLED INTO HOUSE 1-1/2" w/ A CANTILEVERED 2X8 SILL PLATE AS INDICATED IN LEGEND

REFER TO SILL PLATE AND FLOOR DETAILS LOCATED ON PAGE A13 AND STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS

FOUNDATION WALLS DISCLOSURE:

FOUNDATION WALL HEIGHTS ARE SUBJECT TO CHANGE DUE TO GRADE AND SITE CONDITIONS.

ALL FOUNDATION WALL HEIGHTS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY THE CONTRACTOR AND/OR SUBCONTRACTOR.

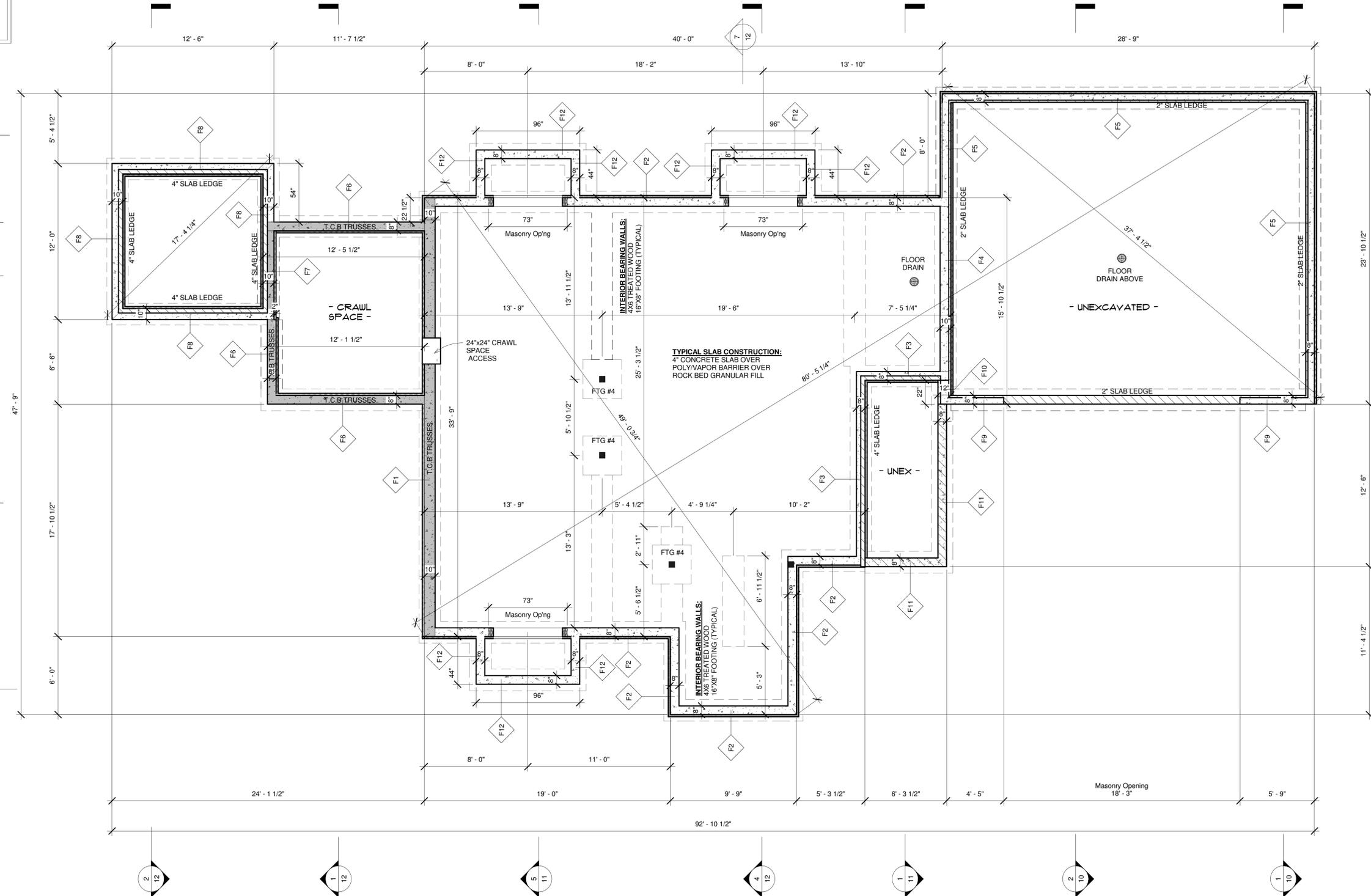
FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN FROST PROTECTION IN ACCORDANCE TO CURRENT MINNESOTA CODE REGULATIONS AND ZONING.

FOUNDATION WALL LEGEND:

- | | | | |
|----|----------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------|
| F1 | 9'-6" x 10" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING w/ 1-1/2" INT. FND. PULL | F7 | 6'-0" x 10" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING |
| F2 | 8'-6" x 8" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING w/ 1-1/2" INT. FND. PULL | F8 | 3'-6" x 10" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING w/ 4" INT. SLAB LEDGE (2" INSUL. & 2" SLAB) |
| F3 | 8'-6" x 8" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING w/ 4" EXT. SLAB LEDGE (2" INSUL. & 2" SLAB) | F9 | 3'-6" x 8" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING w/ 2" INT. SLAB LEDGE |
| F4 | 8'-6" x 10" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING w/ 2" EXT. SLAB LEDGE | F10 | 3'-6" x 12" POURED CONCRETE FOUNDATION ON 24"x8" CONCRETE FOOTING w/ 2" INT. SLAB LEDGE |
| F5 | 7'-0" x 8" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING w/ 2" INT. SLAB LEDGE & 1-1/2" INT. FND. PULL | F11 | 3'-6" x 8" POURED CONCRETE FOUNDATION ON 24"x8" CONCRETE FOOTING w/ PORCH SLAB LEDGE |
| F6 | 6'-0" x 8" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING | F12 | 8'-6" x 8" POURED CONCRETE FOUNDATION ON 20"x8" CONCRETE FOOTING - EGRESS FOUNDATION |

CONCRETE PAD FOOTING LEGEND:

- | | |
|--------|--------------------------------------------------------|
| FTG #1 | 16"x16"x8" POURED CONCRETE PAD FOOTING REBAR PER CODE |
| FTG #2 | 24"x24"x12" POURED CONCRETE PAD FOOTING REBAR PER CODE |
| FTG #3 | 30"x30"x12" POURED CONCRETE PAD FOOTING REBAR PER CODE |
| FTG #4 | 36"x36"x12" POURED CONCRETE PAD FOOTING REBAR PER CODE |
| FTG #5 | 42"x42"x12" POURED CONCRETE PAD FOOTING REBAR PER CODE |
| FTG #6 | 48"x48"x12" POURED CONCRETE PAD FOOTING REBAR PER CODE |



TYPICAL SLAB CONSTRUCTION:
4" CONCRETE SLAB OVER
POLY/VAPOR BARRIER OVER
ROCK BED GRANULAR FILL

INTERIOR BEARING WALLS:
4X6 TREATED WOOD
16"x8" FOOTING (TYPICAL)

INTERIOR BEARING WALLS:
4X6 TREATED WOOD
16"x8" FOOTING (TYPICAL)

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LOWER LEVEL NOTES:

DIMENSIONS ARE TO EDGE OF CONCRETE AND EDGE OF FRAMING

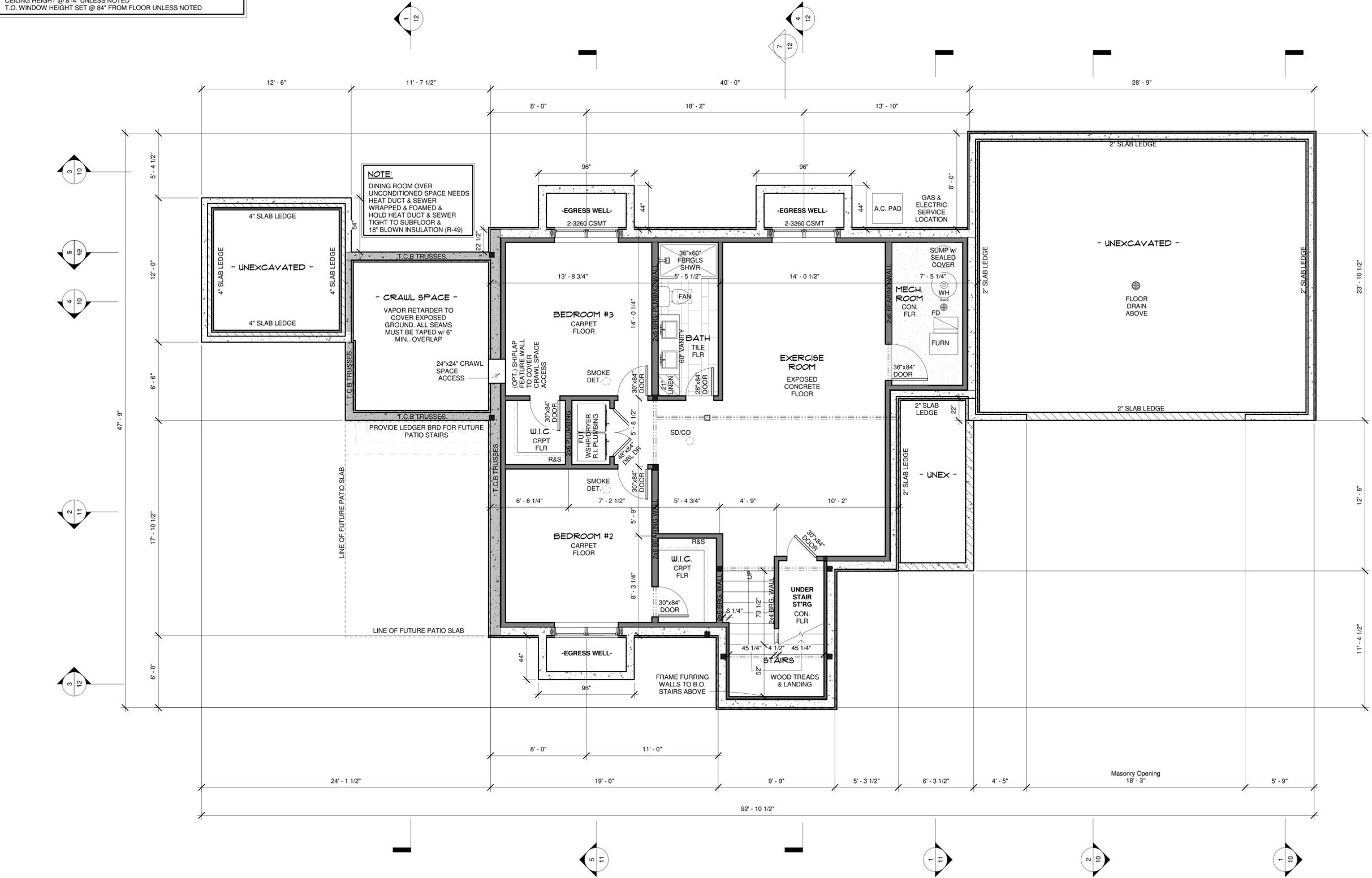
DIMENSIONS DO NOT REFLECT FOUNDATION BEING PULLED IN BY 1 1/2" FOR THE SILL PLATE BEING CANTILEVERED. REFER TO SILL PLATE DETAIL (PG 400-X) AND THE ENGINEERED STRUCTURAL DRAWINGS FROM A LICENSED STRUCTURAL ENGINEER.

FLOOR TRUSSES ARE CALLED OUT AT 19.2" O.C. FLOOR SYSTEM DESIGNER VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 8'-4" UNLESS NOTED
T.O. WINDOW HEIGHT SET @ 84" FROM FLOOR UNLESS NOTED

NOTE:
WINDOWS ARE CALLED OUT BY WINDOW R.O. SIZE IN INCHES. EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2x10 UNLESS NOTED (PER MFG. SPECS.)

ATTENTION:
BEAM SIZES & ALL STRUCTURAL CONSIDERATIONS SPECIFIED ON THIS SET OF PLANS MUST BE REVIEWED BY THE FLOOR SYSTEM DESIGNER OR BY A STRUCTURAL ENGINEER AND CONFIRMED TO BE STRUCTURALLY SOUND. BASED ON THAT REVIEW IF THERE ARE ANY CHANGES OR ADDED BEAM SIZES, LOCATION, ETC. THESE CHANGES MUST BE BROUGHT TO THE GENERAL CONTRACTORS ATTENTION:



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PROJECT
Benning Residence V3
21915 Fairview Street
Greenwood, MN
PROJECT #
ADR - Benning V3 - CD's - LMC

DRAWN BY
LMC
DESCRIPTION
Lower Level

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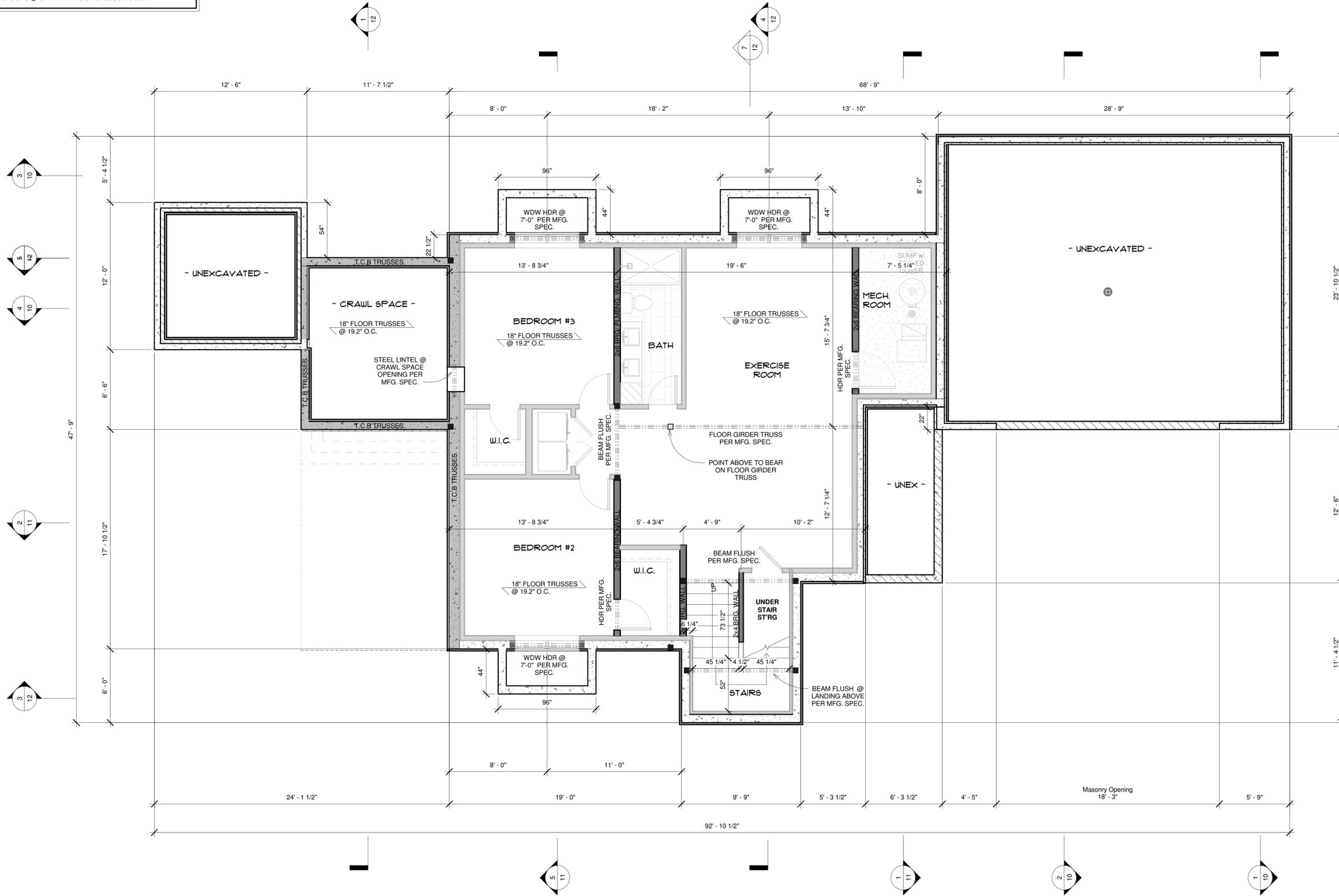
STRUCTURAL NOTES:

NOT AN OFFICIAL STRUCTURAL PLAN. ALL BEAMS, HEADERS, AND GIRDER TRUSSES SHOWN MUST BE SPECIFIED AND DETERMINED BY A LICENSED STRUCTURAL ENGINEER. REFER TO STRUCTURAL DOCUMENTS PROVIDED BY ENGINEER FOR FINAL LOCATIONS, SIZES, AND SPECS.

ROOF/FLOOR GIRDER TRUSSES SHOWN ARE ASSUMED LOCATIONS. NOT ALL NECESSARY GIRDERS MAY BE SHOWN. TRUSS MANUFACTURER TO DETERMINE FINAL LOCATIONS OF GIRDER TRUSSES.

SIZE BEAMS/HEADERS TO ALLOW FOR HVAC RUNS THROUGHOUT ENTIRETY OF HOME.

FLOOR TRUSSES ARE CALLED OUT AT 19.2' O.C.
 FLOOR SYSTEM DESIGNER TO VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS
 CEILING HEIGHT @ 8'-4" UNLESS NOTED
 SET WINDOW HEADERS @ 84" FROM FLOOR UNLESS NOTED



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PROJECT
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PROJECT #
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DESCRIPTION
 Lower Level Structural

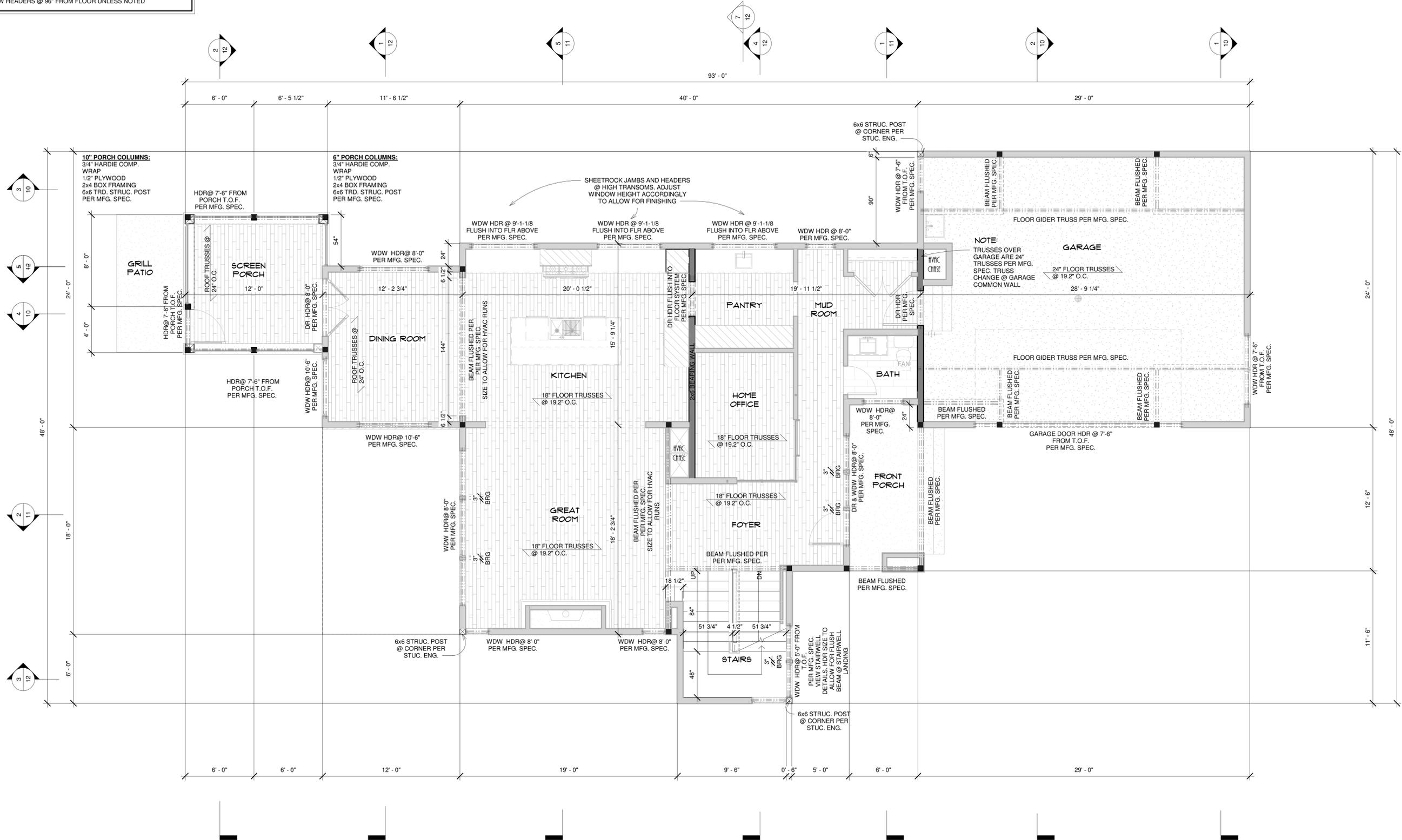
STRUCTURAL NOTES:

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SIZE BEAMS/HEADERS TO ALLOW FOR HVAC RUNS THROUGHOUT ENTIRETY OF HOME.

FLOOR TRUSSES ARE CALLED OUT AT 19.2' O.C.
FLOOR SYSTEM DESIGNER TO VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS
CEILING HEIGHT @ 9'-1-1/8" UNLESS NOTED
SET WINDOW HEADERS @ 96" FROM FLOOR UNLESS NOTED



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DESCRIPTION
Main Level Structural

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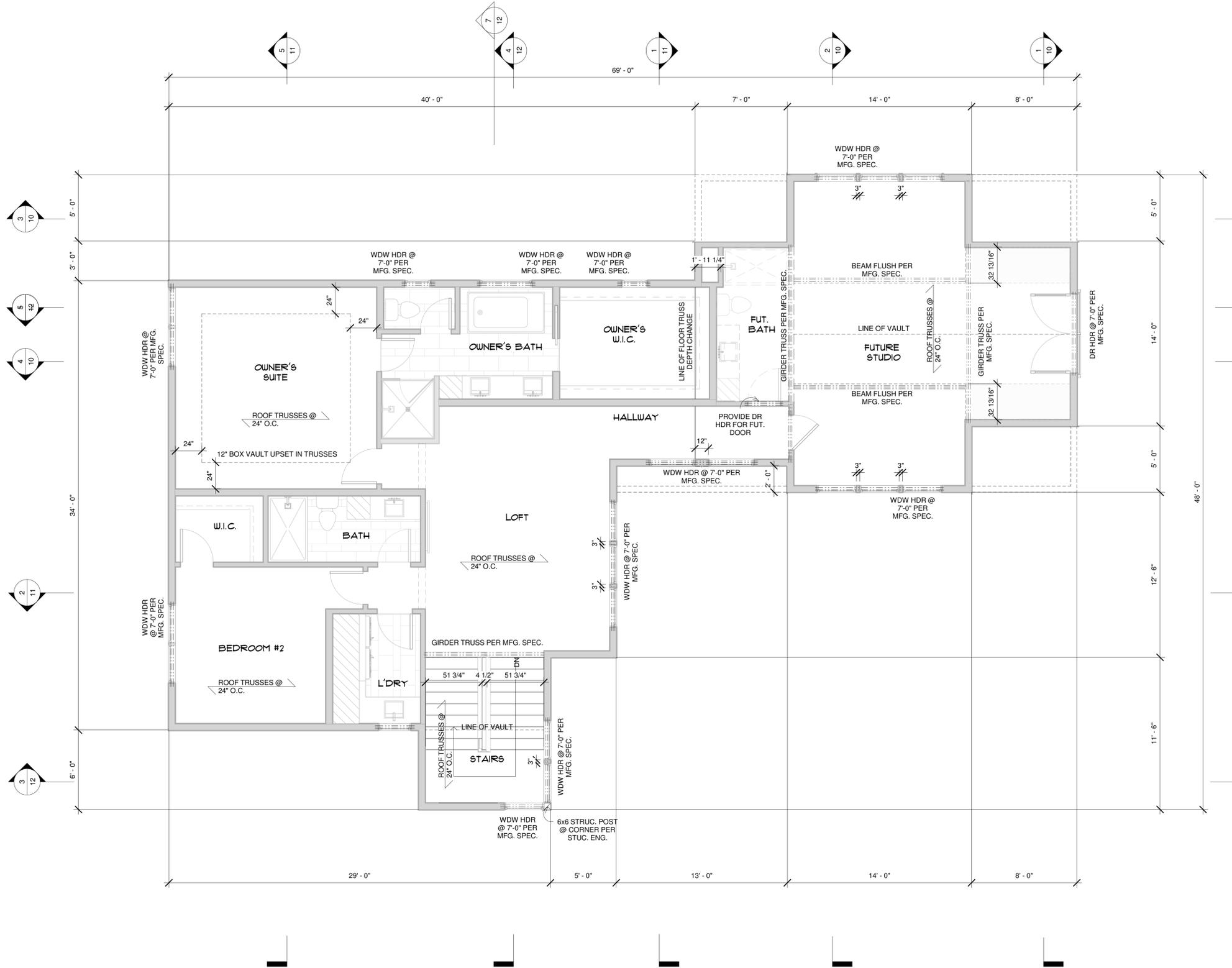
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SIZE BEAMS/HEADERS TO ALLOW FOR HVAC RUNS THROUGHOUT ENTIRETY OF HOME.

ROOF TRUSSES ARE CALLED OUT AT 24" O.C.
FLOOR SYSTEM DESIGNER TO VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS
CEILING HEIGHT @ 8'-1-1/8" UNLESS NOTED
SET WINDOW HEADERS @ 84" FROM FLOOR UNLESS NOTED



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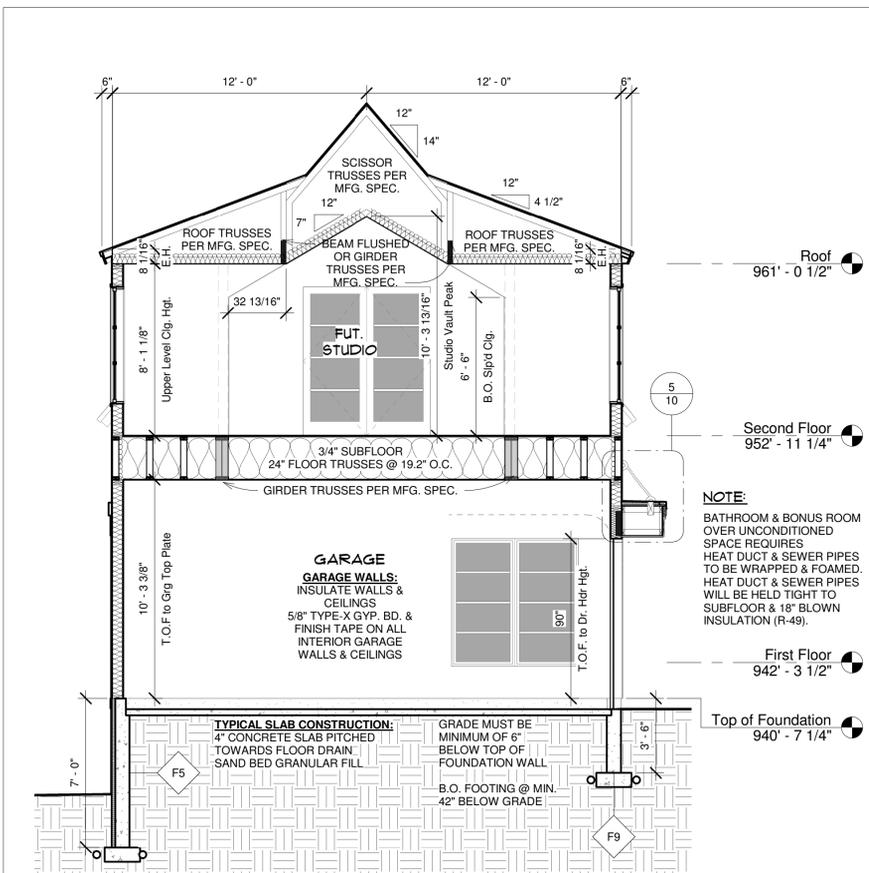
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PROJECT
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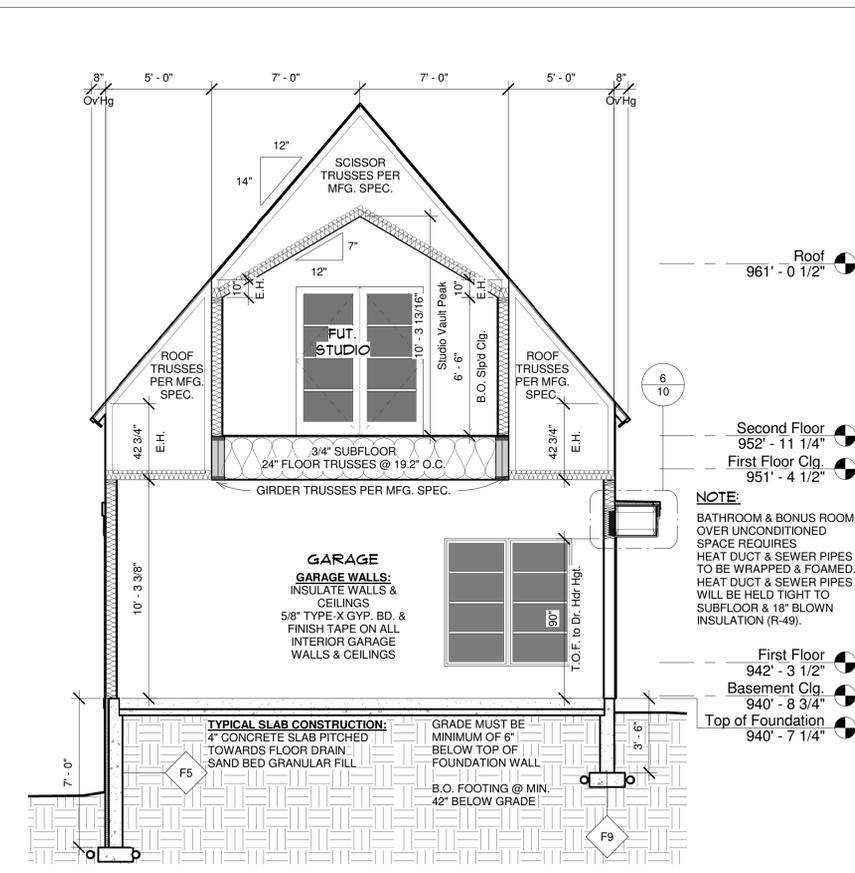
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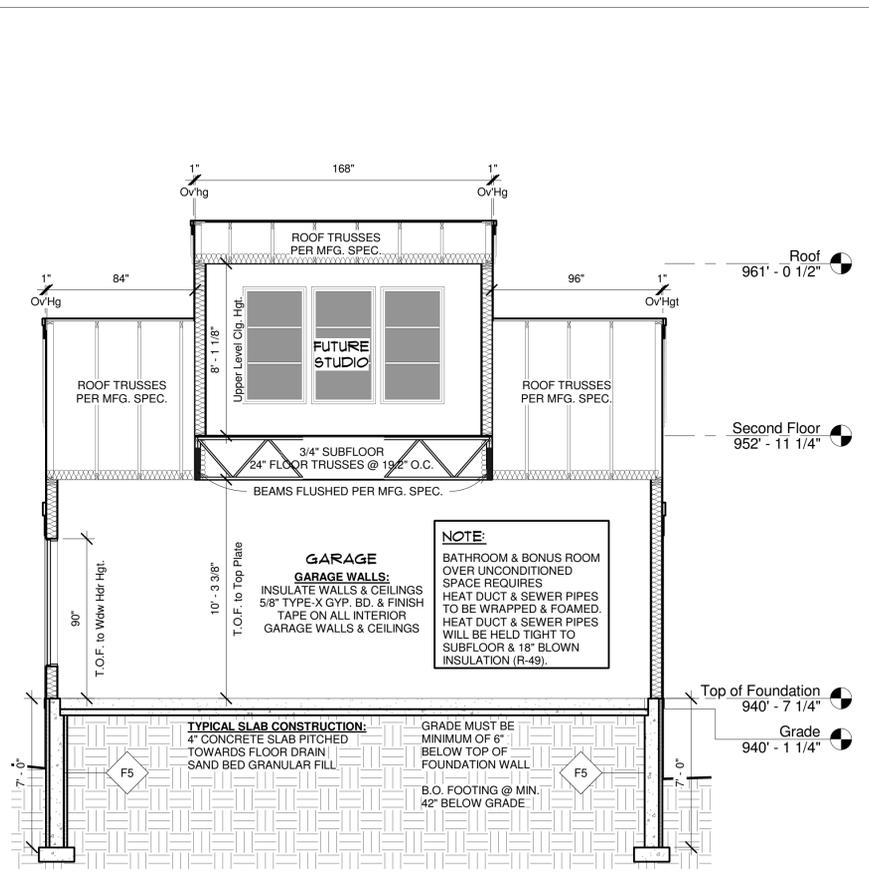
DESCRIPTION
Upper Level Structural



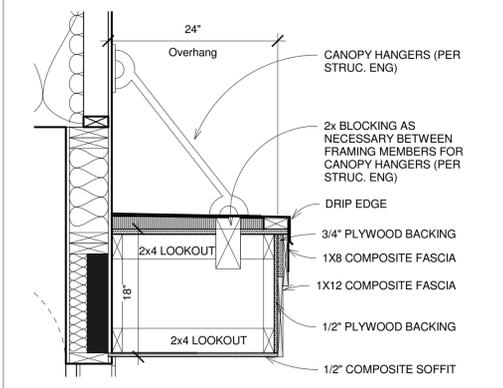
2 Cross Section - Garage I
1/4" = 1'-0"



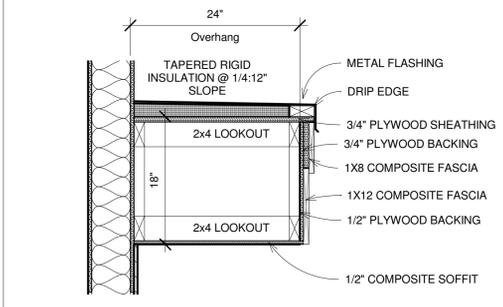
1 Cross Section - Garage II
1/4" = 1'-0"



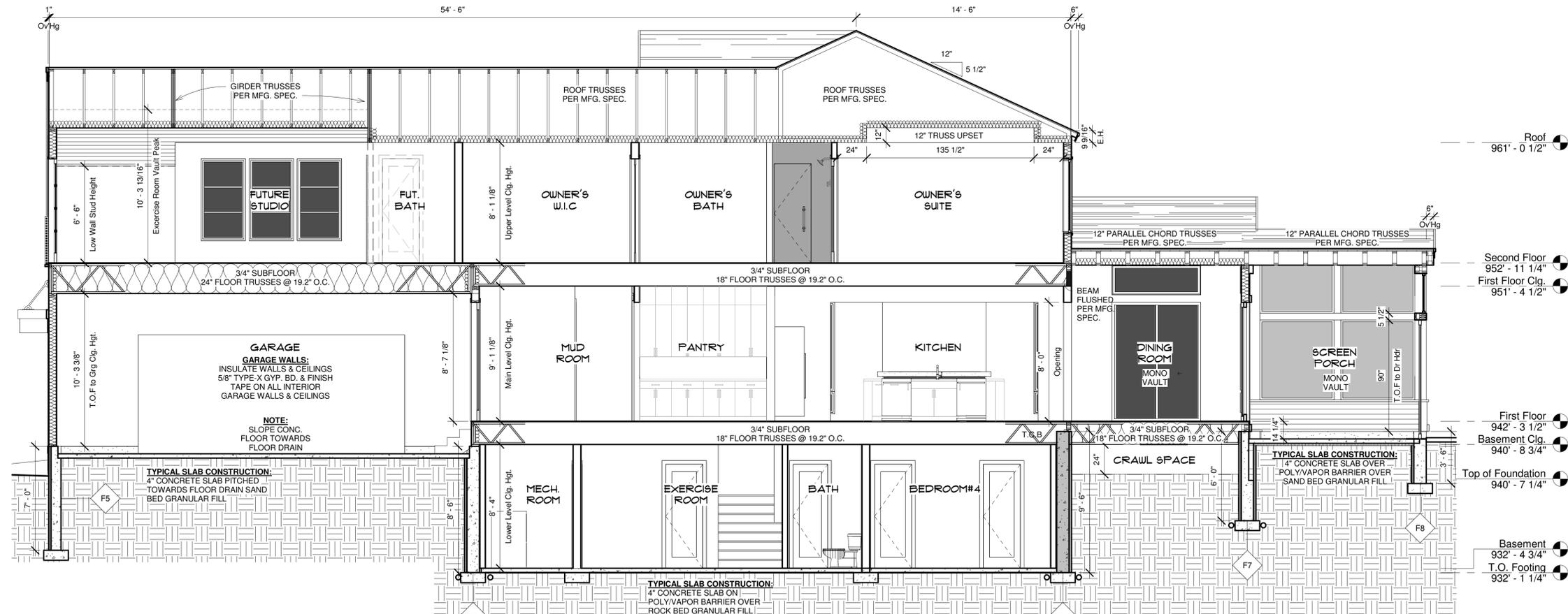
3 Cross Section - Garage & Studio
1/4" = 1'-0"



5 Detail - Garage Flat Roof Awning
1" = 1'-0"



6 Detail - Garage Roof Overhang
1" = 1'-0"



4 Cross Section - Garage, Kitchen, & Screen
1/4" = 1'-0"

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PROJECT
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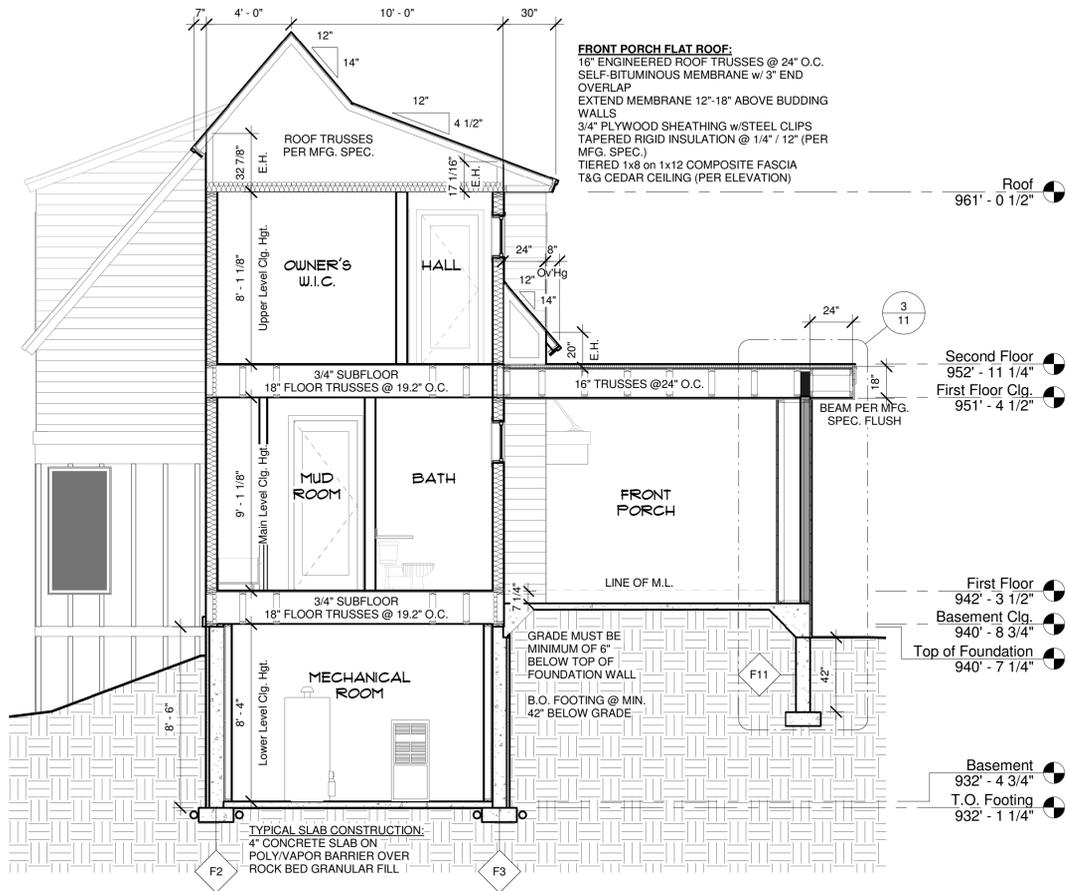
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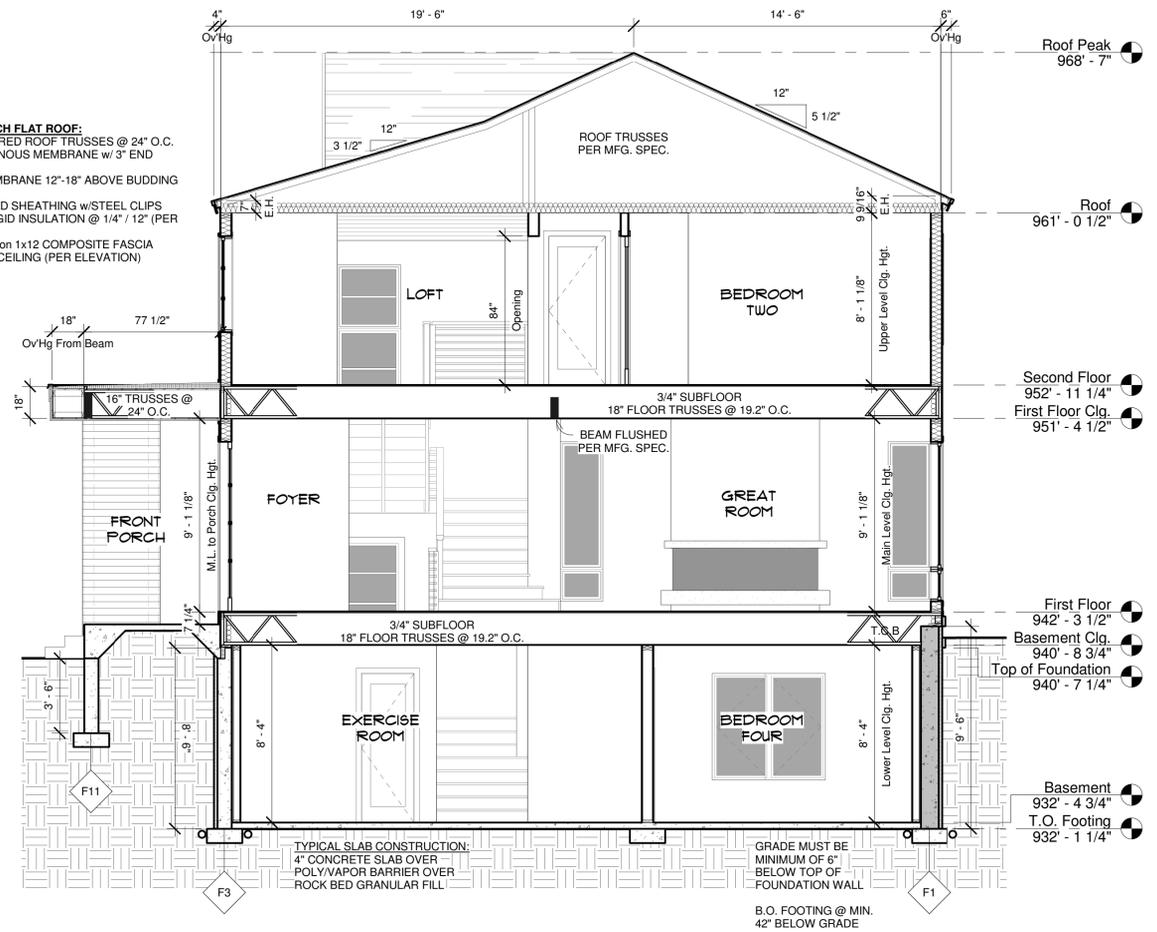
DESCRIPTION
Cross Sections

a

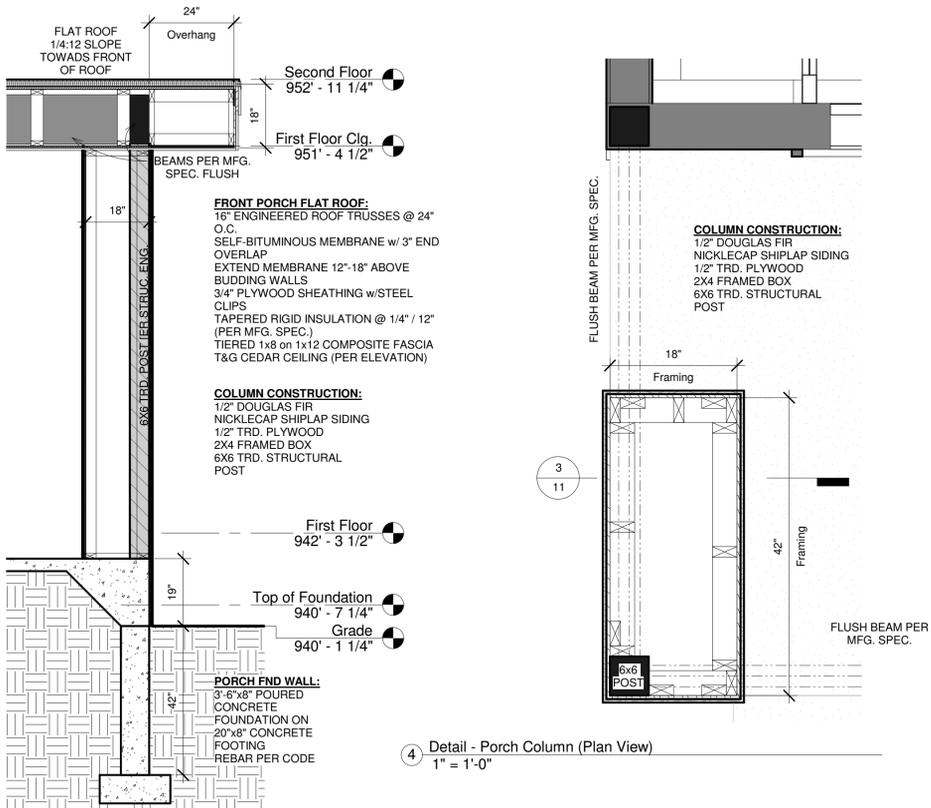
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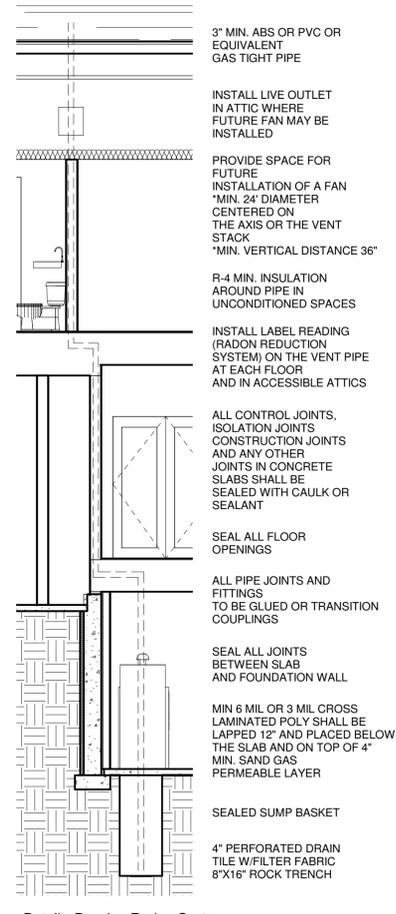
1 Cross Section- Front Porch, & Mudroom
1/4" = 1'-0"



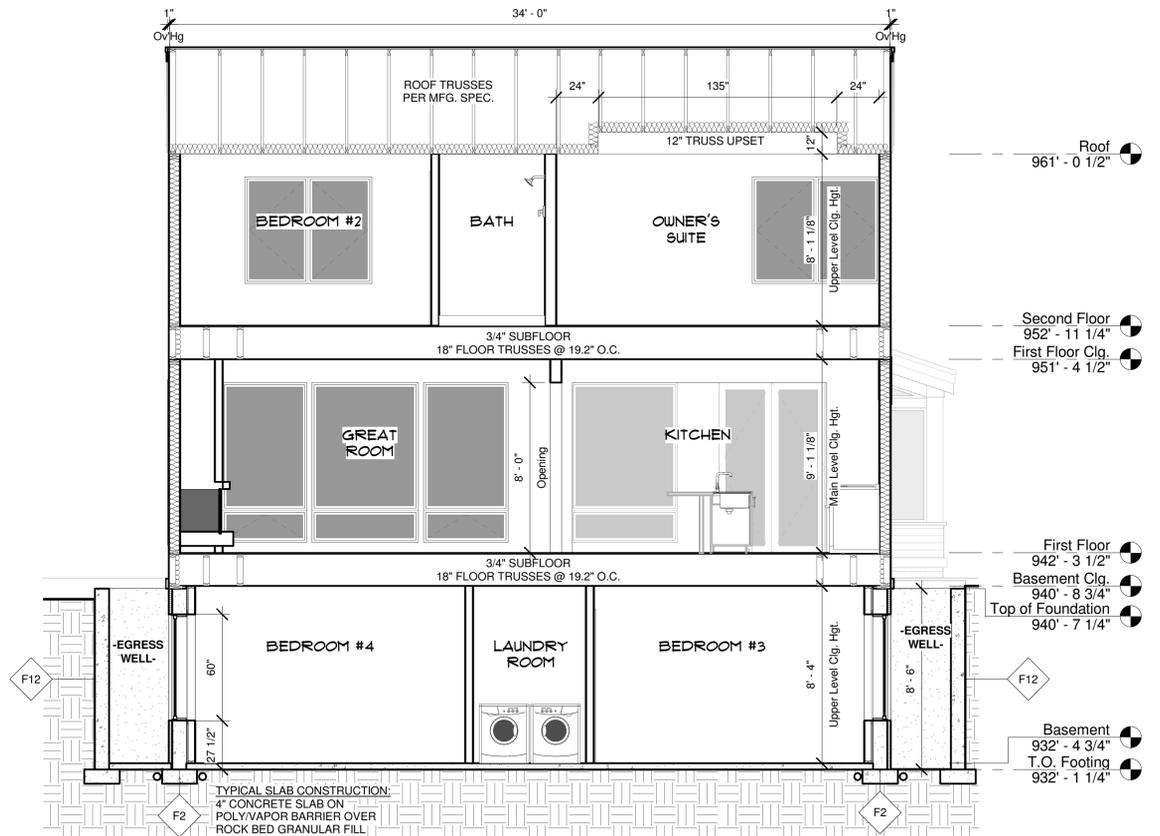
2 Cross Section- Front Porch, Foyer, & Great Room
1/4" = 1'-0"



3 Detail - Entry Column Section
1/2" = 1'-0"

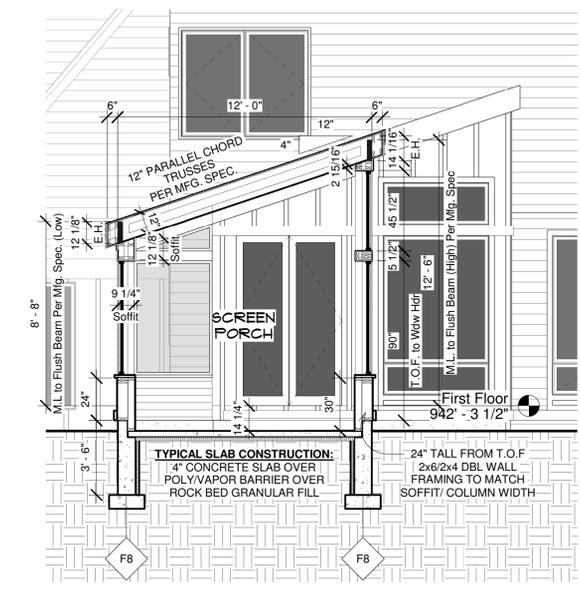


6 Detail - Passive Radon System
1/4" = 1'-0"

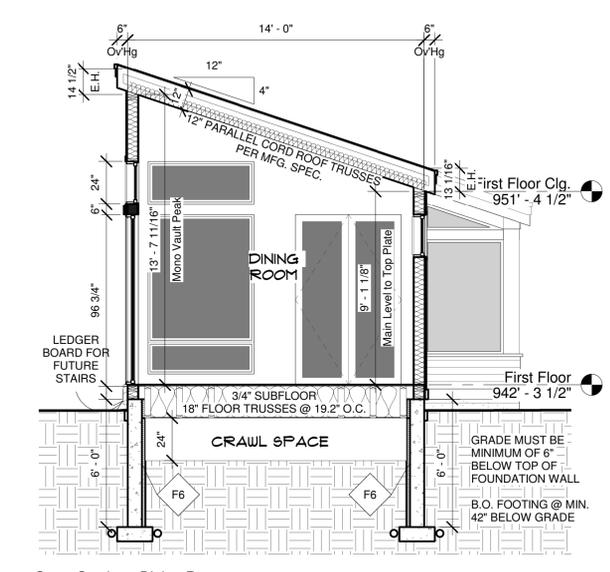


5 Cross Section - Kitchen & Great Room
1/4" = 1'-0"

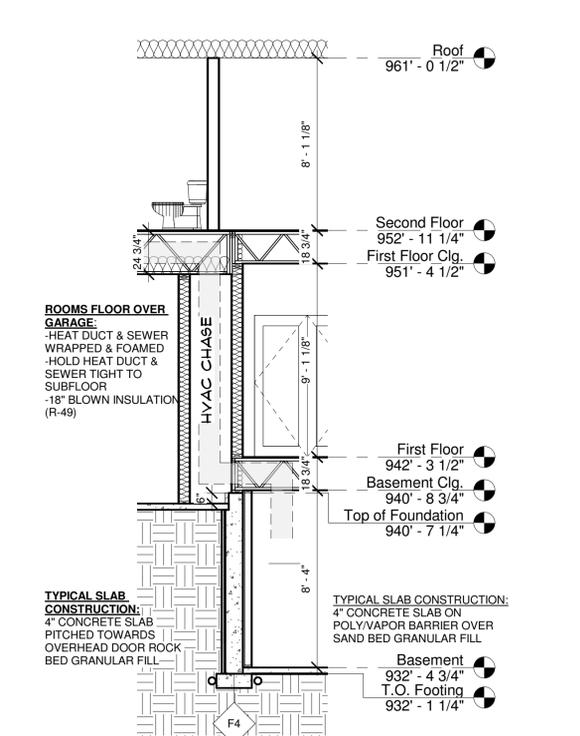
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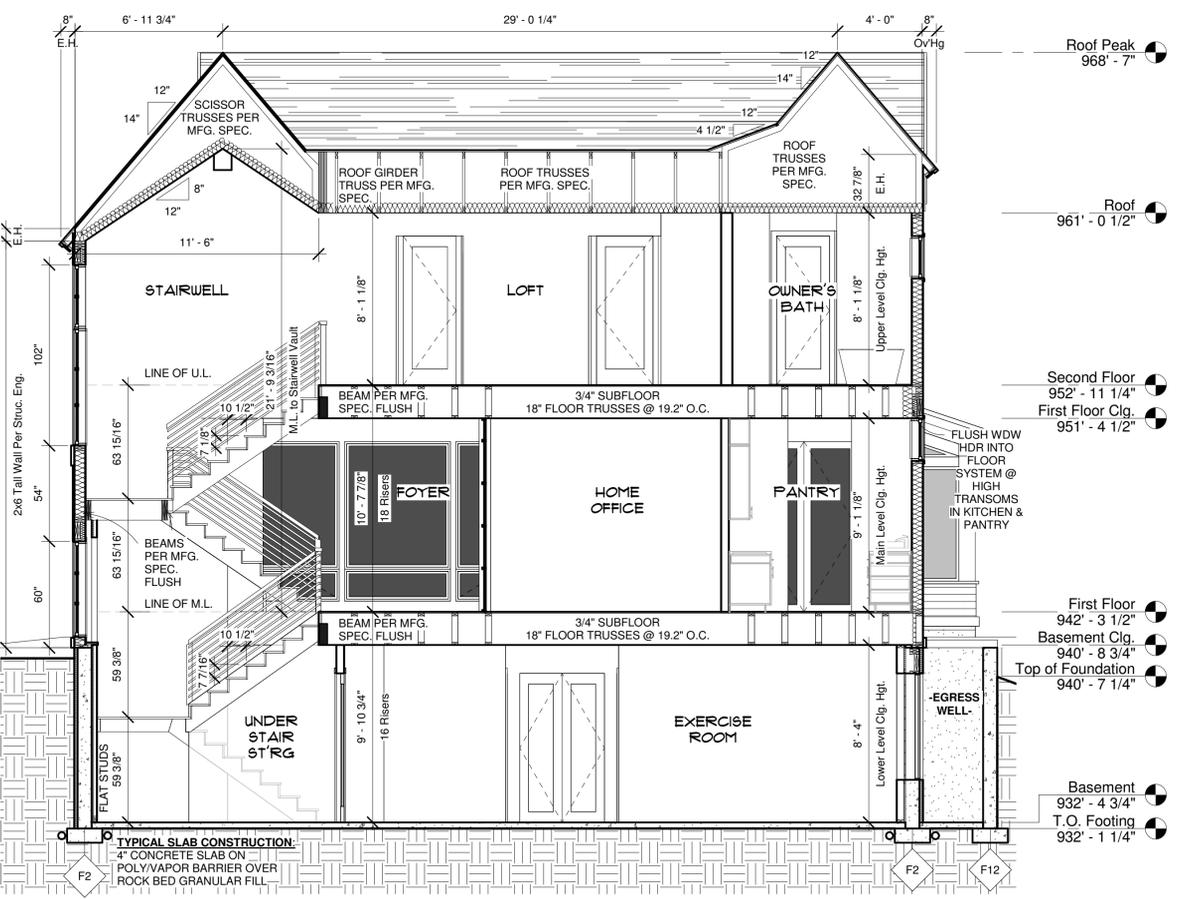
2 Cross Section - Screen Porch
1/4" = 1'-0"



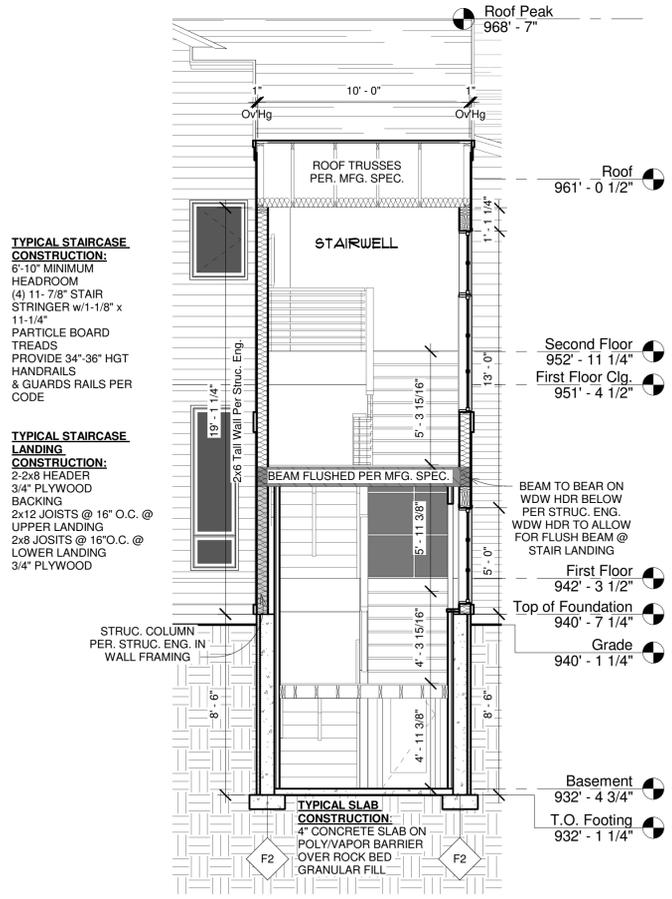
1 Cross Section - Dining Room
1/4" = 1'-0"



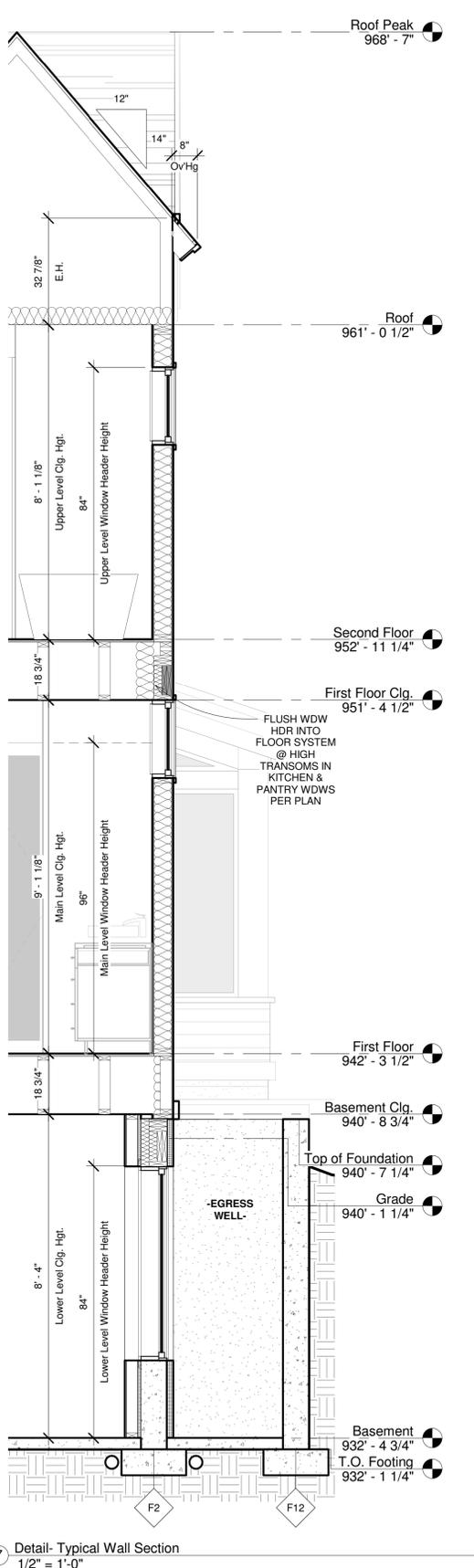
5 Detail - HVAC Chase @ Garage
1/4" = 1'-0"



4 Cross Section - Stairwell & Loft
1/4" = 1'-0"



3 Cross Section - Stairwell
1/4" = 1'-0"



7 Detail - Typical Wall Section
1/2" = 1'-0"

ROOF, CEILING & EAVE CONSTRUCTION:

ARCHITECTURAL GRADE ASPHALT SHINGLES
#15 FELT & ICE & WATER SHIELD (6'-0")
1/2" OSB SHEATHING w/STEEL CLIPS
TRUSSES @ 24" O.C. (PER MFG. SPEC.)
BAFFLES w/1" AIR SPACE
2X4 LOOKOUTS
2X8 SUB FASCIA w/1x3" ON 1x8"
COMPOSITE FASCIA
ALUMINIUM VENTED SOFFITS
COMPOSITE FRIEZE BOARDS
R-50 BLOWN INSULATION
POLY VAPOR BARRIER
5/8" GYP. BRD. CEILING

UPPER LEVEL CONSTRUCTION:

3/4" T&G PLYWOOD SUBFLOOR
GLUED & SCREWED
18" FLOOR TRUSSES @ 19.2" O.C.
(FLOOR SYSTEM DESIGNER TO VERIFY SIZE & SPACING BASED ON SPANS)
5/8" GYP. BRD. ON CEILING
SPRAY INSULATE RIMS (R-21)

WALL CONSTRUCTION:

SIDING PER ELEVATION
HOUSE WRAP (WRAP WINDOWS PER MFG. SPEC.)
1/2" OSB SHEATHING
2X6 STUDS @ 16" O.C.
DBL. TOP PLATE
R-21 WALL INSULATION
4 MIL POLY VAPOR BARRIER
1/2" GYP. BRD.
2X6 SOLE PLATE
ALL DETAILS TO CONFORM W/ ENERGY CODE

MAIN LEVEL CONSTRUCTION:

3/4" T&G PLYWOOD SUBFLOOR
GLUED & SCREWED
18" FLOOR TRUSSES @ 19.2" O.C.
(FLOOR SYSTEM DESIGNER TO VERIFY SIZE & SPACING BASED ON SPANS)
FLASHING UNDER SILLS & STOODS
TREATED 2X6 SILL PLATE w/ SEALER
1/2" ANCHOR BOLTS @ 6' O.C. & 1' FROM CORNERS
5/8" GYP. BRD. ON CEILING
SPRAY INSULATE RIMS (R-21)

FOUNDATION WALL & BASEMENT SLAB CONSTRUCTION:

WATERPROOFING
EXTERIOR THERMAL WALL:
2" RIGID INSULATION (R-10) APPLIED TO EXTERIOR, PROVIDE FLASHING TO COVER EXPOSED INSULATION
POURED CONC. WALL PER PLAN
REINFORCE WALLS PER CODE AND ENGINEER'S SPECIFICATIONS
20" X 8" CONTINUOUS CONC. FOOTING UNLESS OTHERWISE NOTED
4" CONC. SLAB
VAPOR/MOISTURE BARRIER PER IRC SECTION 506 EXTENDING UP THE WALL AND SEALED TO FOUNDATION WALL
4" ROCK/AGGREGATE FILL

INTERIOR THERMAL WALL:
1" RIGID INSULATION (R-5)
2x4 STUDS @ 16" O.C.
2x4 TRD. PLATE
1/2" GYP BD.

INTERIOR & EXTERIOR 4" DIA. PERFORATED DRAIN TILE PIPED TO SUMP BASKET

TYPICAL STAIRCASE CONSTRUCTION:
6"-10" MINIMUM HEADROOM
(4) 11'-7/8" STAIR STRINGER w/1-1/8" x 11-1/4" PARTICLE BOARD TREADS
PROVIDE 34"-36" HGT HANDRAILS & GUARDS RAILS PER CODE

TYPICAL STAIRCASE LANDING CONSTRUCTION:
2x2x8 HEADER
3/4" PLYWOOD BACKING
2x12 JOISTS @ 16" O.C. @ UPPER LANDING
2x8 JOISTS @ 16" O.C. @ LOWER LANDING
3/4" PLYWOOD

TYPICAL SLAB CONSTRUCTION:
4" CONCRETE SLAB ON POLYVAPOR BARRIER OVER ROCK BED GRANULAR FILL

Notes: Dimensions, details and conformance to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to: construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. It is also recommended that a licensed contractor be commissioned to construct the home. All door and window sizes are approximate rough openings. Specific manufacturer sizes vary and egress openings should be confirmed prior to construction. The home should be finished and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscape/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. © David Charlez Designs 2019. Do not replicate with out permission (651)428-8200. David Charlez Design retains rights to all plans and detail shown.

GENERAL NOTES

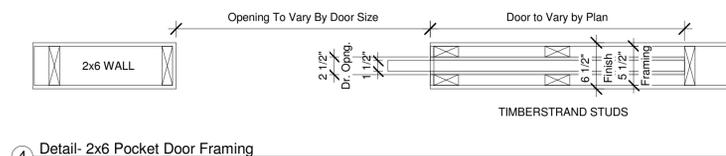
- ALL EXTERIOR WALLS TO BE CONSTRUCTED OF 2x6 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE CONSTRUCTED OF 2x4 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED)
- WALLS ADJACENT TO GARAGE SPACE SHALL BE 2x6 WITH A 1 HR. FIRE RATING
- STRUCTURAL WALLS TO HAVE A FIRE RATING OF 1 HR.
- ALL DIMENSIONS LINES TO BE TO CENTERLINE OF STUDS TO FACE OF STUD
- PROVIDE ROOF VENTILATION 1 SQ.FT. PER 300 SQ.FT. OF ROOF AREA. 50% AT RIDGE AND 50% AT SOFFIT-MIN
- ALL INTERIOR DOOR HEAD HEIGHT TO BE VERIFIED BY BUILDER UNLESS OTHERWISE NOTED. UNDERCUT MIN 1"
- ALL STRUCTURAL MEMBERS TO BE VERIFIED BY MANF. AND A STRUCTURAL ENGINEER.
- ALL WINDOW UNITS ABOVE TUB DECK AND/OR WITHIN 18" OF THE FLOOR AND/OR 24" OF A DOORWAY SHALL BE TEMPERED GLASS
- PROVIDE AN APPROVED ICE AND WATER ROOFING STARTER EDGE PER CODE OR EQUIVALENT
- WRAP ALL CANTILEVERS WITH AN APPROVED POLY AND SPRAY FOAM FLOOR
- SLOPE FINISHED GRADE AWAY FROM THE HOUSE ON ALL SIDES
- 1/2" AIR SPACE ON EACH SIDE OF MICRO-LAM BEAM & MIN 3" BEARING ON CONCRETE
- EXTERIOR RAILING TO BE MIN OF 36" HIGH AND BUILT AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH
- ALL COMPONENTS TO BE INSTALLED TO MANF. SPEC OR LOCAL CODE
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED OR WOOD SPECIES THAT HAS A NATURAL RESISTANCE TO DECAY
- PROVIDE A WATER RESISTIVE GYP BOARD AROUND ALL SHOWERS AND TUBS
- LIGHT OR FAN HOUSING SYSTEM RECESSED THROUGH AN EXTERIOR VAPOR BARRIER SHALL BE OF THE AIR SEALED TYPE OR BE BOXED AND SEALED PER CODE
- PROVIDE DRAFT STOPS PER UBC 708.3
- FIRE BLOCK ALL CHASES AT EACH FLOOR-CEILING ASSEMBLY OR AT 10' MAX INTERVALS
- ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACKUP PER CODE
- MAINTAIN A 6" SEPARATION BETWEEN GRADE AND WOOD
- CAULK AND FLASH AROUND ALL EXTERIOR OPENINGS
- PLUMBING PENETRATIONS IN WALL ASSEMBLY SHALL BE FIRE CAULKED WITH LISTED MATERIALS
- BLOCK PATIO DOORS WITHOUT A DECK
- SMOKE DETECTORS SHALL BE MIN 16" AWAY FROM WALL AND INSTALL TO MANF. SPEC
- NO OPENING IN ROOF WITHIN 5' OF PROPERTY LINES
- 10% OF THE FLOOR AREA IS REQUIRED FOR LIGHT AND VENTILATION IN ALL HABITABLE ROOMS
- ON EXTERIOR, GRIPPABLE HANDRAILS 34" TO 36" IN HEIGHT FROM THE NOSE OF THE STAIRS
- COMBUSTION AIR DUCTS 12" OFF THE FLOOR OR RETURN AIR PLENUM WHEN REQUIRED (IMC703)
- PROVIDE PLUMBING ACCESS AT ALL TUBS EXCEPT WHEN TRAPS & OVERFLOW GLUED
- PROVIDE 50 cfm OR 20 cfm CONTINUOUS VENTILATION OR OPERABLE WINDOW (ASHRAE 62-2001 6.1)
- DRYER VENT TO THE EXTERIOR. INSULATE LAST 3 FEET MIN 36" CLEARANCE TO OTHER OPENINGS: (IMC504.4, 401.52 AND 604.1)
- CERAMIC TILE TO BE APPLIED OVER GREEN BOARD, CEMENT BOARD, WONDER BOARD OR OTHER APPROVED MATERIAL TO A HEIGHT OF 70" ABOVE DRAIN INLET IN SHOWERS. CEMENT BOARD MUST BE USED ON EXTERIOR WALLS UNDERNEATH TILE AND OVER THE VAPOR BARRIER (R307)
- TRUSS PLANS STAMPED AND APPROVED BY MANF. SHALL BE ON THE JOB SITE. ALTERATIONS TO TRUSSES REQUIRE AN ENGINEER'S APPROVAL
- RAFTERS SHALL BE FRAMED TO MIN 1" THICK RIDGE BOARD NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTERS OR NAILED TO EACH OTHER WITH A GUSSET PLATE A TIE. THE RIDGE BOARD MUST BE SUPPORTED ON END WALL OR MIN 2x4 COLLAR TIES ARE REQUIRED AT MIN 4' O.C.
- 4-MIL VAPOR BARRIER ON WARM IN WINTER SIDE OF EXTERIOR WALLS AND CEILING. FIRE RETARDANT VAPOR BARRIER MAY BE LEFT UNCOVERED
- WIND-WASH AT AL EAVES, CORNERS, OVERHANGS, AND BY WINDOWS. SHEATHING INSULATION DAM @ CEILING CHANGES
- WEATHER-RESISTIVE BARRIER-i.e. BUILDING WRAP TABLE R703.4
- HOT WATER PIPING LOCATED OUTSIDE OF CONDITIONED SPACE WILL BE INSULATED TO AT LEAST R-3
- ATTIC ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE WEATHERED-STRIPPED AND INSULATED.
- NEW WOOD-BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.
- FOR WINDOWS WHERE THE LOWEST PART OF THE WINDOW OPENING IS MORE THAN 6' ABOVE THE GROUND, THE LOWEST PART OF OPENING SHALL BE MIN. OF 36" ABOVE THE FINISHED FLOOR. EXCEPTIONS INCLUDE WINDOWS THAT DO NOT OPEN MORE THAN 4", WINDOWS WITH FALL PROTECTION, AND WINDOWS THAT HAVE OPENING CONTROL DEVICES.
- DWELLINGS WITH ATTACHED GARAGES OR FUEL FIRED EQUIPMENT MUST BE EQUIPPED WITH CARBON MONOXIDE ALARMS OUTSIDE OF, BUT NO FURTHER THAN 10' FROM, EACH SLEEPING AREA OR BEDROOM.
- FOOTINGS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5,000 psi.
- A MIN. 1/2" GYPSUM BOARD MEMBRANE, OR 5/8" WOOD STRUCTURAL PANEL MEMBRANE, SHALL BE PROVIDED ON THE UNDERSIDE OF FLOOR ASSEMBLIES. EXCEPTIONS A. DWELLINGS EQUIPPED WITH SPRINKLER SYSTEM. B. CRAWLSPACES C. PORTIONS OF FLOOR ASSEMBLIES WITH PROPORTIONALLY SMALL AREA. D. FLOOR ASSEMBLIES CONSTRUCTED OF SOLID SAWN LUMBER OR STRUCTURAL COMPOSITE LUMBER WITH MIN. NOMINAL DIMENSIONS OF 2"x10".
- DECKS SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS.
- FLASHING WITH A MIN. 3 1/2" VERTICAL ATTACHMENT FLANGE IS REQUIRED AT THE INTERSECTION OF THE FOUNDATION AND RIM JOIST FRAMING WHEN THE EXTERIOR WALL COVERING DOES NOT LAP THE FOUNDATION INSULATION. THE FLASHING MUST EXTEND A MIN. OF 1" BELOW THE FOUNDATION PLATE LINE, AND THE REQUIRED WATER-RESISTIVE BARRIER MUST LAP OVER THE ATTACHMENT FLANGE.
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS



1 Basement
3/32" = 1'-0"

2 First Floor
3/32" = 1'-0"

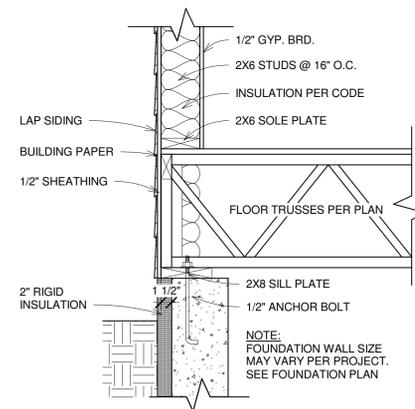
3 Second Floor
3/32" = 1'-0"



4 Detail- 2x6 Pocket Door Framing
1" = 1'-0"

2X8 SILL PLATE

NOTE: ALL APPLICABLE AREAS ON THIS PLAN TO BE BUILT ACCORDING TO THIS DETAIL. FOR AREAS THAT DO NOT APPLY TO THIS DETAIL, REFERENCE ANOTHER DETAIL PROVIDED ON PLANS OR CONSULT WITH GENERAL CONTRACTOR FOR PREFERRED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFIED AND CONFIRMED WITH GENERAL CONTRACTOR.

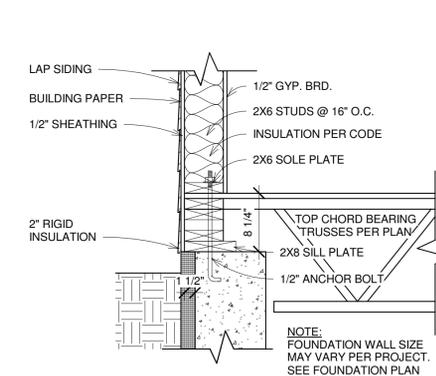


NOTE: DRAWINGS HAVE NOT BEEN DRAWN OR APPROVED BY A STRUCTURAL ENGINEER. SUBJECT TO CHANGE. ALL ITEMS SHOWN MUST BE VERIFIED WITH STRUCTURAL ENGINEER FOR SAFETY AND CODE COMPLIANCE BEFORE, DURING, AND AFTER CONSTRUCTION. DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURAL MEMBERS NOT PROPERLY ENGINEERED AS REQUIRED FOR STRUCTURE.

5 Floor Detail - 2x6 Sill Plate
1" = 1'-0"

TOP CHORD BRG. TRUSSES

NOTE: ALL APPLICABLE AREAS ON THIS PLAN TO BE BUILT ACCORDING TO THIS DETAIL. FOR AREAS THAT DO NOT APPLY TO THIS DETAIL, REFERENCE ANOTHER DETAIL PROVIDED ON PLANS OR CONSULT WITH GENERAL CONTRACTOR FOR PREFERRED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFIED AND CONFIRMED WITH GENERAL CONTRACTOR.

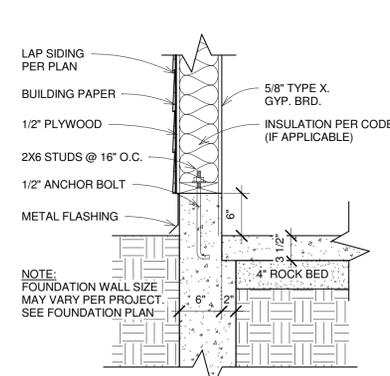


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6 Floor Detail - Mid Chord Brg.
1" = 1'-0"

GARAGE SLAB CONSTRUCTION

NOTE: ALL APPLICABLE AREAS ON THIS PLAN TO BE BUILT ACCORDING TO THIS DETAIL. FOR AREAS THAT DO NOT APPLY TO THIS DETAIL, REFERENCE ANOTHER DETAIL PROVIDED ON PLANS OR CONSULT WITH GENERAL CONTRACTOR FOR PREFERRED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFIED AND CONFIRMED WITH GENERAL CONTRACTOR.

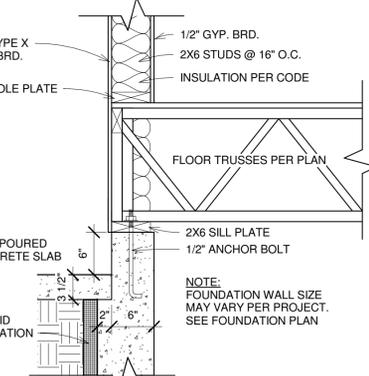


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7 Floor Detail - Garage Slab
1" = 1'-0"

GARAGE COMMON WALL

NOTE: ALL APPLICABLE AREAS ON THIS PLAN TO BE BUILT ACCORDING TO THIS DETAIL. FOR AREAS THAT DO NOT APPLY TO THIS DETAIL, REFERENCE ANOTHER DETAIL PROVIDED ON PLANS OR CONSULT WITH GENERAL CONTRACTOR FOR PREFERRED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFIED AND CONFIRMED WITH GENERAL CONTRACTOR.



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8 Floor Detail - Garage Comon Wall
1" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

LOWER LEVEL:

1080 SQ. FT. LOWER LEVEL
83 SQ. FT. MECH/STORAGE
156 SQ. FT. CRAWL SPACE

MAIN LEVEL:

1455 SQ. FT. MAIN LEVEL
693 SQ. FT. GARAGE
92 SQ. FT. FRONT PORCH
72 SQ. FT. PATIO
146 SQ. FT. SCREEN PORCH

UPPER LEVEL:

1180 SQ. FT. UPPER LEVEL
113 SQ. FT. STAIRS
556 SQ. FT. FUTURE STUDIO & BATH

FINISHED TOTAL:

3715 SQ. FT. FINISHED TOTAL
(DOES NOT INCLUDE UPPER LEVEL STAIRS OR BONUS ROOM)

DAVID
CHARLEZ
DESIGNS

DAVID CHARLEZ DESIGNS
18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com

ADÖR
BESPOKE HOMES

BUILDER
Ador Bespoke Homes
350 Highway 7
Suite #218
Excelsior, MN 55331

ISSUE
10.17.19

RE-ISSUE
7/23/2020 3:39:06 PM

PROJECT
Benning Residence V3
21915 Fairview Street
Greenwood, MN

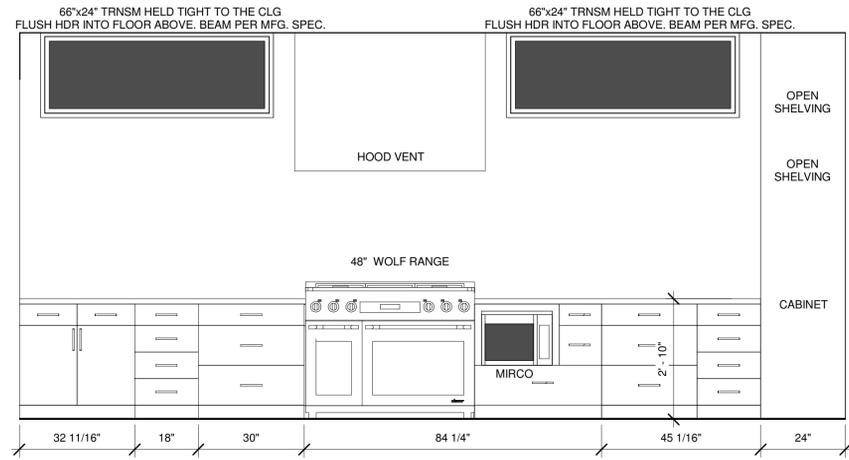
PROJECT #
ADR - Benning V3 - CD'S - LMC

DRAWN BY
LMC

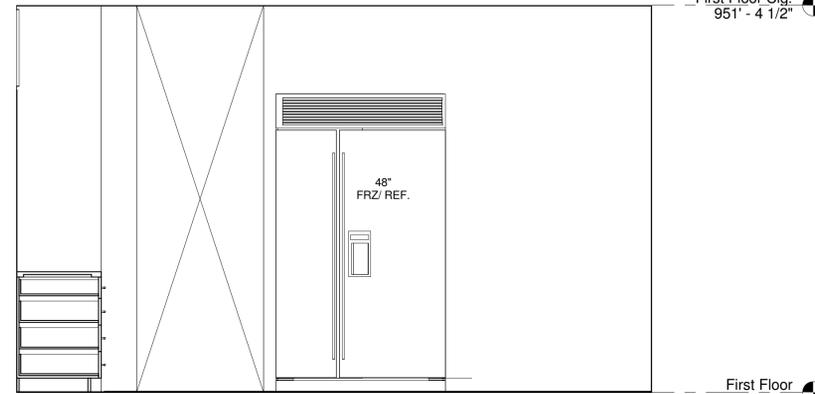
DESCRIPTION
Square Footage Calculations

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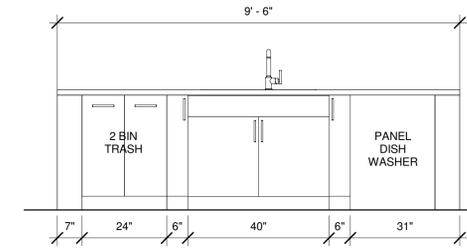
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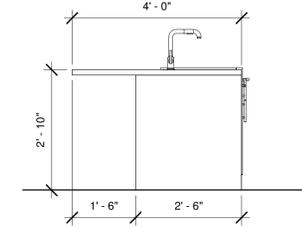
1 KITCHEN - COOKTOP
1/2" = 1'-0"



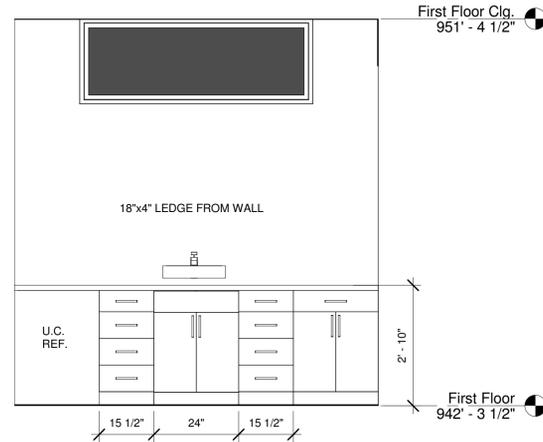
2 KITCHEN - REF.
1/2" = 1'-0"



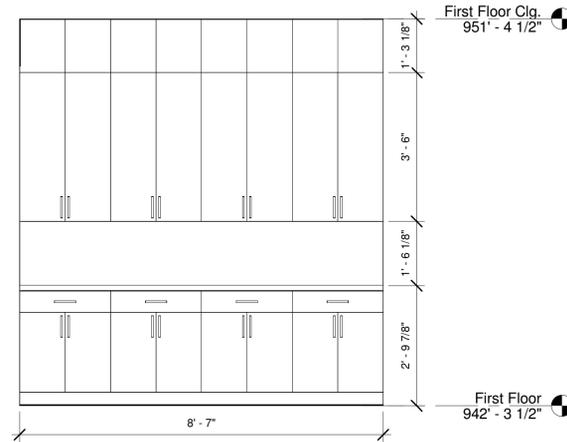
3 KITCHEN - ISLAND FRONT
1/2" = 1'-0"



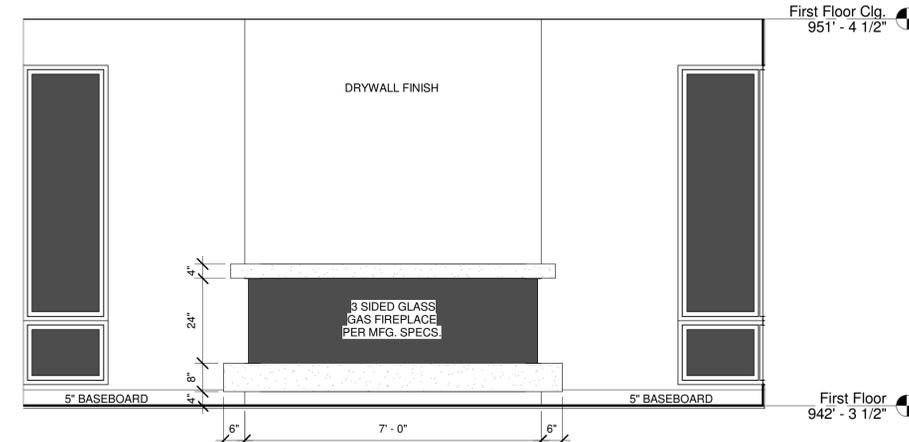
4 KITCHEN - ISLAND SIDE
1/2" = 1'-0"



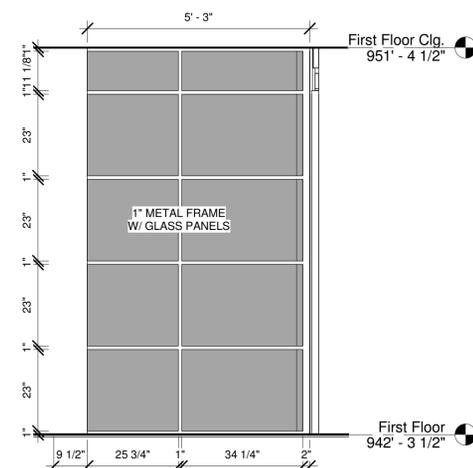
5 PANTRY 1
1/2" = 1'-0"



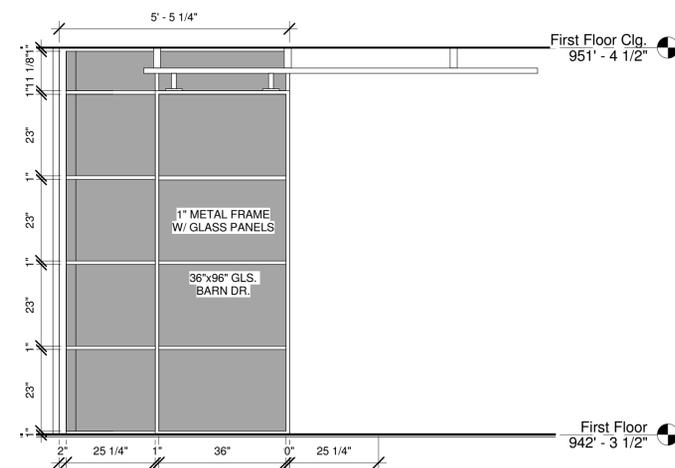
6 PANTRY 2
1/2" = 1'-0"



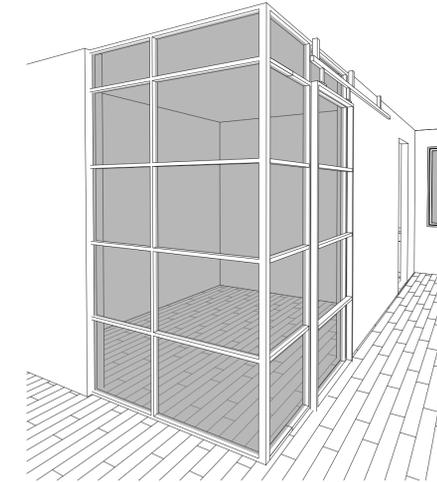
11 GREAT ROOM FIREPLACE
1/2" = 1'-0"



8 OFFICE - GLASS WALL 1
1/2" = 1'-0"



9 OFFICE - GLASS WALL 2
1/2" = 1'-0"



10 3D View - Office

DESIGN DISCLAIMER:

ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO FINAL CABINET DRAWINGS AND SELECTIONS PER INTERIOR DESIGNER AND OR HOMEOWNER.

Notes: Dimensions, details and conformance to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to: construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. It is also recommended that a licensed contractor be commissioned to construct the home. All door and window sizes are approximate rough openings. Specific manufacturer sizes vary and egress openings should be confirmed prior to construction. The home should be finished and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscape/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. © David Charlez Designs 2019. Do not replicate with out permission (852)428-8200. David Charlez Design retains rights to all plans and detail shown.



Agenda Number: **7C**

Agenda Date: **08-05-20**

Prepared by *Deb Kind*

Agenda Item: Potential Ordinance for Code Clean-Up (Building Perimeter Grade Definition, Wall Height Rules, Planning Commission Meeting Dates)

Summary: When reviewing recent variance applications, council and staff have discussed the need to simplify the Building Perimeter Grade definition and clarify Wall Height rules. When researching the planning commission process regarding ordinances, an additional clean-up need was discovered to address planning commission meetings dates. Attached is a potential ordinance for the council to review and discuss.

Timeline:

- 08-05-20 The city council discusses the proposed ordinance and considers sending it to the planning commission.
- 09-09-20 The planning commission reviews the ordinance and makes a recommendation.
- 10-07-20 City council considers 1st reading of the ordinance (may make revisions / may waive 2nd reading).
- 10-08-20 If the 2nd reading is waived, the ordinance is submitted to the Sun-Sailor for publication.
- 10-15-20 If the 2nd reading is waived, the ordinance is published in the Sun-Sailor (goes into effect on this date).
- 11-04-20 City council considers 2nd reading of the ordinance (may make revisions).
- 11-05-20 The ordinance is submitted to the Sun-Sailor for publication.
- 11-12-20 The ordinance is published in the Sun-Sailor (goes into effect on this date).

Council Action: None required. Potential motions ...

1. I move the city council (1) approves the draft of the clean-up ordinance regarding the definition of Building Perimeter Grade, Wall Height rules, and planning commission meeting dates; and (2) directs that the planning commission review the ordinance and make a recommendation to the city council.
2. Do nothing (maintain current ordinance) or other motion ???

Greenwood code section 1215 requires 2 readings of all ordinances prior to adoption. The 2nd reading shall be within 3 months of the 1st reading. There may be changes between the 1st and 2nd readings. The 2nd reading may be waived by a unanimous vote of city council members present at the meeting. In order to publish an ordinance by title and summary the ordinance must be approved by a 4/5ths vote. Ordinances go into effect once they are published in the city's official newspaper. The planning commission must review and make a recommendation to the city council regarding any changes to the zoning code chapter 11. A public hearing, typically held by the planning commission, also is required for changes to chapter 11.

ORDINANCE NO. ____

**AN ORDINANCE OF THE
CITY OF GREENWOOD, MINNESOTA**



**AMENDING GREENWOOD ORDINANCE CODE CHAPTER 11
TO SIMPLIFY THE BUILDING PERIMETER GRADE DEFINITION AND
CLARIFY WALL HEIGHT RULES; AND AMENDING CHAPTER 2
REGARDING PLANNING COMMISSION MEETING DATES**

THE CITY COUNCIL OF THE CITY OF GREENWOOD,
MINNESOTA DOES ORDAIN:

SECTION 1.

Greenwood ordinance code section 1102 definition for Building Perimeter Grade is amended to read as follows:

“Building Perimeter Grade (BPG) means the average of all elevation measurements taken off the finished grade or surface of the ground, sidewalk or paving around the perimeter of a building or structure at ~~a)~~ points 5 feet distant and perpendicular to the building perimeter commencing at the most northerly corner thereof and thence clockwise at similarly situated points every 10 feet around the building perimeter.; ~~b) the point of highest grade within 5 feet of the building perimeter and c) the point of lowest grade within 5 feet of the building perimeter.”~~

SECTION 2.

Greenwood ordinance code section 1120.20 Subd 1 is amended to read as follows:

“Section 1120.20. R-1 Minimum Building Standards.

Subd. 1. Principal structures in the district shall:

- (a) not exceed 28 ft in building height and 42 ft in structure height;
- (b) not have ~~a any~~ wall heights that exceeds 1.5 times the ~~wall's applicable~~ side yard setback distance within 20 ft of the side property line. Example: The maximum wall height for a principal structure wall located 15 ft from the side property line is 22.5 ft. ~~If there is a second wall located above this first wall but set back an additional 3 feet (18 feet from the side property line), the maximum wall height is 27 ft for the second wall.~~

Note: It is very important to refer to the Wall Height and Building Perimeter Grade definitions in section 1102 when calculating measurements;

- (c) have a minimum width of 25 ft;
- (d) have a minimum footprint area of 800 sq ft;
- (e) be served by an attached or detached garage and a hard-surfaced driveway to the public street (see section 1140.46); and
- (g) meet all current standards of city building codes and appendices.”

SECTION 3.

Greenwood ordinance code section 220.10 Subd 1 is amended to read as follows:

“Section 220.10. Organization.

Subd. 1. Rules, Meetings and Officers. The planning commission shall determine its own rules of order and elect its own officers. Regular meetings of the planning commission shall be held ~~monthly as set by city council resolution each year on the third Wednesday of each month, as business may require,~~ and ~~such~~ additional meetings as may be required at the call of the chair or at the request of a majority of the members of the planning commission. All hearings conducted by the planning commission shall be open to the public. Alternate members shall be able to participate in consideration and deliberation of planning commission agenda items, but shall not vote thereon, except in the absence of a planning commission member.”

SECTION 4.

Effective Date. This ordinance shall be effective upon publication according to law.

Enacted by the city council of Greenwood, Minnesota this ____ day of _____, 2016.

____ AYES ____ NAYS

CITY OF GREENWOOD

By: _____
Debra J. Kind, Mayor

Attest: _____
Dana H. Young, City Clerk

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