

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, April 21, 2025

6:30 PM

HYBRID MEETING INFORMATION

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Meeting ID: 227 108 065 937 4 Passcode: Lt2uB27b

Members of the public may attend this Planning Commission meeting in person, or watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.



Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the Teams call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes of April 7, 2025
 - b. Approve PC Report and Recommendation for Denial for a Conditional Use Permit (CUP) at 701 Central Avenue North
5. **Old Business Items**
6. **Public Hearing Items**
 - a. Consider Development Application for a Conditional Use Permit and Design Deviation for 1221 Wayzata Blvd E
 - b. Consider Development Application for a Variance at 617 Park St E
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:
City Council - May 6, 2025
Planning Commission - May 5, 2025

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



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 21, 2025	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of April 7, 2025	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes of April 7, 2025

ATTACHMENTS:

1. April 7 2025 PC Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
APRIL 7, 2025**

AGENDA ITEM 1. Call to Order

Chair Cameron called the meeting to order at 6:30 p.m.

Chair Cameron read a prepared statement that outlined multiple options for joining remotely or submitting comments and questions.

AGENDA ITEM 2. Roll Call

Chair Cameron asked Community Development Director Sharpe to take roll call.

Present at roll call were Commissioners: Plantan, Severson, Elg, Cameron, VanLoy, and Ankeny. Community Development Director Alex Sharpe, Planning Consultant Eric Zweber, and City Attorney David Schelzel were also present.

Absent at roll call was: Commissioner Schwalbe

AGENDA ITEM 3. Approval of Agenda

Chair Cameron asked for a motion to approve the agenda for the meeting.

Commissioner Elg made a motion, seconded by Commissioner Ankeny, to approve the April 7, 2025, agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the March 24, 2025, Planning Commission Meeting Minutes

b.) ~~Approval of Report and Recommendation of Approval for a Planned Unit Development (PUD) Concept and General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP), a Shoreland Impact Plan (SIP)/P and Design Review Deviation for Street Tree Spacing and Denial of Design Review Deviation for Massing Break with Views of Lake Minnetonka, for 200 Lake Street E (moved to item 7.a. for separate discussion)~~

Chair Cameron read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion.

Commissioner Plantan stated that she would like to pull item 4.b. for separate discussion.

Commissioner Elg asked if Commissioner Plantan was willing to share the reason behind pulling that item from the Consent Agenda.

Commissioner Plantan explained that she would like the Commission to have additional discussion regarding their recommendation of approval and the massing breaks. She noted that she had a few comments that she wanted to add along with her vote for approval, so it was on the record.

Chair Cameron suggested that they move that Consent Agenda item 4.b to Other Items and renumber the remainder of the agenda.

Chair Cameron asked for a motion to approve Consent Agenda, as amended with item a.

Commissioner Plantan made a motion, seconded by Commissioner Ankeny, to approve Consent Agenda as amended with item a.

The motion carried unanimously.

AGENDA ITEM 5. Old Business Items

None

AGENDA ITEM 6. Public Hearing Items

a) Consider Development Application for a Conditional Use Permit (CUP) for Xcel Energy at 701 Central Avenue N

Planning Consultant Zweber gave an overview of the request by Xcel Energy for a monopole for a private LTE tower at 701 Central Avenue N in order to help Xcel communicate with their equipment in the area of the west metro. He reviewed the project location, the zoning and land use for the surrounding neighborhood, a summary of the application, existing conditions, site plan details, CUP details, setbacks, the height of the proposed structure, and coverage area expectations. He noted that the City had received 2 public comments that asked if other Xcel locations had been considered, and also voiced concerns about potential health and aesthetic impacts from this pole.

At the conclusion of Mr. Zweber's overview, Chair Cameron asked if the Commission had any questions for Staff.

Commissioner Severson asked how tall the existing transmission lines are along the Luce Line.

Mr. Zweber explained that Xcel has stated that those transmission lines are 100 feet tall.

Chair Cameron asked if there were other communication towers located in Wayzata.

Mr. Zweber stated that the water tower was a communications tower by default because there are antennae located on the water tower. He noted that there was also another communications tower behind the Brost Clinic that was stand-alone.

1
2 Chair Cameron asked how tall the stand-alone tower was.

3
4 Mr. Zweber explained that the tower was 77 feet tall.

5
6 Commissioner VanLoy stated that he thought there was also one near the middle school.

7
8 Mr. Zweber stated that there was another tower located near the middle school, but he did not
9 know the height of that tower. He noted that the commercial telecommunication ordinances
10 allowed towers to be up to 150 feet, and also had a provision that they could be taller than that if
11 the applicant showed that it was needed.

12
13 Commissioner Ankeny asked if there would be any benefit to the City to have this type of
14 communication tower located in Wayzata.

15
16 Mr. Zweber explained that he noted that the applicant could address this further, but noted that its
17 intent would be to provide additional reliability to electric services.

18
19 There being no further questions for staff, Chair Cameron invited the applicant to address the
20 Commission.

21
22 Mr. George Wojcicki, Siting and Land Rights Department at Xcel Energy, explained that his role
23 at Xcel was to lead the charge when it came to cadastral and zoning permits or land acquisition
24 efforts. He explained that this would not really be like towers that people would see out in the
25 countryside, and noted that it was not a traditional sub tower because this monopole would not be
26 used by anyone as a cellular network to take or make phone calls. He explained that the entire
27 purpose of this project would be to take existing Xcel Energy meter data off the public cellular
28 network, which is a significant security upgrade. He stated that he would like to address the
29 questions that City staff had sent to him earlier today, that the City had received from the public.
30 He stated that for the concerns raised about potential health impacts, the private LTE technology
31 uses the same kind of radiation as Wi-Fi, microwave oven, or FM radio signal, but noted that it
32 was at a lower power level. He explained that non-ionizing radiation does not have enough energy
33 to damage DNA or cells. He noted that the FCC has pretty strict exposure limits on this type of
34 radio-frequency radiation. He stated that public health agencies such as WHO and CDC have not
35 found consistent evidence that links cell signal exposure to negative health effects. He noted that he
36 had not been able to find any peer-reviewed, double-blind studies that would confirm the finding
37 that this type of radio-frequency does not have known health affects. He stated that the final
38 concern was related to aesthetics, and explained that the monopole would be galvanized steel and
39 would resemble the other structures that are currently on the site. He noted that they would replace
40 an existing galvanized steel pole and put in a different galvanized steel pole that sits just a bit
41 higher. He stated that he has been to many of the Xcel substations around the metro area and can
42 confirm that this location would be one of the most screened-off because of the trees in the area.
43 He noted that there was another question about siting and why they chose Wayzata. He explained
44 that all the substations within the metro network were vetted as possible locations. He explained
45 that their goal was to encompass as much of the metro area as possible, with minimal redundant
46 overlap with the other monopole locations. He stated that they also have monopoles like this set

1 up in Eden Prairie and Coon Rapids and if, for example, they located it in Plymouth or Minnetonka,
2 that would create a lot of unnecessary redundancy. He explained that one thing that helped them
3 determine that the Gleason Lake location was where they wanted this located was the sheer number
4 of smart meters and substations that would be included in this network and the other locations they
5 considered provided less than desirable results. He stated that he would describe this as more of
6 an upgrade than anything, especially related to cybersecurity. He noted that he believed that had
7 been possibilities raised about co-locating this on other telecommunications facilities or a water
8 tower and explained that Xcel Energy's security team was pretty serious about the kinds of
9 facilities they will locate these types of projects on, and have determined that they have to be in
10 facilities that were fenced in and meet the existing security requirements. He noted that the only
11 location in the whole area that meets those standards would be the Wayzata substation property.

12
13 Commissioner Severson asked for more information on this particular monopole, what they will
14 have on there, what they would be doing with it, and what the benefits may be to an Xcel customer.

15
16 Mr. Wojcicki stated that it goes back to the issue of security, and reiterated that this was a massive
17 security upgrade for the customer data from the smart meters. He stated that establishing this
18 network and making sure that it stretched as far across the metro area as possible, really locked
19 down what was potentially sensitive information that was being transmitted. He explained that
20 they want to do anything they can to help prevent cyber-attacks, and stated that being able to make
21 sure all of this information was off the public cell network was important.

22
23 Commissioner Severson asked for more specific information on what customer data he was
24 referring to.

25
26 Mr. Wojcicki introduced Josh Lange, and explained that he worked in the IT Department at Xcel
27 and may be able to answer that question better than he can.

28
29 Josh Lange, PLTE Lead, Xcel Energy, explained that the customer data that would be transmitted
30 was from meters, for example, usage, command, and control, which would be Xcel facing rather
31 than customer facing. He noted that they wanted to pull all of that data off of the customer
32 networks. He referenced Salt Typhoon, which has been a persistent cyber-attack, where many of
33 the commercial carriers have been impacted by hacking, and explained that the goal of this type
34 of proposed project would be to remove those types of overseas cyber-attack capabilities. He
35 stated that his previous employment was with a cellular carrier in the area, and he can say that Xcel
36 has focused more on security than the cellular carrier had done. He stated that this proposed change
37 definitely has a more secure mindset than if they co-located on another tower in another location.

38
39 Commissioner Ankeny asked if they had considered keeping the height of the pole in Wayzata at
40 100 feet and then doing another pole elsewhere in order to keep the height the same as the existing
41 pole.

42
43 Mr. Wojcicki explained that the strategy with this project was to maximize the extent of the
44 network and minimize the redundant overlapping of the networks, while also building as few of
45 this type of tower as possible. He stated that as the height of the monopole decreases, the strength

1 and effectiveness of the network drops off significantly, and noted that their proposed 135 feet in
2 height provides a strong coverage area with just a few gaps near Delano.

3
4 Chair Cameron stated that it did not appear from the depiction of the coverage areas that this would
5 be anywhere close to reaching Coon Rapids.

6
7 Mr. Wojcicki stated that the Coon Rapids monopole would fill in the gaps.

8
9 Commissioner Ankeny noted that Wayzata would be covered whether the pole was at 100 feet or
10 135 feet and asked what the benefit would be for the City to have this located in the City.

11
12 Mr. Wojcicki stated that the benefit would come to the customers with the additional security
13 enhancements that Mr. Lange had described.

14
15 There being no additional questions from the Commission for the applicant, Chair Cameron
16 opened the public hearing on the application at 7:03 p.m.

17
18 A gentleman spoke from the audience and asked if those in attendance could ask questions directly
19 to Xcel Energy.

20
21 Chair Cameron asked City Attorney Schelzel to answer the question.

22
23 City Attorney Schelzel explained that the way a public hearing worked was that it is a chance for
24 the public to provide comment and perspective on the application. He stated that if they have
25 questions, they were welcome to voice them during their comments, but the public hearing was
26 not a question and answer session, or back and forth discussion with the applicant or with staff.
27 He noted that the questions voiced during the hearing would be noted, and at the end of the public
28 hearing, Chair Cameron could ask that those questions be addressed by staff or the applicant.

29
30 Lisa Peterson-Nelson, 655 Harmony Circle, explained that she had submitted some questions
31 about possible alternative locations because the Xcel Plymouth location was only about 2 miles
32 away, near the Home Depot, and had a huge substation. She stated that her concern was that their
33 neighborhood was residential on the south side and the north side of the substation, and anyone in
34 the area, including those walking on the Luce Line, would be able to see the height of this pole.
35 She stated that she understood the technical reasons why Xcel may have chosen this site, but one
36 of her thoughts was that if she were on the Commission, she would probably ask Xcel to create a
37 similar circle diagram to show the coverage areas from the Plymouth location. She stated that she
38 felt that it would be interesting to see and be able to compare their proposed Wayzata location with
39 the Plymouth location that was in a non-residential area. She explained that people who live on
40 Harmony Circle were concerned about their property values because anytime there is a tall
41 structure in a residential neighborhood, there will be people that come to look at the home when
42 they were trying to sell it and not like it, which means that their property value could decline. She
43 stated that it was clear that residents had concerns about this pole and just wondered about other
44 locations it may be able to be located. She stated that they do want security and all the benefits
45 described by Xcel that come with this new technology, but just question whether it needed to be
46 located in the proposed location, and reiterated her suggestion to consider the Plymouth location.

1 She noted that there was also a small substation to the west that was in a virtually undeveloped
2 area and asked why they wouldn't consider that location as well. She stated that her concerns were
3 more about the residents in the area not wanting to look at this tall pole, and not about potential
4 health concerns.

5
6 Gilles Stassart, 660 Harmony Circle, stated that he also had concerns about this proposed location
7 and explained that they already have a substation next to their neighborhood. He stated that in the
8 13 years he had owned this property, the size of the substation had significantly increased because
9 they have continued to add transformers and replace the power lines along the Luce Line that were
10 now what he considered an ugly rust color. He stated that he will admit that their service has been
11 better than it was 13 years ago when they used to have frequent electrical outages. He explained
12 that his main concern was about the aesthetic impact because Wayzata is a small town with a
13 beautiful lake and, within that, their neighborhood has small, beautiful homes. He stated that the
14 idea of adding massive towers that everyone can see, in his opinion, would definitely be a negative
15 for the City. He stated that he was also not very worried about any potential health concerns, but
16 did hear from the school that they had received communication last week, but that was in the
17 middle of spring break, which meant that nobody received the communication from Xcel Energy
18 until this morning. He stated that he believed that because this antennae would be located within
19 150 feet of the playgrounds on the school, the parents should be given the opportunity to weigh in
20 on this proposal. He distributed information to the Commission and explained that for possible
21 alternate locations, he had done some research on the location just down the Luce Line and
22 depicted the coverage area using the same general dimensions as what was presented tonight in
23 that location. He stated that he understood that his depiction and dimensions were not perfect, but
24 now that he knew the other monopole locations that the Xcel Energy representative had shared, he
25 had a hard time believing that the same area would not be covered if they used the alternate location
26 within Plymouth. He shared additional information with the Commission regarding possible
27 economic impacts to their property. He explained that it was a study that was conducted in Georgia
28 just before COVID that concluded that if a home was located within 1,500 feet of one of these
29 towers, the value of the home fell an average of 7.6%. He stated that if they used the 1,500 feet
30 parameter in Wayzata, that would mean that there would be a few hundred homes that would be
31 decreased value because of this pole. He asked the Commission to give the school and the parents
32 the opportunity to voice their opinion on this topic because the notice came during spring break.
33 He stated that he would also ask the Commission to ask themselves if this was something that they
34 wanted in the City because they already have one that is 100 feet tall and did not need a taller one.

35
36 Mike Caticchio, 17805 4th Avenue N, Plymouth, asked what properties would be affected by this
37 if the pole fell down. He noted that a few years ago, there was a question about windmills, and
38 the determination was made that they could not build them because they would fall outside of their
39 property. He asked what it would look like from the neighborhoods from the north and northwest,
40 and stated that he felt it would be an eyesore. He asked if this was the highest elevation of a site
41 that Xcel Energy owned that they can build into. He noted that what they are proposing was for
42 the pole to be 40% taller than what was currently there, and expressed concern about possible
43 upgrades or lighting.

44
45 Patrick Mandile, 300 Narcissus Lane, stated that he had lived here for about 40 years and
46 frequently passes by the substation. He noted that you would think you would get used to the sight

1 of the substation, but he had not. He stated that he had a lingering concern about the rust-colored
2 poles that are there because they are big eyesores on that property and would ask that the City
3 request that those poles be painted a more neutral color. He referenced the long-term plans for the
4 site and stated that he did not believe the public had been notified about the rust-colored poles that
5 were installed and encouraged the Commission to drive by them if they had not seen them already.
6 He stated that one of the things that surprised him about the Xcel Energy representative was that
7 he was not able to find a map that showed the other substation location. He noted that he would
8 echo the suggestion that has been made to put this in another location that is not in the middle of
9 a neighborhood and near a school. He referenced the other locations mentioned by Ms. Peterson-
10 Nelson, and noted that the one they were proposing did not appear to be the most centrally located
11 of the available options. He noted that he was interested in the issue of radio-frequency exposure
12 and felt that there should be more studies done on that issue because this was a concern, especially
13 in a populated area. He asked how the public would be notified of the City's decision on this
14 application.

15
16 Chair Cameron stated that the Planning Commission would make a recommendation to the City
17 Council, and explained that the Planning Commission did not have decision-making power within
18 the City. He stated that the City Council would ultimately make the decision on this application.
19

20 Mr. Mandile stated that there was mention somewhere that there was not a home structure within
21 100 feet of this pole, and explained that he hoped that claim had been vetted by the City, because
22 he felt that people in Harmony Circle and people across 3rd Avenue lived near this proposed pole.
23 He asked the Commission to consider this as they would if someone wanted to put a pole like this
24 in a substation within their neighborhoods. He stated that they would also like the Commission to
25 take into consideration the feedback that had been shared by residents about the adverse impacts
26 that they felt this would have on the neighborhood.
27

28 Jim Nelson, 655 Harmony Circle, stated that his major concern was that they would propose
29 something like this without having all the infrastructure and complete plans to identify if they even
30 had the desired overlap or not, and to see if it was even necessary. He stated that, to him, it
31 appeared that the area that it picked up was all the way into Minneapolis, and noted that they have
32 been told that there were other locations in the area, and that they were looking to get the coverage
33 area overlapped. He clarified that they had been told that but have not been shown those locations
34 and the coverage areas to see if they actually would overlap or have any details about long-range
35 plans. He stated that he felt it would be difficult for the Commission to determine this if they did
36 not know whether what they were approving was actually a waste of time or could be done
37 differently with similar results, but affect fewer people. He stated that he felt it was remiss from
38 Xcel's standpoint not to be able to actually show and explain the location of the other poles, and
39 what the overlap of their coverage areas would be so the City could make a reasonable
40 determination with that information.
41

42 Bill Muske, 17825 3rd Avenue N, Plymouth, stated that he wanted to echo the comments made by
43 Mr. Nelson and Mr. Caticchio about knowing information about the actual options. He stated that
44 they were basically given one choice, take it or leave it, with the Gleason Lake location, and noted
45 that it did not make sense to him that there weren't other alternatives that could be looked at. He
46 stated that he understood that Xcel had probably looked at them and that what they were proposing

1 was probably the most convenient for them, but he would say it was not convenient for anyone
2 who had a home close to it. He noted that there are more locations nearby that do not interfere
3 with homes, home values, or aesthetics. He stated that he appreciated the question that
4 Commissioner Ankeny had asked about what was actually in this for Wayzata, and noted that the
5 answer related to security did not make sense to him because it sounded like a 100 foot tower could
6 not give security, but a 135 foot tower could, which he could not understand. He stated that he
7 also could not see why they could not install more smaller towers, which he felt would do the same
8 thing without interfering with property values and aesthetics.

9
10 Jamie Stassart, 660 Harmony Circle, stated that her questions are around community benefit. She
11 noted that Xcel talked about security, but she felt that this sounded like it was a one-way
12 communication to their applications. She stated that other than usage information, she felt that
13 they had failed to say what would be at risk, for example, would the information be names and
14 addresses. She reiterated that all the Xcel representatives shared was usage information, and
15 encouraged the Commission to have Xcel elaborate more on how this would provide a benefit to
16 the citizens of Wayzata. She noted that if the CUP was approved, she asked if there would be
17 anything that would prevent them from renting out space on the tower for additional antennae for
18 other communications companies.

19
20 Mr. Sharpe stated there were no people who called into the meeting that have asked to speak at the
21 public hearing.

22
23 There being no one else wishing to provide additional comments on the application, Chair
24 Cameron closed the public hearing at 7:29 pm.

25
26 Chair Cameron asked the Commission to share their questions and feedback on the application.

27
28 Commissioner VanLoy stated that he had been hoping that there would be a presentation from
29 Xcel that would paint a picture as to why this was the best location for this pole, why 140 feet was
30 better than lower heights, and if they had considered any other masking of the pole. He referenced
31 a recent trip he had taken to Disney World, where he saw a huge cell tower that looked like a pine
32 tree. He stated that he had not heard why this was the best location, the impact of moving this to
33 a nearby commercial location, or why it needed to be this particular height.

34
35 Chair Cameron stated that if they used the existing shield pole whether they would need a CUP in
36 order to put antennae on it.

37
38 Mr. Zweber stated that they would need a CUP request in that example as well.

39
40 Commissioner Ankeny asked the Xcel representatives if the Coon Rapids and Eden Prairie towers
41 located in residential areas.

42
43 Mr. Wojcicki stated that they were not located in residential neighborhoods. He stated that he
44 wanted to clarify a point made by one of the residents about him not being able to 'find' a map,
45 and explained that he had stated that he could not provide a map of the entire network. He

1 explained that because this was a private LTE, he did not have the appropriate security clearance
2 to have access to that information and divulge the map of every single tower.

3
4 Commissioner Ankeny asked if Wayzata was the first city to be asked to place a 140 foot tower in
5 a residential area.

6
7 Mr. Wojcicki stated that he believed that was accurate.

8
9 Commissioner Plantan asked how tall the poles were at the Plymouth substation.

10
11 Mr. Wojcicki stated that he did not perform the propagation studies for the siting locations, so he
12 did not have that information off the top of his head.

13
14 Commissioner Ankeny stated that she was not sure that the City needed to ‘lead or bleed’ on this
15 item.

16
17 Commissioner Severson stated that she worked at a utility company that was similar to Xcel, so
18 she understood the two sides and was empathetic, but she did not hear a compelling reason why
19 Wayzata was the right place to do it. She stated that she understood that Xcel felt this was the best
20 location for it but did not believe that Xcel was able to sell the Commission on why this would
21 also be the right fit for the community. She stated that she did not see why this needed to be
22 located in Wayzata or within a residential area.

23
24 Commissioner Elg stated that he would have liked to see where the other towers were located and
25 the potential overlap of coverage areas. He stated that related to smart meters, he would like to
26 know where the highest density of those meters were located and if there was a high density of
27 them to the west, because if there wasn’t, or if the higher density was to the east, he felt that moving
28 the pole two miles to the east to the other more commercial location that had been mentioned may
29 make sense. He stated that he felt the residents who spoke proposed a really good alternative to
30 this location with the spot in Plymouth near 494. He noted that without being able to see the
31 specific overlap from other towers, he agreed that this request was not compelling enough to show
32 him that it needed to be in this location. He understood the information shared about the safety
33 and moving this to its own frequency and appreciated getting it off the cellular frequencies, and
34 that they would be able to keep it more private, but what was presented was not a compelling
35 argument for why it should be put in this location. He explained that he respected the concerns
36 shared by the neighbors about aesthetics and property values.

37
38 Commissioner Plantan stated that in looking at the primary questions the Commission should
39 consider with a CUP request, she did not see this request having a positive impact for the residents
40 or for having it within a residential area. She stated that she felt that alternative locations could be
41 considered, and explained that she did not think this proposed use fit the character of a small
42 residential community.

43
44 Chair Cameron stated that he echoed some of the thoughts that were shared by Commissioner
45 Plantan, and noted that he agreed that this would potentially impact housing values for the homes
46 nearby. He noted that he heard what Xcel had shared about what they want to do with their

1 network, but wanted to point out that putting smart meters in their homes was Xcel's decision
 2 because the residents of Wayzata had not asked for them. He stated that he did not feel that this
 3 request would have any benefit for the City, even though it would make Xcel's network more
 4 secure. He stated that he would also echo the idea of using the Parker's Lake substation, which
 5 was significantly larger and located within an industrial area and not in a residential area.

6
 7 Commissioner VanLoy stated that he agreed that location should be looked at, but reiterated that
 8 if there was a reason that location would not work and it needed to be the one proposed tonight,
 9 Xcel had not made that case along with the other things he mentioned earlier.

10
 11 There being no further discussion, Chair Cameron asked for a motion on the application.

12
 13 Commissioner VanLoy made a motion, seconded by Commissioner Ankeny, to direct staff to
 14 prepare a draft Planning Commission Report and Recommendation with appropriate findings
 15 reflecting a recommendation of denial for Development Application for a Conditional Use Permit
 16 (CUP) for Xcel Energy at 701 Central Avenue N for review and adoption at the next Planning
 17 Commission meeting.

18
 19 The motion carried unanimously.

20
 21 **AGENDA ITEM 7. Other Items:**

22
 23 **a) Approval of Report and Recommendation of Approval for a Planned Unit**
 24 **Development (PUD) Concept and General Plans, a PUD Zoning District**
 25 **Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP), a**
 26 **Shoreland Impact Plan (SIP)/CUP and Design Review Deviation for Street Tree**
 27 **Spacing and Denial of Design Review Deviation for Massing Break with Views of**
 28 **Lake Minnetonka, for 200 Lake Street E (formerly Consent Agenda item 4.b)**

29
 30 Commissioner Plantan explained that after reviewing the draft report and recommendation, she
 31 wanted to add some comments to her vote for approval. She stated that she had voted for the
 32 approval report, but wanted to emphasize that that was with conditions for modifications which
 33 she felt were very important and significant. She stated that if those conditions for modifications
 34 were not in place or were not included, she would not have voted in favor of the application. She
 35 noted that the conditions for modification was to conform with the Design Standards for massing
 36 breaks. She stated that these are to be full massing breaks, and she would argue that in the Design
 37 Standards for this district, without the significant modifications to that building, it failed to meet
 38 the City's criteria for PUD approval. She explained that in no instance would architectural detail
 39 mitigate a 750-foot-long building, nor does it invoke 'charm'. She stated that within the City's
 40 Comprehensive Plan, it states that they are stewards of the most important asset, which is Lake
 41 Minnetonka, and stated that without those massing breaks in the proposed building, the City would
 42 not be good stewards of Lake Minnetonka. She noted that the Design Standards for Lake Street
 43 say that they have to protect the view to Lake Minnetonka, but she would argue that the view
 44 'from' Lake Minnetonka was equally important. She stated that these were the things she wanted
 45 on the record along with her vote for a recommendation of approval to the Council.

1 Commissioner Severson asked if anything had been missing from the draft report and
2 recommendation.

3
4 Commissioner Plantan stated that there was not anything missing, and she just wanted to
5 emphasized and make it clear how important she felt the massing breaks were, and noted that they
6 also had not addressed the views 'from' Lake Minnetonka. She reiterated that her intent was just
7 to get her comments and the reason for her vote into the record.

8
9 Chair Cameron stated that he felt Commissioner Plantan had brought up a good point, and asked
10 Community Development Director Sharpe to put together a workshop in order to discuss Design
11 Standards as they really had not included anything that addressed the views from the lake, and he
12 felt they should be incorporated.

13
14 There being no further discussion, Chair Cameron asked for a motion.

15
16 Commissioner Severson made a motion, seconded by Commissioner Elg, to Approve the Report
17 and Recommendation of Approval as presented for a Planned Unit Development (PUD) Concept
18 and General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional
19 Use Permit (CUP), a Shoreland Impact Plan (SIP)/CUP and Design Review Deviation for Street
20 Tree Spacing and Denial of Design Review Deviation for Massing Break with Views of Lake
21 Minnetonka, for 200 Lake Street E. The motion carried unanimously.

22
23 **b) Review of Development Activities**

24
25 Mr. Sharpe stated that he had no official updates at the moment but was anticipating some permit
26 applications coming forward soon.

27
28 **c) Planning Commission Meeting Schedule**

29
30 Mr. Sharpe reminded the Commission that the next City Council meeting would be on April 15,
31 2025, and the next Commission meeting would be on April 21, 2025.

32
33 **AGENDA ITEM 8. Adjournment.**

34
35 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.

36
37 Commissioner Plantan made a motion, seconded by Commissioner Severson, to adjourn the
38 Planning Commission meeting.

39
40 The motion carried unanimously.

41
42 The Planning Commission meeting was adjourned at 7:53 p.m.

43
44 Respectfully submitted,
45 Kayla Atkins Rokosz
46 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 21, 2025	AGENDA ITEM: 4.b
TITLE: Approve PC Report and Recommendation for Denial for a Conditional Use Permit (CUP) at 701 Central Avenue North	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: June 13, 2025 (120 day)	

BACKGROUND:

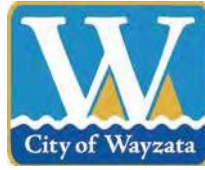
Applicant Xcel Energy has submitted a development application requesting a conditional use permit (CUP) for a proposed new private 140-foot monopole communication device at Xcel Energy's- Gleason Lake Substation located at 701 Central Avenue N. The Planning Commission considered the application at their April 7 meeting and recommended denial of the CUP by a vote of 6-0.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 701 Central Ave N - PC Draft Report and Recommendation



WAYZATA PLANNING COMMISSION

April 21, 2025

REPORT AND RECOMMENDATION OF DENIAL OF CONDITIONAL USE PERMIT FOR A MONOPOLE AT 701 CENTRAL AVE N

DRAFT

SUMMARY OF RECOMMENDATION

Denial of Conditional Use Permit (CUP) for 140-foot Monopole Communication Device

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposal. Applicant Xcel Energy (the “Applicant”) has submitted a development application requesting a conditional use permit for a 140-foot monopole communication device at Xcel Energy’s- Gleason Lake Substation located at 701 Central Avenue N (legally described on Attachment A, the “Property”).
- 1.2 Approval Requested. Applicant is requesting approval of a conditional use permit for a new 140-foot private monopole communication device (the “Monopole CUP”).
- 1.3 Property. The address, property identification number, and owner of the Property are as follows:

Address	PID	Owner
701 Central Avenue N	31-118-22-44-0003	Northern States Power dba Xcel Energy

- 1.4 Land Use Designations. The Property is zoned and guided as follows:

Zoning:	R-3 - Single and Two Family Residential District
---------	--

Comp Plan:	Semi – Public/Private
Overlay Districts:	None
Design District:	None

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on March 27, 2025 and mailed to all property owners located within 500 feet of the Property on March 26, 2025. The Applicant also sent a letter about the application to all properties within 500 feet of the Property on March 26, 2025. The public hearing on the Application was held at the April 7, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 CUPs for Communication Devices. City Code Section 919.02.B states that the building height limits established in each zoning district shall not apply to a list of uninhabitable items, which include communication reception/transmission devices, except that no such structural element may exceed 40 feet in total height or exceed the maximum height of the building by more than five feet, whichever is greater, except by conditional use permit.

- A. In reviewing requests for a Conditional Use Permit, Section 904.2.F of the Zoning Ordinance requires City Council to consider possible adverse effects of a proposed conditional use. Council's judgment shall be based upon (but not limited to) the following factors:
1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 2. The proposed use's compatibility with present and future uses of the area.
 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 4. The proposed use's effect on the area in which it is proposed.
 5. The proposed use's impact upon property values in the area in which it is developed.
 6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 3. FINDINGS OF FACT

Based on the Application materials, staff reports, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Monopole CUP. The provisions of Section 904.2.F of the Zoning Ordinance have been considered and are not all satisfactorily met.

A. The proposed 140-foot monopole communication device (the "Proposed Use") would have adverse effects on the surrounding area based upon the following:

1. The Proposed Use is not consistent with and would not further the Comprehensive Plan's goals of fostering small town charm and character; and maintaining the character and livability of residential neighborhoods.
2. The Proposed Use is not compatible with present and future uses of the area, which include residential neighborhoods, a school, and a widely-used recreational trail.
3. The Proposed Use will have a negative effect on the area in which it is proposed in that a 140-foot monopole communication device would be out of character with and tower above the adjacent and nearby residential neighborhoods; school building, grounds and playground; and widely used recreational trail.
4. The Proposed Use will likely have a negative impact upon property values in the area.
5. The Proposed Use will likely have a negative impact upon existing public facilities, including recreational trail and school.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Monopole CUP.

Adopted by the Wayzata Planning Commission this 21st day of April 2025.

Attachment A
Legal Description and Information on Property

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 21, 2025	AGENDA ITEM: 6.a
TITLE: Consider Development Application for a Conditional Use Permit and Design Deviation for 1221 Wayzata Blvd E	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: July 4, 2025 (120 day)	

BACKGROUND:

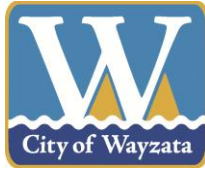
The applicant, Andrew Alstatt, on behalf of The Retreat, has submitted a development application for the property at 1221 Wayzata Blvd E. The applicant is proposing to demolish a portion of the existing building and construct a new three story addition in the same general footprint.

ACTION REQUESTED:

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

ATTACHMENTS:

1. 1221 Wayzata Blvd E - Staff Report
2. 1221 Wayzata Blvd E - Narrative
3. 1221 Wayzata Blvd E - Plan Set
4. 1221 Wayzata Blvd E - Photometric and Lighting Plans
5. 1221 Wayzata Blvd E - Minnesota Land Trust - Conditional Approval



**Staff Report
April 21, 2025**

Project Name: The Retreat
Approval Request: Conditional Use Permit (CUP) Amendment for
The Retreat
Applicant's Representative: Andrew Altstatt
Addresses of Request: 1221 Wayzata Blvd E
Prepared by: Eric Zweber, Consulting Planner
"120 Day" Deadline: July 4, 2025

Development Application

Introduction

The applicant, Andrew Alstatt, on behalf of The Retreat, has submitted a development application for the property at 1221 Wayzata Blvd E. The applicant is proposing to demolish a portion of the existing building and construct a new three story addition in the same general footprint. The development application requests approval of a design review and an amendment to the conditional use permit.

Application Requests

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

- Conditional Use Permit Amendment: The original conditional use permit (CUP) approved by the City Council states that material changes to the exterior of the principal buildings on the property, including building additions, shall require a conditional use permit amendment. The applicant's proposal to upgrade the men's wing to the north of the property requires an amendment to the existing CUP. The applicant is not requesting to change the number of residents as it did in the 2018 CUP Amendment.
- Design Deviation: Mechanical equipment location being proposed on the roof of the building. (Section 909.10)

Property Information

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

Address	PID	Owner
1221 Wayzata Blvd E	05-117-22-23-0024	Community Recovering People

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

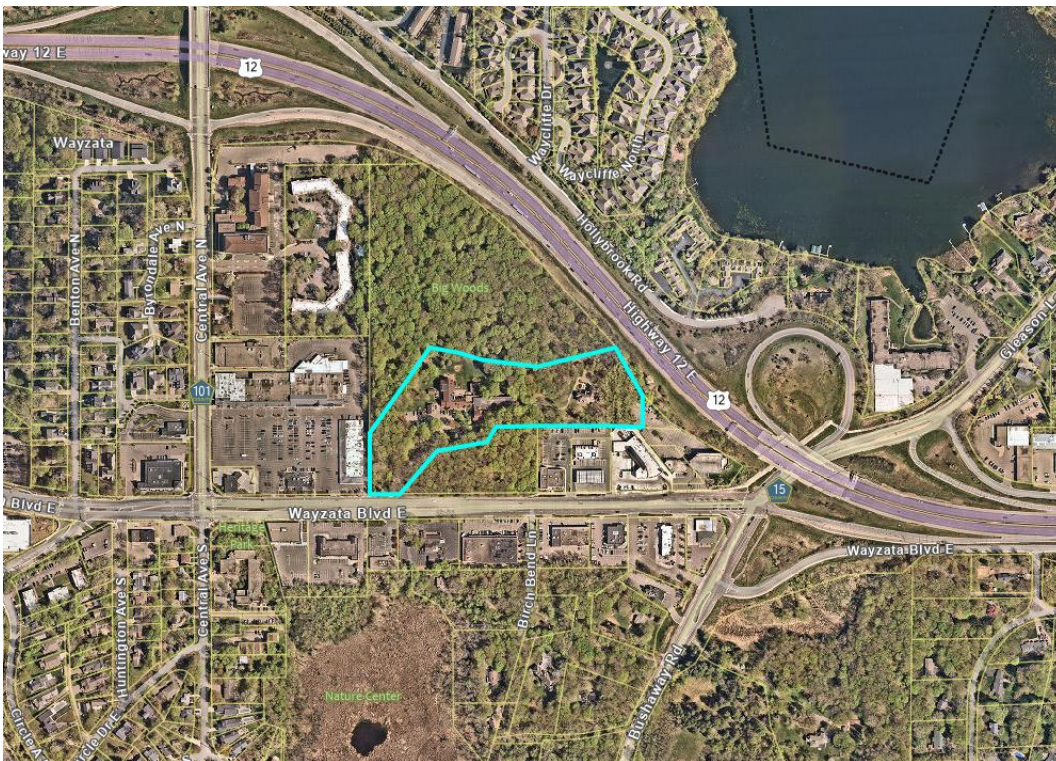
Current zoning:	INS/Institutional
Comp Plan designation:	Institutional/Public
Overlay districts:	S/Shoreland District*

*The eastern part of the property is within 1,000 feet of Gleason Lake, and is therefore within the Shoreland overlay zoning district. However, the portion of the property where the building addition and site improvements are located is outside of the Shoreland district.

Project Location

The property is on Wayzata Blvd E, west of the County Rd 101/Bushaway Rd intersection:

Map 1: Project Location



Adjacent Land Uses.

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

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Big Woods Preserve	P / Parks and Open Space	Parks
East	Highway 12	N/A	N/A
South	Big Woods Preserve	P / Parks and Open Space	Parks
West	Colonial Square Shopping Center	C-2 / Shopping Center Business District	Mixed-Use – Commercial/Residential – 10 to 30 units/acre

Public Hearing Notice

A public hearing notice was published in the Sun Sailor on April 10, 2025 and mailed to all property owners and residents located within 500 feet of the subject property on April 10, 2025. The applicant mailed a neighborhood notification letter on April 10, 2025 to property owners and residents within 500 feet.

Background Information

The Retreat property is owned by Community Recovering People and is located between two larger parcels of land owned by the City known as the Big Woods. The property is 7.44 acres and contains a 37,000 square foot main building, and a separate two-story building on the east side of the property which is a sober living residence. Due to its location within the Big Woods preserve, the entrance to the Retreat property also contains public access and parking for the nature trail within the Big Woods area. The Retreat operates a residential drug and alcohol treatment center on the property that currently provides services for up to 91 occupants.

The City Council approved a conditional use permit for the residential recovery center in August 2003. The original CUP limited the total occupancy to 80 residents, 70 residents in the main building and 10 residents in the sober living residence.

In 2006, the City Council approved an amendment to the 2003 conditional use permit. The 2006 development application included demolition of the sober living residence and construction of a new two-story building in the same general location. The CUP amendment continued to allow up to 80 total residents on the property, but changed the limits to 62 residents in the main building and 18 residents in the sober living residence.

In 2018 a CUP Amendment was approved that allowed for the demolition of the existing women's recovery wing, and construction of a 20,000 square foot addition in the same location as the existing women's wing. The proposed addition continued to be used for the women's recovery center, and consisted of 32 beds, meeting rooms, dining room, offices, and a new kitchen. The proposed addition added 11 additional beds to the residential care facility. The lower level then included several meeting rooms, yoga center, women's fitness center, and craft room. The main level includes the office, kitchen, dining room, and additional meeting room, and the upper two levels are the 18 residential rooms with 32 total beds. The addition was three stories in height with a walk-out basement. The

exterior of the addition was designed to match the style of the existing building. CUP Amendment was approved to allow for up to 91 residents at this time.

Conservation Easement

The Retreat property and the City-owned properties are protected by a conservation easement held by the Minnesota Land Trust, which preserves the forested area of the property. The applicant sent to the proposed plans to the Minnesota Land Trust for their review and approval. The Minnesota Land Trust has provided a letter conditionally approving the proposed addition.

Analysis of Application

Proposed Overview

The application includes demolition of the existing men's recovery wing and the construction of an addition in the same general location as the existing building. The proposed addition would continue to be used for the men's recovery center, and would consist of meeting rooms, men's chapel, offices, facilities for fitness, meditation and central bathing. The project includes approximately 17,853 square feet of new and renovated space.

The lower level would include a meeting room, storage, bathrooms, and a beverage center. The first floor would include a large meeting room (Founders Hall), a men's dining room, beverage center, bathrooms and additional storage. The second floor is open over Founders Hall, but also includes a fitness center, additional bathrooms, offices, a guest room and a meditation room. The third floor contains a men's lounge, an office/meeting room, additional office/flex spaces, bathrooms, two double rooms and single room. The addition would be three stories in height with a walk-out basement. The exterior of the addition is designed to match the style of the existing building, and the exterior materials would consist of stucco, horizontal siding, brick veneer and trim. The proposed site plan also includes a deck off the west side of the addition and an outdoor patio area on the rear (north) of the building addition. The proposal does not include any alterations to the sober living residence to the east of the property.

CUP Amendment

The original conditional use permit (CUP) approved by the City Council states that material changes to the exterior of the principal buildings on the property, including building additions, shall require a conditional use permit amendment. The applicant's proposal to upgrade the men's wing to the north of the property requires an amendment to the existing CUP.

Zoning

The following table outlines the zoning standards for the Institutional zoning district:

	INS Zoning District	Proposed
Height (max.)	3 stories and 40 ft., whichever is less	3 stories and 36' 7"
Building setbacks (min.)		
Front (south)	50 ft.	53.8 ft.*
Side (east)	50 ft.	N/A**
Side (west)	50 ft.	109.0 ft.*
Rear (north)	50 ft.	90.8 ft.***

* Existing Building

** Sober Living building is located between this building and the east property line.

*** Proposed addition

Design Review

The project is subject to the design standards for the Bluff design district. The applicant is requesting one deviation from the design standards for rooftop mechanical equipment. The applicant notes that the tree coverage, distance and grading of the site will assist in screening the view of the rooftop mechanical equipment along with the roof pitch design. Any viewsheds of the equipment positioning not screened by new or existing building structure are proposed to be screened by pre-finished metal, roof-mounted screens.

The property is unique compared to other properties in the City because the building is set back a significant distance from Wayzata Blvd. Given the building is located in the center of the seven acre site and is surrounded by the Big Woods, the building is not highly visible from the public street or adjacent properties. Many of the design standards are based on buildings that are located directly adjacent to a public street and sidewalk, and therefore are not applicable to the project.

Parking

The site currently has 47 off-street parking stalls adjacent to the main building. The sober living residence on the east side of the site has its own parking lot with five parking stalls, so the site has a total of 52 on-site parking stalls. The City's Zoning Ordinance does not establish a specific minimum requirement for residential care facilities. For uses that do not have a specific parking requirement, the City may establish the parking requirement based on the similar uses. In past applications for the Retreat, the City has used the parking standards for nursing and rest homes, which operate similar to a residential care facility. Based on this parking requirement, the site would be required to have 23 parking stalls. Since The Retreat is not expanding the number of residents, City staff is confident there is adequate parking on the property to meet the parking needs of the facility.

Tree Preservation

The applicant has submitted a tree preservation and landscape plan for the project. No trees are proposed to be removed for the construction of the building addition, however two trees would be removed for the construction access route, along with one tree noted to be dead for a total of three trees. One of the two trees is an 8" maple tree, and the other is a 2" coniferous tree. Of the two trees that would be removed, neither are found

to be large enough to be considered a significant tree by the City's tree preservation ordinance.

City staff evaluated with the applicant the possibility of bringing the construction activity from the west and determined that a path from the west would have a greater impact on tree removal.

The applicant has submitted a landscape plan which includes planting three new red maple trees on the site. In addition, the landscape plan includes plantings consisting of deciduous and evergreen shrubs, grasses, and annuals/perennial plantings.

Lighting

The proposed lighting meets City Code requirements. The proposed development would add 4 small wall-mounted sconce fixtures. City Code §916.06 states that "any lighting used to illuminate an off-street parking area, sign or other structure, shall be arranged as to deflect light away from any adjoining residential property, over public water or from the public streets. The maximum lighting value at the edge of the deck is 7.6 foot-candle. The nearest property line with an occupied building (Colonial Square) is over 390 feet away and The Big Woods are located between this addition and Colonial Square.

Action Steps

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

Attachments

Applicant's Narrative
Proposed Plans
Photometric and Lighting Plans
Minnesota Land Trust

Applicable Code Provisions for Review

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Institutional/Public. The Comprehensive Plan outlines the following goals and policies for the Institutional/Public land use district:

- Maintain all institutional facilities in a manner that efficiently serves all residents of the community, from both a cost and access perspective.
- Consider opportunities to accomplish transitions between differing types of land uses in an orderly fashion to minimize negative impacts on adjoining development.
- Examine proposals for institutional development from physical, social, and economic standpoints to determine the most appropriate land uses within a neighborhood and the community as a whole.
- Consider the establishment of sufficient setback requirements for new or expanding institutional development to assure adequate separation of differing land uses.
- Consider developing all institutional uses according to high levels of design, which are sensitive to the mass and scale of the existing surrounding neighborhood

Design Standards City Code Section 909.01:

A. The standards set forth in the 2021 Wayzata Design Standards Handbook and this Chapter of the Wayzata City Zoning Ordinance are referred to collectively as the "Design Standards" or the "Standards." The purpose of the Design Standards is to shape the City's physical form and to promote the quality, character and compatibility of new development in the City. The Standards are intended to:

1. Guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
2. Assist the City in reviewing development proposals; and
3. Improve the City's public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

B. The Standards address issues that are critical to preserving and enhancing Wayzata's character, as described in the City's Comprehensive Plan.

Approval of any Significant Deviation shall require a finding by the City Council (after considering the Planning Commission's recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, the Guidance of the Design Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Rooftop Equipment Location and Screening

Section 909.10 outlines the following rooftop location and screening standards for the Bluff District:

1. No mechanical equipment shall be located on the roof deck. All mechanical equipment must be located either
 - (i) in the building interior; or
 - (ii) on grade, at the side or rear yard, and concealed from view.

Conditional Use Permit Standards – City Code Chapter 904

The purpose of a conditional use permit is to provide the City of Wayzata with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is land or buildings, the effect upon traffic into and from the premises, or on any adjoining roads, and all other or further factors as the City shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. **The proposed use's compatibility with present and future uses of the area.**
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. **The proposed use's effect on the area in which it is proposed.**

5. **The proposed use's impact upon property values in the area in which it is developed.**
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

CUP Residential Care Facilities: Section 937.07 outlines the following conditional use permit standards for residential care facilities within the Institutional zoning district:

1. Interior side yards are screened.
2. Only the rear yard is used for play or recreational areas. Said area must be fenced and controlled and screened in compliance with Chapter 918 of this Ordinance.
3. The site is served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
4. All signing and informational or visual communication devices are in compliance with Chapter 927 of this Ordinance.

PROJECT NARRATIVE

The Retreat Men's Center – Chapel Wing Replacement

Design Review

Wayzata, Minnesota

Applicant/Owner

Community for Recovering People

The Retreat

1221 Wayzata Blvd E

Wayzata, MN 55391

Contact: John Curtiss

Phone: 866-928-3434

Email: jcurtiss@theretreat.org

Project Team:

Architect

Sperides Reiners Architects, Inc.

6442 City West Parkway, Suite 300

Eden Prairie, MN 55344

Contact: Eric Reiners, AIA

Phone: 952-996-9662

Email: eric@sra-mn.com

Structural Engineer

BKBM Engineers

5930 Brooklyn Blvd.,

Minneapolis, MN 55429

Contact: Tina A. Wyffels, P.E. (MN, ND)

Phone: 763-843-0436

Email: twyffels@bkbm.com

Civil Engineer

BKBM Engineers

5930 Brooklyn Blvd.,

Minneapolis, MN 55429

Contact: Keith Matte P.E. (MN, ND)

Phone: 763-843-0446

Email: kmatte@bkbm.com

General Contractor

Engelsma Construction

7119 31st Ave N # A,

Minneapolis, MN 55427

Contact: Geoff Smith

Phone: (763) 334-3406

Email: geoffs@ecimn.com

The enclosed package provides information which describes and illustrates the elements driving the program and site plan design to meet specific objectives for the existing Retreat's Men's facilities while advancing architectural design elements, and site design that embrace the Wayzata City Planning Framework Vision.

1 SITE SUMMARY

Parcel Basics

The existing 7.444 acre site lies within the Big Woods and is the original Greenridge Estate, built and owned by Charles Sr. and Ruth Arnao in 1934 and sold to Sisters of the Cenacle in 1956 to become the Cenacle Retreat Center. In 2003, The Retreat purchased the property to use as a drug and alcohol treatment facility. The Retreat is now looking to remove an existing wing of the original retreat center to build a new meeting and chapel replacement wing serving the men's facilities, which will contain meeting rooms, men's chapel, offices and a fitness, meditation and central bathing facilities. This replacement wing does not create any new beds to the existing conditional use permit. The addition is in keeping with the architectural vocabulary of the original Greenridge Estate mansion.

Project Land Use Data

The site is currently zoned R-2A and accommodates the Retreat as delineated above along with the McIver Center, which is a free-standing family retreat facility built in 2007. The Retreat occupies the site under a conditional use permit of which we are proposing no amendment, this application is for design review only.

The proposed project includes remodeling of some of the existing interior spaces, including fire sprinkling and up-to-date accessibility and exiting per the current IBC. The existing men's chapel wing which extends North of the original dormitory wing will be demolished and a new Men's Chapel wing will be built in its place. The existing exterior wood deck will be extended along part of the revised footprint, and a permeable paver patio will be added to the north end of the wing, similar to what was created for the new Women's wing approved and developed in 2015.

The occupancy and use will be unchanged under this proposal, and the Minnesota Land Trust, who maintains the conservation easements over this parcel and surrounding Big Woods, has already offered their approval [letter attached].

2 PROGRAM DATA

Project Program:

The proposed wing replacement includes main meeting room 'Founders' Hall', men's chapel, new fitness room, new meditation room, new men's living room, and supporting meeting and miscellaneous support spaces, including new central bathing facilities.

Men's guest rooms will be added on Level Three to replace the number of guest rooms removed or repurposed on Level Two [zero net change in total beds]. Also on level three will be offices, meeting spaces and multi-purpose program space including offices for visiting lecturers or guest speakers. The men's wing replacement will consist of approximately 17,853 SF of new and renovated square footage.

New windows around the facility will be specified to match the existing type and style of window utilized elsewhere across the campus, and emulate the original mansion windows. It is proposed to use the same

windows (type, style, and manufacturer) as those used on the most recent campus construction work, The National Center for Women’s Recovery at The Retreat. Specification sheets and details are attached as an exhibit to this narrative.

Mechanical systems for the new wing will be housed within the new structure with limited rooftop units accommodated on the adjacent flat dormitory wing roof. Any viewsheds of the RTU positioning not screened by new or existing building structure will be screened by pre-finished metal, roof-mounted screens.

3 SITE DESIGN

Site Design

Consistent with the existing building configuration, the new construction will be positioned in the same location as the existing Chapel Wing. Once the old wing is removed, the new wing will be erected in the same location, modified to meet the basic programmatic needs of The Retreat, and only increased in total footprint by the amount permitted in the Minnesota Land Trust Approvals. The wing will also receive a small exterior, on-grade, permeable patio surface on the north end together with complementary landscaping, again, similar to the Women’s Wing completed in 2018.

4 BUILDING DESIGN

Building Design

One of the primary goals of the City’s Comprehensive Plan is to “preserve and enhance Wayzata’s lakeside small town character.” Continuing reference is made in the Comprehensive Plan to the value of Wayzata’s unique “small town” character, unlike the suburban qualities of other communities. The Standards seek to preserve the high quality “small town” environment while accommodating the inevitability of change. This character is to be preserved and enhanced by:

1. Attention to the scale, walkability, land use patterns, street and boulevard character of the City

The scale of the Retreat honors the scale of the original Greenridge Estate Mansion. All buildings are lesser in height than the peak of the mansion and all buildings are designed with a vocabulary emulating the mansion.

The Big Woods have walking paths that are further enhanced by the paths of the Retreat.

2. Reinforcing and enhancing residential neighborhoods

The set-back and approach to the Retreat within the Big Woods allows for an estate presence within the neighborhood, yet buffered by its surrounding trees.

3. Promoting a vibrant and healthy business climate, including a strong downtown as key to the economic and social base of the community, and other primary retail/commercial areas

The setting of the Retreat, which is off a vibrant Wayzata Boulevard promotes a great exchange between the support of a business climate and a social base of the community in the Retreat. The use of the Big Woods and the Retreat located within the Big Woods is another vibrant yin-yang support of each other.

4. Shaping the physical environment of the City to allow for the development of cultural and social activities that provide the opportunity for social engagement

The Retreat offers a destination for self-improvement and community support through socialization and sharing which shapes the Retreat campus and thus the physical environment of Wayzata.

5. Promoting community heritage by preserving and redeveloping historic or significant property to the City's small-town roots

The Land Trust and the Big Woods both work together as entities which oversee and enhance the mission and function of the Retreat. The original Greenridge Estate which became the Cenacle Woods Retreat Center, which became the Retreat, establishes a preservation of rich heritage through redeveloping the same property into destination places redefined by generational change.

6. Maintaining and enhancing the diversity of housing options and addressing the need and opportunities for life cycle housing

The extension and preservation of building life cycle by transformation from the Greenridge Estate to the Cenacle Woods Retreat Center to the Retreat, is a great example of re-use and preservation - nothing is more environmentally friendly!

7. Promoting a more connected community through building physical and psychological connections between all residential neighborhoods, business areas, and links to other recreational amenities

The connected nature of the Retreat and the Big Woods is a good example of linking together a community asset with a community recreational amenity.

8. Protecting and preserving significant natural resource areas, and promoting access to community parks and open space resources

The Big Woods is accessed via parking within the Retreat and the footpaths that lead through the Big Woods are also accessed through the Retreat's paths. This certainly protects and preserves significant natural resource areas.

9. Strengthening and reinforcing community gateways, and providing announcement and a sense of place to areas of the community at key entry points through architectural, landscape and urban design elements

The Big Woods provides a vital "green" buffer between highway 12 and Wayzata Boulevard. This buffer allows for the path of entrance into Wayzata to be a path of departure and discovery with the Big Woods creating separation between traffic noise and a slower and smaller scale vehicle path.

10. Promoting sustainability in development

The extended life cycle of re-use and adaptation as depicted in the transformation of the Greenridge Estate to the Cenacle Woods Retreat Center to the Retreat is a very sustainable model for development; re-using what one can and rebuilding with like materials and expression to the original.

3/3/2025

Varlerie Quarles
Assistant Planner
City of Wayzata
Planning Department

Re: 1221 Wayzata Boulevard, Wayzata, MN 55391 Request for Deviation

Dear Valerie Quarles,

We are requesting that our design for the Men's Wing addition at the Retreat include a deviation to the mechanical equipment location for this property that is under the Bluff District guidelines. Chapter 909 Design Standards section 909.10 has recently changed language which reads:

A. Lake Street and Bluff Districts.

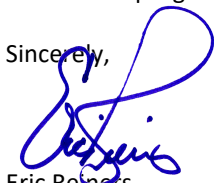
- 1. No portion of mechanical equipment shall be located on at or above the level of the roof deck. All mechanical equipment must be located either*
(i) in the building interior;
(ii) on the exterior of the building but below the level of the roof deck; or
(iii) on grade, at the side or rear yard, and concealed from view. Mechanical equipment must not be visible from street level

Reasoning for requesting this deviation:

1. The MN Land Trust's conservation easement over The Retreat prohibits increasing the square footage of the building's covered ground area, outside of code required improvements. This is why we did not situate the mechanical units on grade.
2. The unusual number of trees on-site precludes any possibility of seeing an RTU that is nestled between the pitched roofs. The view of the Main Building itself is at a great distance from the neighboring property to the West and Wayzata Boulevard. There is no view of the Main Building from the adjacent East Property and across the highway to the North, due to the unusually large number of trees on site and grading. Even driving up to the Main Building drop-off would not have a view of an RTU nested in-between two sloped roofs given that the facing parapet would be 3'-6" tall.

It is our intent to provide a building design that honors the built fabric of the city of Wayzata, to improve the quality of life for those in recovery at The Retreat, and maintain the reflective nature of the Big Woods Preserve. We believe that keeping the mechanical equipment off-grade, not in the interior programming space, and out-of-sight fulfills these goals.

Sincerely,



Eric Reiners

THE RETREAT

MEN'S CHAPEL REPLACEMENT

1221 WAYZATA BLVD., WAYZATA, MN 55391



PROJECT TEAM

OWNER

THE RETREAT
1221 WAYZATA BLVD
WAYZATA, MN 55391
CONTACT: DEANNA LOUX
E-MAIL: DLOUX@THERETREAT.ORG
PHONE: 952-219-8885

CONTRACTOR

ENGELSMAN CONSTRUCTION
7119 31ST AVENUE NORTH
MINNEAPOLIS, MN 55427
CONTACT: JON WOLFF
E-MAIL: JONW@ECIMN.COM
PHONE: 612-272-3409

ARCHITECT

SPERIDES REINERS ARCHITECTS, INC.
6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
CONTACT: ERIC REINERS, AIA
E-MAIL: ERIC@SRA-MN.COM
PHONE: 952-996-9662

CIVIL ENGINEER

BKBM ENGINEERS
6120 EARLE BROWN DRIVE
SUITE 700
MINNEAPOLIS, MN 55430
CONTACT: KEITH MATTE, PE
E-MAIL: KMATTE@BKBM.COM
PHONE: 612-716-2397

LANDSCAPE ARCHITECT

CALYX DESIGN GROUP
475 CLEVELAND AVE NORTH
SUITE 101A
SAINT PAUL, MN 55104
CONTACT: BEN HARTBERG
E-MAIL: BEN@CALYXDESIGNGROUP.COM
PHONE: 651-334-5498

STRUCTURAL ENGINEER

BKBM ENGINEERS
6120 EARLE BROWN DRIVE
SUITE 700
MINNEAPOLIS, MN 55430
CONTACT: MARIE DESHARNAIS, PE
E-MAIL: MDESHARNAIS@BKBM.COM
PHONE: 763-843-0442

SURVEYOR:

SUNDE LAND SURVEYING
9001 EAST BLOOMINGTON FREEWAY
SUITE #118
BLOOMINGTON, MN 55420
CONTACT: LENNY CARLSON
PHONE: 952-881-2455

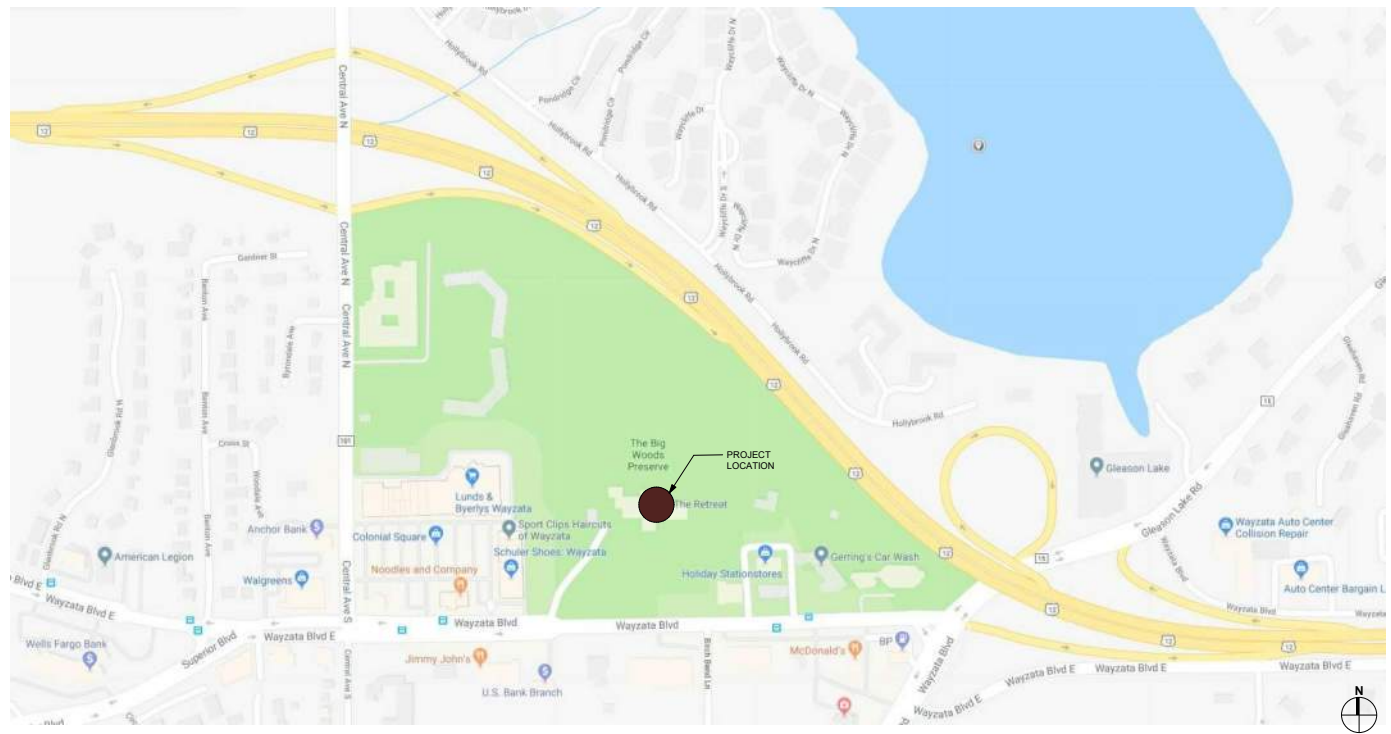
GENERAL NOTES

- STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" X 3/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 5/8" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO FABRICATION/ CONSTRUCTION BEGINS.
- CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS SEALANT FROM PARTITION AND FLOOR.
- CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF THE DOOR LEAF OR AS SHOWN ON THE FLOOR/ FINISH PLAN.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
- SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
- PROVIDE FIRE TREATED BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- NOTIFY THE ARCHITECT IF ELECTRICAL, COMMUNICATION/ HVAC/ PLUMBING ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS.
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALONG THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
- DURING CONSTRUCTION, AREA SHALL BE KEPT CLEAN AND ORDERLY.
- LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.

PROJECT IMAGE



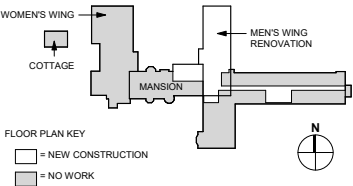
LOCATION MAP



SHEET INDEX

SHEET	SHEET NAME	CITY SUBMITTAL - 2025-03-06
GENERAL		
A000	TITLE SHEET	*
A001	SYMBOLS AND ACCESSIBILITY	*
A010	CODE ANALYSIS	*
A011	LIFE SAFETY PLANS	*
A020	BUILDING SYSTEMS AND PARTITION TYPES	*
RENDERING		
VIEW1	AERIAL VIEW	*
VIEW2	VIEW FROM NORTH EAST LAWN	*
VIEW3	VIEW FROM NORTH WEST LAWN	*
SURVEY		
SURVEY	SURVEY	*
CIVIL		
C100	DEMOLITION AND EROSION CONTROL PLAN	*
C200	GRADING, DRAINAGE AND EROSION CONTROL PLAN	*
C300	UTILITY PLAN	*
C400	PAVING AND GEOMETRIC PLAN	*
C500	CIVIL DETAILS	*
C600	WATERSHED PLAN	*
C601	WATERSHED PLAN	*
LANDSCAPE		
L1.0	TREE PRESERVATION PLAN	*
L2.0	LANDSCAPE PLAN	*
L3.0	LANDSCAPE DETAILS	*
L4.0	LANDSCAPE DETAILS	*
STRUCTURAL		
S000	STRUCTURAL TITLE SHEET	*
S200	FOUNDATION / LOWER LEVEL PLAN	*
S201	FIRST FLOOR FRAMING PLAN	*
S202	SECOND FLOOR FRAMING PLAN	*
S203	THIRD FLOOR FRAMING PLAN	*
S204	ROOF FRAMING PLAN	*
S300	SECTIONS AND DETAILS	*
S400	SECTIONS AND DETAILS	*
S500	SECTIONS AND DETAILS	*
S501	SECTIONS AND DETAILS	*
S600	SECTIONS AND DETAILS	*
S700	SCHEDULES AND DETAILS	*
S710	SCHEDULES AND DETAILS	*
S711	SCHEDULES AND DETAILS	*
ARCHITECTURAL		
A041	SITE DETAILS	*
A100	LOWER & FIRST FLOOR DEMOLITION PLANS	*
A101	SECOND & THIRD FLOOR DEMOLITION PLANS	*
A102	DEMOLITION RCP	*
A200	LOWER LEVEL FLOOR PLAN	*
A201	FIRST FLOOR PLAN	*
A202	SECOND FLOOR PLAN	*
A203	THIRD FLOOR PLAN	*
A204	ROOF PLAN	*
A211	ENLARGED FLOOR PLANS	*
A220	LOWER LEVEL FINISH PLAN	*
A221	FIRST FLOOR FINISH PLAN	*
A222	SECOND FLOOR FINISH PLANS	*
A223	THIRD FLOOR FINISH PLAN	*
A230	LOWER LEVEL AND FIRST FLOOR RCP PLANS	*
A231	SECOND AND THIRD FLOOR RCP PLANS	*
A300	EXTERIOR ELEVATIONS	*
A301	EXTERIOR ELEVATIONS	*
A302	RENDERED EXTERIOR ELEVATIONS	*
A303	RENDERED EXTERIOR ELEVATIONS	*
A400	BUILDING SECTIONS	*
A401	BUILDING SECTIONS	*
A402	VERTICAL CIRCULATION PLAN & SECTIONS	*
A403	VERTICAL CIRCULATION PLAN & SECTIONS CONT.	*
A420	WALL SECTIONS	*
A421	WALL SECTIONS	*
A422	WALL SECTIONS	*
A500	PLAN SECTION DETAILS	*
A501	EXTERIOR DETAILS	*
A502	EXTERIOR DETAILS	*
A503	EXTERIOR DETAILS	*
A600	DOOR, FRAME, GLAZING TYPES, & SCHEDULES	*
A700	INTERIOR ELEVATIONS	*
A701	INTERIOR ELEVATIONS	*
A702	INTERIOR ELEVATIONS	*
A703	INTERIOR ELEVATIONS	*
A704	INTERIOR ELEVATIONS	*
A710	INTERIOR DETAILS	*
A711	INTERIOR DETAILS	*
A712	INTERIOR DETAILS	*

KEY PLAN



6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA
55344
PH: 952-996-9662
WWW.SRA-MN.COM

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SPERIDES REINERS
ARCHITECTS, INC

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR
DIRECT SUPERVISION AND THAT I AM A
DULY
REGISTERED PROFESSIONAL ARCHITECT
IN THE STATE OF MINNESOTA

ERIC A. REINERS, AIA
01/10/2022
REGISTRATION NO. DATE

ISSUE #	DATE	DESCRIPTION
1	2024-12-23	CONSTRUCTION DOCUMENTS

THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

TITLE SHEET

PROJECT 21-019
DRAWN BY: J.W.
CHECKED BY: A.A.

A000
Page 36 of 102



AERIAL VIEW

THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

AERIAL VIEW

PROJECT 21-019
DRAWN BY: Author
CHECKED BY: Checker

VIEW1
Page 37 of 102

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OR REPORT WAS PREPARED BY ME OR
UNDER MY CLOSE PERSONAL
DIRECT SUPERVISION AND THAT I AM A
DULY
REGISTERED PROFESSIONAL ARCHITECT
IN THE STATE OF MINNESOTA
DATE: 01/10/2022
SIGNATURE: [Signature]
ERIC A. REMERS, AIA
REGISTRATION NO: 000000000

ISSUE RECORD	
ISSUE #	DESCRIPTION

6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA
55344
PH: 952-986-9622
WWW.SRA-MN.COM
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SPERDES REMERS
ARCHITECTS, INC

SRA-
ARCHITECTURE + INTERIORS



**VIEW FROM NORTH EAST
LAWN**

ISSUE RECORD	
ISSUE #	DESCRIPTION



VIEW FROM NORTH WEST LAWN

THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

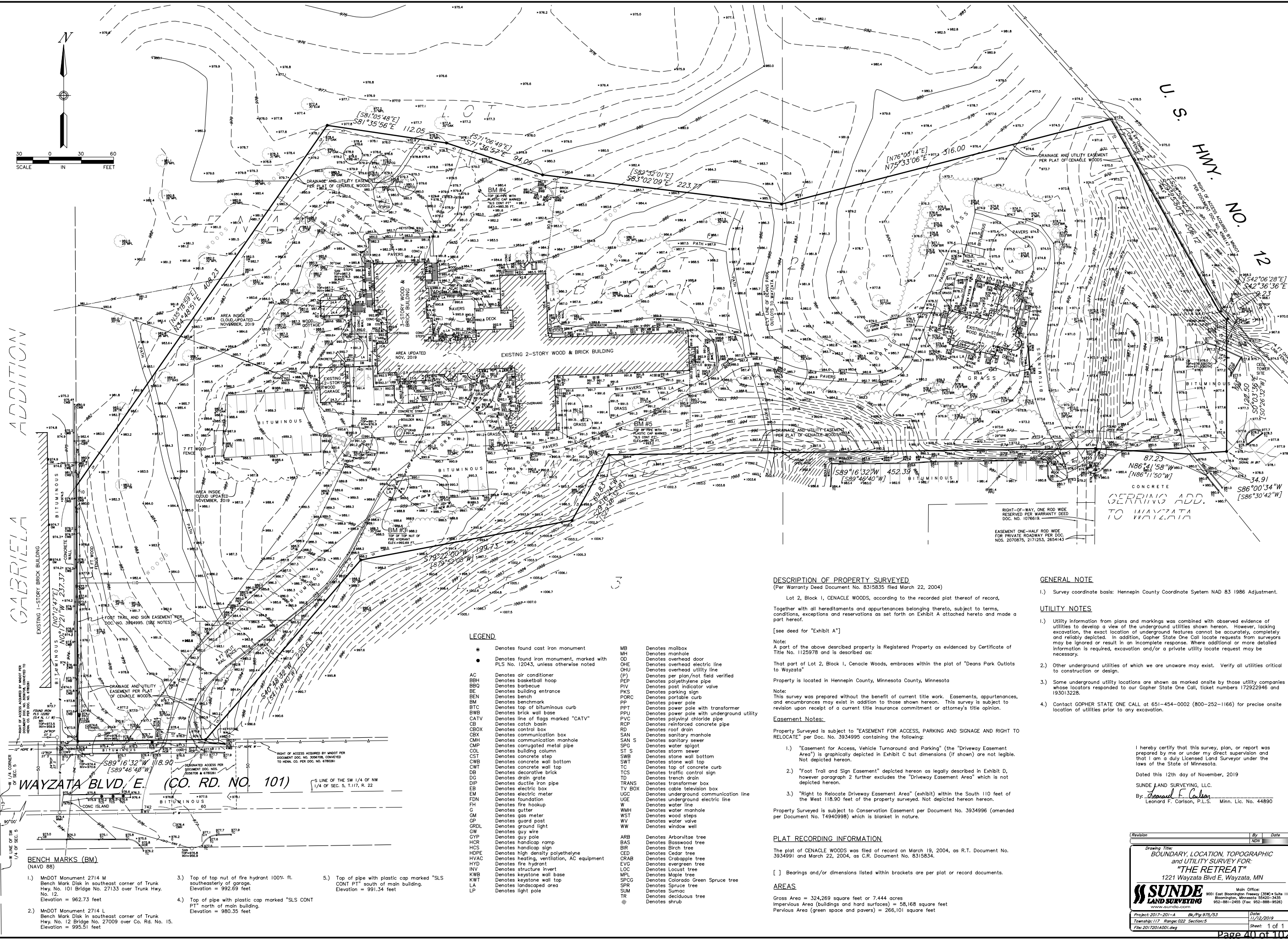
VIEW FROM
NORTH WEST
LAWN

PROJECT 21-019
DRAWN BY:
CHECKED BY:
VIEW3
Page 39 of 102

ISSUE RECORD	
ISSUE #	DESCRIPTION

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SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY
REGISTERED PROFESSIONAL ARCHITECT
IN THE STATE OF MINNESOTA
ERIC A. REMERS, AIA 01100202
REGISTRATION NO. DATE

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SUITE 300
EDEN PRAIRIE, MINNESOTA
55344
PH: 352-986-9662
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DESCRIPTION OF PROPERTY SURVEYED

(Per Warranty Deed Document No. 8315835 filed March 22, 2004)

Lot 2, Block 1, CENACLE WOODS, according to the recorded plat thereof of record,

Together with all hereditaments and appurtenances belonging thereto, subject to terms, conditions, exceptions and reservations as set forth on Exhibit A attached hereto and made a part hereof.

[see deed for "Exhibit A"]

Note:

A part of the above described property is Registered Property as evidenced by Certificate of Title No. 1125978 and is described as:

That part of Lot 2, Block 1, Cenacle Woods, embraces within the plat of "Deans Park Outlots to Wayzata"

Property is located in Hennepin County, Minnesota County, Minnesota

Note:

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

Easement Notes:

Property Surveyed is subject to "EASEMENT FOR ACCESS, PARKING AND SIGNAGE AND RIGHT TO RELOCATE" per Doc. No. 3934995 containing the following:

- "Easement for Access, Vehicle Turnaround and Parking" (the "Driveway Easement Area") is graphically depicted in Exhibit C but dimensions (if shown) are not legible. Not depicted hereon.
- "Foot Trail and Sign Easement" depicted hereon as legally described in Exhibit D, however paragraph 2 further excludes the "Driveway Easement Area" which is not depicted hereon.
- "Right to Relocate Driveway Easement Area" (exhibit) within the South 110 feet of the West 118.90 feet of the property surveyed. Not depicted hereon hereon.

Property Surveyed is subject to Conservation Easement per Document No. 3934996 (amended per Document No. T4940998) which is blanket in nature.

PLAT RECORDING INFORMATION

The plat of CENACLE WOODS was filed of record on March 19, 2004, as R.T. Document No. 3934991 and March 22, 2004, as C.R. Document No. 8315834.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

AREAS

Gross Area = 324,269 square feet or 7.444 acres
Impervious Area (buildings and hard surfaces) = 58,168 square feet
Pervious Area (green space and pavers) = 266,101 square feet

GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 1986 Adjustment.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 172922946 and 193013228.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

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

Dated this 12th day of November, 2019

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision: _____ By: _____ Date: _____

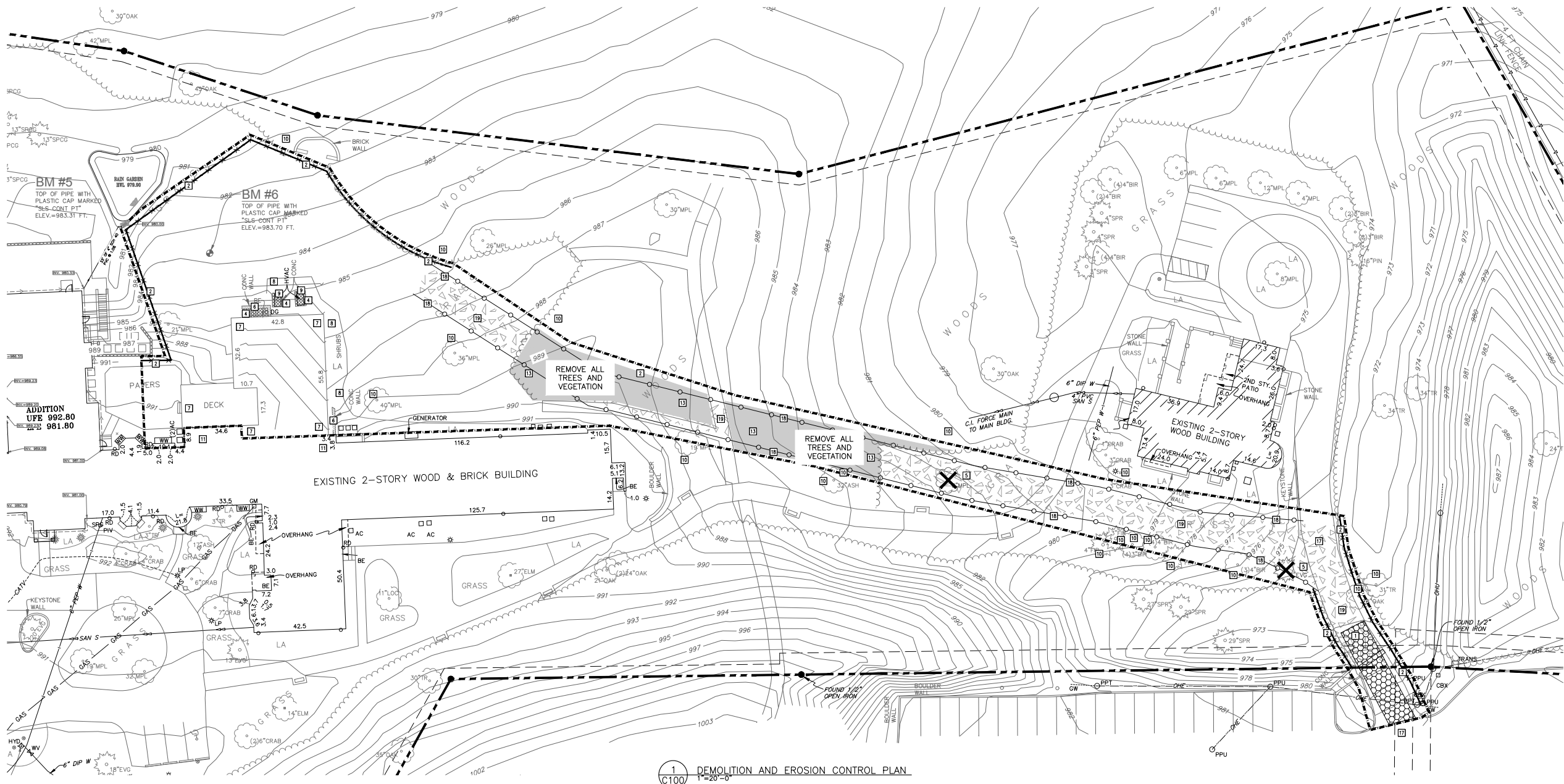
Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC
and UTILITY SURVEY FOR:
"THE RETREAT"
1221 Wayzata Blvd E, Wayzata, MN

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (25W) Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2017-201-A Bk/Pg: 975/53 Date: 11/12/2019
Township: 117 Range: 022 Section: 5 Sheet: 1 of 1
File: 2017201A001.dwg

Page 40 of 102



1 DEMOLITION AND EROSION CONTROL PLAN
1"=20'-0"

- DEMOLITION AND REMOVAL NOTES:**
1. PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF WAYZATA. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 851-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
 3. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
 4. PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
 5. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
 6. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.

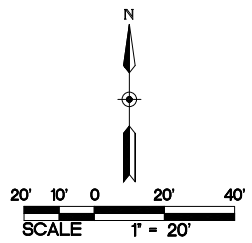
- GENERAL NOTES:**
1. BITUMINOUS AND CONCRETE PAVEMENT REMOVAL, LIMITS ARE TO BE COORDINATED THE CITY OF WAYZATA AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
 2. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
 3. THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF WAYZATA FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

- EROSION CONTROL NOTES:**
1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
 2. NO EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
 3. ANY DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
 4. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
 5. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
 6. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
 - A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
 - F. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - G. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
 - K. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
 11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
 12. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
 13. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

ABBREVIATIONS	
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
DIP	Ductile Iron Pipe
FFE	Finished Floor Elevation
INV	Invert
LA	Landscaping
MH	Manhole
MN	Minimum
PEP	Polyethylene Pipe
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	XXXXXX
BIO-ROLL	
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	----
ORANGE CONSTRUCTION ZONE FENCING	----
ROCK CONSTRUCTION ENTRANCE	XXXXXX
BITUMINOUS REMOVAL	XXXXXX
CONCRETE REMOVAL	XXXXXX
WALL REMOVAL	XXXXXX
HAUL ROAD (TEMP)	----
FENCE REMOVAL	XXXXXX
TREE REMOVAL	XXXXXX

NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.



- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.
1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
 2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 3/C500 AND 4/C500.
 3. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 4. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 5. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 6. REMOVE RETAINING WALL IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 7. PARTIAL BUILDING DEMOLITION, INCLUDING EXTERIOR STAIRS, OVERHANGS, FOOTINGS, PERGOLA, SCREENED PORCH AND SMALL UTILITIES. COORDINATE EXTENT OF DEMOLITION WITH ARCHITECT. REMOVAL AND OR PROTECTION OF SMALL UTILITIES TO BE COORDINATED WITH LOCAL UTILITY COMPANIES.
 8. REMOVE SHRUBS AND LANDSCAPING IN THEIR ENTIRETY.
 9. REMOVE/RELOCATE OR SALVAGE HVAC UNIT. REMOVE CONCRETE PAD. COORDINATE WITH ARCHITECT AND MECHANICAL ENGINEER.
 10. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 11. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
 12. NOT USED
 13. REMOVE TREES IN THEIR ENTIRETY INCLUDING STUMPS AS NEED TO GET EQUIPMENT NEEDED TO REAR OF EXISTING BUILDING. COORDINATE LIMITS OF TREE REMOVAL WITH OWNER PRIOR TO START OF CONSTRUCTION.
 14. NOT USED
 15. NOT USED
 16. NOT USED
 17. EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
 18. INSTALL ORANGE CONSTRUCTION ZONE LIMITS FENCING.
 19. TEMPORARY HAUL ROAD. REFER TO DETAIL 8/C400. CONTRACTOR SHALL INSTALL HIGH VISIBILITY ORANGE SNOW FENCE 1.5- FEET ON EITHER SIDE OF HAUL ROAD.

2 NOT USED
1"=20'-0"

SRA
ARCHITECTURE + INTERIORS

6442 CITY WEST PARKWAY
SUITE 300
MINNEAPOLIS, MINNESOTA 55344
PH: 952-986-9662
WWW.SRA-MN.COM

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SPENDES REIMERS
ARCHITECTS, INC.

BKBM
6120 Erie Brown Drive
Suite 700 Minneapolis,
Minnesota 55425
PH: 763-843-0420
bkbm.com

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BKBM Project No. 22302.5

THE RETREAT
DEMOLITION
AND EROSION
CONTROL
PLAN

PROJECT 952359
DRAWN BY: WH
CHECKED BY: KAM

Page 41 of 102

1. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.

2. NO EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.

3. ANY DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.

4. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.

5. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.

6. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:

A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.

B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.

C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.

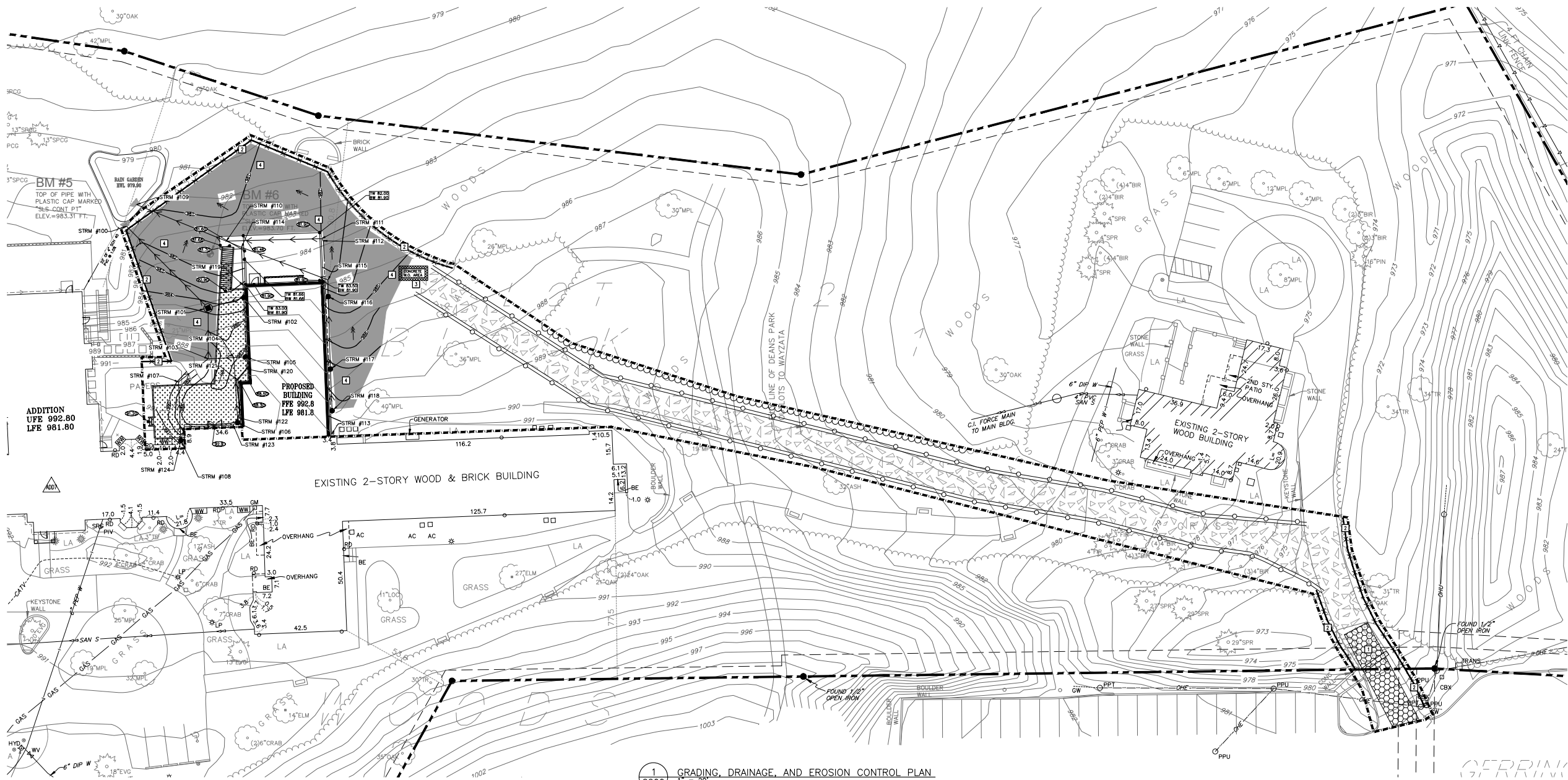
D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.

E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.

F. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.

G. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.

K. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.



1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C200 1" = 20'

GRADING NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 8812455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher One at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 92.80, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 992.80.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE INTENT IS TO STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PRIOR TO FINAL STABILIZATION, SIX INCHES OF TOPSOIL OR ORGANIC MATERIAL IS TO BE SPREAD AND INCORPORATED IN THE UNDERLYING SOILS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH SELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND; MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION; MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SITATION FENCE	=====
BIO-ROLL	
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	----
PROPOSED CONTOUR	---
RETAINING WALL	=====
ORANGE CONSTRUCTION ZONE FENCING	=====
ROCK CONSTRUCTION ENTRANCE	=====
WOOD DECK	=====
HAUL ROAD (TEMP)	=====
DRAINAGE FLOW ARROW	---
EROSION CONTROL BLANKET (TEMPORARY)	=====
SPOT ELEVATION	---
CATCH BASIN	=====
CONCRETE WASHOUT AREA	=====
APPROXIMATE DISTURBED AREA IS 0.79ACRES	

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
BW	Bottom Wall
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
TW	Top of Wall
UFE	Upper Floor Elevation
WQV	Water Quality Volume

NOTE:
REFER TO C100 FOR EROSION CONTROL NOTES.

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

RETAINING WALL NOTES:

- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE.

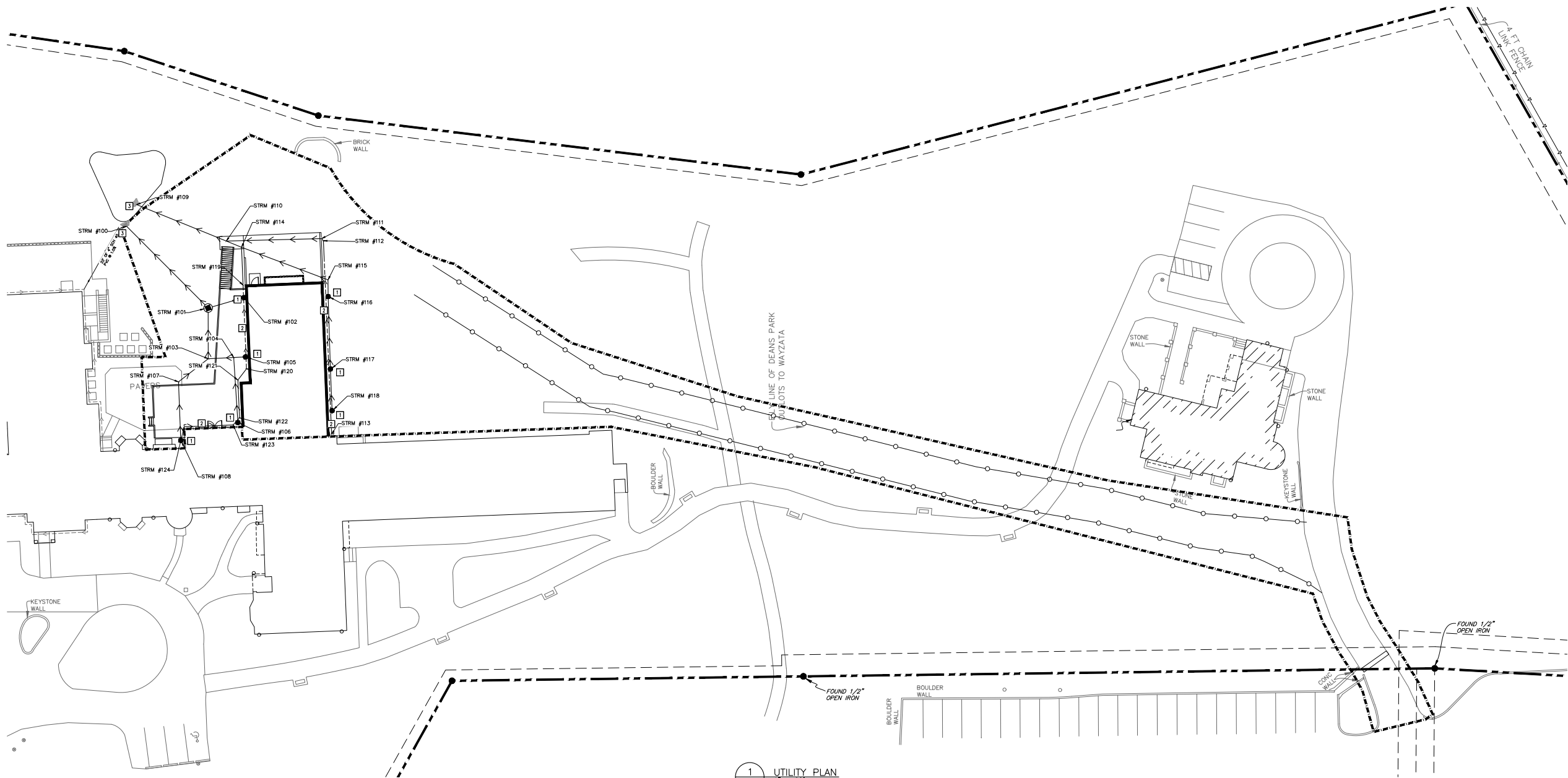
WALKWAY NOTES:

- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 2/C500.
 - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 3/C500.
 - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
 - INSTALL TEMPORARY EROSION CONTROL BLANKET.
 - INSTALL ORANGE CONSTRUCTION ZONE LIMITS FENCING.
 - TEMPORARY HAUL ROAD. REFER TO DETAIL 8/C400. CONTRACTOR SHALL INSTALL HIGH VISIBILITY ORANGE SNOW FENCE 1.5-FEET ON EITHER SIDE OF HAUL ROAD.

2 NOT USED
C200 1" = 10'



1
C300
UTILITY PLAN
1" = 20'

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #100	OUTLET	NA		SE = 980.00	53 L.F. OF 10.0 Inch PVC Pipe @ 1.00%, STRM #101
STRM #101	48" CBMH	R-2390	984.50	NW = 980.53 S = 980.96 E = 980.85	23 L.F. OF 6" PVC @ 8.18%, STRM #103 17 L.F. OF 6" PVC @ 0.50%, STRM #102
STRM #102	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	984.00	W = 980.93	-----
STRM #103	6" WYE	NA		N = 982.77 E = 982.77 SW = 982.77	12 L.F. OF 6" PVC @ 2.00%, STRM #104 17 L.F. OF 6" PVC @ 12.87%, STRM #107
STRM #104	6" WYE	NA		W = 983.00 E = 983.00 S = 983.00	5 L.F. OF 6" PVC @ 2.00%, STRM #105 30 L.F. OF 6" PVC @ 4.00%, STRM #106
STRM #105	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	987.11	W = 983.11	-----
STRM #106	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	988.20	N = 984.20	-----
STRM #107	6" 45° BEND	NA		NE = 985.00 S = 985.00	-----
STRM #108	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	990.80	N = 987.00	-----
STRM #109	OUTLET	NA		E = 979.00	45 L.F. OF 6" PVC @ 0.50%, STRM #110
STRM #110	8 INCH BY 8 INCH WYE 8 INCH BY 6 INCH REDUCER	NA		W = 979.22 E = 979.22 E = 979.22	8 L.F. OF 6" PVC @ 0.50%, STRM #114 44 L.F. OF 6" PVC @ 0.50%, STRM #111
STRM #111	6 INCH DRAIN TILE 45 DEGREE BEND	NA		W = 979.44 SE = 879.44	-----
STRM #112	6 INCH DRAIN TILE 45 DEGREE BEND	NA		NW = 879.45 S = 979.45	89 L.F. OF 6.0 Inch PVC Pipe @ 2.08%, STRM #113

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #113	6 INCH DRAIN TILE CAP	NA		N = 981.30	-----
STRM #114	8 INCH BY 6-INCH WYE	NA		W = 979.26 E = 979.26 S = 979.43	43 L.F. OF 6" PVC @ 0.50%, STRM #115 17 L.F. OF 6.0 Inch PVC Pipe @ 0.25%, STRM #119
STRM #115	6" 45° BEND	NA		W = 979.47 S = 979.47	8 L.F. OF 6" PVC @ 2.00%, STRM #116
STRM #116	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	984.57	N = 979.62 S = 979.62	34 L.F. OF 6" PVC @ 10.73%, STRM #117
STRM #117	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	987.20	N = 983.20 S = 983.20	19 L.F. OF 6" PVC @ 7.82%, STRM #118
STRM #118	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	988.60	N = 984.70	-----
STRM #119	6" DRAIN TILE	NA		N = 979.47 S = 979.47	39 L.F. OF 6.0 Inch PVC Pipe @ 4.88%, STRM #120
STRM #120	6 INCH DRAIN TILE 45 DEGREE BEND	NA		N = 981.35 SW = 981.35	7 L.F. OF 6.0 Inch PVC Pipe @ 0.50%, STRM #121
STRM #121	6 INCH DRAIN TILE 45 DEGREE BEND	NA		NE = 981.38 S = 981.38	17 L.F. OF 6.0 Inch PVC Pipe @ 0.50%, STRM #122
STRM #122	6 INCH DRAIN TILE 45 DEGREE BEND	NA		N = 981.47 SW = 981.47	-----
STRM #123	6 INCH DRAIN TILE 45 DEGREE BEND	NA		NE = 981.49 W = 981.49	4 L.F. OF 6.0 Inch PVC Pipe @ -0.50%, STRM #122 23 L.F. OF 6.0 Inch PVC Pipe @ 0.49%, STRM #124
STRM #124	SERVICE/TANK CONNECTION	NA		E = 981.60	-----

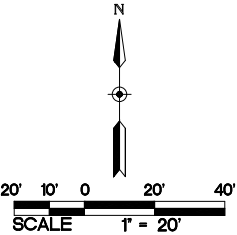
KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

1. INSTALL 6" DIA. SCHEDULE 40 PVC DOWN SPOUT COLLECTOR PIPING. REFER TO DETAIL 5/C500. COORDINATE FINAL DOWNSPOUT LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. INSTALL PERIMETER DRAIN TILE. REFER TO DETAIL 7/C500.
3. INSTALL 1 CU YD MANDOT CLASS 2 RIPRAP AT PIPE OUTLET. EXCAVATE BASIN TO 6" BELOW PIPE INVERT AND LINE BASIN WITH GEOTEXTILE FABRIC. FORM RIPRAP IN BASIN TO OUTLET PIPE INVERT.

UTILITY NOTES:

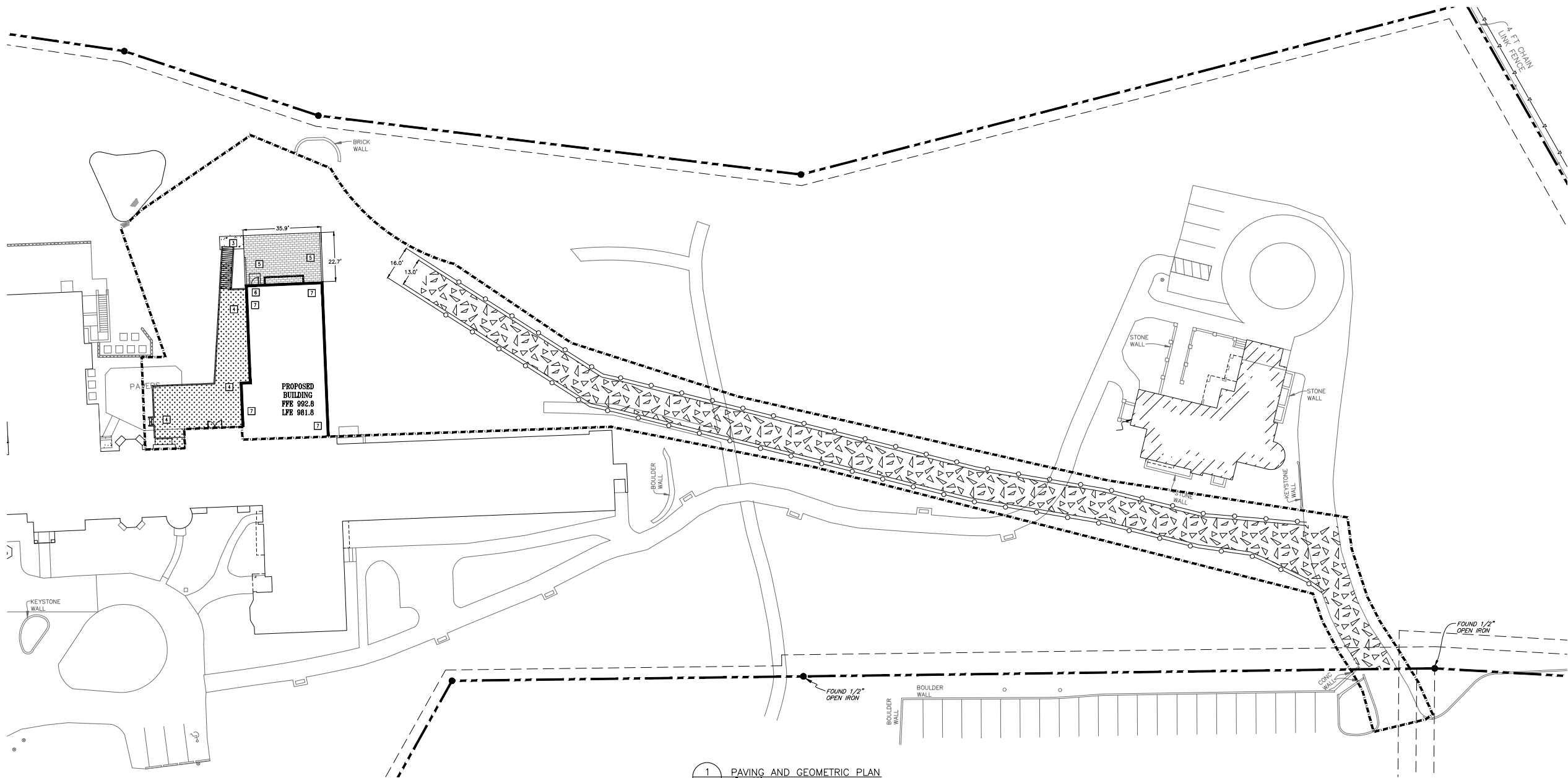
1. CONTRACTOR SHALL FOLLOW ALL CITY OF WAYZATA STANDARDS AND SPECIFICATIONS.
2. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
3. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
4. ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
5. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
6. STORM SEWER PIPING SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 PVC.
7. CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
8. WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
9. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	---
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	- - - - -
RETAINING WALL	=====
DRAIN TILE	- - - - -
STORM SEWER	---
CATCH BASIN	●
DOWNSPOUT COLLECTOR	●
RIPRAP	



1 PAVING AND GEOMETRIC PLAN
1" = 20'

PAVING NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
3. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
4. FOLLOW ALL CITY OF WAYZATA AND HENNEPIN COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
5. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
6. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
7. MATCH NEW PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
8. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
9. REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

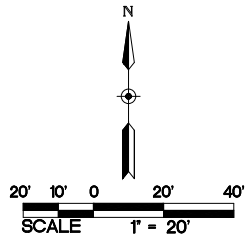
KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

1. INSTALL BITUMINOUS PATH. REFER TO DETAIL 9/C500.
2. NOT USED.
3. INSTALL CONCRETE WALK. REFER TO DETAIL 10/C500.
4. INSTALL DECK. REFER TO ARCHITECTURAL PLANS.
5. INSTALL PERVIOUS PAVERS. REFER TO DETAIL 11/C500.
6. STOOP, SEE STRUCTURAL.
7. PROPOSED BUILDING ADDITION. REFER TO ARCHITECTURAL PLANS.
8. TEMPORARY HAUL ROAD. REFER TO DETAIL 8/C500. CONTRACTOR SHALL INSTALL HIGH VISIBILITY ORANGE SNOW FENCE 1.5-FEET ON EITHER SIDE OF HAUL ROAD.

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS PAVEMENT	[Pattern]
CONCRETE PAVEMENT/SIDEWALK	[Pattern]
PERVIOUS PAVERS	[Pattern]
SEE ARCHITECTURAL PLANS FOR DETAILS	[Pattern]
HAUL ROAD (TEMP)	[Pattern]



2 NOT USED
C400

1" = 10'-0"

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS, AND NOTES WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: Keith A. Mathe
DATE: 12/22/2024
REG. NO.: 46574

ISSUE RECORD
ISSUE # DATE DESCRIPTION
C400-001 01.06.2025

THE RETREAT

MENS CHAPEL REPLACEMENT
1921 WAYZATA BLVD
WAYZATA, MN 55391

PAVING AND GEOMETRIC PLAN

PROJECT: 92359
DRAWN BY: WH
CHECKED BY: KAM

Page 44 of 102

BKBM 6120 Erie Brown Drive
Suite 700 Minneapolis, MN 55412
Phone: 763.843.0420
www.bkbm.com

Structural & Civil Engineers
BKBM Engineering, Inc.
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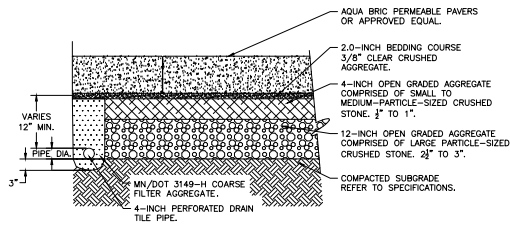
BKBM Project No. 22332.5

8442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA
55344

PH: 952-986-9662
WWW.SRA-MN.COM

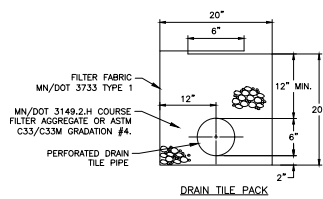
SRA
ARCHITECTURE + INTERIORS

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ARCHITECTS, INC.

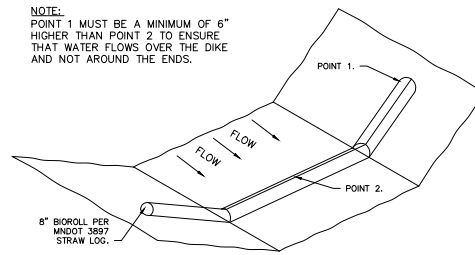


NOTE:
1: THE CROSS SECTION AS DETAILED ABOVE IS FOR REFERENCE ONLY. THE ACTUAL MATERIAL TYPE AND DEPTH IS DEPENDANT UPON MANUFACTURER'S RECOMMENDATIONS.

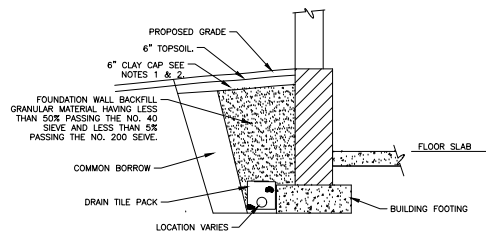
11 PERMEABLE PAVERS
C500 NOT TO SCALE



NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

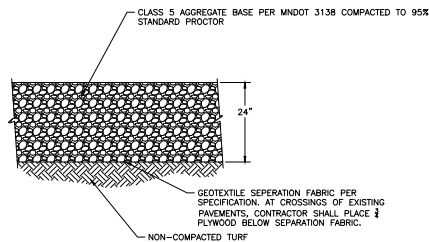


4 BIO ROLL
C500 NOT TO SCALE

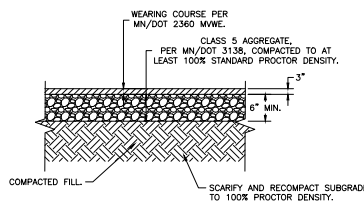


NOTE:
1. WHERE PAVEMENT IS ADJACENT TO FOUNDATION WALL, CONTRACTOR SHALL INSTALL PAVEMENT SECTION DIRECTLY OVER FOUNDATION WALL BACKFILL. CLAY CAP AND TOPSOIL SHALL NOT BE INSTALLED UNDER PROPOSED PAVEMENT SECTIONS.
2. THE FINAL ONE-FOOT OF BACKFILL FOR LANDSCAPED OR TURF "GREEN" AREAS SHALL CONSIST OF CLAY OR SILT BASED BACKFILL AND TOPSOIL. THE INTENT IS TO CAP THE SURFACE WATER FROM INFILTRATING INTO SOILS DIRECTLY ADJACENT TO THE FOUNDATION WALL OF THE BUILDING.
3. DRAIN TILE SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF THE BUILDING FOOTING.

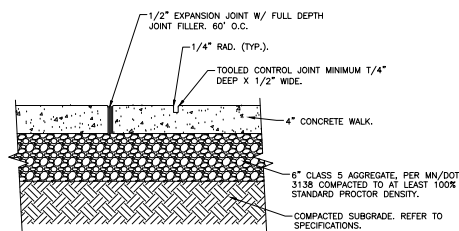
7 BUILDING PERIMETER DRAIN TILE
C500 NOT TO SCALE



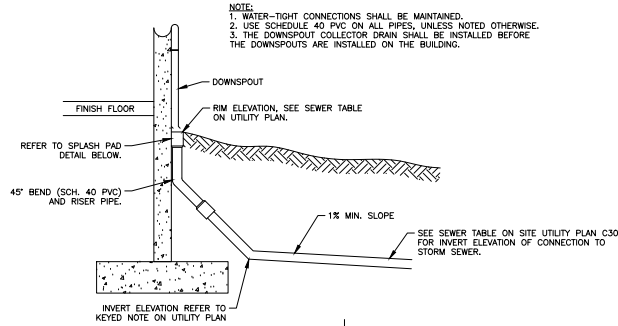
8 TEMPORARY HAUL ROAD SECTION
C500 NOT TO SCALE



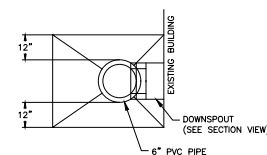
9 BITUMINOUS PATH
C500 NOT TO SCALE



10 CONCRETE SIDEWALK (TYP.)
C500 NOT TO SCALE

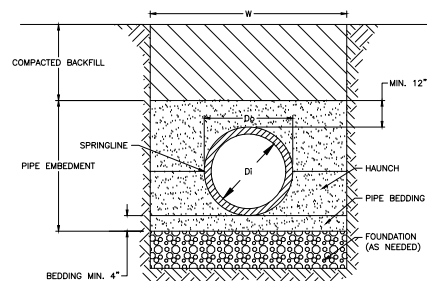


SECTION VIEW



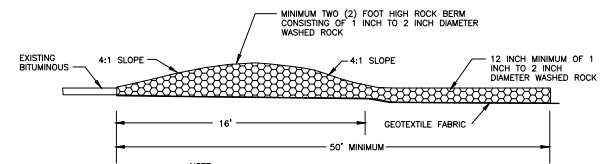
PLAN VIEW

5 DOWNSPOUT DRAIN WITH SPLASH PAD AND CASTING
C500 NOT TO SCALE



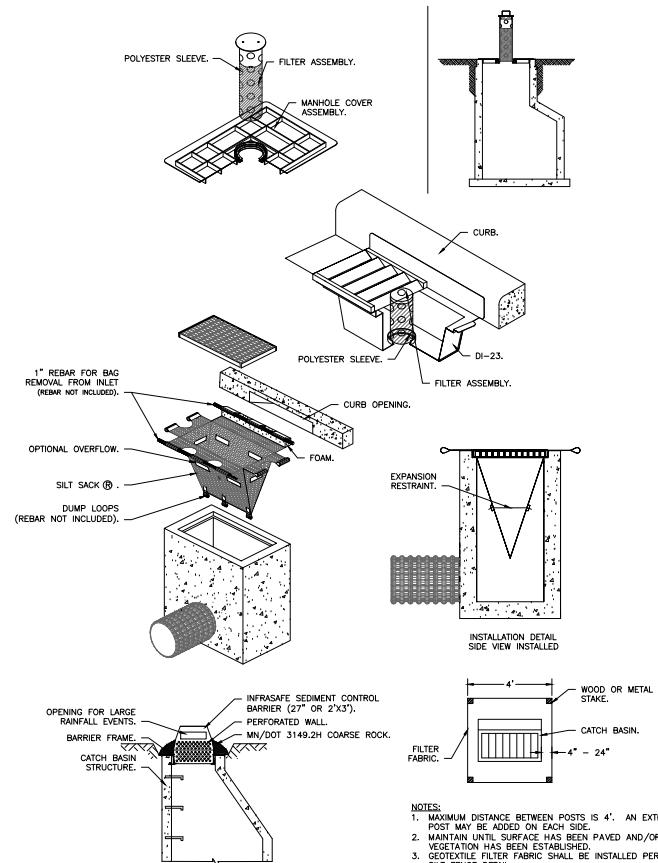
NOTE:
1. THE MINIMUM TRENCH WIDTH "W" SHALL BE W=Do+16" OR 1.25*Do+12" WHICHEVER IS GREATER.
2. PIPE EMBEDMENT MATERIAL SHALL BE CLASS I OR CLASS II MATERIAL. REFER TO SPECIFICATIONS FOR DETAILS.
3. REFER TO ASTM D2321-05 "UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" FOR DETAILS.

6 TYPICAL PIPE BEDDING FOR PVC
C500 NOT TO SCALE



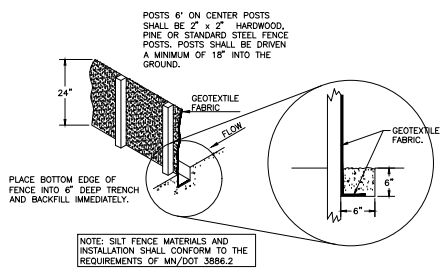
NOTE:
1. MINIMUM LENGTH OF 50 FEET AND WIDTH OF 12 FEET.
2. FOLLOW ALL CITY, WATERSHED DISTRICT AND MPCA STANDARDS.
3. CLEAN STREETS ON A DAILY BASIS OR MORE FREQUENTLY IF REQUESTED BY CITY, WATERSHED DISTRICT OR MPCA.

1 BERMED ROCK CONSTRUCTION ENTRANCE
C500 NOT TO SCALE



NOTES:
1. MAXIMUM DISTANCE BETWEEN POSTS IS 4'. AN EXTRA POST MAY BE ADDED ON EACH SIDE.
2. MAINTAIN UNTIL SURFACE HAS BEEN PAVED AND/OR VEGETATION HAS BEEN ESTABLISHED.
3. GEOTEXTILE FILTER FABRIC SHALL BE INSTALLED PER SILT FENCE DETAIL.

2 INLETS SEDIMENTATION PROTECTION OPTIONS
C500 NOT TO SCALE

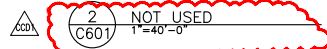


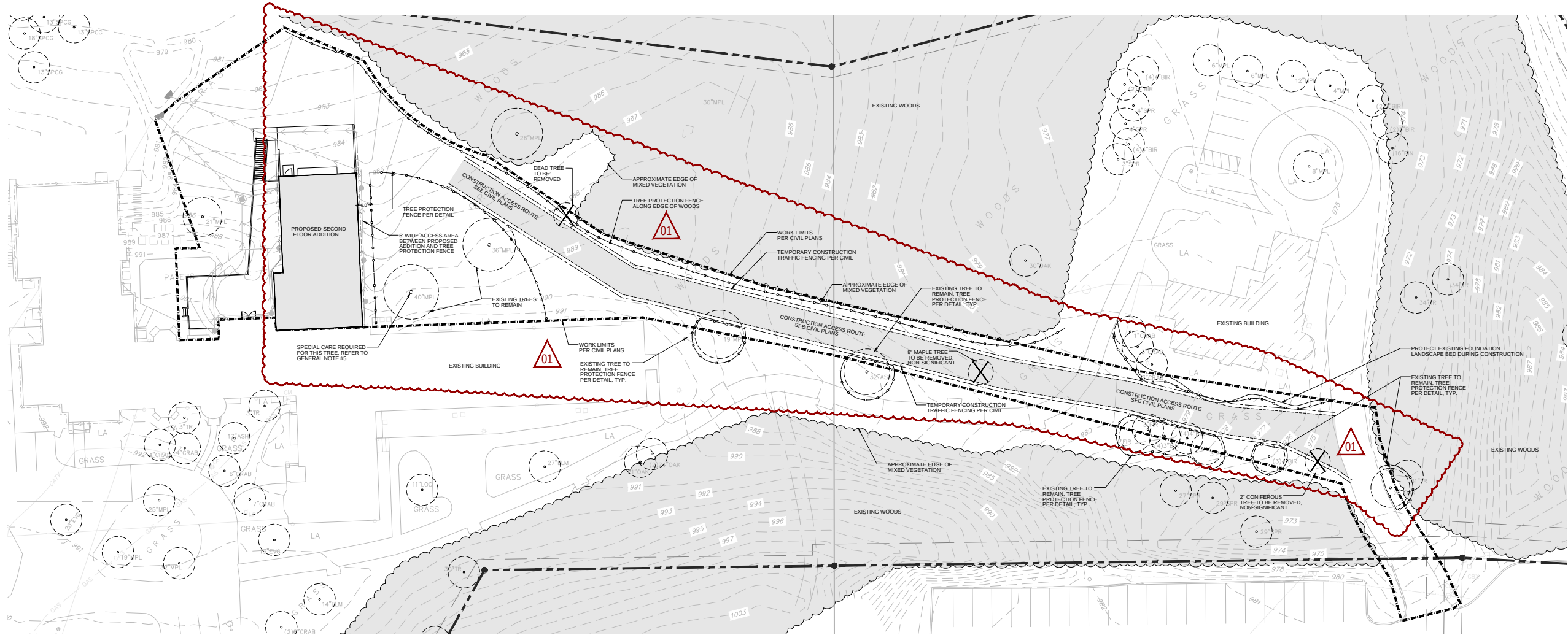
3 SILTATION FENCE
C500 NOT TO SCALE



2 NOT USED
C600 1"=40'-0"

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CHAPEL ADDITION:

General Notes:

01. See Civil Engineer's plans for site plan layout and dimensions.
02. Protect adjacent areas from damage during construction.
03. See Civil Engineer's details for paving and curb information.
04. The existing irrigation system to remain is to be kept running and extended to all disturbed areas shown.
05. Special Care Required for 40" Maple: The Owner and General Contractor will consult with an arborist to determine best practices for monitoring and caring for this tree during construction.

Tree Symbols Legend:

- Existing Non-Significant Trees to be Removed: 2
- Existing Tree To Remain
- Tree Protection Fence
- Temporary Construction Traffic Fencing Per Civil Plans

Tree Preservation Requirements:

Wayzata Significant Tree:
6"+ Deciduous Tree (Standard Growth Rate)
12"+ Deciduous Tree (Rapid Growth Rate)
12"+ or 12' Hgt. Coniferous Tree

Significant Trees to Be Removed That Require Mitigation*: 0
Mitigation Inches Required: 0

*All of the trees being removed are under the significant tree DBH threshold

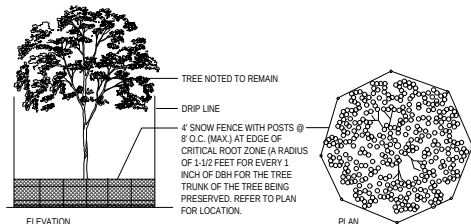
Tree Preservation Notes:

Existing boundary, location, topographic, vegetation, and utility information shown on this plan is from a field survey provided by the Owner.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- 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 approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail 1, Sheet L1.0.
- 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.
- 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.

Per City of Wayzata requirement: Work is not permitted within the protected root zones.

Per City of Wayzata requirement: The replacement of damaged trees is funded by escrow draw when applicable, in accordance with the corresponding Tree Mitigation Agreement. The replacement of damaged trees not described in the Tree Mitigation Agreement is funded by the building permit applicant. These items cannot be reassigned without the City's acceptance of a notarized Assignment & Assumption of Tree Mitigation Agreement form. All other financial responsibilities related to tree mitigation are to be negotiated independently of the City of Wayzata, per city ordinance.



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 WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

EXISTING TREE PROTECTION DETAIL

1 L1.0 NOT TO SCALE



TREE PRESERVATION PLAN:

6442 CITY WEST PARKWAY
SUITE 300
EDEN PRARIE, MINNESOTA
55444
PH: 952-986-9862
WWW.SRA-MN.COM

CALYX
DESIGN GROUP
LANDSCAPE ARCHITECTURE | PLANNING
475 Cleveland Ave. N Suite 101A
St. Paul, MN 55104
Phone: 651-788-9018
calyxdesigngroup.com

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.

Benjamin D. Hartung
Date: 12-20-2024 L.C. No. 48084

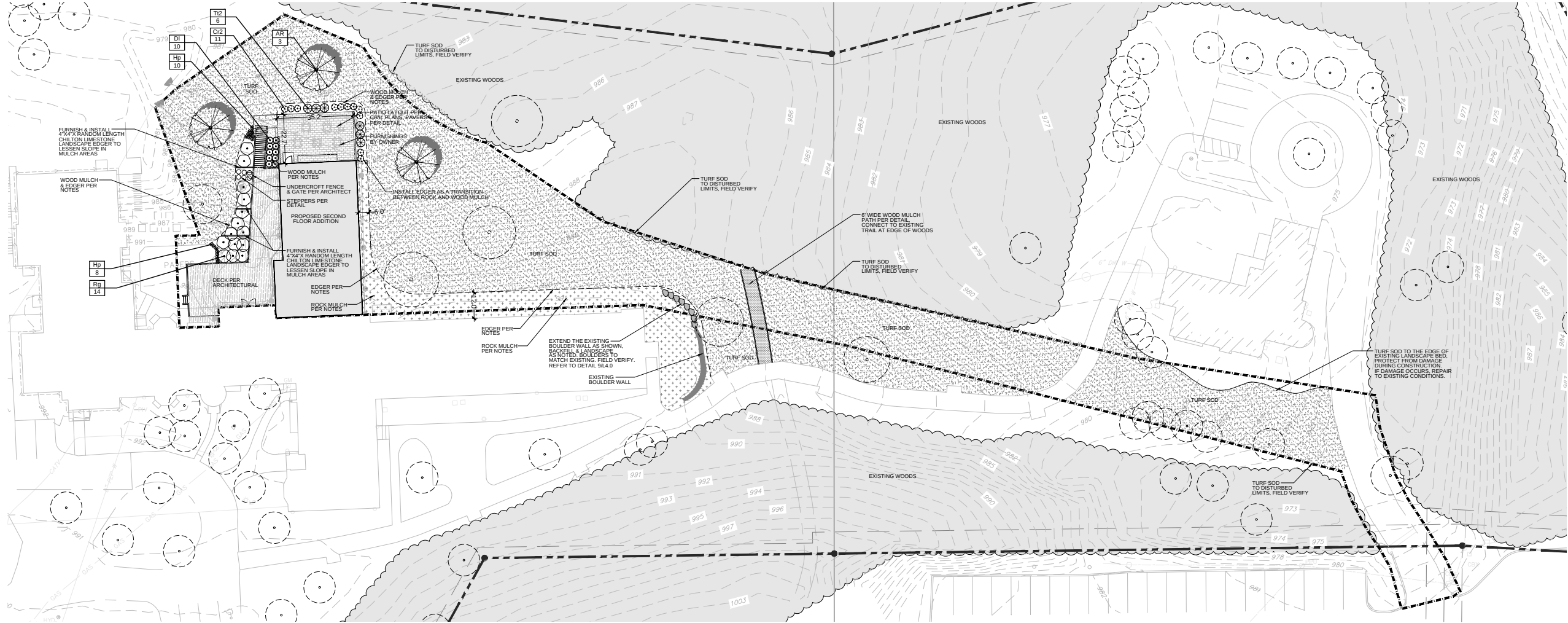
ISSUE	RECORD	DESCRIPTION
ISSUE #	DATE	
A	03-06-2025	CCD-01

THE RETREAT
MEN'S CHAPEL
1221 WAYZATA BLVD
WAYZATA, MN 55391

TREE
PRESERVATION
PLAN

PROJECT 21-019
DRAWN BY: HL
CHECKED BY: BH

L1.0
Page 18 of 102

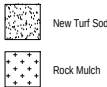


CHAPEL ADDITION:

General Notes:

01. See Civil Engineer's plans for site plan layout and dimensions.
02. Protect adjacent areas from damage during construction.
03. See Civil Engineer's details for paving and curb information.
04. The existing irrigation system to remain is to be kept running and extended to all disturbed areas shown.

Landscape Symbols Legend:



Irrigation Note:

Contractor to repair & modify existing irrigation system to ensure full coverage of the landscape area improvements shown.
Refer to Landscape Note #19 for more information.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
OVERSTORY TREE							
	AR	Acer rubrum	Red Maple	3" Cal.	B&B	3	01
SHRUBS							
	Cr2	Clethra alnifolia "Ruby Spice"	Ruby Spice Clethra	3 gal.	Pot	11	
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	10	
	Rg	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	5 gal.	Pot	14	
ANNUALS/PERENNIALS							
	Hp	Heuchera micrantha "Palace Purple"	Palace Purple Coral Bells	1 gal.	Pot	18	
EVERGREEN SHRUB							
	T12	Thuja occidentalis "Techny Globe"	Techny Globe Arborvitae	5 gal.	Pot	6	

LANDSCAPE PLAN:



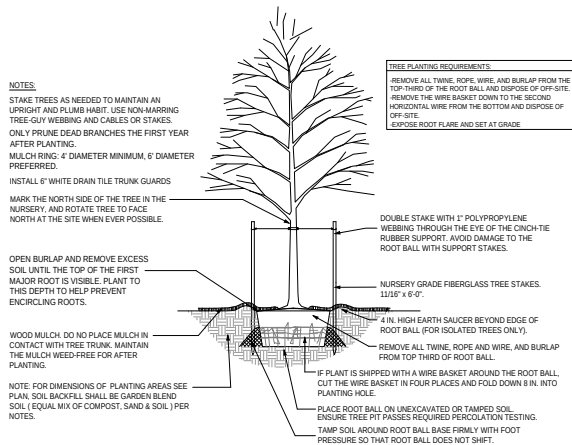
ISSUE	RECORD	DATE	DESCRIPTION
A		03-06-2025	CCD-01

Landscape Notes:

1. Tree saucer mulch to be four inches (4") depth single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. 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. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. 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.
7. 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.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. 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.
11. Contractor shall establish to their satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod, which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Contractor must bag clippings from initial mowing and remove from the job site. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly lawn maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.
13. The contractor shall guarantee newly planted material (including seeding) 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.
14. 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.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Replacement and repairs requested by the Owner during the warranty period must be made within 14 business days of the request.
18. 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.
19. Irrigation: There is an existing irrigation system on site. For all areas indicated with sod and landscaping near the building addition, contractor to repair, adjust, and extend the system to cover the landscape improvement areas shown. Verify the existing building system products and propose the same. Head-to-head coverage using commercial grade irrigation heads. Include irrigation product data for owner review. Coordinate all system repairs and adjustments with the Owner.
20. Turf Sod activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty.
21. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
22. The Landscape Contractor shall clear and grub underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the civil plan, including the stump to 30" below grade.
23. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
24. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
26. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
27. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
28. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
29. Mulch: Where Rock Mulch is noted, plant beds shall receive a 4" depth of locally available 1"-1.5" dia. river rock mulch, over DeWitt Pro 5 needle punch weed mat. Submit mulch sample for Owner approval. Install rock mulch 1" below back of curbs or walks to prevent spill-over. Do not mound rock mulch. Where Wood Mulch is noted, plant beds to receive a 4" depth of locally available Western Red Cedar wood mulch, over DeWitt Pro 5 needle punch weed mat. Submit mulch sample for Owner approval.
30. Unless otherwise noted, all edger shall be professional grade $\frac{3}{4}$ " thick black steel edger, Ryerson or Equal. Anchor every 18" on-center (minimum). Submit edger sample for Owner approval.

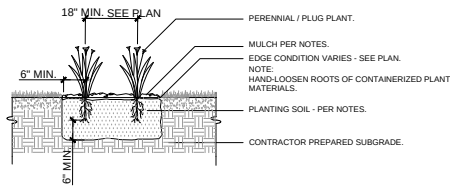
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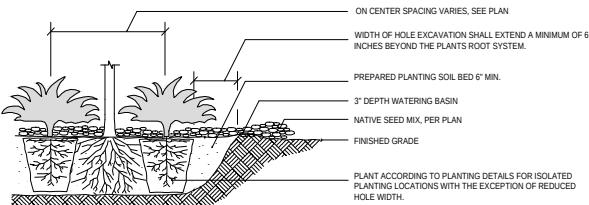
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NOT TO SCALE

DECIDUOUS TREE PLANTING - SECTION



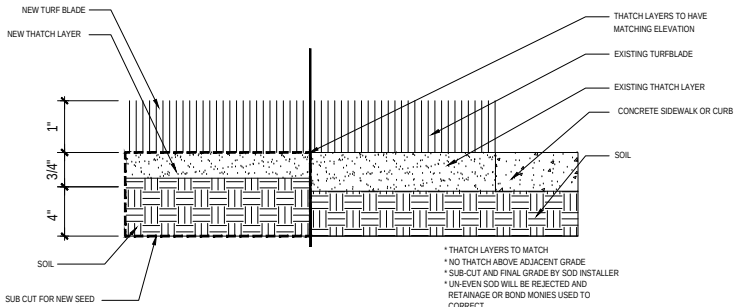
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NOT TO SCALE

TYP. PERENNIAL PLANTING - SECTION



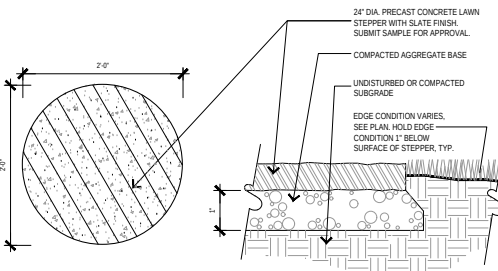
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NOT TO SCALE

TYP. SHRUB PLANTING - SECTION



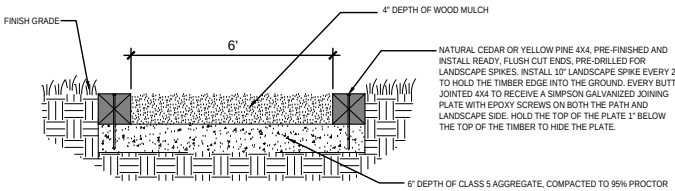
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NOT TO SCALE

SECTION - NEW TURF AGAINST EXISTING



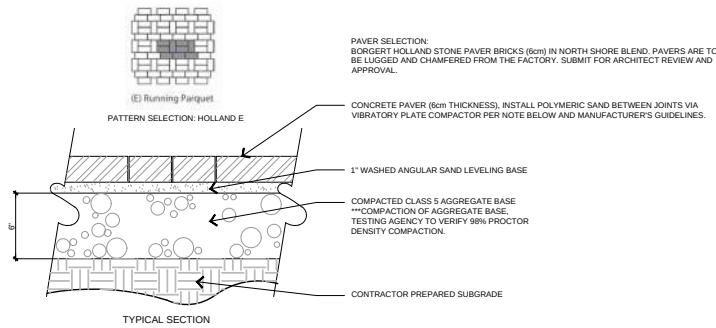
5
L4.0
NOT TO SCALE

24" DIA. PRECAST CONCRETE STEPPER



6
L4.0
NOT TO SCALE

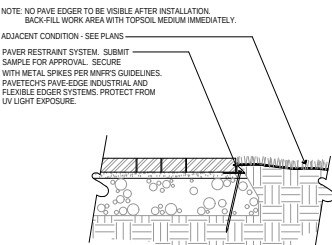
WOOD MULCH WALKING PATH WITH TIMBER EDGE DETAIL



INSTALLATION NOTE:
MANUFACTURER ADVISES THE INSTALLER SPREAD SAND OVER INSTALLED PAVERS, THEN USES A CARPET REMNANT OR SIMILAR SOFT PAD BETWEEN THE SAND AND THE VIBRATORY PLATE COMPACTOR, TO HELP REDUCE THE RISK OF PAVER CHIPPING. CONTACT MANUFACTURER FOR MORE INFORMATION.

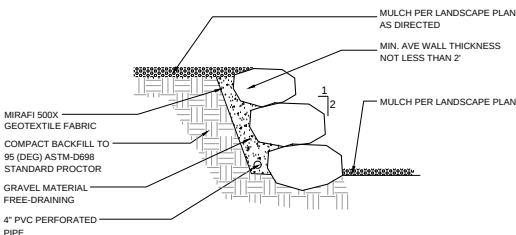
7
L4.0
NOT TO SCALE

UNIT PAVER DETAIL



8
L4.0
NOT TO SCALE

PAVER EDGE RESTRAINT DETAIL



9
L4.0
NOT TO SCALE

TYPICAL BOULDER RETAINING WALL SECTION

6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55444
PH: 952.986.9862
WWW.SRA-MN.COM

CALYX
DESIGN GROUP
LANDSCAPE ARCHITECTURE | PLANNING
475 Cleveland Ave. N Suite 101A
St. Paul, MN 55104
Phone: 651-788-9018
calyxdesigngroup.com

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SPERDIS KEMERS
ARCHITECTS, INC

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.

B. D. H.
Bergsten D. Hartberg
Date: 12-20-2024 Lic. No. 48084

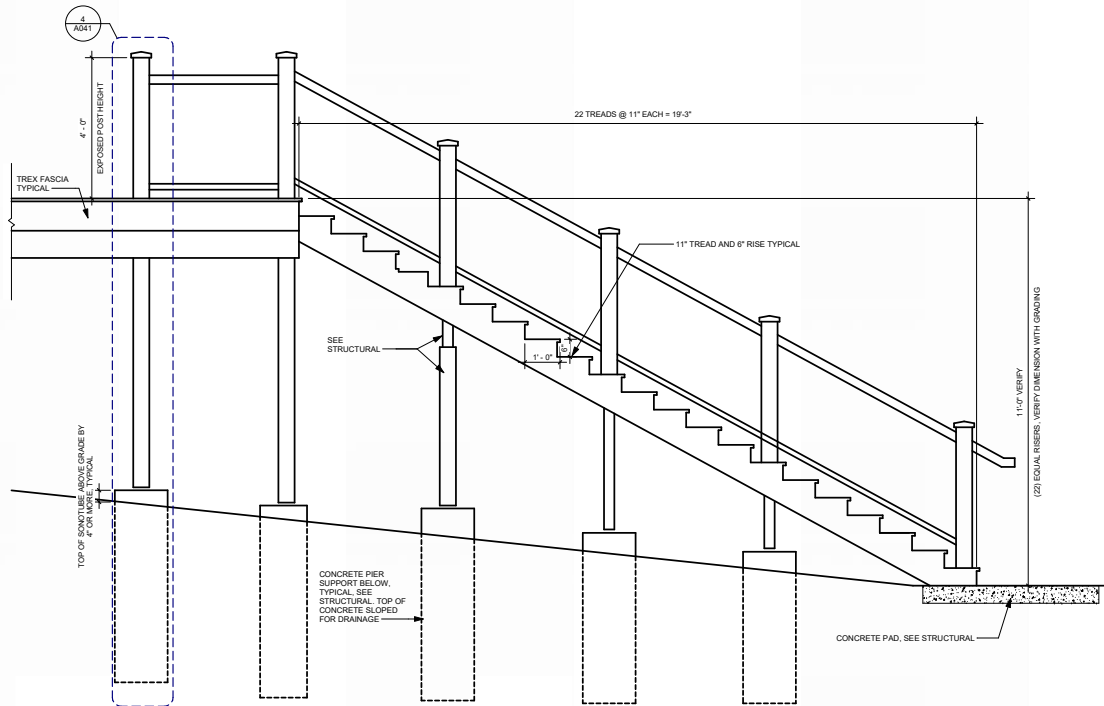
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THE RETREAT
MEN'S CHAPEL
1221 WAYZATA BLVD
WAYZATA, MN 55391

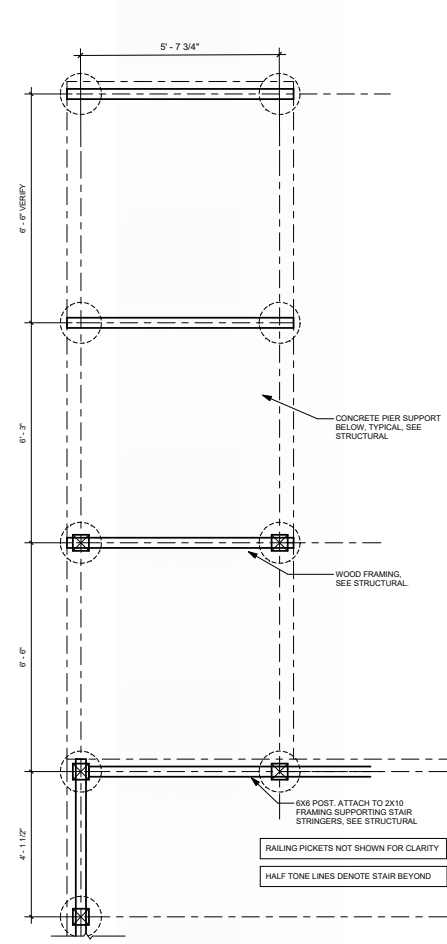
LANDSCAPE
DETAILS

PROJECT 21-019
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CHECKED BY: BH

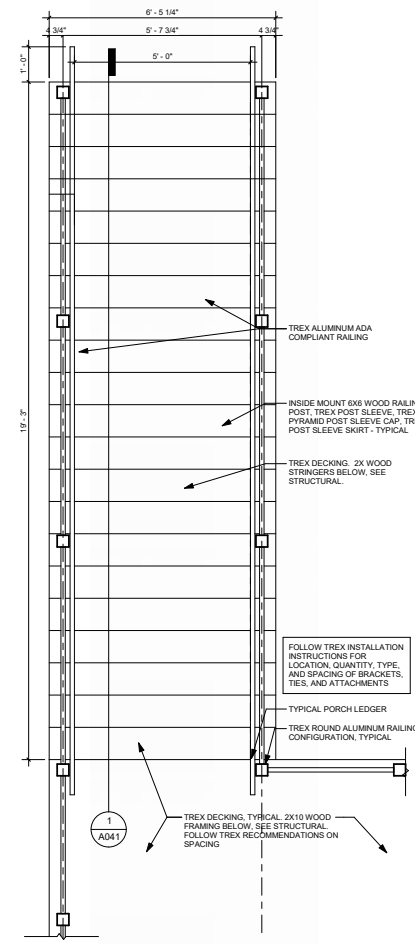
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Page 11 of 102



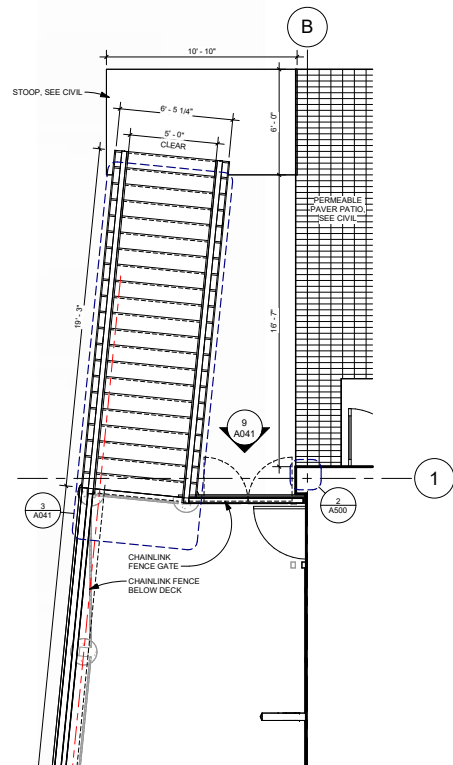
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1/2" = 1'-0"



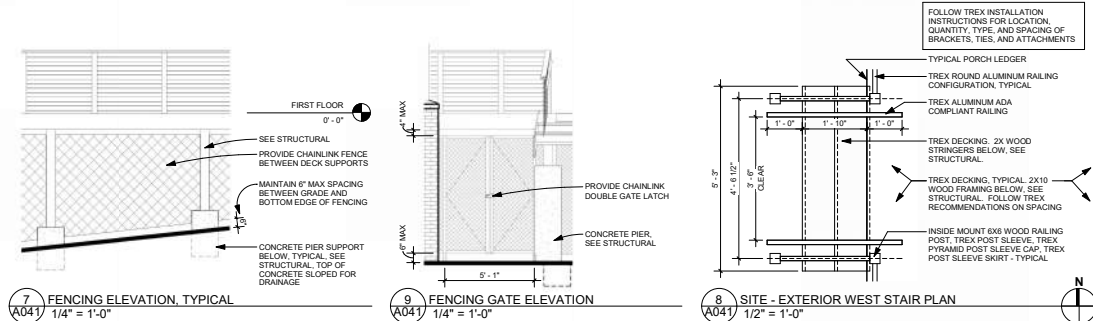
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1/2" = 1'-0"



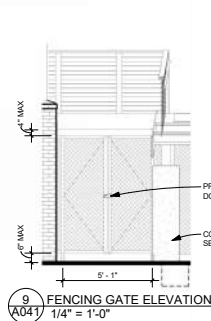
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1/2" = 1'-0"



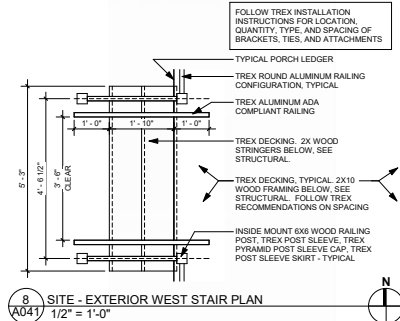
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1/2" = 1'-0"



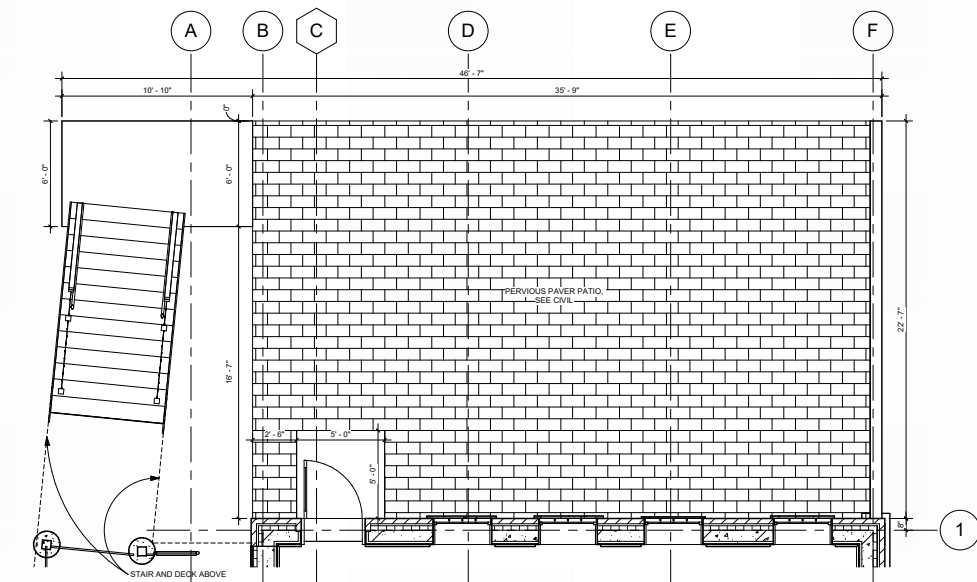
5 FENCING ELEVATION, TYPICAL
1/4" = 1'-0"



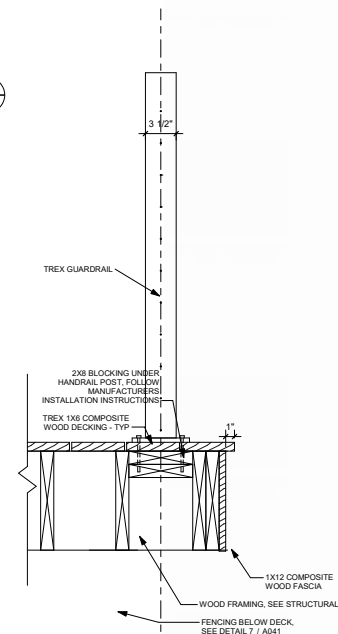
6 FENCING GATE ELEVATION
1/4" = 1'-0"



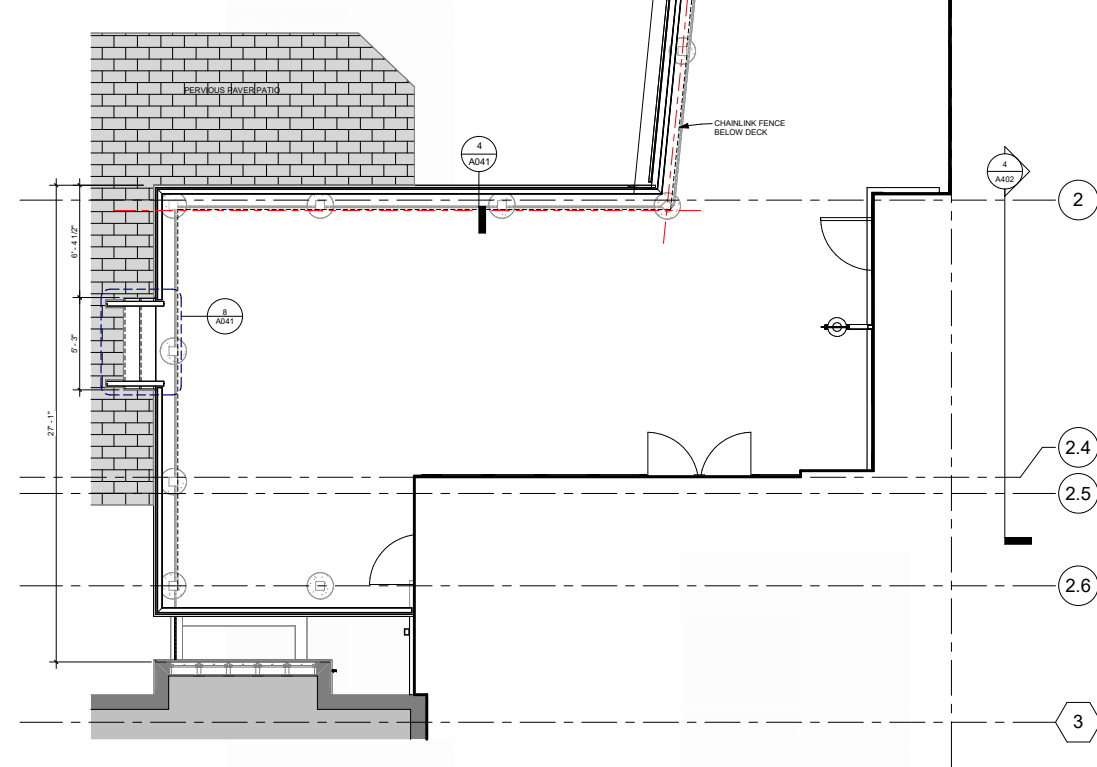
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1/2" = 1'-0"



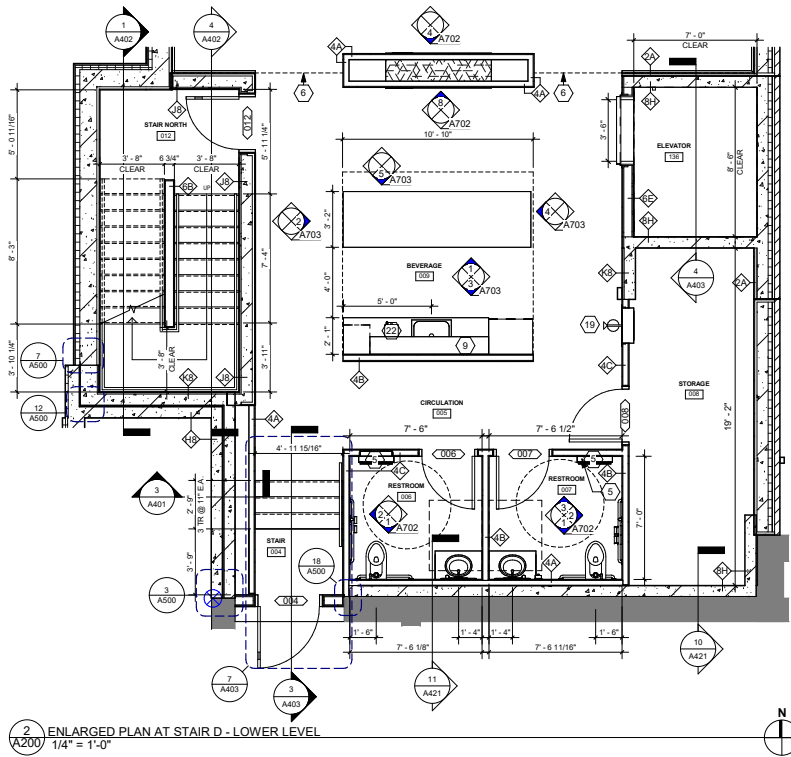
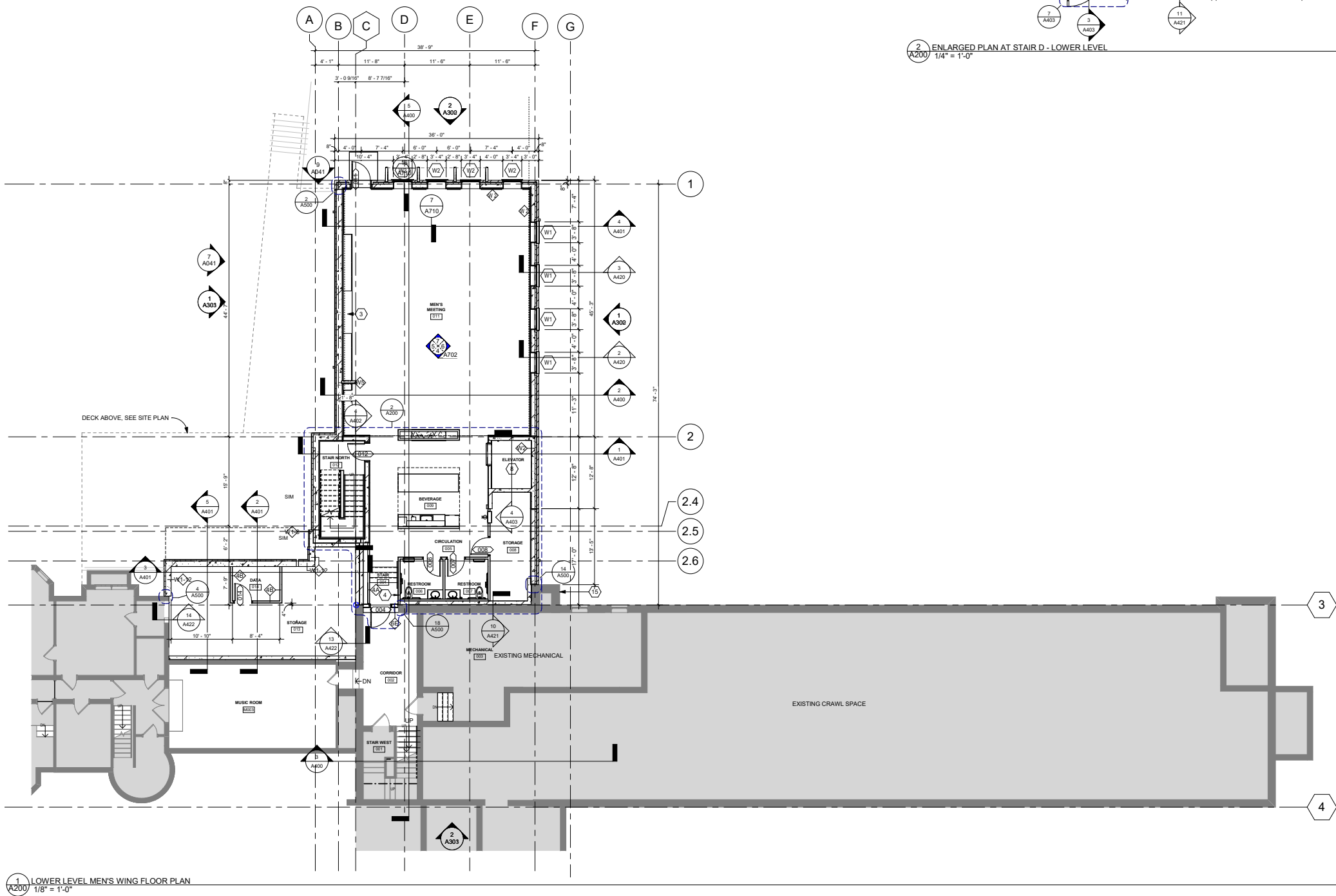
8 ENLARGED SITE PLAN AT PATIO
1/4" = 1'-0"



9 SECTION DETAIL - DECK
1 1/2" = 1'-0"

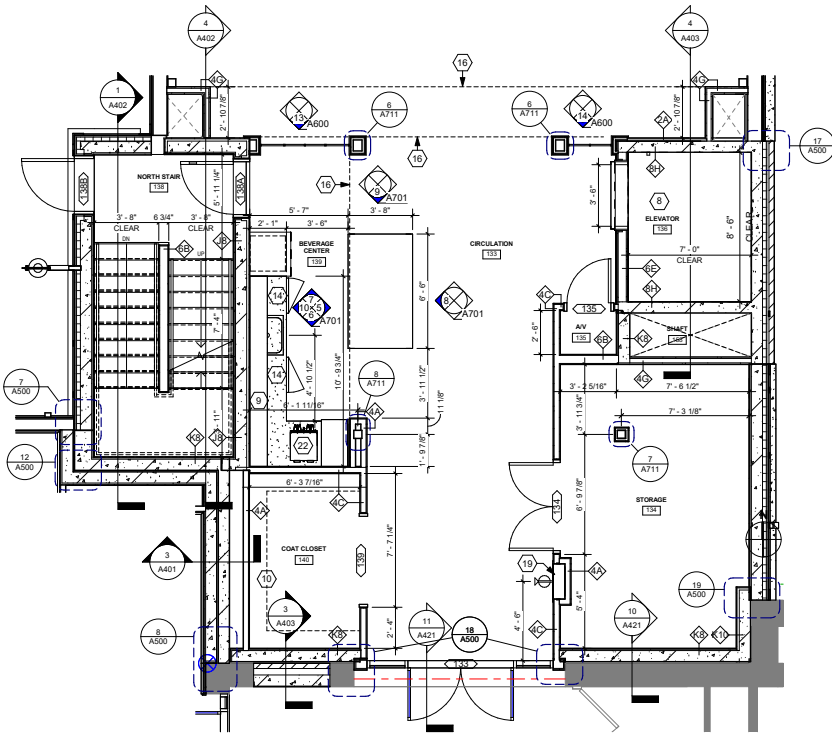
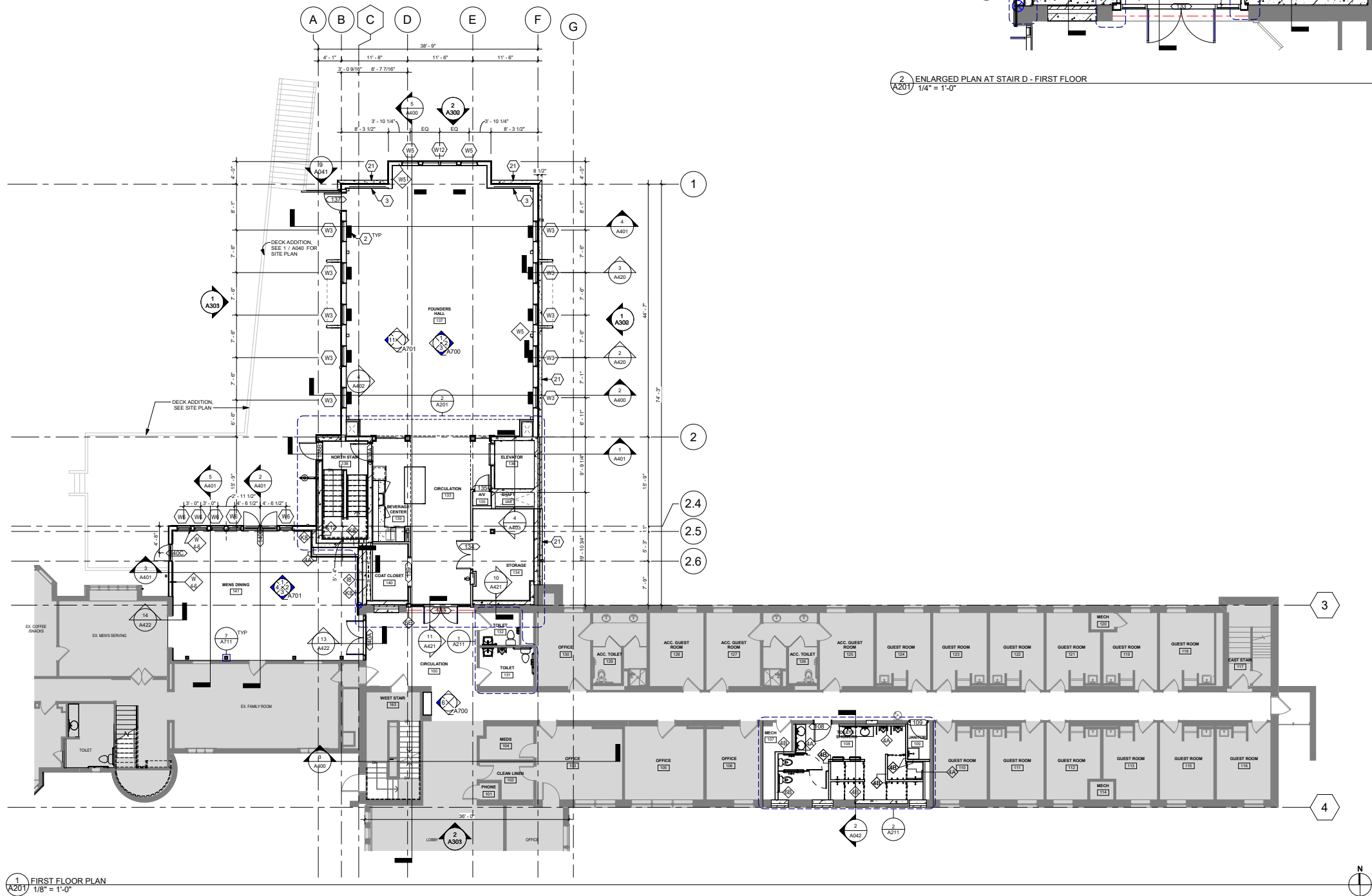


10 ENLARGED SITE PLAN AT DECK
1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES		
A.	DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.	
B.	SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS, WHICH ARE IN ADDITION TO THE WALL TYPE COMPONENTS NOTED ON THE ASSEMBLY TYPE SHEET.	
C.	SEE SHEET A200 FOR PARTITION TYPES.	
D.	DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF MASONRY OR FACE OF SHEATHING, AND AT INTERIOR WALLS ARE TO FACE OF WALL FINISH.	
E.	THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE.	
F.	ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.	
G.	PROVIDE MOISTURE RESISTANT GYP BD AT ALL WET WALLS.	
H.	PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER.	
I.	COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES, COORDINATE ALL SLEEVES THROUGH / UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.	
J.	PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.	
K.	VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHALL (IF REQUIRED).	
L.	REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.	
M.	STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED.	
N.	SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
O.	AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATING.	

FLOOR PLAN KEYNOTES		
1	3'-4" WIDE X 7'-0" TALL TEMPERED LAMINATED MIRRORS, MOUNTED DIRECTLY ON THE TOP OF BASE	
2	FLOOR DIFFUSER, SEE MECHANICAL	
3	TELEVISION MOUNTED SEE ELEVATION FOR HEIGHT. PROVIDED BY OWNER	
4	TOP OF RAMP HANDRAILS 2'-10" A.F.F., TO RUN AT SAME PITCH AS RAMP. EXTENSIONS TO BE PARALLEL WITH LEVEL FINISHED FLOOR SURFACE	
5	RECESSED CONVERTIBLE PAPER TOWEL DISPENSER / WASTE RECEPTACLE. B.O.D. BOBRICK B-3944 CLASSIC SERIES	
6	BULKHEAD ABOVE, SEE REFLECTED CEILING PLANS	
7	BRADLEY STAINLESS STEEL FLOOR-BRACED RESTROOM PARTITIONS, SERIES 500	
8	KONE MONOSPACE 3000X ELEVATOR, 3,500 LB, 150FPM, ACCESSIBLE, BRUSHED METAL FINISH HANDRAILS, LAMINATE PLASTIC WALL AND CEILING, LVT-1 FLOORING	
9	ADJUSTABLE SHELVES, SEE DETAIL. 20 / A711	
10	CLOTHES ROD AND SHELF, SEE DETAIL. 19 / A711	
11	FL4 FLOOR CONSTRUCTION IN FITNESS. SEE BUILDING SYSTEMS	
12	4 HOOKS/3 HOLDERS STAINLESS STEEL UTILITY SHELF	
13	DISHWASHER, UNDERCOUNTER, HOBART WITH BOOSTER HEATER	
14	REFRIGERATOR, UNDERCOUNTER, BY OWNER	
15	EXISTING BRICK FIREPLACE/CHIMNEY	
16	SOFFIT ABOVE, SEE REFLECTED CEILING PLANS	
17	MAYTAG COMMERCIAL STACKING WASHER/DRYER UNITS, WITH WASHER PAN AND 1-1/4" TALL VIBRATION ISOLATION PADS, BY OWNER	
18	WELL NEW FLOOR TO EXTENTS OF ROOM, ALIGN TO TOP OF ADJACENT RAMP. SEE DETAIL. 3 / A500	
19	FIRE EXTINGUISHER CABINET, RECESSED, FIRE RATED, COLOR WHITE, RED LETTERING	
20	FIRE EXTINGUISHER CABINET, WALL MOUNTED, COLOR WHITE, RED LETTERING	
21	PRECAST CONCRETE SILL	
22	COFFEE MAKER, BY OWNER	
23	MOP SINK	



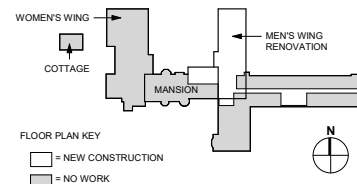
FLOOR PLAN GENERAL NOTES

- DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
- SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS, WHICH ARE IN ADDITION TO THE WALL TYPE COMPONENTS NOTED ON THE ASSEMBLY TYPE SHEET.
- SEE SHEET A200 FOR PARTITION TYPES.
- DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF MASONRY OR FACE OF SHEATHING, AND AT INTERIOR WALLS ARE TO FACE OF WALL FINISH.
- THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE.
- ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
- PROVIDE MOISTURE RESISTANT GYP BD AT ALL WET WALLS.
- PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER.
- COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES; COORDINATE ALL SLEEVES THROUGH / UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.
- PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.
- VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHALL (IF REQUIRED).
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
- STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED.
- SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATING.

FLOOR PLAN KEYNOTES

- 3'-4" WIDE X 7'-0" TALL TEMPERED LAMINATED MIRRORS, MOUNTED DIRECTLY ON THE TOP OF BASE.
- FLOOR DIFFUSER, SEE MECHANICAL.
- TELEVISION MOUNTED SEE ELEVATION FOR HEIGHT, PROVIDED BY OWNER.
- TOP OF RAMP HANDRAILS 2'-10" A.F.F., TO RUN AT SAME PITCH AS RAMP, EXTENSIONS TO BE PARALLEL WITH LEVEL FINISHED FLOOR SURFACE.
- RECESSED CONVERTIBLE PAPER TOWEL DISPENSER / WASTE RECEPTACLE, B.O.D. BOBRICK B-3944 CLASSIC SERIES.
- BULKHEAD ABOVE, SEE REFLECTED CEILING PLANS.
- BRADLEY STAINLESS STEEL FLOOR-BRACED RESTROOM PARTITIONS, SERIES 500.
- KONE MONOSPACE 3000X ELEVATOR, 3,500 LB, 150FPM, ACCESSIBLE, BRUSHED METAL FINISH HANDRAILS, LAMINATE PLASTIC WALL AND CEILING, LVT-1 FLOORING.
- ADJUSTABLE SHELVES, SEE DETAIL, 20 / A711.
- CLOTHES ROD AND SHELF, SEE DETAIL, 19 / A711.
- FL4 FLOOR CONSTRUCTION IN FITNESS, SEE BUILDING SYSTEMS.
- 4 HOOKS/3 HOLDERS STAINLESS STEEL UTILITY SHELF.
- DISHWASHER, UNDERCOUNTER, HOBART WITH BOOSTER HEATER.
- REFRIGERATOR, UNDERCOUNTER, BY OWNER.
- EXISTING BRICK FIREPLACE/CHIMNEY.
- SOFFIT ABOVE, SEE REFLECTED CEILING PLANS.
- MAYTAG COMMERCIAL STACKING WASHER/DRYER UNITS, WITH WASHER PAN AND 1-1/4" TALL VIBRATION ISOLATION PADS, BY OWNER.
- INFILL NEW FLOOR TO EXTENTS OF ROOM, ALIGN TO TOP OF ADJACENT RAMP, SEE DETAIL, 3 / A503.
- FIRE EXTINGUISHER CABINET, RECESSED, FIRE RATED, COLOR WHITE, RED LETTERING.
- FIRE EXTINGUISHER CABINET, WALL MOUNTED, COLOR WHITE, RED LETTERING.
- PRECAST CONCRETE SILL.
- COFFEE MAKER, BY OWNER.
- MOP SINK.

KEY PLAN



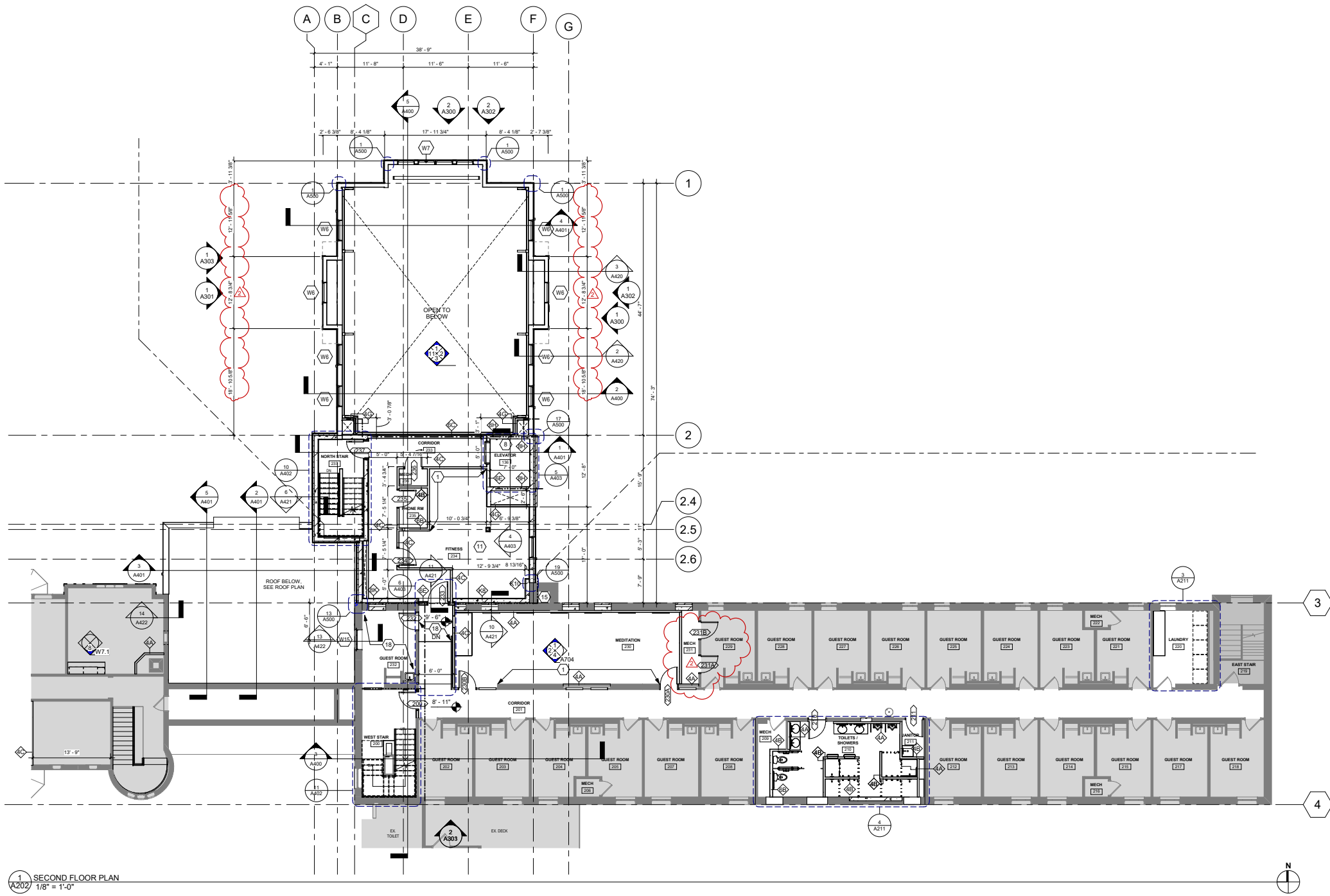
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THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

FIRST FLOOR PLAN

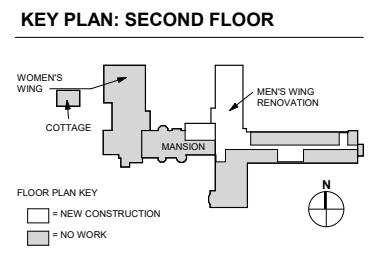
PROJECT 21-019
DRAWN BY: J.W.
CHECKED BY: A.A.



1 SECOND FLOOR PLAN
A202 1/8" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
- A. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN, CONTACT ARCHITECT FOR CLARIFICATION
 - B. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS, WHICH ARE IN ADDITION TO THE WALL TYPE COMPONENTS NOTED ON THE ASSEMBLY TYPE SHEET.
 - C. SEE SHEET A200 FOR PARTITION TYPES
 - D. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF MASONRY OR FACE OF SHEATHING, AND AT INTERIOR WALLS ARE TO FACE OF WALL FINISH.
 - E. THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE
 - F. ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE
 - G. PROVIDE MOISTURE RESISTANT GYP BD AT ALL WET WALLS
 - H. PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER
 - I. COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES, COORDINATE ALL SLEEVES THROUGH / UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER
 - J. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL
 - K. VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHALL (IF REQUIRED)
 - L. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES
 - M. STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED
 - N. SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS, ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY
 - O. AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATING

- FLOOR PLAN KEYNOTES**
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 - 2 FLOOR DIFFUSER, SEE MECHANICAL
 - 3 TELEVISION MOUNTED SEE ELEVATION FOR HEIGHT, PROVIDED BY OWNER
 - 4 TOP OF RAMP HANDRAILS 2'-10" A.F.F. TO RUN AT SAME PITCH AS RAMP, EXTENSIONS TO BE PARALLEL WITH LEVEL FINISHED FLOOR SURFACE
 - 5 RECESSED CONVERTIBLE PAPER TOWEL DISPENSER / WASTE RECEPTACLE. 8 O.D. BOBRICK 8-3944 CLASSIC SERIES
 - 6 BULKHEAD ABOVE, SEE REFLECTED CEILING PLANS
 - 7 BRADLEY STAINLESS STEEL FLOOR-BRACED RESTROOM PARTITIONS, SERIES 500
 - 8 KONE MONOSPACE 3000X ELEVATOR, 3,500 LB, 150FPM, ACCESSIBLE, BRUSHED METAL FINISH HANDRAILS, LAMINATE PLASTIC WALL AND CEILING, LVT-1 FLOORING
 - 9 ADJUSTABLE SHELVES, SEE DETAIL 20 / A711
 - 10 CLOTHES ROD AND SHELF, SEE DETAIL 19 / A711
 - 11 FL4 FLOOR CONSTRUCTION IN FITNESS, SEE BUILDING SYSTEMS
 - 12 4 HOOKS/3 HOLDERS STAINLESS STEEL UTILITY SHELF
 - 13 DISHWASHER, UNDERCOUNTER, HOBART WITH BOOSTER HEATER
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 - 15 EXISTING BRICK FIREPLACE/CHIMNEY
 - 16 SOFFIT ABOVE, SEE REFLECTED CEILING PLANS
 - 17 MAYTAG COMMERCIAL STACKING WASHER/DRYER UNITS, WITH WASHER PAN AND 1-1/4" TALL VIBRATION ISOLATION PADS, BY OWNER
 - 18 INFILL NEW FLOOR TO EXTENTS OF ROOM, ALIGN TO TOP OF ADJACENT RAMP, SEE DETAIL 3 / A503
 - 19 FIRE EXTINGUISHER CABINET, RECESSED, FIRE RATED, COLOR WHITE, RED LETTERING
 - 20 FIRE EXTINGUISHER CABINET, WALL MOUNTED, COLOR WHITE, RED LETTERING
 - 21 PRECAST CONCRETE SILL
 - 22 COFFEE MAKER, BY OWNER
 - 23 MOP SINK



SRa ARCHITECTURE + INTERIORS

6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA
55344
PH: 952-986-9662
WWW.SRa-MN.COM

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THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

SECOND FLOOR PLAN

PROJECT 21-019
DRAWN BY: J.W.
CHECKED BY: A.A.

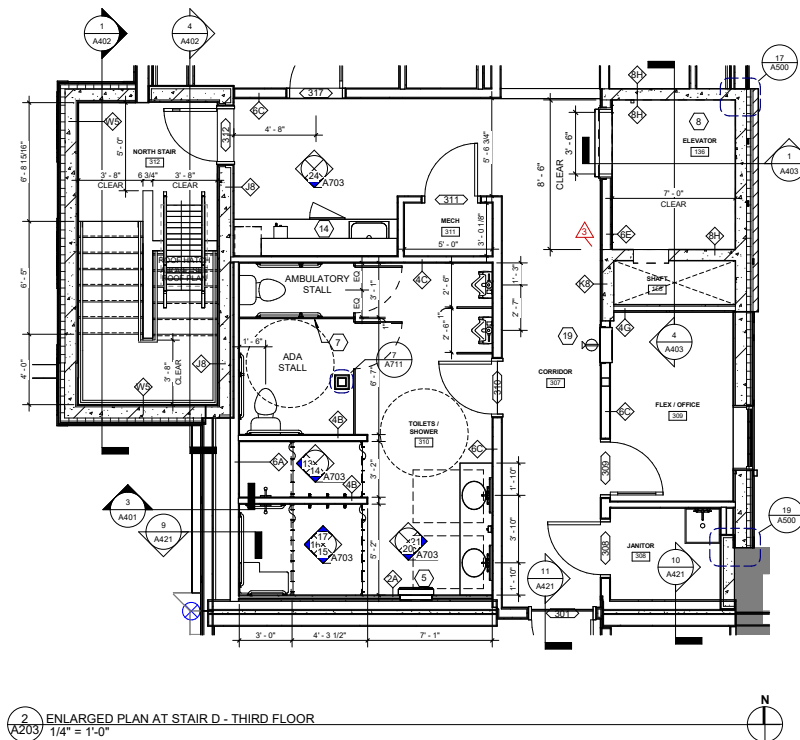
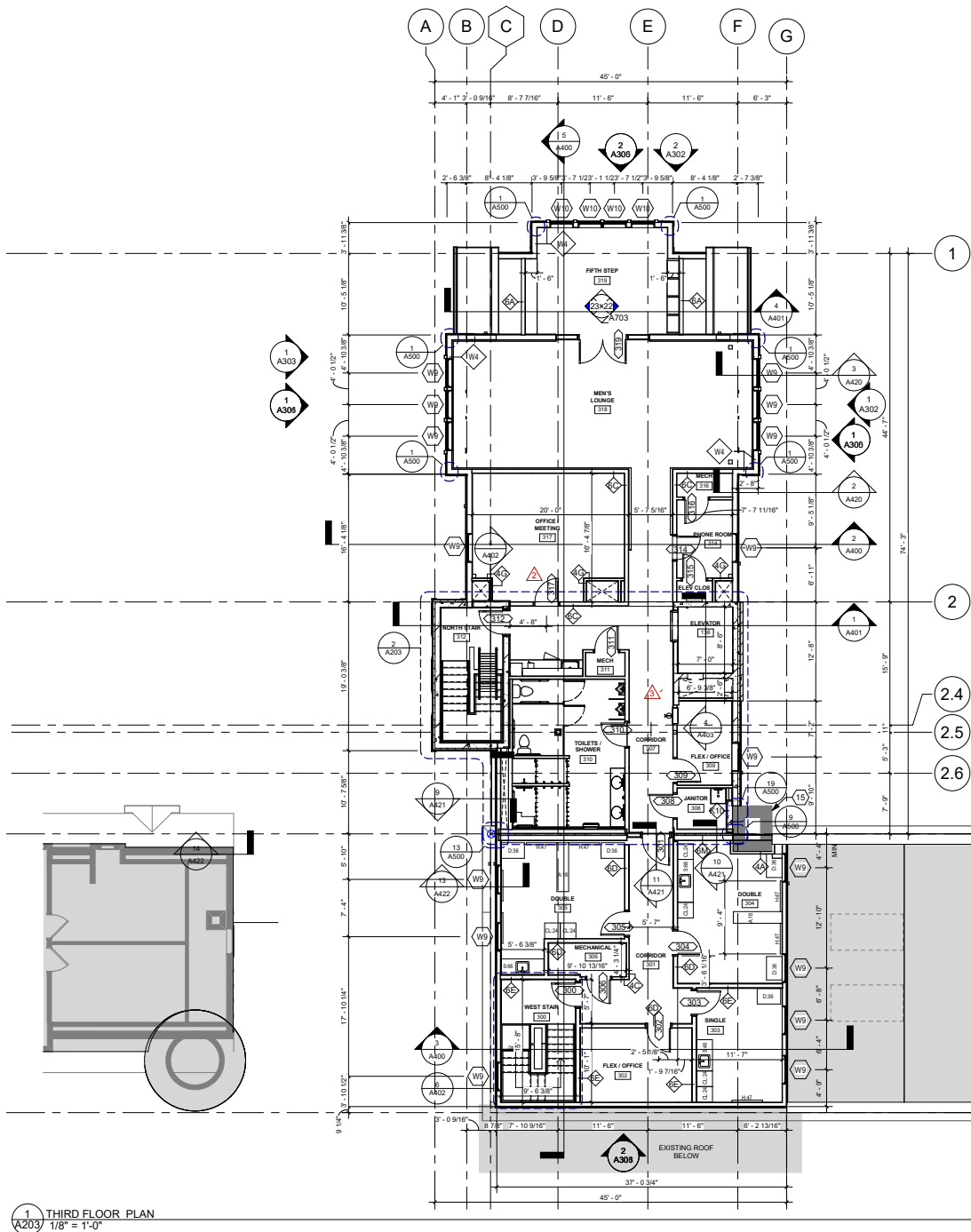
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Page 55 of 102

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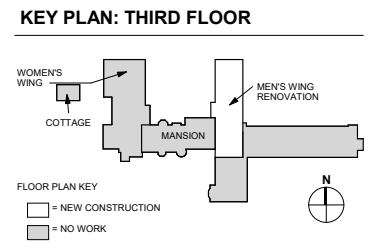
ISSUE #	DATE	DESCRIPTION
1	2025-01-20	ISSUE NO. 1
2	2025-01-20	ADDendum 02

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ERIC A. REMERS, AIA
01/10/2025
REGISTRATION NO. 0248



- ### FLOOR PLAN GENERAL NOTES
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 - PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER
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 - ADJUSTABLE SHELVES, SEE DETAIL: 20 / A711
 - CLOTHES ROD AND SHELF, SEE DETAIL: 19 / A711
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 - DISHWASHER, UNDERCOUNTER, HOBART WITH BOOSTER HEATER
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 - EXISTING BRICK FIREPLACE/CHIMNEY
 - SOFFIT ABOVE, SEE REFLECTED CEILING PLANS
 - MAYTAG COMMERCIAL STACKING WASHER/DRYER UNITS, WITH WASHER PAN AND 1-1/4" TALL VIBRATION ISOLATION PADS, VERIFY VOLTAGE WITH ELECTRICAL BY OWNER
 - INFILL NEW FLOOR TO EXTENTS OF ROOM, ALIGN TO TOP OF ADJACENT RAMP. SEE DETAIL: 3 / A503
 - FIRE EXTINGUISHER CABINET, RECESSED, FIRE RATED, COLOR WHITE, RED LETTERING
 - FIRE EXTINGUISHER CABINET, WALL MOUNTED, COLOR WHITE, RED LETTERING
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ERIC A. REMERS, AIA
01/10/2025
REGISTRATION NO. 2404

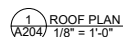
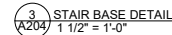
THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

THIRD FLOOR PLAN

PROJECT 21-019
DRAWN BY: J.W.
CHECKED BY: A.A.

A203
Page 56 of 102



6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA
55344
PH: 952-996-9662
WWW.SRA-MN.COM

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ERIC A.
BENNER, AJA

01/10/2002

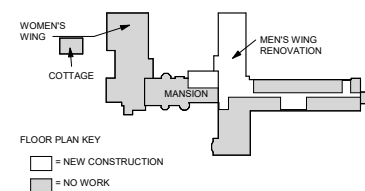
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	2025-01-10	ADDE NDIUM - 01
2	2025-01-23	ADDE NDIUM-02

THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

ROOF PLAN



PROJECT 21-019
DRAWN BY: J.W.
CHECKED BY: AA.

A204
Page 57 of 10
1/23/2015 10:31:58 AM



1 MEN'S WING EAST ELEVATION - RENDERED
A302 3/16" = 1'-0"



2 MEN'S WING EXTERIOR NORTH ELEVATION - RENDERED
A302 3/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

- A** JAMES HARDIE OR LP MANUFACTURED STUCCO TEXTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS
- B** JAMES HARDIE 6" LAP SIDING OR LP MANUFACTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS
- C** "FULL WYTH BRICK VENEER FACE BRICK" TO MATCH EXISTING CONTACT METRO BRICK INC.
- D** JAMES HARDIE OR LP MANUFACTURED TRIM - 4", 6" AND 8"
- E** ARCHITECTURAL PRECAST
- F** ASPHALT SHINGLE, MATCHING EXISTING MANSION COLOR

GLAZING PERCENTAGE

1/A302	% WINDOW COVERAGE = 14.3% % SOLID COVERAGE = 85.7%
2/A302	% WINDOW COVERAGE = 78.9% % SOLID COVERAGE = 21.1%
1/A303	% WINDOW COVERAGE = 11.9% % SOLID COVERAGE = 88.1%
2/A303	% WINDOW COVERAGE = 0% % SOLID COVERAGE = 100%

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IN THE STATE OF MINNESOTA
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01100202
REGISTRATION NO/DAT

ISSUE RECORD	DATE	DESCRIPTION
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THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

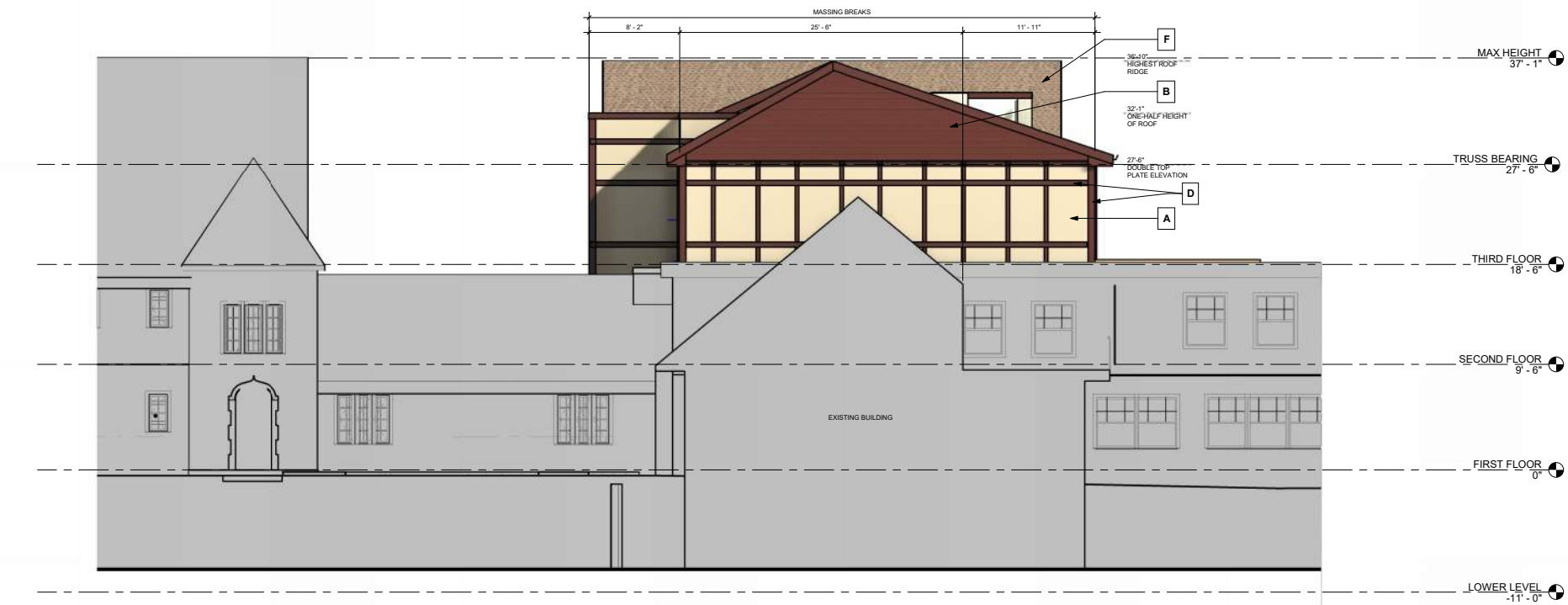
RENDERED
EXTERIOR
ELEVATIONS

PROJECT 21-019
DRAWN BY: J.W.
CHECKED BY: A.A.

A302
Page 58 of 102



1 MEN'S WING EXTERIOR WEST ELEVATION - RENDERED
A303 3/16" = 1'-0"



2 MEN'S WING EXTERIOR SOUTH ELEVATION - RENDERED
A303 3/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

A

JAMES HARDIE OR LP MANUFACTURED STUCCO TEXTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS

B

JAMES HARDIE 6" LAP SIDING OR LP MANUFACTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS

C

"FULL WYTH BRICK VENEER FACE BRICK" TO MATCH EXISTING CONTACT METRO BRICK INC.

D

JAMES HARDIE OR LP MANUFACTURED TRIM - 4", 6" AND 8"

E

ARCHITECTURAL PRECAST

F

ASPHALT SHINGLE, MATCHING EXISTING MANSION COLOR

GLAZING PERCENTAGE

1/A302	% WINDOW COVERAGE = 14.3% % SOLID COVERAGE = 85.7%
2/A302	% WINDOW COVERAGE = 78.9% % SOLID COVERAGE = 21.1%
1/A303	% WINDOW COVERAGE = 11.9% % SOLID COVERAGE = 88.1%
2/A303	% WINDOW COVERAGE = 0% % SOLID COVERAGE = 100%

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THE RETREAT

MEN'S CHAPEL REPLACEMENT
1221 WAYZATA BLVD
WAYZATA, MN 55391

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	2025-07-10	ADDENDUM - 01

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01/10/2025

REGISTRATION NO

DATE

PROJECT

21-019

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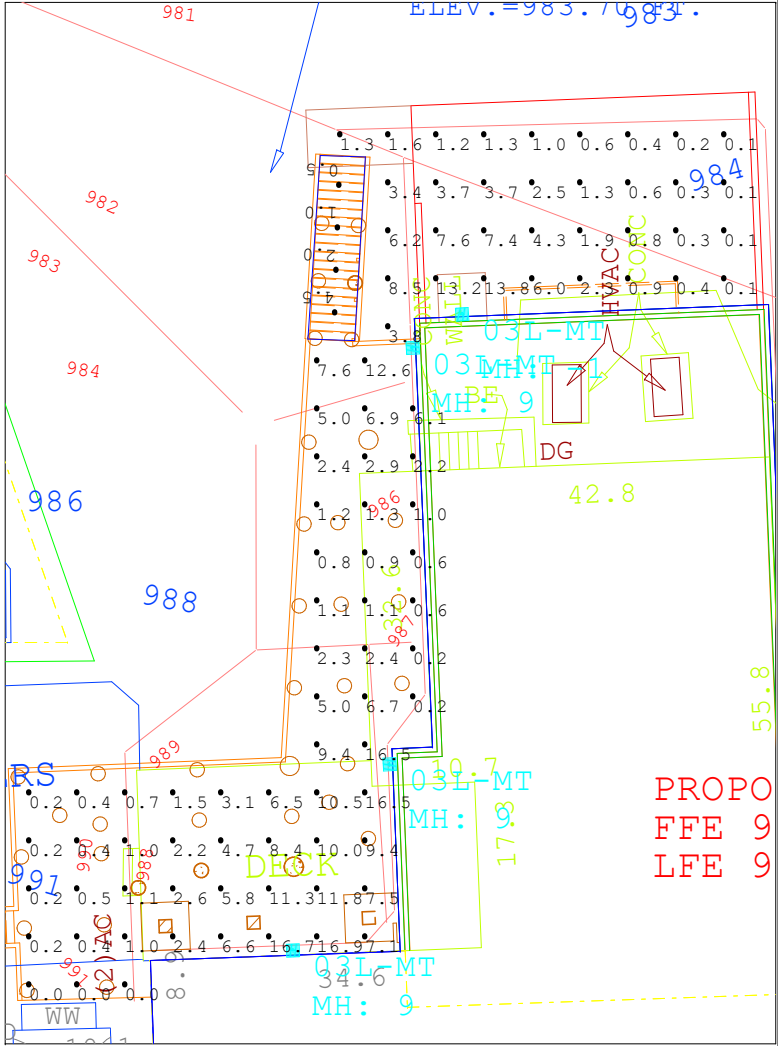
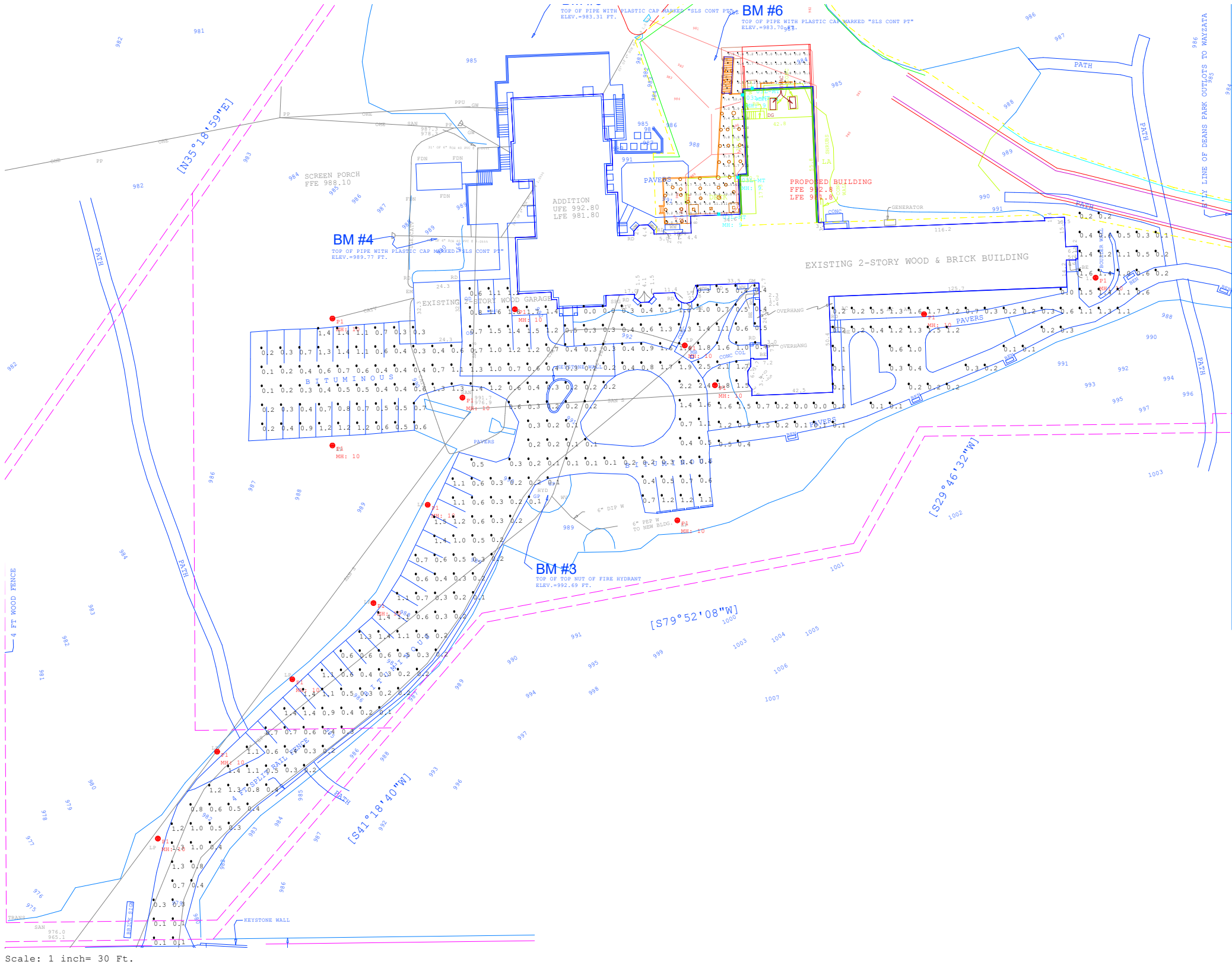
J.W.

CHECKED BY:

A.A.

A303

Page 59 of 102



Blow up of Deck
Scale: 1 inch= 10 Ft.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Tag
	4	03L-MT	Single	XWS-LED-03L-MT-40-80CRI	0.900	3879	26	104	MH = 9ft
	14	P1	Single	LES-50-730-HWD-UNV	0.900	5118	52.33	732.62	MH = 10ft

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Adjacent Area	Illuminance	Fc	0.6	1.7	0.0	N.A.	N.A.
Deck	Illuminance	Fc	4.4	16.9	0.0	N.A.	N.A.
Lower Deck	Illuminance	Fc	3.0	13.8	0.1	29.7	138.0
Object_3_Planar	Illuminance	Fc	2.0	4.5	0.5	4.0	9.0
Site	Illuminance	Fc	0.7	2.5	0.0	N.A.	N.A.

These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.



#	Date	Comments
Revisions		

Drawn By: Joe Frey	Date: 3/27/2025
Sales Agent: Jerry Strand	Scale: 1" = 30'

The Retreat Site



Proj: The Retreat - LS952-4265-1

Type: 03L-MT

XWS LED 3L MT UNV DIM 40 80CRI *STD
FINISH

Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

Mirada Small Wall Sconce Visual Comfort (XWS VC)

Outdoor LED Wall Light



OVERVIEW

Lumen Package (lm)	1,000 - 6,000
Wattage Range (W)	10 - 52
Efficacy Range (LPW)	119 - 163
Weight lbs (kg)	8 (3.6)

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: 10 lbs in carton.
- Max luminaire shipping weight (with back housing): 20 lbs in carton.

Optical System

- Choice of acrylic lens or high impact resistant polycarbonate lens
- The lens is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire
- Reflector system with recessed light engine reduces glare and brightness.
- Forward Throw Wide and Medium distributions available.
- Optional diffused lens for reduced LED pixilation over the lens and maximum visual comfort.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical

- High-performance driver features over-voltage under-voltage, short-circuit and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional Dual Drivers/Circuit/Power Feeds.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0° to 50° with cold weather battery rated for -20°C to 50°. 120-277V Only.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 2700K or 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK10 rated luminaire per IEC 60622 mechanical impact code with clear polycarbonate lens (MTP).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product are DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.



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SPEC.1021.D.0723



Proj: The Retreat - LS952-4265-1

Type: 03L-MT

XWS LED 3L MT UNV DIM 40 80CRI *STD
FINISH

Mirada Small Wall Sconce Visual Comfort (XWS VC)

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

DLC Premium, Product ID: PO5BCDP4

TYPICAL ORDER EXAMPLE: XWS LED 6L FTW UNV DIM 40 80CRI ALBCS1 BLK EH

Prefix	Light Source	Lumen Package	Distribution/Lens	Voltage	Driver
XWS - Mirada Small Wall Sconce	LED	1L - 1,000 (10w) UNV Only 2L - 2,000 (15w) 3L - 3,000 (26w) 5L - 5,000 (39w) 6L - 6,000 (52w) Custom Lumen Packages ¹	FTW - Forward Throw Wide Clear Acrylic MT - Medium Throw Clear Acrylic MTD - Medium Throw Diffuse Acrylic MTP - Medium Throw Clear Polycarbonate MTPD - Medium Throw Diffuse Polycarbonate	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10v Dimming (0-10%)
Color Temperature	Color Rendering	Controls	Finish	Options	
27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K	80CRI - 80 CRI	Blank - None Wireless Controls ALSC - AirLink Synapse Control System ^{2,3,4} ALSCS1 - AirLink Synapse Control System with 8-12' MH Motion Sensor ^{2,3,4} ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ^{2,3,4} ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ^{2,3,4} Standalone Controls EXT - 0-10v Dimming leads extended to housing exterior IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor 8-24' MH ^{2,3,4,5} Button Type Photocells PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White Advise	Blank - None ZDP - Dual Driver, Circuit & Power Feed ^{3,4,6,7} BB - Battery Back-up (0°C) ^{3,4,9} CWBB - Cold Weather Battery Backup(-20°C) ^{3,4,9} EH - Extended Housing ⁴ SP1 - 10kV Surge Protection Device TP - Tamper Proof ¹⁰	



Need more information?

[Click here for our glossary.](#)

Have additional questions?

Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION⁷

Part Number	Description
758270	XWS Performance Lens (FTW)
758267	XWS Clear Acrylic Lens (MT)
758268	XWS Diffuse Acrylic Lens (MTD)
758271	XWS Polycarbonate Vandal Lens (MTP)

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box
783974	XWS Tamper Resistant Hardware
783975	XWS Tamper Resistant Hardware Screw Driver

Battery Backup

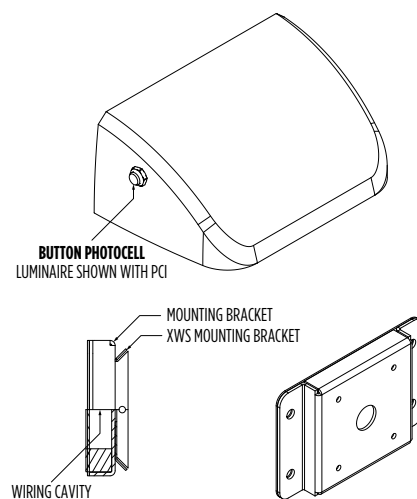
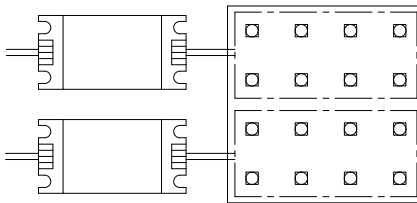
- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 8w tbattery delivers ~1,200 lumens during emergency mode.
- 20w tbattery delivers ~3,000 lumens during emergency mode.



Luminaire shown with sensor & battery backup

Dual Driver, Circuit, & Power Feed

- Dual drivers and circuit provide redundant sources to ensure that failure of one component will not leave total darkness in any space. Dual power feeds allow for wiring to inverters to reduce load during emergency operation. Extended housing required.



- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- When high voltage (HV) is specified, IMS, ALB and ALS control options are limited to the 6L lumen package.
- Option requires EH extended housing.
- For applications with surface conduit, there is limited hub accessibility when ordering with controls, battery backup or dual driver options. Consult factory.
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.

- Not available with controls.
- Not available in 1L, 2L and 3L lumen packages.
- Accessories are shipped separately and field installed.
- Universal Voltage Only (120-277V).
- Tamper-proof screwdriver must be ordered separately (see accessory ordering information)



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SPEC.1021.D.0723



Proj: The Retreat - LS952-4265-1

Type: 03L-MT

XWS LED 3L MT UNV DIM 40 80CRI *STD
FINISH

Mirada Small Wall Sconce Visual Comfort (XWS VC)

Type: _____

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PERFORMANCE

Delivered Lumens¹																		
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			3500K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
1L	FTW	80	1,433	143	B1-U0-G1	1512	151	B1-U0-G1	1549	155	B1-U0-G1	1,569	157	B1-U0-G1	1,582	158	B1-U0-G1	10
	MT		1,480	148	B1-U0-G0	1562	156	B1-U0-G0	1600	160	B1-U0-G0	1,621	162	B1-U0-G0	1,635	163	B1-U0-G0	
	MTD		1,385	138	B1-U0-G1	1461	146	B1-U0-G1	1497	150	B1-U0-G1	1,516	152	B1-U0-G1	1,529	153	B1-U0-G1	
	MTP		1,478	148	B1-U0-G0	1561	156	B1-U0-G0	1598	160	B1-U0-G0	1,619	162	B1-U0-G0	1,633	163	B1-U0-G0	
	MTPD		1,276	128	B1-U0-G1	1347	135	B1-U0-G1	1380	138	B1-U0-G1	1,398	140	B1-U0-G1	1,410	141	B1-U0-G1	
2L	FTW	80	1,961	131	B1-U0-G1	2,071	138	B1-U0-G1	2,120	141	B1-U0-G1	2,145	143	B1-U0-G1	2,167	144	B1-U0-G1	15
	MT		2,023	135	B1-U0-G0	2,136	142	B1-U0-G0	2,188	146	B1-U0-G0	2,216	148	B1-U0-G0	2,236	149	B1-U0-G0	
	MTD		1,892	126	B1-U0-G1	1,997	133	B1-U0-G1	2,045	136	B1-U0-G1	2,072	138	B1-U0-G1	2,090	139	B1-U0-G1	
	MTP		2,020	135	B1-U0-G0	2,133	142	B1-U0-G0	2,184	146	B1-U0-G0	2,213	148	B1-U0-G0	2,233	149	B1-U0-G0	
	MTPD		1,744	116	B1-U0-G1	1,842	123	B1-U0-G1	1,887	126	B1-U0-G1	1,911	127	B1-U0-G1	1,928	129	B1-U0-G1	
3L	FTW	80	3,432	132	B1-U0-G1	3,624	139	B1-U0-G1	3,710	143	B1-U0-G1	3,759	145	B1-U0-G1	3,793	146	B1-U0-G1	26
	MT		3,542	136	B1-U0-G1	3,739	144	B1-U0-G1	3,829	147	B1-U0-G1	3,879	149	B1-U0-G1	3,914	151	B1-U0-G1	
	MTD		3,495	134	B1-U0-G1	3,690	142	B1-U0-G1	3,778	145	B1-U0-G1	3,828	147	B1-U0-G1	3,862	149	B1-U0-G1	
	MTP		3,537	136	B1-U0-G1	3,735	144	B1-U0-G1	3,824	147	B1-U0-G1	3,874	149	B1-U0-G1	3,909	150	B1-U0-G1	
	MTPD		3,054	117	B1-U0-G1	3,224	124	B1-U0-G1	3,303	127	B1-U0-G1	3,345	129	B1-U0-G1	3,375	130	B1-U0-G1	
5L	FTW	80	4,980	128	B1-U0-G1	5,257	135	B1-U0-G1	5,383	138	B1-U0-G1	5,454	140	B1-U0-G1	5,503	141	B1-U0-G1	39
	MT		5,138	132	B1-U0-G1	5,425	139	B1-U0-G1	5,555	142	B1-U0-G1	5,628	144	B1-U0-G1	5,678	146	B1-U0-G1	
	MTD		4,805	123	B1-U0-G1	5,074	130	B1-U0-G1	5,195	133	B2-U0-G1	5,263	135	B2-U0-G1	5,310	136	B2-U0-G1	
	MTP		5,132	132	B1-U0-G1	5,418	139	B1-U0-G1	5,548	142	B1-U0-G1	5,621	144	B1-U0-G1	5,671	145	B1-U0-G1	
	MTPD		4,430	114	B1-U0-G1	4,677	120	B1-U0-G1	4,791	123	B1-U0-G1	4,852	124	B1-U0-G1	4,896	126	B1-U0-G1	
6L	FTW	80	6,362	122	B1-U0-G1	6,717	129	B2-U0-G1	6,877	132	B2-U0-G1	6,968	134	B2-U0-G1	7,031	135	B2-U0-G1	52
	MT		6,564	126	B2-U0-G1	6,931	133	B2-U0-G1	7,097	136	B2-U0-G1	7,190	138	B2-U0-G1	7,254	140	B2-U0-G1	
	MTD		6,139	118	B2-U0-G1	6,482	125	B2-U0-G1	6,637	128	B2-U0-G1	6,724	129	B2-U0-G1	6,784	130	B2-U0-G1	
	MTP		6,354	122	B2-U0-G1	6,708	129	B2-U0-G1	6,869	132	B2-U0-G1	6,959	134	B2-U0-G1	7,021	135	B2-U0-G1	
	MTPD		5,659	109	B1-U0-G1	5,975	115	B2-U0-G1	6,121	118	B2-U0-G1	6,199	119	B2-U0-G1	6,255	120	B2-U0-G1	

Electrical Data - Current Draw AMPS²

Lumen Package	120V	208V	240V	277V	347V	480V
1L	0.08	0.05	0.04	0.04	0.03	0.02
2L	0.12	0.07	0.06	0.05	0.04	0.03
3L	0.21	0.12	0.11	0.09	0.07	0.05
5L	0.32	0.19	0.16	0.14	0.11	0.08
6L	0.43	0.25	0.22	0.19	0.15	0.11

Recommended Lumen Maintenance - XWS³

Ambient Temperature C°	Initial ⁴	25K hrs. ⁴	50K hrs. ⁴	75K hrs. ⁵	100K hrs. ⁵
25	100%	97%	92%	88%	84%
40	100%	95%	90%	85%	81%

1 LEDs are frequently updated therefore values are nominal

2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.

4 In accordance with IESNA TM-21-II, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

5 In accordance with IESNA TM-21-II, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).





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Type: 03L-MT

XWS LED 3L MT UNV DIM 40 80CRI *STD
FINISH

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Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

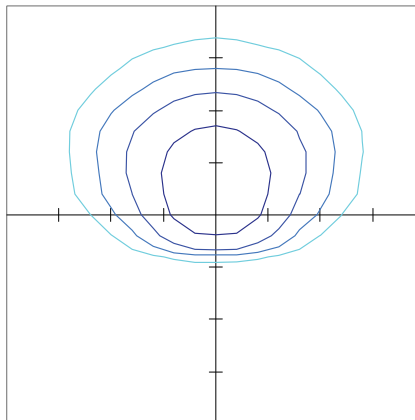
See the individual product page on <https://www.isicorp.com/> for detailed photometric data.

XWS-LED-5L-FTW-40

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 80 CRI
Delivered Lumens	5,454
Watts	39
Efficacy	140
IES Type	Type IV - Very Short
BUG Rating	B1-U0-G1

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1,191	20%
Medium (30-60°)	2,668	50%
High (60-80°)	1,508	28%
Very High (80-90°)	87	1%
Uplight (90-180°)	0	0%
Total Flux	5,454	100%

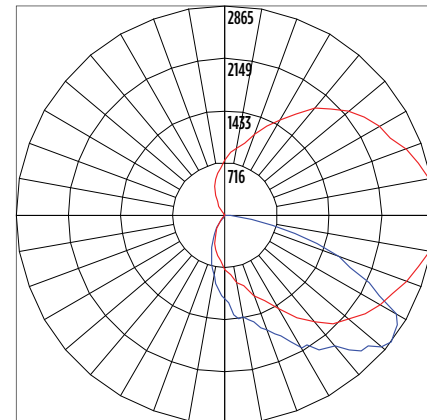
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



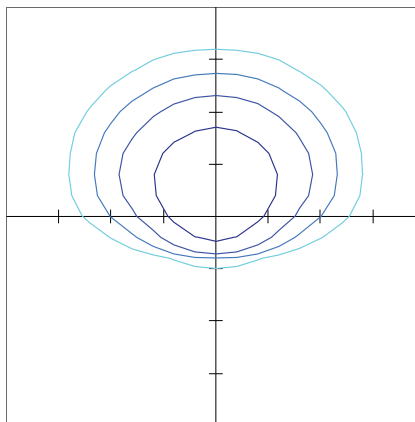
■ Vertical Plane ■ Horizontal Cone

XWS-LED-5L-MT-40

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 80 CRI
Delivered Lumens	5,628
Watts	39
Efficacy	144
IES Type	Type III - Very Short
BUG Rating	B1-U0-G1

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1,134	22%
Medium (30-60°)	2,788	54%
High (60-80°)	1,194	23%
Very High (80-90°)	11	0%
Uplight (90-180°)	0	0%
Total Flux	5,127	100%

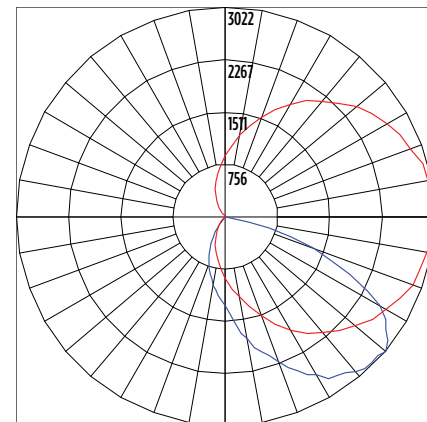
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone





Proj: The Retreat - LS952-4265-1

Type: 03L-MT

XWS LED 3L MT UNV DIM 40 80CRI *STD
FINISH

Mirada Small Wall Sconce Visual Comfort (XWS VC)

Type: _____

Have questions? Call us at (800) 436-7800

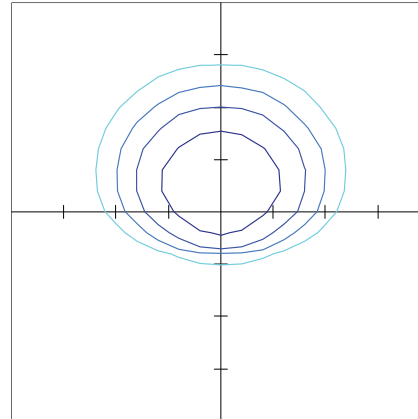
PHOTOMETRICS

XWS-LED-5L-MTD-40

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 80 CRI
Delivered Lumens	4,330
Watts	39
Efficacy	135
IES Type	Type III - Very Short
BUG Rating	B2-U0-G1

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1,387	25%
Medium (30-60°)	2,721.4	57%
High (60-80°)	1,068	17%
Very High (80-90°)	86.8	1%
Uplight (90-180°)	0	0%
Total Flux	5,263	100%

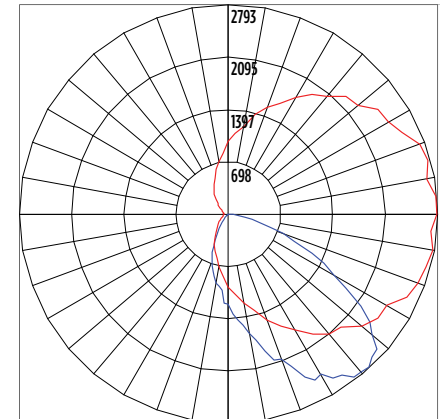
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone





MINNESOTA LAND TRUST

May 19, 2022

Jim Mendesh
Community of Recovering People
1221 Wayzata Blvd. East
Wayzata, MN 55391

Re: Cenacle Woods (Community of Recovering People)
Hennepin County
Project File ID #: 2004-248
Men's Wing Renovation

Dear Mr. Mendesh:

We received a letter and revised plan set dated May 10, 2022 from your architects, Sperides Reiners, requesting that the Minnesota Land Trust approve revisions to your plans for associated with the planned renovation of the Men's Wing at The Retreat.

We previously reviewed your plans to improve the Men's Wing and provided an approval letter dated April 11, 2019. The original plans proposed adding a total of 368 square feet to the Main Building's footprint to meet applicable building code requirements for accessibility and to provide an additional emergency escape. The revised plans have slightly increased the additional square footage needed to 427 square feet. The revised plans also show that the proposed below-grade storage area beneath the existing deck has been eliminated.

With this letter, the Minnesota Land Trust, approves the revised plans for the planned renovation of the Men's Wing and hereby amends our April 11, 2019 approval letter accordingly.

If you have any questions, please let us know. As always, thank you for your continued commitment to conservation and support of the Minnesota Land Trust.

Sincerely Yours,

Sue Steinwall
Director of Conservation Stewardship
(651) 917-6280
ssteinwall@mnland.org

cc: Eric Reiners, Sperides Reiners Architects, Inc. (via email)

May 09, 2022

Sue Steinwall
Minnesota Land Trust
2356 University Avenue West, Suite 240
St. Paul, MN 55114

Re: The Retreat, Men's Chapel Wing Replacement
Wayzata, Minnesota 55391

Dear Sue,

I'd like to thank you in advance for reviewing the attached information on the latest proposed work for The Retreat and fostering the requisite approval process with The Minnesota Land Trust and board.

This letter picks up, and addresses, comments and details to our pre-COVID proposal to the Minnesota Land Trust, incorporating your comments offered in your April 11, 2019 review. This updated proposal contained in the attached drawings and images incorporates the response from The Minnesota Land Trust and board, and offers the following revisions to our prior renovation proposal, correspondence, and approvals.

The following is a summary of the revised renovation scope areas based on the review comment.

- Previously proposed storage addition to below existing deck has been removed from the scope.
- The updated renovation area at Men's wing proposes to add a total of 427 square of footprint to the existing building massing, 59 square feet square feet more than the 368 square feet the Land Trust last approved in your 2019 review. The additional square footage was approved in 2019 to allow provisions for code-required emergency egress stair and elevator shaft. Unfortunately, we failed to accommodate requisite elevator lobby space in our original area calculations. To meet building code exiting and accessibility requirements, we are including the below required spaces with the revised building footprint;
 - New building Emergency Exit Stair
 - New Elevator shaft.
 - New Elevator lobby.

6442 City West Parkway
Suite 300
Eden Prairie, MN 55437

952.996.9662 p
952.996.9663 f

www.sra-mn.com

- Once again, the total added building square footage illustrated in the attached concept is 368 sf. (previously approved), plus 59 square feet that was neglected in our required area calculations summary for a total footprint adjustment of 427 s.f

As in prior projects, we believe we have honored the local and historical significance of the site and properly considered the intent of the conservation easement while attempting to meet the needs of The Retreat. Please review the attached documentation and design summary for the proposed structure and let me know if you have any questions.

Finally, upon approval by The Minnesota Land Trust, the proposed submission date to the City of Wayzata will be Mid-June.

Thank you again for your review and comments.

Respectfully,
Sperides Reiners Architects, Inc.

A handwritten signature in blue ink, appearing to read 'Eric A. Reiners', with a large, stylized loop at the top.

Eric A. Reiners, A.I.A.
Principal

Enc.: Preliminary plans for project area

cc: Project file



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 21, 2025	AGENDA ITEM: 6.b
TITLE: Consider Development Application for a Variance at 617 Park St E	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: July 8, 2025	

BACKGROUND:

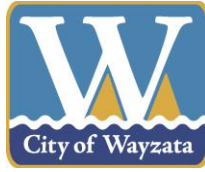
Applicant Custom One Homes, representing Robert and Jennifer Jossart, has submitted a development application requesting a setback encroachment variance to facilitate the continued construction of their new two-story home.

ACTION REQUESTED:

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

ATTACHMENTS:

1. 617 Park Street East - Staff Report
2. 617 Park Street East - Application Description
3. 617 Park Street East - Certificate of Survey
4. 617 Park St. E - Jossart Residence - CONSTRUCTION SET - 12-27-24 (11x17)



**Staff Report
Wayzata Planning Commission
April 21, 2025**

Project Name: Jossart Residence
Approval Request: Variance – Eave within the Required Side yard Setback
Applicant: Custom One Homes
Addresses of Request: 617 Park Street East
Prepared by: Eric Zweber, Consulting Planner
“120 Day” Decision Deadline: July 8, 2025

Development Application Introduction

Applicant Custom One Homes, representing Robert and Jennifer Jossart, has submitted a development application requesting a setback encroachment variance to facilitate the continued construction of their new two-story home.

The property identification number and owners of the properties are as follows:

Address	PID	Owner
617 Park Avenue East	06-117-22-13-0014	Robert Jossart Jennifer Jossart 2454 Crowne Hill Road Minnetonka, MN 55305

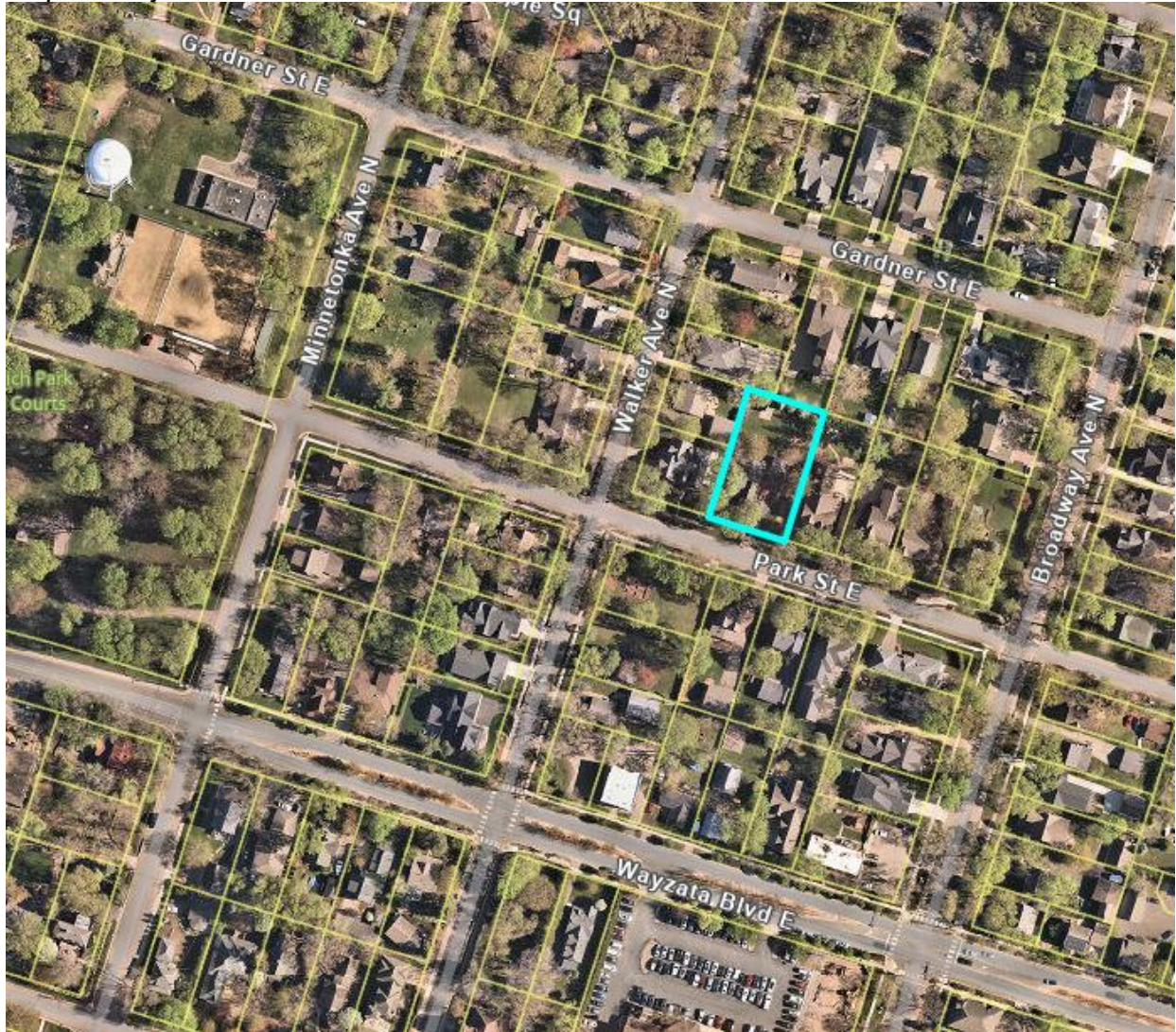
The current zoning and comprehensive plan land use designation for the property are as follows:

Current Zoning:	R-3A Single and Two Family Residential District
Comprehensive Plan Designation:	Central Core Residential
Overlay Districts:	N/A
Design District:	N/A

Project Location

The property is located on the north side of Park Street East between Walker Avenue North and Broadway Avenue North.

Map 1: Project Location



Source: Hennepin County

Application Requests

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

- A. Variance – Eave Encroachment within Side Yard Setback (§919.04.A.1): The applicant is requesting a variance of one (1) foot over the maximum encroachment of 2.5 feet within a yard setback requirement.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on April 10, 2025. The public hearing notice was also mailed to all property owners and residents located within 500 feet of the subject property on April 10, 2025.

Neighborhood Notification

The applicant mailed a letter with additional details about the application to residents within 500 feet of the subject property on April 10, 2025.

Public Comments

As of April 17, 2025, no public comments have been received.

Existing Conditions

The existing lots are part of the Wayzata Revised plat of single family homes. The home is currently under construction. The neighborhood contains public streets with individual driveways.

Proposed Conditions and Analysis of Application

The house is proposed to be located at the edge of the east side yard setback requirement while the other setbacks exceed the minimum setbacks required within the R-3A district. The eaves on the front and rear sides of the home will not encroach within the building setback, the eaves on the west side of the home will encroach 1.5 feet into the setback and the eaves on the east side of the home will encroach 3.5 feet into the setback. City Code Section 919.04.A.1 allows eaves to encroach up to 2.5 feet into a setback. The applicant is requesting a variance to allow the east eave to encroach 3.5 feet into the east side yard setback.

	R-3A Building Setbacks	Proposed Building Setbacks	Eave Encroachment
Front (south)	20 ft.	30 ft.	None
Side (east)	10 ft.	10 ft.	3.5 ft.*
Side (west)	10 ft.	12 ft.	1.5 ft.
Rear (northwest)	20 ft.	73 ft.	None

* Variance Requested

The applicant has stated within their application description that changing the eaves will drastically change the homes architectural design and functionality.

Department Comments

Engineering Department:

- The Engineering Department has no comments on the application.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?

4. Would the variance alter the essential character of the locality?

Action Steps

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

Attachments

1. Application Description
2. Survey/Site Plan
3. Construction Plans

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan – Residential Goals

- **Maintain and enhance the character, diversity, and livability of all residential neighborhoods.**

Variance Standards – City Code Chapter 905

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

Criteria for Granting. Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
 - a) In harmony with the general purposes and intent of this Ordinance; and
 - b) Consistent with the Comprehensive Plan.
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
 - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - c) **The variance, if granted, will not alter the essential character of the locality.**
4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Yard Setback Encroachments – City Code Chapter 919.04.A.1

Yards. Except as provided below, no lot, yard or other open space shall be reduced in area or dimension so as to make such lot, yard or open space less than the minimum required by this Ordinance. No required open space provided for any building or structure shall be included as part of any open space required for another structure.

A. The following shall not be considered as encroachments on yard setback requirements:

1. Cantilevers up to ten feet in width, chimneys, flues, leaders, sills, pilasters, lintels, ornamental features, cornices, **eaves**, gutters, and the like, **provided they do not project more than two and one-half feet into a required yard**. Each cantilever must be separated by at least ten feet.

617 Park Street East – Custom One Homes – Application Description

Constructing a new single family home. Building permit and survey were approved with a 1' eave encroachment on the East lot line. Changing the eaves at this stage in the process drastically changes the homes architectural design and functionality.

Certificate of Survey

FOR: CUSTOM ONE HOMES LLC

PROPERTY DESCRIPTION

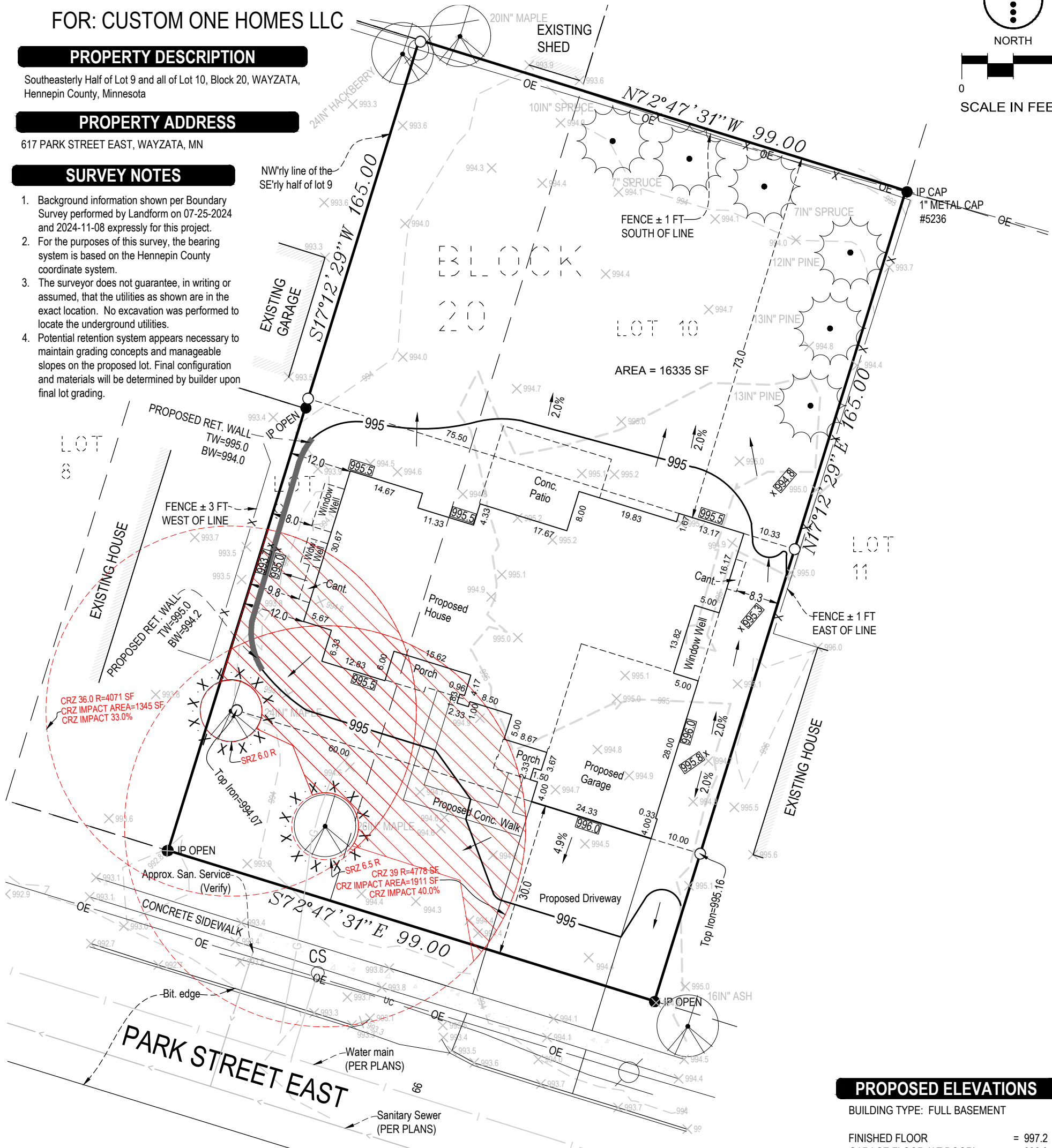
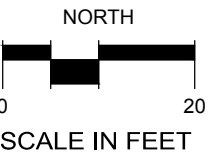
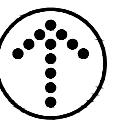
Southeasterly Half of Lot 9 and all of Lot 10, Block 20, WAYZATA, Hennepin County, Minnesota

PROPERTY ADDRESS

617 PARK STREET EAST, WAYZATA, MN

SURVEY NOTES

- 1. Background information shown per Boundary Survey performed by Landform on 07-25-2024 and 2024-11-08 expressly for this project.
- 2. For the purposes of this survey, the bearing system is based on the Hennepin County coordinate system.
- 3. The surveyor does not guarantee, in writing or assumed, that the utilities as shown are in the exact location. No excavation was performed to locate the underground utilities.
- 4. Potential retention system appears necessary to maintain grading concepts and manageable slopes on the proposed lot. Final configuration and materials will be determined by builder upon final lot grading.



SITE SYMBOLS

EXISTING	DESCRIPTION
x123.4	EXISTING SPOT ELEVATION
uc	UNDERGROUND COMMUNICATIONS
G	UNDERGROUND GAS LINE
OE	OVERHEAD ELECTRIC
123	EXISTING CONTOUR
○	1/2" x 14" IRON PIPE MONUMENT
●	PLASTIC CAP #24332
●	IRON MONUMENT FOUND
123	PROPOSED CONTOUR
123.4	PROPOSED ELEVATION
→	DRAINAGE DIRECTION
☼	CONIFEROUS TREE
☼	DECIDUOUS TREE

SITE SYMBOLS

EXISTING	DESCRIPTION
X · X · X · X ·	CHAIN LINK FENCE TREE PROTECTION (6' HIGH MIN.)
SRZ	STRUCTURAL ROOT ZONE
CRZ	CRITICAL ROOT ZONE

PROPOSED ELEVATIONS

BUILDING TYPE: FULL BASEMENT

FINISHED FLOOR	= 997.2
GARAGE FLOOR (AT DOOR)	= 996.0
TOP OF FOUNDATION (GARAGE)	= 996.5
TOP OF FOUNDATION (MAIN)	= 996.0
LOWEST FLOOR ELEV.	= 986.2
LOW OPENING	= 989.7

PROPOSED HARDCOVER CALCULATIONS

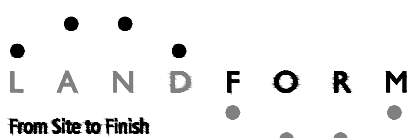
TOTAL AREA =	16335.00	S.F.
House and Garage	3319	S.F.
Driveway	730	S.F.
Window Wells	124	S.F.
Conc. Walks	172	S.F.
Conc. Patio	315	S.F.
Front Porch	83	S.F.
Front Stoop	53	S.F.
TOTAL HARDCOVER	4796	S.F.

PERCENT HARDCOVER 29.4 %

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Larry Huhn, LS
License No. 24332
Date: 2024-07-31
Revised: 2024-08-02

Add'l Revisions
2024-08-06
2024-09-19
2024-10-17
2024-11-14



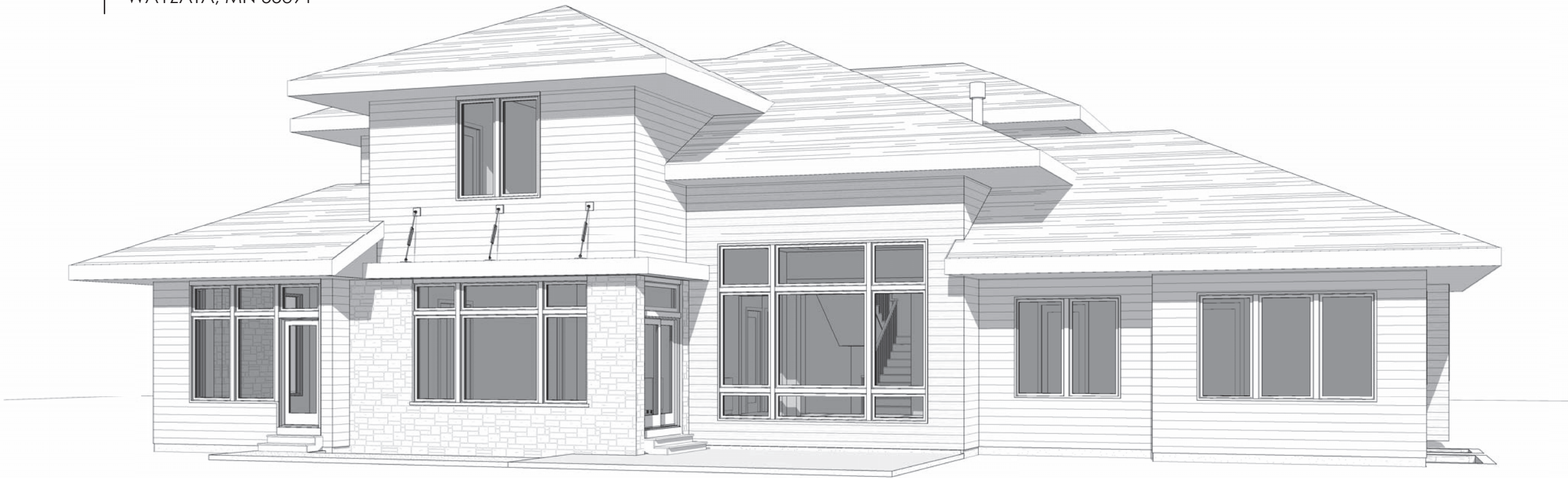
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net

Job No. COH24057 Drawing: VEBKCOH057 By: MS, JO, TK



JOSSART RESIDENCE

617 PARK STREET EAST
WAYZATA, MN 55391



SHEET LIST	
Number	Name
01	Title Sheet
02	Front & Rear Elevations
03	Left & Right Elevations
04	Roof Plan
05	Foundation Plan
06	Foundation Details
07	Lower Level
08	Lower Level Structural
09	Lower Level Electrical Plan
10	Main Level
11	Main Level Structural
12	Main Level Electrical Plan
13	Upper Level
14	Upper Level Structural
15	Upper Level Electrical Plan
16	Cross Sections
17	Cross Sections
18	Cross Sections
19	Cross Sections
20	Cross Sections & Schedules
21	Square Footage Calculations

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 size 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 landscaping/plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. © David Charles Designs 2024. Do not replicate with out permission (552)428-8200. David Charles Design retains rights to all plans and detail shown.



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



BUILDER
Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE	
Number	Date
CDRev1	8.9.2024
CDRev4	10.25.2024

ORIGINAL PLAN ISSUE	RE-ISSUE
7.29.2024	12/30/2024
	3:21:31 PM

PROJECT
Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #
COH - Jossart - CDRev6 & 7

DRAWN BY
GM/LMC

DESCRIPTION
Title Sheet

a

01

ELEVATION NOTES:

SEE "TYPICAL EXTERIOR MATERIALS" FOR ALL CLADDING SHOWN
SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

GENERAL CONTRACTOR TO ENSURE THAT ALL ROOF PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC) ARE PLACED IN INCONSPICUOUS LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FROM MAIN ARCHITECTURAL VIEWS OF HOME.

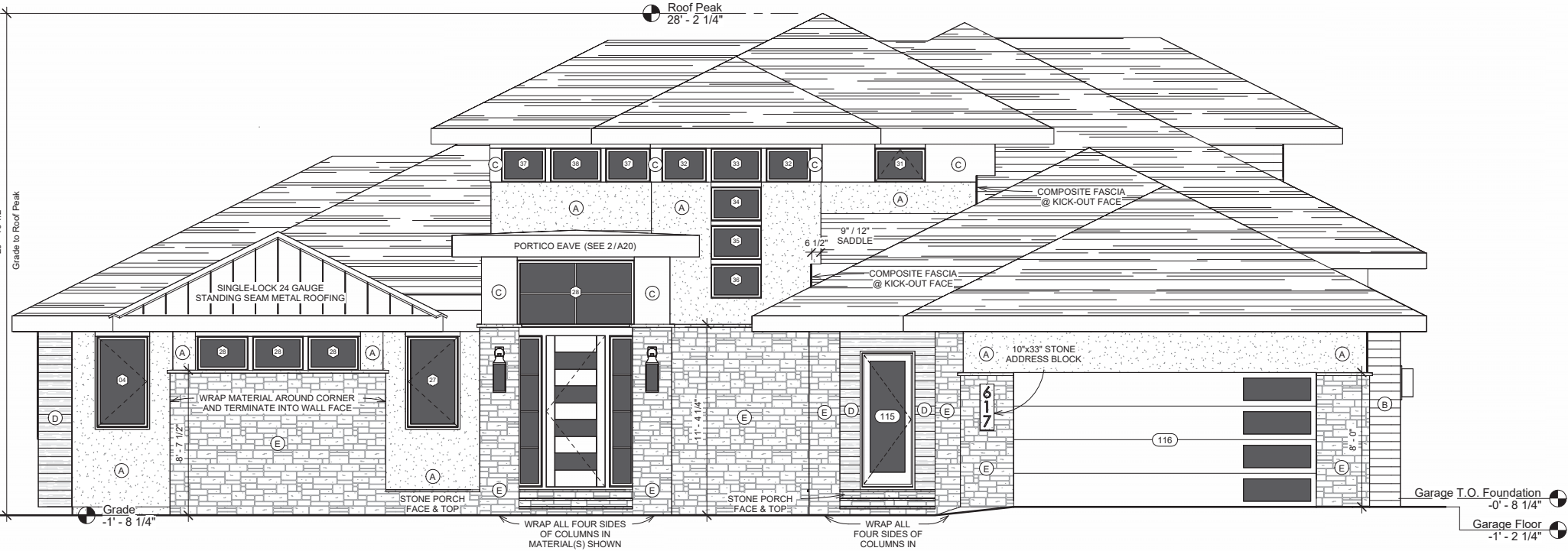
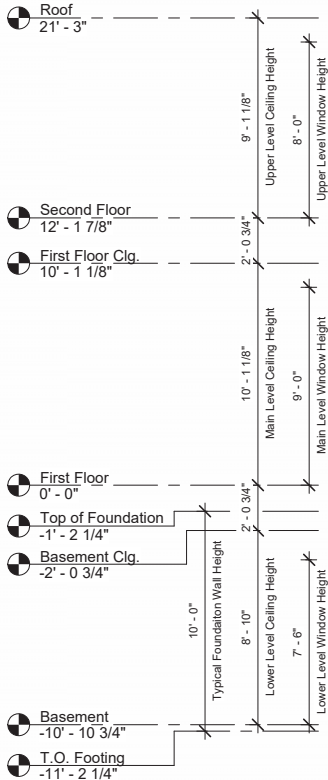
DAVID CHARLEZ DESIGNS RECOMMENDS MASONRY CONCRETE LEDGES FOR ALL EXTERIOR MASONRY CLADDING PRODUCTS. WHEN MASONRY CONCRETE LEDGES ARE NOT PROVIDED PER GENERAL CONTRACTOR 'S REQUEST, DAVID CHARLEZ DESIGNS DOES NOT ACCEPT RESPONSIBILITY FOR ANY EXTERIOR MASONRY CLADDING FAILURES.

STONE/STUCCO ATTACHMENT	TYPICAL EXTERIOR MATERIALS
1. VERIFY COMPLIANCE WITH INSPECTOR WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.	ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE
2. WEATHER RESISTIVE BARRIERS. INCLUDE 2 LAYERS OF GRADE D PAPER WITH WEATHER RESISTIVE BARRIERS OVER WOOD BASED SHEATHING. 15 OR 15# IS NOT GRADE D PAPER. LAP VERTICAL JOINTS IN PAPER AT LEAST 2 INCHES.	SINGLE-LOCK 24 GAUGE METAL ROOFING PER ELEVATION
3. EXTERIOR OPENINGS FLASHED. FLASH ALL EXTERIOR OPENINGS. THE NAILING FLANGE ON WINDOWS WILL NOT BE ACCEPTED FOR FLASHING UNLESS THE MANUFACTURERS INSULATION INSTRUCTIONS ARE PROVIDED ON SITE STATING THE FLANGE IS ACCEPTABLE AS FLASHING.	(A) STUCCO PER ELEVATION
4. WINDOW FLANGES. INSTALL PAPER ON BOTTOM AND SIDES OF WINDOW BEFORE INSTALLING WINDOW. PAPER LOCATED ON TOP OF WINDOW SHALL GO OVER THE WINDOW FLASHING. INSTALL A SECOND LAYER OF PAPER OVER SIDE WINDOW FLANGES.	(B) 6" EXPOSURE JAMES HARDIE PLANK LAP SIDING w/ 199 SERIES METAL CORNERS PER ELEVATION
5. WINDOW OPENINGS. WATERPROOF WINDOW OPENINGS WITH CAULK, TAPE, OR LIKE MATERIAL. ALL OTHER OPENINGS MUST BE WATERPROOFED WITH CAULK, TAPE, OR LIKE MATERIAL.	(C) JAMES HARDIE PANEL SMOOTH PER ELEVATION
6. PAPER ENTIRE WALL. BUILDING PAPER MUST BE INSTALLED ON ALL EXTERIOR WALLS INCLUDING WITHIN THE SOFFIT. INSTALL PAPER IN SHINGLE FASHION TO ENSURE PROPER WATER DRAINAGE.	(D) NICHHA ARCHITECTURAL WALL PANELS VINTAGEWOOD SPRUCE PER ELEVATION
7. FLASHING. AT ALL WALL/ROOF INTERSECTIONS WHERE ROOF LINE DOES NOT EXTEND PAST WALL, KICKOUT FLASHING IS REQUIRED. ALL OTHER OPENINGS MUST BE FLASHED TO ENSURE PROPER WATERPROOFING.	(E) 2" STONE VENEER PER ELEVATION
8. WEEP SCREED. PROVIDE A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT OR BELOW THE FOUNDATION PLATE. TO ENSURE TRAPPED WATER HAS PROPER DRAINAGE TO EXTERIOR, SCREED SHALL BE A TYPE THAT ALLOWS FOR DRAINAGE AND MUST BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE CONCRETE. PLACE WEEP SCREEDS JUST BELOW PLATE LINE. IF PAPER HAS BEEN INSTALLED ON FOUNDATION, EXTEND WEEP SCREED ONTO FOUNDATION. ALL STUCCO & STONE MUST NOT EXTEND BELOW, BUT MUST COVER, ALL LATH AND PAPER.	INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS
DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR STUCCO & STONE INSTALLATION OR WATERPROOFING TECHNIQUES. REFER TO MANUFACTURER AND INSTALLERS FOR PREFERRED INSTALLATION METHODS WHICH WILL DIFFER FROM WHAT IS SHOWN.	2-1/4" STONE CAPS (PITCHED) PER ELEVATION
	5/4" x 2" AZEK WINDOW & DOOR WRAPS PER ELEVATION
	4/4" x 12" AZEK FASCIA PER ELEVATION
	JAMES HARDIE VENTED SOFFITS PER ELEVATION
	EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION
	HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR
	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 BY THE CONTRACTOR AND SITE SURVEYOR PRIOR TO CONSTRUCTION.
	FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN PROPER FROST PROTECTION (42" BELOW GRADE) IN ACCORDANCE TO CURRENT MINNESOTA CODE, REGULATIONS, AND ZONING.

FRY REGLET PRODUCTS:

SLEEK HORIZONTAL: FCP-SHOZ5625
DOUBLE T 1-1/2" VERTICAL: FCP-VERTLP50
SLEEK OUTSIDE CORNER: FCP-LPO/SONR
INSIDE CORNER: FCP-INSIDE CNR
LAP WALL ANGLE: FCP-WA75100

NOTE:
FRY REGLETS TO BE INSTALLED PER MFG. SPECS.



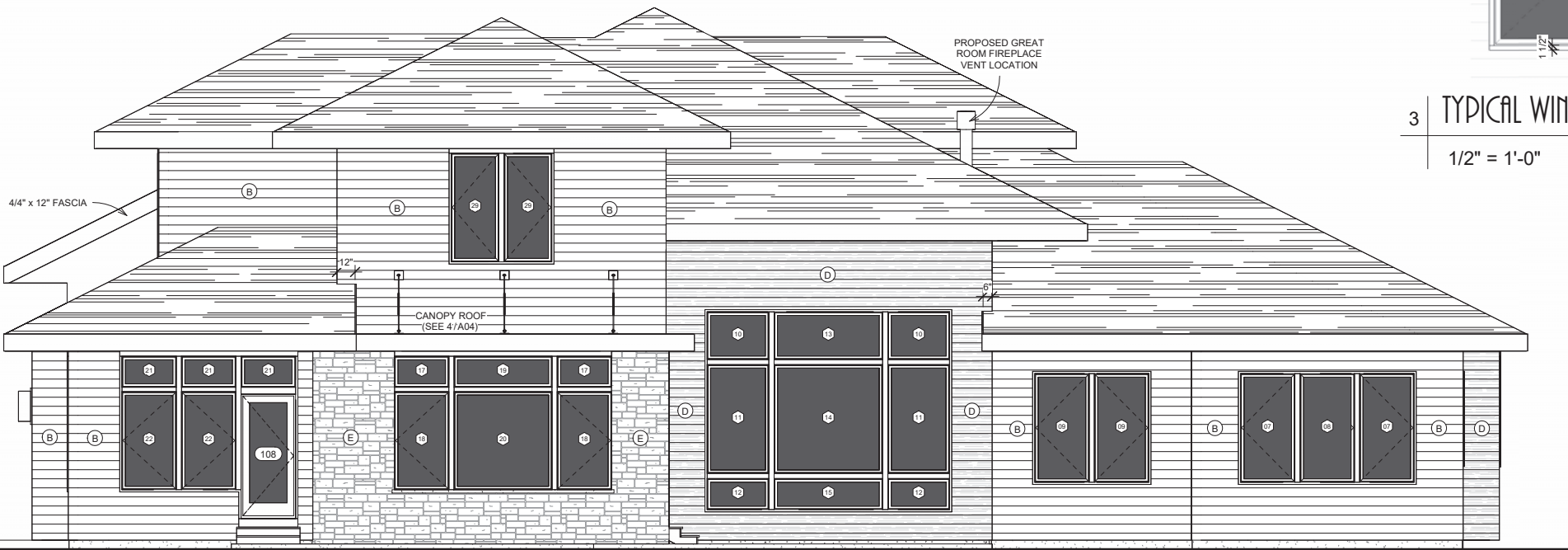
1 FRONT ELEVATION

1/4" = 1'-0"



3 TYPICAL WINDOW TRIM

1/2" = 1'-0"



2 REAR ELEVATION

1/4" = 1'-0"



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



BUILDER
Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE		Issued by	
Number	Date	Number	Date
CDRev1	8.9.2024	GM	
CDRev4	10.25.2024	GM	

ORIGINAL
PLAN ISSUE
7.29.2024

PROJECT
Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #
COH - Jossart - CDRev6 & 7

DRAWN BY
GM/LMC

DESCRIPTION
Front & Rear Elevations

a

02

ELEVATION NOTES:

SEE "TYPICAL EXTERIOR MATERIALS" FOR ALL CLADDING SHOWN

SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

GENERAL CONTRACTOR TO ENSURE THAT ALL ROOF PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC) ARE PLACED IN INCONSPICUOUS LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FROM MAIN ARCHITECTURAL VIEWS OF HOME.

DAVID CHARLEZ DESIGNS RECOMMENDS MASONRY CONCRETE LEDGES FOR ALL EXTERIOR MASONRY CLADDING PRODUCTS. WHEN MASONRY CONCRETE LEDGES ARE NOT PROVIDED PER GENERAL CONTRACTOR'S REQUEST, DAVID CHARLEZ DESIGNS DOES NOT ACCEPT RESPONSIBILITY FOR ANY EXTERIOR MASONRY CLADDING FAILURES.

STONE/STUCCO ATTACHMENT

1. VERIFY COMPLIANCE WITH INSPECTOR WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.

2. WEATHER RESISTIVE BARRIERS: INCLUDE 2 LAYERS OF GRADE D PAPER WITH WEATHER RESISTIVE BARRIERS OVER WOOD BASED SHEATHING. 15 OR 15# IS NOT GRADE D PAPER. LAP VERTICAL JOINTS IN PAPER AT LEAST 2 INCHES.

3. EXTERIOR OPENINGS FLASHED: FLASH ALL EXTERIOR OPENINGS. THE NAILING FLANGE ON WINDOWS **WILL NOT** BE ACCEPTED FOR FLASHING UNLESS THE MANUFACTURER'S INSULATION INSTRUCTIONS ARE PROVIDED ON SITE STATING THE FLANGE IS ACCEPTABLE AS FLASHING.

4. WINDOW FLANGES: INSTALL PAPER ON BOTTOM AND SIDES OF WINDOW **BEFORE** INSTALLING WINDOW. PAPER LOCATED ON TOP OF WINDOW SHALL GO OVER THE WINDOW FLASHING. INSTALL A SECOND LAYER OF PAPER OVER SIDE WINDOW FLANGES.

5. WINDOW OPENINGS: WATERPROOF WINDOW OPENINGS WITH CAULK, TAPE, OR LIKE MATERIAL. ALL OTHER OPENINGS MUST BE WATERPROOFED WITH CAULK, TAPE, OR LIKE MATERIAL.

6. PAPER ENTIRE WALL: BUILDING PAPER MUST BE INSTALLED ON ALL EXTERIOR WALLS INCLUDING WITHIN THE SOFFIT. INSTALL PAPER IN SHINGLE FASHION TO ENSURE PROPER WATER DRAINAGE.

7. FLASHING: AT ALL WALL/ROOF INTERSECTIONS WHERE ROOF LINE DOES NOT EXTEND PAST WALL, KICKOUT FLASHING IS REQUIRED. ALL OTHER OPENINGS MUST BE FLASHED TO ENSURE PROPER WATERPROOFING.

8. WEEP SCREED: PROVIDE A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT OR BELOW THE FOUNDATION PLATE. TO ENSURE TRAPPED WATER HAS PROPER DRAINAGE TO EXTERIOR, SCREED SHALL BE A TYPE THAT ALLOWS FOR DRAINAGE AND MUST BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE CONCRETE. PLACE WEEP SCREDS JUST BELOW PLATE LINE. IF PAPER HAS BEEN INSTALLED ON FOUNDATION, EXTEND WEEP SCREED ONTO FOUNDATION. ALL STUCCO & STONE MUST NOT EXTEND BELOW, BUT MUST COVER, ALL LATH AND PAPER.

DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR STUCCO & STONE INSTALLATION OR WATERPROOFING TECHNIQUES. REFER TO MANUFACTURER AND INSTALLERS FOR PREFERRED INSTALLATION METHODS WHICH WILL DIFFER FROM WHAT IS SHOWN.

TYPICAL EXTERIOR MATERIALS

ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE

SINGLE-LOCK 24 GAUGE METAL ROOFING PER ELEVATION

STUCCO PER ELEVATION

6" EXPOSURE JAMES HARDIE PLANK LAP SIDING w/ 199 SERIES METAL CORNERS PER ELEVATION

NICHIHA ARCHITECTURAL WALL PANELS VINTAGEWOOD SPRUCE PER ELEVATION

2" STONE VENEER PER ELEVATION

INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS

2-1/4" STONE CAPS (PITCHED) PER ELEVATION

5/4" x 2" AZEK WINDOW & DOOR WRAPS PER ELEVATION

4 1/4" x 12" AZEK FASCIA PER ELEVATION

JAMES HARDIE VENTED SOFFITS PER ELEVATION

EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION

HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR

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 BY THE CONTRACTOR AND SITE SURVEYOR PRIOR TO CONSTRUCTION.

FOUNDATION CONTRACTOR WILL STEP FOUNDATION WALLS AS NECESSARY TO MAINTAIN PROPER FROST PROTECTION (42" BELOW GRADE) IN ACCORDANCE TO CURRENT MINNESOTA CODE, REGULATIONS, AND ZONING.

FRY REGLET PRODUCTS:

SLEEK HORIZONTAL: FCP-SHOZ5625

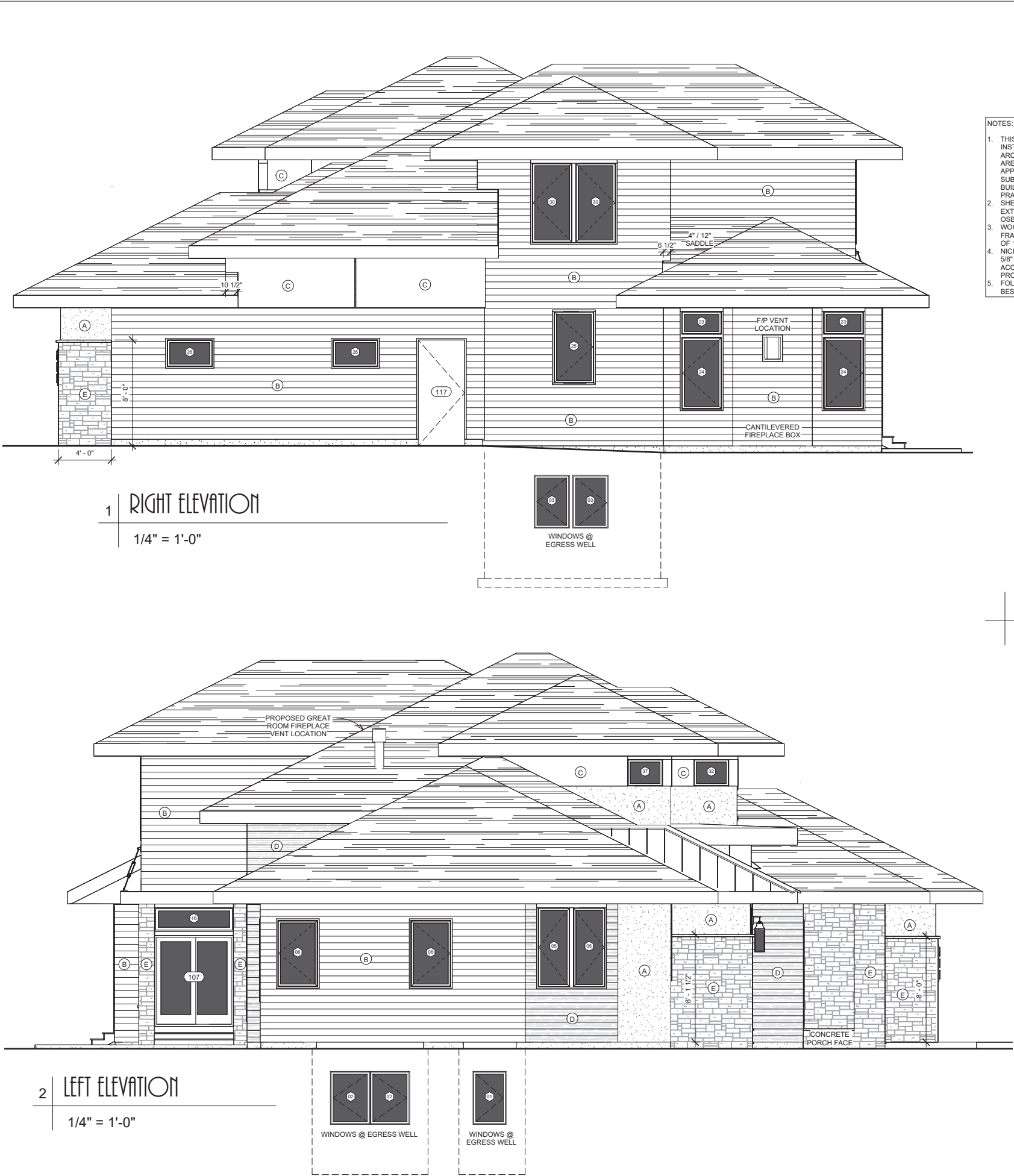
DOUBLE T 1-1/2" VERTICAL: FCP-VERTLP50

SLEEK OUTSIDE CORNER: FCP-LPO/SONR

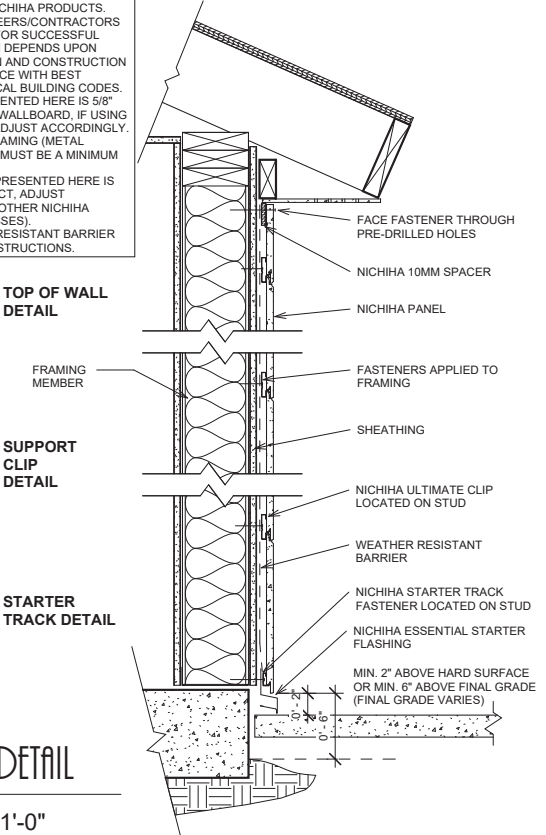
INSIDE CORNER: FCP-INSIDE CNR

LAP WALL ANGLE: FCP-WA75100

NOTE: FRY REGLETS TO BE INSTALLED PER MFG. SPECS.



- NOTES:
- THIS CONCEPTUAL DETAIL IS A GUIDE FOR INSTALLATION OF NICHIHA PRODUCTS. ARCHITECTS/ENGINEERS/CONTRACTORS ARE RESPONSIBLE FOR SUCCESSFUL APPLICATION WHICH DEPENDS UPON SUBSTRATE DESIGN AND CONSTRUCTION BUILT IN ACCORDANCE WITH BEST PRACTICES AND LOCAL BUILDING CODES.
 - SHEATHING REPRESENTED HERE IS 5/8" EXTERIOR GYPSUM WALLBOARD, IF USING OSB OR PLYWOOD ADJUST ACCORDINGLY. WOOD OR METAL FRAMING (METAL FRAMING MEMBERS MUST BE A MINIMUM OF 18 GA.)
 - NICHIHA PANEL (REPRESENTED HERE IS 5/8" NICHIHA PRODUCT, ADJUST ACCORDINGLY FOR OTHER NICHIHA PRODUCT THICKNESSES).
 - FOLLOW WEATHER RESISTANT BARRIER BEST PRACTICES INSTRUCTIONS.



NICHIA - HORIZONTAL AWP - WALL SECTION - SOFFIT
SCALE: 1 1/2" = 1'-0"

OUTDOOR KITCHEN DETAIL
REMOVED FROM PROJECT

DAVID CHARLEZ DESIGNS

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

CUSTOM HOMES

EST. 1983

BUILDER

Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE

Number	Date	Issued by
CDRev1	8.9.2024	GM
CDRev3	10.7.2024	SM
CDRev4	10.25.2024	GM

ORIGINAL PLAN ISSUE

7.29.2024

RE-ISSUE

12/30/2024 3:21:41 PM

PROJECT

Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #

COH - Jossart - CDRev6 & 7

DRAWN BY

GM/LMC

DESCRIPTION

Left & Right Elevations

a

03

ROOF PLAN NOTES:

ENGINEERED ROOF TRUSSES PER MFG. SPEC. MANUFACTURE WILL PROVIDE ALL ENGINEERING DRAWING AND SPECIFICS

OVERHANG DIMENSIONS ARE TO FACE OF SHEATHING

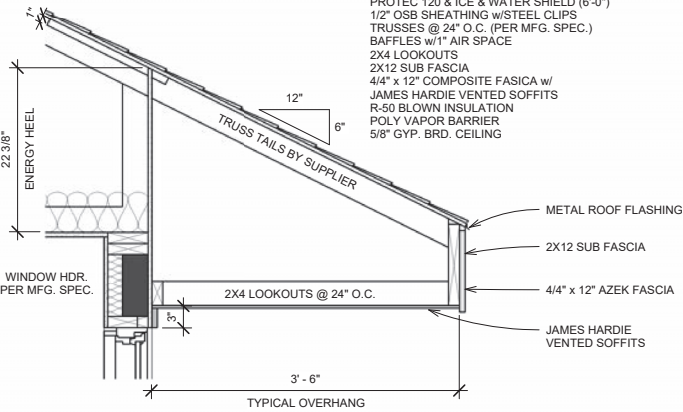
ICE AND WATER ALL ADJOINING ROOFS

TRUSS MANUFACTURER TO VERIFY ALL ENERGY HEELS SHOWN TO ENSURE FINAL EAVE FRAMING DOES NOT CONFLICT WITH FINISHED EXTERIOR WINDOW TRIM AS SHOWN ON ELEVATIONS.

METAL FASCIAS AND ROOFS HAVE THE TENDENCY TO OIL CAN UNDER CERTAIN WEATHER CONDITIONS. CONSULT CONTRACTOR FOR METAL GAUGE THICKNESS OPTIONS TO REDUCE WEATHER RELATED CONCERNS (BUBBLING, WARPING, ETC.)

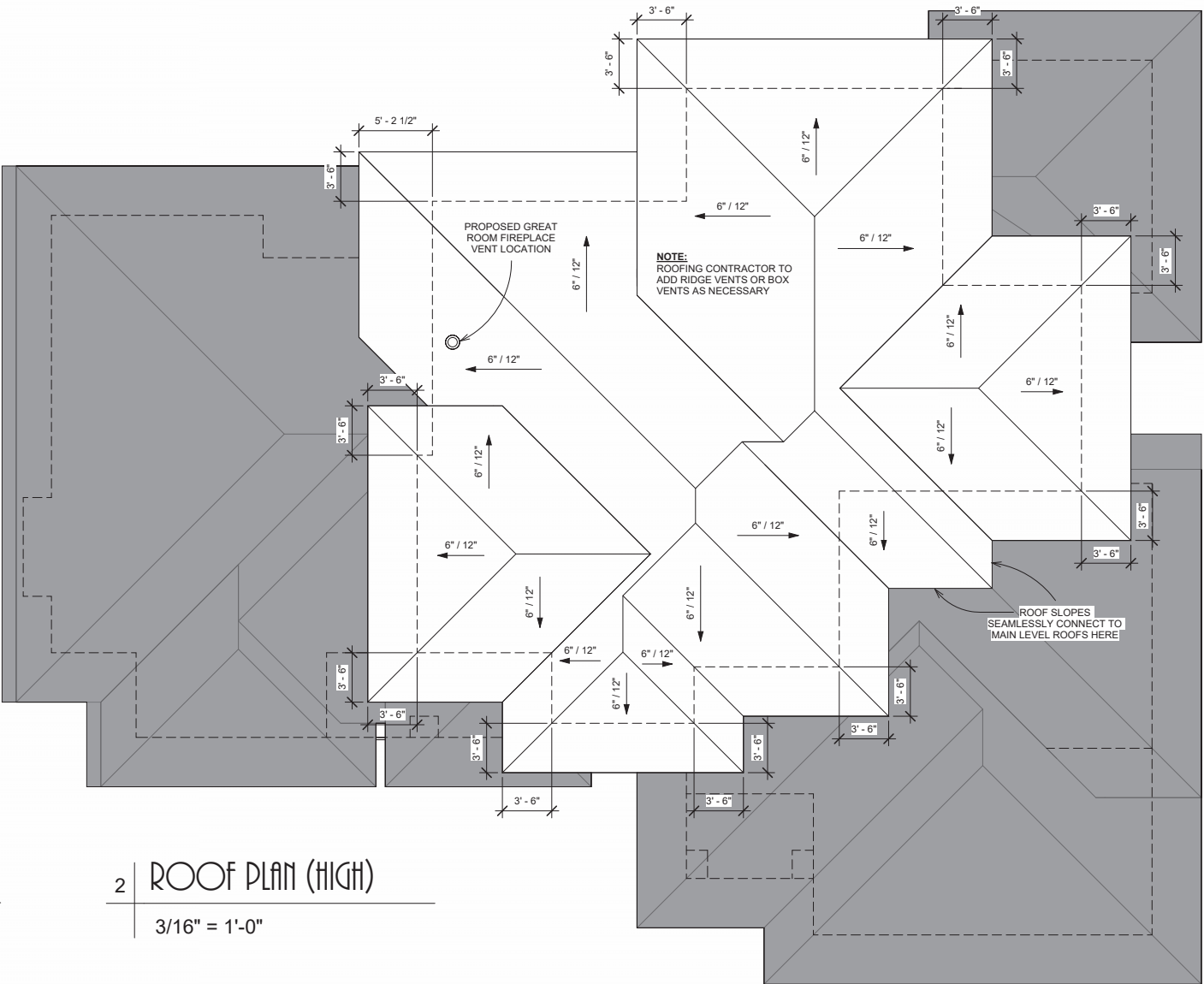
GENERAL CONTRACTOR TO ENSURE THAT ALL ROOF PENETRATIONS (VENT PIPES, EXHAUST FANS, FURNACE/AC PIPES, ETC) ARE PLACED IN INCONSPICUOUS LOCATIONS ON ROOF TO MINIMIZE THE SIGHT OF PENETRATIONS FROM MAIN ARCHITECTURAL VIEWS OF HOME.

TYPICAL ROOF CONSTRUCTION:
ARCHITECTURAL GRADE ASPHALT SHINGLES
PROTEC 120 & 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
2X12 SUB FASCIA
4/4" x 12" COMPOSITE FASICA w/
JAMES HARDIE VENTED SOFFITS
R-50 BLOWN INSULATION
POLY VAPOR BARRIER
5/8" GYP. BRD. CEILING



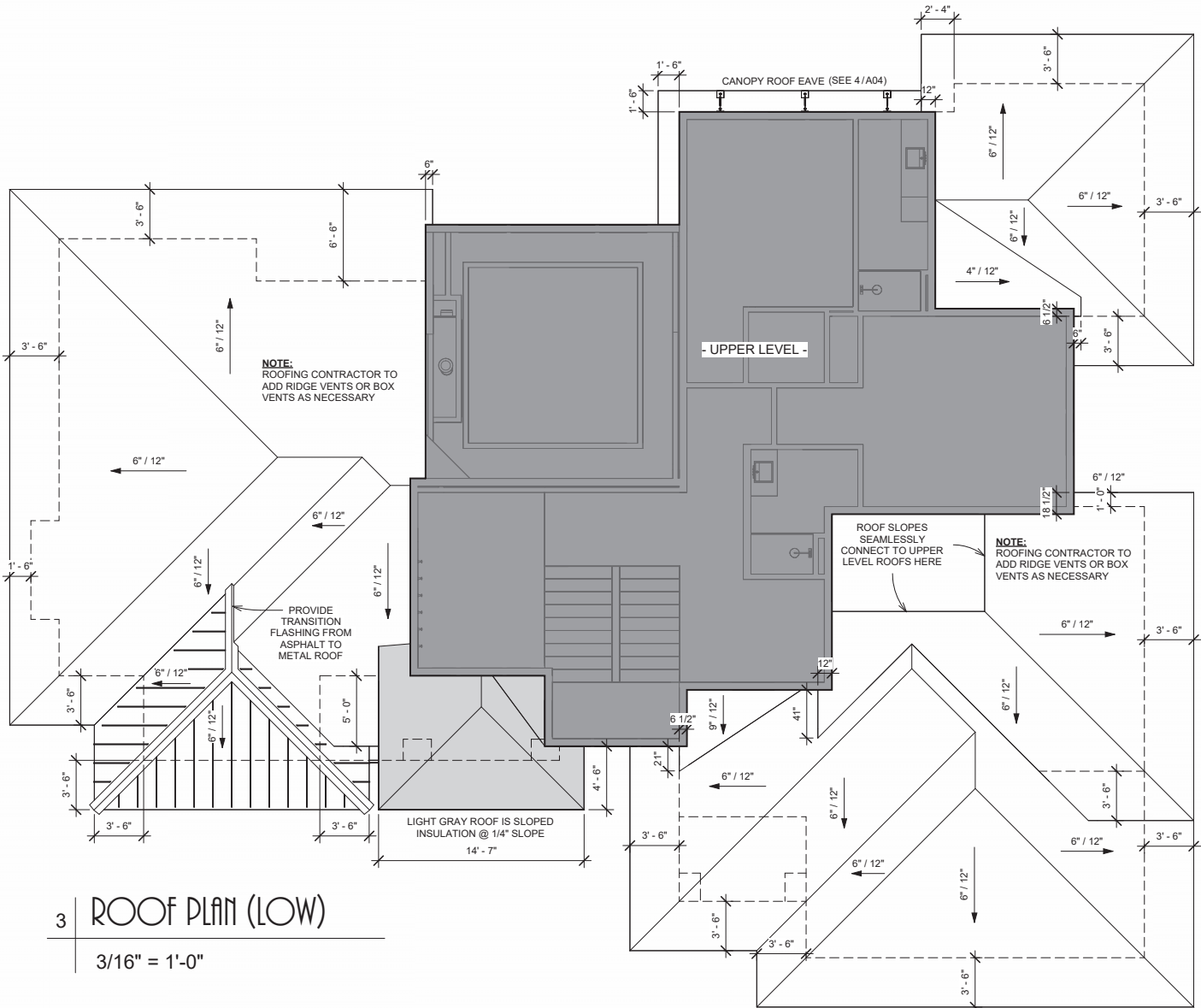
1 | DETAIL - TYPICAL EAVE

1" = 1'-0"



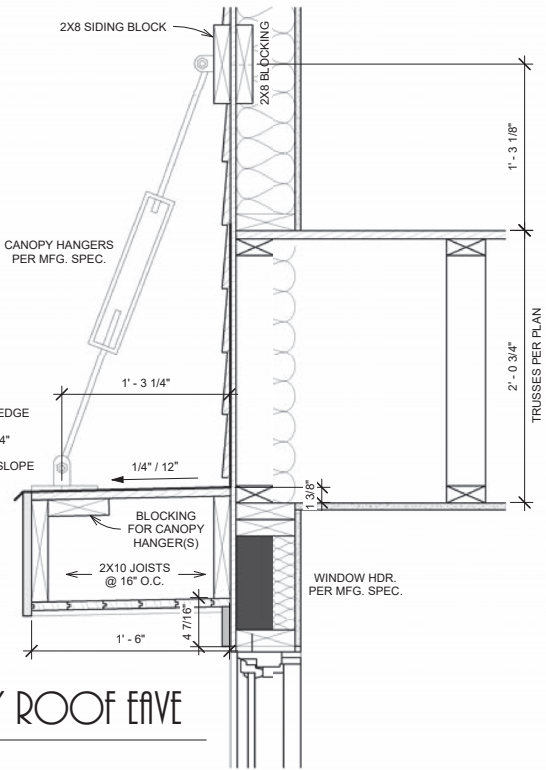
2 | ROOF PLAN (HIGH)

3/16" = 1'-0"



3 | ROOF PLAN (LOW)

3/16" = 1'-0"



CANOPY ROOF CONSTRUCTION:
CONTINUOUS METAL FLASHING w/ DRIP EDGE
EXTENDED UP WALL 24"
ICE & WATER ENTIRE ROOF & UP WALL 24"
3/4" SHEATHING w/ STEEL CLIPS
2X10 JOISTS @ 16" O.C. PITCHED @ 1/4" SLOPE
CLEAR CEDAR FINISHED SOFFIT
4/4" x 12" AZEK FASCIA

4 | DETAIL - CANOPY ROOF EAVE

1 1/2" = 1'-0"



DAVID CHARLEZ DESIGNS

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



Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

BUILDER

REVISION	SCHEDULE	Number	Date	Issued by
		CDRev1	8.9.2024	GM
		CDRev4	10.25.2024	GM

ORIGINAL

PLAN ISSUE

7.29.2024

PROJECT

Jossart Residence

617 Park Street East

Wayzata, MN 55391

PROJECT #

COH - Jossart - CDRev6 & 7

DRAWN BY

GM/LMC

DESCRIPTION

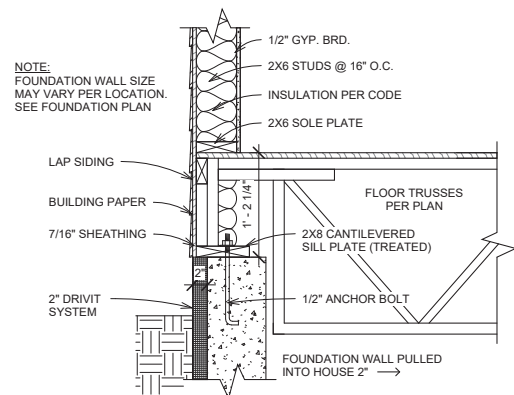
Roof Plan

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04

TYPICAL 2X8 SILL PLATE

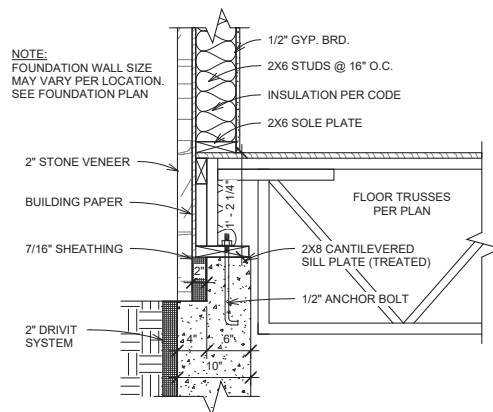
NOTE: ALL APPLICABLE AREAS ON THIS PLAN TO BE BUILT ACCORDING TO THIS DETAIL. FOR AREAS THAT DO NOT APPLY TO THIS DETAIL, REFERENCE ANOTHER DETAIL PROVIDED ON PLANS OR CONSULT WITH GENERAL CONTRACTOR FOR PERFORMED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFIED AND CONFIRMED WITH GENERAL CONTRACTOR.



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.

2X8 PLATE W/ STONE LEDGE

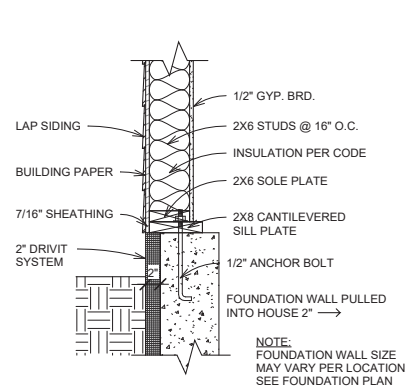
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2X8 PLATE @ LOOKOUT WALL

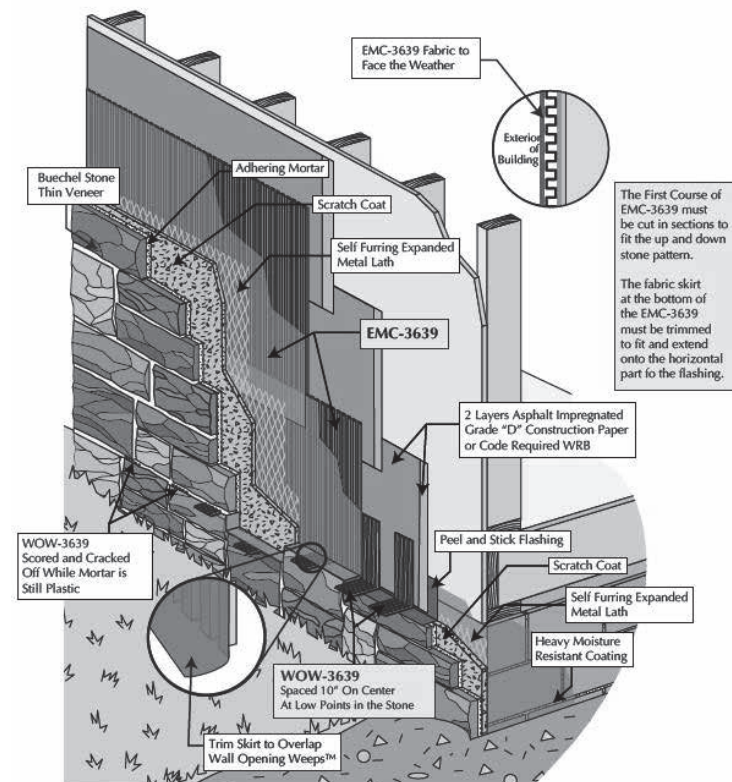
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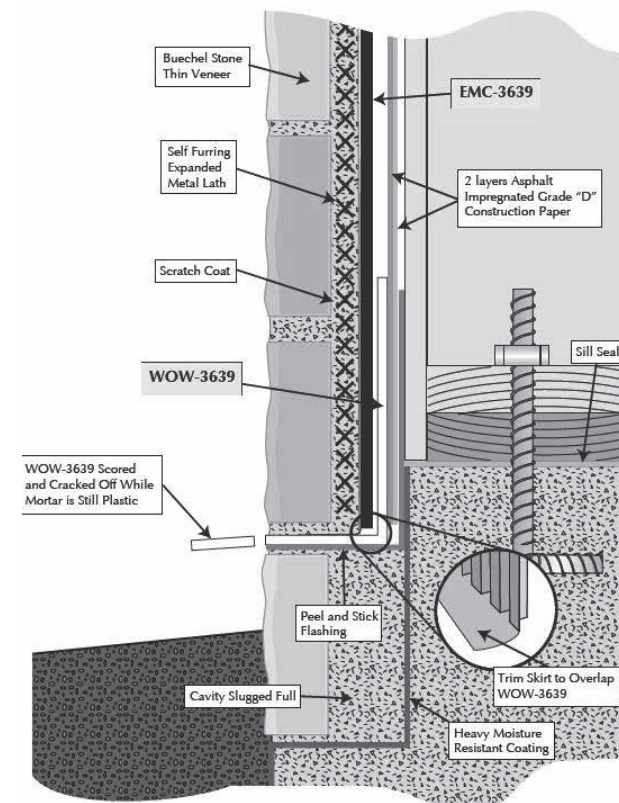
Buechel Stone Thin Veneer Run To Grade with Waterproofing on Foundation Wall

EMC-3639 and WOW-3639



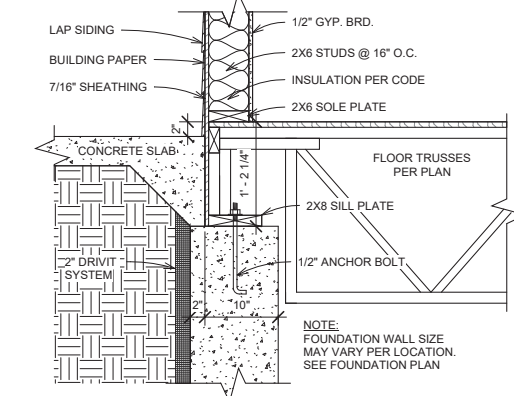
Buechel Stone Thin Veneer Run To Grade Detail

Side View
EMC-3639, and WOW-3639



2X8 PLATE @ PORCH

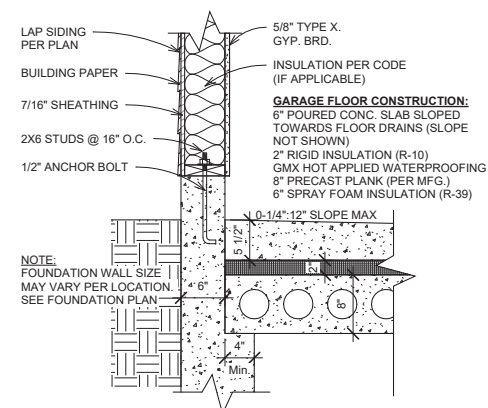
SPECIAL FOUNDATION: ALL NON-STRUCTURAL EXTERIOR FOUNDATION WALLS NOT MORE THAN 2 STORIES HIGH WITH A GABLE ROOF (HIP ROOFS EXEMPT) ARE PULLED INTO THE HOUSE 1-1/2"



NOTE:
DRAWINGS HAVE NOT BEEN DRAWN OR APPROVED BY A STRUCTURAL ENGINEER, SUBJECT TO CHANGE. ALL FOUNDATION WALLS (STRUCTURAL AND NON-STRUCTURAL) MUST BE VERIFIED WITH STRUCTURAL ENGINEER FOR SEISMIC AND CODE COMPLIANCE BEFORE, DURING, AND AFTER CONSTRUCTION. DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR FOUNDATION WALLS NOT PROPERLY ENGINEERED AS REQUIRED FOR STRUCTURE.

PRECAST PLANK CONSTRUCTION

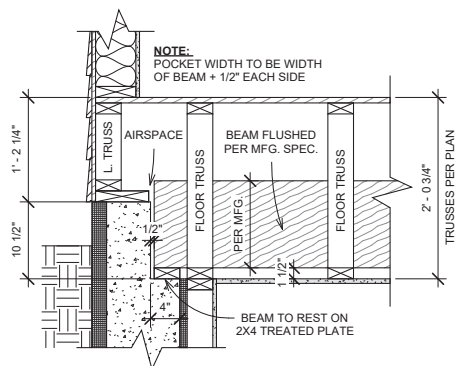
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TYPICAL BEAM POCKET

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 PERFERRED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFIED AND CONFIRMED WITH GENERAL CONTRACTOR.



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DETAIL - PRECAST PLANK

$$1'' = 1'-0''$$

DETAIL - TYPICAL BEAM POCKET

$$1'' = 1'-0''$$

2X8 PLATE @ PORCH

$$1'' = 1'-0''$$


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



BUILDER
Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE		
Number	Date	Issued by
CDRev5	12.12.2024	SMM
CDRev6	12.23.2024	SMM

ORIGINAL PLAN ISSUE	7.29.2024
PRE-ISSUE	12/30/2024

PROJECT
Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #
COH - Jossart - CDRv6 & 7

DRAWN BY	DESCRIPTION
GM/LMC	Foundation Details

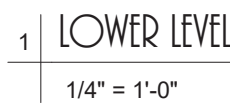
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Page 83 of 102

CONSTRUCTION SET

CEILING HEIGHT @ 8'-10" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 7'-6" FROM FLOOR UNLESS
NOTED



STRUCTURAL NOTE:
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



Page 84 of 102

STRUCTURAL NOTES:

NOT AN OFFICAL 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.

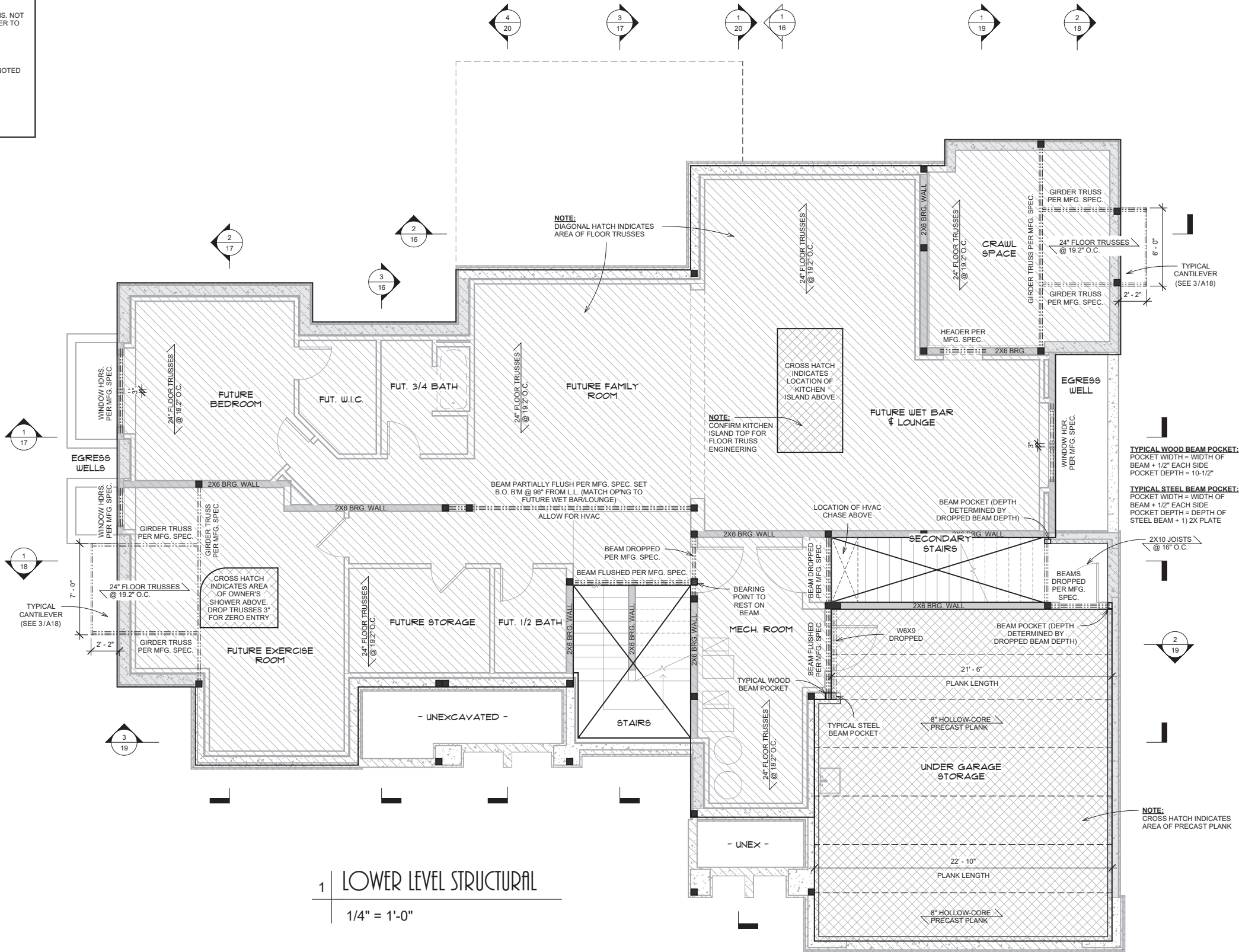
ROOF/FLOOR GIRDER TRUSSES SHOWN ARE ASSUMED LOCATIONS. NOT ALL NECESSARY GIRDERS MAY BE SHOWN. TRUSS MANUFACTURER TO DETERMINE FINAL LOCATIONS OF GIRDER TRUSSES.

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

GRAYED OUT FRAMED WALLS ARE 2X6 BEARING WALLS UNLESS NOTED

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'-10" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 7'-6" FROM FLOOR UNLESS NOTED



1 | LOWER LEVEL STRUCTURAL

1/4" = 1'-0"



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



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Woodbury, MN 55129

REVISION SCHEDULE		Issued by	
Number	Date	GM	
CDRev1	8.9.2024		
CDRev4	10.25.2024		
CDRev5	12.12.2024		

ORIGINAL PLAN ISSUE	RE-ISSUE
7.29.2024	12/30/2024

PROJECT	PROJECT #
Jossart Residence 617 Park Street East Wayzata, MN 55391	COH - Jossart - CDRev6 & 7

DRAWN BY	DESCRIPTION
GM/LMC	Lower Level Structural

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08



NOTE:
NOT AN OFFICIAL ELECTRICAL PLAN.
ITEMS SHOWN ARE SHOWN BY
HOMEOWNER REQUEST. AN OFFICIAL
ELECTRICAL PLAN SHOULD BE
COMPLETED AND OBTAINED BY OTHERS

NOTE:
PROVIDE 110V & 240V OUTLETS
AND UNDERGROUND DUST
REMOVAL. HOMEOWNER TO
SITE VERIFY EXACT LOCATIONS.

110V OUTLET IN
FLOOR. VERIFY
FINAL LOCATION
w/ HOMEOWNER

240V OUTLET IN
FLOOR. VERIFY
FINAL LOCATION
w/ HOMEOWNER

DAVID CHARLEZ DESIGNS

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

TEL: 932.428.8200
EM: Dave@DavidCharlezDesigns.com

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Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE		
Number	Date	Issued by
CDRev1	8.9.2024	GM
CDRev4	10.25.2024	GM

ORIGINAL
PLAN ISSUE

7.29.2024

— — — — —

RE-ISSUE
12/30/2024
3:21:57 PM

PROJECT

Jossart Residence
617 Park Street East
Wayzata, MN 55391

100

PROJECT #
COH - Jossart - CDRev6 & 7

DRAWN BY

GM/LMC

DESCRIPTION

DESCRIPTION	QTY	UNIT	AMOUNT
Lower Level Electrical Plan	1	Sheet	1.00

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09

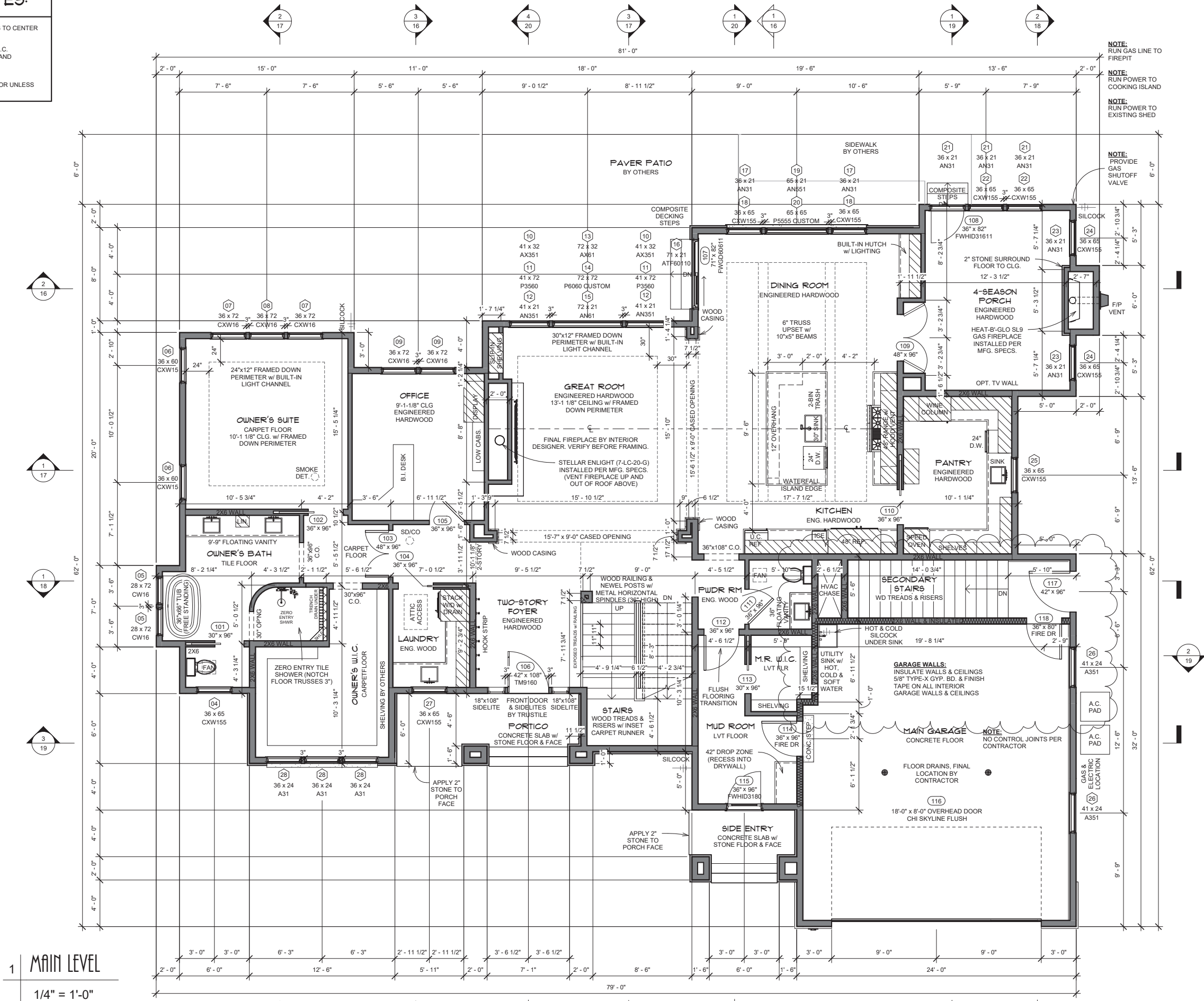
CONSTRUCTION SET

MAIN LEVEL NOTES:

DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTER OF STUD

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

CEILING HEIGHT @ 10'-1-1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 9'-0" FROM FLOOR UNLESS
NOTED



WINDOW NOTE:
ANDERSEN WINDOWS (400 & A-SERIES) ARE CALLED OUT BY WINDOW FRAME 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 2x2x10 UNLESS NOTED (PER MFG. SPECS.)

STRUCTURAL NOTE:
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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18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
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EM: Dave@DavidCharlezDesigns.com



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Revision	Number	Date	Issued by
	CDRev1	8.9.2024	GM
	CDRev2	9.25.2024	GM
	CDRev3	10.7.2024	SMM
	CDRev4	10.25.2024	GM
	CDRev5	12.12.2024	SMM
	CDRev6	12.23.2024	SMM

ORIGINAL
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7.29.2024
PRE-ISSUE
12/30/2024
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PROJECT #
COH - Jossart - CDRev6 & 7

DRAWN BY	GM/LMC	DESCRIPTION	Main 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.

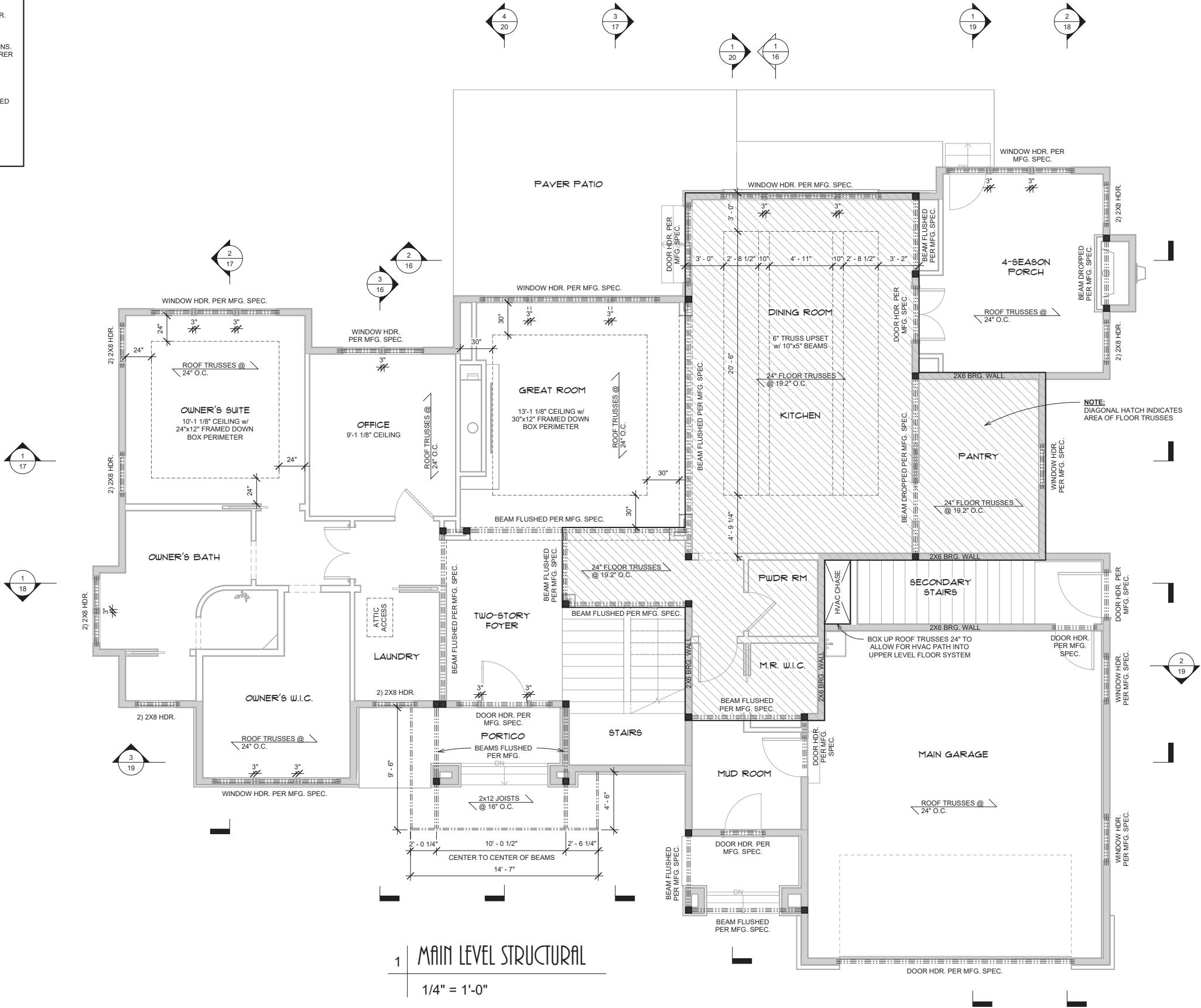
ROOF/FLOOR GIRDER TRUSSES SHOWN ARE APPROXIMATE LOCATIONS. NOT ALL NECESSARY GIRDERS MAY BE SHOWN. TRUSS MANUFACTURER TO DETERMINE FINAL LOCATIONS OF GIRDER TRUSSES.

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

GRAYED OUT FRAMED WALLS ARE 2X6 BEARING WALLS UNLESS NOTED

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

CEILING HEIGHT @ 10'-1 1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 9'-0" FROM FLOOR UNLESS NOTED



1 MAIN LEVEL STRUCTURAL

1/4" = 1'-0"



DAVID CHARLEZ DESIGNS
18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
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CDRev5	12.12.2024	SMM	

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7.29.2024	12/30/2024

PROJECT
Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #
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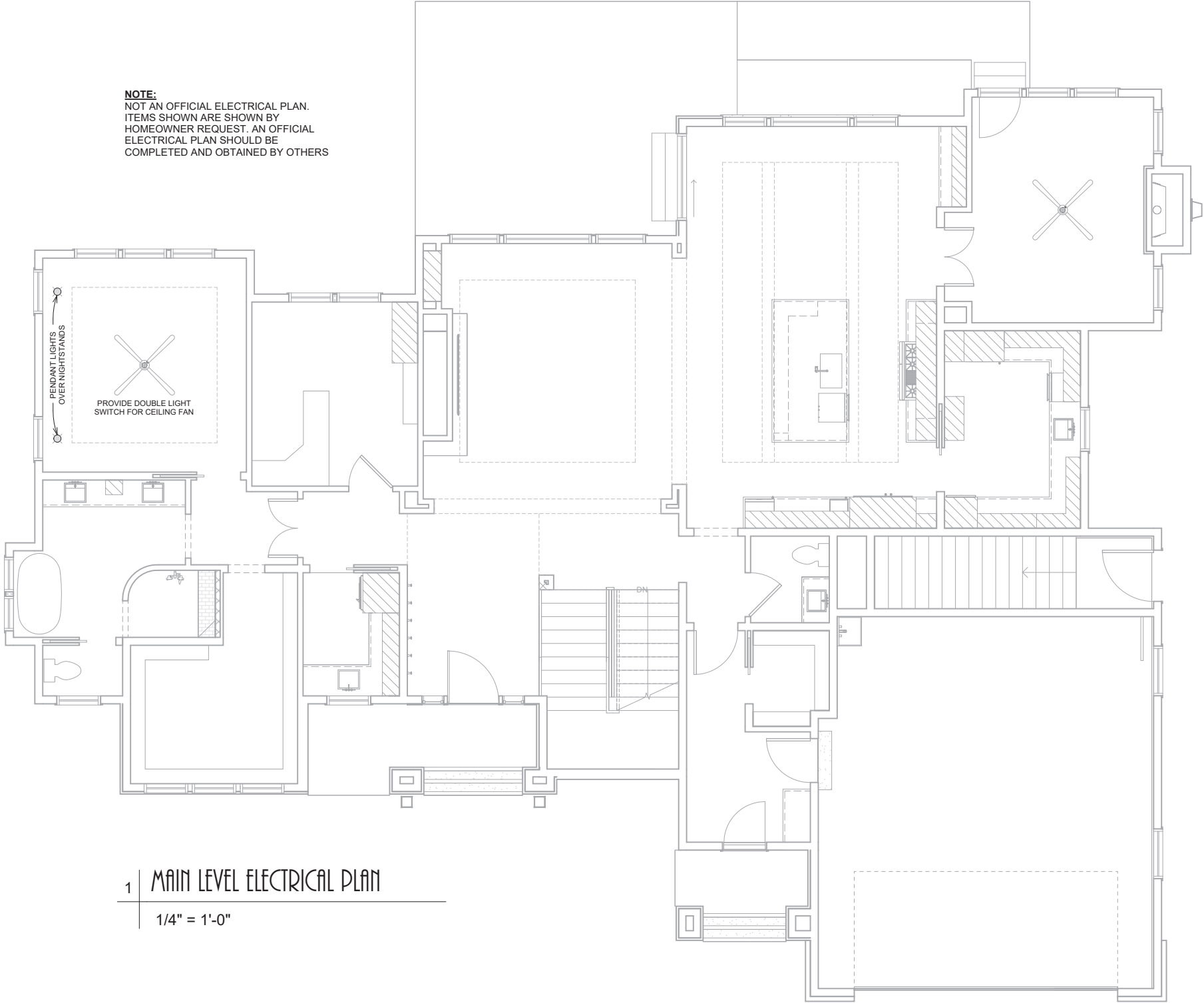
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GM/L/MC

DESCRIPTION
Main Level Structural

a

11

NOTE:
NOT AN OFFICIAL ELECTRICAL PLAN.
ITEMS SHOWN ARE SHOWN BY
HOMEOWNER REQUEST. AN OFFICIAL
ELECTRICAL PLAN SHOULD BE
COMPLETED AND OBTAINED BY OTHERS



1 | MAIN LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

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 size 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 landscaping/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. © David Charles Designs 2024. Do not replicate with out permission (552)428-8200. David Charles Design retains rights to all plans and detail shown.



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LAKEVILLE, MN 55044
TEL: 952.428.8200
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PROJECT
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617 Park Street East
Wayzata, MN 55391
PROJECT #
COH - Jossart - CDRev6 & 7

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12/30/2024
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GM/LMC

DESCRIPTION
Main Level Electrical Plan

a

12

UPPER LEVEL NOTES:

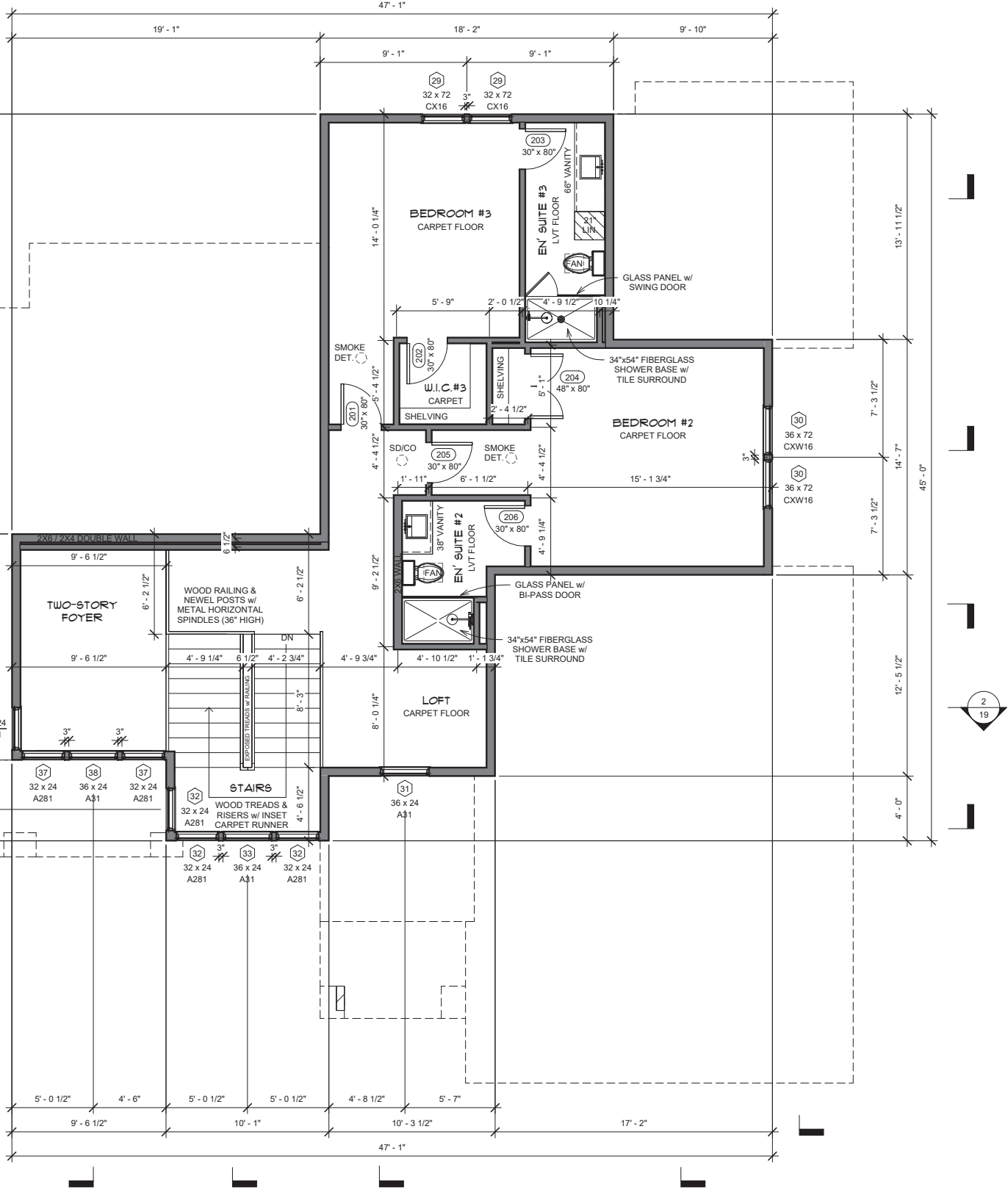
DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTER OF STUD

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

CEILING HEIGHT @ 9'-1-1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 8'-0" FROM FLOOR UNLESS
NOTED



1 UPPER LEVEL
1/4" = 1'-0"



WINDOW NOTE:
ANDERSEN WINDOWS (400 & A-SERIES) ARE CALLED OUT BY WINDOW FRAME 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 2/2x10 UNLESS NOTED (PER MFG. SPECS.)

STRUCTURAL NOTE:
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18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com



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CDRev4	10.25.2024		
CDRev5	12.12.2024		

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PLAN ISSUE 7.29.2024	RE-ISSUE 12/30/2024 3:22:06 PM

PROJECT	PROJECT #
Jossart Residence 617 Park Street East Wayzata, MN 55391	COH - Jossart - CDRev6 & 7

DRAWN BY	DESCRIPTION
GM/LMC	Upper Level

a

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STRUCTURAL NOTES:

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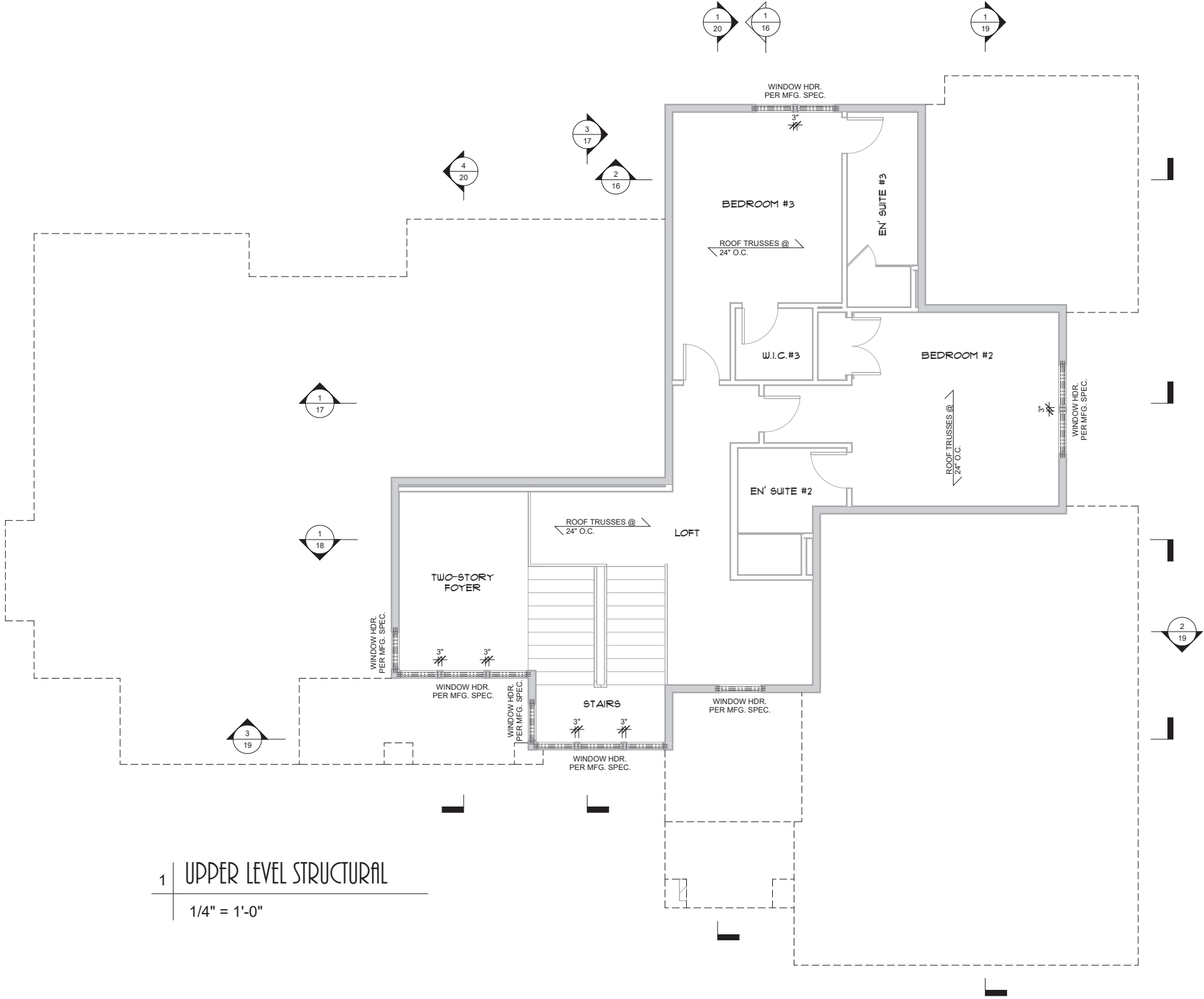
SIZE BEAMS/HEADERS TO ALLOW FOR HVAC RUNS THROUGHOUT ENTIRETY OF HOME.

GRAYED OUT FRAMED WALLS ARE 2X6 BEARING WALLS UNLESS NOTED

ROOF TRUSSES ARE CALLED OUT @ 24" O.C.
ROOF SYSTEM DESIGNER TO VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS

TRUSS MANUFACTURER TO VERIFY ALL ENERGY HEELS SHOWN TO ENSURE FINAL EAVE FRAMING DOES NOT CONFLICT WITH FINISHED EXTERIOR WINDOW TRIM AS SHOWN ON ELEVATIONS.

CEILING HEIGHT @ 9'-1 1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 8'-0" FROM FLOOR UNLESS NOTED



1 | UPPER LEVEL STRUCTURAL
1/4" = 1'-0"

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



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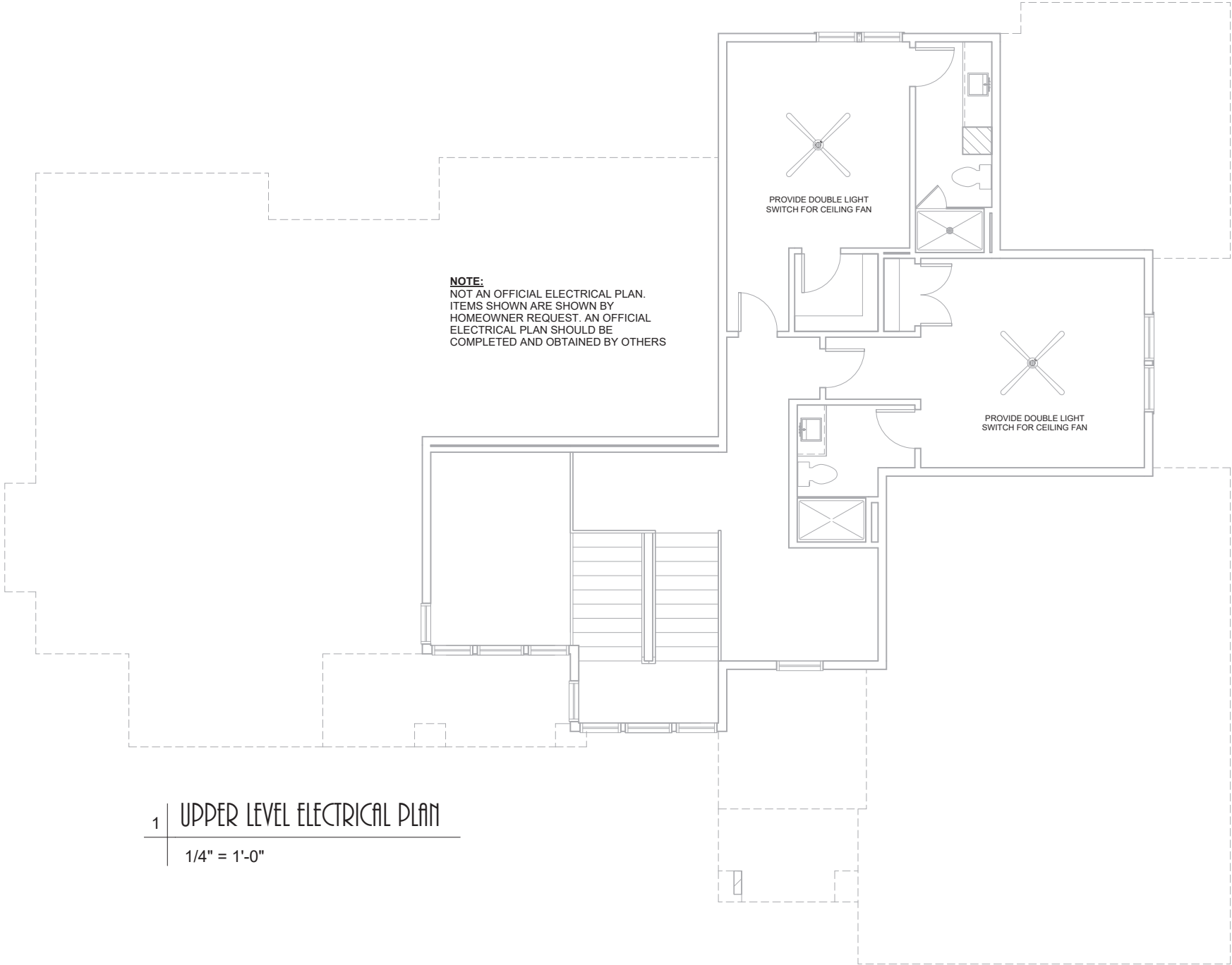
ORIGINAL PLAN ISSUE	RE-ISSUE
7.29.2024	12/30/2024
	3:22:07 PM

PROJECT	PROJECT #
Jossart Residence 617 Park Street East Wayzata, MN 55391	COH - Jossart - CDRRev6 & 7

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GM/L/MC	Upper Level Structural

a

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18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
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EM: Dave@DavidCharlezDesigns.com



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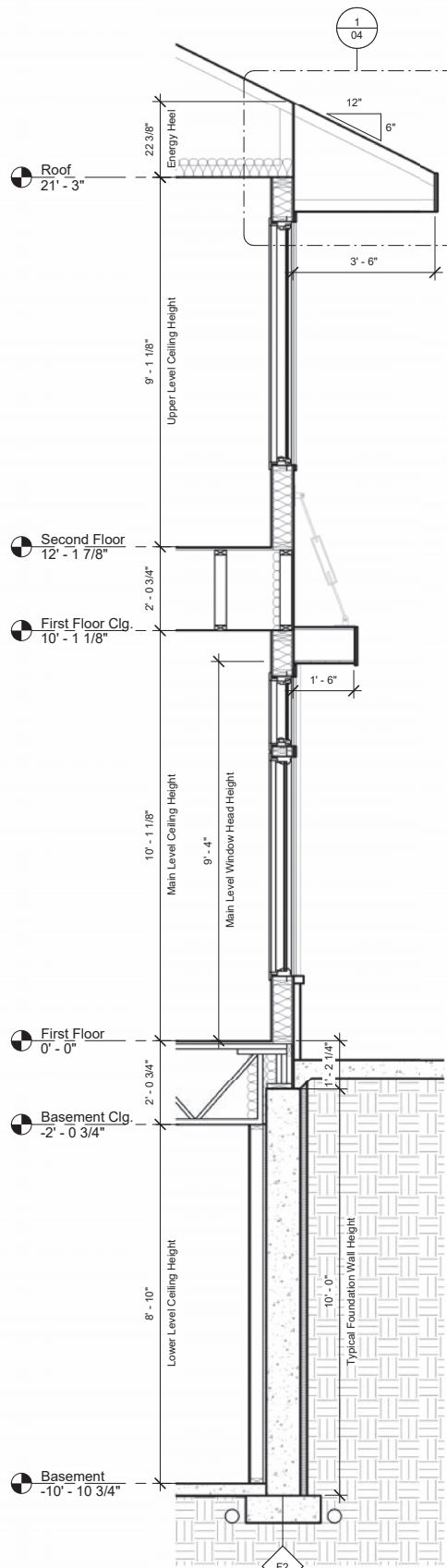
REVISION SCHEDULE		
Number	Date	Issued by
CDRev1	8.9.2024	GM

ORIGINAL PLAN ISSUE	RE-ISSUE
7.29.2024	12/30/2024
	3:22:08 PM

PROJECT	PROJECT #
Jossart Residence 617 Park Street East Wayzata, MN 55391	COH - Jossart - CDRev6 & 7

DRAWN BY	DESCRIPTION
GM/LMC	Upper Level Electrical Plan

a



1 TYPICAL WALL SECTION

1/2" = 1'-0"

ROOF, CEILING & EAVE CONSTRUCTION:

ARCHITECTURAL GRADE ASPHALT SHINGLES
PROTEC 120 & 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
2X12 SUB FASCIA
4/4" x 12" AZEK FASICA w/
5"x5" BOX GUTTERS w/ DOWNSPOUTS
JAMES HARDIE VENTED SOFFITS
R-50 BLOWN INSULATION
POLY VAPOR BARRIER
5/8" GYP. BRD. CEILING

UPPER LEVEL CONSTRUCTION:

3/4" T&G PLYWOOD SUBFLOOR
GLUED & SCREWED
24" 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.)
7/16" 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:

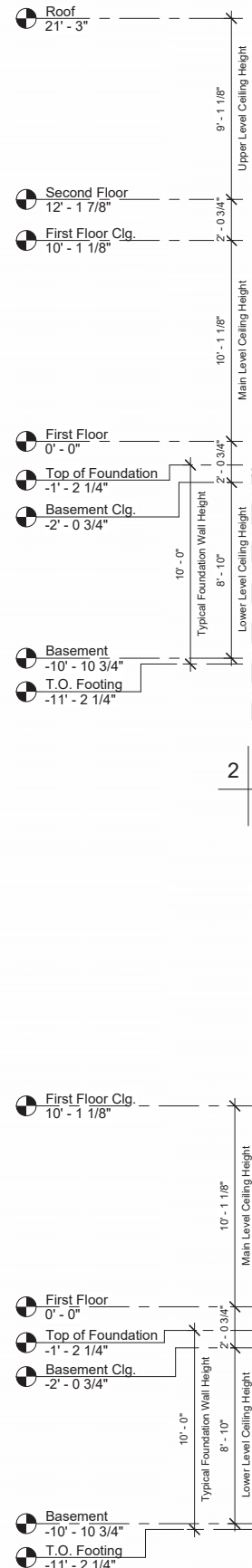
3/4" T&G PLYWOOD SUBFLOOR
GLUED & SCREWED
24" FLOOR TRUSSES @ 19.2" O.C.
(FLOOR SYSTEM DESIGNER TO
VERIFY SIZE & SPACING BASED ON
SPANS)
FLASHING UNDER SILLS & STOOPS
TREATED 2X6 SILL PLATE w/
SEALER
1/2" ANCHOR BOLTS @ 6' O.C. & 1'
FROM CORNERS
5/8" GYP. BRD. ON CEILING
SPRAY INSULATE RIMS (R-21)

FOUNDATION WALL & BASEMENT SLAB CONSTRUCTION:

WATERPROOFING
EXTERIOR THERMAL WALL:
2" DRIVIT EXTERIOR INSULATION
SYSTEM PROVIDE FLASHING TO COVER
EXPOSED INSULATION
POURED CONC. WALL PER PLAN
REINFORCE WALLS PER CODE AND
ENGINEER'S SPECIFICATIONS
CONTINUOUS CONC. FOOTING AS
NOTED ON FOUNDATION PLAN
4" POURED CONCRETE SLAB
VAPOR/MOISTURE BARRIER PER IRC
SECTION 506 EXTENDING UP THE WALL
AND SEALED TO FOUNDATION WALL
4" SAND/AGGREGATE FILL

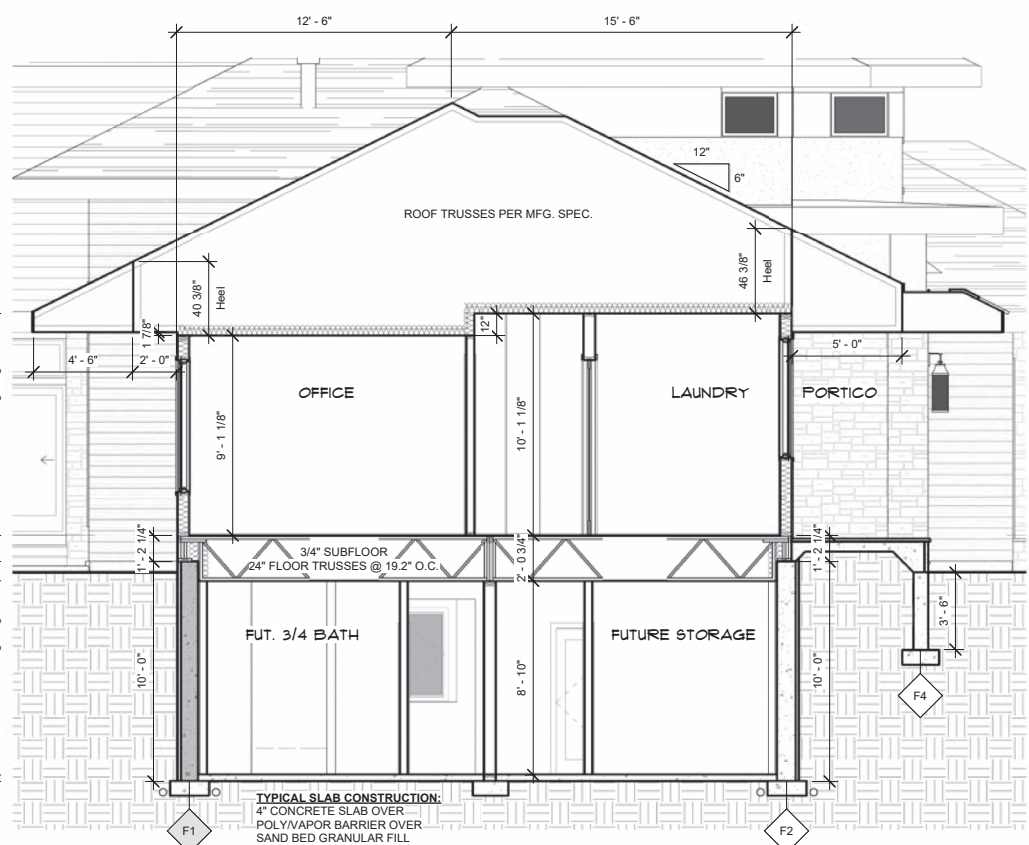
INTERIOR THERMAL WALL:
1" RIGID INSULATION (R-5)
2x4 STUDS @ 16" O.C.
2x4 TRD. PLATE
1/2" GYP BD.

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



2 SECTION - DINING/4-SEASON PORCH

1/4" = 1'-0"



3 SECTION - OFFICE/LAUNDRY

1/4" = 1'-0"



DAVID CHARLEZ DESIGNS

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

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CUSTOM HOMES

BUILDER

Custom One Homes

5097 Woodlane Alcove

Woodbury, MN 55129

REVISION SCHEDULE	
Number	Date
CDRev1	8.9.2024
CDRev4	10.25.2024
CDRev5	12.12.2024

ORIGINAL PLAN ISSUE	
Number	Date
CDRev1	7.29.2024

RE-ISSUE	
Number	Date
CDRev6	12/30/2024

PROJECT

Jossart Residence

617 Park Street East

Wayzata, MN 55391

PROJECT #

COH - Jossart - CDRev6 & 7

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GM/LMC

DESCRIPTION

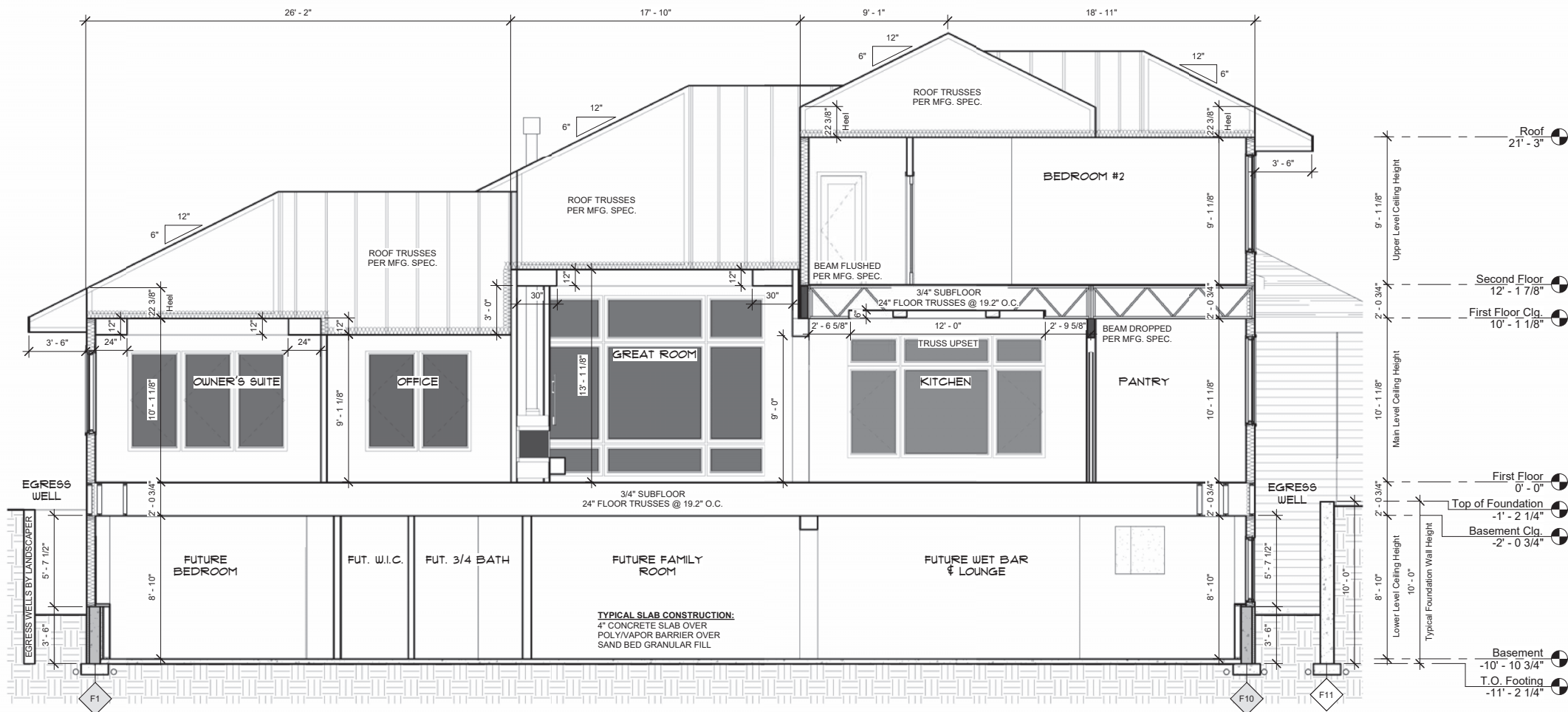
Cross Sections

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16

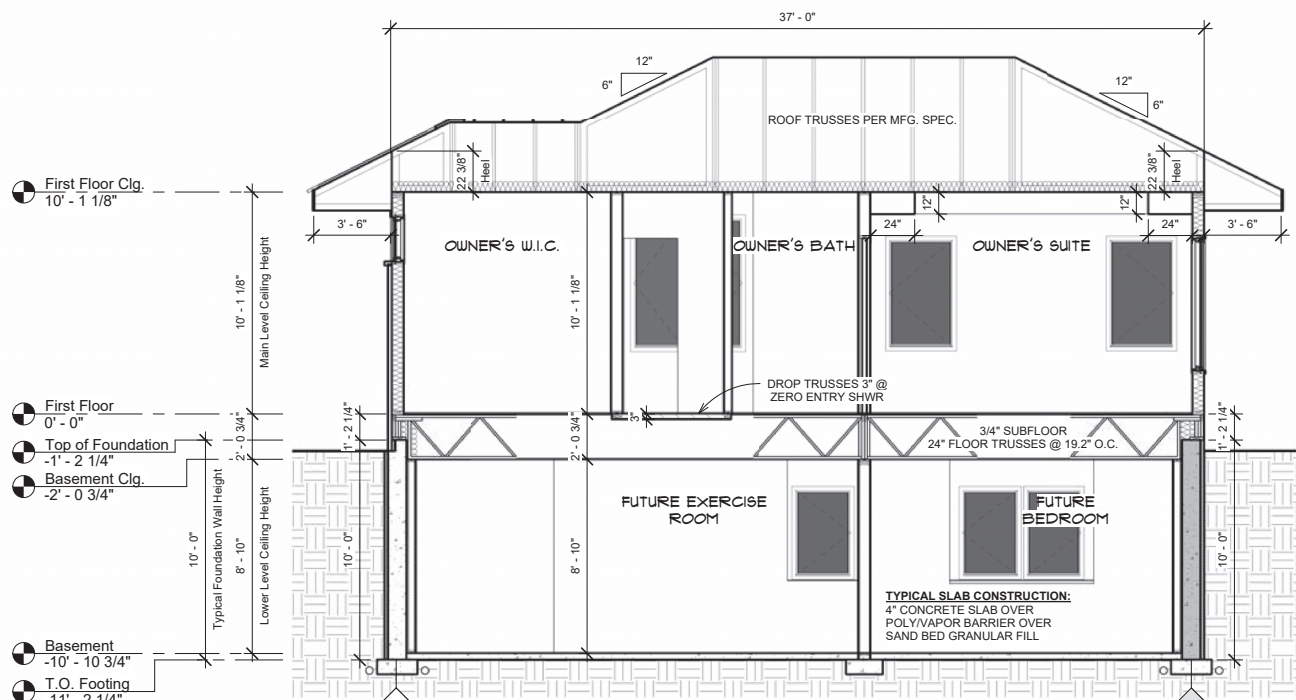
Page 93 of 102

CONSTRUCTION SET



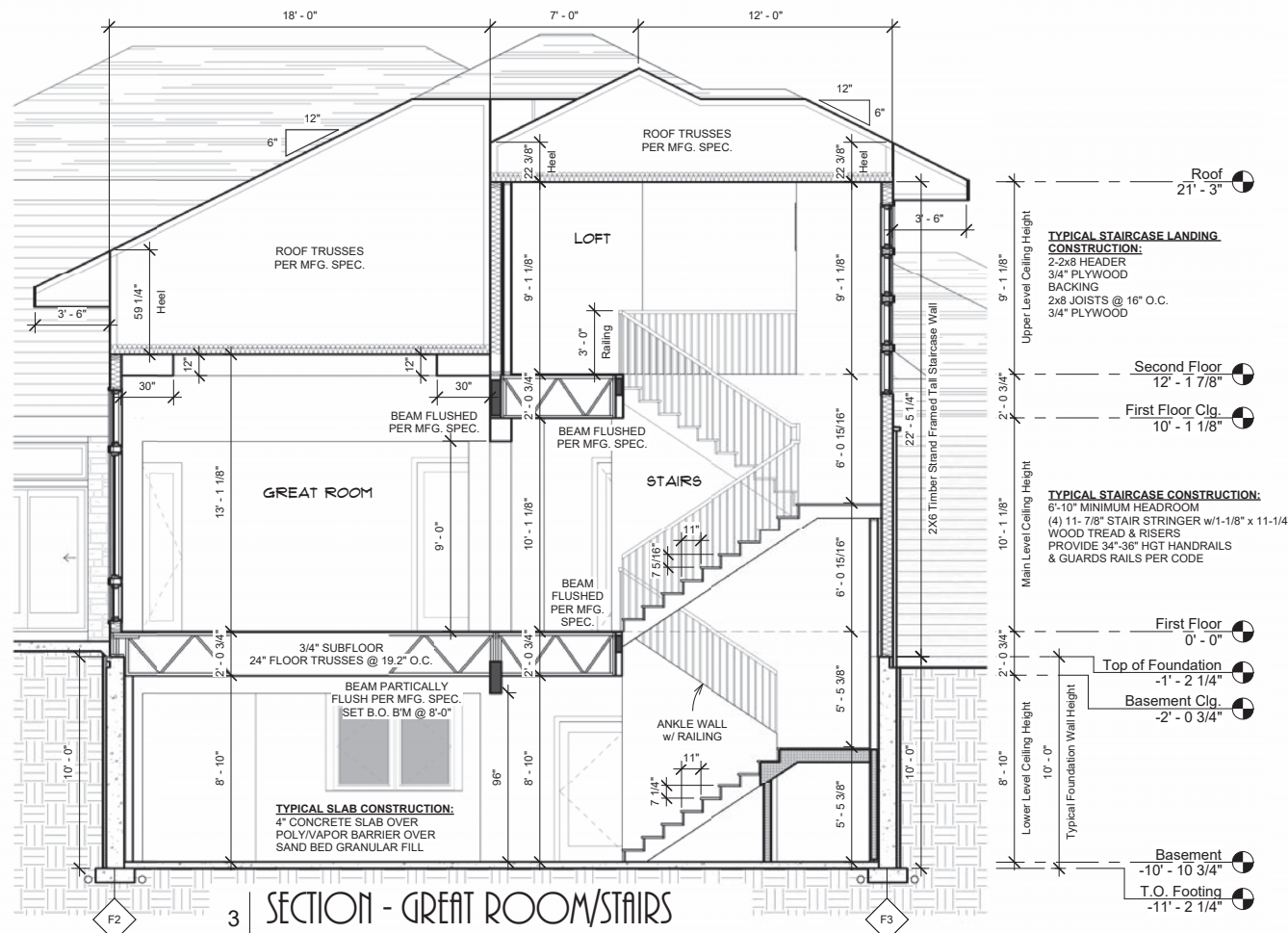
1 SECTION - OWNER'S SUITE/PANTRY

1/4" = 1'-0"



2 SECTION - OWNER'S WIC/OWNER'S SUITE

1/4" = 1'-0"



3 SECTION - GREAT ROOM/STAIRS

1/4" = 1'-0"



DAVID CHARLEZ DESIGNS
18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
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Number	Date	GM	SMM
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CDRev5	12.12.2024		

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7.29.2024

PROJECT
Jossart Residence
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RE-ISSUE
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3:22:20 PM

PROJECT #
COH - Jossart - CDRev6 & 7

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DESCRIPTION
Cross Sections

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18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
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CDRev6	12.23.2024	SMM	

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PROJECT	PROJECT #
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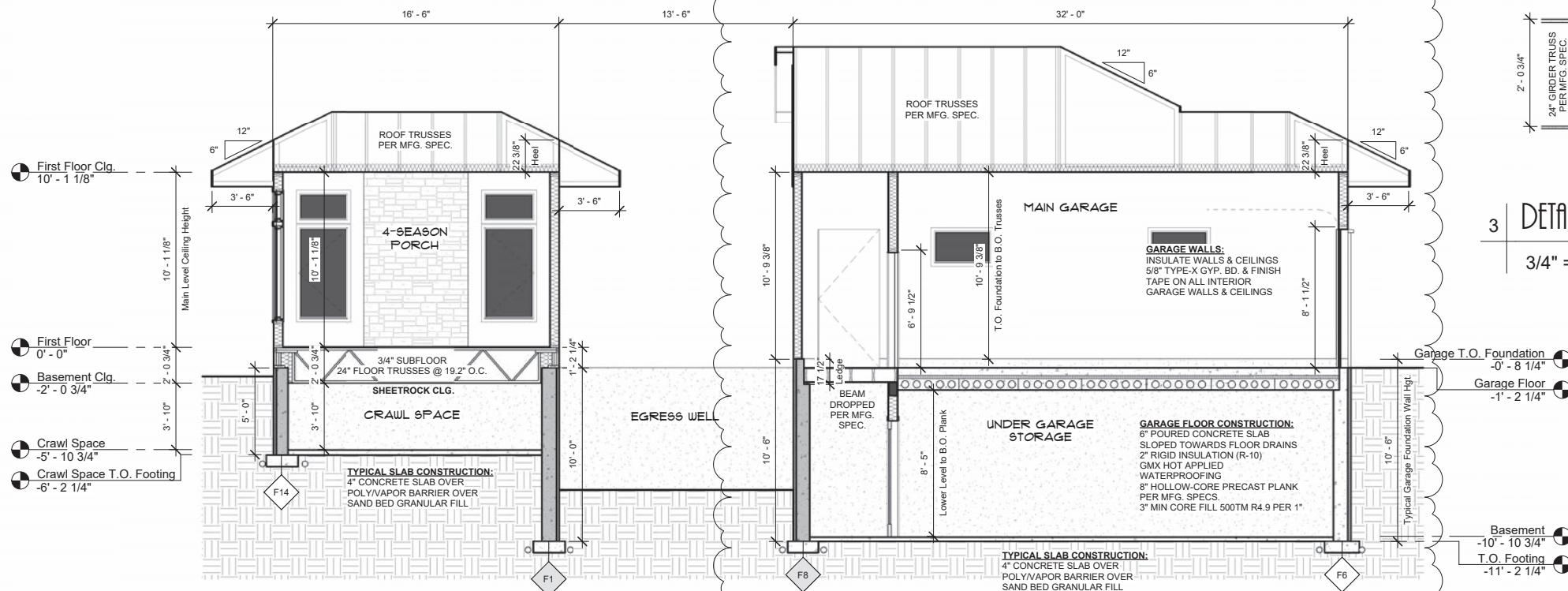
DRAWN BY	DESCRIPTION
GM/LMC	Cross Sections

a

18

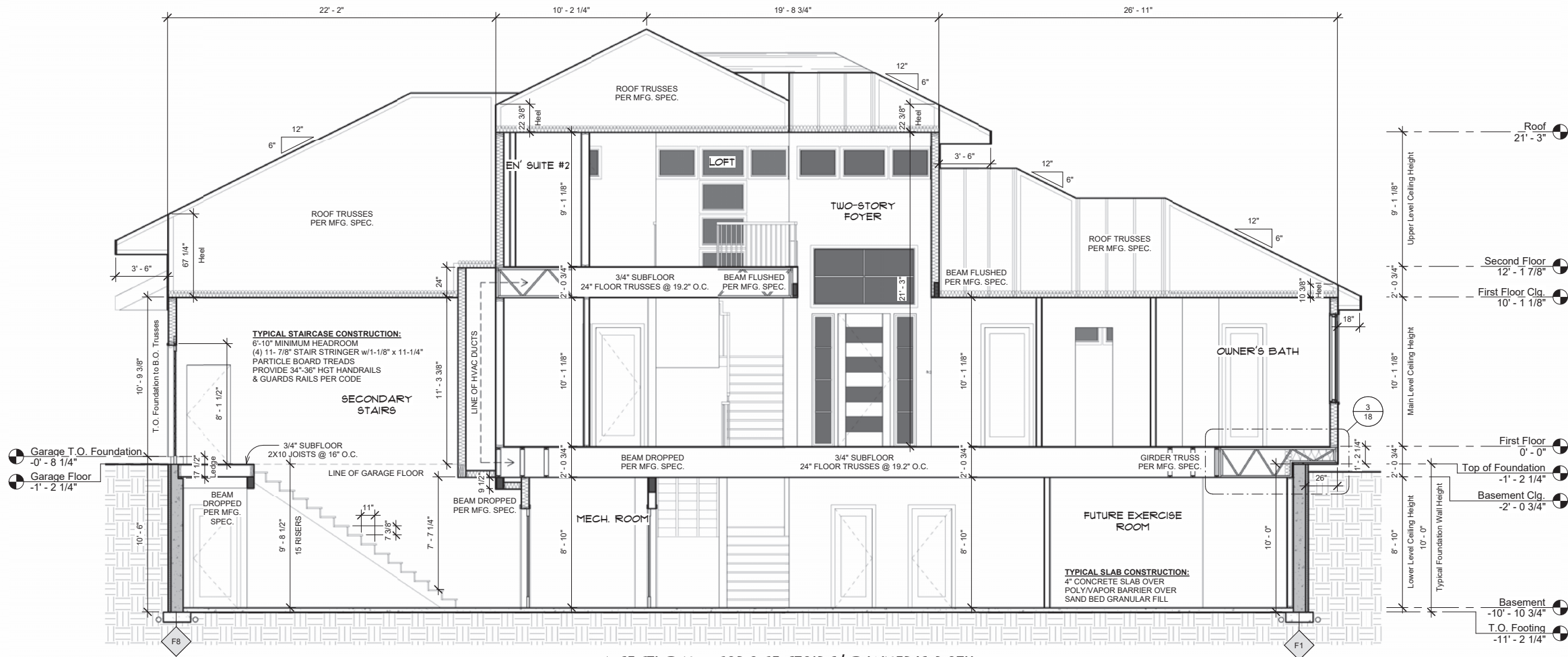
2 SECTION - 4-SEASON PORCH/GARAGE 1

1/4" = 1'-0"



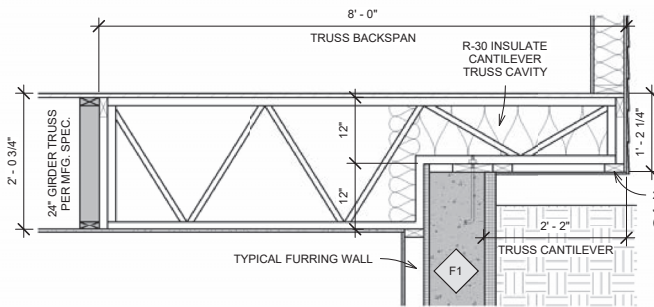
1 SECTION - GARAGE STAIRS/OWNER'S BATH

1/4" = 1'-0"



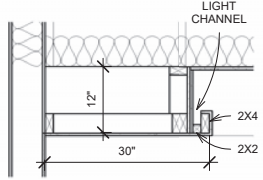
3 DETAIL - TYPICAL CANTILEVER

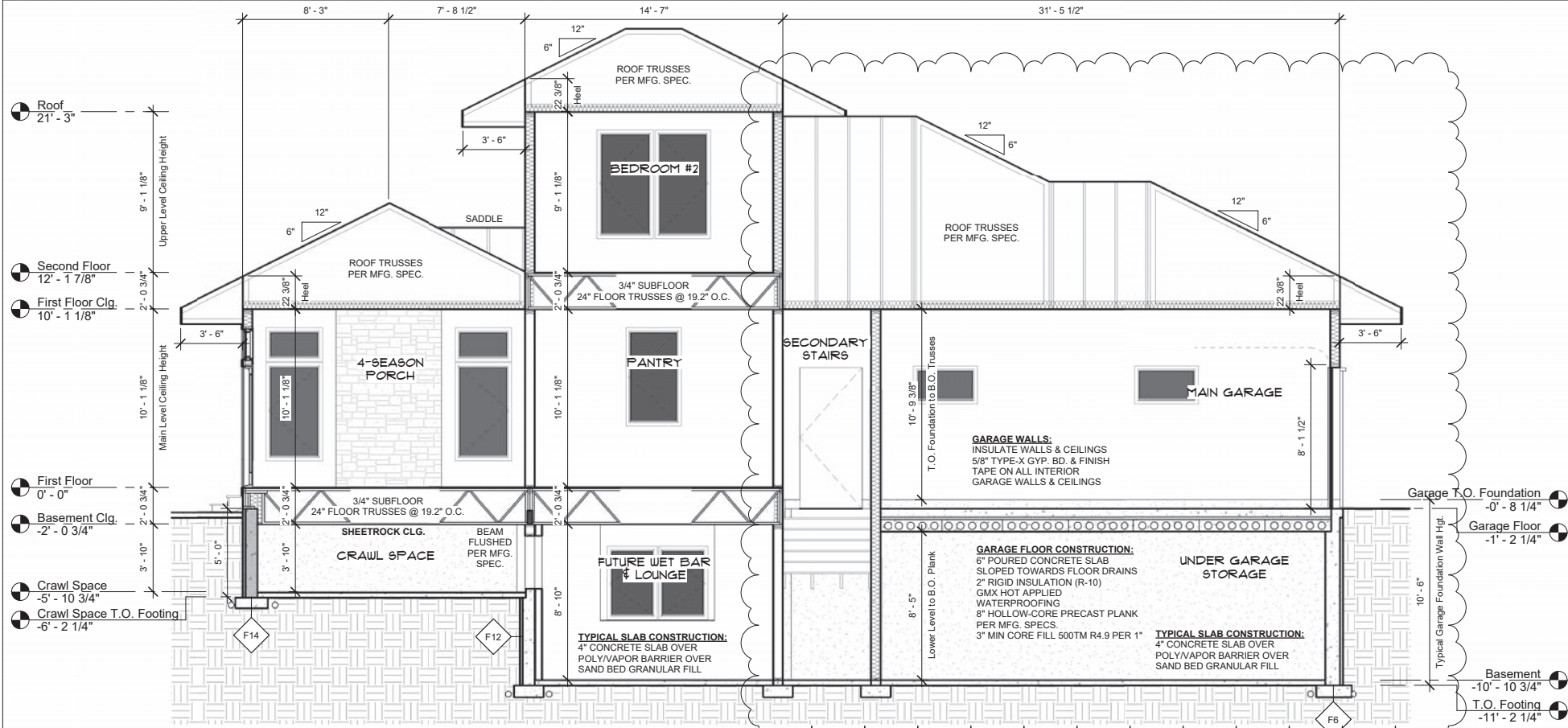
3/4" = 1'-0"



4 DETAIL - SOFFIT W/ LIGHT CHANNEL

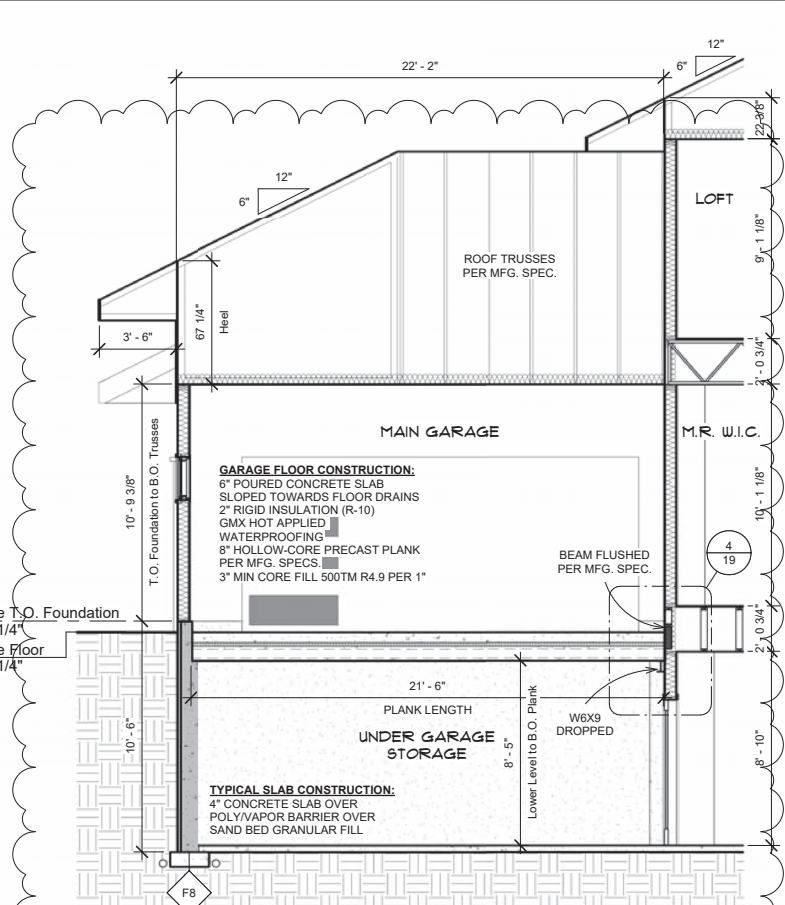
3/4" = 1'-0"





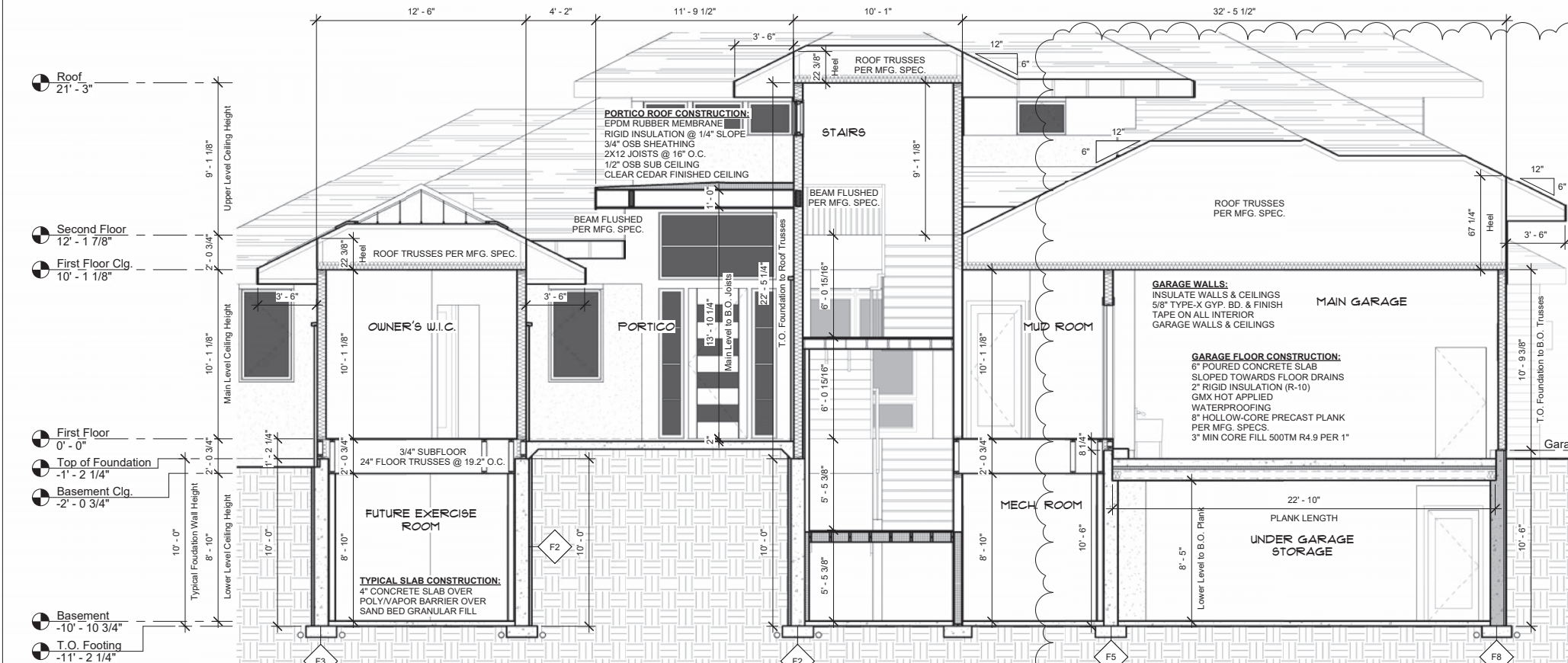
1 SECTION - 4-SEASON PORCH/GARAGE 2

1/4" = 1'-0"



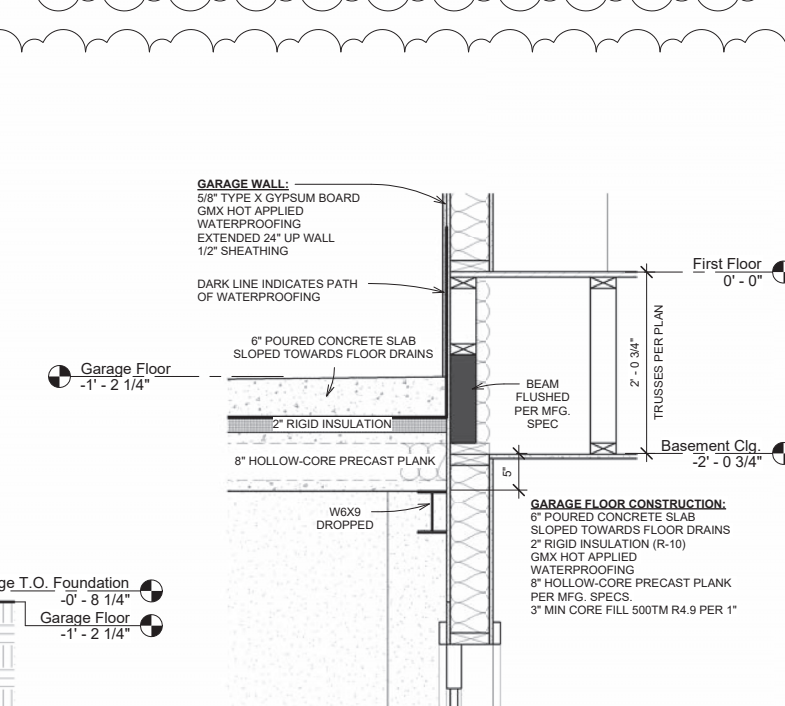
2 SECTION - GARAGE/M.R. WIC

1/4" = 1'-0"



3 SECTION - OWNER'S SUITE/GARAGE

1/4" = 1'-0"



4 DETAIL - GARAGE/HOUSE COMMON WALL

1" = 1'-0"



DAVID CHARLEZ DESIGNS
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LAKEVILLE, MN 55044
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REVISION SCHEDULE		Issued by	
Number	Date	Number	Date
CDRev1	8.9.2024	GM	
CDRev4	10.25.2024	GM	
CDRev5	12.12.2024	SMM	
CDRev6	12.23.2024	SMM	

ORIGINAL
PLAN ISSUE
7.29.2024

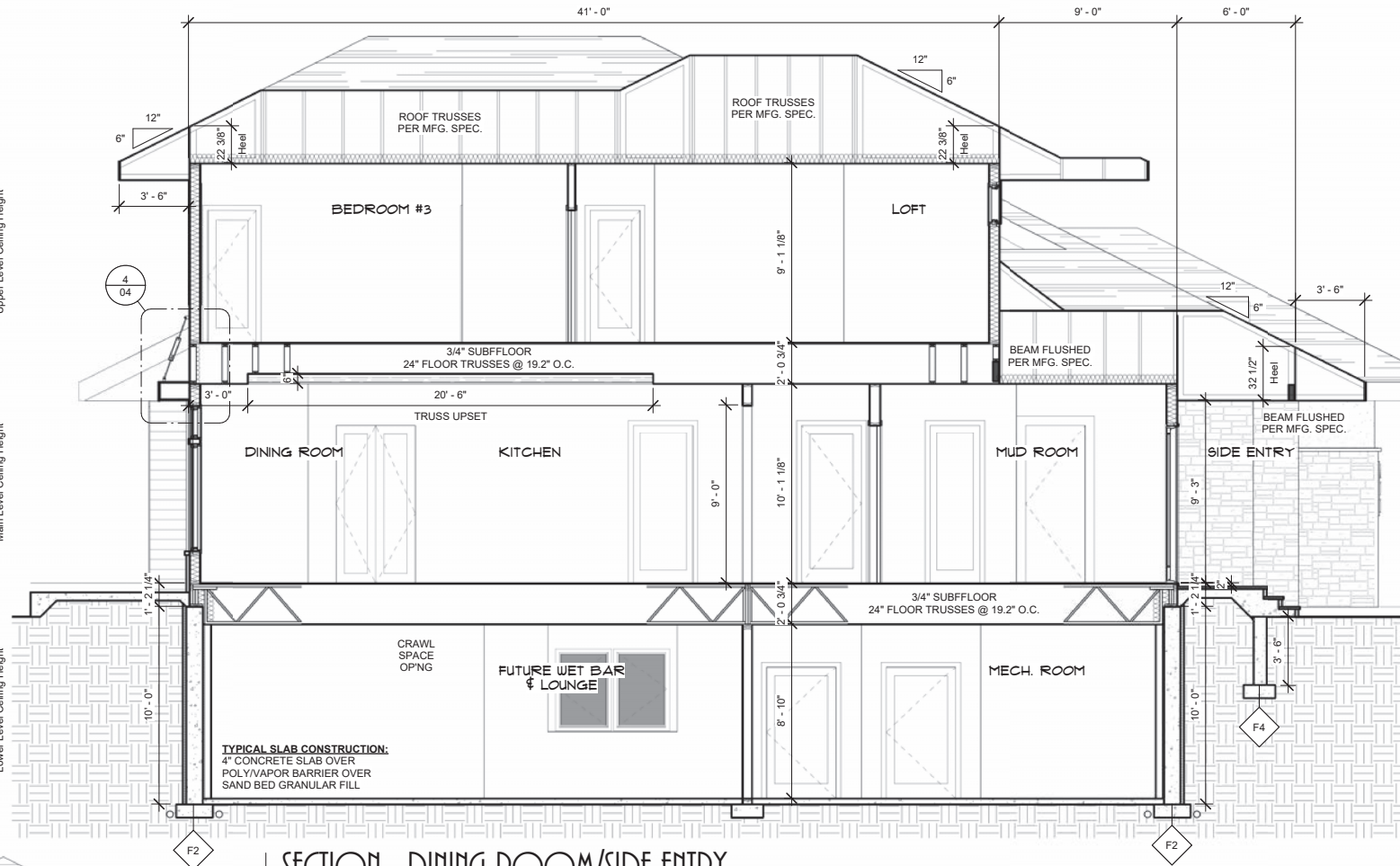
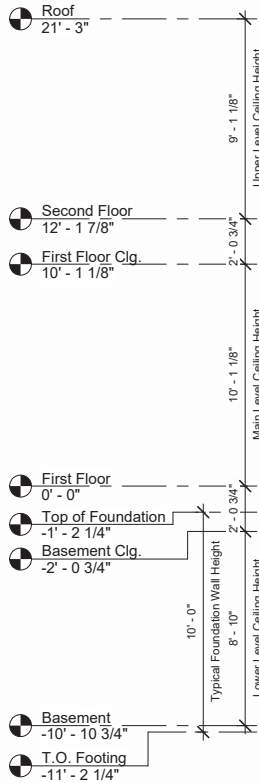
PROJECT
Jossart Residence
617 Park Street East
Wayzata, MN 55391

PROJECT #
COH - Jossart - CDRev6 & 7

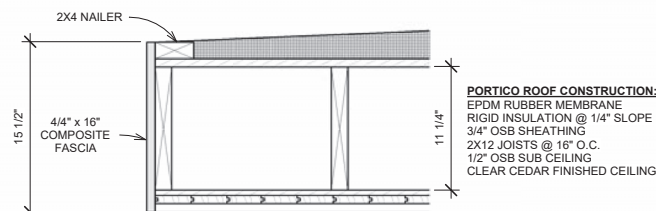
DESCRIPTION
Cross Sections

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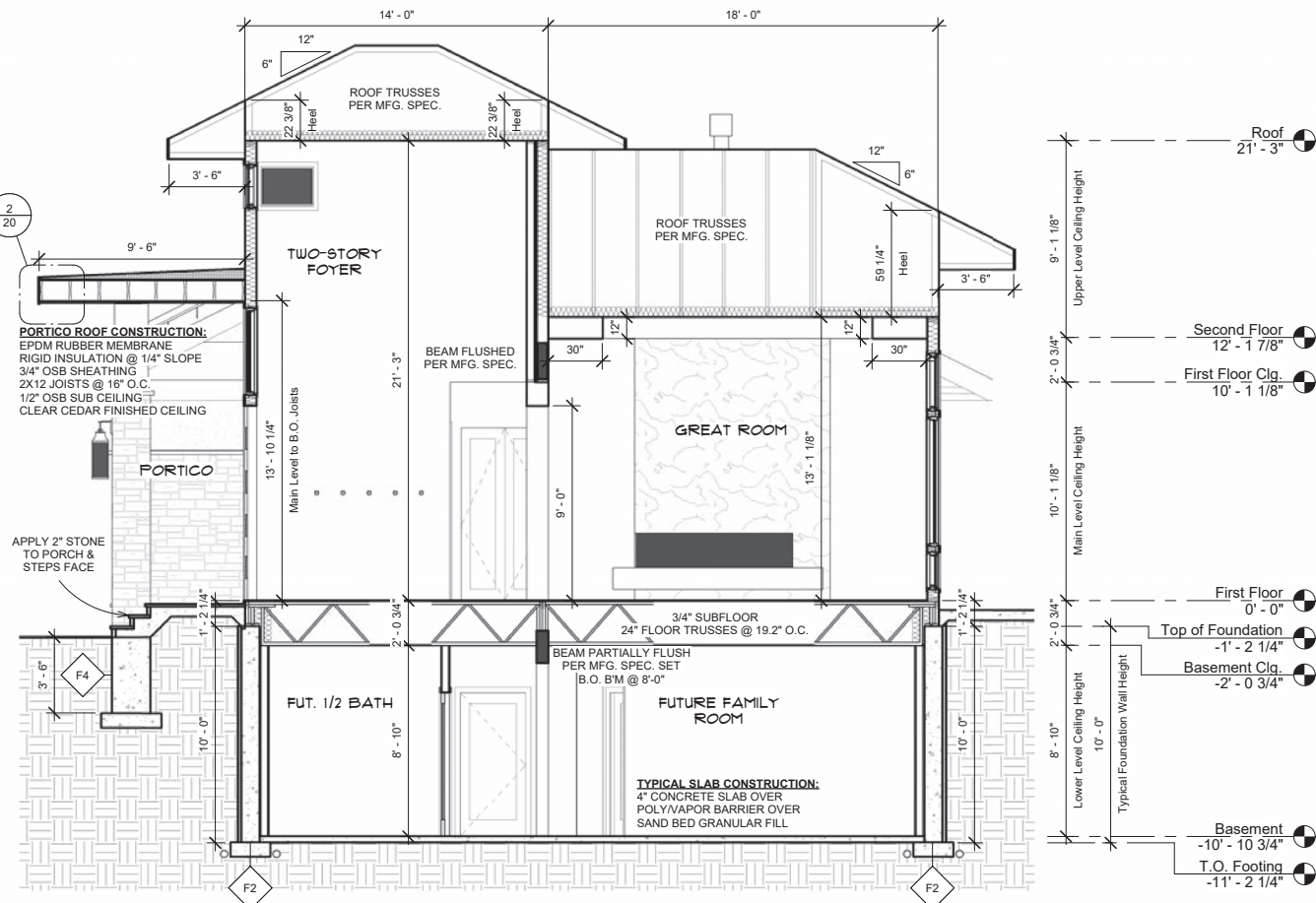


DOOR SCHEDULE								
Tag	Code	Size	Door Mfg. & Type	Qty.	Level	Room	Head Hgt.	Comments
001		42" x 80"	Single Swing (Interior)	1	Basement	Mech. Room	6' - 8"	
002	EXT. DR	42" x 80"	Single Swing (Exterior)	1	Basement	Under Garage Storage	6' - 8"	
003		42" x 80"	Single Swing (Interior)	1	Basement	Mech. Room	6' - 8"	
004	EXT. DR	36" x 80"	Single Swing (Exterior)	1	Basement	Under Garage Storage	6' - 8"	
101		30" x 96"	Single Pocket (Interior)	1	First Floor	Owner's Bath	8' - 0"	
102		36" x 96"	Single Pocket (Interior)	1	First Floor	Owner's Suite	8' - 0"	
103		48" x 96"	Double Swing (Interior)	1	First Floor	Owner's Suite	8' - 0"	
104		36" x 96"	Single Pocket (Interior)	1	First Floor	Laundry	8' - 0"	
105		36" x 96"	Single Swing (Interior)	1	First Floor	Office	8' - 0"	
106	TM9160	42" x 108"	Trustle Entry Door	1	First Floor	Two-Story Foyer	9' - 0"	Sidelites by mfg.
107	FWGD60611	5' 11-1/4" x 6' 10-3/8"	Andersen A-Series Gliding-Double	1	First Floor	Dining Room	6' - 10 3/8"	
108	FWHID31611	3' 0-1/8" x 6' 10-3/8"	Andersen A-Series Inswing-Single	1	First Floor	4-Season Porch	6' - 10 3/8"	
109		48" x 96"	Double Swing (Interior)	1	First Floor	Dining Room	8' - 0"	
110		36" x 96"	Single Pocket (Interior)	1	First Floor	Pantry	8' - 0"	
111		36" x 96"	Single Swing (Interior)	1	First Floor	Pwdr Rm	8' - 0"	
112		36" x 96"	Single Swing (Interior)	1	First Floor	Mud Room	8' - 0"	
113		30" x 96"	Single Pocket (Interior)	1	First Floor	M.R. W.I.C.	8' - 0"	
114		36" x 96"	Single Swing (Fire Door)	1	First Floor	Mud Room	8' - 0"	20 Min. Rated
115	FWHID3180	3' 0-1/8" x 7' 11-1/2"	Andersen A-Series Inswing-Single	1	First Floor	Mud Room	7' - 11 1/2"	
116		18'-0" x 8'-0"	Overhead Garage Door	1	Garage Floor	Main Garage	8' - 0"	
117		42" x 96"	Single Swing (Entry Door)	1	Garage Floor	SECONDARY Stairs	8' - 0"	
118		36" x 96"	Single Swing (Fire Door)	1	Garage Floor	Main Garage	6' - 8"	20 Min. Rated
201		30" x 80"	Single Swing (Interior)	1	Second Floor	Bedroom #3	6' - 8"	
202		30" x 80"	Single Swing (Interior)	1	Second Floor	W.I.C.#3	8' - 8"	
203		30" x 80"	Single Swing (Interior)	1	Second Floor	En Suite #3	8' - 8"	
204		48" x 80"	Double Swing (Interior)	1	Second Floor	Bedroom #2	6' - 8"	
205		30" x 80"	Single Swing (Interior)	1	Second Floor	Bedroom #2	6' - 8"	
206		30" x 80"	Single Swing (Interior)	1	Second Floor	En Suite #2	6' - 8"	
Total Doors: 28								



DETAIL - PORTICO EAVE

1 1/2" = 1'-0"



PASSIVE RADON SYSTEM

1/4" = 1'-0"



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



BUILDER
Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE		Issued by	
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ORIGINAL
PLAN ISSUE
7.29.2024

PROJECT
Jossart Residence
617 Park Street East
Wayzata, MN 55391

RE-ISSUE
12/30/2024
3:22:40 PM

PROJECT #
COH - Jossart - CDRev6 & 7

DESCRIPTION
Cross Sections & Schedules

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GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE CONSTRUCTED OF 2x6 STUDS @ 16" O.C.

2. ALL INTERIOR WALLS TO BE CONSTRUCTED OF 2x4 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED)

3. WALLS ADJACENT TO GARAGE SPACE SHALL BE 2x6 WITH A 1 HR. FIRE RATING

4. STRUCTURAL WALLS TO HAVE A FIRE RATING OF 1 HR.

5. ALL DIMENSIONS LINES TO BE TO CENTERLINE OF STUDS TO FACE OF SHEATHING

6. PROVIDE ROOF VENTILATION 1 SQ.FT. PER 300 SQ.FT. OF ROOF AREA. 50% AT RIDGE AND 50% AT SOFFIT-MIN

7. ALL INTERIOR DOOR HEAD HEIGHT TO BE VERIFIED BY BUILDER UNLESS OTHERWISE NOTED. UNDERCUT MIN 1"

8. ALL STRUCTURAL MEMBERS TO BE VERIFIED BY MANF. AND A STRUCTURAL ENGINEER.

9. ALL WINDOW UNITS ABOVE TUB DECK AND/OR WITHIN 18" OF THE FLOOR AND/OR 24" OF A DOORWAY SHALL BE TEMPERED GLASS

10. PROVIDE AN APPROVED ICE AND WATER ROOFING STARTER EDGE PER CODE OR EQUIVALENT

11. WRAP ALL CANTILEVERS WITH AN APPROVED POLY AND SPRAY FOAM FLOOR

12. SLOPE FINISHED GRADE AWAY FROM THE HOUSE ON ALL SIDES

13. 1/2" AIR SPACE ON EACH SIDE OF MICRO-LAM BEAM & MIN 3" BEARING ON CONCRETE

14. EXTERIOR RAILING TO BE MIN OF 36" HIGH AND BUILT AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH

15. ALL COMPONENTS TO BE INSTALLED TO MANF. SPEC OR LOCAL CODE

16. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED OR WOOD SPECIES THAT HAS A NATURAL RESISTANCE TO DECAY

17. PROVIDE A WATER RESISTIVE GYP BOARD AROUND ALL SHOWERS AND TUBS

18. 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

19. PROVIDE DRAFT STOPS PER UBC 708.3

20. FIRE BLOCK ALL CHASES AT EACH FLOOR-CEILING ASSEMBLY OR AT 10' MAX INTERVALS

21. ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACKUP PER CODE

22. MAINTAIN A 6" SEPARATION BETWEEN GRADE AND WOOD

23. CAULK AND FLASH AROUND ALL EXTERIOR OPENINGS

24. PLUMBING PENETRATIONS IN WALL ASSEMBLY SHALL BE FIRE CAULKED WITH LISTED MATERIALS

25. BLOCK PATIO DOORS WITHOUT A DECK

26. SMOKE DETECTORS SHALL BE MIN 16" AWAY FROM WALL AND INSTALL TO MANF. SPEC

27. NO OPENING IN ROOF WITHIN 5' OF PROPERTY LINES

28. 10% OF THE FLOOR AREA IS REQUIRED FOR LIGHT AND VENTILATION IN ALL HABITABLE ROOMS

29. ON EXTERIOR, GRIPPABLE HANDRAILS 34" TO 36" IN HEIGHT FROM THE NOSE OF THE STAIRS

30. COMBUSTION AIR DUCTS 12" OFF THE FLOOR OR RETURN AIR PLENUM WHEN REQUIRED (IMC703)

31. PROVIDE PLUMBING ACCESS AT ALL TUBS EXCEPT WHEN TRAPS & OVERFLOW GLUED

32. PROVIDE 50 cfm OR 20 cfm CONTINUOUS VENTILATION OR OPERABLE WINDOW (ASHRAE 62-2001 6.1)

33. DRYER VENT TO THE EXTERIOR- INSULATE LAST 3 FEET MIN 36" CLEARANCE TO OTHER OPENINGS: (IMC504.4, 401.52 AND 604.1)

34. 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)

35. TRUSS PLANS STAMPED AND APPROVED BY MANF. SHALL BE ON THE JOB SITE. ALTERATIONS TO TRUSSES REQUIRE AN ENGINEER'S APPROVAL

36. 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.

37. 4-MIL VAPOR BARRIER ON WARM IN WINTER SIDE OF EXTERIOR WALLS AND CEILING. FIRE RETARDANT VAPOR BARRIER MAY BE LEFT UNCOVERED

38. WIND-WASH AT ALL EAVES, CORNERS, OVERHANGS, AND BY WINDOWS. SHEATHING INSULATION DAM @ CEILING CHANGES

39. WEATHER-RESISTIVE BARRIER-i.e. BUILDING WRAP TABLE R703.4

40. HOT WATER PIPING LOCATED OUTSIDE OF CONDITIONED SPACE WILL BE INSULATED TO AT LEAST R-3

41. ATTIC ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE WEATHERED-STRIPPED AND INSULATED.

42. NEW WOOD-BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.

43. 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.

44. 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.

45. FOOTINGS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5,000 psi.

46. 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. CRAWL SPACES. 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".

47. DECKS SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS.

48. 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.

49. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS

50. DAVID CHARLEZ DESIGNS RECOMMENDS THE CONTRACTOR OFFERS THE HOMEOWNER AN OPTIONAL LIGHTNING PROTECTION SYSTEM THAT MEETS NATIONAL SAFETY STANDARDS OF NFPA 780 AND UL 96. UL96A INCLUDING STRIKE TERMINATION DEVICES, DOWN CONDUCTORS, BONDING, AND SURGE PROTECTION.

51. METAL ROOF PANELS, DECKING, SLOPES, MATERIAL, STANDARDS AND ATTACHMENT TO COMPLY WITH R905.10-R905.10.4.

52. SAFE ROOMS TO BE CONSTRUCTED IN COMPLIANCE WITH FEMA P-320 STANDARDS AND ICC 500. TORNADO & HURRICANE SHELTERS TO BE CONSTRUCTED IN COMPLIANCE WITH FEMA P-361 STANDARDS.

ABBREVIATIONS LIST

A.C.

A.F.F.

ALUM.

B.C.B.

BD.

BDORM.

B.I.

B'M

B.O.

BRG.

BSMT.

CABS.

CANT.

CLG.

C.L.

C.O.

CONC.

CONT.

CPT.

C.T.

CSMT

CSBL

DEMO

D.H.

DIA.

DIM(S)

DN.

D.O.

DR.

D.W.

DWG.

EA.

E.H.

ELEC.

ELEV.

ENG.

EPDM

EQ.

EXT.

EXT.

F.D.

FIN.

FLR.

FND.

FP.

FRMG.

FRZ.

FTG.

FURN.

FUT.

FX.

G.D.

G.T.

GYP.

GYP. BD.

HDR.

HGT.

HVAC

I.F.H.

INSUL.

INT.

LDG.

LIN.

LKRS.

L.L.

L.O.

L.V.T.

L.V.P.

MAX.

MECH.

MFG.

MIN.

M.L.

M.O.

NO.

NOM.

O.C.

OFF.

OPNG

OPT.

P. CONC.

PERM.

PKT.

PLMG.

PLWD.

PWDR

PVC

REF.

REQD

RM.

R&S

S.D.L.

SD.

SD/CO

S.H.

SHLVG.

SHLV.

SH.

SIM.

SID.

SNK.

SPEC.

STL.

STRG.

STRUC.

SQ. FTG.

TBD.

T.C.B.

T&G

T.O.

TRD.

TRSM.

TYP.

U.L.

UNFIN.

VTY.

WD

WDW

W.I.C.

W/.

W/O.

WSHR.

= AIR CONDITIONING

= ABOVE FINISHED FLOOR

= ALUMINIUM

= BOTTOM CHORD BEARING

= BOARD

= BEDROOM

= BUILT IN

= BEAM

= BOTTOM OF

= BEARING

= BASEMENT

= CABINETS

= CANTLIEVER

= CEILING

= CENTER LINE

= CASED OPENING

= CONCRETE

= CONTINUOUS

= CARPET

= CERAMIC TILE

= CASEMENT

= DOUBLE

= DEMOLISH OR DEMOLITION

= DOUBLE HUNG

= DIAMETER

= DIMENSION(S)

= DOWN

= DRYWALL OPENING

= DOOR

= DISHWASHER

= DRAWING

= EACH

= ENERGY HEEL

= ELECTRIC

= ELEVATIONS OR ELEVATOR

= ENGINEER

= ETHYLENE PROPYLENE DIENE M-CLASS

= EQUAL

= EXTERIOR

= EXISTING

= FLOOR DRAIN

= FINISHED

= FLOOR

= FOUNDATION

= FIREPLACE

= FRAMING

= FREEZER

= FOOTING

= FURNITURE

= FUTURE

= FIXED

= GLIDER

= GIRDER TRUSS

= GYPSUM

= GYPSUM BOARD

= HEADER

= HEIGHT

= HEATING VENTILATION AIR CONDITIONING

= IN FLOOR HEAT

= INSULATION

= INTERIOR

= LANDING

= LINEN

= LOCKERS

= LOWER LEVEL

= LOOKOUT

= LUXURY VINYL TILE

= LUXURY VINYL PLANK

= MAXIMUM

= MECHANICAL

= MANUFACTURE(R)

= MINIMUM

= MAIN LEVEL

= MASONRY OPENING

= NUMBER

= NOMINAL

= ON CENTER

= OFFICE

= OPENING

= OPTIONAL

= POLISHED CONCRETE

= PERIMETER

= POCKET

= PLUMBING

= PLYWOOD

= POWDER

= POLYVINYL CHLORIDE

= REFRIGERATOR

= REQUIRED

= ROOM

= ROD & SHELF

= SIMULATED DIVIDED LITE

= SMOKE DETECTOR

= SMOKE / CARBON MONOXIDE DETECTOR

= SINGLE HUNG

= SHELVEING

= SHELVES

= SIMILAR OR SIMULATOR

= SLIDER

= SINK

= SPECIFICATION(S) OR SPECIFIED

= STEEL

= STORAGE

= STRUCTURAL

= SQUARE FOOTAGE

= TO BE DETERMINED

= TOP CHORD BEARING

= TONGUE AND GROOVE

= TOP OF

= TREATED

= TRANSOM

= TYPICAL

= UPPER LEVEL

= UNFINISHED

= VANITY

= WOOD

= WINDOW

= WALK IN CLOSET

= WITH

= WALKOUT

= WASHER

SQ. FTG. CALCS.			
Name	Sq. Ftg.	Level	Area Type
MAIN LEVEL	2639 SF	First Floor	Finished Sq. Ftg.
UPPER LEVEL	856 SF	Second Floor	Finished Sq. Ftg.
Finished Sq. Ftg.	3495 SF		
PORTICO	97 SF	First Floor	Outdoor Sq. Ftg.
SIDE PORCH	54 SF	First Floor	Outdoor Sq. Ftg.
PATIO	320 SF	First Floor	Outdoor Sq. Ftg.
Outdoor Sq. Ftg.	471 SF		
GARAGE STAIRS	91 SF	Basement	Unconditioned Sq. Ftg.
GARAGE	730 SF	First Floor	Unconditioned Sq. Ftg.
Unconditioned Sq. Ftg.	821 SF		
UNFINISHED BASEMENT	2202 SF	Basement	Unfinished Sq. Ftg.
CRAWL SPACE	208 SF	Basement	Unfinished Sq. Ftg.
UNDER GARAGE	581 SF	Basement	Unfinished Sq. Ftg.
Unfinished Sq. Ftg.	2991 SF		

DAVID CHARLEZ DESIGNS

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

DAVID CHARLEZ DESIGNS

EST. 1983

CUSTOM ONE HOMES

BUILDER

Custom One Homes
5097 Woodlane Alcove
Woodbury, MN 55129

REVISION SCHEDULE

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CDRev1	8.9.2024	GM

ORIGINAL PLAN ISSUE

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PROJECT

Jossart Residence
617 Park Street East
Wayzata, MN 55391

RE-ISSUE

12/30/2024
3:22:43 PM

PROJECT #

COH - Jossart - CDRRev6 & 7

DRAWN BY

GM/LMC

DESCRIPTION

Square Footage Calculations

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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. It is also recommended that a licensed contractor be consulted to construct the home. All door and window size are approximate rough openings. Specific manufacturer sizes vary and agrees 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 landscaping/grade plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. © David Charlez Designs 2024. Do not replicate with out permission (552428-8200). David Charlez Design retains rights to all plans and detail shown.

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City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 21, 2025	AGENDA ITEM: 7.a
TITLE: Review of Development Activities	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 21, 2025	AGENDA ITEM: 7.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2025 City Calendar and City Council Liaison Schedule are attached. The next Planning Commission meeting is scheduled for Monday, May 5.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2025 Planning Commission Liaison List - updated February 2025
2. 2025 Wayzata City Calendar

2025 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 7	Blake Cameron
Tuesday	January 21	Adam Elg
Tuesday	February 4	Joe VanLoy
Tuesday	February 18	Chris Plantan
Tuesday	March 4	Bonnie Schwalbe
Tuesday	March 18	Jennifer Severson
Tuesday	April 1	Sue Ankeny
Tuesday	April 15	Blake Cameron
Tuesday	May 6	Adam Elg
Tuesday	May 20	Joe VanLoy
Tuesday	June 3	Chris Plantan
Tuesday	June 17	Bonnie Schwalbe
Tuesday	July 1	Jennifer Severson
Tuesday	July 15	Sue Ankeny
Wednesday	August 6	Blake Cameron
Tuesday	August 19	Adam Elg
Tuesday	September 9	Joe VanLoy
Tuesday	September 23	Chris Plantan
Tuesday	October 7	Bonnie Schwalbe
Tuesday	October 21	Jennifer Severson
Tuesday	November 4	Sue Ankeny
Tuesday	November 18	Blake Cameron
Tuesday	December 2	Adam Elg
Tuesday	December 16	Joe VanLoy

City of Wayzata 2025 Meeting Calendar



January 2025						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Energy & Environment 5:30 PM

Planning Commission - 6:30 PM

City Council - 7:00 PM

Charter Commission - 9:00 AM

Lake Minnetonka
Conservation District (LMCD)

Heritage Preservation
Board (HPB) - 11:30 AM

Housing & Redevelopment
Authority (HRA) - 7:30 AM

Parks & Trails Board - 6:00 PM

Night to Unite

Holiday Observed
City Offices Closed

Precinct Caucuses - no statewide caucus in 2025

Meeting dates and times are subject to
change. Dates can be confirmed by calling
City Hall.

Revised
9/24/2024