



PLANNING COMMISSION MEETING AGENDA

June 25, 2018

7:00pm

1) Call to Order

- a) Approval of Agenda
- b) Approval of Minutes – May 29, 2018

2) Public Hearings

- a) **VARIANCE:** Application from Enbo Zhou for a variance from City Code Section 505.07 Subd. 8(b) Riparian View Shed Protection to allow for the construction of a new single family home 76 feet from the lakeshore on the property located at 4656 Palmer Pointe Road; Planned Unit Development Zoning District; PID# 36-117-24-34-0028.

3) Informational Items

- a) Staff Reports
- b) Council Reports

4) Adjournment

- *The agenda packet with all background material is located at the back table for viewing by the public.*
- *Published agenda subject to change without notice.*
- *Information and materials relating to the above items are available for review at city hall by appointment.*



PLANNING COMMISSION MEETING MINUTES

**May 29, 2018
7:00pm**

1) Call to Order

Chair Sandholm opened the meeting at 7:01 p.m.

In attendance: Commissioners – Chair Lora Sandholm, Peter Vickery, Damian Young, Steve Livermore, Justin Forbrook and Bob Rabin; Council Liaison: Councilmember John Tschumperlin; Staff: City Planner Nick Olson and City Clerk Kris Linqvist.
Absent: Gary Pettis

a) Approval of Agenda

Motion by Rabin, seconded by Vickery to approve the agenda as presented.
Motion passed 6-0. Absent: Pettis

b) Approval of Minutes of April 23, 2018

Motion by Young, seconded by Livermore to approve the minutes from April 23, 2018 as presented.
Motion passed 6-0. Absent: Pettis

2) Public Hearings:

a) VARIANCE: Application from Matthew Mosher to reduce the lakeshore setback from the required 75 feet down to 72 feet to construct a lakeside addition onto the existing home on the property located at 4595 Merrywood Lane; R-1 Low Density Single Family Residence Zoning District; PID# 36-117-24-33-0008.

City Planner Olson presented the staff report found in the Planning Commission packet dated May 29, 2018.

Highlights included:

- The applicant made a request for a variance from the required 75 foot lakeshore setback to allow for a lakeside home addition to be constructed 72 feet from the lakeshore.
- The applicant purchased the existing home in April 2018
- Notices were sent to all property owners within 500 feet of the subject property. To date, staff has not received any comments
- Possible finding of facts are outlined in the staff report

Chair Sandholm opened the public hearing at 7:04 p.m.

There was no one present to speak to this request.

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Chair Sandholm closed the public hearing at 7:04 p.m.

Young commented that the request is not unreasonable.

Motion by Young, seconded by Vickery to recommend to the City Council to approve the requested lakeshore setback variance at 4595 Merrywood Lane based on the findings of fact in the staff report and subject to the following conditions:

1. The Property must be developed in accordance with the approved plans as submitted with the variance application;
2. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
3. Any required grading should maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
4. The Applicant are responsible for all fees incurred by the City in review of this application; and
5. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

Motion passed 6-0. Absent: Pettis

3) Informational Items

a) Staff Reports – City Planner – Nick Olson

- Trista Day Update
- Short-term Rental Ordinance Update
- Planning Commissioner Paul Stone Resignation
- Meeting in June – One Variance

b) Council Reports – Councilmember Tschumperlin

- Short-term Rental Recap
- CUP and Variance for Ground-mounted Solar Panels CUP at 7091 Halstead Drive Recap
- 2017 Financial Audit Recap

4) Adjournment

Motion by Young, seconded by Vickery to adjourn the meeting at 7:23 p.m.

Motion passed 6-0. Absent: Pettis

Respectfully Submitted,

Kris Linquist

Kris Linquist, MMMC, CMC
City Clerk

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CITY OF MINNETRISTA



PUBLIC HEARING

Subject: **VARIANCE: Application from Enbo Zhou for a variance from City Code Section 505.07 Subd. 8(b) Riparian View Shed Protection to allow for the construction of a new single family home 76 feet from the lakeshore on the property located at 4656 Palmer Pointe Road; Planned Unit Development Zoning District; PID# 36-117-24-34-0028.**

Prepared By: Nickolas Olson, City Planner

Meeting Date: June 25, 2018

Overview: Enbo Zhou (the “Applicant”) has made an application for a variance from City Code Section 505.07 Subd. 8(b) Riparian View Shed Protection to allow for the construction of a new single family home 76 feet from the lakeshore on the property located at 4656 Palmer Pointe Road (the “Property”).

Background: The final plat of Palmer Pointe was approved back in 2007. Development of single family homes on the lots located on the point began in 2009 with the most recent permit being issued earlier this year. For reasons unknown, the lots developed in a pattern of every other lot, meaning there was always a vacant lot located on one side of a proposed new single family home. This development occurred prior to the recent change in the city’s riparian view shed ordinance. Previously, the ordinance was not applied in situations when there was a vacant lot next to a proposed new single family home. Therefore, there were no issues with the applicability of the ordinance as evidenced by how the point development with most home at or near the 75 foot minimum lakeshore setback. Now, the remaining lots are beginning to develop and they are located with single family homes on both sides and thus subject to the riparian view shed setback. This property is the first to experience issues in complying with the ordinance as the permit issued earlier this year was able to conform. The issues can be directly attributed to the unique development of one of the neighboring properties in which the principle structure is uncharacteristically located 128 feet from the lakeshore. That neighboring property is Lot 6 according to the plat of Palmer Pointe. The owner of Lot 6 also owns and resides on Lot 5.

Back in 2014, the owner of both Lot 5 and Lot 6 was looking to construct a pool house on Lot 5. Unfortunately, there was not enough room so they requested to have Lots 5 and 6 combined into one lot. However, that could not be done given the fact that the Palmer Pointe development was already at the minimum allowed number of units. Therefore, rather than combining the lots, the common lot line was adjusted to create room for the pool house. This left Lot 6 as an uncharacteristically small lot relative to the others in the

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neighborhood. The size of the lot limited what could be developed on the site. As such, the owner built a smaller structure located at the minimum setback from the street. This structure meets the definition of a single family residence, even though it is used as more of a guest home for Lot 5, and is considered the primary structure. Since it's on the neighboring lot to the Property, it is utilized to determine the riparian view shed setback. The 128 foot setback skews the average setback requirement and the location near the street brings the straight line drawn between the closest principle structures further away from the lakeshore. Enforcing the riparian view shed setback, along with the side and street setbacks, the resulting building pad does not allow for development of the proposed home. Thus, the Applicant has applied for a variance from the riparian view shed setback to allow for the construction of a new single family home. The proposed home maintains a setback of 76 feet from the lakeshore, which meets the minimum standard of 75 feet established by city code.

Variance Request: City Code Section 505.05 Subd. 9 allows the City to issue variances from the provisions of the zoning code. A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. A variance is only permitted when:

a. The variance is in harmony with the general purposes and intent of this ordinance.

Section 505.03 Subd. 1 outlines the general purpose and intent of the city's zoning ordinance one of which is to protect the health, safety, and general welfare of the city's residents. The uncontrolled use of shorelands in the city can affect the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interest of the public health, safety and welfare to provide for the wise development of shorelands of public waters. The legislature of Minnesota has delegated responsibility to the municipalities of the state to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, preserve the economic and natural environmental values of shorelands, provide for the wise utilization of waters and related land resources, and to protect these areas from encroachment by commercial and industrial establishments. To protect the shoreline, the city has established a minimum setback of 75 feet for properties on Lake Minnetonka.

The proposed new house complies with the minimum required lakeshore setback. By complying with the minimum required setback, the requested variance is in harmony with the general purposes and intent of the city's zoning ordinance because city code has established that as a reasonable lakeshore standard. Furthermore, the proposed single family home is a proper use for the Property and it is compatible with other properties that have developed in the neighborhood.

b. The variance is consistent with the comprehensive plan.

The basic intent of the comprehensive planning process is to provide a well-founded and coordinated decision-making framework to guide both public and

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private development and community improvements. In this regard, the comprehensive plan represents the development framework to guide and direct future land development decisions within the city. The Land Use Plan is a narrative and graphic representation of the community's land use and growth management goals and policies that provides the background and rationale for land use designations as represented on the Proposed Land Use Map. The Land Use Plan is divided into two sections: General Concept Plan and Land Use Elements. Minnetrista's fundamental land use policies are laid out, with the intention that decisions about new development proposals are expected to meet these standards identified in the comprehensive plan, in addition to mere compliance with development ordinances and maps.

The city's comprehensive plan sets forth the goals and policies for the effective and orderly development of property within the city. The proposed development of the Property is a new single-family home. This use is consistent with the current and future land use designation for the Property. Furthermore, by complying with the minimum lakeshore setback, the request preserves one of the key environments outlined in the comprehensive plan which is uncluttered shoreline development.

A variance may be granted when the applicant establishes there are practical difficulties in complying with this ordinance. Practical difficulties, as used in connection with granting a variance, means:

1. The property owner proposes to use the property in a reasonable manner not permitted by this ordinance.

This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance. The Applicant is proposing to construct a new single family home on an existing lot of record which was the intended use. The proposed new home is consistent in size and design with the other neighboring homes on the point. However, enforcement of the riparian view shed ordinance does not allow for a large enough building pad to construct a home expected of a lakeshore lot on Lake Minnetonka.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. The unique circumstance at play here is the unusual development of Lot 6, which contains a much smaller home that functions more as a guest home for Lot 5. The structure

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is used more as an accessory guest home to Lot 5 than a standalone single family home. Nevertheless, since it's on its own lot, it had to be built and considered as the primary structure for Lot 6 which is used to help determine the riparian view shed setback for the Property. It's the primary structures location on Lot 6 that creates a very restrictive riparian view shed setback when applying either the average or straight line test, as outlined on the attached diagrams, which limits the ability of the Applicant to development the Property in an appropriate manor expected of homes in this neighborhood.

3. The variance would not alter the essential character of the locality.

Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. The proposed new home was designed by an architecture firm who is responsible for designing many of the other homes in the area. Many of the nearby homes share similar size, massing, and orientation with the proposed new home. The differences being exterior design such as color, siding materials, etc. that gives each home is own character and provides variety in the neighborhood. Also, many homes were positioned with a setback between 75 feet and 77 feet from the lakeshore. The proposed home is consistent with those setbacks as it is being proposed at 76 feet from the lakeshore.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with 1 neighboring property owner, but has not received any comments regarding this request.

Conclusion: The Planning Commission should review the staff report and open a public hearing. Once all interested parties have had the opportunity to speak regarding the requests, the Planning Commission should close the public hearing. After the public hearing is closed, the Planning Commission should consider the entire record before it prior to making a recommendation to the City Council. Along with making a recommendation, findings of fact should be made which support the recommendation. Possible findings of fact are as follows:

1. The requested variance is consistent with the purpose and intent of the city's zoning ordinances because the proposed single family home is a proper use of the Property and is being developed in a compatible manor to other properties in the neighborhood.
2. The requested variance is consistent with the city's comprehensive plan because a single family home is a use that is consistent with the current and future land use designation for the Property. By complying with the minimum lakeshore setback, the request also preserves one of the key environments outlined in the comprehensive plan which is uncluttered shoreline development.
3. The Applicant proposes to use the Property in a reasonable manner because the proposed single family home is consistent with the intended use of the Property and is not unreasonably sized in terms of scale or lakeshore setback relative to other homes in the neighborhood;

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4. The requested variance is the result of unique circumstances not created by the landowner because of the fact that the principle structure on a neighboring lot was built 128 feet from the lakeshore which results in an unreasonably large lakeshore setback requirement for the Property that does not allow for the Applicant to reasonably develop the Property; and
5. The requested variance will not alter the character of the locality because the proposed home is consistent in size, design and lakeshore setback with most homes in the surrounding area.

Recommended Action: Motion to recommend the City Council approve the requested riparian view shed setback variance at 4656 Palmer Pointe Road based on the findings of fact in the staff report and subject to the following conditions:

1. The Property must be developed in accordance with the approved plans as submitted with the variance application;
2. All existing significant trees on the Property must be located on the survey. Any tree removal shall be done in accordance with city code and is subject to certain replacement requirements;
3. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
4. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
5. The Applicant are responsible for all fees incurred by the City in review of this application; and
6. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

Attachments:

1. Location Map
2. Project Narrative
3. Proposed Plans and Elevations
4. Proposed Survey
5. Buildable Area Diagram
6. Palmer Pointe Development Site Plan
7. Site Plan Aerial

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4656 Palmer Pointe Road



1 inch = 94 feet



June 8, 2018

Map Powered by DataLink
from WSB & Associates

4656 Palmer Point Road

Written Statements for Lake Side Setback Variance

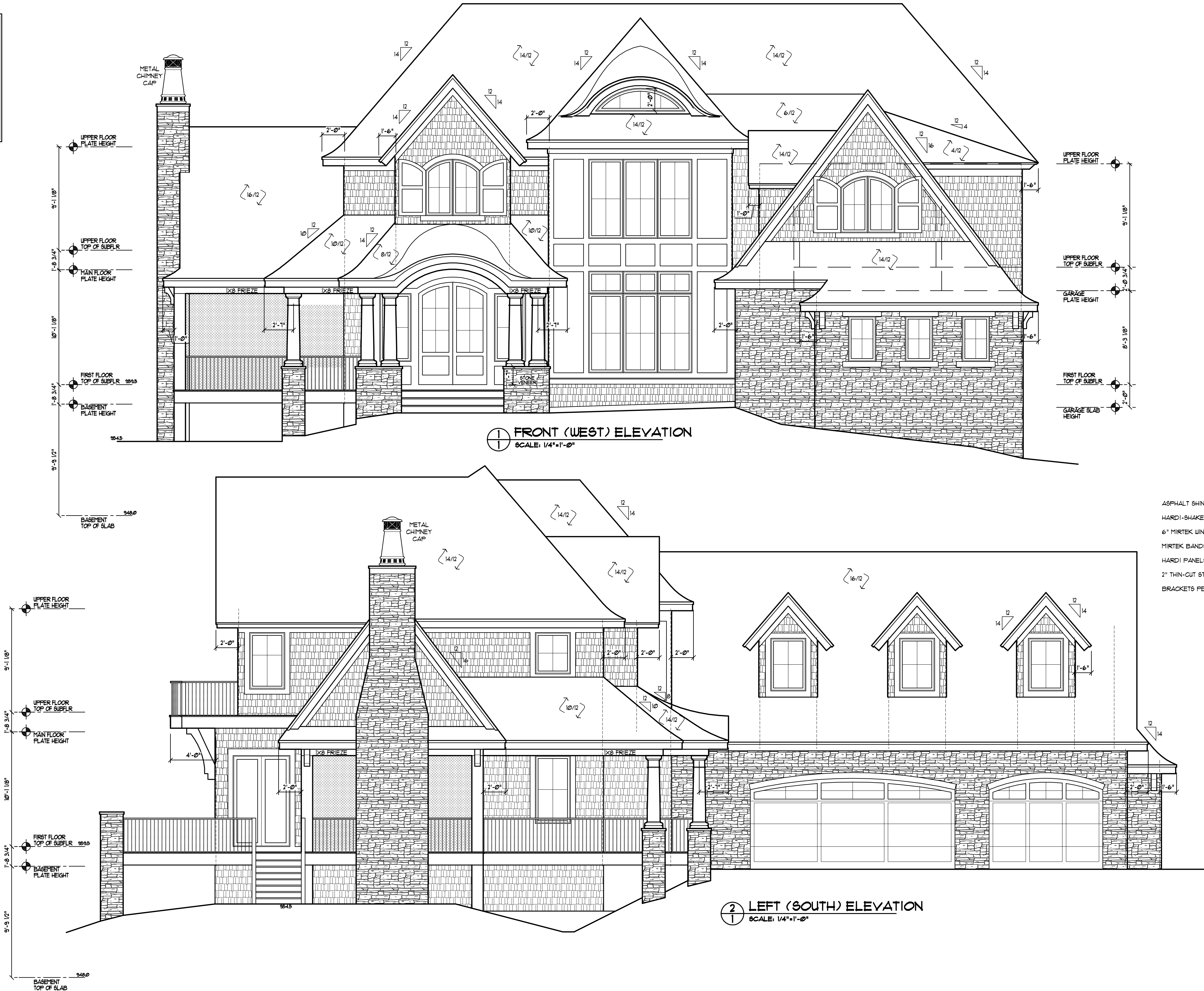
25 May 2018

- a. See attached list of property owners.
- b. Address: 4656 Palmer Point Road
PID: 36-117-24-34-0028
Legal Description: Lot 7, Block 5, Palmer Point Addition
Current Zoning: R3 PUD
Lot Size: 0.48 acres, 21,002 sq ft
Current Land Use: undeveloped lot
- c. Section 505.19 Subd. 2: Lot area, depth, width, coverage, setbacks, height standards.
- d. We are proposing a new home on the lot that will be in harmony with the city's intended usage and design standards, and would meet the required lake side setbacks under normal circumstances. The dwelling we are proposing will be no closer to the lake than 76', which is consistent with the majority of the properties in this specific development.
- e. We have discussed with city staff the necessity of our requested variance since the structure on neighboring Lot 6 is being utilized as an accessory structure that sits alone on its lot. Additionally, the structure on Lot 6 is set back extraordinarily far from the lake (128' - see survey), which creates a unique circumstance for Lot 7, rendering the lot essentially unbuildable if conforming to the conventional requirements (see attached diagram). We also talked about the fact that the rest of the homes in the neighborhood have reasonable setbacks from the lake, which average around 75'-77', which we are aiming to be in harmony with. Overall, city staff seemed receptive and understanding when it came to the unique circumstances of Lot 7, particularly pertaining to the unusual development of Lot 6 and how it adversely affects Lot 7.
- f. The intent of the city code is to promote unique homes and development within the zoning district, that are in harmony with the development of similar properties in the immediate neighborhood. In order to achieve this goal on Lot 7, we need the variance to allow the new home to be situated approximately the same distance from the lake as all the other homes in the neighborhood. The home will be architecturally unique and, along with the corresponding landscaping, will complement nearby properties and help create a harmonious neighborhood development, without causing detriment to any other property – which is also in keeping with the original intent of the Palmer Point addition.

- g. The unique set of circumstances and hardship for this property are not caused by the landowner, and are directly the result of the development on neighboring Lot 6. The structure that sits alone on that lot is 128' from the lake, which creates an unbuildable condition for Lot 7 when applying the "average lake shore setback" rule established by neighboring structures. Because it is unique to have a smaller structure alone on a lot, and because it is set back so far from the lake, we require the variance to allow us to situate the new home on Lot 7 in a similar manner to all the other principal structures in the neighborhood, while still abiding by the minimum 75' setback established in the city code. If granted this variance, the new home would be in harmony with the development of the other lots in the neighborhood that have principal structures set approximately 75'-77' from the lake.
- h. The variance is not being requested exclusively for monetary reasons, it is being requested in good faith so that the property is buildable in a similar manner to the other nearby lots with similar principal structures.
- i. The requested variance will not allow any undesired development on Lot 7 that would adversely affect any nearby properties, or the overarching goals of the neighborhood or city code or comprehensive plan. The design of the new home is aiming to be harmonious with all the aforementioned, and it should be noted that without the unique circumstances caused by the structure on Lot 6, the design for Lot 7 would not require any variances at all.

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ISSUE DATE:
23 MAY 2018

PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
ELEVATIONS

BID SET

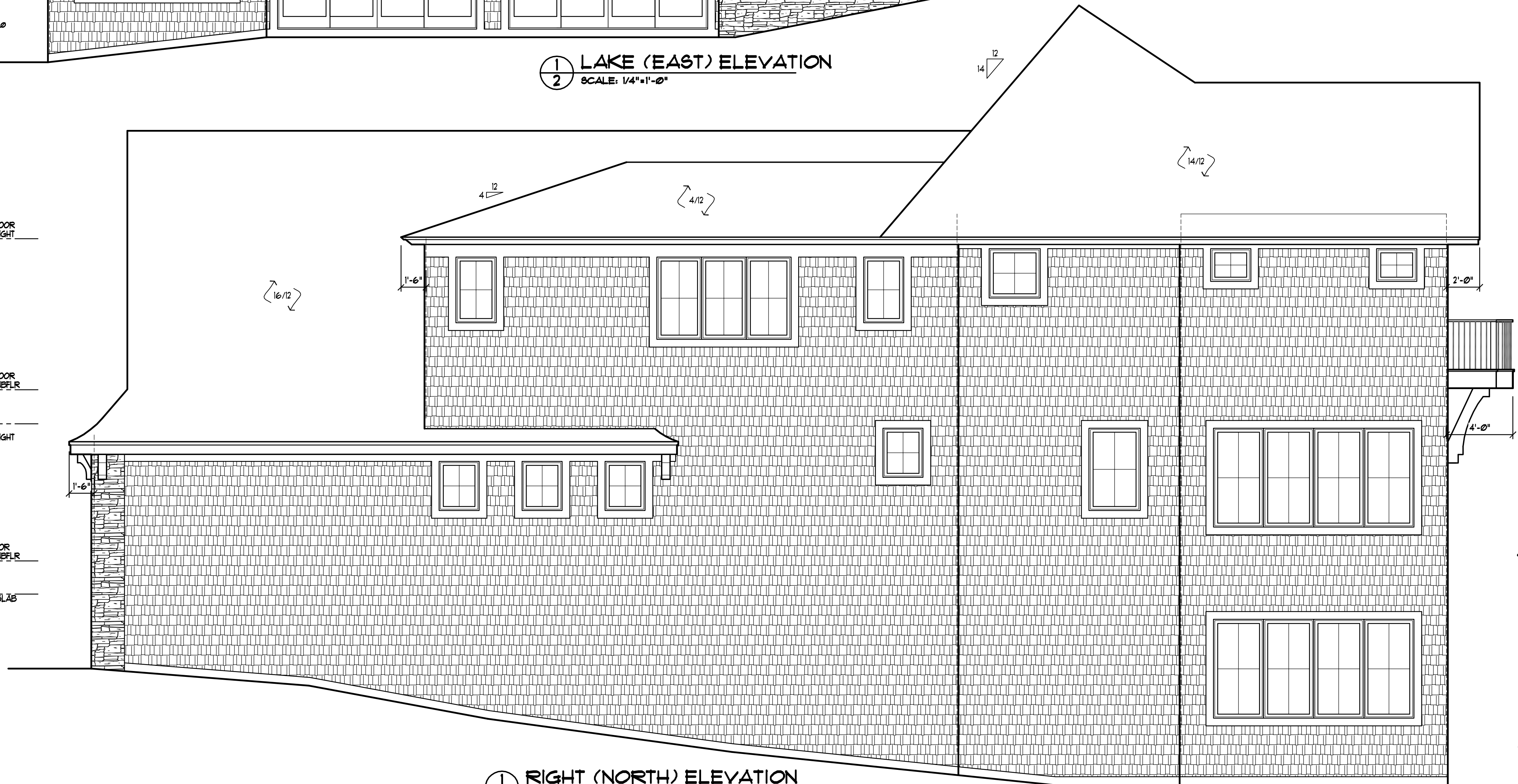
ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

1
1 OF 10



1
2 LAKE (EAST) ELEVATION
SCALE: 1/4"=1'-0"

- ASPHALT SHINGLES
- HARDI-SHAKE SIDING PER ELEV.
- 6" MIRTEK WINDOW TRIM BOARDS
- MIRTEK BANDS & TRIM BDS PER ELEV.
- HARDI PANELS PER PLAN
- 2" THIN-CUT STONE
- BRACKETS PER ELEV.



1
1 RIGHT (NORTH) ELEVATION
SCALE: 1/4"=1'-0"

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ISSUE DATE:
23 MAY 2018

PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
ELEVATIONS

BID SET

ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

2

2 OF 10

FOUNDATION PLAN TO COME
AT PERMIT SET STAGE.

NOTE - OFFSET EXTERIOR STUDS
1 1/2" FROM FACE OF FDN WALL,
EXCEPT WHERE NOTED

NOTE - SEE HANSON GROUP
STRUCTURAL PAGES FOR ALL
STRUCTURAL ENGINEERING NOTES

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ISSUE DATE:
23 MAY 2018

PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:

FOUNDATION PLAN

BID SET

ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

3
3 OF 10

GENERAL CONSTRUCTION NOTES:
ALL EXTERIOR DIMENSIONS TAKEN FROM OUTSIDE OF STUD.
EXTERIOR STUD OFFSET FROM FOUNDATION 1-1/2" OF FACE
OF FOUNDATION WHERE EXTERIOR FOUNDATION
INSULATION IS APPLIED, EXCEPT WHERE NOTED.
ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER
SCALED DRAWINGS.
ALL DIMENSIONS & CONDITIONS TO BE VERIFIED BY
GENERAL CONTRACTOR.
ALL STRUCTURAL COMPONENTS & CONNECTIONS TO BE
ENGINEERED BY SUPPLIER.
ALL WDW HEADERS TO BE 2-2x10 UNLESS OTHERWISE
NOTED.
ALL WOOD ABUTTING CONCRETE TO BE TREATED.
VERIFY ANGLES WITH FLOORPLANS (45° UNLESS
OTHERWISE NOTED.)
CONSTRUCTION SHOULD BE PERFORMED TO CURRENT
STATE OF MINNESOTA BUILDING & ENERGY CODES AND
TO LOCAL INDUSTRY STANDARDS & STANDARD
INDUSTRY PRACTICES.
ALL WINDOWS AND DOORS SHOULD BE INSTALLED PER
MANUFACTURER'S INSTALLATION REQUIREMENTS.
ALL STUCCO SHALL BE INSTALLED PER MINNESOTA LATH
AND PLASTER BUREAU GUIDELINES.
ALL WEATHER RESISTIVE BARRIERS SHALL BE
INSTALLED PER IRC SEC. R703.2 AS AMENDED BY THE
STATE OF MINNESOTA RULES SECTION 1309.0101.

MARVIN INTEGRITY WINDOW CODES
(UNLESS NOTED OTHERWISE)

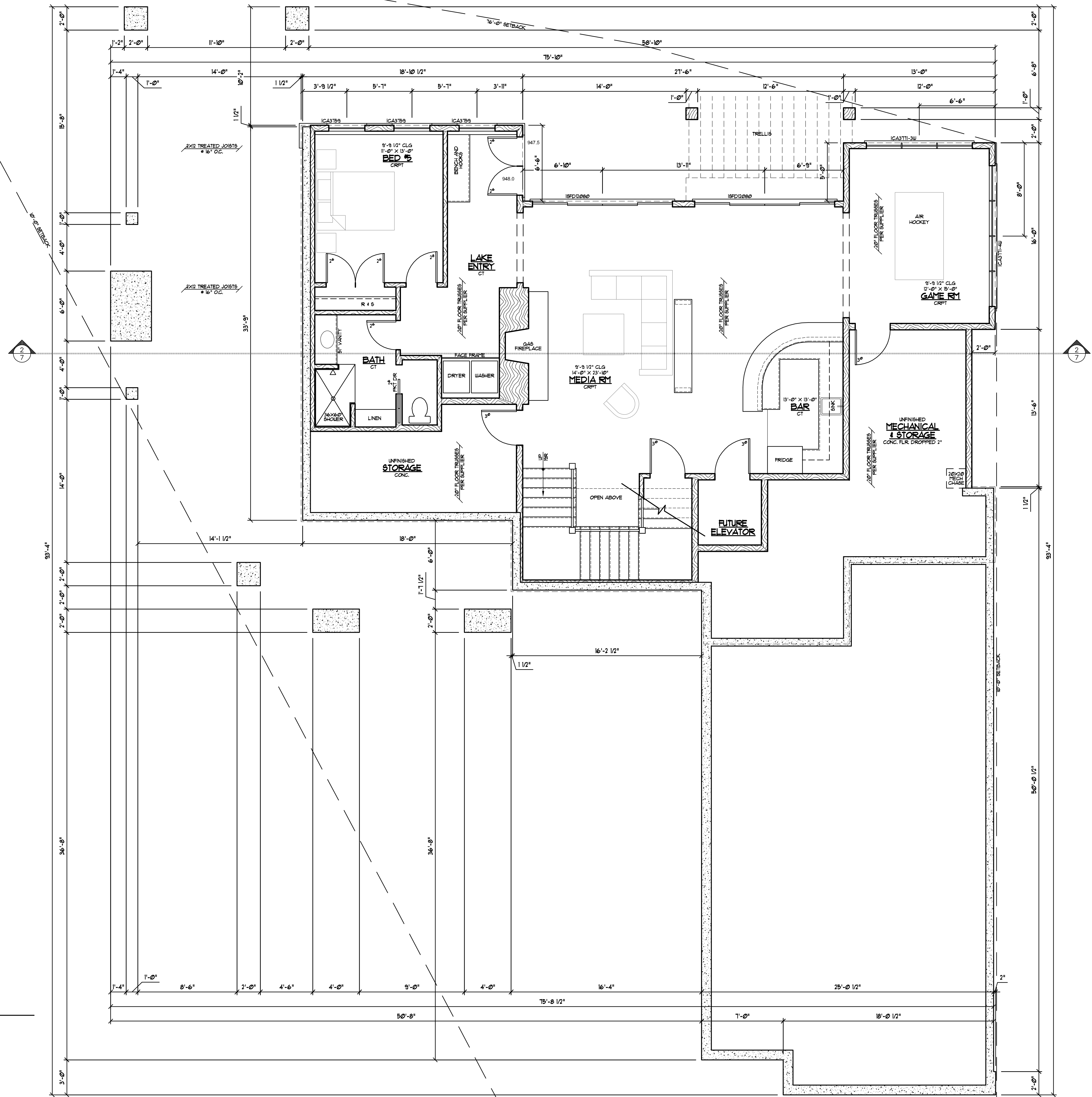
NOTE - ALL WINDOW & DOOR HEAD
HGT'S. TO BE SET AT 8'-0" AT LWR.
LEVEL UNLESS NOTED OTHERWISE

NOTE - OFFSET EXTERIOR STUDS
1 1/2" FROM FACE OF FDN WALL,
EXCEPT WHERE NOTED

NOTE - STRUCTURAL PAGES FOR
ALL STRUCTURAL ENGINEERING
NOTES

1
4 LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

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SQUARE FOOTAGE	
MAIN -	2079*
SCREEN PORCH -	240*
UPPER -	273*
FIN. LOWER -	1563*
TOTAL (FIN.) -	6433*

SQUARE FOOTAGE	
GARAGE -	1073*
TECH / STORAGE -	68*
TOTAL -	116*

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ARCHITECTS

401 EAST LAKE STREET
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ISSUE DATE:
23 MAY 2018
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
LOWER LEVEL FLOOR PLAN

BID SET

ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

4
4 OF 10

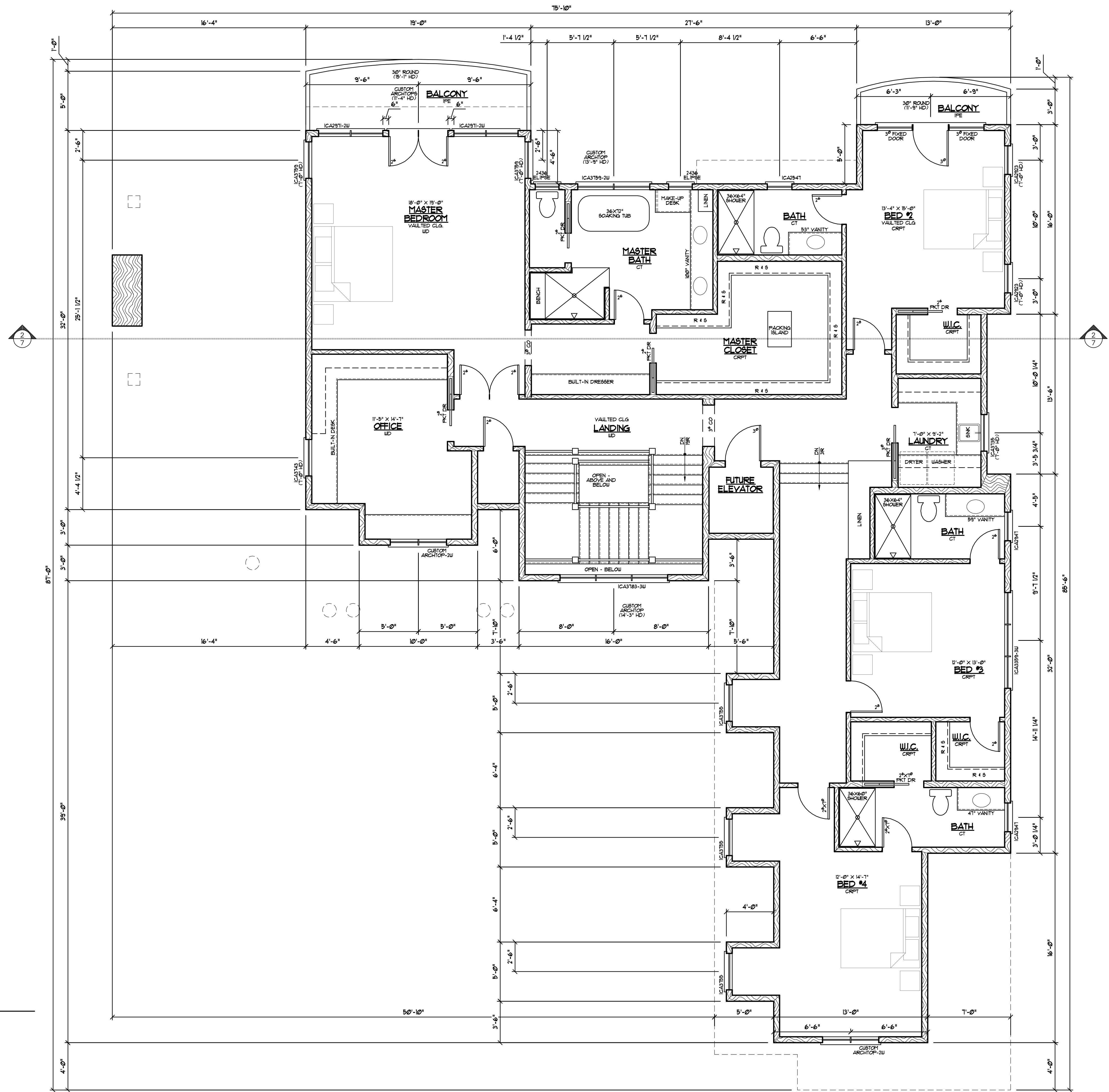
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INSTALLED PER IRC SEC. R703.2 AS AMENDED BY THE
STATE OF MINNESOTA RULES SECTION 909.0701.

MARVIN INTEGRITY WINDOW CODES
(UNLESS NOTED OTHERWISE)

NOTE - ALL WINDOW HEAD HGTS. TO
BE SET AT 8'-0" AT UPFR LEVEL
UNLESS NOTED OTHERWISE

UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

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FIN. LOWER -	156*
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GARAGE -	1073*
TECH / STORAGE -	68*
TOTAL -	116*

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ISSUE DATE:
23 MAY 2018
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
UPPER LEVEL FLOOR PLAN

BID SET

ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

6
6 OF 10

NOTE: ALEXANDER DESIGN GROUP, INC. ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE DESIGNER'S DESIGN SHALL BE CONSIDERED THE BASIS OF LIABILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS & FLOOR PLANS AND NOTIFY ALEXANDER DESIGN GROUP, INC. OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION. NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS, ARE MADE EXCEPT THOSE IN WRITING AND BY THE CONTRACT DOCUMENTS. ALEXANDER DESIGN GROUP, INC. SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES.

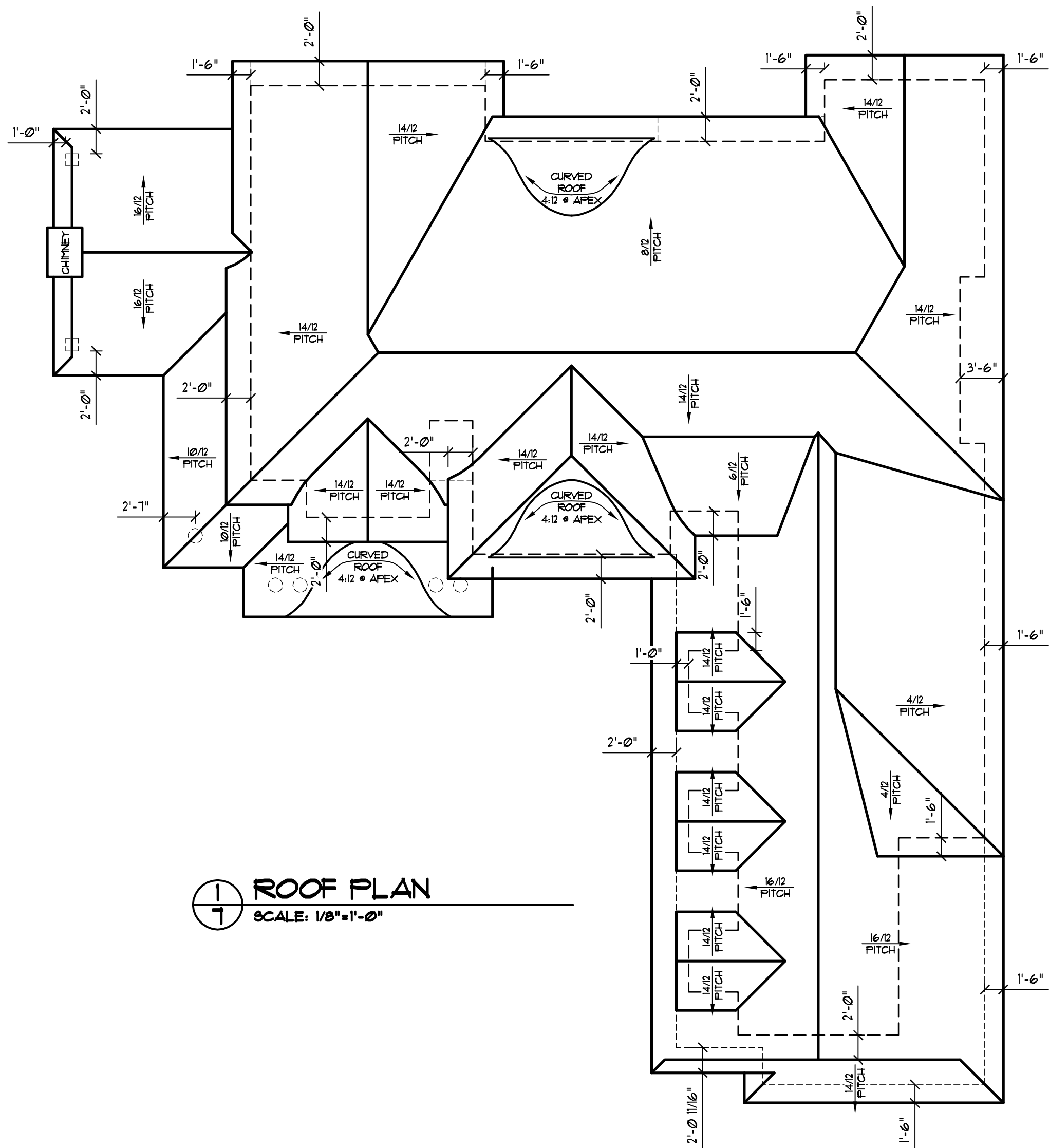
ROOF CONSTRUCTION:
 ROOF VENTS AS REQ'D. - 1/300.
 ASPHALT SHINGLES - FUR MANUF. INSTALL REQUIREMENTS.
 FELT PAPER w/ ICE & WATER SHIELD.
 FULL ICE & WATER • ROOFS UNDER 4:12
 15/8" ROOF SHEATHING.
 WOOD TRUSSES • 24" O.C. - ENGINEERED BY SUPPLIER.
 RAFFLE • EACH TRUSS SPACE.
 R-49 BLOW-IN INSULATION.
 POLY VAPOR BARRIER - 6 MIL.
 5/8" GYP. BD. CEILING.

SOFFIT/FASCIA CONSTRUCTION:
HARDIE SOFFIT w/ CONT. VENTS.
5/4" x 10" MIRATEC FASCIA BD
5/4" x 3" MIRATEC TRIM BD

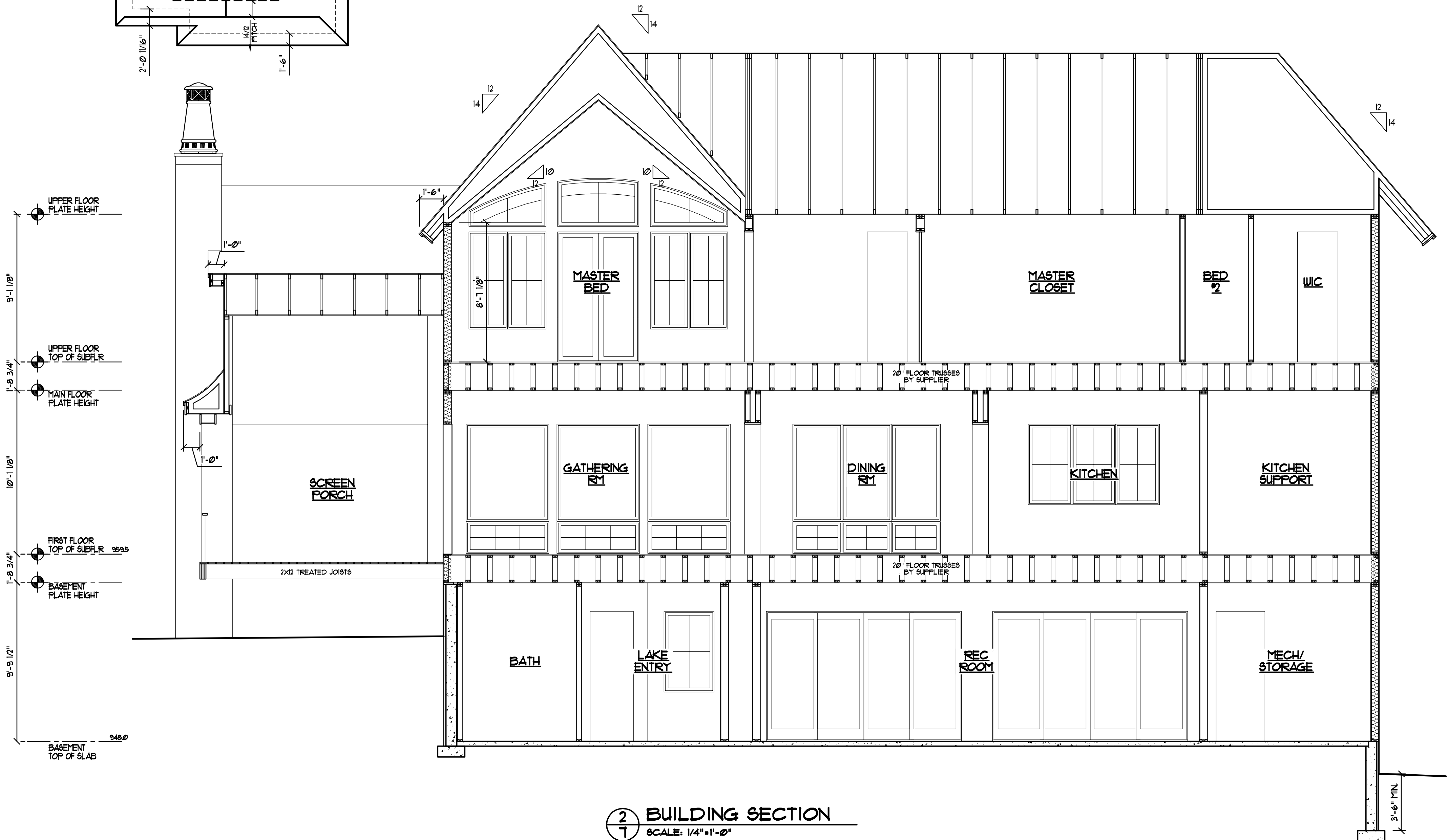
WALL CONSTRUCTION:
 SANDING PER ELEVATIONS.
 2 LAYERS GRADE "D" BUILDING PAPER.
 1/2" WALL SHEATHING.
 2x6 STUDS @ 16" O.C.
 3" SPRAY "U" FOAM INSUL & SEALER - R-20 MIN OR
 FIBER GLASS BATTS.
 CONTINUOUS POLY VAPOR BARRIER - 6 MIL. - SEAL ALL
 SEAMS & PENETRATIONS
 1/2" GYP. BD. - TAPED, SANDED, PAINTED

FLOOR CONSTRUCTION:
FINISHED FLOOR
3/4" T. & G. PLYWOOD SUBFLOOR
FLOOR TRUSSES (PER STRUCTURAL PAGES.
SPRAYED U-FOAM INSUL. @ RIM R-21
3/8" GYP. BD.



















FOUNDATION:
 2" x 14" ANCHOR BOLTS @ 5' O.C.
 2x6 TREATED BILL & SEALER
 10" FURRED CONC. WALLS MIN. - (SEE DETAILS & PLANS)
 2x4 FURRING @ 16" O.C. - HOLD OUT 1/2" FROM CONC. - 2x4
 TRTD BILL PLATE
 1x2-5 INBL W/ R-10 MIN. EXTERIOR & SEALER OR EQUAL
 3" x 8" CONC. FTG. W/ 2 - 4% CONT. MIN. - (SEE DETAILS &
 PLANS)
 TRAILDOG WATERPROOFING OR EQUAL
 1 1/2" CONC. SLAB
 1" RIGID INSULATION
 POLY VAPOR BARRIER
 INTERIOR AND EXTERIOR DRAIN TILE TO PUMP BUCKET

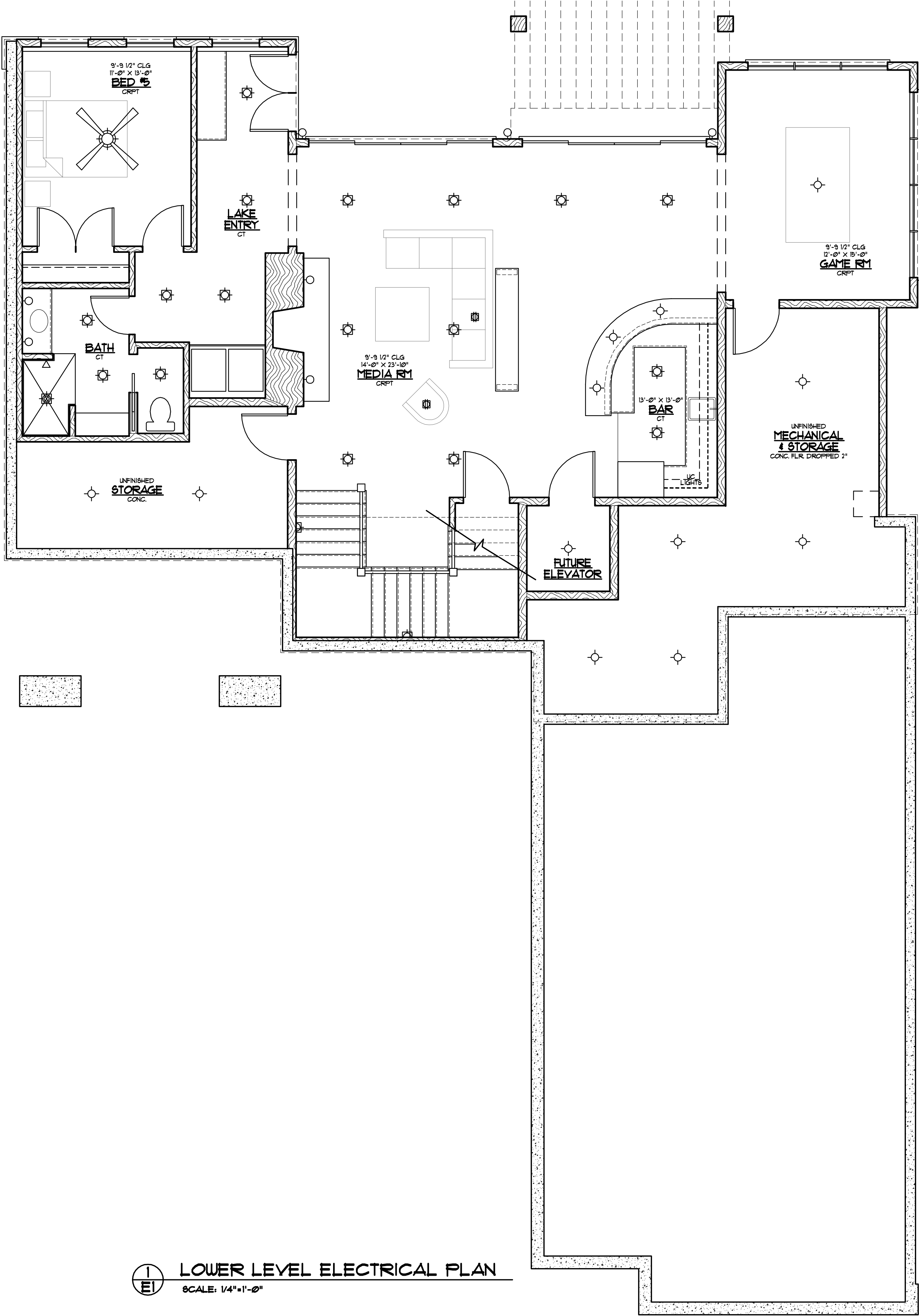


1 ROOF PLAN
7 SCALE: 1/8" = 1'-0"




2 BUILDING SECTION
7 SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND	
	DUPLEX OUTLET
	FOUR-PLEX OUTLET
	FLOOR OUTLET
	SWITCHED OUTLET
	WEATHERPROOF OUTLET
	220V OUTLET
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED TREAD LIGHT FIXTURE
	CEILING FAN FIXTURE
	EXHAUST FAN
	SMOKE DETECTOR
	TECHNOLOGY OUTLET
	TV CABLE - PER A/V CONTRACTOR
NOTES: - ALL SYMBOL LOCATIONS ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH JOB SUPERVISOR OR CLIENT. - ALL POWER OUTLETS ASSUMED PER CODE. - OUTLETS SHOWN ARE SPECIAL, REQUIRED, OR PREFERRED LOCATIONS. - COORDINATE ALL RECESSED LIGHTING FIXTURES WITH FLOOR TRUSS MANUFACTURER.	



1
E1 LOWER LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



ALEXANDER
DESIGN GROUP
LLC

401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
23 MAY 2018

PREVIOUS ISSUE DATES:

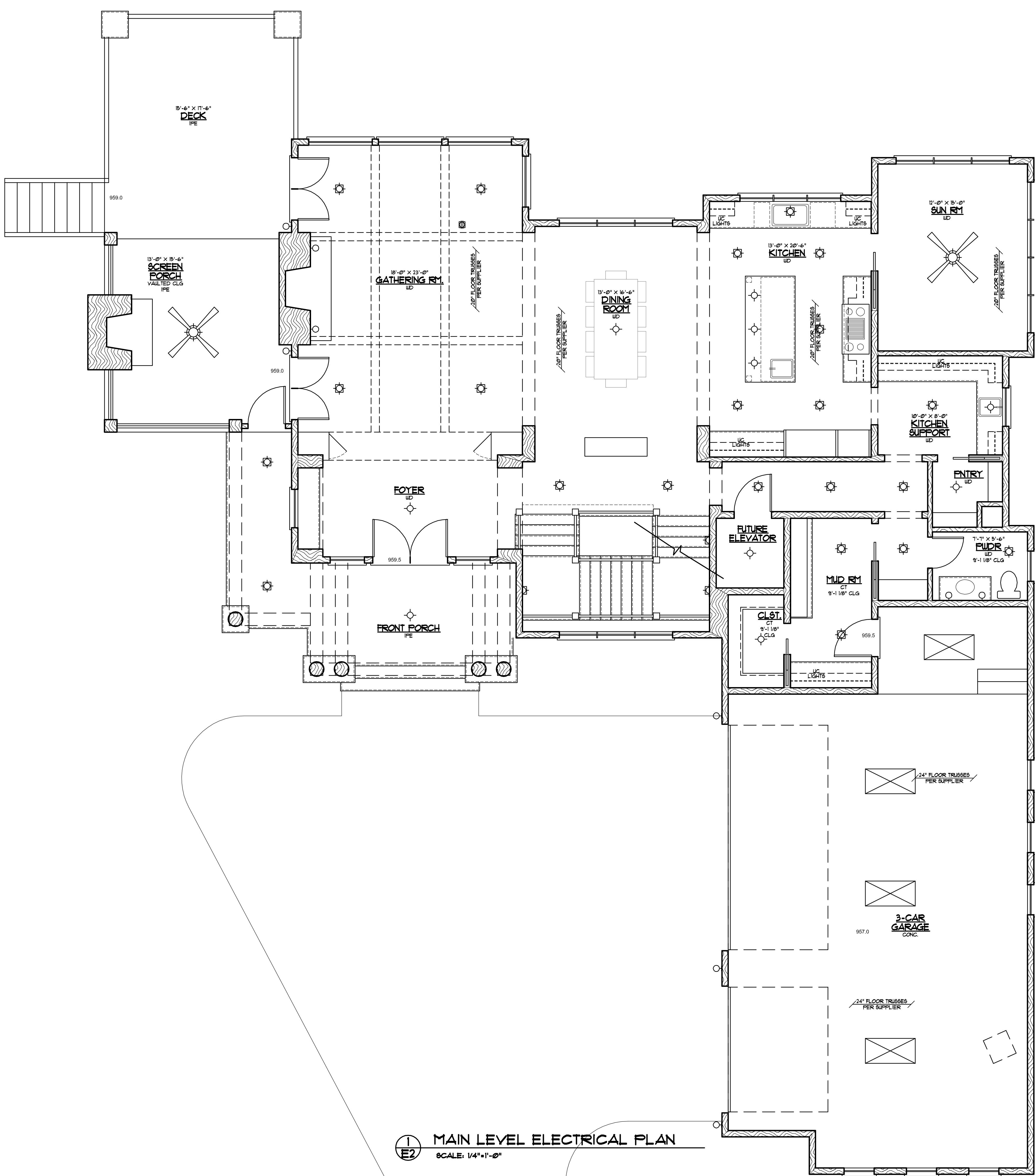
DRAWING DESCRIPTION:
LOWER LEVEL ELECTRICAL PLAN

BID SET


ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

1
8 OF 10

ELECTRICAL SYMBOL LEGEND	
	DUPLEX OUTLET
	FOUR-PLEX OUTLET
	FLOOR OUTLET
	SWITCHED OUTLET
	WEATHERPROOF OUTLET
	220 OUTLET
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED TREAD LIGHT FIXTURE
	CEILING FAN FIXTURE
	EXHAUST FAN
	SMOKE DETECTOR
	TECHNOLOGY OUTLET
	TV/CABLE - PER A/V CONTRACTOR
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1
E2
MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



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DESIGN GROUP
INC.

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WAYZATA, MN 55391
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ISSUE DATE:
23 MAY 2018

PREVIOUS ISSUE DATES:

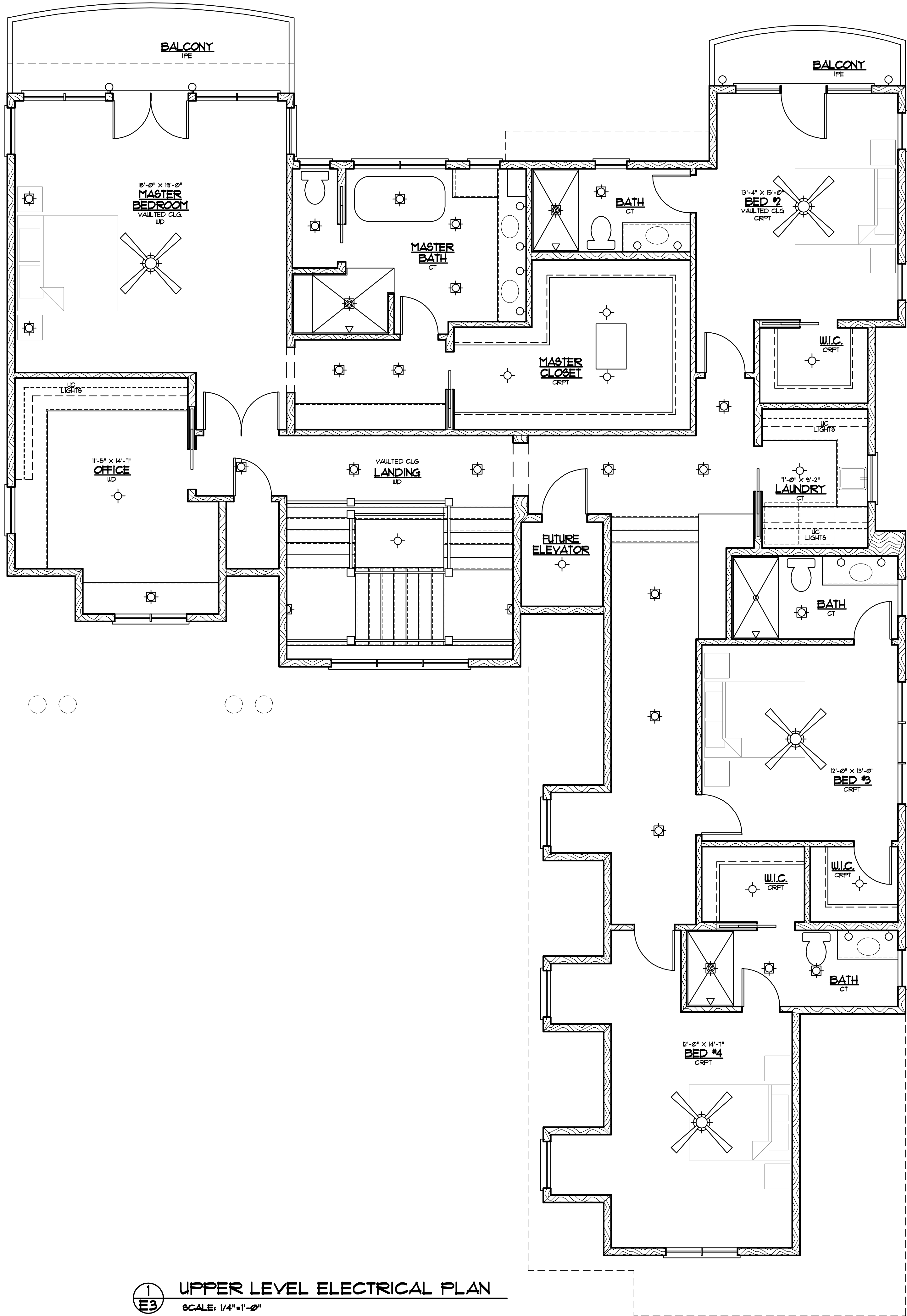
DRAWING DESCRIPTION:
MAIN LEVEL ELECTRICAL PLAN

BID SET

ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

112
9 OF 10

ELECTRICAL SYMBOL LEGEND	
	DUPLEX OUTLET
	FOUR-PLEX OUTLET
	FLOOR OUTLET
	SWITCHED OUTLET
	WEATHERPROOF OUTLET
	220 OUTLET
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED TREAD LIGHT FIXTURE
	CEILING FAN FIXTURE
	EXHAUST FAN
	SMOKE DETECTOR
	TECHNOLOGY OUTLET
	TV/CABLE - PER AV CONTRACTOR
NOTES: - ALL SYMBOL LOCATIONS ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH JOB SUPERVISOR OR CLIENT. - ALL POWER OUTLETS ASSUMED PER CODE. - OUTLETS SHOWN ARE SPECIAL, REQUIRED, OR PREFERRED LOCATIONS. - COORDINATE ALL RECESSED LIGHTING FIXTURES WITH FLOOR TRUSS MANUFACTURERS.	



1 UPPER LEVEL ELECTRICAL PLAN
E3 SCALE: 1/4"=1'-0"

ALEXANDER
DESIGN GROUP
INC.

401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
23 MAY 2018

PREVIOUS ISSUE DATES:

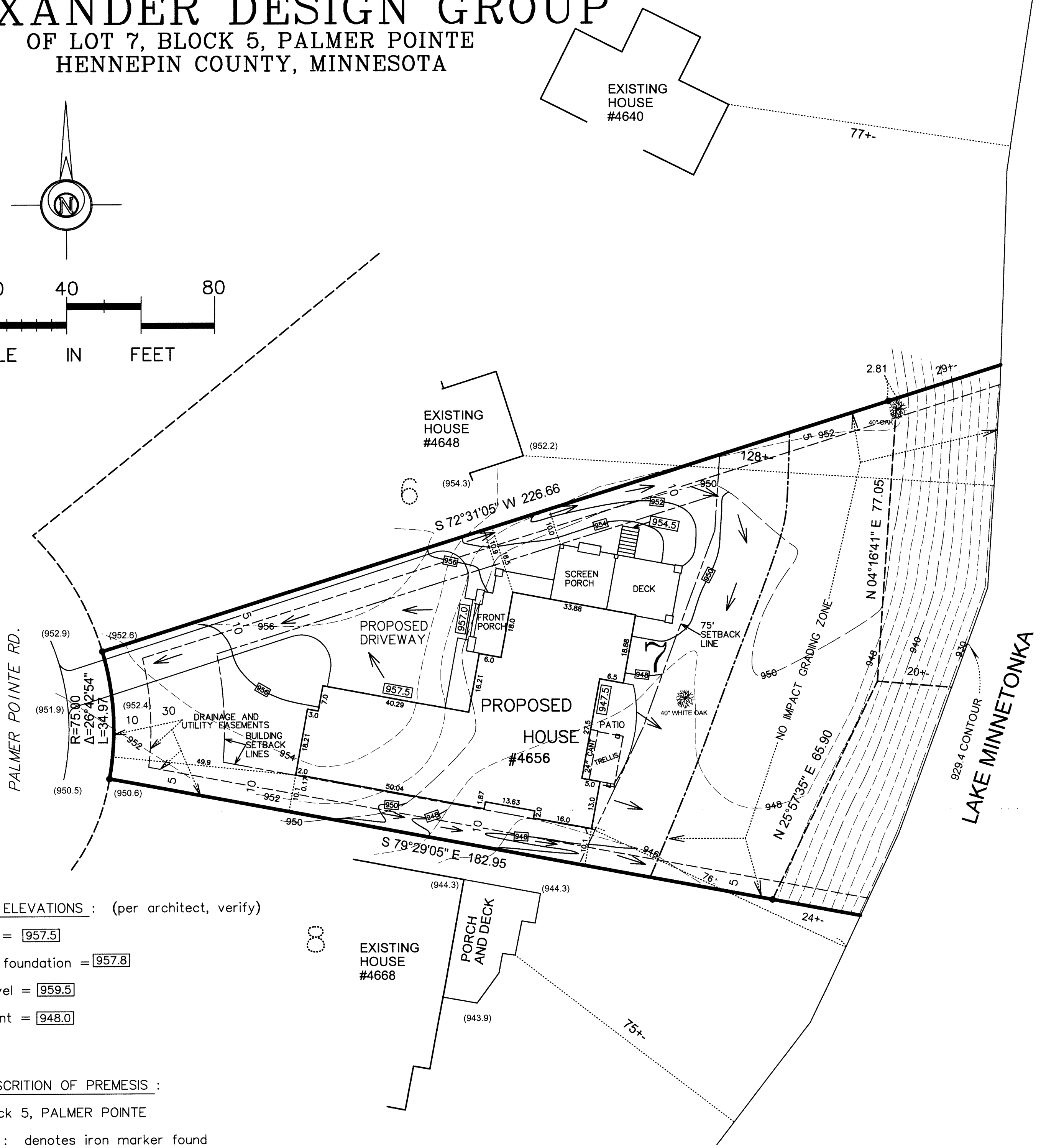
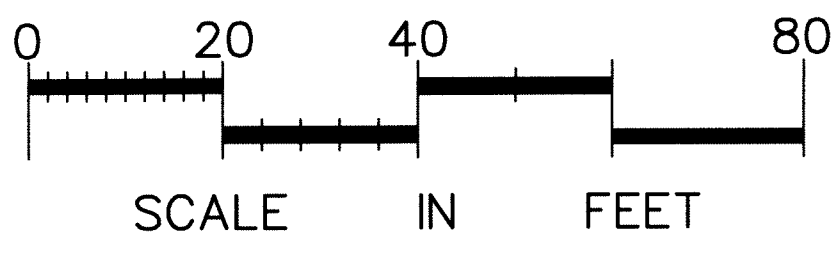
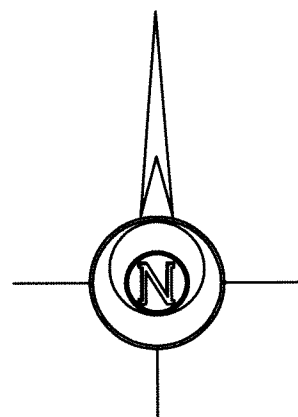
DRAWING DESCRIPTION:
UPPER LEVEL ELECTRICAL PLAN

BID SET

ZHOU RESIDENCE
4656 PALMER POINT RD
MINNETRISTA, MN

E3
10 OF 10

CERTIFICATE OF SURVEY FOR
ALEXANDER DESIGN GROUP
OF LOT 7, BLOCK 5, PALMER POINTE
HENNEPIN COUNTY, MINNESOTA



PROPOSED ELEVATIONS : (per architect, verify)

- 1) Garage = [957.5]
- 2) Top of foundation = [957.8]
- 3) Main level = [959.5]
- 4) Basement = [948.0]

LEGAL DESCRIPTION OF PREMESIS :

Lot 7, Block 5, PALMER POINTE

● : denotes iron marker found

(908.3) : denotes existing spot elevation, mean sea level datum

[910.8] : denotes proposed spot elevation, mean sea level datum

---917--- : denotes existing contour line, mean sea level datum

---[930]--- : denotes proposed contour line, mean sea level datum

Bearings shown are based upon the Hennepin County coordinate basis.

PID: 36-117-24-34-0028

This survey intends to show the boundaries of the above described property, existing spot elevations and topography, and the proposed location of a proposed house, driveway and grades thereon. It does not purport to show any other improvements or encroachments.

HARDCOVER CALCULATIONS :

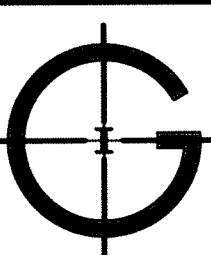
Lot area = 21,180 Sq. ft.

Proposed house = 3096 sf
Front porch = 260 sf
Screen porch = 243 sf
Driveway & walk = 1919 sf
Deck & steps = (313 sf)
(pervious below) = 0 sf
Patio = 303 sf

Total = 5821 Sq. ft.

5821 / 21,180 x 100 = 27.48%

DATE	DESCRIPTION



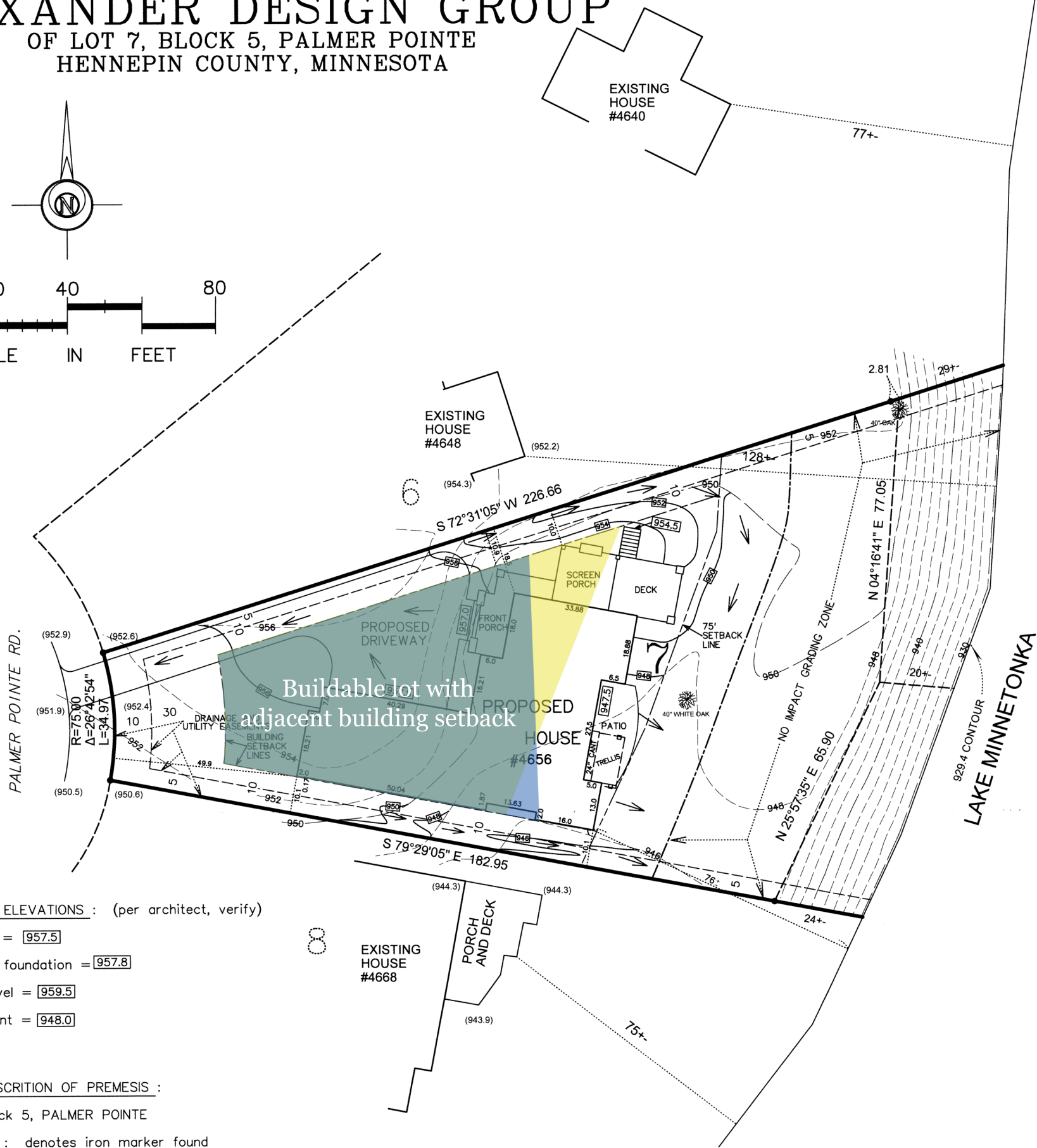
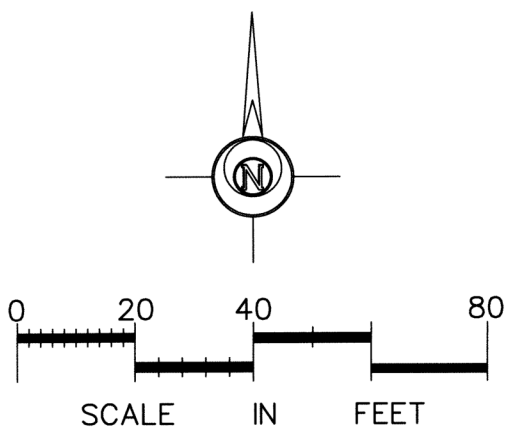
GRONBERG AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS
445 NORTH WILLOW DRIVE
LONG LAKE, MN. 55356
952-473-4141

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 Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12755

SCALE
1"=20'
DATE
3-26-18
JOB NO.
18-089A

CERTIFICATE OF SURVEY FOR
ALEXANDER DESIGN GROUP
OF LOT 7, BLOCK 5, PALMER POINTE
HENNEPIN COUNTY, MINNESOTA



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DATE	DESCRIPTION



GRONBERG AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS
445 NORTH WILLOW DRIVE
LONG LAKE, MN. 55356
952-473-4141

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 Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12755

SCALE
1"=20'

DATE
3-26-18

JOB NO.
18-089A





Note:
Originally intended development of the Palmer Pointe lakeshore lots would have looked something like this. The homes on each lot would be set back from the lake approx. 75'-78' each and would have likely allowed for development on Lot 7 (red) without a variance.