

MISSION STATEMENT: “The City of Mound, through teamwork and cooperation, provides, at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.”

MOUND PLANNING COMMISSION REGULAR MEETING AGENDA

TUESDAY, September 1, 2026, 6:00 P.M.

**COUNCIL CHAMBERS, MOUND CENTENNIAL BUILDING
5341 MAYWOOD ROAD, MOUND, MN**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Approval of Agenda, including any Amendments**
- 4. Review and Action on Meeting Minutes**
 - A. August 18, 2026 rescheduled/special meeting
- 5. Board of Adjustment and Appeals**
 - A. Review/discussion/recommendation – Planning Case No. 26-06
Variance – reduced front and side setbacks for new/replacement house
1908 Shorewood Lane
Applicant: Peter Grubish from Timberline Homes LLC
Owners: John and Katie Holcomb
 - B. Review/discussion/recommendation – Planning Case No. 26-07
Variance – lakeshore setback for house addition
1609 Bluebird Lane
Applicant: Nate Berg from True Concepts Inc.
Owners: John and Kari Severson
- 6. Old/New Business**
 - A. City Council liaison and staff project updates / reports
 - B. 2026 Planning Commission term expirations – Jason Baker and Samantha Wacker
 - C. Next meeting date – Tuesday, October 6, 2026
- 7. Information Items - None**
- 8. Adjourn**

The Planning Commission is an advisory body to the City Council. One of the Commission’s functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Mound City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application. For each agenda item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss the action on the application.”

QUESTIONS: Call Sarah Smith at 952-472-0604

MEETING MINUTES
RESCHEDULED/SPECIAL PLANNING COMMISSION
AUGUST 18, 2026

CALL TO ORDER

Chair Goode called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present: David Goode, Nick Rosener, Kristin Young, Samantha Wacker, and Kathy McEnaney

Members Absent: Drew Heal and Jason Baker

Staff Present: Sarah Smith, Community Development Director; Johnny Menhennet, Mia Colloredo-Mansfeld City Planner; Kate Vogt, Planning Technician; Rita Trapp and Mia Colloredo-Mansfeld Planning Consultant

Public: Brody Savoic, 4340 Hickory Trail; Jan Guenther, 5185 N Arm Drive; Katie, Rob, Ava and Tyler Stewart, 4680 Palmer Court

APPROVAL OF AGENDA

MOTION by Rosener, seconded by Young, to approve the agenda for the August 18, 2026 Planning Commission rescheduled/special meeting. All voted in favor. **MOTION** carried.

APPROVAL OF MINUTES

MOTION by Rosener, seconded by McEnaney, to approve the meeting minutes dated June 2, 2026. All voted in favor. **MOTION** carried.

BOARD OF ADJUSTMENTS AND APPEALS

Board of Adjustment and Appeals

Review/Discussion/Recommendation – Planning Case No. 26-04
Substantial Similar Use Determination and Conditional Use Permit for
Boat/Marine Sales and Service/Maintenance at 4851 Shoreline Drive
Applicant: Rob and Katie Stewart of Stewart's Boat and Board Shop
Owner: Anders Knutson

Planning Consultant Mia Colloredo-Mansfeld presented the conditional use permit and substantial similar use determination application for 4851 Shoreline, a through lot with access on both Bartlett Boulevard and Shoreline Drive. The applicant proposes to occupy the west unit of the building for marina and watercraft sales, with the east unit separately occupied by offices for the property owner. The proposed use is boat and marine sales and services and open lot sales. The property is zoned for mixed-use, which accommodates a range of uses including retail, and is zoned Mixed Use Corridor. This property is currently vacant.

Staff found the proposed use substantially similar to automotive repair, minor, and that the applicant will not perform major repair work. The applicant provided a list of the types of activities they would be performing under the boat and marine maintenance use. The request is for a conditional use permit covering boat and marine sales and open sales, including an accessory retail component; the code contains no additional specific requirements for these uses.

Twelve parking spaces are required, and twelve are provided, which meets code (seven customer spaces with one meeting ADA compliance and five staff spaces). The applicant is providing an additional nine spaces for boats and trailers. The additional spaces are intended for business-related use rather than long-term boat parking. Screening consists of an existing six-foot cedar fence. The applicant will obtain a sign permit at the appropriate time for desired signage.

Noise concerns were addressed regarding engine testing, which generates approximately 70-80 dB at a distance of one to two meters; service will be conducted in an indoor bay to mitigate noise impacts.

The application was distributed as is normal and customary. No public comments were received, and the Fire Department as well as the DNR indicated no concerns.

Chair Goode opened the floor for commissioner questions. Commissioner Young asked whether the space would include a showroom, and if so, how many and what type of boats would be displayed; staff advised the question to be directed to the applicant.

Commissioner Rosener asked whether this type of use evaluation process has been established and used previously. Staff confirmed the process is within code, and Planning Consultant Trapp noted it was an intentional addition roughly five to seven years ago so that Council and Commission could make this determination rather than staff, adding that similar cases for boat and marine maintenance have been reviewed in the recent past.

Commissioner Rosener asked about the adjoining property across the fence (which is zoned commercial) and the location within the City of any automotive repair, major zoning; City Planner Johnny Menhennet provided clarification that automotive repair major is a conditional use in the MU-C district, while automotive repair, minor is a permitted use.

Commissioner McEnaney noted the City Council was impressed with the applicant's Council Introduction presentation and expressed her own support.

Commissioner Rosener expressed support as well, noting the property's location at the entrance to the City makes this a strong addition.

Commissioner Wacker stated she had questions but no objections and invited the applicants to join the discussion.

The applicants, Katie and Rob Stewart, introduced themselves and their family to the Commission.

Commissioner Wacker asked whether the business would operate year-round; the applicants indicated operations would be primarily spring, summer, and fall, with limited winter activity.

Commissioner Wacker also raised resident concerns about noise, noting the proposal had been circulated to neighboring properties. Katie explained the boats they will be selling are high-end watersports boats equipped with a "silent stinger" muffling system that makes the engines quieter than typically expected, with engine run time limited to a minute or two for startup rather than extended periods. Rob added that at the property line, measured noise would be approximately 60 dB, comparable to normal conversation.

Commissioner Wacker thanked the Stewarts for their diligent research.

Commissioner Young asked whether the dealership would carry two boat brands; the applicants confirmed the manufacturer they will carry produces two brands under one company.

Commissioner Young also asked whether the business would service other brands; the applicants confirmed they would, but that the primary focus will be Supreme and Centurion, both premium performance brands owned by Correct Craft.

Katie stated the business is intended to be more than a boat dealership; the family plans to engage with the community and promote safe, responsible boating from an educational standpoint, noting her family's support of the Midwest Wakesurf Association and the Watersports Industry Association. As an example of community partnership,

Tyler and Ava (Katie and Rob's children, who are professional wakesurfers) participated in a Hennepin County Water Patrol safety education video, and the dealership intends to serve as an ongoing platform for boating safety education. The applicants noted the business involves high-performance, high-value products that would enhance the image of Mound with minimal impact on the surrounding community and would be non-intrusive to the neighborhood. Initial staffing will include family members and their mechanic, Brody, with the possibility of one to two more mechanics, with additional staff added over time.

The current property owner spoke in support, noting a desire to see the area cleaned up and expressing enthusiasm for a sports-oriented business at the location. She noted she has operated Gear West in Long Lake for 33 years with her partner.

No additional questions were raised for the applicants and no further discussion took place by the Commission.

MOTION by Rosener, seconded by Young, to recommend approval of the substantial similar use request as recommended by Staff. **MOTION** passed unanimously.

MOTION by Rosener moved, seconded by Young, to recommend approval of the conditional use permit as recommended by Staff. **MOTION** passed unanimously.

Review/Discussion/recommendation – Planning Case No. 26-05

Amendments to City Code Chapter 129 (Zoning) Related to Cannabis

Regulations for Consistency with New Statute Regulations that go into effect on January 1, 2027

Applicant: City of Mound

Community Development Director, Sarah Smith, presented the proposed ordinance, prepared by the City Attorney, to bring the City into compliance with new cannabis statute regulations taking effect January 1, 2027. The ordinance specifics are drafted to meet applicable state requirements.

Council Liaison McEnaney asked whether the ordinance affects current buffer requirements; staff confirmed it does not.

Commissioner Rosener asked whether this represents a shift in state language or whether a new type of business could be expected, and asked whether any applications had been received. Staff indicated no formal applications have been submitted, though there have been numerous inquiries; the City currently has one registration available.

Commissioner McEnaney asked whether a business could open before the law takes effect, noting she had seen one preparing for opening in Spring Park. City Planner Johnny Menhennet explained the applicable process.

Commissioner Wacker expressed concern that such businesses could be zoned out of the City and sought confirmation that the ordinance is simply aligning the City with state law, which staff confirmed.

Commissioner Rosener asked whether retail cannabis applications would come before the Commission or be handled administratively; staff confirmed such uses are permitted by right within the Mixed Use zoning district and would be handled administratively.

No further discussion followed.

MOTION BY Rosener to recommend approval of Planning Case 26-05 as recommended by Staff, seconded by Wacker. All voted in favor. **MOTION** carried.

NEW/OLD BUSINESS

City Council Liaison and Staff Project Updates/Reports

Council Liaison McEnaney shared that water infrastructure and traffic management have been the topic of many recent City Council meetings. She shared updates on the water treatment plant and reminded commissioners of the time it will take once the treatment plant is in place to allow the water to be treated.

Commissioner Wacker inquired if the water main project has had any effect on the local businesses. Commissioner McEnaney shared that Mound residents have been rallying behind businesses and doing what they can, but frustration does exist.

Commissioner Wacker asked if any accidents have occurred within the stretch of construction. Commissioner McEnaney shared that there is an increase in drivers trying to sneak through the construction, driving down the one-way backwards.

Sarah Smith shared that the community engagement this summer has been great fun. Staff were able to attend the Spirit of the Lakes as well as a Music in the Park event, which allowed a lot of time to visit and connect with residents. They also plan to attend the Mound Farmers Market and More on September 12, 2026. These community engagement events are a great opportunity to interact with the community and begin shaping what the City's 2050 plan will look like.

Staff noted that there will be an upcoming request to the City Council to apply for grant funds to support the development of the comprehensive plan. Commissioner McEnaney asked if Mound has received grants from the Met Council in the past.

Planning Consultant Rita Trapp shared that to her knowledge the City has not and the Met Council recently revamped their program.

Commissioner McEnaney expressed concern regarding potential requirements of Met Council grant funds.

INFORMATION ITEMS – *None*

ADJOURNMENT

MOTION by Rosener, seconded by McEnaney, to adjourn the meeting at 7:08 p.m. All voted in favor. **MOTION** carried.

Submitted by Kate Vogt



PLANNING REPORT

TO: Planning Commission
FROM: Johnny Menhennet, City Planner
Sarah Smith, Community Development Director
DATE: September 1, 2026
SUBJECT: Consideration of variance request for front and side setbacks
(Case No. 26-06)
APPLICANT: Peter Grubish from Timberline Homes, LLC on behalf of property
owners, John & Kelly Holcomb
LOCATION: 1908 Shorewood Lane (PID No. 18-117-23-23-0005)
MEETING DATE: September 1, 2026
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1 Single Family Residential

SUMMARY

The applicant is requesting variance approval to allow for reduced setbacks for the construction of a new replacement single-family home on their lot at 1908 Shorewood Lane. The project is requesting variances to the front and side setback requirements for a R-1 lot which requires a 30-foot front setback and side setbacks of 6 and 10 feet as allowed for a lot of record with lot width between 40 and 79 feet. With regard to the variance application, the applicant is requesting approval to allow a front setback 13.1 feet and a 6.4 foot side setback on the east side where the 10-foot setback is required.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be August 4, 2026 as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around October 3, 2026. The review period can be extended by the City for an additional 60-days if needed.

Variance

City Code Section 129-39 (a) states that a variance may be granted to provide relief to a landowner where the application of the City Code imposes practical difficulty for the property owner. In evaluating the variance, the City Council must consider whether:

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.
- (4) A variance shall only be permitted when it is in harmony with the general purposes and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

According to City Code Sec. 129-2, *"Practical Difficulties"* is defined as follows:

Practical Difficulties, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (ii) The plight of the landowner is due to circumstance unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.
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.

NOTIFICATION

Neighboring property owners of the subject site, per Hennepin County tax records, were mailed an informational letter on August 26, 2026 to inform them of the Planning Commission's review of the variance application at its September 1, 2026 meeting. Staff received letters of support for the house project from 2 neighbors which have been included as attachments.

STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment. As of the writing of the Planning Report, Staff has received not received any comments on the requested variance.

DISCUSSION

- (1) Per Hennepin County property information, the existing house was constructed in 1925. A variance was approved in 1978 for a deck construction project related to nonconformities on the lot including lot size, lakeshore setback and side setback,
- (2) The lot of record parcel is zoned R-1 Single Family Residential. At 5,837 square feet, the lot is smaller than the required R-1 minimum lot size of 10,000 square feet by 4,163 square feet. Additionally, it is also smaller than the minimum lot requirements for SF lots in the R-1A and R-2 districts.
- (3) There is currently a single-family home without a garage on the property. The applicant is proposing to demolish the existing home and rebuild a single-family home with an attached garage.
- (4) The front setback for the current home is currently lawful nonconforming. The existing home is approximately 17 feet from the front property line and the proposed setback for the new home is 13.1 feet. As proposed, the house would be approximately 30 feet to the curb line on Shorewood Lane. Staff's evaluation is that the proposed house location and driveway, when factoring in space in the right-of-way, is sufficient to accommodate vehicle parking.
- (5) Per code, all new structures on Lake Minnetonka are required to meet the minimum required construction elevation. The Regulatory Flood Protection Elevation for Lake Minnetonka is 933.0. The proposed low floor elevation for the new house is 934.0.
- (6) Existing hardcover on the lot is 38.2% (2230 SF). Proposed hardcover for the project is shown at 1751 SF, which is 32.4%, and therefore is being reduced.
- (7) The home is significantly undersized for the R-1 District. This property is less than 60% the minimum lot size and is more similar to R-1A standards for a single family home. Staff notes that this parcel along with a few others in the vicinity along Shorewood Lane are in close proximity to R-1A zoned lots. If held to R-1A standards, variance would still be needed for front setback relief but would not be needed for the side setback.

- (8) Per code, no structure, or portion thereof, shall be built into the required front, side, and/or rear yards with the exception of allowable encroachments as provided by City Code §129-197 including but not limited to, eaves/roof overhangs and mechanical equipment, which are allowed to encroach not more than 2 feet into setbacks.
- (9) No filling and/or grading activities may take place at or below the 931.5 Minnehaha Creek Watershed District (MCWD) floodplain elevation is allowed unless a floodplain alteration permit is approved and authorized by the MCWD.

STAFF RECOMMENDATION

Staff recommend approval of the variance application subject to the minimum list of below conditions:

- (1) Applicant shall be responsible for payment of all costs associated with variance request.
- (2) The applicant shall be responsible for recording the resolution with Hennepin County or may request the City record the resolution with the involved fee to be paid by the escrow. The applicant is advised that the resolution will not be released for recording until all conditions have been met and all fees for the variance have been paid and the escrow account is in good standing. The submittal of additional escrow may be required.
- (3) Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
- (4) Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Staff's recommendation for Planning Commission approval of the variance is based on the following findings of fact:

- 1. The criteria of City Code Section 129-40 Variance are being met.
- 2. A new/replacement single family home is in harmony with other uses in the area and fits the character of the residential neighborhood.
- 3. The lot, which is a trapezoid shape, is significantly smaller in size than the 10,000 square foot requirement of the R-1 District and less than the 60 foot improved frontage and lot width requirement of 60 feet.

4. This lot and others in the vicinity along Shorewood Lane are in close proximity to R-1A zoned lots.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission, it is anticipated that the request will be considered by the City Council at either its September 8th or September 22nd meeting.



2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0600 FAX 952-472-0620

VARIANCE APPLICATION

Application Fee and Escrow Deposit required at time of application.

Planning Commission Date _____

Case No. _____

City Council Date _____

Please type or print legibly

SUBJECT PROPERTY LEGAL DESC.	Address <u>1908 Shorewood Lane, Mound, MN 55364</u> Lot <u>3</u> Block <u>2</u> Subdivision <u>Shadywood Point</u> PID # <u>18-117-23-23-0005</u> Zoning: <u>(R1)</u> R1A R2 R3 B1 B2 B3 (Circle one)
PROPERTY OWNER	Name <u>John P. & Kelly M. Holcomb</u> Email <u>[REDACTED]</u> Address <u>6852 Briarwood Ct, Chanhassen, MN 55317</u> Phone Home <u>[REDACTED]</u> Work _____ Fax _____
APPLICANT (IF OTHER THAN OWNER)	Name <u>Peter Grubish — Timberline Homes, LLC</u> Email <u>[REDACTED]</u> Address <u>7900 International Dr, Suite 300, Bloomington, MN 55425</u> Phone Home <u>[REDACTED]</u> Fax _____

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes () (No) (). **If yes**, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

Demolition of existing single-family residence (1925, 968 sf) and shed (36 sf). Construction of new two-story single-family residence with full walkout basement and attached two-car garage. Footprint 1,821 sf; FF 943.7; TOF 943.0; garage 942.7; basement 934.0 (2.9 ft above 100-yr — flood 931.1 per FEMA 27053C0284F). Proposed hardcover 1,895 sf (32.47%) — reduction from existing 2,230 sf (38.20%). Pervious paver driveway. Stormwater managed per MPCA Stormwater Manual and MCWD recommendations. See attached narrative letter for full description.

3. Do the existing structures comply with all area, height, bulk, and setback regulations for the zoning district in which it is located? Yes () **(No)** (). **If no**, specify each non-conforming use (describe reason for variance request, i.e. setback, lot area, etc.):

The subject parcel is a legally platted lot of record with lot area of 5,837 sq ft, below the R-1 minimum of 10,000 sq ft. Existing residence (1925) and shed are non-conforming as to lot area; existing hardcover 38.20% exceeds 30% base cap. Proposed structure cannot meet the 30-ft front setback (§129-100(c)(3)b) or the 10-ft one-side yard setback (§129-100(c)(3)a) required under May 2026 amendment.

<u>SETBACKS:</u>	REQUIRED	REQUESTED (or existing)	VARIANCE
Front Yard: (N (S) E (W))	30 ft.	20.5 ft.	9.5 ft.
Side Yard: ((N) S E (W))	10 ft.	6.4 ft.	3.6 ft.
Side Yard: (N (S) E (W))	6 ft.	6.0 ft.	0 ft.
Rear Yard: (N S E W)	N/A (lakeshore) ft.	— ft.	— ft.
Lakeside: ((N) S (E) W)	50 ft.	50.0 ft.	0 ft.
_____ : (N S E W)	_____ ft.	_____ ft.	_____ ft.
Street Frontage:	40 ft.	20.5 ft.	Existing LOR ft.
Lot Size:	10,000 sq ft	5,837 sq ft	Existing LOR sq ft
Hardcover:	1,751 / 2,335 sq ft	1,895 sq ft	0 sq ft

4. Does the present **use** of the property conform to all regulations for the zoning district in which it is located? **(Yes)** (), No (). **If no**, specify each non-conforming use:

5. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

() too narrow	() topography	() soil
(x) too small	() drainage	(x) existing situation
() too shallow	(x) shape	() other: specify

Please describe: Lot 3, Block 2, Shadywood Point is a legally platted lot of record established before the 1982 zoning ordinance; existing home built 1925. Lot area 5,837 sf is below R-1 minimum of 10,000 sf. Lot is an irregular trapezoid ~113-128 ft deep and ~23-35 ft wide, fronting Lake Minnetonka. Lot depth ≥ 80 ft triggers 30-ft front setback (§129-100(c)(3)b, May 2026 amendment). Lot width < 80 ft requires 10-ft one-side setback (§129-100(c)(3)a). 50-ft OHWL setback consumes substantial buildable depth. 100-yr flood 931.1 further constrains. Conditions established at platting; not the result of owner action.

6. Was the practical difficulty described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes (), **No** (). **If yes**, explain:

Shadywood Point plat and subject lot dimensions were recorded before the 1982 adoption of the Mound zoning ordinance. Existing residence was constructed in 1925 — 57 years before the 1982 zoning ordinance and 101 years before the May 2026 amendment. Holcombs acquired in 2010; neither they nor any prior owner altered lot lines or created the substandard conditions.

7. Was the practical difficulty created by any other human-made change, such as the relocation of a road? Yes (), **No** (). **If yes**, explain:

N/A

8. Are the conditions of practical difficulty for which you request a variance peculiar only to the property described in this petition? Yes (), **No** (). **If no**, list some other properties which are similarly affected?

Similar undersized lots of record are common throughout Shadywood Point subdivision and the greater Mound lakeshore area. Adjacent parcels 1904 Shorewood, 1909 Shorewood, and 1912 Shorewood are similarly configured lots of record. Beginning two lots west and continuing for the next 50+ lots, properties are zoned R-1A, which permits 6-ft side yard setbacks on both sides — establishing neighborhood precedent for setback dimensions requested here.

9. Comments:

Meets all three prongs of practical-difficulty test (Minn. Stat. §462.357 / §129-39): (1) Reasonable use — single-family home on a platted single-family R-1 lot. (2) Unique circumstance not self-created — 5,837 sf lot (4,163 sf below R-1 minimum), trapezoidal shape, 50-ft OHWL setback, and 931.1 flood elevation all predate owner action. (3) Essential character preserved — matches scale of 1904, 1909, 1912 Shorewood; front at parity with neighbors; east side meets 6-ft minimum; DESIGN REDUCES HARDCOVER from 38.20% to 32.47%; stormwater per MPCA/MCWD; basement 2.9 ft above 100-yr flood. Adjoining neighbors John Prince (1904), Chris & Joyce Slack (1912), and Ray Lorimor (1909) — have reviewed the plans and are supportive. See attached Holcomb letter for full narrative.

I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Owner's Signature _____ John P. Holcomb & Kelly M. Holcomb **Date** _____ August 3, 2026

Applicant's Signature _____ Peter Grubish, Manager — Timberline Homes, LLC **Date** _____ August 3, 2026



LOT AREA	<u>5,837</u>	SQ. FT. X 30% = (for all lots)	1,751 sq ft
LOT AREA	<u>5,837</u>	SQ. FT. X 40% = (for Lots of Record)	2,335 sq ft

	LENGTH		WIDTH		SQ FT	
HOUSE	irregular	X	footprint	=	1,821	
		X		=		
	TOTAL HOUSE					1,821
DETACHED BUILDINGS (GARAGE/SHED)	-	X	-	=	0	
		X		=		
	TOTAL DETACHED BUILDINGS					0
DRIVEWAY, PARKING AREAS, SIDEWALKS, ETC.	pervious	X	pavers	=	0 (exempt)	
	walk	X	-	=	34	
		X		=		
	TOTAL DRIVEWAY, ETC					34
DECKS Open decks (1/4" min. Opening between boards) with a pervious surface under are not counted as hardcover.	open deck	X	1/4" gap	=	0 (exempt)	
		X		=		
		X		=		
	TOTAL DECK					0
	stoop	X	-	=	40	
		X		=		
	TOTAL OTHER					40

PREPARED BY Peter Grubish, Timberline Homes LLC DATE August 3, 2026

Date: August 3, 2026

City of Mound
Community Development Department
2415 Wilshire Boulevard
Mound, MN 55364

Re: Variance Application — 1908 Shorewood Lane, Mound, MN
Lot 3, Block 2, Shadywood Point • PID: 18-117-23-23-0005

To Whom It May Concern:

We, John P. Holcomb and Kelly M. Holcomb, are the fee owners of the real property located at 1908 Shorewood Lane, Mound, Minnesota (PID 18-117-23-23-0005), legally described as Lot 3, Block 2, Shadywood Point, Hennepin County, Minnesota.

We hereby authorize Timberline Homes, LLC, by and through its Manager Peter Grubish, to act as our agent and applicant in connection with a variance application to the City of Mound for the above-referenced property. This authorization includes signing the variance application, submitting supporting documents, communicating with City staff, and appearing at Planning Commission and City Council meetings on our behalf.

This authorization remains in effect until the variance application is resolved or until we notify the City of Mound in writing that it has been revoked.

Sincerely,

John P. Holcomb, Owner

Date: August 3, 2026

Kelly M. Holcomb, Owner

Date: August 3, 2026

John and Kelly Holcomb
1908 Shorewood Lane, Mound, MN 55364
PID 18-117-23-23-0005

Date: August 3, 2026

Chairman Goode, Director Smith, and Members of the Mound Planning Commission:

Kelly and I are respectfully submitting a request for setback variances for our property at 1908 Shorewood Lane, in partnership with Timberline Homes. We have been part-time residents at this cabin since purchasing it in 2010, we have loved what the Mound community offers its residents, and we now wish to make it our full-time Home.

Following our pre-application meeting with Director Smith earlier this spring, we have worked with our designers and Timberline Homes to design a new home that fits the lot's constraints, supports year-round living, enhances the neighborhood with an appealing exterior, and respects the flow of the lakeside and streetside yards. Through this design process we identified practical difficulties inherent to the lot that make full code compliance infeasible for a workable plan.

We are respectfully requesting two setback variances:

1. Front yard setback: reduce the required 30-foot front yard setback (§129-100(c)(3)b, as amended May 2026) to 20.5 feet — a variance of 9.5 feet. With the 10-foot right-of-way, the proposed streetside face of the home will still sit approximately 30.5 feet from the street curb, placing the home at parity with the streetside face of neighboring homes on Shorewood and Lakeside lanes.
2. Side yard setback: reduce the required 10-foot side yard setback (§129-100(c)(3)a, as amended May 2026) to 6.4 feet on the west side — a variance of 3.6 feet. The east side yard will meet the 6-foot minimum without variance. This allows the plan to accommodate a two-car garage and a street-facing front door with an interior hallway to the kitchen — a layout consistent with the character of the neighborhood.

We have personally reviewed the proposed plans with our long-term adjacent neighbors — John Price (1904 Shorewood), Chris and Joyce Slack (1912 Shorewood), and Ray Lorimor (1909 Shorewood) — and each is supportive of our plan and this variance request.

Thank you for your consideration.

Sincerely,

Surveyors Certificate
Site Plan Survey For:

JOHN & KELLY HOLCOMB

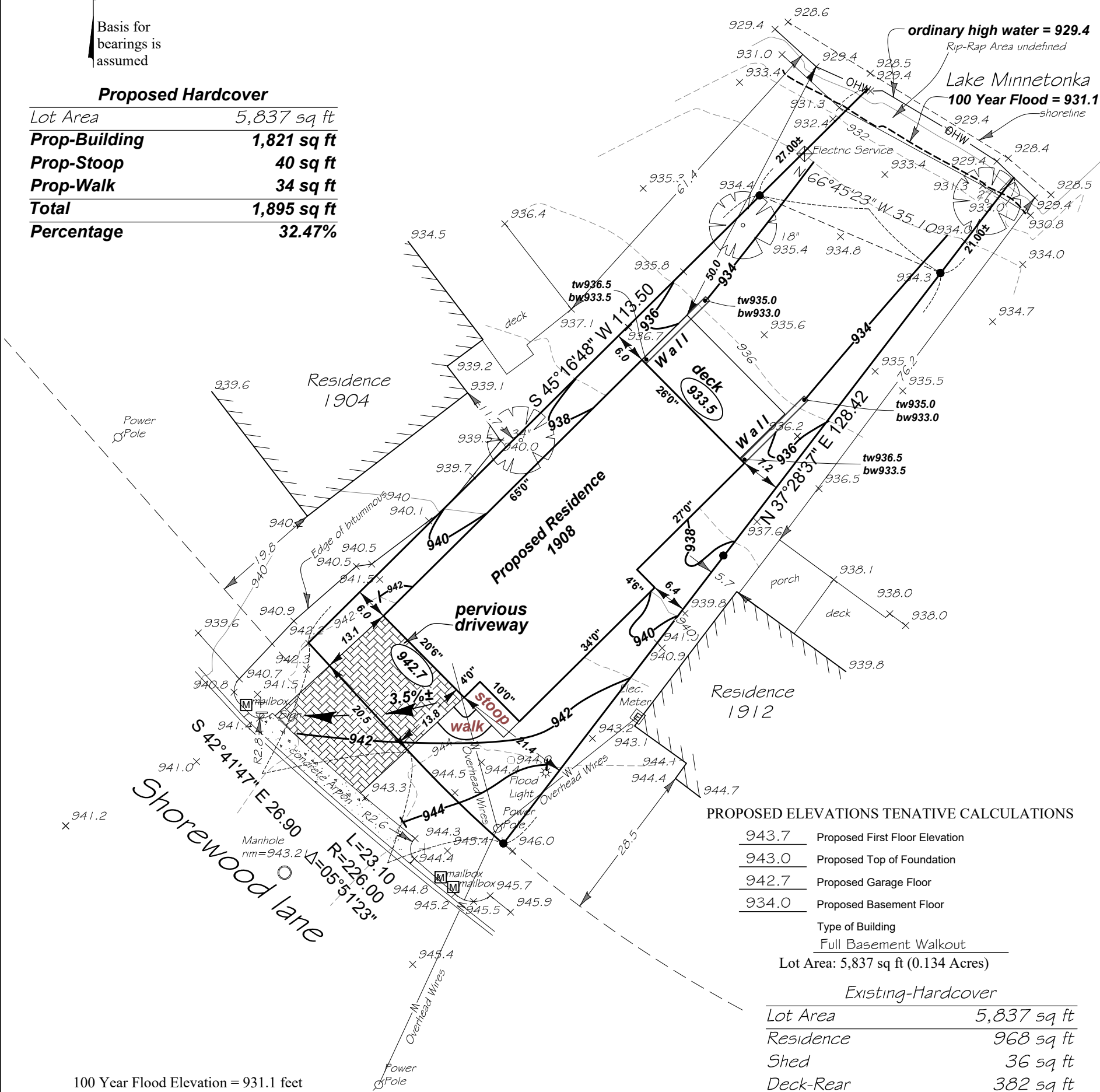
Property located in Section
18, Township 117, Range 23,
Hennepin County, Minnesota

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- ~ Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage

Basis for
bearings is
assumed

Proposed Hardcover

Lot Area	5,837 sq ft
Prop-Building	1,821 sq ft
Prop-Stoop	40 sq ft
Prop-Walk	34 sq ft
Total	1,895 sq ft
Percentage	32.47%



100 Year Flood Elevation = 931.1 feet
per FEMA Map 27053C0284F Dated
11/04/2016

Property Zoned as "R-1"

Set Backs:

Front: 20' Shoreland district overlay (Sec 1 29-385)

Side Interior: Minimum total 10 feet with 6' on one side

OHW: 50'

Lot Coverage: Lot coverage. Impervious surface coverage of lots in residential zones shall not exceed 30 percent of the lot area. On existing lots of record, impervious coverage may be permitted to up to a maximum of 40 percent consistent with the provisions identified in section 1 29-385(g)(2)a.

PROPOSED ELEVATIONS TENTATIVE CALCULATIONS

943.7	Proposed First Floor Elevation
943.0	Proposed Top of Foundation
942.7	Proposed Garage Floor
934.0	Proposed Basement Floor

Type of Building
Full Basement Walkout

Lot Area: 5,837 sq ft (0.134 Acres)

Existing-Hardcover

Lot Area	5,837 sq ft
Residence	968 sq ft
Shed	36 sq ft
Deck-Rear	382 sq ft
Walk(s)-Pavers	348 sq ft
Deck-Side	74 sq ft
Driveway-Bituminous	422 sq ft
Total	2,230 sq ft
Percentage	38.20%

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

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

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

Legal Description

Lot 3, Block 2, SHADYWOOD POINT
Hennepin County, Minnesota

DEMARC

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

Project No. 91259A

Scale: 1" = 20'

F.B.No. -

Drawn By *AH*

Address: 1908 Shorewood Lane
Mound, MN

rev 02/24/2026 Set Back update

07/15/2026 New house plan *AH*

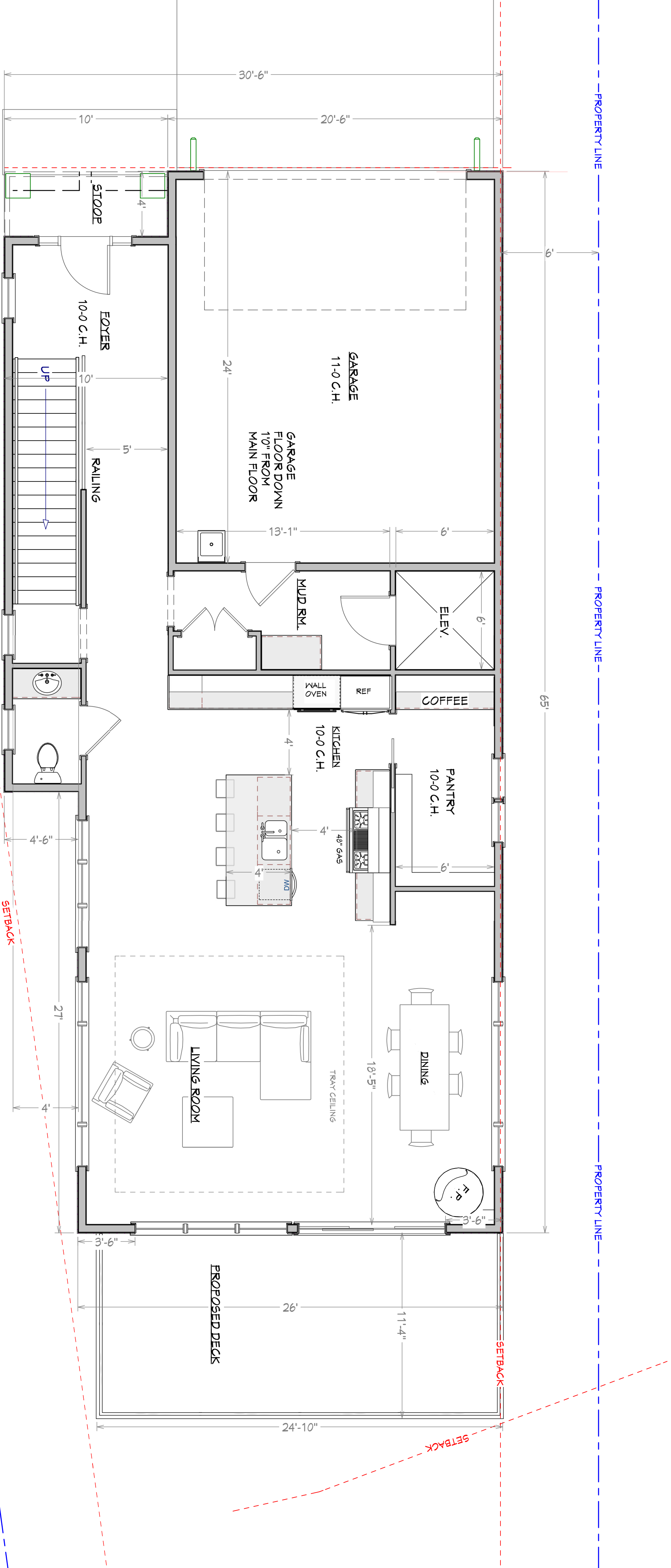
08/03/2026 City Comments *AH*

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

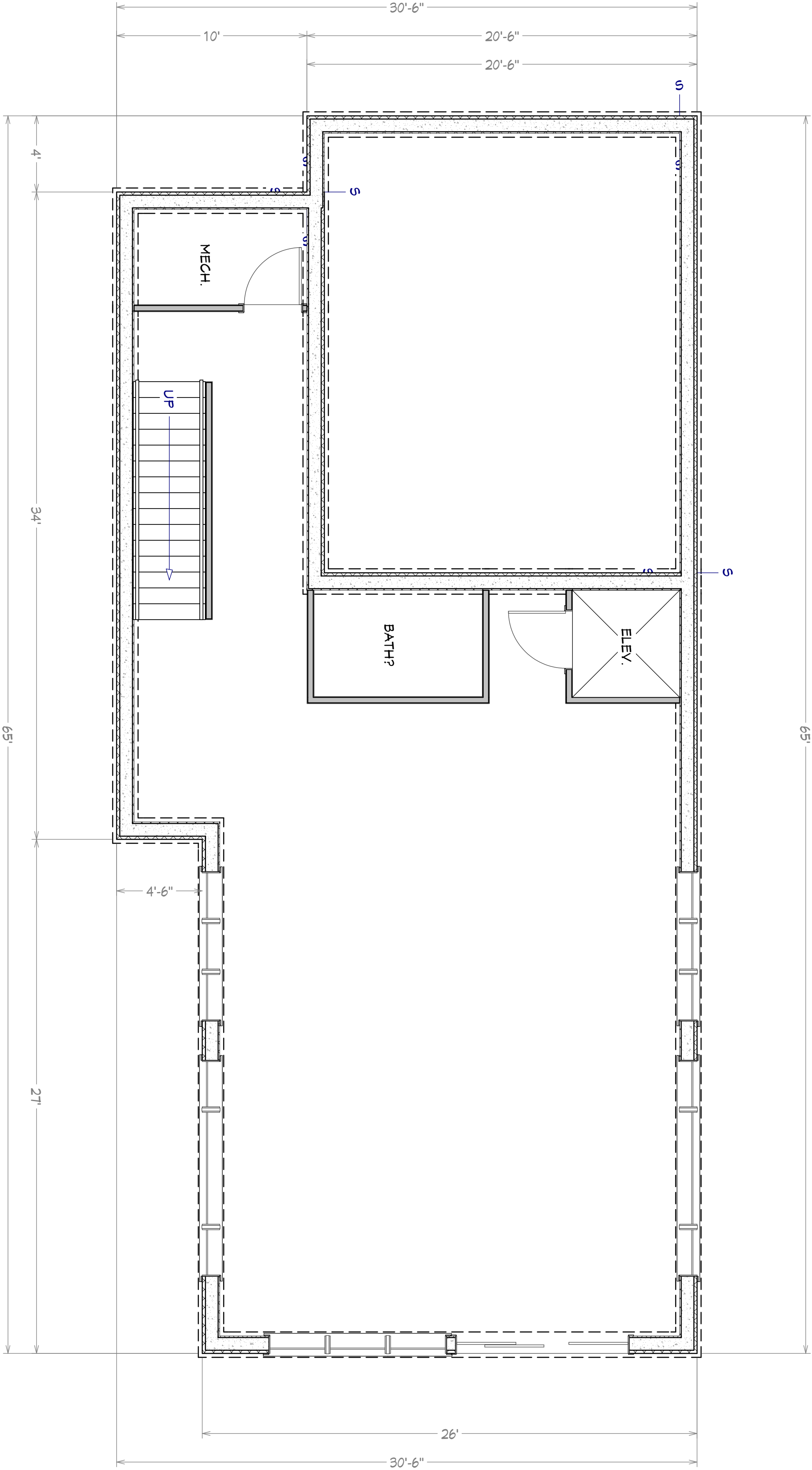
Surveyed this 19th day of January 2026.

Signed

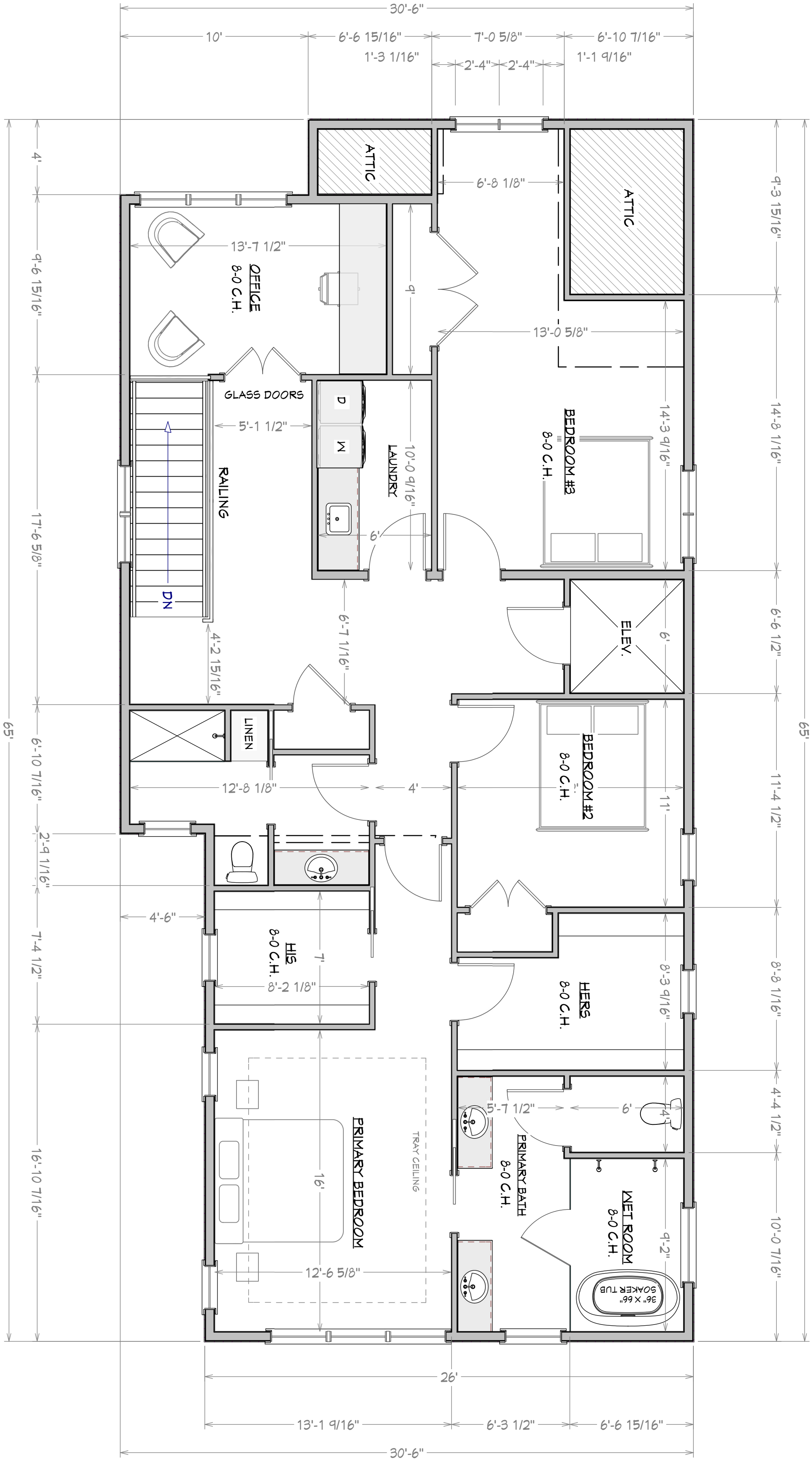
Gregory R. Frasch, Minn. Reg. No. 24992



MAIN FLOOR PLAN- 1/4" SCALE (ARCH C 18" X 24")
1,333 FINISHED SQ FT.



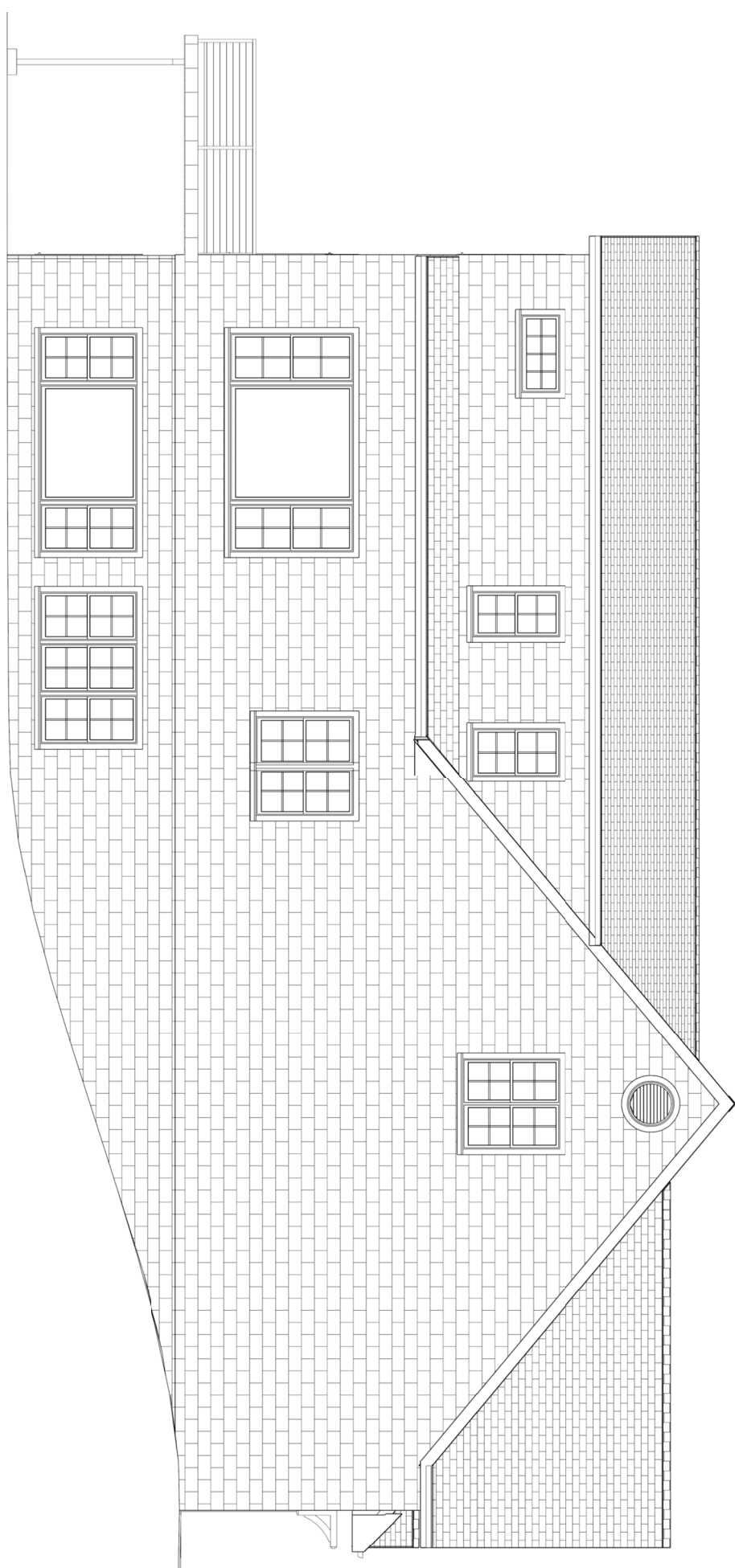
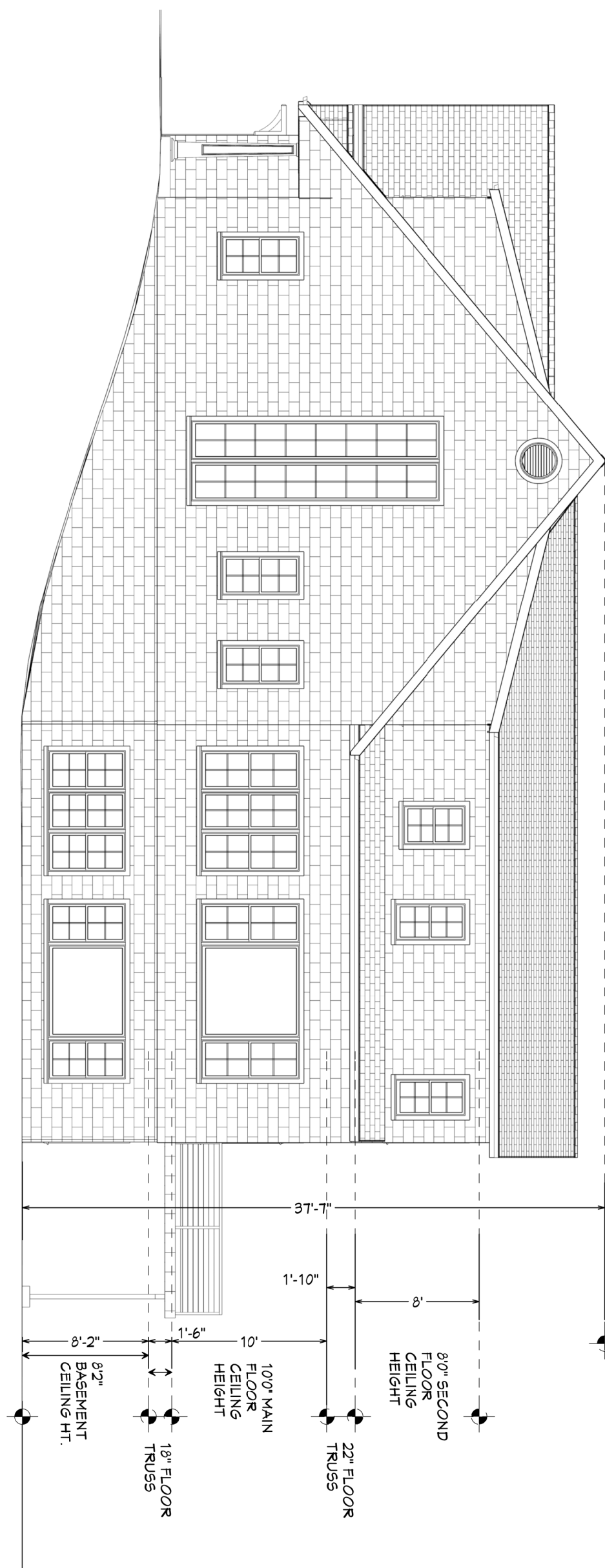
BASEMENT FLOOR PLAN- 1/4" SCALE (ARCH C 18" X 24")

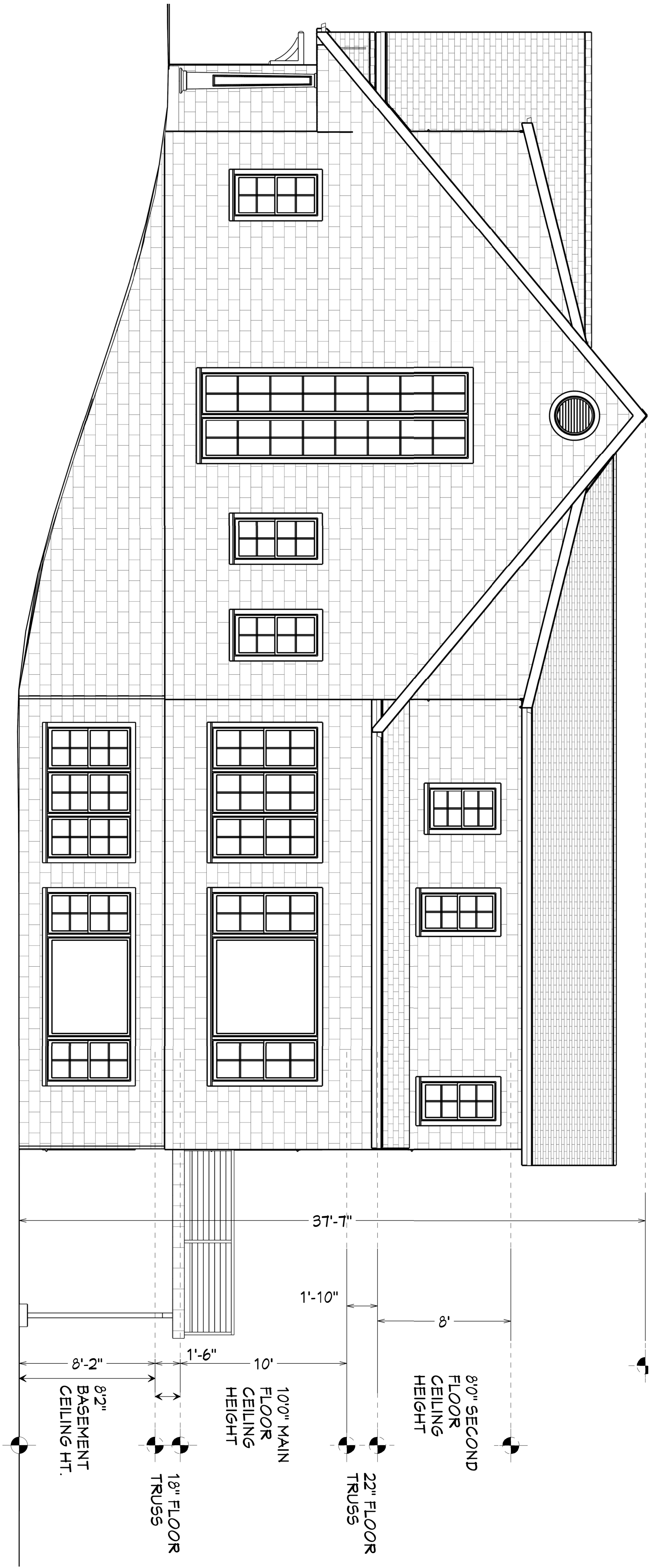


SECOND FLOOR PLAN- 1/4" SCALE (ARCH C 18" X 24")
1,725 FINISHED SQ FT.









-----Original Message-----

From: John Price

Sent: Tuesday, August 11, 2026 9:51 PM

To: Sarah Smith <ssmith@moundmn.gov>

Subject: 1904 Shorewood Lane

My name is John Price and I am a co-owner of 1904 Sherwood Ln. I would just like this note to reflect that I have had a chance to review the house plans and the survey with my neighbor John Holcomb, and I have no concerns about the variance that he is seeking. If you require anything further, please advise, thank you.

Sent from my iPad

From: Jeff Karsten

Sent: Wednesday, August 12, 2026 10:55 AM

To: Sarah Smith <ssmith@moundmn.gov>

Subject: RE: Variance Application for 1908 Shorewood Lane, Mound, Minnesota

Dear Ms. Smith,

Greetings. I co-own and reside at 1904 Shorewood Lane, the property next door to John and Kelly Holcomb. John Holcomb reviewed his house plans and lot survey with me, and I have no concerns about their variance application. The new home they plan to build looks beautiful. I am excited for the project to commence, and look forward to having the Holcombs as full-time neighbors!

Best regards,

Jeff Karsten
1904 Shorewood Lane
Mound, MN 55364



PLANNING REPORT

TO: Planning Commission
FROM: Johnny Menhennet, City Planner
Sarah Smith, Community Development Director
DATE: September 1, 2026
SUBJECT: Consideration of request for lakeshore setback variance
(Case No. 26-07)
APPLICANT: Nate Berg from True Concepts Inc, on behalf of John and Kari
Seaverson, property owners
LOCATION: 1609 Bluebird Lane (PID No. 25-117-24-21-0128)
MEETING DATE: September 1, 2026
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1A Single Family Residential

SUMMARY

The applicant is requesting approval for a lakeshore setback variance for the construction of a garage addition to an existing house at 1609 Bluebird Lane that currently sits within one of the 50 foot lakeshore setbacks from the 929.4 Ordinary High Water Mark (OHWM.) The property is zoned R-1A and is a lot of record measuring 13,740 square feet. The property has shoreline both to the west (rear) and south (side) of the lot. The proposed 2-story addition, which contains garage and upper level living space, continues the conforming property setbacks of the existing home but requires variance approval due to the location of the OHWM. The proposed front, side yard, and rear lakeshore setbacks for the proposed house and hardcover are conforming.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be August 13, 2026 as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around October 12, 2026.

Variance

City Code Section 129-40 states that a variance may be granted to provide relief to a landowner where the application of the City Code imposes practical difficulty for the property owner. In evaluating the variance, the City Council must consider whether:

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.
- (4) A variance shall only be permitted when it is in harmony with the general purposes and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

According to City Code Sec. 129-2, *"Practical Difficulties"* is defined as follows:

Practical Difficulties, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (ii) The plight of the landowner is due to circumstance unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.
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.

NOTIFICATION

Neighboring property owners of the subject site, per Hennepin County tax records, were mailed an informational letter on August 26th to inform them of the Planning Commission's review of the variance application at its September 1st meeting.

STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment. As of the writing of the Planning Report, Staff has received not received any comments on the requested variance.

DISCUSSION

1. The property previously received a lakeshore variance in 1982 to the OHWM located on the City-owned parcel to the south for a house construction project.
2. The applicant is proposing to construct a single-family home addition on the lot, which has shorelines both to the west (rear) and south (side) of the lot. The lot currently has a single-family home located within the side shoreland setback areas. A variance is being requested to construct the proposed new addition within the shoreland setback on the south side that is slightly closer to the shoreline than the existing structure. The proposed addition has a footprint of 552 square feet (23' x 24'), of which less than 50 square feet is within the lakeshore setback.
3. A wetland delineation was not performed. The City's wetland specialist indicated a delineation was not needed as long as no work or equipment/materials storage takes place on the adjacent lot to the south owned by the City. Staff also confirmed with the MCWD that a wetland buffer is not required for the project.
4. The proposed addition meets all setback standards with the exception of a small portion in the southeast corner that is within the 50-foot lakeshore setback.
5. The proposed hardcover on the lot is 36% which is under the 40 percent maximum allowance.
6. The proposed low floor elevation for the addition is 933.1. Per code, the minimum construction floor elevation for new structures on Lake Minnetonka is 933.0.
7. Per code, no structure, or portion thereof, shall be built into the required front, side, and/or rear yards with the exception of allowable encroachments as provided by City Code §129-197 including but not limited to, eaves/roof overhangs and mechanical equipment, which are allowed to encroach not more than 2 feet into setbacks.
8. No filling and/or grading activities may take place at or below the 931.5 Minnehaha Creek Watershed District (MCWD) floodplain elevation is allowed unless a floodplain alteration permit is approved and authorized by the MCWD.

9. The building height is proposed to remain unchanged as this will be a lateral expansion of existing roofline.

STAFF RECOMMENDATION

Staff recommends Planning Commission recommend approval of the variance request with the following list of minimum conditions:

1. Applicant shall be responsible for payment of all costs associated with the variance request.
2. The applicant shall be responsible for recording the resolution with Hennepin County or may request the City record the resolution with the involved fee to be paid by the escrow. The applicant is advised that the resolution will not be released for recording until all conditions have been met and all fees for the variance have been paid and the escrow account is in good standing. The submittal of additional escrow may be required.
3. Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
4. Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Staff's recommendation for Planning Commission approval of the variance is based on the following findings of fact:

1. The criteria of City Code Section 129-40 Variance are being met.
2. The request to build a garage and living space addition is in harmony with other uses in the area and fits the character of the residential neighborhood.
3. The proposed expansion is not encroaching on any zoning/setback standards and maintains side yard setbacks as currently established.
4. The location of the lakeshore along the side lot line limits the ability of the existing house to be expanded. The proposed house addition project maintains the same building line as the house towards the street, however, given that the shoreline setback is variable, a portion of the garage is within the required lakeshore setback.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission, it is anticipated that the variance request will be considered by the City Council at either the September 8th or September 22nd meeting.



2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0600 FAX 952-472-0620

VARIANCE APPLICATION

Rec
8/12/26
SS

Application Fee and Escrow Deposit required at time of application.

Planning Commission Date _____

Case No. _____

City Council Date _____

Please type or print legibly

SUBJECT PROPERTY LEGAL DESC.	Address	1609 Bluebird Ln. Mound MN 55364		
	Lot	4&21	Block	7
	Subdivision	Woodland Point		
	PID #	Zoning: R1 <u>R1A</u> R2 R3 B1 B2 B3 (Circle one)		
PROPERTY OWNER	Name	John and Kari Seaverson		
	Email	[REDACTED]		
	Address	1609 Bluebird Ln. Mound MN 55364		
APPLICANT (IF OTHER THAN OWNER)	Name	Nate Berg True Concepts Inc.		
	Email	[REDACTED]		
	Address	PO Box 307 Excelsior, MN 55331		
	Phone Home	[REDACTED]	Work	[REDACTED]
			Fax	

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes () No (x). If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

Add a 2 story 25 x 25 addition to the existing home. We will be extendind the existing garage and bonus room.

3. Do the existing structures comply with all area, height, bulk, and setback regulations for the zoning district in which it is located? Yes () No (). If no, specify each non-conforming use (describe reason for variance request, i.e. setback, lot area, etc.):

The existing structure does have a variance for a section of the home that is within the 50' set back requirement from the OHWL. The rest of the existing structure is within the setbacks.

SETBACKS:	REQUIRED	REQUESTED (or existing)	VARIANCE
Front Yard: (N S E W)	20 ft.	_____ ft.	_____ ft.
Side Yard: (N S E W)	10 ft.	_____ ft.	_____ ft.
Side Yard: (N S E W)	10 ft.	_____ ft.	_____ ft.
Rear Yard: (N S E W)	50 ft.	_____ ft.	_____ ft.
Lakeside: (N S E W)	50 ft.	_____ ft.	_____ ft.
OHWL: (N S E W)	50 ft.	_____ ft.	_____ ft.
Street Frontage:	_____ ft.	_____ ft.	_____ ft.
Lot Size:	13794 sq ft	_____ sq ft	_____ sq ft
Hardcover:	4964 sq ft	_____ sq ft	_____ sq ft

4. Does the present use of the property conform to all regulations for the zoning district in which it is located? Yes (x), No (). If no, specify each non-conforming use:

5. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

() too narrow (x) topography () soil
 () too small () drainage () existing situation
 () too shallow () shape () other: specify

Please describe: _____ The set back from one point of the OHWL is too close.

Case No. _____

6. Was the practical difficulty described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes (), No (x). If yes, explain:

7. Was the practical difficulty created by any other human-made change, such as the relocation of a road? Yes (), No (x). If yes, explain:

8. Are the conditions of practical difficulty for which you request a variance peculiar only to the property described in this petition? Yes (x), No (). If no, list some other properties which are similarly affected?

9. Comments: _____

We will look at a variance from the utilities easement as it may not be needed anymore since the development is complete.

I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Owner's Signature  Date _____

Applicant's Signature  Date 08/11/2026



HARDCOVER CALCULATIONS

(IMPERVIOUS SURFACE COVERAGE)

PROPERTY ADDRESS: 1609 Bluebird Lane, Mound

OWNER'S NAME: Seaverson

LOT AREA 13,794 SQ. FT. X 30% = (for all lots) **4,138 s.f.**

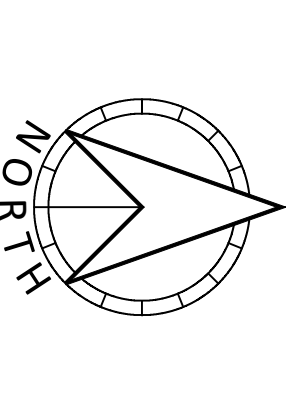
LOT AREA 13,794 SQ. FT. X 40% = (for Lots of Record) **5,517 s.f.**

* Existing Lots of Record may have 40 percent coverage provided that techniques are utilized, as outlined in Zoning Ordinance Section 129-385 (see back). A plan must be submitted and approved by the Building Official.

	LENGTH		WIDTH		SQ FT	
HOUSE		X		=	<u>2,572</u>	
	<u>24</u>	X	<u>25</u>	=	<u>600</u>	
						<u>3,172</u>
TOTAL HOUSE						
DETACHED BUILDINGS (GARAGE/SHED)		X		=	<u>82</u>	
		X		=		
						<u>82</u>
TOTAL DETACHED BUILDINGS.....						
DRIVEWAY, PARKING AREAS, SIDEWALKS, ETC.	<u>38.5+/-</u>	X	<u>25+/-</u>	=	<u>963</u>	
	<u>Pavers</u>	X		=	<u>561</u>	
	<u>Conc. Walk</u>	X		=	<u>198</u>	
						<u>1,722</u>
TOTAL DRIVEWAY, ETC						
DECKS Open decks (1/4" min. Opening between boards) with a pervious surface under are not counted as hardcover.		X		=		
		X		=		
		X		=		
TOTAL DECK						
		X		=		
		X		=		
TOTAL OTHER						
TOTAL HARDCOVER / IMPERVIOUS SURFACE.....						4,976 s.f.

UNDER / OVER (indicate difference) **+838@ 30%/-541@40%**

PREPARED BY David Pembertron @ 45 North Land Surveying DATE 5/26/26



Bearing shown hereon are based on the Hennepin County Coordinate System (NAD83 1986). Flat bearings are indicated by the bearing note.

VICINITY MAP



HENNEPIN COUNTY
SEC.13 TWP.117 R.6G. 24
JOB #: 25-037

CERTIFICATE
OF
SURVEY
PREPARED FOR:
SEAVEARSON
RESIDENCE

CERTIFICATION
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 20th day of May, 2025.

David B. Penherton
Minnesota License No. 40314

SUBMITTAL/REVISION
05/20/2025 - Original Survey
06/26/2026 - Proposed Addition
07/14/2026 - Proposed Parking
08/05/2026 - Additional O&M/ setback
08/12/2026 - Variance - Description

LEGAL DISTRIBUTION

ONLY THE CONTRACT CLIENT HAS AUTHORIZATION TO DISTRIBUTE THIS HARD COPY SURVEY OR CAD FILE. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN PERMISSION FROM THE CLIENT, OR CLIENTS REPRESENTATIVE AS NAMED HEREON, THE MODIFICATION OF THIS HARD COPY SURVEY, EXHIBIT OR CAD FILE IS PROHIBITED WITHOUT AUTHORIZATION FROM 45 NORTH SURVEY, LLC.

PARCEL LEGAL DESCRIPTION

(Per Warranty Deed Doc. No. A10549738)
That part of Lots 4 and 21, Block 7, WOODLAND POINT, and that part of Lots 3, and 22, Block 7, WOODLAND POINT lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the south line of said lots, together with that part of Waconia's Common, adjoining Lot 21 and a part of Lot 22, Block 7, WOODLAND POINT, Hennepin County, Minnesota, as shown on said plat lying between the extensions across it of the southerly line of said Lot 21 and the northerly line of that part of said Lot 22 lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the southerly line of said Lot 22, Hennepin County, Minnesota, described as follows:

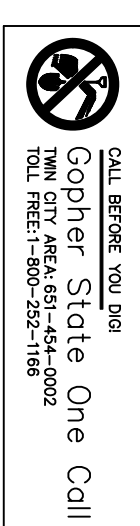
NOTES

- 1) Site Address: 1609 Bluebird Lane, Mound, Minnesota 55961
- 2) Flood Zone Information: This property appears to be in Zone X (area determined to be outside of the 1% annual chance floodplain) and Zone AE (area subject to inundation by the 1% annual chance floodplain). The property is not determined by detailed methods (BFEs) as shown. Monitors Flood Insurance Rates and Floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 270530284F, effective date of 1/10/2016.
- 3) Parcel Area Information: 13,794 s.f. ~ 0.324 acres (measured to ordinary high water line)
- 4) Benchmark: Elevations are based on Hennepin County Control Point MOUND which has an elevation of 597.02 feet (NGVD 1929) and is located at 600 D25 using the National Oceanic and Atmospheric Administration Online Vertical Datum Transformation website
- 5) Zoning Information:
The current Zoning for the subject property is R-1A (Single Family Residential) per the City of Mound's zoning map.
Principal Structure Setbacks : Street(s) 20 feet
Side: 10 feet
Lake: 50 feet from Ordinary High Water Line
Height: 35 feet

* A Zoning Classification Letter from the client must be provided to the surveyor. All zoning, setback information and hardware information shown here on must be verified by all parties involved in the planning and design process for this project.

We have not received the current zoning classification and building setback requirements from the insurer.

6) Utilities: Underground utilities shown hereon are by observed evidence only. We have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. It is the clients responsibility to create a Gopher State One Call ticket.



- 7) Title Commitment: No title commitment or title opinion was provided as part of this survey. Easements dedicated on the plat are shown hereon. Other easements may exist that we are unaware of without documentation provided by the client.
- 8) Tree Identification: Trees shown hereon were identified with the PictureThis tree identification application and are deemed reliable. 45 North Land Surveying LLC does not purport to represent said information as identified by a Licensed Arborist.
- 9) Structure Note: Structures are shown to the exterior of the siding and not the foundation.

~LEGEND~

- MONUMENTS**

 - CAST IRON MONUMENT
 - SET RLS#40344
 - ⊕ SET BRILL-HOLE W/"X"
 - △ SET NAIL
 - ▲ FOUND MON. AS DENOTED
 - ⚡ FOUND FINCHED TOP
 - FOUND NAIL
 - ▲ FOUND BRILL-HOLE
 - FOUND NAIL
 - △ SURVEY CONTROL POINT
- MEASUREMENTS**

 - (P) PLAT DISTANCE
 - (M) MEASURED DISTANCE
 - (C) COMPUTED DISTANCE
- UTILITIES/FEATURES**

 - AC/□ A/C UNIT
 - ▲ SINK
 - ▲ SOIL BORING
 - ▲ TRAFFIC SIGNAL
 - ⊕ WELL
 - ⊕ UTILITY MANHOLE
 - ⊕ UTILITY PEDESTAL
 - ⊕ COMM. PEDESTAL
 - ⊕ COMM. CONNECTION
 - COVER POLE
 - LIGHT POLE
 - ▲ LANDSCAPE LIGHT
- LINE WORK**

 - CTV — COMMUNICATION UNDERGROUND
 - DT — DRAIN TILE
 - ELC — ELECTRIC UNDERGROUND
 - FO — FIBER OPTIC UNDERGROUND
 - GAS — GAS UNDERGROUND
 - OHU — OVERHEAD UTILITY
 - +++++ CL RAILROAD TRACKS
 - > GAS MANHOLE
 - ⊕ GAS VALVE
 - ⊕ HAND HOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ HYDRANT
 - ⊕ TELEPHONE POLE
 - ⊕ PLAT END SECTION
 - ⊕ SANITARY MANHOLE
 - ⊕ SANITARY CLEANOUT
 - RAV RETAINING WALL TOP ELEV.
 - ICE ICE ELEVATION
- SURFACES**

 - BRIDGEOUS
 - FLARED END SECTION
 - SANITARY MANHOLE
 - RAV RETAINING WALL BOTTOM ELEV.
 - ICE ICE ELEVATION
- NATURAL FEATURES**

 - ☀ TREE CONTOURS
 - × 972.5 GROUND ELEVATION
 - × 972.3 PROPOSED EXISTING
 - × 972.3 PROPOSED ELEVATION
 - W — WATER LINE
 - OHW — ORDINARY HIGH WATER LINE
 - BSW — BUILDING SETBACK LINE
- BUILDING**

 - FEE FIRST FLOOR ELEVATION
 - WCE WALKOUT ELEVATION
 - LCE LOWEST OPENING ELEV.
 - GFE GARAGE FLOOR ELEVATION
 - TFE TOP OF FOUNDATION ELEV.
 - BFE BASEMENT FLOOR ELEV.
 - OHW — ORDINARY HIGH WATER LINE

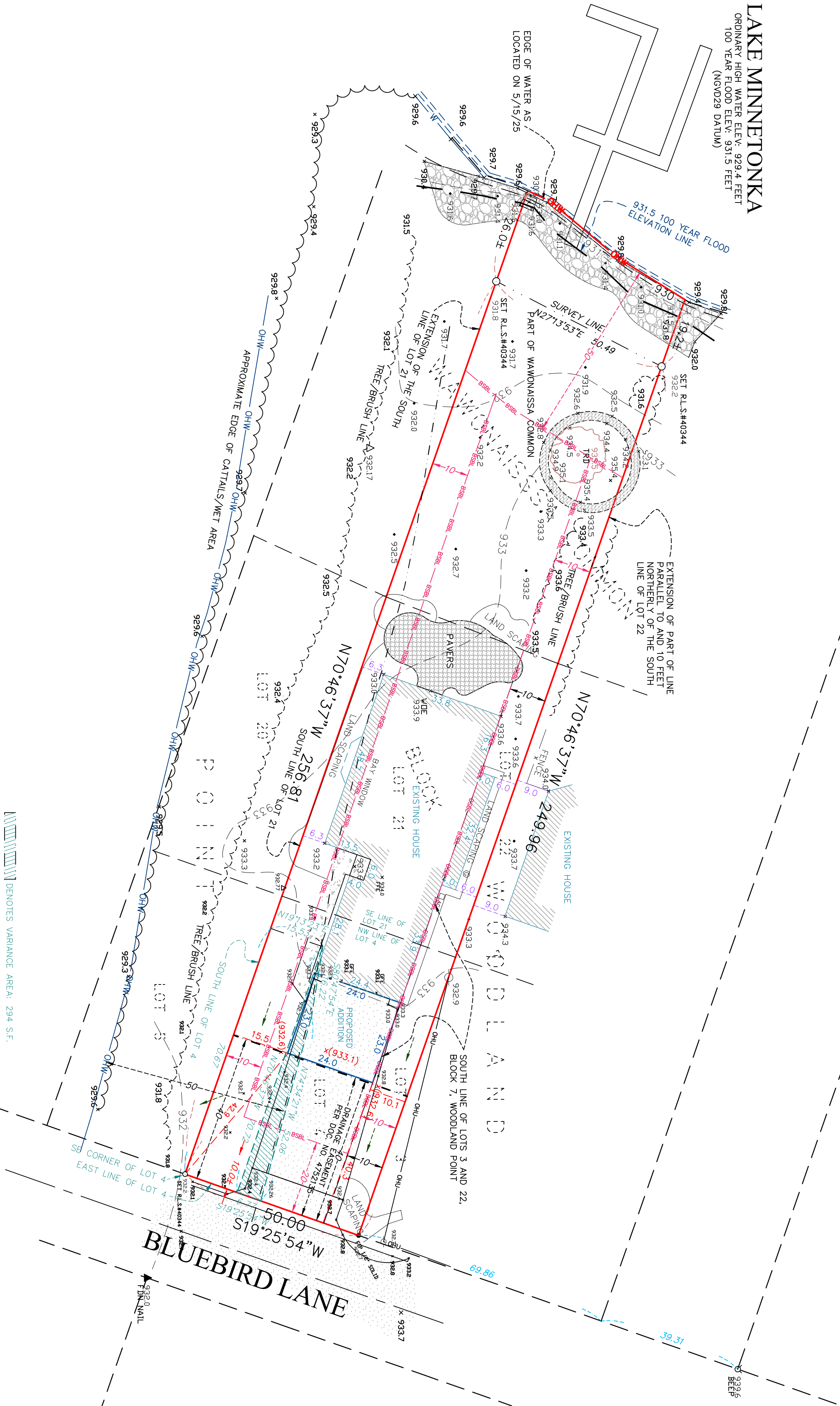
VARIANCE DESCRIPTION

That part of Lots 4 and 21, Block 7, WOODLAND POINT, and that part of Lots 3, and 22, Block 7, WOODLAND POINT lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the south line of said lots, together with that part of Waconia's Common, adjoining Lot 21 and a part of Lot 22, Block 7, WOODLAND POINT, Hennepin County, Minnesota, as shown on said plat lying between the extensions across it of the southerly line of said Lot 21 and the northerly line of that part of said Lot 22 lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the southerly line of said Lot 22, Hennepin County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 4, Block 7, WOODLAND POINT, thence on an assumed bearing of North 70 degrees 46 minutes 37 seconds West, along the south line of said Lot 4 a distance of 70.67 feet; thence North 19 degrees 13 minutes 23 seconds East a distance of 13.53 feet to the point of beginning; thence South 80 degrees 47 minutes 54 seconds East a distance of 16.22 feet; thence South 74 degrees 34 minutes 21 seconds East a distance of 52.06 feet to the east line of said Lot 4; thence South 19 degrees 26 minutes 54 seconds West, along said east line, a distance of 6.77 feet; thence North 70 degrees 46 minutes 37 seconds West a distance of 70.72 feet to the point of beginning and thence terminating.

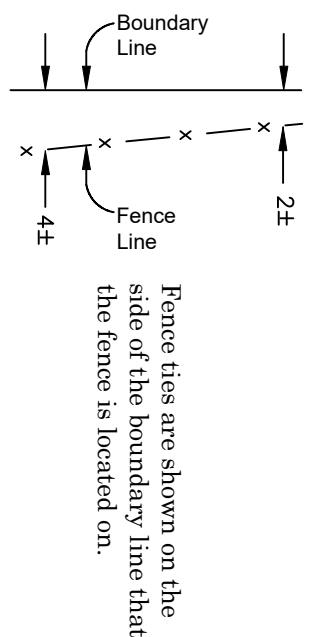
Denotes Variance Area - 294 s.f.

LAKE MINNETONKA
ORDINARY HIGH WATER ELEV. 929.4 FEET
100 YEAR FLOOD ELEV. 931.5 FEET
(NOV023 DATUM)



WETLAND DELINEATION INFORMATION

Not wetland delineation was perform by a Wetland Specialist.



SEAVERSON ADDITION

PLAN INFORMATION:

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 16" O.C. WITH DOUBLE TOP PLATE UNLESS NOTED OTHERWISE. (U.N.O)
- WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS OTHERWISE NOTED.
- ALL HEADERS SHALL BE PER PLAN.
- ALL EXTERIOR HEADERS SHALL HAVE (1)2X6 BEARING STUD & (1) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O. (REVIEW PLANS)
- ALL INTERNAL HEADERS & BEAMS SHALL HAVE (1)2X6 OR (1)2X4 BEARING STUD ON EACH SIDE UNLESS OTHERWISE NOTED.
- EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).-ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. FLOOR PLANS TO BE ON SITE.
- HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNERS.
- PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.Y.#2 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS OR WALLS WITH LATERAL LOADING:
 - a. 0'-0" - 4'-0" = 1 JACK STUD
 - b. 4'-0" - 8'-0" = 2 JACK STUDS
 - c. 8'-0" - 12'-0" = 3 JACK STUDS
 - d. GREATER THAN 12' AT OPENINGS = CONSULT ENGINEERING
- POSTS CALLED OUT ARE NUMBER OF TRIMMER/JACK STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F SOIL.
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'4".
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6" O.C. MAX. 12" MIN FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE (REFER TO STRUCTURAL PAGES).
- PAD FOOTING REINFORCEMENT IS TO BE LOCATED (3") FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)REFER TO STRUCTURAL PAGES FOR ADDITIONAL INFORMATION REGARDING RE-BAR,ETC.
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS

SHEETROCK/GYPSUM BOARD:

- CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.
- GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" GYPSUM BOARD PER CODE.

SQUARE FOOTAGE CALCULATIONS		
FIRST FLOOR: ADDITIONAL GARAGE SQ. FTG. NEW OVERALL 1ST FLR. SQ. FTG. (INCLUDING ADDITION)	600 SQ. FT. 3107 SQ. FT.	
SECOND FLOOR: ADDITIONAL 2ND FLOOR SQ. FTG. NEW OVERALL 2ND FLR. SQ. FTG. (INCLUDING ADDITION)	405 SQ. FT. 2717 SQ. FT.	
NEW TOTAL HOUSE SQ. FTG: (BOTH FINISHED & UNFINISHED)	5824 SQ. FT.	

INSULATION:

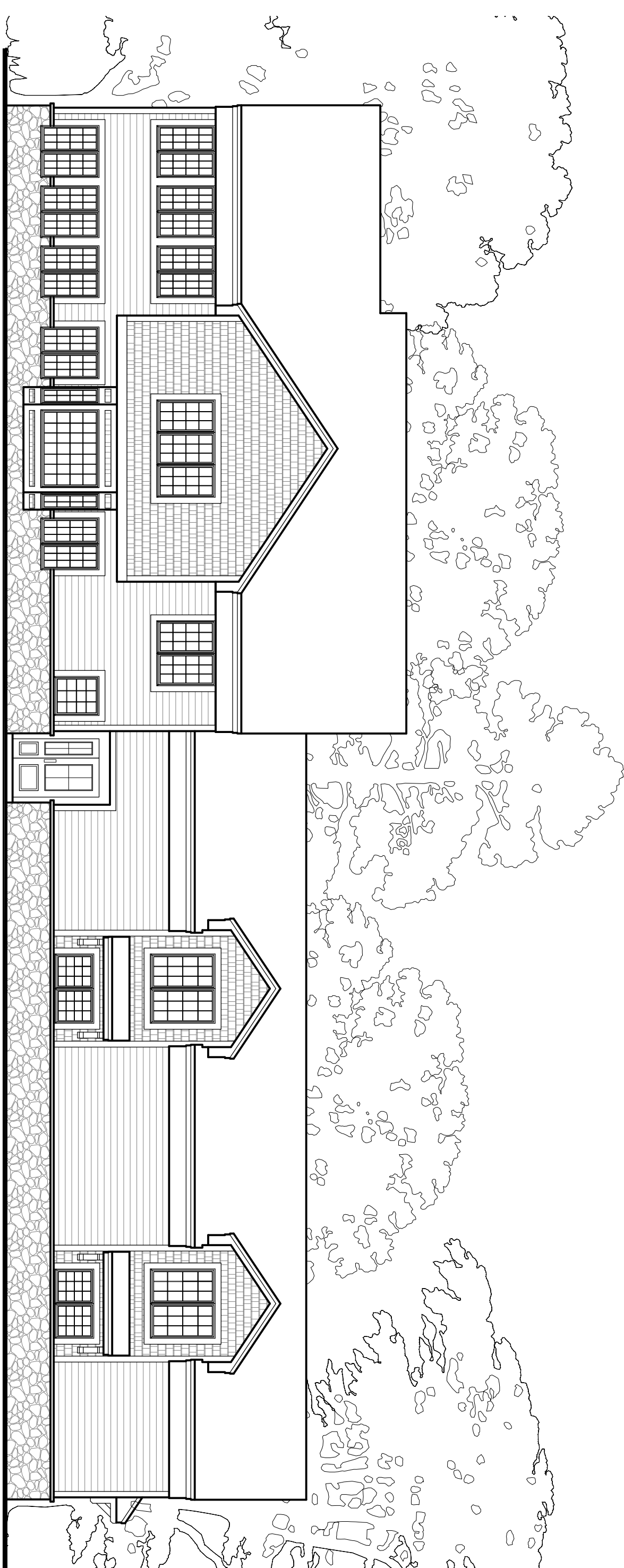
- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49. ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED TO MIN. R-30.
- BASEMENT WALL EXCEPTION, R-5 INTERIOR INSULATION MAY BE OMITTED WHERE R-10 CONTINUOUS EXTERIOR INSULATION IS PROVIDED. ASSEMBLY SHALL MEET 22.6 ACH (PER SECTION 402.4.1.2). EXPOSED FOUNDATION WALL AREA (GRADE TO TOP OF WALL) SHALL NOT EXCEED 1.5 x THE LINEAL FEET OF WALL ENCLOSING CONDITIONED SPACE. INTERIOR INSULATION (IF USED), OTHER THAN CLOSED-CELL SPRAY FOAM, SHALL NOT EXCEED R-11.

DOORS & WINDOWS:

- ALL WINDOWS AND DOORS TO BE DOUBLE PANE GLASS PANELS WITH LOW-E RATINGS.
- WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
- ANY WINDOW ABOVE A TUB/WET AREA MUST BE TEMPERED PER CODE.
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.
- WINDOW GLAZING MUST BE AT LEAST 18" A.F.F. WHEN WINDOW IS ABOVE 6' FROM GRADE. IF WITHIN 18", WINDOW MUST BE TEMPERED.
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT & 20" IN WIDTH. SILL HEIGHT NOT TO BE GREATER THAN 44" A.F.F.
- WINDOWS WITH SILLS WITHIN 2' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.
- HVAC CONTRACTOR TO VERIFY LAYOUT FOR DUCT RUNS BEFORE INSTALLATION. IF MODIFICATION IS REQUIRED, REPORT INFORMATION/CHANGES TO CONTRACTOR & LITTFIN DESIGN.



FUTURE BUILDING SITE INFORMATION:



PLAN KEY		NOTE: KEY SHOWS INFORMATION/DETAILS THAT ARE NOT TYPICALLY NOTED. REFER TO PLAN FOR ADDITIONAL INFORMATION/DETAILS.	
STAIRCASE FEATURES	RAILING & HANDRAILS PER PLAN	STUDY/LEX ROOM LINE FLOOR MATERIAL ROOM LINE ROOM LINE	
STAIRCASE INFORMATION	INDICATES STAIR OR STAIRS	INDICATES STAIRS	
FURNACE	INDICATES FURNACE UNIT	INDICATES FURNACE UNIT	
WATER HEATER	INDICATES WATER HEATER	INDICATES WATER HEATER	
SUMP BASKET	INDICATES SUMP BASKET	INDICATES SUMP BASKET	
FLOOR DRAIN	INDICATES FLOOR DRAIN	INDICATES FLOOR DRAIN	
WINDOWER	INDICATES WINDOWER	INDICATES WINDOWER	
LANOIR SINK	INDICATES LANOIR SINK	INDICATES LANOIR SINK	
TOILET	INDICATES TOILET	INDICATES TOILET	
STRUCTURAL BEAM	INDICATES STRUCTURAL BEAM	INDICATES STRUCTURAL BEAM	

SHEET INDEX:

- C COVER
- A1 PROP. FRONT & RIGHT ELEVS.
- A2 PROPOSED REAR ELEVATION
- A3 PROPOSED ROOF PLAN
- A4 PROPOSED FOUNDATION PLAN
- A5 EXISTING FIRST FLOOR PLAN
- A6 PROPOSED FIRST FLOOR PLAN
- A7 EXISTING SECOND FLOOR PLAN
- A8 PROPOSED SECOND FLOOR PLAN
- D1 SECTIONS
- S1 WALL BRACING PLANS
- S2 WALL BRACING DETAILS

CODE INFORMATION:

- SINGLE FAMILY CONSTRUCTION TYPE IRC-1
- 2020 MINNESOTA STATE RESIDENTIAL CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA STATE MECHANICAL & FUEL GAS CODE
- 2020 MINNESOTA STATE FIRE CODE
- 2020 MINNESOTA PLUMBING CODE

SOIL TYPE:

DESIGNED WITH 2000 PSF SOILS. ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT A MINIMUM.

WIND EXPOSURE:

DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 115 MPH PER 2020 MN RESIDENTIAL CODE REGULATIONS.

GENERAL NOTES:

- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
- ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER I-LEVEL SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.

THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADES ARE RESPONSIBLE FOR ANY FINES, PENALTIES FOR CODES, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVIEW IS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADES RESPONSIBLE FOR SITE CONDITIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE, ADJUSTMENTS AT THE TIME OF PLAN CREATION OR CONSTRUCTION.		DRAWING TITLE:	
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EXISTING GARAGE WALL ADJUSTED TO NEW	6-18-26	LITTFIN DESIGN	
		LITTFIN DESIGN.COM	
		MLITTFIN@HOTMAIL.COM	
		320-224-7844	
		WINSTED, MN	
		6-18-25	
		PAGE	
		COVER SHEET	
		SCALED PRINT @ 24X36	

GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6" OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY. COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.

2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.

3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.

4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.

5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.

6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.

7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.

8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE

9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.

10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.

11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.

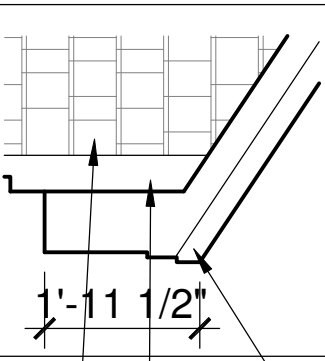
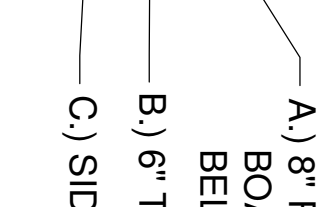
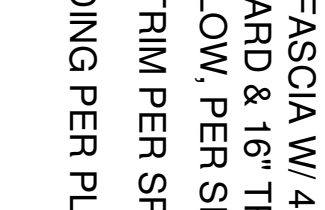
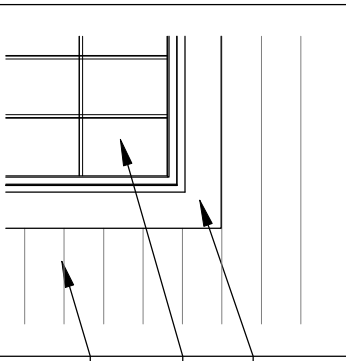
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.

13. GRADE CONDITIONS MAY VARY ON SITE.

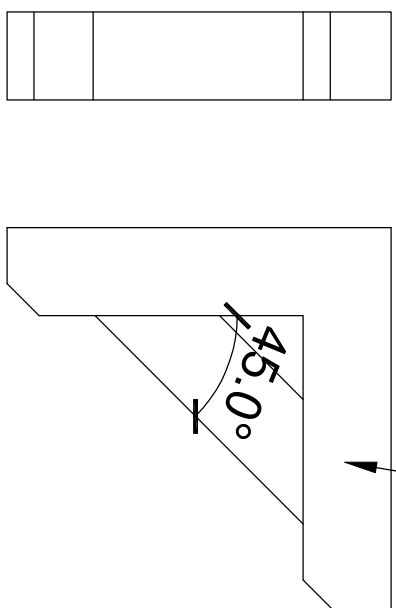
EXTERIOR MATERIAL KEY

6" HORIZONTAL SIDING -MATERIAL: SMART-SIDING, VERIFY W/ SPEC.	
SHAKE SIDING -MATERIAL: SMART-SIDING, VERIFY W/ SPEC.	
STONE VENEER -MATERIAL: CAST CONCRETE, VERIFY W/ SPEC.	

EXTERIOR DETAIL KEY

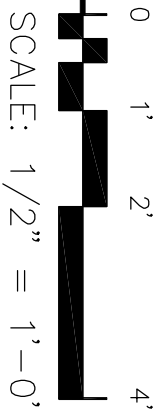
	A.) 8" FASCA W/ 4" SHADOW BOARD & 16" TRIM BOARD BELOW, PER SPEC.
	B.) 6" TRIM PER SPEC.
	C.) SIDING PER PLAN
	A.) 6" TRIM PER SPEC B.) WINDOW PER PLAN C.) 6" HORIZONTAL SIDING PER PLAN

2" X 2" BRACKET MADE OF 6" X 6" CEDAR W/ 45° ANGLED CENTER ELEMENT. W/ 2" 45° CHAMFER ENDS AS SHOWN - PER SPEC



2 2X2 DECORATIVE BRACKET

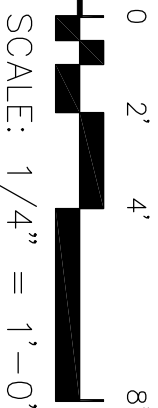
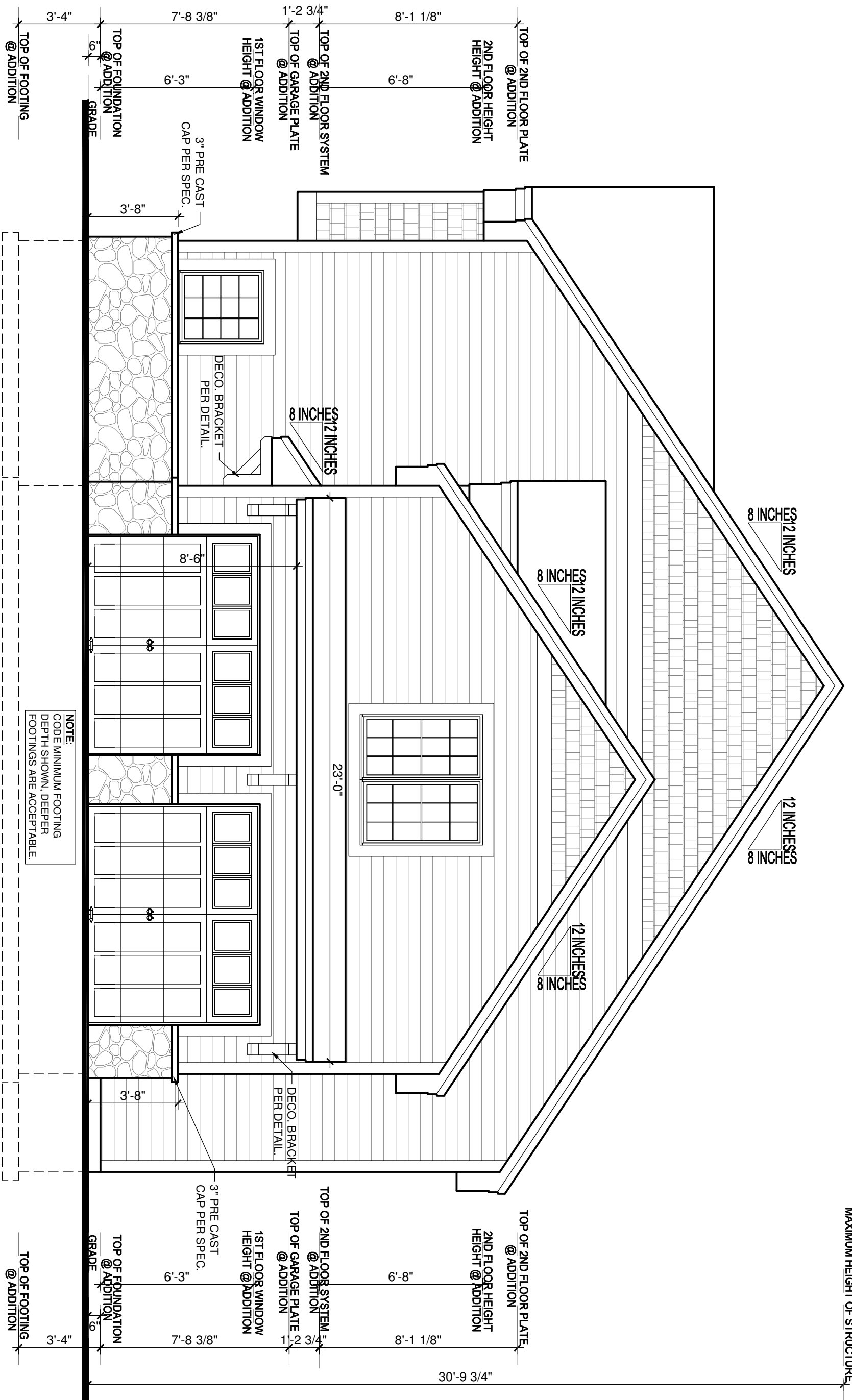
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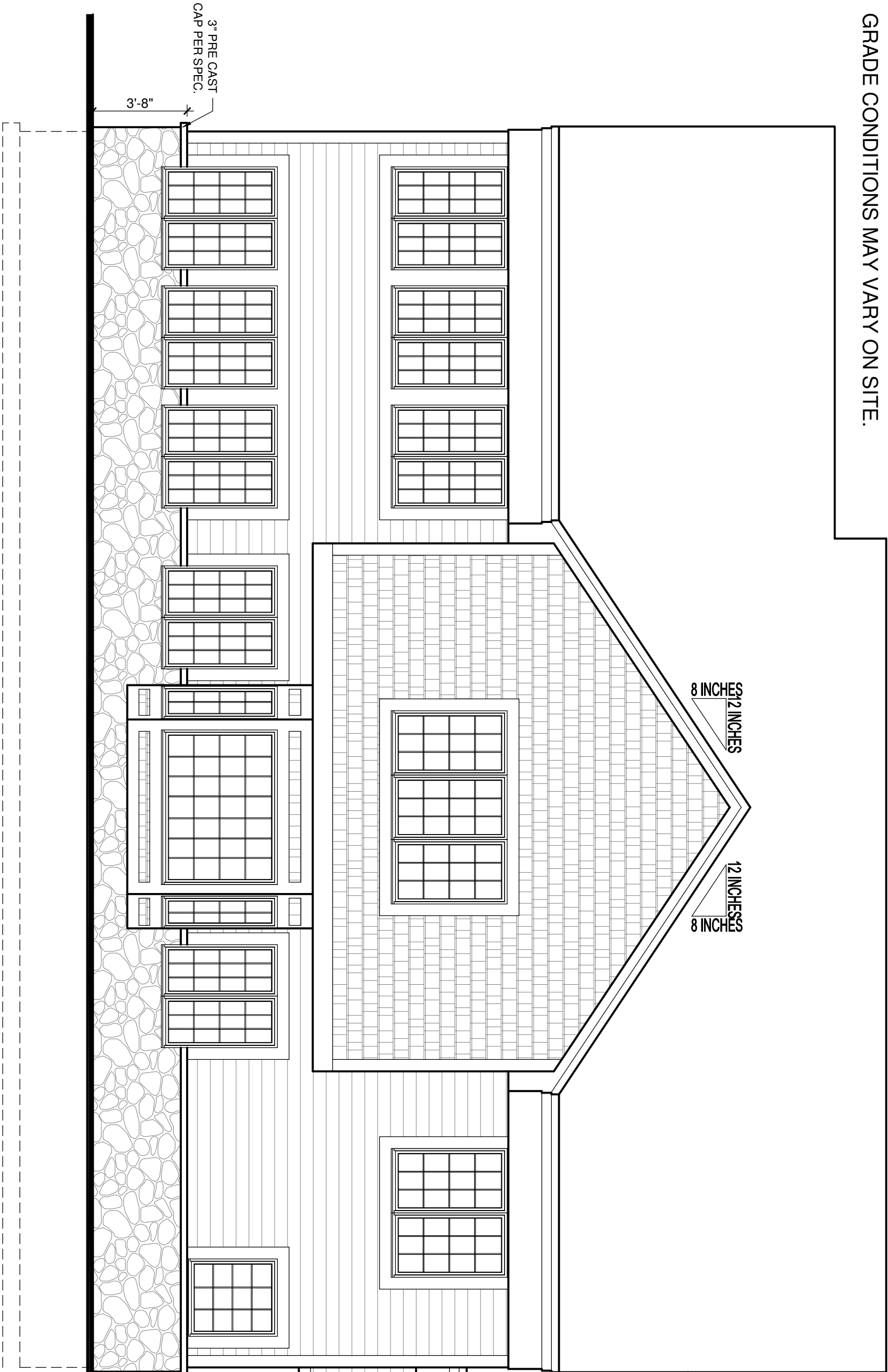
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1 PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

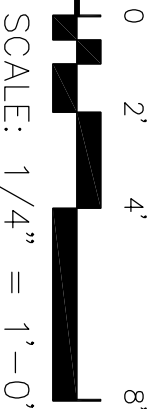


SCALE: 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

REVISION:	REV. DATE:
EXISTING GARAGE WALL ADJUSTED TO NEW	6-18-26

DRAWING TITLE:
SEAVERSON ADDITION
LOCATION:
1609 BLUEBIRD LN, MOUND MN

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320-224-7844
WINSTED, MN

CURRENT DATE: 6-18-25

PAGE 1

PAGE DESCRIPTION:
PROPOSED FRONT & RIGHT ELEVATIONS
SCALED PRINT @ 24X36

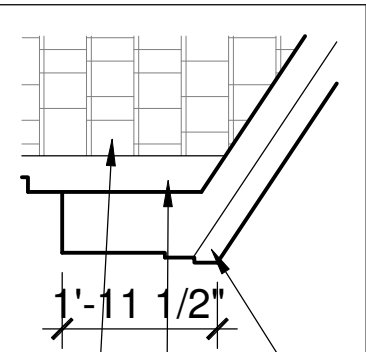
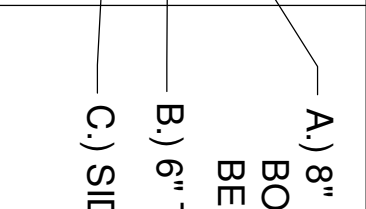
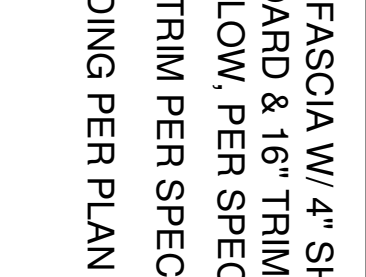
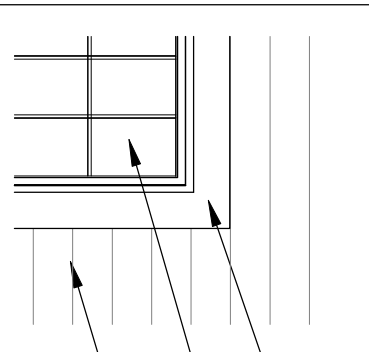
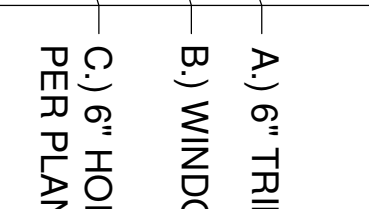
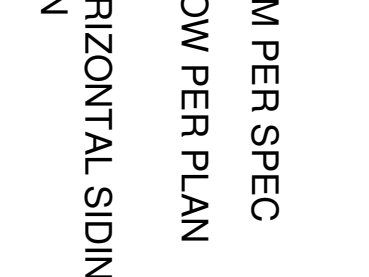
GENERAL EXTERIOR NOTES:

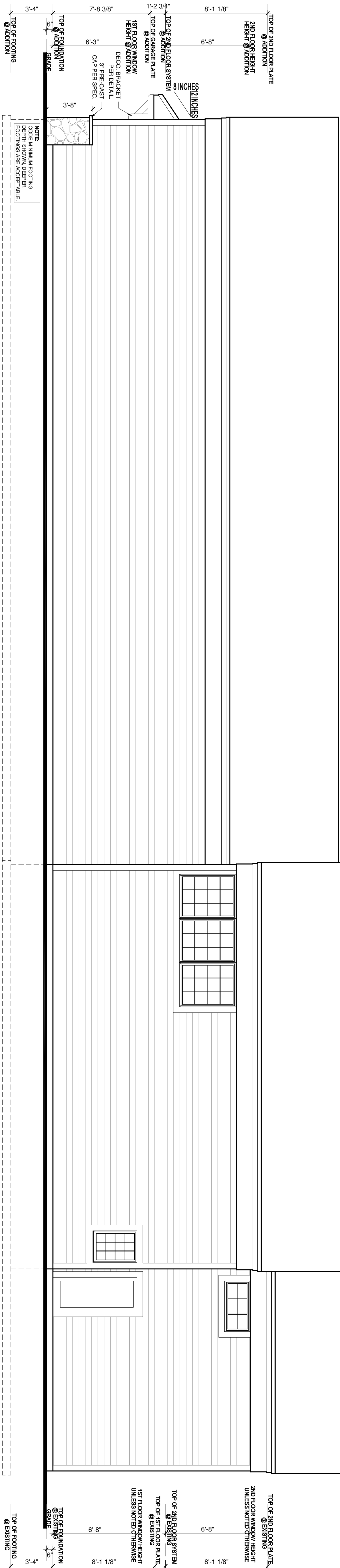
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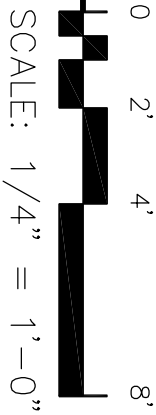
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1 PROPOSED REAR ELEVATION

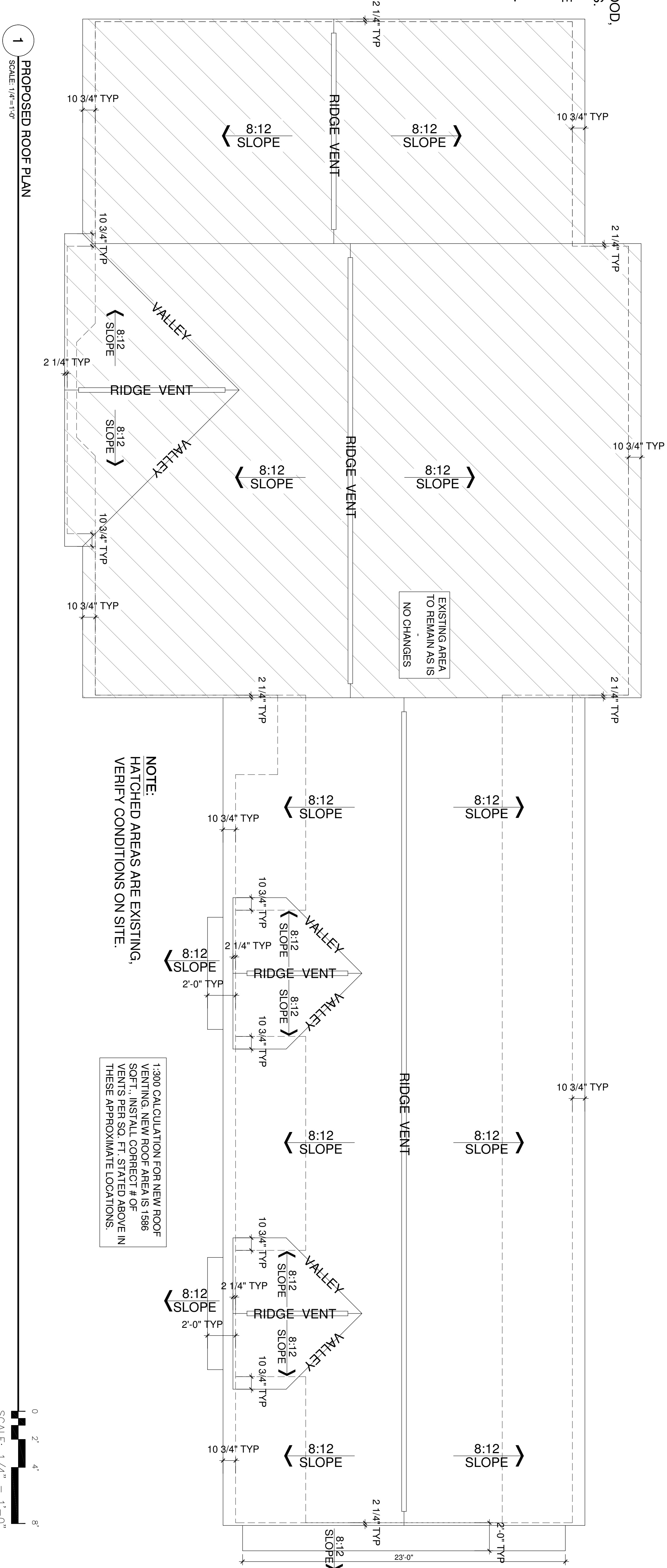


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EXISTING GARAGE WALL ADJUSTED TO NEW	6-18-26	SEAVERSON ADDITION LOCATION: 1609 BLUEBIRD LN, MOUND MN				6-18-25	A2	PROPOSED REAR ELEVATION SCALED PRINT @ 24X36

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EXISTING GARAGE WALL ADJUSTED TO NEW		6-18-26	SEAVERSON ADDITION LOCATION: 1609 BLUEBIRD LN, MOUND MN				6-18-25	A3		PROPOSED ROOF PLAN		
										SCALED PRINT @ 24X36		

NOTE:
VERIFY ON SITE ALL STAIRCASES SHOWN AS EXISTING

NOTE:
VERIFY ALL STRUCTURES IN FIELD BEFORE PROCEEDING

DIMENSION/ANGLE NOTE:

- VERIFY ALL DIMENSIONS IN FIELD. SIZES BASED OFF ORIGINAL PLANS SUPPLIED BY OWNER AND/OR PER MEASUREMENTS/REVIEW ON SITE.
- REMOVAL OF FINISHES, UNEVEN WALLS, AND/OR REPAIR AS NEEDED MAY ALTER DIMENSIONS.

-REVIEW/VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OF FLOOR AND ROOF TRUSSES.

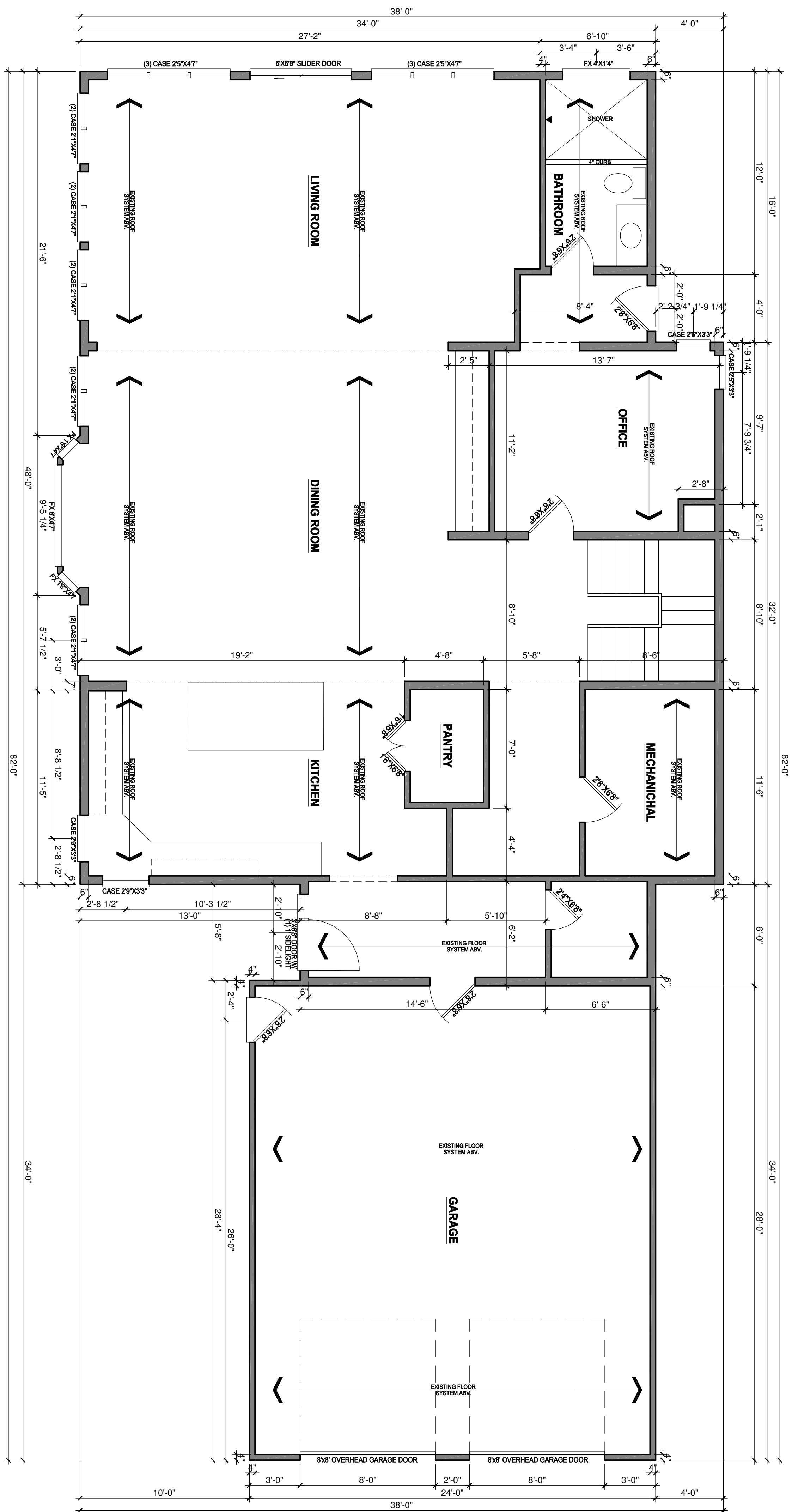
ALL MAJOR DISCREPANCIES, VARIANCES AND CHANGES TO BE REPORTED TO LITFIN DESIGN FOR REVIEW AND ALTERATION OF PLAN AS NEEDED.

NOTE:

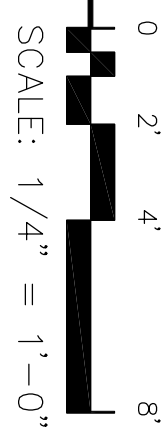
WINDOWS AND DOORS ARE NOTED IN FEET AND INCHES.
FOR INSTANCE:
WINDOW- DH3X5" EQUALS DOUBLE HUNG 3'0"X5'0"
FX2X2" EQUALS FIXED 2'0"X2'0"
DOOR- 2'8"X6'8" EQUALS 2'8" WIDE BY 6'8" TALL
2'8"X8" EQUALS 2'8" WIDE BY 8'0" TALL

NOTE

LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING
DOORS REPRESENTED AS ACCURATELY AS POSSIBLE - TO BE
VERIFIED ON SITE



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



SCALE: 1/4" = 1'-0"

REVISION:		REV. DATE:	DRAWING TITLE:	
EXISTING GARAGE WALL ADJUSTED TO NEW		6-18-26	SEAVERSON ADDITION	
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			1609 BLUEBIRD LN, MOUND MN	
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			LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	
		CURRENT DATE:	PAGE	PAGE DESCRIPTION:
		6-18-25	1	EXISTING FIRST FLOOR PLAN
				SCALED PRINT @ 24X36

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. REFER TO COVER SHEET FOR ADDITIONAL INFO.
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
4. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT. USE SAME MATERIAL AS COLUMN. SUPPORTING MEMBER ABOVE.
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7. ROOF DECKING TO BE 1" NOMINAL (OR 3/8") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
8. FLOOR DECKING TO BE 1" PLYWOOD DECKING, NAILED OR SCREENED TO FLOOR STEEL PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
9. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C.
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3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

WINDOW & DOOR SIZE NOTES (EXAMPLES)

-SHX35 - SINGLE HUNG 30" BY 50"
-FX23X25" = FIXED 23" BY 48"
-CASEX35 - CASMENT 30" BY 50"
-28'X68" @ DOOR =28' WIDE BY 68" TALL
-28'X80" @ DOOR =28' WIDE BY 80" TALL

- (SD) 110V, INTERCONNECTED SMOKE DETECTOR
- (SD) 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- (E) EXHAUST FAN

FRAMING FLOOR PLAN NOTES:

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4. 3/4" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5. INDICATES INTERIOR BEARING WALL. 16" O.C. STUDS
6. INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. 1.56# TIMBERSTRAND MATERIAL OR BETTER (2-PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL).
7. INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12, MIN. 1" GYPSUM BOARD (OR) 3/8" STRUCTURAL BOARD ADEQUATELY SUPPORTED BY 2X4 MIN. MATERIAL, PARALLEL WITH FLOOR FRAMING, SEPARATING AREAS WITH MAXIMUM SPACE OF 1000 SQ.FT.-SEPARATE INTO EQUAL SPACES.

NOTE:

VERIFY ON SITE ALL STAIRCASES SHOWN AS EXISTING

DIMENSION/ANGLE NOTE:

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NOTE:

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NOTE:

WINDOWS AND DOORS ARE NOTED IN FEET AND INCHES.
FOR INSTANCE:
WINDOW: DH3X5' EQUALS DOUBLE HUNG 30"X50"
FX2X2' EQUALS FIXED 20"X20"
DOOR: 28'X68" EQUALS 28" WIDE BY 68" TALL
28'X8" EQUALS 28" WIDE BY 80" TALL

NOTE

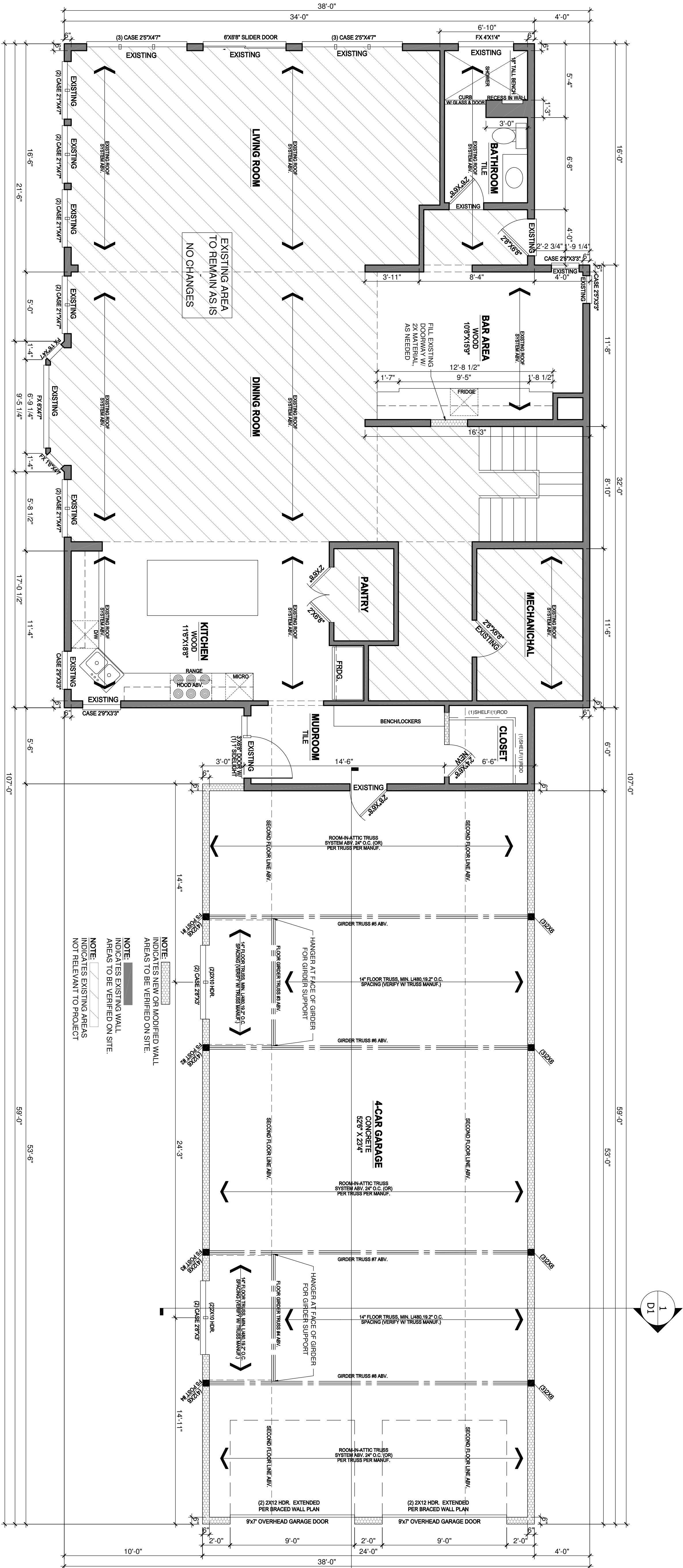
LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING DOORS REPRESENTED AS ACCURATELY AS POSSIBLE - TO BE VERIFIED ON SITE

SQUARE FOOTAGE CALCULATIONS

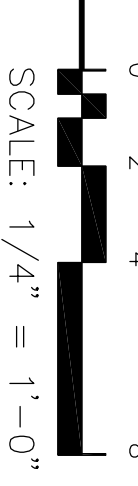
FIRST FLOOR:
ADDITIONAL GARAGE SQ. FTG. 600 SQ. FT.
NEW OVERALL 1ST FLR. SQ. FTG. 3107 SQ.FT.
(INCLUDING ADDITION)

SECOND FLOOR:
ADDITIONAL 2ND FLOOR SQ. FTG. 405 SQ.FT.
NEW OVERALL 2ND FLR. SQ.FTG. 2717 SQ.FT.
(INCLUDING ADDITION)

NEW TOTAL HOUSE SQ. FTG:
(BOTH FINISHED & UNFINISHED) **5824 SQ.FT.**



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



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EXISTING GARAGE WALL ADJUSTED TO NEW		6-18-26		SEAVERSON ADDITION		6-18-25		PROPOSED FIRST FLOOR PLAN	

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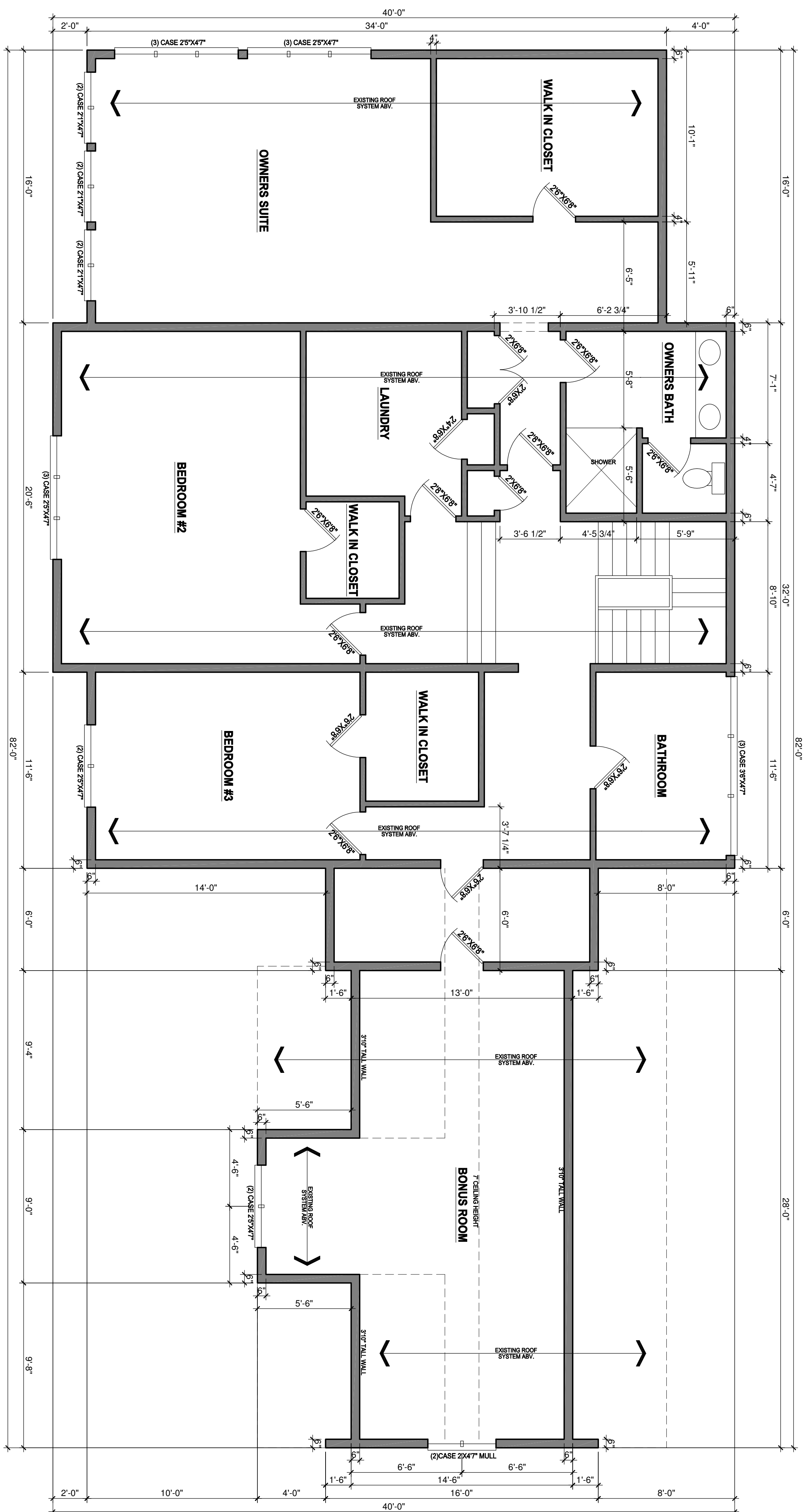
WINDOWS AND DOORS ARE NOTED IN FEET AND INCHES

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FX2X2' EQUALS FIXED 2'0"X2'0"

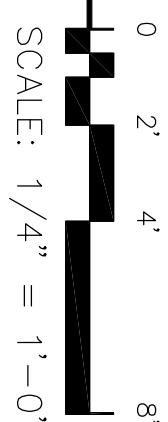
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NOTE

LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING
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1
EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



SCALE: 1/4" = 1'-0"

REVISION:

REVIEW DATE:

DRAWING TITLE:

SEAVERSON ADDITION

LOCATION:

1609 BLUEBIRD LN, MOUND MIN

ALL PLANS & DESIGNS SHOWN

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PLAN

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WINDOW & DOOR SIZE NOTES (EXAMPLES)

- SHX5" - SINGLE HUNG 30" BY 50"
- FX2X2X2" - FIXED 28" BY 48"
- CASEX5" - CASMENT 30" BY 50"
- 2'8"x6'8" @ DOOR ≈2'8" WIDE BY 6'8" TALL
- 2'8"x8'0" @ DOOR ≈2'8" WIDE BY 8'0" TALL

- (SD) 110V. INTERCONNECTED SMOKE DETECTOR
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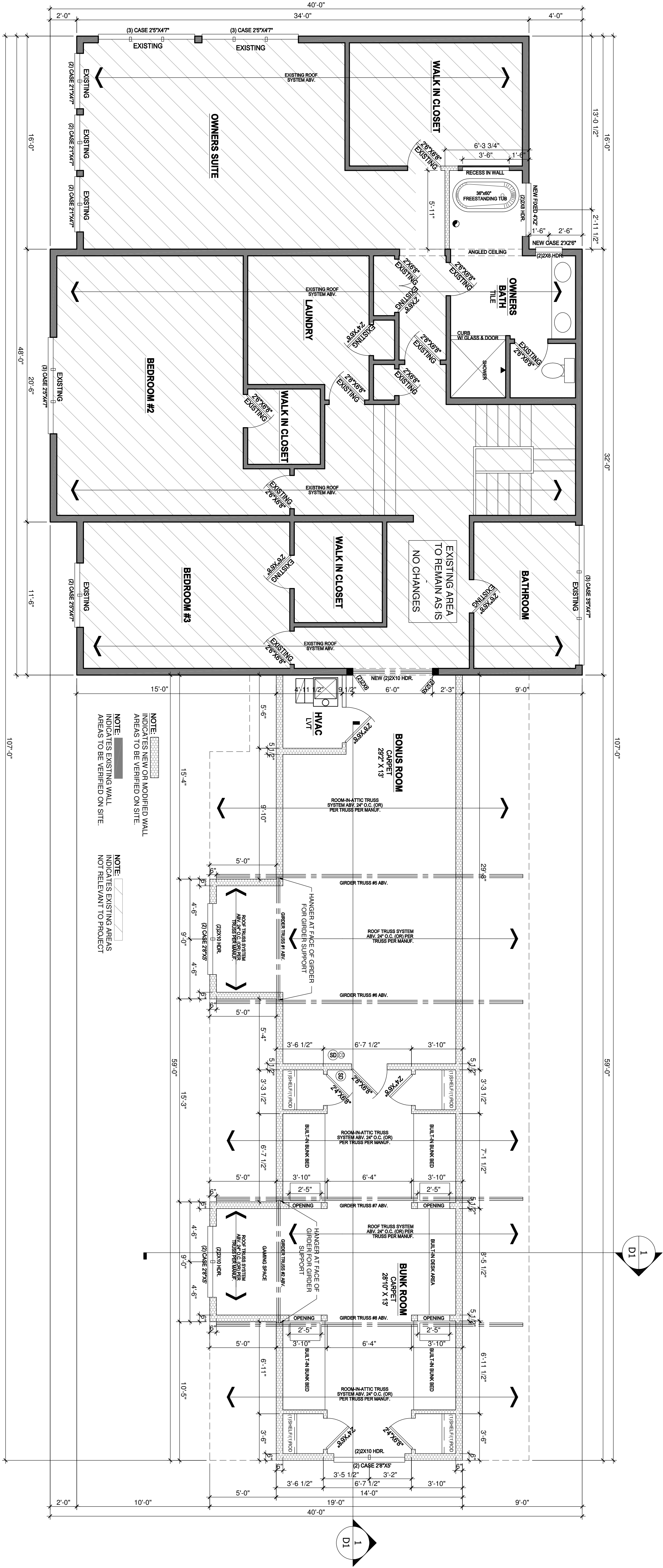
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SQUARE FOOTAGE CALCULATIONS

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NEW OVERALL 1ST FLR. SQ. FTG. 3107 SQ.FT.
(INCLUDING ADDITION)

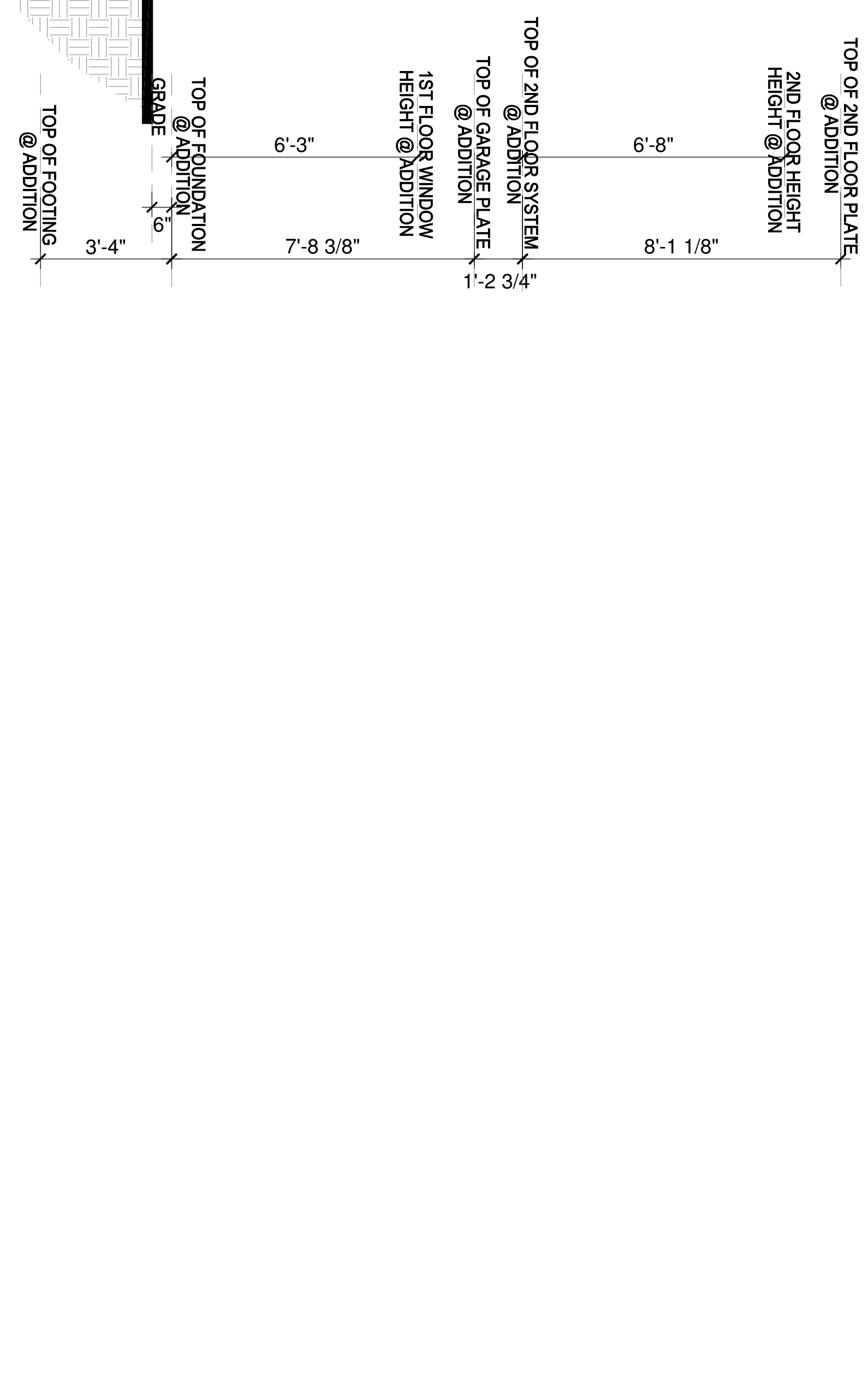
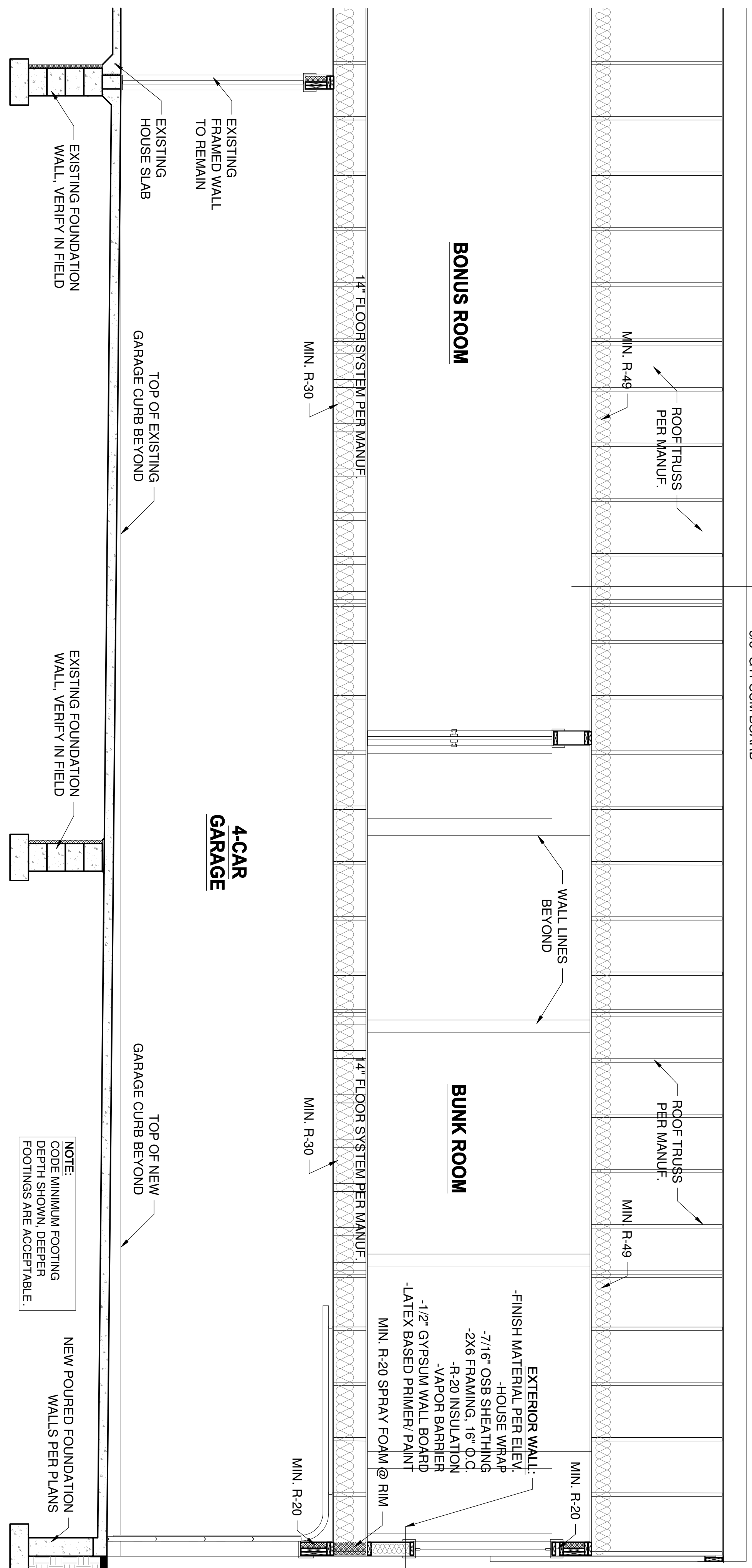
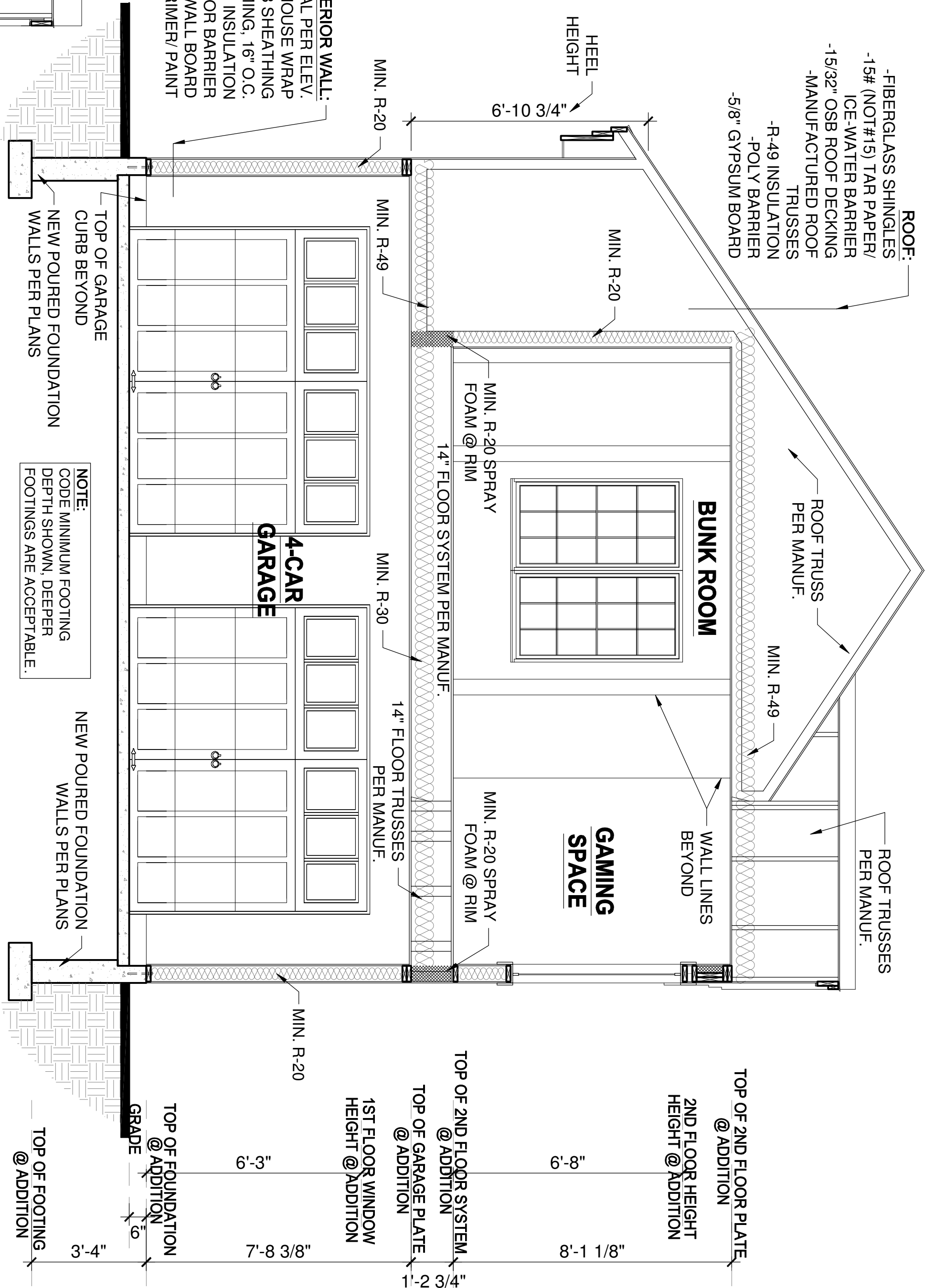
- SECOND FLOOR:**
ADDITIONAL 2ND FLOOR SQ. FTG. 405 SQ.FT.
NEW OVERALL 2ND FLR. SQ.FTG. 2717 SQ.FT.
(INCLUDING ADDITION)

NEW TOTAL HOUSE SQ. FTG: 5824 SQ.FT.
(BOTH FINISHED & UNFINISHED)



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

THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADERS ARE RESPONSIBLE FOR ANY FINES, PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVISIONS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADERS RESPONSIBLE FOR SITE CONDITIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE REQUIREMENTS OR CONSTRUCTION.									
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EXISTING GARAGE WALL ADJUSTED TO NEW		6-18-26		SEAVERSON ADDITION					
				LOCATION:					
				1609 BLUEBIRD LN, MOUND MN					



1 SECTION THROUGH GARAGE & BONUS ROOM
SCALE: 3/8" = 1'-0"

2 SECTION THROUGH GARAGE & BUNK ROOM
SCALE: 3/8" = 1'-0"

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		6-18-25		D1	
				BUILDING SECTIONS	
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				SCALED PRINT @ 24X36	

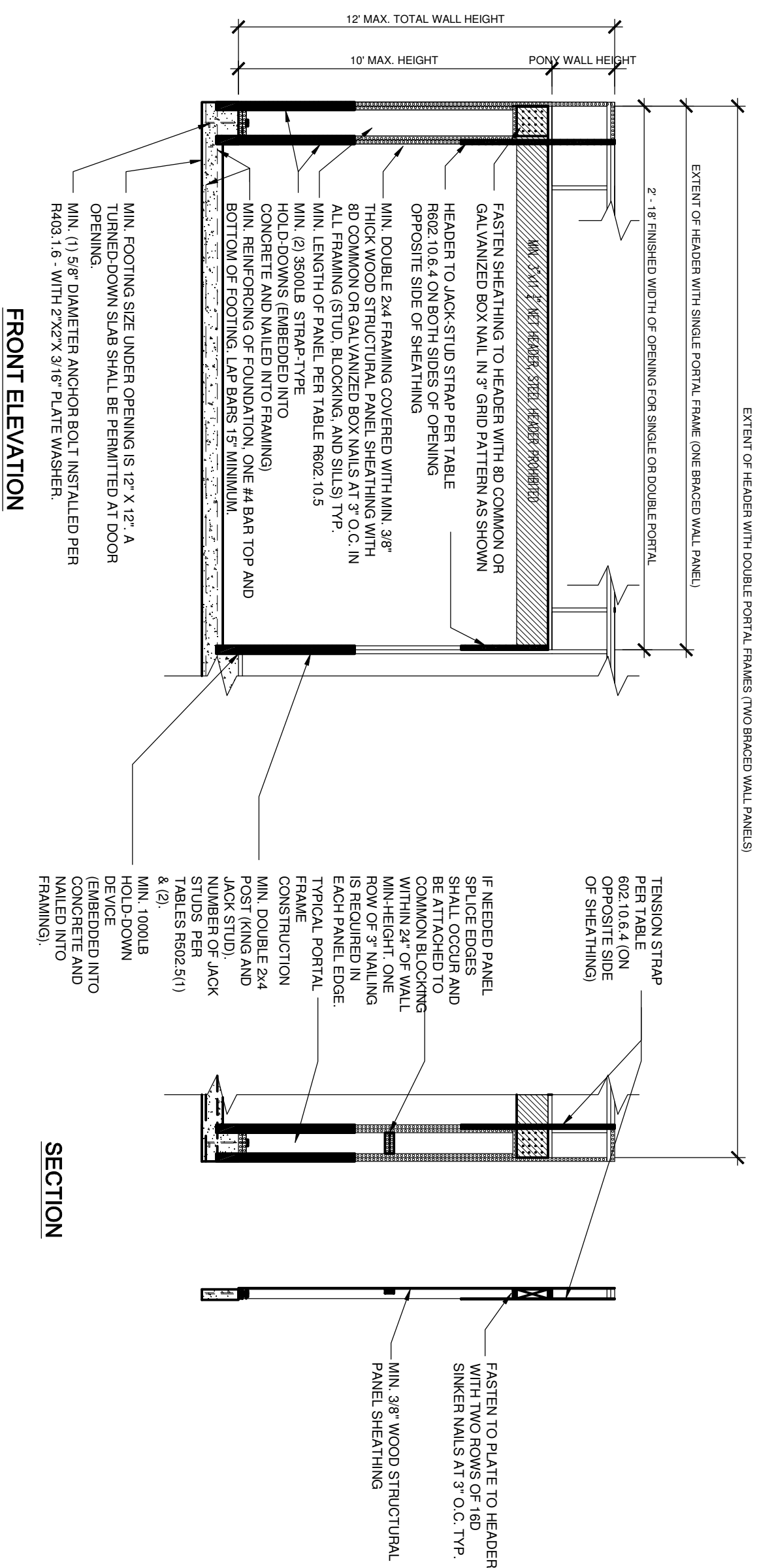


FIGURE BRACED WALL PANEL 2
METHOD PFH-PORTAL FRAME PANEL WITH HOLD-DOWNS

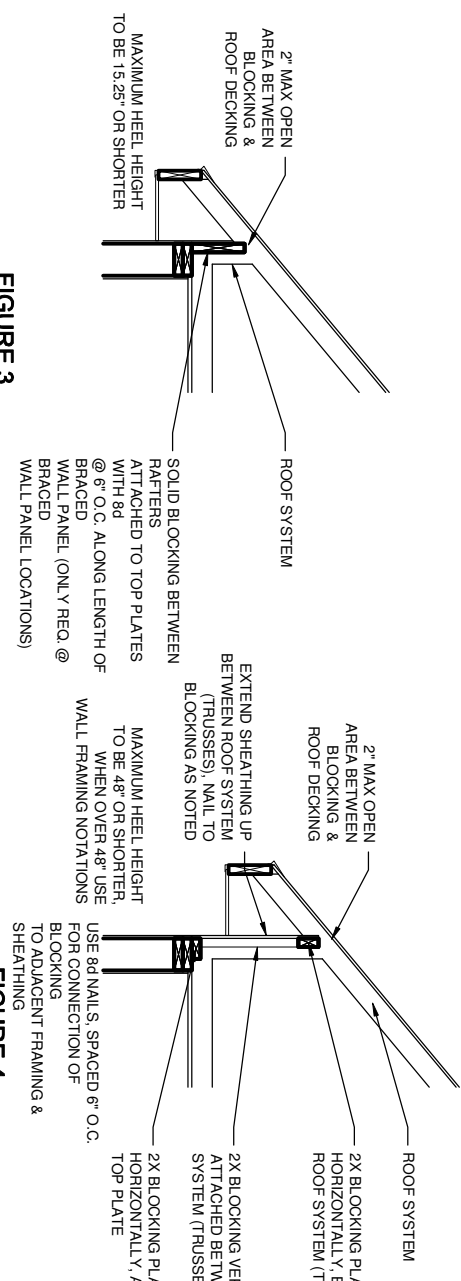
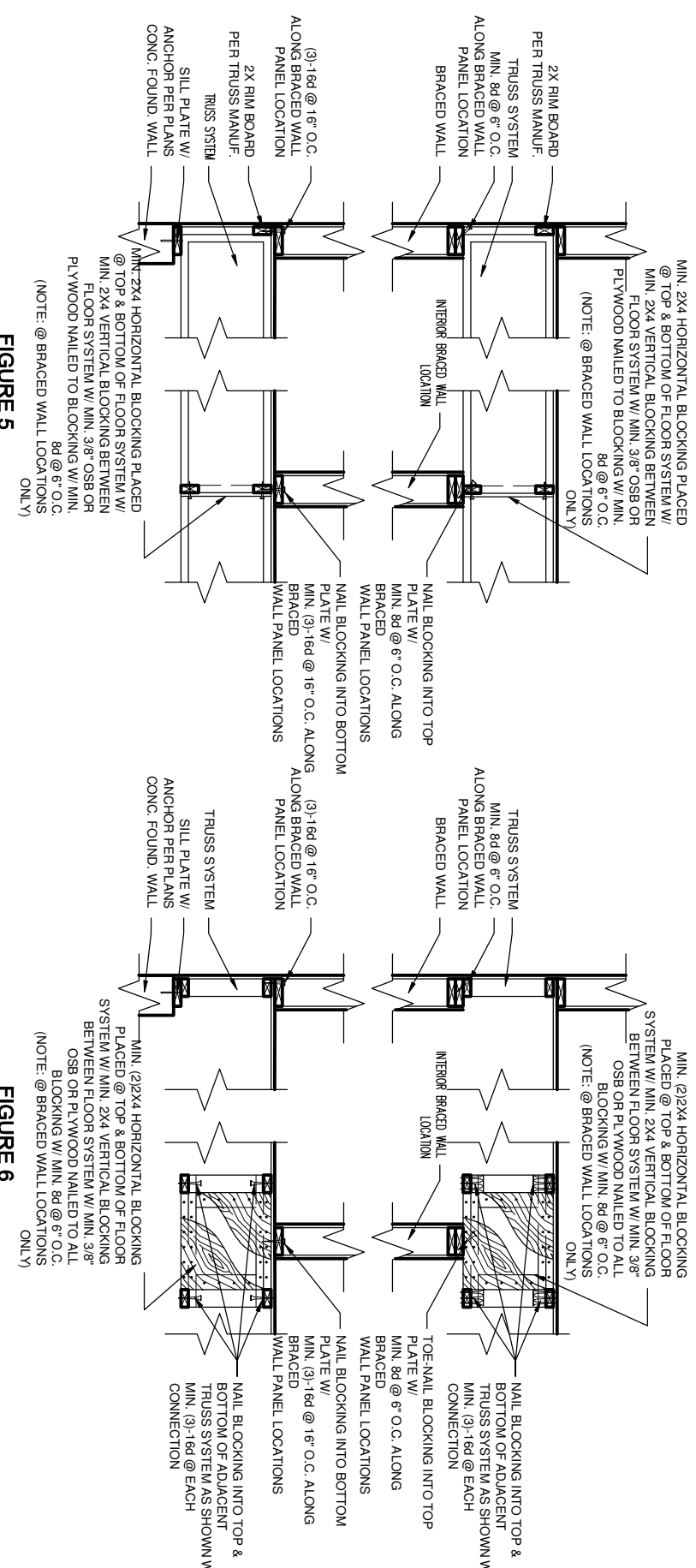


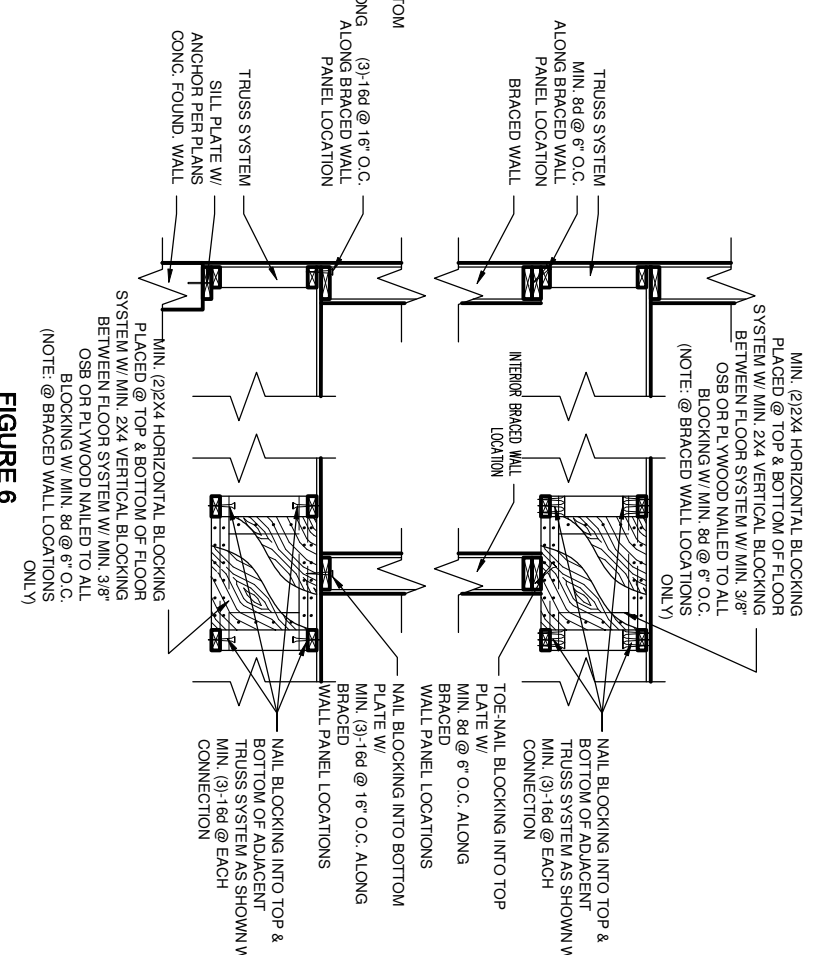
FIGURE 3
BRACED WALL PANEL CONNECTION
TO PERPENDICULAR ROOF SYSTEM



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

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