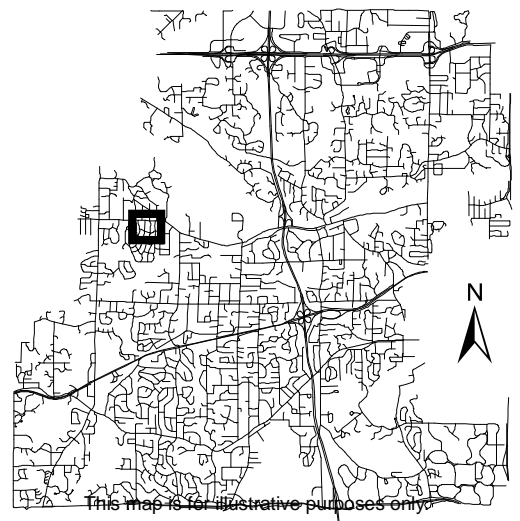




Location Map

Project: Abry Residence
Address: 3425 The Mall



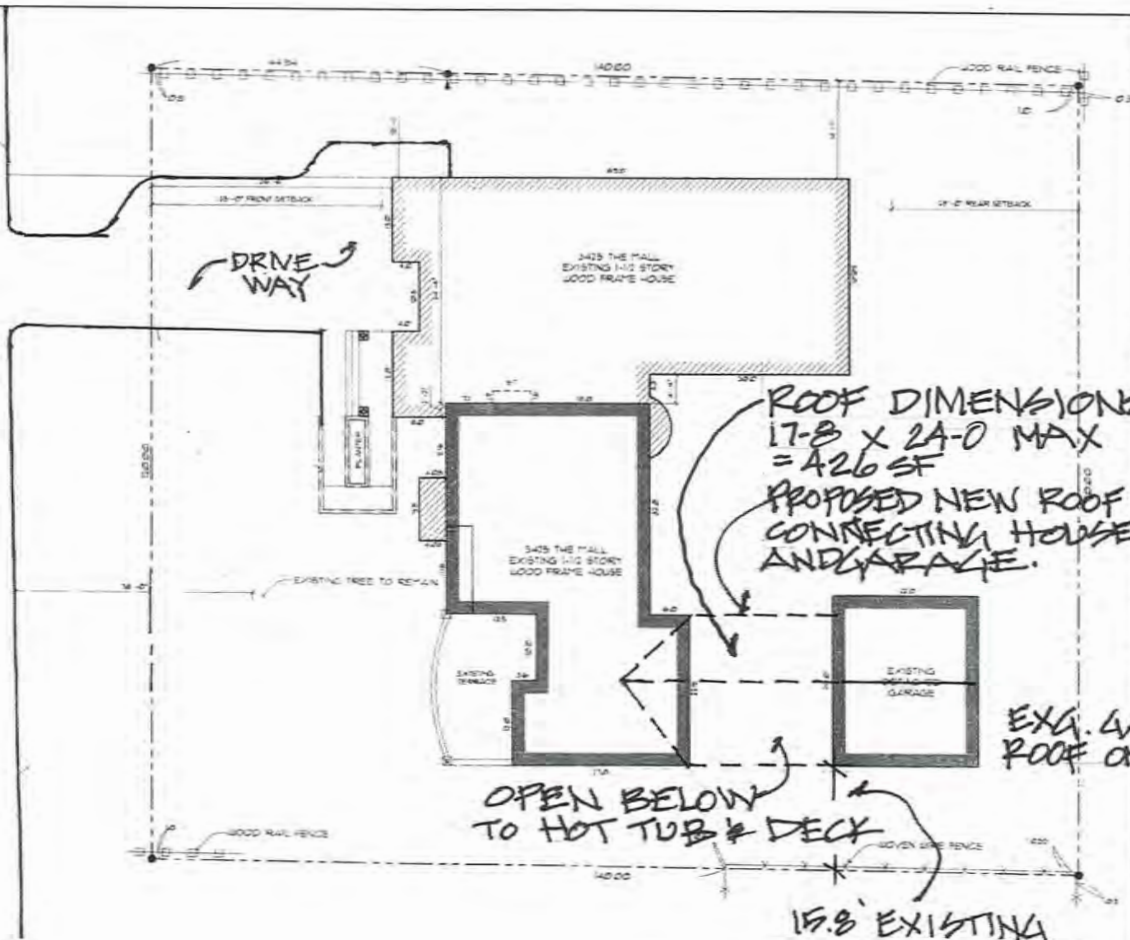
This map is for illustrative purposes only.

SITE PLAN NOTES

1. THIS PLAN AND ITS DETAILS HAVE BEEN DRAWN AS ACCURATELY AS POSSIBLE. THE OWNER AND/OR CONTRACTOR SHALL REVIEW ALL PLANS AND VERIFY ALL INFORMATION PRIOR TO START OF CONSTRUCTION. DUE TO POSSIBLE CONTRACTING DISCREPANCIES ON THE JOB SITE, JOHNSON DESIGN, INC. TAKES NO RESPONSIBILITY ONCE BUILDING HAS STARTED.
2. DUE TO THE LACK OF CONTROL OF CONSTRUCTION TECHNIQUES USED, BUILDING MATERIALS AVAILABLE OR THE LOCATION OF THE BUILDING SITE, THE ARCHITECT/DESIGNER TAKES NO RESPONSIBILITY FOR THE STRUCTURAL ENGINEERING OF THIS BUILDING.
3. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
4. AS MUCH AS POSSIBLE THE CONTRACTOR SHALL KEEP PREMISES FREE FROM WASTE MATERIALS AND RUDDON CAUSED BY THE WORK.
5. INSTALL BLOCKING AS REQUIRED IN ALL PARTITIONS TO RECEIVE, COUPLERS, INSULATING, ETC.
6. EXCESS SPACING:
NET CLEAR SPACING BY 20 FT.
FIN NET CLEAR SPACING HEIGHT 2 FT.
FIN NET CLEAR SPACING WIDTH 2 FT.
FIN NET CLEAR HEIGHT OF 4 FT.
7. ALL OPENINGS TO EXTERIOR MUST BE CALLED AND PLANNED. FINISHING IS REQUIRED UNDER ALL ROOF AND VERTICAL SURFACES FEET ON WARE SIDING MATERIAL CHANGES.
8. LEGIBLE SET OF MANUFACTURERS ENGINEERED TRUSS DETAILS TO BE PROVIDED ON JOB SITE BY PERMIT.
9. PROVIDE SOLID BEARING UNDER ALL CEILING HEADERS AND SILLERS TO THE FOUNDATION.
10. BRIDGE DETAILERS INTERCONNECTED, WHICH ARE WITH BATTERY BACK UP MUST PROVIDED AT EACH LEVEL. 1 EACH BEDROOM.
11. DUE TO VARIOUS SITE CONDITIONS OF INDIVIDUAL LOTS THE GRADE UNDER EACH HOUSE USE FOR REFERENCE ONLY.
12. MATERIAL SPECIFICATIONS:
HEADROOF 1/2" (1/4")
HANDRAILS 1 1/2"
UPPER STAIRS 1/4" SPACING 4"
TRAVELER HEAD 1/4"
LANDING TRAVELER 1/4"
PROVIDE PROPER DRAINAGE AWAY FROM BUILDING.
YIELD AHEAD EXISTING UTILITIES AND PROPERTY LINE LOCATIONS PRIOR TO START OF CONSTRUCTION.

EDGE OF SUBDIVISION

THE MALL



• SEE LANDSCAPE PLAN FOR EXG TREE LOCATION. NO LANDSCAPING WILL BE REMOVED FOR THIS PROJECT.

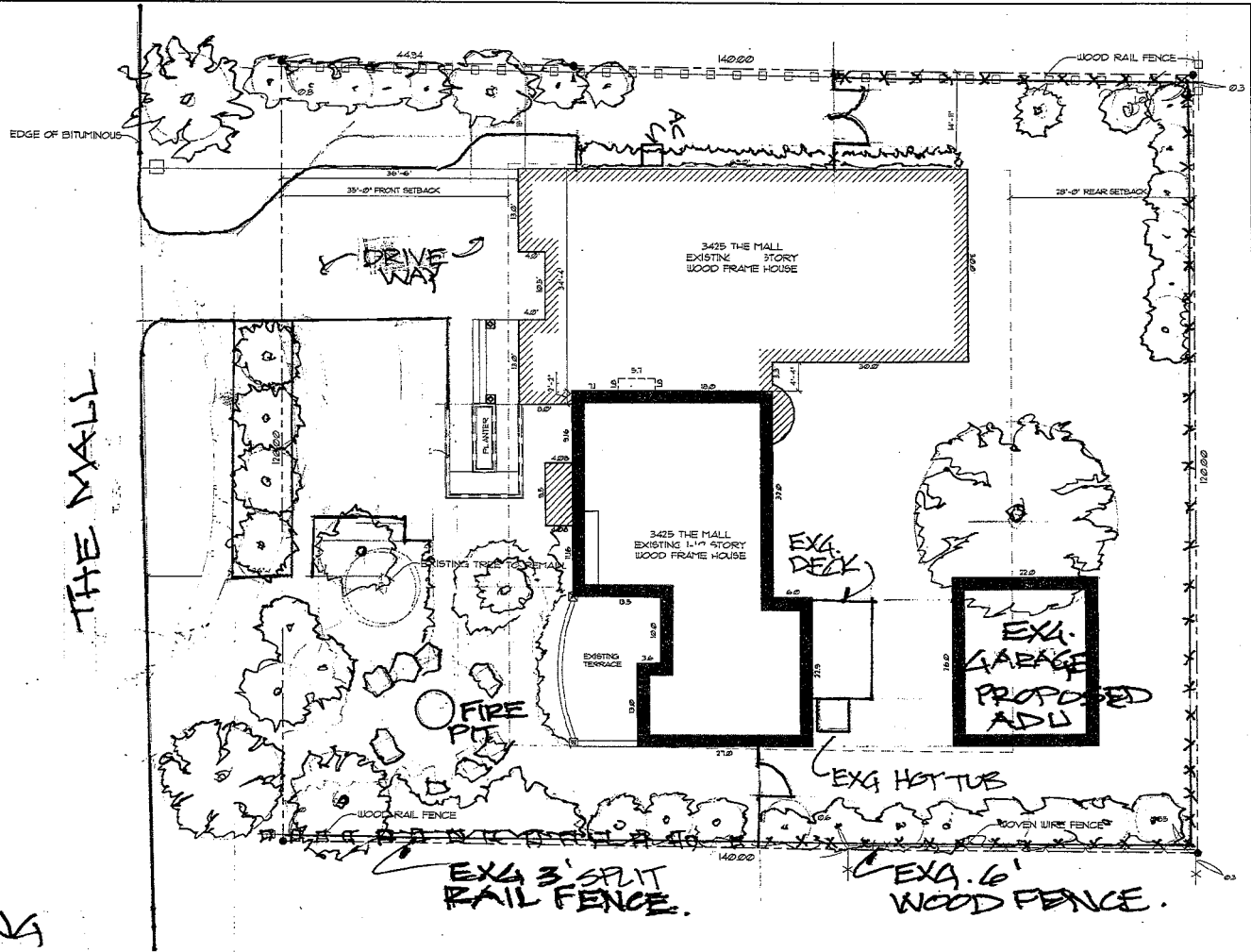
SITE PLAN



Project Name	Abry Residence
Address	3425 The Mall Minnetonka, MN 55345
Sheet Title	Site Plan
Project Number	05-113
Drawn By	
Checked by	
Date	11-19-05
Scale	
Sheet Number	A-001

SITE PLAN NOTES

1. THIS PLAN AND ITS DETAILS HAVE BEEN DRAWN AS ACCURATELY AS POSSIBLE. THE OWNER AND/OR CONTRACTOR SHALL REVIEW ALL PLANS AND VERIFY ALL INFORMATION PRIOR TO ONSET OF CONSTRUCTION. DUE TO POSSIBLE CHANGING CIRCUMSTANCES ON THE JOB SITE ANDERSON DESIGN, INC. TAKES NO RESPONSIBILITY ONCE BUILDING HAS STARTED.
2. DUE TO THE LACK OF CONTROL OF CONSTRUCTION TECHNIQUES USED, BUILDING MATERIALS AVAILABLE OR THE CONDITION OF THE BUILDING SITE, ANDERSON DESIGN, INC. TAKES NO RESPONSIBILITY FOR THE STRUCTURAL ENGINEERING OF THIS BUILDING.
3. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
4. AS MUCH AS POSSIBLE THE CONTRACTOR SHALL KEEP PRESSURES FREE FROM WASTE MATERIALS AND DEBRIS CAUSED BY THE WORK.
5. INSTALL BLOCKING AS REQUIRED IN ALL PARTITIONS TO RECEIVE COUNTERS, SHELVING, ETC.
6. EXISTING WINDOW:
NET CLEAR OPENING 51" SQ. FT.
MIN. NET CLEAR OPENING HEIGHT 24"
MIN. NET CLEAR OPENING WIDTH 20"
MAX. SILL HEIGHT OF 2 1/2"
7. ALL OPENINGS TO EXTERIOR MUST BE CALLED AND FLASHED. FLASHING IS REQUIRED WHERE ALL ROOF AND VERTICAL SURFACES MEET, OR WHERE SIDING MATERIAL CHANGES.
8. LEGIBLE SET OF MANUFACTURERS ENGINEERED TRUSS DETAILS TO BE POSTED ON JOB SITE BY PERMIT.
9. PROVIDE SOLID BEARING UNDER ALL DECKS, HEADERS, AND GIRDERS TO THE FOUNDATION.
10. SMOKE DETECTORS INTERCONNECTED, HARD-WIRED WITH BATTERY BACK UP MUST PROVIDED AT EACH LEVEL & EACH BEDROOM.
11. DUE TO VARIOUS SITE CONDITIONS OF INDIVIDUAL LOTS THE GRADE LINES SHOWN HERE ARE FOR REFERENCE ONLY.
12. STAIRWAY SPECIFICATIONS:
HEADROOMS: 6'-8" MIN.
HANDRAILS: 24" - 36"
UPRIGHT SPOKES MAX SPACING: 4"
MAXIMUM RISE: 9"
MAXIMUM TREAD: 11"
LANDING MINIMUM: 36"
13. PROVIDE PROPER DRAINAGE AWAY FROM BUILDING.
14. FIELD VERIFY EXISTING UTILITY AND PROPERTY LINE LOCATIONS PRIOR TO START OF CONSTRUCTION.



• ALL LANDSCAPING IS EXISTING.

• NOTE: THERE ARE NO PROPOSED LANDSCAPE CHANGES OTHER THAN RESTORATION OF SITE DUE TO CONSTRUCTION.

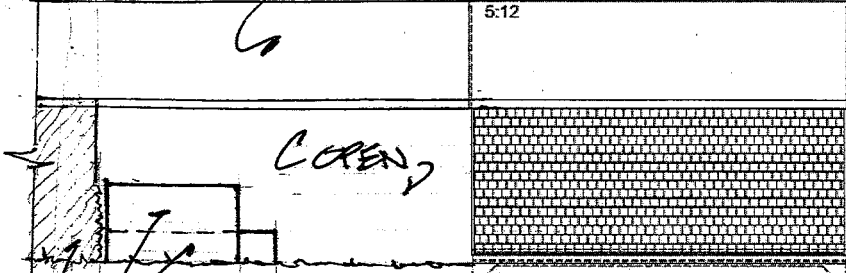
• THERE ARE NO PROPOSED CHANGES TO GRADING OR DRAINAGE.

LANDSCAPE PLAN



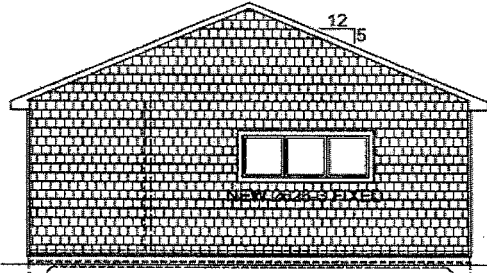
Project Name	Abrv Residence 3425 The Mall Minnetonka, MN 55345
Revisions	
Project Number:	08-115
Drawn by:	
Checked by:	
Date:	11/6/09
Scale:	
Sheet Number	

PROPOSED NEW ROOF
CONNECTING HOUSE & GARAGE



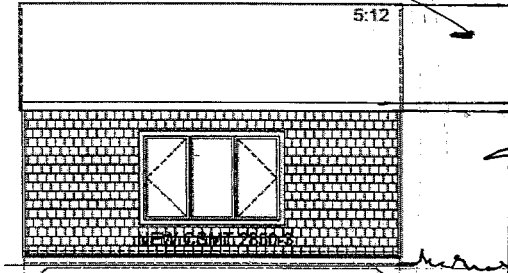
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



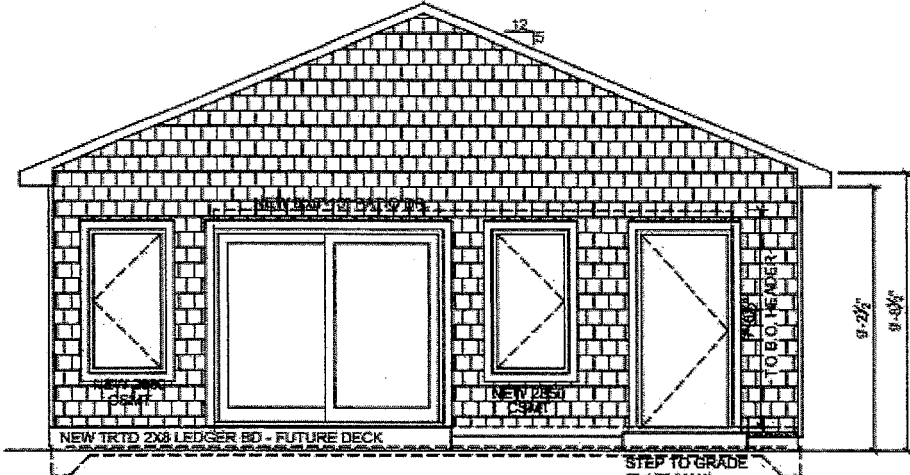
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

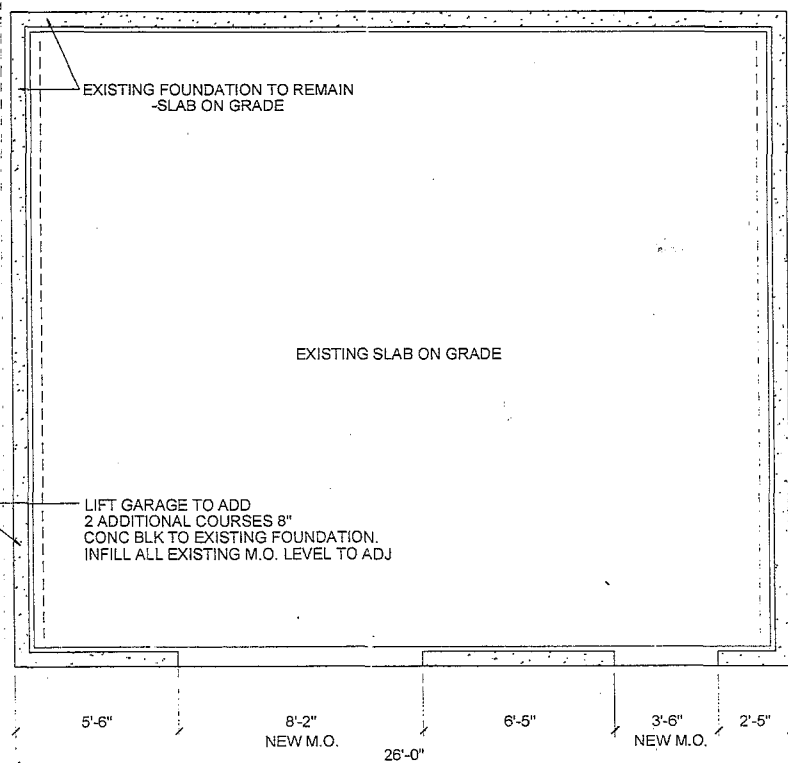
PROPOSED A.D.U.
ELEVATIONS

I HEREBY CERTIFY THAT THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF MINNETONKA ORDINANCES AND THAT I AM A DULY LICENSED ARCHITECT REGISTERED UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ REG. NO.: 050154

REVISIONS	DATE	PROJECT NAME
		GARAGE / STUDIO RENOVATION
		3425 THE MALL
		MINNETONKA, MN 55345

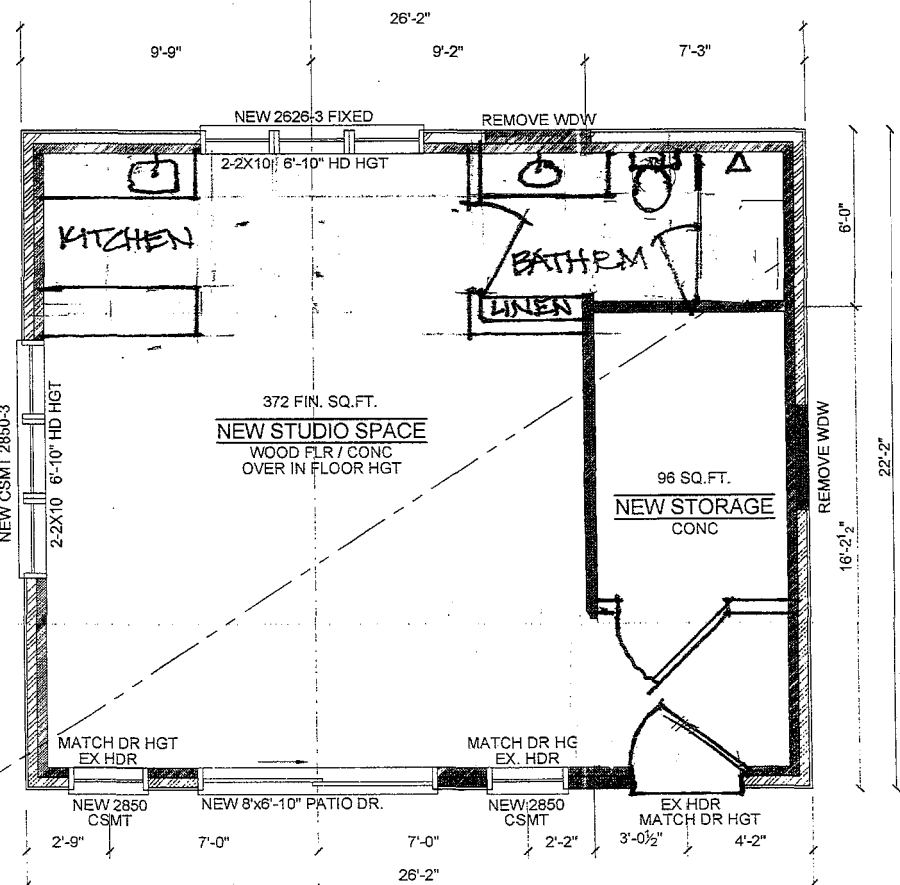
DRAWING TITLE	DATE
ELEVATIONS	10/25/18
	DRAWN BY: M.A.
	SCALE: 1/4" = 1'-0"
	SHEET: A1
	OF 2 SHEETS



NEW FOUNDATION PLAN

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

▬ = INFILL EXISTING MASONRY OPENINGS



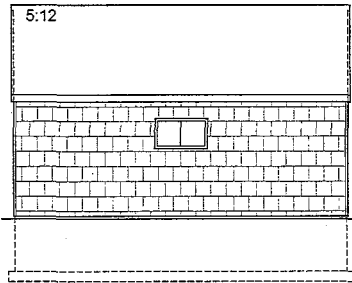
NEW STUDIO FLOOR PLAN

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

▨ = NEW WALL CONSTRUCTION

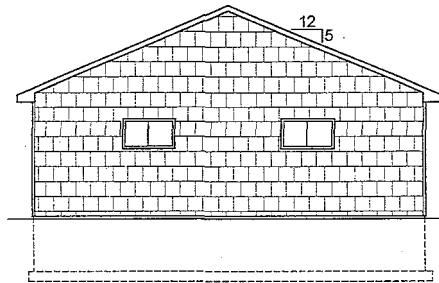
TIE BOTH SUPPLY AND WASTE LINES TO THE EXISTING ADJ HOUSE

DATE _____ REG. NO. _____	• REVISIONS _____	• PROJECT NAME GARAGE / STUDIO RENOVATION	• DRAWING TITLE NEW FLOOR PLAN LAYOUTS	• DATE 10/25/18
	_____	3425 THE MALL	DRAWN BY M.A.	SCALE 1/4"=1'-0"
	_____	MINNETONKA, MN 55345	• SHEET A2	OF X SHEET(S)
	_____	_____	_____	_____



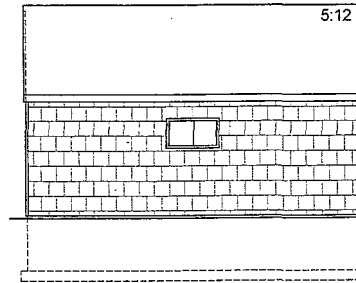
LEFT ELEV.

SCALE: 1/8" = 1'-0"



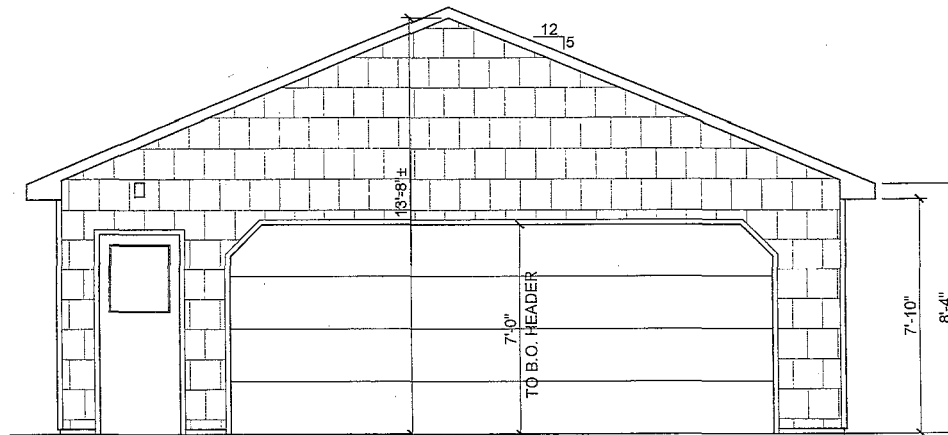
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEV.

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

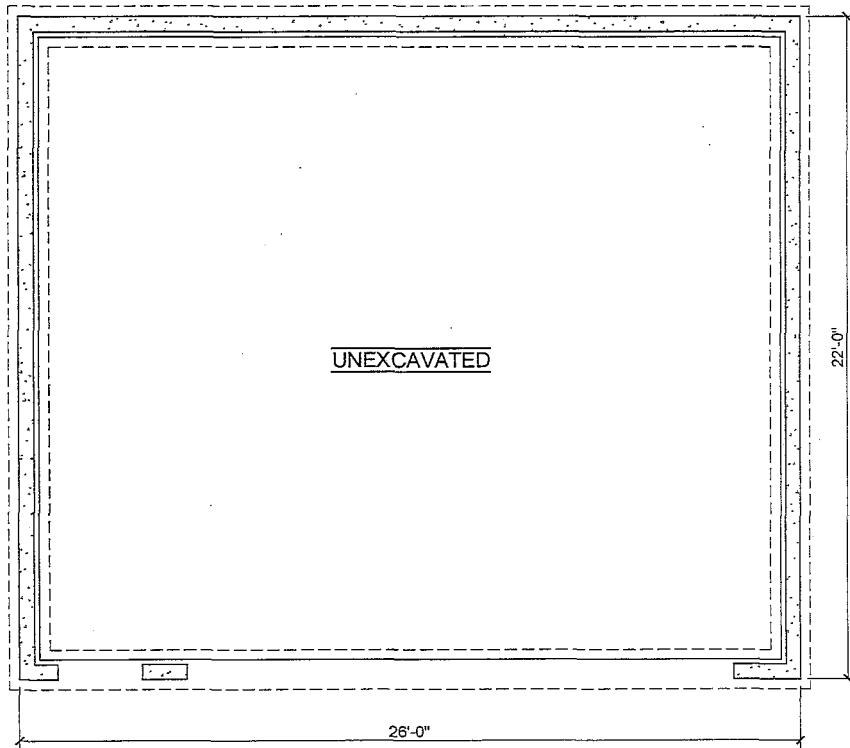
EXISTING GARAGE ELEVATIONS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY CERTIFIED INTERIOR DESIGNER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE

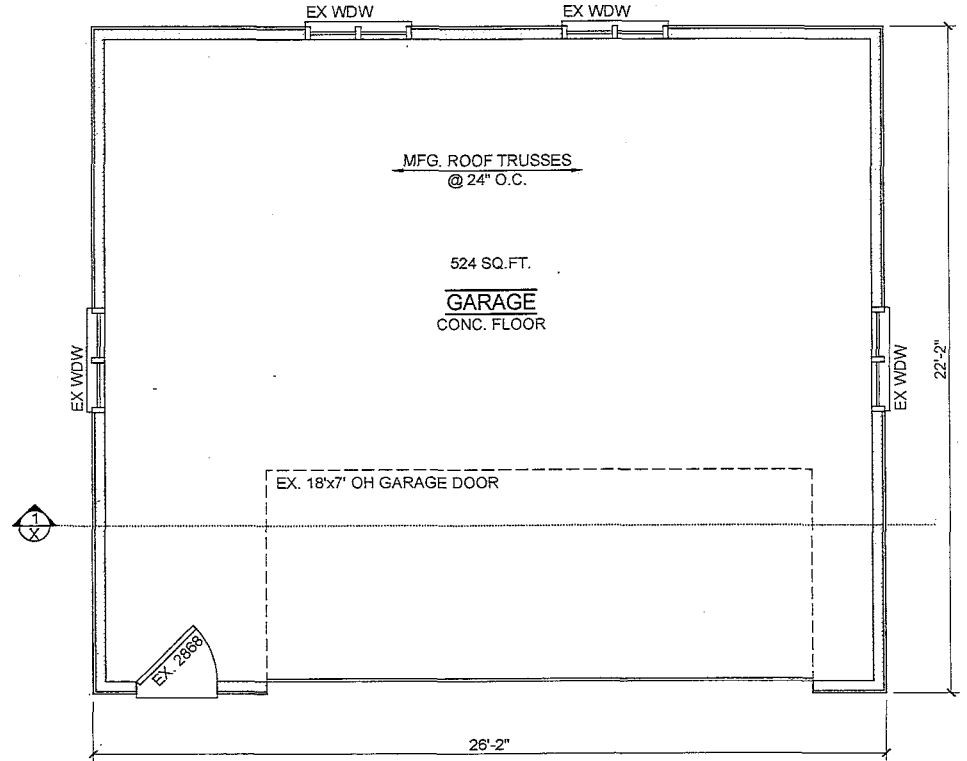
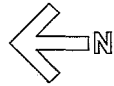
REG. NO.: C00734

• REVISIONS	DATE	• PROJECT NAME	• DRAWING TITLE	• DATE
		GARAGE / STUDIO RENOVATION	NEW FLOOR PLAN LAYOUT	10/25/18
		3425 THE MALL		DRAWN BY M.A.
		MINNETONKA, MN 55345		SCALE 1/4"=1'-0"
				• SHEET
				OF X SHEET(S)



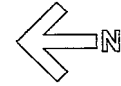
EXISTING FOUNDATION PLAN

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



EXISTING GARAGE FLOOR PLAN

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



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY CERTIFIED INTERIOR DESIGNER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ REG. NO.: CC0734

• REVISIONS	DATE	• PROJECT NAME	• DRAWING TITLE	• DATE
		GARAGE / STUDIO RENOVATION	AS BUILT FLOOR PLAN /	10/25/18
		3425 THE MALL	DEMOLITION PLAN	M.A.
		MINNETONKA, MN 55345		SCALE 1/4"=1'-0"
				• SHEET
				OF X SHEET(S)

CONDITIONAL USE PERMIT APPLICATION with VARIANCE REQUEST

4/29/2024

PROPERTY ADDRESS:

3425 The Mall
Minnetonka Mn 55345

LEGAL DESCRIPTION:

Addition name: "STARING'S TONKA WOOD-CROFT, HENNEPIN COUNTY, MINN."
Lot: LOT 16 AND N 1/2 OF LOT 15 ALSO THE
S 1/2 OF LOT 17 LOTS 15 16 AND 17
Block: 011
Approximate parcel size: 120 X 140
Abstract or Torrens: TORRENS

WRITTEN STATEMENT:

The proposed project of this **Conditional Use Permit** application is the conversion of an existing garage to an Accessory Dwelling Unit (ADU). The garage is located behind the primary dwelling unit, has a 15' minimum setback from both the side and back property lines and is 572 square feet. There is also an existing two-car attached garage (23'-6" x 26'-6" with a 4' extension at the back of one stall) on the property with adequate off-street parking available for both the principal dwelling unit and the ADU. We reside in the principal dwelling unit and will continue to do so.

Although the footprint of the existing garage structure will not change, the garage will be lifted to add 2'-0" of height to provide for adequate ceiling height in the ADU. The height of the principal structure is 18'. The proposed height of the ADU will be lower than the principal structure at 16'.

The ADU will be served by municipal water, sanitary sewer, and gas / electric utilities via service lines shared with the principal dwelling unit. The materials and aesthetics of the ADU will be consistent with and, to the extent possible, the same as the principal structure.

~~I am also submitting a **Variance Request** for this project for the purpose of connecting the existing garage / proposed ADU to the existing primary structure. The variance is required because the rear setback for the garage is 15' and would require a 28' setback if constructed as a new attached ADU. Both structures were present when we purchased the property in 1987. The proposed use would not alter the essential character of the surrounding area in that it will be minimally visible from two adjoining properties and not visible at all from the other two adjoining properties. Existing trees (arbor vitae) on the south side of the property screen the view from the adjacent neighbor who would have a partial view.~~

Note: Variance request not required for the proposed project.