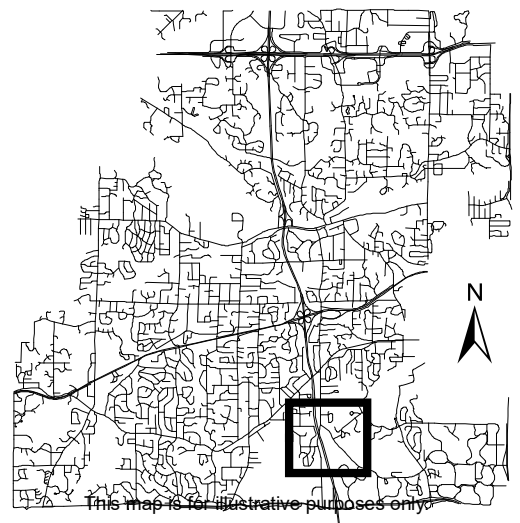




Location Map

Project: Monson Residence
Address: 5470 Rowland Rd



This map is for illustrative purposes only.

TWP Architects

4125 Lakeland Ave N - Suite 200

Minneapolis, MN 55422

Phone 763-533-7171, ext. 14

Fax 763-533-7979

Email dcayemberg@twparchitects.com

Transmittal #M1324-T001

Date: August 9, 2024

To: City of Minnetonka Via Email
Planning Department
Attn: Susan Thomas, AICP, Assistant City Planner

From: Dan Cayemberg, Project Manager

Subject: **Variance Request – Written Statement**

Project: Monson Meadows – Single Family Residence
5470 Rowland Road, Minnetonka, MN

The proposed use for this property is a single family home, for which the site is zoned. The home will be two stories with a basement. There will be a footprint of 1,993 sf including the attached 3 car garage.

The lot is a difficult one to design and develop due to its arrowhead shape and other contributing factors. There is significant topography. There is an adjacent wetland which has a buffer setback. There is the adjacent railroad right-of-way and the trail. Additionally, the driveway will be a common drive shared with the adjacent lot which places the maneuvering area at the front of the lot. The lot narrows significantly to the back, ending in a point where it meets the adjacent lot near the freeway.

A variance is requested for a 10 foot reduction from the required 35 feet from the trail to 25 feet,.

The variance provides a reasonable use of the property and meets the zoned use. The variance will allow the site to be used feasibly and blend with the functional and aesthetic nature of the neighborhood. Without the variance, the lot is not very functional due to its natural site restrictions.

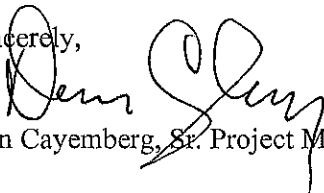
Granting of the variance would allow the lot to be developed properly and thus provide an improvement to the appearance and stability of the property and neighborhood.

The circumstances affecting the variance are significant and unique to this site.

The variance would not adversely affect or alter the essential character of the neighborhood and would fit in well with the surroundings by being able to create a home similar in size and character to others in the neighborhood.

Please contact us if you have any questions or comments, would like to discuss this project or need any additional information. Thank you for your help.

Sincerely,



Dan Cayemberg, Sr. Project Manager

CERTIFICATE OF SURVEY FOR: MIKE MONSON
5500 ROWLAND ROAD
MINNETONKA, HENNEPIN COUNTY, MINNESOTA

LEGEND

- FIRE HYDRANT
- ⊙ WATER VALVE
- ⊕ MANHOLE
- ▣ CATCH BASIN
- ⊗ POWERPOLE
- ⊛ LIGHT POLE
- GUY
- ⊠ TRANSFORMER
- ⊡ ELECTRIC METER
- ⊞ TV PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ AIR CONDITIONER
- ⊞ HAND HOLE
- ⊞ SEMAPHORE
- ⊞ GAS METER
- S SANITARY SEWER
- ST STORM SEWER
- W WATERMAIN
- G UNDERGROUND GAS MAIN
- T UNDERGROUND TELEPHONE
- E UNDERGROUND ELECTRIC
- TV UNDERGROUND CABLE T.V.
- OU OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- ⊕ SOIL BORING
- △ SIGN
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ DENOTES TREE AND BRUSH LIMITS
- DENOTES PROPOSED DRAINAGE ARROW
- (944.00) DENOTES PROPOSED ELEVATION
- ⊙CS CURB STOP
- CLEAN-OUT CLEAN OUT
- ⊙ BUSH
- ⊞BG BARBECUE GRILL
- ⊙ AUTO SPRINKLER
- ⊙ BASKETBALL HOOP
- ⊙ BENCH
- ⊙ WATER SPIGOT
- ⊞ TRENCH DRAIN
- ⊙MW MONITORING WELL
- ⊞ STORM DISIPATER
- ⊙ SATELITE DISH
- ⊙ TELEPHONE
- ⊞ ELECTRIC PEDESTAL
- ⊙ FLAG POLE
- ⊙ GROUND LITE
- ⊙ MAILBOX
- ⊞ ROOF DRAIN
- ⊞ TRANSMISSION TOWER
- ⊙ VENT PIPE
- ⊙ WELL
- DENOTES ELEC. LINE
- DENOTES FENCE LINE
- DENOTES FIBER OPTIC
- GAS — DENOTES GAS LINE
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- TEL — DENOTES TELEPHONE LINE
- DENOTES TV LINE
- DENOTES OVERHEAD UTL.
- DENOTES WATERMAIN
- DENOTES WETLAND
- DENOTES RAIL ROAD

LEGEND

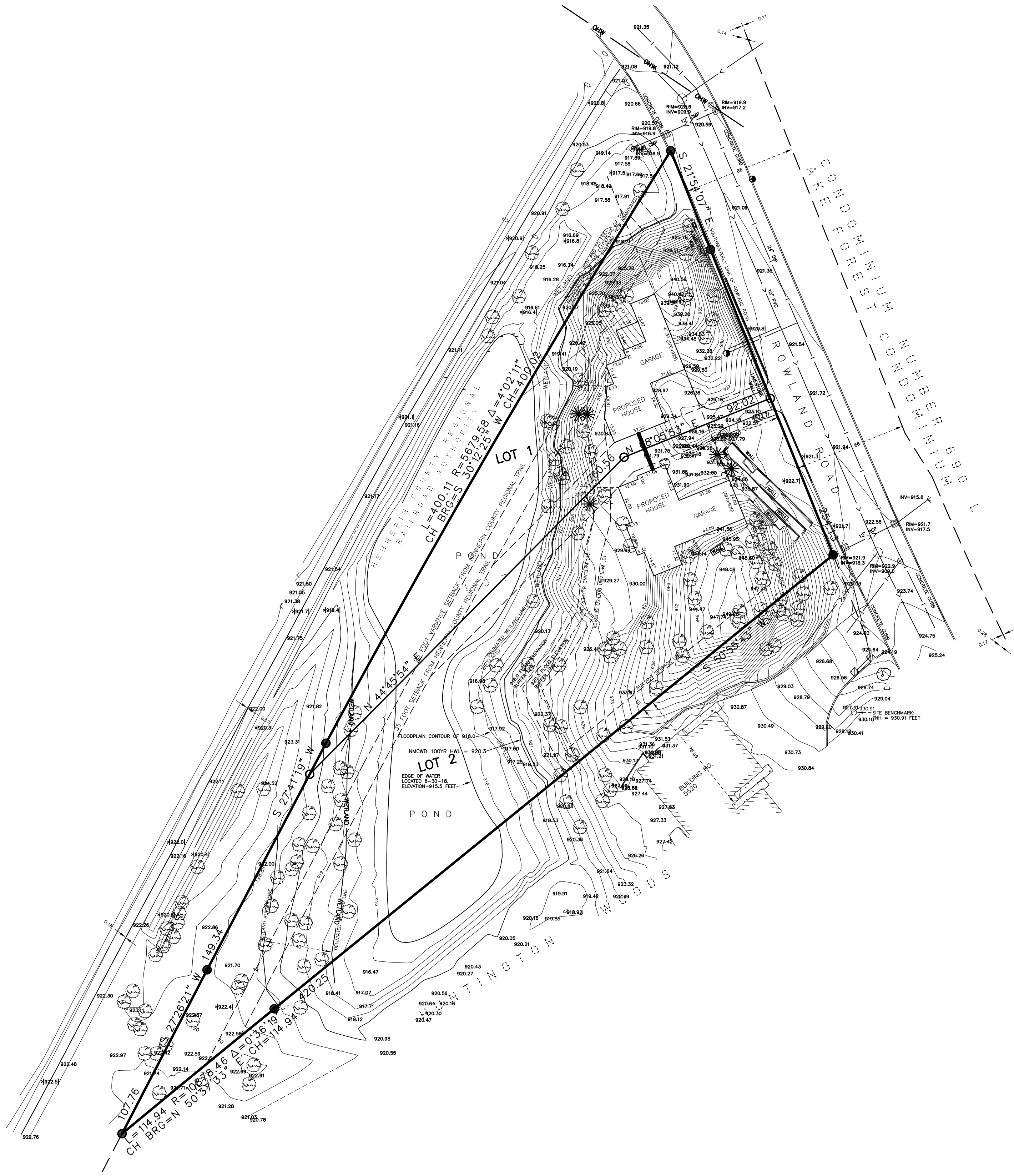
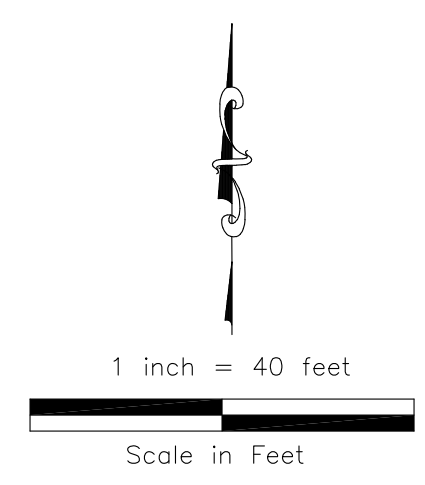
- ⊞ GAS METER
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING ELEVATION
- (922.0) PROPOSED ELEVATION
- ⊙CS CURB STOP
- MANHOLE
- ▣ CATCH BASIN
- ⊗ POWERPOLE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ BUSH
- DENOTES SILT FENCE
- SILT
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED CONTOUR

LEGAL DESCRIPTION:
 Lots 1 and 2, Block 1, MONSON MEADOWS, according to plat thereof, on file and of record in the Office of the Hennepin County Recorder, City of Minneapolis, Rice County, Minnesota.

PROPOSED ELEVATIONS:
 PROPOSED TOP OF BLOCK = 925.3
 PROPOSED GARAGE FLOOR = 925.0
 PROPOSED LOWEST FLOOR = 925.0

Alterations to this drawing are prohibited without the express written permission of PTS Land Services, Inc.

This survey reflects above ground indications of utilities and information available from as-built drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located underground utilities.



PTS LAND SERVICES, INC.
 COMPLETE LAND SURVEYING SERVICES

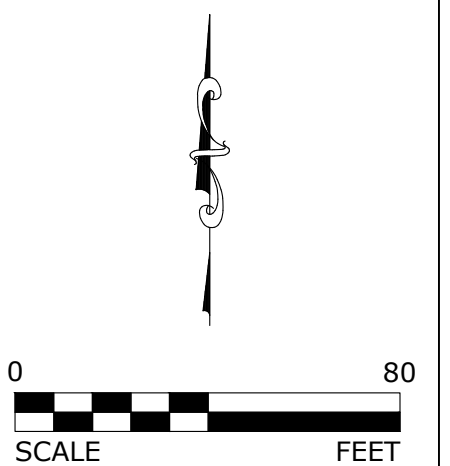
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
 KRISTLE L. BLOCH
 10-14-2024
 49893
 DATE LIC. NO.

MONSON MEADOWS
 5470/5500 ROWLAND ROAD
 MINNETONKA, MN

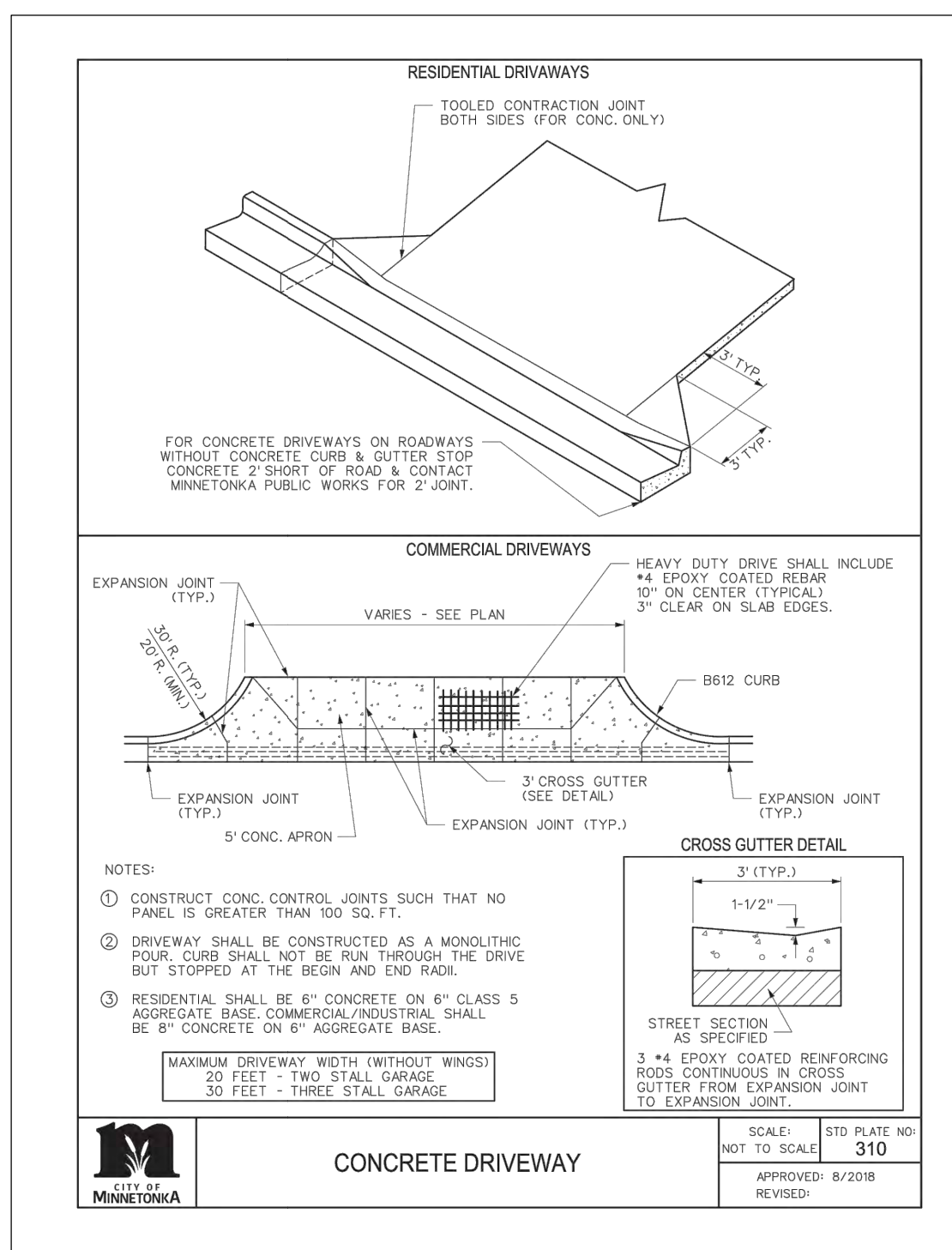
SITE AND UTILITIES PLAN

REVISIONS	NO.	DATE	BY	DESCRIPTION



LEGEND

- FIRE HYDRANT
- ⊙ WATER VALVE
- MANHOLE
- ⊠ CATCH BASIN
- ⊙ POWERPOLE
- ☼ LIGHT POLE
- GUY
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- IRON PIPE MONUMENT SET
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- ⊙ CONIFEROUS TREE
- ⊙ TREE AND BRUSH LIMITS
- PROPOSED DRAINAGE ARROW
- (944.00) PROPOSED ELEVATION
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- ⊙ BUSH
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- DENOTES WETLAND
- DENOTES RAIL ROAD



RUNOFF FROM WEST-DRAINING ROOFS TO BE DIRECTED TO FOUNDATION DRAINAGE SYSTEM AND THEN TO INFILTRATION AREA(S)

APPROXIMATE DRAINTILE DAYLIGHT/OUTLET DISTANCE TO INFILTRATION POND = APPROX. 35 FT PROVIDING FILTER STRIP FOR PRETREATMENT

EXISTING SANITARY AND WATER SERVICES SEE NOTES

PROPOSED SANITARY AND WATER SERVICES SEE NOTES

APPROXIMATE DRAINTILE DAYLIGHT/OUTLET DISTANCE TO INFILTRATION POND = APPROX. 15 FT PROVIDING FILTER STRIP FOR PRETREATMENT

- UTILITY NOTES:**
- SANITARY SEWER SERVICE CONNECTION (LOT 2) LOCATION IS APPROXIMATE AND MUST BE FIELD VERIFIED. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW).
 - LOT 1 WILL UTILIZE EXISTING SANITARY AND WATER SERVICES.
 - CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - SANITARY SERVICE IS 4" PVC SDR 26
 - WATER SERVICE IS 1" PE
 - ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND 2015 MINNESOTA PLUMBING CODE.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
 - UTILITIES ON PLAN ARE SHOWN WITHIN THE PROPERTY LINES. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS ACCORDINGLY.
 - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
 - CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.



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PRELIMINARY
 KRISTLE L. BLOCH
 10-14-2024
 49893
 DATE LIC. NO.

MONSON MEADOWS
 5470/5500 ROWLAND ROAD
 MINNETONKA, MN

GRADING PLAN

LEGEND

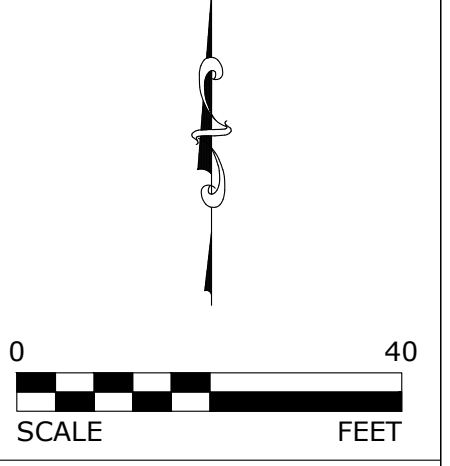
- FIRE HYDRANT
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 - DENOTES RAIL ROAD



SITE GRADING NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE SODDED.
9. EXISTING SLOPES BEING TIED INTO ARE GREATER THAN 3:1, AND EXTRA CARE SHOULD BE TAKEN IN GRADING THESE AREAS. EROSION CONTROL BLANKET SHALL BE APPLIED TO THESE SLOPES IMMEDIATELY AFTER GRADING.

REVISIONS	NO.	DATE	BY	DESCRIPTION



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PRELIMINARY
KRISTLE L. BLOCH
10-14-2024
49893
LIC. NO.

EROSION CONTROL SUPERVISOR:
MIKE MONSON, BENSON-ORTH ASSOCIATES
MIKEM@BENSON-ORTH.COM
(612) 919-0668

EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED, EXCEPT AS NOTED IN NUMBER 6 BELOW.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 25-151, AT A RATE OF 61 LB/AC
4. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET. EC BLANKET MUST BE BIODEGRADABLE, LOOSE-WEAVE BLANKET.
5. MINIMIZE SOIL COMPACTION IN INFILTRATION AREAS
6. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE SODDED.
7. SEE SWPPP FOR TEMPORARY STABILIZATION REQUIREMENTS.
8. TWO ROWS OF SILT FENCE ALONG WETLAND/WESTERN GRADING EDGE

TEMP. CONSTRUCTION EXIT.

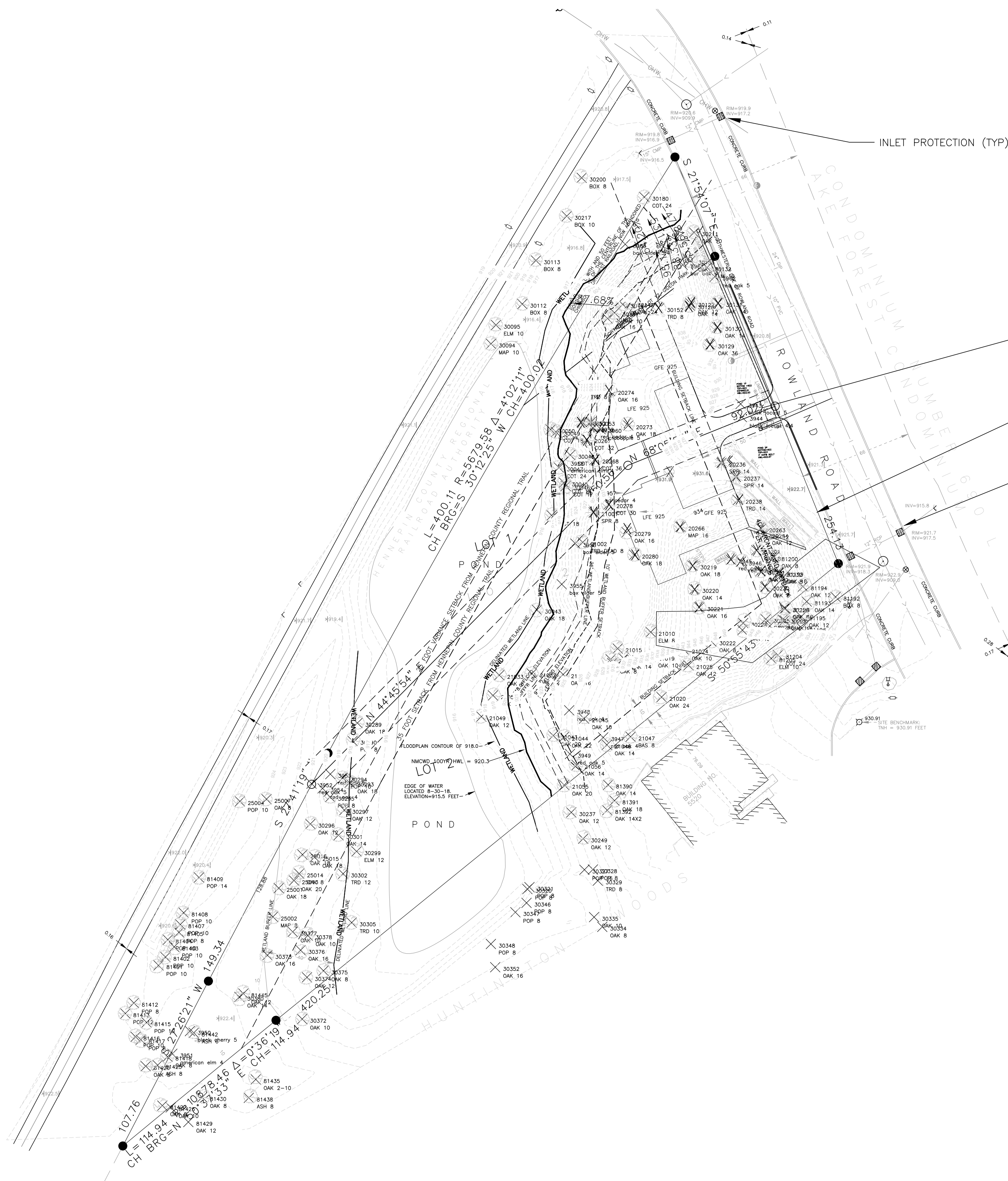
SILT FENCE (TYP)

INLET PROTECTION (TYP)

LANDSCAPING PER CITY CODE:
1. At least 25 percent of proposed new plantings must be species beneficial to pollinators derived from the city's native or native cultivar plant list, unless approved by the city. The city may allow credit for existing, native and/or significant plant materials beneficial to pollinators that are preserved as part of the landscape plan.
2. Not more than 25 percent of the required number of trees may be composed of any one species unless approved by the city. The following trees are not allowed as new plantings:
1) a species of the genus *Ulmus* (elm), except those elms bred to be immune to Dutch elm disease;
2) box-elder;
3) ash;
4) female ginkgo; or
5) Colorado spruce.
3. All new landscape trees and shrubs must meet the American National Standard for Nursery Stock and American National Standard relating to planting guidelines, quality of stock and appropriate sizing of the root ball. Landscape trees must be balled and burlapped or moved from the growing site by tree spade. Deciduous trees will be not less than one and one quarter inches but not more than three inches caliper for balled and burlapped trees, and not less than three inches but not more than six inches caliper for spade-moved trees. Coniferous trees will not be less than six feet in height but no more than eight feet for balled and burlapped trees, and not less than eight feet in height but not more than fourteen feet for spade-moved coniferous trees.

LEGEND

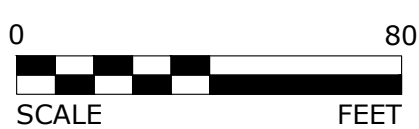
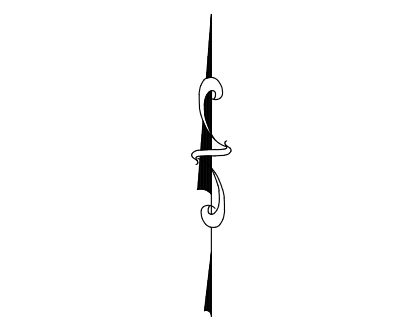
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 - SIGN
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 - ☀ CONIFEROUS TREE
 - ☀ TREE AND BRUSH LIMITS
 - PROPOSED DRAINAGE ARROW
 - (944.00) PROPOSED ELEVATION
 - ⊙ CURB STOP
 - CLEAN-OUT
 - CLEAN OUT
 - BUSH
 - ✂ PROPOSED TREE REMOVAL
- SILT FENCE/TREE PRESERVATION FENCE



MONSON MEADOWS
5470/5500 ROWLAND ROAD
MINNETONKA, MN

TREE PRESERVATION, EC AND
LANDSCAPE PLAN

REVISIONS	NO.	DATE	DESCRIPTION




PT NO.	SPECIES AND NOTES	STATUS
20236	SPR 14	REMOVE
20237	SPR 14	REMOVE
20238	TRD 14	REMOVE
20263	OAK 12	REMOVE
20264	OAK 12	REMOVE
20266	MAP 16	REMOVE
20267	COT 32	REMOVE
20268	COT 36	REMOVE
20273	OAK 18	REMOVE
20274	OAK 16	REMOVE
20278	COT 30	REMOVE
20279	OAK 16	REMOVE
20280	OAK 18	REMOVE
21001	SPR 8	REMOVE
21002	TRD DEAD 8	SAVE
21010	ELM 8	SAVE
21015	OAK 8	SAVE
21016	OAK 8	SAVE
21017	OAK 8	SAVE
21018	OAK 14	SAVE
21019	OAK 10	SAVE
21020	OAK 24	SAVE
21024	OAK 10	SAVE
21025	OAK 12	SAVE
21032	OAK 22	SAVE
21033	OAK 8	SAVE
21034	OAK 16	SAVE
21043	OAK 20	SAVE
21044	OAK 22	SAVE
21045	OAK 10	SAVE
21046	OAK 14	SAVE
21047	BAS 8	OFF-SITE
21049	OAK 12	SAVE
21051	OAK 14	SAVE
21055	OAK 20	SAVE
21056	OAK 14	SAVE
25001	OAK 18	SAVE
25002	MAP 8	SAVE
25004	POP 10	OFF-SITE

PT NO.	SPECIES AND NOTES	STATUS
25007	OAK 8	OFF-SITE
25013	OAK 20	SAVE
25014	OAK 8	SAVE
25015	OAK 18	SAVE
25016	OAK 18	SAVE
30043	OAK 18	SAVE
30044	COT 18	SAVE
30045	COT 16	SAVE
30046	COT 18	SAVE
30047	COT 24	SAVE
30048	COT 8	SAVE
30049	COT 18	SAVE
30050	COT 14	SAVE
30051	TRD 8	SAVE
30052	PIN 6	REMOVE
30053	PIN 4	SAVE
30094	MAP 10	OFF-SITE
30095	ELM 10	OFF-SITE
30112	BOX 8	OFF-SITE
30113	BOX 8	OFF-SITE
30127	OAK 12	REMOVE
30128	OAK 14	REMOVE
30129	OAK 36	REMOVE
30130	OAK 14	REMOVE
30131	OAK 14	SAVE
30132	ELM 10	SAVE
30133	OAK 18	SAVE
30142	OAK 24	SAVE
30144	OAK 12	SAVE
30150	OAK 16	SAVE
30151	OAK 10	SAVE
30152	TRD 8	SAVE
30180	COT 24	OFF-SITE
30200	BOX 8	OFF-SITE
30211	OAK 10	SAVE
30217	BOX 10	OFF-SITE
30219	OAK 18	REMOVE
30220	OAK 14	REMOVE
30221	OAK 16	REMOVE
30222	OAK 8	SAVE
30223	OAK 12	SAVE

PT NO.	SPECIES AND NOTES	STATUS
30224	OAK 12 X2	SAVE
30225	OAK 8	SAVE
30226	OAK 8 X2	OFF-SITE
30227	OAK 12	OFF-SITE
30228	OAK 8	OFF-SITE
30230	OAK 8	REMOVE
30231	OAK 8	REMOVE
30232	OAK 8	SAVE
30237	OAK 12	OFF-SITE
30249	OAK 12	OFF-SITE
30289	OAK 18	SAVE
30290	POP 8	SAVE
30293	OAK 18	SAVE
30294	POP 10	SAVE
30295	POP 8	SAVE
30296	OAK 12	SAVE
30297	OAK 12	SAVE
30299	ELM 12	SAVE
30301	OAK 14	SAVE
30302	TRD 12	SAVE
30224	OAK 12 X2	SAVE
30225	OAK 8	SAVE
30226	OAK 8 X2	OFF-SITE
30227	OAK 12	OFF-SITE
30228	OAK 8	OFF-SITE
30230	OAK 8	REMOVE
30231	OAK 8	REMOVE
30232	OAK 8	REMOVE
30237	OAK 12	OFF-SITE
30249	OAK 12	OFF-SITE
30289	OAK 18	SAVE
30290	POP 8	SAVE
30293	OAK 18	SAVE
30294	POP 10	SAVE
30295	POP 8	SAVE
30296	OAK 12	SAVE
30297	OAK 12	SAVE
30299	ELM 12	SAVE
30301	OAK 14	SAVE
30302	TRD 12	SAVE

PT NO.	SPECIES AND NOTES	STATUS
81192	BOX 8	OFF-SITE
81193	OAK 14	OFF-SITE
81194	OAK 12	SAVE
81195	OAK 12	OFF-SITE
81196	ELM 12	OFF-SITE
81197	OAK 14	OFF-SITE
81198	OAK 10	OFF-SITE
81199	OAK 18	REMOVE
81200	OAK 8	REMOVE
81201	OAK 8	REMOVE
81202	OAK 10	REMOVE
81204	COT 24	OFF-SITE
81205	ELM 10	OFF-SITE
81390	OAK 14	OFF-SITE
81391	OAK 18	OFF-SITE
81392	OAK 14X2	OFF-SITE
81401	POP 10	OFF-SITE
81402	POP 10	OFF-SITE
81403	POP 10	OFF-SITE
81404	POP 10	OFF-SITE
81405	POP 8	OFF-SITE
81407	POP 10	OFF-SITE
81408	POP 10	OFF-SITE
81409	POP 14	OFF-SITE
81412	POP 8	OFF-SITE
81413	POP 12	OFF-SITE
81415	POP 10	OFF-SITE
81416	POP 10	OFF-SITE
81417	POP 8	OFF-SITE
81418	OAK 8	OFF-SITE
81420	OAK 8	OFF-SITE
81425	ASH 8	OFF-SITE
81426	OAK 10	SAVE
81427	OAK 6	SAVE
81429	OAK 12	OFF-SITE
81430	OAK 8	OFF-SITE
81435	OAK 2-10	OFF-SITE
81438	ASH 8	OFF-SITE
81442	ASH 6	SAVE
81445	OAK 12	SAVE

PT NO.	SPECIES AND NOTES	STATUS
3943	black locust 5	REMOVE
3944	black locust 4,4	REMOVE
3945	red cedar 4	REMOVE
3946	red oak 4	REMOVE
3947	red oak 4	SAVE
3948	red oak 4	SAVE
3949	red oak 5	SAVE
3950	black cherry 5	SAVE
3951	american elm 4	SAVE
3952	red oak 5	SAVE
3953	red oak 5	SAVE
3954	red oak 4	SAVE
3955	box elder 5	SAVE
3956	box elder 5	SAVE
3957	red cedar 4	SAVE
3958	american elm 4	SAVE
3959	red cedar 4	SAVE
3960	crabapple 5	SAVE
3961	bur oak 4	SAVE
3962	red oak 5	SAVE
3963	box elder 5,4	SAVE



BLOCH ENGINEERING
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 blochenengineering.com
 32210 XEON ST NW
 CAMBRIDGE, MN 55008
 krystle@blochenengineering.com

JOB NO. 24-17

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

PRELIMINARY
 KRISTLE L. BLOCH
 49893
 L.C. NO.
 10-14-2024
 DATE

MONSON MEADOWS
 5470/5500 ROWLAND ROAD
 MINNETONKA, MN

TREE PRESERVATION TABLE

REVISIONS	NO.	DATE	BY	DESCRIPTION



1 EAST ELEVATION
1/4" = 1'-0"

Consultants

Certification

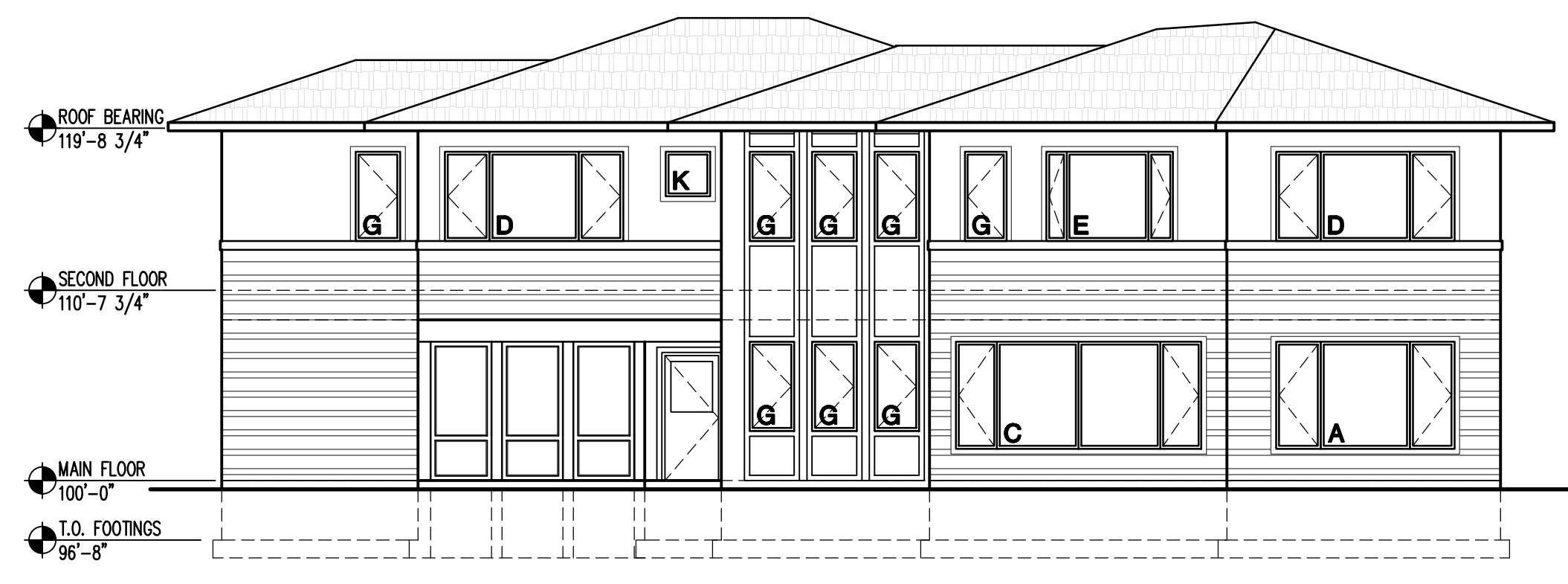
Project Information

Monson Meadows
New Home
Construction

5470 Rowland Road
Minnetonka, Minnesota
Revisions



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

Date: 08/12/2024
Drawn By: BG
Checked By: AP/DC
Job Number: M1324

Sheet Information
EXTERIOR ELEVATIONS

Consultants

Certification

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New Home
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Minnetonka, Minnesota
Revisions

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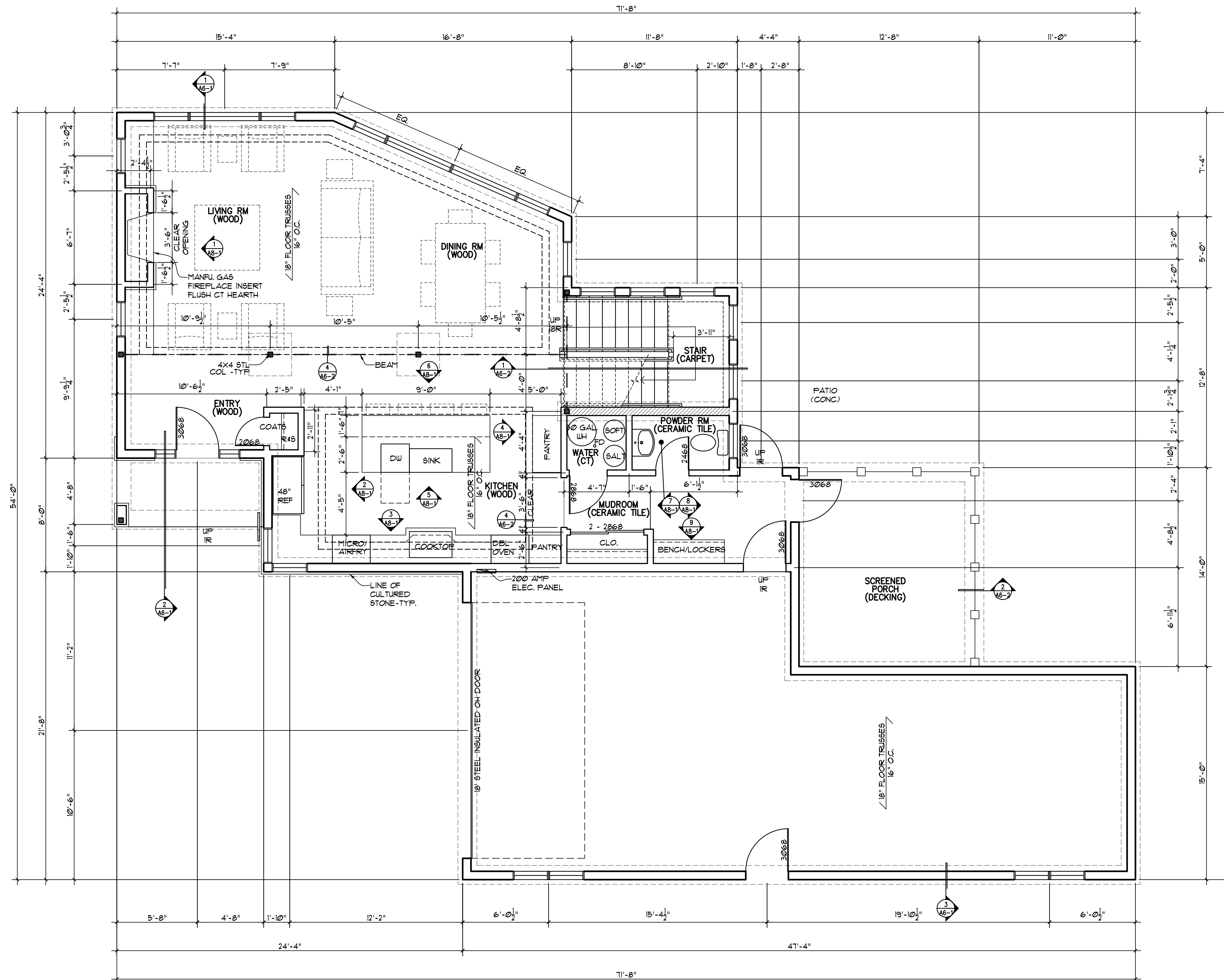


Sheet Information

FIRST FLOOR PLAN

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A3-1



1 FIRST FLOOR PLAN - 1,155 GSF + 868 GSF GARAGE
A3-1 1/4" = 1'-0"

Consultants

Certification

Project Information

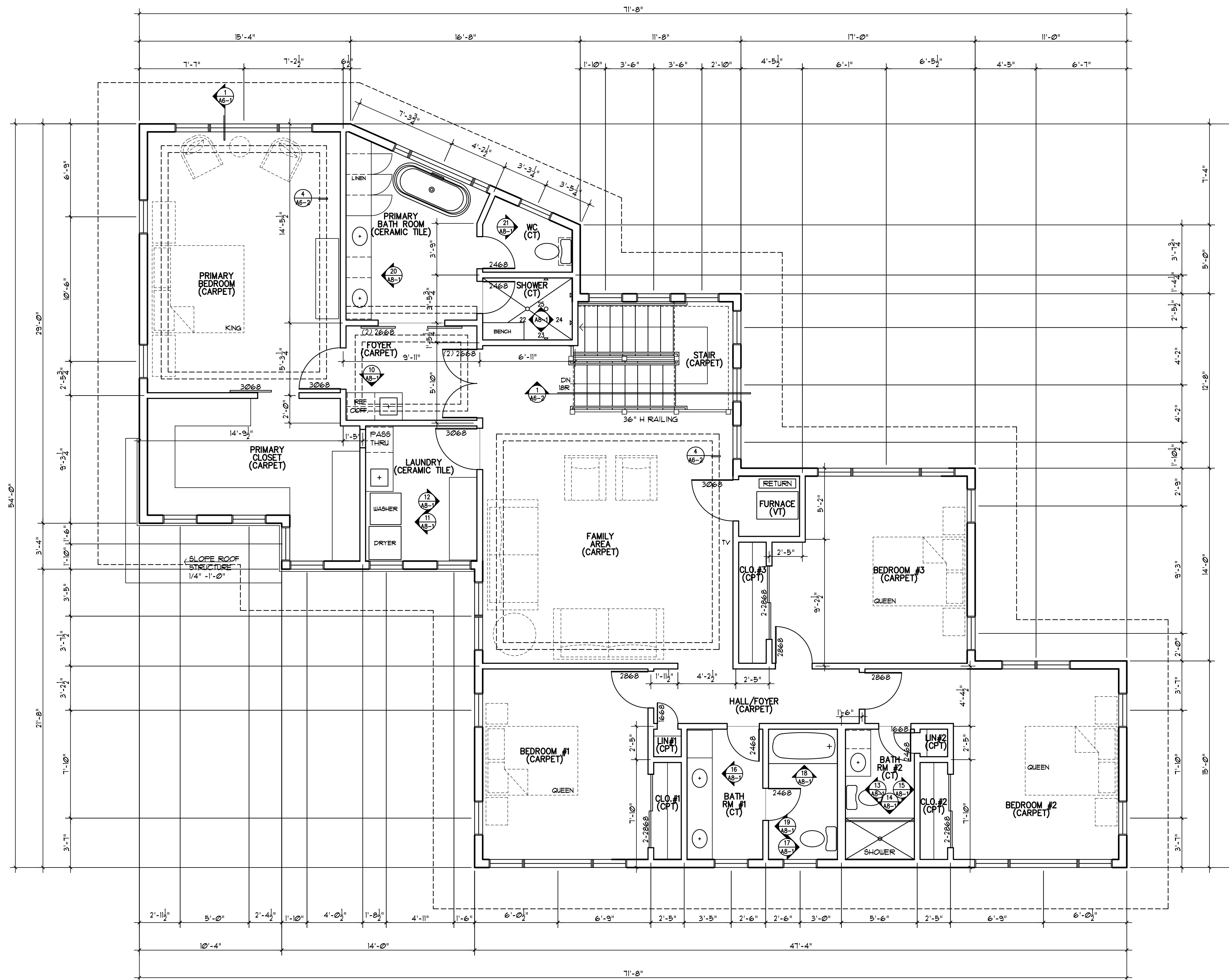
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Sheet Information
SECOND FLOOR PLAN



1 SECOND FLOOR PLAN – 2,249 GSF
A3-2 1/4" = 1'-0"