

Planning Commission Meeting Agenda

Wednesday March 6, 2024 - 6:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

Chairperson:	Bernie Shambour
Commissioner:	Vickie Selness
Commissioner:	Jeri Bowers
City Council Liaison:	Carol Szaroletta
Commissioner:	Kristy Naegely

NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.

- 1. CALL MEETING TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT AGENDA**
- 4. PLANNING COMMISSION BUSINESS**
 - a. February 7, 2024 Planning Commission Meeting Minutes**
 - b. Ordinance Amendment – Food Preparation for Wholesale or Retail in C-2 Zoning District as an Interim Use of Property**
 - c. Conditional Use Permit – 209 Playhouse – Expansion of Non-Conforming Use**
- 5. ANNOUNCEMENTS**
- 6. ADJOURN**

Planning Commission Meeting Minutes

Wednesday February 7, 2024 - 6:00 PM
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Vision Statement

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1. CALL MEETING TO ORDER & ROLL CALL

Prior to Chairperson Shambour opening the meeting Attorney Christophe Morschen administered the oath of office to new Planning Commissioner Kristy Naegely. Chairperson Shambour called the meeting to order at 6:00 PM with Commissioners Bowers, Naegely, Selness and Szaroletta present.

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

Motion by Commissioner Bowers to adopt the agenda as presented, second by Commissioner Selness. Motion carried unanimously.

4. PLANNING COMMISSION BUSINESS

a. December 4, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Szaroletta to approve the December 4th, 2023 Planning Commission Minutes, second by Commissioner Bowers. Motion carried unanimously.

b. PUD Sketch Cologne Village Market

Motion by Commissioner Szaroletta to open the Public Hearing, second by Commissioner Selness. Motion carried unanimously. Chair Shambour introduced Dave Pokorney to present the preliminary sketch for a proposed development in Outlot A on the north side of Village Parkway.

Mr. Pokorney reviewed the original concept plan for Outlot A from 2006 and the rough sketch of the currently proposed development to include multi family, retail and a convenience store. The proposal is the first step in the process and is not final, but the plan would include retail space that may include shops, small office space and perhaps a restaurant – a separate convenience store that also may sell gas is proposed on the east side of Outlot A. This piece would be at the end of the development process as those retailers don't come until development has happened. On the west side is proposed a 3-story multifamily building with 67 units – the final number to be determined in the rest of the planning process. Mr. Pokorney has done similar projects in Little Falls, St. Peter and Hudson Wisconsin. These would be market rate, higher end units ranging from \$1,500 to \$1,900 a month. This is not a subsidized apartment building. Exterior would be Hardiboard, stone and brick very similar to the STARS ELC. Two parking spaces for each unit and some garages on the first level.

Traffic patterns were discussed with the right-in access being key to getting a convenience store. Watershed and stormwater were discussed, if the new plan has less asphalt than the original plan the existing ponds may be sufficient but may have to be relocated for access.

City Planner Cindy Nash was introduced who explained that no formal decisions being taken this evening by the Planning Commission or at the City Council. The determination being made is to determine whether the proposed amendment to the Planned Unit Development (PUD) qualifies based on current City Ordinances, which it does. Staff is recommending that they make a finding that it qualifies to be an amendment to the PUD. Ms. Nash then explained the next steps include further applications including a comprehensive plan amendment, a preliminary plat with the preliminary PUD and a final plat with a final PUD. Any individual site along the way will also have site plan review. There will be many opportunities to review and comment on the proposals and see them as they potentially evolve. Additionally, Ms Nash commented that the original PUD had 200 apartments for seniors and the proposed amendment is roughly a two-thirds smaller at 67 units. As a market rate apartment, you can expect the typical renter will be senior citizens moving out of their homes or young professionals who are just out of school and starting their careers.

Chair Shambour then opened the floor for public comment. Discussion occurred around a full-service grocery store, traffic impact, TIF financing, responsible growth, and why this location.

Next steps would be that the Planning Commission forwards a recommendation to the City Council, which will then consider if this meets the very preliminary question of does this plan meet the basic requirements of becoming a PUD, and can the developer proceed to the next step which is to prepare formal engineered plans showing the phases of the development where details are addressed. The developer will submit a preliminary plat and PUD application to the city and there will be another public hearing with the planning commission on the plan where the public can make comments. The

planning commission would then make a recommendation to the City Council who then would make a decision on approving the preliminary plat and PUD.

Motion by Commissioner Szaroletta to close the public hearing, second by Commissioner Bowers. Motion carried unanimously.

Motion by Commissioner Selness to approve the sketch PUD concept plan subject to the conditions outlined in City Planner Cindy Nash's memo dated January 30, 2024, second by Commissioner Szaroletta. Motion carried 4-1 with Commissioner Bowers voting against.

c. Ordinance Amendment – Food Preparation for Wholesale or Retail in C-2 Zoning District as an Interim Use of Property

Motion by Commissioner Szaroletta to open the Public Hearing, second by Commissioner Selness. Motion carried unanimously. City Planner Cindy Nash reviewed her memo regarding Mr. Kolanders application to allow an interim use in the C-2 CBD zoning district for a shared or commercial kitchen or other food preparation including wholesale distribution and/or retail sales not to exceed 7500 square feet of gross floor space. Mr. Kolander then reviewed his business plan.

Discussion occurred around smoke mitigation, hours of operation and food safety monitoring.

Bill Modell owner of Lakeside Apartments adjacent to the business spoke of concerns for his tenants with the smoking of meats. Mr Kolander stated that the extent of the smell would be no different than the smell of a restaurant.

Motion by Commissioner Bowers to close the public hearing, second by Commissioner Selness. Motion carried unanimously. Motion by Commissioner Bowers to approve the Ordinance Amendment and send it on to the City Council, second by Commissioner Szaroletta. Motion carried unanimously.

d. Oak and Steel Interim Use Permit Application

Motion by Commissioner Selness to open the Public Hearing, second by Commissioner Naegely. Motion carried unanimously.

Ms. Nash explained that the application is to permit the use in the C-2 Central Business District. The recommendation from Ms. Nash is to approve the application but include conditions outlined in the memo, including no outside storage or food preparation and comply with all noise and nuisance related ordinances of the City along with other conditions.

Motion by Commissioner Szaroletta to close the public hearing, second by Commissioner Bowers. Motion carried unanimously. Motion by Commissioner Bowers to approve the Interim use application subject to the conditions outlined in Ms. Nash's memo of January 31, 2024, second by Commissioner Selness. Motion carried unanimously.

5. BOARD REPORTS

6. ANNOUNCEMENTS

7. ADJOURN

Motion by Commissioner Bowers to adjourn at 9:11 PM, second by Commissioner Selness Motion carried unanimously.

Proposed

Respectfully Submitted:

Attest:

Michelle M Morrison, City Administrator

Bernie Shambour, Chairperson

Collaborative Planning, LLC

Memorandum

To: Planning Commission
From: Cindy Nash, AICP, EDFP
Date: February 29, 2024
Subject: Ordinance Amendment – Food Preparation for Wholesale or Retail in C-2 Zoning District as an Interim Use of Property

The City has initiated an ordinance amendment related to non-conforming uses and conditional use permits.

The purpose of the change to the section on non-conforming uses is to propose an opportunity for legal non-conforming uses to expand their use and buildings. In particular, much of the historic core of the community is zoned C-2 but currently contains homes and other non-commercial uses that currently would be prevented from expanding under the existing ordinance. This amendment would provide a one-time opportunity for people to make those expansions. As drafted, it would be permitted after review by the Planning Commission and City Council with an application for a Conditional Use Permit.

The Zoning Ordinance does not currently contain a process for applying for and making a decision on a Conditional Use Permit. This draft ordinance also creates that process.

A redline version of an ordinance amendment is attached for review and consideration. It is recommended that the Planning Commission review the draft ordinance, and then make a recommendation for one of the following:

1. Recommend approval
2. Recommend approval with modifications
3. Recommend denial

§ 153.007 NONCONFORMING USES AND STRUCTURES.

Any structure or use existing upon the effective date of the adoption of this chapter which does not conform to the provisions of this chapter may be continued subject to the following conditions:

~~(A)~~ ~~(A)~~ The nonconforming use is not expanded or enlarged, ~~except in conformity with the provisions of this chapter, unless approved by a Conditional Use Permit subject to the following:~~

- a. ~~The footprint of the building containing the use may be permitted to be expanded by not more than 50% a single time. Additional expansions are not permitted.~~
- b. ~~The use is an existing legal nonconforming use.~~
- c. ~~The proposed expansion must be in compliance with all performance standards contained within Chapter 153 of the City Code unless a variance has been granted by the City under the procedures set forth in Section § 153.090.~~
- d. ~~The Conditional Use Permit is recorded and specifically restricts the future expansion of the building(s) on the subject property unless the use is changed to a conforming use.~~

(B) If a nonconforming use is discontinued or a nonconforming structure is abandoned for a period of one year, further use of the structure or property must conform to this chapter.

(C) If a nonconforming use is replaced by another use, the new use shall conform to this chapter.

(D) If a nonconforming use or structure is damaged by any cause to the extent that repair or replacement costs exceed 50% of the market value, the use or structure may not be replaced or repaired except in conformity with this chapter.

(E) Normal maintenance of a nonconforming structure is permitted, including necessary non-structural repairs and incidental alterations which do not extend or intensify the nonconforming use.

(Ord. 150, passed 2-22-2000; Ord. passed 3- -2007)

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Sec. 153.094. Conditional use permits.

(1) Purpose. Certain uses identified as conditional uses for a particular zoning district, while generally not suitable in a particular zoning district, may under some circumstances be suitable if conditions are attached. When such circumstances exist, a conditional use permit may be granted. Conditions may be applied to issuance of the permit and a periodic review of the permit may be required. The permit shall be granted for a particular use and not for a particular person.

(2) Criteria for granting conditional use permits. In granting a conditional use permit, the city council shall consider the advice and recommendations of the planning commission and the effect of the proposed use upon the health, safety, morals and general welfare of occupants of surrounding lands. Among other things, the city council shall make the following findings where applicable:

- A. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
- B. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- C. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- D. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
- E. Adequate measures have been or will be taken to provide ingress or egress so designated as to minimize traffic congestion in the public streets.
- F. The use of the property shall, in all respects other than the conditional use, conform to the applicable regulations of the district in which it is located.

(3) Additional conditions.

- A. In permitting a new conditional use or the alteration of an existing conditional use, the city council may impose, in addition to these standards and requirements expressly specified by this chapter, additional conditions which the planning commission considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited, to the following:
 - a. Increasing the required zoning lot size and setback dimension.
 - b. Limiting the height, size or location of structures.
 - c. Controlling the location and number of vehicle access points.
 - d. Increasing the street width.
 - e. Increasing the number of required off-street parking spaces.
 - f. Limiting the number, size, location or lighting of signs.

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g. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

h. Designating sites for open space.

i. Placing hours of operation restrictions on the proposed use.

B. Any change involving structural alterations, enlargement, intensification of use, or similar changes not specifically permitted by the conditional use permit issued shall require an amended conditional use permit and all procedures shall apply as if a new permit were being issued. The administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the city council, time limits, review dates, and such other information as may be appropriate.

(4) Procedure.

A. The person applying for a conditional use permit shall fill out and submit to the city clerk the conditional use permit application form signed by the owner, site plan, and other such information necessary to review the application for compliance with this Ordinance, and such submittal shall include all information as required on the application form unless a waiver of certain information is granted by the city clerk.

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B. The city clerk shall determine if the application is complete and, if complete, refer the application to the planning commission.

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C. The planning commission shall hold a public hearing on the application. Notice of the public hearing shall be published in the official newspaper designated by the city at least ten days prior to the hearing. Notice of the hearing shall also be mailed to owners of property located within 350 feet of the outside boundaries of the land to which the conditional use will be applicable if the conditional use permit is for an area of five acres or less. The notice shall include a description of the land and the proposed conditional use.

D. The report of the planning commission shall be placed on the agenda of the city council following referral from the planning commission. In the event that the planning commission does not make a recommendation on an application within 60 days of the date that the application was determined to be complete under M.S.A. § 15.99, then the application shall automatically be referred to the city council for a public hearing if a public hearing was not previously completed by the planning commission.

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E. An amended conditional use permit application shall be administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include request for changes in conditions, and as otherwise described in this chapter.

F. No application for a conditional use permit shall be resubmitted for the same property and for the same type of conditional use for a period of one year from the date of a decision of the city council to deny an application. A conditional use

permit shall expire and be considered null and void one year after it has been issued if no construction has begun.

G. If a time limit or periodic review is included as a condition by which a conditional use permit is granted, the conditional use permit may be reviewed at a hearing with notice of said hearing provided to the current property owner of record by first-class mail at least ten days prior to the hearing; it shall be the responsibility of the clerk to schedule such hearings and the owner of land having a conditional use permit shall not be required to pay a fee for said review. A hearing for annual review of a conditional use permit may be required at the discretion of the city council.

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H. In the event that the any of the conditions of the CUP are violated, the city has authority to revoke the conditional use permit.

a. A violation of any condition set forth in a conditional use permit shall be a violation of this Ordinance. If within 30 days of written notice from the city the violation has not been corrected, the city may pursue the following procedure to terminate the permit:

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(i) Written notice of revocation shall be served upon the owner at least ten working days prior to the Conditional Use Permit being revoked.

(ii) Notice to the owner on record shall be served personally or by first class mail. Such written notice of revocation shall contain the effective date of the revocation, the nature of the violation constituting the basis of the revocation, the facts which support the conclusions that a violation has occurred and a statement that if the Owner desires to appeal, the appeal must, within ten working days, exclusive of the day of service, file a request for a hearing.

(iii) The hearing request shall be in writing, stating the grounds for appeal and served personally or received by first class mail by the city clerk at the city hall not later than 4:30 p.m. of the tenth city working day following notice of revocation.

(iv) Following the receipt of a request for hearing, the city council shall set a time and place for the hearing within thirty days of receipt of the hearing request.

I. Any use permitted under the terms of any conditional use permit shall be established and conducted in conformity to the terms of such permit and of any conditions designated in connection therewith. The city may, at its discretion, review the property periodically to determine compliance with the terms of the conditional use permit. Conditional Use Permits shall remain in effect for so long as the conditions agreed upon are observed, provided that nothing in this section shall prevent the city council from enacting or amending official controls to change the status of conditional uses.

Collaborative Planning, LLC

Memorandum

To: Planning Commission
From: Cindy Nash, AICP, EDFP
Date: February 29, 2024
Subject: Conditional Use Permit – 209 Playhouse – Expansion of Non-Conforming Use

The City has received an application from Mr. Shambour to permit the expansion of an existing non-conforming use. Approval of this application is contingent upon the City first adopting the ordinance amendment related to expansion of non-conforming uses and conditional use permits.

Overview of Request



The subject property is a parcel of record containing a building that is being used for storage. Per the application submitted, a variance request is being made to permit the construction of an addition to this building. A copy of the application is attached. The architecture and floor plan for the building was provided in the packet for consideration. The plans show a 28.2' x 57.6' building following the proposed addition for a total of approximately 1,624 square feet. The existing building is the only building on the site and the principal use of the property and existing building is for storage. The existing building is approximately 28.2 feet by 40.2 feet for a total of approximately 1,133 square feet. This is a proposed increase in size of approximately 43%.

The property is zoned C-2 Central Business District and is within the Downtown Overlay District. The property is also within the shoreland overlay district.

Storage is not a listed permitted principal use in the C-2 Central Business District according to Section 153.039 of the Zoning Ordinance. The ordinance amendment that is also being considered would permit the following if adopted by the City Council:

(A) *The nonconforming use is not expanded or enlarged, unless approved by a Conditional Use Permit subject to the following:*

- a. *The footprint of the building containing the use may be permitted to be expanded by not more than 50% a single time. Additional expansions are not permitted.* Staff Note: The proposed expansion is 43%, which would be in compliance with this requirement.
- b. *The use is an existing legal nonconforming use.* Staff note: It appears the property has been used for this non-conforming use since prior to the original adoption of the Zoning Ordinance in Cologne.
- c. *The proposed expansion must be in compliance with all performance standards contained within Chapter 153 of the City Code unless a variance has been granted by the City under the procedures set forth in Section § 153.090 .* Staff Note: The impervious surface on the property exceeds the amount permitted by ordinance, but the property has received a variance from that requirement as the City Council was unable to make a decision on the previous application related to this prior to the expiration of time allowed.
- d. *The Conditional Use Permit is recorded and specifically restricts the future expansion of the building(s) on the subject property unless the use is changed to a conforming use.*

Recommendation

Staff recommends approval of the Conditional Use Permit subject to the following conditions:

1. The only use permitted for the Subject Property is storage. No other use of the property is permitted except those as permitted in the Cologne Zoning Ordinance as amended from time to time.
2. The site must be constructed in substantial compliance with the Certificate of Survey prepared by E.G. Rud and Sons, Inc. dated August 17, 2023 and the building plans prepared by Wallace Architecture, PLLC dated August 21, 2023. The plans may not be amended unless revised plans are approved in conformance with city ordinances.
3. The use and site shall be in compliance with all requirements of the zoning ordinance, as amended from time to time.
4. The use and site shall be in compliance with any Federal, State or County law or regulation that is applicable and any related permits shall be obtained and documented to the City.

STRUCTURAL NOTES

Unless noted otherwise on the plans and/or in the details, these notes shall apply. If there are discrepancies between the plans, details, specifications and/or these notes, the contractor shall conform to the more stringent requirements, unless clarified with the Structural Engineer of Record (SER) prior to work.

MATERIAL STRENGTHS

Structural Steel
HSS Rectangular and Square - ASTM A500 Gr. C, Fy = 50 ksi
W and WT shapes - ASTM A992, Fy = 50 ksi
Misc. structural steel - ASTM A36, Fy = 36 ksi

Structural Steel Fasteners
Connection bolts - ASTM A325 or F1552, Fu = 120 ksi
Anchor rods - ASTM F1554, Gr. 36, Fy = 36 ksi
Threaded Rods - ASTM A36, Fy = 36 ksi

Reinforcing Steel
Deformed Bars - ASTM A615, Gr. 60, Fy = 60 ksi
Weldable Bars - ASTM A706, Gr. 60, Fy = 60 ksi
Fabric - ASTM A185, Fy = 70 ksi
Masonry Joint Reinforcing - ASTM A951, Fy = 70 ksi
Epoxy Coating for Reinforcing Steel - ASTM A775

Concrete
f'c = compressive strength in 28 days
4,000 psi unless noted otherwise
5,000 psi for footings
3,000 psi for masonry corefill

Masonry
Concrete Masonry Units - ASTM C90
f'm = net area compressive strength of masonry
based on IBC table 2105.2.2.1.2
2,000 psi unless noted

Structural Lumber
All dimensional lumber - #2 Spruce Pine Fir (SPF) or equal
Laminated Veneer Lumber (LVL)
E = 2,000,000 psi
Fb = 2600 psi
Laminated Strand Lumber (LSL)
E = 1,550,000 psi
Fb = 2,325 psi
Parallel Strand Lumber (PSL)
E = 2,000,000 psi
Fb = 2900 psi
Treated lumber - #2 Southern Pine or equal

DESIGN LOADS

Roof
Dead load
17 psf (7 psf top chord + 10 psf bottom chord)
Snow load
Roof snow load = 35 psf

Wind
Ultimate Design Wind Speed 115 mph
3 second gust
Exposure B, I = 1.0
Risk Category II
Wind Shear walls have been designed using IRC R301.1.3

EXISTING CONDITIONS

001. Contractor shall verify all dimensions, elevations, and details of existing structure where they affect this construction prior to fabrication.
002. Contractor shall take precautions to avoid adding load or stress to any adjacent structures during construction.

TEMPORARY BRACING

003. Contractor is responsible for bracing, without over-stressing, all structural elements as required at all stages of construction until completion of this project. Provide temporary lateral support for all walls until walls are adequately braced by permanent structure. Shore foundation walls retaining earth until floor framing and basement slab are in place. Use caution when operating equipment adjacent to foundation walls.

GENERAL SOIL NOTES

004. The structure has been designed using a presumptive load-bearing value of 2000 psf in accordance with Table R401.4.1 of the 2018 IRC on virgin soil or compacted granular fill for footings.
005. Presumptive soil bearing value to be verified by a geotechnical engineer where required by the building official per R401.4.
006. The existing footings have been assumed to be typical spread footings on good soils that are assumed to be performing adequately.
007. Any discrepancies in the assumed allowable soil bearing pressure shall be reported immediately.
008. Remove all top soil, un-compacted fill, or other poor soil from the construction area.
009. Slope the site to drain away from the building.
010. Install gutters and downspouts with long extensions, recommended.
011. Install drain tile, recommended.
012. Backfill with granular soils, recommended.

FOOTINGS/FOUNDATIONS

013. All footings are to be formed. All stumps, roots and debris must be removed from the soil to a depth of at least 12" below the surface of the ground in the area occupied by the building. Footings shall be placed on virgin soil or compacted granular fill.
014. Wall footings are cast-in-place concrete with continuous reinforcing placed 3" clear of bottom and 2" clear at top and sides.
015. Wall footings are centered under walls and column footings under columns.
016. Wall footings shall be a minimum of 8" thick with a 4" projection each side of wall.
017. Reinforce with 2 - #4 continuous bottom bars.
018. Column footings shall be a minimum of 10" thick, with plan dimensions as shown on drawing. Reinforce with #4 bottom bars at 8" o.c. each way.
019. Provide 30 bar diameter lap at splices and full crossing lap at corners and intersections.
020. Tie all reinforcing in place. Set footing reinforcing on chairs or masonry brick to obtain 3" clearance from bottom of footing.
021. Maintain minimum frost depth of 42" for all exterior footings, 60" for deck footings.
022. Step footings in a uniform manner using a 2:1 horizontal to vertical slope.
023. Cast dowels in footing for foundation walls above. Dowels shall be the same quantity, size, and spacing as the vertical wall reinforcing. Dowels shall be 30" long and extend to 3" clear of bottom of footing.
024. Contractor shall be responsible for implementing hot weather concrete requirements per ACI 305 and cold weather concrete requirements per ACI 306.
025. Shore all foundation walls appropriately before backfilling and compacting.
026. Foundations supporting wood shall extend at least 6" above the adjacent finished grade.
027. The contractor shall verify the location of all existing underground utilities and tanks prior to beginning excavation.
028. The contractor shall follow IRC Figure R403.1.7.1 for foundation clearances to slopes unless indicated otherwise by the soils engineer.

CONCRETE

027. Provide ready-mixed concrete per ASTM C94. Portland cement shall be ASTM C150, Type I. Use only one brand of cement throughout the work. Provide concrete aggregates meeting the requirements of ASTM C33.
028. Maximum aggregate size shall be 3/4" for grade beams and slabs. Water shall be clean, free of deleterious amounts of acids, alkalis, or organic materials, and shall be considered potable. Provide admixtures to reduce water content, provide air-entrainment, or alter the quality of the concrete to meet the job conditions.
029. Place reinforcing 2" clear to outside face and 1 1/2" clear to inside face of concrete wall.
030. Provide #4 x 4'-0" long (equal legs) horizontal reinforcing corner bars at 18" o.c. at outside corner of wall and 2 - #4 vertical support bars.

CONCRETE (continued)

031. All wall openings larger than 12" shall have 2 - #5 at all sides extending 2'-0" beyond each edge of opening with 2 - #5 x 4'-0" diagonal bars at each corner of opening.
032. Wall openings shall be continuous through columns and pilasters.
033. Provide full development and splice lengths per Concrete Reinforcing Steel Institute (CRSI) or ACI 318 requirements.
034. All concrete exposed to weather, freeze-thaw conditions or de-icing chemicals shall contain 5% - 7% entrained air.
035. Slump shall be determined by ASTM C143 as follows:
Footings 3" - 4"
Walls, Columns 3" - 5"
Slabs on grade 3" - 4"
Structural slabs, beams 3" - 4"
Masonry Grout 8" - 11"
036. Concrete shall not be laid when the temperature of the outside air is below 40 degrees Fahrenheit, unless approved methods are used during construction to prevent damage to the concrete. All materials used and surfaces built upon shall be free of snow and ice.
037. Wood beams pocketed into concrete shall be provided with a 1/2" air space on top, end, and sides unless treated wood or steel plates are used.
038. Concrete shall not bear permanently on wood members.

SLABS ON GRADE

039. All slabs on grade shall be reinforced with WWF6x6-W1.4 x W1.4 in center of slab or polypropylene fiber reinforcement.
040. Slabs on grade adjacent to foundation walls retaining earth shall be a minimum of 3 1/2" thick.
041. Construction and/or control joints shall occur at a maximum of 8'-0" o.c. at exterior slabs on grade, and at a maximum of 10'-0" o.c. at interior slabs on grade.
042. Construction and/or control joints shall be laid out in a rectangular pattern with long to short side ratio less than or equal to 1.5 and with no re-entrant corners.
043. Control joints for slabs on grade shall be saw cut as soon as concrete can accept it without raveling.
044. Do not cut structural slabs or topping slabs.
045. All control/construction joints shall be continuous and not staggered or offset.
046. Control joints shall be cleaned and sealed for curing purposes as soon as possible.
047. Verify floor finishes and control/construction joint locations with owner and architect.

REINFORCED CONCRETE MASONRY WALLS

048. Hollow unit concrete masonry shall be ASTM C90.
049. Mortar shall be per ASTM C270: Type M or S for below-grade, load bearing and exterior masonry; Type N for all interior non-load bearing above grade masonry.
050. All masonry units shall be placed in running bond.
051. Provide special shapes for jambs, columns, pilasters, control joints, corners, and lintels.
052. See plans for location and spacing of reinforcement in walls. When one bar is in a single core, place in center unless noted otherwise. When two bars are in a single core, place one near each face.
053. Place at least one vertical reinforcing bar in wall corners.
054. Provide 1/4" diameter ties 8" on center set into joints in all lintel and bearing plate masonry columns.
055. Vertical steel shall be lapped 48 bar diameters at all splices.
056. Provide full mortar bedded face shells and webs around all grouted cells for full bearing and to prevent leakage into adjacent cells.
057. Grout shall be per ASTM C476.
058. Fill masonry core at vertical columns with 3,000 psi grout vibrated in place.
059. Wall construction shall not exceed heights of 4'-0" before placement of core grout unless cleantout holes are provided at the bottom of each grout lift, then maximum height of 8'-0" before placement of core grout.
060. Provide ladder or truss style horizontal joint reinforcing, fabricated with galvanized 9 gauge wire, placed every 2nd course.
061. Provide bond beam with 2 - #5 at all floor lines, roof lines, and top of walls.
062. Provide corner bars with 2'-0" legs for each horizontal bar in all bond beams at corners and intersecting walls.
063. Refer to dimension lumber notes for anchor bolt requirements.
064. Masonry shall not be laid or grouted when the temperatures of the outside air is below 40 degrees Fahrenheit, unless approved methods are used during construction to prevent damage to the masonry.
065. All materials used and surfaces built upon shall be free of snow and ice.
066. Wood beam pocketed into masonry shall be provided with a 1/2" air space on top, end, and sides unless treated wood or steel plates are used. Solid grout the masonry voids below a minimum of 2 courses below bearing.
067. Masonry shall not bear permanently on wood members.
068. Place control joints in above grade masonry walls such that no straight run of wall exceeds the lesser of 40 feet or 3 times the height.
069. See architectural plans for location and detail of wall control joints.

STRUCTURAL STEEL

070. All structural steel shall be designed, fabricated, and erected according to specifications of the American Institute of Steel Construction (A.I.S.C.) Latest Adoption.
071. Structural steel supplier shall supply all cap plates, bearing assemblies, base plates, stiffeners, splices, and connections, and shall follow standard AISC details unless noted on drawings.
072. All welding shall be done by the shielded arc process using E70 electrodes in accordance with the rules of the American Welding Society (A.W.S.) Structural Welding Code, Latest Adoption. All welders shall be certified by the rules of the American Welding Society.
073. Tighten anchor bolts and grout column base plates before installing steel beams.
074. Provide complete detailed shop drawings to the contractor for review and approval prior to fabrication.
075. Provide 5/16" full height web stiffeners at all column and support locations.
076. Design intention when columns bear on beams is to have bearing plates match beam width x column width + 6".

DIMENSION LUMBER

077. Design assumes lumber is free of significant splits and checks, and contractor will visually inspect during installation.
078. Sills and all other lumber in contact with concrete or masonry and within 8" of finished grade shall be preservative treated wood. In crawlspaces or unexcavated areas within the building foundation, wood shall be preservative treated for joists within 18" of exposed ground and/or girders within 12" of exposed ground.
079. Preservative treated wood shall be in accordance with the American Wood Protection Association, Standard U1.
080. Treat all cut ends of treated material.
081. All lumber is to be grade stamped, which is to contain grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.
082. All lumber shall be seasoned to a moisture content of 19% or less, with the indication of "S-Dry" on the grade stamp.
083. All lumber shall be protected from the elements.
084. Sill plates to be bolted to foundation wall with 1/2" diameter galvanized anchor bolts at 4'-0" on center maximum. Bolts to extend 9" minimum into solidly grouted foundation wall. Each sill plate to have a minimum of 2 bolts with one bolt located not more than 12 inches or less than 4 1/2 inches from each end of the plate section. Use 1/8" x 2" x 2" galvanized washers, slightly crushing plate.
085. Minimum nailing shall be in accordance with Table R602.3(1) of the 2018 IRC unless noted otherwise.
086. All walls shall have a single bottom plate and double top plate, unless noted otherwise.
087. Exterior walls shall be 2 x 6 studs @ 16" on center, unless noted otherwise.
088. Interior bearing walls shall be 2 x 6 studs @ 16" on center, unless noted otherwise.
089. Interior non-load-bearing walls shall be 2 x 4 studs @ 16" on center, unless noted otherwise.
090. Typical openings to have a minimum of 2 bearing (trimmer or jack) studs and 1 full-height king stud.
091. Headers not noted to be 2 - 2 x 6 up to 4'-0" span and 2 - 2 x 8 from 4'-0" to 6'-0" span. Wood headers shall have a minimum 3" length of bearing at each end or bear the entire length of the bearing studs.
092. Beams shall bear on a minimum of 3" along their length and fully along their width and have a minimum of 2 typical wall studs supporting them.
093. Joists shall bear the full width of supporting members (stud wall, beams, etc.).
094. Provide solid vertical blocking at all joint spaces below wood columns. Provide matching columns to foundation at lower levels below columns comprised of 3 or more studs.
096. All beams and joists not bearing on supporting members shall be framed with prefabricated joist hangers.
097. 1 1/2" nails shall not be used at joist hangers unless specified for the specific joist hanger by the manufacturer.
098. 1 1/2" nails shall not be used for beam and girder hangers.
099. See hanger manufacturer catalog for required nails or screws for 100% allowable loading.
100. Beams or headers made of 2x's shall be nailed together with 2 - rows 16d nails (.162" x 3 1/2") at 12" o.c. along each edge, typical for each lumber ply.

DIMENSION LUMBER (continued)

101. Nail built up posts made of 2x stud material with 2 - rows 16d nails 12" on center each ply, up to 3-piles. Screw built up posts made of 2x stud material with 1/4" x 6" SDS screws 8" on center staggered for 4-piles.
102. Attach 2-ply LVL beams with 2-rows of 1/4" x 3 1/2" SDS screws 16" on center, unless noted otherwise.
103. Attach 3-ply LVL beams with 2-rows of 1/4" x 3 1/2" SDS screws 16" on center both faces, unless noted otherwise.
104. Attach 4-ply LVL beams with 2-rows of 1/4" x 6" SDS screws 16" on center both faces, unless noted otherwise.
105. Spacing of bridging for joists shall not exceed 8'-0".
106. Double all joists under parallel partitions or single floor truss.
107. All plywood and OSB shall be installed per American Plywood Association standards, including the use of construction adhesive for fastening to floor joists.
108. All fasteners and hangers in contact with treated lumber shall be G185 hot dipped galvanized or equal.
109. Lumber grading rules and wood species shall conform to Voluntary Product Standard PS 20-99 as published by the Department of Commerce. Grading rules shall be by an agency certified by the Board of Review of the American Lumber Standards Committee.
110. Performance requirements, adhesive bond performance, panel construction and workmanship, dimensions and tolerances, marking, and moisture content of Wood-based Structural-use Panels shall conform to Voluntary Product Standard PS 2-92, as published by the Department of Commerce.
111. Place sheetrock wall control joints max 30ft apart per the Wall and Ceiling Bureau Technical Bulletin.
112. Do not drill or notch plumbing holes near knots in any framing.

WOOD TRUSSES

113. Responsibilities of the contractor, building designer, truss manufacturer, and truss designer shall follow the publication "TPI 1-2014 National Design Standard for Metal Plate Connected Wood Truss Construction."
114. Truss supplier shall notify SER of any proposed revisions to the layout indicated on this plan. Revisions that affect the structural design will not be allowed without prior written approval by the SER.
115. Verify allowable bearing locations for girder trusses with SER prior to final design stage.
116. Provide metal bearing enhancers as necessary to utilize stud columns shown on plan.
117. All prefabricated wood trusses shall be furnished in accordance with designs prepared using the design loads and span conditions indicated, including designing gable end truss webs for perpendicular to face wind loads.
118. Truss manufacturer shall provide a truss layout and truss drawings prior to beginning construction. Trusses shall be designed for top and bottom chord superimposed dead and live loads as indicated above.
119. Truss supplier shall design trusses to support additional dead load from, but not limited to, sprinkler lines, rain leader systems, piping, cable trays, ductwork, kitchen islands, etc., as per IBC. Coordinate with architectural/mechanical/electrical as required. General contractor to verify location and magnitude of all such loads with truss supplier and SER prior to fabrication of trusses.
120. See architectural plans for attic draft stop locations and design roof trusses accordingly.
121. Live load deflection of roof trusses shall be limited to 1/350 of the span.
122. Provide L800 deflection limits for all individual bottom chord members between panel points.
123. Design trusses for top chord bearing or bottom chord bearing as shown on drawings.
124. Truss configuration, pitch, overhang, etc. shall be indicated on the architectural drawings.
125. Spacing of roof trusses shall not exceed 24" on center.
126. Lumber for wood trusses shall be in accordance with manufacturer's recommendations.
127. Truss manufacturer to provide girder trusses, hip jacks, and step-down trusses as required and designed to support all superimposed loads. Provide hip-sets, dormers, and piggy-back trusses as required.
128. Truss manufacturer to specify if roof sheathing needs to be applied before placing "over-framing".
129. Provide metal framing anchors at truss bearing to mechanically fasten truss to bearing wall or supporting member as shown in details.
130. Truss manufacturer shall provide truss to truss connection hangers.
131. Bridging, and bracing of truss compression and tension members, shall be installed in accordance with the truss manufacturer's design and directions.
132. No cutting, notching, or modifications of trusses will be allowed without the manufacturer's written approval.

WOOD TRUSSES (continued)

133. Contractor shall provide permanent and temporary diagonal, lateral, and cross bracing in accordance with the publication "BCSI 2018 Building Component Safety Information, Guide to Good Practice for Handling, Installing and Bracing of Metal Plate Connected Wood Trusses" by the Truss Plate Institute and Wood Truss Council of America and as otherwise necessary. For spans longer than 60ft., contractor shall hire a structural engineer to design the necessary bracing.
134. Permanent bottom chord bracing and web bracing shall be located as shown on the truss drawings and shall be minimum 2 x 4 with 2 - 16d nails to end walls and trusses, lapping two truss spaces at splices.

ROOF SHEATHING

135. Roof sheathing shall be minimum 15/32" thick APA rated panels, rated for spacing of supporting members. A minimum of 32/16 span rating is recommended. Provide panel clips, one between each support, for supports spaced greater than 16" on center.
136. Provide Exterior or Exposure 1 grade. Panels shall be continuous over two or more spans, and long dimension of panel shall be perpendicular to supports. Fasten roof sheathing with 8d nails spaced at 4" on center at supported edges and 6" on center at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Design of roof sheathing assumes that the roof will be properly insulated and ventilated. Refer to APA publication N353N "Proper Installation of APA Rated Sheathing for Roof Applications."

FLOOR SHEATHING

137. Floor sheathing shall be minimum 23/32" thick tongue and groove APA rated panels, rated for spacing of supporting members. A minimum of 48/24 span rating is recommended. Provide Exposure 1 grade.
138. Panels shall be continuous over two or more spans, and long dimension of panel shall be perpendicular to supports. Fasten sheathing with construction adhesive and 8d nails spaced at 4" on center at supported edges and 6" on center at intermediate supports.

LVL WOOD MEMBERS

139. LVL members noted on drawings are engineered laminated veneer lumber as manufactured by the Weyerhaeuser Company. Alternate at contractor's option of equal design properties. Sizes shown on plan are actual size.

PSL WOOD MEMBERS

141. PSL members noted on drawings are engineered parallel strand lumber as manufactured by the Weyerhaeuser Company. Alternate at contractor's option of equal design properties. Sizes shown on plan are actual size.

LSL WOOD MEMBERS

143. LSL members noted on drawings are engineered laminated strand lumber as manufactured by the Weyerhaeuser Company. Alternate at contractor's option of equal design properties. Sizes shown on plan are actual size.

ADHESIVE/EXPANSION ANCHORS

145. Adhesive and expansion anchors shall be provided and installed in strict accordance with the manufacturer's instructions. Adhesive anchoring system to be Simpson SET XP adhesive. Concrete screws shall be Simpson Titen. Alternate anchoring system may be submitted for approval. "Fast Set epoxy" is not permitted. Reference drawings for additional information and requirements.

ABBREVIATIONS KEY:

&-	AND	INSUL.	-INSULATION
@-	AT	INT.	- INTERIOR
ADD.	ADDITIONAL	L.L.	- LOWER LEVEL
B.O.	BOTTOM OF	MANU.	-MANUFACTURER
BOT.	BOTTOM	MAX.	- MAXIMUM
B.TWN.	BETWEEN	MIN.	- MINIMUM
B.W.	BOTH WAYS	MIR.	- MIRROR
CAB.	CABINET/CABINETS	M.L.	- MAIN LEVEL
CANT.	CANTILEVER	M.O.	- MASONRY OPENING
CLR.	CLEARANCE	MTG.	- MEETING
CMU	CONCRETE MASONRY UNIT	MULL.	- MULLION
CNTR.	CENTERED	O.C.	- ON CENTER
CONC.	CONCRETE	PERP.	- PERPENDICULAR
CONT.	CONTINUOUS	PLY.	- PLYWOOD
D. FIR	DOUGLAS FIR	P.T.	- PRESSURE TREATED
DIA.	DIAMETER	REF.	- REFRIGERATOR
DL	DEAD LOAD	REQ.	- REQUIRED
DR.	DOOR	R.O.	- ROUGH OPENING
E.E.	EACH END	SIM.	- SIMILAR
EL.	ELEVATION	SL.	- SNOW LOAD
EQ.	EQUAL	SQ.FT.	- SQUARE FEET
E.S.	EACH SIDE	S.S.	- STAINLESS STEEL
E.W.	EACH WAY	S.S.T.	- SIMPSON STRONG-TIE
EXP.	EXPOSURE	STAG.	- STAGGER
EXT.	EXTERIOR	STD.	- STANDARD
F.F.	FINISHED FLOOR	T&G	- TONGUE AND GROOVE
FIN.	FINISHED	T.B.D.	- TO BE DETERMINED
FL.	FLOOR	T.O.	- TOP OF
FND.	FOUNDATION	TYP.	- TYPICAL
F.O.	FACE OF	U.L.	- UNLESS NOTED OTHERWISE
FR.	FRENCH	U.P.	- UPPER LEVEL
FTG.	FOOTING	V.B.	- VAPOR BARRIER
GALV.	GALVANIZED	W/-	- WITH
H.	HEIGHT	W.	- WIDTH
I.F.	INSIDE FACE	W/O	- WITHOUT
INFO.	INFORMATION	WDW.	- WINDOW

wallace

ARCHITECTURE, PLLC

311 Third Street
Excelsior, MN 55331

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NOT FOR CONSTRUCTION

the SHAMBOUR GARAGE addition + remodel

Bernie + Karen Shambour
209 Playhouse Street East
Cologne, MN 55322

NOT FOR CONSTRUCTION

Sheet Size: 24 x 36

Project Number: 2214

Project Architect: Dan Wallace

Drawn By: Dan Wallace

Date of Issue: 21 AUG 2023

Review: 3 - 17 AUG 2023

Review: 2 - 8 AUG 2023

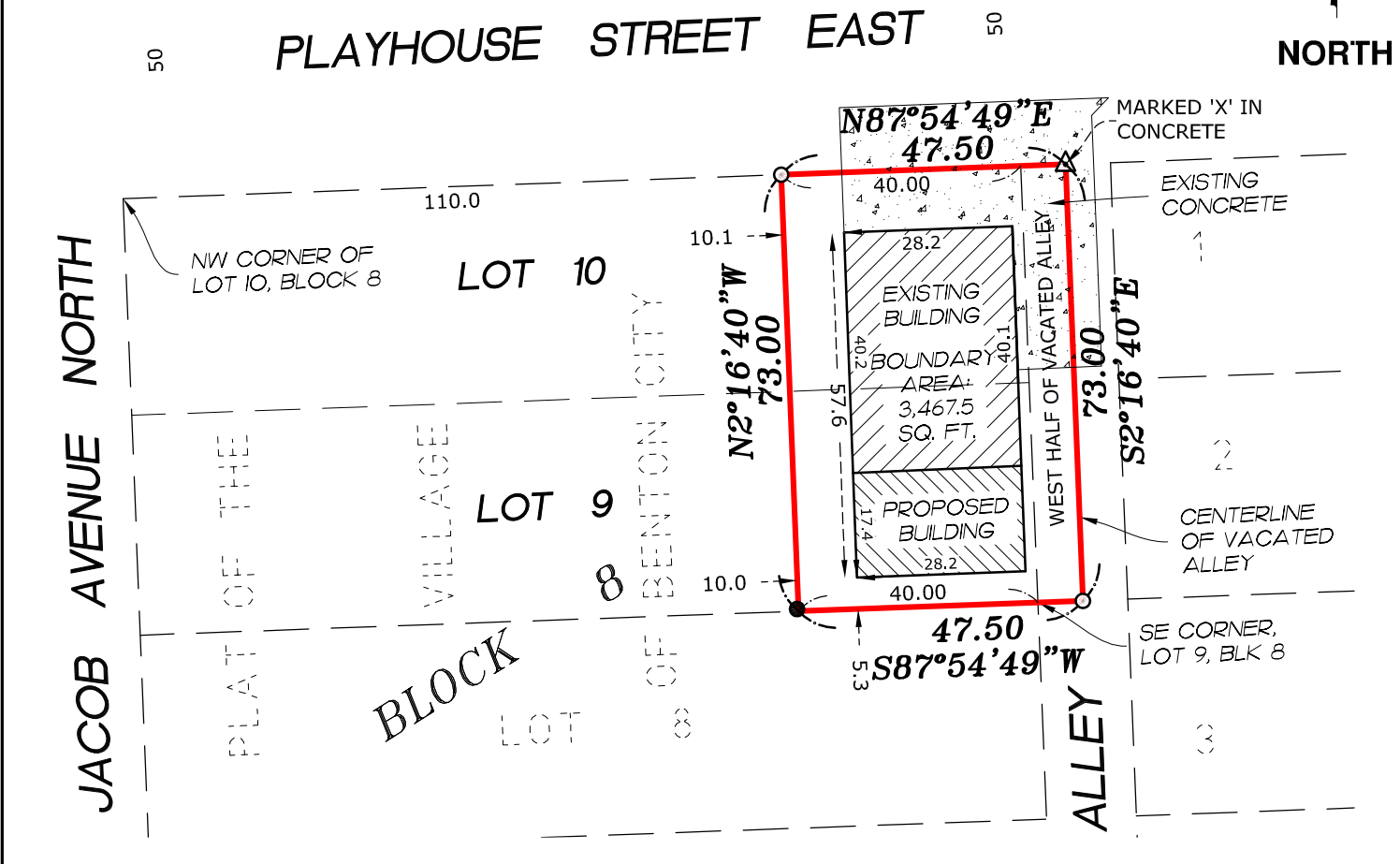
Permit: 1 - 24 MAY 2023

Engineer: 2 - 22 MAY 2023

01

CERTIFICATE OF SURVEY

~for~ Karen M. Shambour Trust
~Part of~ Lots 9 & 10, Block 8 & part of the vacated Alley in Block 8, CITY
LOTS OF COLOGNE
209 Playhouse Street East, Cologne, MN



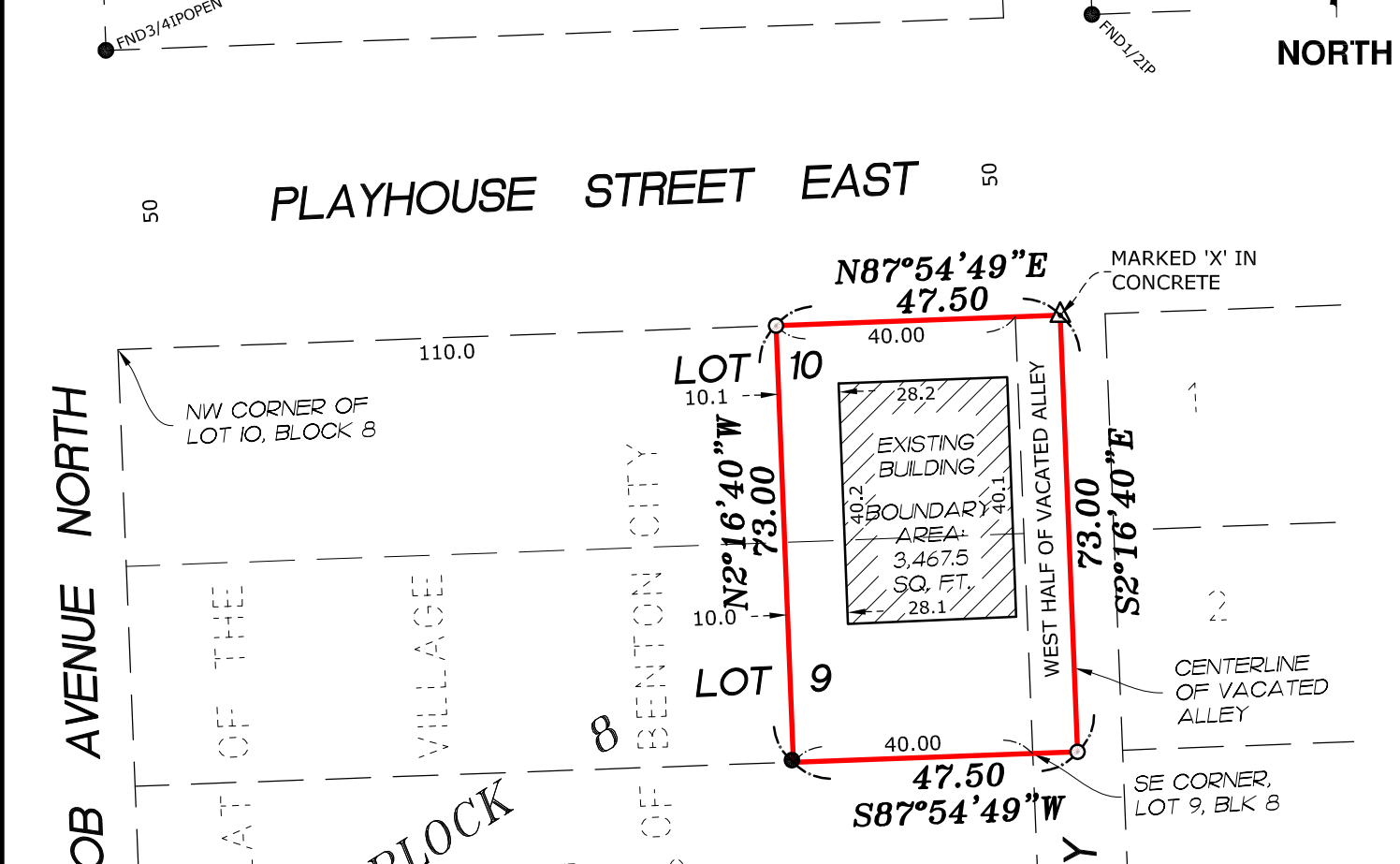
EXISTING IMPERVIOUS SURFACE COVERAGE	PROPOSED IMPERVIOUS SURFACE COVERAGE
LOT AREA 3,467.50 S.F.	LOT AREA 3,467.50 S.F.
EXISTING BUILDING 1,128.56 S.F.	PROPOSED BUILDING ADD. 493.43 S.F.
EXISTING CONCRETE 597.10 S.F.	EXISTING IMPERVIOUS 1,725.66 S.F.
TOTAL IMPERVIOUS 1,725.66 S.F.	PROPOSED TOTAL IMPERVIOUS 2,219.09 S.F.
	64.0% OF LOT

BOUNDARY DESCRIPTION
Commencing at a point 110 feet east of the northwest corner of Lot Number Ten, (10), Block Number Eight, (8), thence running east 40 feet; thence running south 73 feet; thence running west 40 feet; thence running north 73 feet to place of beginning, being the east forty feet of Lots Nine (9), and Ten (10), Block Eight (8), in the Village of Cologne.
ALSO
The West Half of the vacated alley in Block 8, Plat of the Village of Benton City, according to the record plat thereof, now City or Village of Cologne, lying adjacent to Lots 9 and 10 of said Block 8.
* Alley vacated per City of Cologne Resolution 21-01, Recorded Jan 25, 2021, as Doc. No. A716175

SCALE: 1" = 30'	BEARING DATUM: Assumed	JOB NO. 20.1163LS	DRAWN BY: KDN	CREW: JWM
I hereby certify that this plan, survey 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.				
E. G. RUD & SONS, INC. PROFESSIONAL LAND SURVEYORS 335 Main Ave., P.O. Box 988 Gaylord, MN 55334 TEL: (507) 237-5212 www.egrud.com				
Dated 30th day of June, 2023.				

CERTIFICATE OF SURVEY

~for~ Karen M. Shambour Trust
~Part of~ Lots 9 & 10, Block 8 & part of the vacated Alley in Block 8, CITY
LOTS OF COLOGNE
209 Playhouse Street East, Cologne, MN



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Dated 4th day of April, 2023.				

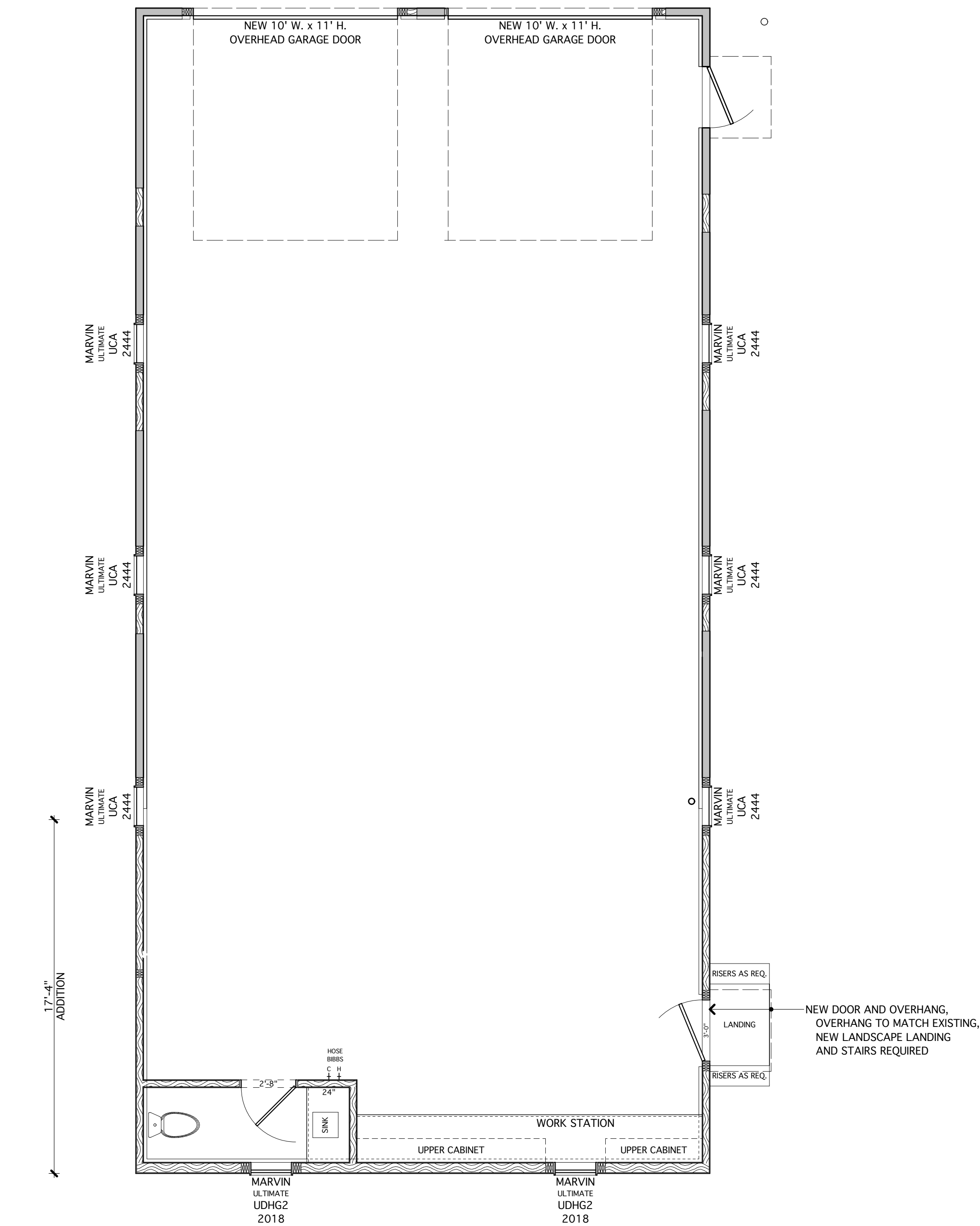
GENERAL NOTES:

01. FIELD VERIFY EXISTING DIMENSIONS RELEVANT TO CONSTRUCTION PRIOR TO CONSTRUCTION. CONTACT ARCHITECT WITH ANY DISCREPANCIES AND/OR QUESTIONS PRIOR TO CONSTRUCTION.

02. DO NOT SCALE DIMENSIONS OFF OF DRAWINGS FOR CONSTRUCTION. CONTACT THE ARCHITECT WITH ANY QUESTIONS ON DIMENSIONS PRIOR TO CONSTRUCTION.

03. FIELD VERIFY ALL EXISTING LOAD BEARING CONDITIONS PRIOR TO DEMOLITION. BRACE AND SUPPORT ALL EXISTING CONDITIONS TO REMAIN AS REQUIRED DURING DEMOLITION AND THROUGHOUT CONSTRUCTION.

04. UNLESS NOTED OTHERWISE, WHERE GIVEN, DIMENSIONS ARE TO FACE OF STUD.



WALL KEY

EXISTING WALL TO REMAIN =

NEW 2 x WOOD STUD WALL =

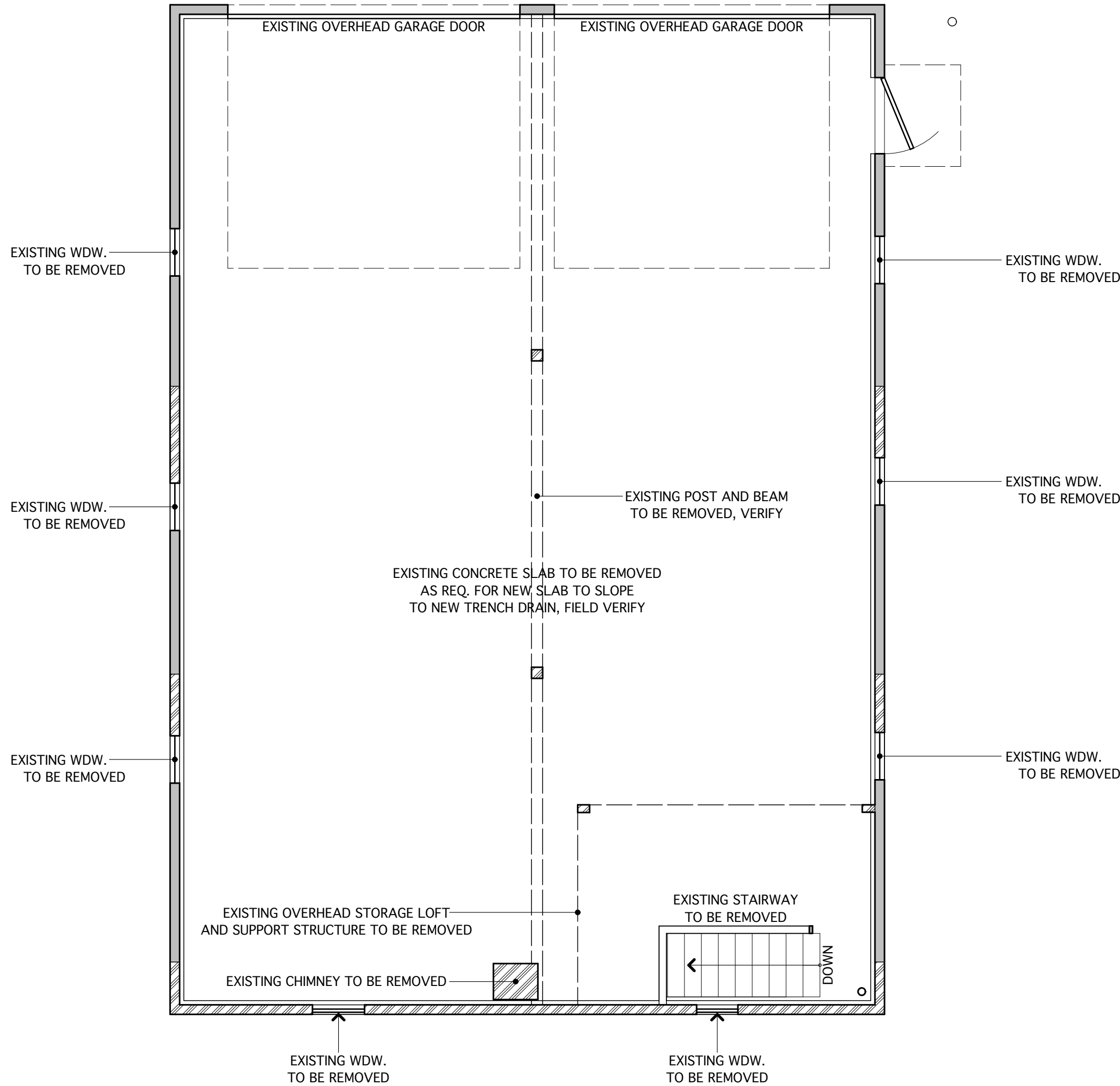
PLAN - main level addition + remodel

GENERAL NOTES:

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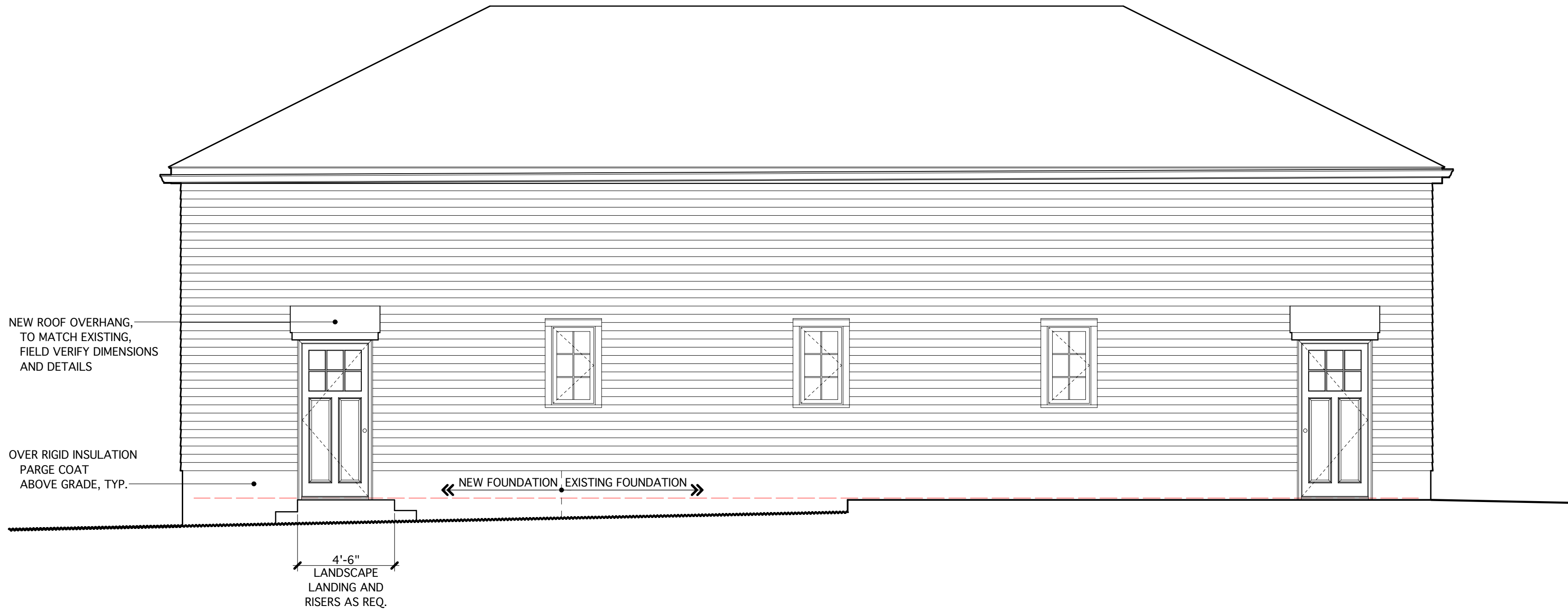


WALL KEY

EXISTING WALL TO REMAIN =

EXISTING WALL TO BE REMOVED =

PLAN - main level existing + demolition



EXTERIOR ELEVATION - east

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



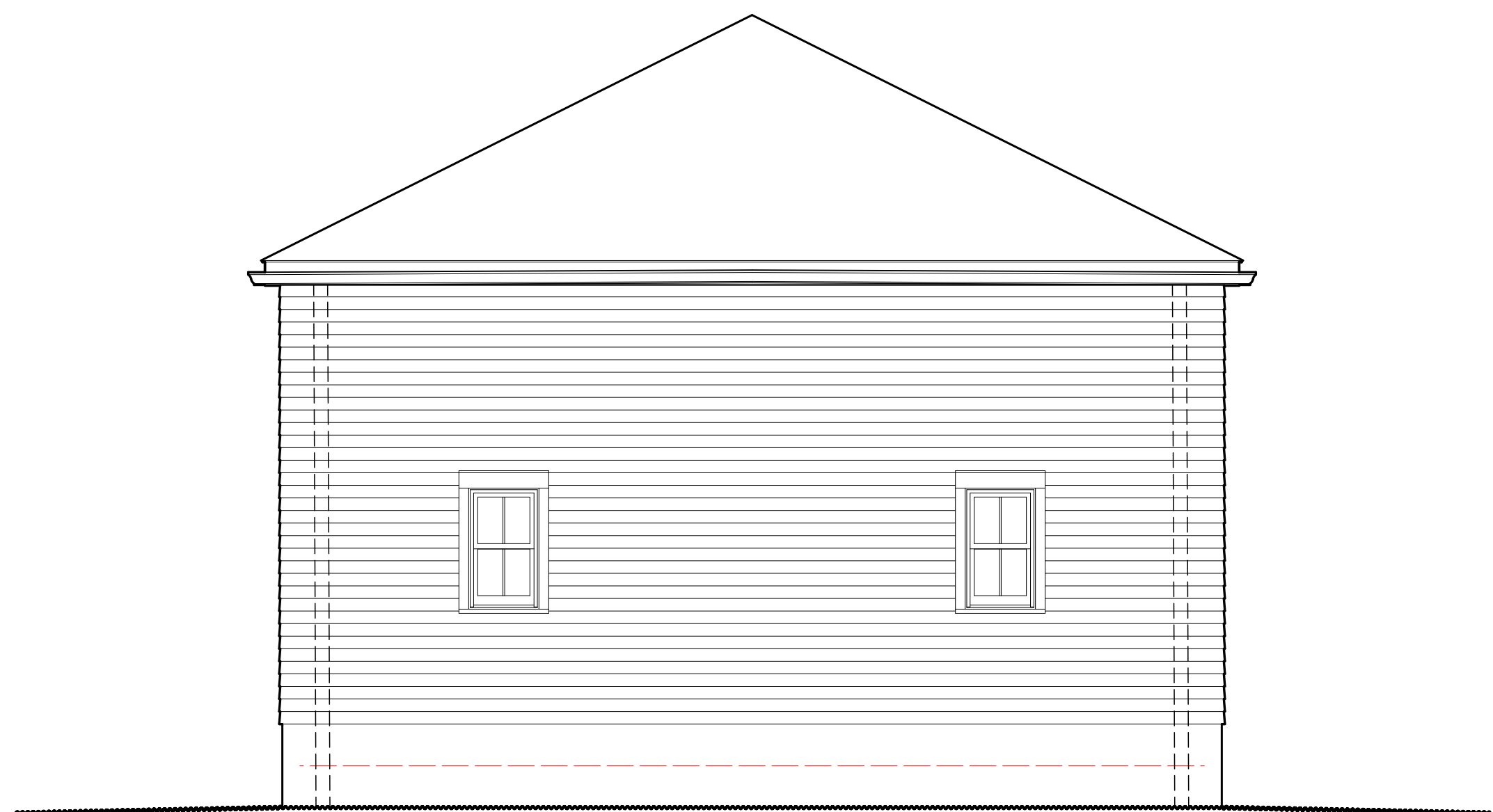
EXTERIOR ELEVATION - north

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



EXTERIOR ELEVATION - west

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



EXTERIOR ELEVATION - south

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

CERTIFICATE OF SURVEY

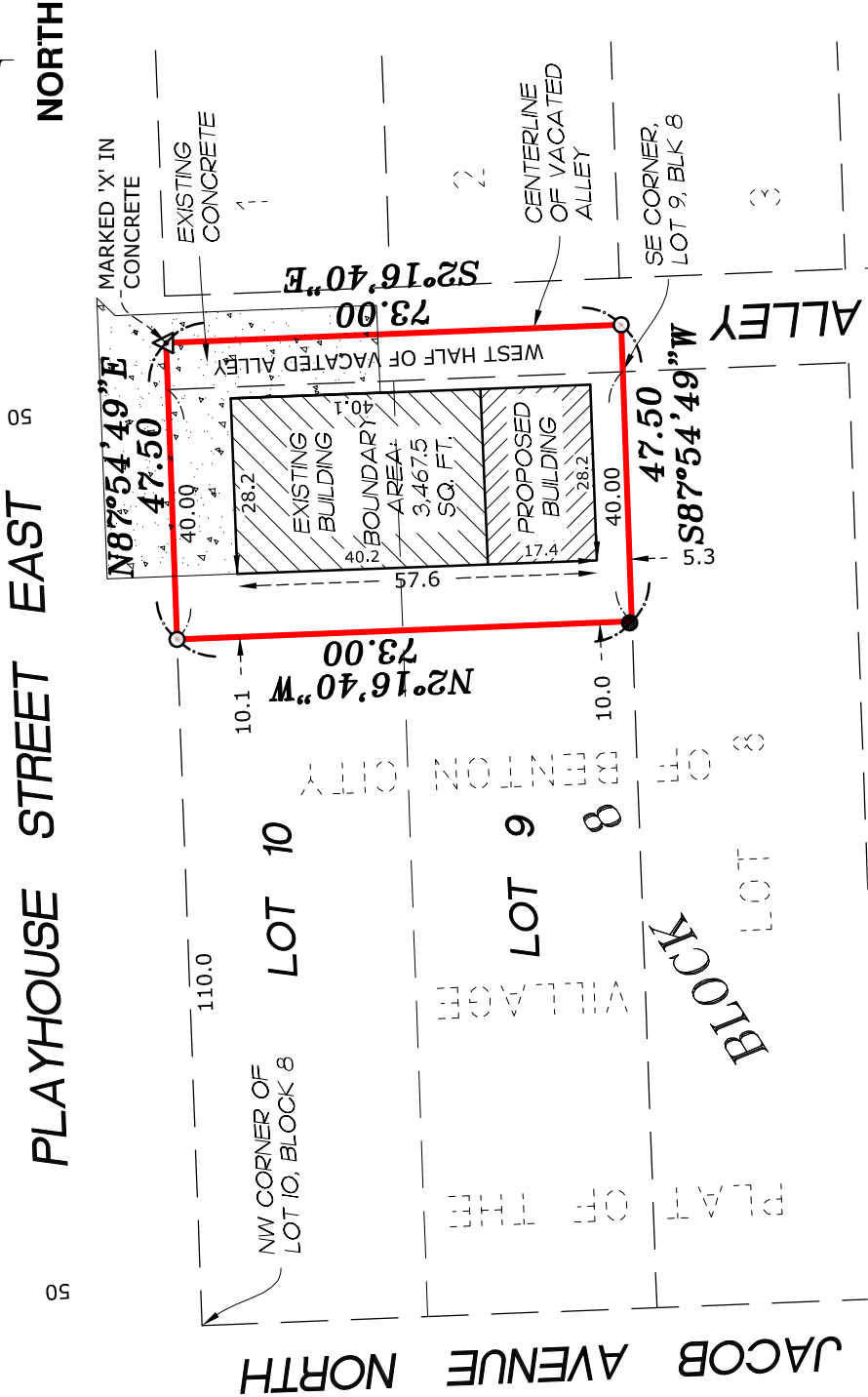
~for~ Karen M. Shambour Trust

~Part of~ Lots 9 & 10, Block 8 & part of the vacated Alley in Block 8, CITY LOTS OF COLOGNE

209 Playhouse Street East, Cologne, MN

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET



EXISTING IMPERVIOUS SURFACE COVERAGE

LOT AREA	3,467.50 S.F.
EXISTING BUILDING	1,128.56 S.F.
EXISTING CONCRETE	597.10 S.F.
TOTAL IMPERVIOUS	1,725.66 S.F.
	50% of LOT

PROPOSED IMPERVIOUS SURFACE COVERAGE

LOT AREA	3,467.50 S.F.
PROPOSED BUILDING ADD.	493.43 S.F.
EXISTING IMPERVIOUS	1,725.66 S.F.
PROPOSED TOTAL IMPERVIOUS	2,219.09 S.F.
	64.0% of LOT

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SCALE: 1" = 30'	BEARING DATUM: Assumed	JOB NO. 20.1163LS	DRAWN BY: KDN	CREW: JWM	
I hereby certify that this plan, survey 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.		DATE: 4/04/2023			
		REVISIONS			
		1	16FEB21	ALLEY	KN
By:		2	30JUN23	IMPERVIOUS	KN
		3	17AUG23	REVISE ADD.	SM
		4			
Dated 30th day of June, 2023.		Minnesota License No. 45356			
		L-B			

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