

**CITY OF CIRCLE PINES, MINNESOTA
PLANNING COMMISSION MEETING**

**May 20, 2024
7:00 P.M.**

AGENDA

1. Call to Order

2. Roll Call

*Craig Petska, Commissioner – Chair
Brett Asleson, Commissioner
Laurie Wold, Commissioner
Amy Carroll, Commissioner
Mark Sandman, Commissioner
Patrick Antonen, City Administrator*

3. Approval of Minutes – **September 25, 2023**

4. Public Comments

5. Council Report

6. **COMMISSION BUSINESS**

a. Public Hearing – Variance Request for 14 Ridge Road

Commission Action _____

b. _____

Commission Action _____

7. Adjournment

**CITY OF CIRCLE PINES, MINNESOTA
PLANNING COMMISSION MEETING**

**September 25, 2023
7:00 p.m.**

1. CALL TO ORDER

Chair Petska called the meeting to order at 7:00 p.m.

2. ROLL CALL

Also present were Commissioners Sandmann, Wold, Asleson, and City Administrator Antonen. Commissioner Carrol was absent.

3. APPROVAL OF MINUTES – July 17, 2023

Motion: Wold moved, seconded by Sandmann, to approve the July 17, 2023, minutes as presented. **Motion carried 4-0.**

4. Public Comments

There were no public comments.

5. Council Report

- City Administrator Antonen explained that the Council met after the last planning commission meeting and approved the variance request for a detached garage at 71 W Golden Lake Road.

6. COMMISSION BUSINESS

a. Public Hearing for Site Plan – 4201 & 4203 Woodland Road

Antonen explains that before you tonight is the site plan for 4201 and 4203 Woodland Road. The Council approved the conditional use permit acquired by NTI for light manufacturing and storage at the building located at 4203 Woodland Road. In order for NTI to utilize both buildings in the most efficient way, they would like to reestablish the connection between the two buildings with an enclosed forklift path. The buildings were previously connected by a pathway, until the buildings were sold off separately in 2006 and the pathway was removed.

The following standards for this site plan need to be analyzed by the Planning Commission, per City Code Section 1310.02, Subd. 4, prior to recommending this site plan to the Council for approval.

- 1) Preservation of the Landscape
- 2) Relationship of Proposed Buildings to the Environment

- 3) Drives, Parking, and Circulation
- 4) Surface water drainage
- 5) Utility Service
- 6) Advertising Features
- 7) Special Features
- 8) On-site lighting requirements

An important document in this site plan is an encroachment agreement between NTI and the Metropolitan Council. This property has a unique situation, having a municipal sewer interceptor line that runs 20 to 30 feet underground between the two buildings. This line is a 36-inch pipe that transports all the sewage in this area to St. Paul to be processed. In order to put any structure on top of an easement owned by the Metropolitan Council, they require an agreement stating that NTI is responsible for any and all repairs and replacement of damaged property if a blockage is to occur along this section of the sewer line and the structure needs to be removed. NTI has agreed to the conditions in the agreement.

Staff's recommendation to the Planning Commission is to recommend the City Council approve this site plan for 4201 and 4203 Woodland Road for the forklift path connecting the two buildings.

Chair Petska opened the Public Hearing for Application 23-02 for a Site Plan located at 4201 and 4203 Woodland Road at 7:07 p.m., and he welcomed Brian Haglund, Vice President of Operations for Northern Technologies International Corporation.

Haglund stated that Antonen provided a clear summary of our site plan. He explained that he currently owns 4201 Woodland Rd. and 4203 Woodland Road, and the goal is to re-establish the connection point between the two properties that existed prior to 2005. The main reason for that is that we are planning to utilize the building at 4201 Woodland Road for our warehouse and storage operations, and with that, we would like to be able to have unfettered material movement from one building to the next without having elements potentially damaged when being transported between facilities.

He explained that he has attended several incorporated meetings with the Metropolitan Council and the city's planning department through Rum River Consultants, gaining an immense amount of knowledge about sewer systems and feedback on the site plan design. In order to meet all the mandatory code requirements, the site plan is not exactly how it was originally planned, and an additional light was required for the exit path and is being proposed in this plan.

Asleson asked a question regarding the noise from the forklift traffic.

Haglund explained that electric forklifts with minimal noise will be used between the operating hours of 7:30 a.m. and 5:00 p.m., and the path will be enclosed due to not having appropriate weather conditions year-round, making it tough to utilize the forklifts outdoors during the winter for transporting between buildings.

Asleson asks, in the event that Met Council will have to tear something up, will NTI be required to go through this same process of approval process.

Antonen stated that they will not have to go through the approval process again, but they will repair or replace the damage.

Haglund explained that once this site plan design is approved by the Planning Commission and the City Council, he will then have to send it to the Met Council for approval and sign off on the plan as part of the encroachment agreement before any construction can begin.

Petska commented that there was an email received from a neighboring resident, Karen Cox, expressing her concern regarding construction noise.

Haglund replied that there will be some noise during the landscaping portion of construction, which will include the grading and cement work that will occur during a two-week isolated period. There are no plans to perform any construction after hours that relates to the landscaping. There will be some noise associated with this plan, considering it is a construction zone. He states he is willing to work with the city regarding certain starting times if necessary. Construction with the prefab steel will come later; right now, the focus is on getting the path built before the ground freezes. He doesn't anticipate a lot of noise once the prefab portion of construction begins due to the structure being prefabricated.

Antonen stated that the daily construction time frame is 7 a.m. to 10 p.m. during the week.

Petska asked a question regarding the anticipated time frame of construction.

Haglund explained that everything is lined up with the subcontractors, and once everything is approved, construction will begin in early October.

A neighboring resident, John Roy, was present to share his thoughts. He explains that he and his wife have lived on the property that sits across from Woodland Road for thirty years. He stated that NTI had been a fantastic neighbor and had not created a cause for concern. He mentioned that he would like to see the property's landscape stay well-maintained.

Chair Petska closed the Public Hearing for Application 23-02 for a Site Plan located at 4201 and 4203 Woodland Road at 7:16 p.m.

Motion: Sandmann moved, seconded by Wold, to recommend Councils approval for site plan review of a forklift path between 4201 and 4203 Woodland Road.

Motion carried 4-0.

Antonen explained that the recommendation for approval of this site plan will be on the council's agenda for tomorrow's meeting.

7. ADJOURNMENT

MOTION: Asleson moved, seconded by Wold, to adjourn the meeting at 7:17 p.m.
Motion carried 4-0.

Chair

City Administrator



Agenda Item 6a.

TO: Planning Commission Members
FROM: Chandra Peterson
DATE: May 5, 2024
RE: Public Hearing Variance 14 Ridge Road

Purpose:

The purpose of this report is to recommend action regarding a variance request from Barbara Caliendo at 14 Ridge Road.

Background:

The homeowner has indicated the variance would be to add to the dining and living rooms by 2 feet which impacts the side yard setback of 10 feet. The added addition is not impacting the ground it will be located 5 feet above the ground.

The homeowner has given a description of the circumstance, the justification for the variance as well as the site plan and aerial view of the property which are all included with this memo.

Notices have been sent to property owners within 350 feet of the property and have been published in the Quad Community Press prior to this meeting. There were no public comments.

Analysis:

City Code Requirements:

1315.04 Table of Minimum Lot Sizes and Setbacks.

District	Lot Area (Sq. Ft.)	Lot Width (Feet)	Front Yard Setback (Feet)	Rear Yard Setback (Feet)	Side Yard Setback (Feet)	Corner Setback (Feet)
R-2	12,000/ Unit	80'	30'	See Sec. 1315.12	10'	15'

(b) Any building other than a single-family residence shall not be located less than ten (10) feet from any boundary line of a lot used or intended for use as a residence.

The property is located in an R-2 zone and the required single-family residence side yard setback is 10 feet.

City Code Section 1310.03, Subd. 4 Variance.

A variance may be requested only by the owner of the property to which the variance would apply, or his or her approved representative. A variance may not be granted which would allow the use of property in a manner not permitted within the applicable zoning district. In granting any variance, the Board may prescribe conditions to ensure substantial compliance with this Chapter, and to protect adjacent property. The violation of any written condition of a variance shall constitute a violation of this Chapter. A variance may be granted by the Board and the Council only if the following requirements are met:

- a. The variance shall only be permitted when they are in harmony with the general purpose and intent of city code and consistent with the comprehensive plan;
- b. Variances may only be permitted when the applicant establishes that there are practical difficulties in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
- c. The plight of the property owner must be due to circumstances that are unique to the lot or parcel and are not created by the property owner.
- d. The variances must not alter the essential character of the locality.
- e. That the variance will not alter the essential character of the City, will not be injurious to or adversely affect the health, safety or welfare of the residents of the City or the neighborhood in which the property is located and will be in keeping with the spirit and intent of this chapter.

The two-foot bump out remains within harmony with the general purpose and intent of the city code.

Recommendation:

Staff is recommending to the Planning Commission to recommend to the Council approval of the variance for 14 Ridge Road to allow for an eight-foot side yard. The variance is in harmony with the general purpose and intent of the City Code.

Enclosures (2) Variance Application; Variance Materials

City of Circle Pines Variance Application

Application Fee: \$300 + \$1,500 Deposit

Address of Proposed Variance: 14 Ridge Road, MN 55014 PIN Number 25-31-23-

41-0223

Owners Name: Barbara Caliendo Phone: 763-670-4573

Address: 14 Ridge Road, MN 55014 Email: barbcaliendo@gmail.com

Please give a description of your particular unique circumstance:

I would like to expand the main floor dining and living rooms 2'-0" to the south with the underside being 5'-0" above grade and supported preferably by brackets that do not impact the ground.

Please indicate the justification that demonstrates the need for the requested variance that is consistent with the findings required by State Law and City Code:

1) To add much needed storage space. 2) To widen the current dining room which is too narrow and makes it extremely difficult for our adult children and their significant others to be seated at the table and have others to pass by.

Please indicate how the zoning ordinance currently limits your use of the property.

The 2'-0" bump-out expansion encroaches upon the 10' side setback.

Barbara M Caliendo
Applicant Signature

1 April 2024
Date

Please enclose with this application 10 copies:

Certificate of Survey X

Site Plan (1"=50') X

Office Use:

Publication Date: 04/23/2024

Notices to Affected Property Owners: 4/23/2024

Staff Review: 05/08/2024

Planning Commission 05/20/2024
Public Hearing Meeting

Council Meeting: 05/28/2024

Amount Paid: 300 + 1500 = 1800

Date Paid: 4/10/24

Receipt Initials: [Signature]

MAIN FLOOR FINISHING MATERIALS & FINISHES

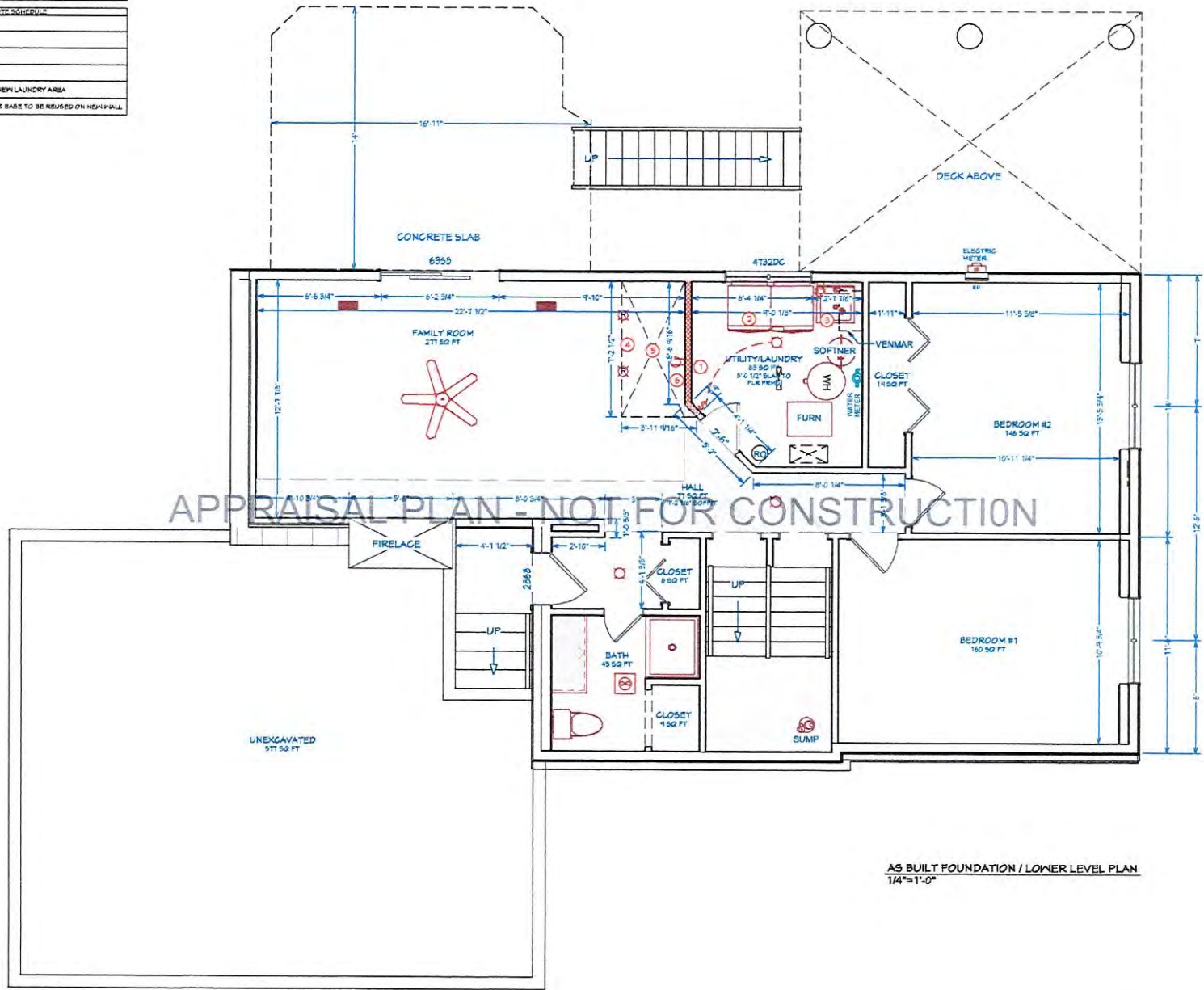
CEILING: FAMILY ROOM, BEDROOM 1 & CLOSET, HALL: POPCORN, PAINTED;
 BEDROOM 2 & CLOSET: DROPPED TILE
 PATIO DOOR: SLIDER, INTERIOR FINISH STAINED, EXTERIOR FINISH: TAUPE
 WINDOWS: OAK CABINETRY, INTERIOR FINISH: STAINED, EXTERIOR FINISH: TAUPE
 CASING: OAK 1/2" X 2 1/2" RANGH, FINISH STAINED
 BASEBOARD: OAK 1/2" X 3/4" RANGH, FINISH STAINED
 SHOE: OAK 3/4", FINISH STAINED
 FLOOR: FAMILY ROOM, BEDROOMS & CLOSETS: LAMINATE PLANK

- AS BUILT / LOWER LEVEL NOTE SCHEDULE**
- 1 DEMO WALLS
 - 2 SALVAGE BASEBOARD FOR REUSE
 - 3 REPURPOSE WASHER & DRYER
 - 4 DEMO UTILITY SINK
 - 5 RELOCATE RECESSED LIGHTS
 - 6 DEMO LAMINATE PLANK FLOORING IN NEW LAUNDRY AREA
 - 7 CAREFULLY REMOVE MAINSLOT, CAP & BASE TO BE REUSED ON NEW HALL



WERRELEY DESIGN
 2121 Keller River Road
 TUCKER, GA 30084

The Designer shall be responsible for all aspects of the following: 1. Completion of all work in accordance with the plans, specifications and contract documents. 2. Obtain all necessary permits from the appropriate authority. 3. Obtain all necessary approvals from the appropriate authority. 4. Obtain all necessary approvals from the appropriate authority. 5. Verify all work is done in accordance with the plans, specifications and contract documents. 6. Verify all work is done in accordance with the plans, specifications and contract documents. 7. Verify all work is done in accordance with the plans, specifications and contract documents. 8. Verify all work is done in accordance with the plans, specifications and contract documents. 9. Verify all work is done in accordance with the plans, specifications and contract documents. 10. Verify all work is done in accordance with the plans, specifications and contract documents.



APPRAISAL PLAN - NOT FOR CONSTRUCTION

AS BUILT FOUNDATION / LOWER LEVEL PLAN
 1/4"=1'-0"

NOTE:
 ALL INTERIOR DIMENSIONS TO DRYWALL, EXTERIOR TO FRAMING,
 UNLESS TO OUTSIDE FINISH, DOORS TO INSIDE FINISH.

AS BUILT PLAN LEGEND

Existing Framed Walls	[Line Style]
Existing Partial 1st Floor	[Line Style]
Existing Framed & Brickface Walls	[Line Style]
Demolition Walls	[Line Style]
Existing Foundation	[Line Style]

Homeowner:
 BARBARA CALLENDO & JEFF GIDDINGS
 10000 W. BUCKLEBUSH
 CIRCLE PINES, GA 30014

Client Approval Signature:

NO.	DATE	DESCRIPTION

Date Rev: 4/9/2024
 Drawn by: C. Werreley
 Date: Dec 29, 2023

Title:
 AS BUILT FOUNDATION / LOWER LEVEL PLAN

Scale: 1/4"=1'-0"
 NOTE: REVISION SCALE
 BY 8 1/2" X 11" PLANS
 PRINTED ON
 8 1/2" X 11" PAPER
 Sheet:
A3

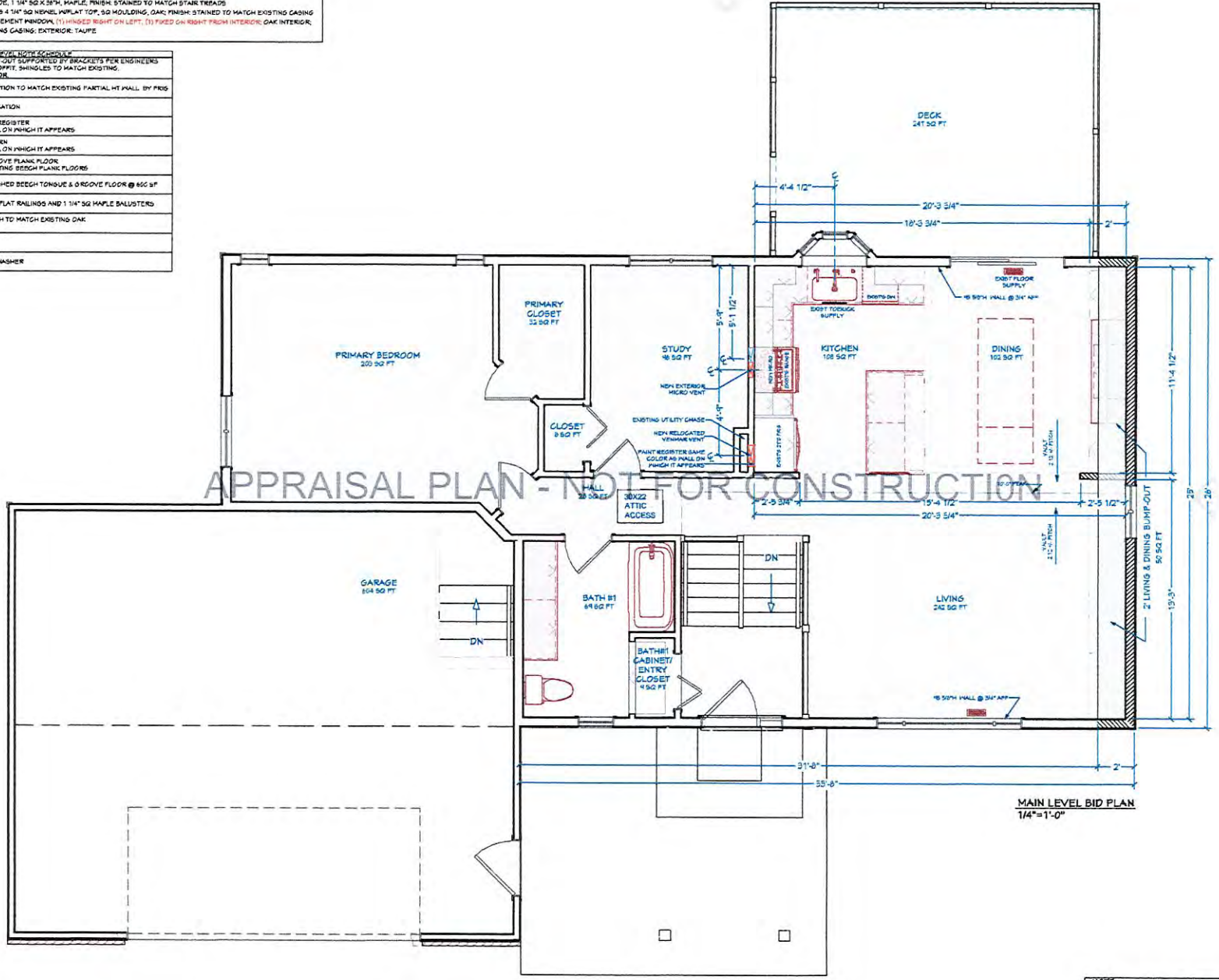


WERRELEY DESIGN
 2101 Keller Road, Suite 100
 Dallas, TX 75244
 TEL: 972-382-0334

MAIN FLOOR EXISTING MATERIALS & FINISHES

CEILING: POP CORN, PAINTED, PATCH AS REQUIRED
 CASING: SCHERER BRDS #600, OAK 1/2" X 2" RANCH, FINISH: STAINED
 BASEBOARD: SCHERER BRDS #405, OAK 5/8" X 3 1/4" FLAT, FINISH: STAINED
 SHOE: SCHERER BRDS #109, OAK 1/2", FINISH: STAINED
 FLOORING: LIVING, HALL, BEDROOMS, CLOSETS & STAIR LANDING: EXISTING 2 1/2" PREFINISHED BEECH PLANK T&G;
 KITCHEN & DINING: NEW 2 1/2" BEECH T&G PLANK, FINISH: MATCH EXISTING
 RAILING: REPLACE EXISTING STAIR WITH NEW;
 TOP HANDRAIL: OAK POINTE #600, OAK, FINISH: STAINED TO MATCH EXISTING CASING
 SHOE RAIL: SCHERER BRDS #600, 1 1/4" FLOOR, OAK, FINISH: STAINED TO MATCH EXISTING CASING
 BALUSTERS: SCHERER BRDS #600, 1 1/4" SQ X 3/8", MAPLE, FINISH: STAINED TO MATCH STAIR TREADS
 NEWEL: OAK POINTE, #4850-FT.-G-53 4 1/4" SQ NEWEL W/PLAT TOP, SQ MOUNTING, OAK, FINISH: STAINED TO MATCH EXISTING CASING
 WINDOWS: NEW HARVIN DBLE CASEMENT WINDOW, (1) HINGED RIGHT ON LEFT, (1) FIXED ON RIGHT FROM INTERIOR, OAK INTERIOR, FINISH: STAINED TO MATCH EXISTING CASING, EXTERIOR: TAUPPE

- MAIN LEVEL BIDDING CONDITIONS**
- 1 NEW 24" DINING ROOM BUMP-OUT SUPPORTED BY BRACKETS PER ENGINEERS SPECIFICATIONS SIDING, SOFFIT, SHINGLES TO MATCH EXISTING. SPRAY FOAM INSULATE @ 2" MIN.
 - 2 NEW 30% PARTIAL HT PARTITION TO MATCH EXISTING PARTIAL HT WALL BY PRG
 - 3 EXISTING VENTHAR VENT LOCATION
 - 4 RELOCATED VENTHAR VENT REGISTER PAINT SAME COLOR AS WALL ON WHICH IT APPEARS
 - 5 RELOCATED COOL AIR RETURN PAINT SAME COLOR AS WALL ON WHICH IT APPEARS
 - 6 NEW BEECH TONGUE & GROOVE PLANK FLOOR FINISH WHEN REFINISH EXISTING BEECH PLANK FLOORS
 - 7 REFINISH EXISTING PREFINISHED BEECH TONGUE & GROOVE FLOOR @ 600 SF
 - 8 NEW OAK BOXED NEWELS & FLAT RAILINGS AND 1 1/4" SQ MAPLE BALUSTERS
 - 9 NEW WINDOW CASING, FINISH TO MATCH EXISTING OAK; REFINISH WINDOW SILL
 - 10 DISPOSAL
 - 11 RELOCATED EXISTING DISHWASHER



APPRAISAL PLAN - NOT FOR CONSTRUCTION

MAIN LEVEL BID PLAN
 1/4"=1'-0"

NOTE:
 ALL DIMENSIONS TO DRYPALL, EXTERIOR TO FINISH, EXCEPT TO OUTSIDE FRAME, DOORS TO INSIDE FRAME.

REMODEL WALL LEGEND

- Existing Framed Walls
- Existing Partial HT Walls
- Existing Framed & Brace Walls
- Existing Foundation
- Demo Walls
- New Construction

The Designer(s) or licensed general contractor shall assume full responsibility for the following: 1. Completion of all work in accordance with these plans, specifications and contract documents. 2. Verification of all existing conditions and materials shown on drawings and field notes, and the accuracy of the same. 3. Verification of all structural and mechanical work and the accuracy of the same. 4. Verification of all dimensions prior to start of the project and before ordering materials. 5. Verification of all work and door rough openings and types as specified before ordering units and before the start of construction. The Designer(s) or contractor shall not be responsible for any work not shown on these drawings and shall not be approved by the contractor(s) if changed without the Designer's approval.

Homeowner:
 BARBARA CALLENDO & JEFF GIDDINGS
 10000 W. LAKELAND BLVD
 CIRCLE PINE, TEXAS, 75074
 Client Approval Signature:

NO.	DATE	DESCRIPTION

Date Rev: 4/9/2024
 Drawn by: C Werreley
 Date: Dec 09, 2020

Title:
 PROPOSED REMODEL MAIN LEVEL PLAN

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

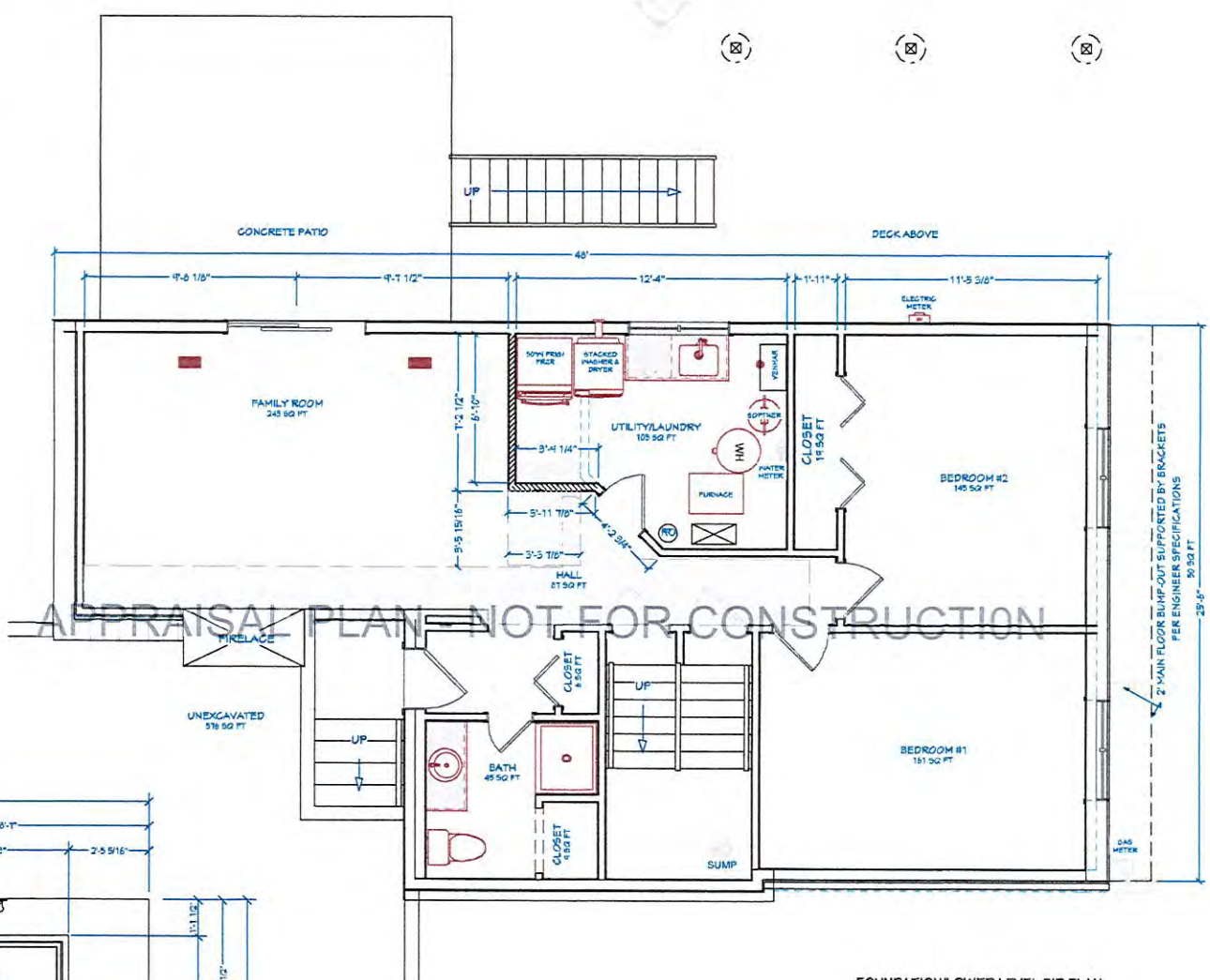
NOTE: REDUCE SCALE BY 5% IF PLAN IS PRINTED ON 8 1/2" X 11" PAPER

Sheet:
A4

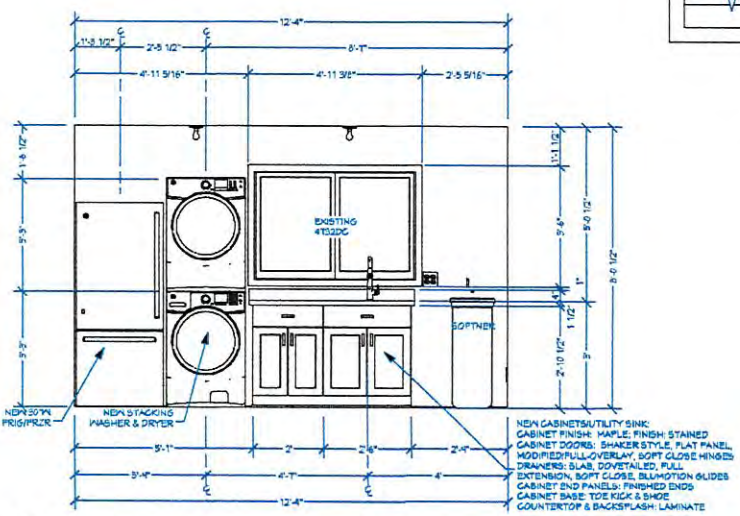
- LOWER LEVEL NOTES/GENERAL**
1. NDK WALLS
PAINT TO MATCH OTHER WALLS IN ROOM
INSTALL BALANCED FINNOCOT, GAIT, AND DASHBOARD TO NDK FAMILY ROOM
RECOMMEND SIDE OF WALLS
 2. RELOCATE VENTHAR DUCTWORK TO KITCHEN
 3. REFINISH BEECH PLANK FLOORING @ 3/8" SP
 4. PLUMB NDK WASHER AND DRYER
 5. NDK DRYER EXTERIOR VENT
PATCH OLD VENT OPENING
 6. NDK UTILITY SINK & CABINETS
 7. PATCH DRYWALL AS REQUIRED
 8. ADD SFPIT TO MATCH EXISTING AND MEET NDK WALL
 9. REMODELED LAUNDRY AREA FLOOR TO BE CONCRETE



WIRELEY DESIGN
2195 Cedar River Road
Cedar Rapids, IA 52404
783.528.0394



APPRAISAL PLAN NOT FOR CONSTRUCTION



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

FOUNDATION/LOWER LEVEL BID PLAN
1/4"=1'-0"

NOTE:
ALL INTERIOR DIMENSIONS TO DRY-WALL, EXTERIOR TO FINISH,
EXCEPT TO OUTSIDE FRAMES, LOGS, TO UNFINISHED FRAMES.

REMODEL WALL LEGEND

Existing Framed Walls	[Symbol]
Existing Partial HI Walls	[Symbol]
Existing Framed & Brace Walls	[Symbol]
Existing Foundation	[Symbol]
Demo Walls	[Symbol]
New Construction	[Symbol]

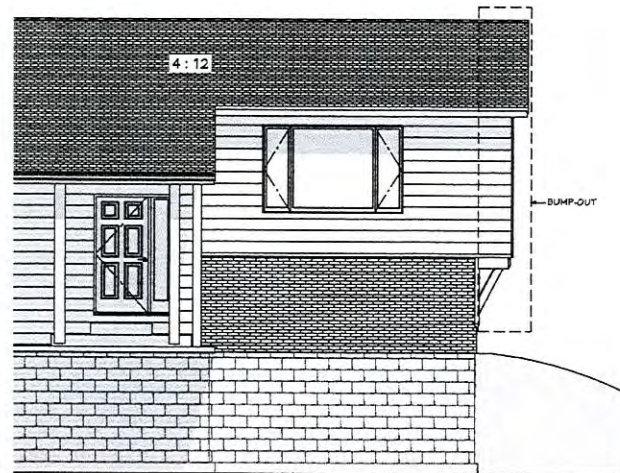
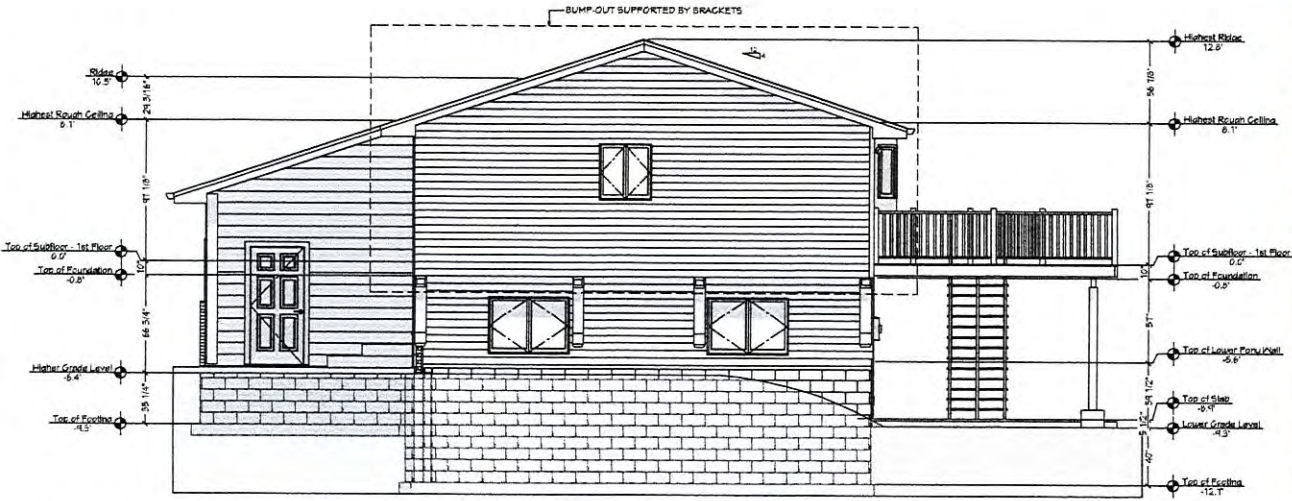
The licensor(s) or licensed general contractor shall assume full responsibility for the following: 1. Completion of all work in accordance with plans, specifications, and contract documents. 2. Obtain all necessary permits and approvals from the appropriate authorities. 3. Verify all work is done in accordance with applicable codes and standards. 4. Verify all work is done in accordance with the project and before construction. 5. Verify all work is done in accordance with the project and before construction. 6. Verify all work is done in accordance with the project and before construction. 7. Verify all work is done in accordance with the project and before construction. 8. Verify all work is done in accordance with the project and before construction. 9. Verify all work is done in accordance with the project and before construction. 10. Verify all work is done in accordance with the project and before construction.

Homeowner:
BARBARA CALIENDO & JEFF GIDDINGS
CIRCLE PINES, 53514
Client Approval Signature:

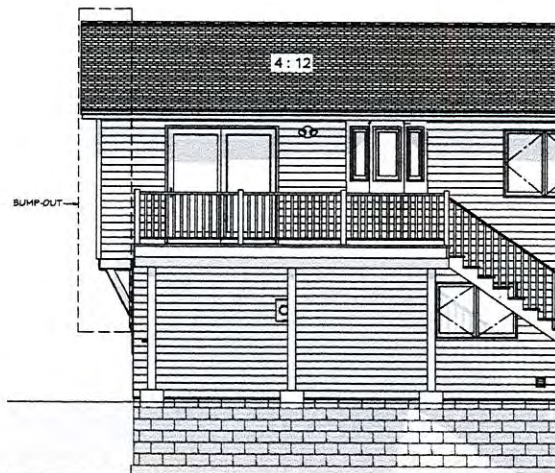
NO.	DATE	DESCRIPTION

Date Rev: 4/9/2024
Drawn by: C Wireley
Date: Dec 09, 2023
Title: **PROPOSED REMODEL FOUNDATION/LOWER LEVEL PLAN - OPTION #1**
Scale: 1/4"=1'-0"
NOTE: REDUCE SCALE BY 50% IF PLAN IS PRINTED ON 8 1/2" x 11" PAPER
Sheet: **A5**

SOUTH/RIGHT ELEVATION
1/8"=1'-0"



WEST/FRONT ELEVATION
1/8"=1'-0"



EAST/BACK ELEVATION
1/8"=1'-0"

APPRAISAL PLAN - NOT FOR CONSTRUCTION

WERRELEY DESIGN
2701 Little River Road
SHELTON, CT 06484
TEL: 860-394-5934

The Homeowner(s) or licensed general contractor shall ensure full responsibility for the following: 1. Completion of all work in accordance with plans, permits, local codes, and applicable regulations. 2. All work shall be done in accordance with the plans, specifications, and standards shown on drawings and shall be accepted by the contractor on a certified structural engineering plan to ensure the structural integrity of the building. 3. Work of all subcontractors shall be done in accordance with the approved drawings. 4. Work of all subcontractors shall be done prior to the start of the project and before existing structural elements are removed. 5. All work shall be done in accordance with the approved drawings. 6. All work shall be done in accordance with the approved drawings. 7. All work shall be done in accordance with the approved drawings. 8. All work shall be done in accordance with the approved drawings. 9. All work shall be done in accordance with the approved drawings. 10. All work shall be done in accordance with the approved drawings.

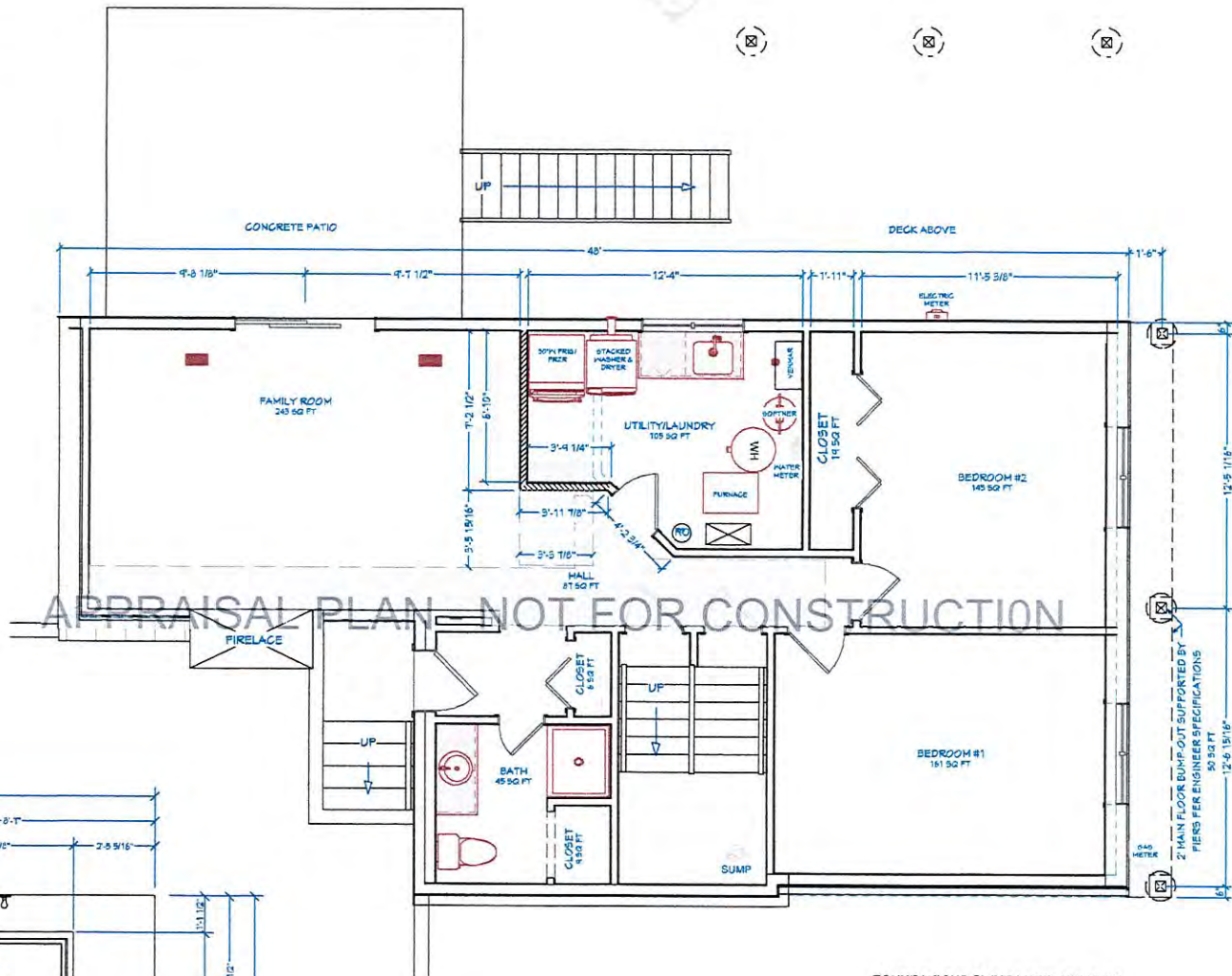
Homeowner:	Homeowner:
BARBARA CALIENDO & JEFF GIDDINGS	BARBARA CALIENDO & JEFF GIDDINGS
CIRCLE PINES, S8014	CIRCLE PINES, S8014
Client Approval Signature:	Client Approval Signature:

DATE:	DATE:
12/21/2021	12/21/2021
DESIGNER:	DESIGNER:
C. Werreley	C. Werreley
DATE:	DATE:
Dec 24, 2020	Dec 24, 2020
TITLE:	TITLE:
SITE PLAN / EXTERIOR ELEVATIONS - OPTION #1	SITE PLAN / EXTERIOR ELEVATIONS - OPTION #1
SCALE:	SCALE:
1/8"=1'-0"	1/8"=1'-0"
NOTE: RESPECT SCALE BY THE PLAN IS PRINTED ON 8 1/2" x 11" PAPER	NOTE: RESPECT SCALE BY THE PLAN IS PRINTED ON 8 1/2" x 11" PAPER
SHEET:	SHEET:
A6	A6

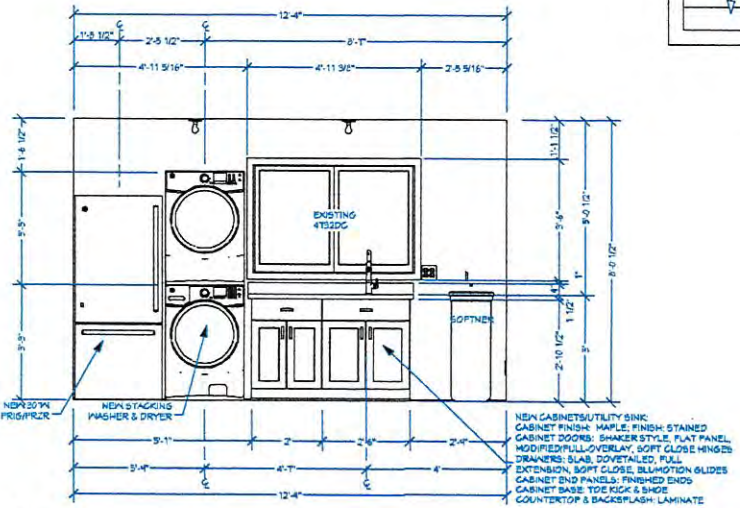
- LOWER LEVEL NOTE SCHEDULE**
1. NIP WALLS
PAINT TO MATCH OTHER WALLS IN ROOM
INSTALL BALANCED FINNOCOT, CAP, AND BASEBOARD TO NIP FAMILY ROOM/HALL SIDE OF WALLS.
 2. RELOCATE VENTHAR DUCTWORK TO KITCHEN
 3. REFINISH BEECH PLANK FLOORING @ 3/8" D
 4. PLUMB NIP WASHER AND DRYER
 5. NIP DRYER EXTERIOR VENT
PATCH OLD VENT OPENING
 6. NIP UTILITY SINK & CABINETS
 7. PATCH DRYWALL AS REQUIRED
 8. ADD SFPNT TO MATCH EXISTING AND MEET NIP WALL
 9. REMODELED LAUNDRY AREA FLOOR TO BE CONCRETE



WIRELEY DESIGN
2121 Keller Road
Houston, TX 77058
713-588-0334



APPRAISAL PLAN - NOT FOR CONSTRUCTION



LAUNDRY/UTILITY BAST ELEVATION
1/4"=1'-0"

FOUNDATION/LOWER LEVEL BID PLAN
1/4"=1'-0"

The borrower(s) or licensed general contractor shall assume full responsibility for the following: 1. Completion of all work in accordance with state, local, and federal codes and regulations. 2. Obtain all necessary permits and approvals from the appropriate authorities. 3. Verify all dimensions and structural integrity of the building. 4. Verify all dimensions prior to start of the project and before ordering materials. 5. Verify all work and materials are installed before entering into and before the start of construction. Wireley Design is not responsible for any errors or omissions in this drawing. These drawings shall be approved by the contractor(s) or licensed general contractor.

Homeowner:
BARBARA CALLENDO & JEFF GIDDINGS
CIRCLE PINES, 55014
Client Approval Signature:

No.	Date	Description

Date Rev: 4/8/2024
Drawn by: C. Wireley
Date: Dec 29, 2023

Title: **PROPOSED REMODEL FOUNDATION/LOWER LEVEL PLAN - OPTION #1**
Scale: 1/4"=1'-0"
NOTE: REDUCE SCALE BY 50% IF PRINTED ON 8 1/2" x 11" PAPER
Sheet: **A7**

NOTE:
ALL INTERIOR DIMENSIONS TO DRYWALL, EXTERIOR TO FINISHING, UNLESS SHOWN OTHERWISE. LOGS TO INSIDE FINISH.

REMODEL WALL LEGEND

Existing Framed Walls	[Line Style]
Existing Partial Ht Walls	[Line Style]
Existing Framed & Brickface Walls	[Line Style]
Existing Foundation	[Line Style]
Demo Walls	[Line Style]
New Construction	[Line Style]

