

City of Litchfield

PLANNING COMMISSION

AGENDA PACKET

Monday, May 12, 2025

City of Litchfield – Planning Commission

AGENDA

Monday, May 12, 2025 – 5:30 P.M.

Held in the Council Chambers of City Hall
126 N Marshall Avenue

I. **CALL TO ORDER**

A. **ROLL CALL/DETERMINATION OF QUORUM**

B. **ANNOUNCEMENT OF ADDITIONAL ITEMS**

II. **APPROVAL OF MINUTES**

A. **MINUTES: (Packet)**

1. *April 14, 2025*

III. **SCHEDULED ITEMS**

A. **PUBLIC HEARINGS: (Packet)**

1. **VARIANCE REQUEST** – by John and Lesli Mueller at 408 N. Gilman Ave.

Variance to allow for a reduction to the minimum corner side yard setback for the replacement of an existing detached garage at the property.

2. **REZONING, SITE PLAN REVIEW AND VARIANCE REQUESTS** – by Scott Rech, Stix & Brix, Inc. at 1402 E. Ripley St.

Rezoning, Site Plan Review and Variances to allow for a 28-unit apartment development.

IV. **NEW BUSINESS**

V. **OLD BUSINESS**

A. **HPC/PC JOINT MEETING DISCUSSIONS UPDATE**

VI. **ADDITIONAL ITEMS**

A. **HPC MEETING REPORT**

VII. **SET HEARING DATES AND TIMES**

VIII. **REVIEW OF COUNCIL ACTIONS**

A. **VARIANCE REQUEST GRANTED** to Thomas & Deborah Holtz at 711 Capwood Ave.

Increase the height of six existing rear yard privacy fence panels to eight feet.

IX. **ADJOURNMENT**

Minutes

April 14, 2025

I. CALL TO ORDER

A meeting of the Planning Commission was held on Monday, April 14, 2025, commencing at 5:30 p.m. in the Council Chambers of City Hall. Chairperson Asmus called the meeting to order.

A. ROLL CALL:

Chairperson	Shannon Asmus	Present
Commissioner	Michael Flaata	Present
Commissioner	Larry Dahl	Present
Commissioner	John Carlson	Present
Commissioner	Jeff Woods	Present
Commissioner	OPEN	
Commissioner	Gary Barnes	Present
City Planner	Hannah Rybak	Absent
City Administrator	Dave Cziok	Present

B. ANNOUNCEMENT OF ADDITIONAL ITEMS

II. APPROVAL OF MINUTES

It was moved by Commissioner Dahl, seconded by Commissioner Woods, to approve the minutes of the February 10, 2025, meeting. All members present voted aye, 6-0.

Motion Carried.

III. SCHEDULED ITEMS

A. PUBLIC HEARINGS:

- VARIANCE REQUEST** – *by Thomas and Deborah Holtz at 711 Capwood Ave. Variances to increase the height of six existing rear yard privacy fence panels to eight feet, where the maximum allowable fence height is six feet.*

City Administrator, Dave Cziok, provided an overview of the request. He reviewed the consistency of the request with the standards for granting a variance.

No comments were received.

Staff recommendation and potential action were reviewed.

Commissioner Asmus opened the Public Hearing.

This being the time, date, and place set, with all mailed and published notices given as required by law, the hearing was opened at approximately 5:33 p.m., April 14, 2025, to consider a Variance Request by Thomas and Deborah Holtz, at 711 Capwood Ave.

There were no questions or concerns from commissioners, public or applicant.

No further comments were heard, and the hearing was closed at approximately 5:33 p.m.

Based on the findings of facts and submitted plans, Commissioner Woods made a motion to recommend approval of the Variance Request by Thomas and Deborah Holtz at 711 Capwood Ave. as submitted.

This motion was seconded by Commissioner Flaata. All members present voted aye, 6-0.

Motion carried.

IV. **NEW BUSINESS** None.

V. **OLD BUSINESS**

A. **HPC/PC JOINT MEETING DISCUSSIONS UPDATE**

VI. **ADDITIONAL ITEMS**

A. **HPC MEETING REPORT**

Commissioner Barnes provided information regarding the State Historic Building Grant process.

VII. **SET HEARING DATES AND TIMES**

The next scheduled meeting is Monday, May 12, 2025, at 5:30 p.m.

VIII. **REVIEW OF COUNCIL ACTIONS**

A. ***VARIANCE REQUEST APPROVED*** – *The City Council approved a variance request for a setback reduction from the west property line and an increase in building height for a structure addition and installation of additional silos on the west side of the First District campus at 101 S Swift Ave.*

IX. **ADJOURNMENT**

Commissioner Asmus adjourned the meeting at approximately 5:50 p.m.

Dave Cziok
City Administrator

A. 1.

Variance Request

by John & Lesli Mueller

at 408 N. Gilman Ave.



CITY OF LITCHFIELD MEMORANDUM

To: Planning Commission Members
David Cziok, City Administrator

From: Hannah Rybak, City Planner

Date: May 7, 2025
Planning Commission Regular Meeting May 12, 2025

Request: **Request for approval of a variance to allow for a reduction to the minimum corner side yard setback for the replacement of an existing detached garage at the property located at 408 N Gilman Ave, PID: 27-0180000.**

GENERAL INFORMATION

Applicant/Owner: John & Lesli Mueller

Location: 408 N Gilman Ave

Existing Land Use / Zoning: Residential; zoned: R-2 Residential

Surrounding Land Use / Zoning: North: Residential; zoned: R-2 Residential
East: Residential; zoned: R-2 Residential
South: Residential; zoned: R-2 Residential
West: Residential; zoned: R-2 Residential

Comprehensive Plan: The Litchfield Comprehensive Plan guides this property for low-density residential land use.

Deadline for Agency Action:	Application Date:	04-15-2025
	60 Days:	06-14-2025
	Extension Letter Mailed:	N/A
	120 Days:	08-14-2025

CONSIDERATIONS RELATING TO THE REQUEST

- Overview.** The Applicant has submitted a request for variance that would allow an encroachment into the required corner side yard setback for the purpose of tearing down

and replacing the existing detached garage. The existing detached garage is very old and has fallen into a state of disrepair.

The existing detached garage is 496 SF, and sits 13.5 feet from the corner side (south) property line, where 20 feet is the minimum corner side setback. The proposed replaced garage would be sited at the same corner side yard setback, 13.5 feet. The proposal is for a 784 SF garage, which is an increase in size. Due to the enlargement of the garage, a variance is necessary to place it at the same corner side yard setback as the existing garage. The proposed garage would be shifted to the east of the existing garage, at the minimum rear yard setback of 3 feet.

The proposed garage would be served by a driveway in a similar location to the one that currently serves the detached garage. The western portion of the existing driveway would be removed, and the driveway expanded to the east to serve the new garage.

The applicant has provided a rendering of the proposed garage. The construction is required to utilize same or similar materials to the home and it shall visually blend with the existing construction. The rendering meets these requirements.

Zoning Evaluation

	R-2 Requirement	Proposed
Corner side setback	20 feet	13.5 feet
Rear setback	3 feet	3 feet
Number of Accessory Structures	2 max.	1
Accessory Structure Square Footage	1,200 SF max.	784 SF

The Applicant has provided an overview of their reasoning for this request in the attached narrative. Replacing the detached garage in the approximate location where the existing garage sits allows the use of the existing driveway, and will not impede use of the improvements in the rear yard. The rear yard is fairly small due to the existing configuration of the home on the lot.

Ordinance Authority.

Litchfield City Code, Chapter 154, Section 12.11, Table 12.11 provides setback requirements for the R-2 District.

Litchfield City Code, Chapter 154, Section 9.5 D provides Variance approval requirements. Variances shall only be permitted when the applicant can show that all of the following criteria have been met:

1. That the variance is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
2. That there are practical difficulties in complying with the zoning ordinance. “Practical difficulties”, as used in connection with granting of a variance, means that:
 - i. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
 - ii. The plight of the landowner is due to circumstances unique to the property not created by the landowners; and
 - iii. The variance, if granted, will not alter the essential character of the locality and will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity of the parcel of land
3. The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of a parcel of land.

3. Consistency of the Request with the Standards for Granting a Variance

- a. *That the variance is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.*

The intent of the corner side yard setback requirement is to ensure that structures are adequately spaced from the street. In this case, there is approximately 12 feet of right-of-way between the curb and the property line. This results in the proposed garage being 25 feet from the edge of the street. The intent of the setback requirements is satisfied – the proposed garage is adequately spaced from the street. The proposed variance does not have any impact on the residential use of the property, therefore it is consistent with the Comprehensive Plan. **Criterion met.**

- b. *That there are practical difficulties in complying with the zoning ordinance.* “Practical difficulties”, as used in connection with granting of a variance, means that:

- i. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The desire to replace a garage in approximately the same location as the existing garage is reasonable. The reduced setback has already been established on the lot.

Criterion met.

- ii. *The plight of the landowner is due to circumstances unique to the property not created by the landowners.*

The placement of the existing garage was established many years ago, and was not the decision of the current landowner. **Criterion met.**

- iii. *The variance, if granted, will not alter the essential character of the locality and will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity of the parcel of land.*

The existing garage is sited at the same reduced setback as is requested. The replaced garage will be a visual improvement over the existing garage. **Criterion met.**

- c. *The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of a parcel of land.* The purpose of this request is to replace an existing dilapidated garage with an updated functional 2-car garage. **Criterion met.**

4. **Engineering Considerations.**

None.

5. **Resident Comments.**

Kevin & Barbara Koosman, owners of the parcel directly east (513 E 4th St.) have signed the application form indicating support of the request.

Dalen Jones, owner of 517 E 4th St. provided a letter in support of the request.

FINDINGS OF FACT

Staff offers the following findings of fact for this proposal:

1. The Applicant is requesting approval of a variance to allow for a 6.5-foot reduction to the minimum required corner side yard setback of 20 feet for the purpose of tearing down and replacing the existing detached garage at the subject property.
2. The subject property is located at 408 N Gilman Ave.
3. The subject property is located in the R-2 Residence District.
4. The request is in harmony with the general purposes and intent of the Ordinance.
5. The request is consistent with the Comprehensive Plan.
6. The property owner proposes to use the property in a reasonable matter not permitted by the Zoning Ordinance.
7. The plight of the landowner is due to circumstances unique to the property and not created by the landowners.
8. The variance, if granted, will not alter the essential character of the locality.

9. The replacement of a dilapidated garage with a new garage is an improvement to the property and the neighborhood overall.

RECOMMENDATION

Based on the submitted plans and findings outlined in this report, staff recommends approval of the proposed variance at 408 N Gilman Ave., subject to the following conditions:

1. A building permit is required prior to any construction.
2. The exterior of the garage must match or closely resemble the home when completed.

POTENTIAL ACTION

1. Recommend Approval with Conditions: Motion to recommend approval of the requested setback variance, at the property located at 408 N Gilman Ave., based on the findings of fact, submitted plans, and the conditions outlined in this motion...
2. Recommend Approval as Submitted: Motion to recommend approval of the requested setback variance, at the property located at 408 N Gilman Ave., based on the findings of fact and the submitted plans in this report to the Planning Commission.
3. Recommend Denial: Motion to recommend denial of the requested setback variance at the property located at 408 N Gilman Ave., based on the following findings of fact....
(provide findings of fact to reflect denial).

ATTACHMENTS

Attachment A: Location Map

Attachment B: Application Packet

Attachment C: Neighbor letter of support

408 North Gilman Avenue

Location Map





City of Litchfield
 126 North Marshall Avenue
 Litchfield, MN 55355
 Tel (320) 693-7201 Fax (320) 693.9134
 www.ci.litchfield.mn.us

APPLICATION FOR CONSIDERATION OF REQUEST

STREET ADDRESS OF PROPERTY: 408 North Olman Ave

PARCEL ID NUMBER(S): 27-0180000

LEGAL DESCRIPTION OF PROPERTY: Lot 8, Block 5 of Auditor's Plat No. 1 to the City of Litchfield

OWNER NAME: Lesli & John Mueller

ADDRESS: 408 North Olman Ave, Litchfield, MN, 55355

PHONE: (320) 593-0021 EMAIL: jwm(a)litchfield.net

APPLICANT: (If different than property owner, attach Owner's information and signature to application)
 NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

- Type of Request
- | | | |
|---|---|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amendment to Ordinance | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Vacation | <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Tax Parcel Split | <input type="checkbox"/> Preliminary Plat | |

Description of Request: (Attach separate page if necessary) Tear down (razed) existing detached garage and replace w/ New two (2) stall detached garage. (See Attached)

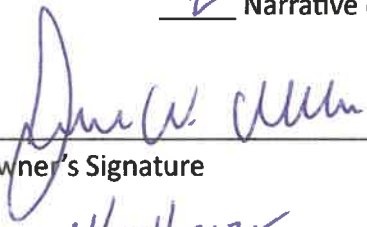
IF POSSIBLE, OBTAIN THE SIGNATURES OF ALL ADJACENT PROPERTY OWNERS:

SUPPORT:

SIGNATURE	ADDRESS	GIVEN	NOT GIVEN	UNDECIDED
<u>Kevin L. Kooiman</u>	<u>513 E. 4th Street</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Barbara M. Kooiman</u>	<u>513 E. 4th Street</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Information Provided:

- Preliminary Plat
- Grading/Drainage Plan
- Utilities Plan
- Site Plan
- Landscape Plan
- Building Elevation
- Sign Plan
- Registered Land Survey
- Narrative of Project



Owner's Signature

4/14/2025

Date



Applicant's Signature

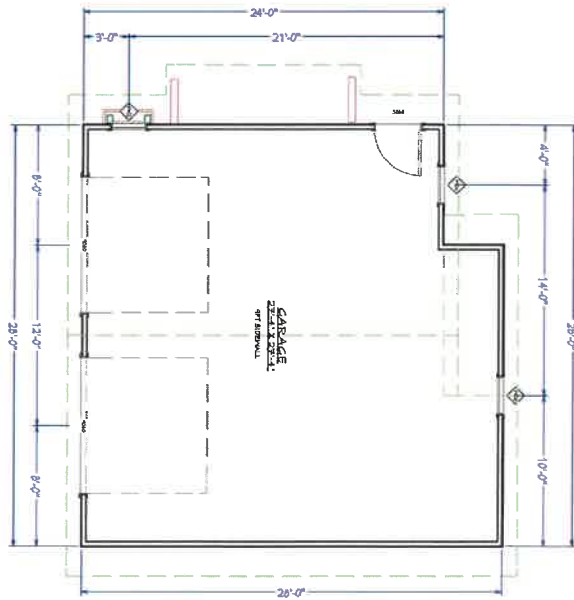
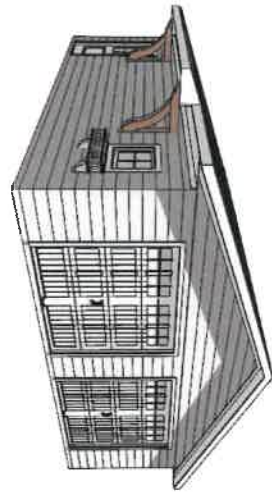
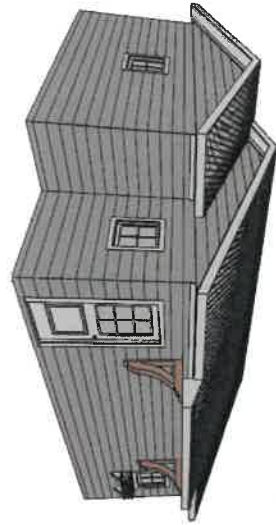
4/14/2025

Date

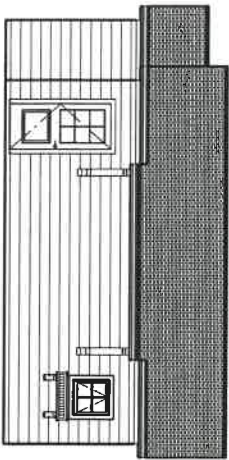
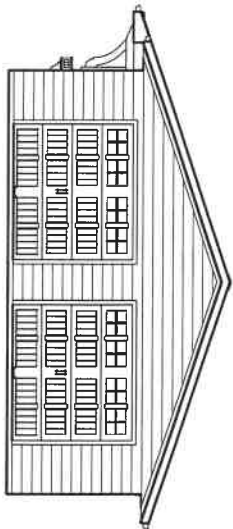
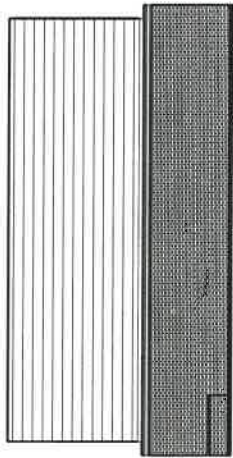
Fee \$ _____

Rec # _____

Date _____



FLOOR PLAN
1/4" = 1'-0"



REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

DRAWINGS PROVIDED FOR:

FOUNDATION PLAN

DRAWINGS PROVIDED BY:
WENDROTH
PLANNING & DESIGN
...YOUR DREAMS TO REALITY
JUSTIN WENDROTH 320-493-3589

DATE: 4/7/2025
SCALE: BY HALF ON 1/4" = 1'-0"
SHEET: 11X17

A-1

To: Hannah Rybak/Planning & Zoning/City Council/Whom it may concern.

From: Lesli & John Mueller 

Re: Request for Variance-408 North Gilman Avenue, Litchfield, MN.

Date: April 14, 2025

We want to raze/tear down an existing detached garage. We propose relacing same with a new, two (2) stall detached garage. The new structure will sit upon much of the same footprint as the old existing structure. The new structure's foundation will be shifted slightly to the East. (See attached.)

The directly impacted home owners (Barb & Kevin Koosman—513 East 4th Street) have provided their written/signed support of the project. (See attached)

The requested variance is, generally speaking, in harmony with existing ordinances and the City Comprehensive Plan. The "practical difficulties" as to why the variance is warranted are satisfied because we plan to use the property in a reasonable manner; the unique circumstances (*existing patio and rock garden/dry creek*) of the property; and if granted, the variance WILL NOT alter the essential character of the locality. Indeed, the variance will be an improvement to the property and thus, an improvement to the City of Litchfield.

The new structure will not impede nor hinder any existing drainage, curb or gutter or sewer systems, catch basins, etc. Nor will any underground utilities, natural gas, electrical, phone or cable services be impacted. There are no traffic concerns, impediments of anyone else's driveways nor street lighting or current sunlight casting, etc.

The lot size is 14,198.4 square feet. The existing attached garage is 416 square feet. The proposed garage is 784 square feet (actually slightly less). Thus, the entire lot will have slightly less than 1,200 square feet of garage footage.

A survey of the lot has been completed as have site plans and they are attached to our application. Those documents, together with this narrative address, or so should address, any and all concerns that might arise.

If additional information is warranted or requested to consider our variance request please advise. Thank you.

Dalen and Sarah Jones

517 E. 4th Street

Litchfield, MN 55355

(320) 221-4224 | Dalen

(320) 221-0055 | Sarah

Date: May 5, 2025

To:

City of Litchfield Planning Commission

City Hall

126 N Marshall Ave

Litchfield, MN 55355

Subject: Support for John and Lesli Mueller's Garage Project at 408 N. Gilman

Dear Planning Commission Members,

We are writing to express our full support for our neighbors, John and Lesli Mueller, who reside at 408 N. Gilman. The Mueller's are planning to tear down their existing garage, which is currently in a state of disrepair, and replace it with a new structure.

We believe this improvement will have a positive impact not only on the Mueller's property but also on our neighborhood and the broader community. Replacing the deteriorating garage with a well-built and attractive new structure will enhance the overall aesthetic of the area and contribute to the continued beautification of our city.

We appreciate homeowners like Mr. and Mrs. Mueller who invest in maintaining and improving their properties, and we encourage the Commission to support this project.

Thank you for your time and consideration.

Sincerely,

Dalen and Sarah Jones

A. 1.

***Rezoning, Site Plan Review
and Variance Requests***

*by Scott Rech, Stix & Brix, Inc.
at 1402 E. Ripley St.*

CITY OF LITCHFIELD MEMORANDUM

To: Planning Commission Members
David Cziok, City Administrator

From: Hannah Rybak, City Planner

Date: May 7, 2025
Planning Commission Regular Meeting for May 12, 2025

Request: **Request for approval of a rezoning, site plan review and variances for a 28-unit apartment development at the property located at 1402 E Ripley St., PID: 27- 2670000.**

GENERAL INFORMATION

Applicant/Owner: Scott Rech, Stix & Brix Inc.

Location: 1402 E Ripley St.

Existing Land Use / Zoning: Undeveloped; zoned B-4 General Business

Surrounding Land Use / Zoning:
 North: Undeveloped; zoned B-4 General Business
 East: Undeveloped; zoned R-1 Single Family Residential
 South: Multifamily Residential & Commercial; zoned R-3 Multifamily Residence & B-4 General Business
 West: Commercial; zoned B-4 General Business

Comprehensive Plan: The future land use map that is currently being developed guides this property for Mixed Residential/Commercial land use.

Deadline for Agency Action:	Application Date:	04-24-2025
	60 Days:	06-23-2025
	Extension:	N/A
	120 Days:	08-22-2025

CONSIDERATIONS RELATING TO THE REQUEST

- 1. Overview.** The Applicant is requesting a change in zoning, site plan review and several variances to facilitate a 28-unit multifamily apartment development at the subject parcel. The development would be comprised of three buildings; two 8-unit buildings on the west side and one 12-unit building on the east side. The site plan shows a surface parking lot between the buildings, and a garage structure with 10 single-car units. There is a children's playground and a gazebo shown on the southern portion of the lot. A dog park is proposed at the northwest corner of the lot. A 7-foot tall fence is proposed along the west and a portion of the south property lines, to provide screening between the development and neighboring commercial uses. There are storage units located in the basements of the

structures and attached to the garage structure. The buildings will not contain any interior hallways; all units would be accessed from the exterior of the building. The second floor units will have a deck with a staircase for access, and the main floor units would be accessed at ground level.

The subject property contains no frontage on a public street. The parcel is accessed from 260th Street through the undeveloped property to the north. The Applicant holds an access easement through this property.

Currently, the property is zoned B-4 General Business and is undeveloped. The requested rezoning would change the parcel to R-3 Multifamily Residential District. The proposed apartment development is a permitted use in the R-3 District.

This application also includes a request for site plan review. The proposed site plan includes the layout and details on the proposed development. If approved by the Planning Commission and City Council, the applicant is held to substantial conformance with the approved site plan. Any significant modifications, as determined by City staff, would be required to be reviewed and approved by the Planning Commission and City Council, through a request for a site plan amendment.

The Applicant has provided a detailed narrative, describing all aspects of the development. The development will serve to fill a documented need for affordable housing units in Litchfield. The target renter would be single parents. Rent would range from \$1,500 to \$1,650 per month and would include all utilities, including internet. Each unit would come with a storage unit included in the fee. Use of one of the 10 garage spaces would be provided with an additional fee added to rent (the high end of the range provided above). There would be security cameras, but no on-site management.

The Applicant's narrative states that the units would be two-bedroom units with a den. The statement is also made that the dens will have egress windows to qualify as bedrooms, which could be used by a small child. In reviewing the building plans, the difference in square footage between the rooms marked as "bedroom 2" and "den" is less than four square feet. The distinction between a bedroom and den is not significant, and the dens that are equipped with windows are considered bedrooms. Given this, the unit breakdown is as follows:

8-Unit Buildings

- 16 three-bedroom units

12-Unit Buildings

- 4 two-bedroom units
- 8 three-bedroom units

The Applicant also provided their anticipated timeline for development in the narrative. The timeline states that construction will begin on June 1st, with the garage and one 8-unit building completed in September of this year, the second 8-unit building completed in December of this year, and the 12-unit building completed by September of 2026. It was

also stated that the parking lot and driveway will be hard surfaced by October 1st, 2026 or upon completion of the exterior of the third building – whichever comes first. Staff has several concerns with this – the June 1st start date for construction may not be realistic, given the incomplete nature of the engineering plans (per memo from Chuck DeWolf), and the site plan review items that require additional attention. Further, the narrative seems to indicate that the Applicant would be seeking to have the certificates of occupancy issued as buildings are completed, and thus having residents move in ahead of the access drive and parking lots being hard surfaced. This would not be possible. Safe and complete access would be required prior to any certificates of occupancy being issued.

Requested Approvals:

1. Rezoning from B-4 to R-3
2. Site Plan Review for the overall development
3. Variance for lack of frontage on a public street
4. Variance of 10,195 SF, for lot area of 90,605 SF where 100,800 SF is required
5. Variance of 9 feet, for front yard setback for the garage building of 16 feet where 25 feet is required
6. Variance of 22 parking spaces, for 48 parking spaces where 70 are required
7. Variance of 1 foot for a 7-foot fence where 6 feet is the maximum fence height in the R-3 District

2. Ordinance Authority.

Litchfield City Code, Chapter 154, Section 9.4 provides site plan review requirements.
Litchfield City Code, Chapter 154, Section 9.5 C provides variance approval requirements.
Litchfield City Code, Chapter 154, Section 9.8 provides rezoning requirements.
Litchfield City Code, Chapter 154, Section 11.5 D provides off-street parking requirements.
Litchfield City Code, Chapter 154, Section 11.8 provides fencing requirements.
Litchfield City Code, Chapter 154, Section 12.4 provides setback requirements for the R-3 District.

3. Site Plan Review

District Standards Evaluation

	R-3 Minimum Requirement	Proposed Principal Structures
Lot area	100,800 SF total 3,600 SF per dwelling unit	90,605 SF total 3,236 SF per dwelling unit
Front (north) setback	25 ft.	66 ft.
West side setback	15 ft.	50 ft.
Rear (south) setback	30 ft.	62 ft.
East side setback	15 ft.	40 ft.
Height	35 ft. max	22 ft.

	R-3 Minimum Requirement	Proposed Accessory Structure
Distance from principal structure	10 ft.	30 ft.
Front setback (north)	25 ft.	16 ft.
West side setback	3 ft.	70 ft.
East side setback	3 ft.	80 ft.
Accessory structure height	May not exceed height of principal structure	12 ft.

Site Layout

The apartment buildings are located on the east (two 8-unit buildings) and west (one 12-unit building) sides of the property. A garage sits on the north side of the property, with the dog park area located to the west of the garage. Each 8-unit building contains 21 storage units in the basement, and there are two storage units shown attached to the garage structure. This totals 44 storage units on site.

A surface parking lot is located in the center of the development. The southern approximately one-quarter of the lot will remain mostly undeveloped, with existing trees. The children's play area and gazebo are located in this area. Access to the property comes from the northeast corner of the property. There is a proposed stormwater pond located on the east side, south of the access and north of the 12-unit building.

The main floor units are accessed via exterior doors from ground level. The upper floor units are accessed from decks; all proposed decks meet all relevant setback requirements. People living in the units located on the back side of each building will need to walk around the building to access their units. No sidewalks are shown to facilitate access to any units. This will cause an accessibility issue and should be added to the site plan. Staff also note that these required sidewalks will add to the impervious surface coverage of the site, which may impact the stormwater management plan.

Parking

Apartment/Multifamily	Units	Stalls Required
2.25 spaces per 2-bed unit	4	9
2.5 spaces per 3-bed unit	24	60
0.05 spaces per unit for visitors	28 units	1.4
Total Parking Spaces Required		70 spaces

In total, there are 48 parking spaces provided at the site. These are broken down as follows:

- Spaces in garage building: 9
- Surface parking spaces: 38
- ADA-accessible parking spaces: 1 (one in garage, none shown on surface lot)

The Applicant has indicated that the garage spaces would require additional rent cost to utilize. The Planning Commission and City Council must determine whether they will accept these as required spaces or not, due to the fact that use of them would be based upon an individual's desire to pay for them. Given that each unit will come with a separate storage unit, staff is less concerned that garage stalls will be utilized for storage, in this case.

There are two additional surface parking spaces shown on the plan, to the south of the two garage storage units and to the north of the 8-unit building. To use these spaces, a vehicle would need to back up over 40 feet. This is not an acceptable design, thus these spaces must be removed from the site plan.

Additionally, no surface handicap accessible parking has been shown. For parking lots between 26 and 50 spaces, two handicap spaces are required. Conversion of two standard surface spaces to handicap accessible spaces will require additional area, so if the parking lot is not expanded, the parking lot will be reduced by at least two spaces to accommodate the required handicap accessible parking.

The Applicant notes that there is a location for overflow parking if needed in the future. This location was not shown on the site plan. Expansion of the parking lot would add additional impervious surface coverage to the site, which must be included and accounted for in the engineering plans. Further, it would require the removal of additional trees, which are currently marked to be preserved.

Staff has concerns that the proposed parking plan may not adequately serve the parking needs of the development. There is no street parking available on 260th St. to the north; all parking needs must be met on site. The Applicant stated that the target renter would be single parents, which is excellent. However, the rent scale of these apartments would also be attractive to couples or even two or three young adults to cohabitate. For example:

- 10 units occupied by single parents and children. Two units with teenage children who drive
 - Need for 12 parking spaces
- 9 units occupied by a two-parent household
 - Need for 18 parking spaces
- 9 units occupied by three adults
 - Need for 27 parking spaces

In this example, 57 parking spaces would be needed. That is 9 more spaces than are shown on the site plan. Additionally, with garage spaces coming at an additional cost, there is no guarantee that they would be utilized so there is question on whether these should be considered in the parking calculation.

Trash Handling. The Applicant's submitted plans show a rectangular trash enclosure located to the east of the garage building. The enclosure would be made of wood fencing panels, which is compliant with the screening requirement. The trash enclosure would be accessible to residents and the trash collection company through a gate.

Lighting. The lighting plan will be evaluated at the time of a building permit application; no plans for lighting were provided with the application. The lighting will need to be directed downward, so that it does not impact neighboring properties.

Tree Preservation and Replacement. There are 133 existing trees on the property. 44 trees will need to be removed to accommodate construction.

The Litchfield City Code requires one tree per 750 square feet of gross floor area. The total square footage of all units is 22,400 square feet. Based on this requirement, 30 are required for the development. There are more than enough trees remaining on the property to satisfy the Ordinance requirement.

Site Plan Review Criteria

1. Consistency with the City's adopted Comprehensive Plan; **Criterion met.**
2. Compliance with all applicable Ordinances including, but not limited to provisions for parking, landscaping and screening; **Criterion is dependent on the granting of all requested variances.**
3. Reasonable accommodation of unique geologic, geographic or historically significant characteristics; **Criterion met.**
4. Consideration of adjacent and neighboring properties through adequate design and provision for such matters as surface water drainage, building location and orientation, parking and access drives, lighting, and trash storage; **Criterion met.**
5. Reasonable consideration for the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets. **Criterion not met – lack of adequate parking and no sidewalks shown for safe access to units.**

4. Rezoning Request Evaluation

The Planning Commission shall consider the following when considering a request for a change in zoning:

1. *The Zoning Map Amendment is consistent with the Comprehensive Plan;*

The proposed rezoning is consistent with the Comprehensive Plan guidance of Mixed Residential/Commercial. The southern parcel adjacent to the subject parcel is also zoned R-3 Multifamily Residence, and is an apartment development. **Criterion met.**

2. *The Zoning Map Amendment promotes public health, safety, morals and the general welfare, as well as efficiency and economy in the process of development;*

The proposed use of the subject parcel will add additional housing stock to the City of Litchfield. The addition of multifamily residences will diversify the City's housing options. **Criterion met.**

3. *The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and*

The rezoning would not negatively affect adjacent landowners. There is already multifamily residential in the immediate area, and the proposed use would not conflict with the commercial uses in the area. **Criterion met.**

4. *The property to be amended (rezoned) is suitable for the uses permitted by the Zoning District that would be applied by the proposed Zoning Map Amendment.*

The plans provided show that the subject parcel is suitable for multifamily development. **Criterion met.**

5. Consistency of the Request with the Standards for Granting a Variance

- a. *That the variance is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.*
- b. *That there are practical difficulties in complying with the zoning ordinance.*
“Practical difficulties”, as used in connection with granting of a variance, means that:
 - i. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*
 - ii. *The plight of the landowner is due to circumstances unique to the property not created by the landowners.*
 - iii. *The variance, if granted, will not alter the essential character of the locality and will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity of the parcel of land.*
- c. *The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of a parcel of land.*

Staff finds that the following variance requests satisfy all variance criteria: the variance for lack of frontage on a public street, the variance to reduce the minimum front setback for the garage structure and the variance to construct a 7-foot fence, where 6 feet is the maximum allowable fence height.

In the opinion of staff, the conformance of the lot area variance request is yet to be determined. With the unresolved questions related to the engineering plans, parking, and timeline, it is not possible to determine whether the site is appropriate for the number of units proposed. Plans that provide further detail and clarity related to these items would likely allow staff to confidently say that the lot area variance meets the variance criteria.

Finally, staff finds that the request for 48 parking spaces where 70 parking spaces are required does not satisfy all variance criteria. The unique siting of this property without access to a public street, lack of on-street parking on the nearest street, and low number of spaces as compared to bedrooms indicate that the proposed parking will not be adequate. The City has experienced issues with similar developments within Litchfield. If the Applicant intends to offer an option to pave additional parking if necessary, plans for this should be provided so that it can be contextually evaluated for impacts to tree removals, site layout and stormwater.

6. Engineering Considerations.

See attached memo from City Engineer, Chuck DeWolf.

RECOMMENDATION

Overall, a multifamily development would be a great addition to this property and the City as a whole. Based on the plans provided, there are several questions and areas of incomplete information, primarily related to the following:

- 48 parking spaces provided where 70 are required. This development contains no street parking and 80 bedrooms. Many people, of all backgrounds and household type, are struggling financially and would find the proposed rent scale attractive. There is a likelihood that many adults or teens with vehicles could reside at this property. The overflow parking mentioned by the Applicant has not been shown, therefore cannot be considered.
- There are no sidewalks shown for access. This is of particular concern for the units around the back of each structure.
- The timeline for paving the access drive and parking lot does not allow for certificates of occupancy to be issued as the buildings are completed.
- There are 44 storage units shown on the site plan, and only 28 dwelling units. The Applicant did not mention that storage units would be rented to people not residing on the property. The Applicant needs to clarify the reasoning for the additional storage units. Rental storage for people who do not reside on the property would not be an allowable use in the R-3 District. Additionally, renting to outside persons could constitute a safety concern in a development targeting renters with children.
- Based on the memo provided by the City Engineer, there is not sufficient detail on the provided site plan to evaluate the engineering components of this application (grading, stormwater, surfacing, utility, etc.) The feasibility of this project, from an engineering perspective, is not verifiable with the current plans.

Based on the findings in this report, staff recommends that the Planning Commission **table** this item to allow the Applicant time to address the areas of concern with satisfactory plans. There has not been enough information provided to demonstrate that the issues outlined above could be resolved through conditions.

POTENTIAL ACTION

1. Table the Application: Motion to table the application for consideration at a future Planning Commission meeting, so that the Applicant can address the concerns raised in this report and provide plans with additional required detail.
2. Recommend Approval with Conditions: Motion to recommend approval of the requested Site Plan Review, Rezoning and Variances, at the property located at 1402 E Ripley St., based on the findings in this report, submitted plans, and the following conditions...(provide conditions)

3. Recommend Approval as Submitted: Motion to recommend approval of the requested Site Plan Review, Rezoning and Variances, at the property located at 1402 E Ripley St., based on the findings in this report and the submitted plans.
4. Recommend Denial: Motion to recommend denial of the requested Site Plan Review and Rezoning and Variances, at the property located at 1402 E Ripley St., (provide findings to reflect denial).

ATTACHMENTS

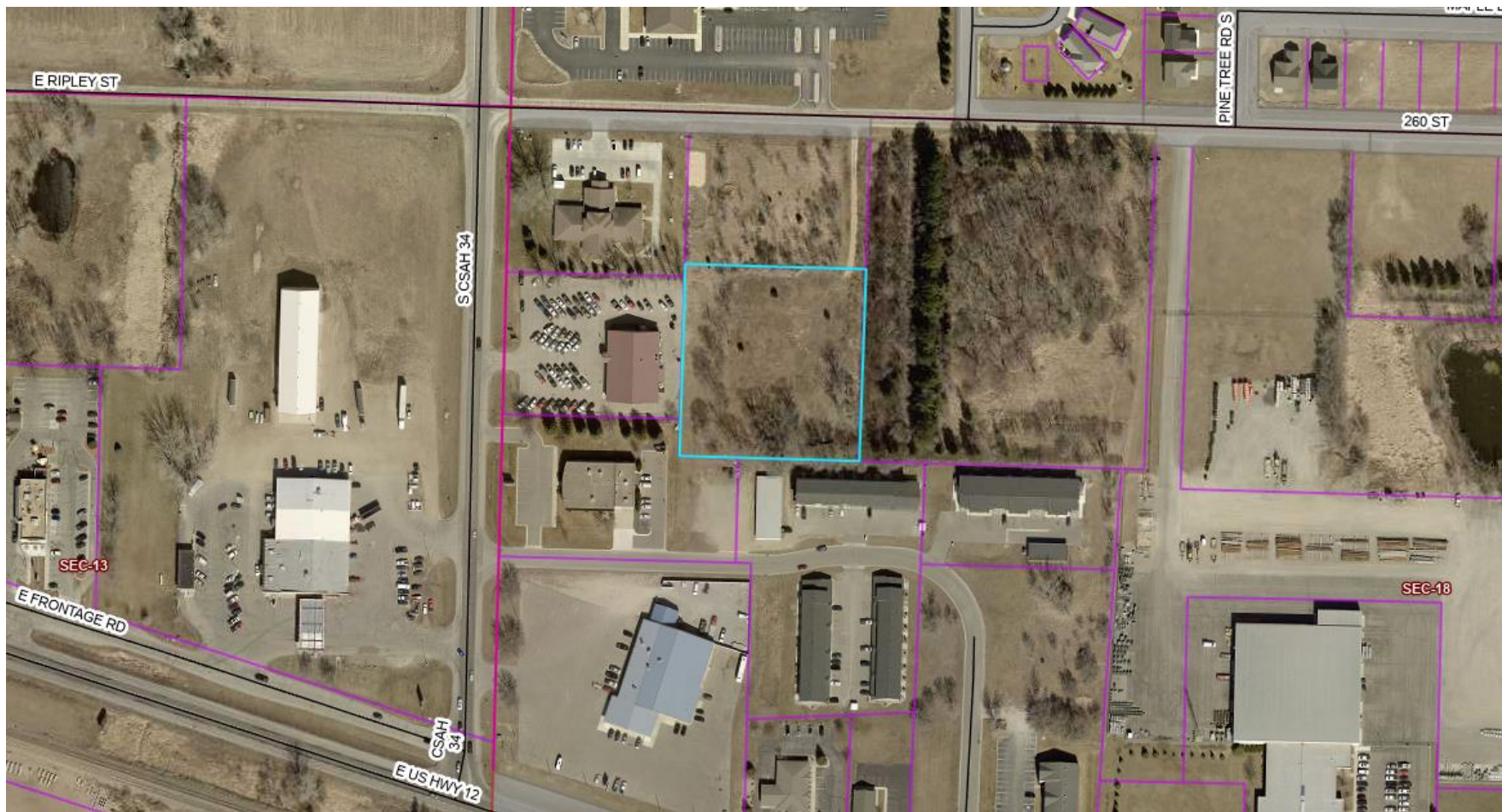
Attachment A: City Engineer's Memo

Attachment B: Location Map

Attachment C: Application & Plans

1402 East Ripley Street

Location Map





Real People. Real Solutions.

2040 Highway 12 East
Willmar, MN 56201-5818

Ph: (320) 231-3956
Fax: (320) 231-9710
Bolton-Menk.com

MEMORANDUM

Date: May 7, 2025
To: Members of the Planning Commission
City of Litchfield
From: Chuck DeWolf, P.E.
City Engineer
Subject: Rech Apartment Development
Litchfield, Minnesota

We have reviewed the preliminary documents for the above reference project and have the following comments:

1. Final engineered construction plans shall be submitted for review and approval prior to construction. At a minimum, the plans shall include a site plan, grading and drainage plan, utility plan, surfacing plan and stormwater pollution prevention plan, along with appropriate dimensioning and details associated with the proposed improvements.
2. Stormwater calculations shall be submitted for the proposed development for review and approval prior to construction. No additional stormwater shall be directed onto adjacent properties and shall meet all City and MPCA requirements.
3. The developer will be responsible for obtaining all necessary permits for the project.
4. The necessary room needed for the proposed emergency/large vehicle turnaround shall be verified during final design.
5. The final construction plans shall include details of the proposed sewer and water connections to the city's mainlines.
6. The parking stalls north of the westerly building do not allow for normal vehicle maneuvers leaving the parking stall.
7. All sidewalk connecting the building units to the parking areas shall be shown on the drawings.

Please let me know if you have any questions.

cc: David Cziok, City Administrator
Joyce Spreiter, Assistant City Administrator
Hannah Rybak, City Planner



City of Litchfield
 126 North Marshall Avenue
 Litchfield, MN 55355
 Tel (320) 693-7201 Fax (320) 693.9134
 www.ci.litchfield.mn.us

APPLICATION FOR CONSIDERATION OF REQUEST

STREET ADDRESS OF PROPERTY: 1402 Ripley Street East, Litchfield

PARCEL ID NUMBER(S): 27-2670010

LEGAL DESCRIPTION OF PROPERTY: Attached. "A"

OWNER NAME: Stix & Brix, Inc.

ADDRESS: 236 N. Sibley Ave, Litchfield

PHONE: 507-381-2107 EMAIL: scott@rentals@outlook.com

APPLICANT: (If different than property owner, attach Owner's information and signature to application)
 NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

- Type of Request
- Rezoning
 - Conditional Use Permit
 - Site Plan
 - Final Plat
 - Amendment to Ordinance
 - Variance
 - Vacation
 - Interim Use Permit
 - Lot Line Adjustment
 - Tax Parcel Split
 - Preliminary Plat

Description of Request: (Attach separate page if necessary) _____

Attached 'B'

IF POSSIBLE, OBTAIN THE SIGNATURES OF ALL ADJACENT PROPERTY OWNERS:

SUPPORT:

SIGNATURE	ADDRESS	GIVEN	NOT GIVEN	UNDECIDED

Information Provided:

- Preliminary Plat
- Grading/Drainage Plan
- Utilities Plan
- Site Plan
- Landscape Plan
- Building Elevation
- Sign Plan
- Registered Land Survey
- Narrative of Project

JTDW

Owner's Signature

3-15-2025

Date

Applicant's Signature

Date

Fee \$ *300.00*

Rec # _____

Date *3/18/25*

I have owned this parcel of land for many years. In 2015, I suspended the project due to the non-cohesive relationship between costs and rents at that time. Now, with my son's involvement, I will have assistance with the construction, making it a valuable father-son initiative. Given the significant increase in rental prices over recent years, the project is now economically viable and will offer much-needed, affordable apartment options.

The demand we frequently encounter involves individuals seeking larger units than a standard two-bedroom. The dens can function as a small child's room and will be equipped with egress windows to qualify as bedrooms. Our apartments will be cost effective for residents, which is a priority.

We aim to set the rent at \$1500, inclusive of all utilities such as heat, electricity, water, sewer, trash, and Internet, representing approximately a \$500 monthly value. Additionally, each unit will include a free storage unit. For tenants who require garage facilities, the rent will be \$1650, covering the apartment, utilities, storage unit, and garage.

This arrangement should assist families struggling to budget for utilities and other life expenses; even the Internet will be provided. Each unit will feature a patio or deck outside its entrance door, eliminating the need for interior hallways that require cleaning or monitoring. There will be video surveillance in the parking lot and storage areas.

The parking lot and driveway will be hard-surfaced by October 1st, 2026, or upon completion of the exterior of the third building—whichever comes first, which also coordinates with the 260th street project completion. We feel there is ample parking available with the 50 parking spots proposed. There is a location for overflow parking if needed in the future. We are targeting single parent families, and we are assuming most single parent families only have one vehicle.

Our plans include constructing a play structure for children and a gazebo for adults, located near the children's play area. A heavily wooded zone will be preserved on the south side. The north side set-back reduction requested helps to preserve this area. We will also create a 7-foot wooden fence providing a buffer between the Eagles bar property and the apartments. The reason it will be 7 feet high instead of 6 feet high is because it will be built with a horizontal rot board at the bottom, which will be about 10" high. This board sits on the dirt and the 6-foot pickets sit on the rot board. It keeps

the fence looking a lot nicer with the pickets being exactly even. The finished height would be about 6 foot 10 inches.

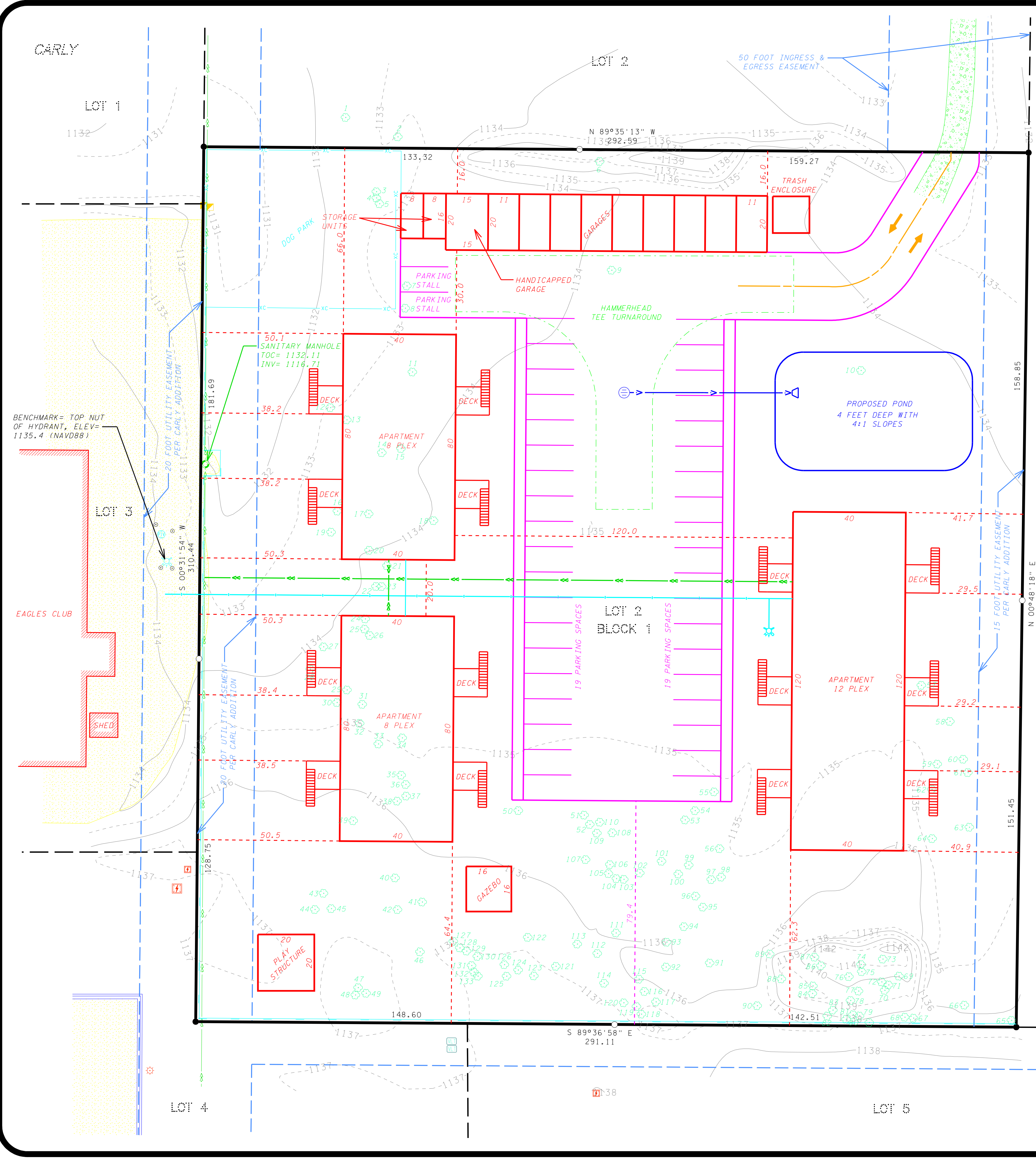
This location is highly convenient, catering to those requiring units larger than a standard two-bedroom but more affordable than a house with utility expenses included. The property will feature ample storage spaces and provide a semi-private, tucked-away environment.

Construction is planned to commence on June 1st, with the garages and the first 8-plex building scheduled for completion by September 30th, 2025. The second 8-plex should be finished by December 31st, 2025, and the final 12-plex building by September 2026.

With over 38 years of experience in residential rental properties, I am exceedingly enthusiastic about this project. Should the concept prove successful, we plan to build similar developments in the future.

Requesting the following:

- Zoning change from B4 to R3 (There is R3 land adjacent to this property)
- Variance for 28 residential units, where 24 residential units are currently permitted.
- Variance for not having frontage on public street or road, the property is accessed by an easement to the public street.
- Variance for front (north) setback to 15' from 25'.
- Variance to reduce parking requirements from 65 spaces to 50 spaces.
- Variance to create 7-foot fence instead of 6-foot fence.



TREE SIZE	TYPE
1 12"	ELM
2 8"	ELM
3 5"	POPLAR
4 4"	POPLAR
5 4"	POPLAR
6 6"	ELM
7 6"	POPLAR
8 6"	TWIN POPLAR
9 6"	CEEDAR
10 6"	CEEDAR
11 14"	TWIN POPLAR
12 10"	ELM
13 5"	TWIN POPLAR
14 6"	TRIPLE ELM
15 8"	POPLAR
16 7"	ELM
17 6"	ELM
18 6"	CEEDAR
19 12"	TRIPLE ELM
20 9"	ELM
21 6"	POPLAR
22 8"	POPLAR
23 8"	POPLAR
24 8"	ELM
25 5"	ELM
26 7"	ELM
27 14"	TRIPLE POPLAR
28 12"	TWIN ELM
29 8"	POPLAR
30 6"	POPLAR
31 7"	POPLAR
32 5"	POPLAR
33 6"	POPLAR
34 10"	POPLAR
35 10"	ELM
36 10"	ELM
37 9"	ELM
38 6"	ELM
39 5"	POPLAR
40 14"	TRIPLE ELM
41 10"	TWIN ELM
42 8"	ELM
43 12"	TWIN ELM
44 18"	ELM
45 8"	ELM
46 10"	TWIN ELM
47 10"	TWIN ELM
48 6"	ELM
49 12"	ELM
50 7"	TWIN ELM
51 5"	ELM
52 6"	ELM
53 12"	TWIN ELM
54 10"	ELM
55 10"	ELM
56 18"	POPLAR
57 26"	COTTONWOOD
58 18"	ELM
59 9"	BOXELDER
60 14"	ELM
61 8"	POPLAR
62 12"	BOXELDER
63 26"	ELM
64 30"	COTTONWOOD
65 14"	ELM
66 18"	POPLAR
67 5"	ELM

TREE SIZE	TYPE
68 10"	TWIN ELM
69 8"	ELM
70 6"	POPLAR
71 4"	POPLAR
72 4"	POPLAR
73 6"	POPLAR
74 4"	POPLAR
75 4"	POPLAR
76 4"	POPLAR
77 4"	POPLAR
78 4"	POPLAR
79 5"	POPLAR
80 6"	POPLAR
81 10"	POPLAR
82 7"	POPLAR
83 12"	TWIN POPLAR
84 8"	ELM
85 10"	POPLAR
86 9"	POPLAR
87 8"	POPLAR
88 8"	ELM
89 6"	ELM
90 18"	BOXELDER
91 4"	ELM
92 15"	ELM
93 14"	TWIN POPLAR
94 18"	POPLAR
95 6"	ASH
96 7"	POPLAR
97 14"	POPLAR
98 18"	POPLAR
99 8"	POPLAR
100 6"	POPLAR
101 5"	ELM
102 10"	POPLAR
103 10"	POPLAR
104 8"	POPLAR
105 6"	POPLAR
106 6"	POPLAR
107 6"	POPLAR
108 8"	ELM
109 6"	ELM
110 5"	ELM
111 12"	POPLAR
112 4"	POPLAR
113 28"	TRIPLE POPLAR
114 12"	POPLAR
115 6"	ELM
116 24"	TWIN POPLAR
117 18"	ELM
118 24"	ELM
119 10"	ELM
120 14"	ELM
121 4"	POPLAR
122 4"	POPLAR
123 10"	ELM
124 8"	ELM
125 6"	ELM
126 6"	ELM
127 8"	POPLAR
128 9"	POPLAR
129 9"	POPLAR
130 4"	ELM
131 9"	TWIN POPLAR
132 8"	POPLAR
133 11"	POPLAR

Northstar
Surveying

(320)693-3710
310 East Depot Street
Litchfield, MN 55355
dough.northstar@gmail.com
paul.northstarsurveying@gmail.com

CLIENT NAME:
Scott Rech

PROJECT ADDRESS
1402 Ripley Street East
Litchfield, MN

DATE OF FIELD WORK: February 25, 2025	JOB NO.: 2025022	HORIZONTAL DATUM: Meeker County NAD83 2011
DATE OF MAP: March 11, 2025	DRAFTED BY: PMH	VERTICAL DATUM: NAVD88
Added Proposed Features: March 18, 2025	CHECKED BY: DSH	
Revisions per Requested: April 24, 2025		

EXISTING LEGAL DESCRIPTION PER DOCUMENT NO. 392460

Lot 2, Block 1, CARLY ADDITION, as of public record Meeker County, Minnesota, EXCEPTING THEREFROM the North 212.08 feet as measured along the West and East lines of said Lot 2. Together with a perpetual, nonexclusive 50.00 foot ingress and egress easement over and across the east 50.00 feet of the north 213.00 feet of Lot 2, Block 1, CARLY ADDITION.

Containing 2.08 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

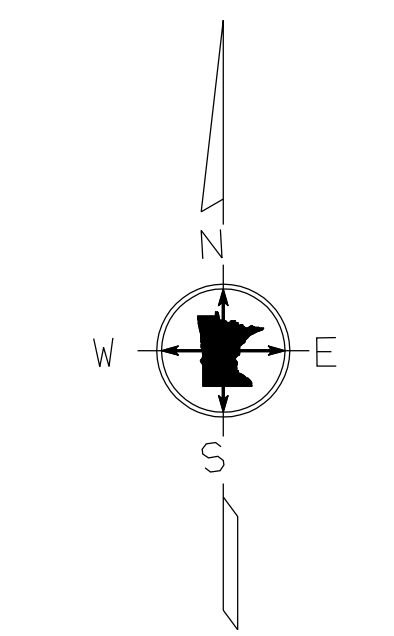
Surveyor's Notes

- Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

BUILDING SETBACKS:
FRONT = 25 FEET
SIDE = 15 FEET
REAR = 30 FEET

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊕ Electric Pedestal
- ⊕ Telephone Pedestal
- ⊕ Hydrant
- ⊕ Post Indicator Valve
- ⊕ Sanitary Manhole
- ⊕ Light Pole
- ⊕ Utility Vault
- ⊕ Guard Post
- Chain Linked Fence
- 7 Foot Tall Wood Fence
- Sanitary Sewer Line
- Gravel Surface
- Bituminous Surface



NOT PLATTED

260th STREET

S89°34'59"E
293.53

5' UTILITY EASEMENT

GARLY

Lot 1

212.08

Parcel A
62,141 sq.ft.
1.43 acres

UTILITY EASEMENT 20'

Lot 2

9'

292.50
S89°35'02"E

N00°32'31"E
522.25

Lot 3

310.17

3.0'

Parcel B
90,490 sq.ft.
2.08 acres

BLOCK 1

Lot 4

290.99
N89°35'00"W

ADDITION

Lot 5

310.18

522.26
S00°49'13"W

212.08

5' UTILITY EASEMENT

DRIVEWAY EASEMENT

ESMT

ESMT

213.00

50.00

34' 20' wide Tar Road Top

CONSTRUCTION PLANS FOR PROPOSED RESIDENTIAL BUILDING DESIGN

LOCATION
1402 E RIPLEY STREET, LITCHFIELD
MINNESOTA, 55355



SeaMax Corporation

10333 Harwin Dr.
Ste. 375i
Houston TX 77036

PHONE: (713) 584-3643
EMAIL: info@seamax.org

www.seamax.org
www.homes.seamax.org

FIRM REG. #: F17432

CLIENT

SCOTT RECH

PROJECT LOCATION

1402 E RIPLEY STREET
LITCHFIELD, MINNESOTA
55355

PROPRIETARY INFORMATION

THE INFORMATION IN THIS DOCUMENT IS PROPRIETARY AND CONFIDENTIAL AND IS THE EXCLUSIVE PROPERTY OF SEAMAX CORPORATION. IT MAY NOT BE DISCLOSED TO ANY PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEAMAX CORPORATION

PROJECT NUMBER

DRAWING TITLE
CODE ANALYSIS

SMC-25-022-A_BLDG12

DRAWN BY:	BI
CHKD BY:	BI
APPRV'D BY:	BI

DATE	4/19/2025
SCALE	1 in = 1 in
REVISION	2

SHEET	
A.01	



GENERAL NOTES

ALL CONSTRUCTION TO COMPLY WITH 2021 IBC, 2021 IRC, 2021 IFC, 2021 UMC, 2021 UPC, 2021 IECC, AND CITY OF LITCHFIELD AMENDMENTS TO THE CODES.

ANY INCONSISTENCIES FOUND IN DRAWINGS MUST BE COMMUNICATED WITH SeaMax Corporation AS SOON AS THEY ARE DISCOVERED. TRADES MUST COORDINATE THEIR WORK WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

ALL DIMENSIONS ARE IN FEET UNLESS STATED OTHERWISE.

DESIGN LOADS	
-Dead Load	10PSF
-Live Load	40 PSF
-Roof Live Load	20 PSF
-Wind Load	110 MPH, per ASCE 7-16/ 2021 IBC /TDI

CONCRETE:	
-Grade Beam	4,000 psi
-Floor Slab	4,000 psi
FOUNDATION:	
Allowable Net Bearing Pressure	
-Dead Load	2,000 psf
-Total Load(Dead + Live)	3,000 psf
-Allowable Skin Friction	150 psf



Digitally signed by Brendan Isidienu, P.E.
DN: cn=Brendan Isidienu, P.E., c=US, o=SeaMax Corporation, ou=SMC-001, email=ibrendan@seamax.org
Reason: I am approving this document
Location: HQ
Date: 2025.04.19 12:42:08 -05'00'

SHEET INDEX		
SHT.#	LABEL	SHT
1	CODE ANALYSIS	A.01
2	GENERAL NOTES	A.02
3	1ST FLOOR PLAN	A.03
4	2ND FLOOR PLAN	A.04
5	ROOF PLAN	A.05
6	FRONT/REAR ELEVATIONS	A.06
7	LEFT/RIGHT ELEVATIONS	A.07
8	PLUMBING PLAN	A.08
9	ELECTRICAL PLAN	A.09

DOOR NOTES:

1. DOORS SHALL BE 96", UNO
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE PAINTED OR STAINED, VERIFY WITH OWNER
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
6. GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
7. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING
8. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
9. BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO

WINDOW NOTES:

- 1 WOOD WINDOWS WITH CLAD EXTERIOR
- 2 INTERIOR WINDOW MATERIALS: PAINTED OR STAINED WITH FACTORY FINISH, VERIFY WITH OWNER
- 3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 4 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES, UNO BY MFG
- 5 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- 6 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44: OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1- R310.1.4

NOTE:

The structure supporting the ceiling assembly must be protected by a minimum of 1/2" gypsum. Provide a 1 hour rated soffit design for projections less than 5' from a property line

Smoke detectors will be hardwired, interconnected and have a battery back up.

KITCHEN AND CABINET NOTES:

1. ALL CABINETS IN MAPLE CONFIRM COLOR WITH OWNER PRIOR TO ORDERING.
2. CONFIRM DOOR & DRAWER STYLES WITH OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH OWNER.
5. CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH OWNER PRIOR TO ORDERING.

MISCELLANEOUS NOTES:

1. BATHROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
2. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
4. INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.
 - ATTIC R-38
 - WALLS R-21
 - FLOORS R-30

WALL PANEL NOTES:

1. B.P. BRACED WALL PANEL 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.
2. I.B.P. INTERIOR BRACED WALL PANEL 1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #8 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS
3. A.B.P. ALTERNATE BRACED WALL PANEL 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

STAIR NOTES:

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW AND SHALL HAVE A 34" MIN. HEIGHT
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

ESCAPE & RESCUE OPENING - R310.

1. BEDROOMS SHALL HAVE A DOOR OR OPERATIONAL WINDOW THAT OPENS TO A YARD OR COURT THAT LEADS TO THE RIGHT OF WAY THAT MEETS THE FOLLOWING MINIMUM REQUIREMENTS:
 2. 24" MINIMUM CLEAR OPENING HEIGHT
 3. 20" MINIMUM CLEAR OPENING WIDTH
 4. 5 SQUARE FEET OF CLEAR OPENING FOR 1ST FLOOR WINDOWS
 5. 5.7 SQUARE FEET OF CLEAR OPENING FOR WINDOWS ON ALL OTHER FLOORS
 6. FINISHED SILL HEIGHT NOT MORE THAN 44" A.F.F. *(ENSURE THE WINDOW OPENINGS MEET THE 5.7 SQ. FT CLEAR OPENING FOR BEDROOM WINDOWS)

TERMITE PROTECTION

1. Provide Pressure-Preservative-Treated timber for all at grade truss framing .



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CLIENT

SCOTT RECH

PROJECT LOCATION

1402 E RIPLEY STREET
 LITCHFIELD, MINNESOTA
 55355

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**DRAWING TITLE
GENERAL NOTES**

SMC-25-022-A_BLDG12

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SCALE	1 in = 1 in
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SHEET

A.02



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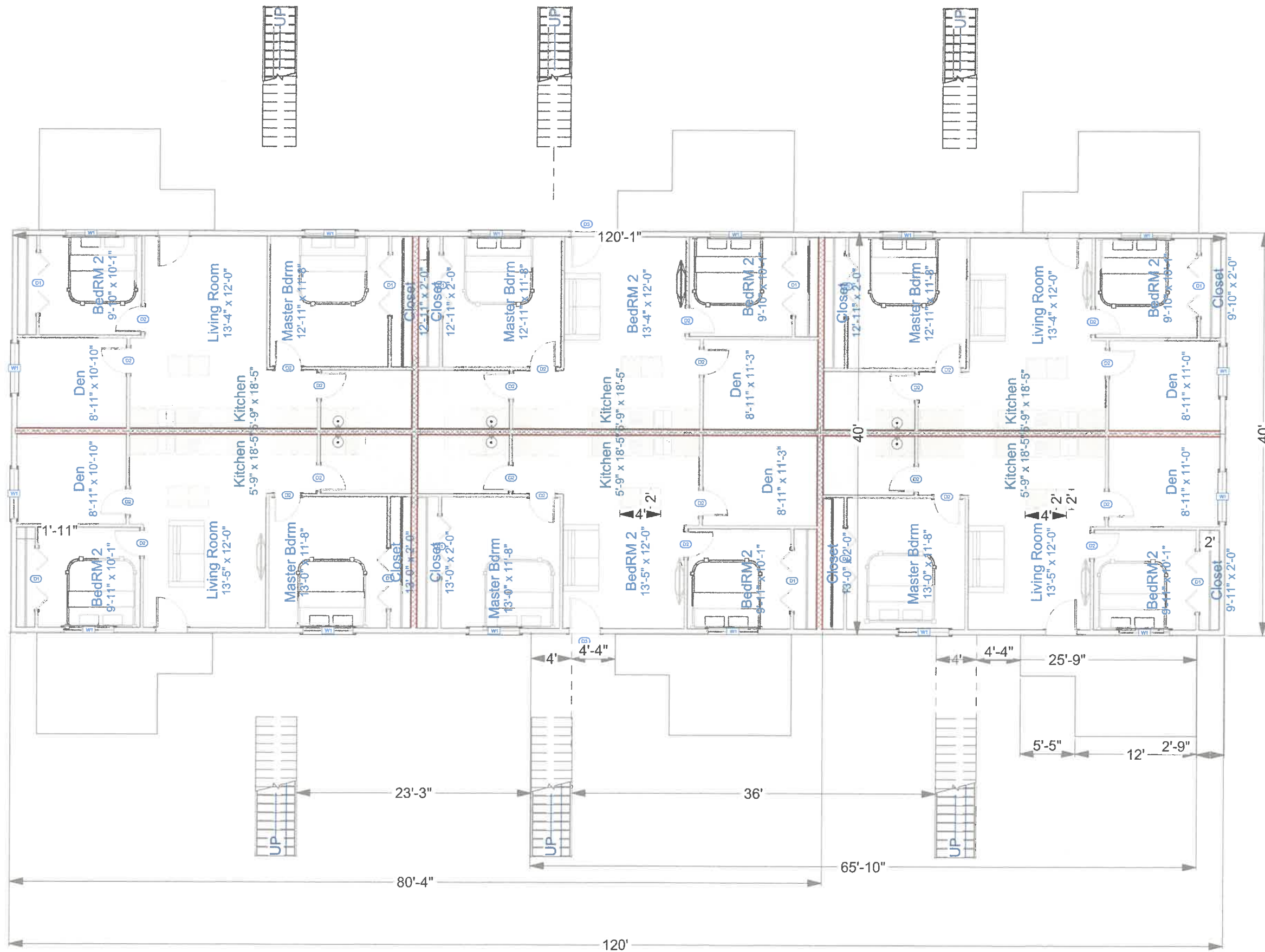
DRAWING TITLE
1ST FLOOR PLAN

SMC-25-022-A_BLDG12

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DATE	4/19/2025
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SHEET	A.03
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1ST FLOOR PLAN
SCALE: 1/10 in = 1 ft



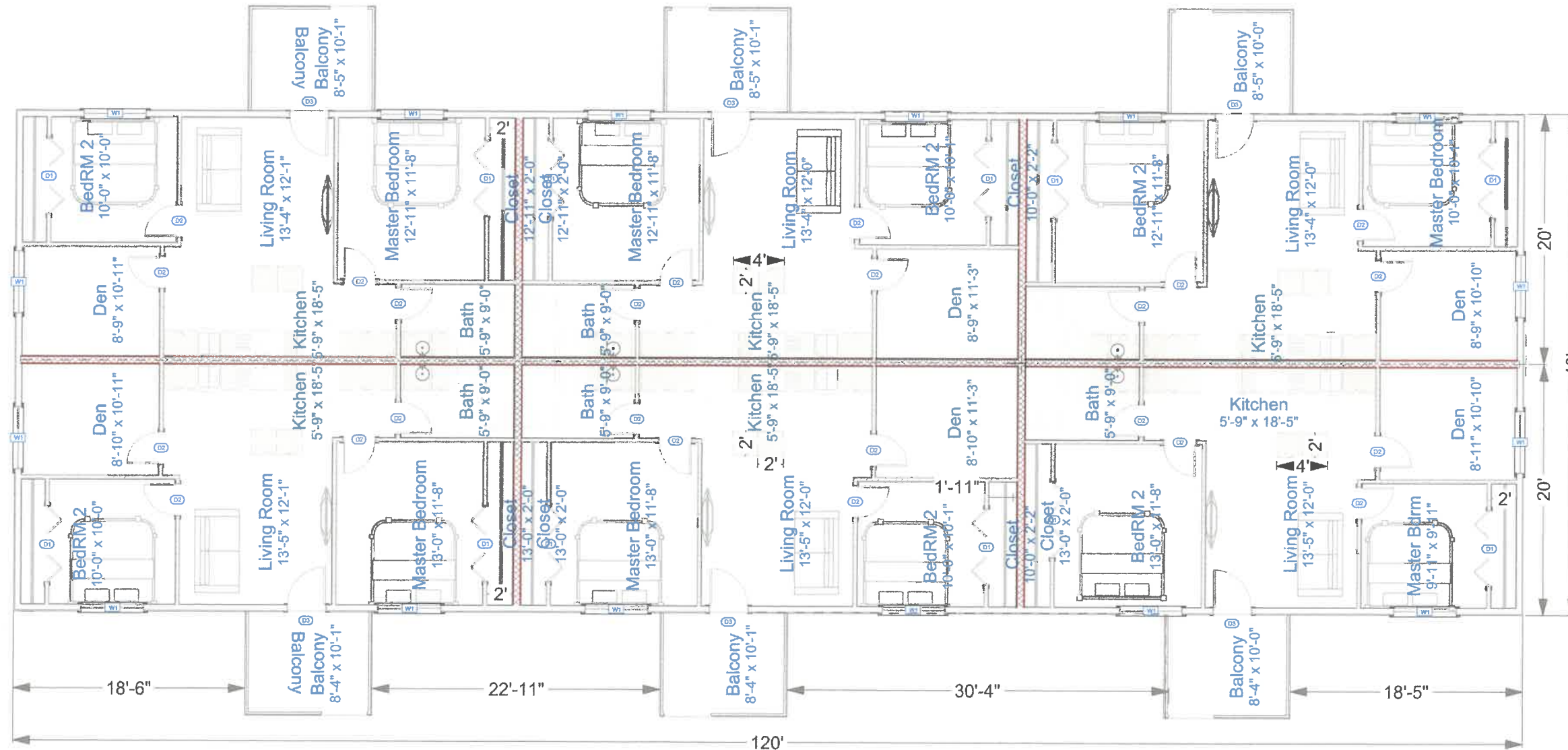
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DOOR SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
D1	24	4 DR. BIFOLD-PANEL	80 "	72 "
D2	48	HINGED-DOOR P04	80 "	30 "
D3	12	EXT. HINGED-DOOR E21	80 "	36 "

WINDOW SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
W1	32	DOUBLE CASEMENT-LHL/RHR	48 "	60 "



2ND FLOOR PLAN
SCALE: 1/10 in = 1 ft



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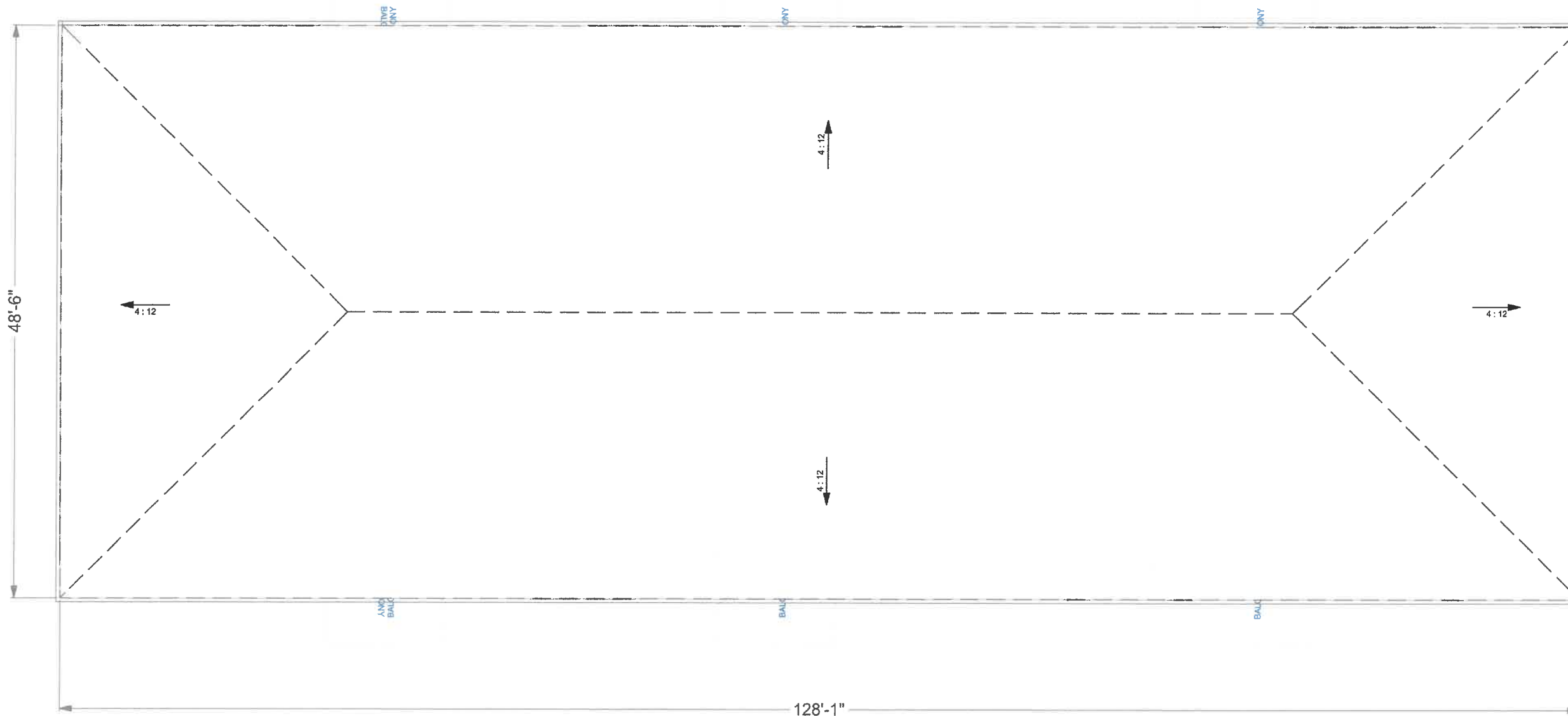
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2ND FLOOR PLAN

SMC-25-022-A_BLDG12

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SHEET	A.04
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ROOF PLAN
SCALE: 1/10 in = 1 ft

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PROJECT NUMBER

DRAWING TITLE
ROOF PLAN

SMC-25-022-A_BLDG12

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A.05



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PROJECT NUMBER

DRAWING TITLE
FRONT/REAR
ELEVATIONS

SMC-25-022-A_BLDG12

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DATE	4/19/2025
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REVISION	2

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A.06	



Exterior Elevation Right
1/12 in = 1 ft



Exterior Elevation Left
1/12 in = 1 ft



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PROJECT NUMBER

DRAWING TITLE

LEFT/RIGHT ELEVATIONS

SMC-25-022-A_BLDG12

DRAWN BY:	BI
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DATE	4/19/2025
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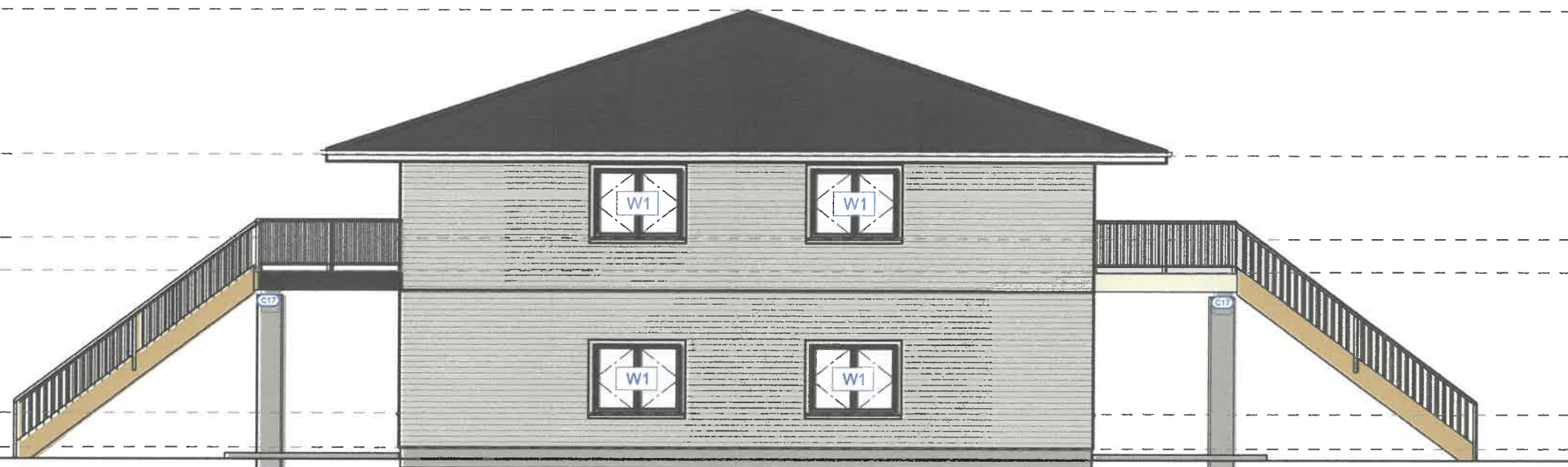
SHEET	
A.07	

RIDGE
25'-4 3/4"

ROOFLINE
17'

WINDOW
12'-2"
2ND FLOOR
10'-3"

WINDOW
2'
1ST FLOOR
0'



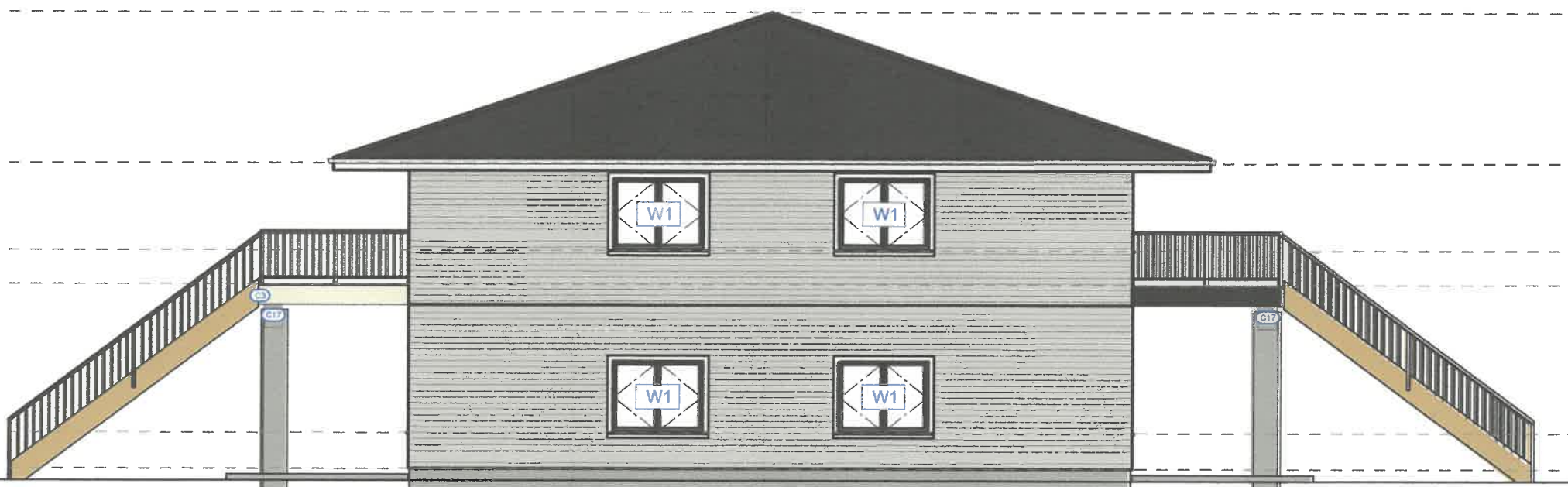
Exterior Elevation Back
1/8 in = 1 ft

RIDGE
25'-4 3/4"

ROOFLINE
17'

WINDOW
12'-2"
2ND FLOOR
10'-3"

WINDOW
2'
1ST FLOOR
0'






Exterior Elevation Front
1/8 in = 1 ft

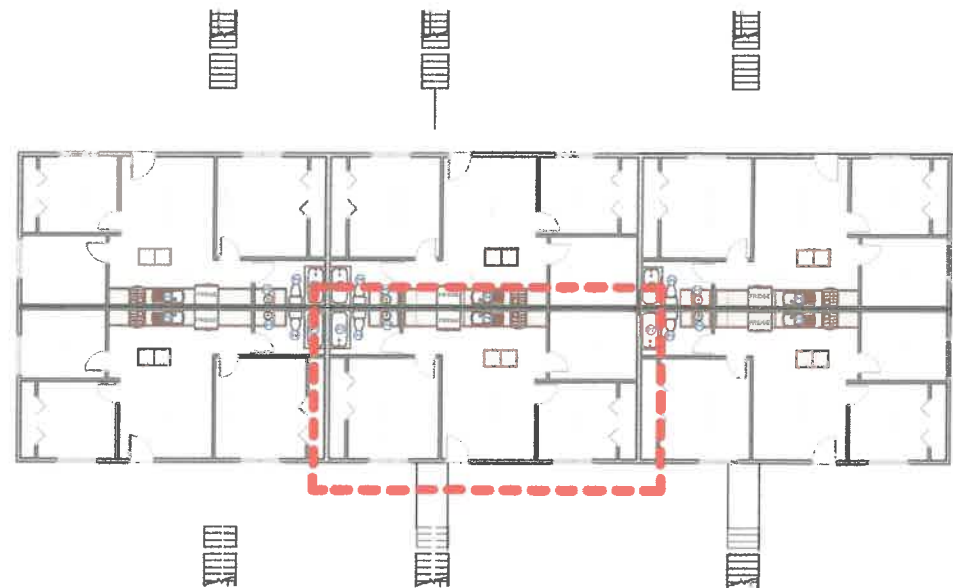


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LEGEND

	COLD WATER
	HOT WATER
	WASTE WATER

PLUMBING FIXTURE SCHEDULE		
NUMBER	QTY	LABEL
P5	12	SINK
P6	12	KITCHEN SINK
P7	12	TUB
P8	12	TOILET



PLUMBING PLAN
SCALE: 1/24 in = 1 ft



PLUMBING PLAN
SCALE: 1/6 in = 1 ft



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PLUMBING PLAN

SMC-25-022-A_BLDG12

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SHEET	A.08
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PROJECT NUMBER

DRAWING TITLE
ELECTRICAL PLAN

SMC-25-022-A_BLDG12

DRAWN BY: BI

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APPRV'D BY: BI

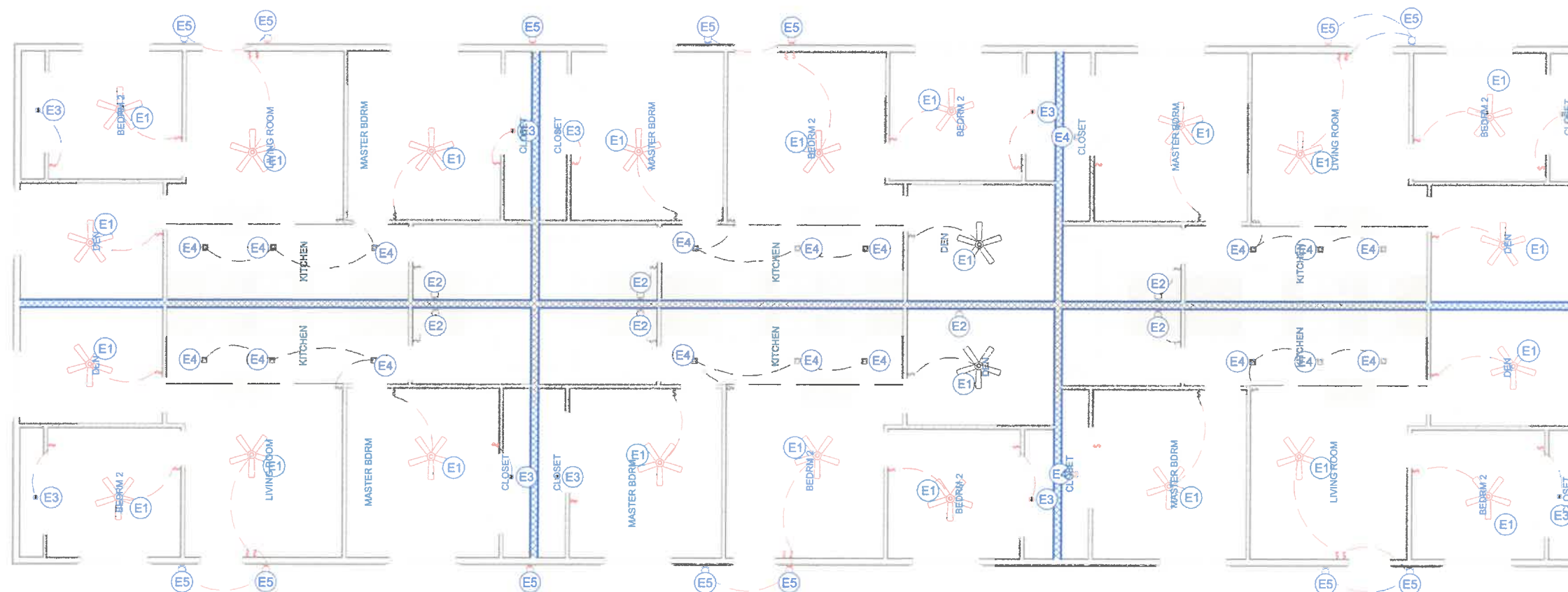
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SCALE 1 in = 1 in

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SHEET

A.09



ELECTRICAL PLAN
SCALE: 1/10 in = 1 ft

ELECTRICAL SCHEDULE			
NUMBER	QTY	DESCRIPTION	ATTACHED TO
E1	53	CLASSIC CEILING FAN	CEILING
E2	26	SCONCE 1	WALL
E3	26	RECESSED DOWN LIGHT 4	CEILING
E4	44	RECESSED SQUARE DOWN LIGHT	CEILING
E5	58	K-10570 DEVONSHIRE SINGLE WALL SCONCE	WALL



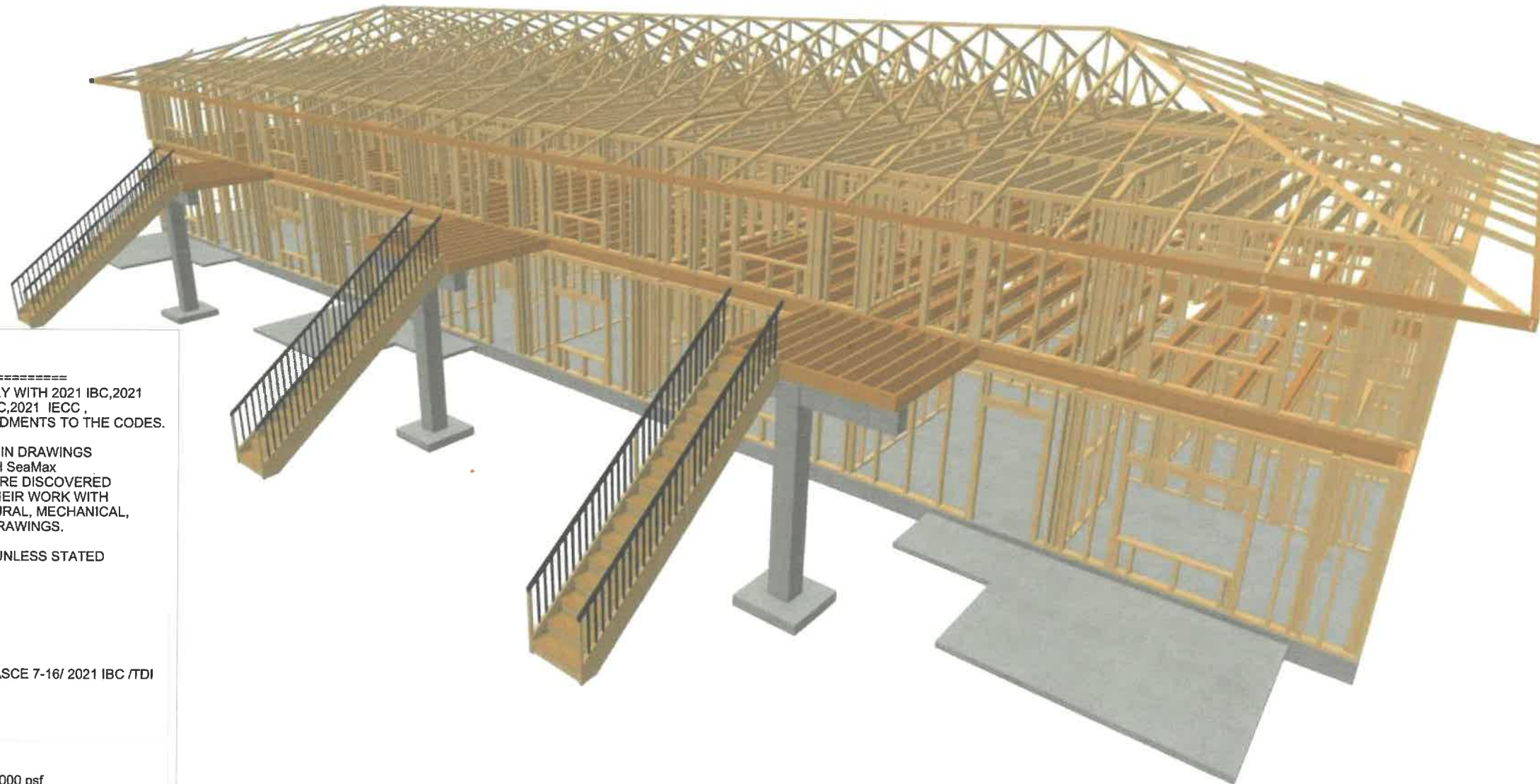
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SHEET INDEX

SHT.#	Label	SHT
1	CODE ANALYSIS	S.01
2	STRUCTURAL NOTES	S.02
3	FOUNDATION PLAN	S.03
4	2ND FRAMING PLAN	S.04
5	CEILING FRAMING	S.05
6	ROOF FRAMING	S.06
7	TYPICAL WALL SECTION	S.07

CONSTRUCTION PLANS FOR PROPOSED RESIDENTIAL BUILDING DESIGN

LOCATION
 1402 E RIPLEY STREET, LITCHFIELD
 MN, 55355



GENERAL NOTES

ALL CONSTRUCTION TO COMPLY WITH 2021 IBC, 2021 IRC, 2021 IFC, 2021 UMC, 2021 UPC, 2021 IECC, AND CITY OF LITCHFIELD AMENDMENTS TO THE CODES.

ANY INCONSISTENCIES FOUND IN DRAWINGS MUST BE COMMUNICATED WITH SeaMax Corporation AS SOON AS THEY ARE DISCOVERED. TRADES MUST COORDINATE THEIR WORK WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

ALL DIMENSIONS ARE IN FEET UNLESS STATED OTHERWISE.

DESIGN LOADS
 -Dead Load 10PSF
 -Live Load 40 PSF
 -Roof Live Load 20 PSF
 -Wind Load 110 MPH, per ASCE 7-16/ 2021 IBC /TDI

CONCRETE:
 -Grade Beam 4,000 psi
 -Floor Slab 4,000 psi

FOUNDATION:
 Allowable Net Bearing Pressure
 -Dead Load 2,000 psf
 -Total Load(Dead + Live) 3,000 psf
 -Allowable Skin Friction 150 psf



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PROJECT NUMBER

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CODE ANALYSIS

SMC-25-022-S_BLDG12

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S.01

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WOOD FRAMING NOTES

1. WOOD FRAMING SHALL MEET THE FOLLOWING MINIMUM STRESS PROPERTIES UNLESS NOTED OTHERWISE:

MEMBER	BENDING	TENSION	SHEAR	COMPRESSION	YOUNG'S	
SIZE	Fb(Psi)	Ft(Psi)	Fv(Psi)	FcII(Psi)	FcI(Psi)	E (Psi)
SOUTHERN PINE #2 OR BETTER	2x6	1,000	600	175	565	1,400,000
	2x10	800	475	175	565	1,400,000
	2x12	750	450	175	565	1,400,000
POWER ANTHONY BEAM (APB)	SEE DWG	3,000	1250	300	1750	805
						2,100,000

2. PROVIDE SIMPSON STRONG-TIE CONNECTORS OR EQUIVALENT FOR WOOD FRAMING CONNECTIONS TO SUPPORTING MEMBERS. USE STRONG-TIE CONNECTORS AND NAILS OF APPROPRIATE SIZE AND CAPACITY FOR THE SUPPORTED MEMBER AND INSTALL ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

3. ALL ROOF AND EXTERIOR WALL SHEATHING SHALL BE APA RATED CDX PLYWOOD WITH EXTERIOR GLUE (EXPOSURE 1) OR ORIENTED STRAND BOARD (OSB) WITH EXTERIOR GLUE (EXPOSURE 1), AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.

4. INSTALL ROOF SHEATHING WITH THE LONG DIMENSION OF THE PANEL PERPENDICULAR TO SUPPORTS UNLESS NOTED OTHERWISE, AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER END JOINTS.

5. ALL ROOF SHEATHING SHALL BE APA RATED EXPOSURE 1 CDX PLYWOOD SHEATHING WITH A MINIMUM THICKNESS OF 5/8 INCH, DOC PS-1 OR PS-2, WITH A SPAN RATING OF AT LEAST 32/16 NAILED WITH 10d GALVANIZED COMMON NAILS AT 4 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. 10d NAILS SHALL HAVE A MINIMUM 0.148 INCH DIAMETER AND 1 1/2 INCH MINIMUM PENETRATION INTO SUPPORTING FRAMING.

6. OUTSIDE OF EXTERIOR WALLS SHALL BE SHEATHED WITH APA RATED EXPOSURE 1 OSB OR CDX PLYWOOD SHEATHING WITH A MINIMUM THICKNESS OF 5/8 INCH, DOC PS-1 OR PS-2, AND FASTENED TO WALL STUDS WITH 10d GALVANIZED COMMON NAILS AT 6 INCHES ON CENTER AT EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. PROVIDE BLOCKING AT UNSUPPORTED PANEL EDGES. 10d NAILS SHALL HAVE A MINIMUM OF 0.148 INCH DIAMETER AND 1 1/2 INCH MINIMUM PENETRATION INTO SUPPORTING FRAMING.

7. INSTALL JOISTS, RAFTERS, HEADERS AND BEAMS "CROWN UP."

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER BRIDGING TO JOIST SOLE PLATE TO JOIST OR BLK'G STUD TO SOLE PLATE TOP PLATE TO STUD	TOE NAIL (3)-8d TOE NAIL EA. END (2)-8d FACE NAIL 16d @ 16" OC TOE NAIL (4)-8d, END NAIL (2) 16d END NAIL (2)-16d
DOUBLE STUDS DOUBLE TOP PLATES CONTINUOUS HEADER, TWO PIECES BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL 16d @ 24" OC FACE NAIL 16d @ 16" OC 16d @ 16" OC ALONG EA. EDGE 16d @ 16" OC ALONG EA. EDGE FACE NAIL (2)-16d
CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD CEILING JOISTS, LAPS OVER PARTITIONS CEILING JOISTS TO PARALLEL RAFTERS RAFTER TO PLATE 1" BRACE TO EACH STUD AND PLATE BUILT-UP CORNER STUDS 2" PLANKS	TOE NAIL (3)-8d TOE NAIL (4)-8d FACE NAIL (3)-10d FACE NAIL (3)-10d TOE NAIL (2)-16d FACE NAIL (2)-8d 10d @ 24" OC (2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE (3) OR FEWER (4) OR MORE	16d NAILS 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:

ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.



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Reason: I am approving this document
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Date: 2025.04.19 12:46:04 -05'00'



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FIRM REG. #: F17432

CLIENT

SCOTT RECH

PROJECT LOCATION

1402 E RIPLEY STREET
LITCHFIELD, MINNESOTA
55355

PROPRIETARY INFORMATION

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PROJECT NUMBER

DRAWING TITLE

STRUCTURAL NOTES

SMC-25-022-S_BLDG12

DRAWN BY: BI

CHKD BY: BI

APPRV'D BY: BI

DATE: 4/19/2025

SCALE: 1 in = 1 in

REVISION: 7

SHEET

S.02



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DRAWING TITLE

FOUNDATION PLAN

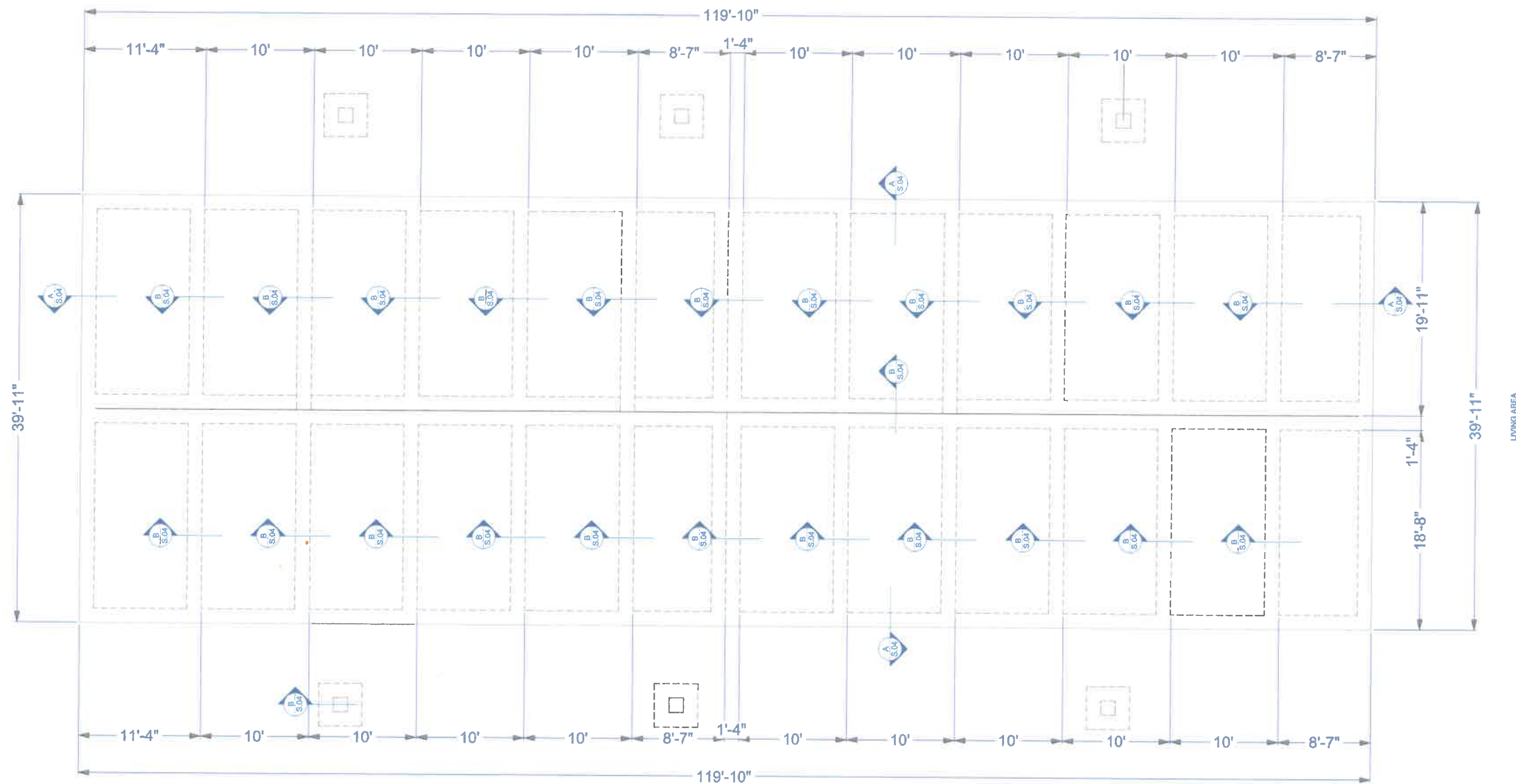
SMC-25-022-S_BLDG12

DRAWN BY:	BI
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APPRV'D BY:	BI

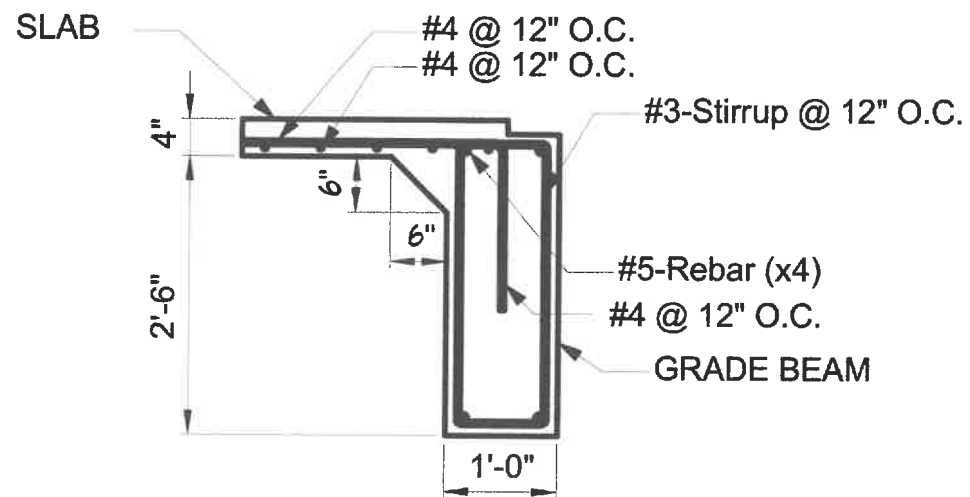
DATE	4/19/2025
SCALE	1 in = 1 in
REVISION	7

SHEET

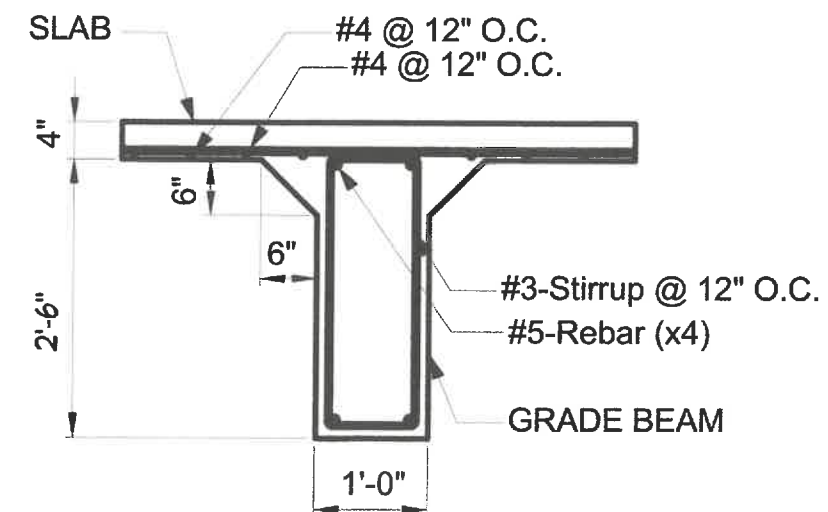
S.03



FOUNDATION PLAN
SCALE: 1/12 in = 1 ft

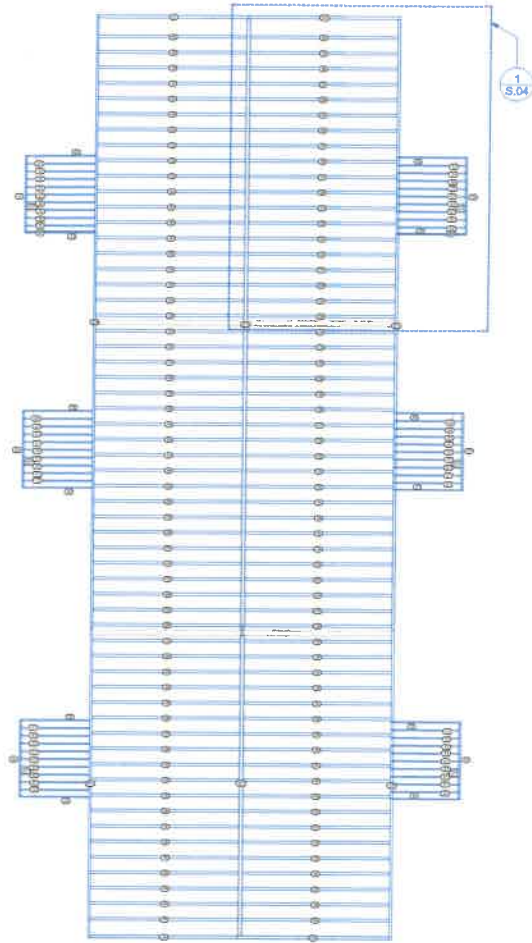


SECTION A-A
SCALE 1 : 20



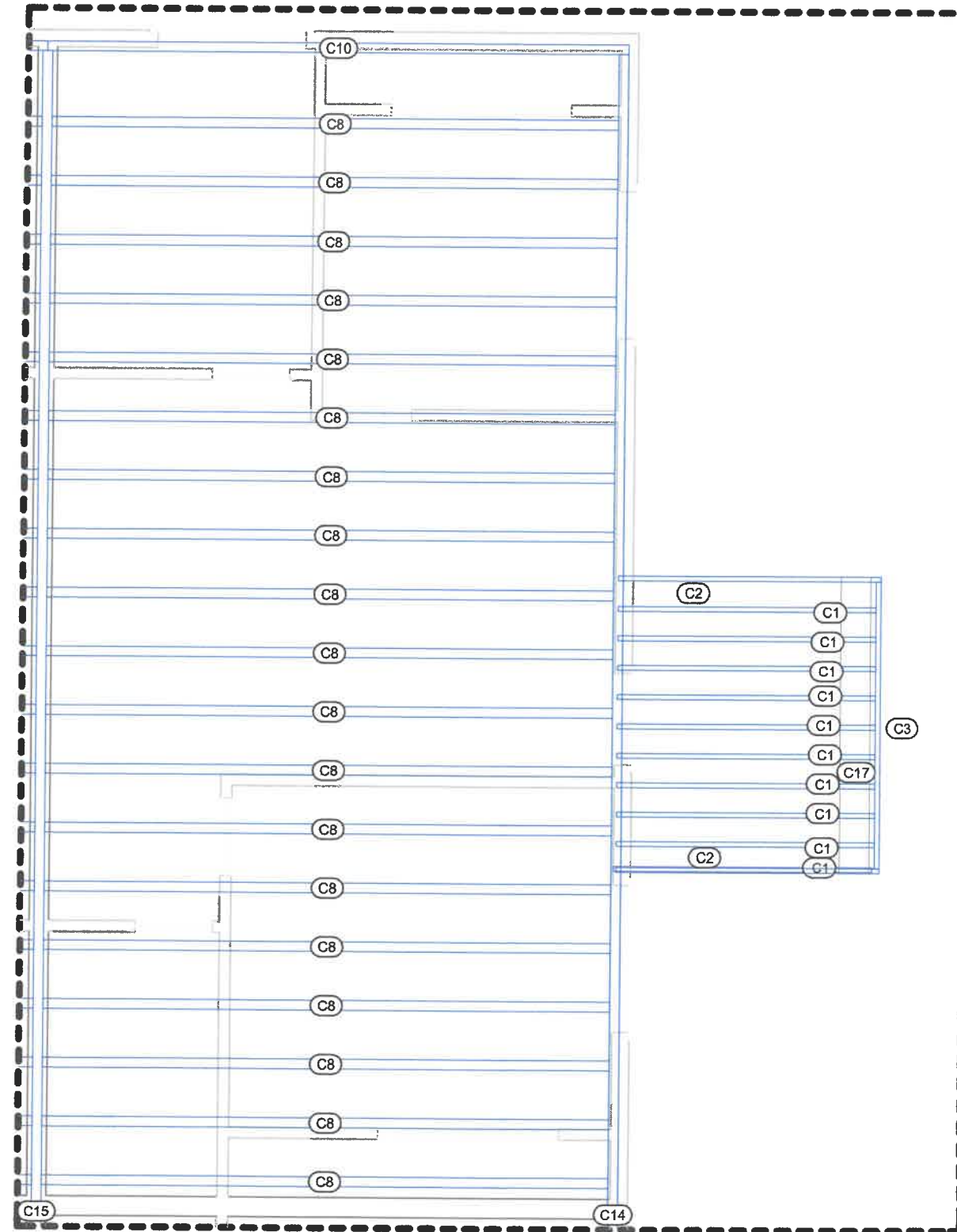
SECTION B-B
SCALE 1 : 20

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2ND FLOOR FRAMING
SCALE: 1/24 in = 1 ft

FLOOR FRAMING SCHEDULE (@ 24" O.C. TYP)			
NUMBER	QTY	LABEL	LENGTH
C1	56	2"X10"	104 7/16"
C2	12	2"X10"	106 7/16"
C3	6	2"X10"	117 1/8"
C4	1	PJI 65	226 3/8"
C5	1	PJI 65	226 9/16"
C6	58	PJI 65	228"
C7	1	PJI 65	229 7/8"
C8	58	PJI 65	230"
C9	2	PJI 65	235 5/8"
C10	1	PJI 65	236 3/16"
C11	1	PJI 65	475 9/16"
C12	1	PJI 65	479 1/2"
C13	1	PJI 65	479 5/8"
C14	2	PJI 65	947 1/4"
C15	1	PJI 65	947 1/8"
C16	2	PJI 65	951 1/4"
C17	6	RC BEAM 6"X12"	121 1/4"



1 2ND FLOOR FRAMING
S.04 SCALE: 1/5 in = 1 ft



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PROJECT LOCATION

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PROJECT NUMBER

DRAWING TITLE

2ND FRAMING PLAN

SMC-25-022-S_BLDG12

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APPRV'D BY:	BI

DATE	4/19/2025
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S.04



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PROJECT NUMBER

DRAWING TITLE

CEILING FRAMING

SMC-25-022-S_BLDG12

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DATE: 4/19/2025

SCALE: 1 in = 1 in

REVISION: 7

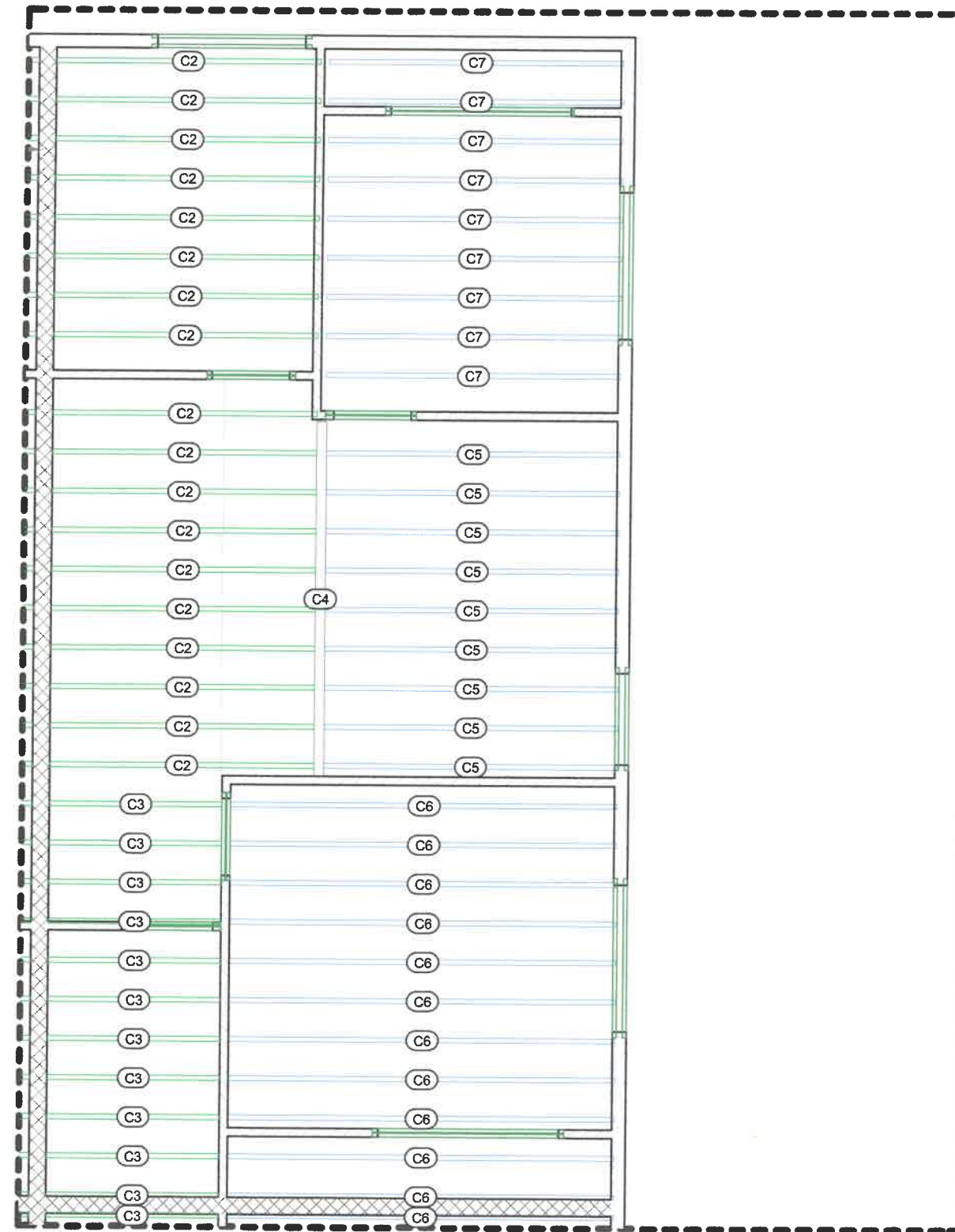
SHEET

S.05



FRAMING PLAN-CEILING
SCALE: 1/24 in = 1 ft

CEILING FRAMING SCHEDULE (@ 16" O.C. TYP)			
NUMBER	QTY	LABEL	LENGTH
C2	144	2"X8"	107 1/2"
C3	88	2"X8"	70 1/2"
C4	8	2-2"X10"	145"
C5	72	2"X10"	119 1/2"
C6	88	2"X10"	157 1/16"
C7	72	2"X10"	120"



2 FRAMING PLAN-CEILING
S.05 SCALE: 1/5 in = 1 ft



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PROJECT NUMBER

DRAWING TITLE

ROOF FRAMING

SMC-25-022-S_BLDG12

DRAWN BY: BI

CHKD BY: BI

APPRV'D BY: BI

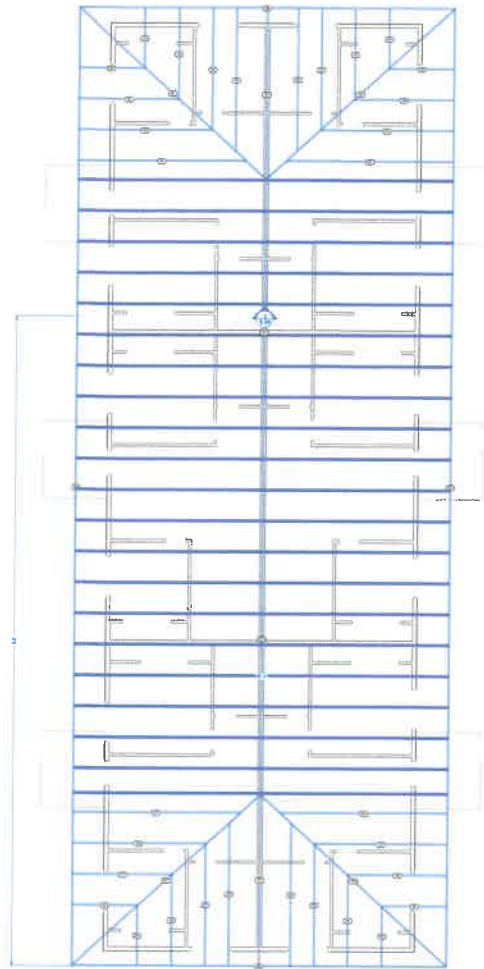
DATE: 4/19/2025

SCALE: 1 in = 1 in

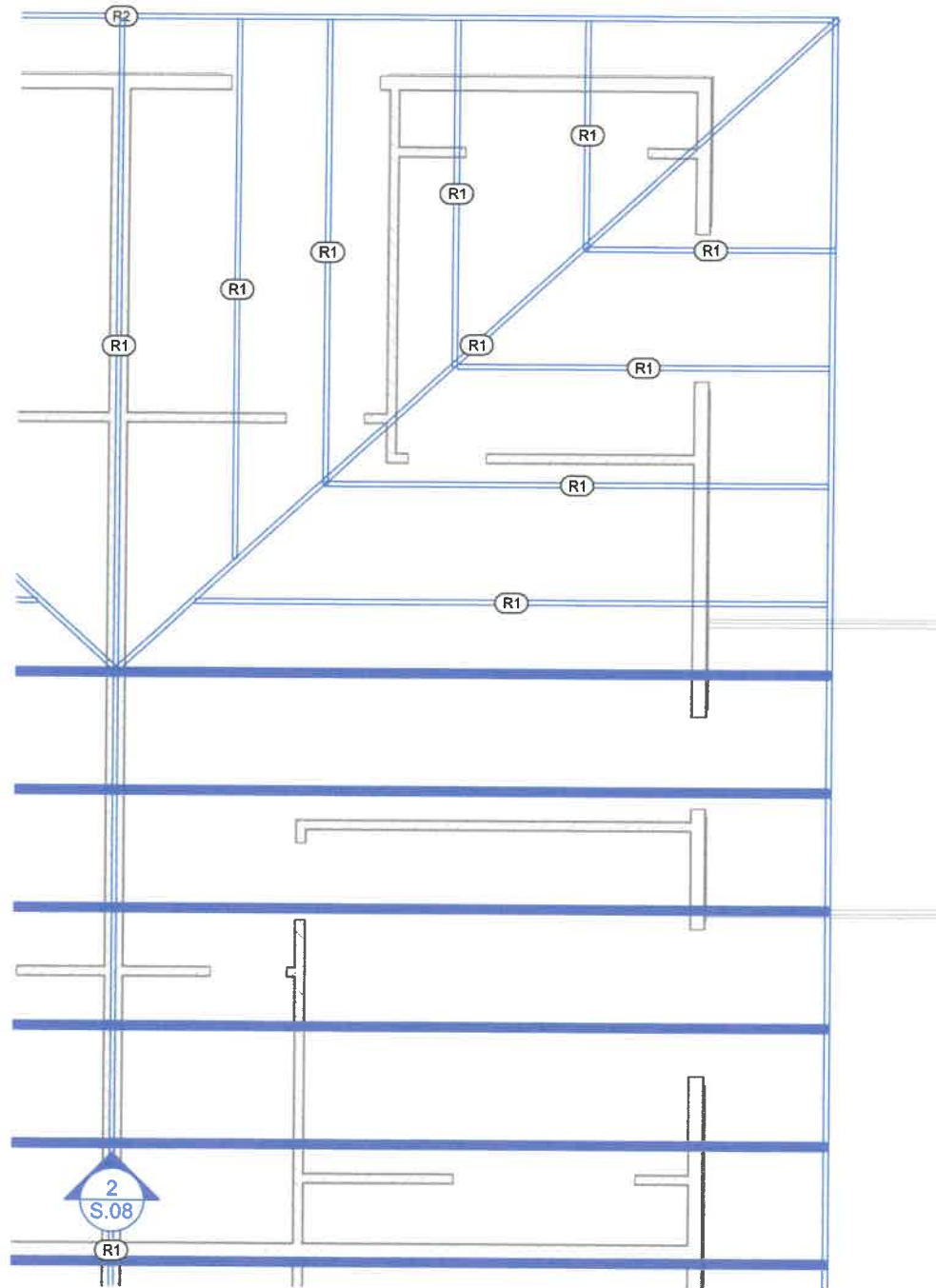
REVISION: 7

SHEET

S.06



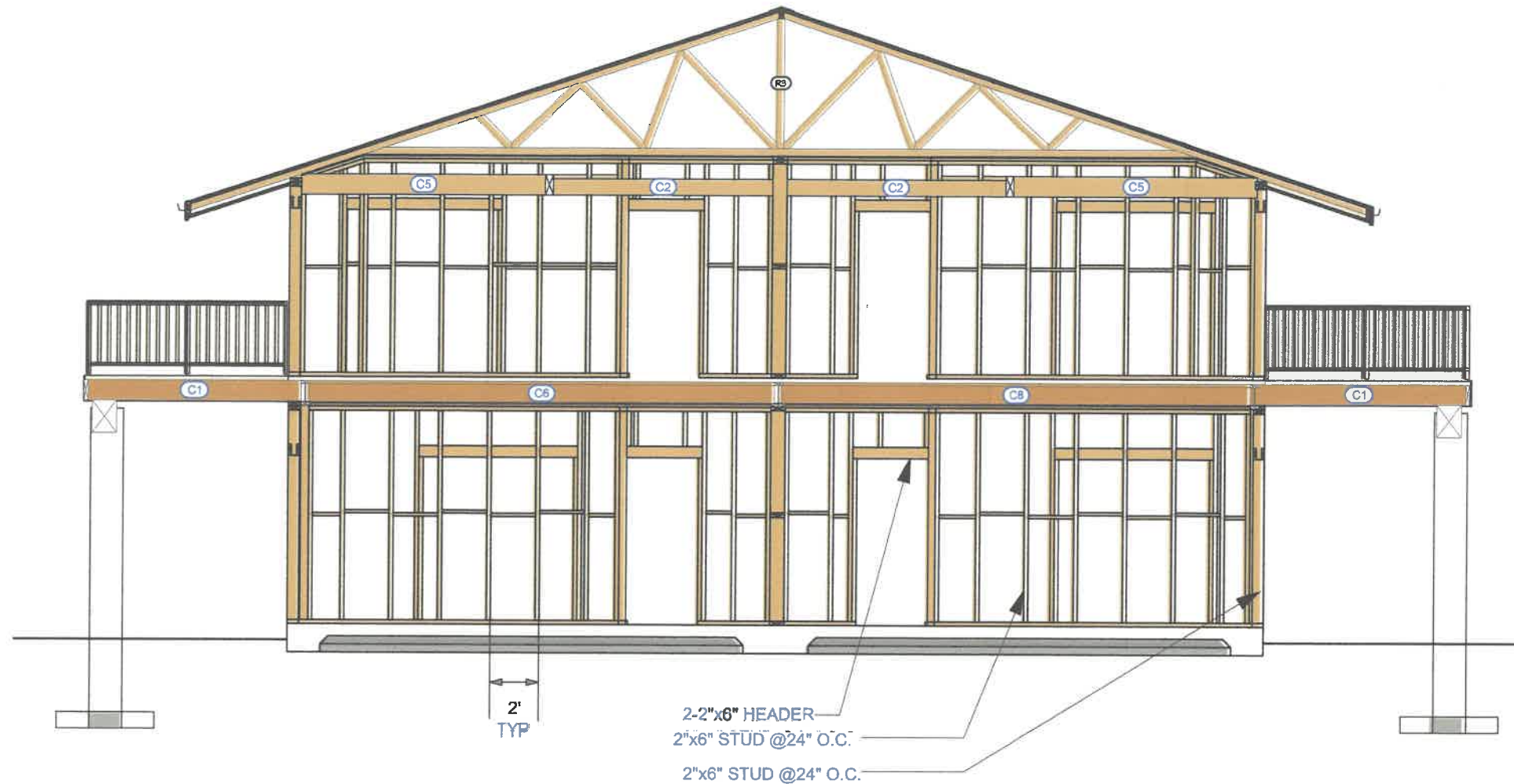
FRAMING PLAN - ROOF
SCALE: 1/24 in = 1 ft



1
S.04
FRAMING PLAN - ROOF
SCALE: 1/6 in = 1 ft

ROOF FRAMING SCHEDULE (@ 24" O.C. TYP)				
NUMBER	QTY	DESCRIPTION	WIDTH	DEPTH
R1	40	RAFTERS - LUMBER	2"	3 1/2"
R2	4	TREATED ROOF BEAM - LUMBER	2"	6"
R3	33	ROOF TRUSS	2"	71 15/16"

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3 TYPICAL WALL SECTION
S.07 SCALE: 1/6 in = 1 ft



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PROJECT LOCATION

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PROJECT NUMBER

DRAWING TITLE

TYPICAL WALL SECTION

SMC-25-022-S_BLDG12

DRAWN BY:	BI
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DATE	4/19/2025
SCALE	1 in = 1 in
REVISION	7

SHEET

S.07

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CONSTRUCTION PLANS FOR PROPOSED RESIDENTIAL BUILDING DESIGN



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PROJECT LOCATION

1402 RIPLEY STREET EAST
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PROJECT NUMBER

DRAWING TITLE
CODE ALANYSIS

SMC-25-022-A_BLDG8

DRAWN BY:	BI
CHKCD BY:	BI
APPRV'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

SHEET

A.01



GENERAL NOTES

ALL CONSTRUCTION TO COMPLY WITH 2021 IBC,2021 IRC,2021 IFC,2021 UMC,2021 UPC,2021 IECC , AND CITY OF LITCHFIELD AMENDMENTS TO THE CODES.

ANY INCONSISTENCIES FOUND IN DRAWINGS MUST BE COMMUNICATED WITH SeaMax Corporation AS SOON AS THEY ARE DISCOVERED TRADES MUST COORDINATE THEIR WORK WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

ALL DIMENSIONS ARE IN FEET UNLESS STATED OTHERWISE.

DESIGN LOADS	
-Dead Load	10PSF
-Live Load	40 PSF
-Roof Live Load	20 PSF
-Wind Load	110 MPH, per ASCE 7-16/ 2021 IBC /TDI
CONCRETE:	
-Grade Beam	4,000 psi
-Floor Slab	4,000 psi
FOUNDATION:	
Allowable Net Bearing Pressure	
-Dead Load	2,000 psf
-Total Load(Dead + Live)	3,000 psf
-Allowable Skin Friction	150 psf

SHEET INDEX

SHT.#	LABEL	SHT
1	CODE ALANYSIS	A.01
2	GENERAL NOTES	A.02
3	BASEMENT FLOOR PLAN	A.03
4	1ST FLOOR PLAN	A.03
5	2ND FLOOR PLAN	A.04
6	ROOF PLAN	A.05
7	FRONT/REAR ELEVATIONS	A.06
8	LEFT/RIGHT ELEVATIONS	A.07
9	PLUMBING PLAN	A.08
10	ELECTRICAL PLAN	A.09

DOOR SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
D1	24	DOUBLE CASEMENT-LHL/RHR	48 "	60 "

WINDOW SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
W1	24	DOUBLE CASEMENT-LHL/RHR	48 "	60 "



BASEMENT PLAN
SCALE: 1/10 in = 1 ft

NOTES:
• SEE SHEET "A.02" FOR DOOR AND WINDOW SCHEDULES..



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PROJECT LOCATION

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PROJECT NUMBER

DRAWING TITLE
BASEMENT FLOOR PLAN

SMC-25-022-A_BLDG8

DRAWN BY:	BI
CHKD BY:	BI
APPRV'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 ft
REVISION	2

SHEET

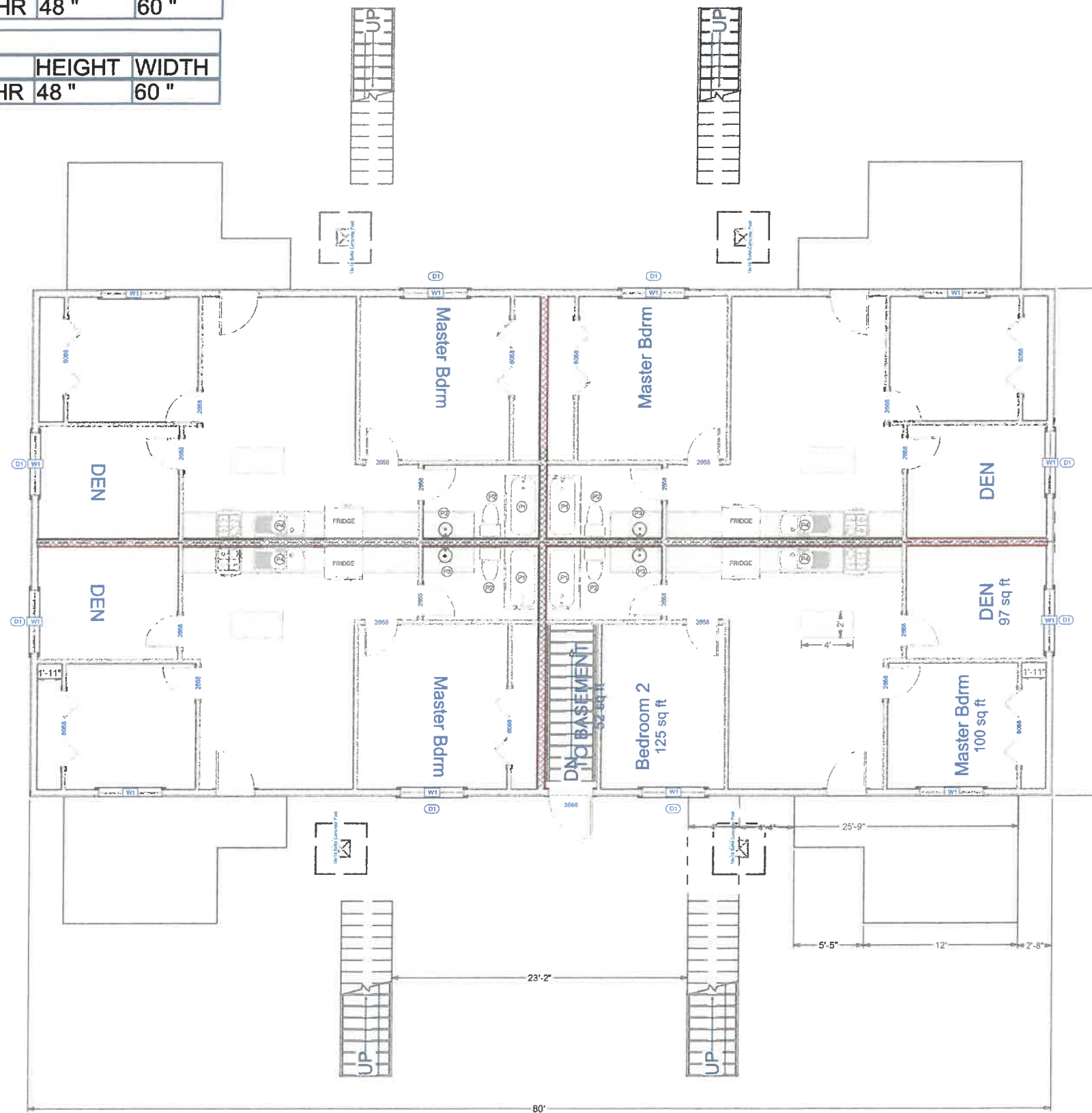
A.03

DOOR SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
D1	24	DOUBLE CASEMENT-LHL/RHR	48 "	60 "

WINDOW SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
W1	24	DOUBLE CASEMENT-LHL/RHR	48 "	60 "



1ST FLOOR PLAN
SCALE: 1/10 in = 1 ft

NOTES:
• SEE SHEET "A.02" FOR DOOR AND WINDOW SCHEDULES..



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PROJECT NUMBER

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BASEMENT FLOOR PLAN

SMC-25-022-A_BLDG8

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DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

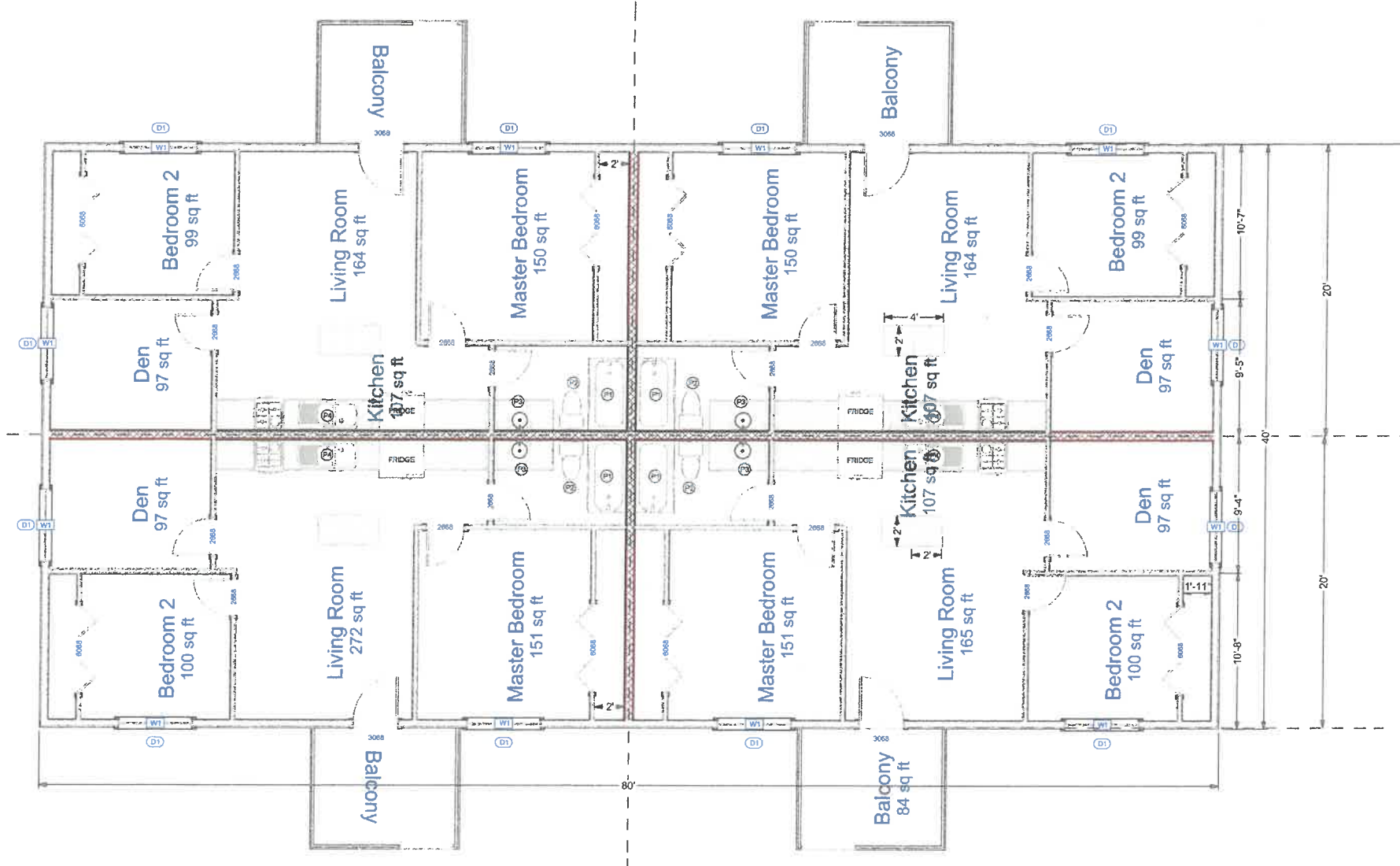
SHEET	
A.03	

DOOR SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
D1	24	DOUBLE CASEMENT-LHL/RHR	48 "	60 "

WINDOW SCHEDULE

NUMBER	QTY	DESCRIPTION	HEIGHT	WIDTH
W1	24	DOUBLE CASEMENT-LHL/RHR	48 "	60 "



NOTES:
• SEE SHEET "A.02" FOR DOOR AND WINDOW SCHEDULES..

2ND FLOOR PLAN
SCALE: 1/10 in = 1 ft



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PROJECT NUMBER

DRAWING TITLE
2ND FLOOR PLAN

SMC-25-022-A_BLDG8

DRAWN BY:	BI
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DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

SHEET	
A.05	



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PROJECT NUMBER

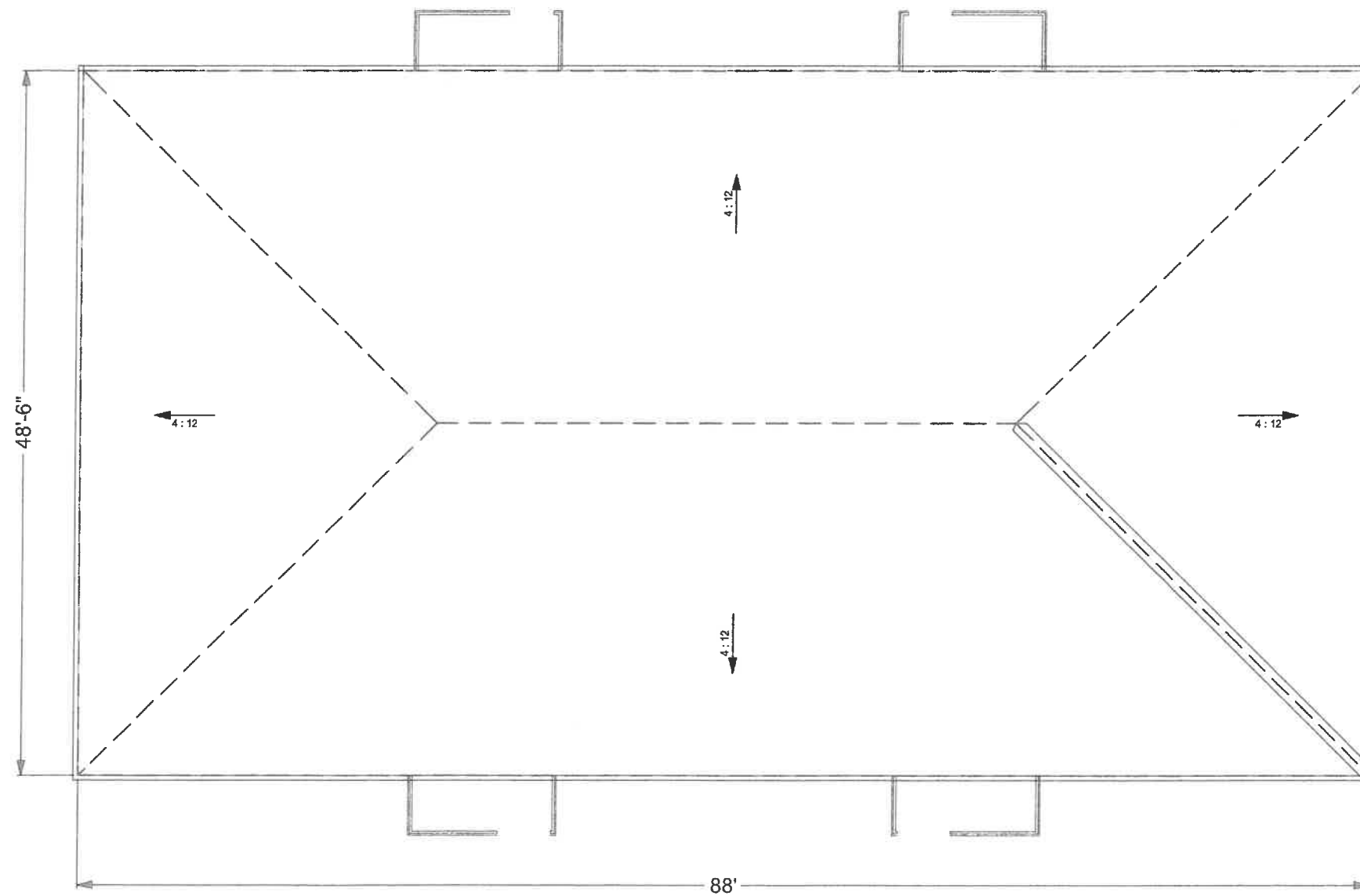
DRAWING TITLE
ROOF PLAN

SMC-25-022-A_BLDG8

DRAWN BY:	BI
CHCKD BY:	BI
APPRV'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

SHEET	A.06
-------	------



ROOF PLAN
SCALE: 1/10 in = 1 ft



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PROJECT NUMBER

DRAWING TITLE
FRONT/REAR
ELEVATIONS

SMC-25-022-A_BLDG8

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REVISION	2

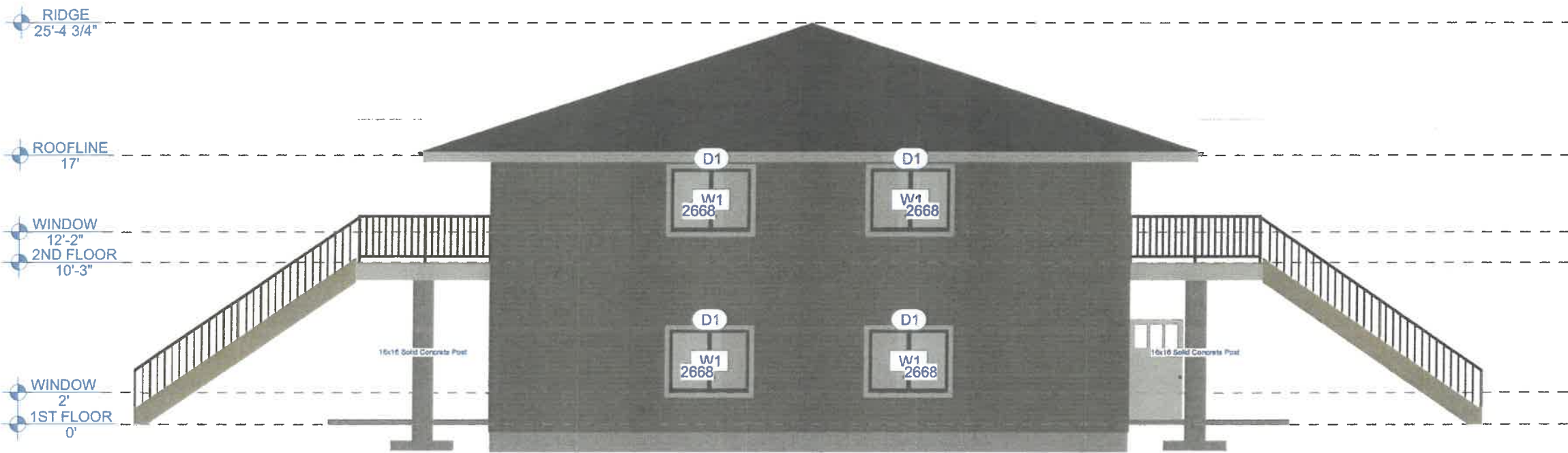
SHEET	A.07
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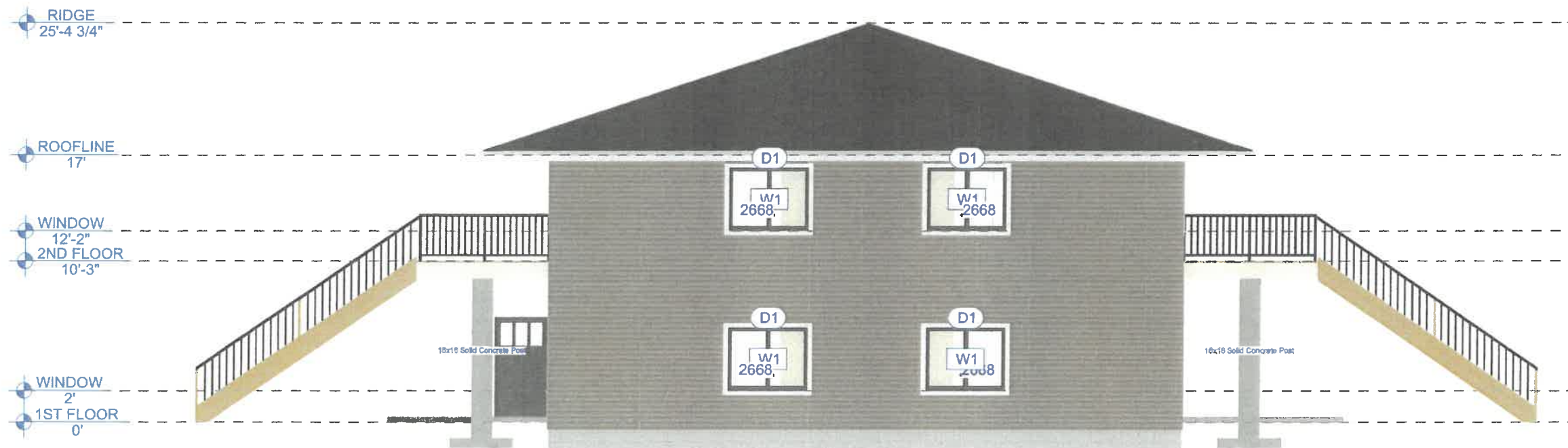
Exterior Elevation Right
1/8 in = 1 ft



Exterior Elevation Left
1/8 in = 1 ft



Exterior Elevation Back
1/8 in = 1 ft



Exterior Elevation Front
1/8 in = 1 ft



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FIRM REG. #: F17432

CLIENT

SCOTT RECH

PROJECT LOCATION

1402 RIPLEY STREET EAST
LITCHFIELD, MN
55355

PROPRIETARY INFORMATION

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PROJECT NUMBER

DRAWING TITLE
LEFT/RIGHT
ELEVATIONS

SMC-25-022-A_BLDG8

DRAWN BY:	BI
CHKCD BY:	BI
APPRV'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

SHEET	A.08
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PROJECT NUMBER

DRAWING TITLE
ELECTRICAL PLAN

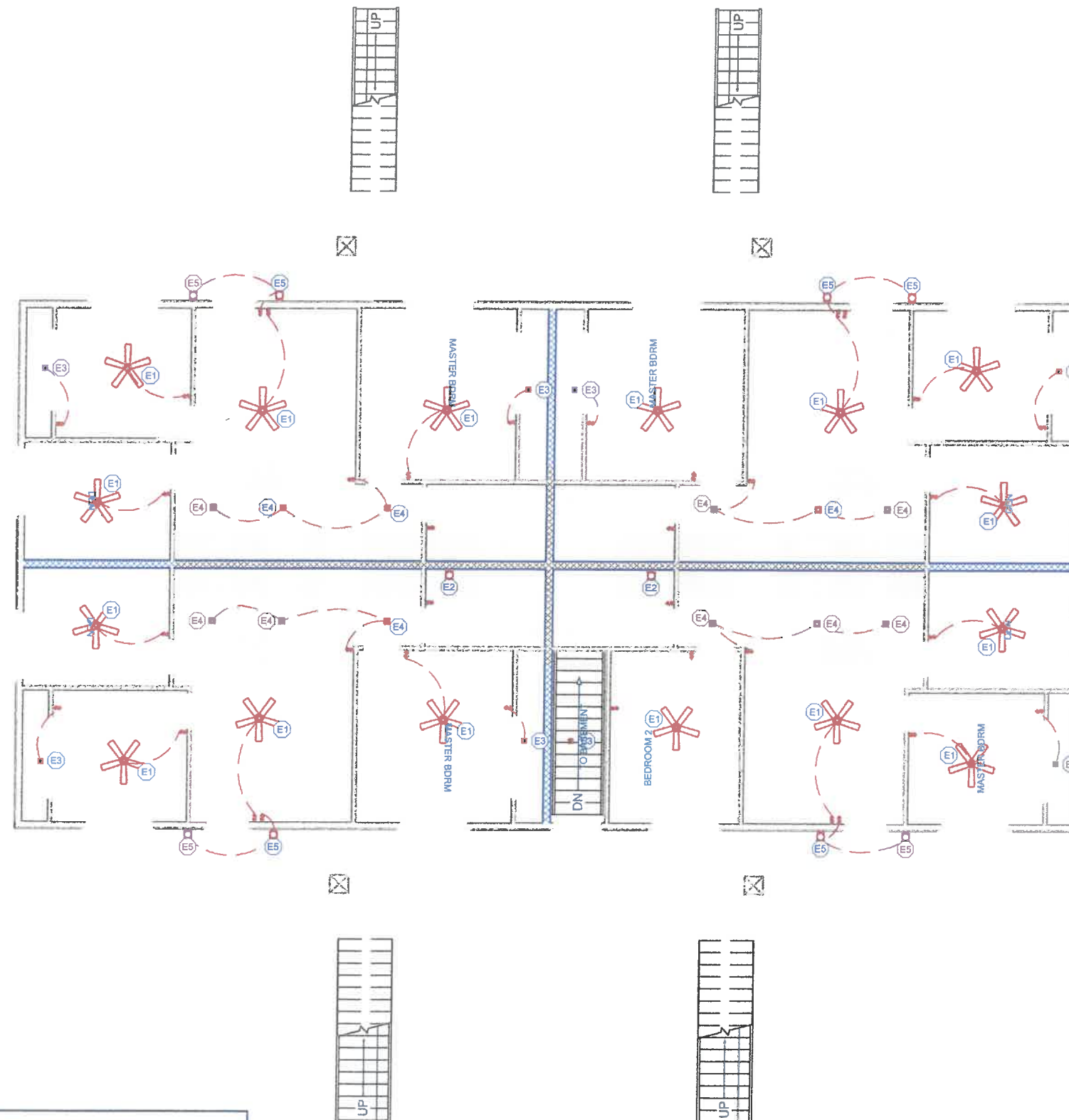
SMC-25-022-A_BLDG8

DRAWN BY:	BI
CHCKD BY:	BI
APPRV'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

SHEET

A.010

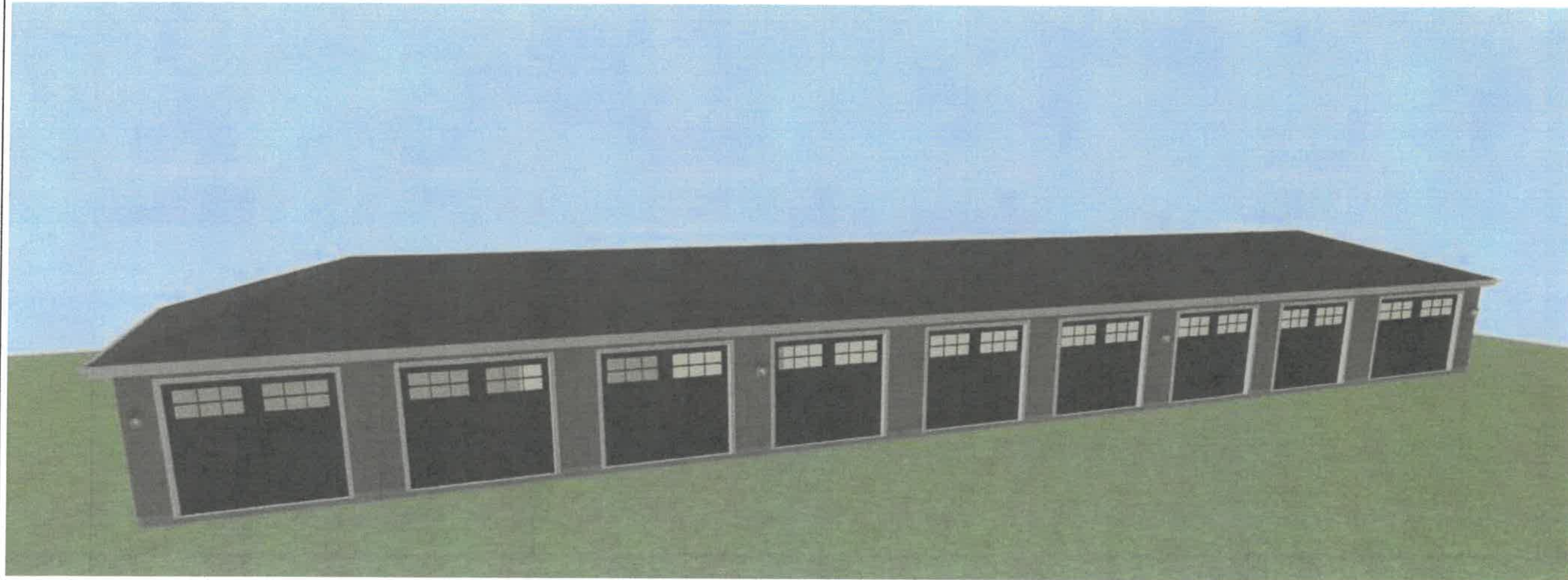


ELECTRICAL SCHEDULE

NUMBER	QTY	DESCRIPTION	ATTACHED TO
E1	45	CLASSIC CEILING FAN	CEILING
E2	12	SCONCE 1	WALL
E3	24	RECESSED DOWN LIGHT 4	CEILING
E4	36	RECESSED SQUARE DOWN LIGHT	CEILING
E5	24	K-10570 DEVONSHIRE SINGLE WALL SCONCE	WALL

ELECTRICAL PLAN
SCALE: 1/10 in = 1 ft

CONSTRUCTION PLANS FOR PROPOSED RESIDENTIAL BUILDING DESIGN



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PROJECT NUMBER

DRAWING TITLE

CODE ANALYSIS

SMC-25-022-A_GARAGE

DRAWN BY: BI

CHCKD BY: BI

APPRV'D BY: BI

DATE 4/4/2025

SCALE 1 in = 1 in

REVISION 2

SHEET

A.01

SHEET INDEX		
SHT.#	LABEL	SHT
1	CODE ANALYSIS	A.01
2	GENERAL NOTES	A.02
3	ROOF/FLOOR PLAN	A.03
4	ELEVATIONS	A.04
5	ELECTRICAL PLAN	A.05



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PROJECT NUMBER

DRAWING TITLE

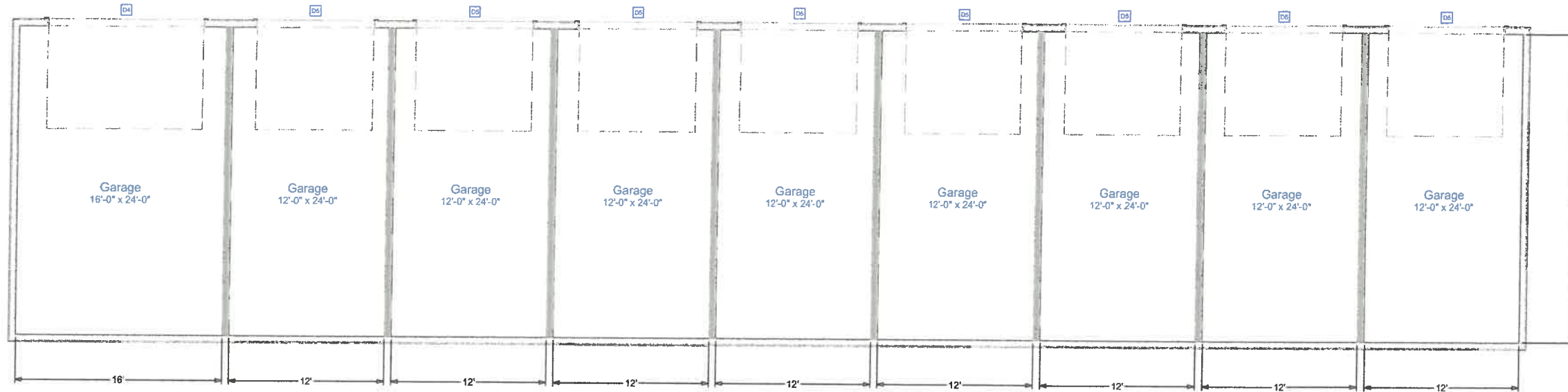
ROOF/FLOOR PLAN

SMC-25-022-A_GARAGE

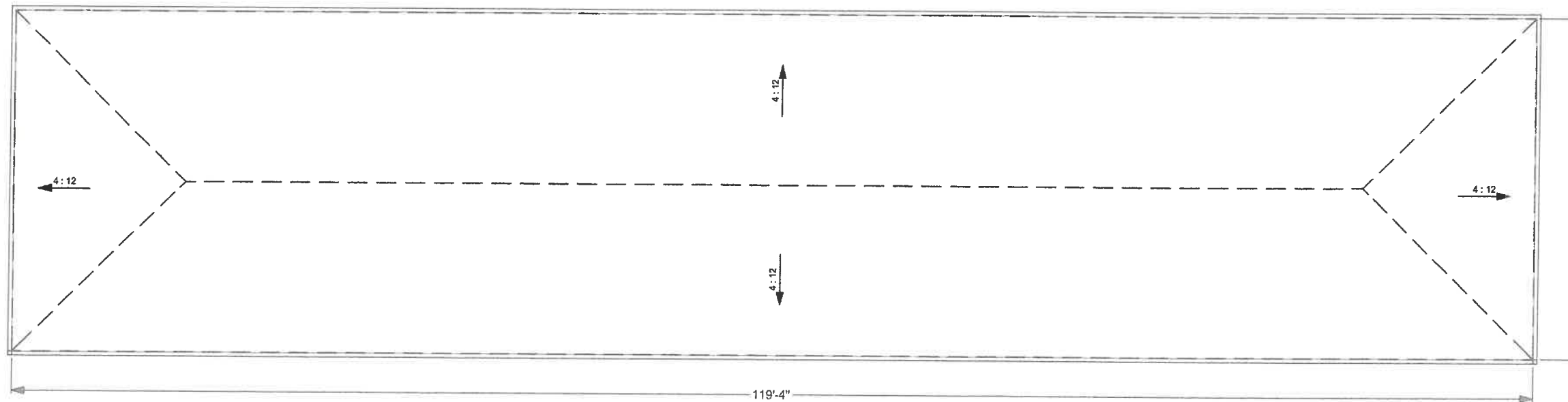
DRAWN BY:	BI
CHKD BY:	BI
APPR'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

SHEET	
A.03	



FLOOR PLAN
SCALE: 1/10 in = 1 ft



ROOF PLAN
SCALE: 1/10 in = 1 ft

NOTES:
• SEE SHEET "A.02" FOR DOOR AND WINDOW SCHEDULES..



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PROJECT NUMBER

DRAWING TITLE

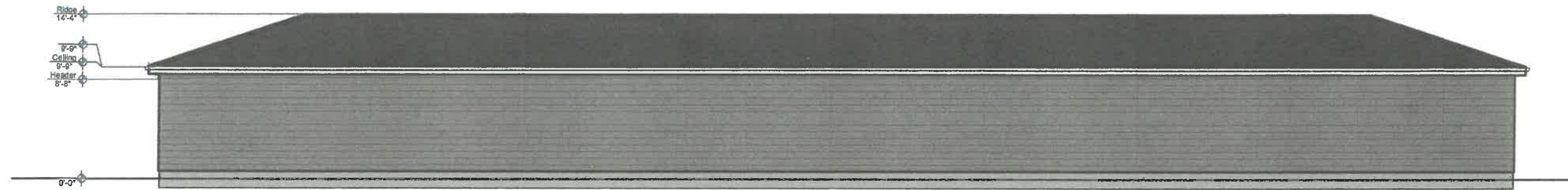
ELEVATIONS

SMC-25-022-A_GARAGE

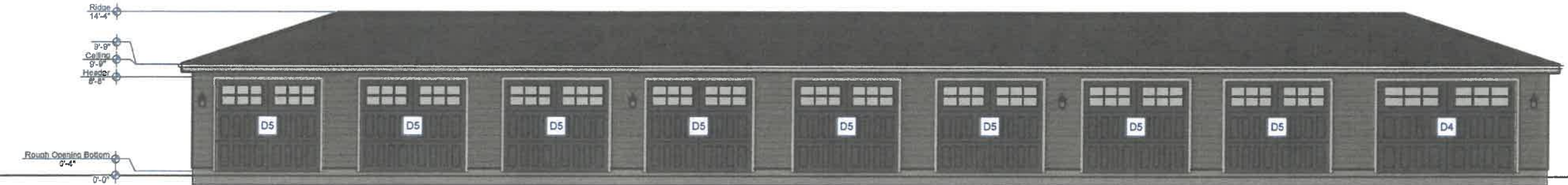
DRAWN BY:	BI
CHKD BY:	BI
APPRV'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

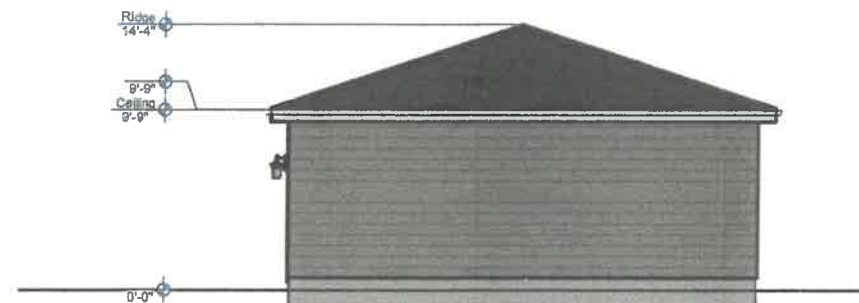
SHEET	A.04
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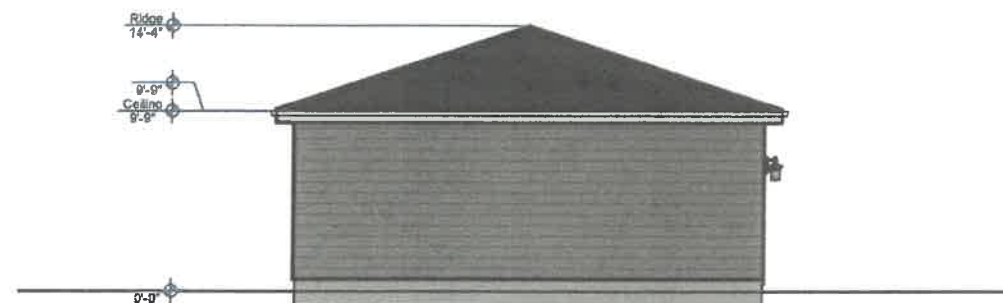
Elevation Front
Scale: 1/10 in = 1 ft



Elevation Back
Scale: 1/10 in = 1 ft



Elevation Left
Scale: 1/10 in = 1 ft



Elevation Right
Scale: 1/10 in = 1 ft



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PROJECT LOCATION

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PROJECT NUMBER

DRAWING TITLE

ELECTRICAL PLAN

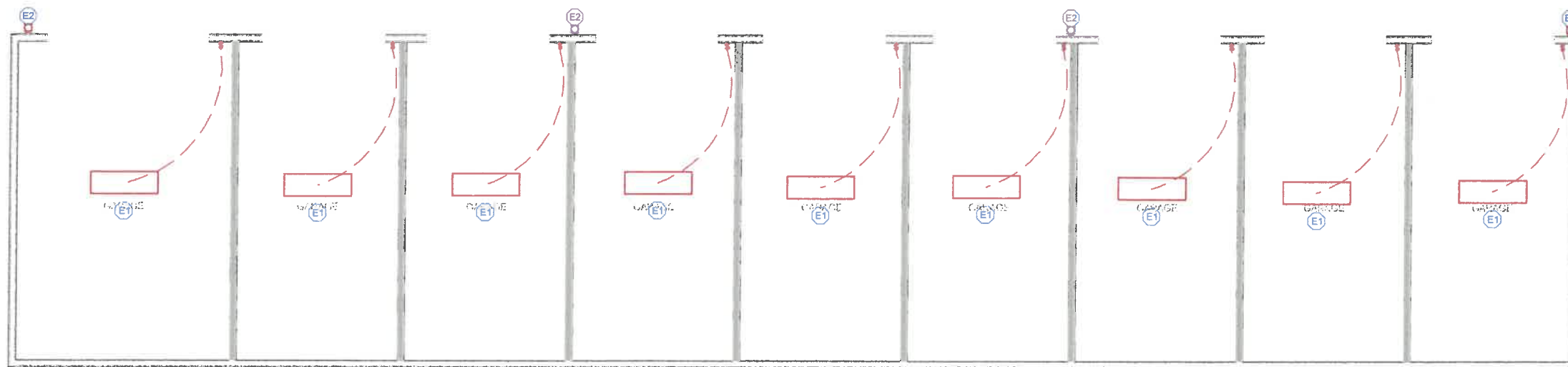
SMC-25-022-A_GARAGE

DRAWN BY:	BI
CHKD BY:	BI
APPR'D BY:	BI

DATE	4/4/2025
SCALE	1 in = 1 in
REVISION	2

SHEET

A.05



ELECTRICAL PLAN
SCALE: 1/10 in = 1 ft

ELECTRICAL SCHEDULE

NUMBER	QTY	DESCRIPTION	ATTACHED TO
E1	9	SHORT SURFACE MOUNTED TUBE LIGHT (60W/22 1/2D)	CEILING
E2	4	ALIGHIERI WALL SCNCE	WALL

Detention pond calculations.

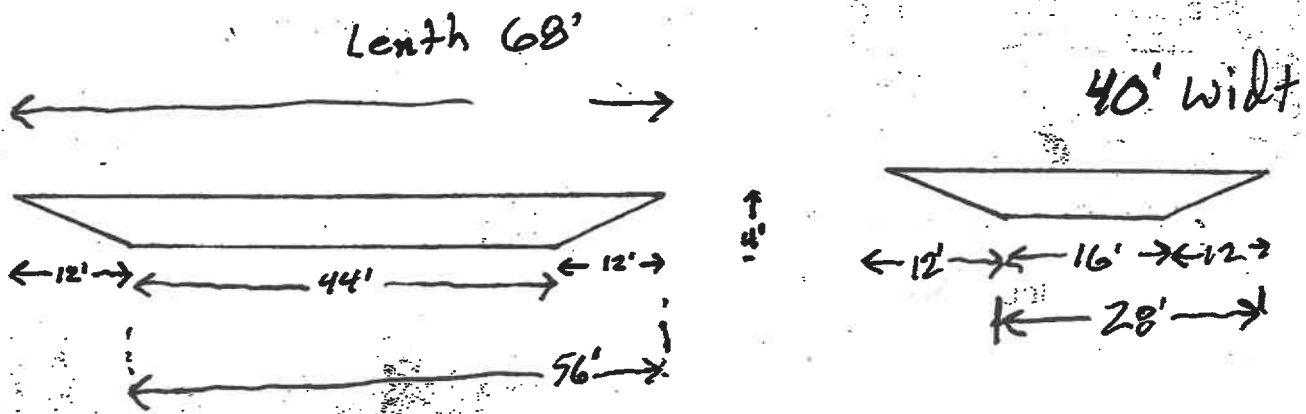
Run-off footage to be captured:

Parking lot: 70'x200' =	14,000
Additional driveway space: 24'x145'	3,480
Roof size of garage: 26'x128'	3,328
Roof size 8-plex #1: 48'x84'	4,032
Roof size 8-plex #2: 48'x84'	4,032
Roof size 12-plex: 48'x124'	5,952
Total to be captured:	34,824

Average 2 year storm event in Litchfield MN = 2.15"

To calculate cubic footage, 12" divided by 2.15" equals our 5.5814 multiplier.

Square footage to be captured 34,824 divided by 5.5814 equals 6,239 cubic feet of detention pond required.



$56 \times 28 \times 4' \text{ Deep} = 6272 \text{ cubic Feet}$