

**City of Wayzata**  
600 Rice Street East  
Wayzata, MN 55391  
952-404-5300

## **2025 Development Application**

**Project Address(s):** \_\_\_\_\_

**Project Name:** \_\_\_\_\_ **Date Filed:** \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

**Property Owner Address:** \_\_\_\_\_

**Applicant (if different than owner):** \_\_\_\_\_

**Address (if different than owner):** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Property Identification Number(s):** \_\_\_\_\_

**Legal Description (Attach if Necessary):** \_\_\_\_\_

**Tax and Assessment Status:**

Current  
Delinquent                      Amount \$ \_\_\_\_\_

**Type of Request:**

- Conditional Use Permit (CUP)
- Comprehensive Plan Amendment (Re-guiding)
- Design Review
- Extension of Development Approvals
- Planned Unit Development (PUD) Concept Plan
- PUD General Plan
- PUD Amendment
- Shoreland Residential PUD/CUP
- Shoreland Impact Plan/CUP
- Subdivision (Lot Combination, Plat)
- Telecommunications Facility
- Vacation (Street or Easement)
- Variance
- Zoning Map Amendment (Rezoning)
- Zoning Ordinance Amendment (Text)
- Other (describe below)

**Brief Description of Project:**

## **Required Documents**

The Wayzata City Code includes the list of required documents for each type of application. Please refer to each relevant Section of City Code or contact City staff for assistance.

**Document Format Requirements:** Digital Submission with USB or over email

- PDF format
- 11 x 17 size for plan sheets
- 8 ½ x 11 size for narratives and letters
- Compressed file size for easy download and meeting packets
  - Full size plans may be requested later for City website publication

Paper Submission is not required unless later requested by City staff.

## **Payment of Fees**

The undersigned acknowledges that before this request can be considered, all required information and fees (including all up front escrow deposits) must be paid to the City. If additional fees are required to cover costs incurred by the City, the City Manager has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) personnel costs, fees for consultants, legal assistance and other professionals, recording fees, along with other overhead costs. The amount of escrow is determined by the City of Wayzata fee schedule in effect at the time of the application submittal. A current fee schedule is attached to this application form.

The undersigned also acknowledges that it may be required to file, at his or her expense, appropriate resolutions, agreements or other documents evidencing approval of the application.

The undersigned agrees that the City may withhold the issuance of a building permit until all financial matters are resolved. If need be, the City reserves the right to pass outstanding balances from this application to Hennepin County to be assessed with next year's property taxes for the property involved as indicated on page one of this application and the Property Owner agrees to such assessment.

## **Complete / Incomplete Applications**

Placement of any Application on City agendas is at the discretion of the City, including the time of consideration. An application will not be placed on any agenda until City staff has received the appropriate materials and financial matters are in order. The application approval time commences and an application is considered officially filed when City staff has received and examined the application and determined that the application is complete. The application shall be determined by City staff to be complete or incomplete within fifteen (15) business days following submittal of the application. When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission business meeting subject to the agenda deadline discussed below.

### **Agenda Deadline**

The deadline for submittal of land use applications is generally 30 days prior to the anticipated date of the Planning Commission's review. For example, to be on the Planning Commission agenda for November 1 meeting, a *complete* application would need to be submitted by October 1. **The application is required to be deemed complete by the deadline in order to be scheduled on the agenda.** Since applications are typically missing information at the first submittal, City staff recommends that the application material be submitted **two weeks prior to the application deadline to allow time for City staff to determine if any additional materials are needed before the application can be deemed complete.** This also allows a few days for the applicant to gather the additional information required for the submittal. Please note applications submitted outside of regular City Hall hours will not be received until the following business day. For example, applications submitted after 11:00 a.m. on Fridays will be considered submitted on the following Monday. Regular City Offices business hours are as follows, Monday through Thursday, 7:00 a.m. to 4:30 p.m., Friday 7:00 a.m. to 11:00 a.m. The phone number for City Hall is 952-404-5300.

### **Notice of Meeting Attendance**

In order for the Planning Commission and City Council to consider any application, the applicant or a representative designated in writing before the meeting must be present at the scheduled meeting. If not, the matter will be tabled until the next available agenda.

### **Accessibility to Property for Site Review**

The signature of the Property Owner on this form hereby grants City staff and City officials access on to the subject property for the purpose of conducting a site visit as part of the project review and consents to the review of such records of the Owner, Applicant or otherwise relating to the development as are necessary.

### **Certified List of Property Owners**

When applicable, the City will provide the Applicant with a certified list from Hennepin County of the names and addresses of the property owners located within at least 500 feet of the subject Property, per the City's Neighborhood Notification Policy. The City will mail all required notices to adjacent property owners in accordance with State Statutes.

### **Regular Meeting Schedule**

Planning Commission	First and Third Monday of every month at 6:30 PM
City Council	First and Third Tuesday of every month at 7:00 PM

Applicants are advised that additional meetings are scheduled when necessary upon approval of the Planning Commission and are usually held on the first and third Monday of every month.



**2025 Development Application  
Fees & Escrows**

<b>INDIVIDUAL APPLICATIONS</b>	<b>Fee</b>	<b>Escrow</b>
<b>Conditional Use Permit</b>		
Single or Two Family Residential Uses	\$856	\$2,105
All Other Uses	\$1,654	\$4,216
<b>Variance</b>		
Single or Two Family Residential Uses	\$856	\$2,105
All Other Uses	\$1,654	\$4,216
<b>Subdivision</b>		
Minor Subdivision or Lot Combination	\$856	\$2,105
Preliminary Plat	\$2,420	\$4,216
Final Plat	\$856	\$2,005
<b>Vacation</b>		
Easement Vacation	\$856	\$4,216
Street Vacation	\$856	\$4,216
<b>Design Review</b>		
Façade Changes Only	\$856	\$2,105
New Structure or Addition	\$2,420	\$4,216
<b>Planned Unit Development</b>		
Concept Plan	\$2,420	\$4,216
General Plan	\$2,420	\$4,216
Minor Amendment (No Structure Change)	\$856	\$2,105
Major Amendment (Structure Change)	\$2,420	\$4,216
<b>Zoning Amendment</b>		
Ordinance (Text) Amendment	\$2,420	\$4,216
Map Amendment	\$2,420	\$4,216
<b>Comprehensive Plan Amendment</b>		
	\$2,420	\$4,216
<b>Telecommunications Facility</b>		
	\$856	\$2,105
<b>Extension of Development Approvals</b>		
	\$462	
<b>COMBINED APPLICATIONS</b>		
<b>Single and Two Family Residential Variances and CUPs</b>		
Two Applications	\$1,055	\$2,630
Three Applications	\$1,250	\$3,161
Four Applications	\$1,449	\$3,680
Five or More Applications	\$1,654	\$4,211
<b>All Other Uses and Types of Applications</b>		
Two Applications	\$3,087	\$5,255
Three Applications	\$3,680	\$6,568
Four Applications	\$4,279	\$7,235
Five or More Applications	\$4,862	\$8,542

All application fees and escrow payments are due at the time the development application is submitted to the City. The escrow will be used to pay for any external expenses that the City incurs in reviewing the development application, including but not limited to legal, third party, and City consultant expenses. If at any time during the review of the development application the escrow balance for the development application is less than \$500, the City may require an additional escrow payment for an amount up to the original escrow payment.

# City of Wayzata 2025 Meeting Calendar



January 2025						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025						
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23	24	25	26	27	28	

March 2025						
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30	31					

April 2025						
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May 2025						
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June 2025						
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July 2025						
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August 2025						
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September 2025						
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October 2025						
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November 2025						
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December 2025						
S	M	T	W	Th	F	S
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23	24	25	26	27	28	29
30						

- Energy & Environment 5:30 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Charter Commission - 9:00 AM
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 11:30 AM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Night to Unite
- Holiday Observed  
City Offices Closed

Precinct Caucuses - no statewide caucus in 2025

**Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.**

Revised  
9/24/2024

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED INK LOOK DISAPPEARS WHEN HEATED.

**SPERIDES REINERS ARCHITECTS LLC**

6442 CITY WEST PARKWAY SUITE 300  
EDEN PRAIRIE, MN 55344

**PLATINUM BANK**  
75-1767/960

03/03/2025

**5393**

PAY TO THE  
ORDER OF           The City of Wayzata

\$           \*\*12,506.00

Twelve thousand five hundred six and 00/100\*\*\*\*\* DOLLARS

The City of Wayzata  
600 Rice Street East  
Wayzata, MN 55391

MEMO

Conditional Use Permit and Design Review

⑈005393⑈ ⑆096017670⑆ 117380⑈



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

Security features. Details on back.

**SPERIDES REINERS ARCHITECTS LLC**

03/03/2025           The City of Wayzata

**5393**

Conditional Use Permit - all other uses. Fee           1,654.00  
Design Review - new structure or addition. Fee       2,420.00  
Escrow   8,432.00

**Platinum Checking**

Conditional Use Permit and Design Review

12,506.00

## PROJECT NARRATIVE

### The Retreat Men's Center – Chapel Wing Replacement

Design Review  
Wayzata, Minnesota

#### Applicant/Owner

Community for Recovering People  
The Retreat  
1221 Wayzata Blvd E  
Wayzata, MN 55391  
Contact: John Curtiss  
Phone: 866-928-3434  
Email: [jcurtiss@theretreat.org](mailto:jcurtiss@theretreat.org)

#### Project Team:

##### Architect

Sperides Reiners Architects, Inc.  
6442 City West Parkway, Suite 300  
Eden Prairie, MN 55344

Contact: Eric Reiners, AIA  
Phone: 952-996-9662  
Email: [eric@sra-mn.com](mailto:eric@sra-mn.com)

##### Structural Engineer

BKBM Engineers  
5930 Brooklyn Blvd.,  
Minneapolis, MN 55429

Contact: Tina A. Wyffels, P.E. (MN, ND)  
Phone: 763-843-0436  
Email: [twyffels@bkbm.com](mailto:twyffels@bkbm.com)

##### Civil Engineer

BKBM Engineers  
5930 Brooklyn Blvd.,  
Minneapolis, MN 55429

Contact: Keith Matte P.E. (MN, ND)  
Phone: 763-843-0446  
Email: [kmatte@bkbm.com](mailto:kmatte@bkbm.com)

##### General Contractor

Engelsma Construction  
7119 31st Ave N # A,  
Minneapolis, MN 55427

Contact: Geoff Smith  
Phone: (763) 334-3406  
Email: [geoffs@ecimn.com](mailto:geoffs@ecimn.com)

The enclosed package provides information which describes and illustrates the elements driving the program and site plan design to meet specific objectives for the existing Retreat's Men's facilities while advancing architectural design elements, and site design that embrace the Wayzata City Planning Framework Vision.

# 1 SITE SUMMARY

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## **Parcel Basics**

The existing 7.444 acre site lies within the Big Woods and is the original Greenridge Estate, built and owned by Charles Sr. and Ruth Arnao in 1934 and sold to Sisters of the Cenacle in 1956 to become the Cenacle Retreat Center. In 2003, The Retreat purchased the property to use as a drug and alcohol treatment facility. The Retreat is now looking to remove an existing wing of the original retreat center to build a new meeting and chapel replacement wing serving the men's facilities, which will contain meeting rooms, men's chapel, offices and a fitness, meditation and central bathing facilities. This replacement wing does not create any new beds to the existing conditional use permit. The addition is in keeping with the architectural vocabulary of the original Greenridge Estate mansion.

## **Project Land Use Data**

The site is currently zoned R-2A and accommodates the Retreat as delineated above along with the McIver Center, which is a free-standing family retreat facility built in 2007. The Retreat occupies the site under a conditional use permit of which we are proposing no amendment, this application is for design review only.

The proposed project includes remodeling of some of the existing interior spaces, including fire sprinkling and up-to-date accessibility and exiting per the current IBC. The existing men's chapel wing which extends North of the original dormitory wing will be demolished and a new Men's Chapel wing will be built in its place. The existing exterior wood deck will be extended along part of the revised footprint, and a permeable paver patio will be added to the north end of the wing, similar to what was created for the new Women's wing approved and developed in 2015.

The occupancy and use will be unchanged under this proposal, and the Minnesota Land Trust, who maintains the conservation easements over this parcel and surrounding Big Woods, has already offered their approval [letter attached].

# 2 PROGRAM DATA

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## **Project Program:**

The proposed wing replacement includes main meeting room 'Founders' Hall', men's chapel, new fitness room, new meditation room, new men's living room, and supporting meeting and miscellaneous support spaces, including new central bathing facilities.

Men's guest rooms will be added on Level Three to replace the number of guest rooms removed or repurposed on Level Two [zero net change in total beds]. Also on level three will be offices, meeting spaces and multi-purpose program space including offices for visiting lecturers or guest speakers. The men's wing replacement will consist of approximately 17,853 SF of new and renovated square footage.

New windows around the facility will be specified to match the existing type and style of window utilized elsewhere across the campus, and emulate the original mansion windows. It is proposed to use the same

windows (type, style, and manufacturer) as those used on the most recent campus construction work, The National Center for Women’s Recovery at The Retreat. Specification sheets and details are attached as an exhibit to this narrative.

Mechanical systems for the new wing will be housed within the new structure with limited rooftop units accommodated on the adjacent flat dormitory wing roof. Any viewsheds of the RTU positioning not screened by new or existing building structure will be screened by pre-finished metal, roof-mounted screens.

### 3 SITE DESIGN

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#### **Site Design**

Consistent with the existing building configuration, the new construction will be positioned in the same location as the existing Chapel Wing. Once the old wing is removed, the new wing will be erected in the same location, modified to meet the basic programmatic needs of The Retreat, and only increased in total footprint by the amount permitted in the Minnesota Land Trust Approvals. The wing will also receive a small exterior, on-grade, permeable patio surface on the north end together with complementary landscaping, again, similar to the Women’s Wing completed in 2018.

### 4 BUILDING DESIGN

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#### **Building Design**

One of the primary goals of the City’s Comprehensive Plan is to “preserve and enhance Wayzata’s lakeside small town character.” Continuing reference is made in the Comprehensive Plan to the value of Wayzata’s unique “small town” character, unlike the suburban qualities of other communities. The Standards seek to preserve the high quality “small town” environment while accommodating the inevitability of change. This character is to be preserved and enhanced by:

1. Attention to the scale, walkability, land use patterns, street and boulevard character of the City

The scale of the Retreat honors the scale of the original Greenridge Estate Mansion. All buildings are lesser in height than the peak of the mansion and all buildings are designed with a vocabulary emulating the mansion.

The Big Woods have walking paths that are further enhanced by the paths of the Retreat.

2. Reinforcing and enhancing residential neighborhoods

The set-back and approach to the Retreat within the Big Woods allows for an estate presence within the neighborhood, yet buffered by its surrounding trees.

3. Promoting a vibrant and healthy business climate, including a strong downtown as key to the economic and social base of the community, and other primary retail/commercial areas

The setting of the Retreat, which is off a vibrant Wayzata Boulevard promotes a great exchange between the support of a business climate and a social base of the community in the Retreat. The use of the Big Woods and the Retreat located within the Big Woods is another vibrant yin-yang support of each other.

4. Shaping the physical environment of the City to allow for the development of cultural and social activities that provide the opportunity for social engagement

The Retreat offers a destination for self-improvement and community support through socialization and sharing which shapes the Retreat campus and thus the physical environment of Wayzata.

5. Promoting community heritage by preserving and redeveloping historic or significant property to the City's small-town roots

The Land Trust and the Big Woods both work together as entities which oversee and enhance the mission and function of the Retreat. The original Greenridge Estate which became the Cenacle Woods Retreat Center, which became the Retreat, establishes a preservation of rich heritage through redeveloping the same property into destination places redefined by generational change.

6. Maintaining and enhancing the diversity of housing options and addressing the need and opportunities for life cycle housing

The extension and preservation of building life cycle by transformation from the Greenridge Estate to the Cenacle Woods Retreat Center to the Retreat, is a great example of re-use and preservation - nothing is more environmentally friendly!

7. Promoting a more connected community through building physical and psychological connections between all residential neighborhoods, business areas, and links to other recreational amenities

The connected nature of the Retreat and the Big Woods is a good example of linking together a community asset with a community recreational amenity.

8. Protecting and preserving significant natural resource areas, and promoting access to community parks and open space resources

The Big Woods is accessed via parking within the Retreat and the footpaths that lead through the Big Woods are also accessed through the Retreat's paths. This certainly protects and preserves significant natural resource areas.

9. Strengthening and reinforcing community gateways, and providing announcement and a sense of place to areas of the community at key entry points through architectural, landscape and urban design elements

The Big Woods provides a vital "green" buffer between highway 12 and Wayzata Boulevard. This buffer allows for the path of entrance into Wayzata to be a path of departure and discovery with the Big Woods creating separation between traffic noise and a slower and smaller scale vehicle path.

10. Promoting sustainability in development

The extended life cycle of re-use and adaptation as depicted in the transformation of the Greenridge Estate to the Cenacle Woods Retreat Center to the Retreat is a very sustainable model for development; re-using what one can and rebuilding with like materials and expression to the original.

3/3/2025

Varlerie Quarles  
Assistant Planner  
City of Wayzata  
Planning Department

Re: 1221 Wayzata Boulevard, Wayzata, MN 55391 Request for Deviation

Dear Valerie Quarles,

We are requesting that our design for the Men's Wing addition at the Retreat include a deviation to the mechanical equipment location for this property that is under the Bluff District guidelines. Chapter 909 Design Standards section 909.10 has recently changed language which reads:

*A. Lake Street and Bluff Districts.*

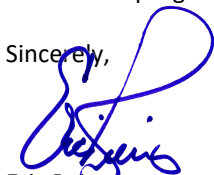
- 1. No portion of mechanical equipment shall be located on at or above the level of the roof deck. All mechanical equipment must be located either*
- (i) in the building interior;*
  - (ii) on the exterior of the building but below the level of the roof deck; or*
  - (iii) on grade, at the side or rear yard, and concealed from view. Mechanical equipment must not be visible from street level*

Reasoning for requesting this deviation:

1. The MN Land Trust's conservation easement over The Retreat prohibits increasing the square footage of the building's covered ground area, outside of code required improvements. This is why we did not situate the mechanical units on grade.
2. The unusual number of trees on-site precludes any possibility of seeing an RTU that is nestled between the pitched roofs. The view of the Main Building itself is at a great distance from the neighboring property to the West and Wayzata Boulevard. There is no view of the Main Building from the adjacent East Property and across the highway to the North, due to the unusually large number of trees on site and grading. Even driving up to the Main Building drop-off would not have a view of an RTU nested in-between two sloped roofs given that the facing parapet would be 3'-6" tall.

It is our intent to provide a building design that honors the built fabric of the city of Wayzata, to improve the quality of life for those in recovery at The Retreat, and maintain the reflective nature of the Big Woods Preserve. We believe that keeping the mechanical equipment off-grade, not in the interior programming space, and out-of-sight fulfills these goals.

Sincerely,



Eric Reiners

# THE RETREAT

**MEN'S CHAPEL REPLACEMENT**  
1221 WAYZATA BLVD., WAYZATA, MN 55391



## PROJECT TEAM

**OWNER**  
THE RETREAT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391  
CONTACT: DEANNA LOUX  
E-MAIL: DLOUX@THERETREAT.ORG  
PHONE: 952-219-8885

**CONTRACTOR**  
ENGELSMAN CONSTRUCTION  
7119 31ST AVENUE NORTH  
MINNEAPOLIS, MN 55427  
CONTACT: JON WOLFF  
E-MAIL: JONW@ECIMN.COM  
PHONE: 612-272-3409

**ARCHITECT**  
SPERIDES REINERS ARCHITECTS, INC.  
6442 CITY WEST PARKWAY  
SUITE 300  
EDEN PRAIRIE, MINNESOTA 55344  
CONTACT: ERIC REINERS, AIA  
E-MAIL: ERIC@SRA-MN.COM  
PHONE: 952-996-9662

**CIVIL ENGINEER**  
BKBM ENGINEERS  
6120 EARLE BROWN DRIVE  
SUITE 700  
MINNEAPOLIS, MN 55430  
CONTACT: KEITH MATTE, PE  
E-MAIL: KMATTE@BKBM.COM  
PHONE: 612-716-2397

**LANDSCAPE ARCHITECT**  
CALYX DESIGN GROUP  
475 CLEVELAND AVE NORTH  
SUITE 101A  
SAINT PAUL, MN 55104  
CONTACT: BEN HARTBERG  
E-MAIL: BEN@CALYXDESIGNGROUP.COM  
PHONE: 651-334-5498

**STRUCTURAL ENGINEER**  
BKBM ENGINEERS  
6120 EARLE BROWN DRIVE  
SUITE 700  
MINNEAPOLIS, MN 55430  
CONTACT: MARIE DESHARNAIS, PE  
E-MAIL: MDESHARNAIS@BKBM.COM  
PHONE: 763-843-0442

**SURVEYOR:**  
SUNDE LAND SURVEYING  
9001 EAST BLOOMINGTON FREEWAY  
SUITE #118  
BLOOMINGTON, MN 55420  
CONTACT: LENNY CARLSON  
PHONE: 952-881-2455

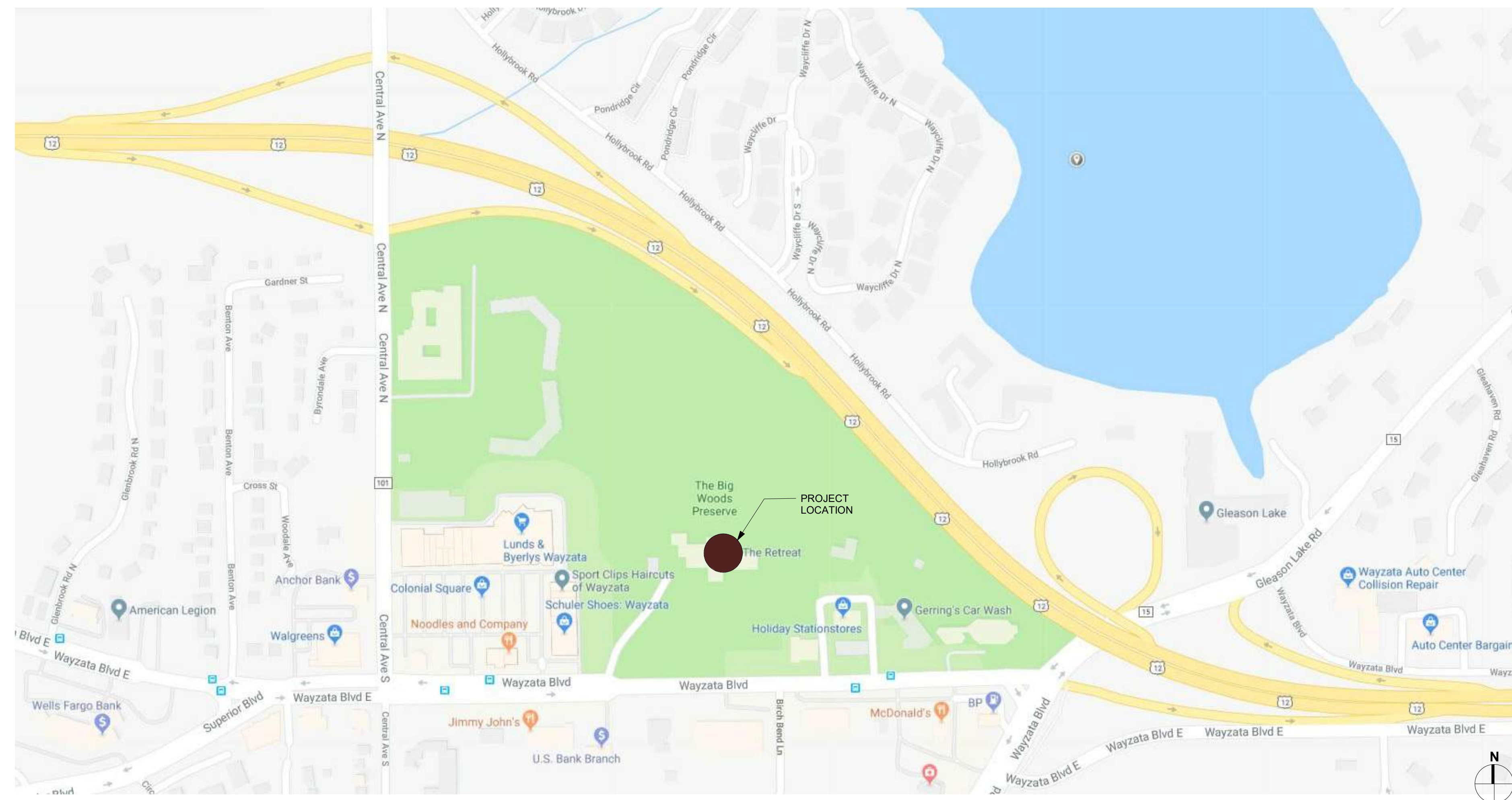
## PROJECT IMAGE



## SHEET INDEX

SHEET	SHEET NAME	CITY SUBMITTAL - 2025-03-06
<b>GENERAL</b>		
A000	TITLE SHEET	*
A001	SYMBOLS AND ACCESSIBILITY	
A010	CODE ANALYSIS	
A011	LIFE SAFETY PLANS	
A020	BUILDING SYSTEMS AND PARTITION TYPES	
<b>RENDERING</b>		
VIEW1	AERIAL VIEW	*
VIEW2	VIEW FROM NORTH EAST LAWN	*
VIEW3	VIEW FROM NORTH WEST LAWN	*
<b>SURVEY</b>		
SURVEY	SURVEY	*
<b>CIVIL</b>		
C100	DEMOLITION AND EROSION CONTROL PLAN	*
C200	GRADING, DRAINAGE AND EROSION CONTROL PLAN	*
C300	UTILITY PLAN	*
C400	PAVING AND GEOMETRIC PLAN	*
C500	CIVIL DETAILS	*
C600	WATERSHED PLAN	*
C601	WATERSHED PLAN	*
<b>LANDSCAPE</b>		
L1.0	TREE PRESERVATION PLAN	*
L2.0	LANDSCAPE PLAN	*
L3.0	LANDSCAPE DETAILS	*
L4.0	LANDSCAPE DETAILS	*
<b>STRUCTURAL</b>		
S000	STRUCTURAL TITLE SHEET	
S200	FOUNDATION / LOWER LEVEL PLAN	
S201	FIRST FLOOR FRAMING PLAN	
S202	SECOND FLOOR FRAMING PLAN	
S203	THIRD FLOOR FRAMING PLAN	
S204	ROOF FRAMING PLAN	
S300	SECTIONS AND DETAILS	
S400	SECTIONS AND DETAILS	
S500	SECTIONS AND DETAILS	
S501	SECTIONS AND DETAILS	
S600	SECTIONS AND DETAILS	
S700	SCHEDULES AND DETAILS	
S710	SCHEDULES AND DETAILS	
S711	SCHEDULES AND DETAILS	
<b>ARCHITECTURAL</b>		
A041	SITE DETAILS	*
A100	LOWER & FIRST FLOOR DEMOLITION PLANS	
A101	SECOND & THIRD FLOOR DEMOLITION PLANS	
A102	DEMOLITION RCP	
A200	LOWER LEVEL FLOOR PLAN	*
A201	FIRST FLOOR PLAN	*
A202	SECOND FLOOR PLAN	*
A203	THIRD FLOOR PLAN	*
A204	ROOF PLAN	*
A211	ENLARGED FLOOR PLANS	
A220	LOWER LEVEL FINISH PLAN	
A221	FIRST FLOOR FINISH PLAN	
A222	SECOND FLOOR FINISH PLANS	
A223	THIRD FLOOR FINISH PLAN	
A230	LOWER LEVEL AND FIRST FLOOR RCP PLANS	
A231	SECOND AND THIRD FLOOR RCP PLANS	
A300	EXTERIOR ELEVATIONS	
A301	EXTERIOR ELEVATIONS	*
A302	RENDERED EXTERIOR ELEVATIONS	*
A303	RENDERED EXTERIOR ELEVATIONS	*
A400	BUILDING SECTIONS	
A401	BUILDING SECTIONS	
A402	VERTICAL CIRCULATION PLAN & SECTIONS	
A403	VERTICAL CIRCULATION PLAN & SECTIONS CONT.	
A420	WALL SECTIONS	
A421	WALL SECTIONS	
A422	WALL SECTIONS	
A500	PLAN SECTION DETAILS	
A501	EXTERIOR DETAILS	
A502	EXTERIOR DETAILS	
A503	EXTERIOR DETAILS	
A600	DOOR, FRAME, GLAZING TYPES, & SCHEDULES	
A700	INTERIOR ELEVATIONS	
A701	INTERIOR ELEVATIONS	
A702	INTERIOR ELEVATIONS	
A703	INTERIOR ELEVATIONS	
A704	INTERIOR ELEVATIONS	
A710	INTERIOR DETAILS	
A711	INTERIOR DETAILS	
A712	INTERIOR DETAILS	

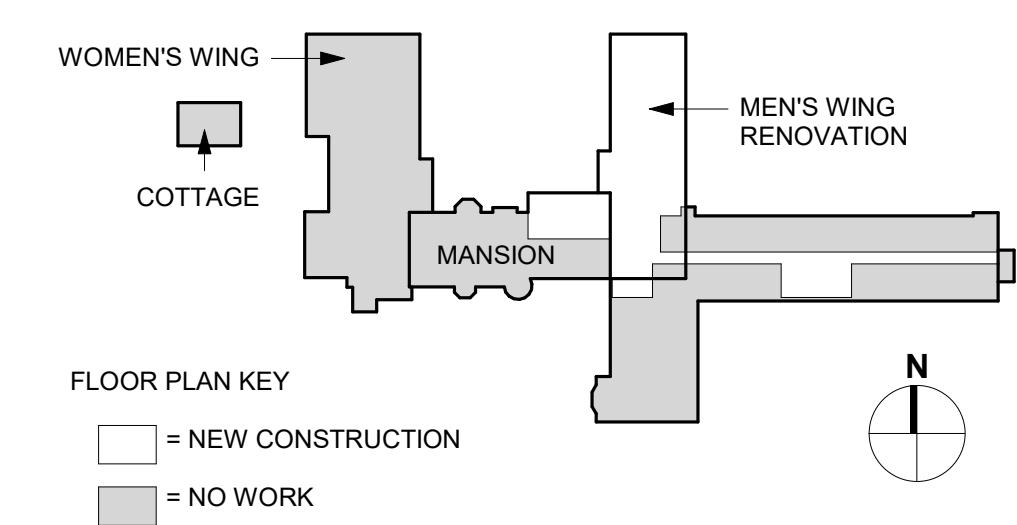
## LOCATION MAP



## GENERAL NOTES

- STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" X 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO FABRICATION/ CONSTRUCTION BEGINS.
- CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS SEALANT FROM PARTITION AND FLOOR.
- CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF THE DOOR LEAF OR AS SHOWN ON THE FLOOR/ FINISH PLAN.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
- SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
- PROVIDE FIRE TREATED BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- NOTIFY THE ARCHITECT IF ELECTRICAL, COMMUNICATION/ HVAC/ PLUMBING ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS.  
PRIOR TO INSTALLATION:  
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALONG THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
- DURING CONSTRUCTION, AREA SHALL BE KEPT CLEAN AND ORDERLY.
- LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.

## KEY PLAN



6442 CITY WEST PARKWAY  
SUITE 300  
EDEN PRAIRIE, MINNESOTA  
55344  
PH: 952-996-9662  
WWW.SRA-MN.COM

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SPERIDES REINERS  
ARCHITECTS, INC

I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION,  
OR REPORT WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT I AM A  
DULY  
REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF MINNESOTA.  
ERIC A. REINERS, AIA  
01/10/2025  
REGISTRATION NO. 5874

ISSUE #	DATE	DESCRIPTION
1	2/26/25	CONSTRUCTION DOCUMENTS

**THE RETREAT**  
MEN'S CHAPEL REPLACEMENT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

TITLE SHEET

PROJECT 21-018  
DRAWN BY: J.W.  
CHECKED BY: A.A.

**A000**

3/6/2025 2:41:01 PM



**AERIAL VIEW**

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SPECIFICATION,  
OR REPORT WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT I AM A  
DULY  
REGISTERED ARCHITECT

ERIC A.  
REIMERS, AIA  
01/10/2025  
REGISTRATION NO. 2476

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION

**THE RETREAT**

MEN'S CHAPEL REPLACEMENT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

AERIAL VIEW

PROJECT 21-019  
DRAWN BY: Author  
CHECKED BY: Checker

**VIEW1**



**VIEW FROM NORTH EAST  
LAWN**

I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION,  
OR REPORT WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT I AM A  
DULY

ERIC A.  
REYNOLDS, AIA  
REGISTRATION NO. 208  
01/10/2022

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION

**THE RETREAT**

MEN'S CHAPEL REPLACEMENT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

VIEW FROM  
NORTH EAST  
LAWN

PROJECT: 21-019  
DRAWN BY: Author  
CHECKED BY: Checker

**VIEW2**



**VIEW FROM NORTH WEST LAWN**

**THE RETREAT**

MEN'S CHAPEL REPLACEMENT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

VIEW FROM  
NORTH WEST  
LAWN

PROJECT 21-019  
DRAWN BY:  
CHECKED BY:

**VIEW3**

3/4/2025 3:50:56 PM

ISSUE #	DATE	DESCRIPTION

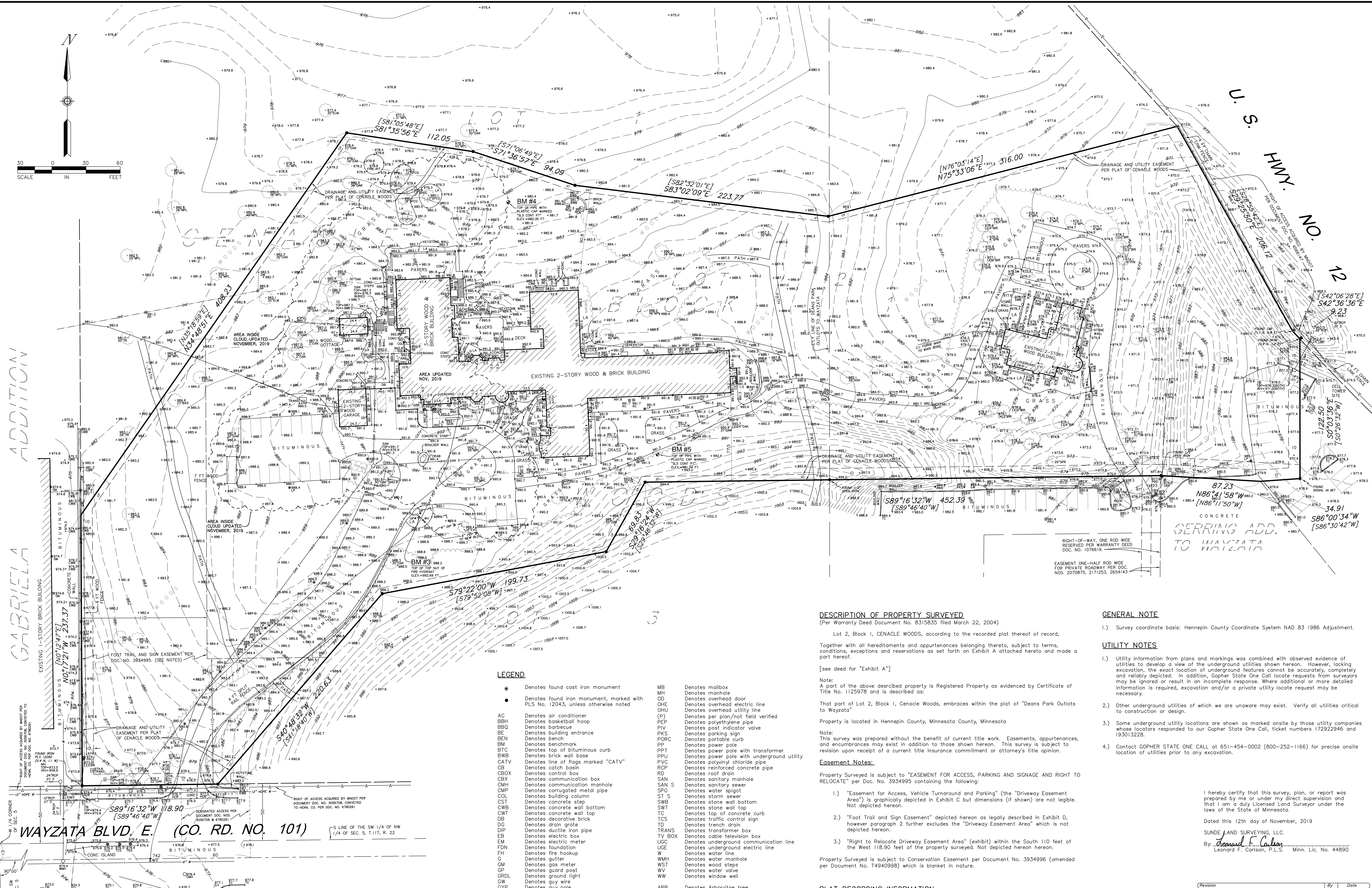
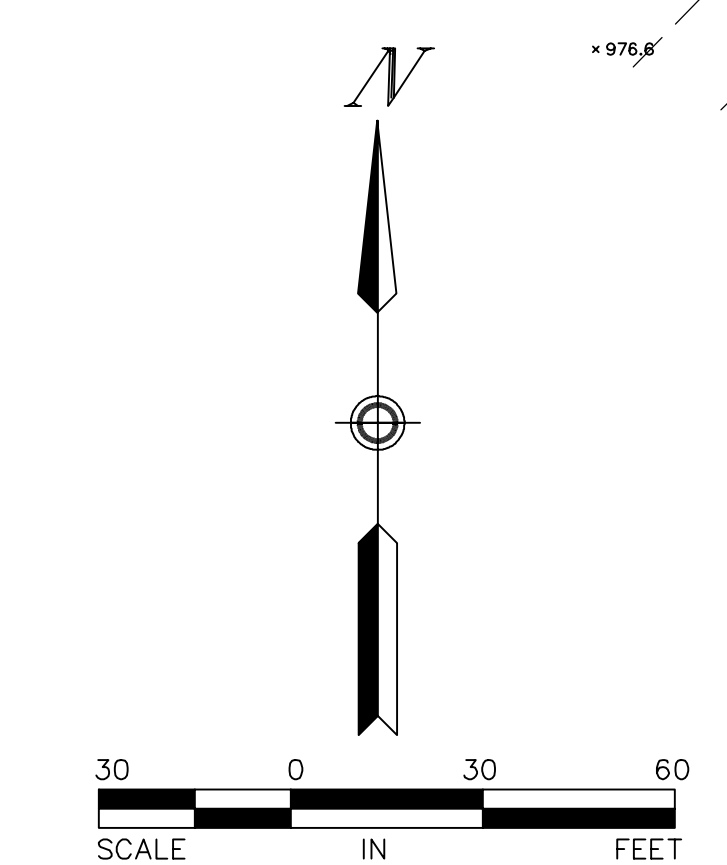
I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION,  
OR REPORT WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT I AM A  
DULY  
REGISTERED ARCHITECT.

ERIC A.  
REYNOLDS, AIA  
01/10/2022  
REGISTRATION NO. 8476

6442 CITY WEST PARKWAY  
SUITE 300  
EDEN PRAIRIE, MINNESOTA  
55344  
PH: 952-996-9662  
WWW.SRA-MN.COM

**SRA**  
ARCHITECTURE + INTERIORS

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ARCHITECTS, INC



**BENCH MARKS (BM)**  
(NAVD 88)

- MnDOT Monument 2714 M  
Bench Mark Disk in southeast corner of Trunk Hwy. No. 101 Bridge No. 27133 over Trunk Hwy. No. 12.  
Elevation = 962.73 feet
- MnDOT Monument 2714 L  
Bench Mark Disk in southeast corner of Trunk Hwy. No. 12 Bridge No. 27009 over Co. Rd. No. 15.  
Elevation = 995.51 feet
- Top of top nut of fire hydrant 100%-ft. southeasterly of garage.  
Elevation = 992.69 feet
- Top of pipe with plastic cap marked "SLS CONT" north of main building.  
Elevation = 980.35 feet
- Top of pipe with plastic cap marked "SLS CONT PT" south of main building.  
Elevation = 991.34 feet

**LEGEND**

●	Denotes found cast iron monument	MB	Denotes mailbox
○	Denotes found iron monument, marked with PLS No. 12043, unless otherwise noted	MH	Denotes manhole
AC	Denotes air conditioner	OD	Denotes overhead door
BBO	Denotes basketball hoop	OHE	Denotes overhead electric line
BE	Denotes barbecue	OBU	Denotes overhead utility line
BEN	Denotes building entrance	(P)	Denotes per plan/not field verified
BM	Denotes benchmark	PEF	Denotes polyethylene pipe
BTC	Denotes top of bituminous curb	PKS	Denotes parking sign
BWB	Denotes brick wall base	FORC	Denotes portable curb
CATV	Denotes line of flags marked "CATV"	PP	Denotes power pole
CB	Denotes catch basin	PPT	Denotes power pole with transformer
CBO	Denotes control box	PPU	Denotes power pole with underground utility
CBX	Denotes communication box	PVC	Denotes polyvinyl chloride pipe
CMH	Denotes communication manhole	RCP	Denotes reinforced concrete pipe
CMX	Denotes corrugated metal pipe	RD	Denotes roof drain
COL	Denotes building column	SAN	Denotes sanitary manhole
CST	Denotes concrete step	SAN S	Denotes sanitary sewer
CWB	Denotes concrete wall bottom	SPC	Denotes sanitary sewer pipe
CWT	Denotes concrete wall top	ST S	Denotes storm sewer
DB	Denotes decorative brick	SWB	Denotes stone wall bottom
DC	Denotes drain grate	SWT	Denotes stone wall top
DIP	Denotes ductile iron pipe	TCS	Denotes top of concrete curb
EB	Denotes electric box	TC	Denotes traffic control sign
EM	Denotes electric meter	TD	Denotes trench drain
FON	Denotes foundation	TRANS	Denotes transformer box
FH	Denotes fire hookup	TV BOX	Denotes cable television box
G	Denotes gutter	UCO	Denotes underground communication line
GM	Denotes gas meter	UOE	Denotes underground electric line
GP	Denotes guard post	W	Denotes water line
GRDL	Denotes ground light	WMH	Denotes water manhole
GW	Denotes guy wire	WST	Denotes wood steps
ARB	Denotes Arborvitae tree	WV	Denotes water valve
BAS	Denotes Basswood tree	WW	Denotes window well
BIR	Denotes Birch tree		
CED	Denotes Cedar tree		
CRA	Denotes Crabapple tree		
EVG	Denotes evergreen tree		
LOC	Denotes Locust tree		
MPL	Denotes Maple tree		
SPRG	Denotes Colorado Green Spruce tree		
SPR	Denotes Spruce tree		
SUM	Denotes Sumac		
TR	Denotes deciduous tree		
	Denotes shrub		

**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Warranty Deed Document No. 8315835 filed March 22, 2004)

Lot 2, Block 1, CENACLE WOODS, according to the recorded plat thereof of record, Together with all hereditaments and appurtenances belonging thereto, subject to terms, conditions, exceptions and reservations as set forth on Exhibit A attached hereto and made a part hereof.

[see deed for "Exhibit A"]

Note:  
A part of the above described property is Registered Property as evidenced by Certificate of Title No. 1125978 and is described as:  
That part of Lot 2, Block 1, Cenacle Woods, embraces within the plat of "Deans Park Outlets to Wayzata"

Property is located in Hennepin County, Minnesota County, Minnesota

Note:  
This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

**Easement Notes:**

- Property Surveyed is subject to "EASEMENT FOR ACCESS, PARKING AND SIGNAGE AND RIGHT TO RELOCATE" per Doc. No. 3934995 containing the following:
- "Easement for Access, Vehicle Turnaround and Parking" (the "Driveway Easement Area") is graphically depicted in Exhibit C but dimensions (if shown) are not legible. Not depicted hereon.
  - "Foot Trail and Sign Easement" depicted hereon as legally described in Exhibit D, however paragraph 2 further excludes the "Driveway Easement Area" which is not depicted hereon.
  - "Right to Relocate Driveway Easement Area" (exhibit) within the South 110 feet of the West 118.90 feet of the property surveyed. Not depicted hereon.
- Property Surveyed is subject to Conservation Easement per Document No. 3934996 (amended per Document No. T4940998) which is blanket in nature.

**PLAT RECORDING INFORMATION**

The plat of CENACLE WOODS was filed of record on March 19, 2004, as R.T. Document No. 3934991 and March 22, 2004, as C.R. Document No. 8315834.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

**AREAS**

Gross Area = 324,269 square feet or 7,444 acres  
Impervious Area (buildings and hard surfaces) = 58,168 square feet  
Pervious Area (green space and pavers) = 266,101 square feet

**GENERAL NOTE**

1.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 1986 Adjustment.

**UTILITY NOTES**

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 172922946 and 193013228.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

RIGHT-OF-WAY, ONE ROD WIDE RESERVED PER WARRANTY DEED DOC. NO. 1078619

EASEMENT ONE-HALF ROD WIDE FOR PRIVATE ROADWAY PER DOC. NOS. 2070875, 2171253, 2654143

CONCRETE  
GERRING ADD.  
TO WAYZATA

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 12th day of November, 2019

SUNDE LAND SURVEYING, LLC.  
By: *Leonard F. Carlson*  
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

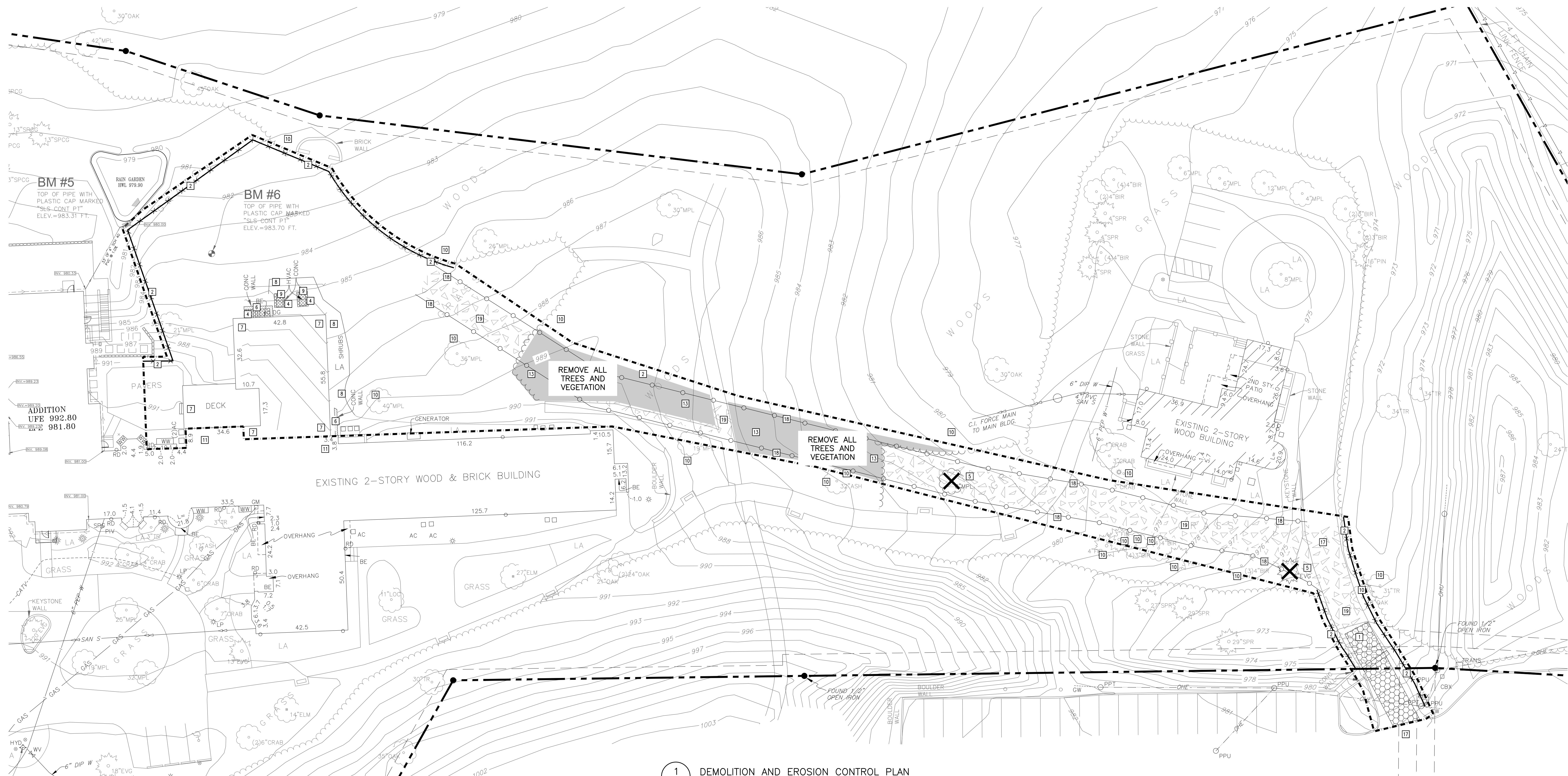
Revision	By	Date
	NDN	

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: "THE RETREAT" 1221 Wayzata Blvd E, Wayzata, MN**

**SUNDE LAND SURVEYING**  
www.sunde.com

9001 East Bloomington Freeway (I-59) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9026)

Project: 2017-201-A Bk/Pg: 9/25/63 Date: 11/12/2019  
Township: 117 Range: 022 Section: 5  
File: 201701A001.dwg Sheet: 1 of 1



**1 DEMOLITION AND EROSION CONTROL PLAN**  
1"=20'-0"

**DEMOLITION AND REMOVAL NOTES:**

- PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF WAYZATA. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher State One Call at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
- ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 881-2455.

**GENERAL NOTES:**

- BITUMINOUS AND CONCRETE PAVEMENT REMOVAL, LIMITS ARE TO BE COORDINATED THE CITY OF WAYZATA AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
- THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF WAYZATA FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

**EROSION CONTROL NOTES:**

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
- SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
- ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
  - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
  - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
  - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
  - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
  - UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MH/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
  - WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
  - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
  - RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
- EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

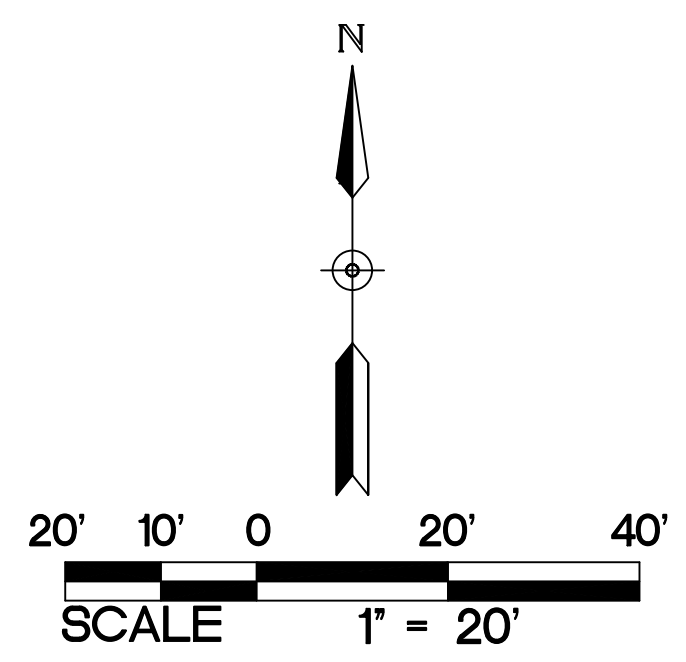
**ABBREVIATIONS**

BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
DIP	Ductile Iron Pipe
FFE	Finished Floor Elevation
INV	Invert
LA	Landscaping
MH	Manhole
MN	Minimum
PEP	Polyethylene Pipe
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

**PROPOSED PLAN SYMBOLS**

CONSTRUCTION LIMITS	---
SILTATION FENCE	XXXXXX
BIO-ROLL	
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	- - - -
ORANGE CONSTRUCTION ZONE FENCING	=====
ROCK CONSTRUCTION ENTRANCE	XXXXXX
BITUMINOUS REMOVAL	XXXXXX
CONCRETE REMOVAL	XXXXXX
WALL REMOVAL	XXXXXX
HAUL ROAD (TEMP)	XXXXXX
FENCE REMOVAL	XXXXXX
TREE REMOVAL	XXXXXX

**NOTE:** SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/0500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.



**KEYED NOTES**

- KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
  - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 3/C500 AND 4/C500.
  - SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
  - REMOVE RETAINING WALL IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
  - PARTIAL BUILDING DEMOLITION, INCLUDING EXTERIOR STAIRS, OVERHANGS, FOOTINGS, PERCOLA, SCREENED PORCH AND SMALL UTILITIES. COORDINATE EXTENT OF DEMOLITION WITH ARCHITECT. REMOVAL AND/OR PROTECTION OF SMALL UTILITIES TO BE COORDINATED WITH LOCAL UTILITY COMPANIES.
  - REMOVE SHRUBS AND LANDSCAPING IN THEIR ENTIRETY.
  - REMOVE/RELOCATE OR SALVAGE HVAC UNIT. REMOVE CONCRETE PAD. COORDINATE WITH ARCHITECT AND MECHANICAL ENGINEER.
  - EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
  - EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
  - NOT USED
  - REMOVE TREES IN THEIR ENTIRETY INCLUDING STUMPS AS NEED TO GET EQUIPMENT NEEDED TO REAR OF EXISTING BUILDING. COORDINATE LIMITS OF TREE REMOVAL WITH OWNER PRIOR TO START OF CONSTRUCTION.
  - NOT USED
  - NOT USED
  - NOT USED
  - EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
  - INSTALL ORANGE CONSTRUCTION ZONE LIMITS FENCING.
  - TEMPORARY HAUL ROAD. REFER TO DETAIL B/C400. CONTRACTOR SHALL INSTALL HIGH VISIBILITY ORANGE SNOW FENCE 1.5- FEET ON EITHER SIDE OF HAUL ROAD.

**2 NOT USED**  
1"=20'-0"

642 CITY WEST PARKWAY  
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I HEREBY CERTIFY THAT THIS PLAN  
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER OR ARCHITECT UNDER THE LAWS OF THE STATE  
OF MINNESOTA.  
NAME: *Heidi Metz*  
KEITH A. MATTE  
DATE: 10/05/2024 REG. NO.: 46674

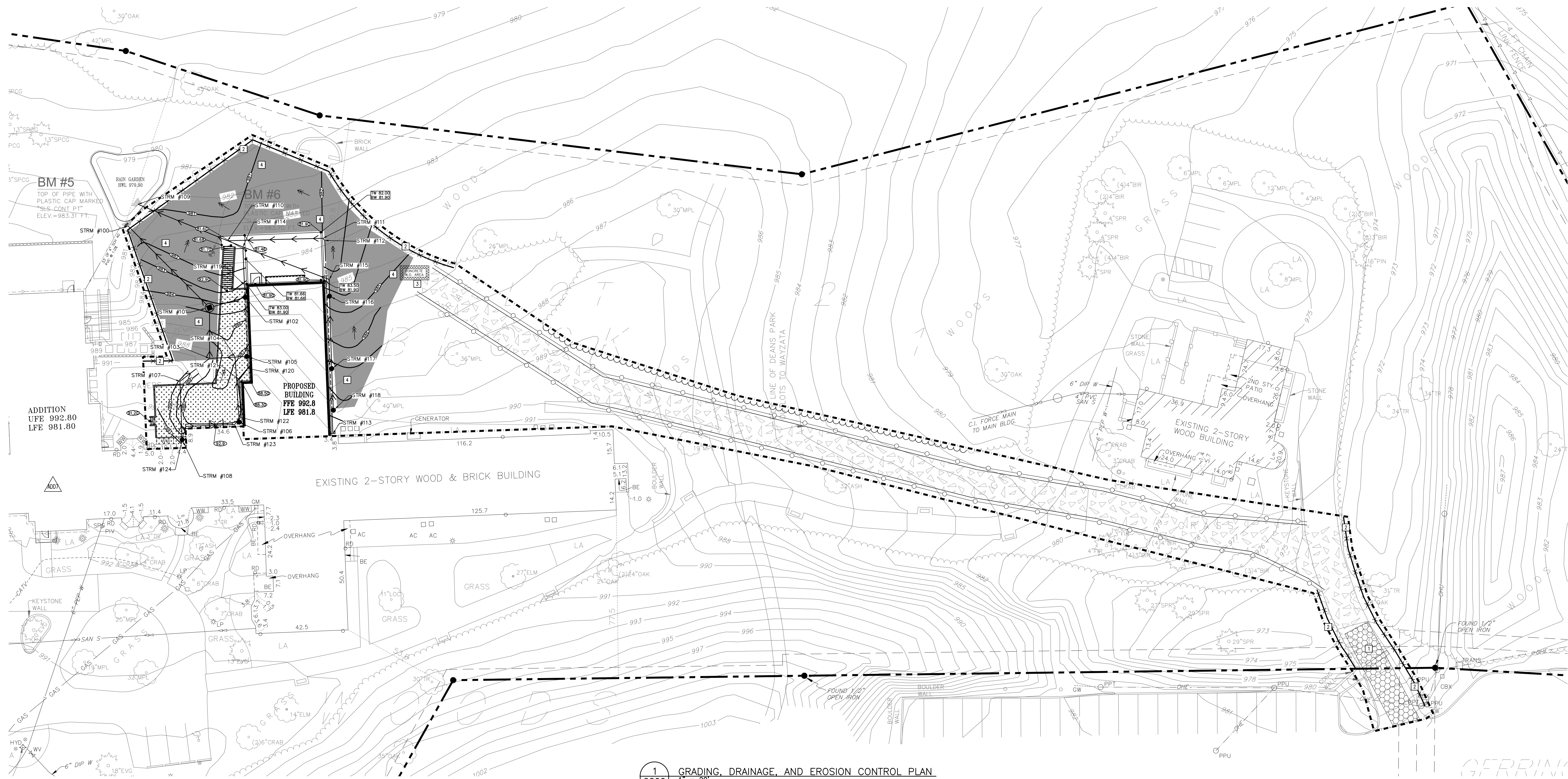
ISSUE #	DATE	DESCRIPTION	CCD #01
1	03-06-2025		

**THE RETREAT**  
MENS CHAPEL REPLACEMENT  
1921 WAYZATA BLVD  
WAYZATA, MN 55391

**DEMOLITION AND EROSION CONTROL PLAN**

PROJECT: 92339  
DRAWN BY: WH  
CHECKED BY: KAM

C100



1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
 C200 1" = 20'

**GRADING NOTES:**

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 8812455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher One at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 92.80, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 92.80.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE INTENT IS TO STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PRIOR TO FINAL STABILIZATION, SIX INCHES OF TOPSOIL OR ORGANIC MATERIAL IS TO BE SPREAD AND INCORPORATED IN THE UNDERLYING SOILS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
  - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
  - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND; MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION; MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

**PROPOSED PLAN SYMBOLS**

CONSTRUCTION LIMITS	---
SILTATION FENCE	
BIO-ROLL	
PROPERTY LINE	----
SAW CUT LINE (APPROX.)	----
PROPOSED CONTOUR	---
RETAINING WALL	---
ORANGE CONSTRUCTION ZONE FENCING	---
ROCK CONSTRUCTION ENTRANCE	---
WOOD DECK	---
HAUL ROAD (TEMP)	---
DRAINAGE FLOW ARROW	---
EROSION CONTROL BLANKET (TEMPORARY)	---
SPOT ELEVATION	---
CATCH BASIN	---
CONCRETE WASHOUT AREA	---

APPROXIMATE DISTURBED AREA IS 0.79ACRES

**ABBREVIATIONS**

BLDG	Building
BM	Bench Mark
BW	Bottom Wall
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MN	Manhole
MIN	Minimum
TW	Top of Wall
UFE	Upper Floor Elevation
WQV	Water Quality Volume

**NOTE:** REFER TO C100 FOR EROSION CONTROL NOTES.

**NOTE:** STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

**RETAINING WALL NOTES:**

- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE.

**WALKWAY NOTES:**

- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

**KEYED NOTES**

- KEYED NOTES ARE DENOTED BY [ ] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 2/C500.
  - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 2/C500.
  - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
  - INSTALL TEMPORARY EROSION CONTROL BLANKET.
  - INSTALL ORANGE CONSTRUCTION ZONE LIMITS FENCING.
  - TEMPORARY HAUL ROAD. REFER TO DETAIL 8/C400. CONTRACTOR SHALL INSTALL HIGH VISIBILITY ORANGE SNOW FENCE 1.5- FEET ON EITHER SIDE OF HAUL ROAD.

2 NOT USED  
 C200 1" = 10'

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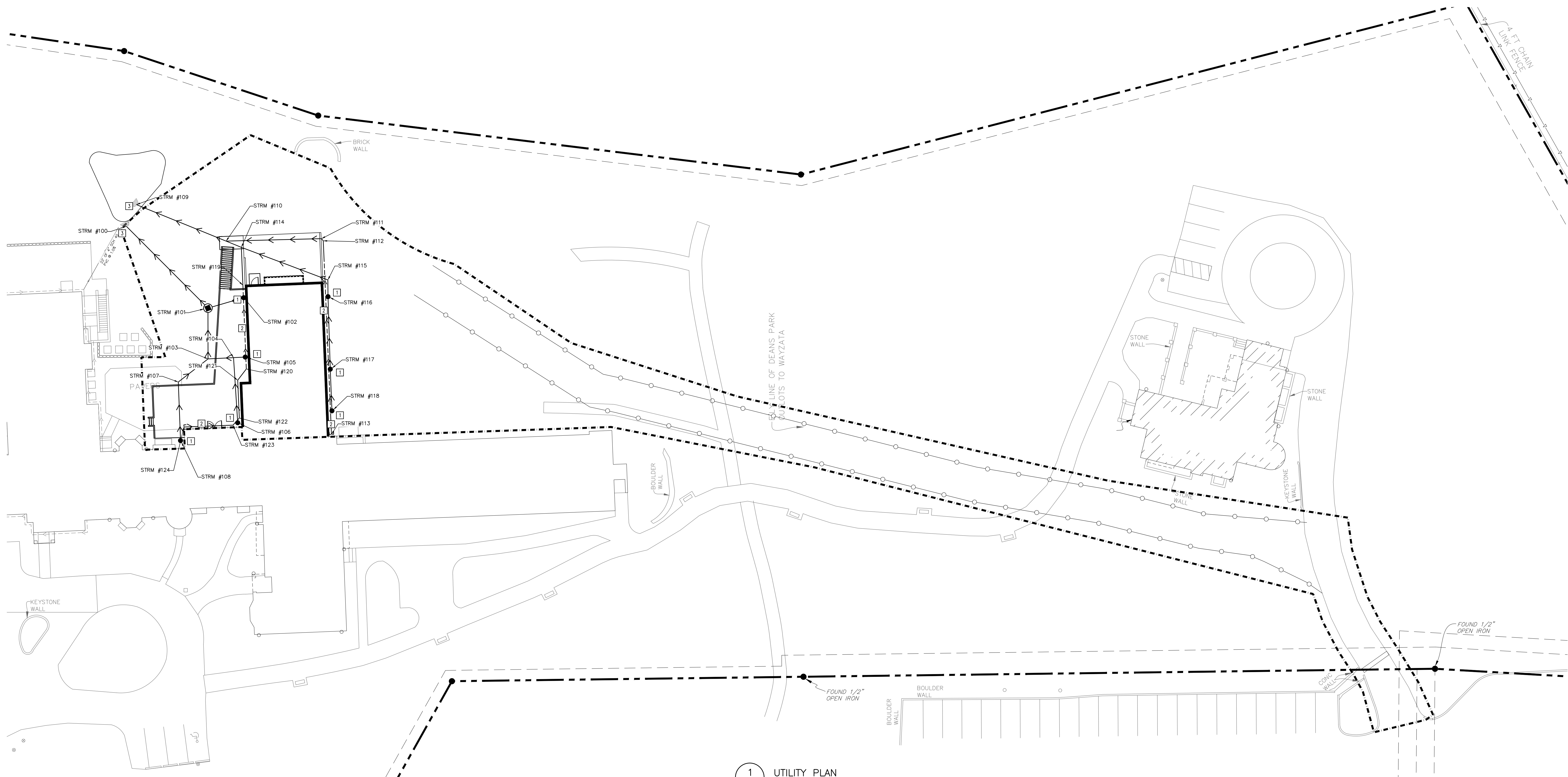
ISSUE # DATE DESCRIPTION  
 1 03-06-2025 C200-001

**THE RETREAT**  
 MENS CHAPEL REPLACEMENT  
 1921 WAYZATA BLVD  
 WAYZATA, MN 55391

GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJECT: 99339  
 DRAWN BY: WH  
 CHECKED BY: KAM

C200



1 UTILITY PLAN  
C300 1" = 20'

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #100	OUTLET	NA		SE = 980.00	53 L.F. OF 10.0 inch PVC Pipe @ 1.00%, STRM #101
STRM #101	48" CBMH	R-2390	984.50	NW = 980.53 S = 980.86 E = 980.85	23 L.F. OF 6" PVC @ 8.18%, STRM #103 17 L.F. OF 6" PVC @ 0.50%, STRM #102
STRM #102	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	984.00	W = 980.93	-----
STRM #103	6" WYE	NA		N = 982.77 E = 982.77 SW = 982.77	12 L.F. OF 6" PVC @ 2.00%, STRM #104 17 L.F. OF 6" PVC @ 12.87%, STRM #107
STRM #104	6" WYE	NA		W = 983.00 E = 983.00 S = 983.00	5 L.F. OF 6" PVC @ 2.00%, STRM #105 30 L.F. OF 6" PVC @ 4.00%, STRM #106
STRM #105	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	987.11	W = 983.11	-----
STRM #106	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	988.20	N = 984.20	-----
STRM #107	6" 45° BEND	NA		NE = 985.00 S = 985.00	27 L.F. OF 6" PVC @ 7.42%, STRM #108
STRM #108	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	990.80	N = 987.00	-----
STRM #109	OUTLET	NA		E = 979.00	45 L.F. OF 6" PVC @ 0.50%, STRM #110
STRM #110	8 INCH BY 8 INCH WYE 8 INCH BY 6 INCH REDUCER	NA		W = 979.22 E = 979.22 E = 979.22	8 L.F. OF 6" PVC @ 0.50%, STRM #114 44 L.F. OF 6" PVC @ 0.50%, STRM #111
STRM #111	6 INCH DRAINTILE 45 DEGREE BEND	NA		W = 979.44 SE = 879.44	1 L.F. OF 6.0 inch PVC Pipe @ 0.50%, STRM #112
STRM #112	6 INCH DRAINTILE 45 DEGREE BEND	NA		NW = 879.45 S = 879.45	89 L.F. OF 6.0 inch PVC Pipe @ 2.08%, STRM #113

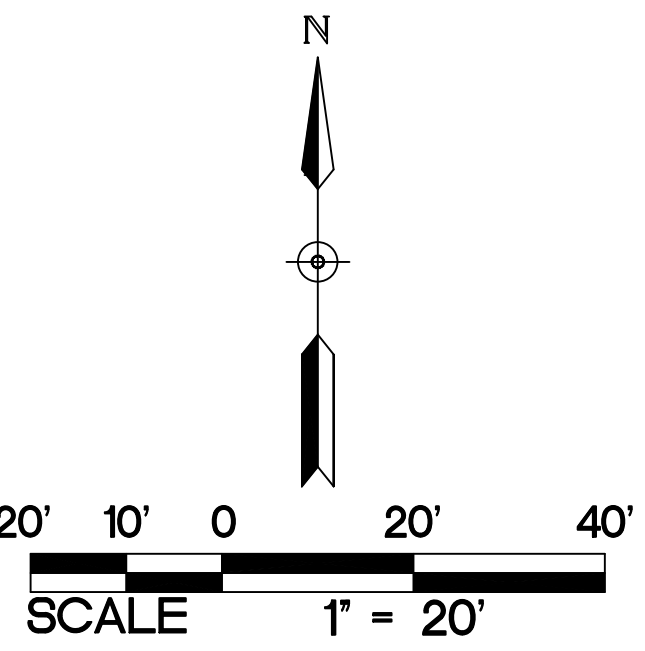
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #113	8 INCH DRAINTILE CAP	NA		N = 981.30	-----
STRM #114	8 INCH BY 6 INCH WYE	NA		W = 979.26 E = 979.26 S = 979.43	43 L.F. OF 6" PVC @ 0.50%, STRM #115 17 L.F. OF 6.0 inch PVC Pipe @ 0.25%, STRM #119
STRM #115	6" 45° BEND	NA		W = 979.47 S = 979.47	8 L.F. OF 6" PVC @ 2.00%, STRM #116
STRM #116	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	984.57	N = 979.62 S = 979.62	34 L.F. OF 6" PVC @ 10.73%, STRM #117
STRM #117	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	987.20	N = 983.20 S = 983.20	19 L.F. OF 6" PVC @ 7.82%, STRM #118
STRM #118	6" DOWNSPOUT COLLECTOR	6" DURACAST IN-LINE GRATE	988.60	N = 984.70	-----
STRM #119	6" DRAIN TILE	NA		N = 979.47 S = 979.47	39 L.F. OF 6.0 inch PVC Pipe @ 4.88%, STRM #120
STRM #120	6 INCH DRAINTILE 45 DEGREE BEND	NA		N = 981.35 SW = 981.35	7 L.F. OF 6.0 inch PVC Pipe @ 0.50%, STRM #121
STRM #121	6 INCH DRAINTILE 45 DEGREE BEND	NA		NE = 981.38 S = 981.38	17 L.F. OF 6.0 inch PVC Pipe @ 0.50%, STRM #122
STRM #122	6 INCH DRAINTILE 45 DEGREE BEND	NA		N = 981.47 SW = 981.47	-----
STRM #123	6 INCH DRAINTILE 45 DEGREE BEND	NA		NE = 981.49 W = 981.49	4 L.F. OF 6.0 inch PVC Pipe @ -0.50%, STRM #122 23 L.F. OF 6.0 inch PVC Pipe @ 0.49%, STRM #124
STRM #124	SERVICE/TANK CONNECTION	NA		E = 981.60	-----

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [ ] ON PLAN.
- INSTALL 6" DIA. SCHEDULE 40 PVC DOWN SPOUT COLLECTOR PIPING. REFER TO DETAIL 5/CS00. COORDINATE FINAL DOWNSPOUT LOCATIONS WITH ARCHITECTURAL DRAWINGS.
  - INSTALL PERIMETER DRAIN TILE. REFER TO DETAIL 7/CS00.
  - INSTALL 1 CU YD MNDOT CLASS 2 RIPRAP AT PIPE OUTLET. EXCAVATE BASIN TO 6" BELOW PIPE INVERT AND LINE BASIN WITH GEOTEXTILE FABRIC. FORM RIPRAP IN BASIN TO OUTLET PIPE INVERT.

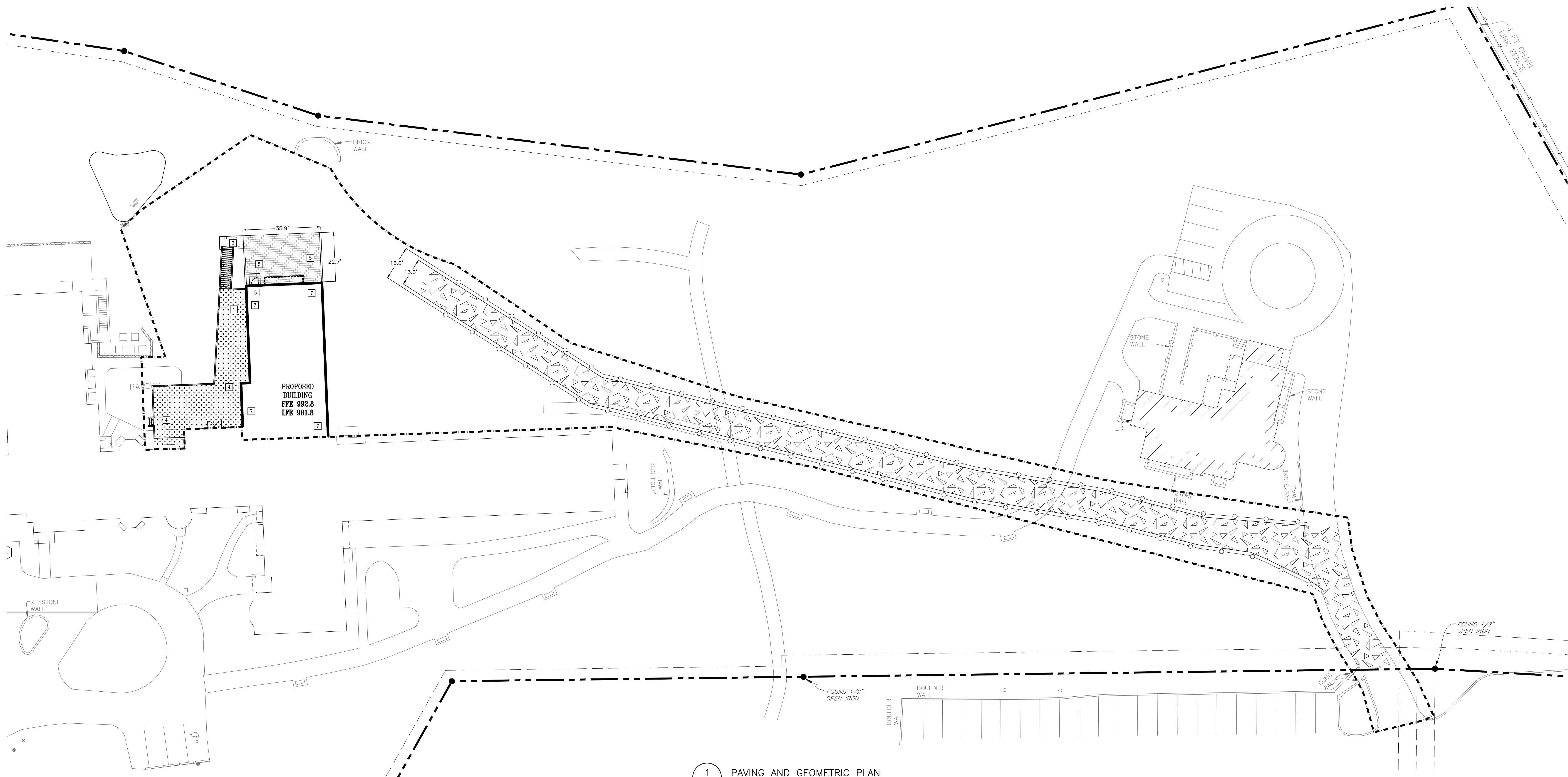
UTILITY NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF WAYZATA STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- STORM SEWER PIPING SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 PVC.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10- FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	-----
PROPERTY LINE	-----
SAWCUT LINE (APPROX.)	-----
RETAINING WALL	-----
DRAIN TILE	-----
STORM SEWER	-----
CATCH BASIN	●
DOWNSPOUT COLLECTOR	●
RIPRAP	



**1**  
C400 PAVING AND GEOMETRIC PLAN  
1" = 20'

- PAVING NOTES:**
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
  - NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
  - REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
  - FOLLOW ALL CITY OF WAYZATA AND HENNEPIN COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
  - REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
  - INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
  - MATCH NEW PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
  - SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
  - REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

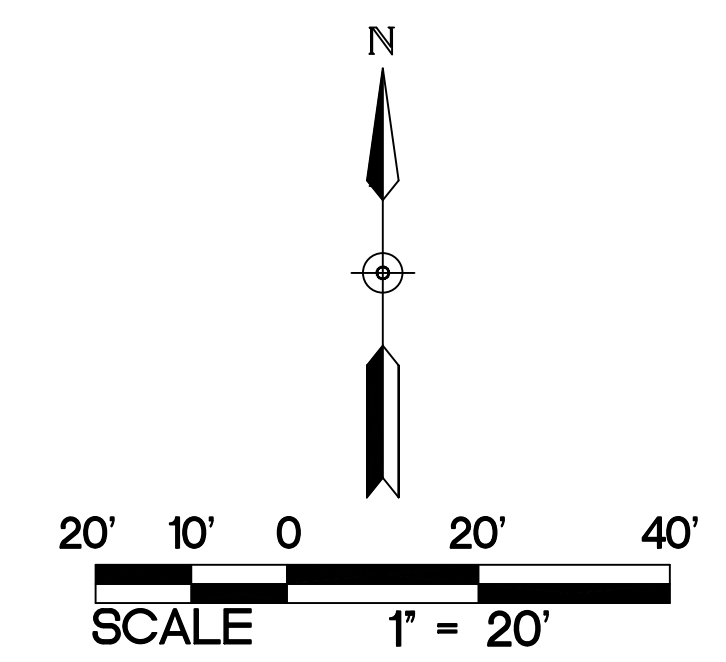
- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY **NO** ON PLAN.
- INSTALL BITUMINOUS PATH. REFER TO DETAIL 9/C500.
  - NOT USED.
  - INSTALL CONCRETE WALK. REFER TO DETAIL 10/C500.
  - INSTALL DECK. REFER TO ARCHITECTURAL PLANS.
  - INSTALL PERVIOUS PAVERS. REFER TO DETAIL 11/C500.
  - STOOP, SEE STRUCTURAL.
  - PROPOSED BUILDING ADDITION. REFER TO ARCHITECTURAL PLANS.
  - TEMPORARY HAUL ROAD. REFER TO DETAIL 8/C500. CONTRACTOR SHALL INSTALL HIGH VISIBILITY ORANGE SNOW FENCE 1.5-FEET ON EITHER SIDE OF HAUL ROAD.

**ABBREVIATIONS**

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CDNC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

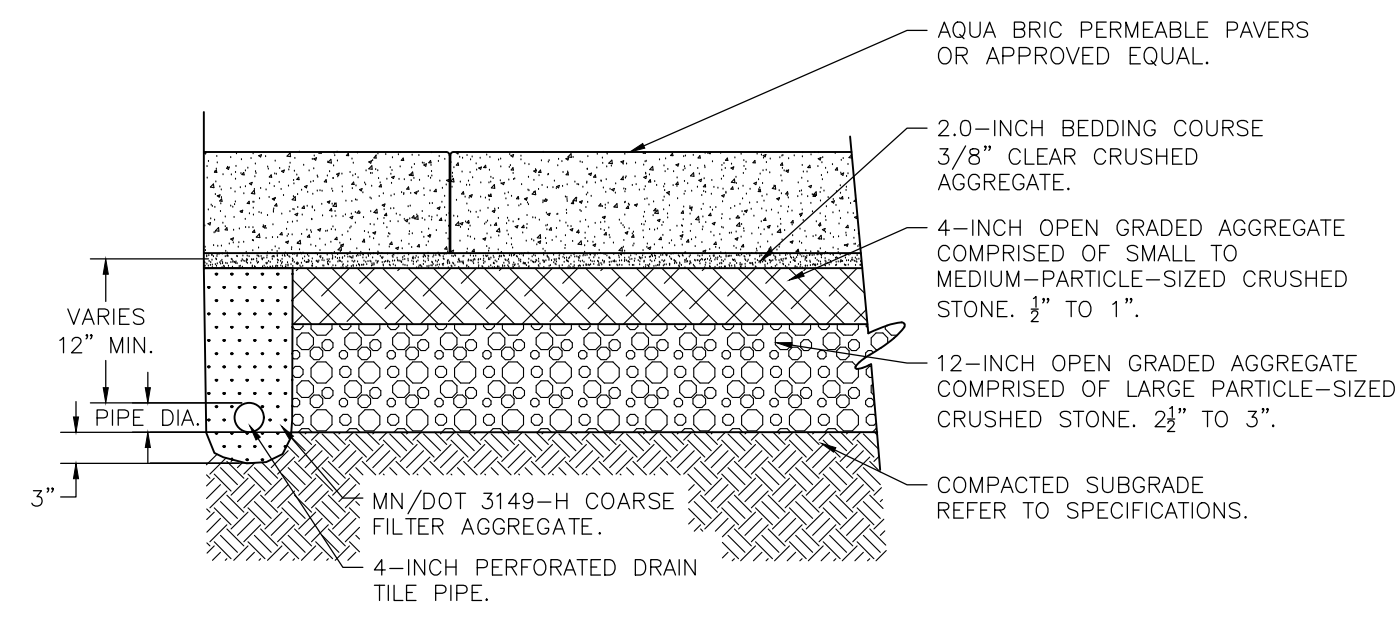
**PROPOSED PLAN SYMBOLS**

CONSTRUCTION LIMITS	---
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	- - - -
BITUMINOUS PAVEMENT	[Pattern]
CONCRETE PAVEMENT/SIDEWALK	[Pattern]
PERVIOUS PAVERS	[Pattern]
SEE ARCHITECTURAL PLANS FOR DETAILS	[Pattern]
HAUL ROAD (TEMP)	[Pattern]



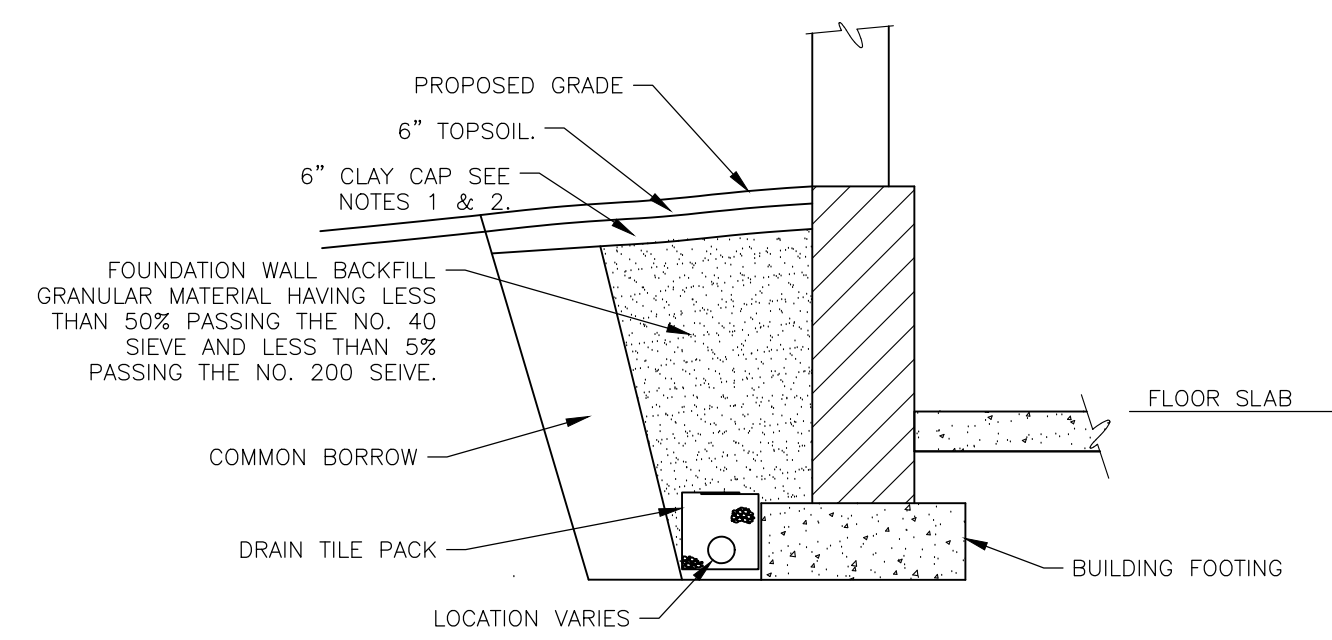
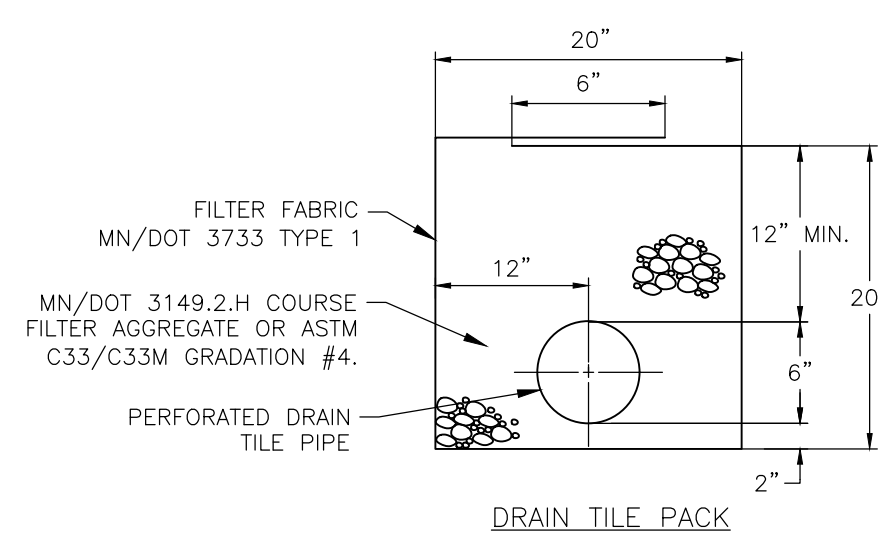
**2**  
C400 NOT USED  
1" = 10'-0"

ISSUE #	DATE	DESCRIPTION
1	03-06-2025	CDD-001



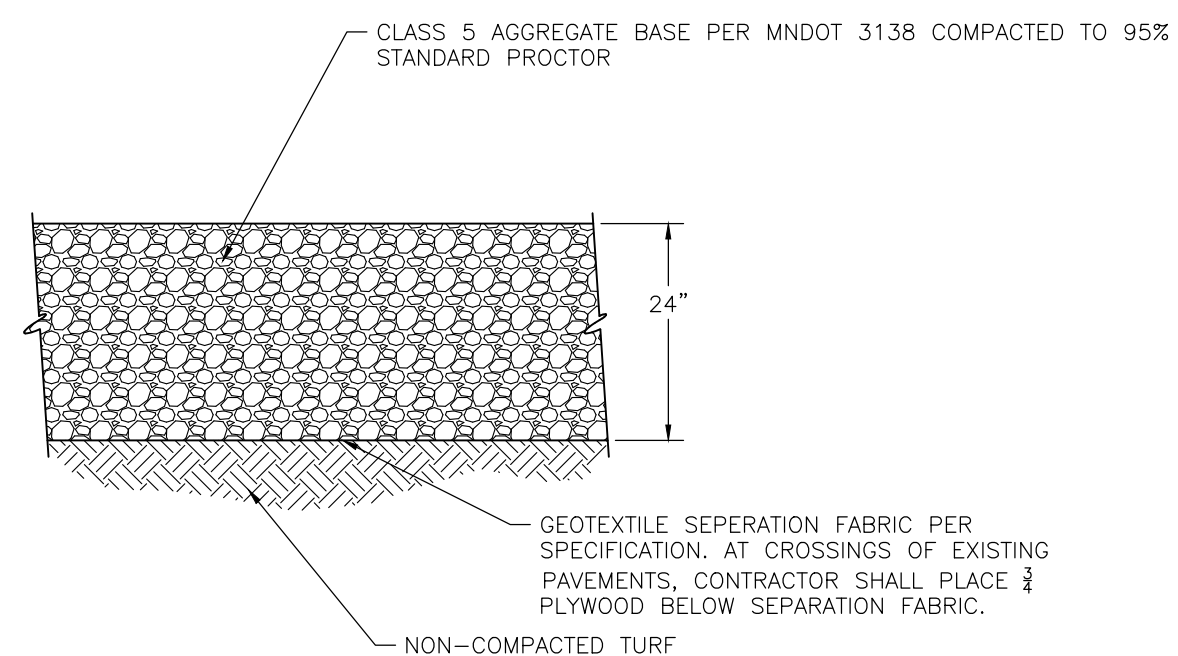
NOTE:  
1. THE CROSS SECTION AS DETAILED ABOVE IS FOR REFERENCE ONLY. THE ACTUAL MATERIAL TYPE AND DEPTH IS DEPENDANT UPON MANUFACTURER'S RECOMMENDATIONS.

**11 PERMEABLE PAVERS**  
C500 NOT TO SCALE

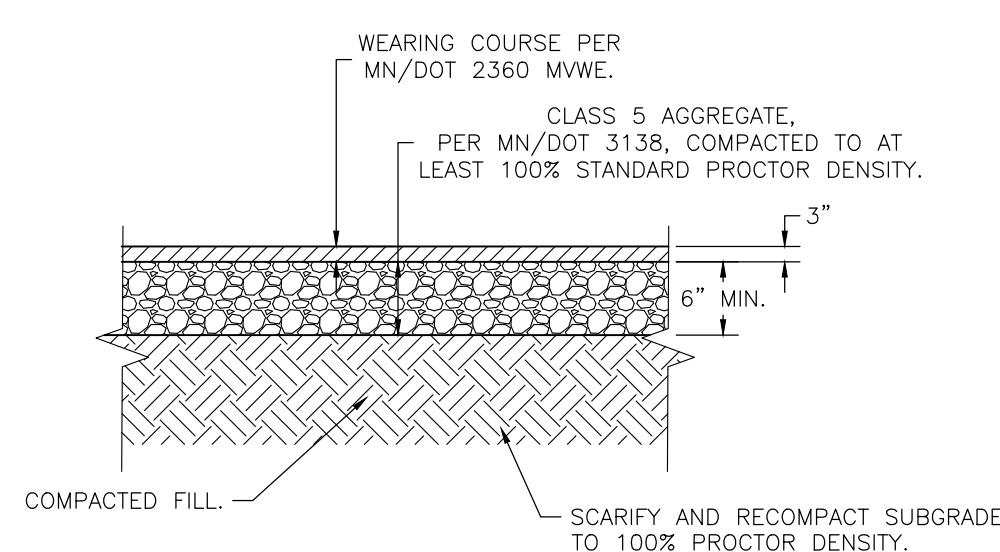


NOTE:  
1. WHERE PAVEMENT IS ADJACENT TO FOUNDATION WALL, CONTRACTOR SHALL INSTALL PAVEMENT SECTION DIRECTLY OVER FOUNDATION WALL BACKFILL. CLAY CAP AND TOPSOIL SHALL NOT BE INSTALLED UNDER PROPOSED PAVEMENT SECTIONS.  
2. THE FINAL ONE-FOOT OF BACKFILL FOR LANDSCAPED OR TURF "GREEN" AREAS SHALL CONSIST OF CLAY OR SILT BASED BACKFILL AND TOPSOIL. THE INTENT IS TO CAP THE SURFACE WATER FROM INFILTRATING INTO SOILS DIRECTLY ADJACENT TO THE FOUNDATION WALL OF THE BUILDING.  
3. DRAIN TILE SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF THE BUILDING FOOTING.

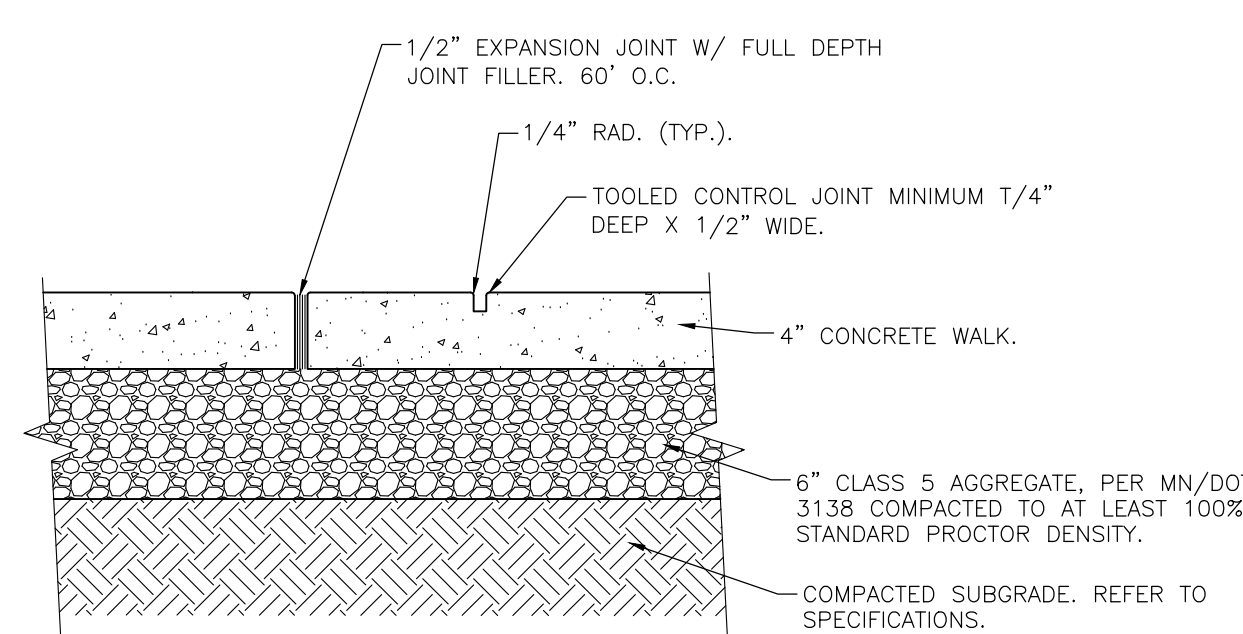
**7 BUILDING PERIMETER DRAIN TILE**  
C500 NOT TO SCALE



**8 TEMPORARY HAUL ROAD SECTION**  
C500 NOT TO SCALE

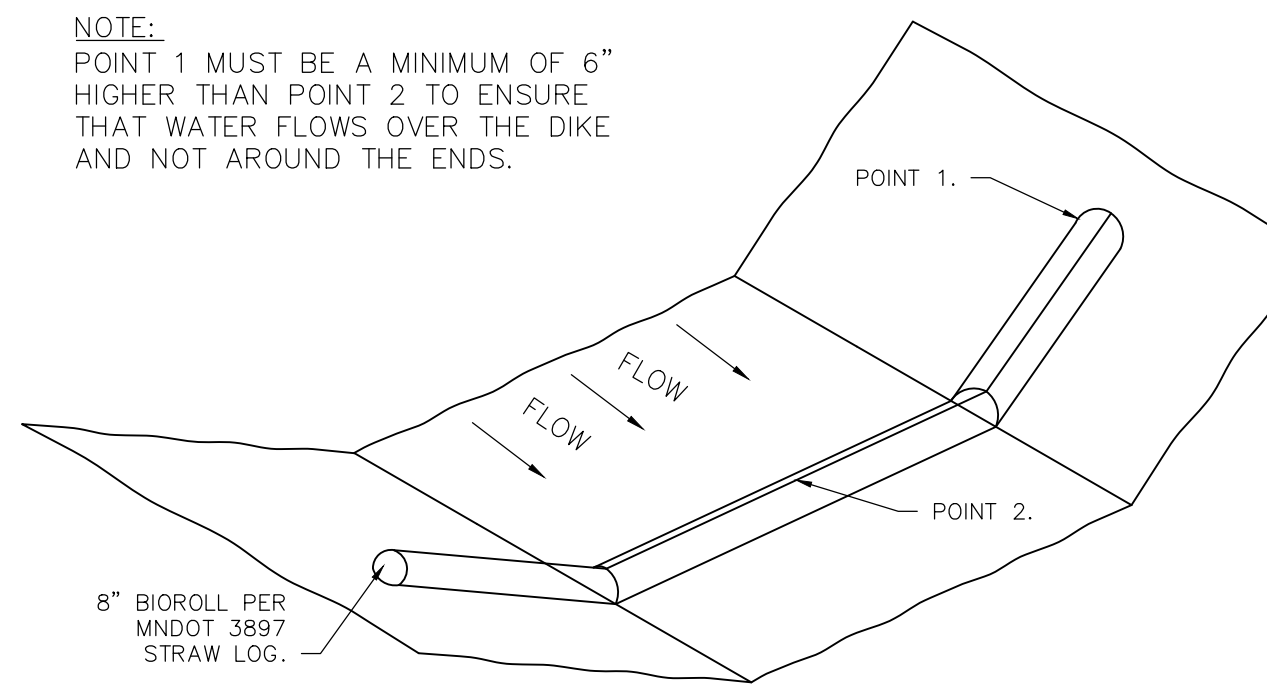


**9 BITUMINOUS PATH**  
C500 NOT TO SCALE



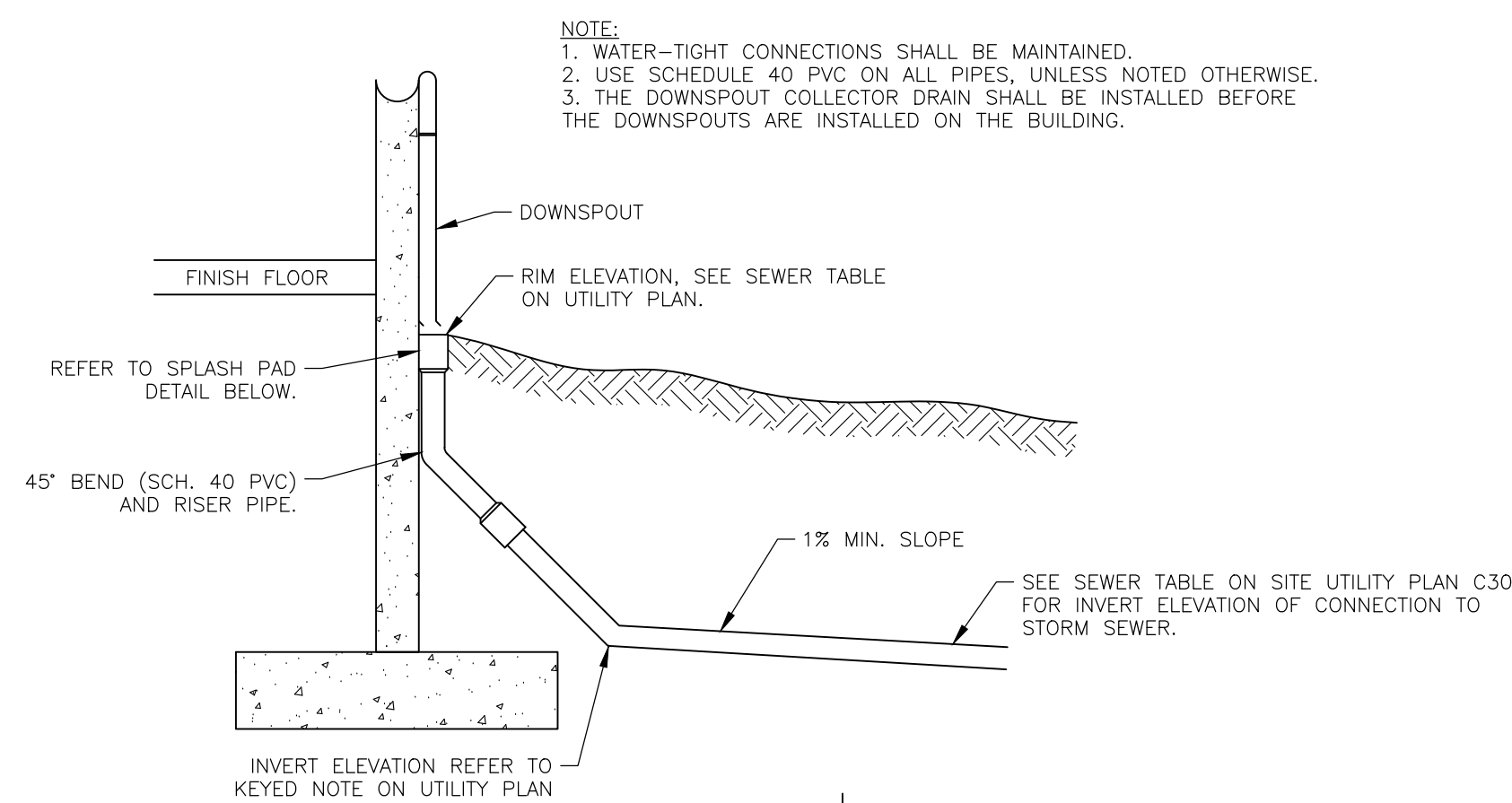
NOTE:  
1. JOINT SPACING SHALL BE A MAXIMUM OF 6- FEET ON CENTER.

**10 CONCRETE SIDEWALK (TYP.)**  
C500 NOT TO SCALE

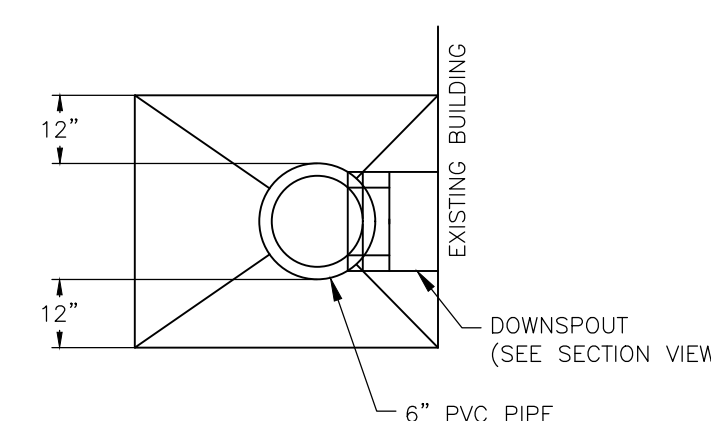


NOTE:  
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

**4 BIO ROLL**  
C500 NOT TO SCALE

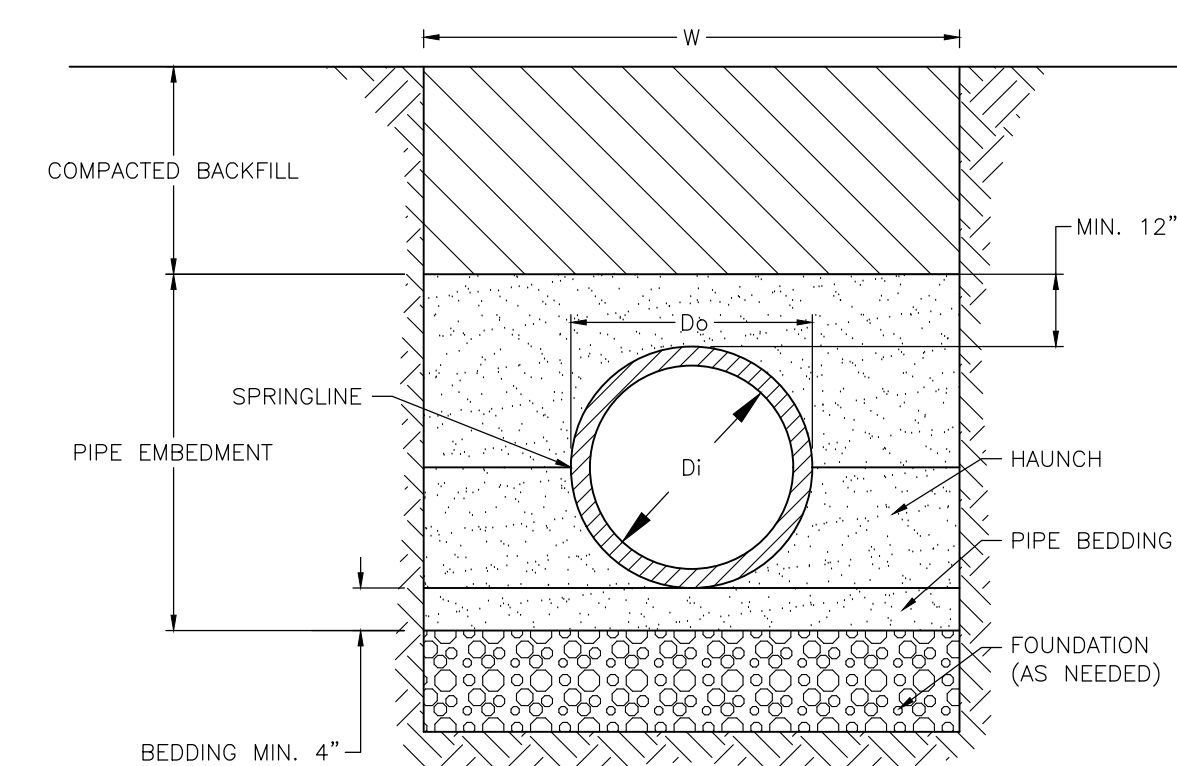


SECTION VIEW



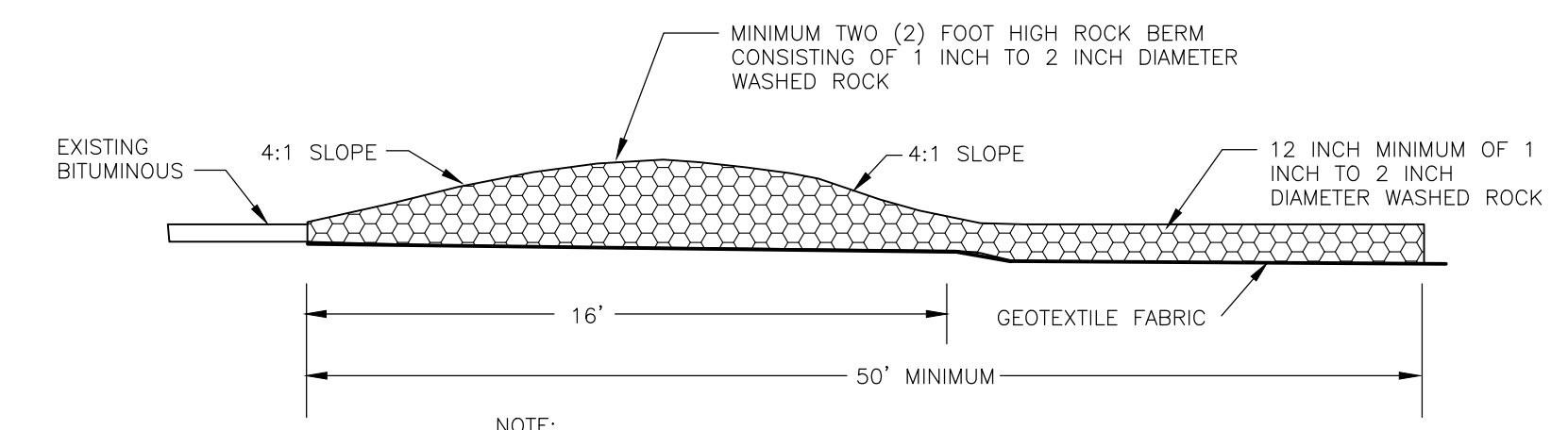
PLAN VIEW

**5 DOWNSPOUT DRAIN WITH SPLASH PAD AND CASTING**  
C500 NOT TO SCALE



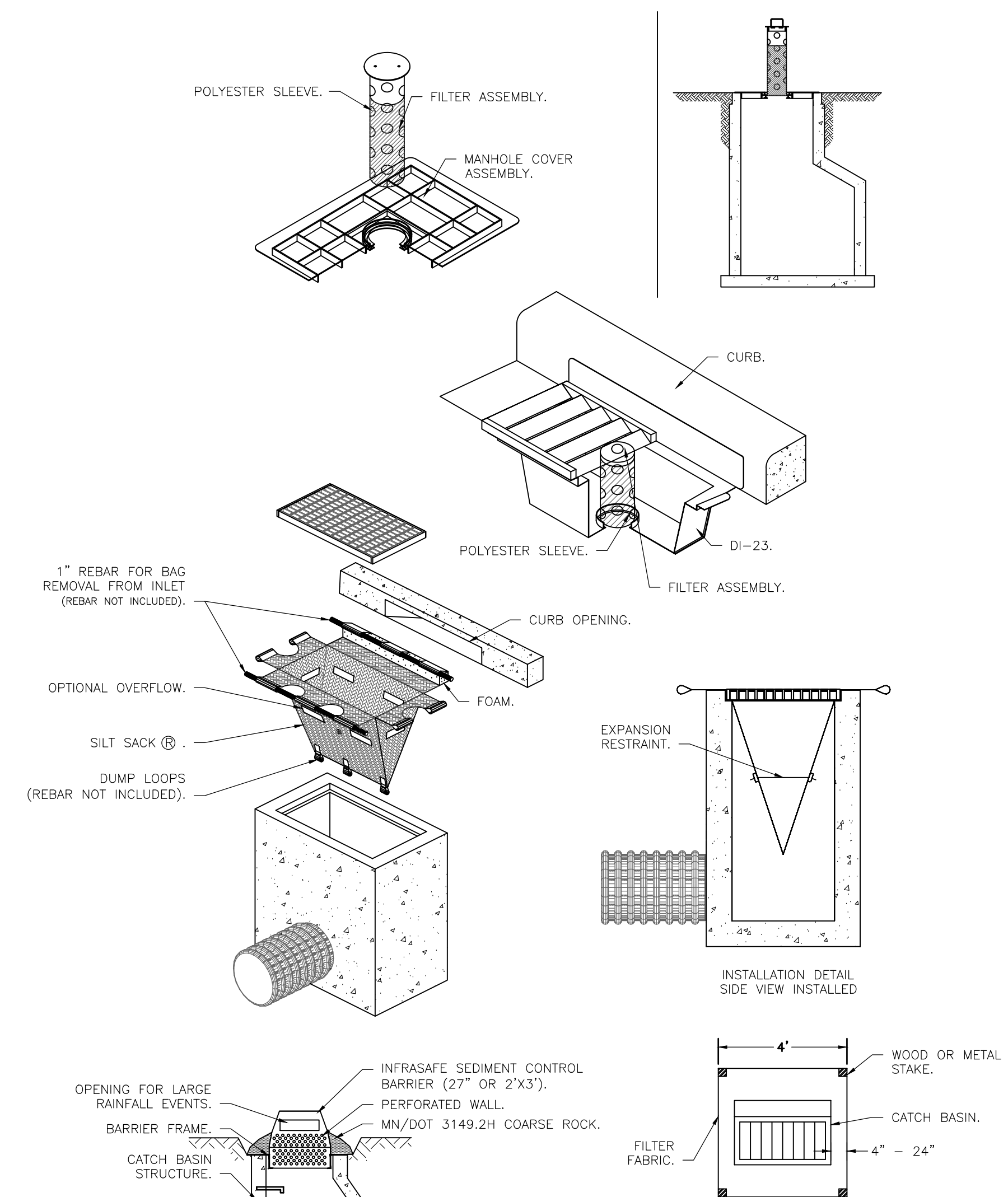
NOTE:  
1. THE MINIMUM TRENCH WIDTH "W" SHALL BE W=D<sub>o</sub>+16" OR 1.25\*D<sub>o</sub>+12" WHICHEVER IS GREATER.  
2. PIPE EMBEDMENT MATERIAL SHALL BE CLASS I OR CLASS II MATERIAL. REFER TO SPECIFICATIONS FOR DETAILS.  
3. REFER TO ASTM D2321-05 "UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" FOR DETAILS.

**6 TYPICAL PIPE BEDDING FOR PVC**  
C500 NOT TO SCALE



NOTE:  
1. MINIMUM LENGTH OF 50 FEET AND WIDTH OF 12 FEET.  
2. FOLLOW ALL CITY, WATERSHED DISTRICT AND MPCA STANDARDS.  
3. CLEAN STREETS ON A DAILY BASIS OR MORE FREQUENTLY IF REQUESTED BY CITY, WATERSHED DISTRICT OR MPCA.

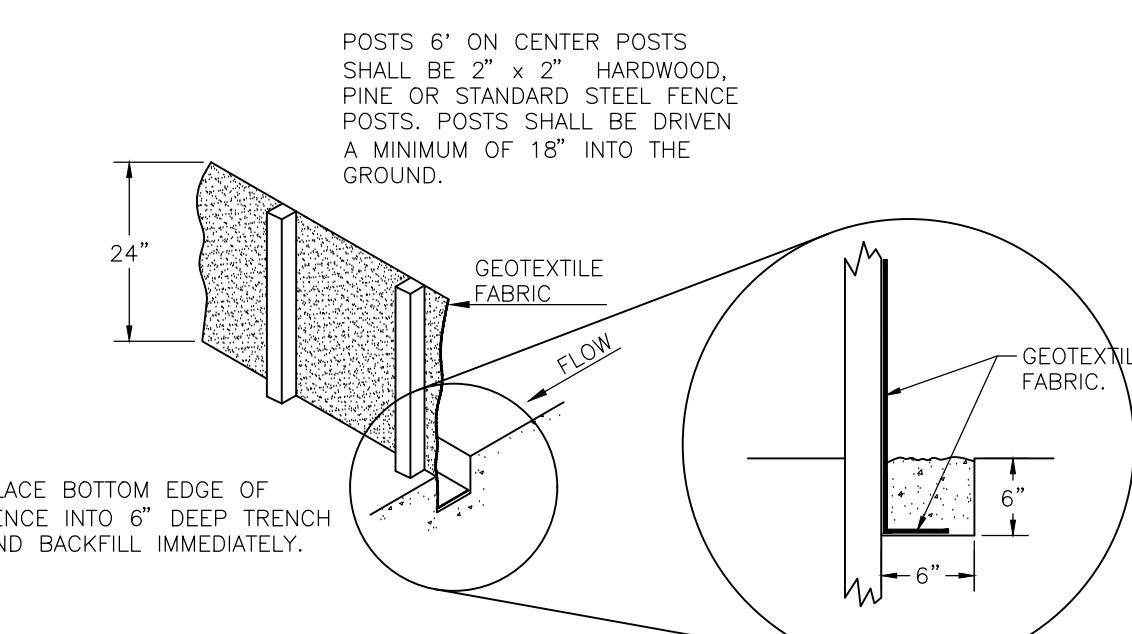
**1 BERMED ROCK CONSTRUCTION ENTRANCE**  
C500 NOT TO SCALE



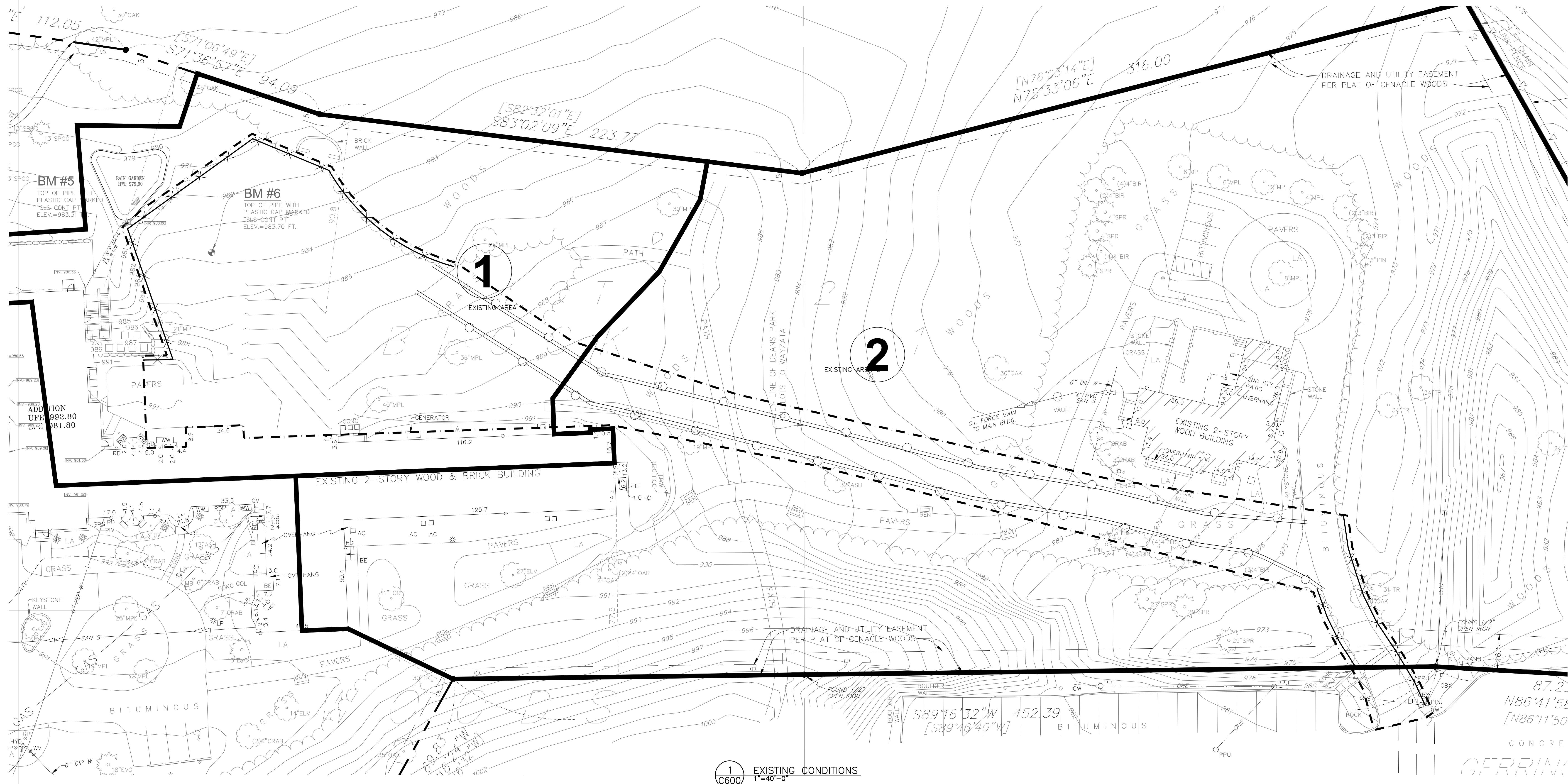
**2 INLETS SEDIMENTATION PROTECTION OPTIONS**  
C500 NOT TO SCALE

NOTES:  
1. MAXIMUM DISTANCE BETWEEN POSTS IS 4'. AN EXTRA POST MAY BE ADDED ON EACH SIDE.  
2. MAINTAIN UNTIL SURFACE HAS BEEN PAVED AND/OR VEGETATION HAS BEEN ESTABLISHED.  
3. GEOTEXTILE FILTER FABRIC SHALL BE INSTALLED PER SILT FENCE DETAIL.

**3 SILTATION FENCE**  
C500 NOT TO SCALE



NOTE: SILT FENCE MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF MN/DOT 3886.2

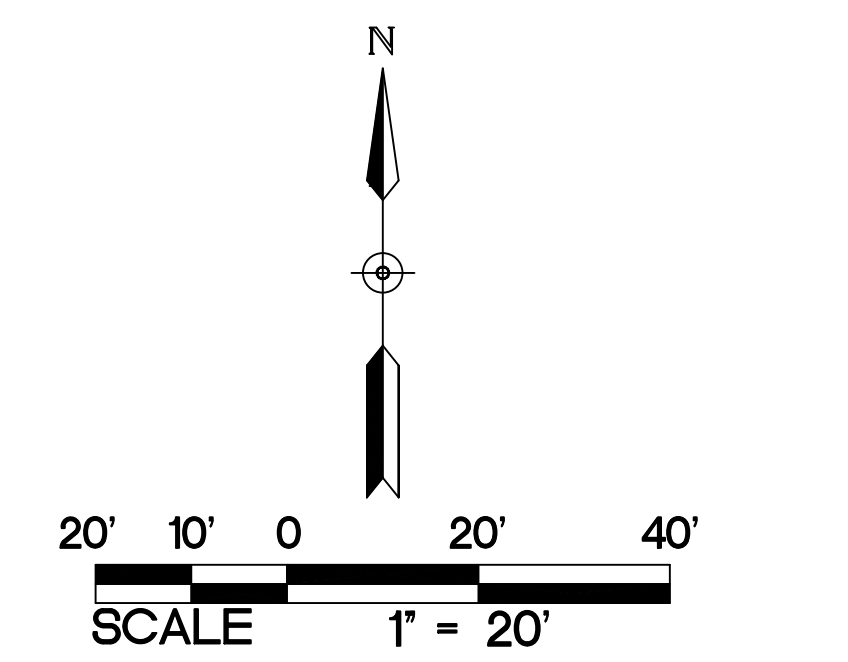


1 EXISTING CONDITIONS  
1"=40'-0"

2 NOT USED  
1"=40'-0"



VICINITY MAP OF WAYZATA



**PROJECT NARRATIVE**

THE EXISTING SITE CONSISTS OF TWO PRIMARY STRUCTURES UTILIZED AS RENOVATION AND RECOVERY FACILITIES SITUATED ON 7.44 ACRES IN WAYZATA. THE STRUCTURE ON THE WEST SIDE OF THE SITE WILL BE UNDISTURBED. THE STRUCTURE ON THE EAST SIDE OF THE SITE WILL BE PARTIALLY DEMOLISHED AND RECONSTRUCTED TO MATCH THE ORIGINAL FOOTPRINT WITH BUILDING UPDATES AND IMPROVEMENTS. STORMWATER IS CURRENTLY DIRECTED EITHER OFF-SITE TO THE NORTH OR TO THE EXISTING STORM SEWER SYSTEM TO THE SOUTH. THERE ARE NO STORMWATER FACILITIES CURRENTLY ON-SITE. THE EXISTING IMPERVIOUS AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES IS 0.27 ACRES.

THE EASTERLY NORTH WING (APPROX.) OF THE WESTERN BUILDING WILL BE DEMOLISHED. PORTIONS OF THE EXISTING PAVING AND LANDSCAPING WILL ALSO BE REMOVED AND REPLACED. A SMALL RAIN GARDEN IS BEING ADDED. STORMWATER WILL BE DIRECTED EITHER OFF-SITE TO THE NORTH OR TO THE EXISTING STORM SEWER SYSTEM TO THE SOUTH. THE IMPERVIOUS AREA AFTER THE RECONSTRUCTION WILL BE 0.28 ACRES.

ISSUE #	DATE	DESCRIPTION
CCD-001	03-06-2025	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND NOTES WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: *Heath Metts*  
 KEITH A. MATTE  
 DATE: 10/05/2024 REG. NO.: 46674

**BKBM** 6120 Erie Brown Drive  
 Suite 700 Minneapolis, MN 55425  
 Phone: 763.843.0420  
 www.bkbm.com

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 BKBM Project No. 22332.5

642 CITY WEST PARKWAY  
 SUITE 300 FARMORE, MINNESOTA 55344  
 PH: 952-986-9662  
 WWW.SRA-MN.COM

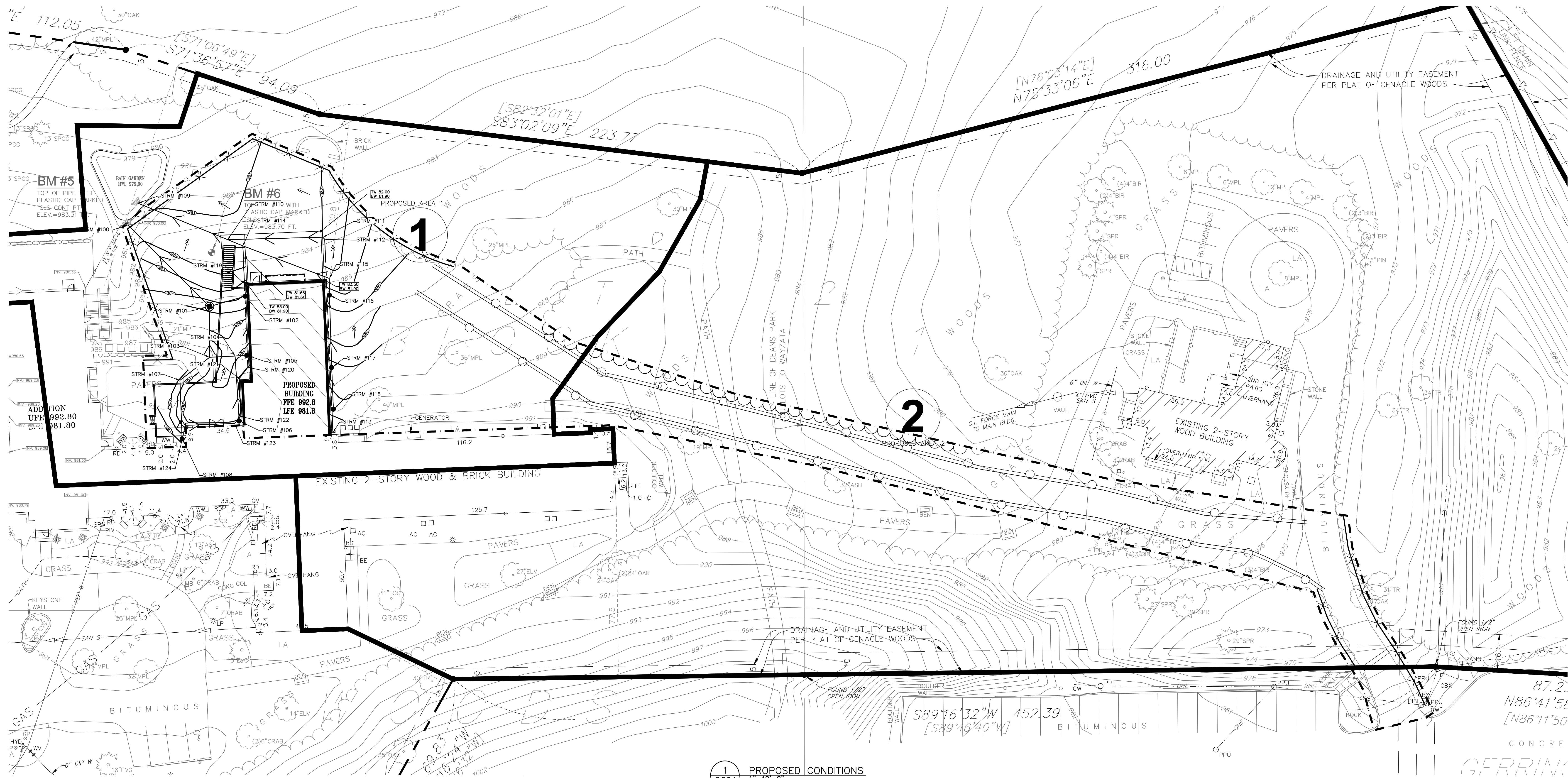
**SRA**  
 ARCHITECTURE + INTERIORS

**THE RETREAT**  
 MEN'S CHAPEL REPLACEMENT  
 1921 WAYZATA BLVD  
 WAYZATA, MN 55391

WATERSHED PLAN

PROJECT: 99339  
 DRAWN BY: WH  
 CHECKED BY: KAM

C600



1 PROPOSED CONDITIONS  
1"=40'-0"

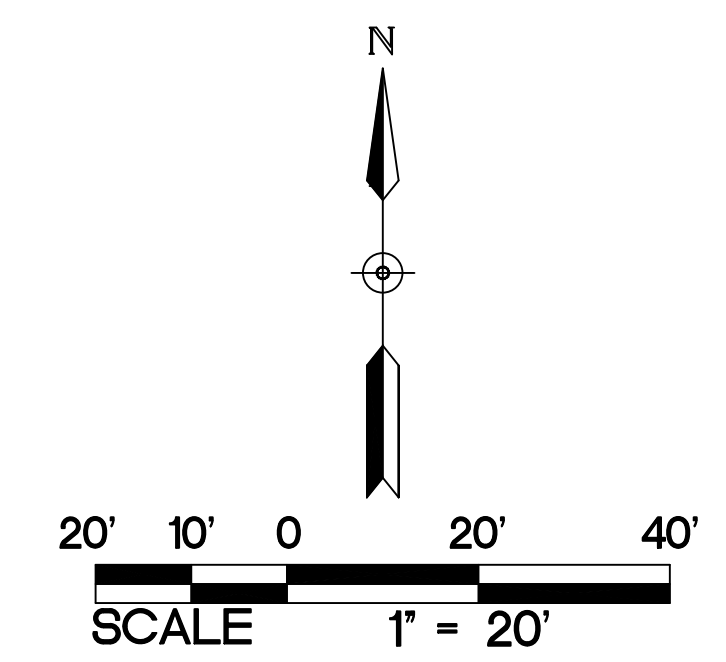
EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.88")	10-YEAR (4.29")	100-YEAR (7.37")	
1	0.28	0.73	1.01	2.67	4.74	9.49	SHEET FLOWS TO THE WEST
2	0.52	2.64	3.16	7.28	13.63	28.45	SHEET FLOWS TO THE EAST
TOTAL	0.80	3.37	4.17	9.95	18.37	37.94	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.88")	10-YEAR (4.29")	100-YEAR (7.37")	
1	0.27	0.74	1.01	2.65	4.71	9.47	SHEET FLOWS TO THE NORTHWEST
2	0.52	2.64	3.16	7.28	13.63	28.45	SHEET FLOWS TO THE EAST
TOTAL	0.79	3.38	4.17	9.93	18.34	37.92	

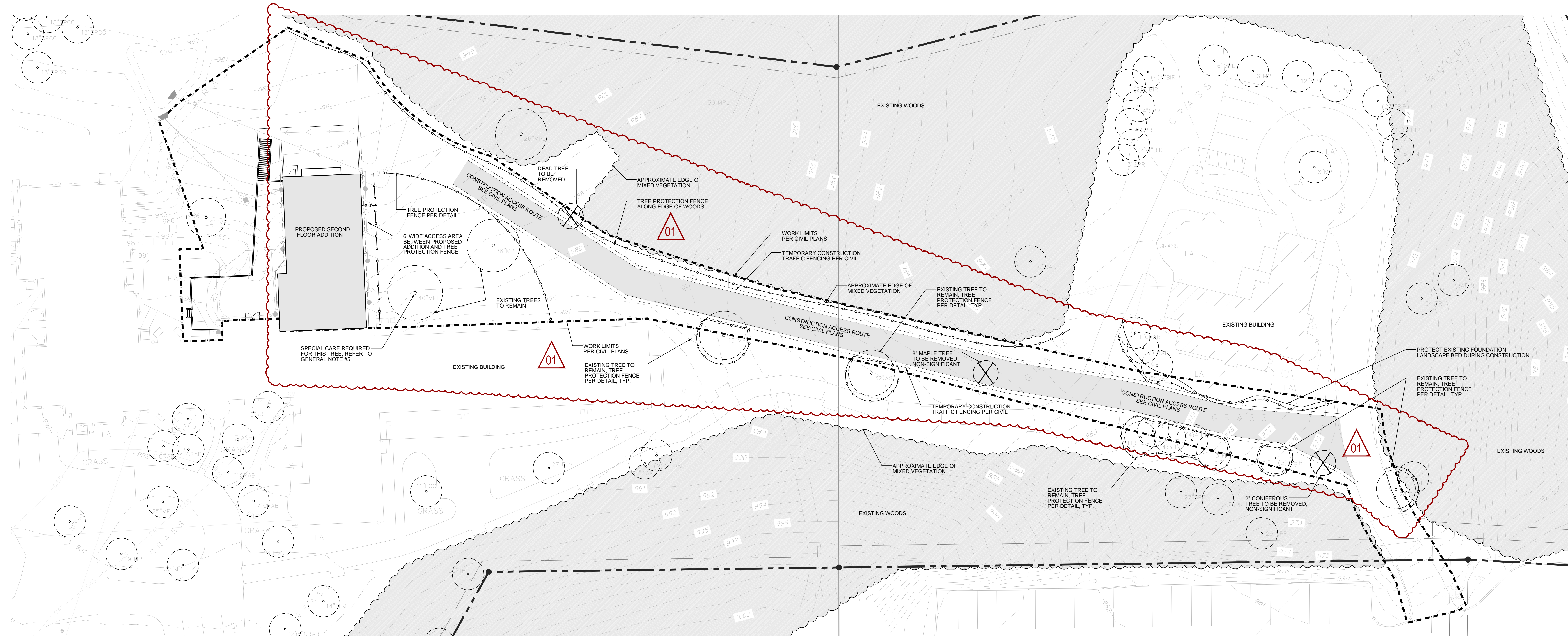
  

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.88") RUNOFF (CFS)	10-YR STORM (4.29") RUNOFF (CFS)	100-YR STORM (7.37") RUNOFF (CFS)
EXISTING SITE	9.95	18.37	37.94
PROPOSED SITE	9.93	18.34	37.92



2 NOT USED  
C601 1"=40'-0"

ISSUE #	DATE	DESCRIPTION
CCD-001	03-06-2025	

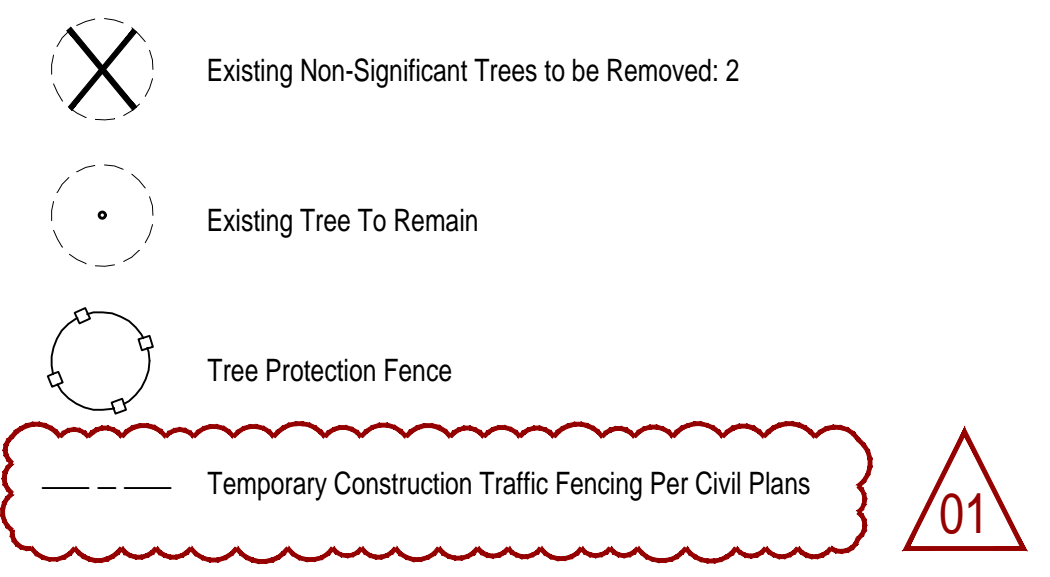


CHAPEL ADDITION:

**General Notes:**

- 01. See Civil Engineer's plans for site plan layout and dimensions.
- 02. Protect adjacent areas from damage during construction.
- 03. See Civil Engineer's details for paving and curb information.
- 04. The existing irrigation system to remain is to be kept running and extended to all disturbed areas shown.
- 05. Special Care Required for 40" Maple: The Owner and General Contractor will consult with an arborist to determine best practices for monitoring and caring for this tree during construction.

**Tree Symbols Legend:**



**Tree Preservation Requirements:**

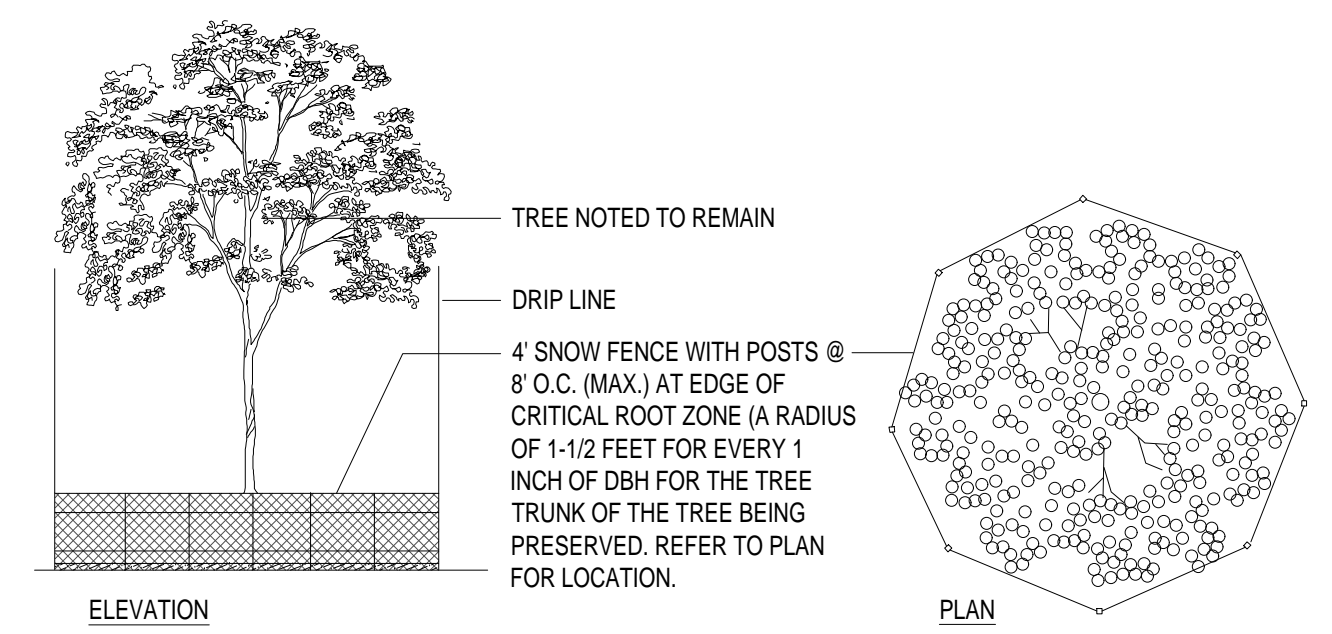
Wayzata Significant Tree:  
 6"+ Deciduous Tree (Standard Growth Rate)  
 12"+ Deciduous Tree (Rapid Growth Rate)  
 12"+ or 12' Hgt. Coniferous Tree

Significant Trees to Be Removed That Require Mitigation\*: 0  
 Mitigation Inches Required: 0

\*All of the trees being removed are under the significant tree DBH threshold

**Tree Preservation Notes:**

- Existing boundary, location, topographic, vegetation, and utility information shown on this plan is from a field survey provided by the Owner.
- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone: Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail 1, Sheet L1.0.
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Per City of Wayzata requirement: Work is not permitted within the protected root zones.
- Per City of Wayzata requirement: The replacement of damaged trees is funded by escrow draw when applicable, in accordance with the corresponding Tree Mitigation Agreement. The replacement of damaged trees not described in the Tree Mitigation Agreement is funded by the building permit applicant. These items cannot be reassigned without the City's acceptance of a notarized Assignment & Assumption of Tree Mitigation Agreement form. All other financial responsibilities related to tree mitigation are to be negotiated independently of the City of Wayzata, per city ordinance.

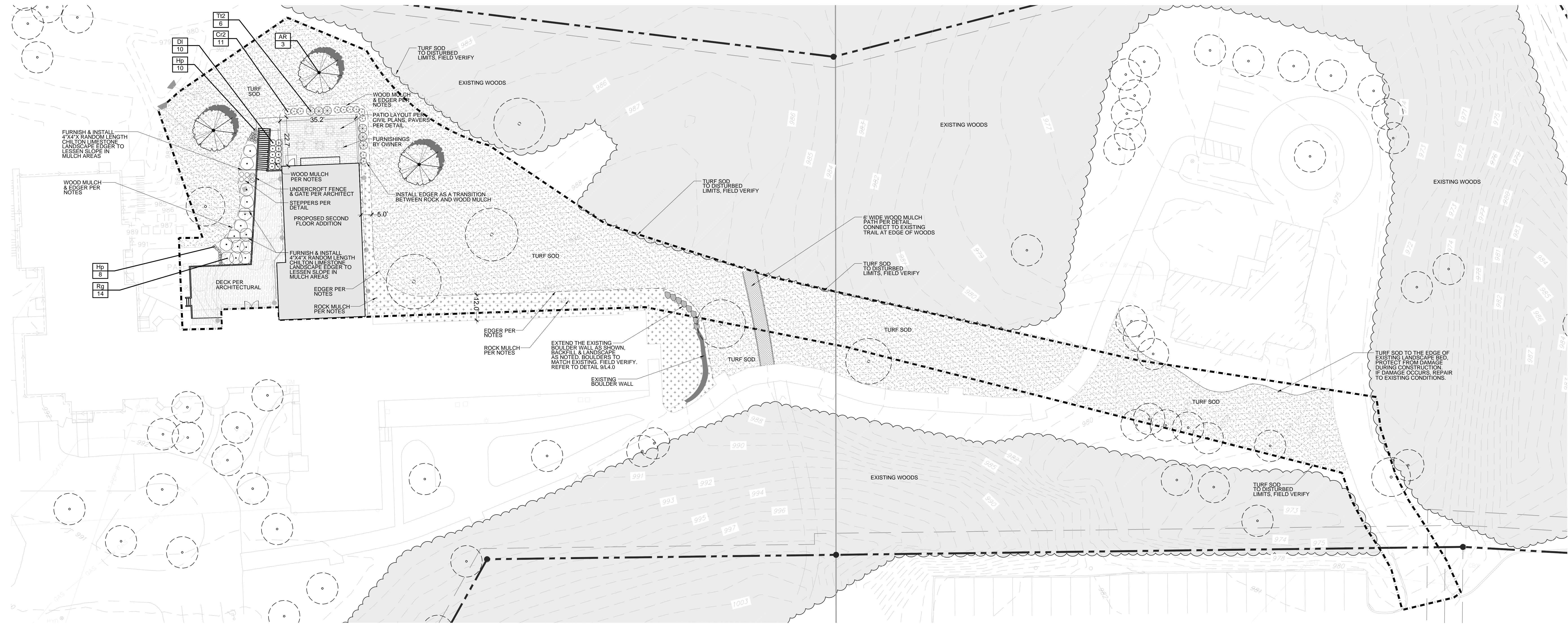


NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 EXISTING TREE PROTECTION DETAIL  
 NOT TO SCALE

ISSUE #	DATE	DESCRIPTION
CCD-01	03-06-2025	



CHAPEL ADDITION:

**General Notes:**

- 01. See Civil Engineer's plans for site plan layout and dimensions.
- 02. Protect adjacent areas from damage during construction.
- 03. See Civil Engineer's details for paving and curb information.
- 04. The existing irrigation system to remain is to be kept running and extended to all disturbed areas shown.

**Landscape Symbols Legend:**

- New Turf Sod
- Rock Mulch

**Irrigation Note:**

Contractor to repair & modify existing irrigation system to ensure full coverage of the landscape area improvements shown. Refer to Landscape Note #19 for more information.

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
<b>OVERSTORY TREE</b>							
	AR	Acer rubrum	Red Maple	3' Cal.	B&B	3	01
<b>SHRUBS</b>							
	C2	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	3 gal.	Pot	11	
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	10	
	Rg	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Pot	14	
<b>ANNUALS/PERENNIALS</b>							
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	18	
<b>EVERGREEN SHRUB</b>							
	T12	Thuja occidentalis 'Techny Globe'	Techny Globe Arborvitae	5 gal.	Pot	6	

LANDSCAPE PLAN:

0 20' 40'  
SCALE: 1" = 20'-0" NORTH

**SRA**  
ARCHITECTURE + INTERIORS

6442 CITY WEST PARKWAY  
SUITE 300  
EDEN PRAIRIE, MINNESOTA  
55444  
PH: 952.995.9652  
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**CALYX**  
DESIGN GROUP  
LANDSCAPE ARCHITECTURE | PLANNING

475 Cleveland Ave. N Suite 101A  
St. Paul, MN 55104  
Phone: 651-788-9018  
calyxdesigngroup.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.

Benjamin D. Herberg Lic. No. 4884  
Date: 12-20-2024

ISSUE #	DATE	DESCRIPTION
03-06-2025		CCD-01

**THE RETREAT**  
MEN'S CHAPEL  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

LANDSCAPE PLAN

PROJECT 21-019  
DRAWN BY: HL  
CHECKED BY: BH

**L2.0**

**Landscape Notes:**

1. Tree saucer mulch to be four inches (4") depth single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission.
11. Contractor shall establish to their satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod, which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Contractor must bag clippings from initial mowing and remove from the job site. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly lawn maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.
13. The contractor shall guarantee newly planted material (including seeding) through one calendar year from the date of written owner acceptance. Plants that exhibit more than 15% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Replacement and repairs requested by the Owner during the warranty period must be made within 14 business days of the request.
18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
19. Irrigation: There is an existing irrigation system on site. For all areas indicated with sod and landscaping near the building addition, contractor to repair, adjust, and extend the system to cover the landscape improvement areas shown. Verify the existing building system products and propose the same. Head-to-head coverage using commercial grade irrigation heads. Include irrigation product data for owner review. Coordinate all system repairs and adjustments with the Owner.
20. Turf Sod activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty.
21. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
22. The Landscape Contractor shall clear and grub underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the civil plan, including the stump to 30" below grade.
23. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
24. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
26. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
27. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
28. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
29. Mulch: Where Rock Mulch is noted, plant beds shall receive a 4" depth of locally available 1"-1.5" dia. river rock mulch, over DeWitt Pro 5 needle punch weed mat. Submit mulch sample for Owner approval. Install rock mulch 1" below back of curbs or walks to prevent spill-over. Do not mound rock mulch. Where Wood Mulch is noted, plant beds to receive a 4" depth of locally available Western Red Cedar wood mulch, over DeWitt Pro 5 needle punch weed mat. Submit mulch sample for Owner approval.
30. Unless otherwise noted, all edger shall be professional grade 3/4" thick black steel edger, Ryerson or Equal. Anchor every 18" on-center (minimum). Submit edger sample for Owner approval.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.

*B. Harberg*  
Benjamin D. Harberg Lic. No. 48084  
Date: 12.20.2024

ISSUE #	DATE	ISSUE RECORD	DESCRIPTION
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NOTES:

STAKE TREES AS NEEDED TO MAINTAIN AN UPRIGHT AND PLUMB HABIT. USE NON-MARRING TREE GUY WEBBING AND CABLES OR STAKES. ONLY PRUNE DEAD BRANCHES THE FIRST YEAR AFTER PLANTING.

MULCH RINGS 4" DIAMETER MINIMUM, 6" DIAMETER PREFERRED.

INSTALL 6" WHITE DRAIN TILE TRUNK GUARDS.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

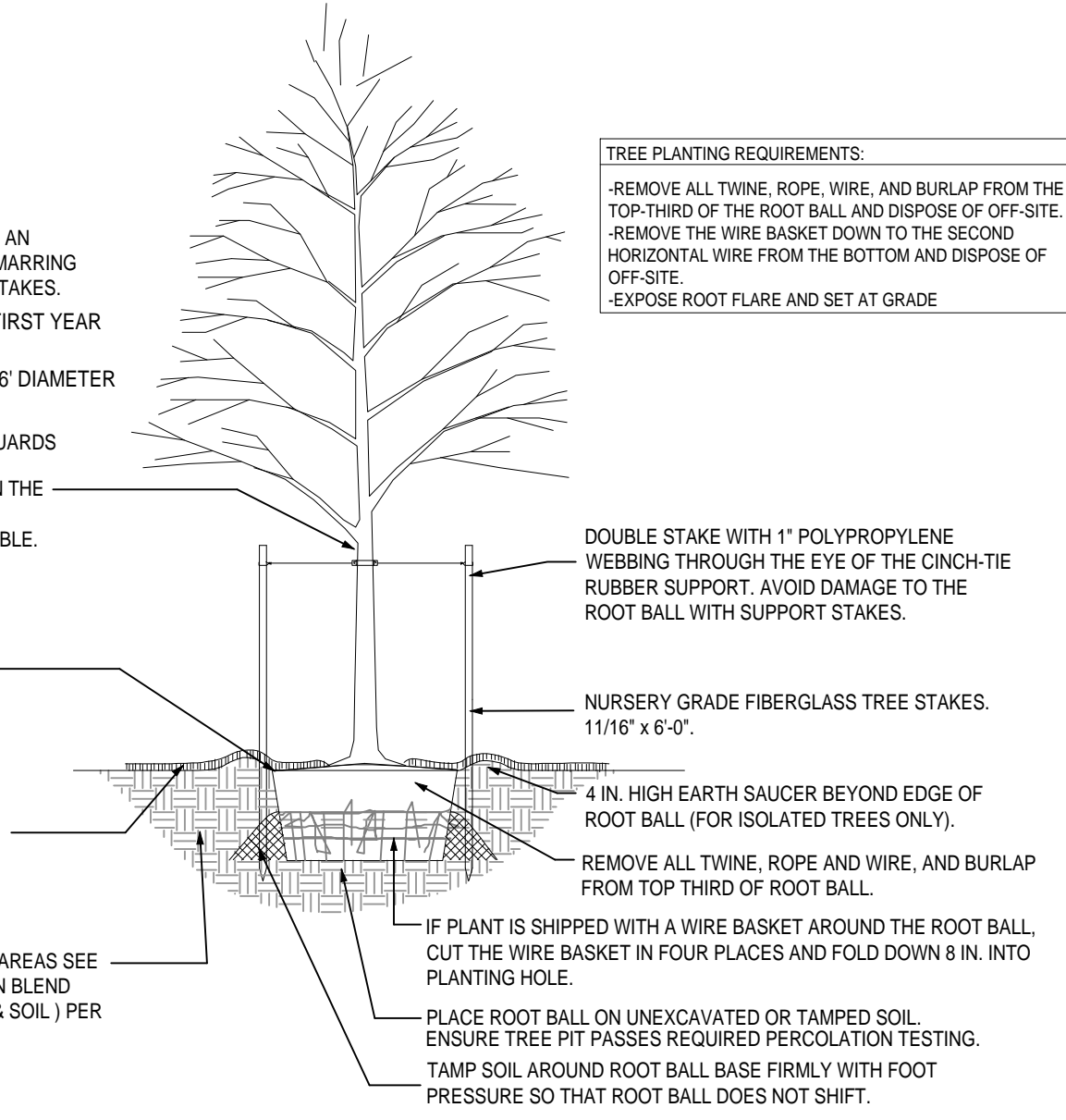
OPEN BURLAP AND REMOVE EXCESS SOIL UNTIL THE TOP OF THE FIRST MAJOR ROOT IS VISIBLE. PLANT TO THIS DEPTH TO HELP PREVENT ENCIRCLING ROOTS.

WOOD MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR AFTER PLANTING.

NOTE: FOR DIMENSIONS OF PLANTING AREAS SEE PLAN. SOIL BACKFILL SHALL BE GARDEN BLEND SOIL (EQUAL MIX OF COMPOST, SAND & SOIL) PER NOTES.

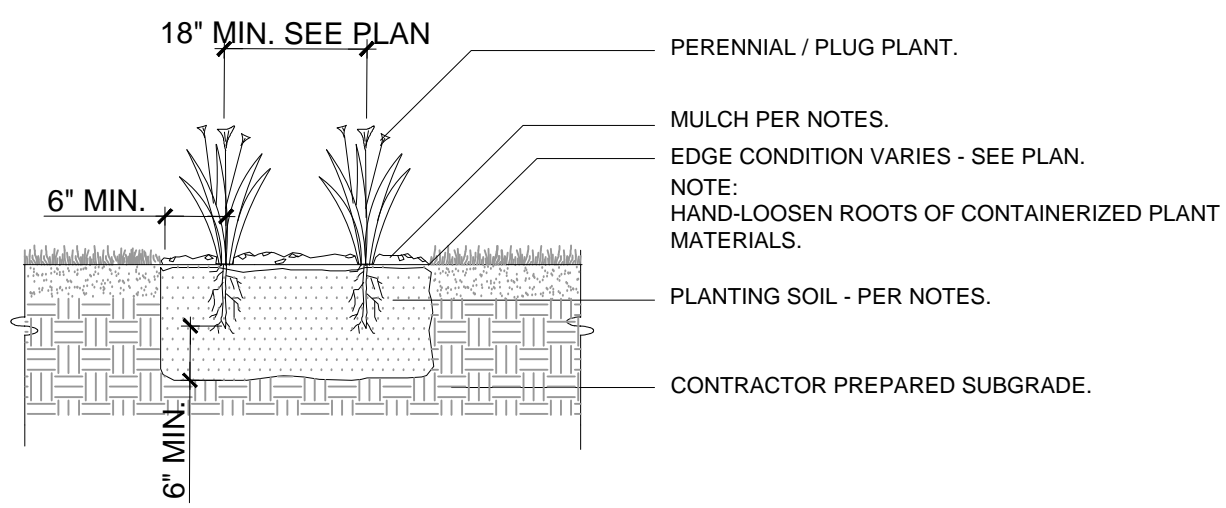
**TREE PLANTING REQUIREMENTS:**

- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM THE TOP THIRD OF THE ROOT BALL AND DISPOSE OF OFF-SITE.
- REMOVE THE WIRE BASKET DOWN TO THE SECOND HORIZONTAL WIRE FROM THE BOTTOM AND DISPOSE OF OFF-SITE.
- EXPOSE ROOT FLARE AND SET AT GRADE.



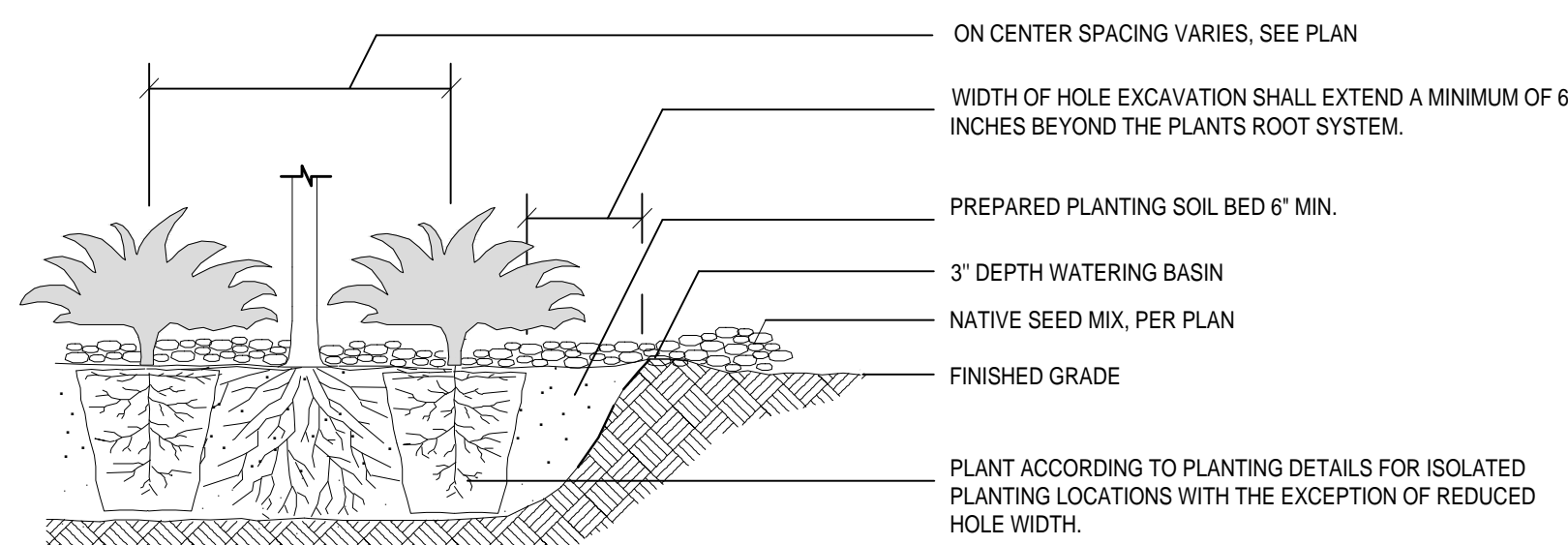
**1 DECIDUOUS TREE PLANTING - SECTION**

L4.0 NOT TO SCALE



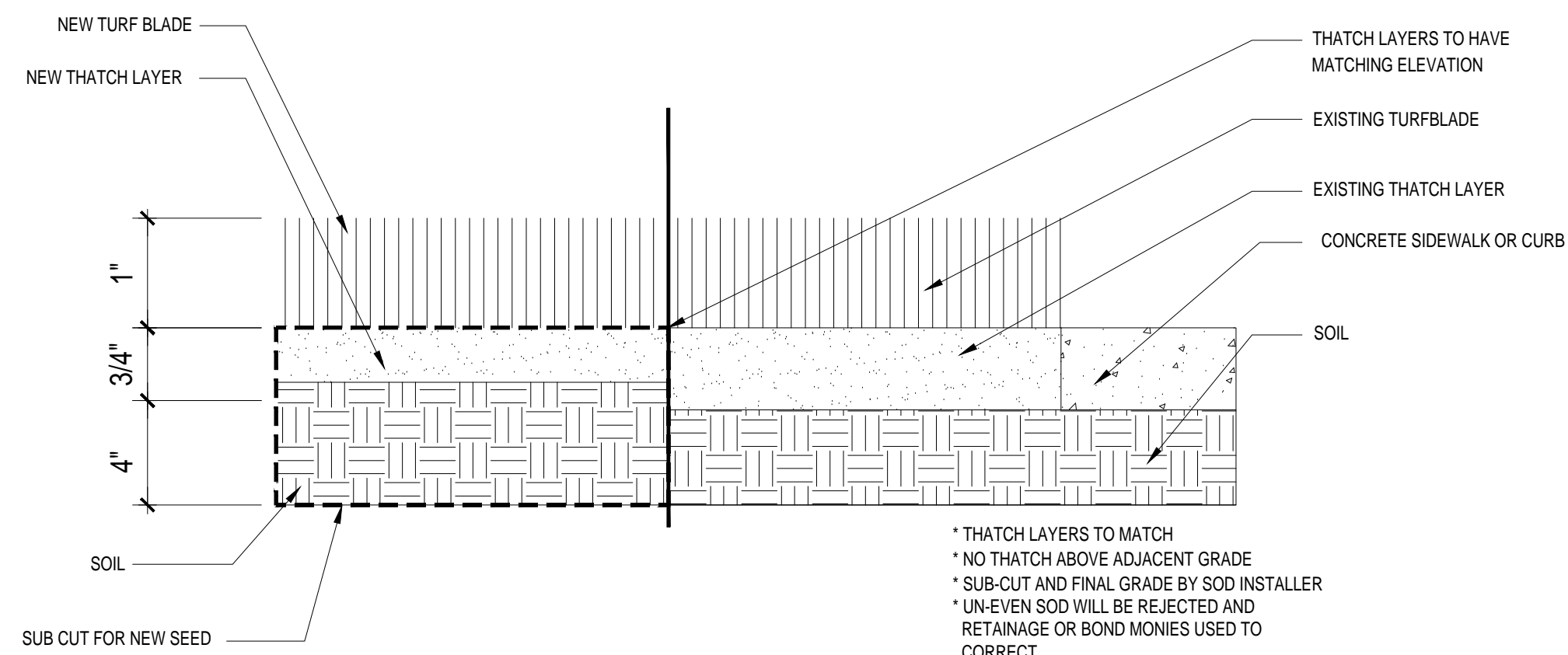
**2 TYP. PERENNIAL PLANTING - SECTION**

L4.0 NOT TO SCALE



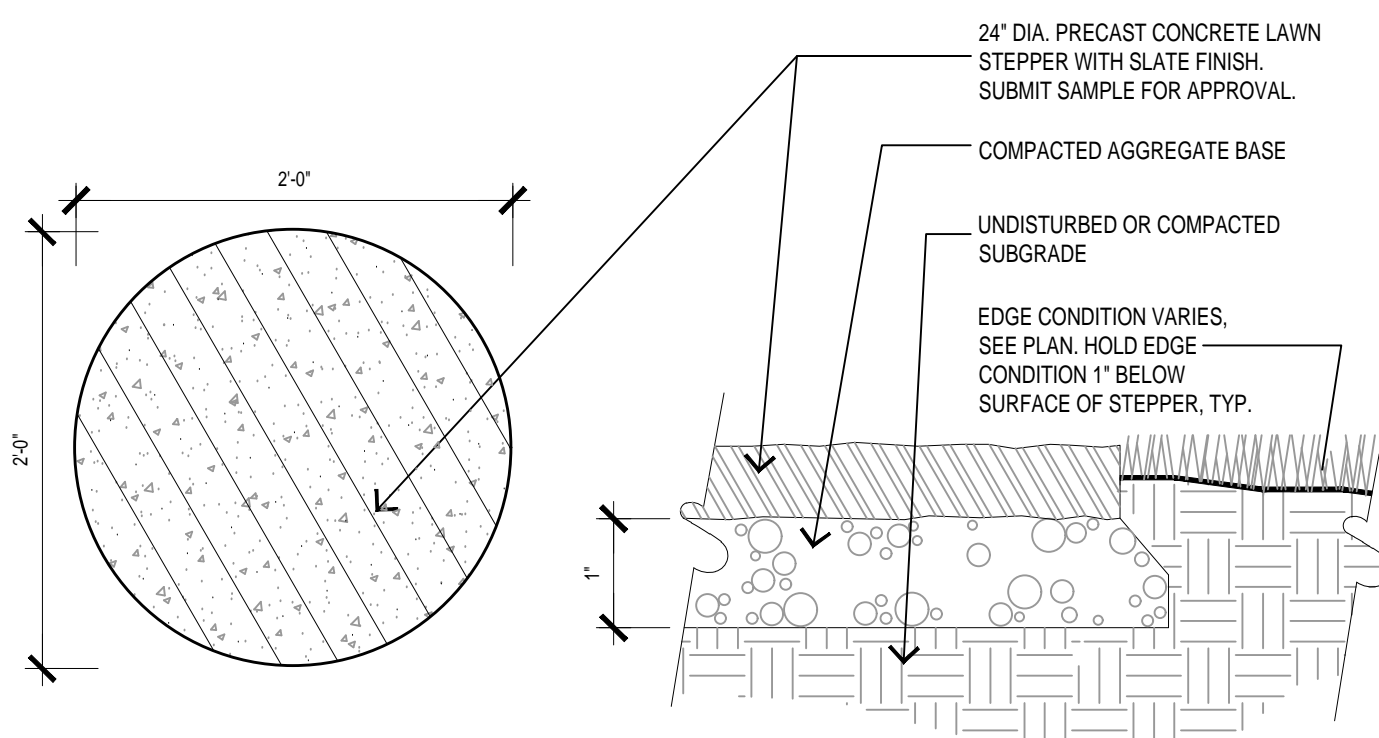
**3 TYP. SHRUB PLANTING - SECTION**

L4.0 NOT TO SCALE



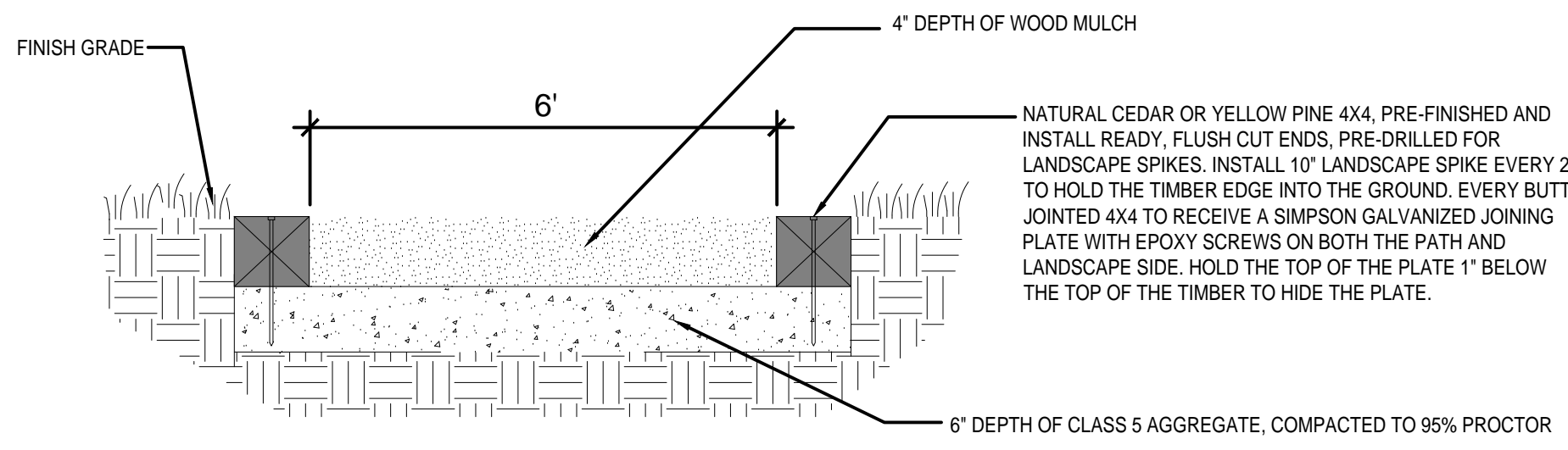
**4 SECTION - NEW TURF AGAINST EXISTING**

L4.0 NOT TO SCALE



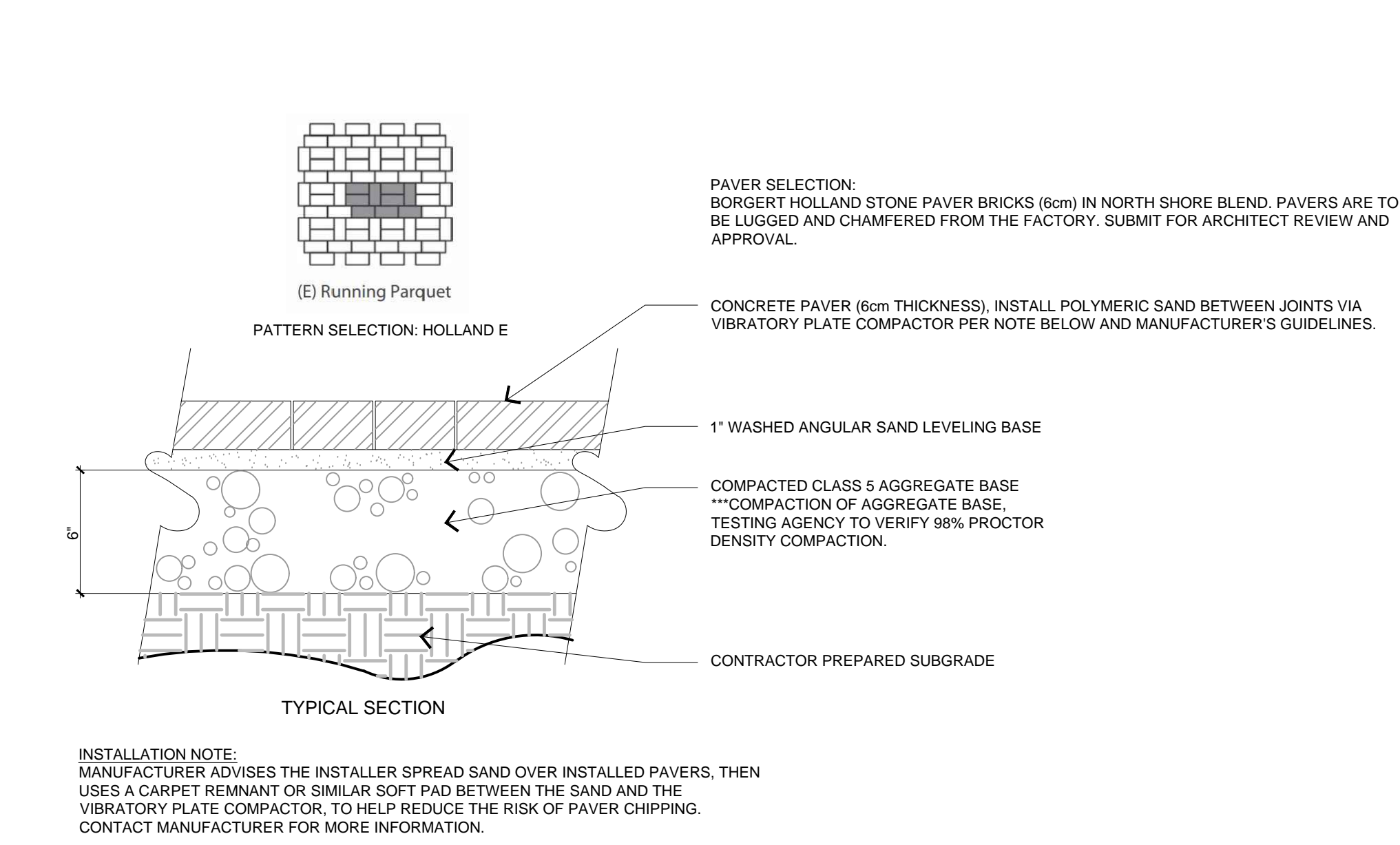
**5 24" DIA. PRECAST CONCRETE STEPPER**

L4.0 NOT TO SCALE



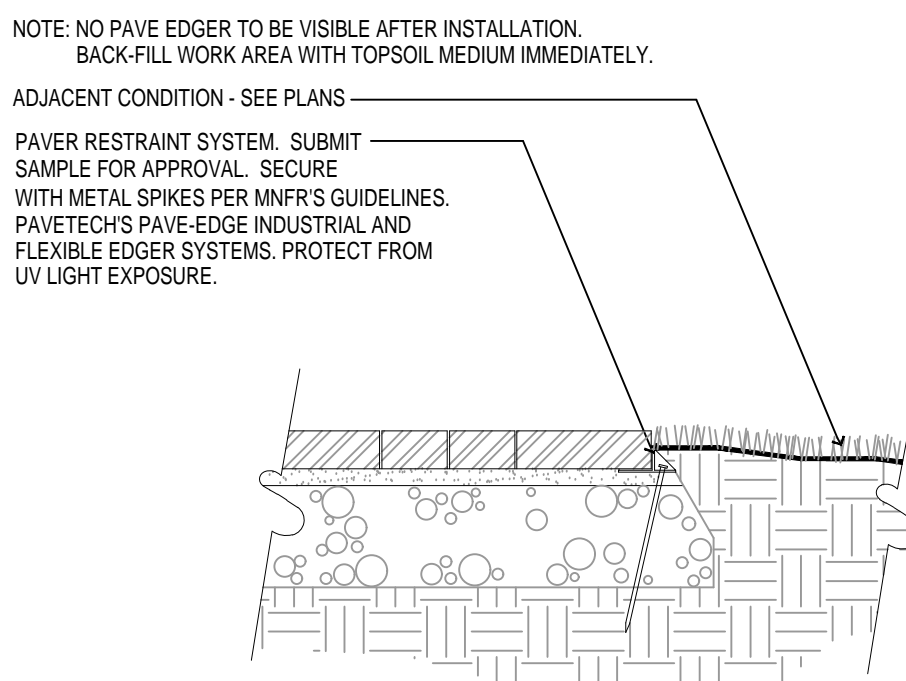
**6 WOOD MULCH WALKING PATH WITH TIMBER EDGE DETAIL**

L4.0 NOT TO SCALE



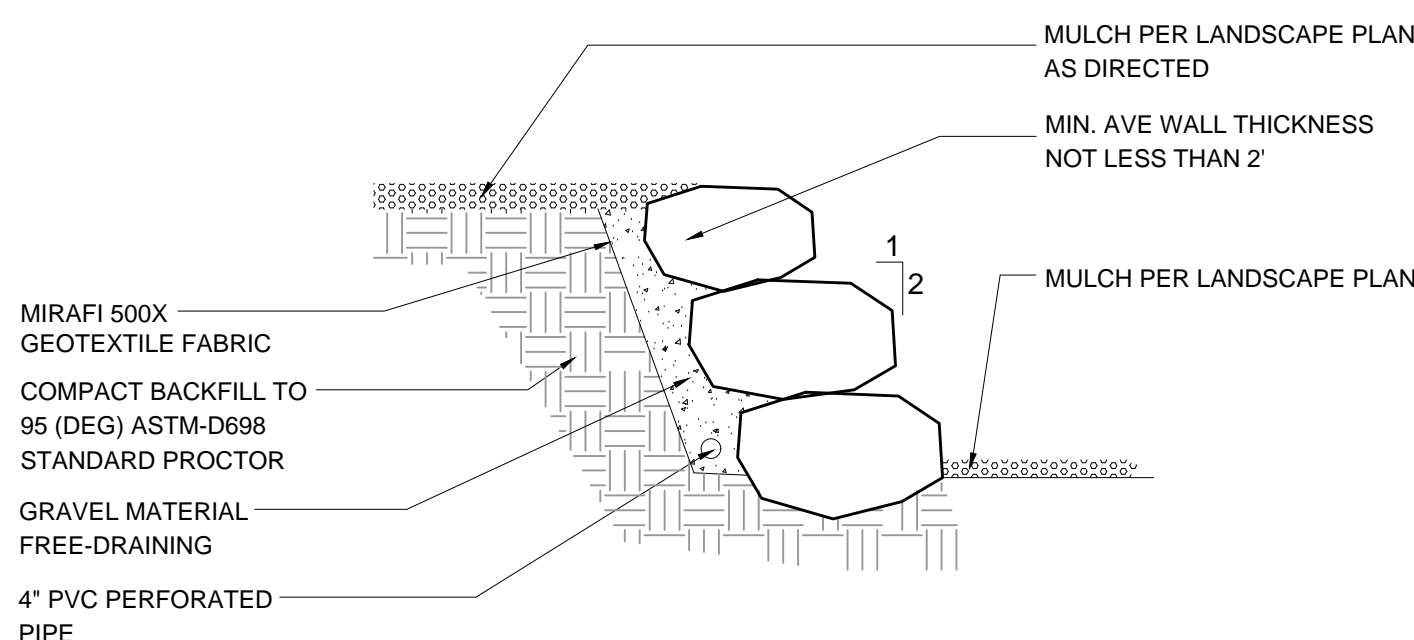
**7 UNIT PAVER DETAIL**

L4.0 NOT TO SCALE



**8 PAVER EDGE RESTRAINT DETAIL**

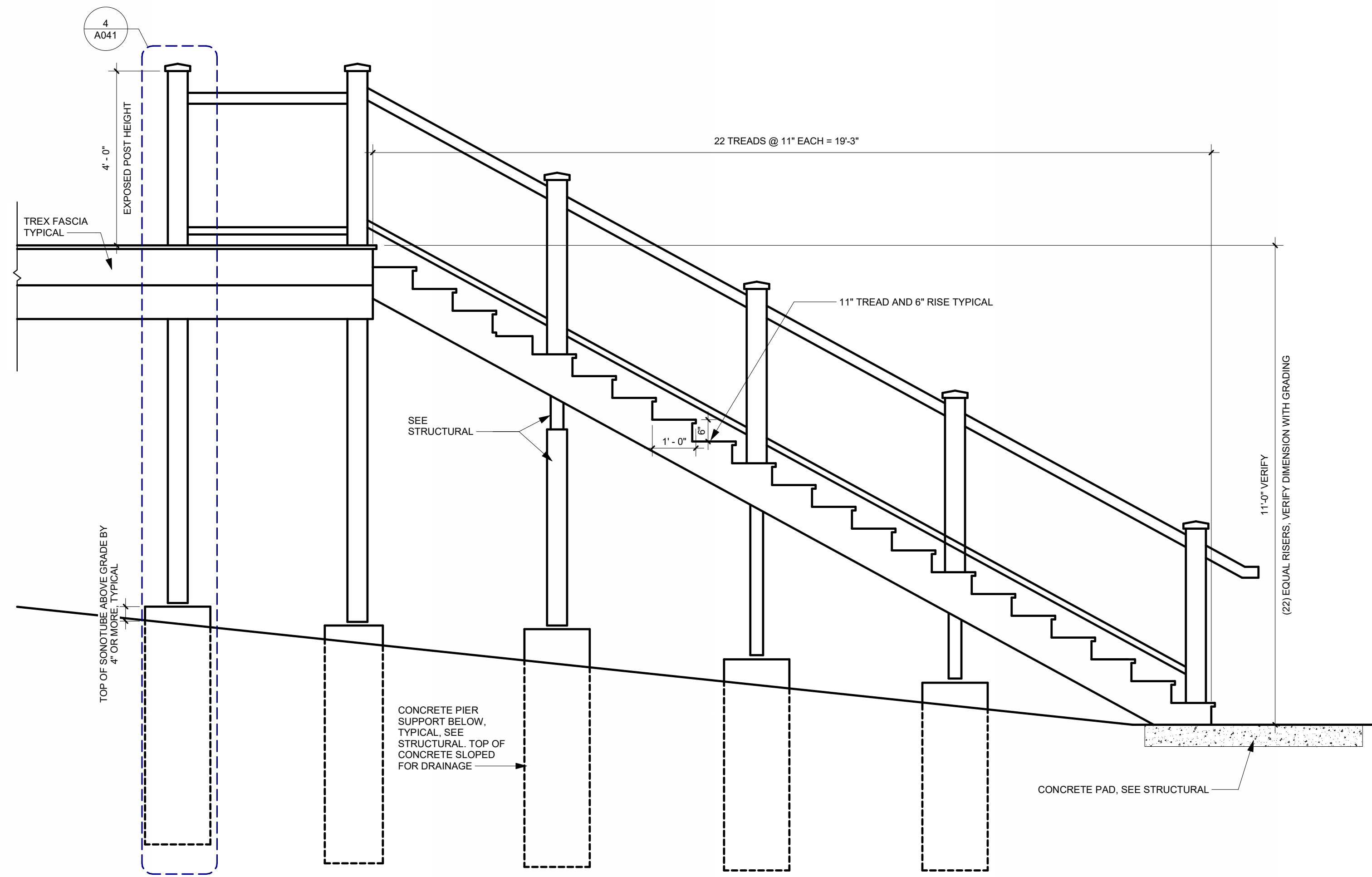
L4.0 NOT TO SCALE



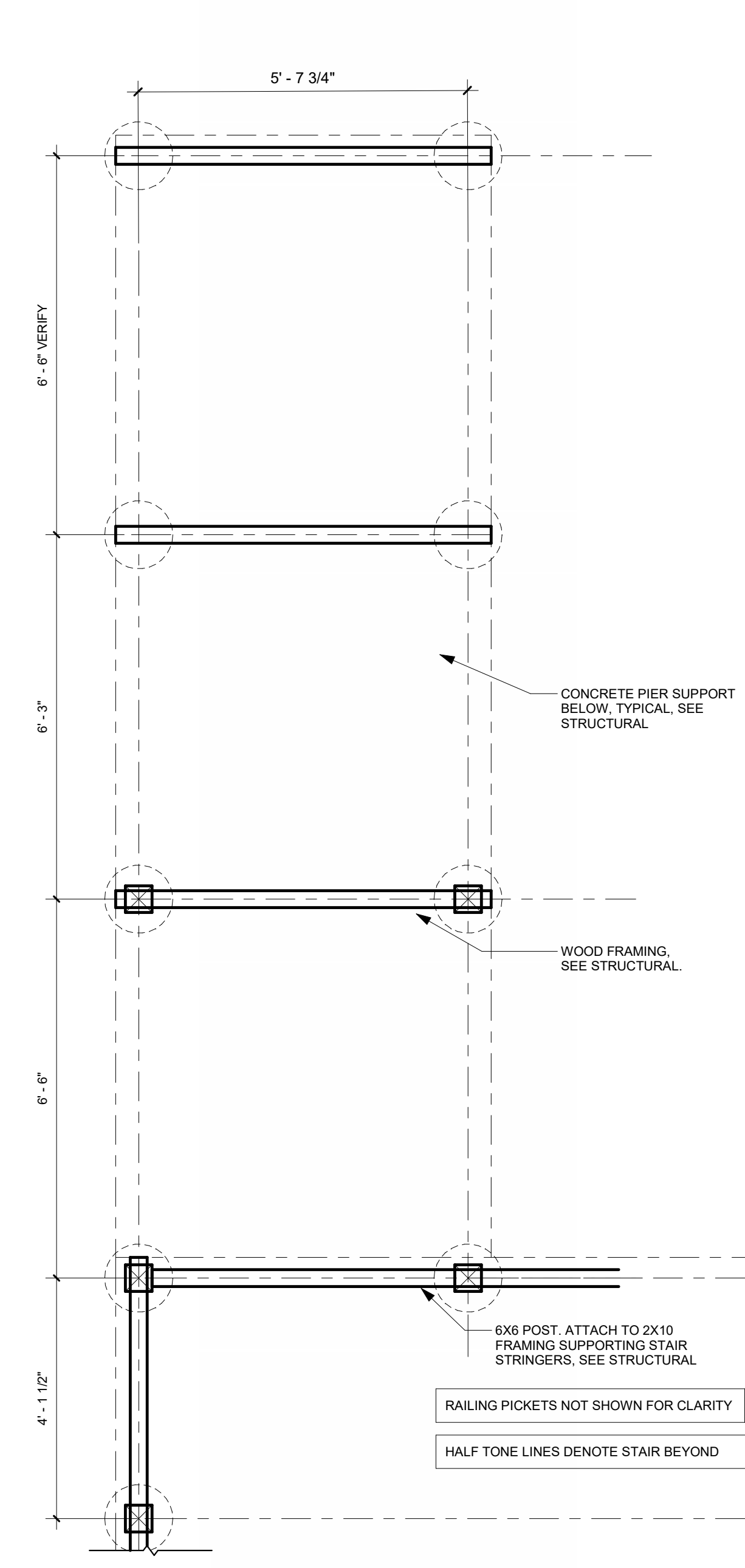
**9 TYPICAL BOULDER RETAINING WALL SECTION**

L4.0 NOT TO SCALE

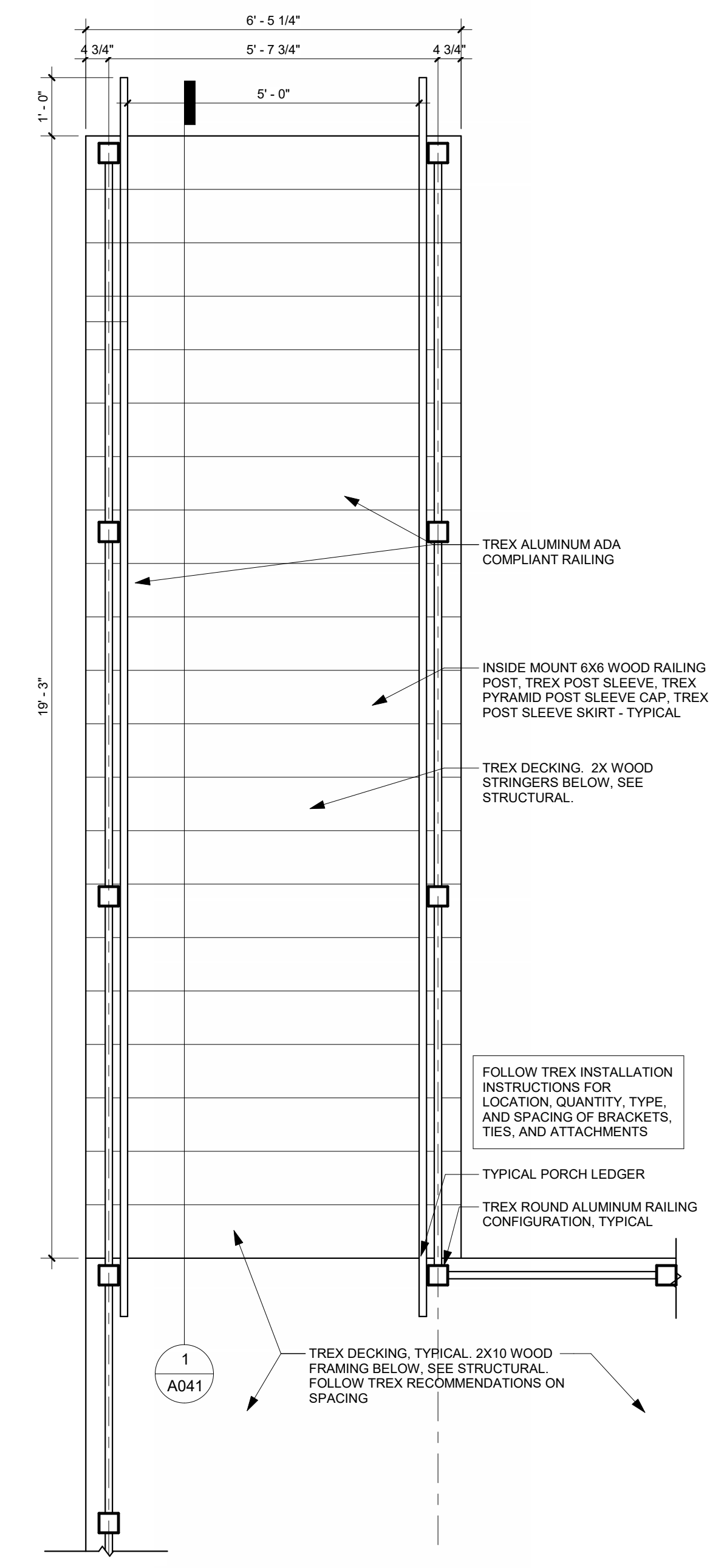
ISSUE #	DATE	DESCRIPTION



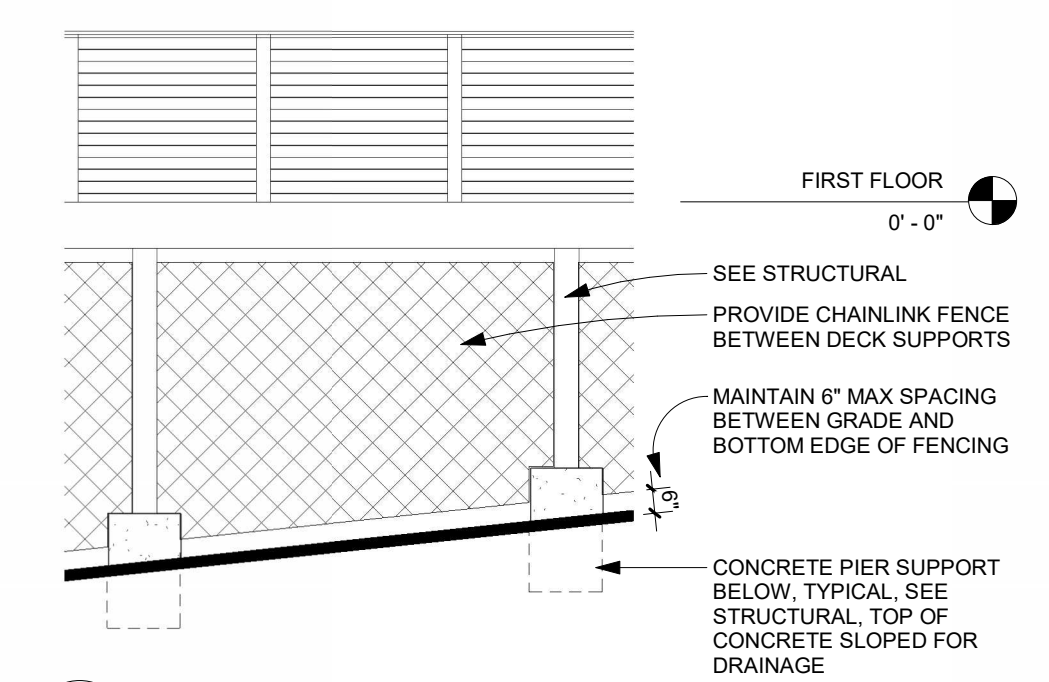
1 SITE - EXTERIOR STAIR SECTION  
1/2" = 1'-0"



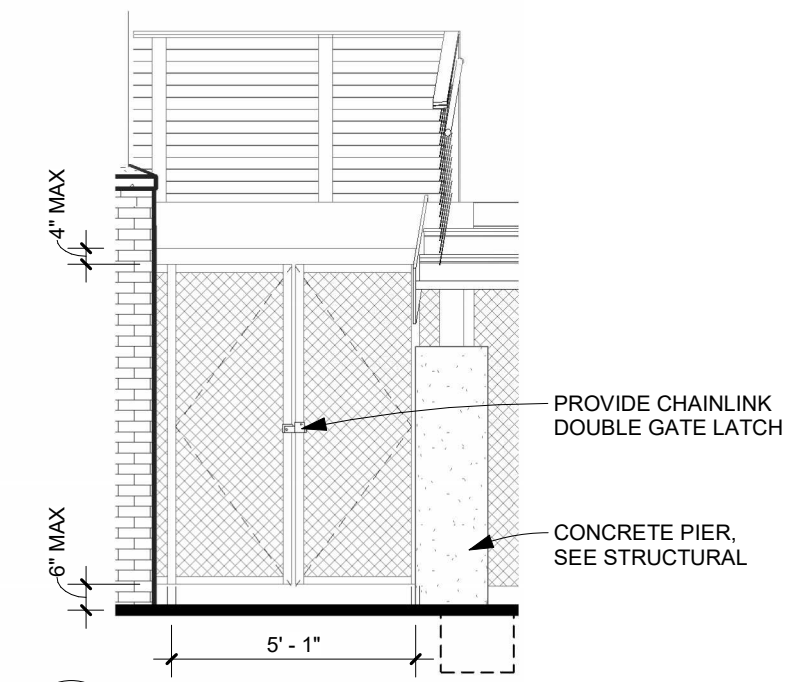
2 SITE - EXTERIOR STAIR - FOUNDATION PLAN  
1/2" = 1'-0"



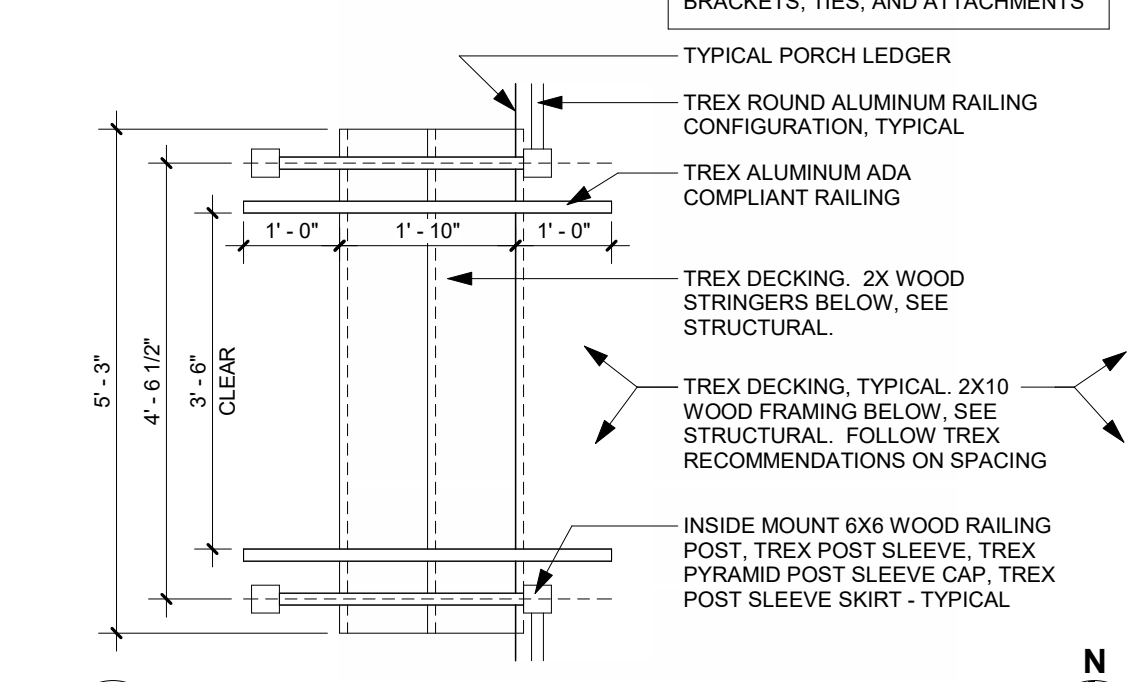
3 SITE - EXTERIOR NORTH STAIR PLAN  
1/2" = 1'-0"



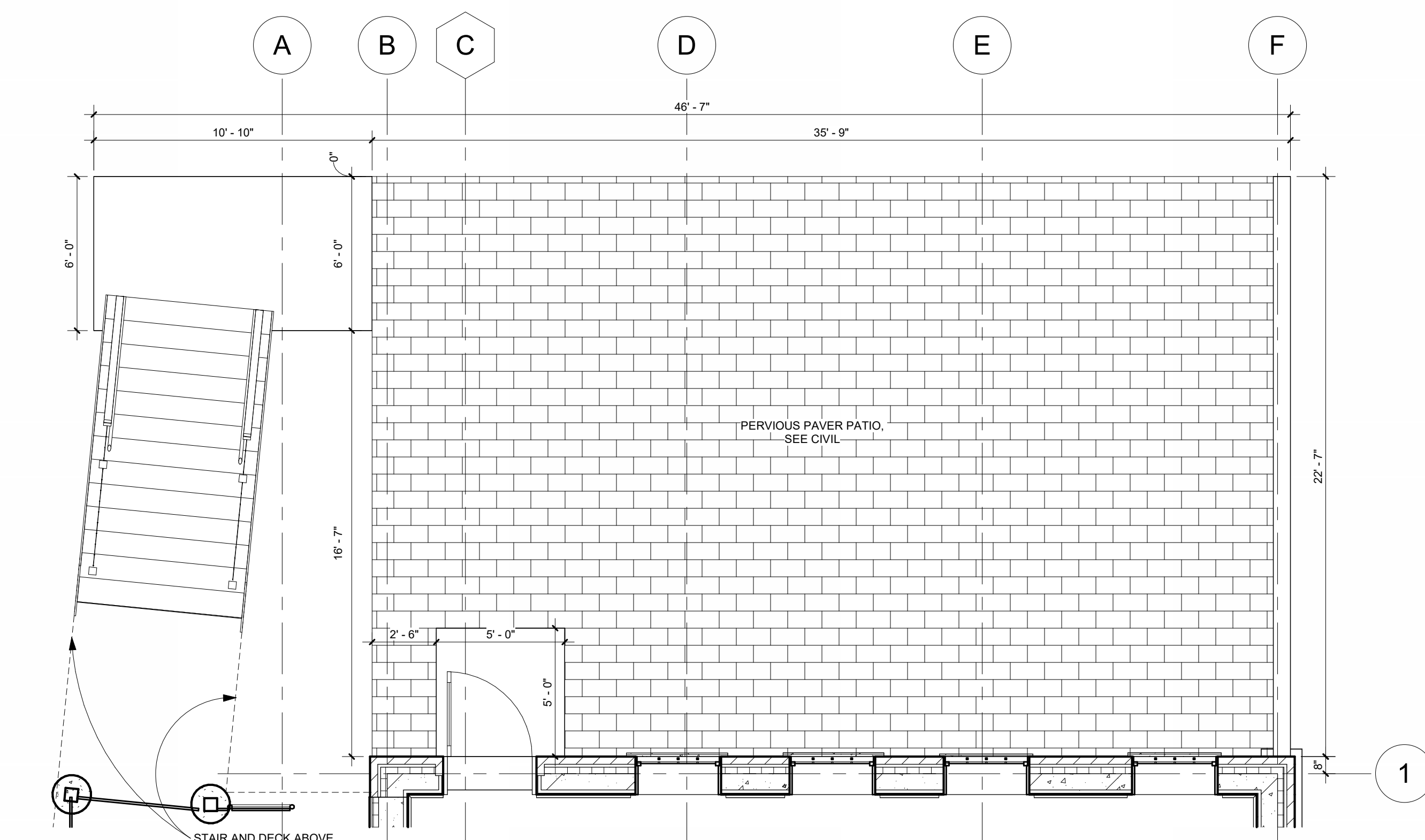
7 FENCING ELEVATION, TYPICAL  
1/4" = 1'-0"



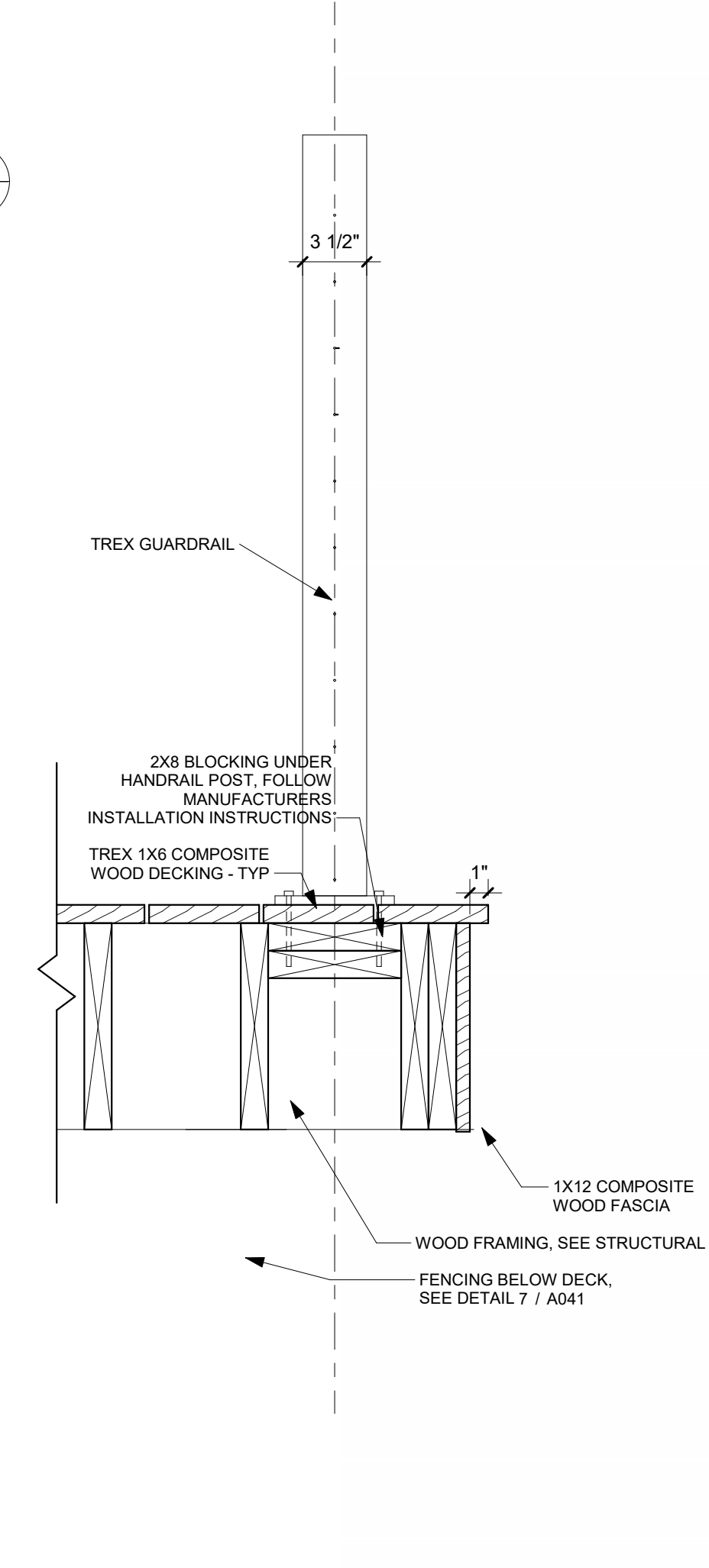
9 FENCING GATE ELEVATION  
1/4" = 1'-0"



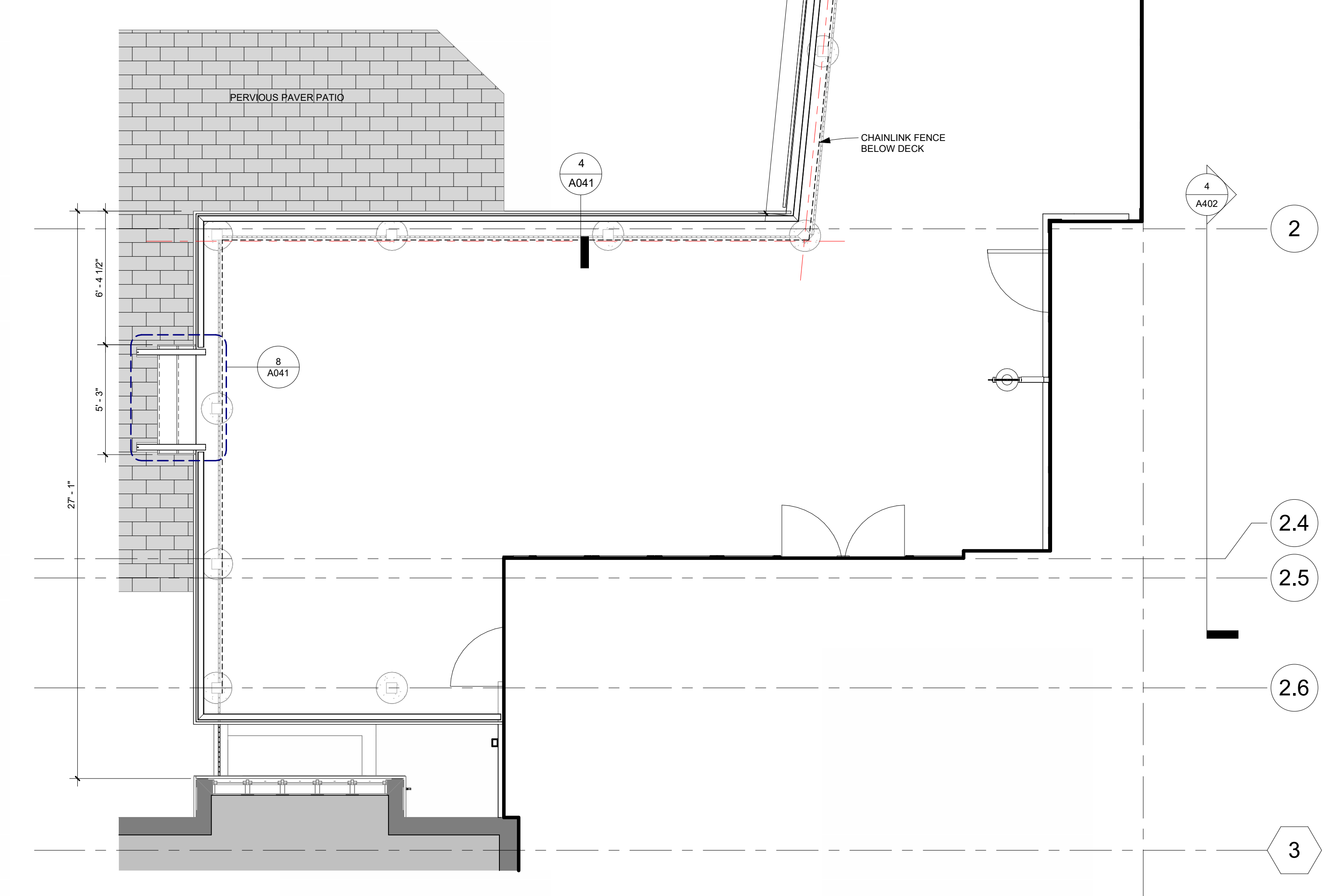
8 SITE - EXTERIOR WEST STAIR PLAN  
1/2" = 1'-0"



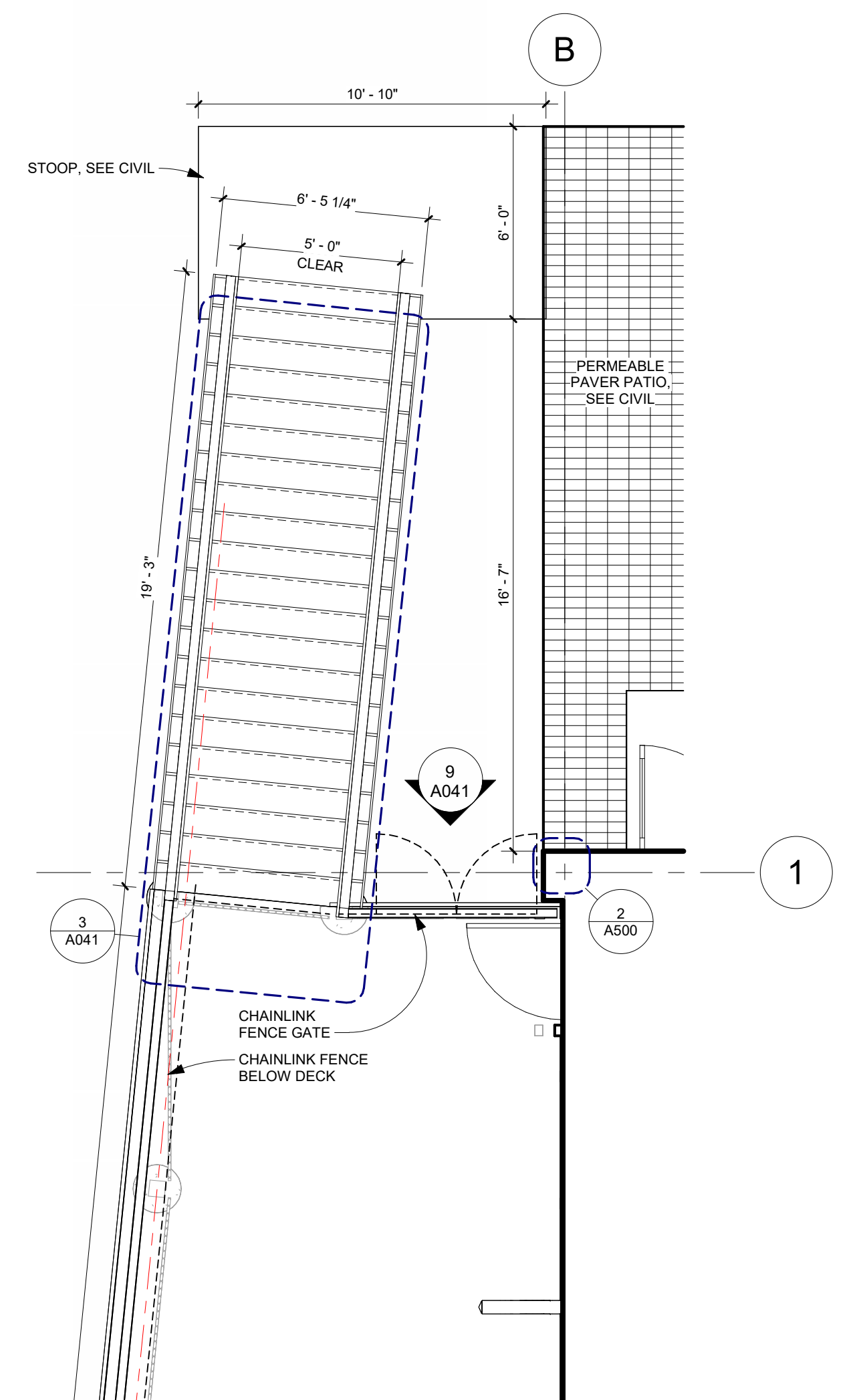
6 ENLARGED SITE PLAN AT PATIO  
1/4" = 1'-0"



4 SECTION DETAIL - DECK  
1 1/2" = 1'-0"



5 ENLARGED SITE PLAN AT DECK  
1/4" = 1'-0"



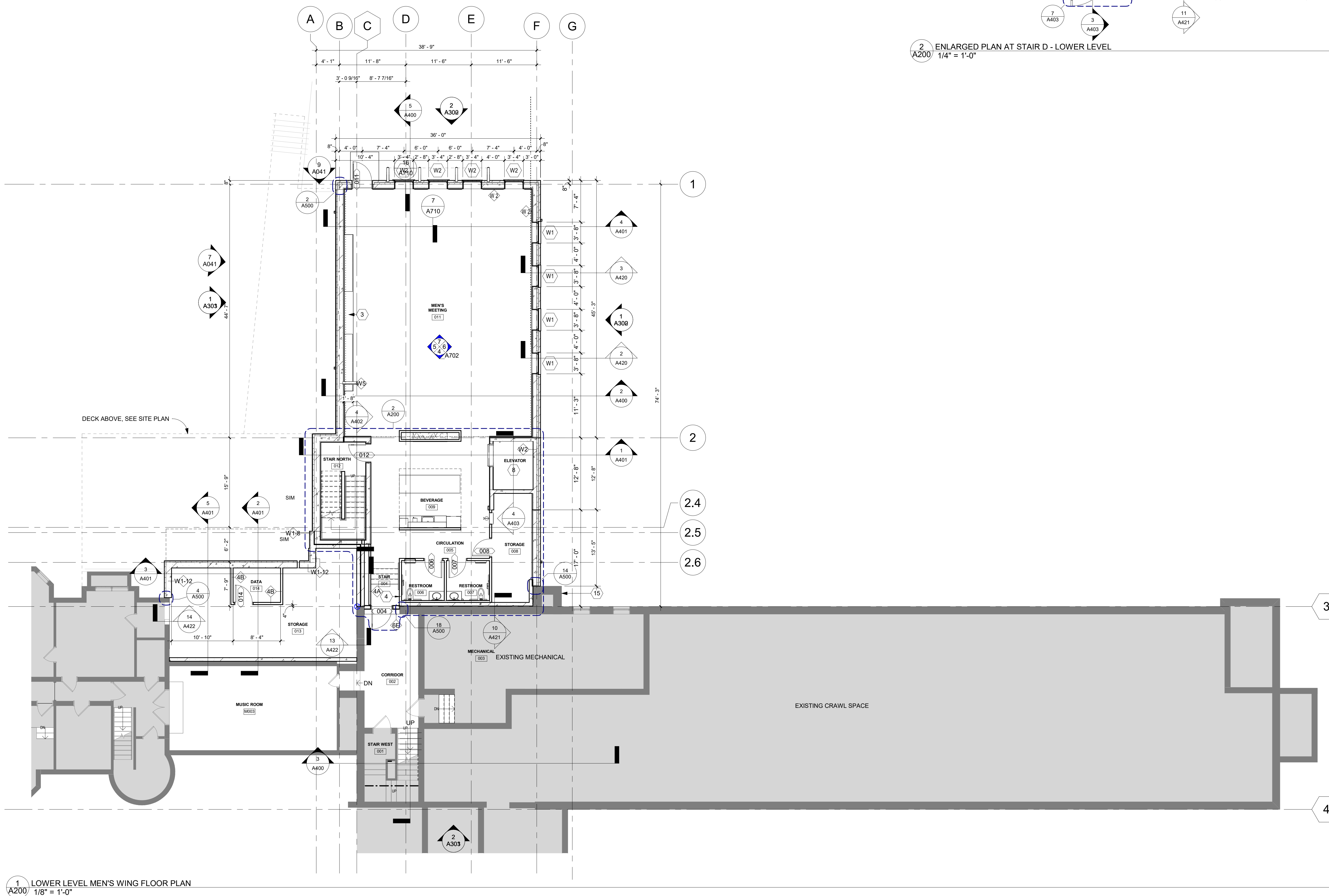
I HEREBY CERTIFY THAT THIS PLAN  
SPECIFICATION, OR REPORT WAS  
PREPARED BY ME OR UNDER MY  
SUPERVISION AND THAT I AM A  
DULY REGISTERED ARCHITECT UNDER  
THE LAWS OF THE STATE OF  
MINNESOTA

*Eric A. Reiners*  
ERIC A. REINERS, AIA  
28376  
01/10/2025  
REGISTRATION NO. DATE

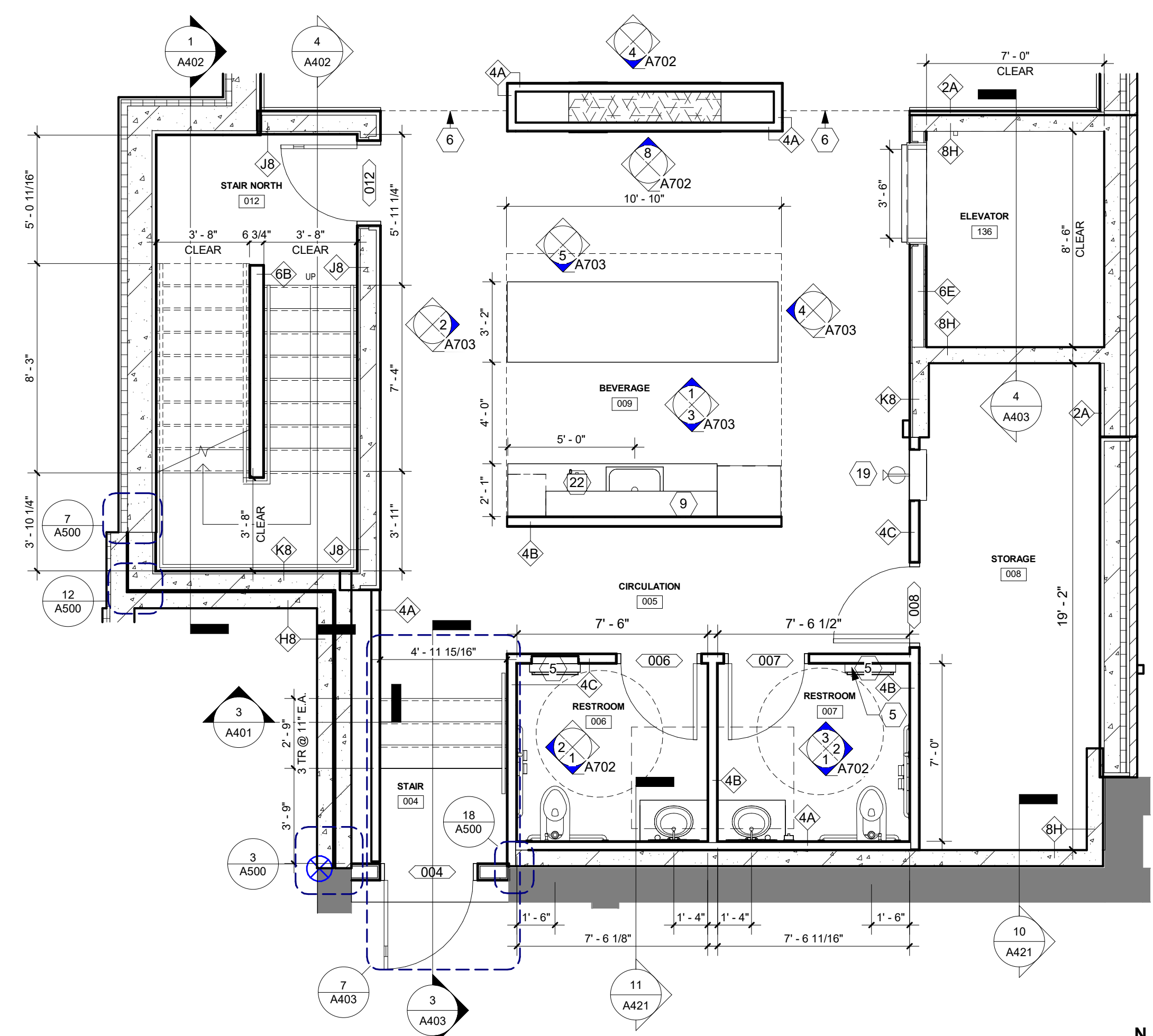
ISSUE #	DATE	DESCRIPTION
1	2025-01-10	ADDENDUM - 01

SITE DETAILS

PROJECT 21-019  
DRAWN BY: J.W.  
CHECKED BY: A.A.



1 LOWER LEVEL MEN'S WING FLOOR PLAN  
A200 1/8" = 1'-0"



2 ENLARGED PLAN AT STAIR D - LOWER LEVEL  
A200 1/4" = 1'-0"

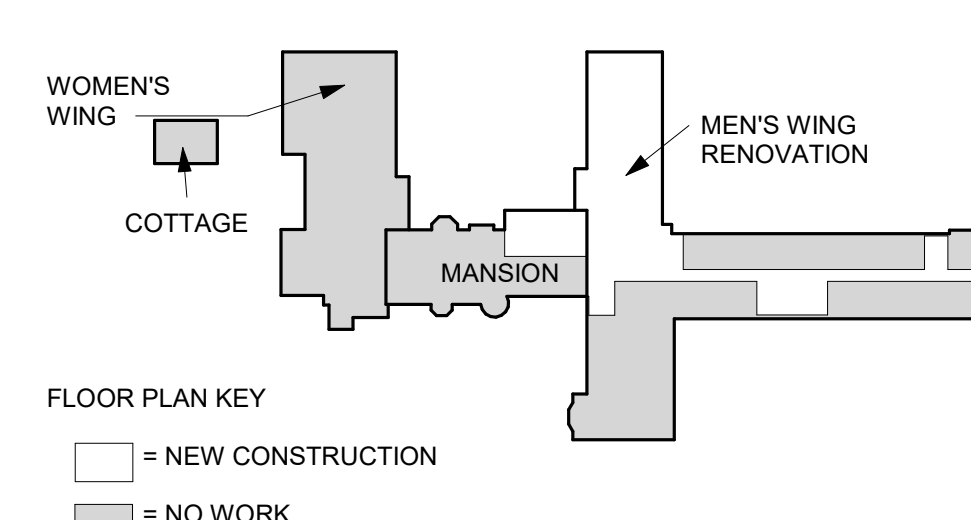
FLOOR PLAN GENERAL NOTES

- A. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
- B. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS, WHICH ARE IN ADDITION TO THE WALL TYPE COMPONENTS NOTED ON THE ASSEMBLY TYPE SHEET.
- C. SEE SHEET A200 FOR PARTITION TYPES.
- D. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF MASONRY OR FACE OF SHEATHING, AND AT INTERIOR WALLS ARE TO FACE OF WALL FINISH.
- E. THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE.
- F. ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE.
- G. PROVIDE MOISTURE RESISTANT GYP BD AT ALL WET WALLS.
- H. PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER.
- I. COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES, COORDINATE ALL SLEEVES THROUGH / UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER.
- J. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHAL.
- K. VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHAL (IF REQUIRED).
- L. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
- M. STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED.
- N. SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- O. AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATING.

FLOOR PLAN KEYNOTES

- 1 3'-4" WIDE X 7'-0" TALL TEMPERED LAMINATED MIRRORS, MOUNTED DIRECTLY ON THE TOP OF BASE
- 2 FLOOR DIFFUSER, SEE MECHANICAL
- 3 TELEVISION MOUNTED SEE ELEVATION FOR HEIGHT. PROVIDED BY OWNER
- 4 TOP OF RAMP HANDRAILS 2'-10" A.F.F., TO RUN AT SAME PITCH AS RAMP, EXTENSIONS TO BE PARALLEL WITH LEVEL FINISHED FLOOR SURFACE
- 5 RECESSED CONVERTIBLE PAPER TOWEL DISPENSER / WASTE RECEPTACLE. B.O.D. BOBRICK B-3944 CLASSIC SERIES
- 6 BULKHEAD ABOVE, SEE REFLECTED CEILING PLANS
- 7 BRADLEY STAINLESS STEEL FLOOR-BRACED RESTROOM PARTITIONS, SERIES 500
- 8 KONE MONOSPACE 300DX ELEVATOR, 3,500 LB, 150FPM, ACCESSIBLE, BRUSHED METAL FINISH HANDRAILS, LAMINATE PLASTIC WALL AND CEILING, LVT-1 FLOORING
- 9 ADJUSTABLE SHELVES, SEE DETAIL 20 / A711
- 10 CLOTHES ROD AND SHELF, SEE DETAIL 19 / A711
- 11 FL4 FLOOR CONSTRUCTION IN FITNESS, SEE BUILDING SYSTEMS
- 12 4 HOOKS/3 HOLDERS STAINLESS STEEL UTILITY SHELF
- 13 DISHWASHER, UNDERCOUNTER, HOBART WITH BOOSTER HEATER
- 14 REFRIGERATOR, UNDERCOUNTER, BY OWNER
- 15 EXISTING BRICK FIREPLACE/CHIMNEY
- 16 SOFFIT ABOVE, SEE REFLECTED CEILING PLANS
- 17 MAYTAG COMMERCIAL STACKING WASHER/DRYER UNITS, WITH WASHER PAN AND 1-1/4" TALL VIBRATION ISOLATION PADS, BY OWNER
- 18 INFILL NEW FLOOR TO EXTENTS OF ROOM, ALIGN TO TOP OF ADJACENT RAMP. SEE DETAIL 3 / A803
- 19 FIRE EXTINGUISHER CABINET, RECESSED, FIRE RATED, COLOR WHITE, RED LETTERING
- 20 FIRE EXTINGUISHER CABINET, WALL MOUNTED, COLOR WHITE, RED LETTERING
- 21 PRECAST CONCRETE SILL
- 22 COFFEE MAKER, BY OWNER
- 23 MOP SINK

KEY PLAN: SECOND FLOOR



FLOOR PLAN KEY  
 □ = NEW CONSTRUCTION  
 □ = NO WORK

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	2/25/2025	ADDENDUM - 01

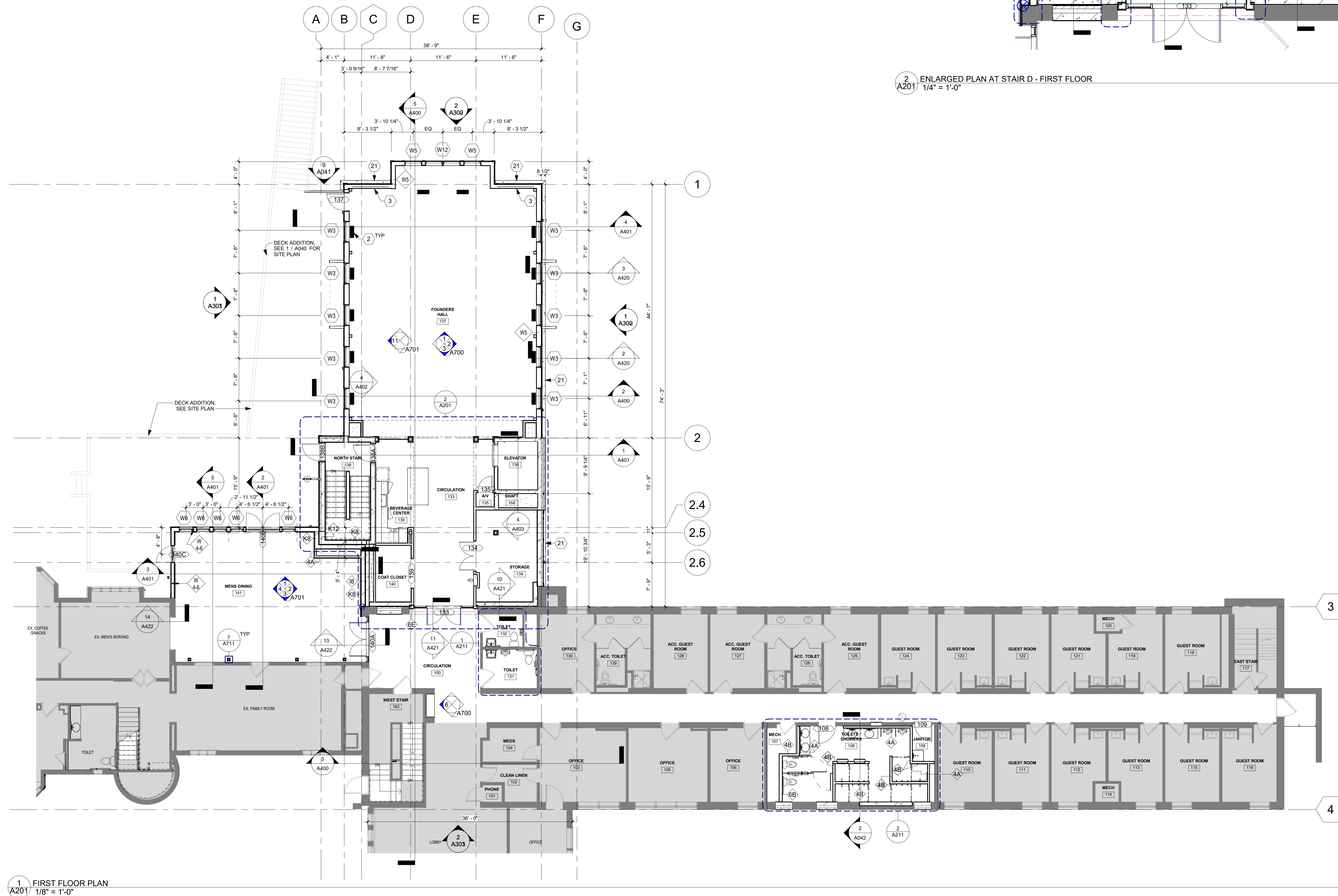
VERIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

ERIC A. REINERS, AIA  
26376  
01/10/2025  
REGISTRATION NO. DATE

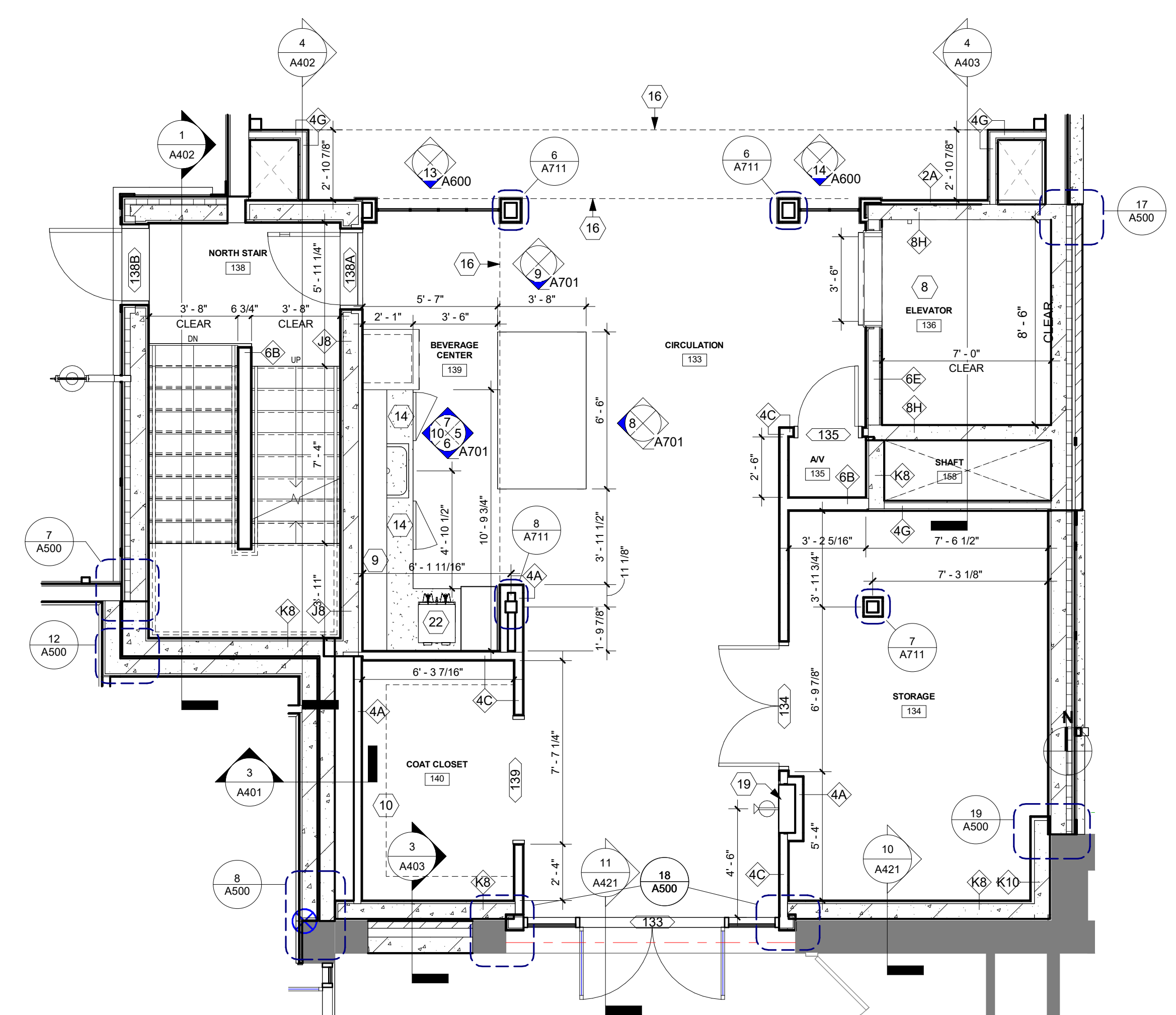
LOWER LEVEL FLOOR PLAN

PROJECT 21-018  
DRAWN BY: J.W.  
CHECKED BY: A.A.

**A200**



1 FIRST FLOOR PLAN  
A201 1/8" = 1'-0"



2 ENLARGED PLAN AT STAIR D - FIRST FLOOR  
A201 1/4" = 1'-0"

**FLOOR PLAN GENERAL NOTES**

- A. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION
- B. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS, WHICH ARE IN ADDITION TO THE WALL TYPE COMPONENTS NOTED ON THE ASSEMBLY TYPE SHEET.
- C. SEE SHEET A200 FOR PARTITION TYPES
- D. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF MASONRY OR FACE OF SHEATHING, AND AT INTERIOR WALLS ARE TO FACE OF WALL FINISH.
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- J. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHAL
- K. VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHAL (IF REQUIRED)
- L. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES
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**FLOOR PLAN KEYNOTES**

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- 9 ADJUSTABLE SHELVES, SEE DETAIL 20 / A711
- 10 CLOTHES ROD AND SHELF, SEE DETAIL 19 / A711
- 11 FL4 FLOOR CONSTRUCTION IN FITNESS, SEE BUILDING SYSTEMS
- 12 4 HOOKS/3 HOLDERS STAINLESS STEEL UTILITY SHELF
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- 16 SOFFIT ABOVE, SEE REFLECTED CEILING PLANS
- 17 MAYTAG COMMERCIAL STACKING WASHER/DRYER UNITS, WITH WASHER PAN AND 1-1/4" TALL VIBRATION ISOLATION PADS, BY OWNER
- 18 INFILL NEW FLOOR TO EXTENTS OF ROOM, ALIGN TO TOP OF ADJACENT RAMP. SEE DETAIL 3 / A503
- 19 FIRE EXTINGUISHER CABINET, RECESSED, FIRE RATED, COLOR WHITE, RED LETTERING
- 20 FIRE EXTINGUISHER CABINET, WALL MOUNTED, COLOR WHITE, RED LETTERING
- 21 PRECAST CONCRETE SILL
- 22 COFFEE MAKER, BY OWNER
- 23 MOP SINK

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

ERIC A. REIMERS, AIA  
26376  
01/10/2025  
REGISTRATION NO. DATE

ISSUE RECORD	DATE	DESCRIPTION
1	2/26/25 (10)	ADDENDUM - 01

**THE RETREAT**

MEN'S CHAPEL REPLACEMENT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

**FIRST FLOOR PLAN**

PROJECT 21-018  
DRAWN BY: J.W.  
CHECKED BY: A.A.

**A201**

1/10/2025 2:10:42 PM

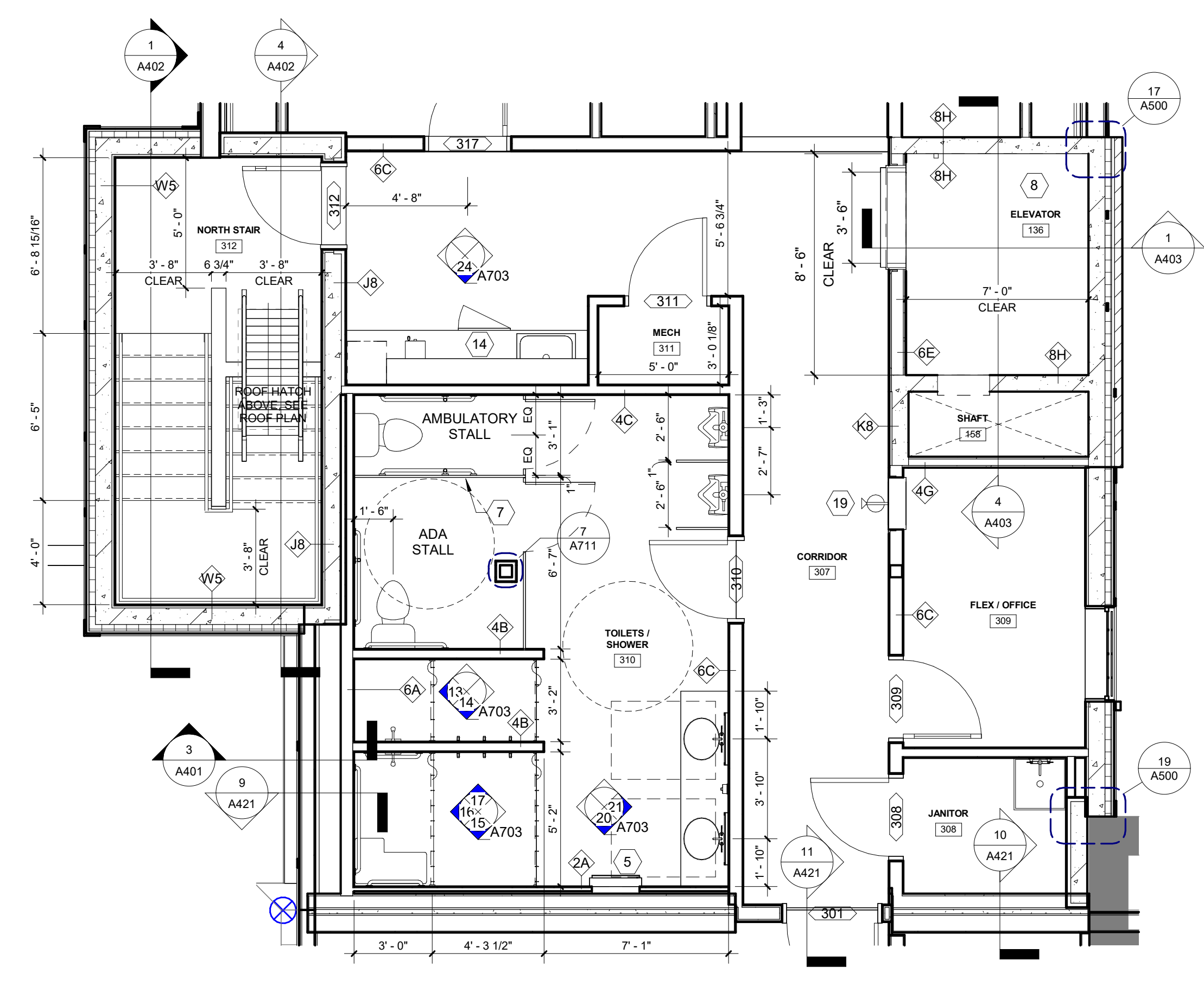


**FLOOR PLAN GENERAL NOTES**

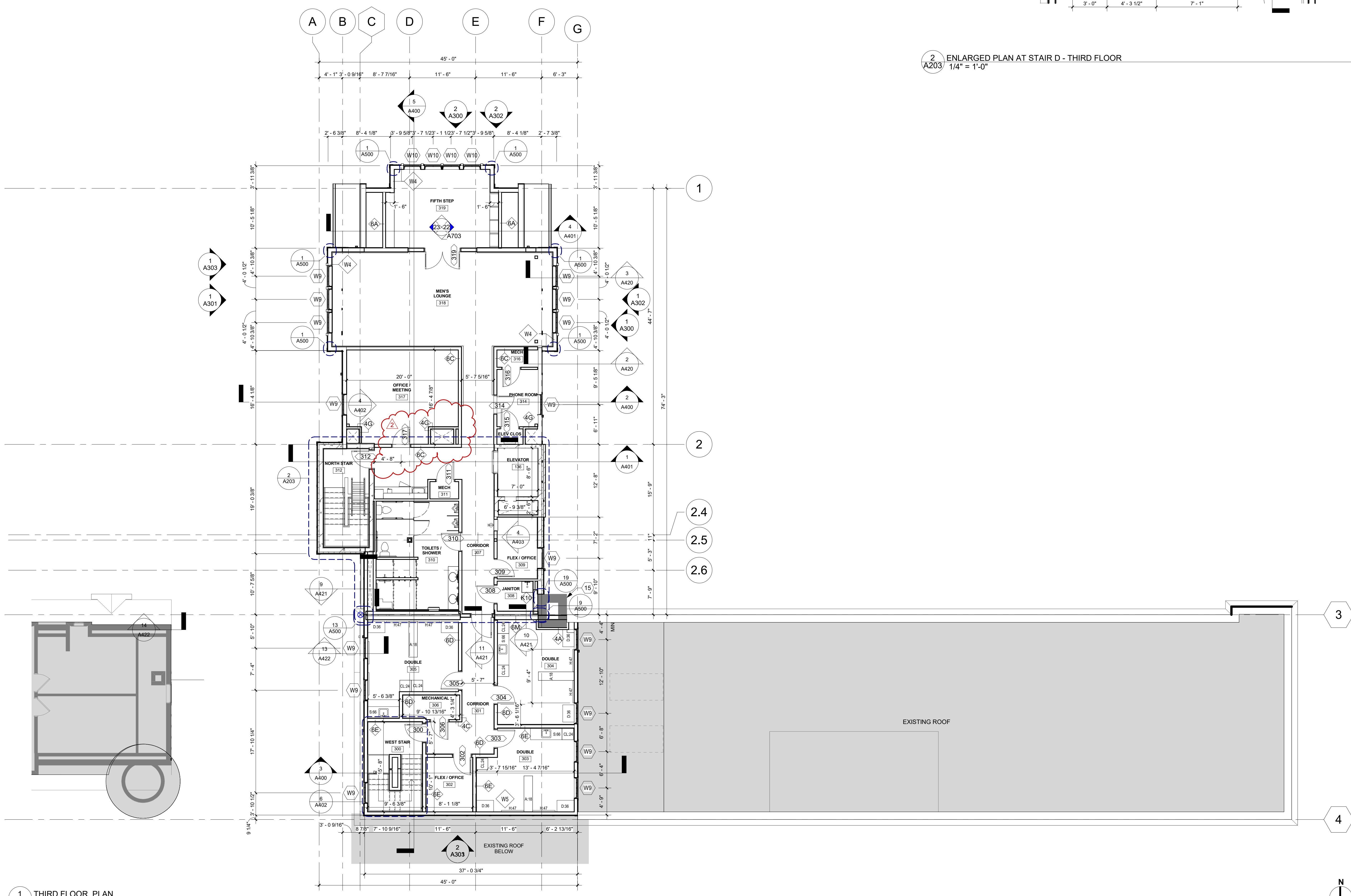
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**FLOOR PLAN KEYNOTES**

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- 10 CLOTHES ROD AND SHELF, SEE DETAIL 19 / A711
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- 15 EXISTING BRICK FIREPLACE/CHIMNEY
- 16 SOFFIT ABOVE, SEE REFLECTED CEILING PLANS
- 17 MAYTAG COMMERCIAL STACKING WASHER/DRYER UNITS, WITH WASHER PAN AND 1-1/4" TALL VIBRATION ISOLATION PADS, BY OWNER
- 18 INFILL NEW FLOOR TO EXTENTS OF ROOM, ALIGN TO TOP OF ADJACENT RAMP, SEE DETAIL 19 / A653
- 19 FIRE EXTINGUISHER CABINET, RECESSED, FIRE RATED, COLOR WHITE, RED LETTERING
- 20 FIRE EXTINGUISHER CABINET, WALL MOUNTED, COLOR WHITE, RED LETTERING
- 21 PRECAST CONCRETE SILL
- 22 COFFEE MAKER, BY OWNER
- 23 MOP SINK

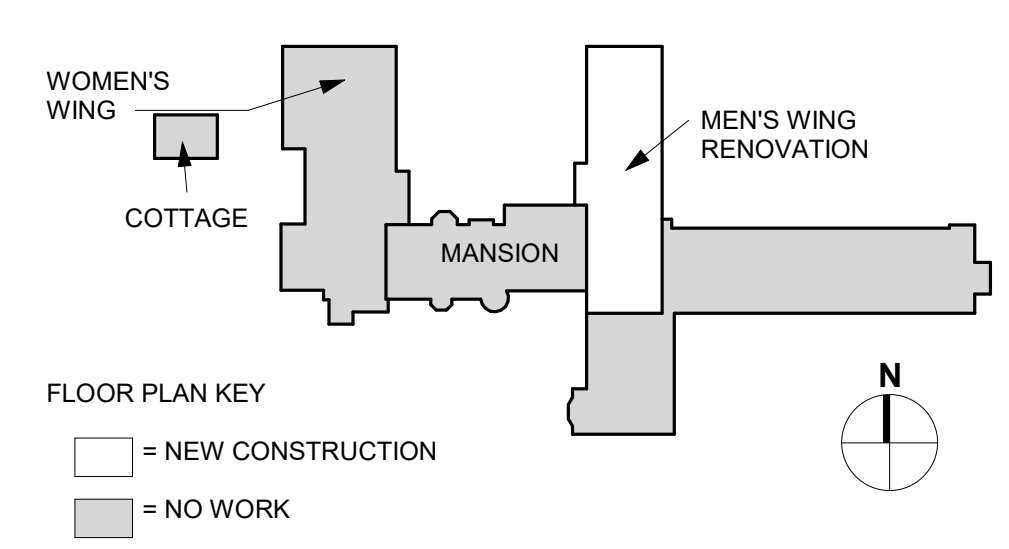


2 ENLARGED PLAN AT STAIR D - THIRD FLOOR  
A203 1/4" = 1'-0"



1 THIRD FLOOR PLAN  
A203 1/8" = 1'-0"

**KEY PLAN: THIRD FLOOR**



ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	2025-01-20	ISSUE FOR ADDENDUM #1
2	2025-01-20	ADDENDUM #2

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ERIC A. REIMERS, AIA  
REGISTRATION NO. BATE 0110/2025

**THE RETREAT**

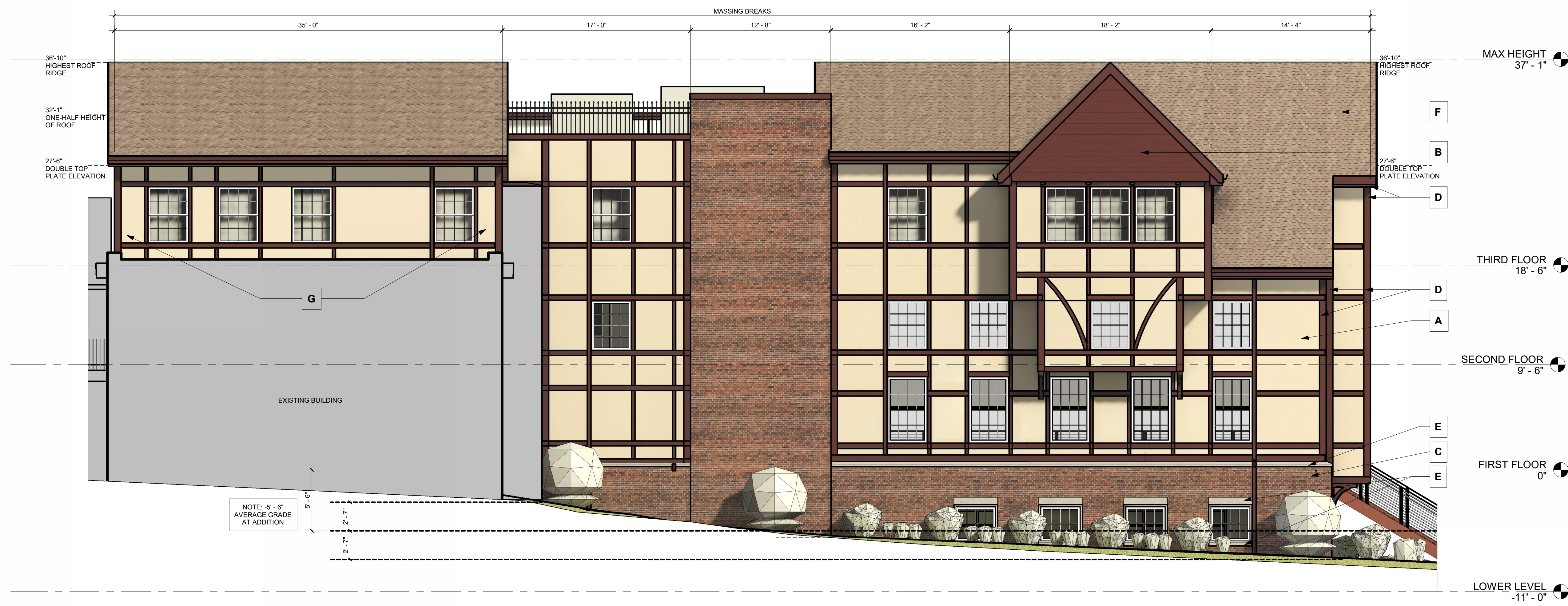
MEN'S CHAPEL REPLACEMENT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

THIRD FLOOR PLAN

PROJECT 21-018  
DRAWN BY: J.W.  
CHECKED BY: A.A.

**A203**





1 MEN'S WING EAST ELEVATION - RENDERED  
A302 3/16" = 1'-0"

EXTERIOR ELEVATION LEGEND	
<b>A</b>	JAMES HARDIE OR LP MANUFACTURED STUCCO TEXTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS
<b>B</b>	JAMES HARDIE 6" LAP SIDING OR LP MANUFACTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS
<b>C</b>	"FULL WIYTH BRICK VENEER FACE BRICK" TO MATCH EXISTING CONTACT METRO BRICK INC.
<b>D</b>	JAMES HARDIE OR LP MANUFACTURED TRIM - 4", 6" AND 8"
<b>E</b>	ARCHITECTURAL PRECAST
<b>F</b>	ASPHALT SHINGLE, MATCHING EXISTING MANSION COLOR

GLAZING PERCENTAGE	
<b>1/A302</b>	% WINDOW COVERAGE = 14.3% % SOLID COVERAGE = 85.7%
<b>2/A302</b>	% WINDOW COVERAGE = 78.9% % SOLID COVERAGE = 21.1%
<b>1/A303</b>	% WINDOW COVERAGE = 11.9% % SOLID COVERAGE = 88.1%
<b>2/A303</b>	% WINDOW COVERAGE = 0% % SOLID COVERAGE = 100%



2 MEN'S WING EXTERIOR NORTH ELEVATION - RENDERED  
A302 3/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT.

ERIC A. REIMERS, AIA  
01/10/2025  
REGISTRATION NO. 8476

ISSUE #	DATE	DESCRIPTION
1	2/25/25 (1)	ADDENDUM - 01



1 MEN'S WING EXTERIOR WEST ELEVATION - RENDERED  
A303 3/16" = 1'-0"

**EXTERIOR ELEVATION LEGEND**

- A** JAMES HARDIE OR LP MANUFACTURED STUCCO TEXTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS
- B** JAMES HARDIE 6" LAP SIDING OR LP MANUFACTURED SIDING PANELS WITH COMPLIMENTARY TRIMS AND FLASHINGS
- C** FULL WYTH BRICK VENEER FACE BRICK\* TO MATCH EXISTING CONTACT METRO BRICK INC.
- D** JAMES HARDIE OR LP MANUFACTURED TRIM - 4", 6" AND 8"
- E** ARCHITECTURAL PRECAST
- F** ASPHALT SHINGLE, MATCHING EXISTING MANSION COLOR

**GLAZING PERCENTAGE**

<b>1/A302</b>	% WINDOW COVERAGE = 14.3% % SOLID COVERAGE = 85.7%
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<b>1/A303</b>	% WINDOW COVERAGE = 11.9% % SOLID COVERAGE = 88.1%
<b>2/A303</b>	% WINDOW COVERAGE = 0% % SOLID COVERAGE = 100%

**SRA** ARCHITECTURE + INTERIORS

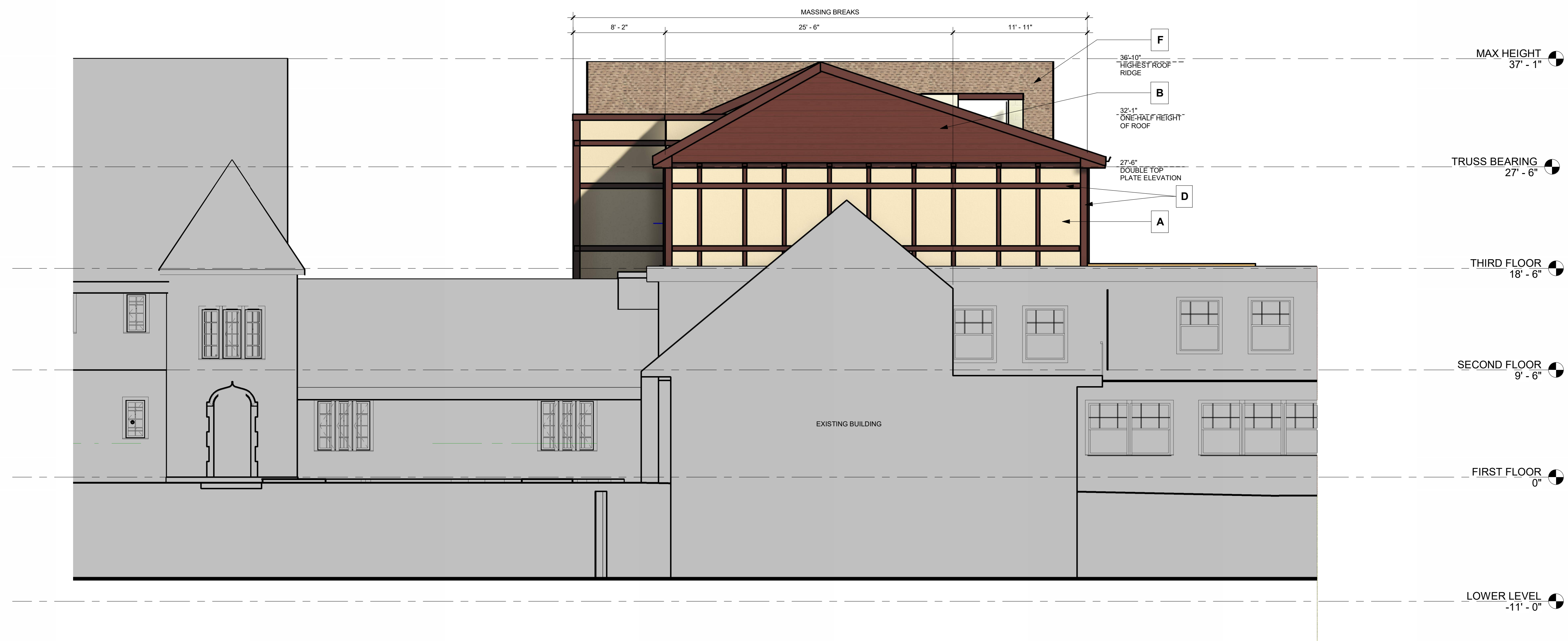
6442 CITY WEST PARKWAY  
SUITE 300  
EDEN PRAIRIE, MINNESOTA  
55344  
PH: 952-996-9662  
WWW.SRA-MN.COM

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ARCHITECTS, INC.

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ERIC A. REIMERS, AIA  
01/10/2025  
REGISTRATION NO. 8476

ISSUE #	DATE	DESCRIPTION
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2 MEN'S WING EXTERIOR SOUTH ELEVATION - RENDERED  
A303 3/16" = 1'-0"

**THE RETREAT**

MEN'S CHAPEL REPLACEMENT  
1221 WAYZATA BLVD  
WAYZATA, MN 55391

RENDERED  
EXTERIOR  
ELEVATIONS

PROJECT 21-018  
DRAWN BY: J.W.  
CHECKED BY: A.A.

**A303**

3/4/2025 12:33:04 PM