

PROJECT DIRECTORY

CLIENT  
MARCUS & JESSICA SPIEGELBERG  
PHONE | 305.905.8606  
EMAIL | LAFAMILIATHREEOFIVE@GMAIL.COM

ARCHITECT  
STUDIO NORTH ARCHITECTURE + DESIGN  
CONTACT | KRIS PEDERSON  
PHONE | 218.481.2334  
EMAIL | KRIS@STUDIONORTHARCHITECTUREDESIGN.COM

ZONING CODE REVIEW

PARCEL ID #: 291-0815-0414-021  
ZONING CLASSIFICATION: Two-Family Residential-6 (TR-6)  
District

PROPERTY DESCRIPTION:  
COM SE/C OUTLOT 11/10TH WARD, N00DG28'W 82.50FT,  
S69DG58'W 270.58FT, S19DG10' E 82.50FT, N68DG51'E  
244.25 FT TO POB.

PROPERTY INTENDED USE DESCRIPTION

1. EXISTING ZONING DISTRICT:

a. TR-6, TWO FAMILY RESIDENTIAL
2. LAND USE PLAN MAP DESIGNATION:

a.
3. CURRENT LAND USES PRESENT ON THE SUBJECT PROPERTY:

a. RESIDENTIAL, SINGLE-FAMILY DETACHED
4. PROPOSED LAND USE:

a. ACCESSORY DWELLING UNIT
5. PROPOSED NUMBER OF RESIDENTS:

a.
6. PROPOSED AMOUNT OF DWELLING UNITS, FLOOR AREA, IMPERVIOUS SURFACE AREA, AND LANDSCAPE SURFACE AREA, AND RESULTING DENSITY, FLOOR AREA RATIO, IMPERVIOUS SURFACE AREA RATIO, AND LANDSCAPE SURFACE AREA RATIO.

a. PROPOSED TWO-BEDROOM ACCESSORY DWELLING UNIT OVER GARAGE

1. 990 SF GARAGE ON FIRST LEVEL, 990 SF DWELLING ON SECOND LEVEL

2. 990 SF IMPERVIOUS SURFACE BUILDING FOOTPRINT, 1,433 SF PROPOSED IMPERVIOUS DRIVEWAY, SIDEWALK, AND PATIO.

3. 2,423 SF TOTAL PROPOSED IMPERVIOUS SURFACE AREA

b. EXISTING 1,269 SF RESIDENCE BUILDING FOOTPRINT

c. EXISTING 2,025 SF DRIVE AND PATIO

d. TOTAL SITE SF: 20,549

e. TOTAL SITE FLOOR AREA RATIO:

1. 11% (1,269 EXISTING RESIDENCE + 990 PROPOSED)

f. TOTAL SITE IMPERVIOUS SURFACE: 5,717 SF

1. RATIO: 28%

g. TOTAL SITE LANDSCAPE SURFACE AREA: 14,835 SF

1. RATIO: 72%

7. OPERATIONAL CONSIDERATIONS:

a. PEAK WATER USAGE:

b. SEWER OR SCEPTIC LOADING:

c. TRAFFIC GENERATION:

8. OPERATIONAL CONSIDERATIONS RELATING TO POTENTIAL NUISANCE:

a. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF ARTICLE XI.

9. EXTERIOR BUILDING MATERIALS:

a. 30-YEAR ASPHALT SHINGLES

b. LP SMARTSIDE TRIM AND SIDING (TO MATCH EXISTING RESIDENCE)

c. STONE VENEER/BRICK WAINSCOT (TO MATCH EXISTING RESIDENCE)

DRAWING INDEX

ARCHITECTURAL	
A01	COVER PAGE
A02	AREA MAP
A03	SITE PLAN
A04	ELEVATIONS
A05	PERSPECTIVE VIEWS

DIMENSIONAL STANDARDS  
MINIMUM LOT AREA: 9,000 SF  
MINIMUM LOT WIDTH: 85'  
MAXIMUM LOT COVERAGE: 40%  
MAXIMUM ACCESSORY BUILDING COVERAGE: 10%  
MINIMUM LANDSCAPE SURFACE RATIO (LSR): 50%

HEIGHT & SIZE OF STRUCTURES  
PRINCIPAL STRUCTURE MAXIMUM HEIGHT: 30'  
ACCESSORY STRUCTURE MAXIMUM HEIGHT: 30'

SETBACKS  
FRONT YARD SETBACK: 25'  
REAR YARD SETBACK: 25'  
SIDE YARD SETBACK:  
10% LOT WIDTH OR A MINIMUM OF EIGHT FEET, UP TO 14 FEET.  
SIDE LOT LINE TO ACCESSORY STRUCTURE:  
3' FROM PROPERTY LINE

PRELIMINARY - NOT FOR CONSTRUCTION

- NOTES:
1. THESE DRAWINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT ONLY AND SHOULD ONLY BE USED AS A GENERAL REFERENCE GUIDELINE.
2. THESE DRAWINGS ARE BASED ON LIMITED SITE INFORMATION AND GENERIC SITE DIMENSIONS. SCALED EXAMPLES SHOWN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY REFLECT ACTUAL SITE CONDITIONS. ALL ELEVATIONS SHOWN ARE APPROXIMATE. ALL FINAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD.
3. THESE DRAWINGS ARE NOT A COMPLETE SET OF CONSTRUCTION DOCUMENTS. ALL FINAL ENGINEERING, FABRICATION, MATERIAL SELECTION AND CONSTRUCTION DETAILS ARE TO BE DEVELOPED BY THE OWNER AND CONTRACTORS.
4. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, ELEVATIONS AND CONDITIONS ON THE JOB.
5. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL AND INTERIOR DIMENSIONS ARE TO CENTER OF WALL UNLESS OTHERWISE NOTED.

No.	Revision/Issue	Date

Firm Name and Address



35139 S CLAMSHELL DRIVE  
PEQUOT LAKES, MN 56472

Project Name and Address

Spiegelberg  
Residence

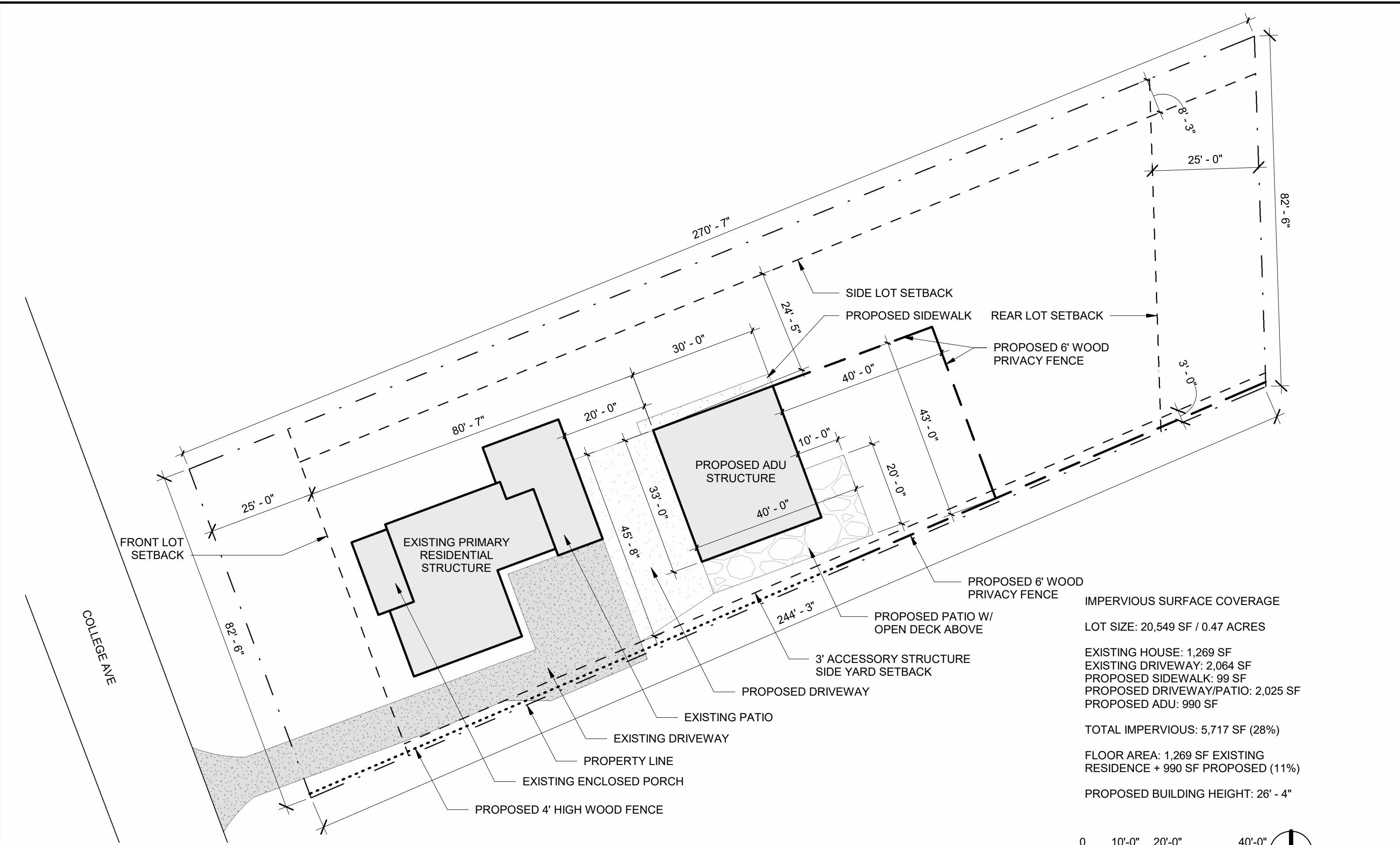
COVER PAGE

Project:	Sheet
Project Number	A01
Date:	
03/18/2025	
Scale:	AS NOTED









**IMPERVIOUS SURFACE COVERAGE**

LOT SIZE: 20,549 SF / 0.47 ACRES

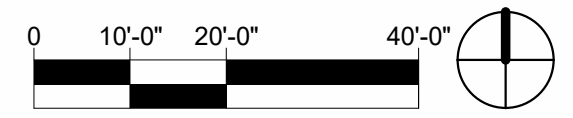
EXISTING HOUSE: 1,269 SF  
 EXISTING DRIVEWAY: 2,064 SF  
 PROPOSED SIDEWALK: 99 SF  
 PROPOSED DRIVEWAY/PATIO: 2,025 SF  
 PROPOSED ADU: 990 SF

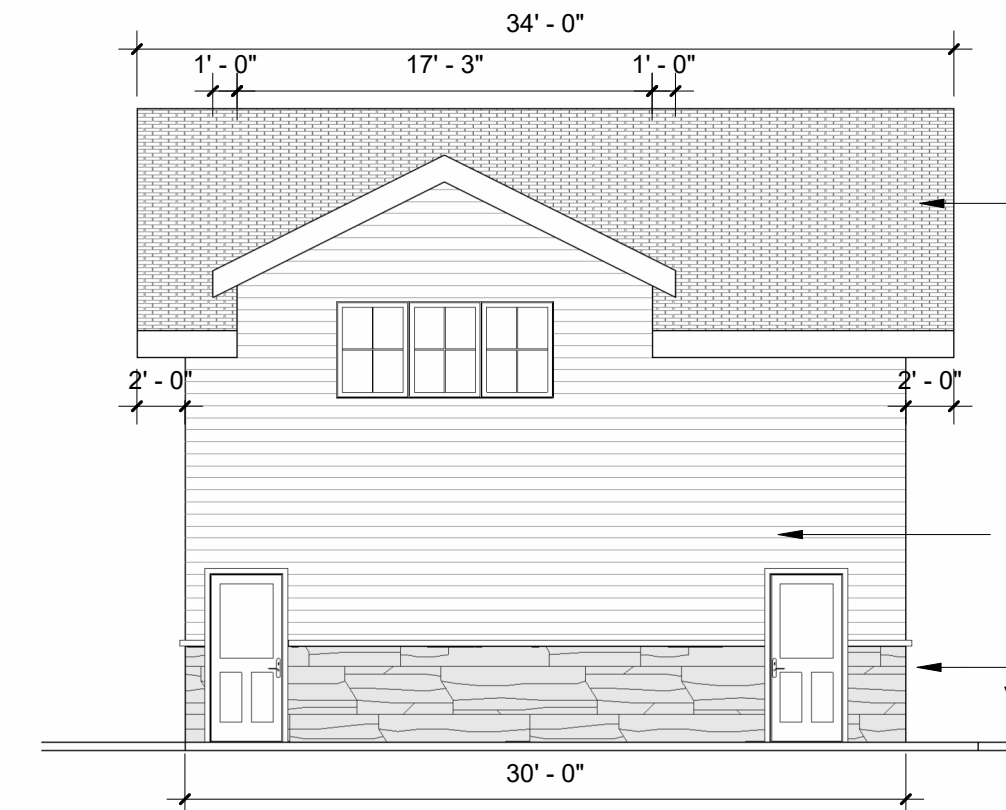
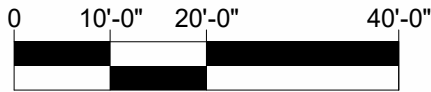
**TOTAL IMPERVIOUS: 5,717 SF (28%)**

**FLOOR AREA: 1,269 SF EXISTING RESIDENCE + 990 SF PROPOSED (11%)**

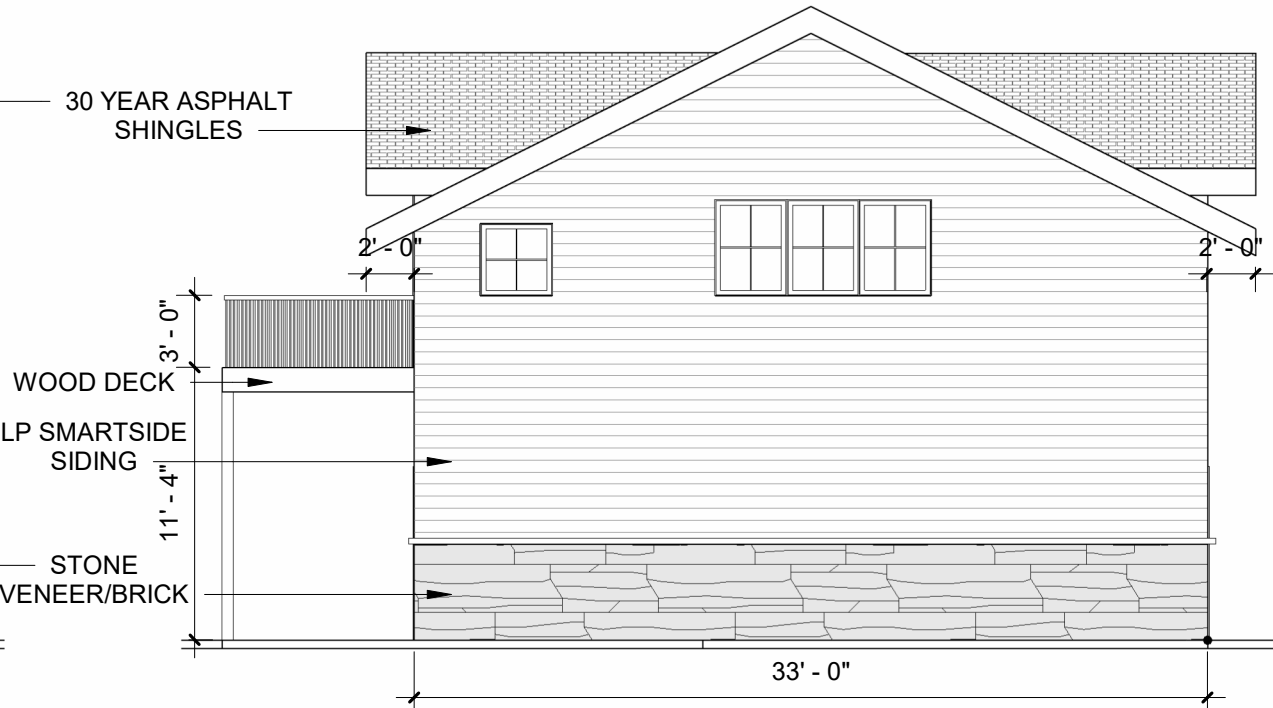
**PROPOSED BUILDING HEIGHT: 26' - 4"**

1 Site Plan (11X17 SET)  
 1" = 20'-0"

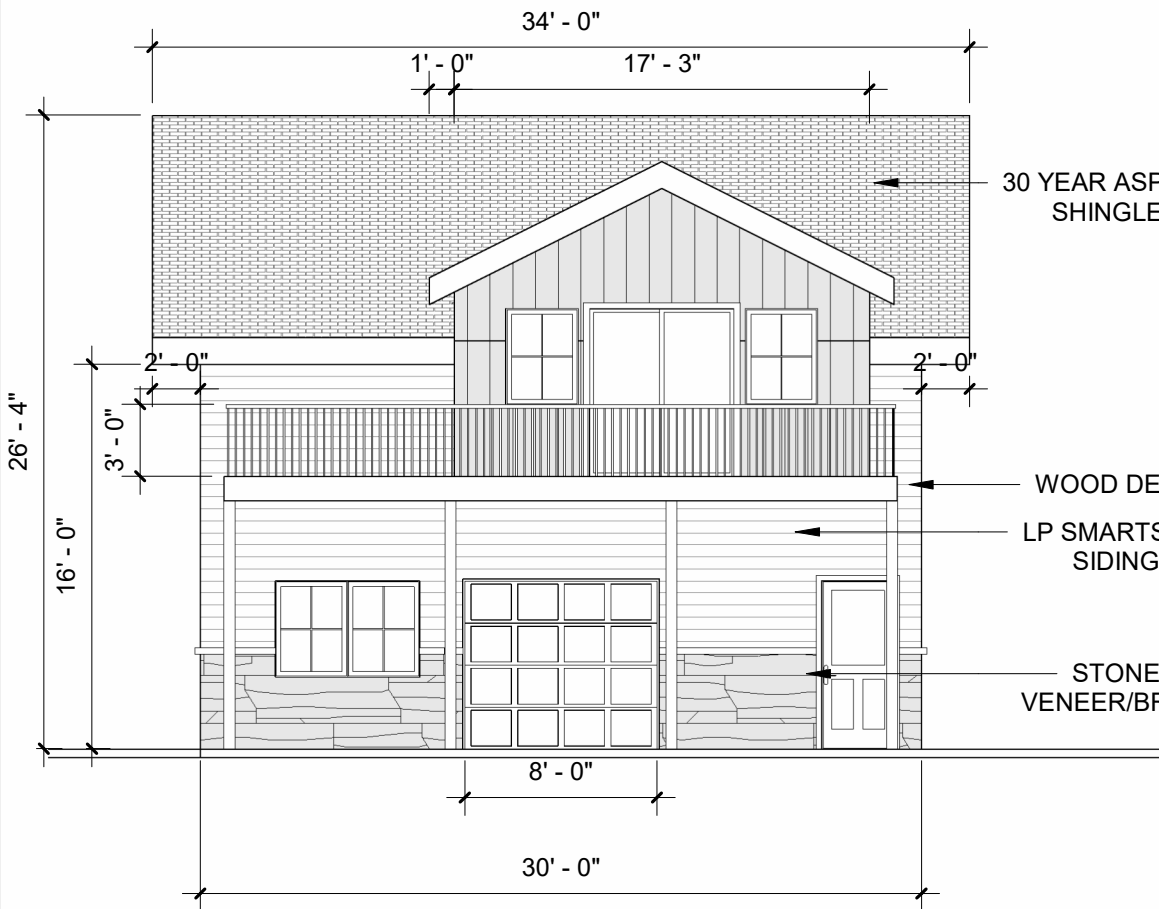




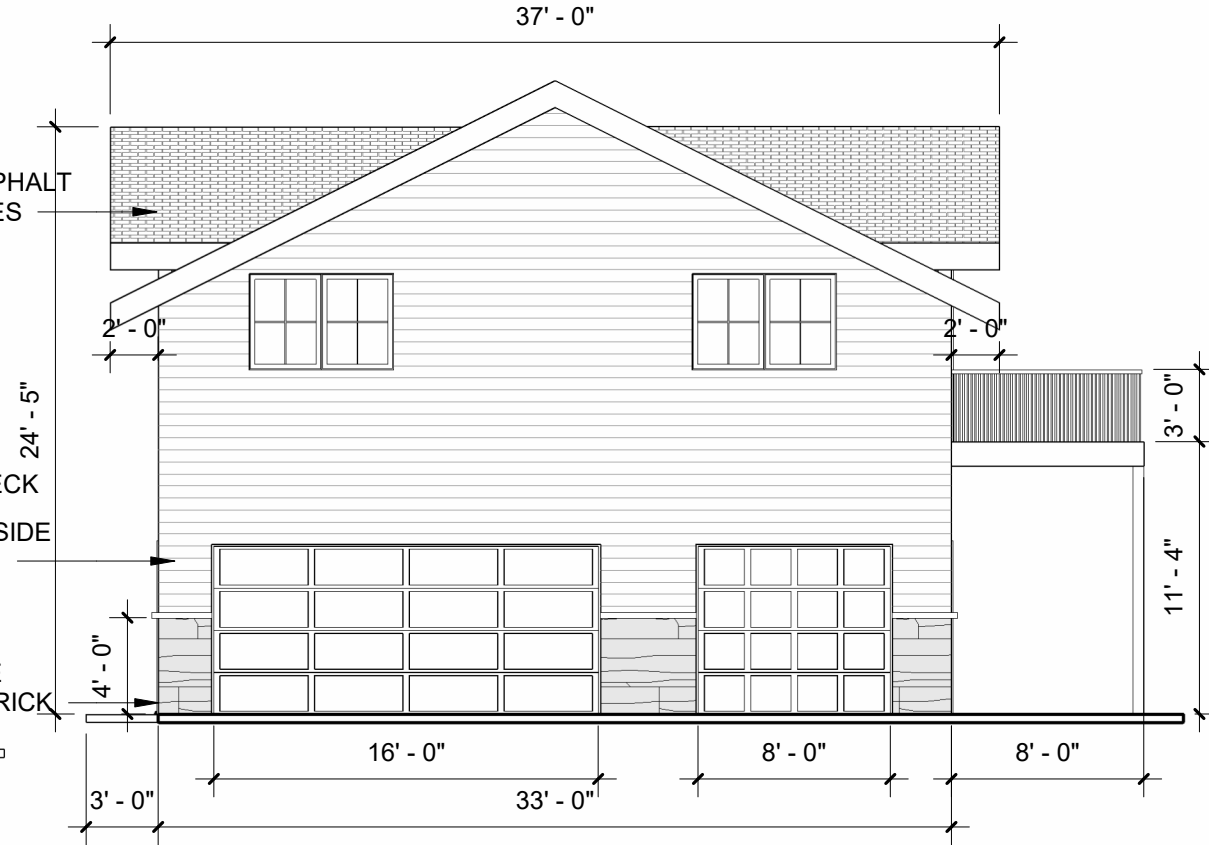
1 NORTH ELEVATION - PLAN REVIEW (11X17 SET)  
1/8" = 1'-0"



2 EAST ELEVATION - PLAN REVIEW (11X17 SET)  
1/8" = 1'-0"



3 SOUTH ELEVATION - PLAN REVIEW (11X17 SET)  
1/8" = 1'-0"



4 WEST ELEVATION - PLAN REVIEW (11X17 SET)  
1/8" = 1'-0"

## REFERENCE PHOTOS

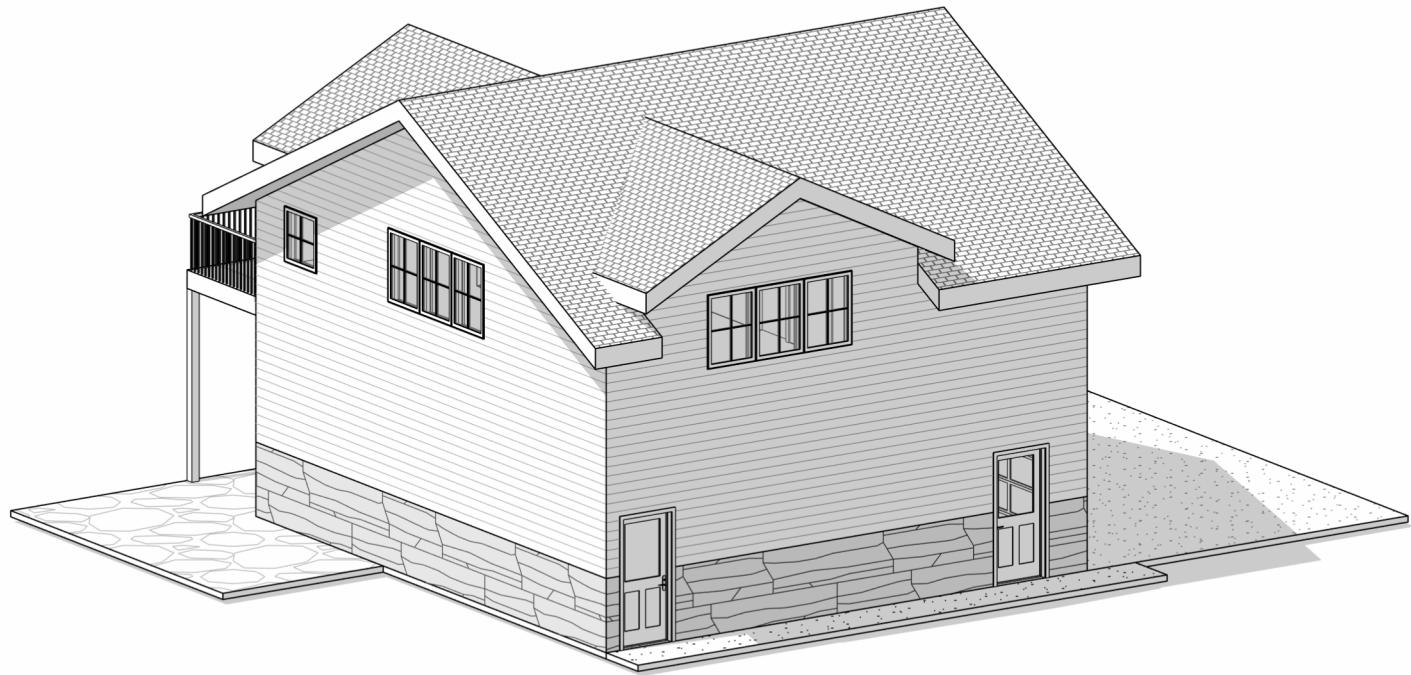


EXISTING RESIDENCE ON PROPERTY - FRONT

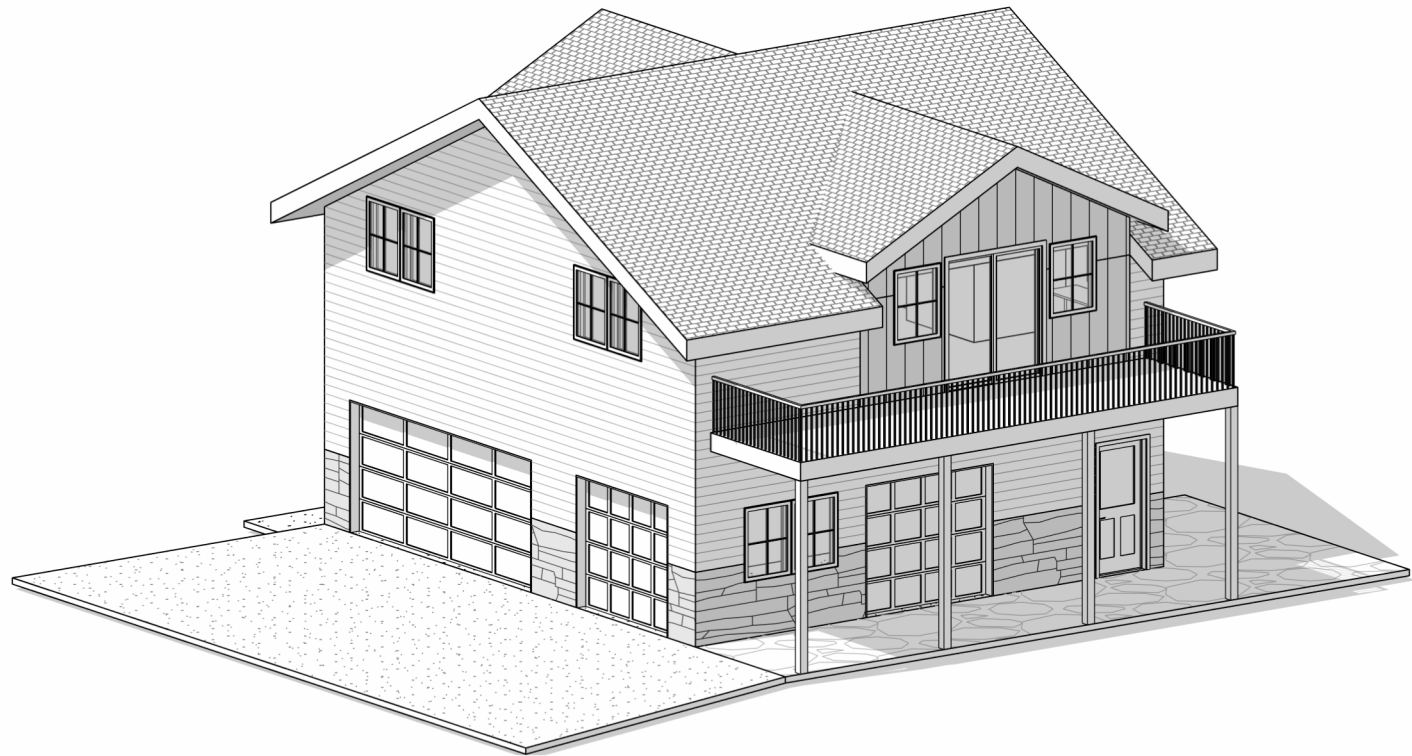


EXISTING RESIDENCE ON PROPERTY - REAR





1 NORTHEAST PERSPECTIVE - PLAN REVIEW (11x17 SET)



2 SOUTHWEST PERSPECTIVE - PLAN REVIEW (11X17 SET)

- NOTES:
1. THESE DRAWINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT ONLY AND SHOULD ONLY BE USED AS A GENERAL REFERENCE GUIDELINE.
  2. THESE DRAWINGS ARE BASED ON LIMITED SITE INFORMATION AND GENERIC SITE DIMENSIONS. SCALED EXAMPLES SHOWN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY REFLECT ACTUAL SITE CONDITIONS. ALL ELEVATIONS SHOWN ARE APPROXIMATE. ALL FINAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD.
  3. THESE DRAWINGS ARE NOT A COMPLETE SET OF CONSTRUCTION DOCUMENTS. ALL FINAL ENGINEERING, FABRICATION, MATERIAL SELECTION AND CONSTRUCTION DETAILS ARE TO BE DEVELOPED BY THE OWNER AND CONTRACTORS.
  4. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, ELEVATIONS AND CONDITIONS ON THE JOB.
  5. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL AND INTERIOR DIMENSIONS ARE TO CENTER OF WALL UNLESS OTHERWISE NOTED.

No.	Revision/Issue	Date

Firm Name and Address

**studio north**  
ARCHITECTURE + DESIGN

35139 S CLAMSHELL DRIVE  
PEQUOT LAKES, MN 56472

Project Name and Address

**Spiegelberg  
Residence**

PERSPECTIVE VIEWS

Project:

Project Number

Date:

03/18/2025

Scale:

AS NOTED

Sheet

**A05**

PRELIMINARY - NOT FOR CONSTRUCTION