



PLANNING COMMISSION STAFF REPORT

Originator Kris Aaker Assistant Planner	Meeting Date May 22, 2013	Agenda # B-13-15
--	-------------------------------------	----------------------------

Recommended Action: Approve the 99.2 foot front yard setback variance as requested for a vacant lot located at 6443 McCauley Terrace, for the University of St. Thomas, Crown Bank and JMS Companies.

Project Description

A 99.2 foot front yard setback variance to build a new home on a vacant lot, (See property location, aerial photos, photos of neighboring homes on pages A.1–A8).

INFORMATION/BACKGROUND

The subject property is located on the east side of McCauley Terrace consisting of a vacant lot that is approximately one acre in size and that backs up to Arrowhead Lake. The lot is 44,099 square feet in area and was platted in 1975, (see plat on attached page A.3). The applicants are hoping to build a 2 ½ story home with an attached three car garage. The applicants would like to locate the new home at a setback of 52.8 feet from the front lot line, (see A.9*– A.17, surveys and house plans). The ordinance requires that the new home match the adjacent front yard setback of the home located south of the subject home. The property to the south is a neck lot with the home located 152 feet from McCauley Terrace right-of-way.

The new home is proposed to be a walk-out with back yard views towards Arrowhead Lake.

Surrounding Land Uses

- Northerly: Single dwelling units, zoned R-1, single dwelling unit district and guided residential.
- Easterly: Single dwelling units, zoned R-1, single dwelling unit district and guided residential.
- Southerly: Single dwelling units, zoned R-1, single dwelling unit district

and guided residential.

Existing Site Features

The subject property is a 44,099 square foot vacant lot.

Planning

Guide Plan designation: Single Dwelling Unit
Zoning: R-1, Single Dwelling Unit District

Grading & Drainage

The grading must not impact adjacent neighbors. Final grading and drainage plans are subject to review and approval of the City Engineer at the time of building permit application. The proposed plans may require review and approval by the Minnehaha Creek Watershed District.

Building Design

The proposed home will be a 2 ½ story home with lap and batten siding, with shakes and stone trim on the front façade, (See plans on pages A. 11–A. 17).

Compliance Table

	City Standard	Proposed
Front -	152 feet	*52.8 feet
Side-	10+ height, (living)	18/27.3 feet
Rear -	75 feet to water	139.5 feet
Building Height	2 1/2 stories 30 feet to midpoint 38 feet to the ridge,	2 1/2 stories, 30 feet to midpoint, 37.5 feet to the ridge
Lot coverage	25%	10%

*** Variance Required**

Primary Issue:

- Is the proposed development reasonable for this site?

Yes. Staff believes the proposal is reasonable for four reasons:

1. The proposed use is permitted in the R-1, Single Dwelling Unit Zoning District and complies with all requirements with the exception of setback from McCauley Terrace.
2. The home is appropriate in size and scale for the nearly one acre lot. The improvements will enhance the property and not detract from the neighborhood. The adjacent neighbor to the south is located 93 feet from the proposed garage of the subject home so spacing between structures is generous.
3. The improvements will provide a reasonable use of a rather large lot that is virtually unbuildable given the required front yard setback, 75 foot setback from the lake and the location of drainage and utility easements on the property. The variance would allow for a new home to be built at a reasonable distance from McCauley Terrace.
4. The required front yard setback, setback from the lake and the drainage and utility easements, reduces the buildable area of the lot to a small fraction of buildable area that is downhill from the street edge, (see attached exhibit A. 9).

- **Is the proposed variance justified?**

Yes. Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

Section 850.0.Subd., requires the following findings for approval of a variance:

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. The Proposed Variance will:

1) *Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.*

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes the proposed variance is reasonable. The new home is not oversized for the lot and will be in-keeping with other homes along the cul-de-sac. Other homes have front yard setbacks from McCauley Terrace of 39 and 55 feet. The proposed front yard setback will be in-keeping with other setbacks from the street edge.

Staff believes the proposed variance is reasonable given that the required front yard setback renders the 44,099 square foot lot generally unbuildable. The practical difficulty is, caused by the existing location of the adjacent home to the south. The practical difficulty is also the front yard setback requirement that takes into account the setback of the home to the south that is 152 feet from McCauley Terrace, but does not take into consideration homes that are much closer to the cul-de-sac. The buildable area of the adjacent neck lot, forced the neighbor's home farther back from the street than what is typically seen on a standard lot. Edina's subdivision ordinance is now written to avoid flag/neck lots which have an effect on front yard setbacks of adjacent properties.

The lot is large, with generous spacing between the new home and neighboring structures. The purpose behind the ordinance is to maintain an established front yard sight line and street scape. The ordinance is meant to prevent a continual erosion of the established front yard setback pattern in an existing neighborhood by holding all new construction to the existing neighborhood standard and to avoid new structure build-out beyond existing conditions. The proposed front yard setback of 52.8 feet does not compromise the intent of the ordinance.

2) *There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?*

Yes. The unique circumstances are that the existing lot is subjected to a front yard setback that is unreasonably deep. The required setbacks and easements on the property reduce the buildable area of the lot dramatically creating an unbuildable lot.

3) *Will the variance alter the essential character of the neighborhood?*

No. The proposed home will be reasonable for the size of the lot and given surrounding homes. The character of the neighborhood consists of a variety of housing styles and lot configurations.

Staff Recommendation

Approve the requested variance based on the following findings:

1. The proposal meets the required standards for a variance, because:
 - a) The practical difficulty is caused by the location of the home to the south and the required front yard setback based on a neck/flag lot.
 - b) The encroachment into the setback would be consistent with other homes fronting the cul-de-sac.
The request is reasonable given the location of the adjacent neighbor to the street, the setback required from the Lake and the easement areas within the lot.

Approval of the variance is subject to the following condition:

1. The home must be construction per the proposed plans date stamped,
2. May 6, 2013.
3. Final grading and drainage plans are subject to review and approval of the City Engineer prior to issuance of a building permit.
4. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the District's requirements.
5. The execution and recording of a Conservation Easement 75 feet upland from the Ordinary High Water level of Arrowhead Lake.

Deadline for a city decision: July 5, 2013



VARIANCE APPLICATION

CASE NUMBER B-13-15 DATE 5/7/2013
FEE PAID \$350.00

City of Edina Planning Department * www.cityofedina.com
4801 West Fiftieth Street * Edina, MN 55424 * (952) 826-0369 *
fax (952) 826-0389

FEE: RES - \$350.00 NON-RES - \$600.00

APPLICANT:

NAME: University of St. Thomas (Signature required on back page)

ADDRESS: _____ PHONE: (952) 949-3630

EMAIL: jeff@jmscompanies.com

PROPERTY OWNER:

NAME: Crown Bank (Signature required on back page)

ADDRESS: 6600 France Ave. S, Ste 125, Edina, MN 55435 PHONE: (952) 285-2716

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

Lot 1 Block 1 McCauley Heights 5th Addn.

**You must provide a full legal description. If more space is needed, please use a separate sheet.
Note: The County may not accept the resolution approving your project if the legal description does not match their records. This may delay your project.

PROPERTY ADDRESS: 6443 McCauley Terrace

PRESENT ZONING: R-1 P.I.D.# 06-116-21-22-0057

EXPLANATION OF REQUEST: Request front setback of 22.8'

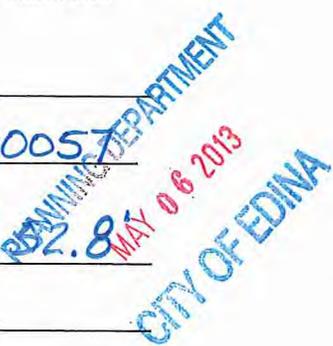
(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Alexander Design Group PHONE: (952) 473-8777

EMAIL: alexncorp@aol.com

SURVEYOR: NAME: Carlson McCain PHONE: (763) 489-7900

EMAIL: tballuff@carlsonmccain.com



Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. Please fully explain your answers using additional sheets of paper as necessary.

The Proposed Variance will:

YES

NO

Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable

Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district

Be in harmony with the general purposes and intent of the zoning ordinance

Not alter the essential Character of a neighborhood

6443 McCauley Terrace

Variance Request Narrative

The purpose of this variance request is to reduce the front yard setback on this property from 152', as required by ordinance, to 52.8'. This property is a conforming lot consisting of nearly one acre, with approximately 110' of frontage on McCauley Terrace. The overall width in the buildable area of the property is nearly 120'. To the southwest of this property, at 6445 McCauley Terrace, exists a non-conforming "flag" lot with an existing setback from McCauley Terrace of 152'. Edina City ordinance requires that the subject property match the setback of this neighboring flag lot, which creates an unbuildable situation, due to drainage and utility easements and required setbacks from Arrowhead Lake. This request proposes a setback that more closely resembles the setbacks of homes on McCauley Terrace that represent traditional placement on the property, most notably 6447 McCauley Terrace (setback of 53.9') and 6439 McCauley Terrace (setback of 38.5'). This placement also serves to protect many of the trees existing on the property, which creates a natural buffer to adjacent homes.

**University of St. Thomas
Real Estate Advisory Board
Fund Raising Development Project**

Summary:

The UST Real Estate Advisory Board (REAB) unanimously authorized a single family development project in Edina, Minnesota at their Spring Board 2013 Board meeting. The purpose of the project is to raise money for the UST Real Estate Education programs at the undergraduate and graduate levels. Additionally, the project will serve as a learning tool for students involved with this special study group as part of UST real estate curriculum.

Purpose and Procedure:

The monies earned and donated to the University of St. Thomas are to be deposited, invested and held for the benefit of the University's Real Estate Programs. Dispersal of any funds for any activity deemed to benefit the University and its Real Estate Programs shall be based on evaluation of the proposed use by the UST Real Estate Advisory Board including scholarship.

Each request for funding shall be written and include a statement of purpose, benefit to the University and Real Estate Program and budget. Dispersal of funds shall require the written authorization of the Real Estate Advisory Board, or its Executive Committee, and signature of the Advisory Board Chair.

Description:

The development is the construction of a single family custom home on an Edina single family lot situated on Arrowhead Lake in Edina, Minnesota. The address of the land parcel is 6443 McCauley Terrace, Edina, Minnesota. The lot is owned by Crown Bank whose President is Peter Dahl. The lot has been marketed in 2012 – 2013 by Nancy Schoenwetter, Broker for Prime Real Estate Services (wife of UST Real Estate Advisory Board Member Jeff Schoenwetter). The bank has agreed to a discounted price as a "donative action", with terms of due upon sale". The project is a UST sponsored development whereby the bank will provide all construction capital (funding) for building the home. The goal of REAB is to create as large a margin as possible between the cost to build the home and the sale price. This will be accomplished by asking for contributions or reduced cost services to build the home. Each subcontractor's bid shall include a statement of their intent to donate labor and / or materials to the project and the ensuing cash flow after sale.

Marketing:

REAB plans to enter the home in the Builders Association of the Twin Cities (BATC) 2013 Fall Parade of Homes. The home will be promoted by Edina Realty (Ron Peltier, Chair of UST Real Estate Advisory Board) target price will be approximately \$1,500,000. Edina Realty will also provide financing (mortgage origination) for the new owners.

Financial Structure and Construction:

The staff at JMS Custom Homes will supervise the project. JMS has agreed to contribute their profits as a donation. Jeff Schoenwetter owns JMS Custom Homes and is a member of the REAB. JMS Custom Homes was voted the 2011 BATC Builder of the Year by the Builders Association of the Twin Cities and is a highly qualified custom builder with many local and national awards and recognitions. JMS Custom Homes secured the top builder position in Edina in 2012 pulling nearly twice the number of the next closest builder. The construction of this home will be managed in a traditional industry standard format. The architectural service (Alexander Design of Wayzata) has agreed to donate their design. The subcontractors will bid their portions of the contract.

Those subcontractors providing services and/or materials with a donative intent will be paid a portion of their contract upon completion of their task with the balance paid upon closing according to their respective allocation of the Sworn Construction Statement. Immediately after closing, the subcontractor will make a cash contribution to UST in an amount equal to the difference between their proportional share of the sale price and the total amount of labor or materials donated to the project. The UST Advancement staff will document the gift terms of each subcontractor.

Funds to pay subcontractors will be readily available from Crown Bank as described above.

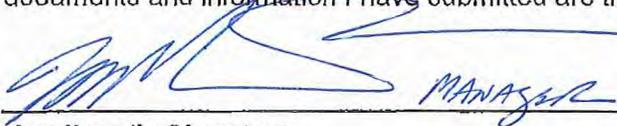
This is not only a "fund raising" project but it is also a "friend raising" project to help the students learn and enable UST to make new friends in the real estate industry. The current plan does require personal and moral support for the project from UST Board Members and friends of the University. The REAB will be responsible to shepherd this endeavor to a successful conclusion. Assistance will be provided by UST staff and Real Estate Faculty.

Our current goal is ground breaking in late May 2013 assuming the City of Edina approves the project for permitting.

APPLICANT'S STATEMENT

This application should be processed in my name, and I am the party whom the City should contact about this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter.

I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.


MANAGER

5/7/13

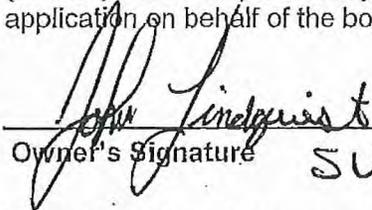
Applicant's Signature

Date

OWNER'S STATEMENT

I am the fee title owner of the above described property, and I agree to this application.

(If a corporation or partnership is the fee title holder, attach a resolution authorizing this application on behalf of the board of directors or partnership.)


OWNER'S SIGNATURE

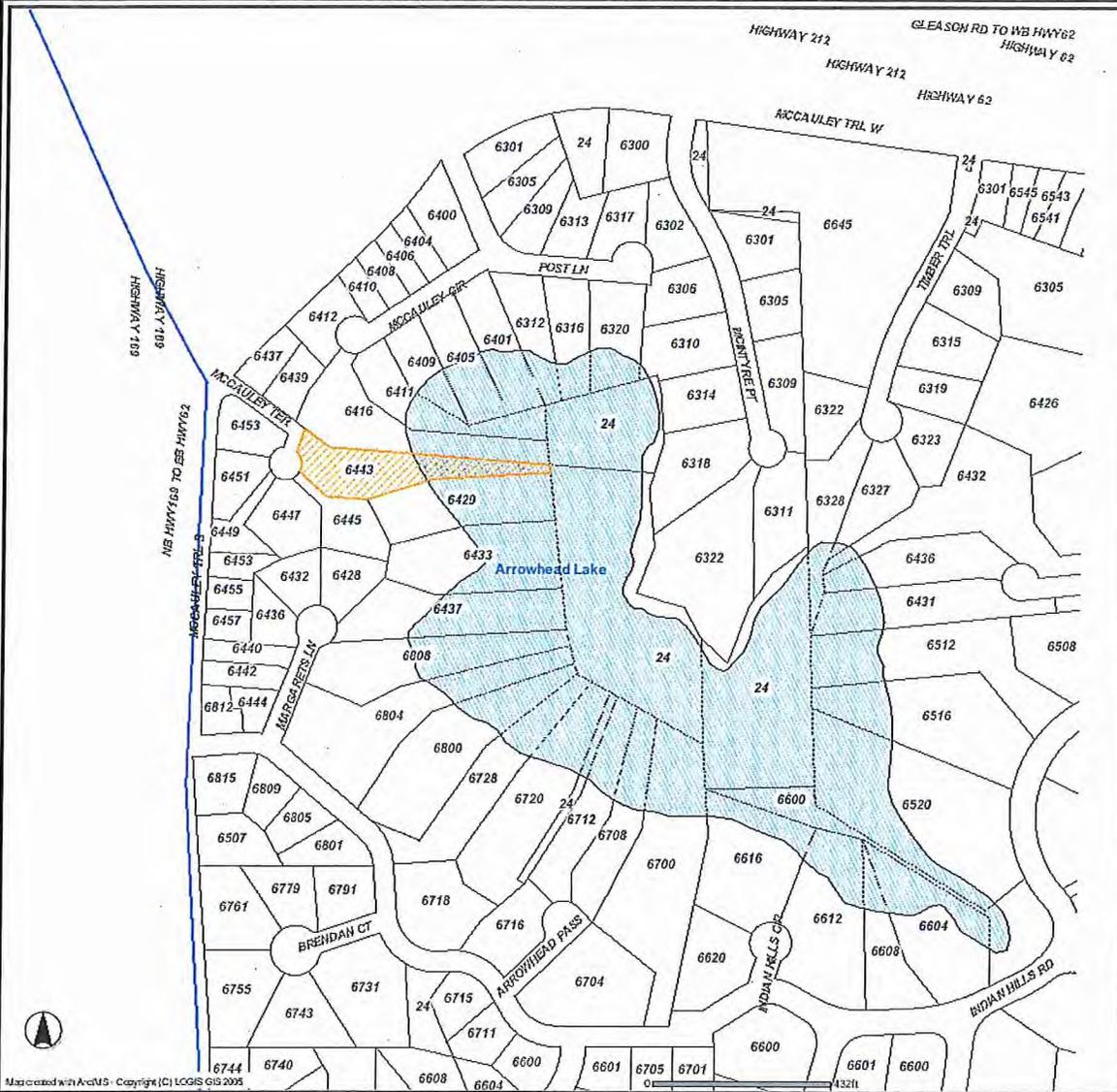
SUP / CROWN BANK

5/7/13

Date

Note. Both signatures are required (if the owner is different than the applicant) before we can process the application, otherwise it is considered incomplete.

LOCATION MAP



- Legend**
- Highlighted Feature
 - Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels

B-13-15



PID: 0611621220057

6443 Mccauley Ter
Edina, MN 55439



A-1



A.2

McCAULEY HEIGHTS 5TH ADDITION

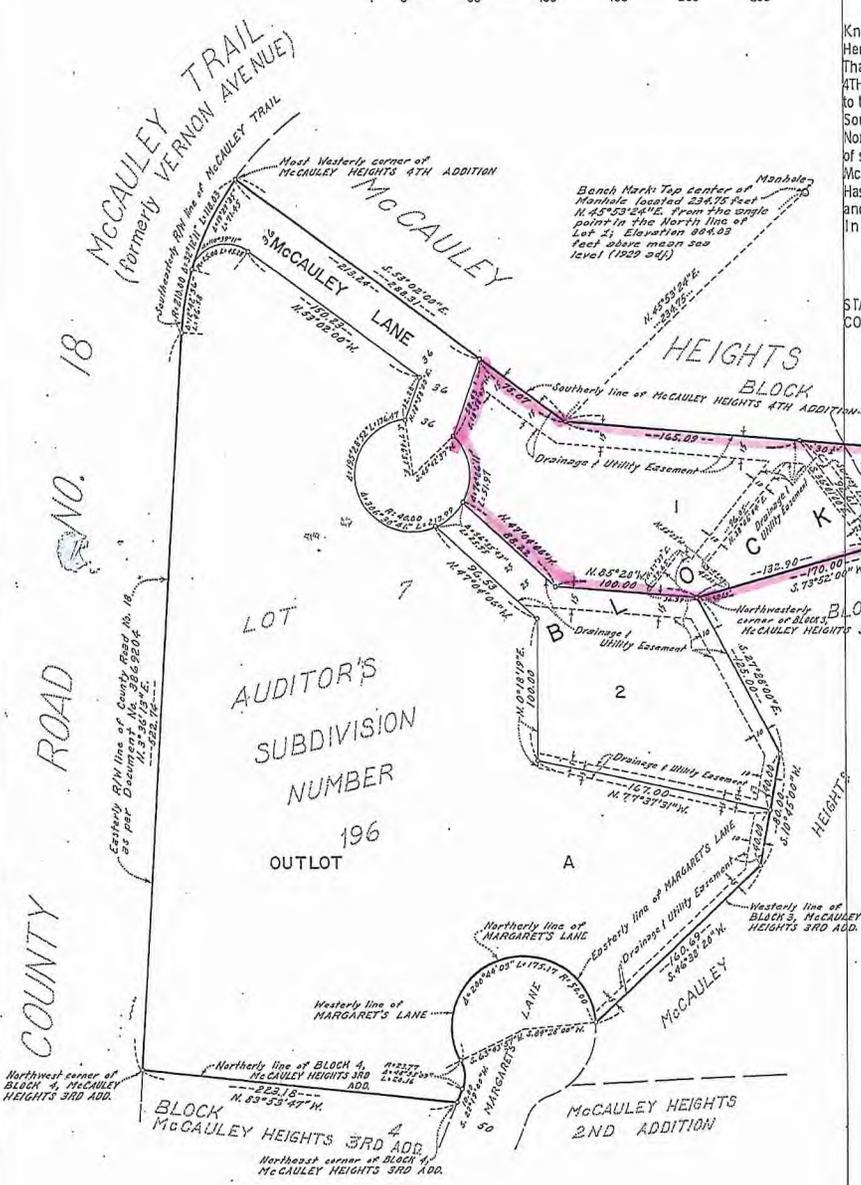
BOOK _____ PAGE _____
R.D. DOC. NO. _____

BEARINGS SHOWN ARE ASSUMED
° DENOTES IRON MONUMENT
SCALE IN FEET



FEBRUARY, 1975

EGAN, FIELD & NOWAK, INC.
SURVEYORS



Know all men by these presents that Betty J. McCauley, single, owner and proprietor of the following described property situated in the State of Minnesota and County of Hennepin to wit:
That part of Lot 7, Auditor's Subdivision Number 196, Hennepin County, Minnesota, described as follows: Beginning at the most Westerly corner of McCAULEY HEIGHTS 4TH ADDITION; thence Southeasterly and Easterly along the Southerly line of said McCAULEY HEIGHTS 4TH ADDITION to the Southeasterly corner thereof; thence Southerly to the Northeast corner of Block 3, McCAULEY HEIGHTS 3RD ADDITION; thence Westerly along the Northerly line of said Block 3 to the Northwest corner thereof; thence Southerly along the Westerly line of said Block 3 to the Easterly line of Margaret's Lane; thence Northwesterly, Westerly, Southwesterly and Southerly along the Easterly, Northerly, and Westerly line of said Margaret's Lane to the Northeast corner of Block 4 in said McCAULEY HEIGHTS 3RD ADDITION; thence Westerly along the Northerly line of said Block 4 to the Northwest corner thereof; thence Northerly along the Easterly line of Hennepin County State Aid Highway No. 18 and along the Southeasterly line of McCauley Trail to the point of beginning, according to the recorded plats thereof,
Has caused the same to be surveyed and platted as McCAULEY HEIGHTS 5TH ADDITION, and does hereby donate and dedicate to the public for public use forever the lane and easements for drainage and utility purposes as shown on the plat.
In witness whereof said Betty J. McCauley, single, has hereunto set her hand and seal this 14 day of July A. D. 1975.

Betty J. McCauley
Betty J. McCauley

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this _____ day of _____, 1975 by Betty J. McCauley, single.

Notary Public, Hennepin County, Minnesota. My commission expires _____

AUDITOR'S
SUBDIVISION
NO.
196
LOT 7

I hereby certify that I have surveyed and platted the property described on this plat as McCAULEY HEIGHTS 5TH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat.

Vernon A. Nickols
Vernon A. Nickols, Land Surveyor, Minnesota Registration No. 9053

STATE OF MINNESOTA
COUNTY OF HENNEPIN The foregoing instrument was acknowledged before me this 16th day of April, 1975 by Vernon A. Nickols, Land Surveyor

Chris Kuntz
CHRIS KUNTZ, Notary Public, Hennepin County, Minnesota.
My commission expires March 4, 1982.

EDINA, MINNESOTA
This plat of McCAULEY HEIGHTS 5TH ADDITION was approved and accepted by the City Council of Edina, Minnesota, at a regular meeting thereof held this 8th day of September A. D. 1975.

CITY COUNCIL OF EDINA, MINNESOTA

by *Samuel J. [Signature]* mayor by _____ manager

FINANCE DIVISION, Hennepin County, Minnesota.
I hereby certify that there are no delinquent taxes for all years prior to _____ for land described on this plat.
Dated this _____ day of _____, 1975.

Vernon T. Hoppe, Director by _____ Tax Clerk
HENNEPIN COUNTY SURVEYOR

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this _____ day of _____, 1975.

by _____
Alver R. Freeman, Hennepin County Surveyor

REGISTER-OF DEEDS, Hennepin County, Minnesota.
I hereby certify that the within plat of McCAULEY HEIGHTS 5TH ADDITION was filed for record in this office this _____ day of _____, 1975, at _____ o'clock _____ M. and was recorded in Book _____ of Plats, Page _____ and that the two copies were compared with the official plat and were found to be true and correct copies thereof.

Wayne A. Johnson, Register of Deeds by _____ deputy



6445 McCauley Terrace



6429 MARGARET'S LANE

A.S



6447 McCauley Terrace

AL



6416 McAuley Circle

A.7



6437 / 39 McClaughery Terrace

A.B

PARCEL DESCRIPTION (PER MENNEPIN COUNTY TAX RECORD):
 Lot 1, Block 1, McCauley Heights Sub. Addition, Mennepin Co.,
 Minnesota.
 Subject to all encumbrances of record if any.

- NOTES:
1. Only VISIBLE improvements were located as part of this survey.
 2. Surveyed property contains ±44,099 sq. ft.
 3. Existing First Floor Elevation = Vacant
 4. Benchmark - Top Nut Hydrant located on West side of cul-de-sac at McCauley Terrace. El. = 927.83



ARROWHEAD LAKE
 OHW = 875.8
 (NGVD29 Per DNR)
 Water Level = 874.1

282.82
 S87°19'00\"/>

Building area with setbacks & drainage utility easement



LEGEND

- Denotes Existing Manhole
- Denotes Existing Telephone or Television
- Denotes Existing Light Pole
- Denotes Existing Bituminous Surface
- Denotes Existing Concrete Surface

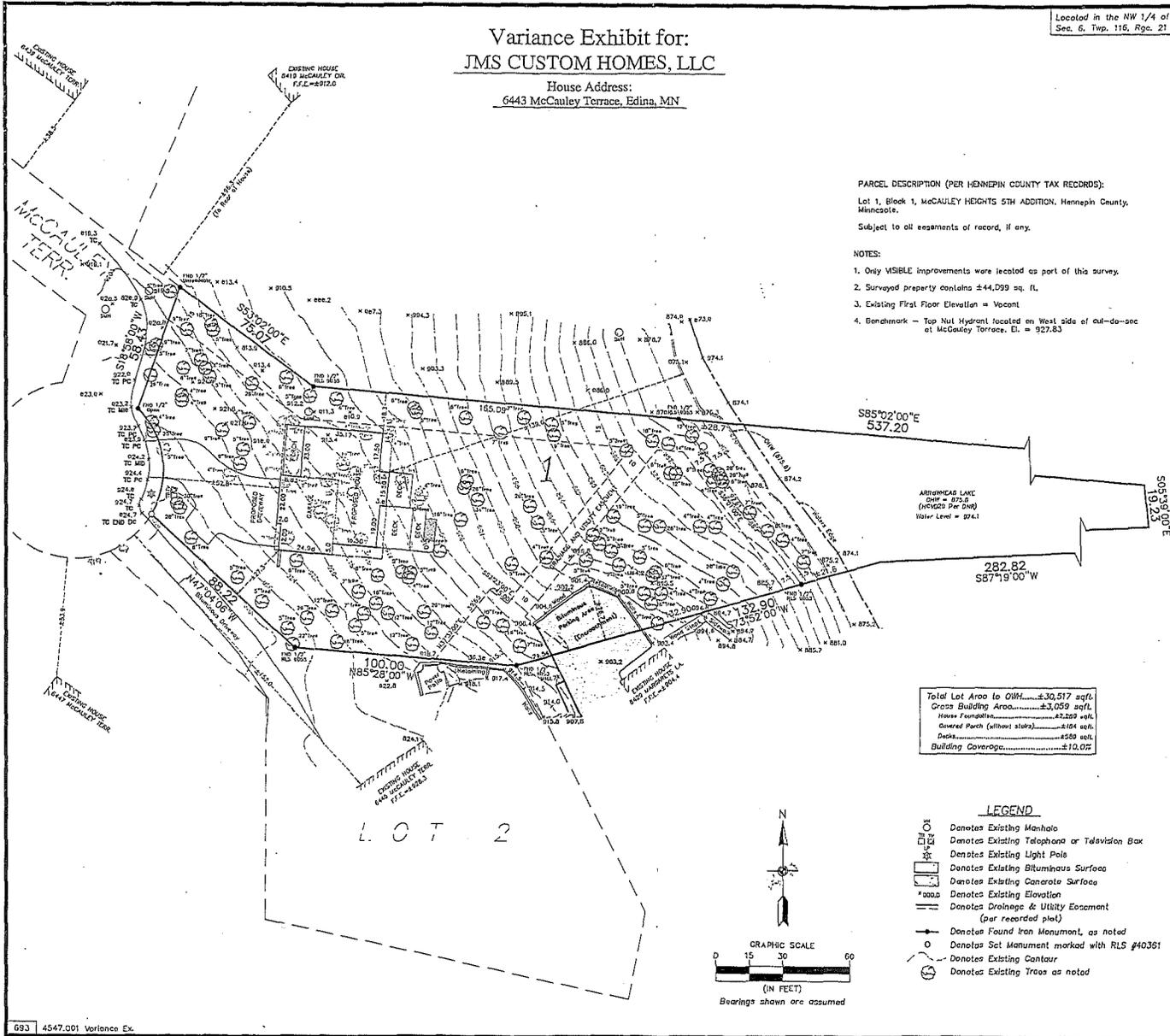
A.9

LOT 2

Variance Exhibit for:
JMS CUSTOM HOMES, LLC

House Address:
 6443 McCauley Terrace, Edina, MN

Located in the NW 1/4 of
 Sec. 6, Twp. 116, Rge. 21

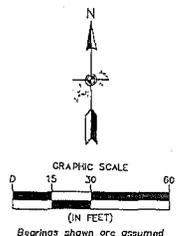


PARCEL DESCRIPTION (PER HENNEPIN COUNTY TAX RECORDS):
 Lot 1, Block 1, McCAULEY HEIGHTS 5TH ADDITION, Hennepin County, Minnesota.
 Subject to all easements of record, if any.

- NOTES:
1. Only VISIBLE improvements were located as part of this survey.
 2. Surveyed property contains ±44,099 sq. ft.
 3. Existing First Floor Elevation = Vacant
 4. Benchmark - Top Nut Hydrant located on West side of out-to-soc of McCauley Terrace. El. = 927.83

LEGEND

- Denotes Existing Manhole
- Denotes Existing Telephone or Television Box
- ⊙ Denotes Existing Light Pole
- ▨ Denotes Existing Bituminous Surface
- ▧ Denotes Existing Concrete Surface
- ▩ Denotes Existing Elevation
- ▬ Denotes Drainage & Utility Easement (per recorded plot)
- Denotes Found Iron Monument, as noted
- Denotes Set Monument marked with RLS #40301
- Denotes Existing Contour
- Denotes Existing Trees as noted



A. 10

693 | 4547.001 Variance Ex.

**Carlson
McCain**
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr. Suite 100, Lino Lakes, MN 55114
 Phone: 763-489-7300 Fax: 763-489-7359

VARIANCE EXHIBIT
 for:
JMS CUSTOM HOMES, LLC
 HOUSE ADDRESS:
 6443 McCauley Terrace, Edina, MN

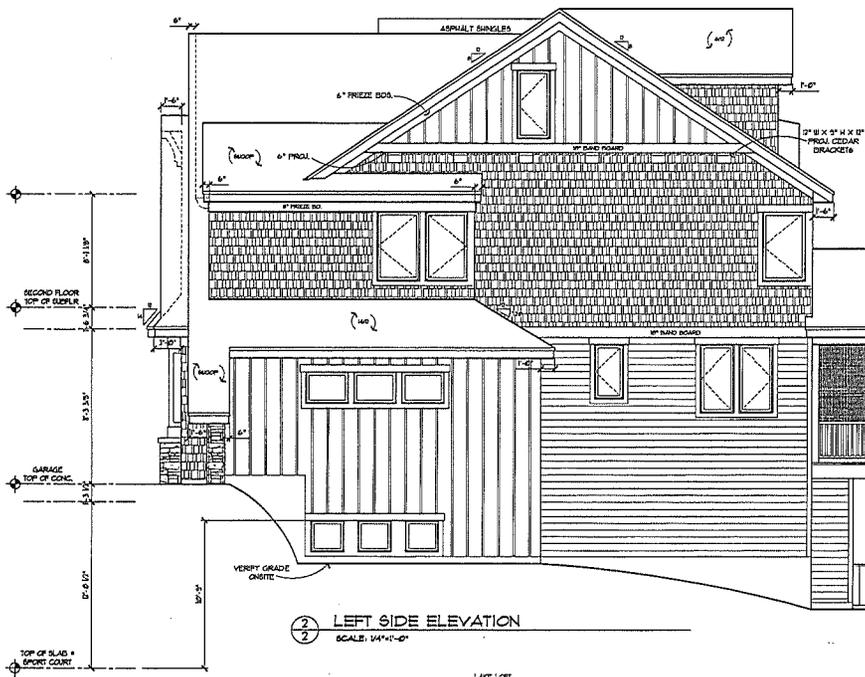
REVISIONS

1)	Coverage Area, 5/15/13

DRAWN BY: CP

I hereby certify to JMS Custom Homes 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 7th day of May, 2013.

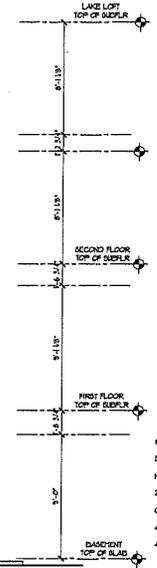
DRAFT
 Thomas R. Balluff, L.S. Reg. No. 46291



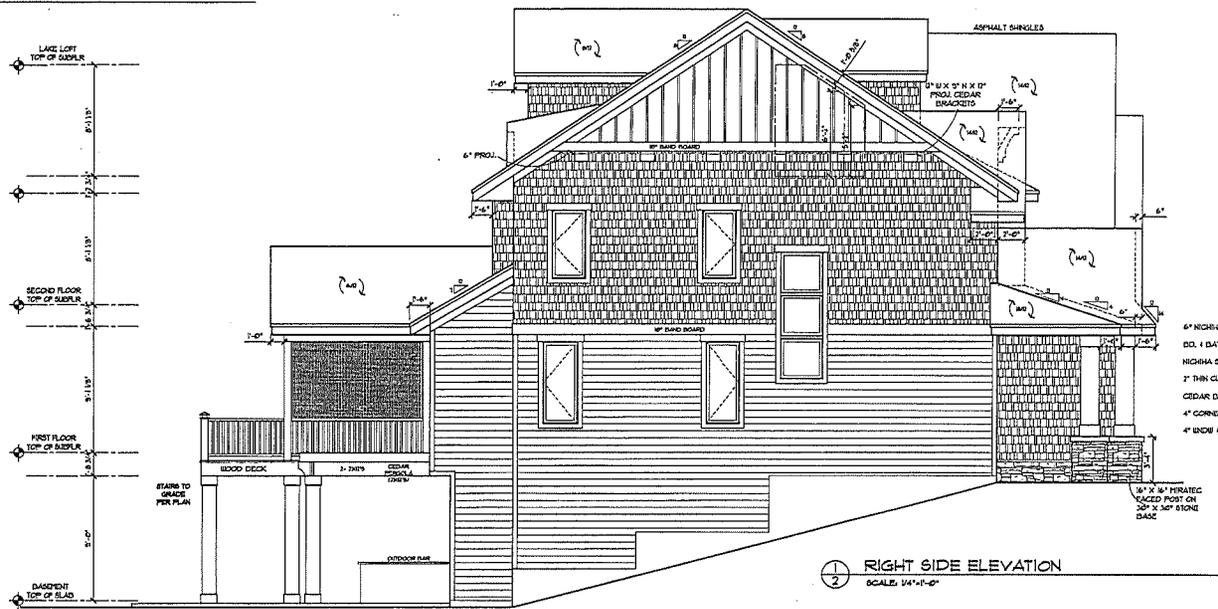
2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

TOP OF SLAB = SPORT COURT

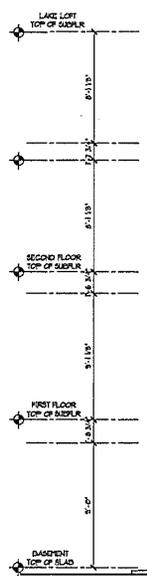
A.12



- 6" NGHIA LAP SIDING PER ELEV'S
- BD. + BATTEN SIDING PER ELEV.
- NGHIA SHAKE SIDING PER ELEV.
- 7" THIN CUT STONE PER ELEV.
- CEDAR BRACKETS PER ELEV.
- 4" CORNER BDL. PER ELEV'S
- 4" WDW + DR TRIM BDL. PER ELEV.



1 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



- 6" NGHIA LAP SIDING PER ELEV'S
- BD. + BATTEN SIDING PER ELEV.
- NGHIA SHAKE SIDING PER ELEV.
- 7" THIN CUT STONE PER ELEV.
- CEDAR BRACKETS PER ELEV.
- 4" CORNER BDL. PER ELEV'S
- 4" WDW + DR TRIM BDL. PER ELEV.

COPYRIGHT 2010, ALEXANDER DESIGN GROUP, INC.

ALEXANDER
DESIGN GROUP

401 HAYFLAKE FERRISS
WATZAGA, MN 55391
PHONE: 612.471.7777
FAX: 612.471.8288

DATE: 02 MAY 2010
PROJECT: FERRISS DATEL

DRAWING DESCRIPTION:
SIDE ELEVATIONS
FERRISS SET
ARCHITECT: THOMAS

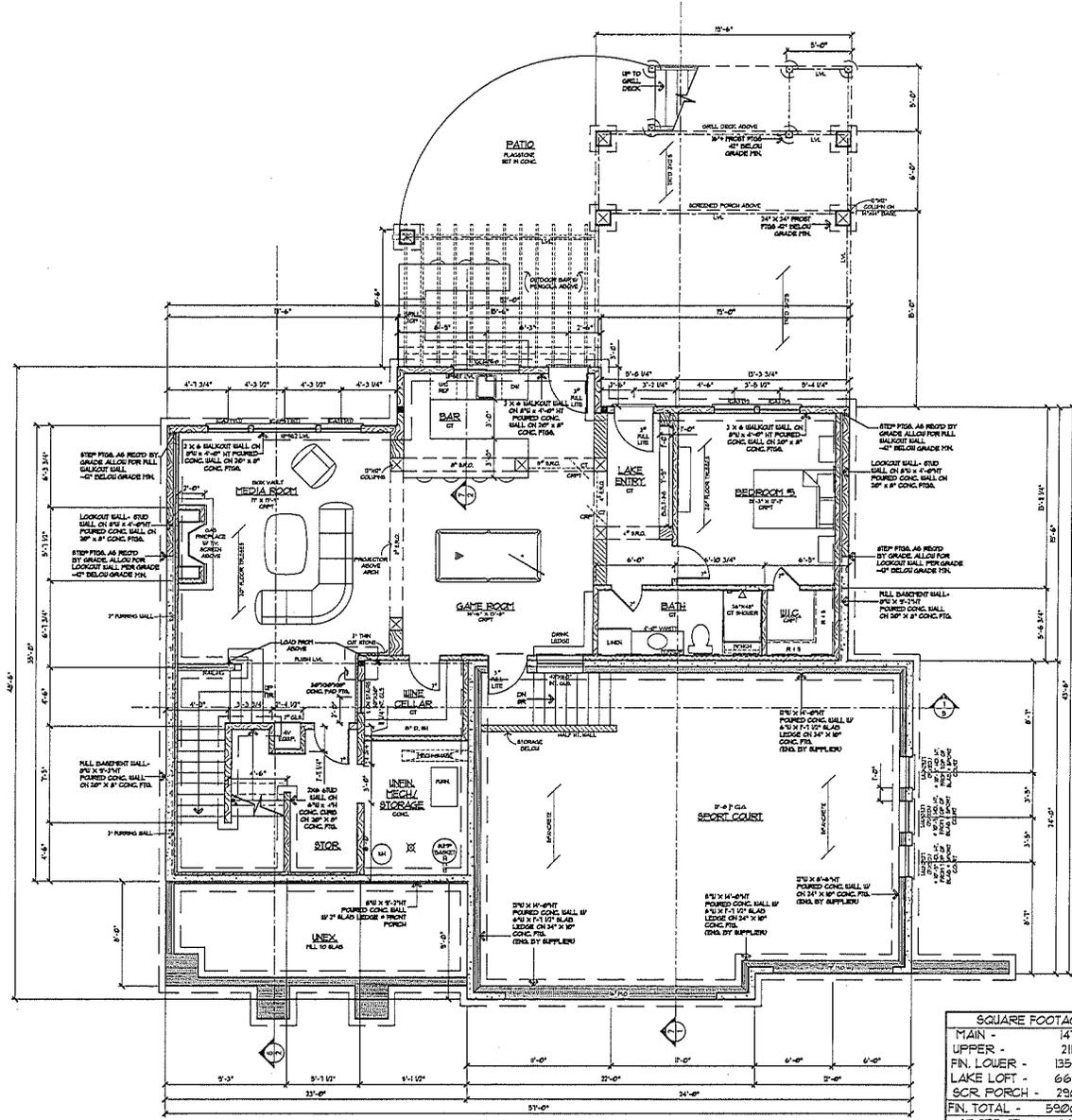
JMS
JMS Custom Homes

UNIVERSITY OF ST. THOMAS
6443 McCAULEY TERRACE
EDINA, TN

2

2 OF 7

A.1/3



SQUARE FOOTAGE	
MAIN -	1471#
UPPER -	2112#
FN. LOWER -	1358#
LAKE LOFT -	669#
SCR. PORCH -	292#
FN. TOTAL -	5920#
SPORT CT. -	843#

NOTE - ALL WINDOW COORDINATES TO BE SET AS SHOWN AT LOWER LEVEL. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
PAPER INTENTED TO BE COPIED

① LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



401 EAST LAKE AVENUE
WALZATA, MN 55391
PHONE: 952.441.7777
FAX: 952.441.7722

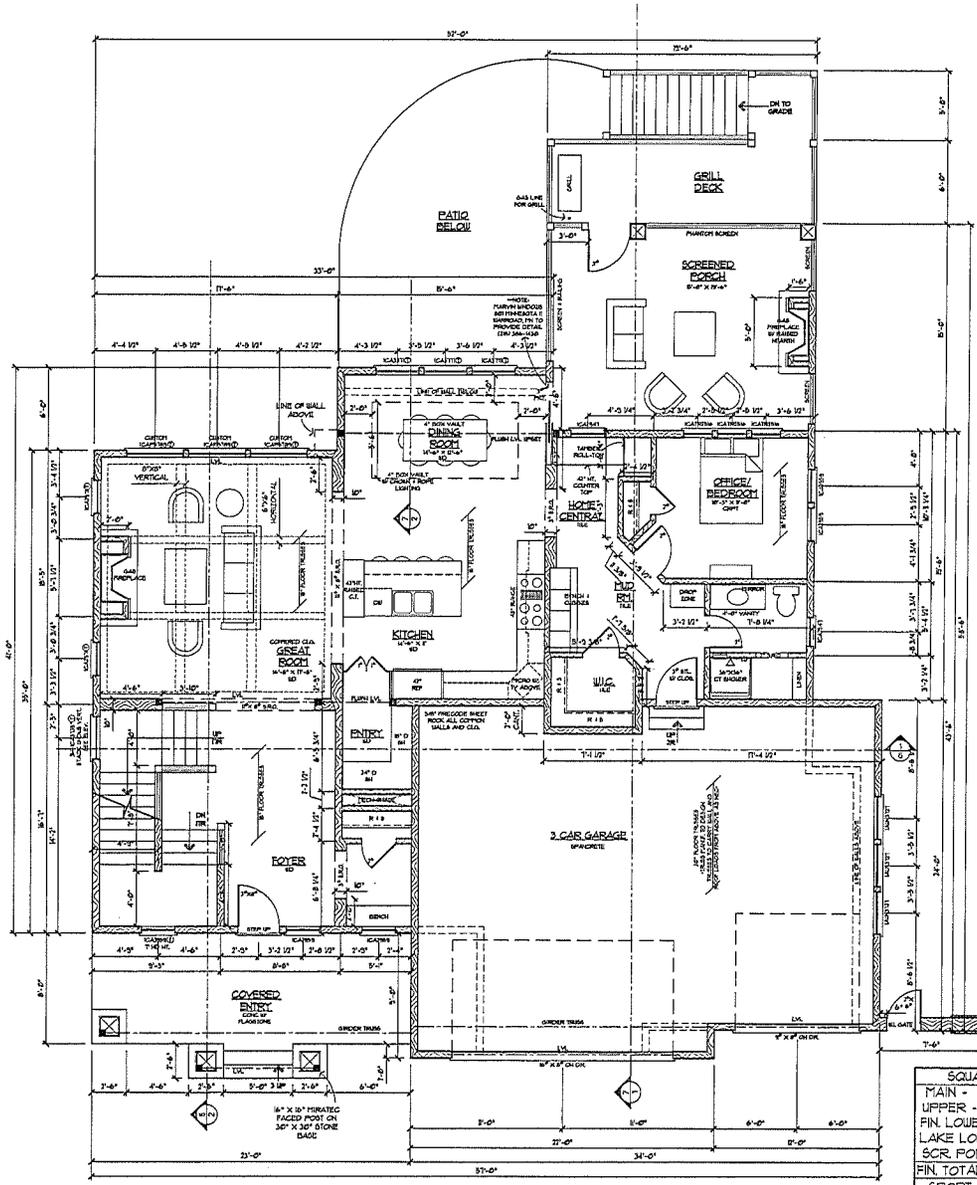
DATE: 06/11/2013
PROJECT: UNIVERSITY OF ST. THOMAS

DRAWING DESCRIPTION:
LOWER LEVEL FLOOR PLAN
FERRIT SET
ADD: FERRIT THOMAS



UNIVERSITY OF ST. THOMAS
6443 McCALLEY TERRACE
EDINA, MN

A.14



④ MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
MAIN -	1411#
UPPER -	2112#
FIN. LOWER -	1358#
LAKE LOFT -	669#
SCR. PORCH -	290#
FIN. TOTAL -	5900#
SPORT CT. -	843#

NOTE - ALL WINDOWS OPEN
WARDEN TO BE SET AT
FIN. AT FIN. LEVEL. SEE
OTHER SHEETS FOR
SPECIFIC NOTES
PURNY PERMIT NO. C085



41 EAST LAKE STREET
WAZZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

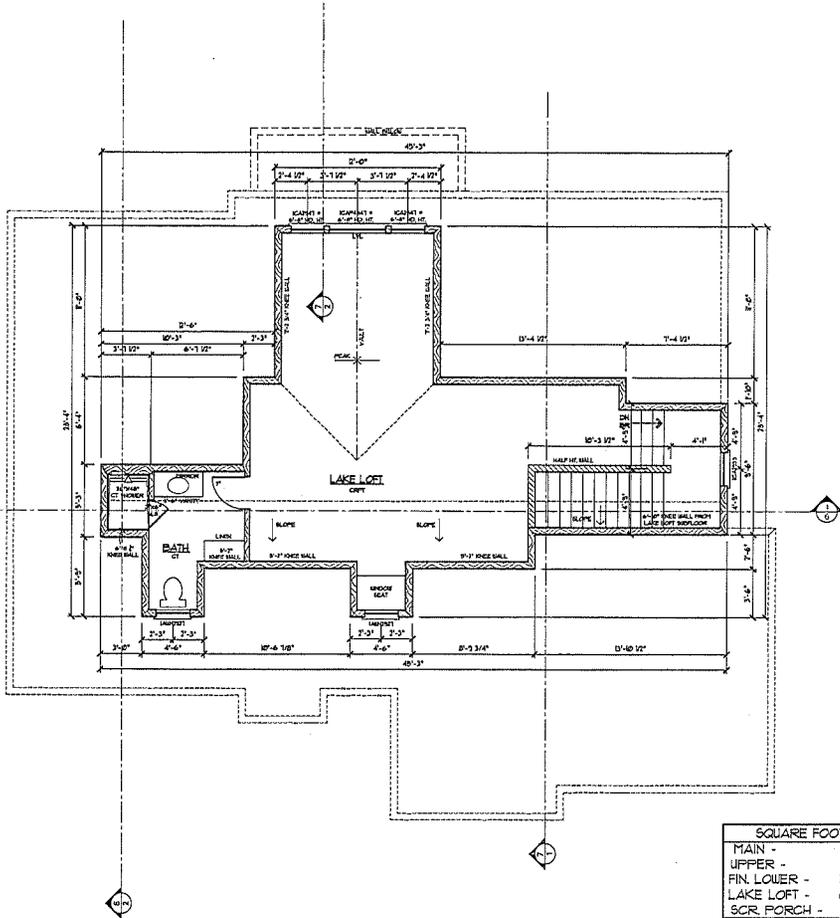
ISSUE DATE: 05-14-2010
PERMITS/ISSUE DATE:
P1 PLAN D
P1 PLAN B

DRAWING DESCRIPTION:
MAIN LEVEL FLOOR PLAN
PERMIT SET
ARCHITECT THOMAS



UNIVERSITY OF ST. THOMAS
6445 McCAULEY TERRACE
EDINA, MN

A.15

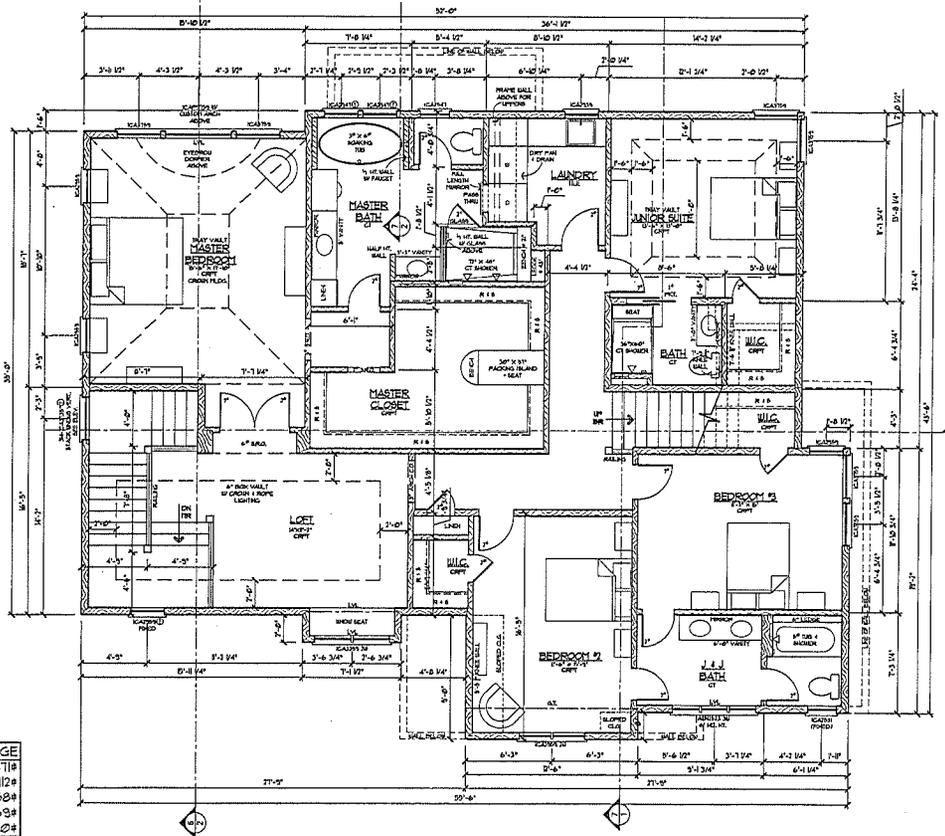


2
5 LAKE LOFT FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
MAIN -	1471#
UPPER -	212#
FIN. LOWER -	1359#
LAKE LOFT -	663#
SCR. PORCH -	292#
FIN. TOTAL -	5922#
SPORT CT. -	843#

NOTE - ALL WORK IS DOWN
READERS TO BE SET AT ALL
4'-0" AT LOFT LEVEL, SEE FIN.
CONSTRUCTION

JAMES HEDRICK AND ASSOCIATES



1
5 UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



401 EAST LAKE STREET
NASHVILLE, TN 37203
PHONE: 615.259.1177
FAX: 615.259.1172

ISSUE DATE:
05/14/2015
PROJECT: 1505.0001
SHEET: 1505.0001.01

DRAWING DESCRIPTION:
UPPER LEVEL FLOOR PLAN
PERMIT SET
ARCHITECT: JAMES HEDRICK AND ASSOCIATES



UNIVERSITY OF ST. THOMAS
6445 MCCALLIE TERRACE
EDINA, TN

