



PLANNING COMMISSION STAFF REPORT

Originator Kris Aaker Assistant Planner	Meeting Date December 10, 2014	Agenda # B-14-23
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Recommended Action: Deny a 3%, (206 square foot), lot coverage variance to the required 30% lot coverage to allow for a teardown-rebuild of a new home with an attached garage to be located at 5036 Hankerson Ave.

Project Description: JMS Custom Homes, LLC/Homestead Partners, LLC, (the applicants) are requesting a 3% lot coverage variance to build a new two story home on a 6,796 square foot lot. The project is a teardown/rebuild in the Grandview neighborhood. The neighborhood consists mostly of original ramblers with a number of two story teardown/rebuilds and major additions to existing homes that have recently occurred.

The applicant's client, Richard and Karen Westin, require a handicap accessible home. They chose the Hankerson location for roll-in accessibility and proximity to shopping. The applicant has designed a home with accessibility and a future elevator in mind. The applicant has stated that to accommodate the accessible design, a 3% coverage variance is warranted. The proponent states that a hardship is created by their client's mobility situation.

INFORMATION/BACKGROUND

The subject property is approximately 50 feet in width, is 6,796 square feet in area and is located on the west side of Hankerson Ave. There is an existing single-family home on the property that will be demolished, and the applicant is requesting to rebuild on the lot with a noncompliant coverage of the maximum coverage of 30% of the lot area. The ordinance Allows for a maximum of 2,038.8 square feet of coverage on the 6,796 square foot lot. The new home is proposed to be 2,244 square feet which is 3% over the 30% maximum.

SUPPORTING INFORMATION

Surrounding Land Uses

This property is located on the west side of Hankerson Ave. and is surrounded on all four sides by single-family residential homes. There are mix of homes styles and dates of construction.

Existing Site Features

The subject lot is 6,796 square feet in area and has a 50 foot lot width. The existing house on site has been removed and all trees have been removed with the exception of one tree located along the back lot line.

Landscape Plans

There has been no landscape plan submitted as part of the variance application. All trees have been removed onsite with one exception as part of the house demolition. No tree replacement plan has been proposed at this time.

Engineering Review

Engineering has no concerns with the proposed plans as submitted. The proposed drainage plan, as detailed on the "Stormwater & Erosion Control Plan" dated 09/29/2014, does not affect nearby private property negatively and will not negatively impact public infrastructure. The proposed plans also reduce the amount of impervious surface that drain to the neighboring private properties by roughly 464 SF, this reduction in impervious space should result in a significant reduction in surface run off from the existing conditions.

Planning

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

Building Design

The proposal is to build a new two story home facing Hankerson with an over-sized attached two car garage.

Compliance Table

	City Standard	Proposed
Front - Side Yard Rear-	Average of adjacent 5 feet + height 25 feet	31 feet 5/6.87 feet 41 feet
Building Height Lot Area Lot Width	2 1/2 stories, 30 Ft 9,000 Sq. Ft or age of nbhd 75 feet or avg of nbhd	30 feet from existing grade 6,796 square feet 50 feet
Lot coverage	30%/2,038 sq ft	*33%/2,244 sq ft

*** Variance Required**

Primary Issues

- **Is the proposed development reasonable for this site?**

There have been teardown and whole home remodels in the area that comply with the ordinance and that consist of similar lot widths, depths and areas. Furthermore, there are alternatives in design that would allow a reduction in coverage. Variances are based on the characteristics of the lot. There are no unique circumstances or characteristics that would support over-building on the lot.

- **Is the proposed variance justified?**

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 not meet the variance standards, when applying the three conditions:

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance 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.***

The only factor preventing compliance with the lot coverage requirement is the proposed size of the home. Staff has not identified a practical difficulty preventing compliance.

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

No. There are no confounding factors preventing compliance with the ordinance. A complete tear-down re-build of the property allows opportunity for compliance with current codes.

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

The rebuilt homes in the neighborhood currently meet the ordinance requirements and there have been additions to existing homes in the area that also comply. Many of the lots nearby are of similar size with no differences with the subject lot that would support a larger home. A larger home would alter the character of the neighborhood.

Staff Recommendation

Recommend that the Planning Commission deny the variance.

Denial is based on the following findings:

The property with a new home can comply and is therefore a reasonable use, and the request to deviate from the coverage requirement is not necessary to make reasonable use of the property.

1. The home is not appropriate in size and scale with regard to the subject lot area and nearby similar lots.
2. There is not a practical difficulty in meeting the ordinance requirements due to the ability to design a home that conforms.
3. The variance is self-created by the applicant. Variance must be based on the unique characteristics of a lot and not on a potential owner's use of the property.
4. There are no circumstances unique to the property that necessitates a variance to make reasonable use of the property. The property is a

vacant 6,796 square foot lot in a neighborhood of other similar lots with many that have been rebuilt within the ordinance requirements. A new home with a garage can be designed to conform.

Deadline for a City Decision: January 18, 2014



DATE: December 4, 2014

TO: Cary Teague – Planning Director

CC: David Fisher – Building Official
Ross Bintner P.E. - Environmental Engineer

FROM: Charles Gerck EIT – Engineering Technician

RE: 5036 Hankerson Road - Special Review of Variance Application

The Engineering Department has reviewed the subject property for street and utility concerns, grading, storm water, erosion and sediment control and for general adherence to the relevant ordinance sections. This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application.

Summary of Review

Engineering has no concerns with the proposed plans as submitted. The proposed drainage plan, as detailed on the "Stormwater & Erosion Control Plan" dated 09/29/2014, does not affect nearby private property negatively and will not negatively impact public infrastructure. The proposed plans also reduce the amount of impervious surface that drain to the neighboring private properties by roughly 464 SF, this reduction in impervious space should result in a significant reduction in surface run off from the existing conditions.

Grading and Drainage

Grading is proposed, existing and proposed drainage does not negatively affect nearby private property.

Existing Site Conditions

The existing grading allows for drainage away from the home on all sides. The drainage from the west side of the home is currently directed to the rear of the yard and neighboring private property. The drainage from the east side of the home is directed through the front yard to Hankerson Avenue and collected in the public stormwater system.

Proposed Site Conditions

The proposed grading changes the existing drainage path minimally and will closely mimic existing site conditions. However, the amount of proposed impervious surface draining to the surrounding private properties has been significantly reduced from 3,102 SF to 2,638 SF, this was accomplished by removing the driveway and garage from the rear yard. This reduction in impervious space should result in a significant reduction in surface run off from the existing conditions.

Street and Curb Cut

Application proposes relocation or modification of curb cut; Follow standards in curb cut permit application: http://edinamn.gov/edinafiles/files/City_Offices/Public_Works/CurbCutApplication.pdf.

Water and Sanitary Utilities

No concerns

Erosion and Sediment Control

No concerns



VARIANCE APPLICATION

CASE NUMBER B-14-23 DATE 11/19/2014
FEE PAID \$350.00

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

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

APPLICANT:

NAME: JMS Custom Homes, LLC (Signature required on back page)
ADDRESS: 525 15th Ave. S., Hopkins, MN 55343 PHONE: (952) 949-3630
EMAIL: math@jmscustomhomes.com

PROPERTY OWNER:

NAME: Homestead Partners, LLC (Signature required on back page)
ADDRESS: 525 15th Ave S, Hopkins, MN 55343 PHONE: (952) 949-3630

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

Lot 12 Block 2 Brookside Heights

**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: 5036 Hankerson Avenue

PRESENT ZONING: Res. P.I.D.# 2811721320025

EXPLANATION OF REQUEST:

Increase lot coverage by 3% to allow for ADA

accessible design

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Whitten + Associates PHONE: (612) 747-0771

EMAIL: tim@whittanassociates.com

SURVEYOR: NAME: Carlson McCain PHONE: (763) 489-7916

EMAIL: tballuff@carlsonmccain.com

PLANNING DEPARTMENT
NOV 19 2014
CITY OF EDINA

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

PLANNING DEPARTMENT
NOV 09 2014
CITY OF EDINA

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.

Maria A. Manager 5 Nov 2014
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.)

Maria A. Vice President 5 Nov 2014
Owner's Signature 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.

PLANNING DEPARTMENT
NOV 09 2014
CITY OF EDINA



Memorandum

To: City of Edina

From: Matt Hanish

Re: 5036 Hankerson Ave. Variance Request

Date: 10/28/2014

Richard and Karen Westin currently reside at 5712 Wycliffe Rd in Edina. They have loved their community for 34 years and wish to remain Edina residents.

In 2012, Richard was diagnosed with a tumor of the lower spine. It was successfully treated in Boston over 43 days of proton radiation therapy. This left him with the walking deficit. The condition of Richard's health has rendered their current home impractical for their situation. It is anticipated that, as Richard's condition progresses, he will become dependent upon a wheelchair or mobility scooter.

In 2014, they decided that the only option moving forward was to build a home with two major criteria in mind; a location close to shopping, and roll-in accessibility. The Westin's have contracted the JMS Custom Homes to design and construct a new home at 5036 Hankerson Ave. that will be accessible and adapt to Richard's changing needs, while allowing them to remain in the community that they call home.

JMS contracted architect Tim Whitten of Whitten Associates to design an accessible home to meet the Westin's needs, both now and in the future. The home has been designed to meet all height and setback requirements of the current Edina ordinances. It is designed with a Master Bedroom on the Main Floor to reduce the travel required from level to level. It also has extra wide doorways, hallways, expanded room dimensions, and additional depth on the garage to accommodate the movement and turn radius of a scooter or wheelchair. A shaft has been designated for a future elevator to provide access to all levels of the home.

To accommodate these required additions to the design, JMS is seeking a variance to allow an additional 3% building coverage on the site. We feel that the hardship created by the Westin's situation and needs warrants approval of our request. Please feel free to contact me with any questions or requests for additional information.

Sincerely,

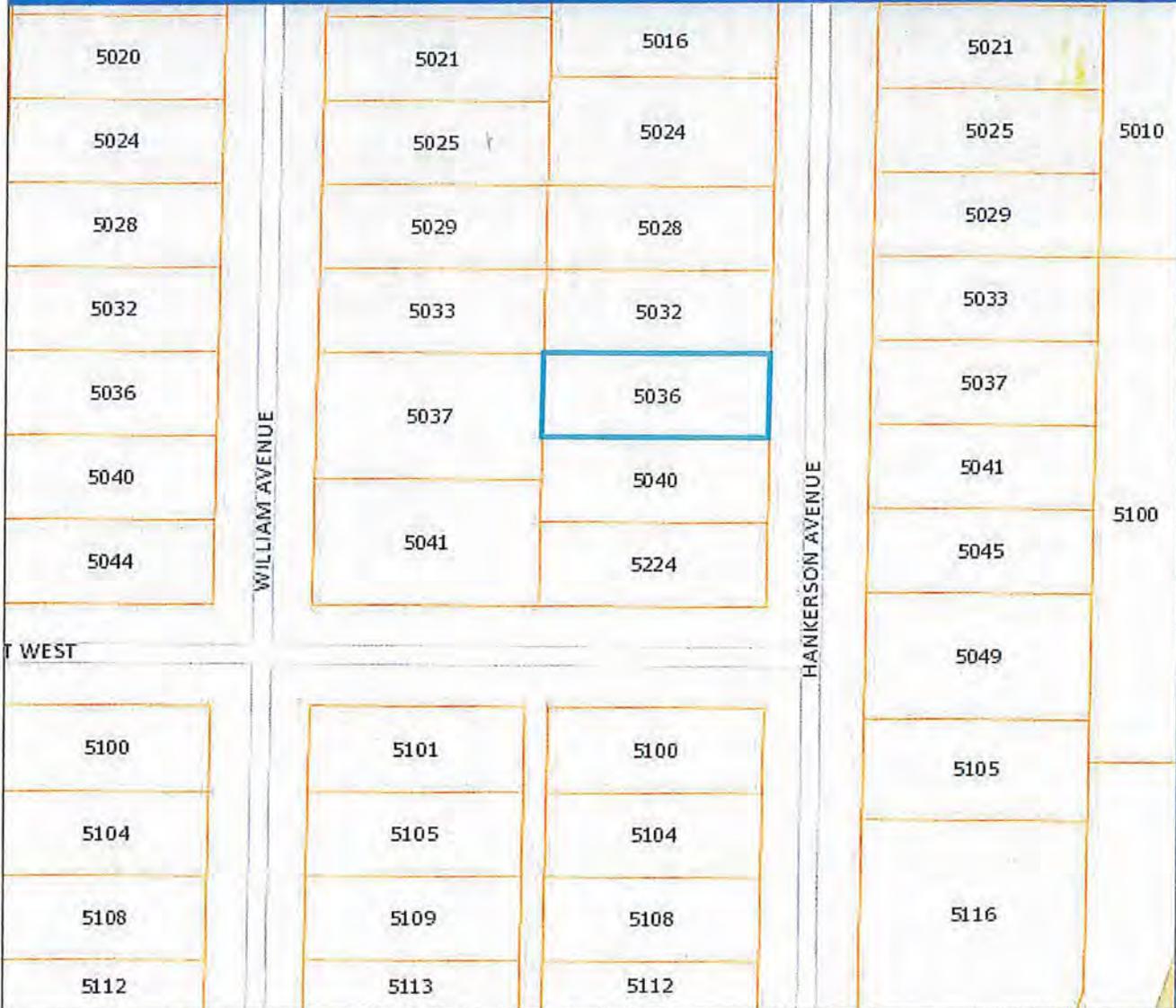
Matt Hanish, Vice President

PLANNING DEPARTMENT
NOV 09 2014
CITY OF EDINA



Interactive
Maps

Property
Map



Parcel ID: 28-117-21-32-0025
Owner Name: Homestead Partners Llc
Parcel Address: 5036 Hankerson Ave
 Edina, MN 55436
Property Type: Residential
Home-stead: Homestead
Parcel Area: 0.16 acres
 6,832 sq ft

A-T-B: Abstract
Market Total:
Tax Total:
Sale Price:
Sale Date:
Sale Code:

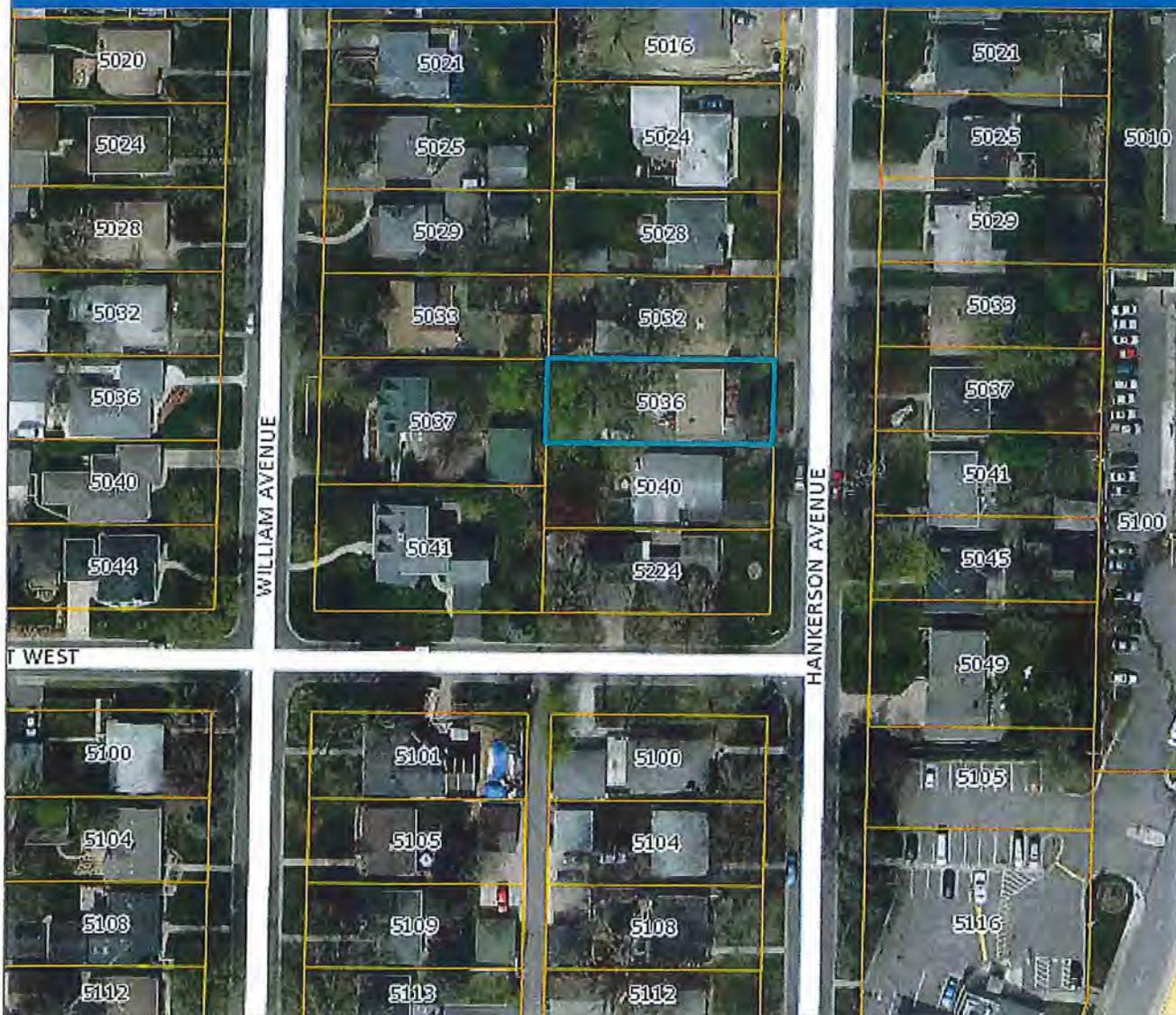
Map Scale: 1" ≈ 100 ft.
 Print Date: 12/3/2014

*5145
 Locations*
 This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.
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Interactive
Maps

Property
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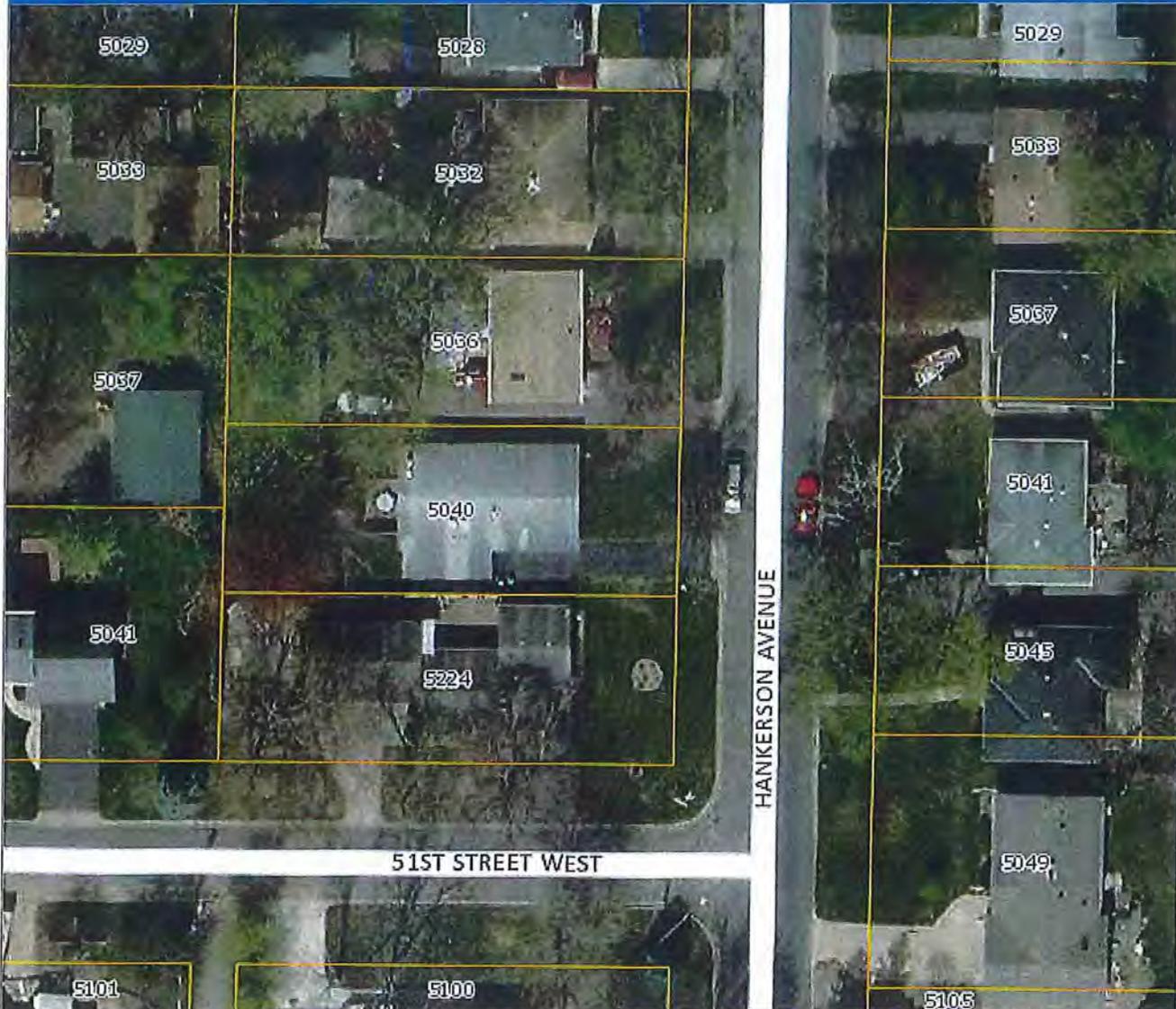


<p>Parcel ID: 28-117-21-32-0025</p>	<p>A-T-B: Abstract</p>	<p>Map Scale: 1" ≈ 100 ft. Print Date: 12/3/2014</p>
<p>Owner Name: Homestead Partners Llc</p>	<p>Market Total:</p>	
<p>Parcel Address: 5036 Hankerson Ave Edina, MN 55436</p>	<p>Tax Total:</p>	<p><i>5145 LOCATION</i></p>
<p>Property Type: Residential</p>	<p>Sale Price:</p>	<p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p>
<p>Home-stead: Homestead</p>	<p>Sale Date:</p>	<p>COPYRIGHT © HENNEPIN COUNTY 2014</p>
<p>Parcel Area: 0.16 acres 6,832 sq ft</p>	<p>Sale Code:</p>	<p></p>



Interactive
Maps

Property
Map



NOTES:

-Enter Notes Here-

side location

Map Scale: 1" ≈ 50 ft.

Print Date: 12/3/2014



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5036 Hankerson

*Subject properties
(House removed)*



5040 HANKESON

Home to the South



5032 Hankerson

Home to the North

Certificate of Survey for: JMS CUSTOM HOMES, LLC

Located in the SW 1/4 of
Sec. 28, Twp. 117, Rge. 21

House Address:
5036 Hankerson Avenue, Edina, MN



LEGEND

- PP Denotes Existing Power Pole
- oho — Denotes Existing Overhead Utility Line(s)
- - - - - Denotes Existing Fence
- [Pattern] Denotes Existing Bituminous Surface
- [Pattern] Denotes Existing Concrete Surface
- [Pattern] Denotes Existing Landscaped Surface
- x 000.0 Denotes Existing Elevation
- o 000.0 Denotes Proposed Elevation
- > Denotes Direction of Drainage
- — — — — Denotes Utility Easement, per Final Plat
- Denotes Found Iron Monument, as noted
- Denotes Set Iron Monument or PK Nail
- Denotes Existing Contour
- Denotes Proposed Contour
- ⊗ Denotes Existing Tree, as noted
- ⊗ Denotes Existing Tree, to be removed

PARCEL DESCRIPTION (PER HENNEPIN COUNTY TAX RECORDS):

Lot 12, Block 2, BROOKSIDE HEIGHTS, together with that part of the East one-half of the Alley adjoining the subject premises in Document No. 3030654 dated September 10, 1955, Hennepin County, Minnesota.

Subject to all easements of record, if any.

NOTES:

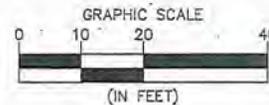
1. Only VISIBLE improvements were located as part of this survey.
2. Surveyed property contains ±6,796 sq. ft.
3. Surveyed property is zoned R-1, per the City of Edina Zoning Map.
4. BENCHMARK: Top Nut of Hydrant located at NE corner of Hankerson Ave. and 51st Street W. Elevation=972.31 (NGVD 29) - per the City of Edina.
5. House to be field staked at a later date.

NOV 19 2014

BUILDING COVERAGE CALCULATIONS	
Total Lot Area.....	±6,796 sq.ft.
Gross Building Area.....	±2,244 sq.ft.
House Foundation.....	±2,098 sq.ft.
Porch.....	±109 sq.ft.
Canopies (2).....	±37 sq.ft.
Building Coverage.....	±33.0%

PROPOSED BUILDING ELEVATIONS

- Lowest Floor Elevation: 963.6
- Top of Foundation Elevation: 972.8
- Garage Slab Elevation (at door): 972.5
- First Floor Elevation: 973.23
- (Previous Existing House FFE = 972.4)

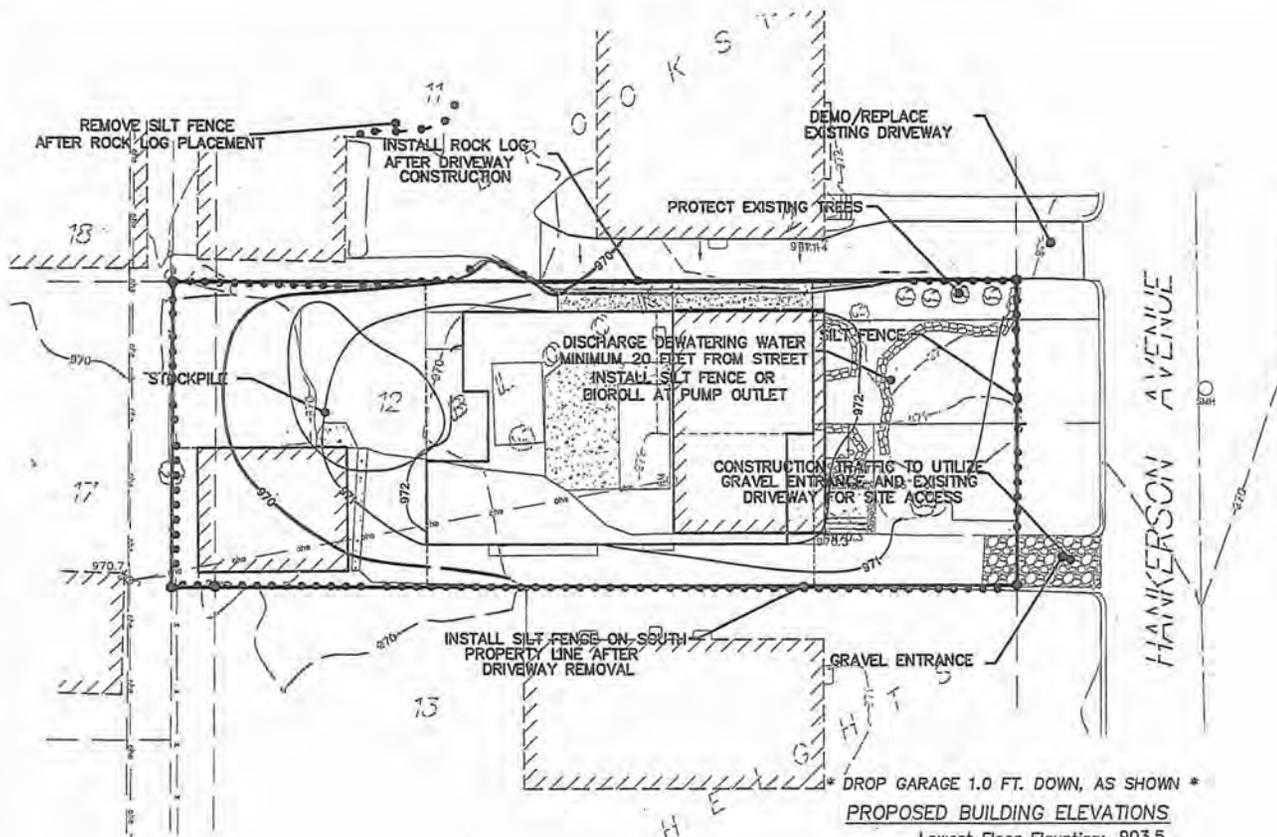


Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

I hereby certify to JMS Custom Homes, LLC. 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 22nd day of September, 2014.

Signed: Carlson McCain, Inc.

By: *Thomas R. Balluff*
Thomas R. Balluff, L.S. Reg. No. 40361



* DROP GARAGE 1.0 FT. DOWN, AS SHOWN *

PROPOSED BUILDING ELEVATIONS

Lowest Floor Elevation: 903.5

Walkout Elevation: 904.5

Top of Foundation Elevation: 911.5

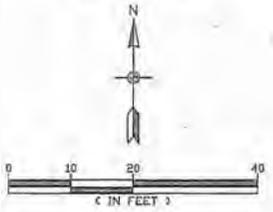
Garage Slab Elevation (at door): 910.1

First Floor Elevation: 913.2

(Previous F.F.E.: 912.4)

NOTE: STORM WATER AND EROSION CONTROL INSPECTIONS SHALL BE COMPLETED ONCE EVERY 7 DAYS OR WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR GREATER.

ERIC DOTY ((952) 294-2120) OR DESIGNEE WILL BE CONSTRUCTION SUPERVISOR RESPONSIBLE FOR SITE CLEANLINESS AND EROSION AND SEDIMENT CONTROLS MAINTENANCE



LEGEND

- Denotes Existing Well
- Denotes Existing Electric Meter
- Denotes Existing Power Pole
- Denotes Existing Overhead Utility Line(s)
- Denotes Existing Fence
- Denotes Existing Bituminous Surface
- Denotes Existing Concrete Surface
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Direction of Drainage
- Denotes Found Iron Monument, as noted
- Denotes Set Iron Monument
- Denotes Existing Contour
- Denotes Proposed Contour
- Denotes Existing Hydrant
- Denotes Existing Telephone Box
- Denotes Existing Trees as noted
- Denotes Existing Tree to be Removed
- Denotes Proposed Silt Fence
- Denotes Proposed Rock Entrance
- Denotes Proposed Retaining Wall

NOV 19 2014

CITY OF EDINA

Carlson McCain
 DWYER/DHALL, DIRECTOR OF PLANNING
 248 Apollo Dr., Suite 100, Lino Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

STORMWATER & EROSION CONTROL PLAN (NEW CONSTRUCTION)
 5801 TRACY AVENUE
 Edina, Minnesota

JMS CUSTOM HOMES, LLC.
 525 15th Avenue South
 Hopkins, MN 55343

REVISIONS	
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DESIGNED BY: JMS
 CHECKED BY: JMS
 ISSUE DATE: 09/23/2014

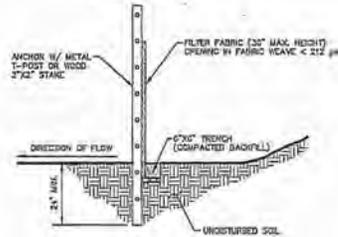
DATE: 09/23/14, LAYOUT: 09/23/14

2 of 3

EROSION CONTROL NOTES

- Silt fence, bio rolls and/or catch basin inlet protection devices shall be installed prior to any land disturbing activity.
- Rock construction entrances shall be installed prior to any land disturbing activity or after existing driveway is removed.
- Any sediment or refuse that reaches the existing street or adjacent property shall be removed immediately and measures shall be taken to prevent further sedimentation offsite.
- All silt fences, bio rolls and catch basin inlet protection devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches $\frac{1}{2}$ of the height of the device. Repairs shall be made within 24 hours of discovery, or as soon as field conditions allow.
- Rock construction entrance must be repaired or replaced when the rock becomes inundated with sediment and/or excessive sediment is being tracked from the site. Repairs shall be made within 24 hours of discovery, or as soon as field conditions allow.
- Contractor shall stabilize areas outside of the building foundation within 14 days of backfilling using one of the following methods or an approved alternative:
 - Temporary seeding with hydraulic mulch
 - Temporary seeding with erosion control blanket
 - Temporary seeding with anchored mulch
- Hazardous materials and hazardous waste shall be stored in appropriate sealed containers at all times while not in use. Hazardous wastes generated at the site must be managed and disposed of in compliance with MPCA rules.
- Contractors must provide a lined containment area for all liquid and solid wastes generated by washout operations on the site. The liquid and solid washout wastes must not contact the ground and the washout area must not allow runoff. Liquid and solid wastes must be disposed of in compliance with MPCA rules. Contractors may remove soiled equipment from the site for washing.
- All refuse generated by the work must be placed in a dumpster or other container designated for refuse. Refuse containers must be serviced on a regular basis, as needed. Contractors must pick up all refuse that is blown or placed onto adjacent properties. Dumpsters must be removed within 10 days of completion of work.
- Contractor shall temporarily stabilize disturbed areas within 14 days of completion of demolition work if new home construction is not to start immediately using one of the following methods, or an approved alternative:
 - Temporary seeding with hydraulic mulch
 - Temporary seeding with erosion control blanket
 - Temporary seeding with anchored mulch
 - Cover with plastic sheeting

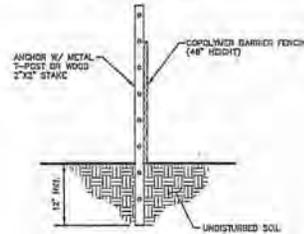
SILT FENCE



NOTES:

- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
- DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART.
- LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
- SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
- SEE MUDOT SPECIFICATIONS 2573 & 3085.

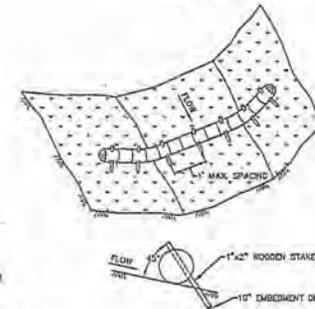
TREE FENCE



NOTES:

- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT FOR EACH INCH OF TREE DIAMETER FROM TREES THAT EXIST TO BE SAVED.
- ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
- SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
- SEE MUDOT SPECIFICATION 2572.

BIOROLL DETAIL

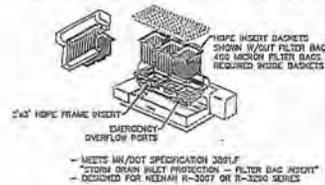


NOTES:

- ENDS OF BIOROLL SHALL BE A MINIMUM OF 6" HIGHER THAN BOTTOM OF FLOW PATH.
- STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE BIOROLL.
- SEE MUDOT SPECS 2573 & 3085.

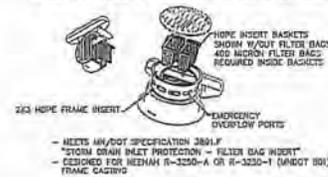
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

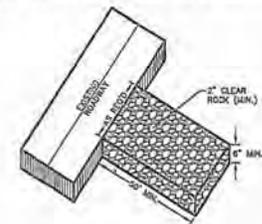


INFRA SAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



ROCK CONSTRUCTION ENTRANCE



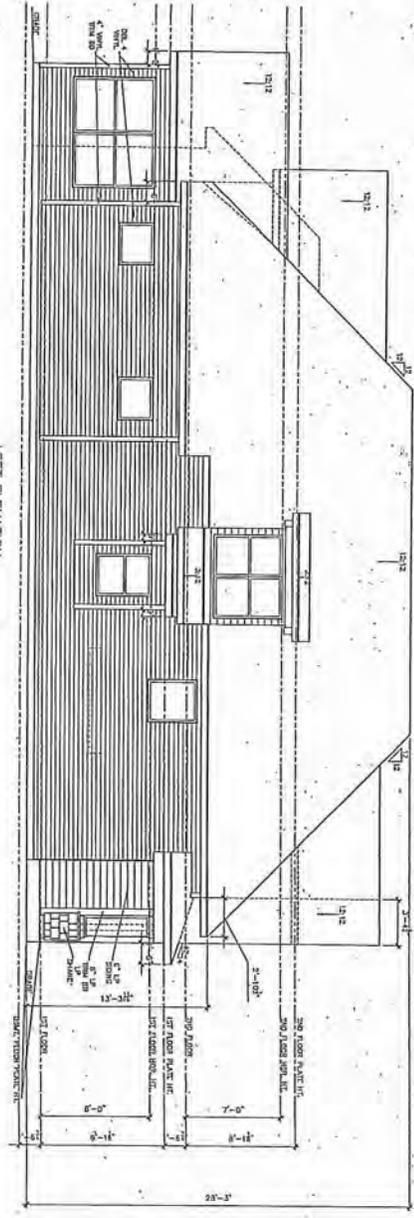
Carlson McCain
 ENVIRONMENTAL ENGINEERING & CONSULTING
 248 Apollo Dr., Suite 100, Lind Lake, MN, 55014
 Phone: 763-469-7500 Fax: 763-469-7599

STORMWATER MANAGEMENT DETAILS
 5036 HANKERSON AVENUE
 Edina, Minnesota

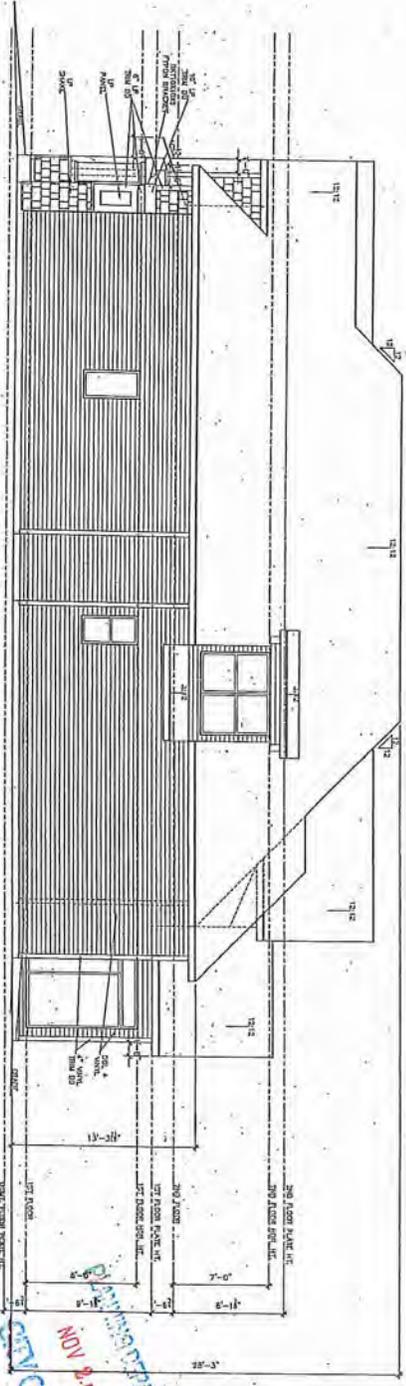
JMS CUSTOM HOMES, LLC.
 525 15th Avenue South
 Hopkins, MN 55343

REVISIONS
 NOV 18 2014
 ATTC EDINA

NO.	REVISIONS	DATE
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LEFT ELEVATION
SCALE 1/8"=1'-0" (AS SHOWN ON SOME SHEETS)



RIGHT ELEVATION
SCALE 1/8"=1'-0" (AS SHOWN ON SOME SHEETS)

- EXPLANATION:**
- > EXTERIOR FINISH
 - > INTERIOR FINISH
 - > CONCRETE
 - > METAL ROOFING
 - > INSULATION
 - > GLASS
 - > WOOD
 - > BRICK
 - > STONE
 - > TERRAZZO
 - > CARPET
 - > PAINT
 - > PLASTER
 - > GYPSUM BOARD
 - > CEILING
 - > FLOORING
 - > WALLS
 - > ROOFING
 - > FOUNDATION
 - > STRUCTURE
 - > MECHANICAL
 - > ELECTRICAL
 - > PLUMBING
 - > HVAC
 - > LIGHTING
 - > SOUNDING
 - > SECURITY
 - > ACCESSIBILITY
 - > ENERGY EFFICIENCY
 - > SUSTAINABILITY
 - > GREEN BUILDING
 - > SMART BUILDING
 - > WELLNESS
 - > QUALITY
 - > SAFETY
 - > COMFORT
 - > CONVENIENCE
 - > AESTHETICS
 - > FUNCTIONALITY
 - > DURABILITY
 - > MAINTENANCE
 - > OPERATIONAL EFFICIENCY
 - > COST EFFICIENCY
 - > VALUE
 - > INNOVATION
 - > FLEXIBILITY
 - > ADAPTABILITY
 - > RESILIENCE
 - > SUSTAINABLE GROWTH
 - > SOCIAL RESPONSIBILITY
 - > COMMUNITY ENGAGEMENT
 - > TRANSPARENT COMMUNICATION
 - > COLLABORATION
 - > PARTNERSHIPS
 - > LEADERSHIP
 - > INFLUENCE
 - > REPUTATION
 - > BRAND
 - > CREDIBILITY
 - > TRUST
 - > LOYALTY
 - > CUSTOMER SATISFACTION
 - > EMPLOYEE ENGAGEMENT
 - > TALENT ACQUISITION
 - > RETENTION
 - > DEVELOPMENT
 - > LEARNING
 - > INNOVATION
 - > GROWTH
 - > SUCCESS

**WESTIN RESIDENCE
5036 HANKERSON AVE
EDINA, MN**

APPROX 500 FT
 1535 SQ FT LL
 1385 SQ FT UL
 4451 SQ FT WALL
 495 SQ FT GARAGE

PLANS PREPARED BY RICK'S

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JMS CIVILIAN HOMES. 5036 HANKERSON AVE. EDINA MN.

10.30.14

proposed

STREET SHAPES
11/02/14

NOV 3 9 2014

Joe

5032

5036

5040



10.30.14

SMS LARSON HOMES · 6096 HANFORD AVE. BOJES, MN.

Other homes on Block

NOV 19 2014
CENTRAL
STAMP

5016

5024

5028

