

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VI.C.

From: Cary Teague, Community Development Director

Action

Discussion

Date: September 2, 2014

Information

Subject: PUBLIC HEARING – Conditional Use Permit to allow a first floor elevation of more than one foot above the existing floor elevation, 4603 Annaway Drive for Nicole and Greg Jennings, Resolution No. 2014-92

Action Requested:

Adopt the attached resolution.

Information/Background:

(Deadline for a City Council Decision – September 9, 2014)

The applicants are proposing to tear down the existing house and construct a new home at 4603 Annaway Drive. A Conditional Use Permit is requested to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The applicant is proposing to raise the first floor elevation 4.4 above the existing first floor elevation for the purpose of the low floor elevation to be at least 2 feet above the 100-year flood elevation. (See applicant narrative and plans in the attached Planning Commission staff report.)

Planning Commission Recommendation: On August 13, 2014, the Planning Commission unanimously recommended approval of the Conditional Use Permit.

ATTACHMENTS:

- Resolution No. 2014-92
- Planning Commission minutes, August 13, 2014
- Planning Commission staff report dated August 13, 2014



RESOLUTION NO. 2014-92
APPROVING A CONDITIONAL USE PERMIT
AT 4603 ANNAWAY DRIVE FOR NICOLE AND GREG JENNINGS

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 The applicant is requesting a Conditional Use Permit to tear down and construct a new home at 4924 Anaway Drive.
- 1.02 A Conditional Use Permit is requested to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The applicant is proposing to raise the first floor elevation 4.4 feet above the existing first floor elevation to elevate the home 2 feet above the 100-year flood plain.
- 1.03 The property is legally described as follows:

Lot 2, Block 1, Gunnar Johnson's Second rearrangement Rolling Green, Hennepin County, MN
- 1.04 On August 13, 2014, the Planning Commission unanimously recommended approval of the Conditional Use Permit.

Section 2. FINDINGS

- 2.01 Approval is based on the following findings:
 1. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance Section 36-305.
 2. The proposal meets all applicable Zoning Ordinance requirements.
 3. The proposed new home is in character with this neighborhood.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Conditional Use Permit to allow construction of a new home at 4603 Anaway Drive, subject to the following conditions:

1. ~~The site must be developed and maintained in conformance with the following plans:~~

CITY OF EDINA

4801 West 50th Street • Edina, Minnesota 55424
www.EdinaMN.gov • 952-927-8861 • Fax 952-826-0389

- Survey date stamped June 23, 2014
 - Building plans and elevations date stamped June 23, 2014
2. Compliance with the conditions and comments listed in the Environmental Engineer's memo dated August 1, 2014.

Adopted by the city council of the City of Edina, Minnesota, on September 2, 2014.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of September 2, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2014.

City Clerk

**MINUTE SUMMARY OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF EDINA, MINNESOTA
CITY COUNCIL CHAMBERS
AUGUST 13, 2014
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Answering the roll call were: Forrest Lee, Kilberg, Halva, Carr, Platteter, Staunton

Members absent from roll: Scherer, Olsen and Schroeder

III. APPROVAL OF MEETING AGENDA

Commissioner Platteter moved approval of the meeting agenda. Commissioner Carr seconded the motion. All voted aye; motion carried.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Carr moved approval of the July 9 2014, meeting minutes with one correction. Commissioner Platteter seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

Chair Staunton asked if anyone would like to speak; being none, Commissioner Lee moved to close community comment. Commissioner Forrest seconded the motion. All voted aye; public comment closed.

VI. PUBLIC HEARINGS

C. Conditional Use Permit. K. Alexander. 4603 Annaway Drive, Edina, MN

Planner Presentation

Planner Rothstein reported that Kathryn Alexander has submitted a Conditional Use Permit on behalf of the property owners to increase the first floor elevation 4.4 feet higher than the current first floor elevation in order to construct a new home at 4603 Annaway Drive. This property is located on the northernmost edge of Edina in the Rolling Green neighborhood and a portion of the property is located in the floodplain.

A Conditional Use Permit is required to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The current home located at 4603 Annaway Drive has a first floor elevation at 889.3 feet above sea level. This

neighborhood in Edina is located in a floodplain area, and the currently established floodplain elevation is 889.4. Therefore, the entire basement of the existing home is in the floodplain.

Continuing, Rothstein explained that City Code allows for the issuance of a conditional use permit to increase the first floor elevation of a new home over one foot above the existing home under one of the following circumstances:

- 1) To elevate the lowest level of the dwelling to an elevation of two feet above the 100-year flood elevation, as established by FEMA;
- 2) To elevate the lowest level of the dwelling to protect from groundwater intrusion;
- 3) To elevate the first floor elevation to the extent necessary to meet the state building code, city code, or statutory requirements;

Furthermore, a conditional use permit may only be issued if the proposed project fits the character of the neighborhood in height, scale, and mass.

Rothstein further explained that this property is situated at an elevation that is currently just above the floodplain. FEMA has submitted draft revisions to the existing floodplain elevation of 889.4 to increase the flood elevation to 891.0. The city has conducted an independent model and disputed the proposed FEMA elevation, suggesting instead a flood elevation of 890.0. Whatever the determination (891 or 890) a portion of this lot would be in the revised floodplain. Therefore, the applicant is seeking to establish a grade, low floor elevation at 892.0, which would be 1 (or 2 feet) above the newly established floodplain. City code requires a 2 foot separation between floodplain and lowest floor elevations. Furthermore, the building code now requires increased minimum ceiling height in basements and a minimum of 12 inch floor trusses.

In staff's analysis, the proposed home fits the character of the neighborhood with regard to height, scale, and massing. There have been several teardown/re-builds in this neighborhood, the proposed home is below the maximum height restrictions, and the large lots make it easier to meet requirements for lot coverage and setbacks. Therefore, the first floor elevation request meets the eligibility requirements for consideration of a conditional use permit.

Planner Rothstein concluded that staff recommends approval of the conditional use permit, as requested subject to the findings listed in the staff report, and subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
 - Survey date stamped June 23, 2014
 - Building plans and elevations date stamped June 23, 2014
2. Compliance with the conditions and comments listed in the Environmental Engineer's memo dated August 1, 2014.

Appearing for the Applicant.

K. Alexander, Alexander Design Group, Inc. and Nicole Jennings, property owner.

Discussion

A discussion ensued on basement ceiling height and if the building code has a minimum basement ceiling height requirement. Staff reported that the Uniform Building Code stipulates ceiling height at 7-feet minimum.

Applicant Presentation

Ms. Alexander reported that the subject lot is low laying in nature and has a drainage easement running through it. Alexander explained the main floor elevation would be 903.7 with the current house main floor at 899.3. Alexander explained the new basement elevation would be at 892, which is 1 (or 2-feet) above the newly established flood plain. Continuing, Alexander said all setbacks are met; the lot is large and very private. Concluding, Alexander stated the back yard would not be filled and drainage would remain fine with the overall height of the new home 2'8 ¾" below the required building height. Alexander asked for the Commissions support.

Chair Staunton asked if anyone would like to speak to the issue; being none, Commissioner Platteter moved to close the public hearing. Commissioner Carr seconded the motion. All vote aye; public hearing closed.

Motion

Commissioner Carr moved Conditional Use Permit approval based on staff findings and subject to staff conditions. Commissioner Platteter seconded the motion.

Commissioner Forrest commented that she feels the proposed ceiling height for the basement is too high; it could be lowered. She did acknowledge the new home when completed does meet the allowable building height.

Chair Staunton pointed out the height of the proposed house when completed remains below what's allowed, adding in his opinion the new house fits in well with the neighborhood. Staunton reminded Commissioners that this Conditional Use process is a "left over" from the variance moratorium. Concluding, Staunton stated the Commission may want to revisit this process.

Chair Staunton called for the vote; all voted aye; motion carried. 5-0.



PLANNING COMMISSION STAFF REPORT

Originator Breanne Rothstein, Consulting Planner	Meeting Date August 13, 2014	Agenda # 2014-11
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Recommended Action: Approve a conditional use permit to allow the construction of a new home more than one foot above (4.4 feet total) the existing first floor elevation at the property located at 4603 Anaway Drive.

Project Description:

Kathryn Alexander has submitted a conditional use permit on behalf of the property owners to increase the first floor elevation 4.4 feet higher than the current first floor elevation in order to construct a new home at 4603 Anaway Drive. This property is located on the northernmost edge of Edina in the Rolling Green neighborhood and a portion of the property is located in the floodplain.

INFORMATION & BACKGROUND

A Conditional Use Permit is required to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The current home located at 4603 Anaway Drive has a first floor elevation at 889.3 feet above sea level. This neighborhood in Edina is located in a floodplain area, and the currently established floodplain elevation is 889.4. Therefore, the entire basement of the existing home is in the floodplain.

Eligibility Requirements for Issuance of a Conditional Use Permit

City Code allows for the issuance of a conditional use permit to increase the first floor elevation of a new home over one foot above the existing home under one of the following circumstances:

- 1) To elevate the lowest level of the dwelling to an elevation of two feet above the 100-year flood elevation, as established by FEMA;
- 2) To elevate the lowest level of the dwelling to protect from groundwater intrusion;
- 3) To elevate the first floor elevation to the extent necessary to meet the state building code, city code, or statutory requirements;

Furthermore, a conditional use permit may only be issued if the proposed project fits the character of the neighborhood in height, scale, and mass.

This property is situated at an elevation that is currently just above the floodplain. FEMA has submitted draft revisions to the existing floodplain elevation of 889.4 to increase the flood elevation to 891.0. The city has conducted an independent model and disputed the proposed FEMA elevation, suggesting instead an flood elevation of 890.0. Whatever the determination (891 or 890) a portion of this lot would be in the revised floodplain. Therefore, the applicant is seeking to establish a grade, low floor elevation at 892.0, which would be 1 (or 2 feet) above the newly established floodplain. City code requires a 2 foot separation between floodplain and lowest floor elevations. Furthermore, the building code now requires increased minimum ceiling height in basements and a minimum of 12 inch floor trusses.

In staff's analysis, the proposed home fits the character of the neighborhood with regard to height, scale, and massing. There have been several teardown/re-builds in this neighborhood, the proposed homes is below the maximum height restrictions, and the large lots make it easier to meet requirements for lot coverage and setbacks. Therefore, the first floor elevation request meets the eligibility requirements for consideration of a conditional use permit.

Surrounding Land Uses

- Northerly: Meadowbrook Golf Course in Saint Louis Park.
- Easterly: Single Unit residential homes; zoned and guided low-density residential.
- Southerly: Single Unit residential homes; zoned and guided low-density residential.
- Westerly: Meadowbrook Golf Course in Saint Louis Park.

Existing Site Features

The existing 52,140 square foot (1.19 acre) lot is located immediately adjacent to the Meadowbrook Golf Course, and has a two-story, two car garage on the property. The site is heavily treed in the rear of the lot and serves as a buffer between the existing home and the clubhouse for the golf course.

Planning

- Guide Plan designation: Low-Density Residential
- Zoning: R-1, Single-Dwelling District

Grading & Drainage

The grading must not impact adjacent neighbors. The Environmental Engineer has reviewed the application and submitted comments in the attached memo. He has no major concerns with the proposed work.

Conditional Use Permit

Per Section 36-305, the City Council shall not grant a Conditional Use Permit unless it finds that the establishment, maintenance and operation of the use:

- 1. Does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;***

The proposal for a tear down and rebuild of a new single-family home will not have an impact on governmental facilities or services. A single-family home is a permitted use on the site.

- 2. Will generate traffic within the capacity of the streets serving the property;***

The proposal to tear down and rebuild a single-family home would not have an impact on traffic or the capacity of the streets serving the property. The use, a single-family home, remains the same on the property.

- 3. Does not have an undue adverse impact on the public health, safety or welfare;***

There would be no impact, as the use of the property remains the same as exists today. Increasing the elevation of the proposed home will increase the safety and welfare of the home and its inhabitants by decreasing the flood risk.

- 4. Will not impede the normal and orderly development and improvement of other property in the vicinity;***

The proposed new home would replace an existing home on the site and would not impede future development of other properties in the vicinity.

- 5. Conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section; and***

The new home would meet all applicable zoning ordinance requirements.

- 6. Is consistent with the Comprehensive Plan.***

A single-family home is consistent with the low-density residential land use designation within the Comprehensive Plan.

Compliance Table

	City Standard	Proposed
Front – Annaway Drive	48 feet	57.4 feet
Side - South	17.5 feet (farthest)	20.5 feet
Rear– East	25 feet	58 feet
Side – North	10 feet	36 feet
Building Coverage	25%	10.3%
Building Height	40 feet	34 feet

PRIMARY ISSUES & STAFF RECOMENDATION

Primary Issues

- **Does the proposed new home meet the criteria for approval of a conditional use permit with a first floor elevation 4.4 feet higher than the existing home?**

Staff believes the proposal meets the criteria for a conditional use permit to allow the first floor elevation 4.4 feet higher than the existing home for the following four reasons:

- 1) The proposed home design elevates the lowest level of the dwelling to an elevation of two feet above the city-proposed 100-year flood elevation of 890.0 (and one foot above the proposed FEMA elevation);
- 2) The proposed home design elevates the first floor elevation to the extent necessary to meet the state building code with regard to minimum ceiling heights and minimum floor truss size;
- 3) The proposed home design project fits the character of the neighborhood in height, scale, and mass;
- 4) The request meets the criteria for approval of a conditional use permit, given the following findings:
 - a. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance Section 36-305.

- b. The proposal meets all applicable Zoning Ordinance requirements.
- c. The proposal fits the character with this neighborhood.
- d. The proposal does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;
- e. The proposal will generate traffic within the capacity of the streets serving the property;
- f. The proposal does not have an undue adverse impact on the public health, safety or welfare;
- g. The proposal will not impede the normal and orderly development and improvement of other property in the vicinity;
- h. The proposal conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section; and
- i. The proposal is consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the conditional use permit, as requested subject to the findings listed in the staff report above, and subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
 - Survey date stamped June 23, 2014
 - Building plans and elevations date stamped June 23, 2014
2. Compliance with the conditions and comments listed in the Environmental Engineer's memo dated August 1, 2014.

Deadline for a city decision: September 9, 2014

Explanation of Request

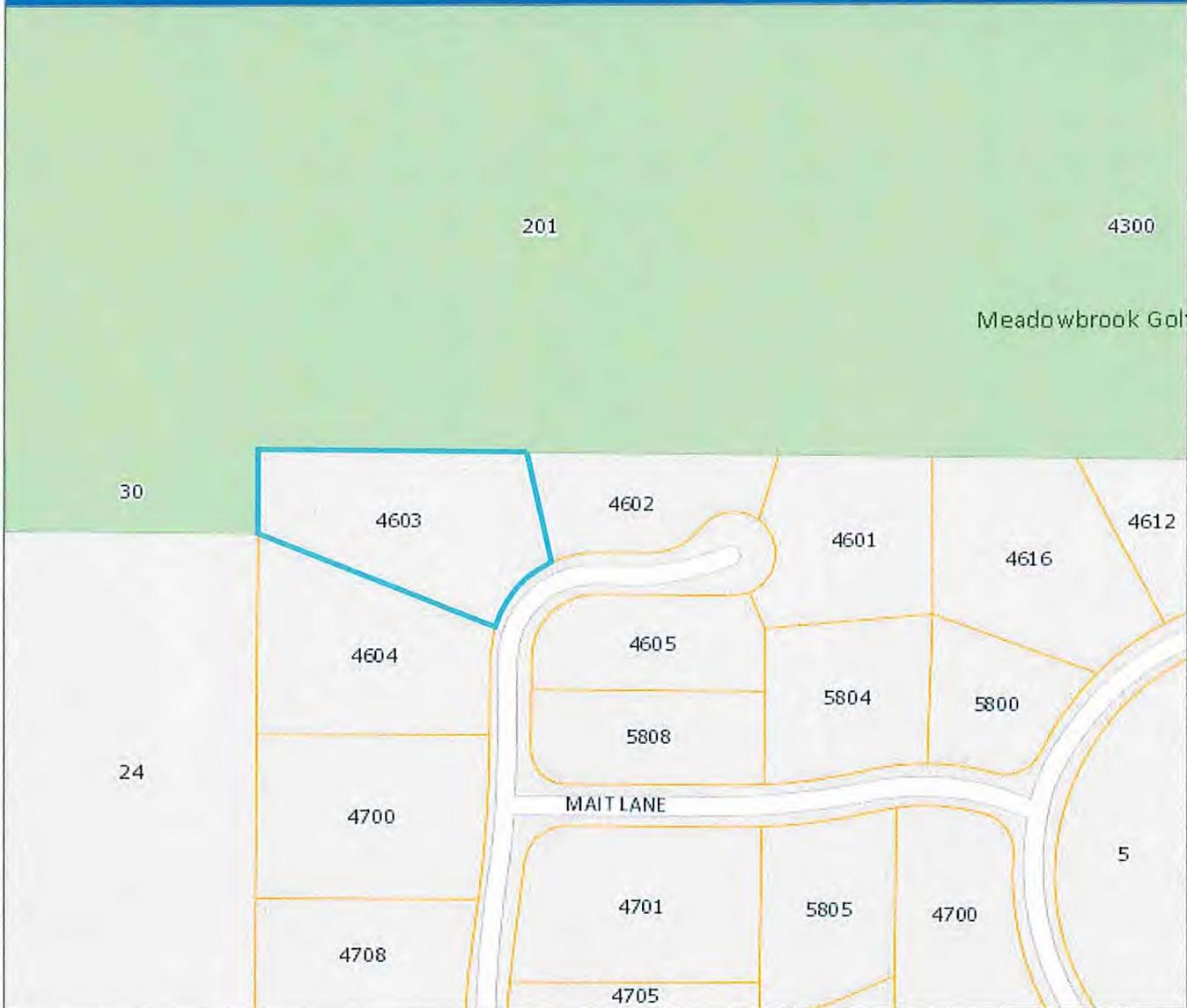
We are requesting a Conditional Use Permit to raise the main floor of the new house to be more than 1'-0" above that of the existing house.

4603 Annaway is positioned in a low area of Edina. The city is currently in an appeals process with FEMA to determine the new flood plain elevation for this area. It is currently 889.4. FEMA has proposed to change it to 891.0 and the city of Edina is proposing 890.0. Given the low laying nature of this lot and the fact that it has a drainage easement running through it, we are proposing that it would be prudent to raise the main floor of the house so that the basement level of the house stays above the flood plain. With current construction methods of floor trusses and today's ceiling heights, the 12" maximum floor height change code would force the basement floor to be below flood plain.

We feel it would be in the best interest of the safety and continued current use of the property to raise the house out of the ground so that the main floor elevation would be 903.7. The current house main floor is at 899.3 so we would be raising the main floor elevation by 4.4' instead of 1'-0". This would allow the basement to be at 892.0. In doing so we would still be well within the code parameters for normal building height as measured from average existing grade. We are actually 2'-8 3/4" below the required building height. If granted, the CUP would in no way affect the general use of the surrounding area or the essential character of the locality. The lot is large and heavily treed. Neighbors are not close or barely visible. The lot is quite private. It would also not affect the health, safety or well-being of the community in any way. It would, however, potentially alleviate wet basement and flooding problems, which this year, we are all too familiar with.

We respectfully ask that you carefully consider this CUP for the safety and well-being of the new family that will be residing there. Thank you in advance for your time and attention to this.





Parcel ID: 29-117-21-21-0008

Owner Name: Nicole Jennings Trustee

Parcel Address: 4603 Anway Dr
Edina, MN 55436

Property Type: Residential

Home-stead: Homestead

Parcel Area: 1.2 acres
52,345 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

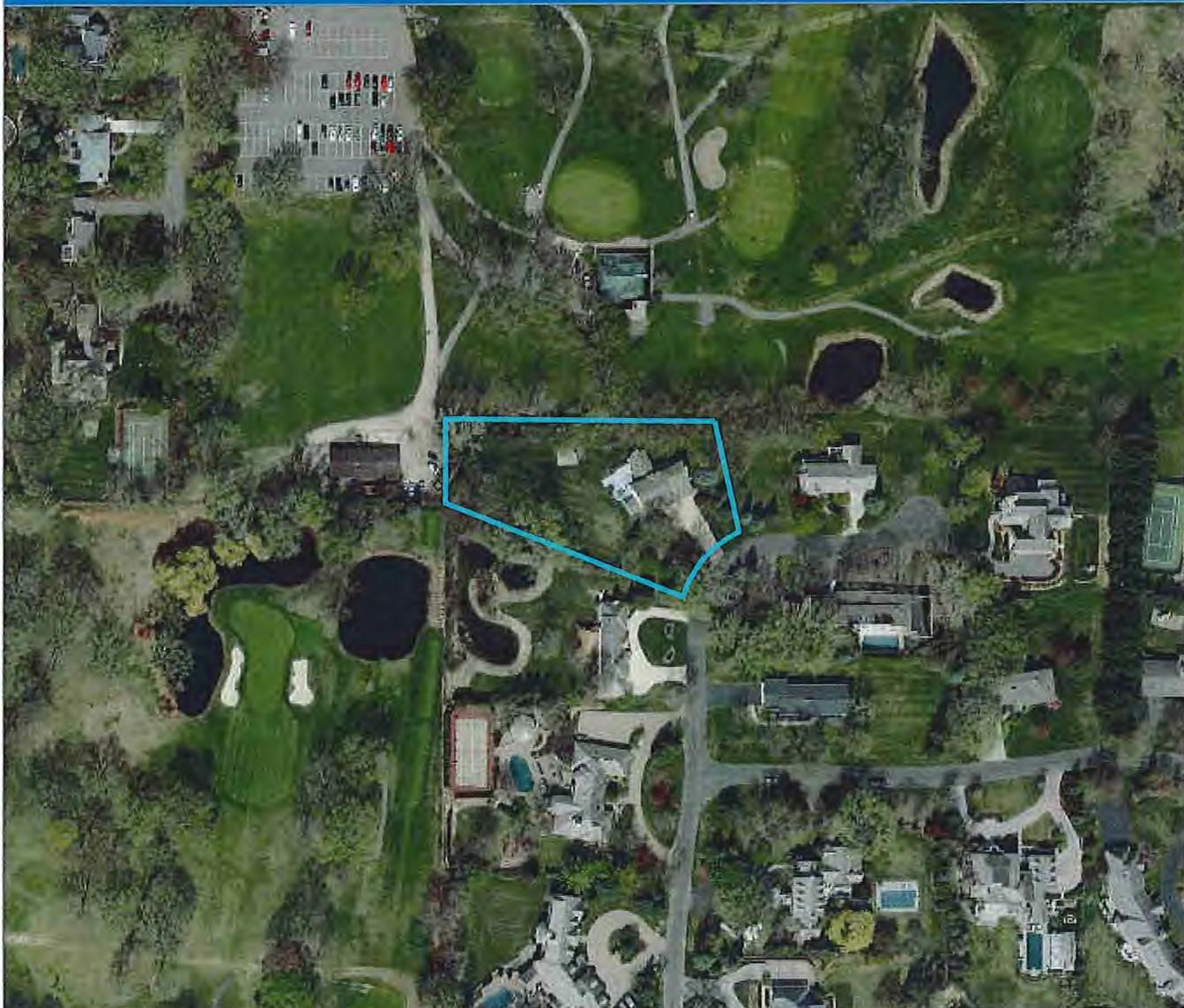
Map Scale: 1" ≈ 200 ft.
Print Date: 8/8/2014



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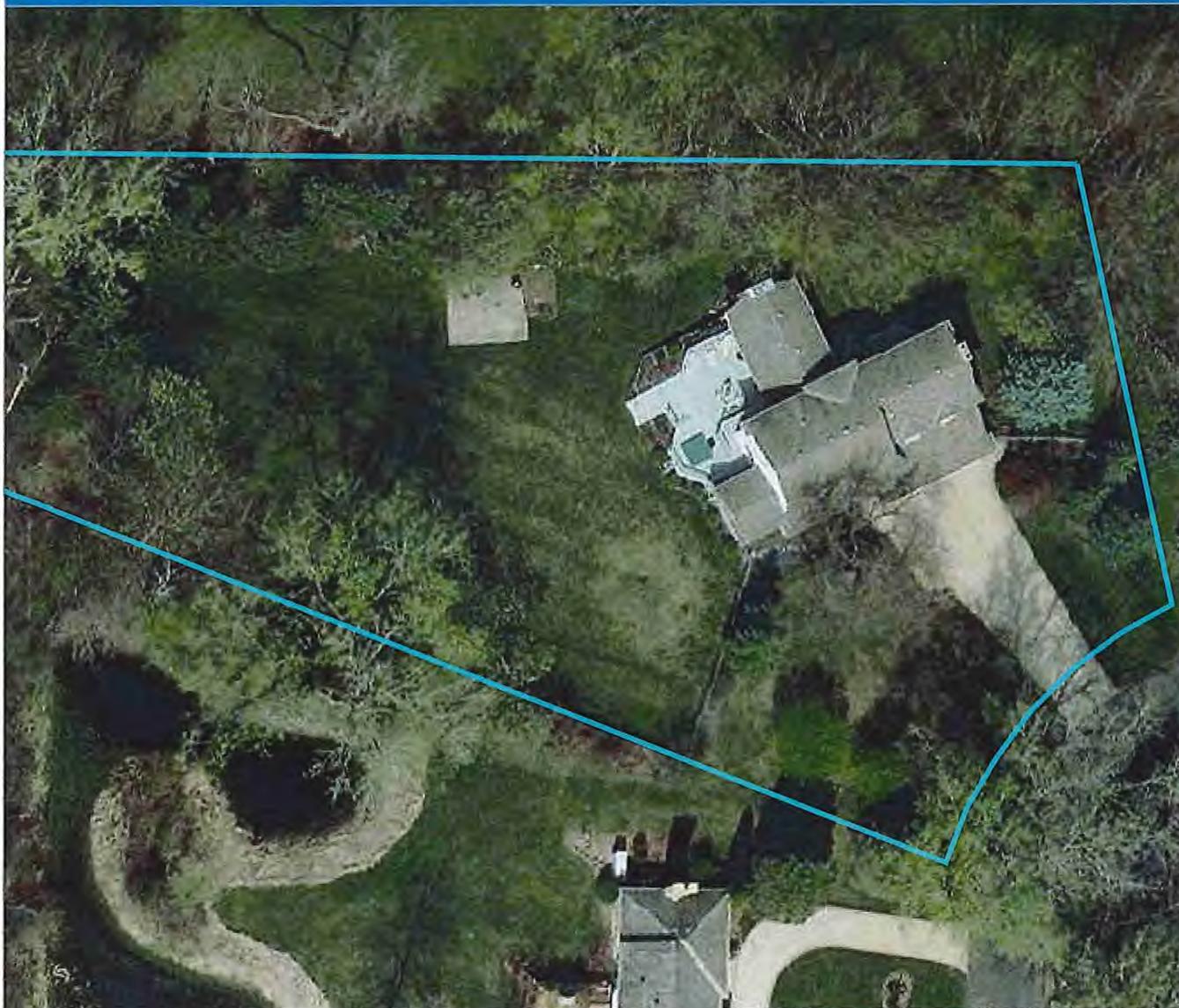
Print Date: 8/8/2014



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Parcel ID: 29-117-21-21-0008	A-T-B:	Map Scale: 1" ≈ 50 ft. Print Date: 8/8/2014
Owner Name: Nicole Jennings Trustee	Market Total:	
Parcel Address: 4603 Anaway Dr Edina, MN 55436	Tax Total:	
Property Type: Residential	Sale Price:	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. COPYRIGHT © HENNEPIN COUNTY 2014
Home-stead: Homestead	Sale Date:	
Parcel Area: 1.2 acres 52,345 sq ft	Sale Code:	





DATE: August 1, 2014

TO: Cary Teague – Planning Director

CC: David Fisher – Building Official
Chad Milner – City Engineer

FROM: Ross Bintner P.E. - Environmental Engineer

RE: **4603 Anaway Drive - 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 following ordinance sections:

- Chapter 10, Article 4 – Demolition Permit Stormwater and Erosion Control (10-106 to 10-113)
- Chapter 10, Article 7 – Littering in the Course of Construction Work (10-341 to 10-345)
- Chapter 10 Article 17 – Land Disturbing Activities (10-674 to 10-710)
- Chapter 24, Article 4 Division 2 – Roadway Access (24-129 to 24-133)
- Chapter 36, Article 12 – Drainage, Retaining Walls and Site Access (36-1257)

This review was performed at the request of the Planning Department and assumes the provided documents were submitted for building permit review. A more detailed review will be performed at the time of building permit application.

Land Use/Planning Concerns

1. Floodplain fill is insignificant and will be covered by Watershed District permitting process.
2. Variance for floor elevation is justified to lift building low floor above flood elevation.

General

1. A separate permit may be required from Minnehaha Creek Watershed District: www.minnehahacreek.org/
2. Site survey should follow the standard described in policy SP-005-B included in the building permit application packet.

Street and Curb Cut

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

Sanitary and Water Utilities

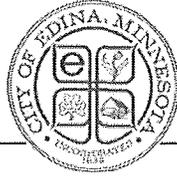
4. Show utility connections.

Storm Water Utility

5. The subject site front yard drains to subwatershed EI-3. Downstream public system stormwater capacity is available.
6. The subject site rear yard drains to subwatershed EI-25. This drainage path is through a rear yard storm collection system that drains to the same public system.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



7. Applicant may review local drainage features at the following links: <https://maps.barr.com/edina/> and http://edinamn.gov/index.php?section=engineering_water_resource.
8. Required storm water and erosion control precautions are described below.

Site Storm Water

Ordinance Chapter 10, article 4 - Demolition Permits And Building Permits For Single And Two Family Dwelling Units (Sec.10-110), states:

For a building permit, the applicant must submit stormwater and erosion control plans prepared and signed by a licensed professional engineer. The plans must be approved by the City Engineer and the permit holder must adhere to the approved plans. The stormwater management plan must detail how stormwater will be controlled to prevent damage to adjacent property and adverse impacts to the public stormwater drainage system. The erosion control plan must document how proper erosion and sediment control will be maintained on a continual basis to contain on-site erosion and protect on and off-site vegetation. Permit holder must protect all storm drain inlets with sediment capture devices at all time during the project when soil disturbing activities may result in sediment laden stormwater runoff entering the inlet. The permit holder is responsible for preventing or minimizing the potential for unsafe conditions, flooding, or siltation problems. Devices must be regularly cleaned out and emergency overflow must be an integral part of the device to reduce the flooding potential. Devices must be placed to prevent the creation of driving hazards or obstructions.

9. The following comments apply to the storm water management plan.
 - a. Minnehaha Creek Watershed District standards, if applicable.

Grading, Erosion and Sediment Control

10. The following comments apply to the erosion and sediment control plan:

- a. Recheck standard notes. Some appear to apply only to commercial or State permitted SWPPP plans.
- b. Provide erosion and sediment control precautions described under Edina City Code Chapter 10, Article 7 – Littering in the Course of Construction Work (10-341 to 10-345).
- c. Include provisions for temporary erosion control. (MNDOT 100, 110, 150 all may be cheaper solution for temp seed, and straw mulch is allowed)
- d. Identify on the plan the individual responsible for the cleanliness of the site and the maintenance of the erosion and sediment controls.
- e. Identify pollution prevention techniques that will be used in the case of temporary pumped discharge.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



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RECEIVED
JUN 23 2014

ALEXANDER
DESIGN
GROUP

3d Model

Jennings Residence

REVISIONS		REMARKS
1	MM/DD/YY	
2	06/19 /14	presentation set
3		
4		
5		

A 002



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RECEIVED
JUL 27

ALEXANDER
DESIGN
GROUP

3d Model

Jennings Residence

REVISIONS		REMARKS
1	06/19/14	presentation set
2		
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A 004



4604 Annaway Drive

Proposed Home at
4603 Annaway Drive

4602 Annaway Drive

Street Scope

1" = 30'-0"



Please Note:

These homes are built along a curved road. Only the proposed home is seen in straight on elevation. The neighboring homes are seen at true angles to the viewer and are spaced accordingly as the crow flies.

2014 copyright Alexander Design Group



Street Scope

Jennings Residence

REVISIONS	
MM/DD/YY	REMARKS
1 06/10/14	street scope
2	
3	
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001
A



① REAR ELEVATION
SCALE: 1/4"=1'-0"

RECEIVED
JUN 25 2014

	
401 EAST LAKE STREET WAYZATA, MN 55391 PHONE: 952.422.8777 FAX: 952.422.8222	
SHEET DATE: 20 JUNE 2014	REVISION NUMBER DATE: 0 JAN 14
DRAWING DESCRIPTION: REAR ELEVATION	ADMIN NUMBER: 1000000000
PROJECT NAME: JENNING'S RESIDENCE	
PROJECT ADDRESS: 4682 ANNATAY DRIVE EDINA, MN	
2 2 OF 3	



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

RECEIVED
JUN 14 2014

 ALEXANDER DESIGN GROUP
401 EAST LAKE STREET WAYZATA, MN 55391 Phone: 952.473.8777 FAX: 952.473.8222
DATE PLOT 20 JUNE 2014 PROJECT NUMBER 14001819003
DRAWING DESCRIPTION RIGHT SIDE ELEVATION ARCHITECT ADG/BNB/MS
PRELIMINARY PLAN SET
JENNINGS RESIDENCE 4603 ANNWAY DRIVE EDINA, MN

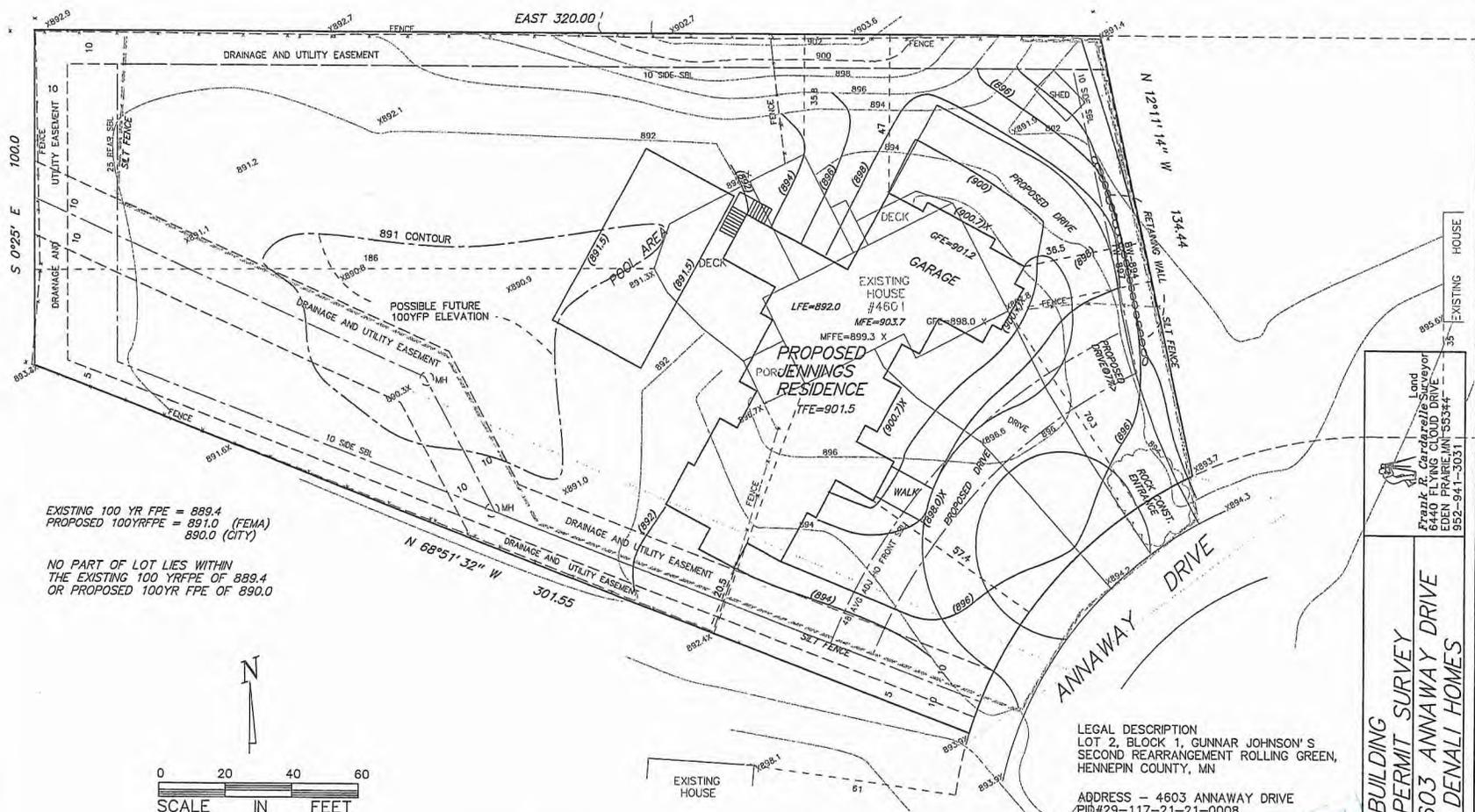




LEFT SIDE ELEVATION
 SCALE: 1/4"=1'-0"

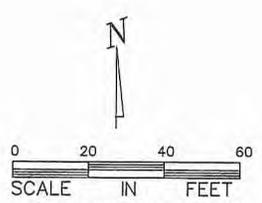
RECEIVED
 12/2/14

	
401 EAST LAKE STREET WAZZATA, MN 55391 Phone: 952.472.2777 FAX: 952.472.8222	
ISSUE DATE: 22 JUNE 2014	PROJECT NAME: JENNINGS RESIDENCE
DRAWING DESCRIPTION: LEFT SIDE ELEVATION	DRAWING NO.: 100
PRELIMINARY PLAN SET	
JENNINGS RESIDENCE 4663 ANNAWAY DRIVE EDINA, TN	
	



EXISTING 100 YR FPE = 889.4
 PROPOSED 100YRFFE = 891.0 (FEMA)
 890.0 (CITY)

NO PART OF LOT LIES WITHIN
 THE EXISTING 100 YRFFE OF 889.4
 OR PROPOSED 100YR FPE OF 890.0



- X(998.0) = EXISTING SPOT ELEVATION
- X(998.0) = PROPOSED SPOT ELEVATION
- - - = DIRECTION SURFACE DRAINAGE
- COH = CANTILEVERED OVERHANG
- OHL = OVERHEAD UTILITY LINE
- GFE = GARAGE FLOOR ELEVATION
- TFE = TOP OF FOUNDATION ELEVATION
- LFE = LOWEST FLOOR ELEVATION

PROPOSED ELEVATIONS
 GARAGE FLOOR = 902.0
 MAIN FINISH FLOOR = 903.7
 TOP OF FOUNDATION = 902.3(VARIES)
 LOWEST FLOOR = 892.0

HARDCOVER PROPOSED
 HOUSE = 5345 SF
 POOL AREA 7443 SF (N/C)
 TOTAL = 5345 SF / 10.3%

LEGAL DESCRIPTION
 LOT 2, BLOCK 1, GUNNAR JOHNSON'S
 SECOND REARRANGEMENT ROLLING GREEN,
 HENNEPIN COUNTY, MN

ADDRESS - 4603 ANNAWAY DRIVE
 PID#29-117-21-21-0008

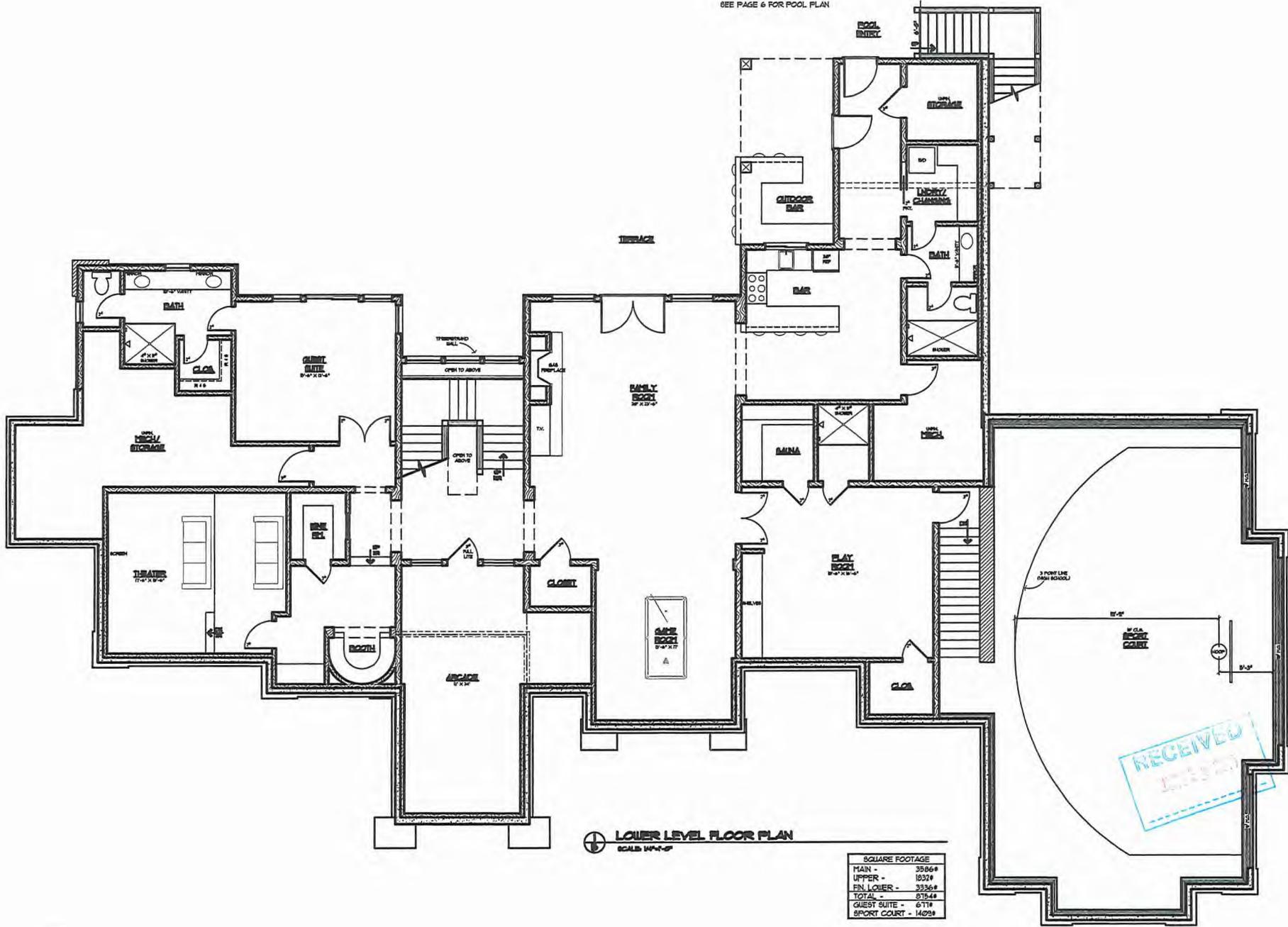
LOT AREA = 52140 SF / 1.19 AC
 X 25% = 13035 SF STRUCTURE
 HC ALLOWED

SURVEY IS SUBJECT TO CHANGE PER
 TITLE OR EASEMENT INFORMATION

VERIFY ALL SETBACKS WITH CITY

Land Frank R. Cardarelli Surveyor 6150 TYING CLOUD DRIVE MINNETONKA, MN 55344 952-941-3031	
BUILDING PERMIT SURVEY 4603 ANNAWAY DRIVE 1st DENALI HOMES	
PROJECT NO. DATE APR 1, 2014 SHEET NO. 1 OF 1	DRAWN BY CHECKED BY DATE

SEE PAGE 6 FOR POOL PLAN



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

SQUARE FOOTAGE	
MAIN -	3586#
UPPER -	1031#
ENL. LOWER -	3336#
TOTAL -	8154#
GUEST SUITE -	671#
SPORT COURT -	1409#



ALEXANDER
DESIGN GROUP

401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.472.8777
FAX: 952.472.8222

DATE: 20 JUNE 2014
DESIGNER: JENNINGS
CHECKER: JENNINGS
DATE: 21 MAY 14
DATE: 20 MAY 14
DATE: 19 MAY 14

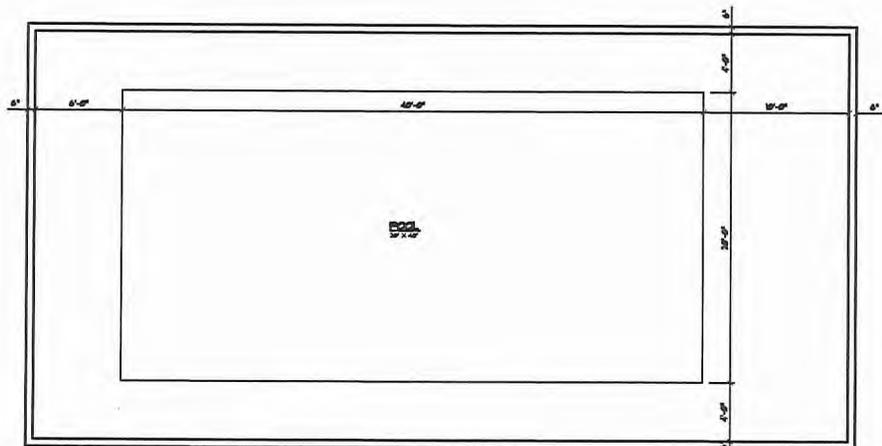
DESCRIPTION:
LOWER LEVEL FLOOR PLAN

PRELIMINARY PLAN SET

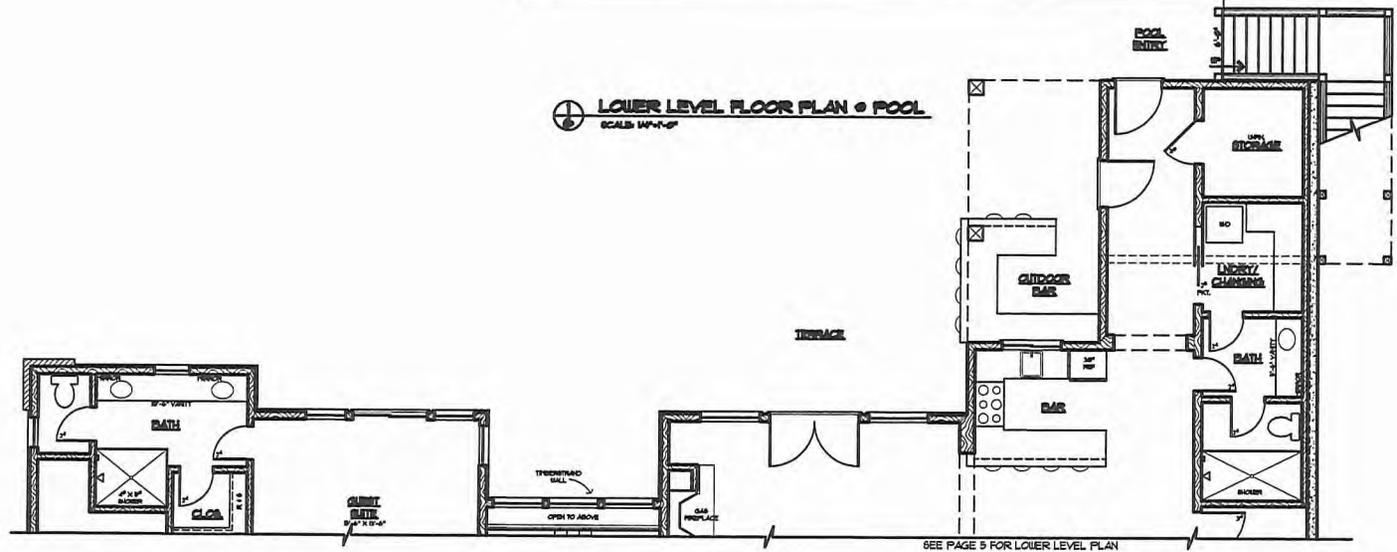
JENNINGS RESIDENCE
4603 ANNANAY DRIVE
EDINA, MN



RECEIVED
JUN 20 2014



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



SEE PAGE 5 FOR LOWER LEVEL PLAN

RECEIVED
JUL 1 2014

ALEXANDER DESIGN GROUP
401 EAST LAKE STREET
WAYZATA, MN 55118
Phone: 952.473.8777
FAX: 952.473.8222

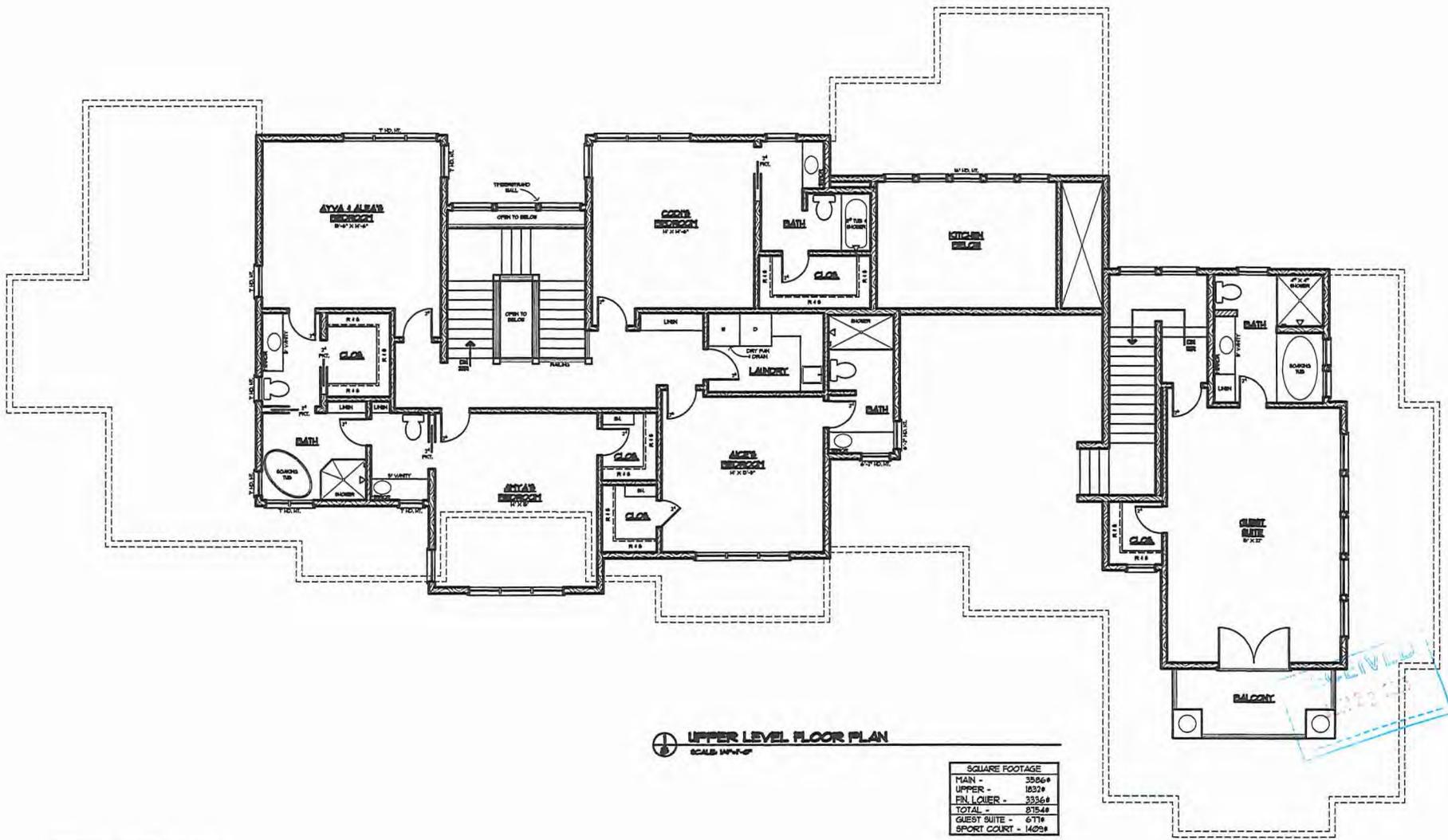
DATE DATE: 20 JUNE 2014
REVISION: NONE DATED: 19 MAY 14 TO JUN 14

DRAWING DESCRIPTION: LOWER LEVEL PLAN AT POOL
ACQUINUS

PRELIMINARY PLAN SET

JENNINGS RESIDENCE
4693 ANNWAY DRIVE
EDINA, MN

0698



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

SQUARE FOOTAGE	
MAIN -	3356#
UPPER -	1832#
FN. LOWER -	3356#
TOTAL -	8544#
GUEST SUITE -	671#
SPORT COURT -	1400#



401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
Fax: 952.473.8222

DATE: 20 JUNE 2014
DRAWN: MARIANNA
21 MAY 14
28 MAY 14
13 JUN 14

DRAWING DESCRIPTION: UPPER LEVEL FLOOR PLAN
ADDRESS: 4623 ANNAWAY DRIVE EDINA, MN

PROJECT: JENNINGS RESIDENCE





37 feet
3 inches

⊕ FRONT ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED
JUL 23 2014
Steph

	
401 EAST LAKE STREET WAYZATA, MI 48391 Phone: 952-428-8777 Fax: 952-428-8222	
SHEET DATE: 20 JUNE 2014	DRAWING DATE: 10 JAN 14
DRAWING DESCRIPTION: FRONT ELEVATION	ADMINISTRATION
PRELIMINARY PLAN SET	
JENNINGS RESIDENCE 4603 ANNALAY DRIVE EDINA, MN	
1 of 8	