



**APPLICATION WORKSHEET**

<b>Appellant</b>	Name	Thomas L. Owens, Attorney at Law
	Mailing Address Including City, State and Zip Code	80 South 8th St, Suite 900 Minneapolis, MN 55402
	Phone Number	612-349-5280
	Fax	612-349-5230
	Email	tldirtlaw@aol.com

**NOTICE OF APPEAL**

Choose one:

I, \_\_\_\_\_ (print name) do hereby file an exception to the Decision of the **Zoning Administrator** as provided for in Chapter 525.170;

I, Thomas L. Owens (print name) do hereby file an exception to the Decision of the **Board of Adjustment** as provided for in Chapter 525.180;

I, \_\_\_\_\_ (print name) do hereby file an exception to the Decision of the **City Planning Commission** as provided for in Chapter 525.180;

Project Name	Hendrickson Residence
Project Address	2102 Cedar Lake Pkwy
BZZ Number	5167

Further, I do hereby request that I be given an opportunity to express my case before the Board of Adjustment or the proper committee of the City Council.

The action being appealed and the reasons for appealing the decision are attached and made a part of this notice of appeal.

Appellant's Name: Thomas L. Owens

Appellant's Signature: [Signature] Date: 6/20/11

RECVD.

CPED - Planning  
Zoning Section

6/20/11 Steve Poon  
Date Initials

Aggrieved Neighbors concerning 2102 Cedar Lake Parkway

Nancy Arneson 2116 Cedar Lake Parkway  
David Holets 2116 Cedar Lake Parkway  
Frank Braun 2024 Drew Ave. So.  
Frank Rivas 2111 Drew Ave. So.  
Win Bowron 2036 Cedar Lake Parkway  
Mimi Bowron 2036 Cedar Lake Parkway  
John Goetz 2028 Cedar Lake Parkway  
Don Beimborn 3516 W. 21<sup>st</sup> St.  
Doreen Scriven 2044 Cedar Lake Parkway  
Roger Miller 3520 W. 21<sup>st</sup> St.  
Irwin Marquit 3512 W. 22<sup>nd</sup> St.  
Terry Pearson 2110 Cedar Lake Parkway  
Greg Froehle 3525 W.21<sup>st</sup> St.  
Mayrhem Daniels 2106 Drew Ave So.  
Mark Margolis 3517 W. 21<sup>st</sup> St  
David Fine 3500 W. 22<sup>nd</sup> St.  
Jane Grangard 1937 Drew Ave So.  
Mary Paulson 3516 W. 21<sup>st</sup> St.  
Patricia Miller 3520 W 21<sup>st</sup> St  
Mickey Froehle 3525 W. 21<sup>st</sup> St  
Pam Margolis 3517 W. 21<sup>st</sup> St  
Daisy Ritter 2012 Drew Ave so.

## ATTACHMENT TO NOTICE OF APPEAL

The action being appealed is the grant of two setback variances.

The reasons for appealing the decision of the Board of Adjustment are:

1. The applicant has failed to establish "that there are practical difficulties in complying with the zoning ordinance." Minn. Stat. §462.357, subd. 6(2).

2. The mere fact that the property is a reverse corner lot is not a circumstance "unique to the property," and there are no other unique circumstances which would warrant granting the variances. Minn. Stat. §462.357, subd. 6(2).

3. The two variances are not "in harmony with the general purposes and intent of the ordinance" and are not "consistent with the comprehensive plan." Minn. Stat. §462.357, subd. 6(2).

4. The two variances are not "in keeping with the spirit and intent of the ordinance." Minneapolis Zoning Code §525.500(3) (existing Ordinance) and §525.500(2) (proposed revised Ordinance).

5. The variances will "be injurious to the use or enjoyment of other property in the vicinity" because they may result in the spread of oak wilt disease in the neighborhood, the death of several large trees immediately adjacent to the property, difficulties with snow removal, emergency-vehicle access and other uses of the adjoining alley, and other problems. Code §525.500(3) (existing and proposed revised Ordinance).

6. The variances will be "detrimental to the public welfare or endanger the public safety" because of the proximity of pedestrian and vehicle traffic to the area of the variances. Code §525.500(4) (existing) and (3) (proposed).



**Department of Community Planning and Economic Development - Planning Division Report**  
Variances  
BZZ-5167

**Date:** June 9, 2011

**Applicant:** Streeter and Associates

**Address of Property:** 2102 Cedar Lake Parkway

**Project Name:** Hendrickson Residence

**Contact Person and Phone:** Ben Dunlap, (612) 801-4002

**Planning Staff and Phone:** Aaron Hanauer, (612) 673-2494

**Date Application Deemed Complete:** May 19, 2011

**End of 60-Day Decision Period:** July 17, 2011

**End of 120-Day Decision Period:** September 16, 2011

**Ward:** 7      **Neighborhood Organization:** Bryn Mawr Neighborhood Association

**Existing Zoning:** R1 Single-Family District and SH Shoreland Overlay District

**Zoning Plate Number:** 17

**Legal Description:** Not applicable.

**Proposed Use:** The proposed project is to allow for the construction of a new single-family dwelling with attached garage.

**Concurrent Review:**

- A. Variance to reduce the required front yard along 21<sup>st</sup> Street West from 25 ft. to 10 ft. to allow for the construction of a new single-family dwelling;
- B. Variance to reduce the required front yard along 21<sup>st</sup> Street West from 25 ft. to 11 ft.-4in. to allow for a partially covered deck with a built in fireplace and ½ bathroom.

**Zoning code section authorizing the requested variance:** Chapter 525, Article IX Variances, Specifically Section 525.520(1) *“to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations.”*

**Background:** The subject property, 2102 Cedar Lake Parkway, is located on the western side of Cedar Lake in the Bryn Mawr neighborhood. The lot measures 13,269 square feet. The subject property and the adjacent properties are zoned R1 (Attachment A1).

Department of Community Planning and Economic Development – Planning Division  
BZZ-5167

The subject property is a reverse corner lot, therefore, the property is considered to have two front yard setbacks; the front yard setback along Cedar Lake Parkway is 73 feet, and the front yard setback along 21<sup>st</sup> Street West is 25 feet.

2102 Cedar Lake Parkway is currently vacant; in 2005 a wrecking permit was issued for the former structure (BWM 1001467). In 2006, the previous owner received approval from the Board of Adjustment for a ten-foot front yard setback variance along 21<sup>st</sup> Street West to build a new single-family house (BZZ-2918). However, the previous owner did not build a new home and the variance approvals have lapsed.

Streeter and Associates, the Applicant, is proposing to build a two-story, single-family house with an attached garage. The house and deck is proposed to be setback 73'-2" from the front property line along Cedar Lake Parkway, which meets the established front yard setback along Cedar Lake Parkway. The proposed house would also meet the side yard setbacks of six feet.

However, the proposed house and deck, requires two variances for its location along 21<sup>st</sup> Street West. The required front yard setback along West 21<sup>st</sup> Street is 25 feet. The proposed house would be located 10 feet from West 21<sup>st</sup> Street, and the proposed deck with a fireplace, and ½ bathroom would be located 11 feet-4 inches from West 21<sup>st</sup> Street. The proposed fireplace would be six feet in width and extend 14 feet in height from the deck wall (the exterior façade of the fireplace would be 19.25 feet). The proposed half bathroom would be located in the southwest corner of the deck. It would be 45 feet square feet in size. The exterior building wall of the half bathroom would be eight feet in width along 21<sup>st</sup> Street and 15 feet along Cedar Lake Parkway. The building wall would extend eight feet in height.

In a preliminary review, the house meets the Minneapolis Zoning Code minimum site plan design standards (Chapter 530). The City of Minneapolis Zoning Code requires new one to four unit housing developments to receive at least 15 points by providing a combination of items/features. As designed, the proposed house would receive 16 points for having a basement, primary exterior material of stucco, 20 percent window coverage on the front elevations, 10 percent window coverage on the side elevations, and a deciduous tree in the front yard (see Table 1 below).

**Table 1. Administrative Site Plan Review Design Standards**

Points	Design Standard
5	Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure
5	The structure includes a basement as defined by the building code
4	The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass
3	Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows
3	Not less than ten (10) percent of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows
2	The pitch of the primary roof line is 6/12 or steeper. However, the points shall be awarded for a building with a flat roof where there is at least one existing building with a flat roof or a hip roof with a primary roof line of less than 6/12 where there is at least one (1) existing building with a hip roof with a similar pitch within one hundred (100) feet of the site
1	The structure includes an open, covered front porch of at least seventy (70) square feet that is not enclosed with windows, screens, or walls, provided there is at least one (1) existing open front porch within one hundred (100) feet of the site. The porch may include handrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be a permitted on an open front porch.
1	The development includes at least one (1) deciduous tree in the front yard

CPED confirmed that the proposed house’s lowest level meets the definition of a basement and that the house is in compliance with the two and one-half (2.5) story limitation. Section 520.160 of the Minneapolis Code states that the lowest level of a structure will be considered a basement if:

*The finished floor surface directly above a basement, cellar or unused under floor space is more than six (6) feet above grade, for more than fifty (50) percent of the total perimeter, or is more than twelve (12) feet above grade at any point, such basement, cellar or unused under floor space shall be considered a story.*

The perimeter of the house is 221’-4”. No portion of the house is exposed for more than twelve feet and the portion of the lowest level that is exposed for more than six feet above grade is 48.5 percent. Therefore, the lowest level of the house is considered a basement and not a story. Since the lowest level is considered a basement and not a story, the house is a two-story house.

CPED also confirmed that the proposed house meets the floor area ratio calculation of the R1 Zoning District. Table 546-3 states that the floor area ratio of a single-family dwelling can be up to 0.5. The proposed house has a 0.49 floor area ration calculation (FAR). Note: Since the basement is exposed for more than four (4) feet above natural grade for more than fifty (50) percent of the total perimeter, the 2,490 square foot proposed basement counted towards the house’s floor area ratio.

In addition, CPED confirmed that the proposed house meets the height requirement of the R1 Zoning District. Section 546.300 states that the maximum height of a single-family house in the R1 Zoning District is thirty feet. The proposed house is 28 feet in height as defined by the Minneapolis Zoning Code.

**Public Comments:** The Community Planning and Economic Development (CPED) Department notified property owners within 350 feet of the variance request on May 19, 2011. As of June 1, 2011, no public comments have been received.

**Findings Required by the Minneapolis Zoning Code:**

Changes to MN Statute § 462.357, subd. 6, related to variances were signed into law by Governor Dayton on Thursday, April 28, 2011. CPED Staff is using the new variance findings that resulted from this change to analyze the proposed project.

**1. The property owner proposes to use the property in a reasonable manner.**

**a. Front yard setback for proposed house:** The Applicant is seeking a variance to reduce the front yard setback along 21st Street West from 25 feet to 10 feet at its closest point to allow for a new single-family dwelling. The subject site, since it is a reverse corner lot, has two front yard setbacks. The setback along Cedar Lake Parkway is 73 feet and the setback along 21<sup>st</sup> Street West is 25 feet. If the subject property was a corner lot rather than a reverse corner lot, the setback along 21<sup>st</sup> Street would be 10 feet.

The Applicant is proposing to respect the 73 foot front yard setback along Cedar Lake Parkway and treat 21<sup>st</sup> Street West as a corner side yard by setting the proposed house 10 feet from the property line. The Applicant, given the unique circumstances of this property being a reverse corner lot and having two, deep front yard setbacks, is proposing to use the property in a reasonable manner. The Applicant is proposing to locate the house in a manner that meets the Cedar Lake Parkway front yard setback requirement and maintains a 10 foot setback along 21<sup>st</sup> Street West, which is the setback for corner lots in the R1 Zoning District.

**b. Front yard setback for proposed deck:** The Applicant is seeking a variance to reduce the front yard setback along 21st Street West from 25 feet to 11'-4" feet at its closest point to allow for a partially covered deck for a new single-family dwelling. The subject site, since it is a reverse corner lot, has two front yard setbacks. The setback along Cedar Lake Parkway is 73 feet and the setback along 21<sup>st</sup> Street West is 25 feet. If the subject property was a corner lot rather than a reverse corner lot, the setback along 21<sup>st</sup> Street would be 10 feet. In addition to the unique circumstances of having two front yard setbacks, the subject property does not have a back yard.

The Applicant is proposing to respect the 73 foot front yard setback along Cedar Lake Parkway and treat 21<sup>st</sup> Street West as a corner side yard by setting the proposed deck 11'-4" from the property line (the house is proposed to be setback 10 feet). The Applicant, given the unique circumstances of this property being a reverse corner lot and having two, deep front yard setbacks, is proposing to use the property in a reasonable manner. The Applicant is proposing to locate the deck in a location that meets the Cedar Lake Parkway front yard setback requirement and maintains a 11'-4" setback along 21<sup>st</sup> Street West, which exceeds the setback for corner lots in the R1 Zoning District.

**2. Practical difficulties exist due to circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

**a. Front yard setback for proposed house:** The Applicant is seeking a variance to reduce the front yard setback along 21st Street West from 25 feet to 10 feet at its closest point to allow for a new single-family dwelling. The subject site is a reverse corner lot with a 73-foot front yard setback along Cedar Lake Parkway.

The site having two front yard setback requirements, including a deep front yard setback along Cedar Lake Parkway are unique circumstances that create practical difficulties for the lot to be developed. These unique circumstances were not created by the persons presently having an interest in the property and are not based on economic considerations alone.

**b. Front yard setback for proposed deck:** The Applicant is seeking a variance to reduce the front yard setback along 21st Street West from 25 feet to 11'-4" feet at its closest point to allow for a partially covered deck for a new single-family dwelling. The subject site is a reverse corner lot with a 73-foot front yard setback along Cedar Lake Parkway.

The site having two front yard setback requirements including a deep front yard setback along Cedar Lake Parkway, and an absence of a back yard are unique circumstances that create practical difficulties for the property owner and their plans for a new single family house and structured outdoor space (deck). These unique circumstances were not created by the persons presently having an interest in the property and are not based on economic considerations alone.

**3. If granted, the variance will be in keeping with the spirit and intent of the ordinance and the comprehensive plan and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.**

**a. Front yard setback for proposed house:** CPED believes that granting of a front yard setback variance to allow for the construction of the proposed, single-family dwelling will be keeping with the spirit and intent of the ordinance. The intent of the setback requirements is to promote good urban design by enforcing consistent setbacks of buildings and suitable green space around buildings. Even though the house is proposed to be setback 10 feet from 21<sup>st</sup> Street West, rather than the required 25 feet, it is setback further than the neighboring house to the north, 3517 21<sup>st</sup> Street West; the house at 3517 21<sup>st</sup> Street West is setback 8'-1" from 21<sup>st</sup> Street West (Attachment B7.1). CPED also believes that the proposed location of the house, 10 feet from the property line along 21<sup>st</sup> Street, is respecting the spirit and intent of the ordinance by treating 21<sup>st</sup> Street West as if there was a 10-foot corner side yard setback requirement.

The proposed development is in keeping with the comprehensive plan's goal of building the stability of the city's neighborhoods by providing a new housing opportunity at 2102 Cedar Lake Parkway that adds to the healthy mix of households of various means.

The proposed house setback 10 feet from 21<sup>st</sup> Street West will not alter the essential character of the locality. The houses on the block of the subject property are an eclectic mix of housing styles and the

house at 2102 Cedar Lake Parkway will add to this mix. The proposed house is located in approximately the same location as the previous house that was on this lot in 2005. A benefit of the house's proposed location is that it increases the setback along 21st Street West compared to the previous house and honors the zoning code's corner side yard setback requirement.

CPED also believes that the proposed house will not be injurious to the use and enjoyment of other property in the vicinity. Even though the proposed house would be located close to the neighboring house to the north, 3517 21<sup>st</sup> Street West, the proposed house does meet the Zoning District side yard setback of six feet and the houses are separated by an alley. In addition, the proposed house setback of 10 feet along 21<sup>st</sup> Street West is greater than the former house at 2102 Cedar Lake Parkway, which was 3'-1".

**b. Front yard setback for proposed deck:** CPED believes that granting of a front yard setback variance along 21<sup>st</sup> Street West to allow for the construction of a partially covered deck will be keeping with the spirit and intent of the ordinance. The intent of the setback requirements is to promote good urban design by enforcing consistent setbacks of buildings and suitable green space around buildings. If this lot was a corner lot rather than a reverse corner lot, the subject property would have a 10-foot setback along 21<sup>st</sup> Street West and not require a variance. Even though the proposed deck is proposed to be 11'-4" feet from 21<sup>st</sup> Street West, rather than the required 25 foot front yard setback requirement, it is setback at a distance that would respect a corner side yard setback requirement of 10 feet. In addition, the deck is setback further from 21<sup>st</sup> Street than the neighboring house to the north, 3517 West 21<sup>st</sup> Street, which is setback 8'-1".

The proposed development is in keeping with the comprehensive plan's goal of building the stability of the city's neighborhoods by providing a new housing opportunity at 2102 Cedar Lake Parkway that adds to the healthy mix of households of various means.

The proposed residence with a pool and deck in the front portion of a house is not a common characteristic in Minneapolis. CPED typically encourages new houses to be built that reinforces a consistent front yard setback. However, CPED believes that the proposed house with the deck at this location will not alter the essential character of the locality near the subject property. The neighboring houses are an eclectic mix of housing styles and the house at 2102 Cedar Lake Parkway will add to this mix. Some houses on this block are traditional Minneapolis single-family houses with detached garages. Other homes on this block have attached garages, front patios and decks (see Attachment A2 and A3). In addition, the proposed house and deck is setback 73' from Cedar Lake Parkway, which will reduce its visibility from Cedar Lake Parkway.

CPED also believes that the proposed house and deck will not be injurious to the use and enjoyment of other property in the vicinity. The deck portion of the house only requires the front yard setback variance along 21<sup>st</sup> Street West. It will be located more than 22 feet away from the neighboring house to the east at 2110 Cedar Lake Parkway.

**4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

**a. Front yard setback for proposed house:** Granting of the variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

**b. Front yard setback for proposed deck:** Granting of the variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division:**

The Department of Community Planning and Economic Development Planning Division recommends that the Board of Adjustment adopt the findings above and **approve** the variance to reduce to reduce the required front yard setback along 21<sup>st</sup> Street West from the required 25 feet to 10 feet to allow for the proposed structure at 2102 Cedar Lake Parkway in the R1 Single Family District and the SH Shoreland Overlay District with the following conditions:

1. The Applicant shall apply and receive approval for administrative site plan review prior to beginning work on the site.
2. CPED-Planning shall review and approve the final site plan, building plans, and elevations.
3. Any proposed fence shall meet the Minneapolis Zoning Code requirements for fences
4. The Applicant shall obtain all necessary permits and approvals prior to construction.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division:**

The Department of Community Planning and Economic Development Planning Division recommends that the Board of Adjustment adopt the findings above and **approve** the variance to reduce to reduce the required front yard setback along 21<sup>st</sup> Street West from the required 25 feet to 11'4" feet to allow for the proposed deck at 2102 Cedar Lake Parkway in the R1 Single Family District and the SH Shoreland Overlay District.

1. The Applicant shall apply and receive approval for administrative site plan review prior to beginning work on the site.
2. CPED-Planning shall review and approve the final site plan, building plans, and elevations.
3. Any proposed fence shall meet the Minneapolis Zoning Code requirements for fences
4. The Applicant shall obtain all necessary permits and approvals prior to construction.

**Attachments:**

Appendix A: CPED Information

- A1: Zoning map
- A2-A3: Oblique aerials
- A3.1-A3.4: Images

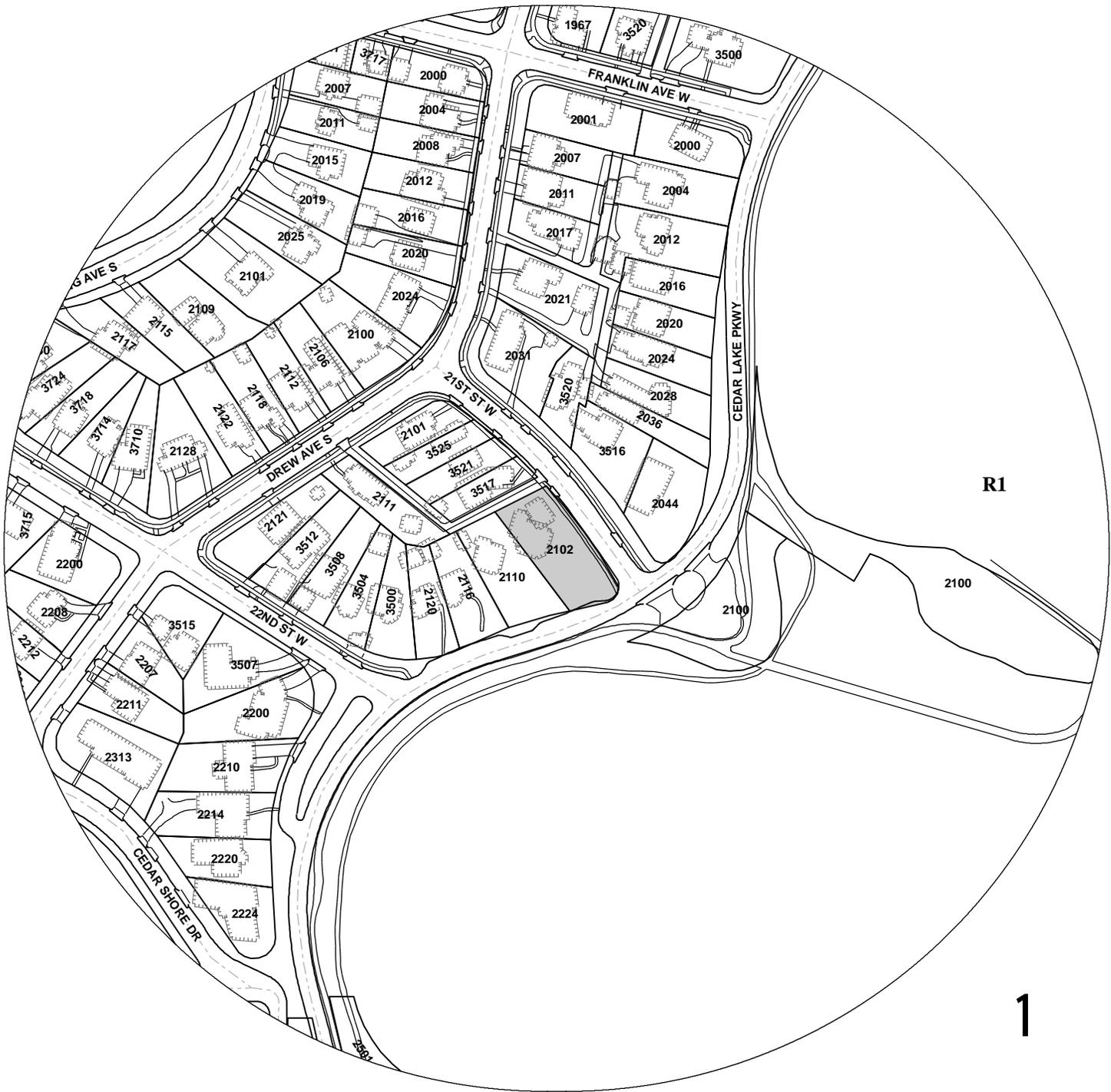
Appendix B: Applicant Information

- B1: Neighborhood notification
- B2-B3: Council member notification
- B4: Project narrative
- B5-B6: Variance findings statements
- B7: Table of contents
- B7.1: Survey
- B8: Site plan
- B9-B11: Floor plans
- B12-B13: Roof plans
- B14-B15: Elevations
- B16-B18: Sections



NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**2102 Cedar Lake Parkway**

FILE NUMBER

**BZZ 5167**



subject property

© AND © 2010 NAVTEQ © 2011 Microsoft Corporation  
Pictometry Bird's Eye © 2010 MDA Geospacial Services Inc.  
Pictometry Bird's Eye © 2010 Pictometry International Corp

100 feet 25 m



subject property









2044 Cedar Lake Parkway



3517 West 21st Street (view from 21st)



2110 Cedar Lake Parkway (view from Cedar Lake Parkway)



## Ben Dunlap

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**From:** Ben Dunlap  
**Sent:** Tuesday, May 17, 2011 9:46 AM  
**To:** organizer@bmna.org  
**Cc:** Ben Dunlap  
**Subject:** 2102 Cedar Lake Pkwy

Hi Patty, I'm writing to let you know that I am applying for a permit to build a new single family home on 2102 Cedar Shore Parkway. In order for the permit to go through planning I will need a Variance to change the setback alongside the 21<sup>st</sup> street west from 25 feet to 10 feet. This was applied for on April 20, 2006 (Variance Request BZZ-2918) and approved but the owner at that time did not end up building. The architect that designed the house is Charles Stinson and I have provided a link to his website. <http://www.crsarch.com/>. Please feel free to contact me if you have any questions and if you would like to meet and look at the drawings I would be more than happy.

Thanks, Ben

**Ben Dunlap** | Senior Project Manager | **Streeter & Associates, Inc.** | **Direct** 952.346.2485 | **Fax** 952.449.4987 | **Cell** 612.801.4002  
email [bdunlap@streeter-associates.com](mailto:bdunlap@streeter-associates.com) | [www.streeter-associates.com](http://www.streeter-associates.com)



Please consider the environment before printing this e-mail.

**Hanauer, Aaron M.**

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**From:** Ben Dunlap [BDunlap@streeter-associates.com]  
**Sent:** Wednesday, May 18, 2011 1:38 PM  
**To:** Hanauer, Aaron M.  
**Subject:** Fwd: Feedback Form

Ben Dunlap  
Streeter & Associates  
612-801-4002  
Sent from my iPhone

Begin forwarded message:

**From:** "Kress, Douglas" <Doug.Kress@ci.minneapolis.mn.us>  
**Date:** May 18, 2011 1:00:17 PM CDT  
**To:** Ben Dunlap <BDunlap@streeter-associates.com>  
**Subject:** RE: Feedback Form

Thank you-  
Doug

Doug Kress, Council Policy Aide  
Ward 7, Council Member Lisa Goodman  
City of Minneapolis  
350 S 5th Street, RM 307  
Minneapolis, MN 55415  
612.673-3195 - direct  
612.673-2207 - general  
[doug.kress@ci.minneapolis.mn.us](mailto:doug.kress@ci.minneapolis.mn.us)

-----Original Message-----

**From:** Ben Dunlap [mailto:BDunlap@streeter-associates.com]  
**Sent:** Wednesday, May 18, 2011 12:50 PM  
**To:** Kress, Douglas  
**Subject:** RE: Feedback Form

Hi Doug, thanks for getting back to me. I have attached the first 8 pages of the plans. Let me know if you need anything else.

Thanks, Ben

Ben Dunlap |Senior Project Manager | Streeter & Associates, Inc. | Direct 952.346.2485 |  
Fax 952.449.4987 |Cell 612.801.4002  
email [bdunlap@streeter-associates.com](mailto:bdunlap@streeter-associates.com) | [www.streeter-associates.com](http://www.streeter-associates.com)

Please consider the environment before printing this e-mail.

-----Original Message-----

From: Kress, Douglas [mailto:Doug.Kress@ci.minneapolis.mn.us]  
Sent: Wednesday, May 18, 2011 11:14 AM  
To: Ben Dunlap  
Subject: FW: Feedback Form

Ben-

Thanks for letting us know. Please let me know if you have any questions with the process. If you have a pdf file of the proposed project, I can take a look.

Thanks

Doug

Doug Kress, Council Policy Aide  
Ward 7, Council Member Lisa Goodman  
City of Minneapolis  
350 S 5th Street, RM 307  
Minneapolis, MN 55415  
612.673-3195 - direct  
612.673-2207 - general  
[doug.kress@ci.minneapolis.mn.us](mailto:doug.kress@ci.minneapolis.mn.us)

-----Original Message-----

From: [bdunlap@streeter-associates.com](mailto:bdunlap@streeter-associates.com)  
[mailto:[bdunlap@streeter-associates.com](mailto:bdunlap@streeter-associates.com)]  
Sent: Wednesday, May 18, 2011 9:49 AM  
To: Goodman, Lisa R.  
Subject: Feedback Form

This is an email generated from the City of Minneapolis' web site.  
Zip Code : 55391

Phone Number : 9523462485

Name : Ben Dunlap Streeter Associates

email : [bdunlap@streeterassociates.com](mailto:bdunlap@streeterassociates.com)

Address : 18312 Minnetonka Blvd

City : Wayzata

Message : Hi Lisa, I'm writing to let you know that I am applying for a permit to build a new single family home on 2102 Cedar Shore Parkway. In

order for the permit to go through planning I will need a Variance to change the setback alongside the 21st street west from 25 feet to 10 feet.

This was applied for on April 20, 2006 Variance Request BZZ2918 and approved but the owner at that time did not end up building. The architect

that designed the house is Charles Stinson and I have provided a link to

STREETER



ASSOCIATES

May 18, 2011

Zoning Board of Adjustment

250 South 4<sup>th</sup> Street, Room 300

Minneapolis, MN 55415-1316

Re: Front setback Variance for 2102 Cedar Lake Parkway

Dear Board members, I am writing you to give a brief description of what we are planning for the 2102 Cedar Lake Parkway. In order to build what we are hoping for we will need a variance to change the setback alongside the 21<sup>st</sup> street west from 25 feet to 10 feet. This was applied for on April 20, 2006 (Variance Request BZZ-2918) and approved but the owner at that time did not end up building.

The architect that designed the house is Charles Stinson a local and national renowned architect that has designed two other houses on Cedar Lake and many more in the area. I have provided a link to his website. <http://www.crsarch.com/>. We are proposing a single family home with 4 bed room. The style will be a flat roof modern design that will conform beautifully to the existing topography.

We thank you for your cooperation and we look forward to the outcome.

Sincerely,

Benjamin J. Dunlap

Streeter & Associates, Inc. • 18312 Minnetonka Blvd. • Wayzata, MN 55391-3232 • Fax 952.449.4987 • www.Streeter-Associates.com • MN Lic. # 1380



May 18, 2011

STREETER



ASSOCIATES

Zoning Board of Adjustment

250 South 4<sup>th</sup> Street, Room 300

Minneapolis, MN 55415-1316

Re: Front setback Variance for 2102 Cedar Lake Parkway

**1. The property owner proposes to use the property in a reasonable manner .**

We have requested a variance to reduce the requested front setback on 21<sup>st</sup> Street West from 25' to 10' to allow for the construction of a new single family home dwelling on a reverse corner lot. We believe that the construction of an architectural designed home is a reasonable use of the property zones R1 District adding beauty and interest to the area. Strict adherence to the regulations requires the dwelling be constructed behind the established front setback along Cedar Shore Parkway, approximately 72 feet from the property line and 25 feet from the property line on 21<sup>st</sup> Street West, which strictly minimizes the location for a new single family home.

**2. Practical difficulties exist due to circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone .**

The circumstances upon which the setback variance is requested are unique to the parcel of land due to the location of the adjacent dwellings and the configuration of the lots. The location of the past existing structures and the configuration of the lots are not a circumstance created by the applicant and causes and undue hardship on the property by not allowing the construction of a new single-family dwelling.

**3. If granted, the variance will be in keeping with the spirit and intent of the ordinance and the comprehensive plan and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.**

We believe the construction of a new single-family dwelling will not alter the essential character of the surrounding neighborhood, because the proposed dwelling is in character with other two-story single-family dwellings around the lake. The proposed home will add interest and beauty to the area with its high level of architecture designed by a local but nation renowned architect. The R1 District requires a minimum of 25 foot front setback, w are proposing to maintain a 10 foot setback which is approximately 2 feet further from 21<sup>st</sup> street west then the front setback of the adjacent property to the north.

- 4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

Granting the front yard setback variance would likely have no impact on the congestion of area streets or fire safety, nor would the rear addition be detrimental to the public welfare or endanger the public safety.

# HENDRICKSON RESIDENCE

2102 CEDAR LAKE PARKWAY  
MINNEAPOLIS, MN

ISSUED:  
FINAL REVIEW SET 22 FEBRUARY 2011



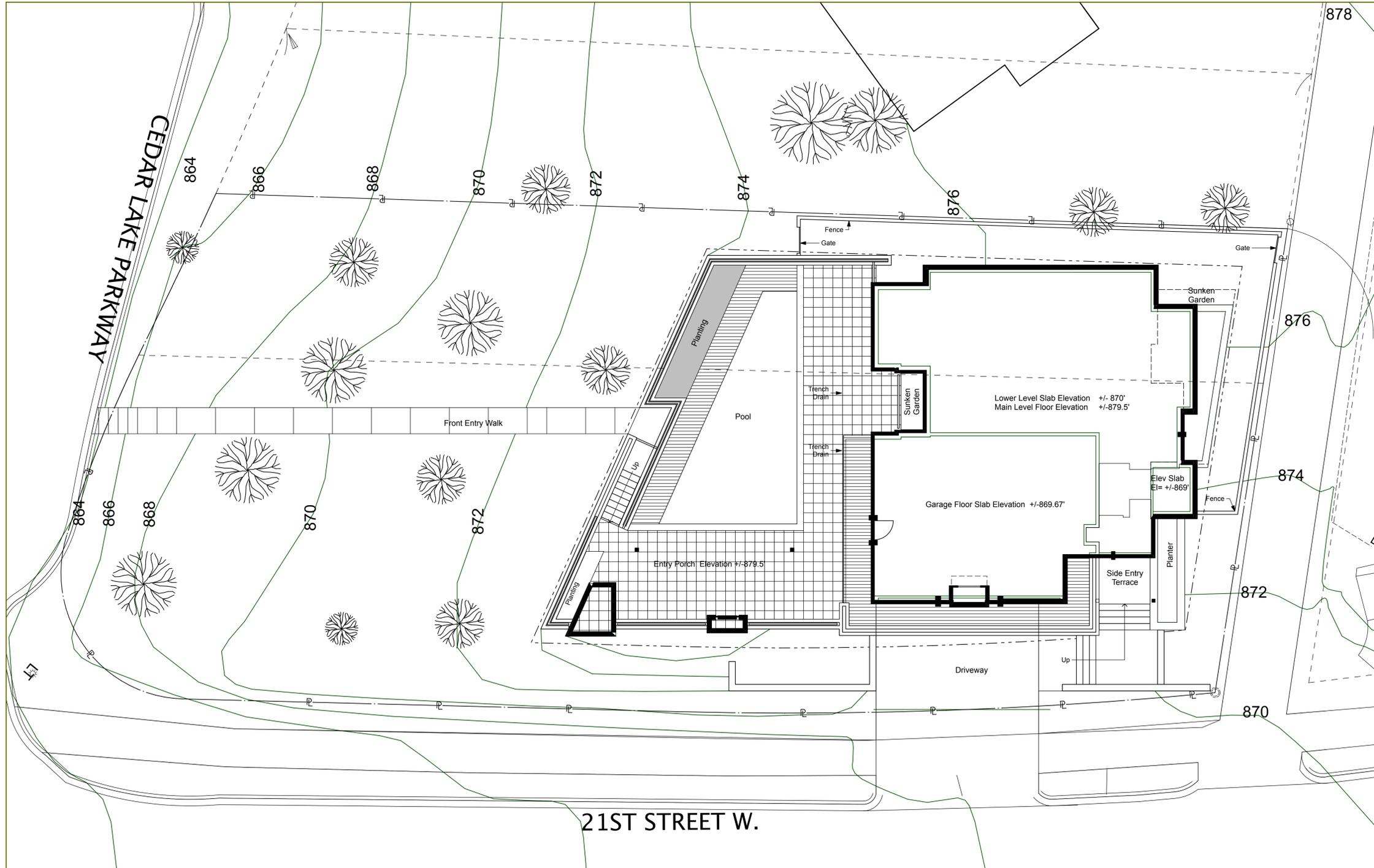
HENDRICKSON RESIDENCE

**CHARLES R. STINSON ARCHITECT**

18304 MINNETONKA BLVD, DEEPHAVEN, MN 55391  
P: 952-473-9503 | WWW.CRSARCH.COM







### Site Notes

1. See also: Specifications
2. DATA IN REFERENCE TO EXISTING CONDITIONS TAKEN FROM SURVEY PROVIDED BY: Cornerstone Land Surveying, INC
3. THIS SITE PLAN IS SCHEMATIC ONLY. VERIFY W/ SURVEYOR, SITE ENGINEER AND ACTUAL SITE CONDITIONS TO DETERMINE IF EXISTING AND FINAL CONTOUR LINES AND HOUSE LOCATION ARE IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. PROPOSED FLOOR ELEVATIONS (TO BE VERIFIED ON SITE): VERIFY ELEVATIONS WITH LANDSCAPE ARCHITECT
5. PROVIDE UNDERGROUND PIPING AS REQUIRED FOR AREAS WHERE SURFACE WATER WOULD NOT BE DRAINED BY A FINISHED GRADE PITCH OF 1/2" PER FOOT OR GREATER.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Date \_\_\_\_\_

Registration No. \_\_\_\_\_

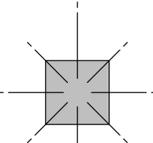
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### General Notes

1. ALL WORK SHALL CONFORM TO "THE INTERNATIONAL RESIDENTIAL BUILDING CODE 2006 EDITION" AND ALL OTHER GOVERNING LAWS, CODES, ORDINANCES AND REGULATIONS.
2. THESE PLANS AND SPECIFICATION DOCUMENTS ARE INTENDED FOR USE ONE TIME ONLY AT ONE SITE ONLY. ANY ADDITIONAL USE OR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE IS FORBIDDEN. CHANGES TO PLAN AND SPECIFICATION DOCUMENTS SHALL BE MADE ONLY WITH THE APPROVAL OF THIS OFFICE.
3. ALL DIMENSIONS ARE TO THE FACE OF PLYWOOD WALL SHEATHING, CONCRETE OR MASONRY FOUNDATION.
4. ALL EXTERIOR WOOD DECK DIMENSIONS ARE TO FACE OF FRAMING.
5. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OR AN EXTENSION OF AN EXTERIOR DIMENSION.
6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. ALL CONTRACTORS SHALL FIELD VERIFY ALL EXISTING AND NEW CONDITIONS, MATERIALS, ELEVATIONS AND DIMENSIONS. ANY DISCREPANCIES, OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THIS OFFICE BEFORE CONSTRUCTION PROCEEDS.
8. ALL CONTRACTORS SHALL EXAMINE ALL DRAWINGS AND EXISTING CONDITIONS TO DETERMINE LOCATIONS AND DIMENSIONS OF ANY AND ALL CHASES, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS AND OR OTHER PROJECT REQUIREMENTS.
9. ALL WOOD IN CONTACT WITH CONCRETE WILL BE PRESSURE TREATED

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- A-001 Cover Sheet
- A-100 Schematic Site Plan
- A-101 Lower Level Floor Plan
- A-102 Main Level Floor Plan
- A-103 Upper Level Floor Plan
- A-104 Roof Drainage Plan
- A-105 Deck & Lower Roof Drainage Plans
- A-201 Building Elevations
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- E-101 Schematic Lower Level Electrical
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- S3 Second Floor & Walkout Roof Framing Plan
- S4 Main and High Roof Framing Plan
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- S6 Sections
- S7 Structural Notes and Sections



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 18304 MINNETONKA BLVD, DEEPHAVEN, MN, 55391  
 P: 952-473-9503 | WWW.CRSARCH.COM

**1 Schematic Site Plan**  
SCALE: 1/8" = 1'-0"

### Project Information

OWNER: VANESSA AND GARY HENDRICKSON

PROJECT ADDRESS: 2102 CEDAR LAKE PARKWAY  
Minneapolis, MN

LEGAL DESCRIPTION: Lot 14 and the East 1/2 of Lot 13, Block 7, MCNAIR PARK, on file and of record in the office of the County Recorder, Hennepin county, Minnesota. (as provided by the owner)

ARCHITECT: Charles R. Stinson Architects LLC  
18304 Minnetonka Blvd  
Deephaven, MN 55331  
952-473-9503

INTERIOR DESIGNER: Ruth Johnson  
CRS Interiors  
18304 Minnetonka Blvd  
Deephaven, MN 55331  
952-473-9520

STRUCTURAL ENGINEER: Christian Solterman  
McConkey Johnson Solterman, INC  
241 Cleveland Avenue South, Suite B2  
Saint Paul, MN 55105-1208  
952-651-698-5626

### HENDRICKSON RESIDENCE

VANESSA AND GARY HENDRICKSON  
2102 CEDAR LAKE PARKWAY  
MINNEAPOLIS, MN

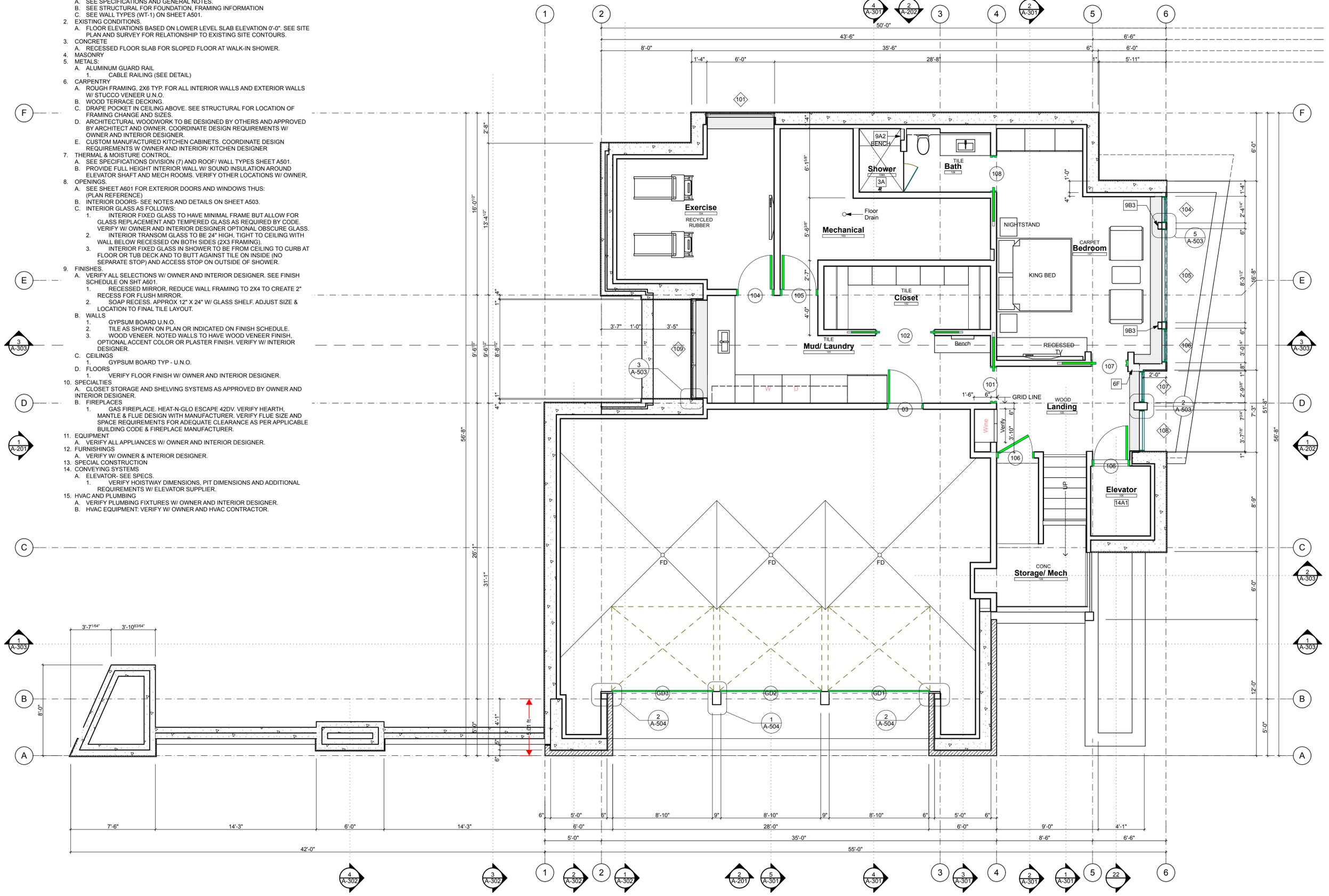
4/20/11

# A-100

Schematic Site Plan

# Plan Notes

1. GENERAL
  - A. SEE SPECIFICATIONS AND GENERAL NOTES.
  - B. SEE STRUCTURAL FOR FOUNDATION, FRAMING INFORMATION
  - C. SEE WALL TYPES (WT-1) ON SHEET A501.
2. EXISTING CONDITIONS
  - A. FLOOR ELEVATIONS BASED ON LOWER LEVEL SLAB ELEVATION 0'-0". SEE SITE PLAN AND SURVEY FOR RELATIONSHIP TO EXISTING SITE CONTOURS.
3. CONCRETE
  - A. RECESSED FLOOR SLAB FOR SLOPED FLOOR AT WALK-IN SHOWER.
4. MASONRY
5. METALS
  - A. ALUMINUM GUARD RAIL
    1. CABLE RAILING (SEE DETAIL)
6. CARPENTRY
  - A. ROUGH FRAMING, 2X6 TYP. FOR ALL INTERIOR WALLS AND EXTERIOR WALLS W/ STUCCO VENEER U.N.O.
  - B. WOOD TERRACE DECKING.
  - C. DRAPE POCKET IN CEILING ABOVE. SEE STRUCTURAL FOR LOCATION OF FRAMING CHANGE AND SIZES.
  - D. ARCHITECTURAL WOODWORK TO BE DESIGNED BY OTHERS AND APPROVED BY ARCHITECT AND OWNER. COORDINATE DESIGN REQUIREMENTS W/ OWNER AND INTERIOR DESIGNER.
  - E. CUSTOM MANUFACTURED KITCHEN CABINETS. COORDINATE DESIGN REQUIREMENTS W/ OWNER AND INTERIOR/ KITCHEN DESIGNER
7. THERMAL & MOISTURE CONTROL
  - A. SEE SPECIFICATIONS DIVISION (7) AND ROOF/ WALL TYPES SHEET A501.
  - B. PROVIDE FULL HEIGHT INTERIOR WALL W/ SOUND INSULATION AROUND ELEVATOR SHAFT AND MECH ROOMS. VERIFY OTHER LOCATIONS W/ OWNER.
8. OPENINGS
  - A. SEE SHEET A601 FOR EXTERIOR DOORS AND WINDOWS THUS: (PLAN REFERENCE)
  - B. INTERIOR DOORS- SEE NOTES AND DETAILS ON SHEET A503.
  - C. INTERIOR GLASS AS FOLLOWS:
    1. INTERIOR FIXED GLASS TO HAVE MINIMAL FRAME BUT ALLOW FOR GLASS REPLACEMENT AND TEMPERED GLASS AS REQUIRED BY CODE. VERIFY W/ OWNER AND INTERIOR DESIGNER OPTIONAL OBSCURE GLASS.
    2. INTERIOR TRANSOM GLASS TO BE 24" HIGH, TIGHT TO CEILING WITH WALL BELOW RECESSED ON BOTH SIDES (2X3 FRAMING)
    3. INTERIOR FIXED GLASS IN SHOWER TO BE FROM CEILING TO CURB AT FLOOR OR TUB DECK AND TO BUTT AGAINST TILE ON INSIDE (NO SEPARATE STOP) AND ACCESS STOP ON OUTSIDE OF SHOWER.
9. FINISHES
  - A. VERIFY ALL SELECTIONS W/ OWNER AND INTERIOR DESIGNER. SEE FINISH SCHEDULE ON SHT A601.
    1. RECESSED MIRROR. REDUCE WALL FRAMING TO 2X4 TO CREATE 2" RECESS FOR FLUSH MIRROR.
    2. SOAP RECESS. APPROX 12" X 24" W/ GLASS SHELF. ADJUST SIZE & LOCATION TO FINAL TILE LAYOUT.
  - B. WALLS
    1. GYPSUM BOARD U.N.O.
    2. TILE AS SHOWN ON PLAN OR INDICATED ON FINISH SCHEDULE.
    3. WOOD VENEER. NOTED WALLS TO HAVE WOOD VENEER FINISH. OPTIONAL ACCENT COLOR OR PLASTER FINISH. VERIFY W/ INTERIOR DESIGNER.
  - C. CEILINGS
    1. GYPSUM BOARD TYP - U.N.O.
  - D. FLOORS
    1. VERIFY FLOOR FINISH W/ OWNER AND INTERIOR DESIGNER.
10. SPECIALTIES
  - A. CLOSET STORAGE AND SHELVING SYSTEMS AS APPROVED BY OWNER AND INTERIOR DESIGNER.
  - B. FIREPLACES
    1. GAS FIREPLACE. HEAT-N-GLO ESCAPE 42DV. VERIFY HEARTH, MANTLE & FLUE DESIGN WITH MANUFACTURER. VERIFY FLUE SIZE AND SPACE REQUIREMENTS FOR ADEQUATE CLEARANCE AS PER APPLICABLE BUILDING CODE & FIREPLACE MANUFACTURER.
11. EQUIPMENT
  - A. VERIFY ALL APPLIANCES W/ OWNER AND INTERIOR DESIGNER.
12. FURNISHINGS
  - A. VERIFY W/ OWNER & INTERIOR DESIGNER.
13. SPECIAL CONSTRUCTION
14. CONVEYING SYSTEMS
  - A. ELEVATOR- SEE SPECS.
    1. VERIFY HOISTWAY DIMENSIONS, PIT DIMENSIONS AND ADDITIONAL REQUIREMENTS W/ ELEVATOR SUPPLIER.
15. HVAC AND PLUMBING
  - A. VERIFY PLUMBING FIXTURES W/ OWNER AND INTERIOR DESIGNER.
  - B. HVAC EQUIPMENT. VERIFY W/ OWNER AND HVAC CONTRACTOR.



**1 Lower Level Floor Plan**  
SCALE: 1/4" = 1'-0"

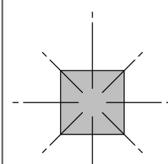
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Signature \_\_\_\_\_

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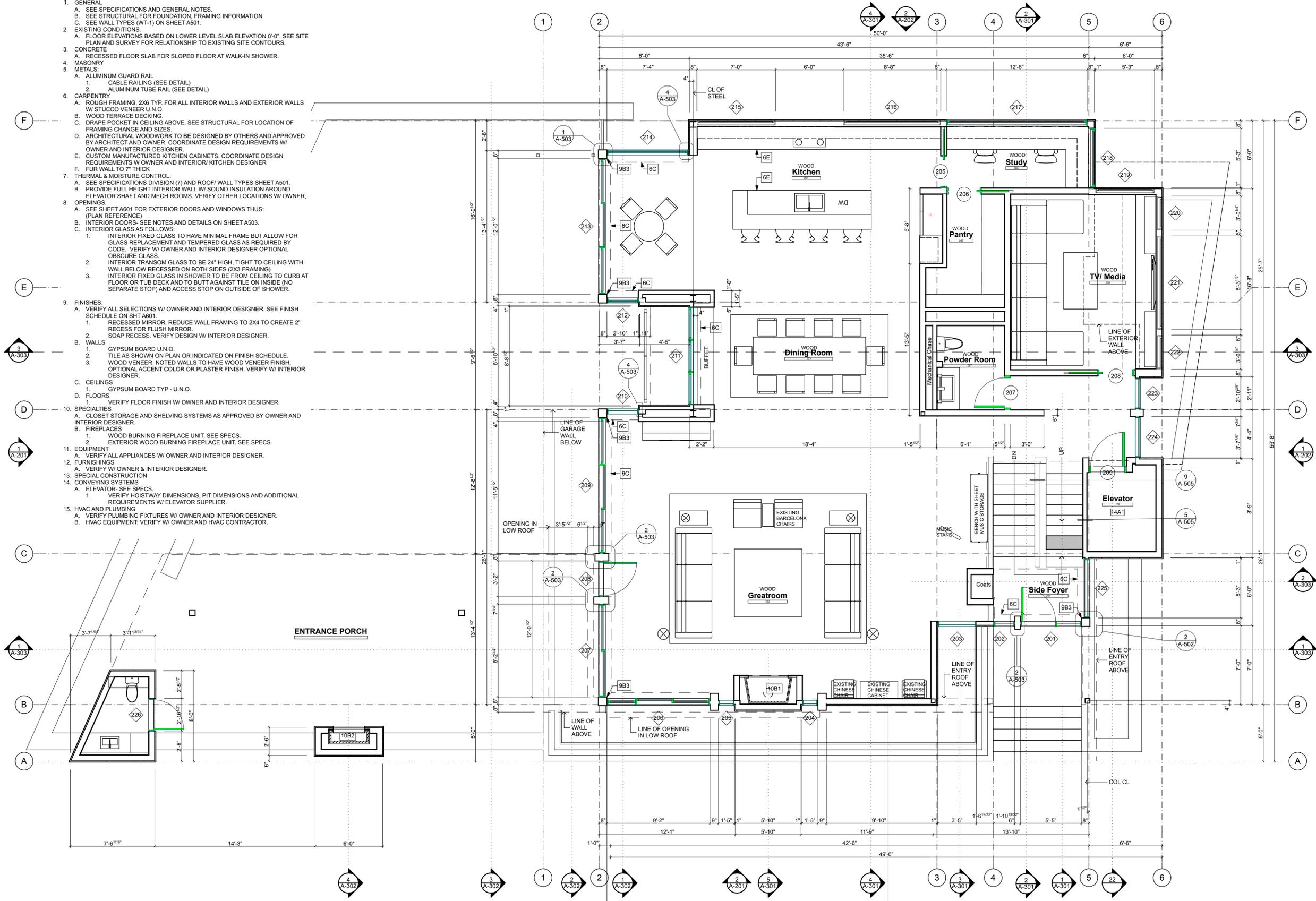
**HENDRICKSON RESIDENCE**  
VANESSA AND GARY HENDRICKSON  
2102 CEDAR LAKE PARKWAY  
MINNEAPOLIS, MN

4/20/11

**A-101**  
Lower Level Floor Plan

# Plan Notes

1. GENERAL
  - A. SEE SPECIFICATIONS AND GENERAL NOTES.
  - B. SEE STRUCTURAL FOR FOUNDATION, FRAMING INFORMATION
  - C. SEE WALL TYPES (WT-1) ON SHEET A501.
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5. METALS
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  - E. CUSTOM MANUFACTURED KITCHEN CABINETS. COORDINATE DESIGN REQUIREMENTS W/ OWNER AND INTERIOR/ KITCHEN DESIGNER
  - F. FUR WALL TO 7" THICK
7. THERMAL & MOISTURE CONTROL
  - A. SEE SPECIFICATIONS DIVISION (7) AND ROOF/ WALL TYPES SHEET A501. (PLAN REFERENCE)
  - B. PROVIDE FULL HEIGHT INTERIOR WALL W/ SOUND INSULATION AROUND ELEVATOR SHAFT AND MECH ROOMS. VERIFY OTHER LOCATIONS W/ OWNER.
8. OPENINGS
  - A. SEE SHEET A601 FOR EXTERIOR DOORS AND WINDOWS THUS: (PLAN REFERENCE)
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    2. SOAP RECESS. VERIFY DESIGN W/ INTERIOR DESIGNER.
  - B. WALLS
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    2. TILE AS SHOWN ON PLAN OR INDICATED ON FINISH SCHEDULE.
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10. SPECIALTIES
  - A. CLOSET STORAGE AND SHELVING SYSTEMS AS APPROVED BY OWNER AND INTERIOR DESIGNER.
  - B. FIREPLACES
    1. WOOD BURNING FIREPLACE UNIT. SEE SPECS.
    2. EXTERIOR WOOD BURNING FIREPLACE UNIT. SEE SPECS
11. EQUIPMENT
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  - B. HVAC EQUIPMENT: VERIFY W/ OWNER AND HVAC CONTRACTOR.



**1 Main Level Floor Plan**  
SCALE: 1/4" = 1'-0"

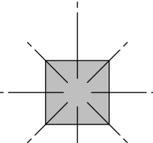
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Signature \_\_\_\_\_

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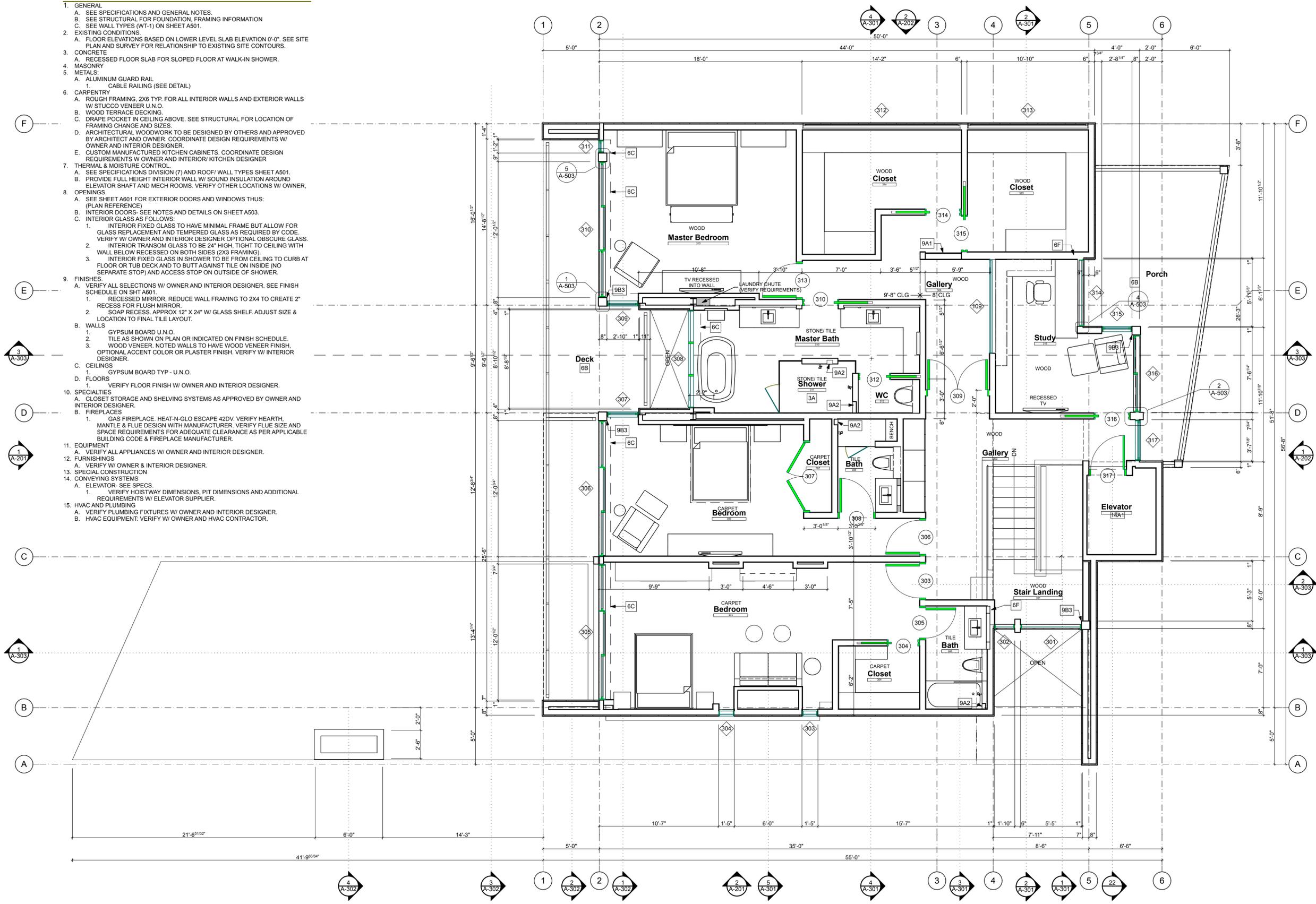
4/20/11

**A-102**  
Main Level Floor Plan



# Plan Notes

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15. HVAC AND PLUMBING
  - A. VERIFY PLUMBING FIXTURES W/ OWNER AND INTERIOR DESIGNER.
  - B. HVAC EQUIPMENT: VERIFY W/ OWNER AND HVAC CONTRACTOR.



**1** Upper Level Floor Plan  
SCALE: 1/4" = 1'-0"

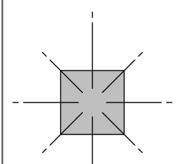
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Date \_\_\_\_\_

Registration No. \_\_\_\_\_

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P: 952-473-9503 | WWW.CRSARCH.COM

**HENDRICKSON RESIDENCE**

VANESSA AND GARY HENDRICKSON  
2102 CEDAR LAKE PARKWAY  
MINNEAPOLIS, MN

4/20/11

**A-103**

Upper Level Floor Plan

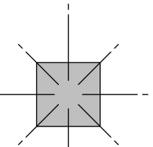
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Signature \_\_\_\_\_

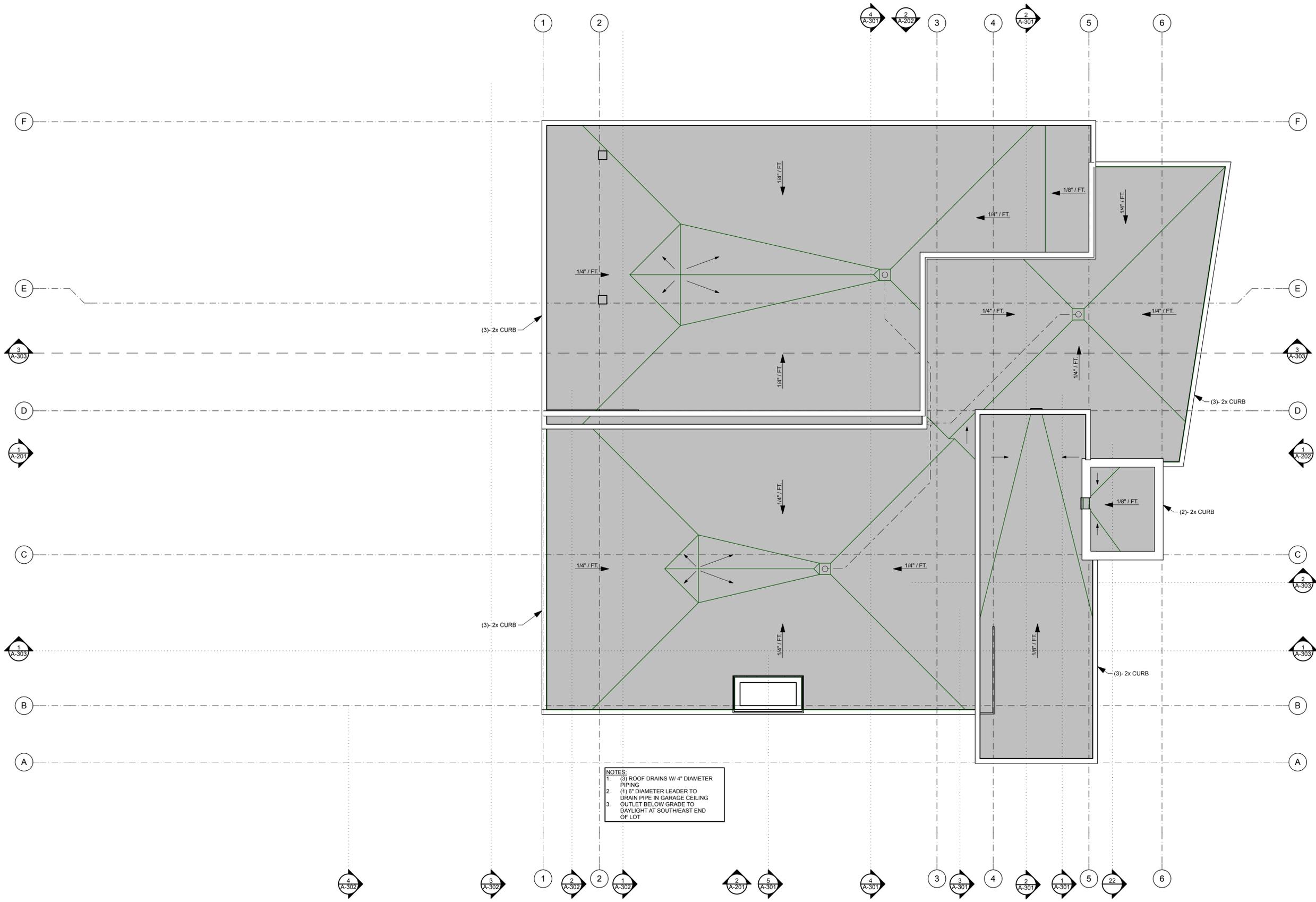
Date \_\_\_\_\_

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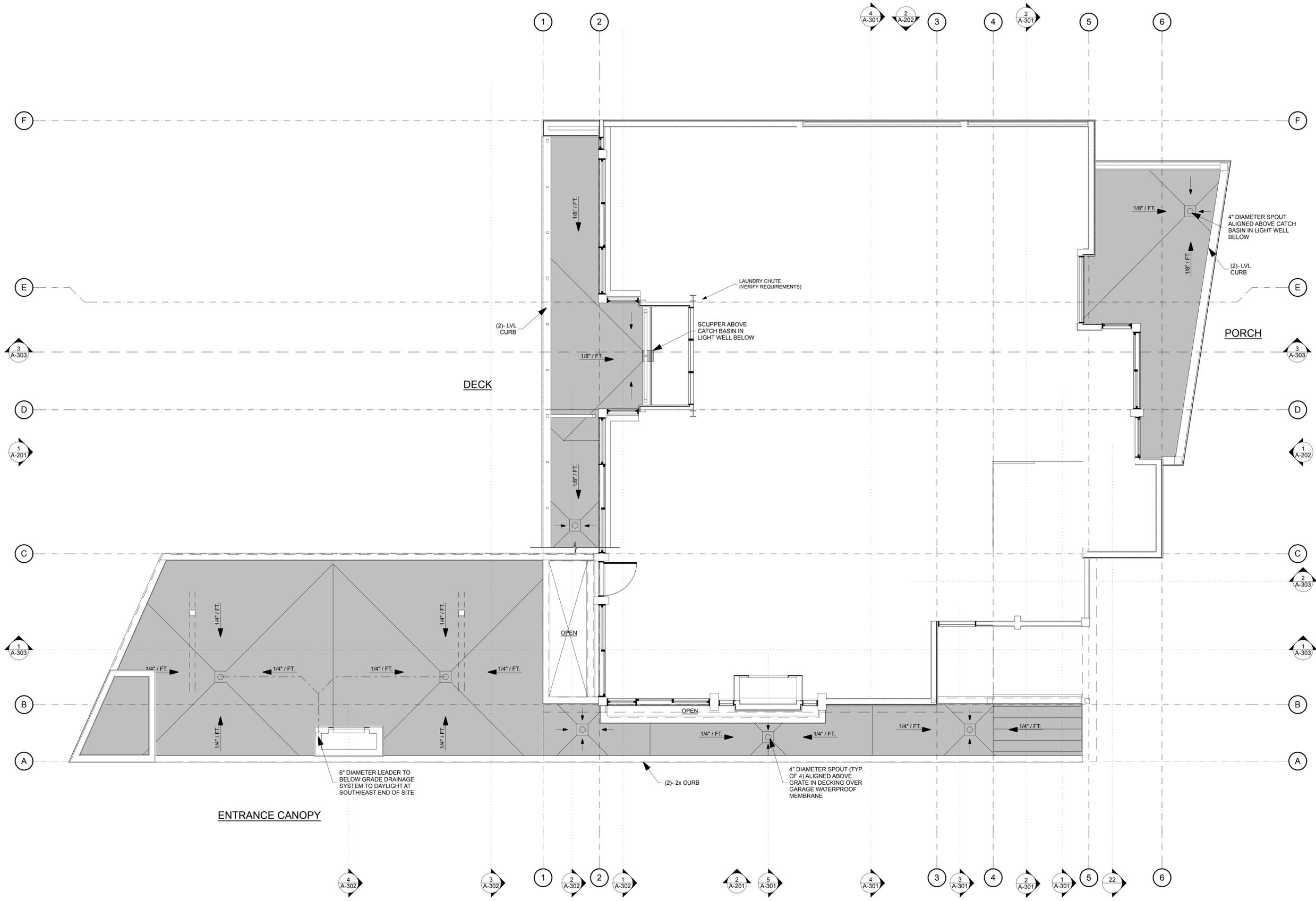
**NOTES:**  
 1. (3) ROOF DRAINS W/ 4" DIAMETER PIPING  
 2. (1) 1" DIAMETER LEADER TO DRAIN PIPE IN GARAGE CEILING  
 3. OUTLET BELOW GRADE TO DAYLIGHT AT SOUTHEAST END OF LOT

**1** Roof Drainage Plan  
 SCALE: 1/4" = 1'-0"

**HENDRICKSON RESIDENCE**  
 VANESSA AND GARY HENDRICKSON  
 2102 CEDAR LAKE PARKWAY  
 MINNEAPOLIS, MN

4/20/11

**A-104**  
 Roof Drainage Plan



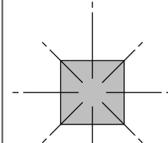
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 2102 CEDAR LAKE PARKWAY  
 MINNEAPOLIS, MN

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**A-105**  
 Deck & Lower Roof Drainage Plans

**2** Low Roof Drainage Plan  
 SCALE: 1/4" = 1'-0"



# Elevation Finish Materials

21. LANDSCAPING: SEE LANDSCAPE PLANS
31. EXTERIOR SLAB ON GRADE: EXPOSED AGGREGATE CONCRETE. OPT PAVER OR TILE (VERIFY DETAILS).
32. CONCRETE CAP: VERIFY COLOR & FINISH WITH ARCHITECT
41. VENEER MASONRY: STONE IN RANDOM ASHLAR PATTERN- NOMINAL 4", 6" AND 10" X VARIOUS LENGTHS (VERIFY W/ OWNER AND ARCHITECT).
42. COPING STONE: STONE WALL CAP OR WINDOW SILL.
51. STEEL TUBE COLUMN: POWDER COATED FINISH TO BE SELECTED
52. CABLE RAILING: SEE DETAIL.
61. DECKING: 1 X 6 IPE (VERIFY).
63. CEDAR TRIM: (VERIFY WOOD SPECIES AND FINISH).
71. METAL FLASHING: MATCH PRIMARY STUCCO COLOR (SEE #91)
72. METAL FLASHING: MATCH WINDOW FRAMES.
73. METAL WALL COPING: CUSTOM COLOR TO BE SELECTED.
74. METAL ROOF EDGE FASCIA: CUSTOM COLOR TO BE SELECTED.
75. SOFFIT VENT: SEE DETAILS.
81. EXTERIOR WINDOW AND DOORS: LOEWEN COLOR CLAD UNITS WITH ARGON GAS AND LOW-E GLASS (VERIFY TEMPERED GLASS WHERE REQUIRED).
82. EXTERIOR DOOR: CUSTOM WOOD DOOR.
83. FRAME EXPANDER OR CLADDING: TO MATCH WINDOWS.
84. GARAGE DOOR: UPWARD ACTING FLUSH WOOD.
91. STUCCO: TO BE FINISHED WITH AN ACRYLIC POLYMER FINISH COAT
92. STUCCO-COLOR TO MATCH WINDOW FRAMES; FINISHED WITH AN ACRYLIC POLYMER FINISH COAT.
93. CONTROL JOINT IN STUCCO.
94. SOFFIT: EXTERIOR SHEATHING BOARD W/ ACRYLIC POLYMER FINISH COAT.
101. FIREPLACE FLUE TERMINATION: (APPROVED PART OF THE VENTING SYSTEM).
102. METAL SHROUD: OPTIONAL BLACK FINISH

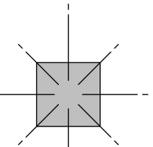
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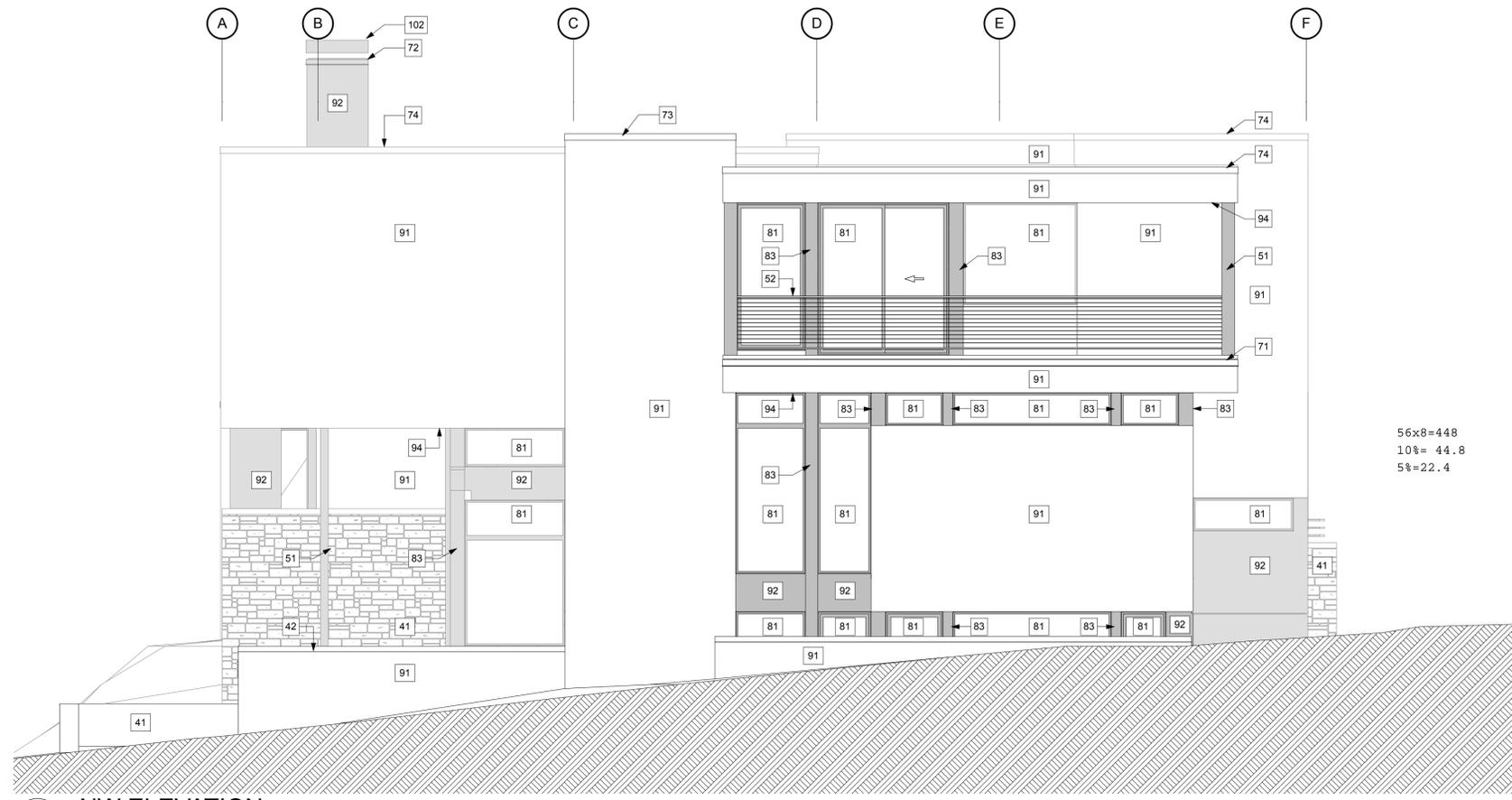
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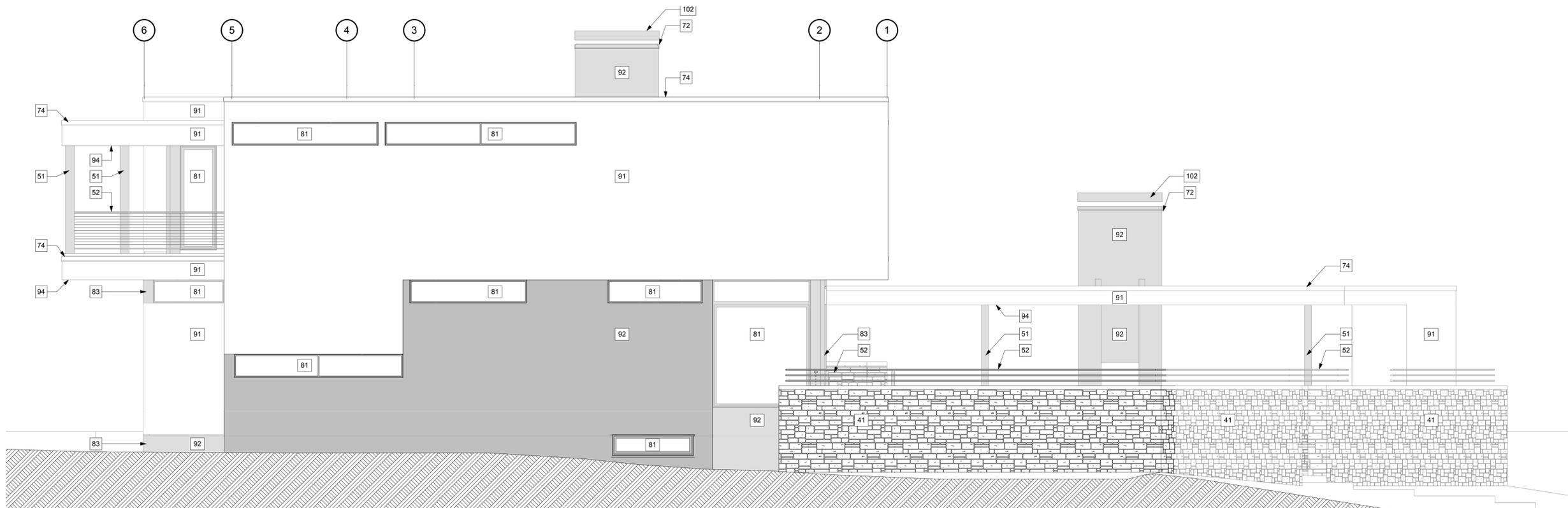
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**1 NW ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 SW ELEVATION**  
 SCALE: 1/4" = 1'-0"

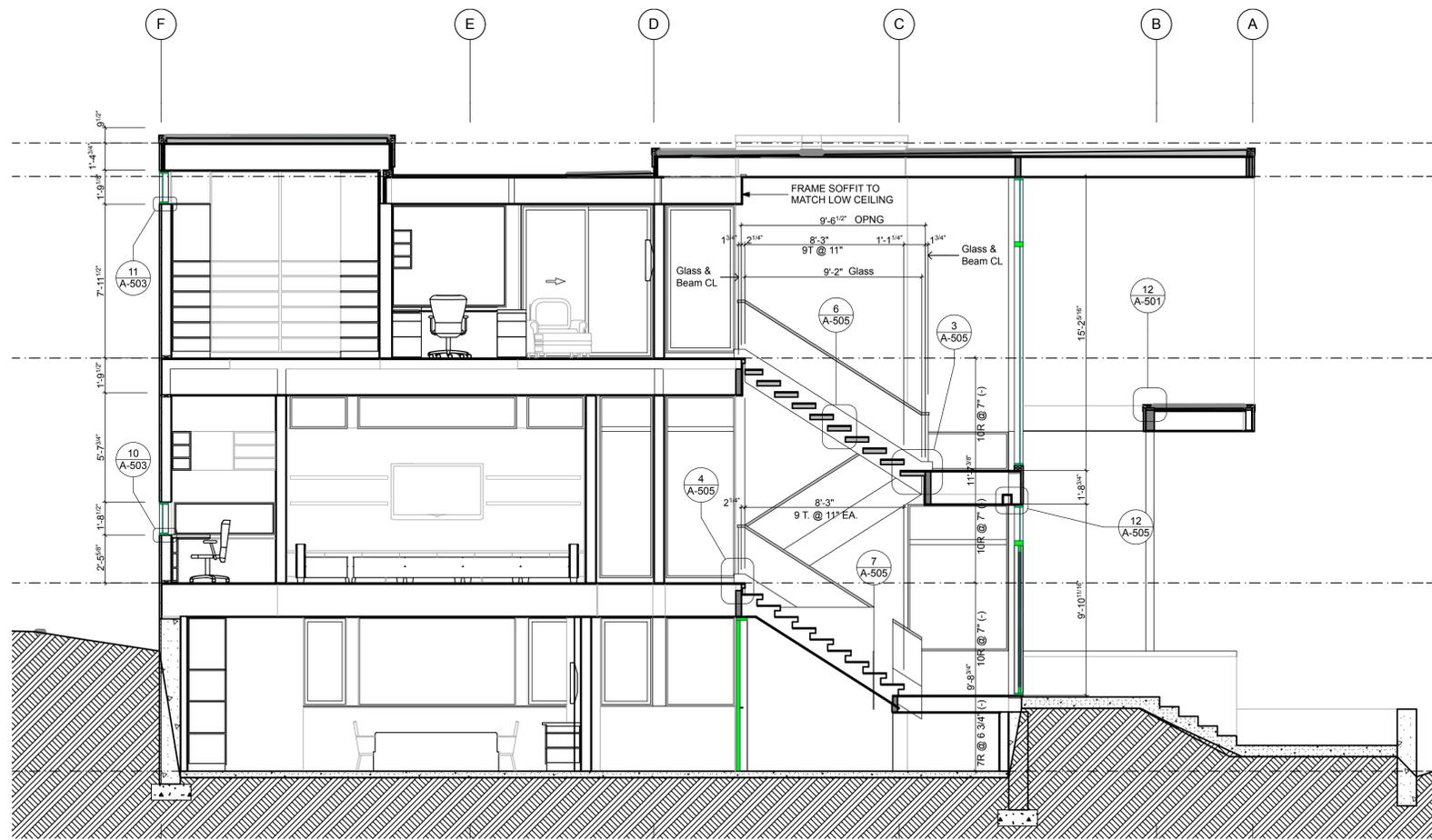
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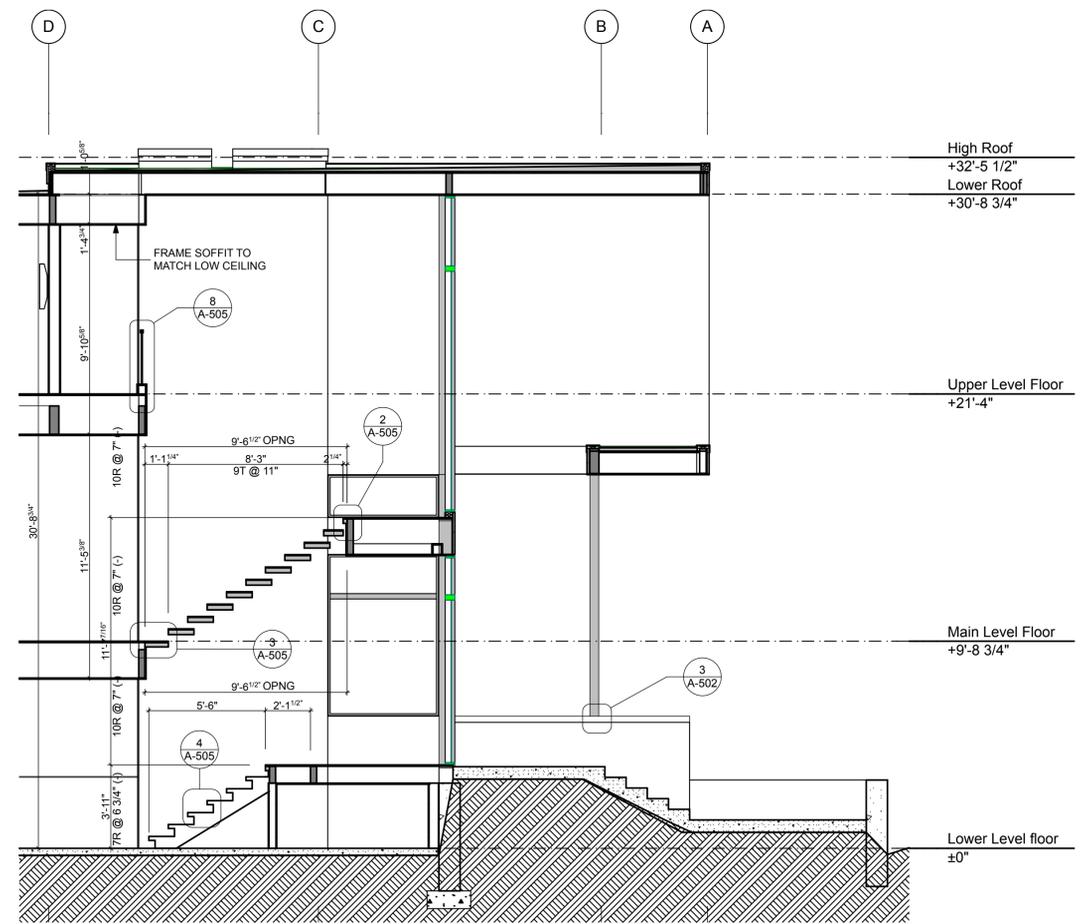
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# A-202

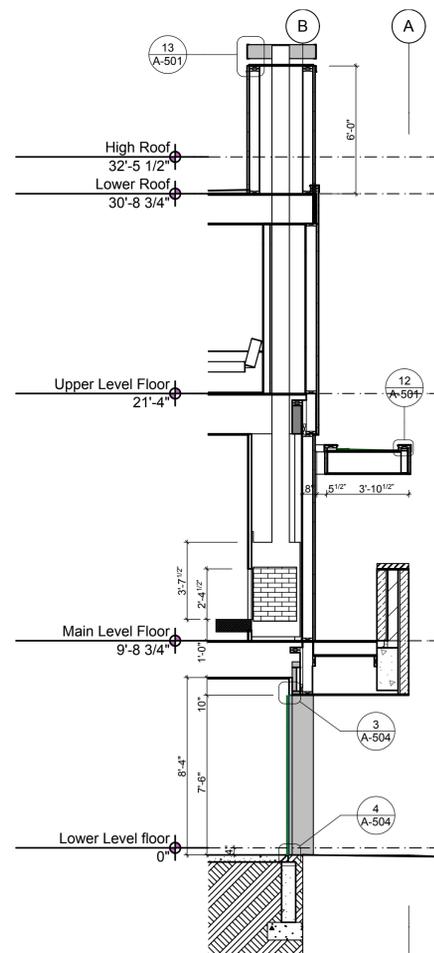
Building Elevations



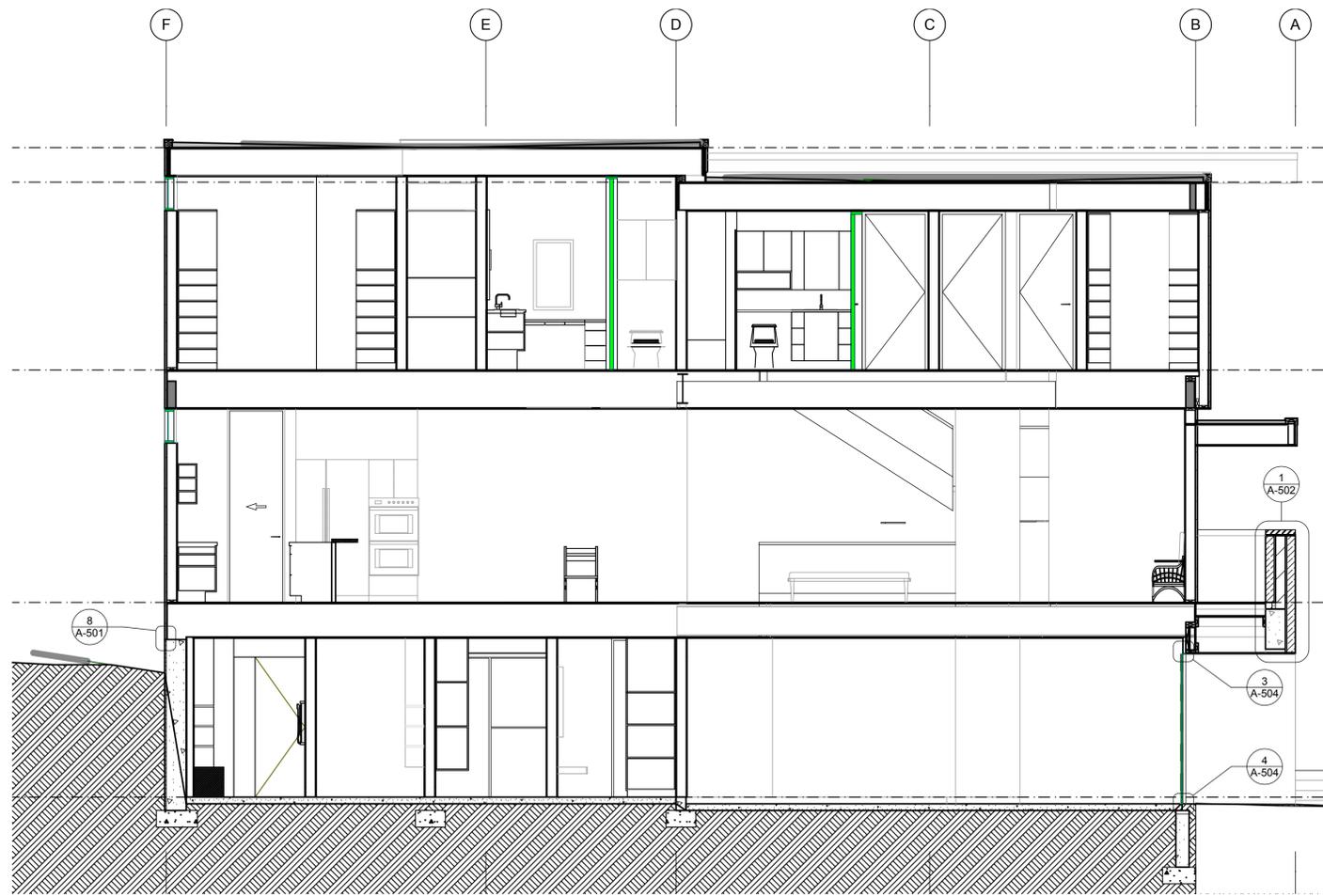
**2 BUILDING SECTION AT STAIR**  
SCALE: 1/4" = 1'-0"



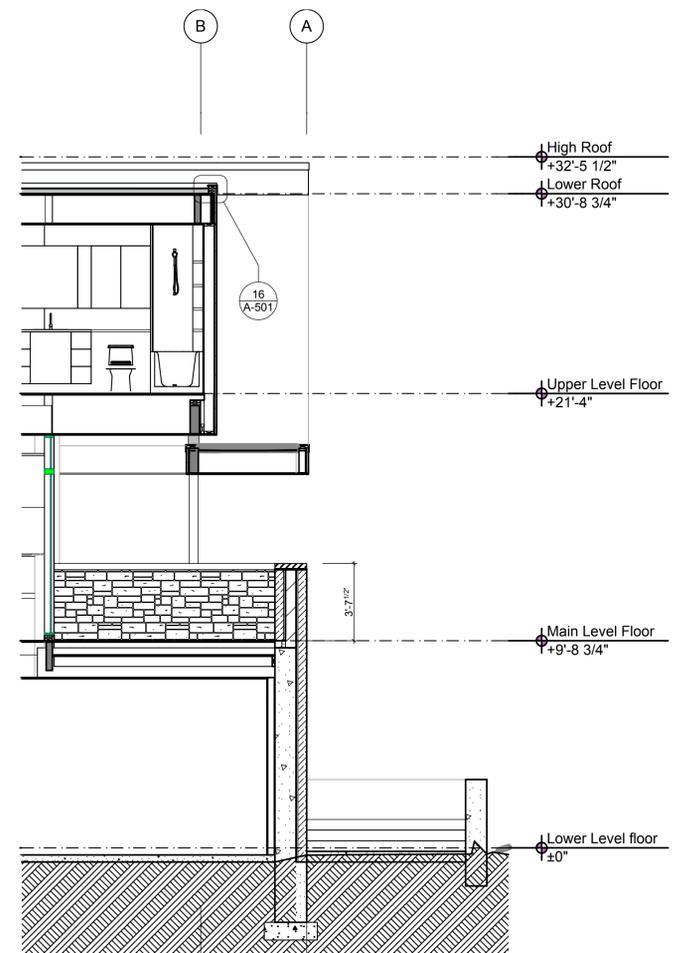
**1 SECTION AT STAIR**  
SCALE: 1/4" = 1'-0"



**5 SECTION**  
SCALE: 1/4" = 1'-0"



**4 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 SECTION**  
SCALE: 1/4" = 1'-0"

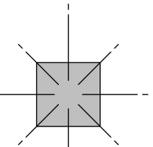
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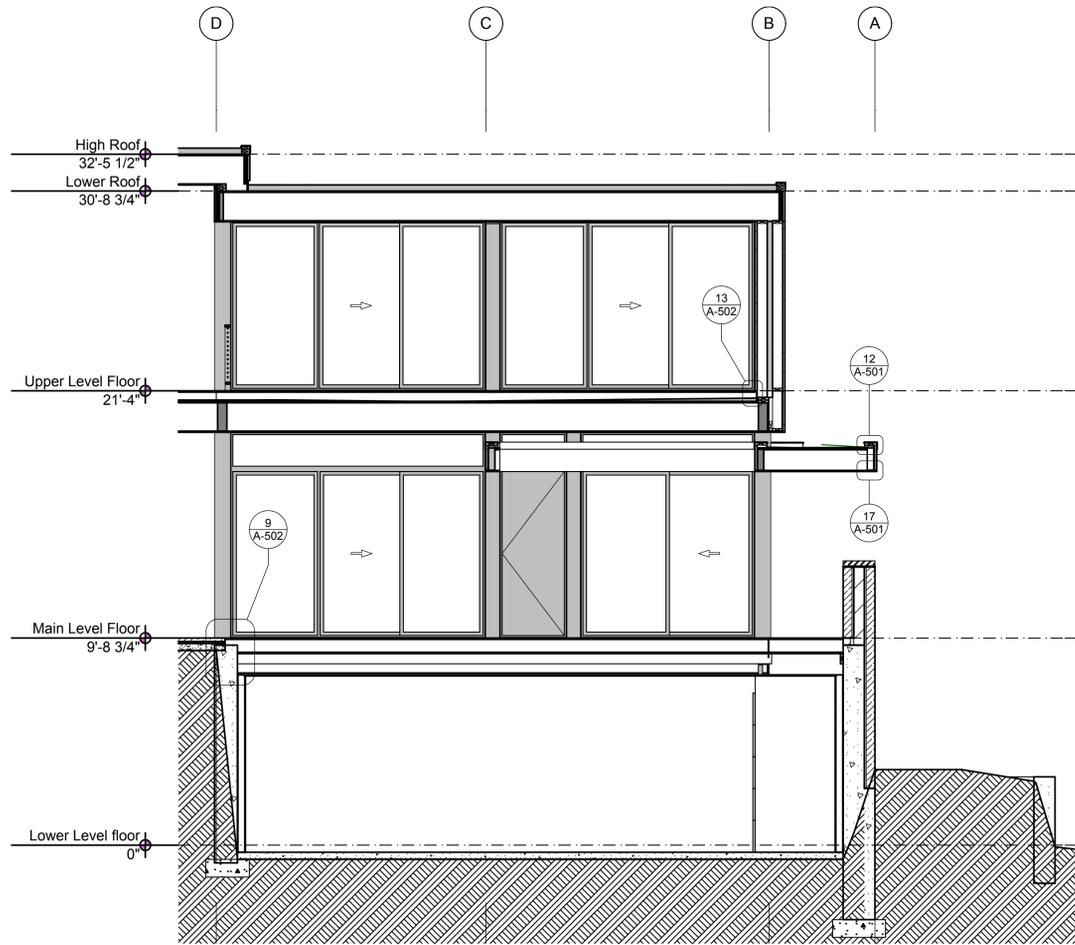
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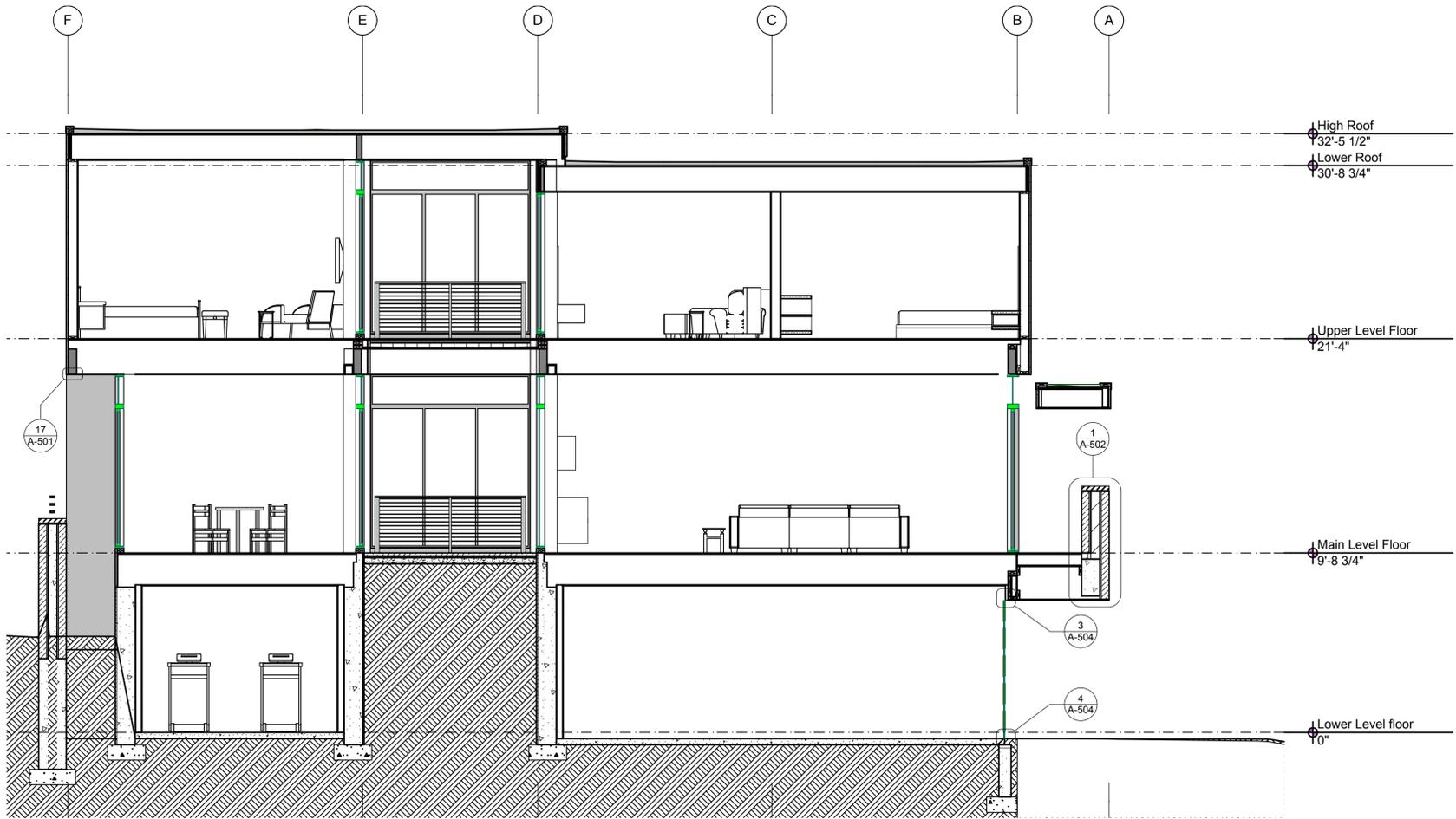
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**A-301**

Building Sections



**2 SECTION**  
SCALE: 1/4" = 1'-0"



**1 SECTION**  
SCALE: 1/4" = 1'-0"



**3 SECTION**  
SCALE: 1/4" = 1'-0"

**4 SECTION**  
SCALE: 1/4" = 1'-0"

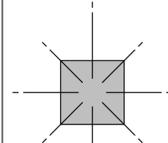
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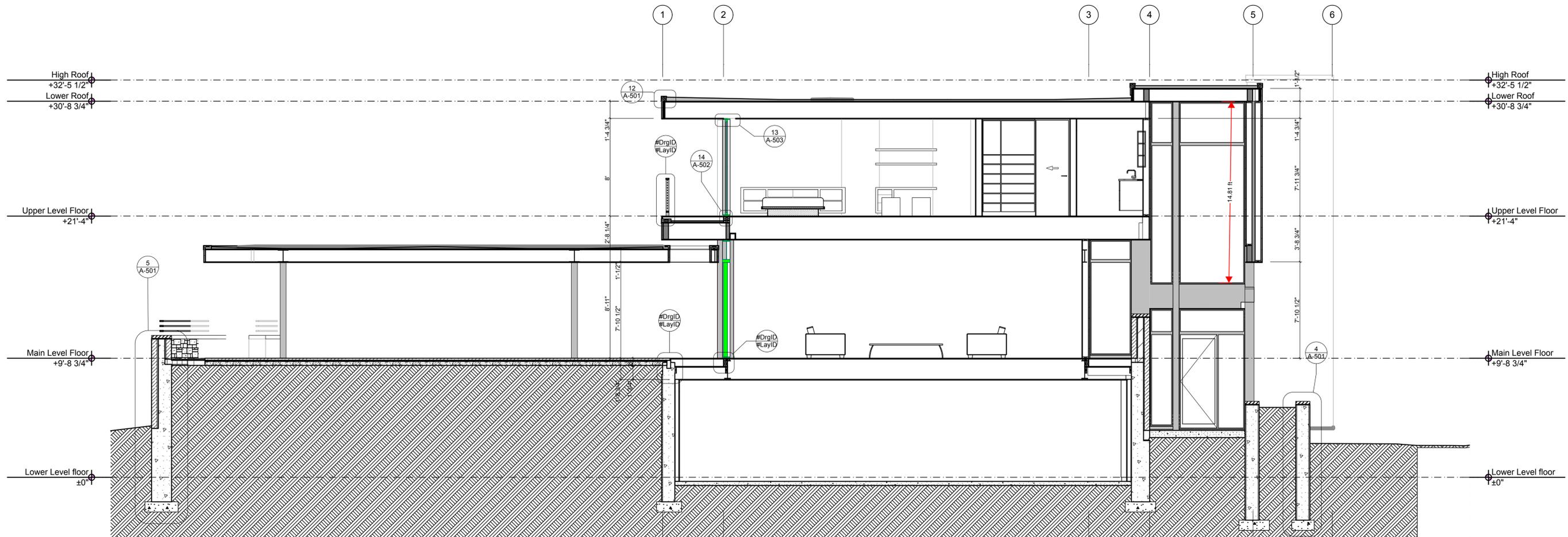
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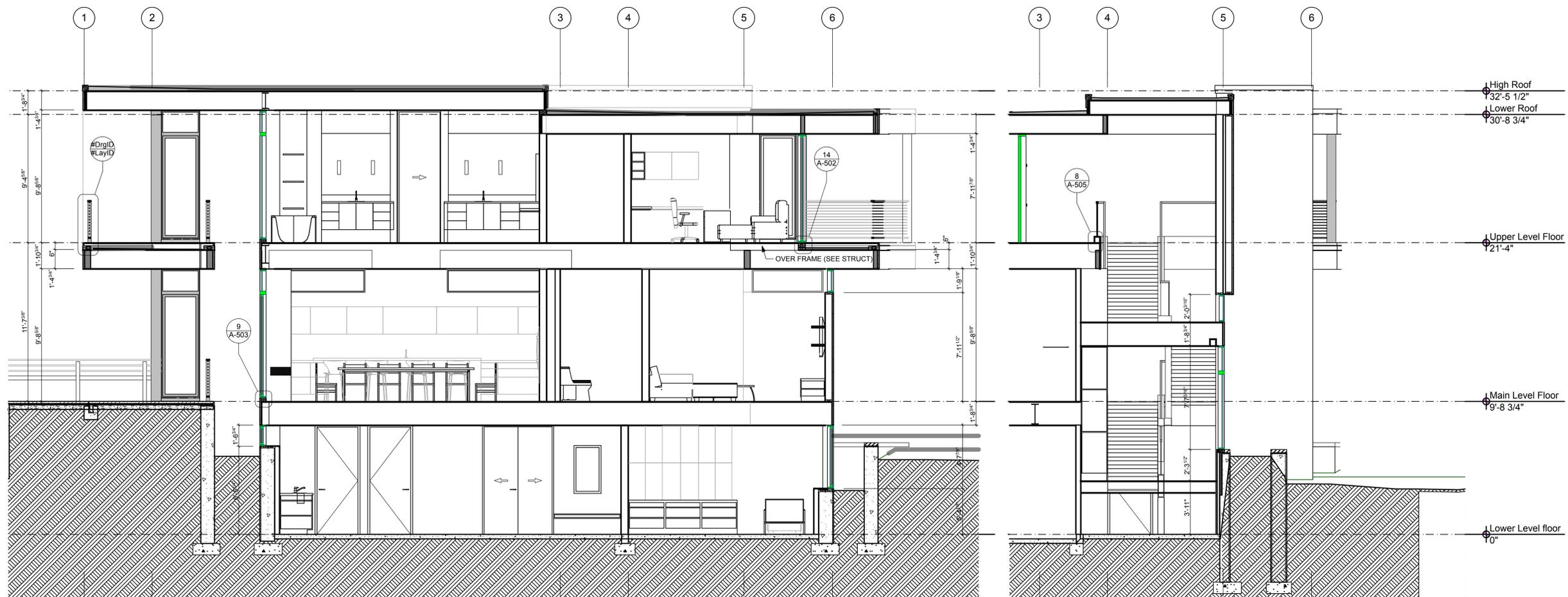
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**A-302**

Building Sections



**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**2 SECTION**  
SCALE: 1/4" = 1'-0"

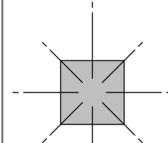
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**A-303**

Building Sections