



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: February 12, 2019

REGARDING: 25900 Beck Rd, Parcel # 50-22-21-101-002 (PZ18-0065)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

David Batu

Variance Type

Dimensional

Property Characteristics

Zoning District:	Single Family Residential
Location:	East of Beck Road and South of Eleven Mile Road
Parcel #:	50-22-21-101-002

Request

The applicant is requesting variances from the Novi Zoning Ordinance Section 3.1.5 for a 10 foot rear yard variance for a proposed 40 foot setback, 50 feet minimum required; a 5 foot variance for a proposed 40 foot front yard setback, 45 feet minimum required; a 5 foot variance for a proposed 15 foot side yard setback, 20 feet total allowed; and a 14 foot variance for a proposed 36 for side yard aggregate, 50 feet required. This property is zoned Residential Acreage (R-A).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ18-0065**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.

(c) Petitioner did not create the condition because_____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

(e) The relief is consistent with the spirit and intent of the ordinance because_____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ18-0065**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because_____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by_____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$250.00</u>	
PROJECT NAME / SUBDIVISION <u>Pioneer Meadows Subdivision</u>				Meeting Date: <u>Feb 12, 2019</u>	
ADDRESS <u>25900 Beck Rd, Novi, MI 48374</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ18-0065</u>	
SIDWELL # <u>50-22-</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>Beck Rd / Sierra Dr South of 11 mile</u>					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input type="checkbox"/> NO			REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS <u>dbatu1337@gmail.com</u>		CELL PHONE NO. <u>248-818-9946</u>	
NAME <u>David Batu</u>				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS <u>850 S. Blvd</u>		CITY <u>Rochester Hills</u>		STATE <u>147</u>	ZIP CODE <u>48307</u>
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <u>db</u>		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.5</u>		Variance requested <u>side yard 15ft (20ft req.)</u>			
2. Section <u>3.1.5</u>		Variance requested <u>rear yard 40ft (50ft req.)</u>			
3. Section <u>3.1.5</u>		Variance requested <u>front yard 40ft (45ft req.)</u>			
4. Section <u>3.1.5</u>		Variance requested <u>side yard aggregate 36ft (50 req.)</u>			
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> Existing & proposed distance to adjacent property lines Location of existing & proposed signs, if applicable Floor plans & elevations Any other information relevant to the Variance application 		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

David Batu Alvia Batu 12-28/18 12-28-18
Applicant Signature Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals Date



Community Development Department

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Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

a. Shape of Lot. Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable Applicable If applicable, describe below:

The lot is 100 x 120 with the set backs being 15 ft on either side and 45 and 45 from the front and back. The issue is with the 45+45 set back on front and back. We are and/or seeking variance allowance to decrease the 45/45 ft set backs for front and back.

b. Environmental Conditions. Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable Applicable If applicable, describe below:

and/or

c. Abutting Property. The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The set backs ordained previously cannot fit a home within them.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

*Compliance to these set back would make
a house 20ft deep, something completely burdensome.*

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district. *and 13ft*

*We are seeking to allow a variance of ^{7.5} ~~5~~ feet in front/ⁱⁿ back.
This is the minimum necessary. ~~to~~ build a home.*

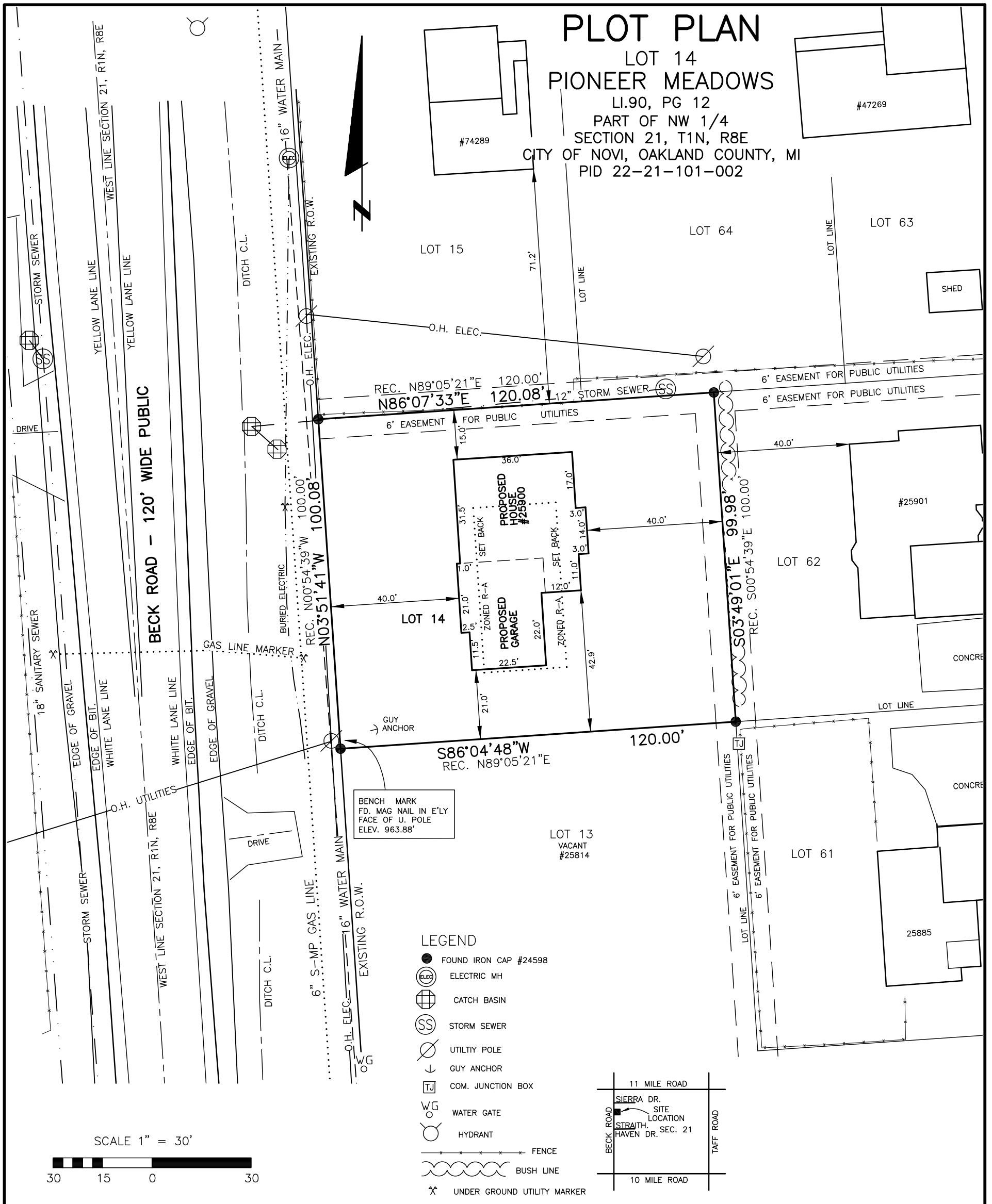
Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

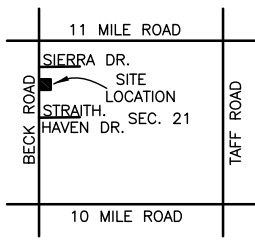
*Adding the ft of variance would not adversely impact
the surrounding neighborhood. Just a slightly
smaller front/back yard.*

PLOT PLAN

LOT 14
 PIONEER MEADOWS
 LI.90, PG 12
 PART OF NW 1/4
 SECTION 21, T1N, R8E
 CITY OF NOVI, OAKLAND COUNTY, MI
 PID 22-21-101-002



- LEGEND**
- FOUND IRON CAP #24598
 - ⊕ ELECTRIC MH
 - ⊕ CATCH BASIN
 - ⊕ SS STORM SEWER
 - ⊕ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ COM. JUNCTION BOX
 - WG WATER GATE
 - ⊕ HYDRANT
 - FENCE
 - ~ BUSH LINE
 - ⊗ UNDER GROUND UTILITY MARKER



- NOTES:**
- 1.) ELEVATIONS ARE RELATIVE TO NAVD88 ESTABLISH FROM THE CITY OF NOVI BENCH MARK #2112 - FOUND "X" ON THE NORTH-NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED 9' S. OF DRIVE TO #25872 BECK RD AND 27' E. OF BECK RD. EL = 964.61.
 - 2.) OWNER: DAVID BATU, 850 SOUTH BOULEVARD, ROCHESTER HILLS, MI 48307, PHONE (248) 818-9946.
 - 3.) LEGAL DESCRIPTION: LOT 14 OF "PIONEER MEADOWS" SUBDIVISION, LIBER 90, PAGE 12 - PART OF THE NW 1/4 OF SECTION 21, T1N, R8E, IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.
 - 4.) EXISTING ZONING IS RESIDENTIAL ACREAGE (RA).
 - 5.) EXISTING SET BACKS ARE: MINIMUM FRONT YARD SETBACK 45 FT, MINIMUM REAR YARD SETBACK 50 FT, MINIMUM SIDE YARD SETBACK 20 FT ONE SIDE, TOTAL OF TWO SIDES 50 FT.
 - 6.) PROPOSED SET BACKS ARE: MINIMUM FRONT YARD SETBACK 40 FT, MINIMUM REAR YARD SETBACK 40 FT, MINIMUM SIDE YARD SETBACK 15 AND 21 FT ONE SIDE, TOTAL OF TWO SIDES 36 FT.
 - 7.) THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE LIMITED TO OBSERVABLE FIELD EVIDENCES AND RECORDS PROVIDED BY THE CITY OF NOVI AND HAVE NOT BEEN FIELD VERIFIED. NO GUARANTEE IS EXPRESSED/IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
 - 8.) CONTRACTOR/BUILDER SHOULD VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND SERVICE LEAD PRIOR TO THE START OF CONSTRUCTION.
 - 9.) CALL MISS DIG 811 BEFORE YOU DIG.

Amy C. Feindt
 Professional Surveyor No. 51474

CLIENT: DAVID BATU	
FIELDWORK: IJK/CLF	COMPUTED BY: ACF
COMPUTER #: 16238.DWG	CHECKED BY: ACF
DRAWN BY: FAF	REV.
DATE: DECEMBER 31, 2018	JOB #: 16238

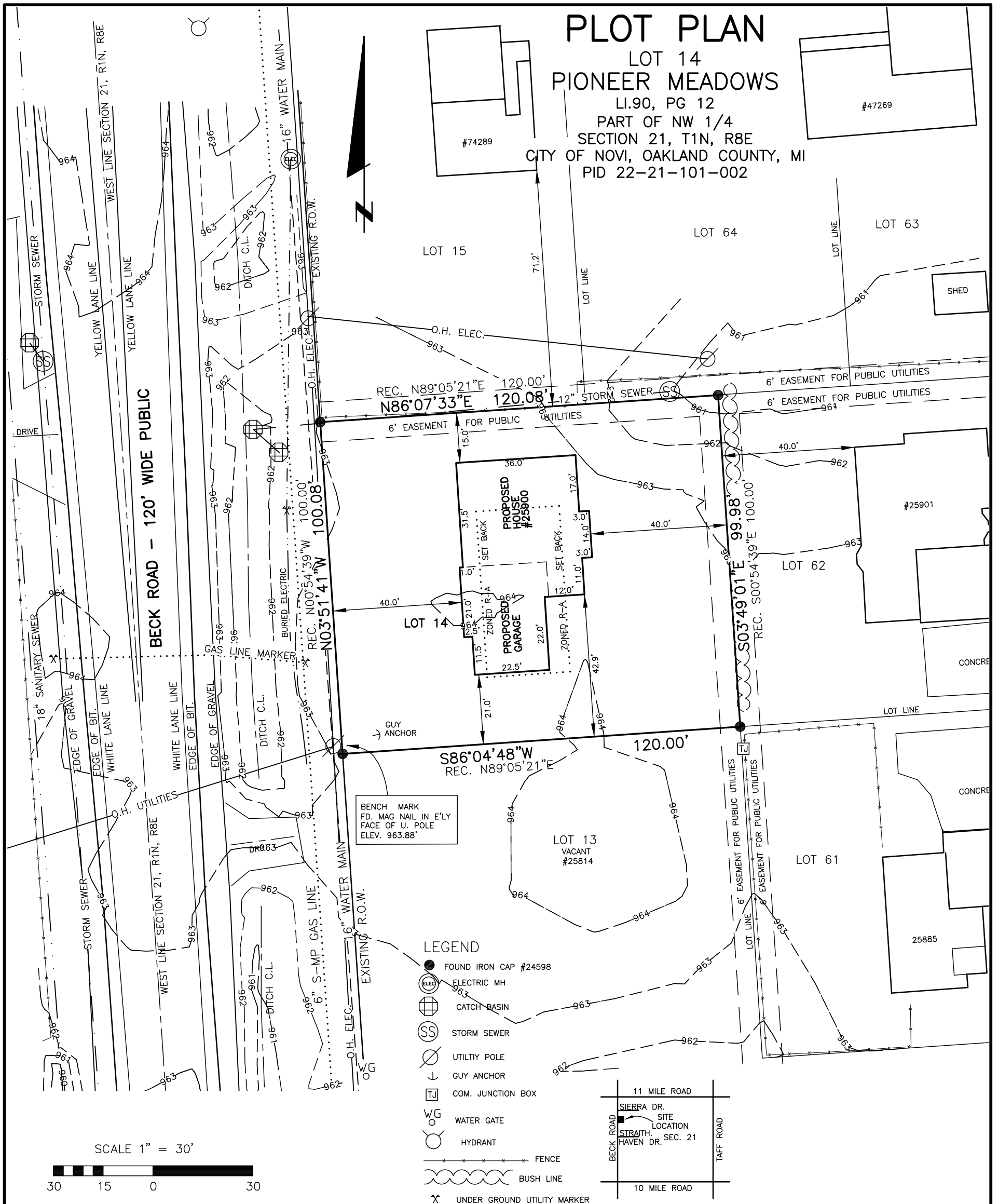


48800 W. 10 MILE RD.
 NOVI, MICHIGAN 48374-2708
 (248) 344-2077
 advancedgeomatics.com

PLOT PLAN

LOT 14
PIONEER MEADOWS

LI.90, PG 12
PART OF NW 1/4
SECTION 21, T1N, R8E
CITY OF NOVI, OAKLAND COUNTY, MI
PID 22-21-101-002



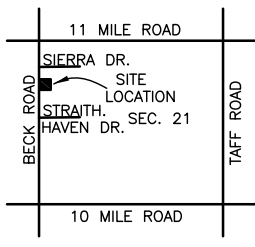
BECK ROAD - 120' WIDE PUBLIC

SCALE 1" = 30'



LEGEND

- FOUND IRON CAP #24598
- ⊕ ELECTRIC MH
- ⊕ CATCH BASIN
- ⊕ STORM SEWER
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
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 - 9.) CALL MISS DIG 811 BEFORE YOU DIG.

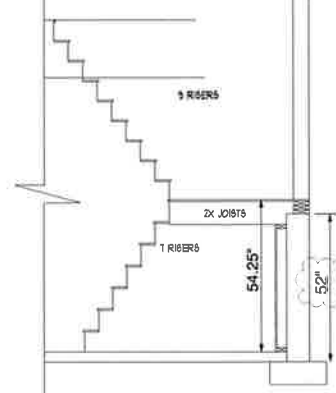
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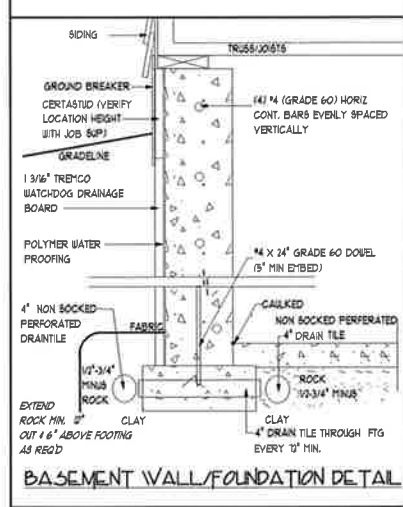


48800 W. 10 MILE RD.
NOVI, MICHIGAN 48374-2708
(248) 344-2077
advancedgeomatics.com

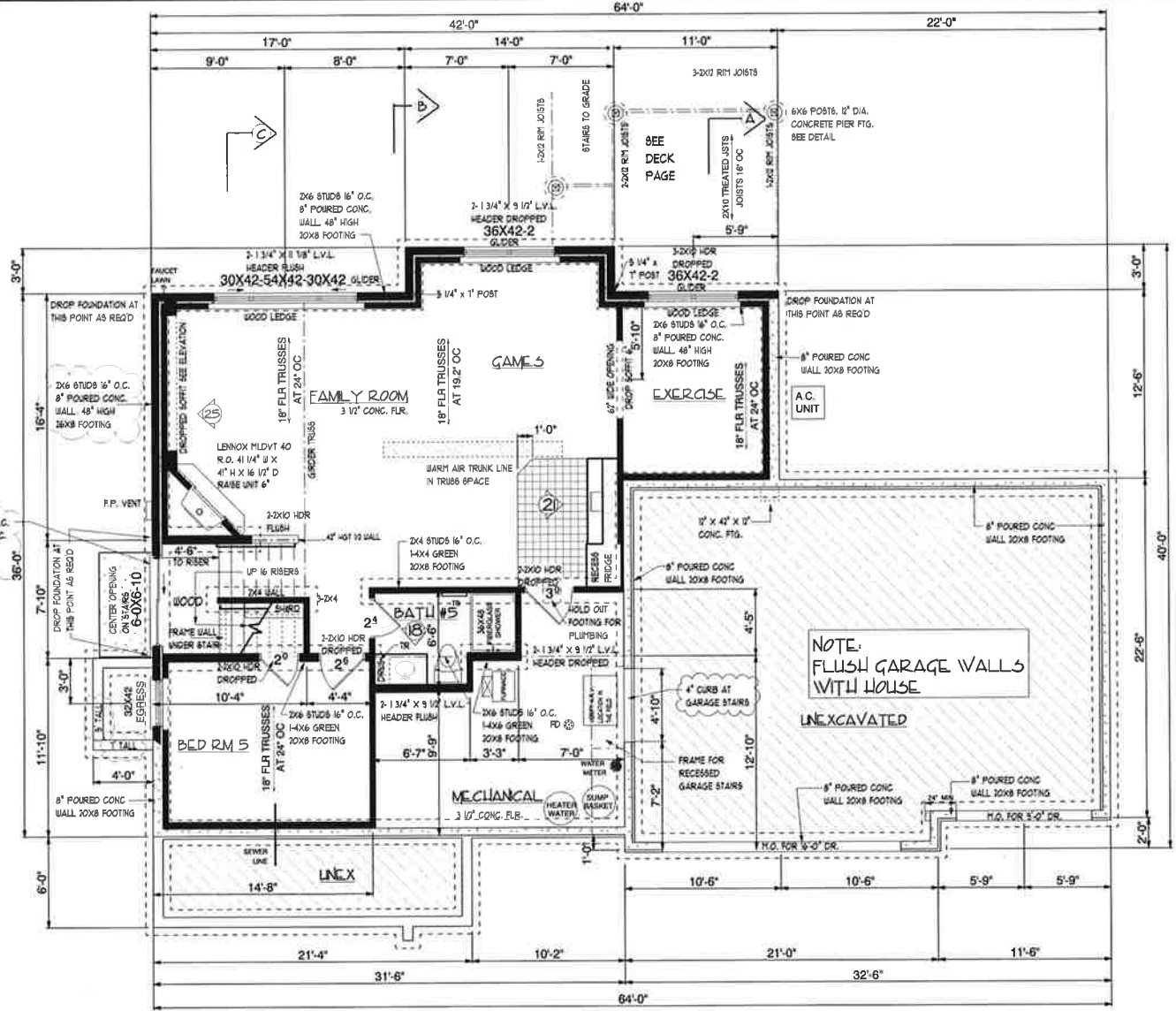
SIDE WALKOUT DETAIL



DETAIL FOR CLAY (HEAVY) SOIL



2x6 STUDS 16" O.C. 8" POURED CONC. WALL 48" HIGH 20x8 FOOTING



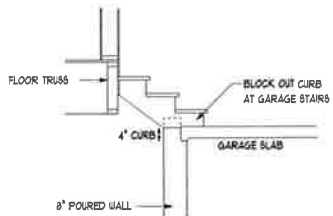
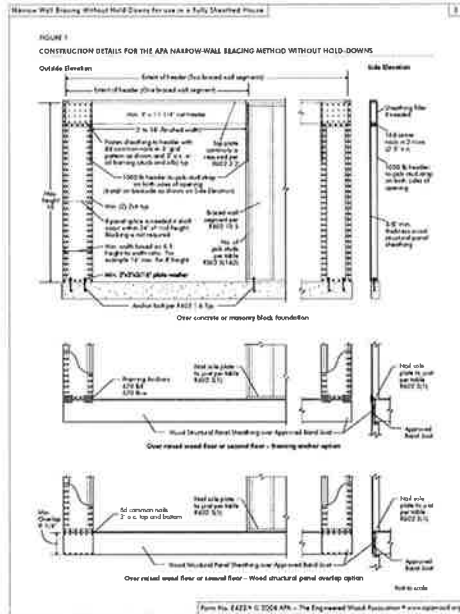
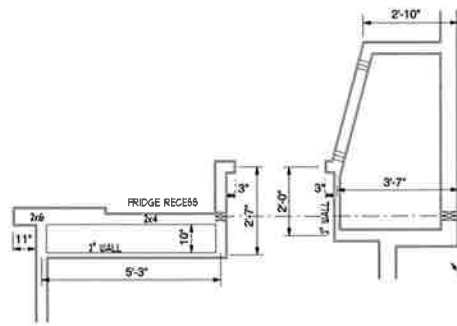
PROVIDE IRRIGATION ANTI-SIPHON VALVE

LOWER FLOOR PLAN 1/4"
 © COPYRIGHT HANSON BUILDERS INC. 100 SQ. FT. FINISHED
 223 SQ. FT. UNFINISHED

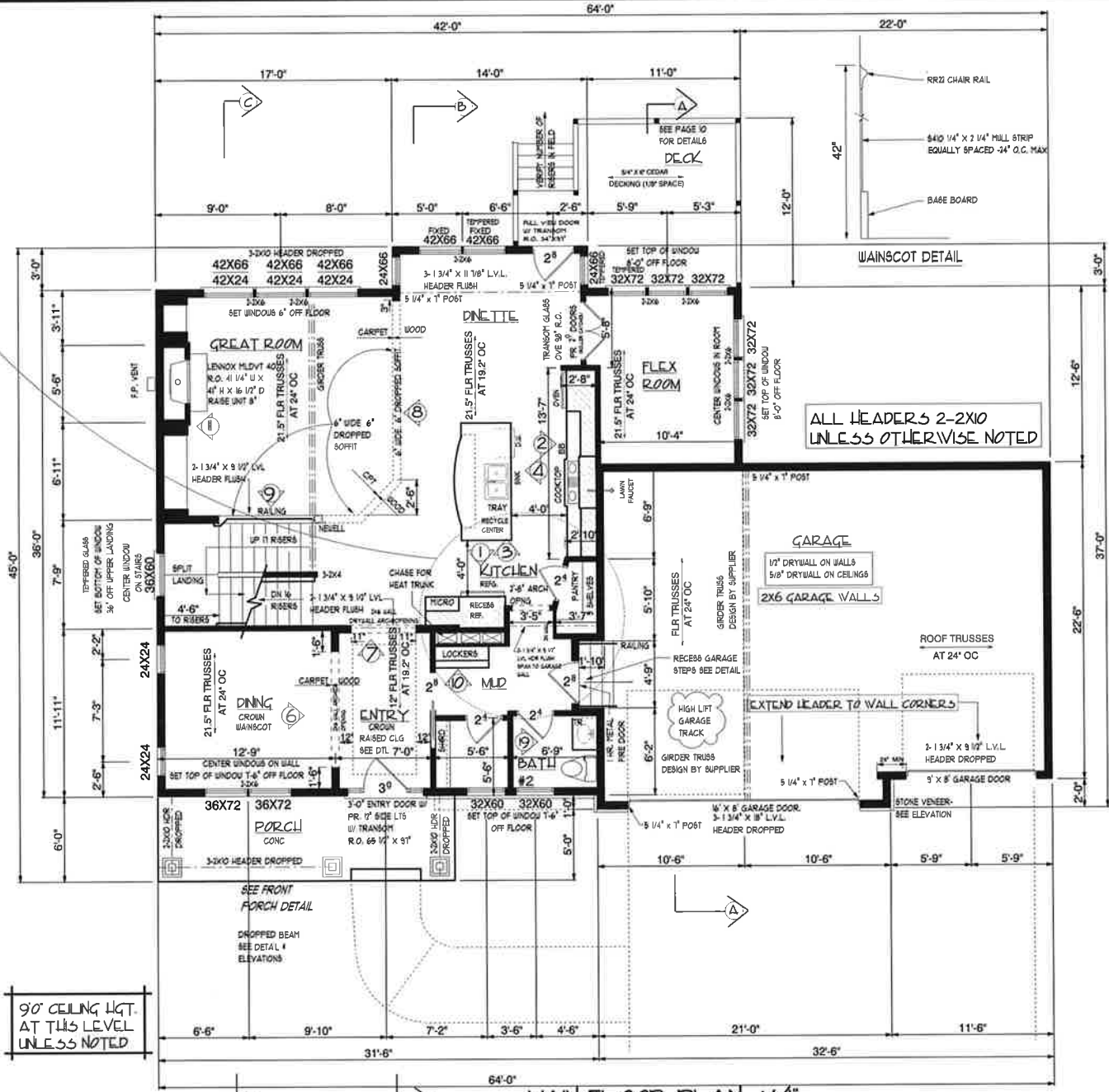
8'-4" HGT. POURED WALLS 8'-1" +/- FINISHED CEILING.

NOTE: WHERE CERTISTUD APPLIED TO FOUNDATION HOLD FRAMING OUT FLUSH UP WITH CERTISTUD.

PRELIM DATE	PLAT DATE
PRELIM REVISIONS	CHANGE ORDERS
ALL MEASUREMENTS AND SUBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.	
COPYRIGHT NOTICE THE FLOOR PLANS AND ELEVATIONS OF HANSON BUILDERS, INC. HOMES ARE COPYRIGHTED. OUR COPYRIGHTS HAVE BEEN ENFORCED AND WILL CONTINUE TO BE ENFORCED. THESE PLANS MAY NOT BE GIVEN TO OR USED BY ANY OTHER PERSON OR COMPANY WITHOUT WRITTEN PERMISSION.	
RESIDENCE FOR: L5-2955-ME SOUTHPART	
HANSON Builders <small>Plan's Craftsmanship Since 1979</small>	
13432 HANSON BLVD. ANDOVER, MN 55304 763-421-5435 LIC. # 0004568	
SHEET 1 OF 10	

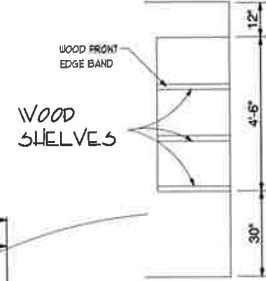
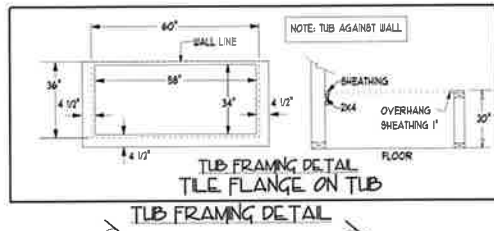
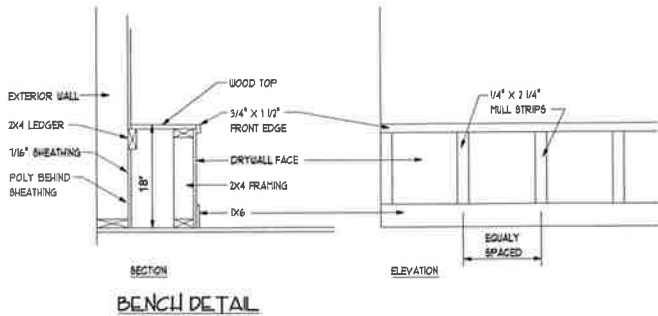
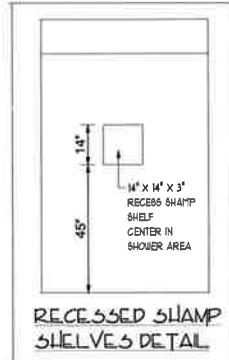


9'0" CEILING HGT.
AT THIS LEVEL
UNLESS NOTED

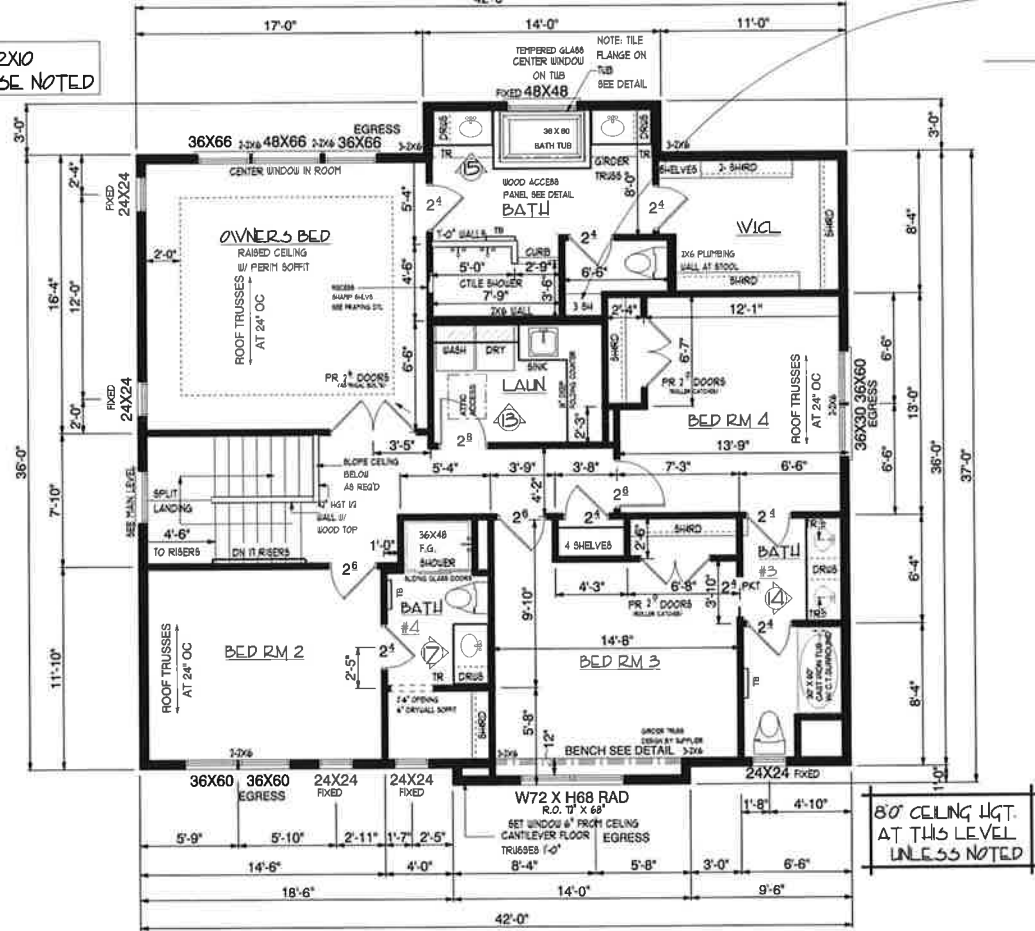


MAIN FLOOR PLAN 1/4"
© COPYRIGHT HANSON BUILDERS INC. 1312 SQ. FT.

PRELIM DATE	PROJECT DATE	ALL MEASUREMENTS AND OBJECTS HAVE BEEN PLACED AS POSSIBLY ACCURATE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.
PRELIM REVISIONS	CHANGE ORDERS	
<p>COPYRIGHT NOTICE THE FLOOR PLANS AND ELEVATIONS OF THIS BUILDING INC. HOMES ARE COPYRIGHTED. OUR COPYRIGHTS HAVE BEEN ENFORCED AND WILL CONTINUE TO BE ENFORCED. THESE PLANS MAY NOT BE GIVEN TO OR USED BY ANY OTHER PERSON OR COMPANY WITHOUT WRITTEN PERMISSION.</p>		
<p>RESIDENCE FOR: L-5-2955-ME SOUTHPORT</p>		
<p>HANSON Builders 13432 HANSON BLVD. ANDOVER, MN 55304 763-421-5435 LIC. # 0004568</p>		
<p>2 SHEET OF 10</p>		



ALL HEADERS 2-2X10
UNLESS OTHERWISE NOTED



UPPER FLOOR PLAN 1/4"
© COPYRIGHT HANSON BUILDERS INC. 1573 SQ. FT.

PRELIM DATE	PLD DATE
PRELIM REVISIONS	CHANGE ORDERS

ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS NEARLY AS POSSIBLE TO THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.

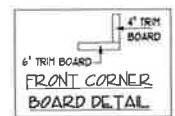
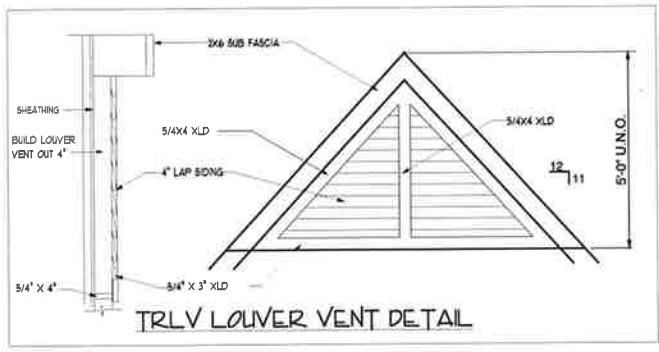
COPYRIGHT NOTICE
THE FLOOR PLANS AND ELEVATIONS OF ALL HANSON BUILDERS INC HOMES ARE COPYRIGHTED AND CONSTRUCTION RIGHTS TO BE ENFORCED. THESE PLANS MAY NOT BE GIVEN TO OR USED BY ANY OTHER PERSON OR COMPANY WITHOUT WRITTEN PERMISSION.

RESIDENCE FOR:
L-5-2955-ME
SOUTHPORT

HANSON Builders


13432 HANSON BLVD.
ANDOVER, MN 55304
763-421-5435
LIC. # 0004568

3 SHEET OF 10

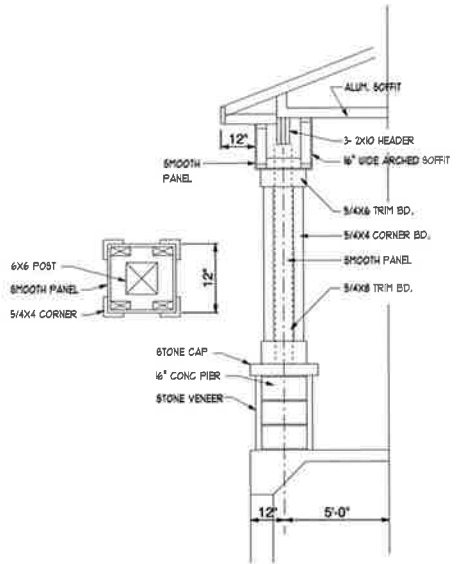


-7 CEMENT BOARD SIDING ON REAR UNLESS NOTED
5/4"x4" TRIM AROUND WINDOWS

FRONT ELEVATION 1/4"
© COPYRIGHT DEAN HANSON



REAR ELEVATION
© COPYRIGHT DEAN HANSON



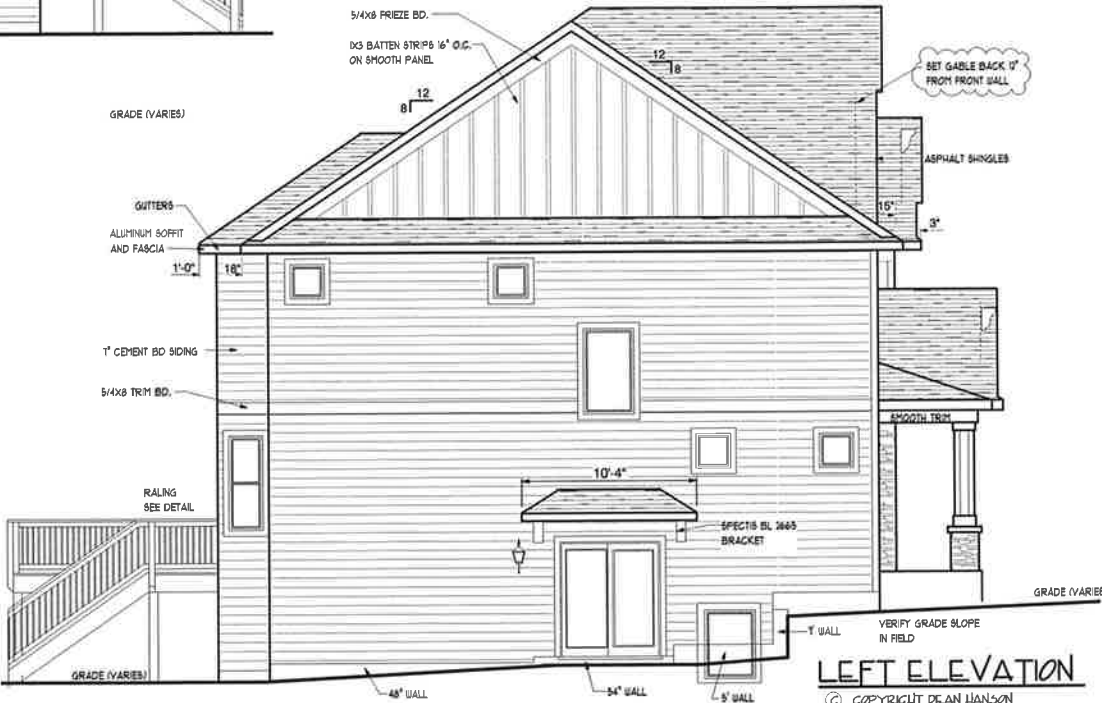
COLUMN DETAIL

* Will NOT have walkout *

PRELIM DATE	PROJECTS
CHANGE ORDERS	REVISIONS
<p>ALL MEASUREMENTS AND DIMENSIONS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.</p>	
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<p>RESIDENCE FOR: L-3-2955-ME SOUTHPORT</p>	
<p>HANSON Builders <small>Photo: Callahan Group Inc. 1979</small></p>	
<p>13432 HANSON BLVD. ANDOVER, MN 55304 763-421-5435 LIC. # 0004568</p>	
<p>4 SHEET OF 10</p>	



RIGHT ELEVATION



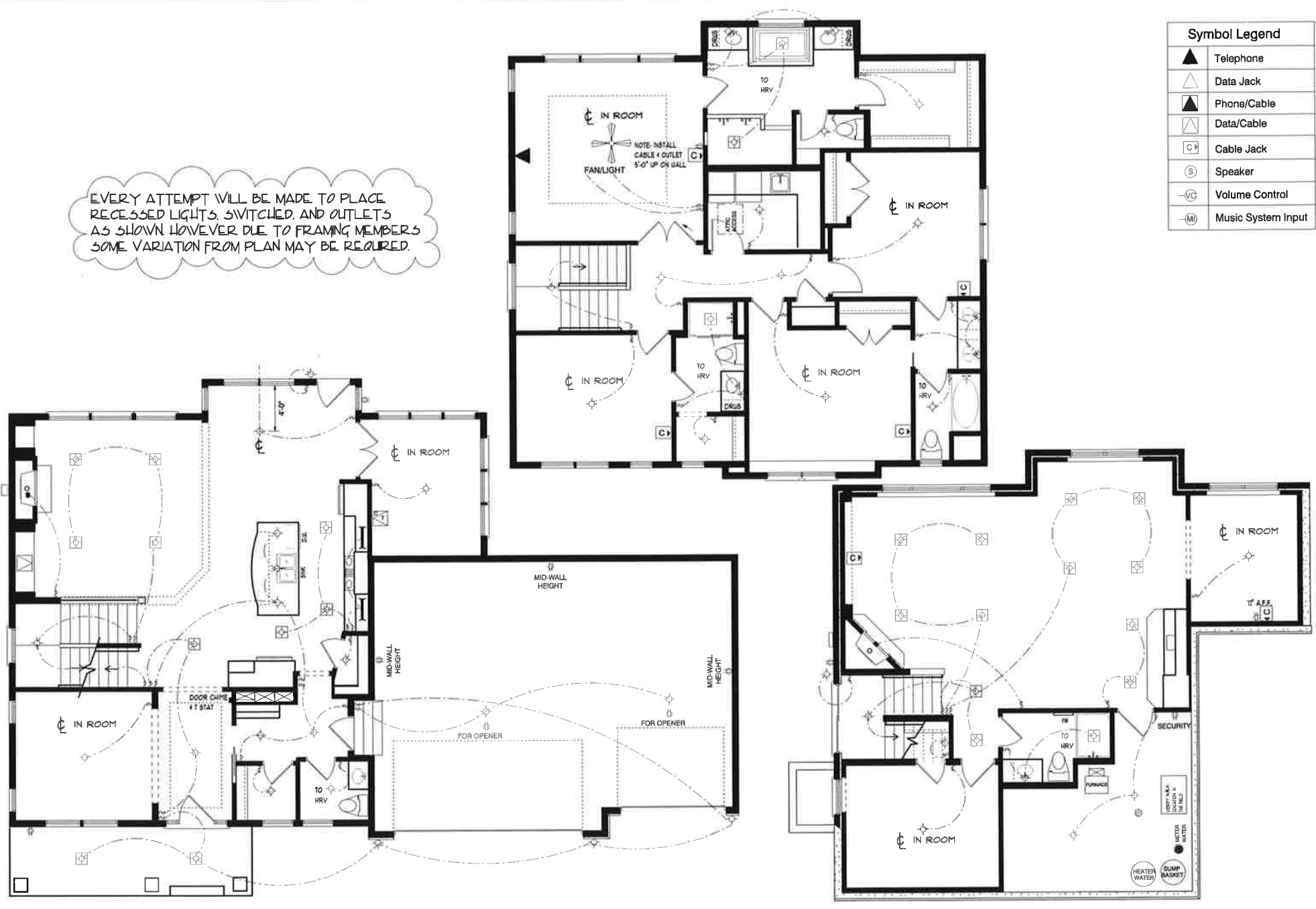
LEFT ELEVATION

-7 CEMENT BOARD SIDING
 -METAL CORNER BOARDS
 ON SIDES UNLESS NOTED
 5/4x4 TRIM AROUND WINDOWS

* Will NOT have walkout *

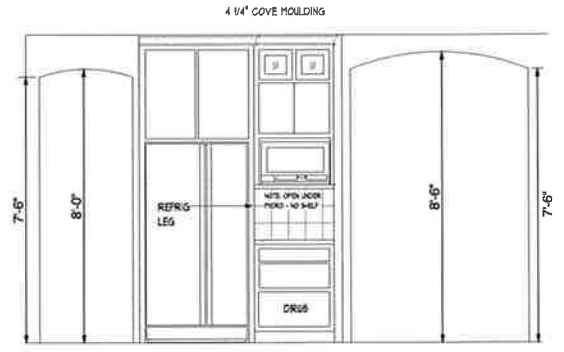
<p>ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATE AS POSSIBLE. ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.</p>	<p>PRELIM. REVISIONS</p>	<p>CHANGE ORDERS</p>	<p>PILOT DATE</p>
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<p>5 SHEET OF 10</p>			

EVERY ATTEMPT WILL BE MADE TO PLACE RECESSED LIGHTS, SWITCHED, AND OUTLETS AS SHOWN HOWEVER DUE TO FRAMING MEMBERS SOME VARIATION FROM PLAN MAY BE REQUIRED.



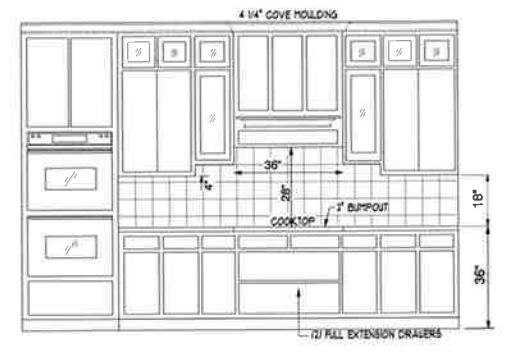
Symbol Legend	
▲	Telephone
△	Data Jack
▲	Phone/Cable
◻	Data/Cable
◻	Cable Jack
⊙	Speaker
⊖	Volume Control
Ⓜ	Music System Input

RESIDENCE FOR: L5-2955-ME SOUTHPORT	PRELIM DATE	FIELD DATE
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HANSON Builders <small>Since 1979</small>	13432 HANSON BLVD. ANDOVER, MN 55304 763-421-5435 LIC. # 0004568	
6 SHEET OF 10		

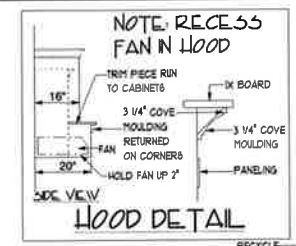


1 KITCHEN ELEVATION

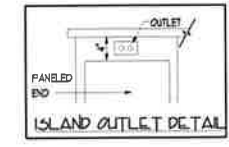
VERIFY CABINET DOOR STYLE WITH COLOR BOOK



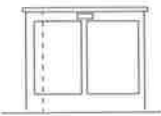
2 KITCHEN ELEVATION



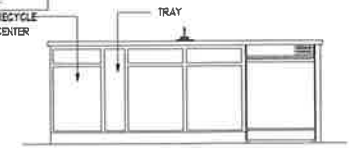
HOOD DETAIL



ISLAND OUTLET DETAIL

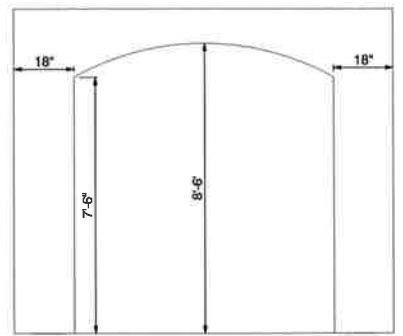


SIDE VIEW

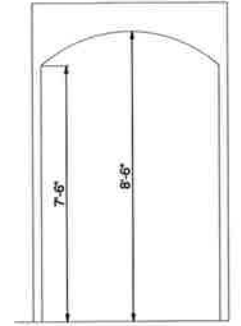


4 KITCHEN ELEVATION

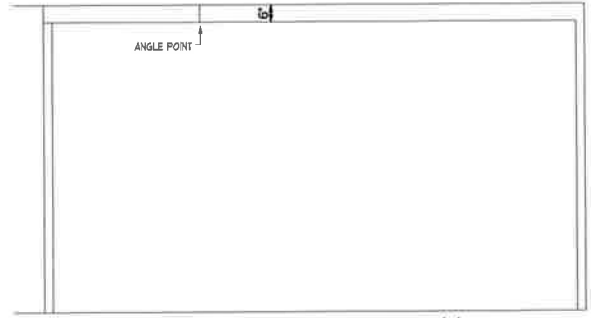
3 KITCHEN ELEVATION



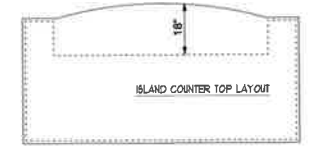
6 OPENING ELEVATION



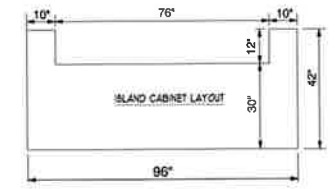
7 OPENING ELEVATION



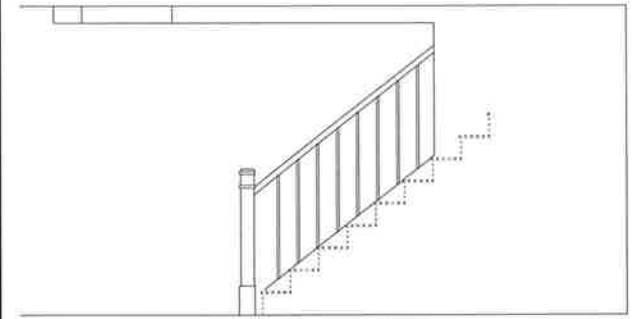
8 OPENING ELEVATION



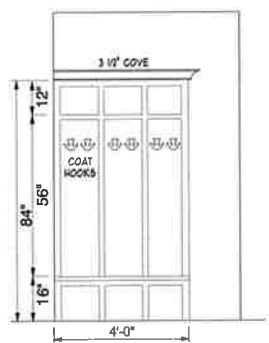
ISLAND COUNTER TOP LAYOUT



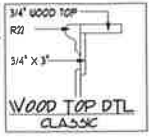
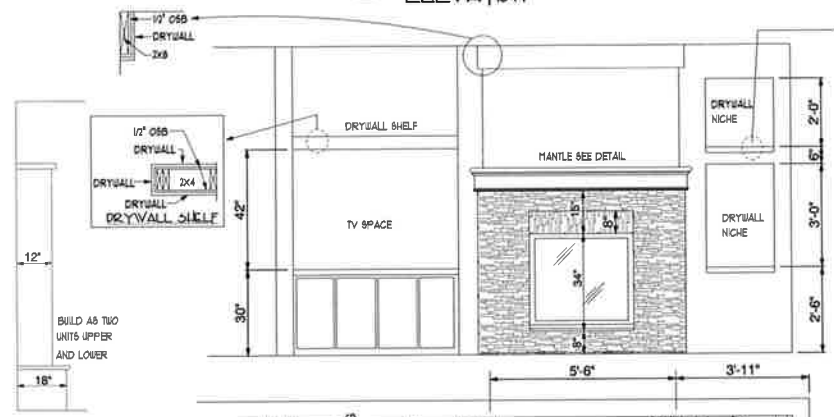
ISLAND CABINET LAYOUT



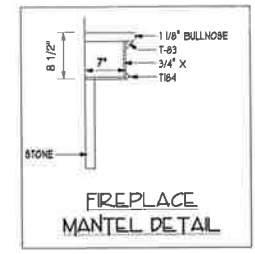
9 OPENING ELEVATION



10 LOCKER ELEVATION



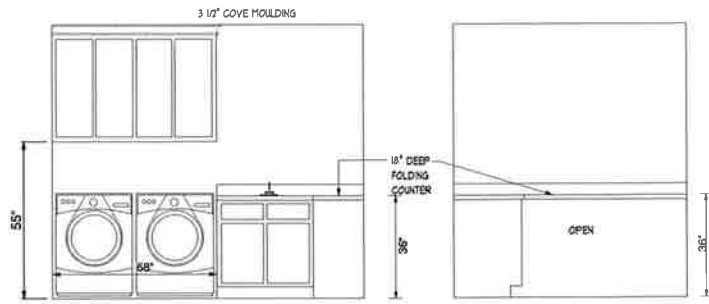
WOOD TOP DTL CLASSIC



FIREPLACE MANTLE DETAIL

11 FIREPLACE ELEVATION

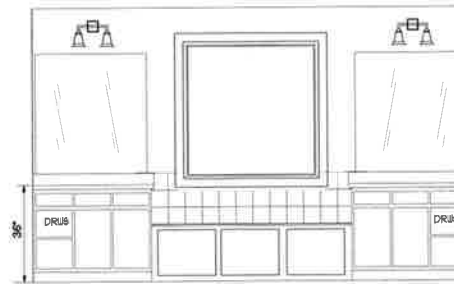
PRELIM DATE	CHANGE ORDERS
PRELIM REVISIONS	
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<p>SHEET OF 10</p>	



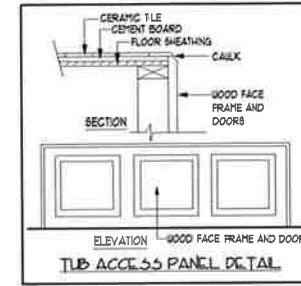
13 LAUNDRY ELEVATION



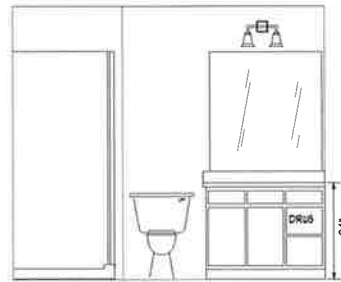
14 BATH ROOM ELEVATION



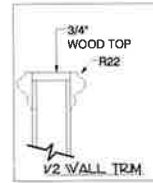
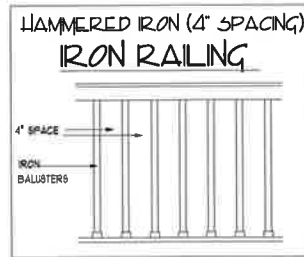
15 BATH ROOM ELEVATION



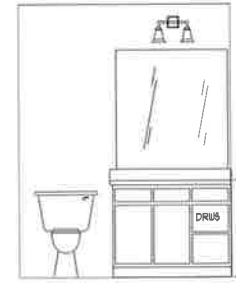
ELEVATION - WOOD FACE FRAME AND DOORS
TUB ACCESS PANEL DETAIL



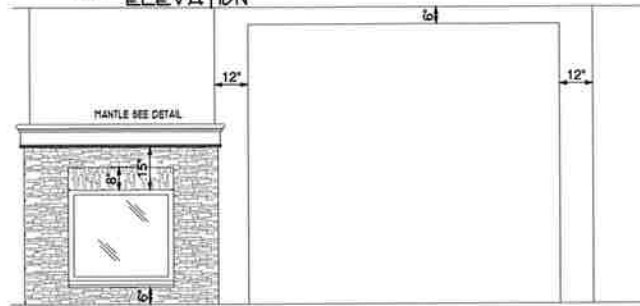
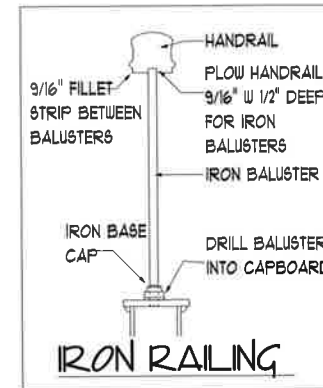
17 BATH ROOM ELEVATION



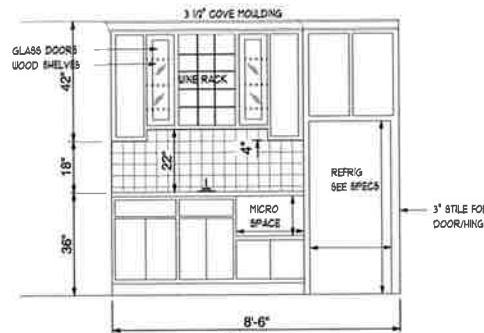
19 BATH ROOM ELEVATION



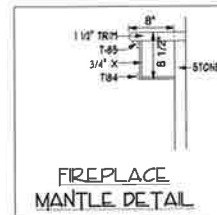
18 BATH ROOM ELEVATION



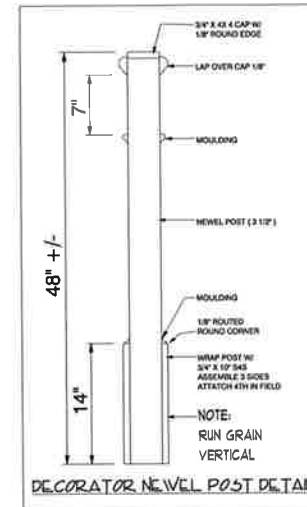
25 FIREPLACE ELEVATION



21 BAR ELEVATION

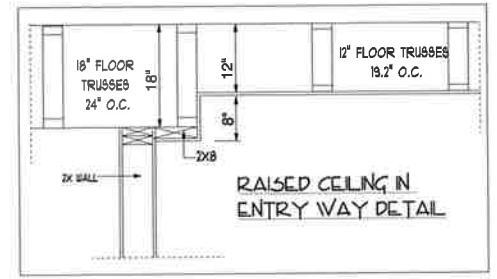
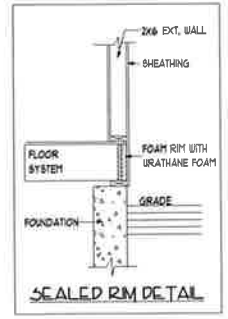
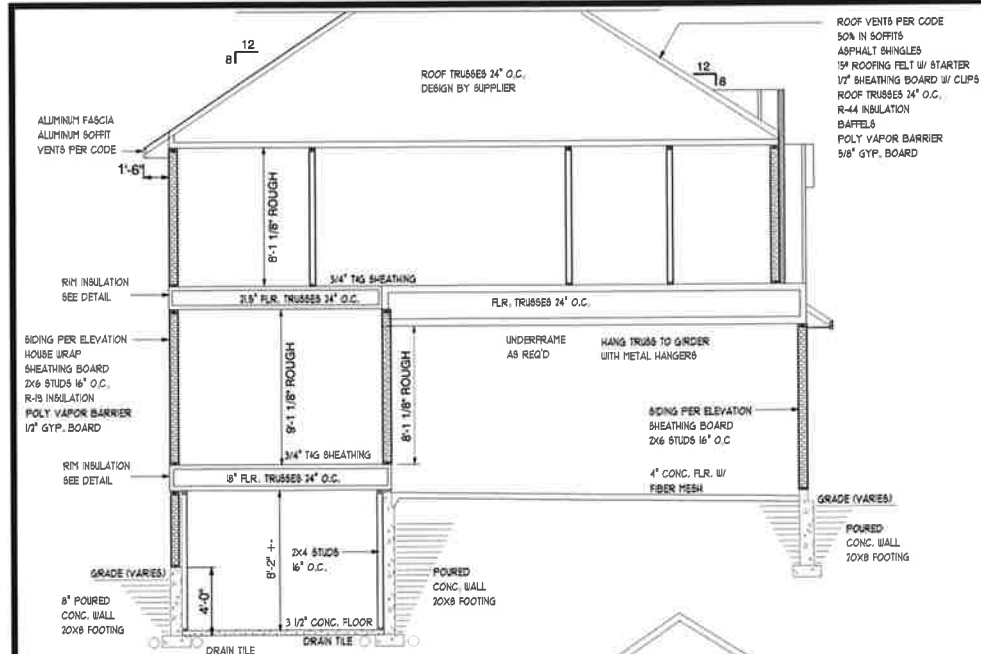


FIREPLACE MANTLE DETAIL



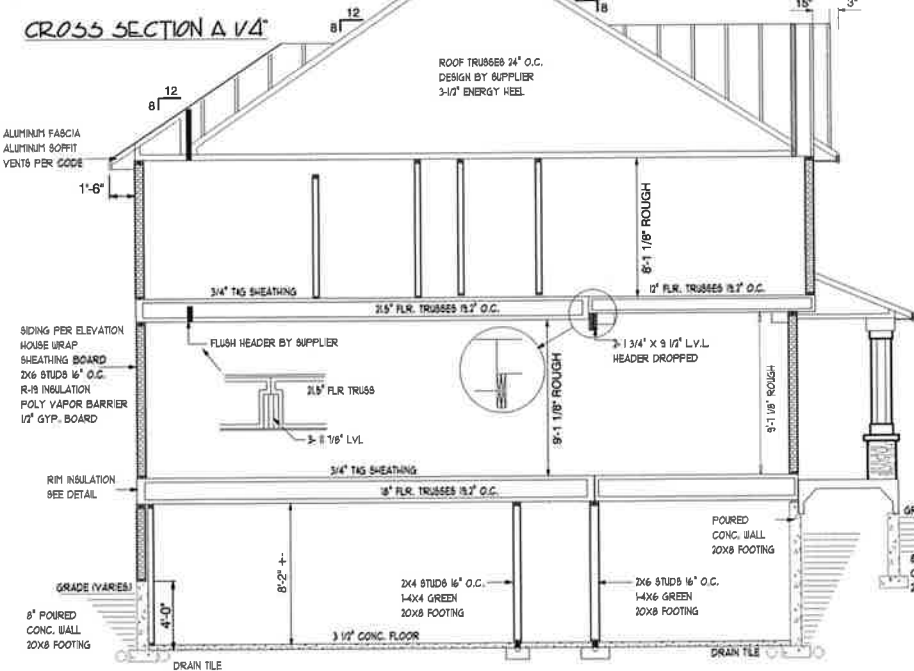
DECORATOR NEVEL POST DETAIL

PRELIM DATE	PRELIM REVISIONS	CHANGE ORDERS
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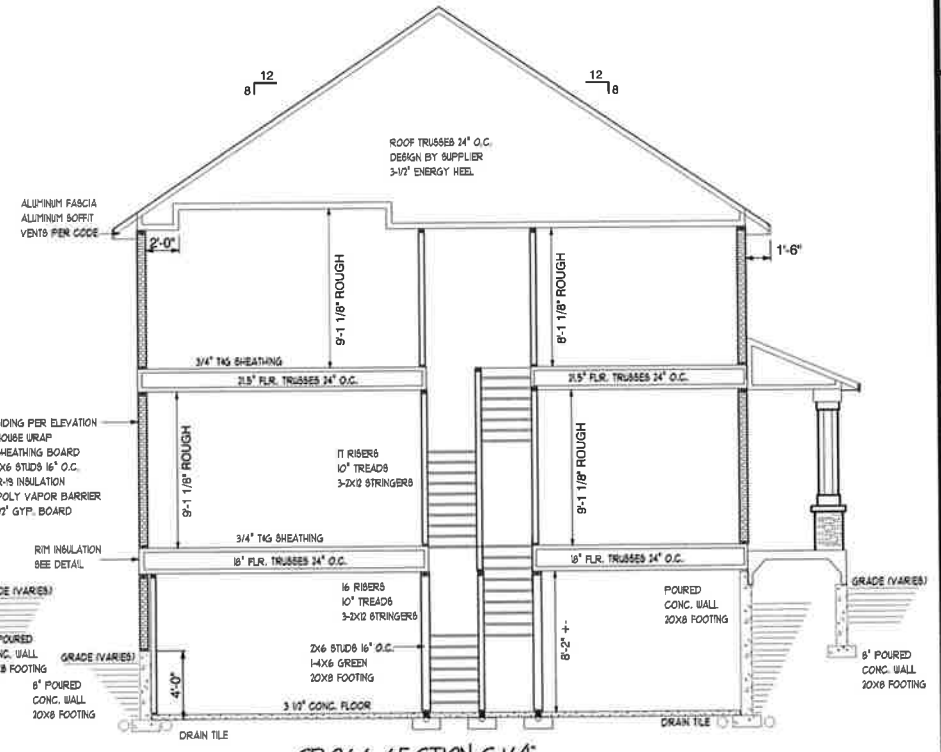


7/16" OSB WALL SHEATHING

CROSS SECTION A 1/4"



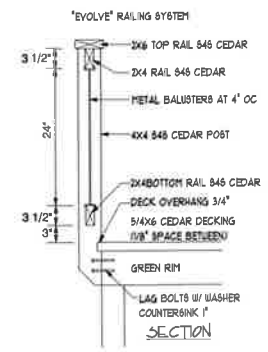
CROSS SECTION B 1/4"



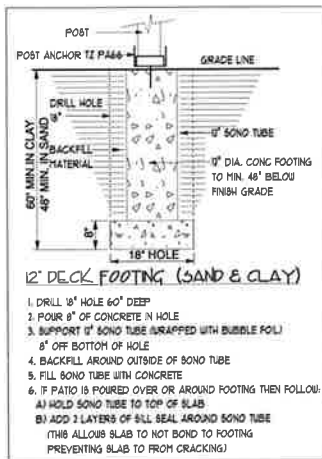
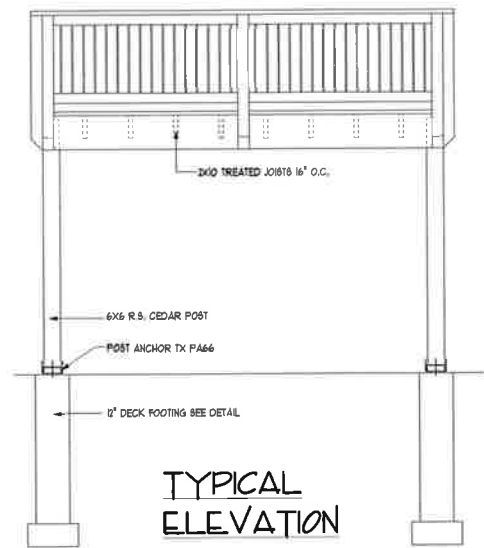
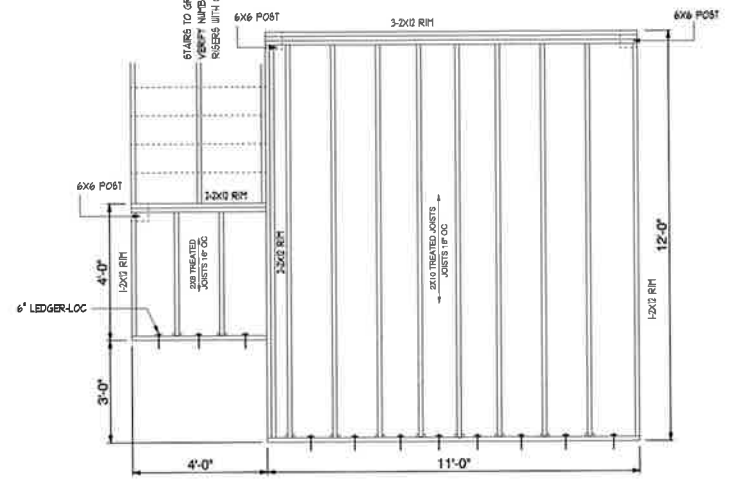
CROSS SECTION C 1/4"

RESIDENCE FOR:	LOT DATE
L-5-2955-ME	PRELIM DATE
SOUTHPORT	CHANGE ORDERS
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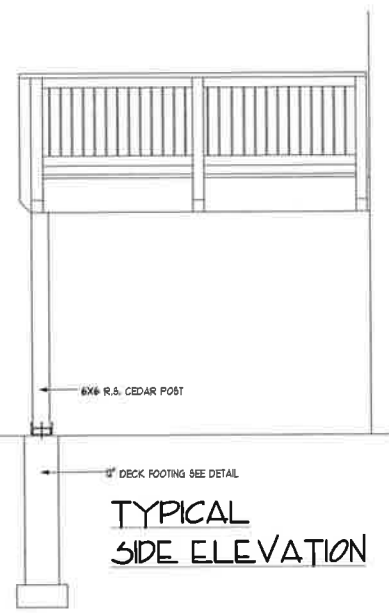
Will Not have walkout



TOP VIEW



1. DRILL 1/2" HOLE 60" DEEP
2. POUR 8" OF CONCRETE IN HOLE
3. SUPPORT 1/2" SONO TUBE SURAPPED WITH BUBBLE POLY 8" OFF BOTTOM OF HOLE
4. BACKFILL AROUND OUTSIDE OF SONO TUBE
5. FILL SONO TUBE WITH CONCRETE
6. IF PATIO IS Poured OVER OR AROUND FOOTING THEN FOLLOW:
 A) HOLD SONO TUBE TO TOP OF SLAB
 B) ADD 2 LAYERS OF SILL SEAL AROUND SONO TUBE (THIS ALLOWS SLAB TO NOT BOND TO FOOTING PREVENTING SLAB FROM CRACKING)



CEDAR DECK W/ ALUMINUM BALUSTERS

	PRELIM DATE	PLOT DATE	CHANGE ORDERS
			PRELIM REVISIONS
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<p>13432 HANSON BLVD. ANDOVER, MN 55304 763-421-5435 LIC. # BC004568</p>			
<p>SHEET OF 10</p>			