

**CITY OF HANOVER
PLANNING COMMISSION MEETING
APRIL 27, 2015**

CHAIR
STAN KOLASA

COUNCIL LIAISON
DOUG HAMMERSENG

BOARD MEMBERS
JIM SCHENDEL
REID RABON
MICHELLE ARMSTRONG
DEAN KUITUNEN

- 1. Call to Order and Pledge of Allegiance: 7:00 p.m.**
- 2. Approval of Agenda**
- 3. Approval of Minutes from March 23, 2015, Regular Meeting**
- 4. Citizen's Forum**
- 5. Public Hearings**
 - a. 675 Kadler Circle--Variance from Wetland Setback**
- 6. Unfinished Business**
- 7. New Business**
 - a. The Green House Updated Concept Review**
 - b. Set date for May Meeting: Current date is Memorial Day**
- 8. Reports and Announcements**
 - a. Planning Commission Reports**
 - b. Liaison Report**
 - c. Staff Reports**
- 9. Adjournment**

**CITY OF HANOVER
PLANNING COMMISSION MEETING
MARCH 23, 2015**

Call to Order/Pledge of Allegiance

Chair Kolasa called the March 23, 2015, Planning Commission Meeting to order at 7:04 pm. Members present were Chair Stan Kolasa, Jim Schendel, Reid Rabon, Michelle Armstrong, and Dean Kuitunen. Also present were City Council Liaison Doug Hammerseng, City Administrator Brian Hagen, City Planner Cindy Nash, and Administrative Assistant Amy Biren. Also present were members of the public.

Approval of Agenda

MOTION by Schendel to approve the agenda as presented, seconded by Armstrong. **Motion carried unanimously.**

Approval of Minutes from the February 23, 2015, Regular Meeting

MOTION by Schendel to approve the February 23, 2015, minutes as presented, seconded by Armstrong. **Motion carried unanimously.**

Citizen's Forum

Lynnae Karsten: Stated that at the last meeting there did not seem to be anyone interested in the changes being proposed in Ordinance 2015-01 and wondered if the changes were needed.

Public Hearing

675 Kadler Circle—Variance from Wetland Setback

Kolasa closed the regular meeting and opened the Public Hearing at 7:08 pm. City Planner Cindy Nash explained the variance desired which would permit a house to be constructed on a vacant lot not less than 18.5 feet from the wetland. Nash stated that the variance met the expectations of it being a reasonable use of the land, the situation was not created by the landowner, and it would not alter the essential character of the locale. Nash recommends approval of the variance with conditions.

Residents voiced their concerns regarding the impact this variance would have on the environment. The residents that spoke were Clark Lee, David and Jamie Bury, Janet McDaniel, Joe Tushar, and Lynnae Karsten. The concerns voiced included harming the wetlands; stress and hardship for the future homeowners; environmental damage that would have a ripple effect to other parts of the City; conflict with high water marks; and the effect on market values of existing homes. Hagen also read two letters from homeowners that couldn't attend the meeting, Thomas Jones and Tim and Mary Gabrelcik. The letters expressed similar concerns as stated by residents in attendance.

Kolasa and Hammerseng said that the board needs to understand the extent of how water affects this area, particularly storm water, and that the engineer should be invited to the next meeting to explain it. Schendel also said that he would like to know what Council would like done with lots having similar issues.

Kolasa closed the public hearing at 7:49 pm and reopened the regular meeting.

MOTION by Schendel to table the variance request, seconded by Armstrong. **Motion carried unanimously.**

Rabon asked about the address related to the variance. Hagen responded that corner lots have two addresses assigned to them on the plat. The City decides which address to assign a lot.

Unfinished Business

Ordinance 2015-01 Amendments to Chapter 10

Nash reviewed the items of concern from the last meeting and went over the changes that were requested. Nash said that having the driveway lead to a structure was not included since it would conflict with the recreational equipment ordinance, as would the surface requirements. Nash included the information related to county guidelines and put the distance between driveways a minimum of 50 feet.

Hammerseng asked what the minimum distance from a property line is for a driveway and Nash replied that it was a five foot setback.

MOTION by Rabon to forward Ordinance 2015-01 Amendments to Chapter 10 to the City Council, seconded by Kuitunen. **Motion carried unanimously.**

New Business

Site Plan for Hanover Elementary

Nash overviewed the application for an addition to the Hanover Elementary School. The addition would enclose a courtyard-like area and create more classroom space. Bob Revo, the architect of the project, was introduced and asked the board if there were any questions. Kolasa mentioned that the entrance into the school was becoming dangerous with increased traffic along CR 19. Revo stated he would pass the concern along.

MOTION by Schendel to forward the Site Plan for Hanover Elementary to the City Council, seconded by Armstrong. **Motion carried unanimously.**

Reports and Announcements

Planning Commission:

Rabon inquired if it was time to meet with Council to determine what to do with lots that have concerns attached to them. Nash said that there is still an open variance application and that needs to be completed before that concern may be addressed.

Liaison Report:

None

Staff Reports:

Hagen gave an update on the trails: Beebe Lake Trail was used extensively this winter by the residents. Public works kept the trail clean so that the residents could make use of it. The Hennepin County 19 Trail bid was awarded with a start date in May and a construction period of eight weeks.

The Historic Bridge plans are being reviewed and then the project will go to bid. The project will have the stipulation that the work needs to be completed in time for the Hanover Harvest Festival and if that is not possible, the work will be done after the festival.

Kolasa reminded everyone the Pancake Breakfast for the Fire Relief Association is Sunday from 8 am to Noon at the Fire Hall.

Adjournment

MOTION by Armstrong to adjourn, seconded by Schendel. **Motion carried unanimously.** Meeting adjourned at 8:13 pm.

ATTEST:

Amy L. Biren, Administrative Assistant

Collaborative Planning, LLC

PO Box 251
Medina, MN 55340
763-473-0569

Memorandum

Date: March 20, 2015
To: Hanover Planning Commission
From: Cindy Nash, City Planner
RE: Variance for Lot 6, Block 3, Crow River Heights East 3rd Addition

The City has received a Variance application for review and consideration.

Overview of Request

The subject property is a lot of record in Crow River Heights. A variance request is being made to permit a home to be constructed on a vacant lot not less than 18.5 feet from the wetland. The proposed home would not be constructed in any drainage and utility easements.

Crow River Heights received preliminary plat and planned unit development approval prior to the adoption of the current wetland setback requirements.

Legal Background on Variances

Minnesota statutes on variances were amended in 2011 to reflect a “practical difficulties” standard, rather than the previously used “undue hardship” standard.

Evaluation of Request

In evaluating variance requests, the following questions should be considered:

1. Is the request a reasonable use of the land?
Staff Note: The proposed variance is a reasonable use of the land. The lot was designed with the building pad in the location being used for a single-family home. They are meeting the other setbacks as required. The proposed request is in harmony with the purpose and intent of the ordinance.
2. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?
Staff Note: The situation was not created by the landowner. The lot is an existing lot of record. The encroachment is the minimal amount needed to accommodate the construction of a home on the property that is of compatible scale to the nearby homes.
3. Will the variance, if granted, alter the essential character of the locality?
Staff Note: The variance will not alter the essential character of the locality. Homes were always planned for this (and other) similarly situated lots in this neighborhood.

Recommendation

Staff recommends approval of the variance with the following conditions:

Lot 6, Block 3, Crow River Heights East Third Addition

1. The home including the deck shall be constructed in substantial conformance with the Certificate of Survey prepared by Sathre Bergquist, Inc. and dated March 3, 2015.
2. No grading or land disturbing activities are permitted to occur within the existing easement containing the wetland. Silt fence shall be installed along the easement line to demarcate the location past which no grading, filling or land disturbing activities shall be permitted.
3. Following completion of construction, signs approved by the City Engineer shall be installed along the easement line denoting that a wetland/conservation area exists on the other side of the line.
4. Prior to the issuance of a building permit, an escrow of \$2500 must be provided to ensure compliance with the conditions of this variance.



1 inch = 94 feet

675 Kadler Avenue

108-040-003060

072 acres



April 7, 2015

Map Powered by DataLink
from WSB & Associates



1 inch = 376 feet



Village Bank Lots

April 7, 2015

Map Powered by DataLink
from WSB & Associates



1 inch = 94 feet

500 Kadler Avenue

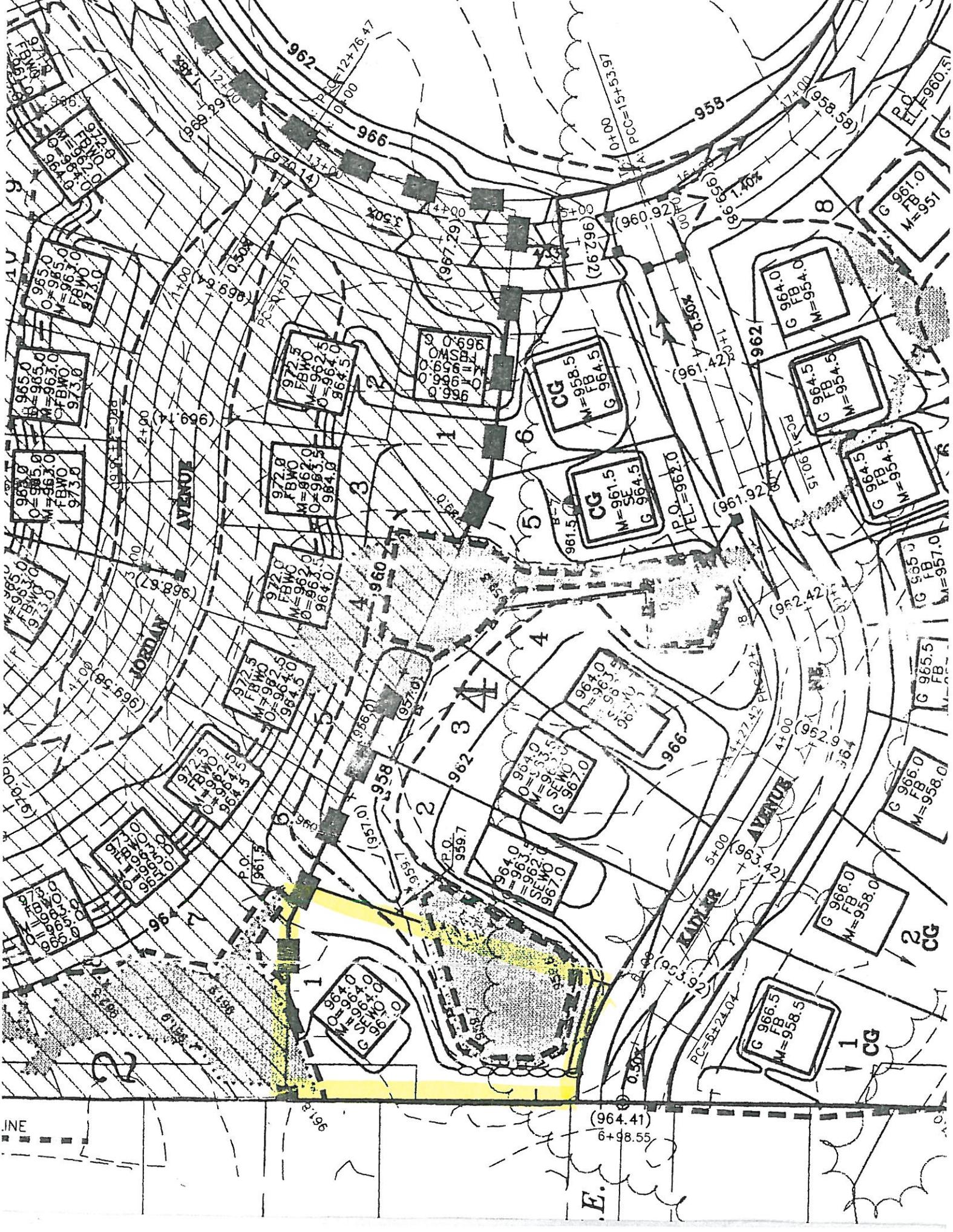
108-040-004010

.62 acres



April 7, 2015

Map Powered by DataLink
from WSB & Associates



LINE

(964.41)
6+98.55

E.



1 inch = 94 feet

520 Kadler Avenue

108-040-004020

.51 acres



April 7, 2015

Map Powered by DataLink
from WSB & Associates



1 inch = 94 feet

580 Kadler Avenue

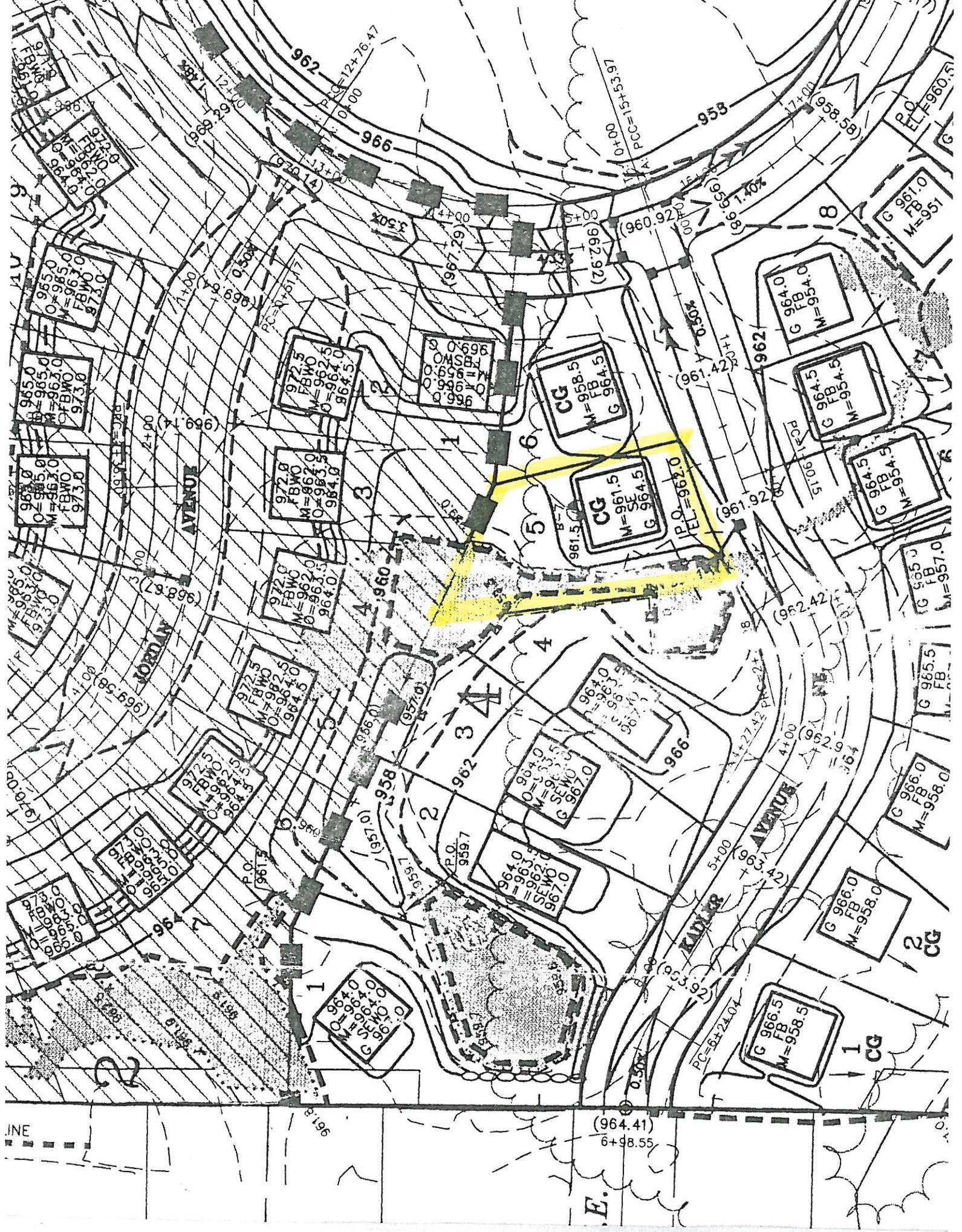
108-040-004050

.41 acres



April 7, 2015

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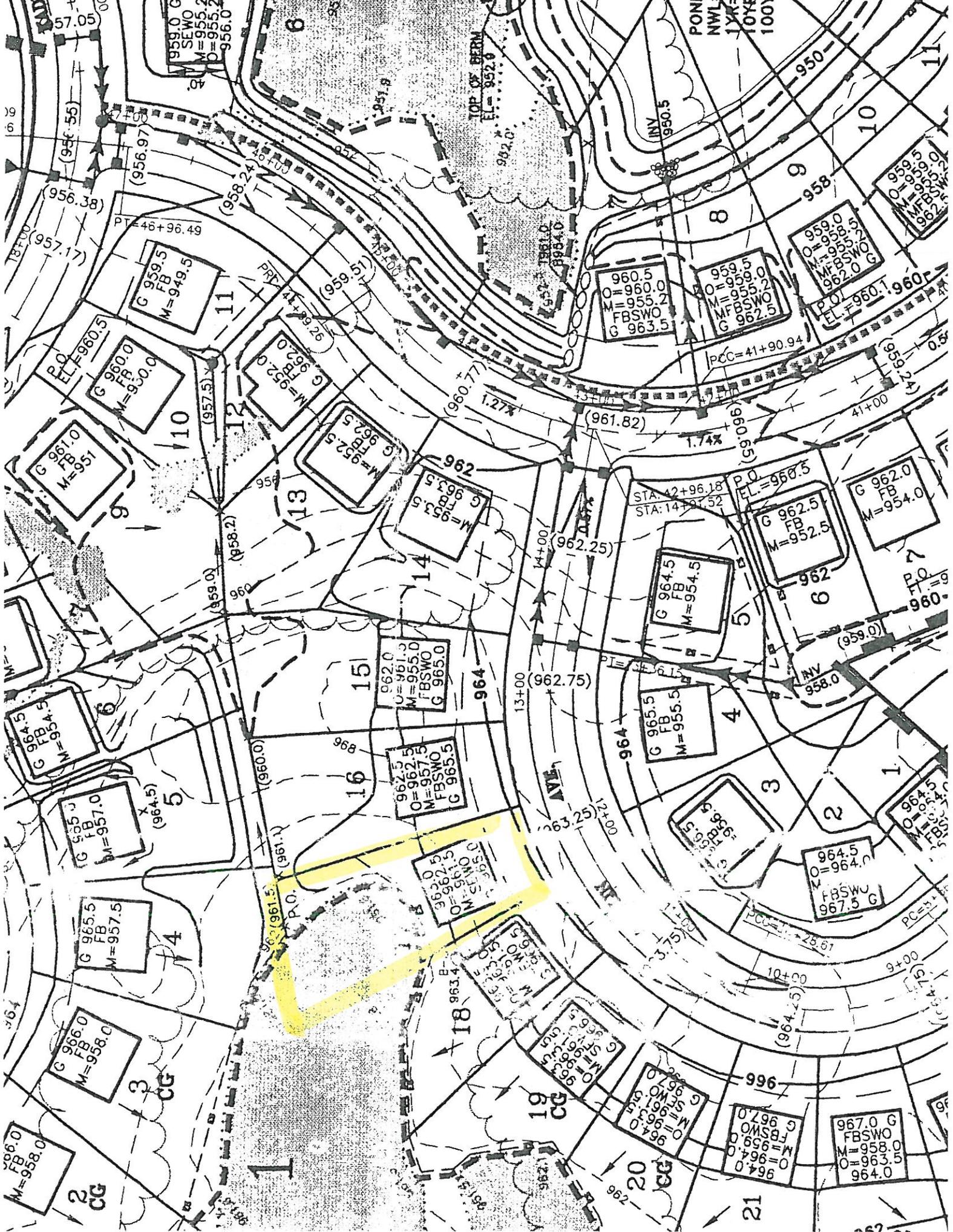
1 inch = 94 feet

10119 Kaitlin Avenue
108-040-001170
.37 acres



April 7, 2015

Map Powered by DataLink
from WSB & Associates



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Collaborative Planning, LLC

821 Meander Court
Medina, MN 55340
763-473-0569

Memorandum

Date: April 23, 2015

To: Planning Commission

From: Cindy Nash, City Planner

RE: Greenhouse

Attached please find a concept plan Greenhouse property located in the Bridges.

Preliminary comments on this concept plan are the following:

1. The site was planned for senior living in the original Planned Unit Development (PUD).
2. An amendment to the existing PUD is required.
3. As proposed in the Concept Plan, a subdivision of the property will be necessary.
4. Full architectural details including colored elevation renderings should be submitted with the application.
5. The driveway location is located across from the existing pond in the Bridges, as has been previously discussed with the Bridges HOA.
6. An analysis to determine if sufficient parking stalls are provided will be completed with site plan (PUD) review.
7. A landscaping plan is required to be submitted with the civil plans.
8. The Developer's Engineer is advised to discuss submittal requirements with the City Engineer.

ABBREVIATIONS

A.P. ACCESS PANEL	EXT. EXTERIOR FLASHING	PTN. PARTITION PATCH AS REQUIRED
AC. AC. BD. ACOUSTIC BOARD	FL. FLOOR	P.A.R. PLASTER
AC. T. ACOUSTIC TILE	F.D. FLOOR DRAIN	PL. PLATE
ADD. ADDENDUM	FIN. FINISH	POL. POLISHED
ADDN. ADDITION	FF. FINISH FLOOR	P.T. PORCELAIN TILE
ALUM. ALUMINUM	F.F. FINISH FLOOR	Q.T. QUARRY TILE
ALT. ALTERNATE	F.E. FIRE EXTINGUISHER	R. RADIUS OR RISER
A.B. ANCHOR BOLT	FIXT. FIXTURE	REF. REFRIGERATOR
APT. APARTMENT	FR. FRAME	REG. REGISTER
A.T. ASPHALT TILE	F.A. FRESH AIR	REQ. REQUIRED
B. BASEMENT	FUR. FURRING	RET. RETAINING
B.M. BATHROOM	G.I. GALVANIZED IRON	R.D. ROOF DRAIN
B.R. BEARING	GA. GAUGE	RM. ROOM
B.S.M. BEARING	GEN. GENERAL	R.S. ROUGH SAWN
B.R. BEDROOM	GLAZED GLASS	RUB. RUBBER
B.M. BENCHMARK	GYP. GYPSUM	RUB. RUBBER
BET. BETWEEN	HDW. HARDWARE	S.F. SANDFLOT FINISH
BIT. BITUMINOUS	H.D.P. HANDICAP	SECT. SECTION
BLK. BLOCK	HDWD. HARDWOOD	SH. SHEET
BLKG. BLOCKING	HDR. HEADER	SIM. SIMILAR
BD. BOARD	HTR. HEATER	S. SOLID
B.W. BOTH WAYS	HT. HEIGHT	S.B. SOIL BORING
BOT. BOTTOM	H.C. HOLLOW CORE	S.C. SOLID CORE
B.C. BOTTOM OF CURB	H.M. HOLLOW METAL	SPEC. SPECIFICATIONS
BRKTS. BRACKETS	HORIZ. HORIZONTAL	S. BLK. SPLASH BLOCK
BR. BRICK	H.B. HOSE BIB	SQ. SQUARE
CAB. CABINET	INC. INCLUDED	ST. STAINLESS STEEL
CPT. CARPET	INST. INSTRUMENT	STD. STANDARD
C.W. CASTWICK	I.D. INSIDE DIAMETER	STL. STEEL
C.I. CAST IRON	INSUL. INSULATION	STR. STRUCTURAL
C.B. CATCH BASIN	INT. INTERIOR	SUSP. SUSPENDED
CALLK. (SPELL OUT)	INTER. INTERMEDIATE	SW. SWITCH
CER. CERAMIC	INTV. BD. INVERT	SW. BD. SWITCH BOARD
CLG. CEILING	JAN. JANITOR	TUB. TUB
CEM. CEMENT	JOINT. JOINT	TEL. TELEPHONE
C.T. CERAMIC TILE	JOIST. JOIST	TELEVISION
C.O. CLEANOUT	L.P. LAMINATED PLASTIC	TER. TERRAZZO
C.L. CLOSET	LAV. LAVATORY	TEXT. TEXTURE
COL. COLUMN	LC. LIGHT	TH. TOILET PAPER HOLDER
CONC. CONCRETE	L.W.C.B. LIGHTWEIGHT CONCRETE	T.C. TOP OF CURB
COND. CONDUCTIVE	LIN. BLOCK	T.D.E. TOP OF DECK
CONST. CONSTRUCTION	L.I.N. LINE CLOSET	T.O.P. TOP OF PARAPET
CONT. CONTINUOUS	L.R. LIVING ROOM	T. & G. TONGUE AND GROOVE
CONTR. CONTRACTOR	LVT. LUXURY VINYL TILE	T.B. TREAD
CORR. CORRIDOR	M.O. MASONRY OPENING	T.M. TYPICAL
C.J. CONTROL JOINT	MECH. MECHANICAL	U. UP (FOR STAIRS) OR
CSK. COUNTERSINK	M.C. MEDICINE CABINET	U.H. UNIT HEATER
DET. DETAIL	MET. METAL	V.S.E. VENEER SHELF
DIM. DIMENSION	MIN. MINIMUM	V. VENT
DR. DINING ROOM	MISC. MET. MISCELLANEOUS	VENT. VENTILATION OR
DISP. DISPOSAL	MLDG. MOLDING	VENT. VENTILATOR
DR. DOWN (FOR STAIRS)	MTD. NO CHANGE	VERT. VERTICAL
DN. DOWN	N.I.C. NOT IN CONTRACT	VEST. VESTIBULE
DWG. DRAWINGS	N.T.S. NOT TO SCALE	V.A.T. VINYL ASBESTOS TILE
DF. DRINKING FTL.	NOM. NOMINAL	V.W.C. VINYL WALL COVERING
EA. EACH	NO. NUMBER	W. WASTE
ELEC. ELECTRICAL	NO. NUMBER	W.C. WATER CLOSET
EL. ELEVATION	NO. NUMBER	W.R. WATER RESISTANT
ELEV. ELEVATOR	NO. NUMBER	W.D. WINDOW
ENGR. ENGINEER	NO. NUMBER	W. GL. WIRE GLASS
ENT. ENTRANCE	NO. NUMBER	W/O. WITHOUT
EQUIP. EQUIPMENT	NO. NUMBER	W.I. WROUGHT IRON
EXIST. EXISTING	NO. NUMBER	YD. YARD
EXP. EXPOSED OR EXPANSION	NO. NUMBER	

REVISIONS

#	SHEETS	REMARKS	DATE

GREENHOUSE ASSISTED LIVING

of HANOVER

HANOVER, MINNESOTA

BUILDING CODE

APPLICABLE CODES : IBC 2012 EDITION, 2015 MINNESOTA STATE BUILDING CODE BY REFERENCE

BASIC OCCUPANCY & CONSTRUCTION REQUIREMENTS

IBC SECTION 308.2 GROUP I-1

OCCUPANCY: I1 (ASSISTED LIVING)
 CONSTRUCTION TYPE: V-A
 BASIC ALLOWABLE AREA PER FLOOR: 10,500 S.F.
 ALLOWABLE HEIGHT: 3 STORY
 ACTUAL AREA OF LARGEST FLOOR (1ST. FLOOR) = 8,253 S.F.
 BUILDING HEIGHT: 2 STORY
 BUILDING SPRINKLED IN ACCORDANCE WITH NFPA 13
 APPLICATION OF I-2 (NURSING HOME) LIFE SAFETY PROVISIONS FOR ALTERNATIVE DESIGN OBJECTIVES, SEE SHEET A2.0

HOUSING MORE THAN 16 PERSONS, ON A 24-HOUR BASIS, WHO BECAUSE OF AGE, MENTAL DISABILITY OR OTHER REASONS, LIVE IN A SUPERVISED RESIDENTIAL ENVIRONMENT THAT PROVIDES PERSONAL CARE SERVICES. THE OCCUPANTS ARE CAPABLE OF RESPONDING TO AN EMERGENCY SITUATION WITHOUT PHYSICAL ASSISTANCE FROM STAFF.

MATERIALS

SYMBOLS

BUILDING DATA

GARAGE AREA	=	397 SQ.FT.
FIRST FLOOR	=	7,965 SQ.FT.
SECOND FLOOR	=	8,252 SQ.FT.
TOTAL BUILDING GROSS	=	16,614 SQ.FT.
TOTAL BUILDING GROSS WITHOUT GARAGE	=	16,217 SQ.FT.

CERTIFICATION BLOCK INDEX

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am duly licensed architect under the laws of the State of Wisconsin.
 Name: Roger F. Johnson
 Signature: _____ Date: _____
 Registration expires: 7-31-2014 Date issued: 4-4-1978
 Pages or sheets covered by this seal: _____
 Pages total: _____

SHEET INDEX

- CS COVER SHEET
- 1.1 SITE PLAN
- 1.2 LANDSCAPE PLAN, SITE DETAILS
- 2.0 CODE REVIEW PLANS
- 2.1 FIRST FLOOR PLAN
- 2.2 SECOND FLOOR PLAN
- 2.3 ROOF PLAN & ACCESS DETAILS
- 2.4 FIRST FLOOR SOFFITS / SUSPENDED CEILING PLAN
- 3.1 UNIT PLANS & BATH ELEVATIONS
- 4.1 EXTERIOR ELEVATIONS
- 5.1 WALL SECTIONS
- 5.2 WALL SECTIONS
- 6.1 ENLARGED KITCHEN PLAN INTERIOR ELEVATIONS
- 6.2 ENLARGED LIVING ROOM PLAN INTERIOR ELEVATIONS
- 6.3 ENLARGED PLANS INTERIOR ELEVATIONS
- 7.1 DETAILS
- 7.2 KITCHEN VENT ENCLOSURES
- 8.1 SCHEDULES
- S1 FOOTING AND FNDN
- S2 1ST FLOOR FRAMING
- S3 2ND FLOOR FRAMING
- S4 3RD FLOOR FRAMING
- S5 ROOF FRAMING
- S6 STRUCTURAL SECTIONS
- S7 STRUCTURAL SECTIONS
- S8 STRUCTURAL DETAILS
- S9 STRUCTURAL NOTES AND SCHEDULES

SITE DATA

SITE AREA	=	64,164 SQ.FT. = 1.47 ACRES
BUILDING COVERAGE	=	8,362 SQ.FT. = 13%

PARKING

ON GRADE	21 STALLS
GARAGE	1 STALL
TOTAL	22 STALLS

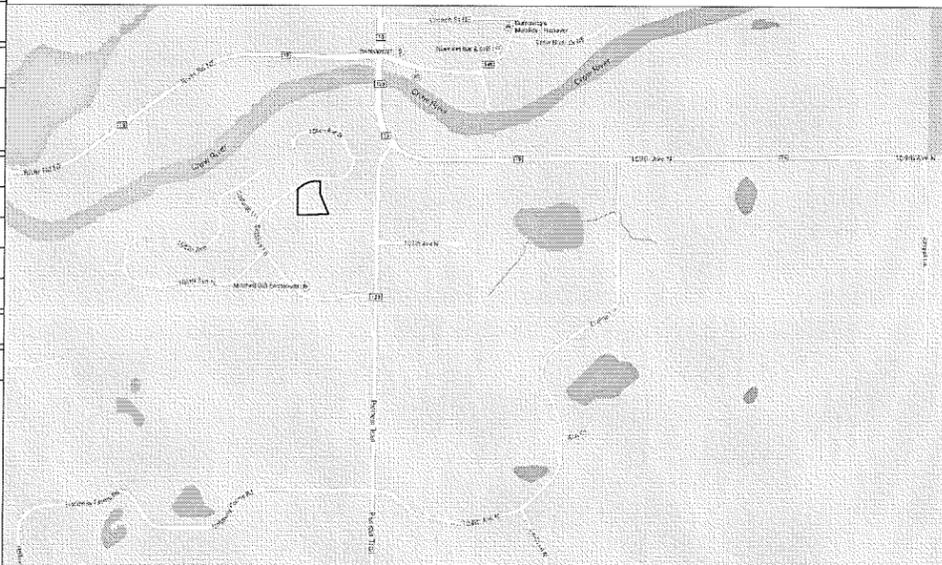
UNIT BREAKDOWN

UNIT	1st	2nd	TOTAL	UNIT AREA (GROSS)	TOTAL AREA (GROSS)
UNIT A	5	5	10	271 SQ.FT.	2,710 SQ.FT.
UNIT A CORNER	2	2	4	274 SQ.FT.	1,096 SQ.FT.
UNIT A 116	1	1	2	278 SQ.FT.	556 SQ.FT.
UNIT B	3	3	6	283 SQ.FT.	1,698 SQ.FT.
UNIT C	1	1	2	303 SQ.FT.	606 SQ.FT.
TOTAL	12	12	24		
TOTAL GROSS RESIDENTIAL AREA					6,666 SQ.FT.

PROJECT TEAM

OWNER GRACE SENIOR SERVICES, INC. 118 RAVEN COURT MANKATO, MINNESOTA 56001 (507) 388-3660	ARCHITECT JSSH ARCHITECTS, INC. 14525 HWY. 7 SUITE 375 MINNETONKA, MINNESOTA 55345 (952) 935-6337	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
DEVELOPER BRADFORD DEVELOPMENT OF MANKATO 118 RAVEN COURT MANKATO, MINNESOTA 56001 (507) 388-3660		MECHANICAL & ELECTRICAL	

VICINITY MAP



JSSH ARCHITECTS, inc.
 14525 Highway 7 Suite 375
 Minnetonka, MN 55345
 ph. 952-935-6337 fax. 952-935-0078
 email: jssh@jssh.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA
 Print Name: ROGER F. JOHNSON
 Signature: _____
 Date: _____
 License # _____

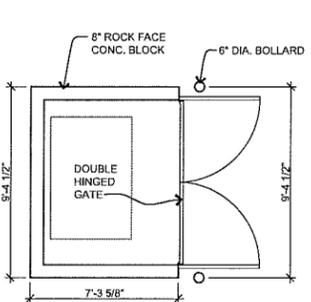
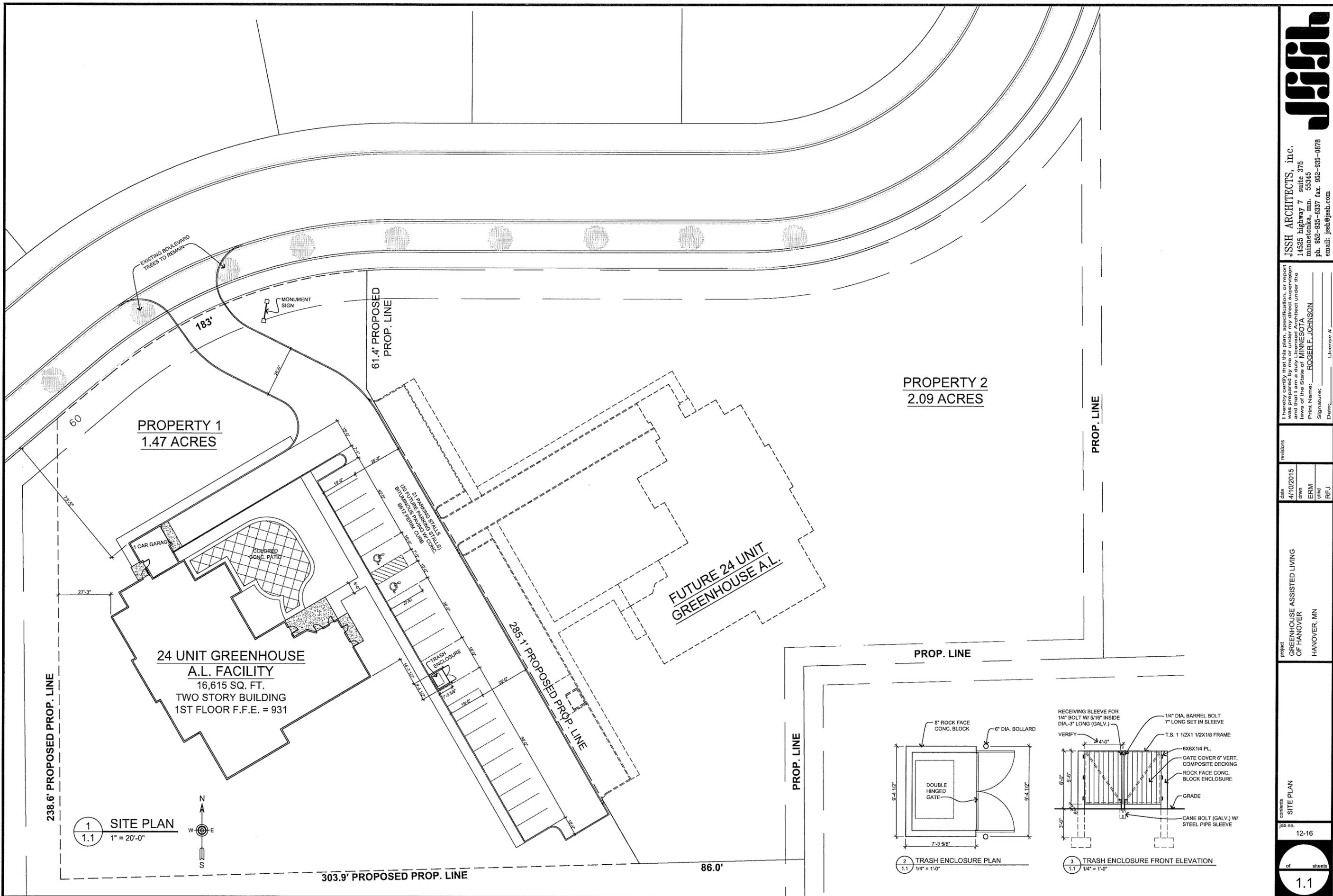
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own	ERM
and	RFJ

project
 GREENHOUSE ASSISTED LIVING
 OF HANOVER
 HANOVER, MN

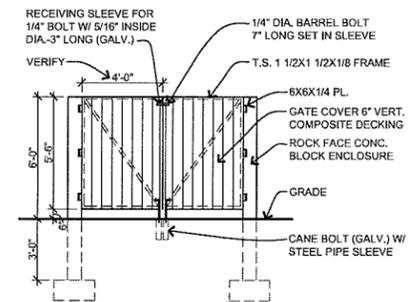
contents
 COVER SHEET

job no. 12-16

of sheets
 CS



2 TRASH ENCLOSURE PLAN
1.1 1/4" = 1'-0"



3 TRASH ENCLOSURE FRONT ELEVATION
1.1 1/4" = 1'-0"



JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.com

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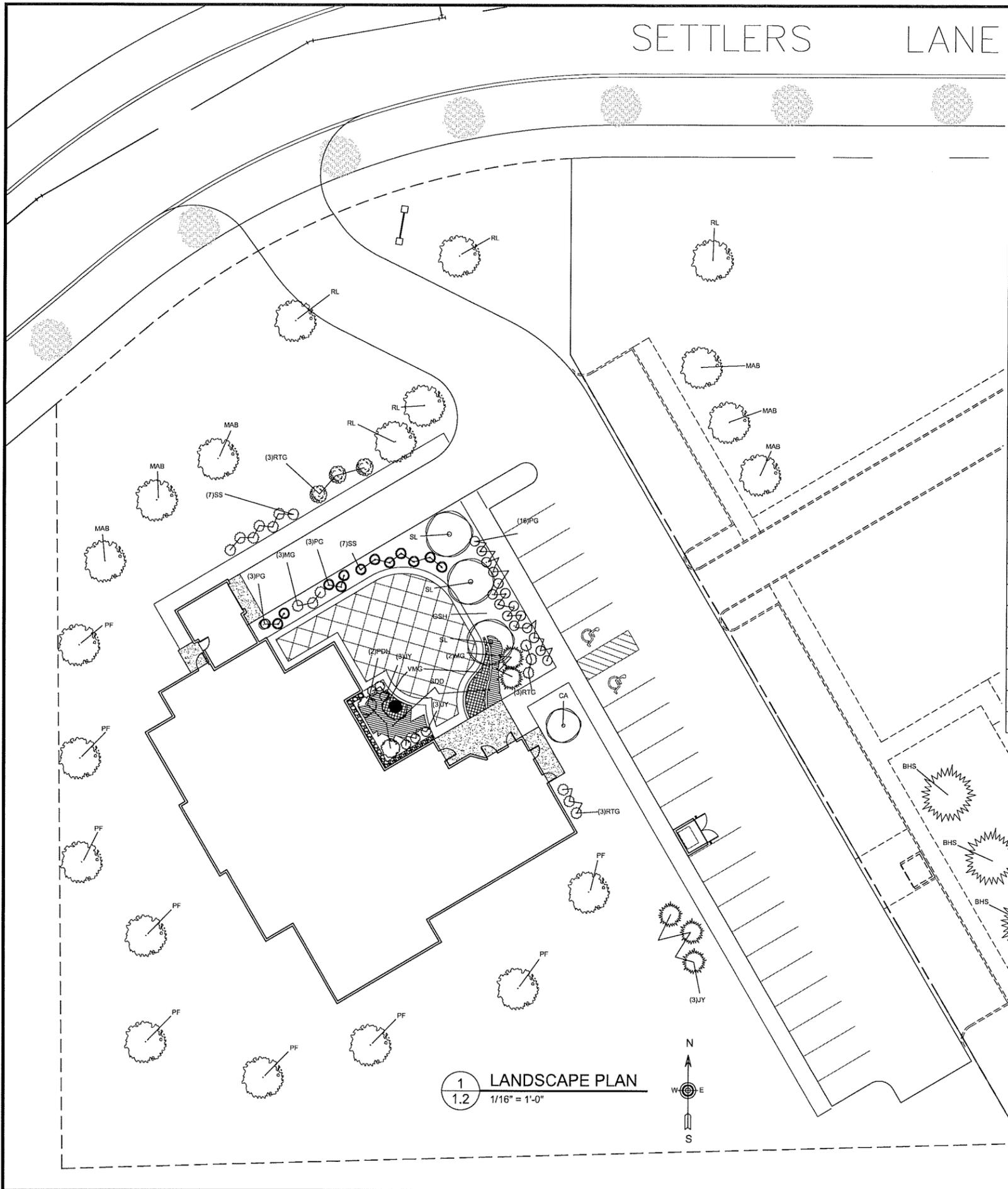
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project: GREENHOUSE ASSISTED LIVING OF HANOVER HANOVER, MN

comments: SITE PLAN
job no.: 12-16

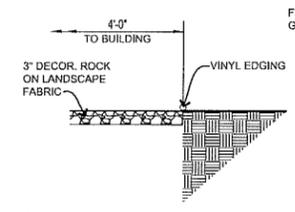
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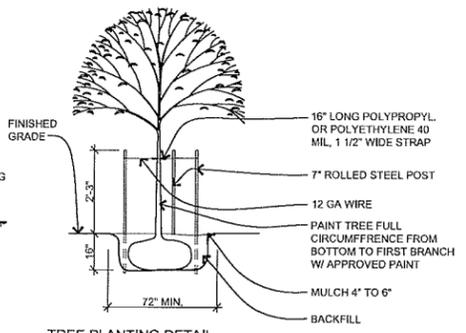


1 LANDSCAPE PLAN
1.2 1/16" = 1'-0"

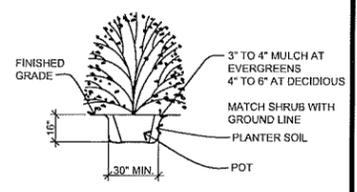
7 SCREED DETAIL
1.2



TREE PLANTING DETAIL

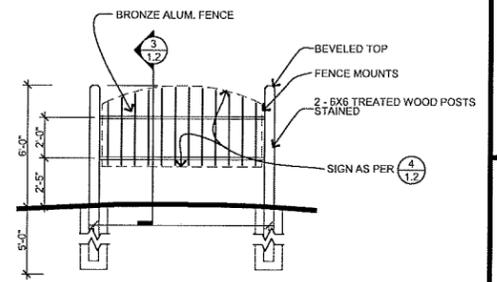


SHRUB PLANTING DETAIL

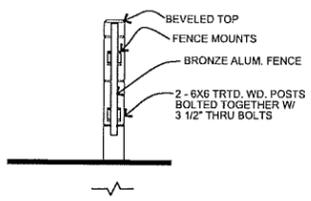


PLANTING SCHEDULE

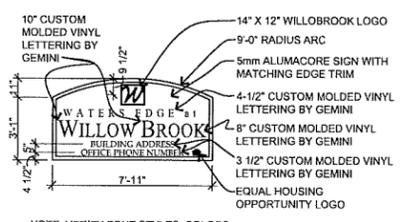
	COMMON NAME	NO.	SIZE	ROOT
PERRENIALS				
GSD	GOLD STANDARD HOSTA	12	2 GAL.	POT
SDD	STELAA D'ORO DAYLILLY	21	2 GAL.	POT
VMG	VARIEGATED MOOR GRASS	24	2 GAL.	POT
SHRUBS				
AC	ALPINE CURRANT	3	18"	POT
SS	SPIREA SNOW MOUND	14	18"	POT
PG	POTENTILLA GOLDROP	22	18"	POT
MG	MOCKORANGE GOLDEN	5	18"	POT
JY	JAPANESE YEW	9	18"	POT
RTD	REDTWIG DOGWOOD	9	18"	POT
PDH	PINK DIAMOND HYDRANGEA	2	18"	POT
WRP	WEIGELA, RED PRINCE	5	18"	POT
TREES				
CA	CRABAPPLE, SPRING SNOW	1	1 1/2"	B&B
RL	REDMUND LINDEN	5	1 1/2"	B&B
MAB	MAPLE, AUTUMN BLAZE	6	2"	B&B
BHS	BLACK HILLS SPRUCE	3	6'	B&B
PF	PRAIRIE FIRE CRABAPPLE	9	1 1/2"	B&B
SL	SKYLINE LOCUST	3	2 1/2"	B&B



2 PROJECT SIGN
1.2 1/4" = 1'-0"



3 SECTION AT PROJECT SIGN
1.2 1/4" = 1'-0"



4 PROJECT SIGN ELEV.
1.2 1/4" = 1'-0"



JSSH ARCHITECTS, inc.
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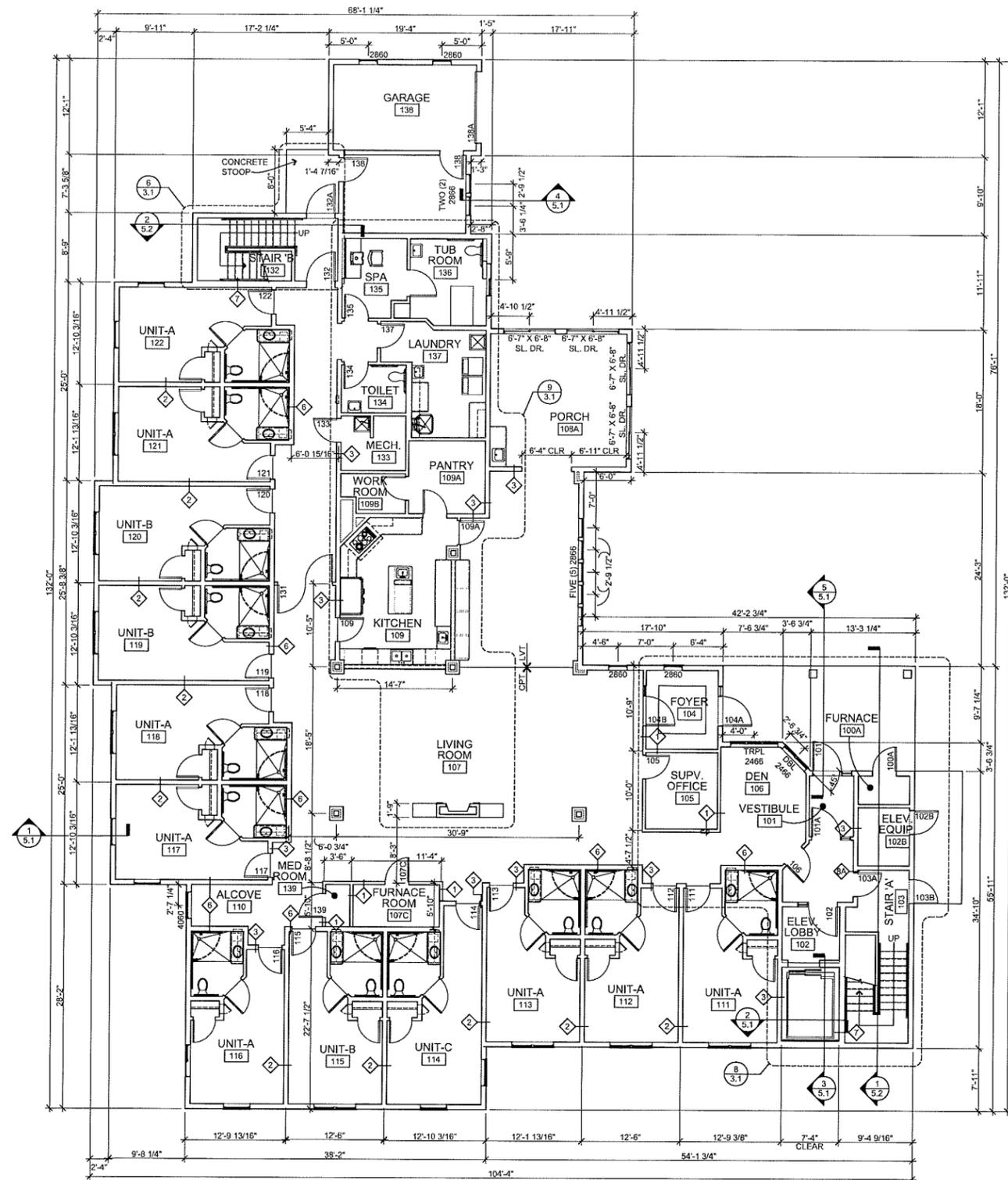
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	4/10/2015	ERM	chc	RFJ

project: GREENHOUSE ASSISTED LIVING OF HANOVER, MN
HANOVER, MN

contents: LANDSCAPE PLAN

job no. 12-16

of sheets



- FLOOR PLAN KEY NOTES**
1. CONC. STOOP
 2. RECESSED FLOOR MAT, 4'0"X9'4" @ DR. 101, 5'4"X8'0" @ DR. 104A.
 3. AUTO OPENER ACTIVATOR, EA. SIDE OF DOOR.
 4. ACCESS CONTROL DEVICE BY OWNER
 5. PREFIN. MTL. MAIL BOXES TO INCLUDE MIN. 40 TOTAL HORIZ. FRONT LOADING USPS STD. 4C MAILBOXES. SEE ELEV. 166.3.
 6. COAT ROD & WD. SHELF
 7. FIRE EXT. & SEMI RECESSED CAB. (2 @ EA. FLOOR).
 8. WOOD CORRIDOR HANDRAIL
 9. 5 ADJ. SHELVES @ 108B.
 10. 2X6 EXTERIOR WALL W/ 5/8" GYP. BD. OVER EXTERIOR SHEATHING
 11. ORNAMENTAL COL. ENCL. SEE SECT. 2/5.1.
 12. SOFFIT W/ 5/8" GYP. BD. & COVE WD. TRIM.
 13. SOFFIT W/ 5/8" GYP. BD. OVER MTL. FRAMING DTL. 2/97.1
 14. DEEP SERVICE SINK IN BASE CABINET (EMPLOYEE WORK AREA ONLY)
 15. 2x4 PLBG. WALL (FRONT OF CORRIDOR WALL) FOR SINK PLBG. RGH-IN.

1 FIRST FLOOR PLAN
2-1 1/8" = 1'-0"



JSSH

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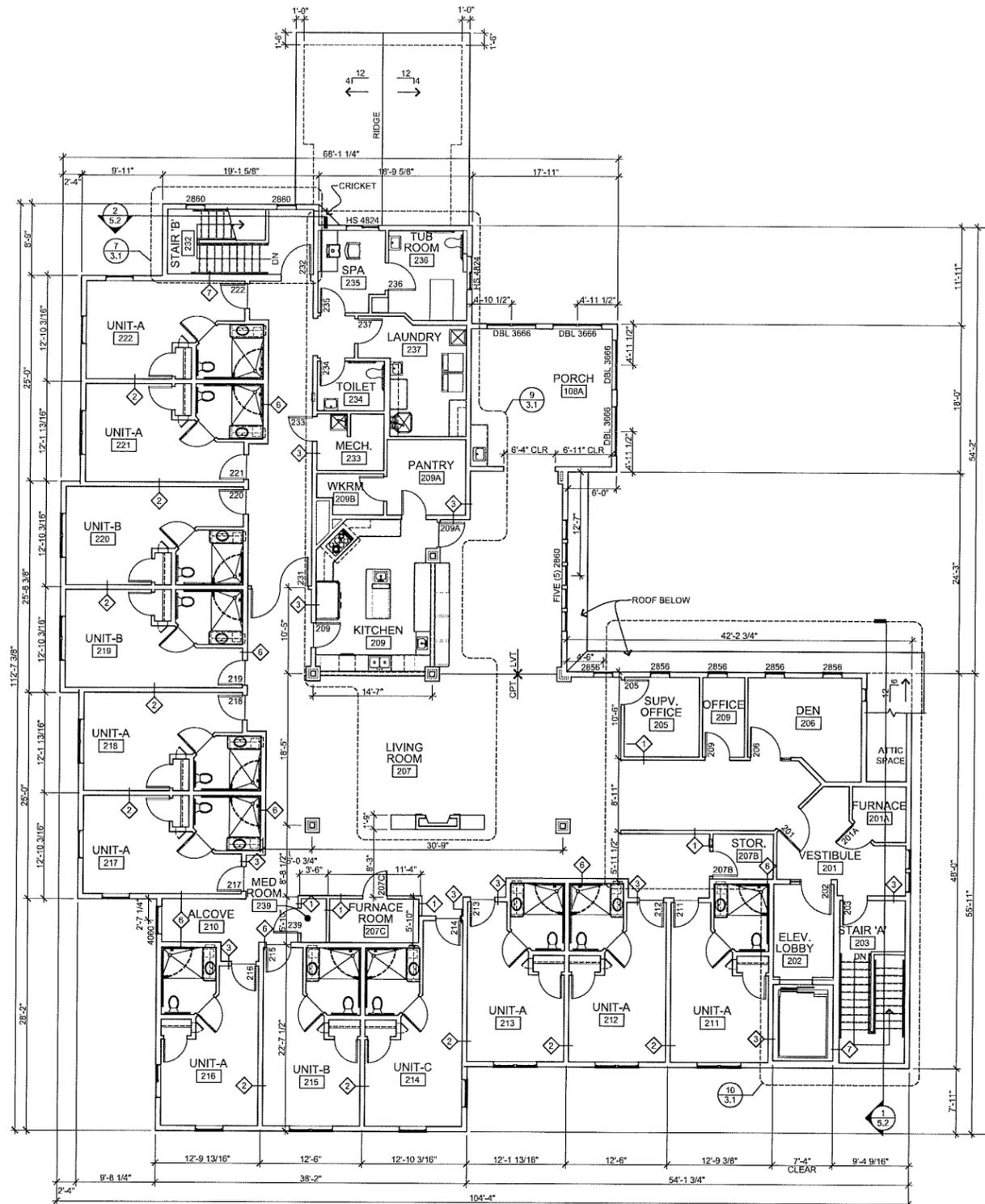
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	4/10/2015	ERM	RFJ

project
GREENHOUSE ASSISTED LIVING OF HANOVER
HANOVER, MN

contents
FIRST FLOOR PLAN

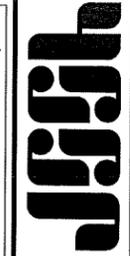
job no.
12-16

of sheets
2.1



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 12. SOFFIT W/ 5/8" GYP. BD. & COVE WD. TRIM.
 13. SOFFIT W/ 5/8" GYP. BD. OVER MTL. FRAMING DTL. 207.1
 14. DEEP SERVICE SINK IN BASE CABINET (EMPLOYEE WORK AREA ONLY)
 15. 2x4 PLBG. WALL (FRONT OF CORRIDOR WALL) FOR SINK PLBG. RGH-IN.

1 SECOND FLOOR PLAN
2.2 1/8" = 1'-0"



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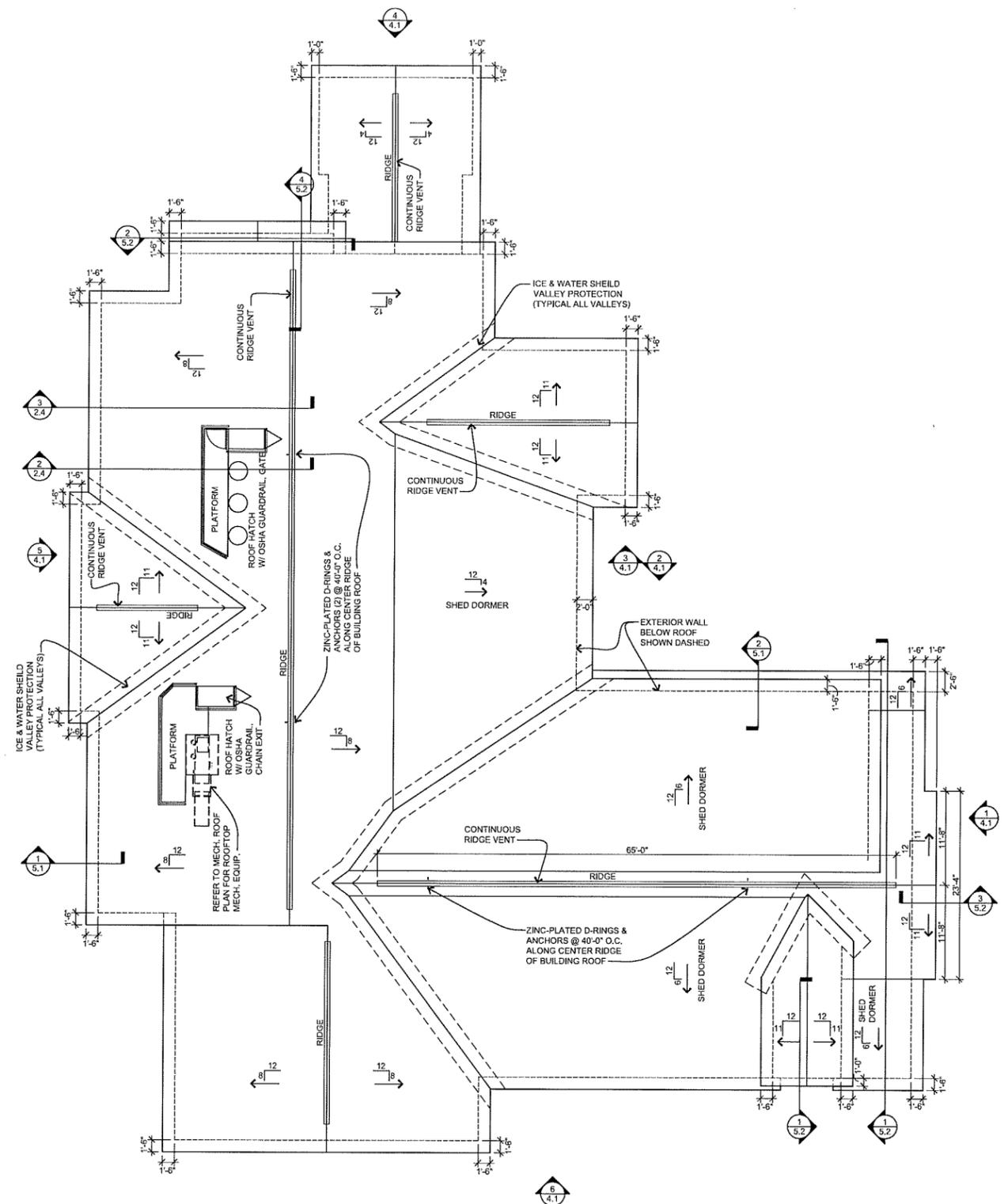
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	4/10/2015	ERM	ERM	RFJ

Project: **GREENHOUSE ASSISTED LIVING OF HANOVER**
HANOVER, MN

contents
SECOND FLOOR PLAN

job no. 12-16

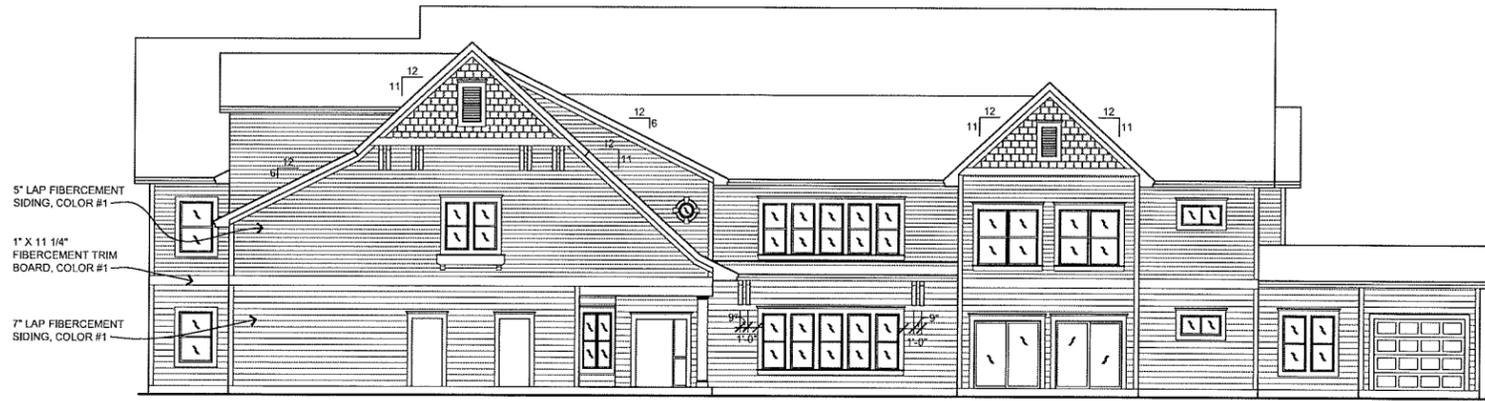
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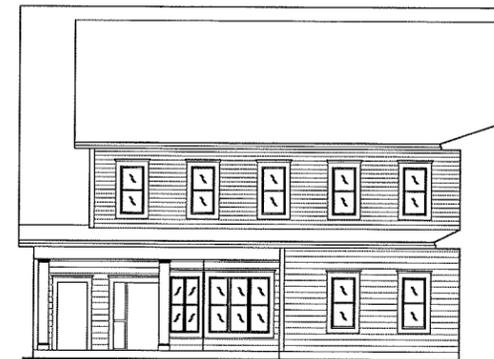
1 ROOF PLAN
2.3 1/8" = 1'-0"



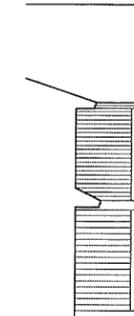
project GREENHOUSE ASSISTED LIVING OF HANOVER HANOVER, MN	date 4/10/2015	revisions	
	drawn ERM	checked RFJ	
contents ROOF PLAN	job no. 12-16	of sheets 2.3	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota. Print Name: ROGER E. JOHNSON Signature: _____ Date: _____ License # _____



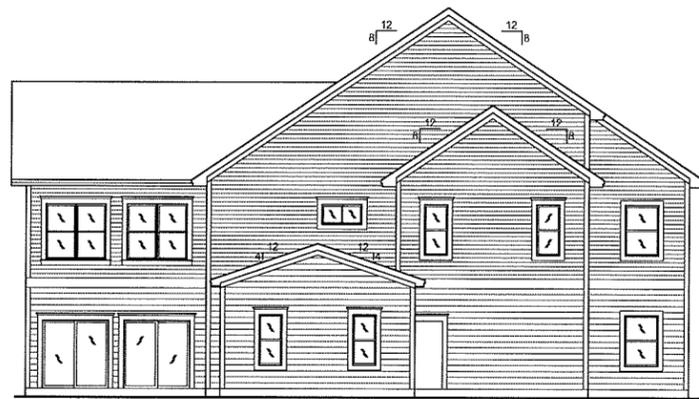
1 EAST FACING ELEVATION
4.1 1/8" = 1'-0"



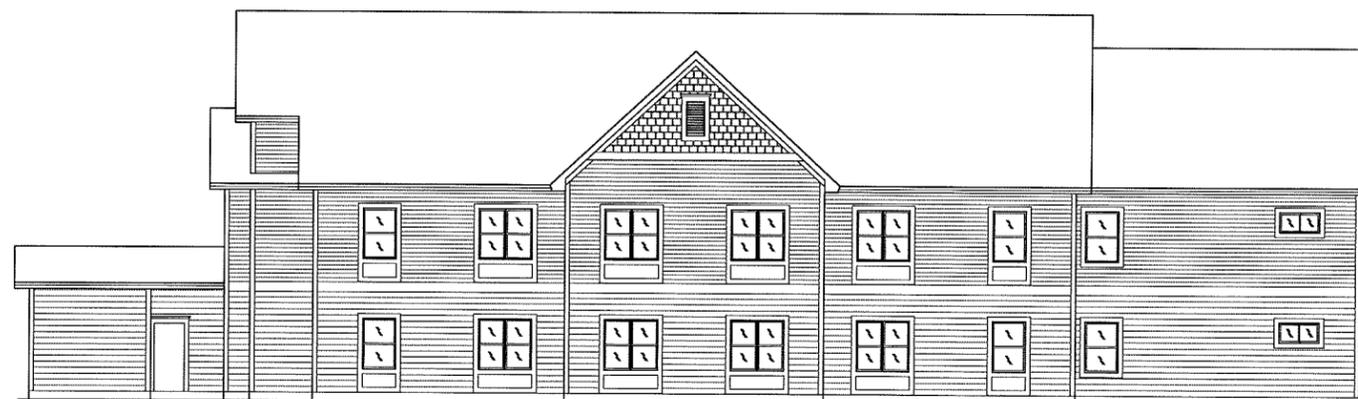
2 NORTH FACING COURTYARD ELEVATION
4.1 1/8" = 1'-0"



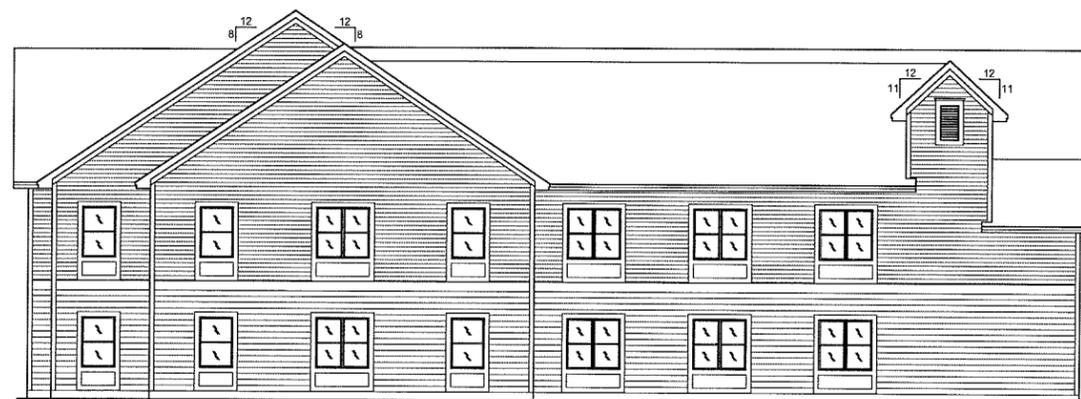
3 SOUTH COURTYARD
4.1 1/8" = 1'-0"



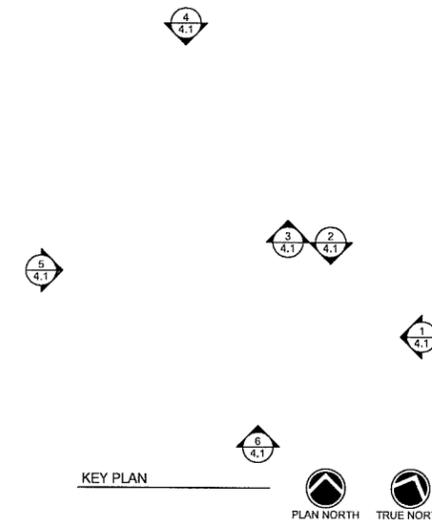
4 NORTH FACING ELEVATION
4.1 1/8" = 1'-0"



5 WEST FACING ELEVATION
4.1 1/8" = 1'-0"



6 SOUTH FACING ELEVATION
4.1 1/8" = 1'-0"



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check	RFJ

project
 GREENHOUSE ASSISTED LIVING
 OF HANOVER
 HANOVER, MN

contents
 ELEVATIONS
 job no.
 12-16