Remodel of 160 Sunrise Avenue, Tonka Bay, Minnesota; Robert Steele-"Narrative": Waterproofing of existing foundation walls to be slightly raised higher than current floor level

RECEIVED

NOV 18 2015

CITY OF TONKA BAY

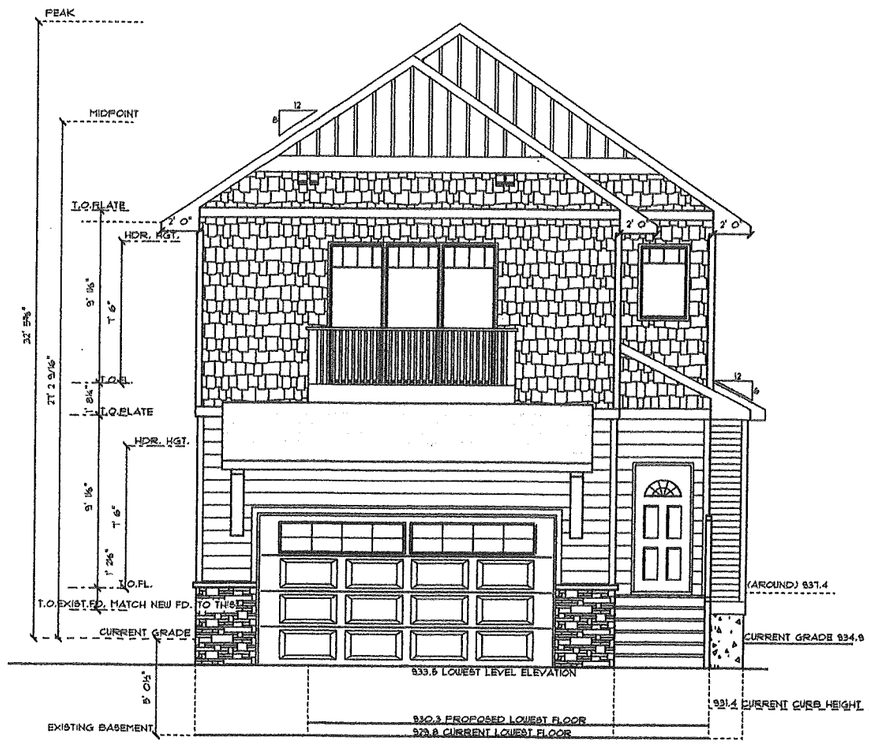
To whom it may concern:

We are requesting a conditional use permit to slightly raise the current lowest floor, currently at 929.8, to be at 930.3 for the remodel of 160 Sunrise Avenue in Tonka Bay. We will first be spraying waterproofing on the exterior of all existing and new concrete walls as well as installing a waterproofing product called "Platon Drainage System" that will attached to the exterior of the existing concrete walls and also laid on top of existing floor to help prevent any moisture from entering the new crawl space and help keep the hydrostatic pressure from penetrating the concrete walls. Next we will add 4" drain tile on top of the current lowest level and 4" of rock/granular fill before pouring a new concrete slab on top of that which will create the new crawl space floor. The drain tile will direct the water into a new sump pump and direct any storm water into the depression areas that are created. In addition to the drain tile, we will spray waterproofing on all existing and new concrete foundation walls from the top of the footing up and over the top of the concrete walls under the "Platon Drainage System." Attached you will find the details of this product. We will also be putting all of the mechanical components such as the water heater, the furnace, the water softener, etc. up on a platform to increase protection from any water that may penetrate the crawl space.

I spoke with Kevin Matik who is the building inspector from the Metro West Inspection Services, Inc. and described our above stated measures of waterproofing and he said this should meet or exceed any issues with flooding and prevent any water infiltration into the proposed lowest floor.

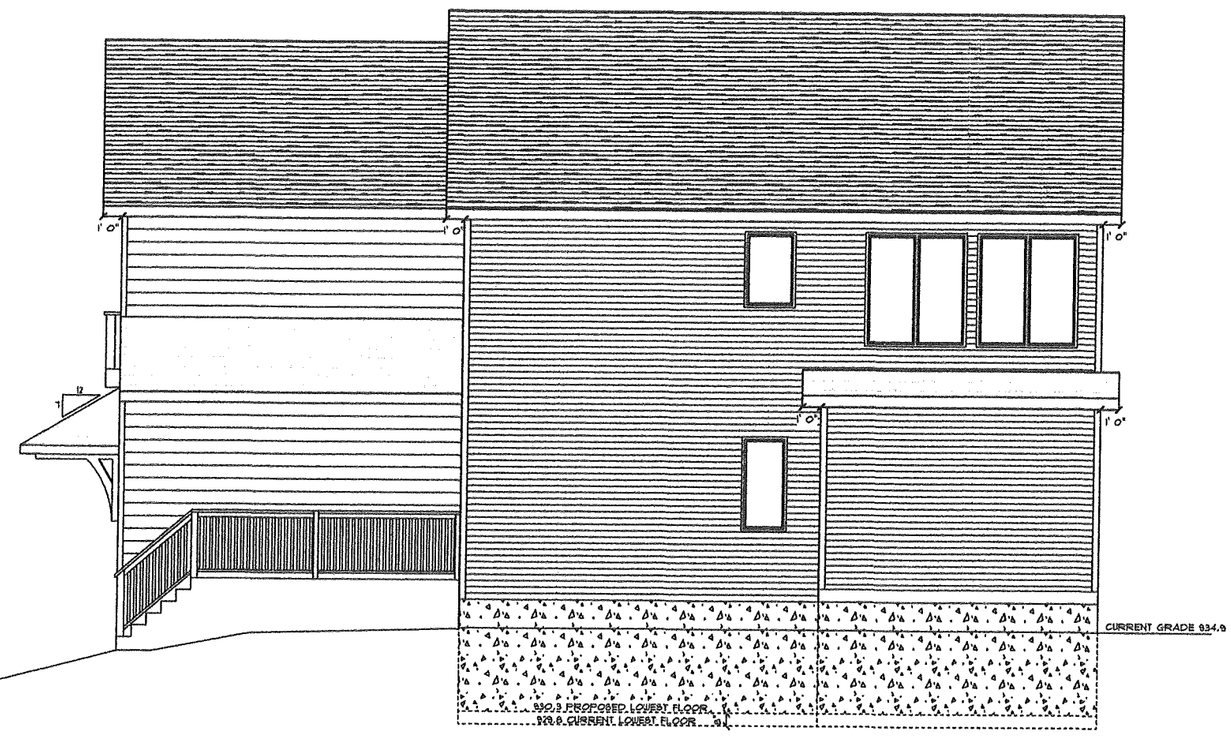
Sincerely,

Preston A. Fox
Owner 4 Square Builders, Inc.
2718 9th Street East
Glencoe, MN 55336
(320)864.6183
4square@embarqmail.com



FRONT ELEVATION
SCALE: 1/8"= 1' 0"

JULIET BALCONY:
1X4 CEDAR RAILING
6X6 CEDAR POSTS
ALUMINUM BAULSTERS
5/4 X 6" CEDAR DECKING
1X12 RIM JOISTS
2X10 JOISTS 16" o.c.
2X12 LEDGER BOARD SECURED & FASTENED TO PLATE W/ SIMPSON DTT1Z HOUSE-TO-DECK LATERAL LOAD CONNECTOR



RIGHT ELEVATION
SCALE: 1/8"= 1' 0"

FLOOD PROOFING REQUIREMENTS ON EXIST. BSMT. FDN:
1.) ADD 4" DRAIN TILE PLUS 4" ROCK/GRAVEL ON TOP OF EXIST. BSMT. FLOOR
2.) POUR NEW CONC. SLAB
3.) SPRAY WATERPROOFING ON ALL FDN. WALLS FROM 1' FROM TOP OF INT. CONC. WALL, ALONG TOP OF WALL & DOWN EXT. FDN. WALLS ACROSS FTG.
4.) INSTALL NEW WATER REMOVAL SYSTEM SURROUNDING ALL PERIMETER OF ALL FDN. WALLS (EXIST. & NEW)

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GENERAL NOTES:
1) TYPICAL HDRS. 2 PLY 2X10'S UNLESS OTHERWISE NOTED
2) MARVIN INTEGRITY WOOD-ULTREX WINDOWS
3) PROVIDE SOLID BLOCKING @ FLOOR SYSTEM TO DISTRIBUTE POST LOADS TO STRUCTURE BELOW
4) FIRST & SECOND FLR. WINDOW HDRS. @ 7' 6"
5) VERIFY ALL EXIST. DIMENSIONS ON SITE W/ G.C.

Full-Service Lumber Company
4 Square
Glencoe · Fairfax · Waconia

DISCLAIMER OF WARRANTIES

The plans furnished hereunto were prepared upon request by craftsmen who are not registered architects or professional engineers and are for INFORMATION PURPOSES ONLY. 4-Square Builders Inc. makes NO WARRANTIES WHATSOEVER, EITHER EXPRESSED OR IMPLIED as to merchantability or fitness for a particular purpose and places any user(s) on notice that reliance upon said plans shall be at the sole risk of the user(s). The selection of correct structural materials and the application of architectural principles is a precise art, the responsibility for which rests with the Builder, the owner or the users of these plans. Plans are property of 4-Square Builders, Inc. Under copyright laws.

DRAWN BY J.L.L.
DRAWING 1 OF 6

SUBMITTAL DRAWINGS

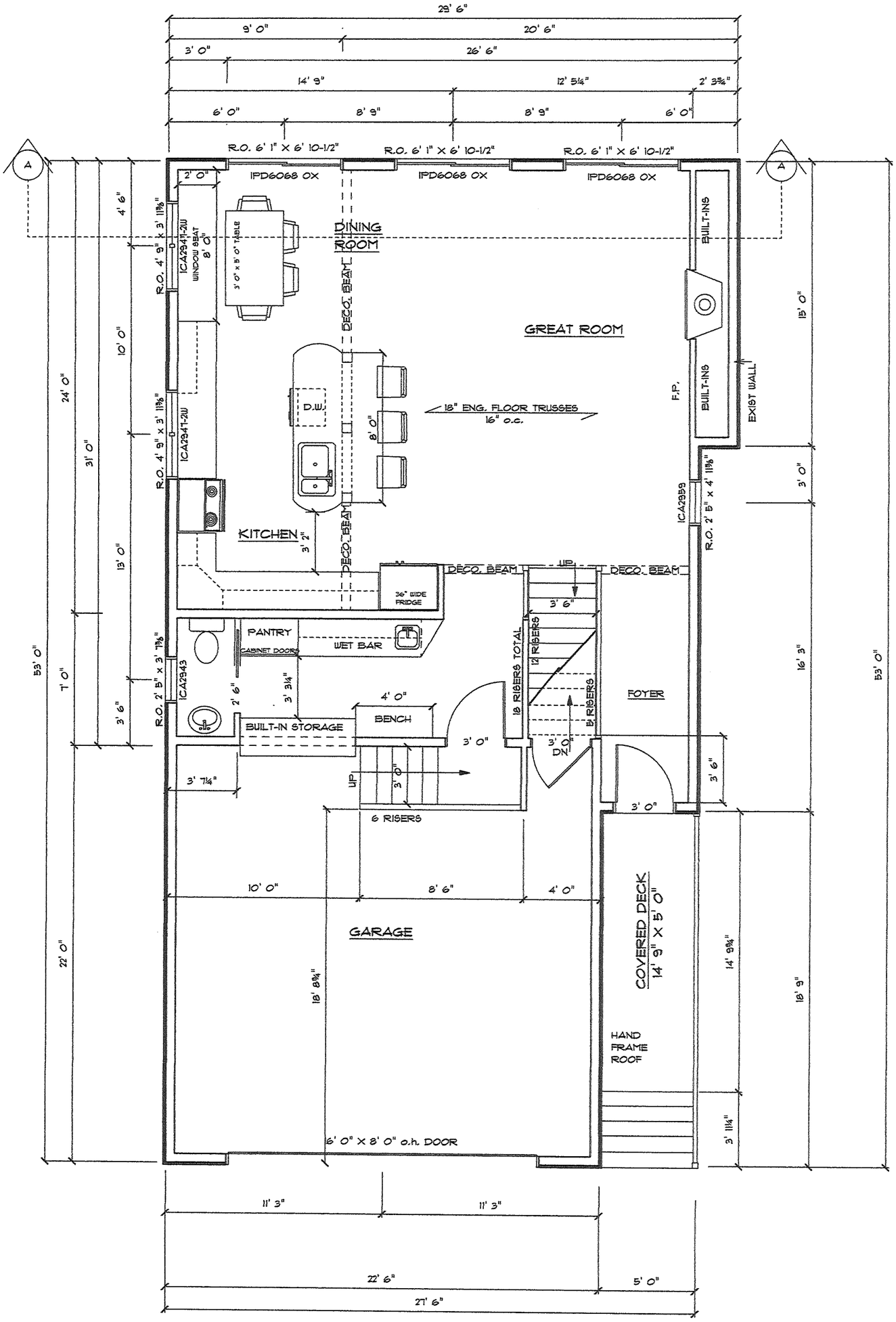
SCALE: AS NOTED
DATE: 10.01.2015

160 SUNRISE AVE. REMODEL 2015

FRONT & RIGHT ELEVATIONS

DRAWINGS PROPERTY OF 4 SQUARE BUILDERS

Glencoe · Fairfax · Waconia



MAIN LEVEL FLOOR PLAN

SCALE: 3/16"= 1' 0"

GENERAL NOTES:
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SCALE: "AS NOTED"	SUBMITTAL DRAWINGS	DRAWN BY J.L.L.
DATE: 10.01.2015		DRAWING 4 OF 6

160 SUNRISE AVE. REMODEL 2015

MAIN LEVEL FLOOR PLAN

DRAWINGS PROPERTY OF 4 SQUARE BUILDERS

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Full-Service Lumber Company

4 Square

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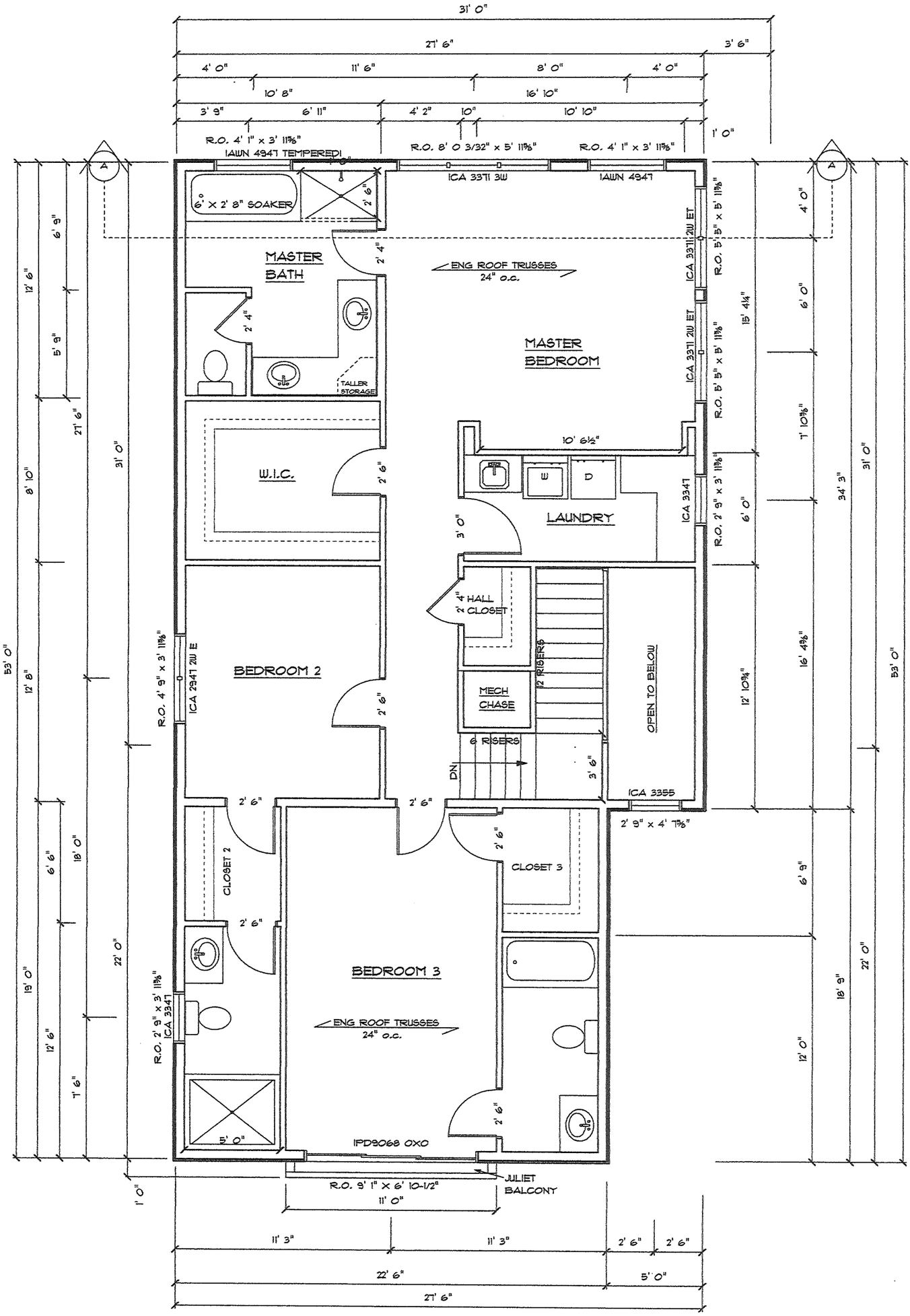

SECOND LEVEL FLOOR PLAN

SCALE: 3/16"= 1' 0"

GENERAL NOTES:
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4) FIRST & SECOND FLR. WINDOW HDRS. @ 7' 6"
5) VERIFY ALL EXIST. DIMENSIONS ON SITE W/ G.C.

SCALE: "AS NOTED"	SUBMITTAL DRAWINGS	DRAWN BY J.L.L.	
DATE: 10.01.2015		DRAWING 5 OF 6	
160 SUNRISE AVE. REMODEL 2015			
SECOND LEVEL FLOOR PLAN	DRAWINGS PROPERTY OF 4 SQUARE BUILDERS		

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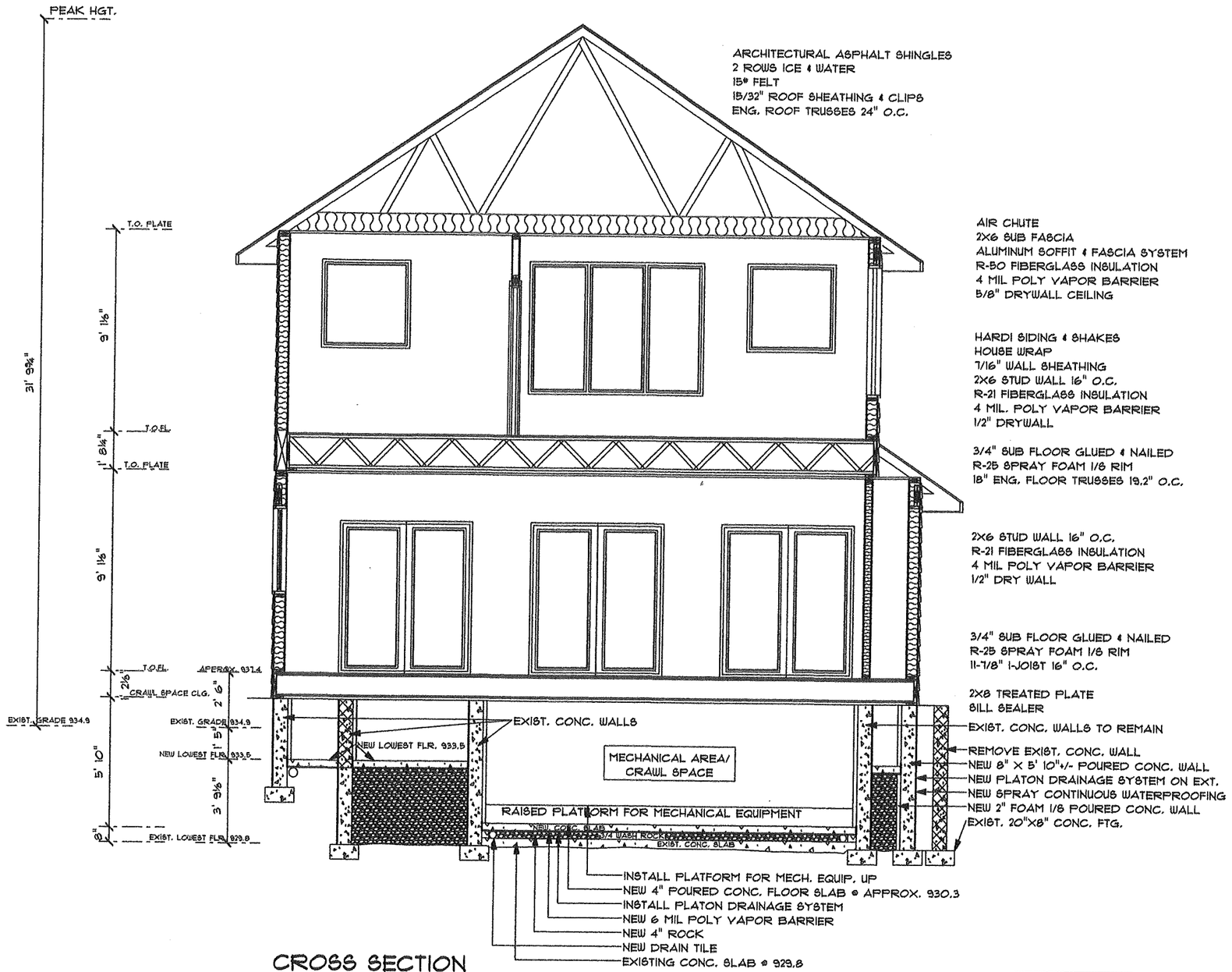

CROSS SECTION

SCALE: 3/16"= 1' 0"

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4 Square

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DRAWN BY J.L.L.

DRAWING 6 OF 6

SUBMITTAL DRAWINGS

SCALE: AS NOTED

DATE: 10.01.2015

160 SUNRISE AVE. REMODEL 2015

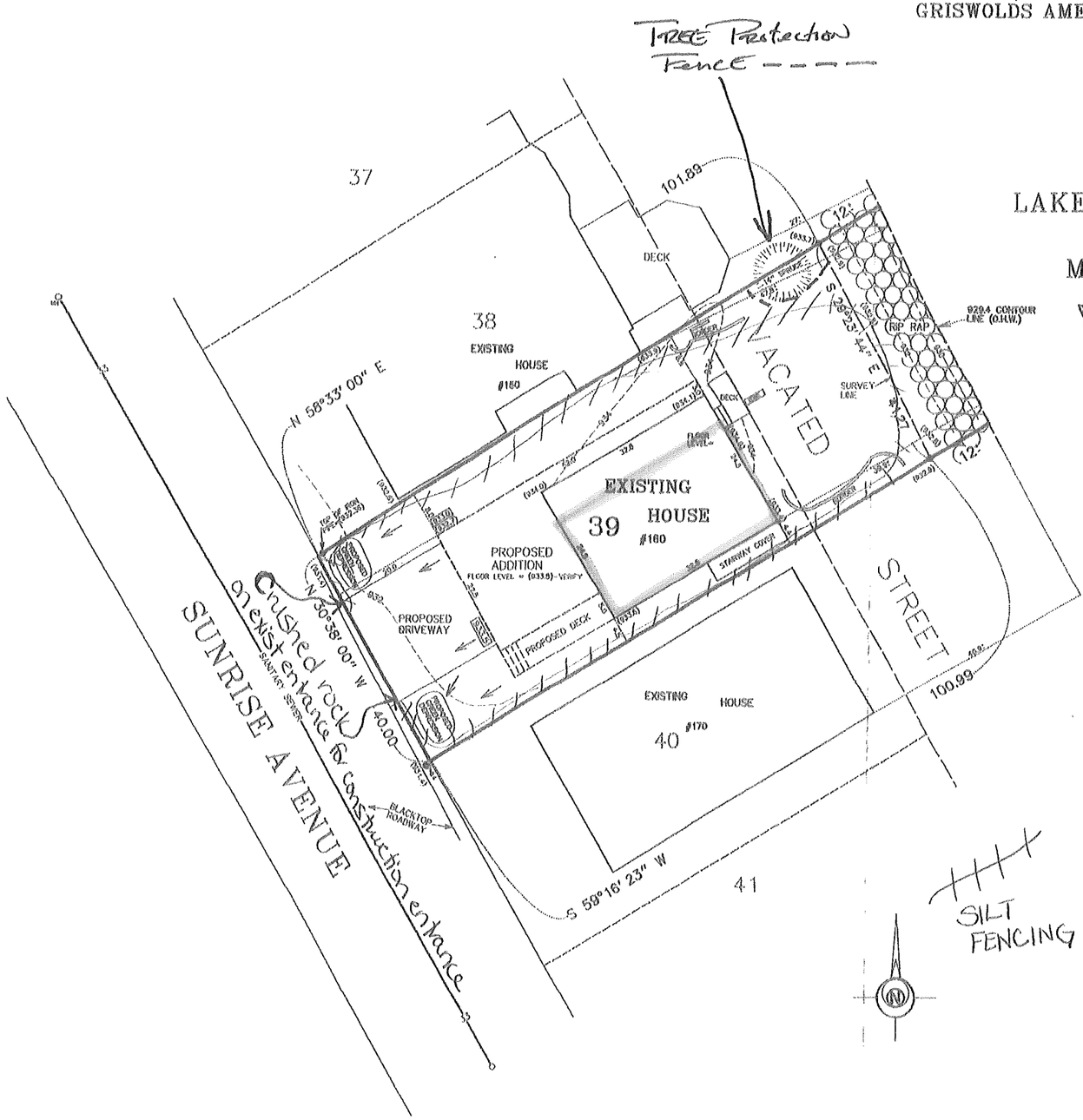
CROSS SECTION

DRAWINGS PROPERTY OF 4 SQUARE BUILDERS

CERTIFICATE OF SURVEY FOR

ROBERT L. STEELE

OF LOT 39, & PART OF THE ADJACENT VACATED STREET I.C. SEELEY AND N. F. GRISWOLDS AMENDMENT AND FIRST ADDITION TO MINNETONKA LAKE PARK
HENNEPIN COUNTY, MINNESOTA



LAKE MINNETONKA

Existing lowest Floor @ 929.8

= Proposed lowest Floor @ 930.3

HARDCOVER CALCULATIONS :

Lot area = 4600 sf

EXISTING HARDCOVER :

House = 805 sf
Driveway = 628 sf
Front deck = 55 sf
Rear deck = 34 sf
Concrete = 78 sf
Walls & borders = 50 sf

Total existing hardcover = 1650 sf

1650 / 4600 x 100 = 35.87%

Exist F.A.R. 38.7%

PROPOSED HARDCOVER :

Proposed addition = +539 sf
Proposed deck = +100 sf
Proposed driveway = +393 sf

Remove existing driveway = -628 sf
Remove existing deck = -55 sf
Remove existing concrete = -74 sf
Removed existing walls & borders = -32 sf

Net gain = 243 sf

243 + 1650 / 4600 x 100 = 41.15%

Proposed F.A.R. 55.6%

Note:

* No stockpiling onsite.
  → Haul out and haul in when necessary.
* 41.7 Cubic yards earth to be excavated
* 20 Cubic yards infill to be replaced around Concrete footings.
* Concrete washout will be taken back to conc. plant Not to be done onsite.

LEGAL DESCRIPTION OF PREMISES :

Lot 39, and that part of the adjoining vacated street lying between the northeasterly extensions of the northwesterly and southeasterly lines of said Lot 39, I.C. SEELEY AND N. F. GRISWOLDS AMENDMENT AND FIRST ADDITION TO MINNETONKA LAKE PARK

● : denotes iron marker found

(908.3) : denotes existing spot elevation, mean sea level datum

[910.6] : denotes proposed spot elevation, mean sea level datum

917 : denotes existing contour line, mean sea level datum

[904] : denotes proposed contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

Lot area = 4600 sq. ft. = 0.11 acres

This survey intends to show the boundaries of the above described property, and the location of an existing house, spot elevations, topography, all visible "hardcover", and the proposed location of a proposed addition, deck, driveway and grades thereon. It does not purport to show any other improvements or encroachments.

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
952-473-4141

PROJECT

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 Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg Minnesota License Number 12755

REVISIONS

DATE	REVISIONS
10-8-15	DRIVEWAY PLAN REVISED DUE TO COUL. PROHIBITS ENCROACHMENTS ONTO

15-288

CERTIFICATE OF SURVEY FOR
ROBERT L. STEELE

OF LOT 39, & PART OF THE ADJACENT VACATED STREET
I.C. SEELEY AND N. F. GRISWOLDS AMENDMENT AND FIRST
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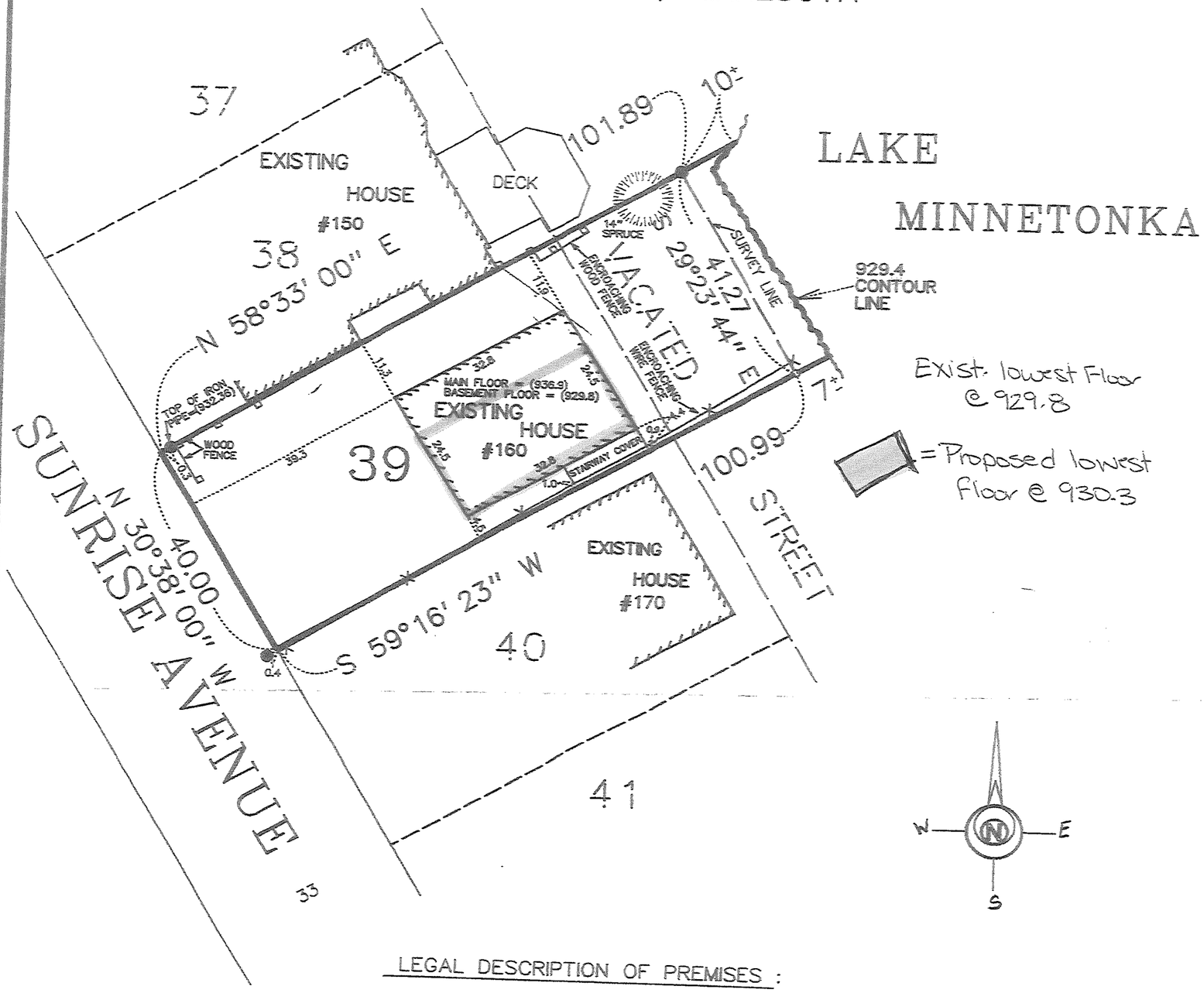

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GRONBERG AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN. 55356
952-473-4141

I hereby certify that this survey was prepared by me, or under my direct supervision, and that I am a duly registered Civil Engineer and Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg Minnesota License Number 12755

SCALE	1"=20'
DATE	10-23-08
JOB NO.	08-320

ECD

08-320