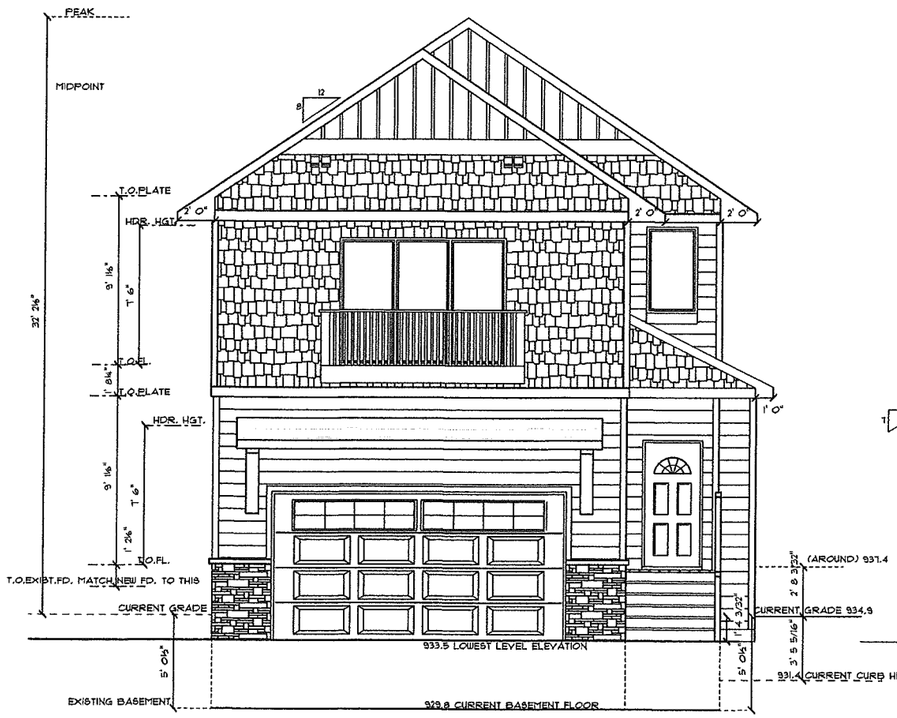
RECEIVED

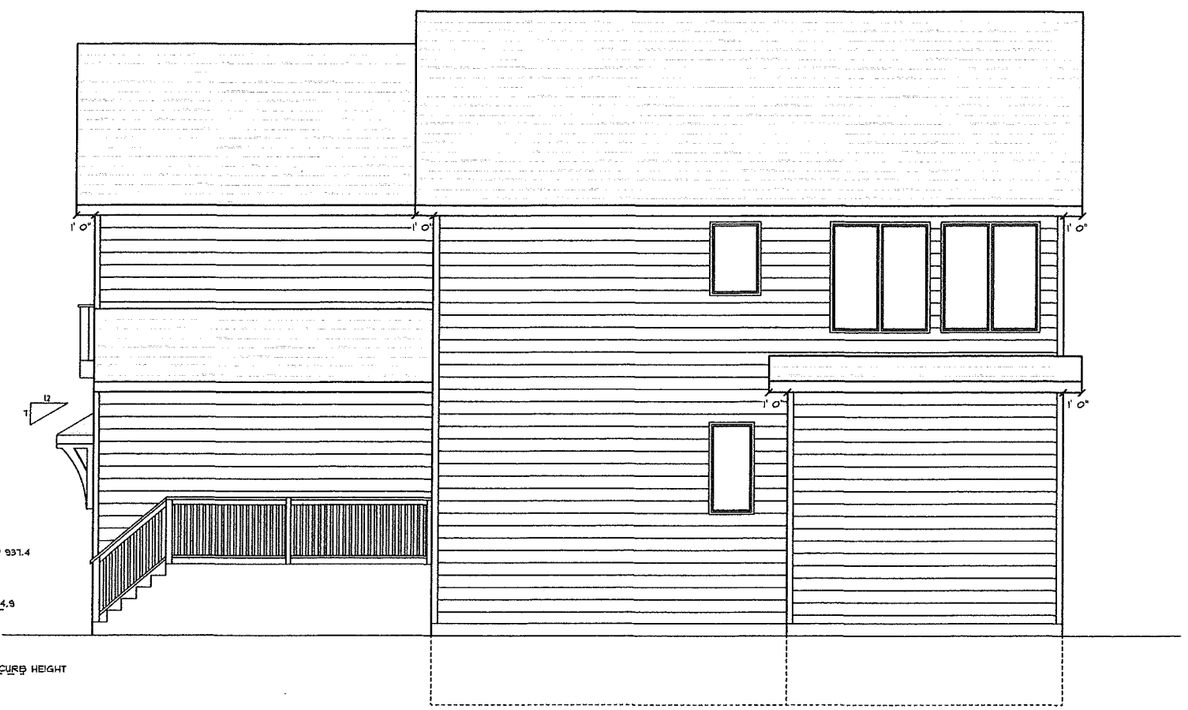
OCT 07 2015

CITY OF TONKA BAY



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

JULIET BALCONY:
1X4 CEDAR RAILING
6X6 CEDAR POSTS
ALUMINUM BAULSTERS
3/4 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"

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

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DRAWN BY J.L.L.

DRAWING 1 OF 6

SUBMITTAL DRAWINGS

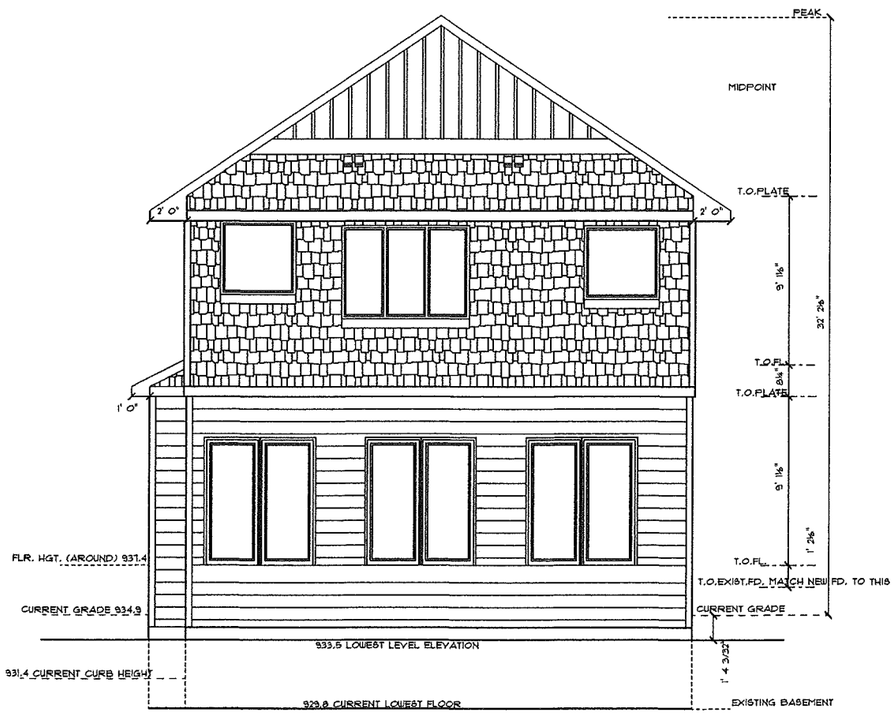
SCALE: "AS NOTED"

DATE: 10.01.2015

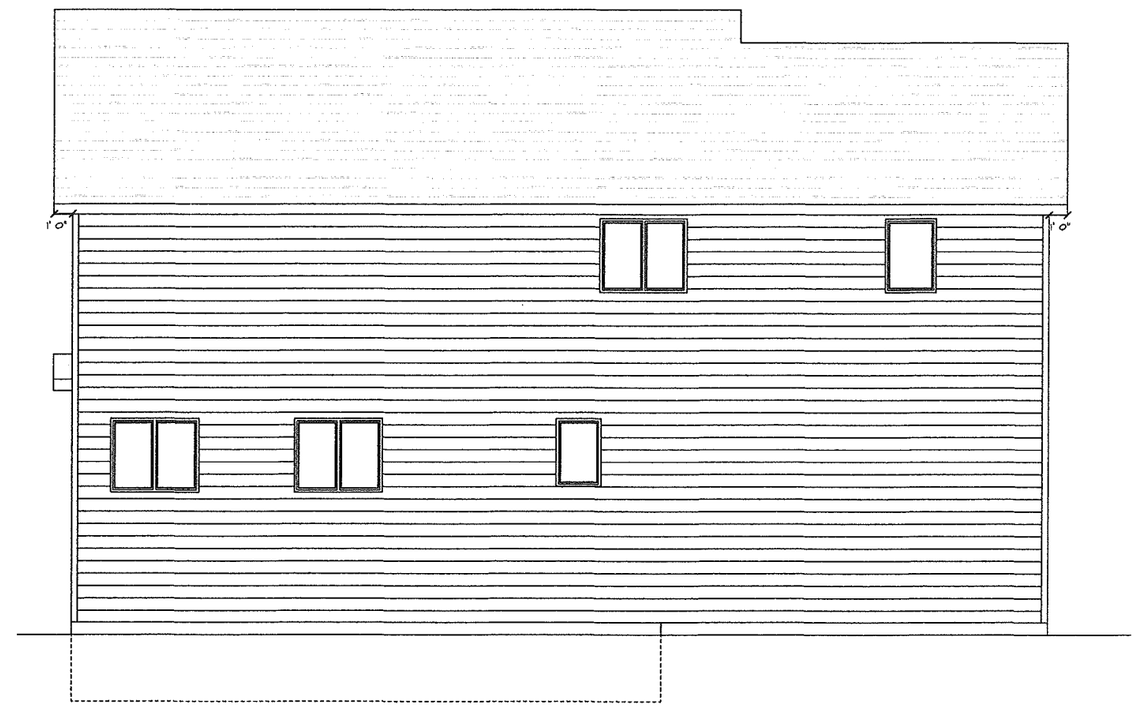
160 SUNRISE AVE. REMODEL 2015

FRONT & RIGHT ELEVATIONS

DRAWINGS PROPERTY OF 4 SQUARE BUILDERS



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



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

GENERAL NOTES:
1) TYPICAL HDRS. 2 PLY 2X10'S
UNLESS OTHERWISE NOTED
2) MARVIN INTEGRITY WOOD-ULTREX WINDOWS
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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.

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Under copyright law.

DRAWN BY J.L.L.
DRAWING 2 OF 6

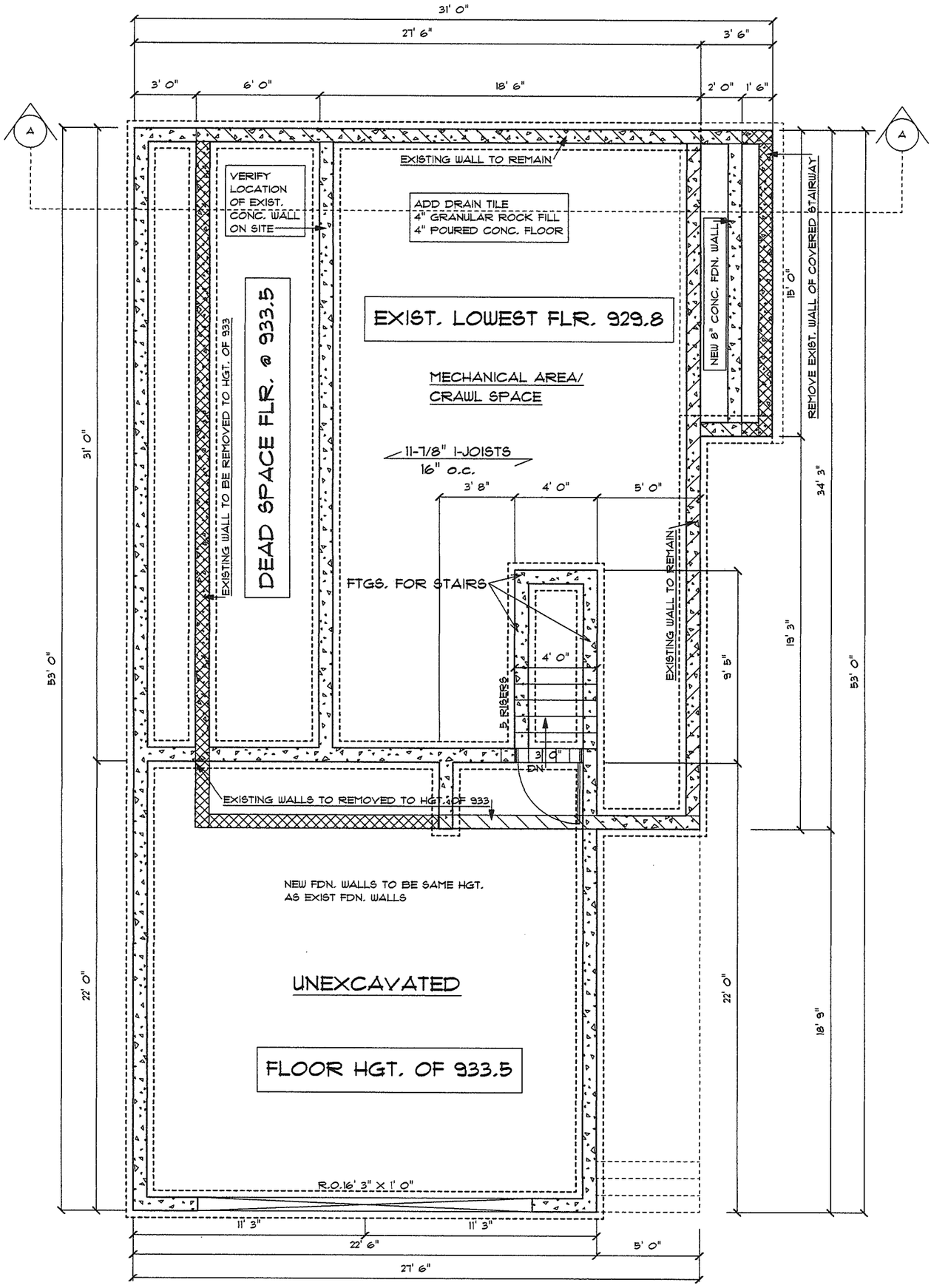
SUBMITTAL DRAWINGS

SCALE: *AS NOTED*
DATE: 10.01.2015

160 SUNRISE AVE. REMODEL 2015

REAR & LEFT ELEVATIONS

DRAWINGS PROPERTY OF 4 SQUARE BUILDERS



FOUNDATION PLAN

SCALE: 3/16"= 1' 0"

EXIST. WALL REMOVE AS NEEDED

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMOVE

GENERAL NOTES:
1) TYPICAL HDRS. 2 PLY 2X10'S UNLESS OTHERWISE NOTED
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3) PROVIDE SOLID BLOCKING @ FLOOR SYSTEM TO DISTRIBUTE POST LOADS TO STRUCTURE BELOW
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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 3 OF 6

160 SUNRISE AVE. REMODEL 2015

FOUNDATION FLOOR PLAN

DRAWINGS PROPERTY OF 4 SQUARE BUILDERS

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4 Square

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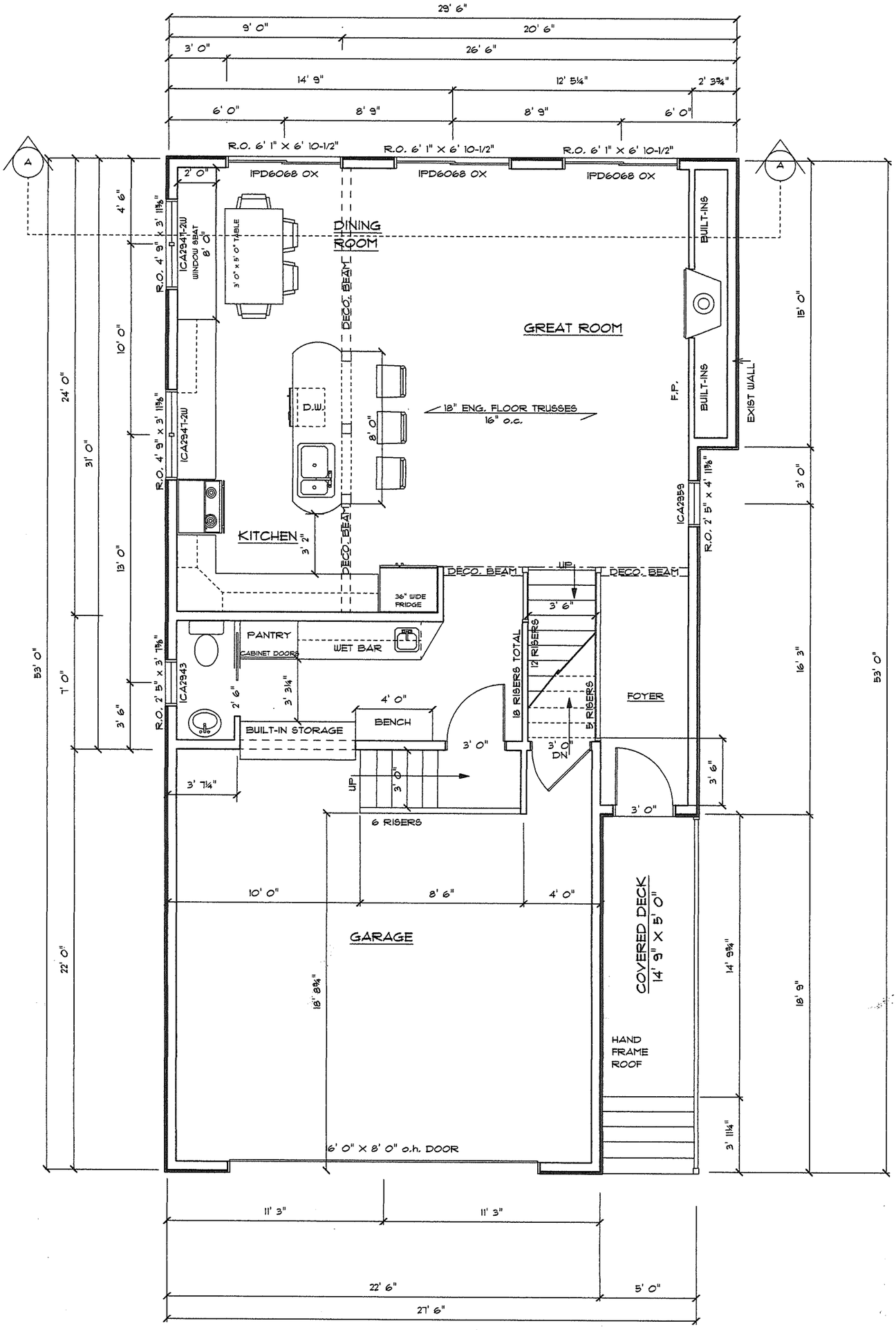

MAIN LEVEL FLOOR PLAN

SCALE: 3/16"= 1' 0"

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.

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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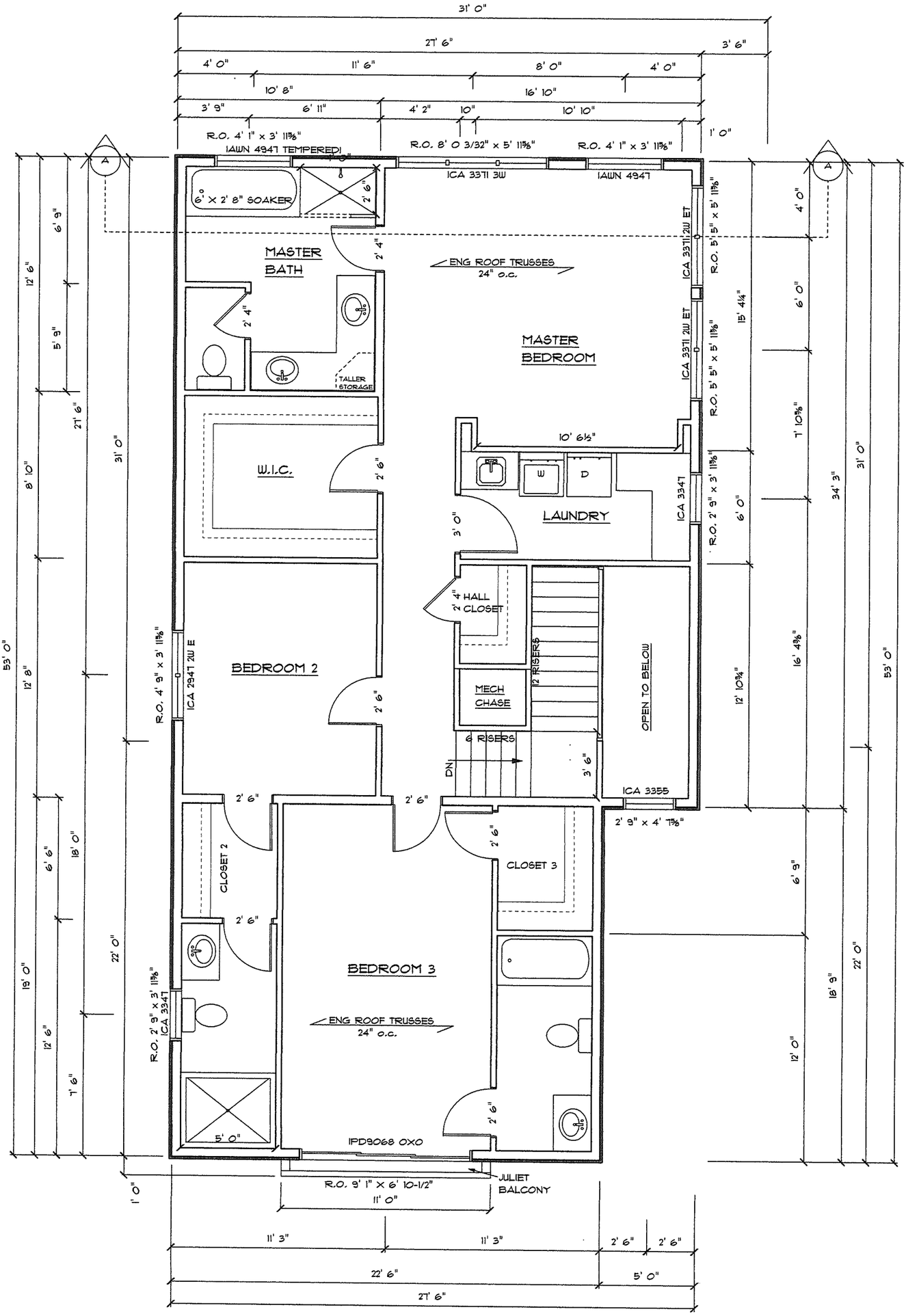

SECOND LEVEL FLOOR PLAN

SCALE: 3/16"= 1' 0"

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.

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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4 Square

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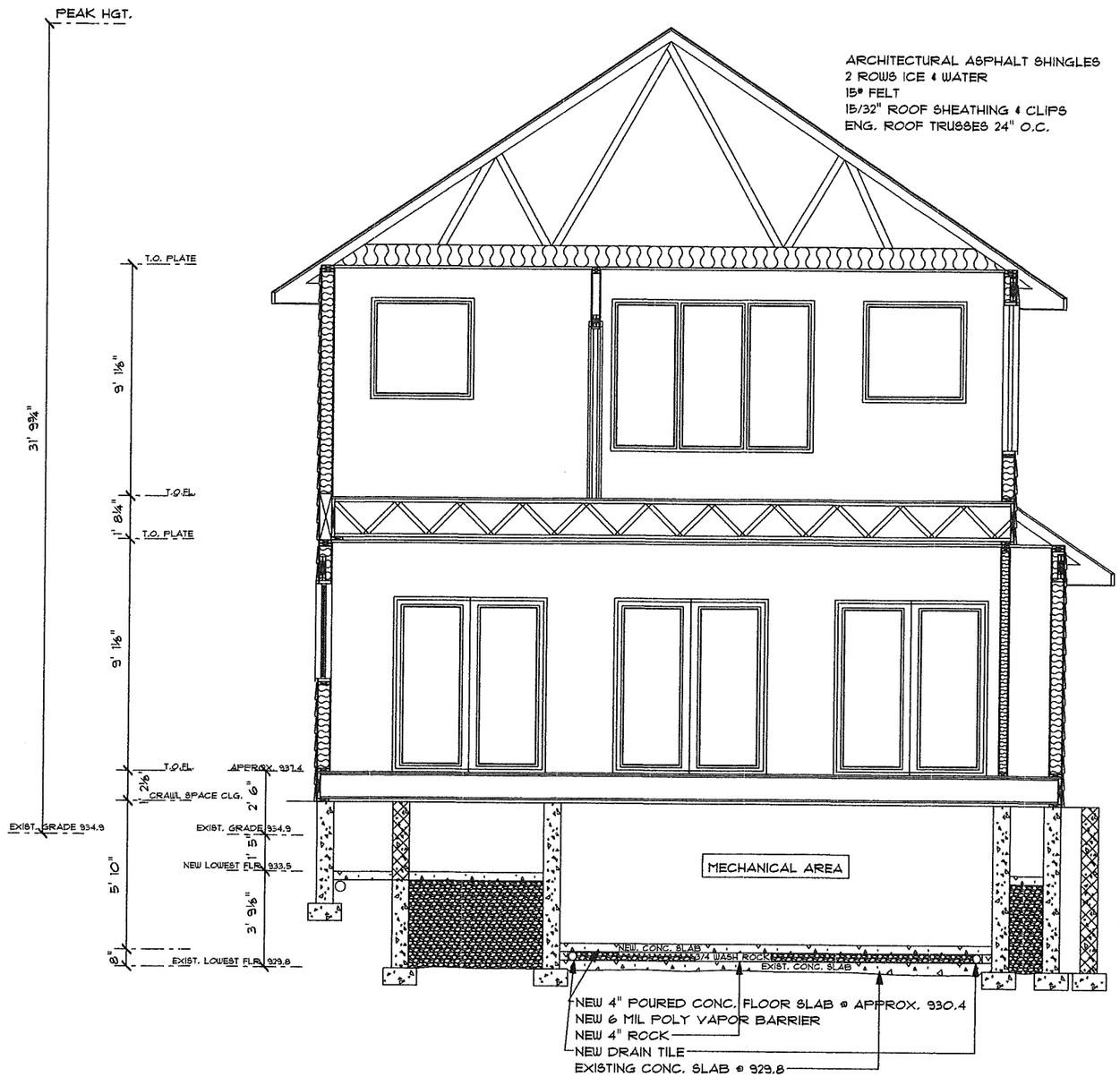

CROSS SECTION

SCALE: 3/16"= 1' 0"

GENERAL NOTES:

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Full-Service Lumber Company

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

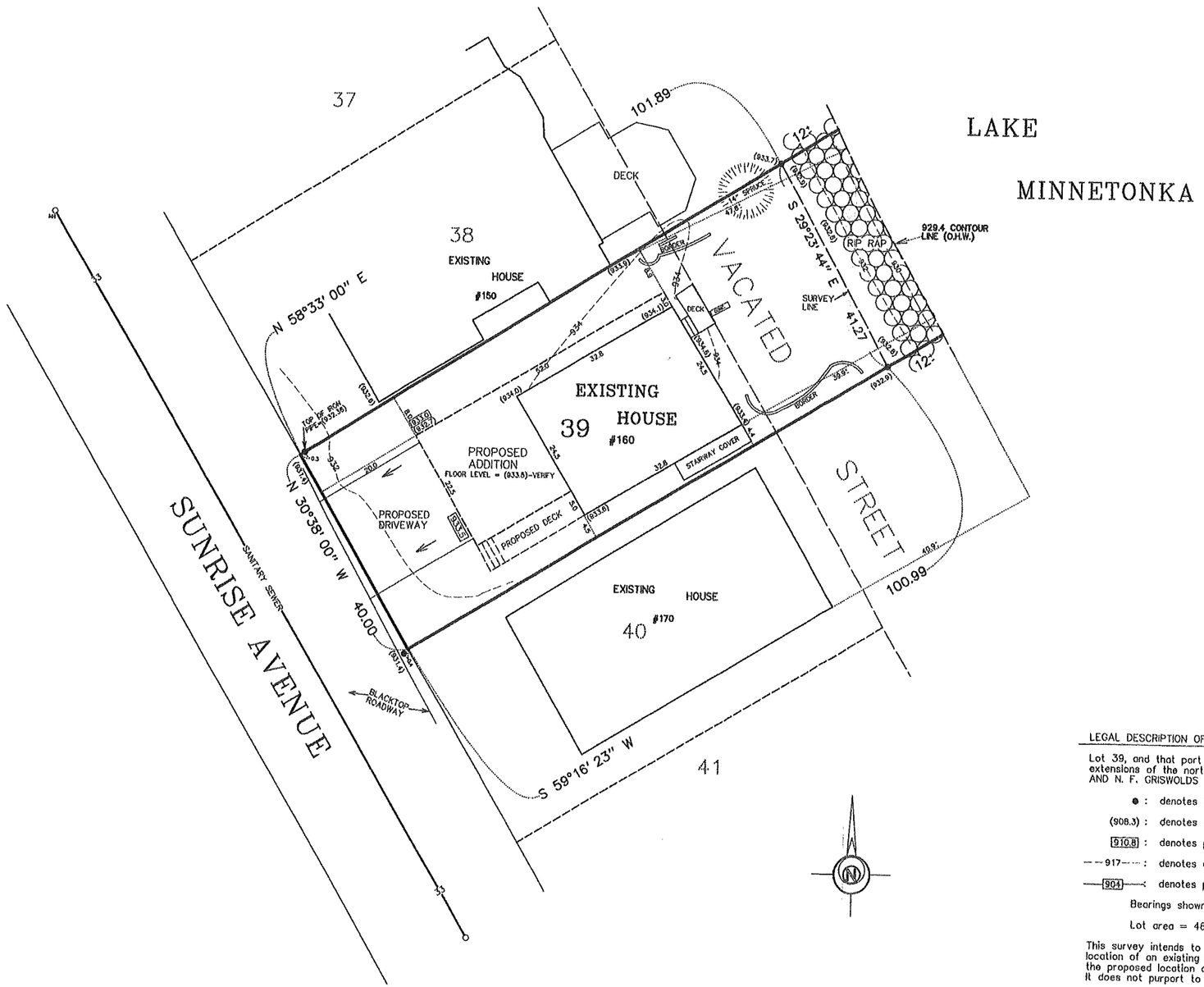
DRAWINGS PROPERTY OF 4 SQUARE BUILDERS

CROSS SECTION

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



HARDCOVER CALCULATIONS :

Lot area = 4600 sf

EXISTING HARDCOVER : EXIST F.A.R.

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

1784 ÷ 4600
38.7%

Total existing hardcover = 1650 sf

1650 / 4600 x 100 = 35.87%

PROPOSED HARDCOVER : Proposed F.A.R.

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

2258 ÷ 4600
55.6%

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%

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

[910.8] : 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.

15286PROPOSED.SCJ

15-286

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

DATE 7-24-15
1"=20'
JOB NO 15-286

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

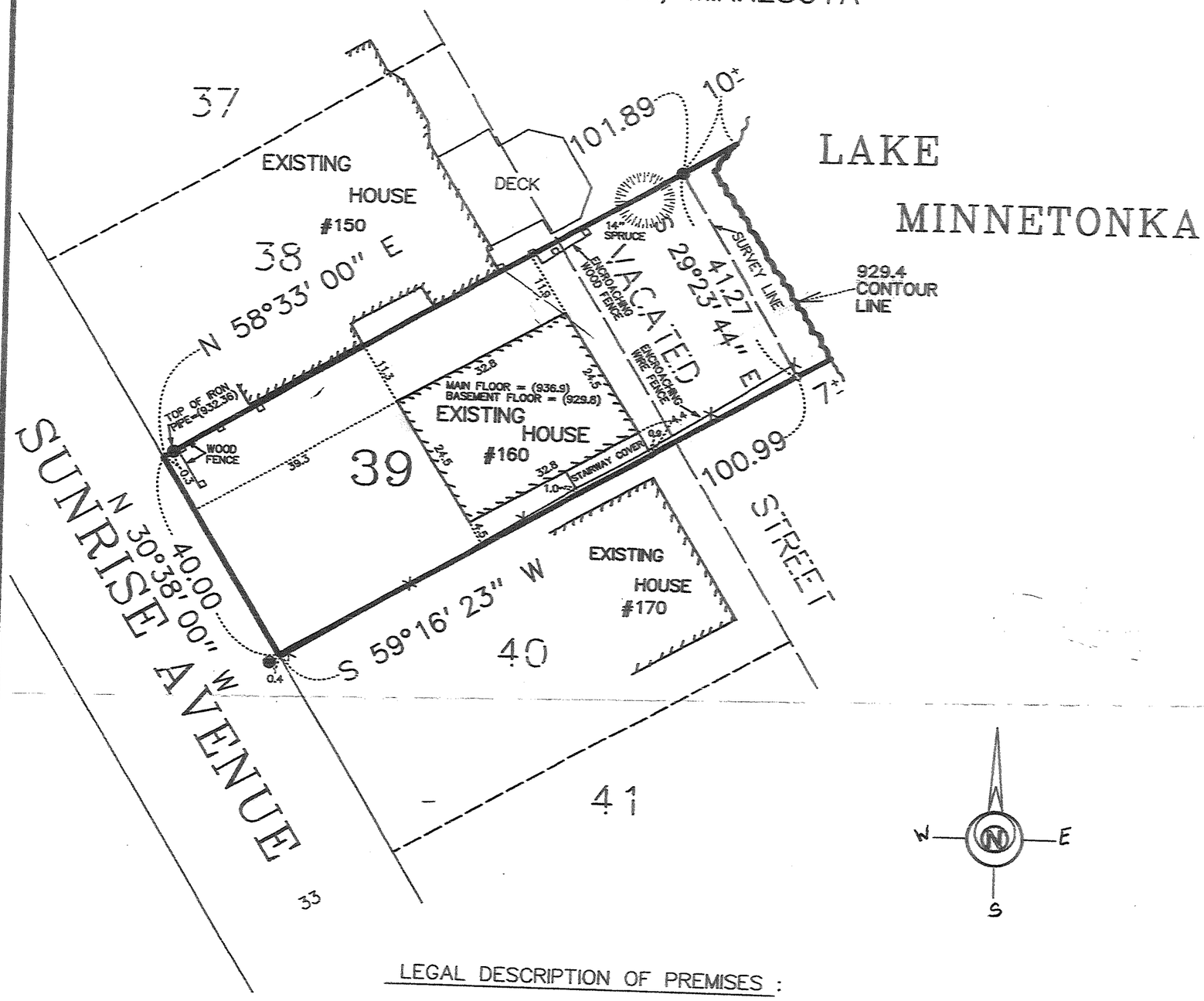
REVISIONS

DATE	REMARKS

(Printed to 11x17)

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



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o : denotes iron marker set

● : denotes iron marker found

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

Bearings shown are based upon an assumed datum.

This survey shows the boundaries of the above described property, and the location of an existing house thereon. It does not purport to show any other improvements or encroachments.

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