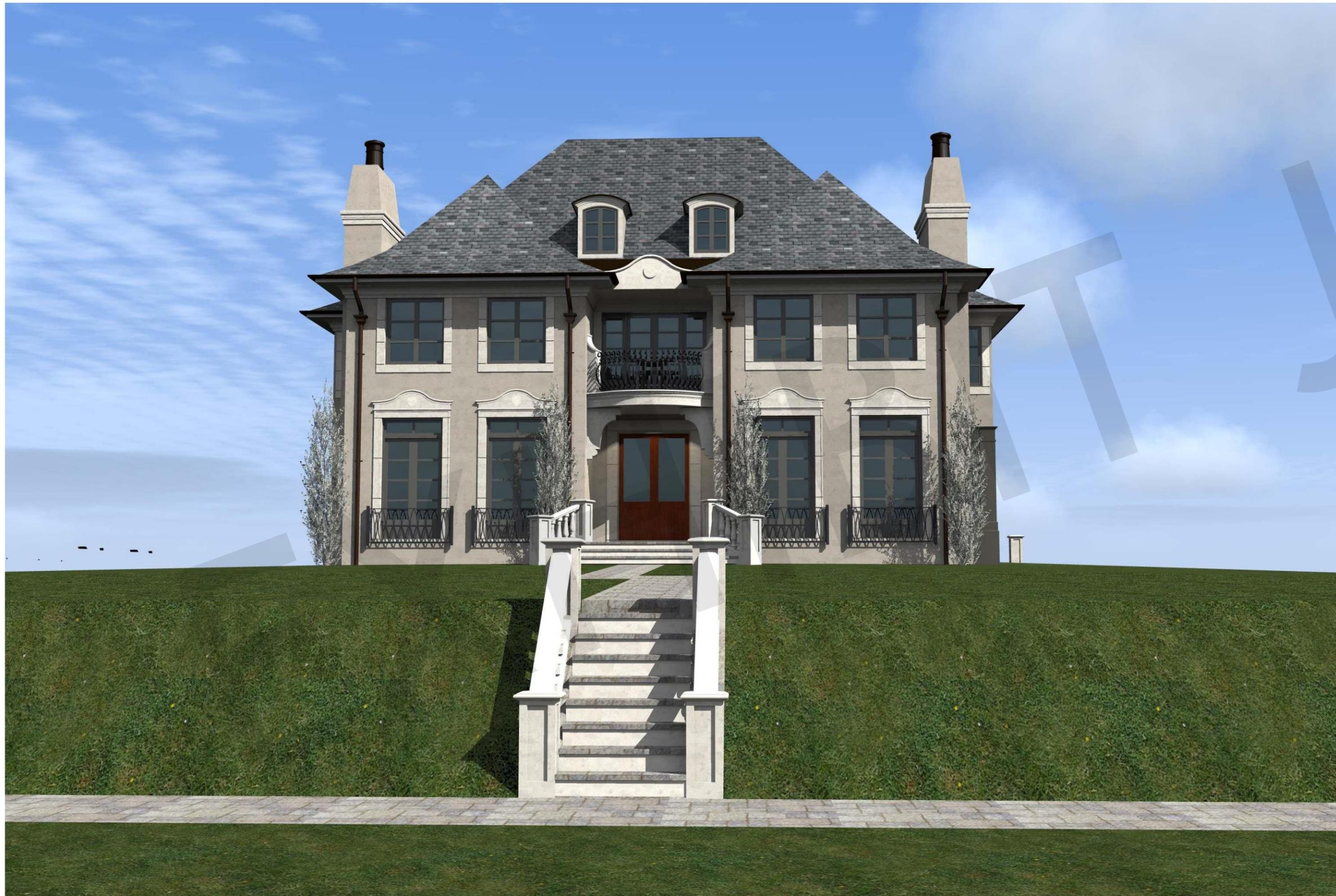


LAKE HARRIET
PARKWAY
RESIDENCE

HPC APPLICATION SET
1 OCTOBER 2013



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DESIGN

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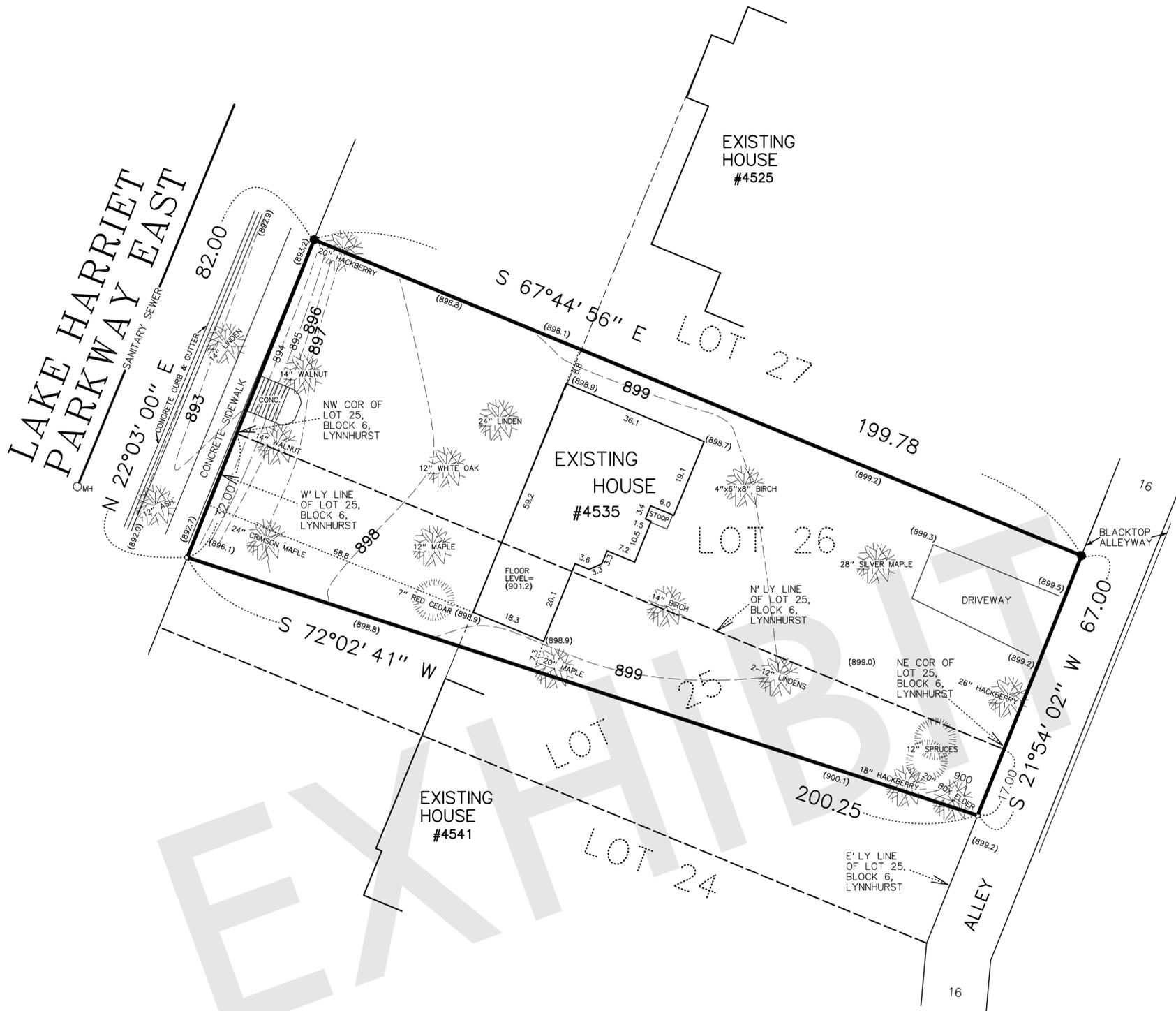
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DESIGN

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CERTIFICATE OF SURVEY FOR
ESKUCHE DESIGN
 IN LOT 25, AND OF 26, BLOCK 6, LYNNHURST
 HENNEPIN COUNTY, MINNESOTA

**LAKE HARRIET
 PARKWAY
 RESIDENCE**

HPC APPLICATION SET
 1 OCTOBER 2013



LEGAL DESCRIPTION OF PREMISES :

All that part of Lot 25 described as follows: Commencing on the Westerly boundary line of said Lot 25 at a point 32 feet Southwesterly from the Northwest corner of said Lot 25; thence along the said Westerly boundary in a Northeasterly direction 32 feet to the said Northwest corner of said Lot 25; thence at right angles and in a Southeasterly direction along the Northerly boundary line of said Lot 25 to the Northeast corner of said Lot 25; thence along the Easterly boundary line of said Lot 25 in a Southwesterly direction 17 feet; thence in a straight line in a Northwesterly direction to the place of beginning, and all of Lot 26, Block 6, Lynnhurst, Minneapolis, Minn.

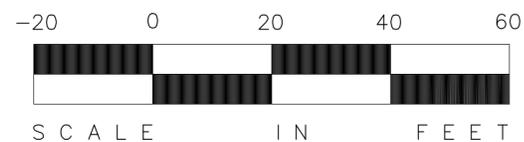
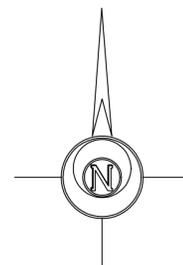
● : denotes iron marker found

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

---917--- : denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of an existing house, driveway, major trees, spot elevations and topography thereon. It does not purport to show any improvements or encroachments.



REVISION	DATE	DESCRIPTION
1	9-19-13	ADJOINING HOUSES LOCATED, ADDED TO DRAWING
JOB NO.		
13-355A		



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, plan, 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.

SCALE
1"=20'
 DATE
8-29-13
 JOB NO.
13-355A

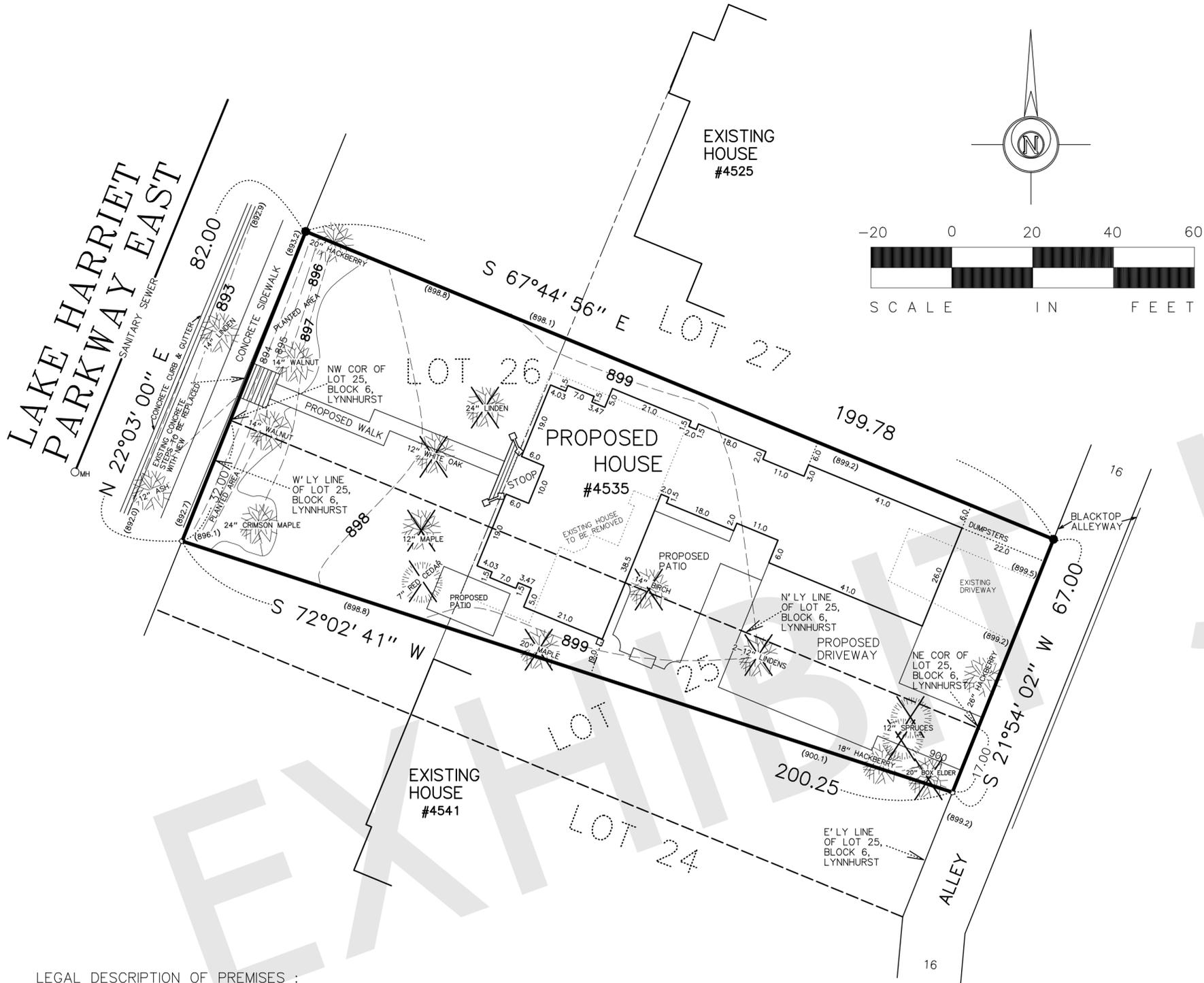
Mark S. Gronberg Minnesota License Number 12755

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CERTIFICATE OF SURVEY FOR
ESKUCHE DESIGN
 IN LOT 25, AND OF 26, BLOCK 6, LYNNHURST
 HENNEPIN COUNTY, MINNESOTA

LAKE HARRIET
 PARKWAY
 RESIDENCE

HPC APPLICATION SET
 1 OCTOBER 2013



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● : 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

: denotes existing tree to be removed

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of an existing house and driveway, to be removed major trees, spot elevations and topography, and the proposed location of a proposed house, walk, patios, driveway, and grades thereon. It does not purport to show any improvements or encroachments.

PROPOSED ELEVATIONS : (per architect)

1) Main level = [901.0]

2) Lower level = [890.35]

HARDCOVER CALCULATIONS :

Lot area = 14,883 Sq. ft.

Proposed house = 3542 sf
 Proposed driveway/patio = 2502 sf
 Proposed patio = 199 sf
 Proposed stoop = 115 sf
 Proposed walk & steps = 313 sf

Total hardcover = 6671 Sq. ft.

6671 / 14,883 x 100 = 44.82%

13355AREVISED.SCJ

REVISION	DATE	DESCRIPTION
1	9-19-13	ADJOINING HOUSES LOCATED, ADDED TO DRAWING
2	9-24-13	PROPOSED HOUSE, WALK, PATIOS & DRIVEWAY SHOWN
JOB NO.		
13-355A		



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

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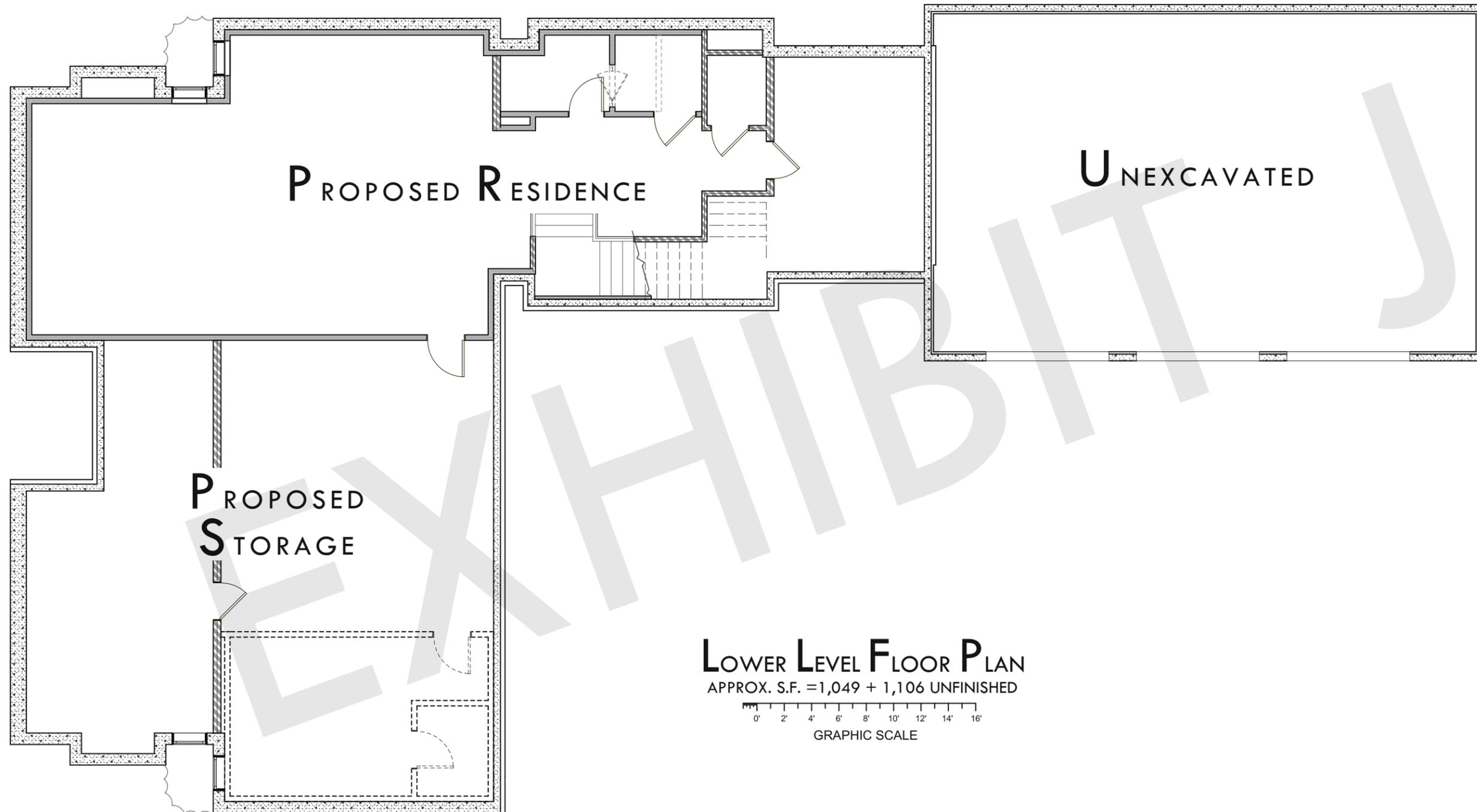
Mark S. Gronberg Minnesota License Number 12755

SCALE	1"=20'
DATE	8-29-13
JOB NO.	13-355A

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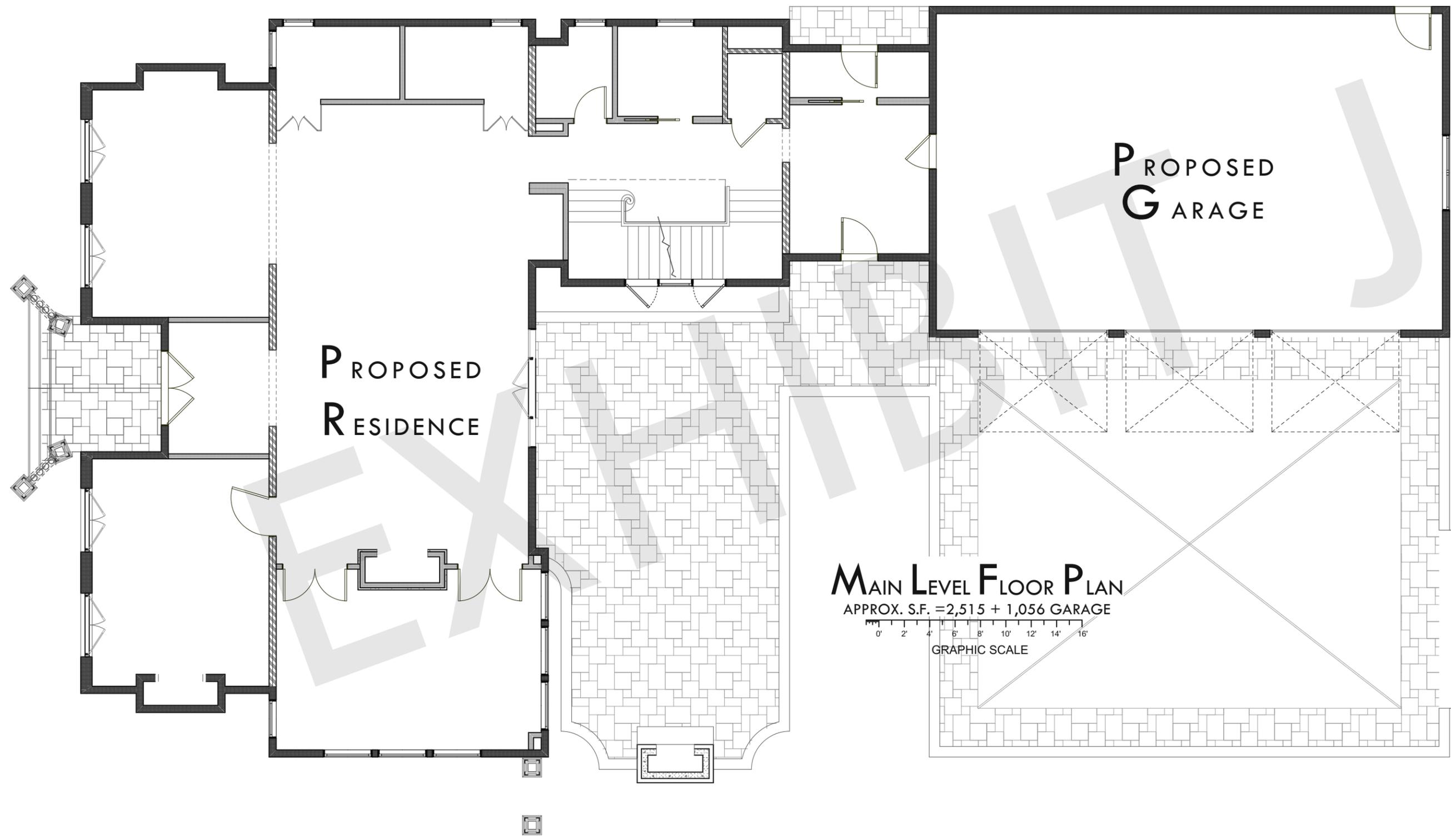
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LOWER LEVEL FLOOR PLAN
APPROX. S.F. = 1,049 + 1,106 UNFINISHED
0' 2' 4' 6' 8' 10' 12' 14' 16'
GRAPHIC SCALE

LAKE HARRIET PARKWAY RESIDENCE

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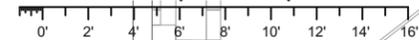


FLOOR AREA CALCULATION

MAIN LEVEL: 2,515 SQ. FT.
UPPER LEVEL: 2,997 SQ. FT.
GARAGE: 1,056-250=806 SQ. FT.
TOTAL FLOOR AREA: 6,318 SQ. FT.
LOT AREA: 14,900 SQ.FT.
FLOOR AREA RATIO: 0.42

MAIN LEVEL FLOOR PLAN

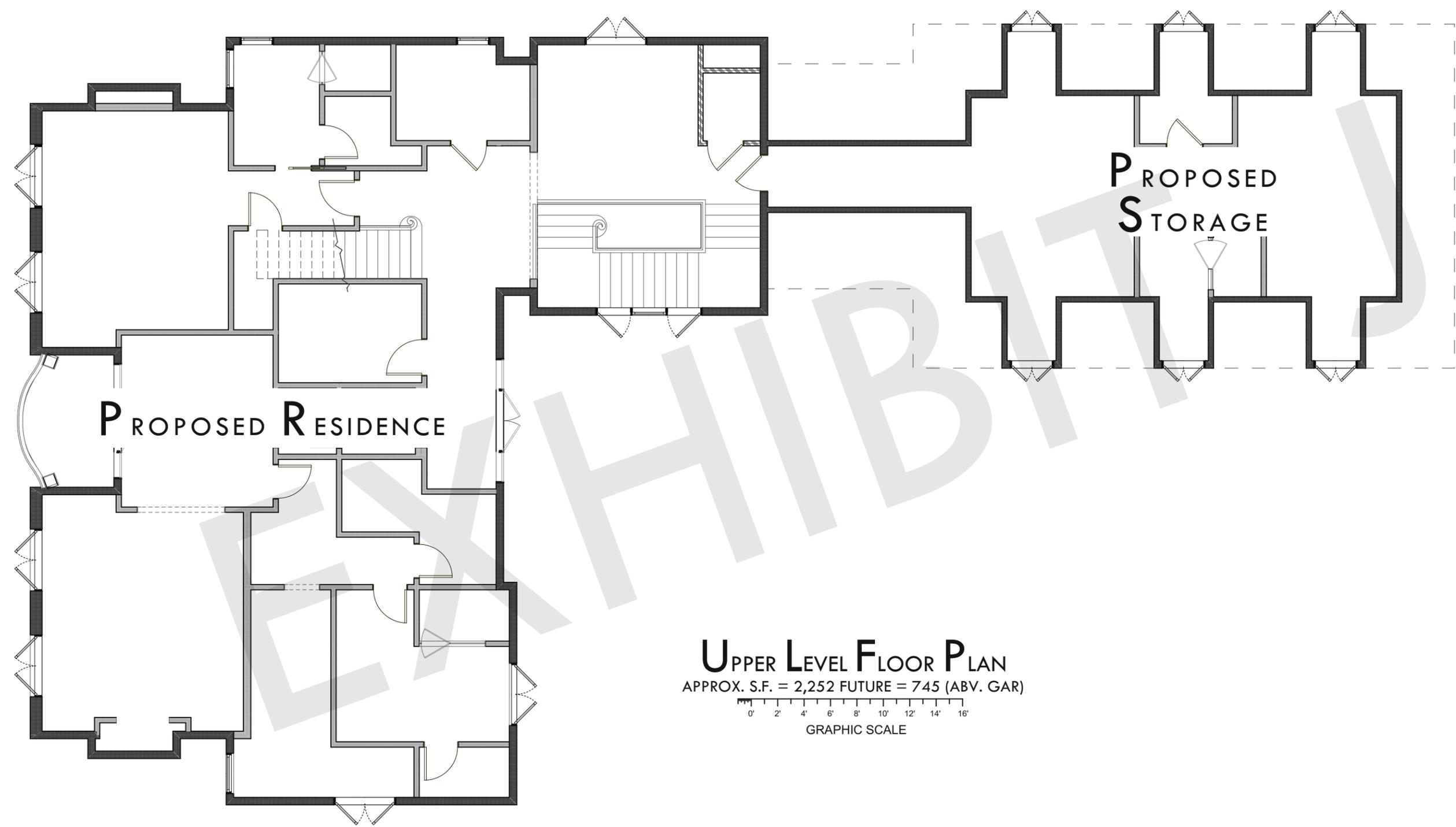
APPROX. S.F. = 2,515 + 1,056 GARAGE



GRAPHIC SCALE

LAKE HARRIET PARKWAY RESIDENCE

HPC APPLICATION SET
1 OCTOBER 2013



UPPER LEVEL FLOOR PLAN
APPROX. S.F. = 2,252 FUTURE = 745 (ABV. GAR)
0' 2' 4' 6' 8' 10' 12' 14' 16'
GRAPHIC SCALE

LAKE HARRIET PARKWAY RESIDENCE

HPC APPLICATION SET
1 OCTOBER 2013



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SOUTH ELEVATION



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EAST ELEVATION



GRAPHIC SCALE

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NORTH ELEVATION

