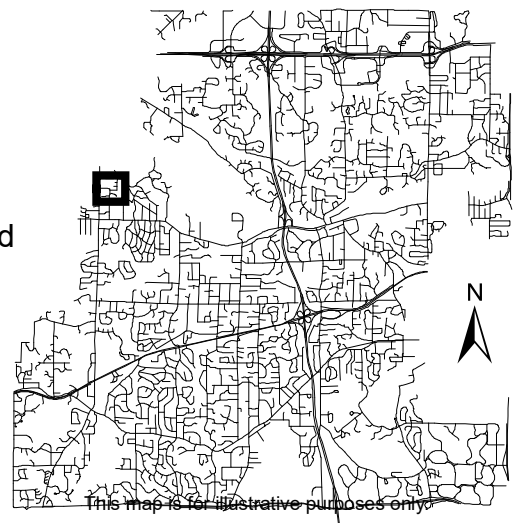




Location Map

Project: Baker Residence
Address: 3001 Groveland School Road



This map is for illustrative purposes only.

Description:

To whom it may concern,

We have decided our deck needs to be redone – it is old and no longer in good condition. We will be using existing footings and adding two more. We would like to increase the size of our deck along the length of our house. The proposed deck is not any closer to the property line than the existing deck. We feel by adding this extra length it will make it more functional. It will also elevate our space and be a great location for our family to spend time.

[View all attachments for existing and new deck plans.](#)

Thank you.

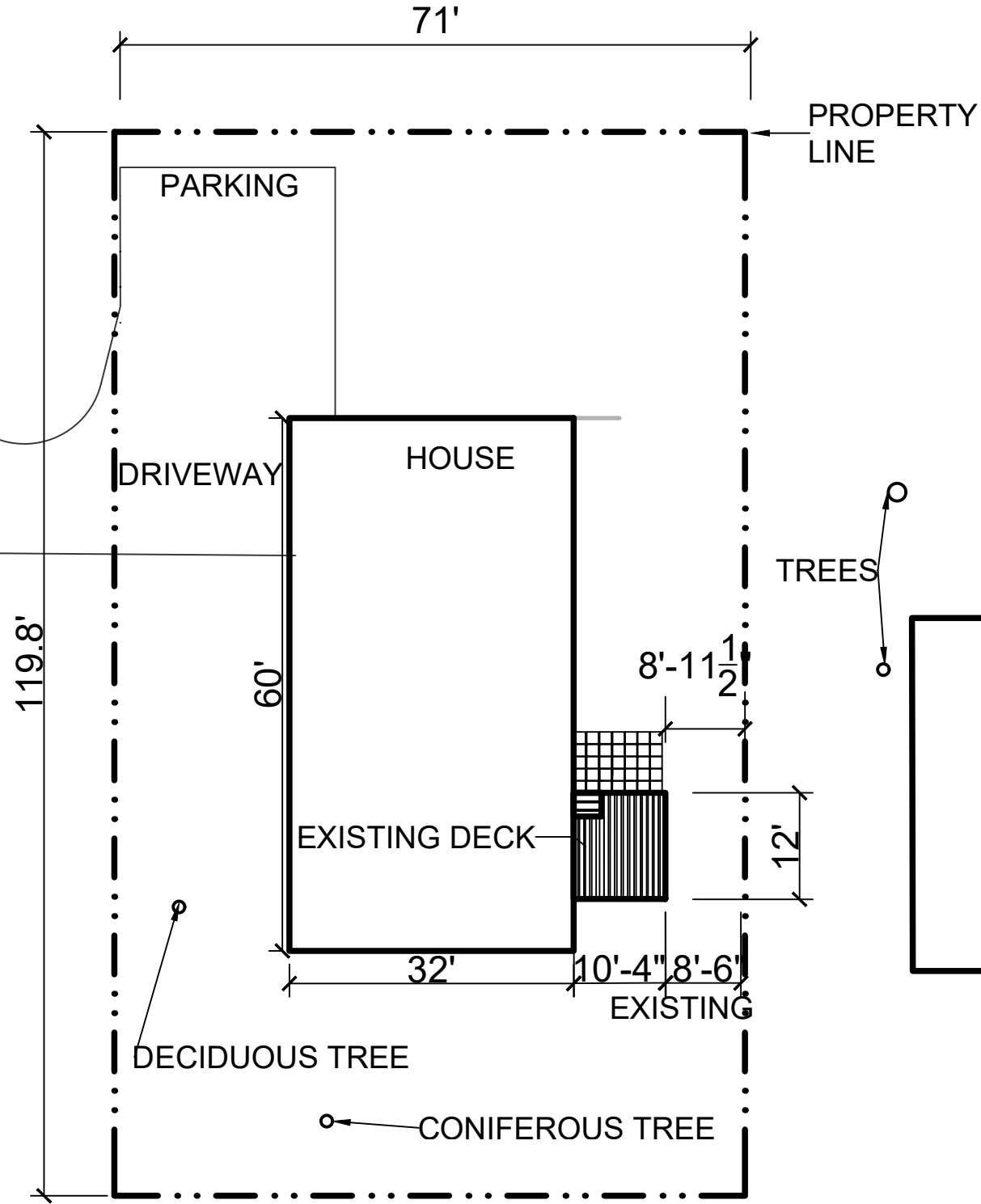
Sincerely,

Shannel and Scott Baker

Existing Conditions

BAY LANE

BAY LANE



REVISIONS		DATE	
NO	BY	DATE	
0			

DRAWN NB	DATE	
CHECKED	RCR	
APPROVED	RCR	

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SIGNATURE: *Andrew Christensen*

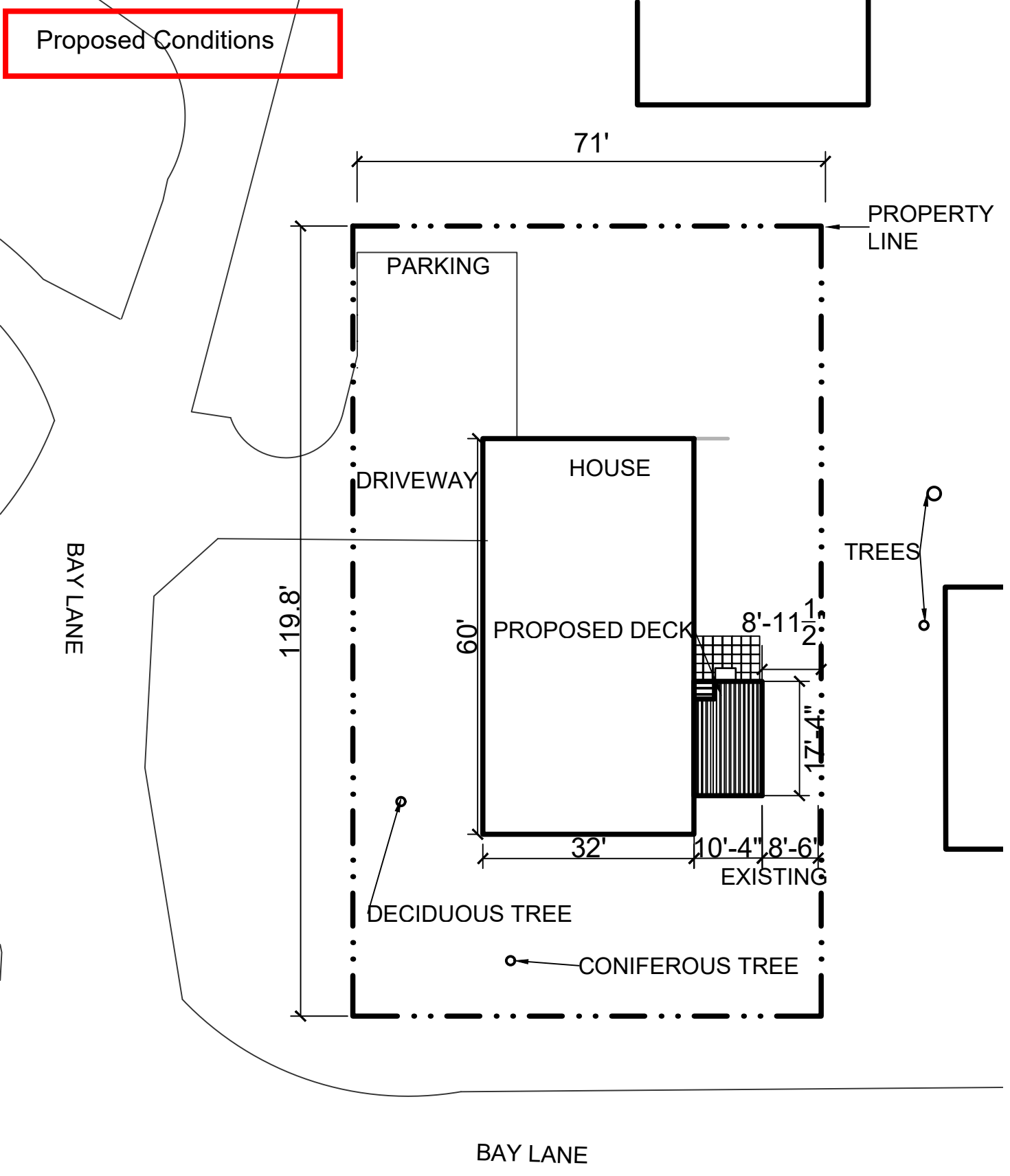
TYPED OR PRINTED NAME: **ANDREW CHRISTENSEN**

DATE: **04/03/2024** REG NO: **48281**



IMO Consulting Group
 Suite 100
 12900 Whitewater Drive
 Minnetonka, MN 55343
 Off: 952-446-7898

PROJECT: BAKER DECK
 CONTRACT: _____
 OF 4



Proposed Conditions

SPECS. BAKER DECK.

- ① DEMOLITION. REMOVE EXISTING DECKING, BEAMS, LEDGER, GUARDRAIL. CUT STUCCO FOR NEW LEDGER. INCLUDE ALL DISPOSAL.
- ② CONCRETE FOOTINGS: 16" SONOTUBE. 5000 PSI QUICKCRETE. PRE SET ANCHOR BOLTS FOR CONNECTORS TO WOOD POSTS. 5/8" X 24" ANCHOR BOLT.
- ③ FRAMING LUMBER: TREATED WOOD. APPEARANCE GRADE FOR RIM JOISTS, BEAMS AND JOISTS EXPOSED TO VIEW. SOUTHERN PINE #2 OR BETTER.
- ④ BLOCKING AND BRACING: TREATED WOOD. SPACERS AT GUARDRAILS-APPEARANCE GRADE. SOUTHERN YELLOW PINE.
- ⑤ CONNECTORS. SIMPSON STRONG TIE. GALVANIZED.
 - Ⓐ) POST BASES: SIMPSON STRONG TIE ABU ZMAX. GALVANIZED ADJUSTABLE POST BASE.
 - Ⓑ) GALVANIZED JOIST HANGERS. HOLD DOWN: SIMPSON HTT4.
- ⑥ LAG SCREWS: 1/2" Ø X 4" GALVANIZED HEX HEAD.
- ⑦ DECKING: TIMBER TECH EDGE. STANDARD (GROOVED) 5.36" X 0.90". DARK COCOA COLOR.
- ⑧ GUARDRAIL: TIMBER TECH IMPRESSION. RAIL EXPRESS ALUMINUM BALUSTERS. DARK BRONZE. 3" X 3" POST CAP.
- ⑨ SIDING: TEXTURED 1-11 PLYWOOD.
- ⑩ 1X4 TRIM: APPEARANCE - GRADE TREATED WOOD.
- ⑪ GRAVEL: SELECTED BY OWNER.
- ⑫ PLASTIC LINER: 6MIL POLYETHYLENE. UNDER GRAVEL BENEATH DECK.
- ⑬ ELECTRICAL: ADD ONE WEATHER - PROOF ELECTRICAL OUTLET. VERIFY LOCATION WITH OWNER.
- ⑭ LATTICE: PRESSURE TREATED GARDEN WOOD LATTICE. SUBMIT SAMPLE TO OWNER FOR APPROVAL. JOISTS BETWEEN SECTIONS AT POSTS. SCREWED TO SUPPORTS FOR OCCASIONAL REMOVAL.
- ⑮ STORAGE TOP: NATURAL STONE COUNTERTOP. COLOR SELECTED BY OWNER.
- ⑯ FLASHING: 24 GAUGE GALVANIZED SHEET METAL.
- ⑰ SEALANT: SILICONE. COLOR TO MATCH ADJACENT MATERIALS. VERIFY COLOR SELECTION WITH OWNER.
- ⑱ STAIN: SEMI-TRANSPARENT WATERPROOFING STAIN. SELECTION BY OWNER. ASSUME ONE COLOR THROUGHOUT.
- ⑲ DOOR HARDWARE: BLACK POWDER COATED HINGES. MATCHING KNOBS. DOORS: EVERBILT DOUBLE. ROLLER CATCH AT TOP OF EACH DOOR. BRONZE ANTIQUE FINISH.
- ⑳ PAINT: FOR POST CAPS - RUSTOLEUM-HI-PERFORMANCE ENAMEL GLOSS.

ADDRESS: 3001 GROVELAND SCHOOL ROAD, WAYZATA, MN, 55391.

PROJECT	BAKER DECK
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2	NB	04/03/2024	

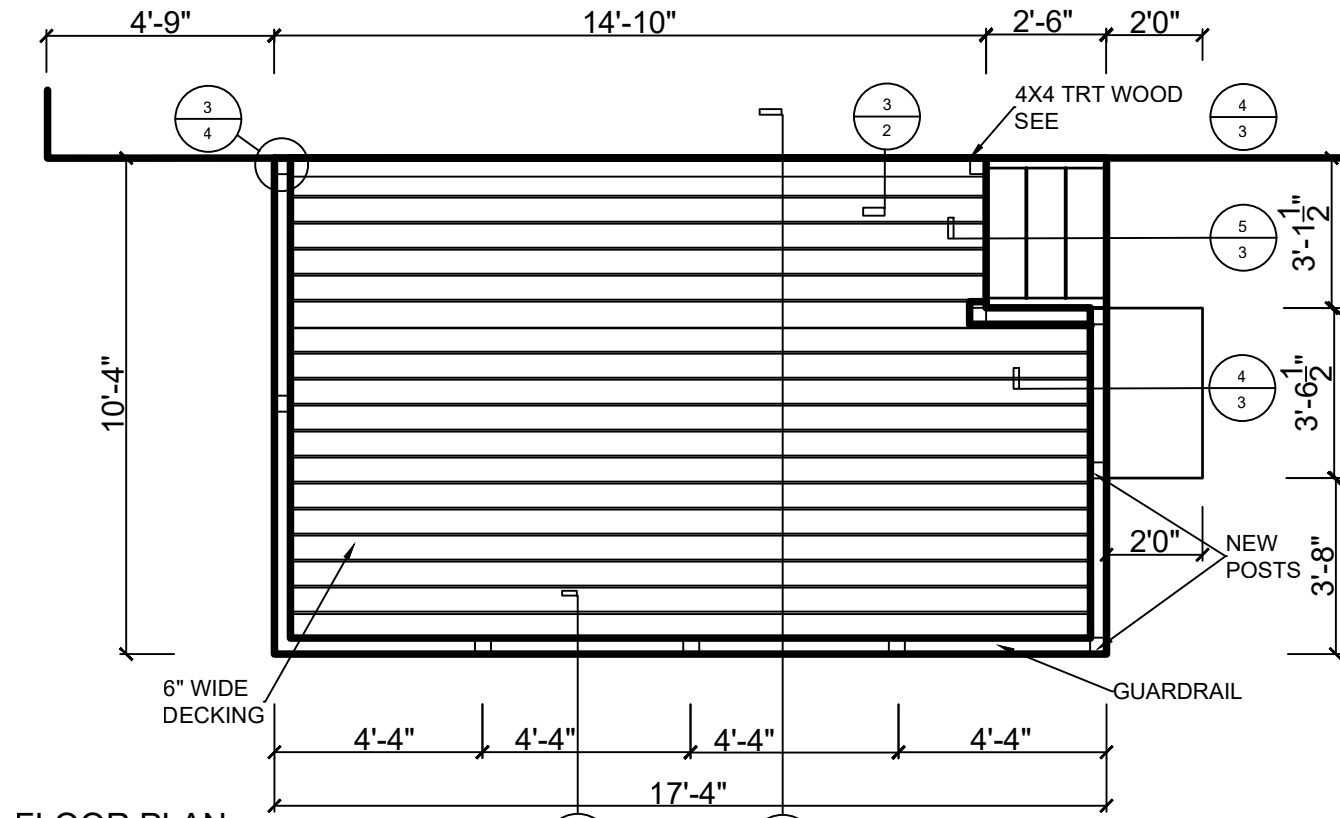
DRAWN NB	DATE 07/19/2023	RCR	RCR
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APPROVED			

SITE PLAN
 1" = 20'0"

- NO EASEMENTS
- NO WETLAND ISSUES
- DECK AREA <200SF SO SIDE AND REAR SETBACKS ARE 0'.

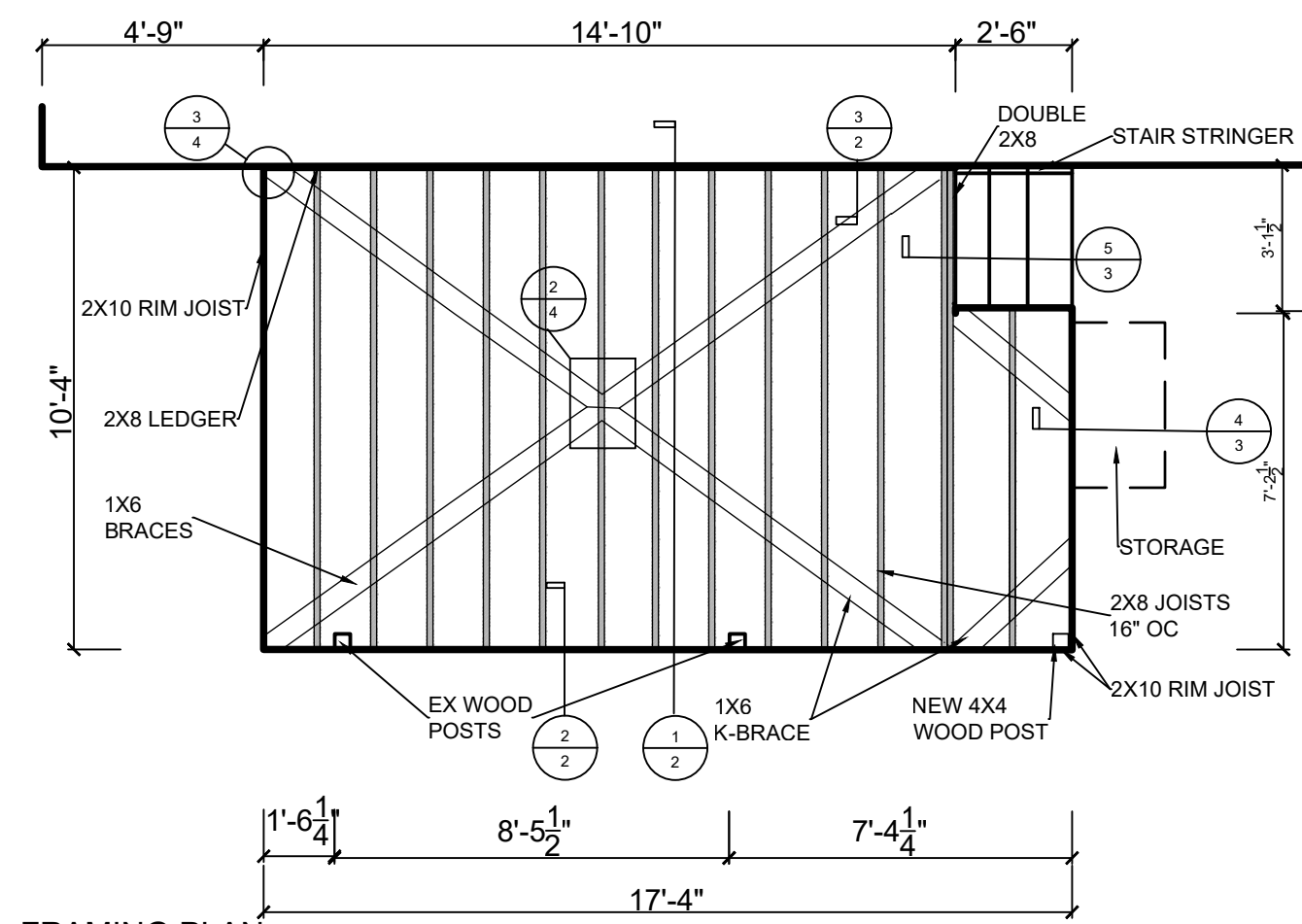
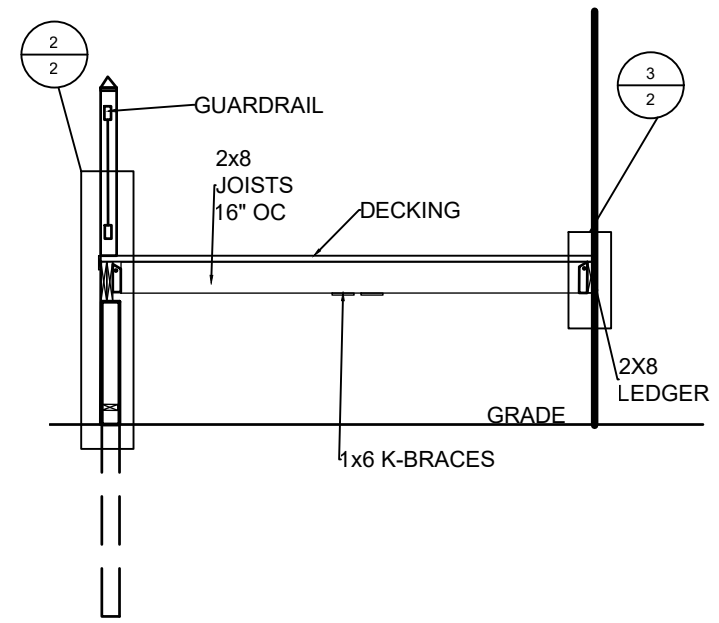
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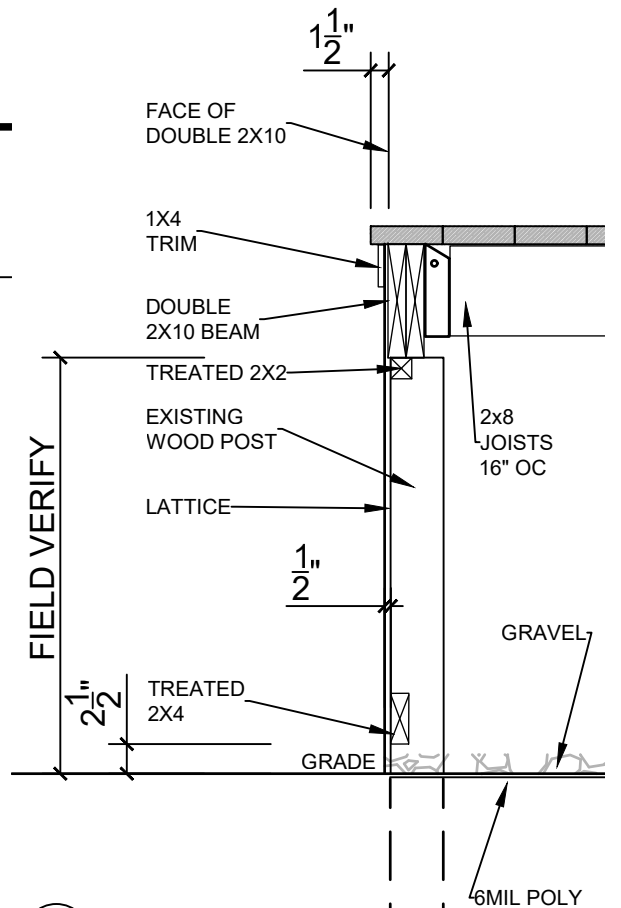


FLOOR PLAN
1/4" SCALE

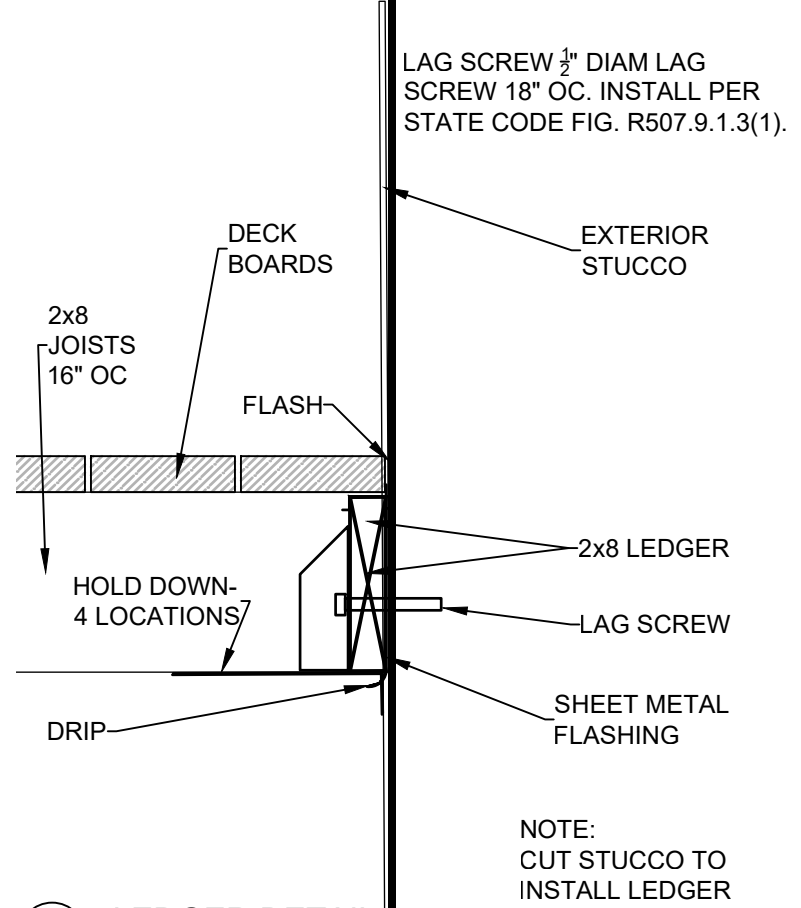
1
2 CROSS SECTION
1/4" SCALE



FRAMING PLAN
1/4" SCALE



2
2 BEAM DETAIL
3/4" SCALE



3
2 LEDGER DETAIL
1 1/2" SCALE

NOTE:
CUT STUCCO TO
INSTALL LEDGER

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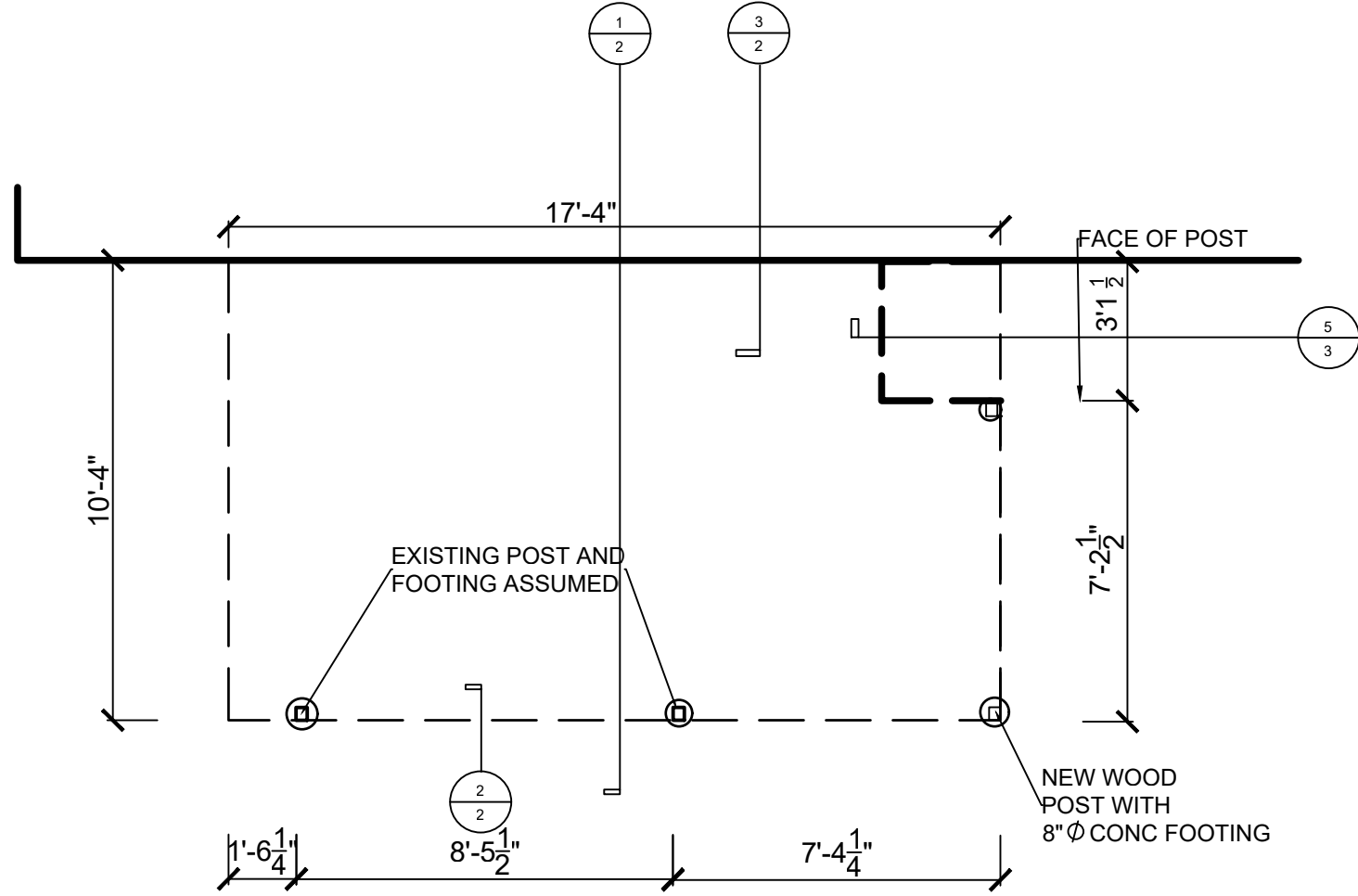


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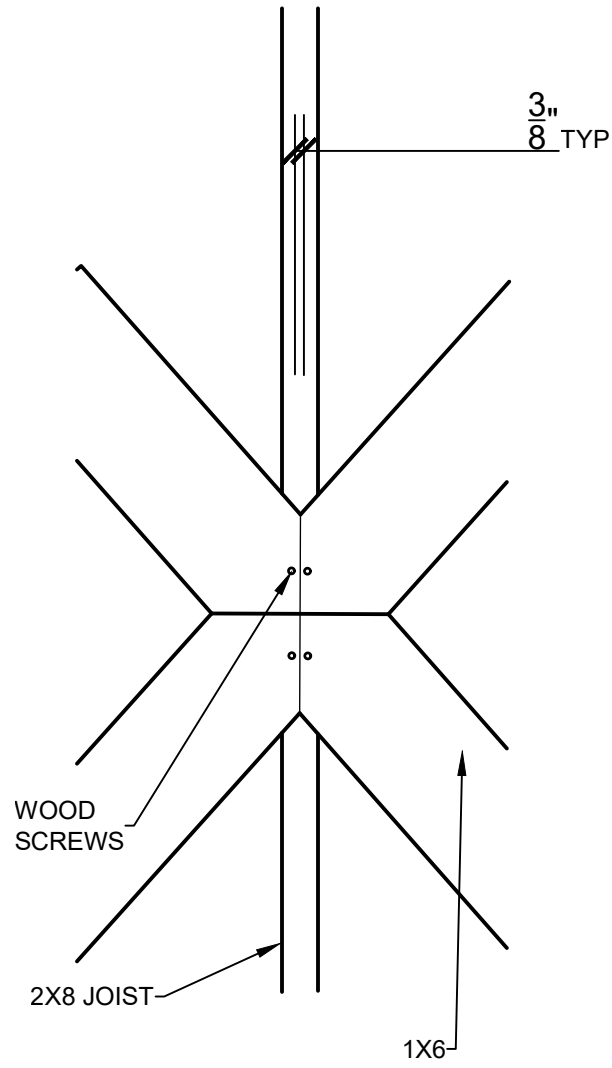
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DATE: 04/03/2024 REG NO: 48281

NO	BY	DATE	RCR	RCR
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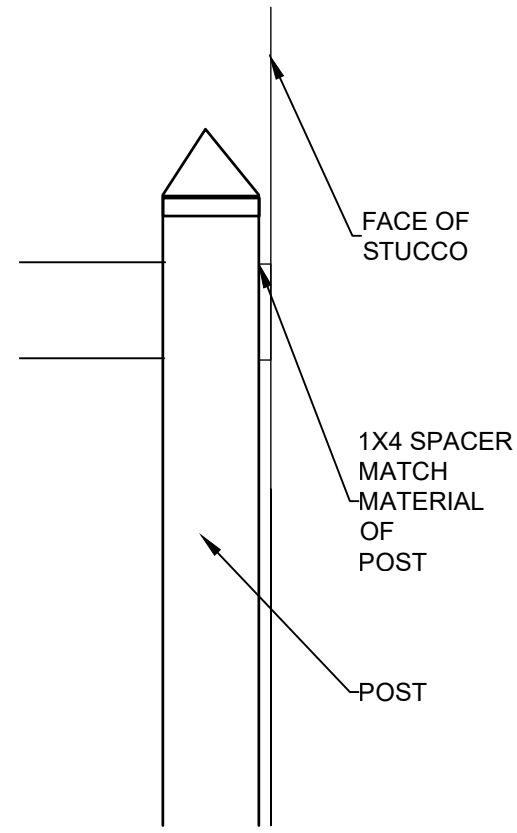
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APPROVED	RCR	



1
4
FOOTING PLAN
1/4" SCALE



2
4
LOOKING UP FROM BENEATH DECK JOIST.
BRACING DETAIL
1 1/2" SCALE



3
4
DETAIL AT WALL
1 1/2" SCALE

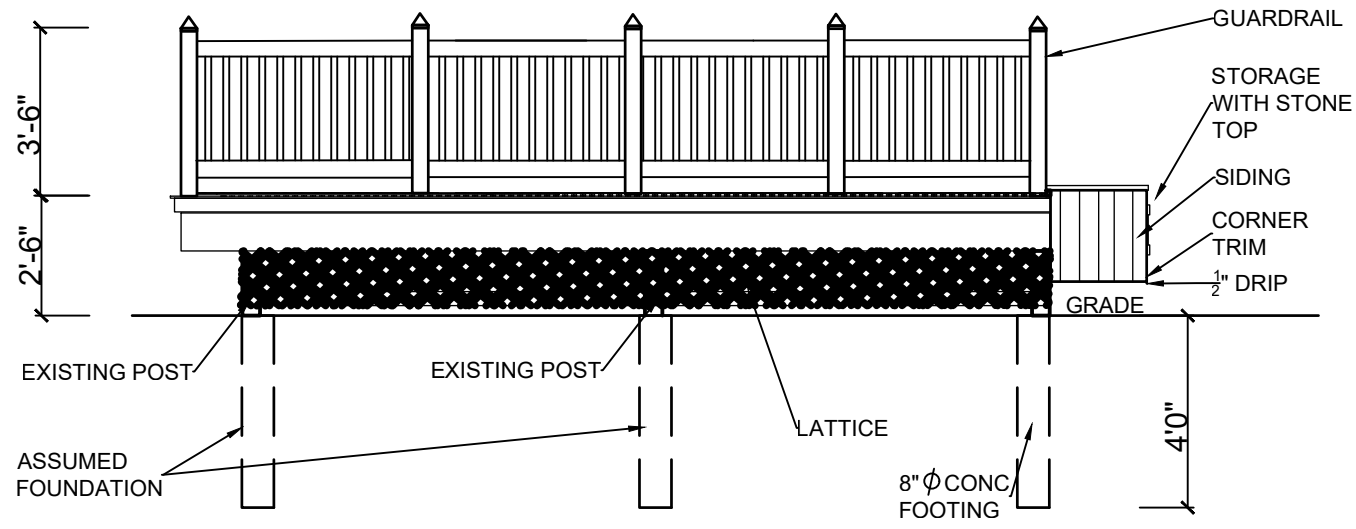
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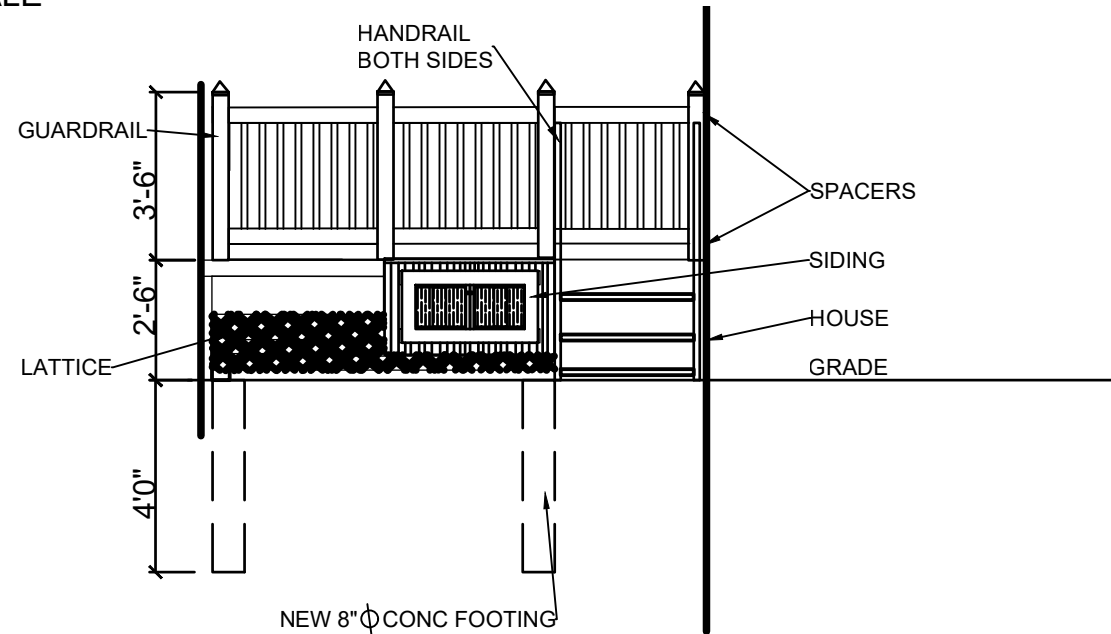
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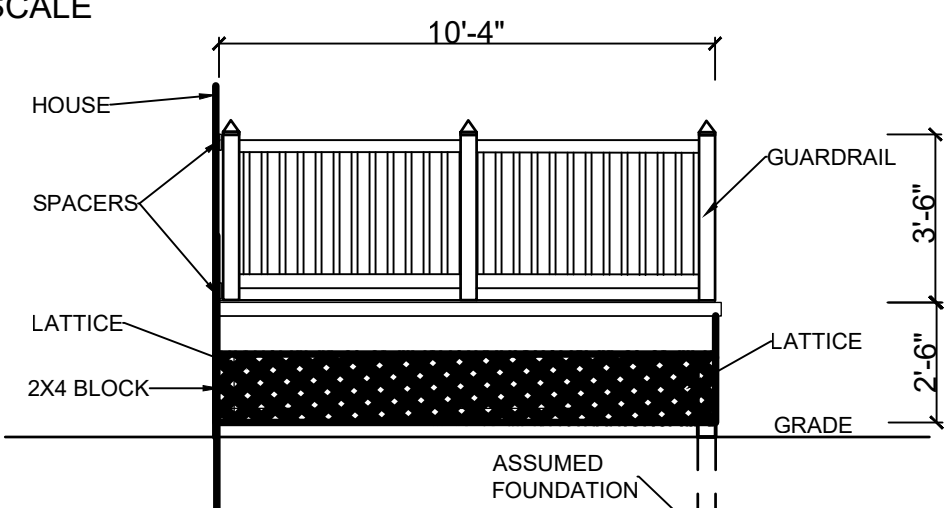
PROJECT: **BAKER DECK**
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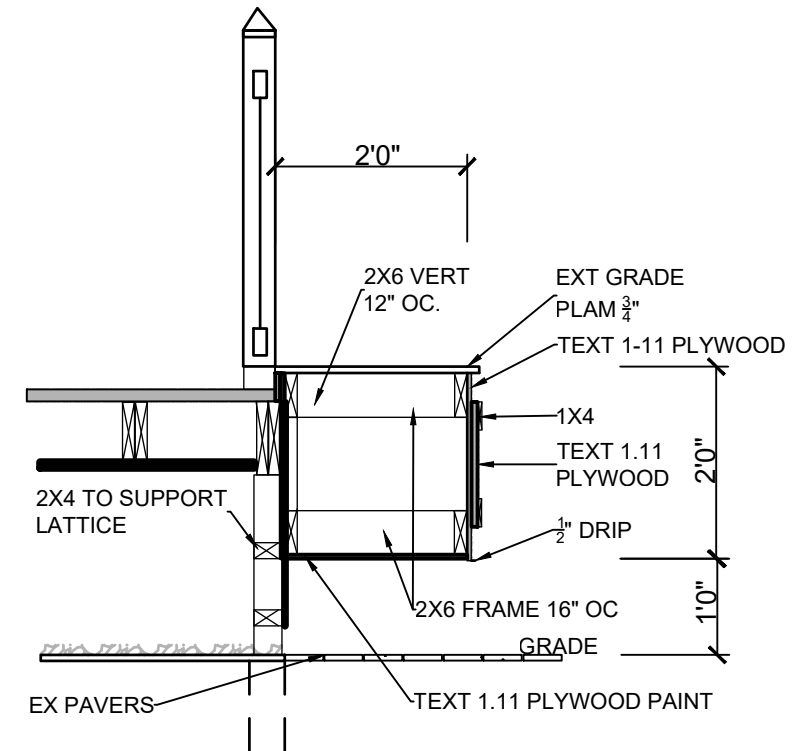
1
3 EAST ELEVATION
1/4" SCALE



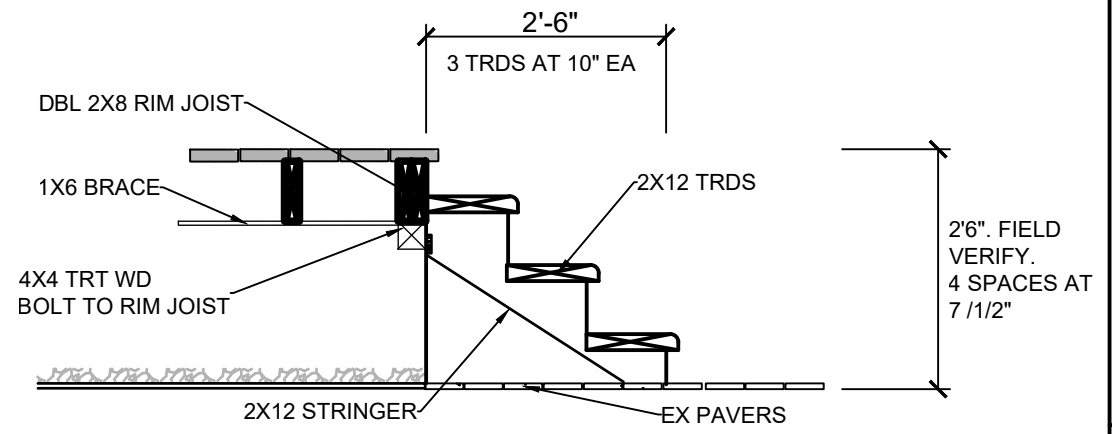
2
3 NORTH ELEVATION
1/4" SCALE



3
3 SOUTH ELEVATION
1/4" SCALE



4
3 STORAGE BIN DETAIL
1/2" SCALE



5
3 STAIR DETAIL
1/2" SCALE
FIELD VERIFY ALL DIMENSIONS

PROJECT	BAKER DECK
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