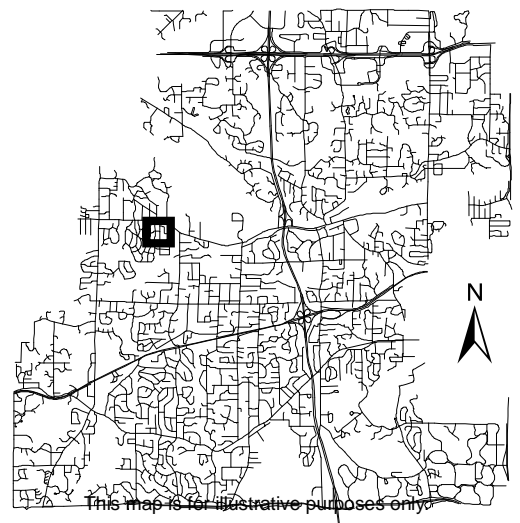


Location Map

Project: Sullivan Residence
Address: 3500 Moorland Rd



This map is for illustrative purposes only.

Measured Inc.
16694 Meadowbrook Lane
Wayzata, MN 55391

June 10th 2024

City of Minnetonka: Planning Commission

Expansion Permit Written Statement for:
John and Jennifer Sullivan
3500 Moorland Rd
Minnetonka, MN 55345

This expansion permit request is for the existing dwelling at 3500 Moorland Rd. The homeowners need to add more living space to the home to accommodate their young family. Because this is a non-conforming lot with an existing structure it will require an expansion permit.

The homeowners hired JAL Architects to design the addition to both meet their space requirements and to improve the appearance of the property. The final design is a traditional 1 ½ story cottage that adds a second floor for living space while maintaining the look a single story cottage.

The project meets the requirements for the expansion permit, specifically the project maintains the existing building footprint, it does not adversely affect traffic or parking and the project fits right in with the character and spirit of the area.

Approval of the expansion permit will ensure the Sullivan's can continue to raise their family in the home and neighborhood.

Respectfully submitted by,
Arien Yineman
Measured Inc.

PRACTICAL DIFFICULTIES WORKSHEET

By state law, variances may be granted from the standards of the city's zoning ordinance only if:

- 1) The proposed variance is in harmony with the general purpose and intent of the zoning ordinance;
- 2) The proposed variance is consistent with the comprehensive plan; and
- 3) An applicant establishes that there are practical difficulties in complying with the ordinance standard from which they are requesting a variance. Practical difficulties means:
 - The proposed use is reasonable;
 - The need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and
 - The proposed use would not alter the essential character of the surrounding area.

VARIANCE APPLICATIONS WILL NOT BE ACCEPTED IF THIS WORKSHEET IS NOT COMPLETE:

PRACTICAL DIFFICULTIES	
<p>Describe why the proposed use is reasonable</p>	<p>The proposed additions are above the existing house or in line with the front building line of the house. The design complements and utilizes the existing structure.</p>
<p>Describe:</p> <ul style="list-style-type: none"> • circumstances unique to the property; • why the need for variance was not caused by the property owner; and • and why the need is not solely based on economic considerations. 	<p>The existing structure is nonconforming. An addition to the second story would require an exemption to the current front or side yard setbacks. The site is .14 acres, smaller than most neighboring properties. This is size from platting in 1927.</p>
<p>Describe why the variance would not alter the essential character of the neighborhood</p>	<p>The site has existing nonconformities. We ask to use those and build in line with existing conditions.</p>

Certificate of Survey

EXISTING CONDITIONS

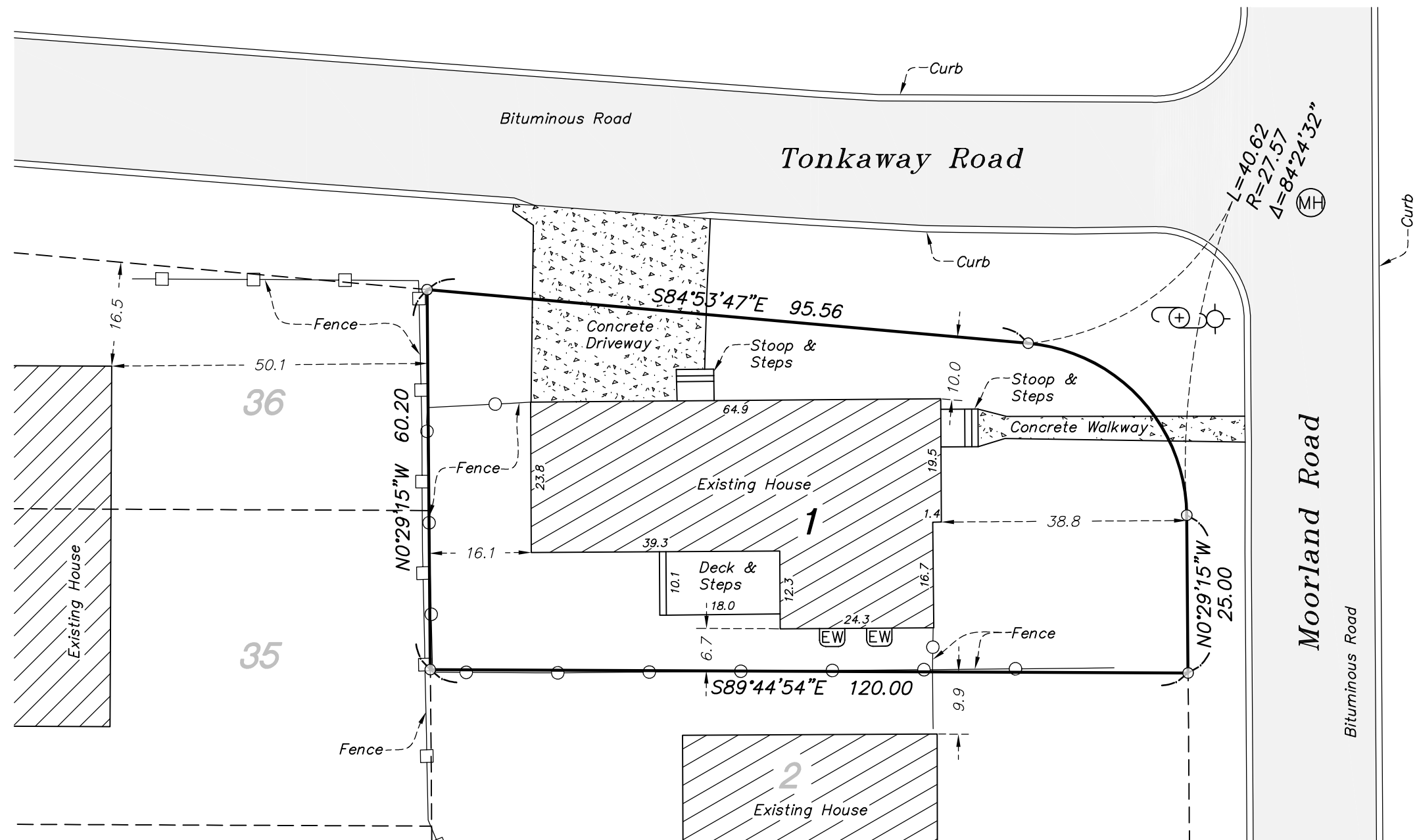
Prepared for:
Measured Inc.

Boundary Description (supplied by client)
Lot 1, Block 3, STARING'S TONKAWOOD-CROFT,
HENNEPIN COUNTY, MN, according to the recorded plat
thereof, Hennepin County, Minnesota. Subject to any
and all easements of record.

Site Address:
3500 Moorland Road,
Minnetonka, MN 55345

Legend

- Set Iron Monument (LS 48328)
- Ⓜ Manhole
- ⊙ Hydrant
- EW Egress Well
- ⊕ Utility Pole



Bearings based on assumed datum.

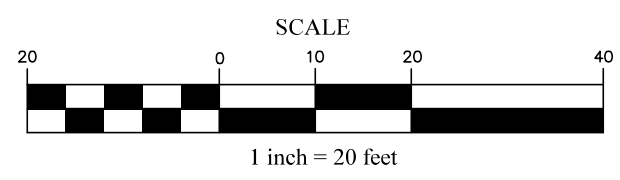
SCHOBORG LAND SERVICES INC.
763-972-3221 8997 Co. Rd. 13 SE
www.SchoborgLand.com Delano, MN 55328

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

Kelly L. Brouwer
Kelly L. Brouwer

Date: April 26, 2024 Registration No. 48328

Job Number:	9737
Survey Date:	4/22/24, 4/24/24
Drawing Name:	MeasuredInc.dwg
Drawn by:	SKH
Revisions:	



Certificate of Survey

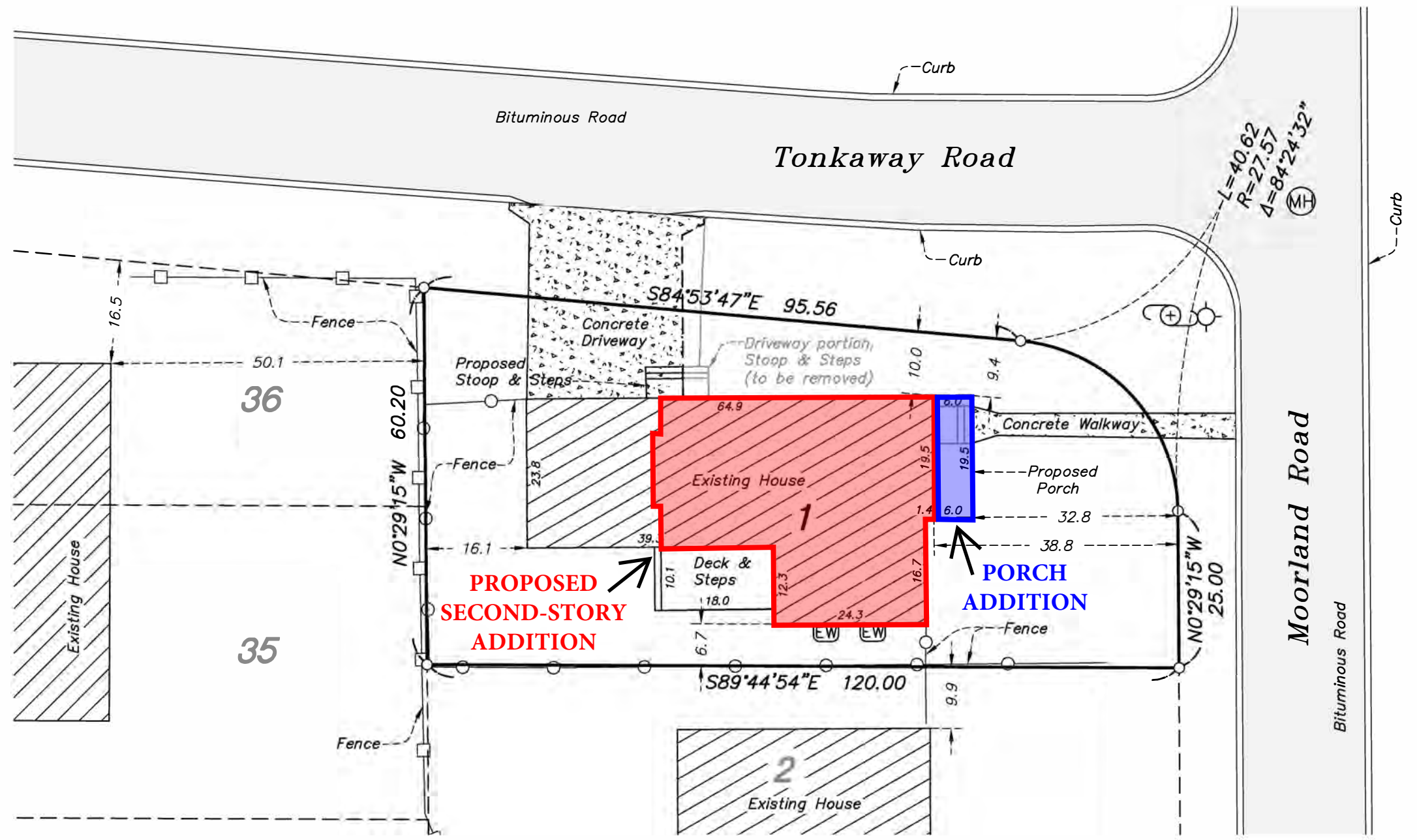
PROPOSED CONDITIONS

Prepared for:
Measured Inc.

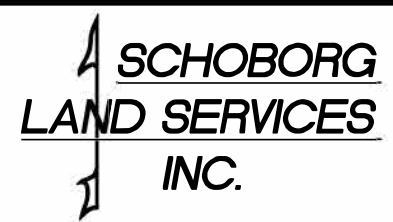
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3500 Moorland Road,
Minnetonka, MN 55345

- Legend**
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 - Ⓜ Manhole
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Bearings based on assumed datum.



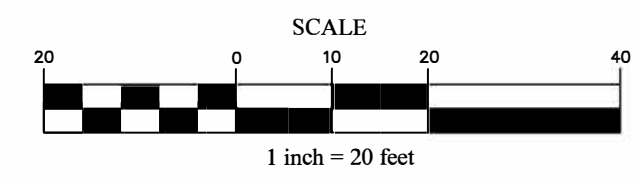
763-972-3221 8997 Co. Rd. 13 SE
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I hereby certify that this certificate of survey was prepared by me
or under my direct supervision and that I am a duly Registered
Land Surveyor under the laws of the State of Minnesota.

Kelly L. Brouwer
Kelly L. Brouwer

Date: June 13, 2024 Registration No. 48328

Job Number:	9737
Survey Date:	4/22/24, 4/24/24
Drawing Name:	MeasuredInc.dwg
Drawn by:	SKH
Revisions:	6/13/24 (porch addn.)



CONSTRUCTION NOTES

- GENERAL CONTRACTOR RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, FOR TEMPORARY SUPPORT AND SHORING, INTRUSION SECURITY, WEATHER PROTECTION, DUST CONTROL AND JOB SITE SAFETY MEASURES IN AREAS UNDER CONSTRUCTION.
- CONFORM TO MINNESOTA STATE BUILDING CODE, MINNESOTA STATE ENERGY CODE, AND ALL LOCAL CODES AND ORDINANCES.
- INSTALL ALL MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- PROVIDE PRICING FOR COMPLETE PROJECT CONSISTENT WITH DESIGN INTENT EXPRESSED IN THESE DOCUMENTS. PROVIDE ALLOWANCES FOR ASPECTS NOT SPECIFIED.
- AT FOUNDATIONS INSTALL TUFF-N-DRI WATERPROOFING SYSTEM OR APPROVED EQUAL WITH DRAINAGE BOARD FROM GRADE TO BOTTOM OF FOOTING.
- MINIMUM HEADER AT OPENINGS IN BEARING WALLS TO BE 2-2x10 UNLESS NOTED OTHERWISE. PROVIDE 2 - 2x TRIMMERS AND 2 KING STUDS EACH END.
- TRUSS / TJ SUPPLIER TO VERIFY ALL GIRDERS AND HEADERS SUPPORTING TRUSSES / TJ FLOOR & ROOF SYSTEMS. ALL LVL HEADERS OVER EXTERIOR OPENINGS TO BE INSTALLED TIGHT TO UNDERSIDE OF TOP WALL PLATES.
- DIMENSIONS SHOWN ARE TO FACE OR CENTERLINE OF WALL (FACE OF SHEATHING AT EXTERIOR WALLS) OR TO FACE OF MASONRY/ CONCRETE UNLESS NOTED OTHERWISE.
- WALKING SURFACES EXCEEDING 30" ABOVE ADJACENT FLOOR OR GROUND SURFACE TO HAVE 36" GUARD RAIL WITH INFL TO PREVENT PASSAGE OF 4" DIAMETER BALL. TOP OF STAIR GUARD RAIL TO BE 34" TO 38" ABOVE NOSING LINE.
- ALL NEW AND MODIFIED WALLS/CEILINGS/FLOORS AT PERIMETER OF HEATED SPACE TO RECEIVE CONTINUOUS AIR BARRIER AND WARM-SIDE VAPOR BARRIER AIR AND VAPOR BARRIERS TO BE SEALED AT ALL PENETRATIONS INCLUDING ELECTRICAL BOXES.
- SPRAYED URETHANE FOAM INSULATION MAY BE UTILIZED TO AUGMENT FIBERGLASS OR LOOSE FILL INSULATION.
- PROVIDE ADHERED ICE-SHEET FROM EAVE TO MINIMUM TWO FEET IN FROM OUTSIDE FACE OF EXTERIOR WALL AND AT ALL VALLEYS. PROVIDE STEPPED FLASHINGS WITH KICK-OUT FLASHINGS AT SIDE WALLS.
- PROVIDE RIDGE AND EAVE VENTS. PROVIDE CHUTES AS REQ'D TO MEET CODE REQUIRED VENTILATION OF RAFTER SPACES.
- WINDOW DESIGNATIONS/UNIT SIZES ARE BASED ON ANDERSEN 400 SERIES & DOORS EXCEPT AS NOTED. ON UPPER FLOOR PROVIDE PRICE FOR FIBERGLASS BASED WINDOWS OF SAME/ SIMILAR SIZES. ALSO BY ANDERSEN. SEAL PERIMETER OF ALL WINDOWS TO BUILDING PAPER-HOUSE WRAP WITH SELF-ADHERED FLASHING TAPE. PROVIDE SILL FLASHING WITH INTERIOR AND END DAMS. ADJUST EXISTING ROUGH OPENINGS AND HEADERS AS REQUIRED.
- PROVIDE GUTTER & DOWNSPOUT SYSTEM AS REQ. COORDINATE DOWNSPOUT LOCATIONS WITH OWNER.
- PLUMBING, HVAC, & ELECTRICAL WORK IS DESIGN-BUILD & TO BE COORDINATED WITH OWNER AND ARCHITECT. TRADES TO SECURE REQUIRED PERMITS & PERFORM ALL WORK IN CONFORMANCE WITH ALL APPLICABLE CODES.

STRUCTURAL NOTES

APPLICABLE CODE- MINNESOTA STATE BUILDING CODE.

DESIGN LOADS

A. ROOF:

- SNOW LOAD
PS (GROUND SNOW LOAD)=50 PSF
PF (SNOW LOAD ON FLAT ROOF)=35 PSF
 - DEAD LOAD
ASSUMED ROOF TOTAL DESIGN DEAD LOAD 20 PSF
 - ATTIC LIVE LOAD
ADD 20 PSF ATTIC LIMITED STORAGE LOAD.
- ##### B. FLOOR:
- LIVE LOAD=40 PSF
 - DEAD LOAD-AS DETERMINED BY TRUSS SUPPLIER
 - LATERAL: EARTH-TYPICAL COHESIONLESS SOIL PRESSURE ASSUMED WIND- PER ASCE 7-05
 - SEISMIC: NO EFFECT
 - WIND: 3-SECOND GUST SPEED AT 33 FEET= 90 MPH - EXPOS. B.

SOIL PREPARATION AND FOUNDATIONS

A. MATERIALS

- FOOTINGS TO BEAR ON PROPERLY COMPACTED FILL OR NATIVE CAPABLE OF SUSTAINING AN ASSUMED BEARING PRESSURE OF 2000 PSF IN ACCORDANCE WITH 2006 IRC TABLE R401.4.1.

CONCRETE- SITE CAST

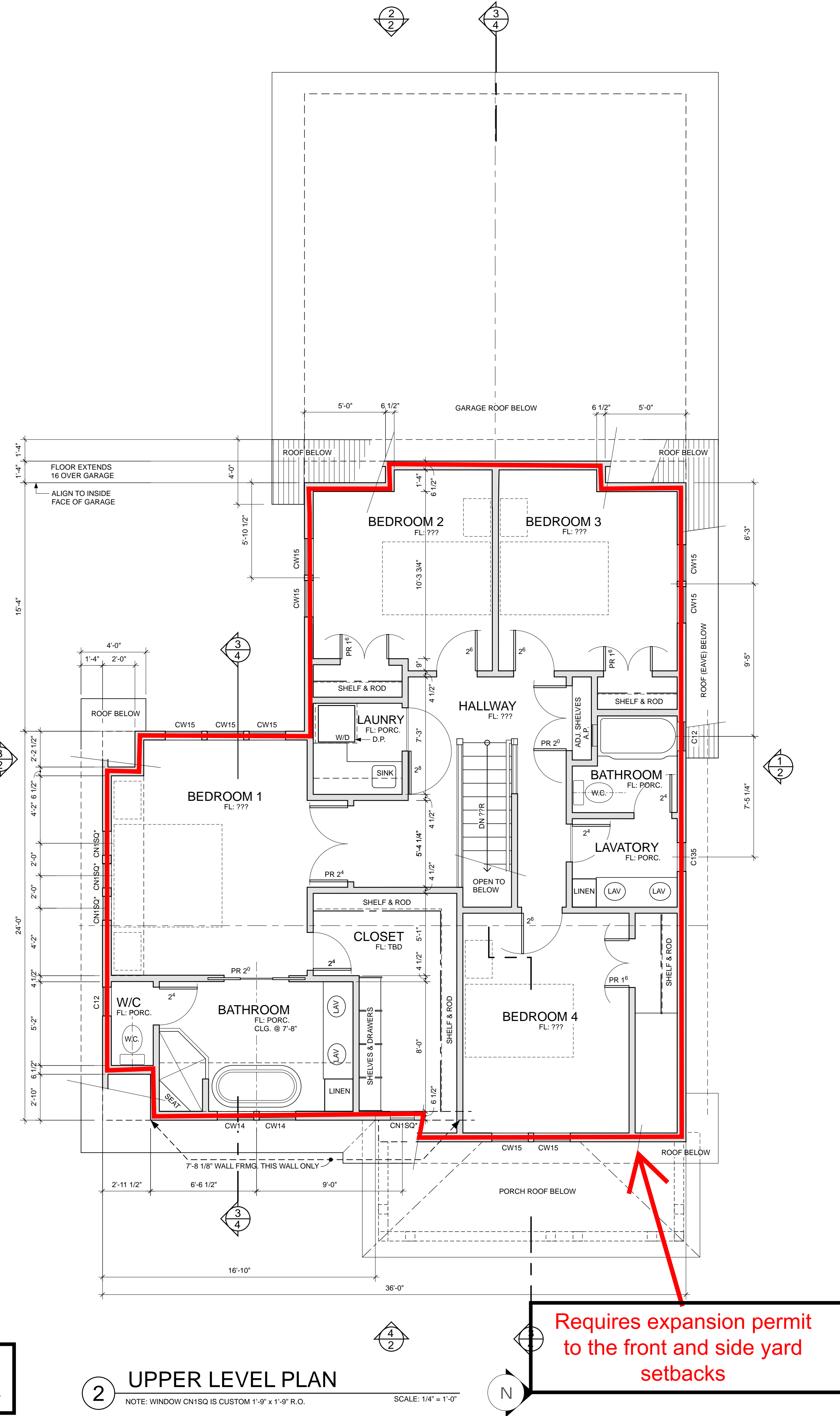
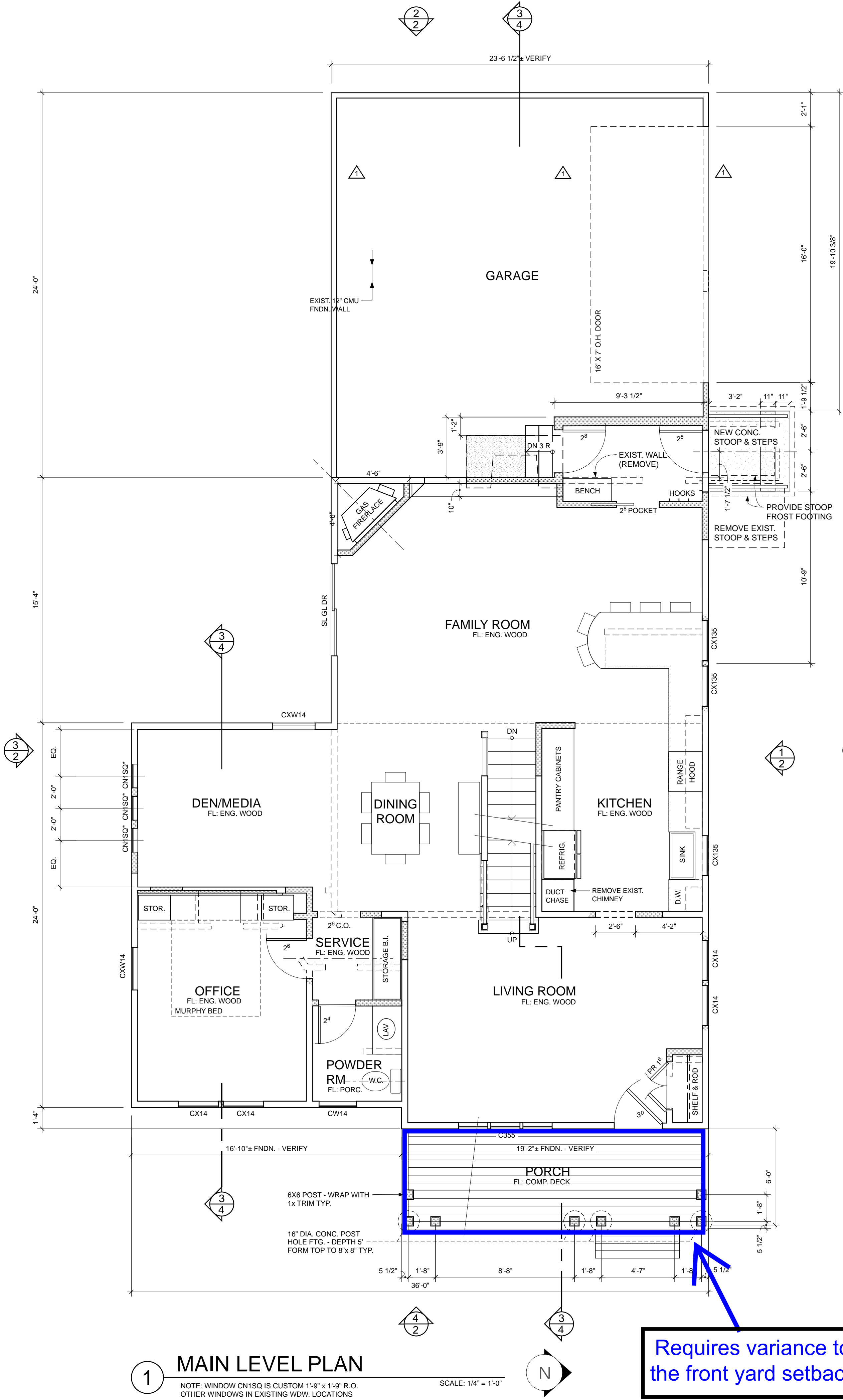
- DESIGN CODE: ACI 318, ACI "MANUAL OF STANDARD PRACTICE... LATEST ADOPTION.
- MATERIALS
a. MINIMUM CONCRETE STRENGTH THAT 28 DAYS (FC) FOR FOUNDATION WALLS AND SLABS-ON-GRADE TO BE 4,000 PSI. FOR FOOTINGS, 3,000 PSI.
b. FURNISH 5-7% AIR ENTRAINING AGENT FOR ALL CONCRETE TO FREEZE TEMPERATURES.
- INSTALLATION NOTES
1. CONCRETE COVER PER ACI 318, LATEST ADOPTION.
2. PLACE AND SECURELY TIE FOOTING DOWELS IN POSITION PRIOR TO CONCRETE PLACEMENT.

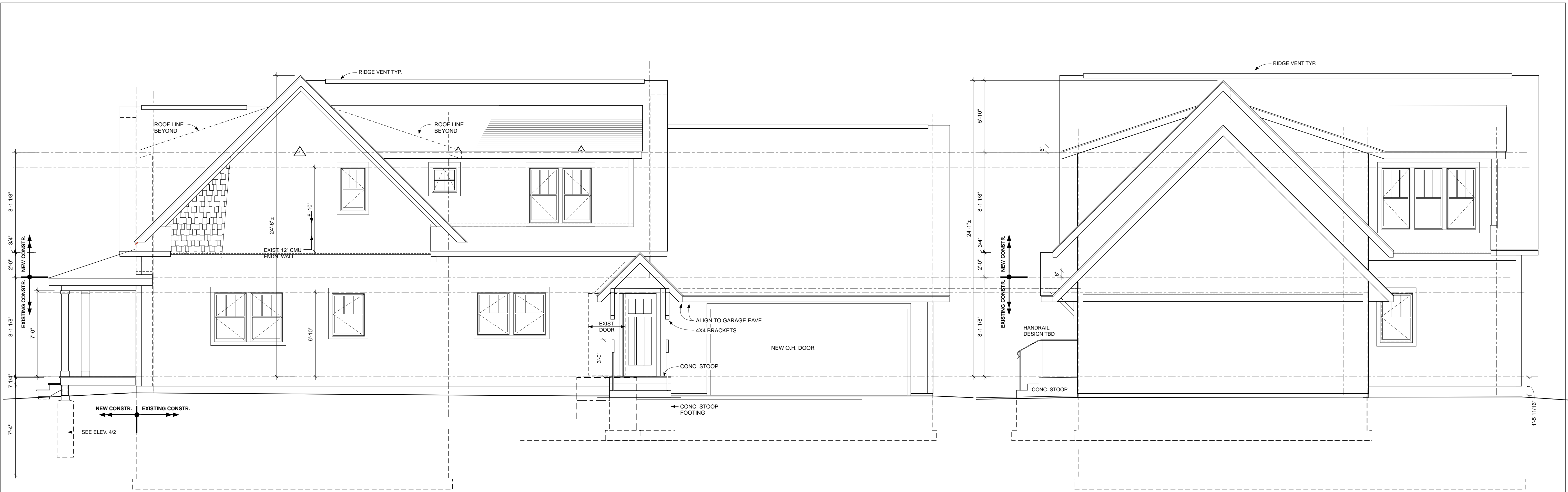
LUMBER

- DESIGN CODE: "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
- MATERIALS:
a. LVL MEMBERS - MINIMUM ALLOWABLE PUBLISHED DESIGN VALUES.
b. PROVIDE NAILING/SOLING CONNECTION MULTIPLE PIECE BEAMS PER MANUFACTURER'S SPECIFICATIONS.
- DIMENSION LUMBER
a. JOISTS, BEAMS, AND COLUMNS- SPRUCE-PINE-FIR #2 OR BETTER.
b. WALL STUDS- SPRUCE-PINE-FIR, STUD GRADE OR BETTER.
c. ALL LUMBER TO HAVE MAXIMUM MOISTURE CONTENT OF 19%.
3. PLYWOOD
a. PLYWOOD SUBFLOOR AND ROOF SHEATHING TO BE APARATED SHEATHING EXPOSURE 1.
b. ALL CONNECTION HARDWARE BY "SIMPSON STRONG-TIE" OR APPROVED EQUAL. CONNECTORS IN CONTACT WITH TREATED LUMBER TO BE FABRICATED WITH MATERIAL TO RESIST CORROSIIVE REACTION WITH WOOD TREATING CHEMICALS.
c. ALL PREFABRICATED METAL CONNECTORS TO BE FULLY NAILED PER SUPPLIER'S SPECIFICATIONS.
d. ALL METAL FASTENERS AND CONNECTORS USED IN CONNECTION WITH MOISTURE RESISTANT TREATED WOOD TO BE CLEARLY LABELED AS ACCEPTABLE FOR THIS USE.
- INSTALLATION NOTES
1. PROTECT ALL GLUE-LAMINATED MEMBERS FROM EXPOSURE TO WEATHER. STORE "PSLS" OR "LVL'S" IN A VERTICAL POSITION.
2. BRACE FLOOR AND ROOF TRUSSES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. EXTEND ALL COLUMNS TO FOUNDATION SYSTEM. BLOCK SOLID AT ALL FLOORS.
4. ALL NAILING PERFORMED ACCORDING TO IRC 2006, TABLE R602.3 UNLESS OTHERWISE NOTED.
5. CONNECT SILL PLATE TO FOUNDATION WALLS AS SHOWN ON PLAN OR PER CODE. ADD 1 BOLT WITHIN 12" OF PLATE ENDS/JOINTS.
6. SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR WOOD TRUSSES AND OTHER WOOD STRUCTURAL MEMBERS (EXCEPT FOR DIMENSION LUMBER). SHOP DRAWINGS MUST INCLUDE ERECTION PLANS) WITH MARK NUMBERS CORRESPONDING TO ENGINEERED MEMBERS. INCLUDE COMBINED STRESS INDEX FOR ALL ELEMENTS. ALL SHOP DRAWING DOCUMENTS TO BE CERTIFIED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF MINNESOTA.

MISCELLANEOUS

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. REPORT ALL CONFLICTS IN CONSTRUCTION DOCUMENTS OR BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK.
- CONTRACTOR IS RESPONSIBLE FOR BRACING ALL STRUCTURAL ELEMENTS WITHOUT STRESSING UNTIL PROJECT IS COMPLETE. THIS INCLUDES, BUT IS NOT LIMITED TO BRACING OF EXISTING ADJACENT STRUCTURES AND SOILS. STOCKPILING OF ON SUPPORTED LEVELS IS AT THE CONTRACTOR'S OWN RISK.

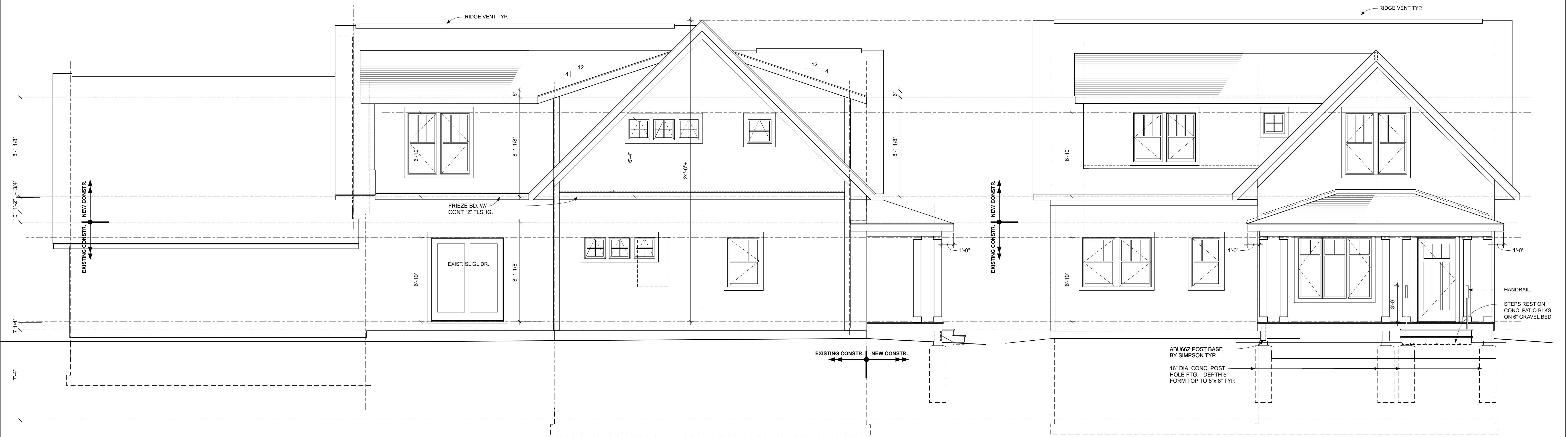




1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

SIDING TO BE LP® SmartSide®
 CEDAR TEXTURE SHAKES,
 TRIM & VENTED SOFFIT

2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

4 EAST ELEVATION
 SCALE: 1/4" = 1'-0"