

Project Description

Front 90 feet of driveway. Replacing existing cracked driveway, city sidewalk and apron.

- **Sidewalk:** replace same size, with same material and finish.
- **Apron:** replace same size, material and finish/color, will have 8" OC carriage lines. (see diagram). Also see other design options for consideration. Existing granite curbs will not be altered.
- **Driveway:** Remove concrete and replace with brick colored concrete. (See letter from Mike Dougherty, dated October 24, 2017, for additional technical information on concrete). The appearance, design, etc. of this driveway will be the same as the back portion that was installed on Friday, October 24, 2017. (See various photos of the actual finished back portion presented to HPC.)
- **Water management:** The general flow of surface water will be to the East, away from the house foundation. There will be a hidden drain tile system to transfer downspout water (3) to a drain field to the left (East) of the driveway. This will help assure continuation of an exceptionally dry basement. (There appears to be at least 8 feet of very sandy soil under the driveway.)

 Oct 26, 2017

Why I Chose Stamped Concrete

When I first saw a stamped concrete driveway a few years ago I was stunned. It was a country estate with a very long (over 100 yards) and curved drive leading to a fake Victorian house. It was garish, overdone and had poor workmanship and lacked "taste." It did not interest me at all.

That was before I discovered Concrete Arts. I chose to work with them for the following reasons:

- Aesthetics

They are masters of their craft. After seeing examples (over 30 sample plots approximately 12" X 12") in their parking lot I knew I had discovered something with big potential.

I returned 3 or 4 times to their Hudson location to take photographs. These plots are 20 years old and have taken wear and tear in the parking lot. They look rather amazing. I submitted a number of photos of various types of design: stone, cobble stone, various brick designs to the HPC staff.

I have shown these picture to a number of skeptical people (including architects) and they were impressed.

- Durability/Long Lasting


Two Keys

- Materials
- Installation/workmanship

The materials are time tested (I mentioned the 20 year old example in the Concrete Arts driveway. They showed no significant wear & tear, chipping & cracking, etc.

If the HPC thinks concrete is OK, remember this concrete meets the standards for highway/freeway construction (just not as thick).

Concrete is supplied by Cemstone, same as freeways.

 Oct 26,
2017


(See Mike's letter of some repeated corporate customers.)
Installation is critical, and perhaps the biggest reason for a bad performance .

- Strength

Same standard as for highway construction (4,500 psi compression strength, meeting ASTM standards.

I have specified steel rebars, 18 inch on center (see photographs of actual process used in my back driveway. Photos supplied to HPC.)

A major key to strength or durability is site preparation. I am blessed with at least 8 feet of nearly pure sand; it was, of course, power tamped.

 Oct 26,
2017

524-26 Portland

Approved Rear Brick Stamped Concrete garage drive

This driveway location was originally shared with an ~~identical~~ house just to the east of driveway.

I was told that by previous owner

Front Drive Way portion 524-26 Portland St Paul MN 55102

Front Portion of driveway (to the east of 524-526 Portland Ave)

Property Owner: Ray & Sheila Meyer 526 Portland Ave St Paul MN 55102 651-222-4364 Cell 651-587-8131

See attached detail of Brick Pattern

Replace section - Cracked - Sunken - Misshapen

Existing Steel Gate Posts

11'-0" between existing steel gate posts
6 inch section per code
Existing Sidewalk

Cemstone Concrete

- ≥ 4500 psi
- with fiber reinforcement
- Steel rebar $\approx 3/8"$ on center $3 1/2"$

18 in.

Existing Granite Curbs

Existing curb cut

Existing Granite Curbs

St Paul Licensed concrete installation Concrete Arts 575 Schommer Drive Hudson Wisconsin 54016

Stamped & Colored concrete Re: Mike Dougherty: Project Mgmt Cell 612-369-2797

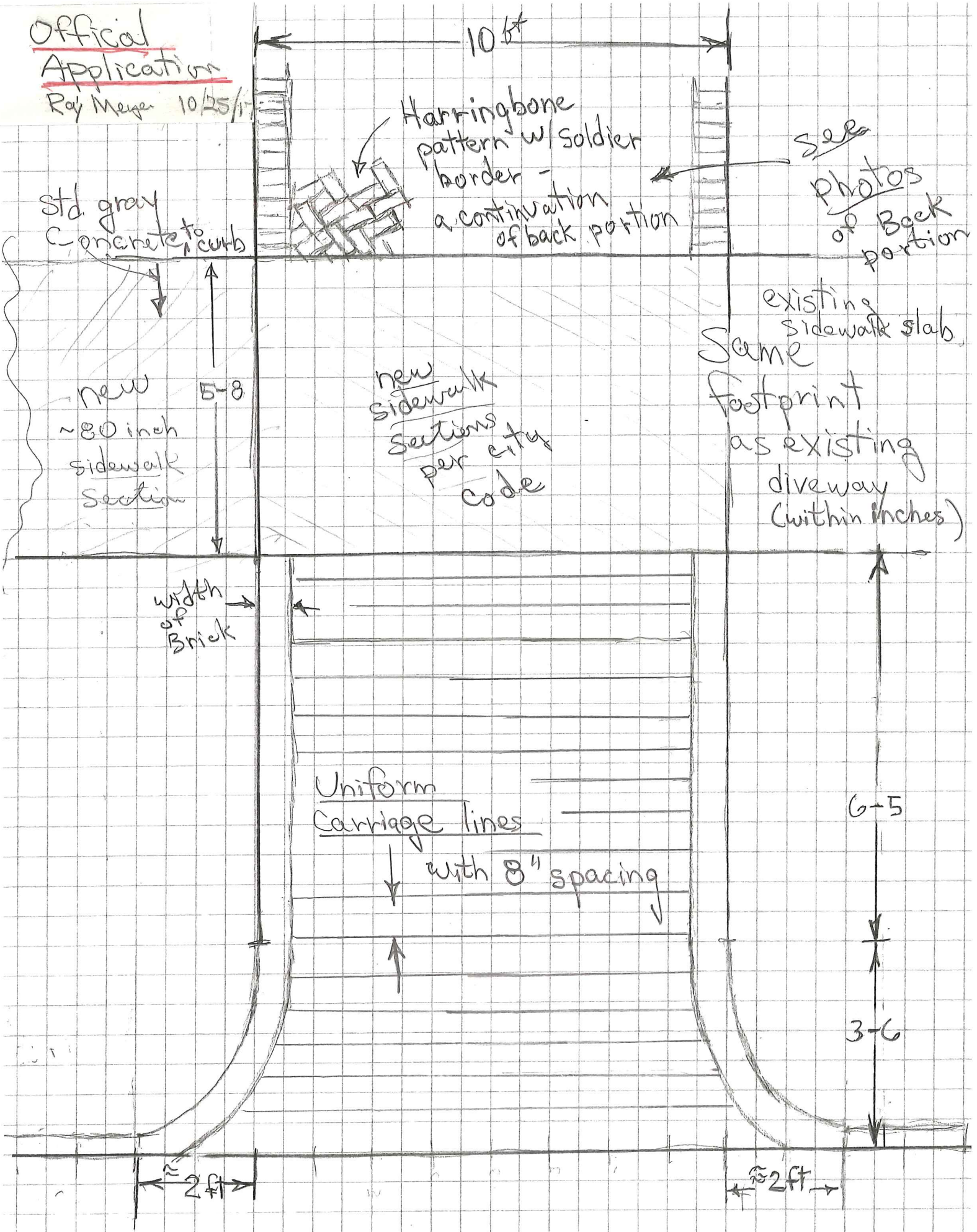
Office: 715-386-8750

Scale: 1/4 in = 2 ft

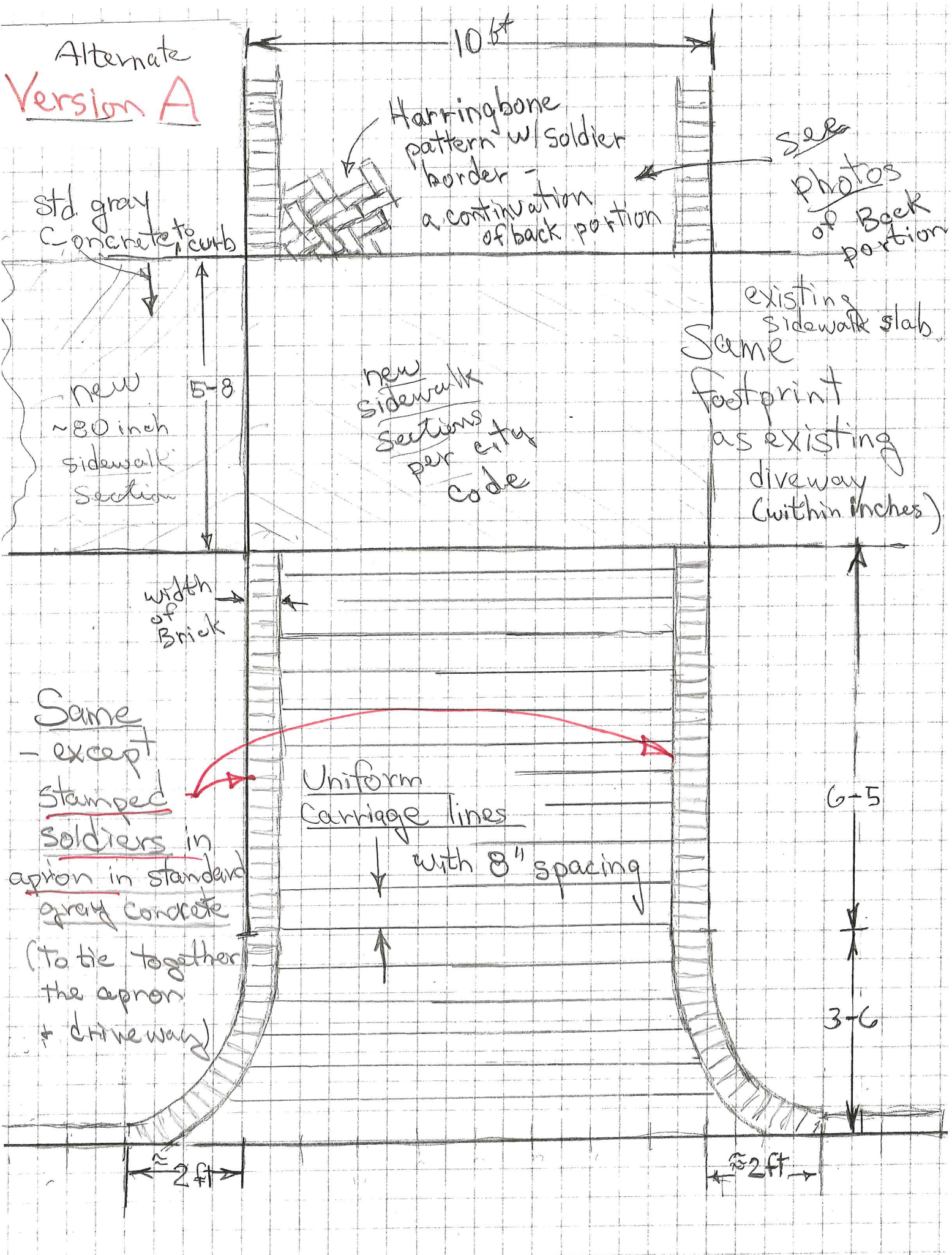
Revised 10/25/17 RNM

Official Application

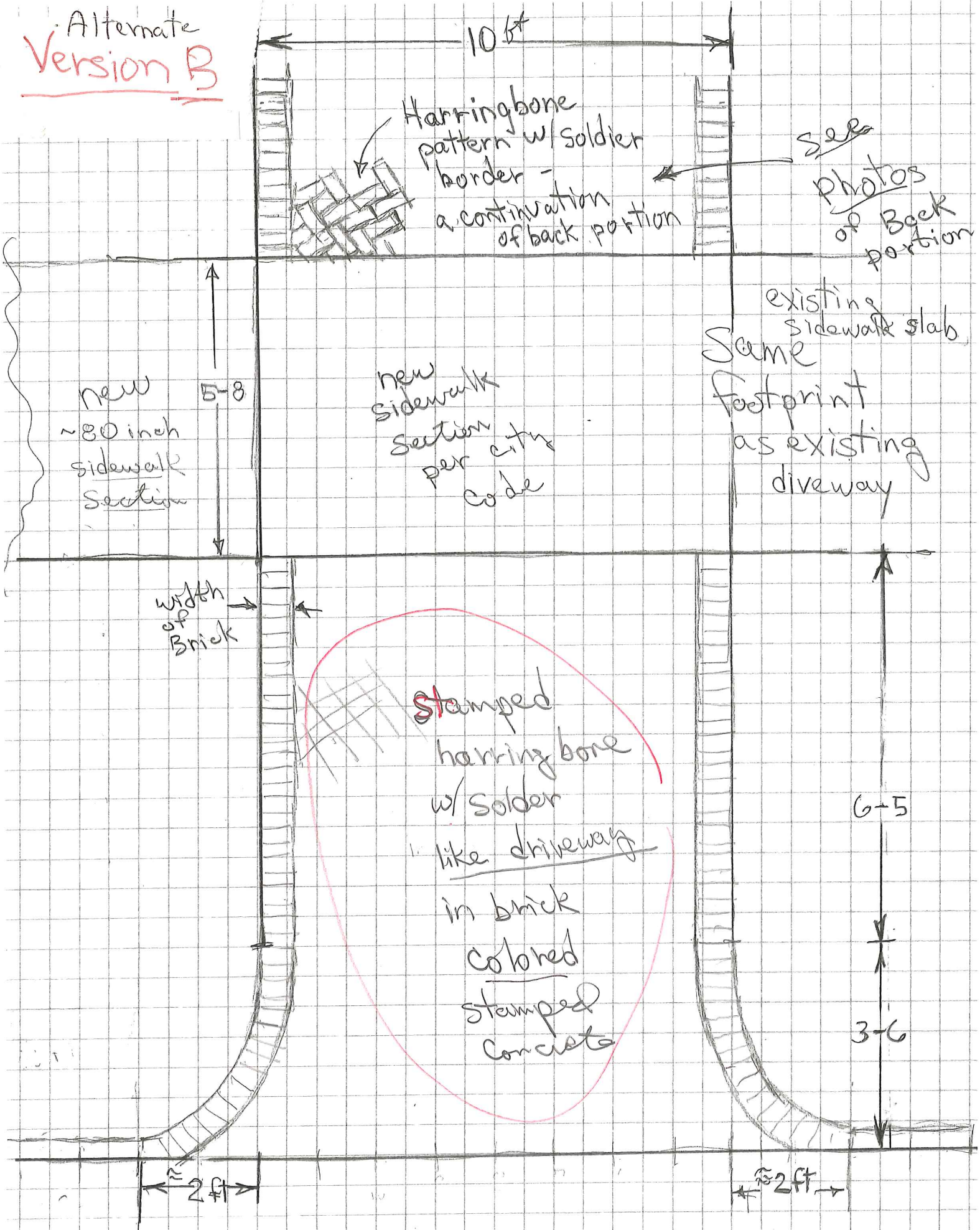
Ray Meyer 10/25/17



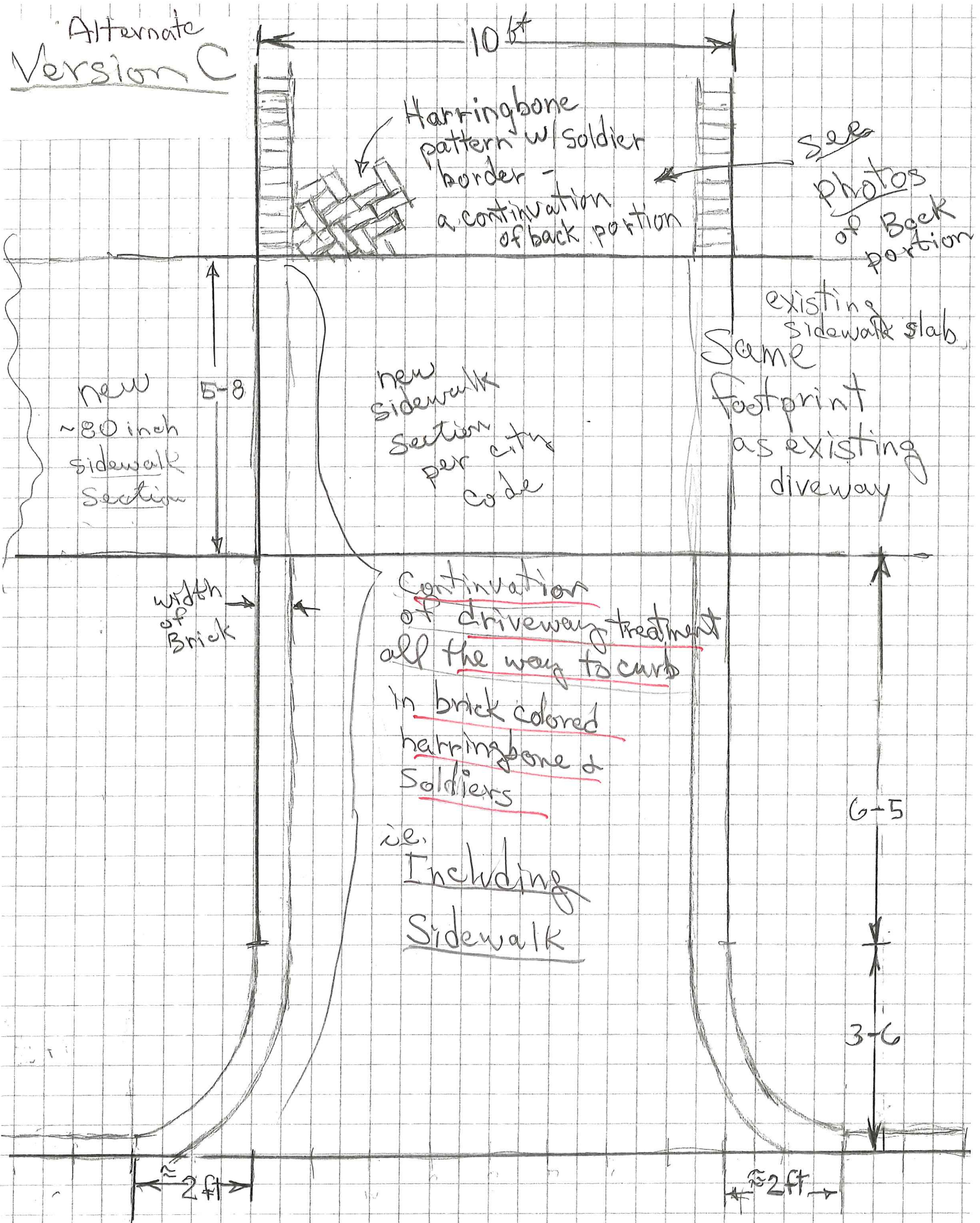
Alternate Version A



Alternate Version B



Alternate Version C



13-124 1/6

Engineering Aspects
stamped concrete Brick



Concrete Arts, INC.

575 Schommer Drive
Hudson, WI 54016
715-386-8750

Date:	10/18/2017
Estimate/Job #:	20176057
Web Site	www.concretearts.com
Fax #:	715-386-5600

Proposal To:

Meyer, Ray
526 Portland Ave
St. Paul MN 55102

Job: Meyer, Ray
526 Portland Ave
St. Paul MN

Fax
Main 651-587-8431
Cell

Quantity	Unit	Description	Cost	Ext. Cost	Ext. Price
2,250	SF	Stamped Concrete Driveway Replacement Price to tear out existing concrete driveway, steps, city sidewalk and approach and replace with new stamped and colored concrete Price assumes the following: 1. All concrete to be 4" thick with rebar reinforcement as well as fiber mesh reinforcement. 2. Concrete to be 4,500 psi. 3. Concrete to be colored with red integral colorant as well as red color hardener. 4. Concrete to be sealed with penetrating Siloxane sealer. 5. We will install 2" foam around the tree. 6. We will install drain tile from three downspouts and running along the east side of the driveway. 7. We will take care of any permit fees from the city of St. Paul. 8. We are licensed by both the State of Minnesota as well as the City of St. Paul to do this work. 9. We will install new concrete steps at the front of the house. 10. Concrete will be stamped with Herringbone pattern with Soldier Course border of the same color.			

name #
colorant

Technical Experience

QU 4000
RNM, - Professional Engr - California
- Master Gardener - Wisconsin
- Eng PhD MS BS
- 30yrs 3M
- 16yr. Pres MSI consulting
- Commissioner HPC



MIKE DOUGHERTY
SALES / PROJECT MANAGEMENT
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office 715-386-8750

575 SCHOMMER DRIVE
HUDSON, WISCONSIN 54016

STAMPED COLORED STAINED POLISHED

www.concretearts.com

Draw
Received
10/20/17
MJD

Notice of Pre-Lien
This notice is to advise you of your rights under the Minnesota Law in connection with the improvement to your property. Any person or company supplying materials for this improvement may file a lien against your property if that person or company has not paid for the contributions. Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or materials for the improvement and who gave you timely notice.

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. Work estimated for normal conditions & access for materials & equipment to job site unless noted otherwise. We are fully insured to meet all necessary State Insurance requirements.

Co. Rep Michael Dougherty 612.369.2797

Customer Signature