

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 540 Portland Avenue

APPLICANT: Carlos R. Perez

DATE OF PUBLIC HEARING: October 5, 2020

HPC SITE/DISTRICT: Historic Hill Heritage Preservation District

CLASSIFICATION: New construction

STAFF INVESTIGATION AND REPORT: Allison Eggers

A. SITE DESCRIPTION:

The existing site is currently divided into two parcels (one of which is land locked), which will be combined into a single lot to be able to comply with the City Zoning Ordinances. An existing triplex residence sits on the north side of the lot, facing Portland Avenue. This existing structure is to remain.

The rear yard is currently used for off-street parking, with loose gravel ground surface and chain link fence enclosure, approximately six (6) feet in height. Screening cedar boards (deteriorated) cover the south side of the chain link fence, facing Summit Avenue.

B. PROPOSED CHANGES:

The applicant proposes to construct a three-unit townhouse on the rear yard of the property in a Dutch Colonial style to relate to the house at 542 Portland. They propose to use smooth 4" LP smart siding, 7" shake board for the dormers, aluminum clad wood double-hung windows, and black asphalt shingles. Porch railings will be wood and the fence surrounding the property will be metal, painted black except for the fence that will screen the off-street parking which will be cedar. The garage doors facing Portland Avenue will be individual doors with glass lites at the top.

C. BACKGROUND:

This project was at the February 10, 2020 meeting for a pre-application review (it was reviewed as 542 Portland, but has since been assigned a new address). The HPC recommended the rear façade have a covered front porch to better relate to the architectural rhythm of Summit Avenue.

D. STAFF COMMENTS:

The uniqueness of the site of the structure requires it to relate to both the main structure on the parcel as well as relate to the continuity of Summit Avenue as it is set 100 feet from the frontage line of Summit Avenue. The design relates to the relative massing and characteristics of neighboring Summit Avenue properties while relating and appearing secondary to the Portland Avenue residence with which it shares a parcel.

E. GUIDELINE CITATIONS:

Sec. 74.65 Historic Hill Heritage Preservation District Guidelines for New Construction:

Guideline	Meets Guideline?	Comments
(a) <i>General Principles:</i> The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. These guidelines for new construction focus on general rather than specific design elements in order to	Yes	The design is compatible with the size, scale, massing, height, rhythm, setback, material, and building elements and character of surrounding structures and the area.

encourage architectural innovation and quality design while maintaining the harmony and continuity of the district. New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.		
(b) <i>Massing and Height:</i> New construction should conform to the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are twenty-five (25) to forty (40) feet high. The height of new construction should be no lower than the average height of all buildings on both block faces; measurements should be made from street level to the highest point of the roofs. (This guideline does not supersede the city's zoning code height limitations.)	Yes	The structure relates to the massing, volume, height, and scale of existing adjacent structures. It is still subordinate in height to the primary structure on the parcel as well as the neighboring structures on Summit Ave.
(c) <i>Rhythm and Directional Emphasis:</i> The existence of uniform narrow lots in the Historic Hill District naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one (1) lot used vertical facade elements to maintain and vary the overall rhythm of the street rather than interrupting the rhythm with a long monotonous facade. The directional expression of new construction should relate to that of existing adjacent structures.	Yes	The structure contributes to the rhythm of Summit Avenue and its directional emphasis relates to that of the surrounding structures.
(d) <i>Material and Details:</i> (1) Variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. But there is also an overall thread of continuity provided by the range of materials commonly used by turn-of-the-century builders and by the way these materials were used. This thread of continuity is threatened by the introduction of new industrial materials and the aggressive exposure of earlier materials such as concrete block, metal framing and glass. The purpose of this section is to encourage the proper use of appropriate materials and details.	Yes	The proposed materials and details are appropriate for the district.
(d) <i>Material and Details:</i> (2) The materials and details of new construction should relate to the materials and details of existing nearby buildings	Yes	The smooth lap siding and shake details as well as the aluminum clad wood windows relate to the district as well as the primary residence.
(d) <i>Material and Details:</i> (3) Preferred roof materials are cedar	Yes	The architectural asphalt shingles meet the guideline and the black

<p>shingles, slate and tile; asphalt shingles which match the approximate color and texture of the preferred materials are acceptable substitutes. Diagonal and vertical siding are generally unacceptable. Imitative materials such as asphalt siding, wood-textured metal or vinyl siding, artificial stone, and artificial brick veneer should not be used. Smooth four-inch lap vinyl, metal or hardboard siding, when well installed and carefully detailed, may be acceptable in some cases. Materials, including their colors, will be reviewed to determine their appropriate use in relation to the overall design of the structure as well as to surrounding structures.</p>		<p>color relates to the Dutch Colonial style of the structure as well as relates to the main residence at 542 Portland Ave.</p>
<p>(d) <i>Material and Details:</i></p> <p>(4) Color is a significant design element, and paint colors should relate to surrounding structures and the area as well as to the style of the new structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to commission approval.</p>	<p>Yes</p>	<p>The white siding, black roof, white trim and black windows are in keeping with the Dutch Colonial style.</p>
<p>(e) Building Elements (1) <i>Roofs:</i></p> <p>a. There is a great variety of roof treatment in the Historic Hill District, but gable and hip roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing adjacent buildings.</p> <p>b. Most houses in the Historic Hill District have a roof pitch of between 9:12 and 12:12 (rise-to-run ratio). Highly visible secondary structure roofs should match the roof pitch of the main structure, and generally should have a rise-to-run ratio of at least 9:12. A roof pitch of at least 8:12 should be used if it is somewhat visible from the street, and a 6:12 pitch may be acceptable in some cases for structures which are not visible from the street.</p> <p>c. Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</p>	<p>Yes</p>	<p>The roof design relates to the roof shape and pitch of the existing primary structure.</p> <p>No skylights are proposed.</p>

<p>(e) (2) <i>Windows and doors:</i></p> <p>a. The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing adjacent buildings. Most windows on the Hill have a vertical orientation, with a proportion of between 2:1 and 3:1 (height to width) common. Individual windows can sometimes be square or horizontal if the rest of building conveys the appropriate directional emphasis. Facade openings of the same general size as those in adjacent buildings are encouraged.</p> <p>b. Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows. Paired casement windows, although not historically common, will often prove acceptable because of their vertical orientation. Sliding windows, awning windows, and horizontally oriented muntins are not common in the district and are generally unacceptable. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building. Sliding glass doors should not be used where they would be visible from the street.</p> <p>c. Although not usually improving the appearance of building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.</p>	<p>Yes</p>	<p>The size, rhythm, and detailing as well as the overall material and configuration of the proposed aluminum clad wood windows meets the guideline.</p>
<p>(e) (3) <i>Porches and decks:</i></p> <p>a. In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the front porch has disappeared. Front porches provide a transitional zone between open and closed space which unites a building and its site, semiprivate spaces which help to define the spatial hierarchy of the district. They are a consistent visual element in the district and often introduce rhythmic variation, clarify scale or provide vertical facade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structure. If</p>	<p>Yes</p>	<p>The porch relates to the primary facades of neighboring residences on Summit Avenue as well as the front porch on the primary structure.</p>

<p>a porch is not built, the transition from private to public space should be articulated with some other suitable design element.</p> <p>b. Open porches are preferable, but screened or glassed-in porches may be acceptable if well detailed. Most, but not all, porches on the Hill are one (1) story high. Along some streets where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.</p> <p>c. Decks should be kept to the rear of buildings, should be visually refined, and should be integrated into overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.</p>		
<p>(f) <i>Site:</i></p> <p>(1) <i>Setback.</i> New buildings should be sited at a distance not more than five (5) percent out-of-line from the setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases. Reduced setbacks may be acceptable at corners. This happens quite often in the Historic Hill area and can lend delightful variation to the street.</p>	<p>Yes</p>	<p>Given the uniqueness of the parcel, the proposed structure is sited so that it can relate to primary structures on Summit Avenue while still reading as a secondary structure from Portland Avenue.</p>
<p>(f) (3) <i>Garages and parking:</i></p> <p>a. If an alley is adjacent to the dwelling, any new garage should be located off the alley. Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable. Garage doors should not face the street. If this is found necessary, single garage doors should be used to avoid the horizontal orientation of two-car garage doors.</p> <p>b. Parking spaces should not be located in front yards. Residential</p>	<p>Yes</p>	<p>The proposed parking will have individual garage doors which will be minimally visible from Portland Avenue.</p>

<p>parking spaces should be located in rear yards. Parking lots for commercial uses should be to the side or rear of commercial structures and have a minimum number of curb cuts. All parking spaces should be adequately screened from the street and sidewalk by landscaping. The scale of parking lots should be minimized and the visual sweep of pavement should be broken up by use of planted areas. The scale, level of light output and design of parking lot lighting should be compatible with the character of the district.</p>		
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F. STAFF RECOMMENDATIONS:

Based on the draft resolution, staff recommends approval of the application.

G. SUGGESTED MOTION:

I move to approve the application for construction of a three-unit structure at 540 Portland Avenue as per the findings of fact and conditions in the draft resolution, presented testimony, submitted documentation and information provided in the staff report.

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS **540 Portland Avenue**

DATE: **October 5, 2020**

Memorializing the Saint Paul Heritage Preservation Commission’s October 5, 2020 decision approving the construction of a three-unit residential structure at 540 Portland Avenue.

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today’s boundaries. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).The new construction will conform to the massing, volume, height, facade proportions and scale of existing surrounding accessory structures.
2. The construction of a three-unit residential structure at 540 Portland Avenue will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage District **[§73.06 (e)]** so long as the conditions are met.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the construction of a three-unit residential structure at 540 Portland Avenue, subject to the following conditions:

1. Siding material to be smooth and free of knots, rough, unfinished appearance and other imperfections.
2. Any exposed concrete shall have a smooth finish, void of aggregate. Finish may include a light, one directional, broom finish.
3. Window and door glass shall be clear - void of tint, color, or reflection.
4. Any metal, including flashing, valleys or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
5. Roof material to be asphalt shingles installed in a traditional pattern.
6. Any venting shall be dark and have a low profile. Installation of venting is preferred on the non-visible portion of the roof.
7. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
8. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
9. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to HPC staff prior to commencement.
10. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision.
11. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

MOVED BY:

SECONDED BY:

IN FAVOR

AGAINST

ABSTAIN

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements, and does not constitute approval for tax credits.

NEW THREE-UNIT TOWNHOUSE SUMMIT VIEW

540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

DRAWING INDEX

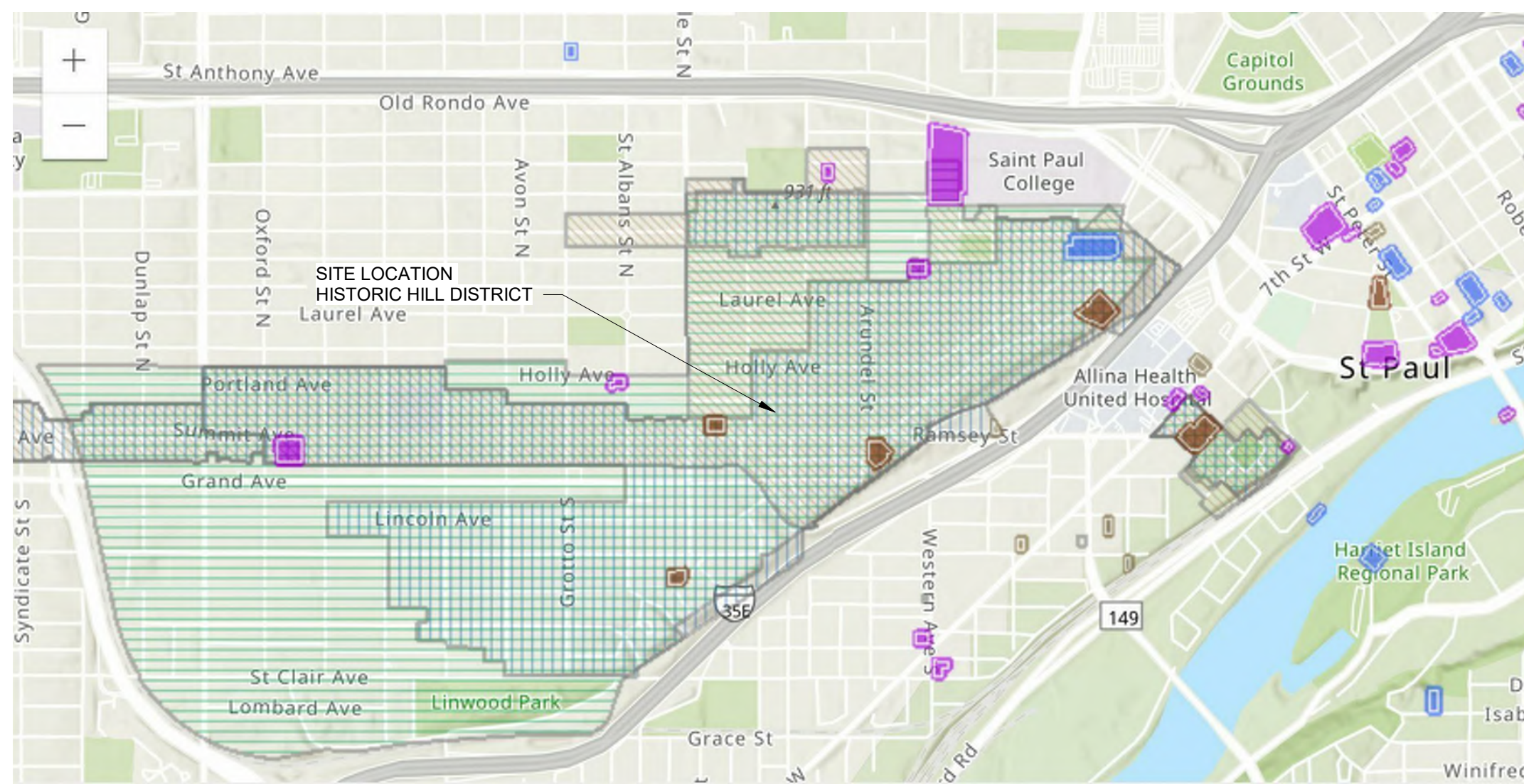
DRAWING INDEX

DRAWING INDEX

No.	Sheet Name:	Issue:	Date:
01 - GENERAL			
Ge-100	COVER SHEET	E	09/27/2020
Ge-101	ZONING COMPLIANCE	E	09/27/2020
Ge-102	SITE SURROUNDINGS	D	09/14/2020
Ge-103	EXISTING SITE	B	09/14/2020
Ge-104	GENERAL NOTES	A	09/14/2020
Ge-105	LIFE SAFETY PLAN	A	09/14/2020
Ge-106	CODE ANALYSIS	A	09/14/2020
Ge-107	CODE ANALYSYS - CONT.	A	09/14/2020
Ge-108	CODE ANALYSYS - CONT.	A	09/14/2020
02 - CIVIL			
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Ci-101	SITE PLAN	D	09/14/2020
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Ci-105	EROSION CONTROL	B	09/14/2020
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03 - ARCHITECTURAL			
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Ar-110	BASEMENT FLOOR PLAN	A	09/14/2020
Ar-111	FIRST LEVEL FLOOR PLAN	A	09/14/2020
Ar-112	SECOND LEVEL FLOOR PLAN	A	09/14/2020
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Ar-200	COLOR ELEVATIONS	C	08/30/2020
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Ar-202	BUILDING ELEVATIONS	A	09/14/2020
Ar-203	BUILDING ELEVATIONS	A	09/14/2020
Ar-204	BUILDING ELEVATIONS	A	09/14/2020
Ar-205	ELEVATION VIEWS	C	08/30/2020
Ar-300	BUILDING SECTIONS	A	09/14/2020
Ar-301	BUILDING SECTIONS	A	09/14/2020
Ar-302	BUILDING SECTIONS	A	09/14/2020
Ar-400	WALL SECTIONS	A	09/14/2020
Ar-401	WALL SECTIONS	A	09/14/2020
Ar-402	WALL SECTIONS	A	09/14/2020
Ar-500	ENLARGED PORCH	A	09/14/2020
Ar-501	ENLARGED PLANS	A	09/14/2020
Ar-600	DETAILS	A	09/14/2020

No.	Sheet Name:	Issue:	Date:
04 - FOUNDATION			
Fd-100	FOUNDATION PLANS	A	09/14/2020



1 SITE LOCATION
1 : 18000

S&C
STROLE & COMPANY LLC
of Saint Paul
TEL: 612.636.7056 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/30/2020
D	HPC APPLICATION	09/14/2020
E	REV #01	09/27/2020

COVER SHEET

Project number: 1200-910	Ge-100
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale: 1 : 18000	

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 Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **9/27/2020** License Number: 051272

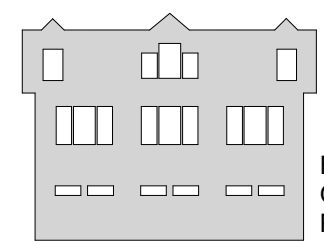
ABBREVIATIONS:

ZONING COMPLIANCE:

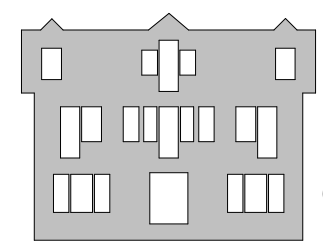
VARIANCE SUMMARY:

A.	A.F.F.	ABOVE FINISHED FLOOR AUTHORITY HAVING JURISDICTION
	A.H.J.	ALUMINUM APPROXIMATELY
B.	BD	BOARD
	BLDG	BUILDING
	BM	BEAM
	BOT	BOTTOM
	BRG	BEARING
	BSMT	BASEMENT
C.	CLG	CEILING
	CLR	CLEAR
	C.O.	CLEAN OUT
	CONC	CONCRETE
	CONT	CONTINUOUS
D.	DIA	DIAMETER
	DIM	DIMENSION
	DIST	DISTANCE
	DN.	DOWN
	D.S.	DOWN SPOUT
E.	E	EAST
	EA	EACH
	EL.	ELEVATION
	EQ.	EQUAL
	EQUIP	EQUIPMENT
	EXP	EXPOSED
	EXST'G	EXISTING
	EXT	EXTERIOR
F.	F.D.	FLOOR DRAIN
	F.F.E.	FINISHED FLOOR ELEVATION
	FLD	FIELD
	FLR	FLOOR
	FT	FOOT/FEET
	FTG	FOOTING
G.	GA	GAUGE
	GALV	GALVANIZED
	GYP	GYPSONUM
H.	H	HIGH
	HVAC	HEATING VENTILATION & AIR CONDITIONING
	HD	HARD
	HORZ	HORIZONTAL
I.	IN	INCH/ES
	INSUL	INSULATION
	INT	INTERIOR
J.	JT	JOINT
	JST	JOIST
L.	L	LONG
	L.F.	LINEAL FEET
M.	MAX.	MAXIMUM
	MECH	MECHANICAL
	MIN.	MINIMUM
N.	N	NORTH
	N/A	NOT APPLICABLE
	NE	NORTHEAST
	N.I.C.	NOT IN CONTRACT
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
	NW	NORTHWEST
O.	O.C.	ON CENTER
	OPN'G	OPENING
	OPP	OPPOSITE
	O.S.B.	ORIENTED STRAND BOARD
P.	PLYWD	PLYWOOD
	PT	PAINT
Q.	Q.C.	QUALITY CONTROL
R.	REF	REFERENCE
	REQ'D	REQUIRED
	RM	ROOM
	R.O.	ROUGH OPENING
S.	S	SOUTH
	S.D.	SMOKE DETECTOR
	SE	SOUTHEAST
	SECT	SECTION
	S.F.	SQUARE FEET
	SIM	SIMILAR
	STRUC	STRUCTURE
	SW	SOUTHWEST
T.	THK	THICK
	T.O.	TOP OF
	T.O.F.	TOP OF FOOTING
	TYP	TYPICAL
U.	U.N.O.	UNLESS NOTED OTHERWISE
V.	VERT	VERTICAL
	VFY	VERIFY
	V.T.R.	VENT THROUGH ROOF
W.	W	WEST/WIDE
	WD	WOOD
	WDW	WINDOW

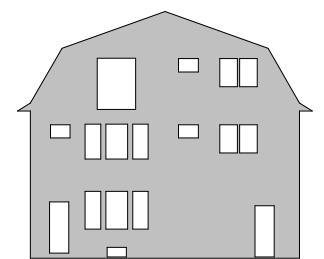
- ZONING DISTRICT: RT2 – TOWNHOUSE RESIDENTIAL DISTRICT
PERMITTED USES: THREE-FAMILY RESIDENCE (Table 66.221)
GENERAL NOTE: ITEMS SHOWN WITH BOLD LETTERS REQUIRE A VARIANCE. REFER TO VARIANCE SUMMARY ON THIS SHEET FOR ADDITIONAL INFORMATION.
- BUILDING DESIGN STANDARDS (Sec. 63.110):
PRIMARY ENTRANCE LOCATION: WITHIN FRONT THIRD.
MINIMUM WINDOW AND DOOR OPENINGS AREA FACING STREET: 15%
MINIMUM TOTAL AREA OF WINDOW AND DOOR OPENINGS: 10%
MATERIALS AND ARCHITECTURAL TREATMENTS USED ON SIDES OF BUILDINGS FACING AN ABUTTING PUBLIC STREET SHOULD BE SIMILAR TO THOSE USED ON PRINCIPAL FACADES.
PROVIDED: **REAR YARD.**
PROVIDED AT NORTH ELEVATION - PORTLAND (FRONT): 17.5%
PROVIDED AT SOUTH ELEVATION - SUMMIT (REAR): 26.0%
PROVIDED AT ALL ELEVATIONS: 20.0% = (250+372+262+262) / (1,431+1,431+1,430+1,430)
- LOT DENSITY AND DIMENSIONAL STANDARDS (Sec. 66.231):
MINIMUM LOT AREA PER UNITS:
EXISTING TRIPLEX: 3x2,500 S.F. = 7,500 S.F.
NEW TOWNHOUSE: 3x2,500 S.F. = 7,500 S.F.
TOTAL REQUIRED = 15,000 S.F.
MINIMUM LOT WIDTH PER UNIT: 46.08 FT EXISTING + 3x20 = 106.08 FT
MAXIMUM NUMBER STORIES: 3
MAXIMUM HEIGHT: 40'-0"
MINIMUM FRONT YARD SETBACK: 25'-0"
MINIMUM SIDE YARD SETBACK: 9'-0"
MINIMUM REAR YARD SETBACK: 25'-0"
OFF-STREET PARKING (Sec. 63.312): 4'-0"
- LOT COVERAGE (Sec. 66.232):
MAXIMUM 35% (= 4,057.55 S.F.)
PROVIDED WITH COVERED PORCH: 38.39% = 4,451.27 S.F. (WITHOUT COVERED PORCH: 34.92% = 4,048.27 S.F.)
- NUMBER OF PRINCIPAL STRUCTURES (Sec 66.241).
MAXIMUM NUMBER: 2
PROVIDED: 2
- OVERHANGS, DECORATIVE DETAILS AND BAY WINDOWS MAY ENCROACH INTO A REQUIRED YARD (Sec. 63.106.d)
MAXIMUM PROJECTION ONTO SIDE YARD= 16" + 9"2" = 34"
MAXIMUM PROJECTION ONTO REAR YARD = 16"+25"2"=66"
AIR CONDITIONING CONDENSERS MAY BE PERMITTED IN REQUIRED SIDE AND REAR YARDS AND NONREQUIRED FRONT YARDS (Sec. 63.106.f).
- BICYCLE PARKING (Sec. 63.210):
SUBSTITUTION FOR REQUIRED MOTOR PARKING. BICYCLE PARKING MAY BE SUBSTITUTED FOR UP TO TEN (10) PERCENT OF MINIMUM OFF-STREET PARKING REQUIREMENTS. FOR THE PURPOSE OF CALCULATING THE SUBSTITUTION, TWO (2) SECURE BICYCLE LOCKERS ARE THE EQUIVALENT TO ONE (1) PARKING SPACE; FOUR (4) SPACES IN A SECURE BICYCLE RACK ARE THE EQUIVALENT OF ONE (1) PARKING SPACE.
- ONE (1) PARKING STALL HAS BEEN SUBSTITUTED BY A FIVE (5) SPACE BICYCLE RACK.
- LOCATION: AT THE FRONT YARD, VISIBLE FROM THE PUBLIC RIGHT OF WAY, AS REQUIRED BY Sec. 63.210-(c)
- MINIMUM REQUIRED OFF-STREET PARKING BY USE (Table. 63.207):
EXISTING TRIPLEX:
- EXST'G UNIT #1: 5 BEDROOMS (KITCHEN, DINING, LIVING ROOM AND BATHROOM NOT INCLUDED IN COUNT) = 6 ROOM UNIT (2 SPACES REQ'D FOR EXISTING UNIT #1)
- EXST'G UNIT #2: 4 BEDROOMS (KITCHEN, DINING, LIVING ROOM AND BATHROOM NOT INCLUDED IN COUNT) = 5 ROOM UNIT (2 SPACES REQ'D FOR EXISTING UNIT #2)
- EXST'G UNIT #3: 1 DEN, 2 BEDROOMS (KITCHEN, DINING, LIVING ROOM AND BATHROOM NOT INCLUDED IN COUNT) = 4 ROOM UNIT (1.5 SPACES REQ'D FOR EXISTING UNIT #3)
NEW TOWNHOUSE:
UNIT #A: 2 BEDROOMS (KITCHEN, DINING ROOM, BATHROOMS, VESTIBULE AND STORAGE NOT INCLUDED IN COUNT) = 3 ROOM UNIT (1.5 SPACES REQ'D FOR NEW UNIT A)
UNIT #B: 2 BEDROOMS (KITCHEN, DINING ROOM, BATHROOMS, VESTIBULE AND STORAGE NOT INCLUDED IN COUNT) = 3 ROOM UNIT (1.5 SPACES REQ'D FOR NEW UNIT B)
UNIT #C: 2 BEDROOMS (KITCHEN, DINING ROOM, BATHROOMS, VESTIBULE AND STORAGE NOT INCLUDED IN COUNT) = 3 ROOM UNIT (1.5 SPACES REQ'D FOR NEW UNIT C)
TOTAL PARKING STALLS REQUIRED = 10
PROVIDED = 8 INCLUDING BICYCLE RACK SUBSTITUTION (4 ON REAR YARD AND 3 WITHIN THE NEW TOWNHOUSE).
- MINIMUM LAYOUT DIMENSIONS (Sec 63.305):
PATTERN WIDTH LENGTH LANE WIDTH
75° - 90° 9'-0" 18'-0" 20'-0"
PROVIDED: PATTERN 90° WIDTH 9'-0" LENGTH 18'-0" LANE WIDTH 27'-5 3/8" (REFER TO SHEET Ci-107 FOR MANOUVERING PATH)
- VISUAL SCREEN FOR OFF-STREET PARKING (Sec. 63.114):
MIN. HEIGHT = 4'-6" MAX. HEIGHT = 6'-6"
PROVIDED: 4'-6"



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (REAR)



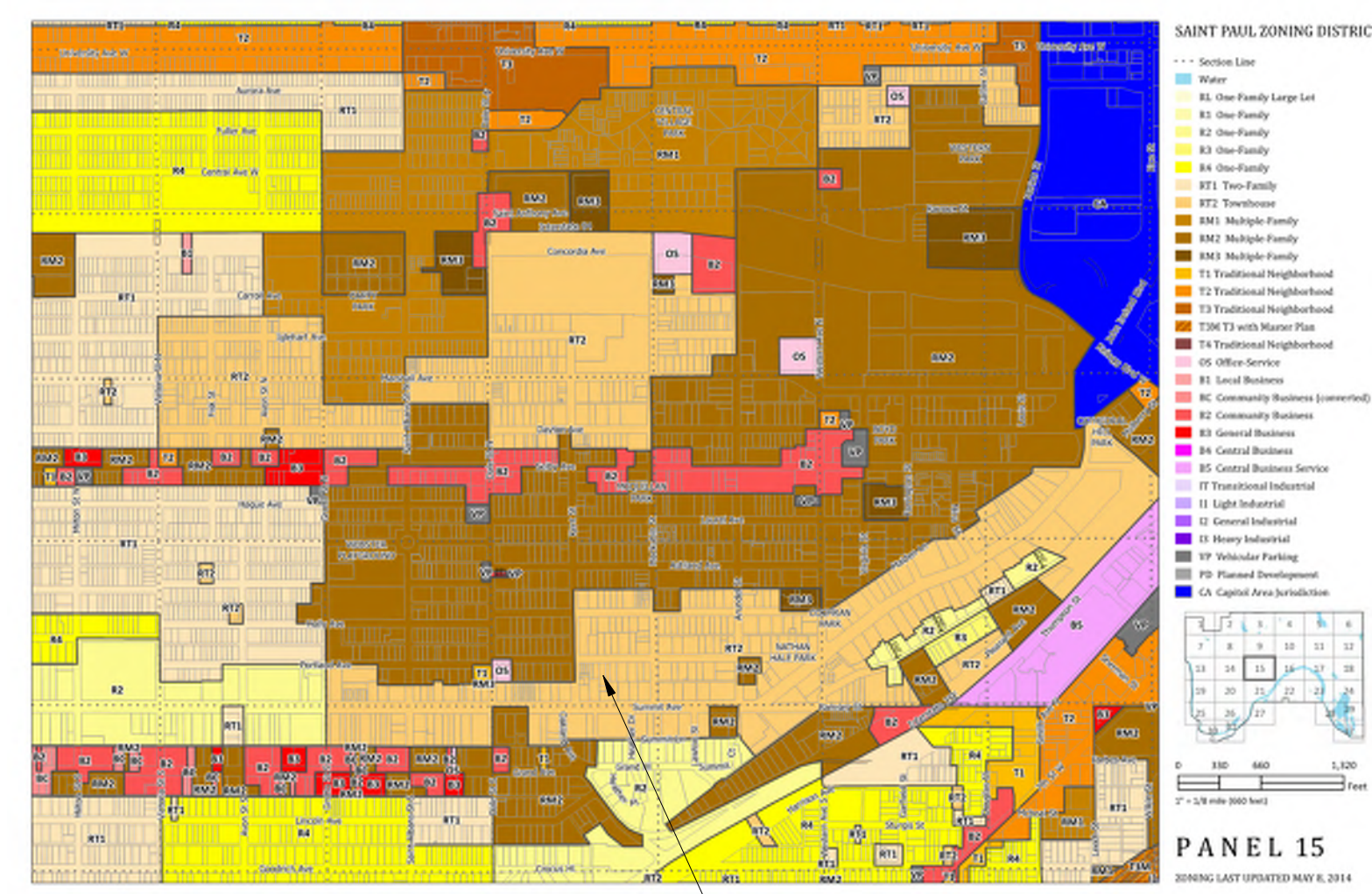
EAST AND WEST ELEV. (SIDES)

FACADE AREA =1,431 S.F.
OPENINGS = 250 S.F.
PERCENTAGE = 17.5%

FACADE AREA =1,431 S.F.
OPENINGS = 372 S.F.
PERCENTAGE = 26.0%

FACADE AREA =1,430 S.F.
OPENINGS = 262 S.F.
PERCENTAGE = 18.3%

- PRIMARY ENTRANCE LOCATION (Sec. 63.110-a):
PRINCIPAL ENTRANCE AND MAIN BUILDING ELEVATION HAS BEEN ORIENTED FACING SOUTH (REAR YARD) FOLLOWING HPC GUIDELINES.
REQUIRED: FRONT THIRD PROVIDED: REAR YARD VARIANCE: REAR YARD
- MINIMUM REQUIRED OFF-STREET PARKING (Sec. 63.207):
THE PARKING STALLS HAVE BEEN MAXIMIZED ON SITE TAKING IN CONSIDERATION TURN RADIUS. A FIVE (5) SPACE BICYCLE RACK HAS BEEN PROVIDED TO INCREASE THE COUNT IN ONE (1) STALL.
REQUIRED: 10 STALLS PROVIDED: 8 STALLS VARIANCE: 2 STALLS
- MINIMUM LOT AREA (Sec. 66.231):
REQUIRED: 15,000 S.F. PROVIDED: 12,493 S.F. VARIANCE: 2,507 S.F.
- MINIMUM LOT WIDTH (Sec. 66.231):
REQUIRED: 106.08 FT. PROVIDED: 46.08 FT. VARIANCE: 60.00 FT
- MINIMUM REAR SETBACK (Sec. 66.231):
THE ADDITION OF A COVERED PORCH ON THE REAR YARD TO COMPLY WITH HPC GUIDELINES EXCEEDS THE ALLOWABLE REAR SETBACK:
REQUIRED: 25'-0" PROVIDED: 15'-0" VARIANCE: 10'-0"
- LOT COVERAGE (Sec. 66.232):
THE ADDITION OF A COVERED PORCH ON THE REAR YARD TO COMPLY WITH HPC GUIDELINES EXCEEDS THE ALLOWABLE COVERAGE FOR THE LOT:
REQUIRED 35% PROVIDED 38.39% VARIANCE: 3.39%



ZONING MAP
1 : 16000

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 Architect under the laws of the state of Minnesota.

Signature: *Carlos R. Perez*
Typed or Printed Name: **CARLOS R. PEREZ**
Date: *8/28/2020* License Number: 051272

S & C
STROLE & COMPANY LLC
of Saint Paul
TEL: 612.636.7056 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.
SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/30/2020
D	HPC APPLICATION	09/14/2020
E	REV #01	09/27/2020

ZONING COMPLIANCE

Project number:	1200-910	Ge-101
Issue Date:	01/20/2020	
Drawn by:	C.P.	Checked by: C.P.
		Scale: As indicated



VIEW 01: 545 SUMMIT AVENUE



VIEW 02: 542 PORTLAND AVENUE REAR



VIEW 03: 533 SUMMIT AVENUE



VIEW 04: 513 SUMMIT AVENUE



VIEW 05: 5 NORTH MACKUBIN STREET



VIEW 06: 502 PORTLAND AVENUE



VIEW 07: 550, 552 & 554 PORTLAND AVENUE



1 BLOCK PLAN
1" = 100'-0"

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Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272

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SITE SURROUNDINGS

Project number: 1200-910	Ge-102	
Issue Date: 01/20/2020		
Drawn by: C.P.	Checked by: C.P.	Scale: As indicated



VIEW 01 - BOULEVARD TREE



VIEW 02 - BOULEVARD TREE



VIEW 03 - BOULEVARD TREE



VIEW 04 - CONC. APRON



VIEW 05: EXISTING CURB



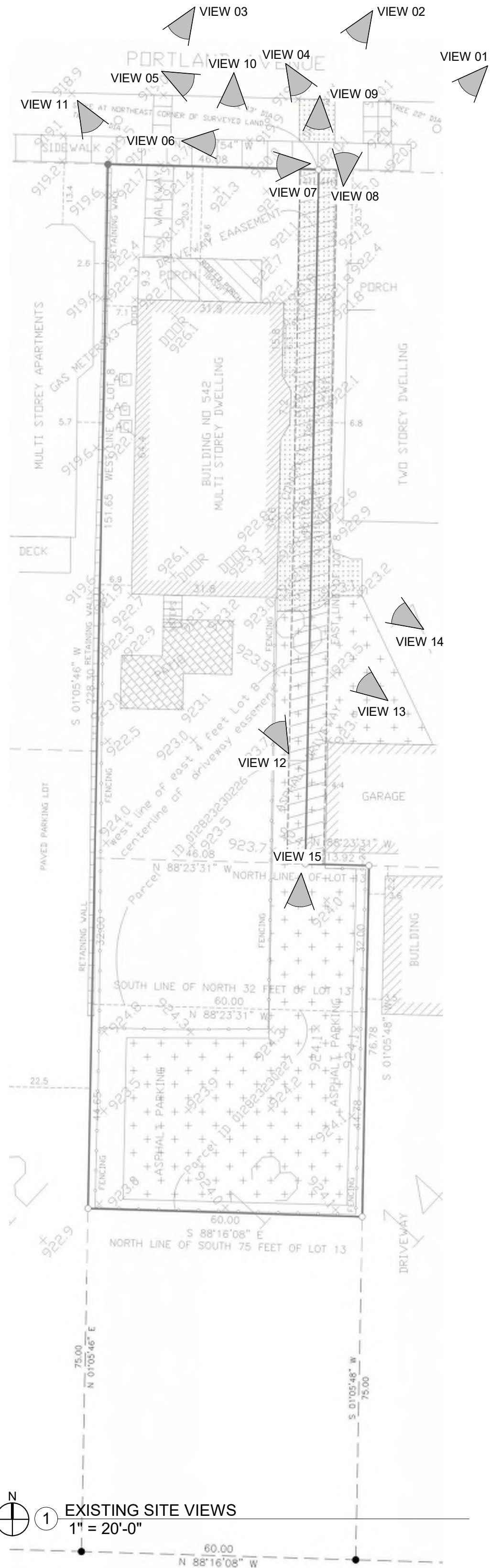
VIEW 06: EXISTING SIDEWALK



VIEW 07: EXISTING SIDEWALK



VIEW 08: EXISTING SIDEWALK



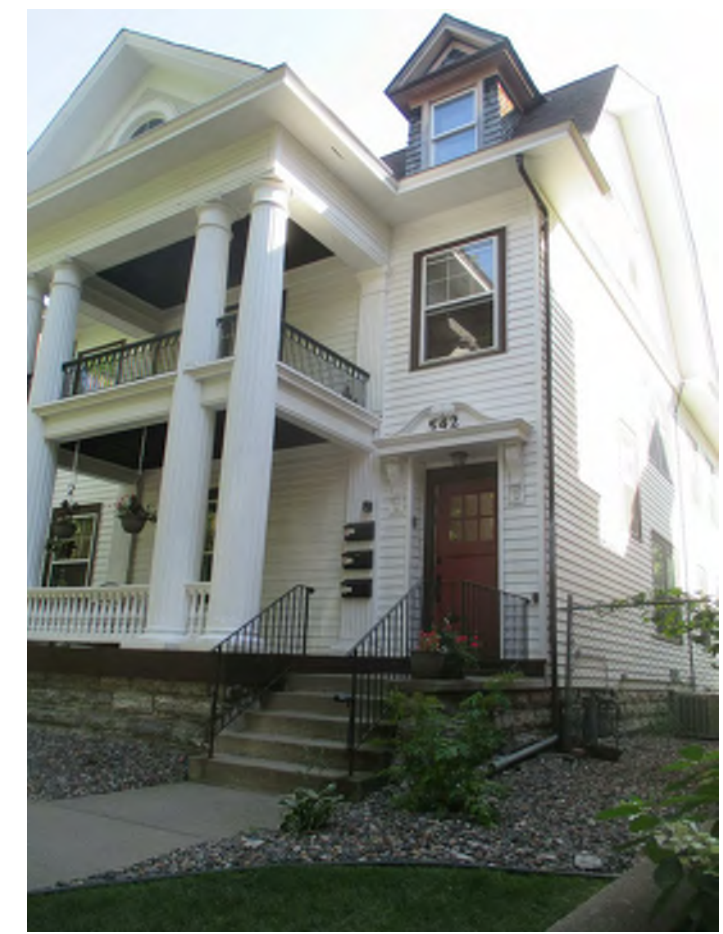
1 EXISTING SITE VIEWS
1" = 20'-0"



VIEW 09: EXISTING TRIPLEX



VIEW 10: EXISTING TRIPLEX



VIEW 11: EXISTING TRIPLEX



VIEW 12: EXISTING TRIPLEX



VIEW 13: EXISTING TRIPLEX



VIEW 14: EXISTING TRIPLEX



VIEW 15: EXISTING REAR YARD

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Signature:

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Rev:	Description:	Date:
A	VARIANCE APPLICATION	08/30/2020
B	HPC APPLICATION	09/14/2020
EXISTING SITE		
Project number:	1200-910	Ge-103
Issue Date:	01/20/2020	
Drawn by:	C.P.	
Checked by:	C.P.	Scale: 1" = 20'-0"

GENERAL NOTES:

REFERENCES:

THE SCOPE OF WORK WITHIN THIS PROJECT SHALL MEET AND BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODES AND STANDARDS LISTED BELOW:

- 2020 MINNESOTA RESIDENTIAL CODE (IRC 2018 WITH MINNESOTA AMENDMENTS - MN RULES CHAPTER 13)
- AN AUTOMATIC SPRINKLER SYSTEMS IN COMPLIANCE WITH IRC SECTION P2904 OR NFPA 13D IS REQUIRED FOR NEW TOWNHOUSES (R313)
- 2020 MINNESOTA ENERGY CODE
- 2015 MINNESOTA PLUMBING CODE
- MINNESOTA ELECTRICAL CODE
- 2020 MINNESOTA ACCESSIBILITY CODE

SCOPE OF WORK:

THE SCOPE OF WORK INCLUDED IN THIS SET OF PLANS PERTAINS TO THE CONSTRUCTION OF A NEW TOWNHOUSE RESIDENCE WITH THREE (3) UNITS, OF APPROXIMATELY 1,850 SQUARE FEET PER UNIT, ON THE REAR YARD OF THE PROPERTY COMMONLY KNOWN AS 542 PORTLAND AVENUE, IN THE CITY OF SAINT PAUL, MN. THE ADDRESS NUMBER FOR THE STRUCTURE WILL BE 540, WITH UNITS A, B & C (FROM WEST TO EAST). THE PROPOSED SITE FALLS UNDER THE HISTORIC HILL DISTRICT AS SHOWN ON THE COVER SHEET MAP AND HAS BEEN SUBMITTED FOR HERITAGE PRESERVATION COMMITTEE APPROVAL. THE EXISTING SITE IS CURRENT DIVIDED INTO TWO (2) PARCELS, WHICH WILL NEED TO BE COMBINED INTO A SINGLE LOT TO BE ABLE TO COMPLY WITH THE CITY ZONING ORDINANCE REQUIREMENTS. REFER TO SHEET Ge-101 FOR ZONING COMPLIANCE SUMMARY.

GENERAL:

1. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL GOVERNING BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES HAVING JURISDICTION.
2. THESE DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS INDICATED ON DIMENSION PLANS, SHOP DRAWINGS, OR ESTABLISHED FIELD DIMENSIONS. WHERE NO DIMENSIONS OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY WITH ARCHITECT PRIOR TO PROCEEDING.
3. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ITEMS. IF ANY DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT EXISTS IN THE FIELD, CONTACT THE ARCHITECT TO DETERMINE COURSE OF ACTION. COMMENCEMENT OF FABRICATION MEANS ACCEPTANCE OF EXISTING CONDITIONS.
4. VERIFY EQUIPMENT REQUIREMENTS FOR ROUGH-IN AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION TO ASSURE THAT PROPER BLOCKING, OPENINGS, AND UTILITY CONNECTIONS ARE PROVIDED.
5. REFER TO SHEET Ge-101 FOR ABBREVIATIONS.

SUBCONTRACTORS RESPONSIBILITIES:

1. SUBCONTRACTORS SHALL THOROUGHLY EXAMINE ALL FACTORS REASONABLY AVAILABLE TO THEM, INCLUDING BUT NOT LIMITED TO THE DRAWINGS, SPECIFICATIONS, ACTUAL SITE CONDITIONS, LOCAL INFORMATION REGARDING SITE HISTORY AND SEASONAL WEATHER CONDITIONS. DATA MAY NOT BE ALL CONCLUSIVE AND IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO FURTHER INVESTIGATE SITE CONDITIONS AS HE DETERMINES NECESSARY.
2. SUBCONTRACTORS ARE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY.
3. SUBCONTRACTORS SHALL KEEP THE CONSTRUCTION AREA FREE AND CLEAR OF DEBRIS. REMOVE TRASH AND DEBRIS FROM CONSTRUCTION AREA DAILY AND DO NOT ALLOW TO ACCUMULATE. COORDINATE WITH GENERAL CONTRACTOR THE STORAGE OF CONSTRUCTION MATERIALS.

PLAN NOTES:

1. GRID LINES DENOTE LOCATION OF CENTER LINE OF COLUMNS.
2. GRID LINES WITH AN "" DENOTES LOCATION OF EXTERIOR FACE OF CONCRETE WALL.
3. INTERIOR WALL DIMENSIONS ARE MEASURED TO CENTER OF STUDS, U.N.O.
4. EXTERIOR WALL DIMENSIONS ARE MEASURED TO FACE OF EXTERIOR FACE OF STUD / CONCRETE WALL, U.N.O.
5. DOOR DIMENSIONS INDICATE ROUGH OPENING AND ARE MEASURED TO CENTER LINE OF DOOR.
6. WINDOW DIMENSIONS INDICATE ROUGH OPENINGS AND ARE MEASURED TO CENTER LINE OF WINDOW.
7. REFER TO WALL TYPE LEGEND IN SHEET Ge-104 FOR WALL CONSTRUCTION.
8. FURNITURE IS SHOWN FOR LAYOUT AND COORDINATION PURPOSES. FURNITURE SHOWN TONED DOWN IS FURNISHED BY THE OWNER (N.I.C.).
9. PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.

SITE PLAN:

1. SLOPE GRADING AWAY FROM NEW FOUNDATION AT A MIN OF 5% INCLINE FOR THE FIRST 10 FEET.
2. NEW BASEMENT ADDITION F.F.E. = 90'-8 1/4". REFER TO CIVIL PLANS FOR SITE ELEVATION CORRESPONDENCE.
3. NEW FIRST LEVEL ADDITION F.F.E. = 100'-0" (TOP OF SUBFLOORING). REFER TO CIVIL PLANS FOR SITE ELEVATION CORRESPONDENCE.

WOOD:

1. WOOD STUDS DIMENSIONS ARE NOMINAL.
2. LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE DECAY RESISTANT OR PRESSURE TREATED.
3. DIMENSIONAL LUMBER SIZING SHOWN ON THESE CONSTRUCTION DOCUMENTS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FINAL SIZES AND SPACING OF LUMBER MEMBERS, INCLUDED BUT NOT LIMITED TO WOOD STUD WALLS, SHEATHING THICKNESS, HEADERS, PLATES AND LINTELS.
4. PRE-ENGINEERED WOOD TRUSS MEMBERS SHOW ON THESE CONSTRUCTION DOCUMENTS ARE FOR REFERENCE ONLY. PRE-ENGINEERED WOOD TRUSS MANUFACTURER TO BE RESPONSIBLE FOR FINAL MEMBER SIZES AND SPACING.
5. TJI'S AND LVL FRAMING MEMBERS SHOW ON THESE CONSTRUCTION DOCUMENTS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FINAL MEMBER SIZES AND SPACING.
6. PROVIDE ENGINEERING DEFERRAL SUBMITTALS AS REQUIRED BY THE A.H.J.
7. SHORE NEW WOOD WALLS AND FRAMING DURING CONSTRUCTION AS REQUIRED.

CONCRETE:

1. ALL CONCRETE FOOTINGS SHOULD BEAR ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE FOUNDATION SIZES SHOWN ON THESE CONSTRUCTION DOCUMENTS ARE FOR REFERENCE ONLY. PROVIDE ENGINEERING DEFERRAL SUBMITTALS AS REQUIRED BY THE A.H.J.
3. INSTALL BOTTOM OF CONCRETE FOUNDATIONS PER GEOTECH RECOMMENDATIONS, AT A MINIMUM OF 42" BELOW FINISHED GRADE, WHICH EVER IS GREATER.
4. PROVIDE 6" GRANULAR FREE DRAINING MATERIAL AND 6ML POLY VAPOR BARRIER BENEATH ALL NEW CONCRETE SLABS BEARING ON GRADE. THE VAPOR BARRIER SHOULD BE PLACED DIRECTLY BENEATH THE SLAB.

MOISTURE AND AIR INFILTRATION:

1. ALL EXTERIOR WINDOWS AND DOORS SHALL BE FLASHED AND SEALED PER WINDOW/DOOR MANUFACTURER'S RECOMMENDATION.
2. INSTALL A RIGID AIR BARRIER BEHIND TUB/SHOWER UNITS THAT ARE LOCATED ON EXTERIOR WALLS (OSB, GYPSUM BOARD, PLYWOOD).
3. PROVIDE MOISTURE-RESISTANT MATERIALS IN SHOWERS (WATER RESISTANT GYPSUM BOARD MAY NOT BE USED OVER VAPOR RETARDER).
4. MECHANICAL VENTILATION REQUIRED FOR INTERIOR BATHROOMS WITHOUT OPERABLE WINDOWS. VENT DIRECTLY TO THE OUTSIDE WITH INSULATED FLEXIBLE TUBING. DAMPER AND BUG SCREEN REQUIRED ON VENT - MINIMUM OF FIVE AIR CHANGES PER HOUR.
5. VENT ATTIC WITH AT LEAST ONE SQUARE FOOT OF VENT FOR EVERY 150 SF. OF ATTIC AREA. ATTIC MAY BE VENTED 1/300 IF 50% OF THE VENTING IS IN THE SOFFIT AND THE REMAINING 50% IS NEAR THE ROOF PEAK.
6. TEST BUILDING AND VERIFY AS HAVING AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR.

STAIRS, RAILINGS AND GUARDRAILS:

1. GUARDRAILS SHALL BE AT LEAST 36" HIGH AND BUILT SO A 4" SPHERE CANNOT PASS THROUGH BALUSTERS.
2. HANDRAILS TO BE MOUNTED AT 34" TO 38" HIGH. PROVIDE 1-1/4" TO 2" DIAMETER, NO CLOSER THAN 1-1/2" FROM WALL.
3. RETURN HANDRAIL ENDS TO WALL.
4. RESIDENTIAL STAIRS TREAD REQUIREMENTS:
 - MAXIMUM RISER HEIGHT 7-3/4".
 - MINIMUM TREAD DEPTH 10".

MISCELLANEOUS:

1. PROVIDE ATTIC ACCESS WITH MIN. OPENING OF 22"x30".
2. PROVIDE A PASSIVE RADON MITIGATION SYSTEM IN COMBINATION WITH INTERIOR BASEMENT DRAIN TILE:
 - INSTALL 4" DRAIN TILE IN 6" FREE DRAINING CLEAN AGGREGATE.
 - INSTALL AND SEAL VAPOR BARRIER ABOVE CLEAN AGGREGATE.
 - SEAL ALL SLAB PENETRATIONS AND EDGES.
 - PROVIDE 3" DIAMETER PVC PIPE VENTING STRAIGHT UP THROUGH THE ROOF (REFER TO FLOOR PLAN FOR LOCATION).

WALL TYPES:

- A4:-----
- 1/2" GYPSUM BOARD (SUBSTITUTE WITH 1/2" CEMENT BOARD AT SHOWER LOCATIONS)
- 2"x4" WOOD STUDS AT 16" O.C. - PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE
- 1/2" GYPSUM BOARD (SUBSTITUTE WITH 1/2" CEMENT BOARD AT SHOWER LOCATIONS)
- A6:-----
- 1/2" GYPSUM BOARD (SUBSTITUTE WITH 1/2" CEMENT BOARD AT SHOWER LOCATIONS)
- 2"x6" WOOD STUDS AT 16" O.C. - PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE
- 1/2" GYPSUM BOARD (SUBSTITUTE WITH 1/2" CEMENT BOARD AT SHOWER LOCATIONS)
- C8:-----
- AT WALLS IN DIRECT CONTACT WITH INTERIOR BASEMENT SPACES PROVIDE:
 - DRAINAGE COMPOSITE WITH UV PROTECTIVE COATING ABOVE GRADE (REFER TO WALL SECTIONS)
 - 2" RIGID INSULATION
 - WATER PROOFING
 - 8" REINFORCED CONCRETE WALL (REFER TO STRUCTURAL DRAWINGS FOR REBAR INFO)
- C10:-----
- 10" REINFORCED CONCRETE WALL (REFER TO STRUCTURAL DRAWINGS FOR REBAR INFO)
- E7:-----
- LP-SMART SIDING (REFER TO ELEVATIONS FOR TYPE)
- BUILDING WRAP PAPER
- 1/2" OSB
- 2"x6" WOOD STUDS AT 16" O.C. WITH CLOSED CELL FOAM INSULATION (R-20) - PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE
- 1/2" GYPSUM BOARD (SUBSTITUTE WITH 1/2" CEMENT BOARD AT SHOWER LOCATIONS)
- F2:-----
- 1/2" GYPSUM BOARD
- 2"x4" WOOD STUDS AT 16" O.C. (PARALLEL TO WALL BEING FURRED) - PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE
- CLOSED FOAM INSULATION AT EXTERIOR WALLS (R-20)
- 1" GAP
- OTHER WALL TYPE
- F4:-----
- 1/2" GYPSUM BOARD
- 2"x4" WOOD STUDS AT 16" O.C. (PERPENDICULAR TO WALL BEING FURRED) - PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE
- CLOSED FOAM INSULATION AT EXTERIOR WALLS (R-20)
- 1" GAP
- OTHER WALL TYPE
- F11 (UL Des 336):-----
- 5/8" GYPSUM BOARD
- 2"x4" WOOD STUDS AT 16" O.C. (PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE)
- BATT ACOUSTIC INSULATION
- 3/4" CAVITY
- (2) LAYERS OF 1" GYPSUM BOARD LINER
- 3/4" CAVITY
- 2"x4" WOOD STUDS AT 16" O.C. (PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE)
- 5/8" GYPSUM BOARD
- M4:-----
- 5/8" GYPSUM BOARD
- 2"x4" WOOD STUDS AT 16" O.C. (PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE)
- MECHANICAL CHASE (VERIFY SIZE WITH MECHANICAL VENDOR)
- M6:-----
- 5/8" GYPSUM BOARD
- 2"x6" WOOD STUDS AT 16" O.C. (PROVIDE TREATED WOOD PLATE WHEN IN DIRECT CONTACT WITH CONCRETE)
- MECHANICAL CHASE (VERIFY SIZE WITH MECHANICAL VENDOR)
- S6:-----
- 2"x6" WOOD STUDS AT 16" O.C. ON 6"x6" TREATED PLATE

ALTERNATES:

PROVIDE "ADD" ALTERNATE PRICING FOR THE FOLLOWING ITEMS:

- A. FINISHING BASEMENT FURRING WALLS SHOWN DASHED. PROVIDE 2"x FRAMING AND 1/2" GYPSUM BOARD ON WALLS AROUND STAIRS AS PART OF BASE BID (REFER TO SHEET Ar-110).
- B. FUTURE UTILITY SINK PLUMBING ROUGH-IN (REFER TO KEYNOTE #10 ON SHEET Ar-110).
- C. BUILT-IN BENCH AND COAT HUNGER (REFER TO KEYNOTE #10 ON SHET Ar-111).
- D. BUILT-IN BENCH (REFER TO KEYNOTE #11 ON SHEET Ar-111).
- E. BUILT-IN LOWER AND UPPER CABINET (REFER TO KEYNOTE #15 ON SHEET Ar-111).
- F. 14" SOLAR TUNNEL TUBULAR SKYLIGHT (VELUX WITH FLEXIBLE TUBING OR APPROVED EQUAL) (REFER TO KEYNOTE #8 ON SHEET Ar-113 & KEYNOTE #09 ON SHEET Ar-114).



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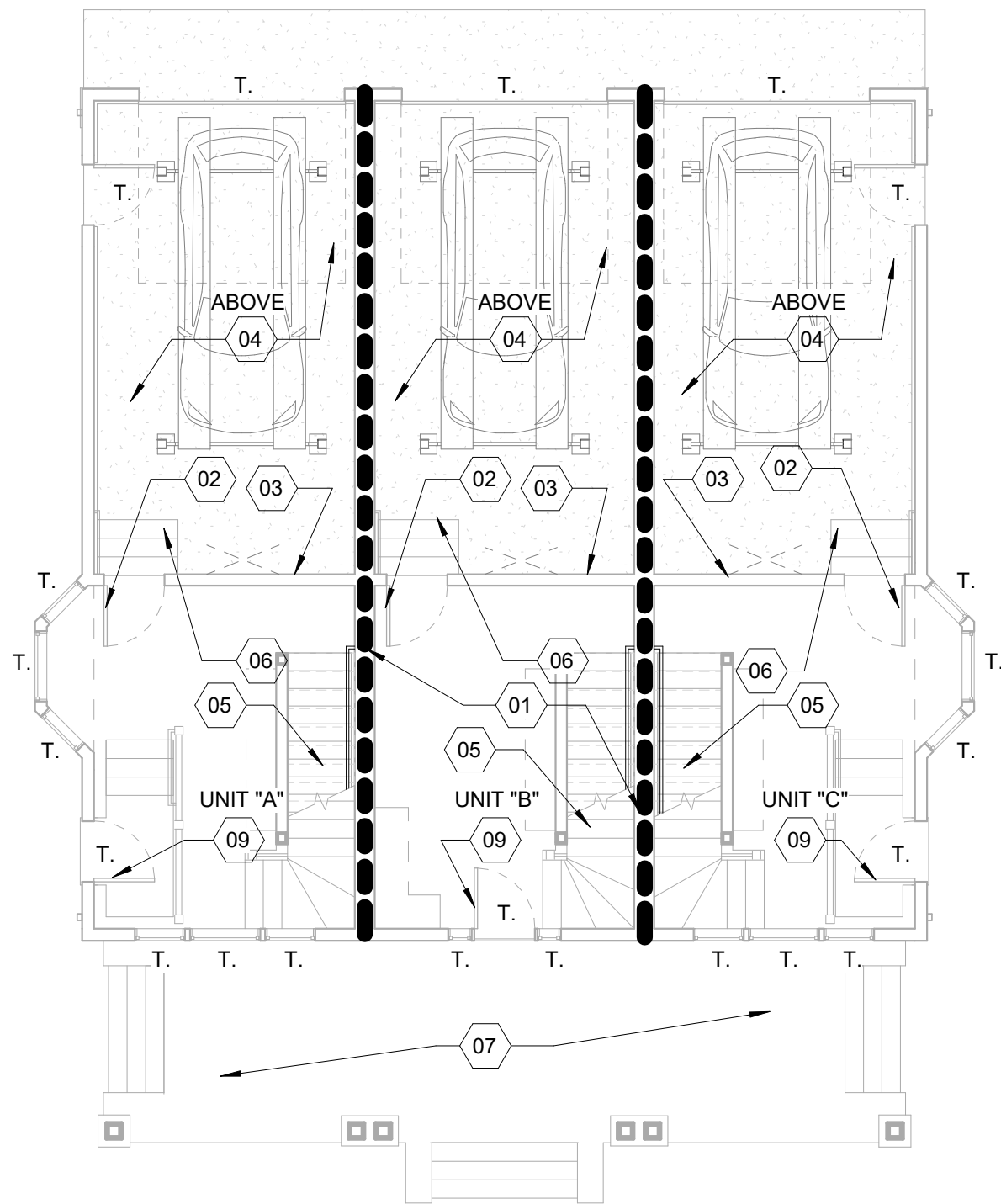
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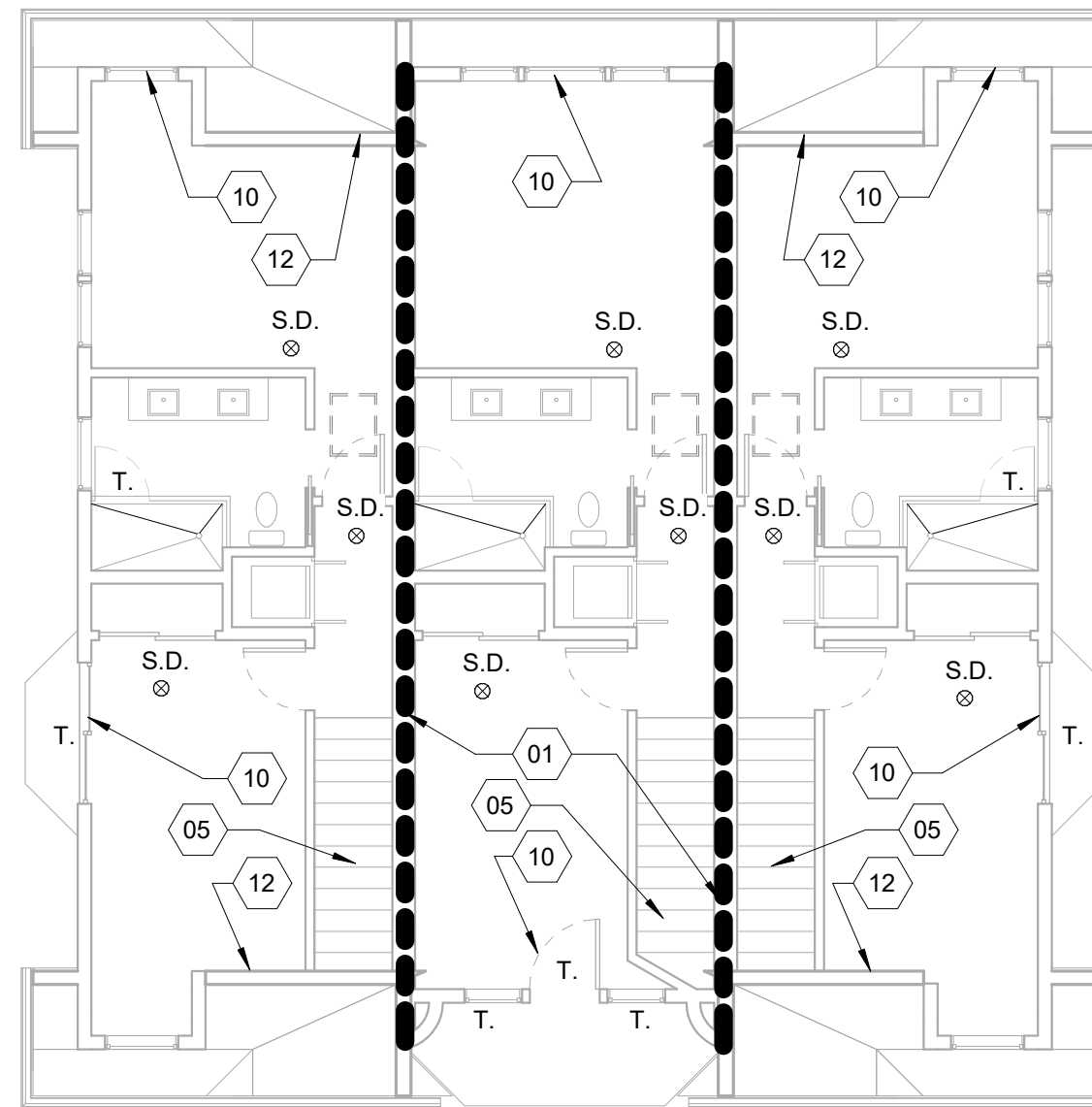
Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

GENERAL NOTES

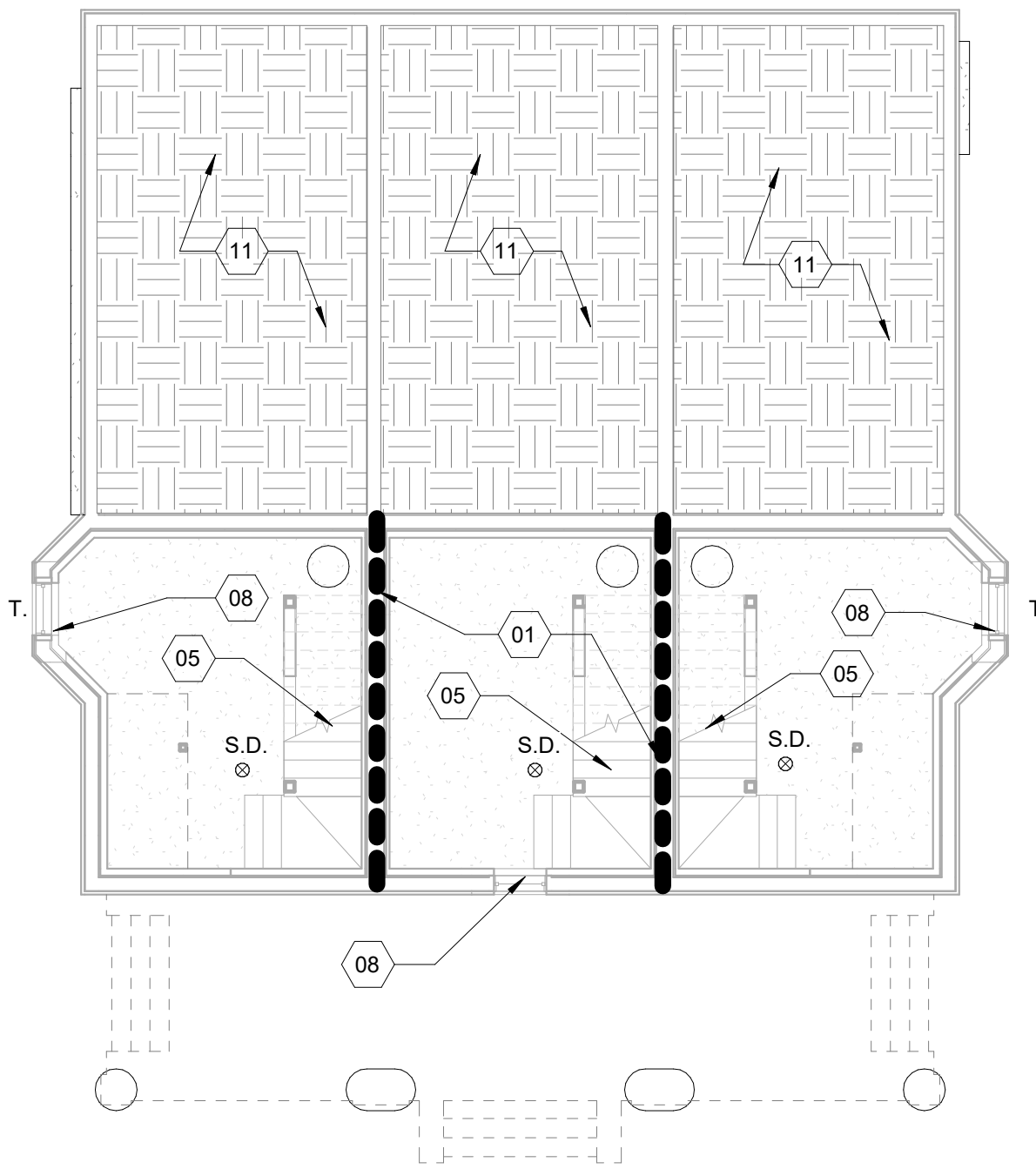
Project number:	1200-910	Ge-104			
Issue Date:	01/20/2020				
Drawn by:	C.P.	Checked by:	C.P.	Scale:	1/4" = 1'-0"



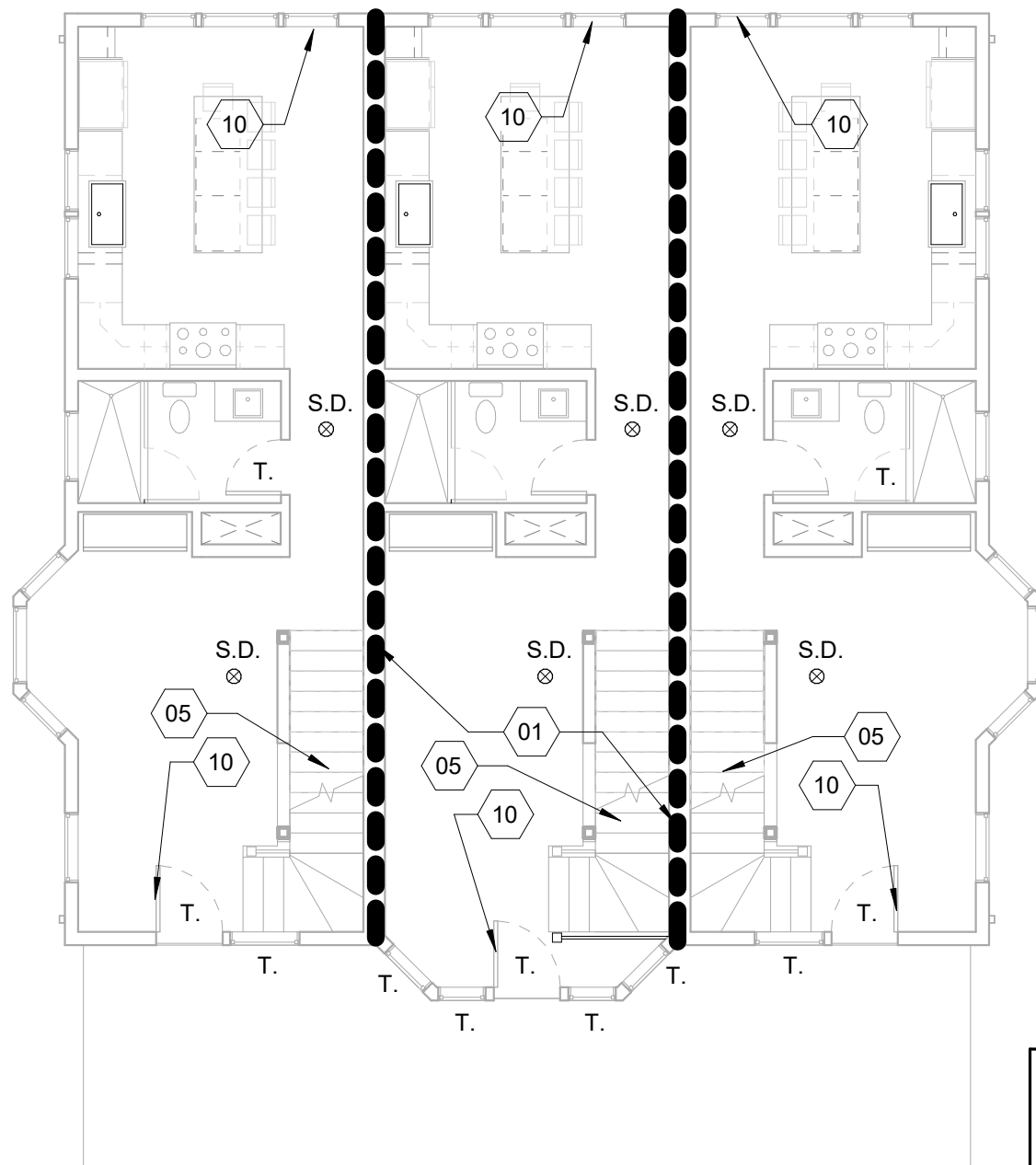
② 1ST LEVEL - FLOOR PLAN
1/8" = 1'-0"



④ 3RD LEVEL - LIFE SAFETY PLAN
1/8" = 1'-0"



① BASEMENT LEVEL - LIFE SAFETY PLAN
1/8" = 1'-0"



③ 2ND LEVEL - LIFE SAFETY PLAN
1/8" = 1'-0"

LEGEND:

S.D.	SMOKE/ CARBON MONOXIDE DETECTOR
T.	TEMPERED GLASS

GENERAL NOTES:

- ALL THREE DWELLING UNITS TO BE EQUIPPED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH IRC SECTION P2904 OR NFPA 13D. REFER TO GENERAL SHEETS CODE ANALYSIS FOR ADDITIONAL LIFE SAFETY REQUIREMENTS AND INFORMATION, INCLUDING BUT NOT LIMITED TO PENETRATIONS, FIRE STOPPING AND DRAFT STOPPING.
- ALL CEILINGS TO BE CONSTRUCTED WITH 5/8" TYPE X GYPSUM BOARD.
- REFER TO ENLARGED FLOOR PLANS FOR LOCATION OF SMOKE AND CARBON MONOXIDE DETECTORS. COORDINATE IN FIELD FINAL LOCATION WITH BUILDING INSPECTOR.
- EXTERIOR WALLS ARE NOT REQUIRED TO BE RATED.
- EXTERIOR OPENINGS ARE NOT REQUIRED TO BE PROTECTED BASED ON FIRE SEPARATION DISTANCE.

LIFE SAFETY PLAN KEY NOTES:

1. TWO (2) 1-HOUR SEPARATION WALLS IN COMPLIANCE WITH R302.2.1 SHOWN DASHED. EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING (UL Des 336) - REFER TO FIRE-RATED PARTITION DETAILS ON PAGE Ar-500
2. 20 MIN. RATED GARAGE DOOR.
3. PROVIDE (1) LAYER OF 5/8" TYPE X GYPSUM BOARD ON GARAGE SIDE WALLS ADJACENT TO THE RESIDENCE.
4. PROVIDE (1) LAYER OF 5/8" TYPE X GYPSUM BOARD ON GARAGE CEILING BELOW RESIDENCE.
5. PROVIDE (1) LAYER OF 5/8" TYPE X GYPSUM BOARD BELOW STAIRS STRINGLERS.
6. PROVIDE ONE DRY SPRINKLER HEAD WITHIN FIVE (5) FEET OF THE GARAGE DOOR INTO THE DWELLING UNIT.
7. PROVIDE DRY SPRINKLER HEADS UNDERNEATH FRONT PORCH AT A RATE OF ONE (1) HEAD PER EVERY TWENTY (20) LINEAL FEET.
8. AN EGRESS WINDOW IS NOT REQUIRED FOR THE BASEMENT MECHANICAL ROOM.
9. EGRESS DOOR (ONE REQUIRED PER UNIT).
10. RESCUE OPENING.
11. UNEXCAVATED AREA BELOW GARAGE CONCRETE SLAB.
12. 5' HIGH KNEE WALL (FIELD VERIFY).



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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

LIFE SAFETY PLAN

Project number:	1200-910	Ge-105
Issue Date:	01/20/2020	
Drawn by:	C.P.	Scale: 1/8" = 1'-0"
Checked by:	C.P.	

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 Architect under the laws of the state of Minnesota.

Signature:
 Typed or Printed Name: **CARLOS R. PEREZ**
 Date: **SEP 14, 2020** License Number: 051272

2020 MN RESIDENTIAL CODE SUMMARY:

CHAPTER 3 - BUILDING PLANNING

SECTION R300 – CLASSIFICATION

OCCUPANCY CLASSIFICATION (R300.1):
IRC-3 TOWNHOUSE: (NUMBER OF UNITS = 3)

SECTION R301 – DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA (R301.2): BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THIS CODE AS LIMITED BY THE PROVISIONS OF THIS SECTION. ADDITIONAL CRITERIA SHALL ESTABLISHED BY THE LOCAL JURISDICTION AND SET FORTH IN TABLE R301.2(1).

CLIMATE AND GEOTRAPHIC DESIGN CRITERIA (TABLE 301.2(1)):

ROOF SNOW LOAD ^f	WIND DESIGN		SEISMIC DESIGN CATEGORY ⁱ	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^j	AIR FREEZING INDEX ^k	MEAN ANNUAL TEMP ^l
	Speed ^d (mph)	Topographic effects ^e		Weathering ^a	Frost line depth ^b	Termites ^c					
$p_s = 0.7 \cdot p_g$	115	Yes	A	Severe	See MFR part 1303.1600	See Footnote "c"	See MFR Chapter 1322	Yes	See MFR Chapter 1335	See Table R403.3(2)	See Footnote "J"

For SF: 1 pound per square foot = 0.0479 kPa; 1 mile per hour = 0.447 m/s.

- Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate," or "severe," for concrete as determined from the Weathering Probability Map Figure R301.2(4). The grade of masonry units shall be determined from ASTM C94, C55, C62, C73, C90, C129, C145, C216 or C652.
- See Minnesota Rules, part 1303.1600, Footing Depth for Frost Protection, to verify whether the county requires Zone I or Zone II frost protection.
- The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- See wind speed map Figure R301.2(5)A, Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- See Minnesota Rules, Chapter 1322, Climate Data Design Conditions, to verify by city.
- The ground snow loads to be used in determining the design snow loads for buildings and other structures are given in Minnesota Rules, part 1303.1700, Ground Snow Load to verify by county. The roof snow load is a uniform load on the horizontal projection of the roof.
- See Minnesota Rules, Chapter 1335, Flood Proofing Regulations.
- In accordance with Sections R505.1.2, R505.2.7, R505.4.3.1, R505.5.3.1, R505.6.3.1, R505.7.3.1 and R505.8.3.1, where there has been a history of local damage from the effects of ice damming.
- The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/sites/default/files/attachments/Air-Freezing-Index-Return-Periods-and-Associated-Probabilities.pdf.
- The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Average Mean Temperature Index" at www.ncdc.noaa.gov/sites/default/files/attachments/Air-Freezing-Index-Return-Periods-and-Associated-Probabilities.pdf.
- In accordance with Section R301.2.1.5.
- Assigned to allow the application of the least restrictive topographic provisions of the code.

SECTION R302 – FIRE-RESISTANT CONSTRUCTION

EXTERIOR WALLS (R302.1): CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE 302.1(1).

EXCEPTIONS:

- WALLS, PROJECTIONS, OPENINGS OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.

TABLE R302.1(2): EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLER

EXTERIOR WALL ELEMENT:	MIN. FIRE-RESISTANCE RATING	MIN. FIRE SEPARATION DISTANCE
WALLS - NOT FIRE RATED	0 HOURS	3 FEET
PROJECTIONS - NOT FIRE-RESISTANCE RATED	0 HOURS	2 FEET
OPENINGS IN WALLS - UNLIMITED	0 HOURS	3 FEET
PENETRATIONS - ALL	NONE REQUIRED	3 FEET

COMPLIANCE NOTE: EXTERIOR WALL ELEMENTS COMPLY WITH THE MINIMUM SEPARATION REQUIREMENTS NOTED ON TABLE R302.1(1) AND DO NOT NEED TO FIRE-RESISTANCE RATED.

TOWNHOUSES (R302.2): WALLS SEPARATING TOWNHOUSES UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.1 OR R302.2.2.

DOUBLE WALLS (R302.2.1): EACH TOWNHOUSE SHALL BE SEPARATED BY TWO 1-HOUR FIRE-RESISTANCE WALL ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3. OF THE INTERNATIONAL BUILDING CODE.

COMPLIANCE NOTE: EACH TOWNHOUSE IS SEPARATED BY A DOUBLE WALL COMPLYING WITH R302.2.1.

CONTINUITY (R302.3.2): THE FIRE-RESISTANCE-RATED WALL OR ASSEMBLY SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, ROOF DECK, OR ROOF SLAB. THE FIRE-RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY, INCLUDING WALL EXTENSIONS THROUGH AND SEPARATING ATTACHED ENCLOSED ACCESSORY STRUCTURES. THE SEPARATION SHALL EXTEND THROUGH ENCLOSED SOFFITS, OVERHANGS, AND SIMILAR PROJECTIONS.

STRUCTURAL INDEPENDENCE (R302.2.6): EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT.

EXCEPTIONS:

- FOUNDATIONS SUPPORTING EXTERIOR WALLS OR COMMON WALLS.
- STRUCTURAL ROOF AND WALL SHEATHING FROM EACH UNIT FASTENED TO THE COMMON WALL FRAMING.
- NONSTRUCTURAL WALL AND ROOF COVERINGS.
- FLASHING AT TERMINATION OF ROOF COVERING OVER COMMON WALL.

SOUND TRANSMISSION (R302.2.7): TOWNHOUSES CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2 SHALL COMPLY WITH THE SOUND TRANSMISSION REQUIREMENTS OF IRC APPENDIX K.

DWELLING UNIT RATED PENETRATIONS (R302.4): PENETRATIONS OF WALL OR FLOOR-CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION.

THROUGH PENETRATIONS (R302.4.1): THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.

- FIRE-RESISTANCE-RATED ASSEMBLY (R302.4.1.1): PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
- PENETRATION FIRESTOP SYSTEM (R302.4.1.2): PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A POSITIVE PRESSURE DIFFERENTIAL OF NOT LESS THAN 0.01 INCH OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR-CEILING ASSEMBLY PENETRATED.

MEMBRANE PENETRATIONS (R302.4.2): MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING SHALL NOT BE REDUCED.

EXCEPTIONS:

- MEMBRANE PENETRATIONS OF NOT MORE THAN 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THAT THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED FOLLOWING R302.4.2-EXCEPTION 1.
- MEMBRANE SEPARATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIALS PROVIDED THAT THE BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND AREA INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH UNLESS LISTED OTHERWISE. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED FOLLOWING R302.4.2-EXCEPTION 2.
- THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER PROVIDED THAT IT IS COVERED BY A METAL ESCUTCHEON PLATE.
- CEILING MEMBRANE PENETRATIONS BY LISTED LUMINAIRES OR BY LUMINAIRES PROTECTED WITH LISTED MATERIALS THAT HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTION INCLUDED IN THE LISTING.

DWELLING-GARAGE OPENING AND PENETRATION PROTECTION (R302.5): OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3

OPENING PROTECTION (R302.5.1): OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.

COMPLIANCE NOTE: A 20-MINUTE FIRE-RATED DOORS IS PROVIDED BETWEEN GARAGE AND DWELLING UNIT.

DUCT PENETRATION (R302.5.2): DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM OF 26 GAGE SHEET METAL OR OTHER APPROVED MATERIALS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

OTHER PENETRATIONS (R302.5.3): PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11.

DWELLING-GARAGE FIRE SEPARATION (R302.6): THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5.

SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side. Vertical separation between the garage and the residence attic shall extend to the roof sheathing or rafter blocking.
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent.
Structural members supporting floor/ceiling assemblies or garage ceiling used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent applied to the garage side of structural members supporting the floor/ceiling assemblies or garage ceiling. Structural members include, but are not limited to: walls, columns, beams, girders, and trusses.
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

UNDER-STAIR PROTECTION (R302.7): ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

COMPLIANCE NOTE: 5/8" TYPE X GYPSUM BOARD TO BE PROVIDED UNDER-STAIR SURFACE.

FIREBLOCKING (R302.11): IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL DRAFT OPENINGS AND TO FORM AND EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL THAT RESISTS THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENT.

FIREBLOCKING MATERIALS (R302.11.1): EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 1, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

- TWO-INCH NOMINAL LUMBER.
- ONE-HALF-INCH GYPSUM BOARD
- ONE-QUARTER-INCH CEMENT-BASED MILLBOARD.
- BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.

BATTS OR BLANKETS OF MINERAL OR GLASS FIBER (R302.11.1.1): BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

UNFACED FIBERGLASS (R302.11.1.2): UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

DRAFTSTOPPING (R302.12): IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

- CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
- FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

COMPLIANCE NOTE: CONCEALED SPACES, BOTH AT ATTIC AND FLOOR TRUSS CONSTRUCTION, DO NOT EXCEED 1,000 SQUARE FEET PER UNIT - DRAFTSTOPPING IS NOT PROVIDED.

FIRE PROTECTION OF FLOORS (R302.13): FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2 INCH GYPSUM WALLBOARD MEMBRANE, 5/8 INCH WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKER, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

COMPLIANCE NOTE: ALL CEILINGS TO BE PROVIDED WITH 5/8" GYPSUM WALL BOARD.

SECTION R303 – LIGHT, VENTILATION AND HEATING


HABITABLE ROOMS (R303.1): HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA (ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVER OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CON THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATE

EXCEPTIONS:

- THE GLAZED AREAS NEED NOT TO BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1505.
- THE GLAZED AREAS NEED NOT TO BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AND AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR AREA ENCLOSED ONLY BY INSECT SCREENING.

ADJOINING ROOMS (R303.2): FOR THE PURPOSE OF DETERMINING LIGHT AND VENTILATION REQUIREMENTS, ROOMS SHALL BE CONSIDERED TO BE A PORTION OF AN ADJOINING ROOM WHERE NOT LESS THAN ONE-HALF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDED AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM AND NOTES THAN 25 SQUARE FEE.

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 Architect under the laws of the state of Minnesota.

Signature: 

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272



NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.

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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

CODE ANALYSIS

Project number: 1200-910	Ge-106	
Issue Date: 01/20/2020		
Drawn by: C.P.	Checked by: C.P.	Scale: 1/4" = 1'-0"

2020 MN RESIDENTIAL CODE SUMMARY (CONTINUATION):

BATH ROMS (R303.3): BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET ONE-HALF OF WHICH SHALL BE OPENABLE.
 EXCEPTION: THE GLAZED AREA SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM IS PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1505. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

INTERIOR STAIRWAY ILLUMINATION (R303.7): INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
 EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHT IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION (R303.8): EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY.

REQUIRED GLAZED OPENINGS (R303.9): REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING.
 EXCEPTIONS:
 1. REQUIRED GLAZED OPENINGS THAT FACE INTO A ROOFED PORCH WHERE THE PORCH ABUTS A STREET, YARD OR COURT AND THE LONGER SIDE OF THE PORCH IS NOT LESS THAN 65 PERCENT UNOBSTRUCTED AND THE CEILING HEIGHT IS NOT LESS THAN 7 FEET.
 2. EAVE PROJECTIONS SHALL NOT BE CONSIDERED AS OBSTRUCTING THE CLEAR OPEN SPACE OF A YARD OR COURT.
 3. REQUIRED GLAZED OPENINGS THAT FACE INTO THE AREA UNDER A DECK, BALCONY, BAY OR FLOOR CANTILEVER WHERE A CLEAR VERTICAL SPACE OF NOT LESS THAN 36 INCHES IN HEIGHT IS PROVIDED.

SECTION R304 – MINIMUM ROOM AREAS

MINIMUM ROOM AREA (R304.1): HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.
 EXCEPTION: KITCHENS.

MINIMUM DIMENSIONS (R304.2): HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION.
 EXCEPTION: KITCHENS.

HEIGHT EFFECT ON ROOM AREA (R304.3): PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET OR A FURRED CEILING MEASURING LESS THAN 7 FEET FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

SECTION R305 – CEILING HEIGHT

MINIMUM HEIGHT, NEW BUILDINGS (R305.1): HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. THE REQUIRED HEIGHT SHALL BE MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
 EXCEPTIONS:
 1. FOR ROOMS WITH SLOPPED CEILINGS, AT LEAST 50 PERCENT OF THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF AT LEAST 7 FEET AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF NOT LESS THAN 5 FEET.
 2. BATHROOMS SHALL HAVE A CEILING HEIGHT OF 6 FEET 8 INCHES ABOVE A MINIMUM AREA 30 INCHES BY 30 INCHES AT THE SHOWERHEAD.

BASEMENTS, NEW BUILDINGS (R305.1.1): PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES.
 EXCEPTIONS: BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTION MAY PROJETO WITHIN 6 FEET 4 INCHES OF THE FINISHED FLOOR.

SECTION R306 – SANITATION

TOILET FACILITIES (R306.1): EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.
 KITCHEN (R306.2): EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

SEWAGE DISPOSAL (R306.3): PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.

WATER SUPPLY TO FIXTURES (R306.4): PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 – TOILET, BATH AND SHOWER SPACES

SPACE REQUIRED (R307.1): PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714, MINNESOTA PLUMBING CODE.

SECTION R308 – GLAZING

HAZARDOUS LOCATIONS (R308.4): THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.
 GLAZING IN DOORS (R308.4.1): GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

GLAZING ADJACENT TO DOORS (R308.4.2): GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

- WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
- WHERE THE GLAZING IN ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

GLAZING IN WINDOWS (R308.4.3): GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
- THE BOTTOM LEDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

GLAZING ADJACENT TO STAIRS AND RAMPS (R308.6.4): GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION.

GLAZING ADJACENT TO THE BOTTOM STAIR LANDING (R308.4.7): GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHING A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.

SECTION R309 – GARAGE AND CARPORTS

FIRE SPRINKLER (R309.5): ATTACHED GARAGES OF TWO-FAMILY DWELLINGS AND TOWNHOUSES SHALL BE PROTECTED BY FIRE SPRINKLERS AND INSTALLED IN COMPLIANCE WITH SECTION R313.3.

SECTION R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED (R310.1): BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY EGRESS AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. EMERGENCY ESCAPE AND RESCUE SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

- EXCEPTIONS:
- STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET.

COMPLIANCE NOTE: THE PROPOSED BASEMENT IS USED AS MECHANICAL ROOM AND DOES NOT EXCEED 200 SQUARE FEET – EMERGENCY ESCAPE AND RESCUE OPENING IS NOT PROVIDED AT THE BASEMENT LEVEL.

EMERGENCY ESCAPE AND RESCUE OPENINGS (R310.2): EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

MINIMUM OPENING AREA (R310.2.1): EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
 EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

WINDOW SILL HEIGHT (R310.2.2): WHERE A WINDOW IS PROVIDED AS AN EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

SECTION R311 – MEANS OF EGRESS

MEANS OF EGRESS (R311.1): DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MANS OF EGRESS SHALL BE PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

COMPLIANCE NOTE: EGRESS TRAVEL TO THE REQUIRED EGRESS DOOR DOES NOT TRAVEL THROUGH GARAGE.

EGRESS DOOR (R311.2): NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FLOOR AND LANDINGS AT EXTERIOR DOORS (R311.3): THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSIONS OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL.

FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS (R311.3.1): LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.
 EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

HALLWAYS (R311.6): THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET.

STAIRWAYS (R311.7):

STAIRWAYS SERVING DWELLINGS OR ACCESSORY STRUCTURES (R311.7.1.1): A; STAIRWAYS SERVING DWELLING OR ACCESSORY STRUCTURE, OR ANY PART THEREOF, SHALL COMPLY WITH THIS SECTION. THIS SHALL INCLUDE EXTERIOR STAIRS FROM A DWELLING OR GARAGE TO GRADE AND THOSE STAIRS SERVING DECKS, PORCHES, BALCONIES, SUN ROOMS, AND SIMILAR STRUCTURES.

- EXCEPTIONS:
- STAIRS SERVING ATTICS OR CRAWL SPACES.
 - STAIRS THAT ONLY PROVIDE ACCESS TO PLUMBING, MECHANICAL, OR ELECTRICAL EQUIPMENT.

WIDTH (R311.7.1.2): STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDING, SHALL BE NOT LESS THAN 31-1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
 HEADROOM (R311.7.2): THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THE PORTION OF THE STAIRWAY.

HEADROOM (R311.7.2): THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THE PORTION OF THE STAIRWAY.

VERTICAL RISE (R311.7.3): A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES BETWEEN FLOOR LEVELS OR LANDINGS. STAIR TREADS AND RISERS (R311.7.5): STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENT OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

RISERS (R311.7.5.1): THE RISER SHALL BE NOT MORE THAN 7-3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.

TREADS (R311.7.5.2): THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED TO THE SMALLEST BY MORE THAN 3/8 INCH.

NOSINGS (R311.7.5.3): NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH OR A BEVEL NOT GREATER THAN 1/2 INCH. A NOSING PROJECTION NOT LESS THAN 3/4 INCH AND NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH WITHIN A STAIRWAY.

EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.

LANDINGS FOR STAIRWAYS (R311.7.6): THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHAL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES.

EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.

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 Architect under the laws of the state of Minnesota.
 Signature: _____
 Typed or Printed Name: **Carlos R. Perez**
 Date: **SEP 14, 2020** License Number: 051272



NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102



SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020
CODE ANALYSY - CONT.		
Project number:	1200-910	Ge-107
Issue Date:	01/20/2020	
Drawn by:	C.P.	Checked by: C.P.
		Scale: 1/4" = 1'-0"

2020 MN RESIDENTIAL CODE SUMMARY (CONTINUATION):

HANDRAILS (R311.7.8): HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT (R311.7.8.1): HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

GRIP SIZE (R311.7.8.5): REQUIRED HANDRAILS SHALL BE OF ON FO THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY. 1. TYPE I: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES.

SECTION R312 - GUARDS AND WINDOW FALL PROTECTION

GUARDS (R312.1): GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R321.1.4. WHERE REQUIRED (R321.1.1): GUARDS SHALL BE LOCATED ALONG THE OPEN SIDES OF FLOORS, STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW.

HEIGHT (R312.1.2): REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING NOSINGS.

- EXCEPTIONS: 1. GUARDS ON THE OPEN SIDE OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. 2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARDS SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

OPENING LIMITATIONS (R312.1.3): REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

- EXCEPTIONS: 1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER. 2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES IN DIAMETER.

WINDOW FALL PROTECTION (R312.2): WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

WINDOW SILLS (R312.2.1): IN DWELLING UNITS, WHERE THE LOWEST PART OF THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE WINDOW OPENING SHALL BE A MINIMUM OF 36 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

- EXCEPTIONS: 1. WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THE THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION. 2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090. 3. WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2

WINDOW OPENING CONTROL DEVICES (R312.2.2): WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULL OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1

SECTION R313 - AUTOMATIC FIRE SPRINKLER SYSTEMS

TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEM (R313.1): AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN TOWNHOUSES. DESIGN AND INSTALLATION (R313.1): AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH IRC SECTION P2904 OR NFPA 13D.

INSTALLATION REQUIREMENTS (R313.3): WHEN AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED IN TWO-FAMILY DWELLINGS, IT SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION P2904 OR NFPA13D.

- AUTOMATIC SPRINKLER SYSTEMS REQUIRED IN TWO-FAMILY DWELLINGS AND TOWNHOUSES BUILDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: 1. ATTACHED GARAGES ARE REQUIRED TO HAVE ONE DRY HEAD SPRINKLER HEAD WITHIN 5 LINEAL FEET OF EACH DOOR INSTALLED IN THE COMMON WALL SEPARATING THE DWELLING UNIT AND THE ATTACHED GARAGE. 2. ATTACHED COVERED PATIOS, COVERED DECKS, COVERED PORCHES, AND SIMILAR STRUCTURES ARE REQUIRED TO HAVE AUTOMATIC SPRINKLERS WITH A MINIMUM OF ONE DRY HEAD FOR EVERY 20 LINEAL FEET OF COMMON WALL BETWEEN THE DWELLING UNIT AND THE COVERED PATIO, COVERED DECK, COVERED PORCH, OR SIMILAR STRUCTURE.

COMPLIANCE NOTE: SPRINKLER SYSTEM DESIGN IN COMPLIANCE WITH NFPA 13D TO BE SUBMITTED AS A DEFERRED PACKAGE.

SECTION R314 - SMOKE ALARMS

NEW CONSTRUCTION (R314.2.1): SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

LOCATION (R314.3): SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

- 1. IN EACH SLEEPING ROOMS. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. OUTSIDE EACH SEPARATE STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. 4. SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

INSTALLATION NEAR COOKING APPLIANCES (R314.3.1): SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

- 1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENT INSTALLED COOKING APPLIANCE. 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. 3. PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

INTERCONNECTION (R314.4): WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

COMBINATION ALARMS (R314.5): COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. POWER SOURCE (R314.6): SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

SECTION 315 - CARBON MONOXIDE ALARMS

NEW CONSTRUCTION (R315.2.1): FOR NEW CONSTRUCTION, EVERY ONE-FAMILY DWELLING UNIT, EACH UNIT IN A TWO-FAMILY DWELLING UNIT, AND EACH TOWNHOUSE DWELLING UNIT SHALL BE PROVIDED WITH A N APPROVED AND OPERATIONAL CARBON MONOXIDE ALARM WHERE ONE OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

- 1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE. 2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

LOCATION (R315.3): CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF AND NOT MORE THAN 10 FEET FROM EACH SEPARATE SLEEPING AREA OR BEDROOM. ALARMS SHALL BE INSTALLED ON EACH LEVEL CONTAINING SLEEPING AREAS OR BEDROOMS.

COMBINATION ALARMS (R315.4): COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

INTERCONNECTION (R315.5): WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

POWER SOURCE (R315.6): CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

SECTION R317 - PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY

LOCATION REQUIRED (R317.1): PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

- 1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION. 2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND. 3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER. 4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH ON TOPS, SIDES AND ENDS. 5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL EXPOSED TO THE WEATHER. 6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT AREA EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. 7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FAMING MEMBERS.

WOOD COLUMNS (R317.4): WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD.

- EXCEPTIONS: 1. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHERE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING 1 INCH ABOVE A CONCRETE FLOOR OR 6 INCHES ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. 2. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING WHERE SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT MORE THAN 8 INCHES FROM EXPOSED EARTH AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. 3. DECKS POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH ABOVE A CONCRETE FLOOR OR 6 INCHES ABOVE EXPOSED EARTH.

SECTION R319 - SITE ADDRESS

ADDRESS IDENTIFICATION (R319.1): BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

SECTION R320 - ACCESSIBILITY

WHERE THERE ARE FOUR OR MORE IRC-3 DWELLING UNITS OR SLEEPING UNITS IN A SINGLE STRUCTURE, THE PROVISIONS FOR GROUP R-3 OCCUPANCIES LOCATED IN MINNESOTA RULES, CHAPTER 1341, MINNESOTA ACCESSIBILITY CODE, SHALL APPLY.

COMPLIANCE NOTE: ONLY THREE DWELLING UNITS ARE PROVIDE - THIS SECTION DOES NOT APPLY.

2020 MN ACCESSIBILITY CODE - 1106.2 Groups I-1, R-1, R-2, R-3 and R-4:

- ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN GROUP I-1, R-1, R-2 AND R-4 OCCUPANCIES IN ACCORDANCE WITH ITEMS 1 THROUGH 4 AS APPLICABLE: 1. IN GROUP R-2, R-3 AND R-4 OCCUPANCIES THAT AREA REQUIRED TO HAVE ACCESSIBLE, TYPE A OR TYPE B DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE. (NOTE: ITEMS 2 THRU 4 DO NOT APPLY TO THIS PROJECT).

COMPLIANCE NOTE: BOTH DWELLING STRUCTURES, THE EXISTING TRIPLEX AND THE NEW PROPOSED TOWNHOUSE, ARE NOT REQUIRED TO PROVIDED ACCESSIBLE UNITS BASED ON THE 2020 MN ACCESSIBILITY CODE AND THE 2020 MN RESIDENTIAL CODE RESPECTIVELY. IN BOTH CASES, THE MINIMUM THRESHOLD OF FOUR (4) UNITS IS NOT REACHED.

- EXISTING TRIPLEX (R-2 OCCUPANCY): 1. TYPE A ACCESSIBLE UNITS ARE ONLY REQUIRED WHEN PROVIDING SEVEN (7) OR MORE UNITS BASED 2020 MN ACCESSIBILITY CODE 1107.6.2.2.1. 2. TYPE B ACCESSIBLE UNITS ARE ONLY REQUIRED WHEN PROVIDING FOUR (4) OR MORE UNITS BASED ON 2020 MN ACCESSIBILITY CODE 1107.6.2.2.2. PROPOSED NEW THREE-UNIT TOWNHOUSE (RC-3 OCCUPANCY): 1. COMPLIANCE WITH MN RULES ACCESSIBILITY PROVISIONS FOR GROUP R-3 OCCUPANCIES IS ONLY REQUIRED WHEN PROVIDING FOUR (4) OR MORE UNITS BASED ON 2020 MN RESIDENTAIL CODE R320.1.



STROLE & COMPANY LLC

TEL: 612.636.7056

of Saint Paul

LIC.# BC637442

NEW THREE-UNIT TOWNHOUSE SUMMIT VIEW

540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Table with 3 columns: Rev, Description, Date. Row 1: A, HPC APPLICATION, 09/14/2020

CODE ANALYSY - CONT.

Table with 3 columns: Project number, Issue Date, Drawn by. Values: 1200-910, 01/20/2020, C.P.

Ge-108

Scale: 1/4" = 1'-0"

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 Architect under the laws of the state of Minnesota. Signature: Carlos R. Perez. Typed or Printed Name: CARLOS R. PEREZ. Date: SEP 14, 2020. License Number: 051272



CERTIFICATION

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.

NAME: JAMES MICHAEL BRIDELL, R.L.S.

SIGNATURE: *James Bridell* DATE: APRIL 24 2020
 Professional Land Surveyor, Minnesota License No. 23266
 Firm Name: State Engineering & Surveying Inc.
 Certification limited to existing site features.
 REVISED MARCH 4, 2020 PORCH ROOF DEFINED
 REVISED APRIL 24, 2020 ADD BLVD TREES

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IMPERVIOUS SURFACE	sqft	percent
TOTAL LOT	11593	100
EXISTING SURFACES		
BUILDING	2072	17.87
PORCH NO ROOF	0066	00.56
PORCH WITH ROOF	0184	01.60
CONCRETE AREA	0589	05.08
ASPHALT AREA	2855	24.63
PATIO	0320	02.76
WALKWAY	0119	01.03
REAR STEPS	0021	00.18

DRIVEWAY EASEMENT
 An 8 Feet wide driveway easement across those parts of Lots 7 and 8, according to indenture made October 6, 1920 between Chorlette and John Wetherby and Julius Schmal on page 478 Ransey County Register of Deeds. Centerline of said easement is the west line of the east 4 feet of Lot 8, Block 22, Auditor's Subdivision No. 11, according to the recorded plat thereof, Ransey County Minnesota.

LEGAL DESCRIPTION **

Parcel ID 012823230226
 Lot 8 Block 22 of AUDITOR'S SUBDIVISION NO. 11
 THE N 32 FT OF LOT 13 & EX E 4 FT; LOT 8 BLK 22

Parcel ID 012823230227
 Tax Description
 Lot 13 Block 22 of AUDITOR'S SUBDIVISION NO. 11
 EX S 75 FT & EX N 32 FT; LOT 13 BLK 22

** According to Ransey County Property and Tax Records

All easements recorded and unrecorded, if any, are not shown, unless otherwise indicated here. SEE DRIVEWAY EASEMENT DESCRIPTION ABOVE. Owner provided documentation of driveway easement for this survey as shown here.

NOTES

- OBSERVABLE UTILITIES, IF ANY, ARE SHOWN; ALL OTHER UTILITIES, NOT OBSERVABLE, IF ANY, ARE NOT SHOWN
- MARKINGS, IF ANY, FOR ANY 811 UNDERGROUND UTILITY LOCATE ARE NOT SHOWN
- THIS SITE WAS LAST OBSERVED ON MAY 26, 2019
- LINE DIRECTIONS ARE ASSUMED RELATIVE BEARING
- SPOT ELEVATIONS ARE ON NGVD1929 DATUM

IRON PIN MONUMENT SET AND STAMPED RLS 23266 ○
 IRON PIN MONUMENT FOUND ●

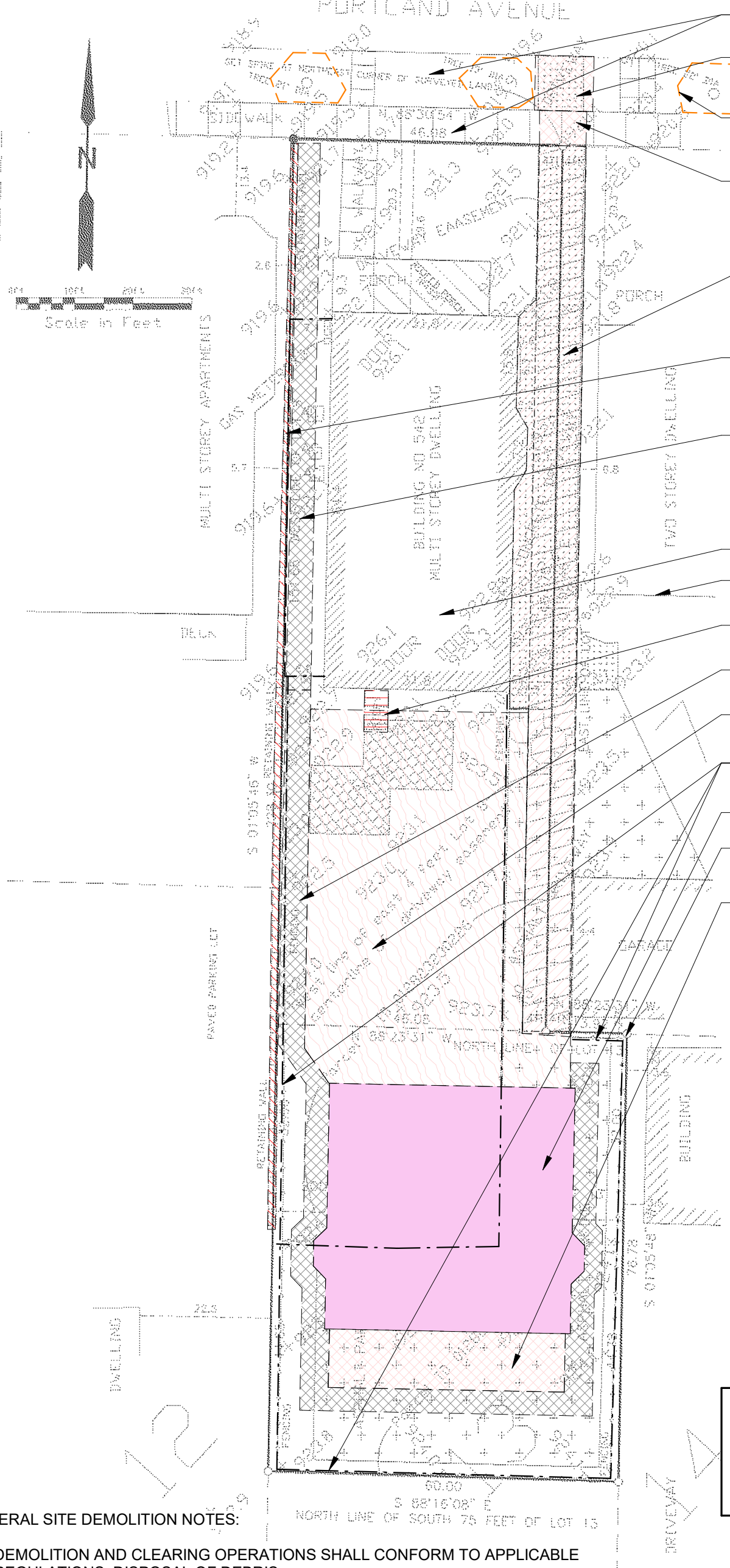
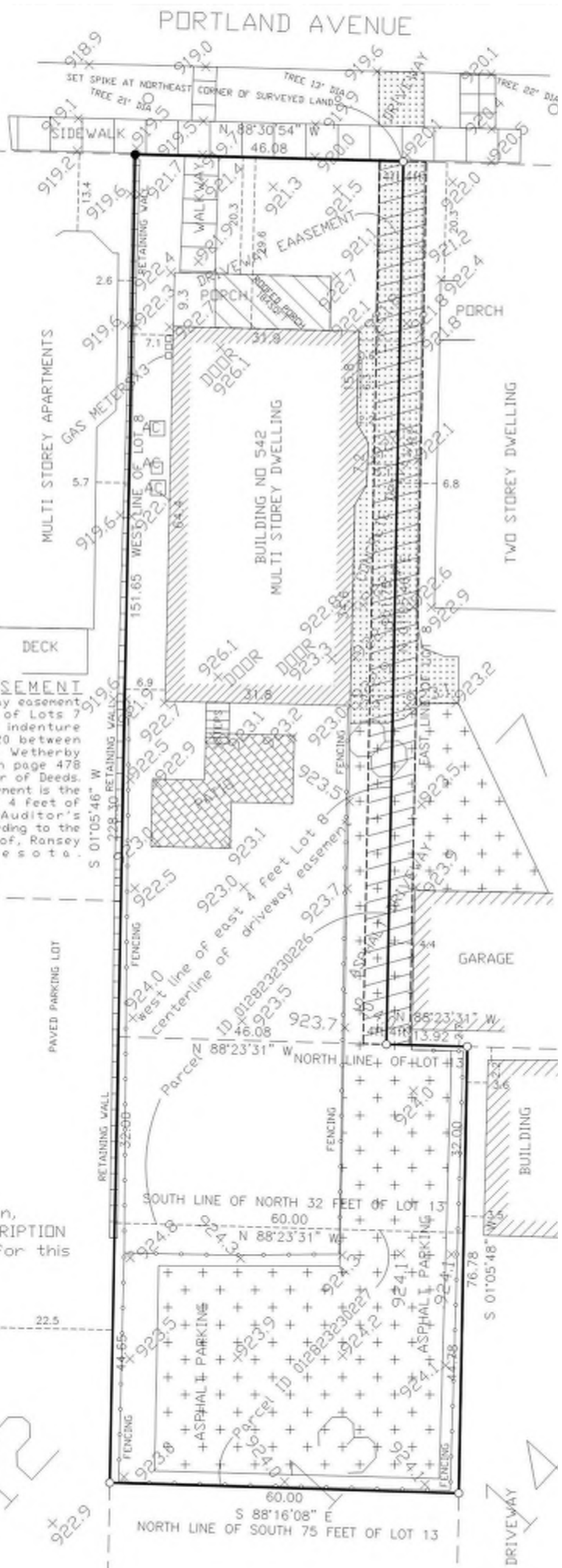
Job Number
2019157

SITE LOCATION
542 PORTLAND AVE
ST PAUL, MN 55102

PREPARED FOR
Strohle and Company
335 WINDSOR WAY
SAINT PAUL, MN 55107

State Engineering and Surveying Company
5115 15TH AVE S
MINNEAPOLIS, MN 55425
PHONE: 612-338-1515
FAX: 612-338-1516
WWW.STATEENGINEERINGANDSURVEYING.COM

SITE EXISTING FEATURES



EXISTING SIDEWALK AND BOULEVARD TO REMAIN - PROTECT AS NECESSARY. REFER TO LANDSCAPE PLAN FOR TREE PROTECTION.
 DEMOLISH EXISTING CONCRETE APRON IN ITS ENTIRETY AND SAWCUT EXISTING GRANITE CURB FOR INSTALLATION OF NEW TEN (10) FEET WIDE APRON.
 REFER TO LANDSCAPING PLAN ON SHEET CI-106 FOR TREE PROTECTION ADDITIONAL INFORMATION.

EXTEND DEMOLITION OF UTILITY CONNECTIONS TO PUBLIC RIGHT OF WAY AS REQUIRED. ALL NEW WORK TO MATCH EXISTING CONDITIONS AND TO BE COMPLETED IN COMPLIANCE WITH JURISDICTION REQUIREMENTS.

DEMOLISH EXISTING CONCRETE DRIVEWAY FOR INSTALLATION OF NEW UTILITIES (WATER, SEWER, STORM & GAS) AND REPLACEMENT WITH NEW CONCRETE DRIVEWAY TO MATCH EXISTING - APPROX. 1,425 S.F.

DEMOLISH EXISTING DETRIORATED RETAINING WALL FOR REPLACEMENT WITH NEW CONCRETE BLOCK RETAINING WALL (<4 FEET IN HEIGHT) - APPROX. 185'-8" LINEAL FEET OF WALL

REMOVE EXISTING TOP SOIL ALONG SIDE OF RESIDENCE FOR INSTALLATION OF NEW SIDEWALK. PROTECT EXISTING BASEMENT FOUNDATION TO REMAIN AS REQUIRED. COORDINATE EXCAVATION WITH EXISTING UTILITIES LOCATION. COORDINATE WITH OWNER ANY TEMPORARY DISCONNECTION - APPROX. 376 S.F.

EXISTING TRIPLEX TO REMAIN - PROTECT AS NECESSARY

EXISTING NEIGHBORING PROPERTY AND STRUCTURES TO REMAIN - PROTECT AS NECESSARY

DEMOLISH EXISTING CONCRETE STAIR FOR REPLACEMENT - APPROX. 30 S.F.

REMOVE EXISTING TOP-SOIL FOR INSTALLATION OF NEW BASE FOR NEW CONCRETE SIDEWALK - APPROX. 951 S.F.

REMOVE EXISTING TOP SOIL AND PAVEMENT FOR INSTALLATION OF NEW CONCRETE DRIVEWAY - APPROX. 2,445 S.F.

REMOVE AND DISCARD EXISTING CHAIN LINK AND CEDAR BOARD SCREENING

FOOTPRINT OF NEW STRUCTURE - APPROX. 1,792 S.F.

COORDINATE REMOVAL OF EXISTING ELECTRIC LINES WITH UTILITY COMPANY.

FOOTPRINT NEW FRONT PORCH - APPROX. 403 S.F.

AREA OF DISTURBANCE SUMMARY:

- EXISTING DRIVEWAY:	1,425 S.F.
- EXISTING RETAINING WALL:	186 S.F.
- WEST SIDE TRENCHING:	376 S.F.
- EXISTING STAIRS:	30 S.F.
- NEW SIDEWALK:	951 S.F.
- NEW PARKING PAVEMENT:	2,445 S.F.
- NEW STRUCTURE:	1,792 S.F.
- NEW PORCH:	403 S.F.
TOTAL:	7,608 S.F. (<1/4 ACRE = 10,890 S.F.)



STROBLE & COMPANY LLC
 of Saint Paul
 TEL: 612.636.7056 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW**
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

SketchesLLC.
 SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	SITE PLAN REVIEW	03/06/2020
B	VARIANCE APPLICATION	08/30/2020
C	HPC APPLICATION	09/14/2020

CERTIFICATE OF SURVEY

Project number: 1200-910
 Issue Date: 01/20/2020
 Drawn by: C.P. Checked by: C.P. Scale: 1" = 20'-0"

Si-100

GENERAL SITE DEMOLITION NOTES:

- DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS, DISPOSAL OF DEBRIS.
- REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S ON-SITE OPERATIONS OR OPERATIONS OF ADJACENT OCCUPIED BUILDING.
- CONTACT LOCAL UTILITY COMPANY PRIOR TO ANY DEMOLITION OR ABANDONMENT, AND FOR LOCATION OF EXISTING UNDERGROUND UTILITY LINES.
- REFER TO SHEET CI-102 FOR JURISDICTIONAL COMMENTS.

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 Architect under the laws of the state of Minnesota.
 Signature: *Carlos R. Perez*
 Typed or Printed Name: CARLOS R. PEREZ
 Date: SEP 14, 2020 License Number: 051272

1 CERTIFICATE OF SURVEY
 1" = 20'-0"

2 DEMOLITION SITE PLAN
 1" = 20'-0"

SITE PLAN LEGEND:

- EXISTING STRUCTURE TO REMAIN
- PROPOSED NEW STRUCTURE
- NEW PORCH WOOD DECK
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW SOD

PROVIDE POST SIGN WITH NEW ADDRESS FOR TOWNHOUSE: 540 PORTLAND UNITS A, B & C

PROVIDE 5 SPACE WAVE BICYCLE RACK (THEPARK: MODEL #543-1002 OR APPROVED EQUAL) - REFER TO SHEET CI-107 FOR SAMPLE IMAGE.

IMPERVIOUS SURFACE	AREA	PERCENT
TOTAL LOT	5064	100
EXISTING SURFACES		
BUILDINGS	2072	17.67
PORCH NO FLOOR	0066	0.956
PORCH WITH ROOF	0184	01.60
CONCRETE AREA	0589	05.08
ASPHALT AREA	2932	24.52
PAVING	0320	02.76
WALKWAY	0119	01.02
REAR STEPS	0021	0.018

LEGAL DESCRIPTION **

Parcel ID 012023230226
 Lot 8 Block 22 of AUDITOR'S SUBDIVISION NO. 11
 THE N 32 FT OF LOT 13 & EX E 4 FT; LOT 8 BLK 22

Parcel ID 012023230227
 Tax Description
 Lot 13 Block 22 of AUDITOR'S SUBDIVISION NO. 11
 EX S 75 FT & EX N 32 FT; LOT 13 BLK 22

** According to Ramsey County Property and Tax Records

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NOTES

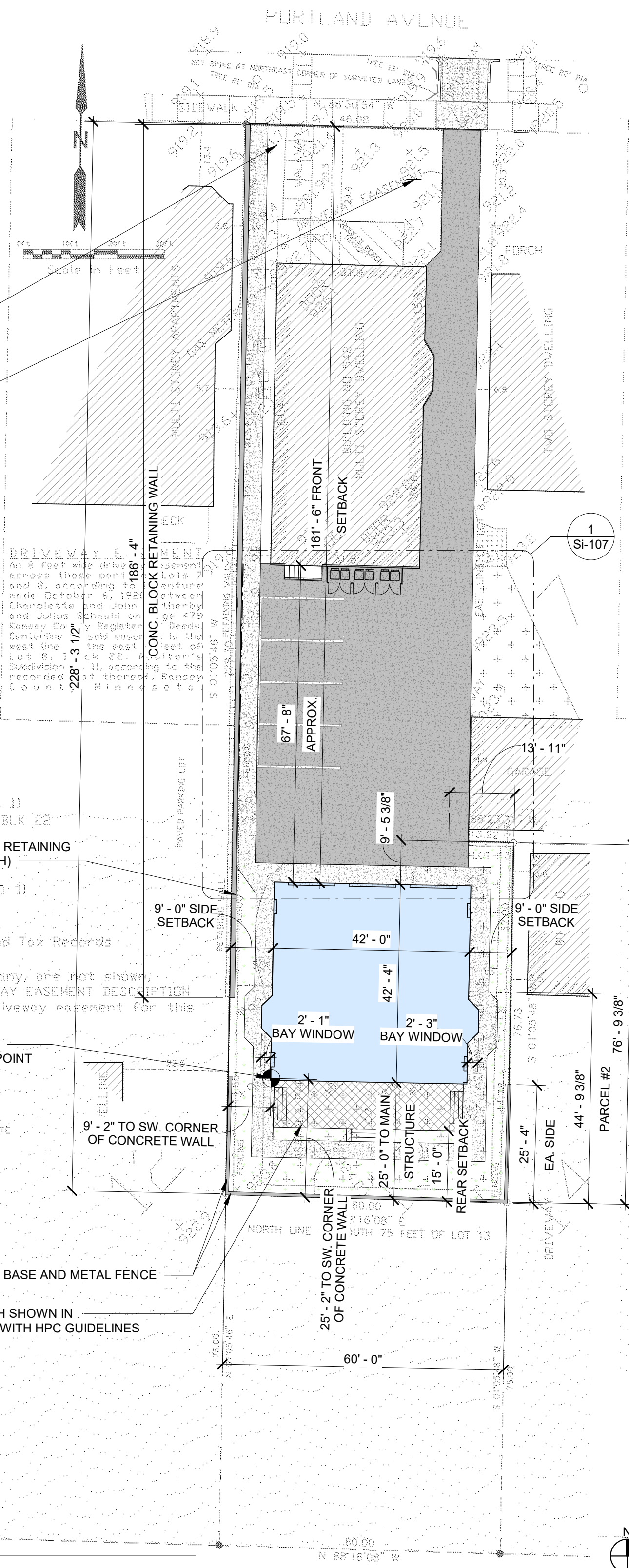
1. OBSERVABLE UTILITIES, IF ANY, ARE SHOWN; ALL OTHER UTILITIES, NOT OBSERVABLE, IF ANY, ARE NOT SHOWN
2. MARKINGS, IF ANY, FOR ANY BI UNDERGROUND UTILITY LOCATE ARE NOT SHOWN
3. THIS SITE WAS LAST OBSERVED ON MAY 26, 2019
4. LINE DIRECTIONS ARE ASSUMED RELATIVE BEARING
5. SPOT ELEVATIONS ARE ON NGVD1989 DATUM

IRON PIN MONUMENT SET AND STAMPED RLS 22066
 IRON PIN MONUMENT FOUND

FOUNDATION REFERENCE POINT

CONC. BLOCK BASE AND METAL FENCE

FRONT PORCH SHOWN IN COMPLIANCE WITH HPC GUIDELINES

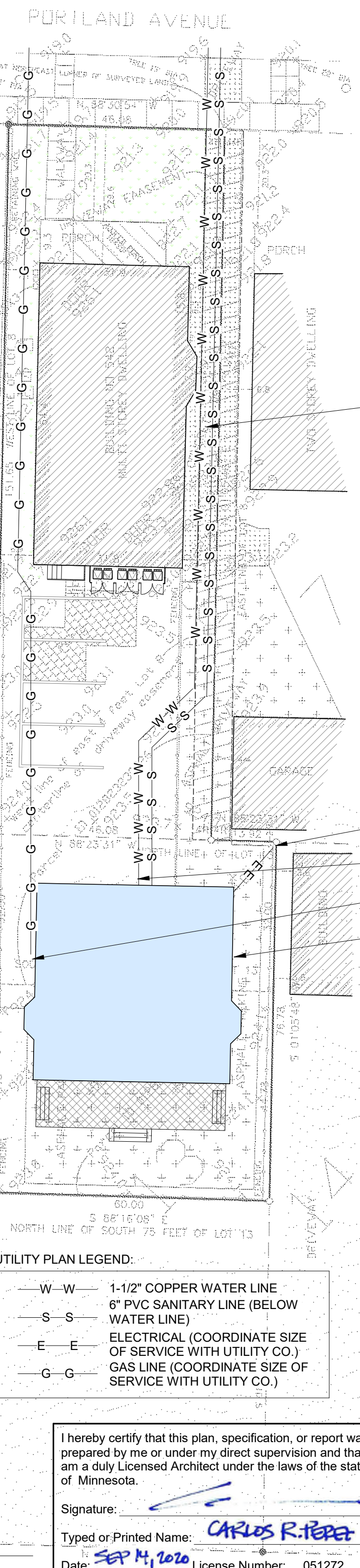


1 SI-107

PARCEL #2

1 SITE PLAN
 1" = 20'-0"

2 UTILITY SITE PLAN
 1" = 20'-0"



- UTILITY PLAN LEGEND:**
- W — W — 1-1/2" COPPER WATER LINE
 - S — S — 6" PVC SANITARY LINE (BELOW WATER LINE)
 - E — E — ELECTRICAL (COORDINATE SIZE OF SERVICE WITH UTILITY CO.)
 - G — G — GAS LINE (COORDINATE SIZE OF SERVICE WITH UTILITY CO.)

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 Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 11, 2020** License Number: 051272

GENERAL SITE PLAN NOTES:

- A. SITE PLAN SHOWN ON THIS PAGE FOR REFERENCE ONLY - REFER TO CIVIL ENGINEER SITE PLAN FOR DETAILED INFORMATION.
- B. UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS OF THE PERMITTING AGENCY HAVING JURISDICTION; THE LOCALLY ADOPTED BUILDING CODE; AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- C. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.
- D. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREIN ARE BASED UPON SURVEY PROVIDED BY A PROFESSIONAL LAND SURVEYOR.
- E. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE.
- F. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE EXISTING BUILDING.
- G. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL INSTALL (AND MAINTAIN DURING CONSTRUCTION) ALL SEDIMENT CONTROL MEASURES AS NECESSARY TO RETAIN SEDIMENTS ON THE SITE.
- H. REFER TO SHEET CI-102 FOR JURISDICTIONAL COMMENTS.

RUN NEW UTILITIES WITHIN PROPERTY BOUNDARIES.

GENERAL SITE UTILITY NOTES:

- A. UTILITY PLAN ON THIS PAGE SHOWN FOR REFERENCE ONLY - REFER TO CIVIL ENGINEER UTILITY PLAN FOR DETAILED INFORMATION.
- B. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- C. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- D. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE.
- E. EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS.
- F. WHERE APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.
- G. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

EXISTING POWER POLE TO REMAIN.

BRANCH-OFF WATER AND SEWER LINES TO INDIVIDUAL UNITS

GAS METERS - COORDINATION INSTALLATION WITH UTILITY COMPANY.

ELECTRIC METERS - COORDINATE INSTALLATION OF ELECTRICAL LINES WITH UTILITY COMPANY

S&C

STROLE & COMPANY, LLC

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TEL: 612.636.7056 LIC.# BC637442

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Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/30/2020
D	HPC APPLICATION	09/14/2020

SITE PLAN

Project number: 1200-910	Si-101
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale: 1" = 20'-0"	

PUBLIC WORKS TRANSPORTATION PLANNING:

INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR JENNIFER ZIEMER, 651-485-4263 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF A ONE-WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.

SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY.

ENCROACHMENTS: PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.

CONSTRUCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT-OF-WAY (ROW) FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, DEVICES AND APPURTENANCES THAT ARE REMOVABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS TIE BACKS, ROCK BOLTS, H-PILES, LAGGING, TIMBERS, SHEET PIPING, ETC. THAT THE OWNER IS SEEKING TO ABANDON IN THE ROW.

CITY OF ST. PAUL PERMIT REQUIREMENTS:

- ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
- OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
- EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATION INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
- FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.

PUBLIC WORKS SIDEWALKS:

CONSTRUCTION IN RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6120). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.

RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS AREA PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.

PUBLIC WORKS SEWERS:

SEWER CONNECTION PERMIT: LICENSE HOUSE DRAIN CONTRACTOR TO OBTAIN (SEWER CONNECTION PERMIT) TO CONSTRUCT NEW SANITARY AND STORM CONNECTION IN STREET FROM MAIN TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.

WATER UTILITY:

WATER SERVICES TO BE INSTALLED ACCORDING TO SPRWS "STANDARDS FOR THE INSTALLATION OF WATER MAINS.

A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. FOR ALL WET TAPS TO BE PERFORMED BY SPRWS, A MINIMUM TRENCH BOX SIZE OF 8 FEET HIGH x 8 FEET WIDE x 10 FEET LONG IS REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALK, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.

SERVICE CONNECTIONS SHALL BE INSTALLED WITH 8 FEET OF COVER AS PER THE ESTABLISHED GRADE FROM THE MAIN TO THE PROPERTY LINE OR, IF APPLICABLE, TO THE UTILITY EASEMENT LINE. WHEN SOLID ROCK CONDITIONS ARE ENCOUNTERED, WATER SERVICES MAY BE INSTALLED WITH 6.5 FEET OF COVER. AT THIS DEPTH, THE NEED FOR INSULATION WILL BE DETERMINED BY SPRWS INSPECTORS.

ALL PIPE 2" AND SMALLER MUST BE TYPE K COPPER. ALL PIPE 4" AND LARGER MUST BE DUCTILE IRON.

PIPE MATERIAL FOR 8" DUCTILE IRON PIPE MUST BE CLASS 52. PIPE MATERIAL FOR 6" AND 4" DUCTILE IRON PIPE MUST BE CLASS 53. THE EXTERIOR OF DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE INTERIOR CEMENT MORTAR LINING SHALL BE APPLIED WITHOUT ASPHALT SEAL COAT.

PIPE MUST BE WRAPPED IN V-BIO POLYWRAP ENCASMENT.

MAINTAIN 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES OR A 12-INCH SEPARATION WITH 4-INCH-HIGH DENSITY INSULATION PER SPRWS STANDARD PLATE D-10 FOR TYPICAL WATER MAIN OFFSETS.

REFER TO SPRWS "STANDARDS FOR THE INSTALLATION OF WATER MAINS" STANDARD PLATE D-11 FOR RETRAINED PIPE REQUIREMENT.

ALL WATER SERVICE VALVE BOXES WITHIN CONSTRUCTION AREA MUST BE EXPOSED AND BROUGHT TO GRADE UPON COMPLETION OF CONSTRUCTION.

ALL PIPE WORK INSIDE OF PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. SPRWS REQUIRED SEPARATE OUTSIDE AND INSIDE PLUMBING PERMITS FOR EACH NEW WATER SERVICE.

ALL UNUSED EXISTING WATER SERVICES TO BE CUT OFF BY SPRWS. EXCAVATION AND RESTORATION BY OWNER'S CONTRACTOR. NEW WATER SERVICES WILL NOT BE TURNED ON UNTIL REQUIRED CUTOFF HAVE BEEN PERFORMED.

WATER FACILITY PIPEWORK WITHIN RIGHT OF WAY TO BE INSTALLED BY SPRWS. EXCAVATION AND RESTORATION BY OWNER'S CONTRACTOR.

THE CONTRACTOR PROVIDING EXCAVATION IS RESPONSIBLE FOR OBTAINING ALL EXCAVATION AND OBSTRUCTION PERMITS REQUIRED BY ANY GOVERNING AUTHORITY.



NEW THREE-UNIT TOWNHOUSE
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Sketches L.L.C.

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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

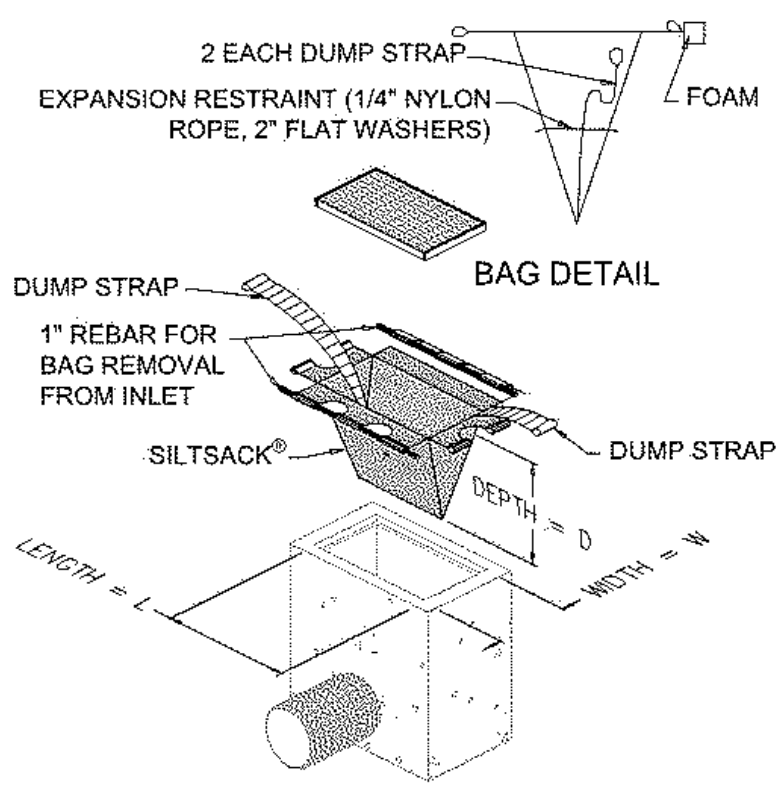
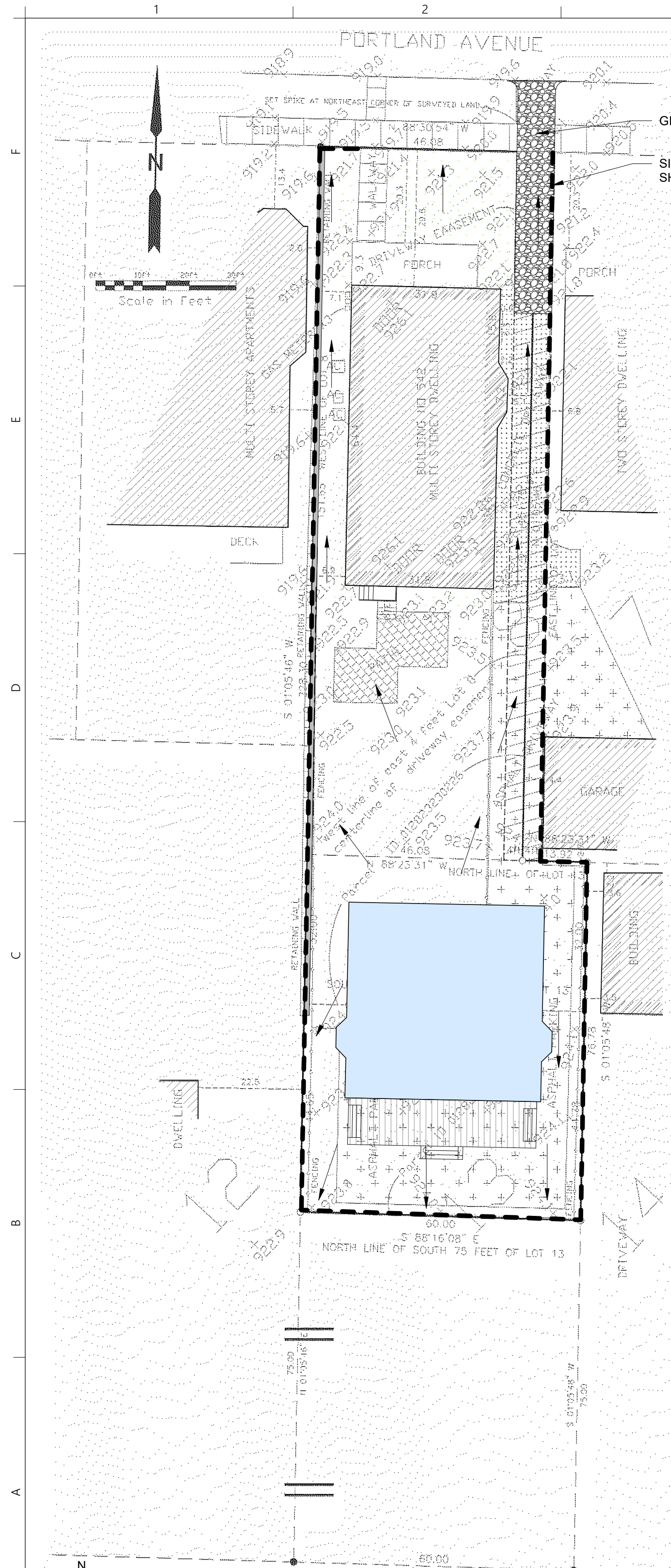
JURISDICTIONAL COMMENTS		
Project number:	1200-910	Si-102
Issue Date:	01/20/2020	
Drawn by:	C.P.	Checked by: C.P. Scale:

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Signature:

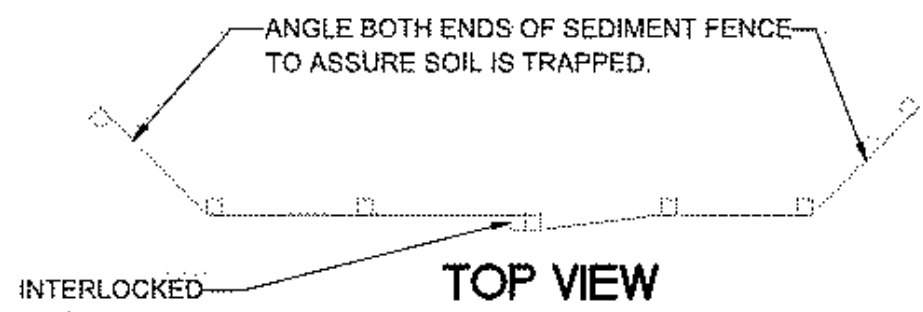
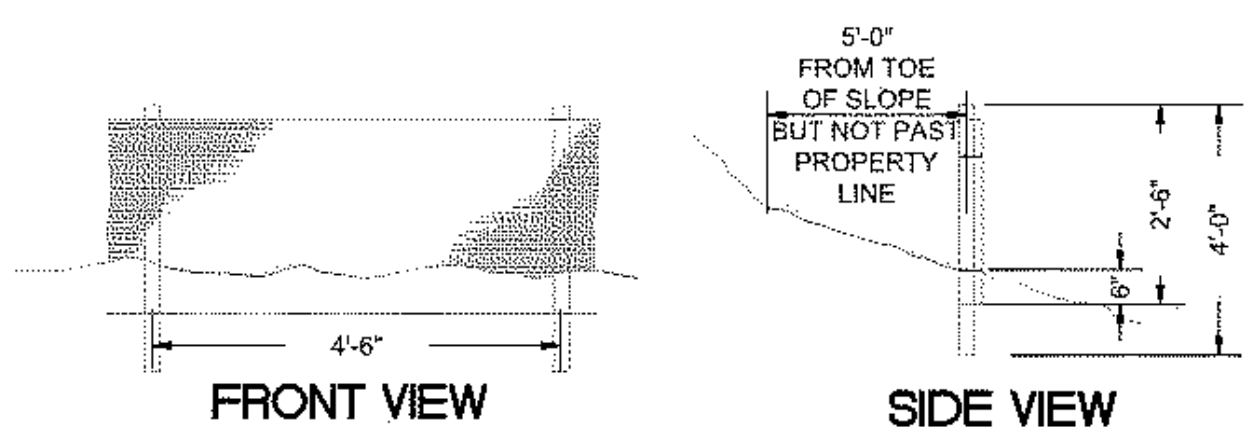
Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272

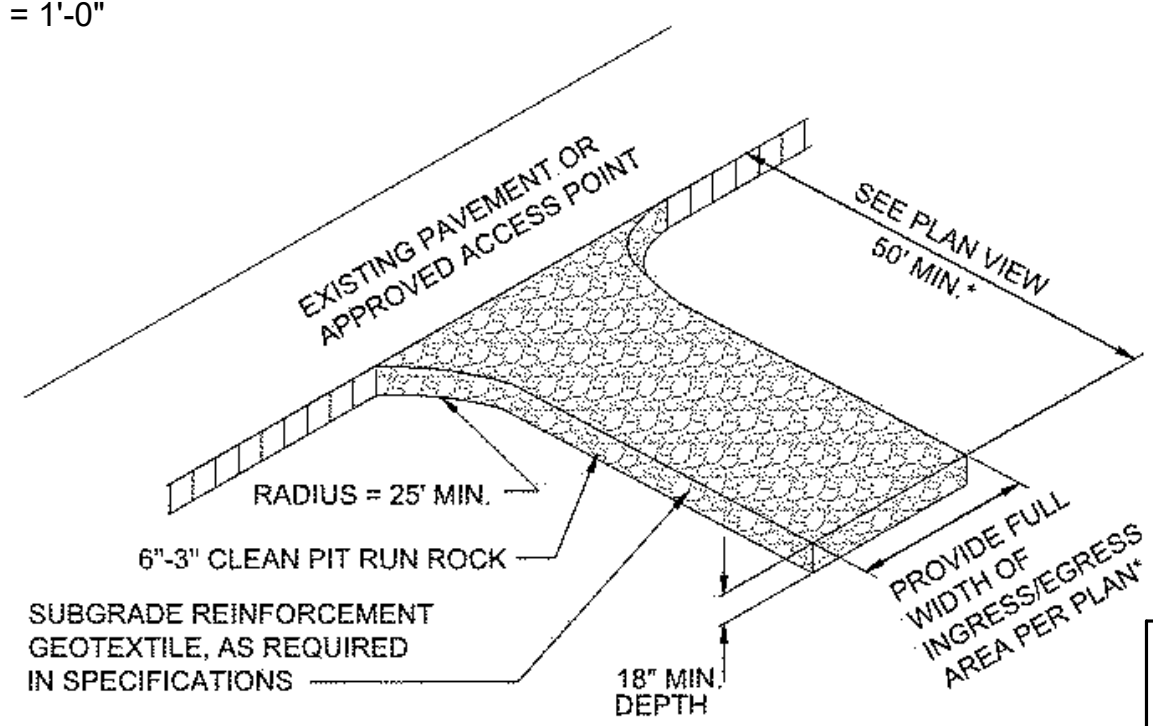


Regular Flow Only
Do not use High Flow Insert Basas.

④ FILTER BAG INLET
1" = 1'-0"



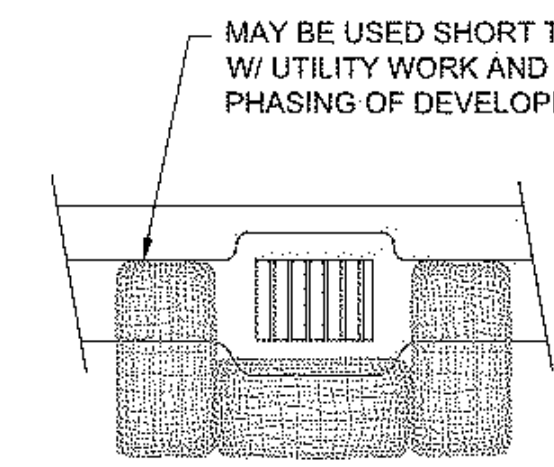
③ SEDIMENT FENCE
1" = 1'-0"



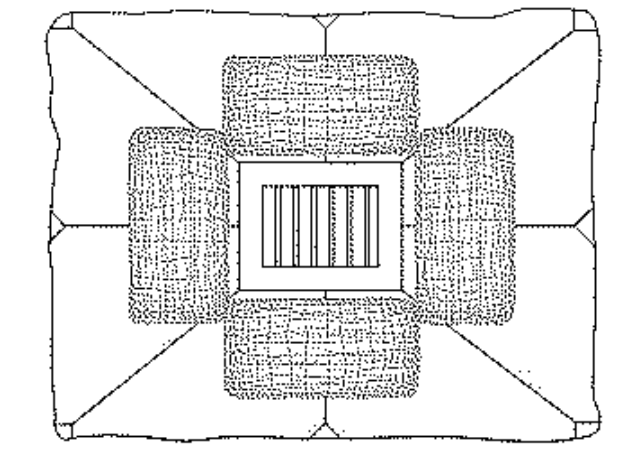
② GRAVEL CONSTRUCTION ENTRANCE
1" = 1'-0"

GENERAL EROSION CONTROL NOTES:

- A. PRIOR TO COMMENCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER - SEQUENCE OF EROSION CONTROL ACTIVITIES:
 - a. INSTALLATION OF SILT FENCE OR BIO ROLLS PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - b. INSTALLATION OF ROCK CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - c. THE SITE SHALL BE RE-VEGETATED WITHIN 48 HOURS OF FINAL GRADING.
 - d. INSTALL LANDSCAPE AS PER LANDSCAPE PLAN.
- B. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES BEYOND THOSE SHOWN WITHIN THESE PLANS MAY BE NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.
- C. THE CONTRACTOR IS REQUIRED TO ADJUST THE EROSION AND SEDIMENT CONTROLS AS NECESSARY AND AS SHOWN ON THE DRAWINGS; AND ADD ADDITIONAL CONTROL MEASURES AS REQUIRED TO INSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- D. ALL BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY OPERATIONS; OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.
- E. ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- F. ALL BEST MANAGEMENT PRACTICES DETERMINED BY THE ENGINEER TO BE EFFECTIVE ARE AVAILABLE FOR USE:
 - a. SILT FENCE
 - b. CONCRETE MIXING/WASHOUT BASINS SHALL BE TAKEN OFFSITE
 - c. FINAL LANDSCAPING WITH SEED, FERTILIZER, TOPSOIL OR SOD
 - d. STREET SWEEPING.



CATCH BASIN
N.T.S.



AREA DRAIN
N.T.S.

⑤ EROSION CONTROL - BIOFILTER BAGS
1" = 1'-0"

S&C
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TEL: 612.636.7056 LIC.# BC637442

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540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

SketchesLLC.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	SITE PLAN REVIEW	03/06/2020
B	HPC APPLICATION	09/14/2020

EROSION CONTROL					
Project number:	1200-910	Si-105			
Issue Date:	01/20/2020				
Drawn by:	C.P.	Checked by:	C.P.	Scale:	As indicated

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 Architect under the laws of the state of Minnesota.

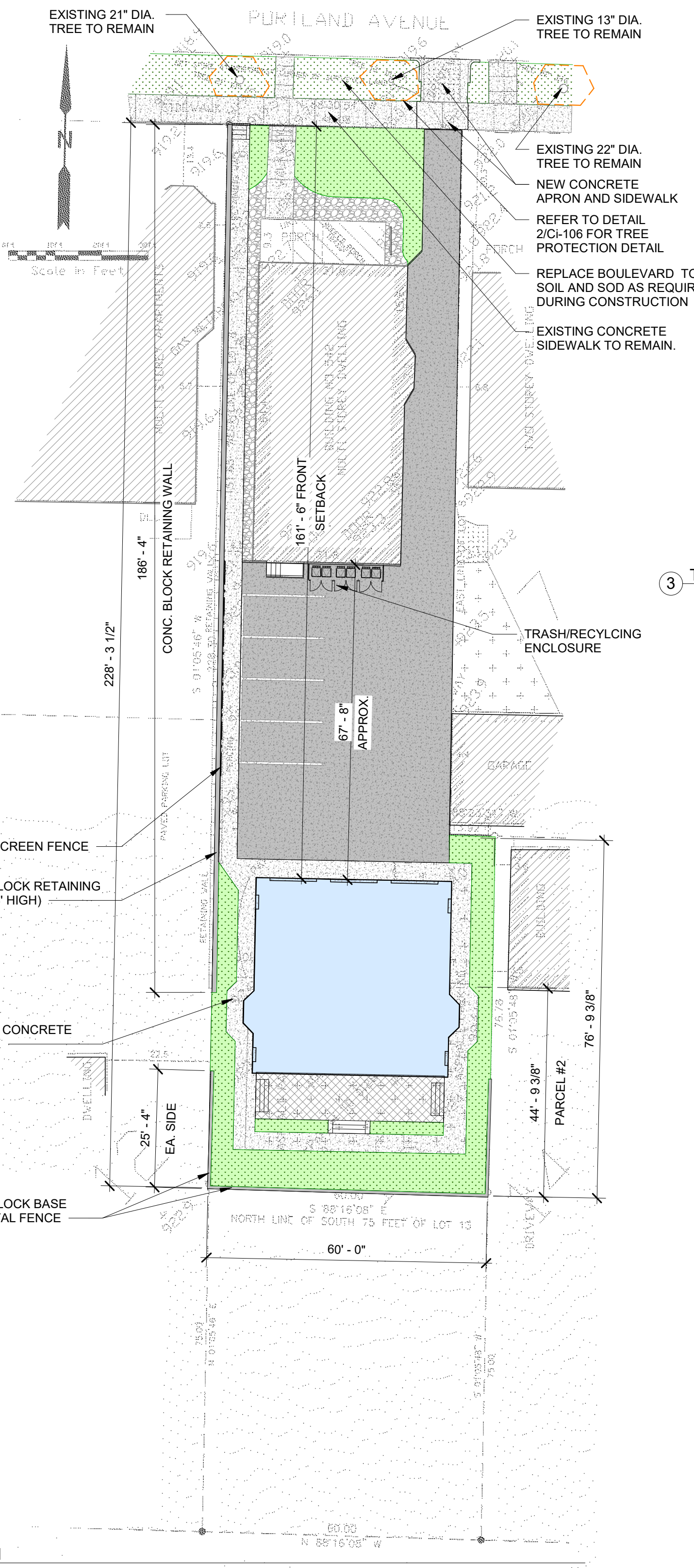
Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

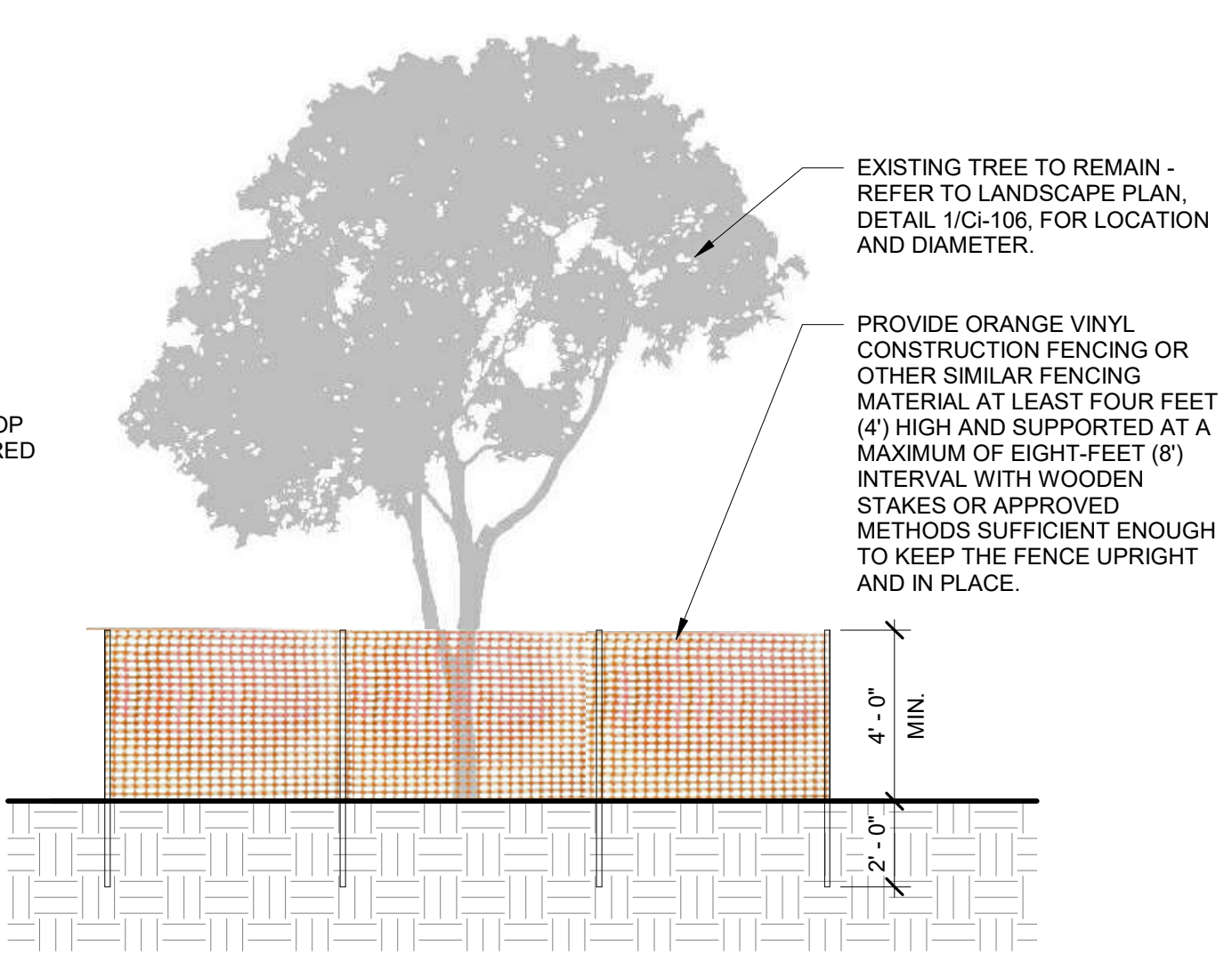
Date: **SEP 14, 2020** License Number: 051272

LANDSCAPE PLAN LEGEND:

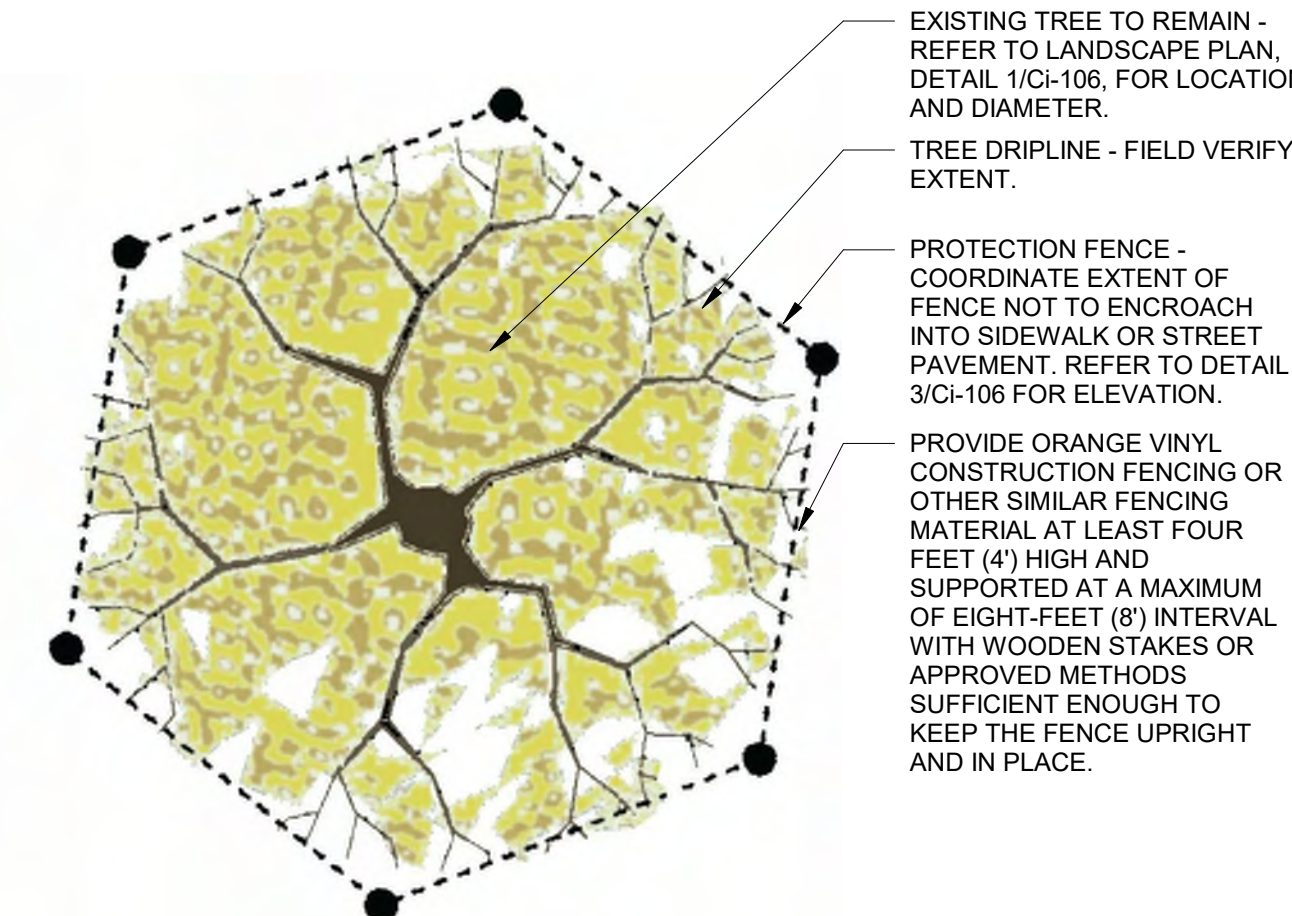
- EXISTING STRUCTURE TO REMAIN
- PROPOSED NEW STRUCTURE
- NEW PORCH WOOD DECK
- EXISTING CONC. TO REMAIN - REPLACED AS REQ'D.
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- EXISTING GRASS TO REMAIN - REPLACED AS REQ'D
- NEW SOD
- EXISTING CLEAR ROCK TO REMAIN
- TREE PROTECTION



③ TREE PROTECTION DETAIL
1/4" = 1'-0"



② TREE PROTECTION PLAN
1/4" = 1'-0"



PLAN NOTES:

- EXISTING TREES ARE TO BE PROTECTED AT ALL TIMES. TREES DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO THE SATISFACTION OF, AND AT NOT COST TO, THE CITY AS DETERMINED BY THE FORESTRY MANAGER.
- PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, EXCEPT WHEN IN INTERFERENCE WITH EXISTING SIDEWALK AND STREET PAVEMENT.
- THE EXISTING GRADE LEVEL AROUND THE TREE SHALL BE MAINTAINED OUT THE DRIPLINE OF THE TREE. NO SIGNS, WIRES OR ANY OTHER OBJECTS SHALL BE ATTACHED TO THE TREE.

CITY FORESTRY - JURISDICTIONAL COMMENTS:

- THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-632-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
- CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREE(S) FROM DAMAGE.
- STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONING USING 4' TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN, OR CHANGES TO THE LOCATION OF THE TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALTERATION.
- BOULEVARD RESTORATION IS TO INCLUDE THE FOLLOWING:
 - a. WHERE DRIVEWAYS, SIDEWALKS OR OTHER SURFACE PAVING ARE REMOVED, ALL CONCRETE, ASPHALT AND BASE MATERIALS SHALL BE REMOVED.
 - b. BOULEVARD SOILS ARE TO BE PROTECTED DURING CONSTRUCTION. SOIL COMPACTION DUE TO CONSTRUCTION ACTIVITIES SHALL BE MITIGATED AND SOILS LOOSENED PRIOR TO FINAL GRADING.
 - c. BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL.

NEW SHEET



STROLE & COMPANY LLC

TEL: 612.636.7056 of Saint Paul LIC.# BC637442

NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

SketchesLLC

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

LANDSCAPING

Project number: 1200-910	Si-106
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale: As indicated	

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 Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: SEP 14, 2020 License Number: 051272

① LANDSCAPING PLAN
1" = 20'-0"

INBOUND - REAR YARD PARKING

OUTBOUND - REAR YARD PARKING

INBOUND - ATTACHED GARAGE UNIT "A"

OUTBOUND - ATTACHED GARAGE UNIT "A"

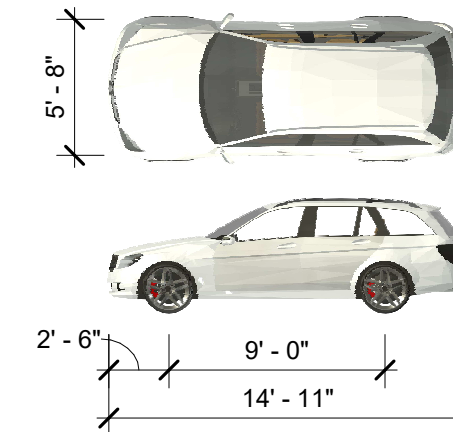
OUTBOUND - ATTACHED GARAGE UNIT "B"

OUTBOUND - ATTACHED GARAGE UNIT "C"

TURN RADIUS NOTES:

AUTOTURN SOFTWARE (BY TRANSOFT) HAS BEEN USED TO GENERATE THE TURN PATH SIMULATIONS PROVIDED. THE FOLLOWING VEHICLE CHARACTERISTICS HAS BEEN USED:

- STYLE: WAGON SEDAN
- LENGTH: 179"
- WIDTH: 68"
- HEIGHT: 57"



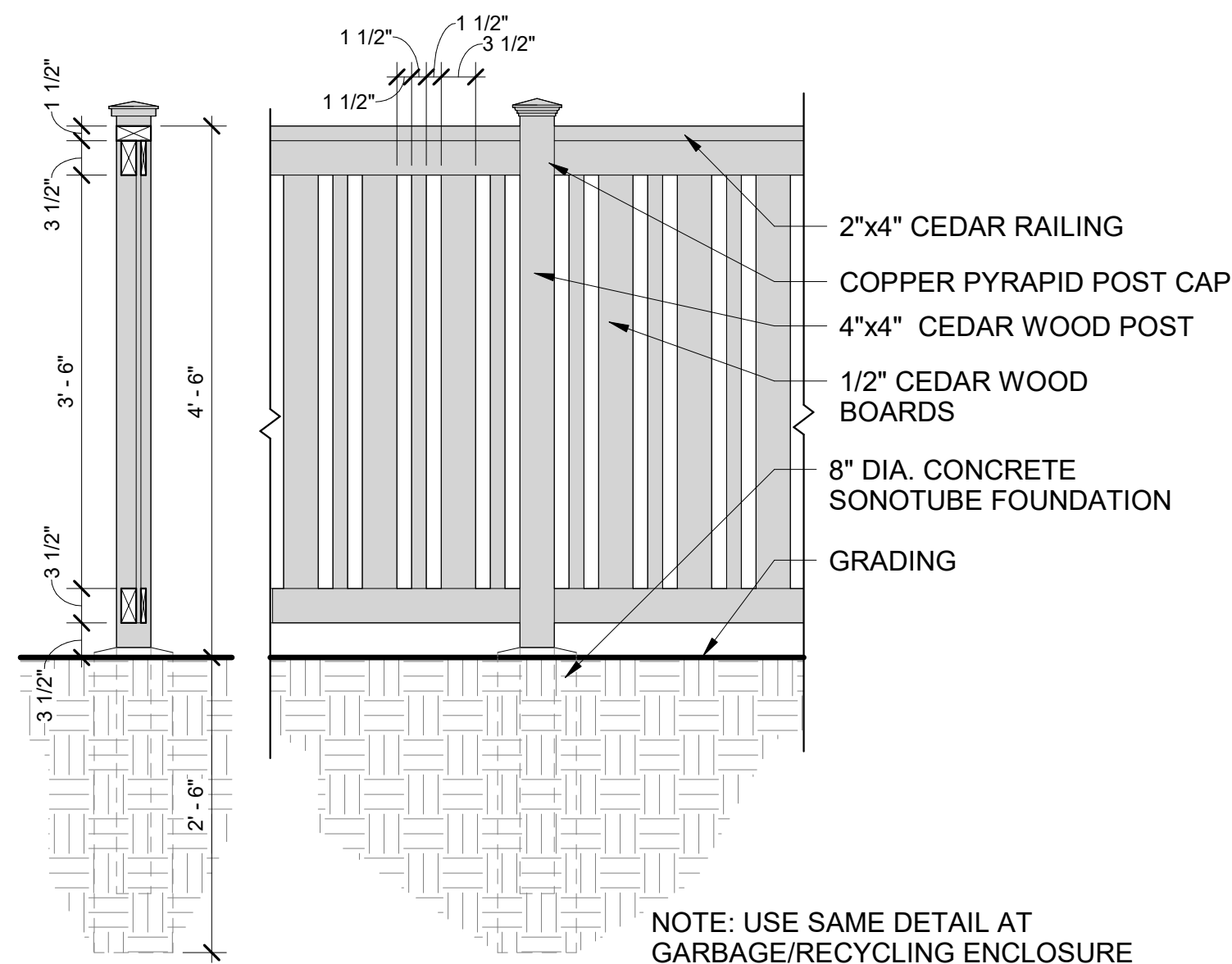
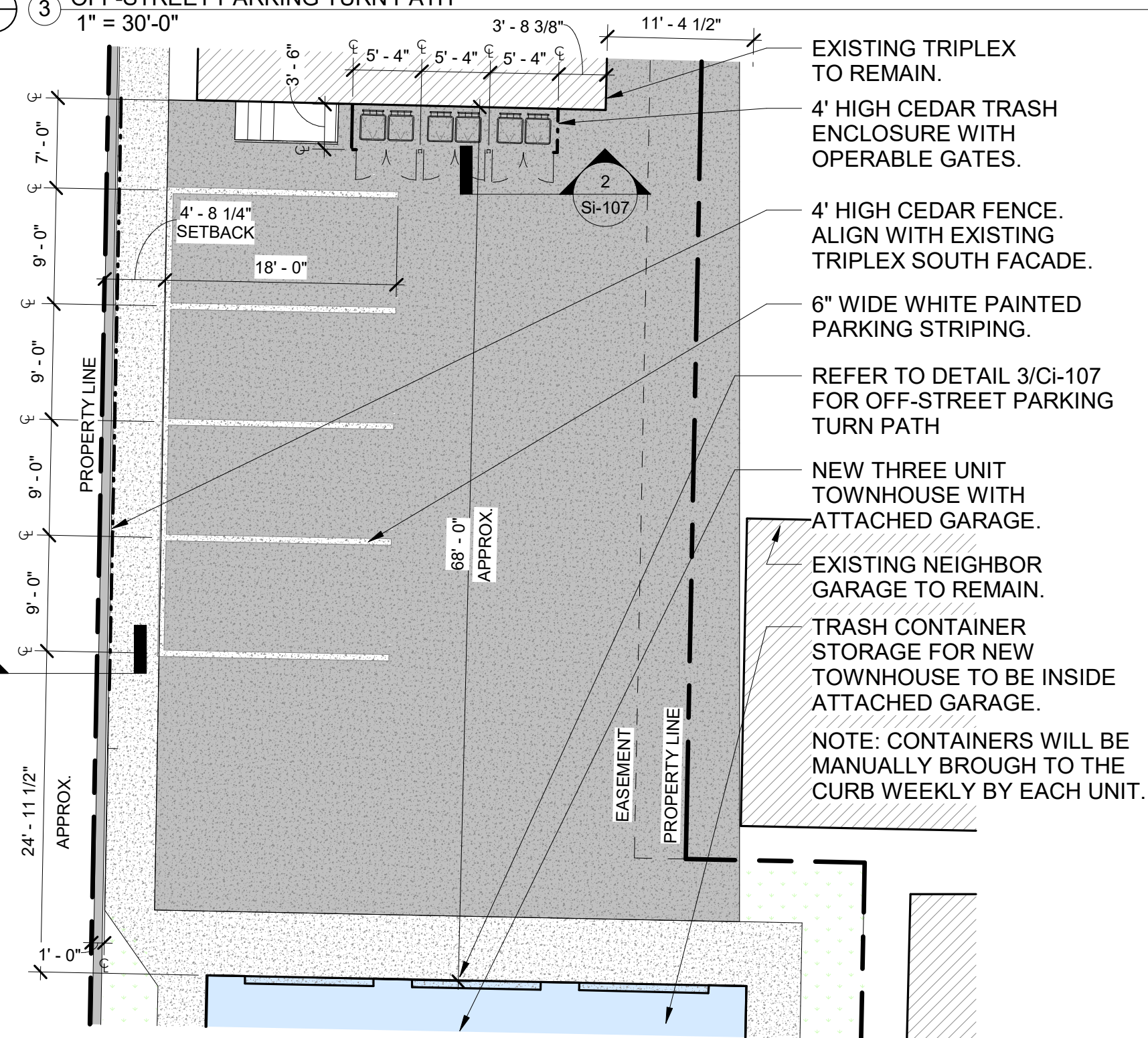
TURN PATH LEGEND:

- VEHICLE POSITION
- PATH ENVELOPE
- PATH AND DIRECTION



CAR LIFT TO BE PROVIDED IN EACH TOWNHOUSE UNIT

③ OFF-STREET PARKING TURN PATH
1" = 30'-0"



② SCREEN FENCE DETAIL
3/4" = 1'-0"



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of Saint Paul

LIC.# BC637442

NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW

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Rev:	Description:	Date:
A	VARIANCE APPLICATION	08/30/2020
B	HPC APPLICATION	09/14/2020

OFF-STREET PARKING

Project number:	1200-910	Si-107
Issue Date:	01/20/2020	
Drawn by:	C.P.	Scale: As indicated
Checked by:	C.P.	

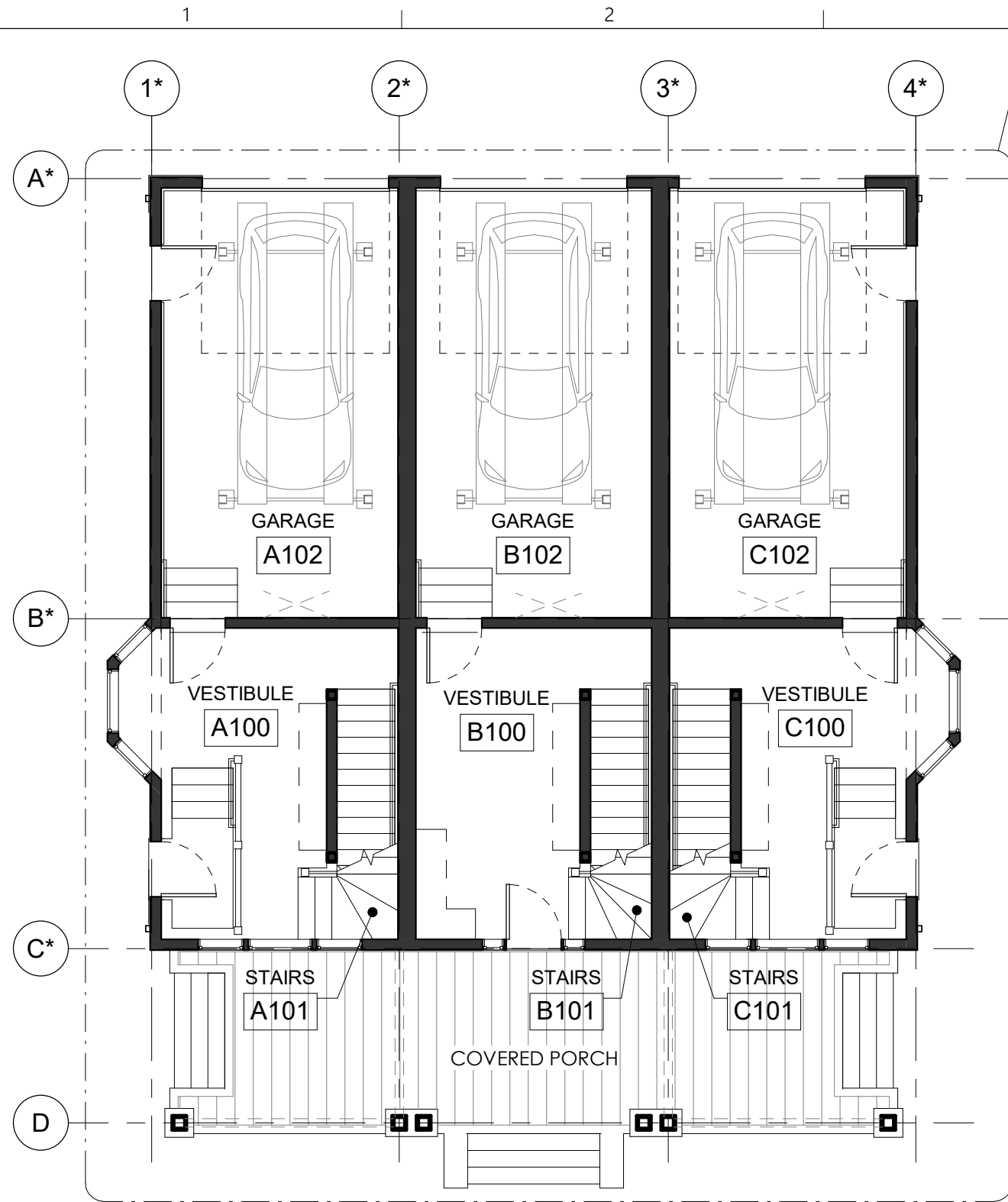
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Signature:

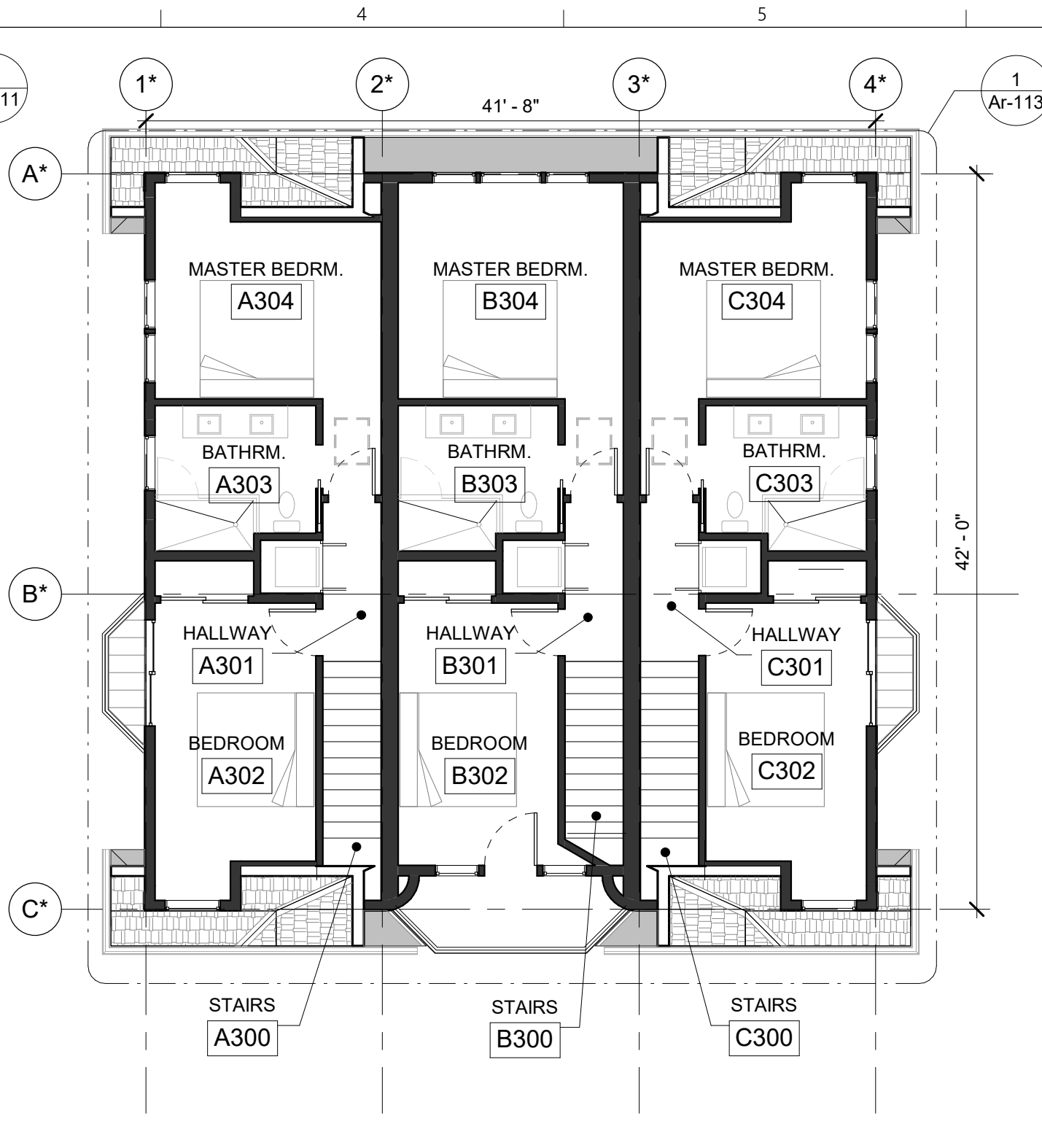
Typed or Printed Name: CARLOS R. PEREZ

Date: SEP 14, 2020 License Number: 051272

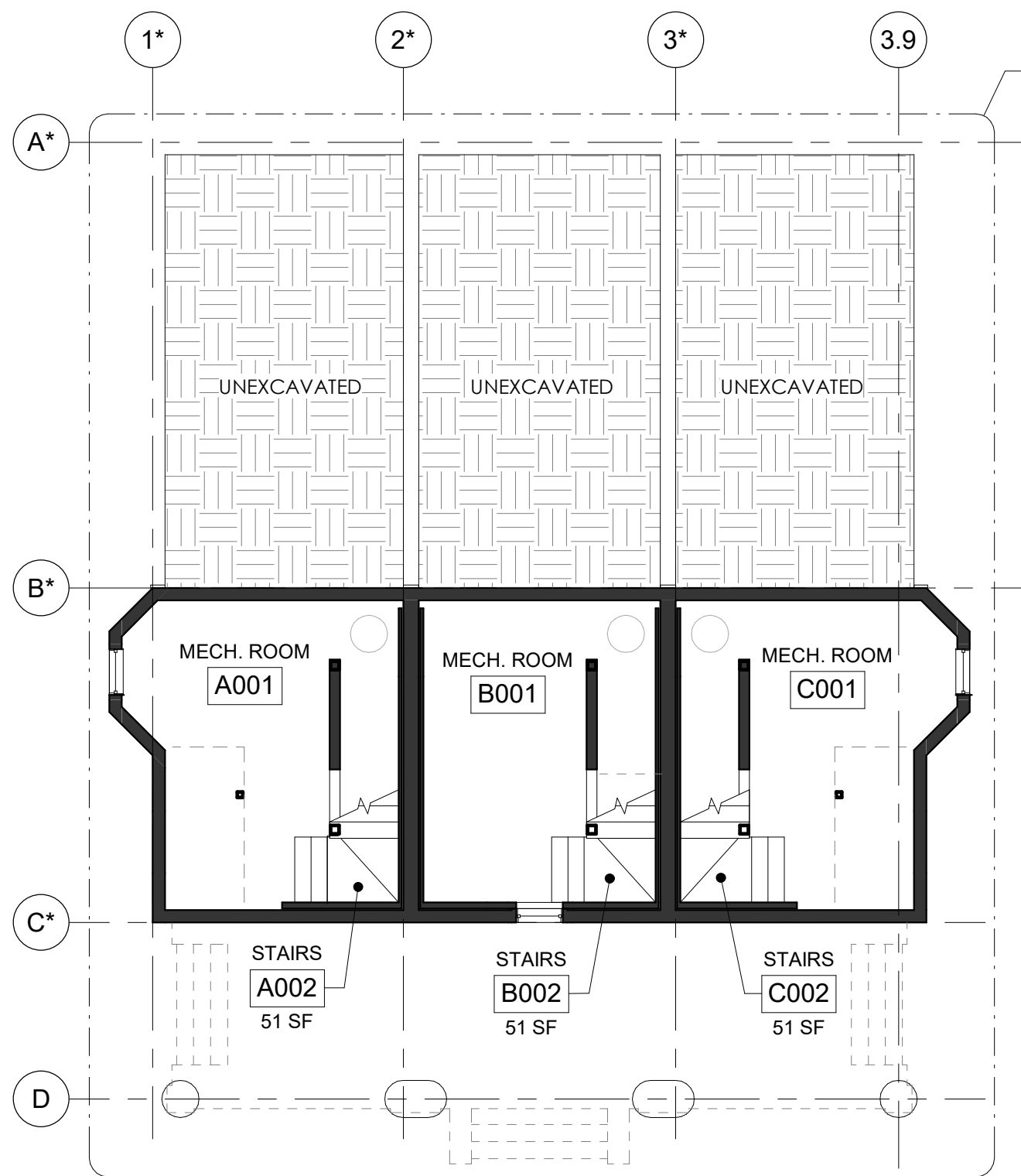
① OFF-STREET PARKING FLOOR PLAN
1" = 10'-0"



2 1ST LEVEL - FLOOR PLAN
1/8" = 1'-0"



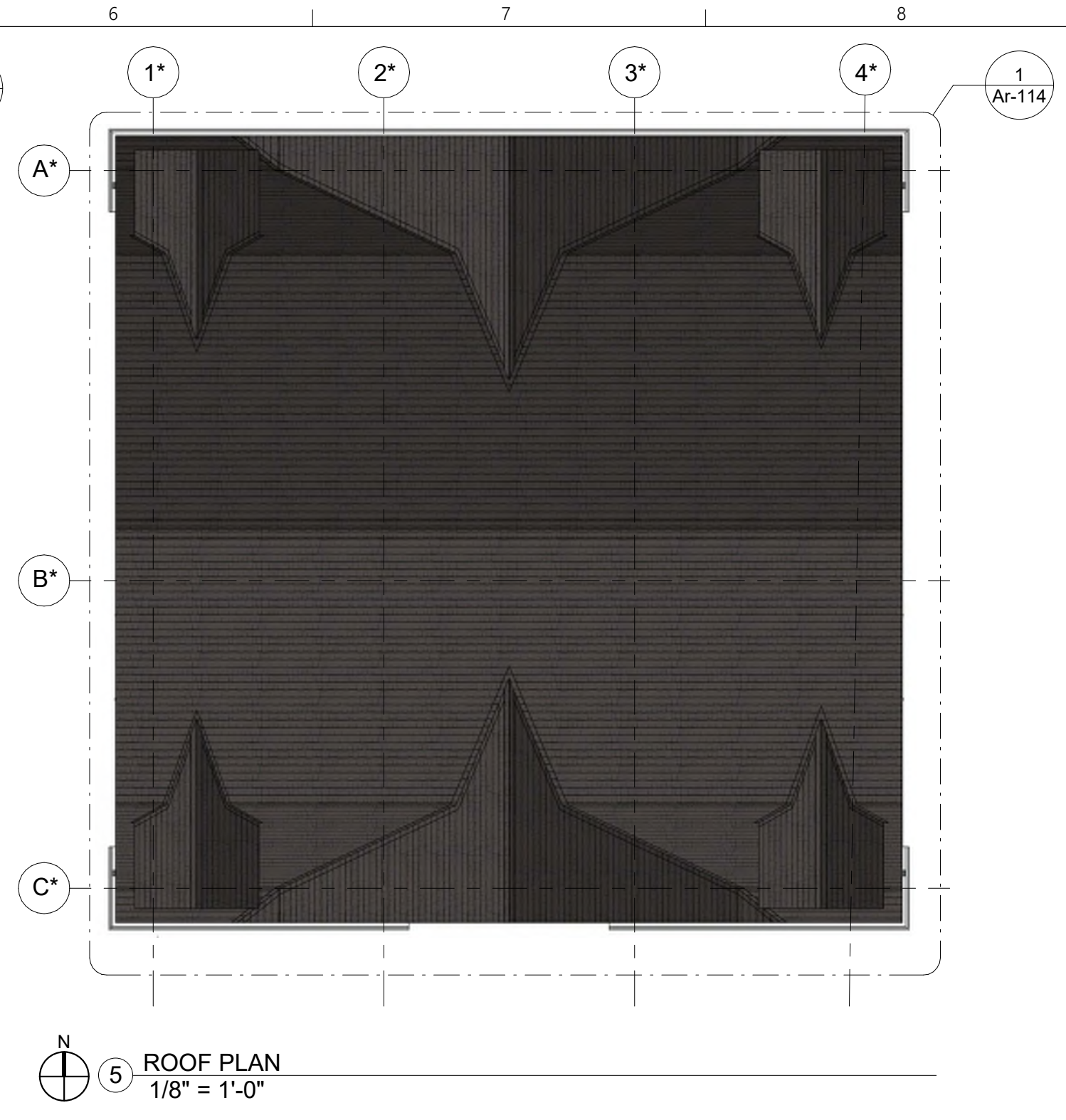
4 3RD LEVEL - FLOOR PLAN
1/8" = 1'-0"



1 BASEMENT LEVEL - FLOOR PLAN
1/8" = 1'-0"



3 2ND LEVEL - FLOOR PLAN
1/8" = 1'-0"



5 ROOF PLAN
1/8" = 1'-0"

AREA CALCULATION

	Unit 1	Unit 2	Unit 3	Common	Triplex
Basement					
First Level	233.31	225.16	233.31		691.78
Second Level	560.25	585.70	560.25		1,706.20
Third Level	529.39	531.08	529.39		1,589.86
Subtotal	1,322.95	1,341.94	1,322.95	-	3,987.84
Basement	202.14	206.25	202.14	-	610.53
Garage	326.93	334.01	326.93	-	987.87
Subtotal	529.07	540.26	529.07	-	1,598.40
Total	1,852.02	1,882.20	1,852.02	-	5,586.24

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Sketches L.L.C.
SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/30/2020
D	HPC APPLICATION	09/14/2020

SCHEMATIC FLOOR PLANS

Project number: 1200-910
Issue Date: 01/20/2020
Drawn by: C.P. Checked by: C.P. Scale: 1/8" = 1'-0"

Ar-100

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 Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272

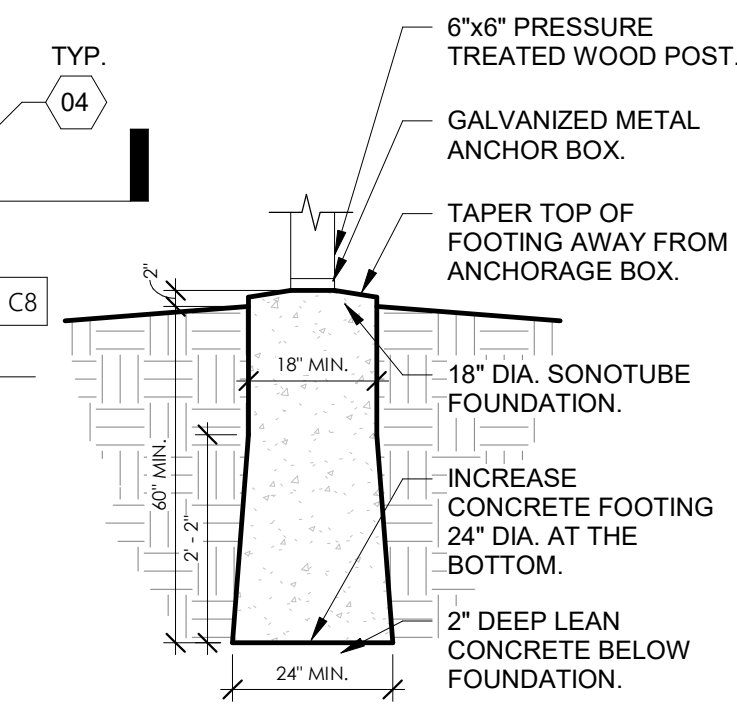
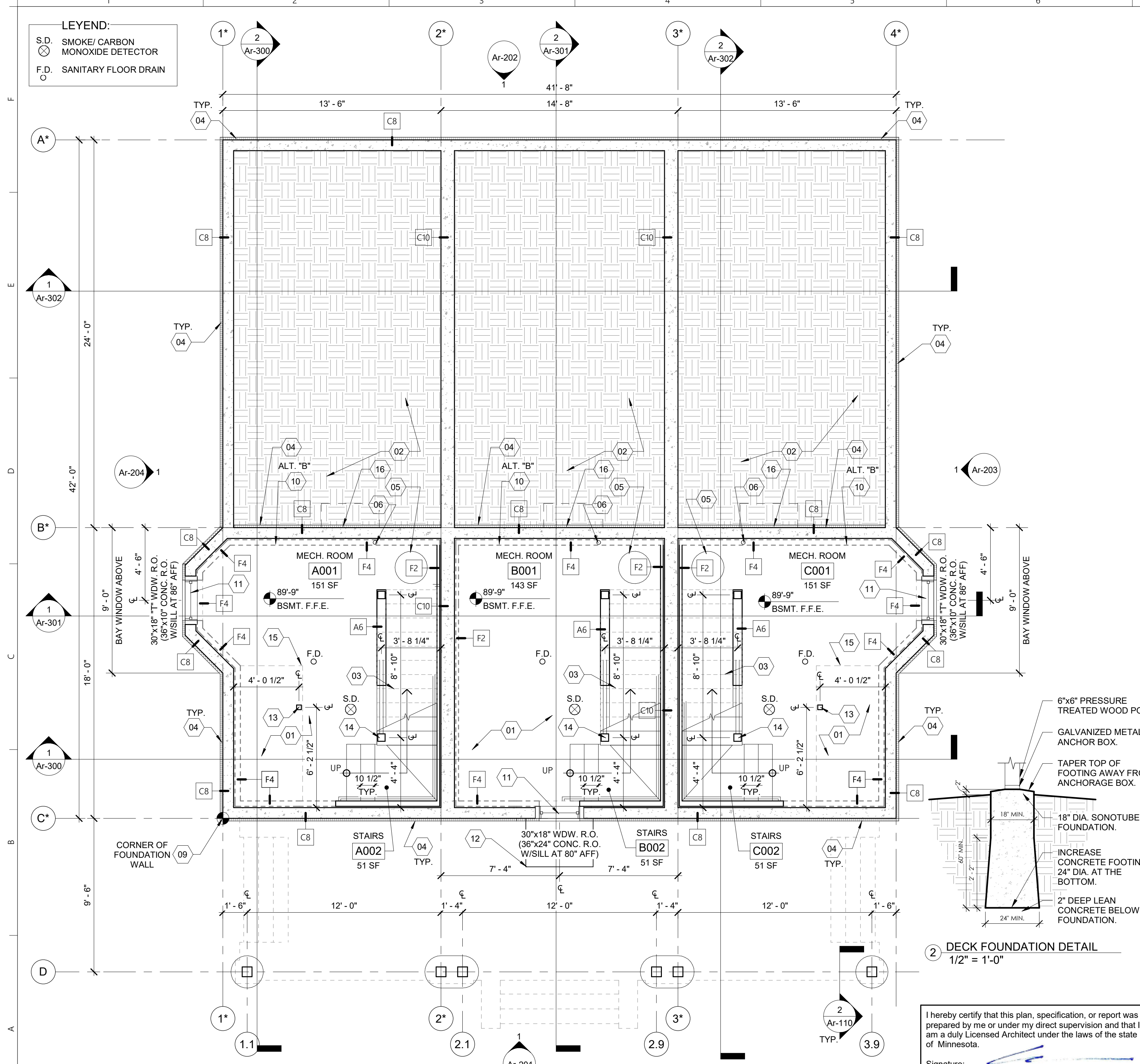
- LEYEND:**
- S.D. SMOKE/ CARBON MONOXIDE DETECTOR
 - F.D. SANITARY FLOOR DRAIN

FLOOR PLAN GENERAL NOTES:

- GRID LINES DENOTE LOCATION OF CENTER LINE OF COLUMNS.
- GRID LINES WITH AN ASTERISK "*" DENOTE LOCATION OF FACE OF CONCRETE WALLS AND WOOD STUDS.
- INTERIOR WALL DIMENSIONS ARE MEASURED TO CENTER LINE OF WOOD STUD WALLS, U.N.O.
- EXTERIOR WALL DIMENSIONS ARE MEASURED TO FACE OF CONCRETE WALLS AND WOOD STUD WALLS, U.N.O.
- DOOR DIMENSIONS ARE MEASURED TO CENTER LINE OF DOOR - SIZE DIMENSIONS INDICATE ROUGH OPENING (DOORS NOTED WITH A "T" DENOTATE TEMPERED GLASS).
- WINDOW DIMENSIONS ARE MEASURED TO CENTER LINE OF WINDOW - SIZE DIMENSIONS INDICATE ROUGH OPENING (WINDOWS NOTED WITH A "T" DENOTATES TEMPERED GLASS).
- FURNITURE SHOWN TONED DOWN FOR REFERENCE ONLY - N.I.C.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN DISSIMILAR MATERIALS.
- PENETRATIONS THROUGH FIRE RATED WALLS AND MEMBRANES SHALL BE EXECUTED IN COMPLIANCE WITH 2020 MN RESIDENTIAL CODE REQUIREMENTS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108).
- REFER TO WALL TYPE LEGEND IN SHEET Ge-104 FOR WALL CONSTRUCTION.
- REFER TO ALTERNATE DESCRIPTIONS ON SHEET Ge-104 (KEYNOTES MARKED WITH "ALT.")

FLOOR PLAN KEY NOTES:

1. 4" CONCRETE SLAB OVER 10mil VAPOR BARRIER AND 6" GRANULAR FILL. REFER TO TYPICAL WALL SECTION. PROVIDE DRAIN TILE AND PASSIVE RADON MITIGATION SYSTEM (VENT THROUGH ROOF ON NORTH SIDE OF ROOF RIDGE - NOT VISIBLE FROM SUMMIT AVENUE).
2. COMPACTED SUBGRADE BELOW GARAGE CONCRETE SLAB.
3. WOOD STAIRS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108) FOR RAILING INSTALLATION REQUIREMENTS. PROVIDE 5/8" GYPSUM BOARD BELOW STAIR STRINGERS, TYP.
4. 2" RIGID PERIMETER INSULATION (R-10) SHOWN HATCHED. PROVIDE PROTECTIVE UV COATING ABOVE GRADE. REFER TO WALL SECTION.
5. SUMP AND PUMP - FIELD VERIFY FINAL LOCATION - CONNECT TO UNDERGROUND STORM SYSTEM - REFER TO CIVIL PLANS.
6. 3" PVC PIPE RADON PASSIVE VENTILATION SYSTEM EXHAUSTED THROUGH THE ROOF (ROOF VENT TO BE PLACED ON PORTLAND AVENUE SIDE, NOT VISIBLE FROM SUMMIT AVENUE).
7. COVERED PORCH ABOVE SHOWN DASHED - REFER TO ENLARGED PLANS FOR DIMENSIONS.
8. 8"x8" TREATED WOOD POST ON SONOTUBE FOUNDATION - REFER TO ENLARGED PLANS FOR LAYOUT AND SPACING.
9. REFER TO SITE PLAN FOR LOCATION OF CORNER OF CONCRETE FOUNDATION WALL ON SITE AT INTERSECTION OF GRID LINES C* AND 1* (FOUNDATION INSULATION NOT INCLUDED).
10. ROUGH-IN PLUMBING FIXTURES FOR FUTURE UTILITY SINK.
11. FIBERGLASS SLIDING WINDOW (PELLA - IMPERVIA).
12. 50"x36" PRE-FINISHED METAL WINDOW WELL - FIELD VERIFY DEPTH.
13. 4"x4" WOOD POST - REFER TO STRUCTURAL DRAWINGS.
14. 6"x6" WOOD POST - REFER TO STRUCTURAL DRAWINGS.
15. SOFFIT PROJECTION LINE ABOVE SHOWN DASHED.
16. COORDINATE SIZE OF OPENING ON CONCRETE WALL FOR AIR RETURN AND SUPPLY DUCTWORK WITH MECHANICAL VENDOR.



2 DECK FOUNDATION DETAIL
1/2" = 1'-0"

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of Saint Paul
TEL: 612.636.7056 LIC.# BC637442

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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

BASEMENT FLOOR PLAN		
Project number: 1200-910	Ar-110	
Issue Date: 01/20/2020	Scale: As indicated	
Drawn by: C.P.	Checked by: C.P.	

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Signature:
 Typed or Printed Name: **CARLOS R. PEREZ**
 Date: **SEP 14, 2020** License Number: 051272

1 **BASEMENT LEVEL - FLOOR PLAN**
1/4" = 1'-0"

LEYEND:

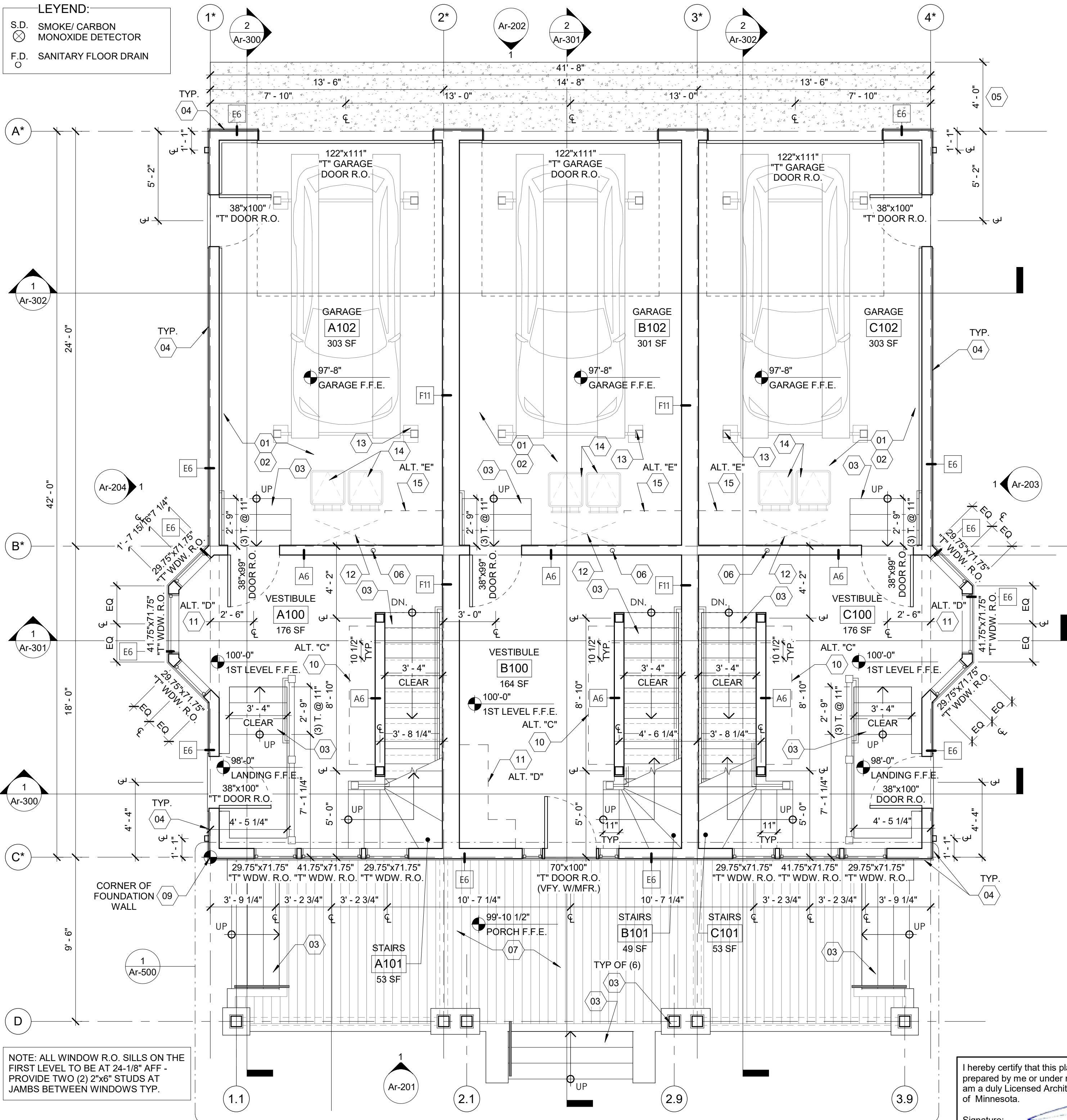
S.D.	SMOKE/ CARBON MONOXIDE DETECTOR
F.D.	SANITARY FLOOR DRAIN

FLOOR PLAN GENERAL NOTES:

- GRID LINES DENOTE LOCATION OF CENTER LINE OF COLUMNS.
- GRID LINES WITH AN ASTERISK "*" DENOTE LOCATION OF FACE OF CONCRETE WALLS AND WOOD STUDS.
- INTERIOR WALL DIMENSIONS ARE MEASURED TO CENTER LINE OF WOOD STUD WALLS, U.N.O.
- EXTERIOR WALL DIMENSIONS ARE MEASURED TO FACE OF CONCRETE WALLS AND WOOD STUD WALLS, U.N.O.
- DOOR DIMENSIONS ARE MEASURED TO CENTER LINE OF DOOR - SIZE DIMENSIONS INDICATE ROUGH OPENING (DOORS NOTED WITH A "T" DENOTATE TEMPERED GLASS).
- WINDOW DIMENSIONS ARE MEASURED TO CENTER LINE OF WINDOW - SIZE DIMENSIONS INDICATE ROUGH OPENING (WINDOWS NOTED WITH A "T" DENOTATES TEMPERED GLASS).
- FURNITURE SHOWN TONED DOWN FOR REFERENCE ONLY - N.I.C.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN DISSIMILAR MATERIALS.
- PENETRATIONS THROUGH FIRE RATED WALLS AND MEMBRANES SHALL BE EXECUTED IN COMPLIANCE WITH 2020 MN RESIDENTIAL CODE REQUIREMENTS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108).
- REFER TO WALL TYPE LEGEND IN SHEET Ge-104 FOR WALL CONSTRUCTION.
- REFER TO ALTERNATE DESCRIPTIONS ON SHEET Ge-104 (KEYNOTES MARKED WITH "ALT.")

FLOOR PLAN KEY NOTES:

- 4" CONCRETE SLAB OVER 10mil VAPOR BARRIER AND 6" GRANULAR FILL. REFER TO TYPICAL WALL SECTION. PROVIDE DRAIN TILE AND CONNECT TO PASSIVE RADON MITIGATION SYSTEM (VENT THROUGH ROOF ON NORTH SIDE OF ROOF RIDGE - NOT VISIBLE FROM SUMMIT AVENUE).
- COMPACTED SUBGRADE BELOW GARAGE CONCRETE SLAB.
- WOOD STAIRS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108) FOR RAILING INSTALLATION REQUIREMENTS. PROVIDE 5/8" GYPSUM BOARD BELOW STAIR STRINGERS, TYP.
- 2" RIGID PERIMETER INSULATION (R-10) SHOWN HATCHED. PROVIDE PROTECTIVE UV COATING ABOVE GRADE. REFER TO WALL SECTION.
- CONCRETE APRON.
- 3" PVC PIPE RADON PASSIVE VENTILATION SYSTEM EXHAUSTED THROUGH THE ROOF (ROOF VENT TO BE PLACED ON PORTLAND AVENUE SIDE, NOT VISIBLE FROM SUMMIT AVENUE).
- COVERED PORCH - REFER TO ENLARGED PLANS FOR DIMENSIONS.
- 8"x8" TREATED WOOD POST ON SONOTUBE FOUNDATION - REFER TO ENLARGED PLANS FOR LAYOUT AND SPACING.
- REFER TO SITE PLAN FOR LOCATION OF CORNER OF CONCRETE FOUNDATION WALL ON SITE AT INTERSECTION OF GRID LINES C* AND 1* (FOUNDATION INSULATION NOT INCLUDED).
- BUILT-IN BENCH AND COAT HUNGER.
- BUILT-IN BENCH.
- MECHANICAL CHASE - COORDINATE SIZE WITH MECHANICAL VENDOR.
- CAR LIFT EQUIPMENT (BENDPAK MODEL HD-9ST OF APPROVED EQUAL).
- TRASH AND RECYCLING CONTAINER STORAGE.
- BUILT-IN LOWER AND UPPER CABINET.



NOTE: ALL WINDOW R.O. SILLS ON THE FIRST LEVEL TO BE AT 24-1/8" AFF - PROVIDE TWO (2) 2"x6" STUDS AT JAMBS BETWEEN WINDOWS TYP.

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Signature: *[Signature]*
 Typed or Printed Name: **CARLOS R. PEREZ**
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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

FIRST LEVEL FLOOR PLAN

Project number: 1200-910	Ar-111
Issue Date: 01/20/2020	Scale: 1/4" = 1'-0"
Drawn by: C.P.	Checked by: C.P.

1ST LEVEL - FLOOR PLAN
 1/4" = 1'-0"

LEYEND:

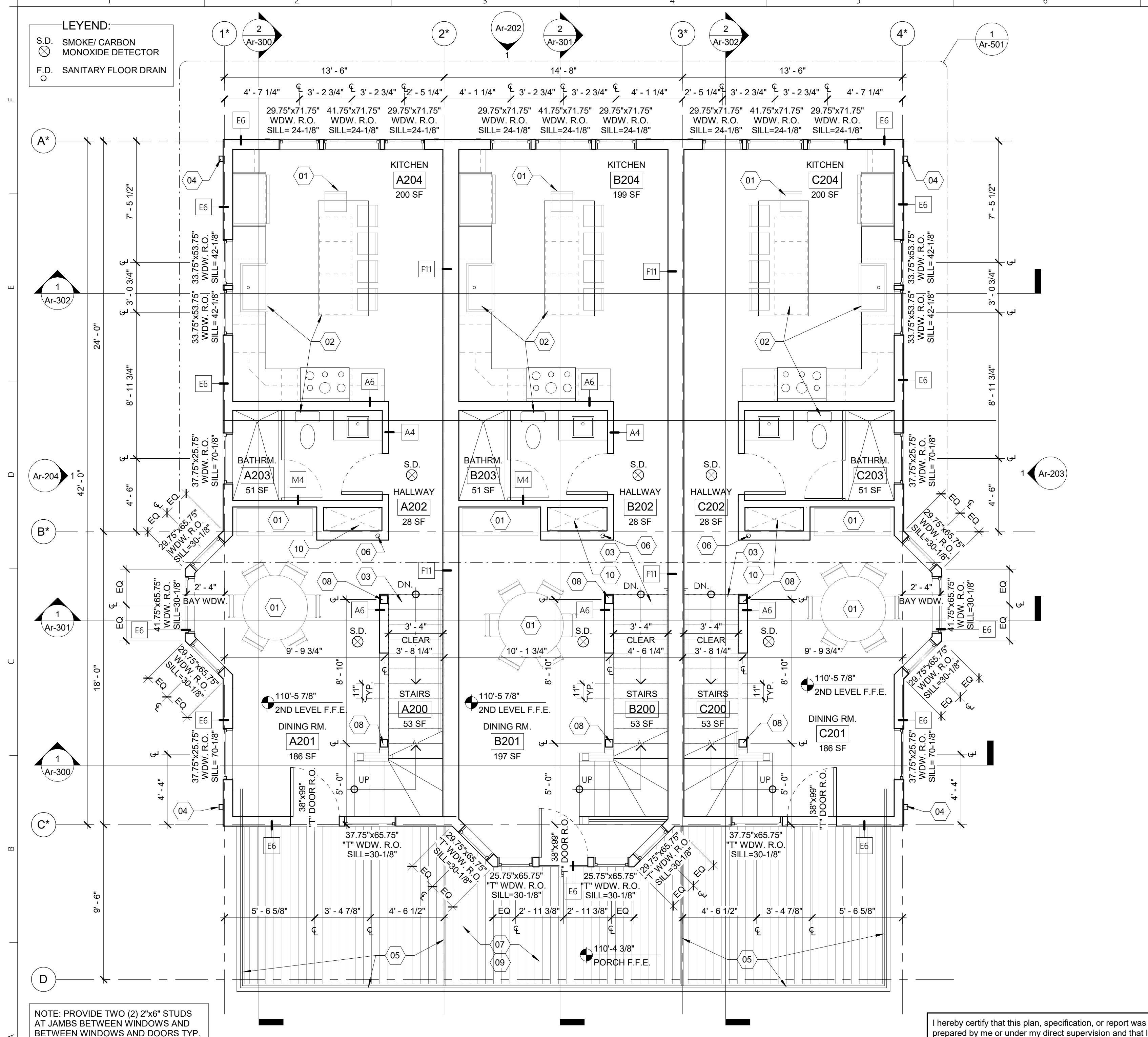
S.D.	SMOKE/ CARBON MONOXIDE DETECTOR
F.D.	SANITARY FLOOR DRAIN

FLOOR PLAN GENERAL NOTES:

- GRID LINES DENOTE LOCATION OF CENTER LINE OF COLUMNS.
- GRID LINES WITH AN ASTERISK "*" DENOTE LOCATION OF FACE OF CONCRETE WALLS AND WOOD STUDS.
- INTERIOR WALL DIMENSIONS ARE MEASURED TO CENTER LINE OF WOOD STUD WALLS, U.N.O.
- EXTERIOR WALL DIMENSIONS ARE MEASURED TO FACE OF CONCRETE WALLS AND WOOD STUD WALLS, U.N.O.
- DOOR DIMENSIONS ARE MEASURED TO CENTER LINE OF DOOR - SIZE DIMENSIONS INDICATE ROUGH OPENING (DOORS NOTED WITH A "T" DENOTATE TEMPERED GLASS).
- WINDOW DIMENSIONS ARE MEASURED TO CENTER LINE OF WINDOW - SIZE DIMENSIONS INDICATE ROUGH OPENING (WINDOWS NOTED WITH A "T" DENOTATES TEMPERED GLASS).
- FURNITURE SHOWN TONED DOWN FOR REFERENCE ONLY - N.I.C.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN DISSIMILAR MATERIALS.
- PENETRATIONS THROUGH FIRE RATED WALLS AND MEMBRANES SHALL BE EXECUTED IN COMPLIANCE WITH 2020 MN RESIDENTIAL CODE REQUIREMENTS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108).
- REFER TO WALL TYPE LEGEND IN SHEET Ge-104 FOR WALL CONSTRUCTION.
- REFER TO ALTERNATE DESCRIPTIONS ON SHEET Ge-104 (KEYNOTES MARKED WITH "ALT.")

FLOOR PLAN KEY NOTES:

- FURNITURE SHOWN TONED DOWN - N.I.C.
- REFER TO ENLARGED PLANS FOR KITCHEN AND BATHROOM DIMENSIONS.
- WOOD STAIRS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108) FOR RAILING INSTALLATION REQUIREMENTS. PROVIDE 5/8" GYPSUM BOARD BELOW STAIR STRINGERS, TYP.
- 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK.
- METAL RAILING AND SPINDLES - PAINTED BLACK.
- 3" PVC PIPE RADON PASSIVE VENTILATION SYSTEM EXHAUSTED THROUGH THE ROOF (ROOF VENT TO BE PLACED ON PORTLAND AVENUE SIDE, NOT VISIBLE FROM SUMMIT AVENUE).
- PORCH FLAT ROOF - REFER TO ENLARGED PLANS FOR DIMENSIONS.
- 6"x6" WOOD POST - REFER TO STRUCTURAL DRAWINGS.
- 1"x CEDAR DECK BOARDS - STAINED EBONY.
- MECHANICAL CHASE - COORDINATE SIZE WITH MECHANICAL VENDOR.



NOTE: PROVIDE TWO (2) 2"x6" STUDS AT JAMBS BETWEEN WINDOWS AND BETWEEN WINDOWS AND DOORS TYP.

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Signature: *[Signature]*
 Typed or Printed Name: **CARLOS R. PEREZ**
 Date: **SEP 14, 2020** License Number: 051272



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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

SECOND LEVEL FLOOR PLAN

Project number: 1200-910	Ar-112	
Issue Date: 01/20/2020		
Drawn by: C.P.	Checked by: C.P.	Scale: 1/4" = 1'-0"

2ND LEVEL - FLOOR PLAN
 1/4" = 1'-0"

LEYEND:

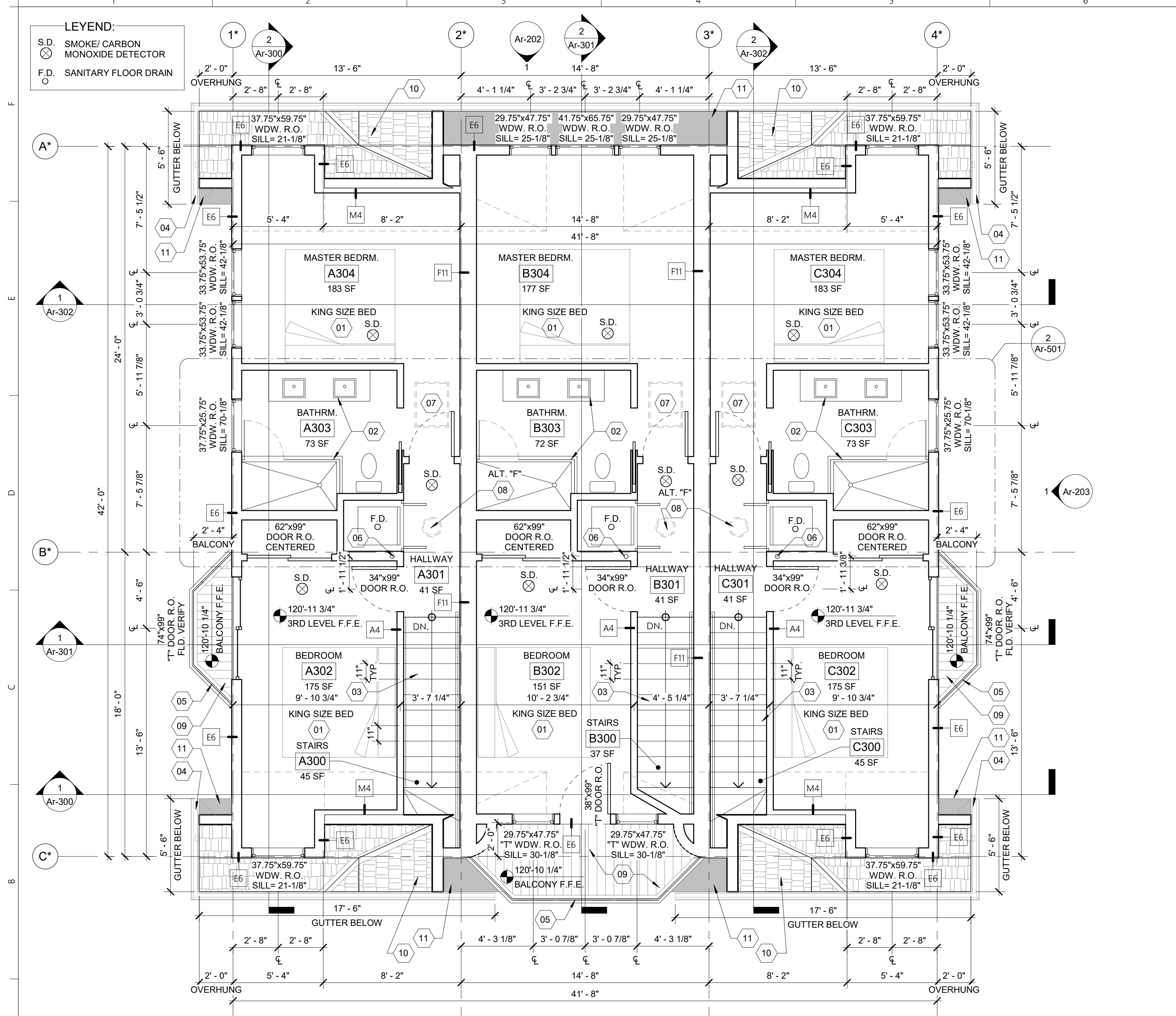
S.D.	SMOKE/ CARBON MONOXIDE DETECTOR
F.D.	SANITARY FLOOR DRAIN

FLOOR PLAN GENERAL NOTES:

- GRID LINES DENOTE LOCATION OF CENTER LINE OF COLUMNS.
- GRID LINES WITH AN ASTERISK "*" DENOTE LOCATION OF FACE OF CONCRETE WALLS AND WOOD STUDS.
- INTERIOR WALL DIMENSIONS ARE MEASURED TO CENTER LINE OF WOOD STUD WALLS, U.N.O.
- EXTERIOR WALL DIMENSIONS ARE MEASURED TO FACE OF CONCRETE WALLS AND WOOD STUD WALLS, U.N.O.
- DOOR DIMENSIONS ARE MEASURED TO CENTER LINE OF DOOR - SIZE DIMENSIONS INDICATE ROUGH OPENING (DOORS NOTED WITH A "T" DENOTATE TEMPERED GLASS).
- WINDOW DIMENSIONS ARE MEASURED TO CENTER LINE OF WINDOW - SIZE DIMENSIONS INDICATE ROUGH OPENING (WINDOWS NOTED WITH A "T" DENOTATES TEMPERED GLASS).
- FURNITURE SHOWN TONED DOWN FOR REFERENCE ONLY - N.I.C.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN DISSIMILAR MATERIALS.
- PENETRATIONS THROUGH FIRE RATED WALLS AND MEMBRANES SHALL BE EXECUTED IN COMPLIANCE WITH 2020 MN RESIDENTIAL CODE REQUIREMENTS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108) FOR RAILING INSTALLATION REQUIREMENTS. PROVIDE 5/8" GYPSUM BOARD BELOW STAIR STRINGERS, TYP.
- 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK.
- METAL RAILING AND SPINDLES - PAINTED BLACK.
- 3" PVC PIPE RADON PASSIVE VENTILATION SYSTEM EXHAUSTED THROUGH THE ROOF (ROOF VENT TO BE PLACED ON PORTLAND AVENUE SIDE, NOT VISIBLE FROM SUMMIT AVENUE).
- 22"x30" ACCESS ATTIC - COORDINATE ROOF TRUSS SPACING WITH VENDOR.
- 14" SOLAR TUNNEL TUBULAR SKYLIGHT (VELUX WITH FLEXIBLE TUBING OR APPROVED EQUAL).
- 1"x CEDAR DECK BOARDS - STAINED EBONY.
- ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK.
- PRE-FINISHED METAL FLASHING - BLACK.

FLOOR PLAN KEY NOTES:

- FURNITURE SHOWN TONED DOWN - N.I.C.
- REFER TO ENLARGED PLANS FOR BATHROOM DIMENSIONS.
- WOOD STAIRS - REFER TO CODE ANALYSIS (SHEETS Ge-105 THRU Ge-108) FOR RAILING INSTALLATION REQUIREMENTS. PROVIDE 5/8" GYPSUM BOARD BELOW STAIR STRINGERS, TYP.
- 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK.
- METAL RAILING AND SPINDLES - PAINTED BLACK.
- 3" PVC PIPE RADON PASSIVE VENTILATION SYSTEM EXHAUSTED THROUGH THE ROOF (ROOF VENT TO BE PLACED ON PORTLAND AVENUE SIDE, NOT VISIBLE FROM SUMMIT AVENUE).
- 22"x30" ACCESS ATTIC - COORDINATE ROOF TRUSS SPACING WITH VENDOR.
- 14" SOLAR TUNNEL TUBULAR SKYLIGHT (VELUX WITH FLEXIBLE TUBING OR APPROVED EQUAL).
- 1"x CEDAR DECK BOARDS - STAINED EBONY.
- ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK.
- PRE-FINISHED METAL FLASHING - BLACK.



NOTE: PROVIDE TWO (2) 2"x6" STUDS AT JAMBS BETWEEN WINDOWS AND BETWEEN WINDOWS AND DOORS TYP.

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 Architect under the laws of the state of Minnesota.

Signature: *[Signature]*
 Typed or Printed Name: **CARLOS R. PEREZ**
 Date: **SEP 14, 2020** License Number: 051272


STROLE & COMPANY, LLC
 TEL: 612.636.7056 of Saint Paul LIC.# BC637442


**NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW**
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

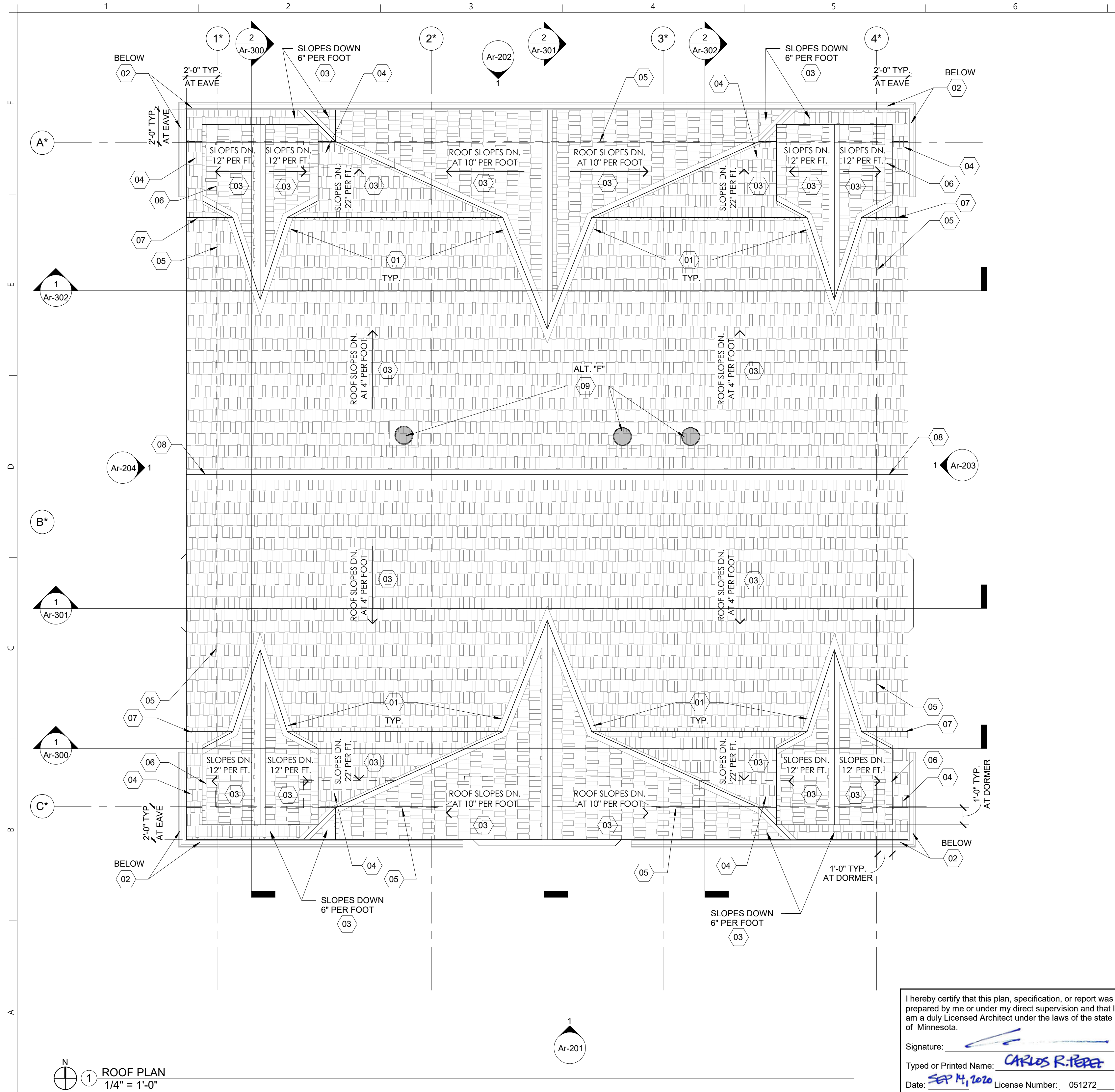

 SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

THIRD LEVEL FLOOR PLAN

Project number: 1200-910	Ar-113	
Issue Date: 01/20/2020		
Drawn by: C.P.	Checked by: C.P.	Scale: 1/4" = 1'-0"


3RD LEVEL - FLOOR PLAN
 1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES:

- GRID LINES DENOTE LOCATION OF CENTER LINE OF COLUMNS.
- GRID LINES WITH AN ASTERISK "*" DENOTE LOCATION OF FACE OF CONCRETE WALLS AND WOOD STUDS.
- EXTERIOR WALL DIMENSIONS ARE MEASURED TO FACE OF CONCRETE WALLS AND WOOD STUD WALLS, U.N.O.
- DOOR DIMENSIONS ARE MEASURED TO CENTER LINE OF DOOR - SIZE DIMENSIONS INDICATE ROUGH OPENING.
- ALL ROOF VENTS AND EXHAUSTS TO BE INSTALLED ON NORTH SIDE OF MAIN RIDGE FACING PORTLAND AVENUE AND NOT VISIBLE FROM SUMMIT AVENUE.

ROOF PLAN KEY NOTES:

1. PRE-FINISHED METAL FLASHING AT VALLEYS - BLACK.
2. 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK (CONNECT TO UNDERGROUND STORM SYSTEM).
3. ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK, ON UNDERLAYMENT AND 1/2" OSB SHEATHING. PROVIDE 3" WIDE ICE & WATER SHIELD AROUND PERIMETER, VALLEYS AND EAVES.
4. PRE-FINISHED ROOF METAL FENCE (TO SLOW DOWN WATER FLOW) - BLACK.
5. DASHED LINE REPRESENT FOOTPRINT OF 3RD LEVEL BELOW.
6. ROOF DORMER - REFER TO ELEVATIONS.
7. ROOF KINK, REFER TO ELEVATIONS.
8. ROOF RIDGE WITH CONTINUOUS RIDGE VENT.
9. 14" SOLAR TUNNEL TUBULAR SKYLIGHT (VELUX WITH FLEXIBLE TUBING OR APPROVED EQUAL) - INSTALL ON NORTH SIDE OF ROOF RIDGE, NOT VISIBLE FROM SUMMIT AVENUE.


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 of Saint Paul
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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020


ROOF PLAN		
Project number: 1200-910	Ar-114	
Issue Date: 01/20/2020	Drawn by: C.P. Checked by: C.P. Scale: 1/4" = 1'-0"	

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 Architect under the laws of the state of Minnesota.

Signature: 

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272


1 ROOF PLAN
 1/4" = 1'-0"



2 EAST ELEVATION (SIDE)
1/8" = 1'-0"



3 NORTH ELEV. - PORTLAND AVE. (FRONT)
1/8" = 1'-0"



4 WEST ELEVATION (SIDE)
1/8" = 1'-0"



1 SOUTH ELEV. - SUMMIT AVENUE (REAR)
1/4" = 1'-0"

GENERAL NOTES:

- DESIGN REPRESENTATION ONLY: THE BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT. THE BUILDING IMAGES MAY NOT REFLECT VARIATIONS IN COLOR, TONE, HUE, SHADING, TEXTURE AND/OR CONTRAST.

COLOR ELEVATION KEY NOTES:

- CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP - GRAY.
- PRE-FINISHED METAL FLASHING - BLACK.
- SMOOTH 3/8" PANEL BOARD (LP-SMART) OVER 2"x WOOD TREATED FRAMING - PAINTED WHITE.
- 1"x SMOOTH TRIM BOARD (LP-SMART) - PAINTED WHITE.
- 1"x SMOOTH TRIM BOARD (LP-SMART) OVER 8"x8" TREATED WOOD POST, WITH 1"x SMOOTH TRIM BOARD (LP-SMART) AT BASE AND CAPITEL - PAINTED WHITE.
- WOOD RAILING WITH CUSTOM TURNED HEMLOCK SPINDLES (VINTAGE WOODWORKS: MS DESIGNER 3") - PAINTED WHITE.
- MAHOGANY WOOD DOOR AND SIDELIGHTS ASSEMBLY (TDL MOHOGANY: HOELSCHER #7644) - STAINED EBONY.
- METAL CLAD WOOD WINDOW (PELLA) - PRE-FINISHED BLACK EXTERIOR AND WHITE INTERIOR. TYPICAL.
- PRE-FINISHED METAL TRIM - BLACK.
- METAL RAILING AND SPINDLES - PAINTED BLACK.
- 1"x CEDAR DECK BOARDS - STAINED EBONY.
- SMOOTH LAP SIDING WITH 4" REVEAL (LP-SMART) - PAINTED WHITE.
- SMOOTH LAP SIDING WITH 8" REVEAL (LP-SMART) - PAINTED WHITE.
- PRE-FINISHED FIBER-GLASS DOOR (THERMATRU) WITH GLASS LITE - GEL STAINED BLACK.
- 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK.
- 1"x SMOOTH FRIEZE BOARD (LP-SMART) - PAINTED WHITE.
- PRE-FINISHED METAL FASCIA - BLACK.
- 7" SHAKE BOARD (JAMES HARDIE) - PAINTED WHITE.
- ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK.
- 10'x9' PRE-FINISHED STEEL GARAGE DOOR (CLOPAY COACHMAN DESIGN 11 REC13) WITH LITES - BLACK, WITH BLACK HARDWARE.
- PRE-FINISHED FIBERGLASS SLIDING BASEMENT WINDOW (PELLA - IMPERVIA) - BLACK.
- PRE-FINISHED METAL SOFFIT WITH 4" CENTER VENT - WHITE (TYPICAL AT ALL SOFFITS)

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 Architect under the laws of the state of Minnesota.

Signature: 
 Typed or Printed Name: **CARLOS R. PEREZ**
 Date: **SEP 14, 2020** License Number: 051272



NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

SketchesLLC.
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Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/30/2020
D	HPC APPLICATION	09/14/2020

COLOR ELEVATIONS

Project number:	1200-910	Ar-200
Issue Date:	01/20/2020	
Drawn by:	C.P.	Scale: As indicated
Checked by:	C.P.	

GENERAL NOTES:

- REFER TO SHEET Ar-200 FOR COLORED ELEVATIONS.
- SOUTH ELEVATION RAILING NOT SHOWN FOR CLARITY - REFER TO SITE PLAN FOR EXTENT OF WORK.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
- FOLLOW WINDOW AND DOOR MANUFACTURER INSTRUCTIONS FOR FLASHING AROUND OPENINGS.

COLORED ELEVATION KEY NOTES:

1. CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP - GRAY.
2. PRE-FINISHED METAL FLASHING - BLACK.
3. SMOOTH 3/8" PANEL BOARD (LP-SMART) OVER 2"x WOOD TREATED FRAMING - PAINTED WHITE.
4. 1"x SMOOTH TRIM BOARD (LP-SMART) - PAINTED WHITE.
5. 1"x SMOOTH TRIM BOARD (LP-SMART) OVER 8"x8" TREATED WOOD POST, WITH 1"x SMOOTH TRIM BOARD (LP-SMART) AT BASE AND CAPITAL - PAINTED WHITE.
6. WOOD RAILING WITH CUSTOM TURNED HEMLOCK SPINDLES (VINTAGE WOODWORKS: MS DESIGNER 3") - PAINTED WHITE.
7. MAHOGANY WOOD DOOR AND SIDELIGHTS ASSEMBLY (TDL MOHOGANY: HOELSCHER #7644) - STAINED EBONY.
8. METAL CLAD WOOD WINDOW (PELLA) - PRE-FINISHED BLACK EXTERIOR AND WHITE INTERIOR. TYPICAL (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
9. PRE-FINISHED METAL TRIM - BLACK.
10. METAL RAILING AND SPINDLES - PAINTED BLACK.
11. 1"x CEDAR DECK BOARDS - STAINED EBONY.
12. SMOOTH LAP SIDING WITH 4" REVEAL (LP-SMART) - PAINTED WHITE.
13. SMOOTH LAP SIDING WITH 8" REVEAL (LP-SMART) - PAINTED WHITE.
14. PRE-FINISHED FIBER-GLASS DOOR (THERMATRU) WITH GLASS LITE - GEL STAINED BLACK (ALL GLASS IN DOORS TO BE TEMPERED - NOTED WITH LETTER "T")
15. 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK.
16. 1"x SMOOTH FRIEZE BOARD (LP-SMART) - PAINTED WHITE.
17. PRE-FINISHED METAL FASCIA - BLACK.
18. 7" SHAKE BOARD (JAMES HARDIE) - PAINTED WHITE.
19. ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK.
20. 10'x9' PRE-FINISHED STEEL GARAGE DOOR (CLOPAY COACHMAN DESIGN 11 REC13) WITH LITES - BLACK, WITH BLACK HARDWARE (ALL GLASS TO BE TEMPERED - NOTED WITH LETTER "T").
21. PRE-FINISHED FIBERGLASS SLIDING BASEMENT WINDOW (PELLA - IMPERVIA) - BLACK (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
22. PRE-FINISHED ROOF METAL FENCE (TO SLOW DOWN WATER FLOW) - BLACK.
23. FOUNDATION WALLS BELOW GRADE SHOWN DASHED - REFER TO FOUNDATION PLAN.
24. PRE-FINISHED METAL SOFFIT WITH 4" CENTER VENT BEYOND SHOWN DASHED - WHITE (TYPICAL AT ALL SOFFITS)
25. BEADBOARD CEILING BEYOND SHOWN DASHED - PAINTED WHITE.




STROLE & COMPANY LLC
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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

BUILDING ELEVATIONS		
Project number:	1200-910	Ar-201
Issue Date:	01/20/2020	
Drawn by:	C.P.	Checked by: C.P.
		Scale: 1/4" = 1'-0"

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 Architect under the laws of the state of Minnesota.

Signature: 

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272

1 SOUTH ELEV. - SUMMIT AVENUE (REAR)
1/4" = 1'-0"

GENERAL NOTES:

- REFER TO SHEET Ar-200 FOR COLORED ELEVATIONS.
- SOUTH ELEVATION RAILING NOT SHOWN FOR CLARITY - REFER TO SITE PLAN FOR EXTENT OF WORK.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
- FOLLOW WINDOW AND DOOR MANUFACTURER INSTRUCTIONS FOR FLASHING AROUND OPENINGS.

COLORED ELEVATION KEY NOTES:

1. CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP - GRAY.
2. PRE-FINISHED METAL FLASHING - BLACK.
3. SMOOTH 3/8" PANEL BOARD (LP-SMART) OVER 2"x WOOD TREATED FRAMING - PAINTED WHITE.
4. 1"x SMOOTH TRIM BOARD (LP-SMART) - PAINTED WHITE.
5. 1"x SMOOTH TRIM BOARD (LP-SMART) OVER 8"x8" TREATED WOOD POST, WITH 1"x SMOOTH TRIM BOARD (LP-SMART) AT BASE AND CAPITAL - PAINTED WHITE.
6. WOOD RAILING WITH CUSTOM TURNED HEMLOCK SPINDLES (VINTAGE WOODWORKS: MS DESIGNER 3") - PAINTED WHITE.
7. MAHOGANY WOOD DOOR AND SIDELIGHTS ASSEMBLY (TDL MOHOGANY: HOELSCHER #7644) - STAINED EBONY.
8. METAL CLAD WOOD WINDOW (PELLA) - PRE-FINISHED BLACK EXTERIOR AND WHITE INTERIOR. TYPICAL (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
9. PRE-FINISHED METAL TRIM - BLACK.
10. METAL RAILING AND SPINDLES - PAINTED BLACK.
11. 1"x CEDAR DECK BOARDS - STAINED EBONY.
12. SMOOTH LAP SIDING WITH 4" REVEAL (LP-SMART) - PAINTED WHITE.
13. SMOOTH LAP SIDING WITH 8" REVEAL (LP-SMART) - PAINTED WHITE.
14. PRE-FINISHED FIBER-GLASS DOOR (THERMATRU) WITH GLASS LITE - GEL STAINED BLACK (ALL GLASS IN DOORS TO BE TEMPERED - NOTED WITH LETTER "T")
15. 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK.
16. 1"x SMOOTH FRIEZE BOARD (LP-SMART) - PAINTED WHITE.
17. PRE-FINISHED METAL FASCIA - BLACK.
18. 7" SHAKE BOARD (JAMES HARDIE) - PAINTED WHITE.
19. ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK.
20. 10'x9' PRE-FINISHED STEEL GARAGE DOOR (CLOPAY COACHMAN DESIGN 11 REC13) WITH LITES - BLACK, WITH BLACK HARDWARE (ALL GLASS TO BE TEMPERED - NOTED WITH LETTER "T").
21. PRE-FINISHED FIBERGLASS SLIDING BASEMENT WINDOW (PELLA - IMPERVIA) - BLACK (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
22. PRE-FINISHED ROOF METAL FENCE (TO SLOW DOWN WATER FLOW) - BLACK.
23. FOUNDATION WALLS BELOW GRADE SHOWN DASHED - REFER TO FOUNDATION PLAN.
24. PRE-FINISHED METAL SOFFIT WITH 4" CENTER VENT BEYOND SHOWN DASHED - WHITE (TYPICAL AT ALL SOFFITS)
25. BEADBOARD CEILING BEYOND SHOWN DASHED - PAINTED WHITE.



1 NORTH ELEV. - PORTLAND AVE. (FRONT)
1/4" = 1'-0"

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Signature: *[Signature]*

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272

S&C
STROLE & COMPANY LLC
of Saint Paul
TEL: 612.636.7056 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

Sketches L.L.C.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

BUILDING ELEVATIONS

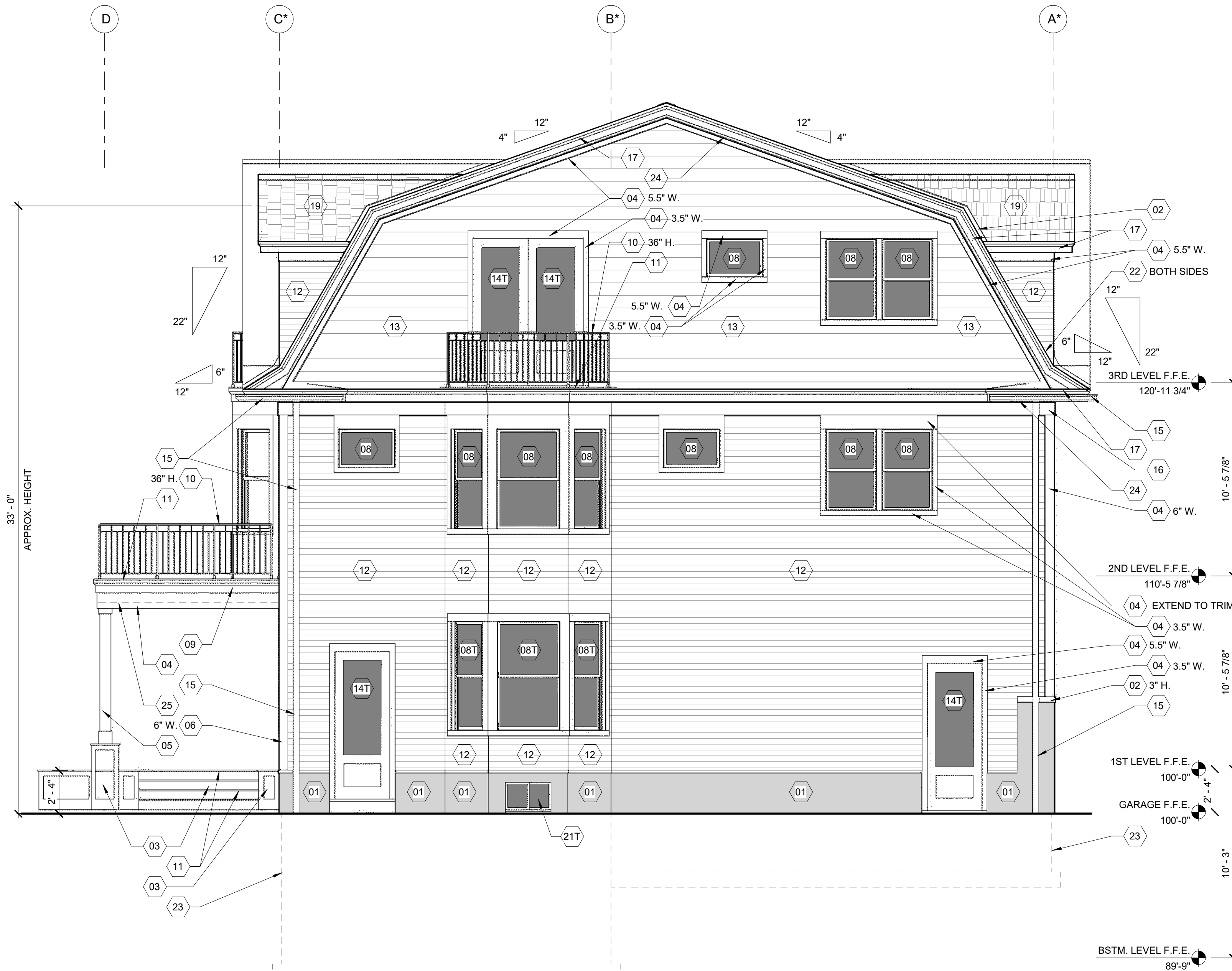
Project number: 1200-910	Ar-202
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale: 1/4" = 1'-0"	

GENERAL NOTES:

- REFER TO SHEET Ar-200 FOR COLORED ELEVATIONS.
- SOUTH ELEVATION RAILING NOT SHOWN FOR CLARITY - REFER TO SITE PLAN FOR EXTENT OF WORK.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
- FOLLOW WINDOW AND DOOR MANUFACTURER INSTRUCTIONS FOR FLASHING AROUND OPENINGS.

COLORED ELEVATION KEY NOTES:

1. CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP - GRAY.
2. PRE-FINISHED METAL FLASHING - BLACK.
3. SMOOTH 3/8" PANEL BOARD (LP-SMART) OVER 2"x WOOD TREATED FRAMING - PAINTED WHITE.
4. 1"x SMOOTH TRIM BOARD (LP-SMART) - PAINTED WHITE.
5. 1"x SMOOTH TRIM BOARD (LP-SMART) OVER 8"x8" TREATED WOOD POST, WITH 1"x SMOOTH TRIM BOARD (LP-SMART) AT BASE AND CAPITAL - PAINTED WHITE.
6. WOOD RAILING WITH CUSTOM TURNED HEMLOCK SPINDLES (VINTAGE WOODWORKS: MS DESIGNER 3") - PAINTED WHITE.
7. MAHOGANY WOOD DOOR AND SIDELIGHTS ASSEMBLY (TDL MAHOGANY: HOELSCHER #7644) - STAINED EBONY.
8. METAL CLAD WOOD WINDOW (PELLA) - PRE-FINISHED BLACK EXTERIOR AND WHITE INTERIOR. TYPICAL (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
9. PRE-FINISHED METAL TRIM - BLACK.
10. METAL RAILING AND SPINDLES - PAINTED BLACK.
11. 1"x CEDAR DECK BOARDS - STAINED EBONY.
12. SMOOTH LAP SIDING WITH 4" REVEAL (LP-SMART) - PAINTED WHITE.
13. SMOOTH LAP SIDING WITH 8" REVEAL (LP-SMART) - PAINTED WHITE.
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16. 1"x SMOOTH FRIEZE BOARD (LP-SMART) - PAINTED WHITE.
17. PRE-FINISHED METAL FASCIA - BLACK.
18. 7" SHAKE BOARD (JAMES HARDIE) - PAINTED WHITE.
19. ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK.
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21. PRE-FINISHED FIBERGLASS SLIDING BASEMENT WINDOW (PELLA - IMPERVIA) - BLACK (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
22. PRE-FINISHED ROOF METAL FENCE (TO SLOW DOWN WATER FLOW) - BLACK.
23. FOUNDATION WALLS BELOW GRADE SHOWN DASHED - REFER TO FOUNDATION PLAN.
24. PRE-FINISHED METAL SOFFIT WITH 4" CENTER VENT BEYOND SHOWN DASHED - WHITE (TYPICAL AT ALL SOFFITS)
25. BEADBOARD CEILING BEYOND SHOWN DASHED - PAINTED WHITE.




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NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

SketchesLLC.

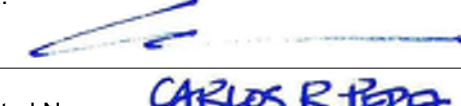
SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

BUILDING ELEVATIONS		
Project number: 1200-910	Ar-203	
Issue Date: 01/20/2020	Scale: 1/4" = 1'-0"	
Drawn by: C.P.	Checked by: C.P.	

① EAST ELEVATION (SIDE)
1/4" = 1'-0"

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 Architect under the laws of the state of Minnesota.

Signature: 

Typed or Printed Name: **CARLOS R. PEREZ**

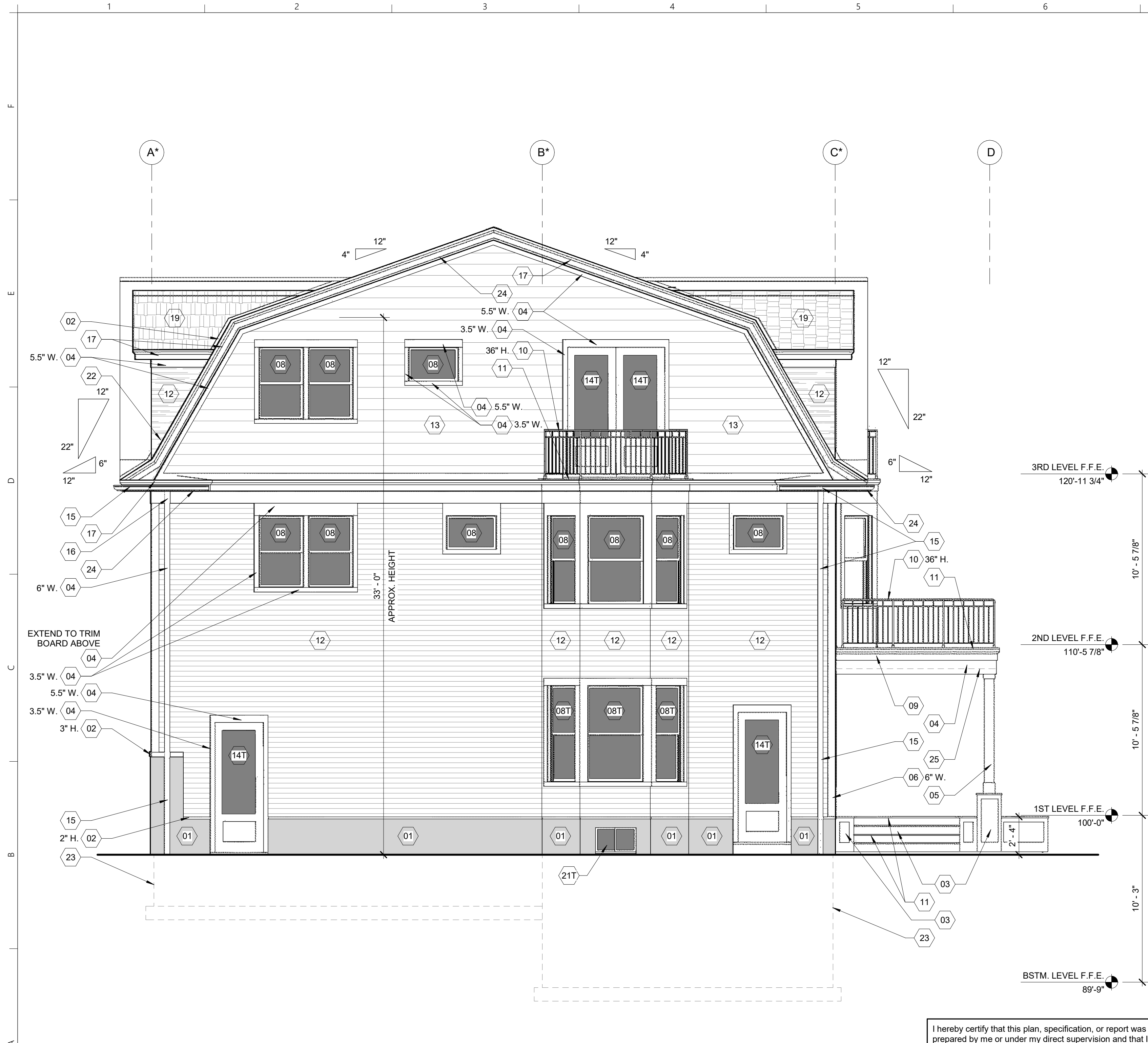
Date: **SEP 14, 2020** License Number: 051272

GENERAL NOTES:

- REFER TO SHEET Ar-200 FOR COLORED ELEVATIONS.
- SOUTH ELEVATION RAILING NOT SHOWN FOR CLARITY - REFER TO SITE PLAN FOR EXTENT OF WORK.
- PROVIDE PROPER SEPARATION AND SOFT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
- FOLLOW WINDOW AND DOOR MANUFACTURER INSTRUCTIONS FOR FLASHING AROUND OPENINGS.

COLORED ELEVATION KEY NOTES:

1. CEMENTITIOUS FINISH OVER 2" RIGID FOUNDATION INSULATION (R-10), TYP - GRAY.
2. PRE-FINISHED METAL FLASHING - BLACK.
3. SMOOTH 3/8" PANEL BOARD (LP-SMART) OVER 2"x WOOD TREATED FRAMING - PAINTED WHITE.
4. 1"x SMOOTH TRIM BOARD (LP-SMART) - PAINTED WHITE.
5. 1"x SMOOTH TRIM BOARD (LP-SMART) OVER 8"x8" TREATED WOOD POST, WITH 1"x SMOOTH TRIM BOARD (LP-SMART) AT BASE AND CAPITAL - PAINTED WHITE.
6. WOOD RAILING WITH CUSTOM TURNED HEMLOCK SPINDLES (VINTAGE WOODWORKS: MS DESIGNER 3") - PAINTED WHITE.
7. MAHOGANY WOOD DOOR AND SIDELIGHTS ASSEMBLY (TDL MAHOGANY: HOELSCHER #7644) - STAINED EBONY.
8. METAL CLAD WOOD WINDOW (PELLA) - PRE-FINISHED BLACK EXTERIOR AND WHITE INTERIOR. TYPICAL (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
9. PRE-FINISHED METAL TRIM - BLACK.
10. METAL RAILING AND SPINDLES - PAINTED BLACK.
11. 1"x CEDAR DECK BOARDS - STAINED EBONY.
12. SMOOTH LAP SIDING WITH 4" REVEAL (LP-SMART) - PAINTED WHITE.
13. SMOOTH LAP SIDING WITH 8" REVEAL (LP-SMART) - PAINTED WHITE.
14. PRE-FINISHED FIBER-GLASS DOOR (THERMATRU) WITH GLASS LITE - GEL STAINED BLACK (ALL GLASS IN DOORS TO BE TEMPERED - NOTED WITH LETTER "T")
15. 6" PRE-FINISHED METAL GUTTER AND 5"x4" DOWNSPOUT - BLACK.
16. 1"x SMOOTH FRIEZE BOARD (LP-SMART) - PAINTED WHITE.
17. PRE-FINISHED METAL FASCIA - BLACK.
18. 7" SHAKE BOARD (JAMES HARDIE) - PAINTED WHITE.
19. ASPHALT SHINGLES (OWENS CORNING: DURATION) - ONYX BLACK.
20. 10'x9' PRE-FINISHED STEEL GARAGE DOOR (CLOPAY COACHMAN DESIGN 11 REC13) WITH LITES - BLACK, WITH BLACK HARDWARE (ALL GLASS TO BE TEMPERED - NOTED WITH LETTER "T").
21. PRE-FINISHED FIBERGLASS SLIDING BASEMENT WINDOW (PELLA - IMPERVIA) - BLACK (WINDOW TAG WITH LETTER "T" DENOTATES TEMPERED GLASS).
22. PRE-FINISHED ROOF METAL FENCE (TO SLOW DOWN WATER FLOW) - BLACK.
23. FOUNDATION WALLS BELOW GRADE SHOWN DASHED - REFER TO FOUNDATION PLAN.
24. PRE-FINISHED METAL SOFFIT WITH 4" CENTER VENT BEYOND SHOWN DASHED - WHITE (TYPICAL AT ALL SOFFITS)
25. BEADBOARD CEILING BEYOND SHOWN DASHED - PAINTED WHITE.



1 WEST ELEVATION (SIDE)
1/4" = 1'-0"

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 Architect under the laws of the state of Minnesota.

Signature: *[Signature]*
 Typed or Printed Name: **CARLOS R. PEREZ**
 Date: *SEP 14, 2020* License Number: 051272

S&C
STROLE & COMPANY LLC
 of Saint Paul
 TEL: 612.636.7056 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW**
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

SketchesLLC.

SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

BUILDING ELEVATIONS

Project number: 1200-910	Ar-204
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale: 1/4" = 1'-0"	



FRONT VIEW - PORTLAND AVENUE (EXISTING NEIGHBOR RESIDENCE NOT SHOWN FOR CLARITY)



AERIAL VIEW



REAR VIEW - SUMMIT AVENUE


STROLE & COMPANY, LLC
of Saint Paul LIC.# BC637442
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Rev:	Description:	Date:
A	HPC PRELIMINARY APPLICATION	01/20/2020
B	SITE PLAN REVIEW	03/06/2020
C	VARIANCE APPLICATION	08/30/2020
D	HPC APPLICATION	09/14/2020

ELEVATION VIEWS

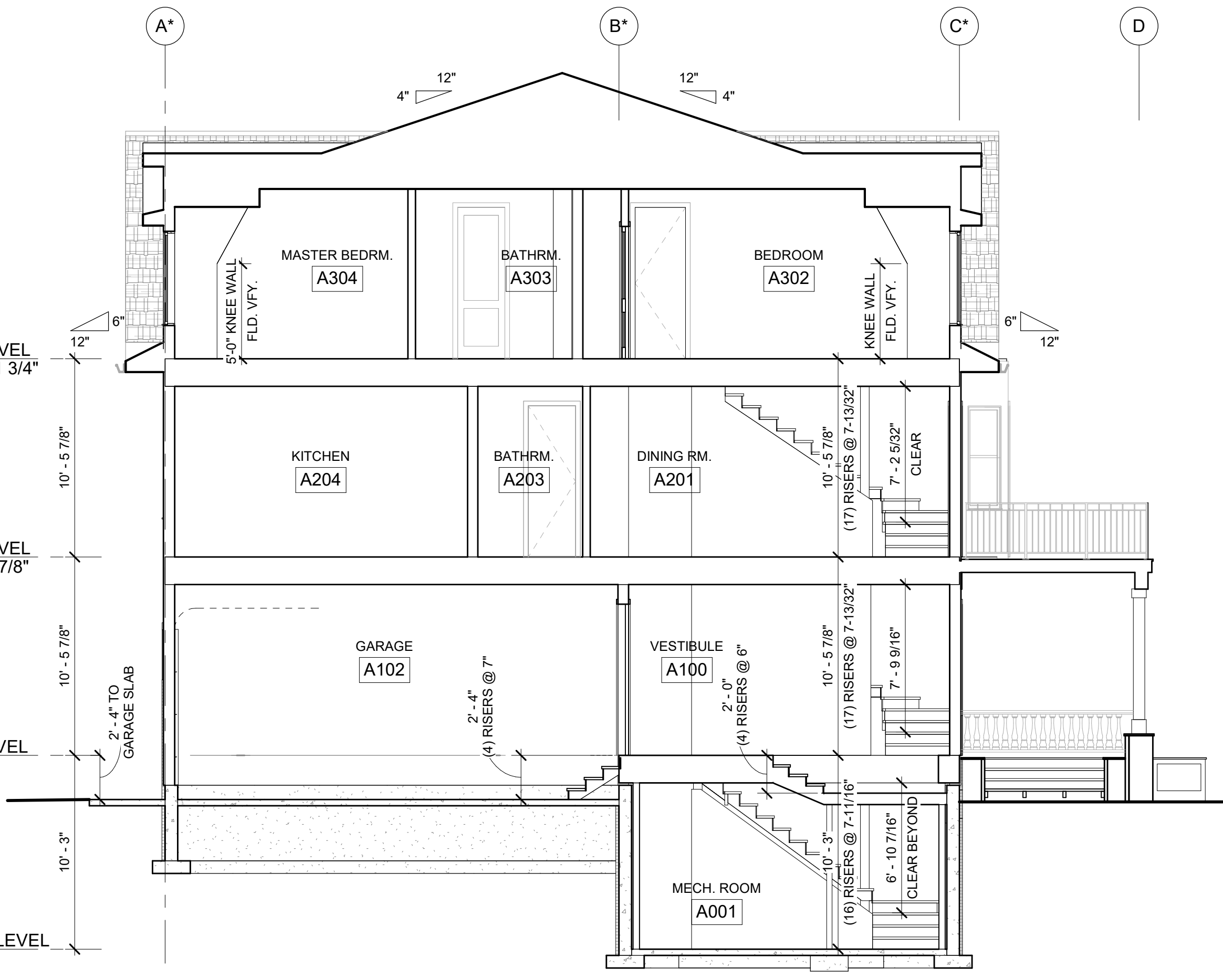
Project number: 1200-910	Ar-205
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale:	

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Signature: 
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 Date: **SEP 14, 2020** License Number: 051272



1 BUILDING SECTION
3/16" = 1'-0"



2 BUILDING SECTION
3/16" = 1'-0"



STROLE & COMPANY LLC

TEL: 612.636.7056 of Saint Paul LIC.# BC637442

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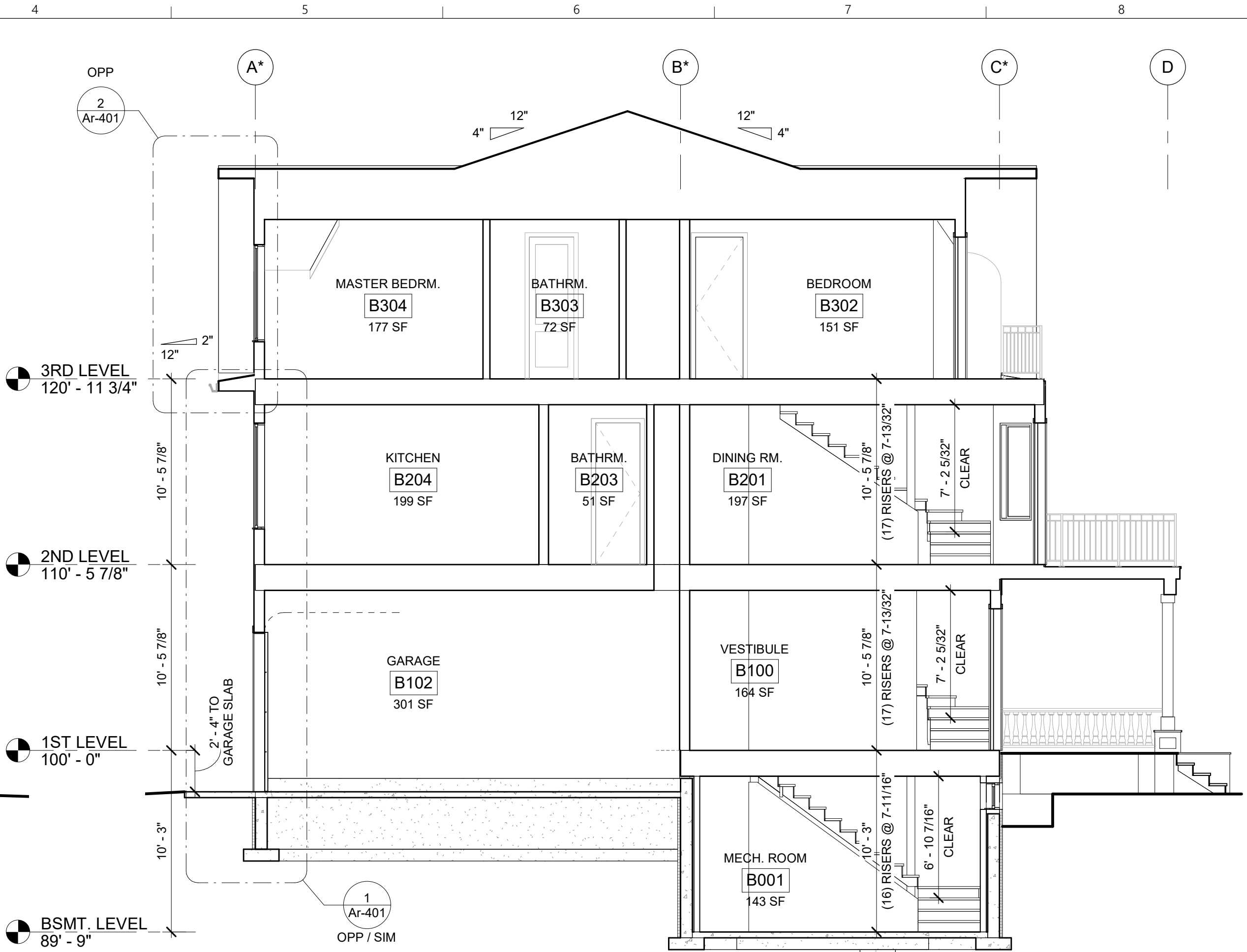
Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020
BUILDING SECTIONS		
Project number:	1200-910	Ar-300
Issue Date:	01/20/2020	
Drawn by:	C.P.	Checked by:
		Scale:
		3/16" = 1'-0"

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Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272



1 BUILDING SECTION
3/16" = 1'-0"

2 BUILDING SECTION
3/16" = 1'-0"



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of Saint Paul
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SUMMIT VIEW**
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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

BUILDING SECTIONS

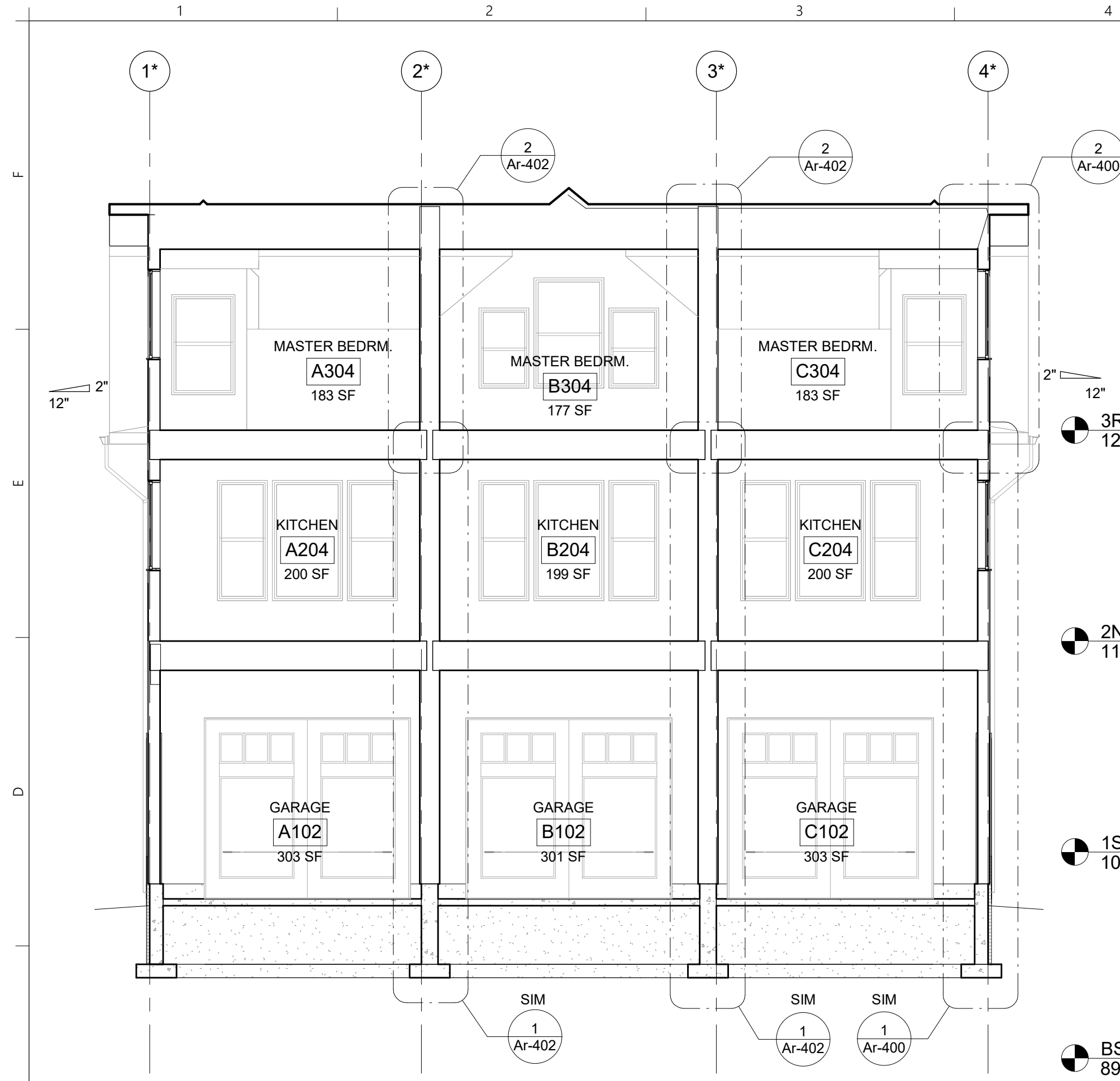
Project number: 1200-910	Ar-301
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale: 3/16" = 1'-0"	

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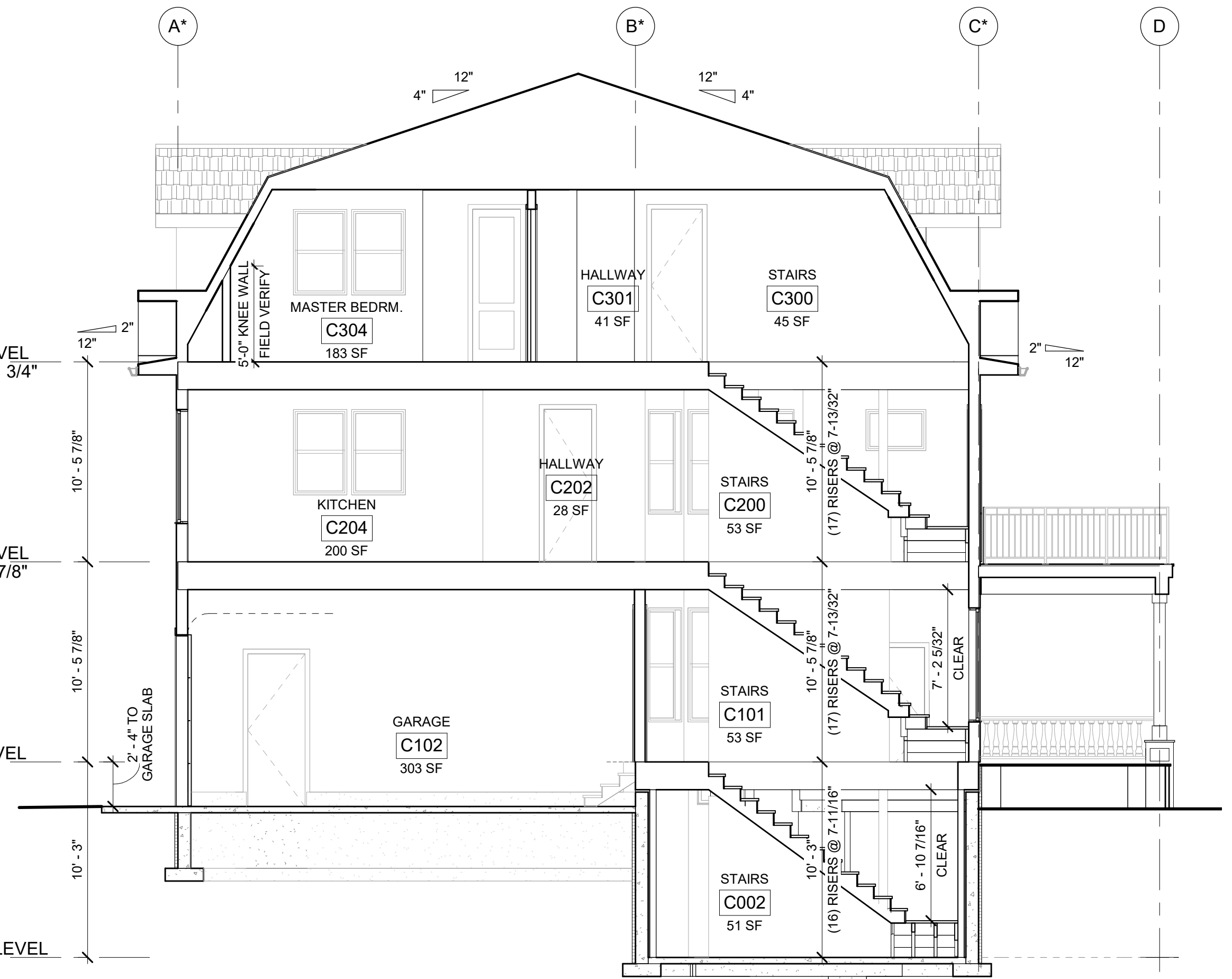
Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272



1 BUILDING SECTION
3/16" = 1'-0"



2 BUILDING SECTION
3/16" = 1'-0"



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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

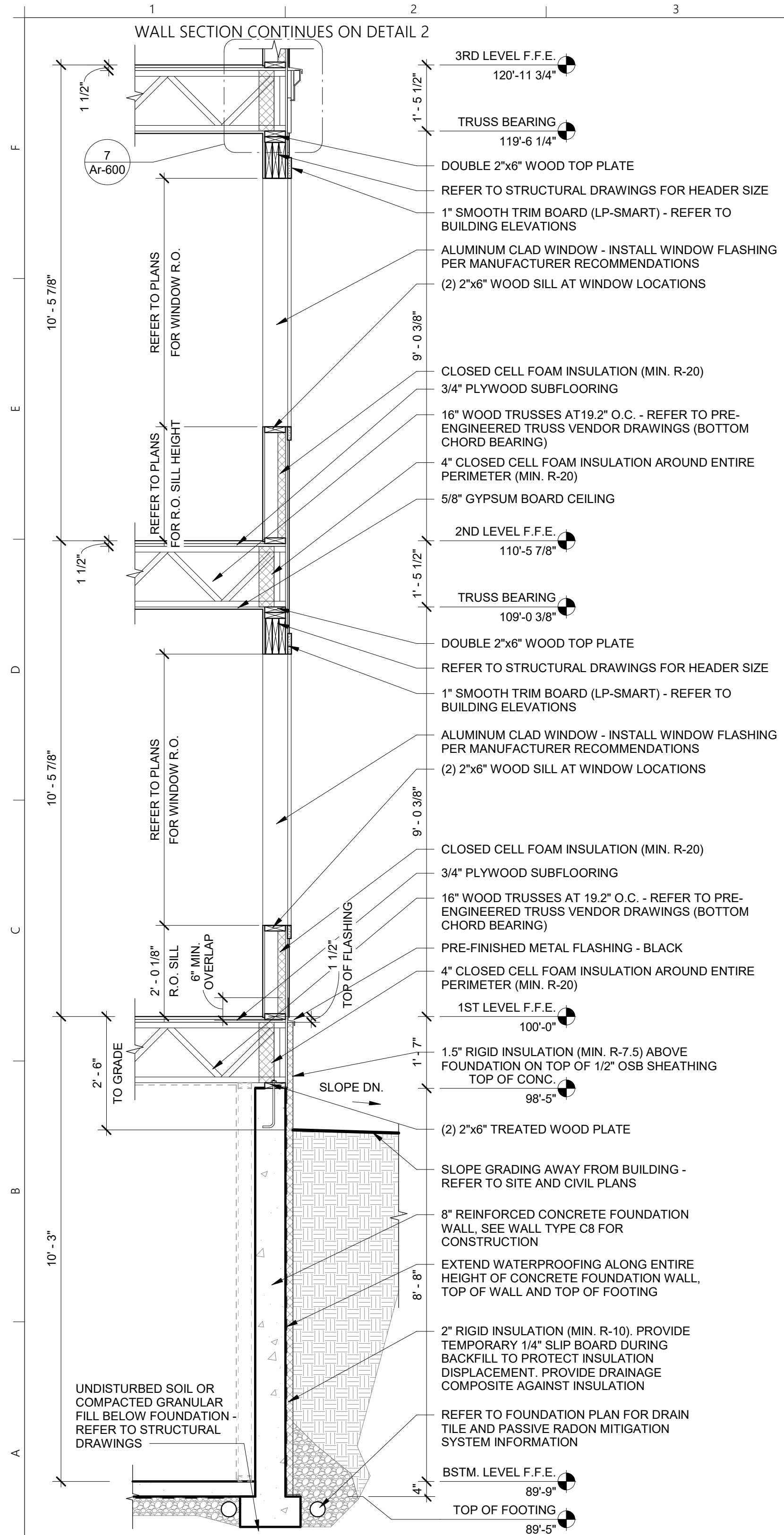
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature:

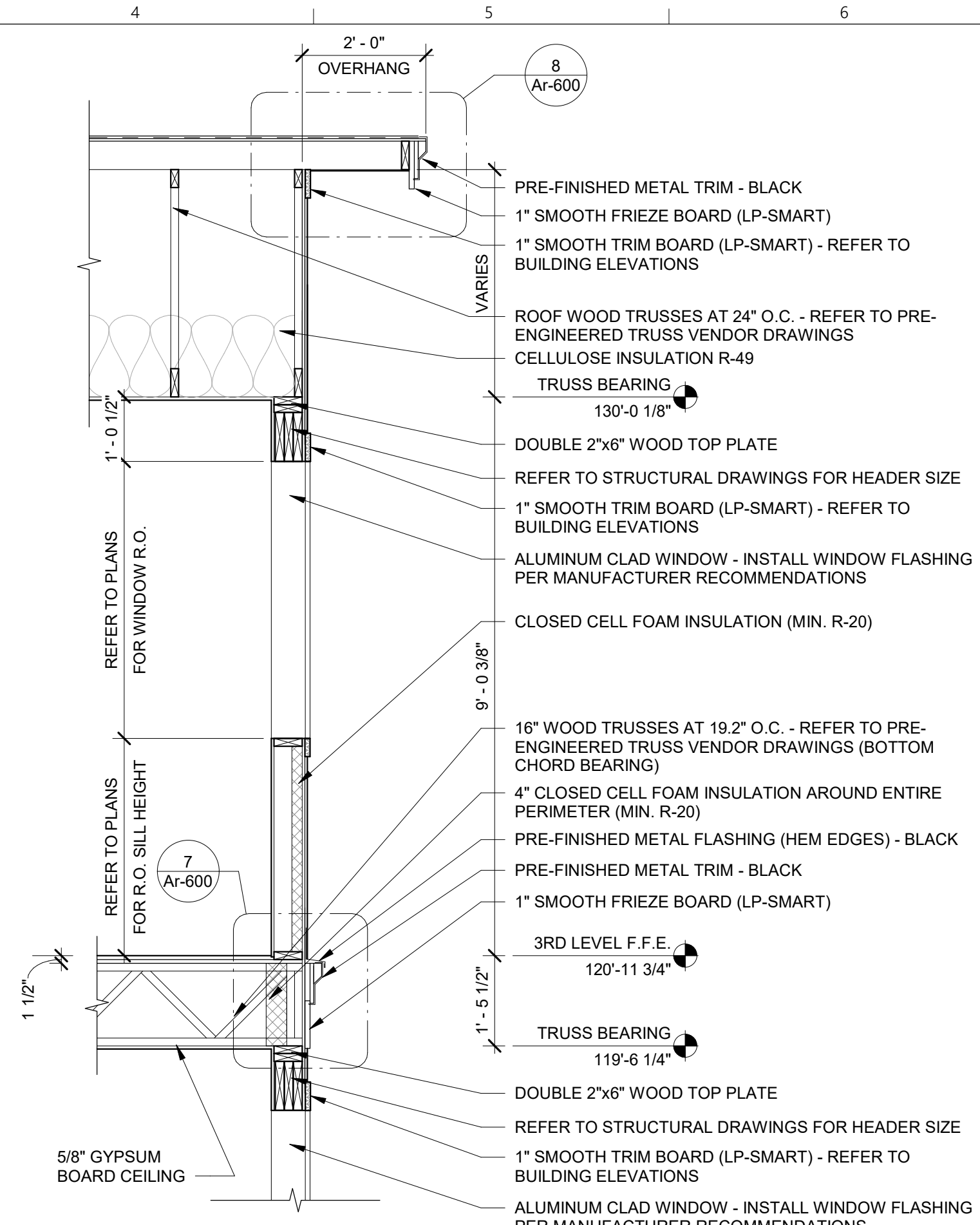
Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272

BUILDING SECTIONS		
Project number:	1200-910	Ar-302
Issue Date:	01/20/2020	
Drawn by:	C.P.	Checked by: C.P.
Scale:		3/16" = 1'-0"



① WALL SECTION
1/2" = 1'-0"



WALL SECTION CONTINUES ON DETAIL 1

② WALL SECTION
1/2" = 1'-0"


STROLE & COMPANY LLC
 of Saint Paul
 TEL: 612.636.7056 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102


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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

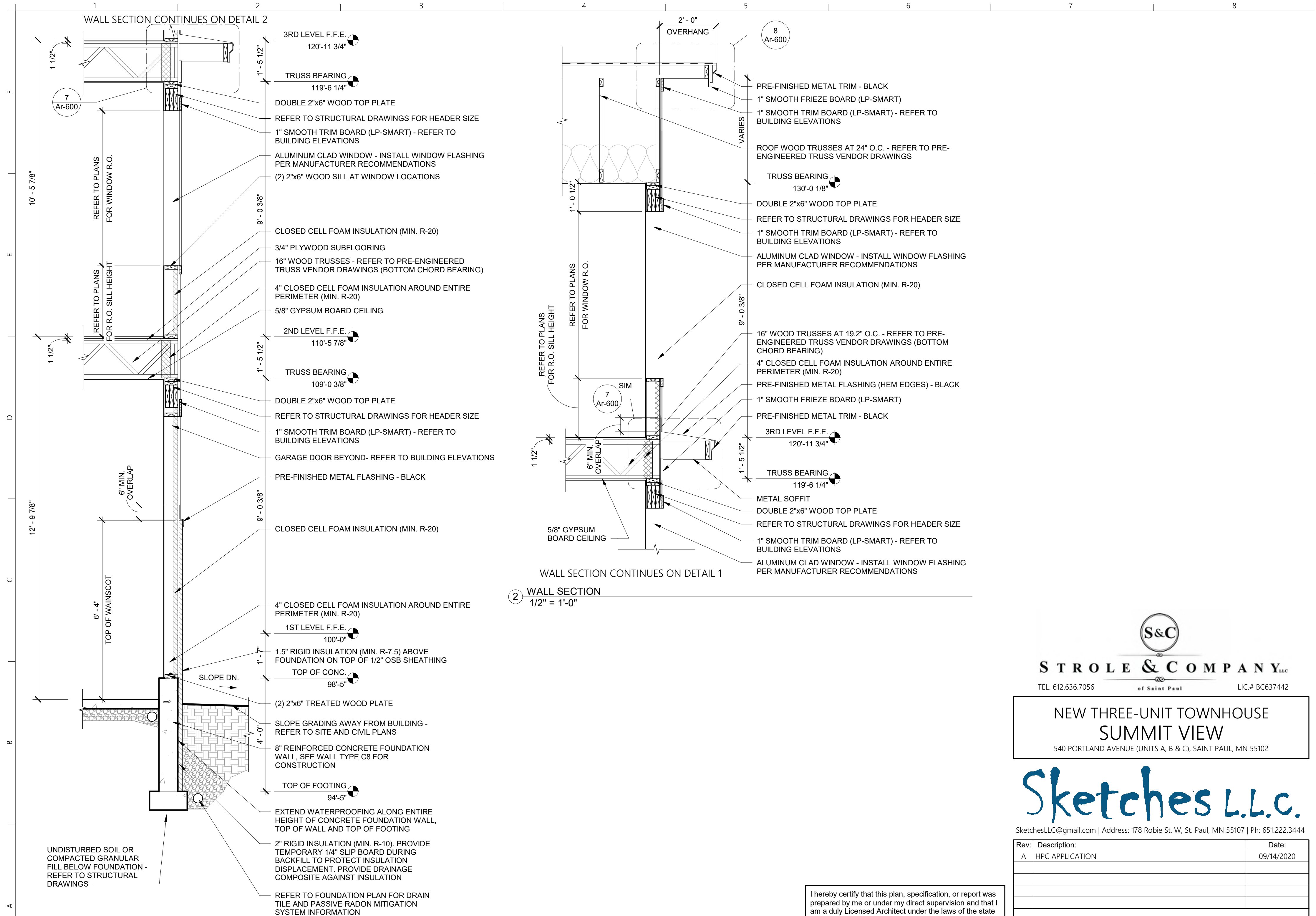
WALL SECTIONS					
Project number:	1200-910	Ar-400			
Issue Date:	01/20/2020				
Drawn by:	C.P.	Checked by:	C.P.	Scale:	1/2" = 1'-0"

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Signature: 

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272



② WALL SECTION
1/2" = 1'-0"

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Signature: *[Signature]*

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272

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**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

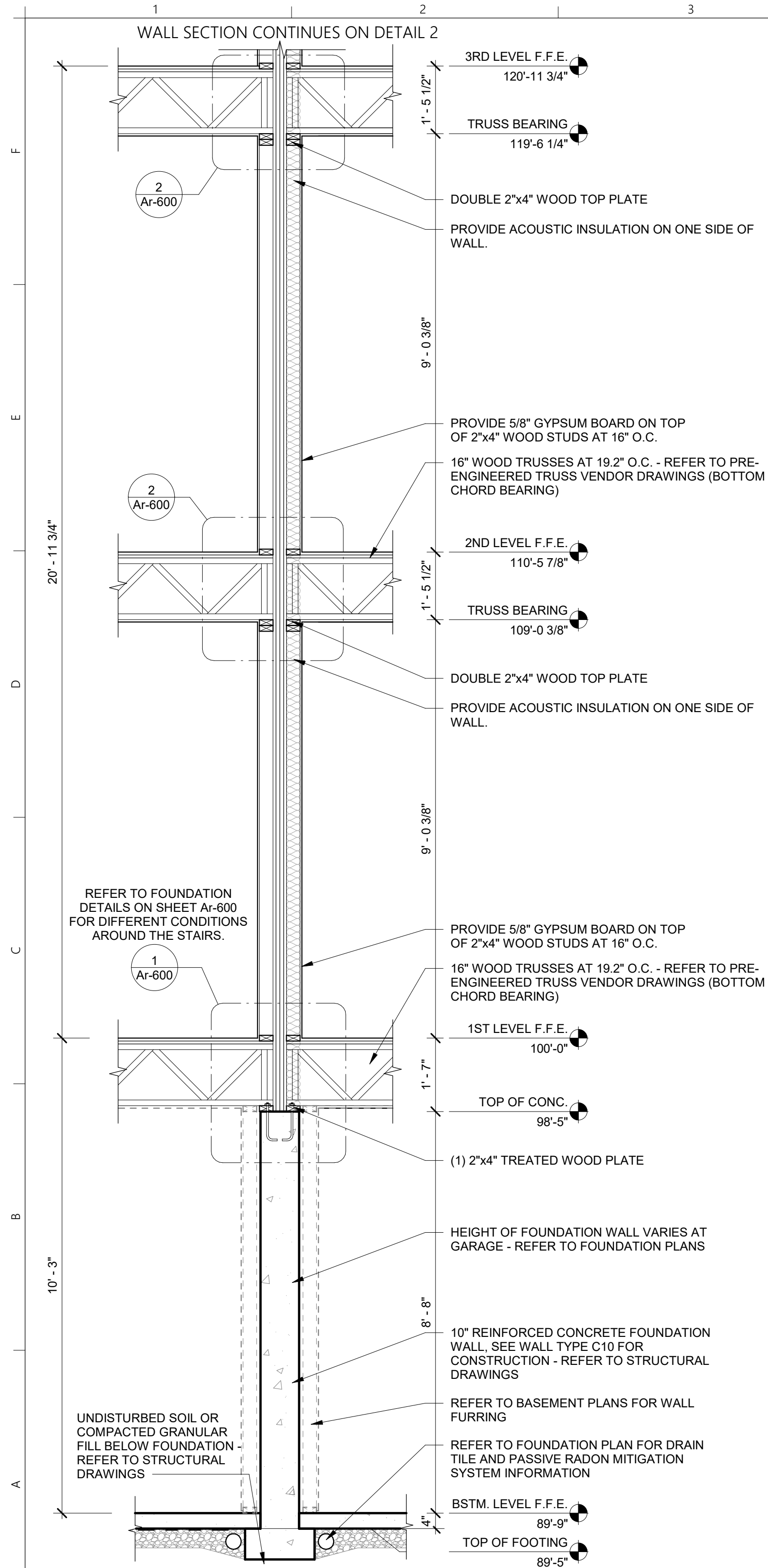
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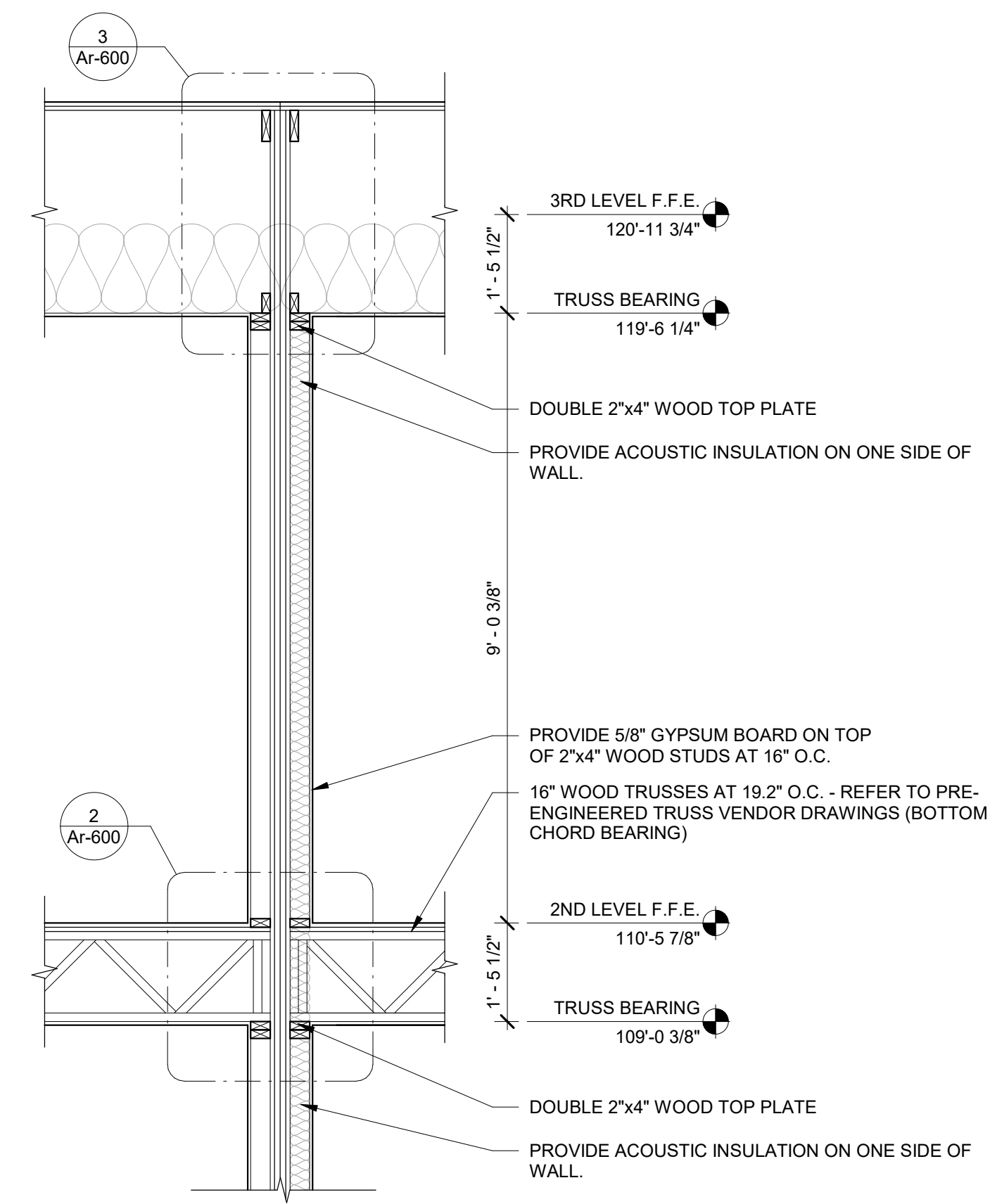
Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

WALL SECTIONS

Project number: 1200-910	Ar-401
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
	Scale: 1/2" = 1'-0"



① WALL SECTION
1/2" = 1'-0"



WALL SECTION CONTINUES ON DETAIL 1

② WALL SECTION
1/2" = 1'-0"

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of Saint Paul LIC.# BC637442
TEL: 612.636.7056

**NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW**
540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

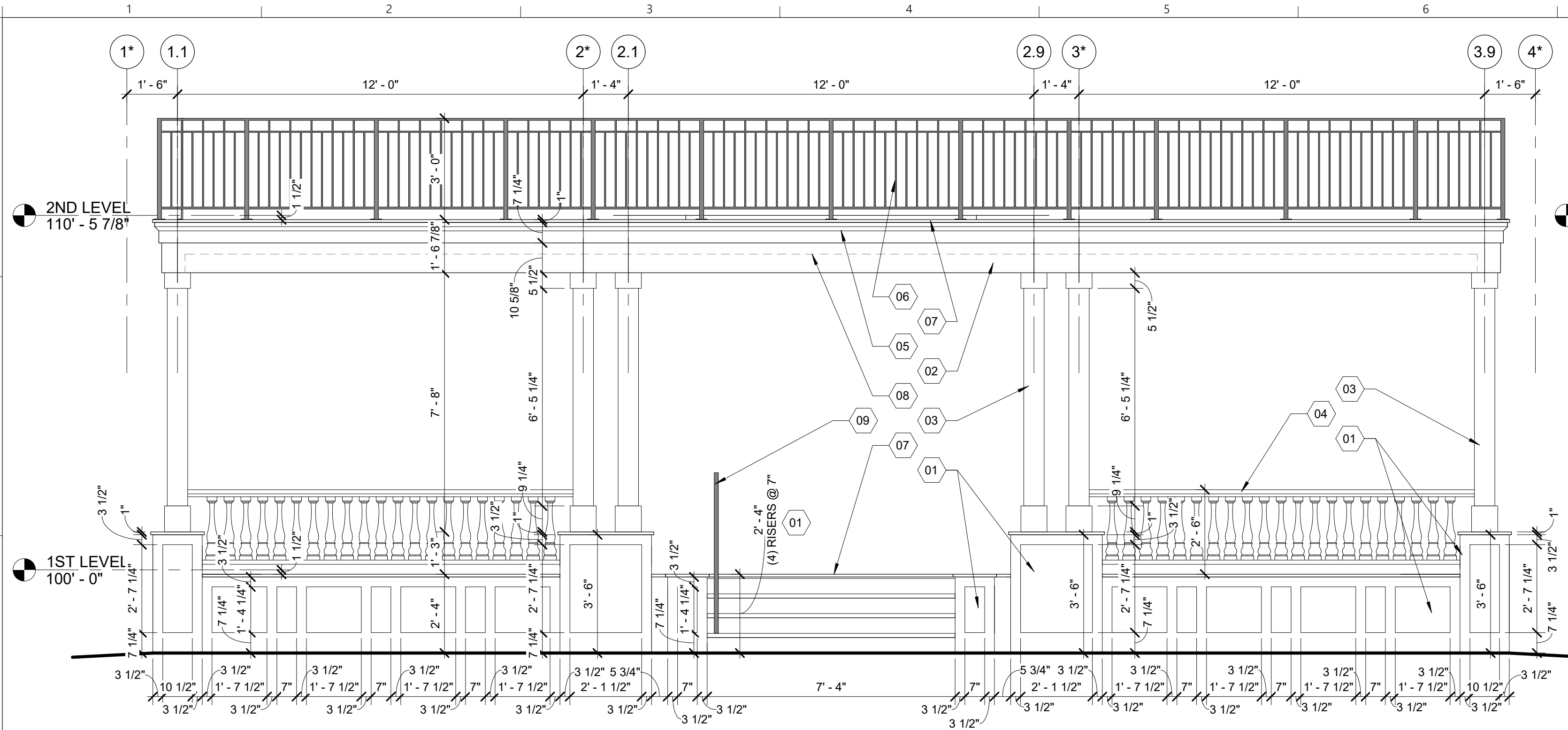
WALL SECTIONS		
Project number:	1200-910	Ar-402
Issue Date:	01/20/2020	
Drawn by:	C.P.	Checked by: C.P.
Scale:	1/2" = 1'-0"	

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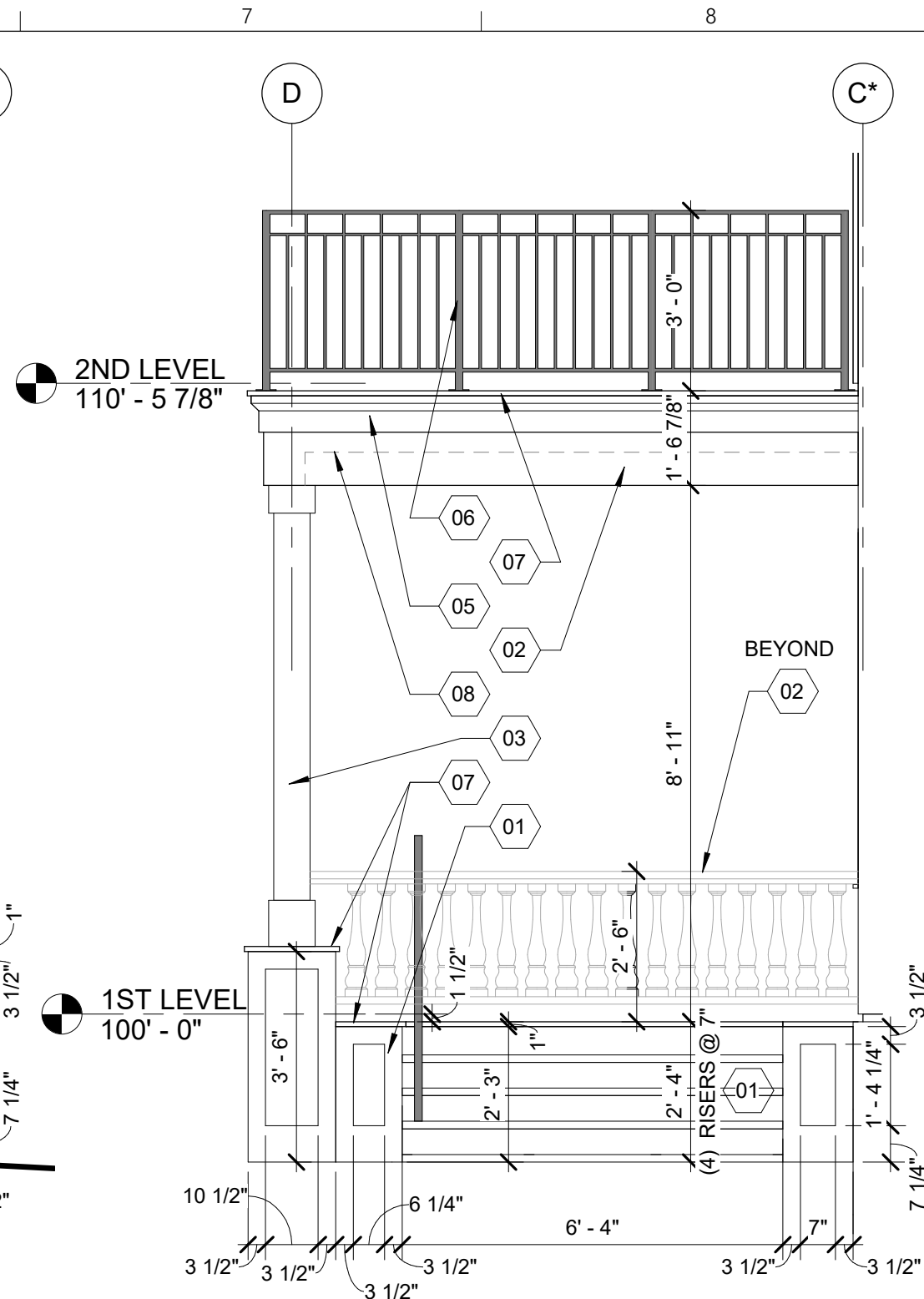
Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

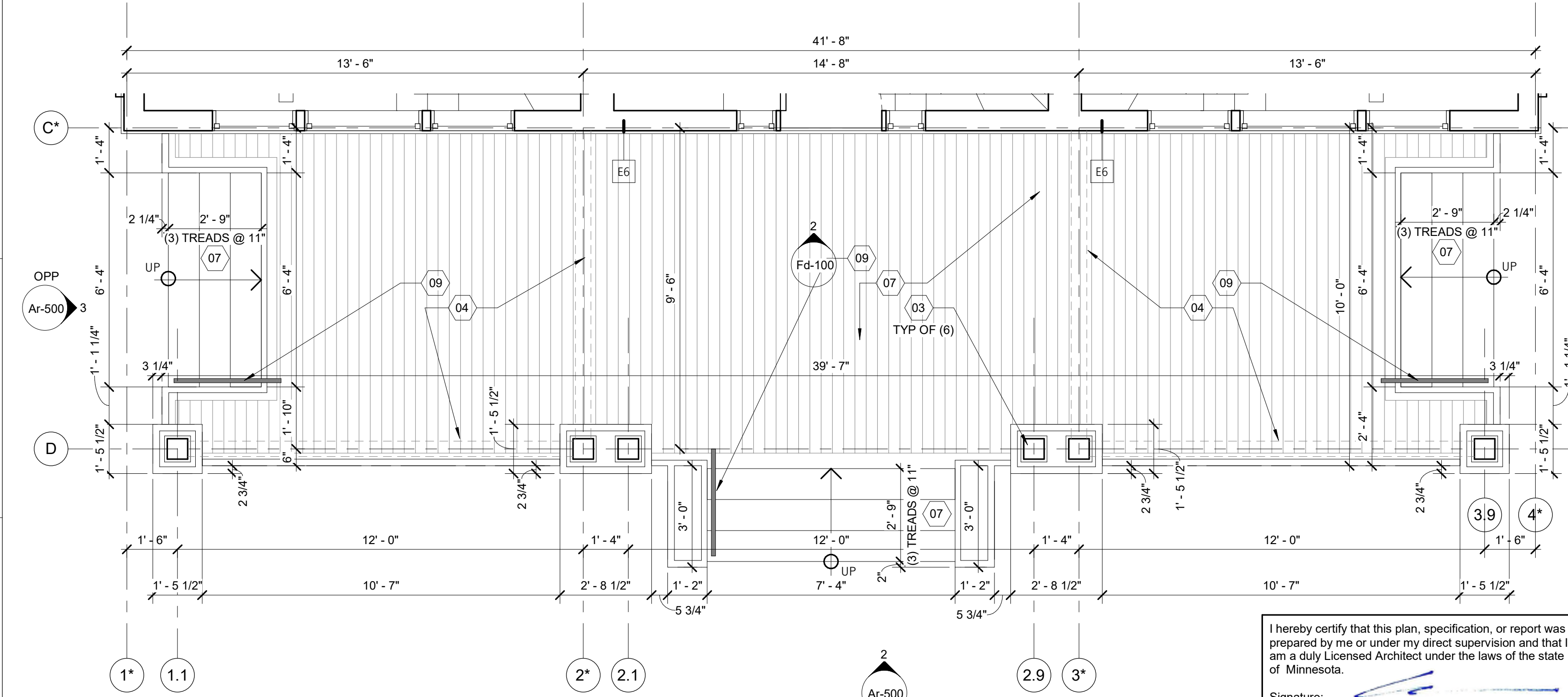
Date: **SEP 14, 2020** License Number: 051272



② FRONT PORCH MAIN ELEVATION
3/8" = 1'-0"



NOTE: MIRRORED ELEVATION ON WEST SIDE
③ FRONT PORCH EAST SIDE ELEVATION
3/8" = 1'-0"



① FRONT PORCH ENLARGED PLAN
3/8" = 1'-0"

FLOOR PLAN KEY NOTES:

1. SMOOTH 3/8" PANEL BOARD (LP-SMART) OVER 2"x WOOD TREATED FRAMING - PAINTED WHITE.
2. 1"x SMOOTH TRIM BOARD (LP-SMART) - PAINTED WHITE.
3. 1"x SMOOTH TRIM BOARD (LP-SMART) OVER 8"x8" TREATED WOOD POST, WITH 1"x SMOOTH TRIM BOARD (LP-SMART) AT BASE AND CAPITAL - PAINTED WHITE.
4. WOOD RAILING WITH CUSTOM TURNED HEMLOCK SPINDLES (VINTAGE WOODWORKS: MS DESIGNER 3") - PAINTED WHITE.
5. PRE-FINISHED METAL TRIM - BLACK.
6. METAL RAILING AND SPINDLES - PAINTED BLACK.
7. 1"x CEDAR DECK BOARDS - STAINED EBONY.
8. BEADBOARD CEILING SHOWN DASHED - PAINTED WHITE.
9. BLACK IRON PIPE RAILING - PAINTED BLACK.

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**NEW THREE-UNIT TOWNHOUSE
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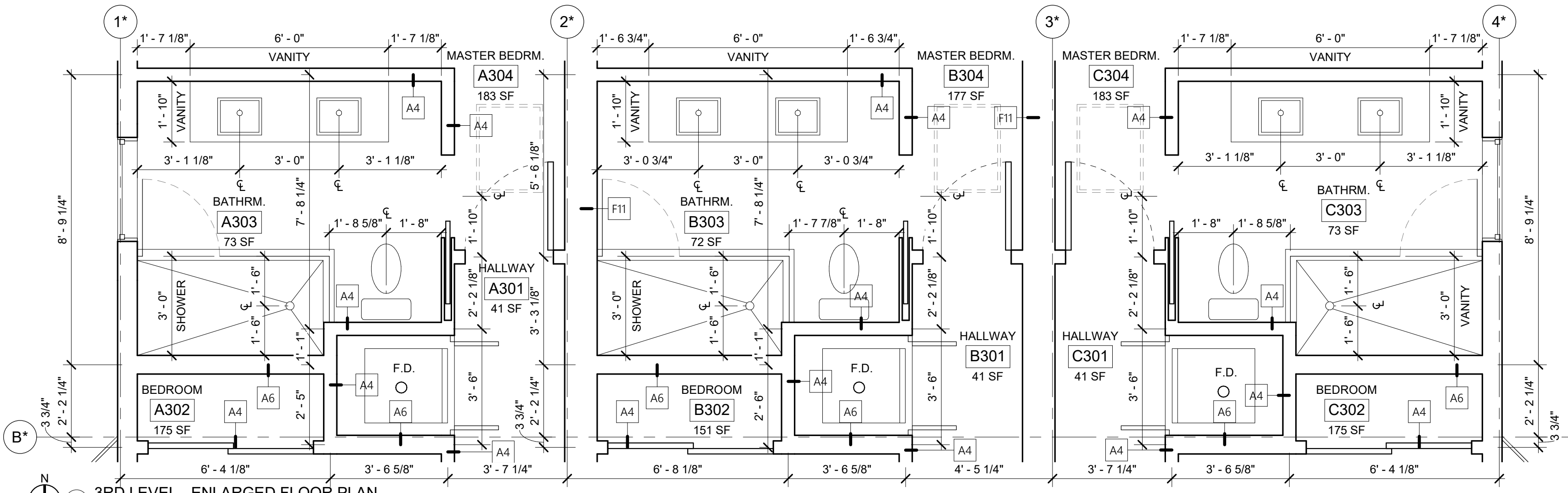
Rev:	Description:	Date:			
A	HPC APPLICATION	09/14/2020			
ENLARGED PORCH					
Project number:	1200-910	Ar-500			
Issue Date:	01/20/2020				
Drawn by:	C.P.	Checked by:	C.P.	Scale:	3/8" = 1'-0"

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 Architect under the laws of the state of Minnesota.

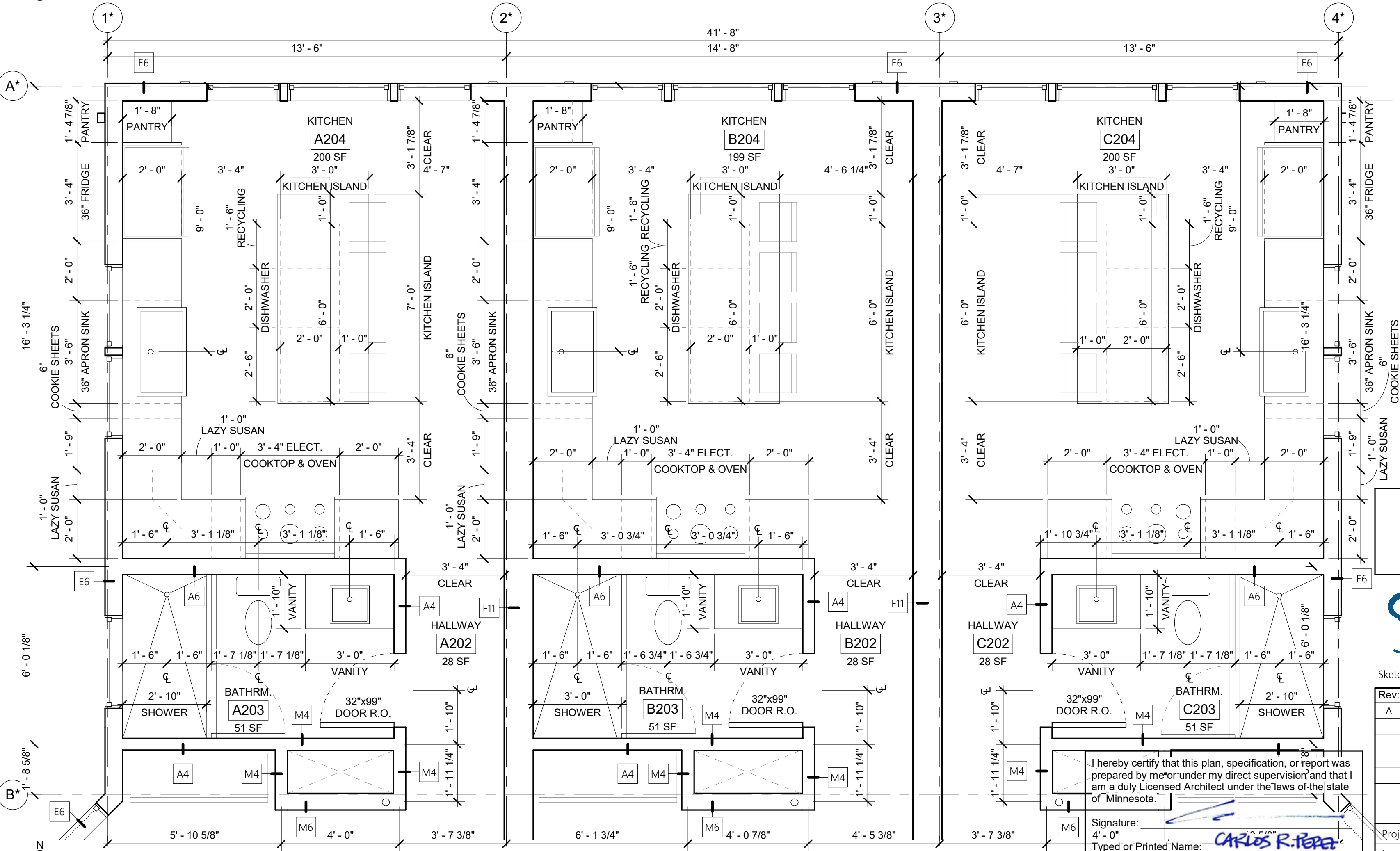
Signature:

Typed or Printed Name: **CARLOS R. PEREZ**

Date: **SEP 14, 2020** License Number: 051272



2 3RD LEVEL - ENLARGED FLOOR PLAN
3/8" = 1'-0"



1 2ND LEVEL - ENLARGED FLOOR PLAN
3/8" = 1'-0"



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 of Saint Paul
 LIC.# BC637442

**NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW**
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 SketchesLLC@gmail.com | Address: 178 Robie St. W, St. Paul, MN 55107 | Ph: 651.222.3444

Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

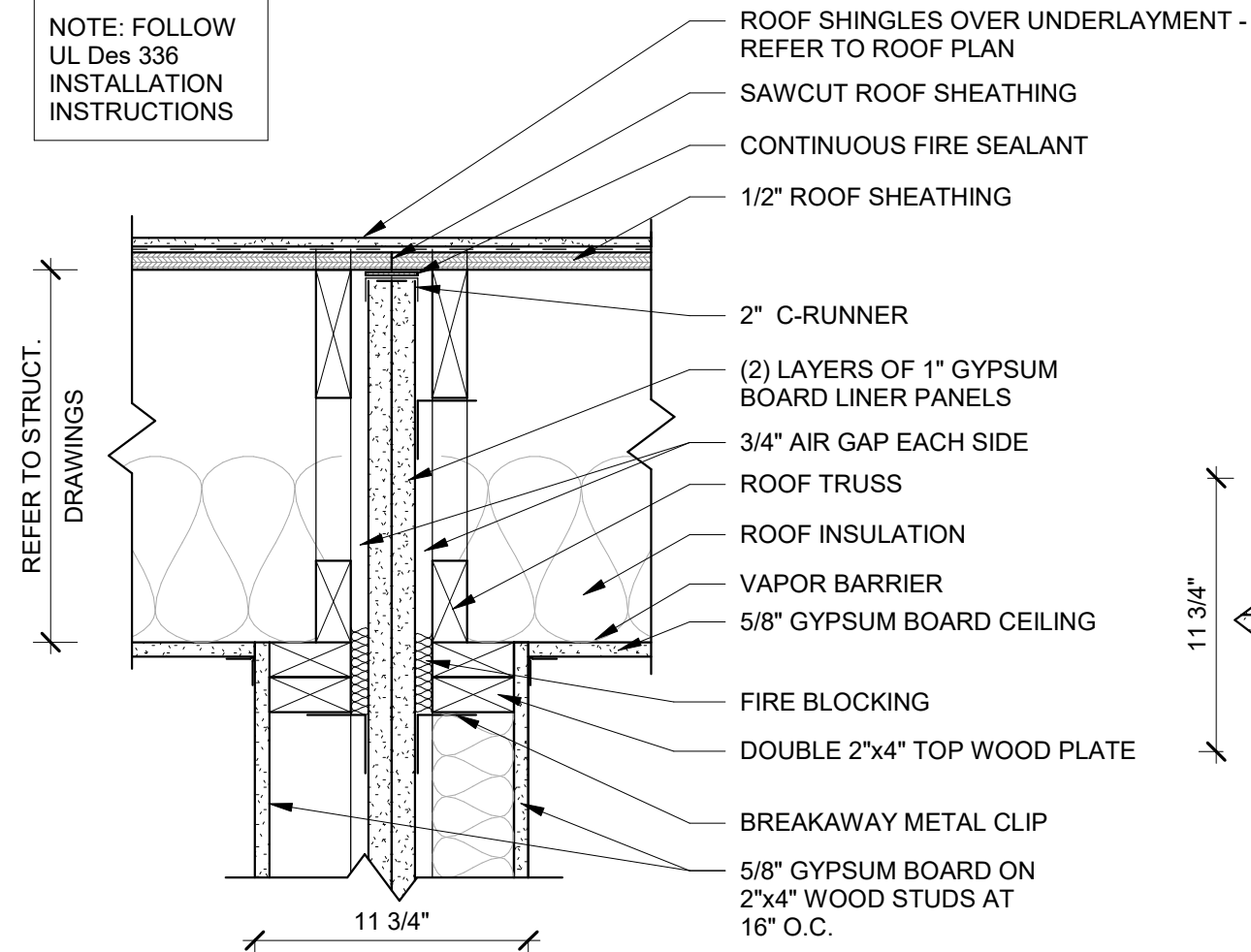
ENLARGED PLANS

Project number:	1200-910	Ar-501
Issue Date:	01/20/2020	
Drawn by:	C.P.	Scale: 3/8" = 1'-0"
Checked by:	C.P.	

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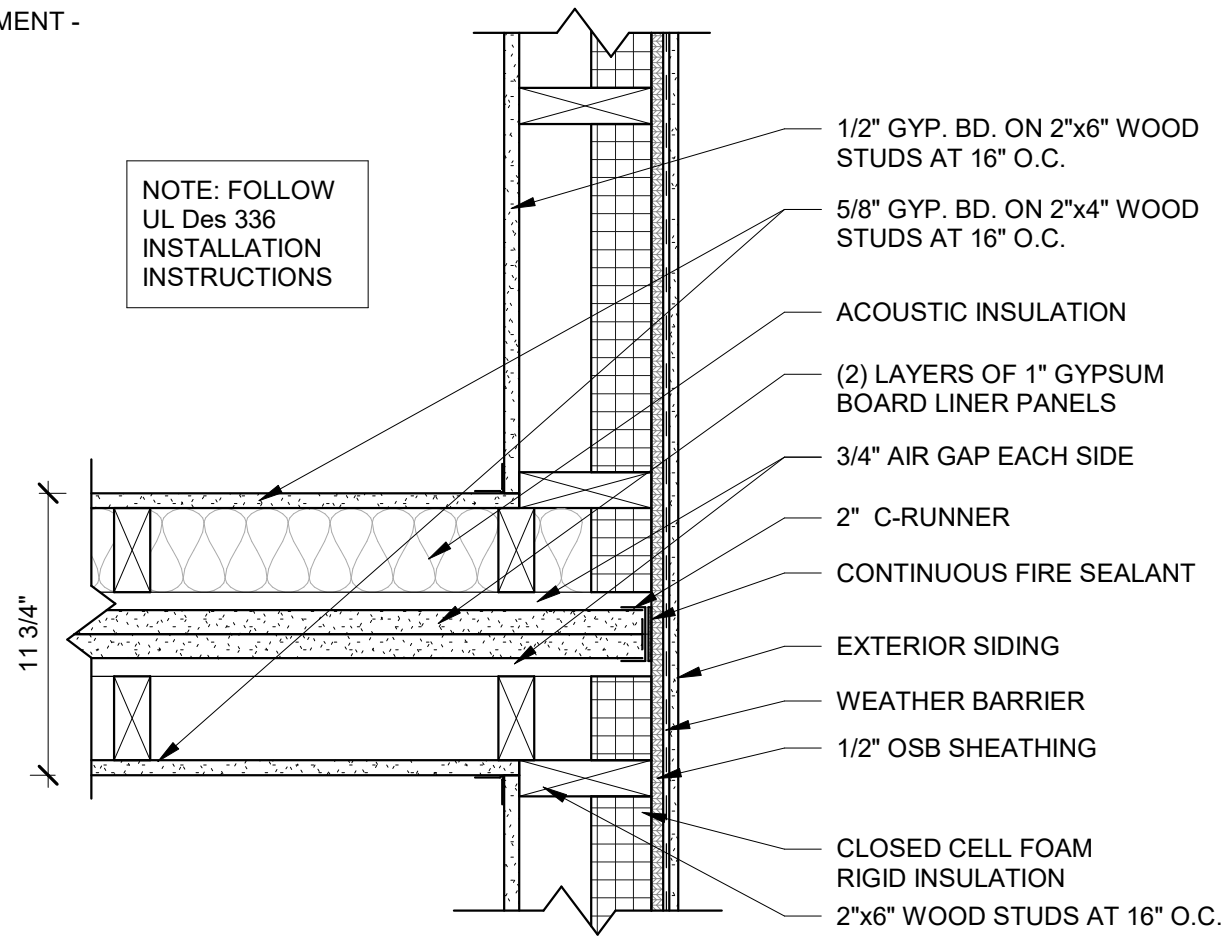
Signature: *[Signature]*
 Typed or Printed Name: **CARLOS R. PEREZ**
 Date: **SEP 11, 2020** License Number: 051272

NOTE: FOLLOW UL Des 336 INSTALLATION INSTRUCTIONS



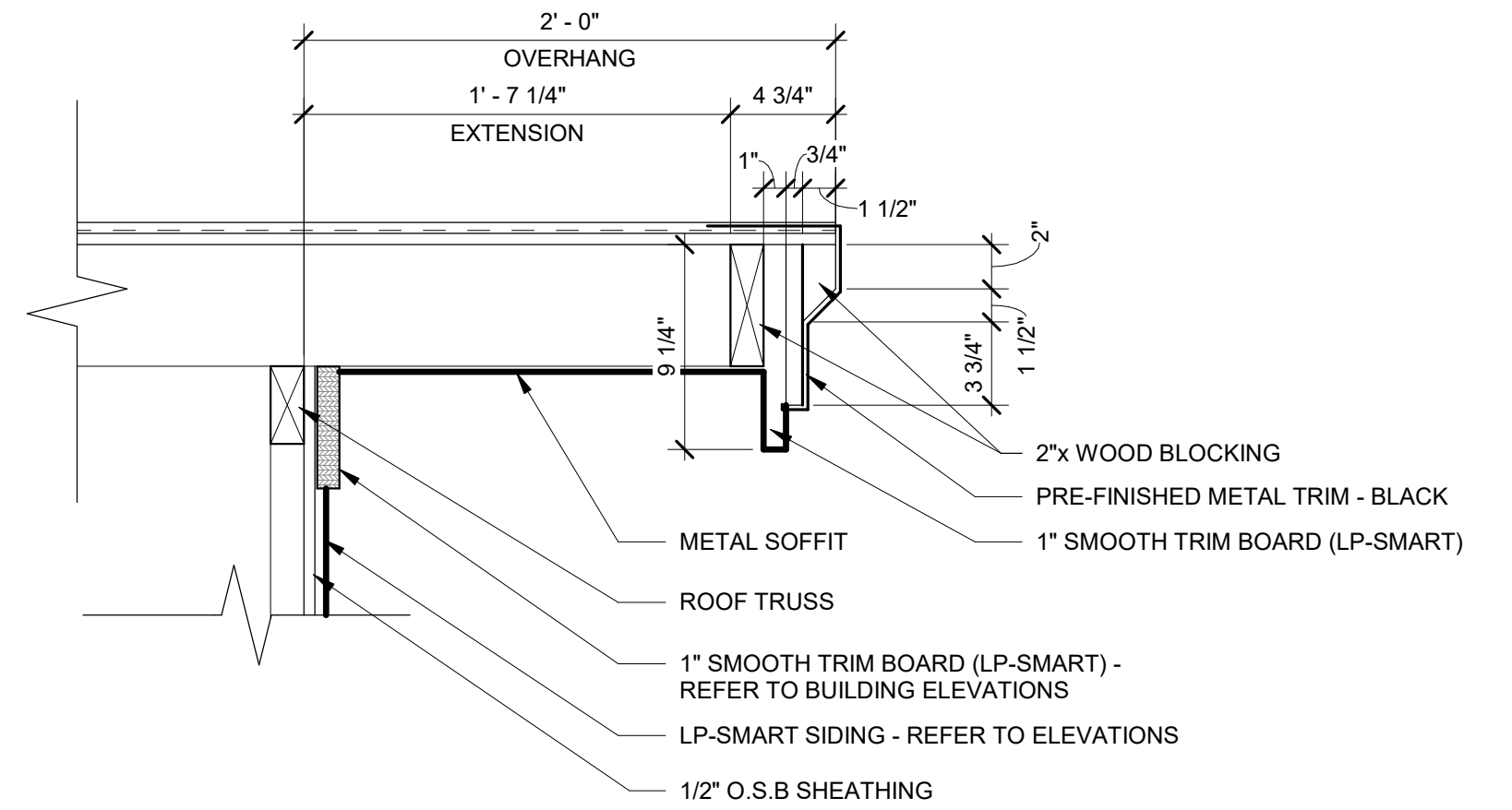
3 ROOF DETAIL (UL Des 336)
1 1/2" = 1'-0"

NOTE: FOLLOW UL Des 336 INSTALLATION INSTRUCTIONS

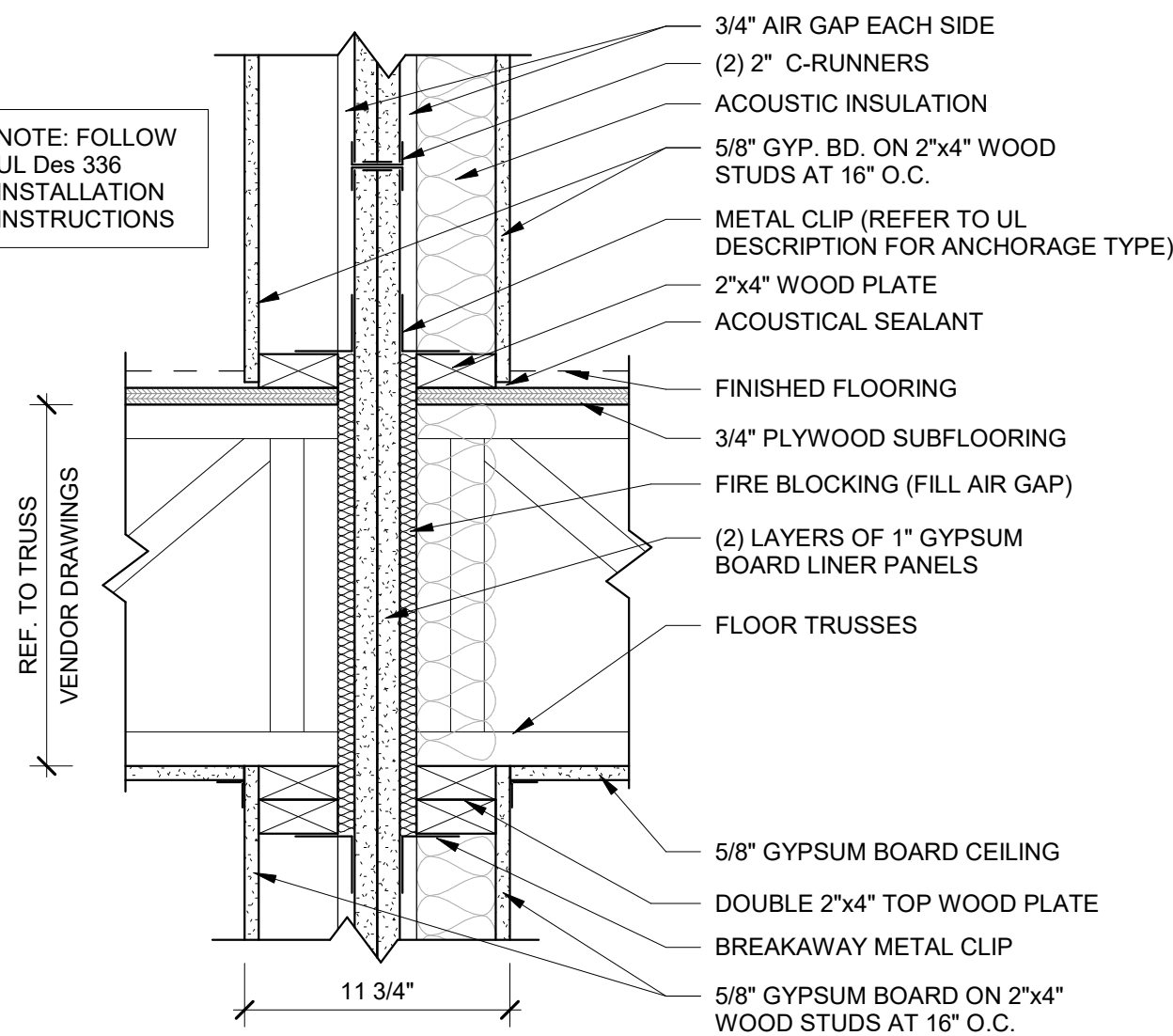


6 EXTERIOR WALL DETAIL (UL Des 336)
1 1/2" = 1'-0"

8 FASCIA DETAIL
1 1/2" = 1'-0"

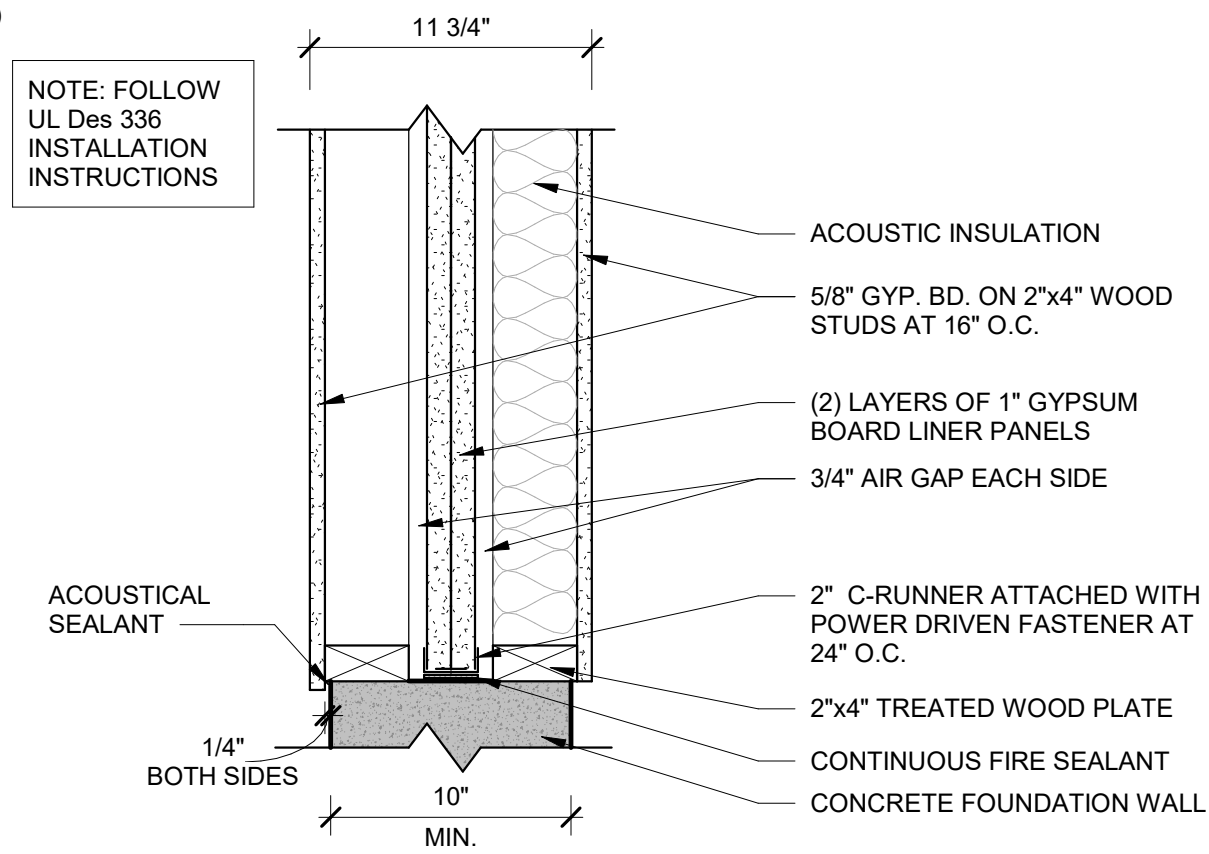


NOTE: FOLLOW UL Des 336 INSTALLATION INSTRUCTIONS



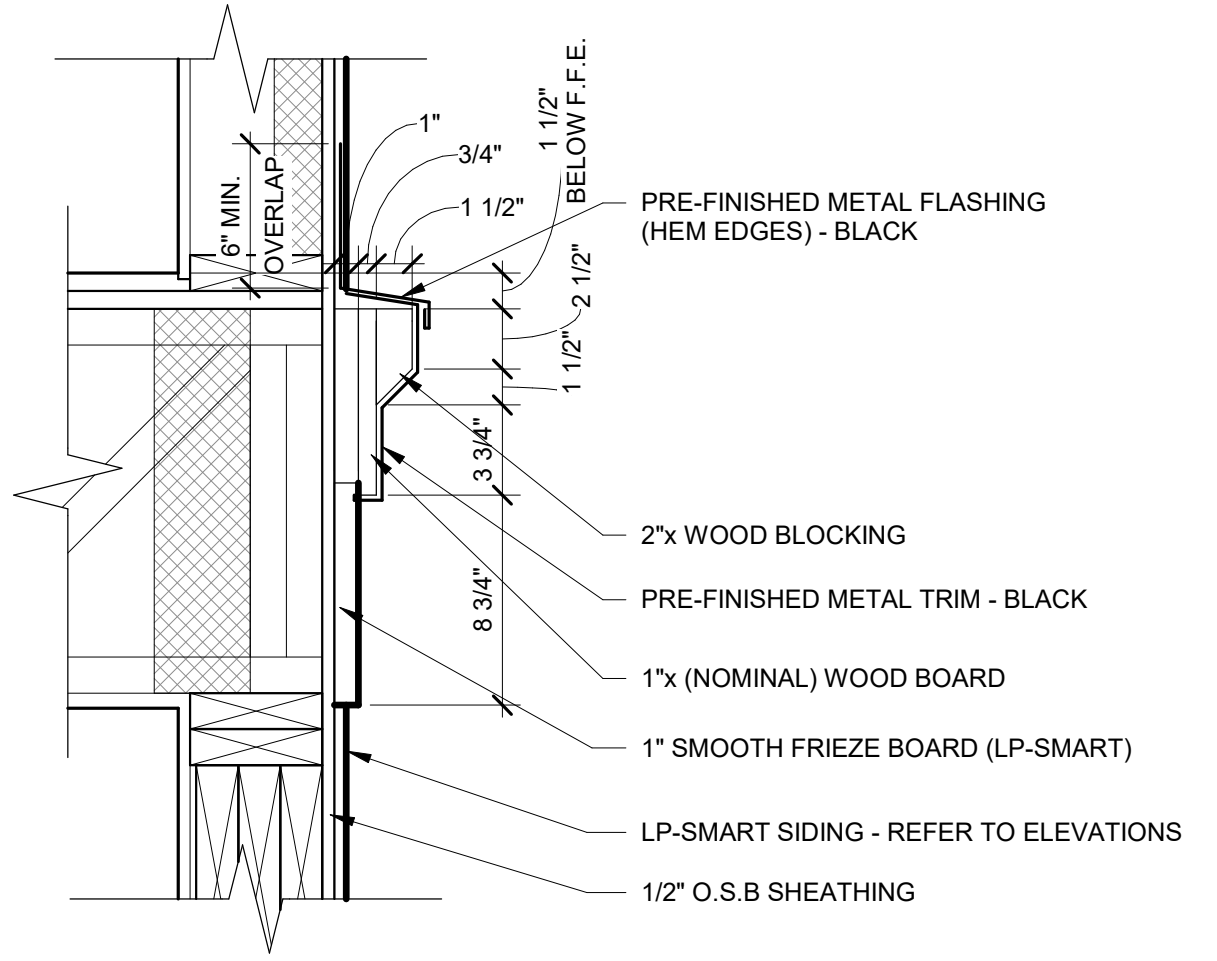
2 INTERMEDIATE FLOOR (UL Des 336)
1 1/2" = 1'-0"

NOTE: FOLLOW UL Des 336 INSTALLATION INSTRUCTIONS

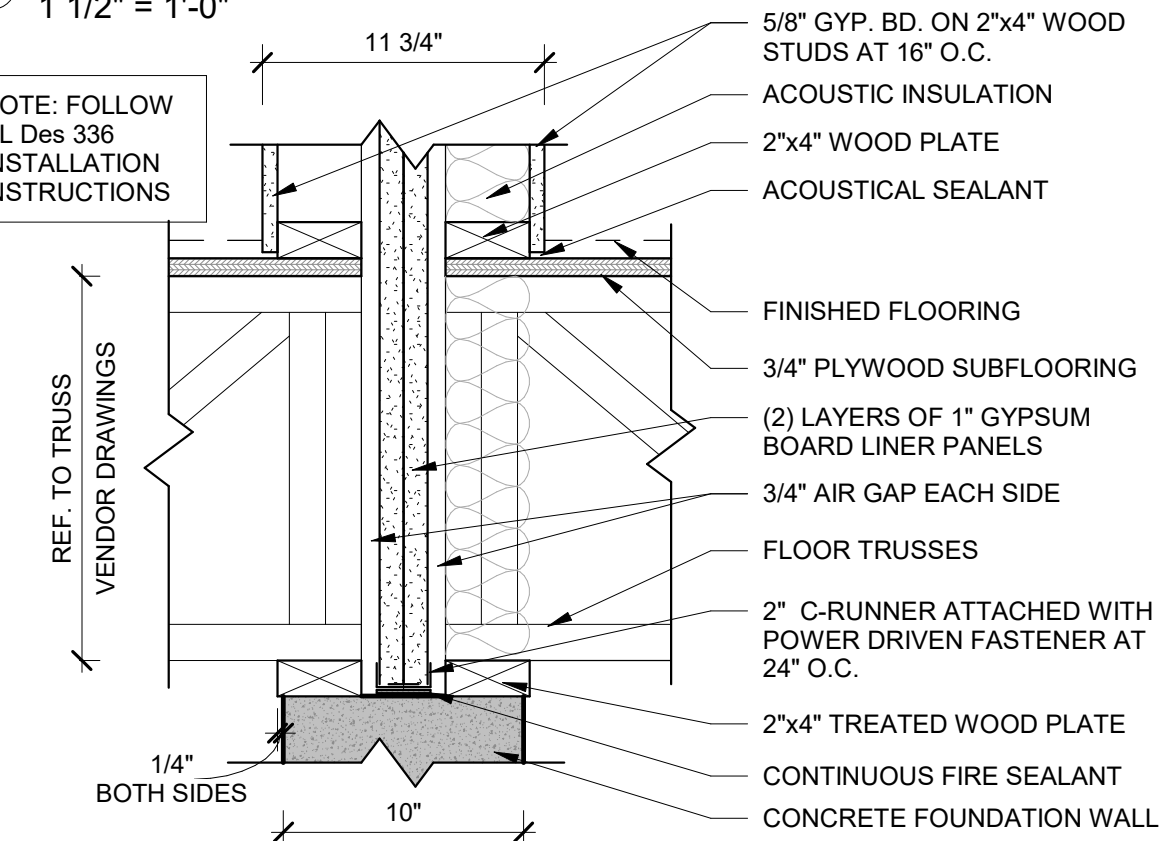


5 FOUNDATION (UL Des 336)
1 1/2" = 1'-0"

7 FRIEZE DETAIL
1 1/2" = 1'-0"

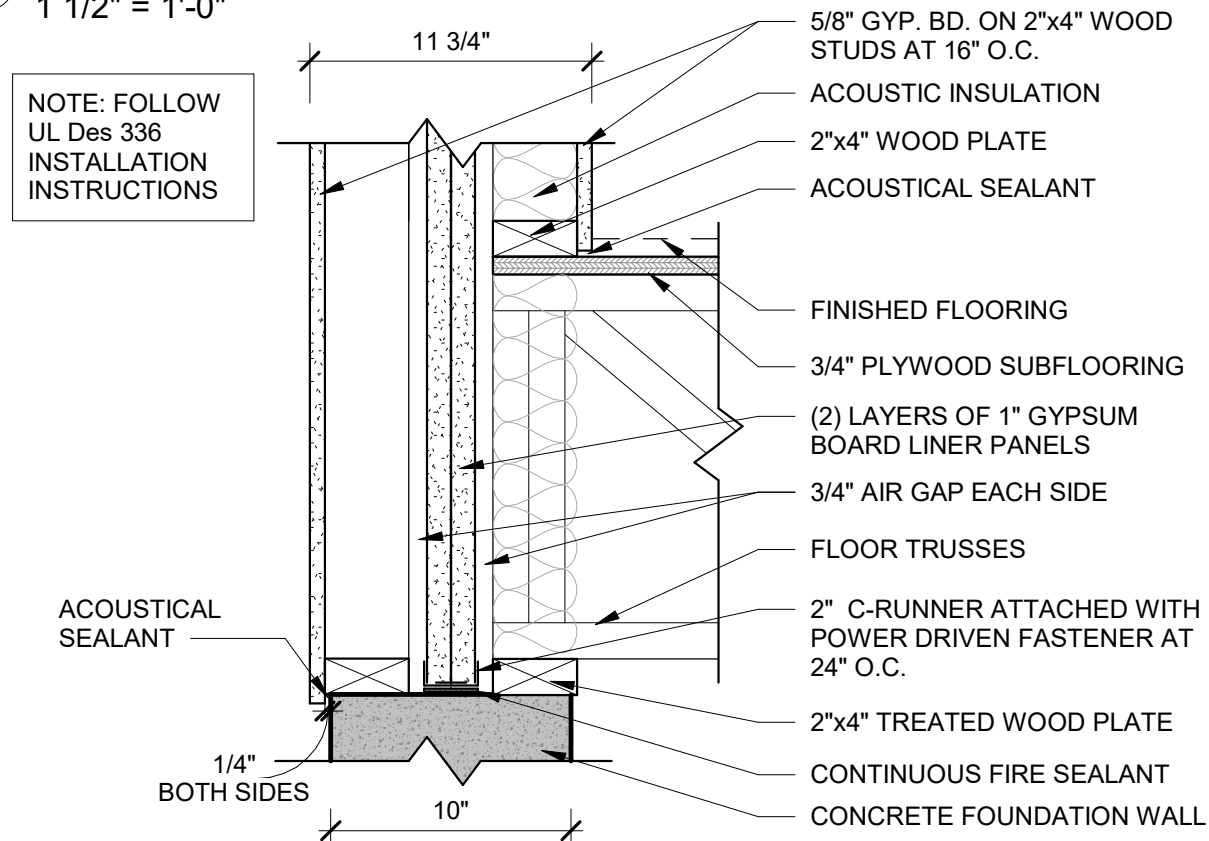


NOTE: FOLLOW UL Des 336 INSTALLATION INSTRUCTIONS



1 FOUNDATION (UL Des 336)
1 1/2" = 1'-0"

NOTE: FOLLOW UL Des 336 INSTALLATION INSTRUCTIONS



4 FOUNDATION (UL Des 336)
1 1/2" = 1'-0"



STROLE & COMPANY LLC

TEL: 612.636.7056

of Saint Paul

LIC.# BC637442

NEW THREE-UNIT TOWNHOUSE
SUMMIT VIEW

540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

SketchesLLC

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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

DETAILS

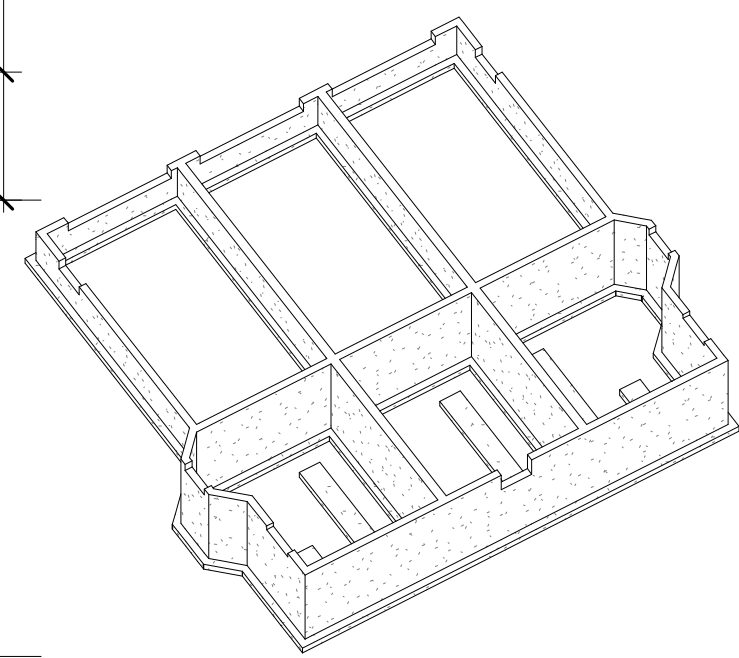
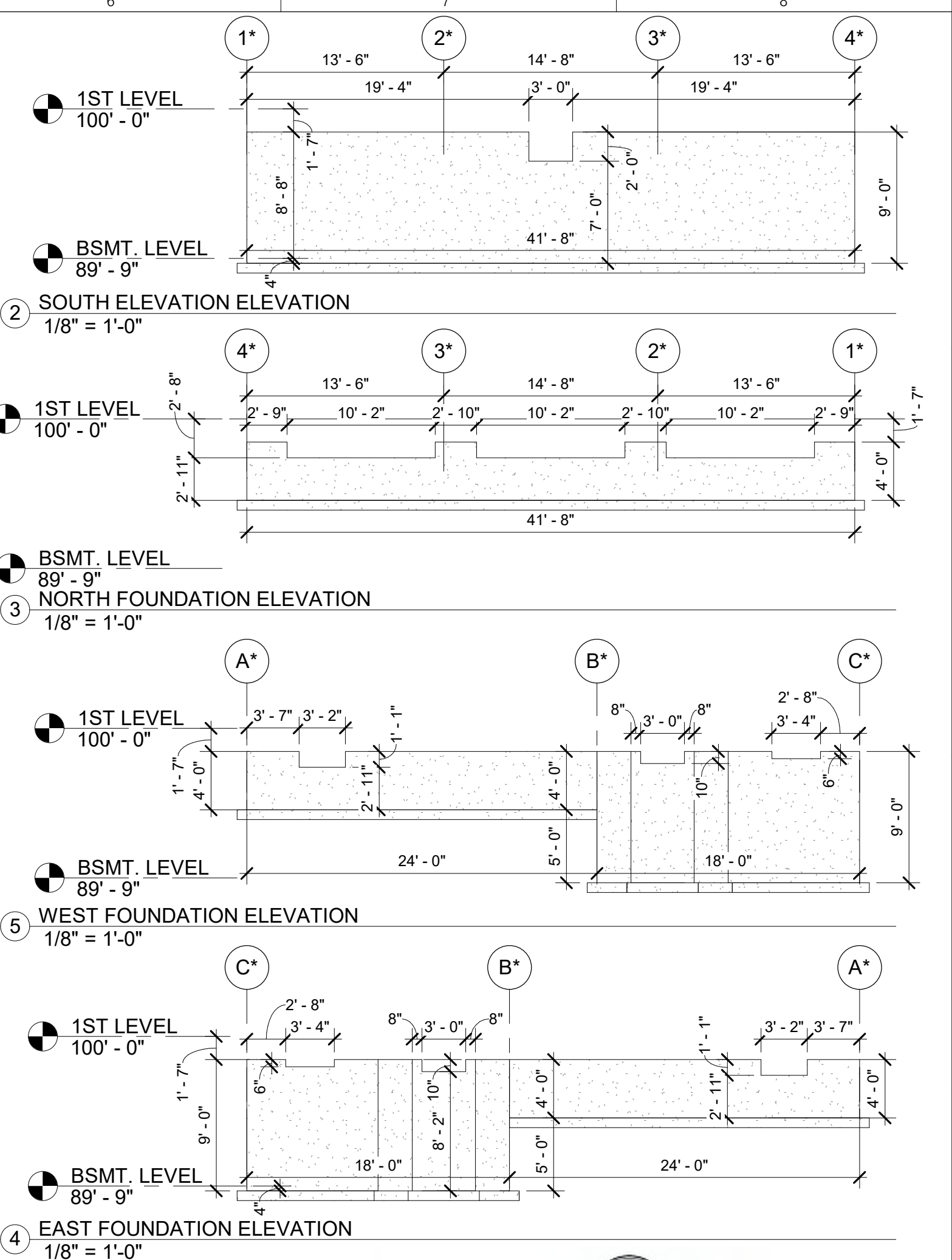
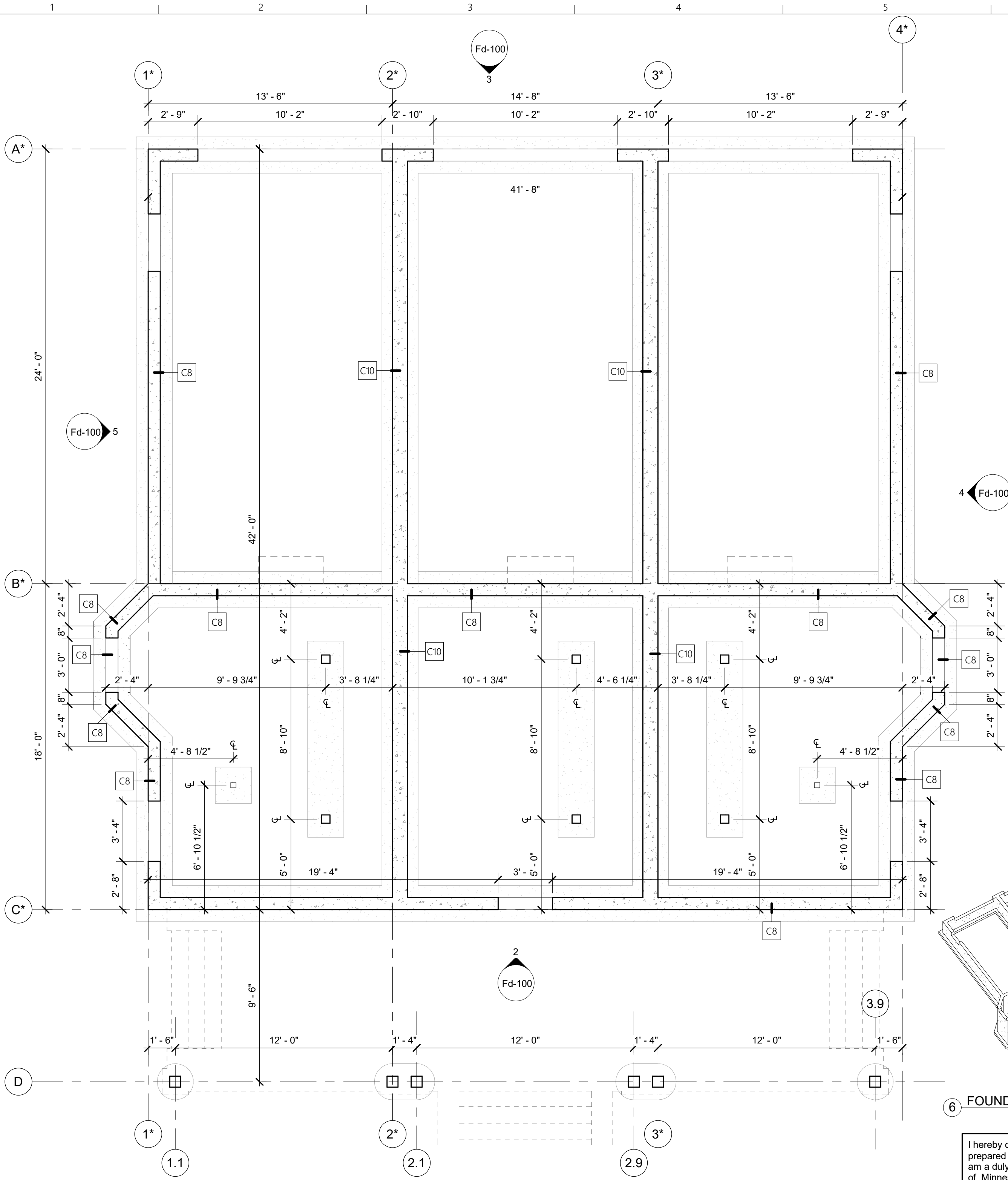
Project number:	1200-910	Ar-600
Issue Date:	01/20/2020	
Drawn by:	C.P.	Scale: 1 1/2" = 1'-0"
Checked by:	C.P.	

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Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: SEP 14, 2020 License Number: 051272



6 FOUNDATION 3D VIEW

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Date: **SEP 14, 2020** License Number: 051272

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 of Saint Paul
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**NEW THREE-UNIT TOWNHOUSE
 SUMMIT VIEW**
 540 PORTLAND AVENUE (UNITS A, B & C), SAINT PAUL, MN 55102

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Rev:	Description:	Date:
A	HPC APPLICATION	09/14/2020

FOUNDATION PLANS

Project number: 1200-910	Fd-100
Issue Date: 01/20/2020	
Drawn by: C.P.	Checked by: C.P.
Scale: As indicated	

1 BASEMENT LEVEL - FLOOR PLAN
 1/4" = 1'-0"

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

01. INTRODUCTION:

This application refers to the construction of a new three-unit townhouse residence on the rear yard of the property commonly known as 542 Portland Avenue, in the City of Saint Paul, MN. The new structure will be assigned address 540 Portland Avenue. The proposed site falls under the Historic Hill District as shown on the map below. With this application, we are seeking the Heritage Preservation Commission approval of the proposed design, including recommendation to allow the required variances listed in this narrative.

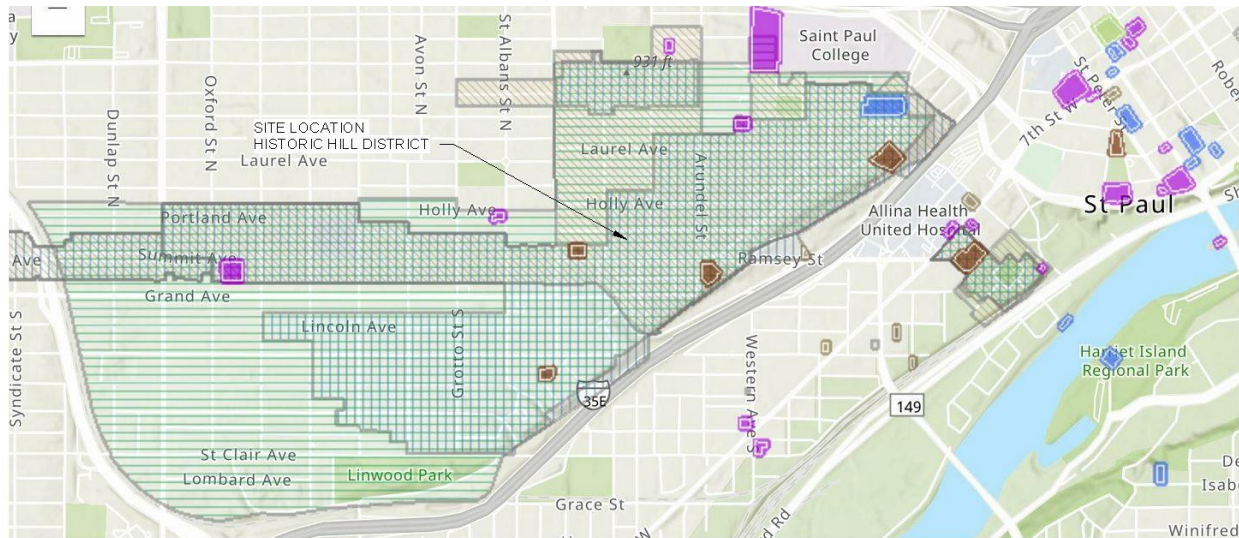


Image 1. – Saint Paul Historic Hill District Map.

02. EXISTING CONDITIONS:

The existing site is currently divided into two (2) parcels, which will need to be combined into a single lot to be able to comply with the City Zoning Ordinances. An existing triplex residence sits on the north side of the lot, facing Portland Avenue. This existing structure is to remain as it is and no demolition will be required for the completion of the new project.

The rear yard is currently used for off-street parking with seven (7) unmarked stalls, over loose gravel surface and with a chain link fence enclosure, approximately six (6) feet in height. Screening cedar boards (deteriorated) cover the south side of the chain link fence, facing Summit Avenue.

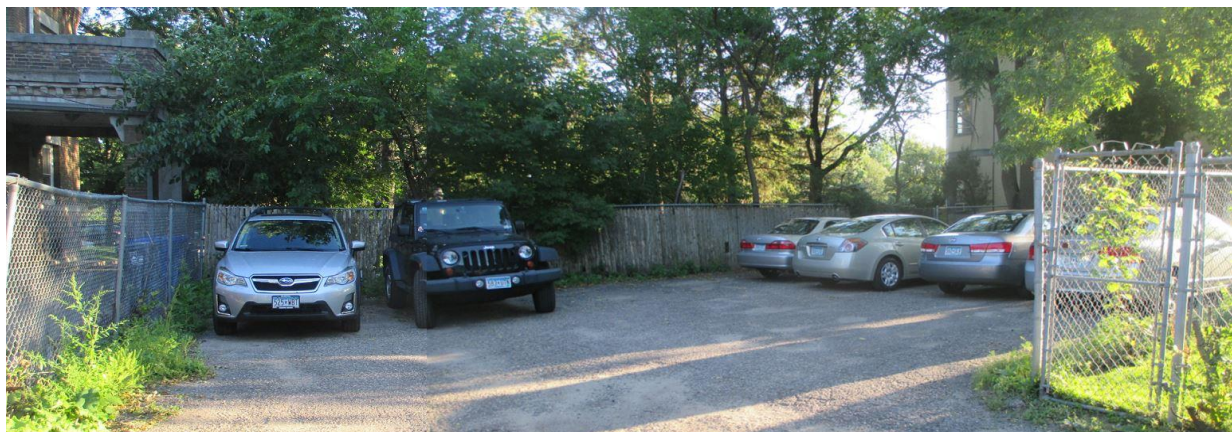


Image 2. – View of existing off-street parking on rear yard, looking south towards Summit Avenue.

**540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION**

The layout of the combined parcels creates an elongated lot in the north-south direction. This particular configuration provides a rear yard that opens to Summit Avenue, becoming a determining factor on the design and project approach. The rear yard line is seventy-five (75) feet from the frontage line at Summit Avenue. For this reason, the new three-unit townhouse main elevation faces south (the rear yard), due to its presence in Summit Avenue, maintaining the directional expression of the abutting structures.

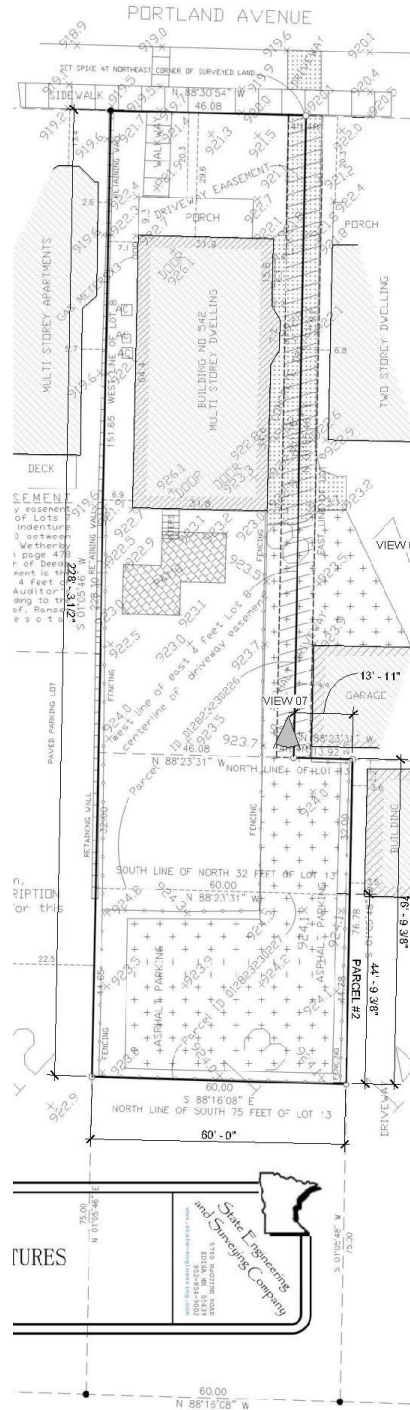


Image 3. – Existing Survey.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

03. PROJECT DESCRIPTION AND INTENT:

The overall goal of the project is that of erecting a new structure with sense of belonging in the neighborhood and its presence in Summit Avenue. Materials and details of the building relate to those of the existing residence. The proposed new structure will consist of a new townhouse, using the existing residence on site as repository for the architectural vocabulary, including siding style, window type, roof configuration, and architectural details as dormers and porch. The Heritage Preservation Committee highly complemented the architectural and urbanistic design.

Massing, volume and height of adjacent structures have been taken in consideration. The project scale has been a driving factor of the design. Several iterations were developed modifying the height of the structure given the footprint allowed and its relationship to the neighboring residences and surroundings. The height of the new townhouse has been carefully scaled to complement the Summit Avenue presence without overpowering the existing architecture, and also taking in consideration the required setback, as the new façade is located one hundred (100) feet from Summit Avenue frontage line.



Image 4. – View of proposed new residence from Summit Avenue with neighboring properties.

The use of bay windows and dormers provides articulation and depth on all four (4) elevations. A covered front porch has been included following HPC recommendations, which will require of two variances; Minimum Rear Setback and Allowable Lot Coverage. A Zoning compliance summary is included with the drawing package attached.



Image 5. – View of proposed new residence from Summit Avenue.

**540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION**

New off-street parking stalls are provided to replace the existing non-conforming parking; Four (4) stalls on the newly created courtyard and there (3) stalls within the new townhouse (one (1) per each dwelling unit). Also, the units will be equipped with a parking lift, which will allow two store two (2) cars in the single stall garages. Safe access and maneuvering are provided through a recorded access easement with the neighbor to the East. Existing chain link fence enclosure and deteriorating cedar boards will be demolished in their entirety and will be replaced with new screening and landscaping in compliance with City requirements.

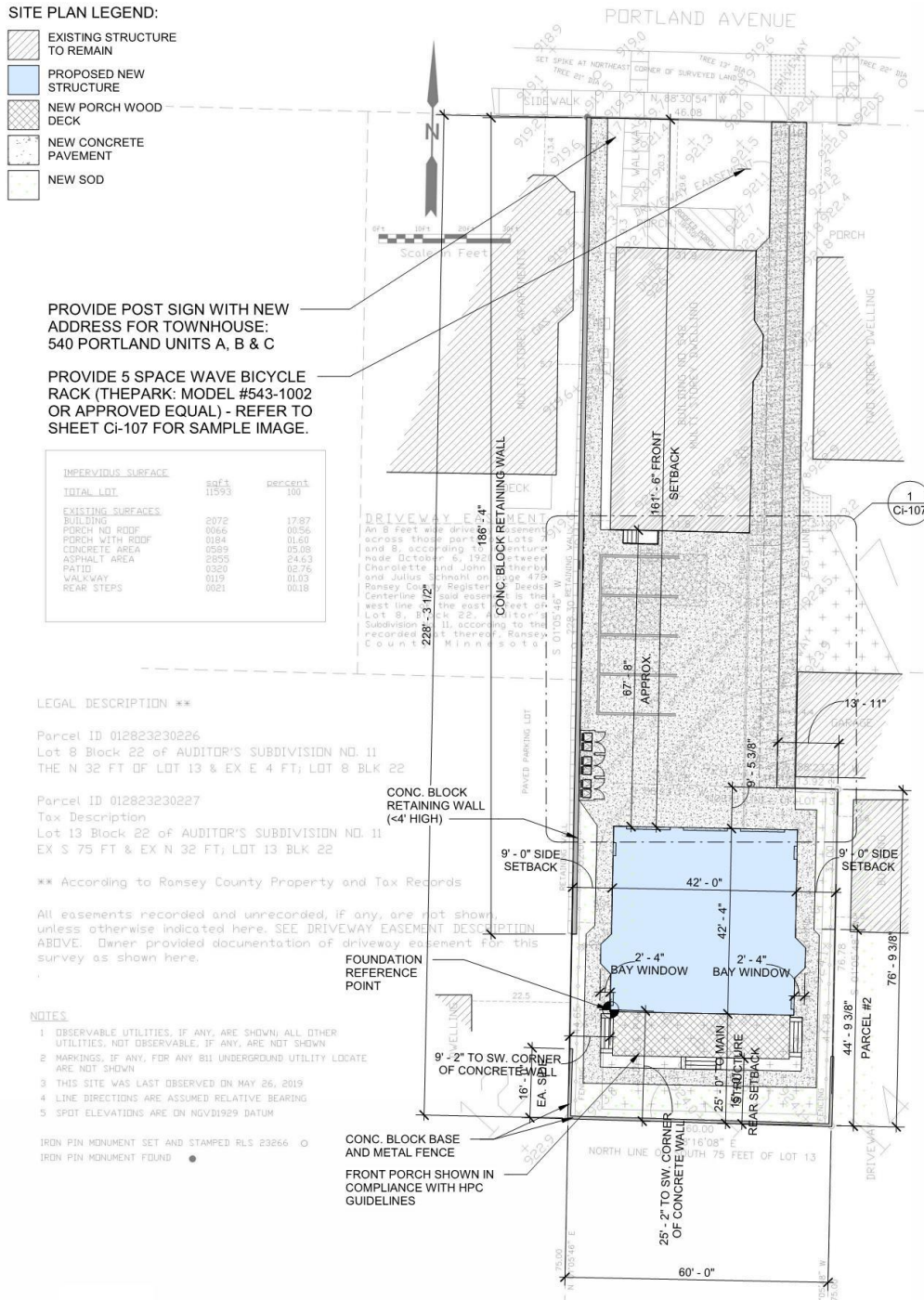


Image 6. – Proposed New Site Plan

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

The Dutch Colonial roof profile of the existing structure on site has been used as inspiration for the new roof line, reducing the overall roof height appearance of the structure. No skylights, vents and/or metal pipe chimneys are placed on the front roof plane.

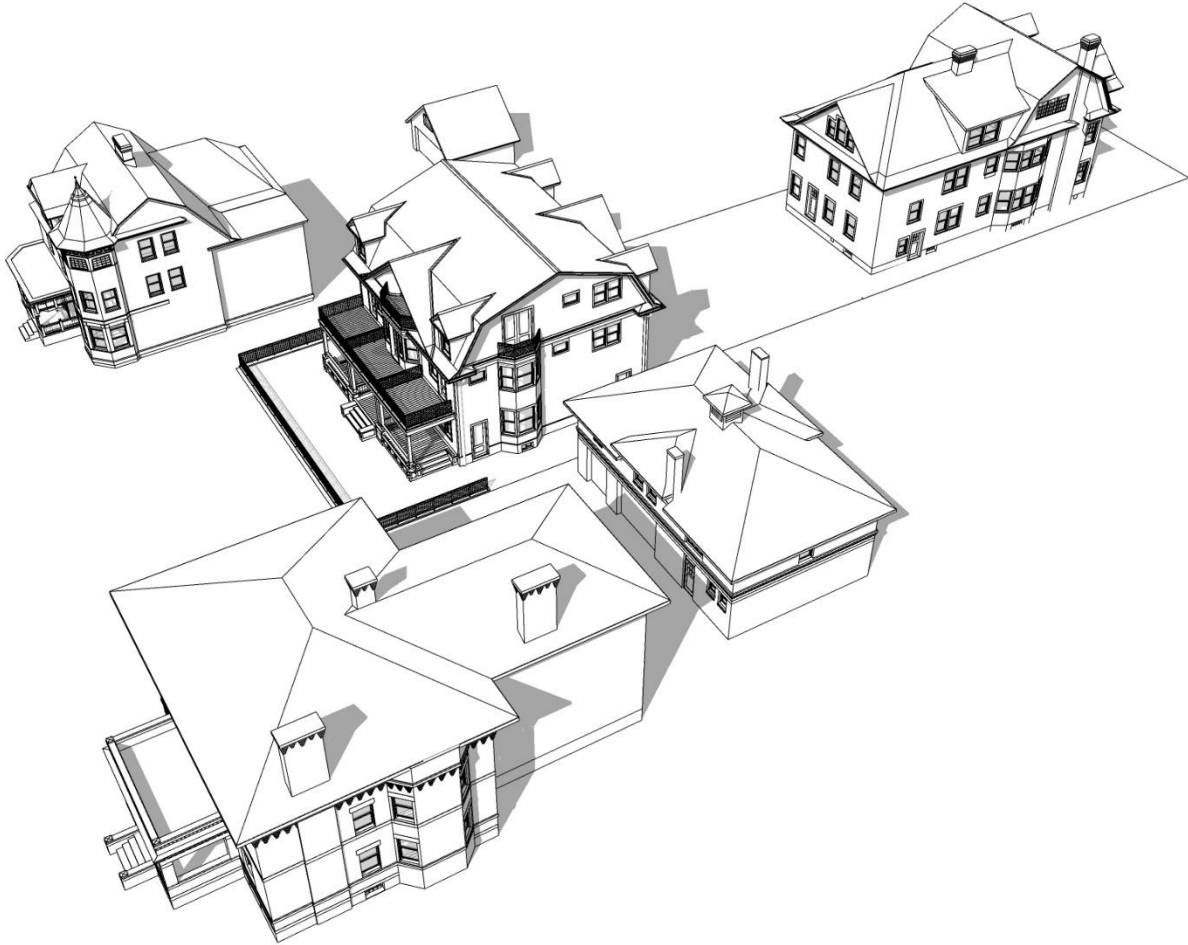


Image 7. –Aerial view.



Image 8. –View from Portland Avenue (Existing residence to the side not shown for clarity).

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

Size and articulation of window openings follow those of the existing adjacent buildings, reducing the scale of the windows on upper levels. Double-hung style windows in pairs and grouping of threes are used following traditional composition standards. The use of modern construction techniques with durable materials, in full compliance with the Minnesota Residential Code, result on an elegant design with, pleasant aesthetics and curb appeal.



Image 9. – Proposed Front Elevation, facing Summit Avenue.

To articulate transition between public and private spaces a covered porch is provided, as recommended by the Heritage Preservation Committee during preliminary review. In observation of neighboring architecture, the porch complements the Summit Avenue architecture expressing the vertical weight of the porch, which supporting elements are carried to the ground.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

04. VARIANCE SUPPORTING DOCUMENTATION:

Meeting the design guidelines of the Historic Preservation Committee has been a guiding principle, and together with the HPC staff, we have developed a design that is sensitive to the neighborhood idiosyncrasy, maintaining the fabric of the existing residential character. Four (4) of the six (6) variances requested are in response to the HPC requests to install the main entry on the rear yard facing Summit Avenue and also the addition of new covered porch. They are:

- PRIMARY ENTRANCE LOCATION (Sec. 63.110-a)
- LOT COVERAGE (Sec. 66.232)
- MINIMUM REAR SETBACK (Sec. 66.231)

Massing and scale of the project has been a driving factor regarding the design of the project. The result is a new building that conforms to the neighboring structures. To be able to meet the program requirements, **increased density with competitive pricing**, and the HPC guidelines regarding massing and urban scale, the following variance is required:

- MINIMUM LOT AREA (Sec. 66.231)

The urban setting and size of the City lot makes compliance with off-street parking requirements unfeasible. This is a common occurrence and ongoing struggle in our City. To minimize the impact on street parking, the new townhouse will be equipped with hydraulic parking lifts in each one of the units. Based on the definition of parking space, the ordinance doesn't allow to compute these "stacked" stalls, but if that wouldn't be the case, the project would be exceeding the number of stalls required, which are ten (10), with a total of eleven (11). Substitution of a stall with a five (5) space bicycle rack is taken in consideration.

- MINIMUM REQUIRED OFF-STREET PARKING (Sec. 63.207)

The remaining variance is due to circumstances unique to the property and not created by the landowner. The orientation of the lot, perpendicular to the Portland Avenue, creates the practical difficulty to construct the second residence. If the lot were to be parallel to Portland, this variance wouldn't be required.

- MINIMUM LOT WIDTH (Sec.66.231):

The City staff have indicated that these variances are reasonable based on the current configuration of the lot and the proposed structure and the project meets the variance criteria for approval (Variance meeting is scheduled for 9/21/2020). To conclude:

- The proposed use is allowed in the district, and the plight of the landowner is due to circumstances unique the property not created by the landowner.
- The existing residence will remain, preserving the existing housing stock, in compliance with the Summit-University Area Plan Summary.
- The variances requested do not alter the essential character of the surrounding area and neighborhood. On the other hand, the project will represent a significant improvement for the site and the neighborhood.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

05. VARIANCE SUMMARY:

The following variances are required based on Site Plan Review comments provided by the City on letter dated 4/20/2020.

- PRIMARY ENTRANCE LOCATION (Sec. 63.110-a):

Principal entrance and main building elevations has been oriented facing Summit Avenue (rear yard) following Heritage Preservation Commission guidelines and recommendations, in lieu of the required front third as described by the City Ordinance.

REQUIRED: Front third PROVIDED: Rear third VARIANCE: Rear third

- MINIMUM REQUIRED OFF-STREET PARKING (Sec. 63.207):

The parking stalls have been maximized on site taking in consideration turn radius. A five (5) space bicycle rack has been provided to increase the count in one (1) stall.

REQUIRED: 10 Stalls PROVIDED: 7 + 1 = 8 Stalls VARIANCE: 2 Stalls

- LOT COVERAGE (Sec. 66.232):

The addition of a covered porch on the rear yard, to comply with Heritage Preservation guidelines and recommendations, exceeds the allowable coverage of the lot in 3.39%.

REQUIRED: 35% PROVIDED: 38.39% VARIANCE: 3.39%

- MINIMUM LOT AREA (Sec. 66.231):

The minimum lot area required is short 2,507 s.f. These numbers take in consideration area increase allowance due to attached garage parking stalls (1 per unit).

REQUIRED: 15,000 s.f. PROVIDED: 12,493 s.f. VARIANCE: 2,507 s.f.

- MINIMUM LOT WIDTH (Sec.66.231):

The orientation of the lot, perpendicular to Portland Avenue, provides a narrow front yard.

REQUIRED: ~~129~~ 106.08 ft. PROVIDED: 46.08 ft. VARIANCE: ~~73.92~~ 60 ft.

- MINIMUM REAR SETBACK (Sec. 66.231):

The addition of a ten (10) feet deep covered porch, on the rear yard, to comply with Heritage Preservation guidelines and recommendations, exceeds the allowable rear setback.

REQUIRED: 25'-0" PROVIDED: 15'-0" VARIANCE: 10'-0"

A zoning compliance summary can be found on sheet Ge-101 of the Drawing Package.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

06. MATERIALS DESCRIPTION:

As previously noted, the materials used on the project relate to the materials of the existing residence and in extract compliance with new building codes and regulations. The following is the list of material selection:

- Foundation knee wall:
 - Cementitious coat over 2" foundation rigid insulation – Natural cement gray.
 - Metal Flashing: Pre-finished metal flashing – Black.
 - Refer to building elevations for sizes.
- Wall Siding:
 - Lower Volume (below 2nd level cornice): Smooth lap siding with 4" reveal (Mfr: LP-Smart) - Painted white.
 - Higher Volume (Above 2nd level cornice): Smooth lap siding with 4" reveal (Mfr: LP-Smart) - Painted white.
 - Triangular Dormers: 7" shake board (Mfr: James Hardie) – Painted white.
 - Roof dormers: Smooth lap siding with 4" reveal (Mf: LP-Smart) - Painted white.
 - Fascia: Pre-finished metal – Black.
- Window Trim:
 - 1" smooth trim board (Mfr: LP-Smart) – Painted white.
 - Refer to building elevations for sizes.
- Doors:
 - Main Door:
 - Mahogany wood door and sidelights assembly (Mfr: TDL Mahogany – Hoelscher #7644) – Stained ebony.
 - Side and balcony doors:
 - Pre-finished fiber-glass door (Mfr: Thermatru) with glass lite – Gel stained black.
 - Garage Doors:
 - 10'x9' pre-finished steel garage door (Clopay: Coachman Design 11 REC 13)
- Windows:
 - Double-hung aluminum clad wood windows (Mfr: Pella) – Pre-finished black.
 - Basement windows: Fiberglass sliding window (Mfr: Pella – Impervia): Prefinished black.
- Roofing:
 - Asphalt shingles (Mfr: Owens Corning - Duration) – Onyx Black.
- Railing:
 - Wood railing: Wood railing with Custom turned Hemlock spindles (Mfr: Vintage Woodworks: MS Designer 3") – Painted white.
 - Metal fence – Painted black.
- Fencing:
 - Along Summit Avenue: Metal fence – Painted black.
 - Along the side yard to screen off-street parking: 4'-6" tall cedar fence.
- Soffits:
 - Porch: Beadboard – Painted white.
 - Roof soffits: Pre-finished metal soffit with 4" center vent – White.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

07. PROPOSED REVISIONS DUE TO NEIGHBORS' CONCERNS:

Original application for HPC final meeting on Monday, September 21, was withdrawn to allow for the neighbors to provide comments in regard to the design of the project. Two meetings were held with the neighbors, one on Tuesday, September 22 (sponsored by the HPC), and another one on Saturday, September 26. In both meetings, participants were allowed to express their opinion in regard to the project and notes were taken to review and evaluate them individually.

Some of the comments provided by the neighbors completely deviated from the design philosophy of the project and HPC recommendations. Comments regarding scale, location and architecture style use on the project have been discarded, as they contradict the principles of the proposed design and also the direction provided by the HPC during the preliminary meeting.

The following is a summary of revisions that would like for the HPC to consider for implementation based on the comments received from the neighbors.

- Revise garage overhead doors to white color in lieu of black.
- Delete glass panel from garage man doors, located on both sides on the new building. New side garage doors to be a solid panel to better differentiate them from side entries into the units.
- Add metal canopy above side entries into units A and C.
- Slide side dormers (approx. twelve inches) on both front and rear elevations of the house to not be aligned with side walls of the house.



Image 10a - Revised front elevation view showing implemented changes noted above.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION



Image 10b - Revised front elevation with revised location of side dormers (12" towards the center).



Image 10c - Revised Rear elevation with white garage doors and revised side dormer locations.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
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Image 10d - Revised Rear elevation with white garage doors and revised side dormer locations.

The following comments summarize concerns that the neighbors had brought up during our discussion, but the project already included:

- Repair/replacement damaged retaining wall along west side of property.
- New sodding at front yard to fix eroded landscaping.
- No demolition of any existing structure.
- Civil engineering for storm water infiltration on site.

08. CONCLUSION:

We recognize the strong and vital community of Summit-University District and we feel fortunate to be part of the neighborhood development for the uniqueness of this community and history. Preserving the character of the Historic Hill District and its significance in Saint Paul history and culture are reflected on the project architectural and urbanistic design.

We appreciate all the feedback provided by the HPC staff and we are looking forward the committee review and comments.

END OF NARRATIVE

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

APPENDIX "A" – LETTERS OF SUPPORT FROM NEIGHBORS

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

The following list summarizes the letters of support provided by the neighbors, showing agreement with the project approach and design. Additional letters from neighbors are expected prior to the October 5th meeting. Scans of the original signed letters have been also attached:

Letter of Support #1:

Name: Andrea Wollenberg
Address: 555 Summit Ave. #1, St. Paul, MN 55102
Comments: Design looks great!

Letter of Support #2:

Name: Sam Wolff
Address: 555 Summit Ave. #2, St. Paul, MN 55102
Comments: I think it would be an IMPROVEMENT.

Letter of Support #3:

Name: Miranda Langerin
Address: 579 Summit Ave., St. Paul, MN 55102
Comments: New to the area – As long as the new development upholds the integrity of the neighborhood’s history, I believe a new development could benefit the community.

Letter of Support #4:

Name: Wood Foster
Address: 500 Holly #1, St. Paul, MN 55102
Comments: I see nothing wrong w/the general concept or design. Neighbors are concerned about “overuse” of a narrow driveway with poor visibility for drivers coming out of Portland. It might be helpful to have about 10-15 feet of “NO PARKING” on both sides of the driveway exit, but this might inconvenience other residents on each side of the driveway exit. Good lighting might be considered too.

Letter of Support #5:

Name: Andor Lolthus
Address: 624 Summit Avenue #7, St. Paul, MN 55105
Comments: Love the Dutch roof, would fit very nicely.

Letter of Support #6:

Name: Gregory Hurley
Address: 312 Summit Avenue, St. Paul, MN 55102
Comments: Love the Dutch roof, would fit very nicely.

Letter of Support #7:

Name: Leslie Trifilio
Address: 744 Laurel Avenue, St. Paul, MN 55104
Comments: Looks like a good fit.

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

Letter of Support #8:

Name: Donald Nixdorf

Address: 908 Grand Avenue, St. Paul, MN 55105

Comments: I feel very proud of our architectural heritage of our neighborhood, and in particular along Summit Avenue. I often enjoy walks and bike rides along the property, and I love to show off Summit when I have visiting family and friends. I think the proposed project is very respectful of the surrounding architecture, thereby complementing the neighborhood nicely. The variances requested are reasonable. Nice Job! I agree.

Refer to following pages for scanned originals.



Summit Avenue Elevation

Name: Andrea Wollenberg
Address: 555 Summit Ave 1
Email: andrea.wollenberg@gmail.com
Phone: 612.735.1201

Comments: Design looks great!

Signature: AWollenberg
Date: 9-26-20



Summit Avenue Elevation

Name: SAM WOLFF
Address: 557 Summit Ave
Email: _____
Phone: 651 334 1746

Comments: I think it would
be an IMPROVEMENT

Signature: SJW.

Date: 26 Sept 2020



Summit Avenue Elevation

Name: Miranda Langerin
Address: 579 Summit Ave
Email: mroselangerin@gmail.com
Phone: 218 689 6473

Comments: New to the area - As long
as the new development
upholds the integrity of
the neighborhood's history,
I believe a new development
could benefit the community.

Signature: Miranda Langerin

Date: 9-26-20



Summit Avenue Elevation

Name:

WOOD FOSTER

Address:

500 HOLLY #1

Email:

woodfoster@siegelbrill.com

Phone:

612 816 4810

Comments:

I see nothing wrong w/ the general concept or design. Neighbors are concerned about "overuse" of a narrow driveway with poor visibility for drivers coming out to Portland. It might be helpful to have about 10-15 feet of "NO PARKING" on both sides of the driveway exit, but this might inconvenience other residents on each side of the driveway exit. Good lighting might be considered too.

Signature:

Date:

Wood Foster 9/25

540 PORTLAND AVENUE - New three-unit townhouse



Summit Avenue Elevation

Name:

Anders Lottens

Address:

624 Summit Ave #7

Email:

anderskya1@gmail.com

Phone:

218 407-2382

Comments:

Love the Dutch root
would fit very nicely

Signature:

Date:

9/27/2020

540 PORTLAND AVENUE - New three-unit townhouse



Summit Avenue Elevation

Name:

Fredrick Hurkly

Address:

312 Summit Ave

Email:

fred@hurkly.com Yahoo.com

Phone:

251-443-1470

Comments:

Looks completely lovely and appropriate for this space

Signature:

Fredrick Hurkly

Date:

9/27/2020



Summit Avenue Elevation

Name: Leslie Trifilio
Address: 744 Laurel Ave
Email: leslie.trifilio@gmail.com
Phone: 651-235-6149

Comments: looks like a good fit

Signature: Leslie Trifilio

Date: 9-27-2020



Summit Avenue Elevation

Name:

Donald Nixdorf

Address:

908 Grand Avenue, 55105

Email:

nixdorf@umn.edu

Phone:

612-703-3093

Comments:

I feel very proud of our architectural heritage of our neighborhood, and in particular along Summit Avenue. I often enjoy walks and bike rides along the property, and I love to show off Summit when I have visiting family & friends. I think this proposed project is very respectful of the surrounding architecture, thereby complementing the neighborhood nicely. The variances requested are reasonable. Nice job! I agree.

Signature:

Date:

9/27/2020

540 PORTLAND AVENUE THREE-UNIT TOWNHOUSE
HERITAGE PRESERVATION COMMISSION APPLICATION

END OF APPENDIX "A"

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Name: Sam Wolff

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Name: Leslie Trifilio

Address: 744 Laurel Avenue, St. Paul, MN 55104

Comments: Looks like a good fit.

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Comments: I feel very proud of our architectural heritage of our neighborhood, and in particular along Summit Avenue. I often enjoy walks and bike rides along the property, and I love to show off Summit when I have visiting family and friends. I think the proposed project is very respectful of the surrounding architecture, thereby complementing the neighborhood nicely. The variances requested are reasonable. Nice Job! I agree.

Letter of Support #9:

Name: Chris Garrison

Address: 593 Summit Avenue

Comments:

- Front elevations fits on Summit
- Variances are appropriate to maintain summit façade.
- Porches add to pedestrian scale.
- I look forward to see the material selections.
- I am an architect and I appreciate the historical references to the area.

Letter of Support #10:

Name: Pat Hassett

Address: 602-1 Summit Avenue, St. Paul, MN 55102

Comments: We live 1 block away from the site and would enjoy the improvement to the lot.

Letter of Support #11:

Name: Autumn McKinney

Address: 705 Summit Avenue, St. Paul, MN 55105

Comments: I think the design fits very well with the neighborhood and compliments it very much and would be a great addition.

Letter of Support #12:

Name: Trisha Stachowski

Address: 894 Grand Avenue, St. Paul, MN 55105

Comments: Good luck! I think it would go wonderful with the neighborhood.

Letter of Support #13:

Name: John Christenson

Address: 495 Marshal Avenue, St. Paul, MN 55102

Comments: The house will be a nice addition to the block.

Letter of Support #14:

Name: Ana Meyer

Address: Comment provided via email at annachristinemeyer@gmail.com

Comments: The design looks very tasteful and fitting with the other homes on Summit Avenue. I see no concerns with this construction moving ahead. Thanks.



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Name: Andrea Wollenberg
Address: 555 Summit Ave 1
Email: andrea.wollenberg@gmail.com
Phone: 612.735.1201

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Date: 9-26-20



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Address: 557 Summit Ave
Email: _____
Phone: 651 334 1746

Comments: I think it would
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Signature: SJW.

Date: 26 Sept 2020



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Name: Miranda Langerin
Address: 579 Summit Ave
Email: mroselangerin@gmail.com
Phone: 218 689 6473

Comments: New to the area - As long as the new development upholds the integrity of the neighborhood's history, I believe a new development could benefit the community.

Signature:

Miranda Langerin

Date:

9-26-20



Summit Avenue Elevation

Name:

WOOD FOSTER

Address:

500 HOLLY #1

Email:

woodfooster@siegelbrill.com

Phone:

612 816 4810

Comments:

I see nothing wrong w/ the general concept or design. Neighbors are concerned about "overuse" of a narrow driveway with poor visibility for drivers coming out to Portland. It might be helpful to have about 10-15 feet of "NO PARKING" on both sides of the driveway exit, but this might inconvenience other residents on each side of the driveway exit. Good lighting might be considered too.

Signature:

Date:

Wood Foster 9/25

540 PORTLAND AVENUE - New three-unit townhouse



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Name:

Anders Lottens

Address:

624 Summit Ave #7

Email:

anderskya1@gmail.com

Phone:

218 407-2382

Comments:

Love the Dutch root
would fit very nicely

Signature:

Date:

9/27/2020

540 PORTLAND AVENUE - New three-unit townhouse



Summit Avenue Elevation

Name:

Fredrick Hurkly

Address:

312 Summit Ave

Email:

fred@hurkly.com Yahoo.com

Phone:

651-443-1470

Comments:

Looks completely lovely and appropriate for this space

Signature:

Fredrick Hurkly

Date:

9/27/2020



Summit Avenue Elevation

Name: Leslie Trifilio
Address: 744 Laurel Ave
Email: leslie.trifilio@gmail.com
Phone: 651-235-6149

Comments: looks like a good fit

Signature: Leslie Trifilio

Date: 9-27-2020



Summit Avenue Elevation

Name:

Donald Nixdorf

Address:

908 Grand Avenue, 55105

Email:

nixdorf@umn.edu

Phone:

612-703-3093

Comments:

I feel very proud of our architectural heritage of our neighborhood, and in particular along Summit Avenue. I often enjoy walks and bike rides along the property, and I love to show off Summit when I have visiting family & friends. I think this proposed project is very respectful of the surrounding architecture, thereby complementing the neighborhood nicely. The variances requested are reasonable. Nice job! I agree.

Signature:

Date:

9/27/2020



Summit Avenue Elevation

Name: CHRIS GARRISON

Address: 593 SUMMIT AVE

Email: CGARRISON@GARRISON-ARCHITECTS.COM

Phone: 612-801-7319

- Comments: ~~UPPER~~ ^{FRONT} ELEVATIONS FITS ON SUMMIT
- VARIANCES ARE APPROPRIATE TO MAINTAIN SUMMIT FACADE.
- PORCHES ADD TO PEDESTRIAN SCALE
- I LOOK FORWARD TO SEE THE MATERIAL SELECTIONS.
- I AM AN ARCHITECT AND I APPRECIATE THE HISTORICAL REFERENCES TO THIS AREA.

Signature: _____

Date: _____


9/29/20

540 PORTLAND AVENUE - New three-unit townhouse



Summit Avenue Elevation

Name: PAT HASSETT
Address: 602-1 Summit Ave, St Paul, MN 55102
Email: pmhasset7@gmail.com
Phone: 651-592-1687

Comments: We live 1 block away from the site and would enjoy the improvement to the lot.

Signature: _____

Date: 9/29/20

540 PORTLAND AVENUE – New three-unit townhouse



Summit Avenue Elevation

Name: Autumn McKinney
Address: 705 Summit Ave
Email: autumn5453@gmail.com
Phone: 612-223-1349

Comments: I think the design fits very well
with the neighborhood and compliments
it very much and would be a great
addition.

Signature:

Date:

09/29/2020

540 PORTLAND AVENUE – New three-unit townhouse



Summit Avenue Elevation

Name: Trisha Stachowski
Address: 894 Grand Ave #301 St. Paul, MN 55105
Email: trishastachowski@yahoo.com
Phone: 651-307-6561

Comments: Good luck! I think it would go wonderful
with the neighborhood

Signature: _____

Date: _____

TS
9/29/2020

540 PORTLAND AVENUE - New three-unit townhouse



Summit Avenue Elevation

Name: John Christensen
Address: 495 Marshall Ave
Email: svict@304@hawaii.com
Phone: 62342986

Comments: The house will be a nice addition to the block.

Signature: _____

Date: 9/21/20

540 PORTLAND AVENUE – New three-unit townhouse



Summit Avenue Elevation

Name: Ana Meyer

Address: Comment provided Via email

Email: annachristinemeyer@gmail.com

Phone: _____

Comments: The design looks very tasteful and fitting with the other homes on Summit Avenue.

I see no concerns with this construction moving ahead.

Thanks

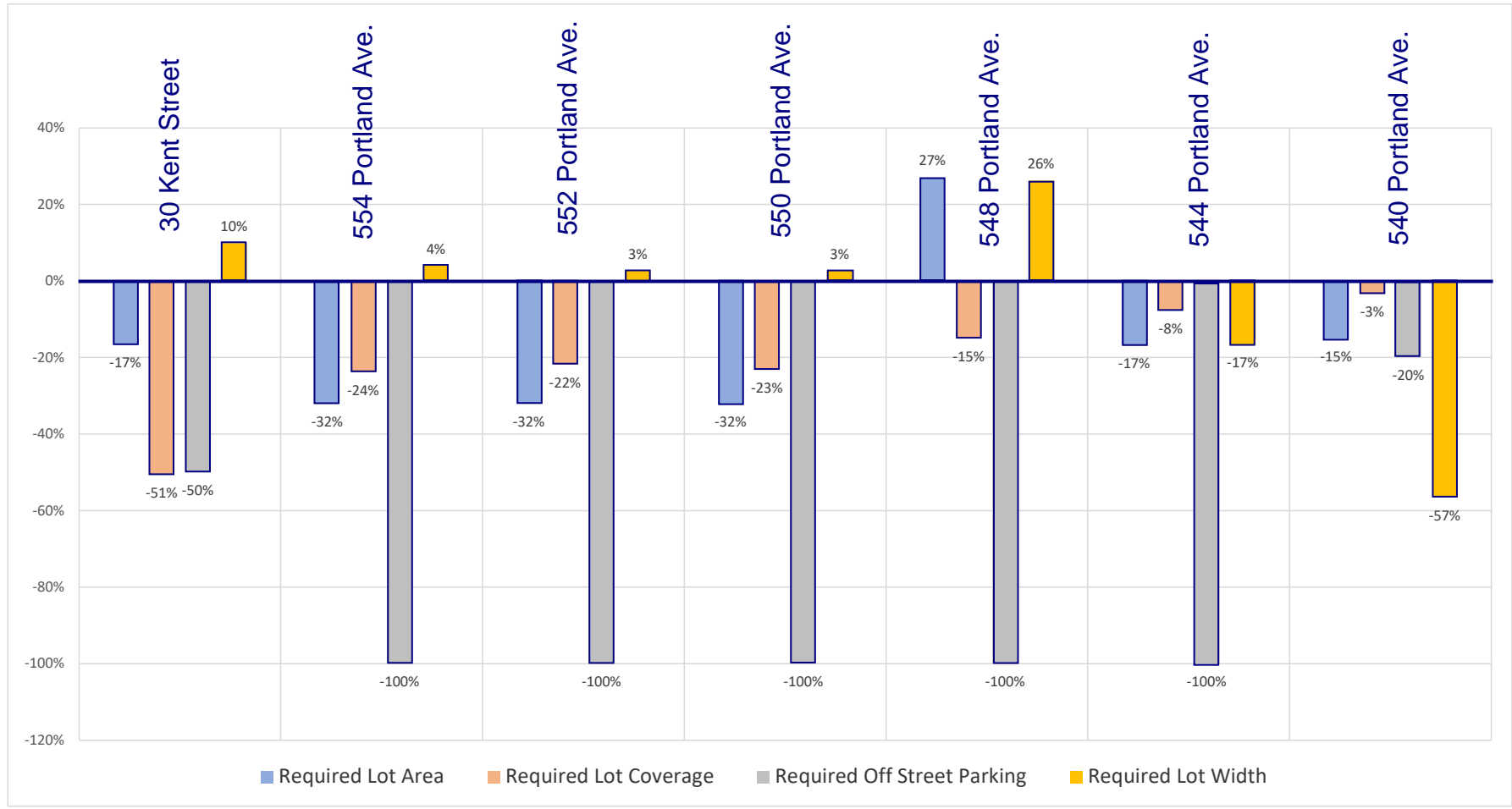
Signature: Ana

Date: 9/28/2020

540 Portland Ave. - Neighboring Properties Zoning Comparison (Raw data obtained from Ramsey County GIS web page)

	Req'd Lot Area (%)	Req'd Lot Coverage (%)	Req'd Off St. Parking (%)	Req'd Lot Width (%)
30 Kent Street	-414.04 -17%	-904.91 -51%	-1 -50%	1.98 10%
554 Portland Ave.	-801.16 -32%	-405.41 -24%	-2 -100%	0.80 4%
552 Portland Ave.	-801.16 -32%	-371.41 -22%	-2 -100%	0.53 3%
550 Portland Ave.	-801.16 -32%	-394.41 -23%	-2 -100%	0.53 3%
548 Portland Ave.	675.52 27%	-475.57 -15%	-2 -100%	5.24 26%
544 Portland Ave. (3 Condos)	-1135.00 -17%	-491.25 -8%	-4 -100%	-10.00 -17%
540 Portland Ave. (6 units)	-2507.00 -15%	-393.72 -3%	-2 -20%	-60.00 -57%

Note: Highlighted items in red indicate a variance is required.



APPENDIX -
SUPPORTING DOCUMENTATION

Row data downloaded from the Ramsey County web page

	Units	edrm + Living Ri	Off Street	Room Units	Req'd Parking	Req'd Lot Area	Parking Bonus	it Width Require	Lot Width	Loth Depth	Parcel Area	Bldg Footprint	Coverage
30 Kent	1	5	1	6	2	2,500.00	300.00	20	21.98	85.33	1,785.96	1,530.00	86%
554 Portlar	1	4	0	5	2	2,500.00	-	20	20.80	85.42	1,698.84	1,000.00	59%
552 Portlar	1	5	0	6	2	2,500.00	-	20	20.53	85.42	1,698.84	966.00	57%
550 Portlar	1	5	0	6	2	2,500.00	-	20	20.53	85.42	1,698.84	989.00	58%
548 Portlar	1	5	0	6	2	2,500.00	-	20	25.24	127.25	3,175.52	1,587.00	50%
544 Portlar	3	0	0	4	4	7,500.00	-	60	50.00	127.30	6,365.00	2,719.00	43%
- Unit 1		3	0	4	1.5								
- Unit 2		2	0	3	1.5								
- Unit 3		2	0	3	1.5								
540 Portlar	6		8		10	15,000.00	900.00	106.08	46.08	288.30	11,593.00	4,451.27	38%

	Required Lot Area	Required Lot Covered	Off Street P	Required Lot Width
30 Kent	-17%	-51%	-50%	10%
554 Portlar	-32%	-24%	-100%	4%
552 Portlar	-32%	-22%	-100%	3%
550 Portlar	-32%	-23%	-100%	3%
548 Portlar	27%	-15%	-100%	26%
544 Portlar	-17%	-8%	-100%	-17%
540 Portlar	-15%	-3%	-20%	-57%

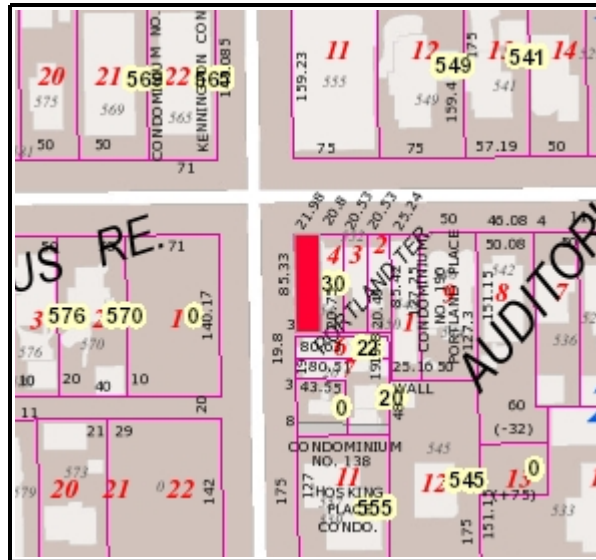
Note: Highlighted items indicated requires a variance.

Ramsey County Parcel Report

Report generated 9/28/2020 7:58:14 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230172

Owner(s): ANTHONY J HANDZLIK TRUSTEE,
C/O SUSAN S ENGELEITER

Site Address: 30 KENT ST, SAINT PAUL MN
55102-2249

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): ANTHONY J HANDZLIK TRUSTEE
C/O SUSAN S ENGELEITER

Homestead: N

Tax Address: 781 LINWOOD AVE, SAINT PAUL
MN 55105-3323

Use Type: TOWNHOME - OUTER UNIT

Dwelling Type: TOWNHOME - OUTER UNIT

Home Style: ROW

Lot: 5 **Block:**

Living Area: 4054 **Sq. Ft.**

Plat Name: PORTLAND TERRACE

Year Built: 1885

Area: 0.04 **Acre(s)**

Garage: Y

2020 Pay 2021 EMV Land: 46800

Garage Area: 240 **Sq. Ft.**

2020 Pay 2021 EMV Building: 528600

Heating Type:

2020 Pay 2021 EMV Total: 575400

Cooling Type:

Total Tax* in 2020 : 11184

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 8/15/2013 12:00:00 AM

Open Space: N

Last Sale Price: 540000

Agriculture Preserve: N

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Ramsey County Parcel Report

Report generated 9/28/2020 10:41:49 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230171

Owner(s): DANIEL W LUPTON, CLAIRE M WAHMANHOLM

Site Address: 554 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): DANIEL W LUPTON
CLAIRE M WAHMANHOLM

Homestead: Y

Tax Address: 554 PORTLAND AVE, SAINT PAUL MN 55102-2219

Use Type: TOWNHOME-INNER UNIT

Dwelling Type: TOWNHOME-INNER UNIT

Lot: 4 **Block:**

Home Style: ROW

Plat Name: PORTLAND TERRACE

Living Area: 2289 **Sq. Ft.**

Area: 0.04 **Acre(s)**

Year Built: 1885

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 459400

Heating Type:

2020 Pay 2021 EMV Total: 506200

Cooling Type:

Total Tax* in 2020 : 7838

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 7/9/2015 12:00:00 AM

Open Space: N

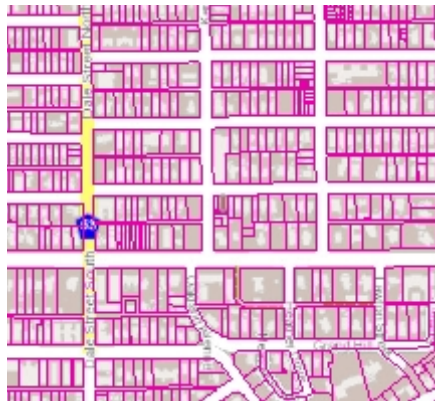
Last Sale Price: 389500

Agriculture Preserve: N

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Ramsey County Parcel Report

Report generated 9/28/2020 10:49:31 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230170

Owner(s): NICHOLAS J MARCUCCI, ANN L SCHRODER

Site Address: 552 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): NICHOLAS J MARCUCCI
ANN L SCHRODER

Homestead: Y

Tax Address: 552 PORTLAND AVE, ST PAUL MN 55102-2219

Use Type: TOWNHOME-INNER UNIT

Dwelling Type: TOWNHOME-INNER UNIT

Home Style: ROW

Lot: 3 **Block:**

Living Area: 2289 **Sq. Ft.**

Plat Name: PORTLAND TERRACE

Year Built: 1885

Area: 0.04 **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 459600

Heating Type:

2020 Pay 2021 EMV Total: 506400

Cooling Type:

Total Tax* in 2020 : 7840

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 9/7/2004 12:00:00 AM

Open Space: N

Last Sale Price: 470000

Agriculture Preserve: N

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Ramsey County Parcel Report

Report generated 9/28/2020 8:17:37 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230169

Owner(s): DANIEL CHOUINARD, JOHN M SULARZ

Site Address: 550 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): DANIEL CHOUINARD
JOHN M SULARZ

Homestead: Y

Tax Address: 550 PORTLAND AVE, SAINT PAUL MN 55102-2219

Use Type: TOWNHOME-INNER UNIT

Dwelling Type: TOWNHOME-INNER UNIT

Lot: 2 **Block:**

Home Style: ROW

Plat Name: PORTLAND TERRACE

Living Area: 2289 **Sq. Ft.**

Area: 0.04 **Acre(s)**

Year Built: 1885

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 458000

Heating Type:

2020 Pay 2021 EMV Total: 504800

Cooling Type:

Total Tax* in 2020 : 7816

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 9/24/2013 12:00:00 AM

Open Space: N

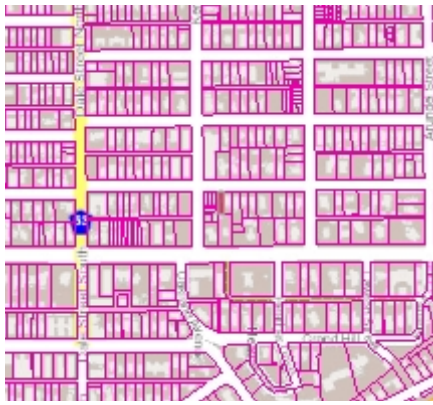
Last Sale Price: 380000

Agriculture Preserve: N

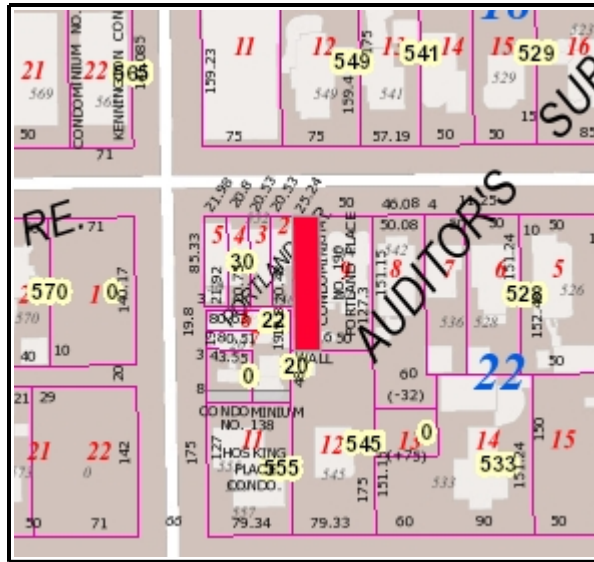
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Ramsey County Parcel Report

Report generated 9/28/2020 7:51:13 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230168

Owner(s): WILLIAM G HARGENS TR, MARY S THOMPSON TR

Site Address: 548 PORTLAND AVE, SAINT PAUL MN 55102-2219

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): WILLIAM G HARGENS TR
MARY S THOMPSON TR

Homestead: Y

Tax Address: 548 PORTLAND AVE, SAINT PAUL MN 55102-2219

Use Type: TOWNHOME - OUTER UNIT

Dwelling Type: TOWNHOME - OUTER UNIT

Home Style: ROW

Lot: 1 **Block:**

Living Area: 3621 **Sq. Ft.**

Plat Name: PORTLAND TERRACE

Year Built: 1885

Area: 0.07 **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 46800

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 524500

Heating Type:

2020 Pay 2021 EMV Total: 571300

Cooling Type:

Total Tax* in 2020 : 9804

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 7/1/1993 12:00:00 AM

Open Space: N

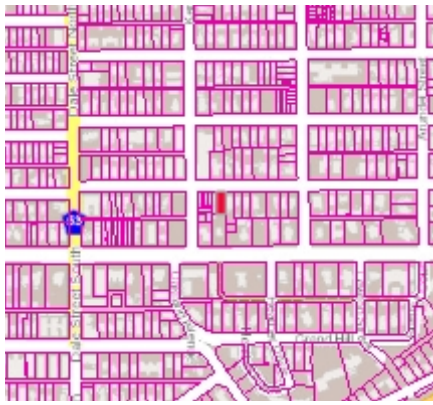
Last Sale Price: 170000

Agriculture Preserve: N

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Ramsey County Parcel Report

Report generated 9/28/2020 7:55:18 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230162

Owner(s): JUNE B NELSON TRUSTEE

Site Address: 544 PORTLAND AVE 1, SAINT PAUL MN 55102-2269

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): JUNE B NELSON TRUSTEE

Homestead: Y

Use Type: CONDO

Tax Address: 544 PORTLAND AVE 1, ST PAUL MN 55102-2269

Dwelling Type: CONDO

Home Style: CONDO/HOUSE

Lot: 1 **Block:**

Living Area: 1070 **Sq. Ft.**

Plat Name: CONDO NO 190 PORTLAND PLACE CO

Year Built: 1888

Area: **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 1000

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 198200

Heating Type:

2020 Pay 2021 EMV Total: 199200

Cooling Type:

Total Tax* in 2020 : 3078

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date:

Open Space: N

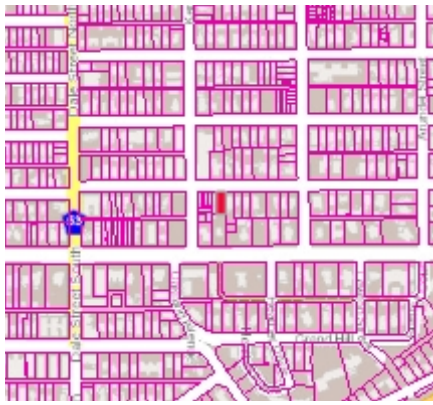
Last Sale Price:

Agriculture Preserve: N

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Ramsey County Parcel Report

Report generated 9/28/2020 7:53:58 PM



Parcel location within Ramsey County



Taxlot highlighted in red

Parcel ID: 012823230163

Owner(s): LAURA KINDSETH

Site Address: 544 PORTLAND AVE 2, SAINT PAUL MN 55102-2269

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): LAURA KINDSETH

Homestead: Y

Use Type: CONDO

Tax Address: 544 PORTLAND AVE UNIT 2, SAINT PAUL MN 55102-2269

Dwelling Type: CONDO

Home Style: CONDO/HOUSE

Lot: 2 **Block:**

Living Area: 958 **Sq. Ft.**

Plat Name: CONDO NO 190 PORTLAND PLACE CO

Year Built: 1888

Area: **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 1000

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 173200

Heating Type:

2020 Pay 2021 EMV Total: 174200

Cooling Type:

Total Tax* in 2020 : 2630

School District: 0625

Special Assessment in 2020 : 58.2

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 9/19/2018 12:00:00 AM

Open Space: N

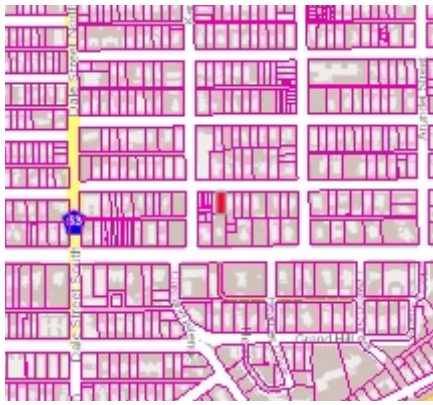
Last Sale Price: 182500

Agriculture Preserve: N

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Ramsey County Parcel Report

Report generated 9/28/2020 8:00:34 PM



Parcel location within Ramsey County

Parcel ID: 012823230164

Owner(s): SIMON JETTE NANTEL



Taxlot highlighted in red

Site Address: 544 PORTLAND AVE 3, SAINT PAUL MN 55102-2269

[Link to Ramsey County Tax and Property Quick Info](#)

Tax Payer(s): SIMON JETTE NANTEL

Homestead: N

Use Type: CONDO

Tax Address: 544 PORTLAND AVE UNIT 3, SAINT PAUL MN 55102-2269

Dwelling Type: CONDO

Home Style: CONDO/HOUSE

Lot: 3 **Block:**

Living Area: 1025 **Sq. Ft.**

Plat Name: CONDO NO 190 PORTLAND PLACE CO

Year Built: 1888

Area: **Acre(s)**

Garage: N

2020 Pay 2021 EMV Land: 1000

Garage Area: **Sq. Ft.**

2020 Pay 2021 EMV Building: 161200

Heating Type:

2020 Pay 2021 EMV Total: 162200

Cooling Type:

Total Tax* in 2020 : 2828

School District: 0625

Special Assessment in 2020 : 135.9

Watershed District: CAPITAL REGION W/S

Tax Exempt: N

Green Acre:

Last Sale Date: 10/26/2017 12:00:00 AM

Open Space: N

Last Sale Price: 150000

Agriculture Preserve: N

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