RAMSEY HILL SENIOR LIVING

HPC DESIGN REVIEW SUBMITTAL

484 ASHLAND AVENUE

SAINT PAUL, MINNESOTA 55102

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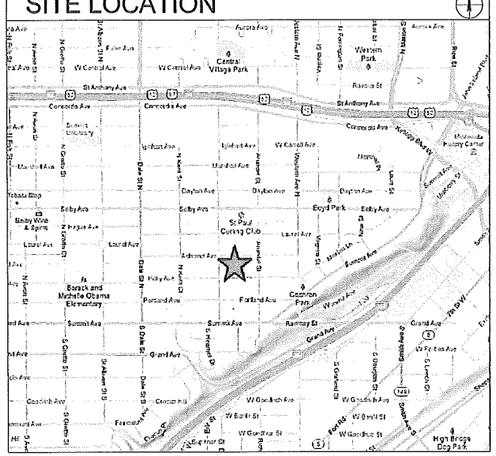
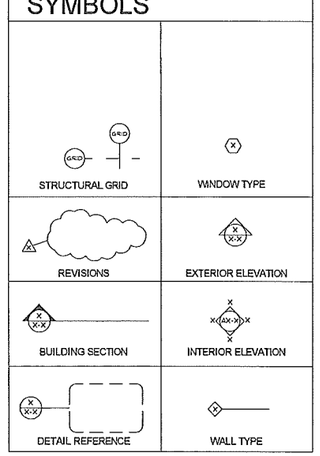
SITE LOCATION



SYMBOLS



ABBREVIATIONS

A.B.	Anchor Bolt	M.E.M.	Match Existing Material
AFF	Above Finish Floor	M.E.P.	Match Existing Profile
AP	Access Panel	mil	mil (Unit of Thickness)
Alum.	Aluminum	Met.	Metal
Atten.	Attenuation	Mfr.	Manufacturer
@	At	Mfrd	Manufactured
Bd	Board	Min	Minimum
Brd	Board	MO	Masonry Opening
Bsm	Basin	N/C	Not In Contract
Blk	Block	N.T.S.	Not To Scale
Blkg	Blocking	o.c.	On Center
Bldg	Building	O.D.	Outside Diameter
CI	Cast Iron	OU	Overdrive (Cabinet)
Ctg	Centering	OSB	Oriented Strand Board
CO	Clean Out	Opng	Opening
CT	Ceramic Tile	Opt	Optional
Col	Column	P.O.	Precast Opening
Comp Sthng	Composition Sheathing	P.Lam.	Plastic Laminate
Comp Grsn	Compacted Granular Fill	Pltes	Plates
Conc	Concrete	PSL	Parallel Strand Lumber
Const	Construction	Ply	Plywood
Cont	Continuous	Plywd	Plywood
D	Deposit	Poly	Polyethylene
Det	Detail	Polyisocyanurate	Polyisocyanurate
Dr	Door	Psf	Pounds per Square Foot
Ds	Downspout	PSF	Panel
Dim	Dimension	Ref	Refrigerator
DW	Dishwasher	Reinf	Reinforce(d)
Elev Ele	Elevation	Req	Required
EM	Electric Meter	Rngs	Range
EP	Electric Panel	R & S	Rod(s) & Shelf(s)
EPS	Expanded Polystyrene Foam	Sink	Sink
Elect	Electric(al)	Sthng	Sheathing
Exist	Existing	Sdl	Side Lite
Exh	Exhaust	Sim	Similar
F.C.G.D.W.	Fire Clock Gypsum Drywall	Sht	Sheet
FD	Floor Drain	Specs	Specifications
FHE	Finished Floor Elevation	sft	Square Foot
Ftg	Footing	SPF	Spruce, Pine and/or Fir
Fr(m)	Frame(d)	Strctl	Structural
G.W.D.	Gypsum Drywall	T & G	Tongue & Groove
GM	Gas Meter	T of B	Top of Block
Gr	Grade	T of P	Top of Plate
GYP	Gypsum	Typical	Typical
Hdr	Header	U.O.S.	Unless Noted Otherwise
Hdwr	Hardware	Vent	Vented
Hwd	Hardwood	VB	Vapor Barrier
Hor.	Horizontal	WC	Water Closet
ID	Inside Diameter	Wdw, or WDO	Window
Ins or Insul	Insulation	WM	Water Meter
LVL	Laminated Veneer Lumber	WRT	Water Resistant Treated
LT	Laundry Tub	w/	with
M	Mirror	Wd	Wood
M.E.D.	Match Existing Dimensions	WWF	Woven Wire Fabric
M.E.E.	Match Existing Elevations		

DESIGN TEAM

OWNER:
RAMSEY HILL SENIOR LIVING, LLC
1664 QUADLE AVENUE
WEST ST. PAUL, MN 55118

ARCHITECT:
HARRISS ARCHITECTS, INC.
3207 CENTRAL AVENUE NORTHEAST
MINNEAPOLIS, MN 55418
P. (612) 339-2160 F. (612) 339-4783
CONTACT: JASON VERRETT
EMAIL: JVERRETT@HARRISSARCHITECTS.COM

STRUCTURAL ENGINEER:
LARSON ENGINEERING
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110-5126
P. (651) 481-9120 F. (651) 481-9201
CONTACT: CAROL OUS
EMAIL: COUS@LARSONENGR.COM

FOOD SERVICE CONSULTANT:
PREMIER RESTAURANT EQUIPMENT CO.
7120 NORTHLAND TERRACE
MINNEAPOLIS, MN 55428
P. (763) 400-2939 F. (763) 544-7949
CONTACT: TODD OLSON
EMAIL: TODDOLSON@PREMIEREQ.COM

CIVIL ENGINEER:
JAMES R. HILL, INC.
2500 W. COUNTY ROAD 42, SUITE 120
BURNSVILLE, MN 55337
P. (952) 890-0044 F. (952) 890-6244
CONTACT: JOEL COOPER
EMAIL: JCOOPER@JRHINC.COM

LANDSCAPE ARCHITECT:
CALYX DESIGN GROUP
1583 W. BERKELEY AVENUE
ST. PAUL, MN 55105
P. (651) 334-5498
CONTACT: BEN HARTBERG
EMAIL: BEN@CALYXDESIGNGROUP.COM

HARRISS ARCHITECTS
3207 Central Avenue NE
Minneapolis, MN 55418

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____

REGISTRATION NO: 22603

X _____
JOHN R. HARRISS, AIA

SOUTHVIEW SENIOR LIVING

RAMSEY HILL SENIOR LIVING

484 ASHLAND AVE
SAINT PAUL, MN

HPC DESIGN REVIEW SUBMITTAL
90% CONSTRUCTION DOCUMENTS

TITLE SHEET

DATE: 4-4-13

REVISIONS

#	DATE	INFORMATION

A0-0

PROJECT NUMBER 3013

GENERAL CODES

- 2006 INTERNATIONAL BUILDING CODE (LATEST PRINTING)
- 2006 INTERNATIONAL RESIDENTIAL CODE (LATEST PRINTING)
- 2006 INTERNATIONAL FIRE CODE (LATEST PRINTING)
- 2006 INTERNATIONAL MECHANICAL CODE (LATEST PRINTING)
- 2006 INTERNATIONAL FUEL GAS CODE (LATEST PRINTING)
- 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2007 NFPA 13 - INSTALLATION OF FIRE SPRINKLERS
- 2007 MINNESOTA STATE BUILDING CODE
- 2007 MINNESOTA STATE FIRE CODE (7511 RULE 7510)
- 7511 RULE 1511 - GUIDELINES FOR THE REHABILITATION OF EXISTING BUILDINGS
- 7511 RULE 1323 - 7511 ENERGY CODE FOR COMMERCIAL BUILDINGS
- ASHRAE/IRUS 501 - 2004 COMMERCIAL BUILDING ENERGY CODE
- 7511 RULE 4715 - 2007 MINNESOTA STATE PLUMBING CODE
- 7511 RULE 1346 - 2007 MINNESOTA MECHANICAL CODE
- 7511 AMENDMENTS TO THE 2000 IMC & 2000 IFGC
- ICC A117.1 - 2003 ACCESSIBILITY CODE

BUILDING DATA

EXISTING BUILDING:

CHANGE OF OCCUPANCY FROM I-2 TO I-1

NEW CONSTRUCTION:

OCCUPANCY GROUP	I-1
CONSTRUCTION TYPE	V-A
ALLOWABLE BUILDING HEIGHT	3 STORIES
ACTUAL BUILDING HEIGHT	3 STORIES
AUTOMATIC SPRINKLER SYSTEM	NFPA 13
BASE ALLOWABLE BUILDING AREA PER FLOOR	10,500 SF.
SPRINKLER INCREASE OF 200%	21,000 SF.
TOTAL ALLOWABLE BUILDING AREA PER FLOOR	31,500 SF.
TOTAL FLOOR AREA NEW & EXISTING BUILDING	19,311 SF.

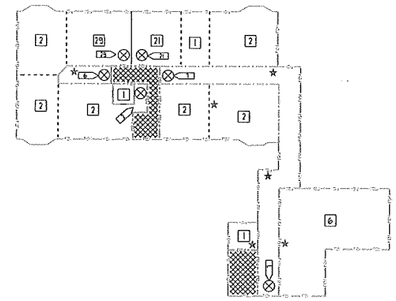
FIRE RESISTIVE REQUIREMENTS (2006 IBC - TABLE 601)

STRUCTURAL FRAME	1-HOUR
BEARING WALLS (EXTERIOR)	1-HOUR
BEARING WALLS (INTERIOR)	1-HOUR
NON BEARING WALLS (EXTERIOR)	0-HOUR
NON BEARING WALLS (INTERIOR)	0-HOUR
FLOOR CONSTRUCTION	1-HOUR
ROOF CONSTRUCTION	1-HOUR
CORRIDOR WALLS	1-HOUR SMOKE PARTITIONS
SHAFT WALLS	1-HOUR FIRE BARRIER
DWELLING PARTY WALLS	1-HOUR FIRE PARTITION
SMOKE COMPARTMENT SEPARATION WALLS	1-HOUR SMOKE BARRIER

LEGEND

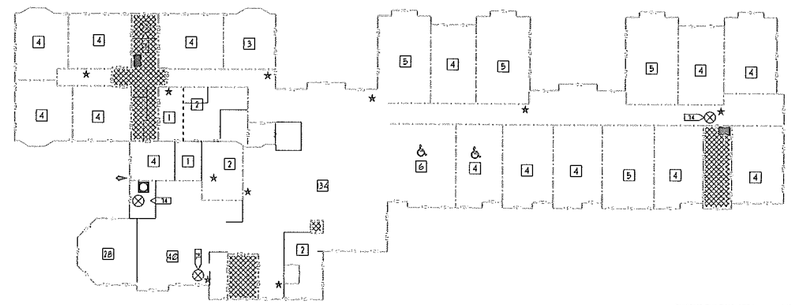
- 2-HOUR FIRE BARRIER WALL
- 1-HOUR FIRE BARRIER WALL
- 1-HOUR SMOKE BARRIER WALL
- 1-HOUR FIRE PARTITION WALL
- SMOKE PARTITION WALL
- NON-RATED CONSTRUCTION
- ADA ACCESSIBLE UNIT
- RATED VERTICAL SHAFT
- FIRE DEPT. CONNECTION
- FIRE ALARM CONTROL PANEL
- FIRE EXTINGUISHER
- AREA OF REFUGE
- OCCUPANT LOAD
- EXIT
- EXIT LOAD

PER NFPA 101:
75 FT. TRAVEL DISTANCE TO FIRE EXTINGUISHERS
PER 2006 IBC & NFPA 101:
(IBC TABLE 1016.1 (NFPA) 1017.3.3 MAX. 250' TRAVEL DISTANCE TO AN EXIT WITH AUTOMATIC SPRINKLER SYSTEM IS 200'-0"
PER 2006 IBC:
SECTION 4014 SMOKE COMPARTMENTS NOT TO EXCEED 22,500 SF.



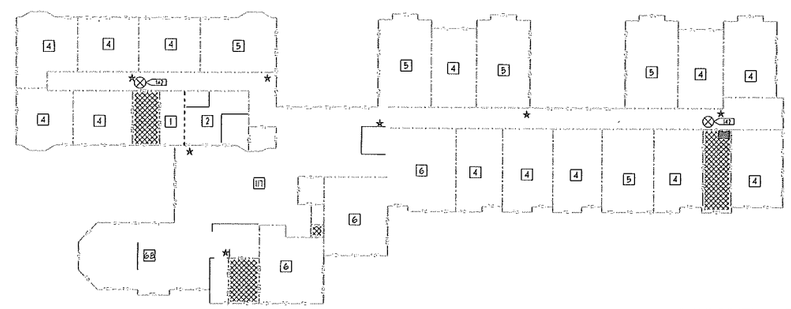
1 / A0-1 LIFE SAFETY PLAN - BASEMENT LEVEL
SCALE: 1" = 20'-0"

EXISTING BUILDING AREA: 4,472 SF.
NEW BUILDING AREA: 2,839 SF.
TOTAL FLOOR AREA: 6,931 SF.



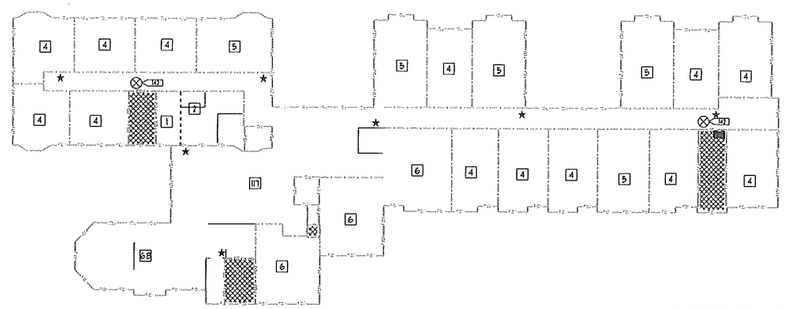
2 / A0-1 LIFE SAFETY PLAN - FIRST LEVEL
SCALE: 1" = 20'-0"

EXISTING BUILDING AREA: 4,472 SF.
NEW BUILDING AREA: 14,555 SF.
TOTAL FLOOR AREA: 19,311 SF.



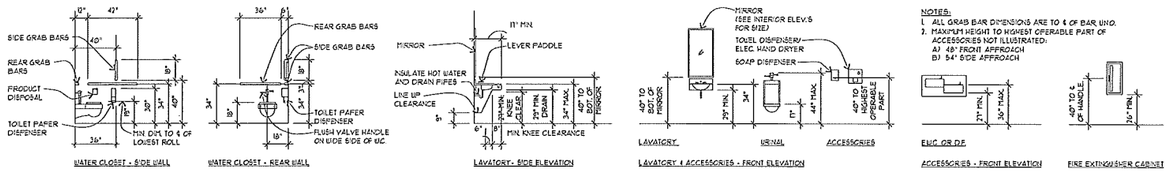
3 / A0-1 LIFE SAFETY PLAN - SECOND LEVEL
SCALE: 1" = 20'-0"

EXISTING BUILDING AREA: 4,472 SF.
NEW BUILDING AREA: 14,166 SF.
TOTAL FLOOR AREA: 18,588 SF.



2 / A0-1 LIFE SAFETY PLAN - THIRD LEVEL
SCALE: 1" = 20'-0"

EXISTING BUILDING AREA: 4,472 SF.
NEW BUILDING AREA: 14,166 SF.
TOTAL FLOOR AREA: 18,588 SF.



1 / A0-1 TYPICAL MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0" MOUNTING-HTS-MN

NOTES:
1. ALL GRAB BAR DIMENSIONS ARE TO 1/4 OF BAR UNO.
2. MAXIMUM HEIGHT TO HIGHEST OPERABLE PART OF ACCESSORIES NOT ILLUSTRATED:
   A) 48" FRONT APPROACH
   B) 54" SIDE APPROACH

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CODE DATA / LIFE SAFETY PLANS

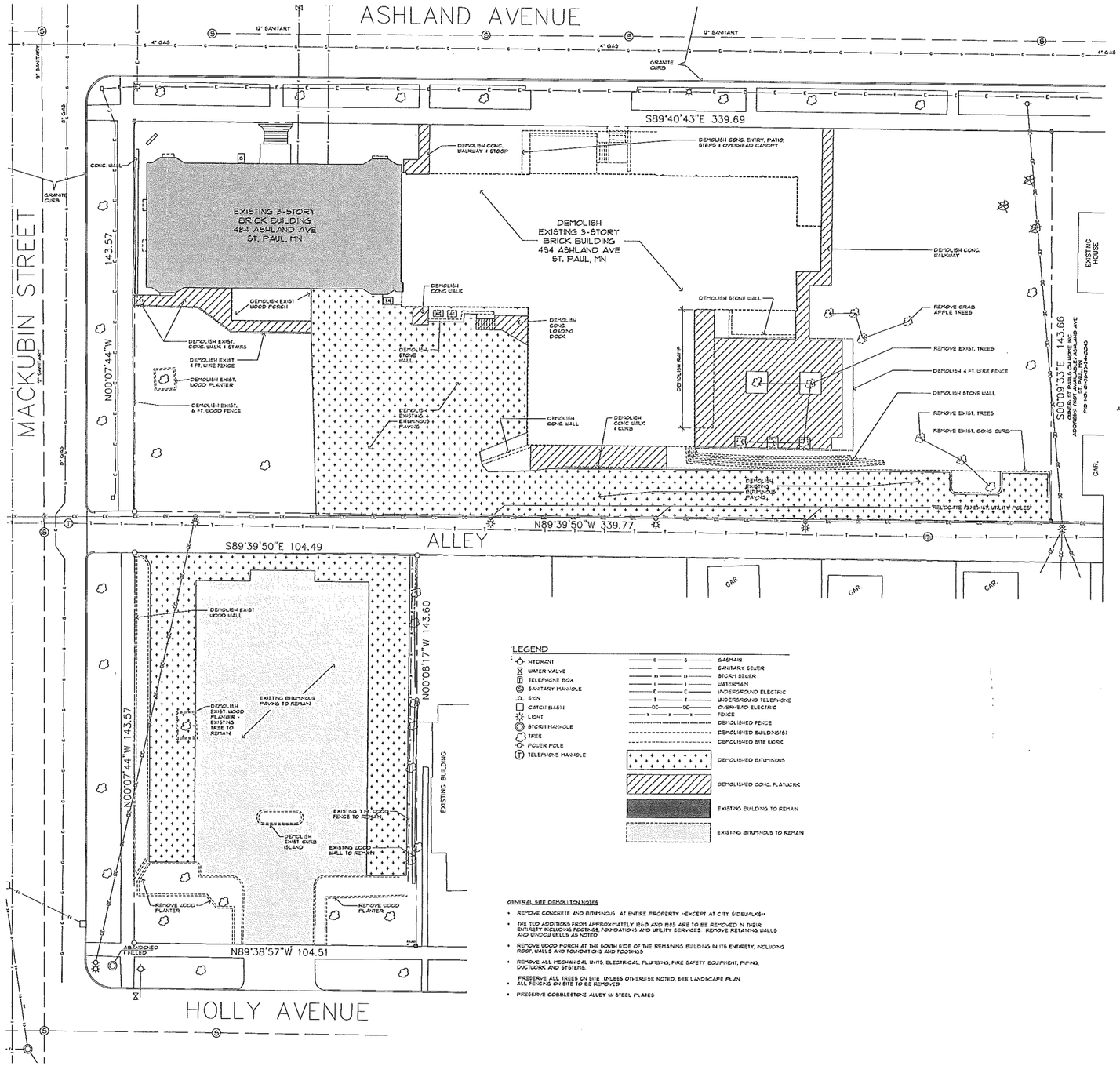
DATE: 4-4-13

REVISIONS

#	DATE	INFORMATION

A0-1

PROJECT NUMBER 3013



1 D1-0 SITE DEMOLITION PLAN
SCALE: 1/8" = 1'-0" 3013-PLN-SITE-EXIST

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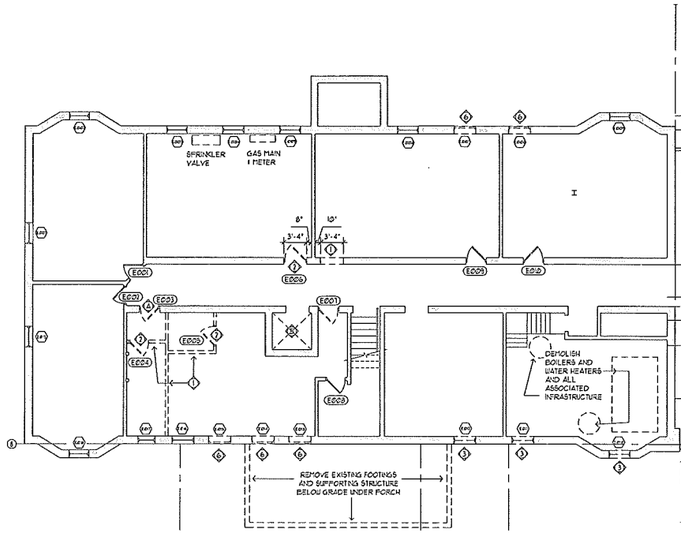
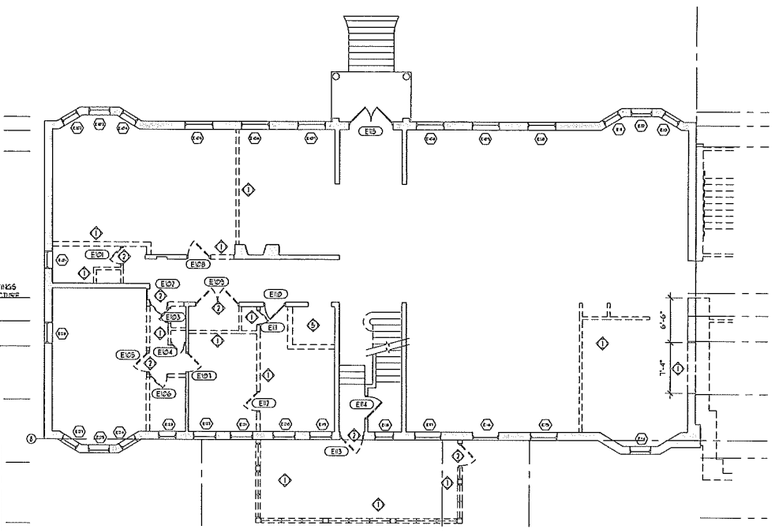
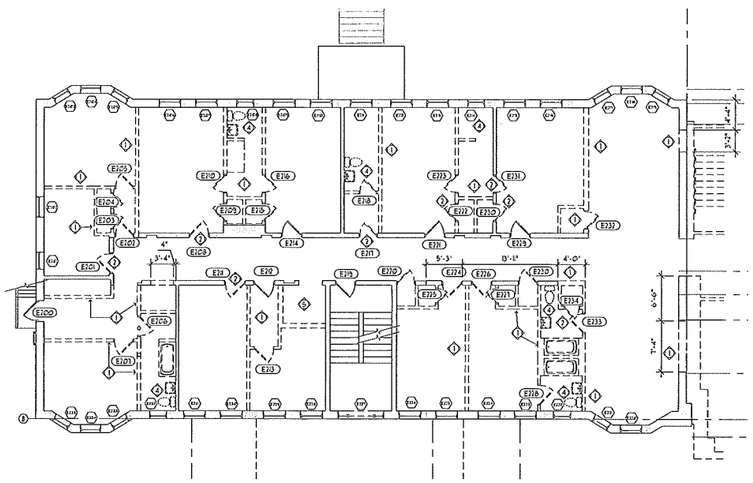
D1-0



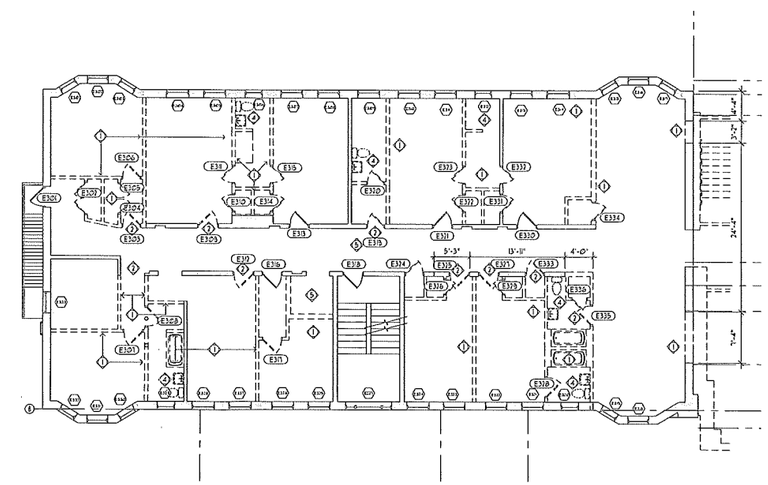
1 D1-1 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0" 3013-PL00



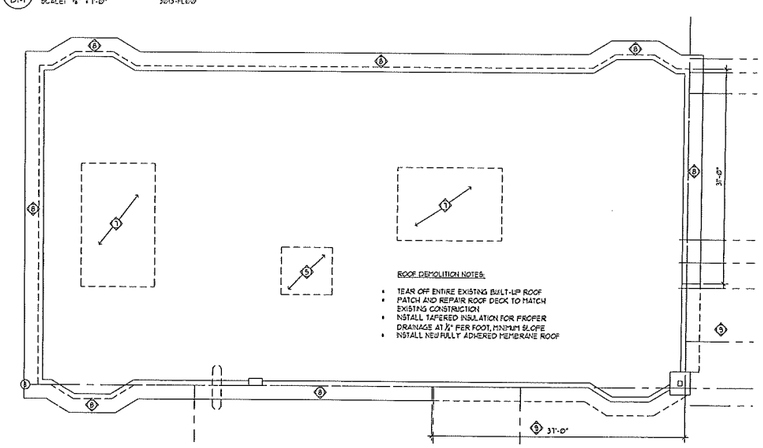
2 D1-1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0" 3013-PL00



3 D1-1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0" 3013-PL00



4 D1-1 THIRD FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0" 3013-PL00



ROOF DEMOLITION NOTES:

- TEAR OFF ENTIRE EXISTING BUILT-UP ROOF
- PATCH AND REPAIR ROOF DECK TO MATCH EXISTING CONSTRUCTION
- INSTALL TAPERED INSULATION FOR PROPER DRAINAGE AT 1/4" PER FOOT, MINIMUM SLOPE
- INSTALL NEW FULLY ADHERED MEMBRANE ROOF

5 D1-1 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0" 3013-PL00

FINISHED CONDITION OF BUILDING ELEMENTS

- INTERIOR CORRIDOR BEARING WALLS AT FIRST, SECOND AND THIRD FLOORS: RETAIN THE PLASTER LATH AT BOTH SIDES OF THE CORRIDOR WALLS (NOTE A NEW WALL WILL BE PLACED ADJACENT TO THE EXISTING WALL ON THE NORTH SIDE FOR MECHANICAL AND ELECTRICAL SERVICES)
- INTERIOR PARTITIONS SCHEDULED TO REMAIN AT FIRST, SECOND AND THIRD FLOORS: REMOVE ALL GYPSUM BOARD, PLASTER AND LATH OR ANY OTHER COVERING SUCH THAT THE WALL IS OPEN TO THE STUDS.
- INTERIOR PARTITIONS SCHEDULED TO REMAIN AT THE BASEMENT LEVEL: STRIP ALL LOOSE SURFACES AND PATCH TO SOUNDLY ACCOMODATE NEW FINISHES AS SCHEDULED.
- STAIR ENCLOSURE: RETAIN ALL PLASTER / GYPSUM AT THE STAIR SIDE OF THE STAIRWELL STRIP ALL LOOSE SURFACES AND PATCH TO SOUNDLY ACCOMODATE NEW FINISHES AS SCHEDULED.
- EXTERIOR WALL AT FIRST, SECOND AND THIRD FLOOR: THE EXISTING WALLS CONSIST OF TRIPLE WYTHE BRICK, 1¼" FURRING, LATHE, PLASTER AND GYPSUM BOARD. THESE WALLS ARE TO REMAIN AS IS. CARE SHOULD BE TAKEN WHEN REMOVING ADJOINING PARTITION WALLS AS TO NOT UNNECESSARILY DAMAGE EXTERIOR WALLS
- MASONRY WALLS AT BASEMENT: TO REMAIN AS IS EXCEPT AT NEW OPENINGS AND WHERE EXISTING OPENINGS INCREASE IN SIZE. PROVIDE TEMPORARY SHORING IN ORDER TO INSTALL NEW LINTELS PER STRUCTURAL. ADDITIONAL PENETRATIONS MAY BE REQUIRED FOR NEW MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS - COORDINATE WITH MECH, ELEC & STRUCTL. STRIP WALLS OF ALL LOOSE SURFACE MATERIAL AND PATCH TO SOUNDLY ACCOMODATE NEW FINISHES AS SCHEDULED.
- CEILING AT BASEMENT LEVEL: THE CURRENT CEILING IS LATH AND PLASTER WITH GYPSUM BOARD OVER SOME AREAS. ALL CEILING MATERIALS ARE TO BE REMOVED TO THE JOISTS ABOVE. (NOTE: NEW FIRE BLOCKING TO BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS)
- CEILINGS AT FIRST, SECOND AND THIRD FLOORS: REMOVE ALL AND GYPSUM BOARD, PLASTER AND LATH DOWN TO THE ROOF OR FLOOR JOISTS. (NOTE: NEW FIRE BLOCKING TO BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS)
- FLOORS: REMOVE ALL FINISHES AND UNDERLAYMENT DOWN TO THE LEVEL OF THE WOOD SUBFLOOR AT FIRST, SECOND AND THIRD FLOORS, AND DOWN TO THE CONCRETE AT THE BASEMENT LEVEL.

- REMOVE ALL INTERIOR PARTITIONS UNLESS SCHEDULED TO REMAIN ON DEMOLITION PLANS
- REMOVE LATH AND PLASTER FROM WOOD FRAMED PARTITIONS
- REMOVE FIRE EXTINGUISHERS AND CABINETS THROUGHOUT
- REMOVE ALL APPLIED FINISHES SUCH AS TILE, WALLPAPER AND ALL FINISH FLOORING AT ALL SURFACES PREPARE SUB-SURFACES TO SOUNDLY ACCOMODATE NEW FINISHES AS SCHEDULED
- REMOVE ALL BATHROOM ACCESSORIES, STORAGE SHELVES, SIGNAGE AND FURNISHINGS
- REMOVE ALL RESIDENTIAL AND COMMERCIAL APPLIANCES AND EQUIPMENT
- REMOVE ALL CASEWORK THROUGHOUT
- SELECTIVELY REMOVE SECTIONS OF PLASTER AND LATH WALLS AT NEW WINDOW OPENINGS.
- CAREFULLY REMOVE EXTERIOR BRICK AT NEW WINDOW OPENINGS. RESERVE BRICK FOR RE-USE.
- REMOVE THE ELEVATOR CAB AND INTERIOR FRAME. RETAIN CORRIDOR SIDE OF DOOR FRAME OF ELEVATOR. REMOVE THE ELEVATOR SHAFT AND PENTHOUSE ABOVE THE ROOF TOP.
- REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SAFETY EQUIPMENT, PIPING, DUCTWORK AND SYSTEMS TO THE MAIN. CAP THE MAIN; THIS INCLUDES REMOVAL OF GENERATORS, PUMPS AND ANY OTHER RELATED EQUIPMENT. ALL SYSTEMS AT THE ROOF SHOULD BE REMOVED. PATCH THE ROOF AS NECESSARY.
- CAREFULLY SALVAGE ANY CASING OR OTHER WOOD TRIM AT DOORS OR WINDOWS SCHEDULED TO BE DEMOLISHED. RESERVE CASING TO BE REUSED AT NEW OPENINGS.

DEMOLITION KEYNOTES

1. REMOVE EXISTING WALLS AND ALL ASSOCIATED CONSTRUCTION. PROVIDE NEW LINTELS AS REQ'D BY STRUCTL.
2. REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE CAREFULLY REMOVE AND RESERVE CASING FOR RE-USE
3. REMOVE EXISTING WINDOW AND ALL ASSOCIATED HARDWARE
4. REMOVE EXISTING PLUMBING FIXTURE AND ALL ABANDONED PIPING TO AND FROM FIXTURE
5. REMOVE ELEVATOR AND ALL ASSOCIATED EQUIPMENT AND CONSTRUCTION
6. REMOVE MECHANICAL LOUVER OR PENETRATION AND ASSOCIATED INFRASTRUCTURE
7. REMOVE MECHANICAL EQUIPMENT, AND CURBS
8. REMOVE EXISTING CAP FLASHING AND METAL COPING AND REPLACE WITH NEW EXISTING CORNICE TO REMAIN
9. CAREFULLY REMOVE EXISTING CORNICE TO ACCOMODATE NEW BUILDING. RESERVE CORNICE ELEMENTS FOR RE-INSTALLATION ON EAST EDGE OF ROOF

EXISTING DOOR SCHEDULE

NUMBER	DOOR SIZE WD	HGT	THK	TYPE	MAT'L	NOTES
E001	7'-8"	6'-8"	1 3/4"			--
E002	7'-4"	6'-8"	1 3/4"			--
E003	7'-8"	6'-8"	1 3/4"			--
E004	7'-8"	6'-8"	1 3/4"			--
E005	7'-8"	6'-8"	1 3/4"			--
E006	3'-0"	6'-8"	1 3/4"			--
E007	7'-8"	6'-8"	1 3/4"			--
E008	7'-8"	6'-8"	1 3/4"			--
E009	7'-8"	6'-8"	1 3/4"			--
E010	7'-8"	6'-8"	1 3/4"			--
E101	7'-4"	6'-8"	1 3/4"			--
E102	7'-4"	6'-8"	1 3/4"			--
E103	7'-0"	6'-8"	1 3/4"			--
E104	7'-8"	6'-8"	1 3/4"			--
E105	7'-8"	6'-8"	1 3/4"			--
E106	7'-4"	6'-8"	1 3/4"			--
E107	7'-8"	6'-8"	1 3/4"			--
E108	3'-0"	6'-8"	1 3/4"			--
E109	6'-0"	7'-0"	1 3/4"			--
E110	2'-10"	7'-0"	1 3/4"			--
E111	1'-10"	6'-8"	1 3/4"			--
E112	7'-8"	6'-8"	1 3/4"			--
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E115	6'-0"	7'-0"	1 3/4"			--
E1010	7'-8"	6'-8"	1 3/4"			--
E201	7'-8"	6'-8"	1 3/4"			--
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E214	7'-8"	6'-8"	1 3/4"			--
E215	7'-[illegible]	[illegible]	1 3/4"			--
E216	7'-4"	6'-8"	1 3/4"			--
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E322	7'-4"	6'-8"	1 3/4"			--
E323	7'-4"	6'-8"	1 3/4"			--
E324	7'-5"	6'-8"	1 3/4"			--
E325	7'-8"	6'-8"	1 3/4"			--
E326	7'-0"	6'-8"	1 3/4"			--
E331	7'-8"	6'-8"	1 3/4"			--
E332	7'-4"	6'-8"	1 3/4"			--
E333	7'-4"	6'-8"	1 3/4"			--
E334	7'-4"	6'-8"	1 3/4"			--
E335	7'-8"	6'-8"	1 3/4"			--
E336	7'-0"	6'-8"	1 3/4"			--

HARRISS ARCHITECTS
3207 Central Avenue NE
Minneapolis, MN 55418

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE:

REGISTRATION NO. 22603

X

SOUTHVIEW SENIOR LIVING

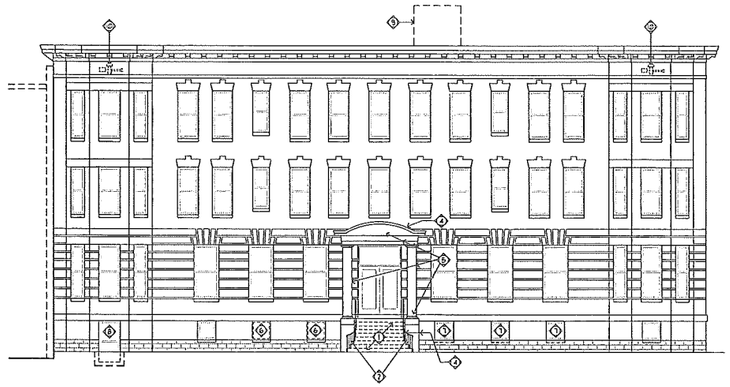
DEMOLITION PLANS

DATE:

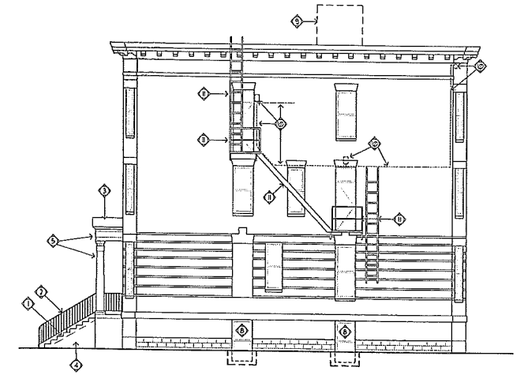
REVISIONS

#	DATE	INFORMATION

D1-1



1 / D1-2 NORTH ELEVATION - DEMOLITION AT EXTERIOR
SCALE: 1/8" = 1'-0" 2013-ELEV-EXT-EXISTING



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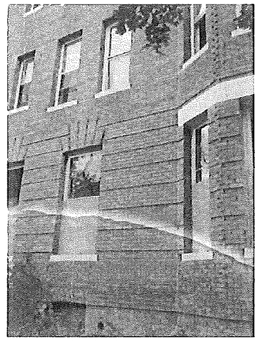
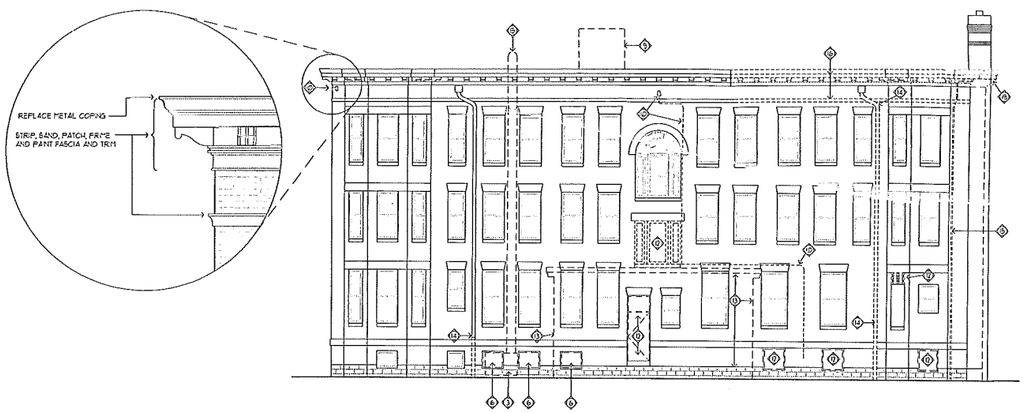


VIEW OF TYPICAL BRICK CONDITION



3 / D1-2 SOUTH ELEVATION - DEMOLITION AT EXTERIOR
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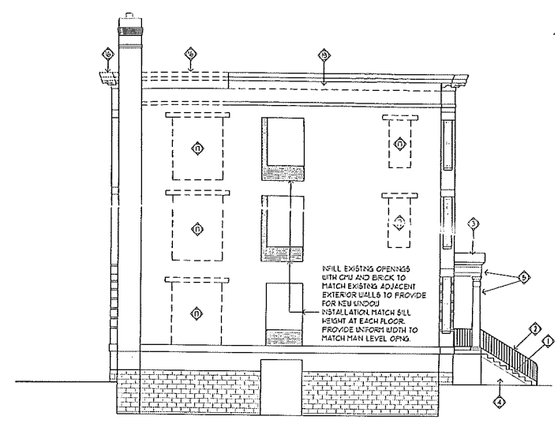

4 / D1-2 EAST ELEVATION - DEMOLITION AT EXTERIOR
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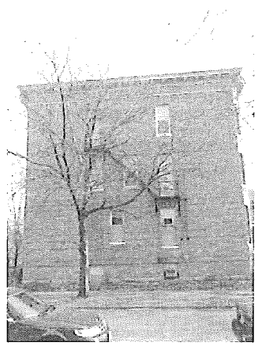
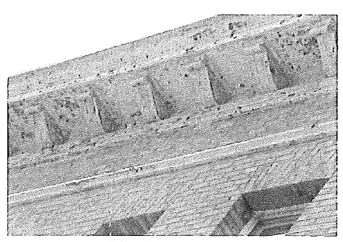
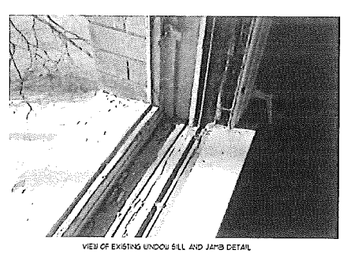


VIEW OF WEST ELEVATION ALONG MACKUBIN STREET

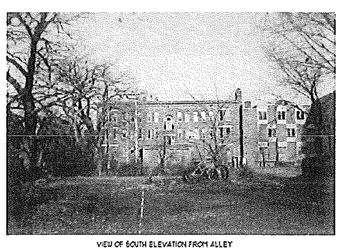
VIEW OF NORTH ELEVATION ALONG ASHLAND AVENUE



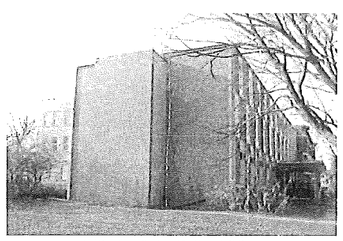
VIEW OF EXISTING CORNICE DETAIL



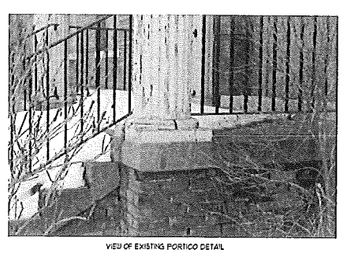
VIEW OF EXISTING WINDOW SILL AND JAMB DETAIL



VIEW OF SOUTH ELEVATION FROM ALLEY



VIEW OF EAST ELEVATION FROM ASHLAND AVENUE



VIEW OF EXISTING PORTICO DETAIL

4 / D1-2 EXISTING BUILDING - REFERENCE PHOTOS
SCALE: NTS - 1'-0"

GENERAL EXTERIOR DEMOLITION NOTES

- REMOVE CONCRETE AND BITUMINOUS AT ENTIRE PROPERTY "EXCEPT AT CITY SIDEWALKS"
- THE TWO ADDITIONS FROM APPROXIMATELY 1960 AND 1985 ARE TO BE REMOVED IN THEIR ENTIRETY INCLUDING FOOTINGS, FOUNDATIONS AND UTILITY SERVICES.REMOVE RETAINING WALLS AND WINDOW WELLS AS NOTED
- REMOVE WOOD PORCH AT THE SOUTH SIDE OF THE BUILDING IN ITS ENTIRETY, INCLUDING ROOF, WALLS AND FOUNDATIONS AND FOOTINGS
- REMOVE ALL MECHANICAL UNITS, ELECTRICAL, PLUMBING, FIRE SAFETY EQUIPMENT, PIPING, DUCTWORK AND SYSTEMS AT THE ROOF. PATCH THE ROOF DECK AS NECESSARY.
- REMOVE THE ELEVATOR CAB AND INTERIOR FRAME. RETAIN CORRIDOR SIDE OF DOOR FRAME OF ELEVATOR. REMOVE THE ELEVATOR SHAFT AND PENTHOUSE ABOVE THE ROOF TOP
- PROVIDE NEW MEMBRANE ROOF (ADHERED) AT EXISTING. WRAP UP WALL 18" MIN PROVIDE REGLET AND COUNTER FLASHING
- TUCK POINT ALL BRICK AND ALL LIMESTONE FOUNDATION AS NECESSARY. REMOVE LIMESTONE FOUNDATION WHERE BOWING OCCURS. REPLACE LIMESTONE TO MATCH EXISTING
- LIGHTLY CLEAN ALL BRICK SURFACES
- REMOVE ANY UNUSED MECHANICAL SLEEVES, VENTS OR LOUVERS IN EXTERIOR WALLS AND PATCH WITH SALVAGED BRICK
- ALL EXTERIOR WOODWORK TO REMAIN - REPLACE OR REPAIR ALL DAMAGED WOOD, STRIP LOOSE PAINT, SAND, PRIME AND RE-PAINT ALL WOODWORK
- REMOVE ALL WINDOWS, STORMS AND SASHES. PROVIDE NEW WEATHER STRIPPING. STRIP LOOSE PAINT AND GLAZING FROM SASHES. REPLACE OR REPAIR ALL DAMAGED WOOD. PRIME, RE-PAINT AND RE-GLAZE ALL SASHES, JAMBS AND SILLS. REPLACE ALL STORMS. SEE PROJECT MANUAL FOR DETAILED INFORMATION REGARDING PRESERVATION AND RENOVATION OF EXISTING WINDOWS
- REMOVE ALL ELECTRICAL EQUIPMENT, CONDUIT, ETC. THAT WILL BE ABANDONED
- REMOVE ALL MECHANICAL PIPING AND DUCTWORK, ETC. THAT WILL BE ABANDONED
- REMOVE ALL EXISTING SEALANTS AND PROVIDE NEW AT ALL JOINTS. PROVIDE BACKING ROD WHERE NECESSARY
- REMOVE CONTROL JOINT MATERIAL (TAR/BITUMEN) FROM ALL WALL SURFACES (NOTE EXCESS AT LOCATION OF BUILDING PORCH TO BE DEMOLISHED AS WELL AS NEAR GRADE)
- REMOVE UNUSED FLASHING (INCLUDING AT DEMOLISHED BUILDING AND PORCH LOCATIONS)
- MAINTAIN EXISTING DOWNSPOUTS WHERE NOTED. REMOVE , SANDBLAST, REPAINT AND REINSTALL DOWNSPOUTS.

1. REMOVE CONCRETE STAIRS AND POUR A NEW CONCRETE STAIR WITH PROFILE TO MATCH EXISTING
2. REMOVE RAILING INTACT. SANDBLAST, PRIME AND RE-PAINT RAILING. RE-INSTALL RAILING IN NEW CONCRETE STAIRS
3. REMOVE DAMAGED OR LOOSE BRICK AND RE-BUILD MASONRY WALL TO MATCH HISTORICAL CONDITION. TUCK POINT ONLY WHERE NECESSARY
4. STRIP PAINT AT EXISTING METAL ROOF AND REPAINT
5. STRIP PAINT AT EXISTING FASCIA, COLUMNS AND PILASTERS. PATCH AND FILL WOOD WHERE NECESSARY. REMOVE AND REPLACE ROTTED PORTIONS ONLY. PRIME AND PAINT.
6. REMOVE EXISTING MECHANICAL LOUVERS AND REPLACE WITH WINDOW
7. REPLACE STONE SILL WITH NEW STONE SILL
8. REMOVE WINDOW WELL. REPLACE WITH NEW LIMESTONE WINDOW WELL.
9. REMOVE ELEVATOR PENTHOUSE
10. REMOVE ELECTRICAL FIXTURE AND ASSOCIATED SURFACE MOUNTED ITEMS INCLUDING ALL SURFACE MOUNTED CONDUIT. REMOVE EXISTING FIRE ESCAPE LADDERS, REMOVE
11. PLATFORMS AND RAILINGS. SANDBLAST AND RE-PAINT. RE-ATTACH FIRE ESCAPE WITH NEW BOLTS AND WALL ANCHORS. GROUT ANCHORS TIGHT.
12. REMOVE EXISTING DOOR, WINDOW OR LOUVER AND INFILL EXISTING OPENING WITH CMU OR FRAMING AND BRICK TO MATCH SURROUNDING EXISTING CONDITIONS
13. REMOVE EXISTING PORCH. (WALLS, ROOF, FLASHING AND FOUNDATION) PATCH BEAM POCKETS IN BRICK WITH SALVAGED BRICK.
14. REMOVE EXISTING DOWNSPOUT
15. REMOVE EXISTING MECHANICAL OR ELECTRICAL INFRASTRUCTURE AND ASSOCIATED MOUNTING HARDWARE. REPLACE BRICK AT DAMAGED AREAS
16. CAREFULLY REMOVE EXISTING CORNICE AND TRIM TO ACCOMMODATE NEW BUILDING. RESERVE CORNICE ELEMENTS FOR RE-INSTALLATION ON EAST EDGE OF ROOF
17. CAREFULLY REMOVE MASONRY AND PREPARE OPENING FOR NEW WINDOW. RESERVE BRICK FOR LATER USE. PROVIDE NEW WINDOW. TUCKPOINT AROUND WINDOW. PROVIDE NEW LINTEL AS REQ'D BY STRUCTURAL
18. CAREFULLY REMOVE MASONRY AND PREPARE OPENING FOR PASSAGE INTO NEW BUILDING. PROVIDE NEW LINTEL AS REQ'D BY STRUCTL
19. REMOVE STUCCO SOFFIT ENCLOSURE

HARRISS ARCHITECTS
3207 Central Avenue NE
Minneapolis, MN 55418

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____

REGISTRATION NO. 22603

X _____

SOUTHVIEW SENIOR LIVING

RAMSEY HILL SENIOR LIVING

484 ASHLAND AVE
SAINT PAUL, MN

HPC DESIGN REVIEW SUBMITTAL
90% CONSTRUCTION DOCUMENTS

EXTERIOR DEMOLITION

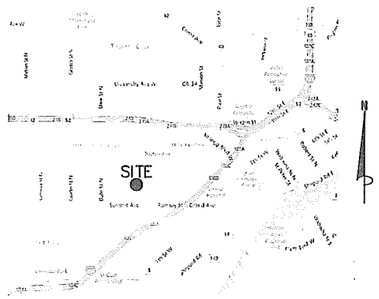
DATE: 4-4-13

REVISIONS

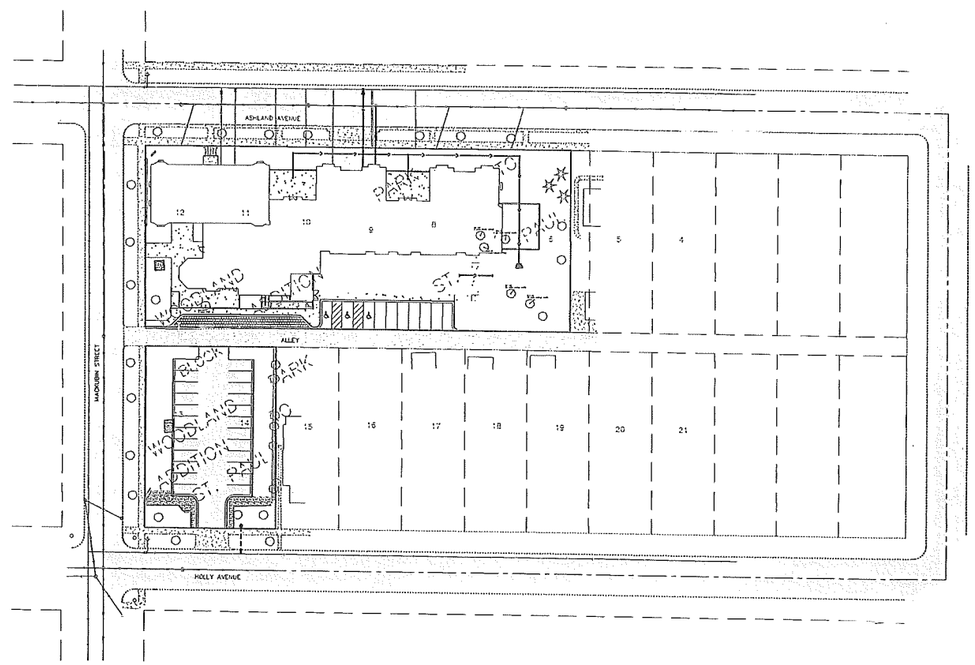
#	DATE	INFORMATION

D1-2

RAMSEY HILL
ST. PAUL, MINNESOTA
SITE PLAN EXHIBITS
FOR
HARRISS ARCHITECTS
3207 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55418
PHONE: (612) 339-2190 FAX: (612) 339-4783



LOCATION MAP
NOT TO SCALE



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FINAL UTILITY PLAN	4.1
FINAL PAVING & DIMENSIONING PLAN	5.1
FINAL LANDSCAPE PLAN	6.1
DETAIL SHEET	7.1

LEGEND

- EXISTING BUILDINGS
- EXISTING LANDSCAPE AREA
- EXISTING ASPHALT SURFACE
- EXISTING PAVER SURFACE (ALLEY)
- EXISTING CONCRETE SURFACE
- EXISTING CONCRETE WALL
- EXISTING STONE WALL
- EXISTING WOOD WALL
- EXISTING TREES
- EXISTING GRANITE CURB
- EXISTING CONTOUR
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE/POWER POLES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING LIGHT POLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING UNDERGROUND GAS
- EXISTING GAS METER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- EXISTING AIR VENT
- EXISTING AIR CONDITIONING UNIT
- EXISTING UNDERGROUND FUEL TANK
- PROPOSED CONCRETE SURFACE
- 900.0 FFE — FINISHED FLOOR ELEVATION
- 1000 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SEED & MnDOT CATEGORY 3 EROSION CONTROL BLANKET
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED WIMCO

BENCHMARK
T.N.H. NORTHEAST QUADRANT OF MACKUBIN STREET AND HOLLY AVENUE
ELEV. 923.68

PROJECT CONTACTS

PROJECT ENGINEER	CHRIS REMUS, P.E. – JAMES R. HILL, INC.	(952)-890-6044 (O)
DEVELOPER:	JOHN HARRISS – HARRISS ARCHITECTS	(612)-339-2190 (O)
CITY REPRESENTATIVE:	XXXXXXX – CITY ENGINEER	XXXXXXXXXXXX (O)
NPDES OFFICER:	WILLIAM WILDE – MPCA	(651)-757-2825 (O)

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MN. TOLL FREE 1-800-252-1166

N

SCALE IN FEET
0 60 120 180
1 inch = 60 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

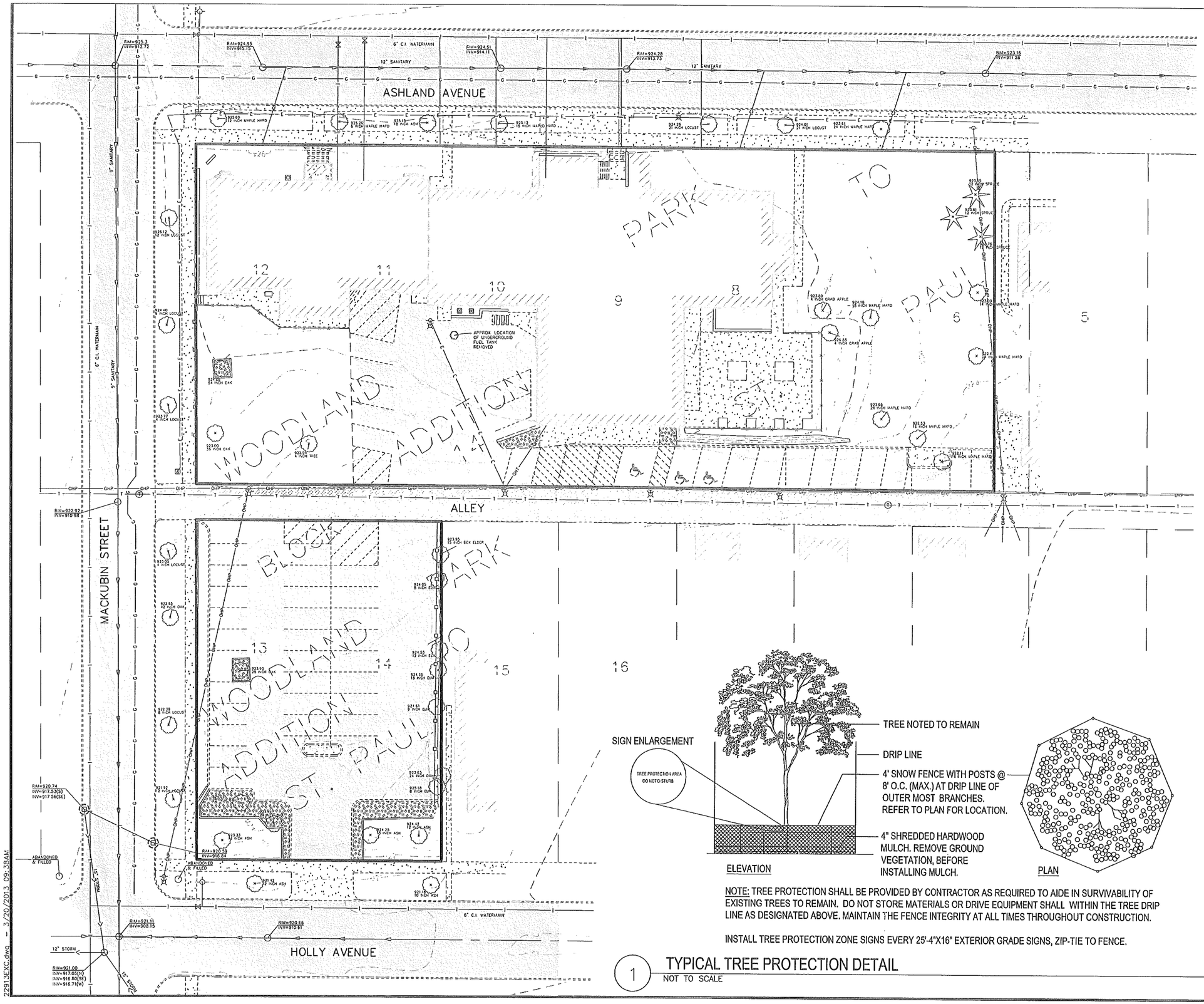
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Chris M. Remus, P.E.
Date: 8/10/12 Reg.No. 41699

RAMSEY HILL
ST. PAUL, MINNESOTA
TITLE SHEET
FOR
HARRISS ARCHITECTS
3207 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55418

DRAWN BY
CJK
DATE
8/10/12
REVISIONS
09/28/12-Rev. per City comment
04/07/13-NPC DESIGN REVIEW SUBMITTAL

CAD FILE
22913TS
PROJECT NO.
22913
1.1

22913TS.dwg – 3/20/2013 09:34AM



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT SHALL WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

INSTALL TREE PROTECTION ZONE SIGNS EVERY 25'-4"X16" EXTERIOR GRADE SIGNS, ZIP-TIE TO FENCE.

1 TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

N

SCALE IN FEET
0 20 40 60
1 inch = 20 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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 Professional Engineer under the laws of the State of Minnesota.
Chris M. Fields, P.E.
Date: 8/10/12 Reg.No. 41699

RAMSEY HILL
ST. PAUL, MINNESOTA
EXISTING CONDITIONS
FOR
HARRISS ARCHITECTS
3207 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55418

DRAWN BY
CJK

DATE
8/10/12

REVISIONS
09/26/12-Rev. per City comment
04/07/13-HPC DESIGN REVIEW SUBMITTAL

CAD FILE
22913EXC

PROJECT NO.
22913

1.2

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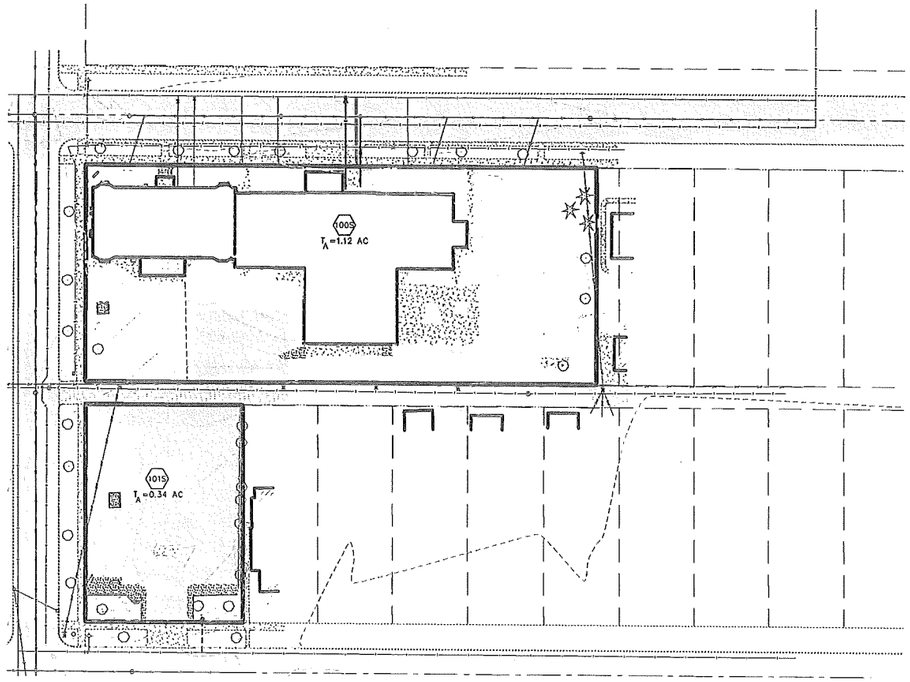
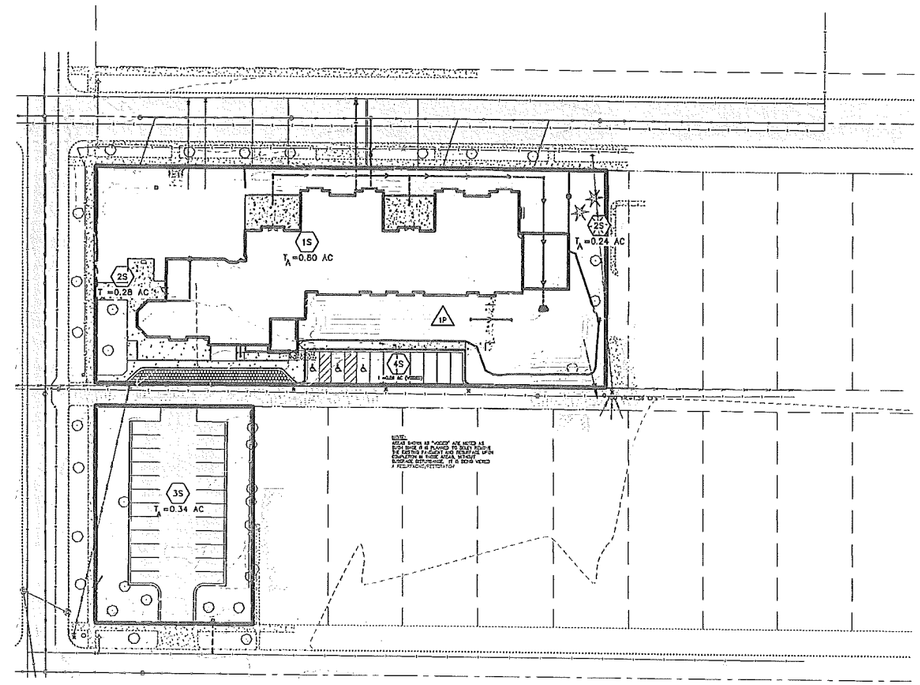


PRE-DEVELOPMENT CONDITIONS



PROPOSED DRAINAGE MAP

STORMWATER RATE SUMMARY		
STORM EVENT	EXISTING	PROPOSED
2 YEAR	3.18 cfs	0.97 cfs
10 YEAR	5.99 cfs	2.14 cfs
100 YEAR	9.24 cfs	3.56 cfs

LEGEND

1 / 1.00 AC — PROPOSED DRAINAGE AREA

1 — PROPOSED PONDING AREA

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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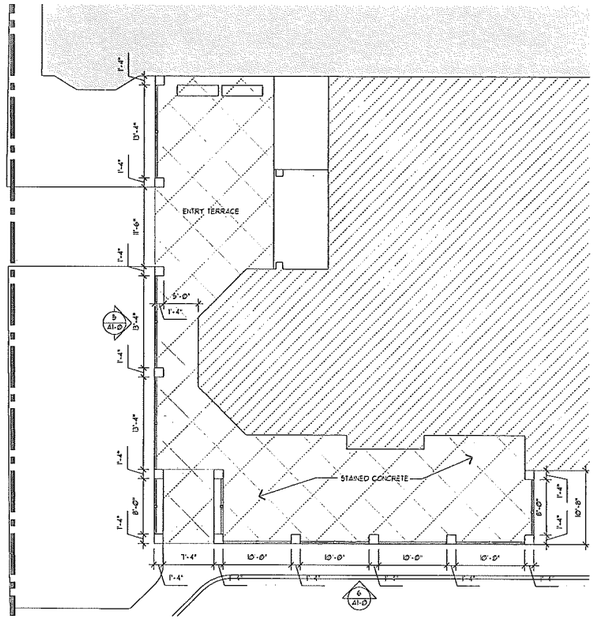
Date: 8/10/12 Reg.No. 41699

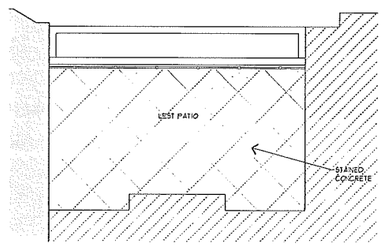
RAMSEY HILL
ST. PAUL, MINNESOTA
DRAINAGE MAP
FOR
HARRISS ARCHITECTS
3207 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55418

DRAWN BY	CJK
DATE	8/10/12
REVISIONS	09/28/12-Rev. per City comment 04/07/13-HPC DESIGN REVIEW SUBMITTAL
CAD FILE	22913PD
PROJECT NO.	22913
	1.3

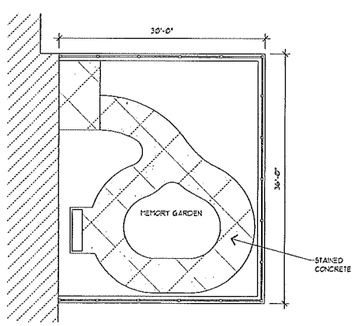
22913PD.dwg - 3/20/2013 09:54AM



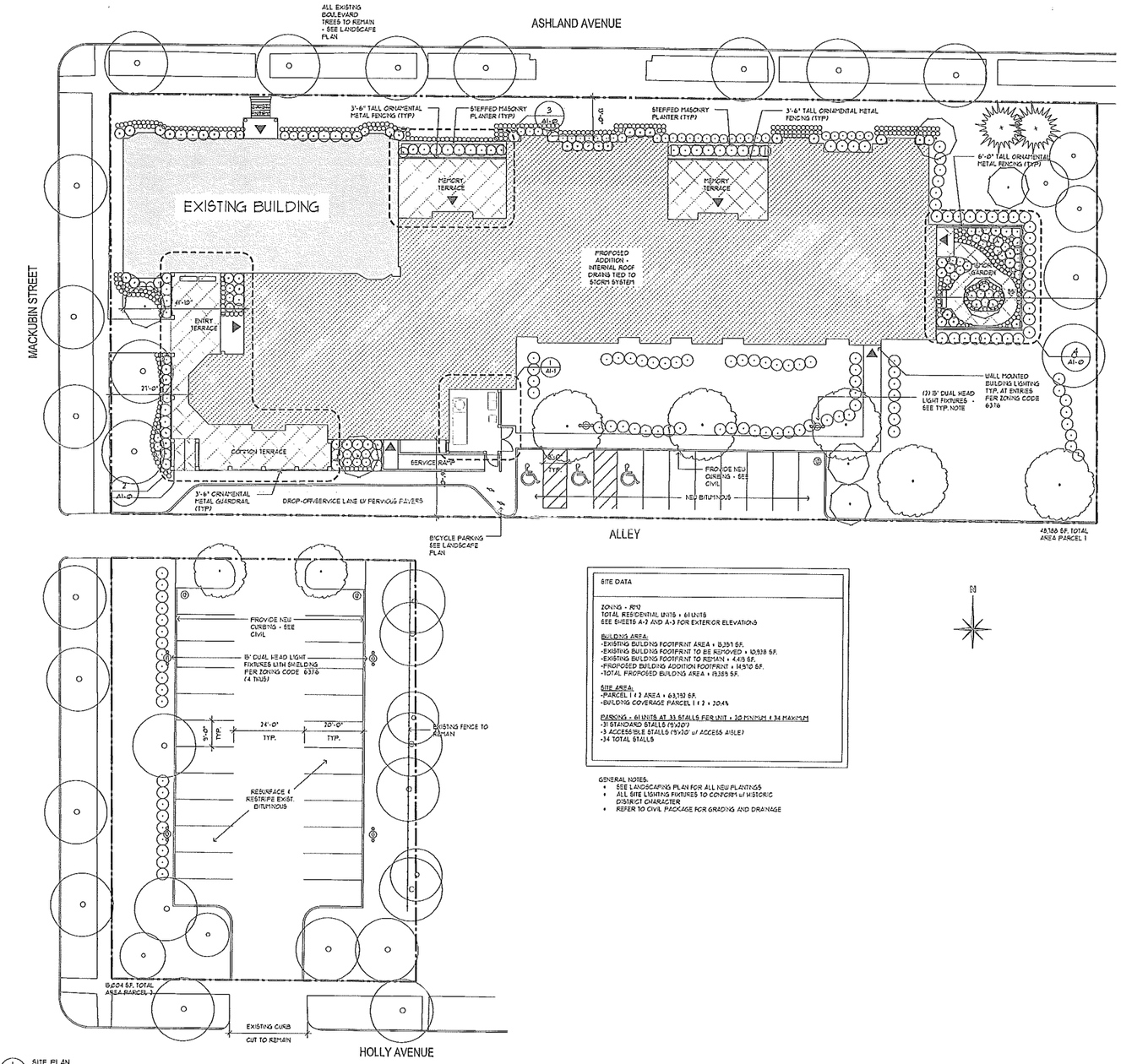
2 A1-0 ENLARGED ENTRY TERRACE PLAN
SCALE: 1/4" = 1'-0" 303-PLN-FLOO - AEC



3 A1-0 ENLARGED WEST PATIO PLAN
SCALE: 1/4" = 1'-0" 303-PLN-FLOO - AEC



4 A1-0 ENLARGED MEMORY GARDEN PLAN
SCALE: 1/4" = 1'-0" 303-PLN-FLOO - AEC



1 A1-0 SITE PLAN
SCALE: 1/16" = 1'-0" 303-PLN-FLOO - AEC

SITE DATA

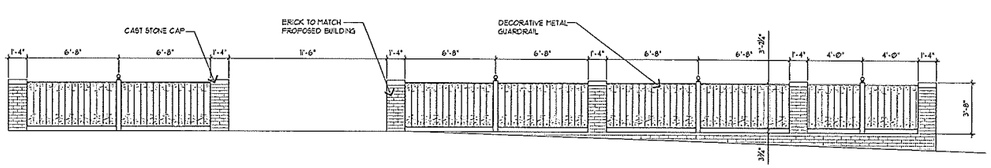
ZONING - RM2
TOTAL RESIDENTIAL UNITS = 61 UNITS
SEE SHEETS A-2 AND A-3 FOR EXTERIOR ELEVATIONS

BUILDING AREA:
-EXISTING BUILDING FOOTPRINT AREA = 15,351 SF.
-EXISTING BUILDING FOOTPRINT TO BE REMOVED = 10,938 SF.
-EXISTING BUILDING FOOTPRINT TO REMAIN = 4,413 SF.
-PROPOSED BUILDING ADDITION FOOTPRINT = 14,910 SF.
-TOTAL PROPOSED BUILDING AREA = 19,323 SF.

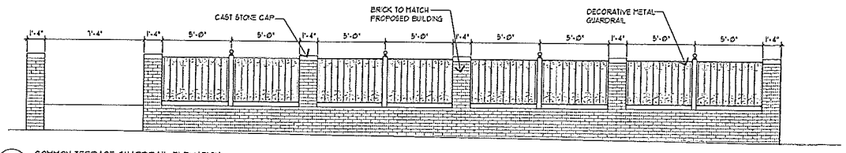
SITE AREA:
-PARCEL 1 & 2 AREA = 63,783 SF.
-BUILDING COVERAGE PARCEL 1 & 2 = 30.4%

PARKING - 61 UNITS AT .33 STALLS PER UNIT = 20 MINIMUM & 34 MAXIMUM
-31 STANDARD STALLS (9'x20')
-3 ACCESSIBLE STALLS (9'x20' w/ ACCESS AISLE)
-34 TOTAL STALLS

GENERAL NOTES:
- SEE LANDSCAPING PLAN FOR ALL NEW PLANTINGS
- ALL SITE LIGHTING FIXTURES TO CONFORM w/ HISTORIC DISTRICT CHARACTER
- REFER TO CIVIL PACKAGE FOR GRADING AND DRAINAGE



5 A1-0 ENTRY TERRACE GUARDRAIL ELEVATION
SCALE: 1/4" = 1'-0" 303-DTL-SITE01



6 A1-0 COMMON TERRACE GUARDRAIL ELEVATION
SCALE: 1/4" = 1'-0" 303-DTL-SITE01

HARRISS ARCHITECTS
3207 Central Avenue NE
Minneapolis, MN 55418

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DATE: _____

REGISTRATION NO. 22603

X _____ JOHN E. HARRISS

SOUTHVIEW SENIOR LIVING

RAMSEY HILL SENIOR LIVING

484 ASHLAND AVE
SAINT PAUL, MN

HPC DESIGN REVIEW SUBMITTAL
90% CONSTRUCTION DOCUMENTS

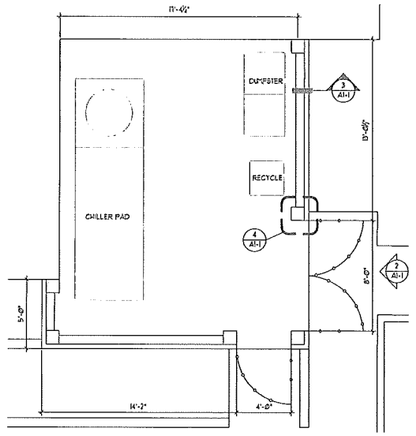
SITE PLAN

DATE: 4-4-13

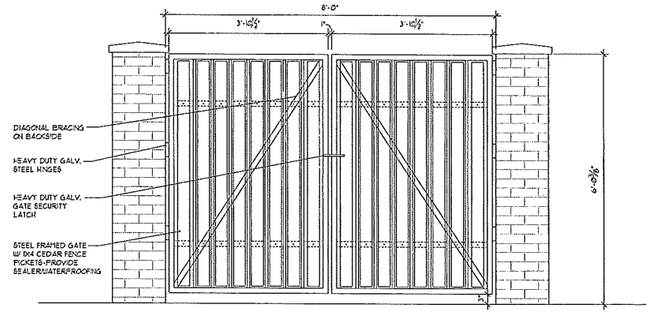
REVISIONS

#	DATE	INFORMATION

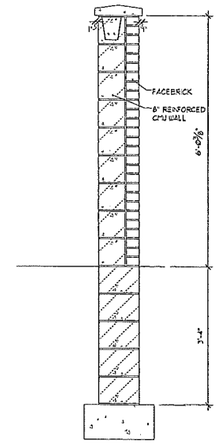
A1-0



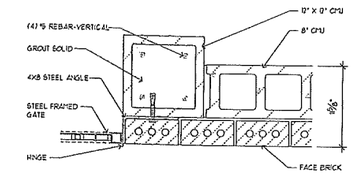
1 / A1-1 ENLARGED SITE PLAN-TRASH ENCLOSURE
SCALE: 1/4" = 1'-0" 3013-PLN-FLC3 - AEC



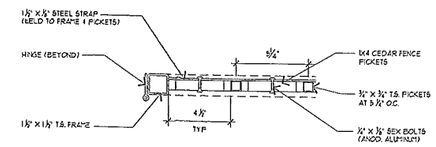
2 / A1-1 TRASH ENCLOSURE ELEVATION
SCALE: 3/4" = 1'-0" 3013-DTL-SITE03



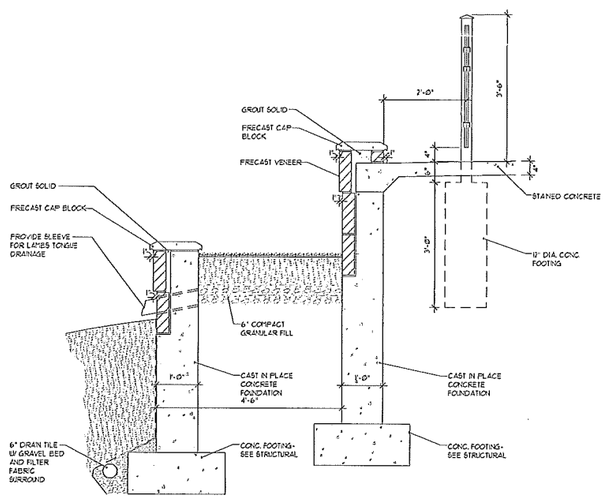
3 / A1-1 SECTION THRU ENCLOSURE WALL
SCALE: 3/4" = 1'-0" 3013-DTL-SITE04



4 / A1-1 SECTION THRU ENCLOSURE WALL
SCALE: 1 1/2" = 1'-0" 3013-DTL-SITE05



5 / A1-1 GATE DETAIL
SCALE: 3" = 1'-0" 3013-DTL-SITE06



6 / A1-1 SECTION THRU PATIO PLANTER
SCALE: 3/4" = 1'-0" 3013-DTL-SITE07

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Minneapolis, MN 55418

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DATE:

REGISTRATION NO. 22603

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SOUTHVIEW SENIOR LIVING

RAMSEY HILL SENIOR LIVING

484 ASHLAND AVE
SAINT PAUL, MN

HPC DESIGN REVIEW SUBMITTAL
90% CONSTRUCTION DOCUMENTS

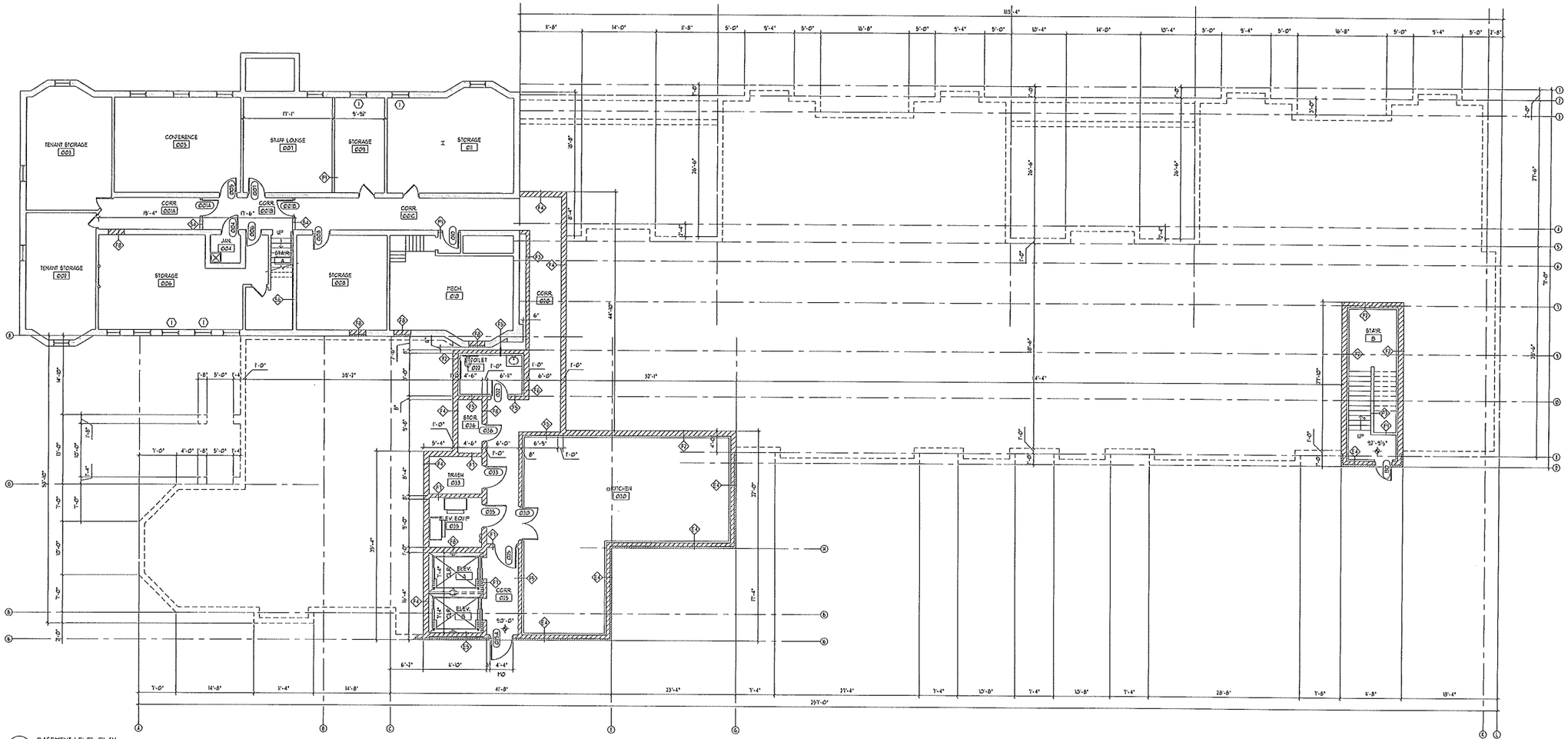
ENLARGED SITE PLAN AND DETAILS

DATE: 4-4-13

REVISIONS

#	DATE	INFORMATION

A1-1



BASEMENT LEVEL PLAN

SCALE: 1/8" = 1'-0" 3013-PLN-FLOO = AEC

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3207 Central Avenue NE
Minneapolis, MN 55418

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SOUTHVIEW SENIOR LIVING

RAMSEY HILL SENIOR LIVING

484 ASHLAND AVE
SAINT PAUL, MN

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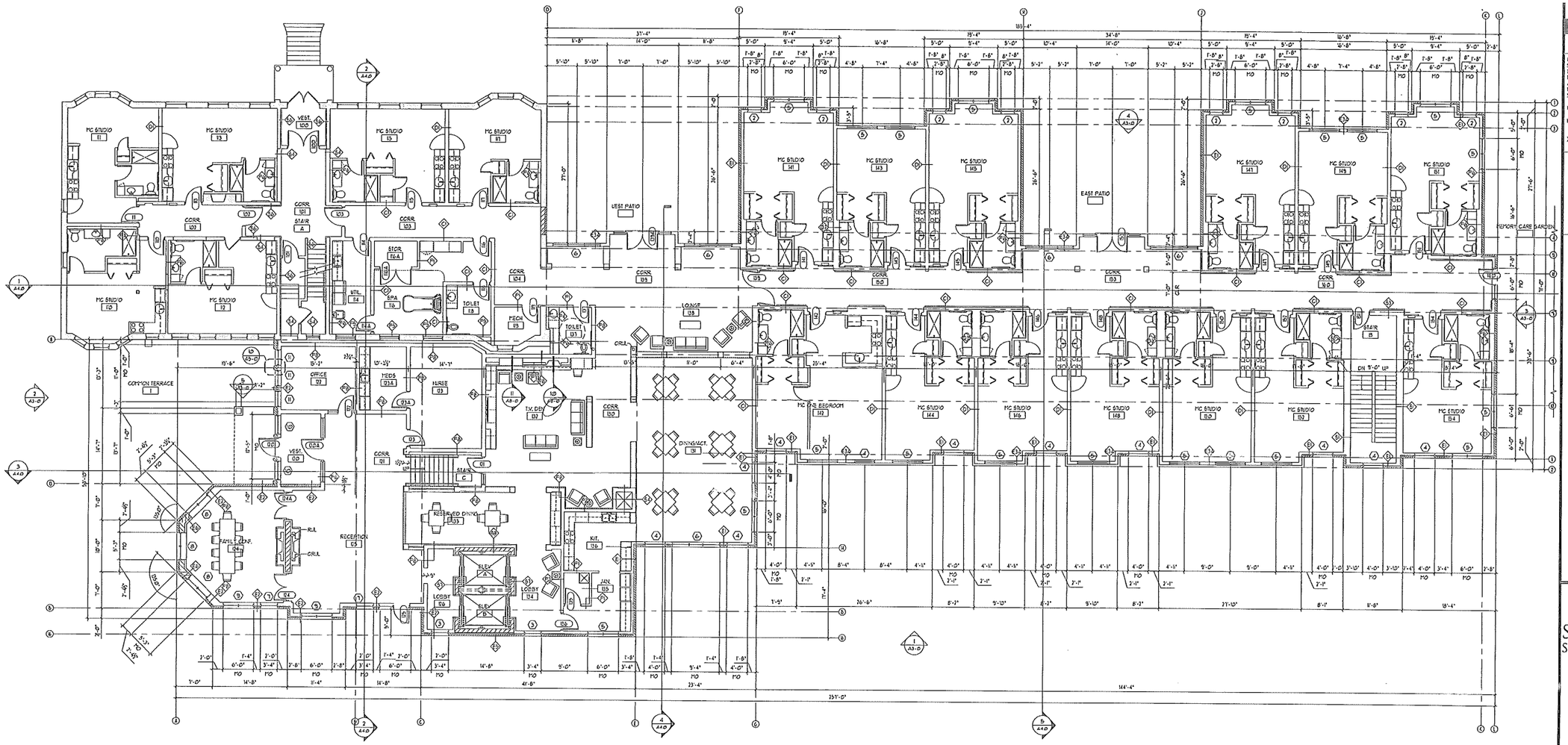
BASEMENT LEVEL PLAN

DATE: 4-4-13

REVISIONS

#	DATE	INFORMATION

A2-0



1 FIRST LEVEL PLAN
A2-1 SCALE: 1/8" = 1'-0" 3013-PLN-FLOO - AEC

HARRISS ARCHITECTS
3207 Central Avenue NE
Minneapolis, MN 55418

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RAMSEY HILL SENIOR LIVING

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SAINT PAUL, MN

HPC DESIGN REVIEW SUBMITTAL
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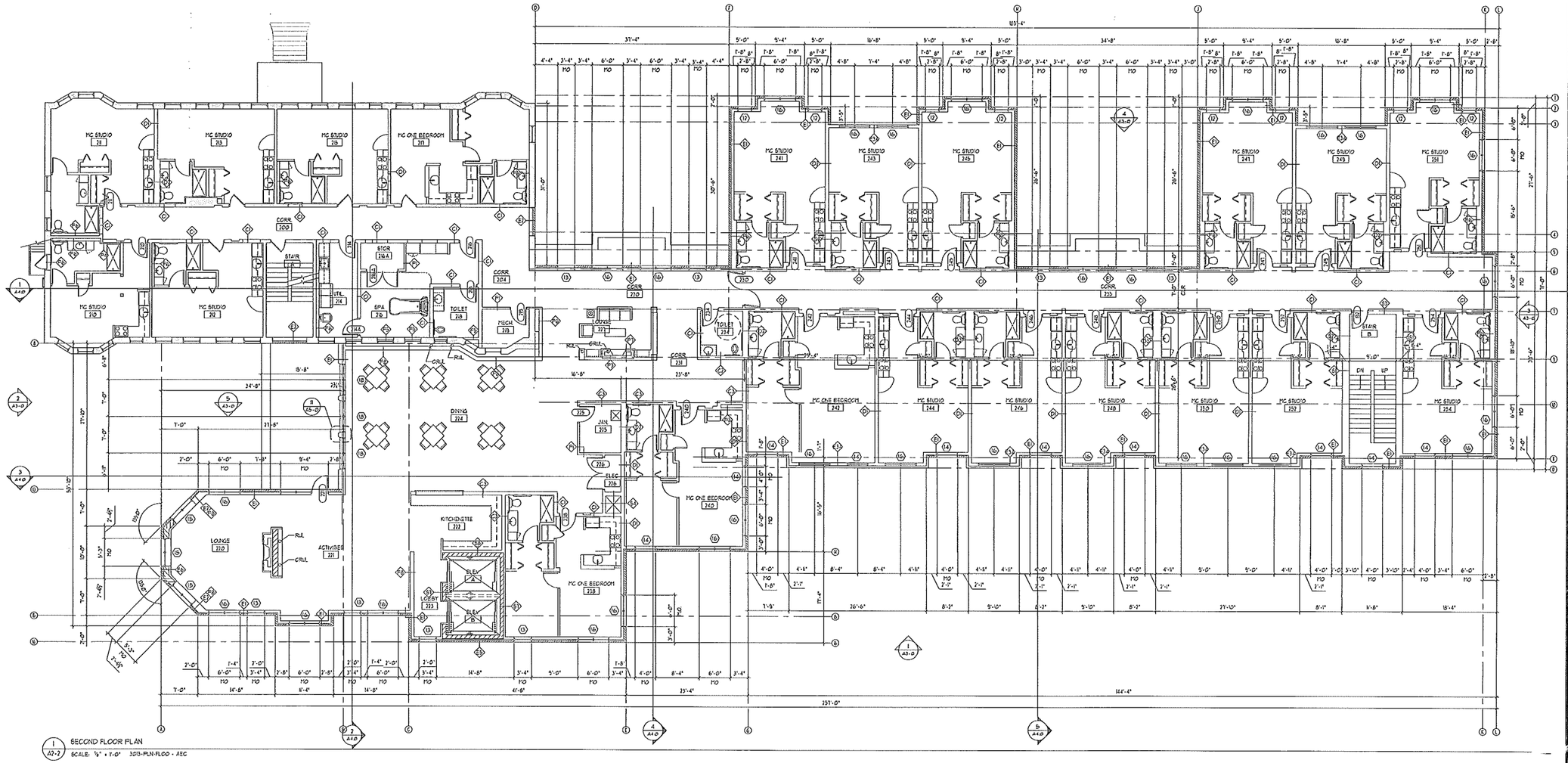
FIRST LEVEL PLAN

DATE: 4-4-13

REVISIONS

#	DATE	INFORMATION

A2-1



1 A2-2 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 3013-PLN-FLOO - AEC

HARRISS ARCHITECTS

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Minneapolis, MN 55418

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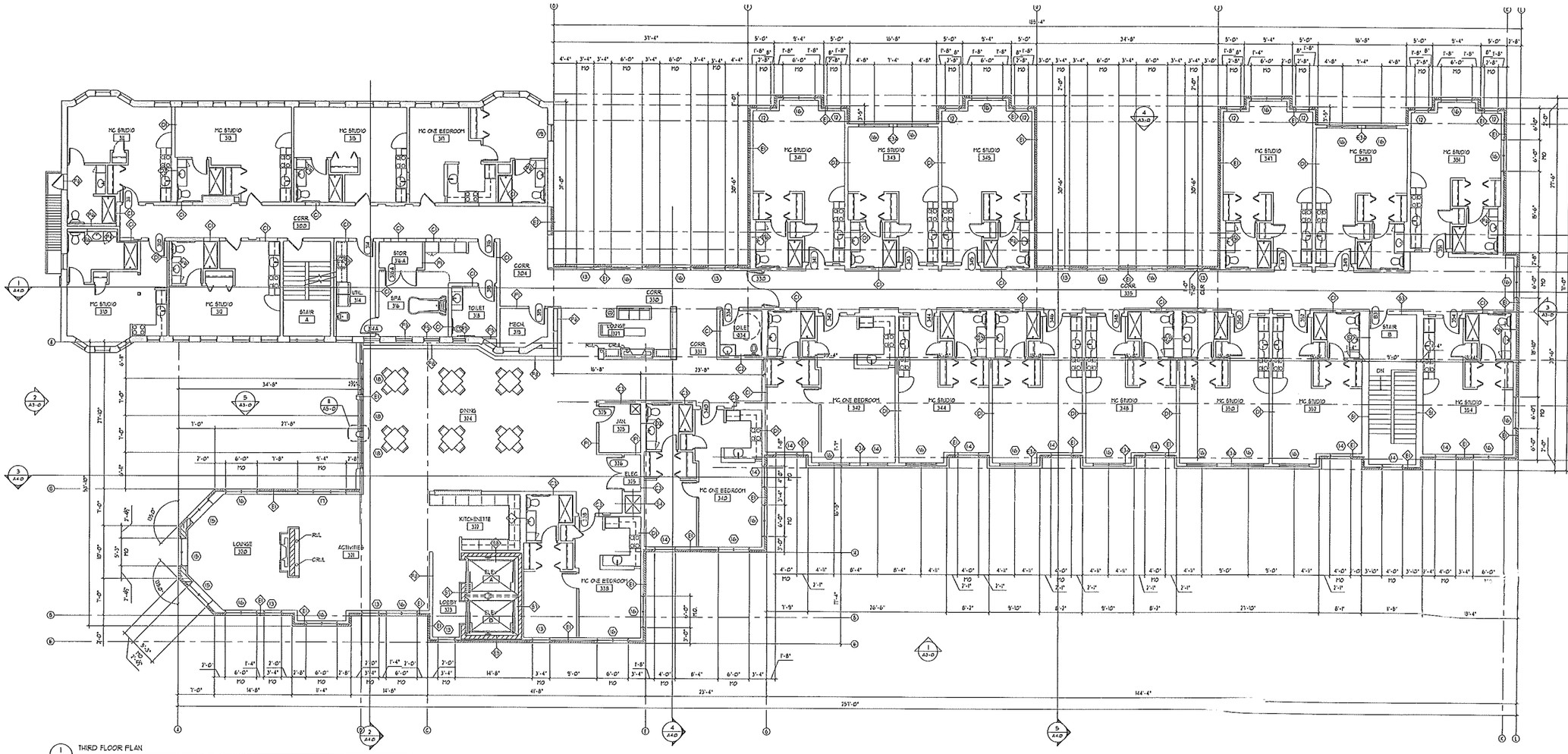
SECOND FLOOR PLAN

DATE: 4-4-13

REVISIONS

#	DATE	INFORMATION

A2-2



1 / A2-3 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0" 3013-PLN-FLOO - AEC

HARRISS ARCHITECTS

3207 Central Avenue NE
Minneapolis, MN 55418

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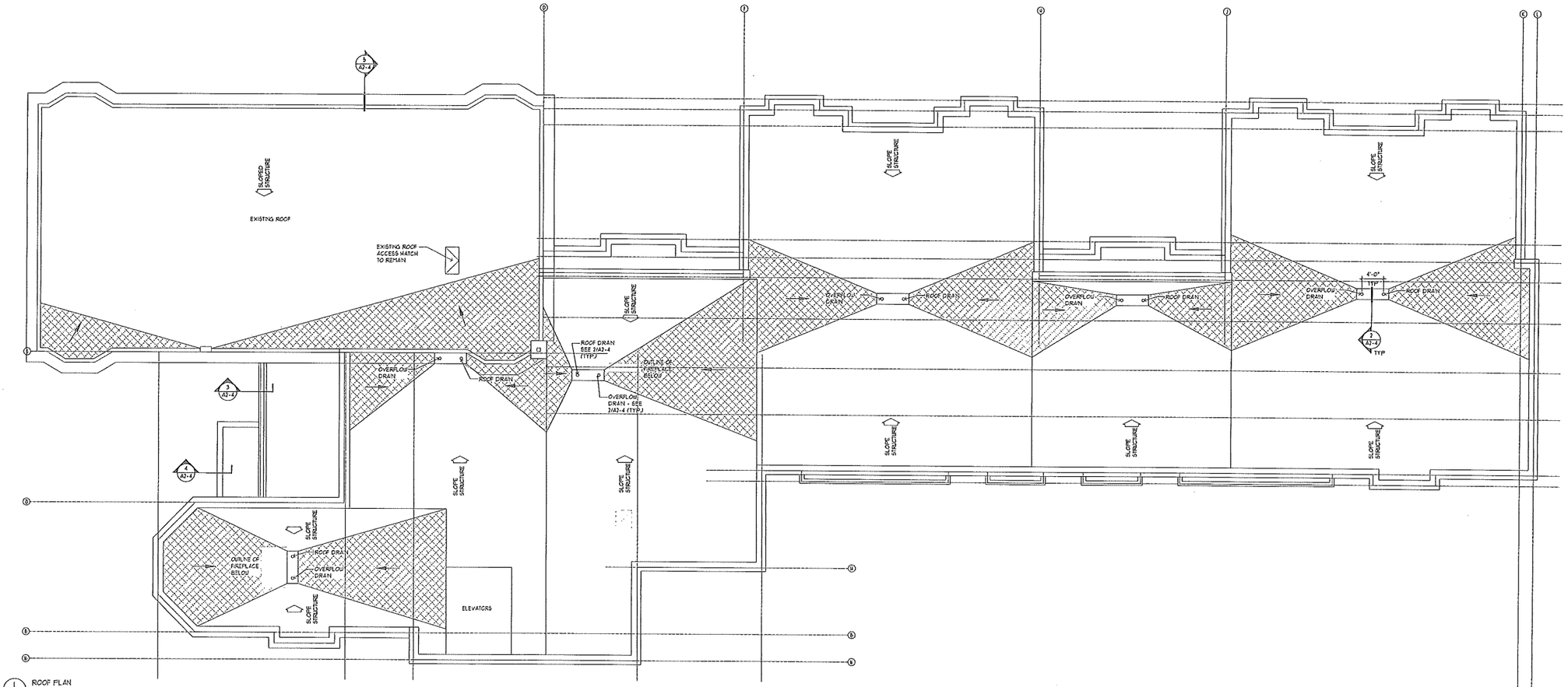
THIRD FLOOR PLAN

DATE: 4-4-13

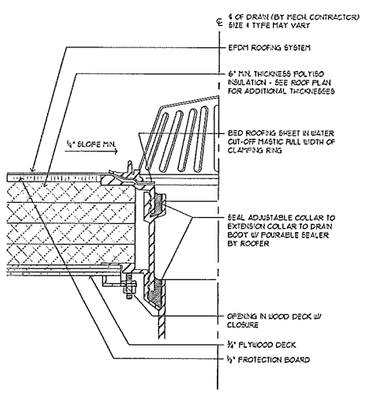
REVISIONS

#	DATE	INFORMATION

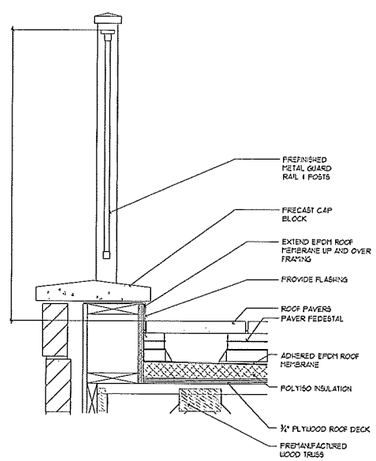
A2-3



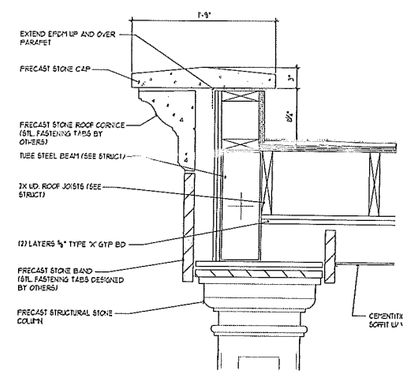
1 A2-4 ROOF PLAN
SCALE: 1/4" = 1'-0" 3013-PLN-ROOF



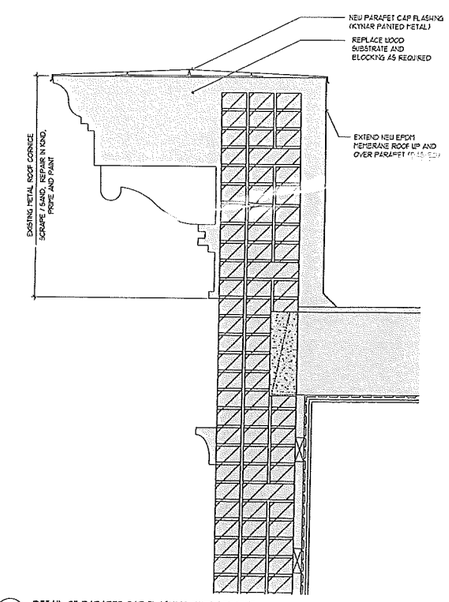
2 A2-4 ROOF DRAIN DETAIL
SCALE: 3" = 1'-0" 3013-DTL-ROOF01



3 A2-4 ROOF EDGE DETAIL @ SECOND FLOOR PATIO
SCALE: 1 1/2" = 1'-0" 3013-DTL-ROOF03



4 A2-4 ENTRY CANOPY ROOF EDGE DETAIL
SCALE: 1 1/2" = 1'-0" 3013-SECT-WALLF01



4 A2-4 DETAIL OF PARAPET CAP FLASHING REPLACEMENT
SCALE: 1 1/2" = 1'-0" 3013-DET-ROOF03

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Minneapolis, MN 55418

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ROOF PLAN

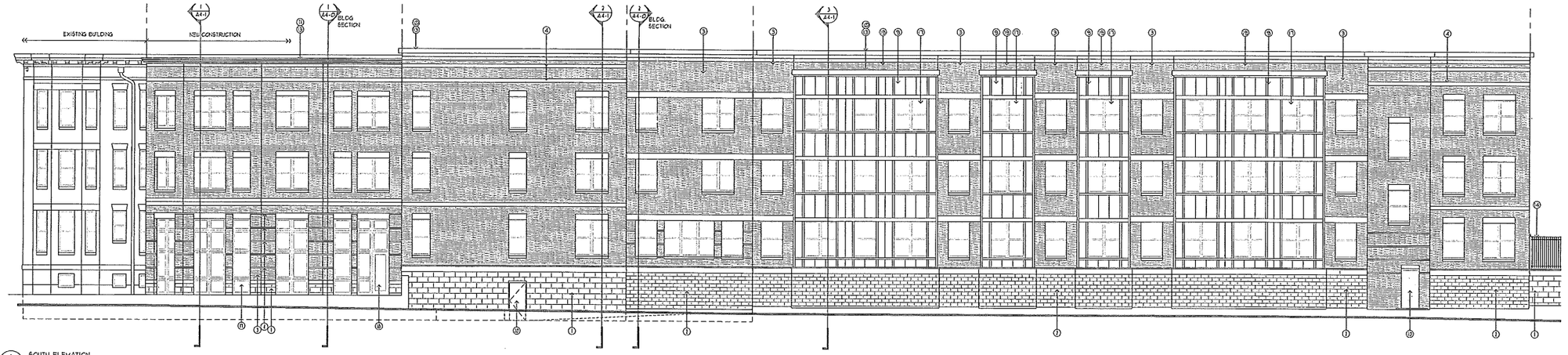
DATE: 4-4-13

REVISIONS

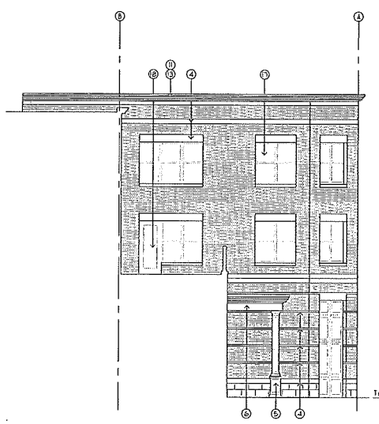
#	DATE	INFORMATION

A2-4

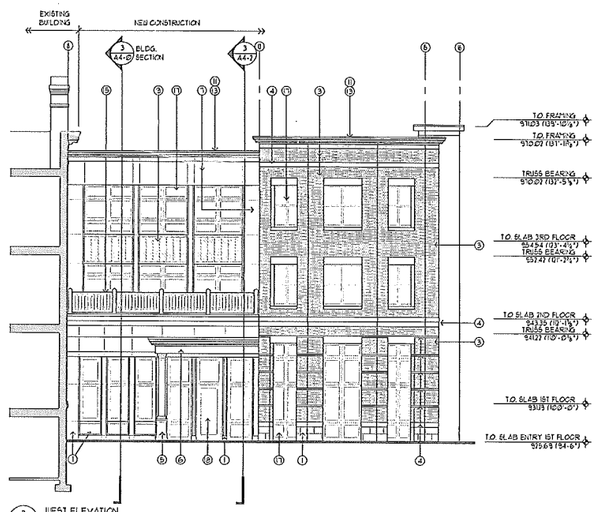
PROJECT NUMBER 3013



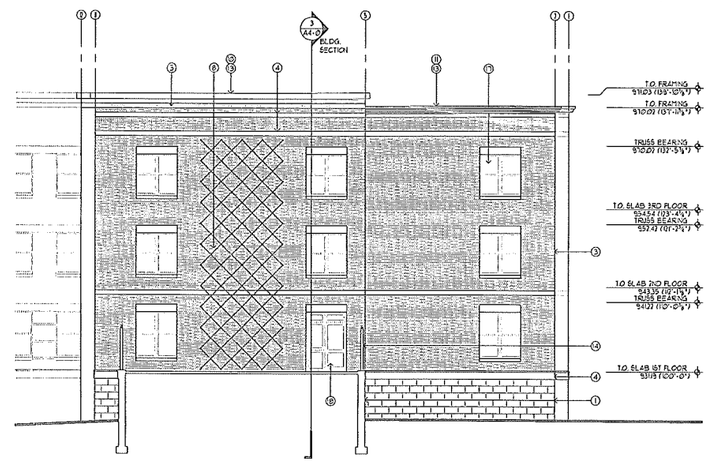
1 / A3-0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT



5 / A3-0 NORTH ELEVATION @ ENTRY RECESS/SECOND LEVEL DECK
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT



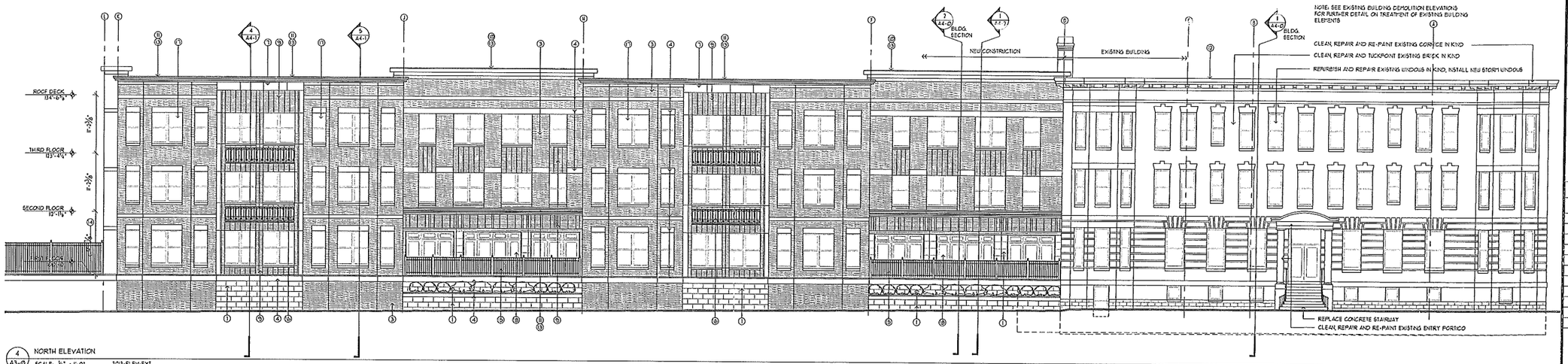
2 / A3-0 WEST ELEVATION
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT



3 / A3-0 EAST ELEVATION
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT

EXTERIOR ELEVATION KEY NOTES

1. CAST STONE VENEER
2. ROCK FACE CMU VENEER
3. BRICK VENEER
4. PRECAST STONE - BANDING, SILL OR HEAD
5. PRECAST STONE COLUMN
6. PRECAST STONE ROOF CORNICE
7. COMPOSITE METAL PANEL (MATCH CAST STONE COLOR)
8. GALVANIZED CABLE MOUNTED CLIMBING VINE SYSTEM
9. COPPER METAL PANEL (SHOWN MATCHED)
10. COMPOSITE METAL ROOF CORNICE
11. EXTRUDED ALUMINUM ROOF CORNICE
12. PARAPET COPING - EXISTING BUILDING (COLOR #)
13. PARAPET COPING - PROPOSED ADDITION (COLOR #)
14. 6'-0" TALL PREFINISHED METAL FENCE
15. PREFINISHED METAL GUARDRAIL
16. PREFINISHED DECORATIVE METAL FRENCH BALCONY
17. ALUMINUM CLAD WOOD WINDOW
18. ALUMINUM CLAD WOOD DOOR SYSTEM
19. THINSET BRICK TO MATCH VENEER BRICK
20. HOLLOW METAL DOOR



4 / A3-0 NORTH ELEVATION
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT

HARRISS ARCHITECTS
3207 Central Avenue NE
Minneapolis, MN 55418

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DATE:

REGISTRATION NO. 22603

X

SOUTHVIEW SENIOR LIVING

RAMSEY HILL SENIOR LIVING

484 ASHLAND AVE
SAINT PAUL, MN

HPC DESIGN REVIEW SUBMITTAL
90% CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

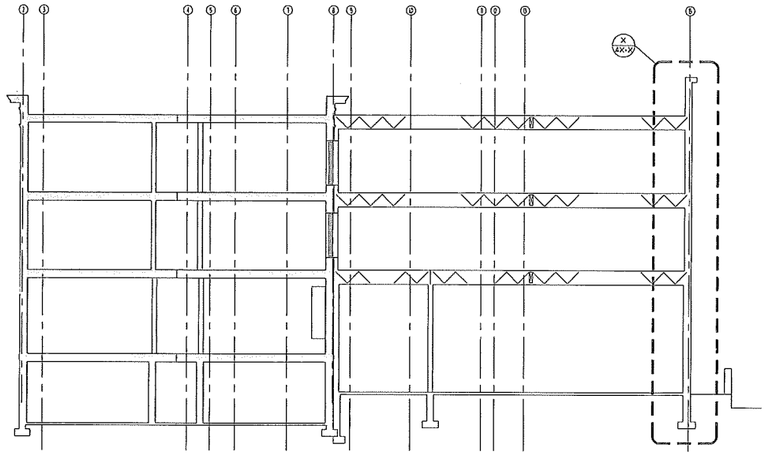
DATE: 4-4-13

REVISIONS

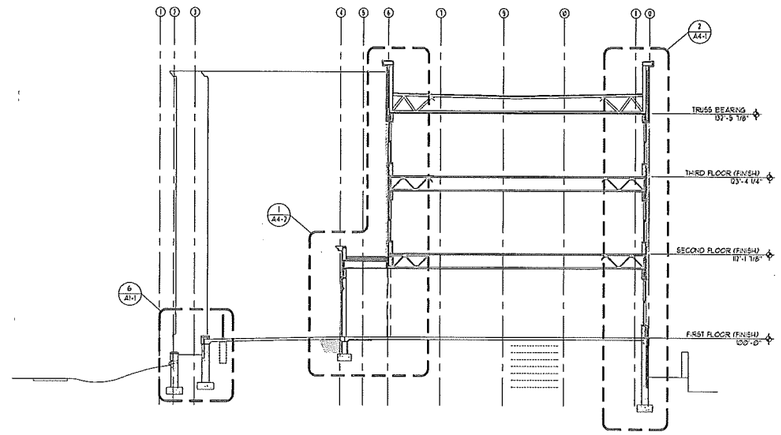
#	DATE	INFORMATION

A3-0

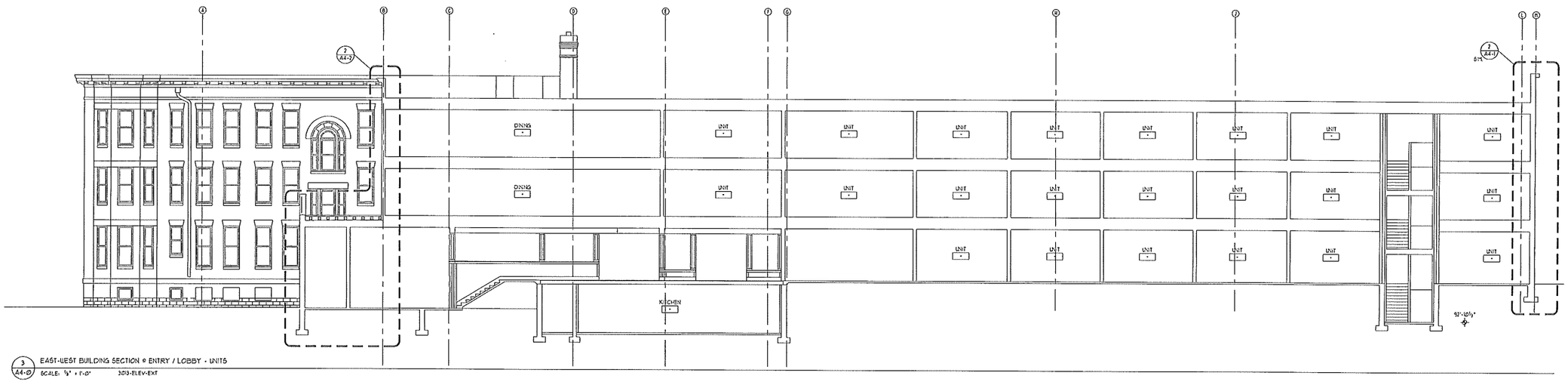
PROJECT NUMBER 3013



1 / A4-0 NORTH-SOUTH BUILDING SECTION @ EXIST. BLDG. - ENTRY / LOBBY
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT



2 / A4-0 NORTH-SOUTH BUILDING SECTION @ WEST PATIO
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT



3 / A4-0 EAST-WEST BUILDING SECTION @ ENTRY / LOBBY - UNITS
SCALE: 1/8" = 1'-0" 3013-ELEV-EXT

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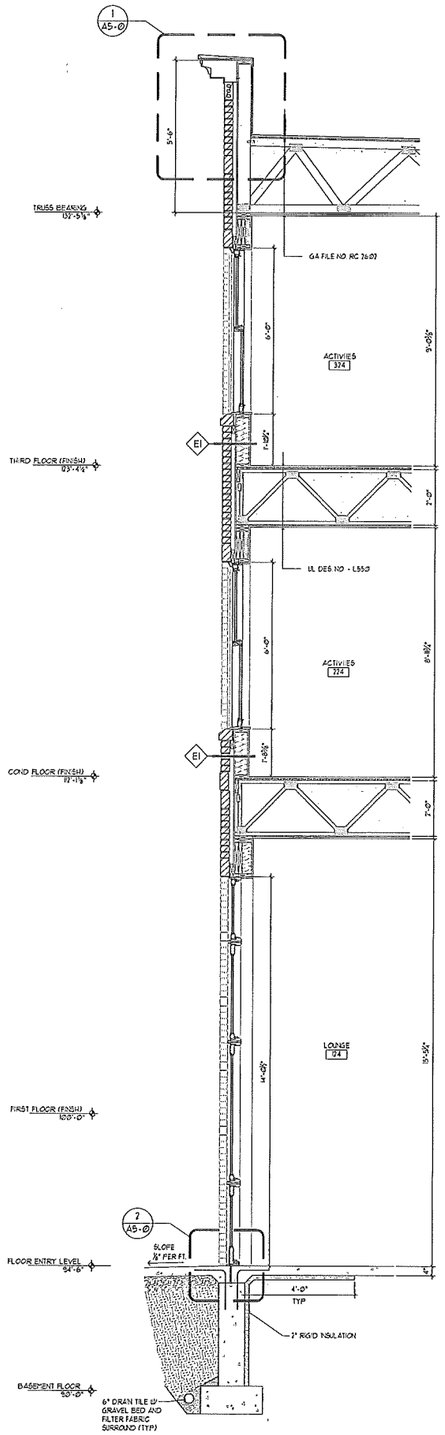
BUILDING SECTIONS

DATE: 4-4-13

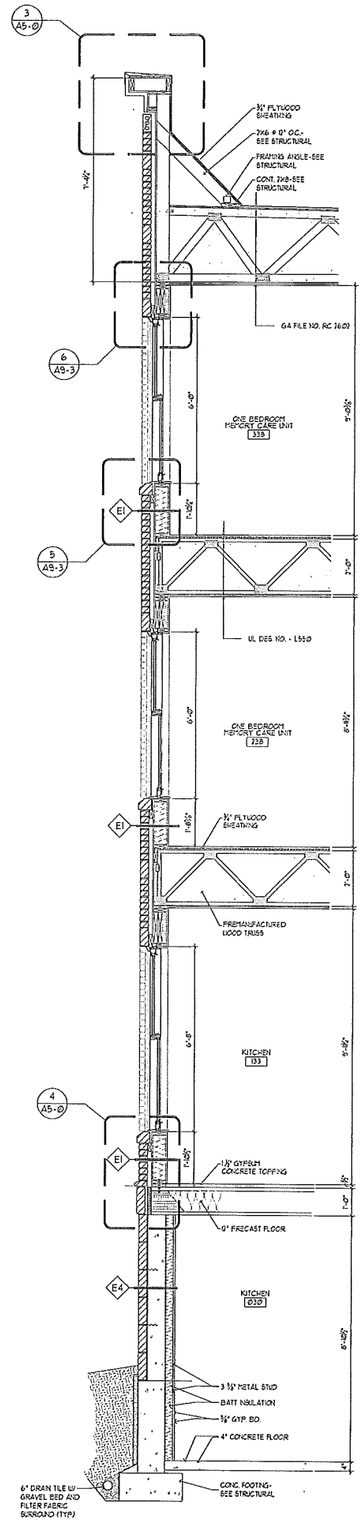
REVISIONS

#	DATE	INFORMATION

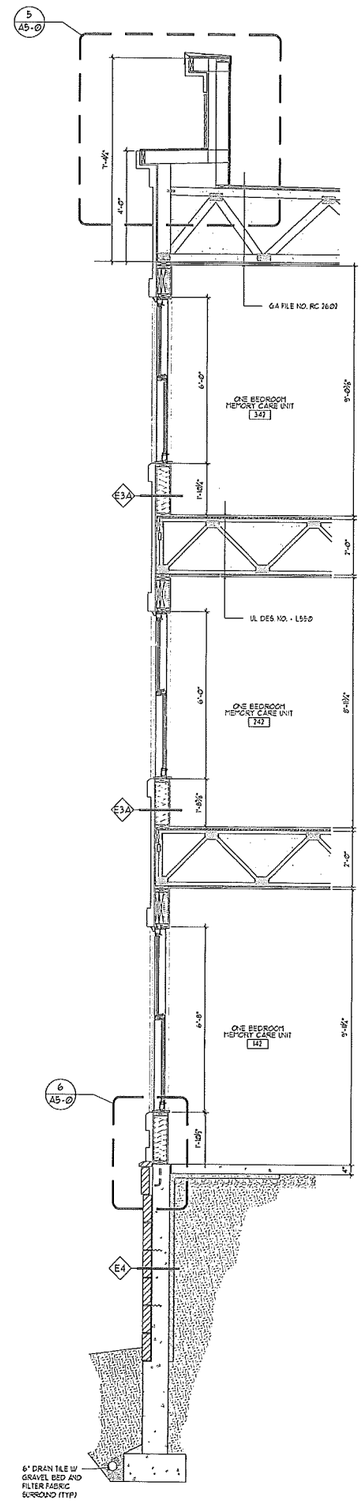
A4-0



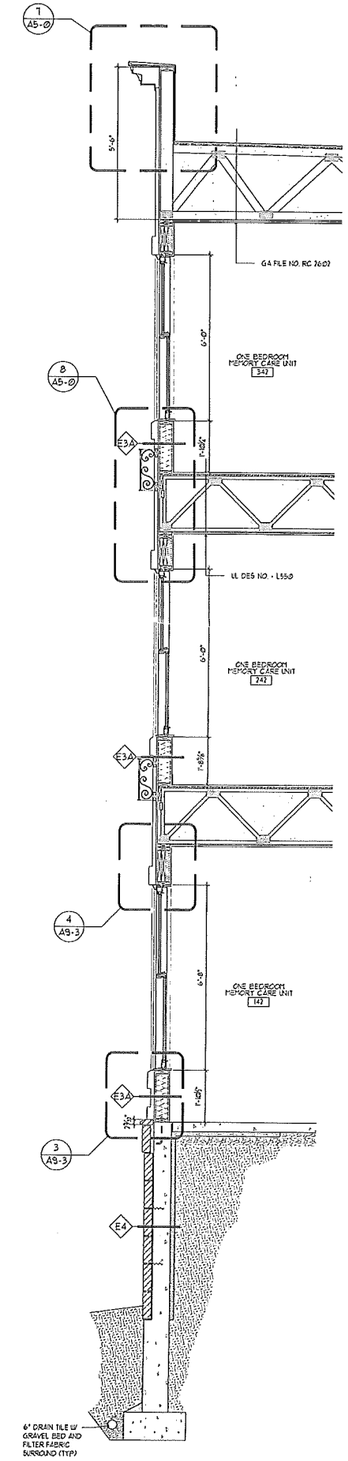
1 A4-1 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01



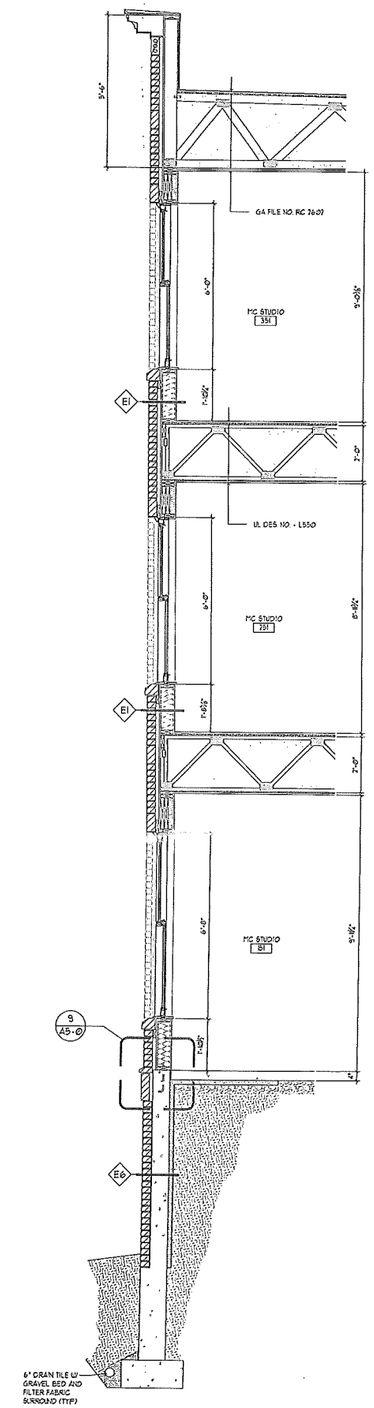
2 A4-1 TYPICAL WALL SECTION @ NEW ADDITION W/ BASEMENT
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01



3 A4-1 TYPICAL WALL SECTION @ NEW ADDITION W/ BASEMENT
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01



4 A4-1 TYPICAL WALL SECTION @ NEW ADDITION
COMPOSITE METAL PANEL WITH FAUX BALCONIES
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01



5 A4-1 TYPICAL WALL SECTION @ NEW ADDITION
BRICK VENEER - SLAB ON GRADE
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01

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WALL SECTIONS

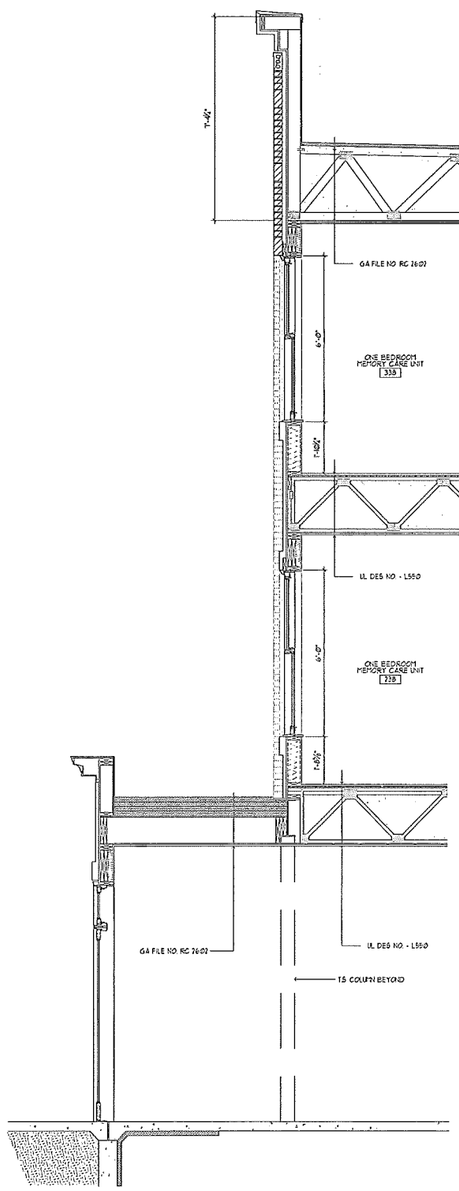
DATE: 4-4-13

REVISIONS

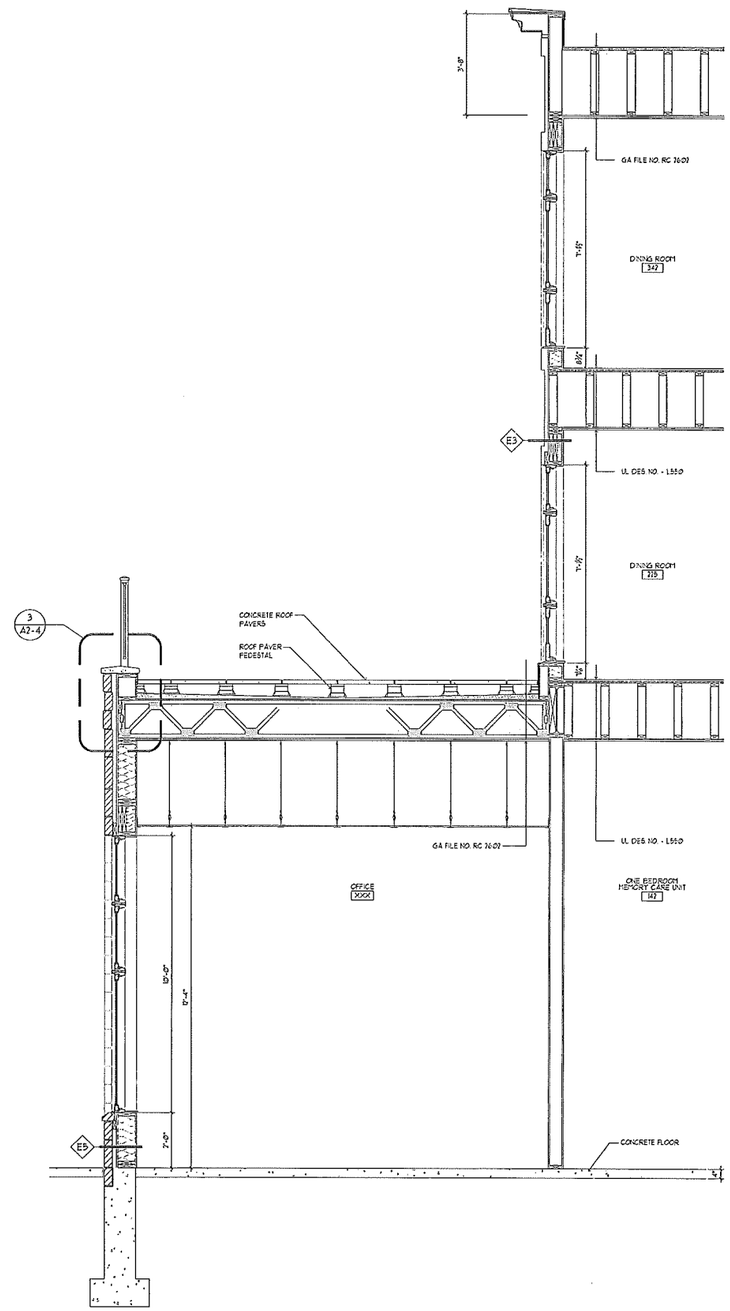
#	DATE	INFORMATION

A4-1

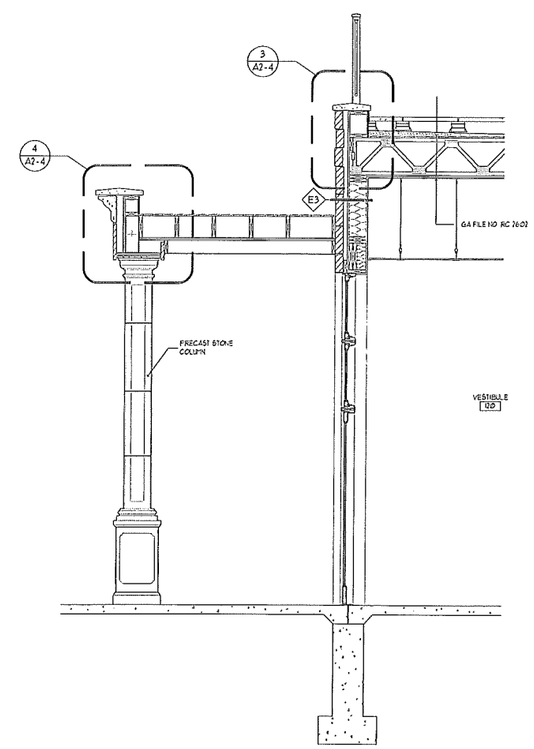
PROJECT NUMBER 3013



1 A4-2 WALL SECTION @ NORTH PATIOS
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01



2 A4-2 WALL SECTION @ SECOND FLOOR PATIO
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01



3 A4-2 WALL SECTION @ MAIN ENTRANCE
SCALE: 1/2" = 1'-0" 3013-SECT-WALL01

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WALL SECTIONS

DATE: 4-4-13

REVISIONS

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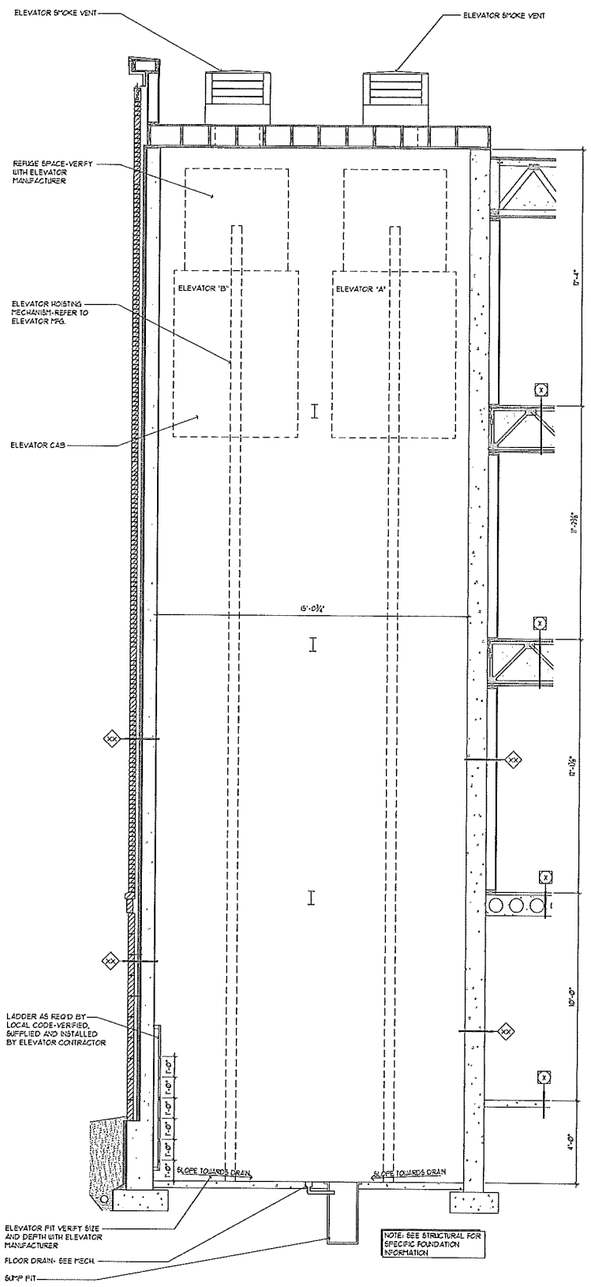
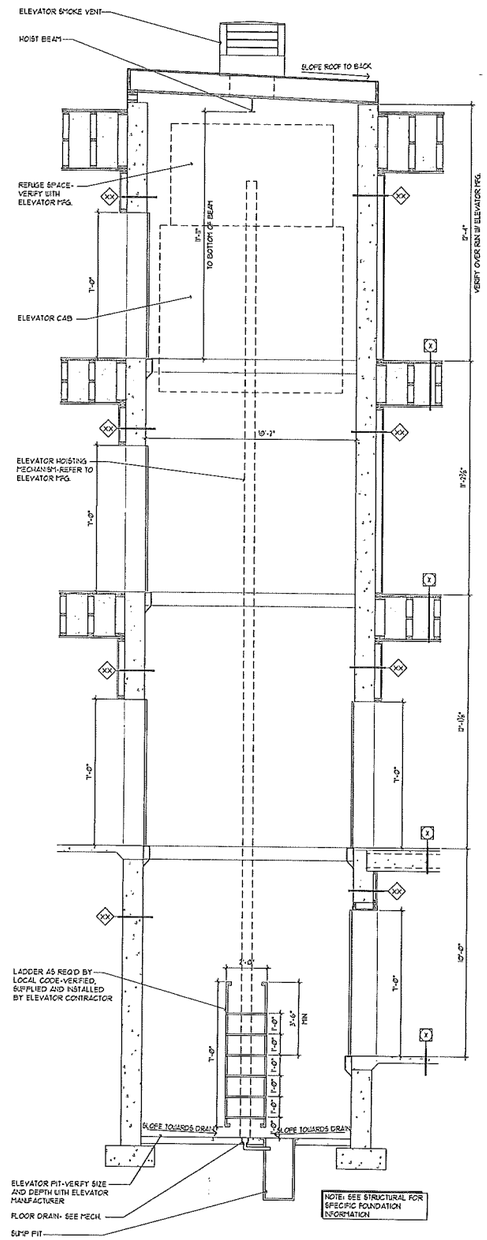
A4-2

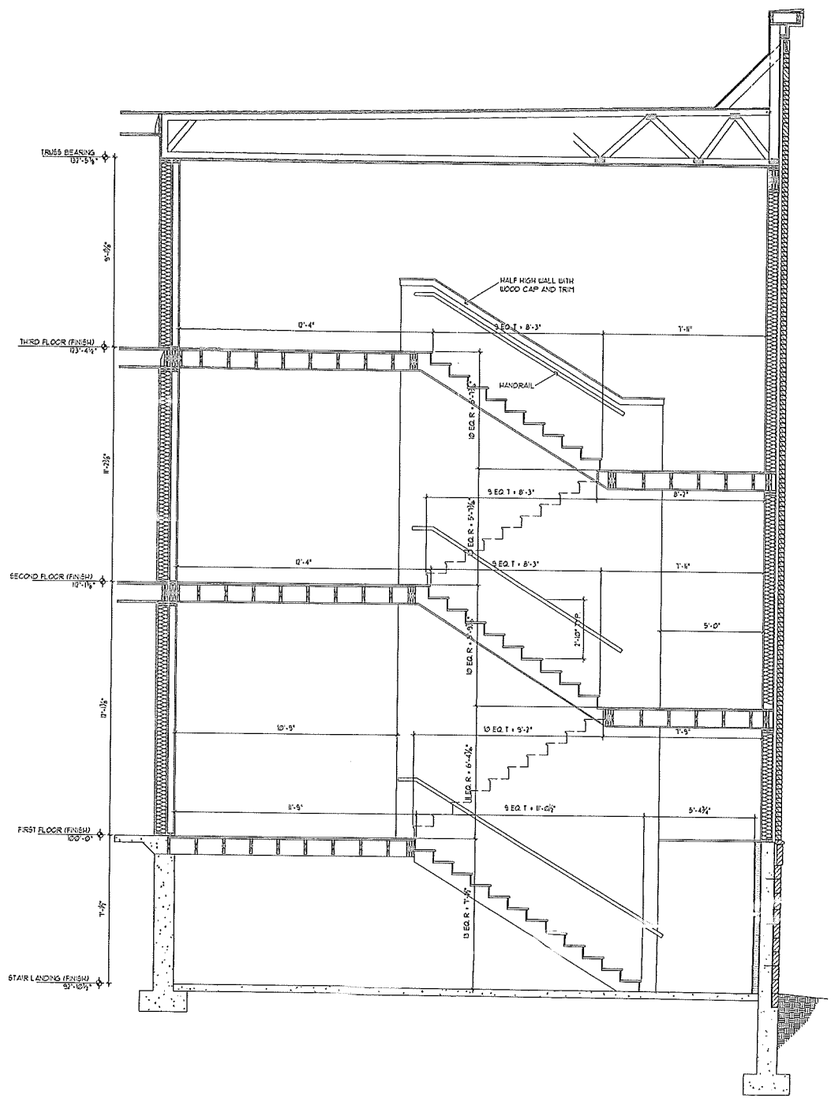
PROJECT NUMBER 3013



1 A4-3 ELEVATOR SECTION
SCALE: 3/8" = 1'-0" 3013-SECT-ELVTR-01



2 A4-3 ELEVATOR SECTION
SCALE: 3/8" = 1'-0" 3013-SECT-ELVTR-02



3 A4-3 STAIR 'B' SECTION
SCALE: 3/8" = 1'-0" 3013-SECT-STAIR B

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STAIR AND ELEVATOR SECTIONS

DATE: 4-4-13

REVISIONS

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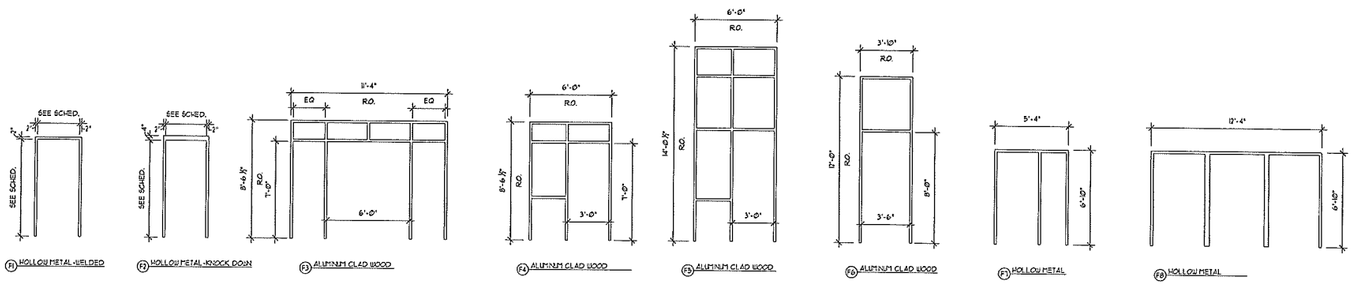
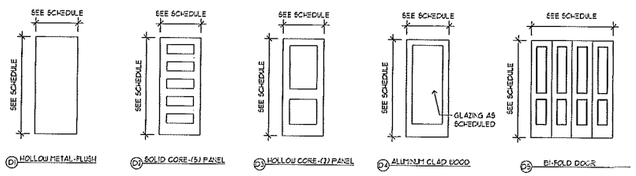
A4-3

PROJECT NUMBER 3013



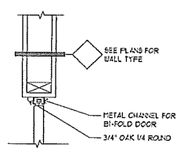
F1 HOLLOW METAL-WELDED
F2 HOLLOW METAL-KNOCK DOWN
F3 ALUMINUM CLAD WOOD
F4 ALUMINUM CLAD WOOD
F5 ALUMINUM CLAD WOOD
F6 ALUMINUM CLAD WOOD
F7 HOLLOW METAL
F8 HOLLOW METAL

1 / A9-2 FRAME TYPES
SCALE: 1/4" = 1'-0" 2013-DTL-DOOR01

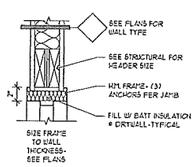


D1 HOLLOW METAL-FLUSH
D2 SOLID CORE-(5) PANEL
D3 HOLLOW CORE-(2) PANEL
D4 ALUMINUM CLAD WOOD
D5 BI-FOLD DOOR

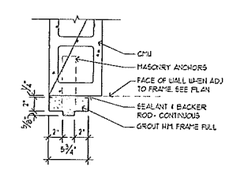
2 / A9-2 DOOR TYPES
SCALE: 1/4" = 1'-0" 2013-DTL-DOOR01



3 / A9-2 BI-FOLD DOOR HEAD DETAIL
SCALE: 1 1/2" = 1'-0" 2013-DTL-DOOR03



4 / A9-2 INTERIOR HM HEAD (JAMB SIM)
SCALE: 1 1/2" = 1'-0" 2013-DTL-DOOR03



5 / A9-2 INTERIOR HM JAMB @ CMU (HEAD SIM)
SCALE: 1 1/2" = 1'-0" 2013-DTL-DOOR04

DOOR AND FRAME SCHEDULE

NUMBER	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR TYPE	DOOR MATL	DOOR GLAZING	FIRE RATING LABEL	FRAME MATL	FRAME TYPE	NOTES
001A	3'-0"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	(2) HR WALL
001B	3'-0"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	(2) HR WALL
002	3'-0"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	(2) HR WALL
002	3'-0"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	--
006	3'-8"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	(2) HR WALL
007	3'-0"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	--
008	3'-0"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	--
010	3'-0"	6'-8"	1 3/4"	D1	HM	--	60	HM	F1	--
012	3'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F1	--
015	4'-0"	6'-8"	1 3/4"	D1	HM	--	--	HM	F1	--
015A	4'-0"	6'-8"	1 3/4"	D1	HM	--	--	HM	F2	--
015B	8'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F1	PAIR OF DOORS
033	4'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F1	--
035	4'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F1	(2) HR WALL
036	4'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F1	--
100	6'-0"	7'-0"	1 3/4"	D4	ALM/WD	--	--	HM	F1	PAIR OF DOORS
101	3'-0"	6'-8"	1 3/4"	D1	HM	--	--	HM	F1	--
102	3'-6"	6'-8"	1 3/4"	D4	ALM/WD	--	45	HM	F1	--
103	3'-6"	6'-8"	1 3/4"	D4	ALM/WD	--	45	HM	F1	--
110	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
111	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
113	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
114	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
114A	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
115	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
116	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
116A	6'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
117	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
118	13'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
119	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
120	3'-6"	6'-8"	1 3/4"	D4	ALM/WD	--	--	ALM/WD	F6	--
120A	4'-0"	6'-8"	1 3/4"	D4	ALM/WD	--	--	ALM/WD	F8	--
121	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
122	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
123	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
123A	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
124	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
124A	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
125	3'-0"	6'-8"	1 3/4"	D4	ALM/WD	--	--	ALM/WD	F5	--
135	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
136	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
137	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
138	6'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	PAIR OF DOORS
138A	6'-0"	7'-0"	1 3/4"	D4	ALM/WD	--	--	ALM/WD	F3	PAIR OF DOORS
141	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
142	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
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150	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
151	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
152	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
153	6'-0"	7'-0"	1 3/4"	D4	ALM/WD	--	--	ALM/WD	F3	PAIR OF DOORS
154	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
160	3'-0"	6'-8"	1 3/4"	D4	ALM/WD	--	--	ALM/WD	F3	--
210	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
211	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
214	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
214A	3'-0"	6'-8"	1 3/4"	D3	DW	--	--	DW	F1	--
216	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
216A	6'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
218	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
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221	3'-0"	6'-8"	1 3/4"	D4	ALM/WD	--	--	ALM/WD		--
225	3'-0"	6'-8"	1 3/4"	D2	WD	--	--	DW	F1	--
226	6'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
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236	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
237	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
238	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
239	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
240	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
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243	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
244	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
245	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
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247	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
248	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
249	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
250	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
251	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
252	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
254	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
312	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
313	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
314	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
314A	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
316	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
316A	6'-0"	8'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
318	3'-0"	7'-0"	1 3/4"	D3	WD	--	--	DW	F1	--
319	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
325	3'-0"	6'-8"	1 3/4"	D2	WD	--	--	DW	F1	--
326	6'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
326B	6'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	D1	--
334	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
338	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
340	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
341	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
342	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
343	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
344	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
345	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
346	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
347	3'-0"	6'-8"	1 3/4"	D2	WD	--	--	DW	F1	--
348	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
349	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
350	3'-0"	7'-0"	1 3/4"	D2	DW	--	--	DW	F1	--
351	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
352	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
354	3'-0"	7'-0"	1 3/4"	D2	WD	--	--	DW	F1	--
B0	3'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F2	(1) HR WALL
B1	3'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F1	(2) HR WALL
B2	3'-0"	7'-0"	1 3/4"	D1	HM	--	--	HM	F1	(2) HR WALL
B3	3'-0"	6'-8"	1 3/4"	D1	HM	--	--	HM	F1	(2) HR WALL

HARRISS ARCHITECTS
3207 Central Avenue NE
Minneapolis, MN 55418

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____

REGISTRATION NO. 22603

X _____

SOUTHVIEW SENIOR LIVING

RAMSEY HILL SENIOR LIVING

484 ASHLAND AVE
SAINT PAUL, MN

HPC DESIGN REVIEW SUBMITTAL
90% CONSTRUCTION DOCUMENTS

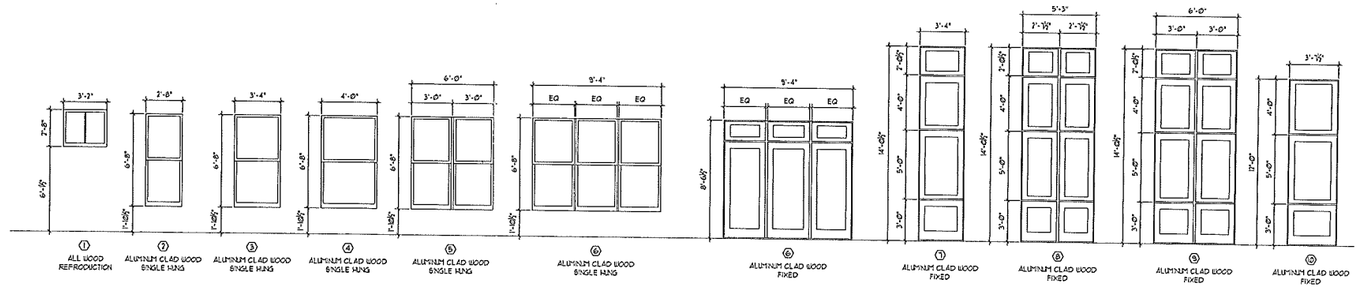
DOOR AND FRAME TYPES
DOOR SCHEDULE

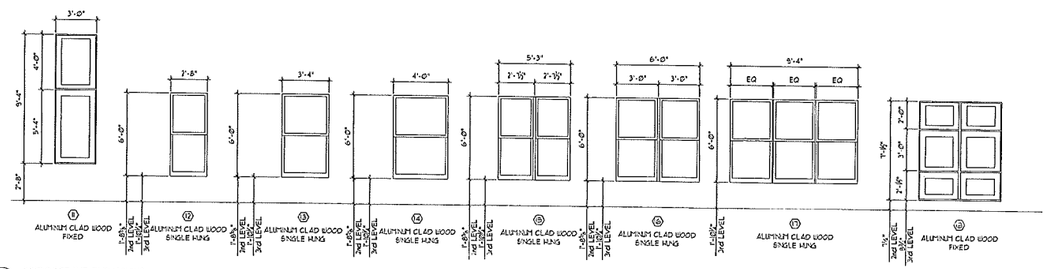
DATE: 4-4-13

REVISIONS

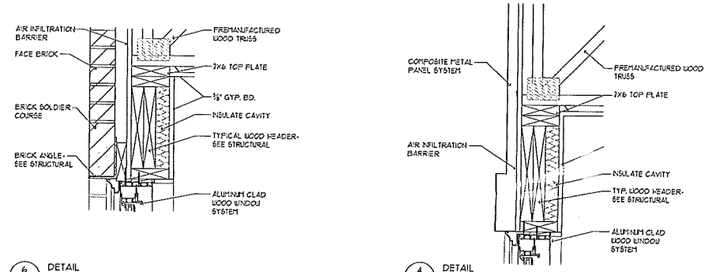
#	DATE	INFORMATION

A9-2



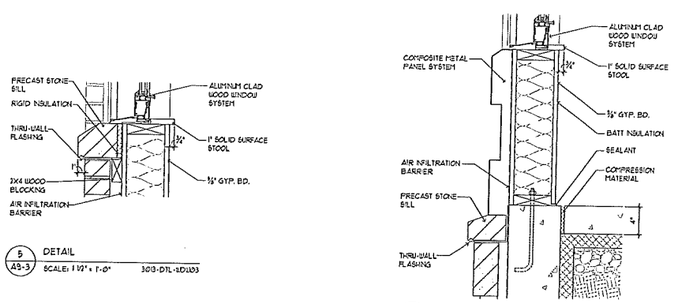


1 A9-3 WINDOW FRAME ELEVATIONS
SCALE: 1/4" = 1'-0" 303-DTL-WDW01



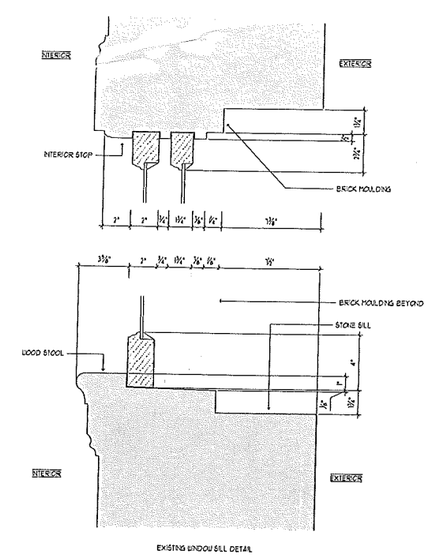
6 A9-3 DETAIL
SCALE: 1 1/2" = 1'-0" 303-DTL-WDW03

4 A9-3 DETAIL
SCALE: 1 1/2" = 1'-0" 303-DTL-WDW04



5 A9-3 DETAIL
SCALE: 1 1/2" = 1'-0" 303-DTL-WDW03

3 A9-3 DETAIL
SCALE: 1 1/2" = 1'-0" 303-DTL-WDW03



2 A9-3 DETAIL OF ESISTING WINDOW SILL & JAMB
SCALE: 3" = 1'-0" 303-DTL-WDW03

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WINDOW AND FRAME TYPES
WINDOW DETAILS

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REVISIONS

#	DATE	INFORMATION

A9-3