CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 190 Fifth Street East – Gordon and Ferguson Building
DATE OF APPLICATION: July 24, 2015
APPLICANT: Elizabeth Gales, Hess, Roise and Company
OWNER: Ryan Sailer - TP Sibley, LLC
ARCHITECT: Ryan DuPuis, Kaas Wilson Architects
DATE OF REVIEW: August 27, 2015
HPC SITE/DISTRICT: Lowertown Heritage Preservation District (1867-1929)
CATEGORY: Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: August 24, 2015

A. SITE DESCRIPTION:

The Gordon and Ferguson Building was designed by Clarence Johnston Sr. and constructed by Butler Brothers in 1913-1914. This Classical Revival style building occupies nearly half of the block bounded by Fourth, Fifth, and Sibley Streets. The building is eight-stories tall with the primary elevations clad in cream-colored brick capped with a metal cornice. Tan terra cotta details accent the building as a cornice above the second story, a band with dentils above the seventh story, and window sills from the second through eight stories. The three central bays on the first story of the Fifth Street (North) façade and all of the exposed ground floor along the Sibley (East) and Fourth Street (South) facades are clad in Limestone. A limestone surround with scrolled brackets adorns the central entrance at Sibley Street. These primary façade materials wrap around the corners of the west elevation.

There is a mix of original and 1980s replacement windows in the building. The ground floor, on the primary elevations, retains its one-over-one, double-hung, wood frame windows. The west elevation retains many of the original three-over-three, single-hung, steel frame windows. Some openings have non-historic mechanical louvers installed, while others have been boarded-up from one or both sides. In the 1980s, aluminum frame windows were installed on the primary elevations in floors one through eight that have clear glazing with solid spandrels in the top sections of the frames. The main entrances on the Fifth and Sibley Street elevations are replaced with aluminum frame systems in the 1980s.

The roof is flat with a parapet. The historic terra cotta coping is extant on the west parapet. Mechanical, stair, and elevator penthouses remain along with five monitor skylights that have been covered.

The building was connected to the skyway system in 1985 and the alteration to the north façade for the central entrance on Fifth Street was reviewed and approved by the HPC in 1992.

The property is categorized as contributing to the Lowertown Heritage Preservation District.

B. PROPOSED CHANGES:

The owner plans to rehabilitate the building into residential apartments with commercial spaces on the first floor. The following is a summary of exterior work proposed:

- Masonry – repair and repoint; patch spalled areas of concrete on the west elevation
- Fire Escape – retain, but remove ladder to roof
- Main Entrances – retain the 1980s entry systems at Fourth Street, Sibley Street, and the central entry on Fifth Street (constructed in 1992) and, install a new Aluminum storefront

vestibule, set back from sidewalk and new concrete steps at the Fifth Street western most entrance.

- Windows – retain all windows, doors, louvers and security bars in the ground floor; retain all 1980s, aluminum frame windows (floors 1-8) and replace solid spandrels with clear glazing; expose covered windows on the west elevation (except elevator/stairwell openings) and refurbish historic windows; install new aluminum windows to match historic where windows no longer exist in openings.
- Roof – remove non-historic roofing to concrete deck and install new insulation and EPDM; missing terra cotta coping tiles to be replaced in-kind; no mention of coping on north, south, and east parapets
- Skylights (Monitors)/Metal Ventilators – reopen skylights and repair framing and interior, install new standing-seam metal roofs, clean historic ventilators, cut doorways into the masonry end walls of the skylights to install aluminum frame and glass doors, install translucent Kalwall panels over glass for privacy and insulation.
- Roof Decks – a common roof deck and ten private decks will be constructed 2" above the membrane roof with surround metal picket railings (3'-0") to be setback (setback distance from the roof edges and railing details were not provided)
- Penthouses – rehabilitate, in-fill non-historic openings and install new aluminum frame windows and doors; new stucco scratch coat on exterior (elevator penthouse)
- Mechanical Equipment – existing mechanical equipment on the roof will be reused in same locations; new penetrations for bath and dryer exhaust fans to be located between skylights and low-profile; mechanical vents/louvers to remain in existing openings and four new louvers to be introduced into openings on the west elevation
- Signage – remove non-historic signage; new signage is described and generally shown on the plans as two projecting corner signs and signage at the entrances "333" – a master signage plan has not been submitted for the building. More detailed plans for signage will be required for review.
- Lighting – remove and replace non-historic light fixtures in the east entrance and install LED up-lighting mounted to the brick wall above the second floor cornice. A better detailed, comprehensive illumination plan with fixture details is required for review.

----Detailed description of proposed changes in Attachment #2----

The owner is applying for federal and state historic tax credits and all work must meet the Secretary of the Interior's Standards for Rehabilitation in addition to the Lowertown Design Review Guidelines. The plans submitted for review by the Heritage Preservation Commission are not construction level plans. This project is in the review process with the State Historic Architect and the National Park Service.

C. BACKGROUND:

On April 4, 2014, early in the project, Amy Spong met with the developer, architect, historic consultant, and State Historic Architect at the property. Staff encouraged careful study and consideration of restoring window and storefront/entrance openings.

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal

change to the defining characteristics of the building and its site and environment.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Sec. 74-112. Guidelines for Design Review

I. ***New construction****.* The basic principle for new construction in the Lowertown area is to maintain the scale and character of present buildings. New construction refers to totally new structures, moved in structures, and new additions to existing structures undergoing restoration and rehabilitation.

Architectural diversity is characteristic of Lowertown. When first confronted with this variety, it is easy to overlook the overall thread of continuity of the area. Generally, any structure should provide height, massing, setback, materials and rhythm compatible to surrounding structures. The reproduction of historic design and details is expensive, artificial, and is recommended only for some cases of infill or other small scale construction. Guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation.

A. ***Setback—Siting****.* There should be no major variation in setback from the building line. Minor variations for bays and entrances are permissible. The proportion of built edge to open space should preserve the plane of the street wall, particularly along the streets facing Mears Park and the Farmer's Market.

B. ***Massing, volume and height****.* The buildings of the district built before 1900 are generally small to medium in volume and up to seven (7) stories in height. Sometimes several buildings are grouped. Buildings constructed after 1900 are generally large in

volume and up to eight (8) stories in height, with the Burlington Northern Building being thirteen (13) stories. The structures of the district are distinguished by their boxy profiles; preservation of this aspect is the most essential element for maintaining the unity of the district. New construction should be compatible with the massing, volume, height and scale of existing adjacent structures.

C. ***Rhythm and directional emphasis.*** The rhythm and directional emphasis is Lowertown can be found both in the relation of several buildings to each other and in the relation of the elements on a single building facade.

Rhythm between buildings is usually distinguished by slight variations in height, windows and doors, and details, including vertical and horizontal elements. Rhythm may, as in the case of Park Square Court, be accentuated by slight projections and recessions of the facade, causing the scale of the building to match that of its neighbors. The rhythm and directional emphasis of the new construction should be compatible with that of existing adjacent structures.

D. ***Roofs, caps and cornices.*** New roof, cap and cornice designs should be compatible with existing adjacent structures. Generally roofs in the district are flat. It is important for roof cornices and roof edges to relate in scale, proportion and detailing.

E. ***Materials and detail.*** The materials of new construction should relate to the materials and details of existing adjacent buildings. New buildings in the district should provide more detailing than typical modern commercial buildings, to respond to the surrounding buildings and to reinforce the human scale of the district. Walls of buildings in the district are generally of brick, or occasionally of stone. All non-masonry surfaces, if painted, should be of colors compatible with the masonry character of the district.

F. ***Windows and doors.*** Windows should relate to those of existing buildings in the district in terms of solid to opening ration, distribution of window openings, and window setback. In most of the buildings in the district, the area of openings is between 30% and 50% of the facade wall. The proportion, size and detailing of windows and doors in new construction should relate to that of existing adjacent buildings. Double-hung windows are traditional in the district, and are preferred for new construction. Window mullions should emphasize their vertical direction. Casement windows and horizontal sliding windows are not historically common, and because they were not usually used in commercial district are not preferred for new construction. Window and door frames should be wood, appropriately colored, or baked enamel finish aluminum or vinyl-clad.

G. ***Parking.*** Parking lots should be screened from street and sidewalk either by walls or plantings or both. If walls are used, their materials should be compatible with the walls of existing adjacent buildings. Walls should be at least eighteen (18) feet high. Walls or plantings should continue the planes of existing adjacent buildings.

H. ***Landscaping and street furniture.*** When lots are used for green space or parking, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by avoiding a wall of enclosure for the street. Traditional street elements of the area, such as granite curbs, should be preserved. New street furniture should complement the scale and character of the area.

II. ***Restoration and rehabilitation.***

General Principles for Restoration and Rehabilitation

a. All work should be of a character and quality that maintain the distinguishing

features of the building and the environment. The removal of architectural features is not permitted.

b. Deteriorated architectural features such as cornices, chimneys and roof treatment, window and door openings, and exterior surface treatment should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design, color, texture and appearance. Duplication of the original design based on physical or pictorial evidence is preferable to using conjectural or "period" designs or using part of other buildings.

c. Distinctive stylistic features or examples of skilled craftsmanship characteristic of structures of a period should be treated sensitively. Furthermore, if changes in use of a building are contemplated, they should be accomplished with minimum alteration to the structure and fabric.

d. In general it is expected that buildings will be restored to their original appearance. However, alterations to buildings are sometimes worthy of preservation because they reflect a significant period of history of the buildings and the district. This significance should be respected and restoration to an "original" appearance may not always be desirable. All buildings should be recognized as products of their own time and not be altered to resemble buildings from another era.

A. ***Masonry and walls***.

a. **Use of materials**: Original masonry and mortar should be retained whenever possible without the application of any surface treatment. A similar material should be used to repair or replace, where necessary, deteriorated masonry. New masonry added to the structure or site, such as new foundations or retaining walls, should be compatible with the color, texture, and bonding of the original or existing masonry. Formstone, stucco, wood or metal siding or paneling should not be used.

b. **Cleaning**: Masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible such as low pressure water (under 300 psi) and soft bristle brushes. Brick and stone surfaces should not be sandblasted with dry or wet grit or other abrasives. This method of cleaning erodes the hard surface of the material and accelerates deterioration. Chemical cleaning products which could have an adverse chemical reaction with the masonry material such as acid on limestone or marble should not be used. It is preferable to use water with a non-ionic biodegradable detergent. Mortar should be repointed and window frames should be caulked before cleaning. Waterproof or water repellant coatings or surface consolidation treatments should not be applied unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

c. **Repointing**: Repointing should only be done on those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand on the mortar joint. Using pneumatic hammers to move mortar can seriously damage the adjacent brick. Vertical joints should be hand chiseled. When repointing, it is important to use the same materials as the existing mortar. This includes matching the color, texture, coefficients of expansion and contraction, and ingredient ratio of the original mortar mix, creating a bond similar to the original. A professional mortar analysis can give this information. Repointing with Portland

cement mortar may create a bond stronger than is appropriate for the building materials, possibly resulting in cracking or other damage. Old mortar should be duplicated in joint size, method of applications and joint profile.

d. **Painting**: The original or early color and texture of masonry surfaces should be retained. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons. Paint should not be indiscriminately removed from masonry surfaces as this may subject the building to damage and change its appearance.

B. ***Windows and doors***.

a. **Openings**: Existing window and door openings should be retained. New window and door openings should not be introduced into the principal visible elevations. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes should not be done. Infilling of window openings may be permissible on minor facades if standard sizes approximate the size and proportions of the opening. Generally, a minor facade will be considered as any facade not facing the street and not having the ornamentation and higher quality materials usually associated with street facades.

b. **Panes, Sashes and Hardware**: It is desirable to retain original windows and doors, but they may need replacement for functional reasons. Replacement is clearly acceptable for functional reasons if new materials closely match original materials. Different materials may be acceptable on a case-by-case basis. Window panes should be two-way glass. No reflective glass is permitted. The stylistic period or periods a building represents should be respected. Shutters are generally inappropriate in the district. Missing or irrepairable windows should be replaced with new windows that match the original in material, size, general muntin and mullion proportion and configuration and reflective qualities of the glass. Replacement sash should not alter the setback relationship between window and wall. Heating and air conditioning units should not be installed in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials. Window installations may be acceptable in minor facades.

c. **Storm Windows**: Storm windows and doors should be compatible with the character of the building and should not damage window and door frames, or require removal of original windows and doors. Exterior storm windows should be appropriate in size and color and should be operable.

d. **Awnings and canopies**: Awnings and canopies should not be used when they conceal richly detailed entries and windows. Aluminum or plastic awnings should not be used. Large and historically inappropriate lettering should not be used on awnings.

e. **Lintels, arches and sills**: Lintels, sills, architraves, pediments, hoods and steps should be retained or repaired if possible. Existing colors and textures should be matched when repairing these elements.

f. **Storefronts**: Existing storefronts should be retained and repaired including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should be retained through: 1) contemporary

design which is compatible with the scale, design, materials, color and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence. Storefronts or new design elements on the ground floor, such as arcades, should not be introduced which alter the architectural and historic character of the building and its relationship with the street or its setting or which cause the destruction of significant historic fabric. Materials which detract from the historic or architectural character of the building, such as mirrored glass, should not be used. Entrances through significant storefronts should not be altered.

C. ***Roofs, cornices and details***.

a. **Roof shape**: The original roof shape should be preserved. New skylights and vents should be behind and below parapet level. When the roof is visible from street level, the original material should be retained if possible, otherwise it should be replaced with new material that matches the old in composition, size, shape, color and texture.

b. **Cornices and other details**: All architectural features that give the roof its essential character should be preserved or replaced. Similar material should be used to repair/replace deteriorating or missing architectural elements such as cornices, brackets, railings, shutters, steps and chimneys, whenever possible. The intricacy of detail is least important for new elements at or near the roof lines. The same massing, proportions, scale and design theme as the original should be retained.

III. ***Signs and accessories***. Signs should be compatible with the character of the District, and blend with the character of the structures on or near which they are placed. Signs should not conceal architectural detail, clutter or detract from the intended facade; but rather complement the overall design of the building and the period in which it was built.

A. ***Materials***. Sign materials should complement the materials of the related building and/or the adjacent buildings. Surface design elements should not detract from or conflict with the related structure's age and design in terms of identification symbol (logo), lettering, and related patterns or pictures. Materials used should be the same as those used for signs during the period of the building's construction, such as wood, wrought iron, steel, and metal grill work. Newer materials such as extruded aluminum and plastics may not be appropriate.

B. ***Types***. The sign type should enhance the building's design and materials. New billboards are not permitted in the Lowertown District.

C. ***Location and method of attachment***. There should be no sign above the cornice line or uppermost portion of a facade wall. Signs should not disfigure or conceal architectural details. Painted signs of pedestrian scale may be permissible on glass windows and doors. The facade should not be damaged in sign application except for mere attachment. The method of attachment should respect the structure's architectural integrity and should become an extension of the architecture. Projecting signs should have a space separating them from the building. (Protection of architecture in method of attachment shall be regarded as a basis for granting variance of the normal zoning code prohibition against guy wire supports for projecting signs).

D. ***Lighting***. Location of exterior lights should be appropriate to the structure. Signs should generally be lit from on the site. There should be no flashing, blinking, moving, or varying intensity lighting. Subdued lighting is preferred. Backlit fluorescent or exposed

neon are generally inappropriate.

E. ***Grills, exhaust fans, Etc****.* Grills, exhaust outlets for air conditioners, bath and kitchen exhaust fans should be incorporated into filler panels and kept out of principal facades, if possible. They may be painted the same color as the filler panel.

IV. **Demolition**. The heritage preservation commission will follow the guidelines stated in the Heritage Preservation Ordinance (#16006), Section 6 (1) (2), when reviewing permit applications for demolition:

"In case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: architectural and historical merit of the building, the effect on surrounding buildings, the effect of any proposed construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, the economic value or usefulness of building as it now exists, or if altered or modified in comparison with the value or usefulness of any propose structures designated to replace the present building or buildings."

(Ord. No. 17120, § 2, 3-22-84)

E. FINDINGS:

1. On March 22, 1984, the Historic Lowertown Heritage Preservation District was established under Ordinance No. 17120, § 2. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).

2. The property is categorized as contributing to the character of the Lowertown Heritage Preservation District.

3. The **Period of Significance** for the Lowertown Heritage Preservation District is 1867-1929.

4. ***General.*** **§74-112.II.a** The proposed rehabilitation into apartments will require several alterations to the exterior elevations as well as alterations to the skylights, roof deck, and penthouses which will cause *minimal change to the defining characteristics of the building and its site and environment.* The alteration to the entrance on Fifth Street, signage, and illumination will require more detailed plans in order for staff to determine the extent of the impact on to building and the surrounding historic district.

5. ***Demolition.*** **§74-112.IV** Demolition of the roofing material and the removal of materials that were installed after the Period of Significance will not have an adverse impact so long as the surrounding historic materials and features are not damaged or altered in the process. Removal of the access ladder from the metal fire escape to the roof will not adversely affect the property so long as the masonry impacted by the removal is repaired and repointed according to the masonry guidelines.

6. ***New Construction*** **§74-112.I** The construction of rooftop deck spaces and surrounding railings will *not destroy historic materials that characterize the property and* will not have a negative impact on the property, as the plans show these features to be setback from the parapet and will be minimally visual from most view points within the Lowertown Heritage Preservation District. More details about the decking material and finish as well as the railing material, design, finish, and setbacks are required.

7. **Masonry and Walls §74-112.II.A.a-c** Repointing and brick replacement is proposed where necessary with matching mortar and either salvaged brick or new, matching bricks. Patching is proposed for areas of spalled concrete on the west elevation and stucco patching/scratch coat

is proposed at the penthouse level. General areas were identified on the plans; mortar/stucco/coating specifications and a scope-of-work will need to be submitted for additional review to determine compliance with the guideline.

Masonry cleaning is proposed, but specifications were not submitted for review.

Old mortar should be duplicated in joint size, method of application and joint profile as well as color, composition, and strength. Where brick replacement is necessary, samples will need to be supplied to determine compatibility and a small mock-up, on-site, should be completed for review prior to work commencing.

8. ***Roofs, Cornices and Details*** **§74-112.II.C.a-b** The roof is not visible from the street The remaining terra cotta tile coping on the parapet will be preserved, repaired or replaced in-kind as necessary. The historic skylights (monitors), penthouses, and ventilators are *architectural features that give the roof its essential character* and will be rehabilitated with some exterior alteration to allow for this new use. The original materials should be retained if possible, otherwise they should be replaced with new materials that match the old in composition, size, shape, color and texture.

   Skylights – the reopening of the skylights complies with the guidelines, as the plywood, asphalt rolled roofing, asphalt shingles, and corrugated metal siding are not historic. Details were not provided about the profile and finish of the standing-seam metal roofs proposed for the south roof planes. On the north-facing planes, the framing will be cleaned and the wire-glass panes retained, but translucent Kalwall panels (fiberglass) will be installed on the exterior, this will obscure the historic metal framing and glass pattern. The Kalwall panel should be modified to have dark lines that follow the historic framing and pattern.

   Ventilators – the historic ventilators will be cleaned and repainted, this complies with the guideline.

   Stucco – the scratch coat proposed on the elevator penthouse to cover cracks and infill non-historic openings should match existing stucco in color, profile, and texture. A sample area should be prepared for review prior to work commencing.

   Masonry end walls – aluminum-frame and glass door are proposed to be cut into the end walls of the skylights for access to new private roof decks for the 8th floor apartment units. This alteration will not adversely impact the skylight, but more detail is needed about the new doors.

   New openings in the penthouses – More details must be supplied for the new doors and windows at the penthouse level in order for staff to make a determination.

9. ***Windows and Doors*** **§74-112.II.B.a-e** Original windows are extant at the ground floor, in many of the openings (both visible and boarded-up) on the west elevation, and in the skylights (monitors). The historic windows are proposed to be retained and repaired as necessary. This complies with the guideline, however, restoring the primary, street-facing windows would enhance the character and the architectural integrity of the building.

   On floors 1-8 of the north, east, and west elevations, the c.1980s windows are proposed to remain with the spandrel panels at the top to be removed to the installation of clear glass. While it would be preferable to have historically accurate windows installed into these primary openings, the installation of the glass into the upper part of the window will not adversely impact the building.

   The three-over-three *replacement sash* appears to have a similar *setback relationship between window and wall* and the size and profile of the rails, styles and muntins are similar comply with the guideline. The windows originally did not have screens or storm windows given the manufacturing/office use of the building.

   Estimates were not provided to show that new, historically appropriate windows were

considered as part of this rehabilitation project.

10. ***Storefronts*** **§74-112.II.B.a-e** The entrances on the primary elevations were replaced and altered in the 1980s. The central entry on Fifth Street was reviewed and approved by the HPC in 1992. These entries are not proposed to be rehabilitated. The westernmost entrance on Fifth street is contemporary metal and glass system in a historic opening. The elevation plan notes that a new aluminum storefront vestibule, setback from the sidewalk, is proposed along with new concrete stairs. Details about the proposal were not provided. The proposed work at the entrance must comply with the guideline that states, *Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should be retained through: (1) contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or (2) an accurate restoration of the storefront based on historical research and physical evidence.* With the lack of information provided, staff cannot determine if the proposal complies with the guideline.

11. **§74-112.III.A-D *Signs and Accessories*.** New signage was proposed as part of this application but lacked the level of detail necessary for review. Projecting corner signs and entry signs are shown on the plans. Staff's initial reaction is the proposed signage is not appropriate and does not relate to the architectural character of the building, nor does it accurately restore missing historic features. A circa 1920 photo shows a projecting corner sign at Fourth and Sibley Streets that reads "G&F." The name of the project references the address, "333," rather than recalling the unique history of the Gordon and Ferguson Building. A master sign plan for the building will be required by the Department of Safety and Inspections (Sec. 64.401(n)). Exterior illumination was proposed at the entrances and up-lighting above the second floor cornice, but fixtures and lighting specifications were not provided and staff is unable to determine compliance with the guidelines given the lack of detail. Complete signage and illumination plans will need to be submitted for review and approval by the HPC.

12. ***Parking*** **§74-112.I.G** Parking was not addressed in the application or the plans. There is interior parking at the property

13. ***Grills, Exhaust Fans, etc.*** **§74-112.III.E** The plans identify mechanical locations to be on the roof and setback from building edge. Vents shall not be located on the primary elevation and the location of any vents shall be shown on the final plans.

14. ***Landscaping and Street Furniture*** **§74-112.I .H** The application did not address any work to the alley to the west of the building, nor was sidewalk, curbs, lighting, trees, or street furniture work in the right-of-way proposed. If these elements are to be part of the plan, the applicant will need to work with HPC and Public Works staff.

15. The proposal to rehabilitate the Gordon and Ferguson Building at 190 Fifth Street East will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

F. STAFF RECOMMENDATIONS:

Based on the findings staff recommends approval of the building permit application provided the following condition(s) are met:

1. Stucco and masonry scopes-of-work and cleaning and mortar specifications shall be submitted to HPC staff for review. Small (4'x4') test panels, inconspicuously located, for masonry cleaning, replacement brick and mortar, stucco, and concrete patching shall be prepared for review by HPC staff. Staff shall be called to conduct a site visit and consult on how to proceed prior to the ordering of materials or commencement of additional work.

2. Detailed plans are necessary for review of the alteration to the entrance on Fifth Street. The design and materials of the entrance should be an accurate restoration based on historic

photos, research, and/or physical evidence.

3. The Kalwall panels installed at the skylights shall have divisions to match the historic pattern and framing of the historic condition and design.
4. Vents or other mechanical protrusions shall not be installed on the primary elevation and if placed on the roof top shall be low and set back from the building walls.
5. All final specifications, plans, shop drawings, materials, colors and details shall be submitted to the HPC and/or staff for final review and approval. This includes but is not limited to: roof decks and railings, and windows and doors.
6. Complete and detailed plans for both signage and illumination shall be submitted for review by the HPC and/or staff.
7. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
8. The HPC stamped approved plans shall remain on site for the duration of the project.
9. The project architect shall coordinate meeting the conditions and revisions with SHPO and HPC staff to ensure compliance and consistency in both review processes.

G. ATTACHMENTS (submitted separately):

1. HPC Design Review Application
2. Project Description with photos
3. Not for Construction plans—partial set (dated 6-1-15), 11 x 17

DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Jonathan Sage-Martinson, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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MEMORANDUM

TO: Heritage Preservation Commissioners
FROM: Christine Boulware cb
RE: August 27, 2015 HPC Public Hearing, Item IV. B., 445 190 Fifth Street E.
DATE: August 21, 2015

This staff report will be emailed separately to the HPC on Monday.

Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102
Phone: (651) 266-9078

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

☑ Repair/Rehabilitation
☐ Moving
☐ Demolition
☐ Sign/Awning
☐ Fence/Retaining Wall
☐ Other _____
☐ New Construction/Addition/ Alteration
☐ Pre-Application Review Only

2. PROJECT ADDRESS

Street and number: 190 East Fifth Street Zip Code: 55101-2666

3. APPLICANT INFORMATION

Name of contact person: Elizabeth Gales

Company: Hess, Roise and Company

Street and number: 100 North First Street

City: Minneapolis State: MN Zip Code: 55401-1412

Phone number: (612) 338-1987 e-mail: gales@hessroise.com

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: TP Sibley, LLC, Attn: Ryan Sailer

Street and number: 8000 Norman Center Drive, Suite 830

City: Bloomington State: MN Zip Code: 55437-1193

Phone number: (952) 351-9308 e-mail: rsailer@timberlandpartners.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Ryan DuPuis

Company: Kaas Wilson Architects

Street and number: 1301 American Boulevard East

City: Bloomington State: MN Zip Code: 55425

Phone number: (612) 879-6000 e-mail: ryand@kaaswilson.com

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Please see attached sheets.

Attach additional sheets if necessary

7. ATTACHMENTS

Refer to the *Design Review Process sheet* for required information or attachments.
****INCOMPLETE APPLICATIONS WILL BE RETURNED****

ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?

☑ **YES**

Will any federal money be used in this project?	**YES**	☑	**NO**	☐
Are you applying for the Investment Tax Credits?	**YES**	☑	**NO**	☐

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____ **Date:** 07/22/2015

Signature of owner: _____ **Date:** 07/22/2015

FOR HPC OFFICE USE ONLY

Date received: JULY 24th, 2015 **FILE NO.** _____

Date complete: _____

District:_____/Individual Site:_____

Pivotal/Contributing/Non-contributing/New Construction/Parcel:

Type of work: Minor/Moderate/Major

____ **Requires staff review**

Supporting data: **YES** **NO**
Complete application: **YES** **NO**

The following condition(s) must be met in order for application to conform to preservation program:

It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

_____
HPC staff approval

Date _____

____ **Requires Commission review**

Submitted:
- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

City Permit # ____ - _____

Gordon and Ferguson Building
190 East Fifth Street
Saint Paul

Introduction

The Gordon and Ferguson Building is located at 190 East Fifth Street. It occupies almost half of the block bound by East Fifth Street, Sibley Street, and East Fourth Street. The property is surrounded by historic warehouse buildings, as well as Mears Park and Gaultier Plaza. The building is a contributing property to the Lowertown Historic District. It was designed by Clarence Johnston Sr. and constructed by Butler Brothers in 1913-1914. The Gordon and Ferguson firm was one of the largest makers of hats and fur goods in the United States, and the building was used for manufacturing, showrooms, and offices. The company decreased its operations and moved to another property in 1944. It continued to own the building at Sibley and Fifth Streets and leased it to other firms.

In the late twentieth century, the building was renovated for offices. The most notable alterations to the exterior were the installation of new aluminum-frame windows on the primary facades. New doors systems were also added to the Sibley Street and East Fifth Street facades. Many of the historic window openings on the west facade were covered with solid panels. Some of the historic steel windows remained exposed, and some were replaced with metal louvers for the building's mechanical systems.

The current owner, TP Sibley, LLC, plans to rehabilitate the building using federal and state historic tax credits. Most of the building will be converted into residential apartments with commercial spaces on the first floor. A limited amount of work will occur on the building's exterior. Detailed descriptions of existing conditions and the proposed work are listed below.

Project Description

The downtown Saint Paul street grid is oriented to the Mississippi River and does not follow the cardinal directions. To simplify the descriptions in this application, the northwest facade of the building will be called the "north," the northeast facade the "east," the southeast facade the "south," and the southwest facade the "west." The north facade overlooks East Fifth Street. The east facade fronts onto Sibley Street, and the south facade abuts East Fourth Street. The west facade looks onto an alley and a neighboring building.

No. 1
Feature: Masonry – north, east, and south facades
Date of feature: 1913-1914
Describe existing feature and its condition: The north, east, and south facades are clad in cream-colored brick. A tan terra-cotta cornice runs above the second story and a terra-cotta band with dentils also extends over the seventh story. Terra-cotta is also used for the window sills on the second through eighth stories. The three central bays on the first story of the north facade and all of the exposed ground floor on the east and south facades are clad in limestone. A limestone surround with scrolled brackets also defines the central entrance on the east facade. The

limestone, cream-colored brick, and terra-cotta wrap around to the north and south ends of the west wall. The building appears to have been repointed within the last twenty years. Overall, the brick, terra-cotta, and stone are in good condition with small areas needing repair. Discolored mortar is noticeable in the brick walls on the southwest corner of the building at the first and second stories of the east and south facades.
Photo nos.: 1, 3-12, 23
Drawing nos.: A500-A501, A503
Describe work and impact on feature: The cream-colored brick on the southeast corner of the building on the first and second stories of the east and south facades will be repointed. The loose mortar will be removed using hand tools. Replacement mortar will match the existing mortar on the brick walls in color and composition. The repointed joints will match the other joints on the wall in size. A test panel of the mortar repointing will be prepared for HPC staff to approve before work proceeds. The brick and stone on the north, east, and south facades will be gently washed with low-pressure water and detergent. A test panel of the cleaning will be prepared for HPC staff to approve before work proceeds. No other masonry work on these walls is planned at this time.

No. 2
Feature: Masonry – west facade
Date of feature: 1913-1914
Describe existing feature and its condition: The west wall overlooks an alley and the concrete structure is exposed on each floor. Approximately 120 square feet (0.4 percent) of the exposed concrete on the ground floor and first story has spalled. The bays are filled with a tan common brick. Three bays on the first story near the center of the wall hold loading dock openings. A steel fire escape is attached to the upper stories of the south end of the wall. A ladder extends from the fire escape to the roof of the building. Sections of terra-cotta parapet coping are missing on the parapet wall.
Photo nos.: 2, 13-22
Drawing nos.: A502
Describe work and impact on feature: The spalled areas of concrete will be patched with new concrete. The concrete will match the color, strength, permeability, and composition of the historic concrete. A test panel of the concrete patch will be prepared for HPC staff to review before work proceeds. The fire escape will be preserved, but the ladder to the roof will be removed for security. The brick and mortar joints will be patched where the ladder connects to the wall. The replacement brick will match the historic brick in color, size, and composition. The replacement mortar will match the existing mortar in color and composition. The repointed joints will match the other joints on the wall in size. A test panel of the replacement brick and mortar repointing will be prepared for HPC staff to approve before work proceeds. No other masonry work is planned at this time.

No. 3
Feature: Main entrances, north and east facades
Date of feature: 1980s
Describe existing feature and its condition: The main entrances on the north and east facades hold non-historic aluminum-frame door systems dating from the 1980s. The stone in the north entrance also dates from the 1980s. The east entrance has historic stone.

Photo nos.: 5-8
Drawing nos.: A500, A503
Describe work and impact on feature: The existing door systems will be retained in the main entrances on both facades.

No. 4
Feature: Window and door openings, ground floor
Date of feature: 1913-1914, later alterations
Describe existing feature and its condition: The ground floor of the building is exposed on the south facade and partially exposed on the east and west facades as the grade slopes downward to the south. Window openings on the west wall hold historic, three-over-three, single-hung sash, steel-frame windows. The window openings on the east facade have historic one-over-one, double-hung sash, wood-frame windows. Some of the window openings on the east and west facades also hold non-historic metal louvers that are part of the existing mechanical system. Steel security bars, which appear to be historic, cover all of the window openings on the east and west facades. A doorway on the south end of the east facade holds a non-historic, aluminum-frame and glass door system. On the south facade, window openings hold paired, wood-frame, eight-over-eight, single-hung sashes, with wood transom panels. There are also several doorways on the south facade. Two of the openings near the center of the facade hold modern metal garage doors. The westernmost doorway holds a recessed hollow-core metal door. The window system and doorway in the bay to the east holds a non-historic aluminum-frame and glass door. All of the windows, doors, and louvers on the ground floor appear to be in good condition.
Photo nos.: 6-14, 24-30
Drawing nos.: A501-A503
Describe work and impact on feature: All of the existing historic windows, and non-historic doors and louvers will be retained in the ground-floor openings. The windows and doors are in good condition and will be repainted as needed. The security bars will also be retained.

No. 5
Feature: Aluminum-frame windows, first to eighth stories
Date of feature: 1980s
Describe existing feature and its condition: Historic photographs appear to show wood-frame windows on the north, east, and south facades. The west facade, which overlooks an alley, had three-over-three, single-hung sash, steel-frame windows. Most of the historic wood-frame windows have been removed, with the exception of windows on the ground floor of the east and south facades (No. 4). Some historic steel-frame windows are extant on the west facade (No. 6). All of the window openings on the first through eighth floors of the north, east, and south facades hold non-historic, aluminum-frame windows. The same windows are installed in some of the openings on the west facade. The windows have clear, insulated glazing with solid spandrel panels in the top sections of the frames. The aluminum-frame windows are in good condition.
Photo nos.: 5-23, 31-33
Drawing nos.: A599-A503, A812
Describe work and impact on feature: The owner investigated replacing the windows on the north, east, and south facades with windows that were historically appropriate. All aluminum-frame windows were investigated with a cost of approximately $1.7 million. Aluminum-clad wood-frame windows were also priced and had a cost of over $2 million. The owner made the

decision to retain all of the existing aluminum-frame windows because they are in good condition. The existing clear glazing will be retained in the lower portions of the windows. The solid spandrel panels in the upper portions will be removed and clear, un-tinted insulated glazing will be installed in the top sections of the windows. This change is being made because non-historic dropped ceilings are being removed inside the building and the full height of the window openings will be visible once again.

No. 6
Feature: Historic steel windows, west facade
Date of feature: 1913-1914
Describe existing feature and its condition: Historically, the west facade had three-over-three, single-hung sash, steel-frame windows. Some of the windows hold non-historic, aluminum-frame windows. Historic steel double-hung sash windows are visibly extant in some of the openings and are in good condition overall. Many of the openings are filled with solid panels. Some steel-frame windows have been discovered to be extant behind the panels because the windows are accessible from the interior. It is possible that more historic windows are extant, but most of the openings are covered on both the exterior and the interior. Mechanical louvers and ductwork have also been installed in some of the openings.
Photo nos.: 12-22, 34-36
Drawing nos.: A502, A812
Describe work and impact on feature: The existing solid panels that cover window openings into elevator shafts and stairwells will be retained to comply with life safety code. On the other covered windows, the panels will be removed and the openings will be exposed on the interior. Extant steel-frame windows will be refurbished. The sashes will be removed and stripped of paint, asbestos putty, and glazing. The sashes will receive a new painted finish and clear single glazing. The frames will be cleaned and repainted in situ before the sashes are reinstalled. No interior storm windows will be installed. In cases where there are no windows in the openings, new aluminum-frame windows that match the size and appearance of historic steel-frame windows will be installed in the openings. The sashes of the new windows will match the double-hung offset of the historic windows. The glazing will be clear and insulated with no tinting.

No. 7
Feature: Cornice, north, east, and south facades
Date of feature: 1913-1914
Describe existing feature and its condition: A pressed metal cornice with a painted finish is located at the top of the building on the north, east, and south facades. The cornice is 4′ tall and 5′ deep. The cornice is in good condition.
Photo nos.: 1, 3-5, 7, 10, 12, 23
Drawing nos.: A500-A501, A503
Describe work and impact on feature: No work is planned for the cornice at this time.

No. 8
Feature: Roof
Date of feature: 1980s

Describe existing feature and its condition: The roof is flat and covered in a non-historic EPDM membrane roofing system. Non-historic framing and insulation have been added to slope the roof surface to roof drains. Mechanical and plumbing vents penetrate the roof. The roofing membrane extends up the parapet walls, which are flashed with non-historic, standing-seam metal roofing on the north, east, and west. The parapet on the west side is covered with historic terra-cotta coping tiles. Some of the tiles are missing.
Photo nos.: 37-43
Drawing nos.: A250, A391, A835
Describe work and impact on feature: Missing terra-cotta tiles will be replaced with terra-cotta tiles that match the size and appearance of the historic pieces. The non-historic EPDM roof, framing, and insulation will be removed to reveal the concrete slab. New rigid insulation and an adhered EPDM membrane roof will be installed on top of the concrete slab. The slope of the new roofing material will be different from the previous. A communal rooftop deck (No. 12) will be constructed near the existing penthouse and private decks will be constructed near the skylights (No. 10).

No. 9
Feature: Skylights
Date of feature: 1913-1914
Describe existing feature and its condition: Five historic monitor skylights are located on the roof. The skylights are oriented on an east-west axis, and the north-facing roofs of the skylights were glazed panels. The south-sloping roofs were likely covered with metal roofing originally. Currently, all of the skylights are covered with non-historic rolled asphalt roofing, asphalt shingles, and corrugated metal siding. Historic metal ventilators sit near the ridgelines of each skylight. The skylights have steel truss framing and the end walls are a masonry material. The interior of one of the skylights was accessed from the eighth floor to investigate the physical condition. The end walls, lower side walls, and the non-glazed section of the ceiling are covered in rough-textured plaster. The painted steel trusses are extant, and non-historic metal tubes have been installed across the bottom of the skylight opening to support suspended acoustic-tile ceilings. The glazed section of the skylight has been covered by plywood on the exterior, but clear wire glass panes are intact. There are signs of water damage to the steel framing of the glazed section and on the wall below the glazing. It is assumed that the conditions are similar in the four other skylights. The window contractor has confirmed that the current wire glass is not laminated and does not meet code. The skylight frame is also not thermally broken and has an approximate "R" value of 1.10. The existing steel frame will not support the weight of new insulated glazing, which would be needed to raise the "R" value and to be laminated to meet code.
Photo nos.: 37-39, 42-46
Drawing nos.: A250, A390-A391, A500-A504, A835
Describe work and impact on feature: The owner plans to reopen skylights. Inside, the steel truss framing will be cleaned to remove any rust and then repainted. The rough-textured plaster on the interior walls and ceilings may require patching and repainting for cracks or water damage. Replacement plaster will match the material, color, consistency, and texture of the historic plaster. On the exterior, the non-historic plywood, asphalt rolled roofing, asphalt shingles and corrugated metal siding will be removed. New standing-seam metal roofs will be installed on the south-facing roofs. The historic metal ventilators along the ridgelines will be cleaned to

remove rust and then repainted. On the east and west ends of the skylights, new doorways will be cut into the masonry walls to provide access from the eighth-floor apartments to new decks on the roof. Aluminum-frame and glass doors will be installed in the openings. On the north-facing roofs, the steel frames will be cleaned to remove rust and repainted. Wire-glass panes will be retained but will be covered on the exterior with translucent Kalwall-panels that will attach to the historic structure. The Kalwall panels were chosen because the water damage inside the skylights shows that water infiltration and condensation were a past issue and likely the reason why the skylights were enclosed. The Kalwall system will insulate the skylights and improve the "R" value. It will also prevent water infiltration and condensation build up. The systems are light enough that they will not damage the steel structures. The translucent covers will allow natural light into the skylights and the apartments, but provide privacy from residents in the neighboring Galtier Towers from looking directly into the building. The cost of the Kalwall systems would be approximately $291,765, and more affordable than an estimated restoration cost of $938,100.

No. 10
Feature: Private decks, roof
Date of feature: new construction
Describe existing feature and its condition: The roof is flat and covered in a non-historic EPDM membrane roofing system. Five monitor skylights are located on the roof.
Photo nos.: 37-39, 42-43
Drawing nos.: A250, A390-A391, A504, A835
Describe work and impact on feature: The interiors of the five skylights will be reopened to the eighth floor. Private decks will be constructed on the east and west ends of the skylights. The decks will be formed from concrete pavers that sit on steel I-beams tied to the concrete roof slab. The decks will be 2" above the membrane roof. Low railings of metal pickets measuring 3' tall will surround the decks. The decks and railings will not be visible from the ground because they will be set back from the edge of the building, and the height and depth of the historic cornice will provide additional screening.

No. 11
Feature: Elevator penthouse, exterior
Date of feature: 1913-1914, new construction
Describe existing feature and its condition: A historic elevator and staircase penthouse is located near the center of the roof along the west facade. The structure is clad in a brown stucco scratch coat that has extensive cracking, but otherwise appears sound. A two-story water tower was historically located on the roof of the penthouse but it was removed in the past, and a modern cooling tower currently sits on steel framework in the same area. Doorways on the north and south walls of the penthouse hold steel hollow-core doors. A non-historic, wood-frame window in very poor condition is located in the east wall. An opening for an air-conditioning unit has been made in the wall near the window. Smaller, historic steel windows are set in the north and south walls. The historic windows are in good condition. A non-historic apartment unit has been constructed inside the penthouse on the east side. A large water tank inside the penthouse occupies the northeast corner. It is likely not historic and probably replaced the original exterior water tower when it was removed. The existing tank is empty and no longer in use as part of the building's fire sprinkler system.
Photo nos.: 39-42

Drawing nos.: A250, A390-A391, A504, A835
Describe work and impact on feature: The non-historic apartment and water tank will be removed and the interior of the penthouse converted into a community room. The non-historic wood-frame window and the air-conditioning unit on the east wall will be removed. The window opening will be extended to hold a new aluminum-frame and glass, door and window system. A smaller window opening will be cut in the east wall and will hold an aluminum-frame window. The aluminum frames will have a painted finish. The historic steel windows on the north and south walls will be cleaned in situ and repainted. New clear glazing will be installed in the windows. The exterior walls will be coated with a new scratch coat in brown stucco to cover the fine cracks and the infill of the non-historic openings. The stucco will be a mixture of Portland cement and sand to match the texture of the existing stucco. A test panel of the stucco repair will be prepared for HPC staff to review and approve before work proceeds.

No. 12
Feature: Communal deck, roof
Date of feature: new construction
Describe existing feature and its condition: The roof is flat and covered in a non-historic EPDM membrane roofing system. A historic elevator and staircase penthouse is located near the center of the roof along the west facade.
Photo nos.: 39-40
Drawing nos.: A250, A390-A391, A504, A831, A835
Describe work and impact on feature: A communal deck, for use by apartment residents, will be constructed to the east of the historic penthouse. The deck will be formed from concrete pavers that sit on steel I-beams tied to the concrete roof slab. The deck will be 2″ above the membrane roof. Low railings of metal pickets measuring 3′ tall will surround the deck. Movable furnishings will be used on the deck. The deck and railings will not be visible from the ground because they will be set back from the edge of the building, and the height and depth of the historic cornice will provide additional screening.

No. 13
Feature: Stair A penthouse, exterior
Date of feature: 1913-1914
Describe existing feature and its condition: A small, historic brick penthouse that houses equipment for a freight elevator, as well as a storage space, is located on the roof. It sits on the west facade near the north end of the building. The brick on the exterior appears to be in good condition. There are two doorways to the penthouse. One accesses the elevator equipment room and the other a storage area. The storage area is located directly above Staircase A, which runs from the ground floor to the eighth floor.
Photo nos.: 43
Drawing nos.: A250, A390-A391, A502-A503, A835
Describe work and impact on feature: No masonry repair or cleaning is planned for the brick walls of the penthouse at this time. The doorway to the elevator equipment room will be retained. The doorway to the storage area will be filled in and a new doorway cut in the wall near the south end. The doorway will provide access to Staircase A, which will be extended from the eighth floor to the roof. The staircase will occupy the storage area in the penthouse, and will provide a second means of egress from the roof.

No. 14
Feature: Mechanical equipment, roof
Date of feature: 1980s
Describe existing feature and its condition: Non-historic mechanical equipment is located on the west side of the roof. A large cooling tower currently sits on steel framework on top of the historic elevator penthouse. Smaller air-handling units sit on the roof along the west parapet wall, between the two historic penthouses. Small vents for bath exhaust penetrate the roof slab.
Photo nos.: 39-43
Drawing nos.: A250, A390-A391, A500-A503, M390
Describe work and impact on feature: The existing mechanical equipment on the roof will be reused in the same locations. The penetrations for old bathroom exhausts will be removed and the roof slab patched. Central vents for new bath and dryer exhaust fans will penetrate the roof between the skylights. The exhaust equipment will have a low profile and will not be visible from the street.

No. 15
Feature: Exterior signage and light fixtures
Date of feature: new construction
Describe existing feature and its condition: Historically the building had a variety of signage including: a painted sign on the west facade; and projecting signs on the east facade and the southeast corner of the building (Photos 3 and 4). The original company who occupied the building also had a stuffed bison mounted on a platform that was suspended above the central entrance on the east facade. Current signage is focused on the main entrances on the north and east facades. Letters forming the words "Sibley Square on Mears Park" are attached to the non-historic door system on the north facade. The same words are also attached to the non-historic door system on the east facade. The address "333 Sibley Street" is also painted onto the glass transom above the east door. Signage for the parking garage indicating where to enter and exit the building is mounted above the garage doors on the south facade. Non-historic decorative light fixtures are mounted to the building on the north and south facades. Non-historic fixtures are also mounted to the walls within the main entrance on the east facade.
Photo nos.: 2-11, 23
Drawing nos.: A500-A501, A503
Describe work and impact on feature: The non-historic signage over the main entrances will be removed, and the non-historic door frames patched and repainted as needed. Identical new signage will be installed at both entrances. The signs will consist of flat rectangular metal panels with a metal number "3" welded to each panel. LED lights will be installed behind the numbers so they are backlit at night. The three rectangular panels will be mounted on metal trusses that are attached to the walls of the entrances through the mortar joints. Wiring for the light fixtures will run through the joints. On the southeast corner of the building, a projecting wall sign will be attached to the building between the fourth and sixth stories. This location was used historically for a projecting sign. The new sign will project out from the building at a 45-degree angle, similar to the historic projecting sign. The sign will consist of three rectangular metal panels on each side mounted to the metal truss, similar to the signs above the entrances, but slightly larger. The projecting sign truss will attach to the building through the mortar joints and wiring for the sign will also run through mortar joints. The existing decorative light fixtures will be retained on

the north and south walls. The light fixtures in the east entrance will be replaced with new exterior light fixtures mounted in the same locations. On the north, east, and south facade, small LED lights will be mounted to the brick wall above the second-story cornice. The lights will shine upward to highlight the building's architectural features. The fixtures will have painted finishes to blend in with the cream-colored brick. They will be mounted to the building through the mortar joints and the wiring will also run through the mortar joints.

Photographs

Photo 1
Description: South (left) and east (right) facades, looking northwest
View: Historic image taken ca. November 1913; from the Gordon and Ferguson Records, Minnesota Historical Society

Photo 2
Description: West facade, looking east
View: Historic image, no date; from the Gordon and Ferguson Records, Minnesota Historical Society

Photo 3
Description: South (left) and east (right) facades, looking northwest
View: A three-story projecting sign is visible on the southeast corner between the fifth and seventh floors, and a smaller projecting sign is above the entrance on the east facade; historic image taken ca. 1920; from the Gordon and Ferguson Records, Minnesota Historical Society

Photo 4
Description: Southeast corner of building, looking west
View: A three-story projecting sign is visible on the southeast corner between the fifth and seventh floors; historic image, no date; from the Gordon and Ferguson Records, Minnesota Historical Society

Photo 5
Description: North facade, looking southwest
View: General view of the north facade overlooking East Fifth Street

Photo 6
Description: North facade, looking southwest
View: Main entrance (center) and stairwell egress door (right) on the north facade

Photo 7
Description: East facade, looking northwest
View: General view of the east facade overlooking North Sibley Street

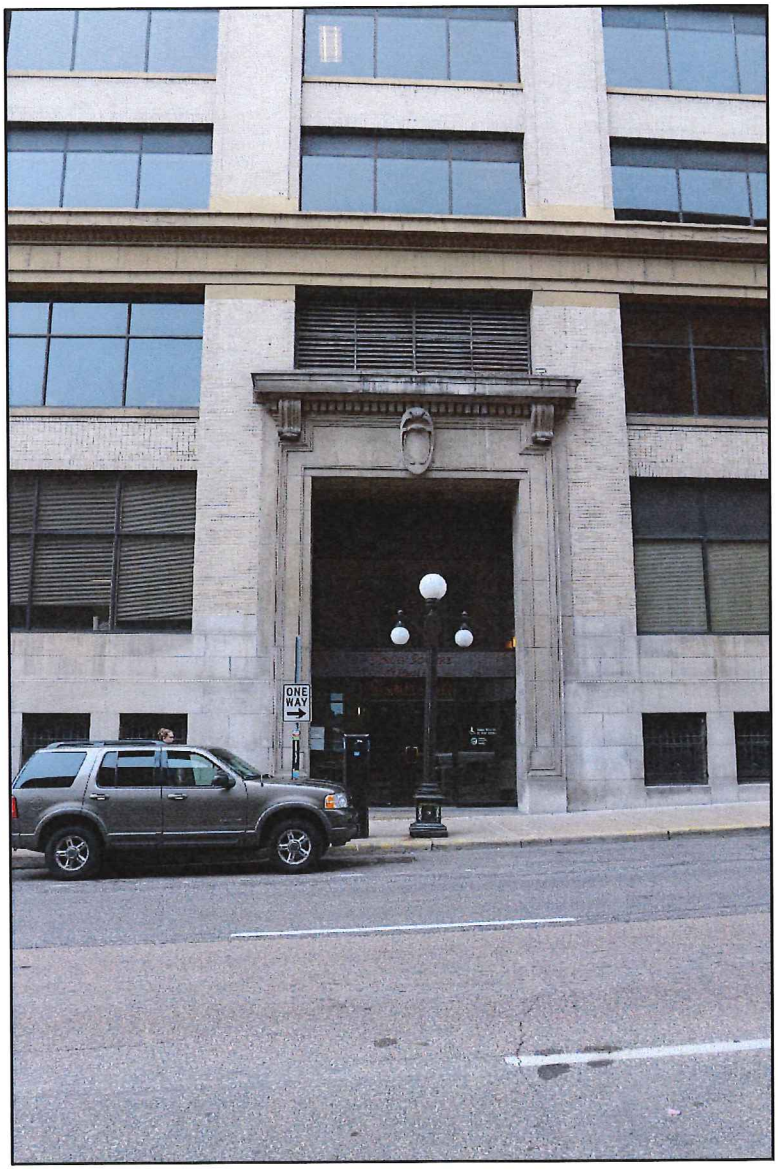


Photo 8
Description: East facade, looking west
View: Main entrance on the east facade

Photo 9
Description: East facade, looking southwest
View: Non-historic windows on the east facade, typical of the north, east, and south facades

Photo 10
Description: South facade, looking northwest
View: General view of the south facade overlooking East Fourth Street

Photo 11
Description: South facade, looking north
View: Garage door entrances and original windows on the ground floor of the south facade

Photo 12
Description: South and west facades, looking northeast
View: General view of the south facade and the skyway bridge that enters the south end of the west wall

Photo 13
Description: West facade, looking north
View: General view of the west facade and private alley

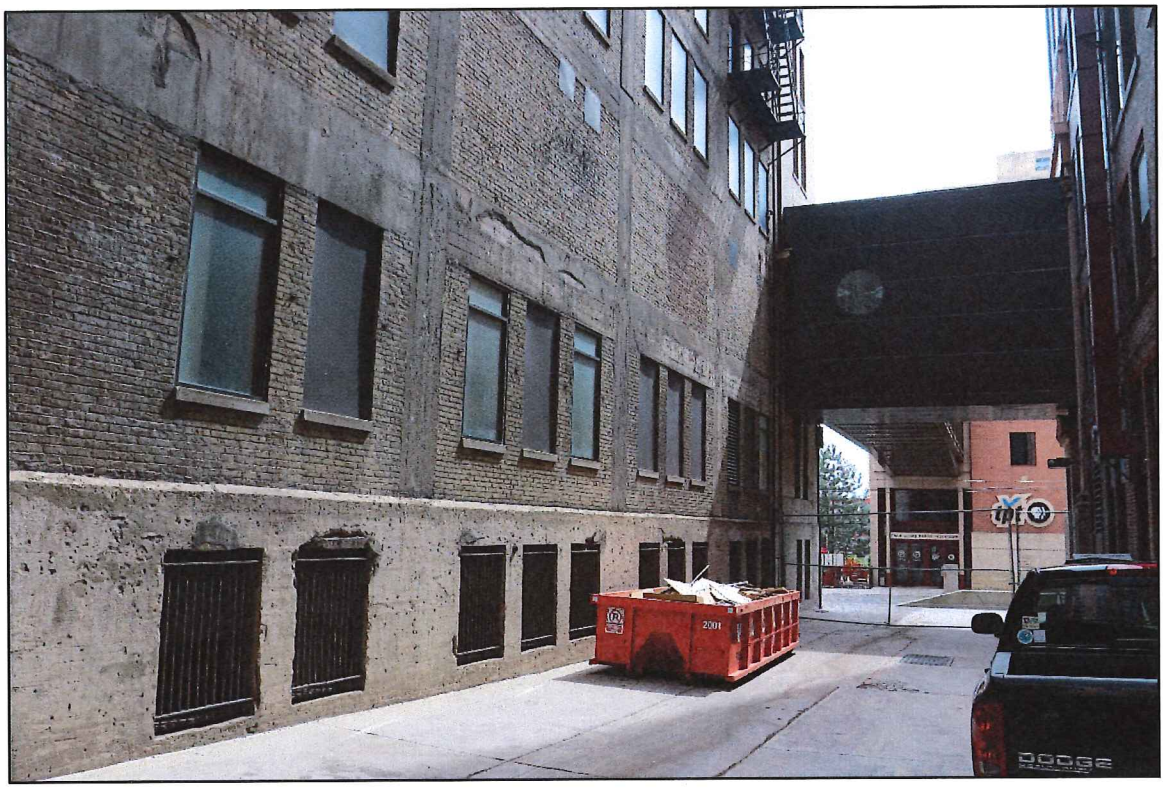


Photo 14
Description: West facade, looking south
View: Ground floor through the second story of the west facade near the south end

Photo 15
Description: West facade, looking south
View: Upper stories of the west facade near the south end

Photo 16
Description: West facade, looking east
View: First story on the west facade, near the middle of the facade; the concrete frame is spalling in areas

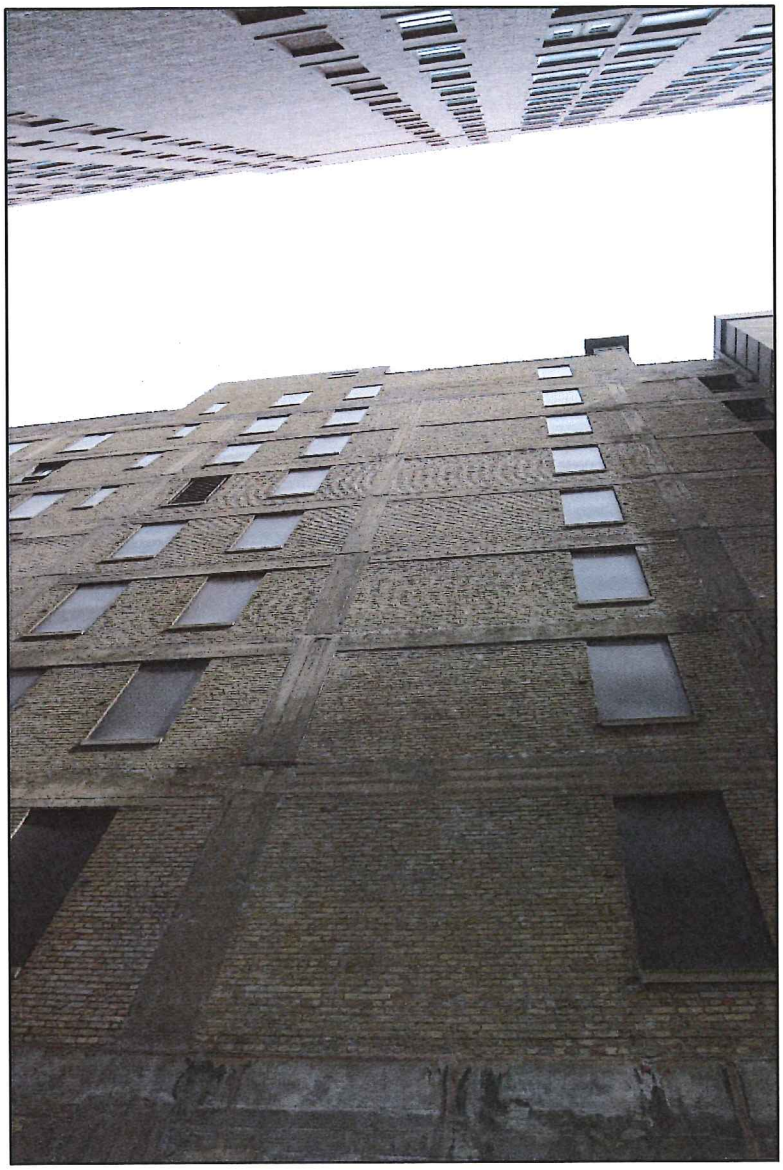


Photo 17
Description: West facade, looking east
View: Upper stories on the west facade, near the middle of the facade

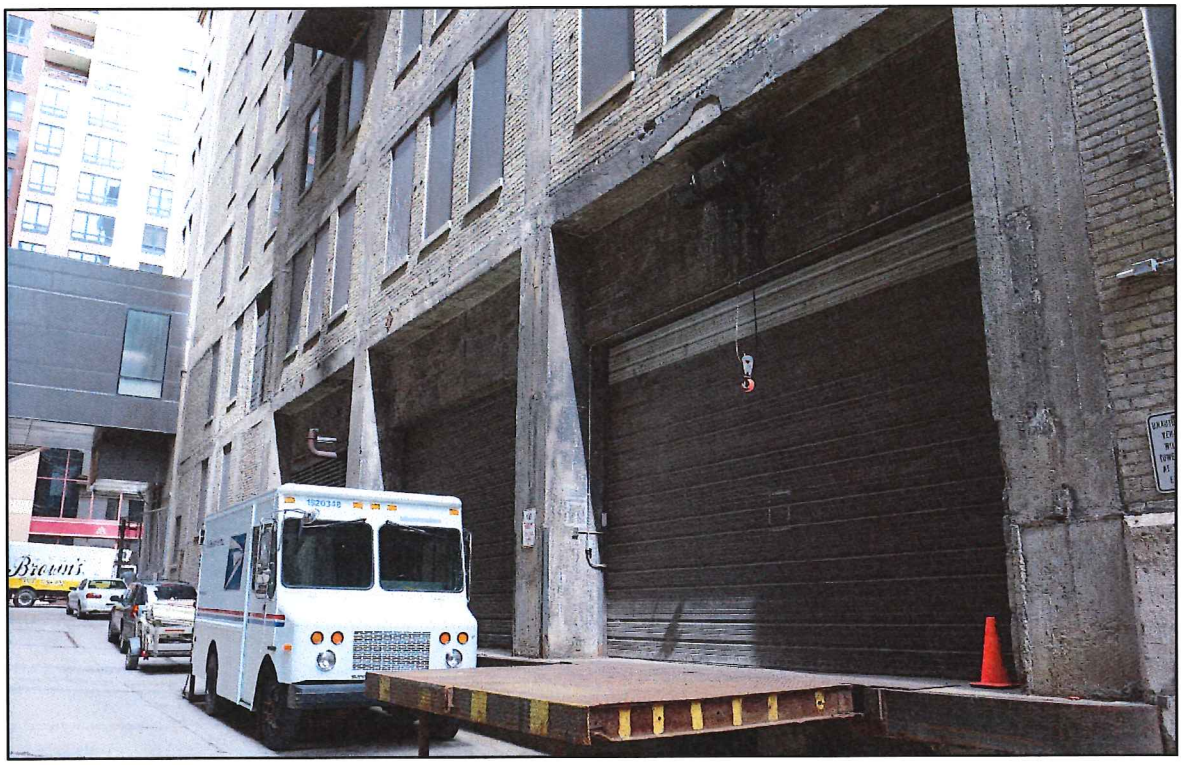


Photo 18
Description: West facade, looking northeast
View: Loading dock openings on the first story of the west facade

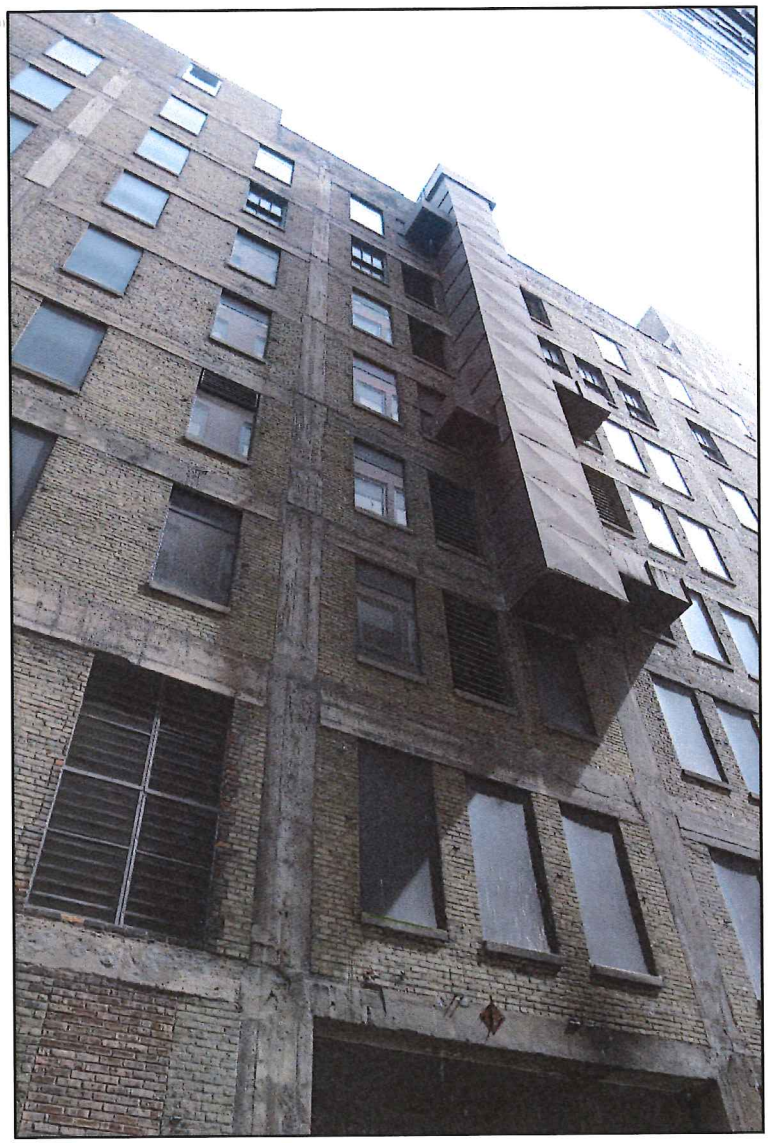


Photo 19
Description: West facade, looking east
View: Upper stories of the west facade; the variety of treatments in the window openings is typical of the entire wall

Photo 20
Description: West facade, looking east
View: Lower stories of the west facade near the north end

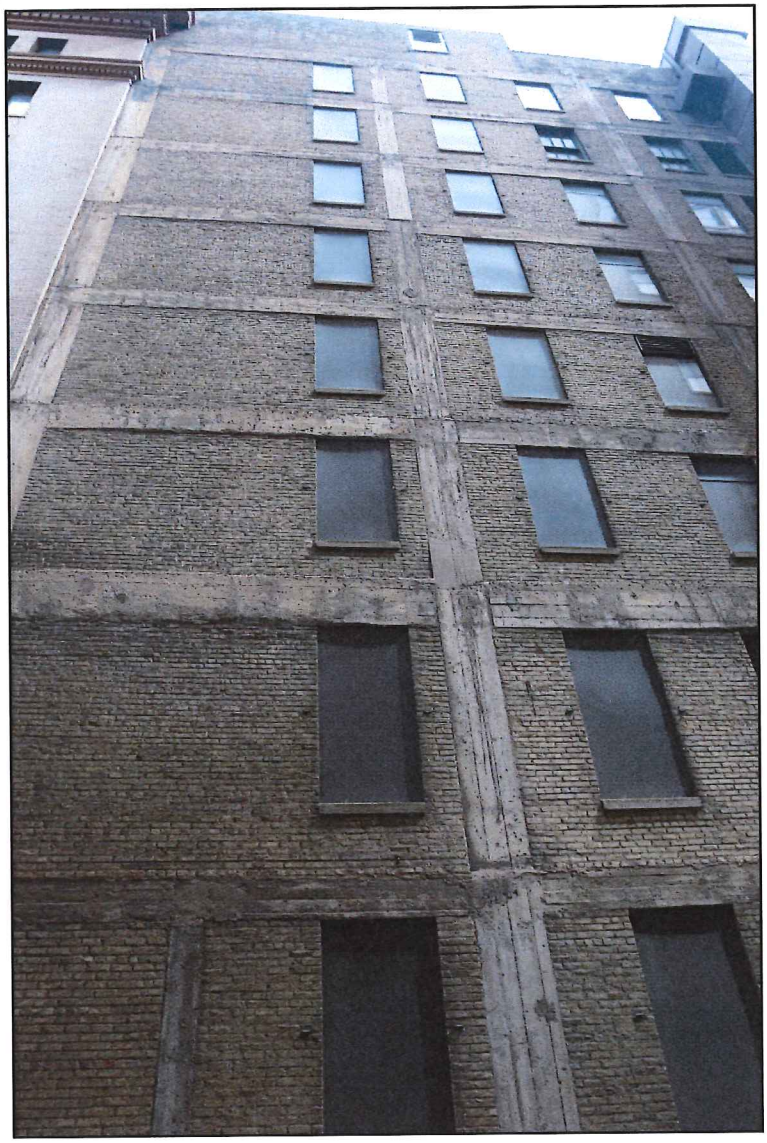


Photo 21
Description: West facade, looking east
View: Upper stories of the west facade near the north end

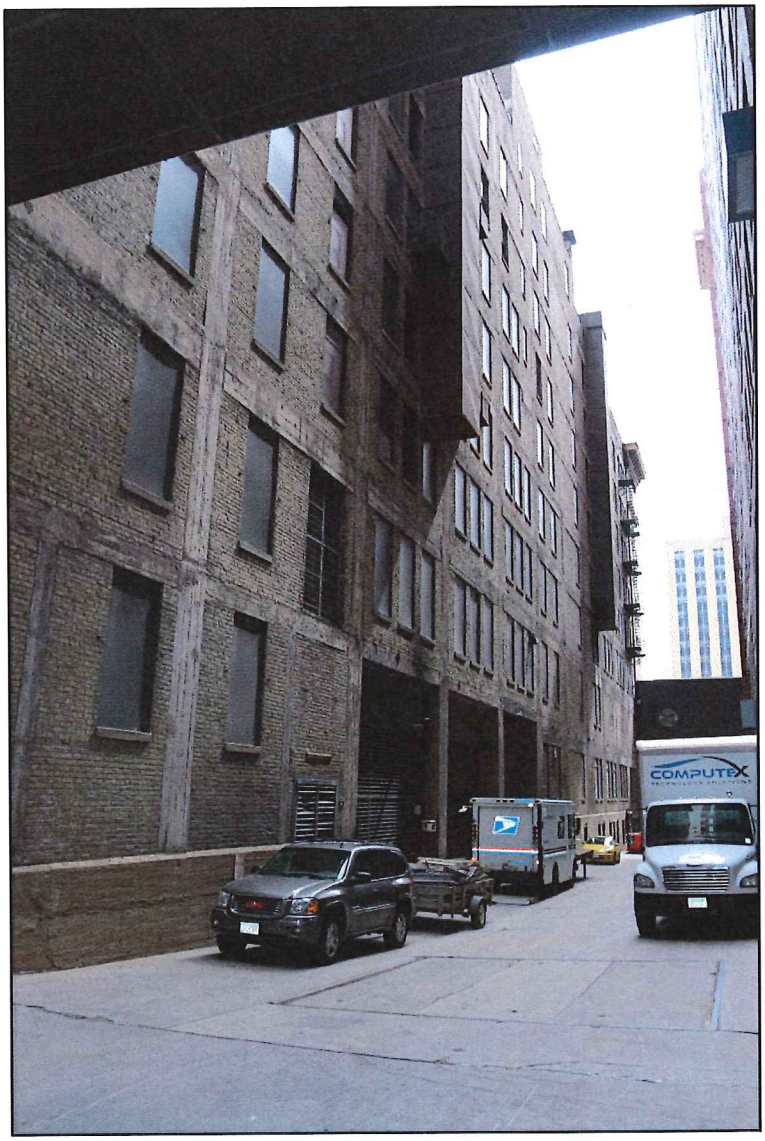


Photo 22
Description: West facade, looking southeast
View: General view of the west facade and private alley

Photo 23
Description: North facade, looking southeast
View: General view of the north facade and the skyway bridge that enters the north end of the west wall

Photo 24
Description: East facade, looking west
View: Historic wood-frame window on the ground floor with historic metal security bars

Photo 25
Description: East facade, looking west
View: Mechanical louver in a ground-floor window opening behind historic metal security bars

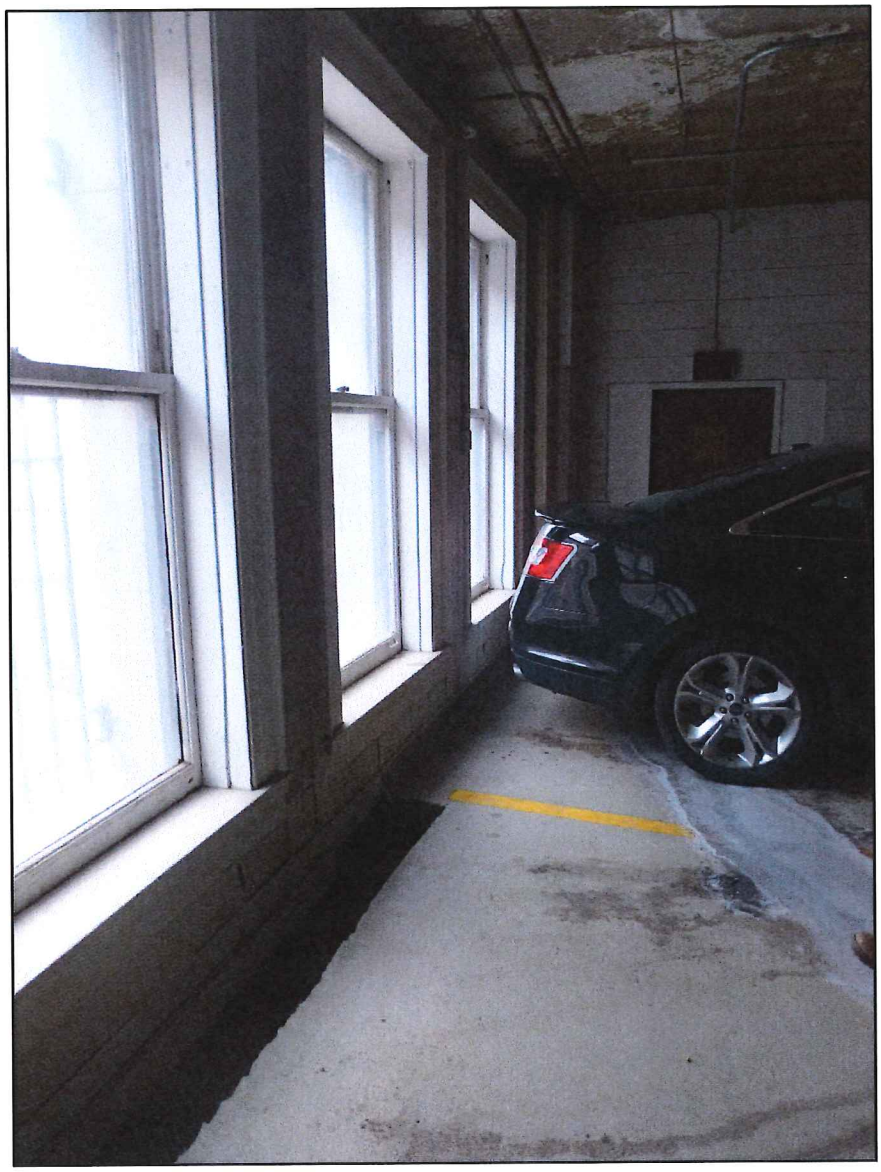


Photo 26
Description: East facade, looking southeast
View: Historic wood-frame window in the ground floor parking area

Photo 27
Description: South facade, looking northwest
View: Historic wood-frame window and non-historic door on the ground floor

Photo 28
Description: Entrance, ground floor, looking south
View: Historic wood-frame window and non-historic door on the ground floor off of the south facade

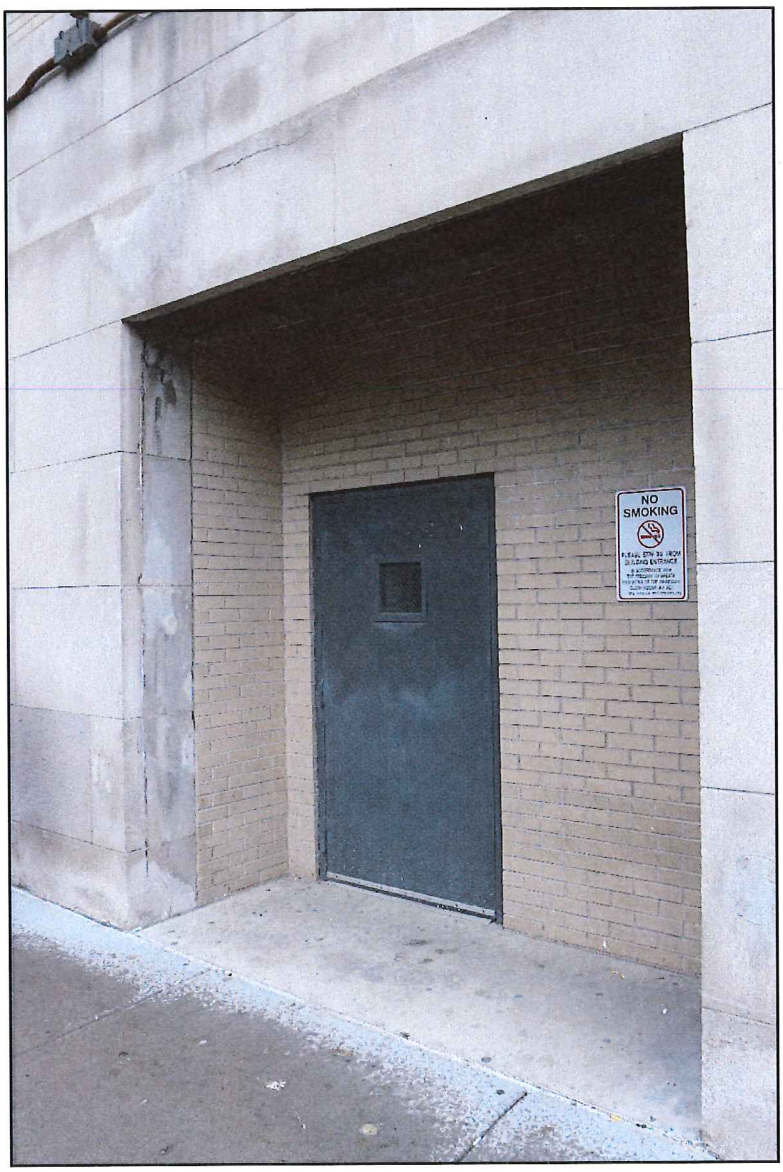


Photo 29
Description: South facade, looking northwest
View: Brick infill and a non-historic emergency egress door on the west end of the south facade

Photo 30
Description: East facade, looking west
View: Brick infill and a non-historic door system on the south end of the west facade

Photo 31
Description: Fifth floor, looking southwest
View: View of the non-historic windows; typical of single, non-historic window units on all floors

Photo 32
Description: Sixth floor, looking northeast
View: View of the non-historic windows; typical of single, non-historic window units on all floors

Photo 33
Description: Seventh floor, looking east
View: View of the non-historic windows; typical of grouped window units

Photo 34
Description: West facade, looking southwest
View: Historic steel window in the ground floor parking area with non-historic duct

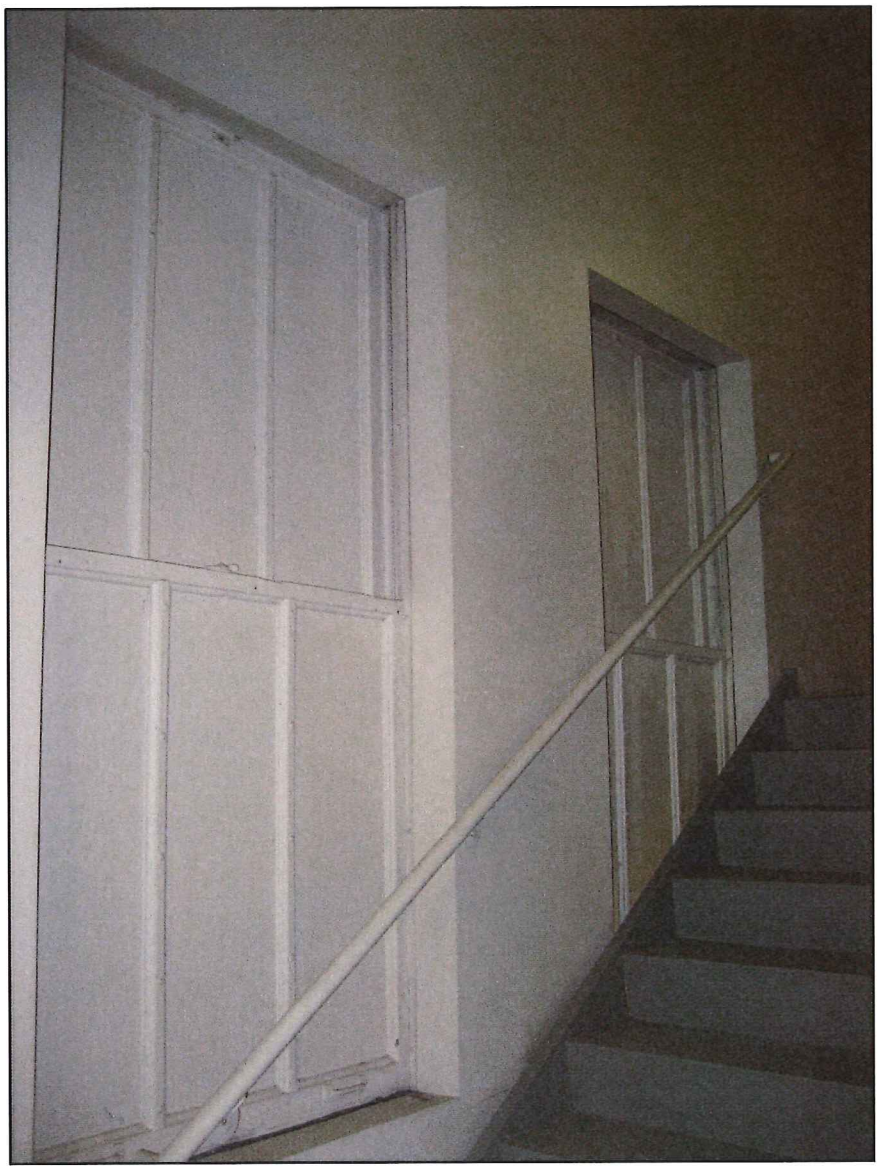


Photo 35
Description: West facade, looking northwest
View: Historic steel windows in Stair C on the third floor; the windows are covered on the exterior by solid panels

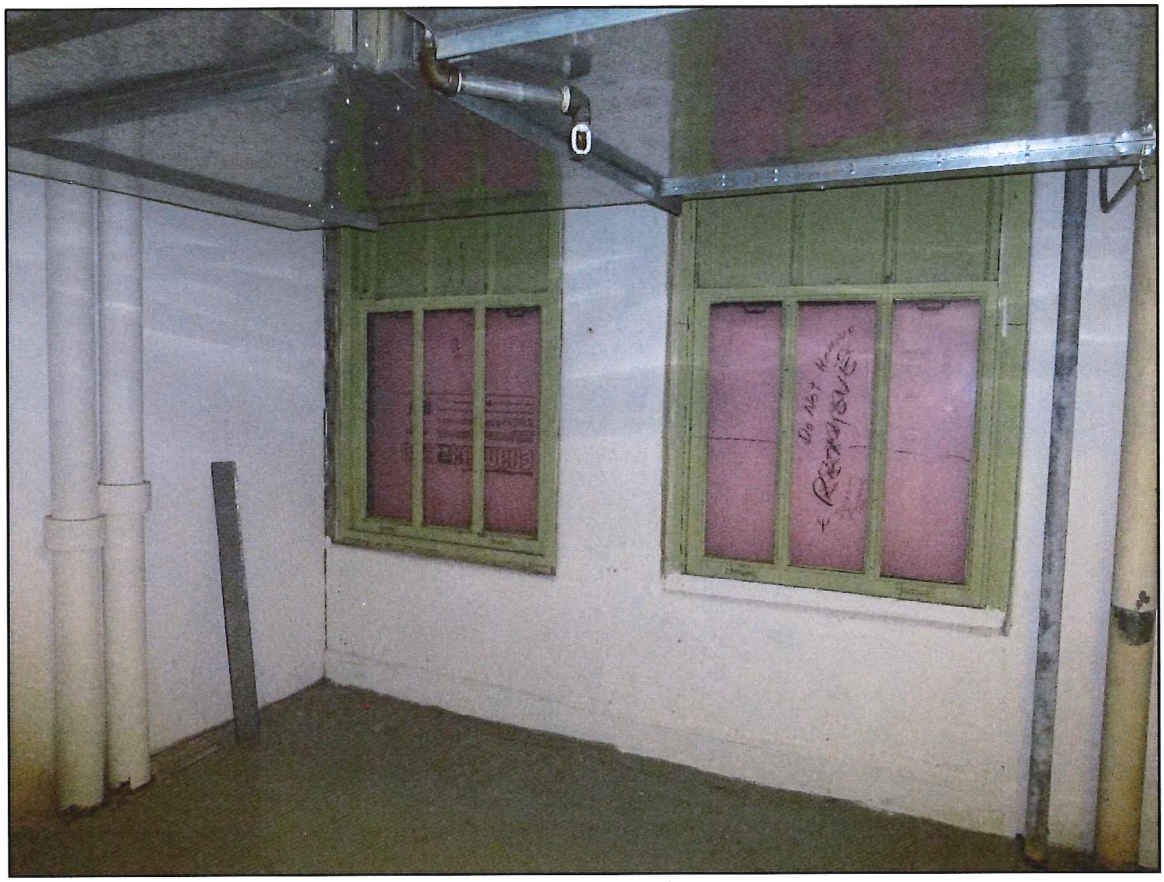


Photo 36
Description: West facade, looking west
View: Historic steel windows in a third floor mechanical room; insulation and panels cover the windows on the exterior

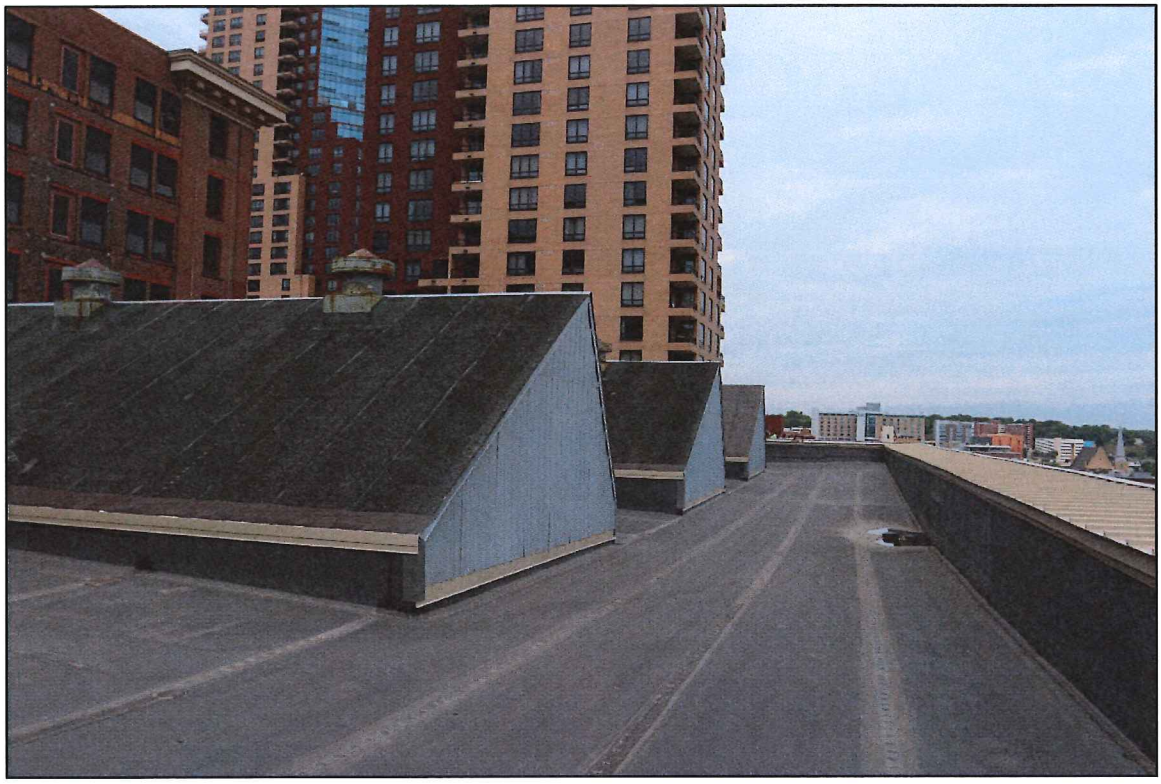


Photo 37
Description: Roof, looking north
View: General view of the roof; the historic skylights have been covered with non-historic materials

Photo 38
Description: Roof, looking west
View: Raised roof section between historic skylights

Photo 39
Description: Roof, looking south
View: General view of the roof; the historic skylights have been covered with non-historic materials

Photo 40
Description: Roof, looking west
View: Historic elevator penthouse with mechanical equipment

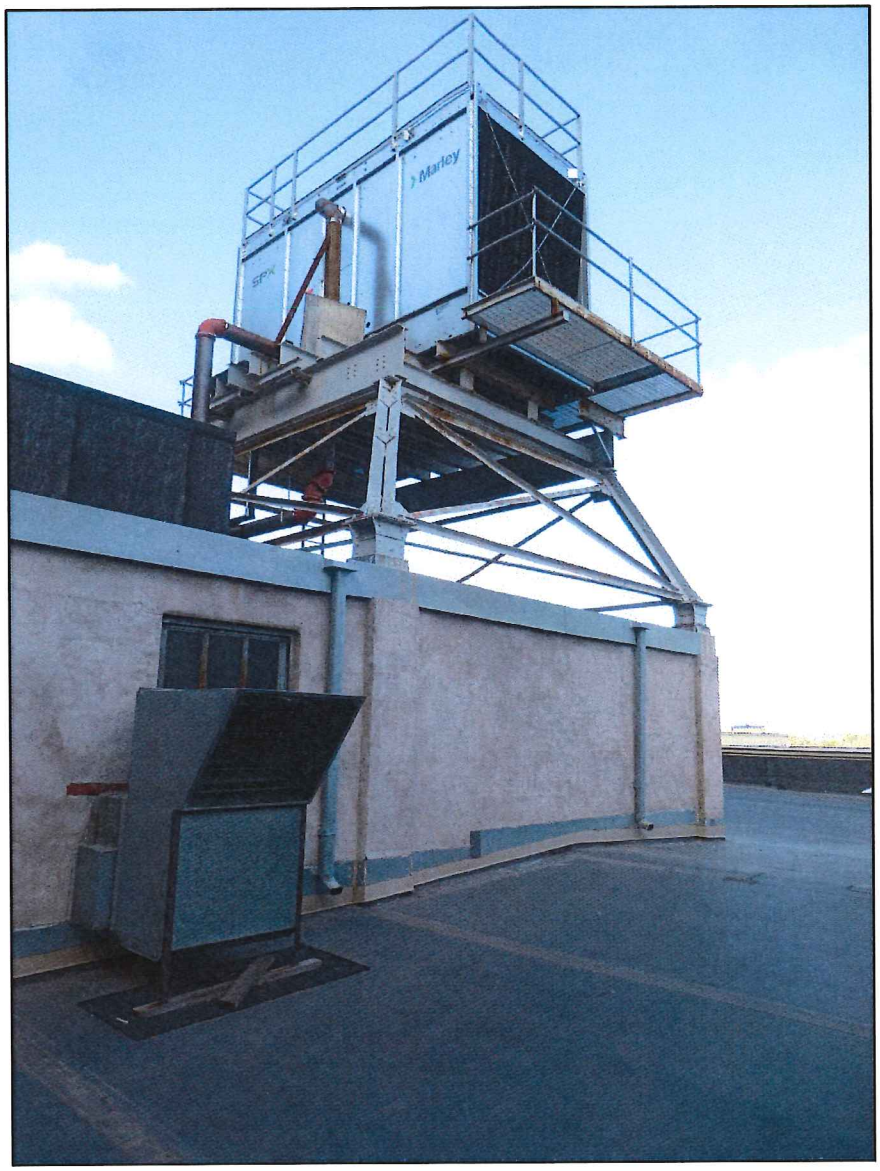


Photo 41
Description: Roof, looking northeast
View: South wall of historic elevator penthouse

Photo 42
Description: Roof, looking southwest
View: North wall of historic elevator penthouse with non-historic mechanical equipment in the foreground

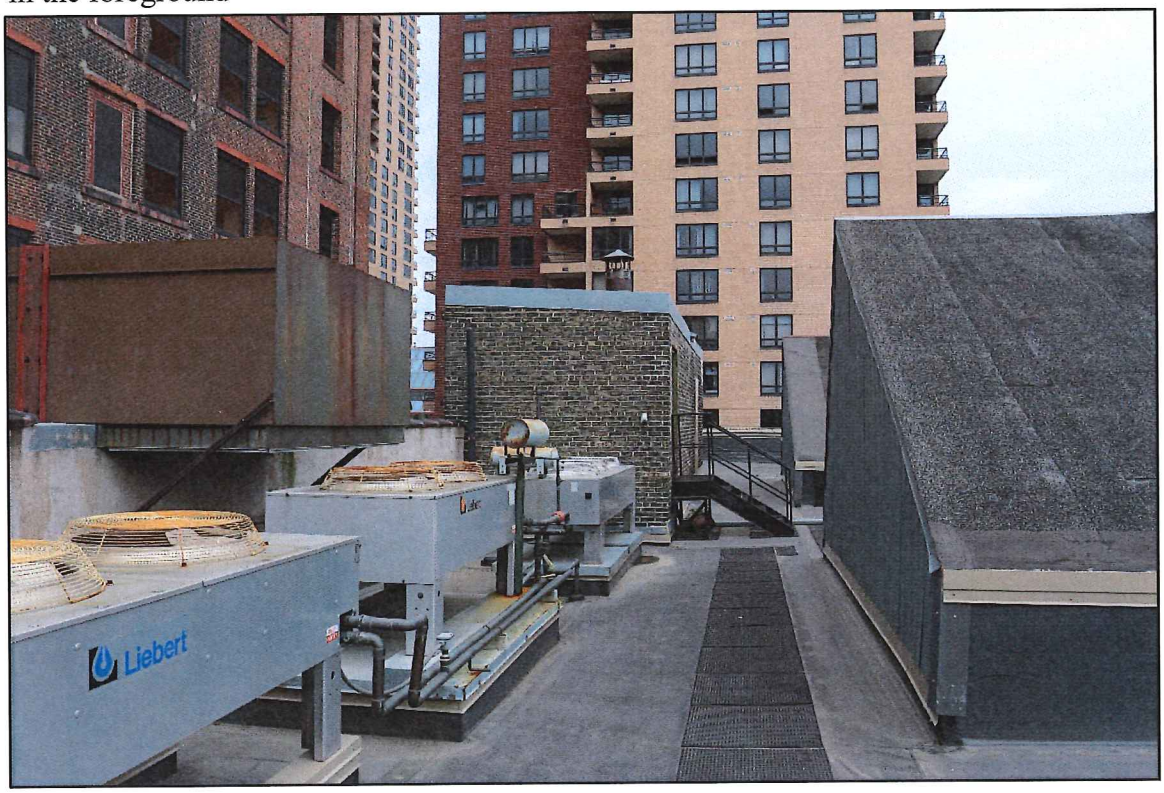


Photo 43
Description: Roof, looking northwest
View: Historic penthouse over the freight elevator and Staircase A with non-historic mechanical equipment in the foreground

Photo 44
Description: Skylight, looking east
View: View of the interior of a historic skylight

Photo 45
Description: Skylight, looking north
View: View of the interior of a historic skylight

Photo 46
Description: Skylight, looking west
View: View of the interior of a historic skylight; at least some of the framework appears to be not historic and was added to support suspended acoustic-tile ceilings

Historical Consultants

The Foster House
100 North First Street
Minneapolis MN 55401

612 338-1987 phone
612 338-2668 fax
www.hessroise.com

Hess Roise

July 24, 2015

Amy Spong
Historic Preservation Specialist
Department of Planning and Economic Development
City of Saint Paul
Heritage Preservation Commission
1400 City Hall Annex
25 West Fourth Street
Saint Paul, Minnesota 55102

Re: Gordon and Ferguson Building
190 East Fifth Street

Dear Amy:

Please find enclosed a Design Review Application for the renovation of the above property. We submit this on behalf of Ryan Sailer of Timberland Partners Inc., who represents the owner and developer of the proposed project, TP Sibley, LLC.

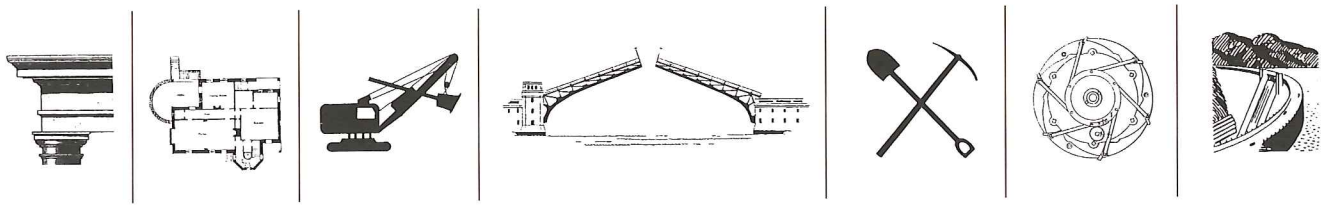
An attachment to the application form includes information on the work scope and photographs. Also included are three sets of half-size plans for city staff and fifteen sets of 11x17 plans for the Heritage Preservation Commission. The project is pursuing federal and state historic tax credits, and the Part 2 application for the project is currently being reviewed by the National Park Service.

We hope to be included on the agenda for the HPC meeting on August 27. Please let me know if you have any questions about the application or attachments.

Sincerely,

Elizabeth Gales

cc: Ryan Sailer, Timberland Partners Inc.
8000 Norman Center Drive, Suite 830, Bloomington, MN 55437



333 on the Park HUD #092-35794

333 Sibley Street
St Paul, MN 55101

ABBREVIATIONS

AC	AIR CONDITIONER
ACOUST	ACOUSTIC/ACOUSTICAL
ACP	ACOUSTIC CEILING PANEL
ACT	ACOUSTIC CEILING TILE
ADH	ADHESIVE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AVE	AVENUE
BD/BDS	BOARD/BOARDS
BFE	BOTTOM OF FOOTING
BITUM	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLVD	BOULEVARD
BM	BEAM/BENCH MARK
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BTWN	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CFB	CEMENT FIBER BOARD
CG	CORNER GUARD
CIP	CAST IRON PIPE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CMU	CONC. MASONRY UNIT
CNTR	COUNTER
CO	COMPANY
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITION
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORP	CORPORATION
CORR	CORRIDOR
CPT	CARPET
CR	CURTAIN ROD
CSK	COUNTERSINK
CT	CERAMIC TILE
CU FT	CUBIC FOOT
CU IN	CUBIC INCH
CU YD	CUBIC YARD
D	DRYER
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DPRF	DAMPPROOF
DR	DINING ROOM/DOOR
DS	DOWNSPOUT
DT	DRAPERY TRACK
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EIFS	EXT. INSUL FIN SYSTEM
EL	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATOR
ENGR	ENGINEER
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXC	EXCAVATE
EXH	EXHAUST
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F TO F	FACE TO FACE
FAB	FABRICATE
FD	FLOOR DRAIN
FDN	FOUNDATION
FEP	FINISHED END PANEL
FE	FIRE EXTINGUISHER
FF	FINISH FACE
FH	FIRE HOSE
FIG	FIGURE
FIN	FINISH/ FINISHED
FIX	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FM	FACE OF MASONRY
FOW	FACE OF WALL
FPRF	FIREPROOF
FR	FRAME
FRT	FREIGHT
FS	FACE OF STUD
FSH	FACE OF SHEATHING
FT	FOOT/FEET
FTG	FOOTING
FURN	FURNISHFURR FURRING
F.V.	FIELD VERIFIED
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GAR	GARAGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCTG	YPSUM CONC. TOPPING
GEN	GENERAL
GI	GALVANIZED IRON
GL	GLASS/GLAZING
GOVT	GOVERNMENT
GPBD	GYPSUM WALLBOARD
GPM	GALLON PER MINUTE
GR	GRADE
GRTG	GRATING
GS	GREASE SHIELD
GYP	GYPSUMGYP GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEADHDRL HANDRAIL
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HWY	HIGHWAY
ID	IDENTIFICATION/INSIDE DIA
IN	INCH
INCL	INCLUDE
INC	INCORPORATE
INFO	INFORMATION
INSUL	INSULATE/INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JCT	JUNCTION
JT	JOINT
JST	JOIST
KD	KNOCK DOWN
KIT/K	KITCHEN
L	LINEN
LAB	LABORATORY
LAD	LADDERLAMINATE
LAT	LATITUDE
LAV	LAVATORY
LBS/LBS	POUND/POUNDS
LBR	LUMBER
LD	LOAD
LDG	LOADING
LG	LENGTH
LH	LEFT HAND
LIB	LIBRARY
LIN	LINOLEUM
LNDY	LAUNDRY
LOA	LENGTH OVERALL
LONG	LONGITUDE
LR	LIVING ROOM
LT	LIGHT
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MEMO	MEMORANDUM
MEZZ	MEZZANINE
MFG	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMINIMUM
MIR	MIRMIRROR
MISC	MISCELLANEOUS
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR
MTL	METAL
MTD	MOUNTED
MULL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO/#	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
P&G	PITCH & GRAVEL
PASS	PASSENGER
PCF	POUNDS PER CUBIC FOOT
PED	PEDESTRIAN TRAFFIC COATING
PER	PERIMETER
PERF	PERFORATE
PERP	PERPENDICULAR
PIL	PILASTER
P LAM	PLASTIC LAMINATE
PL	PLATE
PLAS	PLASTER
PLMB	PLUMBING
PLYWD	PLYWOOD
PNEU	PNEUMATIC
POL	POLISHED
PORC	PORCELAIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT/POINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROP	PROPERTY
PUR	PURLINS
QR	QUARTER/QUARTER- ROUND
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
R&S	ROD & SHELF
RAD	RADIATION/RADIUS
RB	RESILIENT BASE
RC	RESILIENT CHANNEL
RCT	RUBBER COMPOSITION TILE
RD	ROAD/ROUND/ROOF DRAIN
RECP	RECEPTACLE
REC	RECESSED
REF	REFERENCE
REFRIG	REFRIGERATOR
REG	REGULAR/REGISTER
REINF	REINFORCE/REINFORCING
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
RH	ROBE HOOK/RIGHT HAND
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RS	REDUCER STRIP
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISH
S DISP	SOAP DISPENSER
SEC	SECOND
SECT	SECTION
SH	SHELF/SHINGLES
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHINGSID SIDING
SIM	SIMILAR
SLID	SLIDING
SM	SMOOTH (FINISH)
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SS	SERVICE SINK
SSA	SINGLE STRENGTH A
S STL	STAINLESS STEEL
ST	STREET
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRINGER
STXT	SPRAY TEXTURE
SUB FL	SUBFLOOR
SUSP	SUSPENDED
SV	SHEET VINYL
S4S	SURFACED FOUR SIDES
T	TREAD/TILE
T&G	TONGUE & GROOVE
TB	TOWEL BAR
TC	TOP OF CURB
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPERED
TERR	TERRAZZO
TEX	TEXTURE
TFE	TOP OF FOOTING ELEV
THRESH	THRESHOLD
THRU	THROUGH
TK BD	TACKBOARD
T.O	TOP OF - - -
TPH	TOILET PAPER HOLDER
TRANS	TRANSOM
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UL	UNDERWRITER'S LAB, INC
UNO	UNLESS NOTED OTHERWISE
VAN	VANITY
VB	VAPOR BARRIER/VINYL BASE
VEN	VENEER
VENT	VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VIN VINYL	
VWC	VINYL WALL COVERING
VCP	VITRIFIED CLAY PIPE
VCT	VINYL COMP TILE
W	WEST/WASHER
W/	WITH
WO	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WI	WROUGHT IRON
WIC	WALK IN CLOSET
WP	WATERPROOF
WR	WATER RESISTAN
WS	WEATHERSTRIP
WSCT	WAINSCOTING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

HATCH KEY

- EARTH
- GRANULAR FILL
- GYPSUM BOARD
- SAND
- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK/ MANUFACTURED STONE
- RIGID INSULATION OR FOAM/POURED IN PLACE INSUL
- STEEL
- ROUGH WOOD
- WOOD BLOCKING OR SHIM
- PLYWOOD
- BATT INSULATION (INSUL-10)
- WOOD
- STUD WALL
- QUARRY OR CERAMIC TILE

(These patterns are scaled for 1-1/2"= 1'-0"details)

SYMBOLS KEY

- EXTERIOR ELEVATION (A / D AXXX B / C)
- DETAIL (X / AXXX)
- SECTION (X / AXXX)
- INTERIOR ELEVATION (A / D AXXX B / C)
- ADDENDUM, CHANGE ORDER, PROPOSAL REQUEST, ARCHITECTS SUPPLEMENTAL INSTRUCTIONS (1)
- INTERIOR/EXTERIOR WALL TYPE, FLOOR-CEILING TYPE (X)
- ROOM NAME / NUMBER (Room name / 101)
- UNIT NUMBER / NAME DETAIL NUMBER (101 / Name / x 4xxx)
- DOOR NUMBER (1i)
- ELEVATION / WORK POINT
- NORTH ARROW
- HDCP SYMBOL
- BREAK LINE
- DETAIL CALLOUT (X / AXXX)
- CASEWORK TAG (W2430)
- PARKING TAG (1i)
- WINDOW TAG (1t)

General Notes to Bidders:

Per AIA A201 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are **complementary**, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

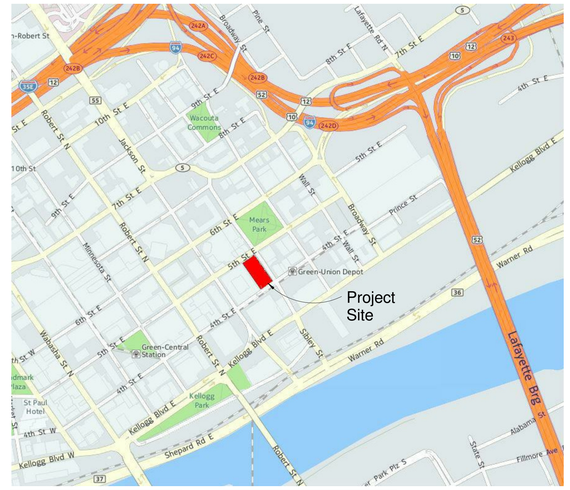
Per Supplementary instructions Specification Section 00 81 00

A. 1.2.4 - Precedence: In the event of inconsistencies among the documents, Architect will interpret them in accordance with the requirements specified herein and the overall intent of achieving a **finished,** code complying product throughout the buildings.

B. 1.2.5 - Where standard specifications, such as Fed. Spec, ANSI, ASTM, or other standards are referred to herein, if no date or edition is indicated, the latest or most recent edition at date of issue including all supplements, shall apply to this project.

Vicinity Map: Lowertown St. Paul, Minnesota

Vicinity Map: Lowertown St. Paul, Minnesota



Total Gross Area

Level	Area
Level 9	1,922 ft²
Level 8	28,409 ft²
Level 7	28,409 ft²
Level 6	28,409 ft²
Level 5	28,409 ft²
Level 4	28,409 ft²
Level 3	28,409 ft²
Level 2	15,714 ft²
Level 1	28,409 ft²
Level -1	28,409 ft²
Level -2	26,375 ft²
Grand total	271,285 ft²

Parking Schedule

Type	Count
Level -2	
Compact	4
Standard	25
Tandem	25
	54
Level -1	
ADA	3
Compact	2
Standard	30
Tandem	22
	57
	111

Residential Unit Mix

Name	Count	Unit Gross Area: Main Floor	Mezzanine	Total	Total Net Area	Bed Rooms	Bath Rooms	Den	Loft / Deck	ADA Type
Unit A1	6	891 ft²	0 ft²	891 ft²	821 ft²	1	1			
Unit A2	5	894 ft²	0 ft²	894 ft²	810 ft²	1	1			
Unit A3	5	1,030 ft²	0 ft²	1,030 ft²	946 ft²	1	1			
Unit A4	7	965 ft²	0 ft²	965 ft²	880 ft²	1	1			
Unit A5	1	965 ft²	0 ft²	965 ft²	880 ft²	1	1			Type A
Unit A6	1	894 ft²	0 ft²	894 ft²	810 ft²	1	1			
Unit B1	6	1,150 ft²	0 ft²	1,150 ft²	1,085 ft²	2	1			
Unit B2	5	1,072 ft²	0 ft²	1,072 ft²	975 ft²	1	1	1		
Unit B3	5	1,070 ft²	0 ft²	1,070 ft²	982 ft²	1	1	1		
Unit C1	7	1,728 ft²	0 ft²	1,728 ft²	1,561 ft²	2	2	1		
Unit C2	4	1,542 ft²	0 ft²	1,542 ft²	1,405 ft²	2	2			
Unit C3	6	1,464 ft²	0 ft²	1,464 ft²	1,326 ft²	2	2			
Unit C4	58	1,263 ft²	0 ft²	1,263 ft²	1,171 ft²	2	2			
Unit C5	1	1,542 ft²	0 ft²	1,542 ft²	1,405 ft²	2	2			Type A
Unit D1	1	1,728 ft²	592 ft²	2,320 ft²	2,000 ft²	3	2		1	
Unit D2	1	1,544 ft²	592 ft²	2,136 ft²	1,834 ft²	3	2		1	
Unit D3	1	1,544 ft²	592 ft²	2,136 ft²	1,822 ft²	3	2		1	
Unit D4	3	1,263 ft²	749 ft²	2,012 ft²	1,655 ft²	2	2		1	
Unit D5	1	1,071 ft²	592 ft²	1,663 ft²	1,425 ft²	2	2		1	
Unit D6	1	1,099 ft²	295 ft²	1,394 ft²	1,300 ft²	2	1		1	
Unit D7	1	1,066 ft²	295 ft²	1,361 ft²	1,205 ft²	1	1		1	
Unit D8	1	986 ft²	295 ft²	1,281 ft²	1,125 ft²	1	1		1	
Unit S1	5	599 ft²	0 ft²	599 ft²	543 ft²	0.5	1			
Unit S2	1	Not Enclosed				0.5	1			
Unit S3	1	599 ft²	0 ft²	599 ft²	543 ft²	0.5	1			Type A
Grand total: 134	134									

Drawing Index

Sheet Number	Sheet Name	Original Issue Date	Current Revision Date
A000	Cover Sheet		
C000	Survey	08/11/2014	
C100	Demolition and Utility Plan	01/29/2015	
A100	Code Plans		
A101	Code Plans		
A200	Demolition Plans - Garage Level		
A210	Demolition Plans - Levels 1 & 2		
A220	Demolition Plans - Levels 3 & 4		
A230	Demolition Plans - Levels 5 & 6		
A240	Demolition Plans - Levels 7 & 8		
A250	Demolition Plans - Penthouse Level		
A300	Floor Plan - Level -2		
A301	Floor Plan - Level -1		
A310	Floor Plan - Level 1		Date 2
A311	Reflected Ceiling Plan - Level 1		
A320	Floor Plan - Level 2		Date 2
A321	Reflected Ceiling Plan - Level 2		
A330	Floor Plan - Level 3		
A331	Reflected Ceiling Plan - Levels 3-7 Typical		
A340	Floor Plan - Level 4		
A350	Floor Plan - Level 5		
A360	Floor Plan - Level 6		
A370	Floor Plan - Level 7		
A380	Floor Plan - Level 8		
A381	Reflected Ceiling Plan - Level 8		
A385	Floor Plan - Level 8.5		
A386	Reflected Ceiling Plan - Level 8.5		
A390	Floor Plan - Level 9		
A391	Floor Plan - Roof		
A400	Enlarged Commons		
A401	Enlarged Commons		
A402	Enlarged Commons		
A403	Enlarged Commons		
A450	Unit Plans A1 and A2		
A451	Unit Plans A3 and A4		
A452	Unit Plans A5 and A6		
A453	Unit Plans B1 and B2		
A454	Unit Plans B3 and C1		

Drawing Index

Sheet Number	Sheet Name	Original Issue Date	Current Revision Date
A455	Unit Plans C2 and C3		
A456	Unit Plan C4 and C5		
A457	Unit Plans S1, S2 and S3		
A458	Unit Plan D1		
A459	Unit Plan D2		
A460	Unit Plan D3		
A461	Unit Plan D4		
A462	Unit Plan D5		
A463	Unit Plan D6		
A464	Unit Plan D7		
A465	Unit Plan D8		
A500	Exterior Elevations		
A501	Exterior Elevations		
A502	Exterior Elevations		
A503	Exterior Elevations		
A504	Penthouse Elevations		05/27/2015
A600	Building Sections		
A610	Vertical Circulation		
A611	Vertical Circulation		
A612	Vertical Circulation		
A613	Elevator Details		
A614	Stair Details		
A700	Room Finish Schedule		
A710	Interior Elevations		
A711	Interior Elevations		
A800	Construction Assemblies		
A801	Construction Assemblies		
A803	Fire Resistive Joints and Coatings		
A804	Penetration Fire Stop Systems		
A812	Window Elevations and Details		05/27/2015
A818	Interior Commons Details		
A830	Door Schedule		Date 2
A831	Door Details		
A835	Roof Details		
A840	Unit Details		
A841	Unit Details - Bathrooms		
A850	Millwork		
A851	Millwork		
A883	Signage		
A890	Signage		

Drawing Index

Sheet Number	Sheet Name	Original Issue Date	Current Revision Date
S001	Title Sheet		
S300	Foundation Plan		
S305	Level -1 Plan		
S310	Level 1 Framing Plan		
S320	Level 2 Framing Plan		
S330	Level 3 Framing Plan		
S340	Level 4 Framing Plan		
S350	Level 5 Framing Plan		
S360	Level 6 framing Plan		
S370	Level 7 Framing Plan		
S380	Level 8 Framing Plan		
S385	Level 8.5 Framing Plan		
S390	Level 9 / Penthouse Framing Plan		
S800	Sections and Details		
S801	Sections and Details		
M300	HVAC Plan Lower Parking		
M301	HVAC Plan Upper Parking		
M310	HVAC Piping Plan First Floor		
M311	HVAC Duct Plan First Floor		
M312	Exh. Duct Plan First Floor		
M313	Outside Air Duct Plan First Floor		
M320	HVAC Piping Plan Second Floor		
M321	HVAC Duct Plan Second Floor		
M322	Exh. Duct Plan Second Floor		
M323	Outside Air Duct Plan Second Floor		
M330	HVAC Plan Third Floor		
M340	HVAC Plan Fourth Floor w/ Dryers		
M350	HVAC Plan Fifth Floor w/ Bath Exh.		
M360	HVAC Plan Sixth Floor w/ Out. Air		
M370	HVAC Duct Plan Seventh Floor		
M380	HVAC Piping Plan Eighth Floor		
M382	Exhaust Duct Plan Eighth Floor		
M383	Outside Air Duct Plan Eighth Floor		
M385	Exh. Plan Eighth Floor Mezz.		
M390	HVAC Plan Ninth Floor / Roof		
M391	HVAC Plan - Roof		
M450	Unit Plans Tyoe A&B		
M451	Unit Plans Type C		

Drawing Index

Sheet Number	Sheet Name	Original Issue Date	Current Revision Date
M452	Unit Plans Type D		
M453	Unit Plans Type D		
M454	Unit Plans Type D		
M455	Unit Plans Type D&S		
M700	HVAC Risers		
M701	HVAC Risers		
M800	HVAC Schedules and Details		
P300	Plumbing Plan Lower Parking		
P301	Plumbing Plan Upper Parking		
P310	D.W.V. Piping Plan First Floor		
P311	Water Piping Plan First Floor		
P320	D.W.V. Plan Second Floor		
P321	Water Piping Plan Second Floor		
P330	Plbg. Plan Third-Sixth Floor		
P370	D.W.V. Plan Seventh Floor		
P371	Water Piping Plan Seventh Floor		
P380	D.W.V. Plan Eight Floor		
P381	Water Piping Plan Eight Floor		
P385	Plbg. Plan Eight Floor Mezz.		
P390	Plumbing Plan - Roof		
P450	Unit Plans Type A&B		
P451	Unit Plans Type C		
P452	Unit Plans Type D		
P453	Unit Plans Type D		
P454	Unit Plans Type D		
P455	Unit Plans Type D&S		
P700	Plumbing DWV Risers		
P701	Plumbing DWV Risers		
P702	Plumbing DWV Risers		
P703	Plumbing DWV Risers		
P704	Plumbing Water Risers Plbg Details		
E301	Level -1 Electrical Plan		
E302	Level -2 Electrical Plan		
E310	First Floor Electrical Plan		
E320	Second Floor Electrical Plan		
E330	Third Floor Electrical Plan		
E340	Fourth Floor Electrical Plan		
E350	Fifth Floor Electrical Plan		

Drawing Index

Sheet Number	Sheet Name	Original Issue Date	Current Revision Date
E360	Sixth Floor Electrical Plan		
E370	Seventh Floor Electrical Plan		
E380	Eighth Floor Electrical Plan		
E390	Ninth Floor Electrical Plan		
E391	Roof Electrical Plan		
E410	Enlarged Unit Electrical Plan		
E411	Enlarged Unit Electrical Plan		
E420	Enlarged Unit Electrical Plan		
E421	Enlarged Unit Electrical Plan		
E422	Enlarged Unit Electrical Plan		
E500	Electrical Symbols & Schedules		
E501	Electrical Symbols & Schedules		
E600	Electrical Feeder Schedule & Riser Diagram		
I300	Finish Plans - Level 1		
I301	Finish Plans - Level 2		
I302	Finish Plans - Penthouse		

HUD ID#:

Architect:

Owner:

Contractor:

Bonding Company:

Deferred Submittals

10 30 00 Fireplaces

14 24 00 Elevator

15 50 00 Fire Suppression

16 72 00 Fire Alarm System

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Minneapolis, MN 55429
tel: 763-843-0420

Mechanical / Plumbing:
Ken Kendle, P.E.
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Roseville, MN 55113
tel: 651-6333-3955

Electrical:
Leaf Mountain Design
901 Twelve Oaks Cntr Dr #915
Wayzata, MN 55391
tel: 952-300-2490

Historic Consultant:
Hess, Roise and Company
100 North First Street
Minneapolis, MN 55401
tel: 612-338-1987

General Contractor:
Frana Companies
633 Second Avenue South
Hopkins, Minnesota 55343
tel: 952-935-8600

Project: 333 on the Park HUD #092-35794 333 Sibley Street St Paul, MN 55101

Owner: TP Sibley, LLC Timberland Partners Inc. 8000 Norman Center Drive Suite 830

Project Number 1433

Date 6.1.2015

NOT FOR CONSTRUCTION

Date / Revision / Rev. No.

Cover Sheet

1" = 1'-0"

A000

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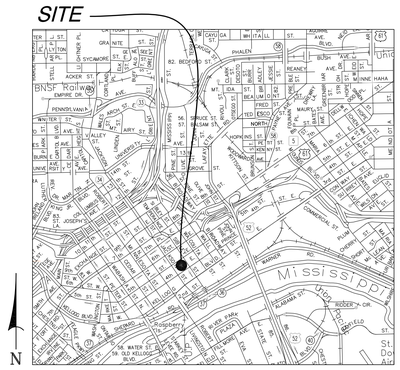
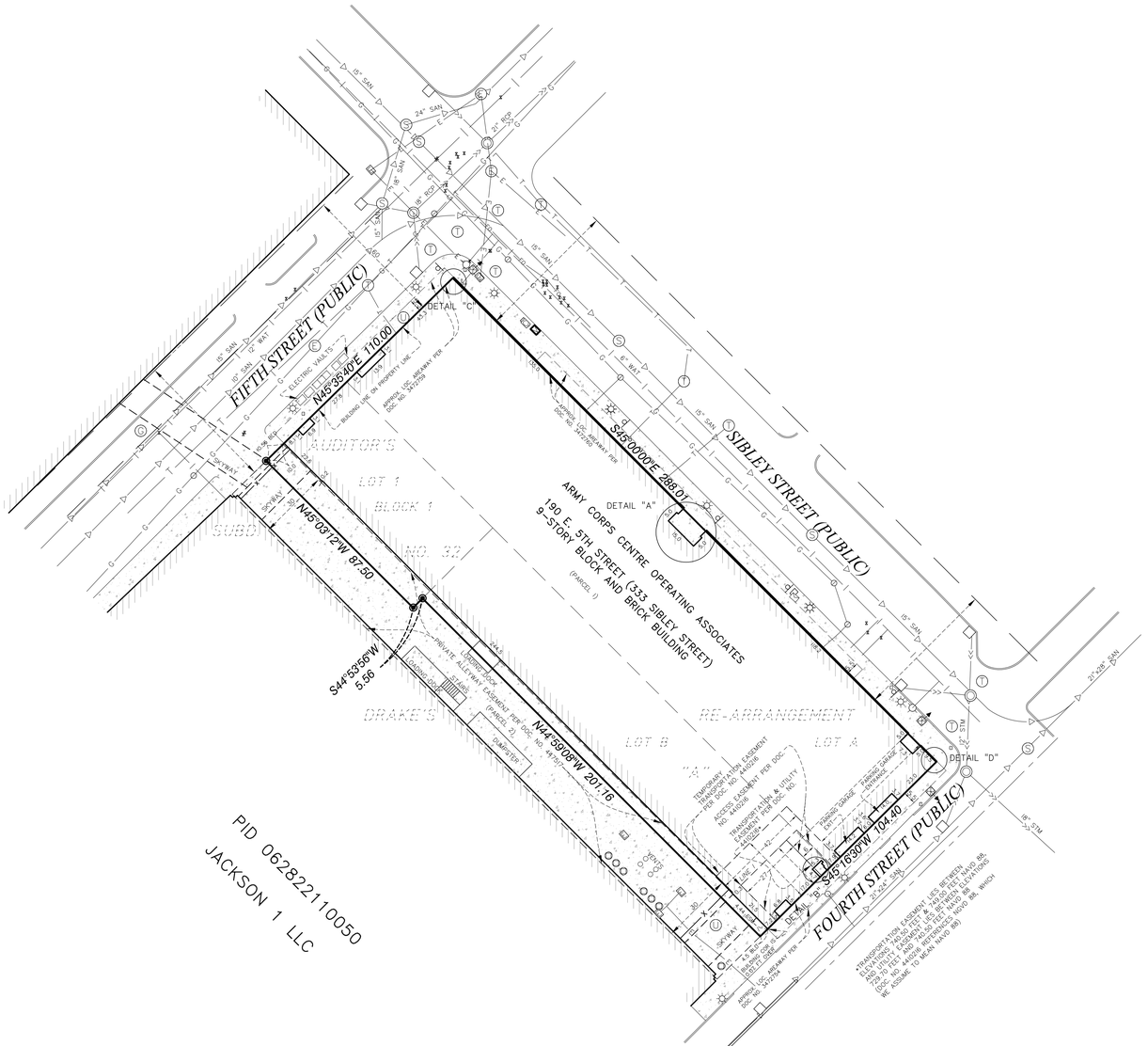
ZONING

Zoning information per zoning map from the City of St. Paul

Classification:	The property is located in the B4, Central Business zoning district and the Historic Preservation Lowertown district.
Setbacks:	Not Required.
Building Height:	No Limit.
Floor Area Ratio:	Maximum floor area ratio is 8.0 with an existing floor area ratio of 3.88.

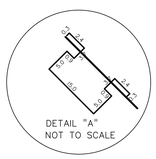


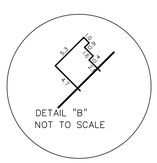
VICINITY MAP

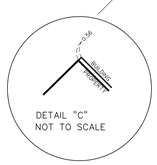


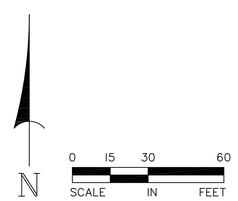
LEGEND

FOUND DRILL HOLE	GAS
HYDRANT	SANITARY SEWER
WATER VALVE	STORM SEWER
SANITARY MANHOLE	WATERMAIN
CATCH BASIN	UNDERGROUND ELECTRIC
ELECTRIC BOX	OVERHEAD UTILITY
LIGHT POLE	UNDERGROUND TELEPHONE
STORM MANHOLE	UNDERGROUND FIBER OPTIC
POWER POLE	FENCE
BOLLARD	
HAND HOLE	CONCRETE
GAS VALVE	
UNKNOWN MANHOLE	









PROPERTY DESCRIPTION

Parcel 1:
Lots "A" and "B", Drake's Re-arrangement "A", and Lot 1, Block 2, Auditor's Subdivision No. 32, Ramsey County, Minnesota.

Parcel 2:
Non-exclusive private alley easement as set forth in Agreement dated May 28, 1913, filed October 15, 1913, in Book 67 of Miscellaneous, page 345, as Document Number 447517, as amended by Amended Easement Agreement dated August 1, 1992, filed September 22, 1992, as Document Number 2674369, Office of County Recorder, Ramsey County, Minnesota.

CERTIFICATION

To Bridgewater Bank, TP Sibley, and First American Title:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11(b), 16, 17, 18, and19 of Table A thereof. The field work was completed on August 8th, 2014.

Date of Plat or Map: August 12, 2014

Dennis B. Olmstead, Professional Land Surveyor
Minnesota License No. 18425

Notes:

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-662594-MPLS, dated April 7, 2014.

2. The locations of underground utilities are depicted based on Gopher State One Call Ticket No. 130520493, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The area of the above described property is 30,579 square feet or 0.702 acres.

6. There are 56 regular parking stalls and 2 motorcycle stalls on the first floor and approximately 60 parking spaces on the lowest floor (no stalls - counted cars) for approximately 118 underground parking stalls.

7. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27123C0104G, dated June 4, 2010, the property lies within Zone X, an area determined to be outside the 500-year floodplain.

8. There was no observed evidence of earth moving work or building construction at the time of our field work.

9. Names of adjoining owners are depicted based on Ramsey County GIS.

10. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

11. No wetland delineation was provided and none were observed.

12. Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:

- ***Item 10*** references Agreement dated May 28, 1913, filed October 15, 1913, in Book 67 of Miscellaneous, page 345, as Document Number 447517, as amended by Amended Easement Agreement dated August 1, 1992, filed September 22, 1992, as Document Number 2674369, and the easements, terms, obligations, conditions and restrictions, including restrictions as to use of the appurtenant easement, as set forth therein. Said easement is depicted on the survey.
- ***Item 11*** references Terms, conditions and provisions of Encroachment Permit ENC 95-0060 filed March 6, 2002 as Document Number 3472754. Shown approximately.
- ***Item 12*** references Terms, conditions and provisions of Encroachment Permit ENC 95-0059 filed March 6, 2002 as Document Number 3472759. Shown approximately.
- ***Item 13*** references Terms, conditions and provisions of Encroachment Permit ENC 95-0058 filed March 6, 2002 as Document Number 3472760. Shown approximately.
- ***Item 14*** references Mortgage dated January 30, 2009, recorded February 5, 2009, as Document No. 4139023, from Army Corps Centre Operating Associates, Limited Partnership, a New Mexico limited partnership, to Wells Fargo Bank, National Association, a national banking association, securing the original principal amount of $9,337,500.00. Not survey related.

  Modified by Modification of mortgage dated June 23, 2011, recorded July 19, 2011 as Document No. 4288182. Not survey related.
- ***Item 15*** references Assignment of Rents dated January 30, 2009, recorded February 5, 2009, as Document No. 4139024, between Army Corps Centre Operating Associates, Limited Partnership, a New Mexico limited partnership, and Wells Fargo Bank, National Association. Not survey related.
- ***Item 16*** references Easements for transportation, access, and utility purposes together with other reserved rights in favor of the State of Minnesota as contained in Final Certificate recorded June 26, 2013 as Document No. 4410216. Said easements are depicted on survey.

13. Building footprint is depicted to second floor which cantilevers over first floor which is depicted as a dash line. Building ties and dimensions to property are measured to the second floor, except where noted.

ALLIANT ENGINEERING
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ALTA/ACSM LAND TITLE SURVEY

ARMY CORPS CENTRE OPERATING ASSOCIATES
190 E. 5TH STREET
ST. PAUL, MINNESOTA

DRAWN BY	DML, DPE
CHECKED BY	DBO
DATE ISSUED	08/11/14
SCALE	1"=30'
JOB NO.	140097
BOOK	1

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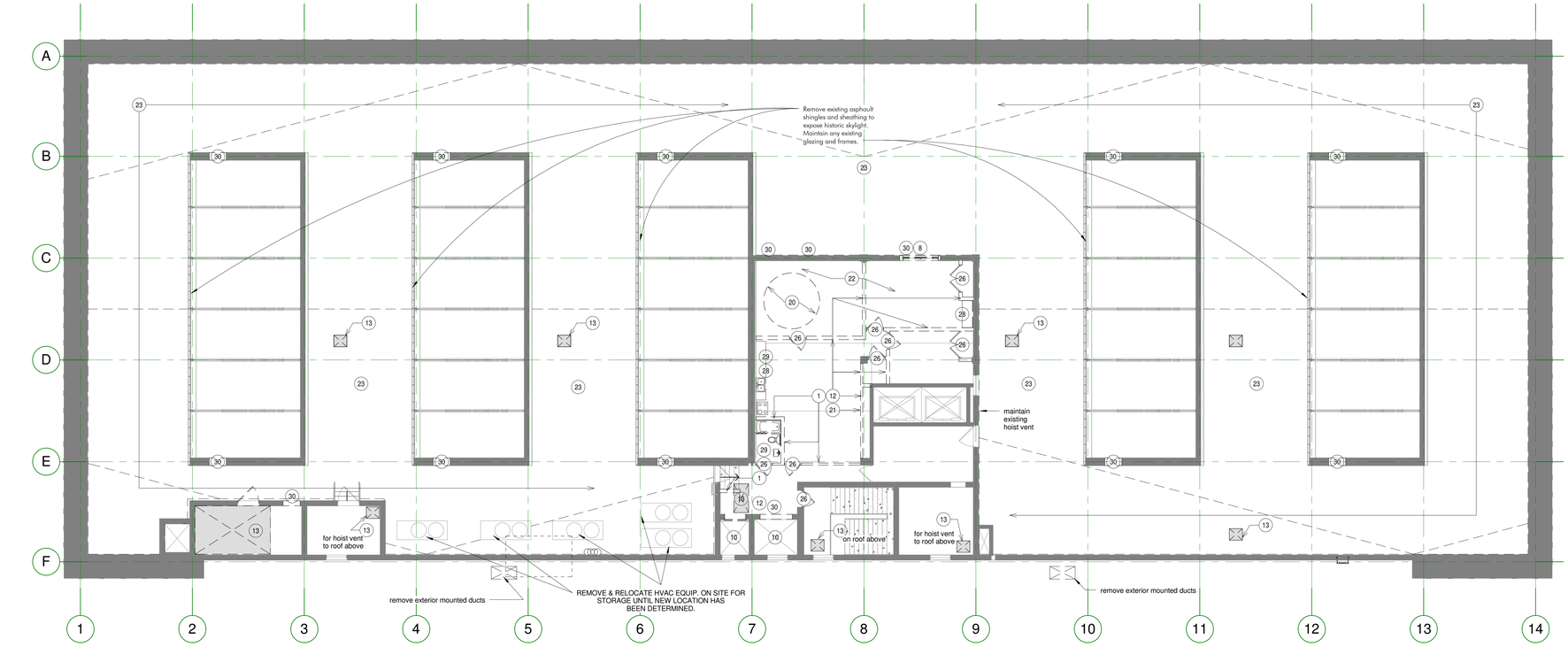

1 Roof Demolition Plan
3/32" = 1'-0"

DEMOLITION KEY:

- WALL TO REMAIN
- WALL TO BE REMOVED
- DOOR TO REMAIN
- DOOR, FRAME, AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
- DESIGNATED ITEM TO REMAIN
- DESIGNATED ITEM TO BE REMOVED

DEMOLITION GENERAL NOTES:

1. Contractor to schedule pre-demolition meeting on site with architect and structural engineer to discuss removal procedures for ramp and penetrations through floor slabs.
2. All abandoned mechanical, electrial and plumbing equipment including conduit, wiring, piping and supports are to be removed back to service entry points and replaced. See mechanical and electrical drawings for additional information.
3. See hazardous material report for extents of lead and asbestos abatement. Hazardous materials abatement by others to occur prior to any new construction.
4. Prepare all wall, ceiling, and column surfaces to remain to receive new finish. Including removal all electrical devices, conduit, anchors , piping, etc. Embedded anchor bolts 7' above finish floor or higher may be cut within 1" of existing surfaces, everything below 7' shall be ground flush with wall.
5. Any penetrating item through floor slabs to be removed shall be ground flush with existing floor but may protrude 1" below underside of floor slab. All abandoned floor penetrations are to be grouted solid to maintain 2 hour fire rating of floor slabs.
6. All surfaces exposed by demolition are to be repaired and prepared to accept new finishes.
7. All existing finishes / areas which are not scheduled for demolition are to be protected. If they are damaged the contractor will be responsible for restoring the damaged items to their original condition. See specifications for additional requirements.
8. Contractor is responsible for protection of floors, walls, and columns that are to remain.
9. If keynote circle is without an arrow, it relates to the entire room.
10. All dashed lines indicate items to be removed or salvaged under this contract, unless otherwise noted. See legend on this sheet.
11. All wall demolition refers to demolition from slab to deck unless otherwise noted.
12. Remove all evidence of demolished wall attachments to ceilings and columns. Patch and repair to match adjacent surfaces.
13. See mechanical plumbing plans for additional information on floor trenching demolition for under slab pipe in basement.
14. Patch existing floor slab at all locations where walls, equipment pads, pipe, or conduit are demolished.
15. Field verify locations of all floor penetrations to avoid existing concrete beams. notify architect of any discrepancies prior to cutting.
16. Demolition contractor to provide records of total amount of removed material and amount of material that was reused or recycled.

DEMOLITION PLAN KEYNOTES:

1. REMOVE EXISTING GYP. BOARD WALL ASSEMBLY INCLUDING, ALL STUDS, ANCHORS, ADHESIVES, ETC. WALL TO BE REMOVED TO APPROX. EXTENTS SHOWN ON PLAN FROM FLOOR TO STRUCTURE ABOVE.
2. REMOVE EXISTING MASONRY WALL ASSEMBLY (i.e. CONC. BLOCK OR BRICK / BLOCK - SEE PLAN) INCLUDING ALL ANCHORS, MORTAR, REBAR, INSULATON, TIES, ETC. WALL TO BE REMOVED TO APPROX. EXTENTS SHOWN ON PLAN FROM FLOOR TO STRUCTURE ABOVE.
3. REMOVE CONCRETE RAMP STRUCTURE INCLUDING ALL ANCHORS, REINFORCING, CMU BEARING WALLS, AND STEEL FRAME. PROVIDE TEMPORARY BRACING AS NEEDED TO PERMIT CONTROLLED REMOVAL OF RAMP.
4. REMOVE STEEL EQUIPMENT SUPPORTS INCLUDING ALL ANCHORS DOWN TO EXISTING FLOOR STRUCTURE.
5. REMOVE EXISTING ALUMINUM WINDOW FRAME INCLUDING ALL ANCHORS, GLAZING, AND BLOCKING DOWN TO MASONRY OPENING. NOTIFY THE ARCHITECT IF REMNANTS OF OLDER WINDOWS ARE PRESENT UNDER THE ALUMINUM WINDOW ASSEMBLY.
6. REMOVE STEEL WINDOW FRAME INCLUDING ALL ANCHORS, GLAZING, AND BLOCKING DOWN TO MASONRY OPENING. FRAMES MAY CONTAIN LEAD PAINT. DEMOLITION CONTRACTOR TO COORDINATE WITH ABATEMENT CONTRACTOR TO INSURE PROPER HANDELING AND DISPOSAL OF HAZARDOUS MATERIALS.
7. REMOVE METAL PANEL INFILL FROM HISTORIC WINDOW OPENING INCLUDING ALL FASTENERS AND SEALANTS DOWN TO HISTORIC STEEL WINDOW FRAMES. TAKE CARE TO PRESERVE EXISTING FRAMES AND GLAZING TO BE REFURBISHED.
8. REMOVE EXISTING WINDOW ASSEMBLY, STOREFRONT; INCLUDING HARDWARE, FRAME, ETC.
9. REMOVE COILING DOOR ASSEMBLY INCLUDING ALL ANCHORS, LINTELS, AND FLASHING. REMOVE INFILLING BRICK ABOVE DOOR TO UNDERSIDE OF CONCRETE BEAMS TO MATCH EXTENTS OF HISTORIC WINDOWS.
10. REMOVE EXISTING ELEVATORS INCLUDING CABS, DOORS, HOIST BEAMS, GUIDE RAILS, ANCHORS, CONTROLLER, MOTORS, PULLEYS, LADDERS, AND BUFFERS.
11. REMOVE STEEL FIRE ESCAPE ASSEMBLY INCLUDING ALL ANCHORS, BRACING, LEDGERS AND LADDERS.
12. REMOVE EXISTING FLOORING THROUGHOUT INDICATED SPACE OR TO APPROX. EXTENTS INDICATED. INCLUDING MORTAR, COVE BASE, ETC. DOWN TO EXISTING CONCRETE SLAB.
13. SAW CUT OPENING THROUGH CONCRETE FLOOR SLAB FOR SHAFT. LAYOUT UNIT PLANS TO VERIFY LOCATIONS ON SITE PRIOR TO ANY CUTTING.
14. REMOVE CONCRETE HOUSEKEEPING PAD FLUSH WITH FLOOR SLAB. PADS MAY NEED TO BE SCORED WITH SAWS BEFORE BREAKING BOND TO UNDERLYING STRUCTURE. TAKE EXTREME CARE TO AVOID DAMAGE TO UNDERLYING SLAB.
15. REMOVE CONCRETE STAIR INCLUDING ALL ANCHORS, RAILS AND STRINGERS DOWN TO CONCRETE STRUCTURE.
16. REMOVE CONCRETE FLOOR SLAB TO APPROX EXTENTS SHOWN. VERIFY EXTENTS WITH LOCATION OF NEW STRUCTURE.
17. REMOVE FURRING WALL FROM WINDOW SILL TO FLOOR SLAB; REMOVE FURRING WALL FROM WINDOW HEAD TO SLAB ABOVE.
18. REMOVE BASEBOARD HEATER, PIPING, AND OTHER ASSOCIATED EQUIPMENT.
19. REMOVE CHAINLINK FENCING, POSTS, & ANCHOR BOLTS FROM FLOOR SLAB TO CEILING ABOVE.
20. REMOVE WATER TANK, HOUSEKEEPING PAD, AND ASSOCIATED PIPING DOWN TO STRUCTRAL DECK.
21. SALVAGE EXISTING SAFE DOORS & FRAME FOR REUSE
22. SALVAGE EXISTING WOOD CEILING THROUGHOUT PENTHOUSE TO BE REUSED IN NEW DESIGN
23. REMOVE SLOPED WOOD ROOF STRUCTURE DOWN TO CONCRETE ROOF DECK.
24. REMOVE EXISTING BOILER, INCLUDING ALL PIPING, FLUES, AND SUPPORTS.
25. REMOVE CAST IRON SECURITY GRILL AT ALL WINDOWS IN BASEMENT.
26. REMOVE EXISTING DOOR ASSEMBLY INCLUDING HARDWARE, FRAME, HINGES. ETC.
27. REMOVE EXISITNG FUEL TANK, PIPING, AND ALL MECHANICAL CONNECTIONS
28. REMOVE EXISTING CASEWORK ASSEMBLY; INCLUDING COUNTERTOP, BACKSPLASH, , BASE, BACKING, ETC.
29. REMOVE EXISTING PLUMBING FIXTURES, TOILETS, SINKS, AND ACCESSORIES.
30. REMOVE EXISTING MASONRY WALL ASSEMBLY (i.e. CONC. BLOCK OR BRICK / BLOCK - SEE PLAN & ELEVATION) INCLUDING ALL ANCHORS, MORTAR, REBAR, INSULATION, TIES, ETC. WALL TO BE REMOVED TO APPROX. EXTENTS SHOWN ON PLAN & DEMO ELEVATIONS.
31. REMOVE EXISTING ELEVATOR FINISHES - FLOORING, WALL PANELS, CEILING PANELS/COVES, LIGHTING - PREP FOR NEW FINISHES

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HUD #092-35794
333 Sibley Street
St Paul, MN 55101

Owner:
TP Sibley, LLC
Timberland Partners Inc.
8000 Norman Center Drive
Suite 830

Project Number 1433

Date 6.1.2015

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Rev. No. | Revision | Date

Demolition Plans - Penthouse Level
As indicated
A250

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FLOOR PLAN GENERAL NOTES

1. NOTE: EXISTING COLUMN GRID VARIES FROM FLOOR TO FLOOR. GRID DIMENSIONS SHOWN SHOULD BE VERIFIED BEFORE ANY CUTTING OR CORE DRILLING TO INSURE PROPER ALIGNMENT BETWEEN FLOORS.

2. ALL DIMENSIONS AT INTERIOR WALLS ARE TAKEN AT THE CENTER OF FRAMING OR FACE OF MASONRY UNLESS OTHERWISE NOTED.

3. SEE SHEET A800/801 FOR WALL, FLOOR AND CEILING TYPES

4. INSTALL MOISTURE AND MOLD RESISTANT GYPSUM BOARD FULL HEIGHT OF ALL WET WALLS INCLUDING BATHROOMS, LAUNDRY AND KITCHEN PLUMBING WALLS.

5. PROVIDE CONTROL JOINTS AT ALL CONTINUOUS RUNS OF GYPSUM BOARD OVER 30'.

6. SEE A700 FOR BUILDING ROOM & FINISH SCHEDULE.

7. ELECTRICAL APPURTENANCES TO BE MOUNTED FROM 15" - 48" AFF. SEE DETAIL 17/A840

8. ALL WINDOWS WITHIN 24" OF DOOR JAMBS SHALL BE TEMPERED.

9. GROUT ALL EXPOSED PENETRATIONS THROUGH EXISITNG SLABS SOLID TO MAINTAIN 2 HOUR RATING.

10. F.E. @ CORRIDORS SEE A840 FOR FIRE EXTINGUISHER DETAILS. LOCATE F.E. 150' O.C. EACH FLOOR, MAX.

11. NEW WALLS TO EXTEND FROM FLOOR TO UNDERSIDE OF SLAB OR BEAM ABOVE UNLESS NOTED OTHERWISE. TYPICAL HEIGHTS 12'-0"

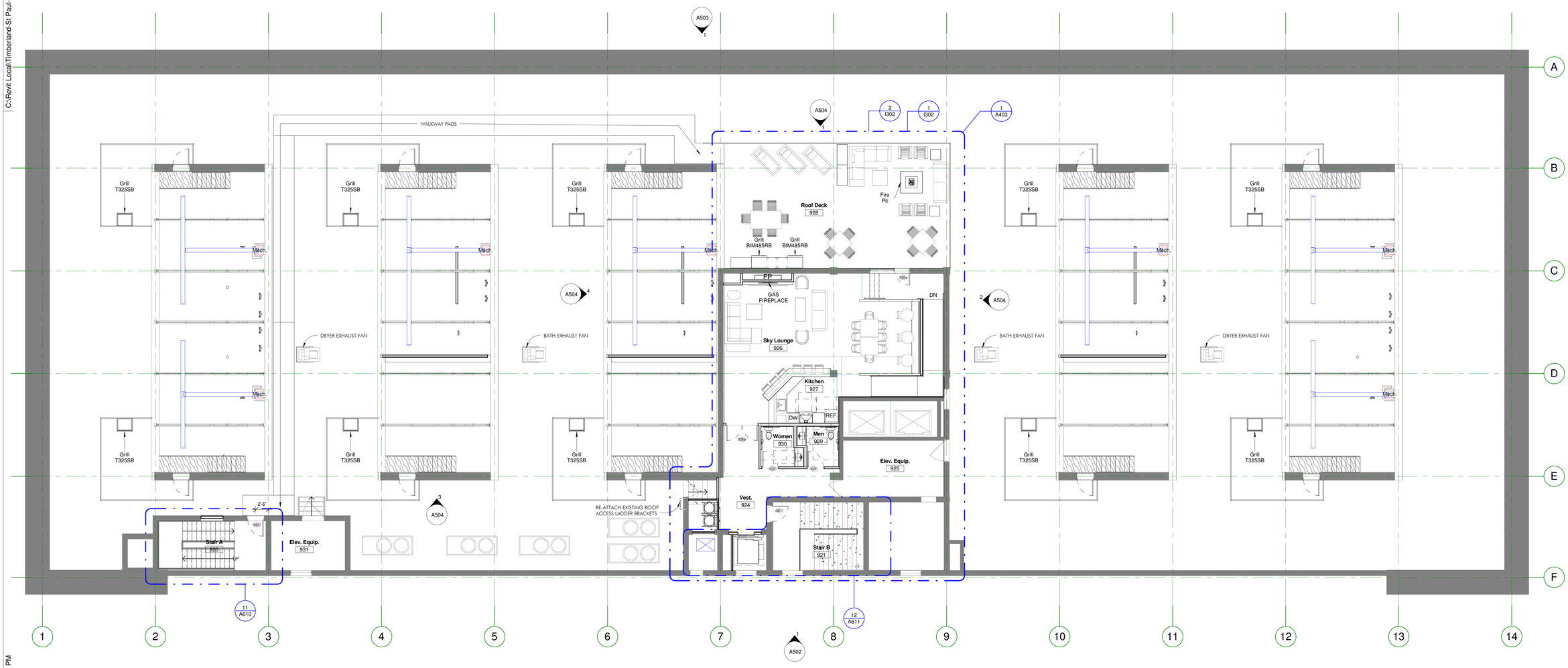
12. INTERSECTIONS OF SHAFT, CORRIDOR AND PARTY WALLS WITH EXISTING CONSTRUCTION SHALL BE SEALED AGAINST THE PASSAGE OF FIRE AND SMOKE WITH FIRE CAULK OR OTHER APPROVED METHODS.

13. INSTALL CABINET PULLS AT ALL COMMON AREA CABINETRY, AND AT ALL UNIT KITCHEN AND BATH CABINETS

14. ALL SUBCONTRACTORS MUST CAREFULLY REVIEW ALL MEP DWGS & NOTES FOR AREAS OF DISTURBANCE THAT NEED REPAIR. COORDINATE ALL WORK WITH PLUMBING, HVAC AND ELECTRICAL SUBCONTRACTORS.

15. MAINTAIN AND REPAIR ALL FIRE RATED CONSTRUCTION TO REMAIN- FIRE CAULK ALL PENETRATIONS THROUGH NEW OR EXISTING FIRE RATED CONSTRUCTION.

16. = PATCH STRUCTURE, TYPICAL



1 Level 9
1/8" = 1'-0"

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Project:
333 on the Park
HUD #092-35794
333 Sibley Street
St Paul, MN 55101

Owner:
TP Sibley, LLC
Timberland Partners Inc.
8000 Norman Center Drive
Suite 830

Project Number 1433

Date 6.1.2015

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Rev. No. | Revision | Date

Floor Plan - Level 9

1/8" = 1'-0"

A390

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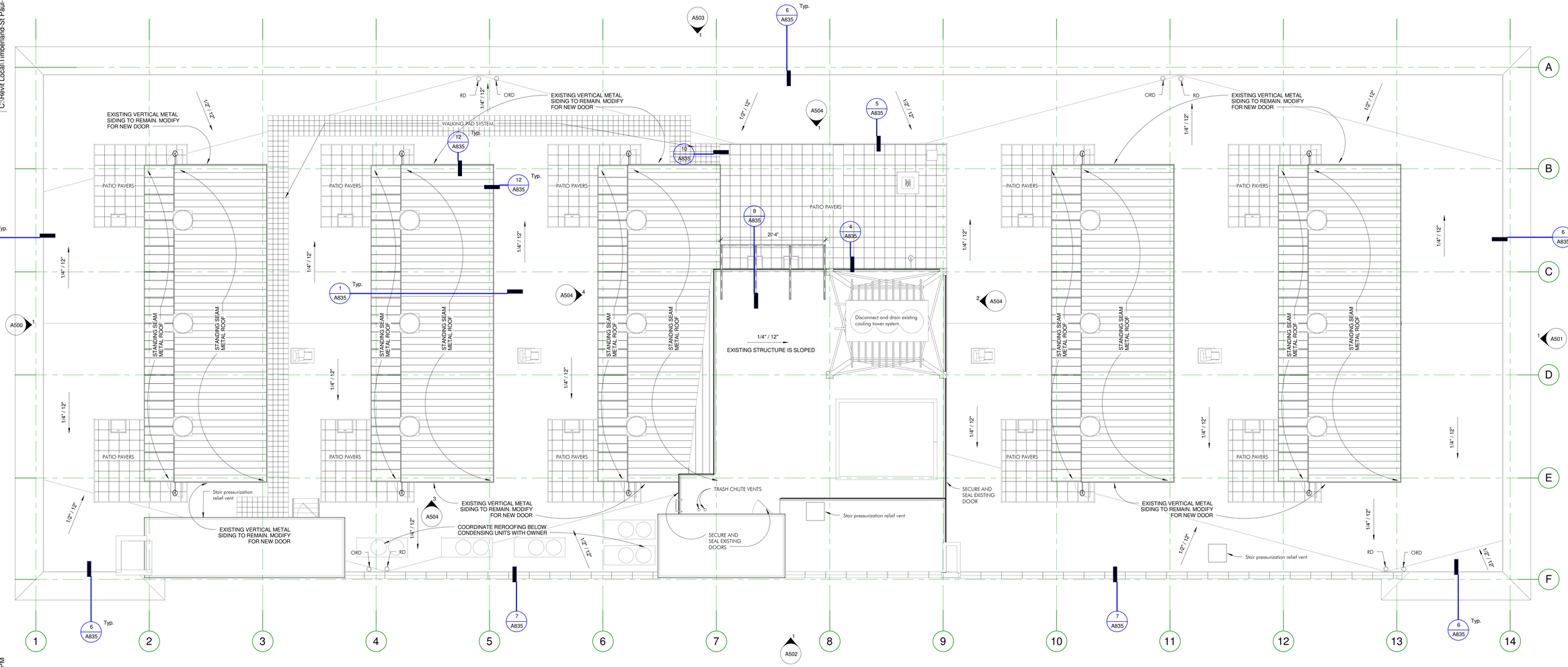

1 Roof Plan
1/8" = 1'-0"

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Date	6.1.2015

NOT FOR CONSTRUCTION

Date
Revision
Rev. No.

Floor Plan - Roof

1/8" = 1'-0"

A391

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EXTERIOR RESTORATION GENERAL NOTES:

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EXTERIOR RESTORATION KEY NOTES:

3.1 REPAIR SPALLED AREAS OF STRUCTURAL CONCRETE FRAME. SEE STRUCTURAL SPECIFICATIONS
4.1 REPOINT MORTAR TO MATCH EXISTING IN COLOR, SIZE, TEXTURE, AND TOOLING.
4.4 REPLACE MISSING TERRA-COTTA PARAPET COPING, TYP. SALVAGE COPING STORED IN PENTHOUSE.
4.5 REMOVE LADDER. PATCH AND REPAIR BRICK AND MORTAR AT ATTACHMENT POINTS.
8.1 EXISTING STEEL WINDOW TO REMAIN. GLAZING TO BE REPLACED WITH 1/4" CLEAR GLASS. SASH AND FRAMES TO BE STRIPPED AND REPAINTED. REPAIR ANY DAMAGED PORTIONS OF SASH AND FRAME. INSTALL NEW WEATHER STRIPPING, HARDWARE AND SEALS. SEE SECTION 08 53 00
8.3 EXISTING LOUVER TO BE REPLACED WITH NEW SINGLE HUNG ALUMINUM WINDOW. FRAME, SASH AND MULLION PROFILES AND SIGHTLINES TO MATCH REMAINING HISTORIC STEEL WINDOWS. SEE DETAILS AND SECTION 08 57 00.
8.4 EXISTING ALUMINUM STOREFONT TO REMAIN. REPLACE SPANDREL GLAZING AND LOUVERS INDICATED BY AN "X" ON ELEVATIONS WITH CLEAR LOW-E INSULATED PANELS TO MATCH ADJACENT GLAZING.
8.5 INSTALL NEW INSULATED FIBERGLASS SANDWICH PANEL SKYLIGHT SYSTEM OVER EXISTING STEEL FRAMES.
9.2 REPAINT EXISTING DOOR, WINDOW, LOUVER, OR STOREFRONT SYSTEM, INCLUDING ANY EXISTING SECURITY BARS, HARWARE, ETC.
10.1 REMOVE EXISTING BUILDING SIGNAGE AND NUMBERS. PATCH AND REPAIR AT MOUNTING LOCATIONS.
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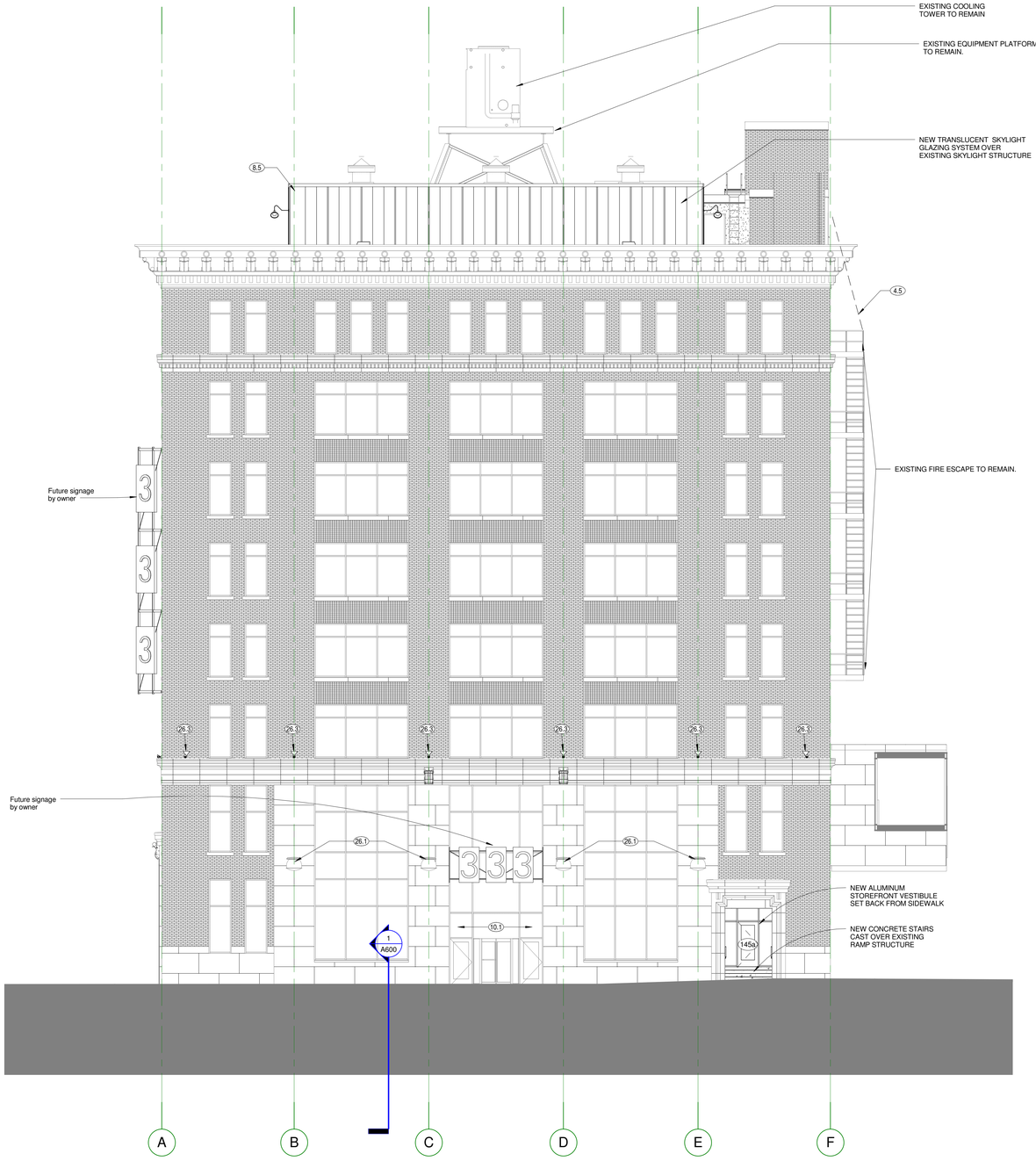
26.4 INSTALL NEW ELECTRICAL CONDUIT FOR EMERGENCY POWER FEEDERS TO ROOFTOP EQUIPMENT. REQUIRED ANCHORS TO BE INSTALLED IN MORTAR JOINTS ONLY.



1 Northwest Elevation
1/8" = 1'-0"

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Project Number 1433
Date 6.1.2015

NOT FOR CONSTRUCTION

Rev. No. | Revision | Date

Exterior Elevations

As indicated

A500

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EXTERIOR RESTORATION GENERAL NOTES:

1. Brick used in replacement or repair of missing or damaged brick shall match the adjacent brick in size, color, sheen, and finish. Salvaged historic brick may potentially be a closer match than new brick. Contractor shall obtain approval from the architect of installed small replacement area prior to proceeding with larger areas.

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EXTERIOR RESTORATION KEY NOTES:

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4.1 REPOINT MORTAR TO MATCH EXISTING IN COLOR, SIZE, TEXTURE, AND TOOLING.
4.4 REPLACE MISSING TERRA-COTTA PARAPET COPING, TYP. SALVAGE COPING STORED IN PENTHOUSE.
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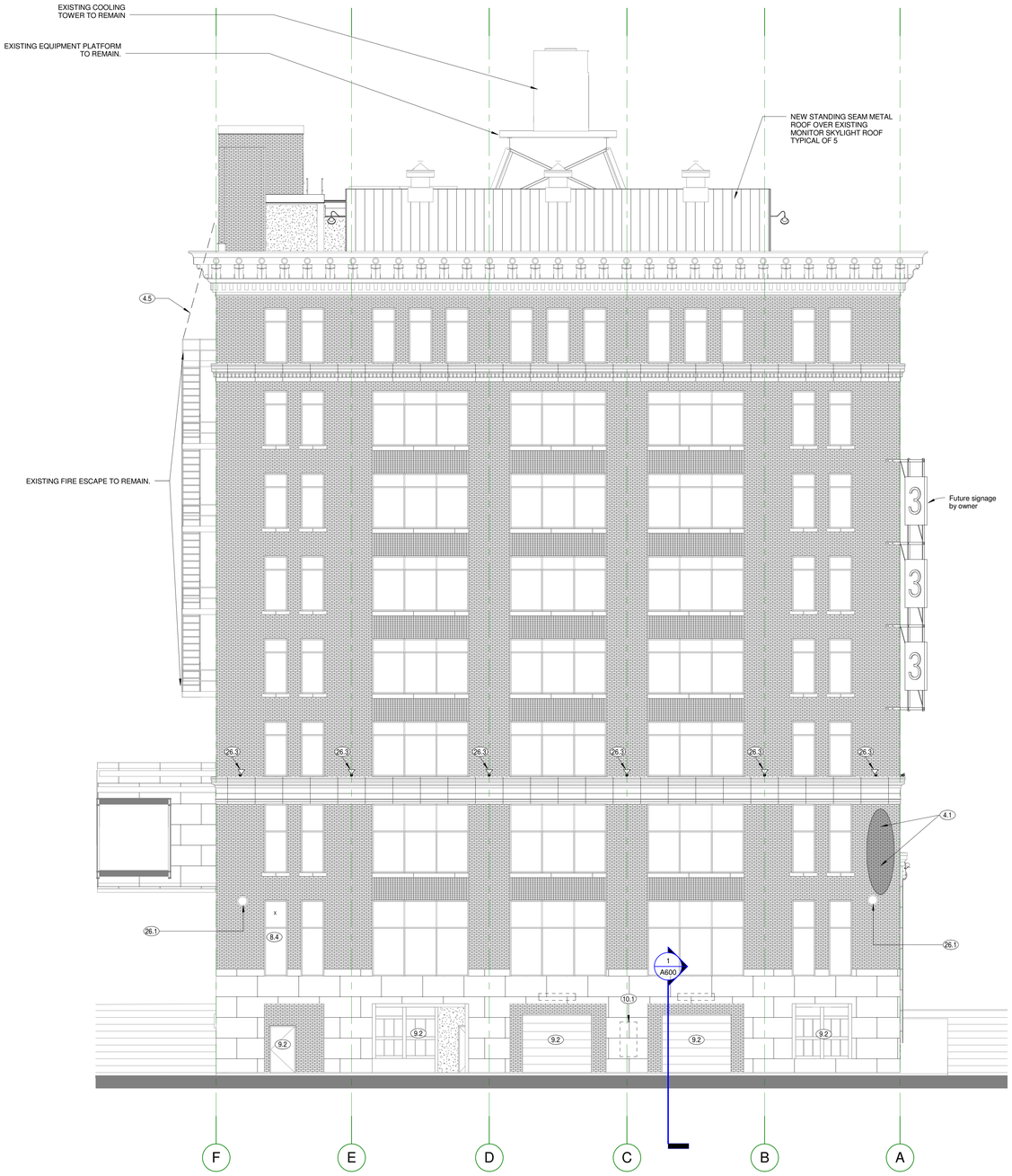

1 Southeast Elevation
1/8" = 1'-0"

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Project Number 1433
Date 6.1.2015

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Exterior Elevations

As indicated

A501

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1 Southwest Elevation
1/8" = 1'-0"

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Project Number 1433
Date 6.1.2015

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Date
Revision
Rev. No.

Exterior Elevations

As indicated

A502

EXTERIOR RESTORATION GENERAL NOTES:

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1 Northeast Elevation
1/8" = 1'-0"

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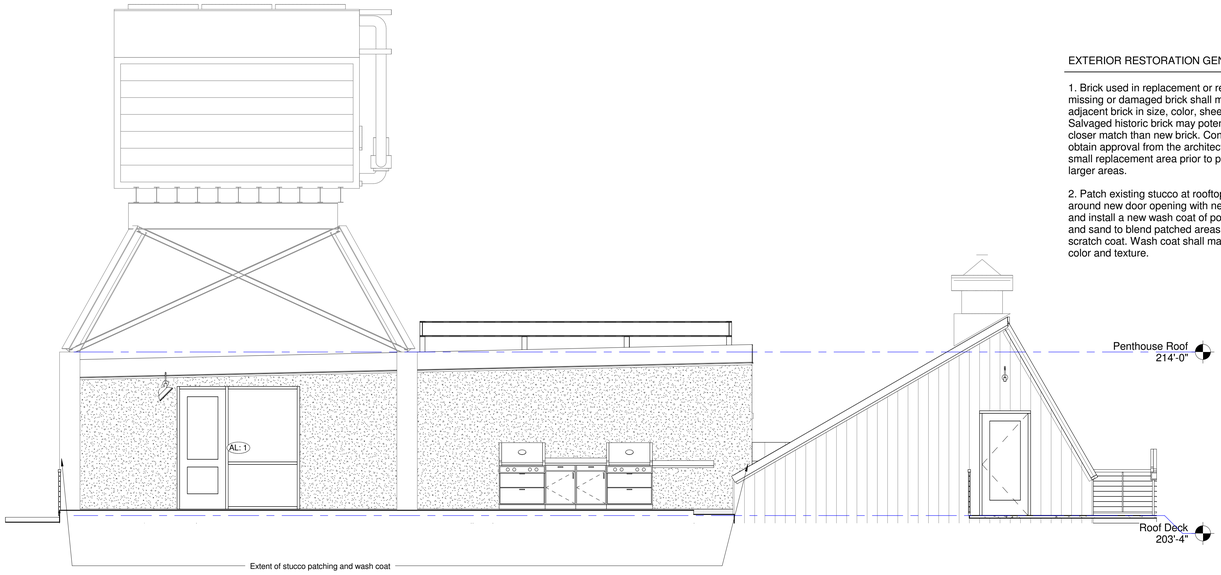
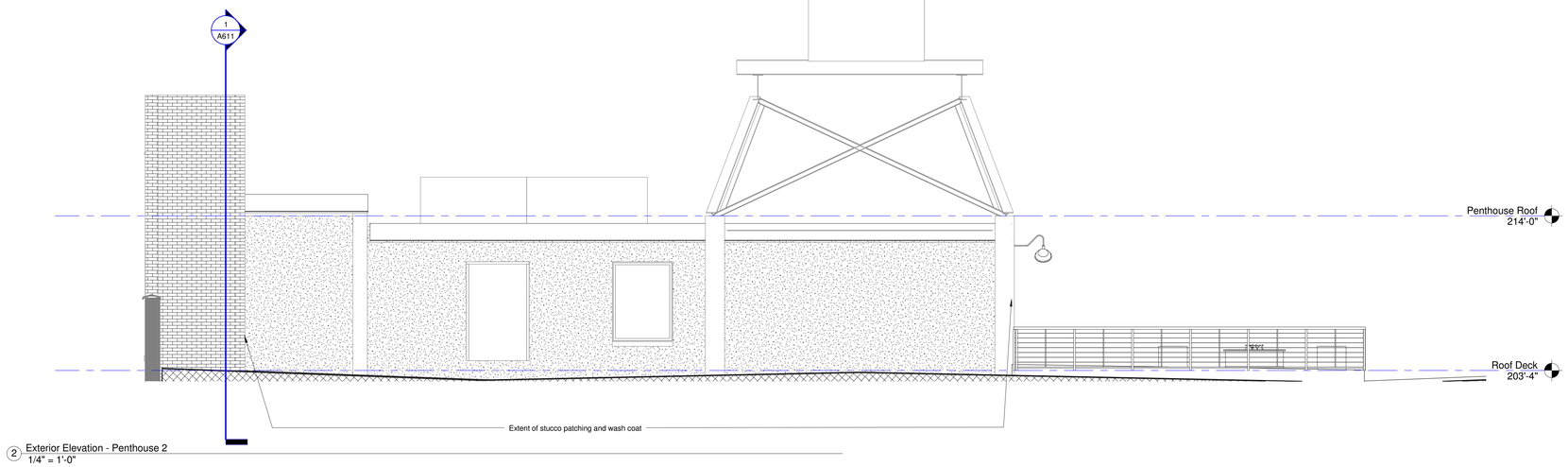
Exterior Elevations

As indicated

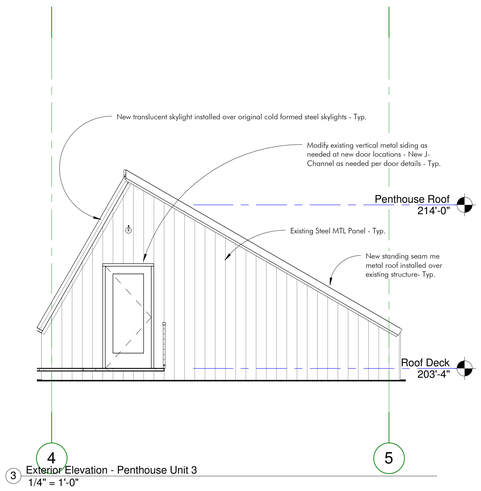
A503



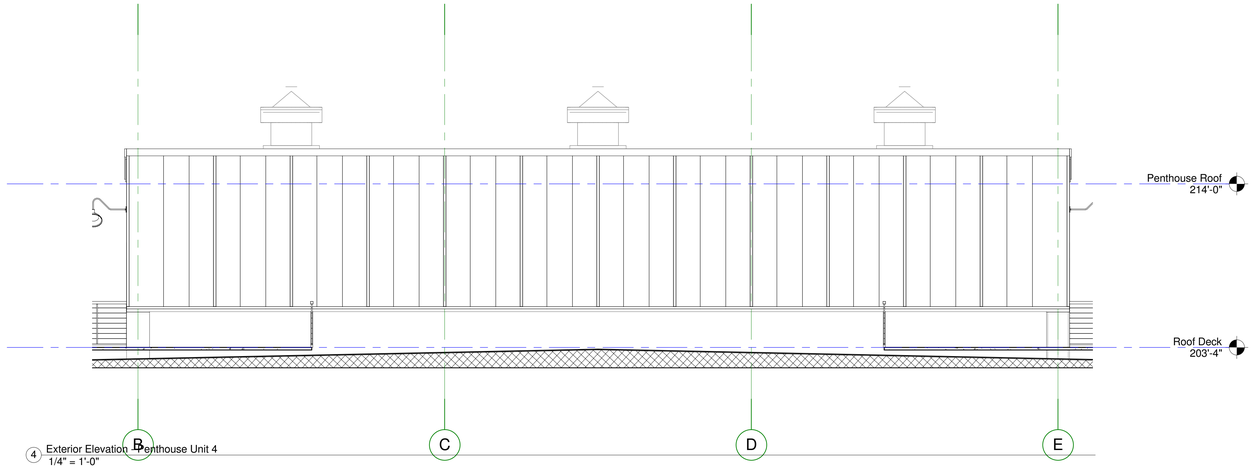
1 Exterior Elevation - Penthouse 1
1/4" = 1'-0"



2 Exterior Elevation - Penthouse 2
1/4" = 1'-0"



3 Exterior Elevation - Penthouse Unit 3
1/4" = 1'-0"



4 Exterior Elevation - Penthouse Unit 4
1/4" = 1'-0"

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10.2 NEW WALL MOUNTED BUILDING SIGNAGE. ANCHORS TO BE INSTALLED IN MORTAR JOINTS AND ARE TO EXTEND INTO CONCRETE FRAME BEHIND VENEERS.

26.1 EXISTING EXTERIOR LIGHT FIXTURES / ELECTRICAL DEVICE TO REMAIN

26.2 EXISTING EXTERIOR LIGHT FIXTURES TO BE REPLACED WITH NEW -SEE ELEC.

26.3 NEW EXTERIOR UP LIGHT FIXTURES TO BE INSTALLED ABOVE 3RD FLOOR TERRA-COTTA BAND. ALL ANCHORS FOR FIXTURES AND CONDUIT TO BE INSTALLED INTO MORTAR JOINTS IN VERTICAL SURFACES, TERRA-COTTA BAND AND SILLS SHALL NOT BE PENETRATED. -SEE ELEC.

26.4 INSTALL NEW ELECTRICAL CONDUIT FOR EMERGENCY POWER FEEDERS TO ROOFTOP EQUIPMENT. REQUIRED ANCHORS TO BE INSTALLED IN MORTAR JOINTS ONLY.

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General Contractor:
Frana Companies
633 Second Avenue South
Hopkins, Minnesota 55343
tel: 952-935-8600

Project:
333 on the Park
HUD #092-35794
333 Sibley Street
St Paul, MN 55101

Owner:
TP Sibley, LLC
Timberland Partners Inc.
8000 Norman Center Drive
Suite 830

Project Number 1433

Date 6.1.2015

NOT FOR CONSTRUCTION

Rev. No. 1
Revision SHPO Clarification
Date 05/27/2015

Penthouse Elevations

As indicated

A504

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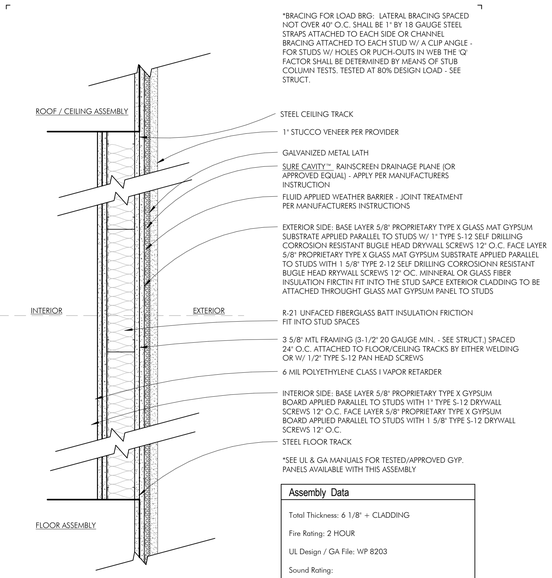


*BRACING FOR LOAD BRG: LATERAL BRACING SPACED NOT OVER 40" O.C. SHALL BE 1" BY 18 GAUGE STEEL STRAPS ATTACHED TO EACH SIDE OR CHANNEL BRACING ATTACHED TO EACH STUD W/ A CLIP ANGLE - FOR STUDS W/ HOLES OR PUCH-OUTS IN WEB THE 'Q' FACTOR SHALL BE DETERMINED BY MEANS OF STUB COLUMN TESTS. TESTED AT 80% DESIGN LOAD - SEE STRUCT.

Assembly Data

Total Thickness: 6 1/8" + CLADDING

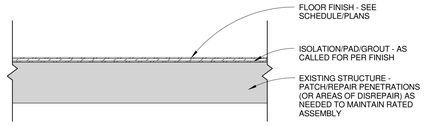
Fire Rating: 2 HOUR

UL Design / GA File: WP 8203

Sound Rating:

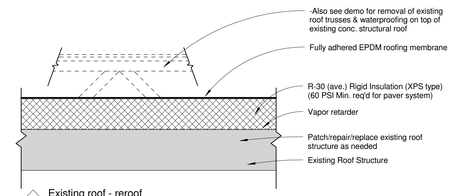
Proprietary Products: GYP. PANEL - SEE UL & GA ASSEMBLIES FOR ALLOWABLE PRODUCTS

E8 MTL STUD WALL W/ STUCCO (2hr)

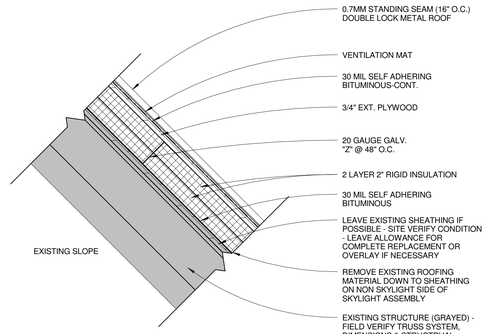


FINISH SYSTEMS:
1) WOOD/LAMINATE FLOORING: SOUND ISOLATION UNDERLAYMENT(PAD/MAT)
2) CARPET FLOORING: CARPET PAD UNDERLAYMENT
3) TILE FLOORING: SOUND & CRACK ADHESIVE MORTAR W/ DECOUPLING MAT

23 Existing Floor/Ceiling Assembly
NTS

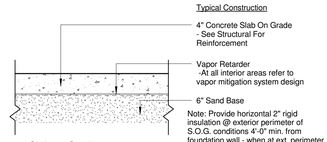


30 Existing roof - reroof
NTS

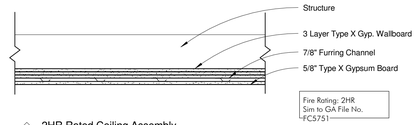


NOTE: ALSO SEE DEMO NOTES/PLANS FOR EXTENT OF DEMO AT SKYLIGHT

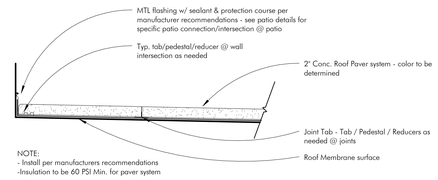
32 INSULATED PITCHED ROOF (OPPOSITE SKYLIGHT)- MTL STANDING SEAM
NTS



25 Slab on Grade
NTS



16 2HR Rated Ceiling Assembly
NTS



NOTE:
- Install per manufacturers recommendations
-Insulation to be 60 PSI Min. for paver system

31 Roof Deck/Patio - Conc. Paver
NTS

24 Infilling Floor and Residential Mezzanine Assembly
NTS

33 Infilling Roof Assembly - 6" Joist (8-0 max clr span)
NTS

34 Infilling Roof Assembly - 10" Joist
NTS

EXTERIOR WALL TYPES GENERAL NOTES

THE FOLLOWING NOTES APPLY TO ALL EXTERIOR WALL TYPES:

1. REFER TO ASSEMBLY NUMBER CALLED OUT FOR SPECIFIC ASSEMBLY INFORMATION (PER UL, GA, ETC.)

2. REFER TO THE STRUCTURAL DRAWINGS FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL STRUCTURAL ASSEMBLIES.

3. ALL CONCRETE BLOCK AND MORTAR EXPOSED TO THE EXTERIOR ARE TO HAVE INTEGRAL WATER REPELLANT.

INTERIOR WALL TYPES GENERAL NOTES

THE FOLLOWING NOTES APPLY TO ALL INTERIOR WALL TYPES.

1. REFER TO ASSEMBLY NUMBER CALLED OUT FOR SPECIFIC ASSEMBLY INFORMATION (PER UL, GA, ETC.)

2. REFER TO THE STRUCTURAL DRAWINGS FOR LOCATION AND SPECIAL REQUIREMENTS FOR STRUCTURAL ASSEMBLIES.

3. AT PARTY WALLS PROVIDE SOUND INSULATION PUTTY AROUND THE BACKSIDE OF ALL RECESSED BOXES AND INSULATE AROUND ALL PLUMBING.

4. AT ALL PARTY WALLS AND CORRIDOR WALLS: SEAL TOP, BOTTOM AND SIDES OF WALLS WITH ACOUSTICAL SEALANT PURSUANT TO GYPSUM ASSOCIATION RECOMMENDATIONS.

5. AT ALL PARTY WALLS AND ALL CORRIDOR WALLS: STAGGER RECEPTACLES A MINIMUM OF ONE STUD SPACE AND SEAL OPENINGS WITH ACOUSTICAL SEALANT.

6. REPLACE GYPSUM BOARD WITH WATER RESISTANT GYPSUM BOARD, FULL-HEIGHT BEHIND TUB AND SHOWER ENCLOSURES AND WITHIN 2'-0" OF ALL TUB AND SHOWER ENCLOSURES. INSTALL WATER-RESISTANT GYPSUM BOARD TO A HEIGHT OF 4'-0" A.F.F. AT ALL BATHROOM AND LAUNDRY ROOM WALLS AND KITCHEN PLUMBING WALLS.

7. SEE STRUCTURAL DRAWINGS FOR SHEAR WALL SCHEDULE, SHEAR WALLS REQUIRING ADDITIONAL LAYERS OF GYP., & SPECIAL INSTRUCTIONS/ REQUIREMENTS OF SHEAR WALLS.

8. PROVIDE ABUSE RESISTANT GYP BOARD PANELS AT THE BOTTOM 4' OF ALL COORIDOR WALLS.

ACOUSTICAL TREATMENTS -

THE FOLLOWING NOTES APPLY TO ALL CORRIDOR AND DEMISING WALLS.

1. IN DEMISING CONSTRUCTION, INSULATION SHALL EQUAL THE DEPTH OF THE CAVITY IN ALL STUD CAVITIES.

2. GYP. BOARD SHALL BE SCREWED, NOT NAILED AND USE MINIMUM NUMBER AMOUNT OF SCREWS REQ. BY GA/UL ASSEMBLY.

3. IN DEMISING WALL CONDITION CONDUIT (ALL SERVICES) SHALL BE RUN ON THE STUD SIDE SERVED.

4. ALL RESILIENT CHANNELS DESCRIBED WITHIN THE DOCUMENTS SHALL BE CLARK DIETRICH RCSD NO EXCEPTIONS.

5. LIGHTEST STUD GAUGE AND WIDEST SPACING PERMISSIBLE SHALL BE USED - TYPICAL.

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Project Number 1433

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NOT FOR CONSTRUCTION

Rev. No. | Revision | Date

Construction Assemblies

As indicated

A800

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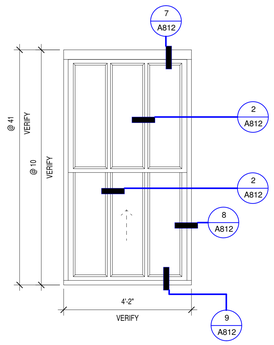
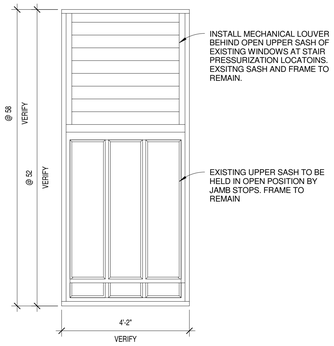
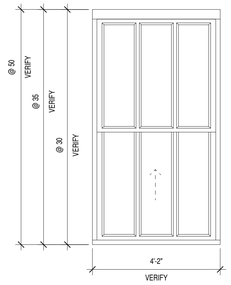
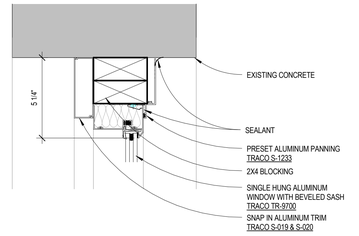




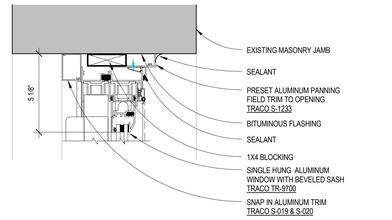


10	TWO SIZES; EXISTING STOREFRONT TO BE REPLACED WITH NEW SINGLE HUNG ALUMINUM WINDOW. SEE KEYNOTE 8.3.
11	TWO SIZES; EXISTING STOREFRONT TO BE REPLACED WITH NEW SINGLE HUNG ALUMINUM WINDOW. SEE KEYNOTE 8.3.
52	TWO SIZES; MODIFICATION OF EXISTING WINDOW WITH NEW LOUVER. SEE KEYNOTE 8.3.
58	TWO SIZES; MODIFICATION OF EXISTING WINDOW WITH NEW LOUVER. SEE KEYNOTE 8.3.
30	THREE SIZES; CONCEALED EXISTING STEEL WINDOW TO BE REFURBISHED. GLAZING TO BE REPLACED WITH 1/4" CLEAR GLASS. SEE KEYNOTES 8.1. NOTIFY ARCHITECT IF HISTORIC WINDOW IS NOT PRESENT BEHIND PANEL.
35	THREE SIZES; CONCEALED EXISTING STEEL WINDOW TO BE REFURBISHED. GLAZING TO BE REPLACED WITH 1/4" CLEAR GLASS. SEE KEYNOTE 8.1. NOTIFY ARCHITECT IF HISTORIC WINDOW IS NOT PRESENT BEHIND PANEL.
50	THREE SIZES; EXISTING STEEL WINDOW TO BE REFURBISHED. GLAZING TO BE REPLACED WITH 1/4" CLEAR GLASS. SEE KEYNOTE 8.1.

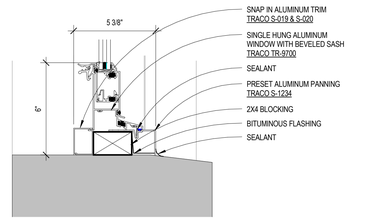
1 WINDOW ELEVATIONS
1/2" = 1'-0"



7 WINDOW - SINGLE HUNG HEAD
3" = 1'-0"



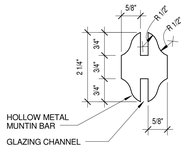
8 WINDOW - SINGLE HUNG JAMB
3" = 1'-0"



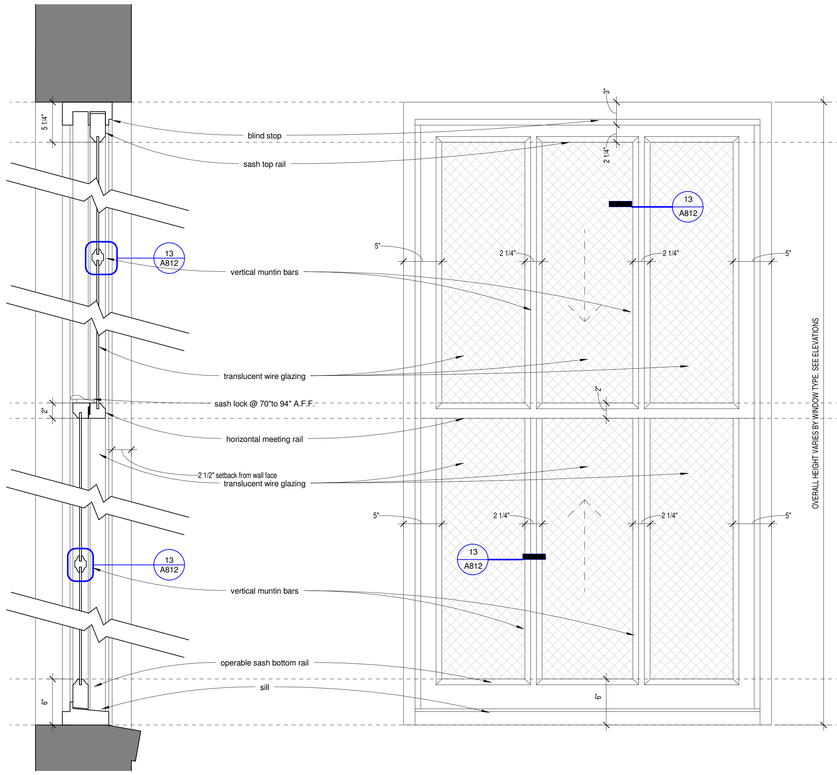
9 WINDOW - SINGLE HUNG SILL
3" = 1'-0"

Survey Notes:
1. Cold formed double hung windows currently only occur on alley facade. See elevation for location of remaining historic windows to be refurbished.

HISTORIC STEEL WINDOW FRAME REHABILITATION
1. MECHANICALLY OR CHEMICALLY REMOVE LIGHT RUST, FLAKING, AND EXCESSIVE PAINT
2. PRIME EXPOSED METAL WITH A RUST-INHIBITING PRIMER
3. REPLACE GLAZING DAMAGED GLAZING WITH CLEAR GLASS OF SAME THICKNESS AND GLAZING COMPOUND
4. REPLACE MISSING SCREWS OR FASTENERS
5. CLEAN AND LUBRICATE ALL HINGES
6. REPAINT ALL STEEL SECTIONS WITH TWO COATS OF FINISH PAINT COMPATIBLE WITH PRIMER
7. CAULK MASONRY SURROUNDS WITH ELASTOMERIC CAULK

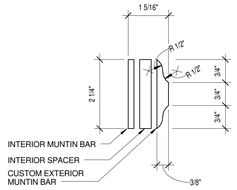


13 Historic Double Hung MUNTIN PROFILE
6" = 1'-0"

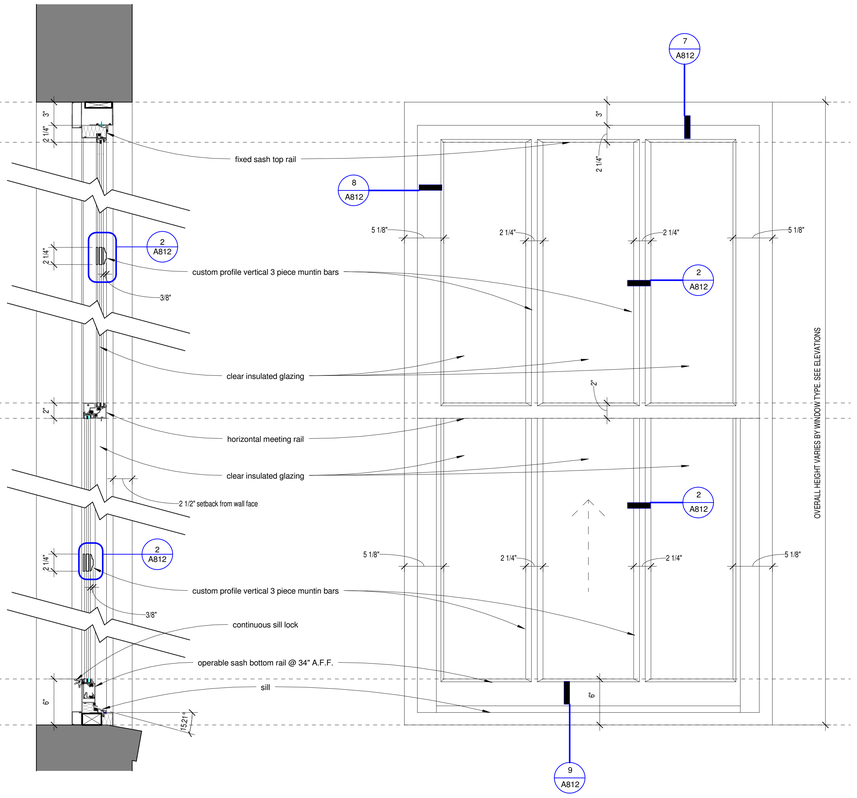


5 Existing Historic Double Hung Repair
1 1/2" = 1'-0"

Survey Notes:
1. Replacement windows for openings where historic windows are not present are single hung with a fixed top sash to comply with accessible reach range requirements.
2. Custom 3 piece muntin bars used to replicate sight lines of historic muntin bars.
3. All frames will are to be painted.
4. All new glazing will be clear.



2 NEW 3 PIECE CUSTOM MUNTIN PROFILE
6" = 1'-0"



6 New Single Hung Replacement
1 1/2" = 1'-0"

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1	SHPO Clarification	05/27/2015

Window Elevations and Details
As indicated
A812

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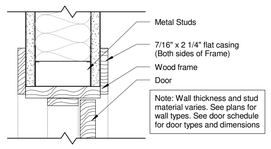
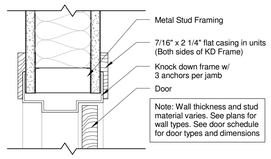
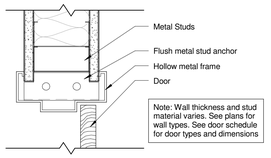


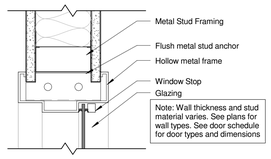
1 Wood Door Head at Metal Stud Wall (Jamb Sim)
3" = 1'-0"



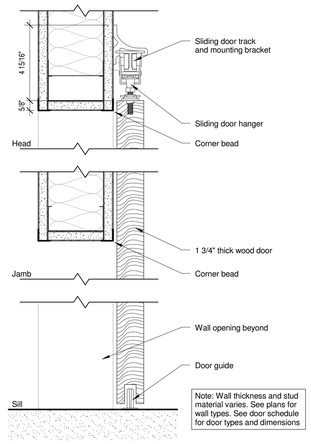
2 Door Head - Knock Down Frame (Jamb Sim)
3" = 1'-0"



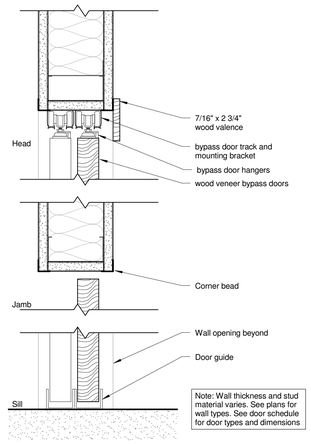
3 Door - HM Frame Jamb (Head Similar)
3" = 1'-0"



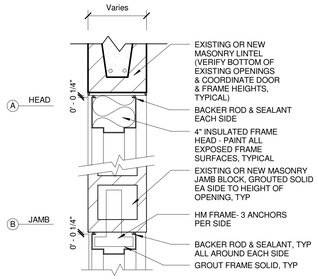
4 HM Window Frame Head (Jamb Similar)
3" = 1'-0"



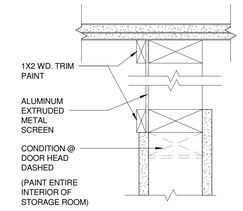
5 Door - Sliding Door
3" = 1'-0"



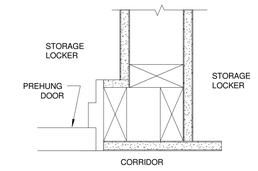
10 Door - Bypass Door
3" = 1'-0"



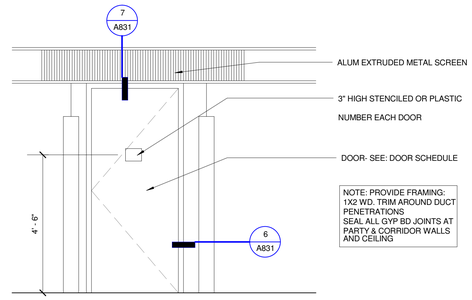
9 Door - H.M. Frame C.M.U.1
1 1/2" = 1'-0"



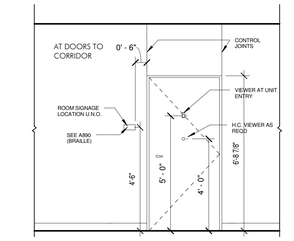
7 Door - Storage Locker Head
3" = 1'-0"



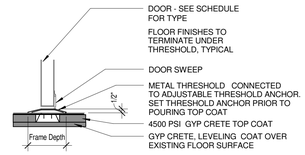
6 Door - Storage Locker Jamb
3" = 1'-0"



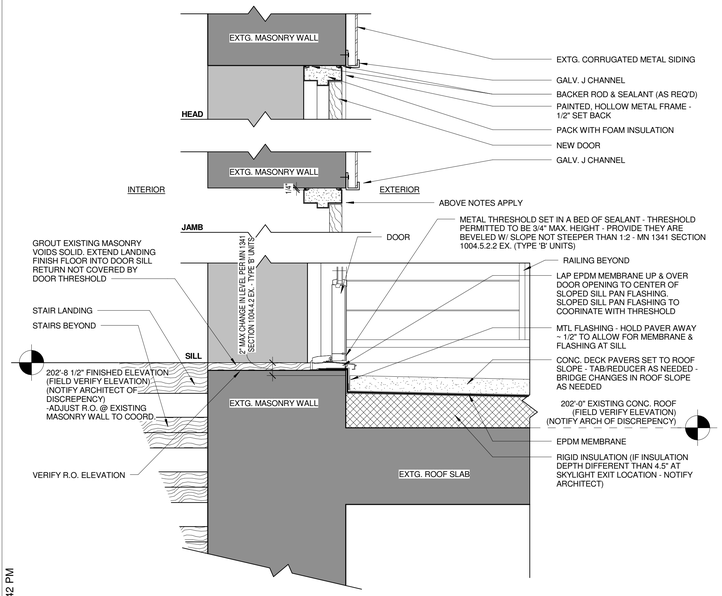
8 Door - Storage Locker Elevation
1/2" = 1'-0"



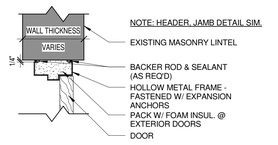
13 Interior Unit - Entry Door
3/8" = 1'-0"



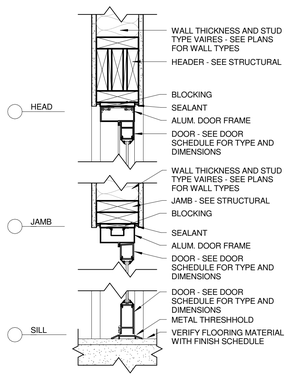
14 Door - Unit Entry Door Threshold
1 1/2" = 1'-0"



15 Patio Door @ Roof Deck
1 1/2" = 1'-0"



16 Door- Hollow Metal Frame @ Exist. Masonry
1 1/2" = 1'-0"



XXX Door - Int. Alum. Frame
1 1/2" = 1'-0"

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Suite 830

Project Number	1433
Date	6.1.2015

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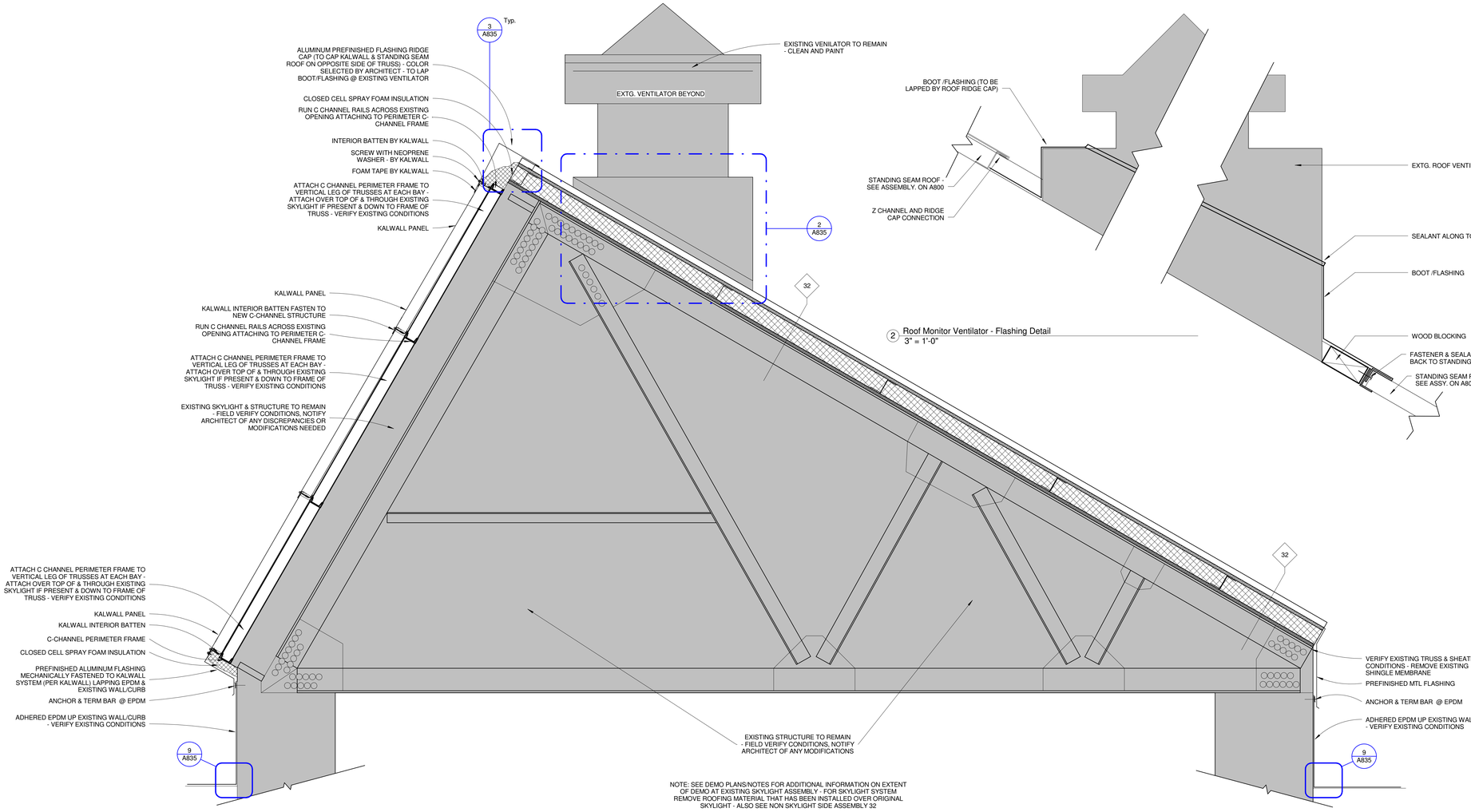
Door Details

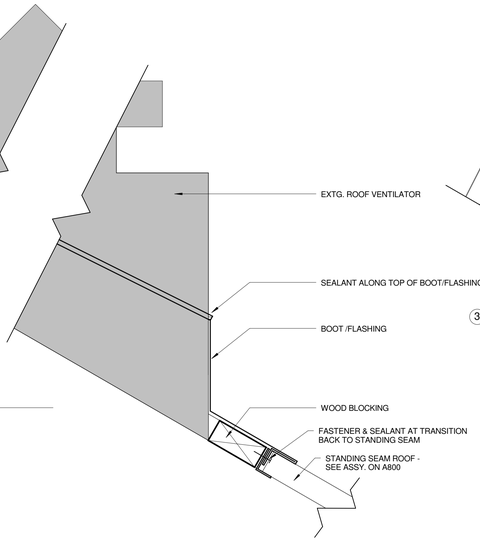
As indicated

A831

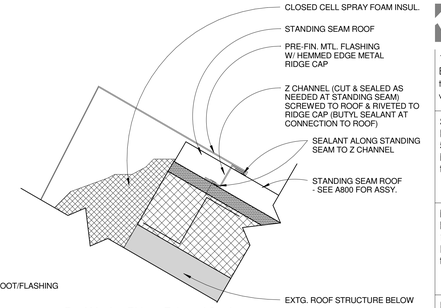


NOTE: SEE DEMO PLANS/NOTES FOR ADDITIONAL INFORMATION ON EXTENT OF DEMO AT EXISTING SKYLIGHT ASSEMBLY - FOR SKYLIGHT SYSTEM REMOVE ROOFING MATERIAL THAT HAS BEEN INSTALLED OVER ORIGINAL SKYLIGHT - ALSO SEE NON SKYLIGHT SIDE ASSEMBLY 32

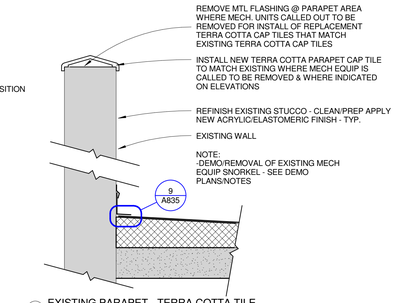
1 Section @ Skylight
1" = 1'-0"



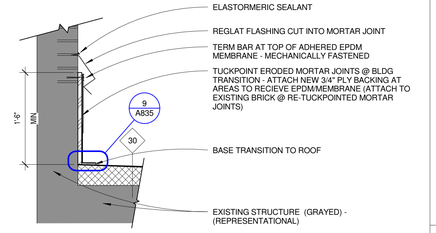
2 Roof Monitor Ventilator - Flashing Detail
3" = 1'-0"



3 Roof Monitor Ridge - Enlarged Section
3" = 1'-0"

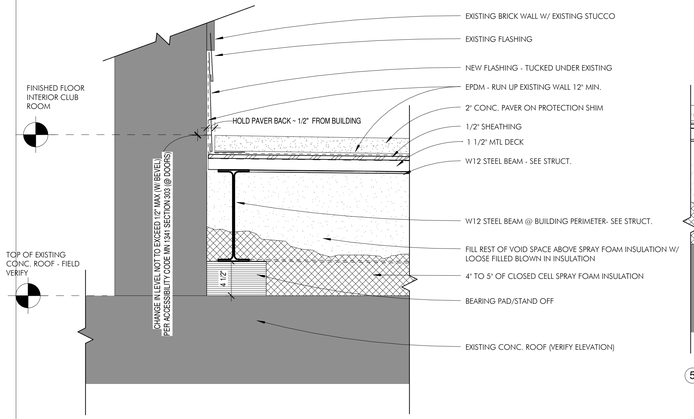


7 EXISTING PARAPET - TERRA COTTA TILE
3/4" = 1'-0"

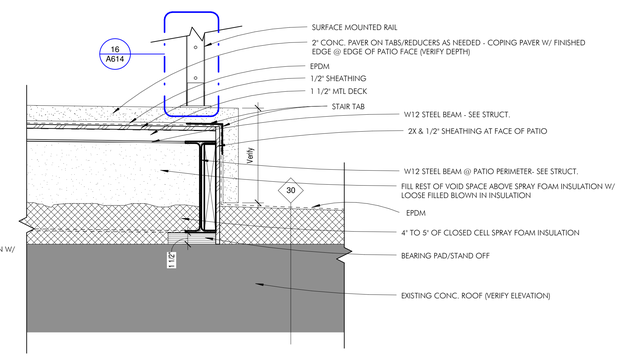


NOTE:
-REMOVE EXISTING WATERPROOFING MATERIAL & PREP AREA FOR NEW - SEE DEMO PLANS/NOTES FOR ADDITIONAL INFORMATION REGARDING DEMO

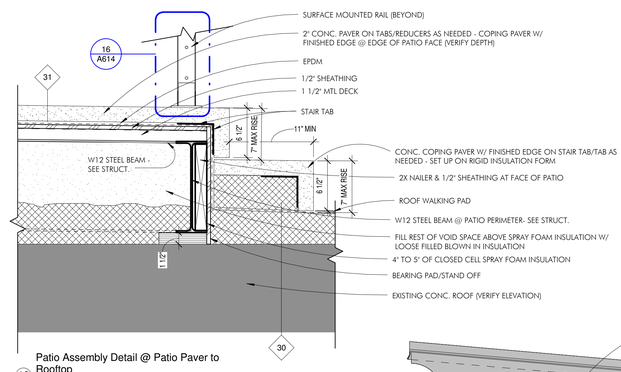
12 Roof - Base Perimeter Flashing Termination
1" = 1'-0"



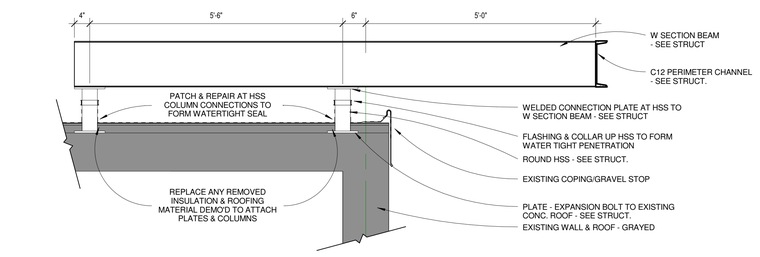
4 Patio Assembly Detail @ Clubroom to Patio
1 1/2" = 1'-0"



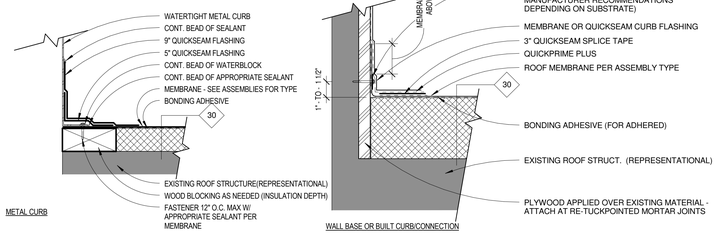
5 Patio Assembly Detail @ Patio to Rooftop
1 1/2" = 1'-0"



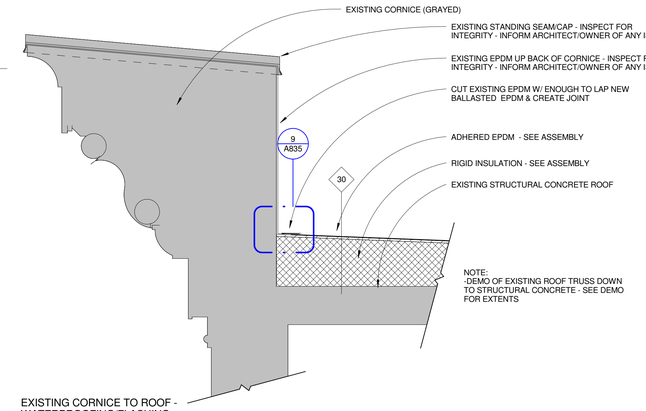
10 Patio Assembly Detail @ Patio Paver to Rooftop
1 1/2" = 1'-0"



8 Rooftop Trellis/Canopy
3/4" = 1'-0"



9 Roof - Base to Roof Connection
3" = 1'-0"



6 EXISTING CORNICE TO ROOF - WATERPROOFING/FLASHING
3/4" = 1'-0"

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Roof Details

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A835

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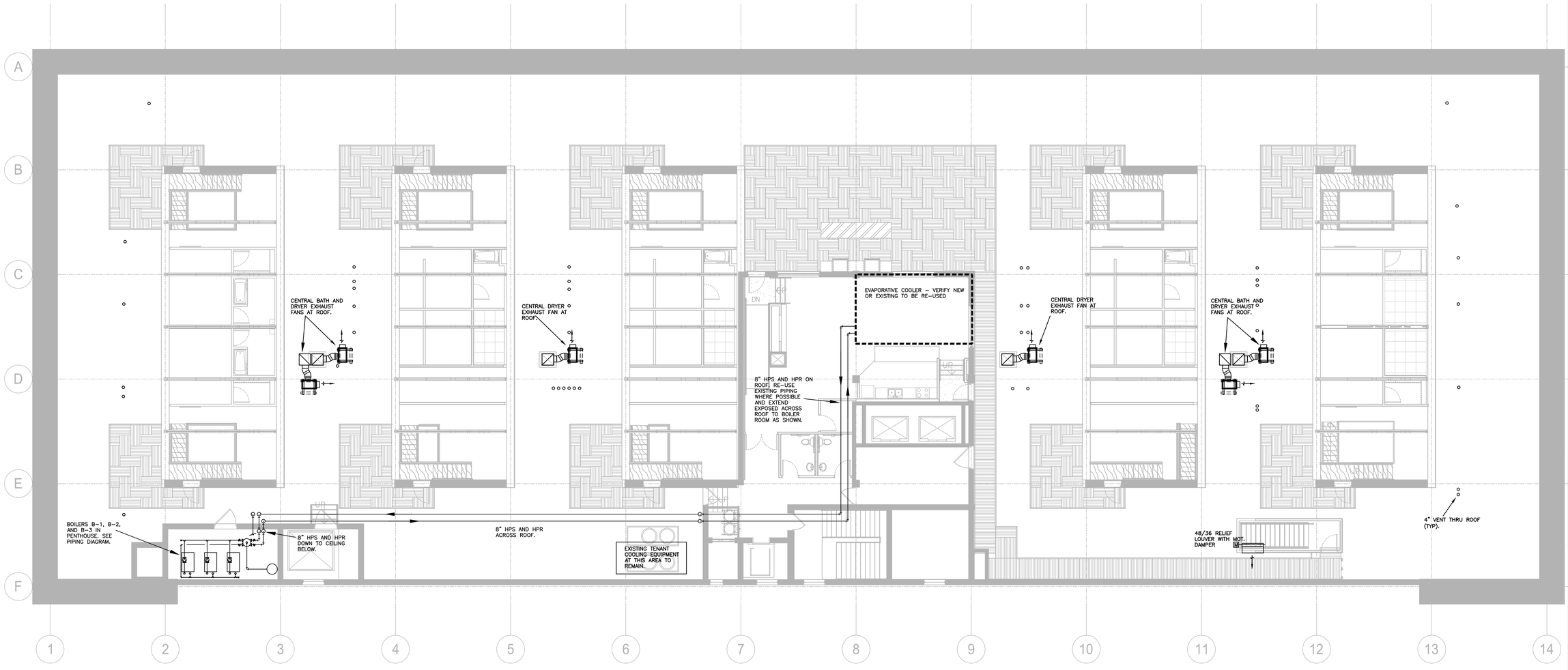

1 M390 HVAC PLAN – ROOF LEVEL 1/8"=1'-0"

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HVAC Plan - Roof

M390