

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Alan Hupp **FILE #** 19-025-163
 2. **APPLICANT:** Alan Hupp **HEARING DATE:** April 25, 2019
 3. **TYPE OF APPLICATION:** Conditional Use Permit with modifications and a variance.
 4. **LOCATION:** 617 Laurel Avenue, NE corner at Dale Street
 5. **PIN & LEGAL DESCRIPTION:** 01.28.23.22.0296, West 40 ft. of Lot 12, Block 6, Woodland Park Addition
 6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RM2
 7. **ZONING CODE REFERENCE:** § 65.130, § 61.501, § 61.502, § 61.202
 8. **STAFF REPORT DATE:** April 16, 2019 **BY:** Tony Johnson
 9. **DATE RECEIVED:** March 26, 2019 **60-DAY DEADLINE FOR ACTION:** May 25, 2019
-

- A. **PURPOSE:** Conditional use permit for a 5 unit cluster development with a modification of the standards for a cluster development and a parking variance (7 spaces required, 4 proposed).
- B. **PARCEL SIZE:** 40 ft. of frontage on Laurel Avenue x 175.5 feet of frontage on Dale St. N = 7,020 sq. ft. With half the width of the alley included for the purposes of calculating density the total lot area is 7,200 sq. feet.
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** Vacant commercial (B2) to the north, one-family residential (RM2) to the east, multi-family residential (RM2) to the south, and parking lot (B2 and VP) to the west.
- E. **ZONING CODE CITATION:** § 65.130 lists the standards and conditions for a cluster development. § 61.501 lists general conditions that must be met by all conditional uses. § 61.502 authorizes the planning commission to modify any or all special conditions after making specified findings. § 61.202(b) authorizes the planning commission to grant variances when related to permits.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 7 spaces for 5 dwelling units. The applicant is proposing to construct 4 off street parking spaces with additional bike parking and is requesting a parking variance
- G. **HISTORY/DISCUSSION:** Since at least 1903 the subject parcel had multiple structures and land uses on the lot, including 3 separate residential structures and 3 separate commercial structures. The 1903 Sandborn maps indicate that the site was two separate parcels at that time, with multiple uses on each lot. In 1922 when the first zoning code was enacted, the subject parcel was zoned commercial, which would have permitted both residential and commercial uses. In 1975 when the modern zoning code was enacted the subject parcel was zoned RM2 and the maps indicate that it was three separate parcels at that time. The structures were gradually demolished and the site was completely vacant by 1991. It has remained vacant since that time.

In January of 2017, the site was acquired by the current owner. Since that time he has submitted multiple proposals in order to develop a multifamily structure on the site. He submitted his first proposal in 2017 and was granted four variances at that time by the board of zoning appeals: a variance of the 9000 sq. ft. minimum lot area required to develop a multi-family structure, a parking variance, and side yard setback variances for the principal and accessory structure. He subsequently received site plan and building permit approval for that project, but withdrew the permit because the project was financially unfeasible and after further research he didn't believe that there was a market for the larger units that he was proposing to develop.

In 2018, the applicant submitted a proposal to develop a six unit apartment building on the site. For that proposal, the applicant was granted multiple variances including a variance of the 9000 sq. ft. minimum lot area required to develop a multifamily structure, a variance of the 1,500 sq. ft. minimum lot area per unit, and side yard setback variances for the surface parking lot and the principal structure. The variances were then appealed to the City Council, and the BZA's decision was upheld. This proposal currently has conditional site plan and building permit approval; however, during the site plan review process the applicant was made aware of several additional requirements that have made this proposal unfeasible. These requirements include capping a water line in the middle of Dale Street that was not properly capped when the original structures

were demolished, stormwater retention and having to run another line to the storm sewer, and meeting ADA requirements.

Because of the issues with the six unit apartment building proposal, the applicant has now submitted the current proposal for a cluster development with 3 one-family structures and one two-family structure, for which he has requested a modification of the cluster development standards and a variance for off-street parking. Unlike the currently approved proposal for a six unit apartment building, the individual homes are subject to the IRC building code which regulates one- and two- family structures and townhomes, and not the IBC building code which regulates multifamily structures. With the current proposal, he is not required to construct a new sewer line for stormwater because of the spacing between the buildings, he doesn't have to meet ADA requirements, and he is able to reuse the existing water line instead of having to cap it off.

H. **DISTRICT COUNCIL RECOMMENDATION:** There has been no recommendation from the District 8 Planning Council at the time of this staff report.

I. **FINDINGS:**

1. The application is for a cluster development with 3 single family homes and a two-family home, a modification of cluster development standards 65.130(c) and 65.130(d), and a parking variance (7 off-street parking spaces required, 4 off-street parking spaces proposed).
2. § 61.130 lists six standards and conditions that must be met for a cluster development:
 - (a) *Applications for cluster development shall include site plans, including landscaping and elevations and other information the planning commission may request. This standard is met.* The applicant has provided a site plan and elevations with the application.
 - (b) *No unit shall intrude on the vertical airspace of any other unit. This standard is met.* The proposed structures will not intrude on the vertical air space of any other unit.
 - (c) *The parcel shall have a minimum frontage of eighty (80) feet on an improved street and meet the lot area required per unit in the zoning district. Individual lots within a cluster development may have less than the required lot area for the zoning district provided such reductions are compensated for by an equivalent amount of property owned in common elsewhere in the cluster development. Lot area shall not include areas designated as public or private streets.* The subject parcel is a corner lot with 215.5 ft. of street frontage, so the proposed cluster development conforms to this standard in this regard. The applicant is requesting a modification of the portion of the standard that requires the parcel to meet the minimum lot area per unit in the zoning district. For a multifamily structure in an RM2 zoning district, the minimum lot area per unit is 1,500 sq. ft. per unit. Because the applicant is proposing to develop 5 units in three one- family structures and one two- family structure, he must meet the minimum lot area per unit for those building typologies, per section 66.231 (a); *R4 one-family district dimensional standards shall apply when one-family dwellings are erected in less restrictive residential districts. RT1 two-family district dimensional standards shall apply when two-family dwellings are erected in less restrictive residential districts.* The minimum lot area per unit for a one-family home in a R4 single family residential district is 5000 sq. ft. per unit and the minimum lot area per unit in an RT1 two- family residential district is 6000 square feet. The total lot area that is required for this proposed development is 21,000 sq. feet, and the lot area is 7200 sq. feet including half the alley.
 - (d) *Structures shall conform to the dimensional standards for height, lot coverage, and setbacks for the zoning district. Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development.* The applicant is requesting a modification of the dimensional standards for maximum lot coverage, and side, front, and rear setbacks. The maximum lot coverage for principle structures in residential zoning districts is 35%. All of the proposed structures are considered principal structures and therefore the sum of all of the building footprints must be less than or equal to 35% of the total lot area. The applicant is proposing a total of 39% lot coverage for all of the structures

on the lot. The modification of the required front setback is required for the one-family home closest to Laurel Avenue. The required front setback is 30 feet, and 20 feet is proposed.

(e) *The design shall be compatible with the surrounding neighborhood. This standard is met.* The subject property is in the Historic Hill Heritage Preservation District, and subject to review by the Heritage Preservation Commission, which will ensure compatibility with the surrounding neighborhood and architecture. The applicant has submitted an application for predevelopment review by the Heritage Preservation Commission.

(f) *Individual lots, buildings, street and parking areas shall be designed and situated to minimize alteration of the natural features and topography. This standard is met.* No significant alterations to natural features or topography are proposed.

3. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* The applicant is requesting modifications of the following standards:

- The minimum lot area per unit. The lot is 7,200 square feet including half of the width of the alley. 21,000 square feet is required for the proposed uses. 5000 square feet of lot area is required for each single family dwelling, and 6000 square feet is required for the apartments above the garage because it is considered a two family dwelling.
- Lot coverage. Maximum of 35%; 39% lot coverage is proposed.
- Front setback. 30 feet is required, 20 feet is proposed.
- Rear setback. 25 feet is required; 5 feet is proposed.
- Side yard setbacks. 6 feet is required for the garage duplex; 2 ft. and 3 ft. are proposed.

Minimum lot area per unit (pertains to all the structures): The subject property is located in an RM2 district, which permits one-family, two-family, and multifamily residential uses. The minimum lot area per unit required for multi-family residential uses in the district is 1500 square feet, and the minimum lot area for any multi-family structure is 9000 sq. feet. Prior to this application the applicant has had two multifamily proposals approved that both required variances, a 3 unit apartment building and a 6 unit apartment building. The applicant withdrew the site plan and building permit for the 3 unit apartment building, but he still has conditional site plan and building permit approval for the six unit apartment building. Because the applicant is now proposing to develop 3 single family structures and one two-family structure, the minimum lot area per unit in the R4 single family residential district and the RT1 Two-family residential district apply per §66.231 (a): *R4 one-family district dimensional standards shall apply when one-family dwellings are erected in less restrictive residential districts. RT1 two-family district dimensional standards shall apply when two-family dwellings are erected in less restrictive residential districts.* The new proposed cluster development is less intensive and is less dense in terms of units and bedrooms than the conditionally approved 6-unit apartment building proposal, but it requires more lot area per unit. It appears that 3 single-family dwellings and one two-family dwelling would be a reasonable use that would fit this unusually deep 40 ft. wide corner lot as well or better than an apartment building. The criteria and for modification of the required lot area requirement for 3 one-family dwellings and 1 two-family dwelling are therefore met.

Required Front Set Back (pertains to the house closest to laurel avenue): The building code requires structures need to be 5 feet from a property line or the walls need to be fire rated. When there are multiple principal structures on a lot, such as what is being proposed, the building code requires an imaginary lot line to be drawn between the buildings and then the buildings need to be setback from that imaginary lot line or the walls need to be fire rated. This separation requirement significantly reduces the developable area of the lot because the buildings need to

be at least ten feet away from each other if the walls are not fire rated. In order to comply with the building code, the applicant is requesting a modification of the required 30' front setback. The proposed 20' set-back is in line with the house directly adjacent to the subject parcel. Multiple principal structures are permitted in the RM2 zoning district and are a lawful use for the property. The criteria for a modification of the front setback requirement to allow a 20' setback are met.

Lot coverage (pertains to all structures): The maximum lot coverage in residential zoning districts is 35% and the applicant is proposing 39% lot coverage for all the structures on the lot. Because there are apartments above the garage, this structure has to be considered a principal structure and must be counted toward the maximum lot coverage for all principal structures. Two uses listed in the zoning would permit units above a garage without it being considered a principal structure and therefore would not be counted toward maximum lot coverage for all principal structures: detached accessory dwelling units and carriage houses. The lot coverage for dwelling units above a garage for these two uses would be subject to the maximum lot coverage for an accessory structure, which would be 35% of the rear yard or 1000 square feet, whichever is less. This proposed structure cannot meet the standards for either a carriage house or an accessory dwelling unit, but they are a substantially similar building typology to what the applicant is proposing. The applicant is proposing a 910 sq. ft. footprint for the garage and dwelling units above the garage. Accessory dwelling units, carriage houses, and two-family structures are lawful uses in an RM2 zoning district. The applicant has proposed a building typology which is not substantially different than building typologies permitted in the district. The criteria for modification of the lot coverage requirement are met.

Rear set-back (pertains to garage apartments): A 25' rear setback is required for the garage with apartments above it because it is considered a two-family principal structure. The applicant is proposing to set this structure back 10 feet 7¾ inches from the alley. As previously stated, there are other uses in the code where this building typology would be permitted as an accessory building for which the required rear setback would be 1 foot from the alley. Two-family dwellings, carriage houses, and accessory dwelling units are permitted and lawful uses in the RM2 zoning district. The criteria for modification of the rear setback requirement are met.

Side yard set-back (pertains to garage apartments): Six foot side yard setbacks are required for the garage with apartments above them because it is considered a two-family principal structure. The applicant is proposing a 2 ft. setback from the western property line and a 3 foot setback from the eastern property line. If it were possible to regulate this structure as a carriage house or accessory dwelling, the required side yard setback would be 3 feet from the eastern property line, and the required setback from the western property line would be 4 feet, as for single family dwelling, because it's a corner lot. One of the intentions of requiring that an accessory structure have the same required setback as a principal structure on a corner lot is to ensure that there are adequate site lines for vehicles leaving the alley. Although the applicant is proposing a side yard setback that is less than the four feet that would be required for a carriage house or accessory dwelling unit with a single family dwelling as the principal structure, the proposed structure is roughly 6 feet from the sidewalk, which is where a potential conflict between a pedestrian and vehicle could occur. This is because there is about four feet of grass between the sidewalk and the western lot line. The proposed setbacks meet the intent of this zoning code section, and therefore the criteria for modification of the side yard setback requirement for the garage duplex are met.

4. §61.501 lists five standards that all conditional uses must satisfy:

(a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The proposed development is consistent with the 2030 comprehensive plan and is an example of a missing middle housing typology called for in the 2040 comprehensive plan. The subject parcel is near the intersection of Selby Avenue and Dale Street. Both streets are classified as minor arterials intended to accommodate more

intensive development. Both streets are also served by public transit; Selby Ave is served by the Route 21, an east west route, and Dale Street is served by Route 65, a north-south route. Because of the subject parcel's proximity to transit, the proposed infill development is consistent with the comprehensive plan transportation policy T2.2, which calls for promoting creative infill housing near transit corridors to increase transit supportive density and housing choices. It is also consistent with comprehensive plan land use policy LU-1.42 which calls for promoting the development of housing in mixed use neighborhoods that supports walking and public transportation.

The land use chapter of the comprehensive plan defines Dale Street as residential corridor and Selby Avenue as a Mixed use Corridor. The comprehensive plan calls for a density of 4 – 30 units per acre on residential corridors and 30 – 150 units per acre in mixed use corridors. The density of the proposed development is roughly 30 units per acre, consistent with both of these land use classifications. The proposed project and density range is consistent with housing chapter policy 1.3 which calls for revitalizing the city by developing land efficient housing.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met.* Vehicular ingress and egress to a 4 car garage is from the alley and will not significantly affect traffic congestion on adjacent public streets.
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met.* The subject parcel is within a heritage preservation district and therefore subject to design standards meant to ensure compatibility with the existing character of development in the immediate area. The proposed use will not endanger the public health, safety, and general welfare.
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met.* The proposed development will not impede the development of adjacent properties.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition can be met, subject to requested modification of cluster development standards § 65.130 (c) and (d) and variance of the minimum parking requirement for the proposed uses.*
5. *Section 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:*
- (a) *The variance is in harmony with the general purposes and intent of the zoning code. This finding is met.* The subject parcel is zoned RM2 which is intended to provide for more extensive areas of multifamily development and a balance of population concentration near major thoroughfares and transit. The proposed density and proximity to transit are consistent with the intent of the RM2 zoning district. This proposed development, and the necessary parking variance, are also consistent with the zoning code intention to encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods. The proposed transit supporting density cannot be achieved without a parking a variance, and therefore the variance is consistent with this intent. Another intention of the zoning code is to lessen congestion in the public streets by providing for off-street parking of motor vehicles. The applicant is proposing to construct 4 off street parking spaces, with additional bike parking, for 5 units. On street parking in the immediate area is restricted to one side of Laurel and there is a two hour parking limit on Dale Street adjacent to the subject parcel during the day. Although there are restrictions that limit the off-street parking supply, this intent of the zoning code is still met because of the proximity to public transit, additional bike parking, and the mix of uses in the immediate area, which including neighborhood serving commercial uses adjacent to the subject parcel. Potential spill over parking in the public right of way from the proposed 5 unit development will be minimal.

(b) *The variance is consistent with the comprehensive plan. This finding is met.* The parking variance is necessary in order to achieve the density that is being proposed. This is consistent with policy transportation policy T2.2, which calls for promoting creative infill housing near transit corridors to increase transit supportive density and housing choices and land use policy LU-1.42 which calls for promoting the development of housing in mixed use neighborhoods that supports walking and public transportation.

(c) *The applicant has established that there are practical difficulties in complying with the provision; that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties. This finding is met.* The lot is unusually narrow for a lot of its depth. The applicant is proposing a cluster development with four principal structures. The building code requires a fire separation between the individual buildings, which is increased if there are windows in the structures that face each other. The narrow width of the lot, along with this required separation of buildings, limits the amount of area in the rear yard that could be developed for accessory parking.

(d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner. This finding is met.* The subject parcel is only 40 feet wide, uniquely narrow for a lot this deep, and the dimensional standards for a parking space are 9 x 18. Without accounting for required setbacks the maximum number of off-street parking spaces that can be developed in a garage that is oriented toward the alley is 4 spaces, which is what the applicant is proposing.

(e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located. This finding is met.* This does not constitute a use variance.

(f) *The variance will not alter the essential character of the surrounding area. This finding is met.* The variance will help preserve the essential character of the surrounding area. Because of the limited lot width, the maximum number of off-street parking spaces that can be oriented towards the alley is 4. All of the off-street parking facilities for the adjacent residential properties are oriented towards the alley, and therefore the proposed parking layout and orientation is consistent with the essential character of the surrounding area.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for 5 unit cluster development with modifications and a parking variance (7 spaces required, 4 proposed) subject to the following additional conditions:
1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 2. Final plans approved by the Heritage Preservation Commission this use shall be in substantial compliance with the plan submitted and approved as part of this application.



CONDITIONAL USE PERMIT APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

PD=8

Zoning Office Use Only
 File #: 19-025163
 Fee: _____
 Tentative Hearing Date: 4-11-19

012823220296

APPLICANT

Name Alan Hupp/Hupp Holdings LLC Email awhupp@huppholdings.com
 Address 10431 Homeward Hills Rd
 City Eden Prairie State MN Zip 55347 Daytime Phone 952-334-2250
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 617 Laurel Ave
 Legal Description Lot 12 Block 6 of WOODLAND PARK ADDITION, TO ST. THE W 40 FT OF LOT 12 BLK 6
 Current Zoning RM2
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 130, Paragraph _____, of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

See attached

Required Site Plan is attached

Applicant's Signature [Signature] Date 3/21/19 City Agent [Signature]
 Rev 9/4/14



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
ST. PAUL, MINNESOTA 55101-1806
Phone: 651-266-8989 Fax: 651-266-9124
Visit our Web Site at www.stpaul.gov/dsi

ZONING VARIANCE APPLICATION

File Number (office use only)

ZONING VARIANCE APPLICATION

PD = 8
#012823220296
4-25-19
952-334-2250

Applicant Contact Information

Name: Alan Hupp	Email: awhuppe@huppholdings.com	Phone: 952-334-2250
Address: 10431 HUNTERS HILL RD		
City, State, Zip: EDA PRAIRIE, MN 55347		
Property interest of applicant (owner) contractor, purchaser, etc.): OWNER, DEVELOPER		
Property owner (if different):		

Subject Property Information

Address: 617 LAUREL				
Legal Description:				
Lot size:	Existing use:	Proposed use:	Zoning District:	Planning District:

Please select the type(s) of variance or review being requested and a brief description of the project:

<input type="checkbox"/> Lot Area	<input type="checkbox"/> Separation from Specific Uses
<input type="checkbox"/> Setbacks (please specify: front / side / rear)	<input type="checkbox"/> Design Standards 3
<input type="checkbox"/> Density	<input checked="" type="checkbox"/> Off-street Parking 2 = PAVED
<input type="checkbox"/> Floor Area Ratio (FAR)	<input type="checkbox"/> Signage (requires additional application)
<input type="checkbox"/> Height	<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Sidewall Articulation (Districts 14 & 15)	<input type="checkbox"/> Administrative Review

Applicant Signature

Signature:	Date: 3/26/19	Received by: pd
------------	---------------	------------------------

pd
3-27-19

Request for Continuance

Date: March 26, 2019

Luis Pereira
Planning Director
City of Saint Paul PED
1400 City Hall Annex
Saint Paul, Minnesota 55102

Re: Zoning File #19-025163

Dear Mr. Pereira:

I am the applicant or the applicant's duly appointed representative for this zoning file.

I request a postponement of the public hearing on the application in this zoning file, which is presently scheduled before the Zoning Committee on April 11, 2019, to the following meeting on April 25, 2019.

I understand that a postponement of the public hearing before the Zoning Committee means that the decision of the Planning Commission on this application will also be postponed until the next scheduled meeting.

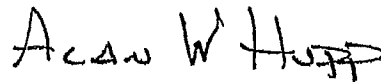
I am aware of and understand the statutory requirements found in Minn. Statue § 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to waive the sixty day period for a City decision under Minn. Stat. §15.99 to accommodate the postponement I am requesting.

I look forward to proceeding with the Planning Commission review of this application on May 3, 2019.

Sincerely,



Signature of Applicant or
Applicant's duly appointed
representative.

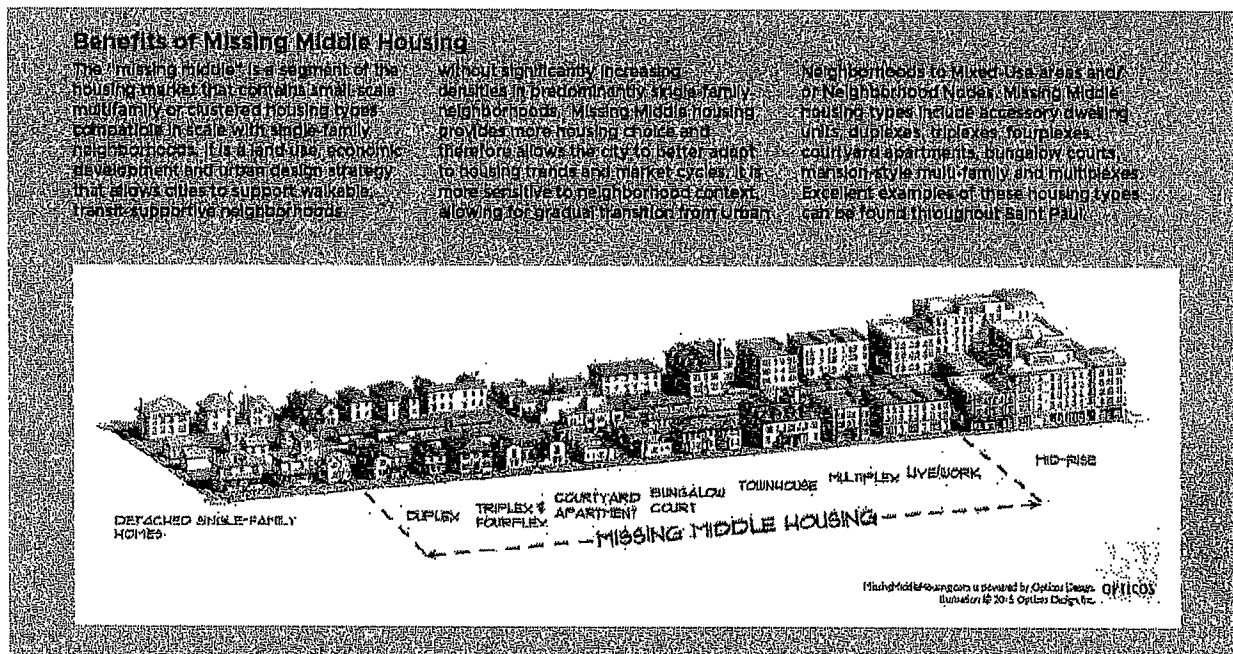


Printed name of Applicant or
Applicant's duly appointed
representative.

C3: Community + Cottage + Cluster

A small-scale, clustered housing project in the heart of St. Paul that is compatible in scale with single-family neighborhoods serving the “missing middle”.

A project that directly supports Goal 6 of St. Paul’s new 2040 Comprehensive Plan.



Submitted by Alan Hupp
Hupp Holdings, LLC
To St. Paul Planning Commission
March 20, 2019

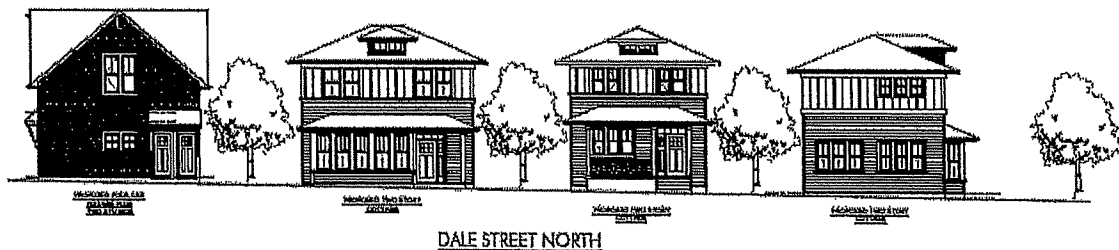
St. Paul Planning Commission
Re: Conditional Use Permit Application
For 617 Laurel Avenue, St. Paul, MN
Submitted March 19, 2019
By Hupp Holdings LLC

Development Description

Hupp Holdings LLC is a Twin Cities developer focused on boutique, infill projects. We propose a “cluster development” at 617 Laurel Avenue, a site that sits on the northeast corner of Dale Street and Laurel Avenue, Saint Paul, Minnesota (Ramsey County PID # 012823220296). According to St. Paul zoning code, a cluster is *“the arrangement of two (2) or more dwelling units, either attached or detached, as part of a single development that may include more than one (1) principal residential building on a zoning lot”*.

Our C3 development (community + cottage + cluster) will consist of three small, single-family residences (“cottages”) plus a carriage house with a four-bay garage and two studio apartments above. These will be built on a 7,200 sq. ft. vacant lot and rented to a target audience consisting of singles looking for workforce housing, young professionals wanting an urban living experience and/or “baby boomers” wishing to downsize. In addition to leveraging the potential of a site that has been vacant for over 60 years, the project’s goals are to:

- Honor the sites history
- Provide affordable living options
- Create a replicable development model for other infill sites
- Encourage rezoning for similar sites in St. Paul

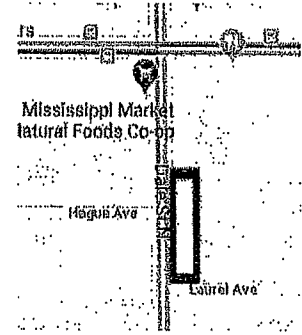


Project Site

This RM2 zoned site has been vacant since 1968. It is located in the Cathedral Hill neighborhood under the purview of the Summit-University District Council, which “supports quality housing that provides lifelong options for residents at all stages of their lives.” The property sits squarely between commercial and residential properties within the Historic Hill Heritage Preservation overlay-zoning district.

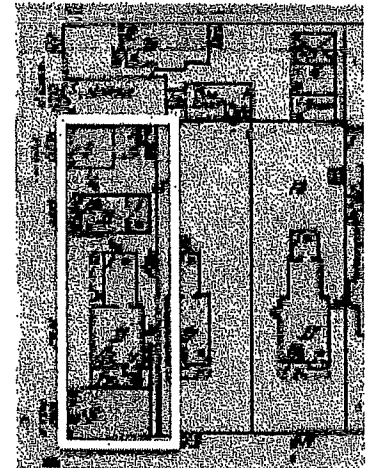
Our project is oriented towards, and takes its energy from, the commercial and multifamily neighbors to the north, west, and south. At the same time it provides an important visual and noise barrier separating the busy Dale corridor from residences to the east.

The Mississippi Market, a large co-op grocery store with its two parking lots, is located to the northwest and next to a HourCar Hub. Retail stores, restaurants, and a bar are in close proximity to the site on the north. An apartment building, four-plexes, duplexes and single-family homes lie to the south and east. These have a mix of tenancy situations (owner-occupancy and rental). On-street parking is allowed on Dale and on the south side of Laurel Avenue. Sidewalks line both sides of Dale Street and Laurel Avenue. Metro Transit bus service is provided on both Dale Street (Route 65) and Selby Avenue (Route 21).



Site History

A very large part of the development of this area took place in the late 19th and early 20th centuries. The Sanborn insurance map from 1925, on the right, shows several buildings on the property including three dwellings, a store on the front of the main house, a tin shop, and a hardware store - a true multiuse "cluster". These were all demolished in 1968 and the lot has sat vacant since. **We want to bring the cluster back.**



Over the past couple decades, Cathedral Hill has seen significant private reinvestment in historic restoration and rehabilitation of the residential structures, some new infill residential development, and economic rejuvenation of the commercial corridors with new retail and restaurant businesses. Many parks are within a mile (McQuillan Park, Holly Tot Lot, Martin Luther King Park, Carty Park, as well as the playground at Webster School). Major institutional amenities nearby include the Martin Luther King Rec Center/Penumbra Theatre to the north, and Saint Paul Curling Club and the YWCA facility, both located on Selby Avenue to the east of the site.

As mentioned, the site has been the home to several buildings with both commercial and residential uses. However the site presents many challenges for redevelopment as exhibited by the fact it has remained vacant for almost 60 years.

Relevant Project Background

Hupp Holdings LLC has advanced two previous designs for this site. In 2017 variances were approved to build three, large row houses. This project was put on hold given further market analysis and the realization that the large units were not well suited for the neighborhood and market demand. In 2018, a new 6-plex project was brought forth with three, smaller row houses and three studio apartments. After getting BZA and City Council approval for several variances, the project was again stopped given unforeseen costs, many imposed by the city, and schedule delays.

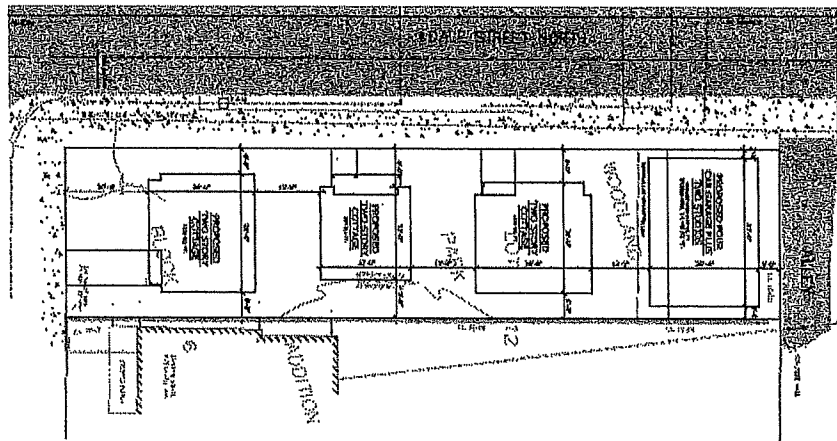
Back to the drawing board in late 2018, the idea of a cluster development (or "pocket neighborhood") built around small cottages surfaced. Larger than "tiny" houses but yet smaller than typical residences, cottages are ideal for individuals and couples who don't want a big house, but would still enjoy some outdoor space, a small garden or a patio. They can make ideal "starter homes", or good living options for busy professionals and also those seeking workforce housing who are able to live with less space and are short of time for maintaining a large home. The "cluster" nature of our C3 development can add connectedness to our lives. Older single people often enjoy the social contacts and security of living

close to neighbors. The chart below summarizes the key characteristics of each of our designs showing that the overall size of the project (measured in livable sf.) has been reduced over time while the habitable area has become less concentrated and more evenly distributed over the site.

	2017 design	2018 design	2019 design
Total units	3	6	5
Average unit size	2,436	1,218	907
Type (% unit count)	100% Market rate	50% Market rate 50% Affordable	60% Market rate 40% Affordable
Building volume	6,940	6,940	4,991
Bedrooms	9	11	8

Project Overview

The C3 project will have one 1,340 sf. two-story cottage facing Laurel St blending nicely into existing residences. Two additional cottages with similar (but different) designs will face Dale with more of a commercial orientation. The 4-gable carriage house will provide both garage space as well as two compact studios available at affordable rents.



C3 development is consistent with St. Paul's Comprehensive Plan and Historical Preservation Commission guidelines while at the same time providing a valuable transition between the adjacent commercial and residential districts in the neighborhood. It has been designed to (1) reinforce the growing vitality of the area Selby/Dale neighborhood node, (2) provide new housing options for those desiring to live in an urban environment, and (3) put a valuable asset back on the tax roll after 60 years of dormancy.

Collectively the project will provide 8 bedrooms and over 4,500 sf of living space for new tenants. A summary of the key dimensions for the buildings are listed in the table below as well as a lot coverage calculation.

	BRs	Width	Depth	Footprint	Living sf
Cottage A	2	28	26	728	1,338
Cottage B	2	22	22	445	950
Cottage C	2	28	26	728	1,338
Carriage House - Garage	0	35	26	910	0
Carriage House - Studio A	1	17	26	na	455
Carriage House - Studio B	1	17	26	na	455
Total	8			2,811	4,536
Lot size				7,200	
Lot coverage				39%	

Supported By Comprehensive Plan

Our proposed development – with the requested variances - is in harmony with the general purpose and intent of the St. Paul Zoning Code and is supportive of the current, and future, Comprehensive Plans.

- Given anticipated growth, the demand for smaller units, a built-up city, and the need to increase the City’s tax base, the City has publicly stated that greater housing density is needed over the next 20-30 years. Further, policies state that this density should be primarily focused on sites along corridors, in high-amenity areas, with the housing designed to be sensitive to the existing neighborhood context in built form and open spaces. Lastly, the case is made that adding land-efficient housing along the City’s corridors and within neighborhood centers not only helps to stabilize the City’s fiscal situation, it would mean a larger customer base for existing nearby businesses and would potentially spur demand for new businesses. **This is consistent with our project vision, which directly supports these policies.**
- As stated in the City’s Comprehensive plan, the overall strategy is to target growth into unique neighborhoods where housing, jobs, shopping, community amenities, and transit opportunities exist. This strategy focuses on sustaining the character of Saint Paul’s existing neighborhoods, encouraging the development of medium-density multi-family housing along Residential Corridors. Dale is designated a Residential Corridor, while Selby is designated a Mixed-Use Corridor. This encourages the development of townhouses and smaller multi-family developments compatible with the character of Established Neighborhoods, indicating that these developments should occur at the intersections of two streets, either arterials or collectors, located on a transit route to support walking and the use of public transportation, which this does. **Our project directly supports this strategy.**

Conditional User Permit Application

The site for our proposed project is zoned RM2 which supports medium density, multifamily development. We believe our project is precisely the type of medium-density development the City is seeking to provide and the type of quality housing needed for its target growth. The City has developed certain housing policies based on the demographic projections that point to population growth fueled by the groups we are targeting.

Our project, consisting of three small cottages of two small studios, will meet most of the applicable standards and conditions for a cluster development although given the narrow lot and stringent lot size requirements from current zoning code some modifications (variances) will be required consistent with the requirements specified in Sec. 61.502 of the zoning code.

Sec. 61.502. - Modify special conditions.

The planning commission, after public hearing, may modify any or all special conditions, when strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.

Cluster development standards and conditions summary (details follow)

In compliance:

1. Applications for cluster development shall include site plans, including landscaping and elevations and other information the planning commission may request.
 - In compliance - See Addendum drawings
2. No unit shall intrude on the vertical airspace of any other unit.
 - In compliance - See Addendum drawings
3. Parcel shall have a minimum frontage of eighty (80) feet on an improved street
 - In compliance - See Addendum drawings
4. Structures shall conform to the dimensional standards for height
 - In compliance - See Addendum drawings
5. Design shall be compatible with the surrounding neighborhood
 - In compliance - See Addendum drawings
6. Individual lots, buildings, street and parking areas shall be designed and situated to minimize alteration of the natural features and topography
 - In compliance - See Addendum drawings

Requested variances:

7. *Parcel shall meet the lot area required per unit in the zoning district*
 - Project seeks variance from required 21,000 sf. of lot area to 7,200 sf.
8. *Structures shall conform to the dimensional standards for lot coverage*
 - Project seeks variance from 35% lot coverage to 39%
9. *Project meets setback requirements for the zoning district*
 - Project seeks variance for front yard (30' > 20') and Carriage House side yard (6' > 3'/2') and back yard (25' > 5') setbacks
10. *Project meets parking requirements for zoning district*
 - Project seeks variances from required 7 to 4 off-street parking spaces.

	Variance	Required	Proposed
Density	Lot area per unit 5,000 sf per cottage + 6,000 sf for studios	21,000 sf	7,200 sf
	Lot coverage Note: 40% in R1-R4 districts	35%	39%
Setbacks	Rear setback (alley) Per RT1 standards	25'	5'
	Side yard setback (Carriage house) Per RT1 standards	6'	3' / 2'
	Front yard setback (Off Laurel)	30'	20'
Parking	Parking spaces	7	4

In addition to the above items, the project meets all the following requirements for Conditional Use Permits:

- A. The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable sub-area plans which were approved by the city council.
 - In compliance
- B. The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
 - In compliance
- C. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
 - In compliance
- D. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - In compliance
- E. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
 - In compliance

Cluster Development detailed discussion

As discussed earlier, this is the third iteration of a possible project at 617 Laurel. The city and its commissions have been supportive of earlier attempts to optimize the site for the benefit of the city, neighborhood and the developer. They felt that increased density at this location was appropriate, that the design was complimentary to both the residential and commercial neighborhoods and consistent with the Comprehensive Plan. As illustrated in the table to the right, several similar variances were needed – and approved - for Density, Setbacks and Parking.

		Projects		
		2017	2018	2019
Density	Lot size	x	x	o
	Lot coverage			o
Setbacks	Side yard	x	x	o
	Garage/lot	x	x	o
	Front yard			o
Parking		x		o
o = requested				
x = approved				

Density

Variance request: Our project is governed by two somewhat similar density-related requirements: a Minimum Lot Area (MLA) of 21,000 sf. (5,000 sf. per cottage and 6,000 sf. for studio apartments) and a minimum lot coverage requirement of no more than 35%. We request a variance that reduces our MLA requirement to 7,200 sf and lot coverage percentage to 39% of the lot. In support of our variance request, we ask you to consider:

- The project is consistent with the intent of its RM2 zoning.

The RM2 medium-density multiple-family residential district is intended to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements, as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities
- The current Comprehensive Plan supports the level of proposed density and the proposed 2040 Comprehensive Plan supports it even more so (see below).
- Previous projects proposed for the site, and which received BZA and City Council approvals, were taller, larger (more square footage) with more units and more bedrooms.
- The proposed level of density allows for affordable units to be offered meeting a pressing need for the city and the country as a whole.
- The proposed building is a permitted use on this lot.
- This development is located near the Selby/Dale neighborhood node with close proximity to mass transit.
- The challenges associated with developing this lot were aggravated when the lot was split off of a larger lot so it could be sold to build a new single-family residence. This new lot had only 40' of frontage. However back at that time, and still today, the site is zoned RM2 supporting multifamily development, which requires a larger (bigger and/or wider) lot. So

approval of the variance back in 2002 put the lot size at odds with its designated zoning making it virtually impossible to do a viable RM2 development without variances.

- Expanding on this point, although the lot is zoned RM2 supporting medium density, multifamily development; a two-unit development (duplex) can't be built without a variance for frontage width and projects such as the one we propose can't be built without a variance for minimum lot area. So the City has inadvertently created a conundrum for itself and developers. As a result our plight is due to circumstances unique to this property and we, the landowner, did not create these circumstances.
- The proposed project is designed within HPC guidelines and will reinforce if not enhance the character or value of the surrounding properties.
- There are several other multifamily properties within close proximity that have less than the required lot area per unit.
- If this was a typical interior, infill site the number of units could be an issue. However given that this is a corner lot with streets on three sides and with units facing Dale, there is not a practical concern with regard to unit or garage access/egress.

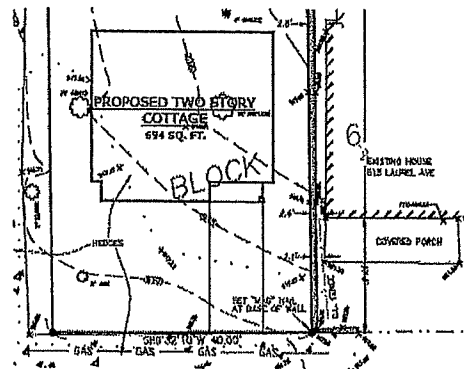
Setbacks

Current zoning requirements and our variance requests are listed in the table below.

Setbacks	Required	Requested
Rear setback (alley)	25'	5'
Side yard setback (Carriage house)	6'	3' east / 2' west
Front yard setback (Off Laurel)	30'	20'

In support of our variance request, we ask you to consider:

- The requested 20' setback actually provides more frontage for the Laurel-facing cottage than the neighboring house to the east, as illustrated in the drawing to the right.
- With the exception of the Carriage House, our proposed setbacks on the east and west side of the lot exceed those required.
- With regard to the Carriage House setbacks, traditionally the property line is at the back of the sidewalk but in this rare instance the property line is 3' back so even with only a 2' setback on the west side of the Carriage House it will setback 5' which provides adequate space for landscaping (which is allowed on public right of ways).
- Since there are only parking lots to the west of our project, other properties or neighbors will not be adversely impacted by the reduced setback.
- Previous projects received approvals for similar requests.

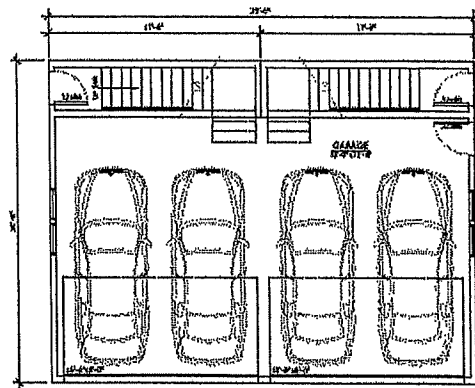


Parking

Current zoning requirements and our variance requests are listed in the table below.

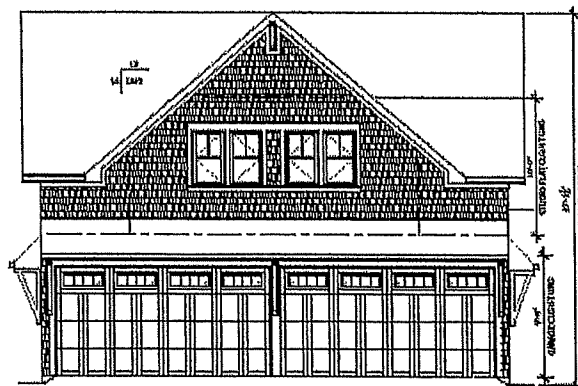
Parking		Required	Proposed
	2-bedroom cottage	1.5	1.5
	2-bedroom cottage	1.5	1.5
	2-bedroom cottage	1.5	1.0
	1-bedroom studio	1.5	-
	1-bedroom studio	1.5	-
	Bicycle storage credit	-0.5	
	Total parking spaces	7	4

Our project with three cottages and two studio apartments is required to have seven parking spaces, adjusted for bicycle storage as indicated in the table above. We plan on having four garage spaces accessible off the alley. This meets the parking requirements for two out of three cottages plus provides each cottage with additional secure storage. We assume (given past experience) that the tenants choosing compact studios will likely bike, ride buses (which are accessible 20 yards away), rent Hour Cars or ride-share. Given this, we request a variance for three parking spaces. In support of our variance request, we ask you to consider:



GARAGE PLAN
SCALE: 1/4" = 1'-0"

- The design of the cottages, with parking to serve each unit, not only meets the City's desire to keep parking to a minimum but also supports its promotion of the use of public transit where available. Dale Street and Selby Avenue to the north are both Metro Transit routes. The Dale Street route connects directly to the University Avenue Light Rail Station on the Green Line.
- The garage is located off the alley with screening between the building and Dale. This meets the Guidelines for Design Review state that *"if an alley is adjacent to the dwelling, any new parking should be located off the alley. Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable. Garage doors should not face the street."*



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

- There is designated street parking in front of the units on Dale. The Mississippi Market has two parking lots and abundant parking for its customers.
- Previous project received a parking variance.

Summary

The proposed development is consistent with St. Paul's Comprehensive Plan and Historical Preservation Commission guidelines while at the same time providing a valuable transition between the adjacent commercial and residential districts. In addition, our project will (1) reinforce the growing vitality of the area Selby/Dale neighborhood node, (2) provide new, affordable housing options for young professionals and retiring seniors desiring to live in an urban environment, and (3) put a valuable asset back on the tax roll after 60 years of dormancy.

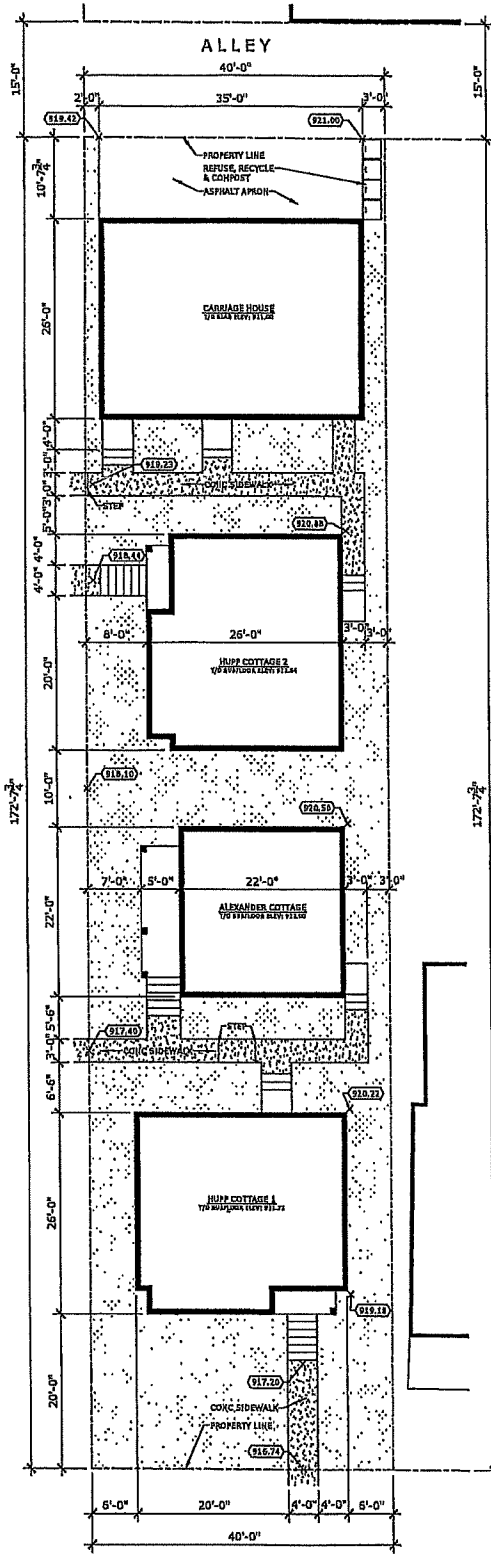
The size and dimensions of the lot along with the requirements of the Zoning Ordinance impose significant constraints on the optimum use of the property so variances are requested. Without these variances, unreasonable limitations would be placed the use of this valuable property. At the same time, the project is consistent with health, morals and general welfare of the community, and is consistent with reasonable enjoyment of adjacent property.

In addition to the above items, the project meets all the following requirements for Conditional Use Permit:

- The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable sub-area plans which were approved by the city council.
- The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
- The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
- The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.



DALE STREET NORTH



LAUREL AVENUE

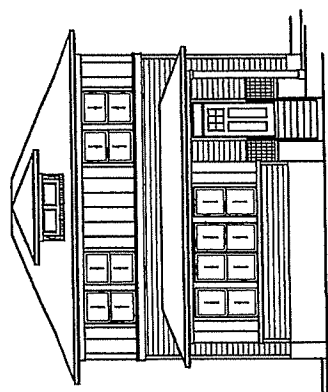
SITE PLAN
SCALE: 3/32" = 1'-0"

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

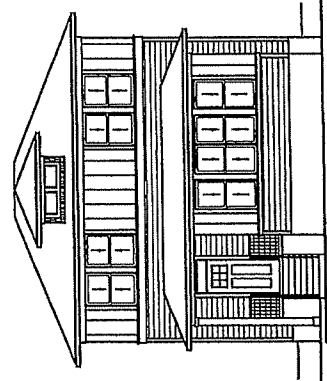
DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 332-6617
FAX: (306) 332-6619

DISCLAIMER
1. Any work or items shown on these drawings were created by Robinson Residential Design Inc. The drawings of this plan are intended as a guide only and do not constitute a contract. The drawings are subject to change without notice and the client is responsible for verifying all dimensions and details before construction begins.
2. The drawings are not to be used for any other purpose without the written consent of Robinson Residential Design Inc.
3. All dimensions are given in feet and inches. Dimensions are to the center of the wall unless otherwise noted.
4. All drawings are subject to the Building Code of Canada. Drawings are not to be used for any other purpose without the written consent of Robinson Residential Design Inc.
5. Robinson Residential Design Inc. is not responsible for any errors or omissions on these drawings. The drawings are provided as a guide only and do not constitute a contract. The drawings are subject to change without notice and the client is responsible for verifying all dimensions and details before construction begins.
6. All work is to be done in accordance with the Building Code of Canada 1997.

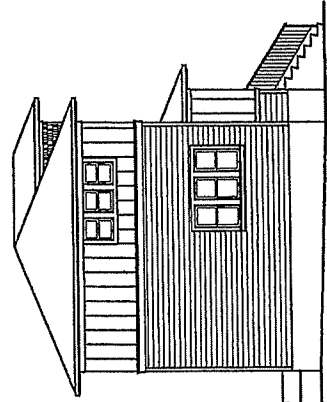
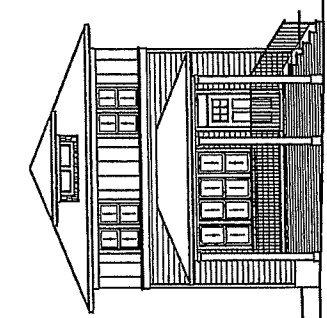
PROJECT 617 LAUREL AVENUE	LOT	12	DESIGNED BY	J.R.	SCALE	3/32" = 1'-0"	DRAWING NO. A-1
	BLOCK	6	DRAWN BY	S.K.	DATE	2019-04-18	
BUILDER	PLAN	-	DRAWING TITLE		SITE PLAN		
	CIVIC	617 LAUREL AVENUE					
	LOCATION	ST PAUL, MINNESOTA					



SOUTH STREETScape ELEVATION
SCALE: 3/32"=1'-0"



WEST STREETScape ELEVATION
SCALE: 3/32"=1'-0"



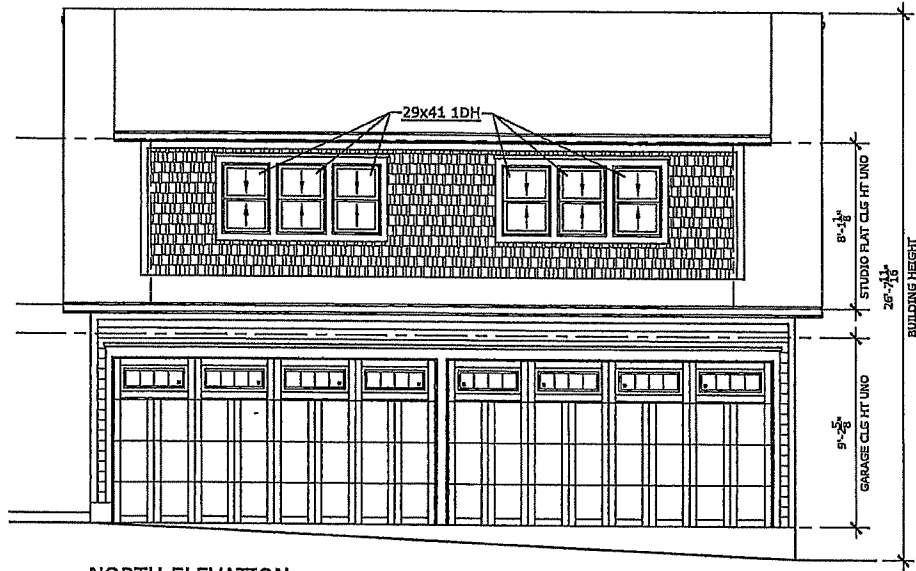
ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

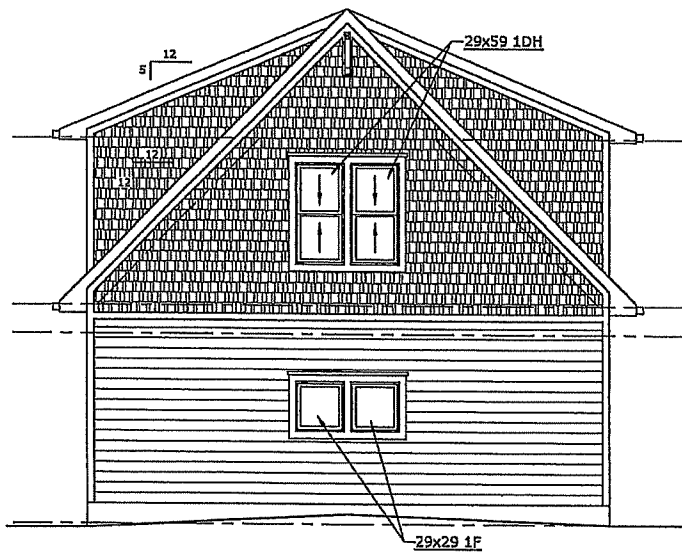
1. Copyright of these plans remains with Robinson Residential Design Inc. Implication of these plans in whole or in part, or any part thereof, without prior written permission of Robinson Residential Design Inc. is prohibited.
2. All drawings are subject to change without notice.
3. All plans are drawn to suit the National Building Code of Canada. Due to Local Building Codes, zoning regulations and other local jurisdictional requirements indicated on these drawings must be reviewed and engineered by a licensed architect or engineer. Robinson Design Inc. assumes no liability or responsibility for any errors, omissions and any incidental or indirect or consequential damages whatsoever sustained by any party.
4. All drawings must conform to the National Building Code of Canada Part 9.

PROJECT		617 LAUREL AVENUE	
LOT	12	BUILDER	
BLOCK	6	CIVIC	617 LAUREL AVENUE
PLAN		LOCATION	ST PAUL, MINNESOTA

DESIGNED BY	J.R.	DRAWN BY	L.S.	DATE	2019-04-15	SCALE	3/32" = 1'-0"
DRAWING TITLE				STREETSCAPES		DRAWING NO.	
						A-1	



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



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

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

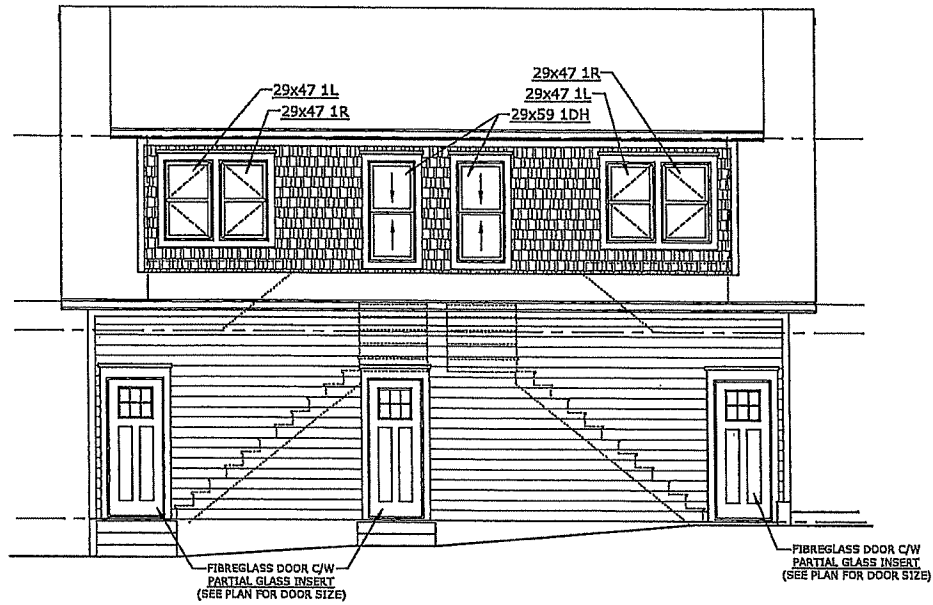
DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 332-6617
FAX: (306) 332-6619

DISCLAIMER
1. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for the client's failure to do so.
2. The architect is not responsible for the client's failure to provide accurate information or for the client's failure to follow the architect's instructions.
3. The architect is not responsible for the client's failure to obtain all necessary permits and approvals from the appropriate authorities.
4. The architect is not responsible for the client's failure to provide accurate information or for the client's failure to follow the architect's instructions.
5. The architect is not responsible for the client's failure to obtain all necessary permits and approvals from the appropriate authorities.
6. The architect is not responsible for the client's failure to provide accurate information or for the client's failure to follow the architect's instructions.

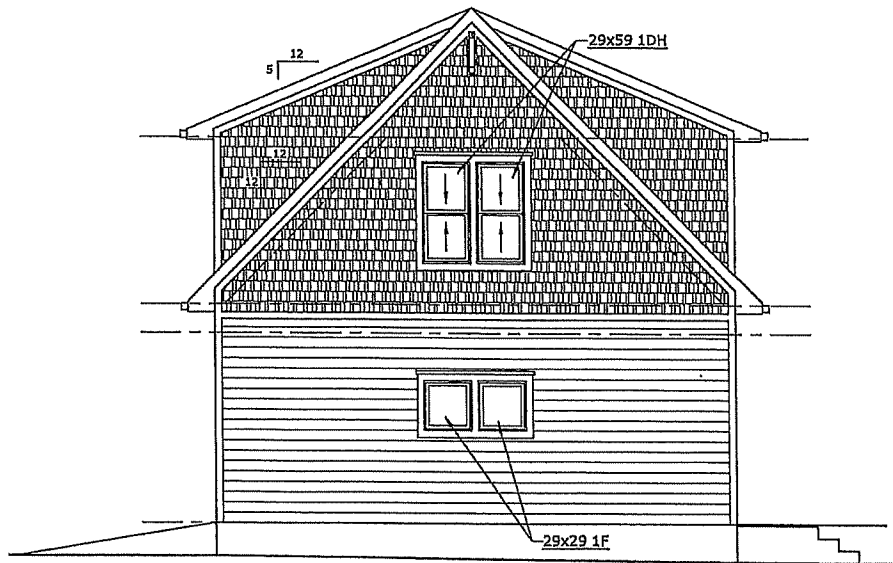
PROJECT	LOT	12
CARRIAGE HOUSE	BLOCK	6
BUILDER	PLAN	-
	CIVIC	617 LAUREL AVENUE
	LOCATION	ST PAUL, MINNESOTA

DESIGNED BY	SCALE
J.R.	1/4" = 1'-0"
DRAWN BY	DATE
L.S.	2019-04-18
DRAWING TITLE	
EXTERIOR ELEVATIONS	

DRAWING NO.
A-1



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



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

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

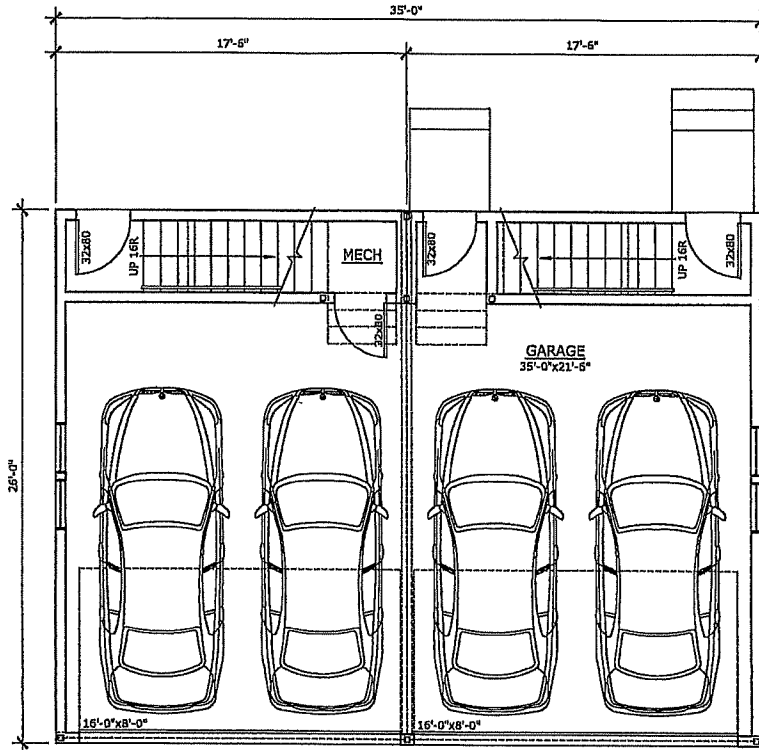
DISCLAIMER
1. Copyright of these plans and drawings remain with Robinson Residential Design Inc. Duplication or reuse of these plans in whole or in part is strictly prohibited without the written consent of Robinson Residential Design Inc.
2. These drawings are to be used only for the project and site shown on the title block. Any other use is at the user's risk.
3. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Robinson Residential Design Inc. is not responsible for any delays or costs incurred by the user in this regard.
4. Robinson Residential Design Inc. is not responsible for any errors, omissions, or inaccuracies in these drawings or plans. The user is responsible for verifying all information and dimensions shown on these drawings and plans.
5. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Robinson Residential Design Inc. is not responsible for any delays or costs incurred by the user in this regard.

PROJECT
CARRIAGE HOUSE
BUILDER

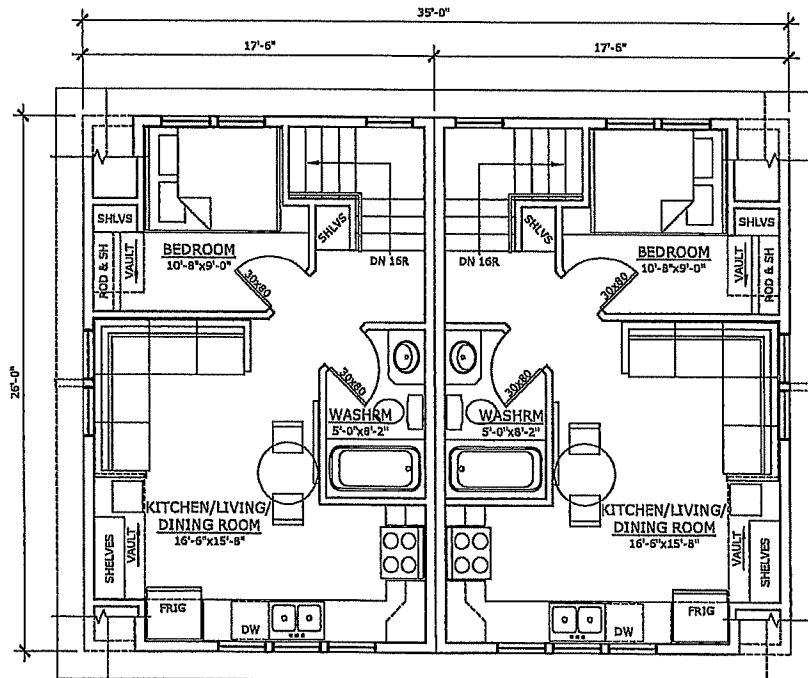
LOT	12
BLOCK	6
CIVIC	617 LAUREL AVENUE
LOCATION	ST PAUL, MINNESOTA

DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"
DRAWN BY	L.S.	DATE	2019-04-18
DRAWING TITLE		EXTERIOR ELEVATIONS	

DRAWING NO.
A-2



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
SUITE AREA: 455 ft²
TOTAL AREA: 910 ft²

**ROBINSON
RESIDENTIAL**
PERSONALIZING HOME DESIGN

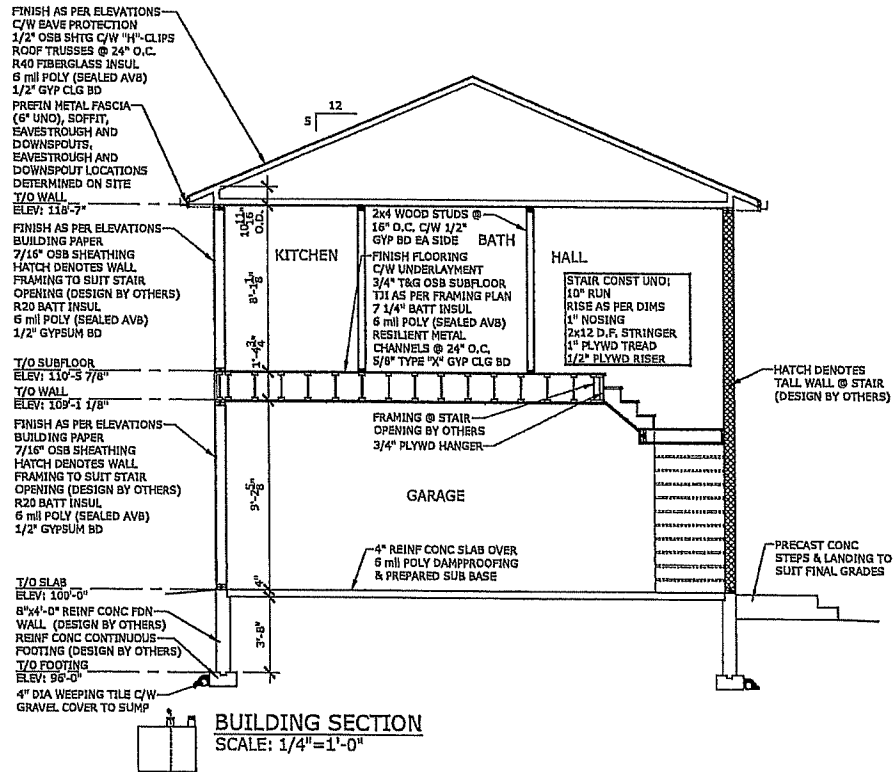
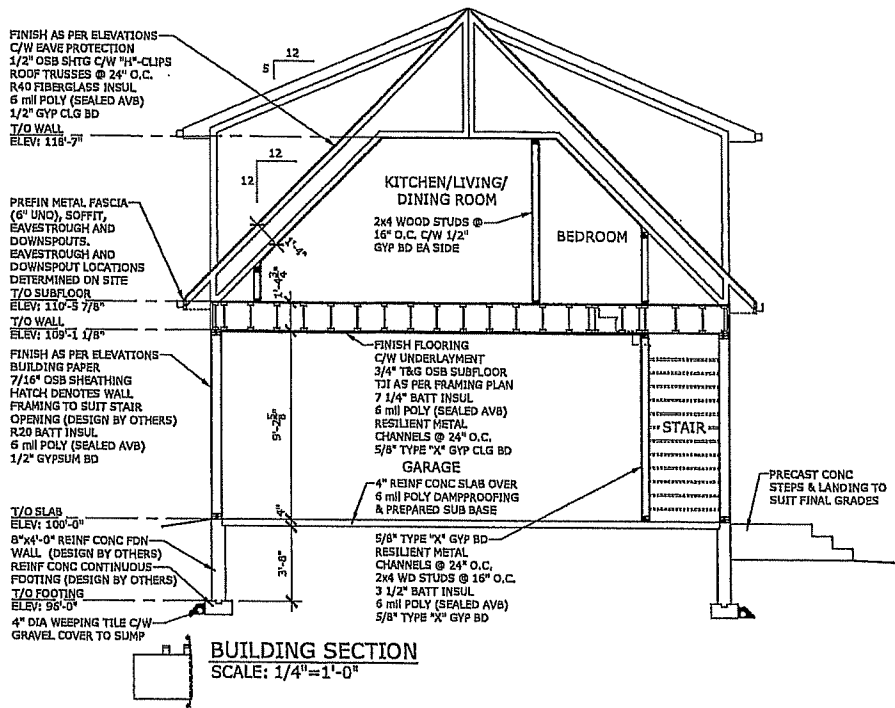
DRAWING BY
ROBINSON RESIDENTIAL
DESIGN INC.
2232 2ND AVENUE
SEDONA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER
1. Copyright of these plans rests with Robinson Residential Design Inc. Any portion of these plans in whole or in part is hereby protected, without prior written permission from Robinson Residential Design Inc.
2. These drawings are for information only.
3. All dimensions shown are for the exterior unless otherwise specified.
4. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
5. The drawings are not to be used for any other purpose without the written consent of Robinson Residential Design Inc.
6. Building on another lot without the written consent of Robinson Residential Design Inc. is prohibited.

PROJECT	LOT	12
CARRIAGE HOUSE	BLOCK	6
BUILDER	PLAN	-
CIVIC	617 LAUREL AVENUE	
LOCATION	ST PAUL, MINNESOTA	

DESIGNED BY	SCALE
J.R.	1/4" = 1'-0"
DRAWN BY	DATE
L.S.	2019-04-18
DRAWING TITLE	
MAIN FLOOR PLAN SECOND FLOOR PLAN	

DRAWING NO.
A-3

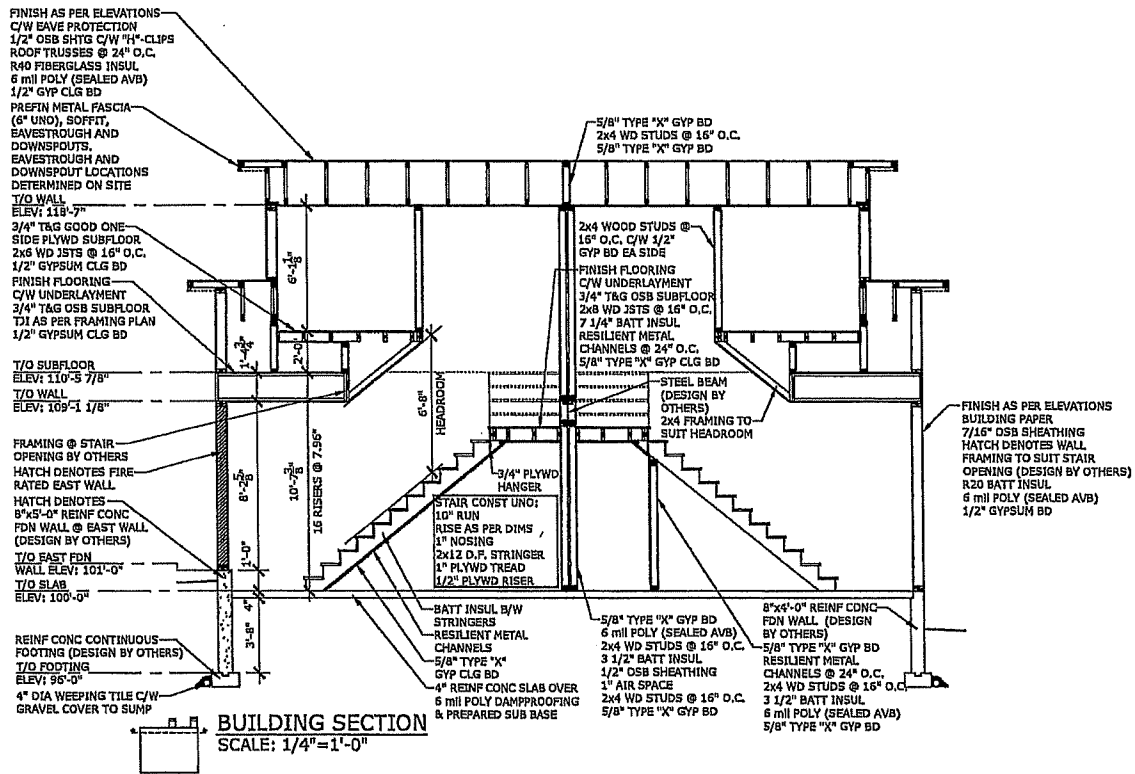


ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2212 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4S 0K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER
1. Copyright of this plan rests with Robinson Residential Design Inc. No portion of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Robinson Residential Design Inc.
2. This drawing is for the use of the contractor only. It is not to be used for any other purpose.
3. The contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information provided on this drawing.
4. Robinson Residential Design Inc. does not warrant or represent that this drawing is a true and accurate representation of the actual conditions of the site.
5. The contractor shall be responsible for the accuracy of the information provided on this drawing.
6. The contractor shall be responsible for the accuracy of the information provided on this drawing.

PROJECT	CARRIAGE HOUSE	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-4
BLOCK	6	PLAN	-	DRAWN BY	L.S.	DATE	2019-04-18	
BUILDER		CIVIC	617 LAUREL AVENUE	DRAWING TITLE		BUILDING SECTIONS		
		LOCATION	ST PAUL, MINNESOTA					



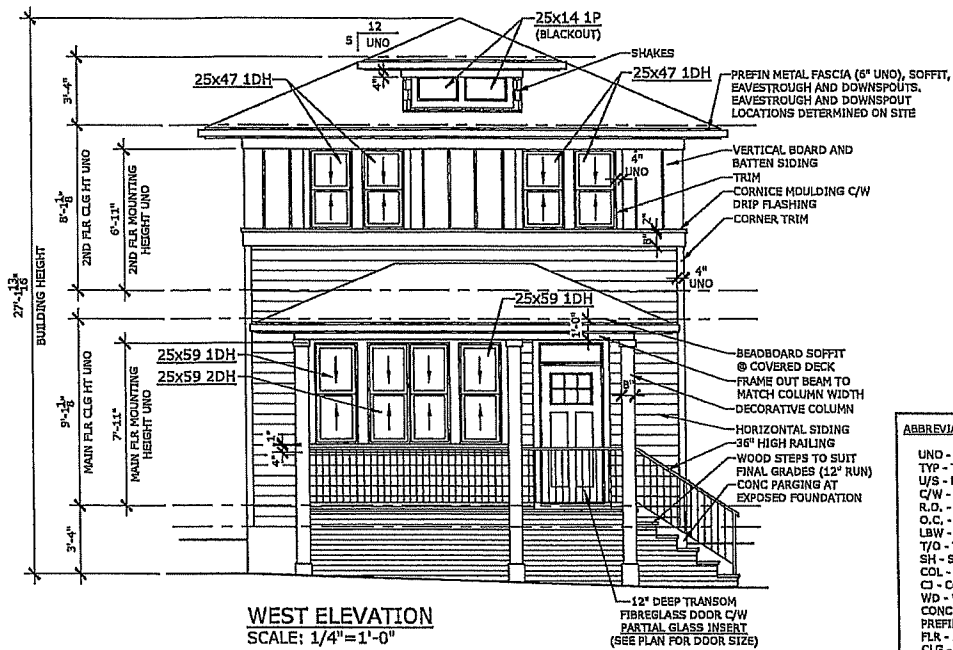
ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2332 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER
1. Copyright of these plans remains with Robinson Residential Design Inc. Reproduction of these plans in whole or in part by third party without written permission from Robinson Residential Design Inc. is prohibited.
2. These drawings are for a specific build only.
3. All plans are subject to change without notice. Robinson Residential Design Inc. is not responsible for any errors or omissions in these drawings. Robinson Residential Design Inc. is not responsible for any errors or omissions in these drawings.
4. Robinson Residential Design Inc. is not responsible for any errors or omissions in these drawings.
5. Robinson Residential Design Inc. is not responsible for any errors or omissions in these drawings.
6. Robinson Residential Design Inc. is not responsible for any errors or omissions in these drawings.

PROJECT	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"
CARRIAGE HOUSE	BLOCK	6	DRAWN BY	L.S.	DATE	2019-04-18
BUILDER	PLAN	-	DRAWING TITLE	BUILDING SECTION		
	CIVIC	617 LAUREL AVENUE				
	LOCATION	ST PAUL, MINNESOTA				

DRAWING NO.
A-5

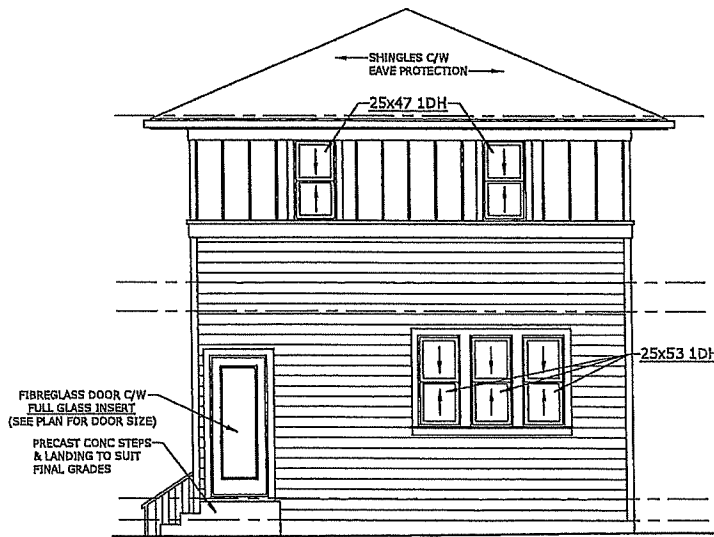


WEST ELEVATION
SCALE: 1/4" = 1'-0"

ABBREVIATIONS:

UNO	- UNLESS NOTED OTHERWISE
TYP	- TYPICAL
U/S	- UNDER SIDE
C/W	- COMPLETE WITH
R.O.	- ROUGH OPENING
O.C.	- ON CENTER
LBW	- LOAD BEARING WALL
T/O	- TOP OF
SH	- SHELF
COL	- COLUMN
CI	- CONTROL JOINT
WD	- WOOD
CONC	- CONCRETE
PREFIN	- PREFINISHED
FLR	- FLOOR
CLG	- CEILING
HT	- HEIGHT
I/S	- INSIDE
O/S	- OUTSIDE
TBD	- TO BE DETERMINED

- ELEVATION NOTES:**
- WINDOWS AND DOOR SIZES SHOWN DO NOT INCLUDE ROUGH OPENING DIMENSIONS. WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.
 - WINDOWS AND DOORS TO ILLUSTRATE DIRECTION OF OPERATION, OBSCURE GLASS, ETC.
 - TYPICAL MOUNTING HEIGHTS DIMENSIONED, ADJUST MOUNTING HEIGHT TO MATCH R.O. OF AN ADJACENT DOOR WHEN THEY ARE WITHIN THE SAME ROOM
 - SEE FRONT ELEVATIONS FOR EXTERIOR FINISHES & DETAILS. ONLY UNIQUE FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS
 - OWNER/CONTRACTOR TO CONFIRM FINAL GRADES ON SITE, ADJUST COLUMN & EXTERIOR STAIR HEIGHTS, AND ADD ANY REQUIRED WINDOWS WELLS.



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

- GENERAL NOTES:**
- BUILDER TO CONFORM TO LOCAL BUILDING CODES & BYLAWS.
 - DRAWINGS NOT TO BE SCALED.
 - BUILDER SHALL SATISFY THEMSELVES THAT ALL DIMENSIONS, DATUMS AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE.
 - DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS U.N.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES AND AT TUB/SHOWER UNITS.
 - NO MODIFICATIONS PERMITTED TO STRUCTURE WITHOUT WRITTEN APPROVAL OF LICENSED PROFESSIONAL IN THE LOCAL PROVINCE/STATE.
 - ALL BEAMS & HEADERS TO BE SIZED BY OTHERS TO SUIT STRUCTURAL LOADING.
 - DUE TO LOCAL BUILDING CODES, ZONING REGULATIONS AND CLIMATIC CONDITIONS, PLANS MUST BE REVIEWED BY A LOCAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION. ALL STRUCTURAL COMPONENTS INDICATED ON THESE DRAWINGS MUST BE REVIEWED AND ENGINEERED BY A LICENSED PROFESSIONAL IN THE LOCAL PROVINCE/STATE.

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

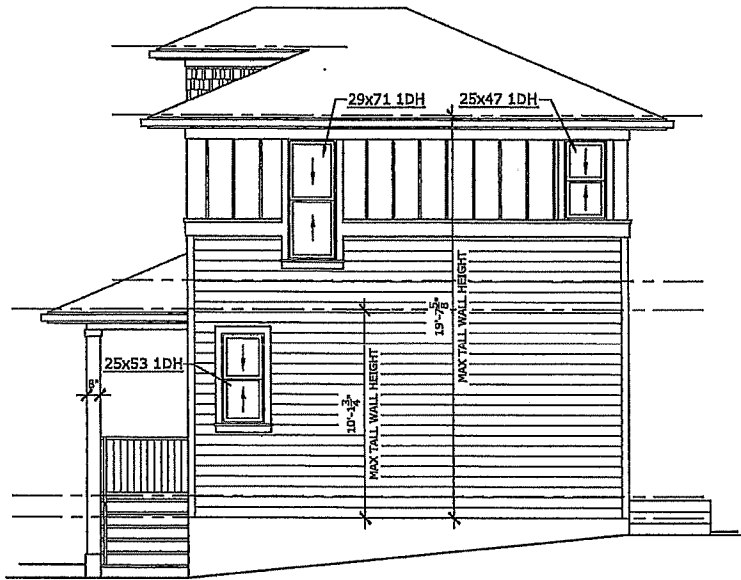
DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER
1. Copyright of these plans remains with Robinson Residential Design Inc. Any reuse of these plans without the express written consent of Robinson Residential Design Inc. is prohibited.
2. These drawings are for the use of the client only.
3. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
4. Robinson Residential Design Inc. is not responsible for any errors or omissions in these drawings or for any consequences arising therefrom.
5. The client is responsible for providing all necessary information and data for the preparation of these drawings.

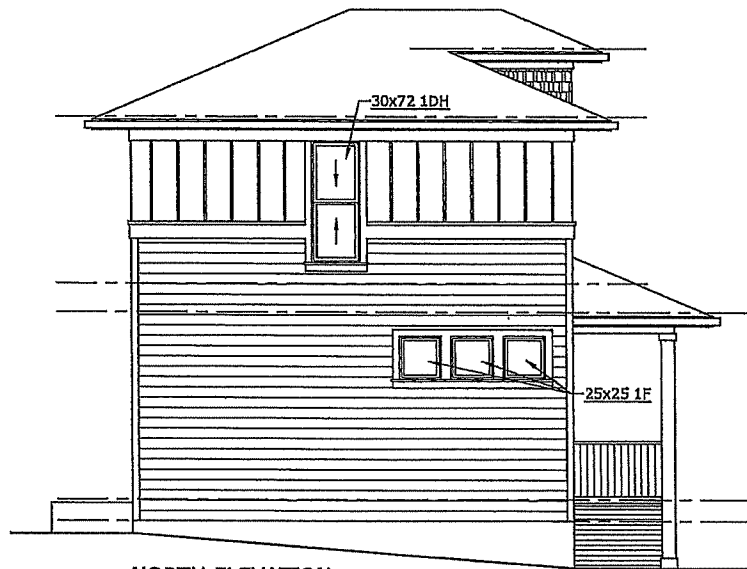
PROJECT	ALEXANDER	LOT	12
BUILDER		BLOCK	6
		PLAN	-
		CIVIC	617 LAUREL AVENUE
		LOCATION	ST PAUL, MINNESOTA

DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"
DRAWN BY	E.M.	DATE	2019-04-18
DRAWING TITLE	EXTERIOR ELEVATIONS		

DRAWING NO.
A-1



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



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

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

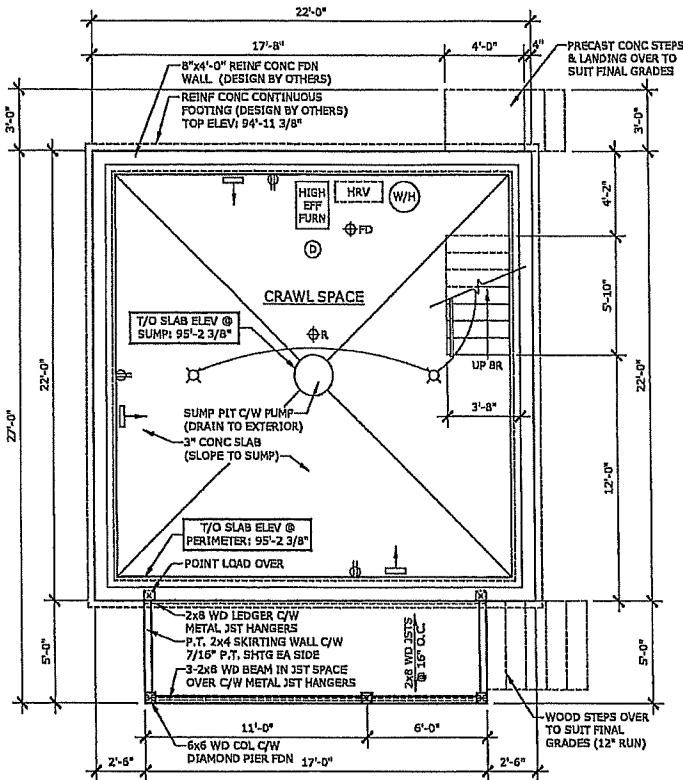
DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2332 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 332-6517
FAX: (306) 332-6519

DISCLAIMER
1. Copy, full or partial, of any drawing or plan made by Robinson Residential Design Inc. is the property of Robinson Residential Design Inc. and shall remain the property of Robinson Residential Design Inc. All drawings are to be used for the project and site only.
2. All drawings are to be used for the project and site only.
3. All drawings are to be used for the project and site only.
4. All drawings are to be used for the project and site only.
5. All drawings are to be used for the project and site only.
6. All drawings are to be used for the project and site only.
7. All drawings are to be used for the project and site only.
8. All drawings are to be used for the project and site only.
9. All drawings are to be used for the project and site only.
10. All drawings are to be used for the project and site only.

PROJECT	LOT	12
ALEXANDER	BLOCK	6
BUILDER	PLAN	-
	CIVIC	617 LAUREL AVENUE
	LOCATION	ST PAUL, MINNESOTA

DESIGNED BY	SCALE
J.R.	1/4" = 1'-0"
DRAWN BY	DATE
E.H.	2019-04-18
DRAWING TITLE	
EXTERIOR ELEVATIONS	

DRAWING NO.
A-2

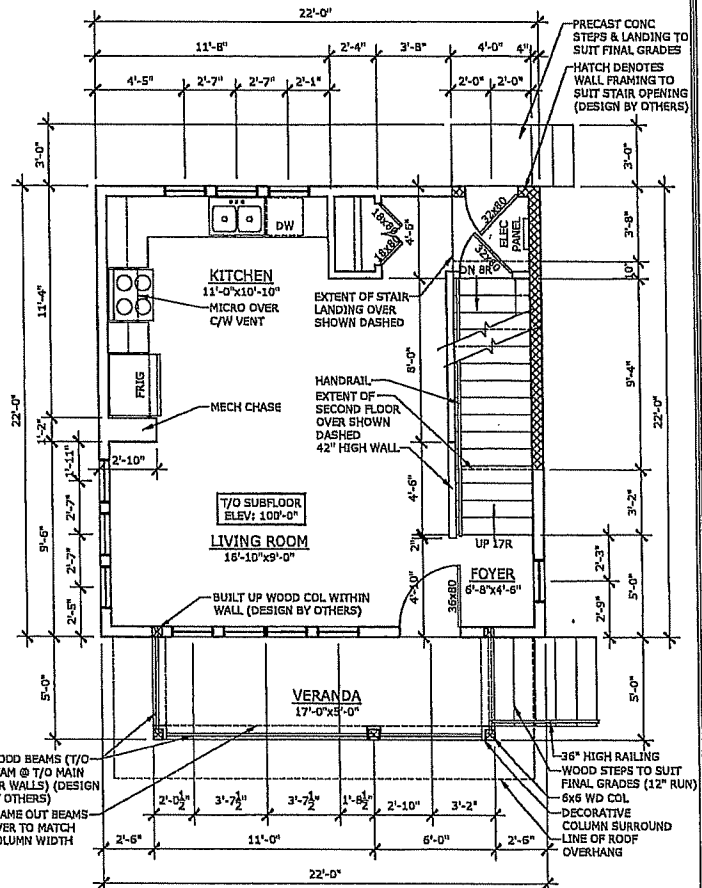


CRAWL SPACE PLAN
SCALE: 1/4" = 1'-0"

MECHANICAL/ELECTRICAL LEGEND

	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	SMOKE DETECTOR
	CARBON MONOXIDE/SMOKE DETECTOR
	ROUGH IN FOR CENTRAL VAC CANISTER
	CENTRAL VAC RECEPTACLE
	DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	INCANDESCENT LIGHT FIXTURE
	PULL CHAIN INCANDESCENT LIGHT FIXTURE

- BASEMENT NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE AND INTERIOR FACE OF FDN WALLS AND TO CENTERLINE OF INT PARTITIONS U.N.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR CHANGES, AND AT TUB/SHOWER UNITS.
 2. REFER TO SECTIONS FOR FULL WALL & FLOOR ASSEMBLIES.
 3. ELECTRICAL/MECHANICAL EQUIPMENT LOCATIONS SUBJECT TO CHANGE AT CONTRACTORS DISCRETION.
 4. INSTALL RADON ROUGH-IN PIPE Φ R C/W SEALED CAP FOR FUTURE DEPRESSURIZATION SYSTEM. SEE PLAN FOR VENT LOCATION. RUN OTHER END UNDER SLAB TO CENTRE OF BUILDING FOOTPRINT.
 5. PROVIDE 4" DIA WEeping TILE C/W GRAVEL COVER FOR PERIMETER FOUNDATION DRAINAGE SLOPED AND CONNECTED TO SUMP PIT.
 6. FINAL FOUNDATION TYPE AND DESIGN IS SUBJECT TO LOCAL SOIL CONDITIONS, BUILDING CODES, AND BYLAWS. MUST BE DESIGNED BY A LICENSED PROFESSIONAL IN THE LOCAL PROVINCE OR STATE AS REQ'D.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
MAIN FLOOR AREA: 484 ft²
TOTAL FLOOR AREA: 968 ft²

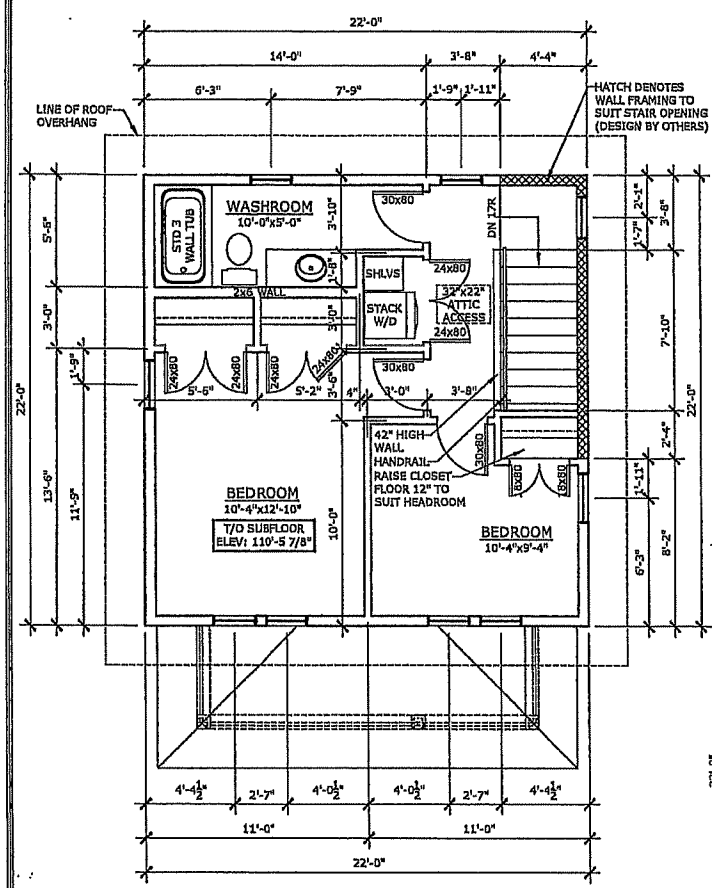
- FLOOR PLAN NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS U.N.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
 2. CONFIRM ALL COLUMN LOCATIONS WITH SUPPORTED STRUCTURAL MEMBERS & COLUMNS BELOW.
 3. REFER TO BUILDING SECTIONS FOR FULL WALL, FLOOR, & ROOF ASSEMBLY CALLUPS.
 4. COORDINATE EXACT WINDOW AND EXTERIOR DOOR LOCATIONS. MAINTAIN SPACING BETWEEN WINDOW, DOORS AND CORNERS TO ALLOW FOR EXTERIOR AND INTERIOR TRIMS.
 5. SEE ELEVATIONS FOR WINDOW'S DIRECTION OF OPERATION, DIMENSION OF ANY UN-EVEN SPLITS, OBSCURE GLASS, ETC.
 6. ALL STUDS TO BE CONTINUOUS FOR THE HEIGHT OF THE WALL. ALL STUD LENGTHS TO BE DESIGNED TO SUIT BUILDING CODES, LOCAL BYLAWS, AND CONDITIONS.

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

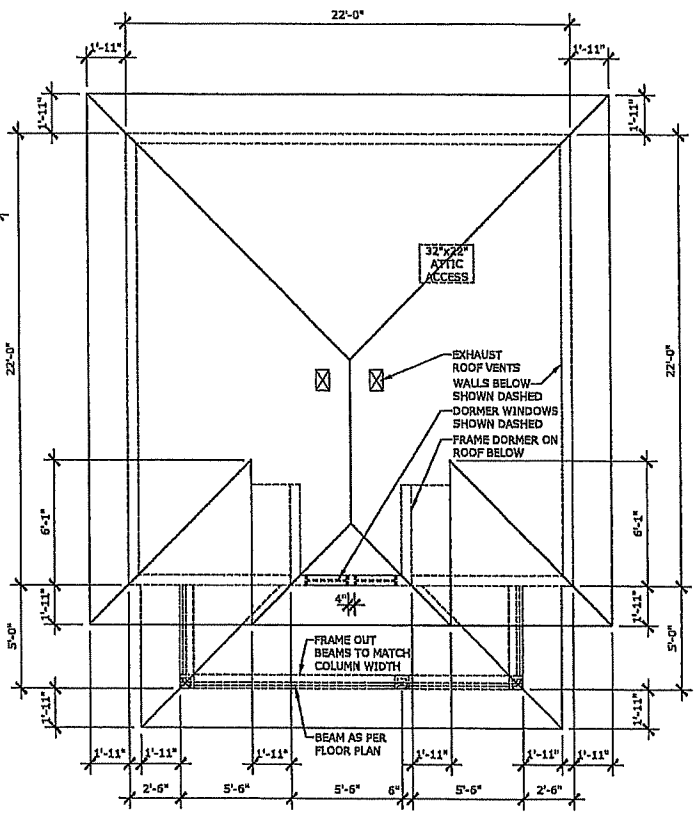
DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGNING
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 332-6617
FAX: (306) 332-6619

DISCLAIMER
1. Copyright of these plans are held by Robinson Residential Design Inc. Reproduction of these plans in whole or in part for any purpose, without prior written permission from Robinson Residential Design Inc. is prohibited.
2. These drawings are not to be used for any other project without the written consent of Robinson Residential Design Inc.
3. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
4. The client is responsible for providing all necessary information and data for the design of these drawings.
5. Robinson Residential Design Inc. does not warrant or represent that these drawings are suitable for any other use than that intended by Robinson Residential Design Inc.
6. Robinson Residential Design Inc. is not responsible for any errors or omissions in these drawings.

PROJECT	ALEXANDER	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-3
BUILDER		BLOCK	6	DRAWN BY	E.M.	DATE	2019-04-18	
		CIVIC	617 LAUREL AVENUE	DRAWING TITLE	CRAWL SPACE PLAN MAIN FLOOR PLAN			
		LOCATION	ST PAUL, MINNESOTA					



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 SECOND FLOOR AREA: 484 ft²



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

- ROOF NOTES:**
1. ALL ROOF SLOPES ARE 5:12 UNLESS NOTED OTHERWISE.
 2. TRUSS DESIGN TO BE COMPLETED BY TRUSS SUPPLIER OR OTHERS IN ACCORDANCE WITH LOCAL DESIGN CRITERIA, REGULATIONS, BUILDING CODES, AND BYLAWS.
 3. CONTRACTOR TO PROVIDE ADEQUATE VENTING AS PER LOCAL BUILDING CODES, AND BYLAWS.
 4. CONTRACTOR TO COORDINATE ATTIC ACCESS LOCATION WITH TRUSS LAYOUT. APPROXIMATE ATTIC ACCESS LOCATIONS AS PER PLANS.

ROBINSON RESIDENTIAL
 PERSONALIZING HOME DESIGN

DRAWINGS BY
 ROBINSON RESIDENTIAL DESIGN INC.
 2332 2ND AVENUE
 REGINA, SASKATCHEWAN
 CANADA S4R 1K3
 TEL: (306) 352-6617
 FAX: (306) 352-6619

DISCLAIMER

1. Copyright of these plans remains with Robinson Residential Design Inc. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Robinson Residential Design Inc. All rights reserved.

2. These drawings are for a specific lot only.

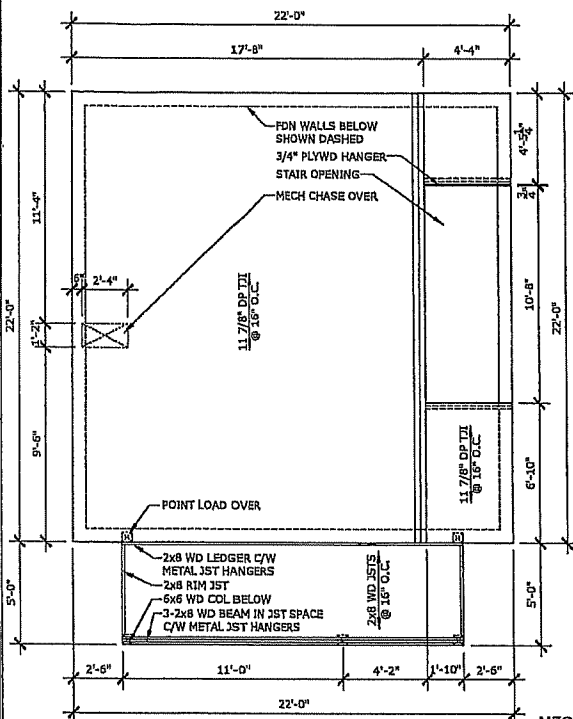
3. All plans are drawn in accordance with the Building Code of Canada. One is not to be used for any other purpose without the consent of Robinson Residential Design Inc. The user assumes all liability for any use of these plans for any other purpose.

4. Robinson Residential Design Inc. does not accept any liability for any errors or omissions in these drawings and for any consequences that may arise from the use of these drawings in any way.

5. All dimensions are given from the face of walls unless otherwise indicated.

6. Refer to conditions on the Building Code of Canada for details.

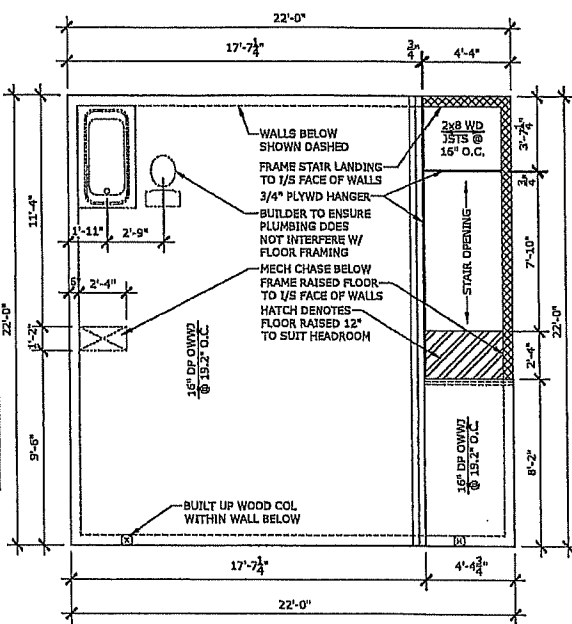
PROJECT	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-4
ALEXANDER	BLOCK	6	DRAWN BY	DATR	DATE	2019-04-18	
BUILDER	PLAN	-	E.M.				
	CIVIC	617 LAUREL AVENUE	DRAWING TITLE		SECOND FLOOR PLAN ROOF PLAN		
	LOCATION	ST PAUL, MINNESOTA					



MAIN FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

FRAMING NOTES:

1. TRUSS DESIGN TO BE COMPLETED BY TRUSS SUPPLIER OR OTHERS IN ACCORDANCE WITH LOCAL DESIGN CRITERIA, REGULATIONS, BUILDING CODES, AND BYLAWS.
2. ADDITIONAL FLOOR STRUCTURE SHOWN FOR OPENINGS AND CANTILEVERS. FINAL DESIGN DETERMINED BY SUPPLIER/OTHERS.
3. FLOOR TRUSS SUPPLIER TO DESIGN TRUSSES TO SUIT MECHANICAL.
4. INSTALL SOLID BLOCKING IN FLOOR SPACE UNDER COLUMNS AS REQUIRED.
5. INSTALL BLOCKING UNDER INTERIOR WALLS PARALLEL TO FLOOR TRUSSES AS REQUIRED.
6. FLOOR TRUSS SUPPLIER TO INCORPORATE HEADERS INTO TRUSS SPACE AS NECESSARY (SEE ELEVATIONS FOR WINDOW MOUNTING HEIGHTS).



SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

MECHANICAL/ELECTRICAL LEGEND

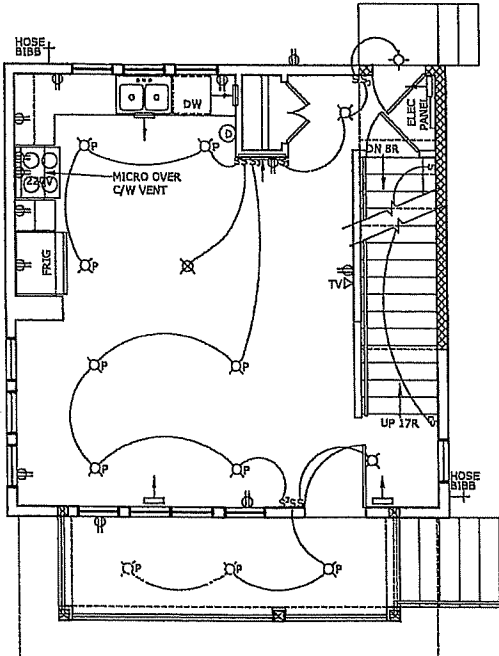
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	NATURAL GAS OUTLET
	HOSE BIBBS
	SMOKE DETECTOR
	CARBON MONOXIDE/SMOKE DETECTOR
	ROUGH IN FOR CENTRAL VAC CANISTER
	CENTRAL VAC RECEPTACLE
	TELEVISION RECEPTACLE
	TELEPHONE RECEPTACLE
	ETHERNET RECEPTACLE
	DUPLEX RECEPTACLE
	SOFFIT DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	PULL CHAIN INCANDESCENT LIGHT FIXTURE
	POT LIGHT
	PENDANT LIGHT
	PUCK LIGHT
	FLUORESCENT STRIP LIGHT
	FLUORESCENT LIGHT FIXTURE
	CEILING FAN C/W LIGHT

MECHANICAL NOTES:

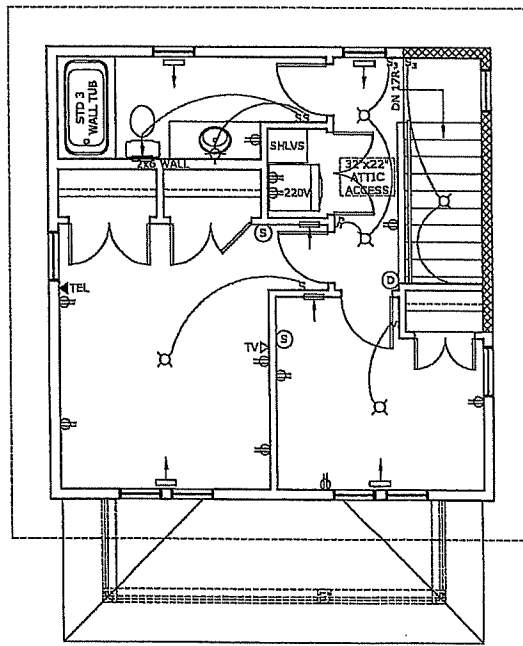
1. EXACT LOCATION OF SERVICE ENTRANCES TO BE DETERMINED BY OWNER. (NOTE ON SITE PLAN).
2. OWNER TO PROVIDE HEATING AND COOLING SYSTEM INFORMATION TO SUIT CLIMATIC CONDITIONS, BUILDING CODES, AND BYLAWS.
3. MECHANICAL SYSTEMS AND VENTILATION TO BE DESIGNED TO SUIT CLIMATIC CONDITIONS, BUILDING CODES, AND BYLAWS.
4. COORDINATE MECHANICAL RUNS WITH FRAMING LAYOUT.

ELECTRICAL NOTES:

1. ALL INTERIOR AND EXTERIOR ELECTRICAL SWITCHES, RECEPTACLES, AND LIGHTS TO BE INSTALLED PER LOCAL BUILDING CODES.
2. BUILDER TO CONFIRM ELECTRICAL LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
3. ELECTRICAL PANEL LOCATION SUBJECT TO CHANGE AS EXACT LOCATION OF ELECTRICAL SERVICE ENTRANCE AND PANEL TO BE DETERMINED BY OWNER. (NOTE ON SITE PLAN)



MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL DESIGN INC.
2322 2ND AVENUE
REGINA, SASKATCHEWAN CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER

1. Copyright of these plans and any other documents herein is the property of Robinson Residential Design Inc. and shall remain the property of Robinson Residential Design Inc. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Robinson Residential Design Inc.

2. These drawings are for the specific project only.

3. The drawings are to be used in accordance with the applicable building codes of the jurisdiction. The drawings are not to be used for any other project or in any other jurisdiction without the prior written permission of Robinson Residential Design Inc.

4. The drawings are not to be used for any other project or in any other jurisdiction without the prior written permission of Robinson Residential Design Inc.

5. The drawings are not to be used for any other project or in any other jurisdiction without the prior written permission of Robinson Residential Design Inc.

6. The drawings are not to be used for any other project or in any other jurisdiction without the prior written permission of Robinson Residential Design Inc.

PROJECT
ALEXANDER

BUILDER

LOT	12
BLOCK	6
PLAN	-
CIVIC	617 LAUREL AVENUE
LOCATION	ST PAUL, MINNESOTA

DESIGNED BY
J.R.

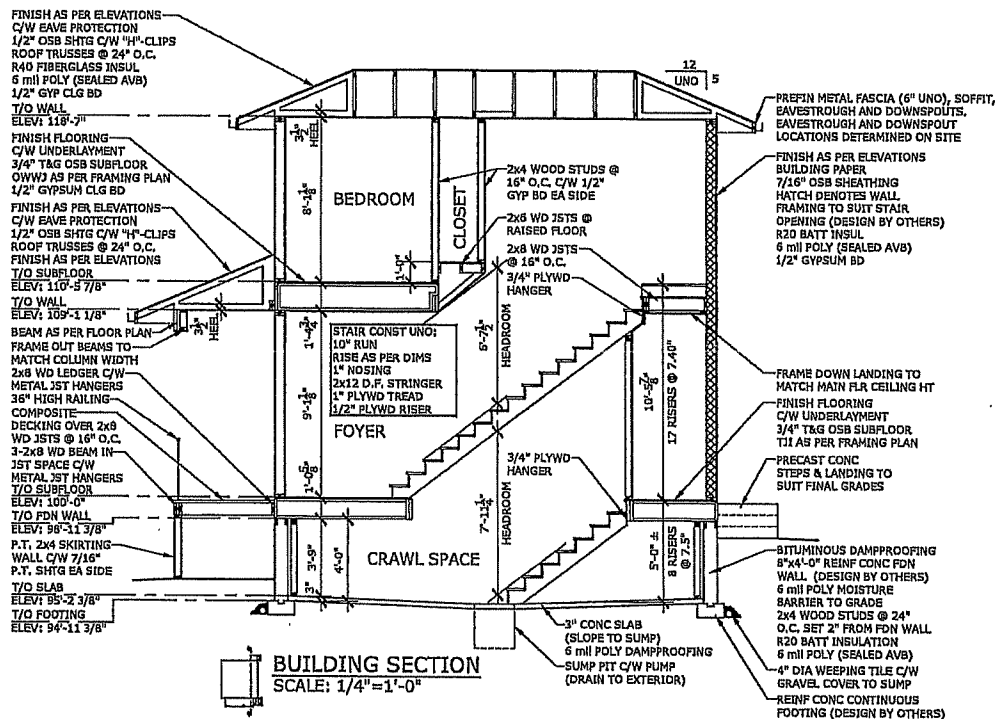
SCALE
1/4" = 1'-0"

DRAWN BY
E.M.

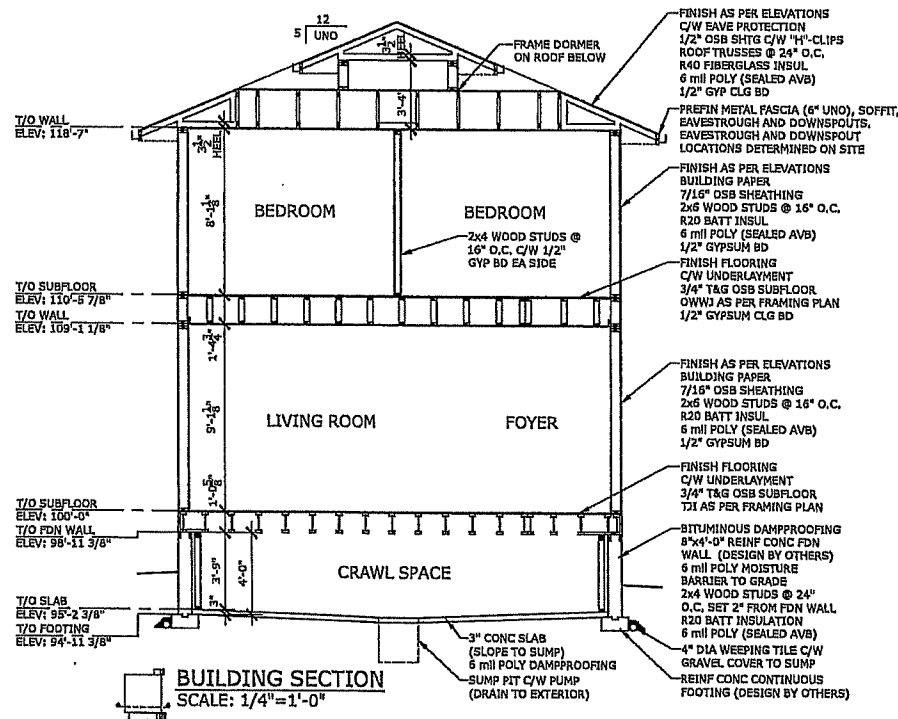
DATE
2019-04-18

DRAWING TITLE
FLOOR FRAMING PLANS
ELECTRICAL PLANS

DRAWING NO.
A-5



BUILDING SECTION
SCALE: 1/4"=1'-0"



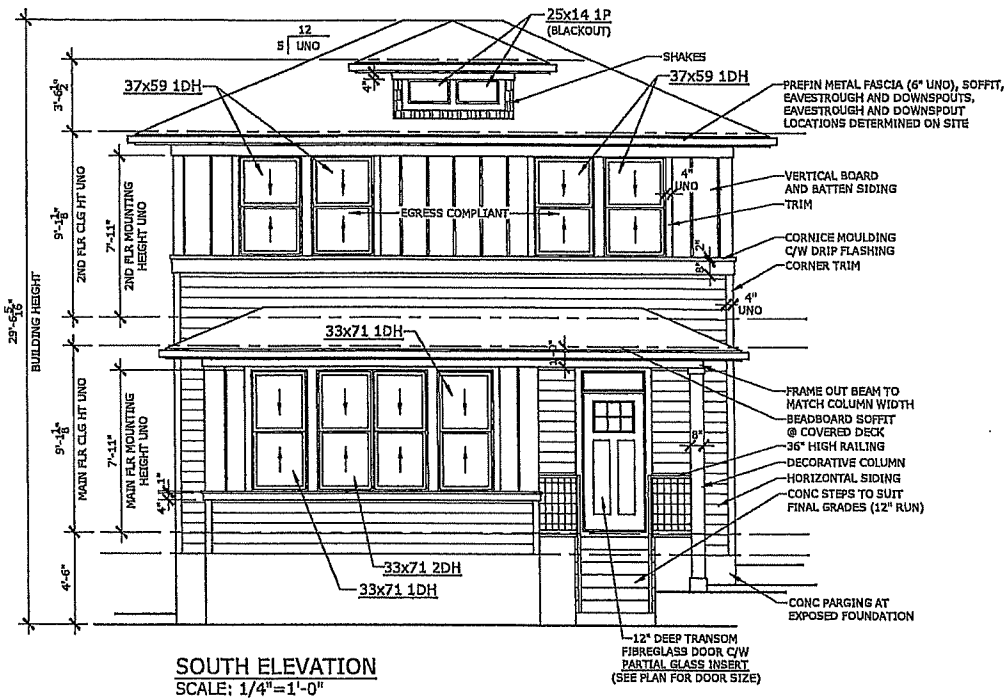
BUILDING SECTION
SCALE: 1/4"=1'-0"

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

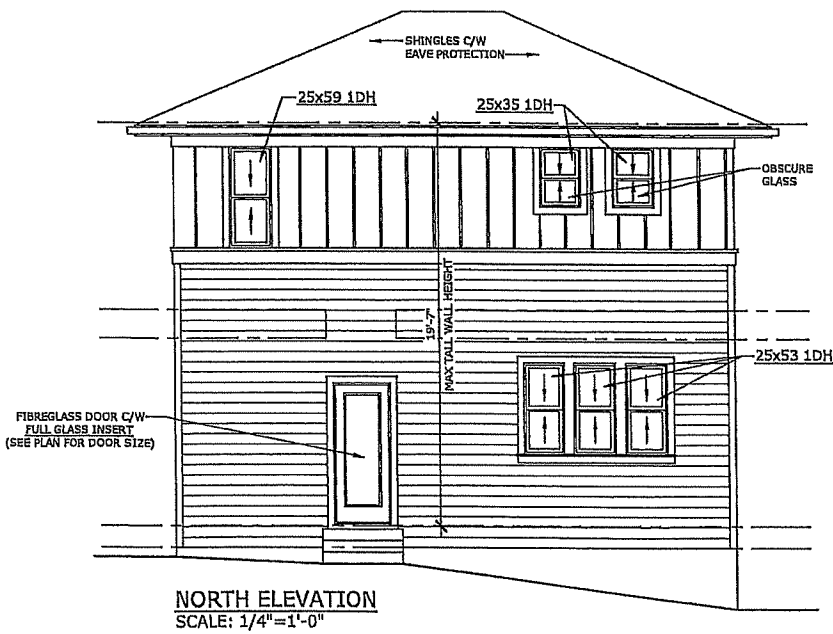
DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2332 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4S 1K3
TEL: (306) 332-6617
FAX: (306) 332-6619

DISCLAIMER
1. The owner of this plan has not been reviewed by Robinson Residential Design Inc. and is not responsible for any errors or omissions. The owner is advised to consult with a professional engineer or architect before construction.
2. The owner is advised to consult with a professional engineer or architect before construction.
3. The owner is advised to consult with a professional engineer or architect before construction.
4. The owner is advised to consult with a professional engineer or architect before construction.

PROJECT	ALEXANDER	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-6
	BLOCK		6	DRAWN BY	E.M.	DATE	2019-04-18	
	PLAN			DRAWING TITLE				
	CIVIC		617 LAUREL AVENUE	BUILDING SECTIONS				
	LOCATION		ST PAUL, MINNESOTA					



- ABBREVIATIONS:**
- UNO - UNLESS NOTED OTHERWISE
 - TYP - TYPICAL
 - U/S - UNDER SIDE
 - C/W - COMPLETE WITH
 - R.O. - ROUGH OPENING
 - O.C. - ON CENTER
 - LBW - LOAD BEARING WALL
 - T/O - TOP OF
 - SH - SHELF
 - COL - COLUMN
 - CI - CONTROL JOINT
 - WD - WOOD
 - CONC - CONCRETE
 - PREFIN - PREFINISHED
 - FLR - FLOOR
 - CLG - CEILING
 - HT - HEIGHT
 - I/S - INSIDE
 - O/S - OUTSIDE
 - TBD - TO BE DETERMINED



- ELEVATION NOTES:**
1. WINDOWS AND DOOR SIZES SHOWN DO NOT INCLUDE ROUGH OPENING DIMENSIONS, WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.
 2. WINDOWS AND DOORS TO ILLUSTRATE DIRECTION OF OPERATION, OBSCURE GLASS, ETC.
 3. TYPICAL MOUNTING HEIGHTS DIMENSIONED, ADJUST MOUNTING HEIGHT TO MATCH R.O. OF AN ADJACENT DOOR WHEN THEY ARE WITHIN THE SAME ROOM
 4. SEE FRONT ELEVATIONS FOR EXTERIOR FINISHES & DETAILS, ONLY UNIQUE FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS.
 5. OWNER/CONTRACTOR TO CONFIRM FINAL GRADES ON SITE, ADJUST COLUMN & EXTERIOR STAIR HEIGHTS, AND ADD ANY REQUIRED WINDOWS WELLS.

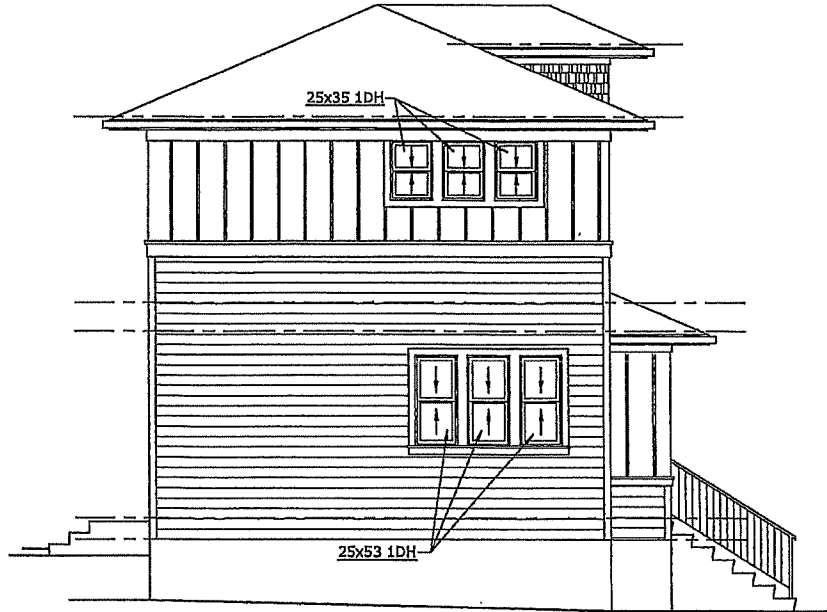
- GENERAL NOTES:**
1. BUILDER TO CONFORM TO LOCAL BUILDING CODES & BYLAWS.
 2. DRAWINGS NOT TO BE SCALED.
 3. BUILDER SHALL SATISFY THEMSELVES THAT ALL DIMENSIONS, DATUMS AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE.
 4. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS U.N.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES AND AT TUB/SHOWER UNITS.
 5. NO MODIFICATIONS PERMITTED TO STRUCTURE WITHOUT WRITTEN APPROVAL OF LICENSED PROFESSIONAL IN THE LOCAL PROVINCE/STATE.
 6. ALL BEAMS & HEADERS TO BE SIZED BY OTHERS TO SUIT STRUCTURAL LOADING.
 7. DUE TO LOCAL BUILDING CODES, ZONING REGULATIONS AND CLIMATIC CONDITIONS, PLANS MUST BE REVIEWED BY A LOCAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION. ALL STRUCTURAL COMPONENTS INDICATED ON THESE DRAWINGS MUST BE REVIEWED AND ENGINEERED BY A LICENSED PROFESSIONAL IN THE LOCAL PROVINCE/STATE.

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

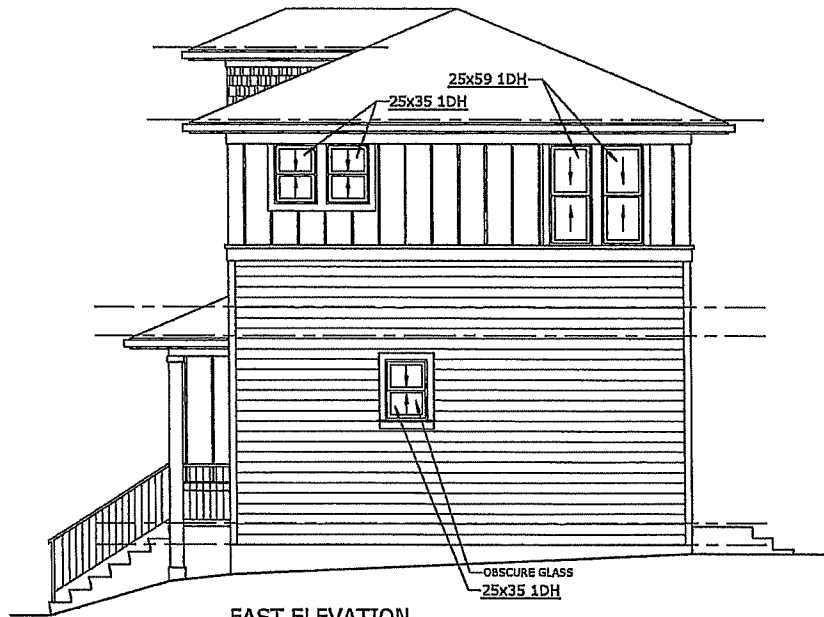
DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2732 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER
1. Any notes or specifications on these drawings shall be read in conjunction with the Building Code of Canada. Do not rely on these drawings for any other purpose. Do not use these drawings for any other purpose.
2. The drawings are not to be scaled.
3. The drawings are not to be used for any other purpose.
4. The drawings are not to be used for any other purpose.
5. The drawings are not to be used for any other purpose.
6. The drawings are not to be used for any other purpose.

PROJECT	ALAN HUFF	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-1
BUILDER		BLOCK	6	DRAWN BY	E.M.	DATE	2019-04-18	
		PLAN	-	DRAWING TITLE	EXTERIOR ELEVATIONS			
		CIVIC	617 LAUREL AVENUE					
		LOCATION	ST PAUL, MINNESOTA					



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



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

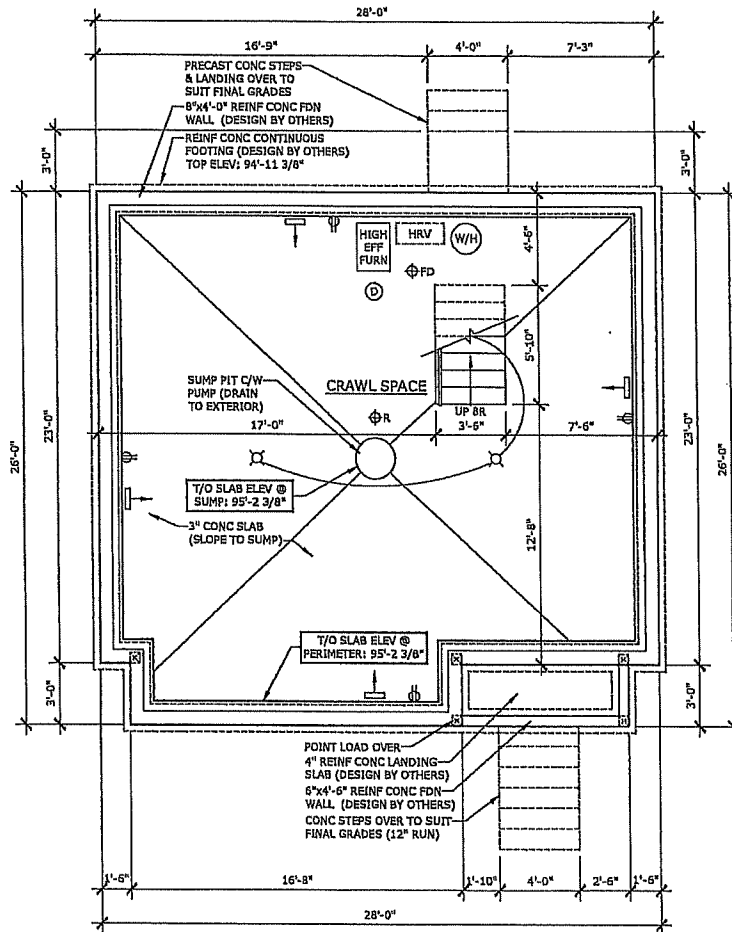
**ROBINSON
RESIDENTIAL**
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1X3
TEL: (306) 352-6617
FAX: (306) 351-6619

DISCLAIMER
1. Copyright of plans shall remain with Robinson Residential Design Inc. The client shall be responsible for obtaining all necessary permits, licenses, and approvals for construction from building and zoning officials and other applicable authorities.
2. These drawings are for a specific lot only.
3. All dimensions are given in this drawing unless otherwise noted. Do not scale drawings.
4. The client shall be responsible for obtaining all necessary permits, licenses, and approvals for construction from building and zoning officials and other applicable authorities.
5. The client shall be responsible for obtaining all necessary permits, licenses, and approvals for construction from building and zoning officials and other applicable authorities.
6. The client shall be responsible for obtaining all necessary permits, licenses, and approvals for construction from building and zoning officials and other applicable authorities.

PROJECT	ALAN HUPP	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"
BUILDER		BLOCK	6	DRAWN BY	E.M.	DATE	2019-04-18
		PLAN	-	DRAWING TITLE			
		CIVIC	617 LAUREL AVENUE	EXTERIOR ELEVATIONS			
		LOCATION	ST PAUL, MINNESOTA				

DRAWING NO.
A-2



CRAWL SPACE PLAN
SCALE: 1/4"=1'-0"

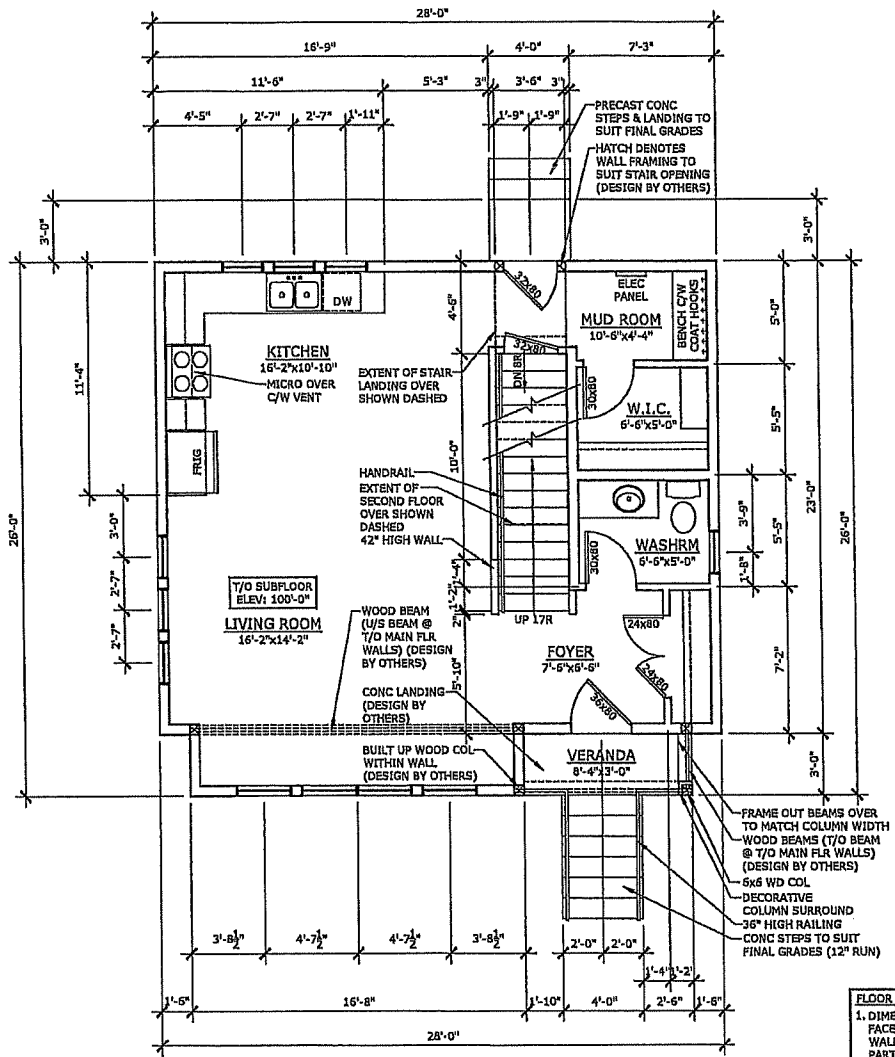
- BASEMENT NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF RIGID INSULATION.
 2. REFER TO SECTIONS FOR FULL WALL & FLOOR ASSEMBLIES.
 3. ELECTRICAL/MECHANICAL EQUIPMENT LOCATIONS SUBJECT TO CHANGE AT CONTRACTORS DISCRETION.
 4. INSTALL RADON ROUGH-IN PIPE Φ R C/W SEALED CAP FOR FUTURE DEPRESSURIZATION SYSTEM. SEE PLAN FOR VENT LOCATION, RUN OTHER END UNDER SLAB TO CENTRE OF BUILDING FOOTPRINT.
 5. FINAL FOUNDATION TYPE AND DESIGN IS SUBJECT TO LOCAL SOIL CONDITIONS, BUILDING CODES, AND BYLAWS. MUST BE DESIGNED BY A LICENSED PROFESSIONAL IN THE LOCAL PROVINCE OR STATE AS REQ'D.

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2332 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER
1. Copyright of these plans rest with the author or their design firm. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author or their design firm.
2. These drawings are for the specific project and site only.
3. All dimensions are to the center of the member unless otherwise noted.
4. All dimensions are to the finished surface unless otherwise noted.
5. All dimensions are to the exterior face of the member unless otherwise noted.
6. All dimensions are to the interior face of the member unless otherwise noted.
7. All dimensions are to the center of the member unless otherwise noted.
8. All dimensions are to the exterior face of the member unless otherwise noted.
9. All dimensions are to the interior face of the member unless otherwise noted.
10. All dimensions are to the center of the member unless otherwise noted.

PROJECT	ALAN HUPP	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-3
BUILDER		BLOCK	6	DRAWN BY	E.M.	DATE	2019-04-18	
		CIVIC	617 LAUREL AVENUE	DRAWING TITLE				
		LOCATION	ST PAUL, MINNESOTA	CRAWL SPACE PLAN				



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 MAIN FLOOR AREA: 694 ft²
 TOTAL FLOOR AREA: 1338 ft²

- FLOOR PLAN NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS U.N.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
 2. CONFIRM ALL COLUMN LOCATIONS WITH SUPPORTED STRUCTURAL MEMBERS & COLUMNS BELOW.
 3. REFER TO BUILDING SECTIONS FOR FULL WALL, FLOOR, & ROOF ASSEMBLY CALLUPS.
 4. COORDINATE EXACT WINDOW AND EXTERIOR DOOR LOCATIONS, MAINTAIN SPACING BETWEEN WINDOW, DOORS AND CORNERS TO ALLOW FOR EXTERIOR AND INTERIOR TRIMS.
 5. SEE ELEVATIONS FOR WINDOW'S DIRECTION OF OPERATION, DIMENSION OF ANY UN-EVEN SPLITS, OBSCURE GLASS, ETC.
 6. ALL STUDS TO BE CONTINUOUS FOR THE HEIGHT OF THE WALL. ALL STUD LENGTHS TO BE DESIGNED TO SUIT BUILDING CODES, LOCAL BYLAWS, AND CONDITIONS.

ROBINSON RESIDENTIAL
 PERSONALIZING HOME DESIGN

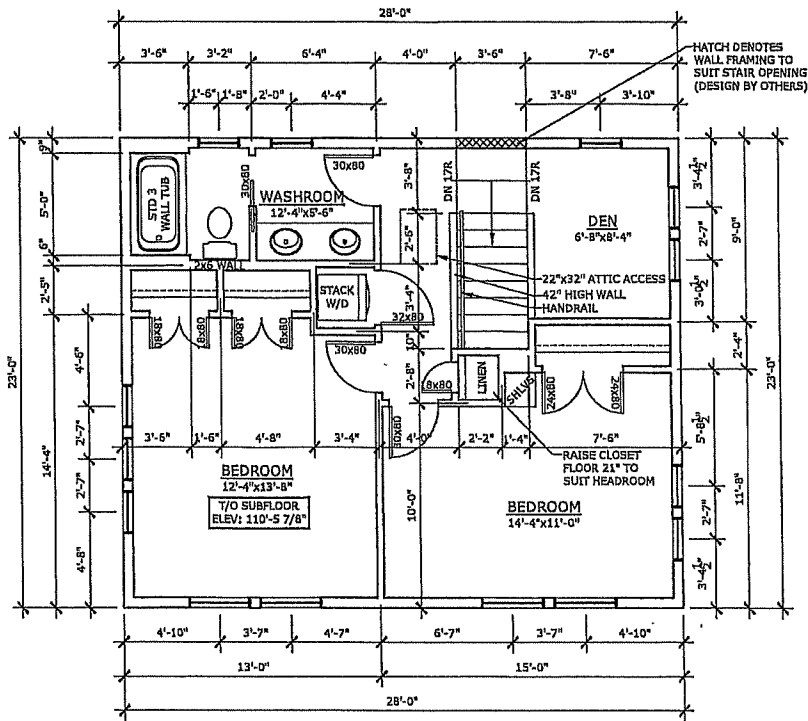
DRAWN BY
 ROBINSON RESIDENTIAL DESIGN INC.
 2332 2ND AVENUE
 REGINA, SASKATCHEWAN
 CANADA S4R 1N3
 TEL: (306) 352-6617
 FAX: (306) 352-6619

DISCLAIMER

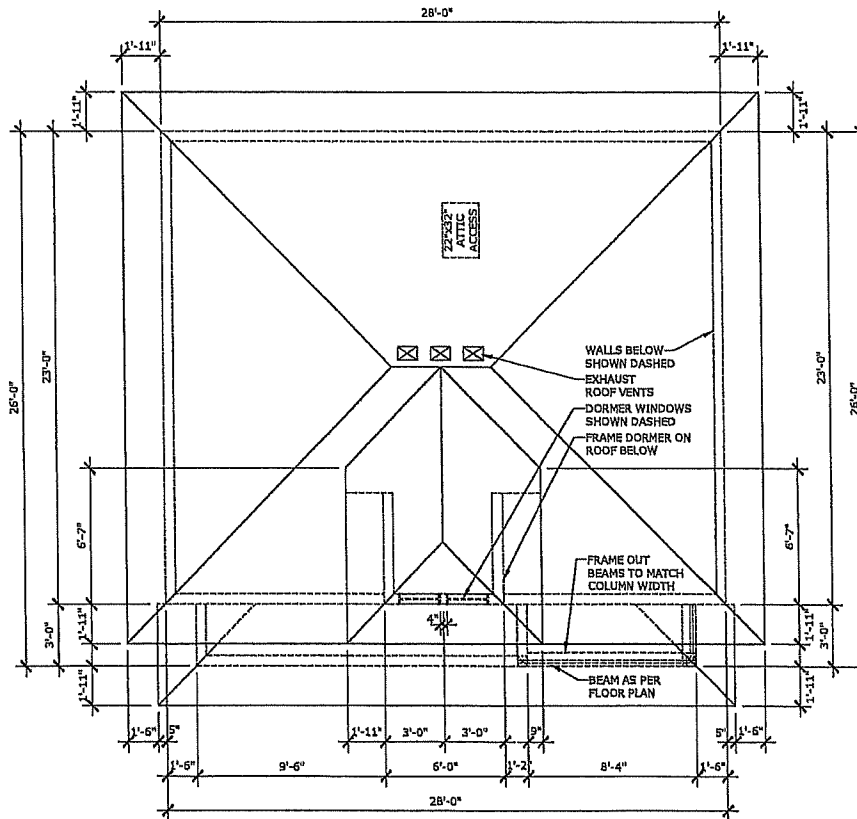
1. Copyright of these plans shall remain Robinson Residential Design Inc. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Robinson Residential Design Inc.
2. These plans are for the specific lot and site conditions only. Any changes to these plans without the written consent of Robinson Residential Design Inc. may void the contract.
3. Robinson Residential Design Inc. does not warrant or represent that these plans are suitable for any use other than that intended for the specific lot and site conditions.
4. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans.
5. Robinson Residential Design Inc. is not responsible for any construction or other costs not shown on these plans.
6. Robinson Residential Design Inc. is not responsible for any construction or other costs not shown on these plans.

PROJECT	ALAN HUPP	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"
BUILDER		BLOCK	6	DRAWN BY	E.M.	DATE	2019-04-18
		PLAN	-	DRAWING TITLE	MAIN FLOOR PLAN		
		CIVIC	617 LAUREL AVENUE				
		LOCATION	ST PAUL, MINNESOTA				

DRAWING NO.
A-4



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 MAIN FLOOR AREA: 694 R²



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

- ROOF NOTES:**
1. ALL ROOF SLOPES ARE 5:12 UNLESS NOTED OTHERWISE.
 2. TRUSS DESIGN TO BE COMPLETED BY TRUSS SUPPLIER OR OTHERS IN ACCORDANCE WITH LOCAL DESIGN CRITERIA, REGULATIONS, BUILDING CODES, AND BYLAWS.
 3. CONTRACTOR TO PROVIDE ADEQUATE VENTING AS PER LOCAL BUILDING CODES, AND BYLAWS.
 4. CONTRACTOR TO COORDINATE ATTIC ACCESS LOCATION WITH TRUSS LAYOUT. APPROXIMATE ATTIC ACCESS LOCATIONS AS PER PLANS.

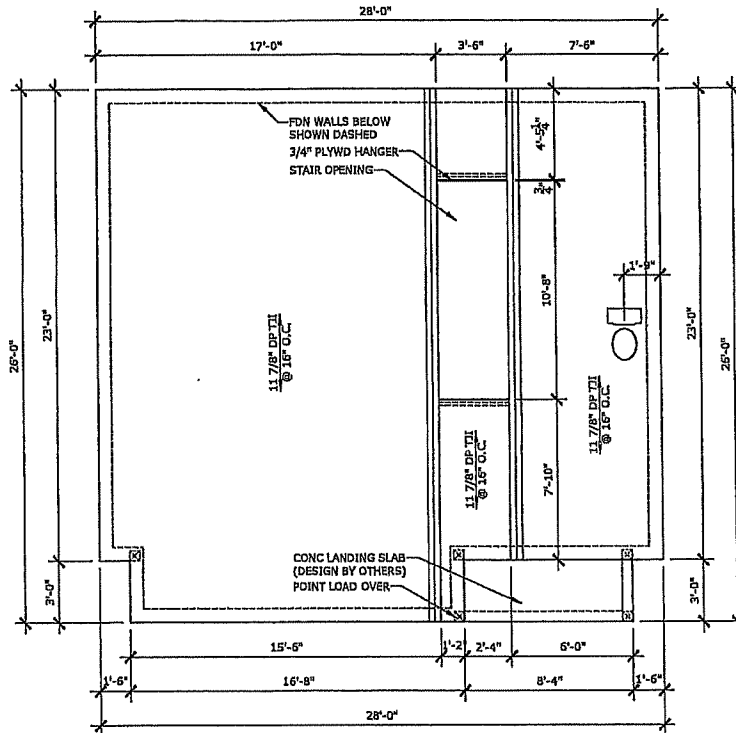
ROBINSON RESIDENTIAL
 PERSONALIZING HOME DESIGN

DRAWINGS BY
 ROBINSON RESIDENTIAL DESIGN INC.
 2232 2ND AVENUE
 REGINA, SASKATCHEWAN
 CANADA S4S 1K3
 TEL: (306) 252-6617
 FAX: (306) 252-6619

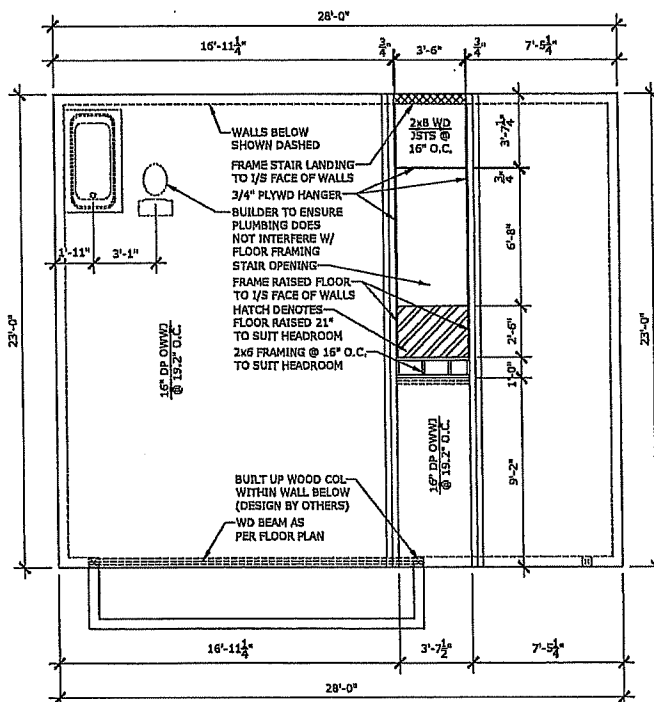
DISCLAIMER

1. The client of these plans shall purchase them as they are. No liability shall be assumed for any errors or omissions in these plans.
2. These plans are not to be used for any other purpose without the written consent of the designer.
3. The designer shall not be responsible for any errors or omissions in these plans caused by the contractor or any other party.
4. The designer shall not be responsible for any errors or omissions in these plans caused by the client or any other party.
5. The designer shall not be responsible for any errors or omissions in these plans caused by the building department or any other authority.
6. The designer shall not be responsible for any errors or omissions in these plans caused by the building department or any other authority.

PROJECT	ALAN HUPP	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-5
BUILDER		BLOCK	6	DRAWN BY	E.M.	DATE	2019-04-18	
		PLAN	-	DRAWING TITLE	SECOND FLOOR PLAN			
		CIVIC	617 LAUREL AVENUE	ROOF PLAN				
		LOCATION	ST PAUL, MINNESOTA					



MAIN FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- FRAMING NOTES:**
1. TRUSS DESIGN TO BE COMPLETED BY TRUSS SUPPLIER OR OTHERS IN ACCORDANCE WITH LOCAL DESIGN CRITERIA, REGULATIONS, BUILDING CODES, AND BYLAWS.
 2. ADDITIONAL FLOOR STRUCTURE SHOWN FOR OPENINGS AND CANTILEVERS. FINAL DESIGN DETERMINED BY SUPPLIER/OTHERS.
 3. FLOOR TRUSS SUPPLIER TO DESIGN TRUSSES TO SUIT MECHANICAL.
 4. INSTALL SOLID BLOCKING IN FLOOR SPACE UNDER COLUMNS AS REQUIRED.
 5. INSTALL BLOCKING UNDER INTERIOR WALLS PARALLEL TO FLOOR TRUSSES AS REQUIRED.
 6. FLOOR TRUSS SUPPLIER TO INCORPORATE HEADERS INTO TRUSS SPACE AS NECESSARY (SEE ELEVATIONS FOR WINDOW MOUNTING HEIGHTS)

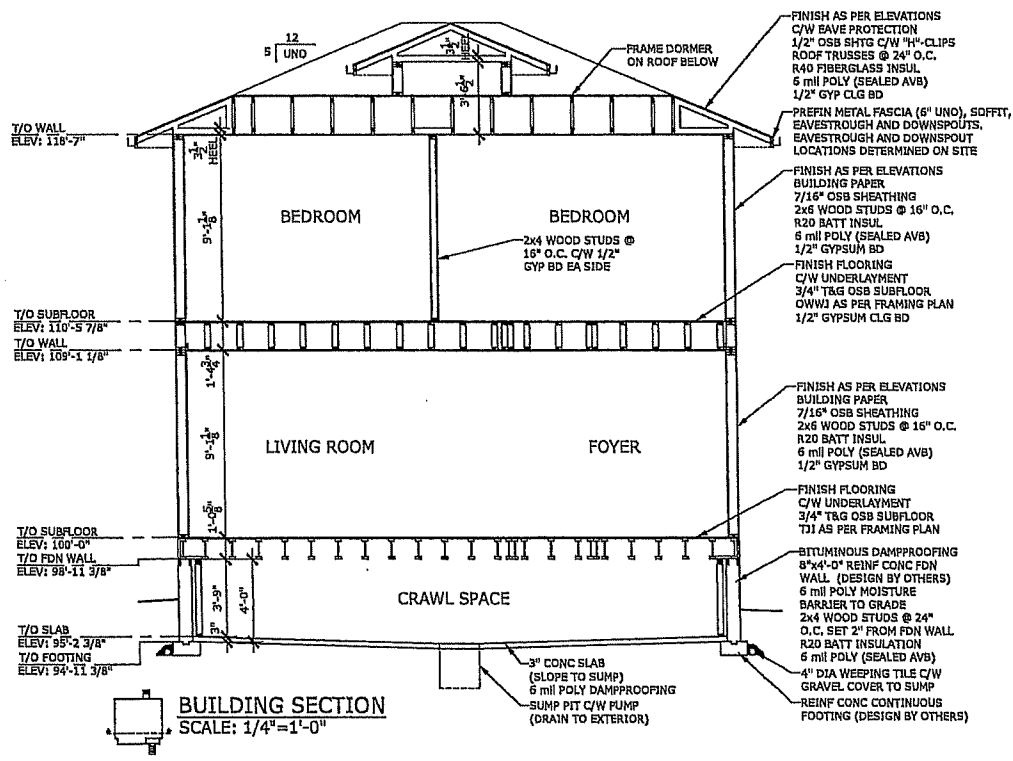
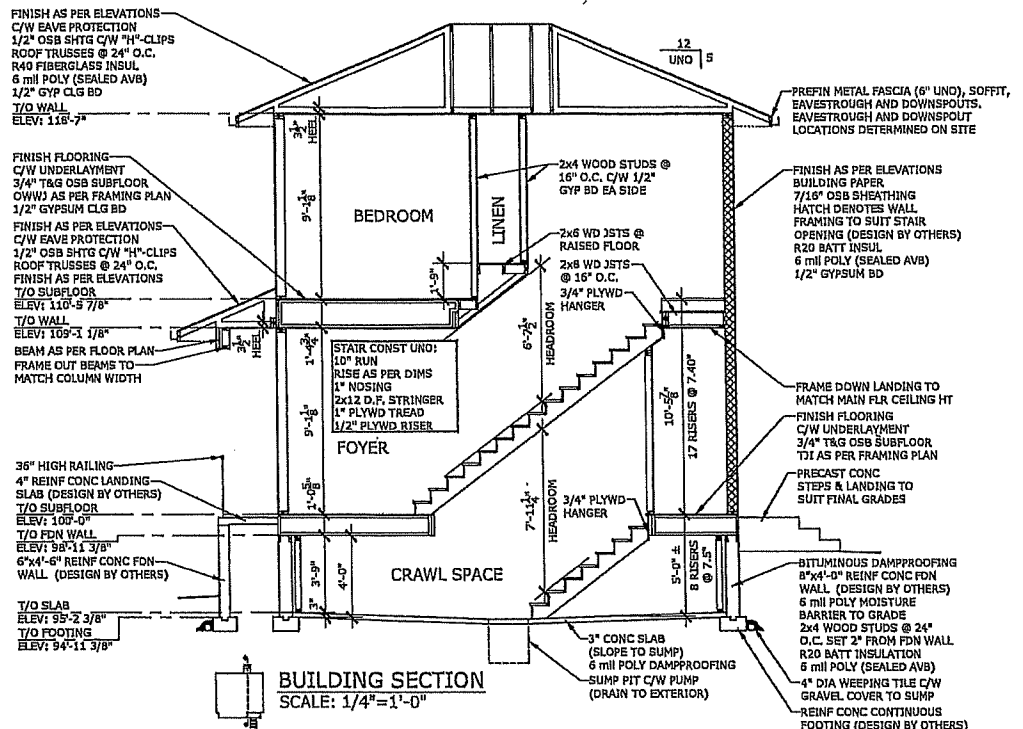
ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2332 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA, S4N 1K3
TEL: (306) 332-6617
FAX: (306) 332-6619

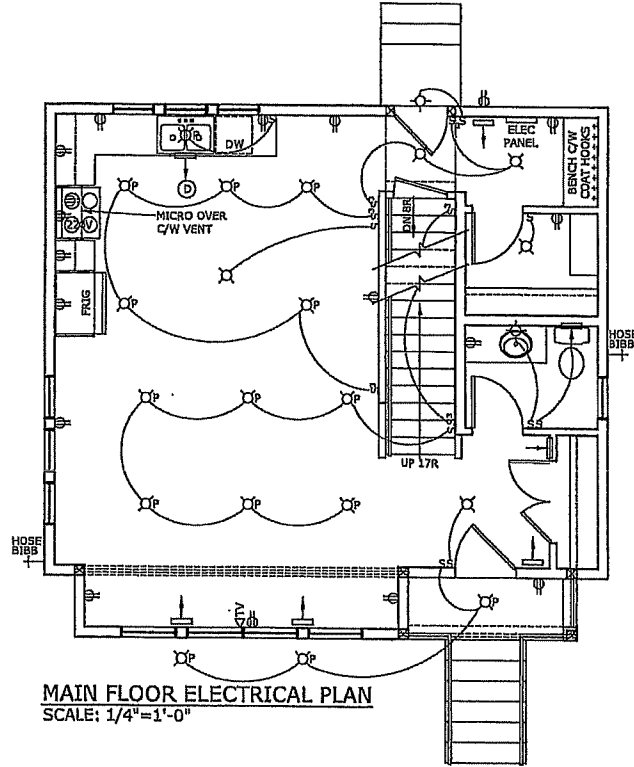
DISCLAIMER

1. Copy right of these plans rest with Robinson Residential Design Inc. Duplication of these plans in whole or in part is strictly prohibited, with out prior written permission from Robinson Residential Design Inc. Any other work used by the architect.
2. These drawings are for a specific lot and site. They are not to be used for any other lot or site without the written consent of Robinson Residential Design Inc.
3. All dimensions are given to the center line unless otherwise noted. Dimensions are given to the center line unless otherwise noted.
4. All dimensions are given to the center line unless otherwise noted. Dimensions are given to the center line unless otherwise noted.
5. All dimensions are given to the center line unless otherwise noted. Dimensions are given to the center line unless otherwise noted.
6. All dimensions are given to the center line unless otherwise noted. Dimensions are given to the center line unless otherwise noted.

PROJECT	ALAN HUPP	LOT	12	DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"	DRAWING NO. A-6
BUILDER		BLOCK	6	DRAWN BY	E.M.	DATE	2019-04-18	
		PLAN	-	DRAWING TITLE				
		LOC	617 LAUREL AVENUE	FLOOR FRAMING PLANS				
		LOCATION	ST PAUL, MINNESOTA					



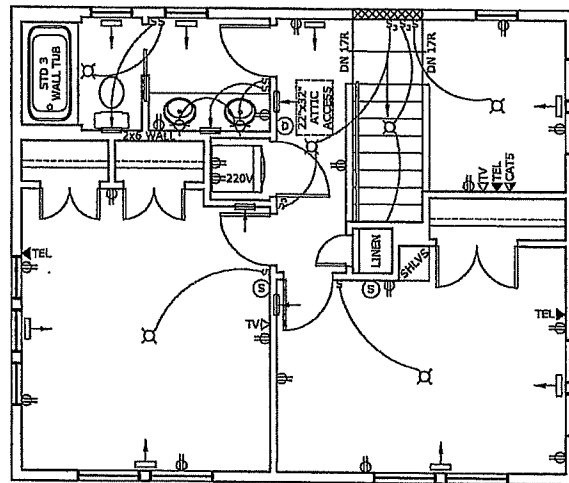
ROBINSON RESIDENTIAL PERSONALIZING HOME DESIGN	DRAWINGS BY ROBINSON RESIDENTIAL DESIGN INC.	2332 2ND AVENUE REDOIA, SASKATCHEWAN CANADA S4R 1K3 TEL: (306) 232-6617 FAX: (306) 232-6619	DISCLAIMER 1. Copyright of this plan remains with Robinson Residential Design Inc. The design of this plan is for the use of the client only and is not to be used for any other purpose without the written consent of Robinson Residential Design Inc. 2. This drawing is not to be used for any other purpose. 3. The client is responsible for obtaining all necessary permits and for providing all necessary information to the designer. 4. The designer is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. 5. The client is responsible for providing all necessary information to the designer. 6. The client is responsible for providing all necessary information to the designer.	PROJECT ALAN HUFF	LOT 12	DESIGNED BY J.R.	SCALE 1/4" = 1'-0"	DRAWING NO. A-7	
			BUILDER ALAN HUFF	BLOCK 6	DRAWN BY E.M.	DATE 2019-04-18			
				PLAN -	CIVIC 617 LAUREL AVENUE	DRAWING TITLE BUILDING SECTIONS			
				LOCATION ST PAUL, MINNESOTA					



MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

- MECHANICAL NOTES:**
1. EXACT LOCATION OF SERVICE ENTRANCES TO BE DETERMINED BY OWNER. (NOTE ON SITE PLAN),
 2. OWNER TO PROVIDE HEATING AND COOLING SYSTEM INFORMATION TO SUIT CLIMATIC CONDITIONS, BUILDING CODES, AND BYLAWS.
 3. MECHANICAL SYSTEMS AND VENTILATION TO BE DESIGNED TO SUIT CLIMATIC CONDITIONS, BUILDING CODES, AND BYLAWS.
 4. COORDINATE MECHANICAL RUNS WITH FRAMING LAYOUT.

- ELECTRICAL NOTES:**
1. ALL INTERIOR AND EXTERIOR ELECTRICAL SWITCHES, RECEPTACLES, AND LIGHTS TO BE INSTALLED PER LOCAL BUILDING CODES.
 2. BUILDER TO CONFIRM ELECTRICAL LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
 3. ELECTRICAL PANEL LOCATION SUBJECT TO CHANGE AS EXACT LOCATION OF ELECTRICAL SERVICE ENTRANCE AND PANEL TO BE DETERMINED BY OWNER. (NOTE ON SITE PLAN)



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

MECHANICAL/ELECTRICAL LEGEND

	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	NATURAL GAS OUTLET
	HOSE BIBB
	SMOKE DETECTOR
	CARBON MONOXIDE/SMOKE DETECTOR
	ROUGH IN FOR CENTRAL VAC CANISTER
	CENTRAL VAC RECEPTACLE
	TELEVISION RECEPTACLE
	TELEPHONE RECEPTACLE
	ETHERNET RECEPTACLE
	DUPLEX RECEPTACLE
	SOFFIT PLUG
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	PULL CHAIN INCANDESCENT LIGHT FIXTURE
	POT LIGHT
	PENDANT LIGHT
	PUCK LIGHT
	FLUORESCENT STRIP LIGHT
	FLUORESCENT LIGHT FIXTURE
	CEILING FAN C/W LIGHT

ROBINSON RESIDENTIAL DESIGN INC.
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL DESIGN INC.
2113 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

DISCLAIMER

1. Client/owner shall provide all necessary information and data for the design of this project. The accuracy of such data is the responsibility of the client/owner. The designer shall not be held responsible for any errors or omissions in the design of this project.
2. The designer shall not be held responsible for any errors or omissions in the design of this project.
3. The designer shall not be held responsible for any errors or omissions in the design of this project.
4. The designer shall not be held responsible for any errors or omissions in the design of this project.

PROJECT	ALAN HUFF
BUILDER	
LOT	12
BLOCK	6
PLAN	-
CIVIC	617 LAUREL AVENUE
LOCATION	ST PAUL, MINNESOTA

DESIGNED BY	J.R.	SCALE	1/4" = 1'-0"
DRAWN BY	E.M.	DATE	2019-04-18
DRAWING TITLE	ELECTRICAL PLANS		

DRAWING NO.
A-8

Table 63.207 Minimum Required Off-Street Parking By Use

<i>Land Use</i>	<i>Minimum Number of Parking Spaces</i>
<i>Residential Uses</i>	
One- and two-family dwelling unit	1.5 spaces per unit
Dwelling unit on Irvine Avenue	2 spaces per unit plus 1 guest parking area per unit (see section 63.312)
Multiple-family dwelling unit	1 space per 1—2 room unit, 1.5 spaces per 3—4 room unit, and 2 spaces per unit with 5 or more rooms. For the purpose of this requirement: efficiency unit = 1 room, one bedroom unit = 2 rooms, two bedroom unit = 3 rooms, three bedroom unit = 4 rooms, four bedroom unit = 5 rooms, and so on. A den, library, or other extra room shall count as a room; kitchen, dining and sanitary facilities shall not
Housing for the elderly	0.33 space per unit
Live-work dwelling unit	2 spaces per unit
Emergency housing facility, licensed correctional community residential facility, overnight shelter, shelter for battered persons, sober house, sup- portive housing facility	1.5 spaces per every 4 adult facility residents
Roominghouse	1 space per 3 occupancy units
Adult care home	1 space per every 3 residents
Dormitory, fraternity, sorority	1 space per every 3 residents
<i>Civic and Institutional Uses</i>	
<i>Educational Facilities</i>	
Day care	1 space per employee
Elementary/middle/junior high school	1 space per employee
Senior high school	1 space per employee, and 1 space per 10 students
College, university, seminary, technical college, trade school, business school, arts school, dance school	1 space per every 2 employees and 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, whichever is greater, plus required parking for other uses
<i>Social, cultural and recreational facilities</i>	
Golf course	4 spaces per hole
Museum	1 space per 500 sq. ft. GFA
Non-commercial recreation, multi-use com- munity center	1 space per 1,000 sq. ft. GFA
Public library	1 space per 500 sq. ft. GFA
<i>Religious Institutions</i>	
Church, chapel, synagogue, place of worship	1 space per 250 sq. ft. GFA in the main unit of worship
Convent, monastery, religious retreat	1 space per every 3 residents
<i>Public Services and Utilities</i>	

on the percentage of the gross floor area used by each use in the multi-tenant building including shared areas.

(C.F. No. 10-403, § 1, 6-16-10)

Sec. 63.204. Change in use within a structure.

When any existing use within a structure changes to a new use which requires more off-street parking spaces than the existing use as determined by section 63.207, then the additional required off-street parking spaces must be provided. If fewer off-street parking spaces are required by the new use, excess parking spaces may remain. When a structure, or part of a structure, is vacant, the zoning administrator shall determine the previous existing use for purposes of calculating parking requirements using city records, land use surveys or directories.

(C.F. No. 10-403, § 1, 6-16-10)

Sec. 63.205. Change in use of parking areas.

Existing off-street parking facilities, accessory to one (1) or more principal uses, structures or facilities, may be changed to another use when the remaining off-street parking meets the requirements that this section would impose on new buildings for all facilities, structures or uses, including the new use. When the remaining off-street parking does not meet such requirements, additional off-street parking shall be provided for the existing and new uses in accordance with the requirements of section 63.207.

(C.F. No. 10-403, § 1, 6-16-10)

Sec. 63.206. Rules for computing required parking.

(a) For the purpose of computing the number of parking spaces required, the definition of "gross floor area" in section 60.207 shall apply.

(b) When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded, and any fraction over one-half ($\frac{1}{2}$) shall require one (1) parking space.

(c) In addition to the requirement of section 63.204, there shall be provided off-street parking spaces for all bars or premises licensed for entertainment class C as provided herein:

(1) Issuance of a license to an existing structure not previously licensed for a bar or entertainment class C during the twenty-four (24) months preceding the application, off-street parking pursuant to section 63.207.

(2) Expansion of a bar or premises licensed for entertainment class C, off-street parking pursuant to section 63.207, plus twenty-five (25) percent of any parking shortfall for the existing licensed area. "Parking shortfall" shall mean the difference between required parking pursuant to section 63.207 for the existing area as currently licensed minus the number of parking spaces actually provided for that area. The percentage of the parking shortfall to be provided shall be increased to forty (40) percent if there is a bar or premises licensed for entertainment class C within six hundred fifty (650) feet of the existing establishment.

(d) *Shared parking.* The zoning administrator may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be subject to the location requirements of section 63.304 and the following conditions:

(i) *Computation.* The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:

a. Multiply the minimum parking required for each individual use, as set forth in section 63.207, Parking requirements by use, by the appropriate percentage indicated in table 63.206(d), shared parking, for each of the six (6) designated time periods.

b. Add the resulting sums for each of the six (6) columns.

- (c) The applicant shall not reduce the number of existing off-street parking spaces on the property and shall also provide additional off-street parking as required for the carriage house dwelling.
- (d) A site plan and a building plan shall be submitted to the planning commission at the time of application. Carriage house dwellings are exceptions to one (1) main building per zoning lot requirements.
- (e) The design shall be compatible with the surrounding neighborhood.
- (f) Individual lots, buildings, street and parking areas shall be designed and situated to minimize alteration of the natural features and topography.

Sec. 65.131. Housing for the elderly.

A multiple-family structure in which eighty (80) percent of the occupants shall be sixty-two (62) years of age or over, or a multiple-family structure owned and operated by the city public housing agency (PHA) within which over ninety-five (95) percent of the units have no more than one bedroom and are occupied by persons who are eligible for admission to public housing in accordance with current federal regulations.

Sec. 65.132. Reuse of large structures.

Conversion or reuse of residential structures of over nine thousand (9,000) square feet gross floor area and permitted nonresidential structures such as churches and schools.

Standards and conditions in residential districts:

Secs. 65.122—65.129. Reserved.

Sec. 65.130. Cluster development.

The arrangement of two (2) or more dwelling units, either attached or detached, as part of a single development that may include more than one (1) principal residential building on a zoning lot.

Standards and conditions:

- (a) Applications for cluster development shall include site plans, including landscaping and elevations and other information the planning commission may request.
- (b) No unit shall intrude on the vertical airspace of any other unit.
- (c) The parcel shall have a minimum frontage of eighty (80) feet on an improved street and meet the lot area required per unit in the zoning district. Individual lots within a cluster development may have less than the required lot area for the zoning district provided such reductions are compensated for by an equivalent amount of property owned in common elsewhere in the cluster development. Lot area shall not include areas designated as public or private streets.
- (d) Structures shall conform to the dimensional standards for height, lot coverage, and setbacks for the zoning district. Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development.
- (a) The planning commission shall find that the structure cannot reasonably be used for a conforming use.
- (b) The planning commission shall find that the proposed use and plans are consistent with the comprehensive plan.
- (c) The planning commission shall find that the proposed use and structural alterations or additions are compatible with the surrounding neighborhood and land uses.
- (d) Parking for the new use shall be provided in accordance with the requirements of section 63.200 for new structures.
- (e) Applications for conversion or reuse shall include a notarized petition of two-thirds (⅔) of the property owners within one hundred (100) feet of the property proposed for the reuse, site plans, building elevations, and landscaping plans, and other information which the plan-

CITY OF ST PAUL - ASSESSME
Owners Report

PID: 01-28-23-22-0296

Property Address: 617 LAUREL AVE 55102-2042

Hupp Holdings Iii Llc
10431 Homeward Hills Rd
Eden Prairie MN 55347-4900

Owner
Taxpayer

WOODLAND PARK ADDITION TO ST. PAUL THE W 40 FT OF LOT 12 BLK 6

Sec. 65.113. Dwelling, multiple-family.

A building, or portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other in individual dwelling units.

Development standards in the RT2 townhouse residential district:

No more than six (6) dwelling units shall be attached to form a townhouse structure, and other types of multiple-family dwellings shall contain no more than four (4) dwelling units.

(Ord 18-1, § 1, 1-24-18)

Editor's note—Ord 18-1, § 1, adopted January 24, 2018, renumbered §§ 65.116 as 65.113.

Secs. 65.114—65.116. Reserved.

Editor's note—Ord 18-1, § 1, adopted January 24, 2018, repealed §§ 65.114 and 65.115 and renumbered § 65.116 as § 65.113. Former §§ 65.114 and 65.115 pertained to dwelling, four-family and dwelling, townhouse.

Secs. 65.117—65.120. Reserved.**Sec. 65.121. Dwelling, carriage house.**

An accessory dwelling in a combined residential and garage building, separate from the main building on the lot, located above and/or adjacent to the garage.

Standards and conditions in residential districts:

- (a) The building planned for use as a carriage house dwelling had space originally built to house domestic employees.
- (b) The applicant shall obtain a petition signed by two-thirds ($\frac{2}{3}$) of the property owners within one hundred (100) feet of the applicant's property line consenting to the carriage house dwelling.
- (c) The applicant shall not reduce the number of existing off-street parking spaces on the property and shall also provide additional off-street parking as required for the carriage house dwelling.
- (d) A site plan and a building plan shall be submitted to the planning commission at

the time of application. Carriage house dwellings are exceptions to one (1) main building per zoning lot requirements.

(Ord 18-1, § 1, 1-24-18)

Secs. 65.122—65.129. Reserved.**Sec. 65.130. Cluster development.**

The arrangement of two (2) or more dwelling units, either attached or detached, as part of a single development that may include more than one (1) principal residential building on a zoning lot.

Standards and conditions:

- (a) Applications for cluster development shall include site plans, including landscaping and elevations and other information the planning commission may request.
- (b) No unit shall intrude on the vertical airspace of any other unit.
- (c) The parcel shall have a minimum frontage of eighty (80) feet on an improved street and meet the lot area required per unit in the zoning district. Individual lots within a cluster development may have less than the required lot area for the zoning district provided such reductions are compensated for by an equivalent amount of property owned in common elsewhere in the cluster development. Lot area shall not include areas designated as public or private streets.
- (d) Structures shall conform to the dimensional standards for height, lot coverage, and setbacks for the zoning district. Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development.
- (e) The design shall be compatible with the surrounding neighborhood.
- (f) Individual lots, buildings, street and parking areas shall be designed and situated to minimize alteration of the natural features and topography.

CITY OF ST PAUL - ASSESSME
Owners Report

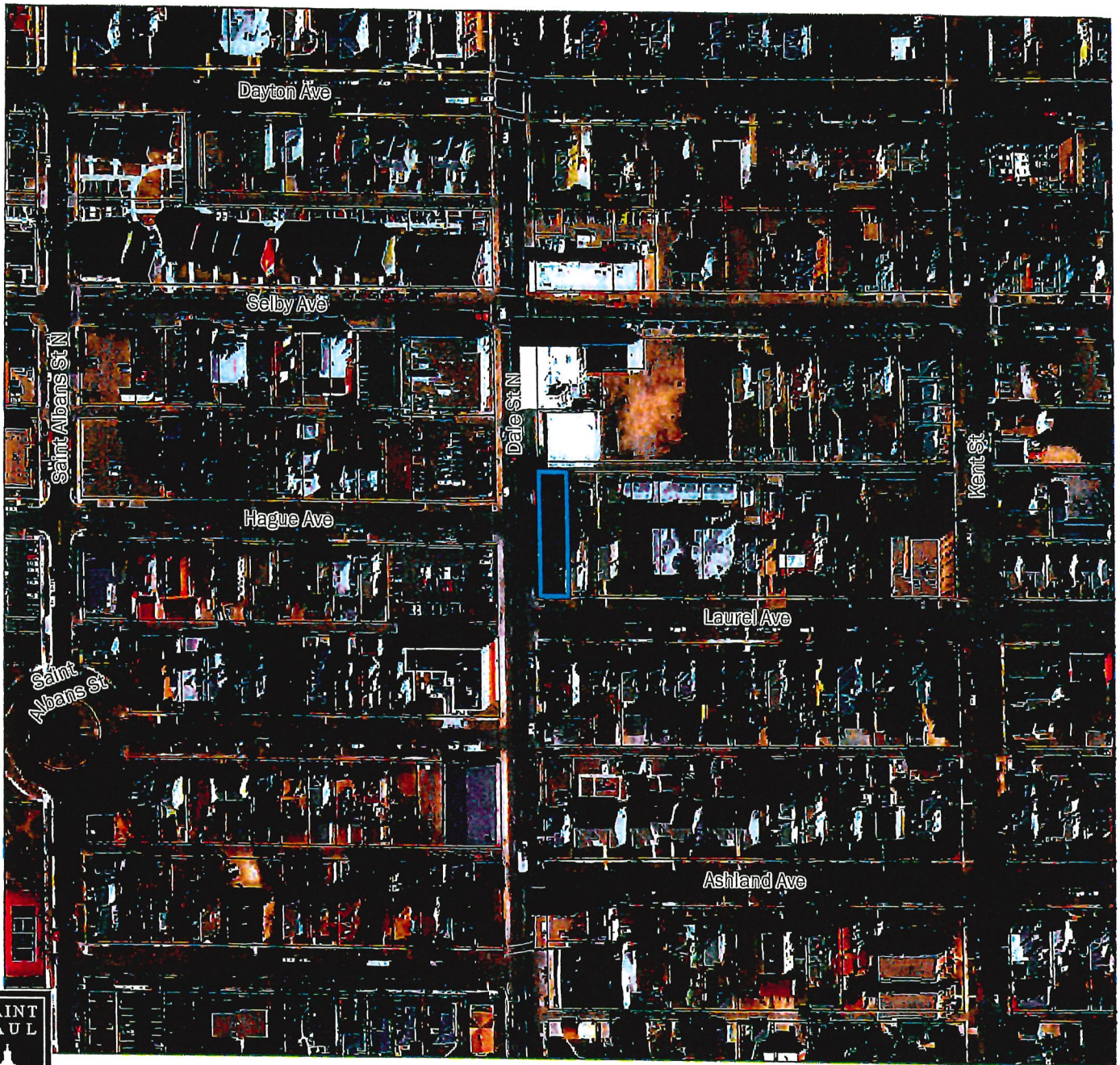
PID: 01-28-23-22-0296

Property Address: 617 LAUREL AVE 55102-2042

Hupp Holdings Iii Llc
10431 Homeward Hills Rd
Eden Prairie MN 55347-4900

Owner
Taxpayer

WOODLAND PARK ADDITION TO ST. PAUL THE W 40 FT OF LOT 12 BLK 6



FILE #19-025163 | AERIAL MAP
Application of Hupp Holdings LLC

Application Type: Conditional Use Permit with Variance
Application Date: March 21, 2019 - CUP; March 26, 2019 - Variance
Planning District: 8

Subject Parcel Outlined in Blue

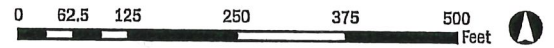


This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #19-025163 | LAND USE MAP
Application of Hupp Holdings LLC

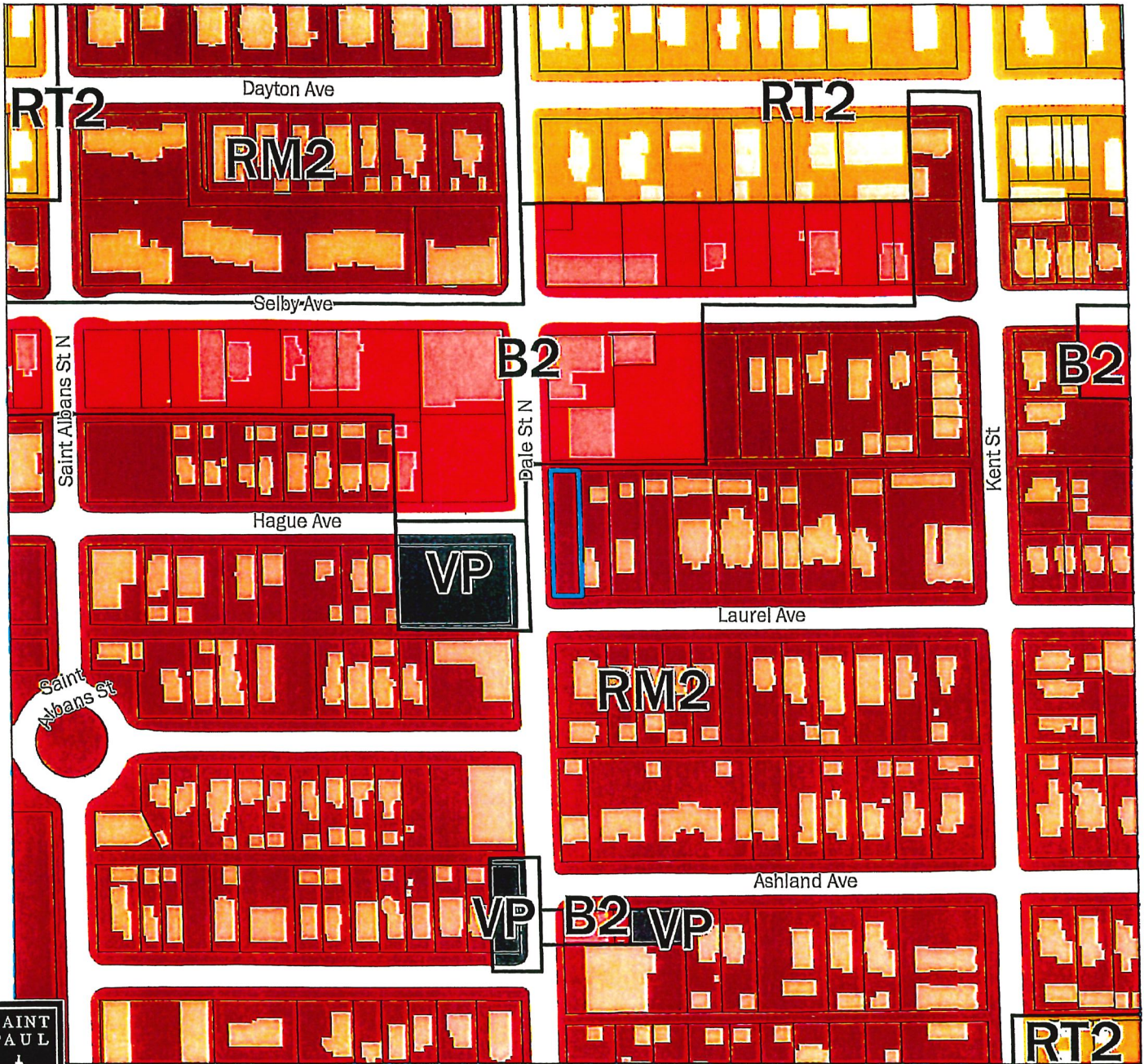
Application Type: Conditional Use Permit with Variance
 Application Date: March 21, 2019 - CUP; March 26, 2019 - Variance
 Planning District: 8



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

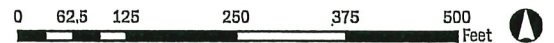
Subject Parcel Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |
| Multifamily | Industrial and Utility | Railway | |



FILE #19-025163 | ZONING MAP
Application of Hupp Holdings LLC

Application Type: Conditional Use Permit with Variance
 Application Date: March 21, 2019 - CUP; March 26, 2019 - Variance
 Planning District: 8



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel Outlined in Blue

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction

