CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 962 Summit Avenue
DATE OF APPLICATION: April 1, 2020
APPLICANT: John Sharkey, Sharkey Design Build
DATE OF HPC MEETING: April 20, 2020
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District
LEGAL DESCRIPTION: Lot 10 and the east 20 feet of Lot 11, Block 27, Summit Park Addition to St. Paul
NRHP: Historic Hill District
SRHP: Historic Hill District
CLASSIFICATION: New Construction
ZONING: R2 **WARD:** 2 **PLANNING DISTRICT:** 16 – Summit Hill Association
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: April 13, 2020

A. SITE DESCRIPTION

A 60 ft. wide and 250 ft. deep residential parcel located on the south side of Summit Avenue between Chatsworth and Milton Streets. There are no buildings located on the parcel. The site contains several mature trees and slopes down several feet from Summit Avenue to the alley.

B. PROPOSED CHANGES

The applicant proposes the construction of a two-story, single-family home with an attached three-stall garage on the lot. The proposed architectural style is Colonial Revival with an open front porch with a deck above, a heavy cornice dividing the first and second floors and along the roof line with returns in the gables. Double-hung windows are shown as regularly placed and have a divided light pattern in the upper and lower sash.

C. BACKGROUND

962 Summit Avenue was split from 966 Summit Avenue in 2019. Chapter 69 of the City's Legislative Code states that the administrator "shall cause the application to be reviewed by the public works department and other affected city departments, if appropriate, and shall notify the applicant of any required modifications." The HPC reviewed the lot split application at their November 1, 2018 meeting and recommended denial of the application to the Planning Director; the HPC vote was 9-3.

On February 24, 2020, the HPC held a pre-application review in which the applicant attended and participated. Commissioners provided feedback and asked for more detail regarding the setback, materials and finishes. Concern was expressed regarding the treatment of the foundation and it was suggested they should look to surrounding historic residences for inspiration. A material board should be submitted for review of materials, colors and finishes. Commissioners requested drawings that would allow them to compare the height, rhythm, scale, and massing of the new construction to the adjacent buildings.

Summary of HPC comments and discussion with the applicant from the pre-application review:

1. Provide scaled elevations of the adjacent residences next to the new construction so that staff and the HPC can review and determine if the size, scale, massing, height and rhythm of the new construction is compatible with the surround structures.
2. The setback concerns were addressed in the revised survey that was submitted to staff. The HPC did not provide additional comments on the revised survey.

3. Materials – final material specifications/drawings/finishes will need to be included with the f
    a. At the meeting you indicated that the Hardie Shake Shingles will have a smooth texture (not woodgrain)
    b. At the meeting you indicated that the Andersen windows will have muntins with profiles (not just grilles-between-glass)
    c. At the meeting the HPC discussed the need to address the size, scale, material, color or the foundation. Please contact staff to discuss options. Look to other foundation materials along the block for treatment options.
    d. Staff advised that the windows should have historically appropriate proportions and the vinyl-clad sash exteriors should have a dark finish.
    e. A final materials/finishes board shall be prepared and submitted for HPC review.
    f. More details will need to be provided about the hardscaping and any fencing for review at the public hearing. Note all materials and finishes. Keep in mind that the walkways should be consistent with the district and along this block the sidewalks are broom-finished concrete with the exception of the walkway that has a brick border that compliments the brick details of the historic house at the corner.
    g. HPC staff will not recommend that the HPC require a walkway in the boulevard. Because this property is located on Summit Avenue, the proposal to install a walkway in the boulevard would require parkland diversion review.

D. STAFF COMMENTS

It is staff's opinion that the new construction proposal generally complies with the Historic Hill guidelines. The new construction generally appears to be compatible with the surrounding historic homes, but also differentiated in materials, details and layout which help it to read as construction of its own time. There are a few materials and details that will need to be addressed for compliance with the new construction guidelines.

E. GUIDELINE CITATIONS

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

Guideline	Meets Guideline?	Comments
(a) General Principles: *The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity of the district. New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.*	Yes, and Need more information.	The Colonial Revival style is generally compatible with the residential architecture of the western portion of Summit Avenue. With elevations of the adjacent residences to compare the proposed design to, staff believes that the size, scale, massing, height and rhythm is compatible with surrounding structures. This lot has historically been open space; the new construction is slightly set back behind the front elevation of the adjacent houses. Some materials are noted in the

		application and building elements are detailed on the plans. The HPC will comment on how these materials and finishes are or aren't compatible with the character of surrounding structures and the area. Not all specifications were provided, and some do not comply with the guidelines. All final materials, finishes and details will need to be reviewed and approved prior to ordering and installation.
(b) Massing and Height: *New construction should conform to the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are twenty-five (25) to forty (40) feet high. The height of new construction should be no lower than the average height of all buildings on both block faces; measurements should be made from street level to the highest point of the roofs. (This guideline does not supersede the city's zoning code height limitations.)*	Yes	With elevations of the adjacent residences to compare the proposed design to, staff believes that the size, scale, massing, height and rhythm is compatible with surrounding structures. The height to the peak of the roof is ~33 ft and 19'-3" to the soffit. Reviewing the north elevation scaled to the adjacent dwellings is helpful in determining that the proposal meets this guideline.
(c) Rhythm and Directional Emphasis: *The existence of uniform narrow lots in the Historic Hill District naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one (1) lot used vertical façade elements to maintain and vary the overall rhythm of the street rather than interrupting the rhythm with a long monotonous façade. The directional expression of new construction should relate to that of existing adjacent structures.*	Yes	The lots along this section of Summit Avenue are wider than those on avenues north and south of Summit. New construction in this former open space will have an impact on the historic rhythm. The new construction is proposed to be slightly set back behind the front elevations of the adjacent residences, and this will lessen the impact. The design uses vertical façade elements vary the directional emphasis of the façade and relate the new construction to that of the adjacent residences.
Material and Details:		
(d) (1) *Variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. But there is also an overall thread of continuity provided by the range of materials commonly used by turn-of-the-century builders and by the way these materials were used. This thread of continuity is*		Hardie Shake Shingles with cedar texture, composite trim and details, GFA Slate-colored architectural asphalt shingles, Andersen 200 Series double-hung windows with interior and exterior muntins, custom rock form liner at

threatened by the introduction of new industrial materials and the aggressive exposure of earlier materials such as concrete block, metal framing and glass. The purpose of this section is to encourage the proper use of appropriate materials and details.		the north elevation foundation, treatment of the remaining exposed foundation, porch columns and bases, porch floor and ceiling, stairs, railings, retaining wall, and walkway features and finishes.
(d)(2) *The materials and details of new construction should relate to the materials and details of existing nearby buildings.*	No	The shake-siding should have a smooth texture, not wood-grain. The random-ashlar stone veneer foundation illustrated in the renderings does not relate to foundations in the district; another foundation treatment that relates to the materials and details of nearby residences should be employed.
(d)(3) *Preferred roof materials are cedar shingles, slate and tile; asphalt shingles which match the approximate color and texture of the preferred materials are acceptable substitutes. Diagonal and vertical siding are generally unacceptable. Imitative materials such as asphalt siding, wood-textured metal or vinyl siding, artificial stone, and artificial brick veneer should not be used. Smooth four-inch lap vinyl, metal or hardboard siding, when well installed and carefully detailed, may be acceptable in some cases. Materials, including their colors, will be reviewed to determine their appropriate use in relation to the overall design of the structure as well as to surrounding structures.*	Yes and No	The architectural asphalt shingles in the slate color meets the guideline. See note about shake-siding and foundation above. The HPC will need to form a design review committee to review and approve a mock-up of the materials and finishes prior to them being ordered and installed.
(d)(4) *Color is a significant design element, and paint colors should relate to surrounding structures and the area as well as to the style of the new structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to commission approval.*	Need more information	The HPC will review the color and finish of materials where those elements are inherent in the product. The HPC may advise on paint colors.
(e) Building Elements: *Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new*		

instruction should complement existing adjacent structures as well.		
(e)(1) Roofs: ***a.*** *There is a great variety of roof treatment in the Historic Hill District, but gable and hip roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing adjacent buildings.* ***b.*** *Most houses in the Historic Hill District have a roof pitch of between 9:12 and 12:12 (rise-to-run ratio). Highly visible secondary structure roofs should match the roof pitch of the main structure, and generally should have a rise-to-run ratio of at least 9:12. A roof pitch of at least 8:12 should be used if it is somewhat visible from the street, and a 6:12 pitch may be acceptable in some cases for structures which are not visible from the street.* ***c.*** *Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.*	Yes	The roof design relates to the roof shapes and pitches of nearby and adjacent residences.
(e)(2) Windows and doors: ***a.*** *The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing adjacent buildings. Most windows on the Hill have a vertical orientation, with a proportion of between 2:1 and 3:1 (height to width) common. Individual windows can sometimes be square or horizontal if the rest of building conveys the appropriate directional emphasis. Façade openings of the same general size as those in adjacent buildings are encouraged.* ***b.*** *Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows. Paired casement windows, although not historically common, will often prove acceptable because of their vertical orientation. Sliding windows, awning windows, and horizontally oriented muntins are not common in the district and are generally unacceptable. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building. Sliding glass doors should not be used where they would be visible from the street.*	Yes	The proportion, size, rhythm and details of windows and doors appears to be compatible those in existing adjacent buildings; they are double-hung and vertically oriented. The window muntins have both interior and exterior profiles. The proposed windows are wood with a vinyl-clad exterior; so long as the window details and proportions are historically appropriate and the clad finish is a darker color, the proposal will meet the intent of the guideline.

c. *Although not usually improving the appearance of building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.*		
(e)(3) Porches and decks: ***a.*** *In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the front porch has disappeared. Front porches provide a transitional zone between open and closed space which unites a building and its site, semiprivate spaces which help to define the spatial hierarchy of the district. They are a consistent visual element in the district and often introduce rhythmic variation, clarify scale or provide vertical façade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structure. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.* ***b.*** *Open porches are preferable, but screened or glassed-in porches may be acceptable if well detailed. Most, but not all, porches on the Hill are one (1) story high. Along some streets where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.* ***c.*** *Decks should be kept to the rear of buildings, should be visually refined, and should be integrated into overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.*	Yes, generally	Not all the residence on the block have front porches; some have stoops with overhangs, one has a parterre. The proposed front porch generally relates to the the design and proportion of some neighboring porches on Summit Avenue, while employing some contemporary details. More information about porch materials, details, and finishes will need to be submitted for final review and approval.
(f) Site:		

(f)(1) Setback. *New buildings should be sited at a distance not more than five (5) percent out-of-line from the setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases. Reduced setbacks may be acceptable at corners. This happens quite often in the Historic Hill area and can lend delightful variation to the street.*	Yes	The new residence is proposed to be setback slightly behind the front facades of the adjacent historic dwellings to allow them to retain their historic rhythm along the block-face.
(f)(2) Landscaping: ***a.*** *Typically, open space in the Historic Hill District is divided into public, semipublic, semiprivate and private space. The public space of the street and sidewalk is often distinguished from the semipublic space of the front yard by a change in grade, a low hedge or a visually open fence. The buildings, landscaping elements in front yards, and boulevard trees together provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged. Enclosures which allow visual penetration of semipublic spaces, such as wrought-iron fences, painted picket fences, low hedges or limestone retaining walls, are characteristic of most of the Historic Hill area. This approach to landscaping and fences is encouraged in contrast to complete enclosure of semipublic space by an opaque fence, a tall "weathered wood" fence or tall hedgerows. Cyclone fence should not be used in front yards or in the front half of side yards. Landscape timber should not be used for retaining walls in front yards.* ***b.*** *For the intimate space of a shallow setback, ground covers and low shrubs will provide more visual interest and require less maintenance than grass. When lots are left vacant as green space or parking area, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by providing a wall of enclosure for the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape and should be maintained.*	Not enough information	The transition of space, hardscaping, lighting, and fencing will require HPC review and approval. There are a few scenarios shown in the renderings . The applicant shall work with staff regarding choice of features, materials, details and finishes and submit a final plan for review by a Design Review Committee of the HPC. It is important to point out that a new sidewalk within the boulevard will require parkland diversion review. The HPC has not required new construction along Summit Avenue to install a boulevard walk as a way of differentiating new construction from historic.
(f)(3) Garages and parking:	Yes	The garage and driveway are located off the alley. All parking will be located in the rear yard and

a. *If an alley is adjacent to the dwelling, any new garage should be located off the alley. Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable. Garage doors should not face the street. If this is found necessary, single garage doors should be used to avoid the horizontal orientation of two-car garage doors.* ***b.*** *Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. Parking lots for commercial uses should be to the side or rear of commercial structures and have a minimum number of curb cuts. All parking spaces should be adequately screened from the street and sidewalk by landscaping. The scale of parking lots should be minimized, and the visual sweep of pavement should be broken up by use of planted areas. The scale, level of light output and design of parking lot lighting should be compatible with the character of the district.*		will be screened from the street; this complies with the guideline. Pavement/hardscaping materials will need to be provided for final review and approval.
(g) Public infrastructure:		
(g)(1) *The traditional pattern of public streets, curbs, boulevards and sidewalks in the area should be maintained. Distinctive features of public spaces in the area such as brick alleys, stone slab sidewalks, granite curbs and the early twentieth century lantern-style street lights should be preserved. The same style should be used when new street lights are installed. New street furniture such as benches, bus shelters, telephone booths, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the district.*	Yes/Need more information	There are no historic stone curb, stone or patterned sidewalk, nor brick alley materials extant at or adjacent to 962 Summit Avenue. Parking will be accessed from the alley; there will not be any curb cuts introduced along Summit Avenue. More information will need to be submitted for review and approval regarding proposes walkways, steps, retaining walls, hardscaping, fencing and lighting.
(g)(2) *Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the existing sidewalks and should be scored in a two-foot square or 18-inch square pattern to resemble the old tiles; expansion joints should match the scoring. Handicap ramps should be installed on the inside of curbs as part of the poured concrete*		See above comment.

sidewalk; where there is granite curbing, a section should be lowered for the ramp.		
***(g)(3)** Electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous.*	Not enough information	The A/C is in the side yard further back along the elevation. Utilities and associated equipment shall comply with this guideline.

F. STAFF RECOMMENDATION

Based on the draft resolution findings and conditions, staff recommends approval of the construction of the new single-family home at 962 Summit Avenue.

G. SUGGESTED MOTION

I move to adopt the draft resolution which approves construction of the new single-family home at 962 Summit Avenue as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

H. ATTACHMENTS

1. HPC Design Review Application
2. Renderings
3. Contextual images
4. Survey (updated from pre-application)
5. Plans (from pre-application)
6. A/C location (from pre-application)
7. Sidewalk (from pre-application)
8. Shake Siding
9. Windows
10. Asphalt Shingles
11. Photographs (from pre-application)

COLLIER RESIDENCE

962 SUMMIT AVENUE
SAINT PAUL, MN

DAVID CHARLEZ DESIGNS

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ISSUE
08.13.2019

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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

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DESCRIPTION
Title

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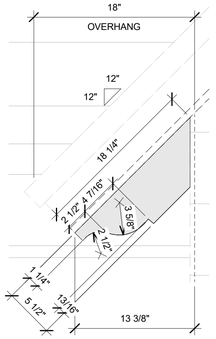
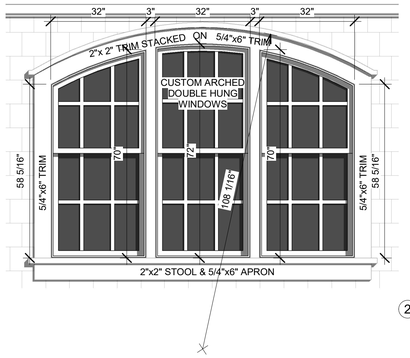
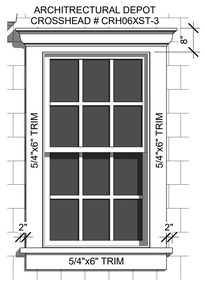


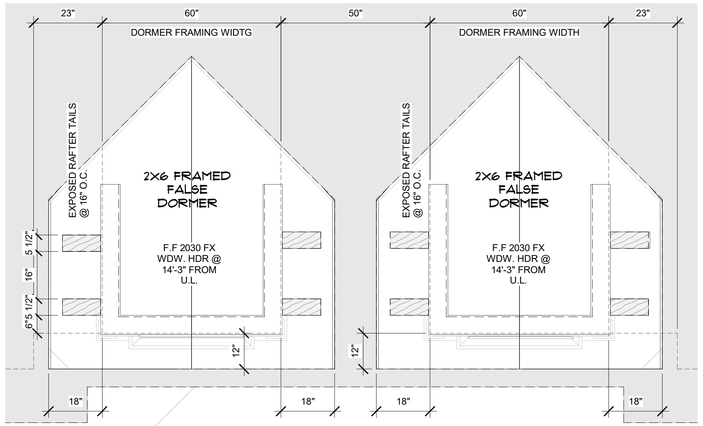
3 Detail- Dormer Rafter Tail
1 1/2" = 1'-0"



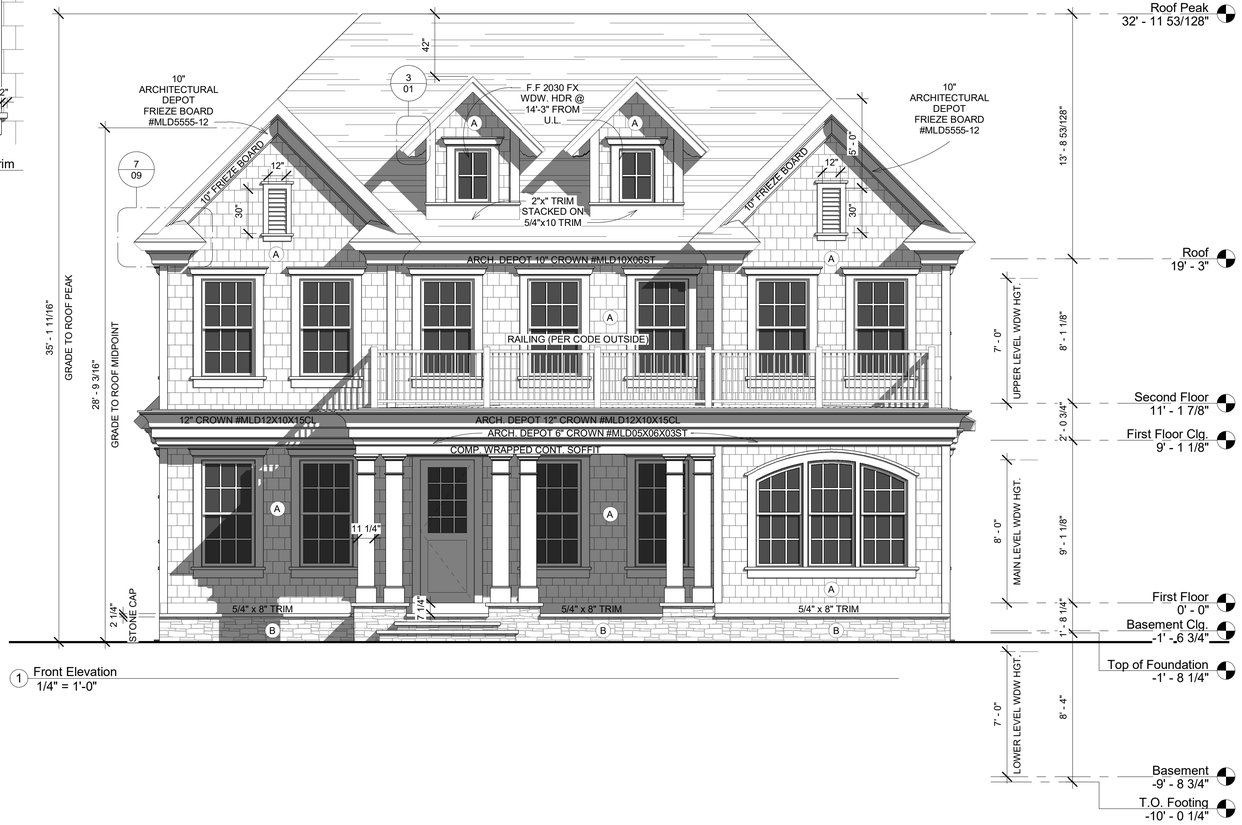
5 Detail- Office Windows
1/2" = 1'-0"



2 Detail- Standard Window Trim
1/2" = 1'-0"



4 Detail- Dormer (Plan View)
1/2" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

SQ FT BREAKDOWN

SEE FINAL PAGE FOR SQUARE FOOTAGE CALCULATIONS

TYPICAL EXTERIOR MATERIALS

ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE

(A) 7" EXPOSURE HARDIESHAKE STRAIGHT PER ELEVATION

(B) STONE VENEER PER ELEVATION

INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS

5/4" x 6" HARDIE WINDOW & DOOR WRAPS w/ 6" CROWN PER ELEVATION

5/4" x 6" HARDIE CORNER BOARDS PER ELEVATION

1X8 COMPOSITE FASCIA PER ELEVATION

COMPOSITE VENTED SOFFITS PER ELEVATION

EXTERIOR WINDOW COLOR TO BE WHITE PER ELEVATION

HOUSE WRAP AND/OR TAR PAPER IN PROPER FORM ON ENTIRE EXTERIOR

STONE ATTACHMENT

1. VERIFY COMPLIANCE WITH INSPECTOR WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.

2. WEATHER RESISTIVE BARRIERS:
INCLUDE 2 LAYERS OF GRADE D PAPER WITH WEATHER RESISITVE BARRIERS OVER WOOD BASED SHEATHING. 15 OR 15# IS NOT GRADE D PAPER. LAP VERTICAL JOINTS IN PAPER AT LEAST 2 INCHES.

3. EXTERIOR OPENINGS FLASHED:
FLASH ALL EXTERIOR OPENINGS. THE NAILING FLANGE ON WINDOWS **WILL NOT** BE ACCEPTED FOR FLASHING UNLESS THE MANUFACTURERS INSULATION INSTRUCTIONS ARE PROVIDED ON SITE STATING THE FLANGE IS ACCEPTABLE AS FLASHING.

4. WINDOW FLANGES:
INSTALL PAPER ON BOTTOM AND SIDES OF WINDOW **BEFORE** INSTALLING WINDOW. PAPER LOCATED ON TOP OF WINDOW SHALL GO OVER THE WINDOW FLASHING. INSTALL A SECOND LAYER OF PAPER OVER SIDE WINDOW FLANGES.

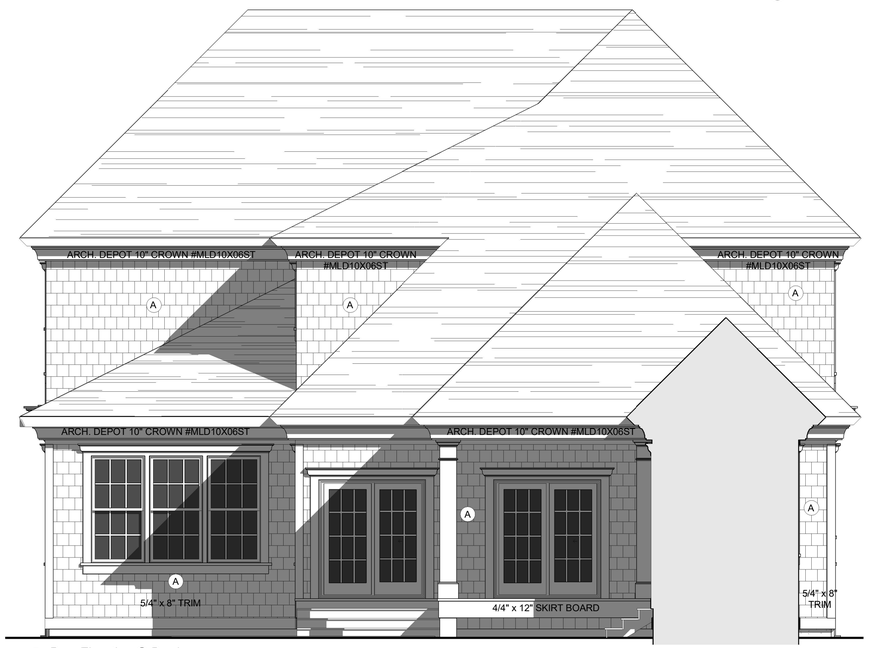
5. WINDOW OPENINGS:
WATERPROOF WINDOW OPENINGS WITH CAULK, TAPE, OR LIKE MATERIAL. ALL OTHER OPENINGS MUST BE WATERPROOFED WITH CAULK, TAPE, OR LIKE MATERIAL.

6. PAPER ENTIRE WALL:
BUILDING PAPER MUST BE INSTALLED ON ALL EXTERIOR WALLS INCLUDING WITHIN THE SOFFIT. INSTALL PAPER IN SHINGLE FASHION TO ENSURE PROPER WATER DRAINIAGE.

7. FLASHING:
AT ALL WALL/ROOF INTERSECTIONS WHERE ROOF LINE DOES NOT EXTEND PAST WALL, KICKOUT FLASHING IS REQUIRED. ALL OTHER OPENINGS MUST BE FLASHED TO ENSURE PROPER WATERPROOFING.

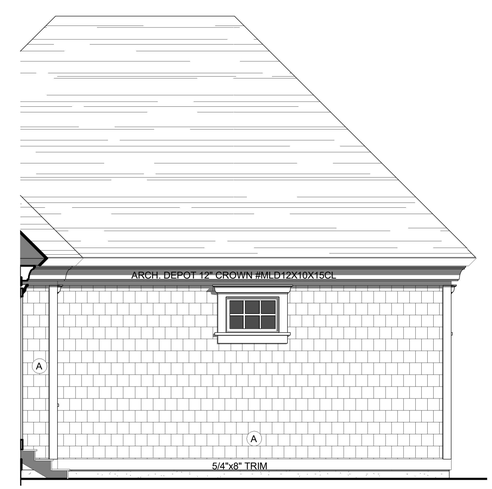
8. WEEP SCREED:
PROVIDE A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT OR BELOW THE FOUNDATION PLATE. TO ENSURE TRAPPED WATER HAS PROPER DRAINAGE TO EXTERIOR, SCREED SHALL BE A TYPE THAT ALLOWS FOR DRAINAGE AND MUST BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE CONCRETE. PLACE WEEP SCREEDS JUST BELOW PLATE LINE. IF PAPER HAS BEEN INSTALLED ON FOUNDATION, EXTEND WEEP SCREED ONTO FOUNDATION. ALL STUCCO MUST NOT EXTEND BELOW, BUT MUST COVER, ALL LATH AND PAPER.

DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR STONE INSTALLATION OR WATERPROOFING TECHNIQUES. REFER TO MANUFACTURER AND INSTALLERS FOR PREFERRED INSTALLATION METHODS WHICH WILL DIFFER FROM WHAT IS SHOWN.



7 Rear Elevation @ Porch
1/4" = 1'-0"

6 Rear Elevation @ Garage
1/4" = 1'-0"



8 Front Elevation @ Garage
1/4" = 1'-0"

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St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

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LMC

DESCRIPTION
Front & Rear Elevations

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1 Left Elevation
1/4" = 1'-0"

TYPICAL EXTERIOR MATERIALS

ASPHALT SHINGLES W/ NATURAL SHADOW ARCHITECTURAL GRADE

(A) 7" EXPOSURE HARDIESHAKE STRAIGHT PER ELEVATION

(B) STONE VENEER PER ELEVATION

INSTALL KICK OUT FLASHING & TWO MEMBRANE TAR PAPER BACKING IN ALL STONE AREAS

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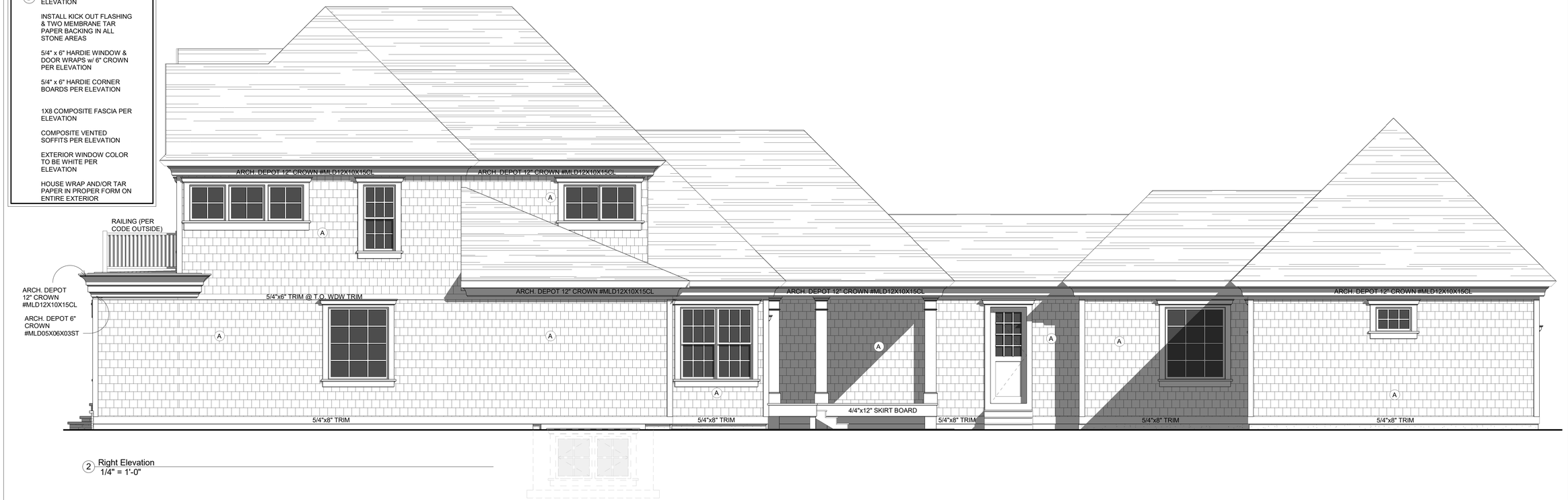

2 Right Elevation
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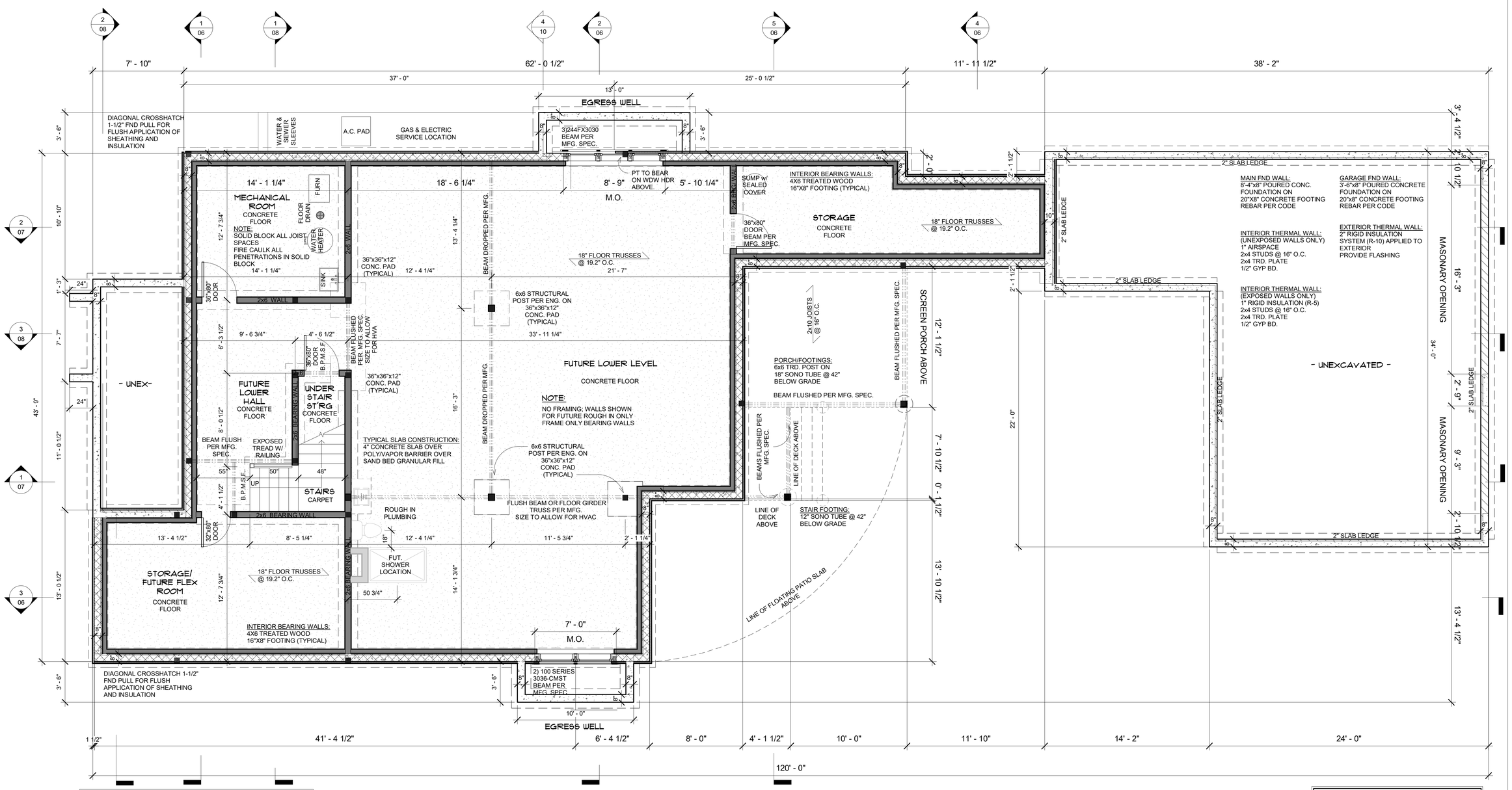
DESCRIPTION
Left & Right Elevations

a

NOTE:
ANDERSEN WINDOWS (200 SERIES) ARE CALLED OUT BY WINDOW FRAME SIZE IN FEET. EXTERIOR WINDOW COLOR TO BE WHITE PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2)2x10 UNLESS NOTED (PER MFG. SPECS.)

ATTENTION:
BEAM SIZES & ALL STRUCTURAL CONSIDERATIONS SPECIFIED ON THIS SET OF PLANS MUST BE REVIEWED BY THE FLOOR SYSTEM DESIGNER OR BY A STRUCTURAL ENGINEER AND CONFIRMED TO BE STRUCTURALLY SOUND, BASED ON THAT REVIEW IF THERE ARE ANY CHANGES OR ADDED BEAM SIZES, LOCATION , ETC. THESE CHANGES MUST BE BROUGHT TO THE GENERAL CONTRACTORS ATTENTION:



NOTE:
DIMENSIONS **DO** REFLECT FOUNDATION BEING PULLED IN BY 1 1/2" OR THE SILL PLATE BEING CANTILEVERED AS INDICATED BY DIAGONAL CROSSHATCH. REFER TO SILL PLATE DETAIL (PG A05-2 AND THE ENGINEERED STRUCTURAL DRAWINGS FROM A LICENSED STRUCTURAL ENGINEER.

NOTE:
DIMENSIONS ARE TO EDGE OF CONCRETE AND EDGE OF FRAMING

UNFINSIHED LOWER LEVEL. FRAME ONLY BEARING WALLS

FLOOR TRUSSES ARE CALLED OUT AT 19.2" O.C.
FLOOR SYSTEM DESIGNER VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 8'-2" UNLESS NOTED
SET WINDOW HDRS @ 84" FROM CONCRETE FLOOR UNLESS NOTED

ABBREVATIONS:

B.P.M.S.	:	BEAM PER MFG. SPEC.
B.P.M.S.F.	:	BEAM PER MFG. SPEC. FLUSH
B.P.M.S.D.	:	BEAM PER MFG. SPEC. DROPPED

NOTE:
NO FRAMING; WALLS SHOWN FOR FUTURE ROUGH IN ONLY FRAME ONLY BEARING WALLS

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BUILDER
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ISSUE
08.13.2019

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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

DRAWN BY
LMC

DESCRIPTION
Lower Level

a

03

NOTE:
ANDERSEN WINDOWS (200 SERIES) ARE CALLED OUT BY WINDOW FRAME SIZE IN FEET. EXTERIOR WINDOW COLOR TO BE WHITE PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2)2x10 UNLESS NOTED (PER MFG. SPECS.)

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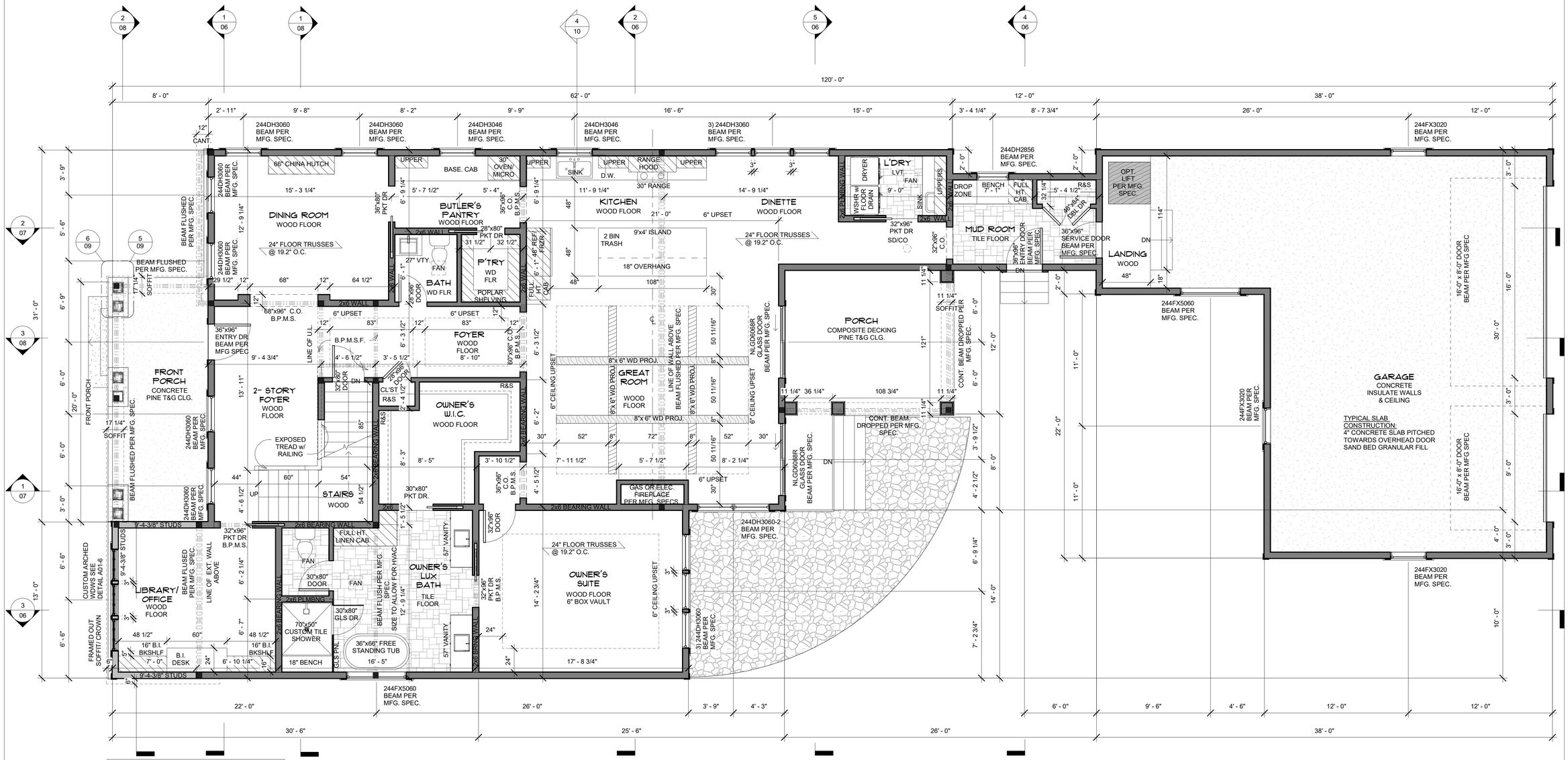
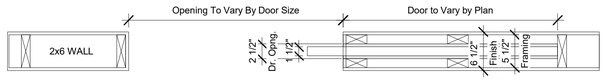


NOTE:
FLOOR TRUSSES ARE CALLED OUT AT 19.2" O.C.
FLOOR SYSTEM DESIGNER VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 9'-1 1/8" UNLESS NOTED
SET WINDOW HDRS @ 96" FROM MAIN LEVEL UNLESS NOTED

ABBREVATIONS:

B.P.M.S.	:	BEAM PER MFG. SPEC.
B.P.M.S.F.	:	BEAM PER MFG. SPEC. FLUSH
B.P.M.S.D.	:	BEAM PER MFG. SPEC. DROPPED



2 Detail- 2x6 Pocket Door Framing
1" = 1'-0"

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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

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LMC

DESCRIPTION
Main Level

a

04

NOTE:
ANDERSEN WINDOWS (200 SERIES) ARE CALLED OUT BY WINDOW FRAME SIZE IN FEET. EXTERIOR WINDOW COLOR TO BE WHITE PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2)2x10 UNLESS NOTED (PER MFG. SPECS.)

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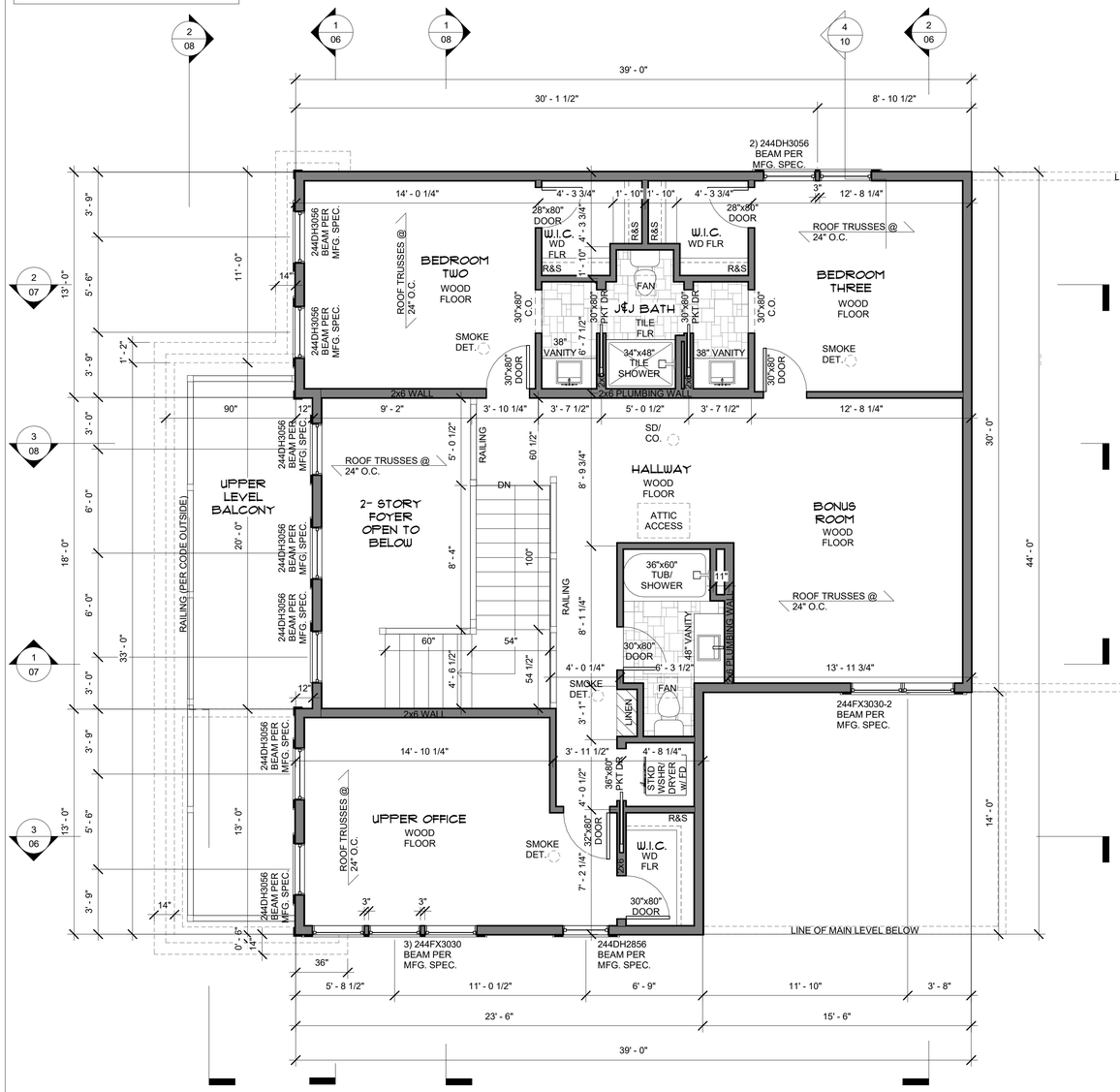
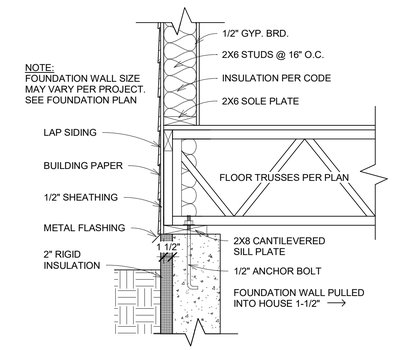


2X8 CANTILEVERED SILL PLATE

NOTE: ALL APPLICABLE AREAS ON THIS PLAN TO BE BUILT ACCORDING TO THIS DETAIL. FOR AREAS THAT DO NOT APPLY TO THIS DETAIL, REFERENCE ANOTHER DETAIL PROVIDED ON PLANS OR CONSULT WITH GENERAL CONTRACTOR FOR PERFERRED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFED AND CONFIRMED WITH GENERAL CONTRACTOR.

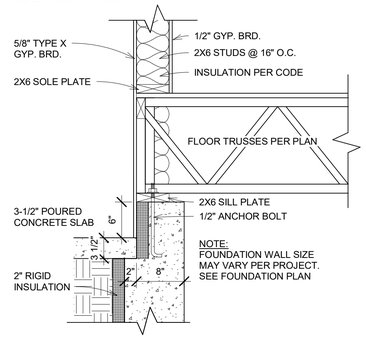


NOTE:
DRAWINGS HAVE NOT BEEN DRAWN OR APPROVED BY A STRUCURAL ENGINEER. SUBJECT TO CHANGE. ALL ITEMS SHOWN MUST BE VERIFIED WITH STRUCTURAL ENGINEER FOR SAFETY AND CODE COMPLIANCE BEFORE, DURING, AND AFTER CONSTRUCTION. DAVID CHARLEZ DESIGNS DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURAL MEMBERS NOT PROPERLY ENGINEERED AS REQUIRED FOR STRUCTURE.

2 Floor Detail - 2x8 Sill Plate
1" = 1'-0"

GARAGE COMMON WALL

NOTE: ALL APPLICABLE AREAS ON THIS PLAN TO BE BUILT ACCORDING TO THIS DETAIL. FOR AREAS THAT DO NOT APPLY TO THIS DETAIL, REFERENCE ANOTHER DETAIL PROVIDED ON PLANS OR CONSULT WITH GENERAL CONTRACTOR FOR PERFERRED CONSTRUCTION METHODS. ALL DETAILS TO BE VERIFED AND CONFIRMED WITH GENERAL CONTRACTOR.



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3 Floor Detail - Garage Comon Wall
1" = 1'-0"

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PROJECT
Collier Residence
962 Summit Ave.
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PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

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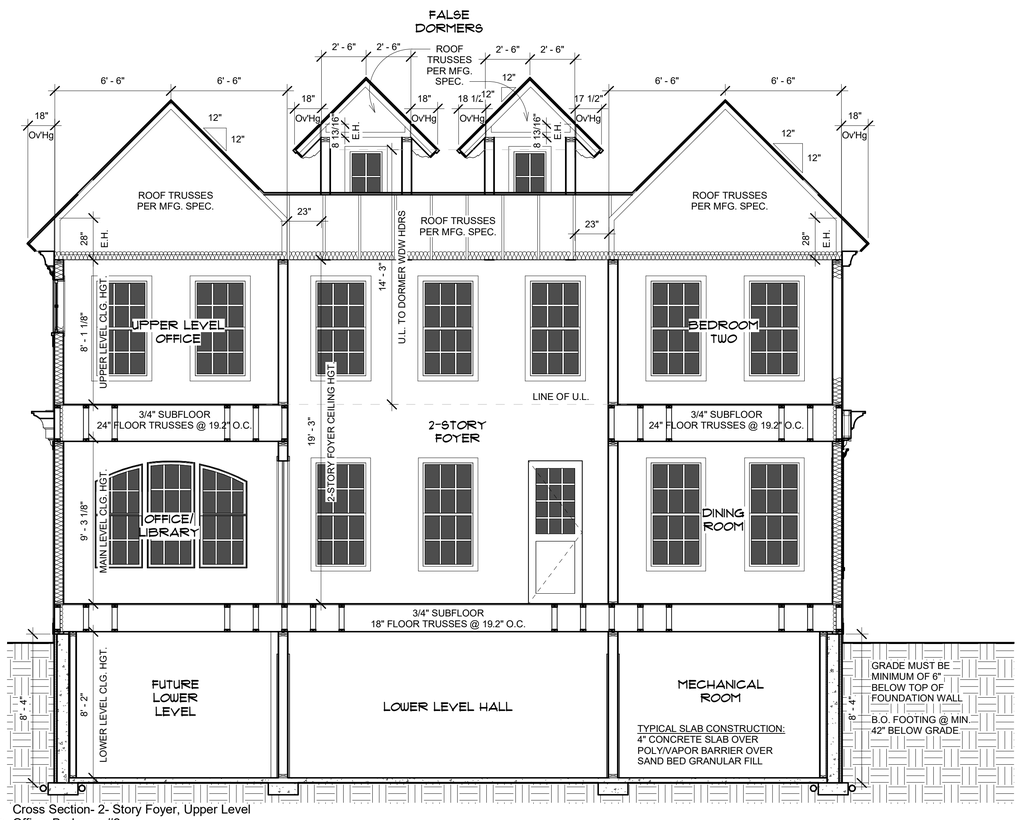
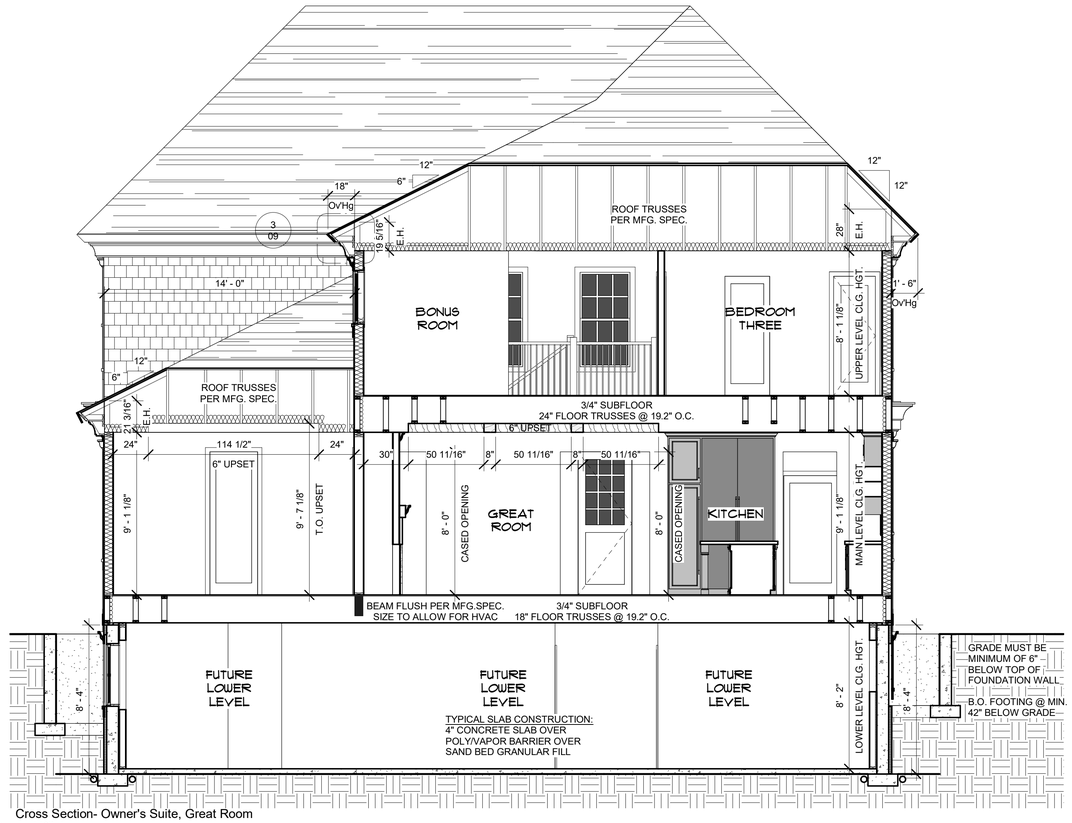
DESCRIPTION
Upper Level

a

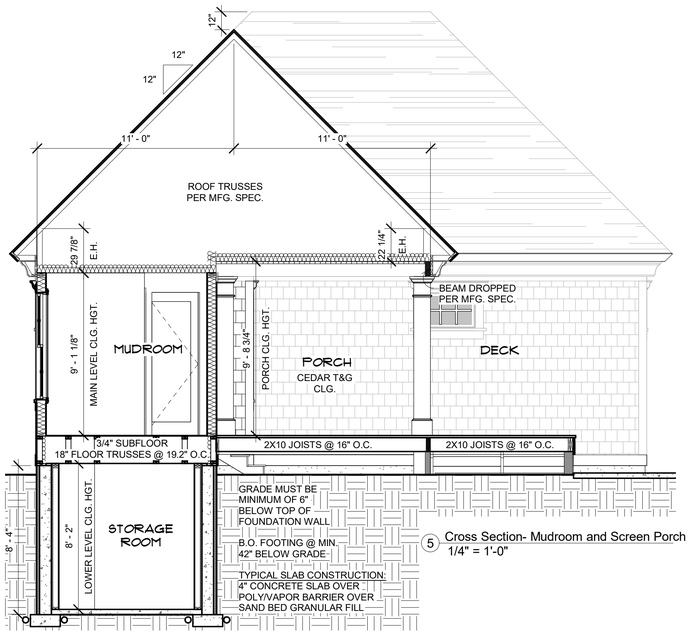
05



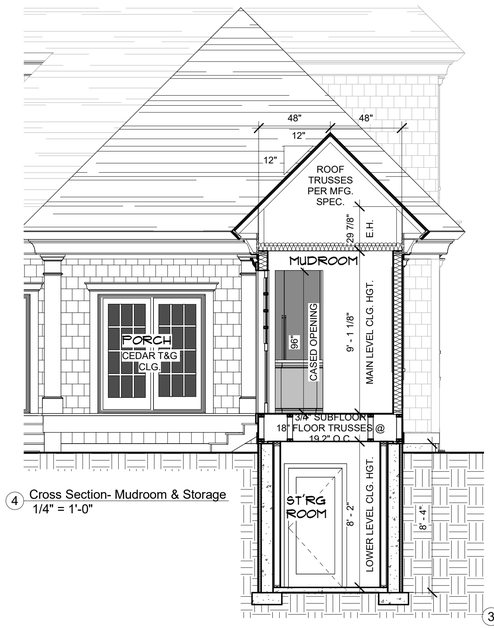
1 Cross Section- 2- Story Foyer, Upper Level Office, Bedroom #2
1/4" = 1'-0"



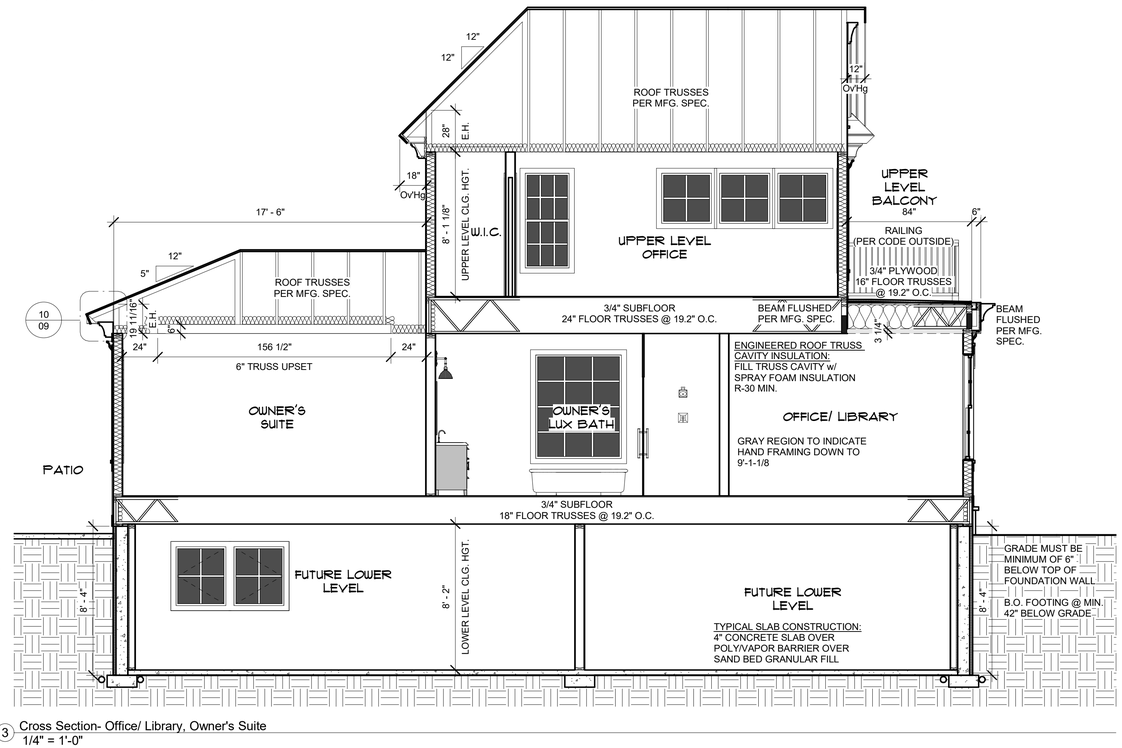
2 Cross Section- Owner's Suite, Great Room and Kitchen
1/4" = 1'-0"



5 Cross Section- Mudroom and Screen Porch
1/4" = 1'-0"



4 Cross Section- Mudroom & Storage
1/4" = 1'-0"



3 Cross Section- Office/ Library, Owner's Suite
1/4" = 1'-0"

Notes: Dimensions, details and conformation to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to : construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. Is is also recommended that a licensed contractor be commissioned to construct the home. All door and window size are approximate rough openings. Specific manufacturer sizes vary and egress openings should be confirmed prior to construction. The home should be flashed and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscaping/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. c David Charlez Designs 2019. Do not replicate with out permission (952)428-8200. David Charlez Design retains rights to all plans and detail shown.

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PROJECT
Collier Residence
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PROJECT #
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Rev 2- LMC

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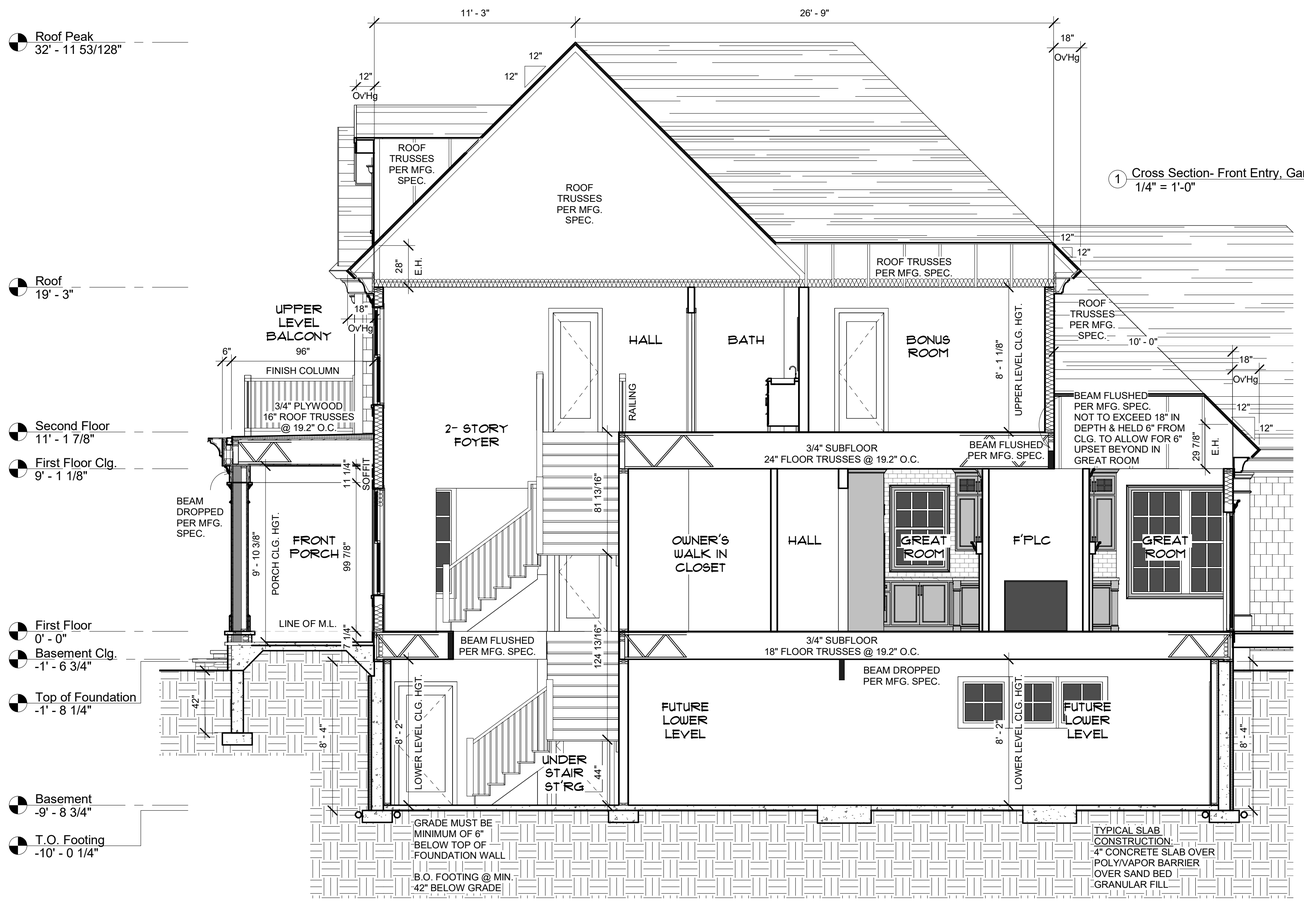
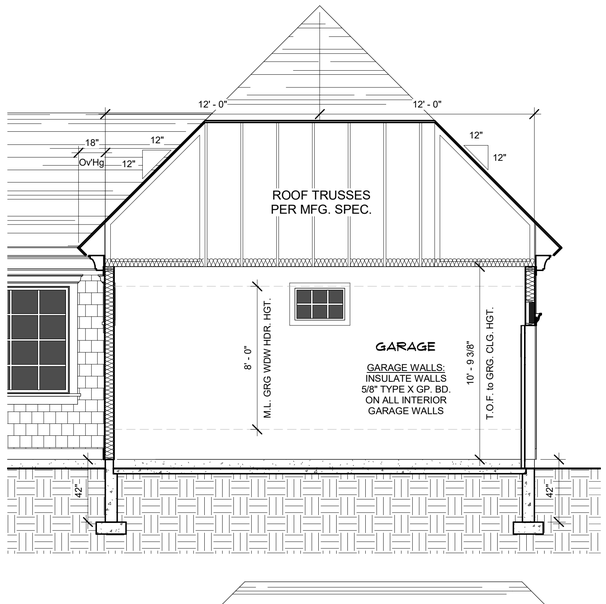
LMC

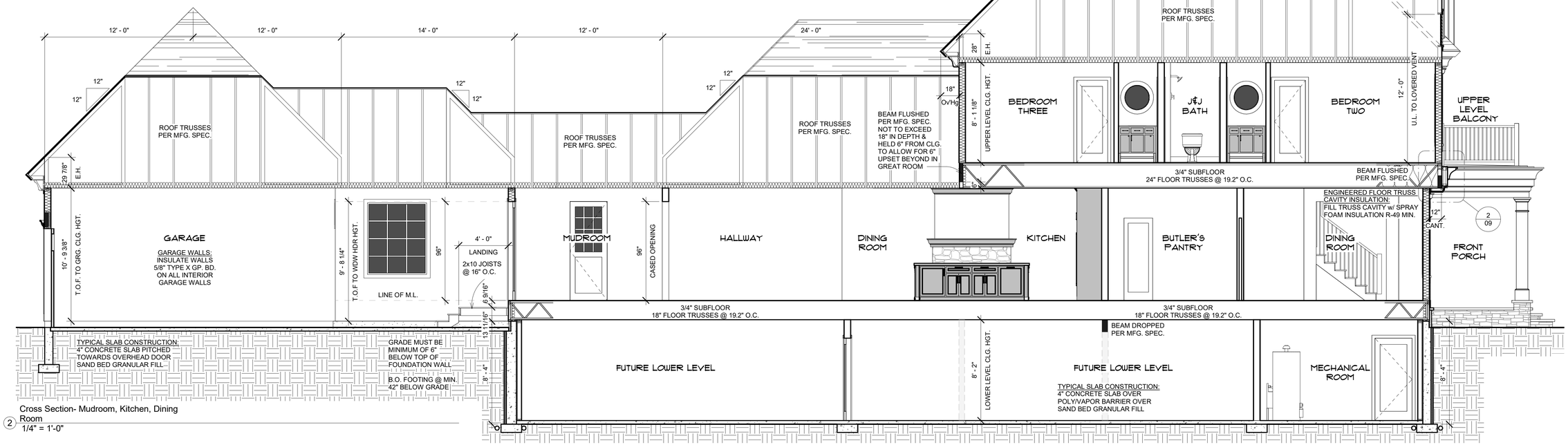
DESCRIPTION
Cross Sections

a



1 Cross Section- Front Entry, Garage
1/4" = 1'-0"





2 Cross Section- Mudroom, Kitchen, Dining Room
1/4" = 1'-0"

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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

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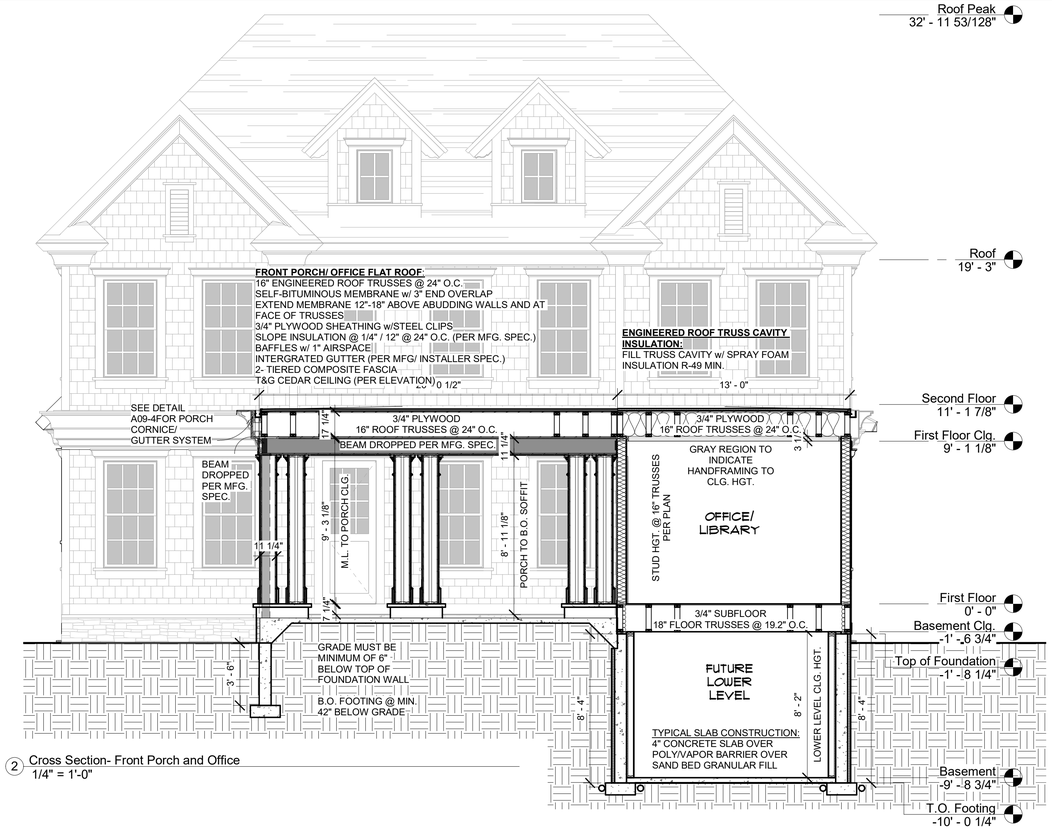
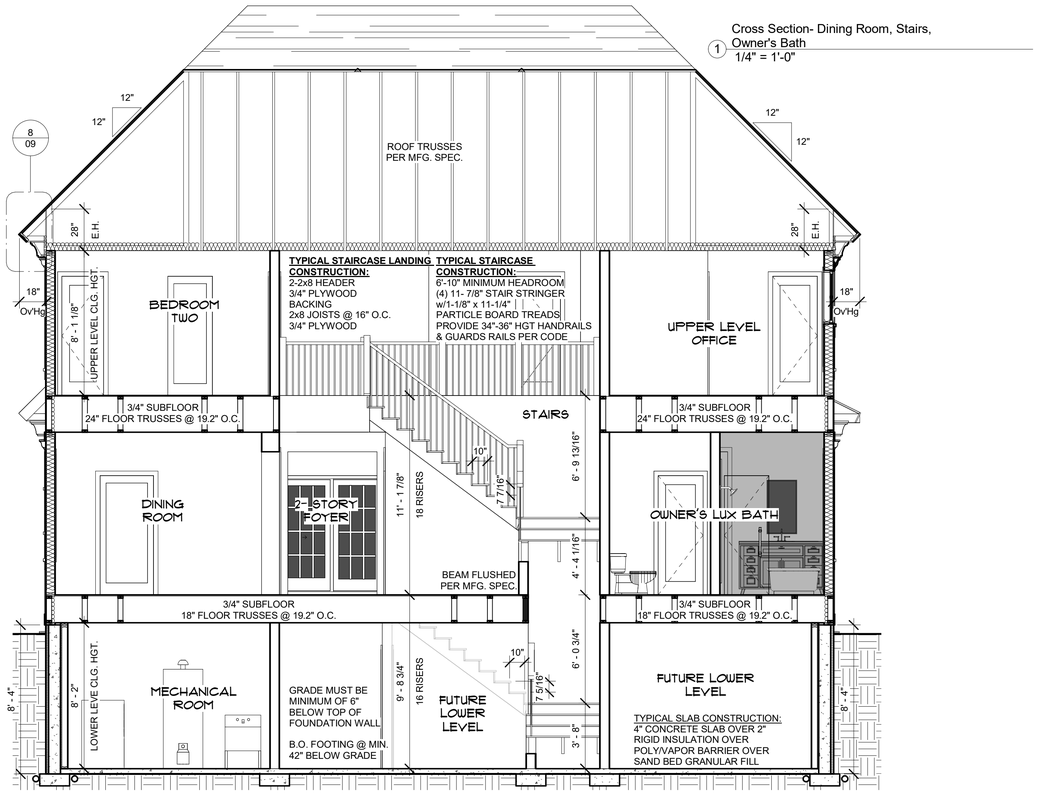
LMC

DESCRIPTION
Cross Sections

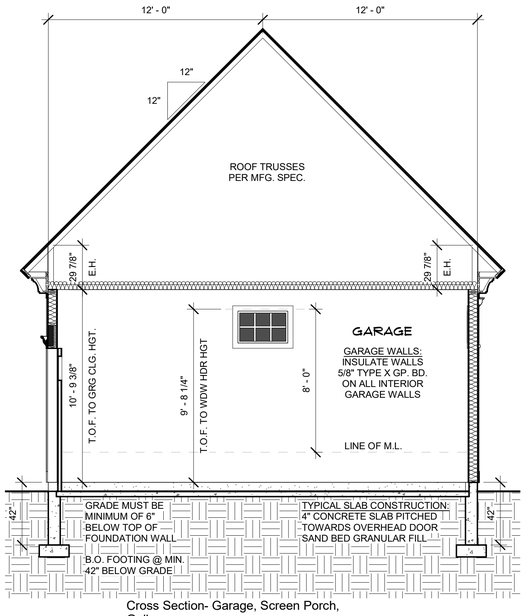
a



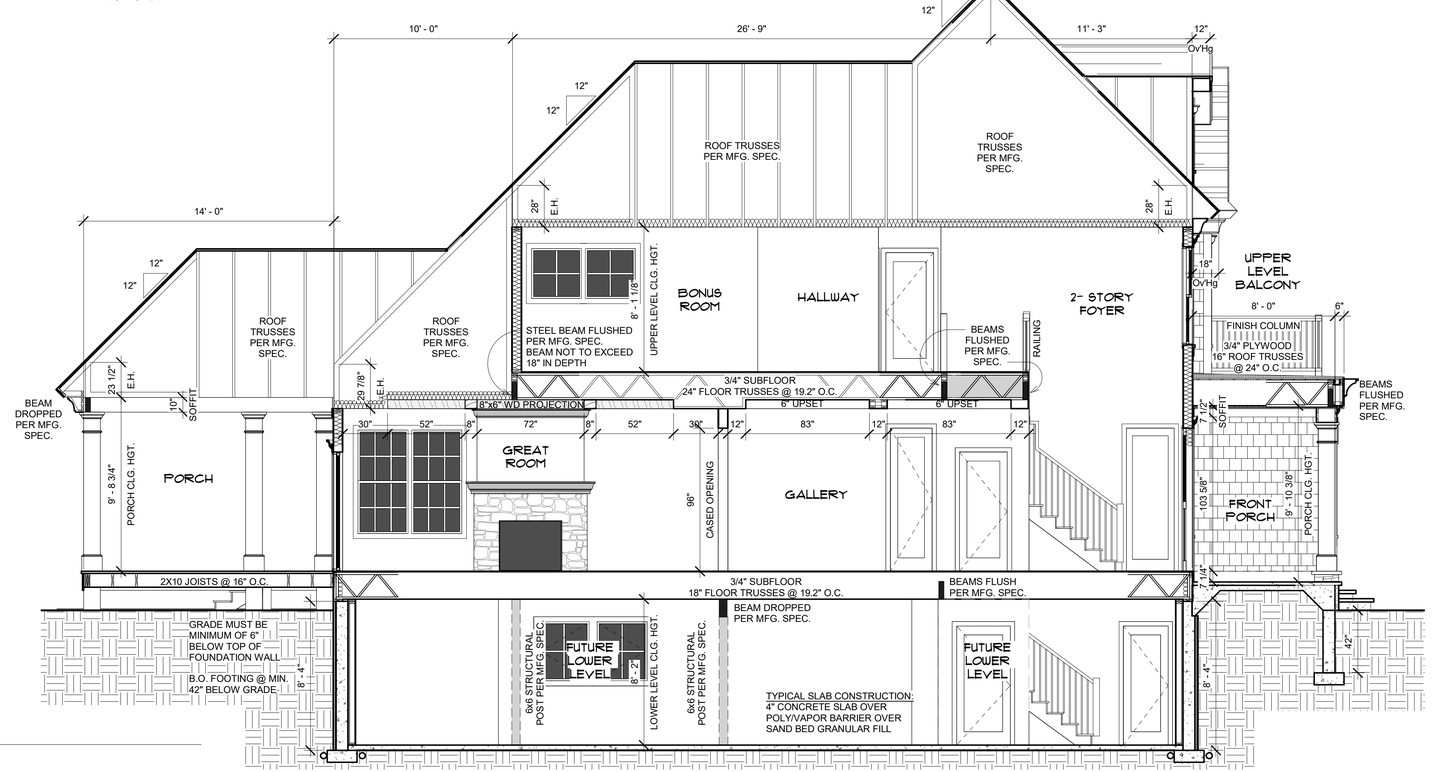
2 Cross Section- Front Porch and Office
1/4" = 1'-0"



1 Cross Section- Dining Room, Stairs, Owner's Bath
1/4" = 1'-0"



3 Cross Section- Garage, Screen Porch, Gallery
1/4" = 1'-0"



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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

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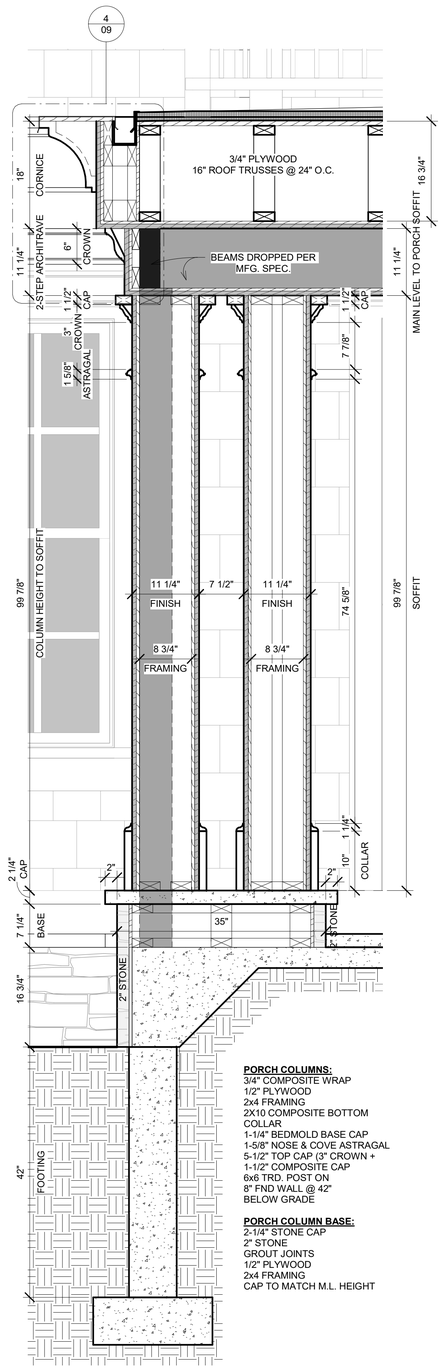
LMC

DESCRIPTION
Cross Sections

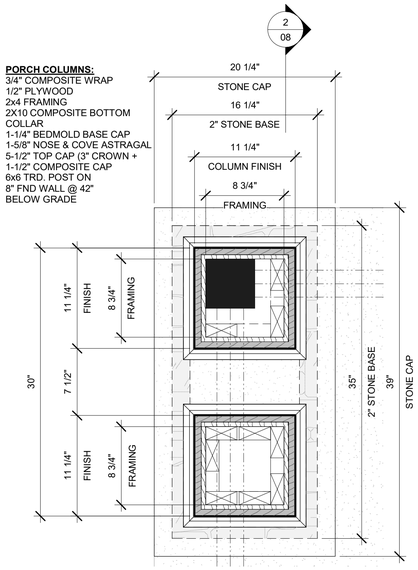
a



PORCH COLUMNS:
3/4" COMPOSITE WRAP
1/2" PLYWOOD
2x4 FRAMING
2X10 COMPOSITE BOTTOM COLLAR
1-1/4" BEDMOLD BASE CAP
1-5/8" NOSE & COVE ASTRAGAL
5-1/2" TOP CAP (3" CROWN + 1-1/2" COMPOSITE CAP
6x6 TRD. POST ON
8" FND WALL @ 42" BELOW GRADE

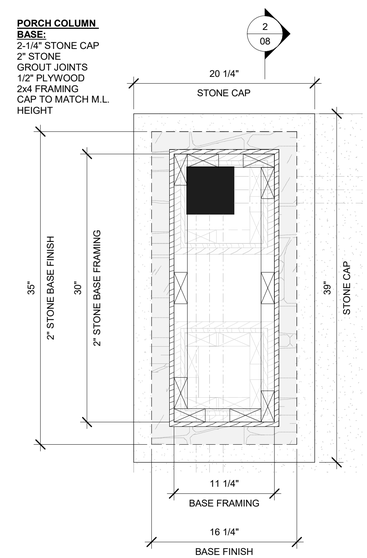
PORCH COLUMN BASE:
2-1/4" STONE CAP
2" STONE
GROUT JOINTS
1/2" PLYWOOD
2x4 FRAMING
CAP TO MATCH M.L. HEIGHT

1 Detail- Front Porch Columns (Section View)
1" = 1'-0"

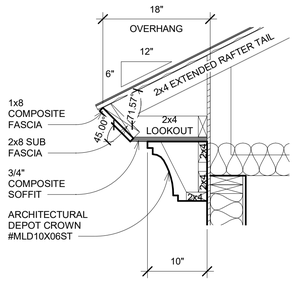


5 Detail- Porch Column (Plan View)
1 1/2" = 1'-0"

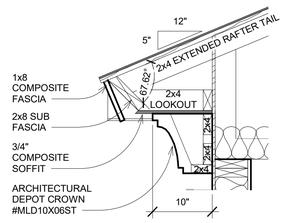
PORCH COLUMN BASE:
2-1/4" STONE CAP
2" STONE
GROUT JOINTS
1/2" PLYWOOD
2x4 FRAMING
CAP TO MATCH M.L. HEIGHT



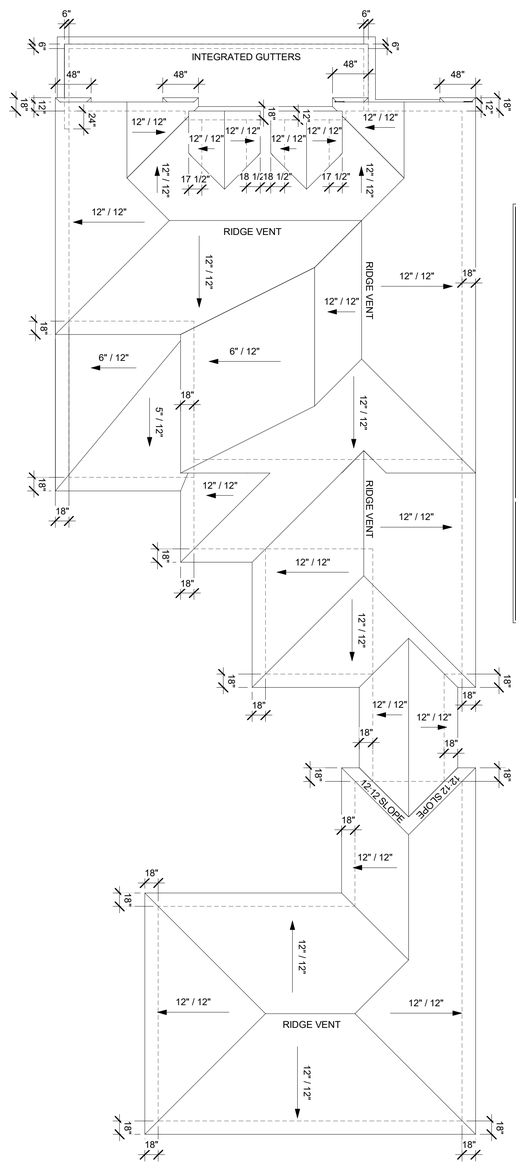
6 Detail- Porch Column Base (Plan View)
1 1/2" = 1'-0"



3 Detail- 6/12 Roof Cornice
1" = 1'-0"



10 Detail- 5/12 Roof Cornice
1" = 1'-0"



FRONT PORCH/ OFFICE FLAT ROOF:
16" ENGINEERED ROOF TRUSSES @ 24" O.C.
SELF-BITUMINOUS MEMBRANE w/ 3" END OVERLAP
EXTEND MEMBRANE 12"-18" ABOVE ABUDDING WALLS AND AT FACE OF TRUSSES
3/4" PLYWOOD SHEATHING w/STEEL CLIPS
SLOPE INSULATION @ 1/4" / 12" @ 24" O.C. (PER MFG. SPEC.)
INTERGRATED GUTTER (PER MFG/ INSTALLER SPEC.)
BAFFLES w/1" AIRSPACE
2- TIERED COMPOSITE FASCIA AND SOFFIT (VIEW DETAIL A09-4
T&G CEDAR CEILING (PER ELEVATION)

LOW SLOPE ROOFING DISCLOSURE:

CLIMATE CONDITIONS IN MN CAN MAKE LOW SLOPE ROOFING CONDITIONS CHALLENGING FOR TYPICAL ASPHALT SHINGLES APPLICATIONS. THE DESIGNER OF THIS HOME DOES NOT RECOMMEND USING ASPHALT SHINGLES FOR ROOF SLOPES WITH LESS THAN 4/12 PITCH. STANDING SEAM METAL ROOFS DESIGNED FOR LOW SLOPE APPLICATIONS WOULD BE PREFERRED. IF THE CLIENT CHOOSES TO USE ASPHALT SHINGLES, PLEASE FOLLOW THE MN DEPARTMENT OF LABOR AND INDUSTRY GUIDELINES FOR LOW SLOPE ASPHALT SHINGLES ROOF APPLICATIONS:

WWW.DLI.MN.GOV/CCLD/PDF/EDU_ROOFING.PDF

SPECIAL UNDERLAYMENT TECHNIQUES, FLASHING, ETC. WILL BE REQUIRED

DESIGNER OF THE HOME DOES NOT MAKE ANY GUARANTEE FOR THE PERFORMANCE OF LOW SLOPE ASPHALT SHINGLES ROOF IN THE STATE OF MN.

NOTE:

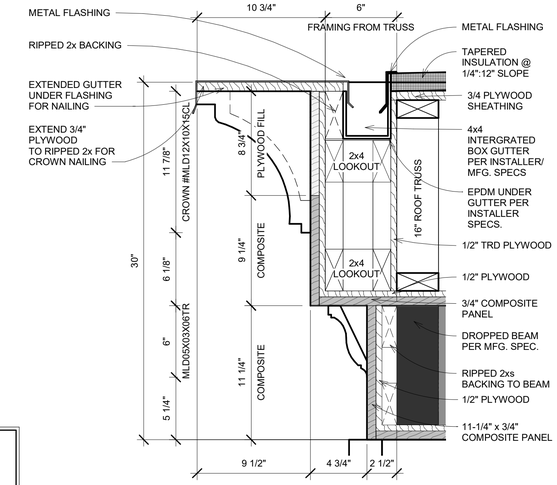
ENGINEERING ROOF TRUSSES PER MFG. SPEC. MANUFACTURE WILL PROVIDE ALL ENGINEERING DRAWING AND SPECIFICS

OVERHANG DIMENSIONS ARE TO FACE OF FRAMING

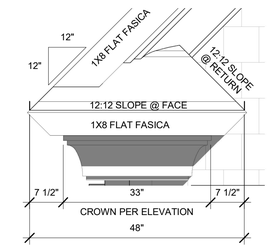
ICE AND WATER ALL ADJOINING ROOFS

NOTE:
INTEGRATED GUTTER DESIGN TO BE APPROVED BY MANUFACTURER AND CONTRACTOR BEFORE BUILD & INSTALLTION. INSTALLER TO PROVIDE PROPER WATERPROOFING AND INSTALLTION TECHNIQUES PER GUTTER.

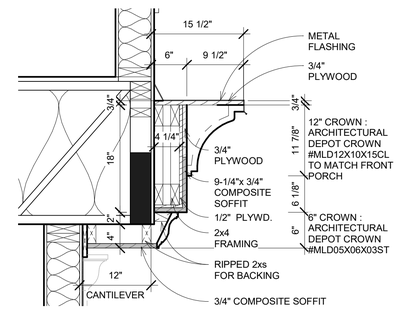
4 Detail- Intergrated Gutter @ Front Porch
1 : 6



8 Detail- 12/12 Roof Cornice
1" = 1'-0"



7 Detail- Front Gable Returns
3/4" = 1'-0"



2 Detail- Buildout@ Cantilever
1" = 1'-0"

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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

DRAWN BY
LMC

DESCRIPTION
Roof Plan and Cornice Details

a

09

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE CONSTRUCTED OF 2x6 STUDS @ 16" O.C.

2. ALL INTERIOR WALLS TO BE CONSTRUCTED OF 2x4 STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED)

3. WALLS ADJACENT TO GARAGE SPACE SHALL BE 2x6 WITH A 1 HR. FIRE RATING

4. STRUCTURAL WALLS TO HAVE A FIRE RATING OF 1 HR.

5. ALL DIMENSIONS LINES TO BE TO CENTERLINE OF STUDS TO FACE OF STUD

6. PROVIDE ROOF VENTILATION 1 SQ.FT. PER 300 SQ.FT. OF ROOF AREA. 50% AT RIDGE AND 50% AT SOFFIT-MIN

7.ALL INTERIOR DOOR HEAD HEIGHT TO BE VERIFIED BY BUILER UNLESS OTHERWISE NOTED. UNDERCUT MIN 1"

8. ALL STRUCTURAL MEMBERS TO BE VERIFIED BY MANF. AND A STRUCTURAL ENGINEER.

9. ALL WINDOW UNITS ABOVE TUB DECK AND/OR WITHIN 18" OF THE FLOOR AND/OR 24" OF A DOORWAY SHALL BE TEMPERED GLASS

10. PROVIDE AN APPROVED ICE AND WATER ROOFING STARTER EDGE PER CODE OR EQUIVALENT

11. WRAP ALL CANTILEVERS WITH AN APPROVED POLY AND SPRAY FOAM FLOOR

12. SLOPE FINISHED GRADE AWAY FROM THE HOUSE ON ALL SIDES

13. 1/2" AIR SPACE ON EACH SIDE OF MICRO-LAM BEAM & MIN 3" BEARING ON CONCRETE

14. EXTERIOR RAILING TO BE MIN OF 36" HIGH AND BUILT AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH

15. ALL COMPONENTS TO BE INSTALLED TO MANF. SPEC OR LOCAL CODE

16. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED OR WOOD SPECIES THAT HAS A NATURAL RESISTANCE TO DECAY

17. PROVIDE A WATER RESISTIVE GYP BOARD AROUND ALL SHOWERS AND TUBS

18. LIGHT OR FAN HOUSING SYSTEM RECESSED THROUGH AN EXTERIOR VAPOR BARRIER SHALL BE OF THE AIR SEALED TYPE OR BE BOXED AND SEALED PER CODE

19. PROVIDE DRAFT STOPS PER UBC 708.3

20. FIRE BLOCK ALL CHASES AT EACH FLOOR-CEILING ASSEMBLY OR AT 10' MAX INTERVALS

21. ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACKUP PER CODE

22. MAINTAIN A 6" SEPARATION BETWEEN GRADE AND WOOD

23. CAULK AND FLASH AROUND ALL EXTERIOR OPENINGS

24. PLUMBING PENETRATIONS IN WALL ASSEMBLY SHALL BE FIRE CAULKED WITH LISTED MATERIALS

25. BLOCK PATIO DOORS WITHOUT A DECK

26. SMOKE DETECTORS SHALL BE MIN 16" AWAY FROM WALL AND INSTALL TO MANF. SPEC

27. NO OPENING IN ROOF WITHIN 5' OF PROPERTY LINES

28. 10% OF THE FLOOR AREA IS REQUIRED FOR LIGHT AND VENTILATION IN ALL HABITABLE ROOMS

29. ON EXTERIOR, GRIPPABLE HANDRAILS 34" TO 36" IN HEIGHT FROM THE NOSE OF THE STAIRS

30. COMBUSTION AIR DUCTS 12" OFF THE FLOOR OR RETURN AIR PLENUM WHEN REQUIRED (IMC703)

31. PROVIDE PLUMBING ACCESS AT ALL TUBS EXCEPT WHEN TRAPS & OVERFLOW GLUED

32. PROVIDE 50 cfm OR 20 cfm CONTINUOUS VENTILATION OR OPERABLE WINDOW (ASHRAE 62-2001 6.1)

33. DRYER VENT TO THE EXTERIOR- INSULATE LAST 3 FEET MIN 36" CLEARANCE TO OTHER OPENINGS: (IMC504.4, 401.52 AND 604.1)

34. CERAMIC TILE TO BE APPLIED OVER GREEN BOARD, CEMENT BOARD, WONDER BOARD OR OTHER APPROVED MATERIAL TO A HEIGHT OF 70" ABOVE DRAIN INLET IN SHOWERS. CEMENT BOARD MUST BE USED ON EXTERIOR WALLS UNDERNEATH TILE AND OVER THE VAPOR BARRIER (R307)

35. TRUSS PLANS STAMPED AND APPROVED BY MANF. SHALL BE ON THE JOB SITE. ALTERATIONS TO TRUSSES REQUIRE AN ENGINEER'S APPROVAL

36. RAFTERS SHALL BE FRAMED TO MIN 1" THICK RIDGE BOARD NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTERS OR NAILED TO EACH OTHER WITH A GUSSET PLATE A TIE. THE RIDGE BOARD MUST BE SUPPORTED ON END WALL OR MIN 2x4 COLLAR TIES ARE REQUIRED AT MIN 4" O.C.

37. 4-MIL VAPOR BARRIER ON WARM IN WINTER SIDE OF EXTERIOR WALLS AND CEILING. FIRE RETARDANT VAPOR BARRIER MAY BE LEFT UNCOVERED

38. WIND-WASH AT AL EAVES, CORNERS, OVERHANGS, AND BY WINDOWS. SHEATHING INSULATION DAM @ CEILING CHANGES

39. WEATHER-RESISTIVE BARRIER-i.e. BUILDING WRAP TABLE R703.4

40. HOT WATER PIPING LOCATED OUTSIDE OF CONDITIONED SPACE WILL BE INSULATED TO AT LEAST R-3

41. ATTIC ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE WEATHERED-STRIPPED AND INSULATED.

42. NEW WOOD-BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.

43. FOR WINDOWS WHERE THE LOWEST PART OF THE WINDOW OPENING IS MORE THAN 6' ABOVE THE GROUND, THE LOWEST PART OF OPENING SHALL BE MIN. OF 36" ABOVE THE FINISHED FLOOR. EXCEPTIONS INCLUDE WINDOWS THAT DO NOT OPEN MORE THAN 4", WINDOWS WITH FALL PROTECTION, AND WINDOWS THAT HAVE OPENING CONTROL DEVICES.

44. DWELLINGS WITH ATTACHED GARAGES OR FUEL FIRED EQUIPMENT MUST BE EQUIPPED WITH CARBON MONOXIDE ALARMS OUTSIDE OF, BUT NO FURTHER THAN 10' FROM , EACH SLEEPING AREA OR BEDROOM.

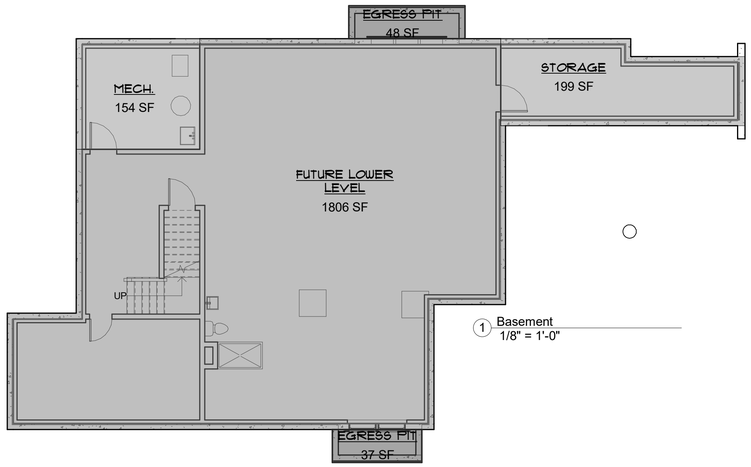
45. FOOTINGS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5,000 psi.

46. A MIN. 1/2" GYPSUM BOARD MEMBRANE, OR 5/8" WOOD STRUCTURAL PANEL MEMBRANE, SHALL BE PROVIDED ON THE UNDERSIDE OF FLOOR ASSEMBLIES. EXCEPTIONS A.DWELLINGS EQUIPPED WITH SPRINKLER SYSTEM. B.CRAWLSPACES C.PORTIONS OF FLOOR ASSEMBLIES WITH PROPORTIONALLY SMALL AREA. D. FLOOR ASSEMBLIES CONSTRUCTED OF SOLID SAWN LUMBER OR STRUCTURAL COMPOSITE LUMBER WITH MIN. NOMINAL DIMENSIONS OF 2"x10".

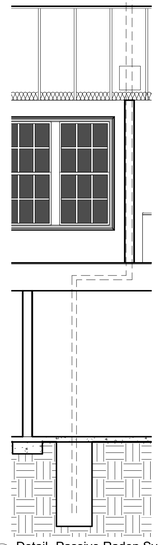
47. DECKS SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS.

48. FLASHING WITH A MIN. 3 1/2" VERTICAL ATTACHMENT FLANGE IS REQUIRED AT THE INTERSECTION OF THE FOUNDATION AND RIM JOIST FRAMING WHEN THE EXTERIOR WALL COVERING DOES NOT LAP THE FOUNDATION INSULATION. THE FLASHING MUST EXTEND A MIN. OF 1" BELOW THE FOUNDATION PLATE LINE, AND THE REQUIRED WATER-RESISTIVE BARRIER MUST LAP OVER THE ATTACHMENT FLANGE.

49. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS



1 Basement
1/8" = 1'-0"


R-4 MIN. INSULATION AROUND PIPE IN UNCONDITIONED SPACES

3" MIN. ABS OR PVC OR EQUIVALENT GAS TIGHT PIPE

INSTALL LIVE OUTLET IN ATTIC WHERE FUTURE FAN MAY BE INSTALLED

PROVIDE SPACE FOR FUTURE INSTALLATION OF A FAN "MIN. 24' DIAMETER CENTERED ON THE AXIS OR THE VENT STACK "MIN. VERTICAL DISTANCE 36"

R-4 MIN. INSULATION AROUND PIPE IN UNCONDITIONED SPACES

INSTALL LABEL READING (RADON REDUCTION SYSTEM) ON THE VENT PIPE AT EACH FLOOR AND IN ACCESSIBLE ATTICS

ALL CONTROL JOINTS, ISOLATION JOINTS CONSTRUCTION JOINTS AND ANY OTHER JOINTS IN CONCRETE SLABS SHALL BE SEALED WITH CAULK OR SEALANT

SEAL ALL FLOOR OPENINGS

ALL PIPE JOINTS AND FITTINGS TO BE GLUED OR TRANSITION COUPLINGS

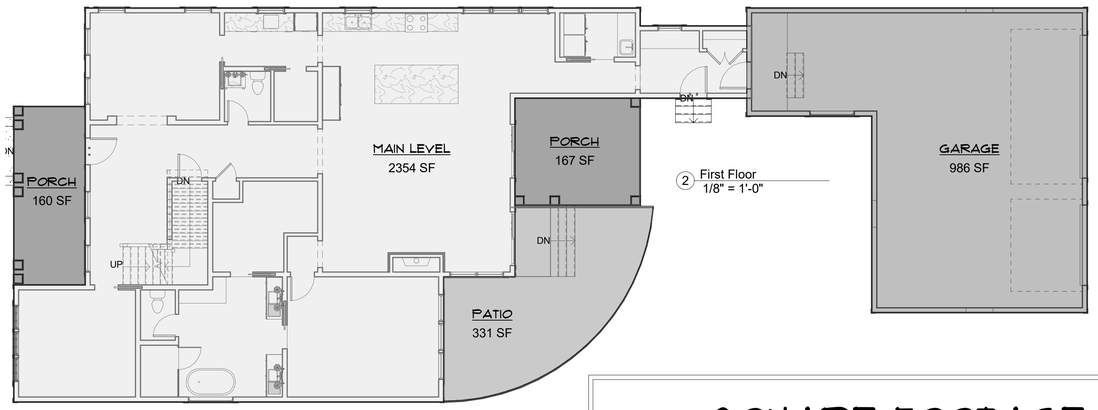
SEAL ALL JOINTS BETWEEN SLAB AND FOUNDATION WALL

MIN 6 MIL OR 3 MIL CROSS LAMINATED POLY SHALL BE LAPPED 12" AND PLACED BELOW THE SLAB AND ON TOP OF 4" MIN. SAND GAS PERMEABLE LAYER

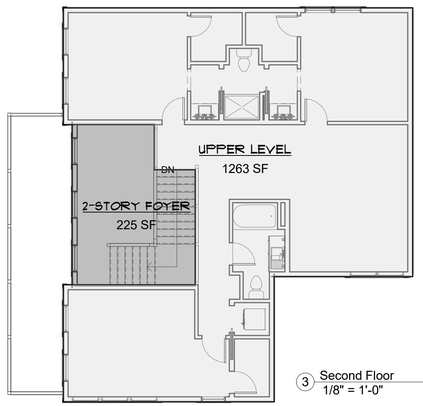
SEALED SUMP BASKET

4" PERFORATED DRAIN TILE W/FILTER FABRIC 8"X16" ROCK TRENCH

5 Detail- Passive Radon System
1/4" = 1'-0"



2 First Floor
1/8" = 1'-0"



3 Second Floor
1/8" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

LOWER LEVEL:

1,806	SQ. FT. UNFINISHED LOWER LEVEL
154	SQ. FT. MECHANICAL ROOM
199	SQ. FT. STORAGE

MAIN LEVEL:

2,354	SQ. FT. MAIN LEVEL
986	SQ. FT. GARAGE
167	SQ. FT. PORCH
331	SQ. FT. PATIO
160	SQ. FT. FRONT PORCH

UPPER LEVEL:

1,263	SQ. FT. UPPER LEVEL
225	SQ. FT. 2- STORY FOYER/ STAIRS

FINISHED SQ FT:

3,617 SQ. FT. FINISHED TOTAL

ROOF, CEILING $ EAVE CONSTRUCTION:

ARCHITECTURAL GRADE ASPHALT SHINGLES
#15FELT & ICE & WATER SHIELD (6'-0")
1/2" OSB SHEATHING w/STEEL CLIPS
TRUSSES @ 24" O.C. (PER MFG. SPEC.)
BAFFLES w/1" AIR SPACE
2X4 LOOKOUTS
2X8 SUB FASCIA w/ 8" COMPOSITE FASCIA
ALUMINIUM VENTED SOFFITS
COMPOSITE FRIEZE BOARDS
R-50 BLOWN INSULATION
POLY VAPOR BARRIER
5/8" GYP. BRD. CEILING

UPPER LEVEL CONSTRUCTION:

3/4" T&G PLYWOOD SUBFLOOR GLUED & SCREWED
24" FLOOR TRUSSES @ 19.2" O.C. (FLOOR SYSTEM DESIGNER TO VERIFY SIZE & SPACING BASED ON SPANS)
5/8" GYP. BRD. ON CEILING
SPRAY INSULATE RIMS (R-21)

WALL CONSTRUCTION:

SIDING PER ELEVATION
HOUSE WRAP (WRAP WINDOWS PER MFG. SPEC.)
1/2" OSB SHEATHING
2X6 STUDS @16" O.C.
DBL. TOP PLATE
R-21 WALL INSULATION
4 MIL POLY VAPOR BARRIER
1/2" GYP. BRD.
2X6 SOLE PLATE
ALL DETAILS TO CONFORM W/ ENERGY CODE

MAIN LEVEL CONSTRUCTION:

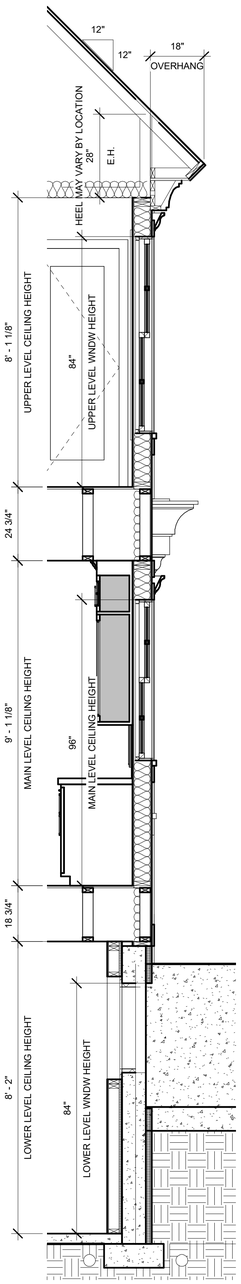
3/4" T&G PLYWOOD SUBFLOOR GLUED & SCREWED
18" FLOOR TRUSSES @ 19.2" O.C. (FLOOR SYSTEM DESIGNER TO VERIFY SIZE & SPACING BASED ON SPANS)
FLASHING UNDER SILLS & STOOPS
TREATED 2X6 SILL PLATE w/ SEALER
1/2" ANCHOR BOLTS @ 6' O.C. & 1' FROM CORNERS
5/8" GYP. BRD. ON CEILING
SPRAY INSULATE RIMS (R-21)

FOUNDATION WALL & BASEMENT SLAB CONSTRUCTION:

WATERPROOFING
EXTERIOR THERMAL WALL:
2" RIGID INSULATION (R-10) APPLIED TO EXTERIOR, PROVIDE FLASHING TO COVER EXPOSED INSULATION
POURED CONC. WALL PER PLAN
REINFORCE WALLS PER CODE AND ENGINEER'S SPECIFICATIONS
20" X 8" CONTINUOUS CONC. FOOTING UNLESS OTHERWISE NOTED
4" CONC. SLAB
VAPOR/MOISTURE BARRIER PER IRC SECTION 506 EXTENDING UP THE WALL AND SEALED TO FOUNDATION WALL
4" SAND/AGGREGATE FILL

INTERIOR THERMAL WALL:
1" RIGID INSULATION (R-5)
2x4 STUDS @ 16" O.C.
2x4 TRD. PLATE
1/2" GYP BD.

INTERIOR & EXTERIOR 4" DIA. PERFORATED DRAIN TILE PIPED TO SUMP BASKET



4 Detail- Typical Wall Section
1/2" = 1'-0"

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SHARKEY DJB DESIGN BUILD

BUILDER
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Suite #111
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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

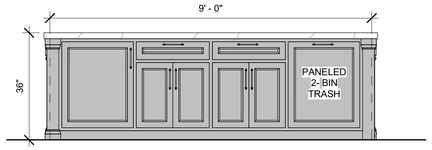
DRAWN BY
LMC

DESCRIPTION
Square Footage Calculations

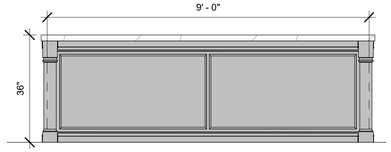
a

10

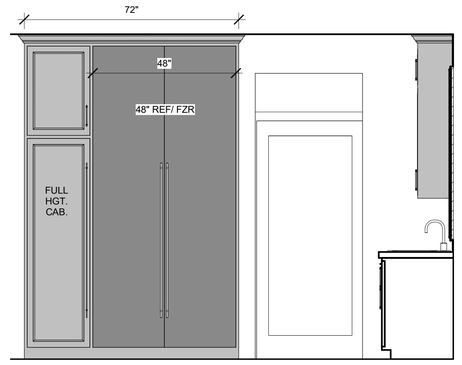
1 Kitchen @ Range
1/2" = 1'-0"



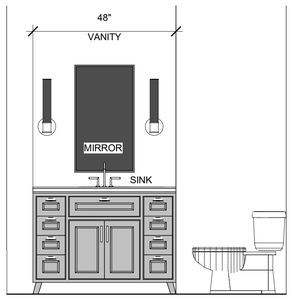
3 Kitchen @ Island
1/2" = 1'-0"



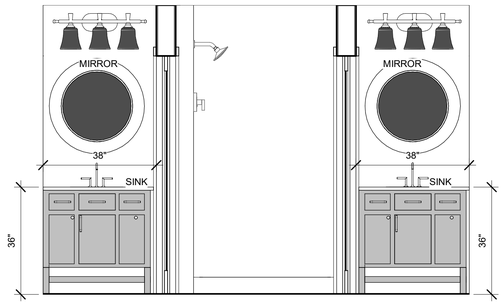
4 Kitchen @ Island Overhang
1/2" = 1'-0"



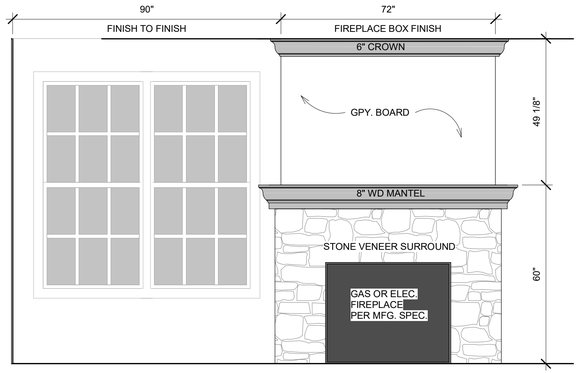
2 Kitchen @ Ref.
1/2" = 1'-0"



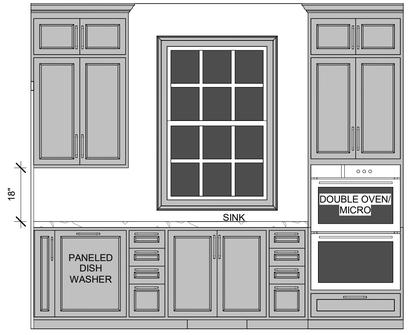
5 Upper Level Bath
1/2" = 1'-0"



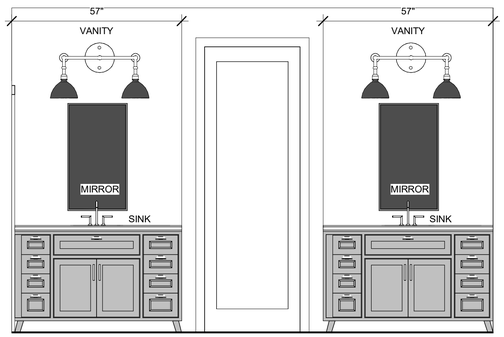
6 Jack and Jill Bath
1/2" = 1'-0"



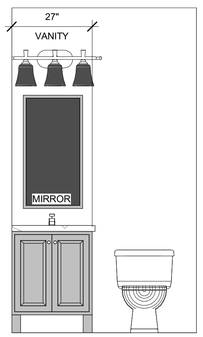
7 Great Room Fireplace
1/2" = 1'-0"



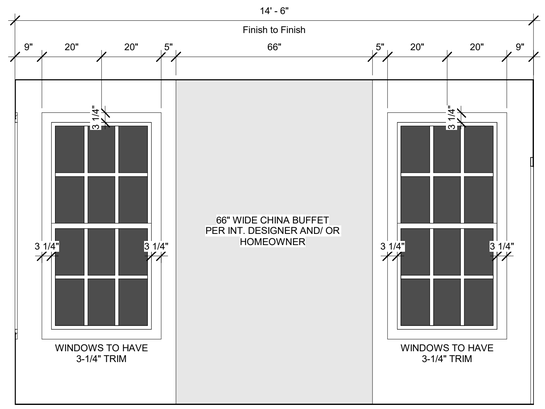
10 Butlers Pantry
1/2" = 1'-0"



8 Owner's Bath Vanities
1/2" = 1'-0"



9 Main Level Bath
1/2" = 1'-0"



11 Dining Room China Cabinet vs. Windows
1/2" = 1'-0"

DESIGN DISCLAIMER:

ALL INTERIOR ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN AND SELECTIONS ARE TO BE VERIFIED PER INTERIOR DESIGNER, CABINET DESIGNER AND OR HOMEOWNER PRIOR TO CONSTRUCTION.

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PROJECT
Collier Residence
962 Summit Ave.
St. Paul, MN

PROJECT #
SHA - Collier - CD's-
Rev 2- LMC

DRAWN BY
LMC

DESCRIPTION
Interior Elevations

a

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

ADDRESS 962 Summit Avenue

DATE: April 20, 2020

Memorializing the Saint Paul Heritage Preservation Commission's April 20, 2020 decision approving the construction of a new, single-family residence with and attached three-stall garage on the vacant lot at 962 Summit Avenue.

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).The new construction will conform to the massing, volume, height, facade proportions and scale of existing surrounding accessory structures.

2. The construction of a single-family residence on the vacant lot at 962 Summit Avenue will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage District **[§73.06 (e)]** so long as the conditions are met.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the construction of a new, single-family residence with an attached three-stall garage at 962 Summit Avenue, subject to the following conditions:

1. All siding, shingle-shingle siding, and trim shall have a smooth texture

2. Window muntins shall have both interior and exterior profiles.

3. Foundation materials, details, colors and finishes will require final review and approval by a design review committee of the HPC.

4. A final materials and finishes board shall be prepared and submitted to the HPC design review committee for final review and approval. This includes, but is not limited to: siding, singles, trim, foundation, windows, doors, masonry, hardscaping, fencing, lighting, porch details, and railings

5. Any new walkways in the front yard and boulevard shall be concrete with a smooth finish, void of aggregate. Finish may include a light, one directional, broom finish. A walkway in the boulevard will not be required.

6. Window and door glass shall be clear void of tint, color, or reflection.

7. Any metal, including flashing, valleys or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.

8. Any venting shall be dark and have a low profile. Installation of venting is preferred on the non-visible portion of the roof.

9. Provide details about hardscaping and fencing for final review and approval by a design review committee of the HPC. Note all materials, colors and finishes.

10. Utilities and associated equipment shall be places underground, in the rear yard, or inconspicuously sited.

11. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.

12. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.

13. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to LPC staff prior to commencement.

14. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does <u>not</u> constitute or recommend a hardship for purposes of zoning review.

15. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

MOVED BY:
SECONDED BY:

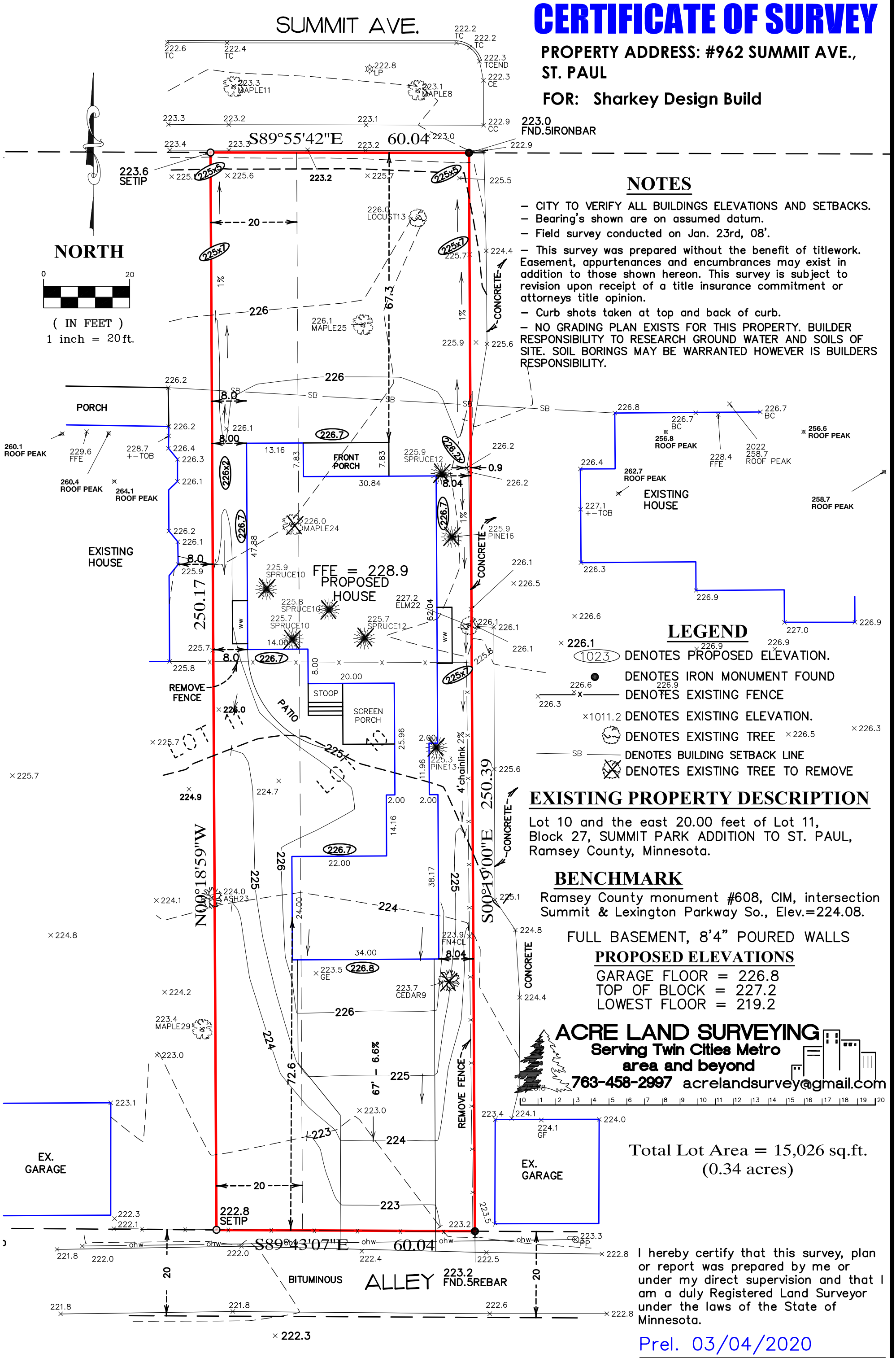
IN FAVOR
AGAINST
ABSTAIN

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

CERTIFICATE OF SURVEY

PROPERTY ADDRESS: #962 SUMMIT AVE., ST. PAUL

FOR: Sharkey Design Build



NOTES

- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.
- Bearing's shown are on assumed datum.
- Field survey conducted on Jan. 23rd, 08'.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
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LEGEND

- 1023 DENOTES PROPOSED ELEVATION.
- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING FENCE
- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES EXISTING TREE
- SB DENOTES BUILDING SETBACK LINE
- DENOTES EXISTING TREE TO REMOVE

EXISTING PROPERTY DESCRIPTION

Lot 10 and the east 20.00 feet of Lot 11, Block 27, SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

BENCHMARK

Ramsey County monument #608, CIM, intersection Summit & Lexington Parkway So., Elev.=224.08.

FULL BASEMENT, 8'4" POURED WALLS

PROPOSED ELEVATIONS

GARAGE FLOOR = 226.8
TOP OF BLOCK = 227.2
LOWEST FLOOR = 219.2

ACRE LAND SURVEYING
Serving Twin Cities Metro area and beyond
763-458-2997 acrelandsurvey@gmail.com

Total Lot Area = 15,026 sq.ft.
(0.34 acres)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Prel. 03/04/2020

ERIC R. VICKARYOUS

Date:_____ Reg. No. 44125

JOB #19276

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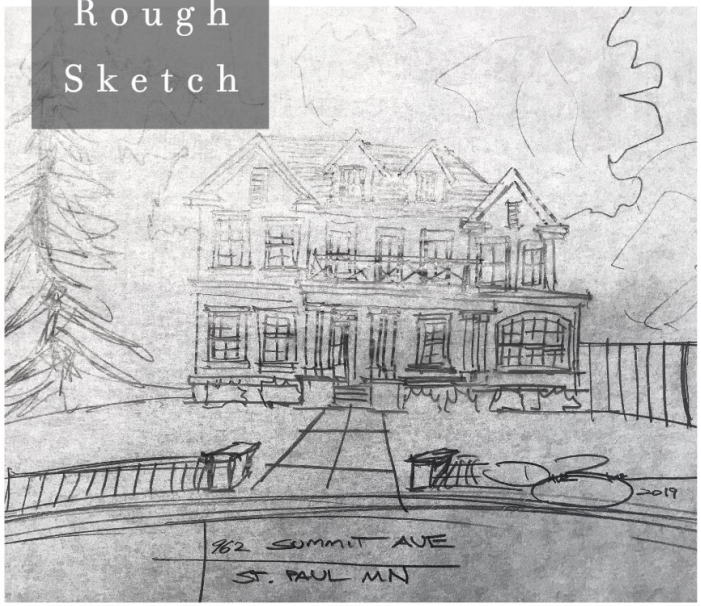
962

Summit Avenue

Exterior Design

Layout Process

Rough Sketch



Comprehensive Layout

COLLIER RESIDENCE

962 SUMMIT AVENUE
SAINT PAUL, MN

Finished File

SHARKEY
DESIGN|BUILD

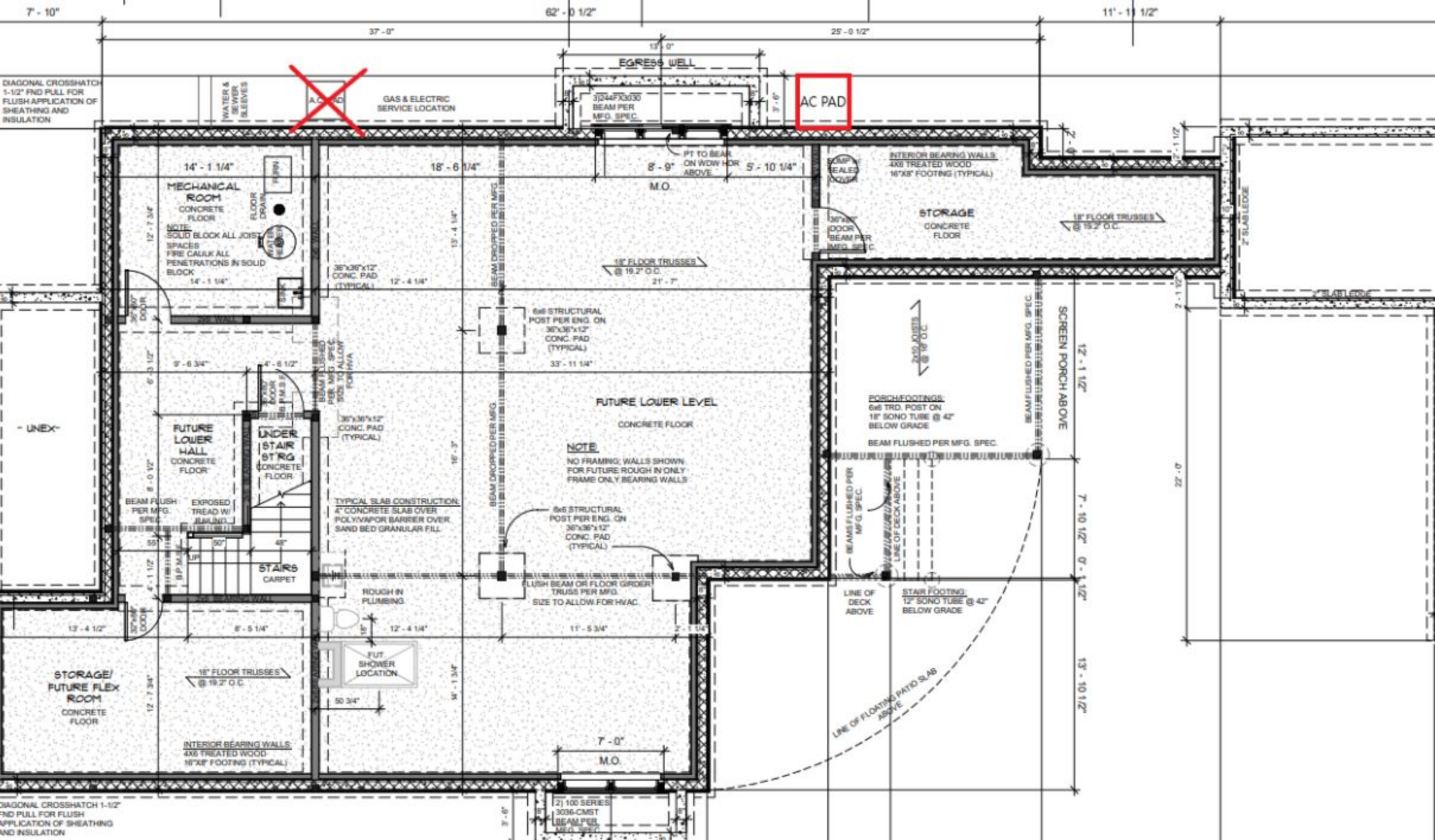
SHARKEY
DESIGN | BUILD

Contact

Sharkey Design|Build
651-327-4457
John@SharkeyDesignBuild.com

Tony O'Malley
Field Operations Manager
651-323-0443
Tony@SharkeyDesignBuild.com

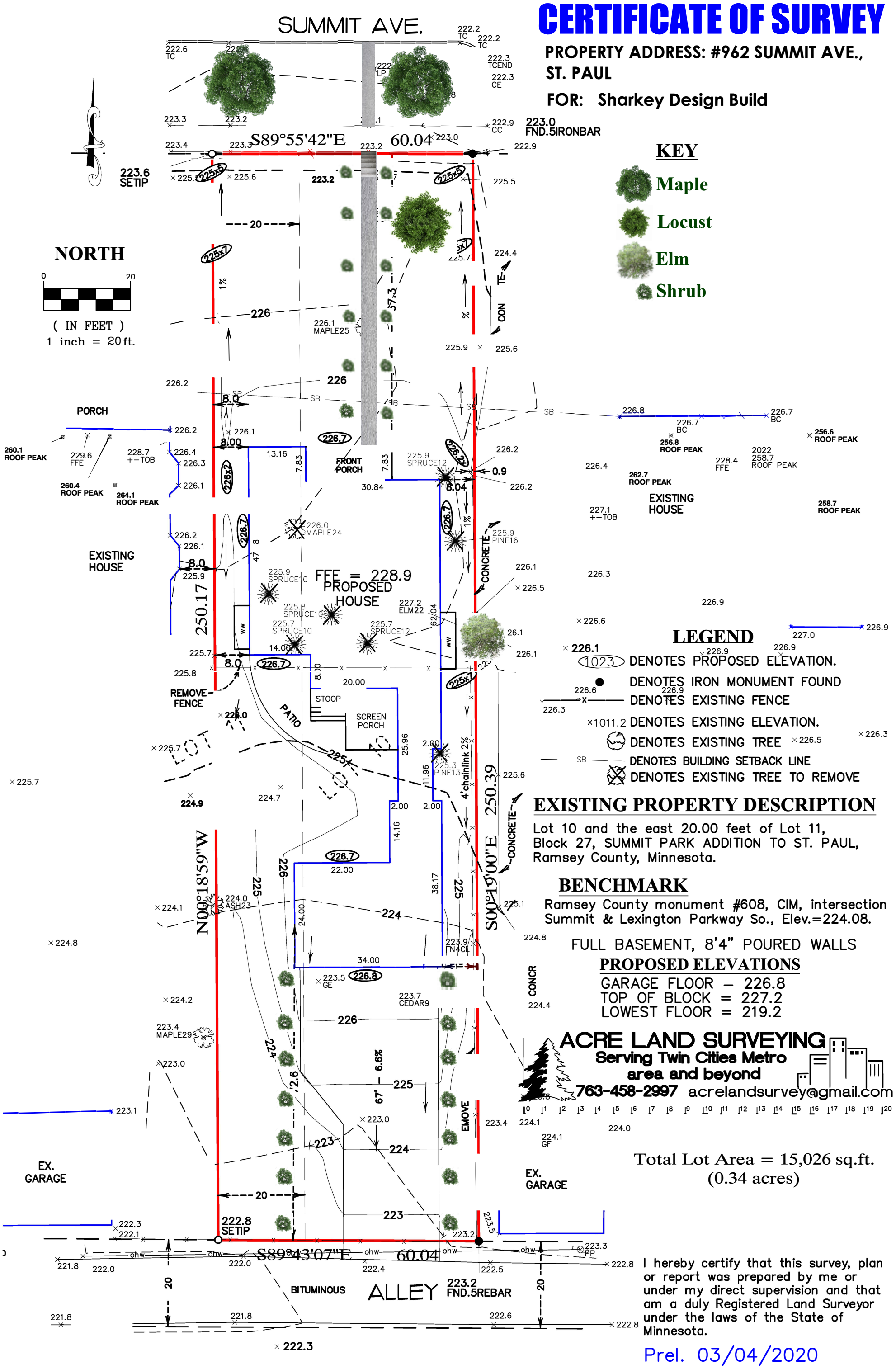
www.sharkeydesignbuild.com


7' - 10"
62' - 0 1/2"
11' - 11 1/2"
37' - 0"
25' - 0 1/2"
13' - 0"
EGRESS WELL
3|244FX3030 BEAM PER MFG. SPEC.
3' - 6"
AC PAD
A.C. PAD
GAS & ELECTRIC SERVICE LOCATION
WATER & SEWER SLEEVES
DIAGONAL CROSSHATCH 1-1/2" FND PULL FOR FLUSH APPLICATION OF SHEATHING AND INSULATION
14' - 1 1/4"
MECHANICAL ROOM
CONCRETE FLOOR
FURN.
FLOOR DRAIN
WATER HEATER
NOTE:
SOLID BLOCK ALL JOIST SPACES
FIRE CAULK ALL PENETRATIONS IN SOLID BLOCK
SINK
36"x80" DOOR
12' - 7 3/4"
14' - 1 1/4"
36"x36"x12" CONC. PAD (TYPICAL)
12' - 4 1/4"
18' - 6 1/4"
8' - 9"
M.O.
5' - 10 1/4"
PT TO BEAM ON WDW HDR ABOVE
SUMP W/ SEALED COVER
INTERIOR BEARING WALLS:
4X6 TREATED WOOD
16"X8" FOOTING (TYPICAL)
STORAGE
CONCRETE FLOOR
36"x80" DOOR
BEAM PER MFG. SPEC.
18" FLOOR TRUSSES @ 19.2" O.C.
2' - 0"
2' - 1 1/2"
2" SLABLEDGE
BEAM DROPPED PER MFG.
18" FLOOR TRUSSES @ 19.2" O.C.
21' - 7"
13' - 4 1/4"
6x6 STRUCTURAL POST PER ENG. ON 36"x36"x12" CONC. PAD (TYPICAL)
33' - 11 1/4"
9' - 6 3/4"
4' - 6 1/2"
BEAM FLUSHED PER MFG. SPEC. SIZE TO ALLOW FOR HVAC
- UNEX-
FUTURE LOWER WALL
CONCRETE FLOOR
UNDER STAIR STRG
CONCRETE FLOOR
36"x36"x12" CONC. PAD (TYPICAL)
FUTURE LOWER LEVEL
CONCRETE FLOOR
NOTE
NO FRAMING; WALLS SHOWN FOR FUTURE ROUGH IN ONLY
FRAME ONLY BEARING WALLS
8' - 0 1/2"
16' - 3"
BEAM FLUSH PER MFG. SPEC.
EXPOSED TREAD W/ RAILING
55"
50"
48"
UP
STAIRS
CARPET
TYPICAL SLAB CONSTRUCTION:
4" CONCRETE SLAB OVER POLY/VAPOR BARRIER OVER SAND BED GRANULAR FILL
BEAM DROPPED PER MFG.
6x6 STRUCTURAL POST PER ENG. ON 36"x36"x12" CONC. PAD (TYPICAL)
FLUSH BEAM OR FLOOR GIRDER TRUSS PER MFG. SIZE TO ALLOW FOR HVAC
ROUGH IN PLUMBING
32"x80" DOOR
13' - 4 1/2"
8' - 5 1/4"
12' - 4 1/4"
11' - 5 3/4"
2' - 1 1/4"
FUT SHOWER LOCATION
50 3/4"
STORAGE/ FUTURE FLEX ROOM
CONCRETE FLOOR
18" FLOOR TRUSSES @ 19.2" O.C.
12' - 7 3/4"
14' - 1 3/4"
INTERIOR BEARING WALLS:
4X6 TREATED WOOD
16"X8" FOOTING (TYPICAL)
7' - 0"
M.O.
PORCH/FOOTINGS:
6x6 TRD. POST ON 18" SONO TUBE @ 42" BELOW GRADE
BEAM FLUSHED PER MFG. SPEC.
2x10 JOIST @ 16" O.C.
BEAMS FLUSHED PER MFG. SPEC.
LINE OF DECK ABOVE
LINE OF DECK ABOVE
STAIR FOOTING:
12" SONO TUBE @ 42" BELOW GRADE
SCREEN PORCH ABOVE
12' - 1 1/2"
7' - 10 1/2"
0' - 1 1/2"
13' - 10 1/2"
22' - 0"
LINE OF FLOATING PATIO SLAB ABOVE
2) 100 SERIES 3036-CMST BEAM PER MFG. SPEC.
3' - 6"
DIAGONAL CROSSHATCH 1-1/2" FND PULL FOR FLUSH APPLICATION OF SHEATHING AND INSULATION

CERTIFICATE OF SURVEY

PROPERTY ADDRESS: #962 SUMMIT AVE., ST. PAUL

FOR: Sharkey Design Build



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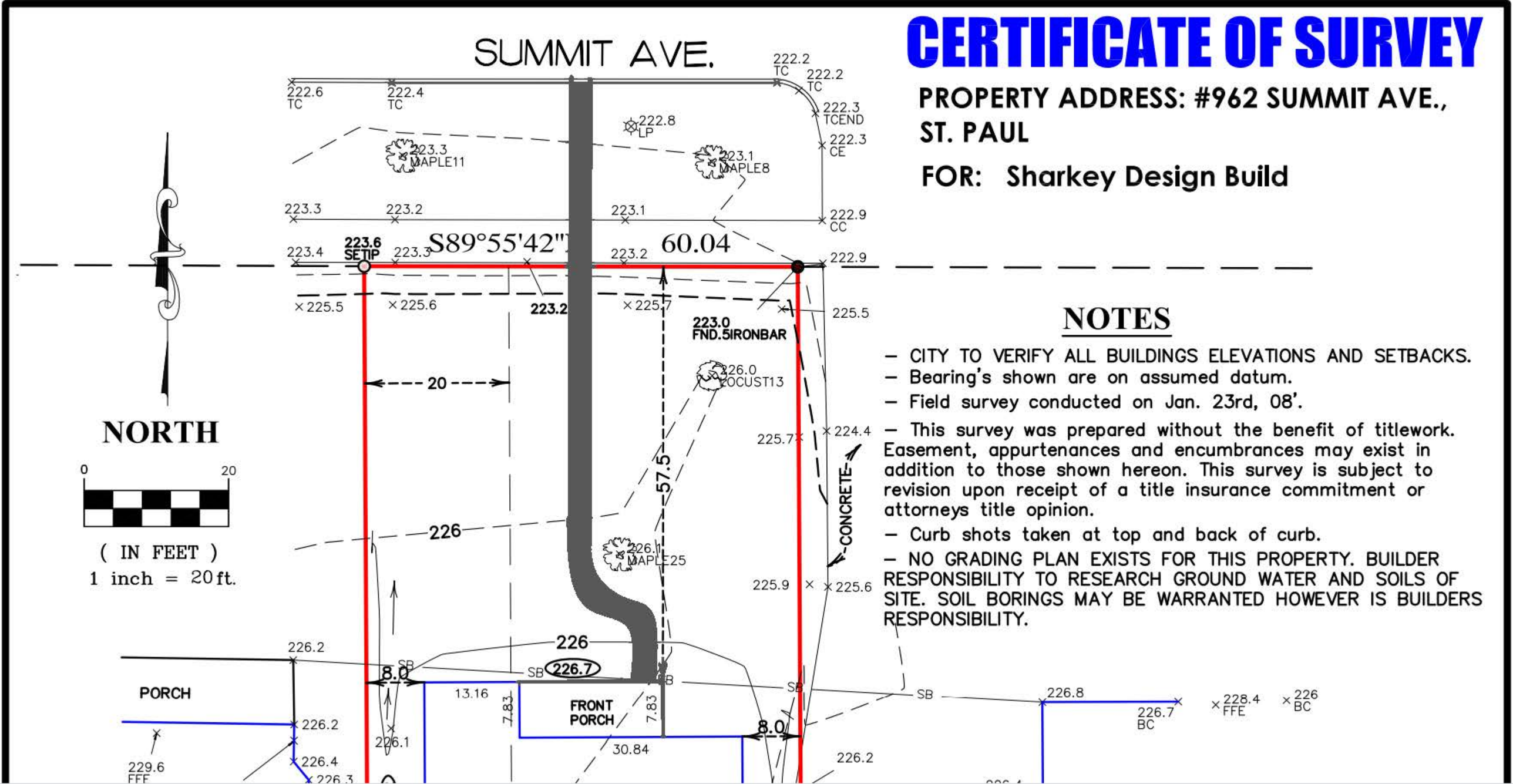

NOTES

- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.
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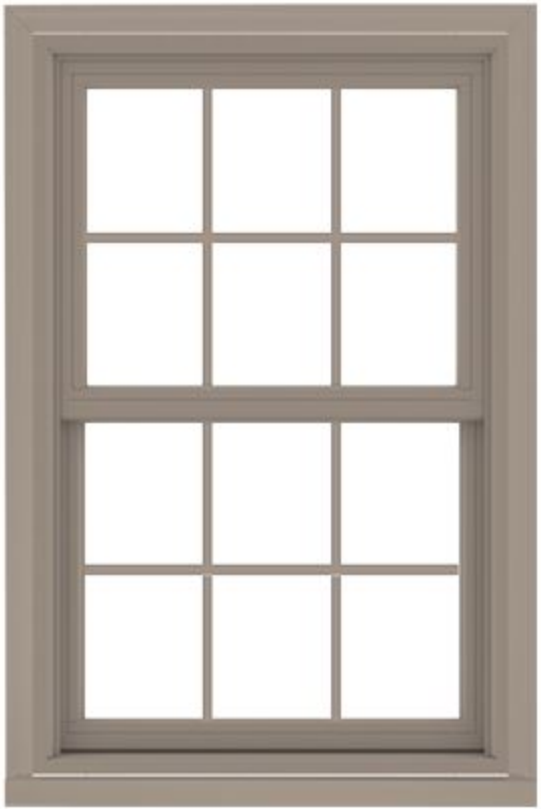
Bone Black
CW-715

Bone Black

LRV: **46.15**

Found in 18th and early 19th century wallpapers and woodwork, this graceful, classic gray is a lighter shade of the pigment bone black.



Interior | Exterior

200 SERIES

Double-Hung Window

★★★★½ 4.4 (18)

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

- Our entry-level wood double-hung
- Wood protected by vinyl exterior
- Narrow profiles let in more light
- Standard sizes up to 3'4" wide and 6' high

DESIGN THIS WINDOW

REQUEST A QUOTE