



Heritage Preservation Commission

Regular Meeting

Wednesday, July 9, 2025, 5:00 PM
106 Center Street

Members of the public may attend the Heritage Preservation Commission meeting either in person or by joining via Zoom either online or by telephone at:

<https://us02web.zoom.us/j/86952078457?pwd=nemTaUHqCIYnPRQ4VITCUBiGqHUBV8.1>

Meeting ID: 869 5207 8457

Passcode: 641287

One tap mobile

+19292056099,,86952078457#,,,,*641287# US (New York)

+13017158592,,86952078457#,,,,*641287# US (Washington DC)

Some items on this agenda are important enough to City Councilmembers that a quorum of the Council may be present to receive information leading to their future deliberations and eventual decision.

AGENDA

1. Call to Order/Roll Call
2. Agenda Approval
3. Consent Agenda
4. Citizen Reports or Comments
5. New Business
 - A. 262 Lake Street - Amendment to Site Alteration Permit (HPC No. 2025-13)
6. Unfinished Business
7. Communications and Reports
8. Future Agenda Items
9. Adjournment



Item: 5.A.

ITEM REPORT

To: Heritage Preservation Commission

From: Julia Mullin, Community Development Director

Meeting Date: July 9, 2025

Department/Office: Community Development

Item Name: 262 Lake Street - Amendment to Site Alteration Permit (HPC No. 2025-13)

Summary:

Background

The City placed a stop work order at 262 Lake Street because work was done that was not in accordance with the approved Site Alteration Permit and plans. The applicant and property owner, Troy Mathwig, has submitted an application for an Amendment to his Site Alteration Permit for the renovation of the home at 262 Lake Street and the addition of an attached garage.

The attached letter to the applicant describes the items that are not in accordance with the plans. Before you tonight are changes to the garage height and the front porch design. The other items in the letter (window trim and sills, siding on the house, windows on the garage) are being managed administratively.

The applicant has submitted materials to support how and why he constructed the garage and porch as he has, and the HPC should review the changes and decide whether to amend the Site Alteration Permit or direct the applicant to make additional changes.

The city's historic preservation consultant will be in attendance at the meeting to provide information and answer questions.

Recommended Action:

Approve or deny the proposed Site Alteration Permit Amendment. Direct staff to draft a resolution documenting the decision and bring to July 22, 2025, HPC meeting for approval.

Budget:

Attachments:

1. Letter to Applicant 6/24/2025
2. Architectural Plans Approved by HPC 11/20/2024
3. Approved Structural Plans
4. Application for Amendment to SAP
5. Application Narrative
6. Landscape Plan
7. Images
8. Survey with Elevations
9. As-Built Survey
10. HPC Resolution 2024-16
11. HPC Resolution 2024-21



June 24, 2025

Troy Mathwig
262 Lake Street
Excelsior, MN 55331

Dear Mr. Mathwig,

Thank you for meeting with me and the historic consultant, Amy Lucas, on June 10, 2025, regarding the property at 262 Lake Street. A stop work order was issued on June 10, 2025, because a number of items were not in accordance with the approved plans dated November 23, 2024. Amy Lucas also spoke with your structural engineer, Ken Green, regarding the porch design on June 13, 2025. Staff have reviewed approved plans dated November 20, 2024, and Resolution No. 2024-16 and Resolution No. 2024-21.

It was brought to staff's attention, and confirmed by a site visit, that work recommenced on the site on Thursday, June 19, 2025, in violation of the stop work order. No communication lifting the stop work order had been sent to you from the City, and you had inquired on June 18 at city hall if the stop work order had been lifted. City hall was closed on June 19th due to a holiday, so staff from the South Lake Minnetonka Police Department visited the property and stopped the work.

The following problems were identified/confirmed at the site visit on June 10th:

1. The construction of the front porch has deviated from approved plans; the approved structural plans (by MMY, Ken Green) and the building plans (by Tim Stone, architect) proposed different designs. The rafter system and roof angle of the current porch does not follow either design and the cornice is wider than originally proposed.
2. The garage height is different from approved plans. The garage height was approved for 24'8" (measured from grade) and is currently 27' at the ridge (measured from grade). Plans approved by the Heritage Preservation Commission (HPC) indicated 24'8"; plans with building permit showed 24'8" and 26'.
3. At the site visit, city staff learned that the house was not raised according to plans. The HPC approved raising the house 8", but the plans showed a level foundation and assumed the site would be leveled according to plans. The site was not graded to plans and therefore the exposed



foundation is closer to 3' of exposed foundation at the façade rather than the approved 8" rise, which is correct at the rear.

4. The HPC did not approve the removal of the wood trim and wood sills at the historic windows. These items were to be repaired and painted in place.
5. Original siding has been removed from around the windows on the front elevation of the original structure and from the rear elevation as well. Resolution 2024-21 allowed no more than 15% of the siding on the front and side elevations to be removed. Resolution 2024-21 also required that original siding removed from the rear elevation to accommodate the addition must be used as replacement siding on the original house.
6. The HPC recommended vertical, double-hung windows at the rear of the garage, but also required specifications for the windows. The HPC has not received specifications for the double-hung windows or the garage doors.

Pursuant to Sec. 20-11(i)1 of the city ordinance, city staff may approve minor changes to approved Site Alteration Permits. **Accordingly, staff will approve items #4, 5, and 6 above, with the following conditions:**

- a) It appeared, at the site visit, that the wood trim and sills that were removed from the home have been saved in the garage. All historic wood trim and sills must be repaired and reinstalled at the historic locations.
- b) Plans for completing the repair of siding on the original home must be reviewed and approved by staff. No additional removal of siding is permitted.
- c) The specifications for the garage doors and the garage double-hung windows must be provided to staff for review and approval in writing.

Pursuant to Sec. 20-11(i)2 of the city ordinance, changes to an approved Site Alteration Permit other than those deemed minor by staff shall require an Amendment to the Site Alteration Permit. The Amendment must be submitted to the HPC for review and approval. **Items # 1, 2, and 3 above shall require an Amendment to your Site Alteration Permit and must be submitted to the HPC. Please submit your as-built plans for the front porch, garage, and foundation elevation.**



On June 25, 2025, the City of Excelsior will PARTIALLY lift the stop work order to allow only interior work on the historic structure and the repair and reinstallation of historic wood trim and sills to continue.

NO WORK SHALL CONTINUE ON THE GARAGE OR THE FRONT PORCH. A stop work order for the garage and front porch remains in place.

Going forward, if you intend to deviate from the approved plans, you must notify staff in writing so we can determine whether it is a minor change that staff can approve or whether it requires HPC approval as an amendment to the SAP. Any additional deviations from the approved plans without staff or HPC approval will result in an immediate stop work order.

If you have any questions regarding this correspondence, please do not hesitate to contact me.

Sincerely,

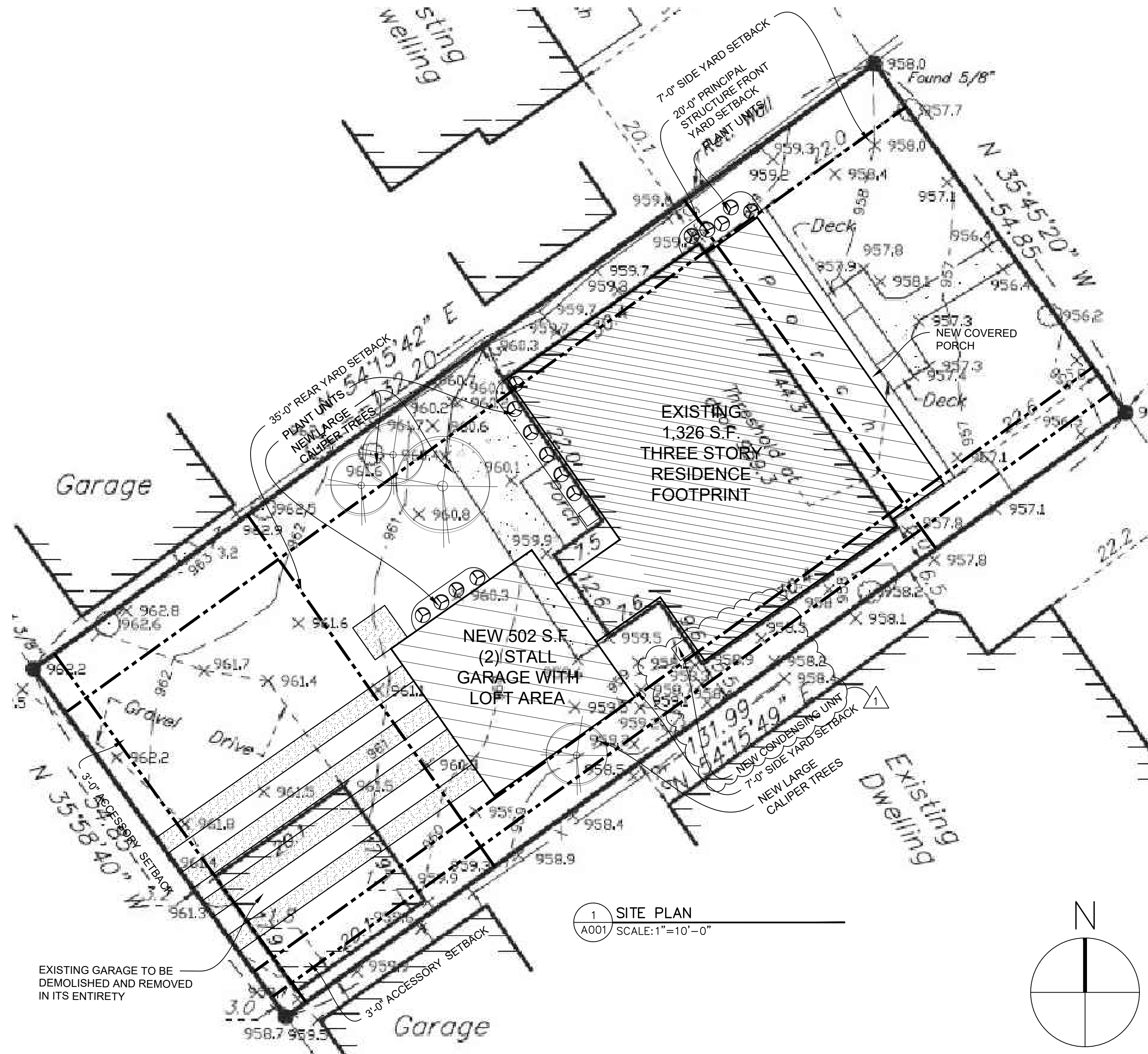
Julia Mullin
Community Development Director
City of Excelsior

Cc: Amy Lucas, Historic Preservation Consultant
Randy Rud, Building Official
Kristi Luger, City Manager

Email transmittal: troy@4125llc.com

KALORAMA COTTAGE ADDITION & REMODEL

EXCELSIOR, MINNESOTA



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION (RIGHT SIDE SIMILAR)



EXISTING GARAGE

SHEET INDEX

- ARCHITECTURAL
A001 COVER SHEET, SHEET INDEX, SITE PLAN,
ZONING INFORMATION, DEMO INFO
A091 DEMO PLANS, DEMO NOTES
A092 BASEMENT LEVEL PLAN
A101 FIRST FLOOR & ADU PLAN, WALL TYPES
A102 SECOND FLOOR & ATTIC PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS, WINDOW & DOOR
SCHEDULE
A501 BUILDING SECTIONS, WALL SECTION

PROPERTY INFORMATION

262 LAKE STREET EXCELSIOR, MN 55331
PID: 3411723110133

LOT 002, SEAMANS SUBDIVISION 7 AND 8,
HENNEPIN COUNTY, EXCELSIOR, MN 55331
ZONED - R-2 SINGLE AND TWO FAMILY
LOT AREA - 7,262 SF (.17 ACRES)

LOT REQUIREMENTS (ARTICLE 41-1)

SETBACKS:
-FRONT YARD 20'-0"
-INTERIOR SIDE YARD 7'-0"
-REAR YARD 35'-0"

MAXIMUM HEIGHT = 2.5 STORIES, 28 FEET
(ACCESSORY MAX HEIGHT 16'-0")

MAX. LOT COVERAGE: 12% OF LOT AREA + 2,100 S.F. =
MAX. ALLOWED = 2,971.44 SF
ACTUAL = :

HOUSE = 1,326 SF
DECK = 374 SF
GARAGE AND BREEZEWAY = 583 SF
DRIVEWAY = 384 SF
CONCRETE WALKWAYS = 25 SF
TOTAL = 3,300 SF = 45%

DEMOLITION NOTES

- EXISTING DILAPIDATED FRONT PORCH AND ALL ASSOCIATED TO BE REMOVED IN ITS ENTIRETY -SEE SHEET A201/A202 FOR NEW PORCH ELEVATION AND DETAIL
- REMOVE EXISTING WINDOWS IN THEIR ENTIRETY AND PROVIDE REPLACEMENT WINDOWS APPROVED BY HPC OF SIMILAR SIZE AND STYLE UNLESS NOTED OTHERWISE
- REMOVE EXISTING WINDOW IN ITS ENTIRETY AND PROVIDE REPLACEMENT WINDOW APPROVED BY HPC, INFILL EXCESS OPENING AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION.
- REMOVE EXISTING DOOR AND ALL ASSOCIATED IN ITS ENTIRETY AND INFILL.
- REMOVE EXISTING DILAPIDATED 2-STORY PORCH & ALL ASSOCIATED IN ITS ENTIRETY TO ACCOMMODATE NEW CONSTRUCTION -SEE SHEET A101/A102 FOR NEW PLANS
- WHERE NEW BREEZEWAY CONSTRUCTION OCCURS, EXISTING EXTERIOR WOOD SIDING TO BE RECLAIM AND USED TO REPLACE DETERIORATED, DAMAGED, AND INFILL SIDING
- REMOVE AND REPLACE EXISTING ROOF SHINGLES, ROOF VENTS, FLASHING AND ALL ASSOCIATED MATERIALS IN ENTIRETY; PATCH & REPAIR EXISTING DETERIORATED AND DAMAGE ROOF AREAS AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION.
- ALL DETERIORATED EXISTING EXTERIOR WOOD SIDING, MILLWORK, BRACKETS, MOLDINGS, TRIM WORK, ETC. TO BE REMOVED AND REPAIRED OR REPLACED WITH RECLAIMED WOOD, OR HPC APPROVED MATERIALS. TREAT ALL REMAINING EXISTING WOOD SIDING, MILLWORK, BRACKETS, MOLDINGS, TRIM WORK, ETC. AS REQ'D TO BRING TO A FINAL APPEARANCE APPROVED BY HPC.
- REMOVE AND REPLACE EXISTING GUTTERS AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION
- REMOVE EXISTING GARAGE BUILDING IN ITS ENTIRETY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION
- REMOVE EXISTING MASONRY CHIMNEY AND ALL ASSOCIATED IN ITS ENTIRETY

NOTE:
CONTRACTOR'S SHALL COMPARE NEW WORK SHOWN ON DRAWINGS W/ EXISTING WORK TO THOROUGHLY ASCERTAIN EXTENT OF DEMOLITION & ALTERATION WORK REQUIRED. RESPECTIVE CONTRACTOR'S ARE RESPONSIBLE FOR ALL THEIR RESPECTIVE DEMOLITION WORK.

TIM STONE
ARCHITECTS

ATTN: TIMOTHY M. STONE
MAIL: 715 ELM STREET
ANKA, MN 55303
PHONE : 701.541-9653
EMAIL: tstonearch@gmail.com

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
TIMOTHY M. STONE
REG. NO.: 58280
DATE: 11-20-24

KALORAMA COTTAGE ADDITION
AND REMODEL
262 LAKE STREET EXCELSIOR, MN 55331

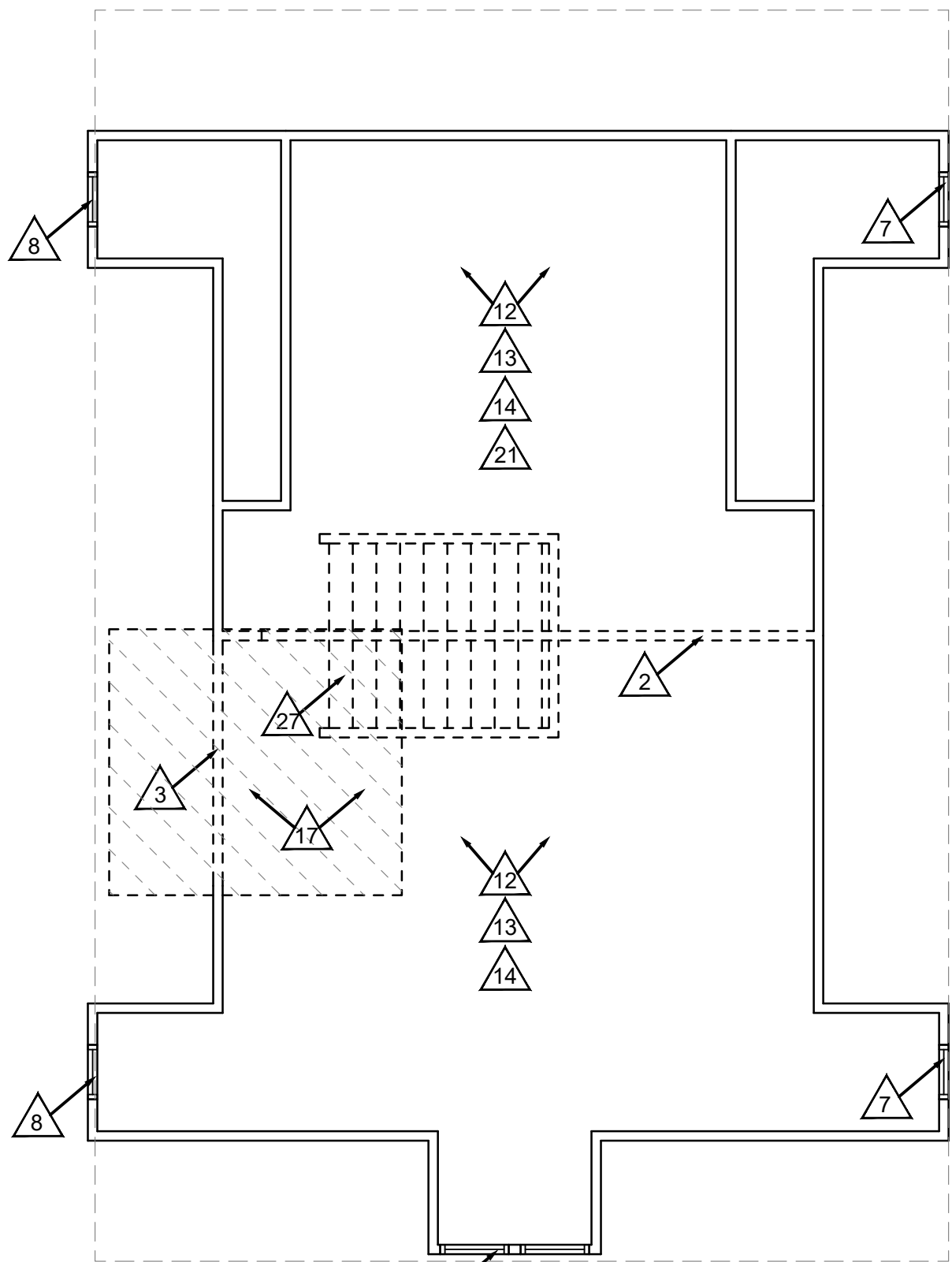
OWNER:
ATTN: TROY MATHWIG
MAIL: 262 LAKE STREET
EXCELSIOR, MN
55331
PHONE : 612-275-0808
EMAIL: troy@4125llc.com

SHEET INDEX, ZONING INFO
DEMO ELEVATIONS, DEMO
NOTES, SITE SURVEY

Project No.: 2435
Drawn By:
Checked By: TMS
Date: 11-20-24

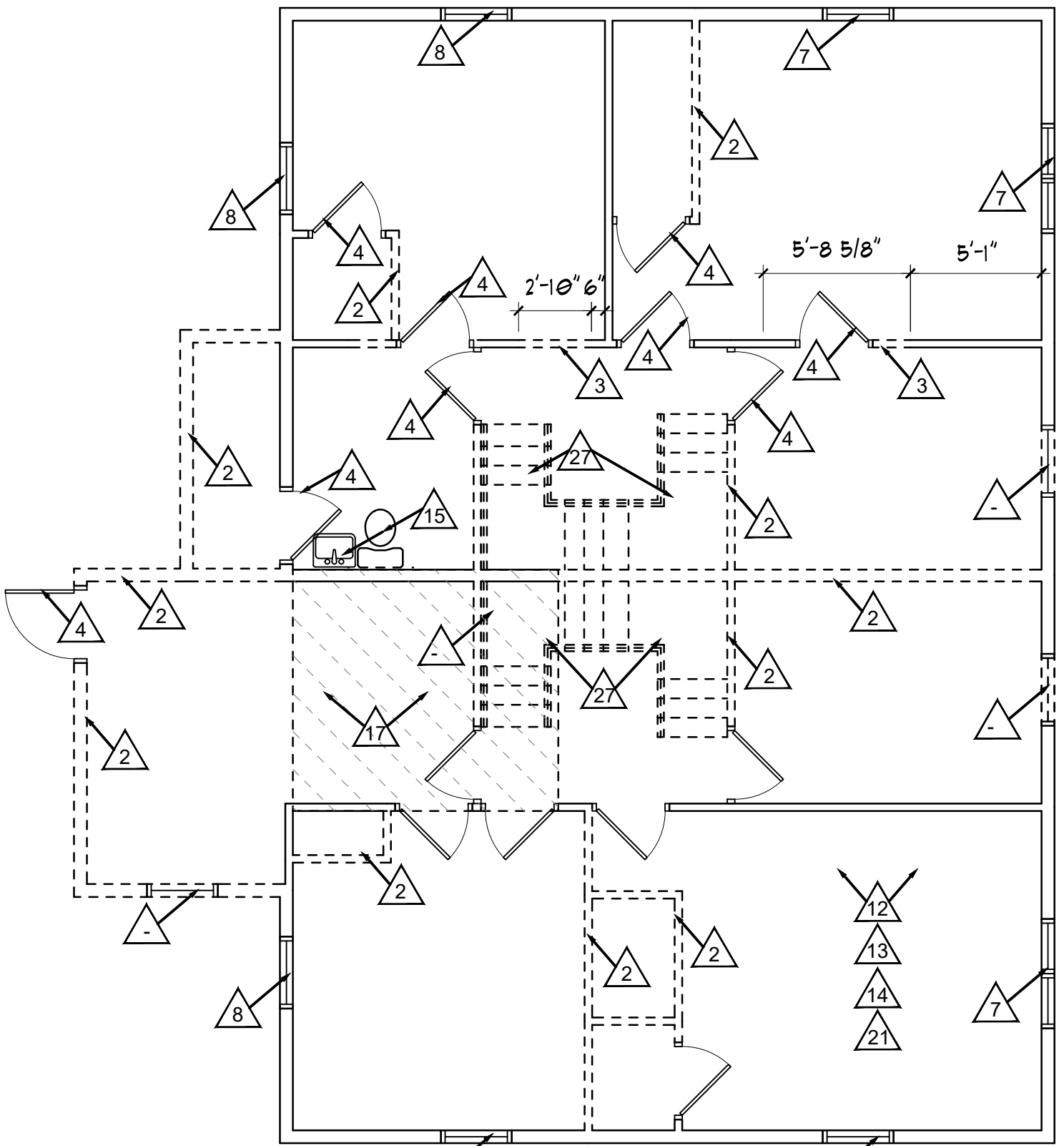
Sheet No.

A001



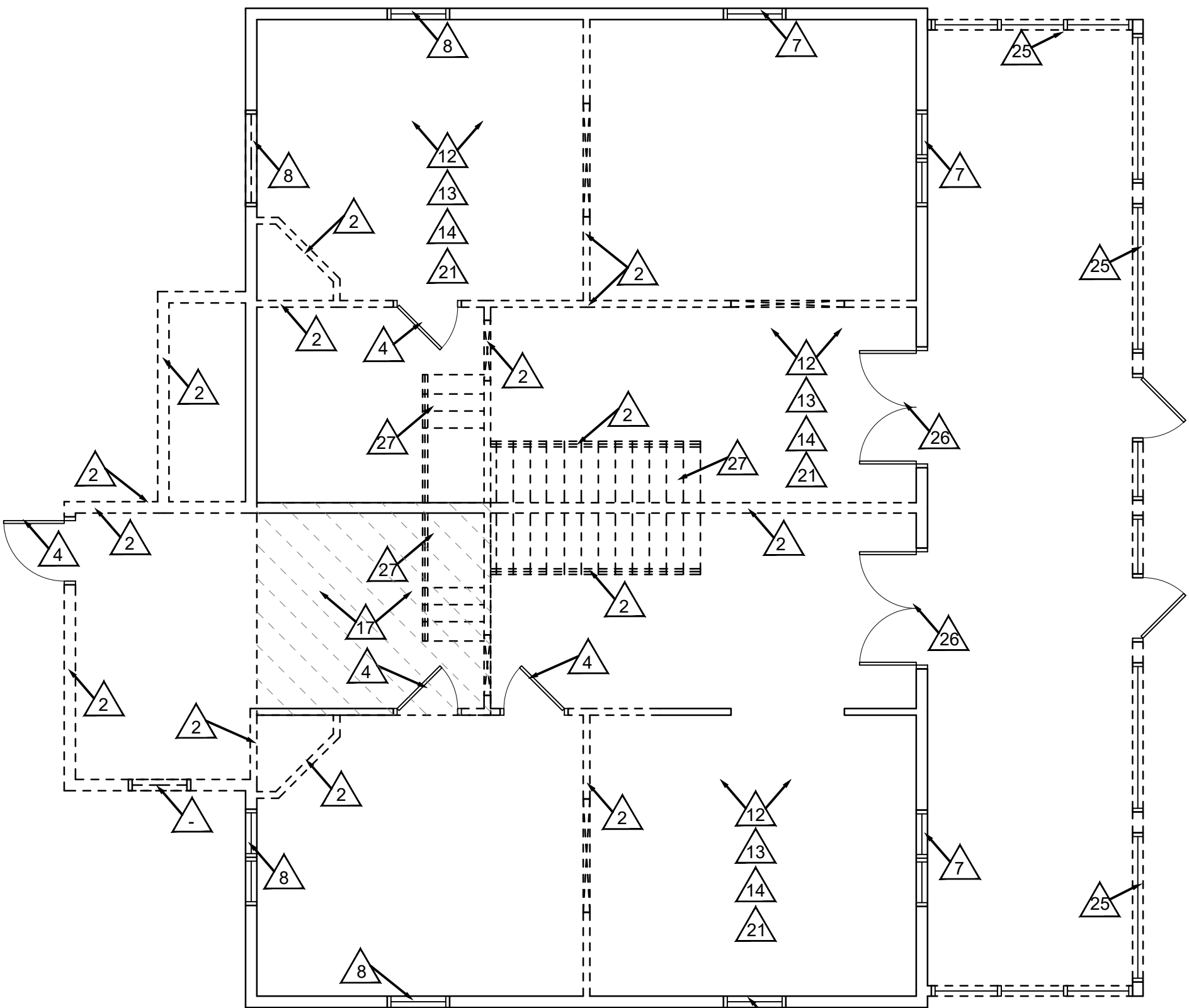
4 ATTIC LEVEL DEMO PLAN
SCALE: 3/16"=1'-0"

WALL KEY:
NEW WALL - - - - -
EXIST. WALL ———



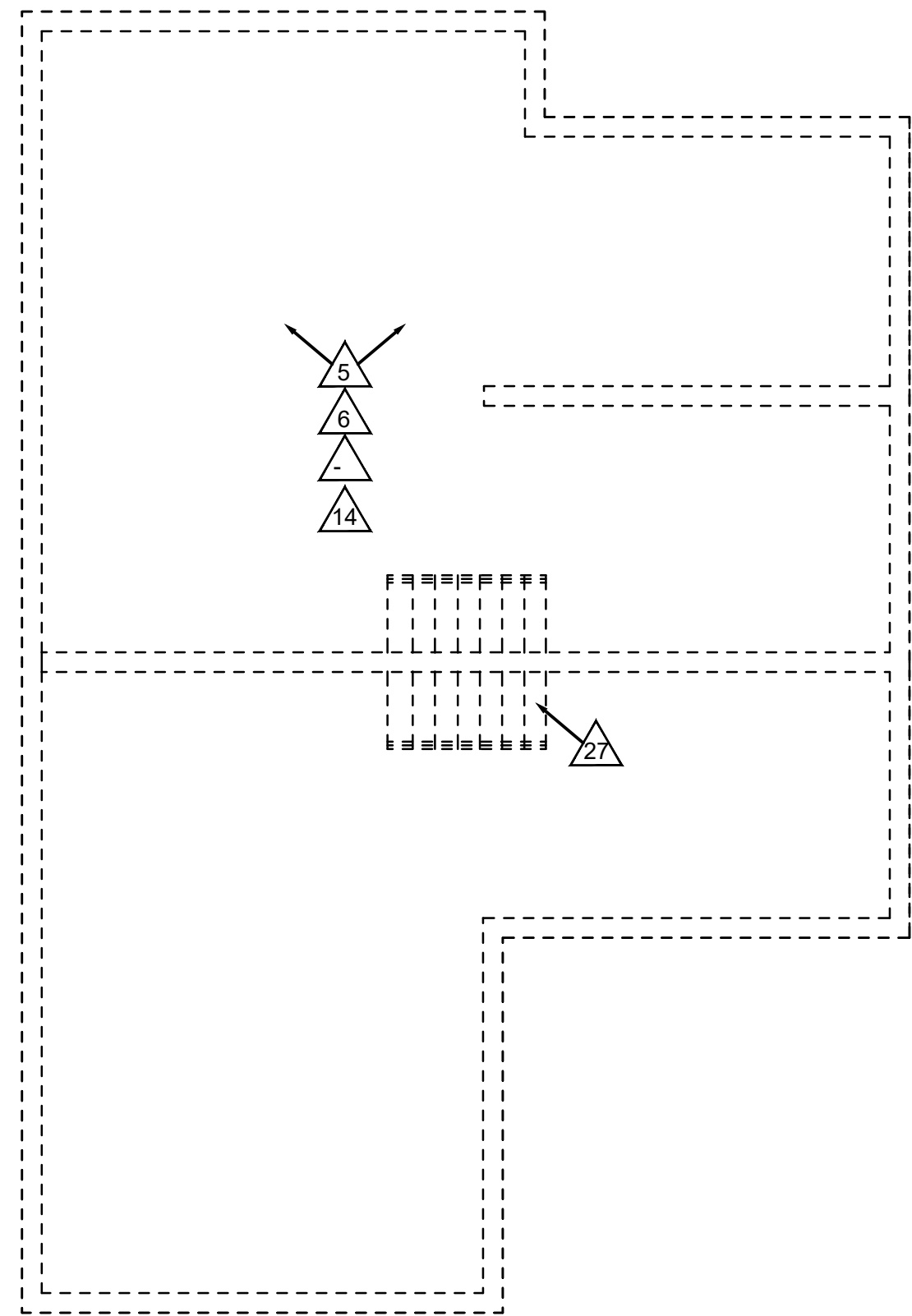
3 SECOND LEVEL DEMO PLAN
SCALE: 3/16"=1'-0"

WALL KEY:
NEW WALL - - - - -
EXIST. WALL ———



2 MAIN LEVEL DEMO PLAN
SCALE: 3/16"=1'-0"

WALL KEY:
NEW WALL - - - - -
EXIST. WALL ———



1 MAIN LEVEL DEMO PLAN
SCALE: 3/16"=1'-0"

WALL KEY:
NEW WALL - - - - -
EXIST. WALL ———

DEMOLITION NOTES

- REMOVE AND DISPOSE OF ALL DEBRIS AND TRASH.
- REMOVE EXISTING WOOD STUD & G.W.B. WALL ASSEMBLY AND ALL ASSOCIATED IN ITS ENTIRETY.
- REMOVE PORTION OF EXISTING STUD & G.W.B. ASSEMBLY AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION
- REMOVE EXISTING DOOR, FRAME, AND ALL ASSOCIATED COMPONENTS IN ITS ENTIRETY.
- REMOVE EXISTING MASONRY FOUNDATION ASSEMBLY AS REQ'D IN ITS ENTIRETY TO ACCOMMODATE NEW CONSTRUCTION. -SEE STRUCTURAL
- REMOVE EXISTING CONC. SLAB AND FOOTING IN ITS ENTIRETY TO ACCOMMODATE NEW CONSTRUCTION. -SEE STRUCTURAL
- PREP WINDOW FOR RECLAIM PROCESS. REPAIR TRIM TO LIKE NEW FINISH
- REMOVE WINDOW ASSEMBLY IN ITS ENTIRETY AND PREP OPENING TO RECEIVE NEW REPLACEMENT WINDOW
- INFILL EXISTING OPENING AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
- REMOVE EXISTING CASEWORK & ASSOCIATED MECH. & ELEC. ITEMS IN THEIR ENTIRETY.
- PREPARE EXISTING FLOOR & WALLS AS REQ'D TO RECEIVE NEW FINISH.
- PATCH & PREPARE EXISTING WALLS TO RECEIVE NEW PAINT FINISH. SKIM AS REQUIRED FOR SMOOTH FINISH (TYPICAL).
- MODIFY EXISTING MECH., DUCT WORK SUPPLY DIFFUSERS, RETURN AIR & EXHAUST FANS, FIRE / SMOKE, CO2 ALARMS ETC, AS REQ'D TO ACCOMMODATE NEW WORK (TYP.)
PATCH / CAP FLOOR / ROOF PENETRATIONS AS REQ'D
- REMOVE EXISTING PLUMBING FIXTURES & ASSOCIATED PIPING IN THEIR ENTIRETY. CAP PLUMBING, PATCH FLOOR / ROOF PENETRATIONS AS REQ'D. TYPICAL.
- REMOVE & RELOCATE EXISTING T-STAT AS REQ'D.
- REMOVE EXISTING WOOD FLOOR ASSEMBLY AND ALL ASSOCIATED AS REQ'D TO CREATE NEW STAIR OPENING
- REMOVE EXISTING DOOR, FRAME, AND ALL ASSOCIATED COMPONENTS IN ITS ENTIRETY. PREPARE OPENING FOR INFILL
- REMOVE EXISTING CEILING LIGHT FIXTURES IN THEIR ENTIRETY. VERIFY NEW LIGHT FIXTURE AND LIGHTING DESIGN WITH OWNER
- REMOVE EXISTING WATER HEATER AND ALL ASSOCIATED IN ITS ENTIRETY, PREP FOR NEW WATER HEATER
- PATCH & PREPARE EXISTING GYP. CEILING TO RECEIVE NEW PAINT FINISH. SKIM AS REQUIRED FOR SMOOTH FINISH (TYPICAL)
- RELOCATE ELECTRIC AND GAS METER'S AS REQ'D TO ACCOMMODATE NE CONSTRUCTION
- REMOVE EXISTING 2X FRAMING ABOVE AND ALL ASSOCIATED MATERIALS IN THEIR ENTIRETY
- PREP WALL CAVITY TO RECEIVE NEW R-21 INSUL.
- REMOVE EXISTING PORCH. PORCH FOUNDATION AND ALL ASSOCIATED IN ITS ENTIRETY.
- EXISTING DOOR TO BE PREPPED FOR RECLAIM PROCESS
- REMOVE EXISTING STAIR ASSEMBLY, HANDRAIL, AND ALL ASSOCIATED IN ITS ENTIRETY, AND INFILL FLOOR OPENING - SEE STRUCT.

TIM STONE ARCHITECTS

ATTN: TIMOTHY M. STONE
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ANOKA, MN 55303
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Timothy M. Stone
DATE: 11-20-24 REG. NO.: 53280

KALORAMA COTTAGE ADDITION AND REMODEL

262 LAKE STREET EXCELSIOR, MN 55331

OWNER:
ATTN: TROY MATHWIG
MAIL: 262 LAKE STREET
EXCELSIOR, MN 55331
PHONE : 612-275-0808
EMAIL: troy@4129llc.com

DEMO PLAN'S,
DEMO NOTES

Project No.: 2435
Drawn By: TMS
Checked By: TMS
Date: 11-20-24

Sheet No.
A091

KALORAMA COTTAGE ADDITION
AND REMODEL
262 LAKE STREET EXCELSIOR, MN 55331

OWNER:
ATTN: TROY MATHWIG
MAIL: 262 LAKE STREET
EXCELSIOR, MN 55331
PHONE : 612-275-0808
EMAIL: troy@t125llc.com

BASEMENT PLAN,
NOTES

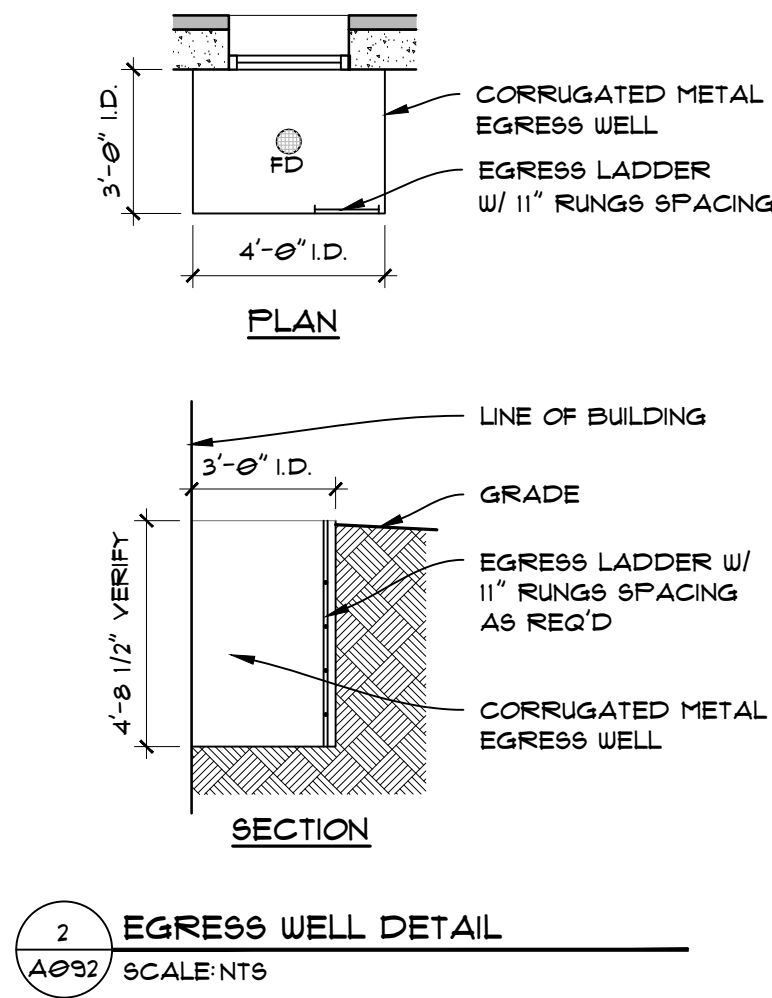
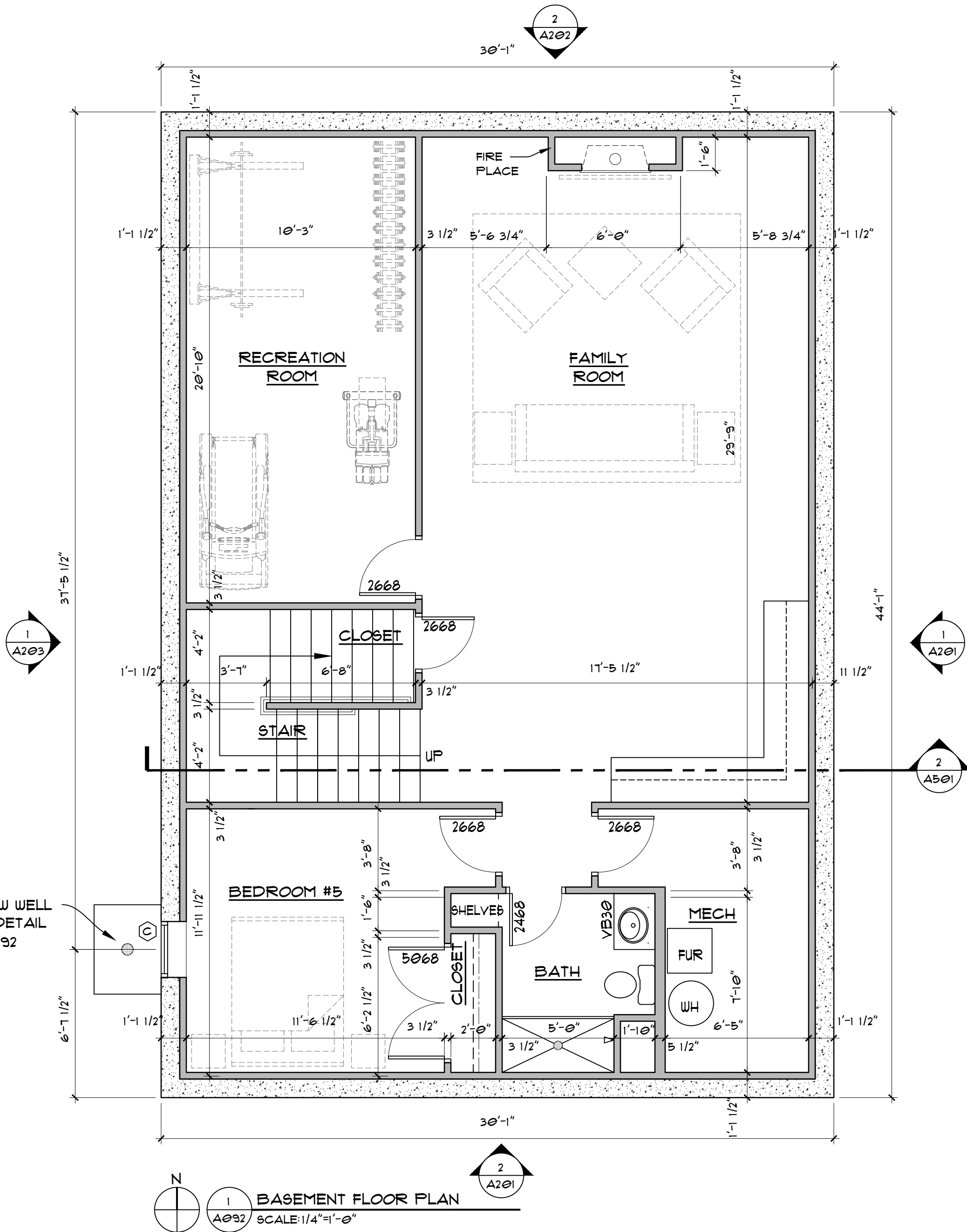
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Drawn By: TMS
Checked By: TMS
Date: 11-20-24

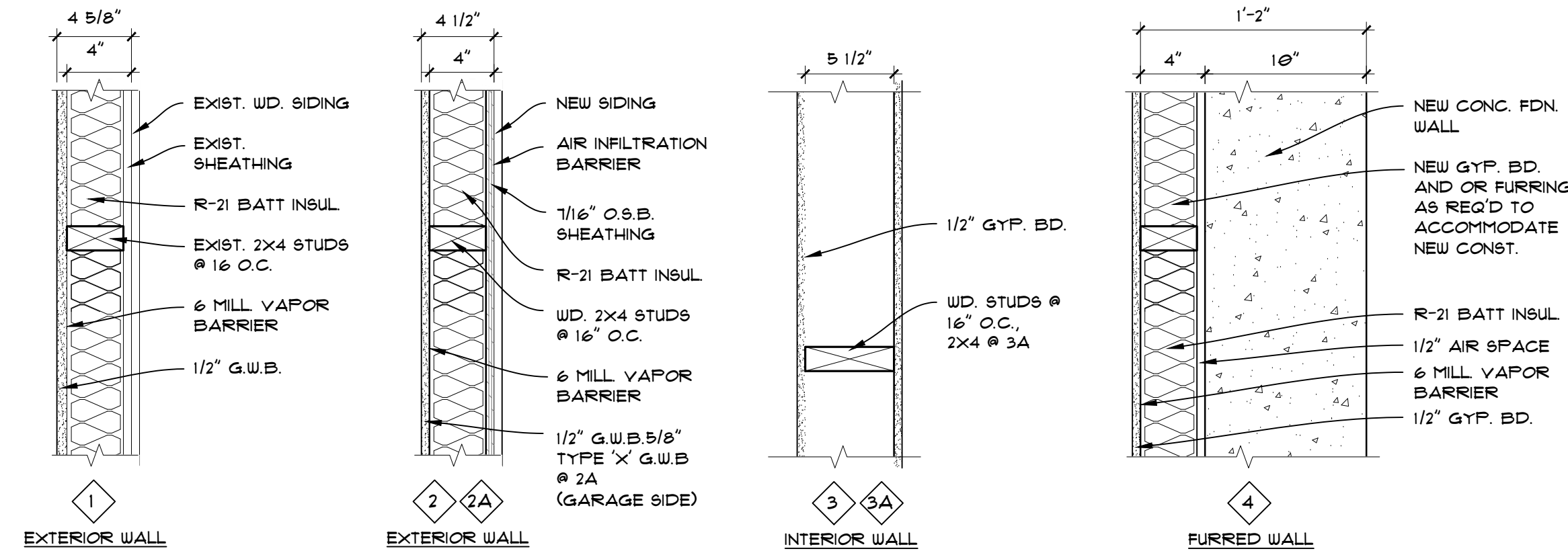
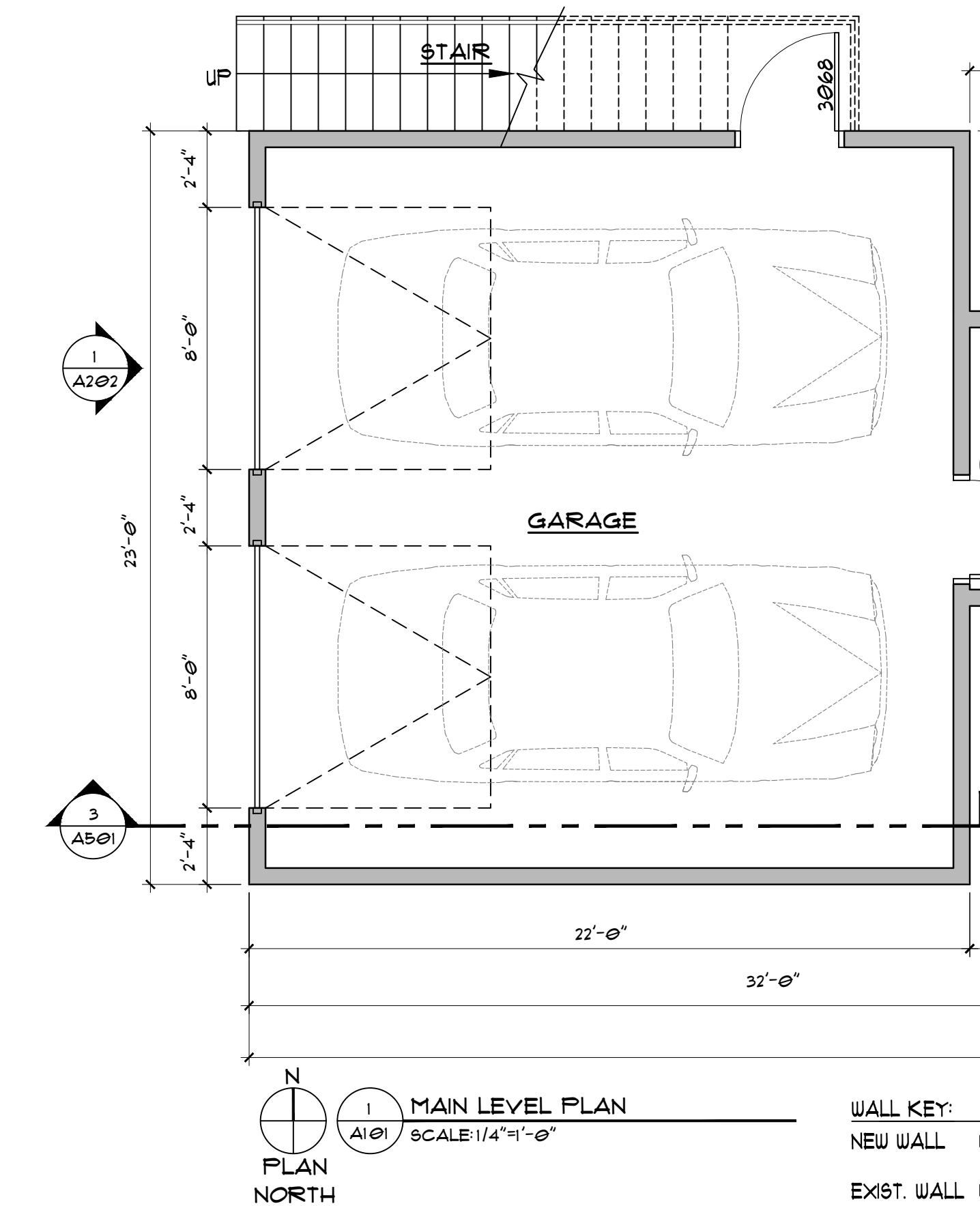
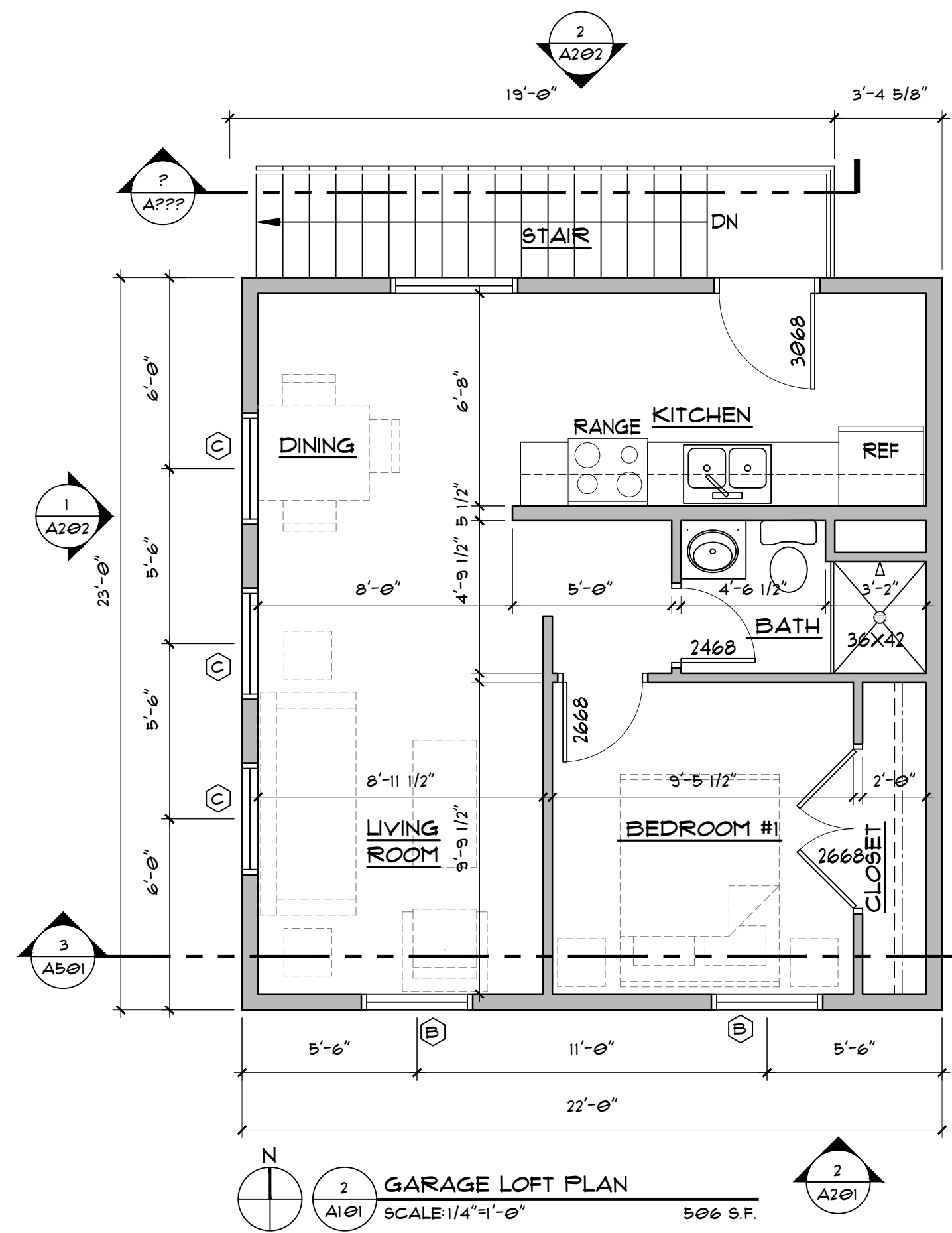
Sheet No.
A092

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS
 - ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING SHEATHING OR SIDING FINISH
 - CONTRACTOR TO VERIFY ANY AND ALL FLOOR DRAINS SIZES AND LOCATIONS
 - ALL NEW EXTERIOR WALLS ARE 2X6 WOOD STUDS WALL UNLESS OTHERWISE NOTED AND DIMENSIONED TO FACE OF EXTERIOR SHEATHING
 - ALL NEW INTERIOR WALLS ARE 2X4 WOOD STUD WALL UNLESS OTHERWISE NOTED ARE DIMENSIONED TO FACE OF STUD.
 - VERIFY ALL NEW HEADERS AND SUPPORTING ROOF & WIND LOADS WITH TRUSS MANUFACTURER
 - TRUSS MANUFACTURE TO TO SIZE, LOCATE, AND SUPPLY AND STRUCTURAL HEADERS WERE REQ'D
 - CENTERLINE OF THE WATER CLOSETS SHALL BE MIN. OF 16" FROM THE SIDEWALL FACE OF G.W.B.
 - CONTRACTOR TO REPAIR ALL EXISTING WORK DAMAGE BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER TO PROVIDE NEW CONSTRUCTION

WINDOW KEY		
#	OPNG A.F.F.	NOTE
A	RECLAIMED WINDOW	-
B	REPLACEMENT WINDOW	WEATHERSHIELD PREMIUM SERIES OR HIGHER APPROVED EQL AS NEW RICHEN WINDOW WILL BE SHORTER THAN ORIGINAL WINDOW
C	NEW WINDOW	-
D	NEW WINDOW	-

DOOR KEY		
#	OPNG A.F.F.	NOTE
A	RECLAIMED DOOR	-
B	REPLACEMENT DOOR	-





3 WALL TYPES
SCALE: 1/12"=1'-0"

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS
- ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING SHEATHING OR SIDING FINISH
- CONTRACTOR TO VERIFY ANY AND ALL FLOOR DRAINS SIZES AND LOCATIONS
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WINDOW KEY

#	OPNG A.F.F.	NOTE
A	RECLAIMED WINDOW	-
B	REPLACEMENT WINDOW	WEATHERSHIELD PREMIUM SERIES NEW KRYPTON DRAWS WILL BE SHORTER THAN ORIGINAL WINDOW
C	NEW WINDOW	-
D	NEW WINDOW	-

DOOR KEY

#	OPNG A.F.F.	NOTE
A	RECLAIMED DOOR	-
B	REPLACEMENT DOOR	-
		-
		-

TIM STONE ARCHITECTS

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MAIL: 715 ELM STREET
ANOKA, MN 55303
PHONE : 701.541-9653
EMAIL: tstonearch@gmail.com

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TIMOTHY M. STONE
DATE: 11-20-24 REG. NO.: 53280

KALORAMA COTTAGE ADDITION AND REMODEL

262 LAKE STREET EXCELSIOR, MN 55331

OWNER:
ATTN: TROY MATHWIG
MAIL: 262 LAKE STREET
EXCELSIOR, MN 55331
PHONE : 612-275-0808
EMAIL: troy@4125llc.com

MAIN LEVEL PLAN,
GARAGE LOFT PLAN
WALL TYPES, NOTES

Project No.: 2435
Drawn By: TMS, IMS
Checked By: TMS
Date: 11-20-24

Sheet No.
A101

KALORAMA COTTAGE ADDITION AND REMODEL

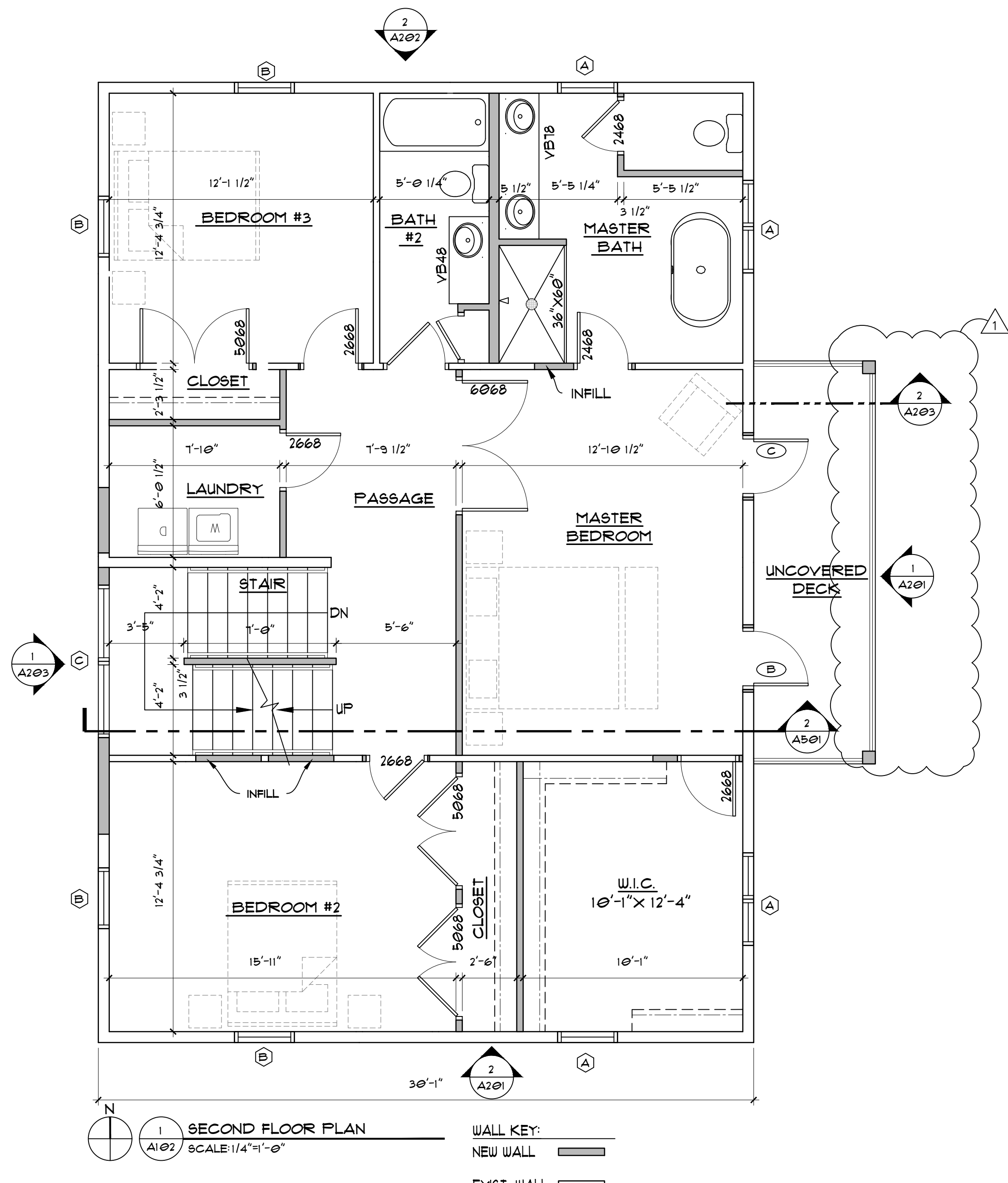
OWNER:
ATTN: TROY MATHWIG
MAIL: 262 LAKE STREET
EXCELSIOR, MN
55331
PHONE : 612-275-0808
EMAIL: troy@4125llc.com

SECOND FLOOR PLAN,
ADU PLAN, WALL TYPES,
NOTES

Project No.:	2435
Drawn By:	TMS
Checked By:	TMS
Date:	11-20-24

Sheet No. _____

A102



- ## GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS
 2. ALL EXISTING WALLS ARE DIMENSIONED TO FACE OF EXISTING SHEATHING OR SIDING FINISH
 3. CONTRACTOR TO VERIFY ANY AND ALL FLOOR DRAINS SIZES AND LOCATIONS
 4. ALL NEW EXTERIOR WALLS ARE 2X6 WOOD STUDS WALL UNLESS OTHERWISE NOTED AND DIMENSIONED TO FACE OF EXTERIOR SHEATHING
 5. ALL NEW INTERIOR WALLS ARE 2X4 WOOD STUD WALL UNLESS OTHERWISE NOTED ARE DIMENSIONED TO FACE OF STUD.
 6. VERIFY ALL NEW HEADERS AND SUPPORTING ROOF & WIND LOADS WITH TRUSS MANUFACTURER
 7. TRUSS MANUFACTURE TO TO SIZE , LOCATE, AND SUPPLY AND STRUCTURAL HEADERS WERE REQ'D
 8. CENTERLINE OF THE WATER CLOSETS SHALL BE MIN. OF 16" FROM THE SIDEWALL FACE OF G.W.B.
 9. CONTRACTOR TO REPAIR ALL EXISTING WORK DAMAGE BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER TO PROVIDE NEW CONSTRUCTION

WINDOW KEY		
#	OP'G A.F.F.	NOTE
A	RECLAIMED WINDOW	-
B	REPLACEMENT WINDOW	WEATHERSHIELD PREMIUM SERIES OR HFC APPROVED SIMILAR
C	NEW WINDOW	NEW KITCHEN WINDOW WILL BE SHORTER THAN ORIGINAL WINDOW
D	NEW WINDOW	-
		-

DOOR KEY		
#	OP'N'G A.F.F.	NOTE
A	RECLAIMED DOOR	
B	REPLACEMENT DOOR	
C	NEW DOOR	

LIGHTING SCHEDULE

LOCATION	PRODUCT + CODE	DETAILS: DIMENSIONS, COLOR, FINISH	SUPPLIER + LINK	#	PRICE	IMAGE
Front Facade	Cotswold Lane Medium Lantern OL5402	Width: 9.5" Height: 23.75" Finish: Black	Visual Comfort	2		
Breezeway Lighting & Apartment Entrance	Cotswold Lane Pocket Lantern OL5423	Width: 9.5" Height: 16" Finish: Black	Visual Comfort	3		
Stair Lighting	Grant Small Sconce RL2180	Width: 5.25" Height: 7.5" Finish: Bronze	Visual Comfort	2		
Garage Door Lighting	Millennium Lighting	Width: 15" Height: 17.25" Finish: Architectural Bronze	Ferguson	3		



GENERAL NOTES

1. ORIGINAL WOOD SIDING AND TRIM WILL BE RETAINED AND REPAIRED MATCHING THE HISTORIC TO RESTORE INTEGRITY
2. DETERIORATED, LOOSE, OR MISSING WOOD SIDING OR TRIM SHOULD BE REPAIRED MATCHING THE HISTORIC PROFILES AND DIMENSIONS FOLLOWING BEST PRACTICES FOR HISTORIC WOOD CONSTRUCTION.
3. EXISTING WOOD FEATURES THAT ARE DAMAGED BEYOND REPAIR OR PREVENT THE BUILDING FROM BEING WEATHERTIGHT CAN BE REPLACES TO MATCH THE EXISTING.
4. CLEANING AND PAINT REMOVAL SHALL BE DONE USING THE GENTLEST MEANS POSSIBLE. CLEANING WILL FOLLOW GUIDANCE AS PROVIDED IN THE PRESERVATION BRIEF 10: EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK. NO ABRASIVE TECHNIQUES ARE PROPOSED.
5. IT WAS OBSERVED DURING A SITE VISIT, THE AREAS OF SIGNIFICANTLY DILAPIDATED EXISTING WOOD SIDING, TRIM, FASCIA, EAVES, AND SOFFITS ARE AN APPROXIMATE ESTIMATE OF 15% OF EXTERIOR FACADES AND WILL BE REPAIRED IN PLACE WITH EPOXY FILL AND PAINT. WHERE PATCHING IS REQD, SALVAGE OR RECLAIMED WOOD SIDING WILL BE USED.

EXTERIOR FINISHES

WOOD SIDING:
PAINT- SW7042 SHOJI WHITE

WINDOW FRAMES:
PAINT- SW7042 SHOJI WHITE

PORCH ACCENTS:
PAINT- SW7042 SHOJI WHITE

DOORS (EXCEPT ENTRY AND GARAGE):
PAINT- SW7042 SHOJI WHITE

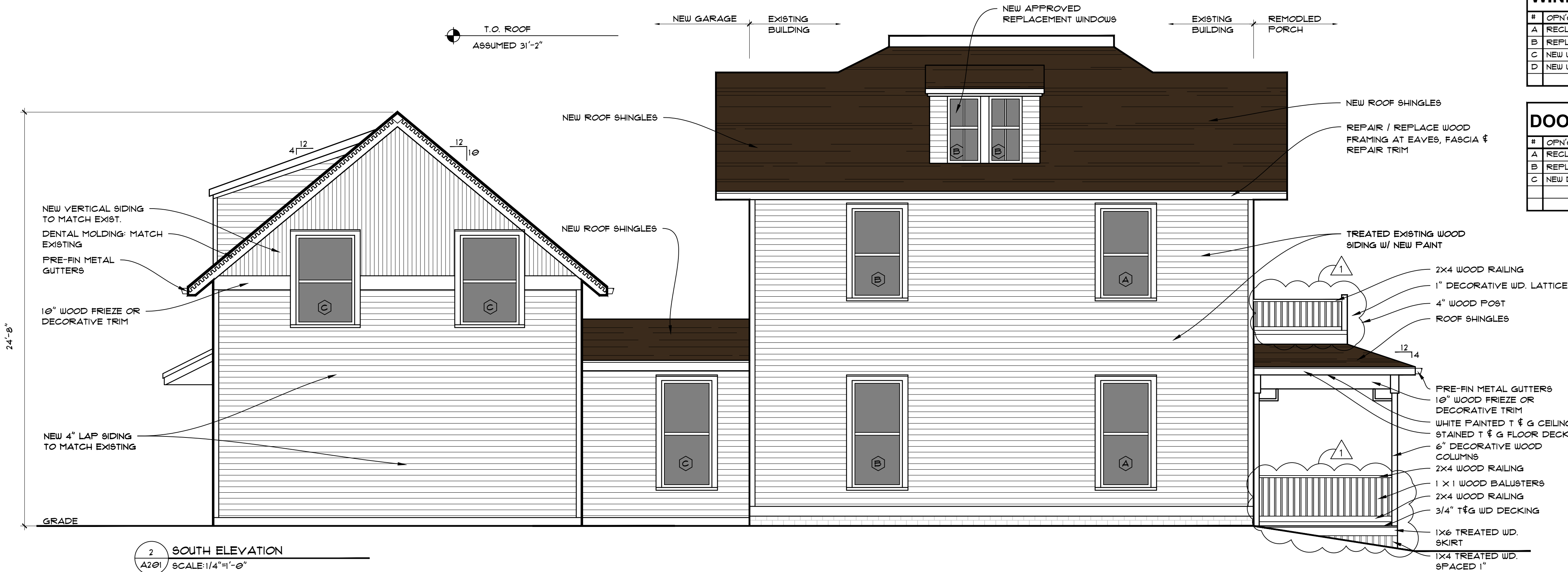
ENTRY AND GARAGE DOORS:
PAINT- DARK WOOD STAIN TO MATCH EXISTING

WINDOW KEY

#	OP'NG A.F.F.	NOTE
A	RECLAIMED WINDOW	-
B	REPLACEMENT WINDOW	WEATHERSHIELD PREMIUM SERIES 68 HPC APPROVED SIMILAR NEW KITCHEN WINDOW WILL BE SHORTER THAN ORIGINAL WINDOW
C	NEW WINDOW	-
D	NEW WINDOW	-

DOOR KEY

#	OP'NG A.F.F.	NOTE
A	RECLAIMED DOOR	-
B	REPLACEMENT DOOR	-
C	NEW DOOR	-



TIM STONE
ARCHITECTS

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Timothy M. Stone
DATE: 11-20-24 REG. NO.: 53280

KALORAMA COTTAGE ADDITION
AND REMODEL
262 LAKE STREET EXCELSIOR, MN 55331

OWNER:
ATTN: TROY MATHWIG
MAIL: 262 LAKE STREET
EXCELSIOR, MN 55331
PHONE : 612-275-0808
EMAIL: troy@4125lk.com

EXTERIOR ELEVATIONS,
DOOR & WINDOW
SCHEDULE

Project No.: 2435
Drawn By: TMS, IMS
Checked By: TMS
Date: 11-20-24

Sheet No.
A201

GENERAL NOTES

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EXTERIOR FINISHES

WOOD SIDING:
PAINT- SW7042 SHOJI WHITE

WINDOW FRAMES:
PAINT- SW7042 SHOJI WHITE

PORCH ACCENTS:
PAINT- SW7042 SHOJI WHITE

DOORS (EXCEPT ENTRY AND GARAGE):
PAINT- SW7042 SHOJI WHITE

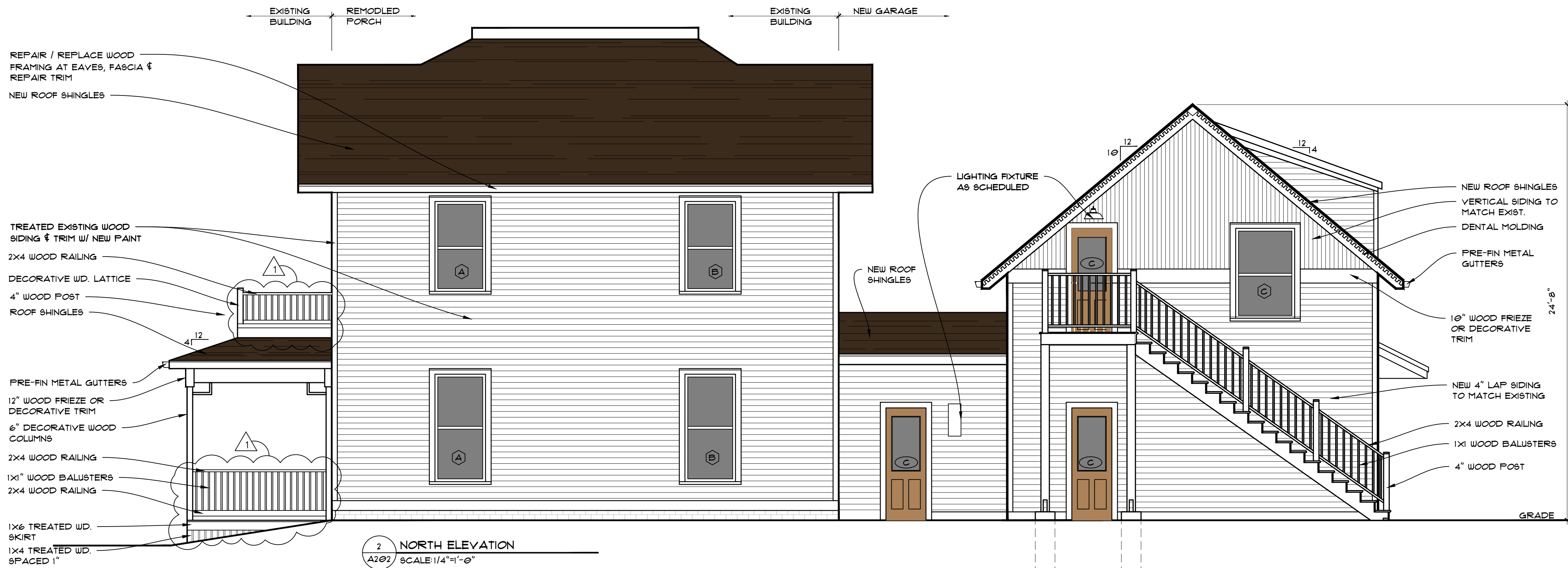
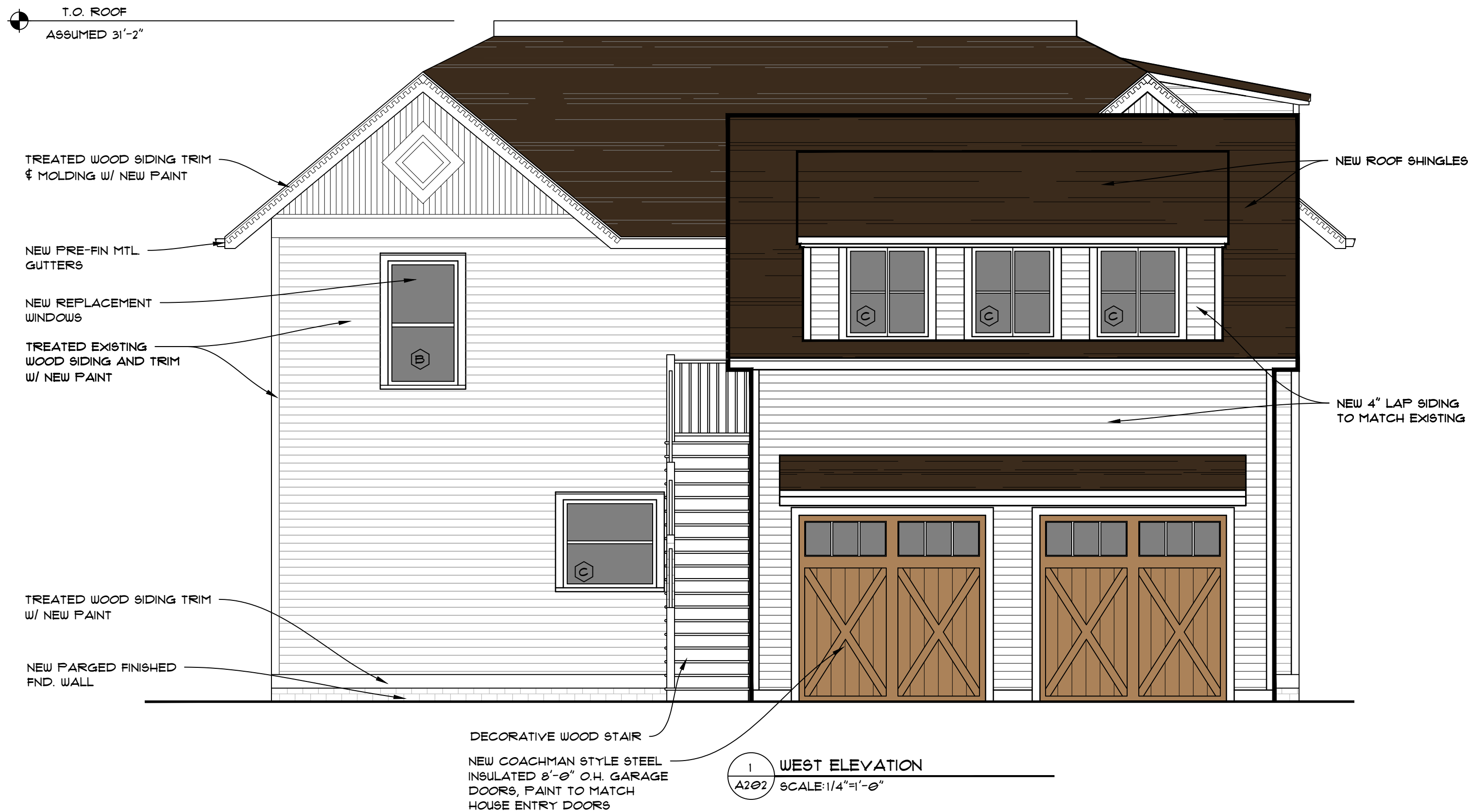
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PAINT- DARK WOOD STAIN TO MATCH EXISTING

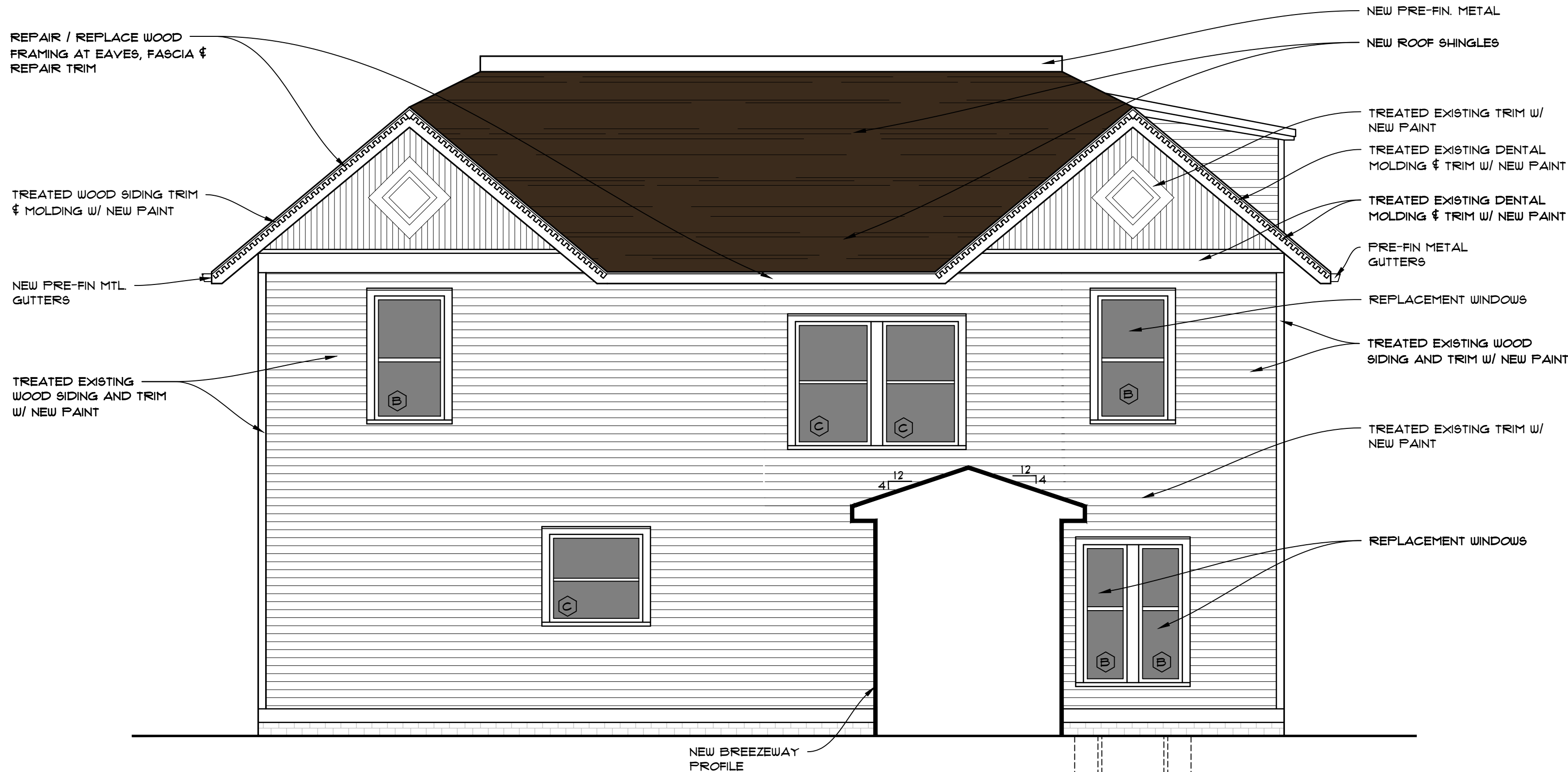
WINDOW KEY

#	OP'G A.F.F.	NOTE
A	RECLAIMED WINDOW	-
B	REPLACEMENT WINDOW	WEATHERSHIELD PREMIUM SERIES OR HIC APPROVED SIMILAR NEW KINETIC WINDOW WILL BE SHORTER THAN ORIGINAL WINDOW
C	NEW WINDOW	-
D	NEW WINDOW	-

DOOR KEY

#	OP'G A.F.F.	NOTE
A	RECLAIMED DOOR	-
B	REPLACEMENT DOOR	-
C	NEW DOOR	-
		-
		-



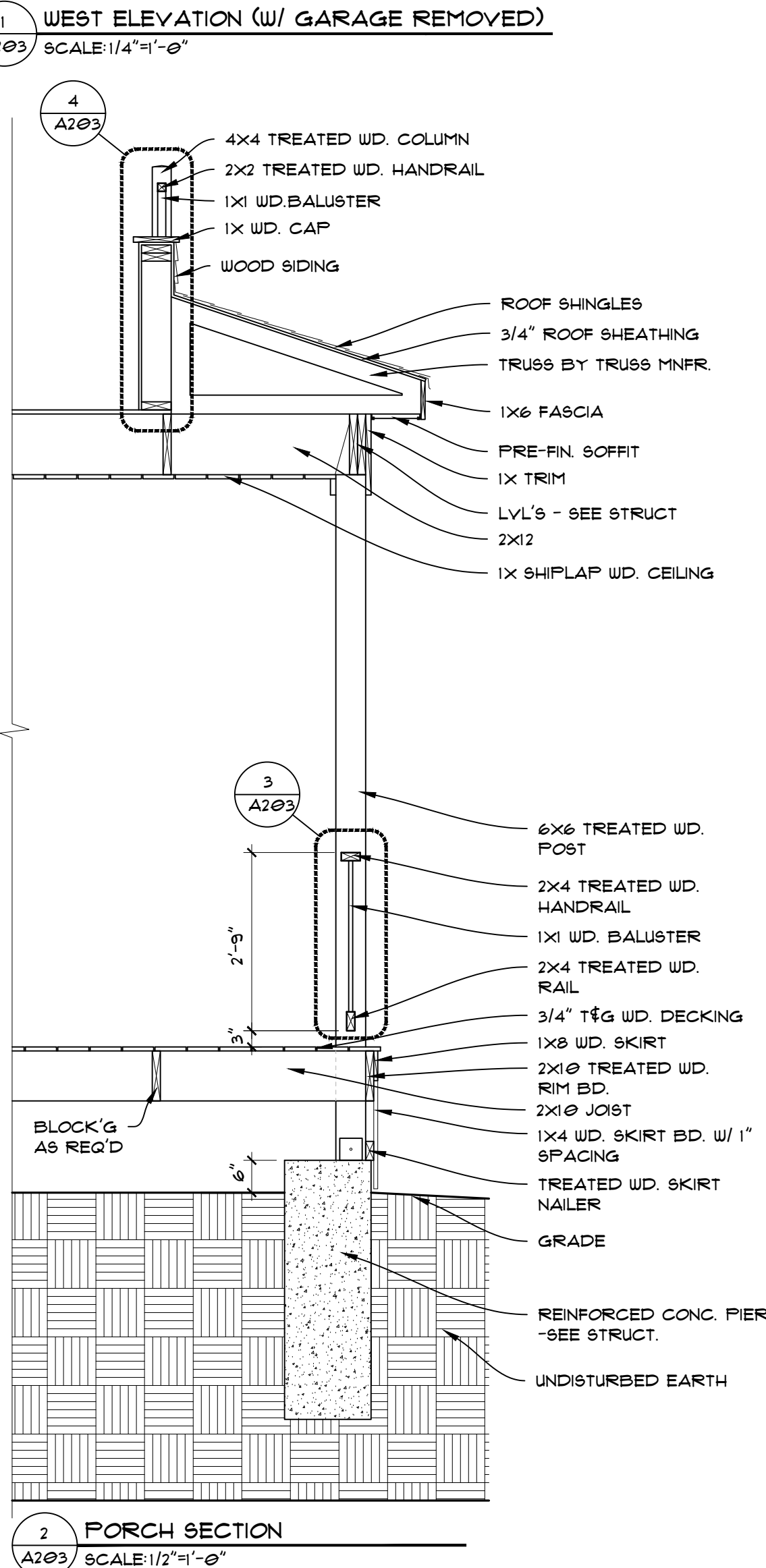
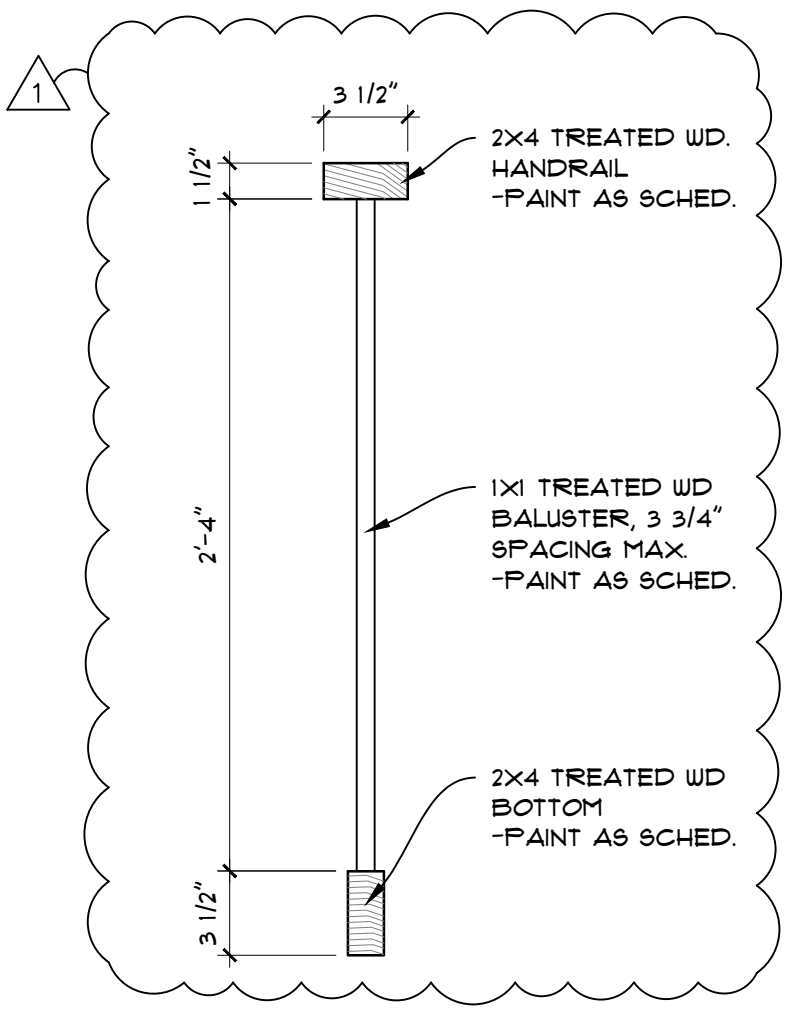
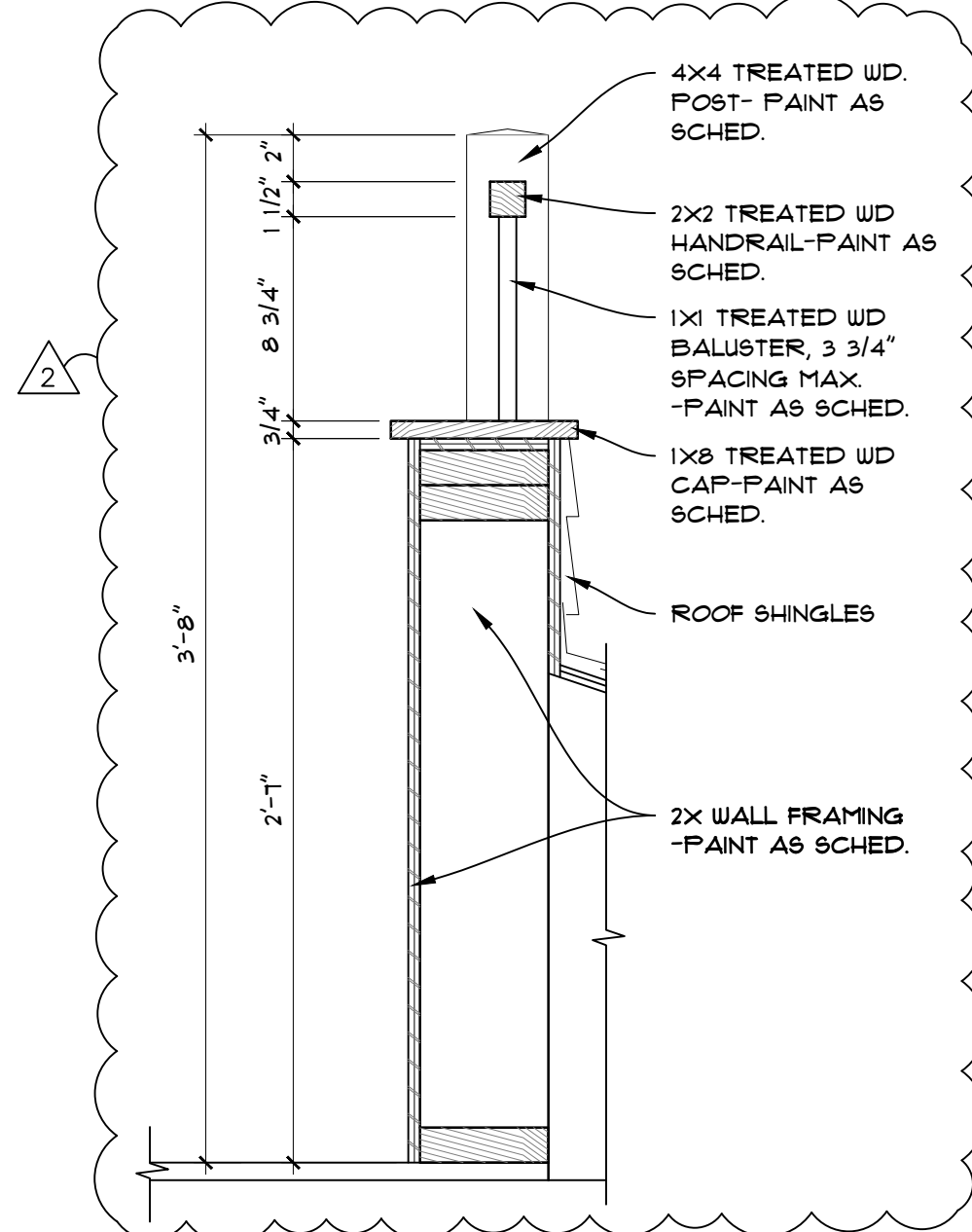
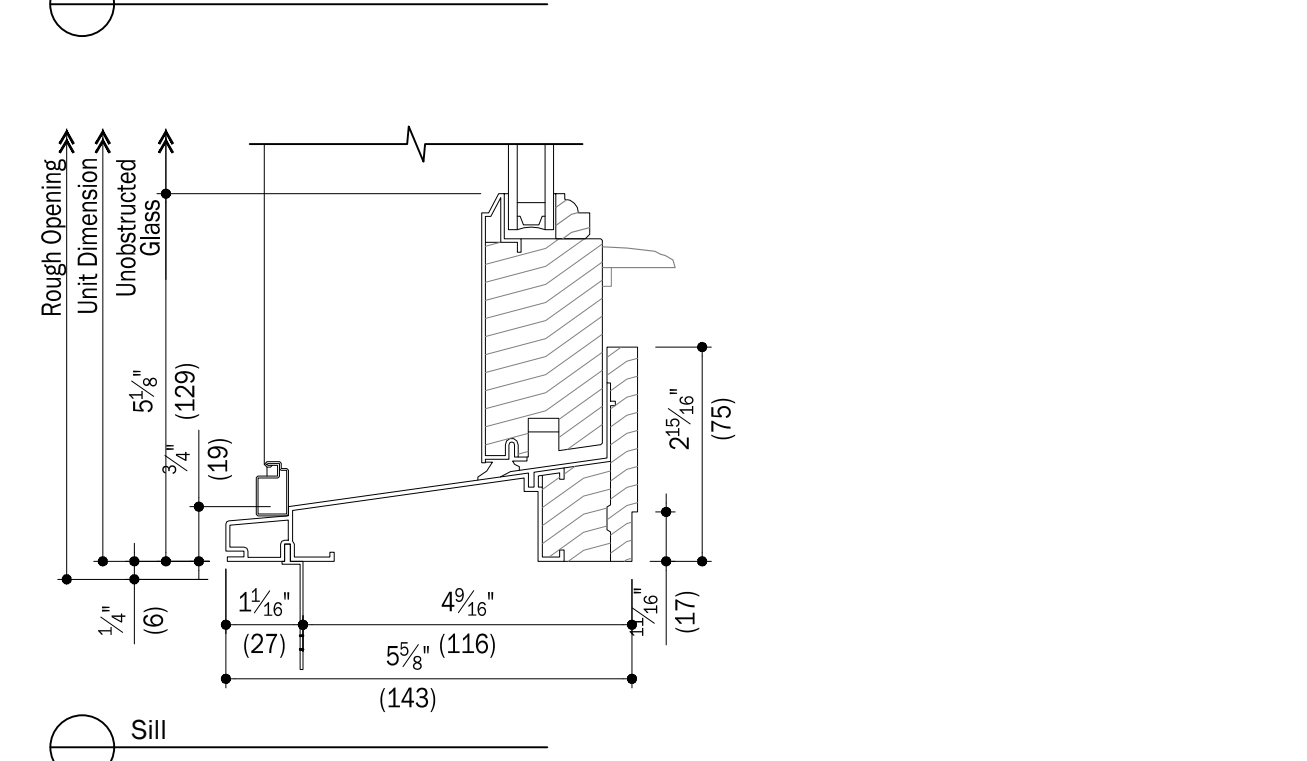
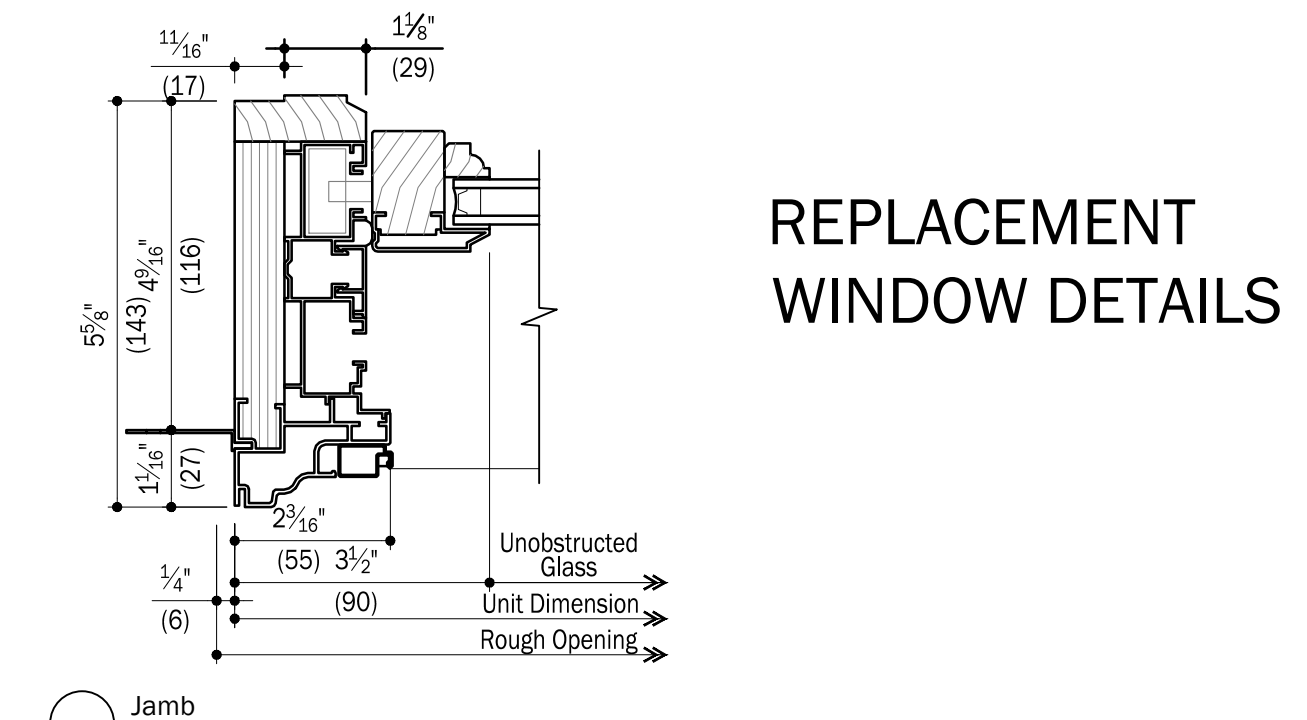
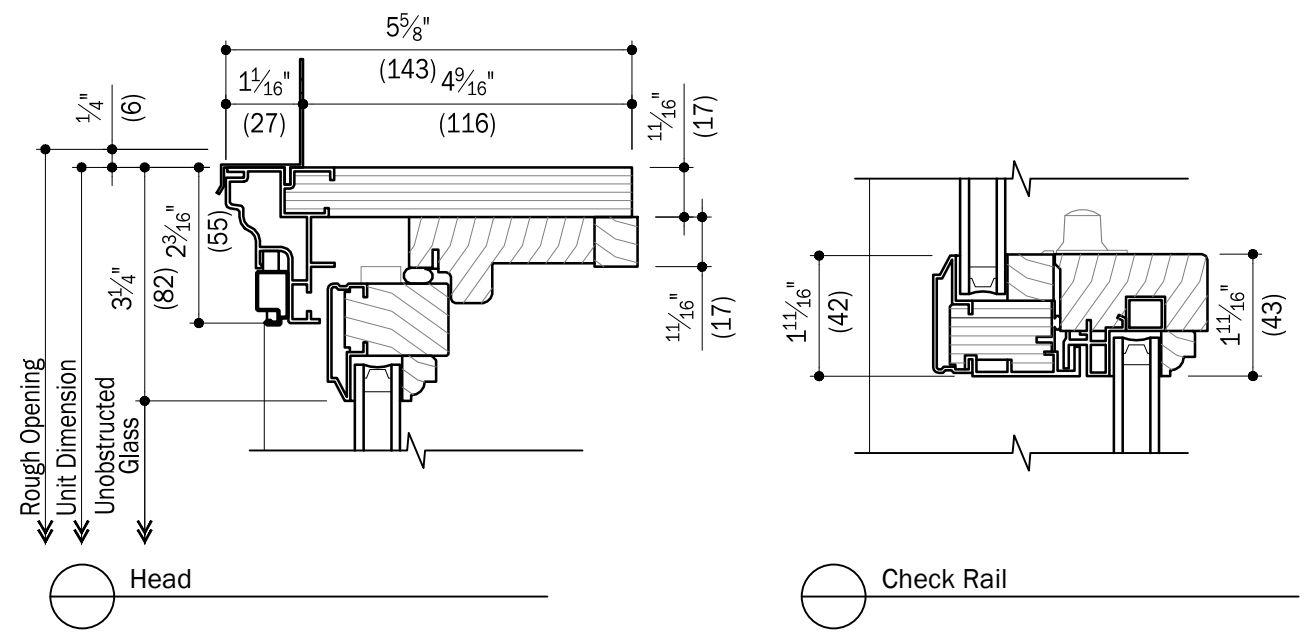


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- ### EXTERIOR FINISHES
- WOOD SIDING:**
PAINT- SW7042 SHOJI WHITE
- WINDOW FRAMES:**
PAINT- SW7042 SHOJI WHITE
- PORCH ACCENTS:**
PAINT- SW7042 SHOJI WHITE
- DOORS (EXCEPT ENTRY AND GARAGE):**
PAINT- SW7042 SHOJI WHITE
- ENTRY AND GARAGE DOORS:**
PAINT- DARK WOOD STAIN TO MATCH EXISTING

WINDOW KEY		
#	OP'NG A.F.F.	NOTE
A	RECLAIMED WINDOW	-
B	REPLACEMENT WINDOW	WEATHERSHIELD PREMIUM SERIES (ON HPG, APPROVED SIMILAR NEW HPG WINDOW WILL BE SHORTER THAN ORIGINAL WINDOW)
C	NEW WINDOW	-
D	NEW WINDOW	-

DOOR KEY		
#	OP'NG A.F.F.	NOTE
A	RECLAIMED DOOR	-
B	REPLACEMENT DOOR	-
C	NEW DOOR	-



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DATE: 11-20-24 REG. NO.: 53280

KALORAMA COTTAGE ADDITION AND REMODEL
262 LAKE STREET EXCELSIOR, MN 55331

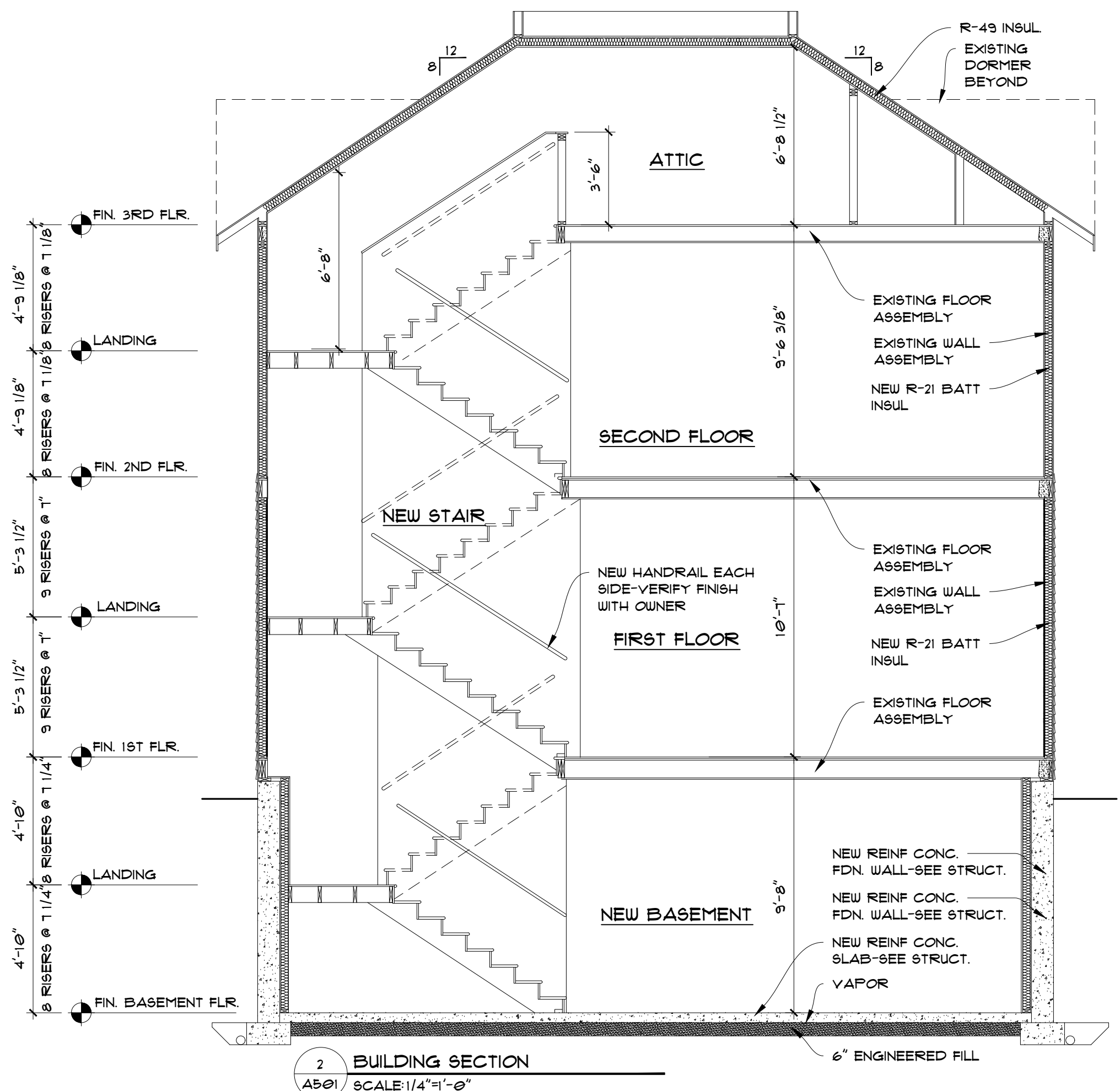
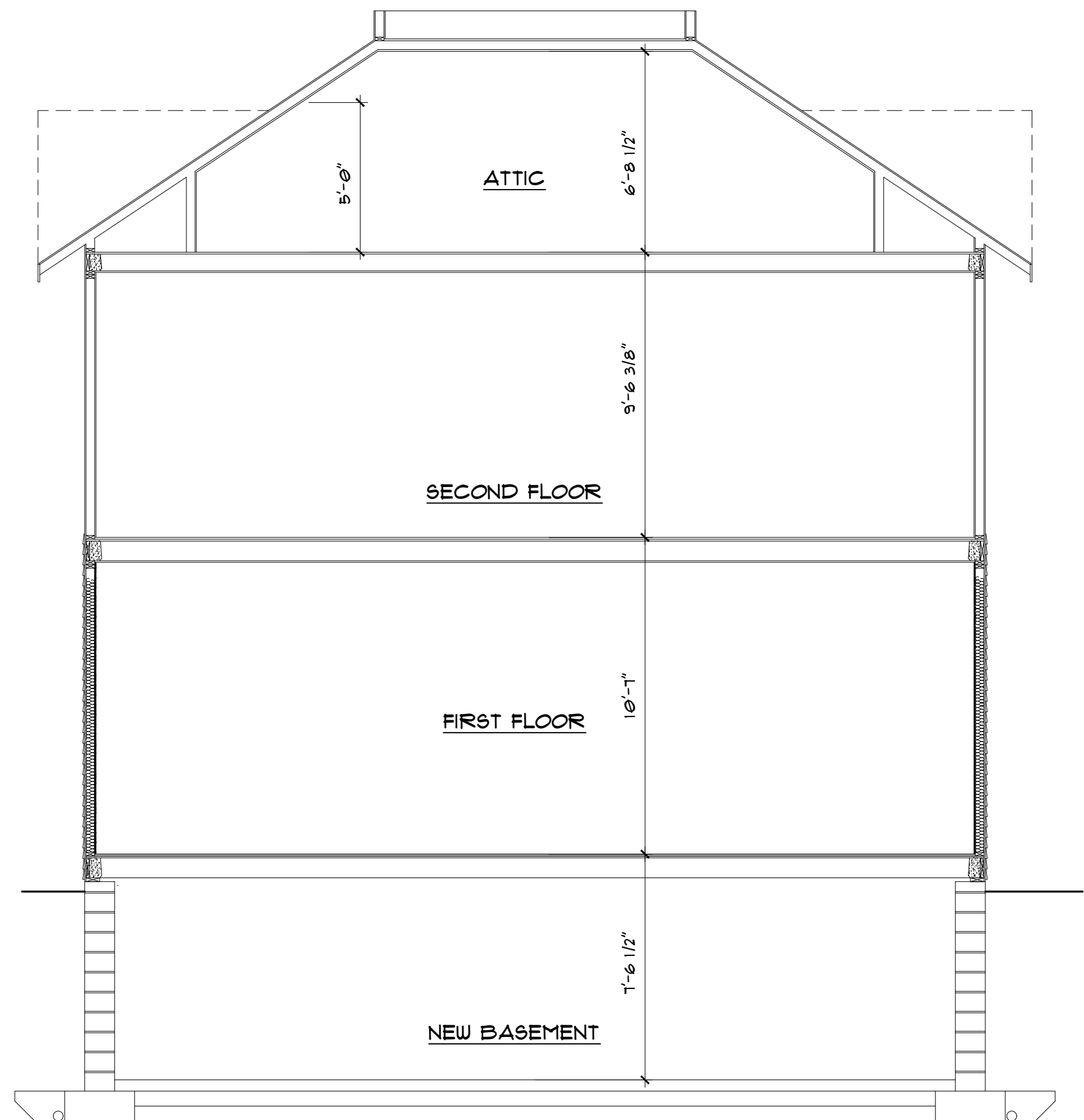
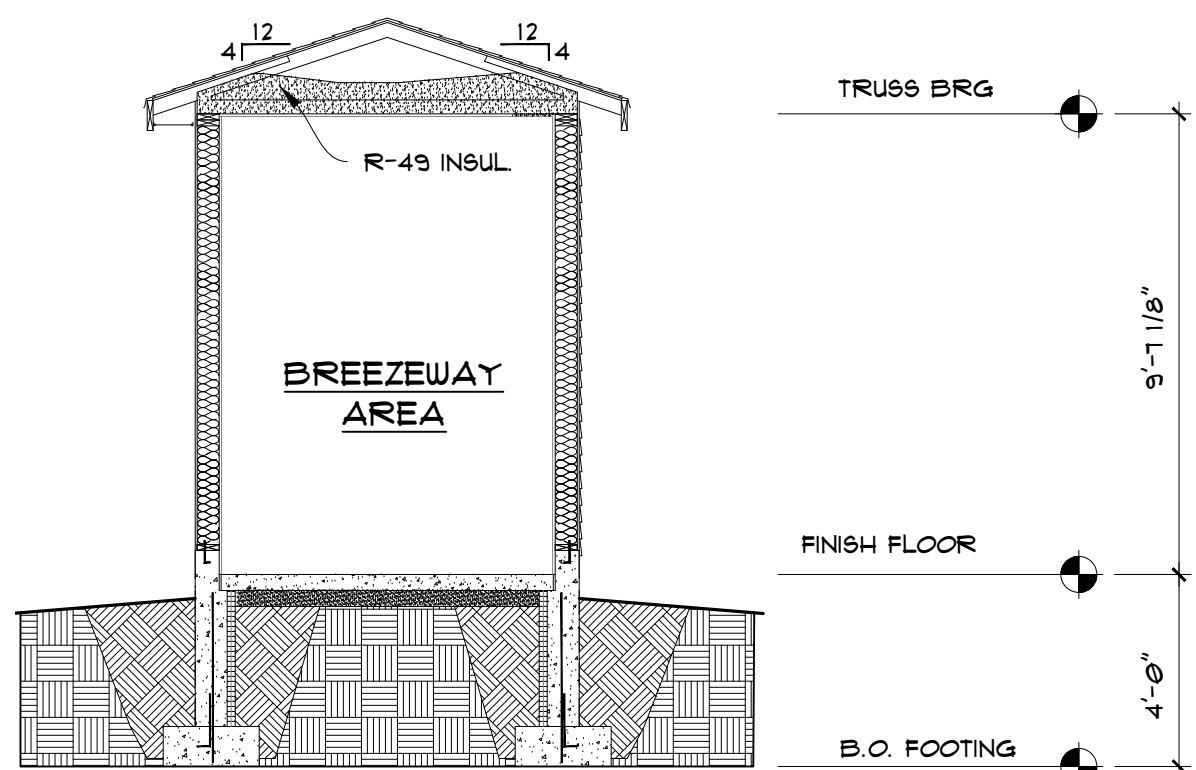
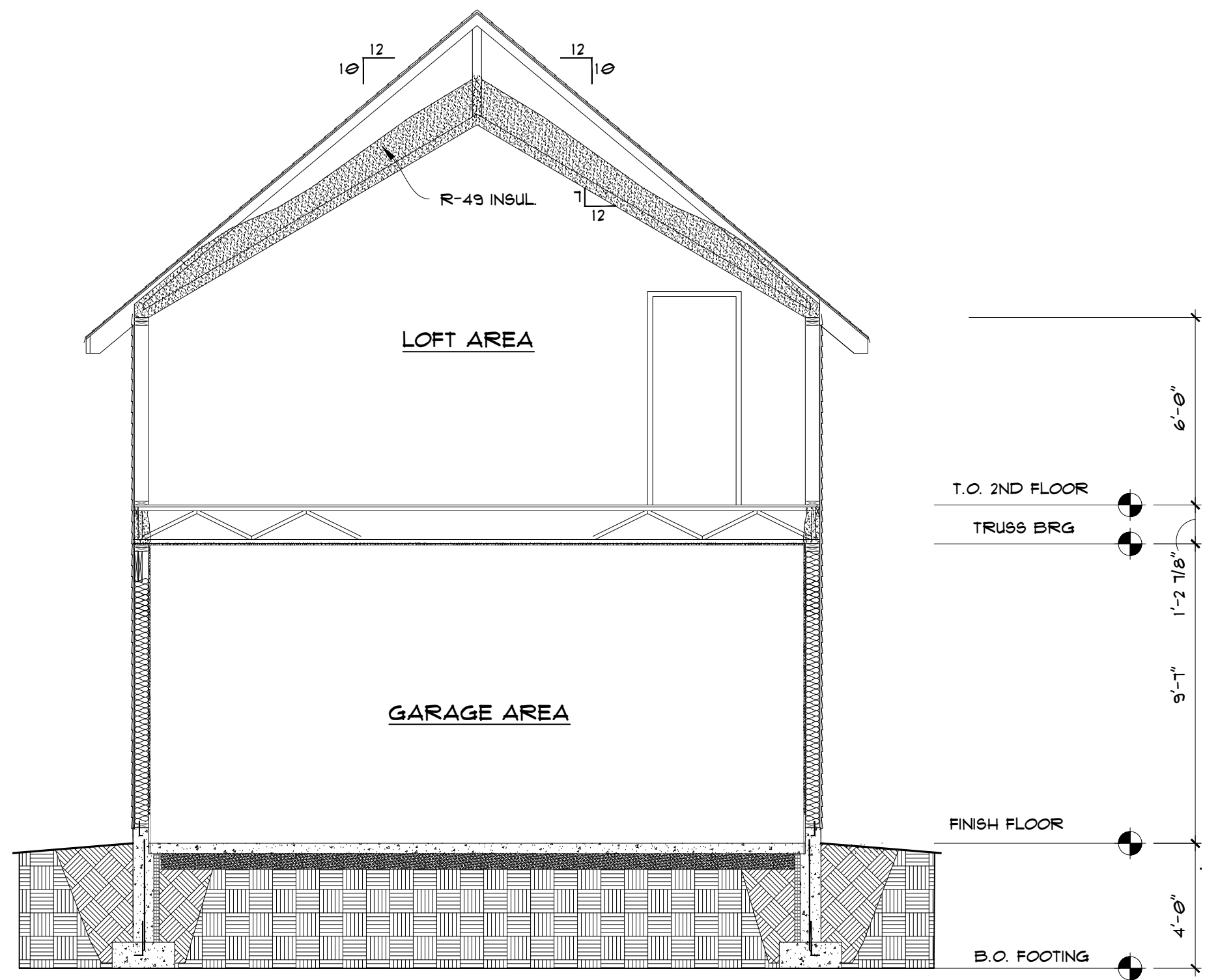
OWNER:
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PHONE : 612-275-0808
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EXTERIOR ELEVATIONS, WALL SECTION

Project No.: 2435
Drawn By:
Checked By: TMS
Date: 11-20-24

Sheet No.
A203

2 REV. 12-11-24
1 REV. 12-6-24



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Timothy M. Stone
MINNESOTA
DATE: 11-20-24 REG. NO.: 58280

KALORAMA COTTAGE ADDITION AND REMODEL

262 LAKE STREET EXCELSIOR, MN 55331

OWNER:
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EXCELSIOR, MN 55331
PHONE : 612-275-0808
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Project No.: 2435
Drawn By: TMS
Checked By: TMS
Date: 11-20-24

Sheet No.
A501

STRUCTURAL NOTES

Unless noted otherwise on the plans and/or in the details, these notes shall apply. If there are discrepancies between the plans/details and these notes, the contractor shall conform to the more stringent requirements, unless clarified with the Structural Engineer of Record (SER) prior to work.

MATERIAL STRENGTHS

Structural Steel	HSS Rectangular and Square – ASTM A500 Gr. B, Fy = 46 ksi; or ASTM A1085 HSS Round – ASTM A500 Gr. B, Fy = 42 ksi Pipe – ASTM A53 Gr. B, Fy = 35 ksi W and WT shapes – ASTM A992, Fy = 50 ksi Misc. structural steel – ASTM A36, Fy = 36 ksi
Structural Steel Fasteners	Connection bolts – ASTM F3125, Fu = 120 ksi, Type 1 Anchor rods – ASTM F1554, Gr. 36, Fy = 36 ksi Threaded rods – ASTM A36, Fy = 36 ksi
Reinforcing Steel	Deformed Bars – ASTM A615, Gr. 60, Fy = 60 ksi Fabric – ASTM A185, Fy = 70 ksi Masonry Joint Reinforcing – ASTM A951, Fy = 70 ksi
Concrete	f'c = compressive strength in 28 days 4,000 psi unless noted otherwise 5,000 psi for basement wall footings 3,000 for piers and post footings 3,000 psi for masonry corefill
Structural Lumber	2x lumber - #2 Hem-Fir or Spruce Pine Fir (SPF graded by NLGA) Treated lumber - #2 Southern Yellow Pine or equal Laminated Veneer Lumber (LVL) E = 2,000,000 psi minimum Fb = 2,600 psi minimum Laminated Strand Lumber (LSL) studs, beams, and blocking E = 1,550,000 psi minimum Fb = 2,325 psi minimum Laminated Strand Lumber (LSL) plates and rim board E = 1,300,000 psi minimum Fb = 1,700 psi minimum Parallel Strand Lumber (PSL) Column E = 1,800,000 psi minimum Fb = 2,400 psi minimum

DESIGN LOADS

Roof	Dead load 17 psf (7 psf top chord + 10 psf bottom chord) Snow load Ground snow load = 50 psf
Floors	Dead load 15 psf Live loads Typical Habitable attics and sleeping areas Stairs, Balconies (exterior) and decks 40 psf 30 psf 40 psf
Wind	115 mph (3 second gust, ultimate) Exposure B, I = 1.0

DESIGN CODES

Minnesota Residential Building Code (2020)
International Residential Code (2018)

EXISTING CONDITIONS

Contractor shall verify all dimensions, elevations, and details of existing structure where they affect this construction prior to fabrication.
Remove and replace existing architectural, electrical, mechanical, structural, civil, and miscellaneous as necessary.

TEMPORARY BRACING

Contractor is responsible for bracing, without overstressing, all structural elements as required at all stages of construction until completion of this project. Provide temporary lateral support for all walls until walls are adequately braced by permanent structure. Shore foundation walls retaining earth until floor framing and basement slab are in place. Use caution when operating equipment adjacent to foundation walls.

GENERAL SOIL NOTES

The structure has been designed using a presumptive load-bearing value of 2000 psf in accordance with Table R601.4.1 of the 2018 IRC on virgin soil or compacted granular fill for footings.
Remove all top soil, uncompacted fill, or other poor soil from the construction area.
Slope the site to drain away from the building.
Install gutters and downspouts.
Install drain tile.
Backfill with granular soils.

FOOTINGS/FOUNDATIONS

All footings are to be formed. All stumps, roots and debris must be removed from the soil to a depth of at least 12" below the surface of the ground in the area occupied by the building. Footings shall be placed on virgin soil or compacted granular fill.
Wall footings are cast-in-place concrete with continuous reinforcing placed 3" clear of bottom and 2" clear at top and sides.
Wall footings are centered under walls and column footings under columns.
Wall footings shall be a minimum of 10" thick with a 4" projection each side of wall. Reinforce with 2 - #4 continuous bottom bars.
Column footings shall be a minimum of 12" thick, with plan dimensions as shown on drawing.
Reinforce with #4 bottom bars at 8" on center each way.
Provide 30 bar diameter lap at splices and full crossing lap at corners and intersections. Tie all reinforcing in place. Set footing reinforcing on chairs or masonry brick to obtain 3" clearance from bottom of footing.
Maintain minimum frost depth of 42" for all exterior footings.
Footing elevations, if shown on the plan, indicate top of footing.
Top of footing shall be placed 8" below the top of slabs on grade, or placed to maintain frost depth, whichever is deeper. Frost depth is 42" typically and 60" at isolated, unheated spaces. Frost depth is measured from finished grade to the bottom of the footing.
Step footings in a uniform manner using a 2:1 horizontal to vertical slope.
Cast dowels in footing for foundation walls above. Dowels shall be the same quantity, size, and spacing as the vertical wall reinforcing. Dowels shall be 30" long and extend to 3" clear of bottom of footing.
Contractor shall be responsible for implementing hot weather concrete requirements per ACI 305 and cold weather concrete requirements per ACI 306.
Shore all foundation walls appropriately before backfilling and compacting.
Where foundation walls support unbalanced load on opposite sides of the building, such as a daylight basement, the rim board shall be attached to the sill with a 20 gage metal angle clip at 24" on center, with five 8d nails per leg, or a connector supplying 230 pounds per lineal foot capacity.
Foundations supporting wood shall extend at least 6" above the adjacent finished grade.
At foundation endwalls, provide perpendicular full-height blocking at 24" on center in the first three joist spaces. Glue and nail to joists and subfloor. Attach to sill plate with 2 - USP MP5 clips or equal. The contractor shall verify the location of all existing underground utilities and tanks prior to beginning excavation.

CONCRETE

Provide ready-mixed concrete per ASTM C94. Portland cement shall be ASTM C150, Type I. Use only one brand of cement throughout the work. Provide concrete aggregates meeting the requirements of ASTM C33.
Maximum aggregate size shall be 3/4" for grade beams and slabs. Water shall be clean, free of deleterious amounts of acids, alkalis, or organic materials, and shall be considered potable. Provide admixtures to reduce water content, provide air-entrainment, or alter the quality of the concrete to meet the job conditions.
Reinforce poured concrete walls with #4 at 12" on center horizontally and #4 at 12" center vertically each face.
Place reinforcing 2" clear to outside face and 1" clear to inside face of concrete wall.
Provide #4 x 4'-0" long (equal legs) horizontal reinforcing corner bars at 12" on center at all corners of wall and 3 - #4 vertical support bars.
All wall openings larger than 12" shall have 2 - #5 at all sides extending 2'-0" beyond each edge of opening with 2 - #5 x 4'-0" diagonal bars at each corner of opening.
Wall reinforcing shall be continuous through columns and pilasters.
Provide full development and splice lengths per Concrete Reinforcing Steel Institute (CRSI) or ACI 318 requirements.
All concrete exposed to weather, freeze-thaw conditions or de-icing chemicals shall contain 5% - 7% entrained air.
Slump shall be determined by ASTM C143 as follows:
Footings 3" - 4"
Walls, columns 3" - 5"
Slabs on grade 3" - 4"
Structural slabs, beams 3" - 4"
Masonry grout 8" - 11"
All slabs on grade shall be laid when the temperature of the outside air is below 40 degrees Fahrenheit, unless approved methods are used during construction to prevent damage to the concrete. All materials used and surfaces built upon shall be free of snow and ice.
Wood beams pocketed into concrete shall be provided with a 1/2" air space on top, end, and sides unless treated wood or steel plates are used.
Concrete shall not bear permanently on wood members.

SLABS ON GRADE

All slabs on grade shall be reinforced with either WWF6x6-W1.4 x W1.4 in center of slab or 3.0 pounds per cubic yard polypropylene fiber reinforcement.
Slabs on grade adjacent to foundation walls retaining earth shall be a minimum of 3 1/2" thick.
Construction and/or control joints should occur at a maximum of 10'-0" OC at exterior slabs on grade, and at a maximum of 12'-0" OC at interior slabs on grade.
Construction and/or control joints should be laid out in a rectangular pattern with long to short side ratio less than or equal to 1.5 and with no re-entrant corners.
Control joints for slabs on grade should be saw-cut as soon as concrete can accept it without raveling. Do not cut control joints in structural slabs or topping slabs unless specifically directed.
All control/construction joints must be continuous and not staggered or offset.
Control joints shall be cleaned and sealed for curing purposes as soon as possible.
Verify floor finishes and control/construction joint locations with owner and architect.

STRUCTURAL STEEL

All structural steel shall be designed, fabricated, and erected according to the specifications of the American Institute of Steel Construction (AISC) Latest Adoption.
Structural steel supplier shall supply all cap plates, bearing assemblies, base plates, stiffeners, splices, and connections, and shall design same unless noted on drawings.
All welding shall match filler materials in accordance with the rules of the American Welding Society (AWS D1.1) Structural Welding Code.
All welders shall be certified by the rules of the American Welding Society.
Tighten anchor bolts and grout column base plates before installing steel beams.
Provide complete detailed shop drawings to the contractor for review and approval prior to fabrication.

DIMENSION LUMBER

Design assumes lumber is free of significant splits and checks, and contractor will visually inspect during installation.
All lumber must be grade stamped and provide the following information: grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.
Lumber grading rules and wood species must conform to Voluntary Product Standard PS 20-10 as published by the Department of Commerce. Grading rules must be from an agency certified by the Board of Review of the American Lumber Standards Committee.
All lumber must be seasoned to a moisture content of 19% or less, with the indication of "S-Dry" on the grade stamp.
All lumber must be protected from the elements and stored on site per suppliers requirements.
Sills and all other lumber in contact with concrete or masonry and within 8" of finished grade shall be preservative treated wood. In crawl spaces or unexcavated areas within the building foundation, wood shall be preservative treated for joists within 18" of exposed ground and/or girders within 12" of exposed ground.
Preservative treated wood shall be in accordance with the American Wood Protection Association, Standard U1.
Sill plates to be bolted to foundation wall with 5/8" diameter anchor bolts at 4'-0" on center maximum. Bolts to extend 12" minimum into solidly poured foundation wall. Each sill plate to have a minimum of 2 bolts with one bolt located not more than 12 inches or less than 4 1/2 inches from each end of the plate section. Use 1/8" x 2" washers, slightly crushing plate.
All walls shall have a single bottom plate and double top plate.
Frame exterior walls with 2 x 6 studs @ 16" OC.
Frame interior bearing walls with 2 x 6 studs @ 16" OC.
Frame interior non-load bearing walls with 2 x 4 studs @ 16" OC.
At typical openings, provide a Minimum of: 2 bearing (trimmer or jack) studs and 1 full-height king stud. Headers not noted to be 2 - 2 x 6 up to 4'-0" span and 2 - 2 x 8 from 4'-0" to 6'-0" span.
Beams and headers must be fully supported across the width of the member. Bear each end on all support studs or columns noted on plan with a minimum 3" bearing length.
Beams or headers made of 2 - 2x's with 1/2" spacer shall be nailed together with 16d nails (.162" x 3 1/2") at 16" on center along each edge, typical for each lumber ply.
Joists shall bear the full width of supporting members (stud wall, beams, etc.).
Provide solid vertical blocking at all joist spaces below wood columns. Provide matching columns to foundation at lower levels below columns comprised of 3 or more studs.
Beams and joists not bearing on supporting members shall be framed with prefabricated joist hangers.
Spacing of bridging for joists shall not exceed 8'-0".
Double all joists under parallel partitions.
Minimum nailing shall be in accordance with Table R602.3(1) of the 2018 IRC unless noted otherwise.
All plywood and OSB shall be installed per American Plywood Association standards, including the use of construction adhesive for fastening to floor joists.
All fasteners and hangers in contact with treated lumber shall be G185 hot dipped galvanized or equal.
Performance requirements, adhesive bond performance, panel construction, workmanship, dimensions, tolerances, marking, and moisture content of Wood-based Structural-use Panels must conform to Voluntary Product Standard PS 2-10 published by the Department of Commerce.

ENGINEERED LUMBER

All engineered LVL, LSL, and PSL lumber must meet the minimum design properties listed in the Material Strengths section of these notes.
Protect engineered lumber from the elements and store per manufacturer recommendations.
All engineered lumber intended for exterior use must be PSL lumber with Wolmanized preservative protection and meet the minimum design properties as listed in the Material Strengths section of these notes.
All fasteners and hangers in contact with treated engineered lumber must be G185 hot dipped galvanized or equal.
Engineered lumber headers and beams must have a minimum 3" length of bearing at each end and be supported fully across their width.
Fasten multiple plies of engineered lumber beams or headers together as per manufacture recommendations, with a minimum of 2 rows of TrussLOK, SDS or SDW screws spaced at 16" OC, maximum, staggered on each face. Screws to penetrate all plies of multi-ply members.
Provide solid vertical blocking at all joist spaces below engineered lumber columns. Provide matching columns to foundation at lower levels below engineered lumber columns.
Engineered lumber beams and joists not bearing on supporting members must be framed with prefabricated metal hangers.

WOOD TRUSSES

Responsibilities of the contractor, building designer, truss manufacturer, and truss designer shall follow the publication "TP1 1-2014 National Design Standard for Metal Plate Connected Wood Truss Construction."
Truss supplier shall notify SER of any proposed revisions to the layout indicated on this plan. Revisions that affect the structural design will not be allowed without prior written approval by the SER.
Verify allowable bearing locations for girder trusses with SER prior to final design stage. Provide metal bearing enhancers as necessary to utilize stud columns shown on plan.
All prefabricated wood trusses shall be furnished in accordance with designs prepared by a Professional Engineer licensed in the state in which the project is located, using the design loads and span conditions indicated, including designing gable end truss webs for perpendicular to face wind loads.
Truss manufacturer shall provide a truss layout and certified truss drawings prior to beginning construction.
Trusses shall be designed for top and bottom chord superimposed dead and live loads as indicated in the Design Loads section of these notes.
Truss supplier shall design trusses to support additional dead load from, but not limited to, sprinkler lines, and rain leader systems, piping, cable trays, ductwork and similar items. Contractor to coordinate with mechanical/electrical as required. General contractor to verify location and magnitude of all such loads with truss supplier and SER prior to fabrication of trusses.
See architectural plans for attic draft stop locations and design roof trusses accordingly.
Live load deflection of roof trusses shall be limited to 1/240 of the span.
Live load deflection of floor trusses shall be limited to 1/480 of the span.
Design trusses for top chord bearing or bottom chord bearing as shown on drawings.
Truss configuration, pitch, overhang, etc. shall be indicated on the architectural drawings.
Spacing of roof trusses shall not exceed 24" on center.
Spacing of floor trusses shall not exceed 19.2" on center.
Lumber for wood trusses shall be in accordance with manufacturer's recommendations.
Truss plates shall be galvanized to a minimum of G60. Treated lumber truss plates shall be galvanized to a minimum of G185.
Truss manufacturer to provide girder trusses, hip jacks, and step-down trusses as required and designed to support all superimposed loads. Provide hip-sets, dormers, and piggy-back trusses as required.
Truss manufacturer to specify if roof sheathing needs to be applied before placing "over-framing". Provide metal framing anchors at truss bearing to mechanically fasten truss to bearing wall or supporting member as shown in details.
Truss manufacturer shall provide truss to truss connection hangers.
No cutting, notching, or modifications of trusses will be allowed without the manufacturer's written approval.
Locations of bridging and bracing at truss compression and tension members must be indicated by the truss manufacturer.
Contractor shall provide permanent and temporary diagonal, lateral, and cross bracing in accordance with the publication "BCS1 1-18 Building Component Safety Information, Guide to Good Practice for Handling, Installing and Bracing of Metal Plate Connected Wood Trusses" by the Truss Plate Institute and Wood Truss Council of America and as otherwise necessary. For spans longer than 60ft., contractor shall hire a structural engineer to design the necessary bracing.
Permanent bottom chord bracing and web bracing shall be located as shown on the truss drawings and shall be minimum 2 x 4 with 2 - 16d nails to end walls and trusses, lapping two truss spaces at splices.

WALL SHEATHING

See architectural drawings and structural shear wall plans for wall sheathing type.
Wood panel wall sheathing must be minimum 15/32" Performance Category panels rated per APA for the spacing of the supporting members. A minimum 32/16 span rating is recommended.
Wood panels must meet APA standard PS 1 or PS 2 and Exterior or Exposure 1 grade.
Fasten wood panel wall sheathing with 8d nails (.131" diameter x 2 1/2") spaced at 4" OC at supported edges and 12" OC at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Stagger end joints of panels.
Gypsum wall sheathing must be a minimum of 1/2" thick fastened with 6d cooler or wallboard nails at 4" OC to all framing members.
Panels must be continuous over two or more spans and the long panel dimension may be either perpendicular or parallel to supports.
All edges must be blocked.
Refer to plan and notes for any special shear wall conditions.

FLOOR SHEATHING

Floor sheathing must be minimum 23/32" Performance Category tongue and groove panels rated per APA for the spacing of the supporting members. A minimum 48/24 span rating is recommended.
Provide panels meeting APA standard PS 1 or PS 2 and Exposure 1 grade.
Panels must be continuous over two or more spans and the long panel dimension must be perpendicular to supports.
Fasten sheathing with construction adhesive and 8d common nails (0.131" diameter x 2 1/2") spaced at 6" OC at supported edges and 12" OC at intermediate supports.
Locate nails a minimum of 3/8" from edge of panel.
Leave an 1/8" gap at all end and edge joints to allow for expansion.

ROOF SHEATHING

Roof sheathing must be minimum 19/32" Performance Category panels rated per APA for the spacing of the supporting members. A minimum 40/20 span rating is recommended. Provide panel clips, one between each support, for supports spaced greater than 16" OC.
Provide panels meeting APA standard PS 1 or PS 2 and Exterior or Exposure 1 grade.
Panels must be continuous over two or more spans and the long panel dimension must be perpendicular to supports.
Fasten roof sheathing with 8d common nails (0.131" diameter x 2 1/2") spaced at 6" OC at supported edges and 12" OC at intermediate supports.
Locate nails a minimum of 3/8" from edge of panel.
Leave an 1/8" gap at all end and edge joints to allow for expansion.
Design of roof sheathing assumes that the roof will be properly insulated and ventilated.
Refer to APA publication N335P "Proper Installation of APA Rated Sheathing for Roof Applications."

ADHESIVE/MECHANICAL ANCHORS

Adhesive and mechanical anchors shall be provided and installed in strict accordance with the manufacturer's instructions.
Concrete adhesive anchoring system to be Hilti HIT HY-200 (A or R).
Masonry adhesive anchoring system to be Hilti HIT HY-270.
Mechanical anchoring system for concrete and grouted CMU to be HILTI Kwik Bolt 1 or 3 or Simpson STRONG-BOLT 2 expansion anchors or Hilti Kwik HUS-EZ (CRC) or Simpson Titen HD screw anchors.
Alternate anchoring system may be submitted for approval. Reference drawings for additional information and requirements.

STRUCTURAL ABBREVIATIONS

A ACI ADD ADD'N/L AFF AISC ALT AMT ANCH ANSI ARCH ASCE ASD ASTM AWPB AWS	AMERICAN CONCRETE INSTITUTE ADDENDUM ADDITIONAL ABOVE FINISH FLOOR AMERICAN INSTITUTE OF STEEL CONSTRUCTION ALTERNATE AMOUNT ANCHOR, ANCHORAGE ARCHITECT(URAL) AMERICAN SOCIETY OF CIVIL ENGINEERS ALLOWABLE STRESS DESIGN AMERICAN SOCIETY FOR TESTING AND MATERIALS AMERICAN WOOD PRESERVATIVE BUREAU AMERICAN WELDING SOCIETY	F FAB FD FDN FE FLR FRT FS FT FTG FV G GA GALV GC GLULAM GYP H HDR HGR HK HORIZ HS HSS HT I IBC ID BLK BLKG BM BOT OR BTM BP BPCE BRG BS BTWN C C CANT CPS CIP CJ CJP CL CLR CMU CNTR CNTR'D COL COMP CONC CONN CONSTR CONT D DBA DBE DBL DEFL DEMO DET OR DTL D. FIR DIA DIAG DIM(S) DL DN DWG(S) DWL(S) E (E) or EXIST E EA EDBE EF EL OR ELEV ELEC ENCL ENG EOR ES EQ EQUIP EW EXP EXT	FABRICATE OR FABRICATOR FLOOR DRAIN FOUNDATION FINISH FLOOR ELEVATION FLOOR FIRE RETARDANT TREATED FAR SIDE FEET OR FOOT FOOTING FIELD VERIFY GAGE, GUAGE GALVANIZED GENERAL CONTRACTOR GLUED LAMINATED WOOD GYPSUM HEADER HANGER HOOK HORIZONTAL HEADED STUD(S) HOLLOW STRUCTURAL SECTION HEIGHT INTERNATIONAL BUILDING CODE INSIDE DIAMETER INSIDE FACE INCH INFORMATION INTERIOR JOIST BEARING ELEVATION JOIST(S) JOINT K KIP(S) KLF KSI L L LL LLH LLV LONG LRFD LSL LT LT WT LWC M M MAS MATR'L MAX MB MC MECH MEZZ MFR MIN MISC MO MSR MTL MWFRS N N NDS NIC NOM NS NTS NWC O OD OF OPNG OPP OSB OVS ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE ORIENTED STRAND BOARD OVERSIZED	P PAF PC PE PERIM PL PLF PLK PROJ PSF PSI PSL PT PV Q QTY QUANTITY R RAD RD REBAR REINF REQ'D REV RO S S SCHD SEC SER SHT SIM SJI SL SOG SPEC SPF SQ SS CSL STD STIFF STL STRUCT SUPP SWIS SYP T T & B T & G TBE TDC TDE TEBE TEDE TEFE TEMP TESE TEWE TFE TGBE THRU TLE TPCE TPE TPI TRANS TRTD TS TSE TWE TYP U UNEXC UNO V VER VIF VERT(S) W w/ WD WP WWF POW(D)ER-ACTUATED FASTENER PRECAST PROFESSIONAL ENGINEER PERIMETER PLATE POUNDS PER LINEAL FOOT PLANK PROJECTION POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PARALLEL STRAND LUMBER POST TENSION PHOTOVOLTAIC SOUTH OR STEP SCHEDULE SECTION STRUCTURAL ENGINEER OF RECORD SHEET SIMILAR STEEL JOIST INSTITUTE SNOW LOAD SLAB ON GRADE SPECIFICATION SPRUCE/PINE/FIR SQUARE STAINLESS STEEL STRUCT-SCOTED STANDARD STIFFENER STEEL STRUCTURE OR STRUCTURAL SUPPORT STRUCTURAL WOOD SCREWS SOUTHERN YELLOW PINE TOP AND BOTTOM TONGUE AND GROOVE TOP OF BEAM ELEVATION TENSION CONTROL TOP OF DECK ELEVATION TOP OF EXISTING BEAM ELEVATION TOP OF EXISTING DECK ELEVATION TOP OF EXISTING FOOTING ELEVATION TEMPORARY TOP OF EXISTING SLAB ELEVATION TOP OF EXISTING WALL ELEVATION TOP OF FOOTING ELEVATION TOP OF GRADE BEAM ELEVATION THROUGH TOP OF LEDGE ELEVATION TOP OF PILE CAP ELEVATION TOP OF PIER ELEVATION TOP OF PLANK ELEVATION TRUSS PLATE INSTITUTE TRANSVERSAL TREATED THICKENED SLAB TOP OF SLAB ELEVATION TOP OF WALL ELEVATION TYPICAL UNEXCAVATED UNLESS NOTED OTHERWISE VERIFY VERIFY IN FIELD VERTICAL(S) WEST OR WIDE FLANGE WITH WOOD WORK POINT WELDED WIRE FABRIC
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STRUCTURAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
S001	STRUCTURAL NOTES
S101	FOUNDATION PLAN
S102	MAIN LEVEL FRAMING PLAN
S103	SECOND FLOOR/GARAGE LOFT FRAMING PLAN
S104	ATTIC FLOOR FRAMING PLAN
S201	DETAILS
S202	DETAILS

KALORAMA COTTAGE ADDITION AND REMODEL

262 LAKE TREET
EXCELSIOR, MN 55331

STRUCTURAL NOTES

S001

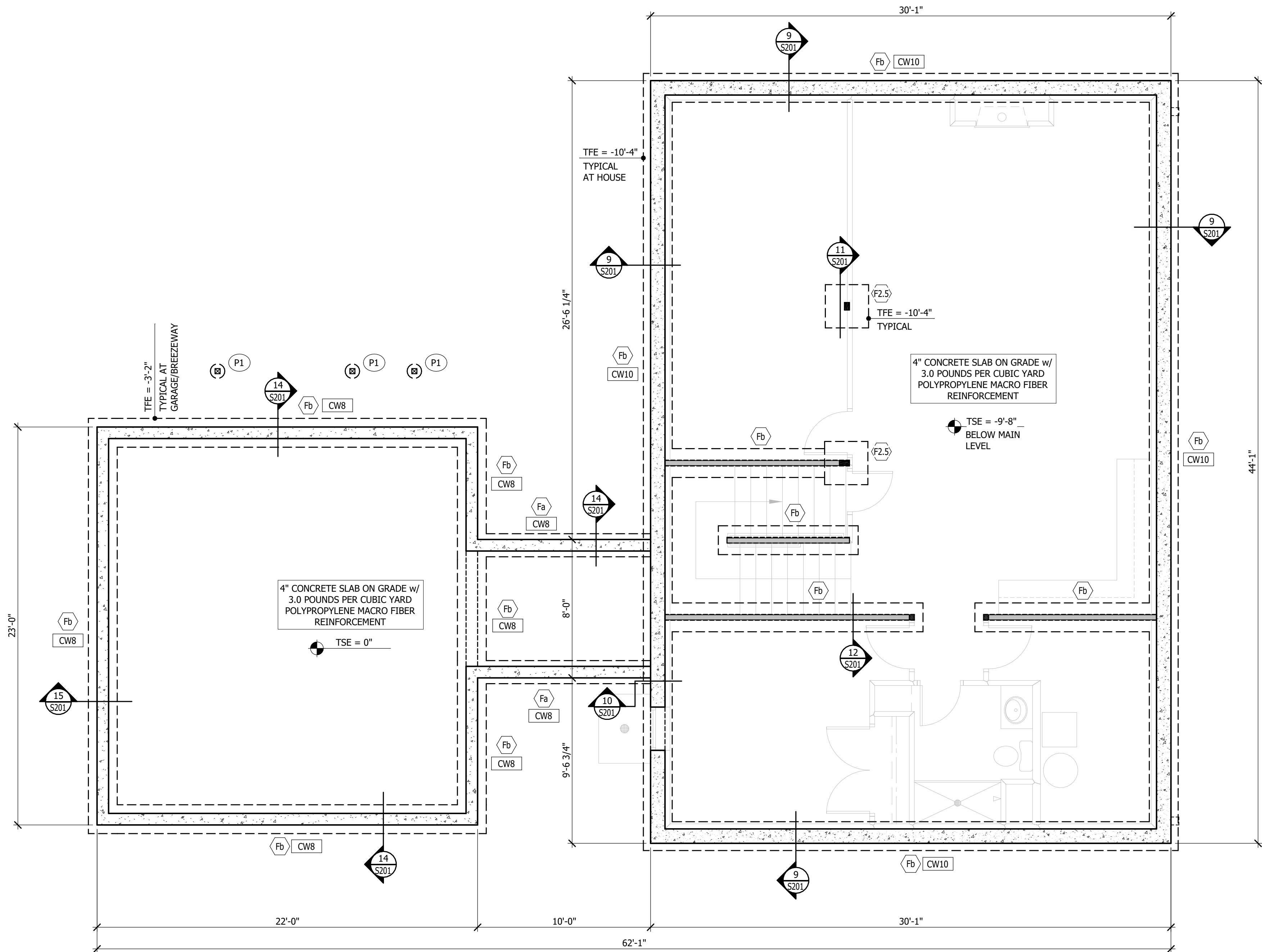
ISSUE: FOR CONSTRUCTION 11/27/2024

Project No.: 24186 Date: 11/27/2024 Drawn By: MMD

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Engineer: Kent MacDonald License No.: 26449 Date: 11/27/2024

Matthew MacDonald
Young structural engineers
105 5th Ave S, Suite 100
Minneapolis, MN 55401
(612) 338-7225
mmyoung.com





1 FOUNDATION PLAN

1/4" = 1'-0"

PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE):

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND DETAILS OF EXISTING STRUCTURE WHERE THEY AFFECT STRUCTURAL WORK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IF THERE ARE ANY DEVIATIONS FROM CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STRUCTURAL MEMBERS.
- SEE DETAILS 2/S201 AND 3/S201 FOR TYPICAL SLAB ON GRADE JOINTS.
- SEE ARCHITECTURAL DRAWINGS FOR SLOPED SLABS AND FLOOR DRAINS.
- MAINTAIN MINIMUM OF 42" COVER (FINAL GRADE ELEVATION TO BOTTOM OF FOOTING) AT ALL EXTERIOR WALL FOOTINGS. STEP FOOTINGS AS NECESSARY TO MAINTAIN COVER AND TO CLEAR UNDERGROUND UTILITIES/SLOPED SLABS. SEE 1/S201 DETAIL FOR TYPICAL STEPPED FOOTING. APPROXIMATE LOCATIONS MARKED THUS: "u" — "u".
- SEE 4/S201 FOR TYPICAL UNDERGROUND PIPING EXCAVATION.

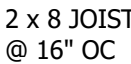
FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
F2.5	2'-6" x 2'-6" x 12" THICK	(2) - #5 EACH WAY, BOTTOM
Fa	16" x 10" THICK CONTINUOUS	(2) - #5 CONTINUOUS
Fb	20" x 10" THICK CONTINUOUS	(2) - #5 CONTINUOUS, BOTTOM

CONCRETE PIER SCHEDULE		
MARK	SIZE	REINFORCEMENT
P1	10" DIA	(3) - #4 VERTS AND #3 TIES @ 8" OC
P2	12" DIA SONOTUBE, BELL BASE TO 16" DIA	(4) - #4 VERTS AND #3 TIES @ 8" OC
P3	12" DIA SONOTUBE, BELL BASE TO 18" DIA	(4) - #4 VERTS AND #3 TIES @ 8" OC
P4	12" DIA SONOTUBE, BELL BASE TO 30" DIA	(4) - #4 VERTS AND #3 TIES @ 8" OC

CONCRETE WALL REINFORCEMENT SCHEDULE		
MARK	WALL TYPE	REINFORCEMENT
CW8	8" CONCRETE	#4 VERT @ 72" OC AND #4 HORIZ AT TOP AND MID HEIGHT OF WALL
CW10	10" CONCRETE	#5 VERT @ 14" OC AND (3) - #5 HORIZ, (1) EACH AT TOP AND THIRD POINTS, INSIDE FACE

SCHEDULE NOTES (TYPICAL UNLESS NOTED OTHERWISE):

- PROVIDE VERTICAL DOWELS TO FOUNDATION TO MATCH SIZE AND SPACING OF WALL REINFORCEMENT. PROVIDE STANDARD HOOK WHERE REQUIRED.
- PROVIDE CLASS B LAP ON DOWELS IN WALL.
- PROVIDE DOWELS TO WITHIN 3" OF BOTTOM OF FOOTING.



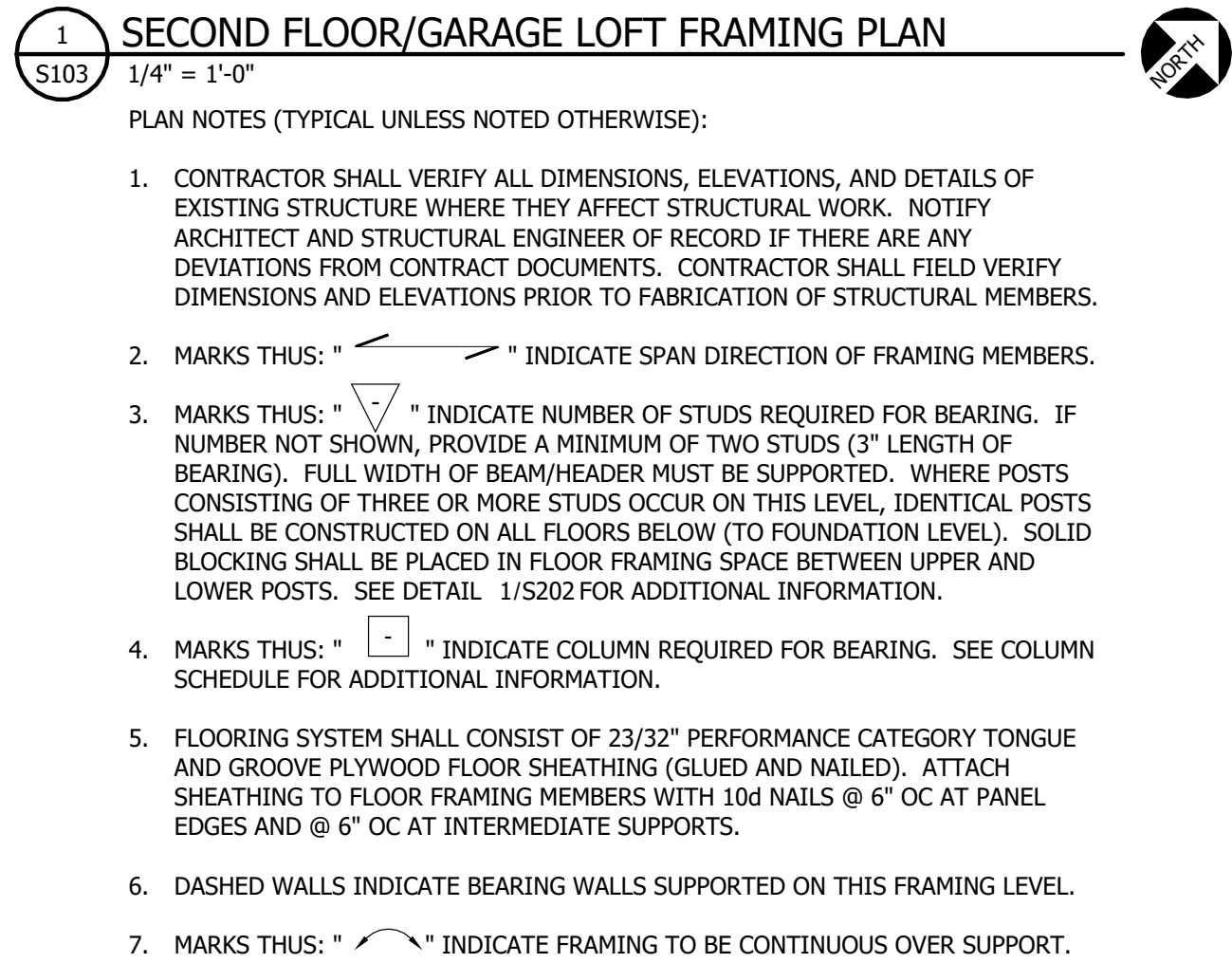
1. COLUMN MARKS SHOWN ON PLAN INDICATE COLUMNS STARTING AT THIS LEVEL.

1. SOLID BLOCKING SHALL BE PLACED IN FLOOR FRAMING SPACE BETWEEN UPPER AND LOWER COLUMNS. UNLESS NOTED OTHERWISE, IDENTICAL COLUMNS SHALL BE CONSTRUCTED ON ALL FLOORS BELOW (TO FOUNDATION LEVEL).

1. "T" INDICATES TOP FLUSH BEAM/HEADER (TOP OF BEAM = TOP OF FLOOR/ROOF FRAMING).
2. "B" INDICATES BOTTOM FLUSH BEAM/HEADER (BOTTOM OF BEAM = BOTTOM OF FLOOR/ROOF FRAMING).
3. HEADERS IN NON-LOAD BEARING WALLS ARE NOT INDICATED ON PLAN. FOLLOW SCHEDULE BELOW FOR ALL NON-LOAD BEARING WALL HEADERS.

SPAN	SIZE	TRIMMER STUDS
0'-0" TO 6'-0"	(2) - 2 x 4	1
6'-0" TO 8'-0"	(2) - 2 x 6	1
8'-0" TO 10'-0"	(2) - 2 x 8	1
10'-0" TO 12'-0"	(2) - 2 x 10	2

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND DETAILS OF EXISTING STRUCTURE WHERE THEY AFFECT STRUCTURAL WORK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IF THERE ARE ANY DEVIATIONS FROM CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STRUCTURAL MEMBERS.
2. MARKS THUS: " " INDICATE SPAN DIRECTION OF FRAMING MEMBERS. SEE WOOD FLOOR/ROOF FRAMING SCHEDULE FOR SIZE AND SPACING OF MEMBERS.
3. TOP OF FLOOR SHEATHING ELEVATION = 100'-0".
4. MARKS THUS: " " INDICATE NUMBER OF STUDS REQUIRED FOR BEARING. IF NUMBER NOT SHOWN, PROVIDE A MINIMUM OF TWO STUDS (3" LENGTH OF BEARING). FULL WIDTH OF BEAM/HEADER MUST BE SUPPORTED. WHERE POSTS CONSISTING OF THREE OR MORE STUDS OCCUR ON THIS LEVEL, IDENTICAL POSTS SHALL BE CONSTRUCTED ON ALL FLOORS BELOW (TO FOUNDATION LEVEL). SOLID BLOCKING SHALL BE PLACED IN FLOOR FRAMING SPACE BETWEEN UPPER AND LOWER POSTS. SEE DETAIL 1/5202 FOR ADDITIONAL INFORMATION.
5. MARKS THUS: " " INDICATE COLUMN REQUIRED FOR BEARING. SEE COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
6. FLOORING SYSTEM SHALL CONSIST OF 23/32" PERFORMANCE CATEGORY TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING (GLUED AND NAILLED). ATTACH SHEATHING TO FLOOR FRAMING MEMBERS WITH 10d NAILS @ 6" OC AT PANEL EDGES AND @ 6" OC AT INTERMEDIATE SUPPORTS.
7. DASHED WALLS INDICATE BEARING WALLS SUPPORTED ON THIS FRAMING LEVEL.
8. MARKS THUS: " " INDICATE FRAMING TO BE CONTINUOUS OVER SUPPORT.

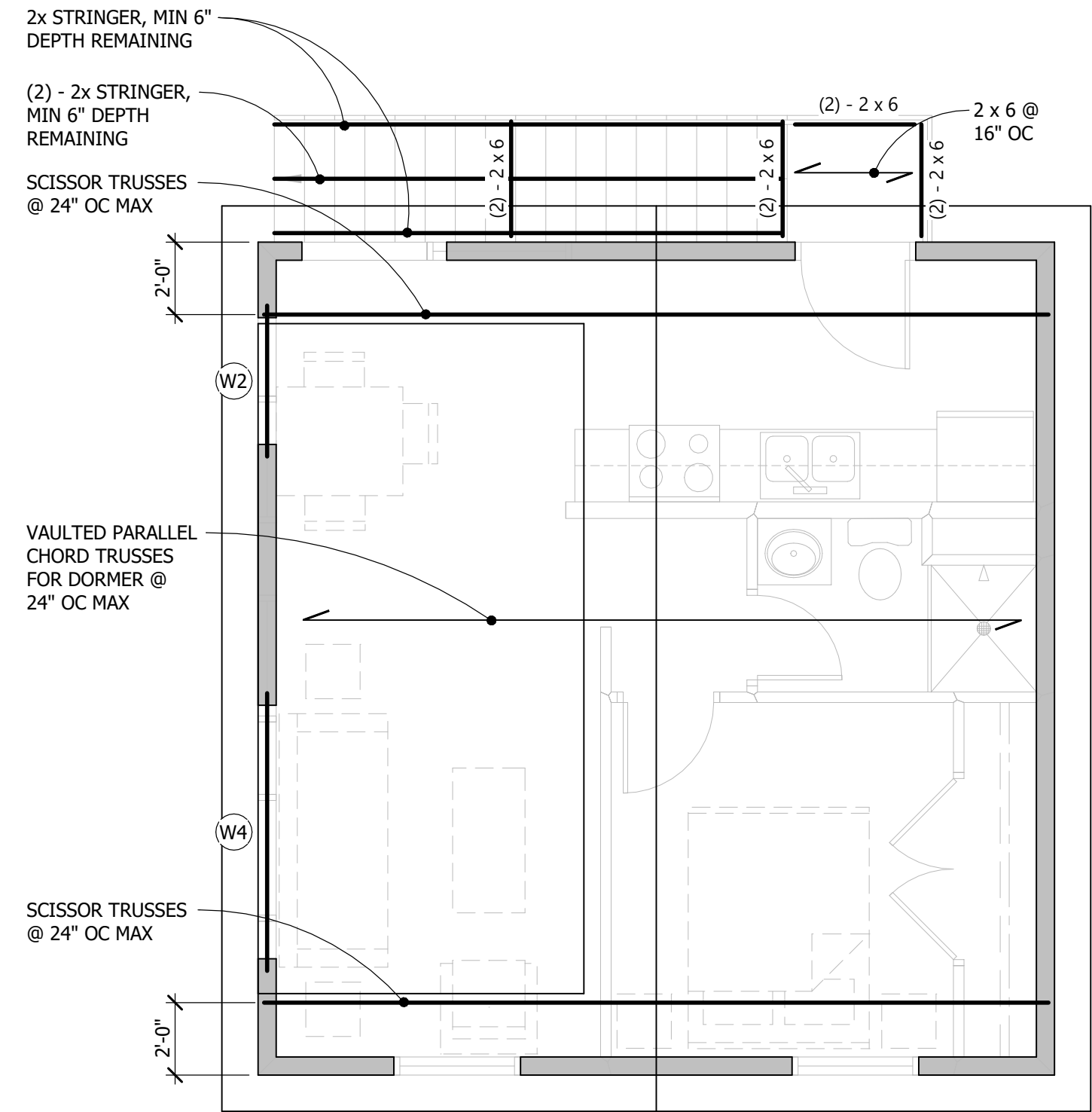


WOOD BEAM/BEARING HEADER SCHEDULE		
MARK	SIZE	
W1	(2) - 2 x 4	
W2	(2) - 2 x 6	
W3	(2) - 2 x 8	
W4	(3) - 2 x 10	
W5	(2) - 1 3/4" x 7 1/4" LVL	
W6	(2) - 1 3/4" x 9 1/4" LVL	
W7	(3) - 1 3/4" x 9 1/4" LVL	
W8	(2) - 1 3/4" x 11 1/4" LVL	
W9	(2) - 1 3/4" x 16" LVL	
W10	(3) - 1 3/4" x 16" LVL	

KING STUD SCHEDULE (UNMARKED)		
SPAN	KING STUDS	
	INTERIOR	EXTERIOR
0'-0" TO 6'-0"	1	1
6'-0" TO 8'-0"	2	2
8'-0" TO 10'-0"	2	2
10'-0" TO 12'-0"	2	3

- SCHEDULE NOTES (TYPICAL UNLESS NOTED OTHERWISE):**
1.  "F" INDICATES TOP FLUSH BEAM/HEADER (TOP OF BEAM = TOP OF FLOOR/ROOF FRAMING).
 2.  "F" INDICATES BOTTOM FLUSH BEAM/HEADER (BOTTOM OF BEAM = BOTTOM OF FLOOR/ROOF FRAMING).
 3. HEADERS IN NON-LOAD BEARING WALLS ARE NOT INDICATED ON PLAN. FOLLOW SCHEDULE BELOW FOR ALL NON-LOAD BEARING WALL HEADERS.

WOOD NON-LOAD BEARING HEADER SCHEDULE (UNMARKED)		
SPAN	SIZE	TRIMMER STUDS
0'-0" TO 6'-0"	(2) - 2 x 4	1
6'-0" TO 8'-0"	(2) - 2 x 6	1
8'-0" TO 10'-0"	(2) - 2 x 8	1
10'-0" TO 12'-0"	(2) - 2 x 10	2



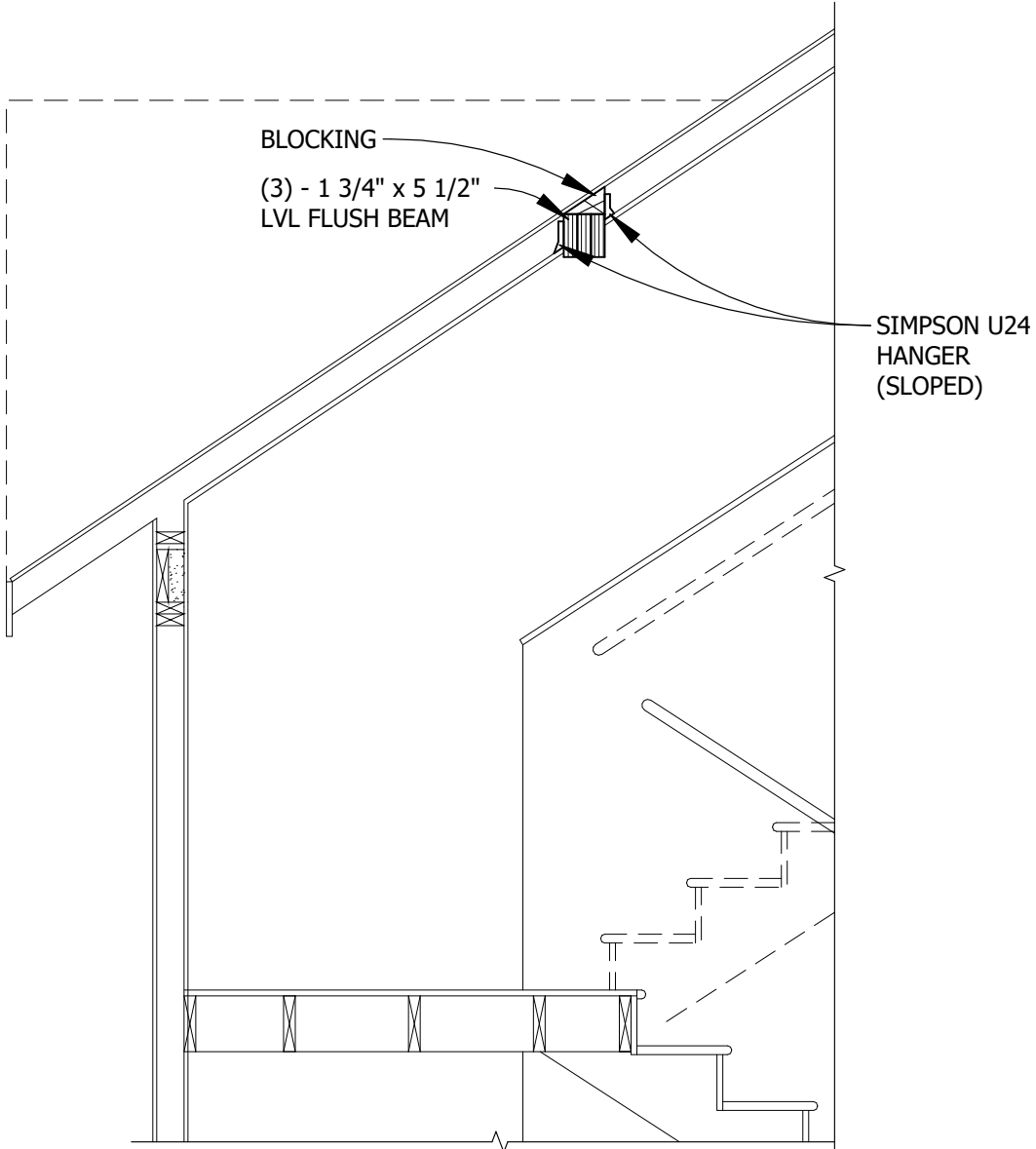
WOOD BEAM/BEARING HEADER SCHEDULE		
MARK	SIZE	
W1	(2) - 2 x 4	
W2	(2) - 2 x 6	
W3	(2) - 2 x 8	
W4	(3) - 2 x 10	
W5	(2) - 1 3/4" x 7 1/4" LVL	
W6	(2) - 1 3/4" x 9 1/4" LVL	
W7	(3) - 1 3/4" x 9 1/4" LVL	
W8	(2) - 1 3/4" x 11 1/4" LVL	
W9	(2) - 1 3/4" x 16" LVL	
W10	(3) - 1 3/4" x 16" LVL	

SCHEDULE NOTES (TYPICAL UNLESS NOTED OTHERWISE):

1.  "INDICATES TOP FLUSH BEAM/HEADER (TOP OF BEAM = TOP OF FLOOR/ROOF FRAMING)."
2.  "INDICATES BOTTOM FLUSH BEAM/HEADER (BOTTOM OF BEAM = BOTTOM OF FLOOR/ROOF FRAMING)."
3. HEADERS IN NON-LOAD BEARING WALLS ARE NOT INDICATED ON PLAN. FOLLOW SCHEDULE BELOW FOR ALL NON-LOAD BEARING WALL HEADERS.

WOOD NON-LOAD BEARING HEADER SCHEDULE (UNMARKED)		
SPAN	SIZE	TRIMMER STUDS
0'-0" TO 6'-0"	(2) - 2 x 4	1
6'-0" TO 8'-0"	(2) - 2 x 6	1
8'-0" TO 10'-0"	(2) - 2 x 8	1
10'-0" TO 12'-0"	(2) - 2 x 10	2

KING STUD SCHEDULE (UNMARKED)		
SPAN	KING STUDS	
	INTERIOR	EXTERIOR
0'-0" TO 6'-0"	1	1
6'-0" TO 8'-0"	2	2
8'-0" TO 10'-0"	2	2
10'-0" TO 12'-0"	2	3



1 ATTIC FLOOR FRAMING PLAN

$$1/4'' = 1'-0''$$

PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE):

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND DETAILS OF EXISTING STRUCTURE WHERE THEY AFFECT STRUCTURAL WORK. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD IF THERE ARE ANY DEVIATIONS FROM CONTRACT DOCUMENTS. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STRUCTURAL MEMBERS.
2. MARKS THUS: "  " INDICATE SPAN DIRECTION OF FRAMING MEMBERS.
3. MARKS THUS: "  " INDICATE NUMBER OF STUDS REQUIRED FOR BEARING. IF NUMBER NOT SHOWN, PROVIDE A MINIMUM OF TWO STUDS (3" LENGTH OF BEARING). FULL WIDTH OF BEAM/HEADER MUST BE SUPPORTED. WHERE POSTS CONSISTING OF THREE OR MORE STUDS OCCUR ON THIS LEVEL, IDENTICAL POSTS SHALL BE CONSTRUCTED ON ALL FLOORS BELOW (TO FOUNDATION LEVEL). SOLID BLOCKING SHALL BE PLACED IN FLOOR FRAMING SPACE BETWEEN UPPER AND LOWER POSTS. SEE DETAIL 1/5202 FOR ADDITIONAL INFORMATION.
4. MARKS THUS: "  " INDICATE COLUMN REQUIRED FOR BEARING. SEE COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
5. FLOORING SYSTEM SHALL CONSIST OF 23/32" PERFORMANCE CATEGORY TONGUE AND GROOVE PLYWOOD FLOOR SHEATHING (GLUED AND NAILED). ATTACH SHEATHING TO FLOOR FRAMING MEMBERS WITH 10d NAILS @ 6" OC AT PANEL EDGES AND @ 6" OC AT INTERMEDIATE SUPPORTS.
6. DASHED WALLS INDICATE BEARING WALLS SUPPORTED ON THIS FRAMING LEVEL.
7. MARKS THUS: "  " INDICATE FRAMING TO BE CONTINUOUS OVER SUPPORT.

ISSUE: FOR CONSTRUCTION 11/21/2024

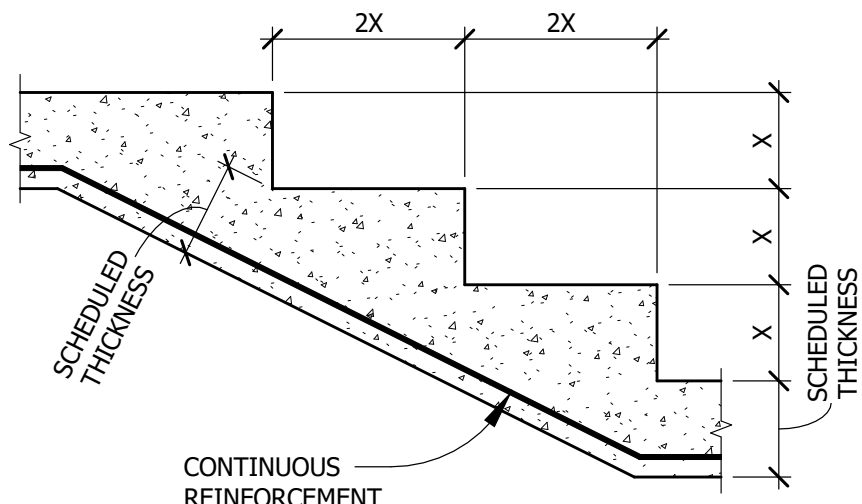
Project No.: 24186

I hereby certify that this plan was prepared by me or under direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA

**Mattson
Macdonald
Young** structural engineers
105 5th Ave S, Suite 100
Minneapolis, MN 55401
612-827-7825
mmyeng.com

KALORAMA COTTAGE ADDITION AND REMODEL
262 LAKE TREET
EXCELSIOR, MN 55331
ATTIC FLOOR FRAMING PLAN

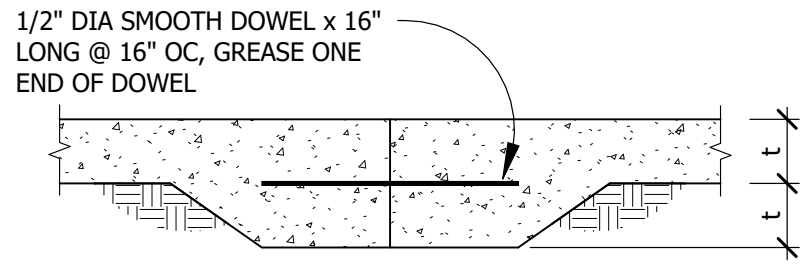
S104



NOTES:
1. MAXIMUM VERTICAL STEP "X" = 2'-0".

1 TYPICAL STEPPED FOOTING

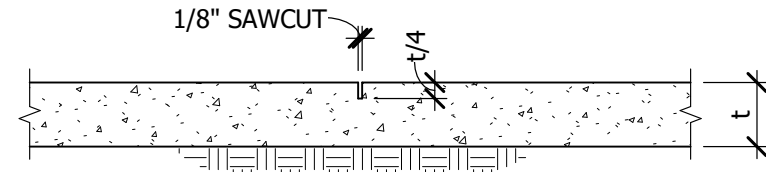
S201 1/2" = 1'-0"



NOTES:
1. PLACE CONSTRUCTION JOINTS AT ALL DISCONTINUOUS SLAB POURS.
2. SLAB REINFORCING DISCONTINUOUS AT CONSTRUCTION JOINTS.

2 TYPICAL CONSTRUCTION JOINT

S201 1/2" = 1'-0"

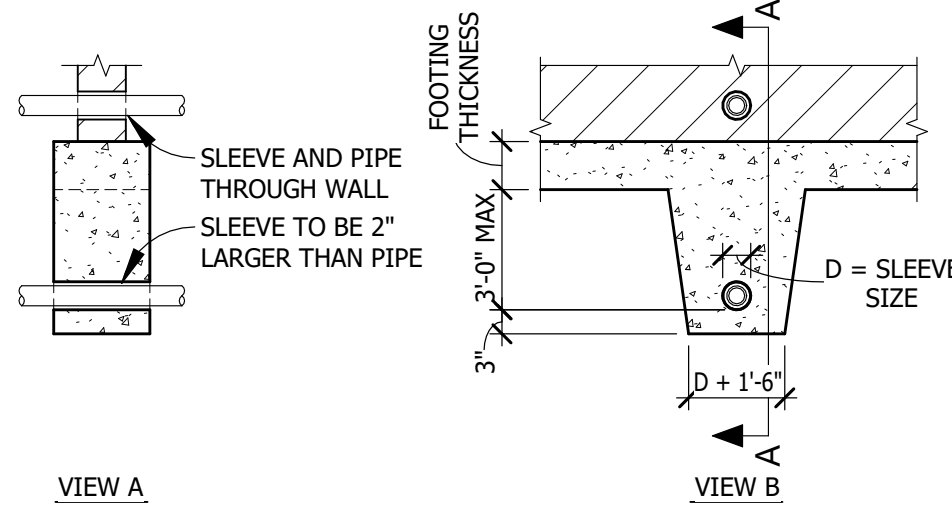


NOTES:
1. PLACE CONTROL JOINTS AT 12'-0" OC MAXIMUM.
2. SLAB REINFORCING CONTINUOUS AT CONTROL JOINTS.

3 TYPICAL CONTROL JOINT

S201 1/2" = 1'-0"

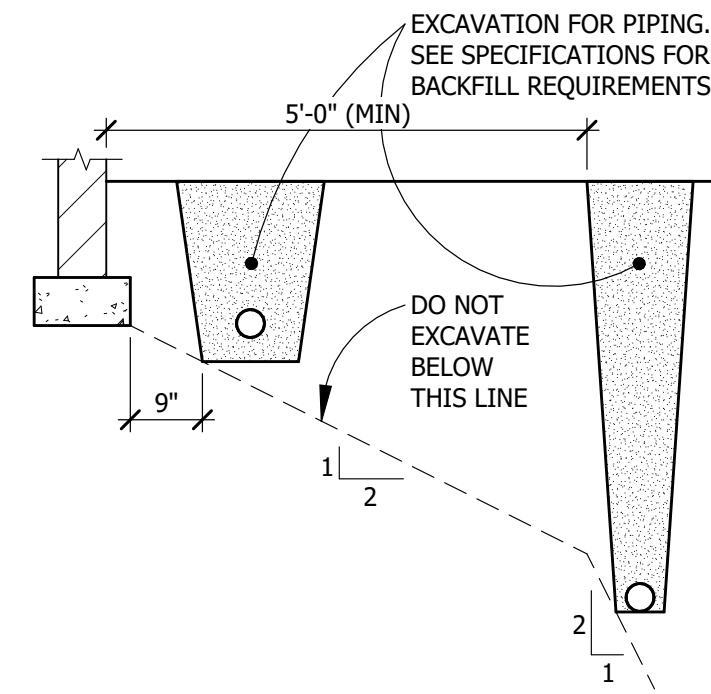
NOTES:
1. USE THIS DETAIL FOR PIPES LESS THAN 3'-0" BELOW FOOTING.
2. FOR PIPES DEEPER THAN 3'-0" BELOW FOOTING, USE STEPPED FOOTING DETAIL TO STEP FOOTING TO WITHIN 3'-0" MAXIMUM.
3. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE SHORING, SHEATHING, ETC TO MAINTAIN SIDES OF EXCAVATION FROM CAVING IN UNTIL ALL WORK AND BACKFILL IS COMPLETE.



PIPES PERPENDICULAR TO FOOTINGS

4 TYPICAL UNDERGROUND PIPING EXCAVATION

S201 1/2" = 1'-0"

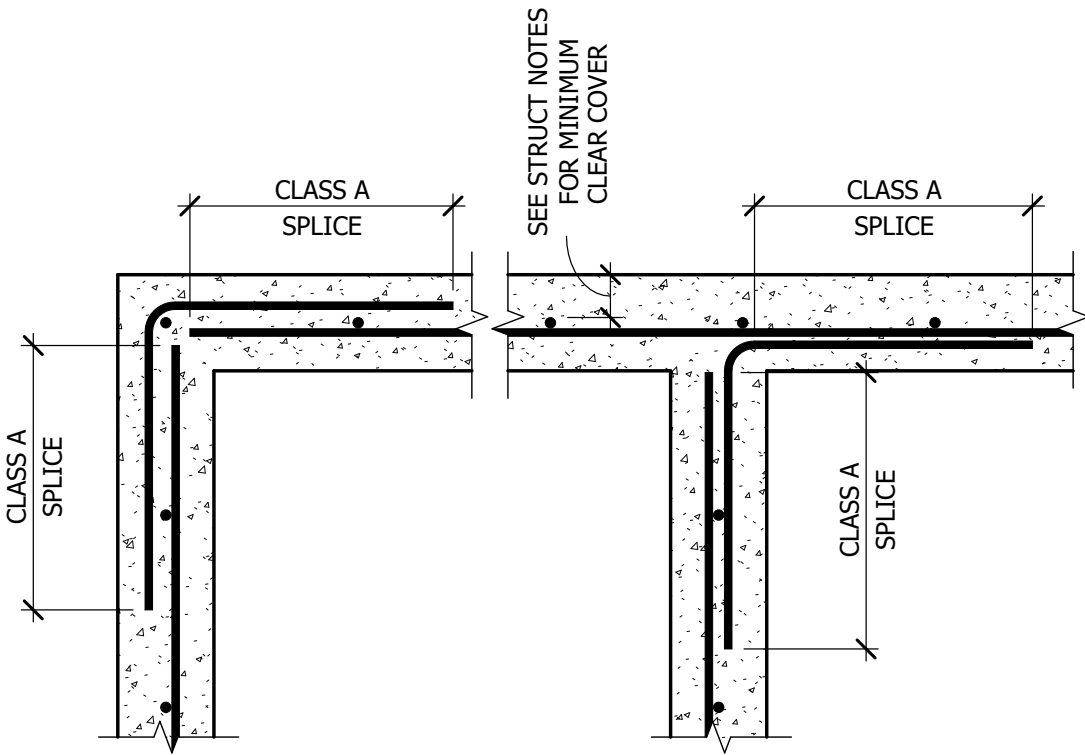


PIPES PARALLEL TO FOOTINGS

5 TYPICAL DOWELS AT CONCRETE WALLS

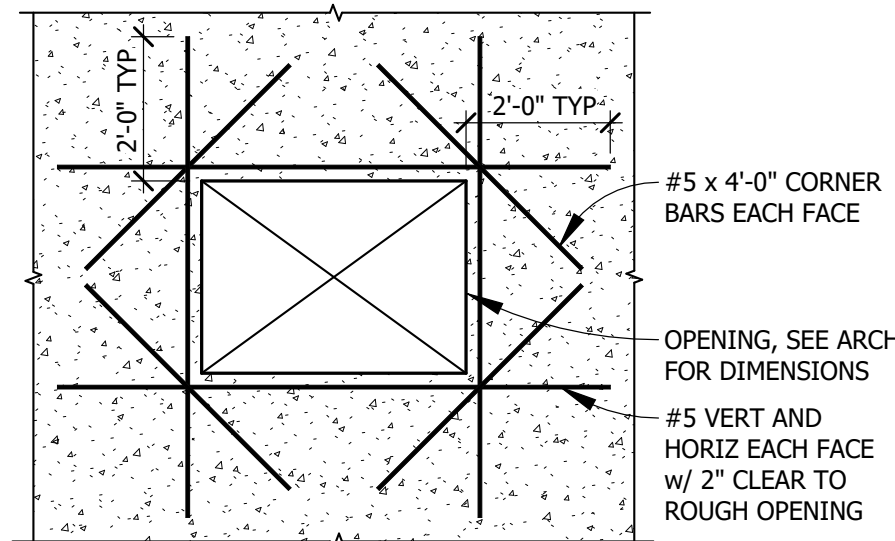
S201 3/4" = 1'-0"

BAR SIZE	A	B	C
#4	8"	7"	22"
#5	10"	7"	32"



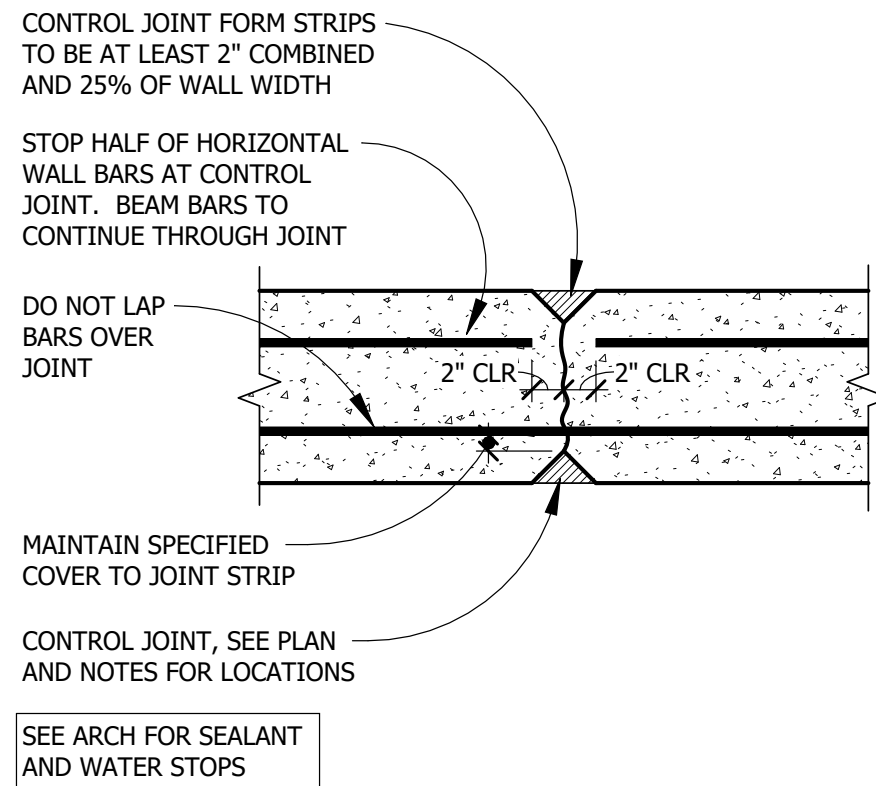
6 CONCRETE WALL REINFORCEMENT - SINGLE MAT - PLAN VIEW

S201 3/4" = 1'-0"



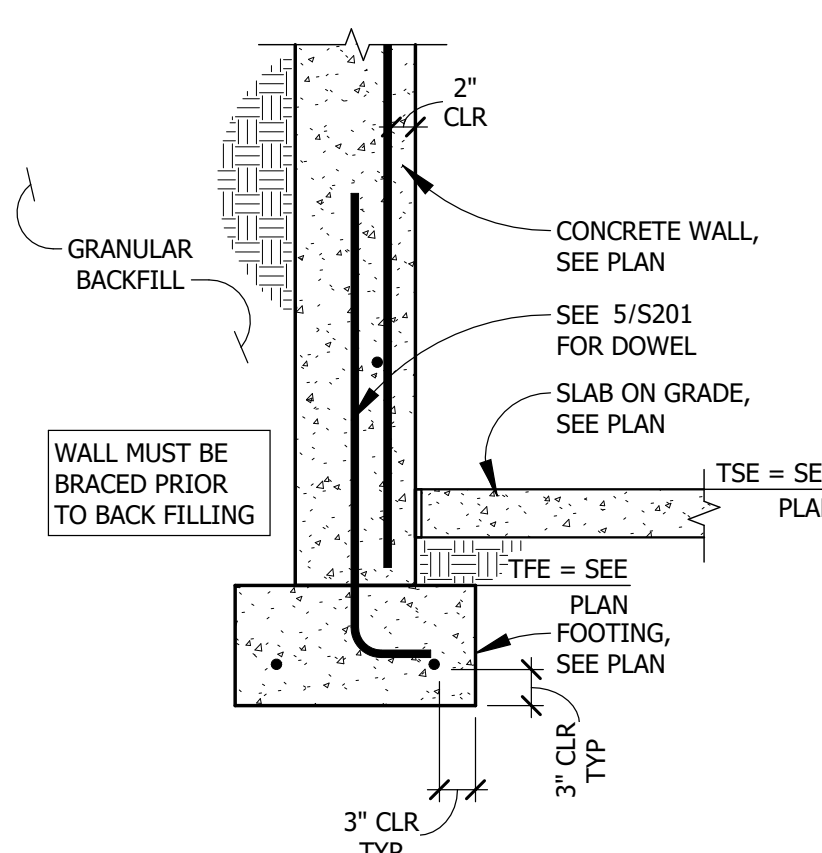
7 CONCRETE WALL REINFORCEMENT AT OPENING

S201 3/8" = 1'-0"



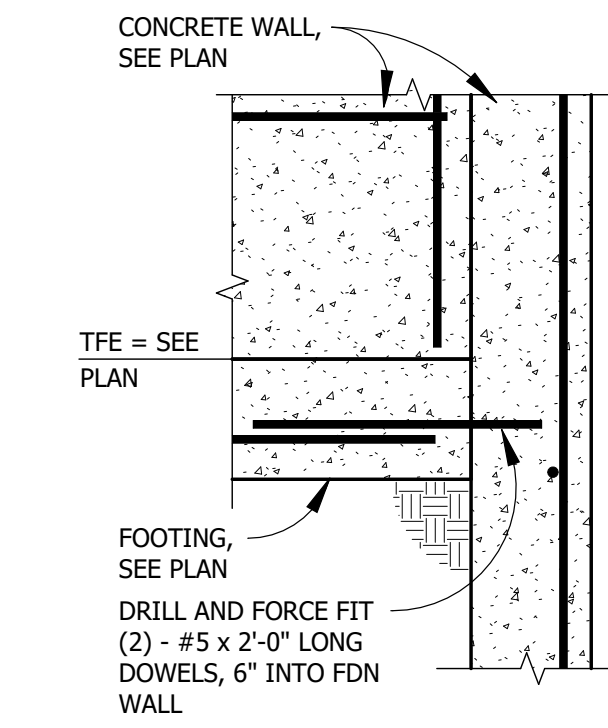
8 TYPICAL CONCRETE WALL CONTROL JOINT - PLAN VIEW

S201 1" = 1'-0"



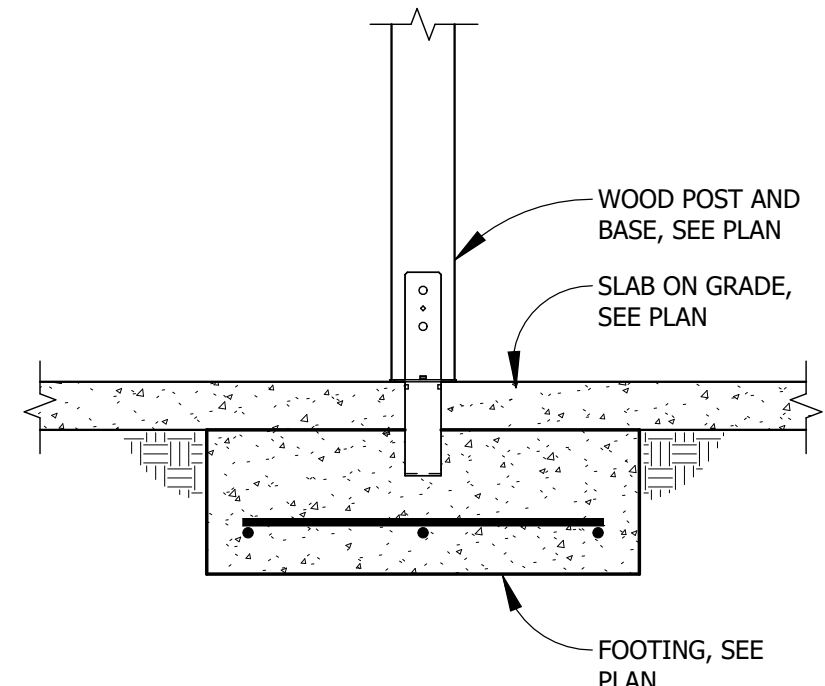
9 SECTION

S201 3/4" = 1'-0"



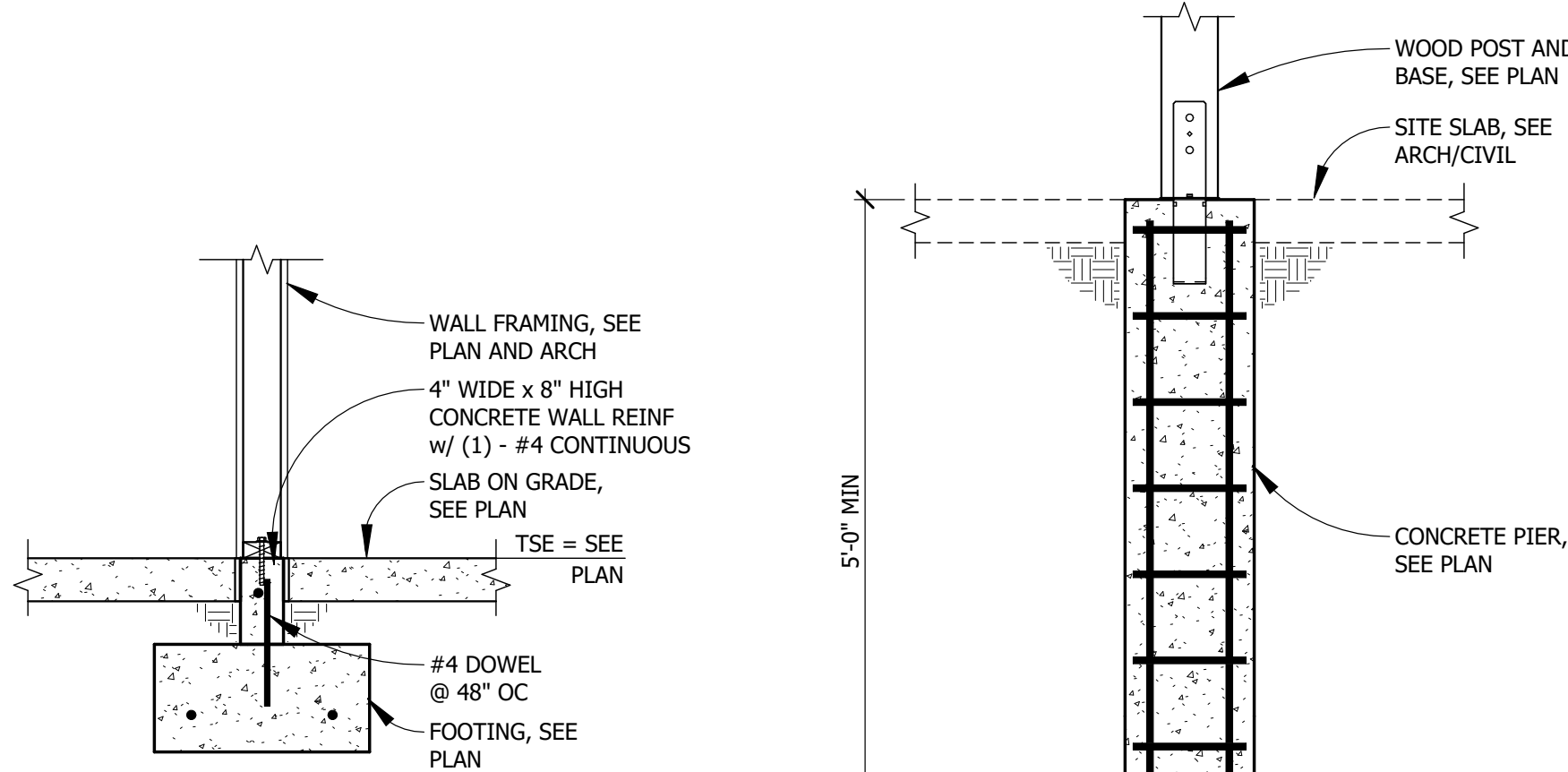
10 SECTION

S201 3/4" = 1'-0"



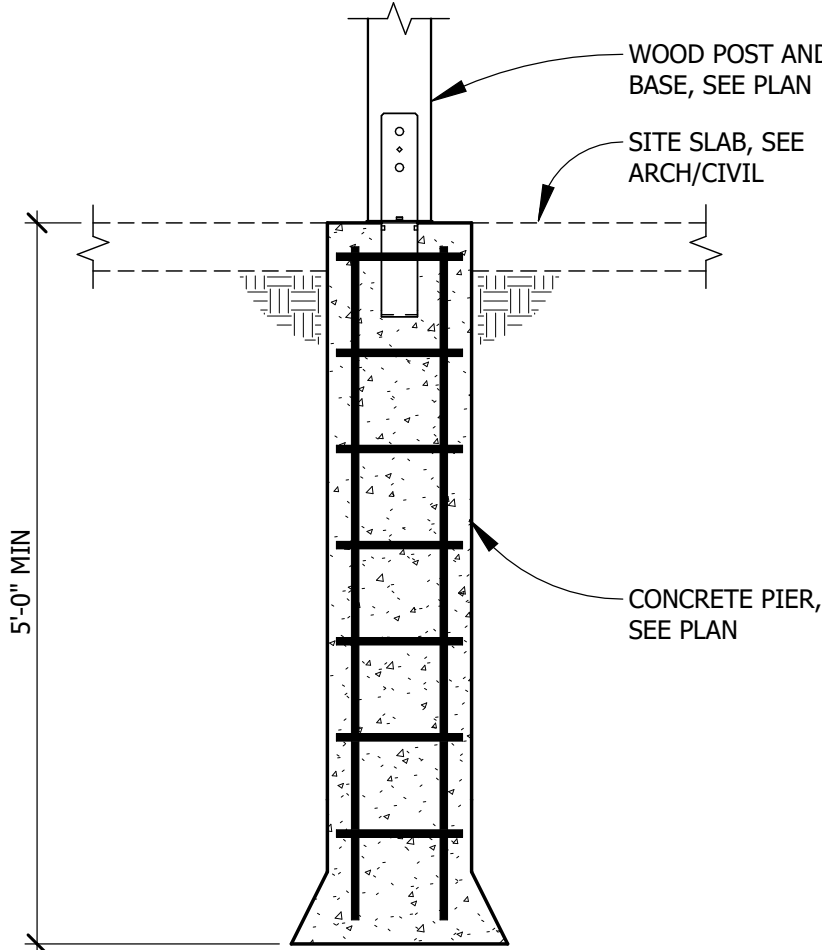
11 SECTION

S201 3/4" = 1'-0"



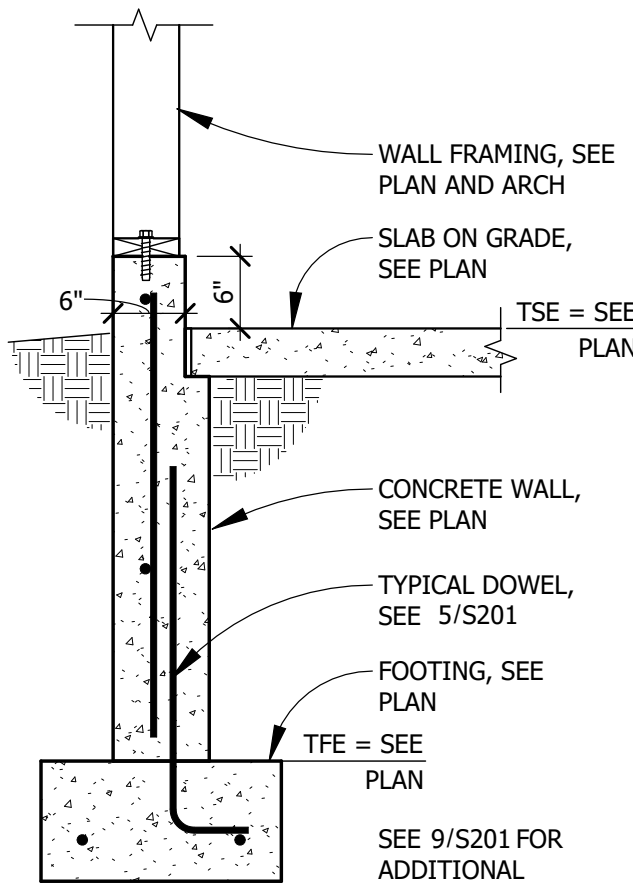
12 SECTION

S201 3/4" = 1'-0"



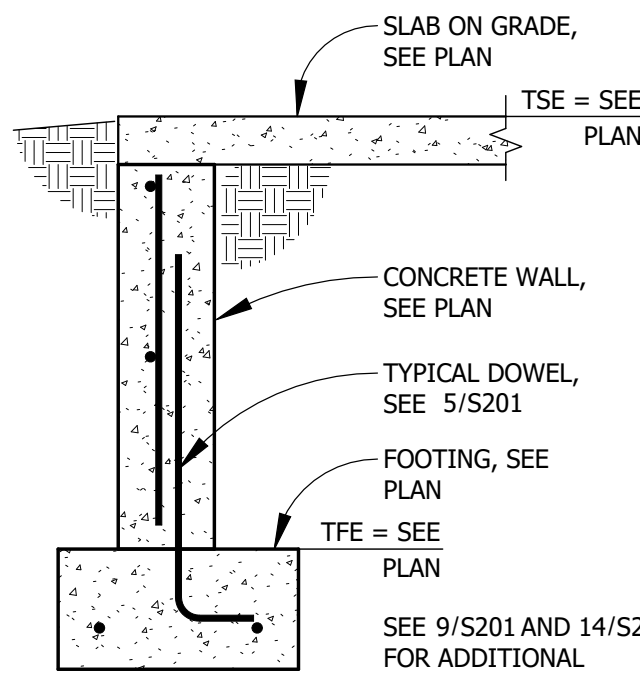
13 SECTION

S201 3/4" = 1'-0"



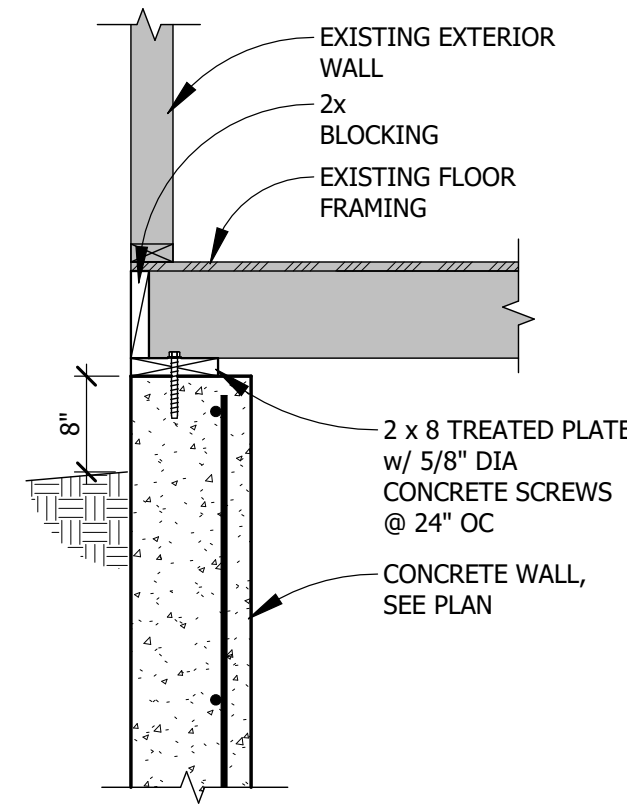
14 SECTION

S201 3/4" = 1'-0"



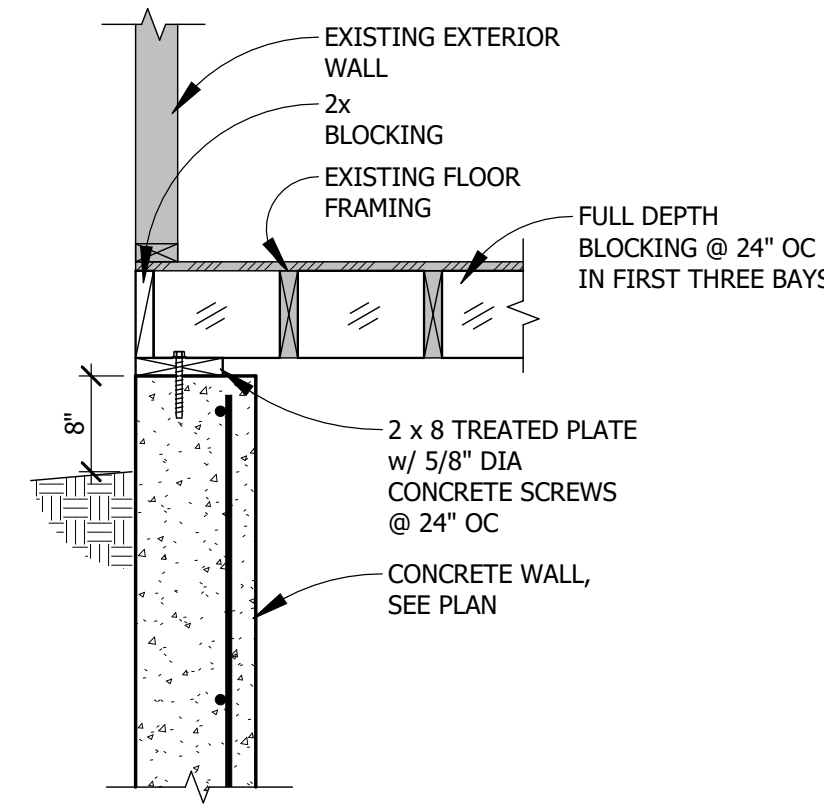
15 SECTION

S201 3/4" = 1'-0"



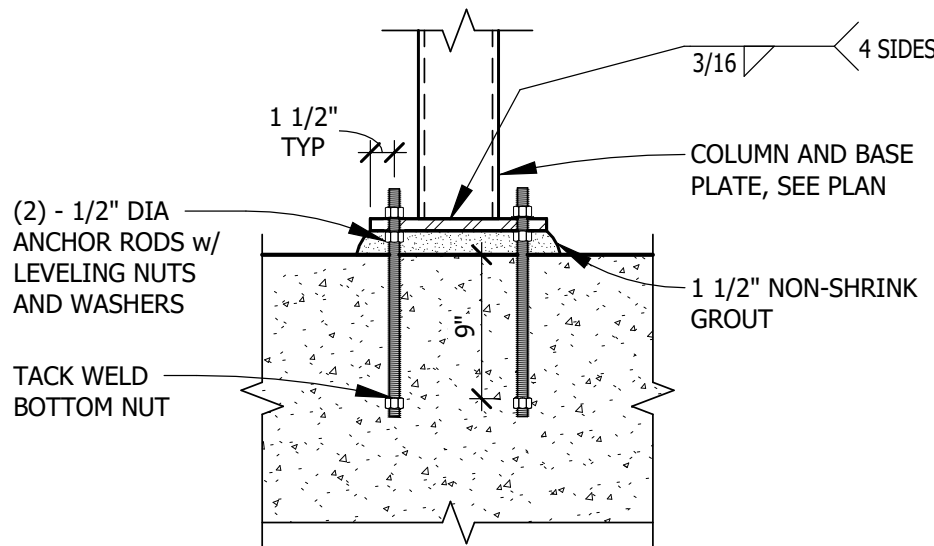
16 SECTION

S201 3/4" = 1'-0"



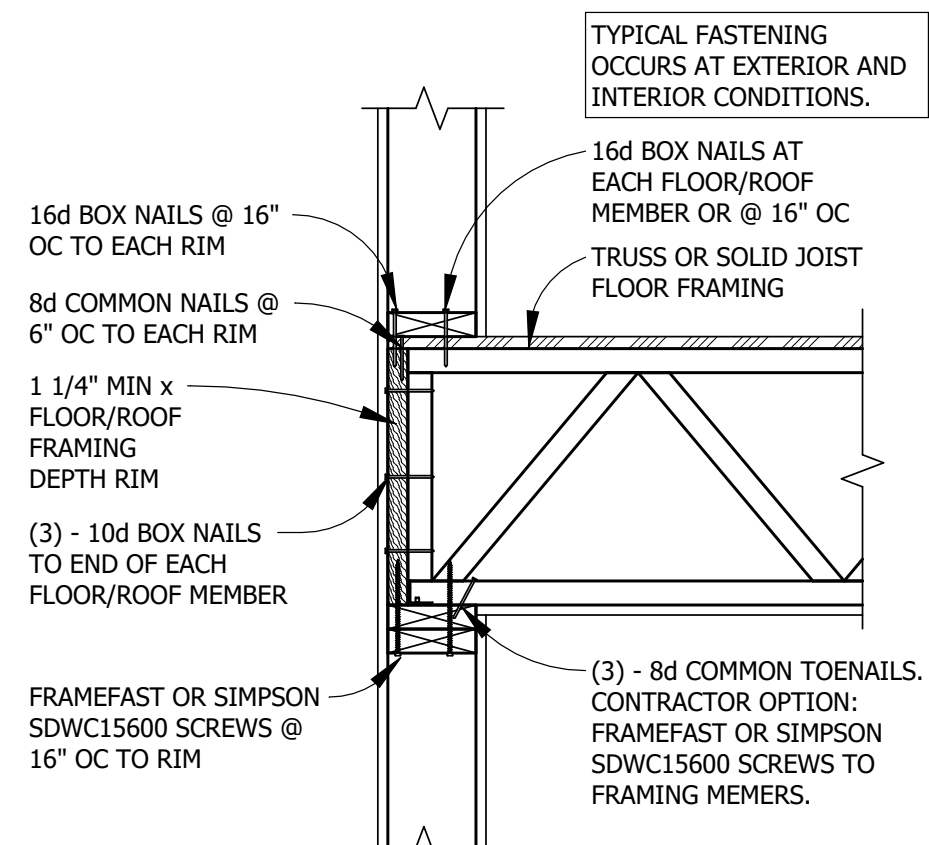
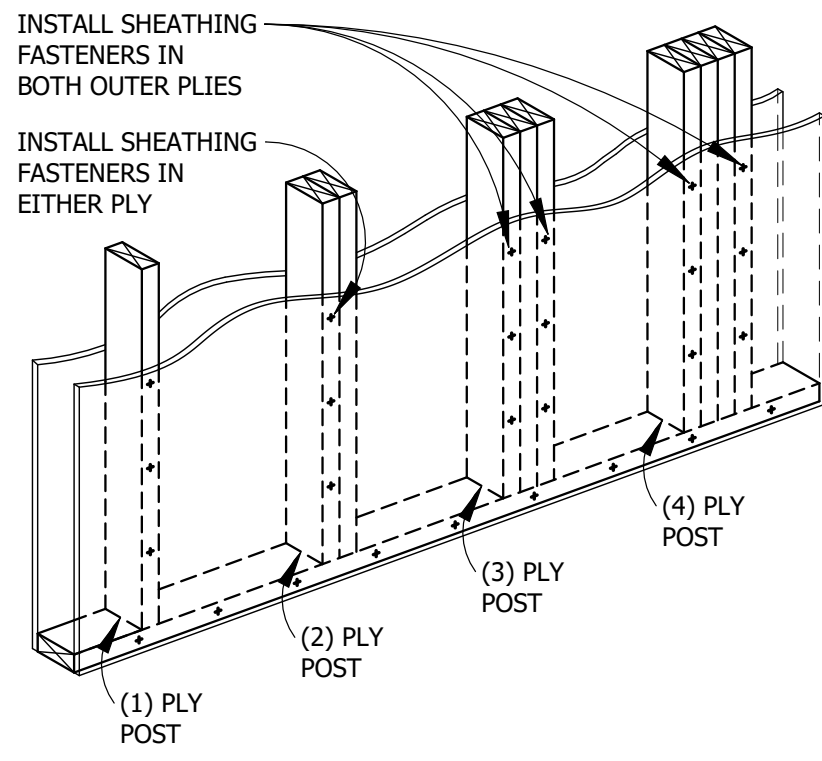
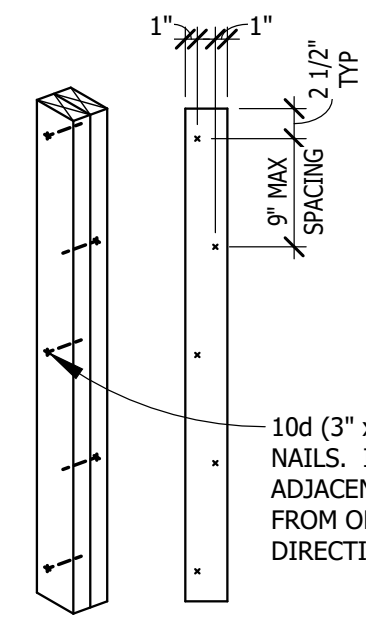
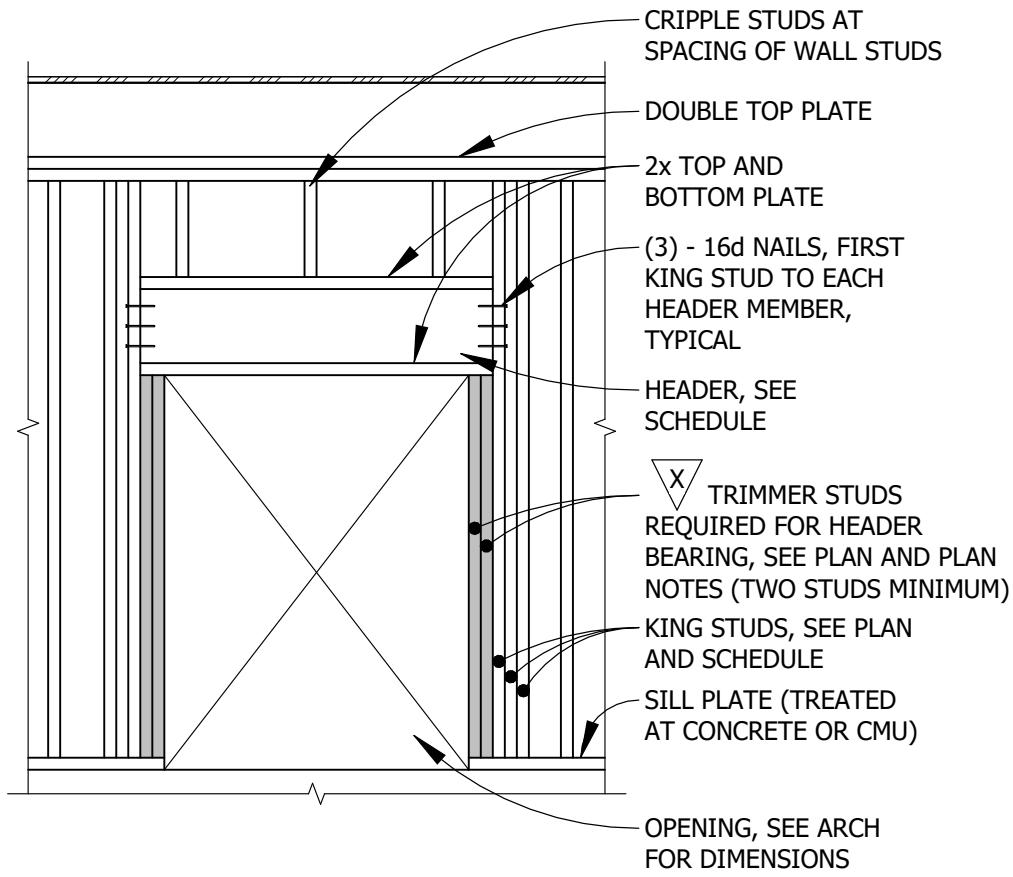
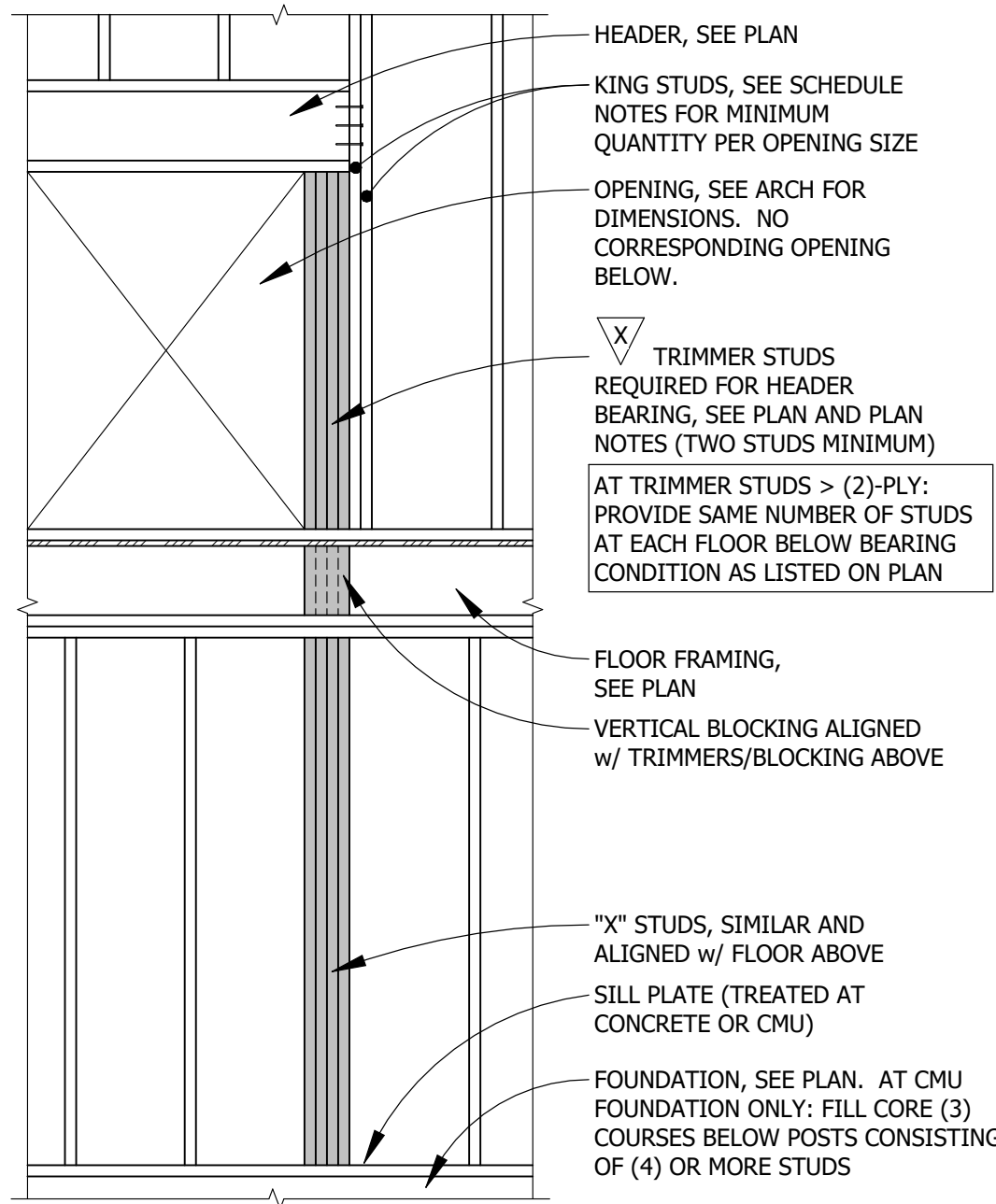
17 SECTION

S201 3/4" = 1'-0"



18 TYPICAL STEEL COLUMN BASE ANCHOR SETTING

S201 1" = 1'-0"

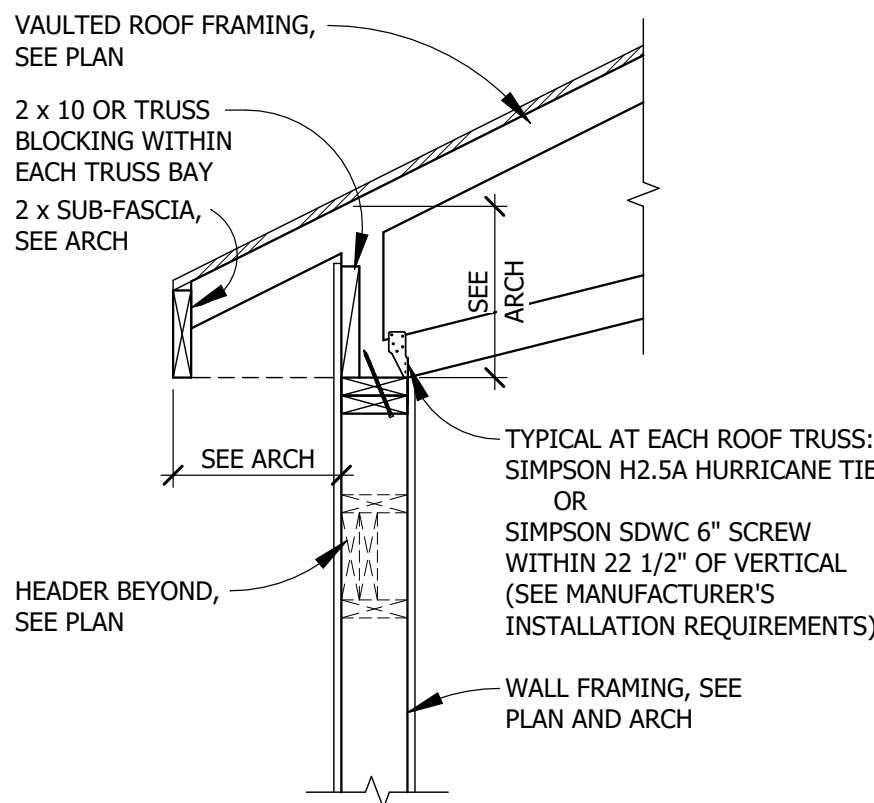
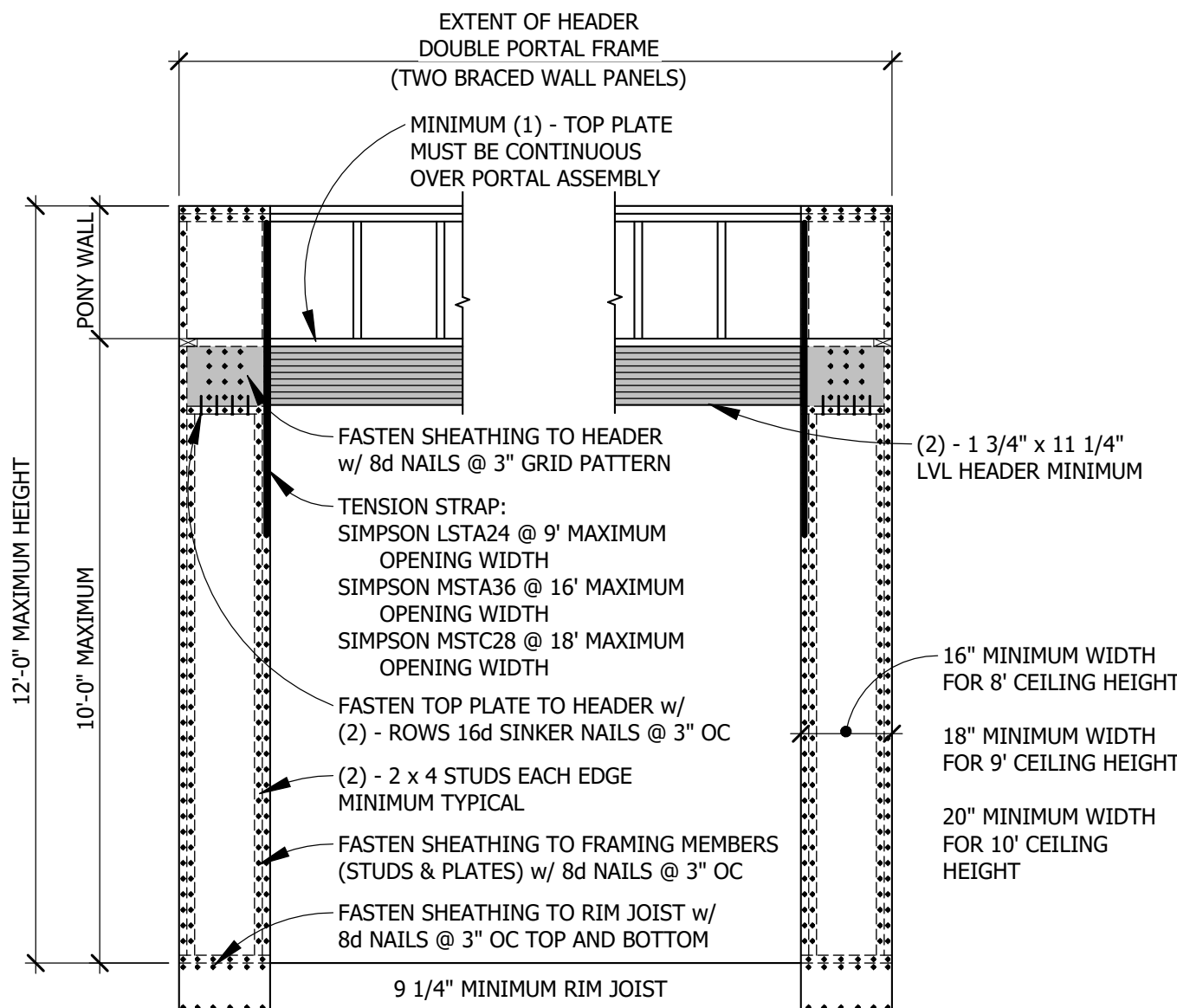
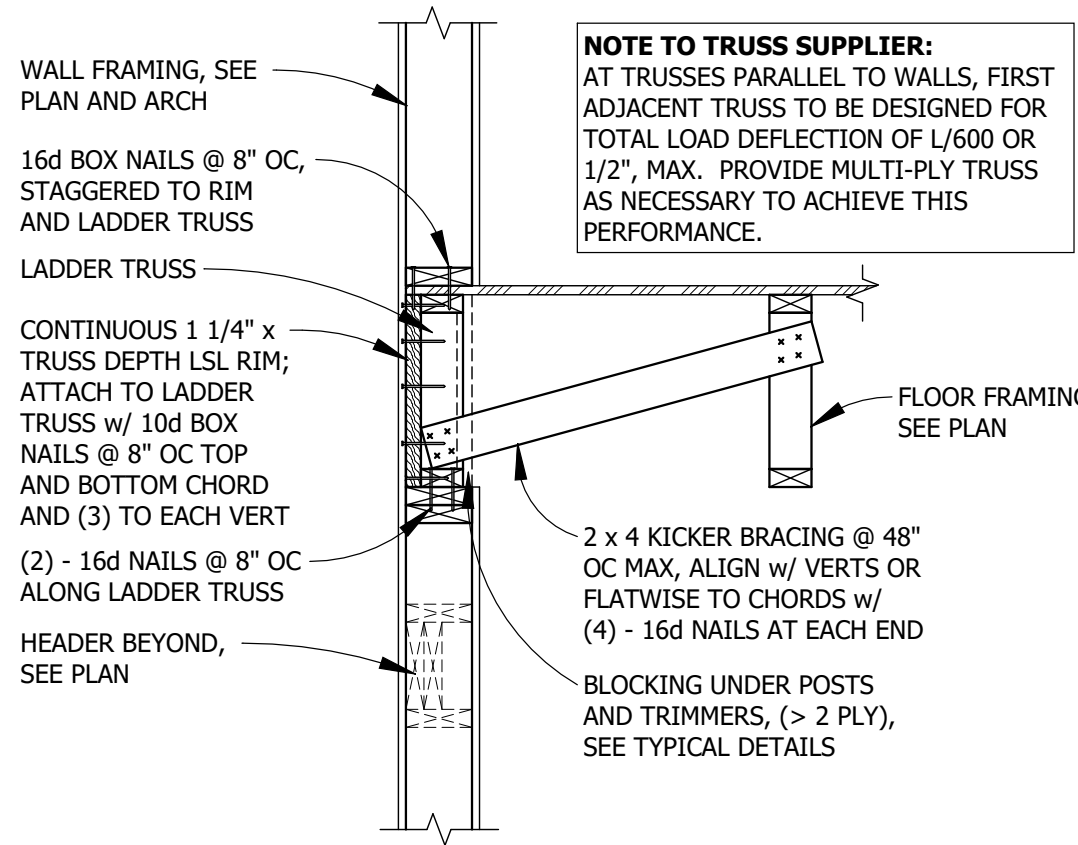
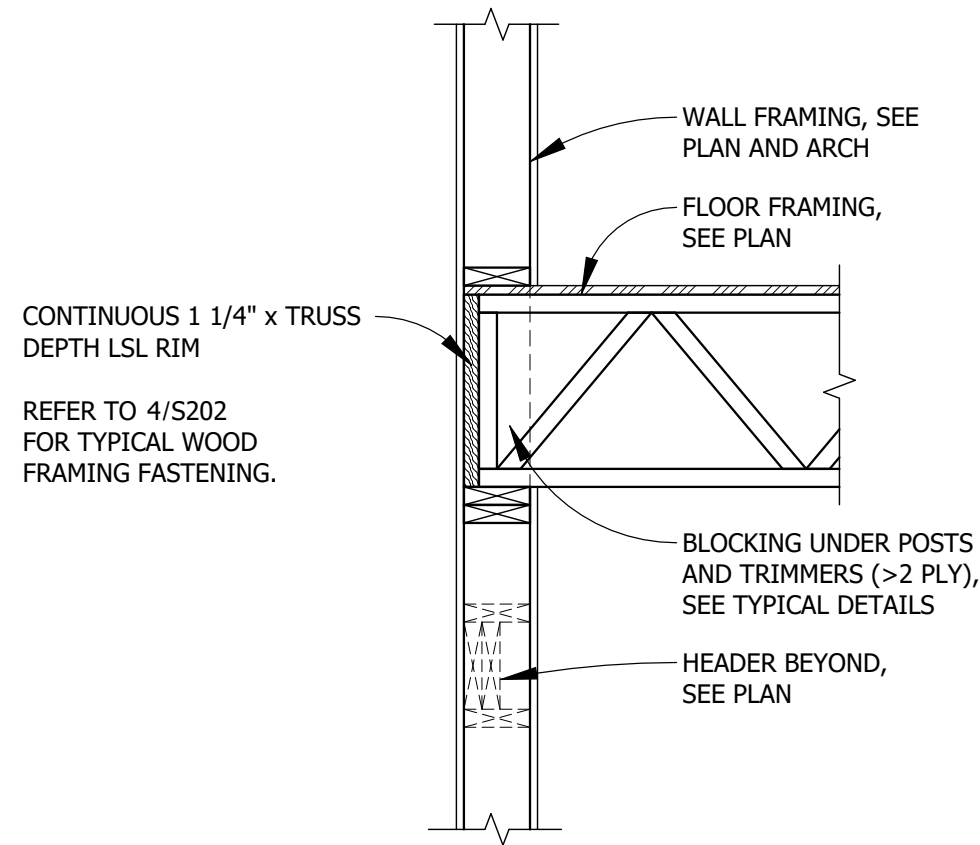
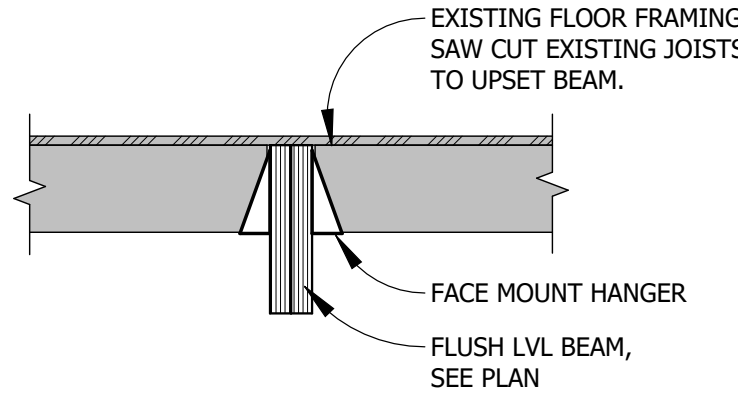
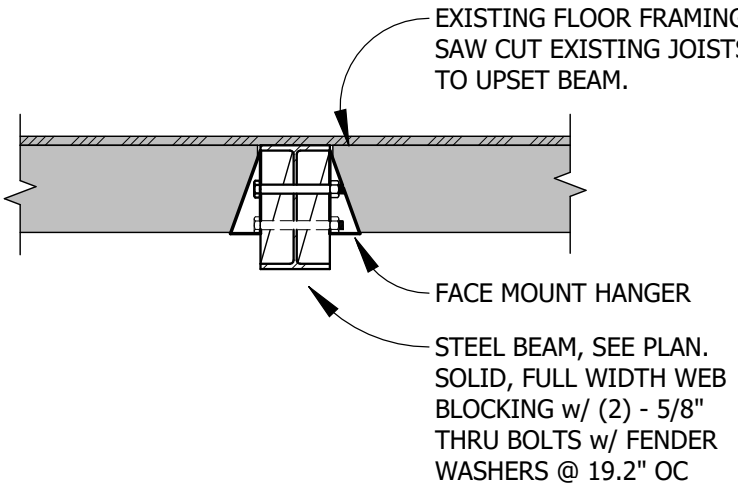


1 TYPICAL WOOD BEARING STUDS - NO OPENING BELOW
S202 1/2" = 1'-0"

2 TYPICAL FRAMING AT WOOD OPENINGS
S202 1/2" = 1'-0"

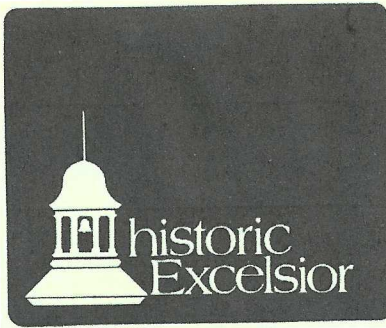
3 TYPICAL BUILT UP WOOD STUD COLUMN FASTENING
S202 NTS

4 TYPICAL WOOD FRAMING FASTENING
S202 1" = 1'-0"



9 BRACED WALL PANEL PORTAL FRAME
S202 3/8" = 1'-0"

10 SECTION
S202 3/4" = 1'-0"



City of Excelsior

339 Third Street, Excelsior, MN 55331

Telephone: 952-474-5233 Email:

APPLICATION FOR A SITE ALTERATION PERMIT

Applicant's Name: Troy Mathwig

Address: 262 Lake Street

Telephone: 612-275-0808

Authority to file application:

- ☒ Ownership
☐ Tenant
☐ Other _____

If not Owner, Owner's Name: _____

Address: _____

Telephone: _____

Project Address: _____

Do you have an architect/engineer or other designer for this project?

- ☒ Yes
☐ No

Name: Tim Stone (architect) Ken Green (engineer)

Address: 715 Elm St, Anoka / 105 5th Ave S, MPLS

Attach the following materials for all applications:

- ☒ A current photograph of the exterior sides of the building (or site) where work will take place.
☐ A scaled elevation drawing of the sides of the building illustrating the work to be performed.
☐ A scaled site plan (for any site changes).

- ☒ A short narrative of the work to be done and how the work relates to the building's architecture.
- ☐ Identification of all exterior building materials and colors, including materials samples and paint chips of proposed colors.

Note: An application will not be deemed complete until all of the items above have been submitted to the City.

Narrative Description of Proposed Site Alterations: (Include any changes to masonry walls or foundations, siding or paint, roofs or chimneys, doors or windows, porches or steps, awnings or shutters, fences or retaining walls, landscaping or lighting).

Enforcement Acknowledgement: By signing below, the applicant acknowledges that in case any building or structure subject to the regulation of this ordinance is to be erected or constructed, reconstructed, altered, repaired, maintained, moved, or subjected to demolition in violation of the city's heritage preservation ordinance (chapter 20 of the Excelsior City Code), the zoning administrator or building official, in addition to any other remedies, may (as is outlined in Excelsior City Code § 20-17):

- (1) Institute civil action for injunctive relief to stop, prevent, or abate a violation of this chapter.
- (2) Issue a stop work order to prevent a continuing violation of this chapter.
- (3) Issue a one-year moratorium on all building permits for the subject property for alterations to a historic resource without an approved site alteration permit.
- (4) For removal or total or partial demolition of a historic resource without an approved site alteration permit, the zoning administrator may also:
 - a. Issue a five-year moratorium on all building permits for the structure and for the property, other than as may be required to comply with applicable health and safety requirements and regulations, and in no event shall any permit authorize the new construction to exceed the building square footage, height and lot coverage of the original structure; or
 - b. Issue a fee of 50 percent of the assessed value of the land and structure prior to demolition and replacement structure is not to exceed the footprint of the building that was demolished.

The applicant further acknowledges that any work which proceeds in violation of this chapter, in contravention of a stop work order, or in disregard of a court ordered injunction shall be a public nuisance and enforced pursuant to section 16-37 of the City Code and that a person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this chapter may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, altered, repaired, converted, moved, or subjected to demolition.

If you need additional space, please include additional sheets.

The front porch was built per architectural plans, the architect rendering was not meant to be an exact photograph. With the upper deck, as opposed to just a covered porch, the structural framing needs to be more significant than the previous covered porch. We built the porch to replicate the original 1884 porch with an upper deck.

The garage height was established by matching the gables on the main house. We also needed this height for a usable apartment space above the garage. The east wall was already reduced to 6'. The architect made a mathematical error on one sheet of his plan, the other sheet showed the lumber yard and framer how to build the garage, and thus the garage was built according to the plan approved by the HPC.

I hereby certify that the above information, the checklist below and all accompanying documents and information are true and accurate to the best of my knowledge.

Applicant's signature

Date

Site Alteration Permit Checklist Overview

The Excelsior Heritage Preservation Commission (HPC) reviews land use activities that may affect Excelsior's historical and architectural attributes and has prepared a checklist to assist you in applying for a Site Alteration Permit. In addition to the general materials listed on page 1, applicants should refer to the checklist below for additional requirements applicable to particular types of projects. A summary of HPC Guidelines are also available at Excelsior City Hall.

Please be thorough in completing the checklist. The decision of the HPC will be based on the completed checklist and other materials you submit. Any unidentified alterations not shown on the checklist or application materials will need to be discussed with staff and possibly returned to the HPC for further review. Work completed without the HPC's approval is in violation of the City Code and may be subject to fines or penalties. The Excelsior City Staff is available to answer questions regarding the application and checklist. You may contact them at 952-474-5233.

HERITAGE PRESERVATION COMMISSION **Site Alteration Permit Checklist**

NATURE OF SITE ALTERATION (check all that apply):

- ☐ SIGNAGE (Complete Section 1 below)
- ☒ CHANGES IN MATERIAL OR ADDITIONS (Complete Section 2 below)
- ☐ NEW CONSTRUCTION (Complete Section 3 below)
- ☐ DEMOLITION (Complete Section 4 below)
- ☐ RELOCATION OF STRUCTURE (Complete Section 5 below)
- ☐ LANDSCAPE OR PARKING ALTERATIONS (Complete Section 6 below)

1. SIGNS AND AWNINGS:

- ☐ Dimensional elevation drawn to scale identifying materials, colors, and lettering style. Include height, width and depth.
- ☐ Description of any proposed lighting.
- ☐ Description of location.

For a wall sign, show how and where it will be attached. For free-standing sign, show height measured from the existing and proposed grade and site plan with sign location and dimensions from property lines and dimensions from structures on lot.

2. CHANGES IN MATERIAL AND ADDITIONS:

- ☐ Scaled elevation drawing indicating proposed alterations. Minimum scale $1/4" = 1'0"$.
Color scale rendering is required for major alterations (those requiring City Design Standards approval). Include door and window design when proposed to be altered. Manufacturer's catalog data must be used, if applicable.
- ☐ Description of all exterior materials and colors.
Include all proposed materials samples and paint chips of proposed colors.
- ☐ Site plan showing dimensions of lot and location and dimensions of existing structures on lot.
Include location and dimensions of all proposed additions.
- ☒ Photographs of existing conditions from all elevations.
Historic photographs should accompany any request to return a structure to an earlier historic appearance.

3. NEW CONSTRUCTION:

- ☐ Scaled elevation drawing showing all sides and dimensions. Minimum scale $1/4" = 1'0"$.
Color scale rendering is required for all new construction. Include door and window design and description of all exterior design elements. Manufacturer's catalog data must be used, if applicable.

- ☐ Elevation drawings to scale showing relationship to height and massing of adjacent structures.
- ☐ Photographs of proposed site and adjoining properties.
- ☐ Site plan including building footprint and all landscape and parking features.
- ☐ Elevation drawings and material and color details for exterior features.
Include roofs, steps, doors, windows, siding, porches, foundations, walls, etc.
- ☐ Scale model may be required for major construction, as determined by the HPC.

4. DEMOLITION:

- ☐ Justification for proposed demolition.
Provide documentation that a building classified as historic is incapable of earning any economic return on its value as appraised by a qualified real estate appraiser. Provide proof that all reasonable alternatives for re- use and restoration have been exhausted.
- ☐ Proposed use of site after demolition.
Include plans and construction schedule for proposed structures and evidence of compatibility with all zoning and comprehensive plan requirements. Plans must demonstrate compatibility with adjacent historic structures or sites.
- ☐ Photographs of all structures to be demolished.

5. RELOCATION OF STRUCTURE:

- ☐ Photograph of existing structure on existing site.
- ☐ Photograph of proposed site and map of location.
- ☐ Reasons for request to move structure.
Information for relocations shall be the same as demolition (for the removal of a structure from a historic site or district) and new construction (for the relocation of a structure to a site within a historic site or district).

6. LANDSCAPE AND PARKING ALTERATIONS:

- ☐ Site plan showing location and layout.
- ☐ Description or depiction of materials, dimensions and design.
Include location and type of vegetation.
- ☐ Photograph of affected areas of site.

Procedure for Review of Site Alteration Permits

The application for a Site Alteration Permit, completed checklist and all supporting information must be received **no later than 21 calendar days** prior to the Heritage Preservation Commission meeting. Incomplete applications will not be reviewed by the Commission. The Heritage Preservation Commission normally meets the fourth Tuesday after the fourth Monday each month. Applicants are strongly encouraged to attend the meeting.

Decisions of the Heritage Preservation Commission may be appealed by filing notice with the City Clerk within 10 business days following the meeting.

The Site Alteration Permit does not relieve the property owner from the responsibility of obtaining any other required permits. Building permits and other permits may be required even if a Site Alteration Permit is not required. For more information, please contact Excelsior City Hall.

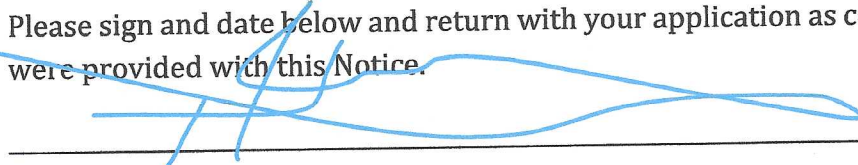
NOTICE TO PERSONS COMPLETING THIS FORM

Please be advised that the information requested in this application is sought for the purpose of evaluating your request.

Any information you submit with this application may be made available to various City employees, City officials, members of City boards or commissions, and the public.

You may refuse to provide any of the information requested but that refusal may limit the City's ability to act on your request or result in the denial of that request. If you believe that any information you are providing constitutes private or confidential data under the Minnesota Government Data Practice Act and you want to limit the dissemination of that data, please contact the City Manager prior to submitting that information to discuss whether dissemination of that data may be limited.

Please sign and date below and return with your application as confirmation that you were provided with this Notice.

 6-26-25

Signature

Date

City Staff Use Only:

Downtown Historic District:

- ☐ Contributing
☐ Non-contributing

Designated Historic Site No. _____

Type of Alteration:

- ☐ Major change in materials/addition (subject to Design Standards review)
☐ Minor change in materials/addition (not subject to Design Standards review)
☐ New construction/relocation
☐ Landscape/parking alterations
☐ Demolition/relocation
☐ Signage/awning (Sign permit must also be filed)

Current Zoning: R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5 P Other: _____

Application deemed complete on _____ by _____

Heritage Preservation Commission Action:

On _____, the action requested in the foregoing application was:

☐ Approved

Conditions:

☐ Disapproved

Reasons:

City Council Determination on Appeal of HPC Action:

On _____, the City Council took the following action on the appeal:

- ☐ Sustained HPC Action
☐ Overturned HPC Action

Applicant Narrative

From: [Troy M](#)
To: [Julia Mullin](#)
Cc: [Kristi Luger](#); [Tietjen, Mary D.](#); [Rud Randy](#); [Amy Lucas](#); [Ali Cameron](#)
Subject: RE: 262 Lake: Documents requested for HPC Meeting
Date: Monday, June 30, 2025 7:59:44 PM
Attachments: [image001.png](#)
[262 Landscape plan June 25 2025.pdf](#)
[262 Covered Porch.png](#)
[262 Porch House View from Bay.png](#)
[262 Original porch with deck.png](#)
[262 Site Alteration Permit June 26 2025.pdf](#)
[251106 ASBUILT.pdf](#)
[241724 -262 Lake Street Excelsior-S1 REV 12-9-24 marked up.pdf](#)

Julia,

Responding to your letter:

#1 States;

Your letter states: “ The construction of the front porch has deviated from approved plans “. We built the front porch according to the architectural plans. It does not deviate from the original porch that was built 100 years ago or the architectural plan.

#2

The construction plans, A501, describing how to build the garage did have a total height of 26’ 10”. The garage was built according to the plan. The total height is 26’. We dropped the height inside the garage by 10” to reduce the over-all garage height. We now have minimal clearance inside the garage for an opener, etc.

#3

How was it determined that the house was not raised according to the plan of 8”? We did raise the house 8”. The house is not exposed by 3’. The plan, A101 shows four steps, the porch we built has four steps.

Please see the following attached details :

1. Landscape plan, Techny Globe 24BB shrubs added at front porch. Two drainage trenches in the backyard, leading to another trench in the front yard with French drains connecting.
2. Photo, covered front porch
3. Porch view from the bay. Blurry photo but I think it helps to show the mass of this original porch with deck.
4. Original photo of porch with upper deck, this photo shows 4 risers to the deck of the porch. We currently have four steps.
5. With 4 risers, the original deck would be about 30” from the ground.

6. The architect drawing of space under the windows, is not meant to be a photograph. It's a representation. I think we are all more interested in what the original porch and deck looked like a 100 years ago ?
7. The garage height was set by the architect drawing and we built the garage accordingly; he made a mathematical error on one page.
8. The drawings for the garage were set to match the gable pitch on the house and allow usable space in the apartment above.
9. Site alteration permit application
10. As-built survey

From: Julia Mullin <jmullin@excelsiormn.org>

Sent: Wednesday, June 25, 2025 8:56 AM

To: Troy M <troy@4125llc.com>

Cc: Kristi Luger <kluger@excelsiormn.org>; Tietjen, Mary D. <mtietjen@kennedy-graven.com>; Rud Randy <rr@mwimn.com>; Amy Lucas <amymilucas@gmail.com>; Ali Cameron <acameron@excelsiormn.org>

Subject: letter re stop work order

Hi Troy. I've attached a letter regarding the stop work order at your property at 262 Lake Street.

I will call you this morning and we can discuss it.

Julia

Julia Mullin • Community Development Director

Direct Phone 952.653.3674 | www.excelsiormn.org

City Hall is open 7:30 am-5:30 pm, Monday-Thursday



350 Highway 7, Suite 230
Excelsior, MN 55331-1877

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel. If necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building line dimensions to the property lines, are taken from the siding and/or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
7. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey, when determining other elevations for use on this site or before beginning construction.
8. We were asked to locate the foundation and get some top of foundation elevations. The foundation is shown on the survey and is very close to the building walls. I have denoted the existing top of the foundation elevations as ETF. I have also shown the existing building setbacks to the lot line with an F, behind them. Please keep in mind that we are just looking at a portion of the foundation that was visible at the time of survey. We make no representation that the foundation as shown and dimensioned here is an accurate location of that foundation. The only way to correctly show the foundation it to have it excavated. Also note that the West corner of the foundation is under a concrete slab. We are showing the foundation the best we can from the foundation lines leading up to that corner. That corner was not visible during the site visit.
9. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

¹¹ Denotes iron survey marker, set, unless otherwise noted.

LEGEND	
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	X 962.5
PROPOSED CONTOUR	— 962
PROPOSED SPOT ELEVATION	962.5
ORAINAGE ARROW - FLOW	→
TREE REMOVAL	⊗

EXISTING HARDCOVER		PROPOSED HARDCOVER	
HOUSE	1,442 SQ. FT.	HOUSE	1,942 SQ. FT.
EAST PORCH	403 SQ. FT.	COVERED PORCH	338 SQ. FT.
GRAVEL DRIVEWAY	601 SQ. FT.	CONCRETE LANDING	15 SQ. FT.
GARAGE	501 SQ. FT.	GARAGE APRON	78 SQ. FT.
CONCRETE EAST	150 SQ. FT.	DRIVEWAY	692 SQ. FT.
CONCRETE WEST	285 SQ. FT.	AC. PAVEMENT	7 SQ. FT.
WEST PORCH	88 SQ. FT.	PAINT WALK	129 SQ. FT.
		PAPER STEPPERS	48 SQ. FT.
TOTAL EXISTING HARDCOVER	3,280 SQ. FT.	TOTAL PROPOSED HARDCOVER	3,248 SQ. FT.
AREA OF LOT	7,245 SQ. FT.	AREA OF LOT	7,245 SQ. FT.
PERCENTAGE OF HARDCOVER TO LOT	44.8%	PERCENTAGE OF HARDCOVER TO LOT	44.8%



Landscape and grading concept provided by
Eskuche Design Group based on survey data
provided by Advance



ISKUCH
UNIVERSITY

952-544-3844
18318 Minnetonka Blvd
Deephaven, MN 55391
Copyright 2025

9 JUNE 2025

12-3-24	FRONT PORCH SIDE DRIVEWAY LAWN/UT. ADDITION SIDE, INC.	SCALE: 1" = 30'  	CLIENT NAME, JOB ADDRESS TROY MATHWIG 262 LAKE STREET EXETER, NH	ADVANCE Surveying & Engineering, Co. 13917 Main Street Merrimack, New Hampshire 03005 Phone: 603.251.7364 Web: www.advanceinc.com	DATE SUBMITTED: JULY 21, 2022	SHEET TITLE	SHEET 17 X 22 SHEET NO. S1 SHEET 1 OF 1
					DATE DATED: NOVEMBER 28, 2024	PROPOSED SURVEY DRAWING NUMBER 241724 JR	



COVERED PORCH



FRONT PORCH VIEW



PORCH SIDE VIEW



ORIGINAL PORCH WITH DECK



PORCH HOUSE VIEW FROM BAY



GARAGE AND BACK OF HOUSE



GARAGE SIDE VIEW

LEGAL DESCRIPTION:

Lot 2, SEAMAN'S SUBDIVISION OF LOTS 7 & 8 EXCELSIOR, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
7. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
8. We were asked to locate the foundation and get some top of foundation elevations. The foundation is shown on the survey and is very close to the building walls. I have denoted the existing top of foundation elevations as ETF. I have also shown the existing building setbacks to the lot line with an F. behind them. Please keep in mind that we are just looking at a portion of the foundation that was visible at the time of survey. We make no representation that the foundation as shown and dimensioned here is an accurate location of that foundation. The only way to correctly show the foundation it to have it excavated. Also note that the West corner of the foundation is under a concrete slab. We are showing the foundation the best we can from the foundation lines leading up to that corner. That corner was not visible during the site visit.
9. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:

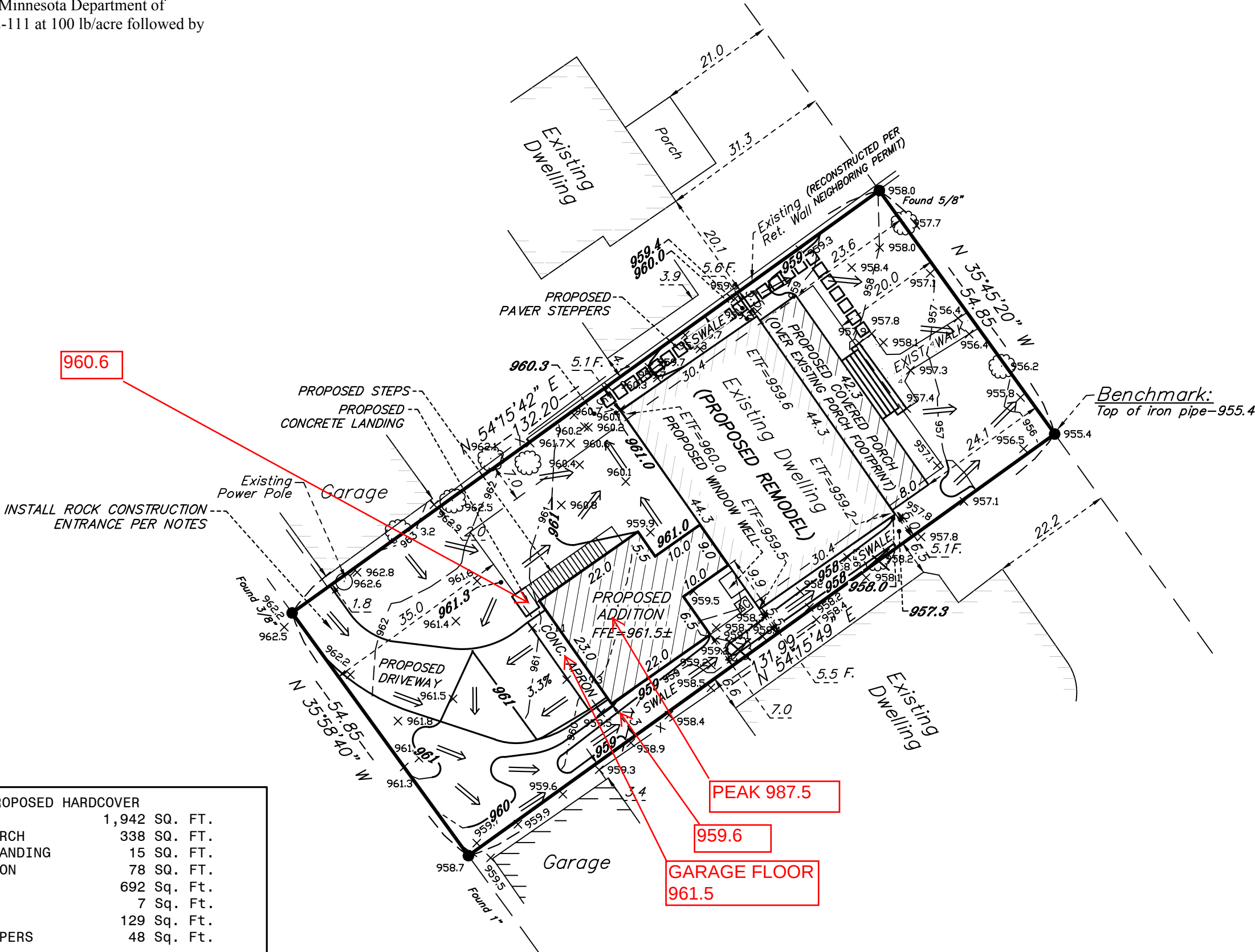
- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.

- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.
- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.

- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Excelsior requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.



LEGAL DESCRIPTION:

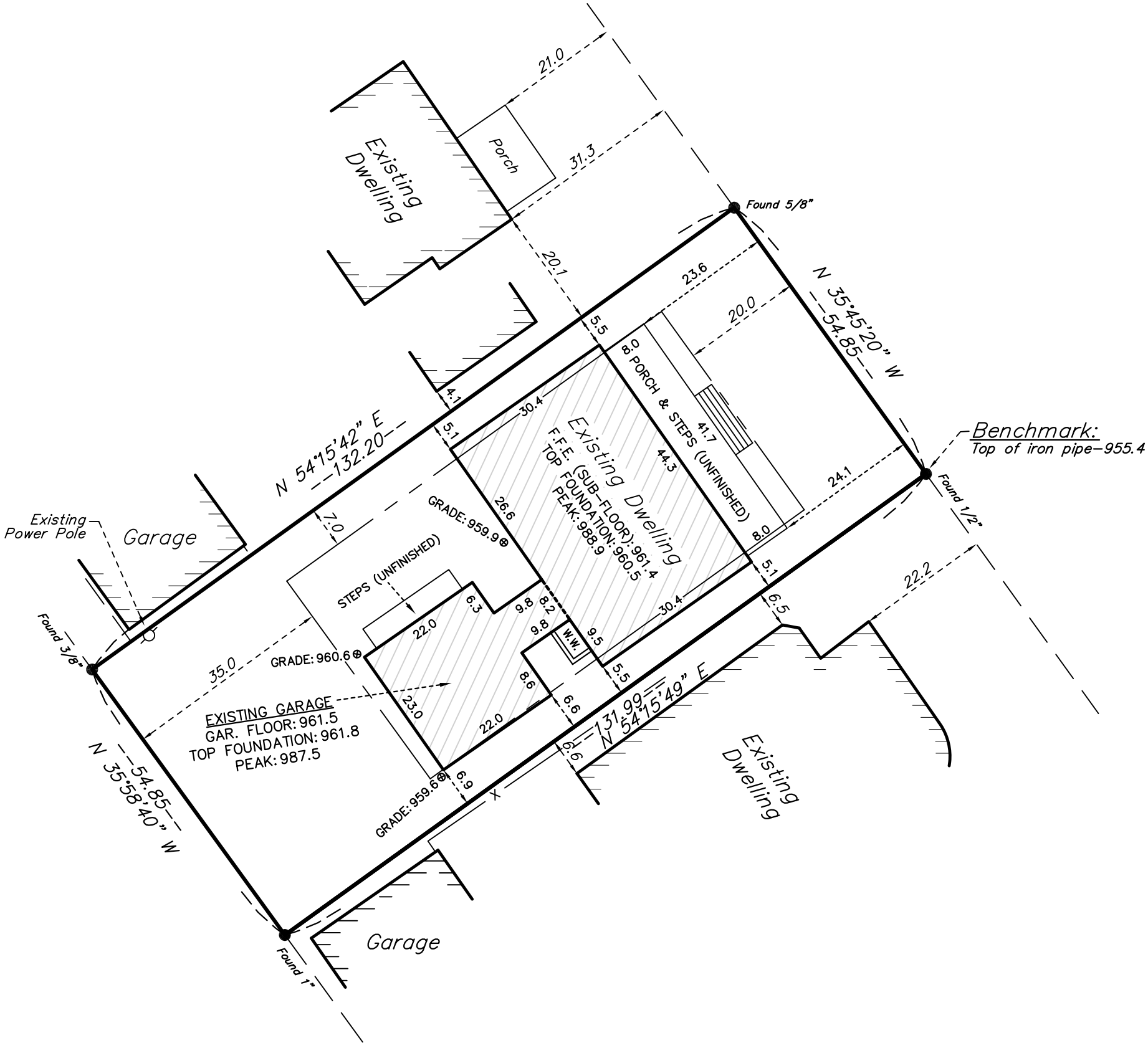
Lot 2, SEAMAN'S SUBDIVISION OF LOTS 7 & 8 EXCELSIOR, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	Advance Surveying & Engineering Co.	I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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. <i>Wayne W. Preups</i> Wayne W. Preups	DATE SURVEYED: JUNE 27, 2025	SHEET TITLE AS-BUILT SURVEY	SHEET NO.
			TROY MATHWIG 262 LAKE STREET EXCELSIOR, MN	18202 Minnetonka Blvd., Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	#43503 JUNE 30, 2025 LICENSE NO. DATE	DATE DRAFTED: JUNE 30, 2025	SHEET SIZE: 11 X 17 DRAWING NUMBER 251106 ASBUILT	S1 SHEET 1 OF 1 Page 36 of 45

City of Excelsior
Heritage Preservation Commission
Resolution No. 2024-16

A Resolution Approving a Site Alteration Permit
for renovation, new addition and garage demolition at
262 Lake Street

WHEREAS, Troy Mathwig, the owner of 262 Lake Street, Excelsior, MN 55331, (“Applicant”) has applied for a Site Alteration Permit for renovation and new rear addition at 262 Lake Street as well as garage demolition;

WHEREAS, the Heritage Preservation Commission (“HPC”) considered Applicant’s application and its meeting on September 24, 2024.

NOW, THEREFORE, IT IS RESOLVED, that the Applicant’s application for a Site Alteration Permit at 262 Lake Street is approved with conditions.

FINDINGS OF FACT

1. Tory Mathwig, owner of 262 Lake Street, Excelsior, MN 55331 (“Applicant”) has applied for a site alteration permit to renovate the house, build a rear addition and demolish the garage at 262 Lake Street.
2. The Kalarama Cottage (also written as Kalorama) is an individually designated Landmark in Excelsior. The Landmark was built in ca.1883 and is one of the oldest extant buildings in Excelsior. Kalarama Cottage is a rare example of Excelsior’s first phase of development from 1870-1895 and represents Excelsior’s early history as a summer resort area on Lake Minnetonka. The building retains high integrity and continues to reflect the original design and maintains original materials.
3. The Applicant purchased the house in June 2022 and was aware of the designated Landmark status, but provided sketch plans to the Excelsior HPC for a demolition permit on July 26, 2022.
4. At the HPC meeting on October 31, 2022, the commission considered a Site Alteration Permit filed by Mr. Mathwig to remove the asbestos siding, demolish the garage, remove trees and remove the front porch. The HPC approved the removal of the asbestos siding, but denied demolition of the unattached garage because it was not necessary to evaluate the house.
5. The Applicant was denied a demolition permit for the Landmark at the hearing of December 19, 2023.
6. The applicant was denied a Site Alteration Permit at the hearing of July 23, 2024 due to lack of design details.
7. The Applicant is applying to renovate the exterior, construct a rear, three-car garage addition and demolish the two-car garage.

8. In making a determination whether to approve or deny an application for a site alteration permit, the commission shall be guided by The Secretary of the Interior's Standards and Guidelines for Rehabilitation and the *Preservation Design Manual*.

CONCLUSIONS OF LAW

1. The Kalarama Cottage at 262 Lake Street is architecturally and historically significant. It is an individually designated Landmark. It retains high integrity as an early summer resort and is a distinctive and rare example of a Queen Anne style double-house.
2. The applicant proposes to retain and repair wood features and replace where deteriorated which follows the general guidelines in the *Preservation Design Manual*.
3. The proposed replacement of the historic wood windows does not meet the Guidelines in the *Preservation Design Manual*, which state that windows should be preserved and maintained. Furthermore, the guidelines do not recommend aluminum windows for landmark properties.
4. The proposed retention of the historic wood front doors meets the Guidelines in the *Preservation Design Manual*, which state that entryways should be preserved and maintained in their original opening and configuration. It is unclear if the replacement design of the other main entrance meets the Guidelines.
5. The proposed porch replacement meets the Guidelines. Details of columns and railings are unclear.
6. The proposed roof replacement meets the Guidelines.
7. The guidelines state that "chimneys on the front of the house are pivotal features in the overall composition." In this case, the two chimneys are at the rear of the property and are not visible from the street face. They are no longer in use and removal will not greatly alter the historic character of the landmark.
8. The Guidelines recommend retention of original foundations, but, in this case, the foundation is parged and original materials are not visible. Raising the foundation more than the proposed 8" would greatly alter the historic placement. Utilizing non-historic materials would also damage the historic integrity.
9. The proposed removal of the unstable rear addition and construction of a rear addition and garage meets the Guidelines as designed.
10. The proposed lighting appears to be appropriate for the landmark.

11. The mechanical units are proposed at the rear and “inconspicuous” as recommended in the *Preservation Design Manual*.

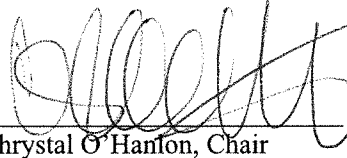
CONDITIONS

1. The wood trim, wood fascia, wood eaves and wood soffits must be retained and repaired in kind and painted. The applicant, with architect and carpenters, must meet with city staff to document levels of deterioration and document areas that will be replaced instead of repaired. A percentage of wood replacement and wood repair should be established for the project. Missing wood elements and especially barge board decorative trim must be replicated exactly in profile and materials.
2. The original wood windows are significant features of the historic landmark and have not been proven to be beyond repair. Reglazing and removal of asbestos putty is often completed during the glazing and painting process. The report indicates that asbestos is minimal and not at every window. Aluminum-clad replacement windows do not meet the guidelines and would greatly alter the integrity of the landmark. Applicant must return to the HPC with an appropriate window replacement proposal and an evaluation which is completed by a window preservation repair expert. HPC staff will meet the window preservation repair expert on site.
3. The applicant must provide specifications with details for the replacement set of front doors. The replacement doors must be double-leaf, solid wood and fit within the historic opening. The replacement doors should resemble the proportions of the extant original front doors.
4. The specifications of the wood porch columns, wood frieze, railing and balusters must be provided for final review. Details of the second floor “salvaged door” must be provided for HPC review.
5. A new foundation is supported, but permits will not be approved until the HPC has reviewed the foundation design and materials. It is unclear how the contractor will keep the building from twisting during the work which is only guaranteed to sit on shoring for 90 days. The structural engineers must provide full detailed plans on the new structural members and foundation materials as well as the process to preserve the house during the lifting process. The house foundation cannot be raised more than the 8” as described in the application. Exposed concrete block foundation at the exterior is not approved. The new foundation shall feature historic materials from the period of the original house and be either stone or brick. The foundation materials cannot be exposed more than 8” because the wood siding historically was close to the ground surface. Designs for any windows and doors at the foundation must also be provided for review by the commission.
6. The addition Garage and breezeway must be clad in wood siding or fiber board to match historic. If cement fiber board is used then the plank width must match the 4” historic width of the house. Windows on the addition must be wood, double-hung and shop drawings must be submitted to the HPC for review. Shop drawings for the garage doors, pedestrian doors and windows must be submitted for HPC review.

7. All mechanical systems, including condensers and electric meters shall be placed at the rear of the property and not visible from the street.
8. Details of the landscaping plans and grading must be provided for final approval.
9. No permits for work on the landmark will be approved until all conditions have been reviewed and approved by the HPC and HPC staff.
10. The building inspector, staff and contractor must meet on site for final project reviews before work commences.

Adopted by the Heritage Preservation Commission of the City of Excelsior, Minnesota, this 24th day of September, 2024.

HERITAGE PRESERVATION COMMISSION



Chrystal O'Hanlon, Chair

City of Excelsior
Heritage Preservation Commission
Resolution No. 2024-21

A Resolution Approving a Site Alteration Permit
for renovation, new addition and garage demolition at
262 Lake Street

WHEREAS, Troy Mathwig, the owner of 262 Lake Street, Excelsior, MN 55331, (“Applicant”) has applied for a Site Alteration Permit in response to the HPC conditions at the September 24, 2024 hearing which include window restoration and replacement, siding repair, replacement front door, front porch details and second floor porch door, basement structural details, garage door specifications, lighting specifications, and landscaping.

WHEREAS, the Heritage Preservation Commission (“HPC”) considered Applicant’s application and its meeting on November 19, 2024 and finalized this Resolution at an emergency meeting on November 21, 2024.

NOW, THEREFORE, IT IS RESOLVED, that the Applicant’s application for a Site Alteration Permit at 262 Lake Street is approved with conditions.

FINDINGS OF FACT

1. Troy Mathwig, owner of 262 Lake Street, Excelsior, MN 55331 (“Applicant”) has previously applied for a site alteration permit to renovate the exterior of the house, build a rear three-car garage addition and demolish the two-car garage at 262 Lake Street.
2. Troy Mathwig’s current site alteration permit for 262 Lake Street provides further details on the HPC conditions at the September 24, 2024, hearing for window restoration and replacement, siding repair, replacement front door, front porch details and second floor porch door, basement structural details, garage door specifications, lighting specifications and landscaping with conditions
3. The Kalarama Cottage (also written as Kalorama) is an individually designated Landmark in Excelsior. The Landmark was built in ca.1883 and is one of the oldest extant buildings in Excelsior. Kalarama Cottage is a rare example of Excelsior’s first phase of development from 1870-1895 and represents Excelsior’s early history as a summer resort area on Lake Minnetonka. The building retains high integrity and continues to reflect the original design and maintains original materials.
4. The Applicant purchased the house in June 2022 and was aware of the designated Landmark status but provided sketch plans to the Excelsior HPC for a demolition permit on July 26, 2022.
5. At the HPC meeting on October 31, 2022, the commission considered a Site Alteration Permit filed by Mr. Mathwig to remove the asbestos siding, demolish the garage, remove trees and remove the front porch. The HPC approved the removal of the asbestos siding but denied demolition of the unattached garage because it was not necessary to evaluate the house.
6. The Applicant was denied a demolition permit for the Landmark at the hearing of December 19, 2023.

7. The applicant was denied a Site Alteration Permit at the hearing of July 23, 2024, due to lack of design details.
8. At the HPC meeting on September 24, 2024, the commission considered a new Site Alteration Permit filed by Mr. Mathwig to renovate the exterior of the house, construct a rear, three-car garage addition and demolish the two-car garage.
9. The applicant was approved a Site Alteration Permit at the HPC hearing on September 24, 2024, for the renovation, new addition and garage demolition, under a set of conditions, and that the applicant meet with city staff prior to submitting additional materials.
10. The applicant, their architect, carpenters, and a window repair specialist met with the city's Historic Consultant on-site on October 7, 2024, to discuss the project conditions as requested by the HPC.
11. The applicant submitted a new Site Alteration Permit with supporting materials as requested by the HPC to meet the conditions on November 1, 2024.
12. The applicant is approaching the HPC for a second Site Alteration Permit hearing on November 19, 2024, with additional materials and conditions requested.
13. In making a determination whether to approve or deny an application for a site alteration permit, the commission shall be guided by The Secretary of the Interior's Standards and Guidelines for Rehabilitation and the *Preservation Design Manual*.

CONCLUSIONS OF LAW

1. The Kalarama Cottage at 262 Lake Street is architecturally and historically significant. It is an individually designated Landmark. It retains high integrity as an early summer resort and is a distinctive and rare example of a Queen Anne style double-house.
2. The applicant proposes to retain and repair wood features and replace them where deteriorated which follows the general guidelines in the *Preservation Design Manual*.
3. The wood trim, wood fascia, wood eaves and wood soffits will be retained and repaired in kind and painted. Per HPC request, the applicant, with architect and carpenters, shall meet with city staff, and confirm documented the levels of deterioration, and documented areas that will be replaced instead of repaired. The percentage of wood replacement and wood repair was established for the project. Missing wood elements and especially barge board decorative trim and infill siding will be matched in profile and materials.
4. The proposed retention and preservation of the eight façade windows (marked A on plans) and the first bay windows at the side elevations (4 windows marked A on plans) meets the Guidelines

in the Preservation Design Manual, which state that windows should be preserved and maintained in their original opening and configuration. These are the windows that are visible from the street.

5. The proposed replacement of the historic wood windows at the rear elevation and sides (marked Windows B on plans) are not visible from the main street and are deteriorated, but replacement does not meet the Guidelines in the *Preservation Design Manual*. The proposed replacement design of casement and windows with divided lights does not meet the guidelines. Replacement windows must match the historic design which is one-over-one double-hung sash.
6. Per HPC request, the applicant provided specifications with details for the replacement set of front doors. The replacement doors must be double-leaf, solid wood and fit within the historic opening. The replacement doors will resemble the proportions of the extant original front doors which shall be detailed. The provided replacement design for the non-historic set of front doors meets the Guidelines.
7. The general design of the wood porch replacement, including columns, railing, balusters meet the Guidelines, but the -second-floor wood lattice proposal does not appear in historic images. HPC staff met on site and did not approve salvage of the rear storm door and suggested insulated wood doors at the -second-floor openings.
8. The HPC previously approved raising the foundation on-site in its current location, but not more than the proposed 8” and conditioned structural plans which have been provided and appear to meet the conditions. Sections of the house with basement and ground level were not provided. The proposed foundation plan meets the Guidelines, but additional section detail is missing.
9. The garage addition and garage door specifications meet the Guidelines as designed.
10. The applicant has provided a number of lighting samples, which maintain the historic character of the house.
11. The mechanical units are proposed at the rear and “inconspicuous” as recommended in the *Preservation Design Manual*. The location is noted on the plans as conditioned.
12. This Resolution is a supplement to HPC Resolution 2024-16, which remains in full force and effect, and to the extent there is a conflict between HPC Resolution 2024-16 and HPC Resolution 2024-21, the terms of this Resolution shall prevail.

CONDITIONS

1. Siding on the Addition: The wood trim, wood fascia, wood eaves, wood dentils, wood soffits and wood window trim will be retained and repaired in kind and painted. Cement board (Hardie board) siding is approved for the garage and breezeway and must match the historic widths of the siding on the house. Siding from the original house that is removed to attach to the addition shall be salvaged for reuse. The lap siding remains in good condition and no more than 15% of the original wood siding on the front and side elevations of the original house may be replaced without staff approval. Siding removed for the rear addition (salvaged wood) must be used as

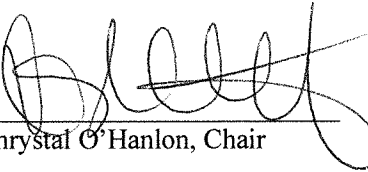
replacement siding on the original house. All repaired wood must match the historic in profile and width.

2. Windows to Remain: All exterior wood elements of the original windows must be retained and repaired in-kind. Windows on the front elevation and the first bay on each side elevations must be preserved. Transoms above doors on the porch must remain. Diamond windows in the eaves must remain.
3. Windows to be Replaced: All replacement windows must be one-over-one, double-hung sash and staff must approve the final design. No casement windows are permitted. Applicant must provide measured shop drawings of historic windows for comparison to proposed replacement windows for staff review. Staff must approve storm window design. Aluminum clad windows are permitted only on the rear elevations; must not be visible from the street. Clad windows must match the historic profile of original windows.
4. Front Doors: Measured shop drawings of historic front doors must be provided for comparison with replacement doors and demonstrate measurements including width, setback of glass in the panel above, etc. Replacement doors must be double-leaf, solid wood and fit within the historic opening, which shall be retained and not replaced. They should resemble the proportions of the original front doors including setback of glass. The intent is that the replacements doors are replicas of the original. An exact match of the wood paneling on lower part of door is less important because it is hard to match exactly. Staff must approve the final design.
5. Front Porch: The railing at the second floor of the porch must resemble the railing in the historic images. The porch shall have a rail that meets the building code. The "wood lattice" design must be better detailed and requires final staff approval. Details of the columns and railings must be provided for staff approval. The porch wood must be painted. Staff must approve the final design to ensure materials are in conformance with this resolution.
6. Foundation and Structural: A section detailing the entire house with foundation and ground levels must be provided for final permit approval. A section detail of the foundation must be provided for final staff approval and permit. The detail should include a full section of the house with the basement and all floors, and the ground level indicated at the exterior with no more than 8" of exposed foundation. Exposed concrete block is not approved and a parged foundation is approved and the house must be lifted in place and on site.
7. Rear Addition: Any visible foundation must also be parged. Slab foundation is approved but exposed concrete is not approved. Hardie board plank siding is approved for the siding on the addition and shall be installed per the manufacturer's instructions leaving the least amount of exposed foundation possible. There must also be a trim board at the bottom of the siding.
8. Mechanical Systems: Drawings must be provided to show the placement of the mechanical system at the rear of the property. Staff must approve the final plan.
9. Landscaping and Grading: Details about the final landscaping and grading plan must be provided to staff for final approval.
10. Permit Approvals: The applicant will coordinate with city staff and HPC as necessary to ensure all conditions are reviewed prior to issuance of permits on the landmark site. Any required variances must be requested and approved.

11. On-Site Reviews: The building inspector, city staff and contractor must meet on site for final project reviews before work commences.
12. Other (Lighting): The provided lighting samples meet the previous conditions and are approved per HPC Resolution 2024-16.

Adopted by the Heritage Preservation Commission of the City of Excelsior, Minnesota, this 21st day of November 2024.

HERITAGE PRESERVATION COMMISSION



Chrystal O'Hanlon, Chair