EXISTING SITE CONDITIONS

5/26/2021

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VIEW OF LOTS / BLOCK LOOKING SOUTH EAST. ALL LOTS ARE VACANT WITH THE EXCEPTION OF THE CORNER AT CHAMPA AND 31st

CHAMPA STREET

METSTIZO - CURTIS PARK ACROSS STREET TO NORTH WEST
The streetscape along Curtis is full of homes of varying heights. Often a taller home is adjacent to a shorter home. When this occurs, the taller home's eave is near or above the ridge line of the adjacent home. This pattern is the inspiration for the height of 3056 & 3052 Champlin. Note that the eave starts near the parapet of the adjacent building.
CURTIS PARK HISTORIC DISTRICT: CHARACTER DEFINING FEATURES

MASS AND FORM:

BUILDING HEIGHT: ONE TO TWO STORIES IN HEIGHT. RAISED FOUNDATIONS AND TALL CEILING HEIGHTS PROVIDE FOR TALL HOUSES, OVER 30 FEET HIGH, ON SOME BLOCKS.

BUILDING SHAPES: SINGLE-FAMILY RESIDENCES ARE PREVALENT WITH MULTI-FAMILY ROW HOUSES AND DUPEX FORMS INTERMIXED. MASSING IS BLOCKY AND RECTANGULAR ON MOST HOMES, ALTHOUGH PROJECTING BAYS, CORNER TOWERS AND ASYMMETRICAL FORMS ARE ALSO COMMON ON LARGER TWO-STORY HOMES AND BUILDINGS.

MATERIALS:
PREDOMINATELY UNPAINTED BRICK CONSTRUCTION WITH A SMALL NUMBER OF STONE AND FRAME STRUCTURES. FOUNDATIONS ARE TYPICALLY BRICK OR STONE. BRICK STRUCTURES ARE TYPICALLY SMOOTH CUT, EARTH-TONE ORANGE BRICK. WOOD SIDING, PORCHES AND DETAILS

ROOFS:
HIPPED AND FAT ROOFS TYPICAL ON THE ITALIANATE-STYLE BUILDINGS; WHITE GROUND AND EASTLAKE STYLE HOUSES TYPICALLY FEATURE A FRONT GABLED ROOF, SOMETIMES WITH FARED ROOF EAVES. SOME MANSARD, CONICAL, RAISED DECORATIVE PARAPETS AND COMPLEX HIPPED AND GABLED ROOFS ARE ALSO FOUND. SOME ITALIANATE HOUSES FEATURE BROAD OVERHANGING EAVES WITH DECORATIVE BRACKETS; A FEW INCLUDE ORNAMENTAL IRON ROOF CRIBLING. DORMERS ARE RARE. COMPOSITE SHINGLES ARE THE MOST FREQUENTLY USED MODERN ROOFING MATERIAL, IMITATING ORIGINAL WOOD SHINGLE ROOFS.

ENTRIES AND DOORS:
OFFSET FRONT ENTRIES ACCESSED BY RAISED PORCHES. WOODEN SINGLE AND DOUBLE DOORS COMMON; SOME ITALIANATE EXAMPLES FEATURE NARROW DOUBLE DOORS. MOST ORIGINAL DOORS HAVE ONE OR TWO PANELS OF GLASS ABOVE, WITH WOOD PANELING BELOW. ALTHOUGH SOME DOORS ARE FULL PANED, DOORS WITH TRANSOMS ARE COMMON; SOME HAVE SIDE LIGHTS. MULTI-FAMILY STRUCTURES HAVE SMALLER PROJECTING PORCHES, STOOPS OR RECESSED ENTRIES.

WINDOWS:
INDIVIDUAL DOUBLE-HUNG, ONE OVER ONE WOOD WINDOWS COMMON. ALTHOUGH FRAMED WINDOW PAIRS IN GABLE ENDS, WINDOW TRANSOMS, AND OTHER VARIATIONS ARE ALSO FOUND. MOST STRUCTURES FEATURE TALL NARROW WINDOWS. ALTHOUGH SOME PANED AND ARCHED WINDOWS ARE WIDER AND MORE RECTANGULAR IN FORM, ROUNDED AND SEGMENTAL ARCHED LINTELS ARE COMMON. ALTHOUGH OTHER VARIATIONS SUCH AS WOODEN PEDIMENTED LINTELS, STONE CRIP MOLDS AND HORIZONTAL STONE LINTEL BANDS ARE ALSO FOUND, HIGHLY DECORATIVE MASONRY HEADERS AND LINTELS CONTRIBUTE TO BUILDING ORNAMENTATION. HISTORICALLY, WINDOWS WERE RECESSED IN THE WALL (NOT FUSH).

KEY INSPIRATION IMAGES

2640 CURTIS STREET
TALL 2.5 STORY, PRIMARY MASS WITH GABLED ROOF. ENTRY STEPPED BACK. OTHER ROOFS RECESS TO THE BACKGROUND. ROOF WITH FADING ABOVE MAIN WINDOWS

2603 CURTIS STREET
TALL 3 STORY. FORM STACKED LARGE PLATE WINDOWS IN THE FOREMOST VOLUME

2625 CALIFORNIA STREET
TALL 3 STORY. FORM STACKED WINDOWS IN GROUPINGS OF 2 AND 3. INVOKE A STRONG VERTICAL ELEMENT

2625 CHAMPA STREET
TALL 2.5 STORY. FORM STACKED WINDOWS IN GROUPINGS OF 2 AND 3. INVOKE A STRONG VERTICAL ELEMENT

2603 CURTIS STREET
TALL 3 STORY. FORM STACKED LARGE PLATE WINDOWS IN THE FOREMOST VOLUME

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2625 CHAMPA STREET
TALL 2.5 STORY. FORM STACKED WINDOWS IN GROUPINGS OF 2 AND 3. INVOKE A STRONG VERTICAL ELEMENT

COMPATIBILITY LM.08

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ADDITIONAL HOMES OVERALL INSPIRATION
2743 Curtis
2656 Curtis - 2ND LEVEL BALCONY
2603 Curtis - TALL FORM, EVOKE WALL OF GLASS
3219 Champa - GABLE TO HIP ROOF
2741 Champa - METAL ROOF
2524 Stout - GABLE TO HIP ROOF
3000 Stout - GABLE TO HIP ROOF
2858, 2775, 2625, 2611 California - SIMILAR

HOMES WITH ORIGINAL METAL ROOF:
2445 California
2801 and 2905 Curtis
2741, 2545, 2535 Champa
2537 Stout

HISTORIC TWIN HOMES
716-718 25th St Edbrook
2625-2627 Champa
2634-2636 Curtis
2519-2523 California
2531-2537-2541 Curtis Italianates

MODERN INFILL
FRONT (NORTH) ELEVATION - CHARACTER DEFINING 3056

1/4" = 1'-0"

(3) WINDOWS

DOOR, SMALL BALCONY OVER ENTRY DOOR, RECESSED INTO ENTRY SHED ROOF

(3) WINDOWS

BARGE BOARD

GABLE

PEDIMENT

BARGE BOARD

GABLE

PEDIMENT

(3) WINDOWS

(3) WINDOWS

DOOR, SMALL BALCONY OVER ENTRY DOOR, RECESSED INTO ENTRY SHED ROOF

CHARACTER DEFINING FEATURES

LM.10
NOTE: WE ARE REQUESTING AN ADMINISTRATIVE ADJUSTMENT EXCEPTION TO THE BULK PLANE. DUE TO THE NARROWNESS OF THE LOT THE BULK PLANE DOES NOT ALLOW THE STRUCTURE TO BE BUILT TO THE MAXIMUM HEIGHT OF 30' ALLOWED.

CHARACTER DEFINING FEATURES OF THE NEIGHBORHOOD INCLUDE TALL HOUSES OVER 30' IN HEIGHT WITH RAISED PORCHES AND TALL FIRST FLOOR CEILINGS.
1. RAISED PATIO OF +18" ABOVE GRADE
2. HIGH MAIN LEVEL CEILINGS
3. STEEPLY PITCHED ROOFS

THE NARROW LOT AND 3' SETBACKS CONTRIBUTE TO A BULK PLANE WHICH IS LOWER THAN NORMAL. THE HOME 30'-0" TALL WHICH IS LESS THAN MAXIMUM HEIGHT OF 30'

THE ROOF EXCEEDS THE BULK PLANE OF 6"
<table>
<thead>
<tr>
<th>Window Schedule</th>
<th>Description</th>
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<tbody>
<tr>
<td><strong>G</strong></td>
<td>Skylights LAMILUX FIXED SKYLIGHT ALUMINUM EXTERIOR, BLACK, TYP</td>
</tr>
<tr>
<td><strong>A, B, C, D, E, F, H, I &amp; J</strong></td>
<td>Windows</td>
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<tr>
<td><strong>3</strong></td>
<td>Folding Door</td>
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<td><strong>1 &amp; 2</strong></td>
<td>Entry Door</td>
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<tr>
<td><strong>J</strong></td>
<td>Window Wells</td>
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<tr>
<td><strong>I &amp; H</strong></td>
<td>GALVANIZED METAL 60x36 GALVANIZED EGRESS WINDOW WELL W/ EGRESS LADDER</td>
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<td><strong>A</strong></td>
<td>Skylights</td>
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<td><strong>5</strong></td>
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</tbody>
</table>
4x4 PRES. TREATED WOOD POSTS, CORNERS & @ 6'-0" O.C. TYP.

1x6 WOOD SLATS w/ 0.5" GAP

POST TO BE SET IN CONCRETE.

AUGER OUT HOLES TO FROST DEPTH - 36"

CONCRETE FOUNDATION WALL PER STRUCTURAL

GRAVEL BED AND AREA DRAIN AT WINDOW WELL. ROUTE DRAIN TO FOUNDATION DRAIN / SUMP

DAMP PROOFING

RE: PERIMETER DRAIN TO SUMP PER SOILS REPORT

GRADE

CORRUGATED METAL WINDOW WELL W/ EGRESS LADDER AND COVER

LEVER & LATCH

2.5" SQ POST, TYP

2" SQ TOP & BOTTOM RAIL, TYP

3/4" SQ PICKET, TYP

4" SQ POST @ GATE

3/4" DIA PICKET

1.5" DIA TOP RAIL

1.5" DIA BOTTOM RAIL BEYOND FACE MOUNT TO WALL

12" TRIM

METAL PARAPET CAP

METAL FENCE / GATE 1/2" = 1'-0"

REAR RAILING 1/2" = 1'-0"

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

PRIVACY FENCE 1/2" = 1'-0"

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

TYP. FENCE CORNER 1/2" = 1'-0"

FENCES / WINDOW WELL LM.19

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**Specifications: LP® SmartSide® Lap Siding**

**SMOOTH FINISH LAP**

**SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD**
- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 300 mph wind gusts.
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites.
- 50' length can result in faster installation and fewer seams.
- Pre-printed for exceptional paint adhesion.
- Backed by an industry-leading 50/50-year limited warranty.
- AWA-certified lap siding.

**SMOOTH FINISH TRIM**

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- Treated engineered wood strand substrate.

**VENTED SOFFIT**

**ENGINEERED TO CUT OUT PROBLEMS**
- The perfect alternative to MSG, plywood or hand-installed metal vents.
- Precisely cut vents offer 10 square inches of ventilation per linear foot, making it easier to meet code requirements while adding architectural beauty.
- Designed to minimize paint buildup and promote continuous airflow.
- 1/8" vents to help keep hornets and bees out.
- Eliminates time spent ripping full sheets.
- Treated engineered wood strand substrate.

**38 Series Cedar Texture Soffit - Cut-To-Length**

**LP SIDING**

5/26/2021

LM.22