1554 Minnehaha Ave. E. Renovation

City of Saint Paul
Neighborhood Stabilization Program

BID SET 12/07/12

I hereby certify that this drawing, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.

Lic. No. 25731 Date

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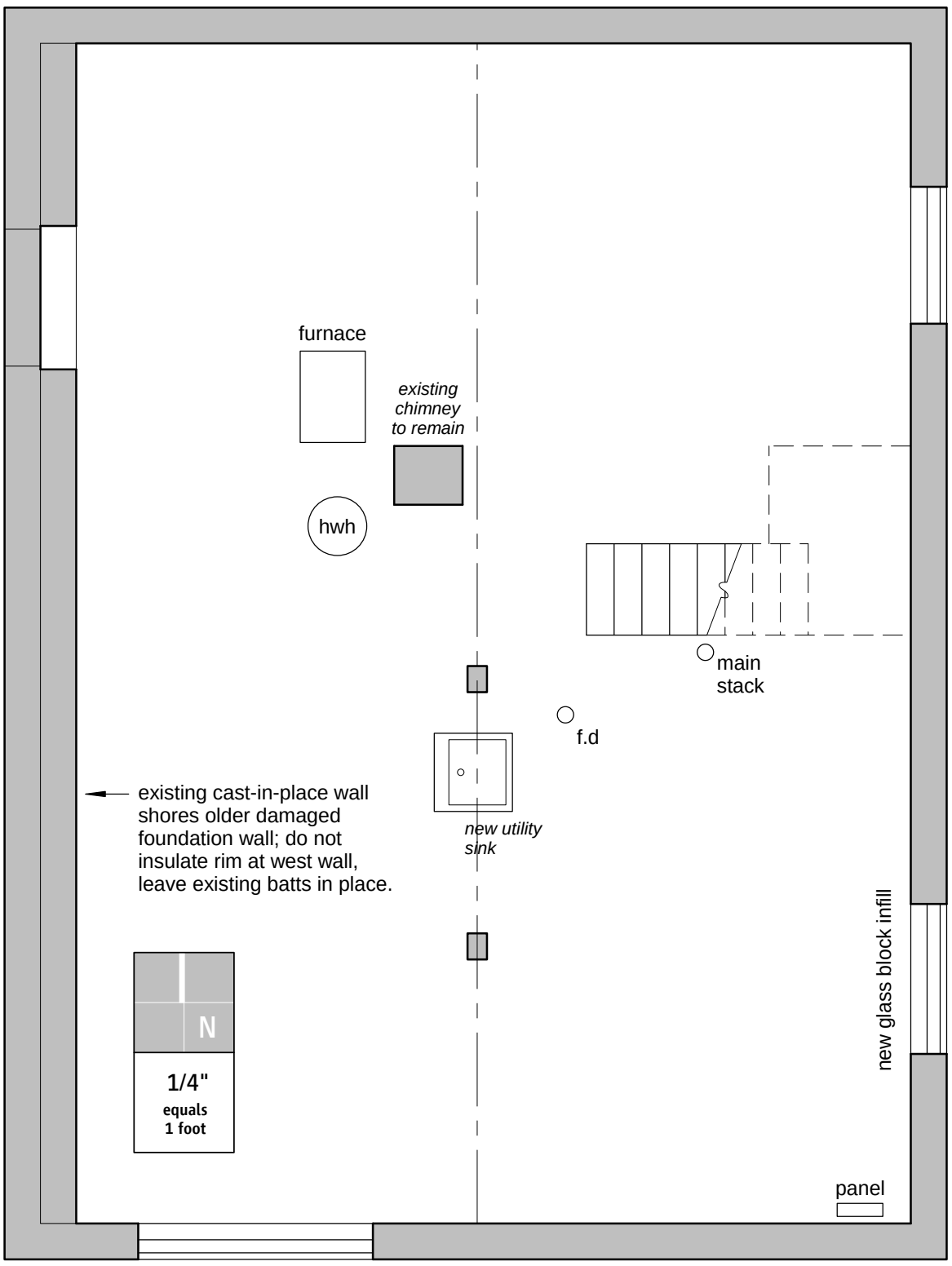
2 As-Built / Demolition Plan - First Floor
3 First Floor Plan
4 Second Floor Plan
5 Kitchen Plan and Elevations

Paul Ormseth, LLC
423 Landmark Center St. Paul, MN 55102 (651) 298-6789



Basement Plan

BASEMENT GENERAL WORK

Abatement

__ Abate asbestos hazards, Section 02 8200
__ Abate lead hazards, Section 02 8313

Remove:

__ Window where new glass block is indicated
__ Laundry sink
__ All plumbing piping
__ Damaged forced air ducts
__ Appliances
__ Furnace
__ Hot water heater
__ Miscellaneous obsolete attachments and fasteners at walls and ceiling

Cleaning

__ Sweep and vacuum entire basement
__ Wash all surfaces throughout
__ Remediate mold throughout (contractor is responsible for determining mold abatement method)

Exterior

__ Repair foundation, Section 04 0100

Openings

__ Glass block infill at window opening indicated, Section 04 2300

Interior

__ Patch and repair interior surface of masonry walls throughout, 04 0100
__ Patch and repair existing concrete slab throughout, 04 0100
__ Insulate rim joist, Section 07 2700 except west wall, leave batt insulation
__ Paint masonry walls and slab floor, Section 09 9000
__ New forced air furnace and air conditioner, Section 23 5400 and 23 6213
__ Repair and/or replace existing forced air ducts
__ New wood guardrail at basement stair complying with IRC and new continuous handrail complying with IRC, Section 06 2000
__ New plumbing system, Section 22 4000
__ Electrical system: comply with City of St. Paul Bulletin 80-1 and see additional work items listed in Section 26 0001

Window Schedule

#	Profile	Opening size	Notes
1	Double hung	Match existing width & head height, sill to clear backsplash	
2	Casement	Match #3	
3	Casement	Existing opening	Egress
4	Casement	Existing opening	Egress
5	Casement	Existing opening	Egress
G	Slider	24” h. x 36” w.	Garage

Door Schedule

#	Size	Existing opening	Type	Hardware	Notes
1	3-0 6-8	yes	New fiberglass entry	Entry	Paint
2	2-8 6-8	yes	New fiberglass entry	Entry	Paint
3	2-4 6-8	yes	New 2-panel solid core oak	Privacy latchset	Stain and finish to match living room woodwork
4	2-4 6-8	yes	New 2-panel solid core oak	Latchset	Stain and finish to match living room woodwork
5	2-6 6-8	no	New 2-panel hollow core oak	Latchset	Stain and finish to match living room woodwork
6	2-8 6-8	no	New 2-panel solid core	Latchset	Paint
7	2-0 6-8 pair	no	New 2-panel hollow core	Dummy handle	Paint, ball catch
8	2-6 6-8	yes	New flush hollow core	Dummy handle	Paint, ball catch
9	2-6 6-8	yes	New flush hollow core	Dummy handle	Paint, ball catch
10	2-6 6-8	yes	New flush hollow core	Dummy handle	Paint, ball catch
11	2-6 6-8	yes	New flush hollow core	Dummy handle	Paint, ball catch
12	2-8 6-8	yes	New flush solid core	Latchset	Paint
13	2-8 6-8	yes	New flush solid core	Latchset	Paint
14	2-6 6-8	no	New flush solid core	Privacy latchset	Paint
G	2-8 6-8	no	New fiberglass entry	Entry	Garage, paint
					Verify all existing opening sizes before ordering

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Basement Plan and Schedules

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Sheet 1

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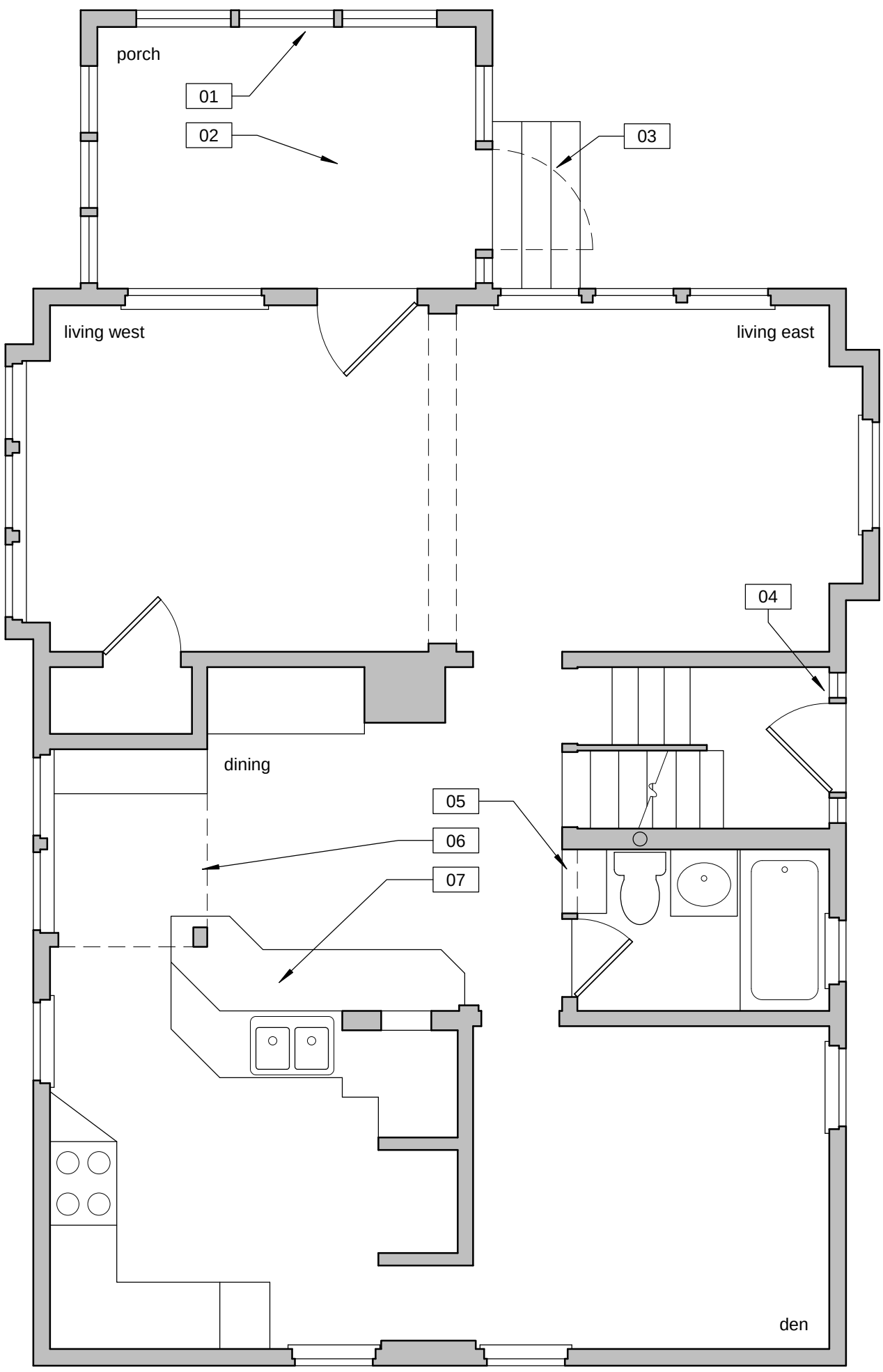

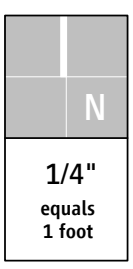

GENERAL FIRST FLOOR DEMOLITION

Abatement

__ Abate asbestos hazards, Section 02 8200
__ Abate lead hazards, Section 02 8313

Remove at exterior:

__ Metal siding (existing stucco beneath to be retained, except see Alternate #2) and all furring strips and fasteners (except where furring can be reused)
__ Metal wrap at fascias, soffits, barge boards, door and window casings
__ Roofing and gutters
__ Existing roof overhang at north and south main gable ends where new overhang will be framed
__ Miscellaneous obsolete attachments, cable and wire

Remove at openings:

__ All exterior doors and frames, storm doors
__ Storm windows and screens, including front porch storms
__ Window where new windows will be installed
__ Window where opening is to be infilled

Remove at interior:

__ Kitchen cabinets
__ Appliances
__ Flooring in areas to receive new tile flooring
__ Wood framing and walls to allow for new walls and new openings
__ Ceiling finish in entire existing kitchen area
__ Exterior wall finish in entire existing kitchen area, including west and south exterior walls
__ Insulation in exterior walls that are opened
__ All plumbing fixtures and piping
__ Bathroom fixtures except tub (retain tile surround)

Cleaning

__ Sweep, vacuum and clean throughout
__ Remediate mold throughout (contractor is responsible for determining mold abatement method)

DEMOLITION KEY NOTES

Remove at exterior:

__1 Porch siding (metal and wood), porch windows, porch interior paneling (leave in place interior frieze board and all stucco surfaces)
__2 Porch flooring and floor sheathing (expose joists)
__3 Storm door
__4 Door sidelites

Remove at interior:

__5 Built-in linen cabinet
__6 Decorative posts and framing at nook (retain built-in bench in place)
__7 Decorative wood soffit at ceiling

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Existing First Floor Demolition Plan

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Sheet 2

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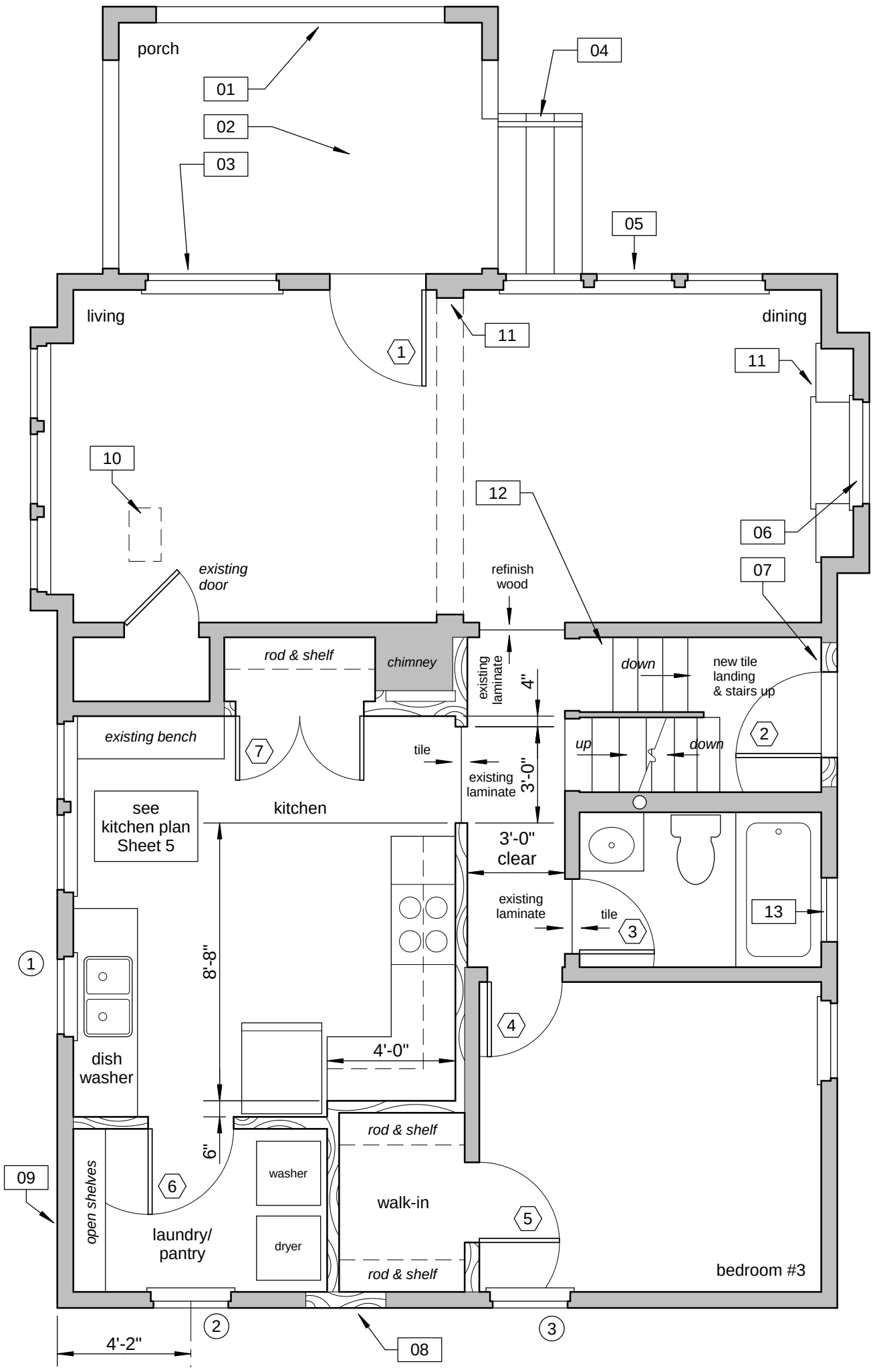

FIRST FLOOR GENERAL WORK

Abatement

__ Abate asbestos hazards, Section 02 8200
__ Abate lead hazards, Section 02 8313

Exterior

__ Repair foundation, Section 04 0100
__ New siding, Section 07 4620
__ New window and door casings, Section 06 2000
__ New trim, soffits, fascias, bargeboards, Section 06 2000

Openings

__ New windows per window schedule
__ Restore existing wood windows, Section 08 0150
__ New combination storm windows and screens at existing windows, Section 08 5169
__ Exterior doors per door schedule

Interior

__ Frame new walls, infills, openings and furring as indicated by wall legend, Section 06 1000
__ Insulate opened walls with spray foam insulation, Section 07 2119
__ Existing wall insulation to remain in unopened walls, no work
__ New gypsum board finishes at new framing and where finishes are removed, Section 09 2116
__ Repair and patch remaining plaster and gypsum board, Section 09 0120
__ Interior doors per door schedule
__ Refinish woodwork in Living Room and Dining Room (baseboard, cabinets, door and window casings, picture rail), Section 09 9000
__ Refinish hardwood flooring in Living Room and Dining Room
__ Retain existing laminate flooring in new hallway area and Bedroom #3. Use salvaged laminate from other areas to patch as needed, Section 09 6219
__ New tile flooring at kitchen and laundry/pantry and stairs down and landing at side entry, Section 09 3000
__ At all stairs, new continuous handrail complying with IRC, Section 06 2000
__ Paint walls, trim, ceilings throughout (except not refinished woodwork in Living/Dining), Section 09 9000
__ Repair ductwork and ensure balanced air flow throughout house, reinstall grilles, Section 23 5400 and 23 6213
__ New bathroom fan, Section 23 0000
__ New plumbing system, Section 22 4000
__ Electrical system: comply with City of St. Paul Bulletin 80-1 and see additional work items listed in Section 26 0001

FIRST FLOOR KEY NOTES

Exterior

__1 Side exterior and interior of open porch; retain and refinish wood ceiling; retain light fixture; at openings, apply 5/4 Miratec to jambs and head (siding butts to); painted metal coping at sill at openings. The foundation of the porch is unknown--for bidding, assume siding is carried down to within 8" of grade.
__2 New composite decking at porch floor joists
__3 Retain existing wood storm at this window; abate lead by removing; repaint
__4 Retain concrete stoop and paint railing, except see Alternate #1
__5 Repair and reglaze sashes at center window
__6 Reglaze sash
__7 Infill existing door sidelite openings
__8 Infill existing window opening
__9 Where wood frame structure cantilevers beyond damaged foundation, insulate with foam, weather seal, and apply soffit material to underside of joists

Living Room / Dining Room

__10 New heavy-duty metal grate at floor duct opening
__11 Refinish and reinstall doors to built-in cabinets (doors are stored in basement)

Stairwell

__12 Patch in laminate flooring using existing material, to top riser (stairs to be tiled)

Bathroom

__13 New glass block at window

WALL LEGEND

existing wall

new frame wall 2x4 @ 16" o.c.

N

1/4" equals 1 foot

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First Floor Plan		
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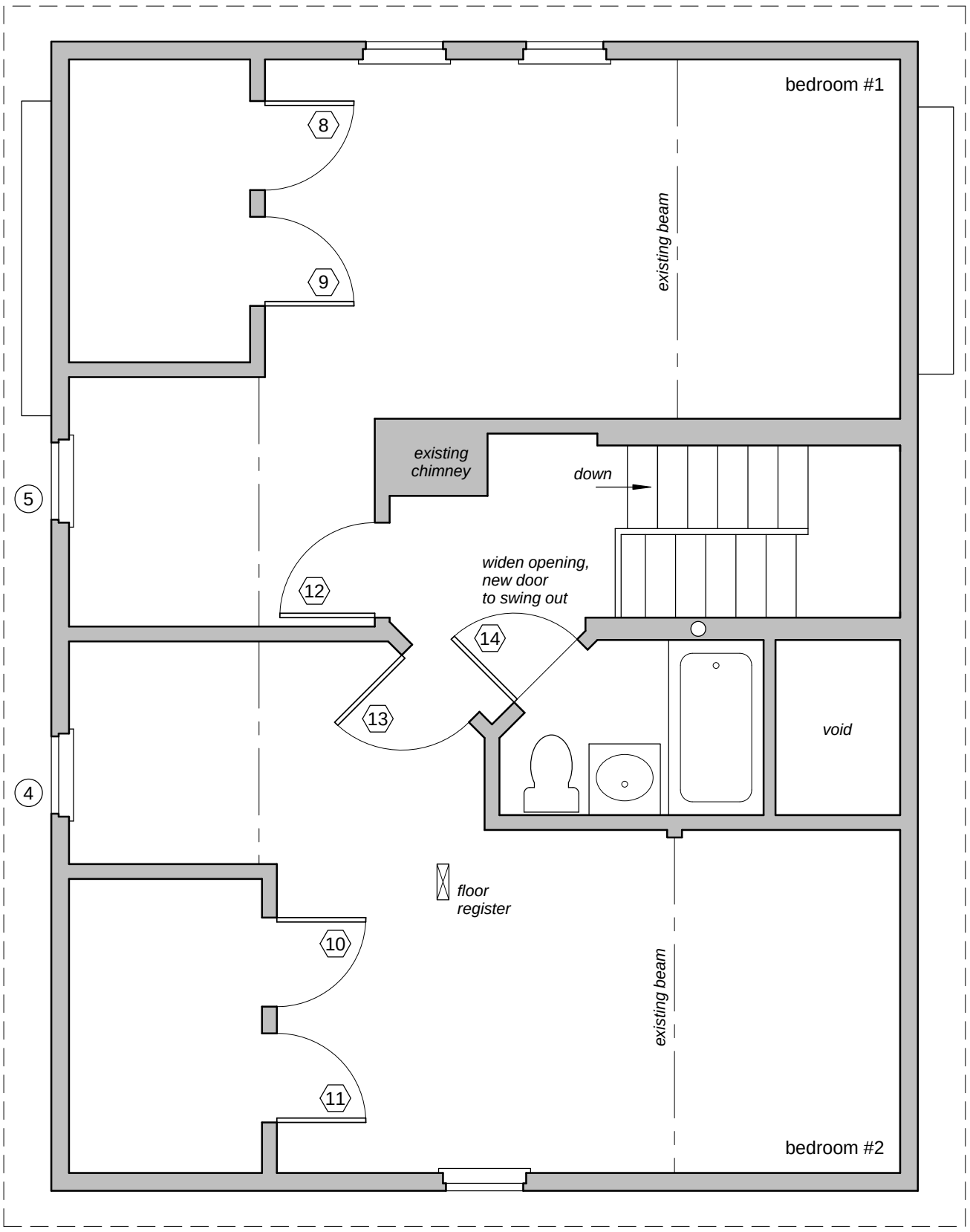
Sheet 3	Lic. No. 25731 Date	**Paul Ormseth, LLC** 423 Landmark Center St. Paul, MN 55102 (651) 298-6789



SECOND FLOOR GENERAL WORK

Abatement

__ Abate asbestos hazards, Section 02 8200
__ Abate lead hazards, Section 02 8313

Remove:

__ Carpet pad
__ Door, window and base trim, except retain window casings at wood windows to remain
__ Bathroom fixtures except tub (retain tile surround)

Exterior

__ Frame new roof overhangs at north and south main gable ends, Section 06 1000
__ New siding, Section 07 4620
__ New window and door casings, Section 06 2000
__ New trim, soffits, fascias, bargeboards, Section 06 2000
__ New asphalt shingle roofing, Section 07 3113
__ New gutters and downspouts, Section 07 7123

Openings

__ New windows per window schedule
__ Restore existing wood windows, Section 08 0150
__ New combination storm windows and screens at existing windows, Section 08 5169

Interior

__ Existing insulation to remain at exterior walls and roof slants, no work
__ New attic blown-in insulation, Section 07 2126
__ Insulate and weather seal existing attic hatch, Section 07 2113 and 07 2700
__ Repair and patch plaster and gypsum board, Section 09 0120
__ Interior doors per door schedule
__ New base and door and window trim throughout, except retain window casings at wood windows to remain
__ New carpet flooring throughout, including stair to first floor, Section 09 6800
__ Paint walls, trim, ceilings throughout, Section 09 9000
__ At all stairs, new continuous handrail complying with IRC, Section 06 2000
__ Repair ductwork and ensure balanced air flow throughout house, reinstall grilles, Section 23 5400 and 23 6213
__ New bathroom fan, Section 23 0000
__ New plumbing system, Section 22 4000
__ Electrical system: comply with City of St. Paul Bulletin 80-1 and see additional work items listed in Section 26 0001

N

1/4" equals 1 foot

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Second Floor Plan

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Sheet 4

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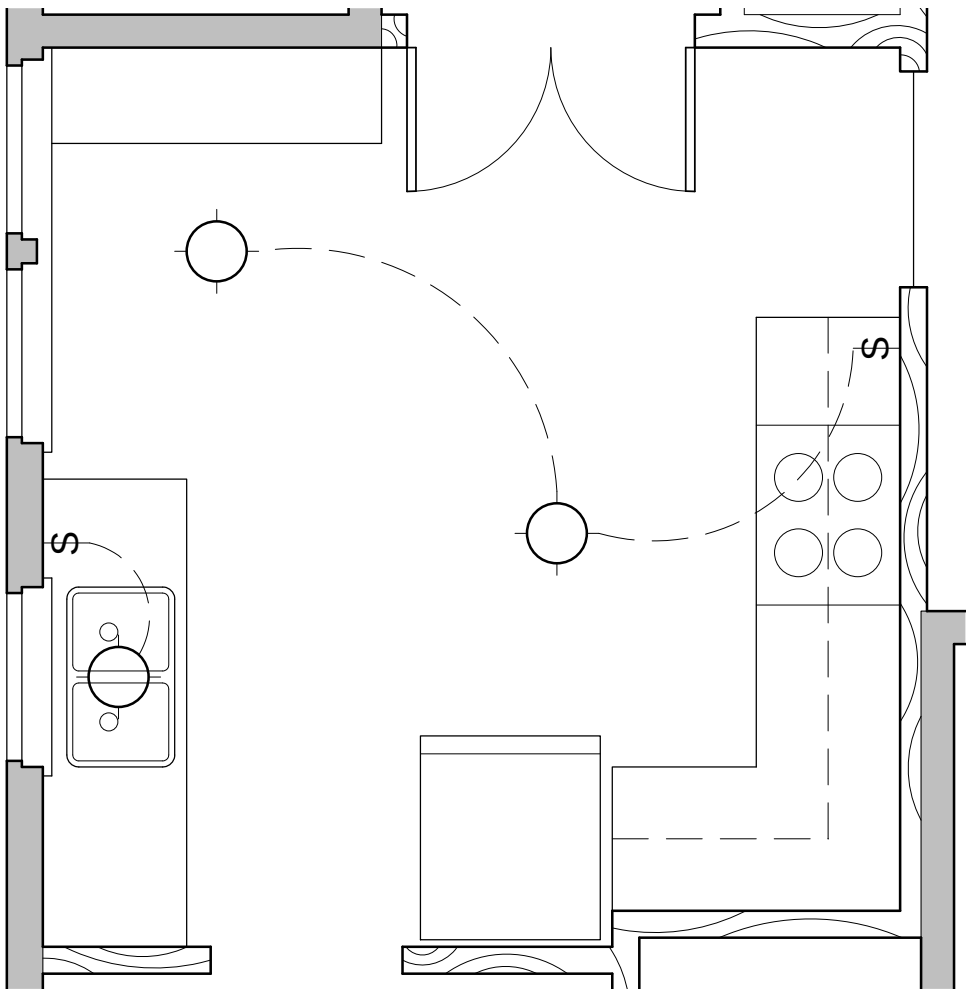
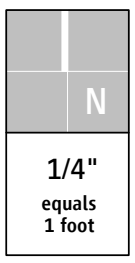
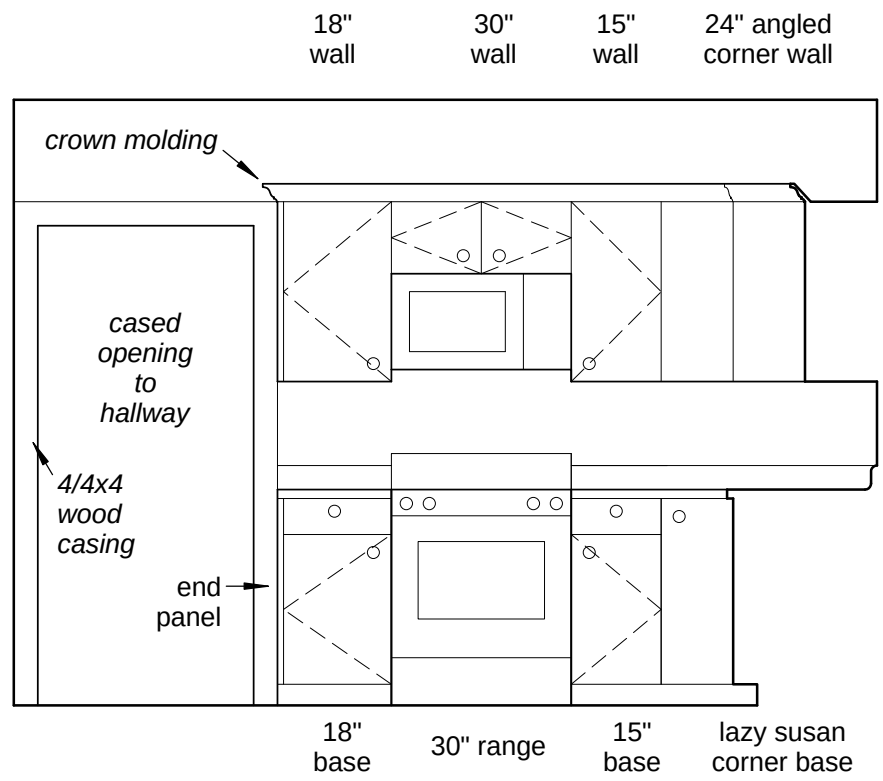




Contractor is responsible for verifying all dimensions before ordering cabinets

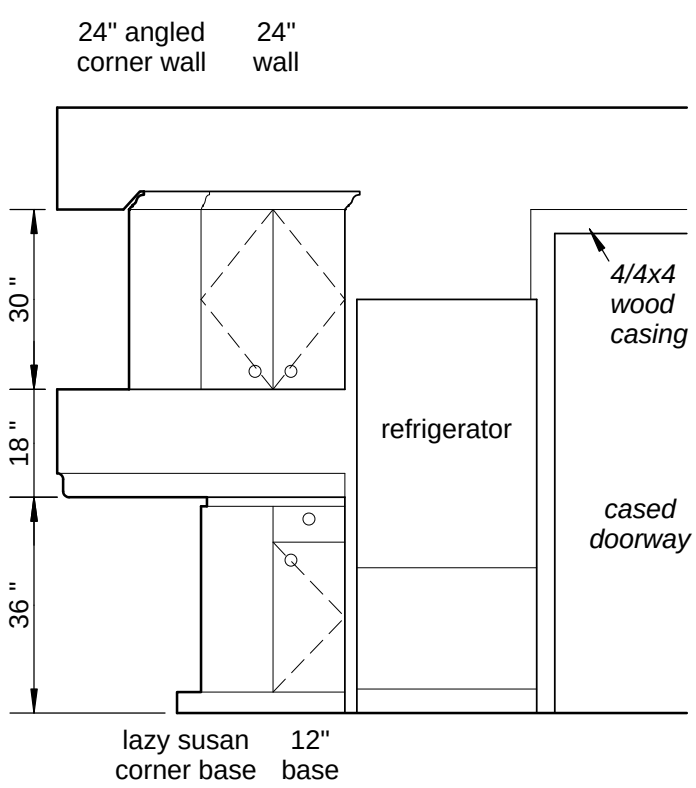
Kitchen Plan

Scale: 3/8" -= 1'-0"



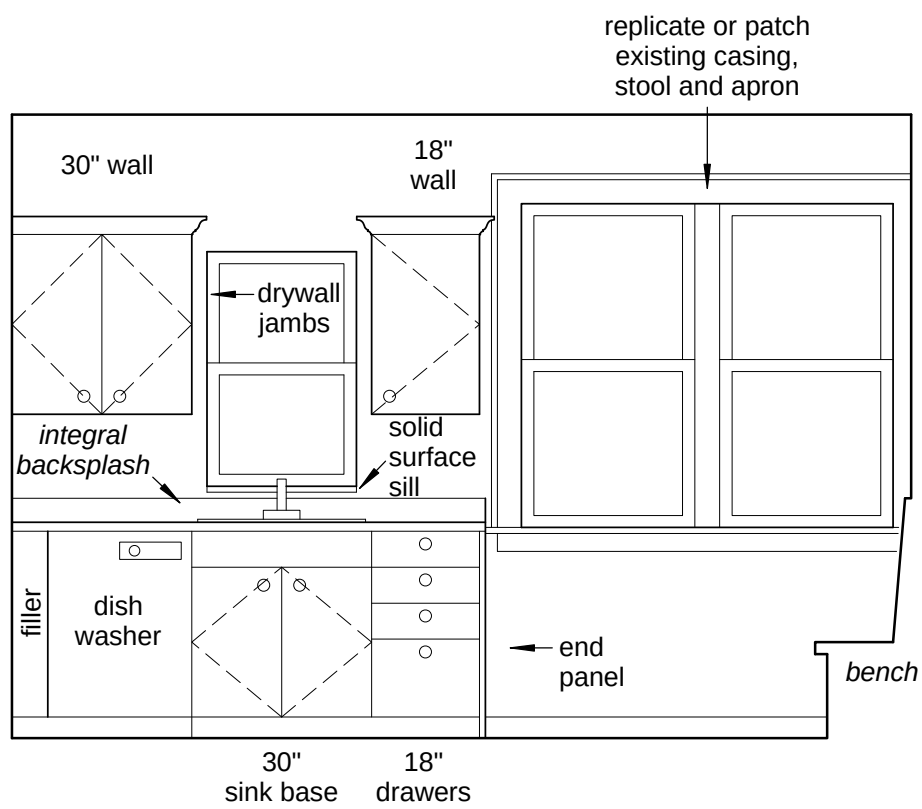
East Kitchen Wall

Scale: 3/8" -= 1'-0"



South Kitchen Wall

Scale: 3/8" -= 1'-0"



West Kitchen Wall

Scale: 3/8" -= 1'-0"

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Kitchen Plan		
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