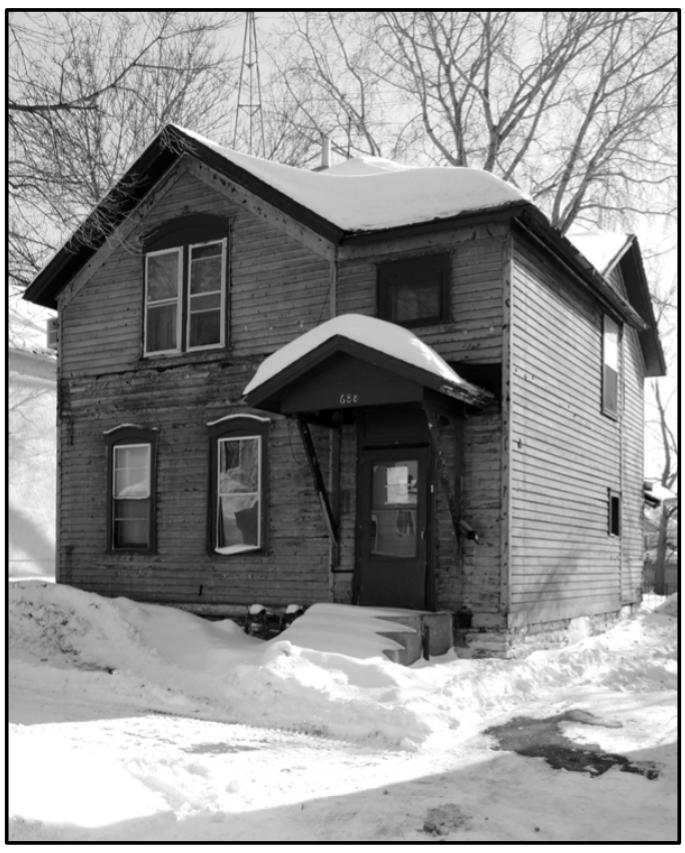
688 E. 4th Street Renovation



City of Saint Paul
Inspiring Communities

BID SET 02/14/14

SITE PLAN INCLUDING
GRADING AND LANDSCAPING WORK
WILL BE ISSUED AS AN ADDENDUM

Drawing Index

01 First Floor Demolition
02 Second Floor Demolition
03 Basement
04 First Floor
05 Second Floor
06 Elevations
07 Porch Plan
08 Kitchen and Garage

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

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Lic. No. 25731 Date

GENERAL FIRST FLOOR DEMOLITION

Abatement

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

Remove at exterior:

__ Water table (skirt board) at base of wood wall around entire house
__ Rotted wood in need of replacement
__ Aluminum wrap remaining at trim
__ Miscellaneous wires and attachments
__ Stucco siding was removed by owner in 2013 in preparation for this project. Small amounts of stucco, lath and fasteners remain; remove all remaining items, including remaining stucco at foundation

Remove at openings:

__ Storm doors
__ Storm windows and screens
__ Existing windows indicated
__ Portion of window trim as indicated on Sheet 2

Remove at interior:

__ Kitchen cabinets
__ Floor coverings, retain hardwood flooring
__ Framing and finishes to allow for new walls and new openings
__ Bathroom fixtures and cabinetry
__ All doors and door frames except doors indicated
__ Wood trim throughout (casings and baseboards). Leave trim and paneling at stair in place for repainting. Retain molding samples for replication.
__ Closet shelving and storage components
__ All plumbing fixtures and piping
__ All light fixtures

Cleaning

__ Sweep, vacuum and clean throughout
__ Remediate mold throughout (contractor is responsible for determining mold abatement method and selecting cleaning agents appropriate to each building component or material)

DEMOLITION KEY NOTES

Remove at exterior:

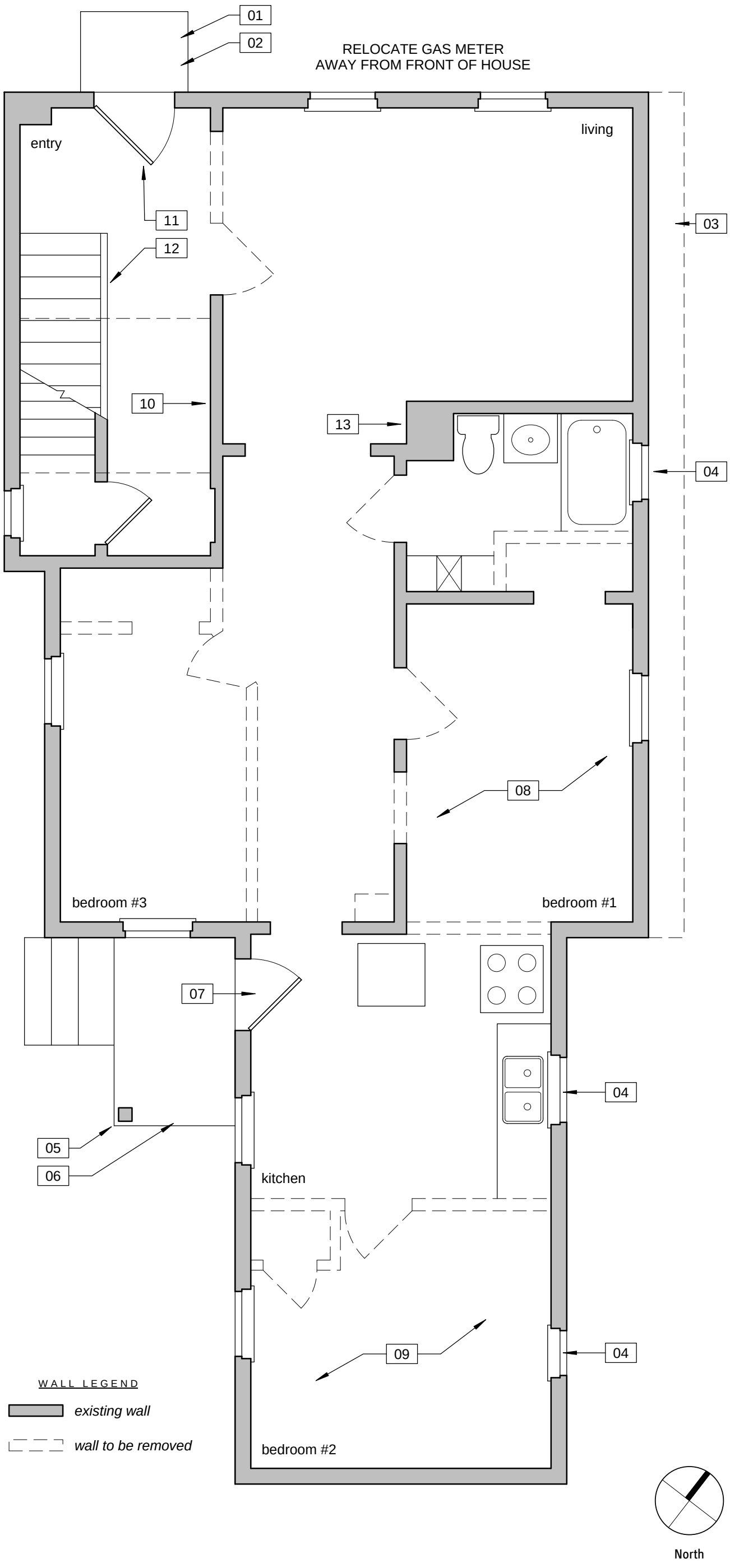
__1 Concrete stoop
__2 Porch roof and knee braces
__3 Concrete sloped slab at base of wall
__4 Window
__5 Porch roof and column
__6 Concrete stoop and steel railing
__7 Entry door

Remove at interior

__8 Plaster and lath at walls, this room only (lead abatement), including closet
__9 Dropped ceiling (gypsum board)
__10 Wall paneling

Retain:

__11 Entry door
__12 Paneling at side of stair and wood stairway components
__13 Chimney



688 4th Street Renovation

First Floor Demolition Plan

BID SET 02/14/14

Sheet 1

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GENERAL SECOND FLOOR DEMO

Abatement

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

Remove at exterior:

__ Rotted wood in need of replacement
__ Miscellaneous wires and attachments
__ Stucco siding was removed by owner in 2013 in preparation for this project. Small amounts of stucco, lath and fasteners remain; remove all remaining items.

Remove at openings:

__ Storm windows and screens
__ Existing window indicated
__ Portion of window trim as indicated below

Remove at interior:

__ Kitchen cabinets
__ Floor coverings and subfloor
__ Window treatments
__ Damaged drywall and/or plaster finishes
__ Framing and finishes to allow for new walls and new openings
__ Bathroom fixtures and cabinetry
__ All doors and door frames
__ Wood trim throughout (casings and baseboards). Leave stair and railing components in place for repainting.
__ Closet shelving and storage components
__ All plumbing fixtures and piping
__ All light fixtures

Cleaning

__ Sweep, vacuum and clean throughout
__ Remediate mold throughout (contractor is responsible for determining mold abatement method and selecting cleaning agents appropriate to each building component or material)

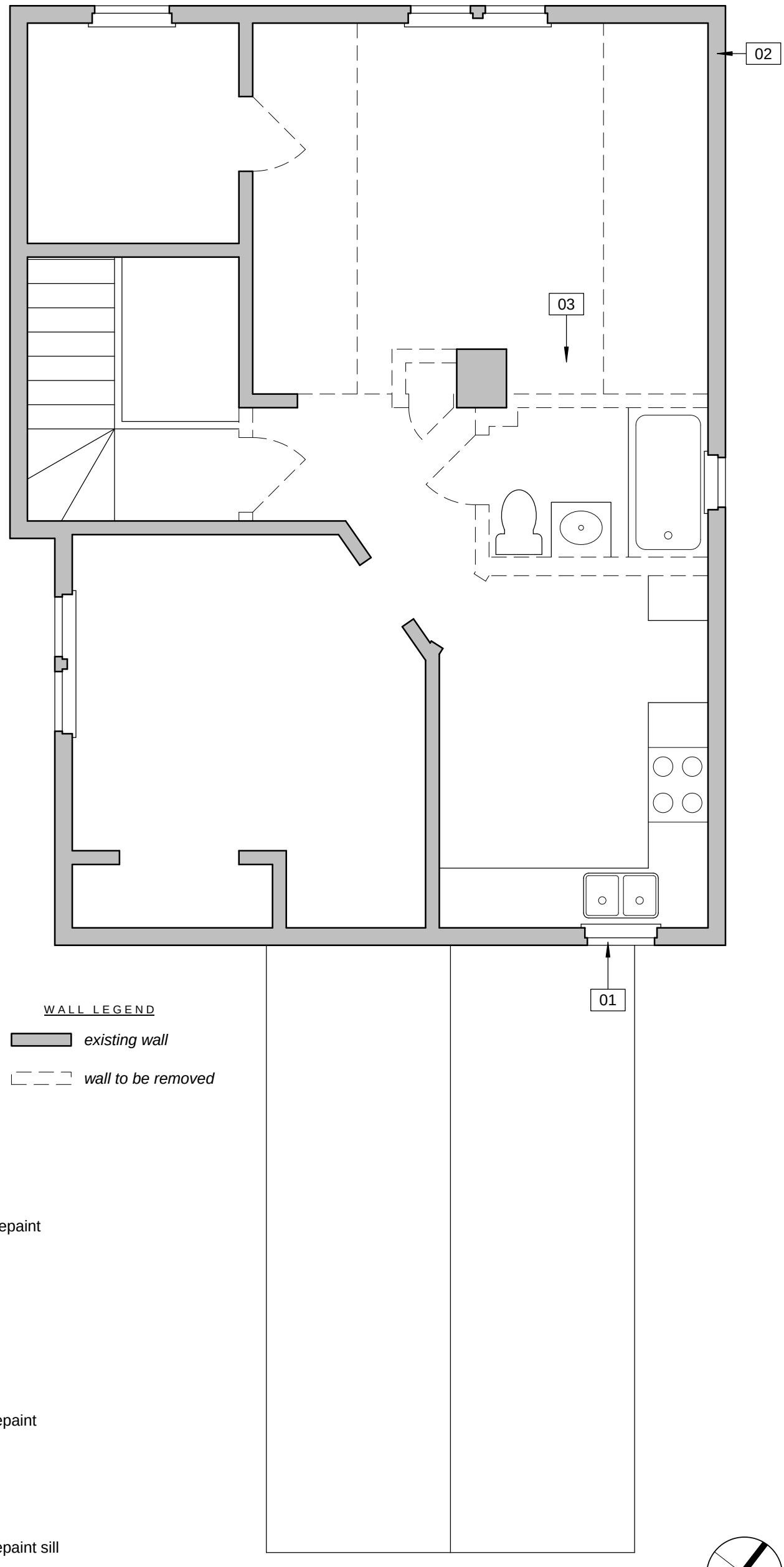
DEMOLITION KEY NOTES

Remove at exterior:

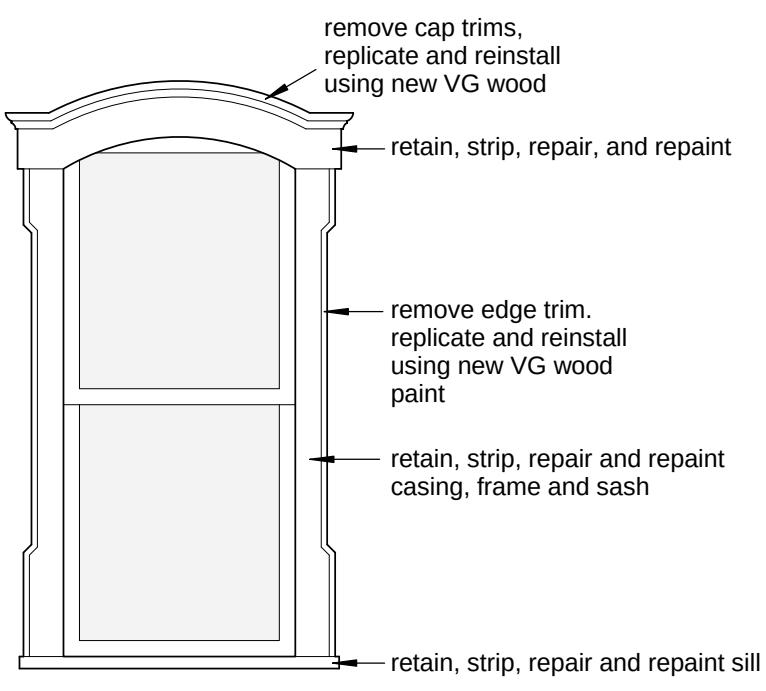
__1 Existing window
__2 Air conditioner and framed opening

Remove at interior

__3 Decorative fireplace and brick veneer

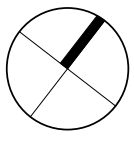


Detail shows window with arched opening.
Detail similar at existing rectangular windows.



Typical Window Trim

Scale: 1/2" = 1'-0"



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Second Floor Demolition Plan

BID SET 02/14/14

Sheet 2

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BASEMENT GENERAL DEMOLITION

Abatement

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

Remove:

__ plumbing piping and (2) hot water heaters
__ (2) furnaces and all duct work
__ washer and dryer and vent
__ wood storage shelving and cabinets
__ debris and loose insulation
__ obsolete accessories and attachments
__ loose parging/plastering at foundation walls

Cleaning

__ Sweep and vacuum entire basement
__ Wash all surfaces throughout
__ Remediate mold throughout (contractor is responsible for determining mold abatement method and selecting cleaning agents appropriate to each building component or material)

BASEMENT GENERAL WORK

Abatement

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

Exterior

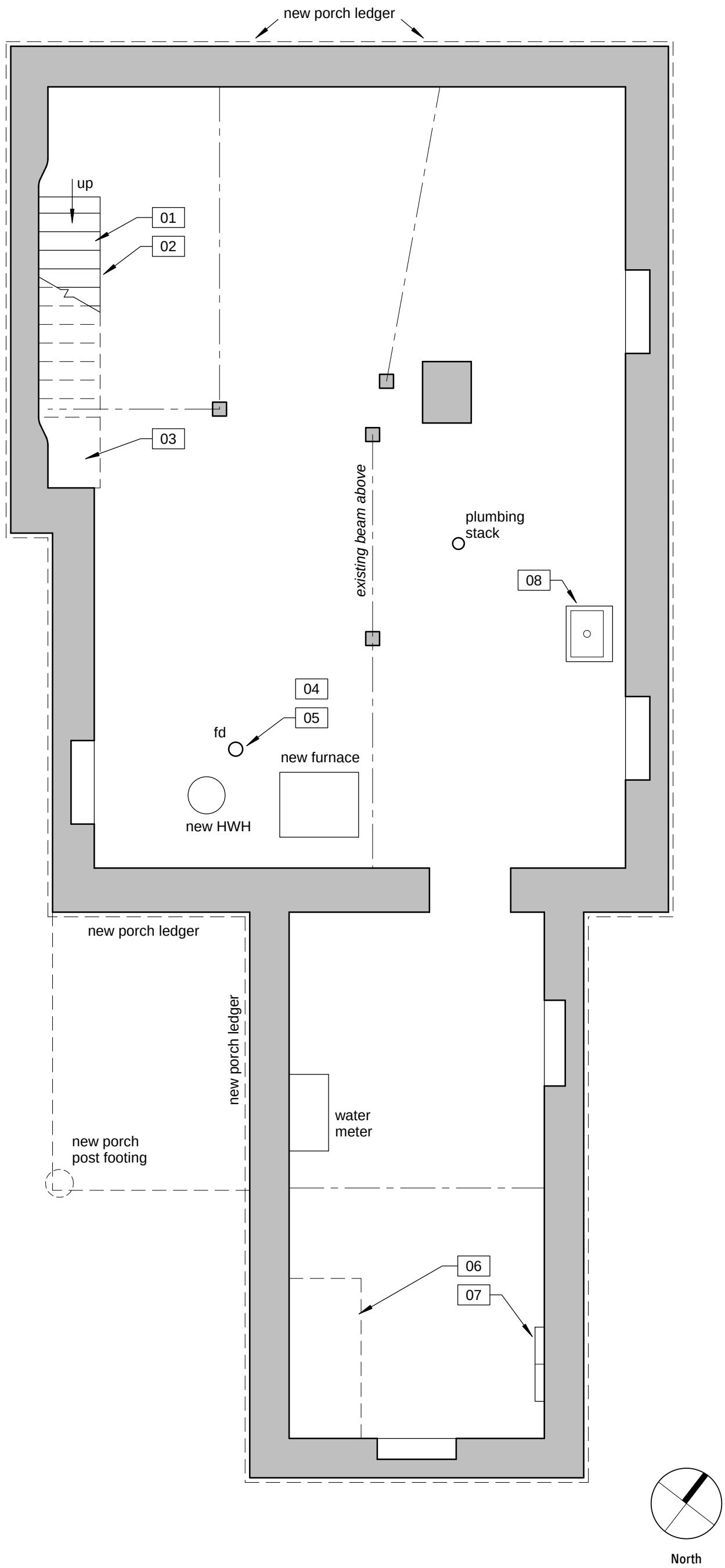
__ Repair foundation, Section 04 0100

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
__ Paint masonry walls and slab floor, Section 09 9000
__ Install new forced air heating and cooling system, Section 23 5400 and 23 6213
__ New plumbing system and fixtures, Section 22 4000
__ Electrical system: comply with City of St. Paul Bulletin 80-1 and see additional work items listed in Section 26 0001
__ Fire blocking and sealing at penetrations per code
__ Install radon mitigation system with vent up through structure above to roof

BASEMENT KEY NOTES

__1 Encapsulate lead paint at stair and stairwell and repaint all stair components and stairwell wall
__2 Remove existing partition at side of stair and install new code compliant guardrail and new code-compliant handrail
__3 Remove door and storage enclosure
__4 Optimal furnace and hot water heater new location to be determined by contractor
__5 New floor drain
__6 Reframe floor framing to code in headered area above
__7 Remove (2) electrical panels and obsolete electrical wiring (unless panels can be reused), new or reused load center installed to code
__8 New utility sink



688 4th Street Renovation

Basement Plan

BID SET 02/14/14

Sheet 3

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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
__ Replace rim joist where rot is evident, Section 06 1000
__ Repair and patch existing siding and trim. Replace rotted wood where repair is infeasible. Section 06 2000
__ Install new water table (skirt board) and wood cap at base of wall, Section 06 2000
__ Restore window casings per detail on Sheet 2
__ At all existing siding and trim, remove paint to bare wood and prime and repaint. Where wood is rotted or damaged beyond repair, replace with equally dimensioned vertical grain softwood.

Openings

__ Restore existing wood windows, Section 02 8313 and 08 0150
__ New wood windows where indicated, per window schedule
__ Aluminum storm windows/screens at all window openings except inoperable windows, Section 08 5169

Interior

__ Frame new walls, infills, openings and furring as indicated by wall legend, Section 06 1000
__ Reinsulate all exterior walls, Section 07 2126
__ 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
__ Replace existing interior doors and frames and new doors and frames, Section 08 1429
__ Refinish and patch existing hardwood flooring
__ New tile flooring in kitchen, side entry, laundry, bath, Section 09 3000
__ New painted wood trim throughout (baseboards, window and door casings); replicate existing trim profiles, except flat casings at kitchen and laundry, Section 06 2000
__ At stairway to second floor, encapsulate lead paint and repaint all stair and railing components, Section 09 9000, except carpet stair treads and risers.
__ Encapsulate lead paint and repaint basement stair components, Section 02 8313 and Section 09 9000
__ At all stairs, new painted continuous handrail complying with IRC, Section 06 2000
__ Paint walls, trim, ceilings throughout, Section 09 9000
__ New kitchen cabinets, Section 12 3530
__ Closet shelf and hanging rod at each closet
__ Install new forced air heating and cooling system, Section 23 5400 and 23 6213
__ New bathroom fan, Section 23 0000
__ New plumbing system and fixtures, Section 22 4000
__ Electrical system: comply with City of St. Paul Bulletin 80-1 and see additional work items listed in Section 26 0001

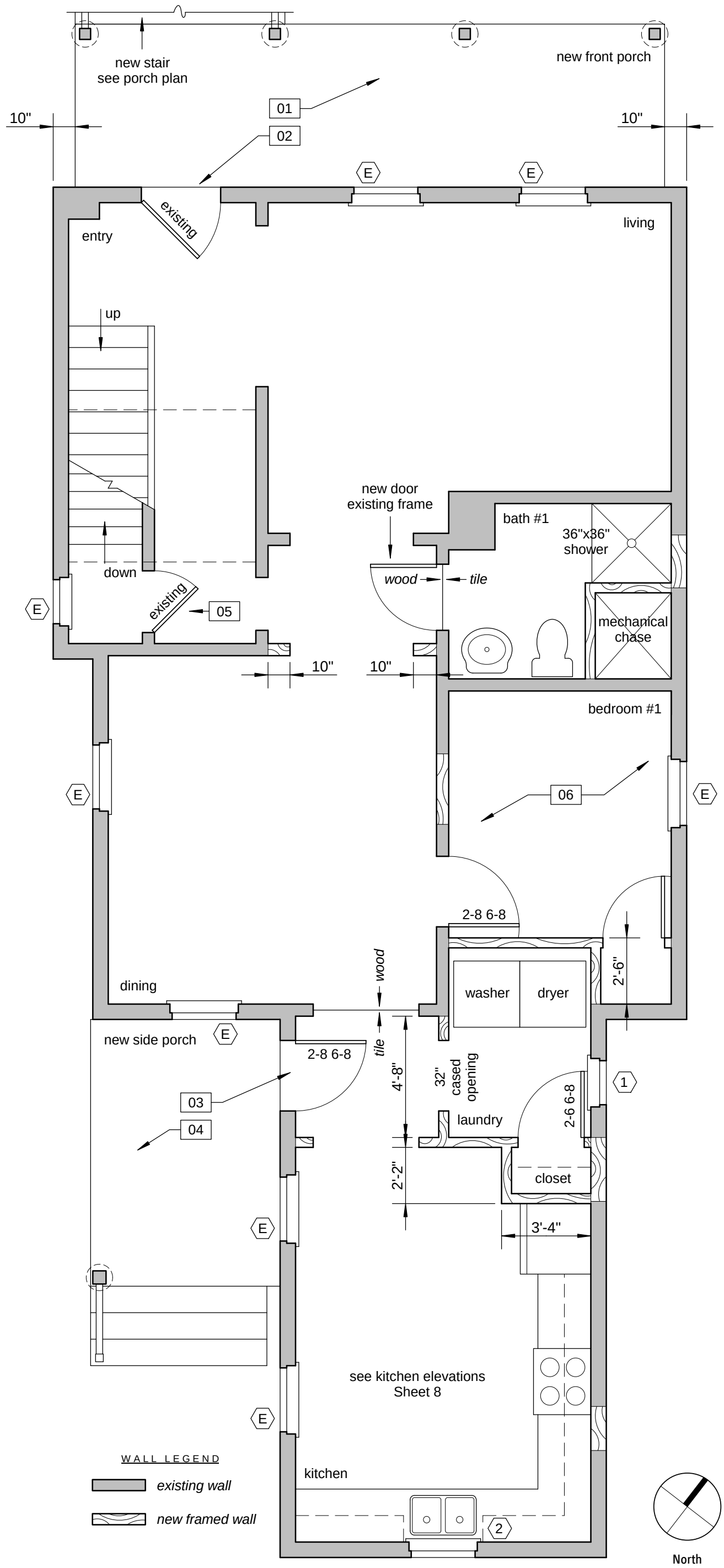
FIRST FLOOR KEY NOTES

Exterior

__1 New open front porch, see Sheet 7
__2 Repair, refinish and reglaze existing front door and transom
__3 New wood entry door and frame in existing rough opening with new wood casings
__4 New open side porch, see Sheet 7

Interior

__5 Retain basement door and casing, strip door and frame to bare wood, repair and repaint
__6 New drywall finish at walls. Insulate exterior walls that are opened with fiberglass batts per NEC energy specification



688 4th Street Renovation

First Floor Plan

BID SET 02/14/14

Sheet 4

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SECOND FLOOR GENERAL WORK

Abatement

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

Exterior

__ Repair and patch existing siding and trim. Replace rotted wood where repair is infeasible. Section 06 2000
__ Restore window casings per detail on Sheet 2
__ At siding and trim, remove paint to bare wood and prime and repaint

Openings

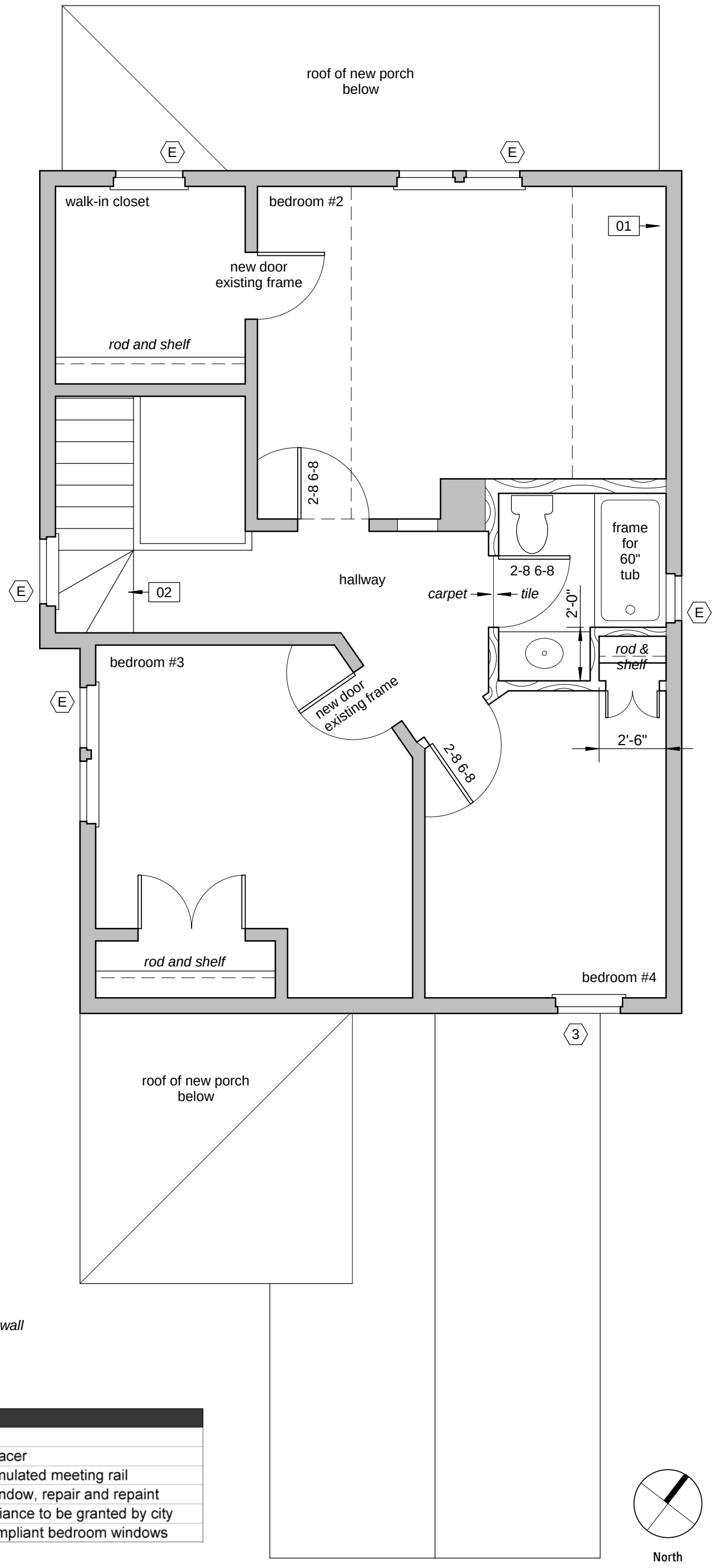
__ Restore existing wood windows, Section 02 8313 and 08 0150
__ New wood window per window schedule
__ Aluminum storm windows/screens at all window openings except inoperable windows, Section 08 5169

Interior

__ Frame new walls, infills, openings and furring as indicated by wall legend, Section 06 1000
__ Reinsulate all exterior walls, Section 07 2126
__ 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
__ Apply 5/8" gypsum board to all ceiling surfaces including ceiling slants, finish (lead abatement, enclosure)
__ Replace existing interior doors and frames, new doors and frames, Section 08 1429
__ New carpet, new subflooring throughout
__ New tile flooring in bath, Section 09 3000
__ New painted wood trim throughout (baseboards, window and door casings); Section 06 2000
__ At stairway, encapsulate lead paint and repaint all stair and railing components, Section 09 9000
__ At all stairs, new painted continuous handrail complying with IRC, Section 06 2000
__ Paint walls, trim, ceilings throughout, Section 09 9000
__ Closet shelf and hanging rod at each closet
__ Install new forced air heating and cooling system, Section 23 5400 and 23 6213
__ New bathroom fan, Section 23 0000
__ New plumbing system and fixtures, Section 22 4000
__ Electrical system: comply with City of St. Paul Bulletin 80-1 and see additional work items listed in Section 26 0001

SECOND FLOOR KEY NOTES

__1 Infill opening at air conditioner
__2 Carpet stair treads, risers, landing



WALL LEGEND

existing wall

new framed wall

North

Window Schedule

#	Type	Size (verify)	Notes
1	Casement	24 x 36	Tempered
2	DH	32 x 38	SDL no spacer
3	Casement	28 x 48	Egress, simulated meeting rail
E			Existing window, repair and repaint
			Egress variance to be granted by city
			for non-compliant bedroom windows

688 4th Street Renovation

Second Floor Plan

BID SET 02/14/14

Sheet 5

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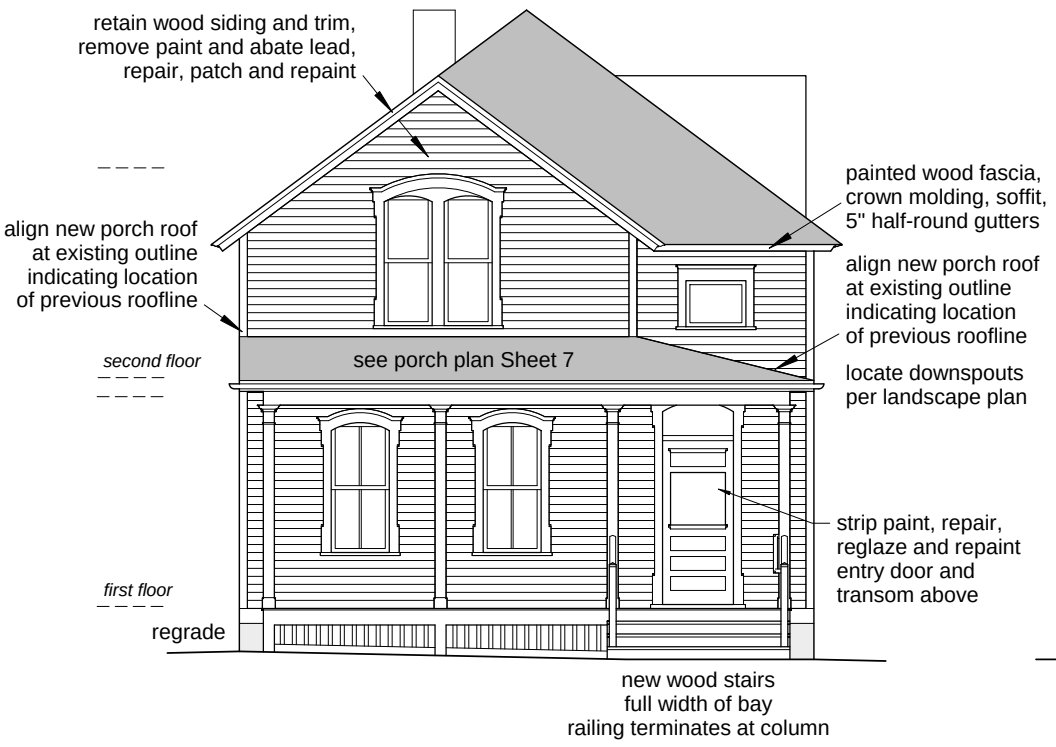
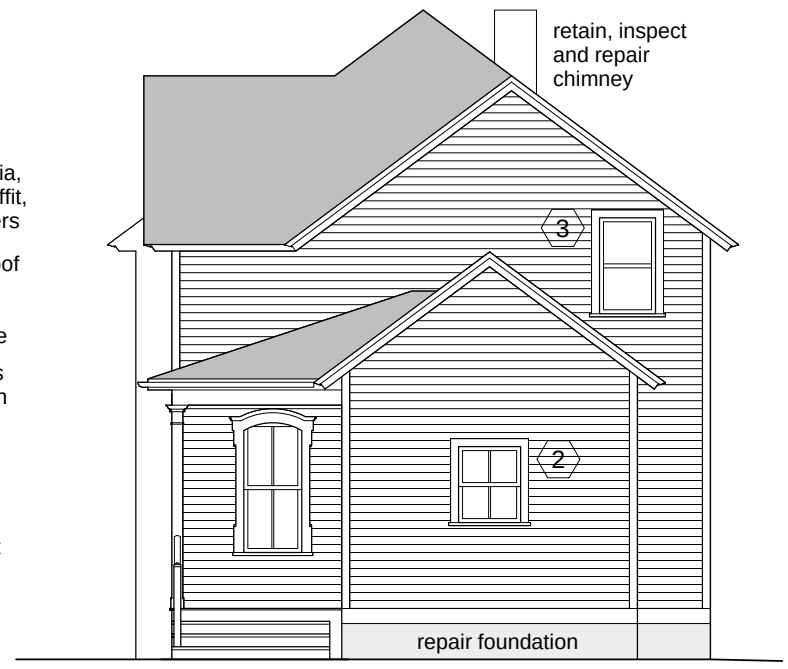


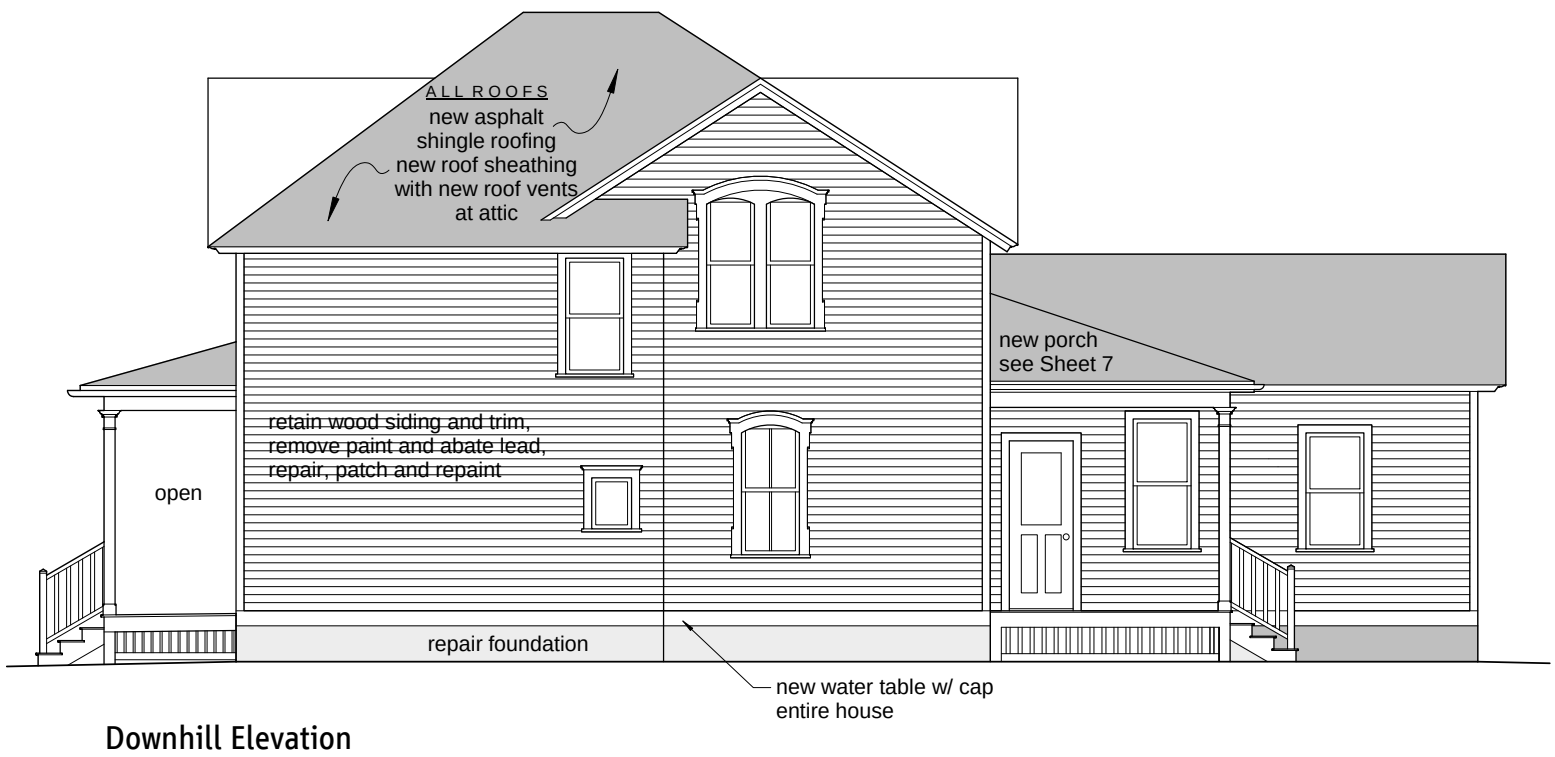
Street Elevation

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



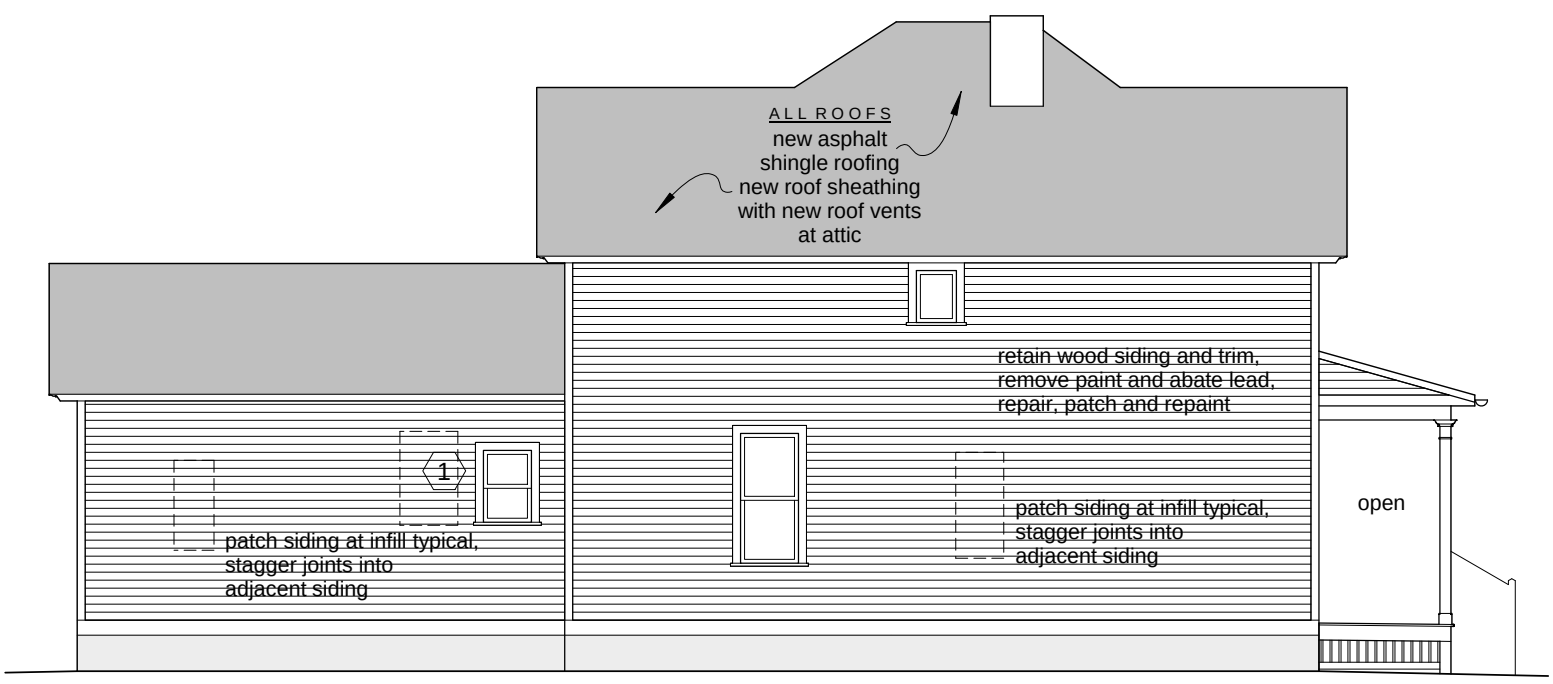
Rear Elevation

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



Downhill Elevation

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



Uphill Elevation

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

688 4th Street Renovation

Elevations

BID SET 02/14/14

Sheet 6

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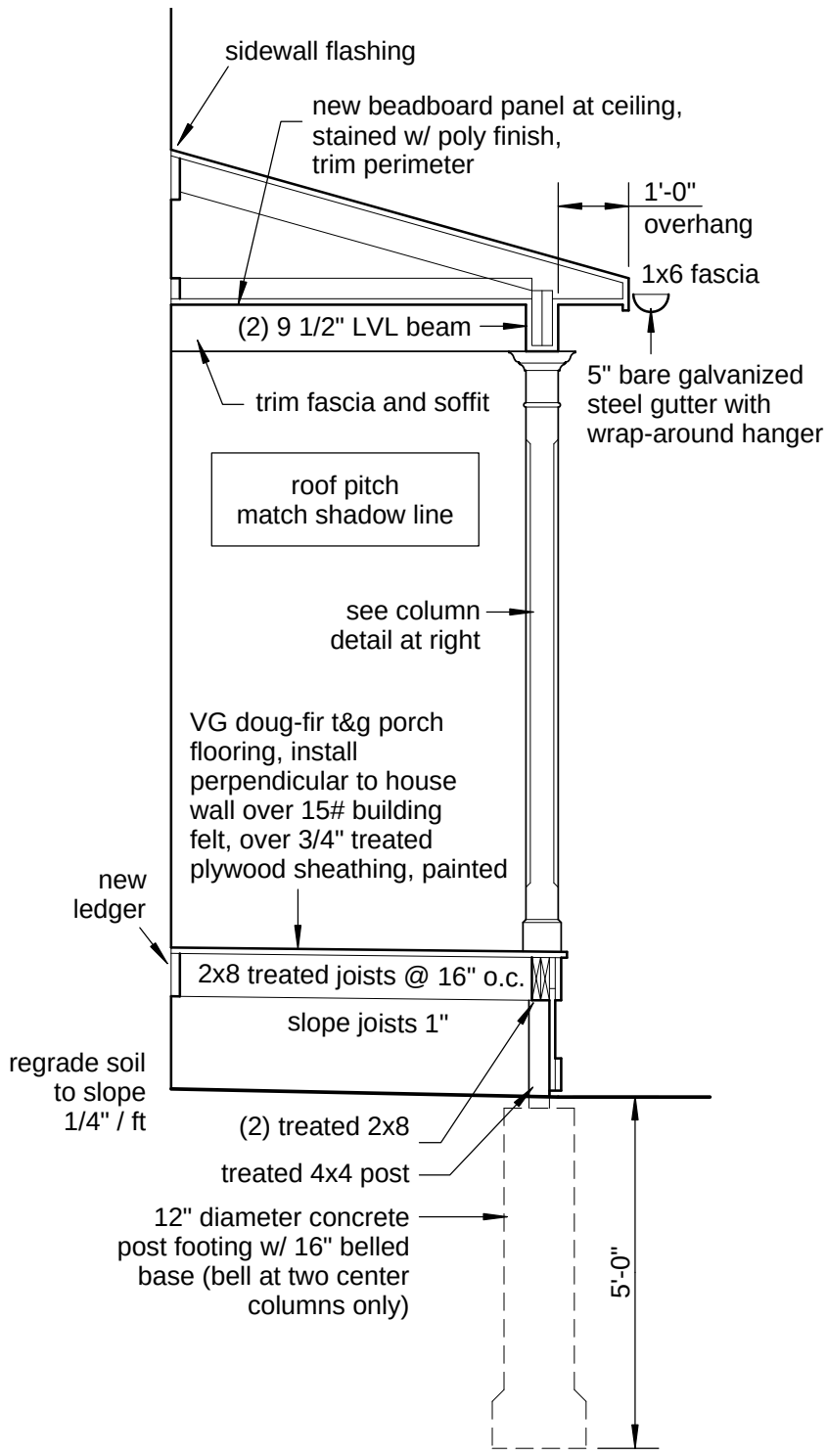
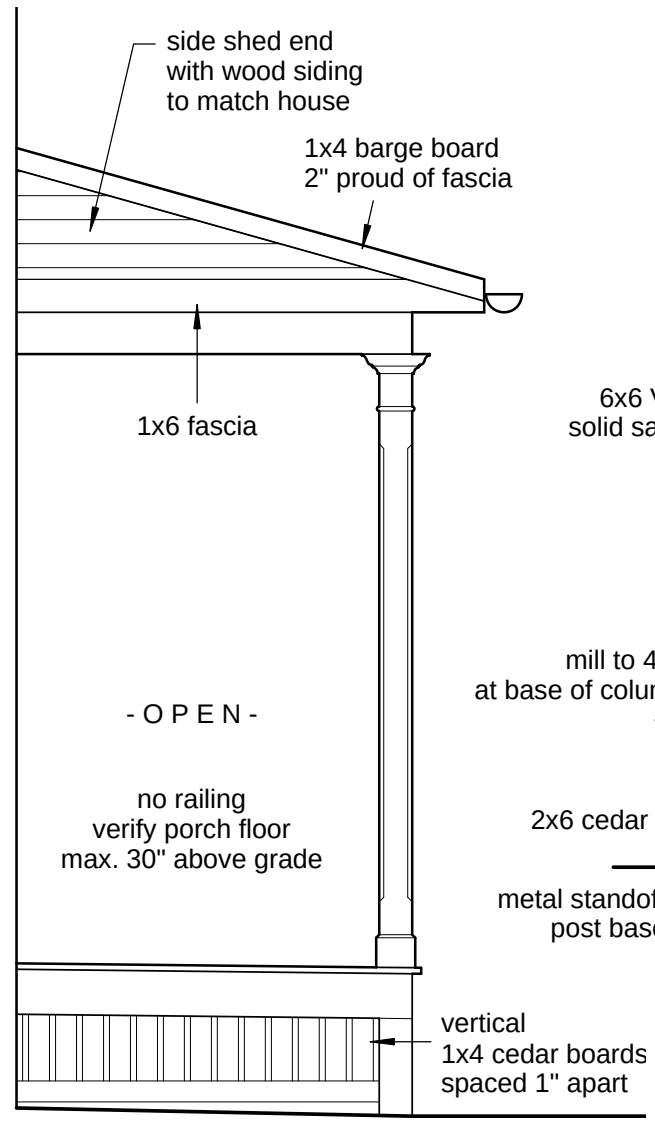


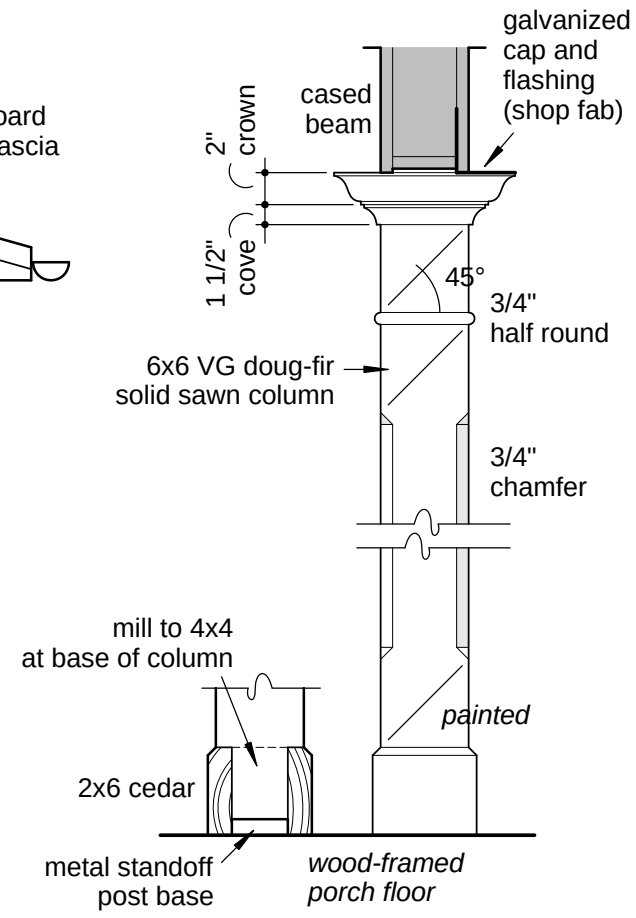
Porch Section

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

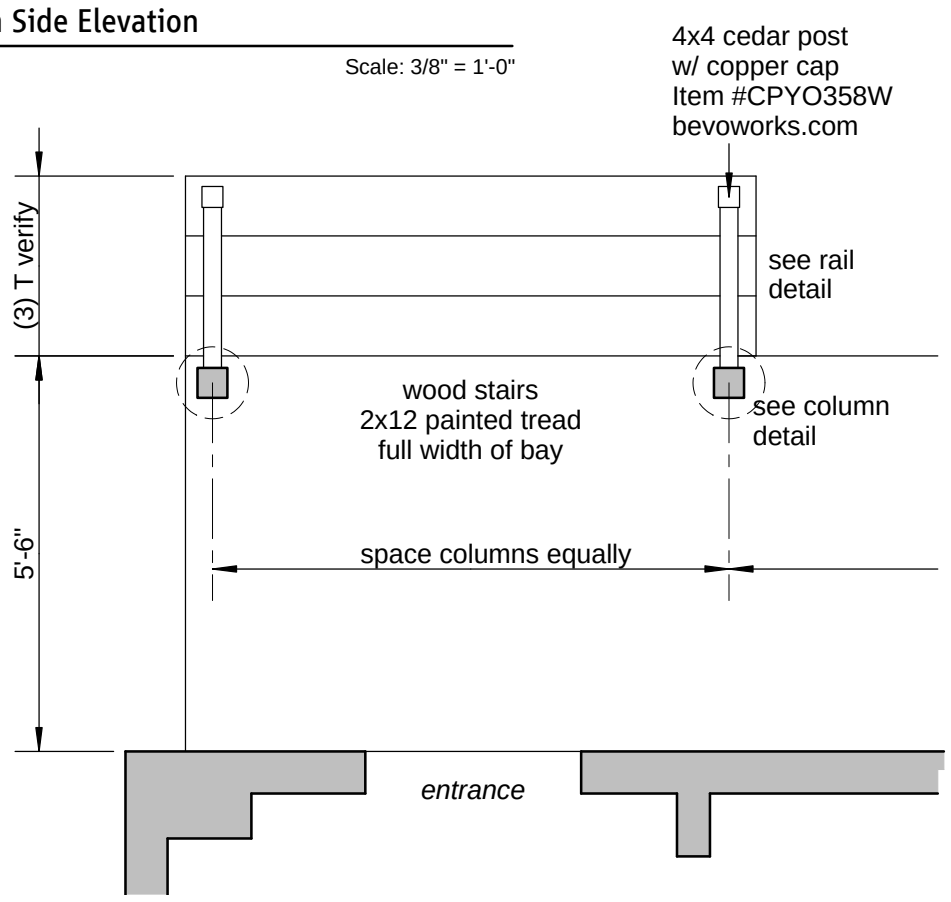


Porch Side Elevation

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

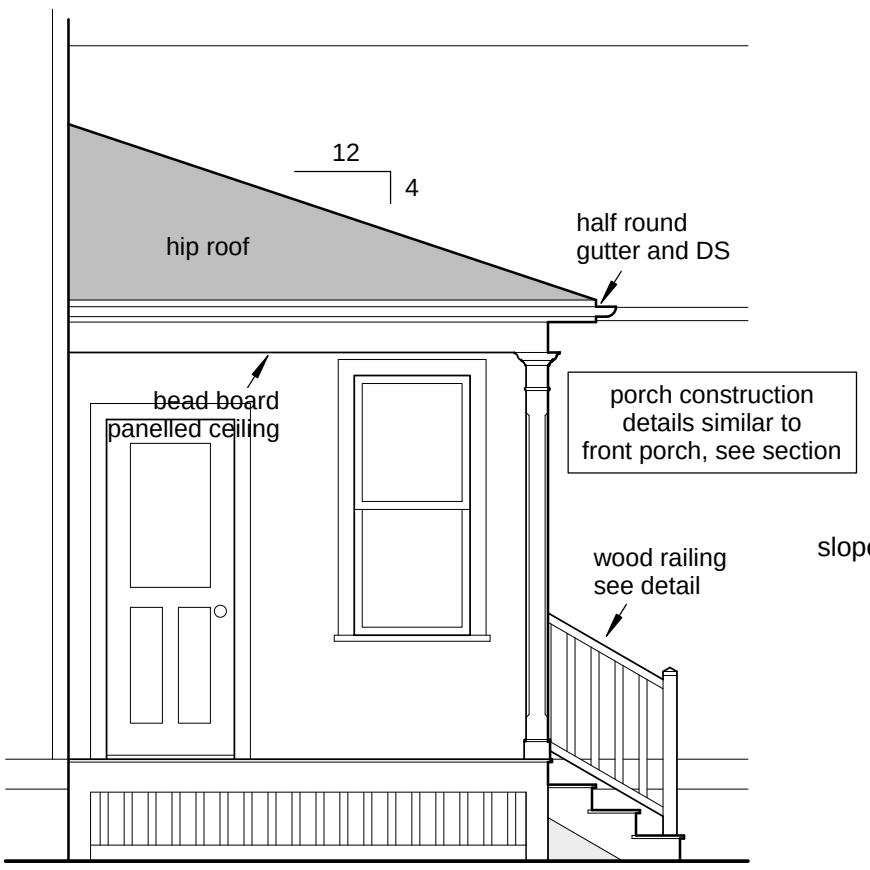


Typical column



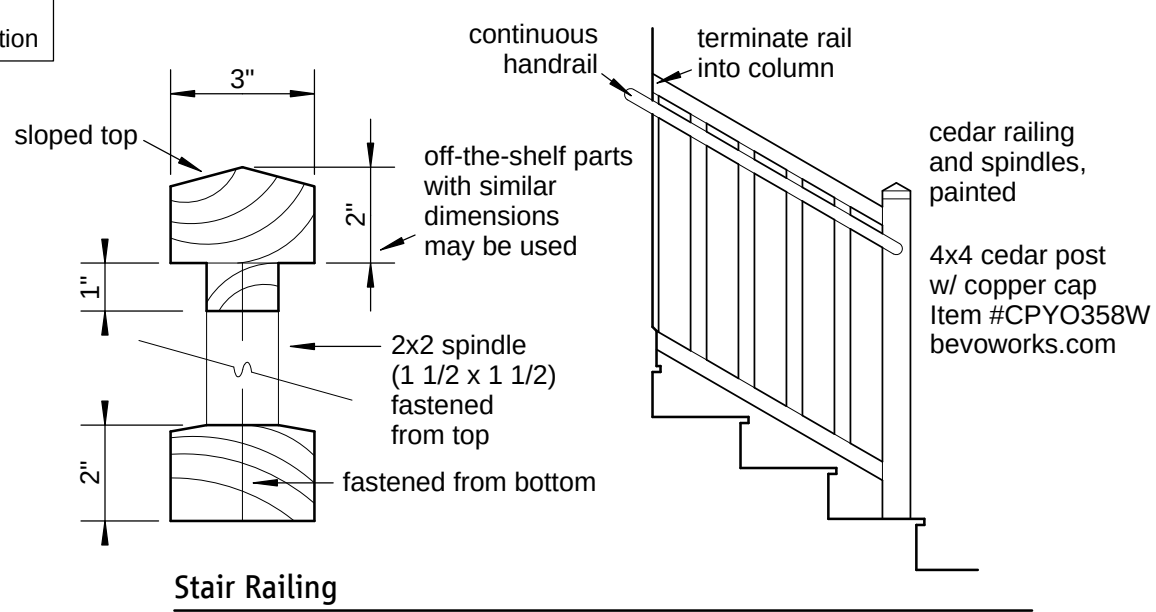
Porch Plan (partial)

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



Side Porch

Scale: 1/4" = 1'-0"



Stair Railing

688 4th Street Renovation

Porch Plan

BID SET 02/14/14

Sheet 7

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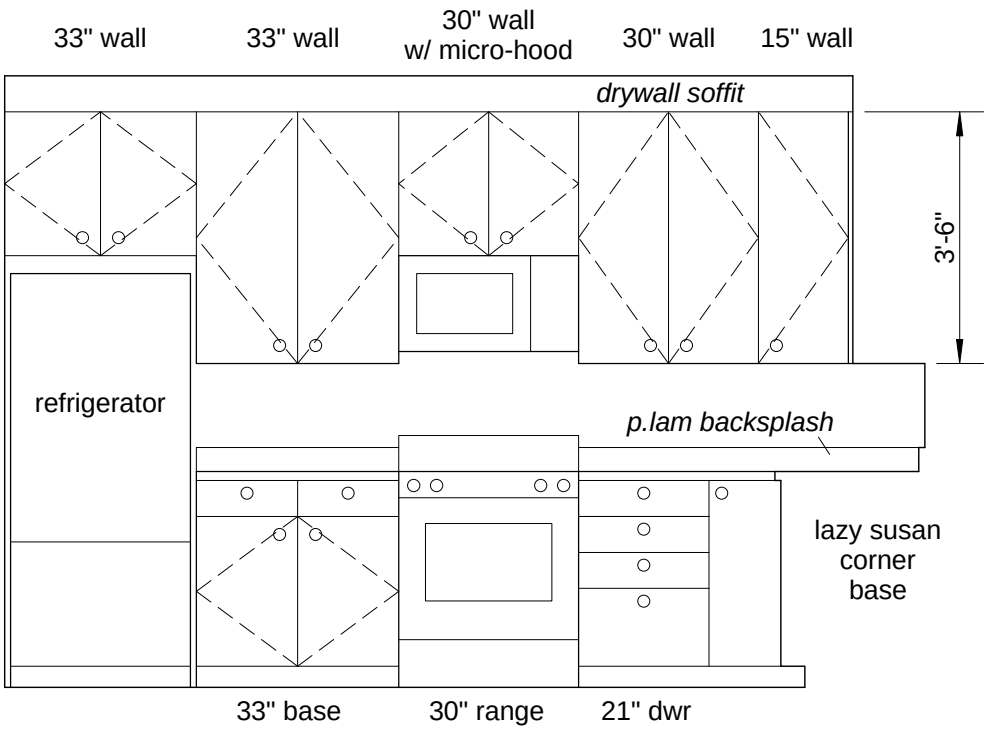
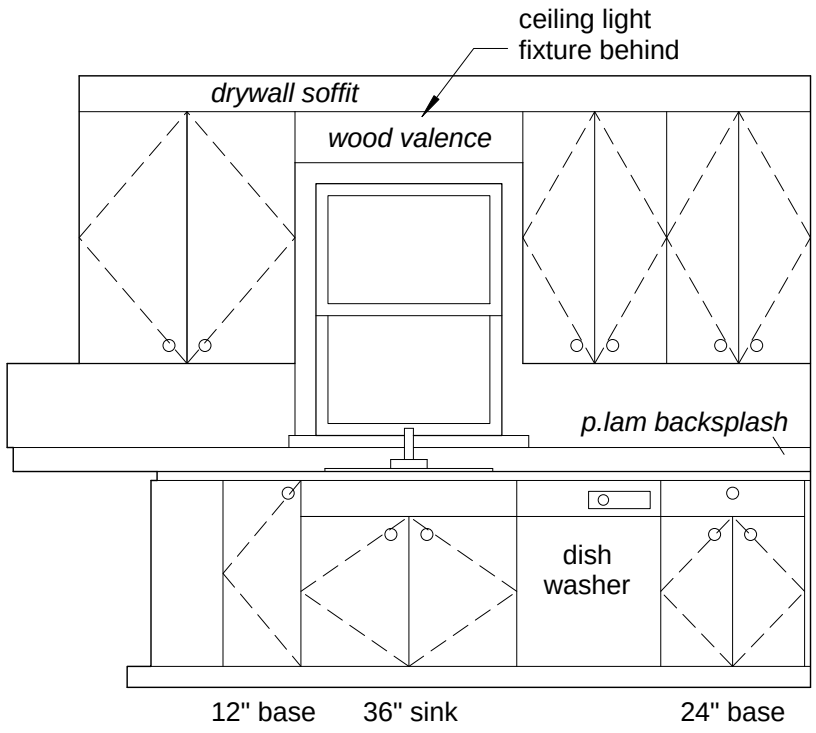


verify all dimensions
prior to ordering cabinets

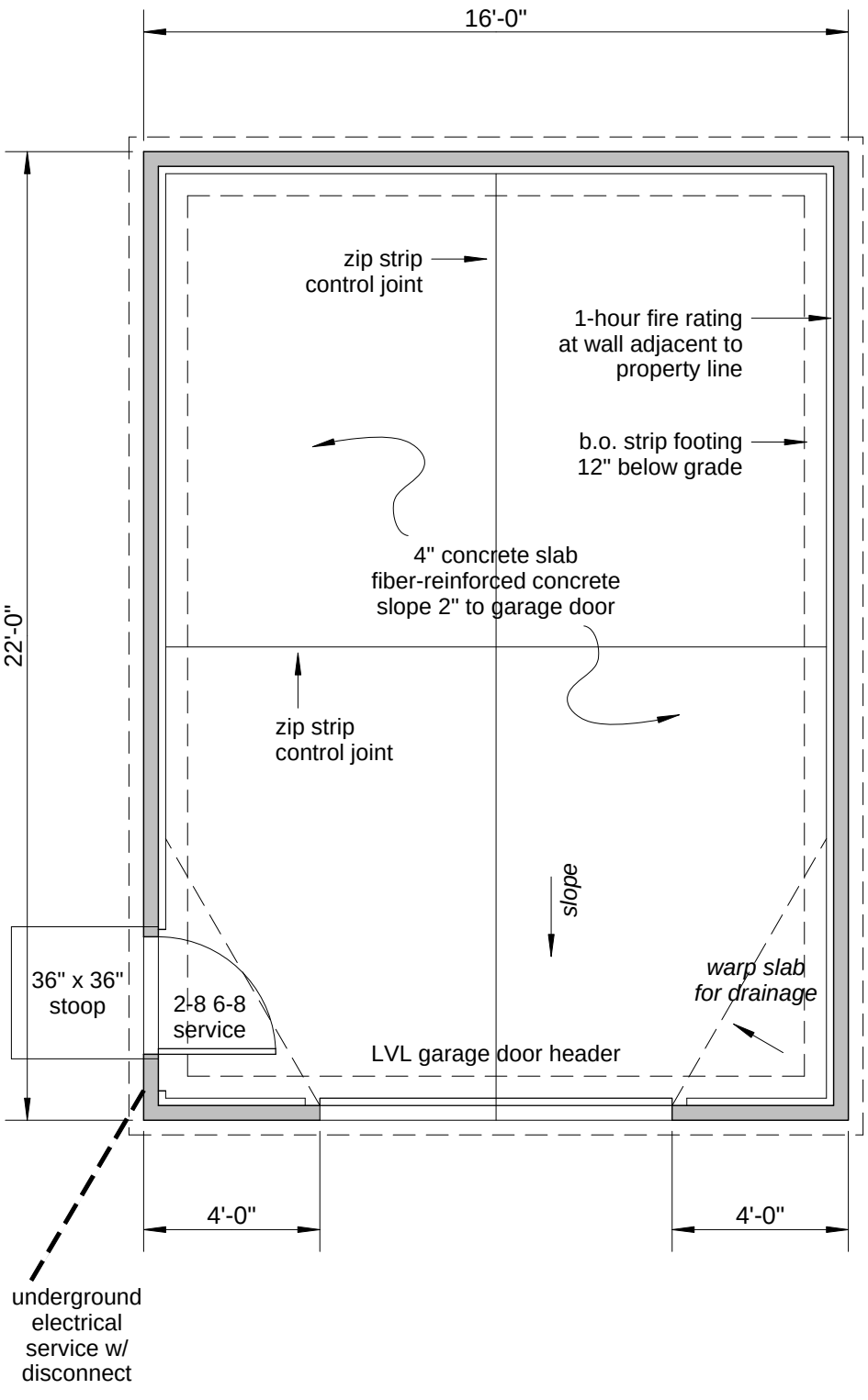
Kitchen Range Elevation

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



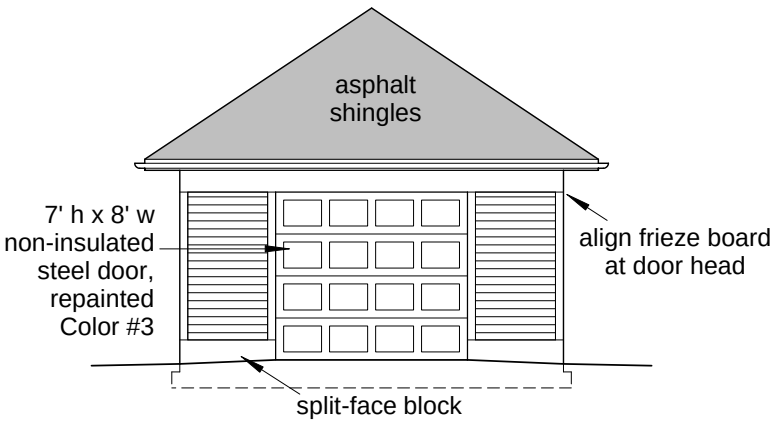
Kitchen Sink Elevation

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



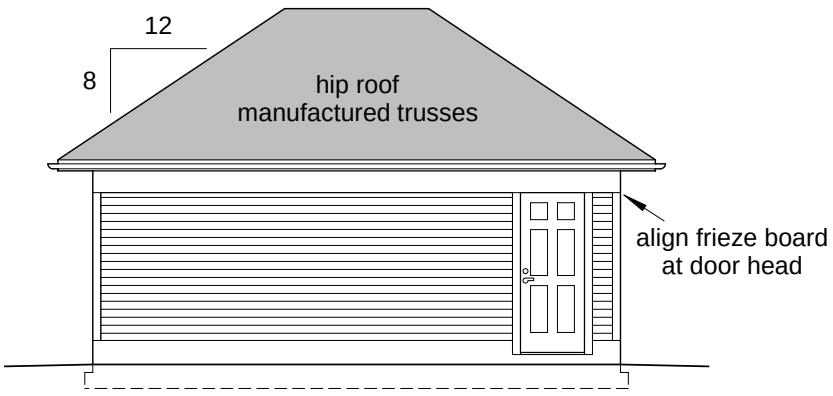
New Garage

Scale: 1/4" = 1'-0"



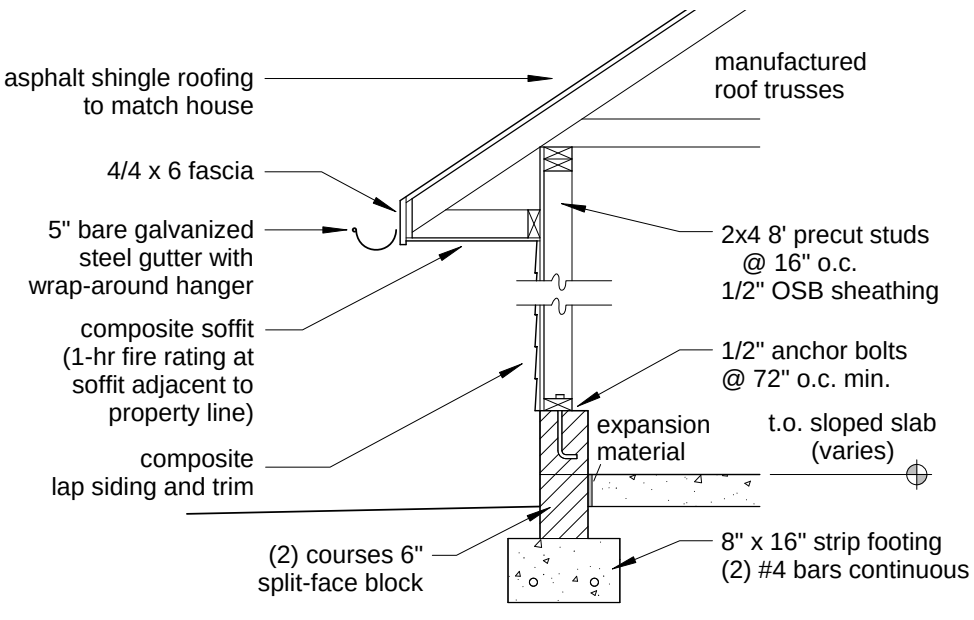
Garage (driveway side)

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



Garage (service door side)

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



Garage Wall Section

Scale: 1/2" = 1'-0"

688 4th Street Renovation

Kitchen Elevations and Garage Plan

BID SET 02/14/14

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