694/96 4th Street Renovation



City of Saint Paul Inspiring Communities

BID SET 02/14/14

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

Paul Ormseth, LLC

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

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Lic. No. 25731 Date

limestone frost footing at foundation perimeter

existing crawlspace

existing crawlspace

basement

stairs

existing

furnace

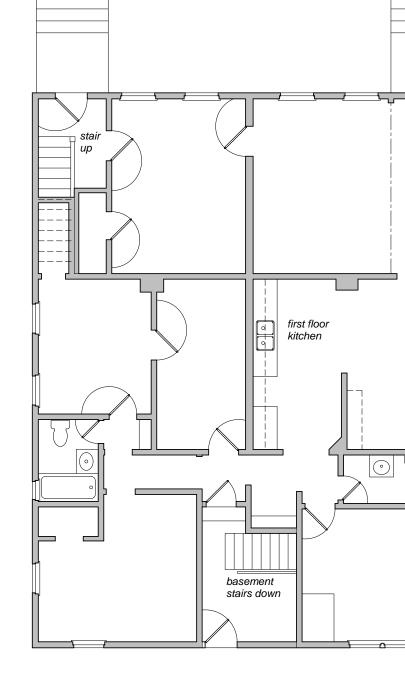
existing

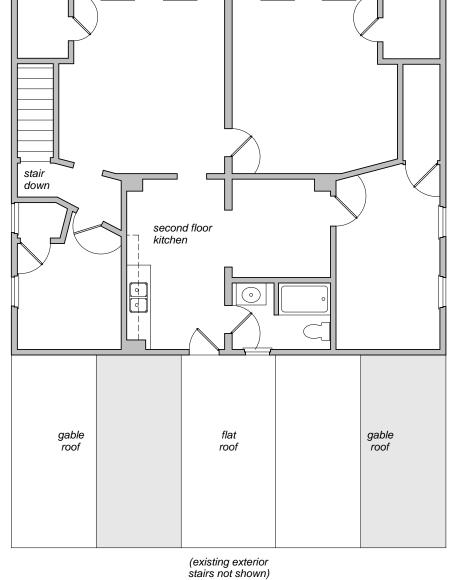
existing cellar

HWH HWH

water /

East Fourth Street





Existing Second Floor

Existing Basement

existing

Existing First Floor

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

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

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

694/696 4th Street Renovation **Existing Floor Plans**

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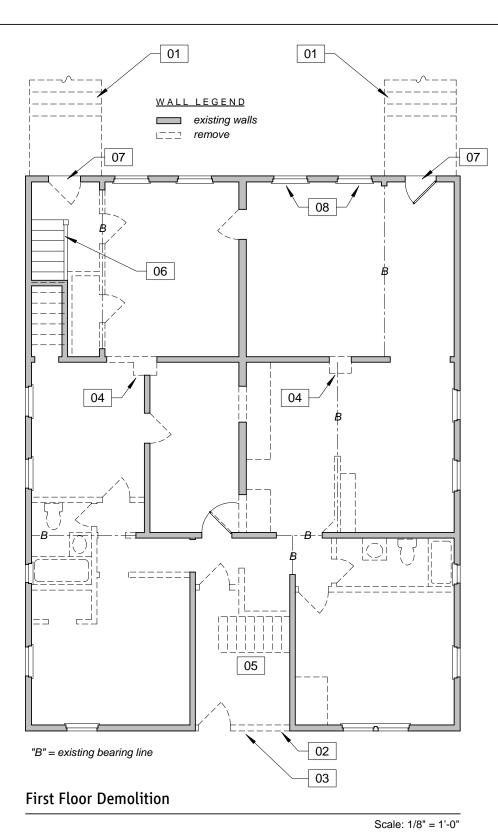
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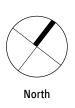
Sheet 1

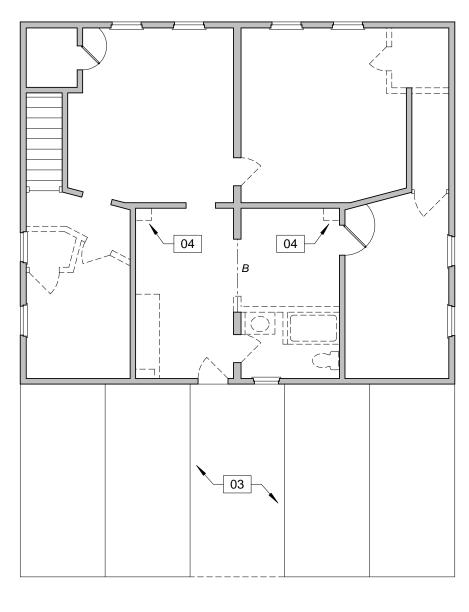
Date

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Second Floor Demolition

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

Basement Demolition

Contract includes demolition of existing limestone basement foundation and construction of new concrete block foundation. Contractor shall be responsible for safely supporting and shoring existing wood structure while existing foundation is removed. New foundation walls shall be built to the same exterior dimensions as existing basement walls, and existing elevations relative to grade shall be maintained.

Demolition includes removal of existing:

- 1. Limestone walls and excess soil
- 2. Basement slab and all concrete
- 3. Columns and beams in basement
- 4. Wood storage fixtures and all debris
- Basement stair
- All services, including electrical wiring, equipment and lighting, plumbing piping and hot water heaters, furnace and ductwork

GENERAL DEMOLITION NOTES

Abatement

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

Remove at exterior:

- Rotted wood in need of replacement
- _ Aluminum wrap remaining at trim
- Miscellaneous wires and attachments, house numbers, mailboxes, antenna
- __ Rotted and loose wood fascia and soffit material at roof

Remove at openings:

- Storm windows and screens
- Existing window sashes, stops and beads to prep for new window inserts
- Existing windows to prep for new windows (non-insert egress), and where openings are to be eliminated
- Existing doors and frames (retain transoms at entries)

Remove at interior:

- Kitchen cabinets
- Floor coverings and any wood flooring (remove to bare floor board sheathing)
- Framing and finishes to allow for new walls and new openings (shore existing structure)
- __ Bathroom fixtures and cabinetry
- All doors and door frames
- Wood trim throughout (casings and baseboards). Retain
- Closet shelving and storage components, window coverings, all debris
- All wall and ceiling finishes including plaster, lath and drywall throughout
- 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 for selecting cleaning agents appropriate to each building component or material.

DEMOLITION KEYNOTES

Remove at exterior:

- __1 Concrete stoops and railings
- __2 Existing electrical service
- __3 Existing flat roof addition between the two one-story gabled additions including exterior access stair to second floor deck

Remove at interior

- 4 Chimneys
- __5 Basement stair

Retain:

- _6 Stair railing and newel
- 7 Transom
- _8 Original casings at these two windows (retain for refinishing and reinstallation)

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Demolition Plans BID SET 02/14/14

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see porch plan Sheet 8 for porch foundation and basement entry 12" diameter post footings 02 at Unit 1 porch (01) 8'-0" 30 x 30 x 12 footing bicyle & stroller storage recycling Unit 1 storage 02 align beams and columns 24 x 24 x 10 below bearing lines, 3" steel column and footing typical (2) 9 1/2" LVL typical Unit 2 laundry 04 vasher washe Unit 1 3 1/2" concrete laundry basement slab ∳⊢⊢---fd HWH dryei dryer w/ poly - 03 vapor barrier HWH thicken slab at stair bearing sump (06) existing joists existing joists span Unit 2 Unit 1 storage storage centers retaining 03 03 **New Basement Foundation** Scale: 1/8" = 1'-0"

GENERAL BASEMENT NOTES

General

- Contractor is responsible for safely shoring and supporting existing wood frame structure while existing foundation is removed and until house can be safely supported on new masonry walls and beams and columns
- Construct a new basement foundation with street access and interior stair access

Masonry

- New concrete block basement foundation walls and new concrete footings. Build walls to same exterior dimensions as existing walls, maintaining existing height of wood structure relative to grade.
- New post footings; drawing shows quantities and approximate locations; architect and contractor shall verify locations per actual existing bearing lines
- 4" limestone veneer at street elevation and partial east and west elevations, see note 2 New concrete basement slab
- Exterior concrete block low retaining wall at basement street entrance. Split face limestone colored block with cap. CMU set in mortar, not dry-laid or segmented retaining block.

Framing and openings

- New beams and columns to support existing bearing lines above
- Sister new wood joists to existing wood joists where damaged and/or rot are in evidence
- New wood partitions with drywall finish
 New wood stairs and stairwell (header off and remove existing floor framing as required)
- New exterior door and new interior doors

Insulation

- Rigid foam insulation at limestone veneer cavity (see keynote 3)
- Rigid foam insulation at exterior of wall where basement wall is mostly below grade (see keynote 4)
- Rigid foam insulation at interior of wall with drywall finish at downhill (west) side of house where basement wall extends above grade (see keynote 5)

Radon mitigation

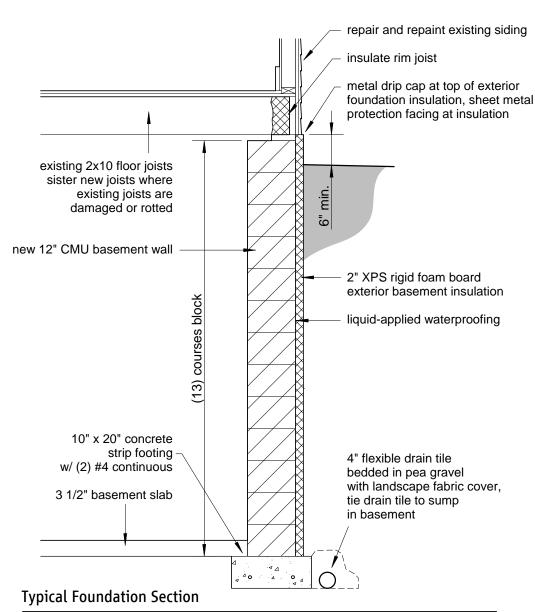
__ Install radon mitigation system

HVAC, plumbing, electrical

- New forced air heating and cooling system including equipment and ductwork
- New plumbing system
- _ New sewer service and new water service
- from street
- New electrical service and comply with City of St. Paul Bulletin 80-1

BASEMENT KEYNOTES

- __1 Wood framed stair and landing at basement entry door with hand rail
- __2 CMU masonry cavity wall: 10"
 concrete block with 2" rigid foam
 insulation and 4" rubble limestone
 veneer. Limestone extends 6" below
 grade, 16" block w/ no veneer where
 basement wall is not exposed
- __3 12" CMU foundation wall w/ 2" rigid foam at exterior. Sheet metal protection and metal flashing at exposed foam above grade.
- __4 12" CMU foundation wall insulated at interior with 2" rigid foam with drywall finish. Contractor to determine optimal method of attaching drywall to structure.



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694/696 4th Street Renovation

New Basement Foundation

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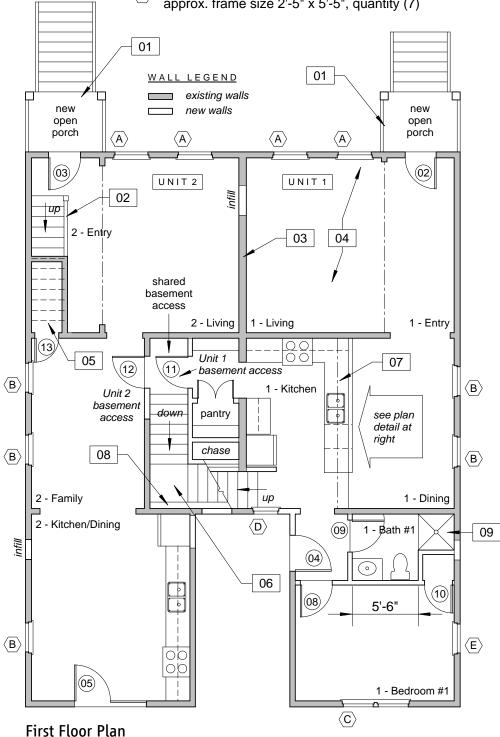
Scale: 1/2" = 1'-0"



Window Types (install safety glazing where required)

Approx. frame size listed is inside dimension of existing frame

- Wood replacement insert (frame within frame) Approx. frame size 2'-9" x 5'-9", quantity (4)
- Wood replacement insert (frame within frame) approx. frame size 2'-5" x 5'-5", quantity (6)
- Wood replacement insert (frame within frame) pair approx. frame size 5'-3" x 5'-9", quantity (1)
- New wood window, frame size 2'-0" x 3'-0"
- Wood egress window (replace entire window) approx. frame size 2'-5" x 5'-5", quantity (7)



GENERAL FIRST FLOOR NOTES

Abatement

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

Exterior

- __ Replace rim joist where rot is evident, Section 06
- Repair and patch existing siding and trim. Replace rotted wood where repair is infeasible. Section 06
- 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

Wood replacement windows and new wood windows per window types. Each window to have full frame, flush-mount wood screen with a horizontal bar lining up with the window's meeting rail.

Interior

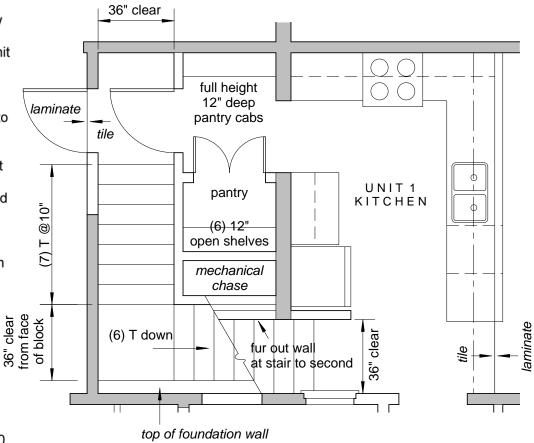
- Frame new walls, infills, openings and furring as indicated by wall legend, Section 06 1000
- Reinsulate all exterior walls, Section 07 2126
- New gypsum board finishes throughout,
- Section 09 2116
- Replace existing interior doors and frames and new doors and frames. Section 08 1429
- New laminate flooring, Unit 1, Living and Dining; Unit 2 throughout first floor
- New tile flooring in Unit 1 kitchen, rear entry, bath, Section 09 3000
- __ New carpet flooring, Unit 1 Bedroom #1 and stairs to second floor, Section 09 6800
- New painted wood trim throughout (baseboards, window and door casings), Section 06 2000, except at Unit 1 Living only, retain and reinstall window casings at two windows. Install wide baseboard and ogee cap to match existing baseboard in this room
- At stairway to second floor, 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
- 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

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

- 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 KEYNOTES

- __1 Two new front porches, see Sheet 8
- __2 Retain existing stair railing and newel. encapsulate lead paint and repaint all stair components
- __3 Party wall sound-proofing (typical): sound channel both sides, (2) layers drywall each side, acoustic batts and acoustic sealant
- 4 This room only, retain and reinstall window casings at two windows. Install new painted wide baseboard and ogee cap to match existing baseboard in this room only.
- 5 Coat closet with rod and shelf below stairs
- __6 Frame new stairwell; header off and remove existing floor joists as required
- New beam, (2) 9 1/2" LVL, and built-up columns in wall with blocking to bearing in basement below.
- 8 Wood trim at top of new foundation wall alongside basement stair
- 9 36" x 36" shower enclosure



First Floor Plan Detail

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Sheet 4

694/696 4th Street Renovation BID SET 02/14/14 First Floor Plan

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

GENERAL SECOND FLOOR NOTES

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
- 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.

- Wood replacement windows and new wood windows per window types
- Aluminum storm windows/screens at all window openings except inoperable windows, Section 08 5169

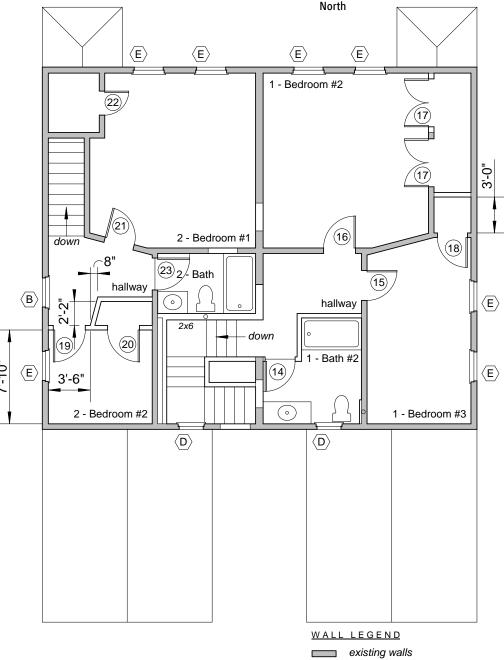
Interior

- 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 throughout.
- Section 09 2116
- Replace existing interior doors and frames and new doors and frames, Section 08 1429 New carpet flooring, Units 1 & 2, throughout,
- except bathrooms. Carpet stair at Unit 1. Section 09 6800.
- New tile flooring in bathrooms, Section 09 3000
- New painted wood trim throughout (baseboards, window and door casings). Section 06 2000. Paint stair treads and risers at Unit 2.
- At all stairs, new painted continuous handrail complying with IRC, Section 06 2000
- Paint walls, trim, ceilings throughout, Section 09 9000
- New bathroom 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 fans, Section 23 0000
- New plumbing system and fixtures, Section
- Electrical system: comply with City of St. Paul Bulletin 80-1 and see additional work items listed in Section 26 0001



____ new walls

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



Second Floor Plan

Roof Plan

roofing at new porches new asphalt shingle roofing at existing hip roof flash transition at low-slope roof to sloped roof slope demolish existing chimneys and patch roof framing existing flat roof new tapered insulation 1/4" per ft. slope for drainage new EPDM roofing membrane existing lecked area to be new asphalt shingle roofing new asphalt demo'd shingle roofing at rear addition at rear addition gable roof gable roof

asphalt shingle

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

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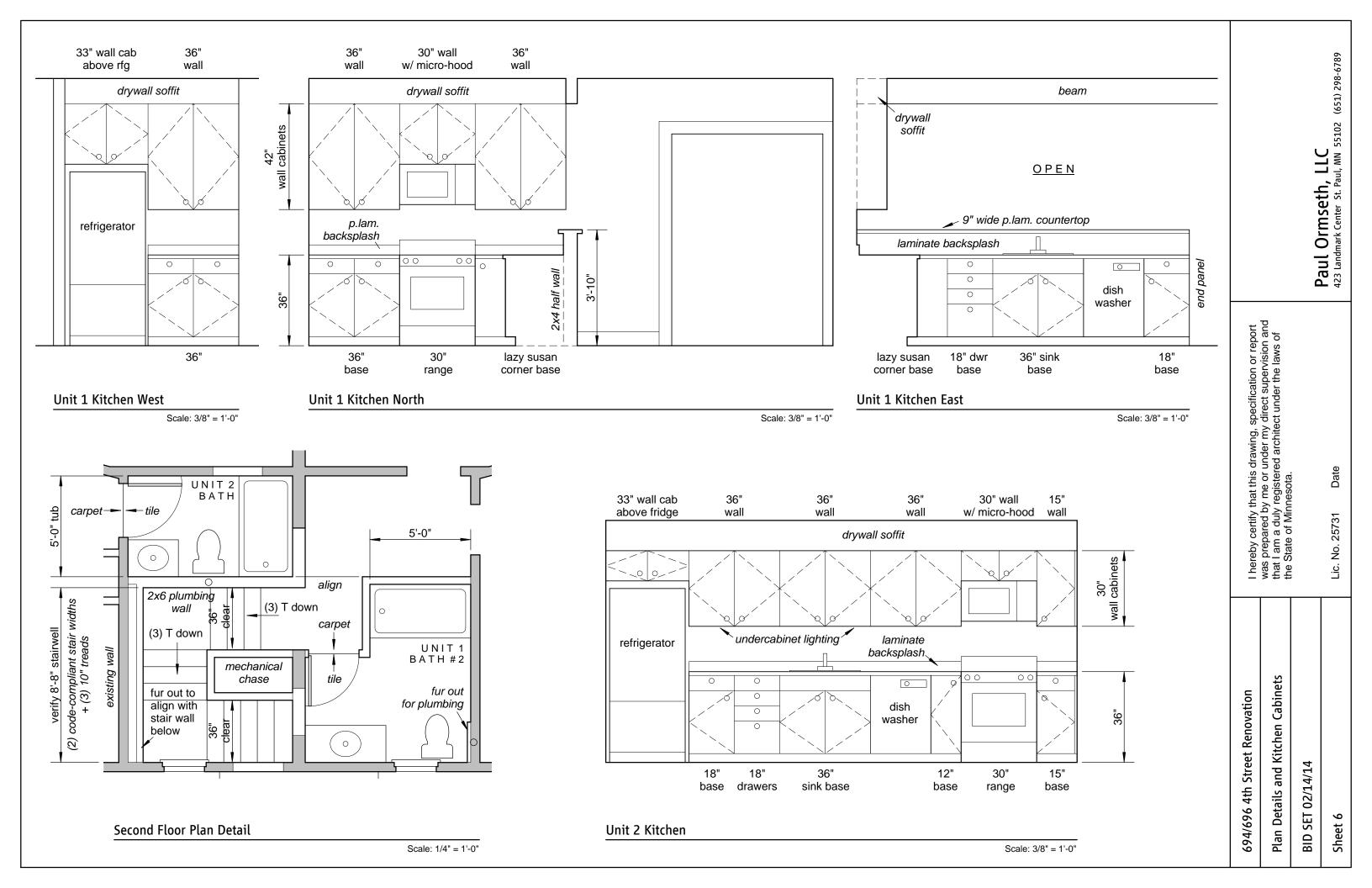
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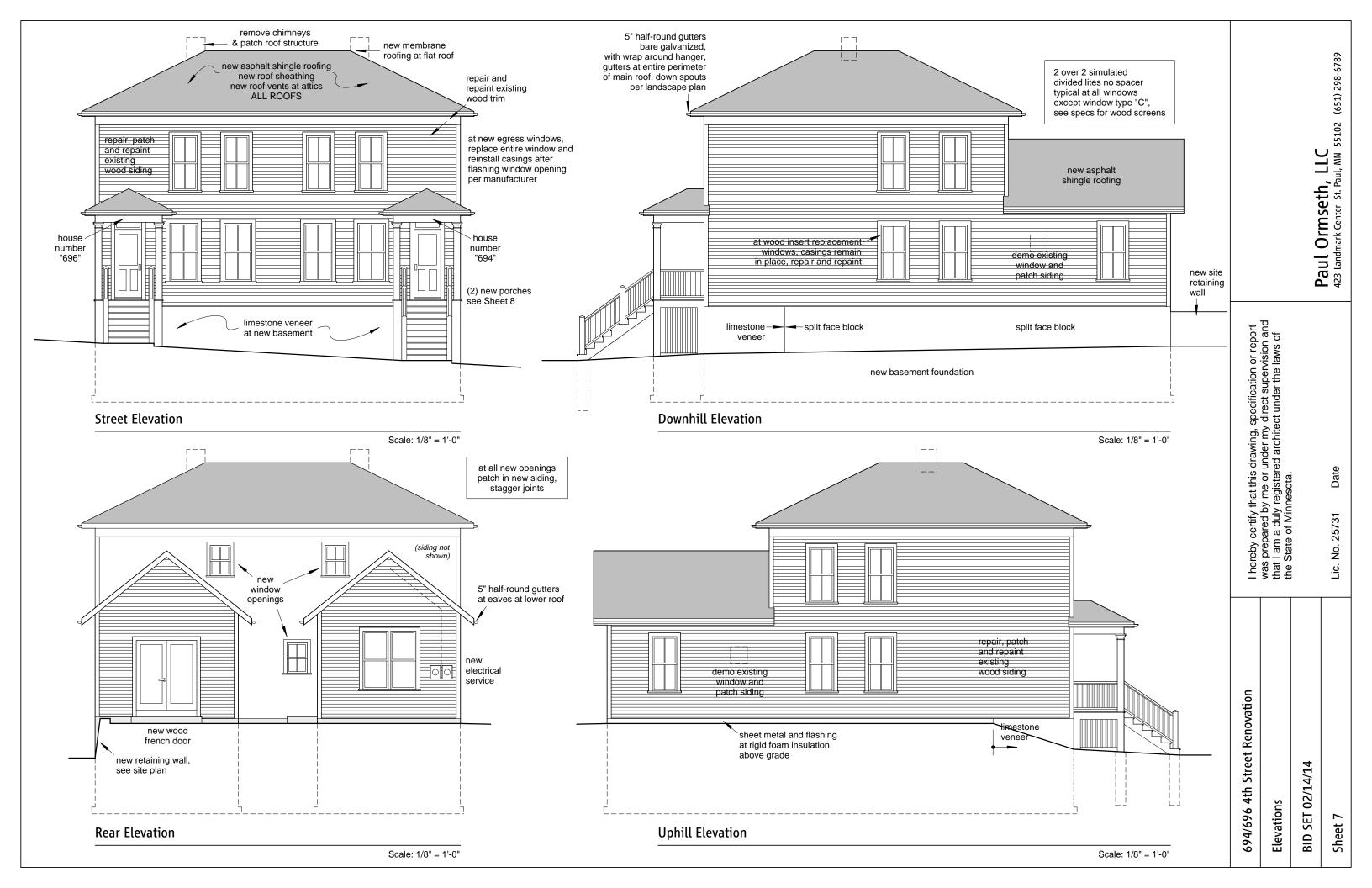
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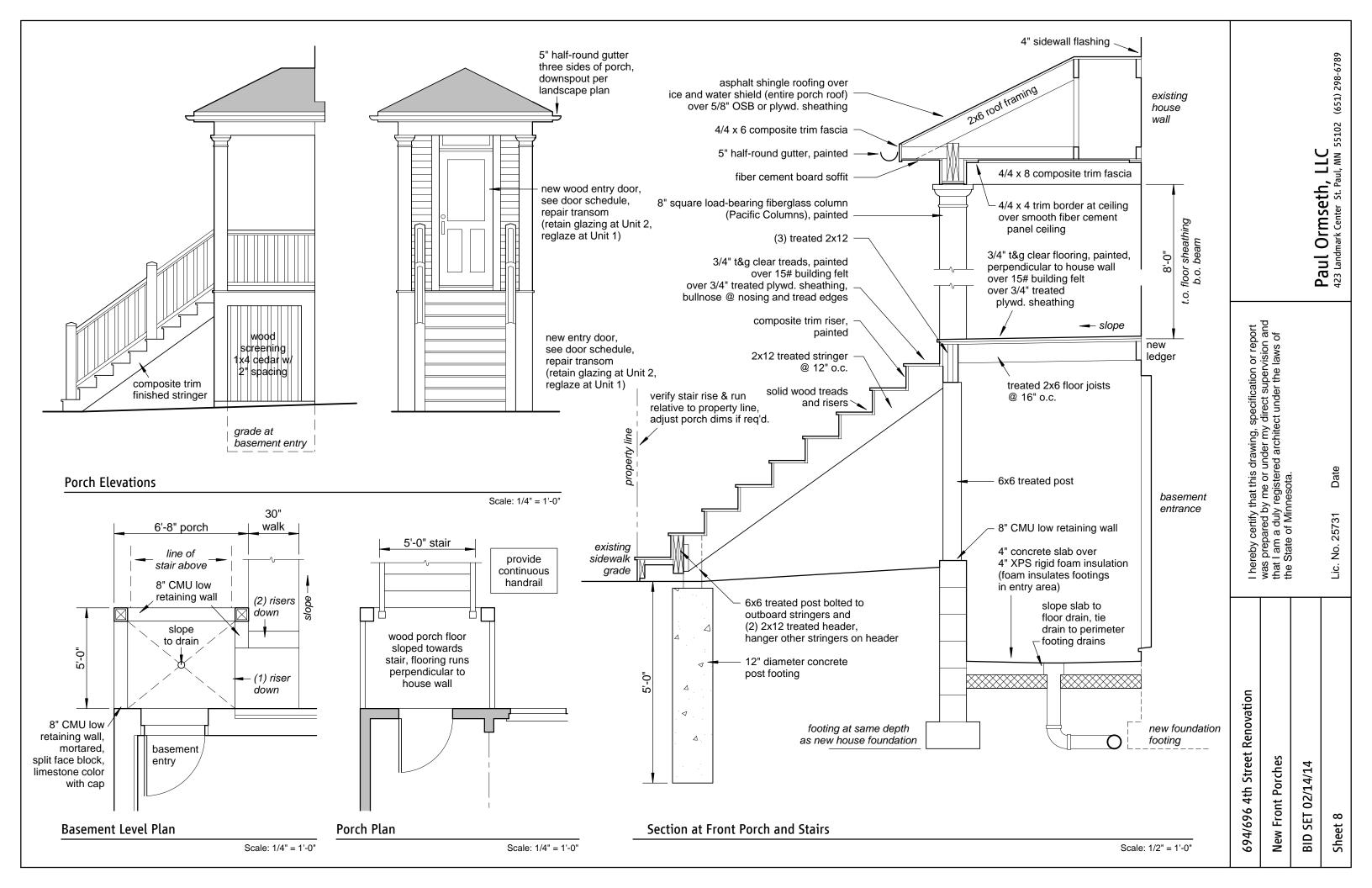
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Second Floor Plan BID SET 02/14/14

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Door Schedule

#	Size	Location	Opening*	Туре	Hardware	Notes
1	3-0 6-8	Basement entry	new	6-panel fiberglass entry	Entry	
2	existing	Unit 1 street entry	existing	Half-lite, 2-panel wood	Entry	
3	existing	Unit 2 street entry	existing	Half-lite, 2-panel wood	Entry	
4	3-0 7-0	Unit 1 rear entry	new	6-panel fiberglass entry	Entry	
5	pr. 3-0 7-0	Unit 2 rear entry	new	Wood french doors by window mfr	By mfr	
6	3-0 6-8	Basement	new	flush hollow core	Keyed entry	
7	3-0 6-8	Basement	new	flush hollow core	Keyed entry	
8	2-8 7-0	Unit 1 first	new	4-panel solid core	Passage	
9	2-8 7-0	Unit 1 first	new	4-panel solid core	Privacy	
10	2-4 7-0	Unit 1 first	new	4-panel hollow core	Dummy, ball catch	
11	2-8 7-0	Basement access	new	4-panel solid core	Keyed entry	
12	2-8 7-0	Basement access	new	4-panel solid core	Keyed entry	
13	existing	Unit 2 first	existing			Reuse existing, strip and refinish
14	2-8 6-8	Unit 1 second	new	4-panel solid core	Privacy	
15	existing	Unit 1 second	existing	4-panel solid core	Passage	new frame
16	2-8 6-8	Unit 1 second	new	4-panel solid core	Passage	
17	pr. 2-0 7-8	Unit 1 second	new	4-panel hollow core	Dummy, ball catch	
18	existing	Unit 1 second	existing	4-panel hollow core	Dummy, ball catch	new frame
19	2-8 6-8	Unit 2 second	new	4-panel solid core	Passage	
20	2-8 6-8	Unit 2 second	new	4-panel hollow core	Dummy, ball catch	
21	existing	Unit 2 second	existing	4-panel solid core	Passage	new frame
22	existing	Unit 2 second	existing	4-panel hollow core	Dummy, ball catch	new frame
23	2-8 6-8	Unit 1 second	new	4-panel solid core	Privacy	

Paul Ormseth, LLC 423 Landmark Center 5t. Paul, MN 55102 (651) 298-6789 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. Date Lic. No. 25731 694/696 4th Street Renovation BID SET 02/14/14 Door Schedule Sheet 9

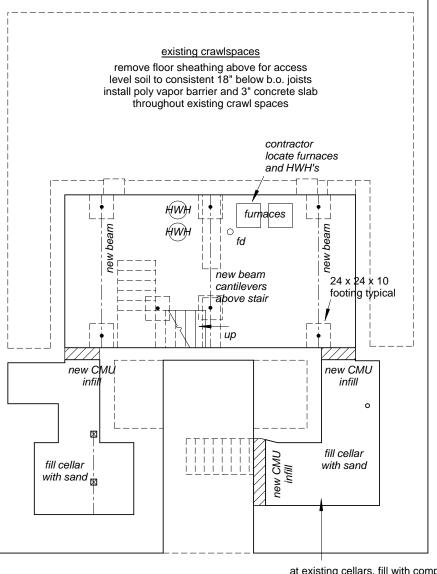
Alternate #2

Retain and repair existing limestone foundation instead of constructing new basement.

Alternate includes:

- 1. Repair existing limestone walls
- 2. Infill existing basement stair and access to existing cellars with new concrete block walls.
- 3. Fill existing two cellars behind new CMU with compacted sand fill to 18" below b.o. floor joists.
- 4. At walkable area of basement, repair existing walls. Install new concrete slab. New basement access stair as per base bid.
- 5. New posts, beams and footings at bearing
- 6. At existing crawl spaces and backfilled cellars, grade soil level to 18" below b.o. joists above. Install poly vapor barrier and new 3 1/2" concrete slab throughout. Floor sheathing above shall be removed as needed for access during work.
- 7. Install new forced air heating and cooling system as per base bid, duct runs to first floor spaces to be routed through crawl spaces. Provide heating/cooling to basement/ crawlspaces.
- 8. New ventilation system for basement: new ERV with supply and exhaust provided to basement and crawl space areas, programmed to run continuously.
- 9. First floor plan is modified to accommodate retention of existing basement.
- 10. Front porches to be built on concrete stoops instead of wood framed; dimensions to remain as in base bid; porch design (columns, railngs, roof) to remain as in base bid.

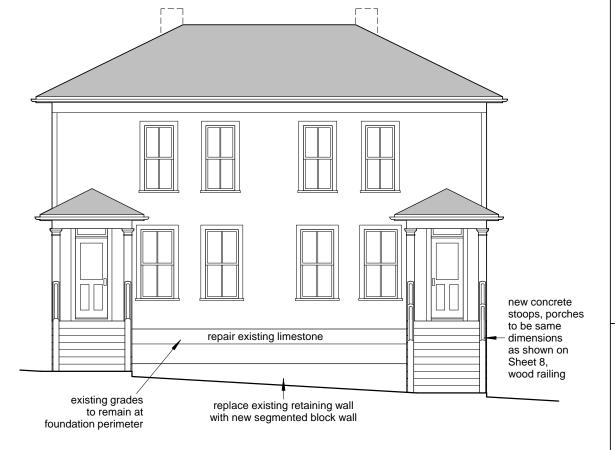




at existing cellars, fill with compacted clean sand, install 3" concrete slab ove poly vapor barrier

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

Basement Plan, Alternate #2



Street Elevation, Alternate #2

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

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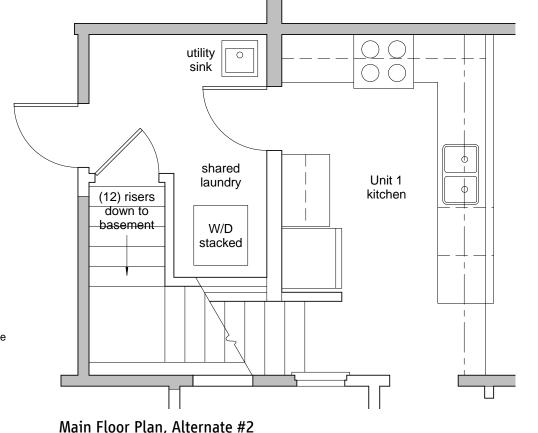
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Sheet 10

Alternate #2



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