### 698 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**

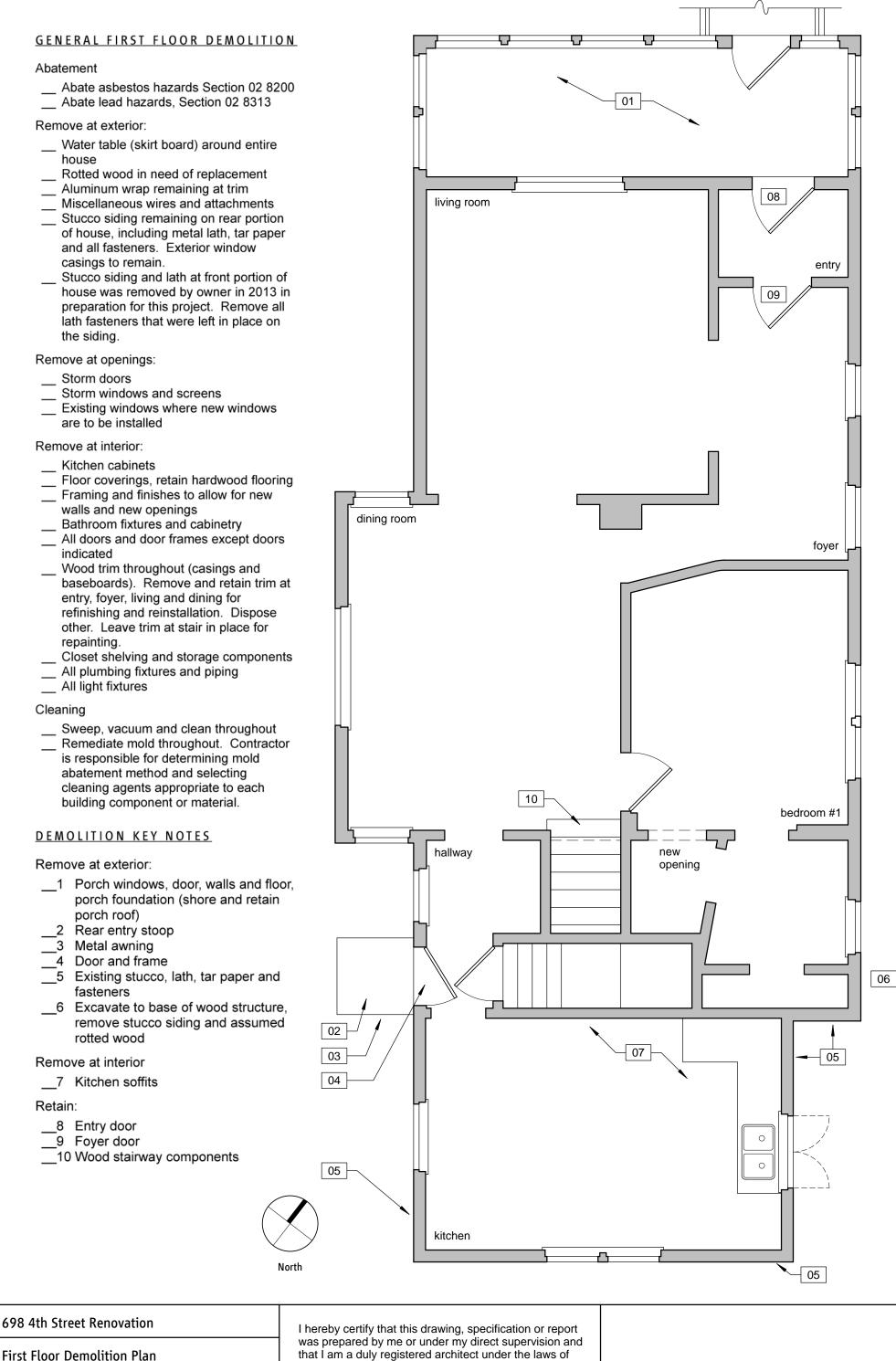
- First Floor Demolition
- Second Floor Demolition
- 03 Basement
- First Floor 04
- 05 Second Floor
- 06 Elevations
- 07 Porch Plan and Kitchen

Paul Ormseth, LLC 423 Landmark Center St. 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.

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Date



First Floor Demolition Plan

BID SET 02/14/14

Sheet 1

Date

the State of Minnesota.

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Paul Ormseth, LLC

# bedroom #2 01 office bath #2 bedroom #3 02 02 02

#### 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
- \_\_ Aluminum wrap remaining at trim
- \_\_\_ Miscellaneous wires and attachments
- Stucco siding remaining on rear stairwell enclosure, including metal lath, tar paper and all fasteners. Exterior window casing at stairwell window to remain.
- \_\_ Stucco siding and lath at front portion of house was removed by owner in 2013 in preparation for this project. Remove all lath fasteners that were left in place on the siding.

#### Remove at openings:

Storm windows and screens

#### Remove at interior:

- Bathroom fixtures and cabinetry
- Floor coverings, retain wood
- \_\_ 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 trim at stair 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 windows
- \_\_\_2 Stuco siding, lath, tar paper, fasteners

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Second Floor Demolition Plan

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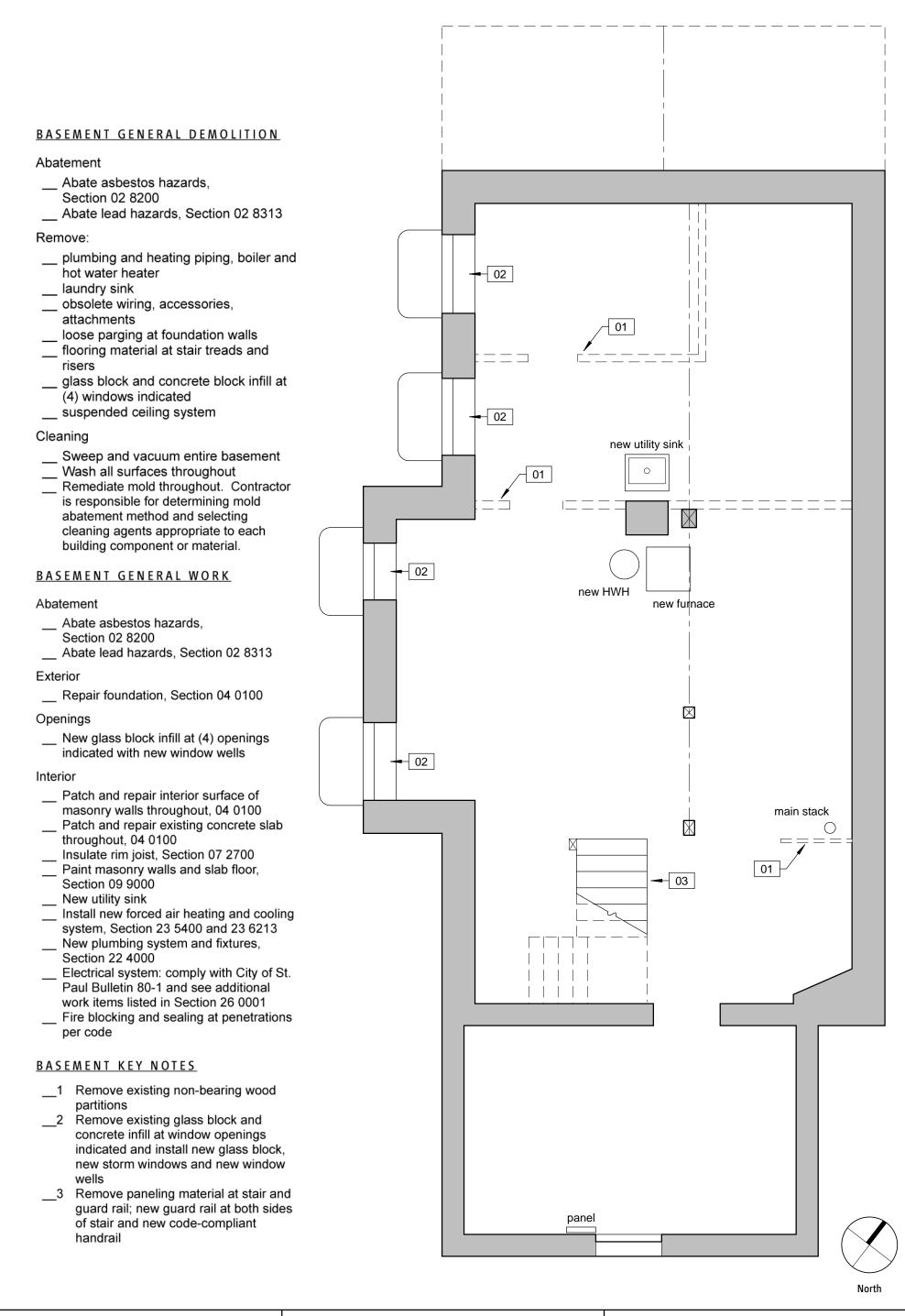
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698	4th	Stroot	Renovation	

Basement Plan

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Sheet 3

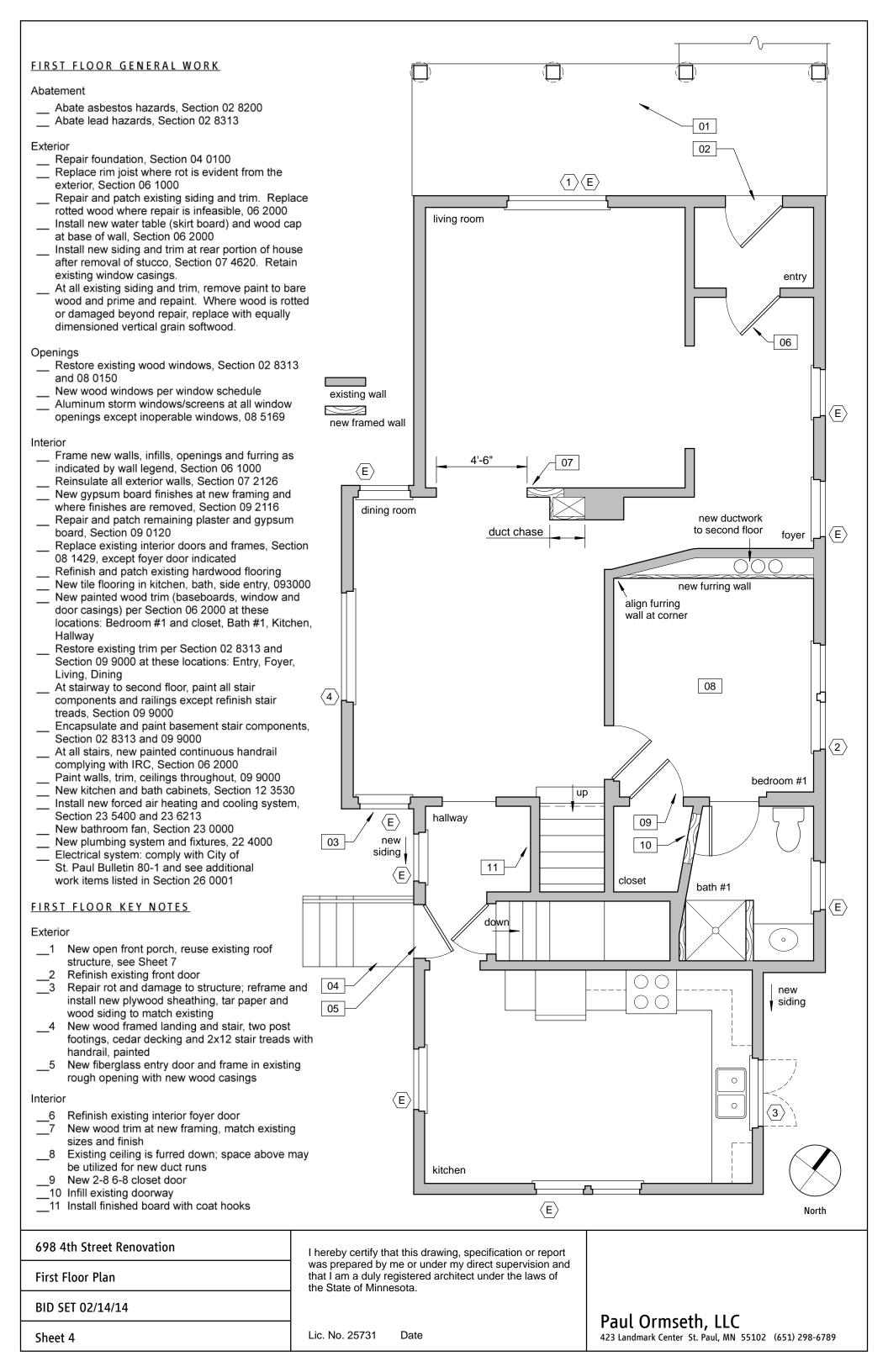
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# bedroom #2 2-0 6-8 2-0 6-8 laundry washer 2-8 6-8 2-8 6-8 pocket . 2-0 6-8 dryer wood -2-8 6-8 wood → bath #2 bedroom #3 down $\langle \mathsf{E} \rangle$ $\langle \mathsf{E} \rangle$ $\langle E \rangle$

#### 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
- Install new siding and trim at stairwell structure after removal of stucco, Section 07 4620. Retain existing window casings.
- 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
- Aluminum storm windows/screens at all window openings, 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 install new doors indicated on plan, Section 08 1429
- Refinish and patch existing hardwood flooring New tile flooring in bath and laundry Section 09 3000
- New painted wood trim (baseboards, window and door casings), Section 06 2000
- Paint walls, trim, ceilings throughout, Section 09 9000
- New cabinet at bath, Section 12 3530
- Closet shelf and hanging rod at bedroom closets and laundry
- 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

698	4th	Street	Renovati	ion

Second Floor Plan

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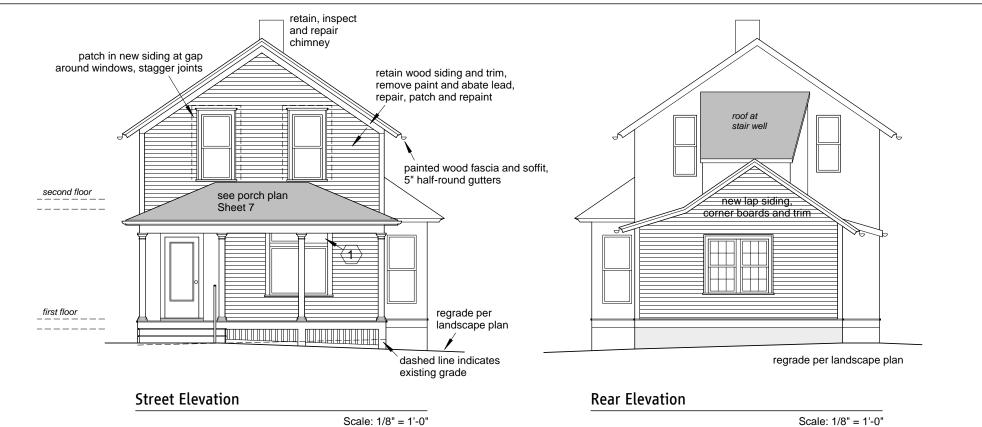
Sheet 5

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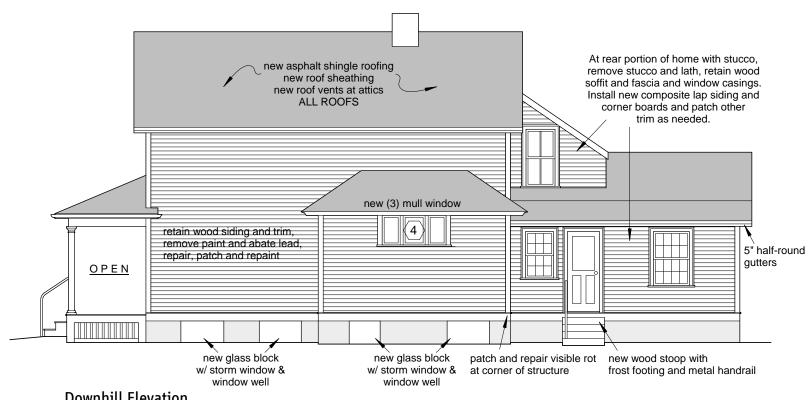
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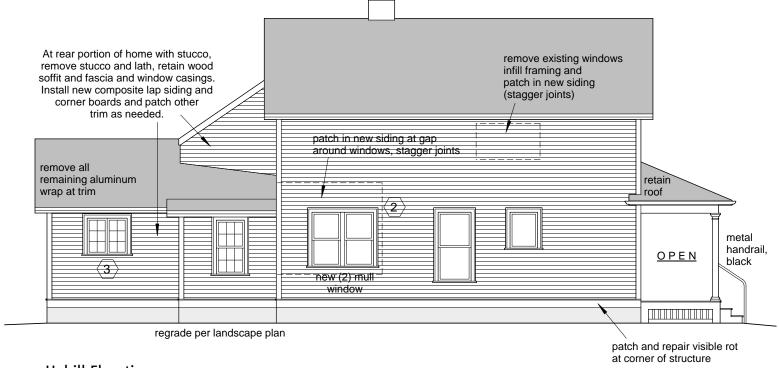


Scale: 1/8" = 1'-0"



**Downhill Elevation** 

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



**Uphill Elevation** 

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

#### Window Schedule

#	Type	Size (verify)	Notes
1	Fixed	18x60	Transom
2	DH	(2) 28 x 52	Egress
3	French casement	28 x 52	6-lite
4	Inswing casement & fixed	64 x 28	(3) mull, center fixed, flanking operable
Е			Existing window, repair and repaint

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Elevations
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Sheet 6

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