ROSELLE* MODERNIZATION

910 Portland Avenue

*** Roselle consists of three buildings called Roselle, Melrose and Milton**

Project Number: 1118

Historic Preservation Certification Application **March 1, 2013**

Revised **May 17, 2013**

Project Scope of Work Summary

The project is a modernization of three adjoining existing apartment buildings called Roselle, Melrose and Milton. Roselle is a 4 story building, while Melrose and Milton are 3 story buildings. The buildings were originally built in the early 1900s and substantially renovated in 1990. The buildings will be occupied during construction and the project will be phased.

Building Information:
- 51 Efficiency Apartments
- 16 One Bedroom Apartments
- 67 Total Apartments
- Note: With Add Alt. 1:
- 52 Efficiency Apartments
- 15 One Bedroom Apartments
- 67 Total Apartments

Site Information
- Area: 30,758 SF. Source: Hennepin Co. Property Information

Historic Designation:
- The buildings are located in the 9th Street South Historic District. Roselle and Melrose have historic designation, Milton is a non-contributing building.

Code Summary

Code Review:
- 2006 International Building Code
- 2007 Minnesota State Building Code
- 2012 Existing Building Code

Building Description:
- 3 story/4 at portion plus basement, masonry bearing walls,wood frame floor and roof, built 1905/ 1915
- Existing building height is XX' above grade
- Existing building gross area is 54,345 SF
- 3 Exits

Fire Protection System:
- Wet standpipe in each stairwell and fire protection throughout basement.

Occupancy Classification:
- R2

Occupant Load
- 272

Exiting
- Minimum number of exits for occupant load table 1021.1
- Occupant load 1-500
- 2 exits minimum
- 44' min. corridor, 32" min. clear door width

Accessibility
- Adaptable Units - Type B
- Accessible Units - Type A

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Project Team

OWNER:
AEON
901 NORTH 3RD STREET, SUITE 150
MINNEAPOLIS, MN 55401
(612) 341 3148
CONTACT: PAM BOOKHOUT
PBOOKHOUT@AEONMN.ORG

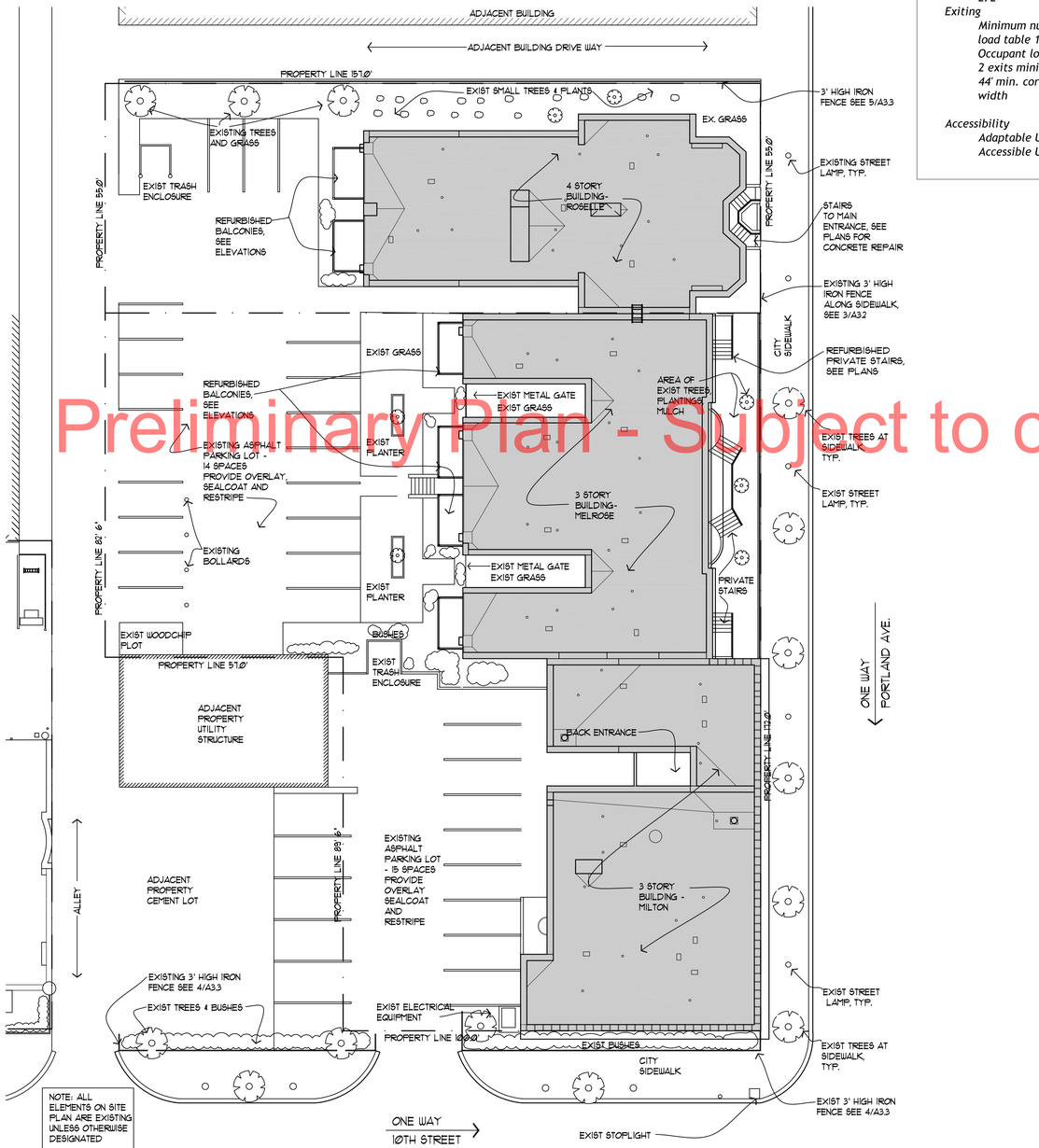
CONTRACTOR
FRERICHS CONSTRUCTION
3600 LABORE ROAD, SUITE 8
ST. PAUL, MN 55110
(651) 787 0687
CONTACT: DAVE EINCK
DAVEE@FRERICHSCONSTRUCTION.COM

ARCHITECT:
ADSIT ARCHITECTURE AND PLANNING
1229 HARMON PLACE
MINNEAPOLIS, MN 55403
(612) 343 8013
FAX 343 5534
CONTACT: MINA ADSIT
MADSIT@ADSITAP.COM

MECHANICAL AND ELECTRICAL ENGINEERS:
EMANUELSON PODAS, INC.
10401 BREN ROAD EAST
MINNETONKA, MN 55343
(952) 930 0050
FAX 930 0777
CONTACT: SCOTT VANDER HEIDEN
SVANDERHEIDEN@EPINC.NET

PROJECT GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING REQUIRED AFTER DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND PATCHING REQUIRED FOR ALL MECHANICAL AND ELECTRICAL WORK.
3. PROTECT EXISTING CONDITIONS DURING THE WORK. REPAIR TO LIKE NEW CONDITION ANY DAMAGE CAUSED DURING CONSTRUCTION.
4. ELEMENTS ON DRAWINGS THAT REPRESENT EXISTING CONDITIONS ARE BASED ON OWNER'S RECORD DRAWINGS, AND MAY NOT REPRESENT EXACT AS-BUILT CONDITIONS. VERIFY EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASING OF BUILDING ELEMENTS AND EQUIPMENT.
5. MAINTAIN CODE REQUIRED EXITING DURING CONSTRUCTION.
6. ALL MATERIALS AND EQUIPMENT ARE PROVIDED BY THE CONTRACTOR - FURNISHED AND INSTALLED - UNLESS NOTED OTHERWISE.



1 / T1.0 OVERALL SITE PLAN
1/16" = 1'-0"

Preliminary Plan - Subject to change

ROSELLE DWELLING UNIT DISTRIBUTION

	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Total
Gross SF	12,858	12,663	12,624	12,624	3,675	54,444
Unit Type A 388 Net SF	0	1	1	1	0	3
Unit Type B 535 Net SF	0	1	0	0	0	1
Unit Type C 487 Net SF	0	1	0	0	0	1
Unit Type D 490 Net SF	0	1	0	0	0	1
Unit Type E 375 Net SF	0	1	0	0	0	1
Unit Type F 406 Net SF	0	1	0	0	0	1
Unit Type G 388 Net SF	0	1	1	1	0	3
Unit Type H 423 Net SF	0	1	0	0	0	1
Unit Type I 438 Net SF	0	1	0	0	0	1
Unit Type J 437 Net SF	0	1	0	0	0	1
Unit Type K 421 Net SF	0	3	2	2	0	7
Unit Type L 421 Net SF	0	1	0	0	0	1
Unit Type M 499 Net SF	0	1	1	1	1	4
Unit Type N 336 Net SF	0	1	0	0	0	1
Unit Type O 490 Net SF	0	1	1	1	1	4
Unit Type P 518 Net SF	0	1	1	1	1	4
Unit Type Q 475 Net SF	0	1	1	1	1	4
Unit Type R 499 Net SF	0	0	1	1	0	2
Unit Type S 479 Net SF	0	0	1	1	0	2
Unit Type T 352 Net SF	0	0	1	1	0	2
Unit Type U 309 Net SF	0	0	1	1	0	2
Unit Type V 363 Net SF	0	0	1	1	0	2
Unit Type W 465 Net SF	0	0	1	1	0	2
Unit Type X 370 Net SF	0	0	1	1	0	2
Unit Type Y 421 Net SF	0	0	2	2	0	4
Unit Type Z 419 Net SF	0	0	2	2	0	4
Unit Type AA 421 Net SF	0	0	1	1	0	2
Unit Type BB 334 Net SF	0	0	1	1	1	3
Unit Type CC 415 Net SF	0	0	0	0	1	1
Total	0	19	21	21	6	67

ADSIT
Architecture & Planning

Revisions

No.	Date	Description

Date: May 17, 2013

Project No.: 1118

Drawn By: KMB

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

Historic Preservation Certification Application

Not For Construction

Sheet Title

TITLE SHEET, OVERALL SITE PLAN

Sheet Number

T1.0

FINISH KEY

CARPET
CPT - CARPET TILE

VINYL RESILIENT FLOORING
SV - SHEET VINYL
LVT - LUXURY VINYL TILE
LVP - LUXURY VINYL PLANK
VCT - VINYL COMPOSITION TILE

EXISTING WOOD FLOOR
WDV -SAND AND VARNISH

VINYL BASE
VB - VINYL COVE BASE, 4"
VMB1 - VINYL PROFILE BASE, 6"
VMB2 - VINYL PROFILE BASE, 4 1/4"
VMB3 - VINYL PROFILE BASE 4 1/4"

STAIR TREAD
VT - VINYL TREADS, RISERS & SKIRT
VL - VINYL LANDING

CONCRETE
S - GRIND, FILL & SEAL

WOOD TRIM
WCR - ¾" X 3" CHAIRRAIL, PTD.
WC - 1 ¾" COVE, PTD.

CERAMIC TILE
CTM - MOSAIC TILE, 1" X 1" NOMINAL
CT - PORCELAIN TILE, 12" X 12"

CERAMIC TILE BASE
CB - CERAMIC BASE

QUARRY TILE FLOOR
QT -

QUARRY TILE BASE
QB -

CEILING
EXG - EXISTING GYPSUM BOARD OR PLASTER
ACT - NEW ACOUSTICAL CEILING TILE AND GRID
GB - GYPSUM BOARD

PAINT
PT1
PT2
PT3
PT4

FINISH NOTES:

1. PAINT WALLS WITHIN RESIDENT UNITS PT 1 UNLESS NOTED OTHERWISE

2. PAINT ALL EXISTING HOLLOW METAL FRAMES & DOORS

3. PAINT WOOD DOORS AND TRIM

4. AT STAIR 1A, PAINTED WOOD SKIRT, BASE AND TRIM TO REMAIN - PAINT.

5. AT ENTRY VESTIBULE EXISTING WOOD WALLS AND CEILING: CLEAN WHERE WOOD IS VARNISHED. PAINT WHERE WOOD IS PAINTED (BOTTOM HALF OF WALL)

FINISH SCHEDULE

ROOM #	DWELLING TYPE	ROOM NAME	FLOOR	BASE	WALL				CEILING		NOTES
			MATL.	MATL.	N	E	S	W	MATL.	HEIGHT	
LOWER LEVEL											
NO FINISH WORK AT BASEMENT											
FIRST LEVEL											
1A		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		#8
1B		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
1C		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
100		VESTIBULE	CTM	EXG	EXG	EXG	EXG	EXG	EXG		#7
101		ENTRY	CTM	EXG	EXG	EXG	EXG	EXG	EXG		#7
102	M	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
103	N	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
104		OFFICE	CPT	VMB2					EXG/PT1		
105	O	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
106		JANITOR	VCT	VB					EXG/PT1		
107	P	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
108	Q	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
109	L	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
110	J	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
111	K	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
112	I	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
113	K	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT2		
		BATHROOM	SV	VMB3					EXG/PT1		
114	H	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
115	K	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
116	G	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
118	F	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
119		COMMUNITY ROOM	LVP	VMB2					EXG/PT2		
120		LAUNDRY	SV	VB	PT4	PT4	PT4	PT4	EXG/PT2		
121		TOILET	SV	VMB3	PT4	PT4	PT4	PT4	EXG/PT2		
122	E	LIVING/BEDROOM/ CLOSETS	LVP	VMB3					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
123	A	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT2		
124	D	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
125	B	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
127	C	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
128		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
129		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
130		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
131		CORRIDOR	VT/CPT	VT/VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
132		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
133		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
SECOND LEVEL											
2A		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
2B		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
2C		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
202	M	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
203	BB	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
204		LAUNDRY	VCT	VB	PT4	PT4	PT4	PT4	EXG/PT1		
205	O	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
207	P	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
208	Q	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
209	K	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		

FINISH SCHEDULE

ROOM #	DWELLING TYPE	ROOM NAME	FLOOR	BASE	WALL				CEILING		NOTES
			MATL.	MATL.	N	E	S	W	MATL.	HEIGHT	
210	AA	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
211	Y	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
212	Z	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
213	Y	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
214	Z	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
215	K	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
216	G	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
217	X	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
218	R	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
222	S	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
223	A	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
224	T	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
225	W	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
226	U	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
227	V	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
228		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
229		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
230		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
231		CORRIDOR	VT/CPT	VT/VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
232		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
233		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
THIRD LEVEL											
3A		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
3B		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
3C		STAIR	VT/VL	VT/VB	PT3	PT3	PT3	PT3	EXG/PT2		
302	M	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
303	BB	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
304		LAUNDRY	VCT	VB	PT4	PT4	PT4	PT4	EXG/PT1		
305	O	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
307	P	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
308	Q	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
309	K	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
310	AA	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
311	Y	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
312	Z	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
313	Y	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
314	Z	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
315	K	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
316	G	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
317	X	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
318	R	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		

FINISH SCHEDULE

ROOM #	DWELLING TYPE	ROOM NAME	FLOOR	BASE	WALL				CEILING		NOTES
			MATL.	MATL.	N	E	S	W	MATL.	HEIGHT	
322	S	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
323	A	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
324	T	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
325	W	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
326	U	LIVING/BEDROOM/ CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
327	V	LIVING/BEDROOM/ CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
328		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
329		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
330		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
331		CORRIDOR	VT/CPT	VT/VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
332		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
333		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
FOURTH LEVEL											
4A		STAIR	VT/VL	VT/VB	VT/VB	PT3	PT3	PT3	EXG/PT2		
4B		STAIR	VT/VL	VT/VB	VT/VB	PT3	PT3	PT3	EXG/PT2		
402	M	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
403	BB	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM	LVP	VMB2					EXG/PT1		
		KITCHEN	LVP	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
404	CC	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
405	O	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
407	P	LIVING/CLOSET	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSET	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
408	Q	LIVING/CLOSETS	LVP	VMB2					EXG/PT1		
		BEDROOM/CLOSETS	LVP	VMB2					EXG/PT1		
		KITCHEN	SV	VB					EXG/PT1		
		BATHROOM	SV	VMB3					EXG/PT1		
409		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
410		CORRIDOR	CPT	VMB2	PT3/4	PT3/4	PT3/4	PT3/4	EXG/PT2		
ROOF LEVEL											
5B		STAIR	EXG	EXG	-	PT3	PT3	PT3	EXG		#6

ALT 1 FINISH SCHEDULE

ROOM #	DWELLING TYPE	ROOM NAME	FLOOR	BASE	WALL				CEILING		NOTES
			MATL.	MATL.	N	E	S	W	MATL.	HEIGHT	
119	S	LIVING/BEDROOM/ CLOSETS	LVP	VMB2	PT1	PT1	PT1	PT1	GYP/PT1		
		KITCHEN	SV	VB	PT1	PT1	PT1	PT1	GYP/PT1		
		BATHROOM	SV	VMB3	PT1	PT1	PT1	PT1	GYP/PT1		
121		TOILET	SV	VMB3	PT3	PT3	PT3	PT3	GYP/PT1		
134		HALL	LVP	VMB2	PT3	PT3	PT3	PT3	GYP/PT1		
102		COMMUNITY ROOM	LVP	VMB2	PT4	PT4	PT4	PT4	GYP/PT1		
		CLOSET	SV	VB	PT1	PT1	PT1	PT1	GYP/PT1		

ALT 2 FINISH SCHEDULE

ROOM #	DWELLING TYPE	ROOM NAME	FLOOR	BASE	WALL				CEILING		NOTES
			MATL.	MATL.	N	E	S	W	MATL.	HEIGHT	
B10		PROP. MANAGEMENT STORAGE	SV	VB	PT1	PT1	PT1	PT1	GYP/PT1		
B11		BIKE STORAGE	SV	VB	PT1	PT1	PT1	PT1	GYP/PT1		

Preliminary Plan - Subject to change

ADSIT
Architecture & Planning

Revisions

No.	Date	Description

Date: May 17, 2013

Project No.: 1118

Drawn By: KMB

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS
PRESERVATION
PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

Historic Preservation Certification Application

Not For Construction

Sheet Title

FINISH SCHEDULE

Sheet Number

A1.0

APARTMENT INTERIOR SCOPE OF WORK KEY

UNIT	DWELLING TYPE	OVERALL UNIT		KITCHEN								BATHROOM								LIVING RM/ BEDRM/CLOSETS/HALLS		WALL PATCH & PAINT	NOTES
		REPLACE ENTRY LOCK	REPLACE BLINDS	REPLACE FLOORING	REPLACE LIGHTING	REPLACE CABINETS	REPLACE REFRIG.	REPLACE RANGE	REPLACE RANGE HOOD	PROVIDE FIRE STOP	REPLACE SINK	REPLACE FLOORING	REPLACE LIGHTING	REPLACE FIXTURES	REPLACE ACCESSORIES	REFINISH TUB ENCLOSURE	REFINISH SHOWER ENCLOSURE	REPLACE SHOWER OR TUB PLUMBING	REPAIR CLG ABOVE SHWR OR TUB	REPLACE FLOORING	REPLACE LIGHTING		
102	M	X	X	X	X	X			X	X	X	X	X	X	X		X	X	X	X	X		
103	N	X	X	X	X	X			X	X	X	X	X	X	X	X		X	X	X	X		
105	O	X	X	X	X	X		X	X	X	X	X	X	X	X	X		X	X	X	X		
107	P	X	X	X	X	X		X	X	X	X	X	X	X	X	X		X	X	X	X		
108	Q	X	X	X	X	X		X	X	X	X	X	X	X	X	X		X	X	X	X		
109	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
110	J	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
111	K	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
112	I	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
113	K	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
114	H	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
115	K	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
116	G	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
118	F	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
122	E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
123	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
124	D	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
125	B	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
127	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
202	M	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X		
203	BB	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
205	O	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
207	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
208	Q	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
209	K	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X		
210	AA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
211	Y	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X		
212	Z	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
213	Y	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X		
214	Z	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
215	K	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X		
216	G	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
217	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
218	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
222	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
223	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
224	T	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
225	W	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
226	U	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
227	V	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
302	M	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
303	BB	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
305	O	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
307	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
308	Q	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		
309	K	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X		
310	AA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
311	Y	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X		
312	Z	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
313	Y	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X		
314	Z	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
315	K	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X		
316	G	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
317	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
318	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
322	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
323	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
324	T	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
325	W	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
326	U	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
327	V	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
402	M	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X		
403	BB	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
404	CC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
405	O	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
407	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		
408	Q	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		

COMMON AREA INTERIOR SCOPE OF WORK KEY

ROOM #	AREA	REPLACE FLOORING	REFINISH WOOD FLOORING	POLISH/ SEAL CONC. FLOORING	REPLACE TREADS, RISERS & LANDINGS	REPLACE LIGHTING	REPLACE BLINDS	REPLACE CABINETS	REPLACE APPLIANCES	REPLACE PLUMBING FIXTURES	REPLACE HAND RAILS	MAIL BOXES	RE-TEXTURE CORRIDOR CEILINGS	PROVIDE CHAIR RAIL	WALL PATCH & PAINT	KEY NOTES
LOWER LEVEL																
1A	STAIR				X	X					X				X	
1B	STAIR				X	X					X				X	
1C	STAIR				X	X					X				X	
100	VESTIBULE	X				X									X	
101	ENTRY	X				X									X	
104	OFFICE	X				X	X								X	
106	JANITOR															
119	COMMUNITY ROOM	X				X	X	X	X	X				X	X	
120	LAUNDRY	X				X				X					X	
121	TOILET	X				X				X						
128	CORRIDOR	X				X								X	X	
129	CORRIDOR	X				X								X	X	
130	CORRIDOR	X				X								X	X	
131	CORRIDOR	X				X								X	X	
132	CORRIDOR	X				X								X	X	
133	CORRIDOR	X				X								X	X	
SECOND LEVEL																
2A	STAIR				X	X					X				X	
2B	STAIR				X	X					X				X	
2C	STAIR				X	X					X				X	
204	LAUNDRY	X				X				X					X	
228	CORRIDOR	X				X								X	X	
229	CORRIDOR	X				X								X	X	
230	CORRIDOR	X				X								X	X	
231	CORRIDOR	X				X								X	X	
232	CORRIDOR	X				X								X	X	
233	CORRIDOR	X				X								X	X	
THIRD LEVEL																
3A	STAIR				X	X					X				X	
3B	STAIR				X	X					X				X	
3C	STAIR				X	X					X				X	
304	LAUNDRY	X				X				X					X	
328	CORRIDOR	X				X								X	X	
329	CORRIDOR	X				X								X	X	
330	CORRIDOR	X				X								X	X	
331	CORRIDOR	X				X								X	X	
332	CORRIDOR	X				X								X	X	
333	CORRIDOR	X				X								X	X	
FOURTH LEVEL																
4A	STAIR				X	X					X				X	
4B	STAIR				X	X					X				X	
409	CORRIDOR	X				X								X	X	
410	CORRIDOR	X				X								X	X	
ROOF LEVEL																
5A	STAIR				X	X					X				X	

Preliminary Plan - Subject to change

GENERAL NOTES FOR APARTMENT UNIT SCOPE OF WORK KEY:

1. THIS KEY COVERS TYPICAL ARCHITECTURAL SCOPE OF WORK AT APARTMENTS - SEE FLOOR PLANS FOR ANY ADDITIONAL OR ATYPICAL WORK AT APARTMENTS.
2. SEE MECHANICAL AND ELECTRICAL PLANS FOR COMPLETE DESCRIPTIONS ON THAT WORK.
3. SEE FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION.

KITCHEN SCOPE OF WORK NOTES:

1. AT FLOORING, REMOVE EXISTING SHEET VINYL AND BASE AND ALL ADHESIVES DOWN TO SUBFLOOR. PREP SUBFLOOR TO RECEIVE NEW FINISHES AS PER FINISH SCHEDULE.
2. REMOVE ALL CABINETRY AND APPLIANCES. SAVE APPLIANCES TO BE REINSTALLED AS PER ABOVE KEY. SEE INTERIOR ELEVATIONS FOR NEW CABINETRY AND COUNTERTOP WORK.
3. REMOVE LIGHTING AND INSTALL NEW AS PER ELECTRICAL DRAWINGS.

BATHROOM SCOPE OF WORK NOTES:

1. EXISTING BATHROOM VCT FLOORING AND VINYL BASE TO BE REMOVED DOWN TO SUBFLOOR, PREP FOR AND INSTALL NEW FINISHES AS PER FINISH SCHEDULE.
2. REMOVE PLUMBING FIXTURES AND INSTALL NEW AS PER MECHANICAL DRAWINGS.
3. REMOVE LIGHTING FIXTURES AND EXHAUST FAN, AND INSTALL NEW AS PER M/E DRAWINGS.
4. REMOVE BATHROOM ACCESSORIES AND INSTALL NEW AS PER INTERIOR ELEVATIONS.
5. REFINISH TUB AND SHOWER ENCLOSURES/SURROUNDS EACH BATHROOM. SEE SPECIFICATIONS.

LIVING ROOM/BEDROOM/CLOSETS/HALLS SCOPE OF WORK NOTES:

1. AT FLOORING, REMOVE EXISTING CARPETING, PAD, BASE AND ALL ADHESIVES DOWN TO SUBFLOOR. PREPARE SUBFLOOR TO RECEIVE NEW FLOORING AS PER FINISH SCHEDULE.
2. REMOVE LIGHTING AND INSTALL NEW AS PER ELECTRICAL DRAWINGS.
3. EXISTING WOOD RANCH BASE TO REMAIN. PROVIDE NEW SHOE AND REPAINT, SEE FINISH SCHEDULE

GENERAL NOTES FOR COMMON AREA SCOPE OF WORK KEY:

1. THIS KEY COVERS TYPICAL ARCHITECTURAL SCOPE OF WORK AT COMMON AREAS.
2. SEE FINISH PLANS FOR SPECIFIC FINISH TYPES, COLORS, ETC. AND WORK NOT ADDRESSED IN THESE NOTES.
3. REMOVE AND REINSTALL ALL SIGNAGE AT WALLS UNLESS IT IS SCHEDULED TO BE REPLACED.
4. SEE PLANS FOR ADD ALTERNATE WORK FOR COMMUNITY ROOM RELOCATION.

ENTRY VESTIBULE SCOPE OF WORK NOTES:

1. REMOVE EXISTING QUARRY TILE FLOORING, BASE AND ALL GROUT. PREP SUBFLOOR FOR NEW FLOORING.
2. REMOVE LIGHTING FIXTURES AND INSTALL NEW AS PER ELECTRICAL DRAWINGS.

STAIRWELL SCOPE OF WORK NOTES:

1. AT TREADS, RISERS AND LANDINGS, REMOVE CARPETING DOWN TO SUBFLOOR. PREP FOR NEW FINISHES AS PER FINISH SCHEDULE. REMOVE ALL BASE AND PREP FOR NEW BA
2. REMOVE LIGHTING AND INSTALL NEW.
3. SEE FINISH SCHEDULE FOR UNIQUE NOTES ABOUT STAIR ADJACENT TO MAIN ENTRY.

CORRIDOR SCOPE OF WORK NOTES:

1. AT FLOORING, REMOVE EXISTING CARPETING, PAD AND ALL ADHESIVES DOWN TO SUBFLOOR. PREPARE SUBFLOOR TO RECEIVE NEW FLOORING AS PER FINISH SCHEDULE.
2. REMOVE LIGHTING AND INSTALL NEW.
3. REMOVE EXISTING VINYL BASE, PREP WALLS FOR NEW BASE. SEE FINISH SCHEDULE.

OFFICE SCOPE OF WORK NOTES:

1. AT FLOORING, REMOVE EXISTING CARPETING PAD, BASE AND ALL ADHESIVES DOWN TO SUBFLOOR. PREPARE SUBFLOOR TO RECEIVE NEW FLOORING.
2. REMOVE LIGHTING AND INSTALL NEW.

LAUNDRY SCOPE OF WORK NOTES:

1. AT FLOORING, REMOVE EXISTING VCT AND ADHESIVES DOWN TO SUBFLOOR AND PREP FOR NEW FINISHES AS PER SCHEDULE. REMOVE VINYL BASE PREP WALL FOR NEW FINISH
2. WASHERS AND DRYERS ARE LEASED. REMOVE AND REINSTALL FOR ALL WORK.
3. REMOVE LIGHTING AND INSTALL NEW.

LOBBY MAIL AREA:

1. SEE CORRIDOR NOTES FOR FLOORING AND LIGHTING.
2. REMOVE MAILBOX COVERS (BOX TO REMAIN). INSTALL NEW COVERS.

COMMUNITY ROOM SCOPE OF WORK NOTES:

1. AT FLOORING, REMOVE EXISTING CARPETING, PAD, BASE AND ALL ADHESIVES DOWN TO SUBFLOOR. PREPARE SUBFLOOR TO RECEIVE NEW FLOORING.
2. REPLACE ALL CABINETRY AND APPLIANCES.
3. REMOVE LIGHTING AND INSTALL NEW.
4. THESE NOTES ARE FOR BASE BID WORK. SEE ALTERNATE FOR RELOCATION OF COMMUNITY ROOM.

ADSIT
Architecture & Planning

Revisions

No.	Date	Description

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Project No.: 1118

Drawn By: KMB

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Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
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Minneapolis MN

Historic Preservation Certification Application

Not For Construction

Sheet Title

INTERIOR SCOPE OF WORK KEYS

Sheet Number

A1.1

PLAN KEY NOTES:
(NOT ALL NOTES ARE USED AT EACH SHEET)

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND GUARDRAILS/GATE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS. FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

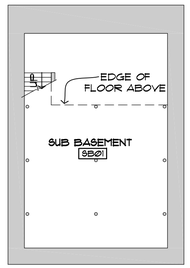
NEW WORK KEY NOTES:

3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

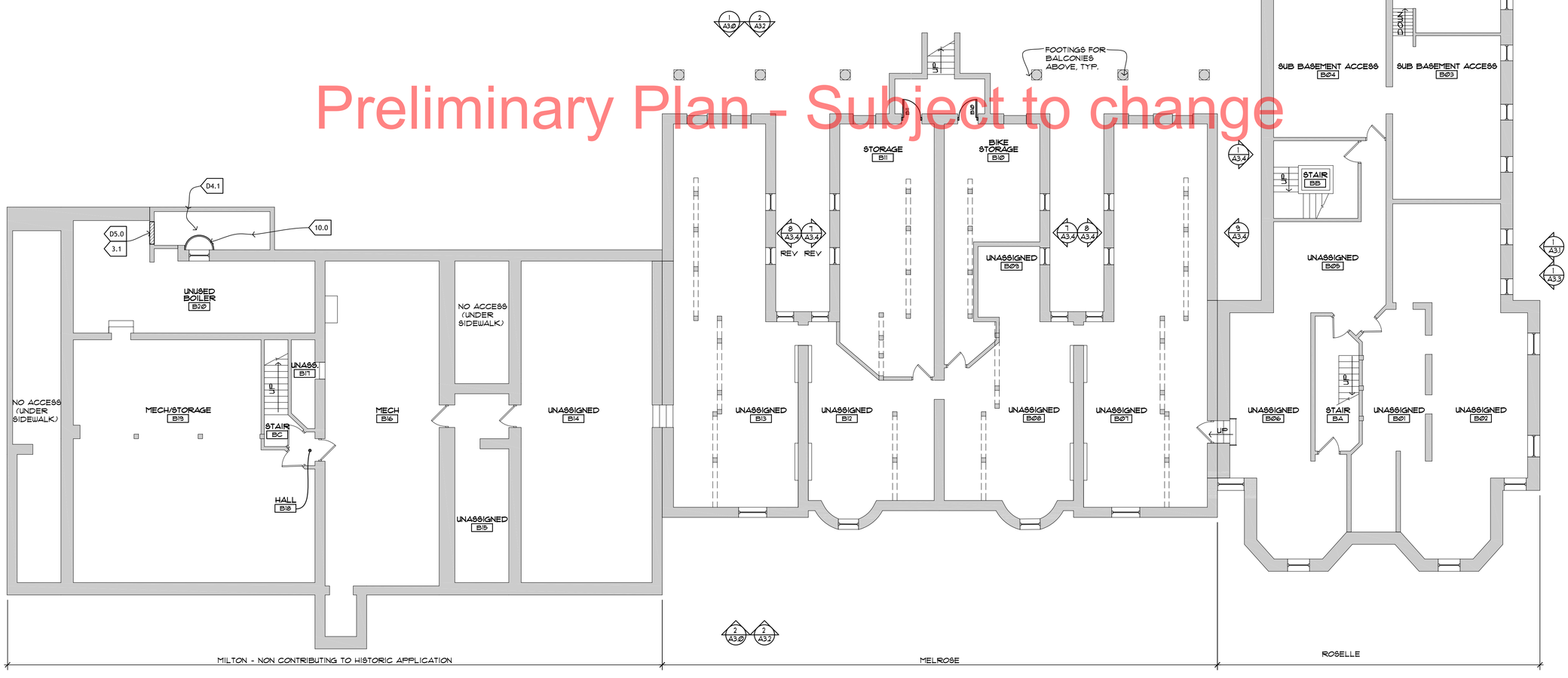
4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND SOD. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT.



2 / A2.0 SUB BASEMENT PLAN
1/8" = 1'-0" ROSELLE

Preliminary Plan - Subject to change



1 / A2.0 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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Sheet Title

LOWER LEVEL FLOOR PLAN

Sheet Number

A2.0

NOTE: SEE A1.1 FOR TYPICAL SCOPE OF WORK WITHIN APARTMENTS AND COMMON SPACES

PLAN KEY NOTES:
(NOT ALL NOTES ARE USED AT EACH SHEET)

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND GUARDRAILS/GATE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS, FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

NEW WORK KEY NOTES:

3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

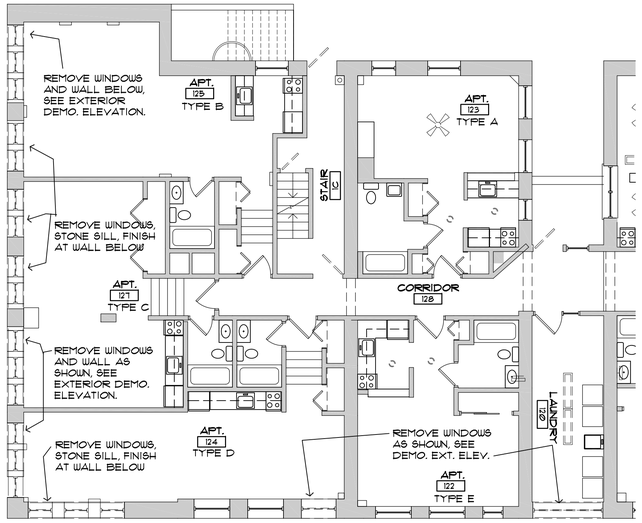
4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND SOD. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT.

LIGHTING KEY

- WALL SCONCE
- VANITY LIGHT
- DECORATIVE SURFACE MOUNTED LIGHT
- UTILITY SURFACE MOUNTED LIGHT
- RECESSED DOWNLIGHT
- UNDER CABINET TASK LIGHT
- SURFACE MOUNTED FAN/LIGHT
- 1 X 4 FLUORESCENT
- 2 X 4 FLUORESCENT
- 2 X 2 FLUORESCENT
- TRACK LIGHT

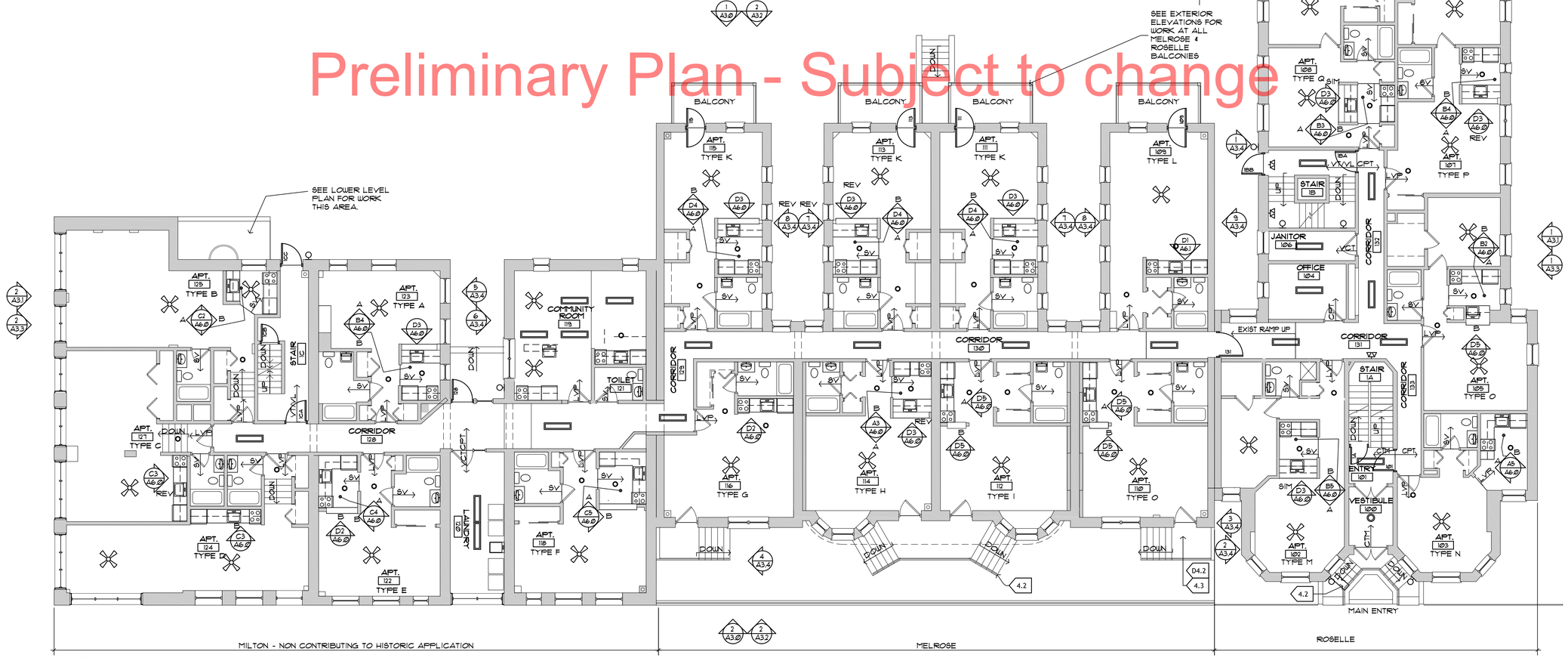
NOTE: THIS PLAN DESCRIBES DEMOLITION AT EXTERIOR WALL ONLY



2 A2.1 PARTIAL DEMO PLAN AT FIRST FLOOR
1/8" = 1'-0" MILTON

TRUE NORTH PLAN NORTH

Preliminary Plan - Subject to change



1 A2.1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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Sheet Title

FIRST LEVEL FLOOR PLAN

Sheet Number

A2.1

PLAN KEY NOTES:
(NOT ALL NOTES ARE USED AT EACH SHEET)

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND GUARDRAILS/GATE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS. FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

NEW WORK KEY NOTES:

3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

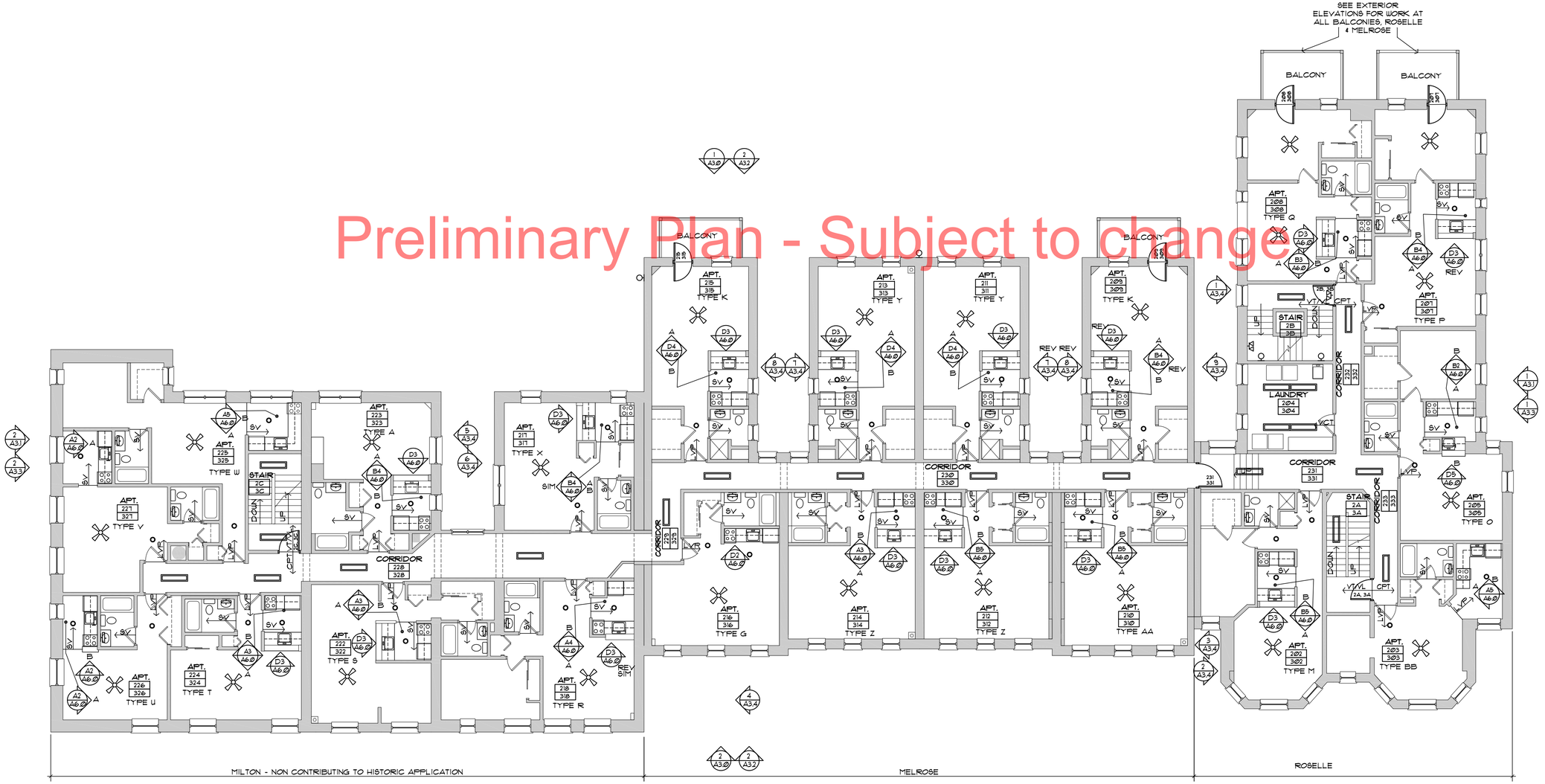
4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND SOD. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT.

NOTE: SEE A1.1 FOR TYPICAL SCOPE OF WORK WITHIN APARTMENTS AND COMMON SPACES

Preliminary Plan - Subject to change



1 / A2.2 SECOND LEVEL FLOOR PLAN (THIRD SIMILAR)
1/8" = 1'-0"

TRUE NORTH / PLAN NORTH

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Sheet Title

SECOND LEVEL FLOOR PLAN (THIRD SIMILAR)

Sheet Number

A2.2

PLAN KEY NOTES:
(NOT ALL NOTES ARE USED AT EACH SHEET)

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND GUARDRAILS/GATE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS. FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

NEW WORK KEY NOTES:

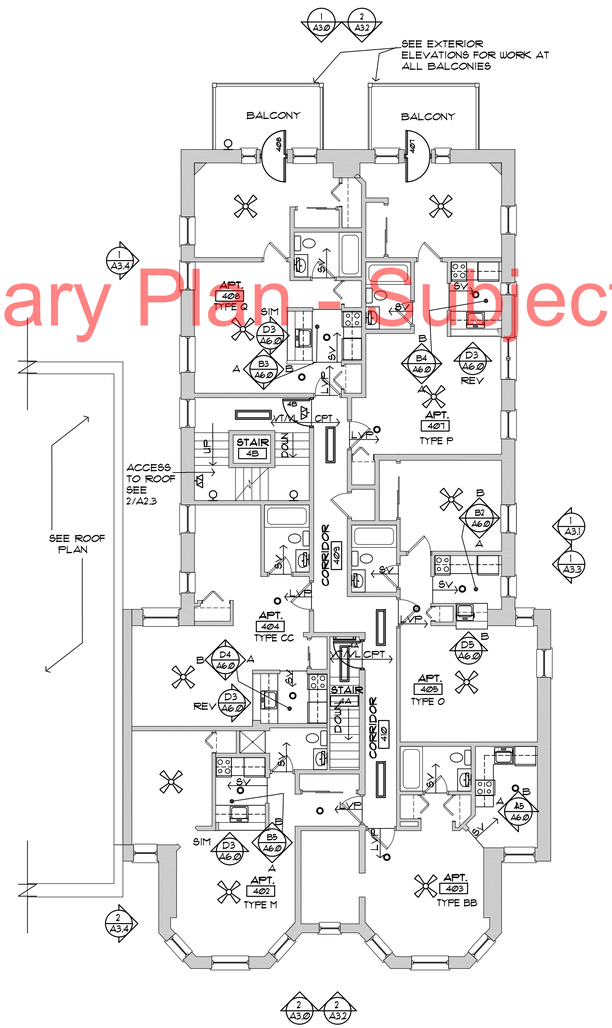
3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND SOD. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT.

NOTE: SEE A1.1 FOR TYPICAL SCOPE OF WORK WITHIN APARTMENTS AND COMMON SPACES



1 A2.3 FOURTH LEVEL FLOOR PLAN
1/8" = 1'-0" ROSELLE

2 A2.3 ROOF LEVEL STAIR PLAN
1/8" = 1'-0" ROSELLE

Preliminary Plan - Subject to change

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Sheet Title

FOURTH LEVEL FLOOR PLAN

Sheet Number

A2.3

ROOF DEMOLITION KEY NOTES:

- D1.0 REMOVE EPDM ROOFING SYSTEM DOWN TO EXISTING DECK.
- D1.1 REMOVE BALLASTED EPDM ROOFING SYSTEM DOWN TO EXISTING DECK.
- D1.5 REMOVE ASPHALT SHINGLES AND UNDERLAYMENT DOWN TO DECK.
- D1.6 REMOVE SINGLE PLY MEMBRANE AND RELATED FLASHING FROM WOOD CORNICE.
- D2.0 REMOVE METAL PARAPET CAP FLASHING AND ALL COUNTERFLASHING.
- D2.1 REMOVE METAL ROOF EDGE.
- D2.3 REMOVE SCUPPER
- D2.5 REMOVE BROKEN AND MISMATCHED CLAY TILES AT PARAPET - OTHERS TO REMAIN.

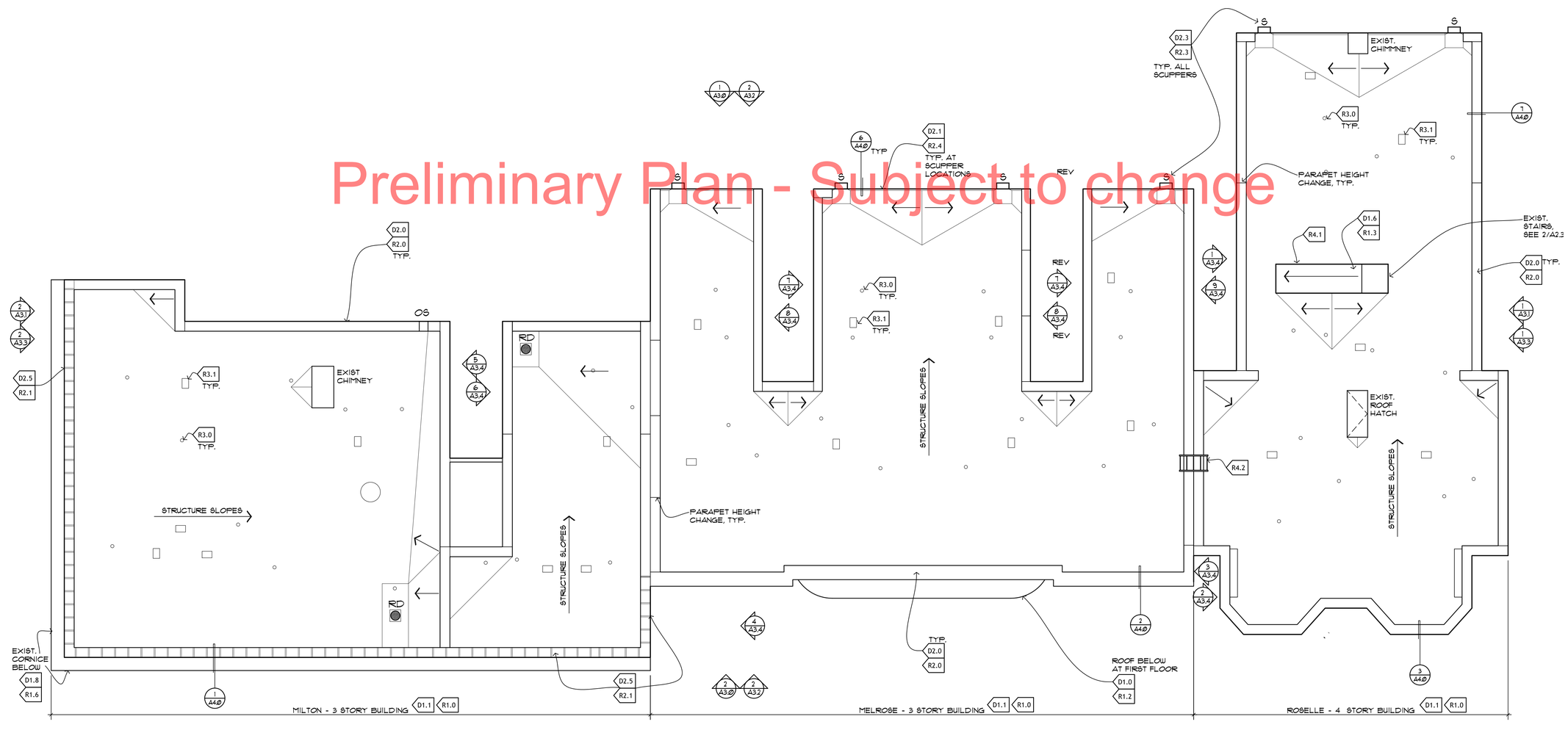
ROOF WORK KEY NOTES:

- R1.0 PROVIDE EPDM ROOFING SYSTEM.
- R1.2 PROVIDE SINGLE PLY MEMBRANE AT EXISTING SLOPED ROOF STRUCTURE.
- R1.3 PROVIDE ASPHALT SHINGLE ROOFING.
- R1.8 PROVIDE SINGLE PLY MEMBRANE AT EXISTING WOOD CORNICE.
- R2.0 PROVIDE METAL PARAPET CAP FLASHING.
- R2.1 PROVIDE CLAY TILES AT PARAPET TO MATCH EXISTING, TYP.
- R2.3 PROVIDE NEW SCUPPER AT EXISTING OPENING. PROVIDE NEW DOWNSPOUT.
- R2.4 PROVIDE METAL ROOF EDGE.
- R3.0 ROOF VENT, TYP.
- R3.1 MECH. EXHAUST DOGHOUSE, TYP.
- R4.1 PRIME AND PAINT EXPOSED WOOD ALL SIDES OF STAIR ENCLOSURE
- R4.2 PROVIDE METAL LADDER SPANNING BOTH PARAPETS, FROM 4-STORY TO 3-STORY BUILDING

ROOF PLAN KEY

- RD EXISTING ROOF DRAIN
- RD NEW ROOF DRAIN
- DIRECTION OF FLOW @ 1/4"/FT MIN.
- (X") DEPTH OF INSULATION
- OD OVERFLOW DRAIN
- S SCUPPER
- OS OVERFLOW SCUPPER

Preliminary Plan - Subject to change



1 A2.4 ROOF PLAN

1/8" = 1'-0"

TRUE NORTH PLAN NORTH

ADSIT Architecture & Planning

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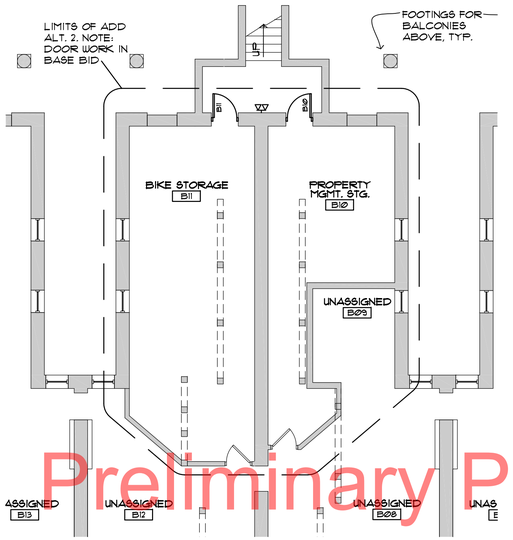
Sheet Title

ROOF PLAN

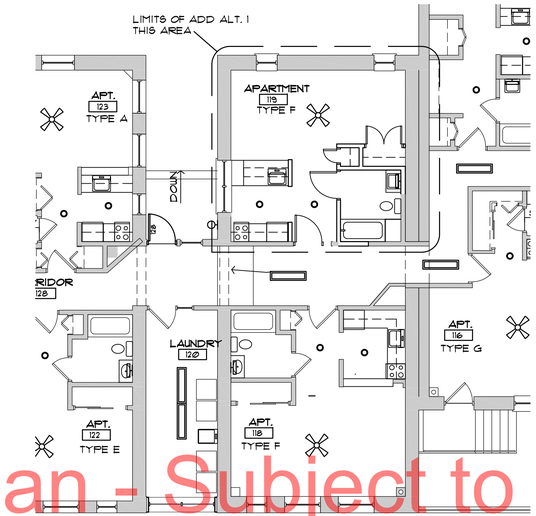
Sheet Number

A2.4

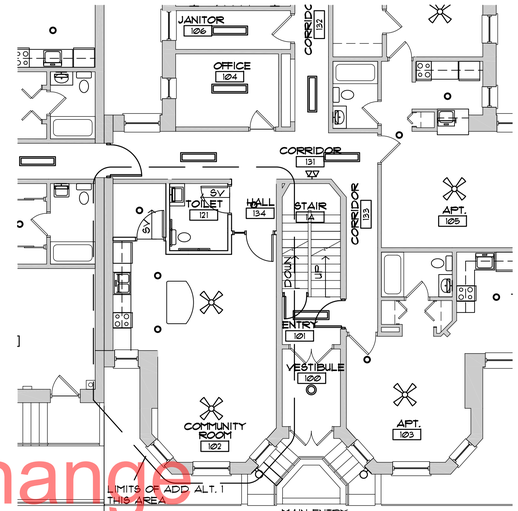
NOTE: SEE A2.0 AND A2.1 PLANS FOR BASE BID WORK



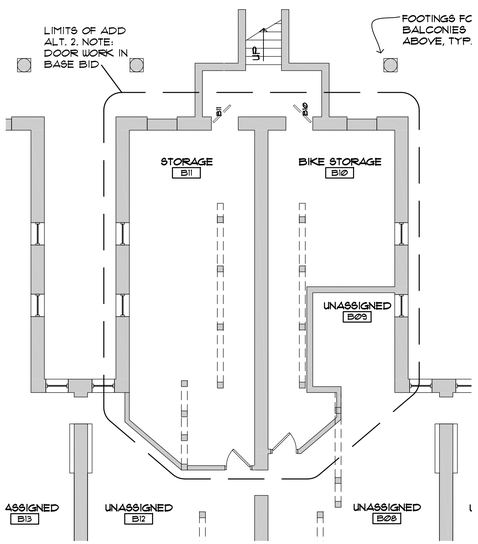
1 A2.5 PARTIAL LOWER LEVEL FLOOR PLAN - ADD ALT. 2
1/8" = 1'-0"



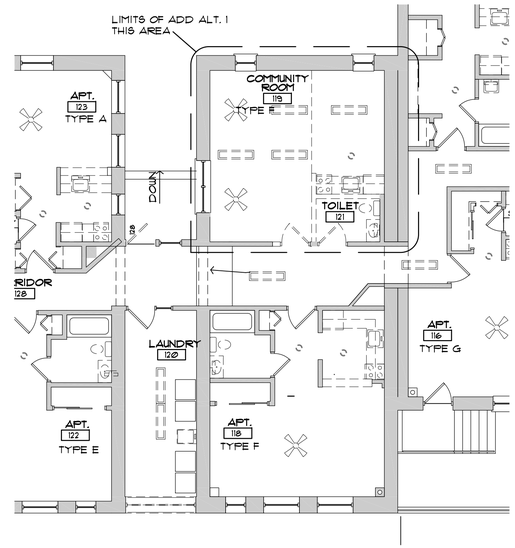
2 A2.5 PARTIAL FIRST LEVEL FLOOR PLAN - ADD ALT. 1
1/8" = 1'-0"



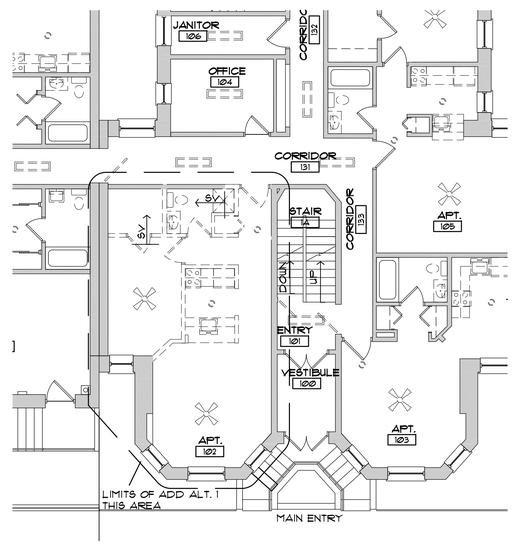
3 A2.5 PARTIAL FIRST LEVEL FLOOR PLAN - ADD ALT. 1
1/8" = 1'-0"



4 A2.5 PARTIAL LOWER LEVEL DEMO. PLAN - ADD ALT. 2
1/8" = 1'-0"



5 A2.5 PARTIAL FIRST LEVEL DEMO. PLAN - ADD ALT. 1
1/8" = 1'-0"



6 A2.5 PARTIAL FIRST LEVEL DEMO. PLAN - ADD ALT. 1
1/8" = 1'-0"

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Minneapolis MN

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Sheet Title

ADD ALT. 1 & 2 - LOWER AND FIRST LEVEL FLOOR PLANS

Sheet Number

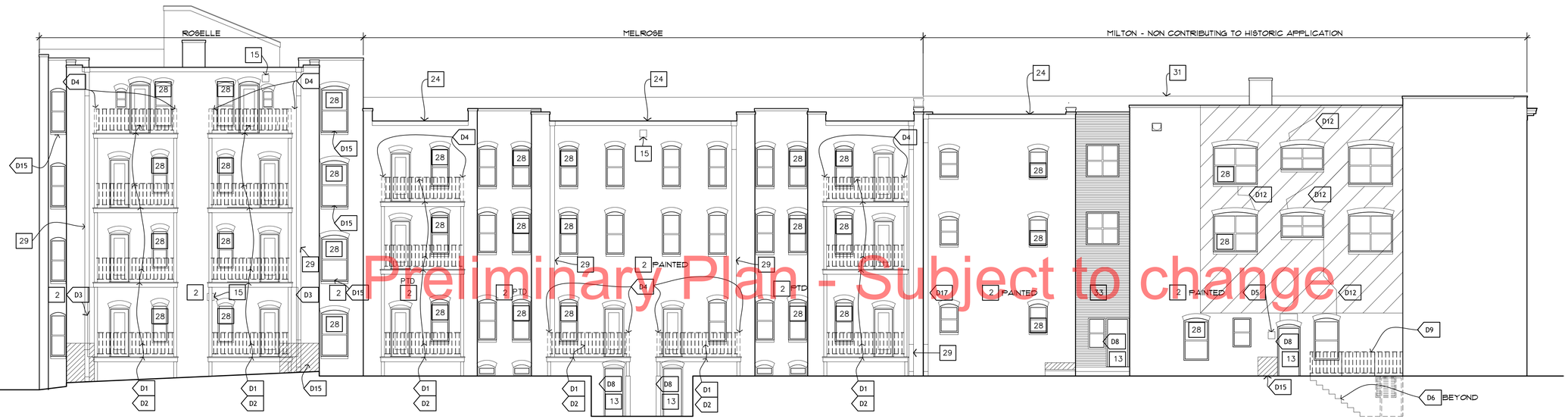
A2.5

EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
3	TERRA COTTA DECORATIVE TRIM
4	LIMESTONE FOUNDATION
5	WOOD GUARD RAIL & DECK
6	METAL CLADDING
7	METAL CORNICE BAND
8	STONE TRIM
9	STONE WINDOW SILL
10	BRICK TRIM SHAPE
11	METAL GUARD AND HAND RAIL
12	METAL FENCE
13	METAL DOOR & FRAME
14	UTILITY METERS
15	UTILITY LIGHT
16	DECORATIVE LIGHT
17	AL DOOR AND FRAME
18	CONCRETE FOUNDATION WALL
19	METAL CORNICE
20	BRICK SILL
21	BRICK SILL WITH CONCRETE PARGING
22	GLASS BLOCK
23	MECHANICAL LOUVER
24	METAL PARAPET CAP
25	STONE PARAPET CAP
26	STUCCO
27	METAL WINDOW, FIXED
28	METAL WINDOW, OPERABLE
29	SCUPPER & DOWNSPOUT
30	PAINTED WOOD
31	TILE PARAPET CAP
32	CONCRETE MASONRY UNITS
33	VINYL SIDING

DEMOLITION KEY NOTES:

D1	REMOVE WOOD DECK BOARDS, STRUCTURAL FRAMING TO REMAIN
D2	REMOVE METAL GUARD RAILS
D3	NOT USED.
D4	REMOVE WOOD TOP POST (TOP LEVEL ONLY)
D5	REMOVE LIGHT FIXTURE
D6	REMOVE CONCRETE STAIRS.
D7	REMOVE WINDOWS AND WALLS BETWEEN COLUMNS, REMOVE STONE SILL. REMOVE STUCCO FINISH. WOOD COLUMNS AND COLUMN BASE, WOOD CORNICE TO REMAIN.
D8	REMOVE EXISTING HOLLOW METAL DOOR
D9	REMOVE METAL GUARDRAIL, HANDRAILS AND GATE.
D10	REMOVE DAMAGED SOFFIT PANELS (4) TOTAL
D11	REMOVE CRACKED CONCRETE STOOP AND METAL GUARD RAILINGS. SAVE GUARD RAIL AND HANDRAIL
D12	REMOVE CRACKED BRICK
D13	REMOVE CRACKED STONE SILL & WINDOW IF REQUIRED FOR INSTALLATION OF NEW SILL. RETAIN WINDOW FOR REINSTALLATION.
D14	REMOVE LOOSE FACE BRICK
D15	REMOVE DAMAGED COMMON BRICK
D16	REMOVE STONE FOUNDATION AS REQUIRED TO INSTALL 4" THICK STONE SOAP, MATCH EXG.
D17	REMOVE FULL HEIGHT METAL ANGLE AT INSIDE CORNER OF BRICK.
D18	REMOVE WINDOW(S) AND EXTERIOR STUCCO FINISH BELOW. WALL BELOW WINDOW TO REMAIN, WOOD CORNICE TO REMAIN.



1 A3.0 WEST EXTERIOR ELEVATION - DEMOLITION

1/8" = 1'-0"

2 A1.0 EAST EXTERIOR ELEVATION - DEMOLITION

1/8" = 1'-0"

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Sheet Title

DEMOLITION EAST, WEST EXTERIOR ELEVATIONS

Sheet Number

A3.0

1 A3.1 NORTH EXTERIOR ELEVATION - DEMOLITION

1/8" = 1'-0"

2 A3.1 SOUTH EXTERIOR ELEVATION - DEMOLITION

1/8" = 1'-0"

Preliminary Plan - Subject to change

EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
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4	LIMESTONE FOUNDATION
5	WOOD GUARD RAIL & DECK
6	METAL CLADDING
7	METAL CORNICE BAND
8	STONE TRIM
9	STONE WINDOW SILL
10	BRICK TRIM SHAPE
11	METAL GUARD AND HAND RAIL
12	METAL FENCE
13	METAL DOOR & FRAME
14	UTILITY METERS
15	UTILITY LIGHT
16	DECORATIVE LIGHT
17	AL DOOR AND FRAME
18	CONCRETE FOUNDATION WALL
19	METAL CORNICE
20	BRICK SILL
21	BRICK SILL WITH CONCRETE PARGING
22	GLASS BLOCK
23	MECHANICAL LOUVER
24	METAL PARAPET CAP
25	STONE PARAPET CAP
26	STUCCO
27	METAL WINDOW, FIXED
28	METAL WINDOW, OPERABLE
29	SCUPPER & DOWNSPOUT
30	PAINTED WOOD
31	TILE PARAPET CAP
32	CONCRETE MASONRY UNITS
33	VINYL SIDING

DEMOLITION KEY NOTES:

D1	REMOVE WOOD DECK BOARDS, STRUCTURAL FRAMING TO REMAIN
D2	REMOVE METAL GUARD RAILS
D3	NOT USED
D4	REMOVE WOOD TOP POST (TOP LEVEL ONLY)
D5	REMOVE LIGHT FIXTURE
D6	REMOVE CONCRETE STAIRS.
D7	REMOVE WINDOWS AND WALLS BETWEEN COLUMNS. REMOVE STONE SILL. REMOVE STUCCO FINISH. WOOD COLUMNS AND COLUMN BASE, WOOD CORNICE TO REMAIN.
D8	REMOVE EXISTING HOLLOW METAL DOOR
D9	REMOVE METAL GUARDRAIL, HANDRAILS AND GATE.
D10	REMOVE DAMAGED SOFFIT PANELS (4) TOTAL
D11	REMOVE CRACKED CONCRETE STOOP AND METAL GUARD RAILINGS. SAVE GUARD RAIL AND HANDRAIL FOR REINSTALLATION.
D12	REMOVE CRACKED BRICK
D13	REMOVE CRACKED STONE SILL & WINDOW IF REQUIRED FOR INSTALLATION OF NEW SILL. RETAIN WINDOW FOR REINSTALLATION.
D14	REMOVE LOOSE FACE BRICK
D15	REMOVE DAMAGED COMMON BRICK
D16	REMOVE STONE FOUNDATION AS REQUIRED TO INSTALL 4" THICK STONE SOAP, MATCH EXG.
D17	REMOVE FULL HEIGHT METAL ANGLE AT INSIDE CORNER OF BRICK.
D18	REMOVE WINDOW(S) AND EXTERIOR STUCCO FINISH BELOW. WALL BELOW WINDOW TO REMAIN, WOOD CORNICE TO REMAIN.

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Revisions

No.	Date	Description

Date: May 17, 2013

Project No.: 1118

Drawn By: KMB

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Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

Historic Preservation Certification Application

Not For Construction

Sheet Title

DEMOLITION SOUTH, NORTH EXTERIOR ELEVATIONS

Sheet Number

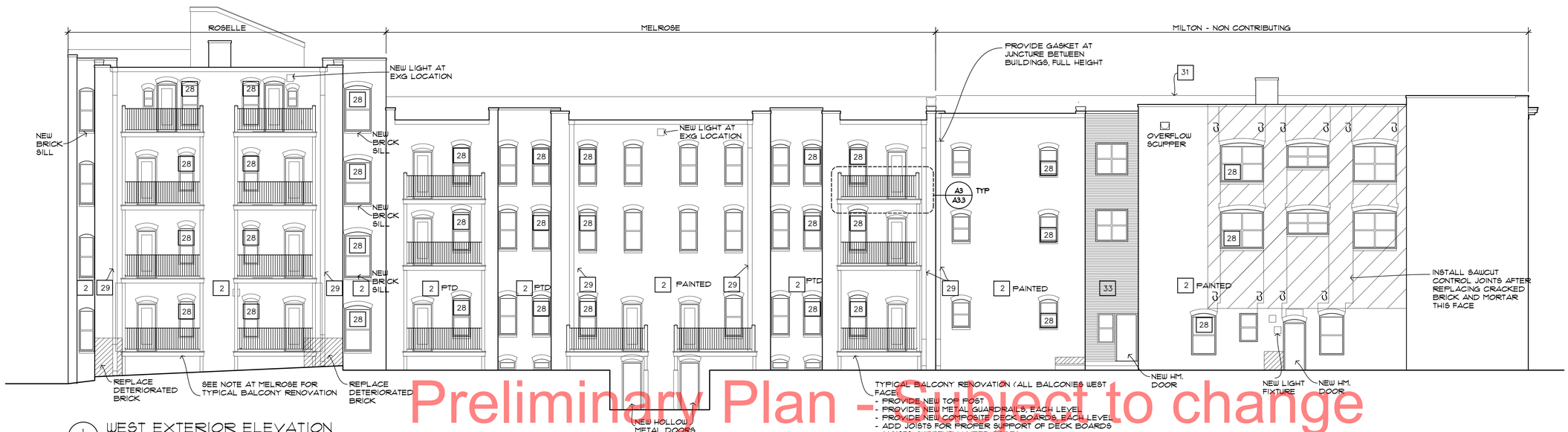
A3.1

EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
3	TERRA COTTA DECORATIVE TRIM
4	LIMESTONE FOUNDATION
5	WOOD GUARD RAIL & DECK
6	METAL CLADDING
7	METAL CORNICE BAND
8	STONE TRIM
9	STONE WINDOW SILL
10	BRICK TRIM SHAPE
11	METAL GUARD AND HAND RAIL
12	METAL FENCE
13	METAL DOOR & FRAME
14	UTILITY METERS
15	UTILITY LIGHT
16	DECORATIVE LIGHT
17	AL DOOR AND FRAME
18	CONCRETE FOUNDATION WALL
19	METAL CORNICE
20	BRICK SILL
21	BRICK SILL WITH CONCRETE PARGING
22	GLASS BLOCK
23	MECHANICAL LOUVER
24	METAL PARAPET CAP
25	STONE PARAPET CAP
26	STUCCO
27	METAL WINDOW, FIXED
28	METAL WINDOW, OPERABLE
29	SCUPPER & DOWNSPOUT
30	PAINTED WOOD
31	TILE PARAPET CAP
32	CONCRETE MASONRY UNITS
33	VINYL SIDING

EXTERIOR RENOVATION NOTES:

1. SEE ELEVATION FOR SPECIFIC WORK, SUCH AS WHICH BRICK SILLS REQUIRE BRICK REPAIR.
2. EXTENT OF TUCKPOINTING:
   A. EAST ELEVATION - 100% TUCKPOINTING OF BRICK, 100% TUCK POINTING OF STONE & PARAPET.
   B. NORTH ELEVATION- 1000 SF SELECTIVE TUCKPOINTING, 100% AT SILLS.
   C. WEST ELEVATION - 4,934 SF TUCKPOINTING
   D. SOUTH ELEVATION - 1000 SF SELECTIVE TUCKPOINTING
3. BROWN STONE TERRA COTTA TRIM, CLEAN AND SEAL SEE SPECIFICATIONS.
4. INCLUDE REPLACEMENT OF 500 CUSTOM SIZED FACE BRICK VERIFY SIZE IN THE FIELD AND 1000 COMMON BRICK. EXACT SCOPE & LOCATION OF WORK TO BE VERIFIED IN THE FIELD
5. INCLUDE REPLACEMENT OF 500 SF OF LIMESTONE FOUNDATION FACE
6. PAINT ALL WOOD AND METAL DOORS & FRAMES TO REMAIN
7. REFURBISH METAL WINDOWS
8. REMOVE & REPLACE CAULKING AT THE PERIMETER OF DOOR & WINDOW FRAMES
9. METAL FENCE & RAILINGS TO REMAIN, UNLESS NOTED OTHERWISE
10. SEE PLANS FOR NEW EXTERIOR DOOR LOCATIONS
11. REPAINT COMMON BRICK & STONE ON WEST SIDE OF MILTON & MELROSE AFTER TUCKPOINTING & REPAIR OF MASONRY IS COMPLETE.



1 / A3.2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

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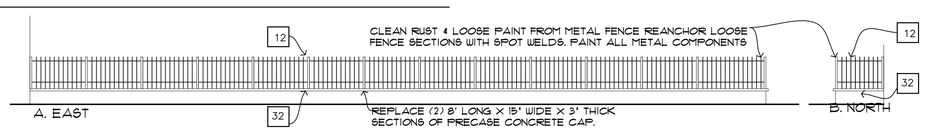
2 / A3.2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



3 / A3.2 FENCE ELEVATION - FRONT/EAST FACE OF BUILDING
1/8" = 1'-0"

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Revisions

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Not For Construction

Sheet Title

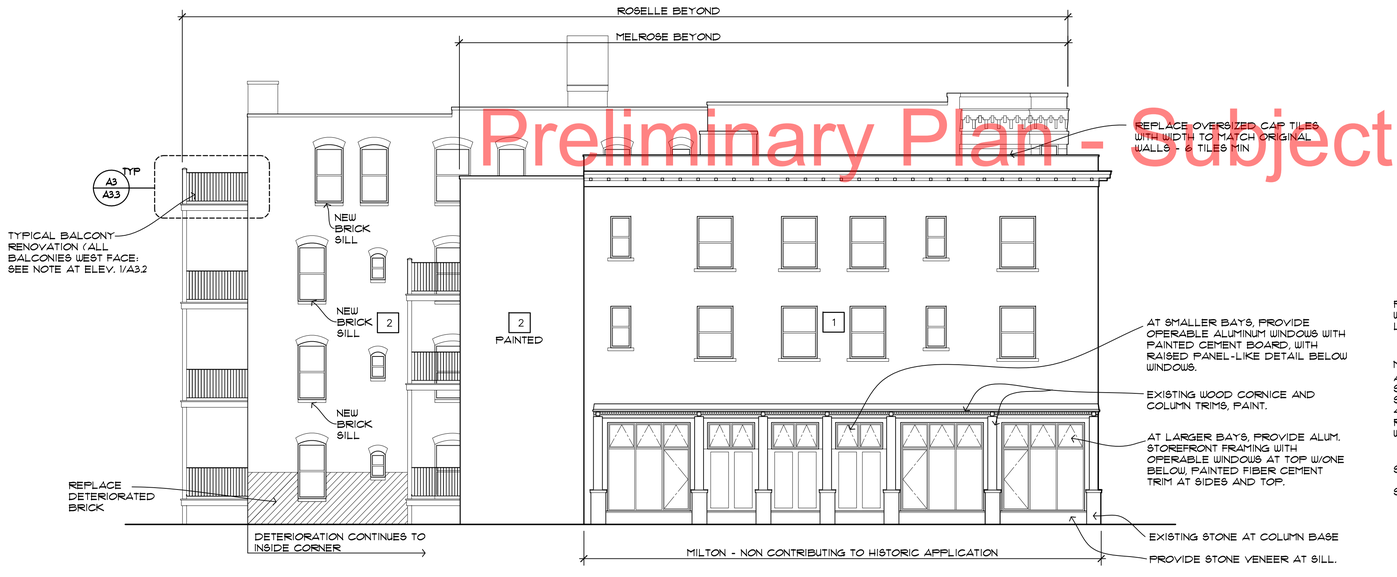
EAST, WEST EXTERIOR ELEVATIONS

Sheet Number

A3.2

1 / A3.3 NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



2 / A3.3 SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
3	TERRA COTTA DECORATIVE TRIM
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6	METAL CLADDING
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14	UTILITY METERS
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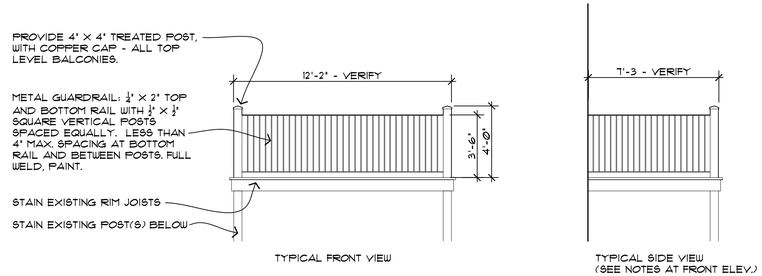
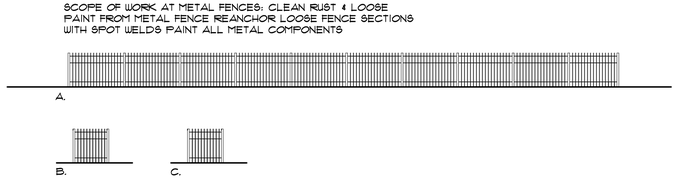
31	TILE PARAPET CAP
32	CONCRETE MASONRY UNITS
33	VINYL SIDING

NOTE
1. SEE DRAWING A3.2 FOR EXTERIOR NOTES & SCOPE OF WORK



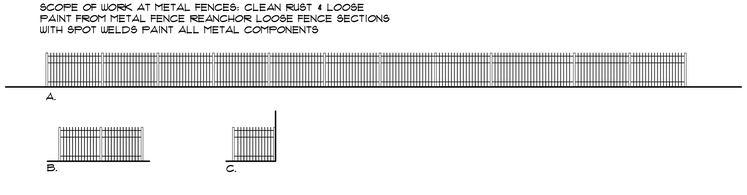
3 / A3.3 ENLARGED ELEVATION AT BALCONIES

1/4" = 1'-0"



4 / A3.3 FENCE ELEVATION AT SOUTH FACE OF BUILDING

1/8" = 1'-0"



5 / A3.3 FENCE ELEVATION AT NORTH FACE OF BUILDING

1/8" = 1'-0"

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Sheet Title

SOUTH, NORTH EXTERIOR ELEVATIONS

Sheet Number

A3.3

EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
3	TERRA COTTA DECORATIVE TRIM
4	LIMESTONE FOUNDATION
5	WOOD GUARD RAIL & DECK
6	METAL CLADDING
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9	STONE WINDOW SILL
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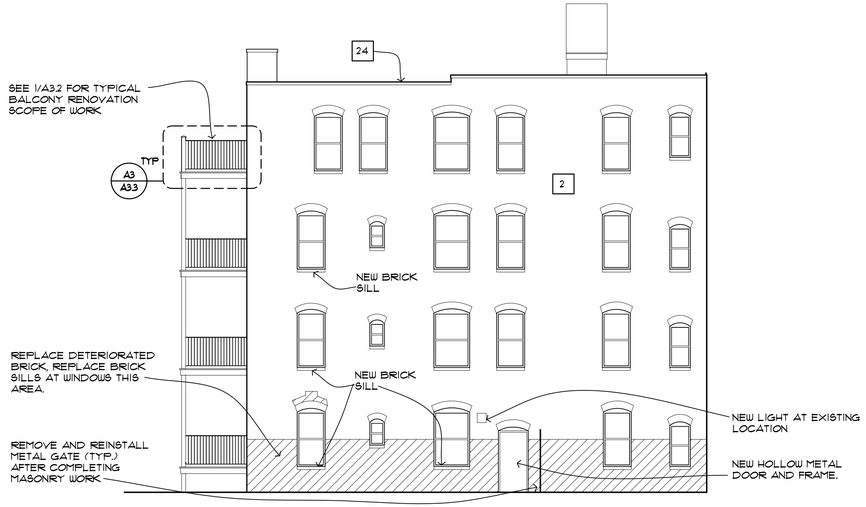
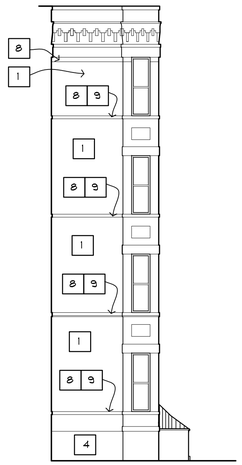
32	CONCRETE MASONRY UNITS
33	VINYL SIDING

NOTE:
SEE DRAWING A3.2 FOR EXTERIOR RENOVATION NOTES AND SCOPE OF WORK.

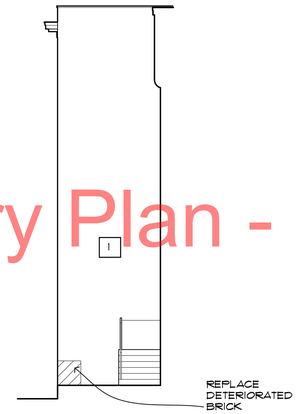


1 A3.4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" ROSELLE

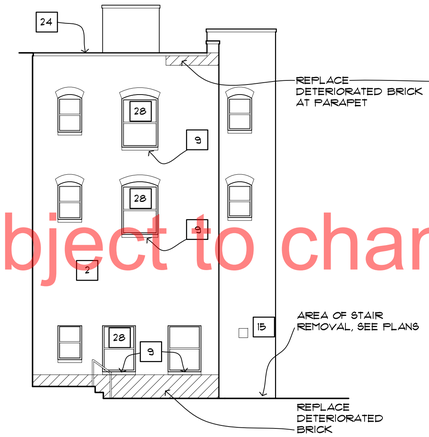


2 A3.4 SOUTH EXT. ELEVATION
1/8" = 1'-0" ROSELLE

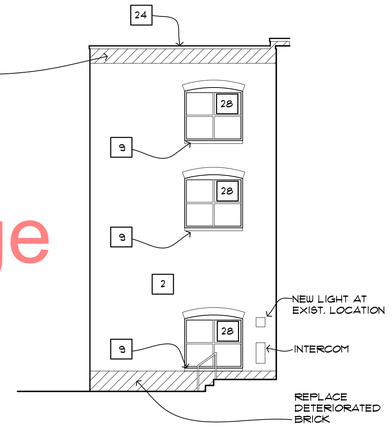
3 A3.4 NORTH EXT. ELEVATION
1/8" = 1'-0" MELROSE



4 A3.4 NORTH EXT. ELEVATION
1/8" = 1'-0" MILTON, NON-CONTRIBUTING

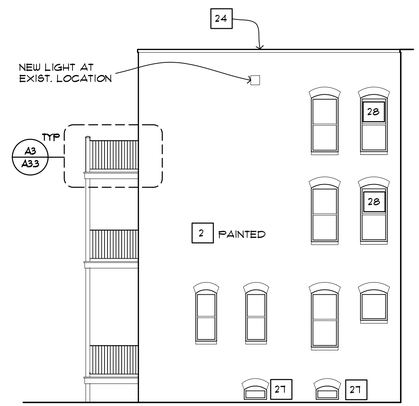


5 A3.4 NORTH EXT. ELEVATION
1/8" = 1'-0" MILTON, NON-CONTRIBUTING

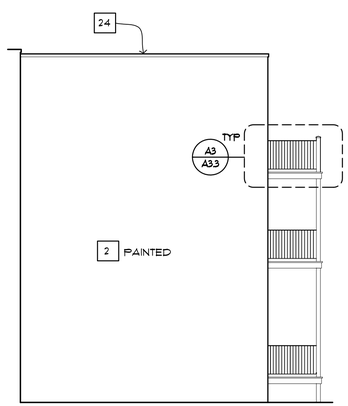


6 A3.4 SOUTH EXT. ELEVATION
1/8" = 1'-0" MILTON, NON-CONTRIBUTING

7 A3.4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" TYP (2) LOCATIONS MELROSE



8 A3.4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" TYP (2) LOCATIONS MELROSE



9 A3.4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" MELROSE

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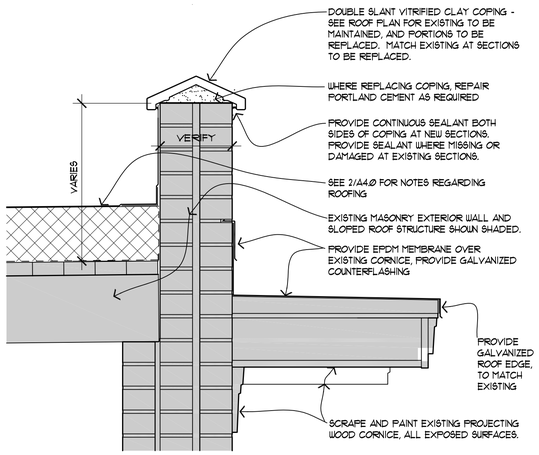
Sheet Title

SOUTH, NORTH EXTERIOR ELEVATIONS

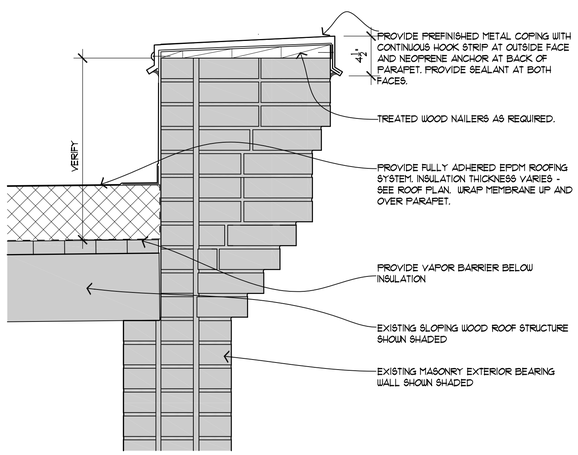
Sheet Number

A3.4



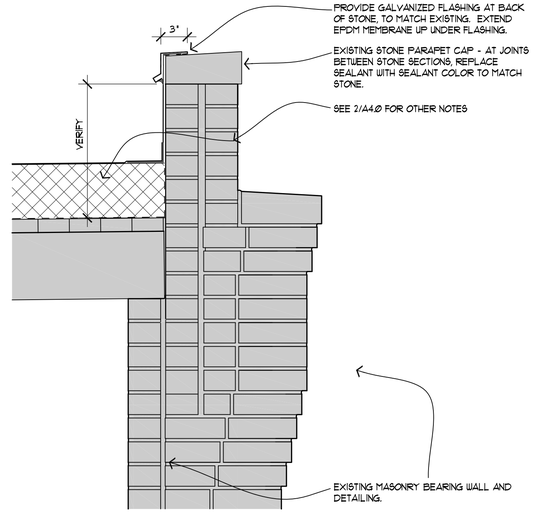
1 / A4.0 DETAIL AT VITRIFIED CLAY PARAPET CAP

1-1/2"=1'-0" MILTON



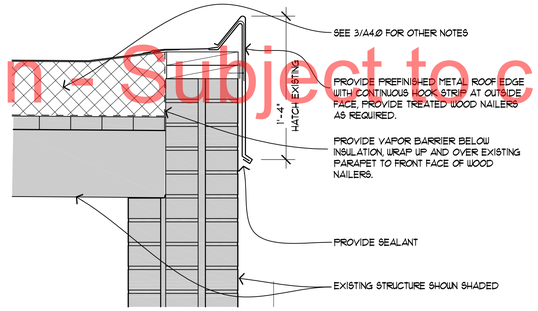
2 / A4.0 ROOF DETAIL AT METAL PARAPET CAP - FACE BRICK

1-1/2"=1'-0" MELROSE



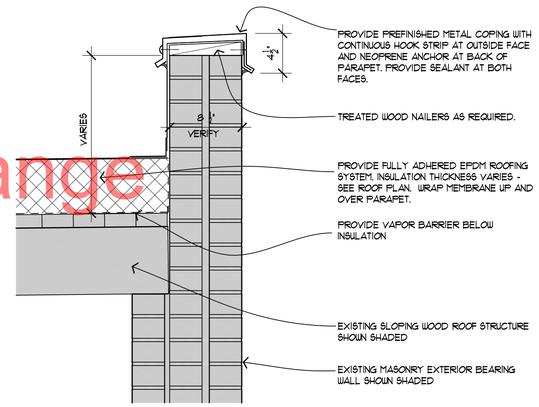
3 / A4.0 ROOF DETAIL AT STONE PARAPET

1-1/2"=1'-0" ROSELLE



6 / A4.0 DETAIL AT ROOF EDGE

1-1/2"=1'-0" MELROSE, ROSELLE



7 / A4.0 ROOF DETAIL AT METAL PARAPET CAP

1-1/2"=1'-0" COMMON BRICK

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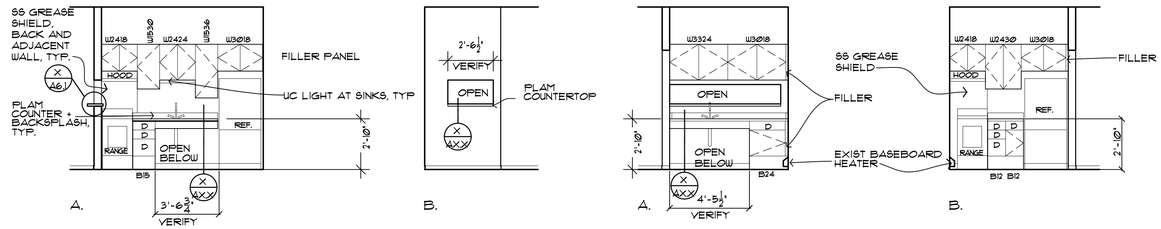
Sheet Title

EXTERIOR DETAILS

Sheet Number

A4.0

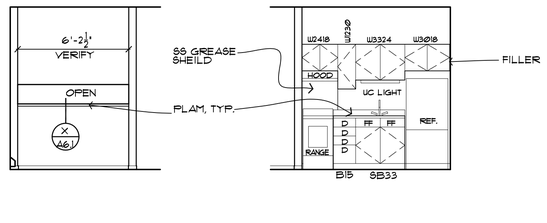


D5 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 110, 112

D4 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 111, 113, 115 REV.

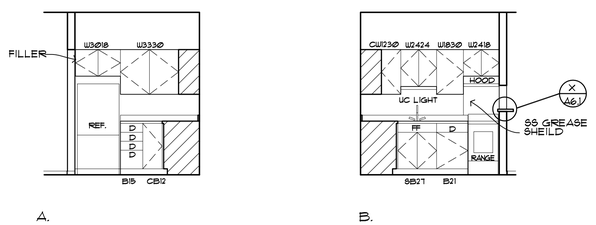


D3 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0"

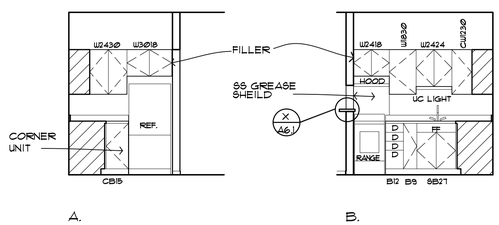
D2 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 116, 216, 316



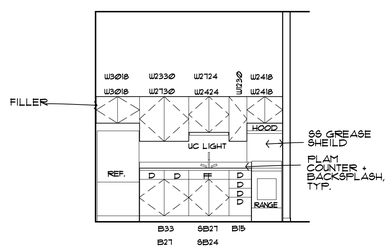
C5 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 118



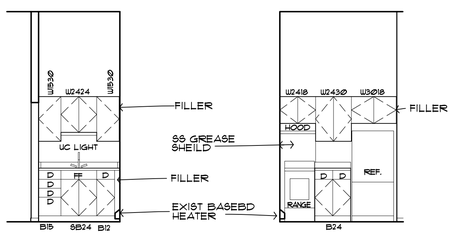
C4 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 122



C3 / A6.0 KITCHEN ELEVATIONS

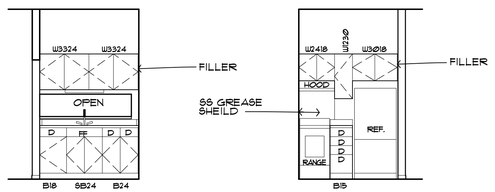
1/4" = 1'-0" APT # 124, 127 REV.



C2 / A6.0 KITCHEN ELEVATIONS

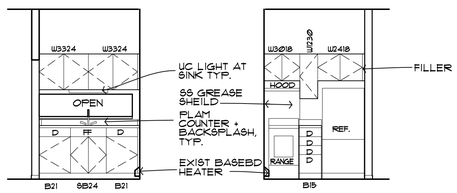
1/4" = 1'-0" APT # 125

Preliminary Plan - Subject to change



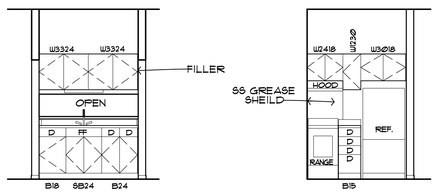
B5 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 202, 210, 212, 214 REV, 302, 310, 312, 315 REV, 402



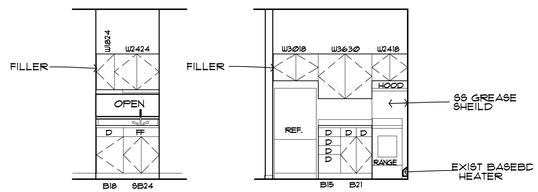
B4 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 207 REV, 209 REV, 211, 213 REV, 217, 215, 223, 307 REV, 311 313 REV, 315, 317, 323, 407 REV



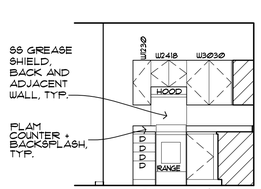
B3 / A6.0 KITCHEN ELEVATIONS

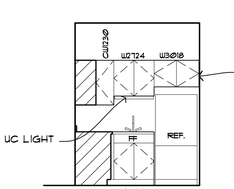
1/4" = 1'-0" APT # 208, 308, 408



B2 / A6.0 KITCHEN ELEVATIONS

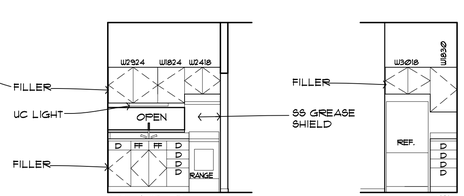
1/4" = 1'-0" APT # 205, 305, 405





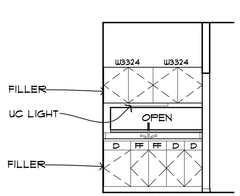
A5 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 203, 303, 403



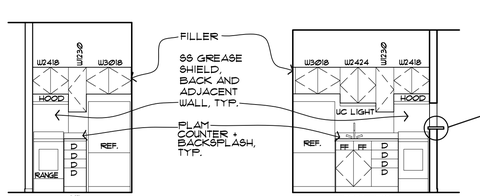
A4 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 218, 318



A3 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 214, 222, 224, 314, 322, 324



A2 / A6.0 KITCHEN ELEVATIONS

1/4" = 1'-0" APT # 226, 227, 326, 327

ADSIT Architecture & Planning

Revisions

No.	Date	Description

Date: May 17, 2013

Project No.: 1118

Drawn By: KMB

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

Historic Preservation Certification Application

Not For Construction

Sheet Title

INTERIOR ELEVATIONS

Sheet Number

A6.0

ROSELLE* MODERNIZATION

910 Portland Avenue

*** Roselle consists of three buildings called Roselle, Melrose and Milton**

Project Number: 1118

Bid Set **July 29, 2013**

Project Scope of Work Summary

The project is a modernization of three adjoining existing apartment buildings called Roselle, Melrose and Milton. Roselle is a 4 story building, while Melrose and Milton are 3 story buildings. The buildings were originally built in the early 1900s and substantially renovated in 1990. The buildings will be occupied during construction and the project will be phased.

Building Information:
51 Efficiency Apartments, 16 One Bedroom Apartments
= 67 Total Apartments
Note: With Add Alt. 1: 52 Efficiency Apartments
15 One Bedroom Apartments: 67 Total Apartments

Site Information
Area: 30,758 SF. Source: Hennepin Co. Property Information
Historic Designation:
The buildings are located in the 9th Street South Historic District. Roselle and Melrose have historic designation, Milton is a non-contributing building.

Code Summary

Code Review:
- *2012 International Existing Building Code, with Minnesota Rules, Chapter 1311 Adoption (Draft 4-11-12)*
- *2006 International Building Code*
- *2007 Minnesota State Building Code*
- *Chapter 1341 Minnesota State Accessibility Code*

Building Description:
3 story, 4 at portion, plus basement. Masonry bearing walls, wood frame floor and roof. Built 1905/1915.
- *Existing building height is 51' above grade*
- *Existing building gross area is 54,345 SF*
- *3 Exits to grade*

Occupancy Classification: R2
Construction Type: VB.
One hour corridor walls, two hour shafts
Occupant Load: 272

Classification of Work (as per International Existing Building Code):
- *Alterations Level 1 at base bid work.*
- *Alterations Level 2 Alternates 1 & 2*

Fire Protection System:
Wet standpipe in each stairwell and fire protection throughout basement. With the Work, existing system will be maintained.

Exiting:
- *Minimum number of exits for occupant load table 1021.1: Occupant load 1-500 2 exits minimum (requirement met)*
- *44' min. corridor, 32" min. clear door width (requirement met)*

Accessibility:
The first floor of this building is accessible, accessed by a back door accessible entrance. There are seven accessible apartments originally designed to older accessible building codes. These are Apts. 110, 111, 112, 113, 118 and 122.

Apartments 224 and 405 are designed to be accessible for the hearing impaired.

Sheet Index

		Original Sheet Issue	Latest Sheet Revision
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A2.0	LOWER LEVEL FLOOR PLAN	07/29/13	
A2.1	FIRST LEVEL FLOOR PLAN	07/29/13	
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	MECHANICAL		
M1.0	MECHANICAL TITLE SHEET	07/29/13	
M2.0	LOWER LEVEL MECHANICAL PLAN	07/29/13	
M2.1	FIRST LEVEL MECHANICAL PLAN	07/29/13	
M2.2	SECOND LEVEL MECHANICAL PLAN (THIRD SIMILAR)	07/29/13	
M2.3	FOURTH MECHANICAL PLAN	07/29/13	
M2.4	ADD ALT. 1, 2 & 3- LOWER LEVEL AND FIRST LEVEL MECHANICAL PLANS	07/29/13	
M3.0	MECHANICAL SCHEDULES	07/29/13	
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TE1.0	ELECTRICAL TITLE, NOTES AND SYMBOLS	07/29/13	
E1.0	MOTOR SCHEDULE	07/29/13	
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E1.2	ADD AND DEDUCT ALTERNATES E1 LIGHT FIXTURE SCHEDULE	07/29/13	
E1.3	ADD AND DEDUCT ALTERNATES E2 LIGHT FIXTURE SCHEDULE	07/29/13	
E2.0	LOWER LEVEL ELECTRICAL PLANS	07/29/13	
E2.1	FIRST LEVEL ELECTRICAL PLANS	07/29/13	
E2.2	SECOND, THIRD LEVEL ELECTRICAL PLANS	07/29/13	
E2.3	FOURTH LEVEL ELECTRICAL PLAN	07/29/13	

Project Team

OWNER:
AEON PRESERVATION LIMITED PARTNERSHIP
901 NORTH 3RD STREET, SUITE 150
MINNEAPOLIS, MN 55401
(612) 341 3148
CONTACT: PAM BOOKHOUT
PBOOKHOUT@AEONMN.ORG

OWNER'S REPRESENTATIVE
CPMI
3265 NORTHWOOD CIRCLE, SUITE 170
EAGAN, MN 55121
(952)854-3663
CONTACT: STEVE TERMAN
STERMAN@CPMI.COM

CONTRACTOR
FRERICHS CONSTRUCTION
3600 LABORE ROAD, SUITE 8
ST. PAUL, MN 55110
(651) 787 0687
CONTACT: DAVE EINCK
DAVEE@FRERICHSCONSTRUCTION.COM

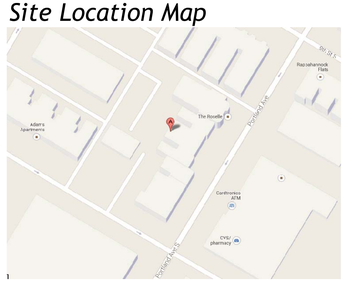
ARCHITECT:
ADSIT ARCHITECTURE AND PLANNING
1229 HARMON PLACE
MINNEAPOLIS, MN 55403
(612) 343 8013
FAX 343 5534
CONTACT: KRIN BERNTSON
KBERNTSON@ADSITAP.COM

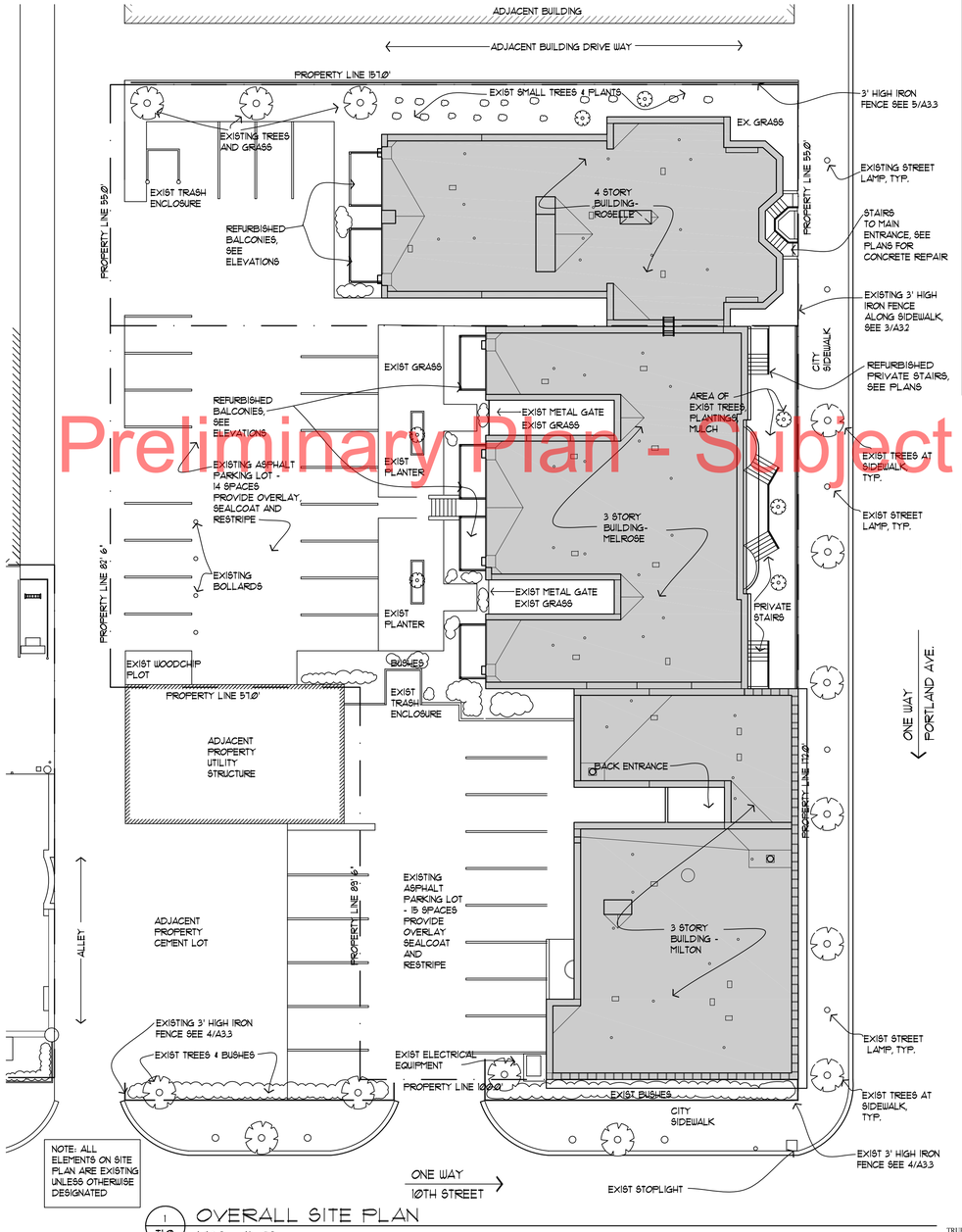
MECHANICAL AND ELECTRICAL ENGINEERS:
EMANUELSON PODAS, INC.
10401 BREN ROAD EAST
MINNETONKA, MN 55343
(952) 930 0050
FAX 930 0777
MECHANICAL CONTACT: DAN DAHLMAN
DDAHLMAN@EPINC.NET
ELECTRICAL CONTACT: CORY MEIER
CMEIER@EPINC.NET

PROJECT GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING REQUIRED AFTER DEMOLITION, AND MECHANICAL AND ELECTRICAL WORK.
2. PROTECT EXISTING CONDITIONS DURING THE WORK. REPAIR TO LIKE NEW CONDITION ANY DAMAGE CAUSED DURING CONSTRUCTION.
3. ELEMENTS ON DRAWINGS THAT REPRESENT EXISTING CONDITIONS ARE BASED ON OLDER DRAWINGS, AND MAY NOT REPRESENT EXACT AS-BUILT CONDITIONS. VERIFY EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASING OF BUILDING ELEMENTS AND EQUIPMENT.
4. MAINTAIN CODE REQUIRED EXITING DURING CONSTRUCTION.
5. ALL MATERIALS AND EQUIPMENT ARE PROVIDED BY THE CONTRACTOR - FURNISHED AND INSTALLED - UNLESS NOTED OTHERWISE.
6. ITEMS SCHEDULED FOR DEMOLITION ARE TO BE DISPOSED OF PROPERLY, SEE SPECIFICATIONS FOR ITEMS DIVERTED FROM THE LANDFILL. NO ITEMS WILL BE TURNED OVER TO THE OWNER.
7. THIS WORK IS AN OCCUPIED REHAB PROJECT.
8. CENTRAL STAGING FOR THE PROJECT IS AT THE BURI MANOR PARKING LOT. SEE THOSE DOCUMENTS FOR FURTHER INFORMATION.
9. CONTRACTOR TO REMOVE AND REINSTALL EXISTING CCTV, FOB SYSTEM AS REQUIRED FOR THE WORK.

Site Location Map





NOTE: ALL ELEMENTS ON SITE PLAN ARE EXISTING UNLESS OTHERWISE DESIGNATED

NOTE: SEE SHEET A1.0 FOR ROSELLE ALTERNATES AND UNIT PRICES.

1 T1.0 OVERALL SITE PLAN
1/16" = 1'-0"

Preliminary Plan - Subject to change

ROSELLE DWELLING UNIT DISTRIBUTION

	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Total
Gross SF	12,858	12,663	12,624	12,624	3,675	54,444
Unit Type A 388 Net SF	0	1	1	1	0	3
Unit Type B 535 Net SF	0	1	0	0	0	1
Unit Type C 487 Net SF	0	1	0	0	0	1
Unit Type D 490 Net SF	0	1	0	0	0	1
Unit Type E 375 Net SF	0	1	0	0	0	1
Unit Type F 406 Net SF	0	1	0	0	0	1
Unit Type G 388 Net SF	0	1	1	1	0	3
Unit Type H 423 Net SF	0	1	0	0	0	1
Unit Type I 438 Net SF	0	1	0	0	0	1
Unit Type J 437 Net SF	0	1	0	0	0	1
Unit Type K 421 Net SF	0	3	2	2	0	7
Unit Type L 421 Net SF	0	1	0	0	0	1
Unit Type M 499 Net SF	0	1	1	1	1	4
Unit Type N 336 Net SF	0	1	0	0	0	1
Unit Type O 490 Net SF	0	1	1	1	1	4
Unit Type P 518 Net SF	0	1	1	1	1	4
Unit Type Q 475 Net SF	0	1	1	1	1	4
Unit Type R 499 Net SF	0	0	1	1	0	2
Unit Type S 479 Net SF	0	0	1	1	0	2
Unit Type T 352 Net SF	0	0	1	1	0	2
Unit Type U 309 Net SF	0	0	1	1	0	2
Unit Type V 363 Net SF	0	0	1	1	0	2
Unit Type W 465 Net SF	0	0	1	1	0	2
Unit Type X 370 Net SF	0	0	1	1	0	2
Unit Type Y 421 Net SF	0	0	2	2	0	4
Unit Type Z 419 Net SF	0	0	2	2	0	4
Unit Type AA 421 Net SF	0	0	1	1	0	2
Unit Type BB 334 Net SF	0	0	1	1	1	3
Unit Type CC 415 Net SF	0	0	0	0	1	1
Total	0	19	21	21	6	67

ADSIT Architecture & Planning

Revisions

No.	Date	Description

Date: July 29, 2013

Project No.: 1118

Drawn By: KMB

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

TITLE SHEET, OVERALL SITE PLAN

Sheet Number

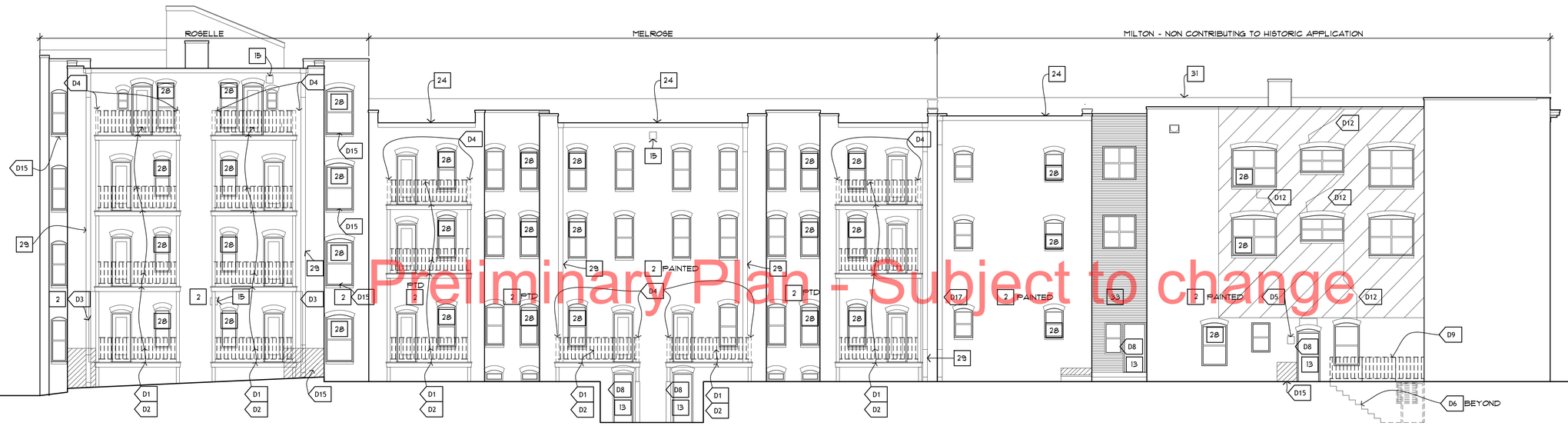
T1.0

EXISTING MATERIAL KEY:

1 FACE BRICK
2 COMMON BRICK
3 TERRA COTTA DECORATIVE TRIM
4 LIMESTONE FOUNDATION
5 WOOD GUARD RAIL & DECK
6 METAL CLADDING
7 METAL CORNICE BAND
8 STONE TRIM
9 STONE WINDOW SILL
10 BRICK TRIM SHAPE
11 METAL GUARD AND HAND RAIL
12 METAL FENCE
13 METAL DOOR & FRAME
14 UTILITY METERS
15 UTILITY LIGHT
16 DECORATIVE LIGHT
17 AL DOOR AND FRAME
18 CONCRETE FOUNDATION WALL
19 METAL CORNICE
20 BRICK SILL
21 BRICK SILL WITH CONCRETE PARGING
22 GLASS BLOCK
23 MECHANICAL LOUVER
24 METAL PARAPET CAP
25 STONE PARAPET CAP
26 STUCCO
27 METAL WINDOW, FIXED
28 METAL WINDOW, OPERABLE
29 SCUPPER & DOWNSPOUT
30 PAINTED WOOD
31 TILE PARAPET CAP
32 CONCRETE MASONRY UNITS
33 VINYL SIDING
34 DECORATIVE METAL FAUX BALCONY
35 DECORATIVE BRICK BAND
36 FLAT SEGMENTED BRCK HEAD DETAILING
37 STONE BAND
38 INFILL AT FORMER OPENING
39 CONCRETE FOUNDATION

DEMOLITION KEY NOTES:

D1 REMOVE WOOD DECK BOARDS, STRUCTURAL FRAMING TO REMAIN
D2 REMOVE METAL GUARD RAILS
D3 NOT USED.
D4 REMOVE WOOD TOP POST (TOP LEVEL ONLY)
D5 REMOVE LIGHT FIXTURE
D6 REMOVE CONCRETE STAIRS.
D7 REMOVE WINDOWS AND WALLS BETWEEN COLUMNS, REMOVE STONE SILL. REMOVE STUCCO FINISH. WOOD COLUMNS AND COLUMN BASE, WOOD CORNICE TO REMAIN.
D8 REMOVE EXISTING HOLLOW METAL DOOR
D9 REMOVE METAL GUARDRAIL, HANDRAILS AND GATE.
D10 REMOVE DAMAGED SOFFIT PANELS (4) TOTAL
D11 REMOVE CRACKED CONCRETE STOOP AND METAL GUARD RAILINGS. SAVE GUARD RAIL AND HANDRAIL
D12 REMOVE CRACKED BRICK
D13 REMOVE CRACKED STONE SILL & WINDOW IF REQUIRED FOR INSTALLATION OF NEW SILL. RETAIN WINDOW FOR REINSTALLATION.
D14 REMOVE LOOSE FACE BRICK
D15 REMOVE DAMAGED COMMON BRICK
D16 REMOVE STONE FOUNDATION AS REQUIRED TO INSTALL 4" THICK STONE SOAP, MATCH EXG.
D17 REMOVE FULL HEIGHT METAL ANGLE AT INSIDE CORNER OF BRICK.
D18 REMOVE WINDOW(S) AND EXTERIOR STUCCO FINISH BELOW. WALL BELOW WINDOW TO REMAIN, WOOD CORNICE TO REMAIN.



1 A3.0 WEST EXTERIOR ELEVATION - DEMOLITION
1/8" = 1'-0"

2 A1.0 EAST EXTERIOR ELEVATION - DEMOLITION
1/8" = 1'-0"

Preliminary Plan - Subject to change

ADSIT
Architecture & Planning

Revisions

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MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

DEMOLITION EAST, WEST EXTERIOR ELEVATIONS

Sheet Number

A3.0

1 / A3.1 NORTH EXTERIOR ELEVATION - DEMOLITION

1/8" = 1'-0"

Preliminary Plan - Subject to change

2 / A3.1 SOUTH EXTERIOR ELEVATION - DEMOLITION

1/8" = 1'-0"

EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
3	TERRA COTTA DECORATIVE TRIM
4	LIMESTONE FOUNDATION
5	WOOD GUARD RAIL & DECK
6	METAL CLADDING
7	METAL CORNICE BAND
8	STONE TRIM
9	STONE WINDOW SILL
10	BRICK TRIM SHAPE
11	METAL GUARD AND HAND RAIL
12	METAL FENCE
13	METAL DOOR & FRAME
14	UTILITY METERS
15	UTILITY LIGHT
16	DECORATIVE LIGHT
17	AL DOOR AND FRAME
18	CONCRETE FOUNDATION WALL
19	METAL CORNICE
20	BRICK SILL
21	BRICK SILL WITH CONCRETE PARGING
22	GLASS BLOCK
23	MECHANICAL LOUVER
24	METAL PARAPET CAP
25	STONE PARAPET CAP
26	STUCCO
27	METAL WINDOW, FIXED
28	METAL WINDOW, OPERABLE
29	SCUPPER & DOWNSPOUT
30	PAINTED WOOD
31	TILE PARAPET CAP
32	CONCRETE MASONRY UNITS
33	VINYL SIDING
34	DECORATIVE METAL FAUX BALCONY
35	DECORATIVE BRICK BAND
36	FLAT SEGMENTED BRCK HEAD DETAILING
37	STONE BAND
38	INFILL AT FORMER OPENING
39	CONCRETE FOUNDATION

DEMOLITION KEY NOTES:

D1	REMOVE WOOD DECK BOARDS, STRUCTURAL FRAMING TO REMAIN
D2	REMOVE METAL GUARD RAILS
D3	NOT USED.
D4	REMOVE WOOD TOP POST (TOP LEVEL ONLY)
D5	REMOVE LIGHT FIXTURE
D6	REMOVE CONCRETE STAIRS.
D7	REMOVE WINDOWS AND WALLS BETWEEN COLUMNS, REMOVE STONE SILL, REMOVE STUCCO FINISH, WOOD COLUMNS AND COLUMN BASE, WOOD CORNICE TO REMAIN.
D8	REMOVE EXISTING HOLLOW METAL DOOR
D9	REMOVE METAL GUARDRAIL, HANDRAILS AND GATE.
D10	REMOVE DAMAGED SOFFIT PANELS (4) TOTAL
D11	REMOVE CRACKED CONCRETE STOOP AND METAL GUARD RAILINGS, SAVE GUARD RAIL AND HANDRAIL FOR REINSTALLATION.
D12	REMOVE CRACKED BRICK
D13	REMOVE CRACKED STONE SILL & WINDOW IF REQUIRED FOR INSTALLATION OF NEW SILL. RETAIN WINDOW FOR REINSTALLATION.
D14	REMOVE LOOSE FACE BRICK
D15	REMOVE DAMAGED COMMON BRICK
D16	REMOVE STONE FOUNDATION AS REQUIRED TO INSTALL 4" THICK STONE SOAP, MATCH EXG.
D17	REMOVE FULL HEIGHT METAL ANGLE AT INSIDE CORNER OF BRICK.
D18	REMOVE WINDOW(S) AND EXTERIOR STUCCO FINISH BELOW. WALL BELOW WINDOW TO REMAIN, WOOD CORNICE TO REMAIN.

ADSIT
Architecture & Planning

Revisions

No.	Date	Description

Date: July 29, 2013

Project No.: 1118

Drawn By: KMB

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Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

DEMOLITION SOUTH, NORTH EXTERIOR ELEVATIONS

Sheet Number

A3.1

EXISTING MATERIAL KEY:

1	FACE BRICK	12	METAL FENCE	23	MECHANICAL LOUVER	34	DECORATIVE METAL FAUX BALC
2	COMMON BRICK	13	METAL DOOR & FRAME	24	METAL PARAPET CAP	35	DECORATIVE BRICK BAND
3	TERRA COTTA DECORATIVE TRIM	14	UTILITY METERS	25	STONE PARAPET CAP	36	FLAT SEGMENTED BRCK HEAD :
4	LIMESTONE FOUNDATION	15	UTILITY LIGHT	26	STUCCO	37	STONE BAND
5	WOOD GUARD RAIL & DECK	16	DECORATIVE LIGHT	27	METAL WINDOW, FIXED	38	INFILL AT FORMER OPENING
6	METAL CLADDING	17	AL DOOR AND FRAME	28	METAL WINDOW, OPERABLE	39	CONCRETE FOUNDATION
7	METAL CORNICE BAND	18	CONCRETE FOUNDATION WALL	29	SCUPPER & DOWNSPOUT		
8	STONE TRIM	19	METAL CORNICE	30	PAINTED WOOD		
9	STONE WINDOW SILL	20	BRICK SILL	31	TILE PARAPET CAP		
10	BRICK TRIM SHAPE	21	BRICK SILL WITH CONCRETE PARGING	32	CONCRETE MASONRY UNITS		
11	METAL GUARD AND HAND RAIL	22	GLASS BLOCK	33	VINYL SIDING		

EXTERIOR RENOVATION NOTES:

1. SEE ELEVATION FOR SPECIFIC WORK, SUCH AS WHICH BRICK SILLS REQUIRE BRICK REPAIR.

2. EXTENT OF TUCKPOINTING:
   A. EAST ELEVATION - 4,200 SF TUCKPOINTING OF BRICK, 100% TUCK POINTING OF STONE & PARAPET.
   B. NORTH ELEVATION- 500 SF SELECTIVE TUCKPOINTING, 100% AT SILLS, 100% AT FOUNDATION.
   C. WEST ELEVATION - 2,000 SF TUCKPOINTING
   D. SOUTH ELEVATION - 300 SF SELECTIVE TUCKPOINTING AT MILTON.

3. BROWN STONE TERRA COTTA TRIM, CLEAN AND SEAL SEE SPECIFICATIONS.

4. INCLUDE REPLACEMENT OF 500 CUSTOM SIZED FACE BRICK VERIFY SIZE IN THE FIELD. EXACT SCOPE & LOCATION OF WORK TO BE VERIFIED IN THE FIELD

5. INCLUDE REPLACEMENT OF 500 SF OF LIMESTONE FOUNDATION FACE

6. PAINT ALL WOOD AND METAL DOORS & FRAMES TO REMAIN

7. REFURBISH METAL WINDOWS

8. REMOVE & REPLACE CAULKING AT THE PERIMETER OF DOOR & WINDOW FRAMES

9. METAL FENCE & RAILINGS TO REMAIN, UNLESS NOTED OTHERWISE

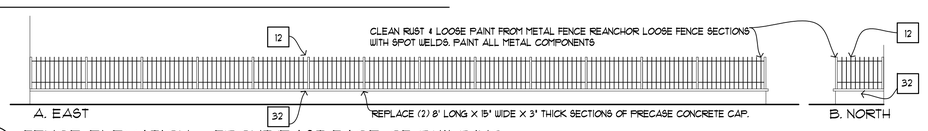
10. SEE PLANS FOR NEW EXTERIOR DOOR LOCATIONS

11. REPAINT COMMON BRICK & STONE ON WEST SIDE OF MILTON & MELROSE AFTER TUCKPOINTING & REPAIR OF MASONRY IS COMPLETE.

1 / A3.2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change

2 / A3.2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



3 / A3.2 FENCE ELEVATION - FRONT/EAST FACE OF BUILDING
1/8" = 1'-0"

ADSIT Architecture & Planning

Revisions

No.	Date	Description

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MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

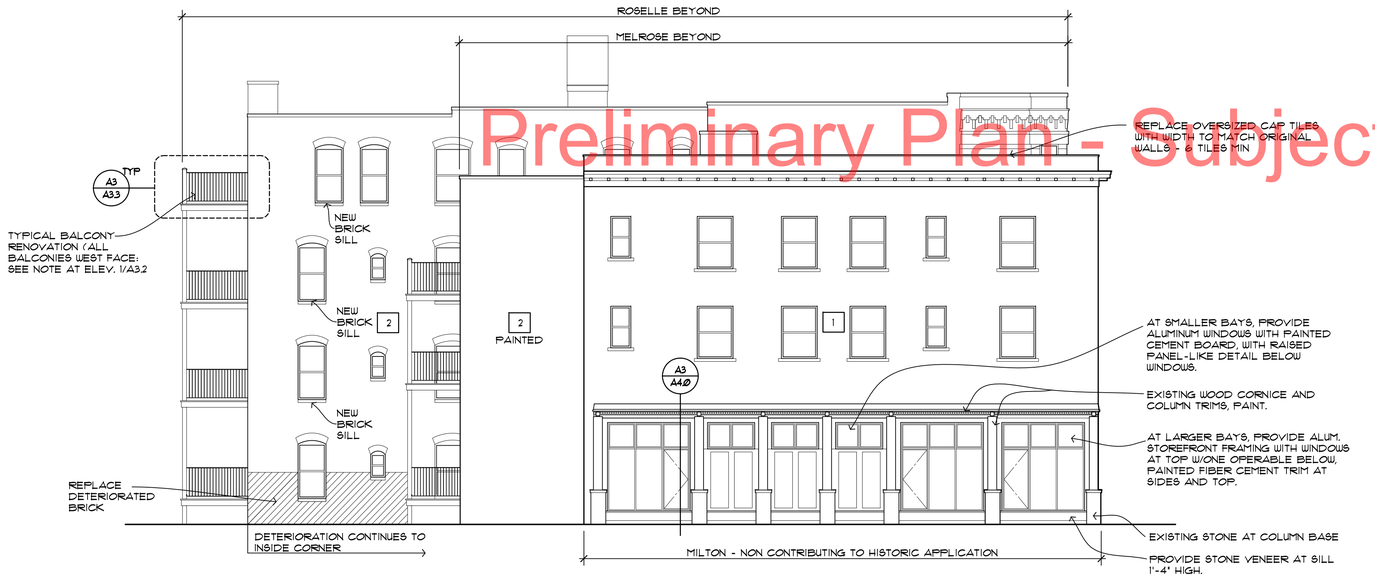
EAST, WEST EXTERIOR ELEVATIONS

Sheet Number

A3.2

1 / A3.3 NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



2 / A3.3 SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
3	TERRA COTTA DECORATIVE TRIM
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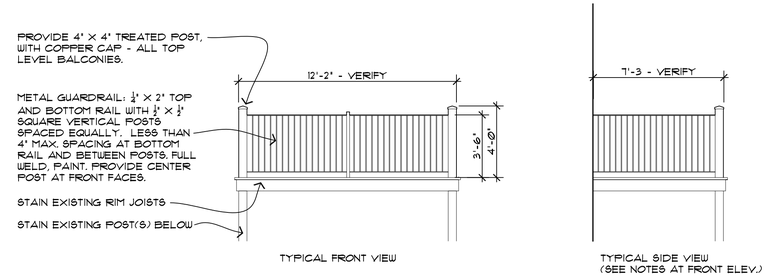
35	DECORATIVE BRICK BAND
36	FLAT SEGMENTED BRICK HEAD DETAILING
37	STONE BAND
38	INFILL AT FORMER OPENING
39	CONCRETE FOUNDATION

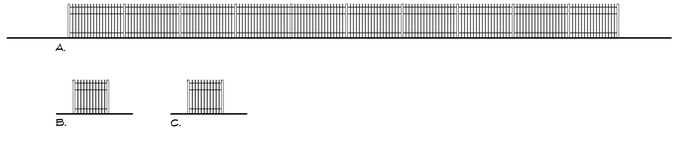
NOTE
1. SEE DRAWING A3.2 FOR EXTERIOR NOTES & SCOPE OF WORK



3 / A3.3 ENLARGED ELEVATION AT BALCONIES

1/4" = 1'-0"

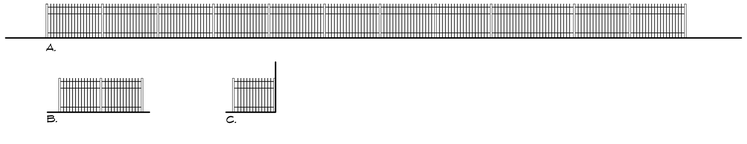
SCOPE OF WORK AT METAL FENCES: CLEAN RUST & LOOSE PAINT FROM METAL FENCE REANCHOR LOOSE FENCE SECTIONS WITH SPOT WELDS PAINT ALL METAL COMPONENTS



4 / A3.3 FENCE ELEVATION AT SOUTH FACE OF BUILDING

1/8" = 1'-0"

SCOPE OF WORK AT METAL FENCES: CLEAN RUST & LOOSE PAINT FROM METAL FENCE REANCHOR LOOSE FENCE SECTIONS WITH SPOT WELDS PAINT ALL METAL COMPONENTS



5 / A3.3 FENCE ELEVATION AT NORTH FACE OF BUILDING

1/8" = 1'-0"

Preliminary Plan - Subject to change

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No.	Date	Description

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Drawn By: KMB

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Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

SOUTH, NORTH EXTERIOR ELEVATIONS

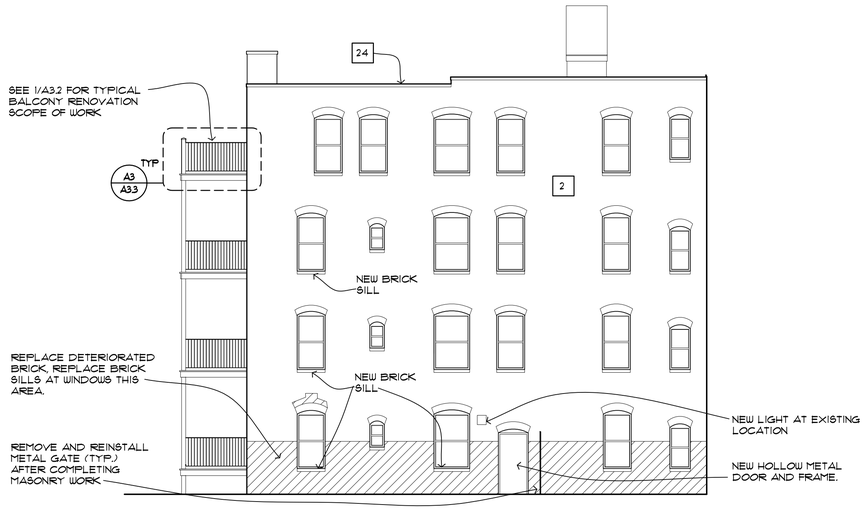
Sheet Number

A3.3

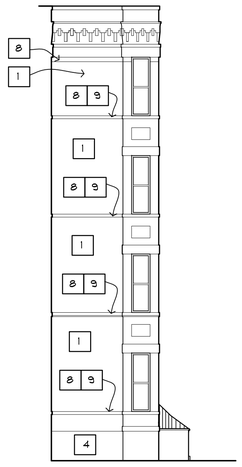
EXISTING MATERIAL KEY:

1	FACE BRICK
2	COMMON BRICK
3	TERRA COTTA DECORATIVE TRIM
4	LIMESTONE FOUNDATION
5	WOOD GUARD RAIL & DECK
6	METAL CLADDING
7	METAL CORNICE BAND
8	STONE TRIM
9	STONE WINDOW SILL
10	BRICK TRIM SHAPE
11	METAL GUARD AND HAND RAIL
12	METAL FENCE
13	METAL DOOR & FRAME
14	UTILITY METERS
15	UTILITY LIGHT
16	DECORATIVE LIGHT
17	AL DOOR AND FRAME
18	CONCRETE FOUNDATION WALL
19	METAL CORNICE
20	BRICK SILL
21	BRICK SILL WITH CONCRETE PARGING
22	GLASS BLOCK
23	MECHANICAL LOUVER
24	METAL PARAPET CAP
25	STONE PARAPET CAP
26	STUCCO
27	METAL WINDOW, FIXED
28	METAL WINDOW, OPERABLE
29	SCUPPER & DOWNSPOUT
30	PAINTED WOOD
31	TILE PARAPET CAP
32	CONCRETE MASONRY UNITS
33	VINYL SIDING
34	DECORATIVE METAL FAUX BALCONY
35	DECORATIVE BRICK BAND
36	FLAT SEGMENTED BRCK HEAD DETAILING
37	STONE BAND
38	INFILL AT FORMER OPENING
39	CONCRETE FOUNDATION

NOTE:
SEE DRAWING A3.2 FOR EXTERIOR RENOVATION NOTES AND SCOPE OF WORK.

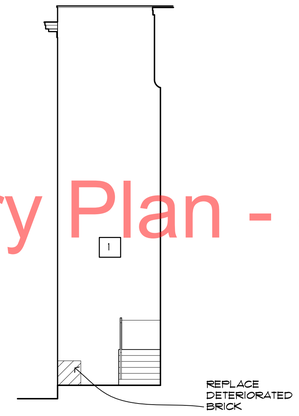


1 A3.4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" ROSELLE

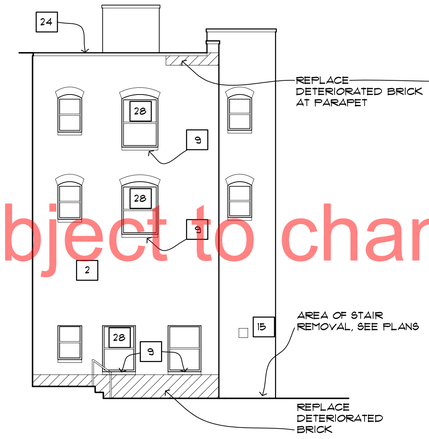


2 A3.4 SOUTH EXT. ELEVATION
1/8" = 1'-0" ROSELLE

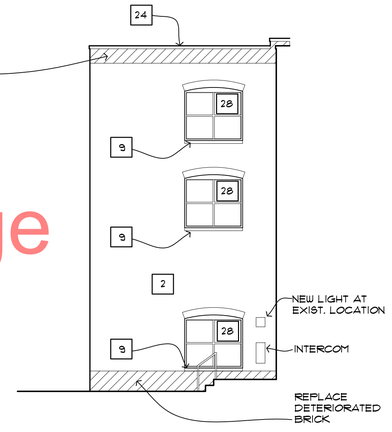
3 A3.4 NORTH EXT. ELEVATION
1/8" = 1'-0" MELROSE



4 A3.4 NORTH EXT. ELEVATION
1/8" = 1'-0" MILTON, NON-CONTRIBUTING

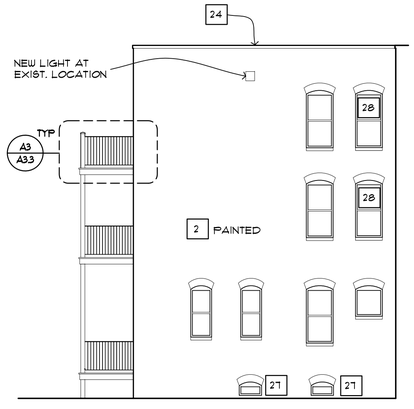


5 A3.4 NORTH EXT. ELEVATION
1/8" = 1'-0" MILTON, NON-CONTRIBUTING

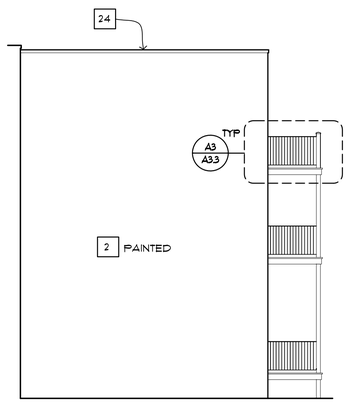


6 A3.4 SOUTH EXT. ELEVATION
1/8" = 1'-0" MILTON, NON-CONTRIBUTING

7 A3.4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" TYP (2) LOCATIONS MELROSE



8 A3.4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" TYP (2) LOCATIONS MELROSE



9 A3.4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" MELROSE

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PRESERVATION
PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

SOUTH, NORTH EXTERIOR ELEVATIONS

Sheet Number

A3.4

PLAN KEY NOTES:
(ALSO SEE SCOPE OF WORK KEY, FINISH SCHEDULE, DOOR SCHEDULE)

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND LANDING, GUARDRAILS/GATE, CURB TO BELOW GRADE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS. FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

NEW WORK KEY NOTES:

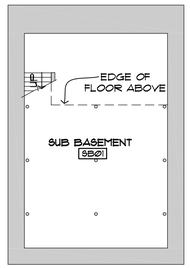
3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

3.3 PROVIDE 100% TUCKPOINTING AT INTERIOR FACE OF STONE FOUNDATION WALL.

4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND PERENNIALS. PROVIDE MULCH AND BLACK EDGING. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT. SEE PLAN.



2 / A2.0 SUB BASEMENT PLAN
1/8" = 1'-0" ROSELLE

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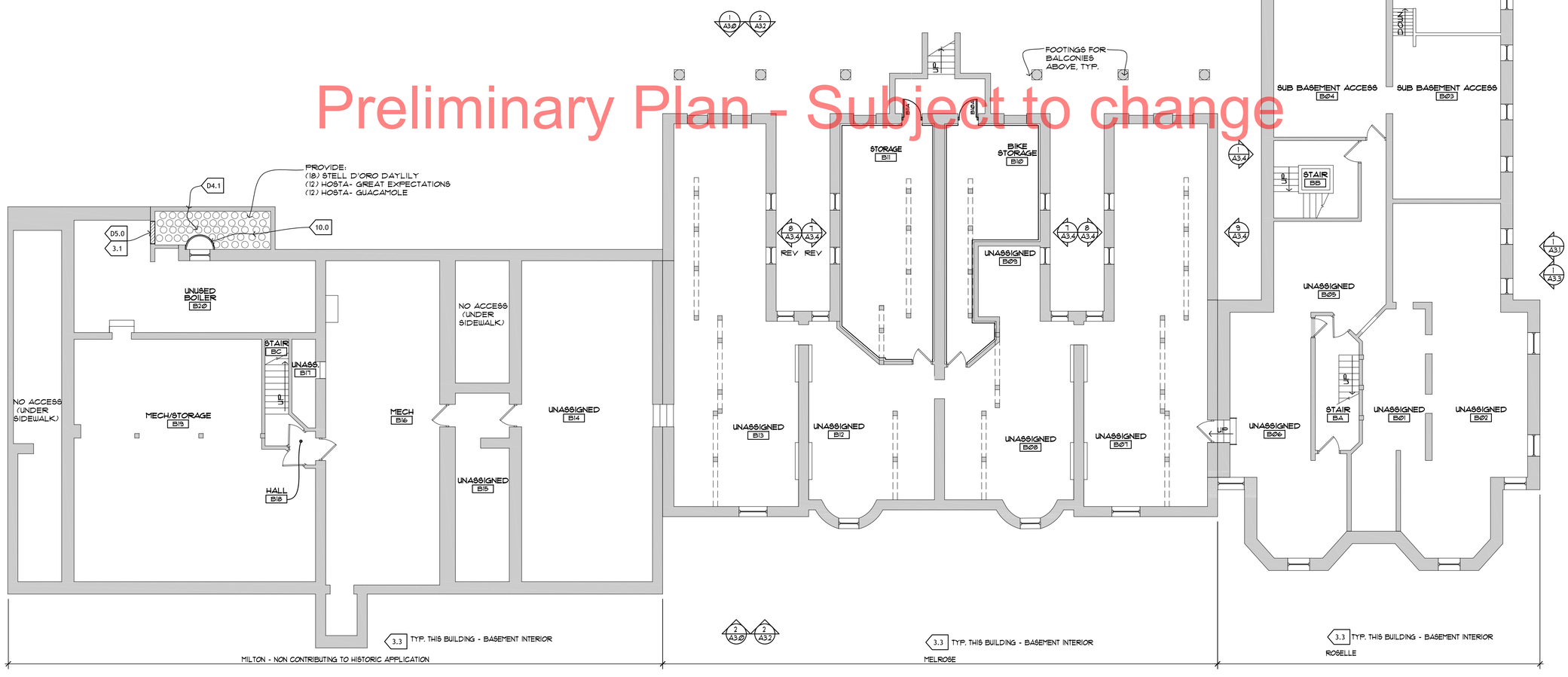

1 / A2.0 LOWER LEVEL FLOOR PLAN - BASE BID
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

LOWER LEVEL FLOOR PLAN

Sheet Number

A2.0

NOTE: SEE A1.1 FOR TYPICAL SCOPE OF WORK WITHIN APARTMENTS AND COMMON SPACES

PLAN KEY NOTES:
(ALSO SEE SCOPE OF WORK KEY, FINISH SCHEDULE, DOOR SCHEDULE)

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND LANDING, GUARDRAILS/GATE, CURB TO BELOW GRADE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS. FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

NEW WORK KEY NOTES:

3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

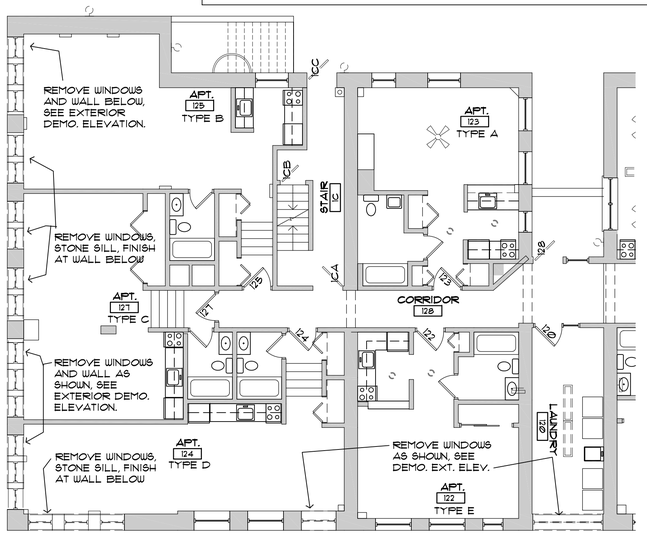
3.3 PROVIDE 100% TUCKPOINTING AT INTERIOR FACE OF STONE FOUNDATION WALL.

4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

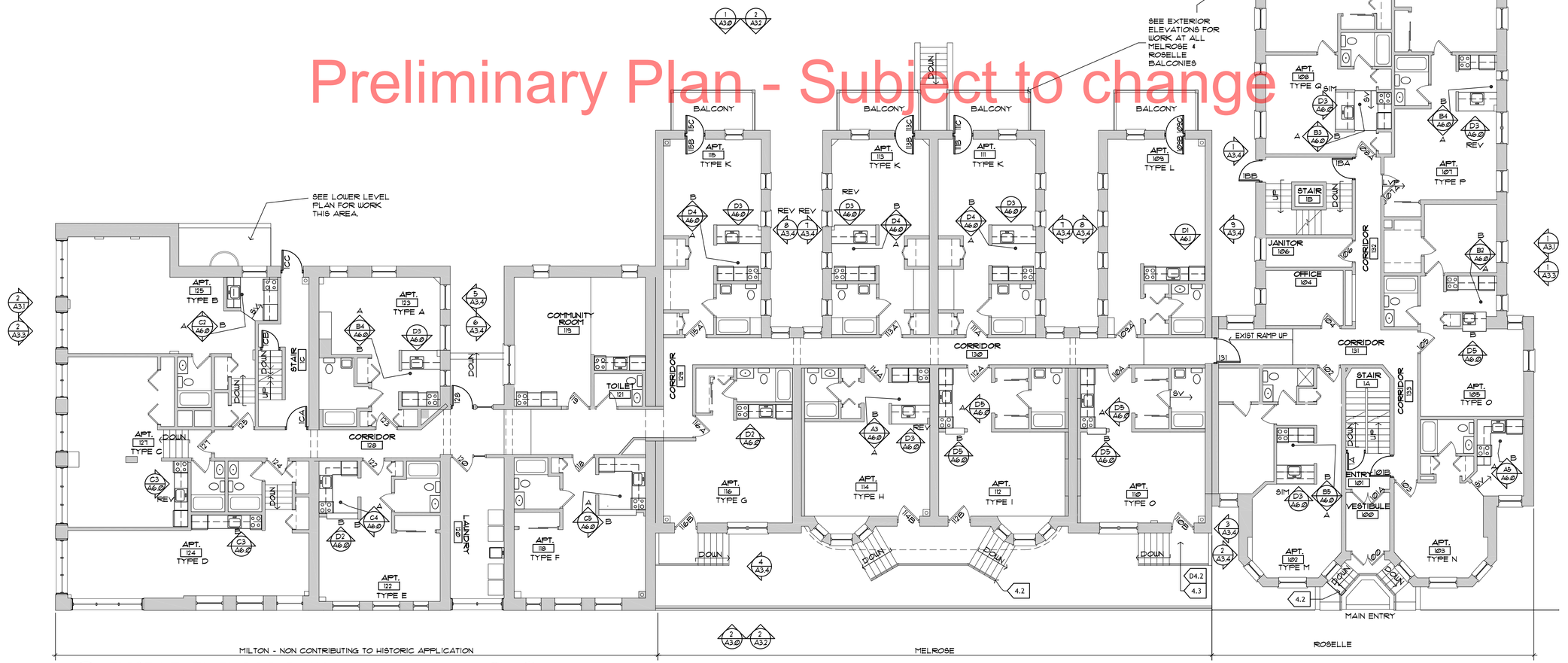
10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND PERENNIALS. PROVIDE MULCH AND BLACK EDGING. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT. SEE PLAN.

NOTE: THIS PLAN DESCRIBES DEMOLITION AT EXTERIOR WALL ONLY



2 / A2.1 PARTIAL DEMO PLAN AT FIRST FLOOR
1/8" = 1'-0" MILTON

Preliminary Plan - Subject to change



1 / A2.1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

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Minneapolis MN

BID SET

Sheet Title

FIRST LEVEL FLOOR PLAN

Sheet Number

A2.1

PLAN KEY NOTES:
(ALSO SEE SCOPE OF WORK KEY, FINISH SCHEDULE, DOOR SCHEDULE)

NOTE: SEE A1.1 FOR TYPICAL SCOPE OF WORK WITHIN APARTMENTS AND COMMON SPACES

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND LANDING, GUARDRAILS/GATE, CURB TO BELOW GRADE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS. FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

NEW WORK KEY NOTES:

3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

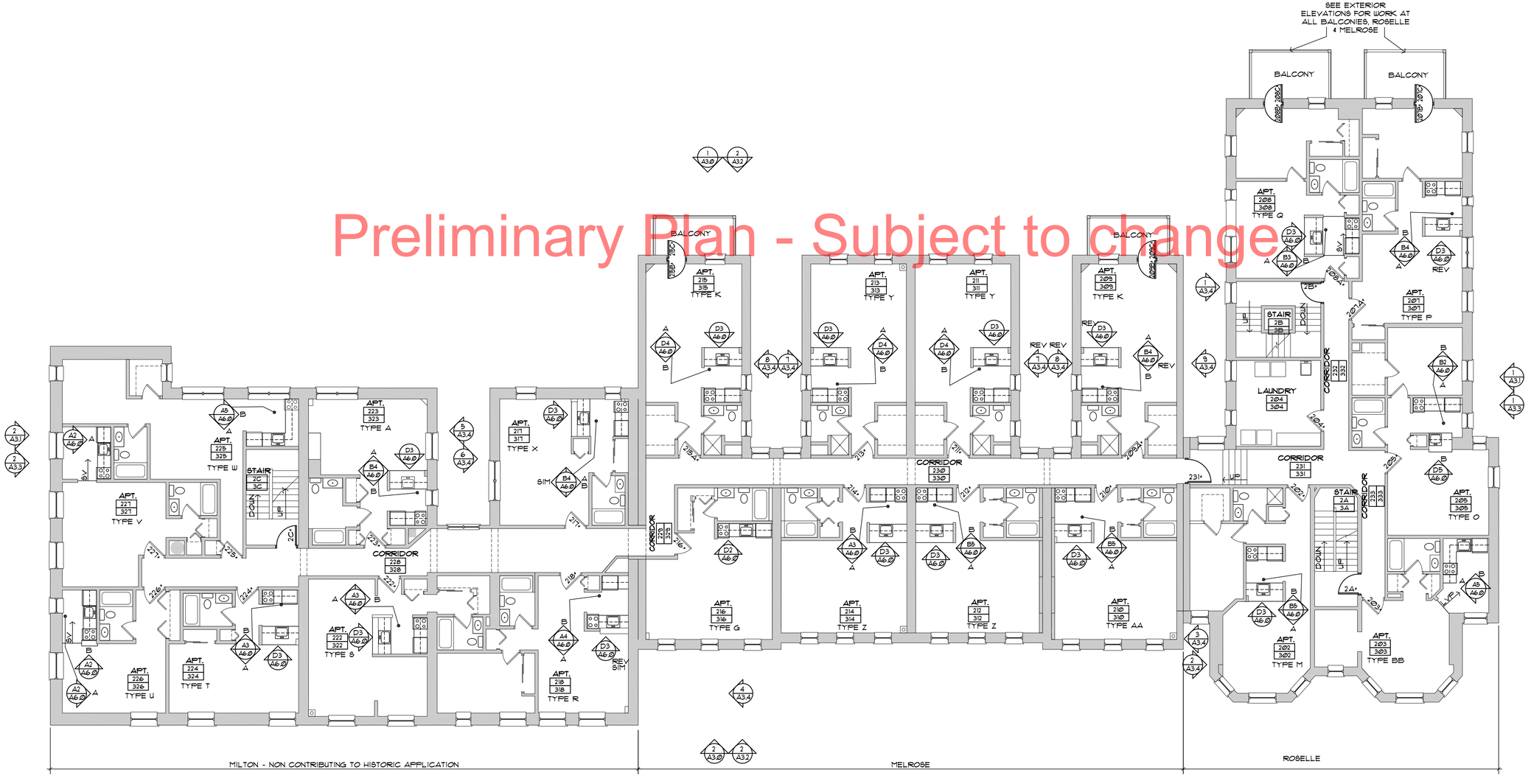
3.3 PROVIDE 100% TUCKPOINTING AT INTERIOR FACE OF STONE FOUNDATION WALL.

4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND PERENNIALS. PROVIDE MULCH AND BLACK EDGING. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT. SEE PLAN.

Preliminary Plan - Subject to change



1 A2.2 SECOND LEVEL FLOOR PLAN (THIRD SIMILAR)
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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Minneapolis MN

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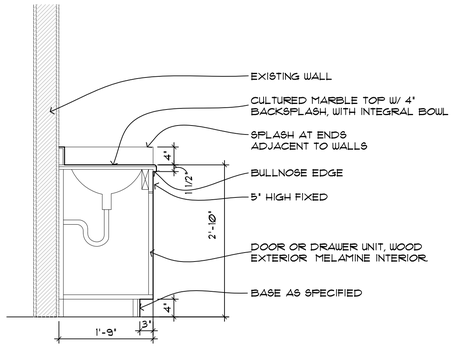
Sheet Title

SECOND LEVEL FLOOR PLAN (THIRD SIMILAR)

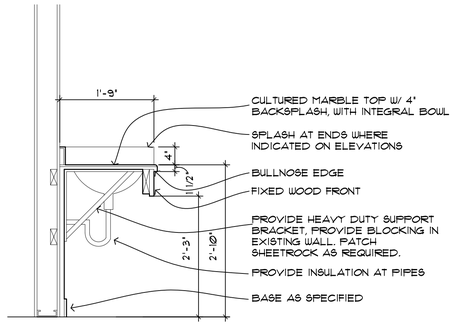
Sheet Number

A2.2



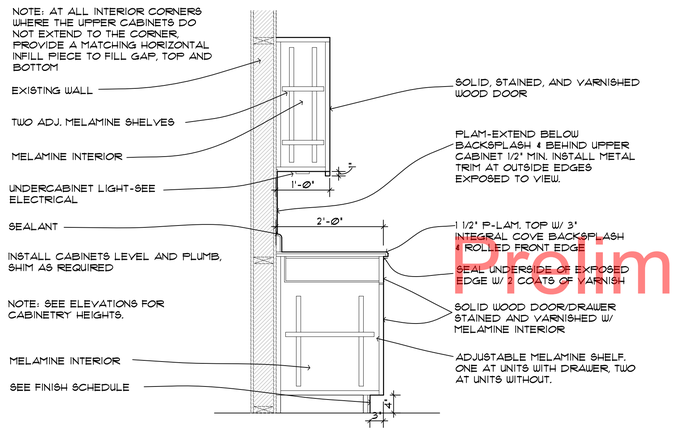
2 A2.3 TYPICAL ACCESSIBLE VANITY SECTION

3/4" = 1'-0" ROSELLE



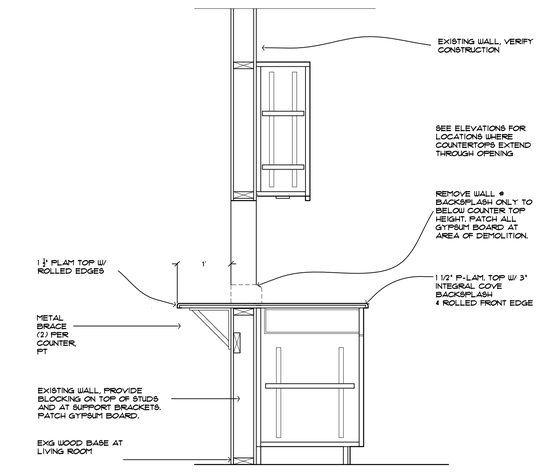
1 A2.3 TYPICAL VANITY SECTION

3/4" = 1'-0" ROSELLE



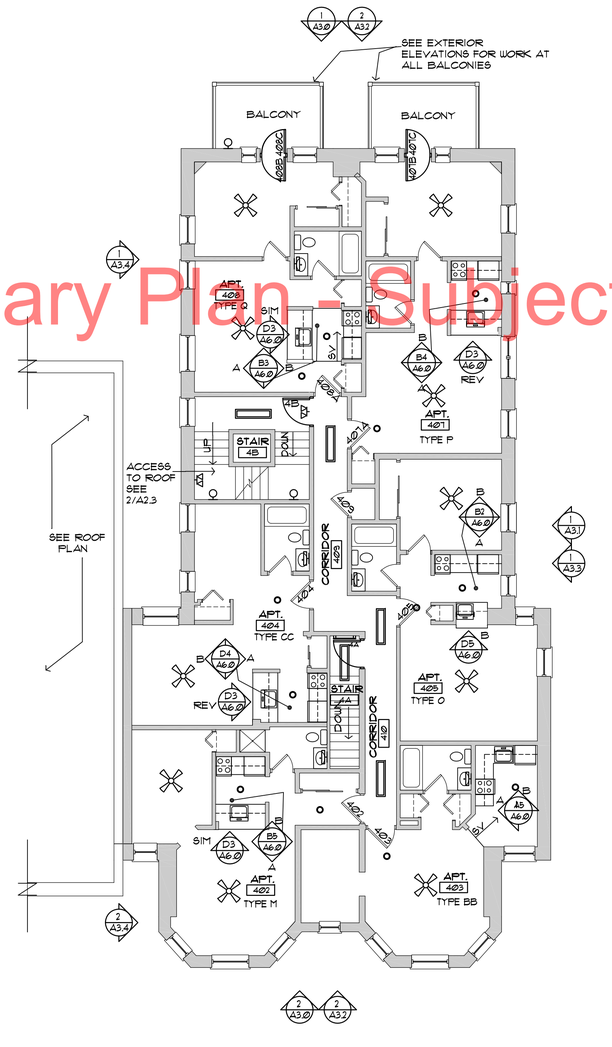
3 A2.3 TYPICAL KITCHEN CABINETRY SECTION

3/4" = 1'-0" ROSELLE



4 A2.3 PASS THROUGH SECTION AT KITCHEN

3/4" = 1'-0" ROSELLE



5 A2.3 FOURTH LEVEL FLOOR PLAN

1/8" = 1'-0" ROSELLE

6 A2.3 ROOF LEVEL STAIR PLAN

1/8" = 1'-0" ROSELLE

Preliminary Plan - Subject to change

NOTE: SEE A1.1 FOR TYPICAL SCOPE OF WORK WITHIN APARTMENTS AND COMMON SPACES

PLAN KEY NOTES:
(ALSO SEE SCOPE OF WORK KEY, FINISH SCHEDULE, DOOR SCHEDULE)

DEMOLITION KEY NOTES:

D4.1 REMOVE CONCRETE STAIRS AND LANDING, GUARDRAILS/GATE, CURB TO BELOW GRADE.

D4.2 REMOVE CONCRETE LANDING AND STAIRS, METAL RAILINGS. FOUNDATION/SUPPORT WALLS TO REMAIN.

D5.0 REMOVE DOOR, FRAME, AND HARDWARE.

NEW WORK KEY NOTES:

3.1 INFILL ROUGH OPENINGS WITH MASONRY INFILL, SEAL TO THE EXTERIOR. MASONRY TO MATCH EXISTING.

3.3 PROVIDE 100% TUCKPOINTING AT INTERIOR FACE OF STONE FOUNDATION WALL.

4.2 REPAIR/REPLACE MISSING CONCRETE AT CORNER OF STEP

4.3 PROVIDE NEW CONCRETE LANDING AND STAIRS AT EXIST. FOUNDATION, AND NEW PAINTED METAL GUARDRAIL AND HANDRAIL TO MATCH EXISTING.

10.0 INFILL AREA OF FORMER STAIR WITH BLACK DIRT AND PERENNIALS. PROVIDE MULCH AND BLACK EDGING. PROVIDE GALVANIZED METAL SEMI-CIRCLE WELL AT EXISTING LOWER LEVEL VENT. SEE PLAN.

ADSIT Architecture & Planning

Revisions

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Minneapolis MN

BID SET

Sheet Title

FOURTH LEVEL FLOOR PLAN

Sheet Number

A2.3

ROOF DEMOLITION KEY NOTES:

- D1.0 REMOVE EPDM ROOFING SYSTEM DOWN TO EXISTING DECK.
- D1.1 REMOVE BALLASTED EPDM ROOFING SYSTEM DOWN TO EXISTING DECK.
- D1.5 REMOVE ASPHALT SHINGLES AND UNDERLAYMENT DOWN TO DECK.
- D1.6 REMOVE SINGLE PLY MEMBRANE AND RELATED FLASHING FROM WOOD CORNICE.
- D2.0 REMOVE METAL PARAPET CAP FLASHING AND ALL COUNTERFLASHING.
- D2.1 REMOVE METAL ROOF EDGE.
- D2.3 REMOVE SCUPPER
- D2.5 REMOVE BROKEN AND MISMATCHED CLAY TILES AT PARAPET - OTHERS TO REMAIN. REPLACE 20.

ROOF WORK KEY NOTES:

- R1.0 PROVIDE FULLY ADHERED EPDM ROOFING SYSTEM.
- R1.2 PROVIDE SINGLE PLY MEMBRANE AT EXISTING SLOPED ROOF STRUCTURE.
- R1.3 PROVIDE ASPHALT SHINGLE ROOFING.
- R1.8 PROVIDE SINGLE PLY MEMBRANE AT EXISTING WOOD CORNICE.
- R2.0 PROVIDE METAL PARAPET CAP FLASHING.
- R2.1 PROVIDE CLAY TILES AT PARAPET TO MATCH EXISTING, TYP.
- R2.3 PROVIDE NEW SCUPPER AT EXISTING OPENING. PROVIDE NEW DOWNSPOUT.
- R2.4 PROVIDE METAL ROOF EDGE.
- R3.0 ROOF VENT, TYP.
- R3.1 MECH. EXHAUST DOGHOUSE, TYP.
- R4.1 PRIME AND PAINT EXPOSED WOOD ALL SIDES OF STAIR ENCLOSURE
- R4.2 PROVIDE METAL LADDER SPANNING BOTH PARAPETS, FROM 4-STORY TO 3-STORY BUILDING

ROOF PLAN KEY

- RD EXISTING ROOF DRAIN
- RD NEW ROOF DRAIN
- DIRECTION OF FLOW @ 1/4"/FT MIN.
- (X") DEPTH OF INSULATION
- OD OVERFLOW DRAIN
- S SCUPPER
- OS OVERFLOW SCUPPER

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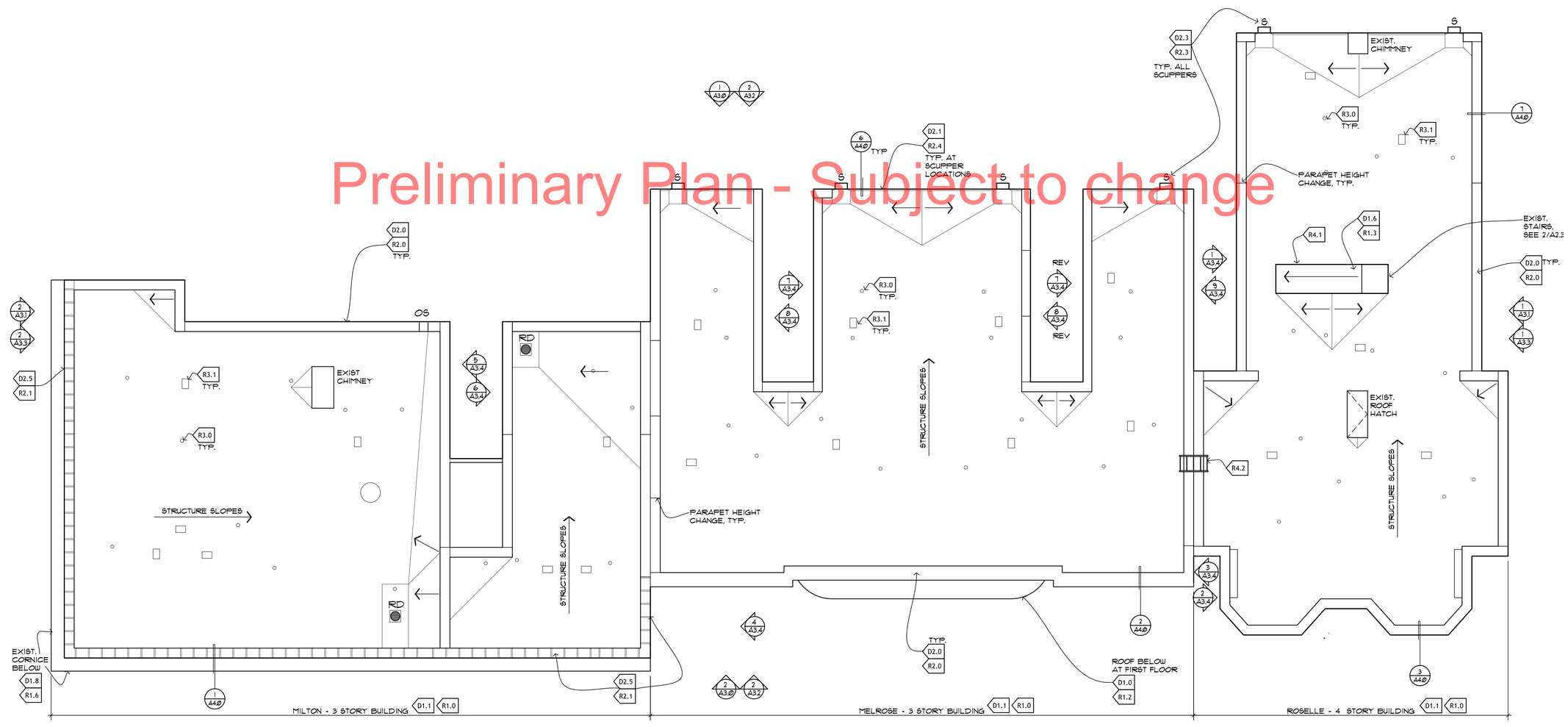

1 A2.4 ROOF PLAN
1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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Minneapolis MN

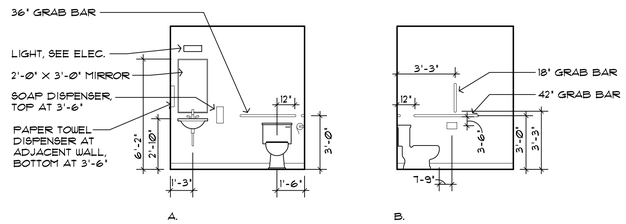
BID SET

Sheet Title

ROOF PLAN

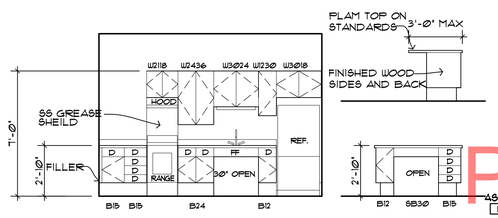
Sheet Number

A2.4



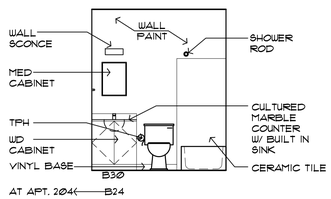
1 A2.5 TOILET 121 ELEVATIONS - REVERSE

1/4" = 1'-0"



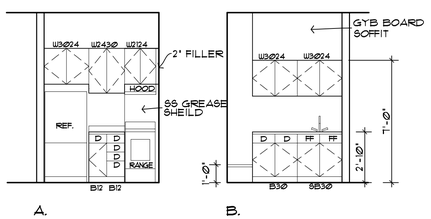
1 A2.5 COMMUNITY ROOM KITCHEN ELEVATIONS

1/4" = 1'-0"



5 A2.5 APARTMENT 119 BATHROOM ELEVATION

1/4" = 1'-0"



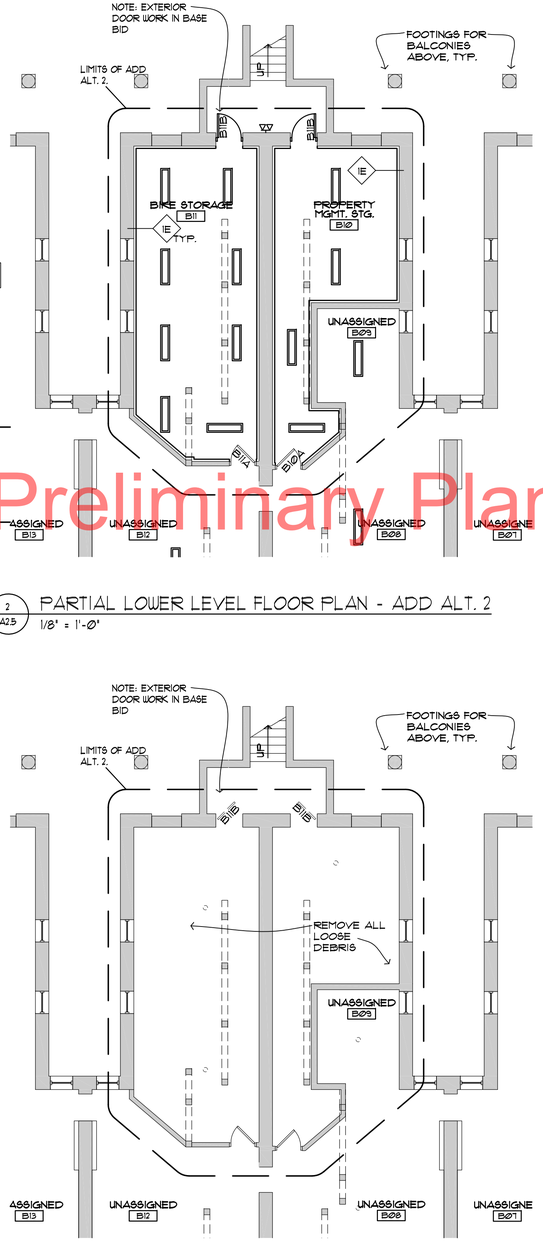
5 A2.5 APARTMENT 119 KITCHEN ELEVATIONS

1/4" = 1'-0"

NOTE: PROVIDE RATED GYPSUM BOARD CEILING ROOMS B11 AND B10 PER UL DESIGN L501. PROVIDE (5) 6' BIKE RACKS ROOM B11.

NOTE: EXTERIOR DOOR WORK IN BASE BID

NOTE: SEE A2.0 AND A2.1 PLANS FOR BASE BID WORK

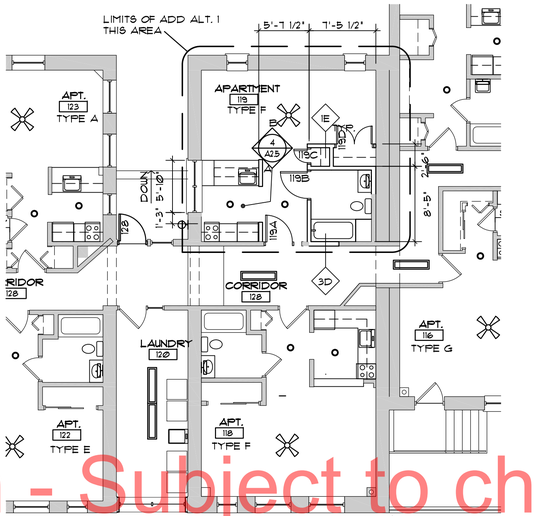


2 A2.5 PARTIAL LOWER LEVEL FLOOR PLAN - ADD ALT. 2

1/8" = 1'-0"

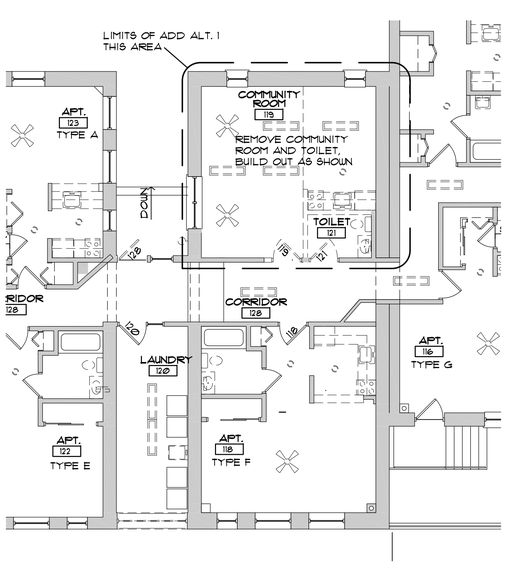
6 A2.5 PARTIAL LOWER LEVEL DEMO. PLAN - ADD ALT. 2

1/8" = 1'-0"



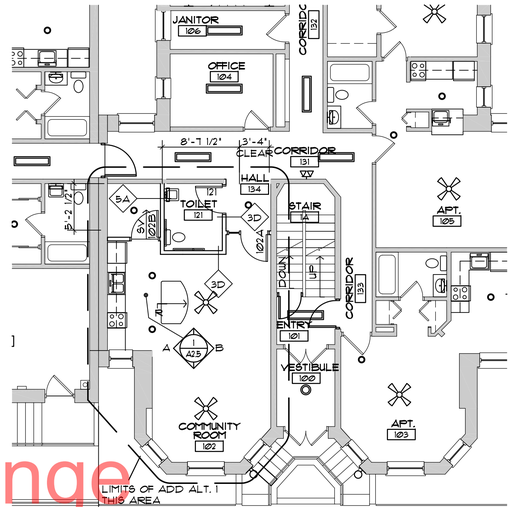
3 A2.5 PARTIAL FIRST LEVEL FLOOR PLAN - ADD ALT. 1

1/8" = 1'-0"



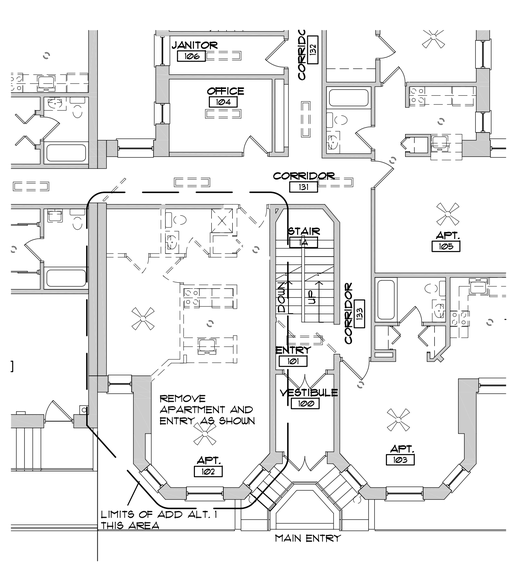
7 A2.5 PARTIAL FIRST LEVEL DEMO. PLAN - ADD ALT. 1

1/8" = 1'-0"



4 A2.5 PARTIAL FIRST LEVEL FLOOR PLAN - ADD ALT. 1

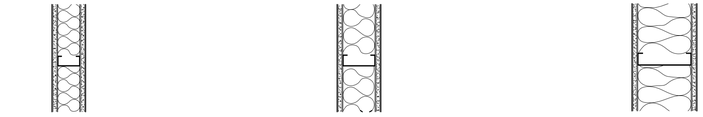
1/8" = 1'-0"



8 A2.5 PARTIAL FIRST LEVEL DEMO. PLAN - ADD ALT. 1

1/8" = 1'-0"

Preliminary Plan - Subject to change



1 A2.5 WALL TYPES - ALTERNATES

1 1/2" = 1'-0"

ADSIT Architecture & Planning

Revisions

No.	Date	Description

Date: July 29, 2013

Project No.: 1118

Drawn By: KMB

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Print Name: Mina Adsit

Signed:

Date: XX/XX/2013

License No.: 18710

Project Title

MINNEAPOLIS PRESERVATION PORTFOLIO PROJECT

ROSELLE * MODERNIZATION
910 Portland Avenue
Minneapolis MN

BID SET

Sheet Title

ADD ALT. 1 & 2 - LOWER AND FIRST LEVEL FLOOR PLANS

Sheet Number

A2.5

Roselle East Elevation - 910 Portland Avenue, Minneapolis, MN - 08.09.2013

Preliminary Plan - Subject to change

Roselle South Elevation - 910 Portland Avenue, Minneapolis, MN - 08.09.2013