

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 26 Exchange Street

INVENTORY NUMBER: RA-SPC-1200

APPLICANT: Rachel Peterson

OWNER: Rebound Exchange, LLC

DATE OF PUBLIC HEARING: March 22, 2018

HPC SITE/DISTRICT: St. Agatha's Conservatory of Music & Art Heritage Preservation Site

WARD: 2 DISTRICT COUNCIL: 17 ZONING: B4

CLASSIFICATION: Restoration / Renovation

STAFF INVESTIGATION AND REPORT: George Gause

A. SITE DESCRIPTION: The Exchange Building was constructed between 1908 and 1910 for Saint Agatha's Conservatory of Music and Arts, an arts-education institution operated by the Sisters of Saint Joseph. It was constructed with two sections—the North Building and the South Building—which are connected on the garden level, first floor, and second floor by a link. The North Building stands six stories tall and the south building is three stories tall with exposed basements.

B. PROPOSED CHANGES: The applicant is proposing the following:

Masonry

Repoint areas of mortar loss. Patch deteriorated stone with Jahn patch. Clean discoloration. Replace cracked brick which is no longer water tight. Replace flashing where necessary.

Cornice

Existing cornice will be removed so underlying structure can be repaired. Cornice will be repaired where necessary.

Portico

Front portico will be disassembled to repair structural issues and will be rebuilt following the original design. Salvaged materials will be used wherever possible and any necessary brick will match the historic masonry. Jahn patch will be used on any damaged stone. A new roofing system will be installed. Terrazzo floor will be removed and replaced to match the original.

Accessible Entrance

Construction of accessible entrance between the north and south building. Addition will be primarily glass with aluminum structure and a flat roof. A commercial automatic glass door will face the street.

Alley Door

Non-historic components will be removed. New steel stoop will be installed along with a new steel security door.

Roofing

Existing roof will be removed down to structural deck. A new roofing system will be installed. A new exhaust fan, access hatch, and other various mechanical units will be installed on the roof.

Planting Beds

Northwest planting bed and north sidewalk will be removed and reconstructed in kind. Brick pavers on East Boulevard will be removed for utility work and replaced.

Signage

A blade sign is proposed for the structure. The application is insufficient for review of a new blade sign installation or removal of any existing signage. A separate application will be required.

C. BACKGROUND:

The owners gave the Commission an introduction to the project at the November 16, 2017 HPC meeting. The building will be converted to a boutique hotel. The exterior will be renovated and the owners are also going through review for rehabilitation tax credits.

D. GUIDELINE CITATIONS:

The Secretary of the Interior's Standards for Rehabilitation

Guideline	Meets Guideline?	Comments
<i>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i>	Yes	The structure will be repaired and rehabilitated where necessary. As much historic fabric as possible will be retained.
<i>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	Yes	Materials will be preserved where possible. New material will match the existing original material.
<i>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i>	Yes	As much historic fabric as possible will be retained. New material will match the existing original material.
<i>9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</i>	Yes	The accessible entrance structure will cover the 14 x 17' courtyard. The roof will be a flat, steel structure with a glass entry facing the street. Expansion joints will protect the existing structure from the new roof.
<i>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	Yes	The structure could be removed in the future with the form and integrity of the existing intact.

E. STAFF COMMENTS:

The exchange building will be renovated into a boutique hotel; however use is not in the prevue of the Commission with this application. The structure will receive much needed restoration and repair work to correct deterioration. There will be some temporary removal to perform repairs to internal components. One small, but reversible addition will be made to the structure in the courtyard between the north and south building. The addition will be for a required accessible entry.

F. FINDINGS:

1. Pursuant to Sec. 73.05 of the Legislative Code, St. Agatha's Conservatory of Music & Art has been designated a Heritage Preservation Site. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
1. The building was constructed between 1908 and 1911. The structure is also individually listed on the National Register of Historic Places.
2. **Leg. Code § 74-112 II a.** All work should be of a character and quality that maintain the distinguishing features of the building and the environment.
 - a. Masonry Repair – The proposed plan will maintain the most historic fabric possible. Meets the Secretary of the Interior's Standards for Rehabilitation.
 - b. Cornice and Portico Restoration – Both will be deconstructed and reconstructed. Meets the Secretary of the Interior's Standards for Rehabilitation.
 - c. New Entry Addition – Addition will not impair the integrity of existing historic fabric and will be reversible. Meets the Secretary of the Interior's Standards for Rehabilitation.
3. The proposal to perform repairs to the overall structure and to construct an entry addition at 26 Exchange Street will not adversely affect the Program for the Preservation and architectural control of the individually listed Heritage Preservation Site (Leg. Code §73.06 (e)) so long as the conditions are met.

F. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval with the following conditions:

1. There shall be no application of sealant, consolidant, or water-proofing product to the stone, granite, or brick.
2. All final materials, mock-ups, colors and details shall be submitted to the HPC staff for final review and approval.
3. Any revisions to approved plans shall be re-reviewed and approved by the HPC staff. If revisions are significant, new plans may need to be drafted and submitted for final review and approval.
4. Items not listed in project scope have not been reviewed. Any changes or additions require further review.
5. This Certificate is VOID if the approved plans are altered from the Heritage Preservation approved plans.
6. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to HPC staff prior to commencement.
7. If the proposed project will be conducted over various climate seasons, a weather protection plan should be in place that ensures protection to the historic structure, without damage, for all native temperatures and conditions.

G. SUGGESTED MOTION

I move to conditionally approve application #18-018 to perform repairs to the overall structure and to construct an entry addition at 26 Exchange Street as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the 7 conditions including that any details or changes to come back to staff for review.

H. ATTACHMENTS:

1. HPC design review application
2. Supporting information submitted by applicant – plans & photos

Exchange Building: Saint Agatha's Conservatory of Music and Arts

26 East Exchange Street, Saint Paul

Description of Work

Item 1

Feature: Introduction

Date of Feature: N/A

Describe feature and current condition: The Exchange Building sits at the southwest corner of the intersection of Exchange Street and Cedar Street in downtown Saint Paul. The streets in this area are not aligned on cardinal points. To simplify the description, Exchange Street is assumed to run east-west, and Cedar Street is assumed to run north-south.

The Exchange Building was constructed between 1908 and 1910 for Saint Agatha's Conservatory of Music and Arts, an arts-education institution operated by the Sisters of Saint Joseph. It was constructed with two sections—the North Building and the South Building—which are connected on the garden level, first floor, and second floor by a link. The North Building stands six stories tall and the south building is three stories tall; both have exposed basements. A small courtyard is between the two building sections on the west side of the link.

The rehabilitation scope of work is described below. The extant windows are non-historic replacements, which reference the pane arrangement of the original sashes. They are in good condition and will be retained.

Item 2

Feature: Masonry, North and South Buildings, perimeter walls

Date of feature: 1908-1910

Describe feature and current condition: (This item concerns the north, east, and west walls of the North Building; the south, east, and west walls of the South Building, and the east wall of the link.) The North and South Buildings both have red-brown brick walls with buff stone details. The first floor and basement of both building sections have raised horizontal bands of brick. Both also have quoining at the corners of the upper floors and piers of raised brick between window bays.

The window openings on the North Building have segmental-arch lintels on the first and second stories, jacked-brick lintels on the third and fourth stories, and soldier-course lintels on the fifth floor. The sixth-story windows are non-historic additions and do not have masonry lintels. The windows on the second, third and fourth floors have prominent stone keystones. The North Building has stone watertables below the first-, second-, and fifth-story windows. There are corbeled-brick dentils below the fifth-floor watertable. A brick parapet wall encircles the roof. Brick pilasters with stone caps extend above the roofline of the North Building (called Parapet Pilasters on the drawings and in this description). The main entrance to the North Building is on its north facade. It has a pair of curved staircases with brick sidewalls and stone stairs leading to a brick porch. The porch has brick piers at the corners and two stone columns, which support a brick and stone pediment.

The window openings on the South Building have segmental-arch lintels on the first and second floors and jacked-brick lintels on the third floor. The second-floor windows have stone keystones. A round window is above the third-floor windows on the east wall. A second round window is on the third floor of the south wall. The South Building has stone watertables above the basement windows and below the second-floor windows. This building also has decorative

stonework at the corners of the east wall at the third floor and above the second-floor windows on the south wall. The South Building has a decorative parapet on the east wall, which has a stone cap and a stone cross at its peak.

A secondary entrance is in east wall of the link. The brick entryway projects from the wall and has a small balcony on the first floor (See Item 6).

The brick is in fair condition, but there are areas of mortar loss, efflorescence, and discoloration. There are also areas of cracked brick; this occurs mainly around window openings and on the north entrance, but is also present in small sections spread across the walls. Ivy covers a substantial portion of the walls, obscuring the masonry conditions underneath. The stone watertables and foundation have significant amounts of staining. The parapet walls on both buildings have deteriorated mortar and cracked brick. The back side of the parapet pilasters have large areas of mortar deterioration because of the steep slope of the roof. There is currently some flashing on the backs of the pilasters, but it is in poor condition.

Photo No.: 1-6, 11-20

Drawing No.: A400-A402

Describe proposed work: The perimeter walls will be selectively repointed. Approximately 5 percent of the wall area requires repointing by current estimates, but the mortar condition will be reassessed after the ivy is removed. Damaged mortar will be removed with hand and power tools. The historic joints will not be overcut and the adjacent masonry will not be damaged by the mortar removal. New mortar matching the color, texture, strength, and profile of the historic joints will be used for repointing. All work will follow *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. Test panels of the repointing will be prepared for SHPO to review before work goes forward. The walls will be cleaned using the gentlest effective means and following the guidance in *Preservation Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Test panels of the cleaning will be prepared and submitted to SHPO for review. Cracked or deteriorated bricks that are no longer watertight will be replaced with units that match the size, color, texture, and profile of the historic masonry. Samples of the replacement bricks will be submitted to SHPO for review. The damaged stone on the exposed basement and watertables will be repaired where possible using a Jahn patching product, or something similar. Select units may need to be replaced if the majority of the stone unit is deteriorated or damaged. Samples of the patching and/or replacement materials will be submitted to SHPO for review. The ivy will be removed from all walls. Existing flashing will be removed from the parapet pilasters. Flashing will cover the brick on the back side of the parapet pilasters to prevent moisture infiltration and damage caused by the slope of the roof. The stone caps will not receive any flashing.

Item 3

Feature: Masonry, Courtyard

Date of Feature: 1908-1910

Describe feature and current condition: (This item concerns the south wall of the North Building, the north wall of the South Building, and the west wall of the link.) There is a narrow courtyard between the North and South Buildings on the west side of the link. The courtyard is bordered by the north wall of the South Building, the west wall of the link, and the south wall of the North Building. The east wall of 20 East Exchange Street abuts the east end of the courtyard. The north wall of the South Building and the south wall of the North Building use the same materials and have the same features as the perimeter walls (See Item 2). A small staircase leads

from the ground floor of the link into the courtyard. It has stone steps and limestone sidewalls. Masonry conditions in the courtyard are markedly worse than the other exterior walls because moisture has been trapped in this space. This is due to the enclosed geometry of the courtyard, the relative lack of sunlight, and deferred maintenance. No underlying drainage problems have been discovered. The stone stairs are heavily discolored with lichen and the limestone sidewalls have deteriorated. The stone is heavily stained. There is also widespread mortar loss in the courtyard, and patches of efflorescence and staining on the brick. Several sections of cracked brick occur primarily around window openings, near the watertables, and near the cornice.

Photo No.: 21-25

Drawing No.: A400-A402

Describe proposed work: The courtyard walls will be fully repointed. Damaged mortar will be removed with hand and power tools. The mortar joints will not be overcut and the adjacent masonry will not be damaged. New mortar matching the color, texture, strength, and profile of the historic joints will be used for repointing. All work will follow *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. Test panels of the repointing will be prepared for SHPO to review before work goes forward. The walls will be cleaned using the gentlest effective means and following the guidance in *Preservation Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Test panels of the cleaning will be prepared and submitted to SHPO for review. Bricks will be replaced if they are cracked and no longer maintain a weathertight condition. The replacement units will match the size, color, texture, and profile of the historic masonry. Samples of the replacement bricks will be submitted for review. The damaged stone on the basement and watertables will be repaired if possible with stone patches. A Jahn patching product, or something similar, will be used to repair the stone. The damaged stone appears to be repairable, but select units may need to be replaced if they are found to be damaged beyond repair. Samples of the patching and/or replacement materials will be submitted to SHPO for review.

Item 4

Feature: Cornice

Date of Feature: 1908-1910, later alterations

Describe Feature and Condition: Both buildings have decorative copper elements near their rooflines. The North Building has a projecting copper cornice above the fifth-story windows. It has decorated scroll brackets and dentils underneath the cornice. The North Building also has copper fascia above the sixth-story windows. The copper details are present on the north, east, and south walls. The majority of the cornice was removed from the west wall when 20 East Exchange Street—which adjoins the wall—was constructed in 1965. A portion of the copper fascia near the center of the North Building's north wall has been replaced with painted-metal flashing.

The South Building has a copper cornice along the roofline. Like the North Building, brackets and dentils run below the cornice. Additional copper details surround demi-lune windows on the south side of the roof. A copper bracket is missing from the south end of the South Building's east wall. A large portion of the cornice was removed from the west wall where 20 East Exchange Street abuts the building.

The cornice has a wood frame, which appears to be failing in some areas, causing the cornice to droop and sag. Joints between the copper panels have failed and the components of the cornice are separating. The condition of the cornice is worst in the courtyard. The geometry of

the courtyard and limited daylight has led to moisture-related damage. Notable, the copper is warped and separating from the substructure. In several areas, the metal has deteriorated, significantly, compromising its strength. Several non-historic L-brackets have been attached to the cornice and adjacent masonry for support.

Photo No.: 1-2, 12-13, 17, 19, Cornice attachment

Drawing No.: A400

Describe Proposed Work: The cornice will be removed from its framing and the condition of the underlying structure will be assessed. Any rotted framing will be replaced. The existing copper cornice will be repaired to the greatest extent possible. Portions of the cornice will be replaced in kind where they are deteriorated beyond repair. Replacement is most likely in the courtyard where the enclosed space a limited daylight has contributed to increased damage on the cornice. A new bracket matching the historic brackets will be installed at the south end of the South Building's east wall where there is currently a missing bracket. The non-historic pre-finished metal fascia on the north wall of the North Building will be removed and replaced with copper. The non-historic L-brackets will be removed.

Item 5

Feature: North Entrance Portico Structure

Date of feature: 1908-1910, later alterations

Describe feature and current condition: The main entrance to the North Building is in the center of its north wall. It comprises a platform at the first floor of the North Building, a canopy with a parapet and entablature, pairs of piers and columns, and two curved staircases. The parapet is brick capped with stone. A projecting stone watertable is below the parapet and follows the datum and profile of the stone watertable on the North Building. A brick and stone entablature is below the watertable. It has a metal sign reading "Exchange Building." The brick on the parapet is heavily stained and has large gaps in the mortar. The stone appears to be in good condition. The stone entablature covers the structural steel. The condition of those members is unknown at this time. Two brick piers and two stone columns support the canopy. The masonry is in good condition, but there are small pits in the columns and mortar loss on the piers. A decorative iron fence runs between the two columns and metal-tube handrails follow the arc of the staircases. They are in good condition. The portico has a terrazzo floor bordered with stone. The terrazzo has several large cracks and areas of loss. The stone appears to be in good condition. The concrete structure underpinning the portico and stairs is failing, causing instability and shifting, which has damaged the masonry. The portico floor has a concrete and clay-tile structure, which is visible from a crawl space beneath the portico. The structure is failing and is currently supported with metal expansion poles and wood posts. A pair of curved staircases lead to the portico floor. The stairs have brick side walls capped with stone. Concrete slabs beneath the stairs have begun to fail. This has allowed the stairs to shift, creating large gaps between the stone stairs and their brick sidewalls. Additionally, a significant proportion of the brick has cracked under the strain. A wood window is set in the north wall of the crawl space and is covered with a decorative metal grille on the exterior. It is in good condition.

Photo No.: 3-10

Drawing No.: A410

Describe proposed work: The majority of the front portico will be carefully disassembled to address underlying structural issues. All masonry will be salvaged for reinstallation as the portico is rebuilt. The masonry parapet around of the top of the portico will be dismantled and all

masonry will be salvaged for reinstallation. The existing roofing membrane, flashing, and wood decking will be removed from the portico canopy. The joists will be inspected and replaced if heavily decayed. A new roofing system will be installed comprising a ½" protection board and new EPDM membrane. The masonry parapet will be rebuilt using the historic materials. The masonry units will be patched where necessary prior to reinstallation. All new masonry joints installed when rebuilding the parapet will follow the guidance in *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. New through-wall flashing will be installed below the stone parapet cap and at the watertable. The stone entablature will be dismantled and salvaged. The condition of the steel beam behind the entablature will be assessed. The stone columns will also be removed and salvaged for reinstallation. Their reinforcements will be assessed for structural integrity. The remediation of any structural deficiencies found during these assessments will be described in a later amendment. The entablature and columns will be patched where necessary and reinstalled. A Jahn patching product, or something similar, will be used to repair the stone. A test sample of the stone patching will be provided to SHPO for review before work begins. The terrazzo floor will be removed and replaced with a new terrazzo floor matching the historic appearance. The stone treads surrounding the terrazzo will be removed, repaired, and reinstalled. The existing concrete and clay-tile structure beneath the terrazzo floor will be removed and replaced with a new cast-in-place concrete slab. The existing concrete edge beam beneath the portico floor will be reinforced as needed. The two curving staircases will be carefully dismantled and all masonry will be salvaged for reuse. The existing concrete slab below the stairs will be removed and new reinforced cast-in-place slabs will be installed. New cast-in-place concrete back-up walls will be installed at the wing walls. The historic masonry will be repaired and reinstalled over the new slab and back-up wall systems. The rebuilt stairs will match the design, dimension, and appearance of the historic stairs. The existing handrails will be removed, repainted, and reinstalled. A new furred wall will be installed in the crawl space beneath the portico structure. The wall will be covered with gypsum board. It will have metal studs, batting insulation, and a vapor barrier within the wall structure. This will address heat loss and moisture infiltration concerns below grade. A new insulated door will be installed in the existing door opening. The wood window and grille at the base of the portico will be removed, repaired, and reinstalled. The stone foundation and associated common-brick backing will remain in place during construction. They will be repointed following *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. Test panels of the repointing will be prepared for SHPO to review before work goes forward.

Item 6

Feature: East Entrance

Date of Feature: 1908-1910, later alterations

Describe Feature and Condition: The east entrance is in the east wall of the link between the North and South Buildings. A concrete walk way leads to the doorway, which is set back from the east walls of the North and South Buildings. Non-historic concrete planters are on the south wall of the North Building and the north wall of the South Building leading to the entrance. The entryway is brick and stone, and projects from the link. The door is at grade and leads into the basement of the building. There is a small balcony on top of the entryway on the first floor of the link. The foundation of the entryway is stone and follows the same datum as the foundation of the North and South Buildings. The upper portion of the entryway is brick. There are also brick piers on either side of the doorway. The doorway has an arched-brick lintel and holds a non-

historic wood door. A non-historic metal handrail is anchored to the stone north of the door and extends east. A semi-circular metal gutter is at the base of the balcony.

Photo No.: 14-16

Drawing No.: A411

Describe Proposed Work: The east entrance will serve as the building's primary accessible entrance. A new secure vestibule will be constructed around the entryway. A glass wall will be constructed between the south wall of the North Building and the north wall of the South Building. It will run from grade to the stone watertable beneath the first-floor windows, and will be set back from the east walls of the North and South Buildings. The new wall will have a centered, motion-activated, commercial-grade sliding door, which will be primarily glass with a painted-aluminum frame. Metal coping painted tan to match to stone details on the building will be installed along the top of the wall. The roof of the new vestibule will overhang the east wall. It will be covered with EPDM roofing membrane.

The interior of the vestibule will be divided into two spaces by a partition wall. The wall will have a set of motion-activated, commercial-grade sliding doors in the center flanked by two slightly recessed sidelights. The South Building's north wall and the North Building's south wall will be furred out where the vestibule walls adjoin. The furred walls will be covered with flat-seam metal panels finished to match the building's stone foundation. The non-historic concrete planters will be removed. The concrete sidewalk will also be removed and a new concrete slab will be installed at grade.

Four steel columns will be constructed within the vestibule to support its roof structure. The columns will be clad with pre-finished, painted metal panels matching the color of the building's stone details. The existing wood door will be removed from the east entrance. The frame will remain and no new door will be installed in the opening.

Item 7

Feature: Alley Door

Date of Feature: 1908-1910, later alterations

Describe feature and current condition: A pedestrian door is near the west end of the South Building's south wall. The door opening appears historic, but the metal door is non-historic. A simple wood stoop projects south from the door. The doorway appears to be in good conditions, although the door itself is worn and has patches of rust. The stoop shows signs of decay and deterioration, likely caused by moisture.

Photo No.: 19

Drawing No.: A060

Describe Proposed Work: The non-historic wood stoop will be removed, and a new steel stoop will be constructed. Cast-in-place concrete piers (largely below grade) will be constructed to support the new stoop. The stoop platform will have a steel-channel structure topped with a metal grate. It will measure 5'6" x 5'6". A set of metal-grate stairs with a steel-pipe handrail will be on the west side of the platform. The existing door will be removed and a new steel security door will be installed in the opening.

Item 8

Feature: Signage

Date of Feature: 1908-1910, later alterations

Describe Feature and Condition: The building currently has very limited signage. A metal sign reading “Exchange Building” is on the entablature on the north entrance portico. The main (north) door has an applied sign decal. A temporary “for rent” monument sign is at the east end of the west wall. Historic photographs do not show building signage.

Photo No.: 1-3

Drawing No.: A400-A401

Describe Proposed Work: The inscribed stone entablature will be retained (See Item 4). A new blade sign will be installed at the northeast corner of the North Building. It will be internally lit and made of either wood or metal. The sign will have a maximum of 25 square feet. It will be attached to the building through masonry joints. Additional information including the sign text will be included in a later amendment.

Item 9

Feature: Roof

Date of Feature: 1908-1910, later alterations

Describe Feature and Condition: The North and South Buildings both have mansard roofs. The Link has a flat roof. The sloped portions of the mansard roofs are covered with asphalt shingles. The flat roofs are covered with modified-bitumen roofing membrane. On the North Building, a skylight is at the east end of the roof, a vent is in the center, and an access hatch is at the west end. On the South Building, a mechanical enclosure is near the center of the roof along with an access hatch. Two brick flues are near the southwest and southeast corners. The roofing system and shingles are at the end of their serviceable life.

Photo No.: 1-2, 12-13

Drawing No.: A107-A207

Describe Proposed Work: The existing roofing will be removed down to the structural deck. A new roof system with insulation and a vapor barrier covered with TPO membrane will be installed. The asphalt shingles will be removed from the mansard roof and new asphalt shingles will be installed, matching the current appearance. The existing skylight, vent, and hatch on the North Building will be retained. A new exhaust fan will be installed at the southeast corner of the North Building. The existing mechanical enclosure, hatch, and flues on the South Building will be retained. A new access hatch will be installed near the northeast corner of the roof. New pressure release valves and a makeup air unit will be installed on the South Building roof. The new mechanical units will not be visible from the street.

Item 10

Feature: Site

Date of Feature: 1908-1910, later alterations

Describe Feature and Condition: The Exchange Building occupies nearly its entire site. Planting beds with concrete retaining walls flank the main entrance on the north wall of the North Building. Two smaller planting beds line the sidewalk leading to the east entrance. All of the planting beds are non-historic. City sidewalks with lampposts are on the north and east side of the building. On the east side of the building, a boulevard clad with brick pavers is between the sidewalk and the street.

A small courtyard is between the North and South Buildings on the west side of the link. A planting bed with concrete retaining walls is at the southwest corner of the courtyard. Floor

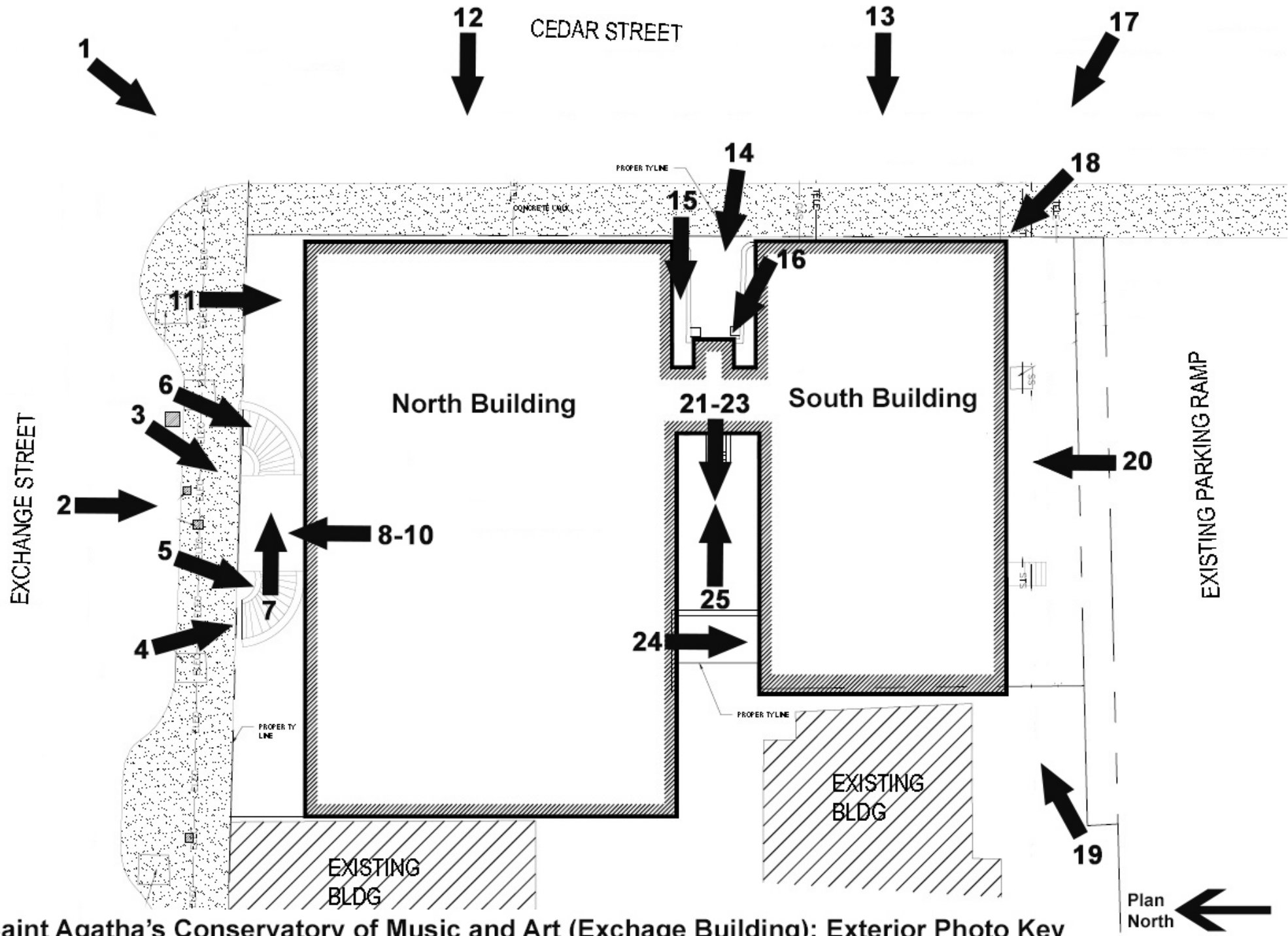
drains surrounded by concrete slabs are at the base of the stairs (at the east end of the courtyard) and near the center of the yard.

Photo No.: 1-2, 12-15, 17, 21-23

Drawing No.: C0.10-C2.01, L1.01

Describe Proposed Work: The northeast planting beds will be retained. The northwest planting bed will be removed and the concrete retaining walls will be replaced in kind. All existing plant material will be removed, and new deciduous trees and shrubs will be planted. The east planting beds will be removed. The concrete sidewalk on the north side of the building will be removed for the reconstruction of the entrance portico. It will be replaced in kind. The existing curb and gutter will be retained in place. The sidewalk leading to the east entrance and portions of the boulevard and Cedar Street will be excavated for utility connections. The brick pavers on the east boulevard will be salvaged and reinstalled. The concrete pavement and curb and gutter will be replaced in kind.

In the courtyard, the existing planter will be retained. The concrete slabs surrounding drains at the base of the stairs and in the center of the courtyard will be removed. New slabs and drains will be installed.



Saint Agatha's Conservatory of Music and Art (Exchange Building): Exterior Photo Key



Photo 1 (November 1, 2017)

View: The north facade (right) and east facades (left) of the building; looking southeast

Description: View of the north and east facades of the Exchange Building; the north building is in the foreground, the south building is in the background



Photo 2 (November 1, 2017)

View: The north facade of the north building; looking south

Description: View of the north facade of the north building



Photo 3 (November 1, 2017)

View: Entrance portico, north building, north facade; looking southwest

Description: View of the main entrance portico showing overall masonry conditions including discoloration at the parapet



Photo 4 (November 1, 2017)

View: West staircase to entrance portico; looking southeast

Description: View of west stair to the main entrance; a second stair is on the east side of the portico; the masonry on both stairs has large areas of mortar loss, discoloration, and lichen growth



Photo 5 (November 15, 2017)

View: Entrance portico, west staircase; looking southwest

Description: View of the masonry conditions at the north entrance



Photo 6 (November 15, 2017)

View: Entrance portico, east staircase; looking southwest

Description: Detail of masonry conditions on the north entrance including discoloration and mortar loss



Photo 7 (November 15, 2017)

View: Entrance portico; looking east

Description: Condition of terrazzo floor on the north entrance; the portico has shifted leading to large cracks in the terrazzo



Photo 8 (November 15, 2017)

View: North Building, crawl space beneath portico; looking north

Description: Detail of the structure beneath the portico



Photo 9 (November 15, 2017)

View: North Building, crawl space beneath portico; looking north

Description: View of the structure supporting the north entrance portico; the metal pole and wood posts were added to reinforce the failing concrete and clay-tile slab



Photo 10 (November 15, 2017)

View: North Building, crawl space beneath portico, looking north

Description: Detail of the portico structure

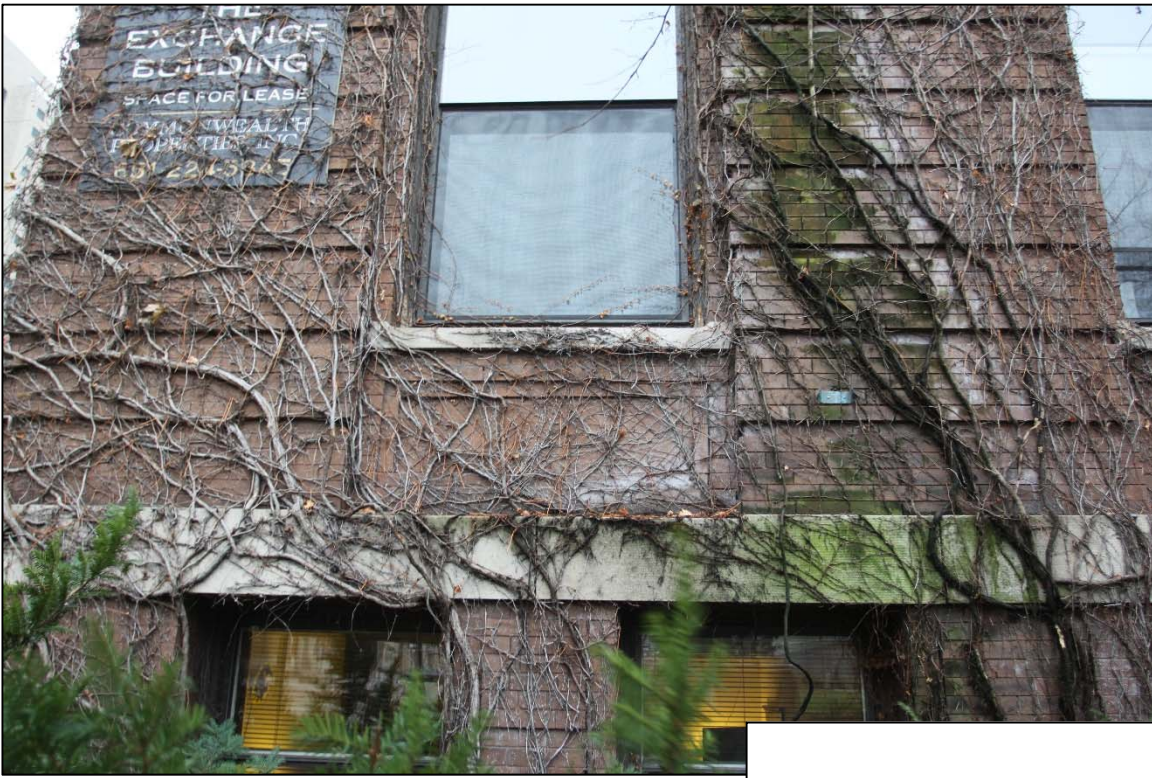


Photo 11 (November 15, 2017)

View: North building, north facade; looking south

Description: View of the masonry conditions on the exterior walls, including discoloration and efflorescence exacerbated by the ivy



Photo 12 (November 1, 2017)

View: North building, east facade; looking west

Description: Overall view of the east wall of the north building



Photo 13 (November 1, 2017)

View: South building, east facade; looking west

Description: East facade of the south building



Photo 14 (November 1, 2017)

View: East entrance in link between the north and south buildings; looking northwest

Description: View of east entrance with balcony on top of the entryway; the north wall of the south building is on the far left and the south wall of the north building is on the far right



Photo 15 (November 15, 2017)

View: East entrance in link between buildings; looking northwest

Description: Detail of masonry conditions surrounding the east entrance; the south wall of the north building is on the right and the east wall of the link is on the left; discoloration of the stone foundation is typical of the entire building

Photo 16 (November 15, 2017)

View: East entrance in link buildings; looking northwest

Description: View of masonry conditions at east entrance, showing discoloration and lichen growth on balcony





Photo 17 (November 1, 2017)

View: South facade of south building (left) and east facades of both buildings; looking northwest

Description: Overall view of the secondary facades



Photo 18 (November 15, 2017)

View: Southeast corner of south building; looking northwest

Description: View of staining on exposed stone foundation; condition is typical of building



Photo 19 (November 1, 2017)

View: South building, west facade (left) and south facade (right); looking northeast

Description: View of the west and south facades of the south building; the west facade of the building was originally exposed and connected to another building (now razed) in the Saint Agatha's Conservatory complex; it was concealed by the construction of 20 East Exchange Street (far left) in 1965

Photo 20 (November 15, 2017)

View: South building, south facade; looking north

Description: View of typical masonry conditions, showing staining on stone and loss of mortar above windows; condition is typical across the building





Photo 21 (November 8, 2017)

View: Courtyard; looking west

Description: Looking into the courtyard from the third floor; the north wall of the south building is on the left and the south wall of the north building is on the right; masonry staining is most intense in the courtyard, especially along the stone watertable



Photo 22 (November 8, 2017)

View: Courtyard; looking west

Description: The courtyard between the north and south buildings, showing discoloration from lichen growth; the north wall of the south building is on the left and the south wall of the north building is on the right



Photo 23 (November 15, 2017)

View: Courtyard; looking west

Description: Detail of the masonry conditions at the courtyard staircase showing heavy lichen growth and discoloration



Photo 24 (November 20, 2017)

View: Courtyard, north wall of south building; looking south

Description: Detail of the masonry conditions in the courtyard showing staining, efflorescence, mortar loss, and previous repointing



Photo 25 (November 20, 2017)

View: Courtyard; looking east

Description: West wall of link, showing masonry conditions in the courtyard

Historic Photographs



Above: Saint Agatha's Conservatory of Music and Arts, c.1910, from the Minnesota Historical Society



Above: Saint Agatha's Conservatory of Music and Arts, 1962, from the Minnesota Historical Society

alley side - south building



courtyard side - south building



courtyard side - north building



courtyard side - north building



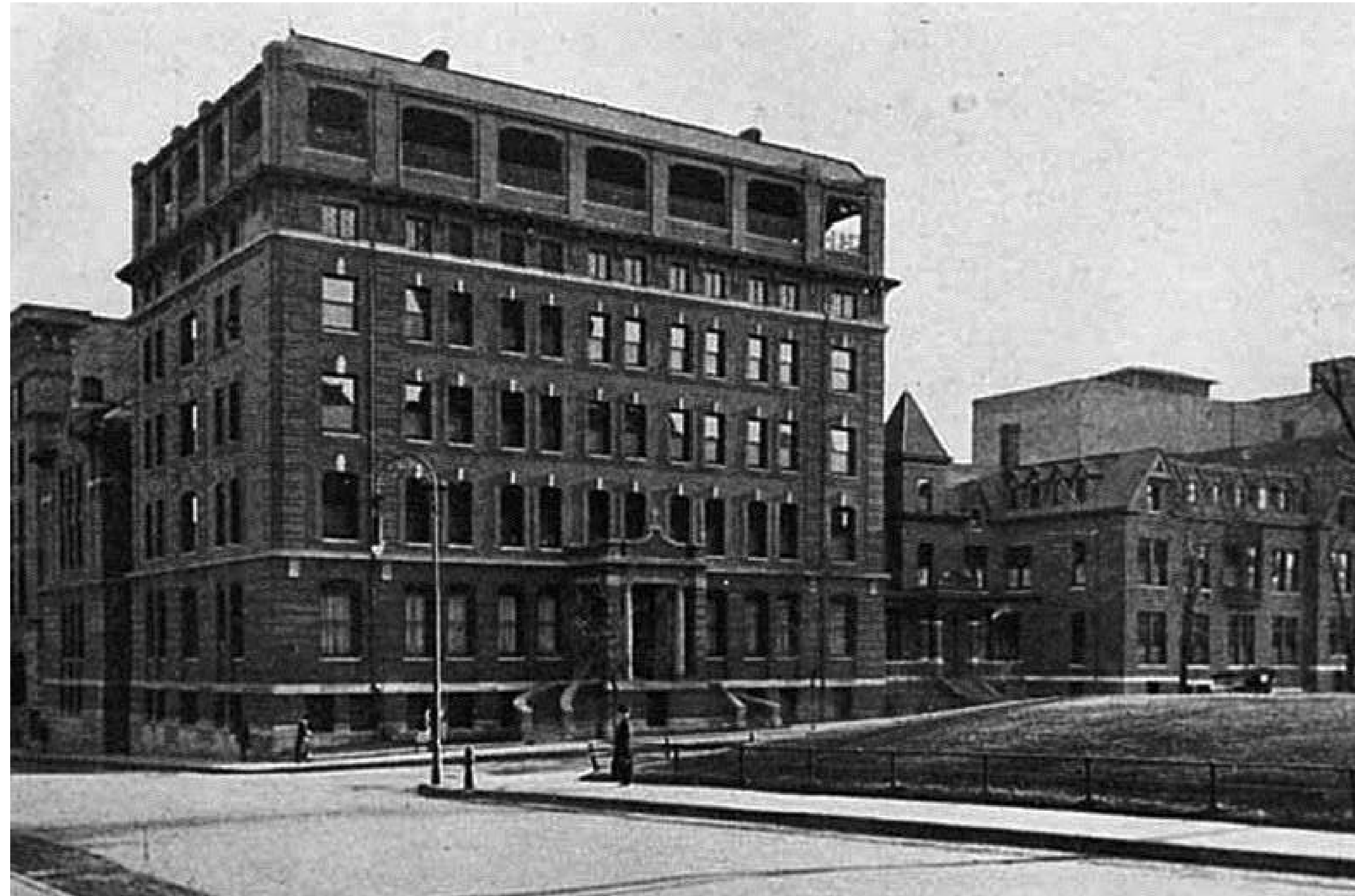
cedar street side - south building



cedar street side - south building

EXCHANGE BUILDING HOTEL CONVERSION

SAINT PAUL, MINNESOTA



PROJECT PARTICIPANTS

OWNER
Rebound Hospitality, LLC
527 Professional Drive
Northfield, MN 55057

Contact: Scott Koester
e-mail address
507.646.4021 office

CIVIL
Company Name
Street Address
City, State, Zip

Contact: Name
e-mail address
phone no. office
phone no.

MECHANICAL CONTRACTOR
Faircon Service Company
764 Vandalia Street
St. Paul, MN 55114

Contact: Paul Schoenecker, President
paul@fairconservco.com
651.203.0020 direct
651.641.0241 fax

ARCHITECT
WAI Continuum, Inc.
381 Kellogg Boulevard East
St. Paul, MN 55101

Contact: Jude Hallamek, Project Architect
judh@waicontinuum.com
651.366.6338 direct
651.223.5092 fax

HISTORICAL CONSULTANT
Hess, Roise and Company
The Foster House
100 North First Street
Minneapolis MN 55401

Contact: Charlene Roise, President
roise@hessroise.com
612.338.1987 office
612.338.2666 fax

ELECTRICAL CONTRACTOR
Northern Electric
4640 Chatsworth Street N.
Shoreview, MN 55126

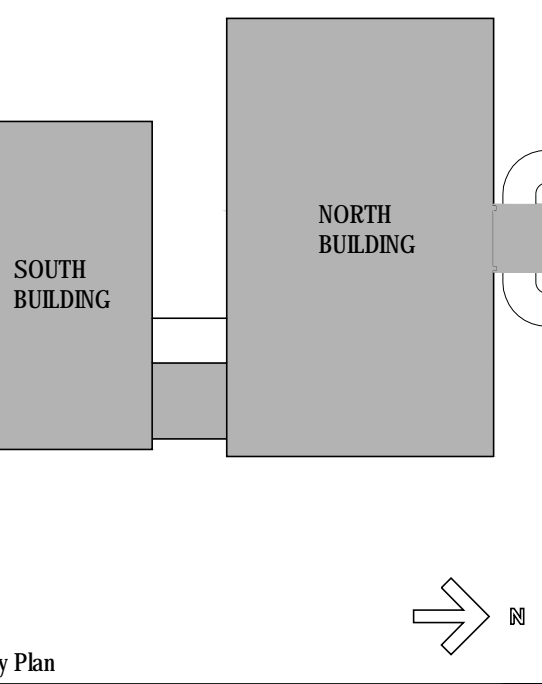
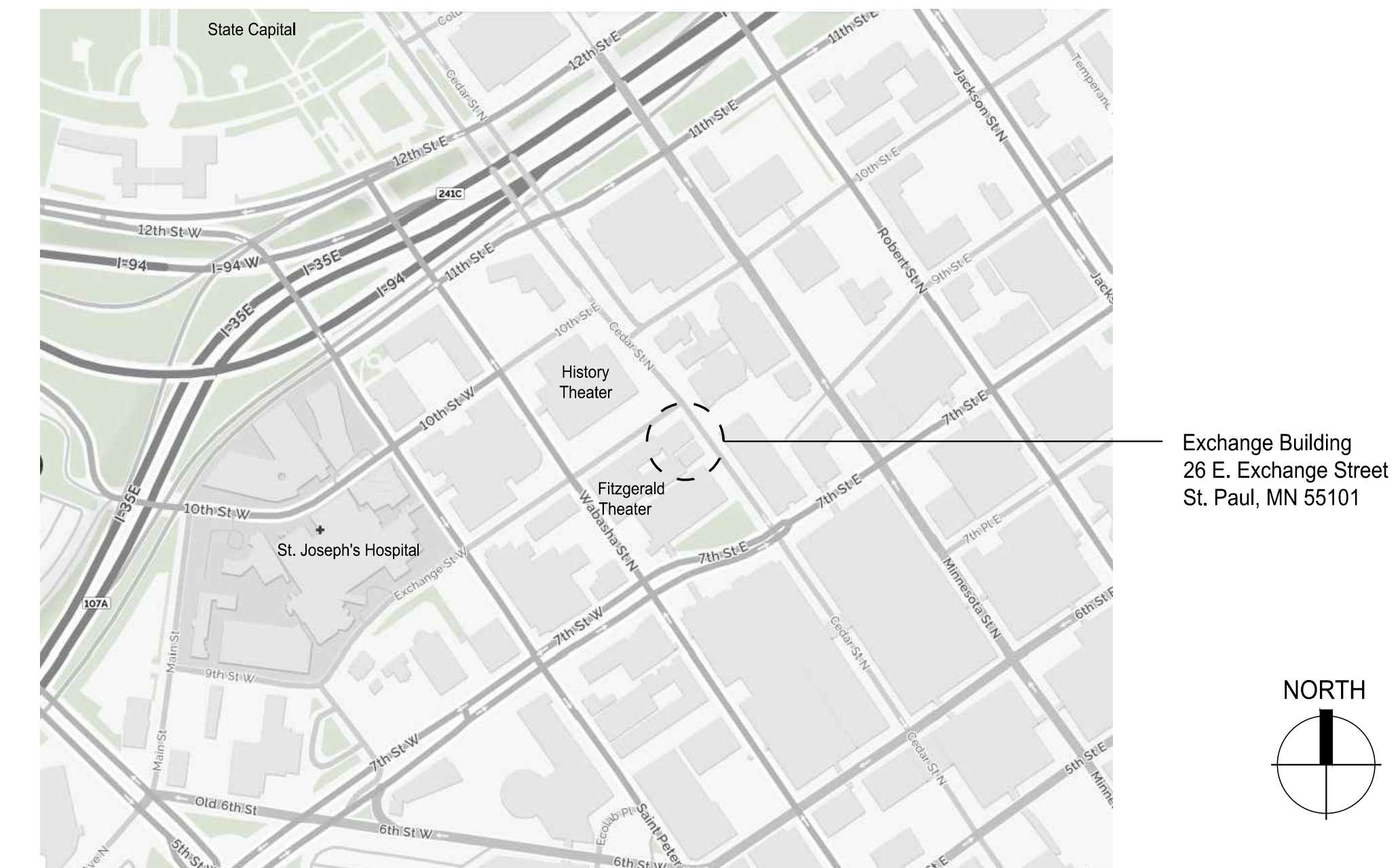
Contact: Paul Gulden, Project Manager
paulg@northernelectric.com
651.483.4774 office
651.210.2556 direct
651.483.4151 fax

STRUCTURAL

GENERAL CONTRACTOR
Flannery Construction
1375 St. Anthony Avenue
St. Paul, MN 55104

Contact: Gerry Flannery, Vice President
gflannery@flanneryconstruction.com
651.225.1105 office
651.259.4293 direct
651.225.1100 fax

LOCATION MAP



EXTERIOR IMPROVEMENT SUBMITTAL
01.15.2018

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

Printed Name: _____
Date: _____ License #: _____

No.	Date	Revision Description
-	xx/xx/xxxx	-

SHEET INDEX

CIVIL

xxx xxxxxxx
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ARCHITECTURAL

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A020 LIFE SAFETY PLAN AND CODE ANALYSIS
A021 LIFE SAFETY PLAN AND CODE ANALYSIS
A050 SITE SURVEY (FOR REFERENCE ONLY)
A060 ARCHITECTURAL SITE PLAN and ZONING ANALYSIS
A070 INTERIOR PARTITION TYPES, NOTES and SYMBOLS
A080 DOOR SCHEDULES
A081 DOOR TYPES, DOOR FRAME TYPES

A100S SUB-BASEMENT DEMOLITION PLAN
A100 GARDEN LEVEL DEMOLITION PLAN
A101 FIRST FLOOR DEMOLITION PLAN
A102 SECOND FLOOR DEMOLITION PLAN
A103 THIRD FLOOR DEMOLITION PLAN
A104 FOURTH FLOOR DEMOLITION PLAN
A105 FIFTH FLOOR DEMOLITION PLAN
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A200S SUB-BASEMENT FLOOR PLAN
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A204 FOURTH FLOOR PLAN
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A207 ROOF PLAN

A301 FIRST FLOOR CEILING PLAN
A302 SECOND FLOOR CEILING PLAN
A303 THIRD FLOOR CEILING PLAN
A304 FOURTH FLOOR CEILING PLAN
A305 FIFTH FLOOR CEILING PLAN
A306 SIXTH FLOOR CEILING PLAN

LANDSCAPE

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STRUCTURAL

A400 EXTERIOR ELEVATIONS
A401 EXTERIOR ELEVATIONS
A402 EXTERIOR ELEVATIONS
A410 PORTICO ENLARGED PLANS, ELEVATIONS, SECTIONS and DETAILS
A411 NEW ACCESSIBLE VESTIBULE PLANS, SECTIONS and DETAILS
A420 WALL SECTIONS
A421 WALL SECTIONS
A430 EXTERIOR DETAILS
A431 EXTERIOR DETAILS

A510 ENLARGED ELEVATOR PLANS, SECTIONS and DETAILS

A600 ENLARGED PLANS
A601 ENLARGED PLANS
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A611 INTERIOR ELEVATIONS
A612 INTERIOR ELEVATIONS
A613 INTERIOR ELEVATIONS
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A615 INTERIOR ELEVATIONS
A630 INTERIOR DETAILS
A631 INTERIOR DETAILS
A632 INTERIOR DETAILS
A660 TYPICAL CASEWORK DETAILS
A661 CUSTOM CASEWORK DETAILS
A680 TYPICAL FIXTURE and EQUIPMENT MOUNTING HEIGHTS

A700 GARDEN LEVEL FINISH PLAN
A701 FIRST FLOOR FINISH PLAN
A702 SECOND FLOOR FINISH PLAN
A703 THIRD FLOOR FINISH PLAN
A704 FOURTH FLOOR FINISH PLAN
A705 FIFTH FLOOR FINISH PLAN
A706 SIXTH FLOOR FINISH PLAN

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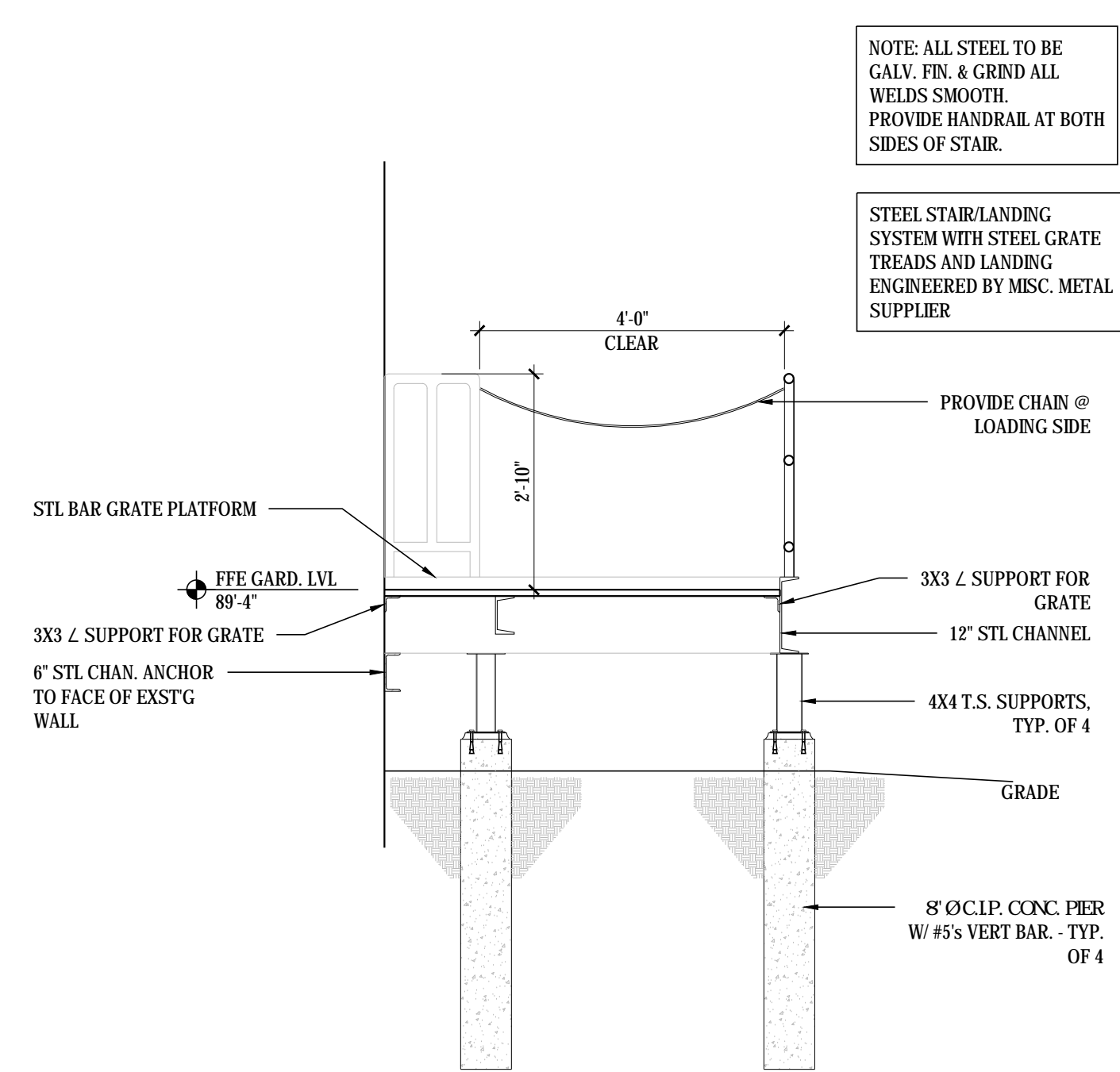
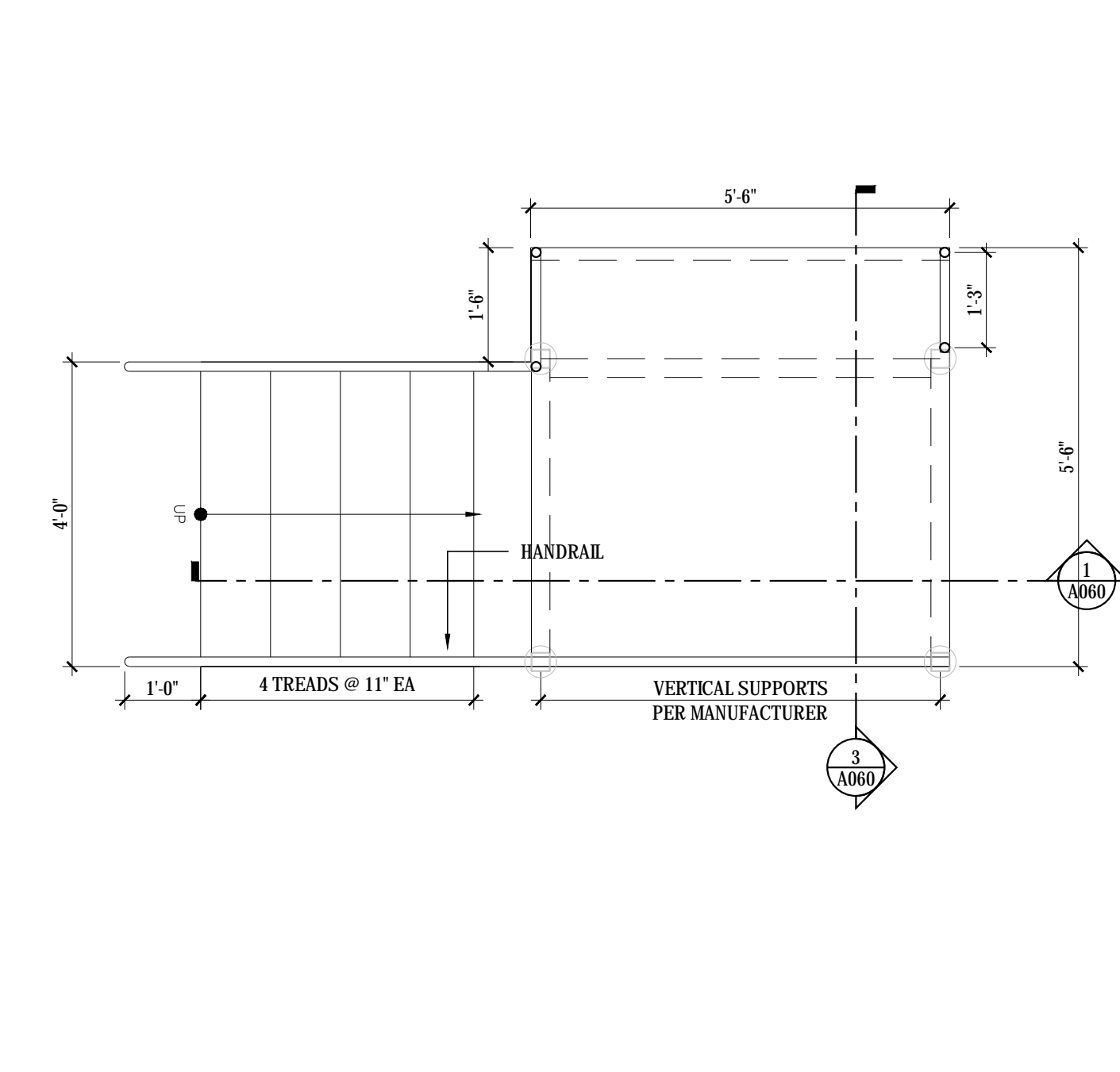
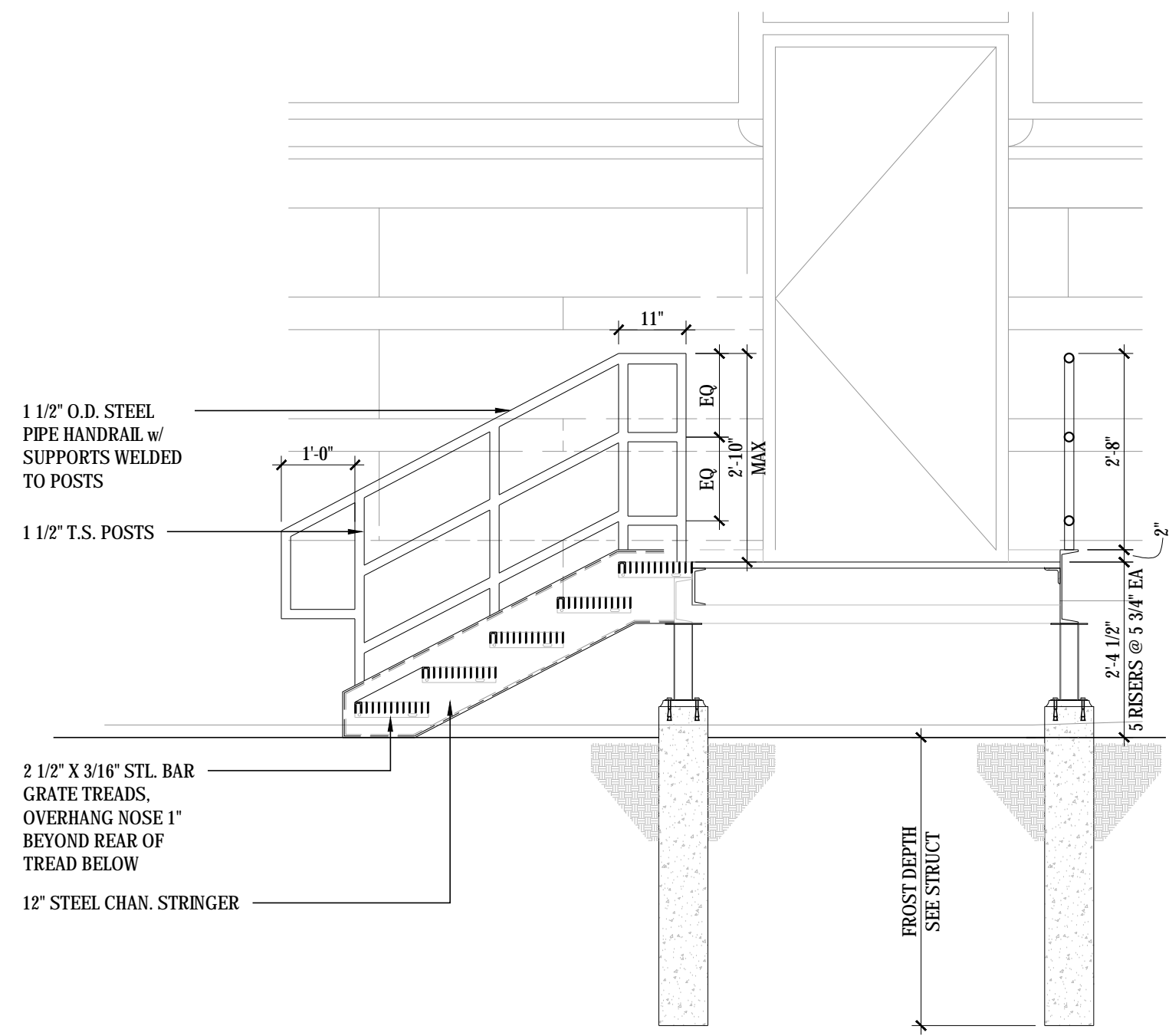
EXCHANGE BUILDING

HOTEL
CONVERSION

26 E. Exchange Street
St. Paul, MN 55101

**TITLE SHEET,
PROJECT
PARTICIPANTS and
SHEET INDEX**

Project _____ - Drawing Number
Date _____ -
Drawn by _____ -
Checked by _____ - **T001**



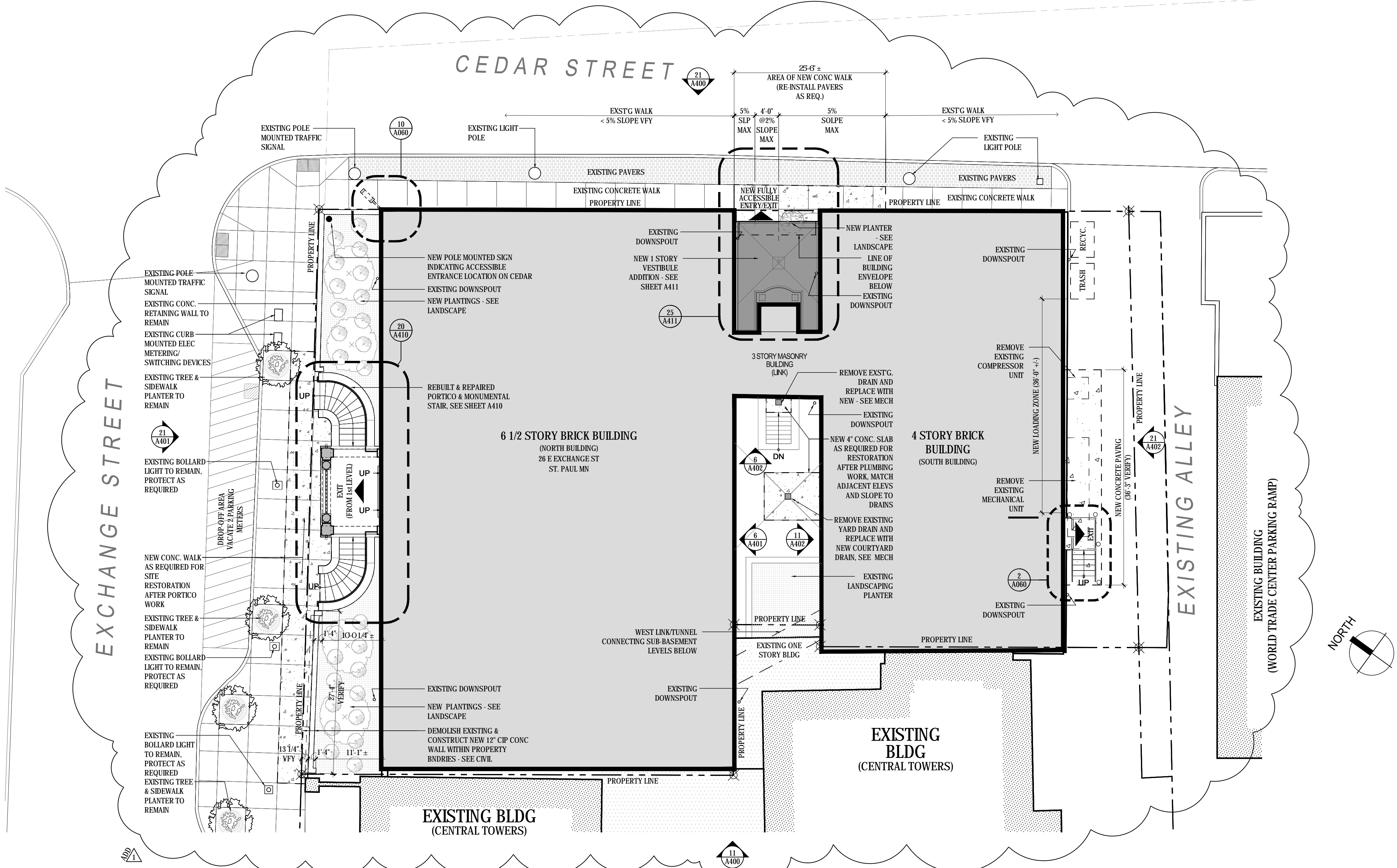
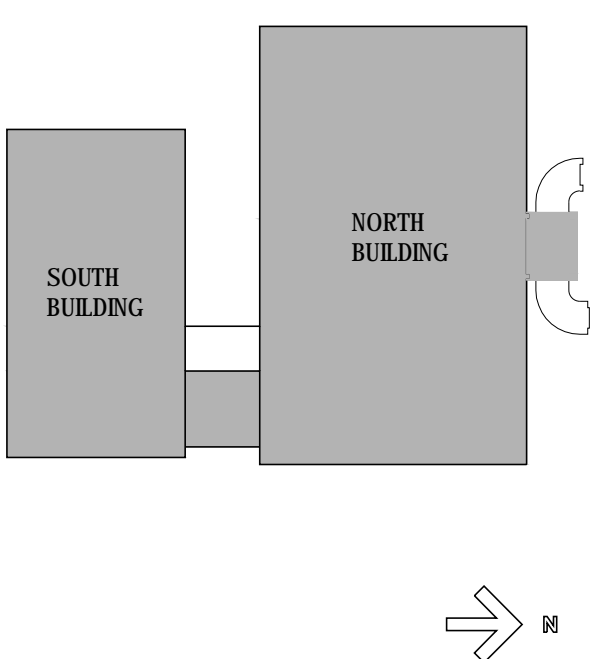
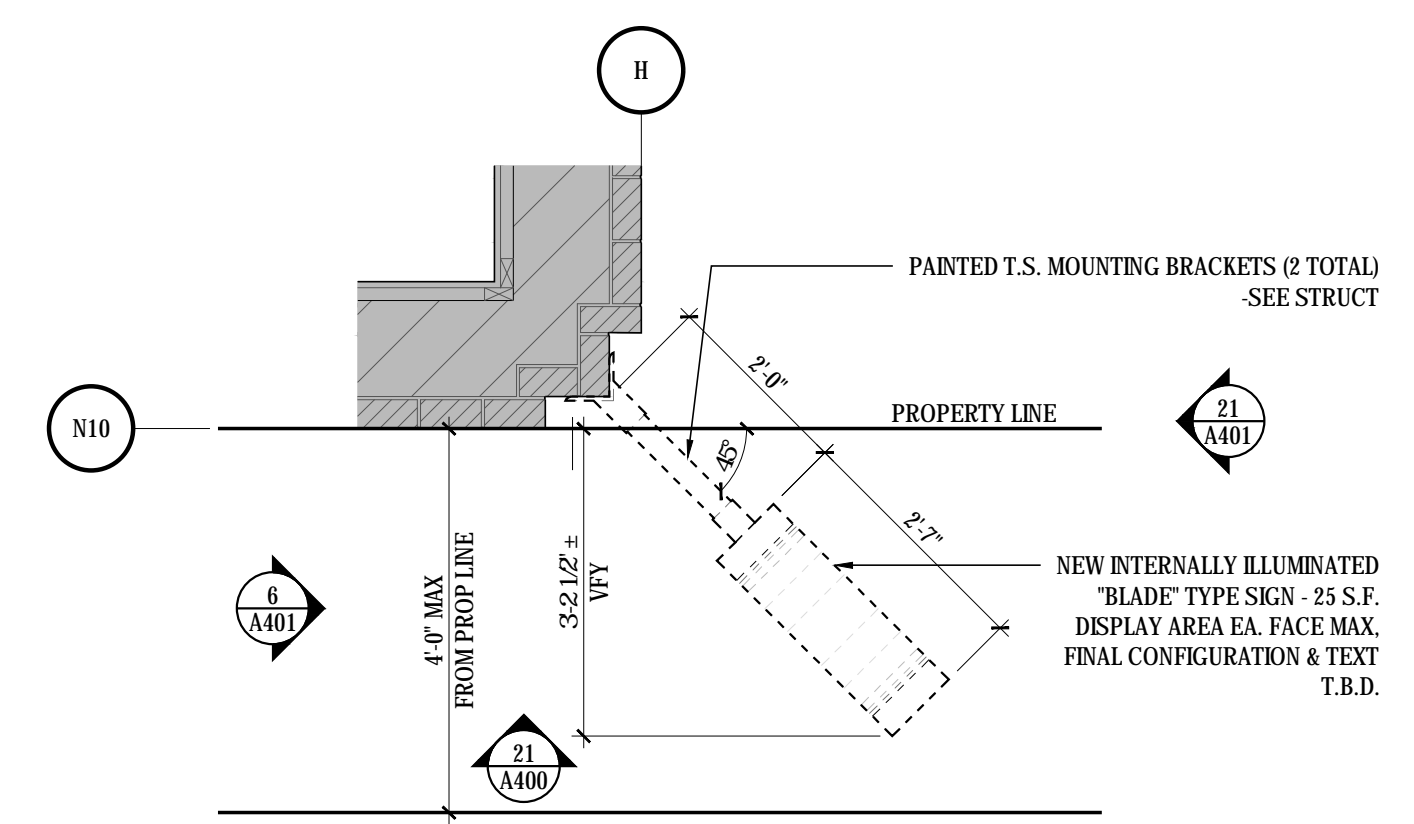
1 A060 1/2" = 1'-0" STOOP SECTION AT ALLEY DOOR

2 A060 1/2" = 1'-0" STOOP PLAN AT ALLEY DOOR

3 A060 1/2" = 1'-0" STOOP SECTION AT ALLEY DOOR

4 A060 NO SCALE NOT USED

5 A060 NO SCALE NOT USED



ZONING CODE ANALYSIS:

EXCHANGE BUILDING HOTEL CONVERSION PROJECT

BUILDING ADDRESS: 26 EAST EXCHANGE STREET, SAINT PAUL, MINNESOTA 55101

- APPLICABLE CODE: CODE ORDINANCES OF THE CITY OF SAINT PAUL, MINNESOTA
- DESCRIPTION OF SITE RELATED SCOPE:
- a. RENOVATE EXISTING MULTI-STORY OFFICE BUILDING INTO 74 ROOM HOTEL BUILDING IS ON NATIONAL HISTORIC REGISTER OF PLACES
 - b. NEW 250 SF SINGLE-STORY, FULLY ACCESSIBLE VESTIBULE ADDITION TO EXISTING CEDAR STREET ENTRANCE
 - c. PERFORM EXTERIOR REPAIRS TO EXISTING MASONRY AND DECORATIVE METAL ORNAMENTATION & PROVIDE STRUCTURAL REMEDIATION AT EXCHANGE STREET PORTICO
 - d. UTILITY UPGRADES RELATED TO WATER SERVICE AS REQUIRED TO EXTEND NFPA 13 COMPLIANT SPINKLER SYSTEM TO ENTIRE BUILDING.
 - e. NEW HANGING BUILDING SIGNAGE

BUILDING AREA:

FOOTPRINT (GARDEN LEVEL AREA): ± 4800 CSF EXISTING

± 250 CSF PROPOSED VESTIBULE ADDITION

TOTAL GROSS FLOOR AREA (6 LEVELS + GARDEN LEVEL + SUB-BASEMENT): ± 58,850 CSF

BUILDING HEIGHT:

EXISTING HEIGHT: ± 94'-0" FROM FFE GARDEN LEVEL (AVERAGE LEVEL OF GRADE) TO T.O. EXISTING ELEVATOR PENTHOUSE

± 70'-11" LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (GARDEN LEVEL) TO FFE 4TH FLOOR (HIGHEST OCCUPIED LEVEL)

NO CHANGE IN HEIGHT PROPOSED

LOT AREA:

0.27 ACRES (11,843 SF)

EXISTING ZONING:

B4 'CENTRAL BUSINESS DISTRICT'

'HOTEL, INN, MOTEL' (PERMITTED USE PER TABLE 66.421)

SET BACK REQUIREMENTS: (TABLE 66.431)

NONE REQUIRED

HEIGHT RESTRICTIONS: (TABLE 66.431)

NO LIMIT

FLOOR AREA RATIO: 59,650 CSF (BLDG) / 11,843 SF (LOT) = 5.1 (- 8.0 MAX. PER TABLE 66.431)

OFF-STREET PARKING:

NOT REQUIRED IN B4 DISTRICT PER SECTION 63.201

OFF-STREET LOADING SECTION 63.401

LOADING TO OCCUR ON PROPERTY - SOUTH SIDE OF SOUTH BUILDING IN 11'-0" WIDE X 50'-0" LONG AREA ADJACENT TO EXISTING ALLEY

PROPOSED BUILDING SIGN:

PROJECTING SIGN SECTION 64.118 LOCATED ON BUILDING AT CORNER OF EXCHANGE STREET AND CEDAR STREET. FINAL SIGN CONFIGURATION AND TEXT T.B.D. BUT SHALL CONFORM TO THE PARAMETERS SPECIFIED IN THESE DOCUMENTS.

T.O. SIGN TO BE 30'-0" MAX FROM GRADE (SECTION 64.506a)(3)). SEE BUILDING ELEVATIONS ON SHEET A400 & A401

OVERALL HEIGHT OF DISPLAY FACE TO BE ± 12'-0" AND SHALL NOT EXCEED 25 SF IN AREA (SECTION 64.506a)(2))

SIGN TO HANG FROM CORNER OF BUILDING (AT 45° ANGLE) FACING CORNER OF CEDAR AND EXCHANGE STREETS. EXTREME EDGE OF SIGN SHALL NOT PROJECT INTO RIGHT OF WAY BEYOND 4'-0" (SECTION 64.412) SEE DETAIL 10A060

SIGN FACE TO BE INTERNALLY ILLUMINATED (NON-DYNAMIC DISPLAY)

10 A060 25 N.T.S. SITE ZONING ANALYSIS

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.

Printed Name: Jude Halanek

Signature: [Signature]

Date: 02/08/2018 License #: 47835

No. Date Revision Description

02/08/2018

1 02/21/2018 ADDENDUM 1

EXCHANGE BUILDING

HOTEL CONVERSION

26 E. Exchange Street, St. Paul, MN 55101

ARCHITECTURAL SITE PLAN and ZONING ANALYSIS

Project Drawing Number

Date

Drawn by

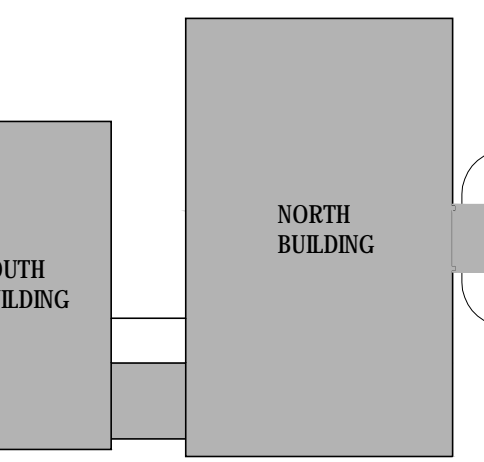
Checked by A060

DEMOLITION PLAN GENERAL NOTES

- THIS DRAWING IS INTENDED TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK REQUIRED. VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF WORK TO REMAIN WITH NEW FLOOR PLAN AND PROJECT SITE PRIOR TO PRICING, FABRICATION AND INSTALLATION. NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
- WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE ENTIRE WALL OR PARTITION (AS WELL AS ANY DUCTS, PIPING, CONDUIT AND OTHER ELEMENTS IN OR ON WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED) UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED.
- HAZARDOUS MATERIALS SHALL BE CONTROLLED OR ELIMINATED BEFORE DEMOLITION IS STARTED. IF HAZARDOUS MATERIALS ARE ENCOUNTERED AFTER DEMOLITION WORK HAS BEGUN, THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THAT AREA AND NOTIFY THE ARCHITECT.
- REPAIR/PATCH OPENINGS IN EXISTING WALLS, PARTITIONS, FLOORS AND CEILINGS WHERE DEMOLITION OCCURS TO MATCH EXISTING ADJACENT FINISH SURFACE. MAINTAIN CODE AND FIRE RATING REQUIREMENTS.
- EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.
- REMOVE IN ITS ENTIRETY ANY MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT THAT HAS BEEN, OR WILL BE, ABANDONED WITHIN THE CEILING SPACE.
- BUILDING IS TO BE UNOCCUPIED THROUGHOUT CONSTRUCTION. AVOID DISRUPTION TO ADJACENT FLOORS/AREAS AS MUCH AS POSSIBLE. KEEP NOISE TO A LEVEL ACCEPTABLE TO THE OWNER AND LOCAL ORDINANCES.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER.
- ALL ITEMS INDICATED TO BE REMOVED FROM EXISTING WALLS (TACK BOARDS, MARKER BOARDS, CORNER GUARDS, MIRRORS, MILLWORK, TRIM, ETC.) SHALL BE RETURNED TO THE OWNER, UNLESS NOTED OTHERWISE. PATCH WALLS AS REQUIRED FOR NEW FINISHES.
- PROVIDE FIRE EXTINGUISHERS PER CODE AT ALL TIMES THROUGHOUT DEMOLITION/CONSTRUCTION AREAS.
- PROVIDE A SAFE AND CODE-COMPLIANT MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE AT ALL TIMES.
- PRIOR TO REMOVING FURNITURE, EQUIPMENT, AND CASEWORK, CONTRACTOR TO VERIFY WITH OWNER WHICH ITEMS ARE TO BE SALVAGED AND THEIR STORAGE LOCATIONS.
- COORDINATE DEMOLITION OF MECHANICAL AND ELECTRICAL ITEMS WITH THE MECHANICAL AND ELECTRICAL DRAWINGS PRODUCED BY DESIGN-BUILD ENGINEERS UNDER SEPARATE CONTRACT.
- SALVAGE MATERIALS: IDENTIFY SALVAGED ITEMS SHOWN ON THE DRAWINGS. REMOVE ITEMS IN THE GENTLEST POSSIBLE MANNER AND WRAP IN A PROTECTIVE COVER. LABEL ALL PIECES WITH ORIGINAL LOCATION AND WHERE THEY ARE TO BE INSTALLED IN NEW CONSTRUCTION. STORE IN A SECURE, SAFE, DRY, ENCLOSED AREA. PRIOR TO INSTALLATION RETIEVE THE ITEMS, CLEAN AND PREPARE THEM FOR REINSTALLATION. AFTER INSTALLATION, COORDINATE ALL FINISH WORK THAT APPLIES TO THE SALVAGED ITEM SO THAT IT MATCHES LIKE MATERIALS IN THE AREA IT IS LOCATED.
- GENTLE REMOVAL AND STORAGE OF ITEMS TO BE SALVAGED AS DESCRIBED ABOVE IS THE PREFERRED PRACTICE WHERE NOT POSSIBLE, TAKE EXTREME CARE TO PROTECT ALL FINISHES, MILLWORK, TRIM OR OTHER ITEMS TO REMAIN IN PLACE DURING CONSTRUCTION PERIOD.
- SEE NFPA 241 "STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS" (2013) AND NFPA 914 "REHABILITATION AND ADAPTIVE REUSE OF HISTORICAL STRUCTURES" (2015) AS REFERENCE STANDARDS ON THIS PROJECT. COMPLY WITH APPLICABLE PROVISIONS OF EACH.
- TAKE THE UTMOST CARE TO PROTECT EXISTING ORNAMENTAL PLASTER WORK TO REMAIN, WHERE POSSIBLE PREVENT EXCESSIVE VIBRATIONS DUE TO CONSTRUCTION WORK FROM EFFECTING AREAS CONTAINING THESE ELEMENTS. PROVIDE PROTECTIVE BARRIERS AND COVERINGS WHERE AT RISK.

DEMOLITION PLAN GENERAL NOTES

- REMOVE WALLS, DOORS AND WINDOWS SHOWN DASHED. (EXISTING WALLS TO REMAIN ARE SHOWN SHADED). - SALVAGE ALL DOORS, MILLWORK AND FRAMES FOR RE-USE
- REMOVE EXISTING MECHANICAL EQUIPMENT AND RELATED PIPING, DUCTS, FLUES, ETC. - SEE MECH UNDER SEPARATE COVER
- REMOVE EXISTING WOOD FRAMED FLOOR STRUCTURE AND PREPARE OPENING FOR NEW CONC SLAB - SEE STRUCT
- LOCATION OF EXISTING ELEC SWITCH GEAR AND MAIN SERVICE TO REMAIN - SEE ELEC UNDER SEPARATE COVER
- REMOVE EXISTING CABINETS, SINK AND RELATED PLUMBING - SEE MECH UNDER SEPARATE COVER
- REMOVE EXISTING FIRE ALARM PANEL - SEE ELEC UNDER SEPARATE COVER
- EXISTING BUILT IN GLASS FRONT BOOK CASES TO REMAIN - PROTECT AS REQUIRED
- EXISTING RAMPED & RAISED CONCRETE FLOOR SLAB AT FORMER WALK-IN COOLERS - REMOVE TOPPING SUCH THAT FINISH FLOOR WILL BE ALIGNED WITH TYPICAL FLOOR ELEVATION
- REMOVE EXISTING WOOD FRAMED DOCK STAIR
- REMOVE EXISTING EXTERIOR COMPRESSOR/CONDENSOR UNIT AND ALL RELATED PIPING/EQUIPMENT
- EXISTING STAIR, GUARDRAIL AND HANDRAIL TO REMAIN - TREADS TO BE RESTORED AND/OR REPAIRED AS REQUIRED FOR CODE COMPLIANCE
- EXISTING STEEL BORROWED LIGHT WINDOW WITH WIRE GLASS TO REMAIN - PROTECT AS REQUIRED
- REMOVE EXISTING EXTERIOR WOOD VESTIBULE DOOR - INCLUDING BUT NOT LIMITED TO ALL ELEC HARDWARE AND RETURN TO OWNER FOR SALVAGE
- EXISTING DOOR TO BE REMOVED, MODIFIED AND RE-HUNG AT SAME LOCATION WITH REVERSED SWING AND NEW-WORKED HARDWARE
- EXISTING STEEL COLUMN TO REMAIN - PROTECT AS REQUIRED
- SAWCUT AND REMOVE PORTION OF EXISTING FLOOR AND STRUCTURE (CONC SLAB ON GARDEN LEVEL/ NOM, 2x14 WOOD JOISTS ALL OTHER LEVELS) FOR NEW SHAFT AT ELEVATOR OR MECHANICAL DUCT - SEE STRUCT
- DEMOLISH PORTION OF EXISTING CLAY TILE REINFORCED CONCRETE ROOF/CEILING STRUCTURE UNDER PORTICO FOR STRUCTURAL REPAIR/RESTORATION - SEE STRUCT - PROTECT ALL OTHER ELEMENTS TO REMAIN INCLUDING BUT NOT LIMITED TO MASONRY AND STONE COLUMNS, ORNAMENTAL IRON RAILING, ORNAMENTAL STONE WORK, ETC.
- CAREFULLY REMOVE EXISTING EXTERIOR LIMESTONE TREADS & WALL CAPS FOR RESTORATION, SALVAGE AND REINSTALLATION AT SAME LOCATION AFTER REPAIR OF PORTICO
- CAREFULLY REMOVE EXISTING EXTERIOR FACE BRICK FOR SALVAGE AND REINSTALLATION (WHERE FEASIBLE) AT RESTORED CURVED STAIR WALLS
- REMOVE EXISTING PLUMBING FIXTURES & RELATED PIPING, WASHROOM ACCESSORIES, TOILET PARTITIONS
- EXISTING CARVED DECORATIVE WOOD COLUMN TO REMAIN - PROTECT AS REQUIRED
- EXISTING STEEL COLUMN WITH ORNAMENTAL PLASTER FACING TO REMAIN - PROTECT AS REQUIRED
- EXISTING FIREPLACE WITH DECORATIVE, HAND PAINTED TILE SUBROUND AND WOOD MANTLE TO REMAIN - PROTECT AS REQUIRED
- CAREFULLY REMOVE EXISTING WOOD FRAMED BORROWED LIGHT WINDOW AND PORTION OF CASING FOR SALVAGE AND TO EXPOSE EXISTING CONCEALED POCKET DOOR. EVALUATE/CONFIRM STATE OF DOORS AND HARDWARE FOR REINSTALLATION AT SAME LOCATION
- EXISTING WOOD, COILING POCKET DOORS TO REMAIN - PROTECT AS REQUIRED. SECURE IN POCKETS TO BE ABANDONED FOR FUTURE SALVAGE NOT INCLUDED IN THIS PROJECT
- EXISTING ELEVATOR TO REMAIN - MODIFY AS REQUIRED FOR NEW SMOKE CONTROL DEVICES
- EXISTING MECH SHAFT AND/OR CHIMNEY FLUE TO REMAIN
- REMOVE EXISTING MECH SHAFT AND ANY RELATED ABANDONED PIPING/DUCTWORK - SALVAGE ANY GRILLES ORIGINAL FOR RE-USE
- REMOVE IN ITS ENTIRETY EXISTING GAS FIRED FIREPLACE & RELATED METAL FLUE - PATCH AND REPAIR ALL OPEN TO MATCH ADJACENT FINISHED SURFACES & RATED ASSEMBLIES
- REMOVE IN ITS ENTIRETY EXISTING METAL SHIP'S LADDER
- EXISTING WOOD "PATRI" DOORS & SIDELIGHTS TO REMAIN - REMOVE HARDWARE AND SECURE PERMANENTLY CLOSED



Key Plan

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.

Printed Name: Jude Halanek
Signature: [Signature]

Date: 02/08/2018 License #: 47835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1

EXCHANGE BUILDING

HOTEL
CONVERSION

26 E. Exchange Street
St. Paul, MN 55101

ROOF DEMOLITION
PLAN

Project _____ Drawing Number _____
Date _____
Drawn by _____
Checked by _____ **A107**

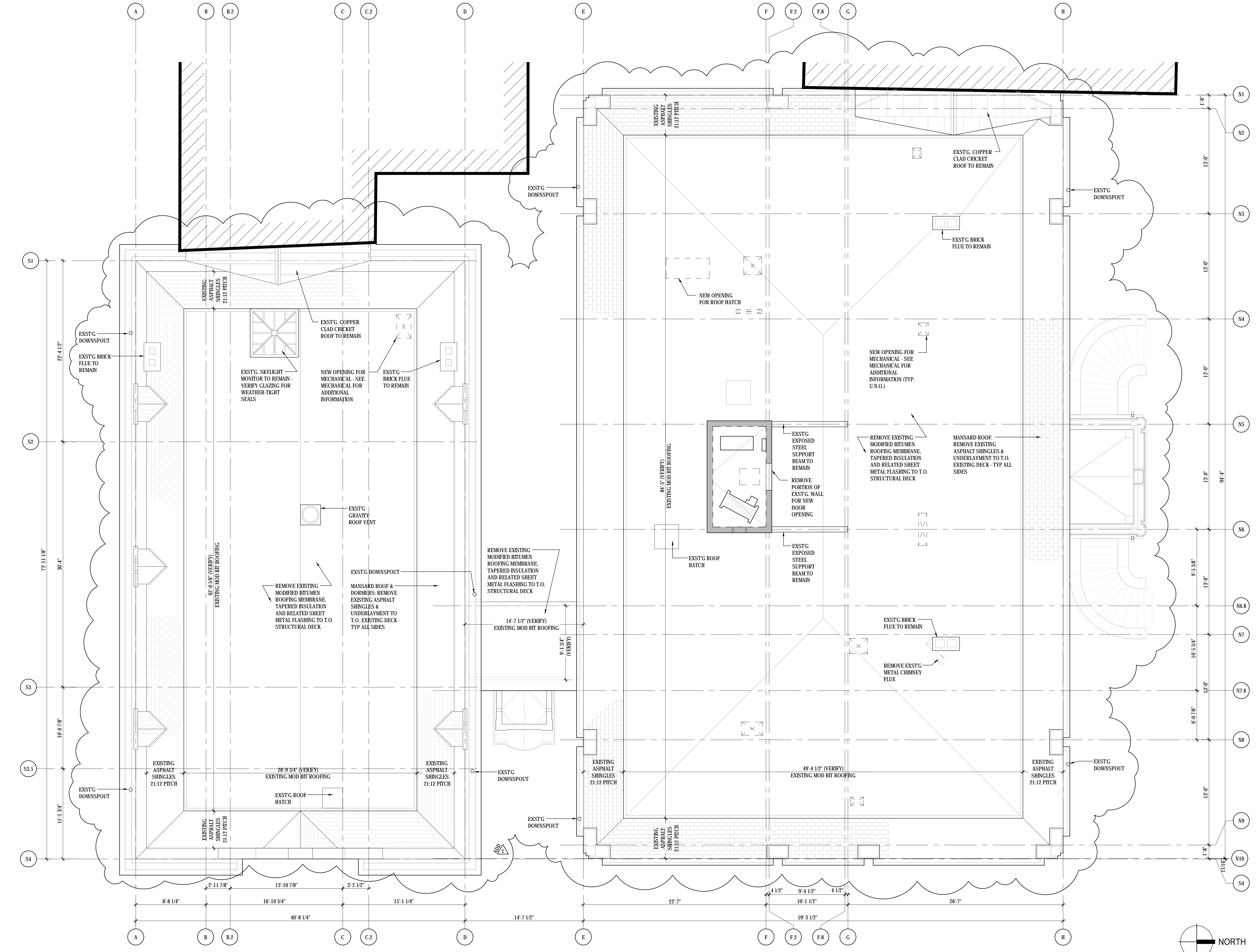
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A107 NO SCALE

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A107 NO SCALE

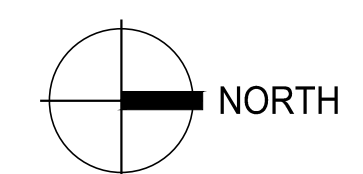
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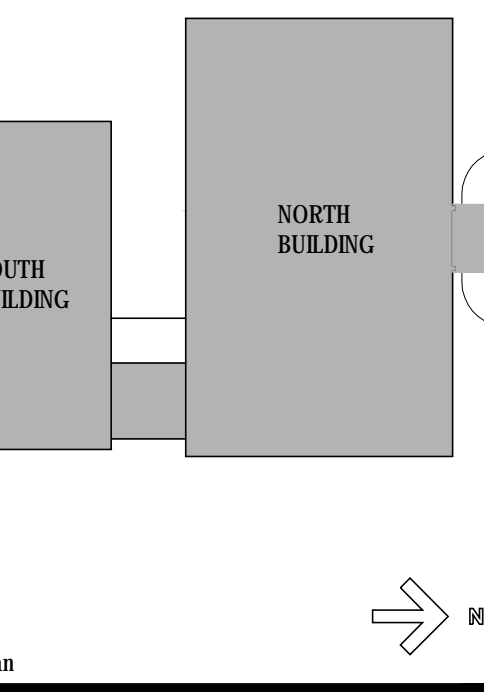
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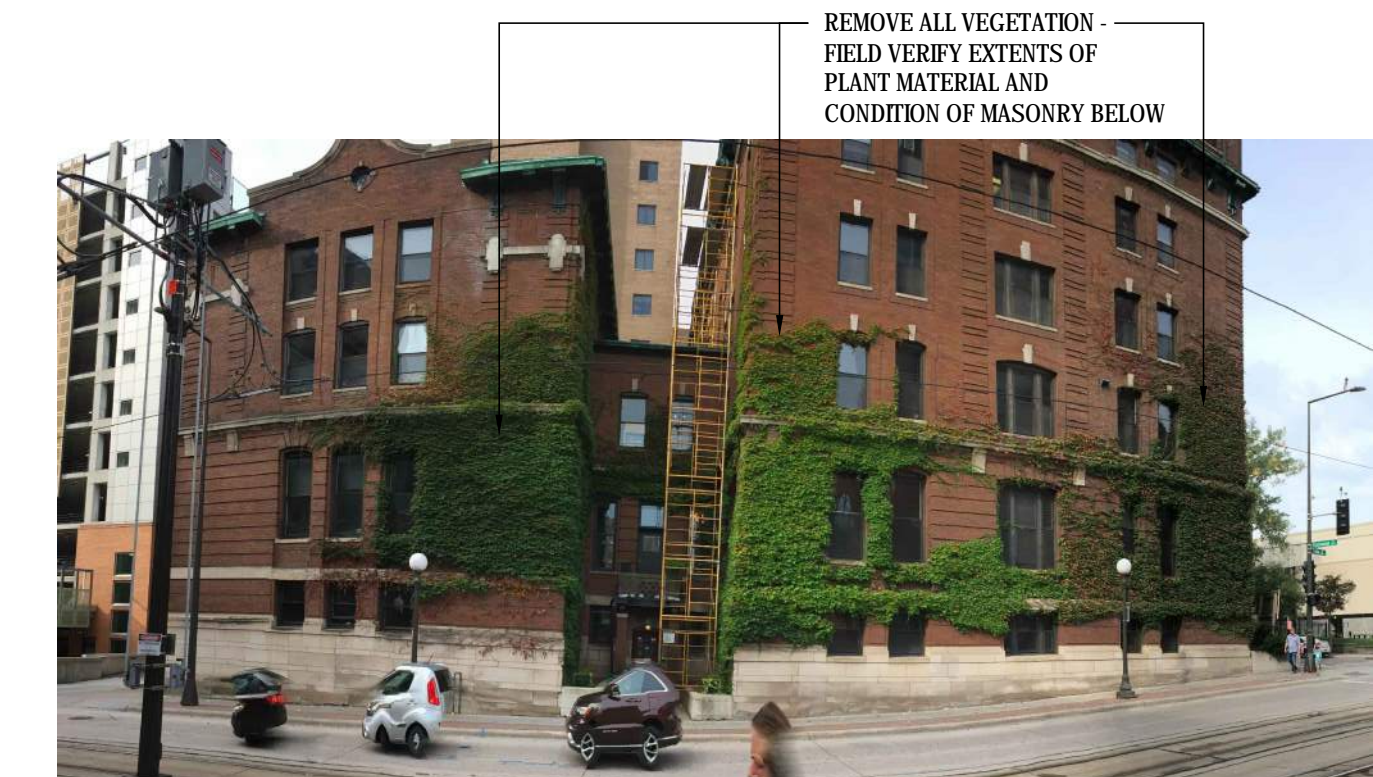
21 ROOF DEMOLITION PLAN
A107 3/16" = 1'-0"

25 DEMOLITION PLAN KEY NOTES
A107 NO SCALE





Key Plan



REMOVE ALL VEGETATION - FIELD VERIFY EXTENTS OF PLANT MATERIAL AND CONDITION OF MASONRY BELOW

VIEW FROM CEDAR STREET
NO SCALE



DETAIL IMAGE AT NORTHEAST CORNER
NO SCALE

- THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC DRAWINGS.
- THE SITE AND BUILDING ARE LISTED IN THE NATIONAL HISTORIC REGISTER OF PLACES; THE WORK IS FUNDED IN PART WITH FEDERAL AND STATE HISTORIC TAX CREDITS AND MUST MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RELEVANT GUIDELINES ISSUED BY THE NATIONAL PARK SERVICE.
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- MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- ALL SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
- REMOVE IN THEIR ENTIRETY ALL VINES AND PLANT MATERIAL FROM THE STRUCTURE. WORK SHALL BE PERFORMED IN THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGE TO BUILDING MATERIALS.
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 - 100% OF INTERIOR COURTYARD AREA - THREE FACADES DEFINED BY AREA BETWEEN GRIDS D & E WEST OF GRID 6.3
 - ALL OTHER FACADES BASED UPON AN ASSUMED AREA OF 5% (EACH) WITH FINAL SCOPE TO BE VERIFIED AFTER REMOVAL OF VEGETATIVE MATERIAL AND CLEANING OF MASONRY.
- CLEAN ALL BUILDING SURFACES TO REMOVE EFFLORESCENCE, DIRT, DEBRIS AND ANIMAL DROPPINGS EMPLOYING THE GENTLEST MEANS POSSIBLE.
- WHERE MASONRY REMOVAL IS REQUIRED, CAREFULLY EXTRACT ALL MATERIAL FOR POSSIBLE SALVAGE AND RE-USE AT OTHER LOCATIONS.

BUILDING ELEVATION GENERAL NOTES
NO SCALE

- FACE BRICK - COMMON BOND WITH FLEMISH HEADER COURSES ALTERNATING EVERY SIXTH AND THIRD COURSES
- FACE BRICK QUOINS - 1" NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
- FACE BRICK PLASTER - 1" NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
- FACE BRICK BAND - 1" NOMINAL PROJECTION; FIVE COURSES HIGH
- FACE BRICK 'JACK' ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
- FACE BRICK 'SEGMENTAL' ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
- FACE BRICK - NOMINAL 1/2" RISE HERRINGBONE BOND WITH SOLDIER COURSE FRAME
- FACE BRICK - NOMINAL 1/2" PROJECTED FRAME AROUND WINDOWS WITH ALTERNATING HEADER/STRETCHER COURSES ON JAMBS AND ROWLOCK/SOLDIER COURSES AT SILL
- FACE BRICK - NOMINAL 1/2" PROJECTED ROWLOCK FRAME AT ROUND WINDOW WITH STONE KEYSTONES IN EACH QUADRANT
- FACE BRICK - MEDALLION WITH CORBEL CROSS PATTERN, HERRINGBONE FIELD AND ROWLOCK FRAME
- STONE SILL BLOCK
- 2 PIECE STONE CORNICE
- STONE MASONRY WATERTABLE WITH ALTERNATING NOM. 14" TALL 6" TALL COURSES & 4" NOMINAL OGEE CAP COURSE
- STONE KEYSTONE BLOCK
- STONE MASONRY BAND
- STONE CORNICE BRACKET
- 2 PIECE STONE BAND WITH NOMINAL 42" TALL PANELS CENTERED ON QUOINS/PLASTERS
- 2 PIECE STONE PARAPET CAP
- STONE COLUMN WITH DORIC CAP
- STONE ENTABLATURE WITH METAL BUILDING SIGNAGE
- WROUGHT IRON RAILING
- COPPER CLAD WOOD CORNICE WITH INTEGRAL GUTTER, DENTILS AND FASCIA BELOW
- COPPER CLAD WOOD SCROLL OR OEGE TYPE BRACKETS
- COPPER CLAD WOOD ENTABLATURE WITH SCROLL TYPE BRACKETS ON EACH SIDE OF OPENING
- FLAT SEAM COPPER PANELED ROOF CRICKET BETWEEN MANSARD ROOF AND ADJACENT BUILDING
- EXISTING WINDOW WINDOW TO REMAIN RE-CAULK BETWEEN FRAME AND MASONRY. REPAIR ANY DAMAGED GLAZING COMPOUND AND GLASS PANELS; PART FRAME
- ASPHALT SHINGLES
- FACE BRICK CHIMNEY STACK
- CURVED STOP; SALVAGE ALL FACE BRICK, STONE CAPS & TREADS FOR RE-USE IN SAME LOCATION AFTER STRUCTURAL RENOVATION WORK
- POINT AREA OF MASONRY INDICATED - FIELD VERIFY EXTENTS
- REPLACE AREA OF CRACKED OR DAMAGED MASONRY TO MATCH EXISTING ADJACENT WORK
- PROVIDE STRUCTURAL REPAIR & REINFORCEMENT FOR DAMAGED METAL CLAD CORNICE REPAIR OR REPLACE COPPER CLADDING AS REQUIRED
- EXISTING WOOD DOORS & FRAME TO REMAIN, PROTECT AS REQUIRED
- EXISTING PRE-FINISHED METAL ROOF OR SIDE WALL FLASHING
- EXISTING PRE-FINISHED METAL WALL VENT
- NEW WALL MOUNTED, INTERNALLY ILLUMINATED 'BLADE' TYPE SIGN: SHOWN AS 2'-7" WIDE x 12'-0" TALL - TO BE 23 SF DISPLAY AREA EA FACE MAX. FINAL CONFIGURATION AND TEXT T.B.D.)
- NEW FIRE DEPARTMENT CONNECTION & ALARM BOX - SEE FIRE PROTECTION DRAWINGS BY OTHERS
- NEW ALL GLASS AUTOMATIC SLIDING DOOR SYSTEM w/ INTEGRAL TRANSOM LITE AND EMERGENCY SWINGING EXIT LEAF
- NEW PRE-FIN METAL PANELS (COLOR TO BE 'SANDSTONE' OR EQ TO MATCH EXSTG ADJ. STONE MASONRY)
- NEW GALV STEEL LOADING DOCK & EXIT STAIR - SEE SHEET A400
- NEW INSULATED HM DOOR AND FRAME IN EXSTG WALL FOR PENTHOUSE ACCESS
- EXSTG CORRUGATED METAL CLAD MECH PENTHOUSE
- NEW INSULATED HM DOOR AND FRAME IN EXSTG WALL FOR PENTHOUSE ACCESS
- PRE-FINISHED METAL DOWNSPOUT

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.

Printed Name: *Jude Halamek*
Signature: *Jude Halamek*

Date: 02/08/2018 License #: 47835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1

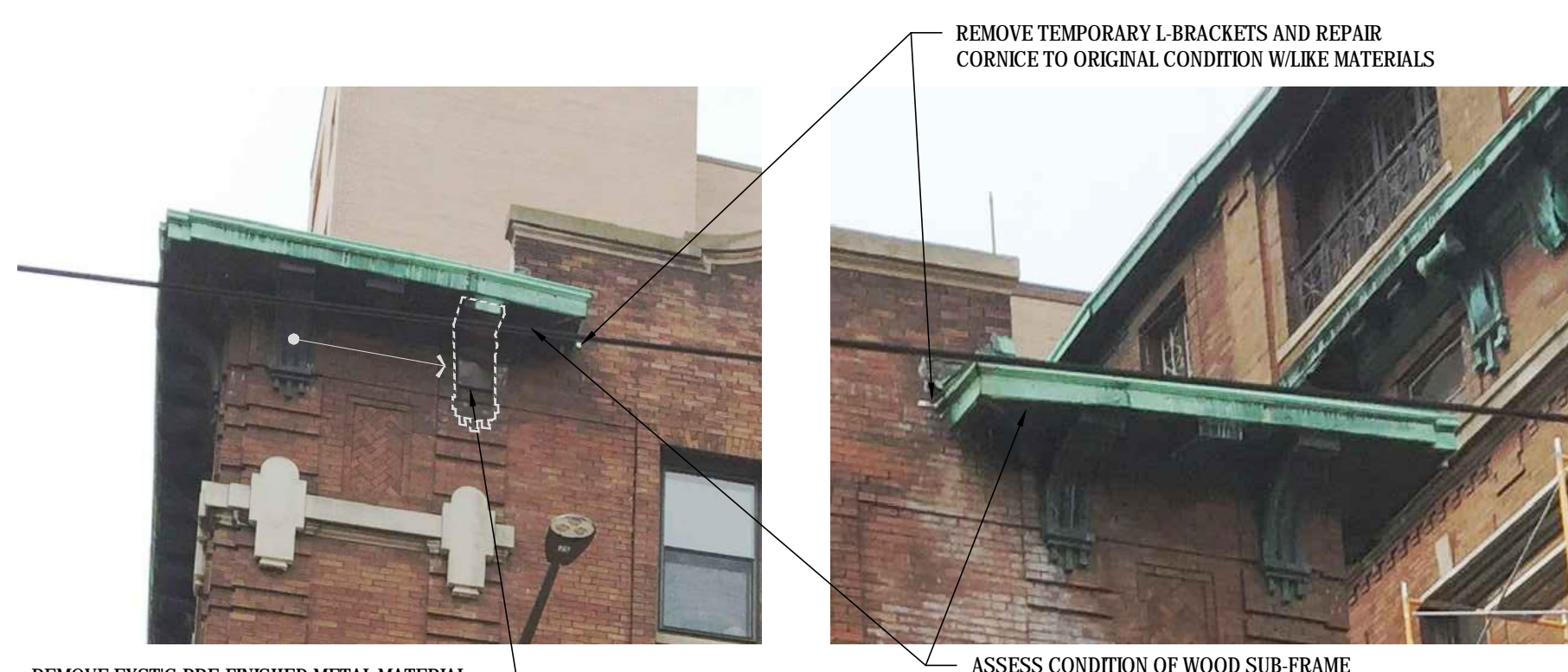
EXCHANGE BUILDING

HOTEL CONVERSION

26 E. Exchange Street
St. Paul, MN 55101

EXTERIOR ELEVATIONS

Project	Drawing Number
Date	-
Drawn by	-
Checked by	-



REMOVE EXSTG PRE-FINISHED METAL MATERIAL, REMAINING SUB-FRAME & PROVIDE NEW SUB-FRAME & COPPER BRACKET TO MATCH ADJACENT

VIEW FROM CEDAR STREET
NO SCALE



PHOTO AT CRACKED MASONRY
NO SCALE



PHOTO AT DAMAGED MASONRY
NO SCALE

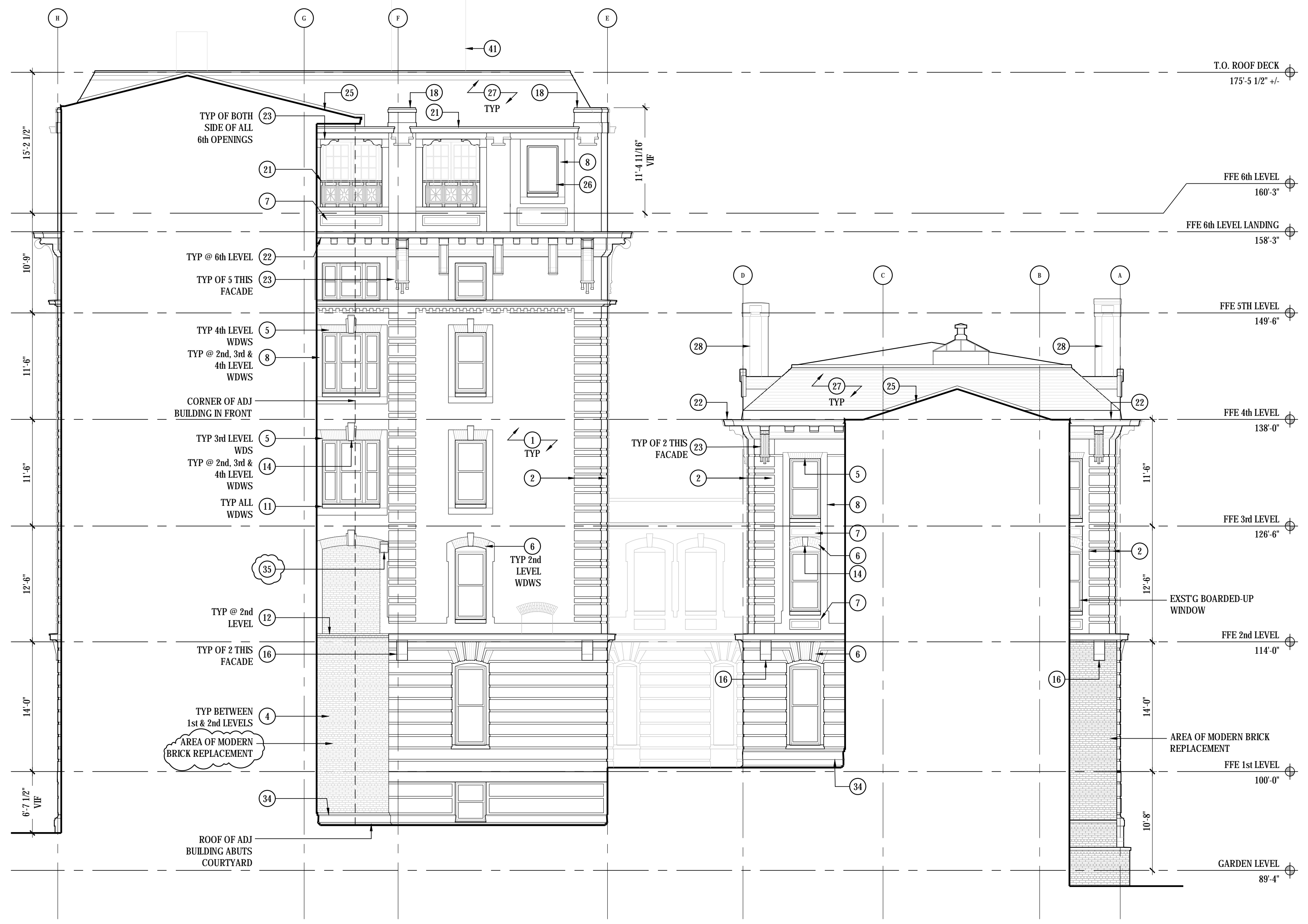


CORNICE DETAIL
NO SCALE

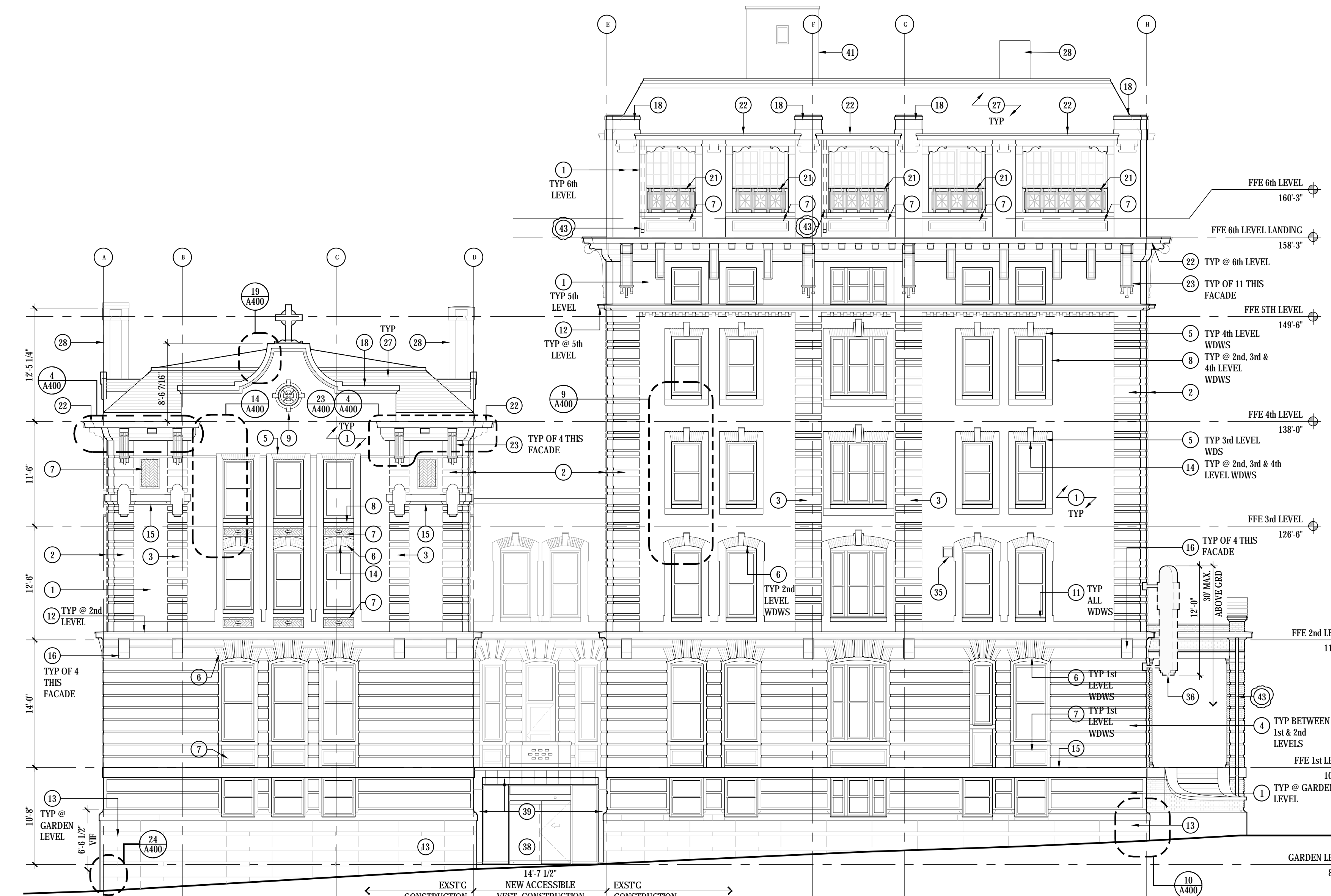


PHOTO AT SOUTH BUILDING PARPET
NO SCALE

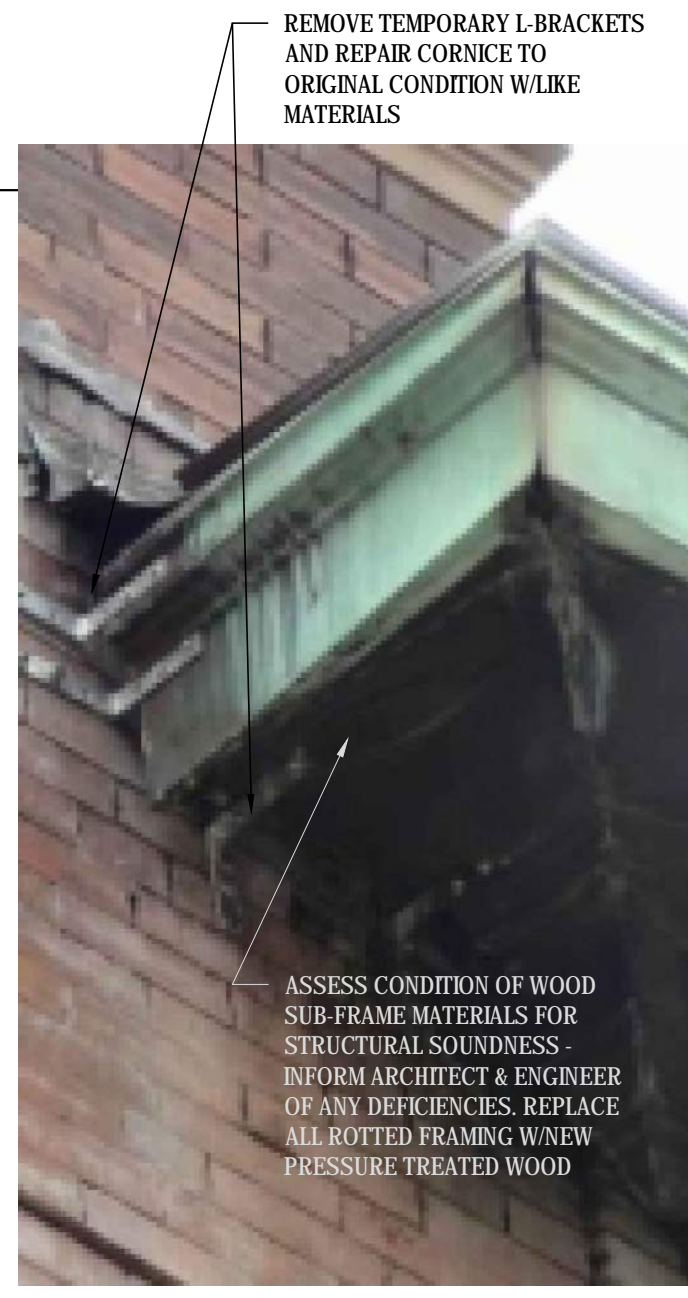
PHOTO AT CEDAR STREET/ALLEY CORNER
NO SCALE



COURTYARD ELEVATION LOOKING EAST (NORTH & SOUTH BUILDINGS)
18' x 1'-0"



CEDAR STREET ELEVATION
18' x 1'-0"

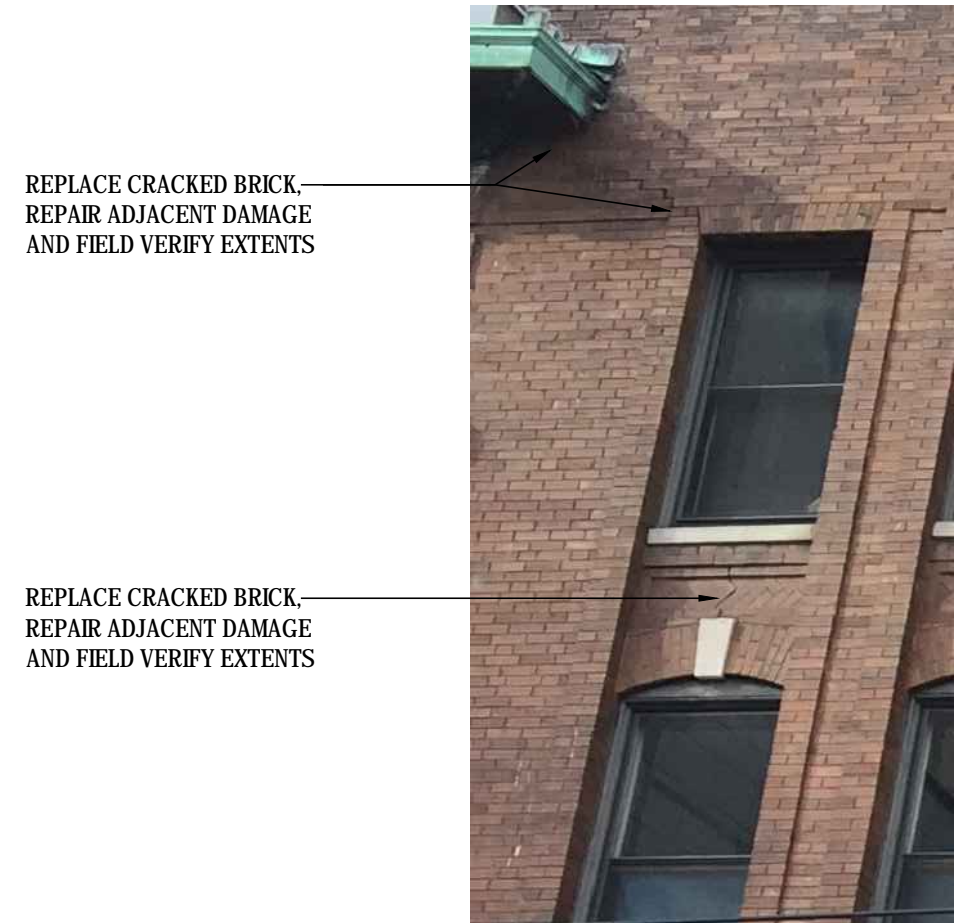


REMOVE TEMPORARY L-BRACKETS AND REPAIR CORNICE TO ORIGINAL CONDITION W/LIKE MATERIALS

ASSESS CONDITION OF WOOD SUB-FRAME MATERIALS FOR STRUCTURAL SOUNDNESS - INFORM ARCHITECT & ENGINEER OF ANY DEFICIENCIES. REPLACE ALL ROTTED FRAMING W/NEW PRESSURE TREATED WOOD



REPLACE CRACKED BRICK - REPAIR ADJACENT DAMAGE AND FIELD VERIFY EXTENTS



REPLACE CRACKED BRICK - REPAIR ADJACENT DAMAGE AND FIELD VERIFY EXTENTS

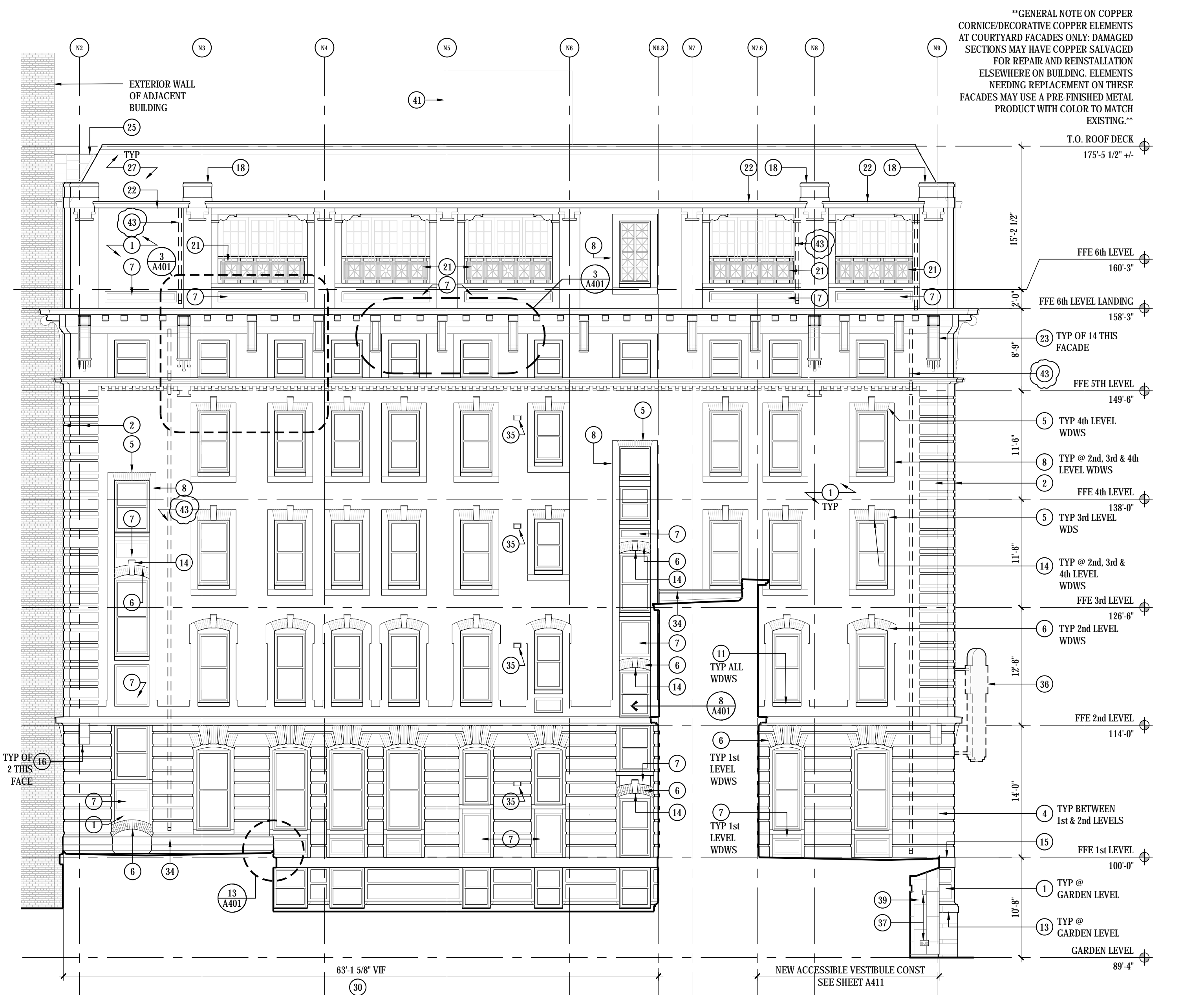


REPAIR MORTAR AT STONE PARAPET CAP - VERIFY EXTENTS

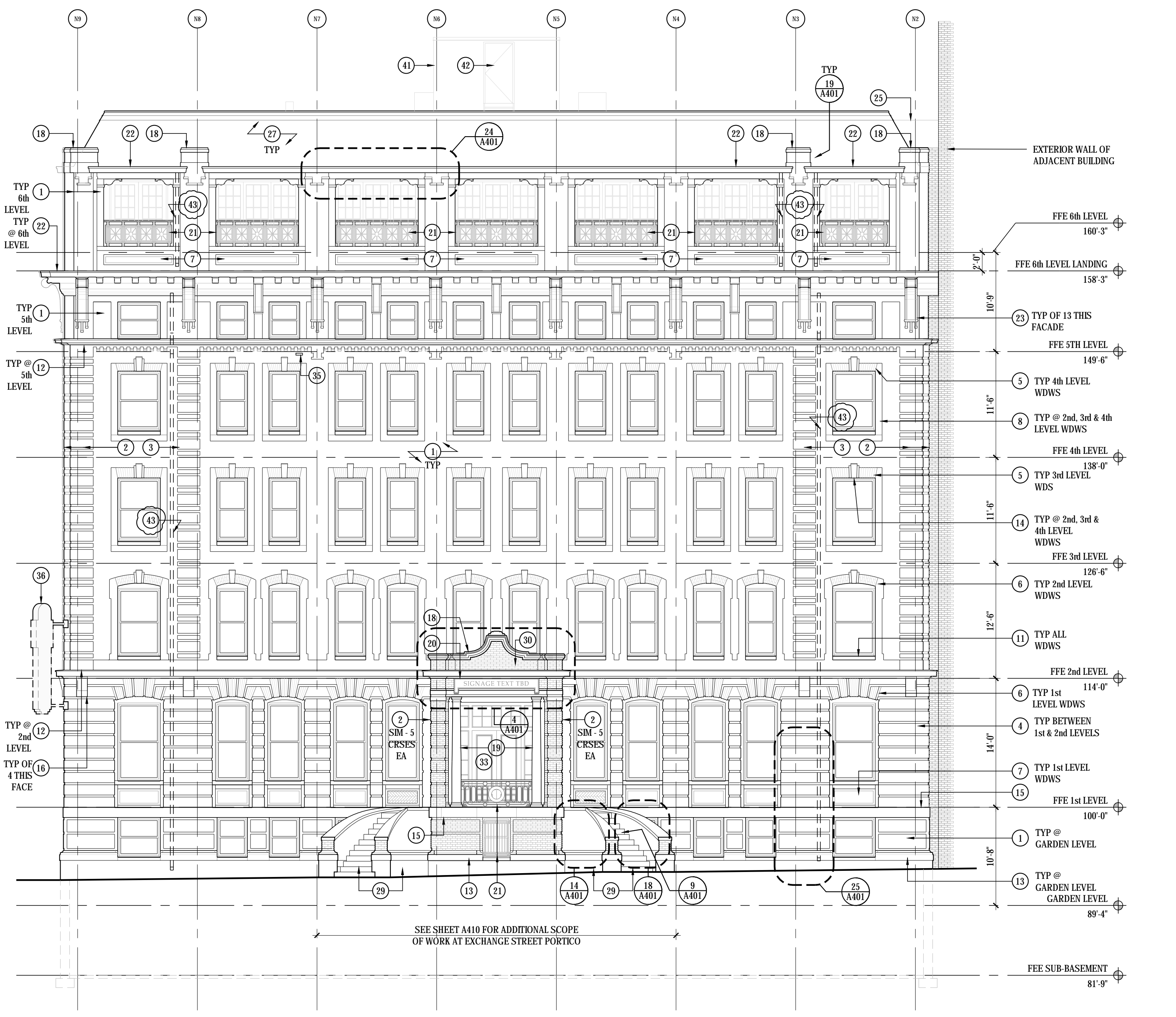


REPAIR DAMAGED STONE WATERTABLE AND BRICK

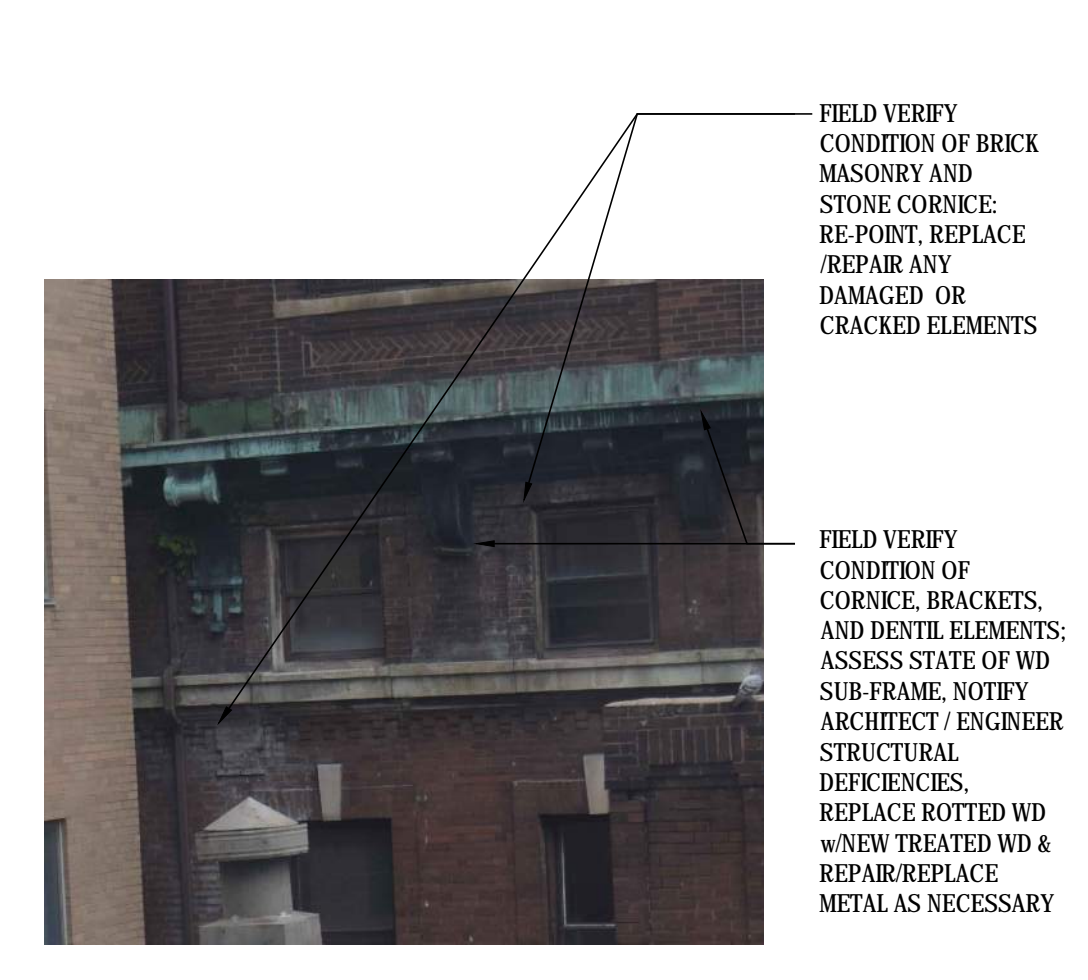
PHOTO AT CEDAR STREET/ALLEY CORNER
NO SCALE



8 A401 COURTYARD ELEVATION LOOKING NORTH
NO SCALE



21 A401 EXCHANGE STREET ELEVATION
1/8" = 1'-0"



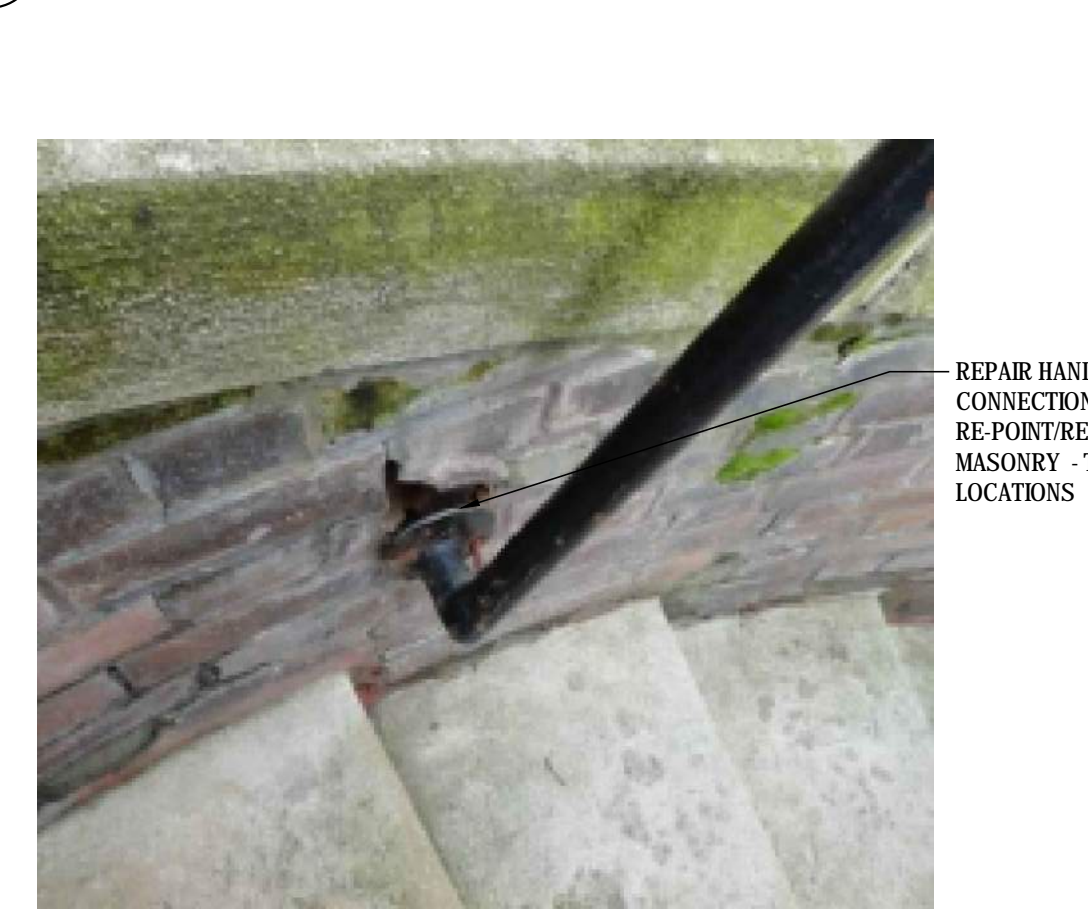
3 A401 DETAIL AT 5th FLOOR LINE OF NORTH BUILDING
NO SCALE



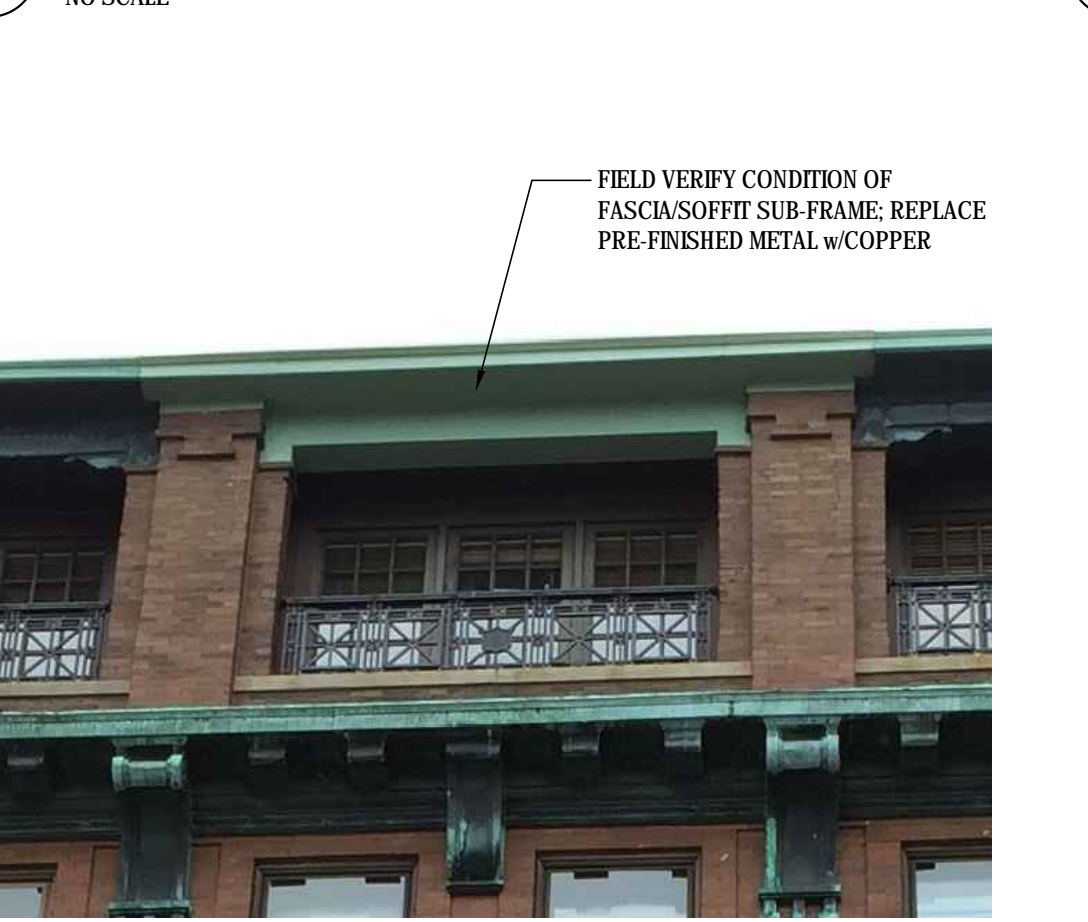
8 A401 VIEW OF COURTYARD SIDE OF NORTH BUILDING
NO SCALE



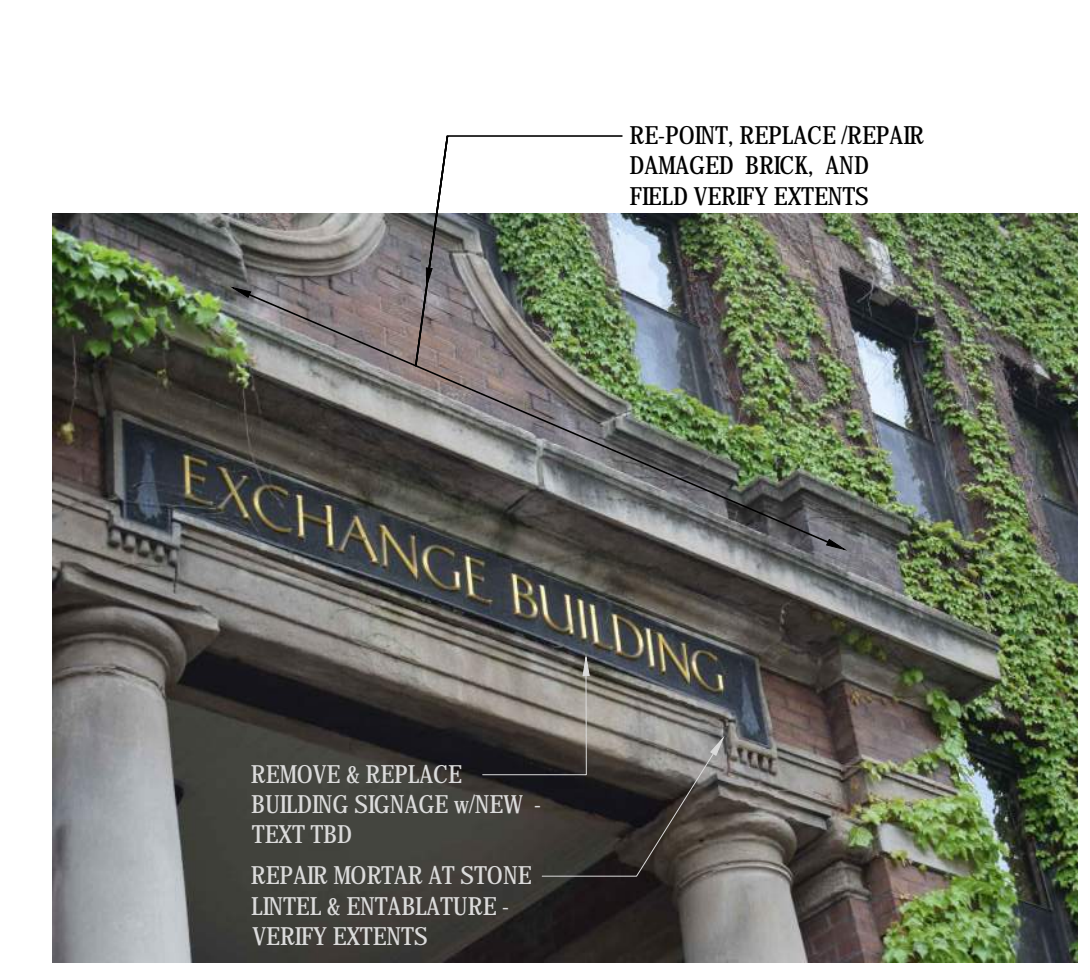
13 A401 FLASHING DETAIL IN COURTYARD
NO SCALE



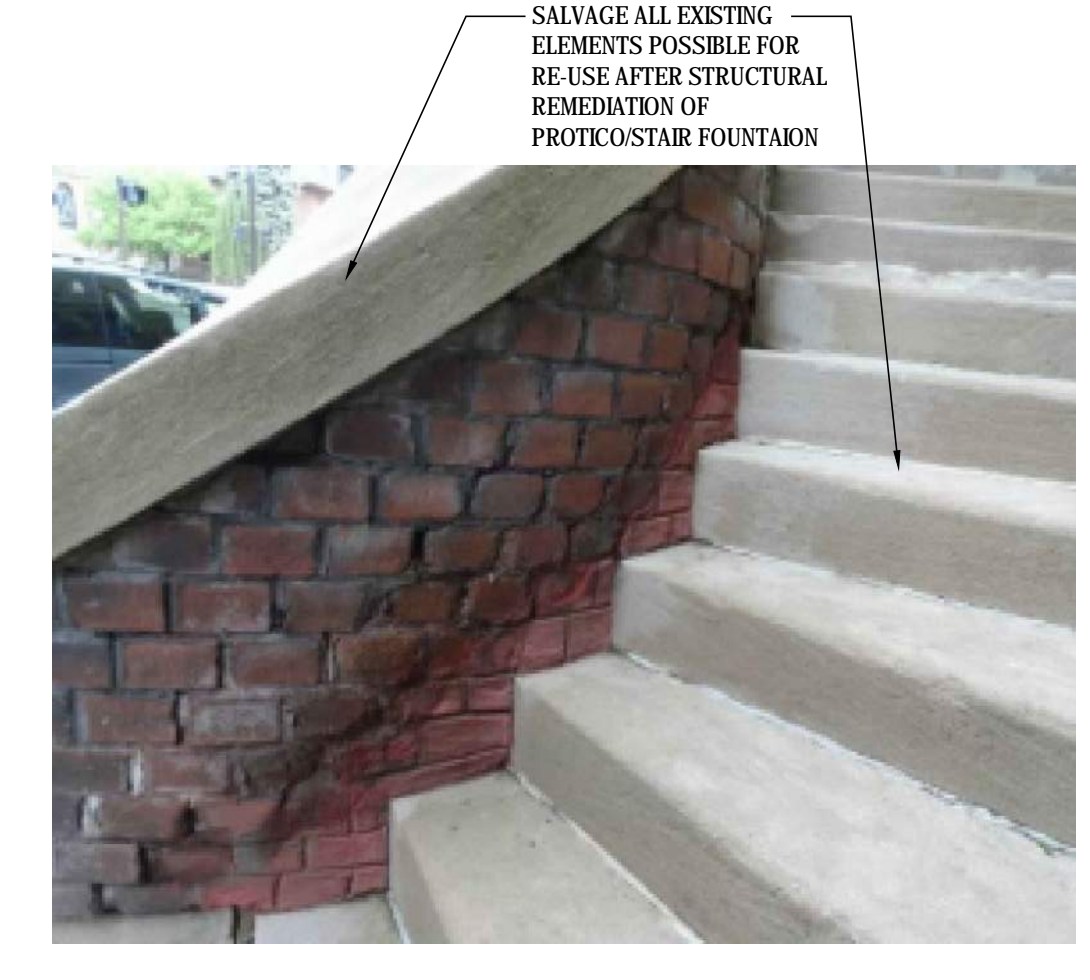
18 A401 DETAIL OF EXCHANGE STREET STAIR
NO SCALE



24 A401 VIEW FROM EXCHANGE STREET
NO SCALE



4 A401 FACE OF EXCHANGE STREET PORTICO
NO SCALE



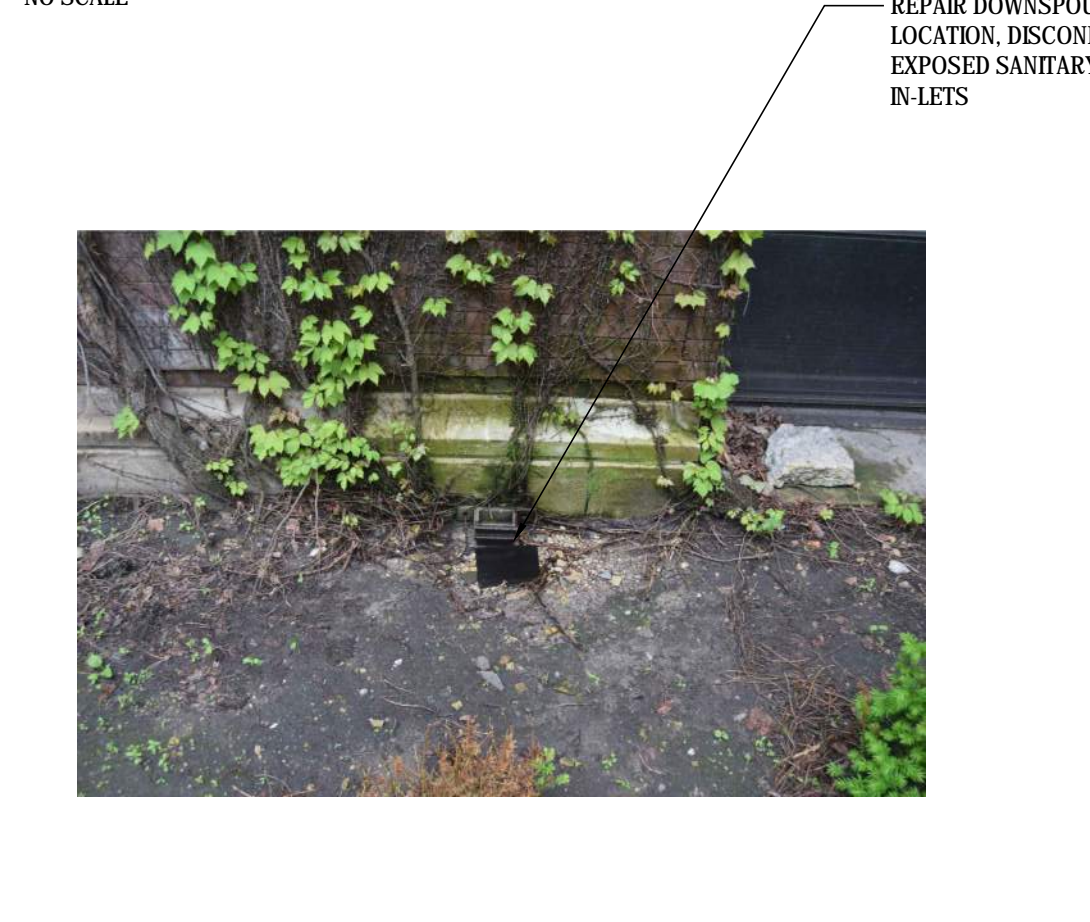
9 A401 DETAIL OF EXCHANGE STREET STAIR
NO SCALE



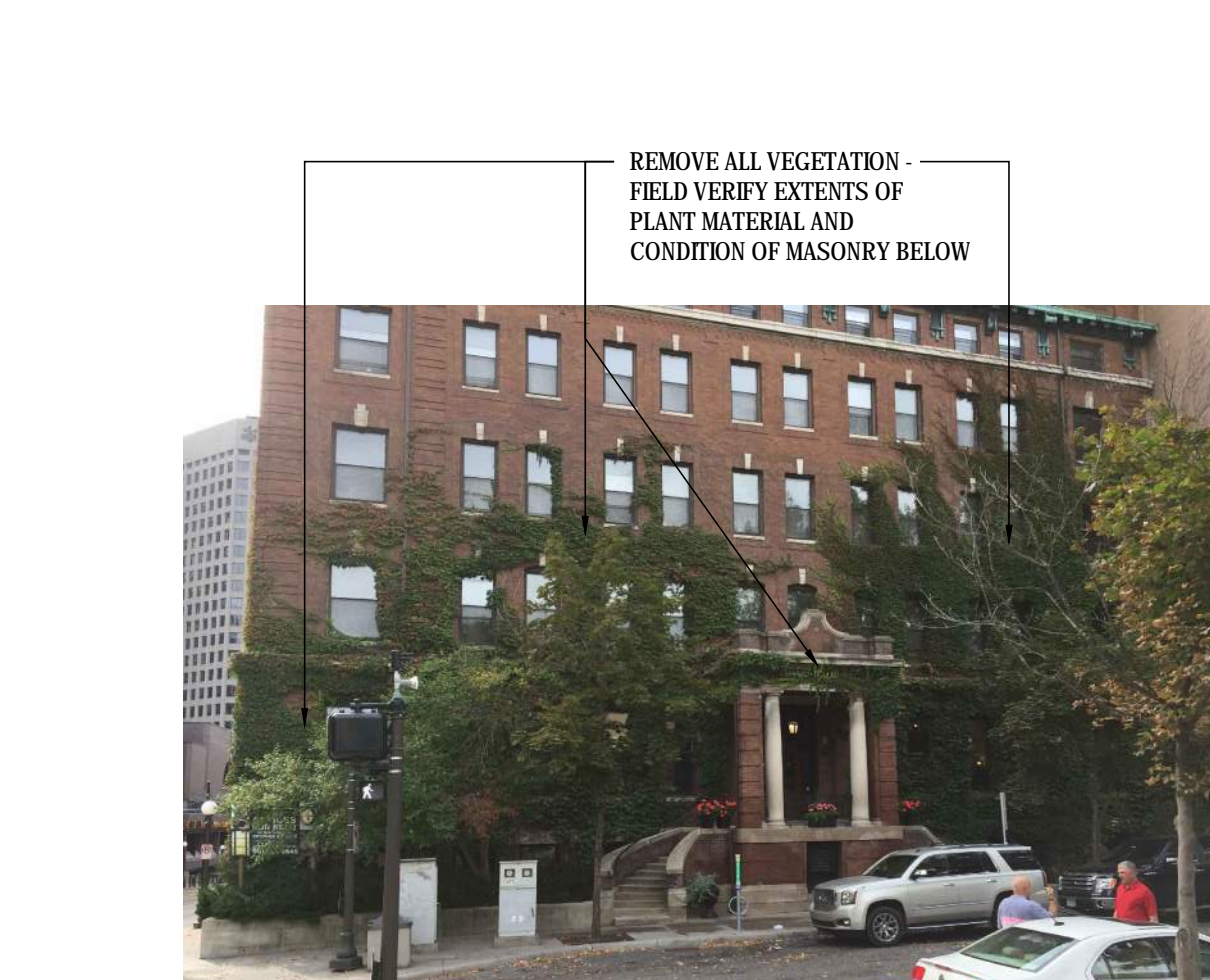
14 A401 DETAIL OF EXCHANGE STREET STAIR
NO SCALE



19 A401 PARAPET EXTENSION
NO SCALE



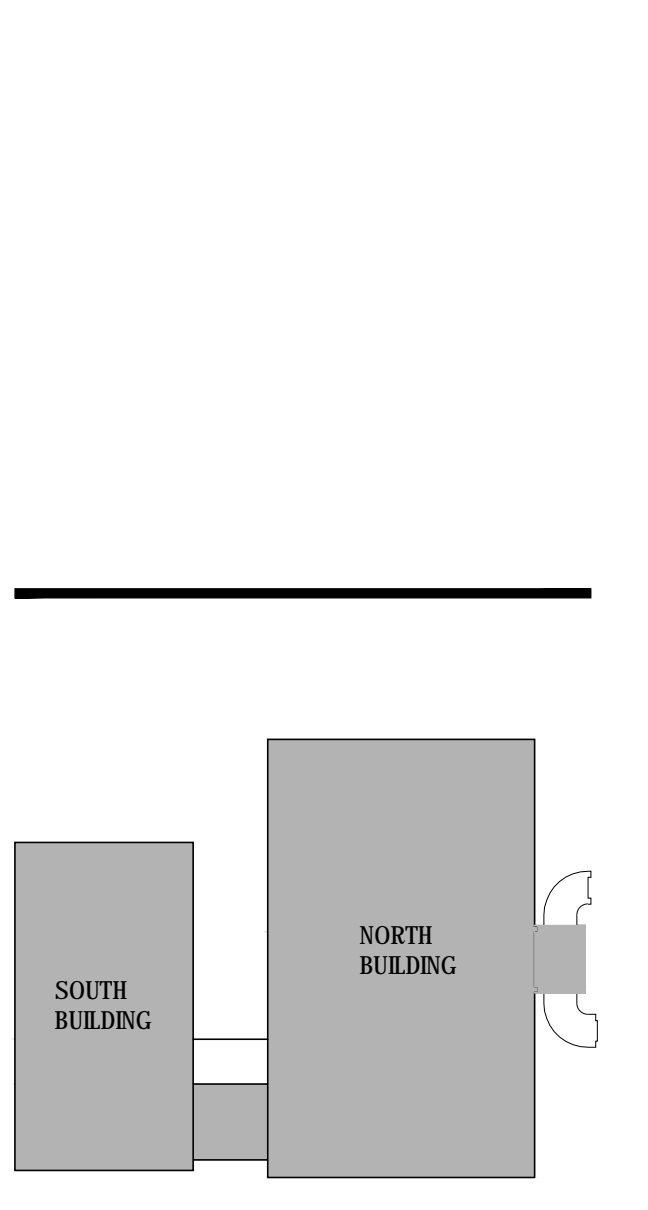
24 A401 VIEW FROM EXCHANGE STREET
NO SCALE



5 A401 VIEW FROM EXCHANGE STREET
NO SCALE

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10 A401 BUILDING ELEVATION GENERAL NOTES
NO SCALE



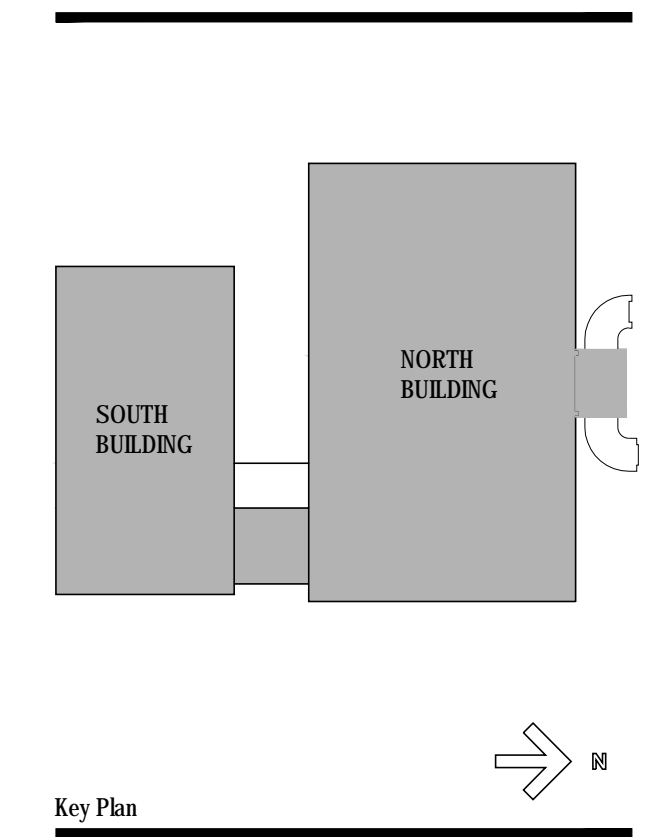
Key Plan

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.
Printed Name: *Jude Halamek*
Signature: *Jude Halamek*
Date: 02/08/2018 License #: 47835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1

EXCHANGE BUILDING
HOTEL CONVERSION
26 E. Exchange Street
St. Paul, MN 55101

EXTERIOR ELEVATIONS
Project - Drawing Number
Date -
Drawn by -
Checked by - **A401**



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1	02/08/2018	-
2	02/21/2018	ADDENDUM 1
3	-	-
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EXCHANGE BUILDING

HOTEL CONVERSION

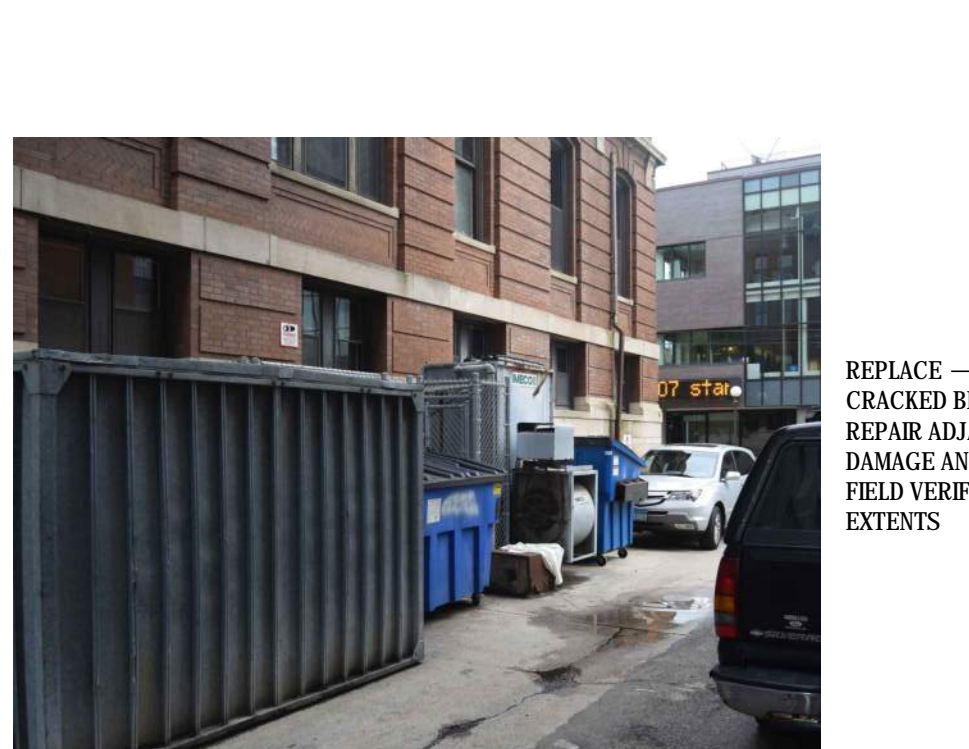
26 E. Exchange Street
St. Paul, MN 55101

EXTERIOR ELEVATIONS

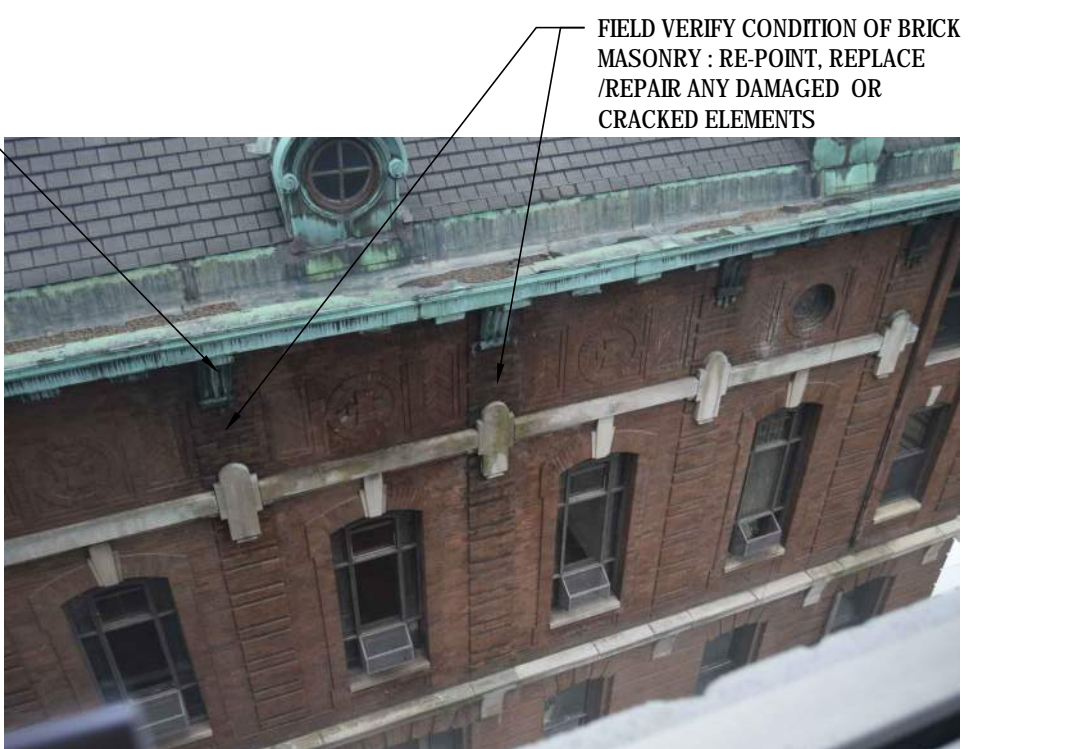
Project: - Drawing Number: -
Date: -
Drawn by: -
Checked by: - **A402**



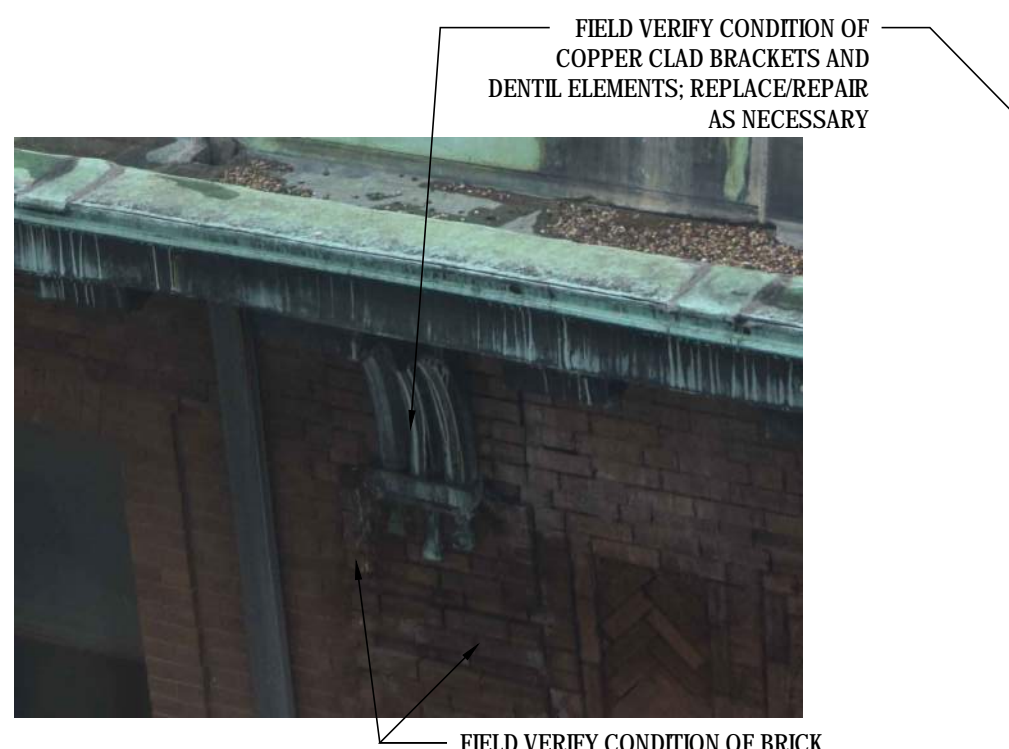
5
A402
NO SCALE
DETAIL AT WINDOW HEAD



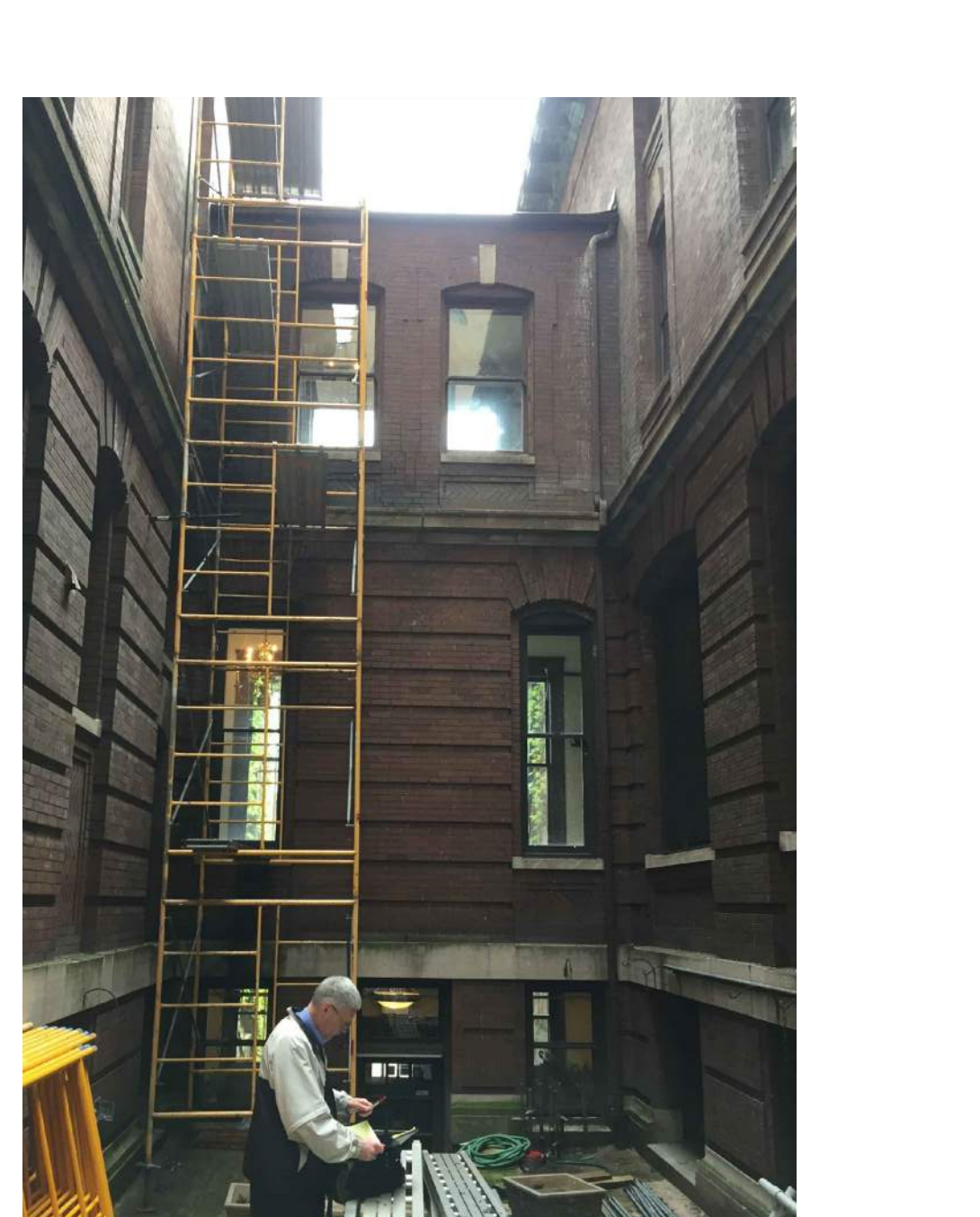
4
A402
NO SCALE
VIEW FROM ALLEY TOWARD CEDAR ST.



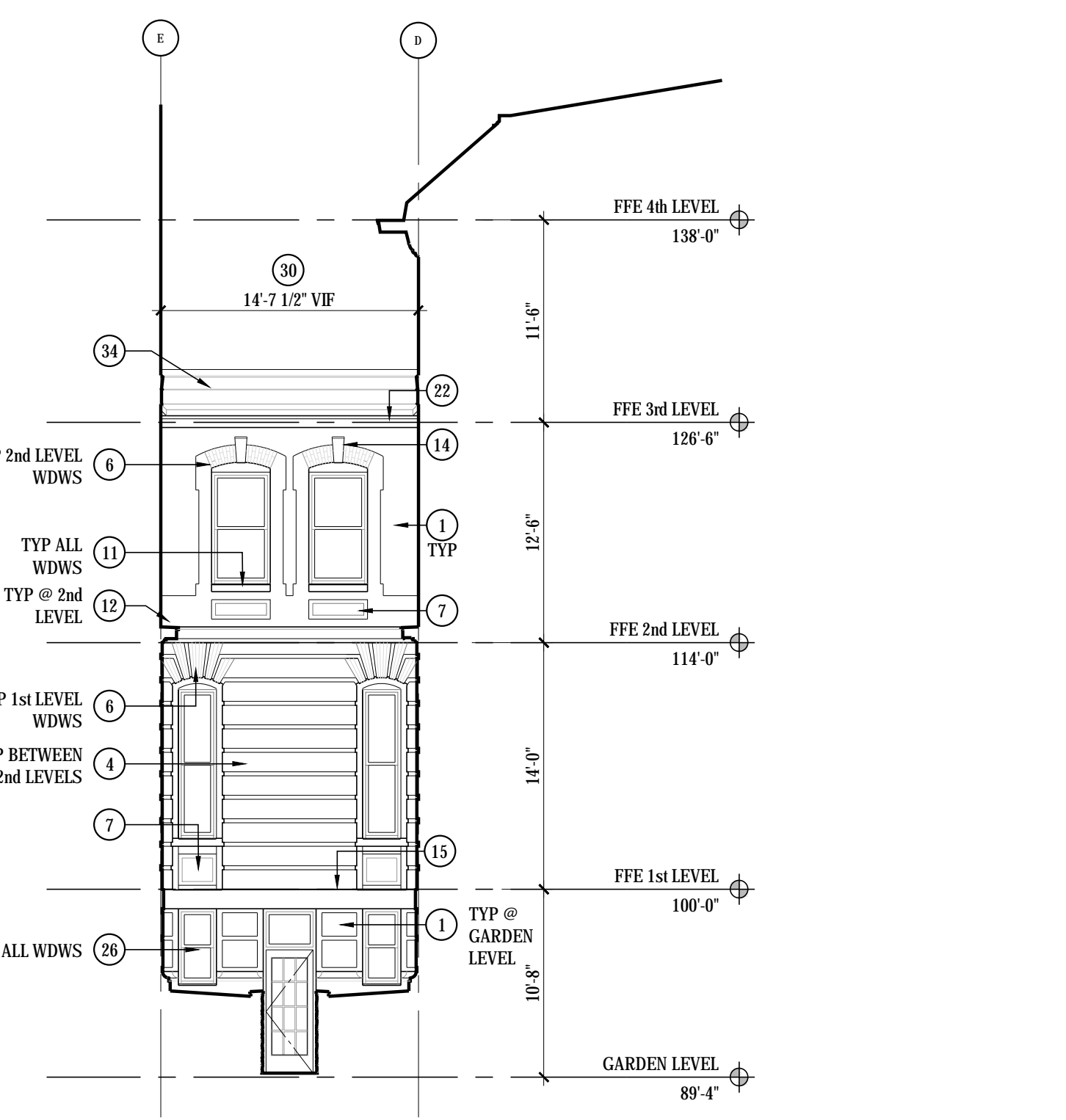
3
A402
NO SCALE
VIEW LOOKING DOWN ON ALLEY SIDE ELEV.



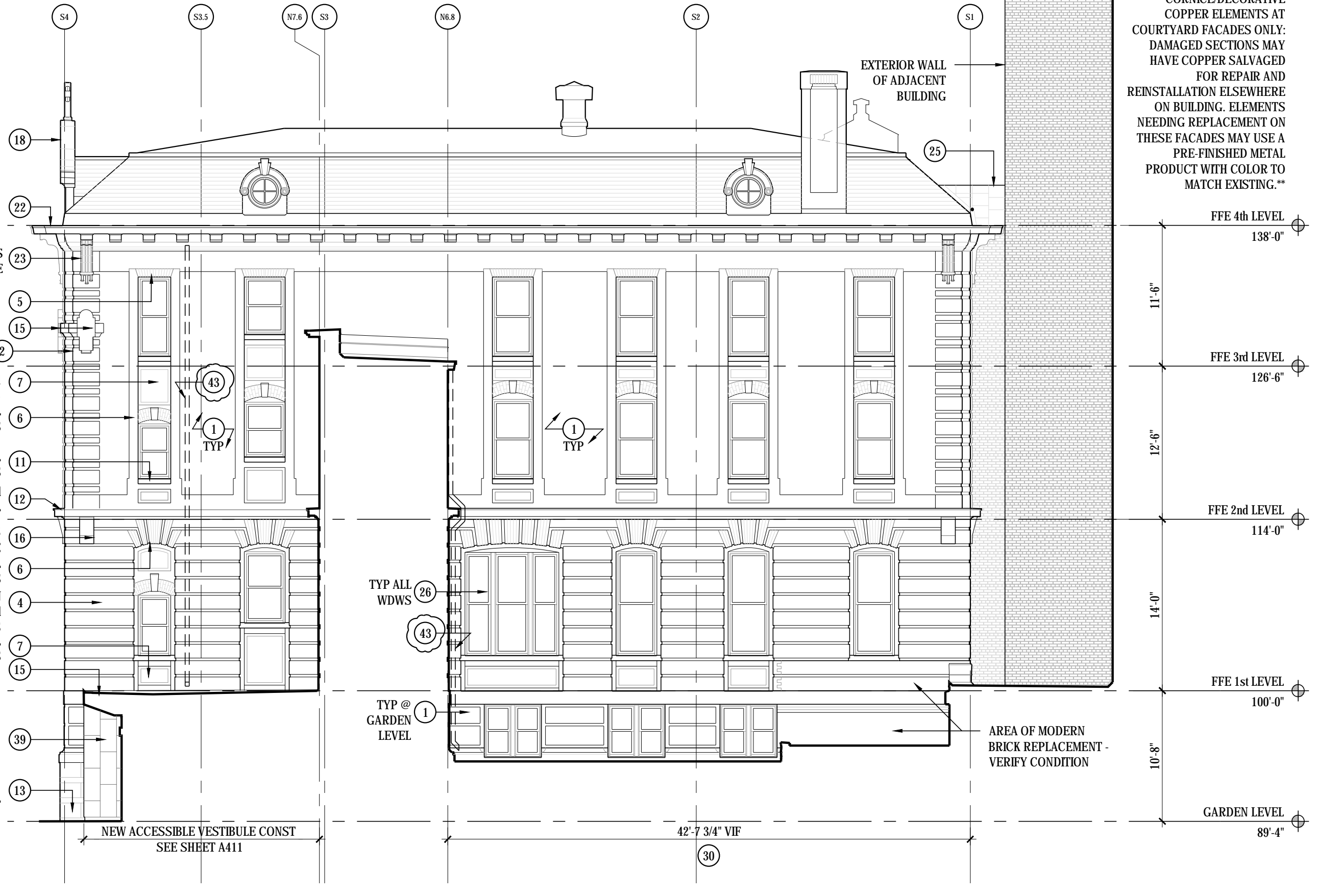
2
A402
NO SCALE
DETAIL AT SOUTH BLDG ROOF LINE



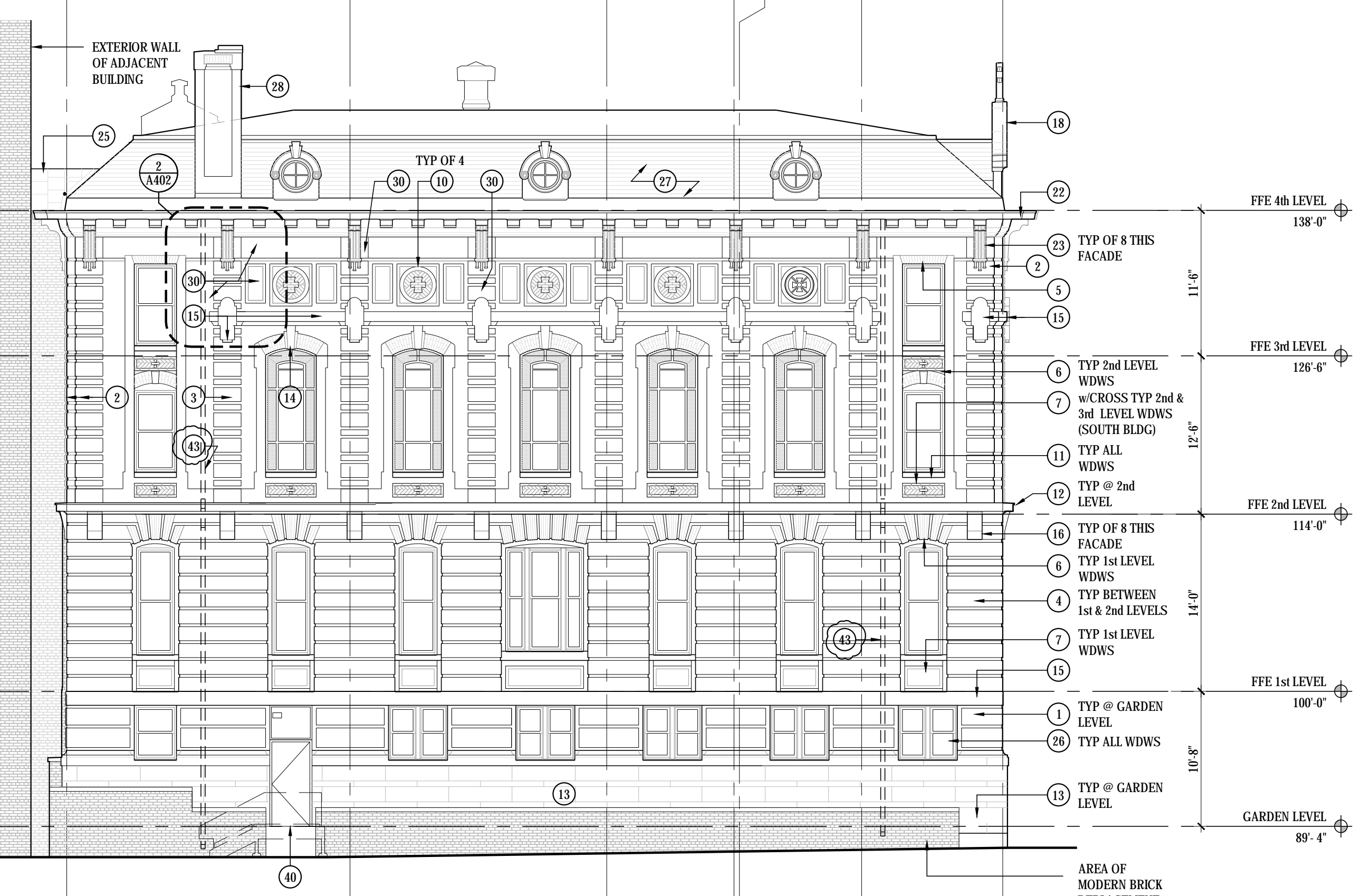
7
A402
NO SCALE
VIEW LOOKING EAST OF COURTYARD LINK



6
A402
1/8" = 1'-0"
COURTYARD ELEVATION LOOKING EAST (LINK)



11
A402
NO SCALE
COURTYARD ELEVATION LOOKING SOUTH



21
A402
1/8" = 1'-0"
ALLEY SIDE ELEVATION (SOUTH BUILDING)

SECTION 04 81 00 - MAINTENANCE OF MASONRY
PART 1 GENERAL
1.1 SUMMARY
A. Section includes spot cleaning (water and chemical), replacement/repair of stone units; repointing mortar joints; grout/sealing; and repair of damaged masonry. For repointing, setting, relaying of historic masonry as shown on the Drawings and as specified in the construction documents and Preservation Briefs 1.2 revised, and 5.7, Department of the Interior, National Park Service, Technical Preservation Services.

1.2 REFERENCES
A. American Concrete Institute
1. ACI 530 - Building Code Requirements for Masonry Structures.
2. ACI 530.1 - Specifications for Masonry Structures.
B. Preservation Briefs:
1. No. 1 - The Cleaning and Waterproof Coating of Historic Buildings, Robert C. Mack, U.S. Department of the Interior, National Park Service, Preservation Assistance Division, Technical Preservation Services.
2. No. 2 - Repointing Mortar Joints in Historic Brick Buildings, Robert C. Mack, John P. Spewak, U.S. Department of the Interior, National Park Service, Preservation Assistance Division, Technical Preservation Services.
3. No. 4 - Grouting of Absorbent Cleaning in Historic Buildings, James E. Gilmore, U.S. Department of the Interior, National Park Service, Preservation Assistance Division, Technical Preservation Services.

1.3 SUBMITTALS
A. Shop Drawings: Contractor to supply all scaffolding drawings for prime. Indicate special supports for the work. Detail shoring, bracing, scaffolding, and temporary or permanent support.
B. Submit the following items in time to prevent delay of work and to allow adequate time for review of submittals, if needed. Do not order materials or start the execution of the work before receiving the written approval.
1. Written certificates from mortar manufacturer should be submitted stating that it has tested the repointing mortars and has successfully completed the testing methodology for the installation of the mortar, or have met alternative workmanship qualifications acceptable to the manufacturer, or provide written certification from the manufacturer that site testing services have been contacted. In lieu of testing, documented experience exceeding successful limestone mortar installations may be acceptable.
2. Samples of all specified materials and Manufacturer's Data Sheets (MDS) as appropriate.
3. Certificates, except where the material is labeled with such certification by the producer of the materials, that all materials supplied comply with all the requirements of these specifications and the appropriate standards.
4. Color-matched repointing mortar samples to existing mortar or specified alternative.
5. Written verification that all specified items will be used. Provide purchase orders, shipping tickets, receipts, etc., to prove that the specified materials were ordered and received.
6. Restoration Program: Submit written program for each phase of restoration process including protection of surrounding material on building and site during operations. Describe in detail materials, methods and equipment to be used for each phase of restoration work. (Contractor proposal can serve this purpose.)
C. Product Data: Submit data on cleaning components, cleaning solutions, and manufacturer's product literature for each product.
D. Samples: Submit four sets of samples of masonry units to illustrate color, texture, and extent of color range to match existing where replacements are necessary.
E. Manufacturer's Installation Instructions: Submit installation procedures for products selected for use, manufacturer's installation instructions, perimeter conditions requiring special attention, and test data indicating compliance with requirements, and installation instructions.

1.4 SUBSTITUTIONS
A. If alternative methods and materials to those indicated are proposed for any phase of restoration work, provide written description, and program of testing to demonstrate effectiveness for use on this project. Provide documentation showing compliance with the requirements for substitution and the following information: Coordination information; list of materials to be substituted; list of changes needed to accommodate the substitution.
B. A comparison of the substitution with the specified products and methods, including performance, weight, size, durability, and visual effect.
C. Certification that the substitution conforms to the contract documents and is appropriate for the applications indicated. Material substitution requests must be accompanied by independent laboratory test reports from a firm designated by the architect to establish equivalent performance levels and specification compliance. The submitting party shall pay for testing.

1.5 QUALITY ASSURANCE
A. Perform Work in accordance with ACI 530 and ACI 530.1 requirements.
B. All repointing must be performed by a craftsman that is familiar with historic lime mortar formulations, curing conditions and performance characteristics. Work must be performed by a firm having not less than 3 years successful experience in comparable masonry restoration projects and employing personnel skilled in the restoration process and operations indicated.
C. Only skilled journeyman masons who are familiar and experienced with the materials and methods specified and are familiar with the design requirements shall be used for masonry restoration. One skilled journeyman mason, trained and certified by the specified manufacturer, shall be present at all times during masonry restoration and shall personally direct the work.
D. Source of Materials: Obtain materials for stone repair and mortar repointing from a single manufacturer/source to ensure match quality, color, texture, and finishing.
E. Test Panels: Before full-scale application, test products to be used on actual building to be approved by the Architect.

1.6 INSTALLATIONS
A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum five years documented experience.
B. Installer: Company specializing in performing Work of this section with minimum five years documented experience.

1.7 MOCKUP
A. Construction Mock-up: Prior to start of general masonry restoration, prepare the following sample panels and sample areas on building where directed by Architect. Obtain Architect's acceptance of visual qualities before proceeding with the work.
B. Mortar Repointing: Prepare 2 separate sample areas of approximately 5 feet high by 3 feet wide for each type of repointing required, one for demonstrating methods and quality of workmanship expected in removal of mortar from joints and the other for demonstrating quality of materials and workmanship expected in pointing mortar joints. Prepare, install and finish each sample according to specifications. Sample must be applied to the actual masonry. Samples should cure a minimum of 14 days prior to Architect approval.
C. Stone Finishing With Stone Repair Mortar: Prepare separate sample area of a masonry unit for each type of stone patch repair required (ornamental and face stone). Prepare, install and finish each sample according to specifications. Sample must be applied to the actual masonry. Samples should cure a minimum of 14 days prior to Architect approval.
D. Cleaning: Areas slated for cleaning are small. Prepare 3 separate spot cleaning sample areas for each type required to determine the extent of cleaning, cleaning methods, dwell time, and cleaning products. One test sample MUST consist of a test water wash at low psi using a flat 25.50 degree wide spray stainless steel tip. Evaluate and air temperatures at the time of testing each possible solution. Architect to be present during mockup preparation. Note: cleaning detergent or chemical mix, psi, nozzle orifice distance from wall face, dwell times, and any other specific cleaning procedures.
E. Repair, using different cleaning methods up to three locations, until acceptable without causing surface damage.
F. Locate where directed by Architect.

1.8 ACCEPTABLE PANEL TESTING RESULTS OF RESTORATION AND CLEANING WILL BE ACCEPTED STANDARD FOR THE WORK OF THIS SECTION. RETAIN ACCEPTABLE PANELS IN UNDISTURBED CONDITION, suitably marked, during restoration as a standard for finishing completed work.

1.9 MEETING REQUIREMENTS
A. Convene minimum one week prior to commencing work of this section.
B. DELIVERIES, STORAGE, AND HANDLING
1. Deliver masonry, stone, and all other materials neatly stacked and tied or on pallets. Stone clear of ground with adequate waterproof covering.
2. Store all mortar ingredients in manufacturer's packaging, or when delivered loose, with adequate waterproof covering.
3. Deliver materials to site in manufacturer's original unopened containers and packaging, bearing labels as to type and names of products and manufacturers.
4. Deliver and store restoration material in manufacturer's original, unopened containers with the grade, batch and production data shown on the container or packaging.
5. Protect restoration materials during storage and construction from wetting by rain, snow or ground water, and from staining or incineration with earth or other type of materials.
6. Protect mortar and other materials from deterioration by moisture and temperature. Store in a dry location in air waterproof containers. Keep containers tightly closed and away from open flames. Protect liquid components from freezing. Apply with manufacturer's recommendations for minimum and maximum temperature requirements during storage.
7. Comply with the manufacturer's written specifications and recommendations for mixing, application, and curing of repointing mortars and patching materials.
8. Deliver products in time to avoid construction delays.
9. Deliver and store products in manufacturer's original packaging with identification labels intact.
10. Stone products protected from weather and temperature and humidity conditions recommended by manufacturer.

1.10 ENVIRONMENTAL REQUIREMENTS
A. Cold Weather Requirements: In accordance with ACI 530.1 when ambient temperature or temperature of masonry units is less than 40 degrees F (4 degrees C) or results for at least 48 hours after completion of work.
B. Do not use freeze resistant materials mixed or coated with ice or frost. Do not lower the freezing point of mortar by the use of admixtures or anti-freeze agents, and do not use chlorides in the mortar.
C. Hot Weather Requirements: In accordance with ACI 530.1 when ambient temperature is greater than 100 degrees F (38 degrees C) or surface and ambient air temperature is greater than 90 degrees F (32 degrees C) with wind velocity in mph (13 km/h). Prepare pointing during hot weather by completing process on the shady side of the building or schedule installation of materials during cooler evening hours to prevent premature evaporation of moisture from the mortar.
D. Do not apply products under conditions outside manufacturer's requirements, which include:
1. Surfaces that are frozen, allow complete thawing prior to installation.
2. When surfaces are to be repaired, they should remain above 40 degrees F for at least 8 hours after application.
3. Wind conditions that may blow materials onto surfaces not intended to be treated.
4. Less than 24 hours after a rain.
5. When rain is expected less than 6 hours after installation.

1.11 SEQUENCING
A. Perform repointing after cleaning masonry surfaces.
B. OTHER PROJECT CONDITIONS
1. Protect persons, motor vehicles, building site and surrounding buildings from injury resulting from masonry restoration work. This includes surface areas on adjacent wall surfaces or roofs not included in this scope of work.
2. Prevent repointing mortar from staining the face of masonry or other surfaces to be left exposed. Immediately remove all repointing mortar that comes in contact with such surfaces.
3. Complete partially completed work when work is not to progress.
4. Protect sills, ledges and projections from droppings.
5. Damage occurring to the building as a result of work of this section of the Contractor's failure to protect against such damage shall be the Contractor's responsibility. The Contractor shall restore damaged areas to the complete satisfaction of the Architect as to expense to the Owner.

1.12 WARRANTY
A. Provide manufacturer's standard warranty for not less than one year, commencing on the date of Substantial Completion.
B. SCHEDULING
A. Perform cleaning, washing, stripping, repointing, etc., to exterior masonry and stone between hours of 7 AM to 6 PM as agreed to with the Owner.

PART 2 PRODUCTS
2.1 REPOINTING MORTAR MATERIALS
A. Repointing mortar shall be prepared and placed in accordance with the Department of the Interior National Park Service Cultural Resources Preservation Briefs 2: "Repointing Mortar Joints in Historic Brick Buildings," Revised October 1998, and in accordance with the guidelines set forth by the Secretary of the Interior's Standards for Rehabilitation.
B. The repointing mortar shall match the original in color, grain size, and texture. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same inherent proportions of the original mortar.
C. All replacement mortar ingredients and mortar formulations will be established from test data gathered from the original materials sampled from the site.
D. Test sampling analysis to be completed by a qualified testing agency and report provided to Architect.
E. Mortar Testing Agency
1. American Engineering Testing Agency
2. Brunel Institute
3. Or approved qualified agency
F. The testing laboratory shall supply a ready mixed mortar sample sufficient size for a mock up sample at the site.
G. Making of individual mortar ingredients at the construction site will not be permitted.
H. Repointing mortars shall be prepared in single containers in a factory controlled environment. All ingredients will be converted from volume measurements to weight measurements to ensure quality production of the mortar.
I. All containers shall be marked including manufacturing date and batch number. Manufacturer is required to maintain production sampling procedures for each batch for quality control purposes. Manufacturer to provide samples of proposed materials for mock up panels at the site. All pre-blended products are to meet applicable ASTM standards and proper specification requirements.

2.2 MASONRY RESTORATION AND CLEANING
A. Masonry Cleaners shall be in accordance with the Department of the Interior National Park Service Cultural Resources Preservation Brief 1: "The Cleaning and Waterproof Coating of Historic Buildings," and Preservation Brief 2: "Types of Historic Brick Buildings," and in compliance with the guidelines set forth by the Secretary of the Interior's Standards for Rehabilitation.

MAINTENANCE OF MASONRY SPECIFICATION
NO SCALE

Cleaning/repaint procedure: If water wash is used, it shall be used on a pressure washer (see item 1) for acceptable manufacturers of alternate cleaning products. Pressure to be measured at the gun or as closely to it as possible - 200-300 psi may be satisfactory; 400-800 psi (field test psi ratings) are more typical. A bristle brush may be used to supplement the water wash as long as it does not remove or damage the limestone surface. Nozzle size and configuration: Stainless steel tip with 25.50 degree wide spray. Distance from nozzle orifice and the surface being cleaned shall be evaluated and noted during the mock-up phase.

3. Algae growth: Treat areas of algal growth with an anti-fungal agent prior to masonry cleaning.
4. Sample cleaning area: An initial test cleaning sample with hot water at low psi is required to evaluate the methods effectiveness and establish a baseline for cleaning techniques. Work with architect to determine locations of cleaning test panels (1x1').
5. All cleaning techniques should use the gentlest means possible to avoid etching, staining, bleaching, or masonry damage.
6. The goal of the masonry cleaning is to remove 10% of carbon soiling but to generally enhance the stone by removing sufficient particulate caused by pollution. Architect will establish parameters on-site for acceptable levels of cleaning.
7. Heavily soiled areas (filthy carbon and sulfates): The undersides of limestone sills, ornament, block courses, etc., may require abrasive cleaning methods or additional applications of cleaner to achieve successful results.
8. Dried stains: For all cleaning methods, testing and implementation, dwell times shall be closely watched and adhered to in an effort to avoid damaging the masonry (etching the surface).
9. Properly protect all adjacent wall surfaces, rods, crack faces, windows, doors, glass, adjacent plant material, etc., from over-spray.
10. Cleaning Materials:
a. PROSOCCO, Inc., 2741 Gateway Circle, Lawrence, KS 66048, ASD, Tel: 800/251-4255 or 783/865-0200, Fax: 783/839-9797, Email: marketing@prosocco.com, www.prosocco.com
b. Driedich Technologies, Inc., 7375 South 68 Street, Oak Creek, WI 53154, Tel: 800/231-3550 or 414/714-0058, Fax: 414/714-0952, Email: dtech@excep.com, www.driedichtechnologies.com
c. Or approved qualified Substitution

2.3 COMPONENTS
A. Cleaning Agent: Premixed solvent cleaner type.
B. Blasting Sand: NOT permitted.
C. Mortar Materials: mix as determined by Testing Agency.
D. Stone: Inset into stone existing (carved and ornamental).
E. Brick: Solid face brick to match existing color and texture (60/4).
F. Brick: Solid common brick to match existing color and texture (mountain-park-back).
PART 3 EXECUTION
3.1 EXAMINATION
A. Verify surfaces to be cleaned and restored are ready for work of this section.
B. Examine conditions, with installer present, for compliance with requirements for installation tolerances and other specific conditions, and other conditions affecting performance of unit masonry.
C. Do not proceed until satisfactory conditions have been corrected.
D. Verify that substitutes are acceptable for product installation. Do not begin until substitutes meet manufacturer's requirements.
E. Do not begin until test panels have been approved by Architect and Owner.
F. Replacement of masonry units to be confirmed by Project Architect prior to execution.

3.2 PREPARATION
A. Clean masonry work of this section from damage or degradation.
B. Immediately remove stains, efflorescence, or other excess resulting from work of this section.
C. Protect roof eaves and flashings from damage. Lay 1/2 inch plywood on roof surfaces over full extent of work area and traffic route.
D. Provide waterproof dams to divert flowing water to exterior drains and catch basins.
E. Carefully remove and store fixtures, fittings, fishing hardware, accessories.
F. Close off, seal, mask, and/or board up doors, windows, and surfaces not receiving work of this section to protect from damage.
G. Construct dust proof and waterproof partitions to close off occupied areas, if any.

3.3 INSTALLATION
A. Repointing:
33154 Cut out damaged and deteriorated masonry with care in manner to prevent damage to adjacent remaining materials.
33155 Shore or support structure in advance of cutting out units to maintain stability of remaining materials. Cut away loose or unsound adjoining masonry and mortar to provide firm and solid bearing for new work. Cut out full units from joint to joint and in a manner to permit the replacement of full size units.
33156 Build in reclaimed masonry units following industry standard procedures for new work.
33157 Mortar beds as determined by testing agency to match existing.
33158 Ensure anchors, ties, reinforcing, stone cramps and ledges, and flashings are correctly located and built in.
33159 Install built in masonry work to match and align with existing, with joints and coursing true and level, faces plumb and in line. Built in openings, accessories and fittings.
33160 Re-use masonry to the fullest extent possible. Integrate new replacement masonry in concealed areas or shielded from public view.
33161 All new brick units to be solid, no voids, consisting of salvaged historic matching material.
33162 Build new masonry to the full thickness as shown on drawings. Key brick or stone into existing structure wherever possible providing mortar as required.

B. Repointing:
1. Leave one intact and serviceable example of original mortar on the building; location and size to be determined with Architect.
2. All joints (unless otherwise noted) shall be raked back to sound, solid, back up material. All raking out shall leave a clean, square face at the back of the joint to provide for maximum contact of pointing mortar with the masonry back up mortar. Shadow or feather edging shall not be permitted.
3. Existing mortar joints shall be raked out a minimum depth of 2.5 times the height of the existing mortar joints, however, so as not to compromise the structural stability of the wall; the joint should not be raked out more than half the width of the masonry unit.
EXAMPLES:
a. 1/4" Mortar joint needs to be cut out to a depth of 3/16" minimum
b. 1/2" Mortar joint needs to be cut out to a depth of 1/8" minimum
c. 1/2" Mortar joint needs to be cut out to a depth of 5/8" minimum
d. 1/2" Mortar joint needs to be cut out to a depth of 1 1/4" minimum
e. 3/4" Mortar joint needs to be cut out to a depth of 1 1/8" minimum
f. 1" Mortar joint needs to be cut out to a depth of 1 1/2" minimum
4. Unlike hand work and power tools only after test results determine no damage to masonry units results. Vertical joints (head joints) SHALL NOT be raked out using rotary power saws. All vertical head joints must be removed by hand in stone work unless a demonstration can be made that rotary saw can be operated without causing joint joint. "Sawing" vertical joints on brick or stone may be approved for cutting with rotary power saws pending a successful demonstration by the Architect.
5. Do not damage masonry.
6. Existing horizontal mortar joints (bed joints) that are filled with a hard Portland mortar may be raked out using a diamond blade that is narrower than the joint width. The middle one-third of the mortar joint may be cut using a rotary power saw. The remaining mortar shall be removed from the mortar joints by hand using masonry chisel or pneumatic carving tool powered by air.
7. Existing historic mortar shall be removed using only small-headed chisels that are no wider than half the width of the existing masonry joints.
8. Contractor shall not reduce the existing masonry joints. The surrounding masonry edges shall not be spalled or chipped in the process of mortar removal. Damage to surrounding stone resulting from rotary blade over running shall be permitted. Contractor shall replace or back out stone damaged during mortar removal with replacement units that match the original color, texture, and grain.
9. Fresh, warm, blow out, or fresh joints will water to remove dust and loose debris, working from top to bottom of wall.
10. Exposed surface of masonry adjacent to joint shall be wet prior to repointing. Maintain a water sprayer on site at all times during the repointing process.
11. Walls should be pre-soaked with water 10 minutes prior to pointing.
12. Raise masonry joint with water to remove dust and mortar particles. Time the testing application so that at the time of pointing excess water has evaporated to run off. Joint surfaces should be damp but free from standing water.
13. Mortar shall be mixed according to manufacturer recommendations. The mortar material shall resemble the consistency of brown sugar during installation. This three consistency enables the material to be tightly packed into the joint and allows for cleaner work and prevents shrinkage cracks as the mortar cures.
14. Joints shall be pointed in layers or "blows" where the joints are deeper than one and one-quarter inch (1 1/4 inch or 30mm). Apply in layers not greater than 1/2 the depth but not more than 1 1/4 inch or until a uniform depth is formed. Compact each layer thoroughly and allow it to become damp/hard before applying the next layer.
15. LIFT EXAMPLES:
a. 3/16" joint depth (1/8" joint existing) joint in one lift
b. 3/16" joint depth (1/8" joint existing) joint in one lift
c. 5/8" joint depth (1/4" joint existing) joint in one lift
d. 5/16" joint depth (5/8" joint existing) joint in one lift
e. 1 1/4" joint depth (1/2" joint existing) joint in one lift
f. 1 7/8" joint depth (3/4" joint existing) joint in two lifts approx. 1" each
g. 2 1/2" joint depth (1 1/2" joint existing) joint in three lifts approx. 3/4" (ea.)
h. over 2 3/4" joint depth: joint in lifts of no more than 1 1/4" (each)
16. When mortar is thump/punch hard the joints shall be finished to match the original historic joint profile.
a. Indent Limestone: raked joint
b. Face brick: raked joint
c. Confirm with Architect once scaffold is erect and direct inspection of protected area is possible.
17. Keep mortar from drying out to crack. Protect from direct sun. Wash work for the first 72 hours after installation. Thoroughly soak the wall after the mortar has set and the finish joint profile is complete. Water soaking the wall is to be carried out the (9) separate times allowing the wall to dry out between applications. Freshly finished areas will plastic sheeting for the first 24 hours after installation.
18. One (9) wet and dry cycles are required and can usually be completed immediately after installation by water soaking the repointing work three times per day for three days. Nine (9) wet and dry cycles may take two days or one week depending on the conditions of the wall and site environment.
19. Acceptable curing methods include covering the repointed wall with plastic sheeting, periodic hand misting, and periodic mist spraying using a system of pipes, mist heads, and timers.
20. Adjust curing methods to ensure that the pointing mortar is damp without eroding the surface of the mortar.

C. Cleaning Existing Masonry:
1. Clean only the areas specified in the exterior elevation drawings.
2. Clean all exposed surfaces of masonry to be cleaned using methods specified so that resulting surface has a uniform appearance.
3. When cleaning stains and tough dirt, test masonry for composition and select appropriate cleaner in accordance with manufacturer's instructions and recommendations; use cleaner and cleaning methods selected to minimize damage to surfaces and deterioration of appearance.
4. Mockup testing will determine the most appropriate cleaning solution, treatment, dwell time, psi, and nozzle orifice distance from wall surface.
5. Install and clean up as per manufacturer's recommendations and standards.
6. Capture, store, and dispose of all cleaning products, over-spray, work, and other waste as per EPA and local government standards.
D. INSTALL WORK in accordance with State and local Municipality standards.

3.4 CLEANING
A. As work proceeds and on completion, remove excess mortar, smears, droppings.
B. Clean surrounding surfaces.
C. REPAIR OF MASONRY
1. Remove metal anchors and filling blocks.
2. Repair patch and fill cracks, voids, defects, and damaged areas to satisfaction of the Architect; allow repair materials to cure completely.
3. Seal joints with sealant and allow to cure completely.
END OF SECTION

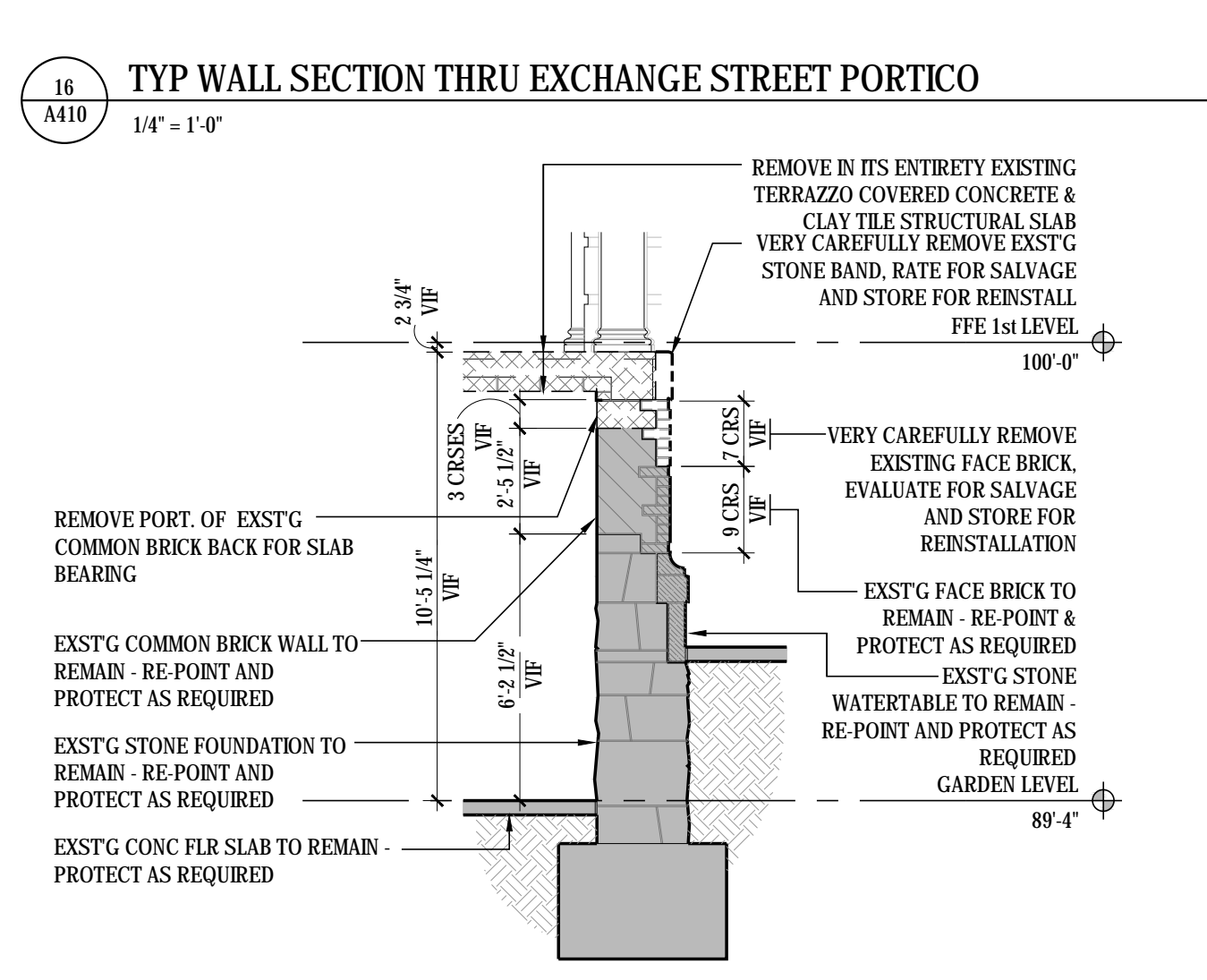
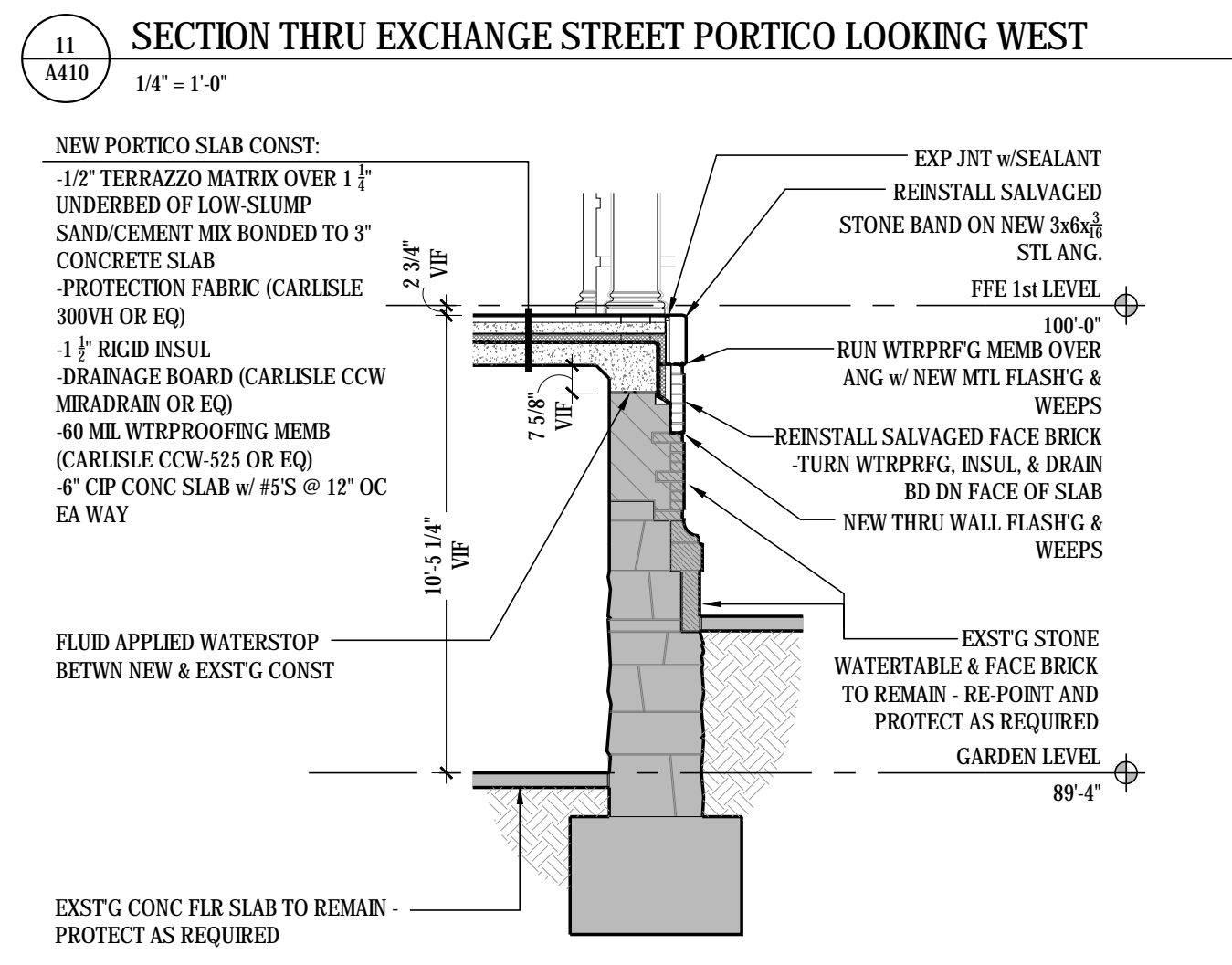
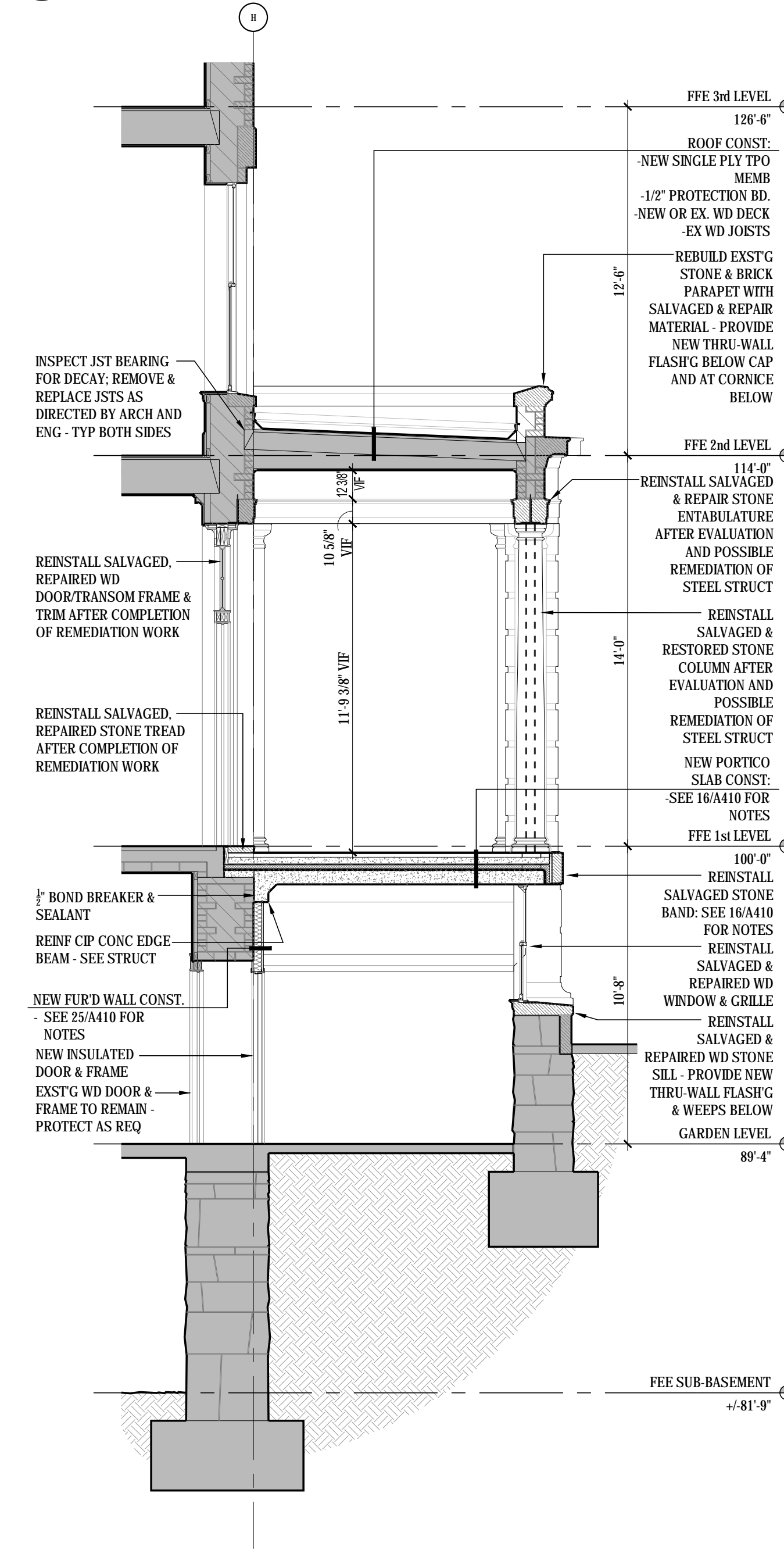
1. THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC DRAWINGS.
2. THE SITE AND BUILDING ARE LISTED IN THE NATIONAL HISTORIC REGISTER OF PLACES. THE WORK IS FUNDED IN PART WITH FEDERAL AND STATE HISTORIC TAX CREDITS AND MUST MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RELEVANT GUIDELINES ISSUED BY THE NATIONAL PARK SERVICE.
3. NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
4. NOTIFY ARCHITECT PROMPTLY IF ANY EXISTING CONDITIONS CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
5. COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
6. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. MINIMIZE DISRUPTION TO ADJACENT AREAS.
7. MINIMIZE NOISE TO A LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER.
8. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
9. ALL SHUTDOWS OR MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
10. REMOVE IN THEIR ENTIRETY ALL VINES AND PLANT MATERIAL FROM THE STRUCTURE. WORK SHALL BE PERFORMED IN THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGE TO BUILDING MATERIALS.
11. SCOPE OF MASONRY RE-POINTING:
-100% OF INTERIOR COURTYARD AREA - THREE FACADES DEFINED BY AREA BETWEEN GRIDS D & E, WEST OF GRID 6A
-ALL OTHER FACADES BASED UPON AN ASSUMED AREA OF 5% (EACH) WITH FINAL SCOPE TO BE VERIFIED AFTER REMOVAL OF VEGETATIVE MATERIAL AND CLEANING OF MASONRY.
12. CLEAN ALL BUILDING SURFACES TO REMOVE EFFLORESCENCE, DIRT, DEBRIS AND ANIMAL DROPPINGS EMPLOYING THE GENTLEST MEANS POSSIBLE.
13. WHERE MASONRY REMOVAL IS REQUIRED, CAREFULLY EXTRACT ALL MATERIAL FOR POSSIBLE SALVAGE AND RE-USE AT OTHER LOCATIONS.

1. FACE BRICK: COMMON BOND WITH FLEMISH HEADER COURSES ALTERNATING EVERY SIXTH AND THIRD COURSES
2. FACE BRICK QUINCY: 1' NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
3. FACE BRICK PLASTER: 1' NOMINAL PROJECTION, ALTERNATING IN HEIGHT BY FIVE COURSES AND TWO COURSES
4. FACE BRICK BAND: 1' NOMINAL PROJECTION; FIVE COURSES HIGH
5. FACE BRICK "JACK" ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
6. FACE BRICK "SEGMENTAL" ARCH WITH ALTERNATING ROWLOCK AND SOLDIER COURSES
7. FACE BRICK "SOGMAINT": RUST HERRINGBONE BOND WITH SOLDIER COURSE FRAME
8. FACE BRICK: NOMINAL 1/4" PROJECTED FRAME, AROUND WINDOWS WITH ALTERNATING HEADER/STRETCHER COURSES ON JAMES AND ROWLOCK/SOLDIER COURSES AT SILL
9. FACE BRICK: NOMINAL 1/4" PROJECTED ROWLOCK FRAME AT ROUND WINDOW WITH STONE KEYSTONES IN EACH QUADRANT
10. FACE BRICK: MEDALLION WITH CORBEL CROSS PATTERN, HERRINGBONE FIELD AND ROWLOCK FRAME
11. STONE SILL BLOCK
12. 2 PICE STONE CORNICE
13. STONE MASONRY WATERTABLE WITH ALTERNATING NOM. 14" TALL 8" TALL COURSES & 4" NOMINAL OEGEE CAP COURSE
14. STONE KEYSTONE BAND
15. STONE MASONRY BOND
16. STONE CORNICE BRACKET
17. 2 PICE STONE BAND WITH NOMINAL 4" TALL PANELS CENTERED ON QUINCY'S PLASTERS
18. 2 PICE STONE PARAPET CAP
19. STONE COLUMN WITH DORIC CAP
20. STONE ENTABLATURE WITH METAL BUILDING SIGNAGE
21. WROUGHT IRON RAILING
22. COPPER CLAD WOOD CORNICE WITH INTEGRAL GUTTER, DENTILS AND FASCIA BELOW
23. COPPER CLAD WOOD SCROLL OR OGEE TYPE BRACKETS
24. COPPER CLAD WOOD ENTABLATURE WITH SCROLL TYPE BRACKETS ON EACH SIDE OF OPENING
25. FLAT SEAM COPPER PANEELED ROOF CRICKET BETWEEN MANSARD ROOF AND ADJACENT BUILDING
26. EXISTING WOOD WINDOW TO REMAIN RE-CAULK BETWEEN FRAME AND MASONRY, REPAIR ANY DAMAGED GLAZING COMPOUND AND GLASS PANELS; PART FRAME
27. ASPHALT SHINGLES
28. FACE BRICK CHIMNEY STACK
29. CURVED STOP; SALVAGE ALL FACE BRICK, STONE CAPS & TREADS FOR RE-USE IN SAME LOCATION AFTER STRUCTURAL RENOVATION WORK
30. POINT AREA OF MASONRY INDICATED - FIELD VERIFY EXTENTS
31. REPLACE AREA OF CRACKED OR DAMAGED MASONRY TO MATCH EXISTING ADJACENT WORK
32. PROVIDE STRUCTURAL REPAIR & REINFORCEMENT FOR DAMAGED METAL CLAD CORNICE REPAIR OR REPLACE COPPER CLADDING AS REQUIRED
33. EXISTING WOOD DOORS & FRAME TO REMAIN, PROTECT AS REQUIRED
34. EXISTING PRE-FINISHED METAL ROOF OR SIDE WALL FLASHING
35. EXISTING PRE-FINISHED METAL WALL VENT
36. NEW WALL MOUNTED, INTERNALLY ILLUMINATED "BLADE" TYPE SIGN: SHOWN AS 2'-7" HIGH x 12'-0" TALL - TO BE 23 SF DISPLAY AREA EX FACE MAX. FINAL CONFIGURATION AND TEXT T.B.D.)
37. NEW FIRE EXTINGUISHMENT CABINET AND ALARM BOX - SEE FIRE PROTECTION DRAWINGS BY OTHERS
38. NEW ALL GLASS AUTOMATIC SLIDING DOOR SYSTEM w/ INTEGRAL TRANSOM LITE AND EMERGENCY SWINGING EXIT LEAF
39. NEW PRE-FIN METAL PANELS (COLOR & FINISH TO MATCH EXST'G W/ ADJ STONE MASONRY)
40. NEW GAIN STEEL LOADING DOCK & EXT. STAIR - SEE SHEET A400
41. EXST'G CORRUGATED METAL CLAD MECH. PENTHOUSE
42. NEW INSULATED HM DOOR AND FRAME IN EXST'G WALL FOR PENTHOUSE ACCESS
43. PRE-FINISHED METAL DOWNSPOUT

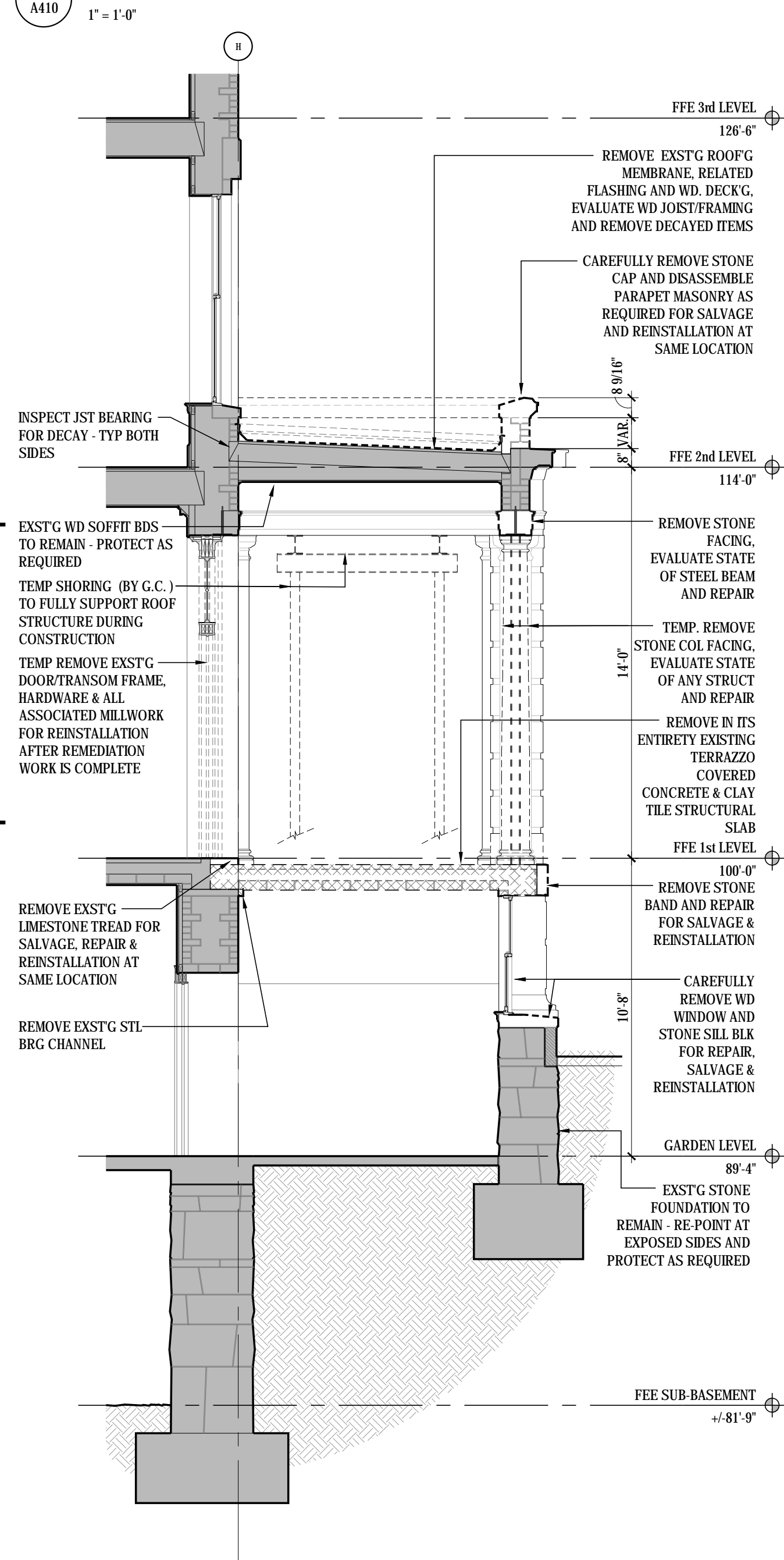
25
A402
NO SCALE
BUILDING ELEVATION KEYNOTES

****NOTE: NO DOCUMENTATION OF EXISTING CONSTRUCTION HAS BEEN LOCATED. DRAWINGS ARE BASE UPON FIELD OBSERVATIONS AND COMPARABLE BUILDING TYPES. FIELD VERIFY ALL CONDITIONS BEFORE CONSTRUCTION AND PROMPTLY NOTIFY ARCHITECT OF DISCREPANCIES****

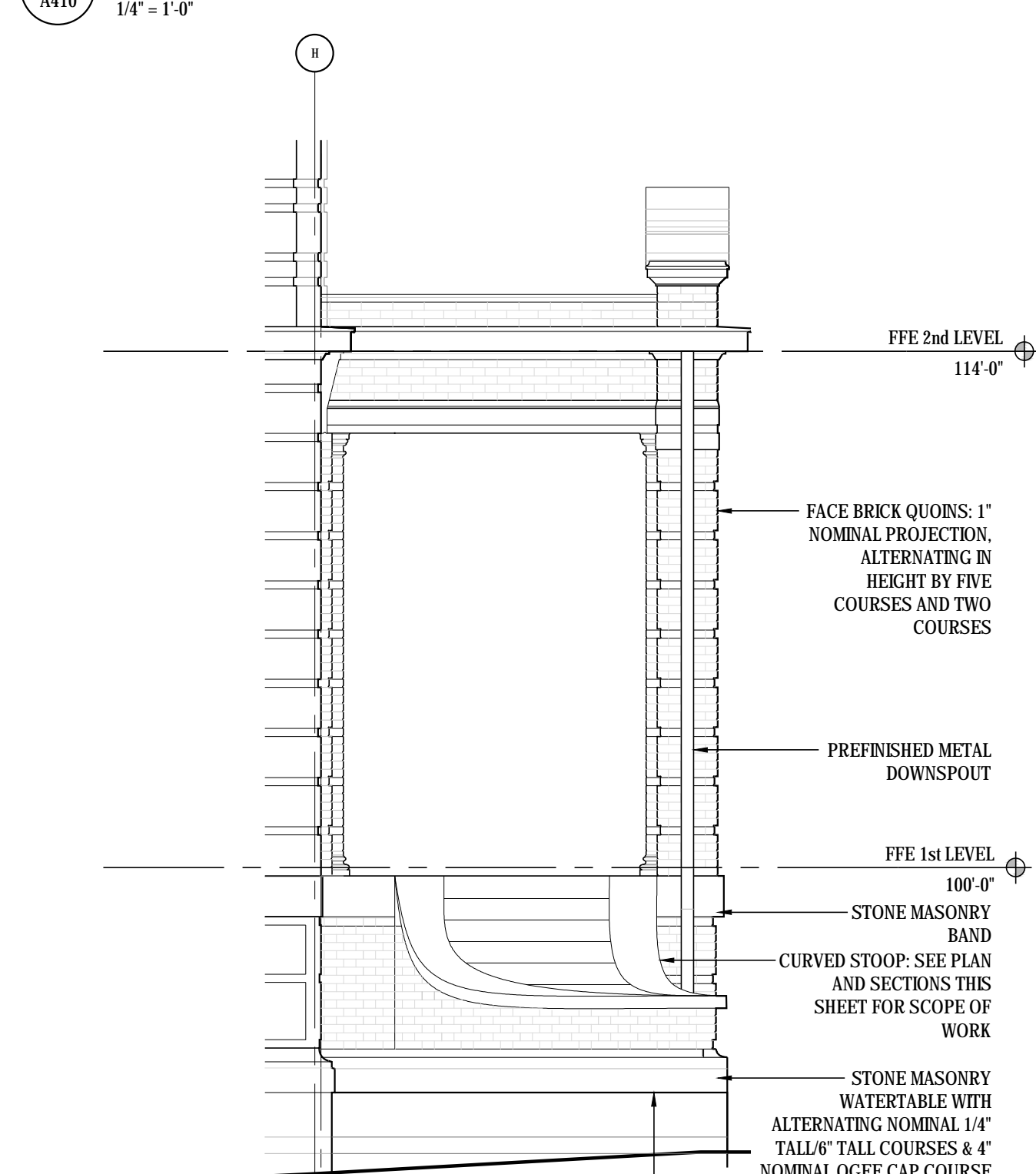
1 GENERAL NOTE TO ALL DRAWINGS
NO SCALE



2 DETAIL THRU EXSTG PARPET PILASTER EXTENSION (NORTH BLDG)
1" = 1'-0"

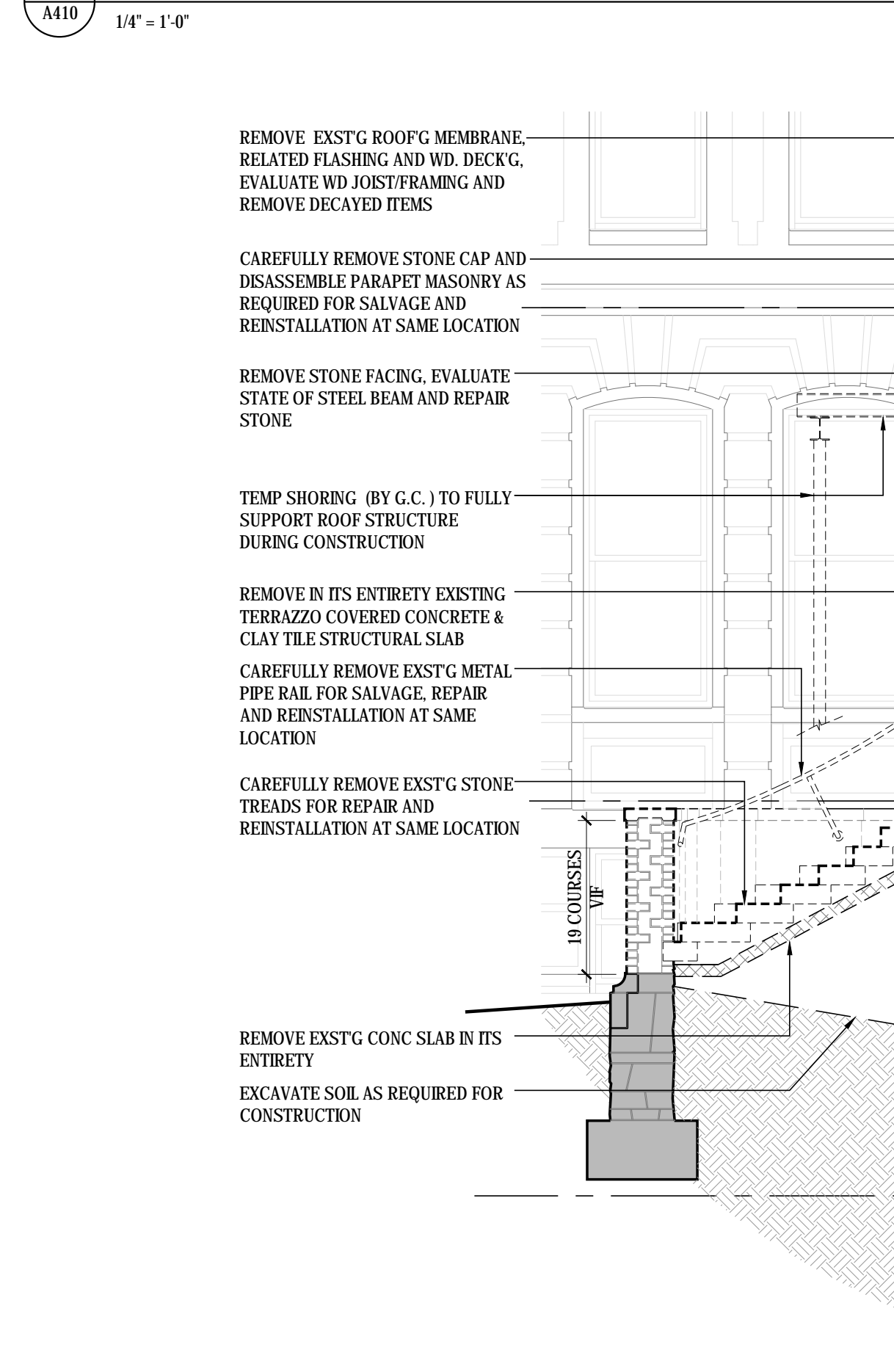


12 DEMO SECTION THRU EXCHANGE STREET PORTICO LOOKING WEST
1/4" = 1'-0"

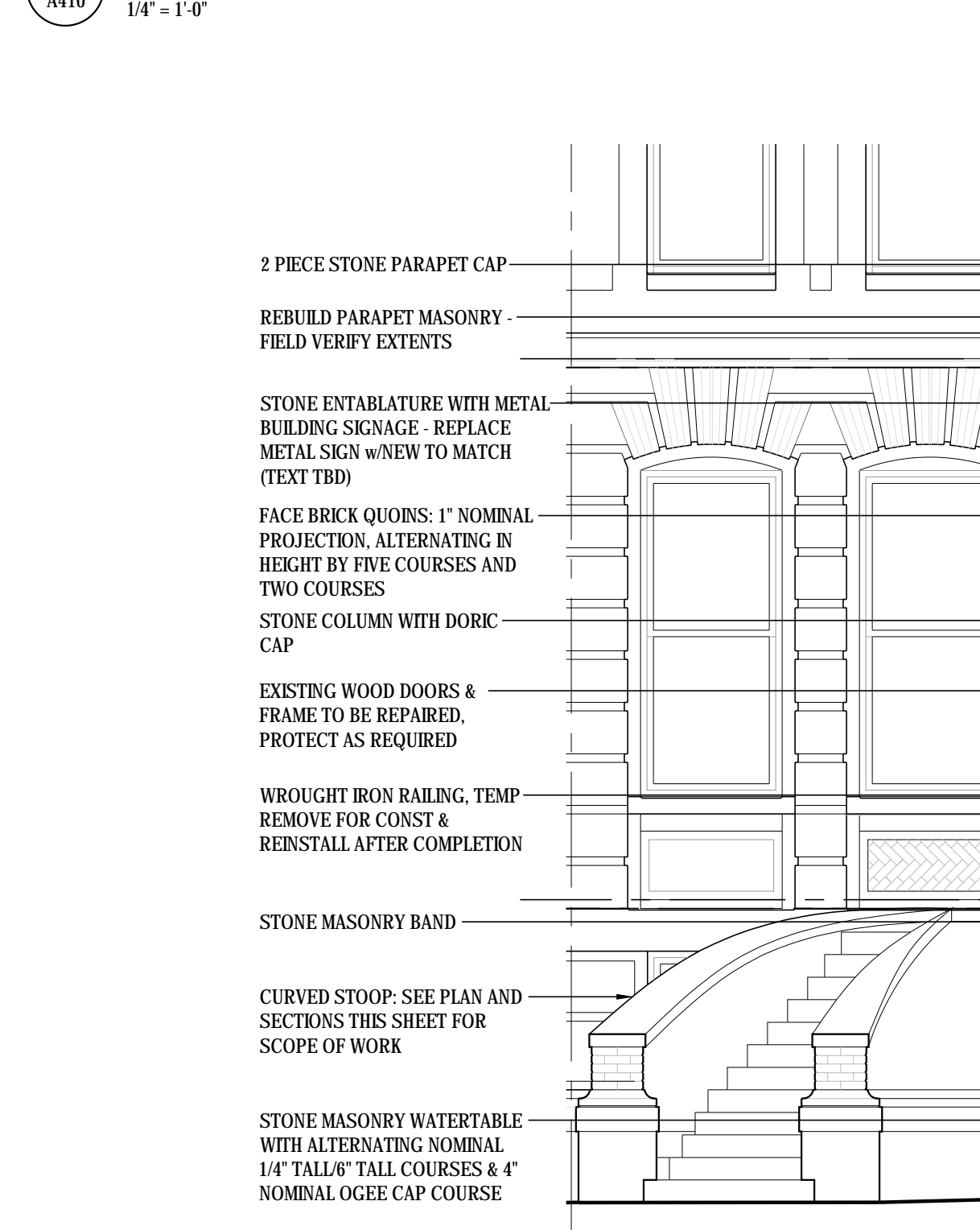


22 SIDE ELEVATION AT PORTICO
1/4" = 1'-0"

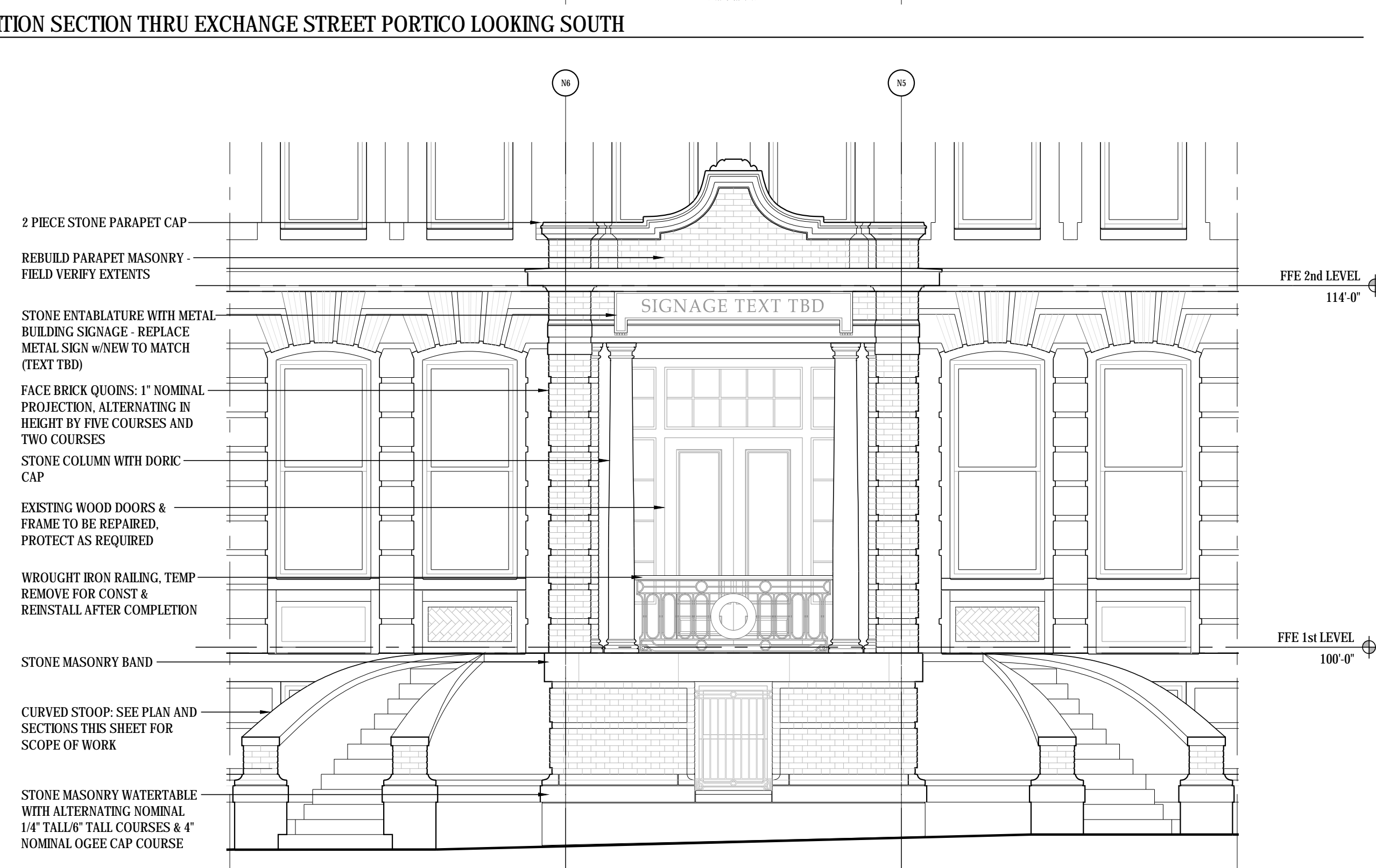
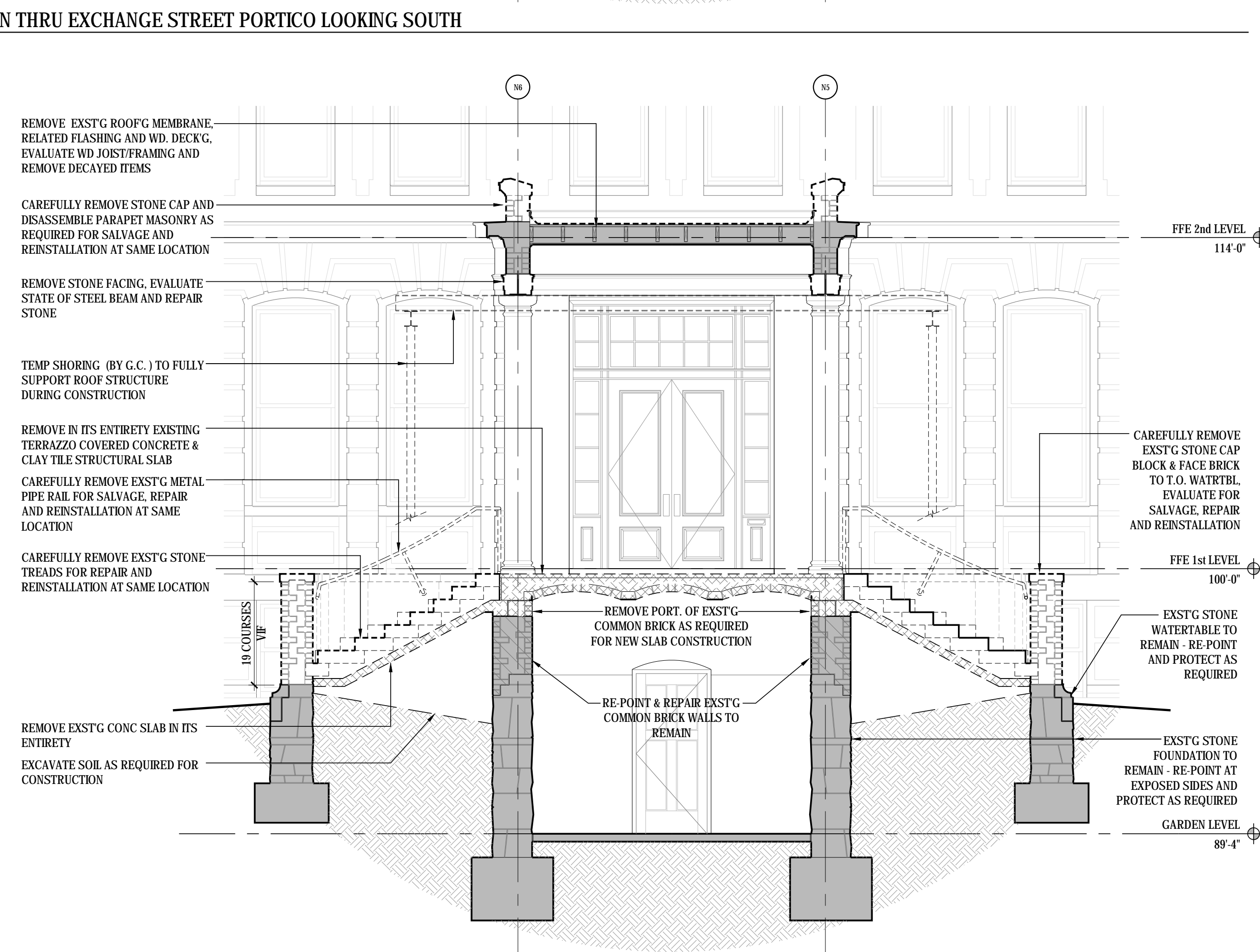
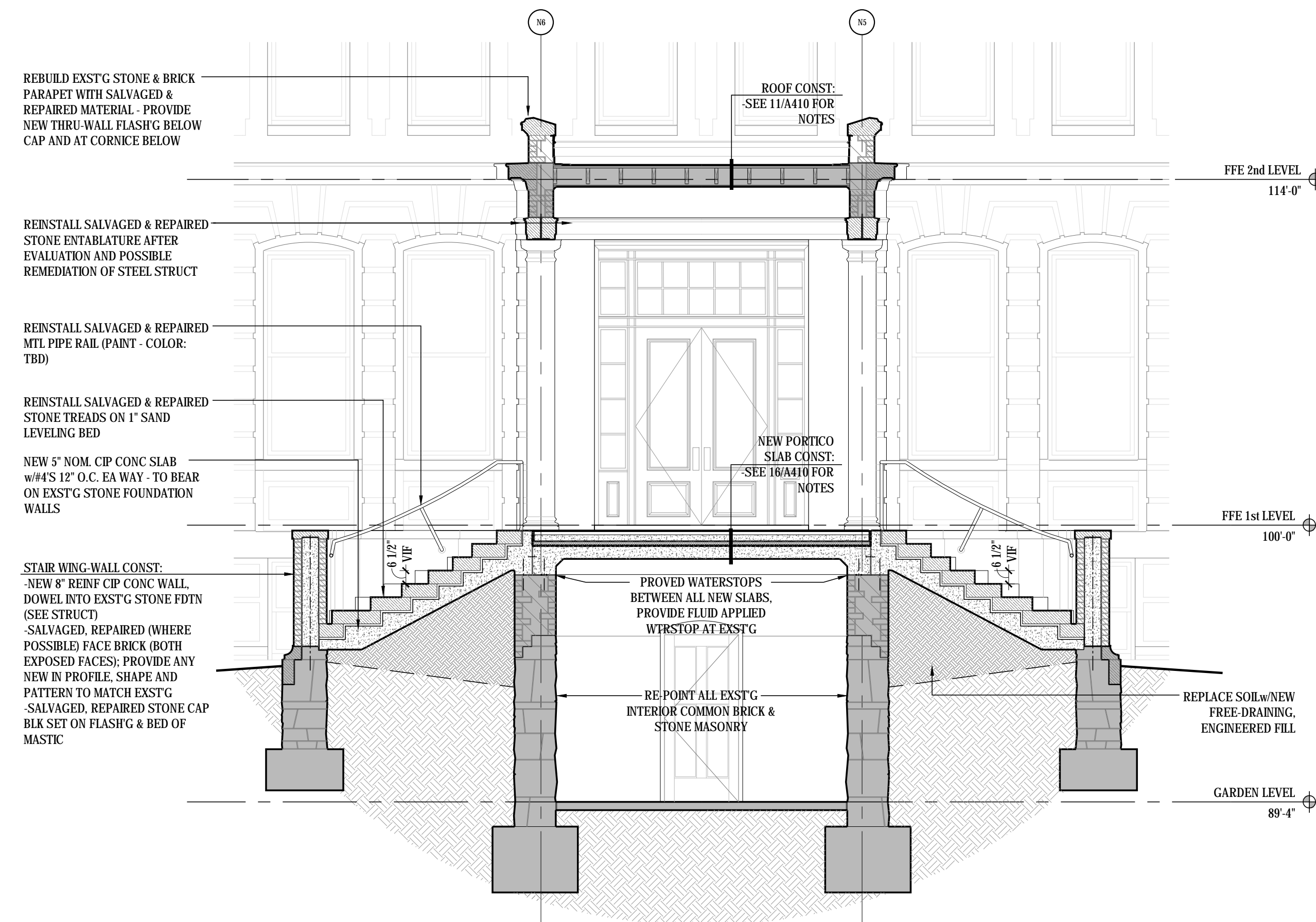
8 SECTION THRU EXCHANGE STREET PORTICO LOOKING SOUTH
1/4" = 1'-0"



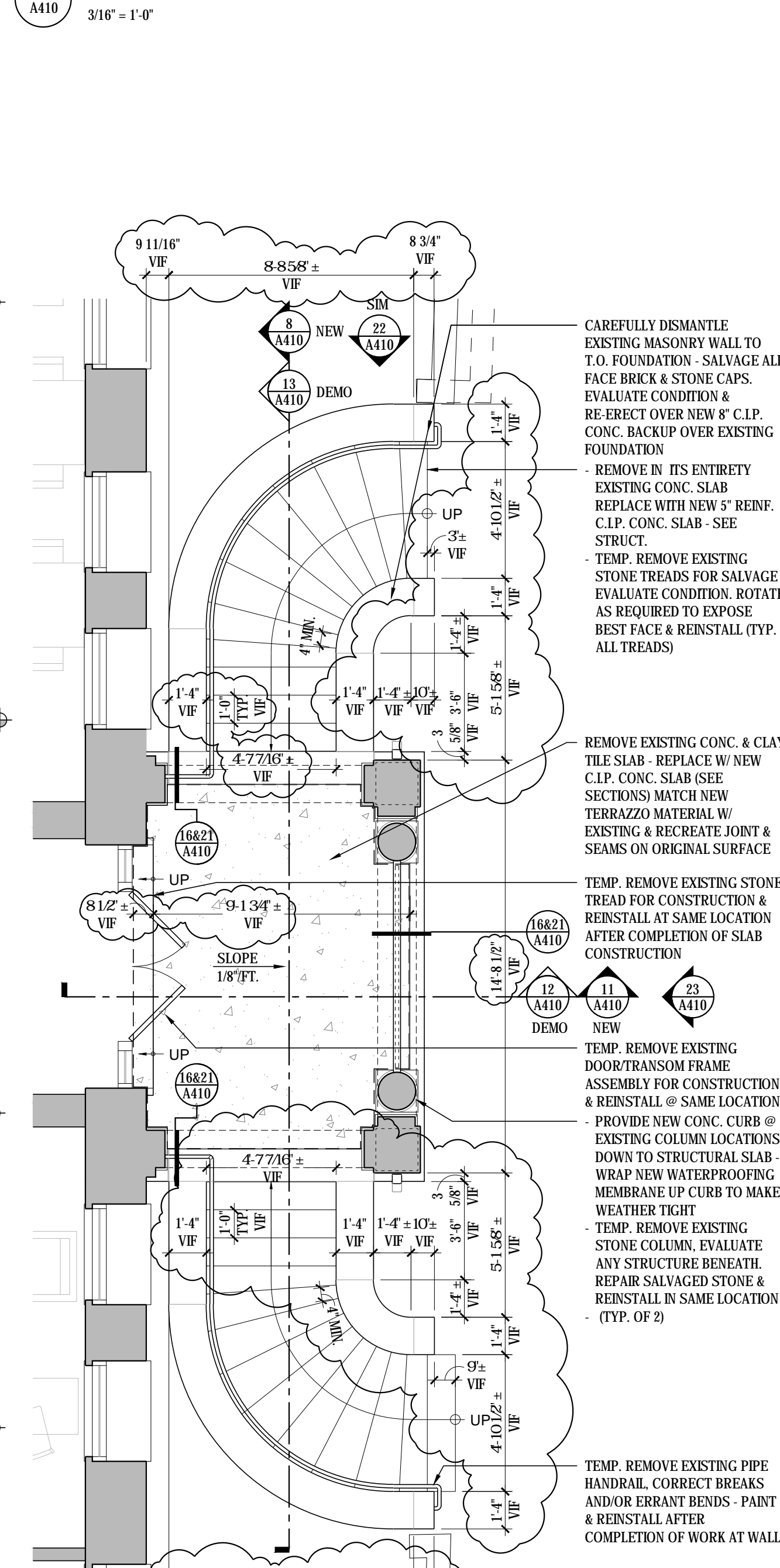
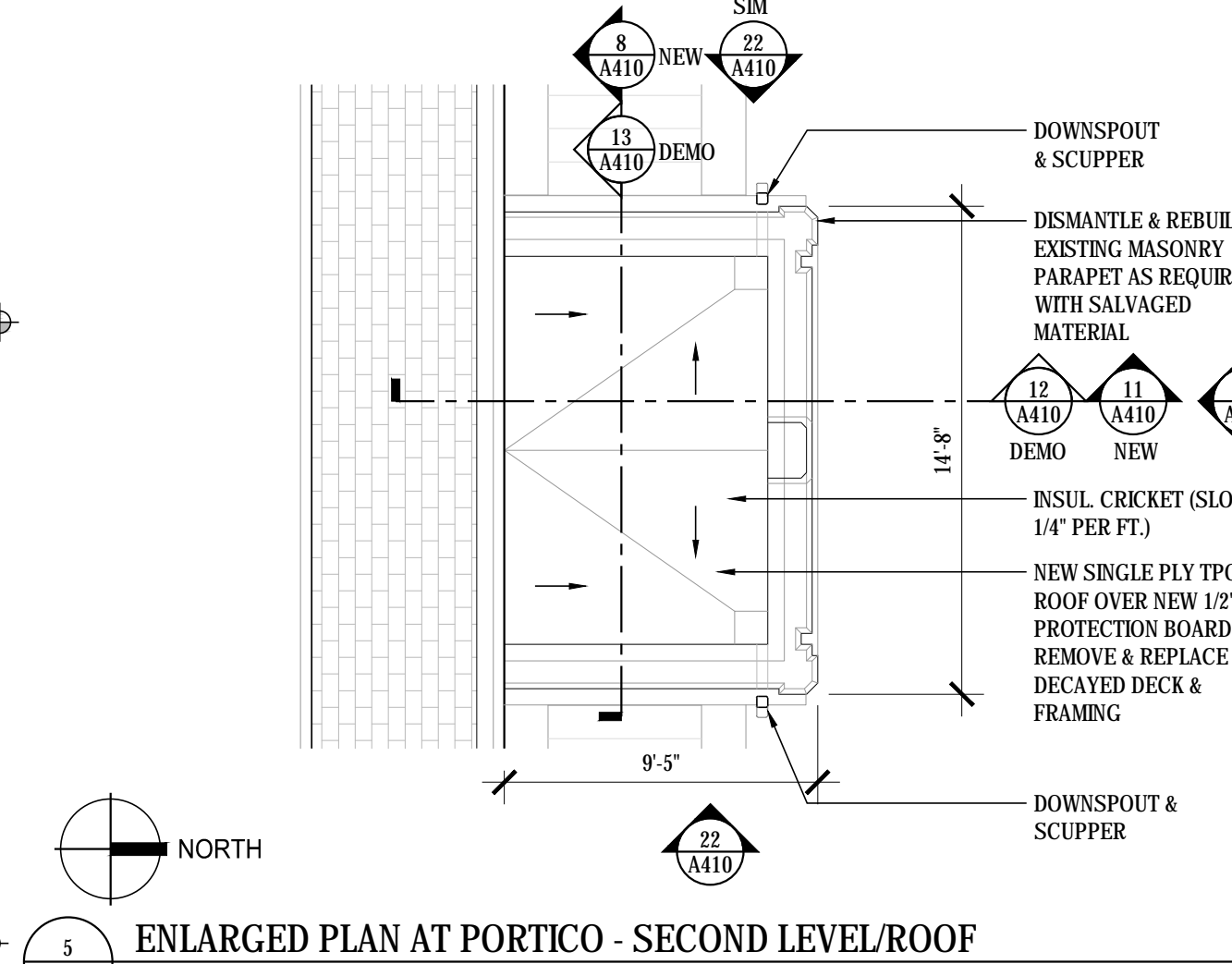
13 DEMOLITION SECTION THRU EXCHANGE STREET PORTICO LOOKING SOUTH
1/4" = 1'-0"



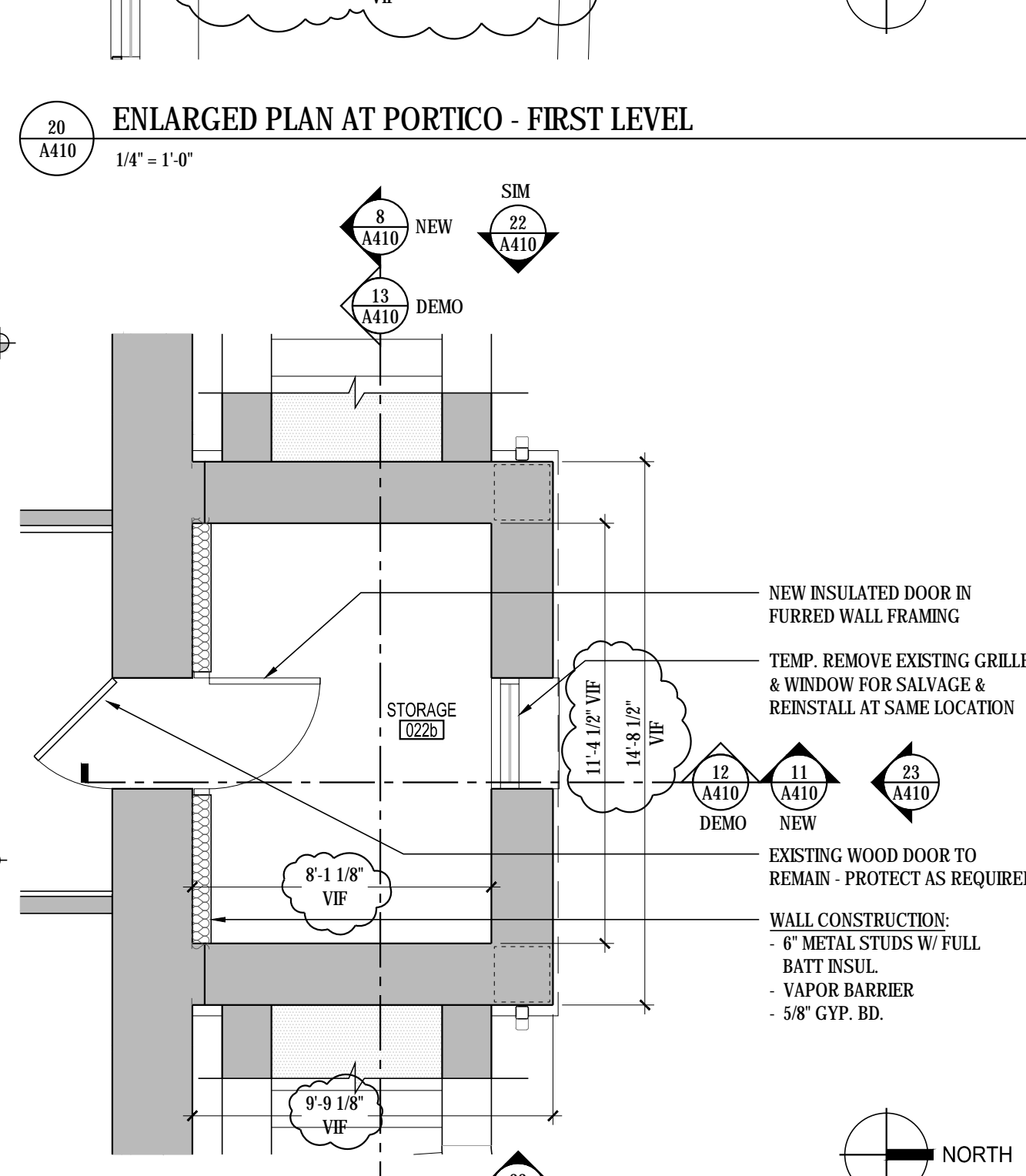
23 EXCHANGE STREET ELEVATION AT PORTICO
1/4" = 1'-0"



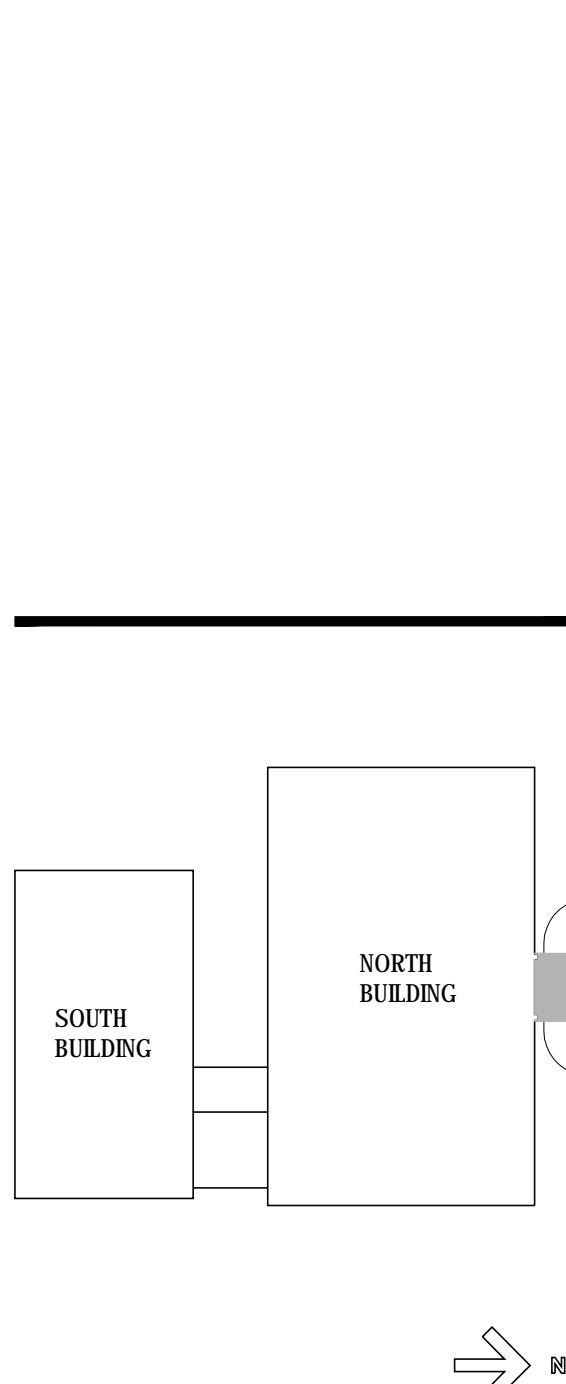
23 EXCHANGE STREET ELEVATION AT PORTICO
1/4" = 1'-0"



20 ENLARGED PLAN AT PORTICO - FIRST LEVEL
1/4" = 1'-0"



25 ENLARGED PLAN AT PORTICO - GARDEN LEVEL
1/4" = 1'-0"



Key Plan

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.
Printed Name: *Jude Halamek*
Signature: *Jude Halamek*

Date: 02/08/2018 License #: 47835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1

****NOTE: NO DOCUMENTATION OF EXISTING CONSTRUCTION HAS BEEN LOCATED. DRAWINGS ARE BASE UPON FIELD OBSERVATIONS AND COMPARABLE BUILDING TYPES. FIELD VERIFY ALL CONDITIONS BEFORE CONSTRUCTION AND PROMPTLY NOTIFY ARCHITECT OF DISCREPANCIES****

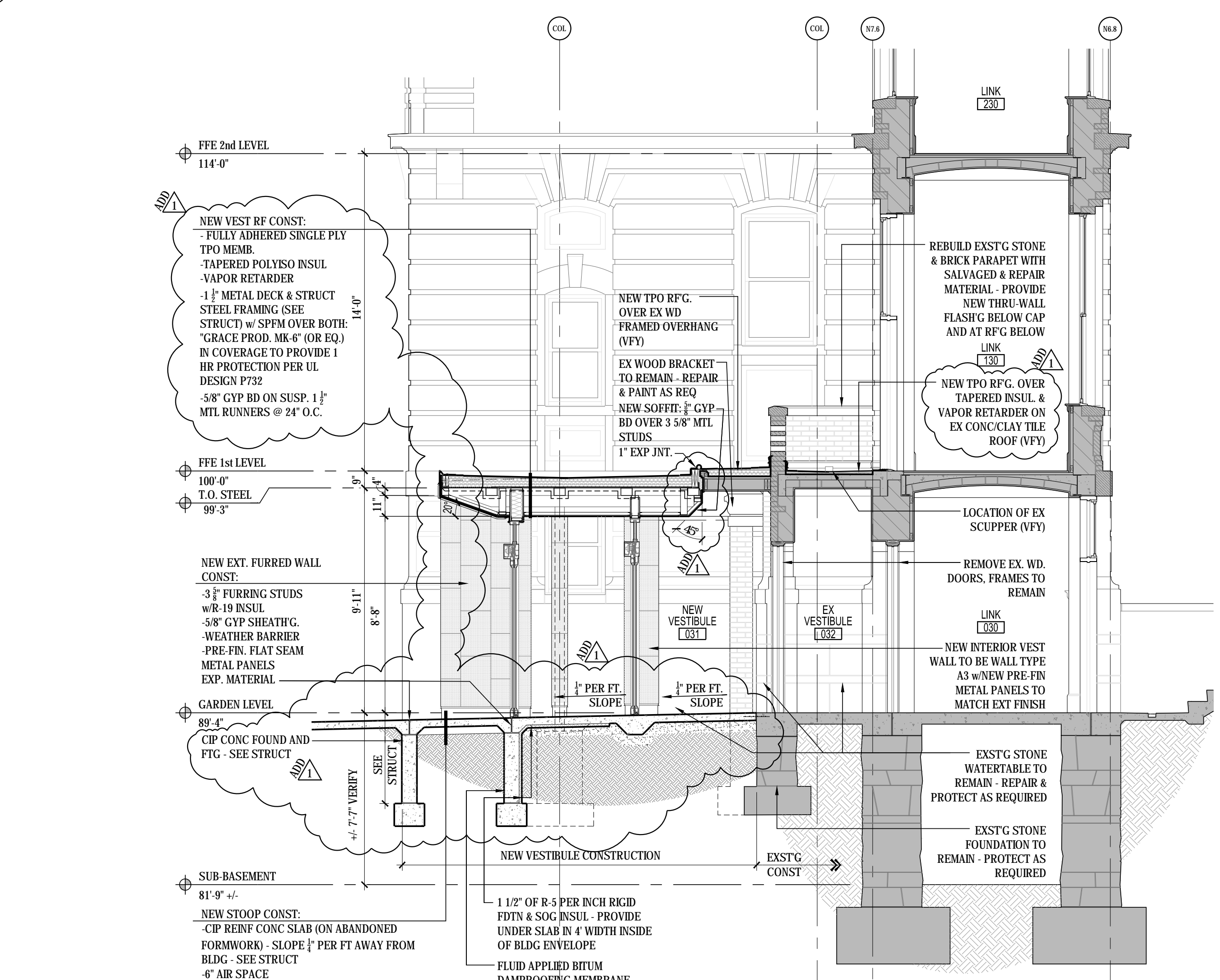
GENERAL NOTE TO ALL DRAWINGS

- PART 1 GENERAL**
- 1.01 SECTION INCLUDES**
- Adhered system with thermoplastic roofing membrane with Standing Seam "look" metal strips.
 - Vapor retarder.
 - Flashings.
 - Roofing cant strips, stack boots, and roofing expansion joints.
- 1.02 RELATED REQUIREMENTS**
- Section 06-1000 - Rough Carpentry: Wood nailers and curbs.
 - Section 07-6200 - Sheet Metal Flashing and Trim: Counterflashings, reglets.
- 1.03 REFERENCE STANDARDS**
- ASTM C578 - Standard Specification for Rigid Cellular Polystyrene Thermal Insulation; 2012.
 - ASTM C1289 - Standard Specification for Faced Rigid Cellular Polystyrene Thermal Insulation Board; 2015.
 - ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2013.
 - ASTM D6878/D6878M - Standard Specification for Thermoplastic Polyolefin Based Sheet Roofing; 2011a.
 - NRCA ML104 - The NRCA Roofing and Waterproofing Manual; National Roofing Contractors Association; Fifth Edition, with interim updates.
- 1.04 SUBMITTALS**
- See Section 01-3000 - Administrative Requirements, for submittal procedures.
 - Product Data: Provide data indicating membrane materials, roofing materials, insulation, vapor retarder, surfacing, and fasteners.
 - Specimen Warranty: For approval.
 - Shop Drawings: Indicate joint termination detail conditions, conditions of interface with other materials, and gasket layout.
 - Manufacturer's Installation Instructions: Indicate membrane sealing precautions and perimeter conditions requiring special attention.
 - Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

- 1.05 QUALITY ASSURANCE**
- Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
- 1.06 DELIVERY, STORAGE, AND HANDLING**
- Deliver products in manufacturer's original containers, dry, undamaged, with seals and labels intact.
 - Store products in weather protected environment, clear of ground and moisture.
- 1.07 FIELD CONDITIONS**
- Do not apply roofing membrane during unsuitable weather.
 - Do not apply roofing membrane when ambient temperature is below 40 degrees F or above 100 degrees F.
 - Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
 - Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- 1.08 WARRANTY**
- See Section 01-7800 - Closeout Submittals, for additional warranty requirements.
 - System Warranty: Provide manufacturer's system warranty agreeing to repair or replace roofing that leaks or is damaged due to wind or other natural causes.
 - Warranty Term: 20 years.
 - For repair and replacement include costs of both material and labor in warranty.

- PART 2 PRODUCTS**
- 2.01 MANUFACTURERS**
- Thermoplastic Polyolefin Membrane Materials:
 - Carlisle Roofing Systems, Inc. See: Sure-Web TPO: www.carlisle-syntec.com.
 - Flex Membrane International Corporation: Flex TPO Plus: www.flexmembranes.com.
 - CAF: EverGuard TPO: www.gaf.com.
 - Verisec, a division of Carlisle Construction Materials Inc: VersiWeb TPO: www.verisec.com.
 - Substitutions: See Section 01-6000 - Product Requirements.
 - Insulation:
 - Atlas Roofing Corporation: www.atlasroofing.com.
 - Carlisle Syntec: SecurShield Insulation: www.carlisle-syntec.com.
 - CAF: EnergyGuard Polyiso Insulation: www.gaf.com.
 - Owens Corning Corp: www.owenscorning.com.
 - Verisec, a division of Carlisle Construction Materials Inc: SecurShield Insulation: www.verisec.com.
 - Substitutions: See Section 01-6000 - Product Requirements.
- 2.02 ROOFING - UNBALLASTED APPLICATIONS**
- Thermoplastic Membrane Roofing: One ply membrane, fully adhered, over vapor retarder and insulation.
- 2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS**
- Membrane:
 - Reinforcing: Internal fabric.
 - Sheet Width: Factory fabricated into largest sheets possible.
 - Color: To be selected by Architect from manufacturer's full color range.
 - Seaming Materials: As recommended by membrane manufacturer.
 - Flexible Flashing Material: Same material as membrane.

SECTION 07 54 00: THERMOPLASTIC MEMBRANE ROOFING



SECTION THRU VESTIBULE LOOKING SOUTH

- PART 1 GENERAL**
- 1.1 SECTION INCLUDES**
- Granite surfaced asphalt shingle roofing.
 - Mature shedding underlayment, eaves, valley and ridge protection.
 - Associated metal flashing.
- 1.2 REFERENCES**
- ASTM A 653/A 653M - Standard Specification for Steel Sheets, Zinc-Coated (Galvanized) or Zinc-Iron-Alloy-Coated (Galvalume) by the Hot-Dip Process.
 - ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
 - ASTM B 370 - Standard Specification for Copper Sheet and Strip for Building Construction.
 - ASTM D 225 - Standard Specification for Asphalt Shingles (Organic Felt Surfaced with Mineral Granules).
 - ASTM D 379 - Standard Specification for Self-Adhesive Polymer Modified Bituminous Sheet Materials used as Slope Roofing Underlayment for Ice Dam Protection.
 - ASTM D 3118 - Standard Specification for Class A Shingles Surfaced with Mineral Granules.
 - ASTM D 3141 - Standard Test Method for Wind Resistance of Asphalt Shingles (Fan-Induced Method).
 - ASTM D 3482 - Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
 - ASTM D 4086 - Standard Specification for Asphalt Roof Cement, Alabaster-Free.
 - ASTM D 4809 - Standard Specification for Asphalt Saturated Organic Felt Shingle Underlayment Used in Roofing.
 - ASTM D 6757 - Standard Specification for Ionomer Underlayment for Use with Slope Sheet Roofing Products.
 - ASTM E 188 - Standard Test Methods for Fire Test of Roof Coverings.
 - ASTM G 21 - Determining Resistance of Synthetic Polymers to Fungus.

- 1.3 SUBMITTALS**
- Review by Architect for the limited purpose of checking for conformance with the information given and the design concept expressed in the Contract Documents. Samples will be reviewed only for aesthetic color and finish selection. Submit the following items:
 - Product Data: Provide manufacturer's printed product information indicating material characteristics, performance criteria and product limitations.
 - Manufacturer's installation instructions: Provide published instructions that indicate preparation required and installation procedures.
 - Certificate of Compliance: Provide Certificate of Compliance from an independent laboratory indicating that the asphalt shingles made in normal production meet or exceed the requirements of the following:
 - ASTM 1181UL 700 Class A Fire Resistance
 - ASTM D 3141UL 907 Wind Resistance
 - ASTM D 3482
 - UL 2200 ASTM E888 Class I Wind Resistance
 - ASTM D 7158 Class II Wind Resistance
 - Shop Drawings: Indicate specially configured metal flashing, jointing methods and locations, fastening methods and locations and installation details as required by project conditions and code.

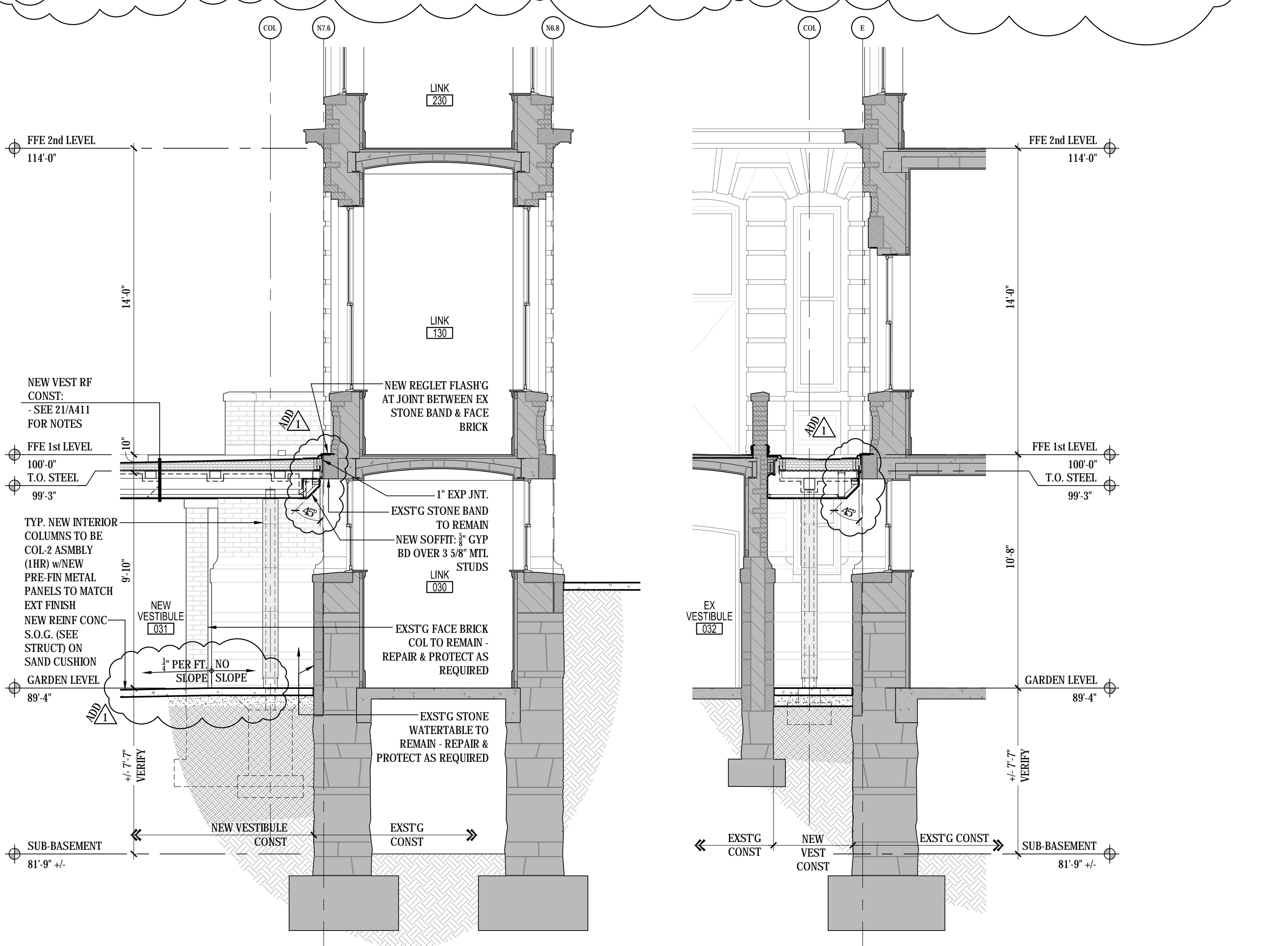
- 1.5 QUALITY ASSURANCE**
- Installer Minimum Qualifications: Installer shall be licensed or otherwise authorized by all federal, state and local authorities to install all products specified in this section. Installer shall provide work in accordance with NRCA Roofing and Waterproofing Manual Work shall be acceptable to the synthetic slate roof manufacturer.
 - Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - Flash areas designed by architect
 - Do not proceed with remaining work until workmanship, color and pattern are approved by Architect.
 - Reseal Mock-Up areas as required to protect acceptable work.
 - Pre-Installation Meeting: Conduct a pre-installation meeting at the site prior to commencing work of this section. Require attendance of entities directly concerned with roof installation.

Agenda shall include:

 - Installation procedures and manufacturer's recommendations.
 - Safety procedures.
 - Coordination with installation of other work.
 - Availability of roofing materials.
 - Preparation and approval of substrate and penetration through roof.
 - Other items related to successful execution of work.
 - Pre-Installation Meeting: Regulatory Requirements: Products must conform with the following:
 - International Code Council
 - Maintain one copy of manufacturer's application instructions on the project site.
 - Verify that manufacturer's label contains references to specified ASTM standards.

- 1.6 DELIVERY, STORAGE, AND HANDLING**
- Store Products in manufacturer's unopened packaging until ready for installation.
 - Store and dispose of culvert based materials and materials used with solvent based materials, in accordance with requirements of local authorities having jurisdiction.
 - Deliver shingles to site in manufacturer's unopened labeled bundles. Promptly verify quantities and conditions. Immediately remove damaged products from site.
- 1.7 PROJECT CONDITIONS**
- Anticipate and observe environmental conditions (temperature, humidity and moisture) within limits recommended by manufacturer for optimum results. Do not install products under environment conditions outside manufacturer's instructions.
 - Take special care when applying Waterproofing Underlayment Shingles. Underlayment and shingles when ambient or wind chill temperature is below 45 degrees F (7 degrees C). Tank WaterGuard in place if it does not adhere immediately to the deck.
- 1.8 WARRANTY**
- Manufacturer's Warranty: Furnish shingle manufacturer's warranty for the product listed below:
 - Carlisle/Highland Slate - Lifetime limited warranty.
 - Warranty Supplement: Provide manufacturer's supplemental warranty to cover labor and materials in the event of a material defect for the following period after completion of installation:
 - First Ten Years.
 - Extended Warranty Protection: Provide NON-FORFEITABLE SunStart Plus protection as follows:
 - 20-year material and labor cost for repair or replacement.

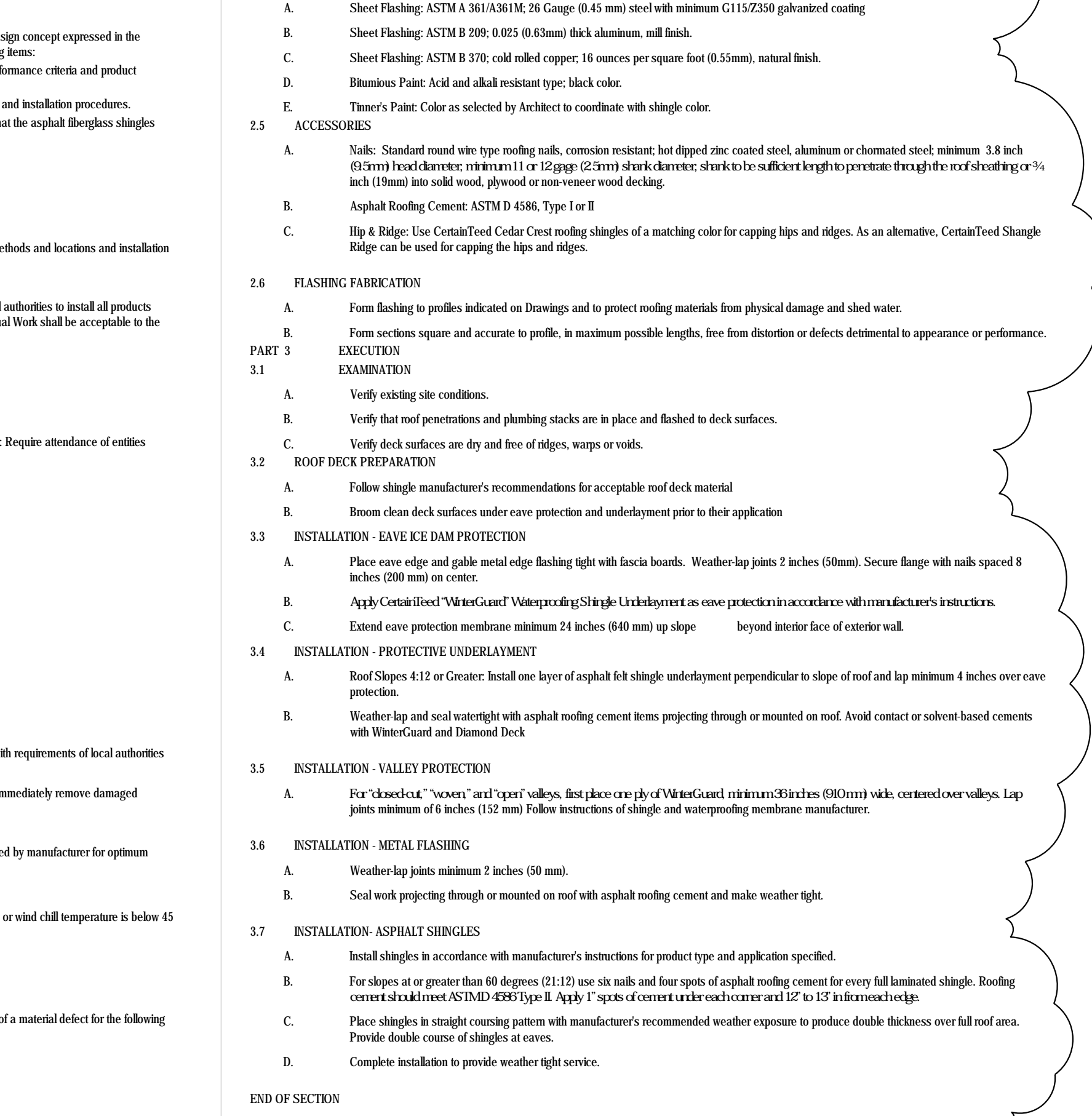
SECTION 07 31 13: ASPHALT SHINGLES



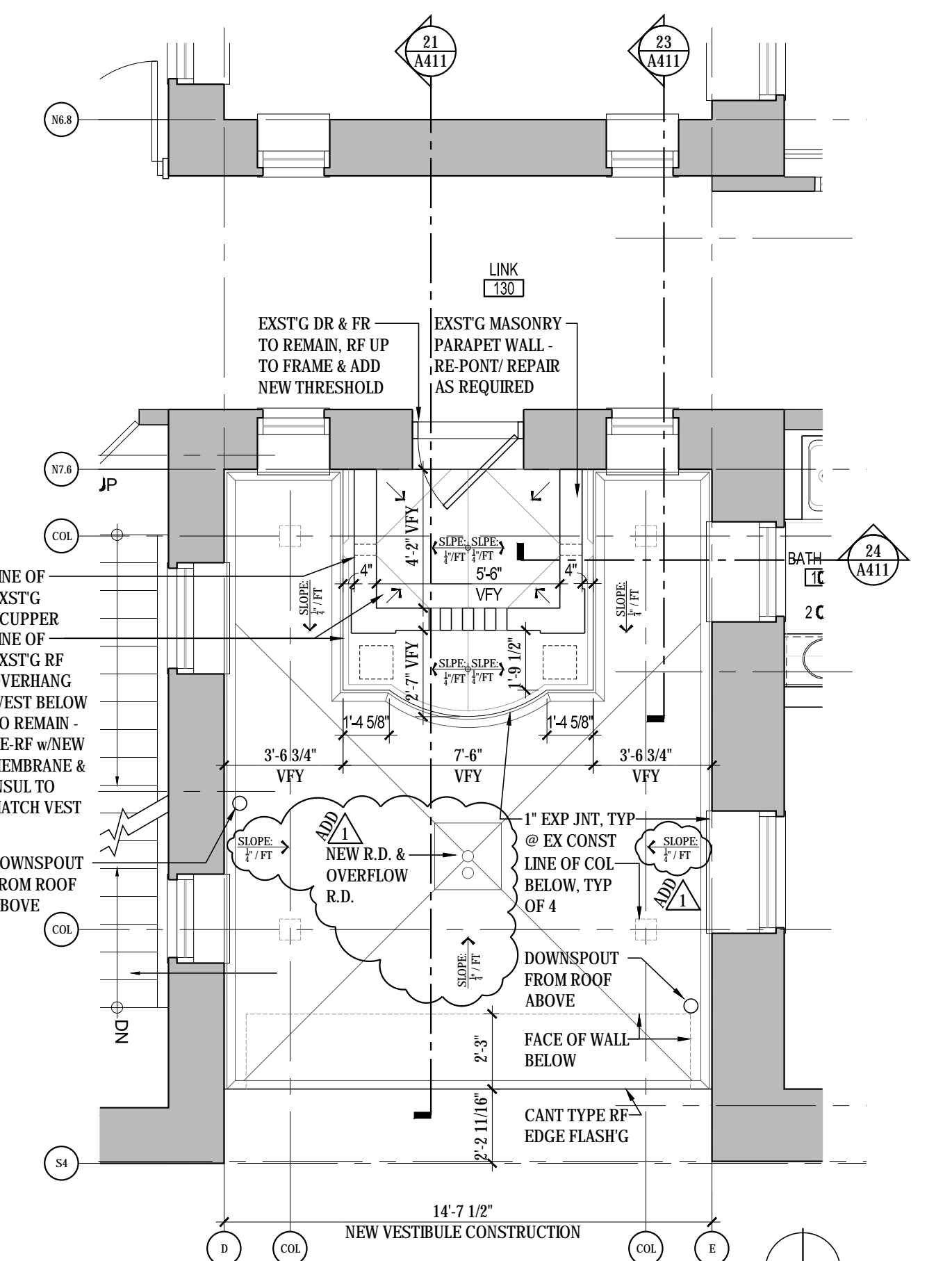
SECTION THRU VESTIBULE LOOKING SOUTH

- PART 2 PRODUCTS**
- 2.1 MANUFACTURERS**
- Acceptable Manufacturer: Provide products manufactured by the CertainTeed Corporation. Contact Sales Support Group P.O. Box 800 Valley Forge, PA 19482 Toll Free 800-233-8990.

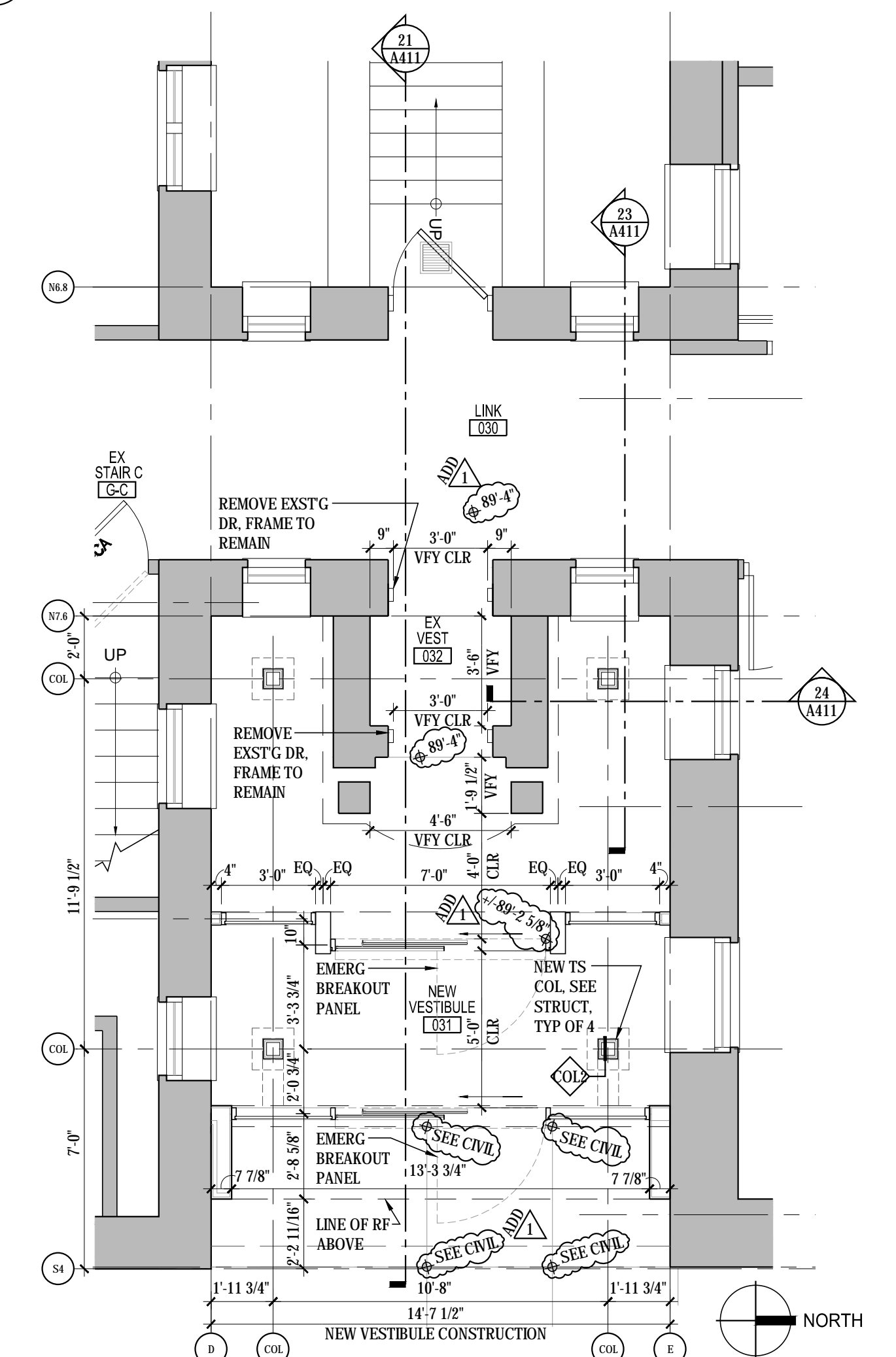
Substitutions: as approved by Architect
 - Asphalt Fiberglass Shingles:
 - Carlisle/Highland Slate: Conforming to ASTM D 3018 Type 1 - Self Sealing, UL Certification of ASTM D 3482, ASTM D 3181 Class "7" (100mph LEED Wind Resistance), and UL Class A Fire Resistance: ASTM E888, ASTM D 7158 Class II Wind Resistance, UL2200/ASTM E 888 Class I Wind Resistance; glass fiber mat base, ceramically colored UV resistant mineral surface granules across entire face of shingle; slope resistance: four tab shingle with each tab independently colored by granules in blend color granules from previous tab.
 - Weight: 240 pounds per square (140 square feet)
 - Color: New England Slate
- 2.3 SHEET MATERIALS**
- Water Protection: CertainTeed WaterGuard: ASTM D6030: sheet underlayment of self-adhesive reinforced high-density polyethylene single and double layer design, reinforced with woven non-woven fabric "grid" backings, rubber film provides essential secondary waterproofing and protection of shingles being applied.
 - CertainTeed WaterGuard Sand.
 - Underlayment: CertainTeed Diamond Deck: ASTM D 228 and ASTM D 4809: synthetic polymer based semi-rigid underlayment designed for use on roof decks in a water resistant form over asphalt shingles, wood shingles, and shales, coral shingles or slate.
 - Waterproof Underlayment: CertainTeed WaterGuard: ASTM D6030: sheet underlayment of self-adhesive reinforced high-density polyethylene single and double layer design, reinforced with woven non-woven fabric "grid" backings, rubber film Use as "backstop" across Deck-w-12, 1/4" recess that 1/2" depth, provide material memory with equal to duration of that of shingles being applied.
 - CertainTeed WaterGuard Sand
- 2.4 FLASHING MATERIALS**
- Sheet Flashing: ASTM A 36/A36M: 26 Gauge (0.45 mm) steel with minimum G115/2350 galvanized coating.
 - Sheet Flashing: ASTM B 209: 0.025 (0.01mm) thick aluminum, mill finish.
 - Sheet Flashing: ASTM B 370: cold rolled copper, 16 ounces per square foot (0.55mm), natural finish.
 - Membrane Patch: Seal and shall maintain type: black color.
 - Flashed Patch: Color as selected by Architect to coordinate with shingle color.
- 2.5 ACCESSORIES**
- Nails: Standard round type roofing nails, common stainless, hot dipped zinc coated steel, aluminum or chromated steel, minimum 3/8 inch (9.5mm) head diameter, minimum 1 1/2 inch (38.1mm) shank diameter; steel nails to be sufficient length to penetrate through the roof decking and 1/4 inch (6.35mm) into solid wood, plywood or non-ferrous wood decking.
 - Asphalt Roofing Cement: ASTM D 4086, Type I or II
 - Rip & Ridge: Use CertainTeed Cedar Crest roofing shingles of a matching color for capping hips and ridges. As an alternative, CertainTeed Shingle Ridge can be used for capping the hips and ridges.
- 2.6 FLASHING FABRICATION**
- Form flashings to profile indicated on Drawings and to protect roofing materials from physical damage and shed water.
 - Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.
- 2.7 EXAMINATION**
- Verify existing site conditions.
 - Verify that roof penetrations and plumbing stacks are in place and flashed to deck surfaces.
 - Verify deck surfaces are dry and free of debris, waxes or oils.
- 2.8 ROOF DECK PREPARATION**
- Follow shingle manufacturer's recommendations for acceptable roof deck material.
 - Remove clean deck surfaces under eave protection and underlayment prior to their application.
- 2.9 INSTALLATION - EAVE E-TRIM PROTECTION**
- Place eave edge and gable eave edge flashing tight with fascia boards. Weather lip joints 1/2 inches (50mm). Secure flange with nails spaced 8 inches (200 mm) on center.
 - Apply CertainTeed WaterGuard: Waterproofing Underlayment on eave protection according to manufacturer's instructions.
 - Extend eave protection membrane minimum 24 inches (640 mm) up slope beyond exterior face of exterior wall.
- 2.10 INSTALLATION - PROTECTIVE UNDERLAYMENT**
- Roof Slips 4:12 or Greater: Install one layer of asphalt felt shingle underlayment perpendicular to slope of roof and lay minimum 4 inches over eave protection.
 - Weather lip and seal underneath with asphalt roofing cement then projecting through or mounted on roof. Avoid contact of solvent based cements with WaterGuard and Diamond Deck
- 2.11 INSTALLATION - VALLEY PROTECTION**
- Fit "shoed sole" waxes and "spit" valleys, first place one ply of WaterGuard minimum 24 inches (600mm) wide, corner over valleys. Lap joints minimum of inches (152 mm). Follow instructions of shingle and waterproofing membrane manufacturer.
- 2.12 INSTALLATION - METAL FLASHING**
- Weather lip joints minimum 2 inches (50 mm).
 - Seal work projecting through or mounted on roof with asphalt roofing cement and make weather tight.
- 2.13 INSTALLATION - ASPHALT SHINGLES**
- Install shingles in accordance with manufacturer's instructions for product type and application specified.
 - For slopes at or greater than 40 degrees (3:1) use six nails and five spots of asphalt roofing cement for every fully laminated shingle. Roofing cement should be ASTM D494 Type II. Apply 7 spots of cement under each corner and 12 to 15 inches from eave.
 - Place shingles in single courses starting pattern with manufacturer's recommended weather exposure to produce double thickness over full roof area. Provide double course of shingles at eaves.
 - Complete installation to provide weather tight service.



ENLARGED ROOF PLAN AT NEW ACCESSIBLE VESTIBULE - FIRST LEVEL



ENLARGED ROOF PLAN AT NEW ACCESSIBLE VESTIBULE - GARDEN LEVEL



ENLARGED PLAN AT NEW ACCESSIBLE VESTIBULE - GARDEN LEVEL

WAI CONTINUUM

an **LJA** company

381 East Kellogg Boulevard
Saint Paul, MN 55101
651.227.0644
www.waicontinuum.com

Credentials

ERA ERICKSEN ROED & ASSOCIATES

2550 University Avenue West
Suite 2015
Saint Paul, MN 55114-1004
651.221.7370
www.eraeng.com

Structural Engineers

Key Plan

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.

Printed Name: *Jude Halamek*

Signature: *Jude Halamek*

Date: 02/08/2018 License #: 47835

No.	Date	Revision Description
-	02/08/2018	-
1	02/21/2018	ADDENDUM 1

EXCHANGE BUILDING

HOTEL CONVERSION

26 E. Exchange Street
St. Paul, MN 55101

NEW ACC. VESTIBULE PLANS, ELEVATIONS, AND DETAILS

Project: _____ Drawing Number: _____

Date: _____

Drawn by: _____


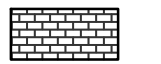



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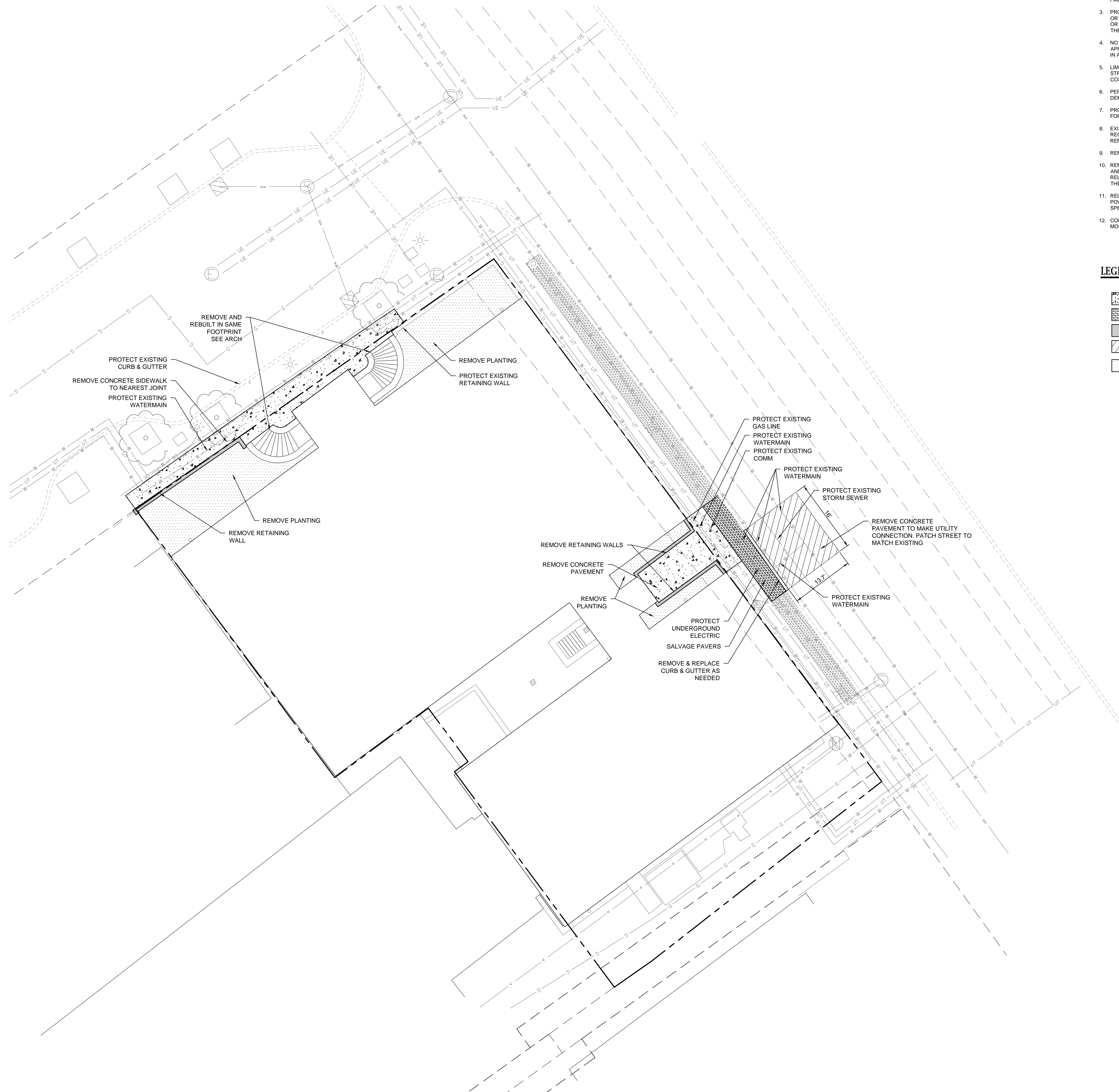
A411

DEMOLITION NOTES

- BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY XXXXX, MINNESOTA ON JANUARY X, 2018 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
- CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UNWITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
- PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
- NO DEMOLITION MATERIALS SHALL BE DISPOSED OF ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY APPROPRIATE GOVERNMENTAL AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS. WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASIS.
- LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWING AND PAY ALL FEES AND COST. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
- PERIMETER SECURITY FENCE, CONSTRUCTION ENTRANCE AND FIBER LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS.
- PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
- EXISTING MATERIALS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS. ABATEMENT OF ANY MATERIALS DETERMINED BY THE ENVIRONMENTAL ENGINEER TO BE HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS.
- REMOVE ALL EXISTING PAVING AND BASE MATERIAL THAT CONFLICTS WITH PROPOSED PAVING, GRADING, STRUCTURES, ETC.
- REMOVE ALL EXISTING SURFACE SITE FEATURES INCLUDING, BUT NOT LIMITED TO, CONCRETE AND BITUMINOUS PAVING, CONCRETE AND BITUMINOUS CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, CONCRETE APRONS, SITE LIGHTING AND RELATED FOUNDATIONS, SITE SPECIFIC SIGNAGE AND RELATED FOUNDATIONS, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANIES. ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION ACTIVITIES TO BE RESTORED IN ACCORDANCE WITH SPECIFIC OWNER REQUIREMENTS AT CONTRACTORS EXPENSE.
- CONTRACTOR TO PERFORM PRE-CONSTRUCTION STRUCTURAL INSPECTION OF ADJACENT BUILDINGS AND PROVIDE VIBRATION MONITORING DURING CONSTRUCTION ACTIVITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT BUILDINGS.

LEGEND

-  CONCRETE SIDEWALK
-  SALVAGE CONCRETE PAVER
-  REMOVE RETAINING WALL
-  REMOVE CONCRETE PAVEMENT
-  REMOVE PLANTING



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 Professional Engineer under the laws of the State of Minnesota.

Printed Name: MARCELLE J. WESLOCK

Signature: *Marcelle J. Weslock*

Date: 03/02/2018 License #: 42323

No.	Date	Revision Description
1	03/02/2018	SITE PLAN REVIEW

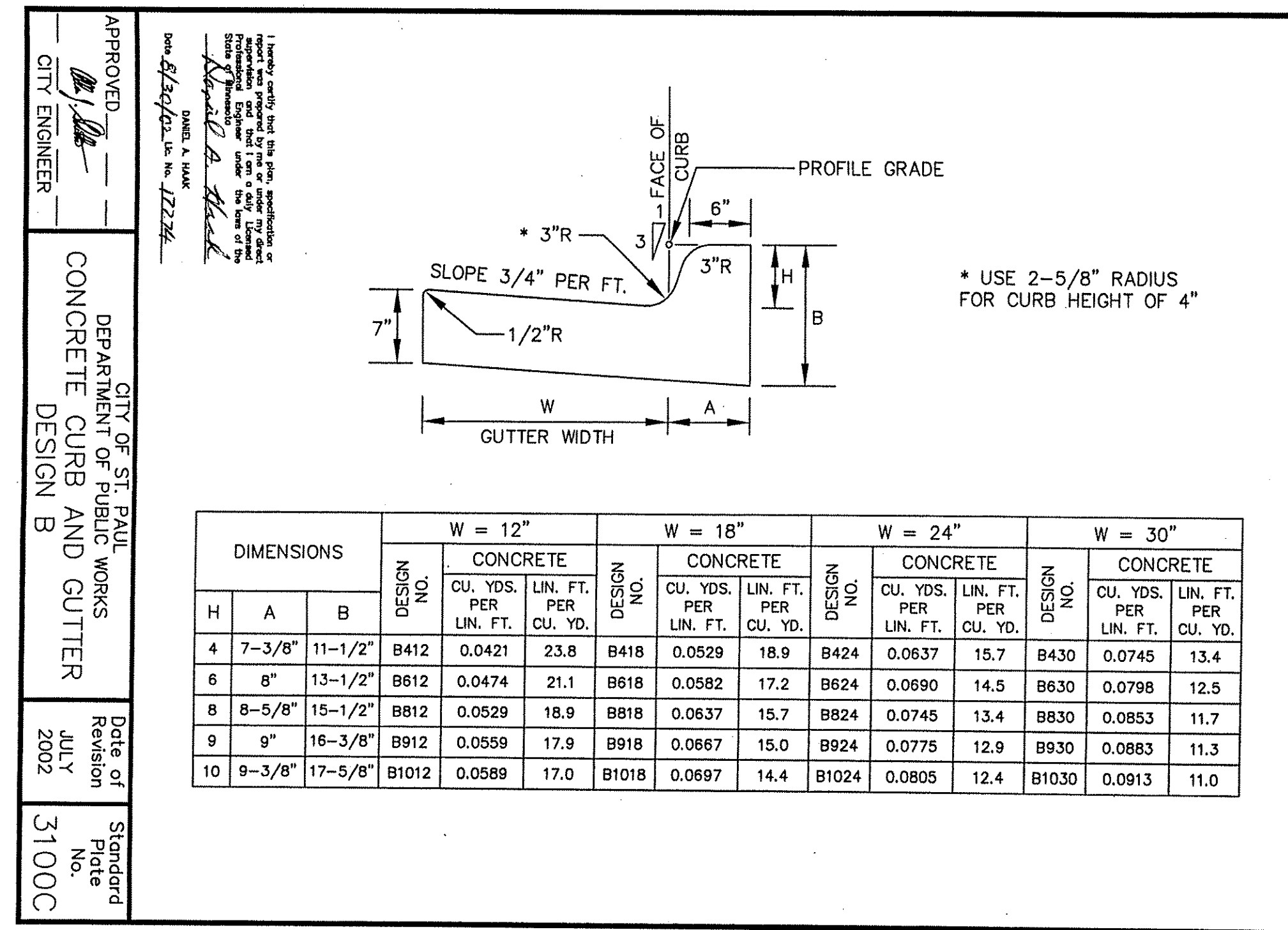
EXCHANGE BUILDING

**HOTEL
CONVERSION**

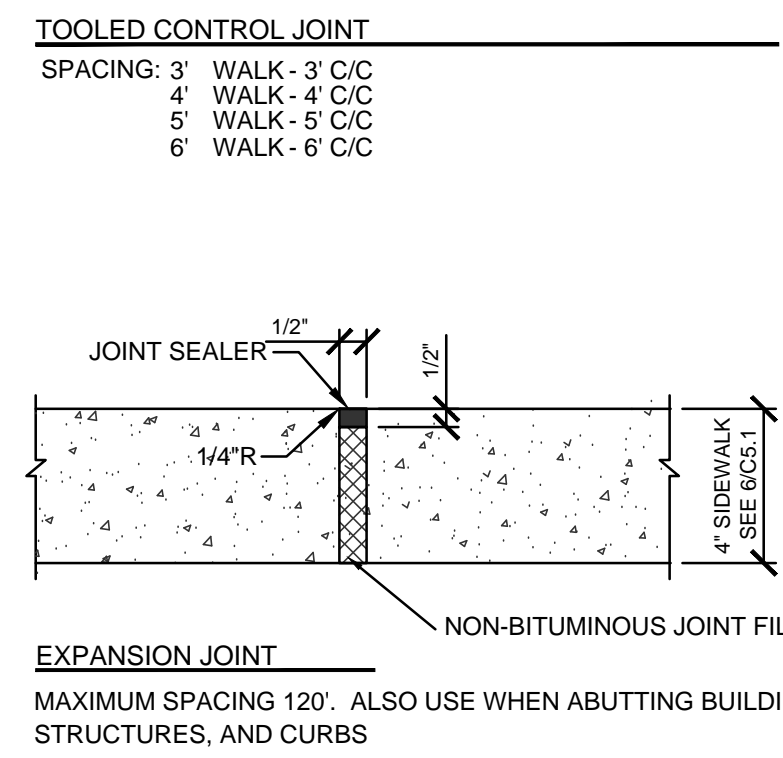
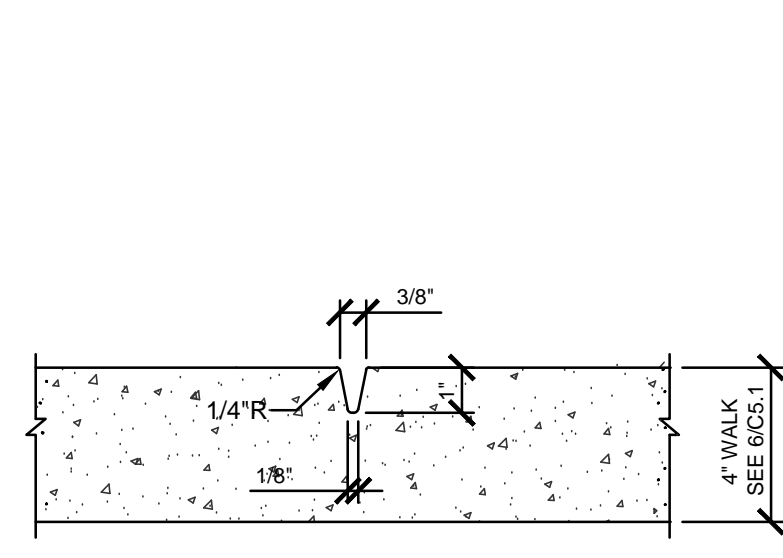
26 E. Exchange Street
St. Paul, MN 55101

**DEMOLITION
PLAN**

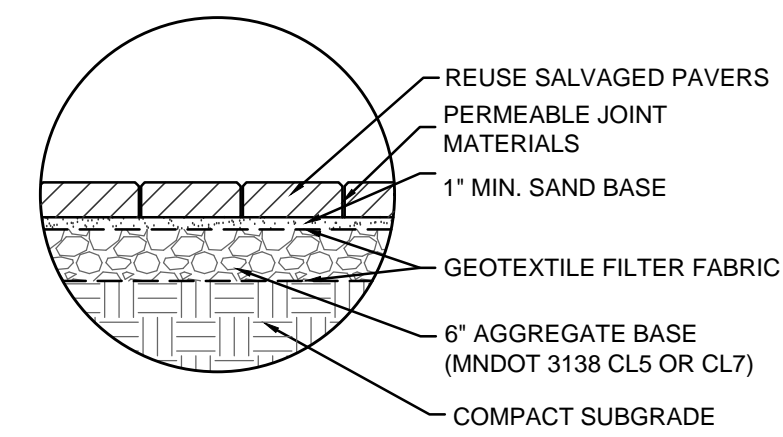
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Date: 02/08/2018
Drawn by: LTH C0.10
Checked by: MJW



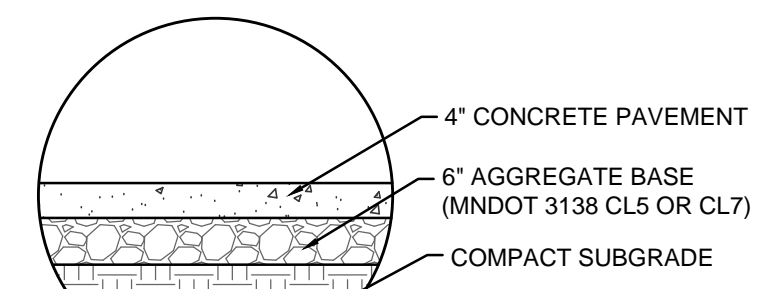
1 B624 CURB & GUTTER NO SCALE



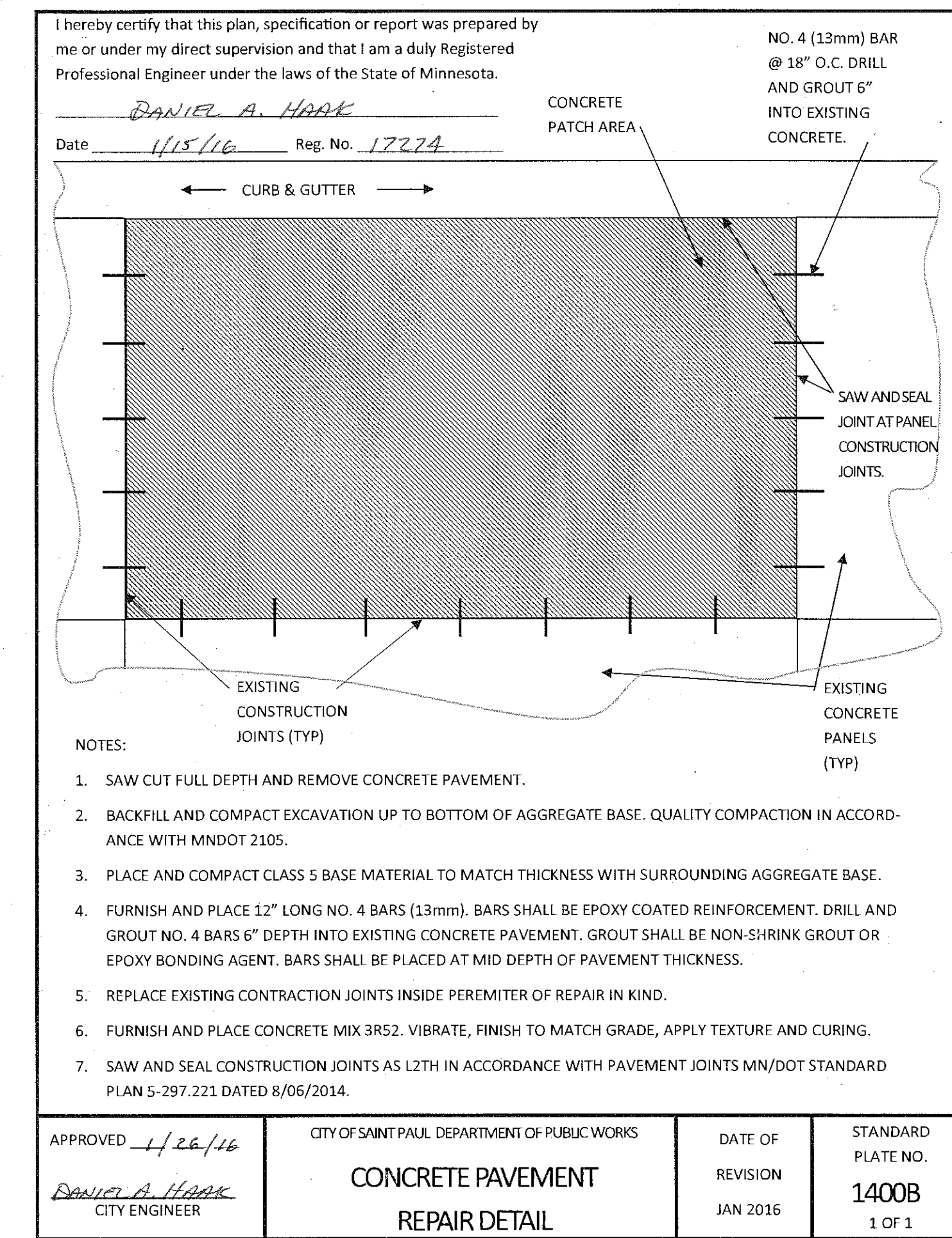
2 SIDEWALK JOINT NO SCALE



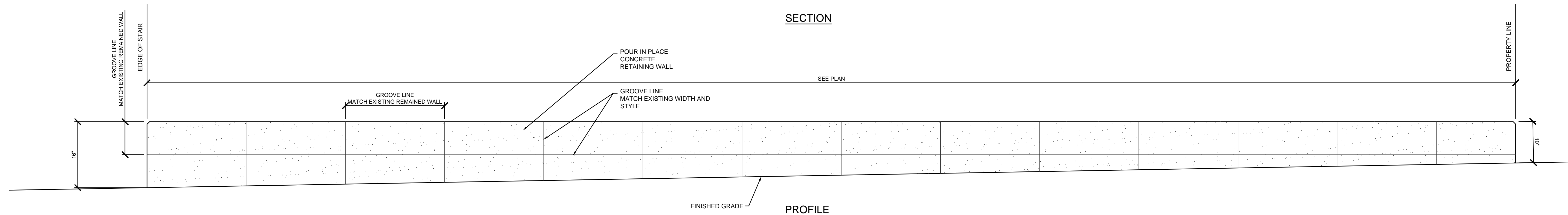
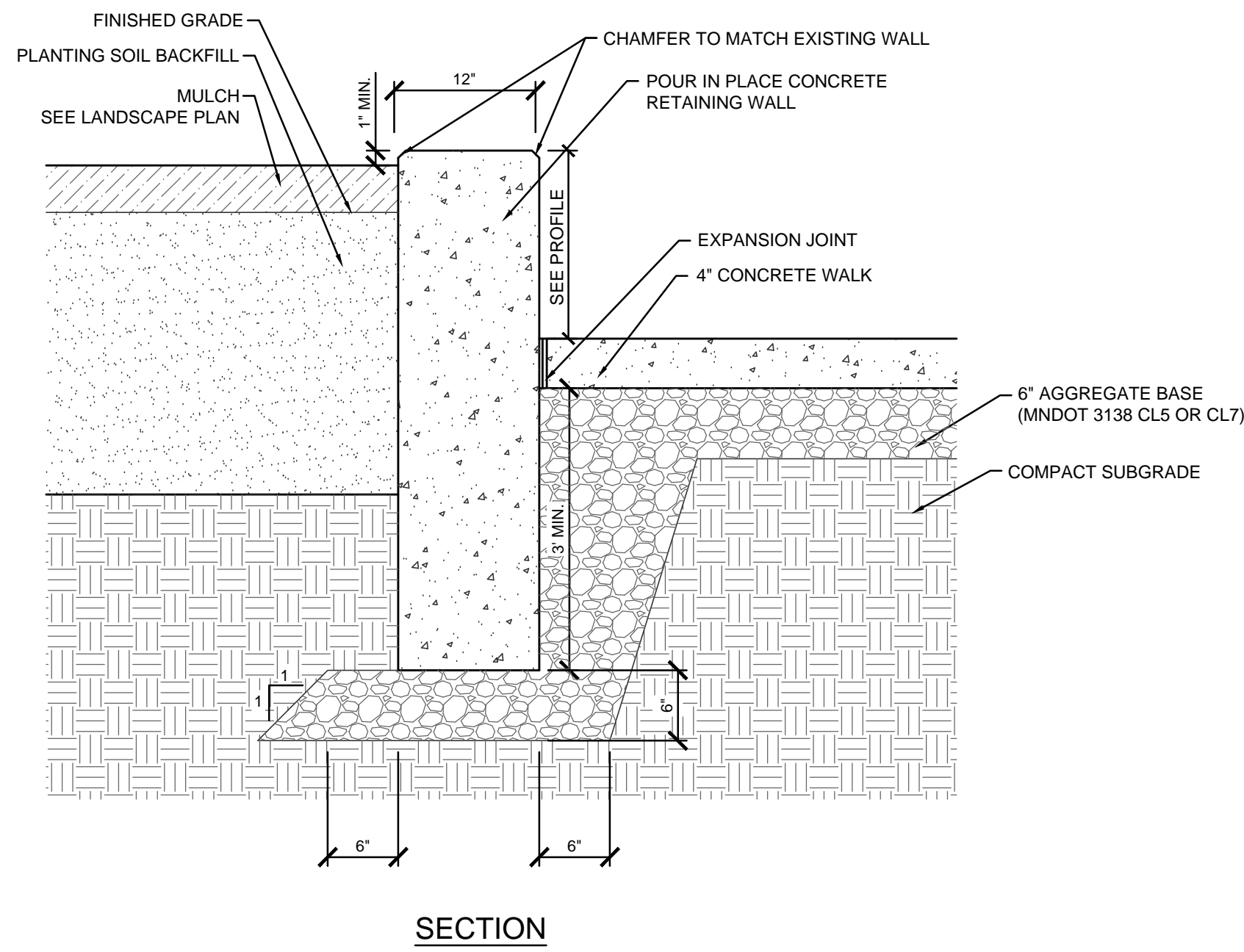
3 PAVES SECTION NO SCALE



4 CONCRETE SIDEWALK NO SCALE



5 CONCRETE PAVEMENT REPAIR NO SCALE



6 RETAINING WALL NO SCALE

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 Professional Engineer under the laws of the State of Minnesota.

Printed Name: MARCELLE J. WESLOCK

Signature: [Signature]

Date: 03/02/2018 License #: 42323

No.	Date	Revision Description
1	03/02/2018	SITE PLAN REVIEW

EXCHANGE BUILDING

HOTEL CONVERSION

26 E. Exchange Street
 St. Paul, MN 55101

DETAILS

PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREE						
CC	4	FIRESPIRE AMERICAN HORNBEAM	CARPINUS CAROLINIANA J.N. UPRIGHT	1.75" CAL.	B&B	30'H X 10'W
SHRUB						
TC	26	EMERALD SPREADER JAPANESE YEW	TAXUS CUSPIDATA 'MONLOO'	5 GAL.	POT	2'H X 6'W

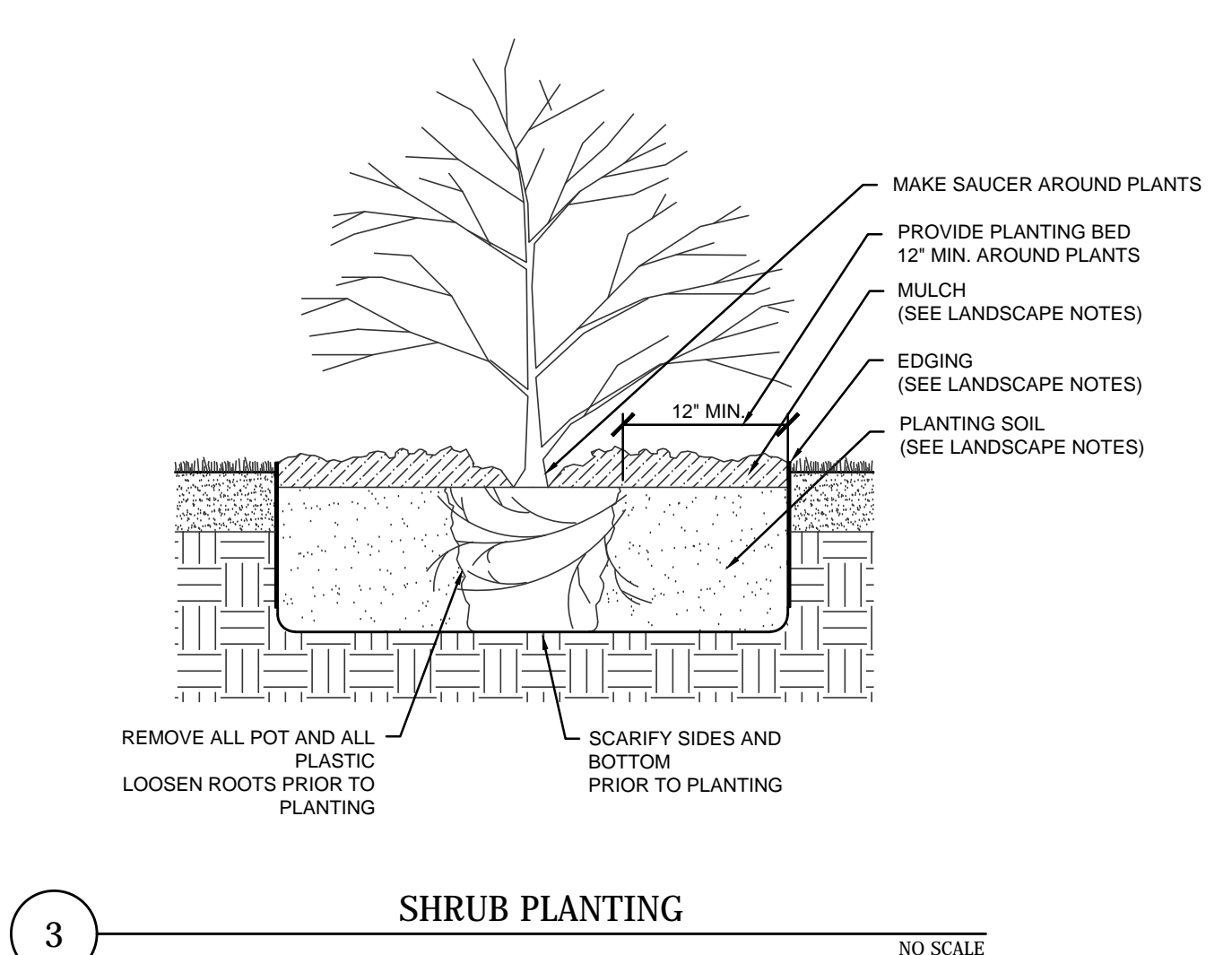
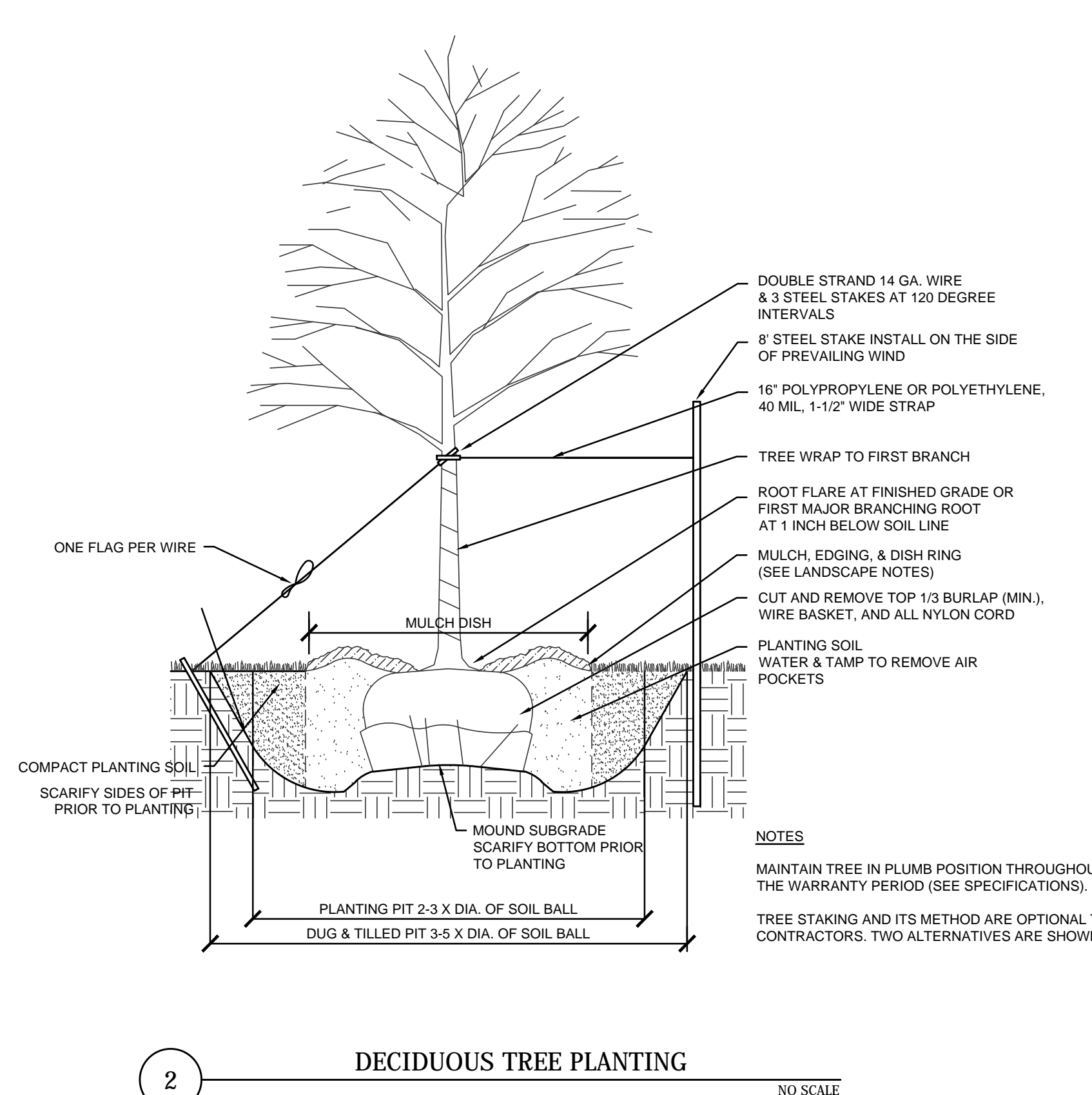
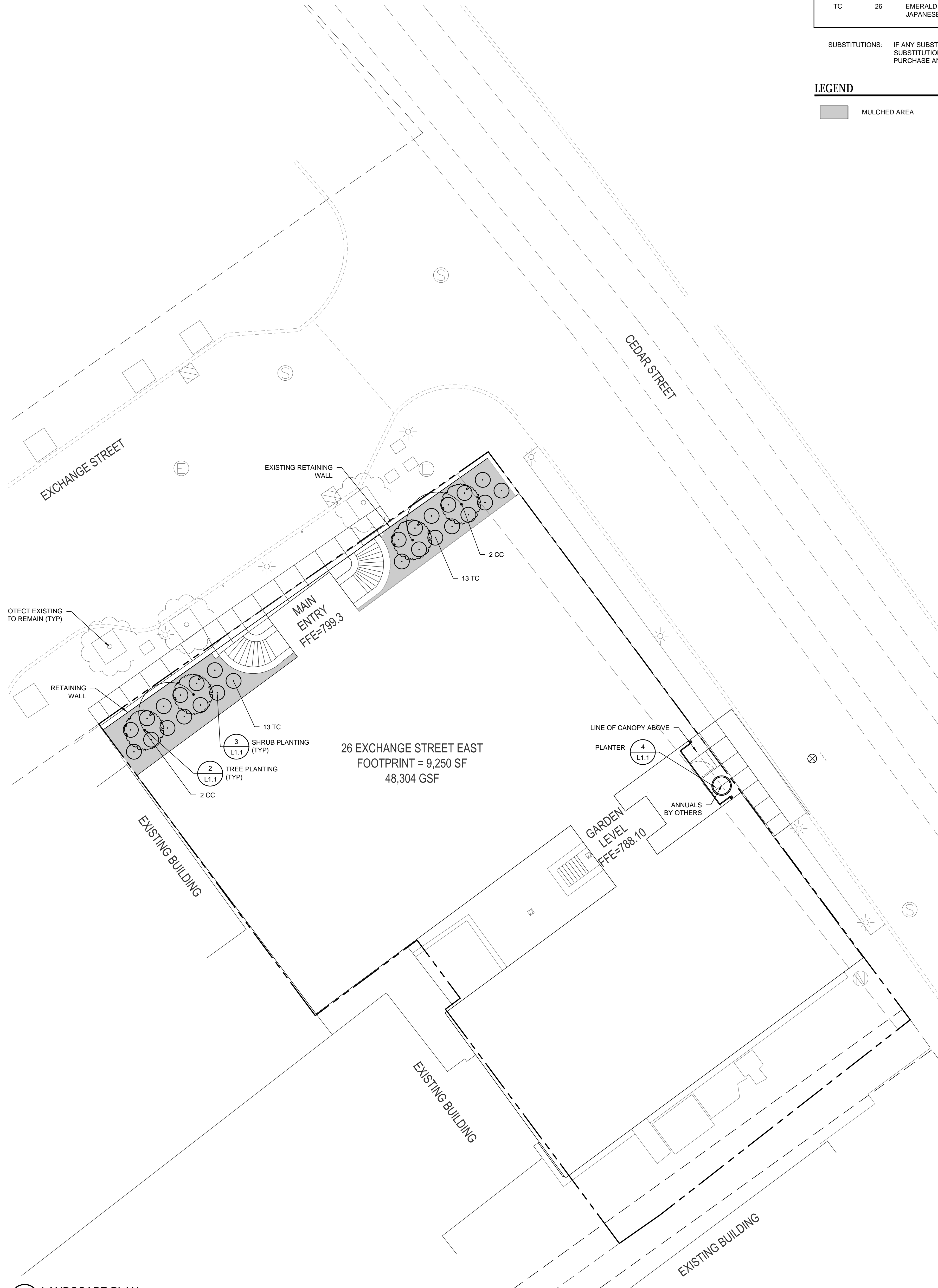
SUBSTITUTIONS: IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION.

LEGEND

■ MULCHED AREA

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- TOPSOIL TO BE MNDOT 3877.28 LOAM TOPSOIL, BORROW FOR LANDSCAPED AREAS AND PLANTING BEDS. PROVIDE ROOTING TOPSOIL BORROW MNDOT 3877.2E FOR PLANT RESTORATION, WATER QUALITY, AND INFILTRATION PLANTING.
- PLANTING SOIL TO BE CONSISTED OF 50% SELECT TOPSOIL BORROW (MNDOT 3877) AND 50% GRADE 2 COMPOST (MNDOT 3880). PLANTING SOIL TO HAVE A PH BETWEEN 6.5-7.5, BE FREE OF CHEMICAL CONTAMINANTS, DEBRIS, LARGE ROCKS GREATER THAN 1/2" DIAMETER, AND FRAGMENTS OF WOOD. SUBSOIL SHALL BE SCARIFIED TO A DEPTH OF 4" BEFORE PLANTING SOIL IS SPREAD.
- SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING. THOROUGHLY WATER TWICE TO FACILITATE CONSOLIDATION PRIOR TO PLANTING. DO NOT OVERLY COMPACT SOIL.
- MULCH TO BE SHREDDED HARDWOOD BARK MULCH (MNDOT 3882 TYPE B), CONSISTED OF RAW WOOD MATERIAL FROM TIMBER AND BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMER MILL OR TUB GRINDER. THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF MOULD, DIRT, SAWDUST, AND FOREIGN MATERIAL, AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL NOT CONTAIN CHIPPED UP MANUFACTURED BOARDS OR CHEMICALLY TREATED WOOD, INCLUDING BUT NOT LIMITED TO: WATER BOARD, PARTICLE BOARD, AND CHROMATED COPPER ARSENATE (CCA) OR PENTA TREATED WOOD. THE MATERIAL SHALL BE TWICE-GROUNDED SHREDDED, SUCH THAT NO INDIVIDUAL PIECE SHALL EXCEED 3 INCHES IN ANY DIMENSION.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB BED AREAS AND APPLY THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH AROUND VINE AREAS. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS.
- THE ENTIRE LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASING AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY AND STATE PLUMBING CODES AND REQUIREMENTS.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS TWO FULL YEARS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE. WARRANTY PERIOD FOR PLANT MATERIAL INSTALLED AFTER JUNE 1ST SHALL COMMENCE THE FOLLOWING YEAR.



10 30
SCALE IN FEET



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 Landscape Architect under the laws of the State of Minnesota.
Printed Name: DILARSIWEE SARATHONG
Signature: Dilarsiwee Sarathong
Date: 02/08/2018 License #: 45059

No.	Date	Revision Description
1	03/02/2018	SITE PLAN REVIEW

EXCHANGE BUILDING

HOTEL CONVERSION

26 E. Exchange Street
St. Paul, MN 55101

LANDSCAPE PLAN