

2021 EXTERIOR FACADE REPAIR PROJECT: PHASE I

CITYVIEW CO-OP
1801 ELLIOT AVENUE SOUTH
MINNEAPOLIS, MN

DRAWING INDEX

- 1.0 TITLE SHEET
- 2.0 PLAN VIEW
- 3.0 1801 BUILDING NORTH & EAST ELEVATIONS
- 4.0 DETAILS
- 4.1 DETAILS

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDDING AND/OR PERFORMING WORK.
2. PRIOR TO DEMO, CONTRACTOR SHALL PROVIDE OWNER WITH 24 HOURS NOTICE AND SHALL ERECT BARRIERS TO PREVENT PEDESTRIAN TRAFFIC BENEATH THE WORK AREA.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURER'S INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ENGINEER BEFORE PROCEEDING.
4. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY PEDESTRIAN WALKWAY PROTECTION ON ALL WALKWAYS BELOW WHICH OVERHEAD WORK IS OCCURRING. ALL BUILDING EGRESSES SHALL REMAIN OPEN & PROTECTED THROUGH THE FULL DURATION OF THE PROJECT.
5. CONTRACTOR SHALL LIMIT STAGING AND STORAGE AREAS TO THOSE APPROVED BY OWNER. CONTRACTOR SHALL PROTECT ALL PORTIONS OF THE BUILDING, LANDSCAPING, AND PROPERTY IN STAGING AND STORAGE AREAS, AND SHALL REPAIR ALL DAMAGED CAUSED BY STAGING AND STORAGE TO OWNER'S SATISFACTION.
6. CONTRACTOR SHALL PROVIDE ENGINEER WITH ACCESS TO THE BUILDING VIA CONTRACTOR'S SCAFFOLDING AND RIGGING AS NEEDED THROUGHOUT THE DURATION OF WORK.

GENERAL SCOPE AND CODE NOTES:

1. PER OWNER REQUEST, THESE DOCUMENTS ARE FOR PHASE I ELEVATIONS: 1801 BUILDING NORTH & EAST ELEVATIONS. SEE ENCOMPASS REPORT DATED JUNE 25, 2020 FOR ADDITIONAL REPAIR RECOMMENDATIONS FOR 1801 BUILDING, 1807 BUILDING, AND 1811 BUILDING.
2. THE REPAIR SCOPE IDENTIFIED WITHIN THESE DRAWINGS IS BASED ON OBSERVATIONS AND INSPECTIONS REFERENCED WITHIN THE ENCOMPASS REPORT DATED JUNE 25, 2020. REPAIR SCOPE HAS BEEN DEFINED WITHIN THESE DOCUMENTS BASED ON THE INTENT OF THE OWNER TO PERFORM THESE REPAIRS IN THEIR ENTIRETY IN 2021.
3. REPAIRS PERFORMED IN 2021 TO BE ACCORDANCE WITH THE 2020 MINNESOTA BUILDING CODE. IF REPAIRS OCCUR AFTER 2021, OWNER TO NOTIFY ENGINEER OF RECORD OF INTENT TO PERFORM REPAIRS AND REQUEST AN APPLICABLE CODE REVIEW OF PROPOSED REPAIRS PRIOR TO PERFORMING (FUTURE REPAIRS).
4. THESE CONDITIONS ARE LIKELY TO CHANGE OVER TIME. IT IS LIKELY THAT THE EXTENT OF REPAIRS AND REPAIR SCOPE WILL EXPAND OVER TIME. IF THE OWNER DOES NOT PERFORM THESE REPAIRS OR PARTIALLY PERFORMS THESE REPAIRS IN 2021, IT IS RECOMMENDED THAT REMAINING CONDITIONS BE RE-INSPECTED AND THE REPAIR SCOPE BE REVIEWED BY THE ENGINEER OF RECORD AND CONTRACTOR FOR ACCURACY PRIOR TO PERFORMING FUTURE REPAIRS (REPAIRS PERFORMED AFTER 2021).
5. OWNER AND/OR OWNERS REPRESENTATIVE TO NOTIFY ENGINEER OF RECORD IF EXISTING CONDITIONS HAVE CHANGED OR IF CONTINUED FACADE MOVEMENT IS SUSPECTED PRIOR TO PERFORMING OR DURING REPAIRS. TEMPORARY EMERGENCY SHORING IS RECOMMENDED IF FACADE MOVEMENT IS OCCURRING AND/OR IF UNSTABLE CONDITIONS EXIST.

EXISTING CONDITIONS AND MODIFICATION NOTES:

1. **WEATHER BARRIER AND FLASHING SYSTEM:** THE EXISTING WALLS ARE LIKELY CONSTRUCTED WITH INTERMITTENT WEATHER BARRIER AND DISCONTINUITIES ARE LIKELY PRESENT. WHERE NEW WEATHER BARRIER IS INSTALLED OR DISCONTINUITY IS EXPOSED/IDENTIFIED, IF WEATHER BARRIER CANNOT BE SHINGLE LAPPED WITH THE ROOF MEMBRANE OR EXISTING FLASHINGS, CONTRACTOR TO EXTEND THE WEATHER BARRIER OR INSTALL A SEALED TERMINATION BAR TO SEAL THE TOP EDGE OF THE WEATHER BARRIER. ALL WEATHER BARRIER AND FLASHINGS TO BE INSTALLED IN A SHINGLE LIKE MANNER, FREE OF VOIDS AND CAVITIES WHERE MOISTURE CAN ACCUMULATE, AND INSTALLED WITH FLASHINGS THAT DIRECT WATER OUTWARD AND AWAY FROM THE STRUCTURE.
2. **EXTERIOR SHEATHING:** THE EXISTING WALLS ARE LIKELY CONSTRUCTED WITH VARYING TYPES OF EXTERIOR SHEATHING. WHERE SHEATHING IS REPLACED, CONTRACTOR TO INSTALL SHEATHING OF SIMILAR THICKNESS.
3. **INSULATION:** THE EXISTING WALLS ARE LIKELY CONSTRUCTED WITH 2X4 STUD FRAMING. WHERE INSULATION IS REPLACED, IT IS LIKELY NOT FEASIBLE TO ACHIEVE THE CURRENT CODE REQUIREMENTS FOR INSULATION (R-VALUE) WITHIN EXTERIOR PERIMETER WALLS. CONTRACTOR TO FILL VOID COMPLETELY WITH BATT INSULATION OR AS REQUIRED BY THE LOCAL CODE OFFICIAL/INSPECTOR.

4. **VAPOR BARRIER:** THE EXISTING WALLS ARE LIKELY CONSTRUCTED WITHOUT A VAPOR BARRIER. INSTALLATION OF A VAPOR BARRIER HAS NOT BEEN INCLUDED WITHIN THIS SCOPE AND IS LIKELY NOT FEASIBLE WITHOUT SUBSTANTIAL INTERIOR DRYWALL DEMOLITION. THE EXISTING MECHANICAL PERFORMANCE, FRESH AIR DELIVERY METHOD, AVAILABLE BATH EXHAUST SYSTEMS, AND THE POTENTIAL FOR ELEVATED HUMIDITY (INTERIOR DEW POINT) IS NOT KNOWN. THE OWNER HAS BEEN NOTIFIED OF THIS CONDITION AND THE POTENTIAL FOR VAPOR BYPASS THAT CAN RESULT IN CONDENSATION ON WINDOWS, DOORS, AND WITHIN THE BUILDING ENVELOPE.
5. **MECHANICAL SYSTEMS:** THE INSPECTION, TESTING, DESIGN, AND MODIFICATION OF EXISTING MECHANICAL, VENTILATION, AND EXHAUST EQUIPMENT HAS BEEN EXCLUDED FROM THE SERVICES PROVIDED BY ENCOMPASS.
6. **ELECTRICAL SYSTEMS:** THE INSPECTION, TESTING, DESIGN, AND MODIFICATION OF EXISTING ELECTRICAL SYSTEMS AND SERVICES HAS BEEN EXCLUDED FROM THE SERVICES PROVIDED BY ENCOMPASS.

GENERAL REPAIR WORK DESCRIPTIONS:

NOTE: SEE SUMMARY OF WORK AND DETAILS FOR ADDITIONAL INFORMATION AND REPAIR REQUIREMENTS.

1. **MASONRY RECONSTRUCTION (1801 ELLIOT BUILDING - NORTH)**
 - 1A - REMOVE AND REINSTALL BRICK (1801 ELLIOT BUILDING - NORTH): AT THE LOCATION IDENTIFIED WITHIN THE ELEVATION, REMOVE AND REINSTALL BRICK AS REQUIRED FOR MASONRY RECONSTRUCTION.
 - 1B - REMOVE AND REPLACE BRICK (1801 ELLIOT BUILDING - NORTH): AT THE LOCATION IDENTIFIED WITHIN THE ELEVATION, REMOVE AND REPLACE BRICK AS REQUIRED FOR MASONRY RECONSTRUCTION.
 - 1C - REMOVE AND REINSTALL STONE MASONRY (1801 ELLIOT BUILDING - NORTH): AT THE LOCATION IDENTIFIED WITHIN THE ELEVATION, REMOVE AND REINSTALL STONE MASONRY AS REQUIRED FOR MASONRY RECONSTRUCTION.
 - 1D - TEMPORARY SHORING & STABILIZATION (1801 ELLIOT BUILDING - NORTH): PROVIDE ALL TEMPORARY SHORING, STABILIZATION, AND SITE SAFETY EQUIPMENT AS REQUIRED TO PERFORM WORK.
2. **LOCALIZED MASONRY REPAIRS**
 - 2A - LOCALIZED MASONRY REPOINTING: REPOINT (TUCKPOINT) DETERIORATED MASONRY MORTAR JOINTS.
 - 2B - LOCALIZED BRICK REPLACEMENT: REMOVE AND REPLACE INDIVIDUAL CRACKED AND DAMAGED BRICK UNITS.
 - 2C - LOCALIZED STONE REPAIRS: REMOVE AND REPLACE OR REPAIR STONE BANDS WITHIN BRICK MASONRY.
3. **CAP METAL REPAIRS**
 - 3A - REMOVE AND REINSTALL CAP METAL: REMOVE AND REINSTALL CAP METAL AT PARAPETS AND ROOF CURBS AS REQUIRED TO PERFORM WORK.
 - 3B - REMOVE AND REPLACE CAP METAL: REMOVE AND REPLACE CAP METAL AT AREA OF FACADE RECONSTRUCTION AS REQUIRED TO PERFORM WORK.
4. **STUCCO ELEVATION RECONSTRUCTION (EAST ELEVATIONS)**
 - 4A - DEMOLITION (EAST ELEVATIONS): REMOVE AND DISPOSE ALL STUCCO, WEATHER BARRIER, EXTERIOR SHEATHING, AND INSULATION TO EXPOSE WALL FRAMING.
 - 4B - BARRICADES/ENCLOSURES/SHORING (EAST ELEVATIONS): PROVIDE TEMPORARY BARRICADES, ENCLOSURES, AND SHORING FOR WALL RECONSTRUCTION TO STABILIZE AND TEMPORARY SHORE THE STRUCTURE DURING STRUCTURAL REPAIRS. PROVIDE DUST CONTAINMENT, AND TO PROVIDE FALL PROTECTION AND SITE SAFETY/SECURITY FOR RESIDENTS TO OCCUPY THEIR HOMES DURING THE REPAIRS TO THE EAST ELEVATION WALLS.
 - 4C - WALL RECONSTRUCTION (EAST ELEVATIONS): RECONSTRUCT WALL FRAMING BY REINFORCING AND/OR REPLACING DAMAGED FRAMING MEMBERS, REINSULATING THE WALL CAVITY, AND INSTALLING NEW EXTERIOR SHEATHING.

- 4D - INTERIOR DRYWALL REPAIRS (EAST ELEVATIONS): REPAIR ALL INTERIOR DRYWALL AT WALL RECONSTRUCTION LOCATIONS INCLUDING DRYWALL REPLACEMENT, FASTENERS THROUGH EXISTING DRYWALL, CRACKS, AND NAIL POPS.
- 4E - SIDING AND TRIM INSTALLATION (EAST ELEVATIONS): INSTALL NEW WEATHER BARRIER AND FLASHING SYSTEM. INSTALL NEW SIDING AND TRIM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS FOR ADDITIONAL INFORMATION.
5. **LOCALIZED FRAMING REPAIRS**
 - 5A - REMOVE AND REPLACE DAMAGED SHEATHING: REMOVE AND REPLACE LOCALIZED DAMAGED EXTERIOR SHEATHING. NEW SHEATHING TO MATCH EXISTING THICKNESS.
 - 5B - REMOVE AND REPLACE DAMAGED BATT INSULATION: REMOVE AND REPLACE LOCALIZED BATT INSULATION THAT HAS BEEN EXPOSED TO MOISTURE.
 - 5C - REMOVE AND REPLACE DAMAGED STUD FRAMING: REMOVE AND REPLACE (OR REINFORCE) LOCALIZED DAMAGED WALL FRAMING MEMBERS, INCLUDING VERTICAL STUDS, PLATES, AND ROUGH OPENING FRAMING.
 - 5D - REMOVE AND REPLACE DAMAGED HEADERS: REMOVE AND REPLACE (OR REINFORCE) LOCALIZED DAMAGED WINDOW AND DOOR HEADERS. PROVIDE TEMPORARY SHORING AS NEEDED.
 - 5E - REPAIR FLOOR RIM: REMOVE AND REPLACE LOCALIZED DAMAGED FLOOR RIM FRAMING. THIS WORK ITEM DOES NOT INCLUDE JOIST REPAIRS. CONTRACTOR TO NOTIFY ENGINEER IF DAMAGED FLOOR JOISTS ARE DISCOVERED.
 - 5F - REMOVE AND REPLACE DAMAGED DRYWALL: REPAIR DAMAGED INTERIOR DRYWALL. REPAIR TO GENERALLY CONSIST OF LOCALIZED REPLACEMENT, MUDDING, TAPING, SANDING, AND PRIMING (AT REPAIRS) TO A PAINT-READY CONDITION.
6. **WINDOW REPLACEMENT:** REMOVE AND REPLACE ALL WINDOWS, EXCLUDING STOREFRONT ASSEMBLIES AT FRONT ENTRANCES.
7. **MISCELLANEOUS LABOR:** PROVIDE A MISCELLANEOUS LABOR ALLOWANCE AND RATE FOR REPAIRS THAT ARE NOT REPRESENTED WITHIN A SPECIFIC WORK ITEM, BUT CAN BE PERFORMED ON A TIME AND MATERIAL BASIS.
8. **MOLD REMEDIATION:** PERFORM MOLD REMEDIATION AS DIRECTED BY THE INDEPENDENT THIRD-PARTY TESTING AGENT.
9. **RIGGING/STAGING:** PROVIDE ALL RIGGING AND STAGING REQUIRED FOR WORKER ACCESS TO PERFORM THE WORK AND TO ALLOW FOR ADEQUATE INSPECTION OF INSTALLATIONS.
10. **MOBILIZATION/DEMOLITION/GENERAL CONDITIONS:** PROVIDE ALL TOOLS, EQUIPMENT, FACILITIES, SAFETY MEASURES, AND PERMITS TO PERFORM THE REPAIRS IN ACCORDANCE WITH CURRENT BUILDING CODE, CITY REQUIREMENTS, AND COMMON INDUSTRY STANDARDS.

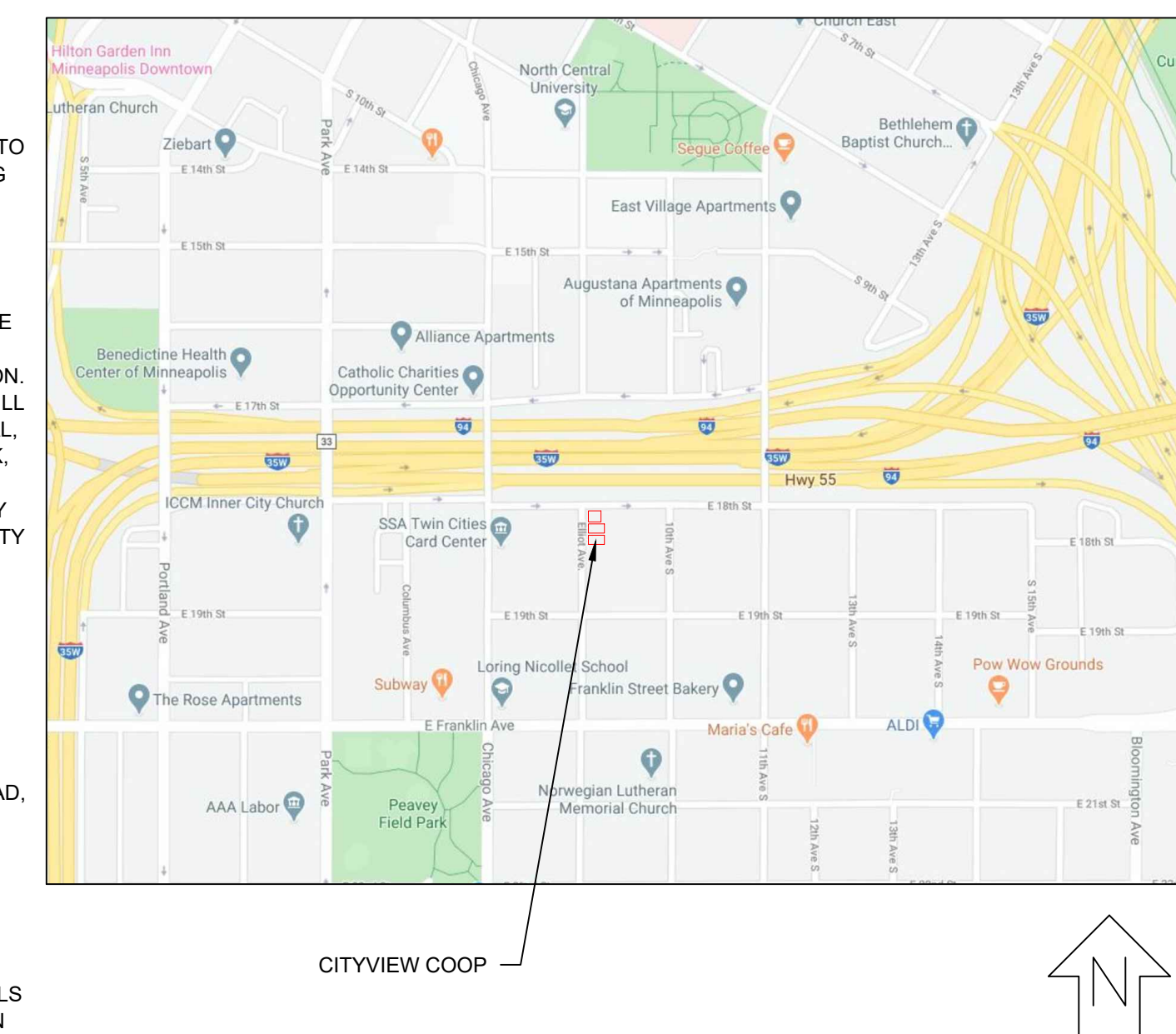
GENERAL WINDOW REPLACEMENT NOTES:

1. REMOVE AND REPLACE ALL EXISTING WINDOWS (INCLUDING STORM WINDOW PORTION OF FRAME) WITH MARVIN ESSENTIAL FIBERGLASS WINDOWS (WITH SCREENS). CONTRACTOR TO SUBMIT SHOP DRAWINGS THAT IDENTIFY PRODUCT, WINDOW PERFORMANCE CRITERIA, OPERABLE TYPE, AND HARDWARE TO OWNER FOR APPROVAL PRIOR TO PROCEEDING WITH REPLACEMENT.
2. CONTRACTOR TO FIELD MEASURE ALL EXISTING WINDOWS PRIOR TO PURCHASING TO ALLOW FOR PROPER INSTALLATION OF WINDOWS WITHOUT BRICK REMOVAL. THIS WILL REQUIRE INTERIOR ACCESS AND PARTIAL DRYWALL DEMOLITION FOR FIELD VERIFICATION OF ROUGH OPENING SIZE. CONTRACTOR TO CONFIRM BRICK OPENING DIMENSIONS PRIOR TO ORDERING TO ALLOW FOR FLASHING, TRIM, AND MAINTAINABLE SEALANT JOINT INSTALLATION. SEE DETAILS FOR ADDITIONAL REQUIREMENTS.
3. INSTALLATION OF NEW WINDOWS TO INCLUDE ROUGH OPENING FLASHINGS, CLOSED CELL SPRAY FOAM ON ALL SIDES (AND WITHIN MULLIONS IF ASSEMBLED IN FIELD), EXTENSION JAMBS, INTERIOR SILL MATERIAL, SEALANTS, TRIM, AND APPLICABLE COATINGS.

4. ALL WEATHER BARRIER AND ROUGH OPENING FLASHINGS TO BE SHINGLE LAPPED. SEE DETAIL 21.0 FOR TYPICAL WEATHER BARRIER AND FLASHING INSTALLATIONS AT WINDOW REPLACEMENT LOCATIONS. SEE SECTION DETAILS FOR ADDITIONAL INFORMATION. ALL SILL FLASHING TO BE INSTALLED WITH AN UPTURNED LEG TO PREVENT INCIDENTAL WATER DRAINING TOWARDS THE INTERIORS. THIS UPTURNED LEG TO BE BETWEEN THE WINDOW FRAME AND THE EXTENSION JAMB (ALONG THE SILL). THE SILL FLASHING SHALL BE A NON-CONDUCTIVE MATERIAL, SUCH AS TYVEK FLEX WRAP.
5. CONTRACTOR TO INSTALL FLANGED WINDOW FRAMES WHERE EXTERIOR FACADE MATERIAL IS REMOVED AND/OR AS BRICK OPENINGS ALLOW. IF BLOCK-FRAMED (NO NAILING FLANGE) WINDOWS ARE REQUIRED, CONTRACTOR TO INSTALL SELF-ADHERED FLASHING TAPE AND/OR 90-DEGREE BENT METAL TO BACK SEAL TO BRICK AND CREATE AN AIR BARRIER TO PREVENT AIR FROM MIGRATING FROM THE BRICK CAVITY INTO THE ROUGH OPENING.
6. IT IS RECOMMENDED THAT ONE WINDOW INSTALLATION MOCK-UP BE PERFORMED PER FACADE MATERIAL TYPE AND THAT EACH MOCK-UP BE TESTED PER AAMA STANDARDS PRIOR TO PROCEEDING WITH FURTHER REPLACEMENT IN THAT FACADE MATERIAL. AAMA TEST TO BE PERFORMED TO DETERMINE ANTICIPATED PERFORMANCE OF INSTALLATION WITHIN VARYING SITE-SPECIFIC CONDITIONS/INSTALLATIONS AND IF ADDITIONAL FLASHINGS AND SEALANTS ARE REQUIRED.
7. IT IS SUSPECTED THAT THERE ARE DISCONTINUITIES WITHIN THE EXISTING WEATHER BARRIER AND FLASHING SYSTEM BEHIND BRICK. THEREFORE, THE FACADE AND WINDOWS/DOORS THAT PENETRATE THROUGH THE FACADE IS REQUIRED TO PERFORM AS A BARRIER SYSTEM TO RESIST WATER INTRUSION. THEREFORE, THE PERFORMANCE OF THE FACADE AND WINDOWS/DOORS WILL BE DEPENDENT UPON REGULAR MAINTENANCE OF THE FACADE. IN GENERAL, A MASONRY BARRIER SYSTEM REQUIRES REGULAR MAINTENANCE OF BRICK, MORTAR, SEALANTS, AND PRODUCTS THAT PENETRATE THE MASONRY. IN SOME INSTANCES, A CLEAR PENETRATING SEALER (WATER REPELLANT) MAY BE REQUIRED. THESE MAINTENANCE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER.

HARMFUL AND HAZARDOUS MATERIAL NOTES:

1. ENCOMPASS DOES NOT PERFORM INSPECTIONS OR TESTING OF EXISTING HARMFUL AND/OR HAZARDOUS SUBSTANCES SUCH AS (NOT LIMITED TO) LEAD, MOLD, AND ASBESTOS. THESE SERVICES ARE NOT PERFORMED BY ENCOMPASS. IT IS RECOMMENDED THAT THE OWNER CONSULT WITH A TESTING AGENT FOR THESE SERVICES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. IT IS RECOMMENDED THAT THE OWNER CONSULT AN INDEPENDENT THIRD-PARTY TESTING AGENT FOR HARMFUL AND/OR HAZARDOUS MATERIALS TO IDENTIFY POTENTIALLY HARMFUL SUBSTANCES AND PROVIDE DIRECTION TO THE CONTRACTOR ON PROPER ABATEMENT PROCEDURES. THESE SERVICES ARE NOT PERFORMED BY ENCOMPASS.



Encompass
engineering consultants
forensic analysis

5435 Feltl Road
Minnetonka, MN 55343
Tel: (952) 854-4511

www.encompassinc.com

CONSULTANTS:

CERTIFICATION:
I hereby certify that this drawing 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.
Signature: *Michael K. McIntire*
Name: MICHAEL K. MCINTIRE
Date: 03/08/2021
Registration Number: 46625

Project Number: 20-7311-001
Date: 03/08/2021
Drawn: MDT
Checked: MKM
Scale: AS NOTED

REVISIONS:

PROJECT:

2021 EXTERIOR FACADE
REPAIR PROJECT: PHASE I
CITYVIEW CO-OP
MINNEAPOLIS, MN

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:

1.0

PHASE I PERMIT SET 03/08/2021

GENERAL SITE PLAN PHASING NOTES

1. THE REPAIR PHASES IDENTIFIED WITHIN THESE DRAWINGS ARE BASED ON REPAIR PRIORITIZATIONS WHERE ACTIVE WATER INTRUSION IS KNOWN AND REFERENCED WITHIN THE ENCOMPASS REPORT DATED JUNE 25, 2020. PER OWNER'S REQUEST PHASE I REPAIR TO BE PERFORMED IN 2021 IS LIMITED TO REPAIRS AT 1801 BUILDING NORTH & EAST ELEVATIONS.
2. PHASE 1A IS REFERENCED AS THE MASONRY RECONSTRUCTION REPAIRS REQUIRED AT THE NORTH ELEVATION OF THE 1801 ELLIOT BUILDING. SEE ENCOMPASS REPORT.
3. PHASE 1B IS GENERALIZED AS THE EAST ELEVATIONS OF 1801 BUILDING WHERE STUCCO WALL RECONSTRUCTION IS REQUIRED. SEE ENCOMPASS REPORT.
4. A PRIVACY AND SECURITY FENCE IS PRESENT AT THE PERIMETER OF THE SITE. THE CONTRACTOR IS TO COORDINATE FENCE DECONSTRUCTION AND RECONSTRUCTION AS REQUIRED TO MAINTAIN SITE SECURITY AND SAFETY.
5. AN ALLEY IS PRESENT ALONG THE EAST SIDE OF THE PROPERTY. THIS ALLEY SERVICES MULTIPLE BUILDINGS/HOMES AND IS NOT TO BE BLOCKED. OWNER PARKING IS ALSO PRESENT ALONG THE EAST ELEVATION. CONTRACTOR IS TO COORDINATE WITH OWNER FOR WORKER PARKING, MATERIAL STORAGE, STAGING, AND SITE DELIVERIES.
6. THESE PLANS ARE A VISUAL REPRESENTATION OF THE APPROXIMATE SITE LAYOUT AND FEATURES. THE SCALE REPRESENTED ON THESE DRAWINGS IS NOT TO BE SCALED FOR MATERIAL ORDERING OR INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION OF DIMENSIONS AND EXISTING CONDITIONS.

CONSULTANTS:

CERTIFICATION:

I hereby certify that this drawing 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.
 Signature: *[Signature]*
 Name: MICHAEL K. MCINTIRE
 Date: 03/08/2021
 Registration Number: 46625

Project Number: 20-7311-001
 Date: 03/08/2021
 Drawn: MDT
 Checked: MKM
 Scale: AS NOTED

REVISIONS:

PROJECT:

2021 EXTERIOR FACADE
 REPAIR PROJECT: PHASE I
 CITYVIEW CO-OP
 MINNEAPOLIS, MN

SHEET TITLE:
 SITE PLAN VIEW

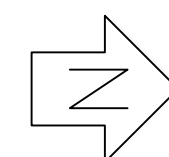
SHEET NUMBER:

2.0

ELLIOT AVENUE SOUTH



1 SITE PLAN VIEW
 2 SCALE: 1/8" = 1'-0"



CONSULTANTS:

CERTIFICATION:

I hereby certify that this drawing 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.
Signature: *[Signature]*
Name: MICHAEL K. MCINTIRE
Date: 03/08/2021
Registration Number: 46625

Project Number: 20-7311-001
Date: 03/08/2021
Drawn: MDT
Checked: MKM
Scale: AS NOTED

REVISIONS:

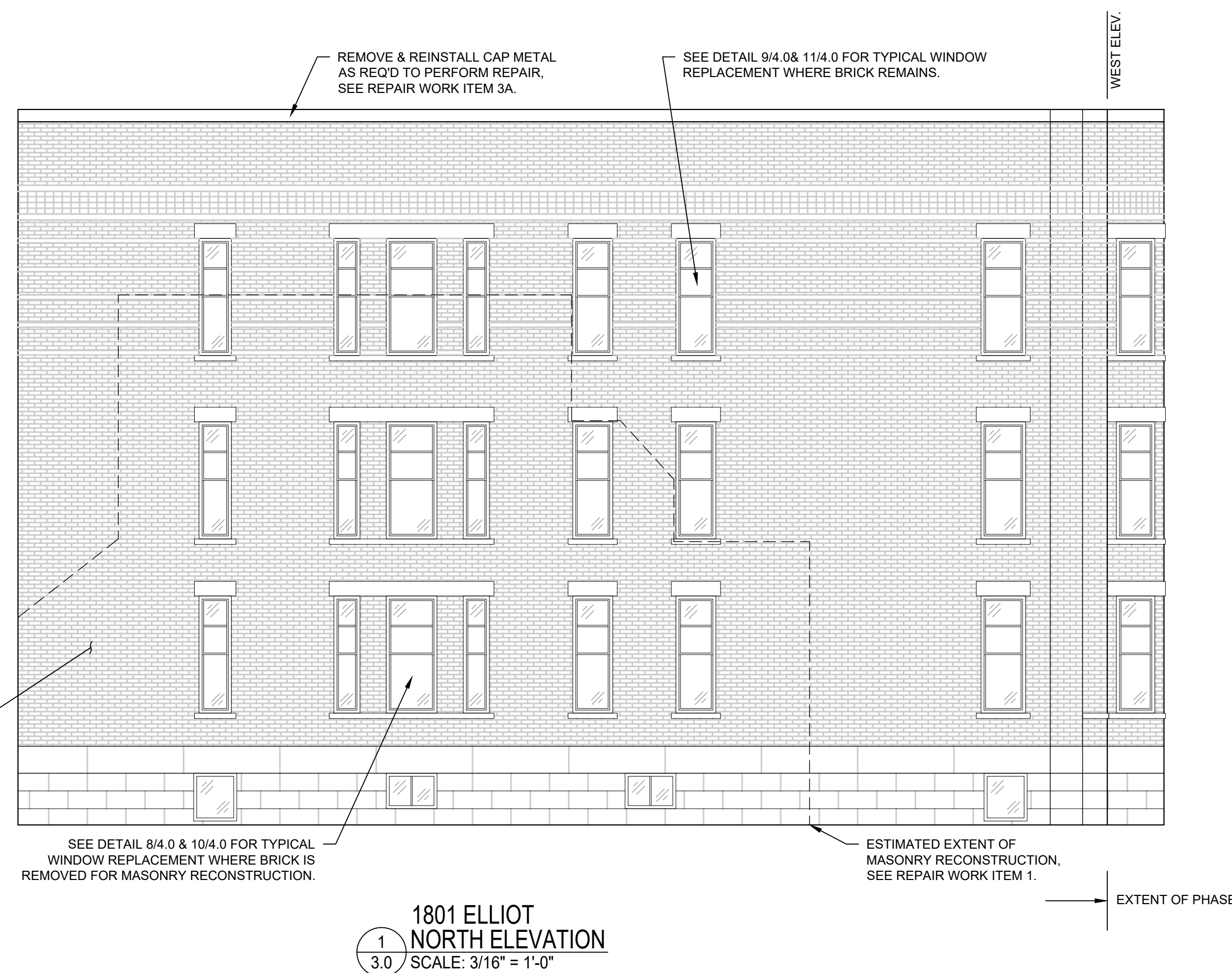
PROJECT:

2021 EXTERIOR FACADE
REPAIR PROJECT: PHASE I
CITYVIEW CO-OP
MINNEAPOLIS, MN

SHEET TITLE:
1801 BUILDING NORTH
& EAST ELEVATIONS

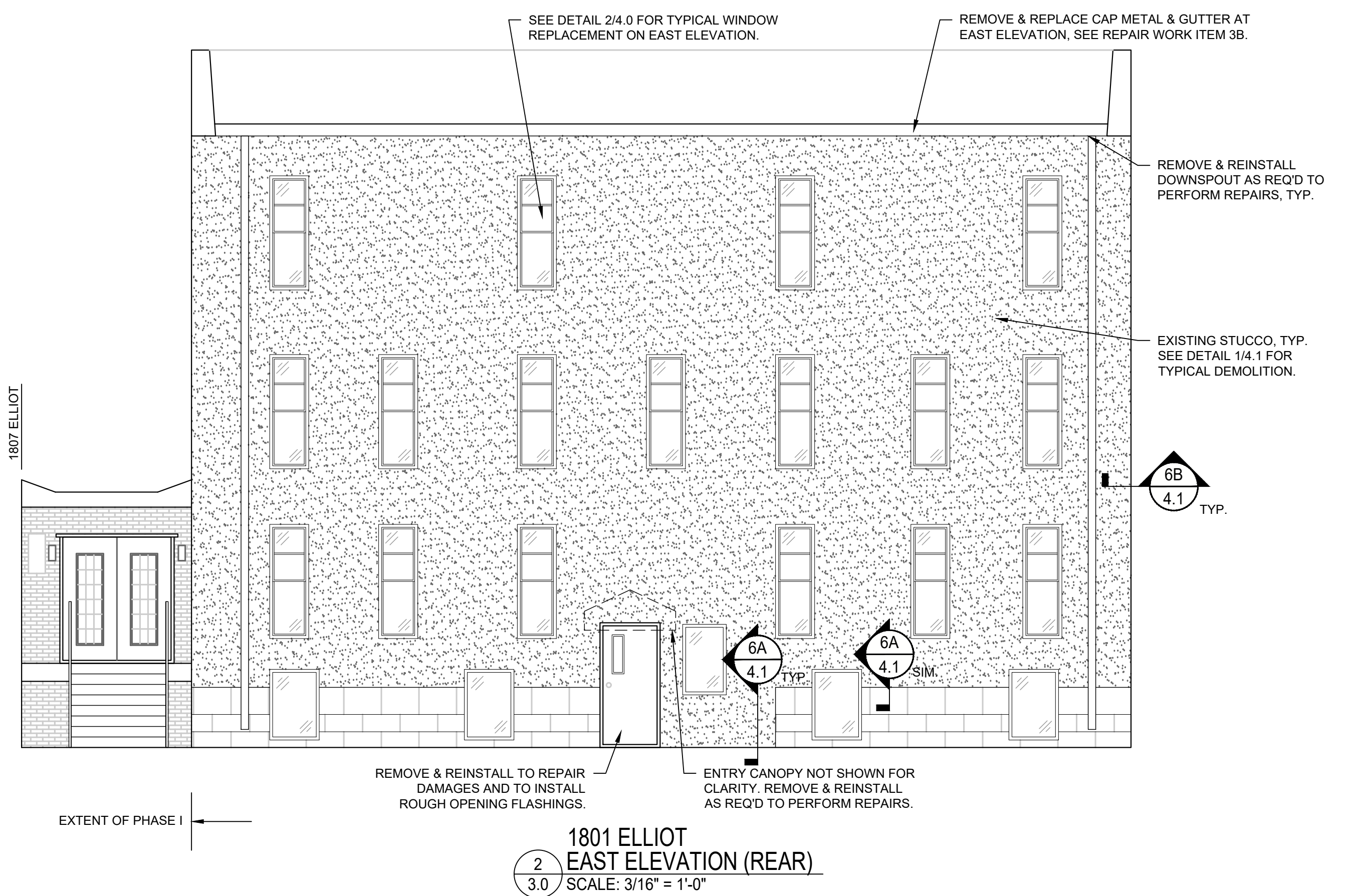
SHEET NUMBER:

3.0



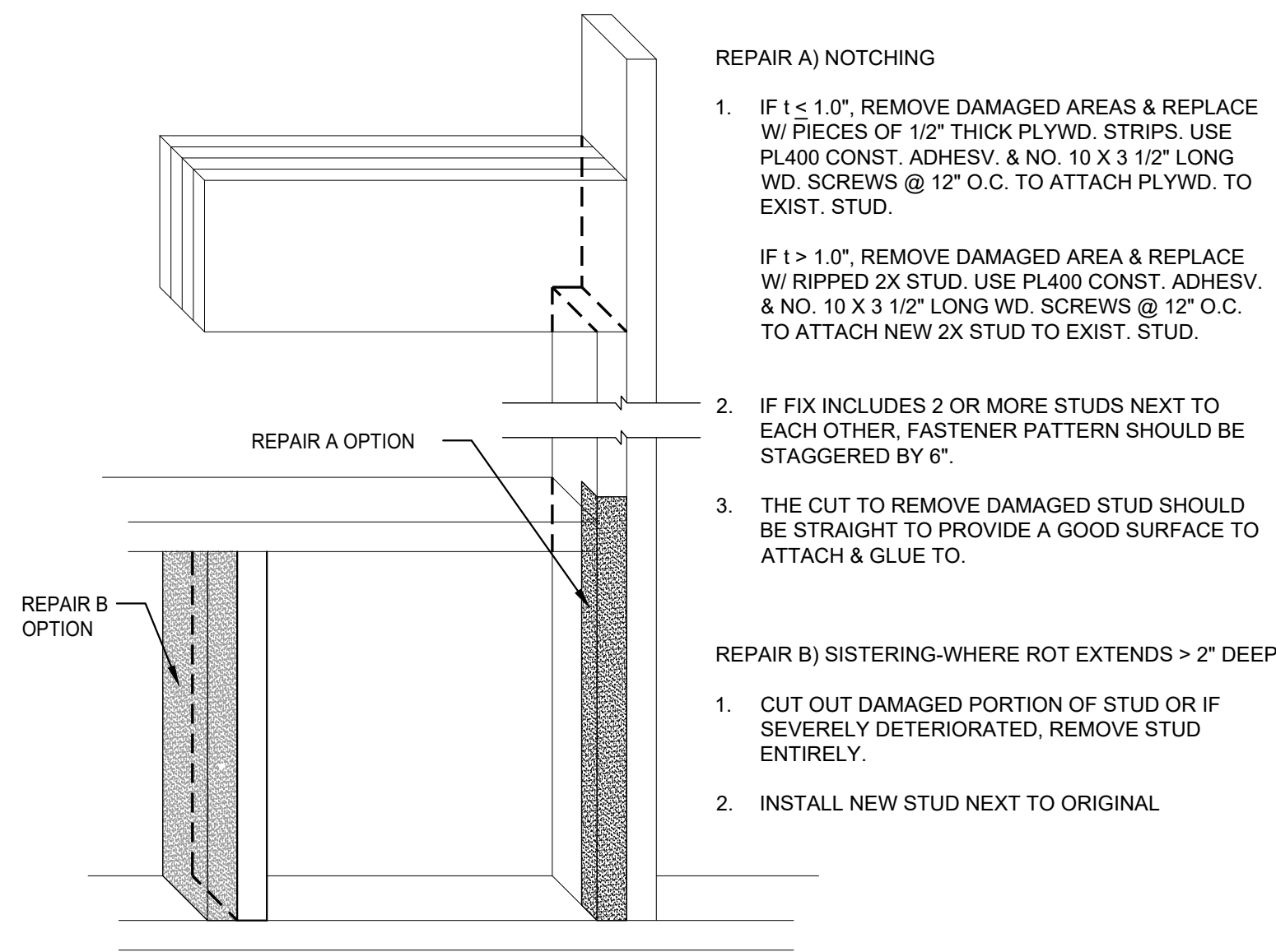
1801 ELLIOT - NORTH ELEVATION NOTES:

- PERFORM MASONRY RECONSTRUCTION TO REALIGN EXISTING MASONRY WALL AND ANCHOR TO BACKUP WALL. SEE REPAIR WORK ITEM 1. SEE ELEVATION FOR ESTIMATED EXTENT.
- AT AREA OF MASONRY RECONSTRUCTION, REUSE EXISTING BRICK WHERE FEASIBLE. WHERE REPLACEMENT REQUIRED, MATCH EXISTING BRICK SIZE, COLOR, AND TEXTURE AS MUCH AS REASONABLY POSSIBLE. REFERENCE REPAIR WORK ITEM 1.
- AT LOCATIONS WHERE BRICK IS TO REMAIN IN PLACE, PERFORM FULL LOCALIZED MASONRY REPOINTING ON THE ENTIRE ELEVATION AND LOCALIZED BRICK REPLACEMENT AS REQUIRED. REFERENCE REPAIR WORK ITEM 2A FOR REPOINTING AND WORK ITEM 2B FOR LOCALIZED BRICK REPLACEMENT.
- REMOVE AND REPLACE ALL WINDOWS. SEE DETAILS AND REPAIR WORK ITEM 6 FOR ADDITIONAL INFORMATION.
- REPAIR WATER DAMAGED FRAMING. SEE REPAIR WORK ITEM 5 FOR TYPICAL REPAIRS TO FRAMING MEMBERS.
- PERFORM MOLD REMEDIATION IN ACCORDANCE WITH THE DIRECTIONS PROVIDED BY THE INDEPENDENT THIRD-PARTY MOLD TESTING AGENT. SEE REPAIR WORK ITEM 8.
- WHERE DAMAGED STONE SILLS ARE PRESENT ABOVE OR BELOW WINDOWS, SEE REPAIR WORK ITEM 2C FOR LOCALIZED REPAIRS.
- PROVIDE SHORING, TEMPORARY BRACING, AND SIDEWALK OVERHEAD PROTECTION AS REQUIRED TO PERFORM REPAIRS.
- LANDSCAPING, SHRUBS, AND AN EXISTING FENCE ARE PRESENT ALONG THE ENTIRE LENGTH OF THE WALL. CONTRACTOR TO INCLUDE TEMPORARY REMOVAL AND REINSTALLATION OR REPLACEMENT COSTS FOR ALL LANDSCAPING AND SITE FEATURES WITHIN GENERAL CONDITIONS, REFERENCE REPAIR WORK ITEM 10.
- SEE ELEVATIONS, DETAILS, AND SUMMARY OF WORK FOR ADDITIONAL INFORMATION.



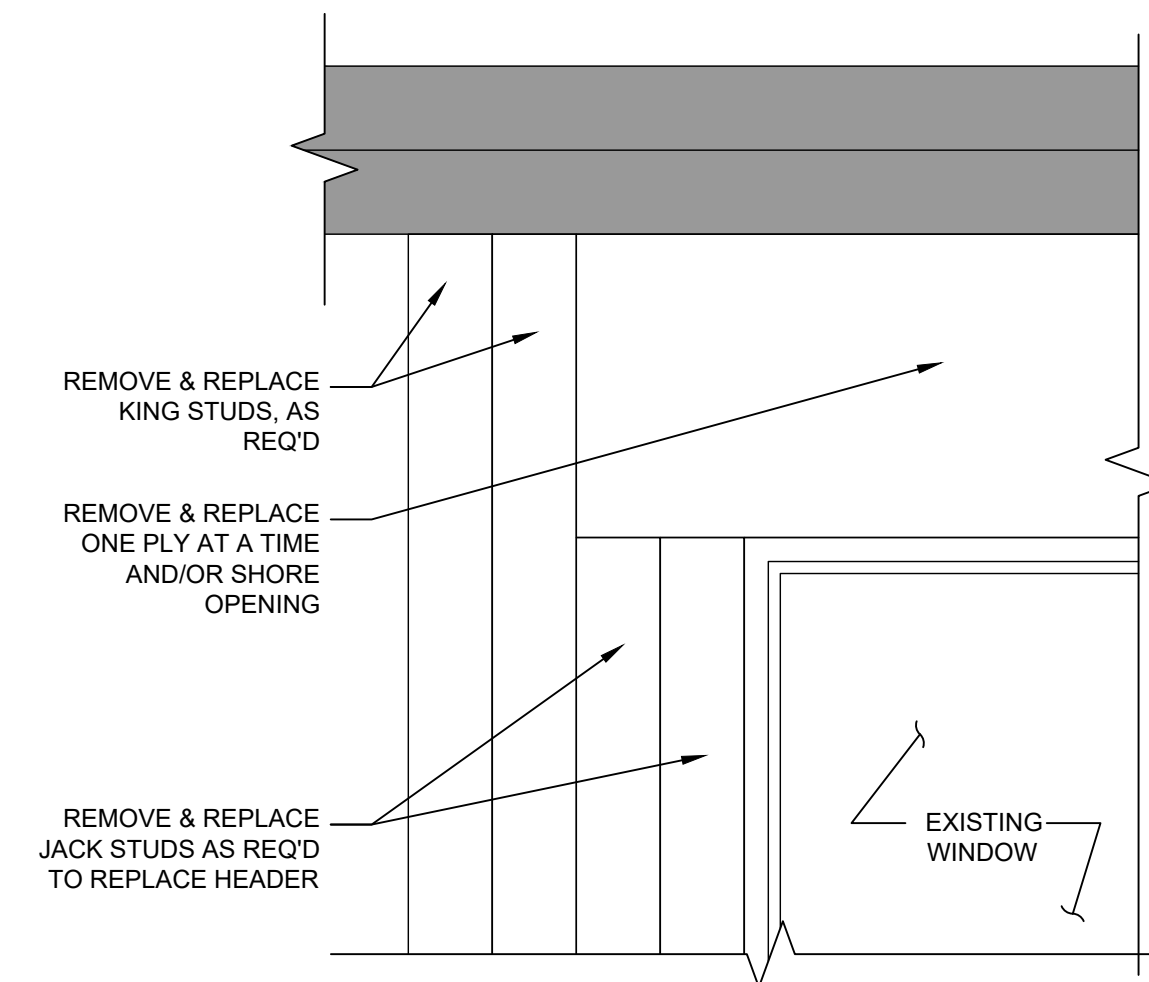
1801 ELLIOT - EAST ELEVATION NOTES:

- REMOVE AND DISPOSE OF ALL STUCCO, EXTERIOR SHEATHING, AND BATT INSULATION TO EXPOSE WALL FRAMING. SEE REPAIR WORK ITEM 4A.
- SUBSTANTIAL WALL FRAMING DAMAGES ARE ANTICIPATED. PROVIDE SHORING, TEMPORARY BRACING, AND OVERHEAD PROTECTION AS REQUIRED TO PERFORM REPAIRS. CONTRACTOR TO BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. REFERENCE REPAIR WORK ITEM 4B FOR BARRICADES, ENCLOSURES, AND SHORING.
- REMOVE AND REPLACE ALL WINDOWS. SEE DETAILS AND REPAIR WORK ITEM 6 FOR ADDITIONAL INFORMATION.
- REPAIR WATER DAMAGED FRAMING AND RECONSTRUCT WALL. SEE REPAIR WORK ITEM 4C FOR TYPICAL REPAIRS TO FRAMING MEMBERS FOR RECONSTRUCTION OF WALL.
- PERFORM MOLD REMEDIATION IN ACCORDANCE WITH THE DIRECTIONS PROVIDED BY THE INDEPENDENT THIRD-PARTY MOLD TESTING AGENT. SEE REPAIR WORK ITEM 8.
- DEMOLITION AND REPAIRS TO LIKELY RESULT IN DRYWALL NAIL POPS, CRACKS, AND NEW FASTENERS INSTALLED THROUGH EXISTING DRYWALL. REPAIR DRYWALL AT INTERIOR OF HOMES FOLLOWING SIDING AND TRIM INSTALLATION. SEE REPAIR WORK ITEM 4D FOR INTERIOR DRYWALL REPAIRS.
- REPLACE ALL STUCCO WITH FIBER-CEMENT LAP SIDING AND TRIM. INSTALL 6-INCH TRIM AROUND ALL WINDOWS, WALL PENETRATIONS, AND ALONG MATERIAL TRANSITIONS. SEE REPAIR WORK ITEM 4E AND REPAIR DETAILS FOR ADDITIONAL INFORMATION.

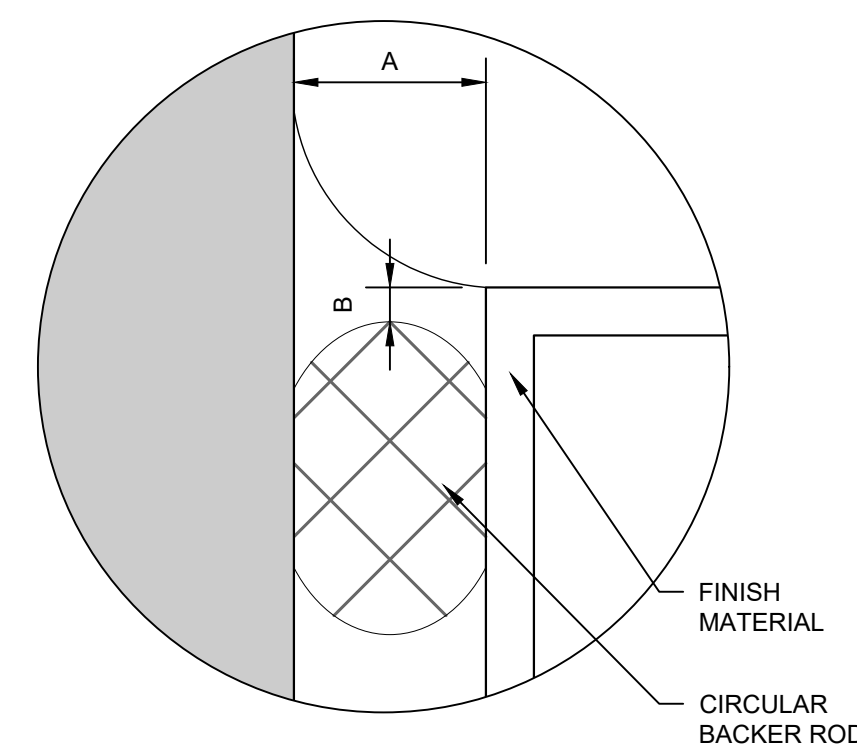


NOTE:
EXISTING STUD AND FRAMING CONDITIONS LIKELY VARY BY LOCATION.

1 STUD REPAIR/REPLACEMENT DETAIL
SCALE: NTS

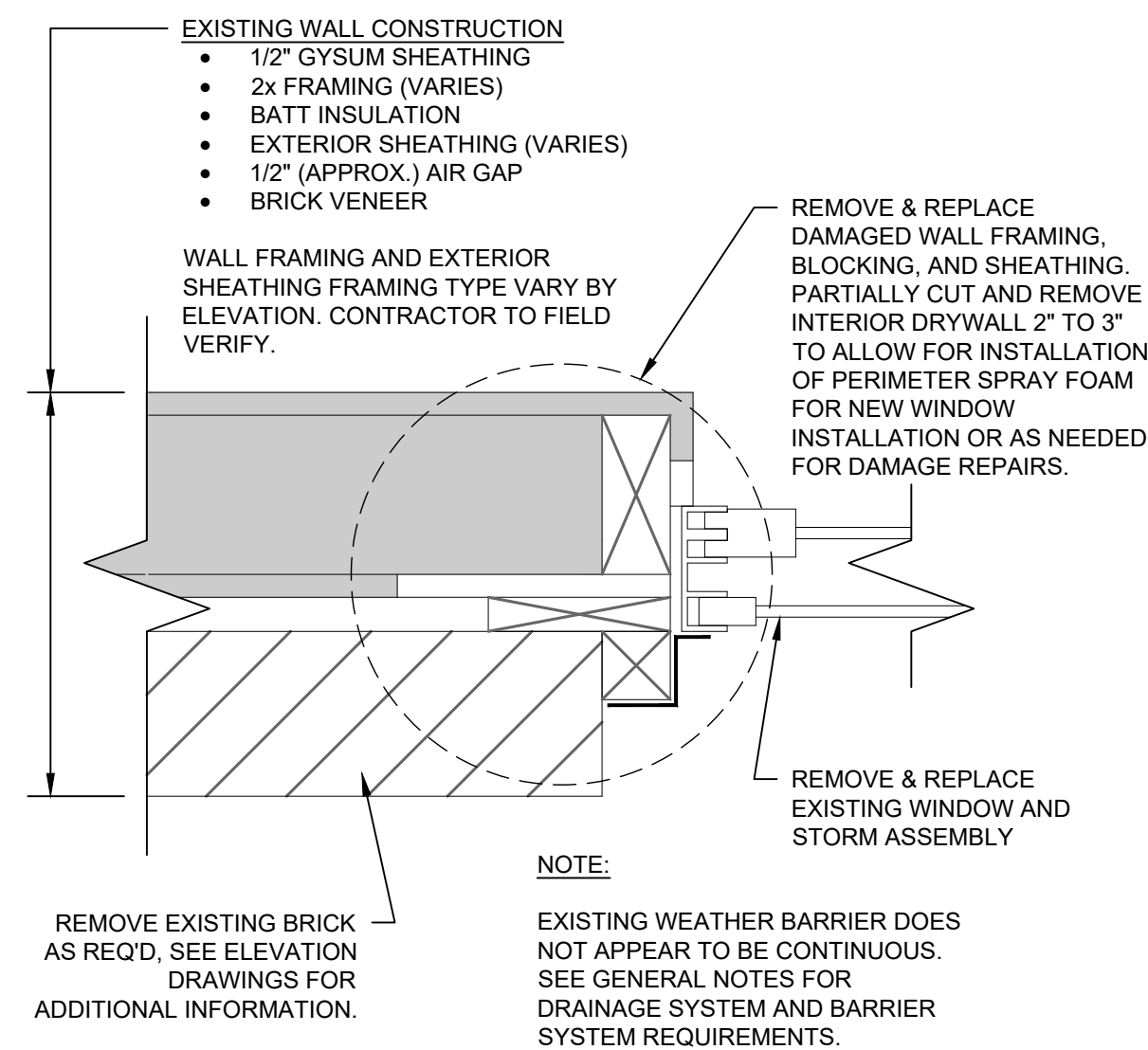


3 HEADER REPLACEMENT DETAIL
SCALE: 3" = 1'-0"

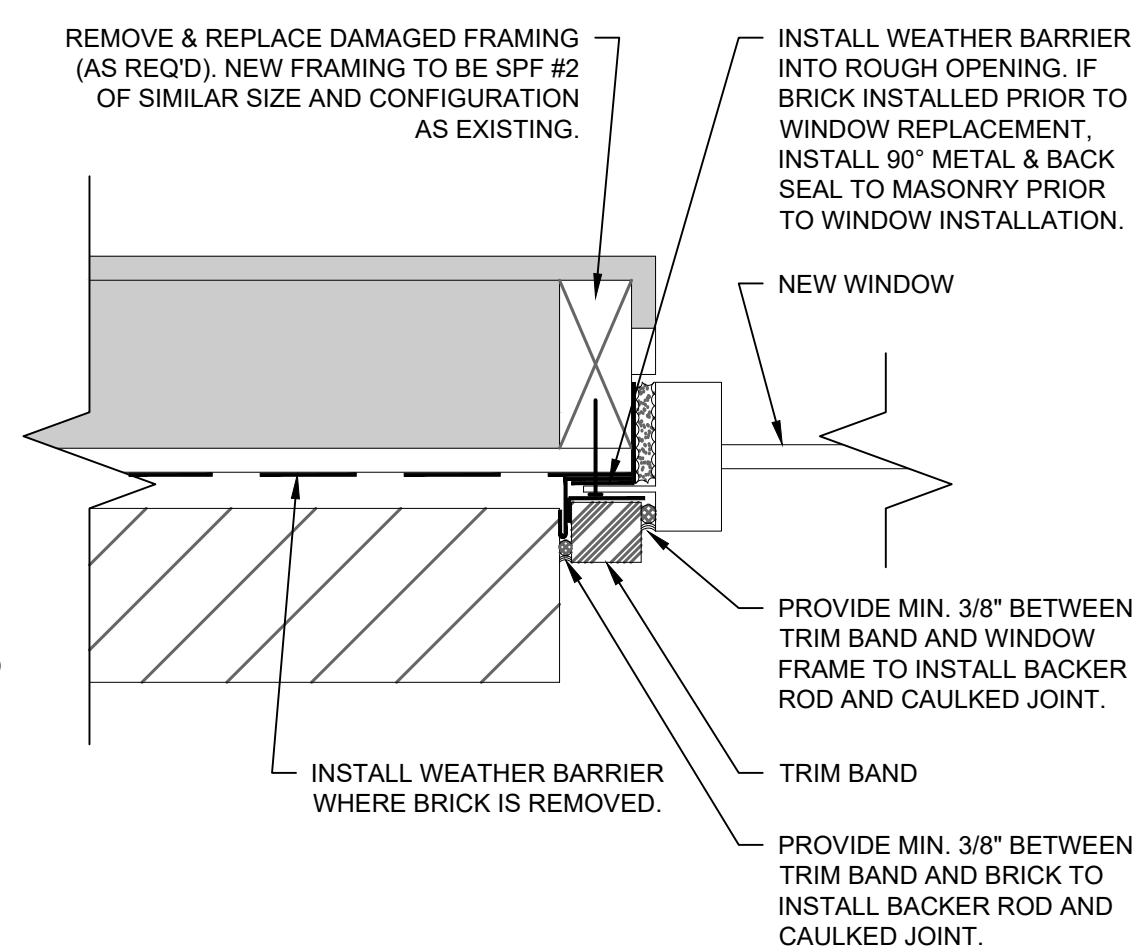


- NOTES:**
- RATIO A-B SHALL BE 2:1
 - "A" DIMENSION SHALL BE 1" MAX.
 - "B" DIMENSION SHALL BE 1/4" MIN. U.N.O.

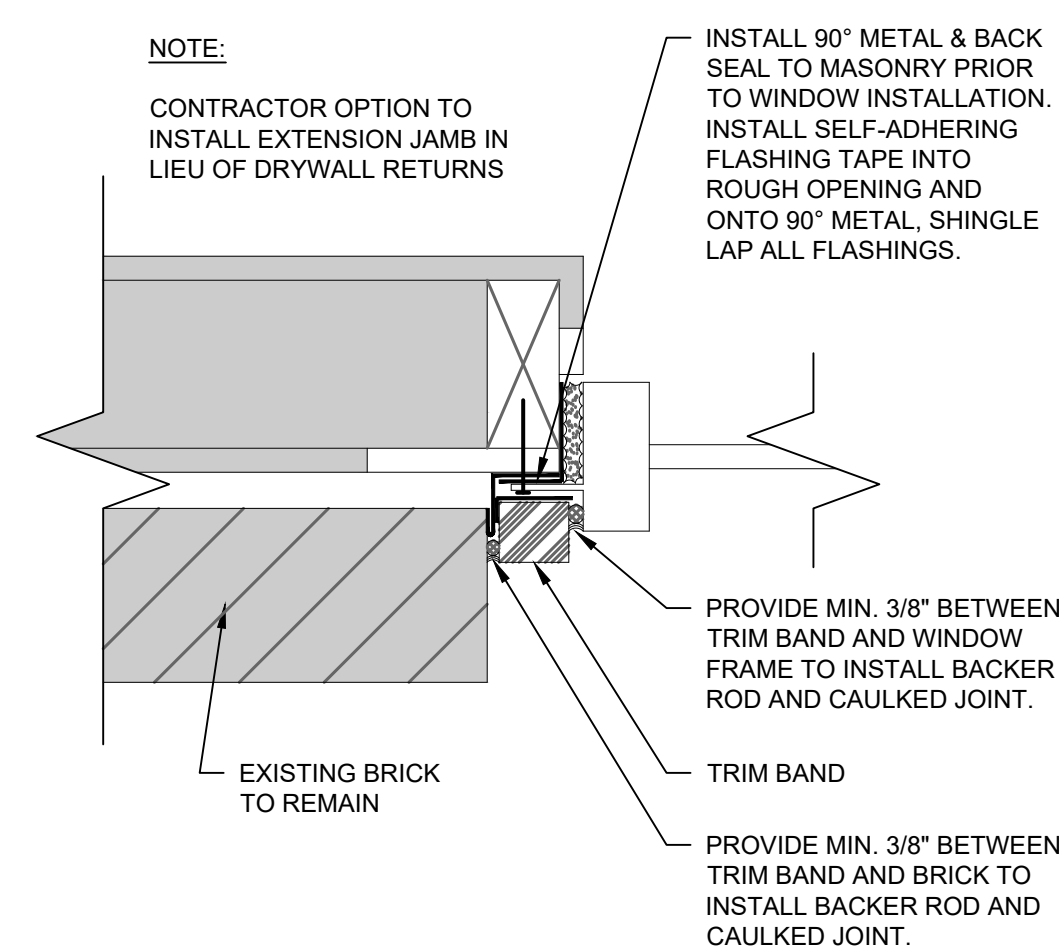
7 TYP. SEALANT JOINT PROFILE
SCALE: 1'-0" = 1'-0"



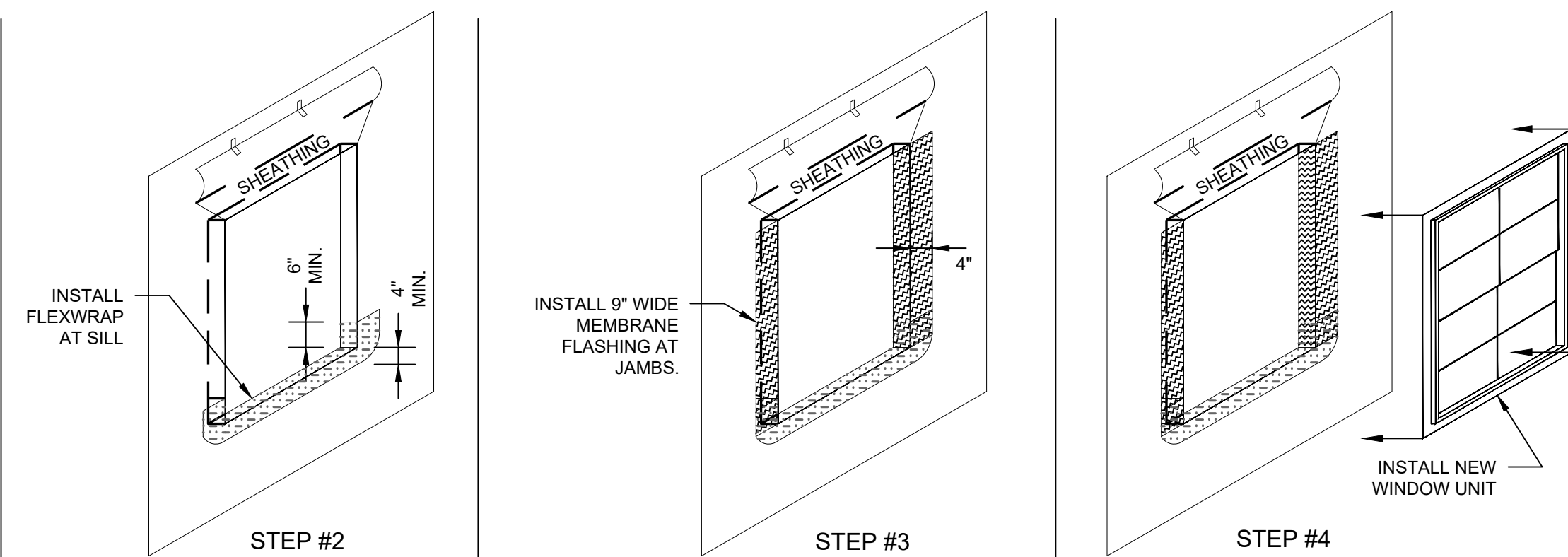
4 DEMOLITION - EXISTING JAMB
SCALE: 3" = 1'-0"



8 JAMB REPAIR (BRICK REMOVED)
SCALE: 3" = 1'-0"

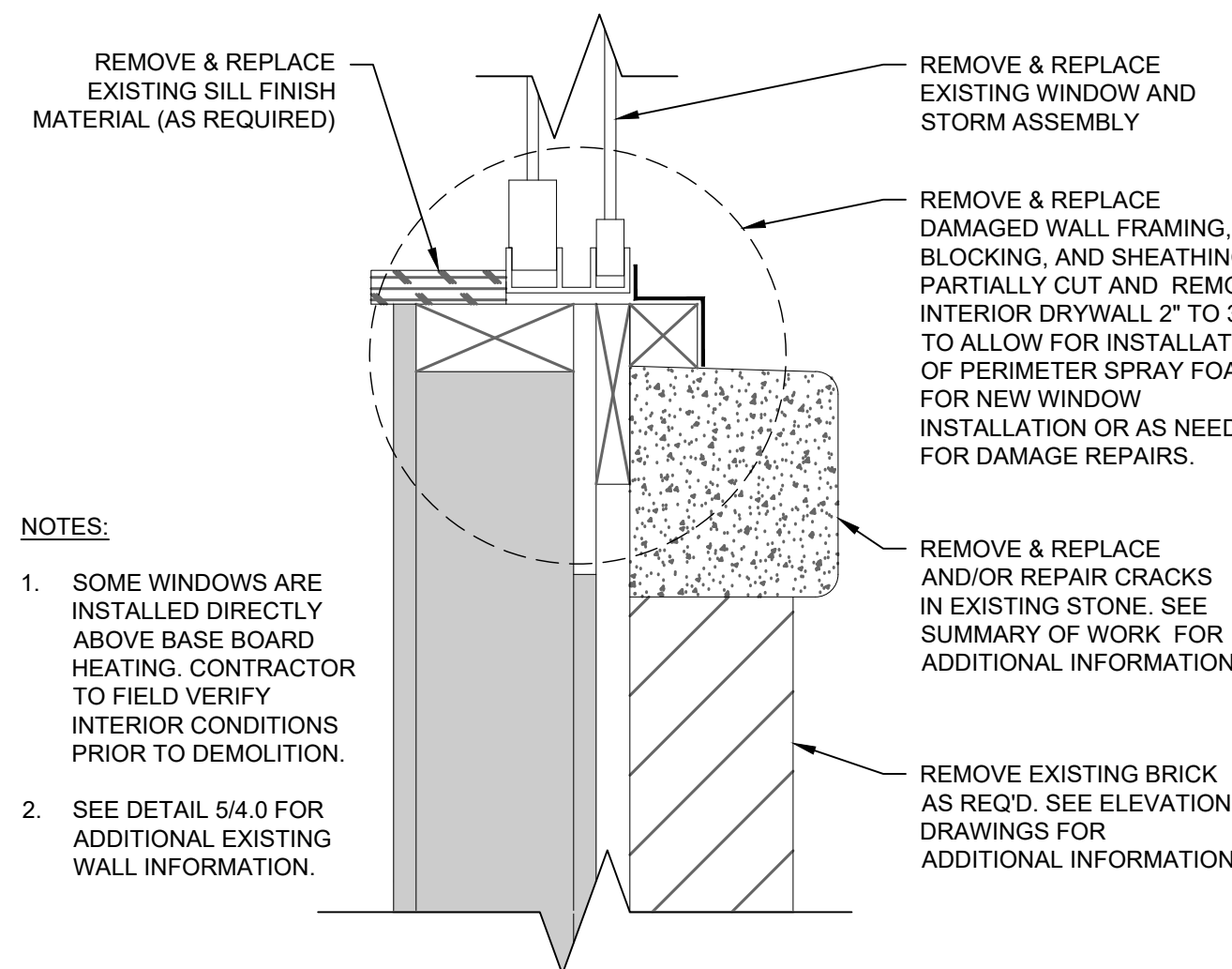


9 JAMB REPAIR (BRICK IN PLACE)
SCALE: 3" = 1'-0"

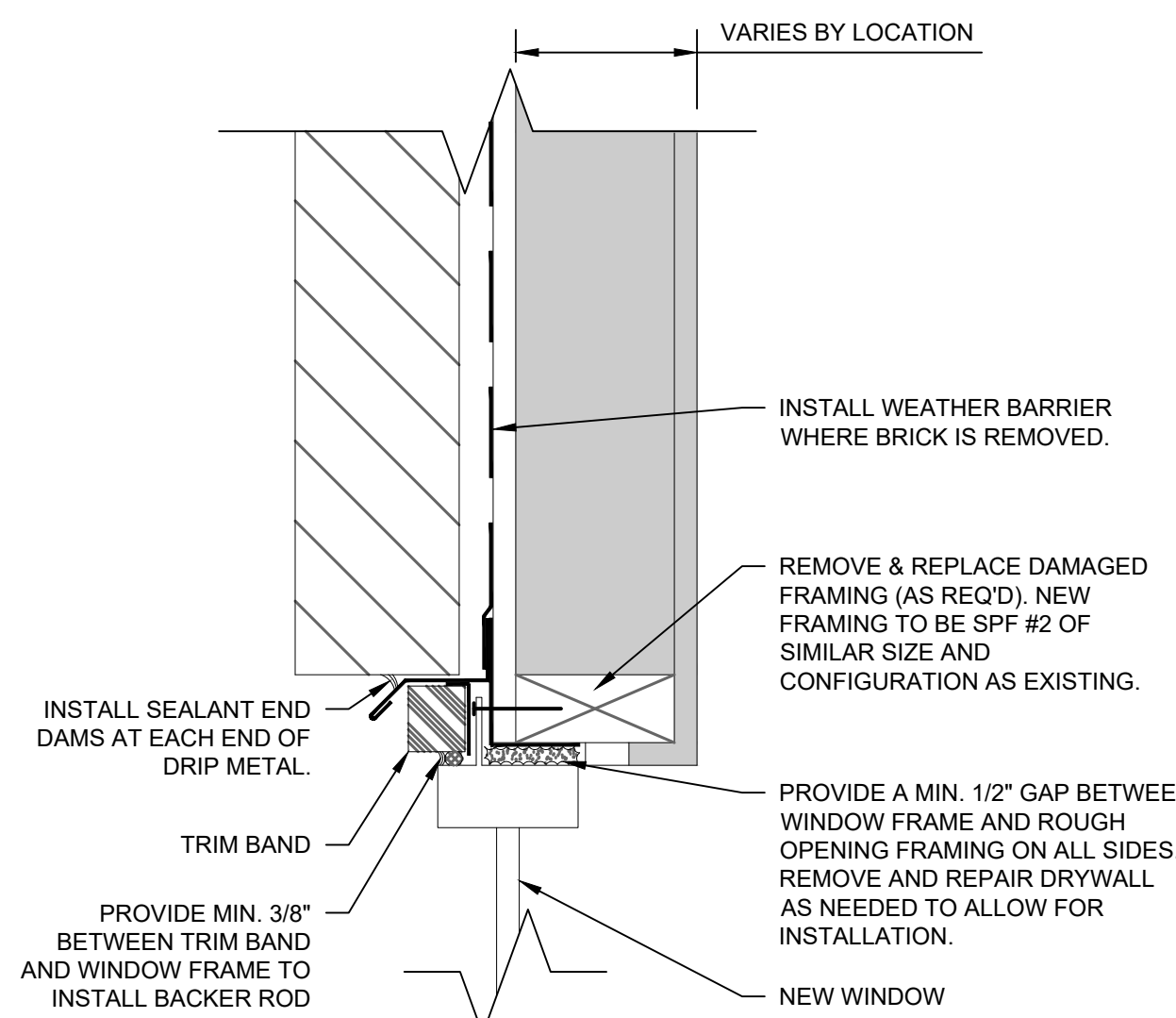


- NOTES:**
- LAP FLEXWRAP 6" UP JAMBS
 - LAP OVER WEATHER BARRIER 4" MIN
 - EXTEND INTO ROUGH OPENING FULL DEPTH OF FRAMING
- NOTES:**
- LAP MEMBRANE FLASHING OVER FLEXWRAP
 - EXTEND INTO ROUGH OPENING THE FULL DEPTH OF FRAMING
 - EXTEND ONTO WALL OVER WEATHER BARRIER 4" MIN.
 - APPLY SEALANT TO ANY EXPOSED EDGES OF FLEXWRAP THAT EXTEND BEYOND JAMB FLASHING

2 WINDOW REPLACEMENT FLASHING DETAIL
SCALE: 3/8" = 1'-0"

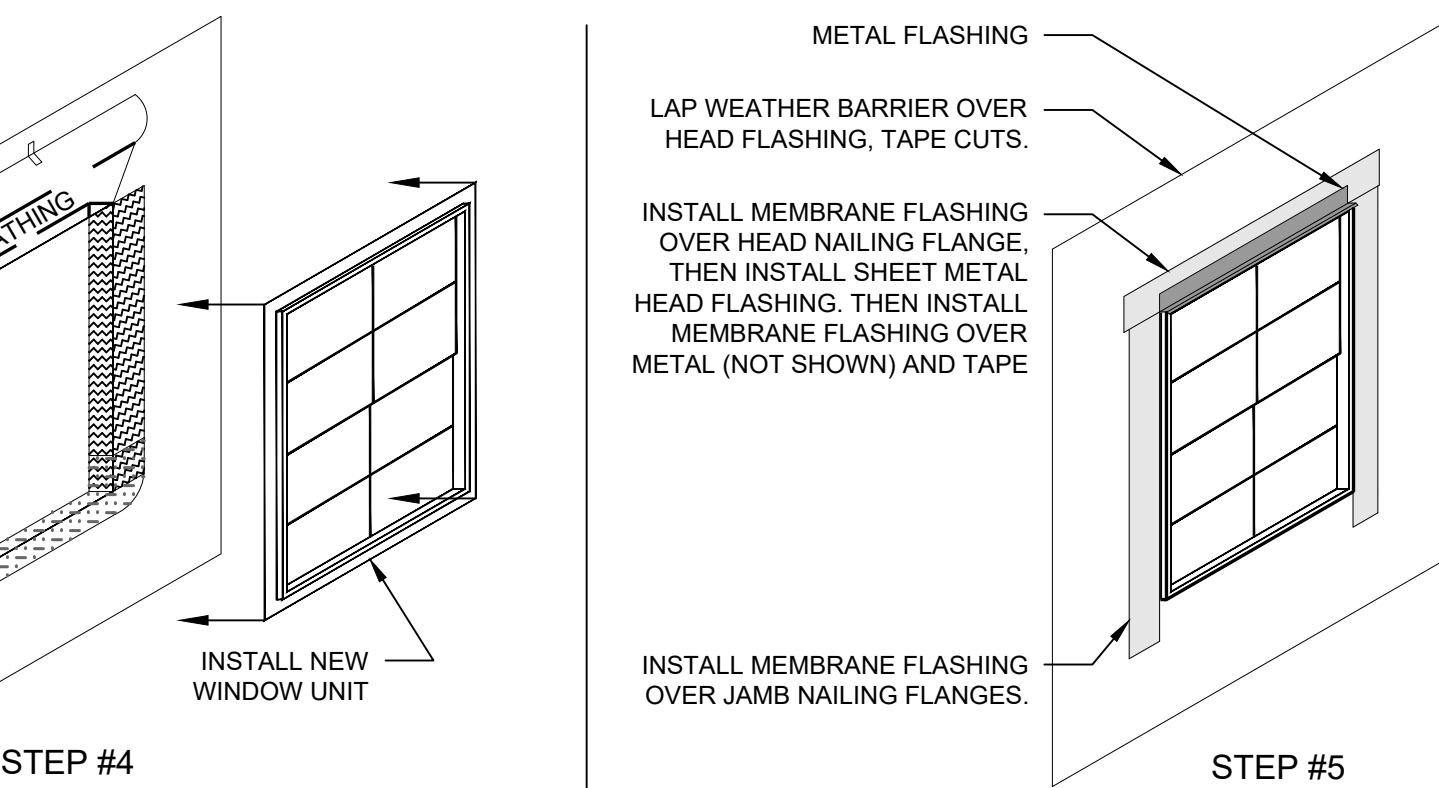


5 DEMOLITION - EXISTING SILL
SCALE: 3" = 1'-0"

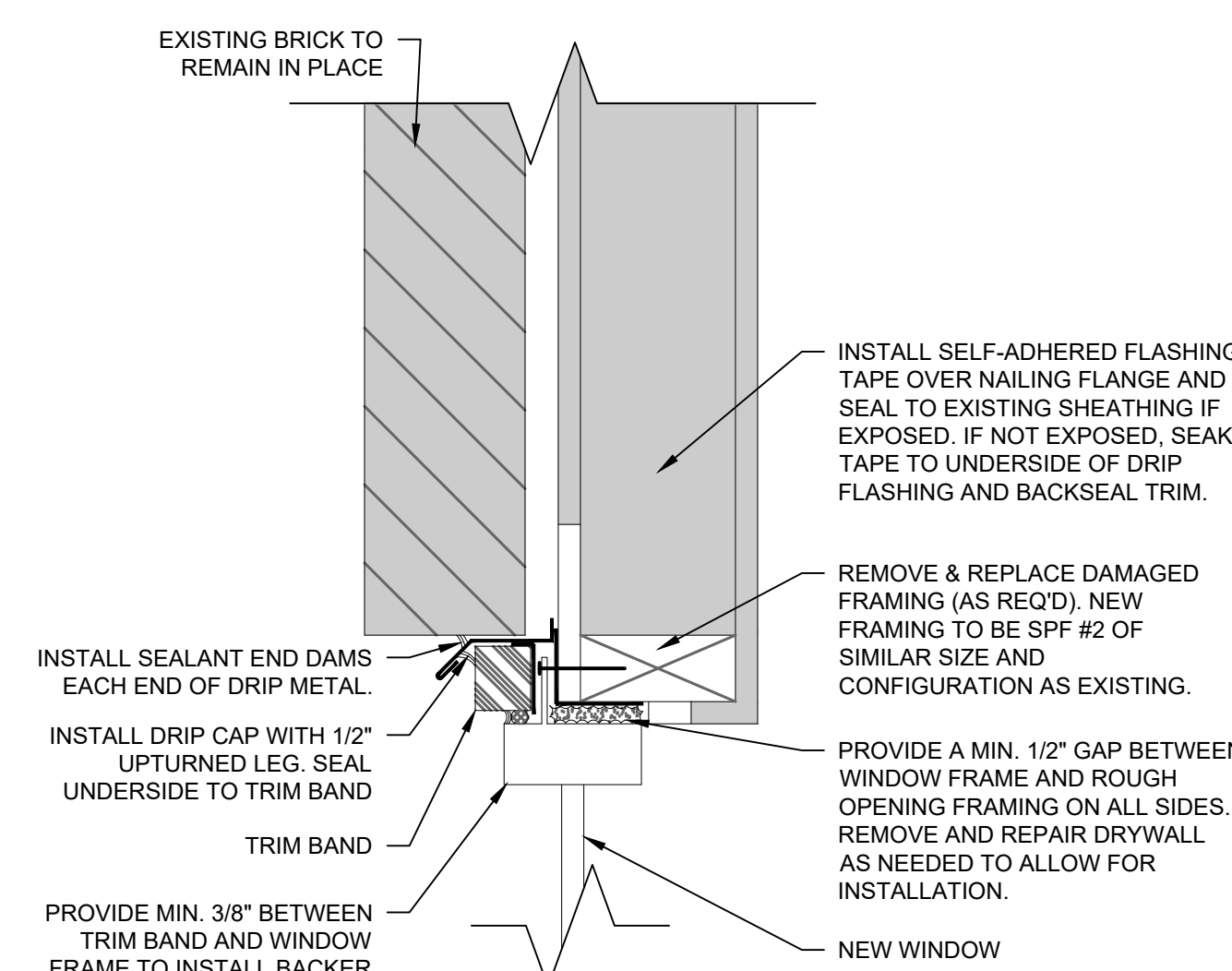


SEE DETAIL 11/4.0 FOR SIMILAR INSTALLATION REQUIREMENTS.

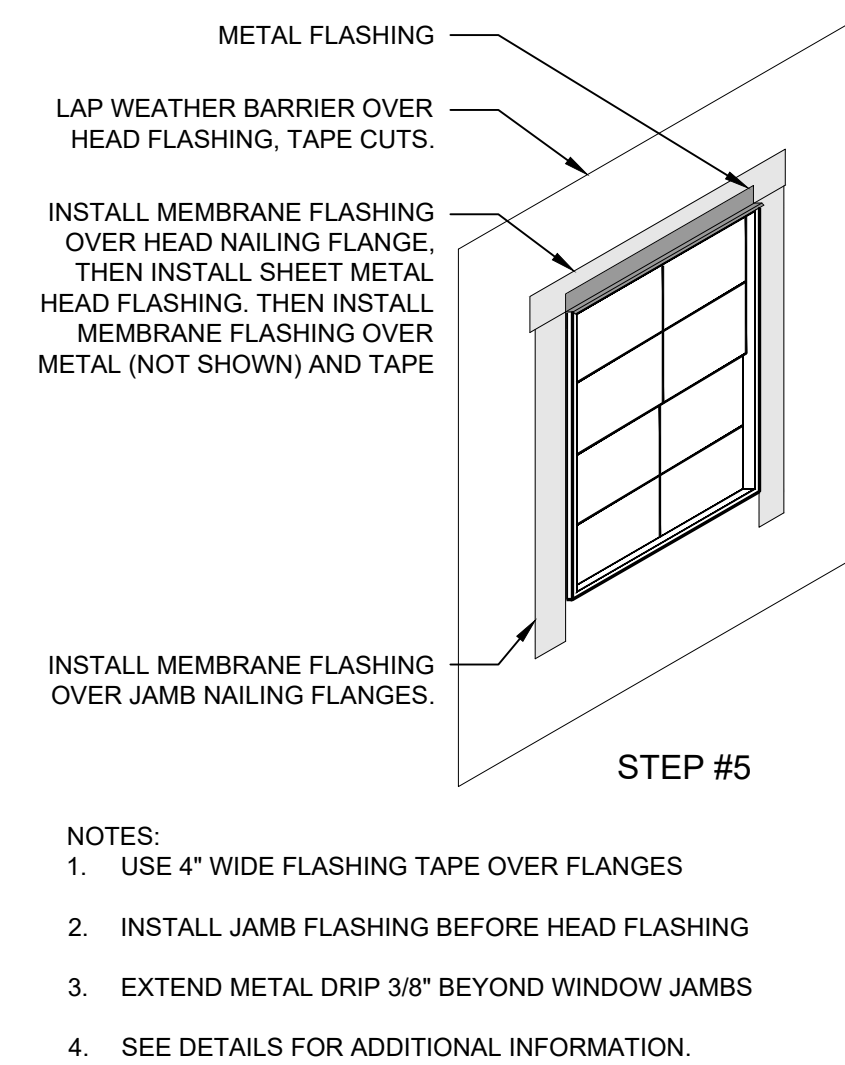
10 HEAD REPAIR (BRICK REMOVED)
SCALE: 3" = 1'-0"



6 DEMOLITION - EXISTING HEAD
SCALE: 3" = 1'-0"



11 HEAD REPAIR (BRICK IN PLACE)
SCALE: 3" = 1'-0"



CONSULTANTS:

CERTIFICATION:

I hereby certify that this drawing 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.

Signature: *Michael K. McIntire*

Name: MICHAEL K. MCINTIRE

Date: 03/08/2021

Registration Number: 46625

Project Number: 20-7311-001

Date: 03/08/2021

Drawn: MDT

Checked: MKM

Scale: AS NOTED

REVISIONS:

PROJECT:

2021 EXTERIOR FACADE
REPAIR PROJECT: PHASE I
CITYVIEW CO-OP
MINNEAPOLIS, MN

SHEET TITLE:
DETAILS

SHEET NUMBER:

4.0

NOTES:

1. SUBSTANTIAL AND SIGNIFICANT FRAMING DAMAGES ARE SUSPECTED BEHIND STUCCO. CONTRACTOR TO INSTALL TEMPORARY SHORING AND BRACING AS NEEDED.
2. CONTRACTOR TO PROVIDE TEMPORARY SAFETY BARRICADES TO SEPARATE THE LIVING SPACE FROM THE WORK ZONE.
3. SEE DETAIL 24.1 FOR ADDITIONAL INFORMATION.

CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING BASE BOARD HEATING AND ELECTRICAL RECEPTACLES PRIOR TO DEMOLITION. SEE ALTERNATE WORK ITEMS.

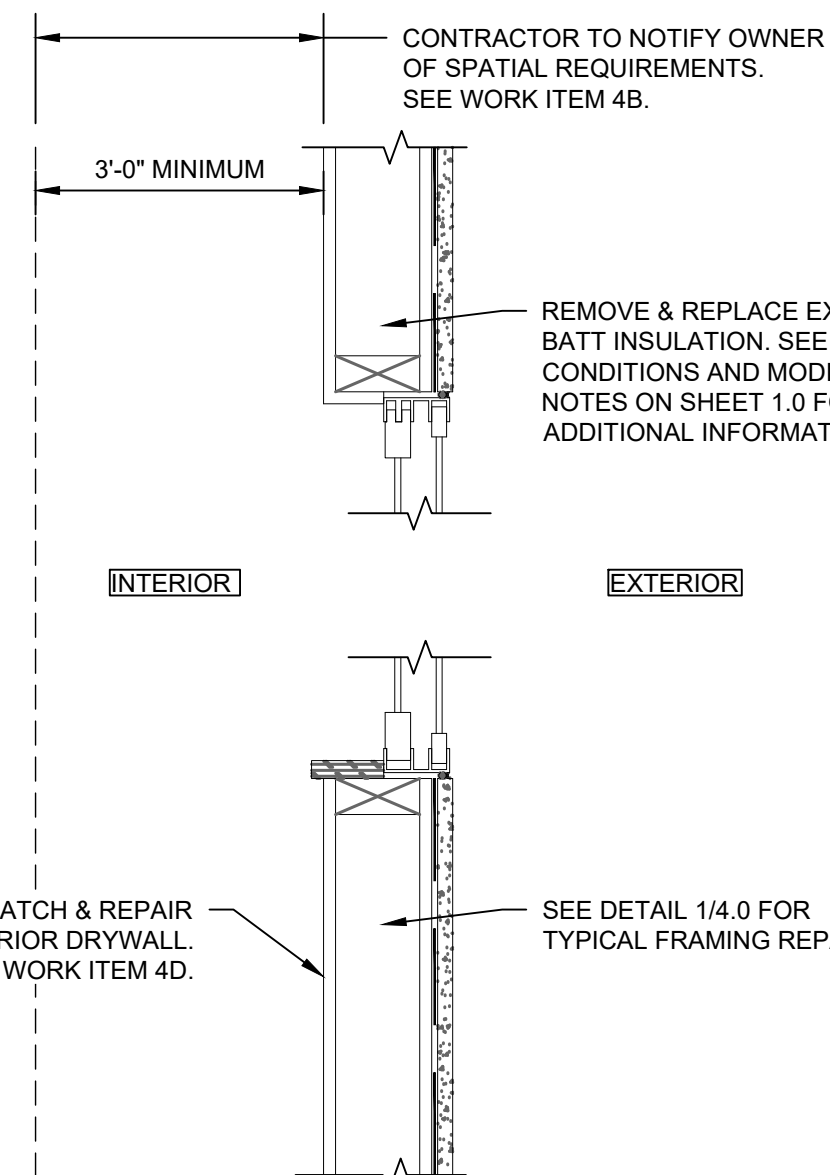
- EXISTING WALL CONSTRUCTION**
- 1/2" GYPSUM SHEATHING
 - 2x4 STUD FRAMING
 - BATT INSULATION
 - EXTERIOR SHEATHING (FIELD VERIFY)
 - FELT PAPER
 - APPROX. 3/4" STUCCO W/ LATH

REMOVE & REPLACE DAMAGED WALL FRAMING, BLOCKING, AND SHEATHING. PARTIALLY CUT AND REMOVE INTERIOR DRYWALL AS NEEDED.

REMOVE & REPLACE EXISTING WINDOWS.

REMOVE & DISPOSE OF ALL STUCCO, FELT PAPER, AND EXTERIOR SHEATHING. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.

1 DEMOLITION - TYPICAL STUCCO
4.1 SCALE: 1" = 1'-0"



2 ADDITIONAL DEMO AND REPAIR NOTES (EAST ELEVATIONS)
4.1 SCALE: 1 1/2" = 1'-0"

INSTALL Z-FLASHING AND TAPE TO WEATHER BARRIER PER MANUFACTURER RECOMMENDATIONS OR SHINGLE LAP WITH WEATHER BARRIER.

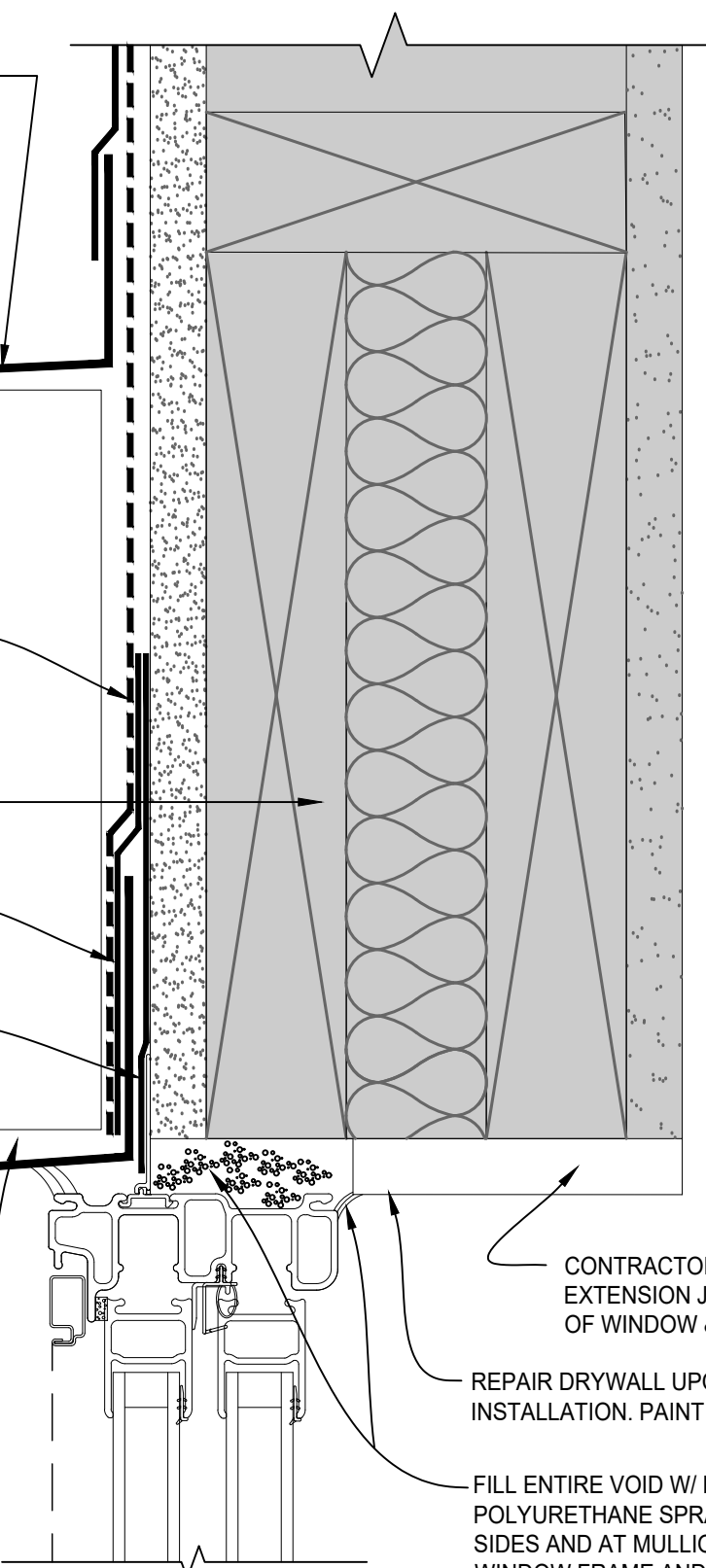
NOTE:
SIDING NOT SHOWN FOR CLARITY. INSTALL PER MANUFACTURER RECOMMENDATIONS.

INSTALL WEATHER BARRIER
INSTALL SIDING TRIM W/ Z-FLASHING
EXIST. FRAMING & INSUL. FIELD VERIFY

INSTALL MEMBRANE FLASHING OVER HEAD FLASHING. LAP WEATHER BARRIER OVER MEMBRANE FLASHING

INSTALL MEMBRANE FLASHING OVER NAILING FLANGE

INSTALL SEALANT END DAM AT BOTH ENDS

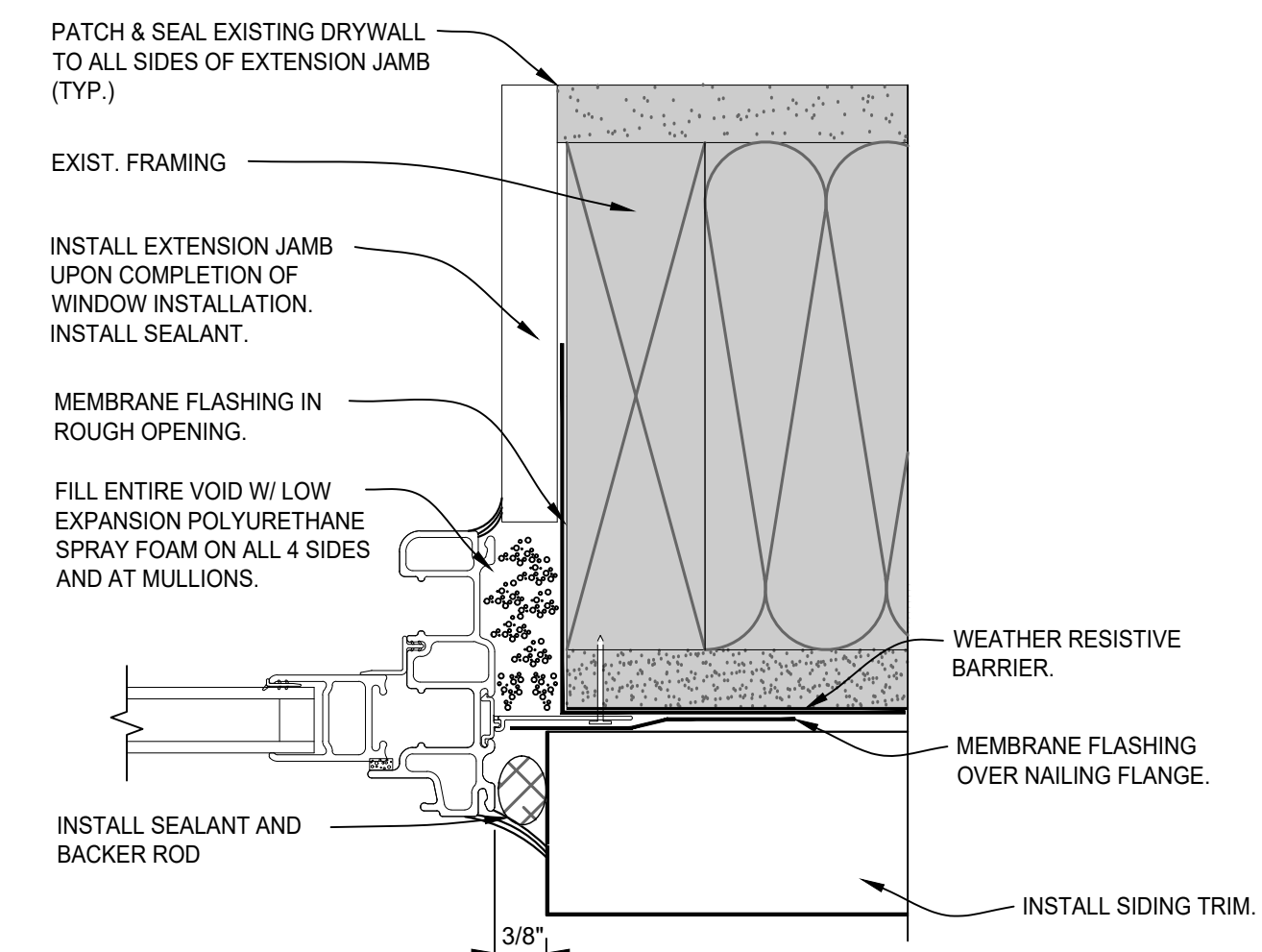


3 TYP. WINDOW HEAD DETAIL WHERE WINDOW IS REPLACED (SIDING)
4.1 SCALE: 6" = 1'-0"

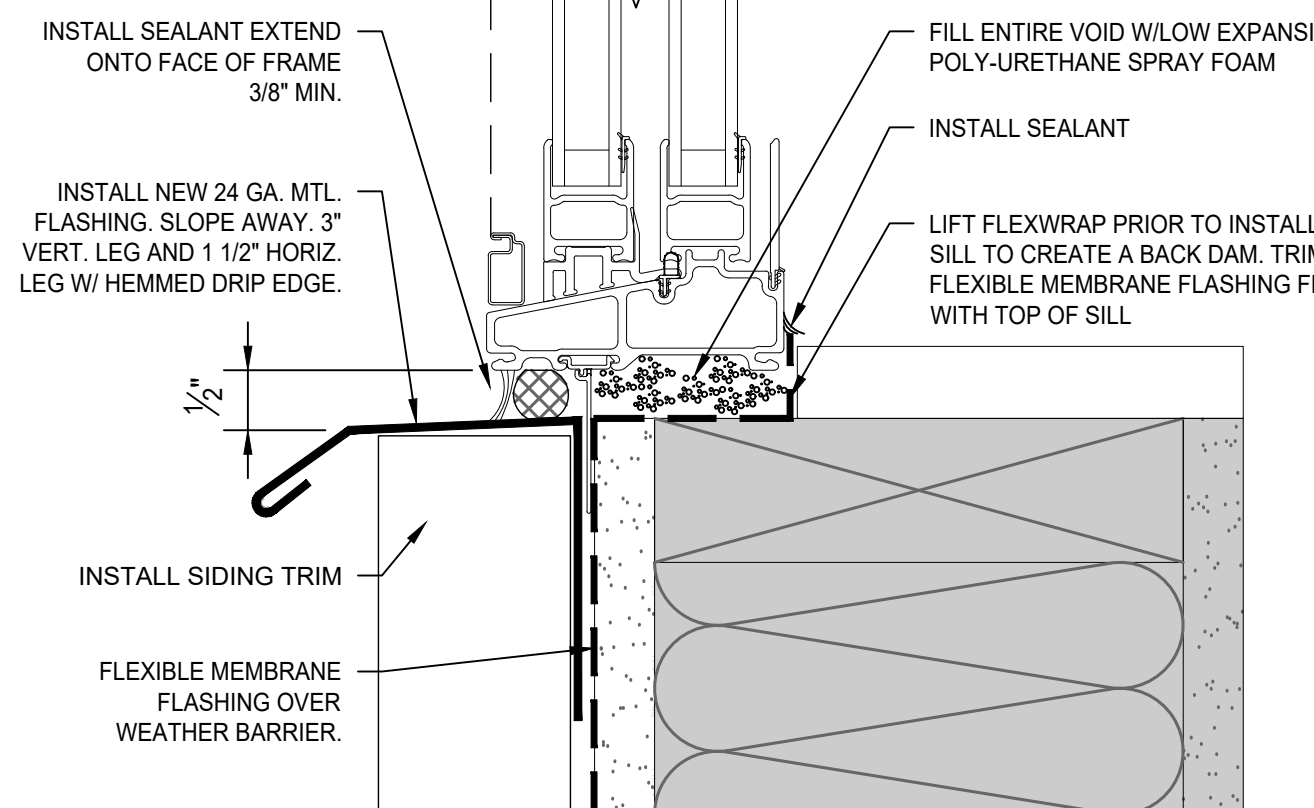
CONTRACTOR OPTION: INSTALL EXTENSION JAMB UPON INSTALLATION OF WINDOW & SPRAY FOAM.

REPAIR DRYWALL UPON COMPLETION OF WINDOW INSTALLATION. PAINT & INSTALL SEALANT.

FILL ENTIRE VOID W/ LOW EXPANSION POLYURETHANE SPRAY FOAM ON ALL 4 SIDES AND AT MULLIONS. SEAL BETWEEN WINDOW FRAME AND EXTRUSION JAMB



4 TYP. WINDOW JAMB DETAIL
4.1 SCALE: 6" = 1'-0"



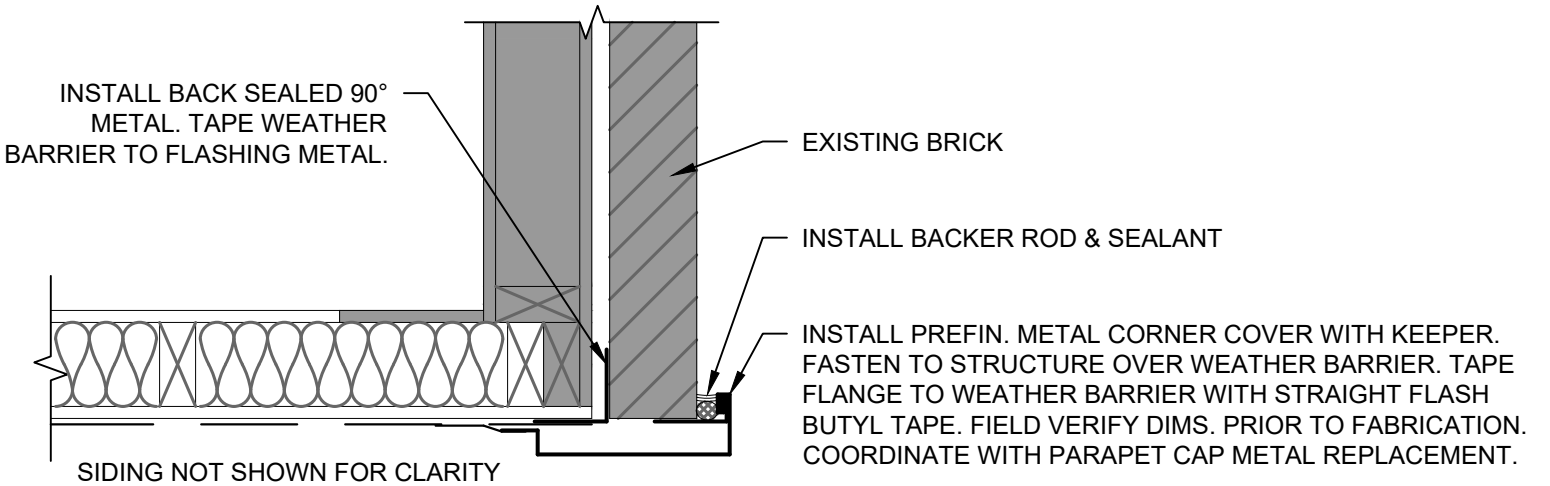
5 TYP. WINDOW SILL DETAIL (SIDING)
4.1 SCALE: 6" = 1'-0"

NOTE:

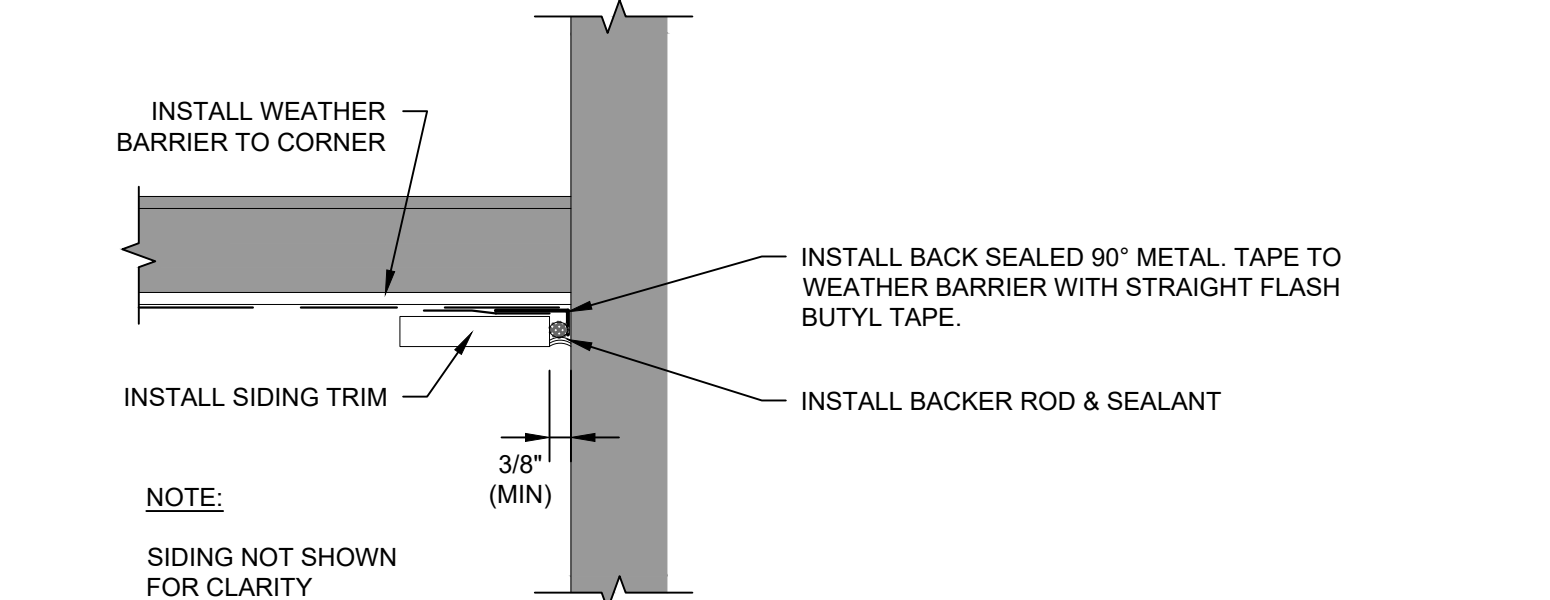
THIS DETAIL IS PROVIDED TO PROTECT TOP EDGE OF STONE AND DOES NOT IMPLY SUBSURFACE WATERPROOFING OF FOUNDATION WALL.

- INSTALL DRIP METAL OVER SELF-ADHERED FLASHING. SHINGLE LAP WITH WEATHER BARRIER. PROVIDE SEALANT END DAMS AT ENDS AND SEAL ALL SPLICES.
- INSTALL SELF-ADHERED FLASHING MEMBRANE. RETURN UP WALL A MINIMUM OF 6" AND EXTEND BELOW GRADE A MINIMUM OF 12".
- INSTALL LIGHT GAUGE COVER METAL TO PROTECT SELF-ADHERED FLASHING.

6A TERM. OF SIDING AT STONE
4.1 SCALE: 1 1/2" = 1'-0"



6B TERM. OF SIDING AT MASONRY END (PLAN)
4.1 SCALE: 1 1/2" = 1'-0"



6C TERM. OF SIDING AT MASONRY WALL (PLAN)
4.1 SCALE: 1 1/2" = 1'-0"

NOTE:

ALL WOOD IN DIRECT CONTACT W/ MASONRY, STONE, OR CONCRETE TO BE PRESSURE TREATED. SHEATHING AND DRYWALL TO BE HELD OFF SURFACE 3/8" (MIN.)

REPLACE AND/OR REPAIR EXISTING STUD WALL FRAMING W/ SPF #2 OR GREATER @ 16" O.C. (MAX) EXTERIOR SHEATHING TO BE DENSGLOSS GOLD OR APPROVED EQUIVALENT. FILL STUD CAVITY W/ BATT INSULATION.

INSTALL CONTINUOUS DRIP FLASHING OVER TOP OF STONE FOUNDATION WALL. EXTEND DRIP EDGE DOWN FACE OF STONE A MIN. 1". PATCH VOIDS ALONG TOP OF STONE WALL PRIOR TO INSTALLATION.

PATCH EXISTING STONE WHERE SURFACE IRREGULARITIES PROHIBIT INSTALLATION OF CONTINUOUS AND LEVEL DRIP METAL FLASHING.

WHERE WALL BASE ANCHORS ARE COMPROMISED (OR NOT PRESENT), INSTALL HILTI-HY 270 W/ 1/2" HAS THREADED ROD W/ 4 1/2" MIN. EMBED. AT 32" O.C. (MAX)

7 SIDING TO STONE FLASHING
4.1 SCALE: 3" = 1'-0"

Encompass
engineering consultants
forensic analysis

5435 Feltl Road
Minnetonka, MN 55343
Tel: (952) 854-4511

www.encompassinc.com

CONSULTANTS:

CERTIFICATION:

I hereby certify that this drawing 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.

Signature: *[Signature]*
Name: MICHAEL K. MCINTIRE
Date: 03/08/2021
Registration Number: 46625

Project Number: 20-7311-001
Date: 03/08/2021
Drawn: MDT
Checked: MKM
Scale: AS NOTED

REVISIONS:

PROJECT:

2021 EXTERIOR FACADE
REPAIR PROJECT: PHASE I
CITYVIEW CO-OP
MINNEAPOLIS, MN

SHEET TITLE:

DETAILS

SHEET NUMBER:

4.1