MEETING AGENDA

Duluth Heritage Preservation Commission, Special Meeting
To view the meeting, visit http://duluthmn.gov/live-meeting

Monday, March 8, 2021, 12:00 PM
(Note: Special Date, Time, and Location)

1. Call to Order/Determination of Quorum

2. Public Hearings
-PL 21-013, Historic Construction Permit and Certificate of Appropriateness, Redevelopment of Historic Old Central High School (With SHPO Comments as of 2/11/21)

3. Consideration of Minutes (February 8, 2021)

4. Communications

5. Report of Final Disposition of Matters Previously Before the Commission
- EAW, 319 - 333 E Superior Street Redevelopment

6. Reports of Officers, Staff and Committees
-Planning Commission Items of Note

7. Consideration of Matters Regarding Commission Action

8. Other Business

9. Adjournment (Next Regular Scheduled Meeting, Monday, April 12, 2021)

NOTICE: The Heritage Preservation Commission will be holding its March 8, 2021 Special Meeting by other electronic means pursuant to Minnesota Statutes Section 13D.021 in response to the COVID-19 emergency. Some members of the Board will be participating through video conference. Due to the COVID-19 emergency and the closure of City facilities, public comment will not be taken in person. However, members of the public can monitor the meeting and provide public comment on agenda items through WebEx Events. Visit https://duluthmn.gov/live-meeting to access the meeting. The public is also encouraged to submit written comment to planning@duluthmn.gov prior to the meeting. Please include "HPC Agenda" in the subject line, and include your name and address and the agenda item you are speaking to. Please note that all public comment is considered Public Data.

Heritage Preservation Commission
February 8, 2021 Meeting Minutes
Web-Ex Meeting Format

Due to the COVID-19 emergency, the HPC members participated through video conference from home. The meeting was held as a Special Meeting pursuant to Minnesota Statute 13D.021 in response to the Covid-19 emergency.

1. Call to Order and Roll Call

President Jessica Fortney called to order the meeting of the Heritage Preservation Commission (HPC) at 12:00 p.m. on Monday, February 8, 2021.
Attendance: (Via WebEx video conferencing – all votes conducted via roll call)
Attending: Ken Buehler (arrived after the approval of the minutes), Stacey DeRoche, Jessica Fortney, Brandon Hartung, Mike Poupore, and Sarah Wisdorf
Absent: N/A
Staff Present: Steven Robertson, Adam Fulton, Jason Hale, and Cindy Stafford

2. Public Hearings

None at this time

3. Consideration of Minutes

January 9, 2021
MOTION/Second: Poupore/DeRoche approve the minutes **VOTE: (5-0)**

(The first item in agenda #7 is moved up in the agenda order)

7. Consideration of Matters Regarding Commission Action

-Presentation and Discussion for Redevelopment of Historic Old Central High School – Deputy Director Adam Fulton gave an overview. This is not an action item to be considered today, but he hopes it will be in the future. He is pleased that the development group is in attendance. This item will eventually be brought to the HPC for their consideration. Mark Laverty of Saturday Properties introduced himself. They are based in the Twin Cities and have been working with Zenith for over a year. This is their first project in Duluth. Mike Dosan of Kraus Anderson introduced himself and gave an overview of their history. They have four regional offices. Their Duluth office opened in 1999. He has a passion for historic preservation. Molly Dalsin of AWH Architects introduced herself. Their company focuses on historic preservation, and they are excited to work in Duluth. They have worked on other historic projects including the Maytag in Minneapolis, the Guardian in St. Paul, and the Patterson Hotel in Bismarck, North Dakota. Old Central High School is rooted in 129 years of history. They would like to shepherd it into the next 100 years of life. The exterior will remain the same. The interior will become mixed-income modern apartments. The building will include amenities and will provide views of the lake, park and green spaces. The design will include apartments, a mechanical room, gathering spaces, and a gym. They plan on keeping and enhancing the building's original woodwork. They need to update the elevator to meet current building codes. They are excited to work on the building and would like to hear the HPC's comments and feedback. Chair Fortney thanks the presenters, and welcomes HPC comments. Ken Buehler asked what the plans are for the auditorium. Laverty noted there won't be many modifications. They will remove the ½ walls, and will implement a co-working concept. Mike Poupore asked what the size of the apartments will be. Dalsin stated the sizes will vary. The studio units will be 400-500 sq feet, and the one-bedroom units will be 600 feet. There will be larger units on the 3rd level

which will include two to three-bedrooms up to 1,500 square feet. Poupore asked about parking. Laverty noted there will be some on the site in the loading dock area, and there will be adjacent parking lots to the north and east. Poupore asked what the purchase price of the building was. Laverty noted it is public record, but does not feel it is an appropriate time to share it at this time. Dalsin noted their firm provides historic consulting including tax credit planning. Laverty noted they have their "band" together early and they are confident knowing that AWH and Kraus Anderson have great knowledge and experience. Chair Fortney thanks the speakers for their presentation. City Senior Planner Steven Robertson gave an overview of the next steps. In March, the HPC will be review the Historic Construction Permit to determine if it meets the conditions to warrant a certificate of appropriateness. They will determine that what is being proposed is in line with the preservation plan created in 1990. They will look at the building's historic nature, and if the new project fits. City Senior Housing Developer Jason Hale noted Saturday Properties is partnering with the city to make the project viable. The project will include tax-increment-financing through the Duluth Economic Development Authority (DEDA). If DEDA approves, it will go to the city council. It will be presented to the planning commission to ensure it conforms with the city comprehensive plan. Staff would like to help streamline the process. Commissioner Poupore asked if the HPC will see the State Historic Preservation Office's (SHPO) comments before the HPC makes their decision. Robertson stated when the city gets the developers' application, staff will contact SHPO to share their comments. Deputy Director Fulton noted the developers may also have received feedback from SHPO. Dalsin stated they received feedback last Friday, but haven't reviewed it fully yet. Topics mentioned included the auditorium and the elevator locations. Laverty would like to keep the HPC up to speed and noted the importance of gathering SPHO's comments for the HPC's review. Chair Fortney understands what is involved with working with tax credits. Stacey DeRoche stated this looks like a great plan. Her dad went to the Old Central school. She is glad to see such attention to detail. She would appreciate a tour. Laverty noted they can accommodate only small tours due to Covid restrictions. Chair Fortney welcomes a tour, and thanks the developers again for their presentation.

4. Communications

Press release, Lincoln Park Concept Plan – They are accepting public comments until February 12, 2021. Chair Fortney attended the January 28, 2021, public meeting. She commented at that meeting that the pavilion is a local landmark, and the HPC would like to re-use materials when possible. She noted the letter to SPHO in their meeting packet. Robertson noted they are documenting correspondence. There is no presentation at this time. Robertson noted there may be a need for HPC action in a couple of months.

Information Meeting, MN Duluth Loop Reliability Project from MN Power. Robertson noted this is a big project that will begin in 3-4 years. An Environmental Impact Statement (EIS) will be needed, and he wants to keep the HPC informed.

5. Report of Final Disposition of Matters Previously Before the Commission
None at this time

6. Reports of Officers, Staff and Committees
Planning Commission - Commissioner Sarah Wisdorf gave an overview. Robertson noted the possible reuse of historic buildings for adaptive re-use. Wisdorf noted nothing is finalized at this time, but will keep the HPC in the loop.

7. Consideration of Matters Regarding Commission Action

-Note on Final Draft EAW, 319-333 E Superior St Redevelopment – Robertson shared his memo to the planning commission, which is included in the HPC staff packet on page 30. Page 31 gives a draft timeline. The comment period will be held. He invites the HPC to comment if they see anything in error; otherwise, it will go to the planning commission. Chair Fortney noted on page 19 they list historic properties. Are there any comments or questions? Buehler appreciates the effort that went into it. They have looked at this before, and doesn't see any errors. Robertson invites the HPC to provide a formalized comment at their next meeting.

-Discussion of Preservation Plan – Library – Robertson was unable to invite the property owner to attend the HPC meeting at this time. Buehler noted it is fascinating reading, but hasn't read everything yet. He appreciates the effort and the knowledge of the parties who put this plan together. He would like the HPC to revisit it. Chair Fortney noted the cool dome as an exterior feature, and noted this preservation plan also included interior preservation plans. She is agreeable to keep this item on the agenda.

8. Other Business
Nothing at this time.

9. Adjournment
Adjournment at 1:03 p.m. (Next meeting scheduled for Monday, 3/08/2021)

Respectfully,

_____

Adam Fulton – Deputy Director
Department of Planning and Economic Development

Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

218-730-5580
planning@duluthmn.gov

Date: March 3, 2021
To: Planning Commission
From: Steven Robertson, Senior Planner
RE: Pending Items on the March 2021 HPC

Central

For the old Central High School redevelopment application, which is coming before the HPC is a historic construction permits and certificate of appropriateness, several items have been included in the packet: cover letter, application form, SHPO comments, historic photos, many site and building feature photos, construction drawings, and the adopted preservation plan. This information is very thorough, and it will allow the members of the HPC to determine if elements of the proposed redevelopment are in harmony with the adopted preservation plan.

The Duluth Central High School Historic Preservation Certification Application Features include: Exterior load Bearing masonry, Windows, Exterior Doors, Roof, Attic, Clock Tower, Interior Corridors, Interior Classrooms/Units, Shafts, Interior Communicating Stairs, Auditorium, Historic Stage, Gym, MEP Scope, Structural Modifications, Loading Dock, Site work, Landscape work, and Signage. SHPO comments from February 11, 2021, focus on 1st level corridor, auditorium/stage, gymanasium, and loading dock, with request for more information on lockers/benches, clock tower, windows, doors, and site work.

This item is an official public hearing item, so following commissioner discussion an applicant discussion or question answers, there will be an opportunity for members of the public to address HPC and share their comments on the proposal. if there are a goodly number of people wishing to speak, the HPC may want to consider limiting each speaker to no more than three to five minutes.

From the UDC:

50-37.14 Historic construction/demolition permit.
This Section applies to applications for construction or demolition within a historic district or on a historic property listed in Section 50-18.3 where the city must confirm whether the application complies with the standards in Section 50-18.3 and with all other applicable provisions of this Chapter and state law.
A. Application.
An application for a historic construction/demolition permit shall be filed pursuant to Section 50-37.1.B;
B. Procedure.
The application shall be reviewed by the heritage preservation commission. The commission shall conduct a public hearing pursuant to Section 50-37.1.I, with public notice as required by Section 50-37.1.H and make a decision to adopt, adopt with modifications, or deny the application based on the criteria in subsection C below;
C. Criteria.
The commission shall approve the application, or approve it with modifications, if the commission determines that the application complies with all applicable provisions of this Chapter and state law and that the work to be performed shall not adversely affect the historic preservation landmark or district based on adopted historic preservation guidelines.

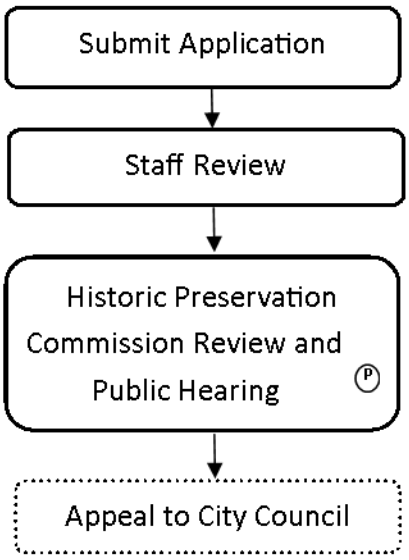
EAW
The Planning Commission will hold a public hearing on March 9th to receive additional public comment on the proposed EAW. The HPC will not be holding a public hearing, but there is spot on the agenda if the HPC as a board wishes to submit a comment on the EAW as a whole, or any elements of the document.

A copy of the EAW can be found here:
https://duluthmn.gov/planning-development/environmental/environmental-assessment-worksheets/

Other Business
Under the agenda item other business the members of the HPC may want to discuss a pending legislation to extend the state historic tax credits. Staff have included an article from the Duluth News Tribune for reference.

3.16 Checklist
Historic Construction/Demolition Permit

Historic Construction/ Demolition Permit



Ⓟ Indicates Public Hearing Required

A historic construction/demolition permit applies for construction or demolition within a historic district or on a historic property listed in UDC Section 50-18.3. See UDC Section 50-37.14 for more information.

Starting the Application Process

☒ Submit your application materials to the One Stop Shop, Room 210 City Hall, four weeks prior to the HPC meeting. HPC meetings are held on the fourth Tuesday of each month. Your application must include the following:

- ☒ Application Cover Sheet and Applicable Fee
- ☒ Required fee
- ☒ Application for Certificate of Appropriateness

After Your Application

1. Determination of Completeness. Within 15 business days of your application, you should expect to:

- Receive an "Applicant Letter," which acknowledges a complete application, shares the date of the Planning Commission meeting and the assigned staff person, and notifies you of state-mandated deadlines for the City to make a decision, **OR**
- Receive notification that your application is incomplete, with details on further information to submit.

2. Public Notice.

☒ **You are required to post a sign notice** on the property at least two weeks before the date of the public hearing. See UDC Section 50-37.1.H for information on size, placement, and content of each sign; you may want to contact a sign company or printing company to have the sign made. You must provide evidence that the signs were in place; ***submit photo(s) of the signs to the Planning Division at least two weeks before the date of the public hearing.***

3. Historic Preservation Commission Decision. The Historic Preservation Commission will review the application, conduct a public hearing, and make a decision to adopt, adopt with modifications, or deny the application. Historic Preservation Commission meetings are scheduled at 2:00 pm on the fourth Tuesday of each month. **We ask that applicants or an agent attend this meeting.** If approved, you will receive a Certificate of Appropriateness (COA).

Important Dates

Application Deadline: _____

Sign Notice Placed: _____

HPC: _____

Effective: _____

**Please note that these dates are approximate guidelines and may change*

Note that other city codes may apply to your project. Please be aware of any applicable Building Code (Construction Services Division), Fire Code (Life Safety Division), and stormwater/engineering (Engineering Division) regulations. The zoning approval may be only the first step in a several step process.

Application for
CERTIFICATE OF APPROPRIATENESS
for Duluth Heritage Preservation Landmarks and Districts

Please complete this application as it pertains to your project. Attach all information required, including a scope of work form.

Location of Building: 200-298 N 1st Ave. E, Duluth (Street Address) Duluth, MN (City, State) 55805 (Zip Code)

Duluth Central High School (Historic Name) (Architect Name(s) - if known)

Owner: Saturday Properties LLC (Name) 3546 Dakota Ave S Suite D, St Louis Park, MN 55416 (Street Address, City, State, Zip Code) (612) 360-3113 (Daytime Phone)

Applicant: _____ (Applicant's Name, if other than owner) _____ (Street Address, City, State, Zip Code) _____ (Daytime Phone)

Owner's Signature: _____ **Date:** 02.11.2021

TYPE OF WORK PROPOSED

☒ Exterior Restoration ☐ Addition to Building ☒ Landscaping ☐ Signs ☐ New Construction
☒ Interior Restoration (COA may not be required - please check building's preservation plan)

☒ EXTERIOR ALTERATIONS (CHECK ALL THAT APPLY)

- ☒ **Windows**
- ☒ **Doors**
- ☐ **Siding**
- ☐ **Roof change**
- ☐ **Chimney**
- ☐ **Lighting**
- ☒ **Facade**
- ☒ **Other**

Checklist of items needed for application:

- ☒ Scale drawings of all building elevations impacted by change
- ☒ Photos of current condition of all building elevations impacted by
- ☒ Detailed specifications and scope of work
- ☒ Materials to be used (color number, sample of material & that which is being matched, name of manufacturer & material)
- ☒ Detailed drawings of new windows, doors, or other features in scope of work

Description of proposed changes:
Historic rehabilitation and change of use of an existing structure. Changes include masonry restoration, window replacement, site improvements/rehabiltation, and interior renovations. All work to be done per NPS Standards of Rehabilitation. See attached HTC documentation.

Reason for changes: Change of use and historic rehabilitation

Location of changes on building: Entire building

☐ ADDITION TO BUILDING

Description of addition:

Reason for changes: _____
Location of addition on site: _____
Reason for addition: _____
Size: _____ (Number of Stories) (Length) (Width) (Height)

Architect: _____ (Name) (Street Address, City, State, Zip Code) ( ) - (Phone)

Contractor: _____ (Name) (Street Address, City, State, Zip Code) ( )- (Phone)

Checklist of items needed for application:

☐ Scale drawings of all building elevations impacted by change
☐ Photos of current condition of all building elevations impacted by change
☐ Detailed specifications and architectural drawings of existing structure
☐ Detailed specifications and architectural drawings of new construction (Including but not limited to materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)
☐ Site plan showing existing and new construction

☒ **LANDSCAPING:**

Description of proposed landscape changes: Site improvements. Rehabilitation of deteriorated sidewalks, stairs, and other hardscape. New plantings and gathering areas.

Reason for changes: Code compliance for ADA accessibility. Improved access to site. Amenities for residents.

Location of changes on site: _____

Checklist of items needed for application:

☒ Detailed architectural landscape design plans to scale with building elevations shown
☒ Detailed site plans to scale
☐ Material samples and existing materials samples
☒ Photos of existing landscape and structures to be impacted.
☒ Detailed scope of work and specifications.
☐ Photos of statues, structures, etc. to be incorporated, if appropriate

☐ **SIGNS**

Purpose: _____
Location: _____
Size: _____
Material: _____
Description: _____

Checklist of items for application:

☐ Architectural drawings of all building elevations related to new sign - must illustrate the location of both proposed and existing signs and method of lighting (if any).
☐ Architectural drawings of all proposed signs illustrating style(s), noting dimensions, materials, method of attachment to building or below ground structure, if free-standing, etc.
☐ Samples of all materials to be used (specific colors).
☐ Associated lighting, specifications, photos and/or catalog cuts
☐ A full description of the work to be performed.
☐ If prefabricated sign, photos and name of manufacturer, model number, etc.

☐ **INTERIOR RESTORATION**

Description of proposed interior changes:

_____
_____
_____

Reason for interior changes: _____
_____

Location of changes within building: _____

_____

_____

Checklist of items for application:

☐ Scale drawings of all building elevations impacted by change

☐ Photos of current condition of all building to be impacted by changes

☐ Detailed specifications and architectural drawings of modifications to be made (Including but not limited to: materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)

☐ Detailed floor plan showing existing and new construction

☐ **NEW CONSTRUCTION ON SITE**

Description of Addition: _____

_____

_____

_____

Reason for Addition: _____

Location of Addition on site: _____

Size: _____

(Number of Stories) (Length) (Width) (Height)

Architect: _____ (___) - _____

(Name) (Street Address, City, State, Zip Code) (Phone)

Contractor: _____ (___)- _____

(Name) (Street Address, City, State, Zip Code) (Phone)

Checklist of items needed for application:

☐ Scale drawings of all building elevations impacted by change

☐ Photos of current condition of all building elevations impacted by change

☐ Detailed specifications and architectural drawings of existing structure

☐ Detailed specifications and architectural drawings of new construction (Including but not limited to: materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)

☐ Site Plan showing existing and new construction

Reductions to 11" by 17" are required of all oversized blueprints, plans, and drawings.

No applications will be processed without a complete application, signed by the owner, and all required attachments.

Duluth Heritage Preservation Commission
Duluth Community Planning Division
Room 208 City Hall
Duluth, MN 55802
Phone: 730-5580

SCOPE OF WORK FORM

Instructions for Completing the Scope of Work Form for Local Historic Landmark Designations

Detailed Description of Work. In the numbered blocks, provide a description of project work. Describe the site work. A separate block should be used to describe each work item and its effect on architectural features or spaces.

In the left block, identify the architectural feature to be impacted, and indicate whether the feature described is original to the building, was added at a later date, or is new construction. Give the approximate date of the feature. In the appropriate space, describe its physical condition. Indicate the photograph or drawing numbers that show the feature described.

In the right block, explain in detail the work to be undertaken. Describe the effect (visual, structural, or other) on existing features. List drawings, marked photographs, or specification page numbers that show the work and impact on the existing building.

Photographs. The applicant must submit a sifficient number of good, clear photographs to document both interior and exterior conditions, including site and environment, prior to any work to be performed, and to show the areas of proposed or completed work.

Elevations and interior features and spaces of the buildings should be shown. All photographs should be numbered, dated and labeled with the property name, the view (e.g., east side) and a brief description of what is shown; photographs should be keyed to the application narrative, where appropriate. In many cases, it may be helpful to mark directly on the photographs the areas of proposed or complete work. Photographs may be black-and-white or color, but must show architectural features *clearly.* Photographs are not returnable.

Drawings or sketches. Drawings or sketches are required for proposed work to show planned alterations or new construction. They must be sufficiently detailed to show existing wall configurations and anticipated changes. If warranted by the work to be performed, documentation should include floor plans, sections and elevations. All drawings and sketches submitted with the review form should be numbered and should be keyed to the form.

Project amendments. If changes are made to a project at any time after submission of the initial review form, submit a continuation/amendment sheet. Provide the name and address of the property, indicate changes in project work, giving the originally proposed treatment and the amended work item description. Give the owner's name. Sign and date the form. Give the owner's address and daytime telephone number. Return to City Planning Department. (See sample format.below)

Scope of Work (Please provide scope of work from architect for all features to be addressed - include all items that follow.) Work Item number: _____ Approx. Date of Feature: _____ Architectural Feature: _____ _____ Describe the existing feature and its condition: Accompanying photo number:	Describe the work to be done on existing feature: Paint Color Name & Number and Manufacturer: Other materials: Type, Color and Manufacturer (Use additional page if necessary)

SCOPE OF WORK

No. 1 **Architectural feature:** facade brick **Approximate date of feature:** ca. 1880 **Description of feature and its condition:** Hard pressed red brick with butter joints in good condition. Mortar mostly sound, but deteriorated and missing around downspout at east end of facade. Some graffiti at first floor. Photo No. 3.6 Drawing No. _____	**Description of work to be performed on existing feature:** Repair and replace existing mortar with new to match existing (see specs.). Remove graffitti with chemical cleaners (see specs.).
No. 2 **Architectural feature:** **Approximate date of feature:** **Description of feature and its condition:** Photo No._____ Drawing No. ____	**Description of work to be performed on existing feature:**

AWH ARCHITECTS

City of Duluth Planning and Development
411 W 1st Street Room 160
Duluth, MN 55082

RE: Zenith DCHS, 200-298 North 1st Avenue East, Duluth, MN 55805
Historic Preservation Committee – Historic Construction – Certificate of Appropriateness

February 11, 2021

To whom it may concern:

Please see the enclosed Historic Preservation Committee Certification of Appropriateness Application Description of Rehabilitation and accompanying materials for Zenith - Duluth Central High School or Zenith DCHS. These are the same materials to the MN State Historic Preservation Office.
The following items are included:

1) Part II:
    a. Application Coversheet.
    b. HPC Certificate of Appropriateness
    c. Part II Description of Rehabilitation
    d. Architectural Set of Drawings
    e. Photo Study of current conditions with description of figures
    f. Photo Key plans for Photo Study with timeline diagram of building
    g. Historic Photo Study with description of figures
    h. Preliminary SHPO comments.

If you have any questions, please feel free to contact me. We look forward to working with you on this spectacular project.

Please contact Mike Gordon, mike@awharchitects.com , or Molly Dalsin, molly@awharchitects.com , with any questions.

Regards,

Alex Haecker, AIA, NCARB
612-558-5383
alex@awharchitects.com

SHPO Comments as of February 11, 2021

Request for More Information:

· Lockers/benches in the corridors: please provide details illustrating the conversion of the 'contemporary' lockers to benches.
· Clock tower: please provide details illustrating how the flooring system will be modified above Level 04

· Windows: the description notes a historic wood sash profile suggests the original window design would accommodate a storm window; please provide a copy of that historic profile.
· Doors: the description notes historic doors will be retained and rehabbed and then notes repair might include replacement in kind. Please clarify or provide photos or additional description illustrating examples of the conditions that would suggest replacement is necessary.
· Site work: Please provide additional photos of the south entry stairs (the curved set and the "grand stairs" at the base of the tower) illustrating condition of the steps. The description notes the grand stairs were encapsulated in concrete at an unknown date. Is the date of the concrete in the curved stairs the same era?

North/South Corridor 1st level
· The description notes an intention to "fur-out 'columns' that restore the original corridor rhythm and create hierarchy…" What is the basis for the location and size of these decorative features?
· Similarly, because corridors and the rhythm of door openings are very important character-defining features for schools, please provide additional explanation for the basis for the location of the unit entries.

Auditorium/Stage:
Alterations within the auditorium and former stage area do not meet the Standards. In particular, the connecting corridor, the placement and design of the Clubhouse, Entertainment Lounge, toilet rooms, and elevator lobbies are not compatible with the character defining features of the space. The lack of interior details and photographs complicate review. In addition to interior elevations and details, please provide additional photographs of the former stage area, including better images of the historic proscenium opening, wood cornice, and columns, and the walls separating the Clubhouse/Clubhouse Lounge and the Entertainment Lounge/Penthouse Lounge.
· Connecting corridor: We recommend removing the connecting corridor and reconsidering the flow of residents from the gymnasium addition to the main building to avoid the auditorium space.
· Clubhouse, Entertainment Lounge, and new stage: Although a recessed solid-wall infill of this area can be designed to meet Standards, the current design—using a storefront system and communicating stair—within the auditorium space does not. The original stage configuration should be used to inspire form/size of the stage. Seethe historic image at https://duluthcentralclassof1961.classquest.com/main/default.aspx?pageindex=0&siteid=E212341739&pageid=51898&viewimage=164022. If you have other documentation (historic photos or plans),please provide it to us with your next submittal. To meet the Standards, the Clubhouse and Entertainment Lounge should be recessed behind the plane of the historic proscenium, without any connecting stairs located in front of that plane, in order to maintain the volume of the auditorium. Finally, reconsider how many doors are necessary between the Clubhouse Lounge and Clubhouse. Does that wall date to 1938 or is it part of the 1973 remodel? Is the wall between the Entertainment Lounge and Penthouse Lounge of the same era?

· Toilet rooms and elevators: We recommend reconsidering the location of elevators 1 and 2 and the location and design of the toilet rooms on the north end of the auditorium and those that extend into the Clubhouse Lounge. North end toilet rooms and elevator 2: The toilet rooms and Elevator 2, along with the wall between them, significantly shorten the length of the auditorium. Did you consider other locations for these elements? If they remain in this location, we recommend making the wall between them transparent to visually connect the auditorium space to the character-defining features on the north wall of the building and provide a better sense of the full volume of the auditorium. Also, please provide additional details on how the elevator penthouse intersects the balcony and the placement of the toilet rooms in relation to the underside of the balcony.
South end toilet rooms and elevator 1: The toilet rooms in this location extend into what was traditionally a wide space in the E/W hallway. With the removal of the 1973 additions, it's important to maintain the historic character. Have you considered other locations for these two toilet rooms, including in the areas currently designated for mechanical on either side of the stage?

1926 Gymnasium:

· The subdivision of the gymnasium into mezzanine units may be possible with modifications to ensure the design meets the Standards. The staircase along the window wall must be substantially pulled away from the window, at least 5 feet from the interior face of the window wall.
· Historic wood flooring must be retained and left exposed. As currently proposed, residents enter on a historic gymnasium floor that is subdivided by demising walls and limited to the 1-story portion of the unit. Consider reconfiguring the platform and the configuration of the overall unit to allow more of the historic gymnasium floor to be visible and to better convey the original two-story height of the gymnasium.

1973 Loading dock:
· The description notes that the wall, doors, cellar, and flat roof will all be removed to expose the existing steel structure. Exposed structural features here do not meet the SOI Standards. Please provide additional details for this area.
· Have you considered removing this structure entirely to allow maximum flexibility in this location and better conformance with the Standards? Or simply allowing the loading dock to remain as is and find a programmatic use for the space.
· Is the current east sandstone wall made up of sandstone that was originally on the main building? If so, could it be used for repairs/infill elsewhere?
· The description notes the existing (nonhistoric) overhead coiling door will be replaced. Is there any evidence/historic documentation of what this space looked like prior to the construction of the 1973 loading dock?

NPS Form 10-168a (Rev. 06/2016 v2)
National Park Service

OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	**NPS Project Number**

1. Property Name Duluth Central High School

Street Lake Avenue and Second Street

City Duluth County St. Louis County State MN Zip 55805

Name of Historic District

☒ Listed individually in the National Register of Historic Places; date of listing November 9, 1972

☐ Located in a Registered Historic District; name of district

☐ Part 1 – Evaluation of Significance submitted? Date submitted Date of certification

2. Project Data

Date of building 1892

Number of buildings in project 1

Start date (estimated) 07/12/2021

Completion date (estimated) 08/15/2022

Number of phases in project 1

Estimated rehabilitation costs (QRE) $39,222,965

Floor area before / after rehabilitation 164,000 / 164,000 sq ft

Use(s) before / after rehabilitation school / R-2

Number of housing units before / after rehabilitation 0 / 119

Number of low-moderate income housing units before / after rehabilitation 0 / 12

3. Project Contact (if different from applicant)

Name Alex Haecker, AIA, NCARB Company AWH Architects

Street 12 East 25th Street City Minneapolis State MN

Zip 55404 Telephone (612) 558-5383 Email Address alex@awharchitects.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☒ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Brent Rogers Signature (Sign in ink) [signature] Date 01/08/2021

Applicant Entity SATURDAY PROPERTIES, LLC SSN or TIN 47-3713063

Street 3546 DAKOTA AVE S City ST. LOUIS PARK State MN

Zip 55416 Telephone (612) 360-3113 Email Address brogers@saturdayproperties.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date

National Park Service Authorized Signature (Sign in ink)

☐ NPS conditions or comments attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property Name Duluth Central High School NPS Project Number

Property Address Lake Avenue and Second Stre Duluth St. Louis County MN 55805

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 01 **Feature** Exterior Load Bearing Masonry **Date of Feature** 1892, 1926, 1938

Describe existing feature and its condition

The main high school building and boiler building were built in 1892 with the gymnasium added in 1926. Additional structures include the garage built in 1938 and the loading dock in 1973 (See Timeline Diagram in the photo survey). The exterior walls of the main building and gymnasium are mass masonry faced with Bayfield sandstone laid in a coursed ashlar pattern with some areas of random ashlar accents. The exterior walls are load bearing masonry with no internal drainage cavities or weeps to collect and drain water. Stone and mortar at the exterior wall surfaces absorb water during rainfall and other weather events, eventually drying by evaporation. As these materials age and deteriorate, water may flow through voids in the joints and cracks or spalls in the stone, eroding the sandstone, causing cracks and spalls through freeze-thaw cycling, and leaking water into the building interior. In general, the sandstone exterior masonry units are in fair to good condition, with localized instances of advanced or preferential erosion and stress-induced deterioration including cracks and spalls. Steel cramp anchors were used to stabilize the outer wythe of masonry as the walls were laid up. In some locations the anchors have rusted and expanded, causing the face of the stone to spall and fall from the building, exposing the end of the anchor. Threaded steel rods and washer plates at the upper east facing pediment may have been added as wall stabilizers at some time. The main building, clock tower, and gymnasium were repointed in 1983, however the mortar mix, color, and joint profile did not match the original mortar which was a darker, browner mix with an extruded profile. Signs of prolonged water leakage including efflorescence, water staining, and biological surface growth are present and are likely caused by missing and failed mortar joints. Concentrations of efflorescence can indicate leakage pathways where saturation occurs. General areas of efflorescence were noted above the arched headers of some windows and at building entrances, particularly where stone wash ledges or cornices above were uncovered, where the copper gutter cover was leaking, or where mortar was missing from head joints. The boiler house walls are clad in a mix of clay brick and Bayfield sandstone masonry. Previous repointing and brick replacement have been completed on the boiler house, but large areas of brick show signs of deterioration, including missing mortar and displaced brick units. The Boiler House chimney has been stabilized by the additional of steel strap banding, but the mortar joints are in a deteriorated condition, with missing and eroded mortar commonly observed throughout.

Photo Numbers E7-E37 Drawing Numbers D10.0-D10.3, A10.0-A10

Describe work and impact on feature

All masonry restoration methods to be accomplished in accordance with the guidance provided in the National Park Service Preservation Briefs. Extents of each type of repair and restoration to be documented, reviewed and verified by the architect. Details for façade reconstruction with structural implications to be submitted to the structural engineer for review. Mockup panels of all masonry restoration methods including replacement masonry, tuck pointing, cleaning, and patching to be provided to architect, NPS, SHPO and HPC for review. Historic mortar and masonry to be analyzed by a qualified testing agency.

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Main building: All existing steel cramp anchors to be removed. Spalled and cracked stone where present and where steel cramp anchors have been removed to be repaired. Masonry to be repointed where efflorescence is visible. Water repellent to be applied to horizontal masonry surfaces and masonry openings at grade. Horizontal joints to be repointed at wash ledges, cornices, and sills. Sealant to be applied to horizontal joints at wash ledges, cornices, and sills. Advanced deterioration, visible in cracked mortar joints and deflecting stones, at dormers to be rebuilt. 20% repointing expected. Removed downspouts to be replaced to match historic precedent.

Gymnasium: All existing steel cramp anchors to be removed. Spalled and cracked stone where present and where steel cramp anchors have been removed to be repaired. Masonry to be repointed where efflorescence is visible. Water repellent to be applied to horizontal masonry surfaces and masonry openings at grade. Horizontal joints to be repointed at wash ledges, cornices, and sills. Sealant to be applied to horizontal joints at wash ledges, cornices, and sills. Advanced deterioration, visible in cracked mortar joints and deflecting stones, at dormers to be rebuilt. 20% repointing expected. Removed downspouts to be replaced to match historic precedent.

Boiler House: Cracked and heavily damaged bricks to be replaced. 60% repointing expected.

Boiler Chimney: Cracked and heavily damaged bricks to be replaced. 80-100% repointing expected.

Loading Dock: Roof and exterior façade to be removed. Existing supporting steel structure to remain.

Number 02 **Feature** Windows **Date of Feature** 1976, 1996

Describe existing feature and its condition

Main Building:
The windows of the main building were replaced in 1976. Replacement windows are a combination of fixed and pivoting operable units with both square and round heads. The replacement units are framed in thermally broken extruded aluminum. Replacement glazing consists of double-pane non-insulated vision lights, and some windows include fixed units of opaque panel or spandrel glass above a horizontal meeting rail. Gasket failure was noted at a moderate number of windows and is characterized by loose sections of black rubber gaskets hanging from the window heads or jambs. Failed or missing gaskets result in increased air and water leakage through the window units.

Gymnasium and Boiler House:
The windows of the Gymnasium and the Boiler House (formerly referred to as Unity School) were replaced with aluminum clad wood windows in 1996. The replacement windows were provided by H Window, a company that is still in production. Most of the second floor windows on the north and south facades of the Gymnasium are covered by wire mesh safety guards in steel frames mounted to the interior side of the windows. Approximately 6 windows on the gymnasium are glazed with opaque glass, and an additional handful of windows were glazed with obscured or frosted glass. All windows on the gymnasium and boiler house are glazed with IGU’s.

Photo Numbers E7-E37 Drawing Numbers D10.0-10.3, A10.0-A10.4, A51.1, A51.3

Describe work and impact on feature

All window replacement methods to be accomplished in accordance with the guidance

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provided in the National Park service preservation briefs.

Recommended treatment per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 2017:
"Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in."

"Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building."

All windows to be replaced with metal-clad wood-framed historic replica windows with clear insulated glass units which are based on documentary and limited physical evidence. All proposed windows are in historic masonry openings. Metal-clad wood windows are proposed to ensure a high-performance and long-lasting solution.

All-wood windows are not an acceptable modern window assembly in the climate of Duluth, MN. Moreover, with operable windows in this climate it is critical to install screens. Although screens did not coexist with the historic windows, the proposed screens do not present a shadow in front of the sash and are compatible to typical historic storm windows which were typical in the area during the period of significance. Additionally, the historic wood sash profile suggests that there was a flat surface outboard of the sash to accommodate a storm window.

A limited number of historic opening conditions are extant in one opening in the building: weight pocket, brickmold, and exterior wood sill. Historic interior casing is intact in several areas, and interior sills have largely been replaced by plastic laminate material with exception of a limited number of marble sills in the basement. Existing historic interior wood casing, weight pockets, wood sills and bucks are to remain. Any remaining historic materials at the non-historic windows will be retained if the condition allows. Proposed brickmold, and sill conditions are based upon the size and scale of the extant historic materials.

Destructive investigation will be required to determine what historic materials remain behind the non-historic replacement windows. Where new interior casing and wood surrounds are required the design and configuration will be based upon the existing historic features that coexisted with the proposed conditions. Interior wood will be stained to match the extant historic wood materials. Replacement windows will be compatible with the colors, size, scale, and sight lines of original windows, while not creating the false impression that they are the historic units.

Number 03	**Feature** Exterior Doors	**Date of Feature** 1926

Describe existing feature and its condition

Historic exterior doors are present at the primary entrances and stairways at the main building and gymnasium and are in good condition. Doors are composed of wood frames, divided wood panels, divided lite transoms, divided lite vision panels in the door slabs, and steel hardware.

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Photo Numbers E9, E21, E33, E37 Drawing Numbers D10.0-10.3, A10.0-A10.4

Describe work and impact on feature

All exterior door replacement and restoration methods to be accomplished in accordance with the guidance provided in the National Park service preservation briefs.

All exterior doors to be retained and rehabilitated. All modifications, particularly for code, will comply with the standards of historic rehabilitation. The rehabilitated doors are proposed to be repainted. Prior to painting all of the parts that make up the doors and the supporting frames will be repaired or replaced to match the historic configuration. This includes the door frames, slab, threshold, transom glass, vision glass panels, etc. where warranted. The restored doors will be made weather-tight by re-caulking or installing weather stripping where necessary. Patching, splicing, consolidating or otherwise reinforcing the frames and doors will repair the doors as needed. Such repairs also might include replacement in-kind (a compatible material as a substitute) of those parts that are either extensively deteriorated or are missing. Replacement in-kind would be used when there are surviving prototypes of the doors such as slabs, frames, glass, and hardware.

Number 04 **Feature** Roof **Date of Feature** 1926, 1975, 1999

Describe existing feature and its condition

The building complex includes low and high slope roofs of various materials and ages. In general, the low slope roofs are covered with built-up systems with either a modified bitumen cap sheet or a gravel flood coat:
Medium and High slope roofs of the Main Building are covered with concrete tiles installed in 1975. The existing roof is 45 years old and has experienced deterioration. Broken segments of concrete shakes were found on the ground at a handful of locations around the main building. Observations indicate a moderate amount of cracked and broken tiles on the main building, but those on the higher sloped roofs on the turrets and the bell tower appear to be in better condition. School facilities staff has replaced missing concrete tiles with sheets of metal

Sloped roofs on the gymnasium are covered with the original slate tiles installed when the addition was built in 1926. Properly maintained slate roofs can provide a service life in excess of 100 years; however, the 94 year old gymnasium roof has deteriorated over time, with missing and damaged tiles at a number of concentrated areas. Visual evaluation shows the slate roof tile to be in a condition of progressing deterioration.

Laminated asphalt shingles on the boiler house were replaced in 1999 and appear to be in satisfactory condition.

The original roof gutters have been covered with copper sheets that allow for sheet drainage of snow, ice and rainwater over the eaves of the building. All downspouts have been removed. In some areas on the main building and the gymnasium the copper gutter covers are leaking and allowing water to drain into the masonry below, damaging the stone and mortar. Snow and ice that fall from the high roofs could present a safety hazard to pedestrians at grade level.

Photo Numbers Drawing Numbers D1.5, D10.0-D10.3, A1.5, A10.0-A10.4

Describe work and impact on feature

All roof repair and replacement methods to be accomplished in accordance with the

guidance provided in the National Park service preservation briefs.
There are known leaks at the roofs of the main building and gymnasium. Roofing, roof sheathing, and roof framing damaged from leaks to be replaced.

Main Building: Missing and damaged concrete tiles to be replaced. Loose concrete shingles to be repaired. Loose and damaged roofing furring strips to be repaired. Damaged and heavily worn of areas at built up rubber membrane roof to be repaired. Metal roofing at built up vents to be replaced. Gutters to be restored and removed downspouts to be replaced to match historic precedent.

Gymnasium: Missing and damaged slate shingles to be replaced. Loose slate shingles to be repaired. Damaged and heavily worn of areas at built up rubber membrane roof to be repaired. Gutters to be restored and removed downspouts to be replaced to match historic precedent.

Boiler House: Missing and damaged asphalt shingles to be replaced. Loose asphalt shingles to be repaired.

Number 05 **Feature** Attic **Date of Feature** 1892, 1926,

Describe existing feature and its condition

The attic at level 04 contains wood structural trusses and steel elements. It is accessed by two stairs, one adjacent to the gym on the north, and another at the clock tower to the south. The original 1892 building has raw 2x6 wood plank flooring while the 1926 gym wing is a mixture of gypsum board ceiling with some areas of plaster and lath with a raised wood walkway built at a recent date. Overall, the attic is in good condition - fairly clean, dry, and the wood in good condition. There is a fair amount of HVAC equipment, including large ducts and abandoned and functioning HVAC systems. Areas in fair condition are at window openings and areas of the roof that are prone to leaking (see Roof Section).

Photo Numbers 4.1-4.3 Drawing Numbers D1.4, A1.4

Describe work and impact on feature

There is no major work proposed for the attic. The areas of roof damage will be repaired as described in the Roof Section.

Number 06 **Feature** Clock Tower **Date of Feature** 1892

Describe existing feature and its condition

The clock tower is in fair condition. The wood structure is in good condition and has been recently reinforced with structural steel beams and tension members. The flooring is worn throughout the circulation areas. The open wood stair that wraps the tower is not code compliant and has very worn wood treads and an open handrail. The clock mechanics are in good condition and are encased in a display case near the top of the tower. The 4 translucent clocks are in good condition, however, there is a fair amount of cracking in the translucent coating. The membrane roofing system at the bell and clock levels is in good condition. As was tradition at the school, there are names of the graduating class written and painted on the architecture from level 03 to the top of the clock tower.

Photo Numbers 3.6, 4.1, 5.1 Drawing Numbers D10.0-D10.3, A1.3-A1.4, A10.0-A10.4

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Describe work and impact on feature

There is no work proposed to the clock tower above level 03 and 04. At level 03, the walls and ceiling are to remain as-is, but there will be new wood floor with wood base. The wood stair will be roped off and act only as a decorative feature and remain as-is for access only by building maintenance and guided tours. At level 04 (attic level), the flooring system will be modified to create a horizontal fire assembly between the occupied levels below and unoccupied above.

Number 07 **Feature** Interior Corridors **Date of Feature** 1892, 1926, 1938

Describe existing feature and its condition

Floors:
E/W longitudinal corridor: The 1938 terrazzo floors and base in the E/W longitudinal corridors on levels 01, 02, and 03 remain in good condition throughout. At the lower level, there is some extant terrazzo on the west side of the E/W corridor in the former cafeteria, but it has been damaged due to the removal of the furred-out plaster walls and pipe trenching throughout the years. The rest of the corridor is covered with VCT tile with rubber base and it is unlikely the terrazzo remains underneath due to no integral cove terrazzo base remaining.
N/S main corridor: The terrazzo floors on the N/S main corridor at level 01 were likely removed and not replaced in the 1973 structural conversion to concrete pan and joist of this core wing. Currently this corridor is VCT throughout. The lower level has terrazzo floors from the E/W corridor to the egress stair to the alley at the west, where it then transitions to a stained red concrete.
E/W gym corridor: The E/W gym corridor maintains the existing terrazzo floor and base in good condition throughout.
The north entry: has some terrazzo and base in good condition, but transitions to a pink terrazzo-like tile at the connection between the north entry and the E/W gym wing. It is unknown when this tile was laid, but it is unlikely that there is terrazzo underneath since the tile is in-plane with the historic terrazzo.
The west passage: above the boiler room is terrazzo floor and base until the opening to the existing music room where the flooring transitions to VCT. It is unknown if terrazzo exists under the present VCT since there is much adhesive residue, but there is no evidence of terrazzo base in this room, so it is unlikely.

Ceilings:
E/W longitudinal corridor: The E/W longitudinal corridors on Levels 01, 02, and 03 currently have dropped ACT ceiling from the 1973 renovation. No original plaster ceilings remain in the interior corridors since the original wood corridor structure was converted to concrete pan and joist in 1938. There is some evidence that a plaster ceiling was replaced, but has since been covered with 1’x1’ adhered acoustic tile throughout in addition to the dropped ACT. There is no evidence of ceiling being reinstalled at the lower level after the 1938 pan and joist conversion. The current condition is exposed pan and joist in good condition, and painted white in some areas.
N/S main corridor: at Level 01 has a dropped ACT ceiling with exposed pan and joist above.
E/W gym corridor: at Level 01 has 1’x1’ adhered acoustic tiles at approximately fourteen feet above finish floor, likely adhered directly to the original plaster ceiling.
The north entry: has original plaster ceiling that continues through the west passage.
The current music room has 1’x1’ adhered acoustic tiles.

Walls:
E/W longitudinal corridor: The E/W longitudinal corridor at level 01, 02, and 03 maintains the 1938 plaster walls with radius edged at door openings to classrooms and

niches for lockers or other. The previous furred out plaster columns and cove ceilings were removed during the 1938 pan and joist conversion. Lockers are extant at level 01, but are contemporary and recently installed. They are built in above the five inch terrazzo base up to about five feet with metal trim. The lower level does not have extant lockers. Levels 02 and 03 have bulletin boards in plane with the wall where lockers were previously. There are two current bench niches in each east and west wing that are open from the five inch terrazzo base to about seven feet and are two feet deep. They currently have a wood and vinyl upholstered bench from the 1970s. There is extant painted plaster molding at 8’-0” AFF throughout the E/W corridor on Levels 01, 02, and 03. At level 01, there are existing wood trophy cases at the entry built into the south wall and are to remain. Beyond the exterior doors, there are no original doors at all levels in this corridor.

The lower level walls are a mix of furred out gypsum board and CMU block. The original rhythm of the classroom doors has been interrupted by numerous double door openings in the E/W longitudinal corridor when converted to storage and shipping area in the 1970s. The original door framing entrance to the cafeteria remains, but doors have previously been removed.

N/S Main Corridor: This corridor at the lower level is presently filled in with demising walls and has been converted to storage space. The original corridor wall locations remain, but have been striped of plaster and lath. There are two original historic doors with glass divided lites at the west wall of this corridor. All other doors are contemporary. The corridor at level 01 has been completely modified in 1973. The walls were converted from historic load-bearing masonry to CMU block and furred out in most locations with gypsum board. There are some lockers in this hallway, but they sit directly on the floor and are not built into the wall in the historic manner. The original furred out columns were removed. However, there are two existing ornamental plaster crests at the intersection of the E/W and N/S corridor at level 01. And two others at the north entry.

E/W gym corridor: The E/W gym corridor is in good condition with the original plaster walls and openings from the 1926 addition remaining. There are contemporary lockers at most niches, but three openings contain benches added in the 1970s, similar to the E/W longitudinal corridor. There is picture and crown molding starting at twelve to thirteen feet above finished floor. All doors are contemporary with the exception of an opening on the north side that contains the original door frame and divided lite transom. The door has previously been removed.

The west passage: The west passage has a mixture of original plaster walls and new gypsum board walls at the west auditorium stair. There is no molding. There is one historic door at the middle of the passage in good condition.

Photo Numbers See Photo Survey Interiors

Drawing Numbers D1s,D2s,A1s,A2s,A3s,A20s

Describe work and impact on feature

Floors:

All terrazzo floors are proposed to be gently cleaned to remove sealers and coatings to restore the floor to its original luster, patch areas with colors and gradation of aggregate sizes as required to match the original existing materials and patterns. In areas where terrazzo is missing of beyond repair, lightly grind with a fine grit emery stone manufactured specifically for restorative type grinding and surfacing of terrazzo surfaces (#24 and #80 grit stones) until grout has been removed from the terrazzo surface, wash with neutral cleaner and seal terrazzo with a penetrating type sealer. Where there is no historic terrazzo in the project, it is proposed to polish the existing concrete to a medium exposed aggregate with a polished finish to match the adjacent terrazzo polish.

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Ceilings:
E/W longitudinal corridor: The ACT is proposed to be demolished and a new gypsum board ceiling to be added at a height as high as possible while allowing mechanical to be concealed above. The area above the central corridor amenity spaces is proposed to be a higher height to distinguish residential hallways from the common spaces. At the lower level where the pan and joist is exposed, the project proposes to leave the ceiling exposed and paint.
N/S main corridor: The ACT is proposed to be demolished and a new gypsum board ceiling to be added with a coffer, referential to the original ceiling condition and defines the N/S corridor at level 01 as the main connecting corridor.
E/W gym corridor: Since it is very difficult to remove the 1x1 adhered acoustic tiles without damage to the potential plaster ceiling above, it is proposed to laminate a gypsum board ceiling directly to the 1x1 tiles while maintaining the original trim.
The north entry: The original ceiling is to remain with plaster to be patched and repaired to match adjacent conditions of the original historic finish and texture, then painted per Preservation Brief 21.

Walls:
Overall: Where applicable, the plaster will be patched and repaired to match adjacent conditions of the original historic finish and texture, then painted per Preservation Brief 21. Areas with original plaster trim are to remain and will be painted. Areas with gypsum board walls to remain will be painted.

E/W longitudinal corridor: At level 01, seventy-five percent of the locker niches are proposed to stay as contemporary lockers, with the remaining twenty-five percent to be updated to benches, standing shelf workspace or larger storage cabinets to activate the wide corridors for work from home uses, meeting with neighbors, and allowing studio units extra storage space for gear. The locker niches on levels 02 and 03 that do not have extant lockers are to also be converted to niches for social interactions or other storage solutions.
The lower level walls are to be furred out at the E/W longitudinal corridor where residential units are to be. The common space in the center will remain a mixture of gypsum board, load-bearing masonry, and CMU and will be painted. The historic cafeteria door frame is to remain as-is.

N/S Main Corridor: At the lower level, the project proposed to restore the original circulation by removing the demising walls. The two historic doors on the west will remain and be repaired and restored. The walls will remain a mixture of load-bearing masonry and plaster, will be stabilized and painted. At level 01, the project proposes maintain the gypsum board walls over CMU block and to furr-out “columns” that restore the original corridor rhythm and create hierarchy at the N/S corridor. There are no historic doors, all doors will be new. The two ornamental plaster crests will remain as-is.

E/W gym corridor: Walls to be patched and repaired as required, but are in good condition, so this should be minimal. Original trim and molding to remain. Walls to be painted. Original double door frame and transom to remain as-is.
The west passage: Walls to be patched and repaired as required, but are in good condition. Walls to be painted. Historic door at passage to remain as-is, but is proposed to be on a hold open as a decorative item only.

Number 08	**Feature** Interior Classrooms / Units	**Date of Feature** 1892, 1926, 1973

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Describe existing feature and its condition

E/W longitudinal corridor: Finishes in the classrooms along the southside E/W Corridor have largely been removed with the exception of historic trim around the exterior windows, beadboard, base, and chair rail trim at the exterior and load-bearing interior masonry walls. Much of this bead board is currently covered with exterior wall heating systems, and the condition behind is unknown. The structural system in the classrooms was modified from a mixture of steel and wood to concrete pan and joist in 1973, in which all non-loadbearing partitions were removed. The floor is currently concrete with carpet or VCT in the classrooms with rubber base. Current workrooms in the basement have a mixture of exposed concrete pan and joist or ACT drop ceilings. Level 01 and Level 02 classrooms have drop ACT, and Level 03 classrooms have gypsum board ceilings. The classroom and current office demising walls are gypsum board with no trim or ornamentation. Two classrooms contain existing vaults with vault doors and arched plaster ceilings, one on the southwest lower level and another on the southwest first level.

N/S Main Corridor: The classrooms along this corridor were completely gutted in 1973 when both the classroom and corridor structural systems were converted to concrete pan and joist. Level 01 corridor walls were converted to CMU block at this time. There is some existing beadboard and window trim on the exterior load-bearing walls and another area of historic classroom woodwork at the northwest corner of the corridor.

The E/W Gym Wing: Classrooms at level 01 in this 1926 wing have largely remained intact. There is original built-in storage millwork along the corridor walls, existing black boards with molding and trim, and wood floors at level 01 underneath the carpet. The condition of the wood floor is unknown. The original bathrooms on the northwest corner remain and contain terrazzo flooring that has some damage due to the changing of plumbing fixtures over the years. There are radiators below the windows with wood trim and a marble sill. There is presently dropped ACT ceiling in all rooms. See gym section for level 02 gym condition.

Classroom above boiler room: There is an existing archway at the entry to this room. The current finishes are VCT flooring with rubber base, painted walls, and 1’x1’ adhered acoustic tiles to the ceiling. As this room used to be a chemistry laboratory, there is abandoned HVAC and hood equipment.

Photo Numbers See Photo Survey Interiors Drawing Numbers D1s,D2s,A1s,A2s,A3s,A20s,A21,A40.6

Describe work and impact on feature

Overall: Existing terrazzo or wood flooring will be maintained as the residential unit flooring. Terrazzo floors are proposed to be gently cleaned to remove sealers and coatings to restore the floor to its original luster, patch areas with colors and gradation of aggregate sizes as required to match the original existing materials and patterns. In areas where terrazzo is missing of beyond repair, lightly grind with a fine grit emery stone manufactured specifically for restorative type grinding and surfacing of terrazzo surfaces (#24 and #80 grit stones) until grout has been removed from the terrazzo surface, wash with neutral cleaner and seal terrazzo with a penetrating type sealer. Depending on the condition of the wood floors uncovered at the level 01 gym wing, the proposed work will range from buffing, to sanding a layer and refinishing in full. If no historic flooring remains, the flooring will be a mixture of hardwood or LVT and carpet tiles.

New demising walls between units are to be a double stud gypsum board with wood or vinyl base. Existing beadboard, window trim, built-in millwork, blackboards, radiators, and

baseboards are to remain. Radiators will be decommissioned, but remain in-place and be stabilized and painted. If beadboard or trim is damaged and in need of repair, the treatment will be based on preservation briefs with small areas of mock ups to be completed and submitted for approval.

ACT is proposed to be removed throughout. All ceilings to be gypsum board, original plaster, or exposed.

Number 09 **Feature** Shafts **Date of Feature** 1892, 1926, 1973

Describe existing feature and its condition

STAIR CORES: There are 5 existing stair cores that service the building. Two original stair cores from 1891 are located at the ends of the E/W Longitudinal Hall. They each have existing load-bearing masonry walls on three sides with lath and plaster and a one hour contemporary gypsum board wall and 20 min door added in 1973. The stairs are channel iron string and moldings with Alundum Terrazzo treads, landings and base with iron balustrades, strings, and newels with oak handrails. The handrails are 33 ½" from the tread and presently do not meet code. At the landings, the handrail has been raised to a 42" guardrail height by extending every fourth post (1970s). At level 01 there is a plaster archway with ornamental plaster shield. Original plaster molding and terrazzo floor framing is all in good condition. There are two existing historic milk-glass pendants at level 03 of each stair in good condition. The landings at each level have non-historic 1'x1' adhered acoustic ceiling tiles.
Two more stair cores are located at the E/W ends of the 1926 gymnasium addition. The east stair is terrazzo treads, risers, curb, landings, and base over reinforced concrete structure. The underside and ceilings are plaster in good condition. The balustrade is iron with decorative ornamentation and a wood handrail. The west stair near the north entry is constructed of steel with 1 ½" alundum terrazzo fill. The balustrade is iron with round newels and a wood handrail. The post is a 5" square newel with a pinecone-like decorative iron topper to remain. There is one missing post.
The final stair shaft is in the north west corner of the auditorium from level 01 to level 03. The stair is constructed of steel stringer with terrazzo floor, base, and treads. The balustrade is iron with 5" square paneled iron newel post at level 01. This stair was open from level 01 to level 02 in 1923, but was subsequently walled-off from level one and a half sometime later - as it exists presently.

ELEVATORS: There is one current elevator added in the 1973 renovation on the northwest corner of the south entry lobby. The shaft is constructed of CMU block and services the lower level through level 03. It is in fair condition.

MECHANICAL: There are 5+ mechanical shafts. There are two on the west side of the 1926 gymnasium addition that act as the supply and return air system for the gym.
There are three at the center of the building, south of the auditorium. One is an elevator shaft added in 1973 and the machine room adjacent on the lower level. The other is a mechanical shaft.

Photo Numbers B.9,1.1-1.2,1.19,2.1,2.6,2.14,2.18... Drawing Numbers D1s, D2s, A1s, A2s, A3s, A20s, A30s

Describe work and impact on feature

STAIR CORES: The stair cores are to remain as-is with the exception of lighting. All historic lighting is to remain as-is, but contemporary flush mounted fixtures at each level are to be removed and replaced with indirect lighting. The non-historic 1'x1' ceiling tiles will be replaced with gypsum board.

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ELEVATORS: To better suite the flow and new population of the building, it is proposed to remove the 1973 elevator and to use the 2 hour rated shaft as a mechanical chase. There are two proposed new elevators. Elevator 01 at the south-east side of the main lobby, and Elevator 02 at the north-east side of the north entry. Elevator 01 is proposed to service the lower level through level 03. Elevator 02 is intended to service the lower level through level 02 of the auditorium and service both residents and public populations for the auditorium and gym wing. The north elevator is intended to stop below the level 03 auditorium balcony.

The existing mechanical shaft to the east of Elevator 01 is the proposed Trash Chute location. These historic shafts will need to be lined with a 2 hour shaft liner to bring them up to code compliance.

Number 10 **Feature** Interior Communicating Stairs **Date of Feature** 1923

Describe existing feature and its condition

Currently, there are two historic, mirrored communicating stairs at level 01 to level 02 flanking the south entry. These stairs are four segments that wrap the volume of space. They are constructed of iron channel string and molding with terrazzo treads, landings, base and nosing. The balustrade, and newel posts are iron with an oak handrail. These stairs are in good condition. The handrail is at 34” from the tread. They are closed off from the common corridor with fire doors added in the 1970s.
There is one more half communicating stair from the north entry to the passage to the boiler building that is constructed in a similar manner and in good condition. The handrail is at 34” from the tread.

Photo Numbers 1.6, 1.12, 1.16 Drawing Numbers D1s, D2s, A1s, A2s, A3s, A20s, A30s

Describe work and impact on feature

The fire doors are proposed to be removed to re-open the historic south communicating stairs to the common E/W longitudinal corridor. The stair is in good condition with no work required.
Two new communicating stairs are proposed, one at the north entry from lower level to level 01, and one in the common space between the E/W corridor and the Auditorium from level 02 to 03 (Clubhouse). The new north stair is to serve the gym and boiler house wing to gain access to the lower level amenities and loading dock. It will be of similar steel construction with precast concrete treads and landings, and steel balustrade with wood handrail. The Clubhouse stair will be of similar construction and be both a circulation piece connecting level 02 and 03 amenity spaces, but also act as a decorative feature and skrim accentuating the two-story nature of the former proscenium stage.

Number 11 **Feature** Auditorium **Date of Feature** 1982, 1973

Describe existing feature and its condition

The historic auditorium remains largely intact, but has multiple 1973 metal framed gypsum dividing walls. At the underside of the balcony, there is a mixture of 1’x1’ acoustic tiles and dropped act ceiling under which the original woodwork and molding has deteriorated or is damaged. The double height ceiling retains the original wood coffered ceiling, but the original plaster coffer has been infilled with 1’x1’ acoustic tile and large contemporary cylinder light fixtures. The original chandelier light fixtures have been removed. The north, east, and west walls retain the original woodwork in good condition - where it is revealed - that was refinished or stained a reddish tone in contemporary time (exact date unknown). There is an exposed iron column at underside of

the north balcony that appears to be in fair condition. The original tension rods at the balcony are in fair condition.

Photo Numbers 2.7-2.11, 3.12-3.16 Drawing Numbers D1s, D2s, A1s, A2s, A3s, A20s

Describe work and impact on feature

The proposed work includes removing the current demising walls and non-historic doors. There is a proposed connecting corridor below the balcony at the east side of the auditorium to connect the gym wing to the main south wing. This wall is set in from the original paneling at the underside of the balcony railing and proposes a clearstory to allow the balcony to appear to hang once again. The wall proposes "column" furring locations that repeat the rhythm and size of the exterior woodwork at the windows. The north side of the auditorium is to have a hydraulic elevator that services lower level to level 02 at the auditorium as described in Shafts above. Balancing the elevator core volume on the west side is a set of two unisex bathrooms to serve the public needs of the auditorium. The center is left as a void to expose the two iron columns and the north side windows. This configuration plays from the original auditorium design which was flanked by two communicating stairs on the northwest and northeast corner leaving a gathering lobby or foyer in between. The balconies will be cleaned of furniture and equipment, but largely remain as-is and currently are proposed to be closed off from the public due to code constraints.

Number 12 **Feature** Historic Stage **Date of Feature** 1973

Describe existing feature and its condition

The historic stage has undergone multiple modifications and was ultimately removed in the 1973 conversion of the school to Central Administration building. At the previous backstage location, the Board Library has a floor raised on metal studs with two sections of load bearing masonry walls remaining at the original locker locations in the original corridor. The Board library south wall projects about ten feet into the 1938 terrazzo corridor. It is presumed that the 1938 terrazzo floor remains under the south section of the board library. The original stage location is now a void with built-in board member seating at Level 02. The original two story proscenium opening is bisected with a gypsum board wall at level 03 and is open below. Only the original decorative wood proscenium cornice and columns remain and are in good condition. The stage, backstage, fly loft, and secondary proscenium opening has been removed.

Photo Numbers Drawing Numbers

Describe work and impact on feature

The proposed work is to open the wall of the historic stage back to the two story condition with a raised platform at level 02 that perceptually acts as a stage to bridge between the residential amenity clubhouse and the auditorium. Level 03 will have an infill floor to create further usable space that is set back from the proposed storefront to create a two story space at the original wood trimmed proscenium opening. The new skrim/communicating stair will run from the new platform to the new level 03 infill and act as a skrim as well as reference the historic flyloft space. The new storefront will reference historical proportions and styles and be framed with trim to accentuate the original proscenium.

Number 13 **Feature** Gym **Date of Feature** 1926

Describe existing feature and its condition

The existing gym was constructed in the 1926 northeast wing addition and consists of a court-striped maple floor with wood base covered by rubber base, large two story windows at the north and south facades at 8′-2″AFF with radiators below, and 4 smaller rooms on the east end. There is a contemporary steel stair that leads from the gym to level 03 locker rooms. The windows have light wood trim and currently have large expanded metal

hinged coverings with a barrel slide bolt powder coated a dark green. The ceiling has been covered recently, but at an unknown date, in 2x8 tectum panels with flush fluorescent fixtures. There are 6 basketball hoops, two full court and two sets of half court.
The two east rooms at level 02 have non historic floors and it is unknown the finish beneath. There is a drop ACT ceiling with plaster above in fair condition. The locker rooms at level 03 have painted concrete floors with terrazzo shower pans and plaster or gypsum board ceilings in good condition.

Photo Numbers 2.2-2.5 Drawing Numbers D1.2,D2.2,A1.2,A2.2,A3.2,A5.0,A20.1

Describe work and impact on feature

The gym and smaller rooms to the east will be converted to mezzanine apartment units accessed from level 02. There will be a central corridor running east/west and demising walls for the units that align with the load-bearing structure and run north/south two-stories. The mezzanine apartments will have the existing gym floor at the first half of the unit, but the living area toward the windows will be a new raised flooring to (in effect) lower the height of the window sill to 4’-0” AFF. A minimal staircase from the raised floor will lead to the upper mezzanine. The unit walls for bedrooms and other private spaces are to be 14’-0” from the windows and façade to retain the full two story window. Radiators are proposed to be decommissioned, but remain in place and be stabilized and painted to match the wall.

Number 14 **Feature** MEP Scope **Date of Feature** 1926,1973

Describe existing feature and its condition

The current mechanical system is a combination of boiler-fed wall radiators and baseboard heaters supplied by district steam and HVAC systems. Each system is in fair condition.

Photo Numbers Drawing Numbers M3.2, M3.6, M3.7, M3.8

Describe work and impact on feature

The project proposes a heat pump system to heat and cool that will run vertically through existing shafts and branch through corridors and into units. The ductwork will be exposed throughout the lower level common spaces, but will be above the gypsum lid at levels 01, 02, and 03. In locations with existing plaster ceilings or historic molding and trim, the ductwork will be exposed and will be organized and painted for minimal visual impact. Within the units, there will be a dropped gypsum ceiling at the unit entry, bathroom and bedroom to accommodate the heat pump unit. The ceiling in the living spaces or in bedroom units near windows will be almost to the underside of the concrete deck to allow full historic window height and trim. Thus, where ductwork is required in these spaces, it will be exposed oval ductwork and will be at minimum five feet from the windows.
The new system will require a DOAS unit to be placed on the garage where the two non-historic satellite structures are to be demolished. The unit will require screening to minimize the visual affect at the alley, garage and boiler house.

Number 15 **Feature** Structural Modifications **Date of Feature** 1892,1926,1938,1973

Describe existing feature and its condition

The structure is predominantly four stories tall, containing a (steeply pitched) roof with average elevation that varies from approximately 60 to 80 feet above grade. The existing clock tower rises over 175 feet above grade.

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The primary building structural system consists of cast-in-place concrete floor joists supported on stone or masonry and concrete bearing walls. This predominantly cast in place concrete system is not original to the building but relaced the original floor construction in two major revisions dated 1938 and 1973. Various steel beams and columns were also placed within these large-scale remodeling efforts. Foundation systems are cast-in-place concrete footings supported (presumably) directly on rock.

Existing structural documentation for this building is reasonably complete for its age. Sufficient information exists to adequately evaluate the structural capacity of the existing floors and gymnasium addition. Less detailed information is available for full structural evaluation of the pitched roof framing and the boiler building/garage to the northwest. Additional field verification of existing structural framing and condition will likely be required to address program changes to these portions of the facility.

The existing loading dock area at the east side of the building between the original southeast wing and the 1926 northeast wing is a single-story structure with steel-framed (flat) roof and cast-in-place concrete foundation.

The existing high (pitched) roof structure consists of wood purlins supported on steel trusses. No significant structural modifications of the existing pitched roof are anticipated within the scope of this project, and existing documentation of these existing structural conditions is minimal.

Photo Numbers _____ Drawing Numbers S1.1

Describe work and impact on feature

The existing floors within the original 1892 portion of the building (replaced as indicated above) have been verified to support the superimposed live and dead loads consistent with the change from school occupancy to commercial residential occupancy. No significant reinforcing of the existing structure is anticipated to accommodate the change in occupancy, including the addition of numerous light gage (non-bearing) partition walls. New floor openings (for mechanical systems) and wall openings (for circulation) will be accommodated within the existing structure by supplementing with structural steel lintels for wall openings and as required at the perimeter of new openings within the concrete floors. It is anticipated that new elevator shafts will consist of load-bearing 8” reinforced CMU to minimize supplemental steel framing. New elevator pit/bearing wall support will include a 12” thick cast-in-place concrete foundation bearing directly on rock.

Within the existing (1926) gymnasium, the proposed two-level “mezzanine” apartments will require supplemental structural steel beams and columns integrated within the new light gage floor and demising wall framing to maintain superimposed loads applied to the existing structure within acceptable limits. Refer to the attached schematic plan and typical section. We anticipate 10” deep light gage floor joists at 24” on center (spanning between demising walls) supporting a light gage metal deck, acoustical mat, and 1” gypcrete topping will form the basic structural floor system for the mezzanine level apartments.

The existing cast-in-place concrete and steel beam floor structure at the existing south entry is deteriorated due to long-term exposure to deicing salts and will be replaced. The existing loading dock and adjacent structure will be partially removed and replaced or reinforced to accommodate new program and code-required drifted and sliding snow (from

the existing pitched high roof).

We anticipate numerous exterior stairs, ramps and possibly short retaining walls will be repaired or replaced; this work will be shown on architectural and civil drawings. New air-entrained structural concrete and epoxy-coated reinforcing steel will be utilized in the repair details.

We anticipate existing slab-on-grade patching will be required to accommodate any required below grade utilities. Slab on grade patching will consist of up to 6" concrete infill with reinforcing steel doweling to adjacent slabs at the perimeter of all patches.

Number 16 **Feature** Loading Dock **Date of Feature** 1973

Describe existing feature and its condition

The existing loading dock was constructed in 1973, is non-historic, and infills the middle bay between the gym wing and southeast wing and enters the main building at the lower level. It consists of three loading platforms, three overhead doors, a CMU block hazardous waste cellar, and is constructed of structural steel columns, beams, and open-web trusses with a flat roof. The east wall has existing sandstone relocated as the façade with metal coping. The original building façade at the east wall of the central corridor was modified for an overhead coiling door and a double swing door.

Photo Numbers E1-E8 Drawing Numbers D0.1,D1.0-D1.1,A0.1,A1.0,A2.0,A10.4

Describe work and impact on feature

The project proposes to remove the east wall, overhead doors, hazardous waste cellar, and flat roof to expose the red/burgundy steel brise soleil. The structural steel will remain in place as infrastructure for entry awnings or weather coverings at the bike path and south entry into the Mudroom and equipment storage area of the building for move in/out as well as recreation storage for canoes, kayaks, mountain bikes, etc. Some of the open web trusses will be removed where more eastern light exposure is encouraged and for visibility from the upper level apartments into the active space. CEDAR slats and expanded metal mesh will be added at the entry awnings and will hold diffuse light fixtures to identify path, entry, and gathering locations at the dock. The north side will house 7 parking spots and areas for loading/unloading. The overhead coiling door at the east wall of the central corridor is to be removed and replaced with an oversized, offset steel door and screen door to match the utilitarian nature of the loading dock and lower level of the building.

Number 17 **Feature** Site Work **Date of Feature** 1892, 1973

Describe existing feature and its condition

The two curved south entry stairs are in poor condition and have been blocked from public access. The stone wing walls flanking these and other entry sidewalks and stairs will require extensive repair and rebuilding. The grand stairs to the arched south entry are in poor condition. The original limestone stair was previously encapsulated in two to four inches of concrete at an unknown date and has since had water infiltration, freeze-thaw, and condensation issues from thermal breaks between the exterior stair structure and the interior rooms underneath the stair at the lower level. The supporting steel and concrete slab underneath the stair is in poor condition with delaminating steel supports and wet conditions. The historic exterior tile at the south entry is in poor condition. The surface is uneven, and the tiles have multiple cracks.

The flagpole is in poor condition and has multiple areas of rust.

Concrete flatwork (walks, stoops) around the building site is in general poor condition.

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The existing concrete walks are largely spalling and/or degraded, likely attributed to age, existing subgrade and base conditions, freeze-thaw, and use of salt or other ice melt chemicals during winter months.

Concrete retaining walls at the northwest corner of the site are less than 5 years old and appear to be in good condition.

Brick retaining wall at E 2nd Avenue/southeast site has multiple areas where masonry mortar is failing.

The concrete at the north entry of the building is relatively new and in good condition, however there are still water infiltration issues from the site slope at the north basement masonry wall.

The "Alley" area between the garage and the southwest wing of the building is concrete and in poor condition.

Current rock mulch and area drains immediately surrounding the building exterior serve to assist with some energy dissipation from roof runoff and transport of stormwater. The constructed conditions and efficacy of water conveyance is unknown for this system and devices.

Current parking exists on the northwest corner of the site, bounded by the cast-in-place concrete retaining wall mentioned above and generally visually screened from adjacent public streets and walks. Surfacing is a combination of bituminous and concrete which appears to be in generally good condition. The retaining wall is necessary to remain to provide for grade change through the parking and drives in this area. Parking and storage is also currently provided in a garage structure off of the "alley" area.

Full site utilities (municipal potable water supply, sanitary and storm sewer, electrical, etc. - exist on the site and are currently operational, but condition, capacity, and constructed materials need to be reviewed and addressed as part of the building and site design to comply with City, Building Code, and other standards.

Stormwater treatment is currently a combination of surface runoff and piped subgrade conveyance. It does not appear as if any stormwater is captured and treated on the site.

Photo Numbers E7-E37 Drawing Numbers D0.1, A0.1

Describe work and impact on feature

The two curved south entry stairs are proposed to be replaced in kind with new concrete stairs. The stone wing walls will be rebuilt with the historic stone. The entry sidewalks and stairs will also be replaced in kind with simple pipe handrails. The grand stairs will require complete rebuilding with enhanced insulation and weather barrier. The historic stair is substantially steeper than current code requirements and will be rebuilt to code.

The flagpole is proposed to be rehabilitated.

The concrete flatwork around the building is proposed to be rebuilt. Based on historic exterior photos, the project proposed the addition of two paths connecting both the southeast and southwest egress stair cores to the south grand stair. The southeast path is a formal concrete path flanked with benches. The second proposed path is to be less-

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formal compacted gravel or stabilized aggregate surfacing. This path leads to two circular firepits with low (~18”) gabion wall benches at the perimeter to be filled with local fieldstone.

The “Alley” area is proposed to be infilled with precast pavers that designate the common gathering area and the private unit patios from the infilled garage units. The gathering pavers are intended to follow the logic of the 1938 common corridor terrazzo in which the interior pavers are one tone, there is a border, and a second tone of pavers. There are proposed field stone gabion privacy walls and benches at the divisions of the garage units that play on the load-bearing nature of the red sandstone building but contrast the color with local blue-grey fieldstone.

Brick retaining wall at southeast site to be rehabilitated where mortar and stone are failing. See Masonry Restoration.

It is likely that some/all of the utilities may need upgrade which will result in excavation of some portions of the site. Site will be restored after any subgrade utility work, corrections, or upgrade.

Number 18 **Feature** Landscape Work **Date of Feature** 1892, Present

Describe existing feature and its condition

The overall site is generally steeply sloped and/or terraced other than the area immediately surrounding the building. The overall aspect is oriented to the southeast, with highest point being on the west-northwest corner of the site and the lowest points being on the south and east corners of the site.

USDA NRCS soils lists the soil map for the entire site as “Urban land-Mesaba-Rock outcrop complex, 1 to 18 percent slopes (MU# F163D)”. Site soils in this type are largely clays and/or gravelly loams over very shallow or exposed bedrock. Little organic material is present in these soils that facilitates and sustains vegetative growth.
A majority of the current landscaping and vegetation on the site of varying condition. The front lawn is currently consistent of high-maintenance turfgrass and in generally good condition, but requires heavy maintenance – fertilization, watering, and overseeding at erosive areas – due to the slope of the hill and soil conditions. Grass condition is generally sparse in many areas, showing bare patches over thin soils and significant weed presence. The existing turf grass is neither a native vegetation type nor is well-suited for site conditions; it has a shallow root structure which does little for overall slope and surface stability, and offers very little stormwater capture or reuse capabilities.

There are currently 5 non-historic barberry shrubs at the south side of the loading dock. There are three trees in generally good condition: one to the north of the southeast stair, another on the south east corner of the building, a third to the east of the south grand entry.

The south building perimeter is filled with large river rock and no plantings that act as energy dissipation for roof runoff. These also appear to have component area drains and drain tile, and are tied into the existing site stormwater treatment system.

Photo Numbers E7-E37 Drawing Numbers D0.1, A0.1

Describe work and impact on feature

The project proposes to remove the barberry shrubs, and three current trees to provide for restoration of concrete and other building and site features.

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The proposed landscape plan incorporates sustainable, climate-resilient upgrades to existing high-maintenance site features. Low- to medium height native vegetation plantings will replace the high-maintenance non-native turfgrass on the steep slopes areas of the front lawn and rock trench at building foundation. The plantings and seed mix will be comprised of forbs and grasses such as Canada bluejoint and fowl bluegrass, sedges, lupines and wild rose that are capable of sustained growth in this area with minimal water, fertilizer, or other inputs.

The native plantings will be low enough to not obscure the south façade and other views from the surrounding city blocks or the view from the building to the lake, but will allow shelter from winds and a smaller scale of space and sense of place while sitting on the southside benches or fire pits. The prairie plantings are intended to allow light into the low-level units, but also provide some privacy from the south entry pathways. Uninhabited areas of the site that are currently turfgrass are proposed to be replaced with low native prairie plantings for low maintenance and resource usage. The remaining turfgrass lawn areas will be improved with pollinator-friendly bee lawn component of self-heal (Prunella) and other low-maintenance seed.

There are two proposed dog relief areas: one on the northeast corner of the site to serve the gym and boiler house residents, and another on the southwest corner to serve the main building residents. It is proposed to be a compacted clearstone gravel surface with drainage base, flanked with aspen and birch trees to shield the area from wind in the winter and sun in the summer. The aspen and birch trees are native, climate-appropriate, suggestive of the northern Minnesota forests, relatively visually unobtrusive, and add complimentary contrast to, and enhance the red sandstone of, the building in summer and fall.

Proper drainage will be maintained to preserve the building by adding any necessary stormwater management devices and treatment features. Priority to reuse water on the site in a visually unobtrusive way (e.g. below-grade features such as filtration devices or stormwater chambers) will be prioritized.

Existing site features to remain - including brick retaining walls, cheek walls, existing lighting, and slope/grading – will be protected and preserved to maintain the existing site character.

Number 19 **Feature** Signage **Date of Feature** NA

Describe existing feature and its condition

The current building has a few metal or plastic signs throughout the site to identify the main entry and adult education classes. These are not historic. The only historic signage is incorporated into the load-bearing masonry on the south side, “Central High School”.

Photo Numbers E15,E34 Drawing Numbers

Describe work and impact on feature

The existing non-historic site signs will be removed. The project proposed an approximately twelve inch tall channel and bulb lit building signage of “Zenith DCHS” to be incorporated on the exposed steel loading dock structure facing east to N 1st Ave E. Further signage development to be submitted as an amendment.

OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
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Add Item

ZENITH - DULUTH CENTRAL HIGH SCHOOL - HPC & PART II 02.10.2021

200-298 N 1st Ave. E, Duluth, MN 55805

PROJECT DESCRIPTION

General Description: Project intends to convert the existing building into apartment housing and will be utlizing the Historic Tax Credits. The building is composed of cast in place concrete floors, wood framing in the gymnasium and attic, and masonry bearing walls.. Exterior walls are red sandstone. The original windows have been removed and replaced. The existing elevator is to be removed and two new elevator shafts are being proposed. The roof and exterior wall at the loading dock on the east side are to be removed and the structure is to remain. Project proposes all new mechanical systems.

Sustainability Requirements - Project to comply with National Green Building Standard (NGBS)

Demolition – As shown on drawings. Project will require retention of existing historic fabric. Retain existing historic shaft walls at stairs, elevator, and mechanical cores, repair plaster finish as needed following NPS Preservation Brief 21.

Site Work - See site plan for specific conditions.
Loading Dock - Roof and exterior wall to be removed. Steel columns, beams, and framing to remain. New ADA accessible platform.
Stairs - All existing exterior stairs to be repaired or replaced as required. See A0.1 - Architectural Site Plan for reference.
Landscape - Sod to be replaced with native wildflower and grass mix as indicated on A0.1.

Exterior Windows – See window types and quantities, and window details.

Doors & Hardware - Unit entry doors to be flush wood, solid core, prefinished stain, Unit interior doors to be flush, hollow core, white, Legacy with matching jambs and casing, Hardware allowance to be interconnected electric locksets at unit entries.

Masonry Restoration - See building elevations for masonry restoration keynotes and photos.

Finishes - See finish plans and finish schedule.

Unit Furnishings - Roller shade window treatments, Unit Cabinets based on SMART cabinets with Arctic - Powder Coated finish and manufacturer standard hardware, Kitchen and vanity countertops to be granite, Appliances to be mid-range. See interior finish plans and schedule for more details.

Elevator- Two New.
Existing elevator cab and machinery to be removed. Existing shaft to be used to be used for MEP.
New elevators and shafts. BOD (2) Kone ECO Space 3500 series with manufacturer base finishes.

Fire Suppression - Design-Build Fire Protection to include design, permits, labor materials, tools, and equipment necessary for the complete systems for the project, New riser and standpipes, Brass upright sprinklers at exposed ceiling areas, assume no fire pump at this time.

Plumbing - All sanitary sewer, waste & vent and storm piping as PVC piping to meet code, All domestic water piping to meet code minimums, Domestic water main insulation for HW piping only to meet code, Roof and condensate drainage, Include drain piped disaster pans at washing machines, Fiberglass tub and showers at units, Fire rated washer boxes

HVAC Systems - The following is a basic description of the HVAC system that is desired to be installed at the aforementioned project. At this time we are requesting pricing and a related design-build proposal from HVAC contractors that follow the criteria below.
Living Units: Each residential unit in this project will be served by a water source heat pump (WSHP) and fed by a core water loop. The heat pumps will be positioned in a dedicated closet in each unit. The core water will be supplied from a new cooling tower located outside of the building on grade and will be tied into a new boiler located in the basement for the heating of the core water when required. Exposed ductwork will be installed for air distribution to each room within the unit. The outdoor (make-up) air will be ducted to the residential units from energy recovery units (ERU's) that will be strategically placed in the attic space of the existing building (or mounted outside on grade). The ERU's will also exhaust the air from the residential units. Note: this system is convertible to a Steam fed system with the removal of the boiler and the addition of a heat exchanger.
Common Areas: The public corridors will also be served by Water Source Heat Pumps and ducted above the new acoustical ceiling tile system. Vestibules will be heated by Electric Unit Heaters. Design shall be per building code including ASHRAE 97.5% / MN Energy Code. A Building Automation system will be installed on this project.

Electrical - System based on 1,600 amp, 208 volt, 3 phase, no emergency generator, assume 7 watts per square foot for units and Common area spaces assume 4 watts per square foot, Provide code compliance exterior lighting at floors and other walking surfaces within an exit and within portions of the exit access, Coax and Cat6 to each unit, Fire alarm system

PROJECT LOCATION

PROJECT TEAM

Owner/Developer: Saturday Properties
3546 Dakota Ave S.
St. Louis Park, MN 55416
262-707-7863

Architect: AWH Architects
12 E 25th St
Minneapolis MN 55404
Alex Haecker, AIA
612-558-5383

Contractor: Kraus-Anderson Construction Co.
3716 Oneota St.
Duluth MN 55807
218-722-3775

Civil: Barr Engineering Co.
325 S Lake Ave.
Duluth MN 55802
218-529-8200

Structural Engineer: Meyer Borgman Johnson
501 Lake Avenue South #200
Duluth MN 55802
218-600-5801

Mechanical, Electrical, Plumbing Engineers: Obernel Engineering
525 Lake Avenue South Suite 222
Duluth, MN 55082
218- 336-5881

SHEET LIST

SHEET NUMBER	SHEET NAME	PRICING 1	PART II
GENERAL INFORMATION			
T1.0	TITLE SHEET	•	•
T1.1	ARCHITECTURAL ABBREVIATIONS		•
CIVIL			
C1.0	SURVEY		•
C1.1	CIVIL AND LANDSCAPE NARRATIVE		•
ARCHITECTURAL			
A0.1	ARCHITECTURAL SITE PLAN	•	•
D0.1	SITE DEMOLITION PLAN		•
D1.0	LOWER LEVEL DEMOLITION PLAN	•	•
D1.1	FIRST LEVEL DEMOLITION PLAN	•	•
D1.2	SECOND LEVEL DEMOLITION PLAN	•	•
D1.3	THIRD LEVEL DEMOLITION PLAN	•	•
D1.4	ATTIC LEVEL DEMOLITION PLAN		•
D1.5	ROOF LEVEL DEMOLITION PLAN		•
D2.0	LOWER LEVEL DEMOLITION RCP	•	•
D2.1	FIRST LEVEL DEMOLITION RCP	•	•
D2.2	SECOND LEVEL DEMOLITION RCP	•	•
D2.3	THIRD LEVEL DEMOLITION RCP	•	•
D10.0	EAST ELEVATIONS - DEMOLITION		•
D10.1	SOUTH ELEVATIONS - DEMOLITION		•
D10.2	NORTH ELEVATIONS - DEMOLITION		•
D10.3	WEST ELEVATIONS - DEMOLITION		•
A1.0	LOWER LEVEL FLOOR PLAN	•	•
A1.1	FIRST LEVEL FLOOR PLAN	•	•
A1.2	SECOND LEVEL FLOOR PLAN	•	•
A1.3	THIRD LEVEL FLOOR PLAN	•	•
A1.4	ATTIC LEVEL FLOOR PLAN		•
A1.5	ROOF PLAN		•
A2.0	LOWER LEVEL RCP	•	•
A2.1	FIRST LEVEL RCP	•	•
A2.2	SECOND LEVEL RCP	•	•
A2.3	THIRD LEVEL RCP	•	•
A3.0	LOWER LEVEL FINISH PLAN		•
A3.1	FIRST LEVEL FINISH PLAN		•
A3.2	SECOND LEVEL FINISH PLAN		•
A3.3	THIRD LEVEL FINISH PLAN		•
A4.0	LOWER LEVEL FFE PLAN		•
A4.1	FIRST LEVEL FFE PLAN		•
A4.2	SECOND LEVEL FFE PLAN		•
A4.3	THIRD LEVEL FFE PLAN		•
A4.4	INTERIOR DESIGN NARRATIVE		•
A5.0	1/4" UNIT PLANS & ENLARGED PLANS	•	•
A5.1	1/4" UNIT PLANS & ENLARGED PLANS		•
A5.2	1/4" UNIT PLANS & ENLARGED PLANS		•
A10.0	EAST EXTERIOR ELEVATION	•	•
A10.1	SOUTH EXTERIOR ELEVATION	•	•
A10.2	NORTH EXTERIOR ELEVATION	•	•
A10.3	WEST EXTERIOR ELEVATION	•	•
A10.4	DOCK ELEVATIONS	•	•
A20.0	BUILDING SECTIONS		•
A20.1	BUILDING SECTIONS		•
A20.2	BUILDING SECTIONS		•
A21.0	ENLARGED SECTIONS		
A22.0	WALL SECTIONS		•
A25.0	EXTERIOR DETAILS		•
A30.0	ELEVATOR & STAIR PLANS, SECTIONS, & DETAILS		•
A40.6	INTERIOR ELEVATIONS - UNITS		•
A50.0	WALL TYPES	•	•
A50.1	WALL TYPES - DOUBLE STUD	•	•
A51.1	WINDOW TYPES AND QUANTITIES	•	•
A51.3	WINDOW DETAILS		•
STRUCTURAL			
S1.1	STRUCTURAL NARRATIVE		•
MECHANICAL			
M3.2	OVERALL FIRST LEVEL - VENITLATION		•
M3.6	ENLARGED PLANS - VENTILATION		•
M3.7	MECHANICAL ROOF PLAN		•
M3.8	ENLARGED MECHANICAL ROOF PLAN		•

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

KEY PLAN

PLAN NORTH / TRUE NORTH

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.

Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

ISSUE	DATE
PART II	01.08.21

TITLE SHEET

SHEET TITLE

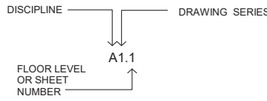
T1.0

SHEET

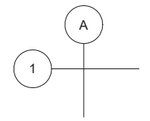
#	POUND OR NUMBER
&	AND
@	AT
566	
LVT	LUXURY VINYL TILE
567	
WDB	WOOD BASE
A	
A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACOUS	ACOUSTIC (AL)
ACT	ACOUSTICAL TILE
ADDL	ADDITIONAL
ADDN	ADDITION
ADH	ADHESIVE
ADJ	ADJACENT
ADJST	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE (D)
ANUN	ANNUNCIATOR
AP	ACCESS PANEL
APC	ARCHITECTURAL PRECAST CONCRETE
APT	APARTMENT
ARCH	ARCHITECT (URAL)
ASSN	ASSOCIATION
ASSY	ASSEMBLY
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AVE	AVENUE
B	
B	BATHROOM
B&B	BALLED AND BURLAPPED
BALC	BALCONY
BCMU	BURNISHED CONCRETE MASONRY UNIT
BD	BOARD
BEV	BEVEL
BF	BOTH FACES
BIT	BITUMINOUS
BL	BRICK LEDGE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLST	BALLAST
BLW	BELOW
BM	BEAM
BM	BENCH MARK
BO ____	BOTTOM OF ____
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BRZ	BRONZE
BS	BOTH SIDES
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BTWN	BETWEEN
BUR	BUILT-UP ROOF (ING)
BW	BOTH WAYS
C	
C	COURSES
C/C	CENTER TO CENTER
CAB	CABINET
CAV	CAVITY
CB	CATCH BASIN
CBD	CASING BEAD
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CEM PNL	CEMENT FIBER PANEL
CF	CUBIC FEET
CFLG	COUNTER FLASHING
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CGL	CERAMIC GLASS
CH BD	CHALKBOARD
CHAM	CHAMFER
CHAN	CHANNEL
CI	CAST IRON
CIP	CAST-IN-PLACE
CIRC	CIRCULAR
CJ	CONTROL JOINT
CK	CORK
CL	CENTER LINE
CL	CHAIN LINK
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CLRM	CLASSROOM
CLS	CLOSURE
CLWD	CLAD WOOD
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CNR BD	CORNER BEAD
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
COM	COMMON
COMB	COMBINATION
COMM	COMMUNICATION
COMP	COMPOSITE
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT (ION) (ER)
CONST	CONSTRUCTION
CONT	CONTINU (OUS) (ATION)
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
COV	COVER
CPT	CARPET
CSG	CASING
CSK	COUNTER SUNK
CSWK	CASEWORK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTR	CENTER
CTV	CABLE TELEVISION
CUH	CABINET UNIT HEATER
CW	COLD WATER
CW	CURTAIN WALL
D	
DEF JT	DEFLECTION JOINT
DEG	DEGREE (S)
DEMO	DEMOLITION
DET or DTL	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFERENCE
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DP	DAMPPROOFING
DP	DEEP
DPU	DEEP PANTRY UNIT
DR	DINING ROOM
DR	DOOR
DRW	DRY WELL
DS	DOWNSPOUT
DT	DRAIN TILE
DW	DISHWASHER
DW	DRYWALL
DWG	DRAWING
DWL	DOWEL
DWR	DRAWER
DWTR	DUMBWAITER
E	
E	EAST
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
ENGR	ENGINEER
ENTR	ENTRANCE
EP	ELECTRIC PANELBOARD
EPNT	EPOXY PAINT
EPS	EXPANDED POLYSTYRENE
EPX	EPOXY WALL COATING
EQ	EQUAL
EQUIP	EQUIPMENT
ESCAL	ESCALATOR
ESMT	EASEMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATEQ
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXP STR	EXPOSED STRUCTURE
EXT	EXTERIOR
F	
F/F	FACE TO FACE
FA	FRESH AIR
FBP	FINISHED BACK PANEL
FBRBD	FIBERBOARD
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDF	FALSE DRAWER FRONT
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEP	FINISHED END PANEL
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHWS	FLAT HEAD WOOD SCREW
FIN	FINISH
FIXT	FIXTURE
FL	FLOW LINE
FLDG	FOLDING
FLEX	FLEXIBLE
FLG	FLASHING
FLR	FLOOR (ING)
FLUOR	FLUORESCENT
FN	FENCE
FO____	FACE OF ____
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF SHEATHING
FPL	FIREPLACE
FPRF	FIREPROOF (ING)
FR	FRAME
FRIG	REFRIGERATOR
FRP	FIBERGLASS REINFORCED PLASTIC
FS	FULL SIZE
FSP	FIRE STANDPIPE
FSTNR	FASTENER
FSTOP	FIRE STOPPING
FT	FOOT or FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FUR	FURR (ING)
FURN	FURNACE
FUT	FUTURE
FV	FIELD VERIFY
FWC	FABRIC WALL COVERING
G	
GA	GAGE
GALV	GALVANIZED
GAR	GARAGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GENL	GENERAL
GI	GALVANIZED IRON
GL	GLASS
GLU LAM	GLU LAMINATED
GLZ	GLAZING
GLZ CMU	GLAZED CONCRETE MASONRY UNIT
GR	GRADE
GRTG	GRATING
GS	GREASE SHIELD
GT	GROUT
GV	GRAVITY VENT
GWT	GLAZED WALL TILE
GYP	GYPSUM
H	
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HCHB	HOLLOW CORE HARDBOARD
HCW	HOLLOW CORE WOOD
HD	HEAD
HD BD	HARD BOARD
HDCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HEX	HEXAGON (AL)
HM	HOLLOW METAL
HMKD	HOLLOW METAL KNOCK DOWN
HNDRL	HANDRAIL
HORZ	HORIZONTAL
HR	HOUR
HS	HIGH STRENGTH
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH (ES)
INCAND	INCANDESCENT
INCIN	INCINERATOR
INCL	INCLUDE (D) (ING)
INFO	INFORMATION
INSUL	INSULAT (ED) (ION)
INSUL PNL	INSULATED PANEL
INT	INTERIOR
INTER	INTERMEDIATE
J	
JB	JUNCTION BOX
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
JT BKR	JOINT BACKER
K	
KD	KNOCK DOWN
KIT	KITCHEN
KO	KNOCKOUT
KOP	KNOCKOUT PANEL
KPL	KICK PLATE
L	
L	LEFT
LAB	LABORATORY
LAU	LAUNDRY
LAV	LAVATORY
LB	POUND
LBL	LABEL
LCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT
LDG	LANDING
LF	LINEAL FOOT (FEET)
LG	LENGTH or LONG
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIB	LIBRARY
LINO	LINOLEUM
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LNTL	LINTEL
LR	LIVING ROOM
LRG	LARGE
LSD	LIQUID SOAP DISPENSER
LT	LIGHT
LT WT	LIGHTWEIGHT
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
M	
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBL	MARBLE
MBR	MASTER BEDROOM
MBR	MEMBER
MECH	MECHANICAL
MED CAB	MEDICINE CABINET
MEMB	MEMBRANE
MET or MTL	METAL
MEZZ	MEZZANINE
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MICRO	MICROWAVE
MILWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MK BD	MARKER BOARD
MLDG	MOLDING
MO	MASONRY OPENING
MOD	MODULE (AR)
MT	MEN'S TOILET
MTD	MOUNTED
MTG	MOUNTING
MTR	MORTAR
MULL	MULLION
MULT	MULTIPLE
MVBL	MOVABLE
N	
N	NORTH
NA	NOT APPLICABLE
NC	NURSE CALL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OCT	OCTAGON (AL)
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OHD	OVERHEAD DOOR
OP	OPERABLE PARTITION
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OXY	OXYGEN
OZ	OUNCE
P	
PB	PUSH BUTTON
PBD	PARTICLEBOARD
PBG	PLUMBING
PC	PIECE
PC CONC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POL	POLISHED
PP	POWER POLE
PPT	PRESSURE PRESERVATIVE TREATED
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PREP	PREPARE
PROJ	PROJECT
PRV	POWER ROOF VENTILATOR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED (SLAB/BEAM)
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q	
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	
R	RISER
R & S	ROD AND SHELF
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESS (ED)
RECPT	RECEPTACLE
RECT	RECTANGL (E) (ULAR)
REF	REFER (ENCE)
REINF	REINFORCE (D) (ING)
REQ	REQUIRED
RES	RESIN, RESIN PANEL
RESIL	RESILIENT
RET	RETURN
REV	REVERSE
RF	RESILIENT FLOOR (ING)
RFG	ROOFING
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RMC	RECESSED MEDICINE CABINET
RND	ROUND
RNG	RANGE
RO	ROUGH OPENING
RR	RAILROAD
RWL	RAINWATER LEADER
S	
S	SOUTH
SA	SUPPLY AIR
SB	SLIDE BAR
SC	SOLID CORE
SCHB	SOLID CORE HARD BOARD
SCHED	SCHEDULE
SCONC	SEALED CONCRETE, STAINED CONCRETE
SCR	SHOWER CURTAIN ROD
SCRN	SCREEN
SCU	SQUARE CORNER UNIT
SCW	SOLID CORE WOOD
SD	SOAP DISH
SDA	SELF DRAINING AGGREGATE
SDG	SIDING
SDISP	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT (FEET)
SFP	SPRAY-ON FIREPROOFING
SH	SHELF (VES) (VING)
SH	SHOWER HEAD
SHT	SHEET
SHTHG	SHEATHING
SI	SQUARE INCH (ES)
SIM	SIMILAR
SK	SINK
SLNT	SEALANT
SLP	SLOPE
SLV	SLEEVE
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SP	STANDPIPE
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SS	SANITARY SEWER
SSK	SERVICE SINK
SSM	SOLID SURFACE MATERIAL
SST	STAINLESS STEEL
ST	STAIN
ST	STREET
STC	SOUND TRANSMISSION CLASSIFICATION
STD	STANDARD
STL	STEEL
STN	STONE
STOR	STORAGE
STR	STAIR
STRUC	STRUCTURAL
SUPP	SUPPLIER
SUSP	SUSPENDED
SV	SHEET VINYL
SWR	SEWER
SYD	SQUARE YARD (S)
SYM	SYMMETRICAL
SYS	SYSTEM
T	
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TD	TOWEL DISPENSER
TD	TRENCH DRAIN
TDISP	TISSUE DISPENSER
TDR	TOWEL DISPENSER/RECEPTACLE
TEL	TELEPHONE
TEMP	TEMPORARY
TERM	TERMINATION (ATE)
TERR	TERRAZZO
TH	THRESHOLD
THK	THICK (NESS)
THRU	THROUGH
TK BD	TACKBOARD
TKS	TACKSTRIP
TMPD	TEMPERED
TO ____	TOP OF ____
TOIL	TOILET
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TR	TRAFFIC DOOR
TRANS	TRANSPARENT
TRTD	TREATED
TS	TUBE SECTION
TV	TELEVISION
TYP	TYPICAL
U	
UH	UNIT HEATER
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
USO ____	UNDER SIDE OF ____
UTIL	UTILITY
V	
VAC	VACUUM
VB	VINYL BASE
VCP	VITRIFIED CLAY PIPE
VCT	VINYL COMPOSITE TILE
VEND	VENDING
VENT	VENTILATE (ION) (OR)
VERT	VERTICAL
VEST	VESTIBULE
VIN	VINYL
VNR	VENEER
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	
W	WASTE
W	WEST
W	WIDE, WIDTH
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
W/W	WALL TO WALL
WC	WATER CLOSET
WD	WOOD
WDSP	WASTE DISPOSER
WDW	WINDOW
WGL	WIRE GLASS
WH	WALL HUNG
WH	WALL HYDRANT
WH	WATER HEATER
WI	WROUGHT IRON
WP	WATERPROOF (ING)
WP	WORKING POINT
WR	WATER RESISTANT
WS	WEATHERSTRIP (ING)
WSCT	WAINSCOT
WT	WOMEN'S TOILET
WWF	WELDED WIRE FABRIC
X	
X	BY (AS 6' X 8')
Y	
YD	YARD

GENERAL SYMBOLS & IDENTIFICATION METHODS

SHEET NUMBERING



COLUMN GRID DESIGNATORS



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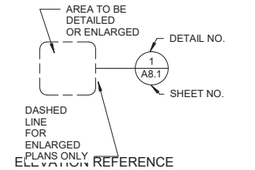
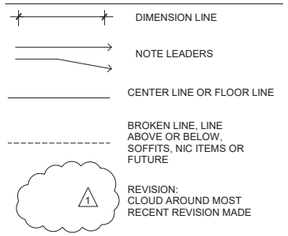
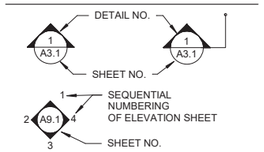


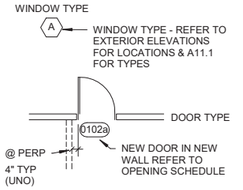
LINE TYPE IDENTIFICATION



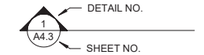
ELEVATION REFERENCE



OPENING IDENTIFICATIONS

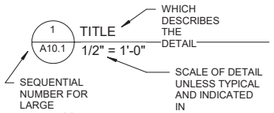


SECTION REFERENCE



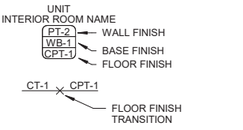
ROOM IDENTIFICATION

DETAIL NUMBERING



PARTITION TYPE SYMBOL

INTERIOR FINISH TAGS



KEY NOTE SYMBOL

IDENTIFICATION NUMBER REFERS TO KEY NOTE LIST
NOTE: KEY NOTES DIFFER FROM SHEET TO SHEET

1 SECTION

2 PLAN

3 EXTERIOR ELEVATIONS / MOUNTING HEIGHTS DIAGRAM (ACCESSORIES)

TYPICAL FINISH ABBREVIATIONS:

CT	-	CERAMIC TILE
CPT	-	CARPET
WDB	-	WOOD BASE
VB	-	VINYL BASE
PT	-	PAINT
VCT	-	VINYL COMPOSITION TILE
RF	-	RESILIENT FLOOR
STN	-	STONE

Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S. DULUTH, MN

PART II

KEY PLAN

PLAN NORTH

TRUE NORTH

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.

Name:

Alex Haecker, AIA

Signature:

License #: 48654

Date:

ISSUE	DATE
PART II	01.08.21

ARCHITECTURAL ABBREVIATIONS

SHEET TITLE

T1.1

SHEET

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS–1036779–MPLS, Commitment date October 23, 2020)

Real property in the City of Duluth, County of St. Louis, State of Minnesota, described as follows:

Parcel 1:
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, East Third Street, Duluth Proper, First Division;
(Abstract Property)
AND
Lot 22, East Third Street, Duluth Proper, First Division.
(Torrens Property–Certificate of Title 34559.0)

Parcel 2:
Southerly 95 feet of Lots 2 and 4, and all of Lot 6, West Third Street, Duluth Proper, First Division;
(Abstract Property)
AND
All that part of Lots 2 and 4 on West Third Street, Duluth Proper, First Division, that lies within 45 feet of the Southerly line of West Third Street.
(Torrens Property–Certificate of Title 49301.0)

Parcel 3:
Lots 1, 3, 5, 7, 9, 11, 13, 15, East Second Street, Duluth Proper, First Division.
(Abstract Property)

Parcel 4:
The Northwesterly fifty feet (NWly 50') of Lots Seventeen (17) and Nineteen (19), East Second Street, Duluth Proper, First Division, more specifically described as follows:
All that part of Lots Seventeen (17) and Nineteen (19), East Second Street, Duluth Proper, First Division lying between the two following lines:
(a) The center line of the alley northwesterly of and abutting said lots;
(b) A line parallel to said center line of said alley and sixty feet (60') southeasterly thereof, all according to the plat thereof on file and of record in the office of the County Recorder, in and for St. Louis County, Minnesota.
(Abstract Property)

PLAT RECORDING INFORMATION

The plat of DULUTH PROPER, FIRST DIVISION was filed of record on July 17, 1869, in the office of the County Recorder in Book of Plats, Page 97.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS–1036779–MPLS, Commitment date October 23, 2020, was relied upon as to matters of record.

Schedule B Exceptions:

(I) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

14.) Matters, including size and location of lots, streets and alleys shown on the recorded plat of Duluth Proper, First Division, dated July 15, 1869, recorded July 17, 1869, in the office of the County Recorder in Book of Plats, Page 97. (Affects All Parcels)

15.) Matters shown in Resolution dated May 10, 1870, recorded January 16, 1883, in the office of the County Recorder in Book A of Miscellaneous, Page 36, as apparently also affected by Book A of Miscellaneous, Page 42. (Affects Parcels 1, 2, 3) [the Documents are illegible]

16.) Matters shown on Condemnation Plat for Slopes recorded February 7, 1891, in Book C of Plats, Page 321. (Affects Parcel 3) [the Documents are illegible]

17.) Matters shown in Plat of Easement for Slopes recorded December 4, 1896, in the office of the County Recorder as Document No. 5970 in Book 1 of Plats, Page 134. (Affects all Parcels) [nothing to plot]

18.) Certificate of the City of Duluth concerning alley condemnation, adopted April 26, 1937, recorded April 27, 1937, in the office of the Registrar of Titles as Document No. 88411. (Affects Parcel 1) [nothing to plot]

19.) Easements, and rights incidental thereto, originally reserved in Limited Warranty Deed dated March 16, 1954, recorded June 9, 1954 in the office of the County Recorder as Document No. 836513 in Book 940 of Deeds, Page 193, which easement is also referenced in various other deeds of record. (Affects Parcel 4) [Shown on survey]

20.) Urban Renewal Plan for Central Hillside Area recorded April 24, 1973, in the office of the County Recorder as Document No. 174505. (Affects all Parcels) [nothing to plot]

21.) Covenant Governing Use of Historic Site, by and between Duluth Public Schools, I.S.D. No. 709, and State of Minnesota, dated November 18, 1983, recorded December 5, 1963, in the office of the County Recorder as Document No. 369538. (Affects Parcels 1, 3) [nothing to plot]

22.) Easements, and rights incidental thereto, in favor of City of Duluth, created in Steam Easement and Grant dated April 16, 1996, recorded July 29, 1996, in the office of the County Recorder as Document No. 0664203. (Affects Parcel 1) [Shown on survey]

23.) Easements, and rights incidental thereto, in favor of City of Duluth, created in Easement Agreement dated April 16, 1996, recorded July 29, 1996, in the office of the County Recorder as Document No. 0664204. (Affects Parcel 1) [the location cannot be determined from the record document]

24.) Minnesota Statute concerning Independent School District No. 709, City of Duluth, recorded December 19, 2014, in the office of the Registrar of Titles as Document No. 952398.0. (Affects All Parcels)

25.) Affidavit of custodian of the records of school district, dated December 8, 1971, recorded December 19, 2014, in the office of the Registrar of Titles as Document No. 952399.0. (Affects All Parcels)

26.) Ordinance No. 9127 of the City of Duluth, which is an ordinance designating the Old Central High School Building a Historical Preservation Landmark, adopted February 22, 1993, recorded April 13, 1993, in the office of the County Recorder as Document No. 0571167, and recorded April 13, 1993 in the office of the Registrar of Titles as Document No. 562894; as amended by Ordinance No. 10595 of City of Duluth, dated November 26, 2018, recorded November 29, 2018, in the office of the County Recorder as Document No. 01345586, and recorded November 29, 2018, in the office of the Registrar of Titles as Document No. 1005462.0. (Affects Parcel 1, 3)

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

None Observed

GENERAL NOTES

1.) Survey coordinate basis: St. Louis County–Lake (North Shore) Zone–NAD 83(2011)

2.) Adjoining ownership information shown hereon was obtained from the St. Louis County GIS web site.

3.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

1.) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show any underground utilities.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 203241944.

4.) Contact GOPHER STATE ONE CALL at 651–454–0002 (800–252–1166) for precise onsite location of utilities prior to any excavation.

PARKING

62 Regular Spaces
4 Disabled Spaces
66 Total Spaces

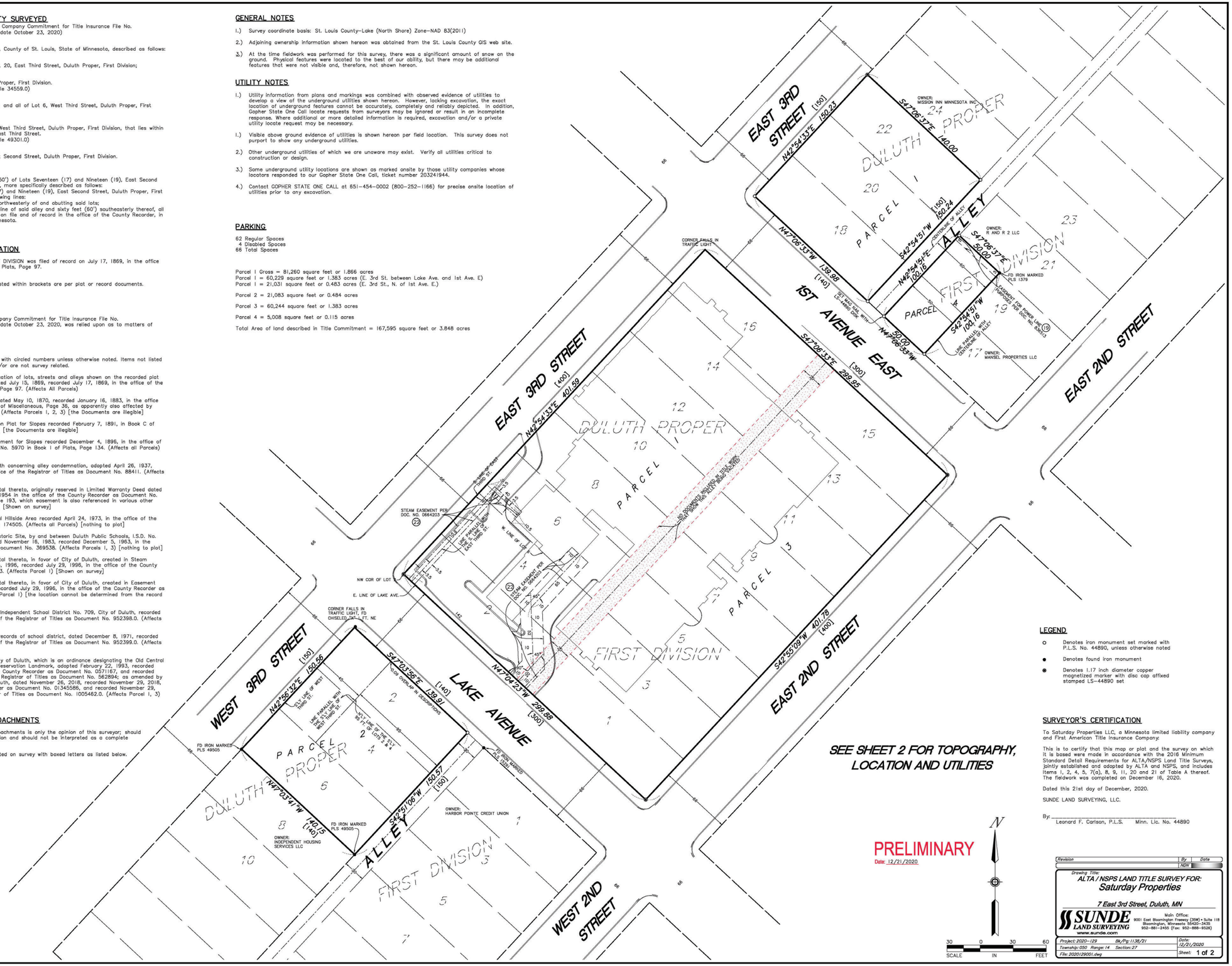
Parcel 1 Gross = 81,260 square feet or 1.866 acres
Parcel 1 = 60,229 square feet or 1.383 acres (E. 3rd St. between Lake Ave. and 1st Ave. E)
Parcel 1 = 21,031 square feet or 0.483 acres (E. 3rd St., N. of 1st Ave. E.)

Parcel 2 = 21,083 square feet or 0.484 acres

Parcel 3 = 60,244 square feet or 1.383 acres

Parcel 4 = 5,008 square feet or 0.115 acres

Total Area of land described in Title Commitment = 167,595 square feet or 3.848 acres



SEE SHEET 2 FOR TOPOGRAPHY, LOCATION AND UTILITIES

LEGEND

- ○ Denotes iron monument set marked with P.L.S. No. 44890, unless otherwise noted
- ● Denotes found iron monument
- ◉ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS–44890 set

SURVEYOR'S CERTIFICATION

To Saturday Properties LLC, a Minnesota limited liability company and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 5, 7(a), 8, 9, 11, 20 and 21 of Table A thereof. The fieldwork was completed on December 16, 2020.

Dated this 21st day of December, 2020.

SUNDE LAND SURVEYING, LLC.

By: _____
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

PRELIMINARY
Date: 12/21/2020

N

30 0 30 60
SCALE IN FEET

Revision	By	Date
	NDV	

Drawing Title:
ALTA / NSPS LAND TITLE SURVEY FOR:
Saturday Properties
7 East 3rd Street, Duluth, MN

SUNDE LAND SURVEYING
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420–3435
952–881–3455 (Fax: 952–888–8526)
www.sunde.com

Project: 2020–129	Bk/Pg: 1138/21
Township: 050 Range: 14 Section: 27	Date: 12/21/2020
File: 2020\2900l.dwg	Sheet: 1 of 2

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12 E 25th St
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ZENITH D.C.H.S, DULUTH, MN

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License #: 48654

Date:

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SURVEY

SHEET TITLE

C1.0

SHEET

Item: Site work
Existing feature and its condition:

The two curved south entry stairs are in poor condition and have been blocked from public access. The stone wing walls flanking these and other entry sidewalks and stairs will require extensive repair and rebuilding. The grand stairs to the arched south entry are in poor condition. The original limestone stair was previously encapsulated in two to four inches of concrete at an unknown date and has since had water infiltration, freeze-thaw, and condensation issues from thermal breaks between the exterior stair structure and the interior rooms underneath the stair at the lower level. The supporting steel and concrete slab underneath the stair is in poor condition with delaminating steel supports and wet conditions. The historic exterior tile at the south entry is in poor condition. The surface is uneven, and the tiles have multiple cracks.

The flagpole is in poor condition and has multiple areas of rust.

Concrete flatwork (walks, stoops) around the building site is in general poor condition. The existing concrete walks are largely spalling and/or degraded, likely attributed to age, existing subgrade and base conditions, freeze-thaw, and use of salt or other ice melt chemicals during winter months.

Concrete retaining walls at the northwest corner of the site are less than 5 years old and appear to be in good condition.

Brick retaining wall at E 2nd Avenue/southeast site to be rehabilitated where mortar of masonry is failing.

The concrete at the north entry of the building is relatively new and in good condition, however there are still water infiltration issues from the site slope at the north basement masonry wall.

The "Alley" area between the garage and the southwest wing of the building is concrete and in poor condition.

Current rock mulch and area drains immediately surrounding the building exterior serve to assist with some energy dissipation from roof runoff and transport of stormwater. The constructed conditions and efficacy of water conveyance is unknown for this system and devices.

Current parking exists on the northwest corner of the site, bounded by the cast-in-place concrete retaining wall mentioned above and generally visually screened from adjacent public streets and walks. Surfacing is a combination of bituminous and concrete which appears to be in generally good condition. The retaining wall is necessary to remain to provide for grade change through the parking and drives in this area. Parking and storage is also currently provided in a garage structure off of the "alley" area.

Full site utilities (municipal potable water supply, sanitary and storm sewer, electrical, etc. - exist on the site and are currently operational, but condition, capacity, and constructed materials need to be reviewed and addressed as part of the building and site design to comply with City, Building Code, and other standards.

Stormwater treatment is currently a combination of surface runoff and piped subgrade conveyance. It does not appear as if any stormwater is captured and treated on the site.

Describe all work and impact of feature:

The two curved south entry stairs are proposed to be replaced in kind with new concrete stairs. The stone wing walls will be rebuilt with the historic stone. The entry sidewalks and stairs will also be replaced in kind with simple pipe handrails.

The grand stairs will require complete rebuilding with enhanced insulation and weather barrier. The historic stair is substantially steeper than current code requirements and will be rebuilt to code.

The flagpole is proposed to be rehabilitated.

The concrete flatwork around the building is proposed to be rebuilt. Based on historic exterior photos, the project proposed the addition of two paths connecting both the southeast and southwest egress stair cores to the south grand stair. The southeast path is a formal concrete path flanked with benches. The second proposed path is to be less-formal compacted gravel or stabilized aggregate surfacing. This path leads to two circular firepits with low (~18") gabion wall benches at the perimeter to be filled with local fieldstone.

The "Alley" area is proposed to be infilled with precast pavers that designate the common gathering area and the private unit patios from the infilled garage units. The gathering pavers are intended to follow the logic of the 1938 common corridor terrazzo in which the interior pavers are one tone, there is a border, and a second tone of pavers. There are proposed field stone gabion privacy walls and benches at the divisions of the garage units that play on the load-bearing nature of the red sandstone building but contrast the color with local blue-grey fieldstone.

Brick retaining wall at southeast site to be rehabilitated where mortar and stone are failing.

It is likely that some/all of the utilities may need upgrade which will result in excavation of some portions of the site. Site will be restored after any subgrade utility work, corrections, or upgrade.

Item: Landscape work
Existing feature and its condition:

The overall site is generally steeply sloped and/or terraced other than the area immediately surrounding the building. The overall aspect is oriented to the southeast, with highest point being on the west-northwest corner of the site and the lowest points being on the south and east corners of the site.

USDA NRCS soils lists the soil map for the entire site as "Urban land-Mesaba-Rock outcrop complex, 1 to 18 percent slopes (MU# F163D)". Site soils in this type are largely clays and/or gravelly loams over very shallow or exposed bedrock. Little organic material is present in these soils that facilitates and sustains vegetative growth.

A majority of the current landscaping and vegetation on the site of varying condition. The front lawn is currently consistent of high-maintenance turfgrass and in generally good condition, but requires heavy maintenance – fertilization, watering, and overseeding at erosive areas – due to the slope of the hill and soil conditions. Grass condition is generally sparse in many areas, showing bare patches over thin soils and significant weed presence. The existing turf grass is neither a native vegetation type nor is well-suited for site conditions; it has a shallow root structure which does little for overall slope and surface stability, and offers very little stormwater capture or reuse capabilities.

There are currently 5 non-historic barberry shrubs at the south side of the loading dock. There are three trees in generally good condition: one to the north of the southeast stair, another on the south east corner of the building, a third to the east of the south grand entry.

The south building perimeter is filled with large river rock and no plantings that act as energy dissipation for roof runoff. These also appear to have component area drains and drain tile, and are tied into the existing site stormwater treatment system.

Describe all work and impact of feature:
The project proposes to remove the barberry shrubs, and three current trees to provide for restoration of concrete and other building and site features.

The proposed landscape plan incorporates sustainable, climate-resilient upgrades to existing high-maintenance site features. Low- to medium height native vegetation plantings will replace the high-maintenance non-native turfgrass on the steep slopes areas of the front lawn and rock trench at building foundation. The plantings and seed mix will be comprised of forbs and grasses such as Canada bluejoint and fowl bluegrass, sedges, lupines and wild rose that are capable of sustained growth in this area with minimal water, fertilizer, or other inputs.

The native plantings will be low enough to not obscure the south façade and other views from the surrounding city blocks or the view from the building to the lake, but will allow shelter from winds and a smaller scale of space and sense of place while sitting on the southside benches or fire pits. The prairie plantings are intended to allow light into the low-level units, but also provide some privacy from the south entry pathways. Uninhabited areas of the site that are currently turfgrass are proposed to be replaced with low native prairie plantings for low maintenance and resource usage. The remaining turfgrass lawn areas will be improved with pollinator-friendly bee lawn component of self-heal (*Prunella*) and other low-maintenance seed.

There are two proposed dog relief areas: one on the northeast corner of the site to serve the gym and boiler house residents, and another on the southwest corner to serve the main building residents. It is proposed to be a compacted clearstone gravel surface with drainage base, flanked with aspen and birch trees to shield the area from wind in the winter and sun in the summer. The aspen and birch trees are native, climate-appropriate, suggestive of the northern Minnesota forests, relatively visually unobtrusive, and add complimentary contrast to, and enhance the red sandstone of, the building in summer and fall.

Proper drainage will be maintained to preserve the building by adding any necessary stormwater management devices and treatment features. Priority to reuse water on the site in a visually unobtrusive way (e.g. below-grade features such as filtration devices or stormwater chambers) will be prioritized.

Existing site features to remain - including brick retaining walls, cheek walls, existing lighting, and slope/grading – will be protected and preserved to maintain the existing site character.

AWH
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12 E 25th St
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Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

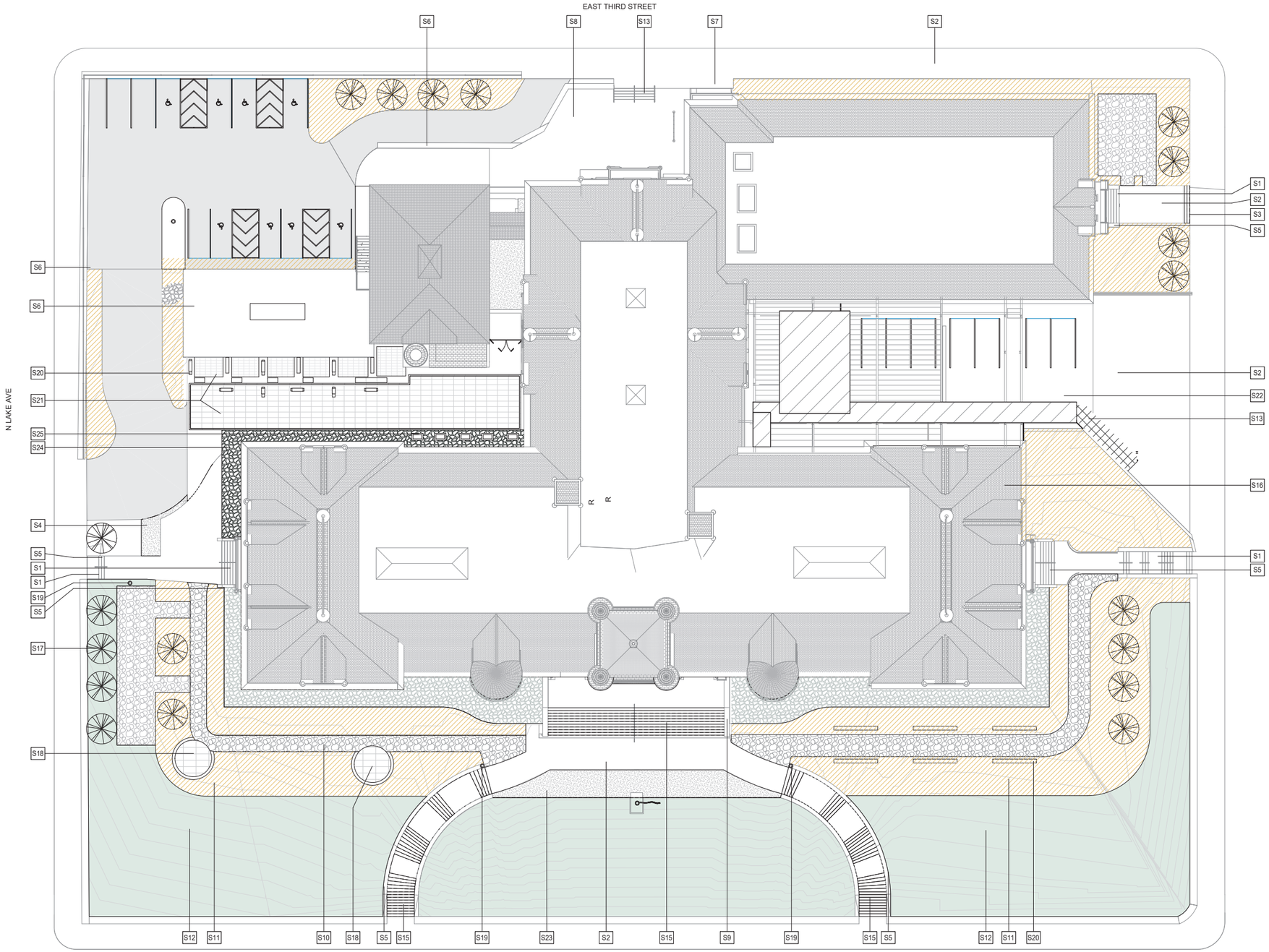
ISSUE	DATE
PART II	01.08.21

CIVIL AND LANDSCAPE NARRATIVE

SHEET TITLE

C1.1

SHEET



SITE PLAN KEYNOTES

S1	PATCH AND REPAIR CONCRETE STAIR
S2	PATCH AND REPAIR CONCRETE PAVING / SIDEWALK
S3	REPLACE CONCRETE STAIR
S4	REPLACE CONCRETE PAVING
S5	ADD NEW HANDRAIL
S6	REMOVE EXTERIOR PAINT ON CONCERETE WALL
S7	REPAIR STONE PAVER
S8	PATCH CRACKS
S9	REPAIR MASONRY WALL
S10	NEW CRUSHED GRAVEL WALKWAY
S11	MEDIUM HEIGHT NATIVE WILDFLOWER PLANTING, (LUPINE, ORANGE HAWKWEED, JOE PYE WEED, WILD STRAWBERRY, WILD BLUEBERRY, WILD COLUMBINE)
S12	LOW TO MEDIUM HEIGHT NATIVE PLANTING (PRUNELLA, CLOVER, NO MOW FESCUE)
S13	NEW ACCESS PLATFORM
S15	REPLACE CONCRETE STAIR - RISE / RUN TO MEET CODE.
S16	REPLACE IN-KIND DAMAGED AND MISSING PRECAST SHINGLES.
S17	NEW QUAKING ASPEN PLANTING. TYP.
S18	NEW STEEL FIRE RING WITH CONCRETE PAVER SURROUND .
S19	EXISTING LIGHT POST.
S20	NEW GABION CAGE WITH CONCRETE BENCH TOP.
S21	NEW CONCRETE PAVER SURFACE.
S22	NEW WOOD SLAT ROOF COVERING EXISTING STRUCTURAL STEEL FROM LOADING DOCK ENCLOSURE.
S23	NEW CONCRETE SIDEWALK.
S24	MEDIUM SIZED RIVER ROCK PERMITER
S25	PRIVACY PLANTERS.

SITE PLAN HATCH KEY

- PAVEMENT
- NEW FLOOR
- NEW SLATTED CEDAR WOOD CANOPY
- COMPACTED GRAVEL
- LOW TO MEDIUM HEIGHT NATIVE PLANTING - NO MOW
- MEDIUM HEIGHT NATIVE PLANTINGS

1 A0.1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

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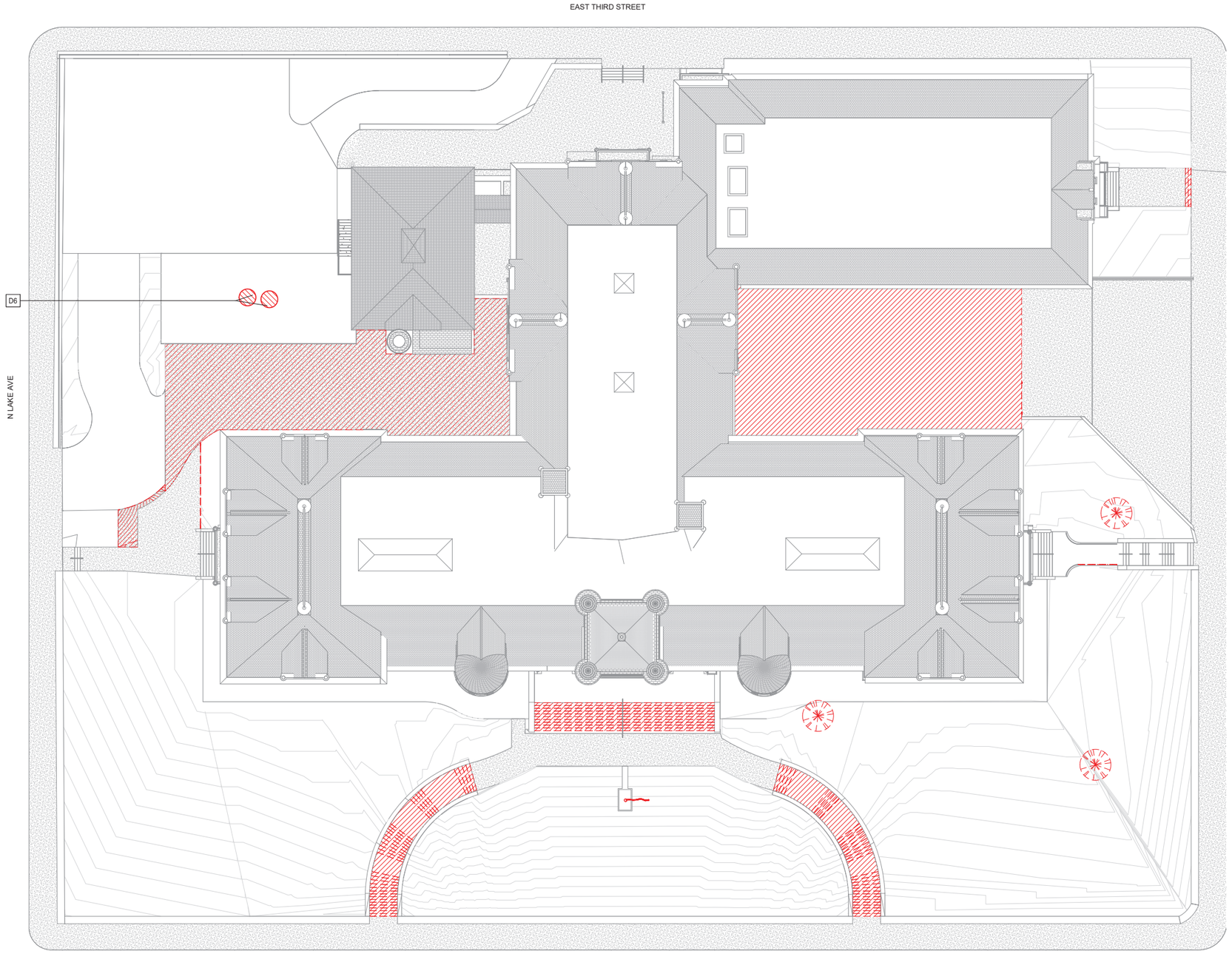
ARCHITECTURAL SITE PLAN

SHEET TITLE

A0.1

SHEET



1 D0.1 **ARCHITECTURAL SITE PLAN - DEMO**
1" = 20'-0"

GENERAL DEMOLITION NOTES

1. SEE ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
2. ALL MASONRY RESTORATION TO MEET STANDARDS OF HISTORIC REHABILITATION.
3. ALL EXISTING PAINTED MASONRY TO BE CAREFULLY CLEANED AND PREPARED FOR NEW PAINT OR STAINING (TBD). NON-PAINTED MASONRY TO BE LIGHTLY WASHED TO PREPARE FOR REPAIRING MASONRY AND TUCKPOINTING AS REQUIRED.
4. DEMOLISH THE FOLLOWING ITEMS SHOWN DASHED:
   - PARTITIONS, DOORS, CASEWORK, ETC.
   - ANY GYP BD AND FURRING AT EXTERIOR WALLS, U.N.O.
   - ANY CEILINGS INCLUDING ALL A.C.T. AND GYP BD, U.N.O.
   - ALL INTERIOR WINDOWS, STOREFRONTS & DOORS/FRAMES, U.N.O.
   - FLOOR FINISHES - REMOVE ALL FLOOR FINISHES TO EXISTING CONCRETE, U.N.O
5. COORD W/ OWNER'S HAZARDOUS MATERIAL ABATEMENT CONTRACTOR FOR SELECTIVE DEMOLITION. ABATEMENT IS BY OTHERS & IS NOT PART OF THIS CONTRACT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE TO ESTABLISH EXISTING CONDITIONS & REQUIREMENTS FOR THE DEMOLITION OF THE BUILDING.
7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH EXISTING CONDITIONS BEFORE EXECUTING THE WORK.
8. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING ALL ORIGINAL STRUCTURE.
9. CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES AT WINDOW & DOOR OPENINGS AS REQUIRED.
10. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK ON BUILDING EXTERIOR.
11. REMOVE ALL EXISTING BATHROOM FIXTURES, U.N.O.
12. CONTRACTOR TO COORDINATE WITH OWNER AMOUNT OF FURNISHINGS TO BE REMOVED PRIOR TO DEMOLITION.
13. ANY ORIGINAL FEATURE DISCOVERED DURING DEMOLITION, INCLUDING EXISTING LIGHT FEATURES SHALL BE KEPT AND BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. COORDINATE PHASING OF DEMO WITH GENERAL CONTRACTOR.
15. ALL HISTORIC PLASTER TO REMAIN
16. ALL EXISTING TERRACOTTA & CERAMIC TILE FLOORING TO REMAIN
17. OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL SALVAGED ITEMS. SALVAGED ITEMS SLATED FOR REUSE SHALL BE CLEANED AND/OR REFINISHED TO ORIGINAL CONDITION, UNLESS NOTED OTHERWISE.

GENERAL DEMOLITION KEY:

- EXISTING DOORS TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED - U.N.O.
- EXISTING WINDOWS TO REMAIN
- EXISTING WINDOWS TO BE REMOVED
- EXIST HISTORIC PARTITIONS TO REMAIN
- EXISTING NON-HISTORIC PARTITIONS TO BE REMOVED
- AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

DEMOLITION KEYNOTES

D2	EXISTING FLOOR SLAB CUT AND REMOVED.
D3	EXISTING LOADING DOCK ROOF AND EAST EXTERIOR WALL TO BE REMOVED STEEL STRUCTURE TO REMAIN.
D4	DEMO EXISTING ACT CEILING.
D5	DEMO EXISTING SMALL FORMAT CEILING TILES.
D6	REMOVE EXISTING SATELLITE DISHES.
D7	REMOVE EXISTING SAFE DOOR TO REUSE.
D8	REMOVE EXISTING VCT WITH CARE TO NOT DAMAGE TERRAZZO UNDERNEATH
D9	REMOVE EXISTING EXHAUST HOODS
D10	REMOVE EXISTING CARPET WITH CARE TO NOT DAMGE EXISTING WOOD FLOORS.
D12	REMOVE EXISTING DUMBWAITER
D13	REMOVE EXISTING ELEVATOR AND CLEAR SHAFT FOR NEW MECHANICAL
D34	EXISTING RECESSED LOCKERS THAT NEED TO BE REMOVED FOR NEW UNIT ENTRANCES TO BE SAVED AND RE-USED WHERE APPLICABLE.

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Signature:

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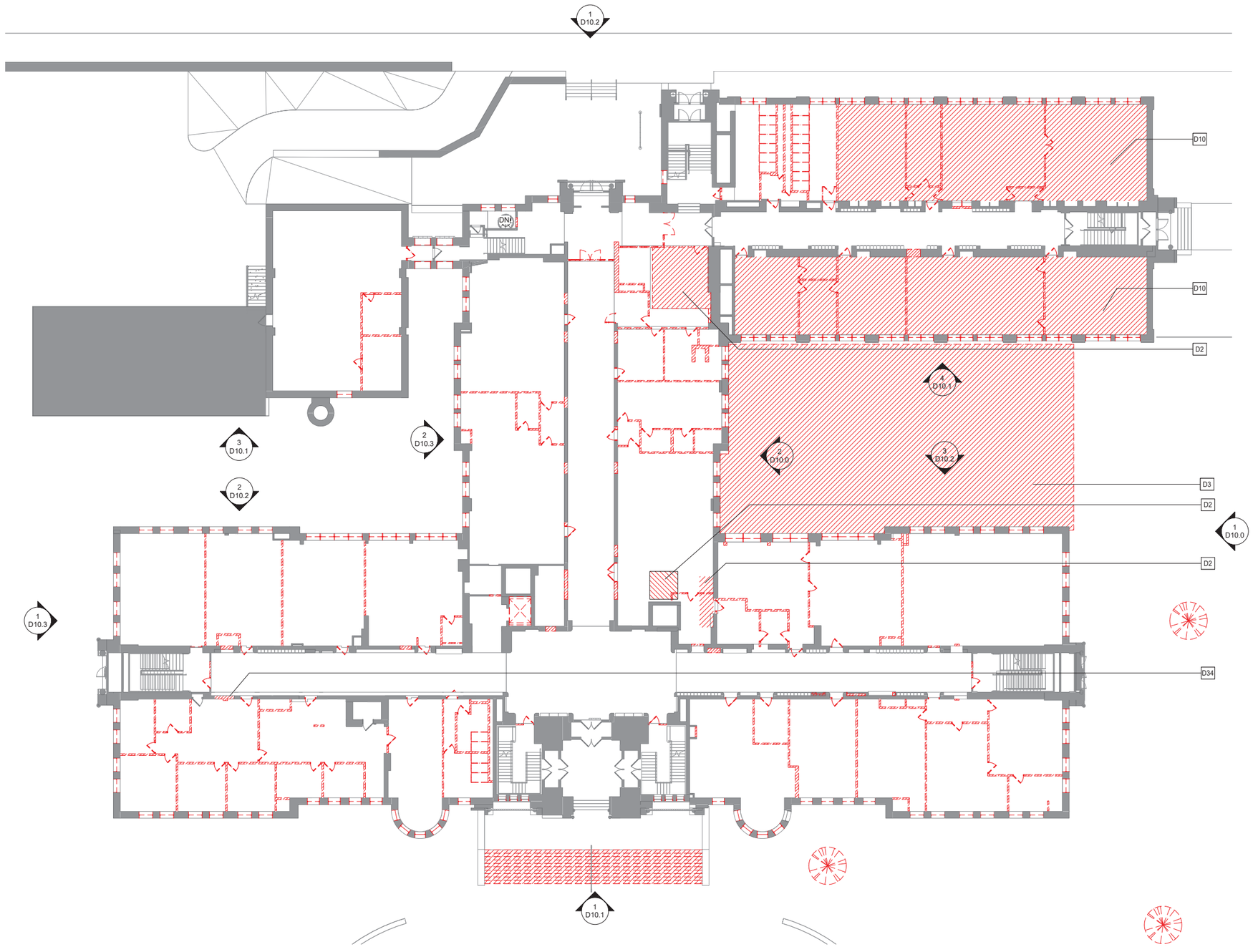
SITE DEMOLITION PLAN

SHEET TITLE

D0.1

SHEET



1 D1.1 **FIRST LEVEL DEMOLITION PLAN**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

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4. DEMOLISH THE FOLLOWING ITEMS SHOWN DASHED:
   - PARTITIONS, DOORS, CASEWORK, ETC.
   - ANY GYP BD AND FURRING AT EXTERIOR WALLS, U.N.O.
   - ANY CEILINGS INCLUDING ALL A.C.T. AND GYP BD, U.N.O.
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   - FLOOR FINISHES - REMOVE ALL FLOOR FINISHES TO EXISTING CONCRETE, U.N.O
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GENERAL DEMOLITION KEY:

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- EXISTING DOOR AND FRAME TO BE REMOVED - U.N.O.
- EXISTING WINDOWS TO REMAIN
- EXISTING WINDOWS TO BE REMOVED
- EXIST HISTORIC PARTITIONS TO REMAIN
- EXISTING NON-HISTORIC PARTITIONS TO BE REMOVED
- AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

DEMOLITION KEYNOTES

D2	EXISTING FLOOR SLAB CUT AND REMOVED.
D3	EXISTING LOADING DOCK ROOF AND EAST EXTERIOR WALL TO BE REMOVED STEEL STRUCTURE TO REMAIN.
D4	DEMO EXISTING ACT CEILING.
D5	DEMO EXISTING SMALL FORMAT CEILING TILES.
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D34	EXISTING RECESSED LOCKERS THAT NEED TO BE REMOVED FOR NEW UNIT ENTRANCES TO BE SAVED AND RE-USED WHERE APPLICABLE.

AWH
Alex Haecker, AIA
12 E 25th St
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612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN
PART II

KEY PLAN

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TRUE NORTH

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.

Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

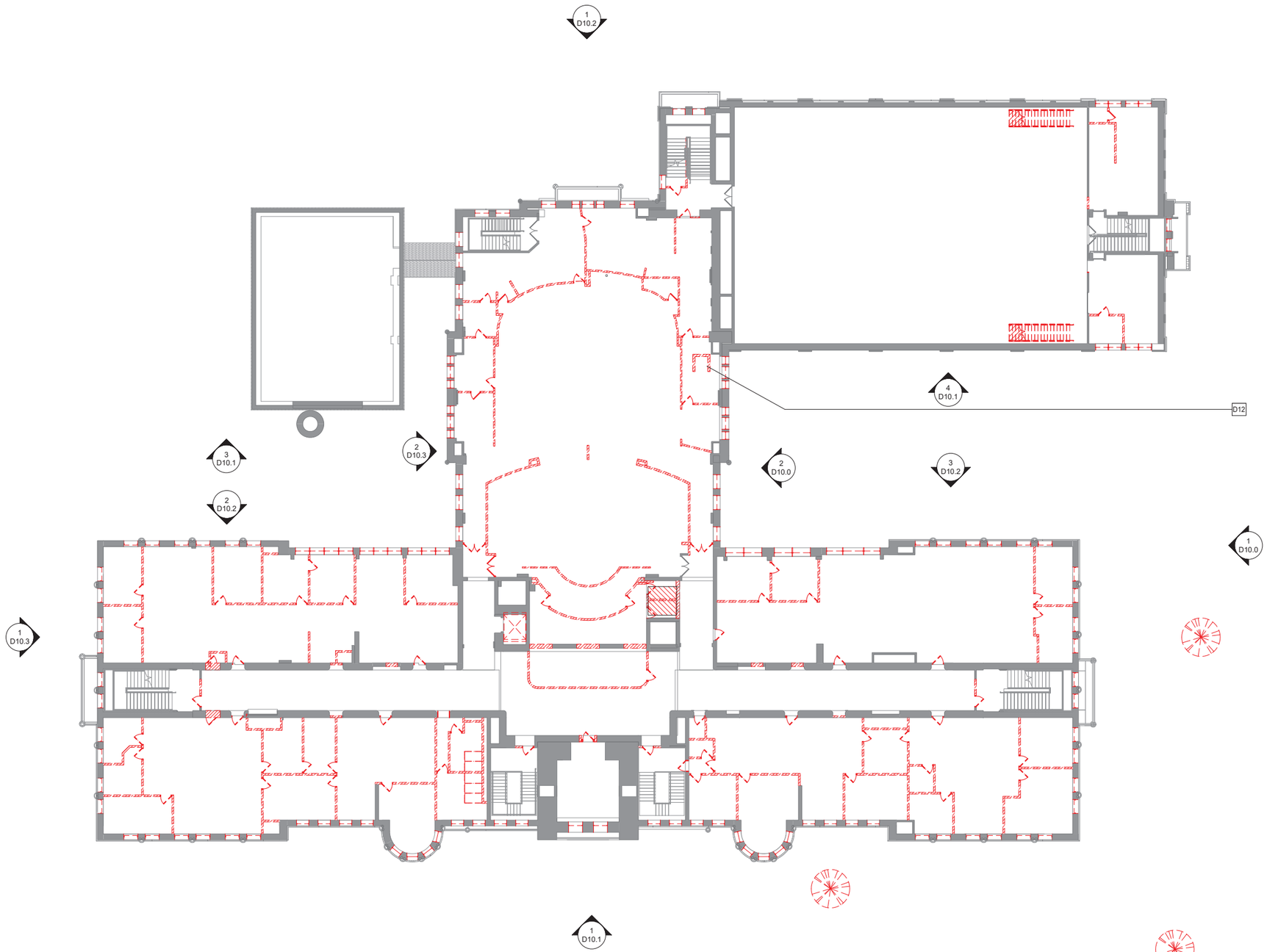
ISSUE	DATE
PART II	01.08.21

FIRST LEVEL DEMOLITION PLAN

SHEET TITLE

D1.1

SHEET



1 D1.2 **SECOND LEVEL DEMOLITION FLOOR PLAN**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

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- EXISTING WINDOWS TO REMAIN
- EXISTING WINDOWS TO BE REMOVED
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- AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

DEMOLITION KEYNOTES

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ARCHITECT

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PART II

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Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

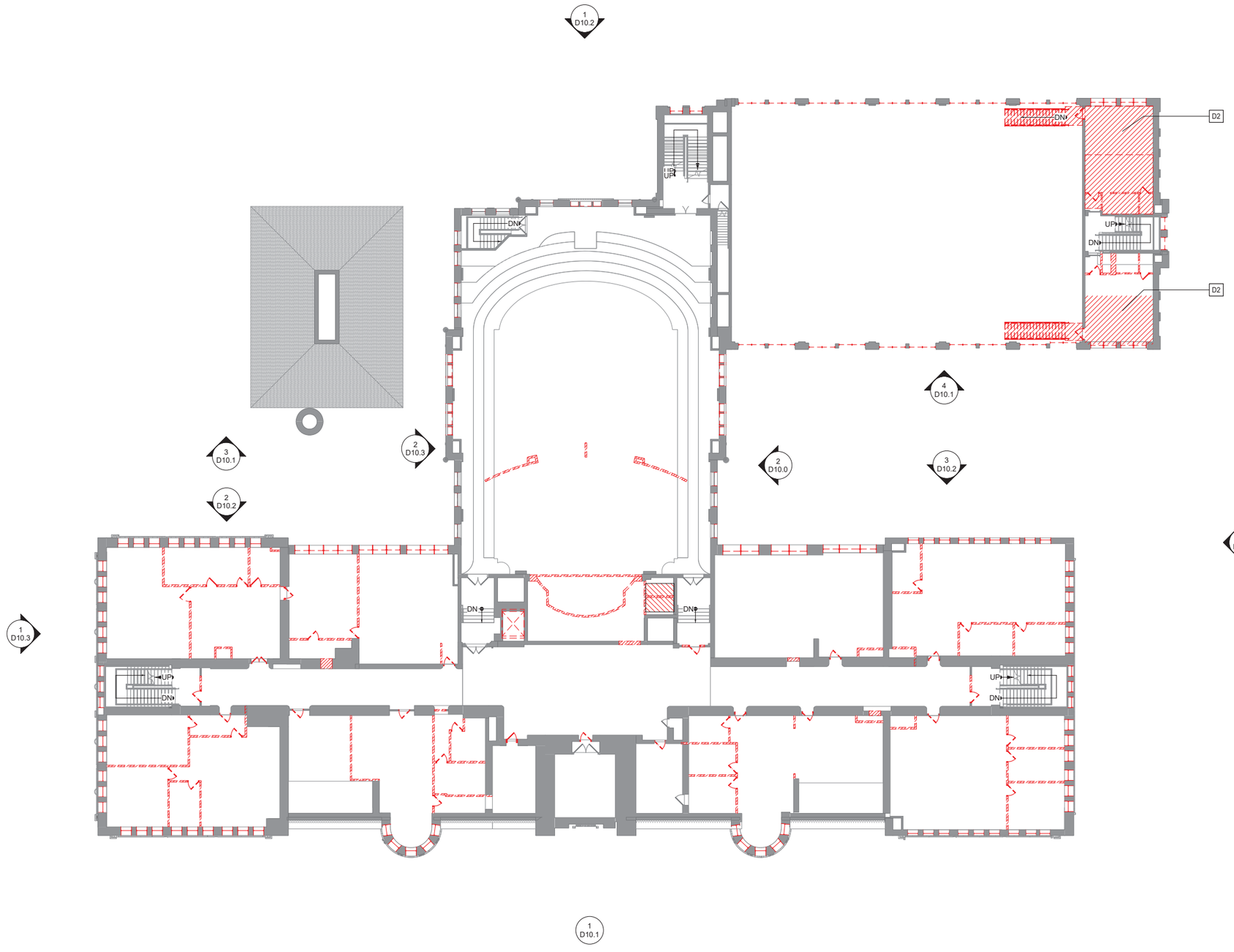
ISSUE	DATE
PART II	01.08.21

SECOND LEVEL DEMOLITION PLAN

SHEET TITLE

D1.2

SHEET



1 D1.3 **THIRD LEVEL DEMOLITION PLAN**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

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License #: 48654

Date:

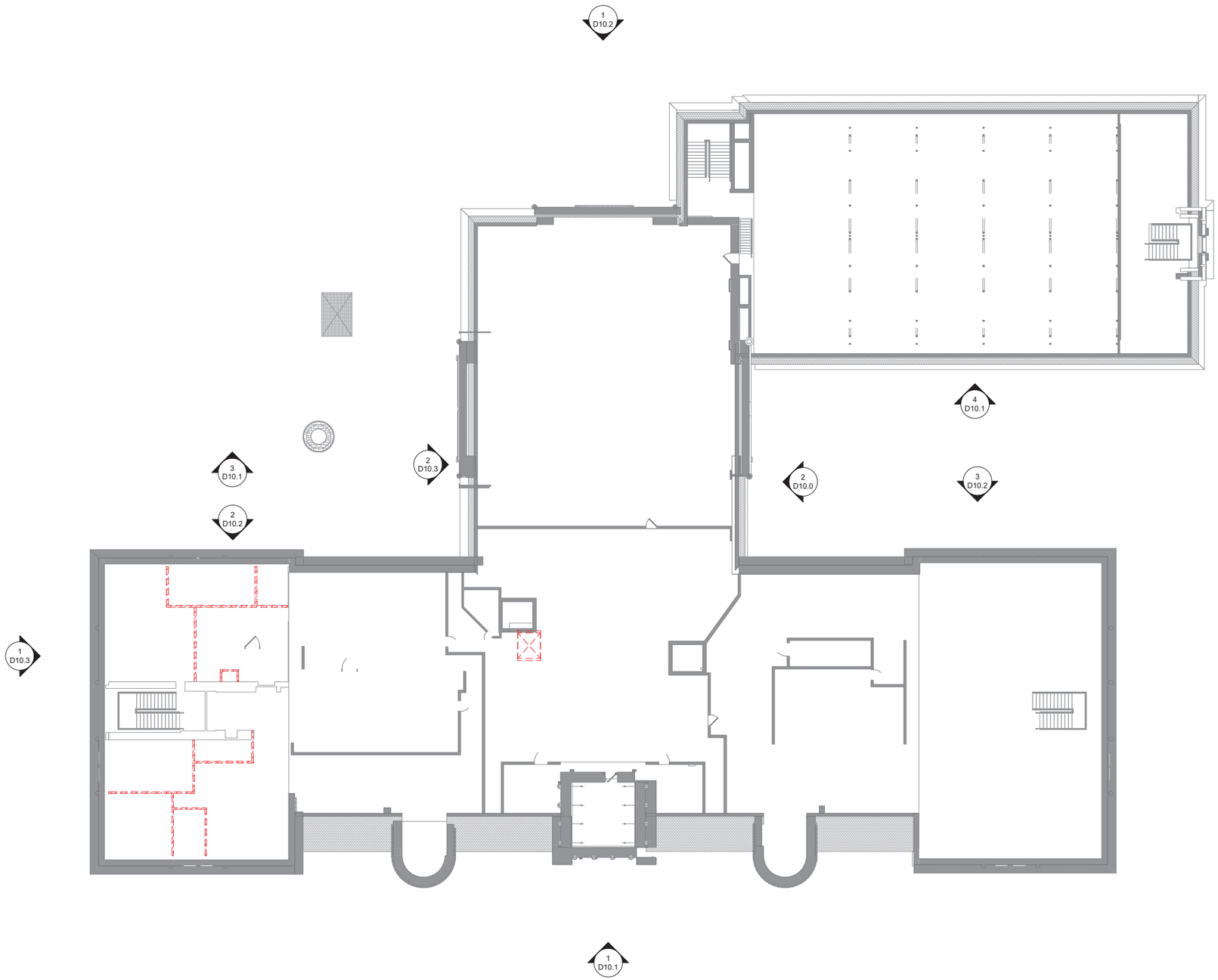
ISSUE	DATE
PART II	01.08.21

THIRD LEVEL DEMOLITION PLAN

SHEET TITLE

D1.3

SHEET



1 D1.4 **ATTIC LEVEL DEMOLITION PLAN**
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Signature:

License #: 48654

Date:

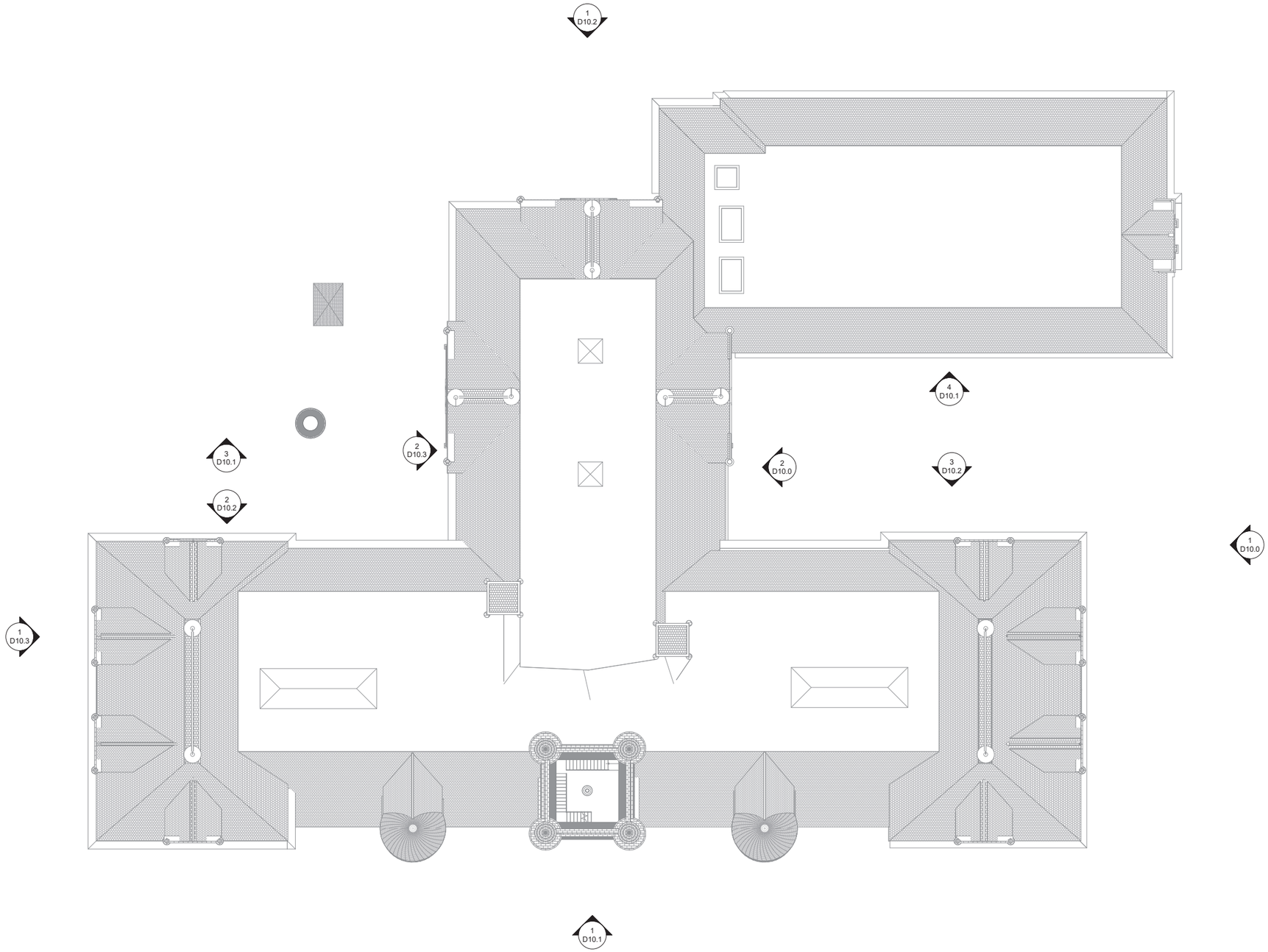
ISSUE	DATE
PART II	01.08.21

ATTIC LEVEL DEMOLITION PLAN

SHEET TITLE

D1.4

SHEET



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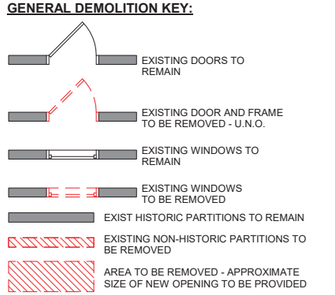

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1 D1.5 ROOF DEMOLITION PLAN

1/16" = 1'-0"

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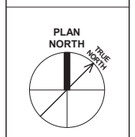

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Signature:

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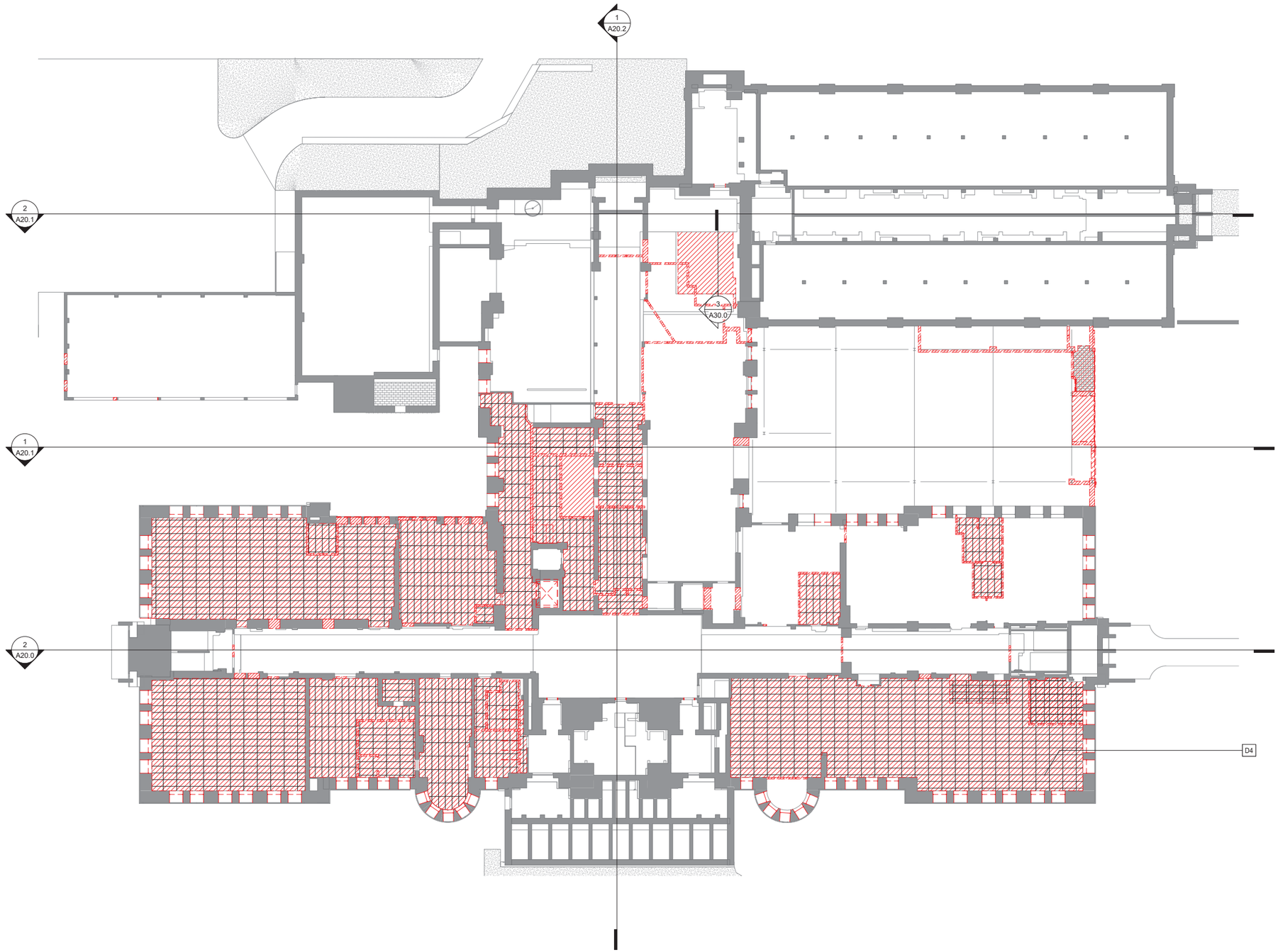
ROOF LEVEL DEMOLITION PLAN

SHEET TITLE

D1.5

SHEET



1 LOWER LEVEL DEMOLITION REFLECTED CEILING PLAN
D2.0 1/16" = 1'-0"

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GENERAL DEMOLITION KEY:

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- EXISTING DOOR AND FRAME TO BE REMOVED - U.N.O.
- EXISTING WINDOWS TO REMAIN
- EXISTING WINDOWS TO BE REMOVED
- EXIST HISTORIC PARTITIONS TO REMAIN
- EXISTING NON-HISTORIC PARTITIONS TO BE REMOVED
- AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

DEMOLITION KEYNOTES

D2	EXISTING FLOOR SLAB CUT AND REMOVED.
D3	EXISTING LOADING DOCK ROOF AND EAST EXTERIOR WALL TO BE REMOVED STEEL STRUCTURE TO REMAIN.
D4	DEMO EXISTING ACT CEILING.
D5	DEMO EXISTING SMALL FORMAT CEILING TILES.
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D34	EXISTING RECESSED LOCKERS THAT NEED TO BE REMOVED FOR NEW UNIT ENTRANCES TO BE SAVED AND RE-USED WHERE APPLICABLE.

AWH
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ARCHITECT

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CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

ISSUE	DATE
PART II	01.08.21

LOWER LEVEL DEMOLITION RCP

SHEET TITLE

D2.0

SHEET

1 D2.1 **FIRST LEVEL DEMOLITION REFLECTED CEILING PLAN**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. SEE ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
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- AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

DEMOLITION KEYNOTES

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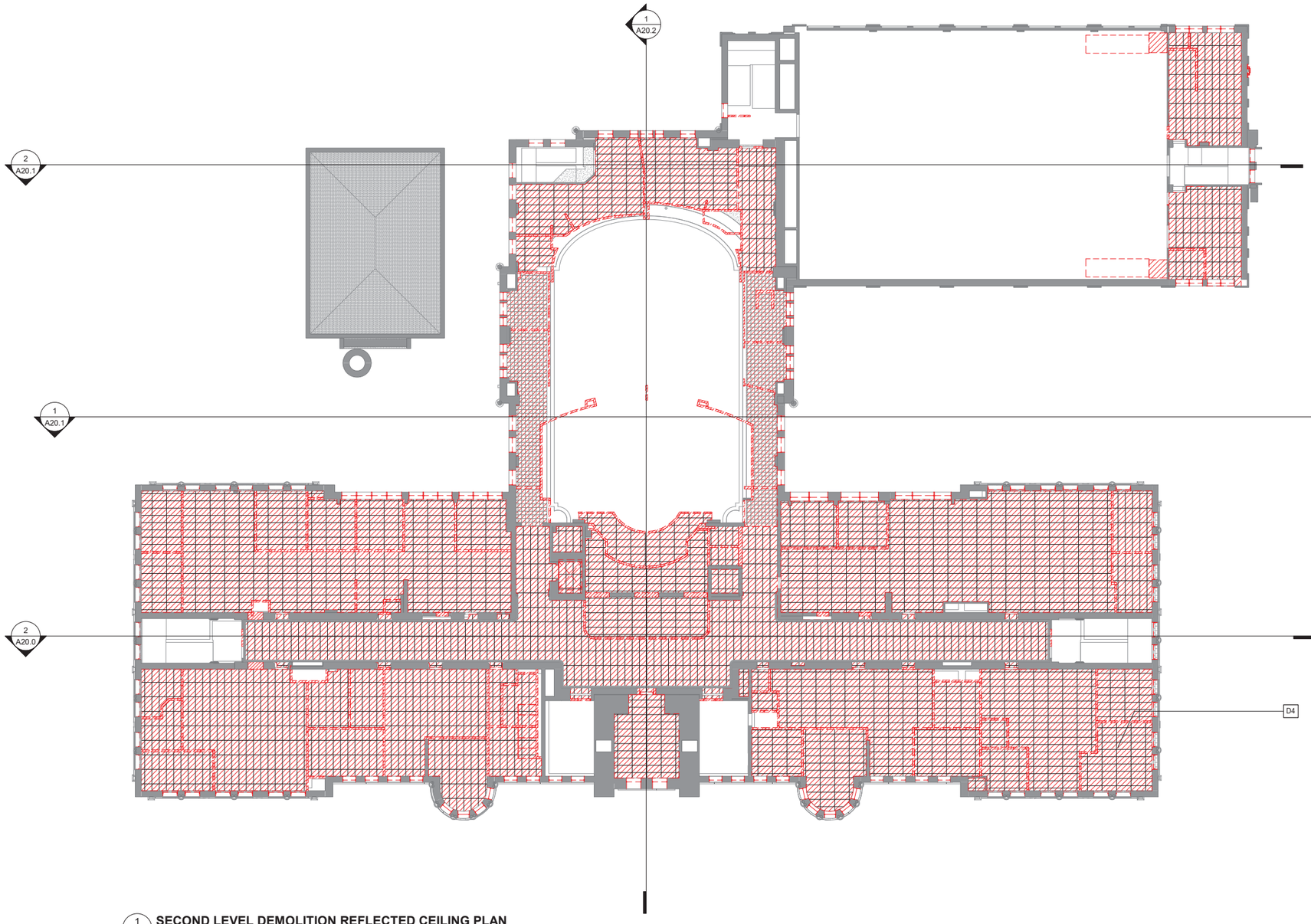
FIRST LEVEL DEMOLITION RCP

SHEET TITLE

D2.1

SHEET



1 D2.2 **SECOND LEVEL DEMOLITION REFLECTED CEILING PLAN**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

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DEMOLITION KEYNOTES

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License #: 48654

Date:

ISSUE	DATE
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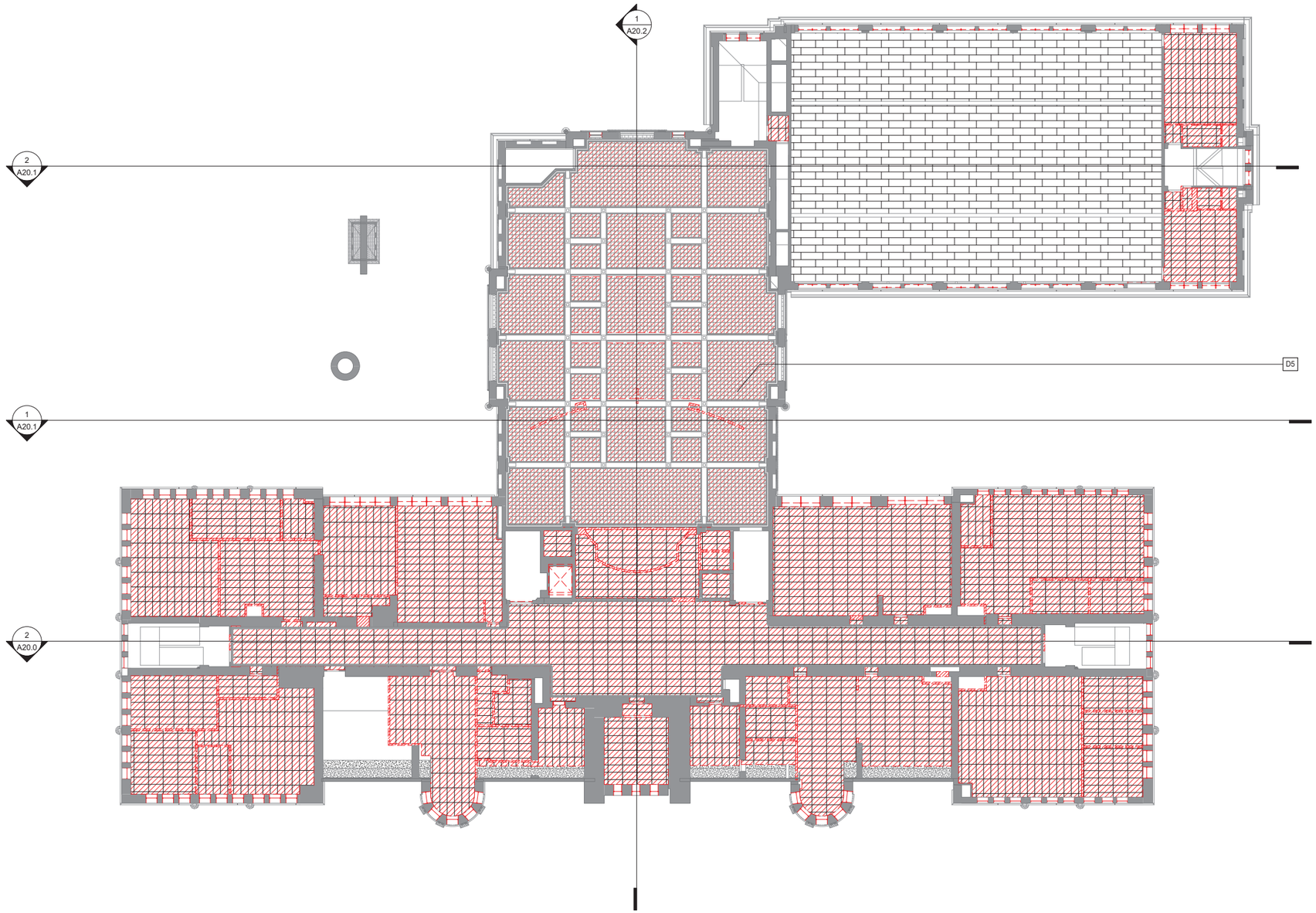
SECOND LEVEL DEMOLITION RCP

SHEET TITLE

D2.2

SHEET



1 D2.3 **THIRD LEVEL DEMOLITION REFLECTED CEILING PLAN**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. SEE ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
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- EXISTING WINDOWS TO REMAIN
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- EXIST HISTORIC PARTITIONS TO REMAIN
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DEMOLITION KEYNOTES

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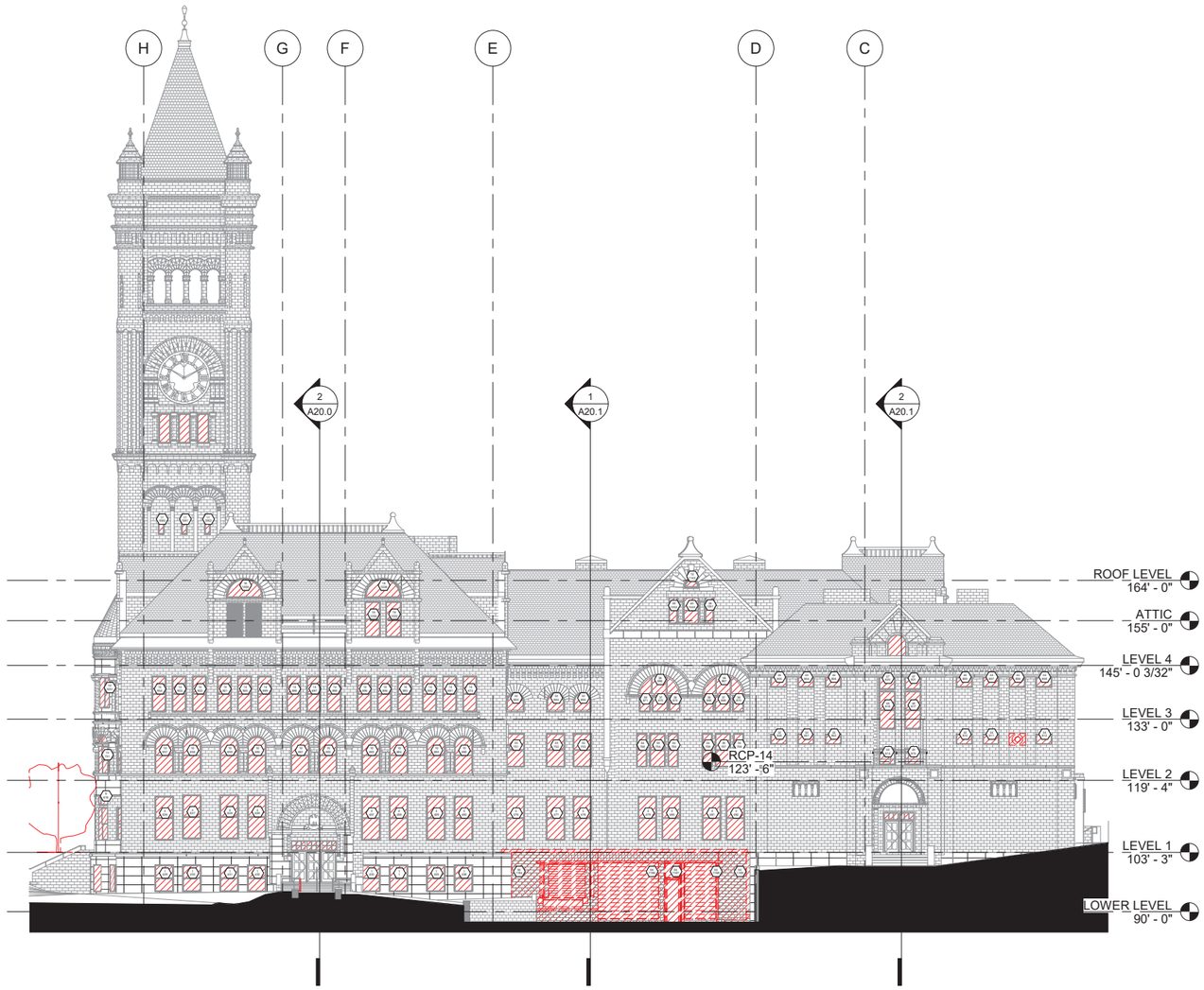
ISSUE	DATE
PART II	01.08.21

THIRD LEVEL DEMOLITION RCP

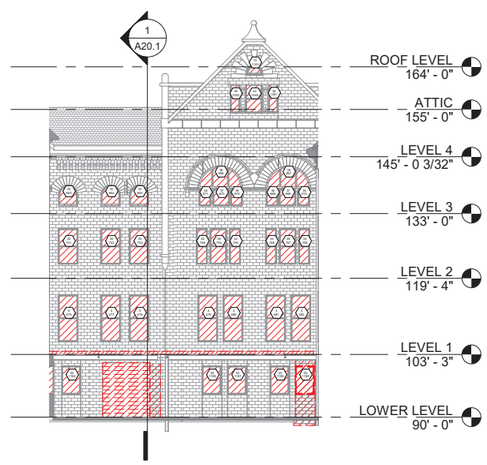
SHEET TITLE

D2.3

SHEET



1 D10.0 **DEMO - EAST ELEVATION**
1/16" = 1'-0"



2 D10.0 **DEMO - EAST DOCK - EAST ELEVATION**
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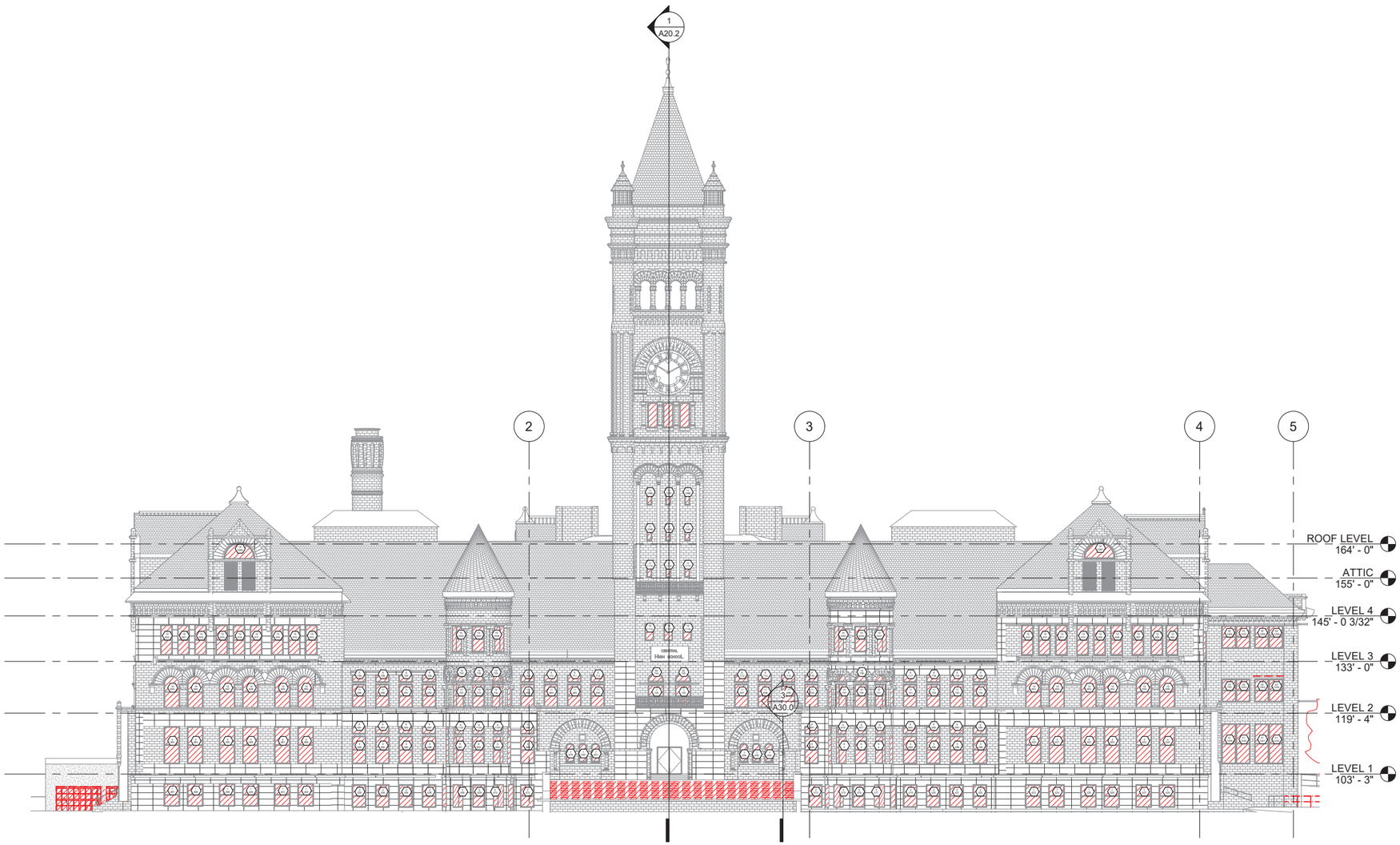
EAST ELEVATIONS - DEMOLITION

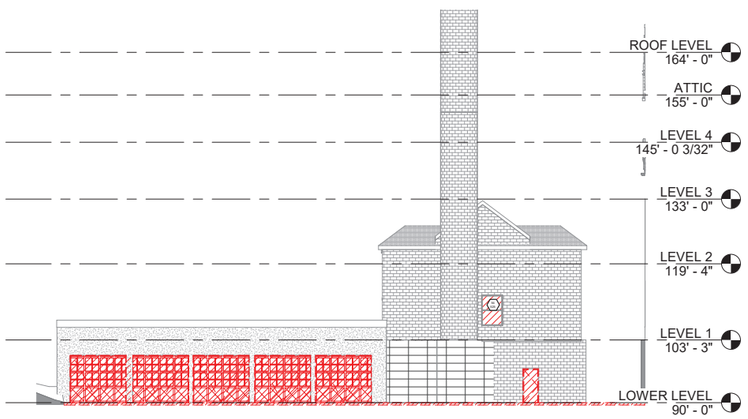
SHEET TITLE

D10.0

SHEET



1 D10.1 **DEMO - SOUTH ELEVATION**
1/16" = 1'-0"



3 D10.1 **DEMO - WEST DOCK - SOUTH ELEVATION**
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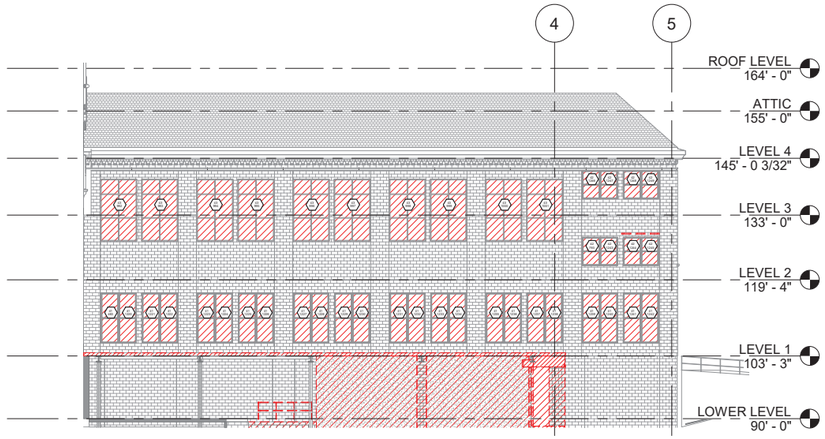

4 D10.1 **DEMO - EAST DOCK - SOUTH ELEVATION**
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12. CONTRACTOR TO COORDINATE WITH OWNER AMOUNT OF FURNISHINGS TO BE REMOVED PRIOR TO DEMOLITION.
13. ANY ORIGINAL FEATURE DISCOVERED DURING DEMOLITION, INCLUDING EXISTING LIGHT FEATURES SHALL BE KEPT AND BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. COORDINATE PHASING OF DEMO WITH GENERAL CONTRACTOR.
15. ALL HISTORIC PLASTER TO REMAIN
16. ALL EXISTING TERRACOTTA & CERAMIC TILE FLOORING TO REMAIN
17. OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL SALVAGED ITEMS. SALVAGED ITEMS SLATED FOR REUSE SHALL BE CLEANED AND/OR REFINISHED TO ORIGINAL CONDITION, UNLESS NOTED OTHERWISE.

GENERAL DEMOLITION KEY:

- EXISTING DOORS TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED - U.N.O.
- EXISTING WINDOWS TO REMAIN
- EXISTING WINDOWS TO BE REMOVED
- EXIST HISTORIC PARTITIONS TO REMAIN
- EXISTING NON-HISTORIC PARTITIONS TO BE REMOVED
- AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

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Name:
Alex Haecker, AIA

Signature:

License #: 48654

Date:

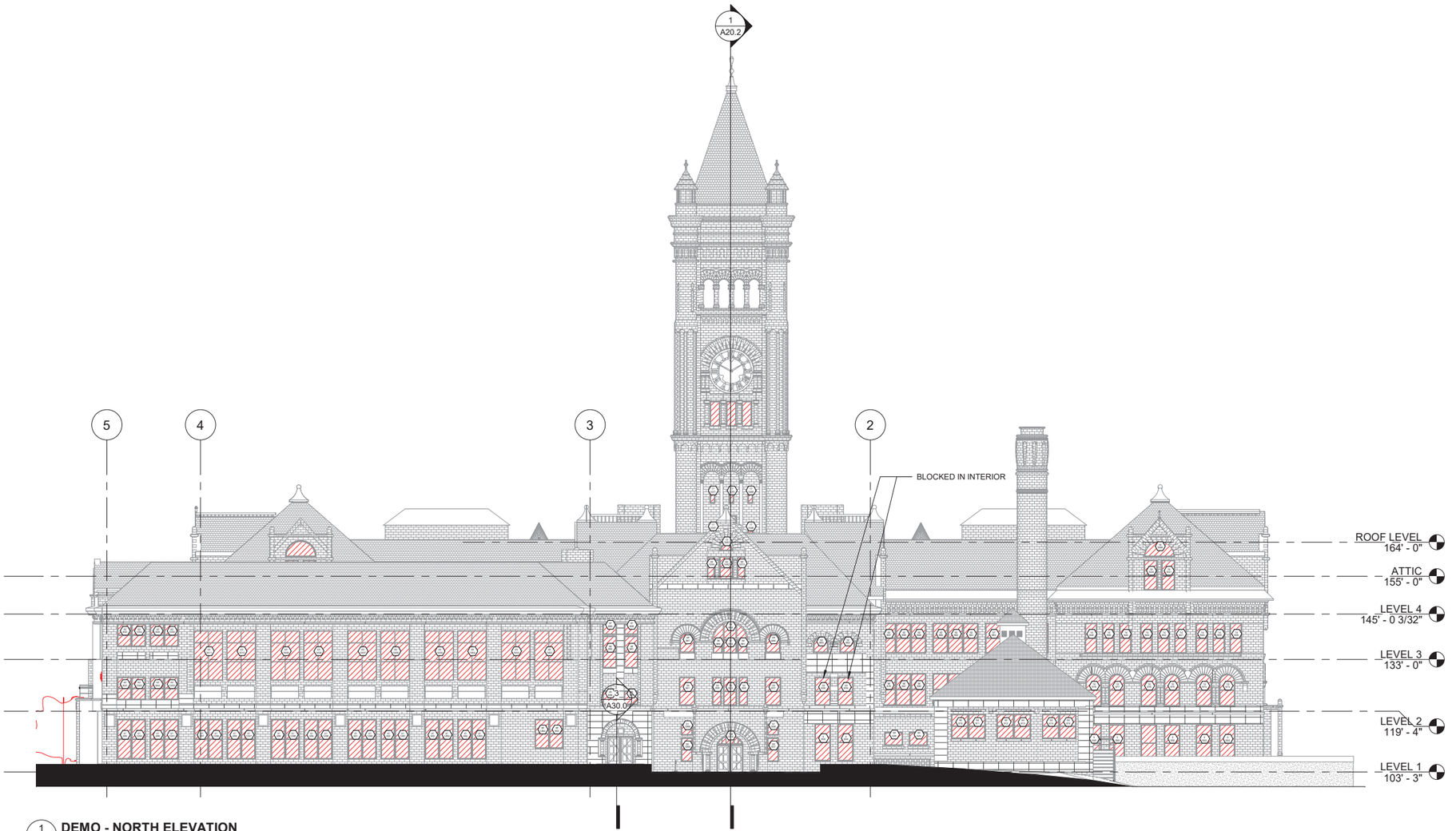
ISSUE	DATE
PART II	01.08.21

SOUTH ELEVATIONS - DEMOLITION

SHEET TITLE

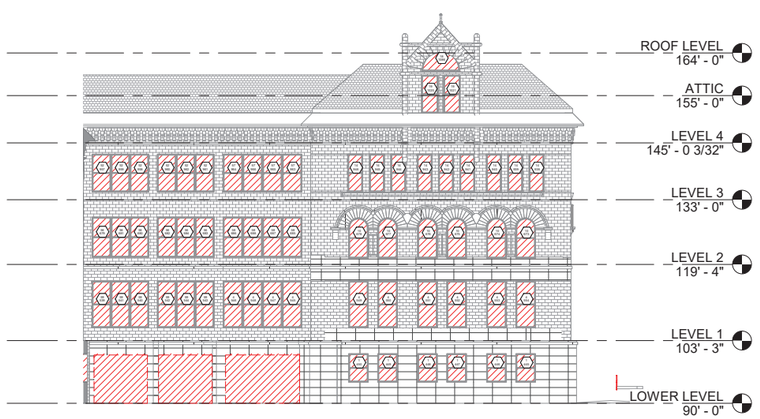
D10.1

SHEET



1 D10.2 **DEMO - NORTH ELEVATION**
1/16" = 1'-0"

3 D10.2 **DEMO - EAST DOCK - NORTH ELEVATION**
1/16" = 1'-0"



2 D10.2 **DEMO - WEST DOCK - NORTH ELEVATION**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. SEE ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
2. ALL MASONRY RESTORATION TO MEET STANDARDS OF HISTORIC REHABILITATION.
3. ALL EXISTING PAINTED MASONRY TO BE CAREFULLY CLEANED AND PREPARED FOR NEW PAINT OR STAINING (TBD). NON-PAINTED MASONRY TO BE LIGHTLY WASHED TO PREPARE FOR REPAIRING MASONRY AND TUCKPOINTING AS REQUIRED.
4. DEMOLISH THE FOLLOWING ITEMS SHOWN DASHED:
   - PARTITIONS, DOORS, CASEWORK, ETC .
   - ANY GYP BD AND FURRING AT EXTERIOR WALLS, U.N.O.
   - ANY CEILINGS INCLUDING ALL A.C.T. AND GYP BD, U.N.O.
   - ALL INTERIOR WINDOWS, STOREFRONTS & DOORS/FRAMES, U.N.O.
   - FLOOR FINISHES - REMOVE ALL FLOOR FINISHES TO EXISTING CONCRETE, U.N.O
5. COORD W/ OWNER'S HAZARDOUS MATERIAL ABATEMENT CONTRACTOR FOR SELECTIVE DEMOLITION. ABATEMENT IS BY OTHERS & IS NOT PART OF THIS CONTRACT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE TO ESTABLISH EXISTING CONDITIONS & REQUIREMENTS FOR THE DEMOLITION OF THE BUILDING.
7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH EXISTING CONDITIONS BEFORE EXECUTING THE WORK.
8. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING ALL ORIGINAL STRUCTURE.
9. CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES AT WINDOW & DOOR OPENINGS AS REQUIRED.
10. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK ON BUILDING EXTERIOR.
11. REMOVE ALL EXISTING BATHROOM FIXTURES, U.N.O.
12. CONTRACTOR TO COORDINATE WITH OWNER AMOUNT OF FURNISHINGS TO BE REMOVED PRIOR TO DEMOLITION.
13. ANY ORIGINAL FEATURE DISCOVERED DURING DEMOLITION, INCLUDING EXISTING LIGHT FEATURES SHALL BE KEPT AND BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. COORDINATE PHASING OF DEMO WITH GENERAL CONTRACTOR.
15. ALL HISTORIC PLASTER TO REMAIN
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GENERAL DEMOLITION KEY:

- EXISTING DOORS TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED - U.N.O.
- EXISTING WINDOWS TO REMAIN
- EXISTING WINDOWS TO BE REMOVED
- EXIST HISTORIC PARTITIONS TO REMAIN
- EXISTING NON-HISTORIC PARTITIONS TO BE REMOVED
- AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

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ARCHITECT

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Signature:

License #: 48654

Date:

ISSUE	DATE
PART II	01.08.21

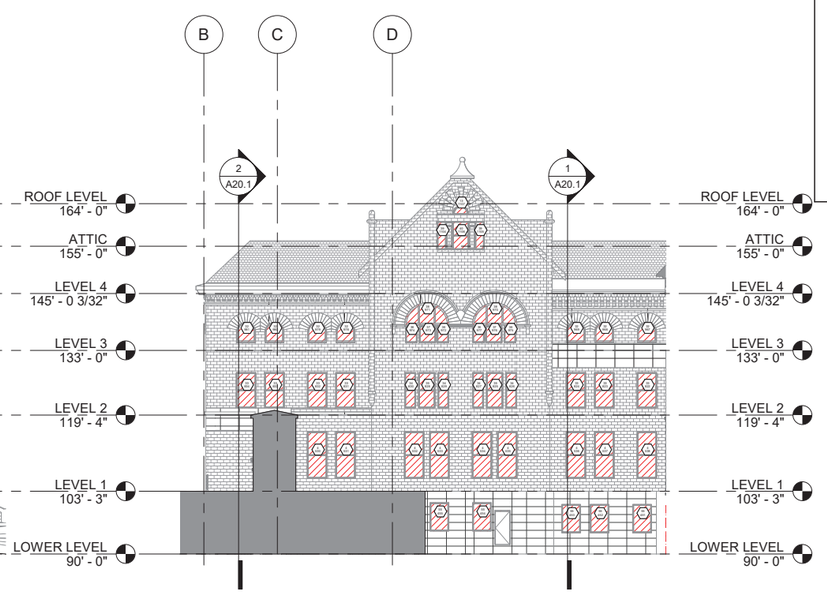
NORTH ELEVATIONS - DEMOLITION

SHEET TITLE

D10.2

SHEET

1 D10.3 **DEMO - WEST ELEVATION**
1/16" = 1'-0"



2 D10.3 **DEMO - WEST DOCK - WEST ELEVATION**
1/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. SEE ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
2. ALL MASONRY RESTORATION TO MEET STANDARDS OF HISTORIC REHABILITATION.
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   - ALL INTERIOR WINDOWS, STOREFRONTS & DOORS/FRAMES, U.N.O.
   - FLOOR FINISHES - REMOVE ALL FLOOR FINISHES TO EXISTING CONCRETE, U.N.O
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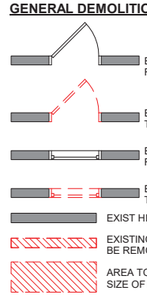
GENERAL DEMOLITION KEY:



EXISTING DOORS TO REMAIN

EXISTING DOOR AND FRAME TO BE REMOVED - U.N.O.

EXISTING WINDOWS TO REMAIN

EXISTING WINDOWS TO BE REMOVED

EXIST HISTORIC PARTITIONS TO REMAIN

EXISTING NON-HISTORIC PARTITIONS TO BE REMOVED

AREA TO BE REMOVED - APPROXIMATE SIZE OF NEW OPENING TO BE PROVIDED

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alex@awharchitects.com
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ARCHITECT

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MEP

ZENITH D.C.H.S, DULUTH, MN

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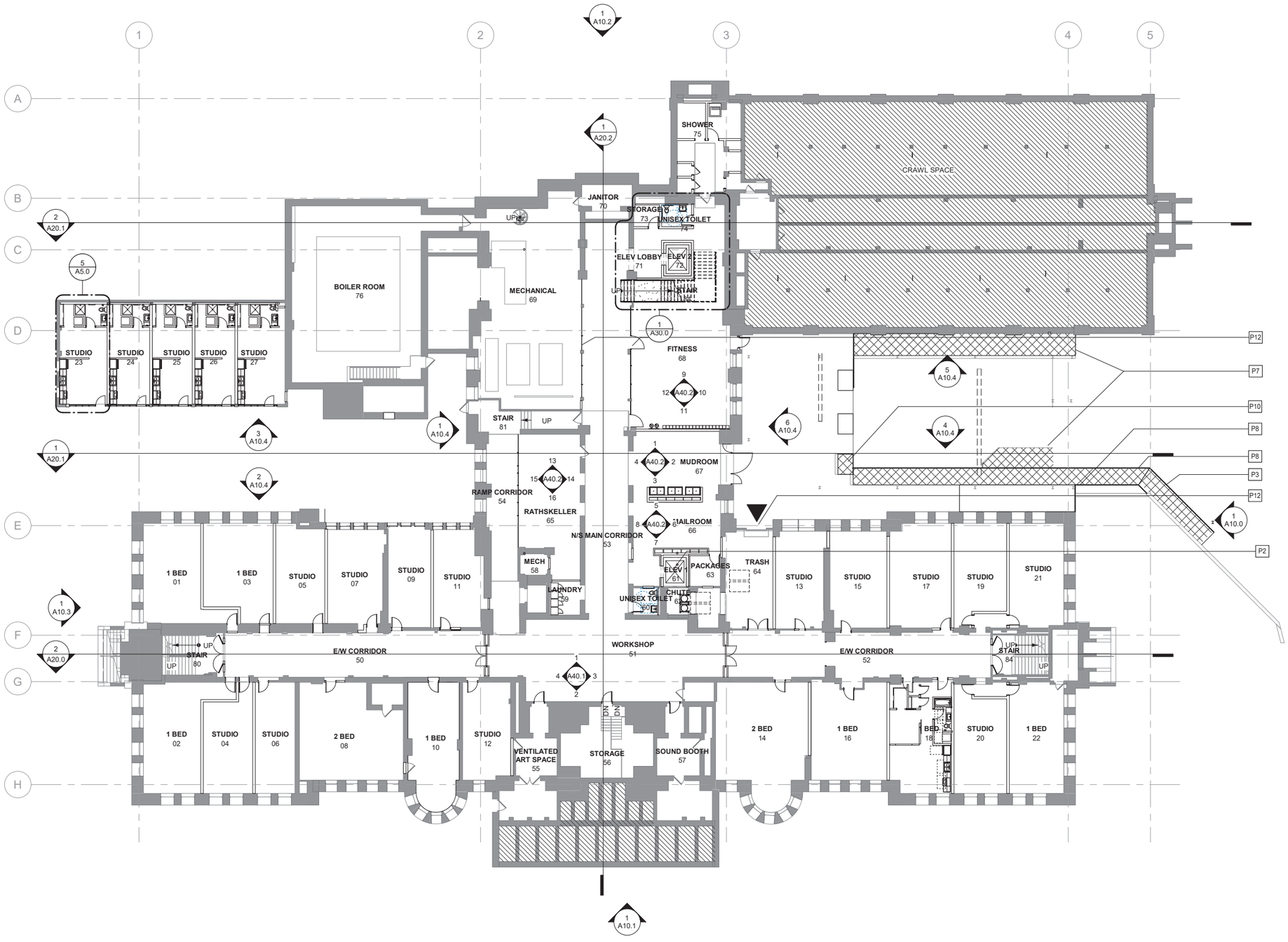
WEST ELEVATIONS - DEMOLITION

SHEET TITLE

D10.3

SHEET



1 A1.0 **LOWER LEVEL FLOOR PLAN**
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED
2. HISTORIC STAIRS AND HANDRAIL TO BE RESTORED AND BROUGHT UP TO CODE.
3. ALL EXISTING DOORS AND FRAMES TO BE REMOVED AND REPLACED WITH NEW. U.N.O. EXISTING CORRIDOR ENTRIES TO BE REUSED WHERE POSSIBLE. NEW DOORS, FRAMES, AND HARDWARE AT UNIT ENTRIES TO MATCH STYLE AND DETAILING OF HISTORIC ENTRIES.
4. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
5. CLEAN AND PREP ALL WALLS THAT ARE TO RECEIVE PAINT. PROVIDE CONCRETE INFILL WHERE EXISTING FLOOR TOPPINGS, EQUIPMENT, OR FINISHES HAVE BEEN REMOVED.
6. EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL TRIM. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND J-BEADS OR FAST MASK ALONG ENDS OF GYPSUM BOARD.
7. ALL EXISTING EXTERIOR WINDOWS TO BE REPLACED AND MEET WITH HISTORIC STANDARDS. SEE EXTERIOR ELEVATIONS A3.1-5 AND A11.2 FOR WINDOW TYPES AND SCOPE.
8. DEMISING WALLS BETWEEN UNITS TO HAVE A STC RATING OF 50 OR HIGHER. SEE SHEET A10.1.1 FOR TYPICAL DOUBLE STUD UNIT DEMISING WALLS.
9. FLOOR-CEILING ASSEMBLIES IN UNITS TO HAVE A STC RATING OF 50 OR HIGHER. SEE SHEET A10.1 FOR TYPICAL CEILING TYPES.
10. NEW STAIRS TO HAVE CODE COMPLAINT STEEL PIPE HANDRAIL PAINTED HIGH GLOSS BLACK.
11. PROVIDE FIRE TREATED SOLID WOOD BLOCKING IN PARTITIONS FOR MILLWORK AND WALL ATTACHED ITEMS. COORDINATE PLACEMENT OF BLOCKING FOR MILLWORK PRIOR TO CLOSING WALLS.
12. PROVIDE IN-WALL BLOCKING FOR WALL-MOUNTED MONITORS., SHELVING, AND STANDARDS.
13. CONTRACTOR SHALL REPLACE AND/OR PROVIDE NEW FIRESTOP AT ALL PENETRATIONS THROUGH EXISTING RATED WALL AND FLOOR/CEILING CONSTRUCTION TO MAINTAIN THE INTEGRITY OF THE FIRE RATING. FIELD VERIFY THE EXTENT OF FIRESTOP REQUIRED.
14. WHERE EXISTING CONSTRUCTION WALL OR FINISHES ARE REMOVED. ALL DISTURBED SURFACES TO REMAIN EXPOSED ARE TO BE PATCHED TO MATCH ADJOINING SURFACES. DISTURBED SURFACES TO BE COVERED WITH NEW FINISHES SHALL BE PATCHED AND PREPARED AS NECESSARY TO RECEIVE NEW FINISHES.
15. WHERE EXISTING MATERIALS OR SYSTEMS ARE TO BE REUSED IN NEW CONSTRUCTION OR ARE TO REMAIN IN PLACE, PROTECT SUCH MATERIALS AND SYSTEMS SO THAT THEY MAY BE CONTINUED IN OR RETURNED TO NORMAL SERVICES. RESTORE ANY EXISTING WORK DAMAGED BY THE OPERATIONS OF THE CONTRACTOR TO THE LEVEL OF SERVICEABILITY WHICH EXISTED BEFORE THE DAMAGE OCCURRED.

GENERAL PLAN KEY:

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW FLOOR
UNINHABITABLE SPACE

PLAN KEYNOTES

P1	EXISTING ELEVATOR INTERIOR AND MECHANICS TO BE REFURBISHED.
P2	NEW ELEVATOR - KONE ECOSPACE 3500 ELEVATOR B.O.D.
P3	METAL GRATE ZERO-GRADE RAMP FROM EXTERIOR GRADE TO EXISTING LOADING DOCK.
P4	EXISTING SIX PAIRS OF ORNATE WOODEN ENTRY DOORS TO BE RESTORED - PER NPS BREIF.
P6	INFILL FLOOR AT MEZZANINE LEVEL TYP.
P7	INFILL PAVING.
P8	STEEL RAILING.
P10	REMOVE EXISTING LOADING DOCK LEVELER AND INFILL WITH CONCRETE TO MATCH LOADING DOCK FLOOR.
P12	NEW STOREFRONT WALL.
P13	RAISED FLOOR AT KITCHEN / LIVING ARE OF MEZZANINE APARTMENTS TYP.
P14	EXISTING RECESSED LOCKERS WHERE PRESENT TO REMAIN.
P15	NEW BALTIC BIRCH STORAGE LOCKERS TO INFILL CORRIDOR WALL CAVITIES ON LEVELS 2+3, TYP.
P16	PROPOSED MECHANICAL UNIT.

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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Signature:

License #: 48654

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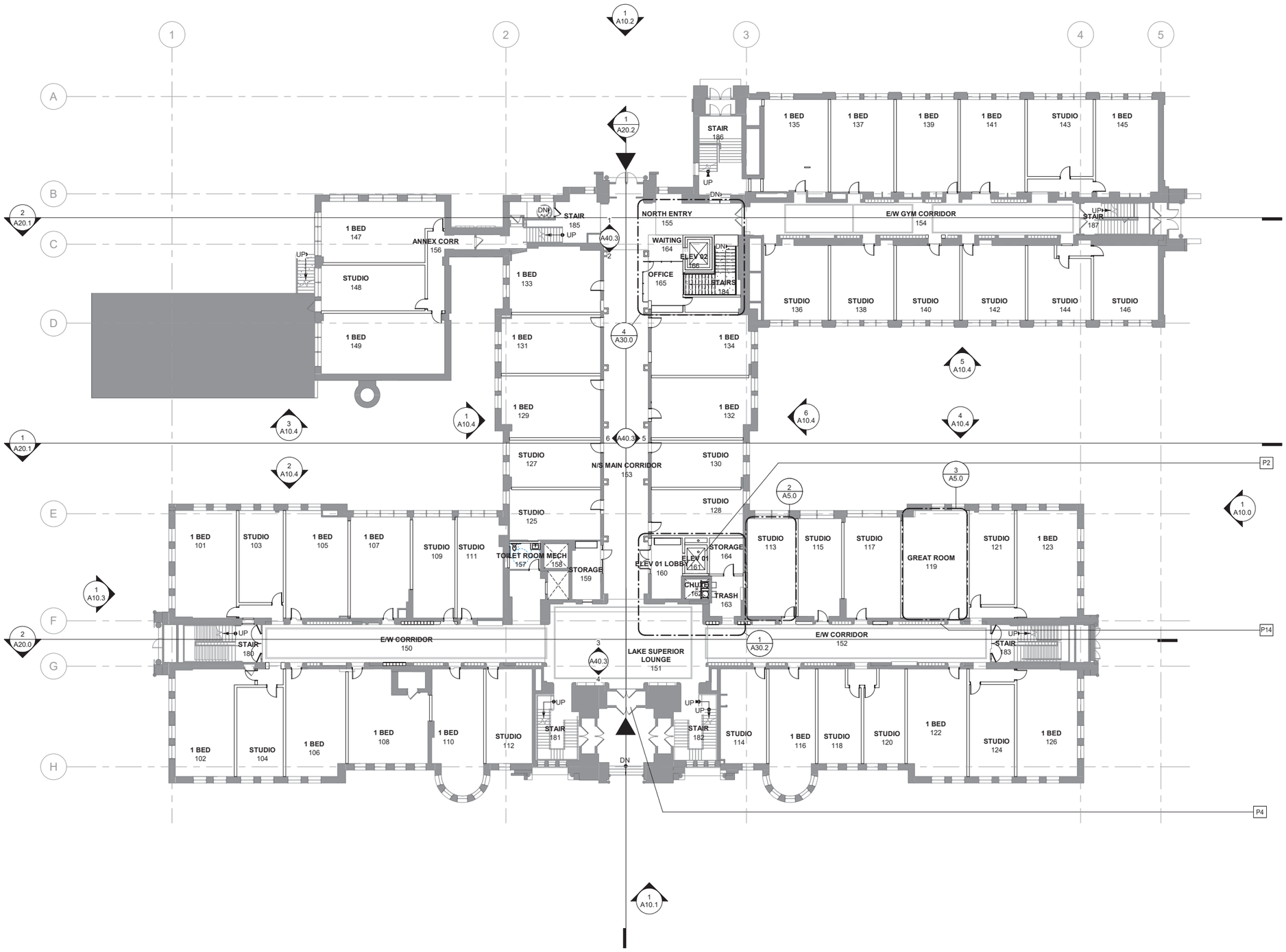
LOWER LEVEL FLOOR PLAN

SHEET TITLE

A1.0

SHEET



1 A1.1 **FIRST LEVEL FLOOR PLAN**
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED
2. HISTORIC STAIRS AND HANDRAIL TO BE RESTORED AND BROUGHT UP TO CODE.
3. ALL EXISTING DOORS AND FRAMES TO BE REMOVED AND REPLACED WITH NEW, U.N.O. EXISTING CORRIDOR ENTRIES TO BE REUSED WHERE POSSIBLE. NEW DOORS, FRAMES, AND HARDWARE AT UNIT ENTRIES TO MATCH STYLE AND DETAILING OF HISTORIC ENTRIES.
4. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
5. CLEAN AND PREP ALL WALLS THAT ARE TO RECEIVE PAINT. PROVIDE CONCRETE INFILL WHERE EXISTING FLOOR TOPPINGS, EQUIPMENT, OR FINISHES HAVE BEEN REMOVED.
6. EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL TRIM. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND J-BEADS OR FAST MASK ALONG ENDS OF GYPSUM BOARD.
7. ALL EXISTING EXTERIOR WINDOWS TO BE REPLACED AND MEET WITH HISTORIC STANDARDS. SEE EXTERIOR ELEVATIONS A3.1-5 AND A11.2 FOR WINDOW TYPES AND SCOPE.
8. DEMISING WALLS BETWEEN UNITS TO HAVE A STC RATING OF 50 OR HIGHER. SEE SHEET A10.1.1 FOR TYPICAL DOUBLE STUD UNIT DEMISING WALLS.
9. FLOOR-CEILING ASSEMBLIES IN UNITS TO HAVE A STC RATING OF 50 OR HIGHER. SEE SHEET A10.1 FOR TYPICAL CEILING TYPES.
10. NEW STAIRS TO HAVE CODE COMPLAINT STEEL PIPE HANDRAIL PAINTED HIGH GLOSS BLACK.
11. PROVIDE FIRE TREATED SOLID WOOD BLOCKING IN PARTITIONS FOR MILLWORK AND WALL ATTACHED ITEMS. COORDINATE PLACEMENT OF BLOCKING FOR MILLWORK PRIOR TO CLOSING WALLS.
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13. CONTRACTOR SHALL REPLACE AND/OR PROVIDE NEW FIRESTOP AT ALL PENETRATIONS THROUGH EXISTING RATED WALL AND FLOOR/CEILING CONSTRUCTION TO MAINTAIN THE INTEGRITY OF THE FIRE RATING. FIELD VERIFY THE EXTENT OF FIRESTOP REQUIRED.
14. WHERE EXISTING CONSTRUCTION WALL OR FINISHES ARE REMOVED, ALL DISTURBED SURFACES TO REMAIN EXPOSED ARE TO BE PATCHED TO MATCH ADJOINING SURFACES. DISTURBED SURFACES TO BE COVERED WITH NEW FINISHES SHALL BE PATCHED AND PREPARED AS NECESSARY TO RECEIVE NEW FINISHES.
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GENERAL PLAN KEY:

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW FLOOR
UNINHABITABLE SPACE

PLAN KEYNOTES

P1	EXISTING ELEVATOR INTERIOR AND MECHANICS TO BE REFURBISHED.
P2	NEW ELEVATOR - KONE ECOSPACE 3500 ELEVATOR B.O.D.
P3	METAL GRATE ZERO-GRADE RAMP FROM EXTERIOR GRADE TO EXISTING LOADING DOCK.
P4	EXISTING SIX PAIRS OF ORNATE WOODEN ENTRY DOORS TO BE RESTORED - PER NPS BREIF.
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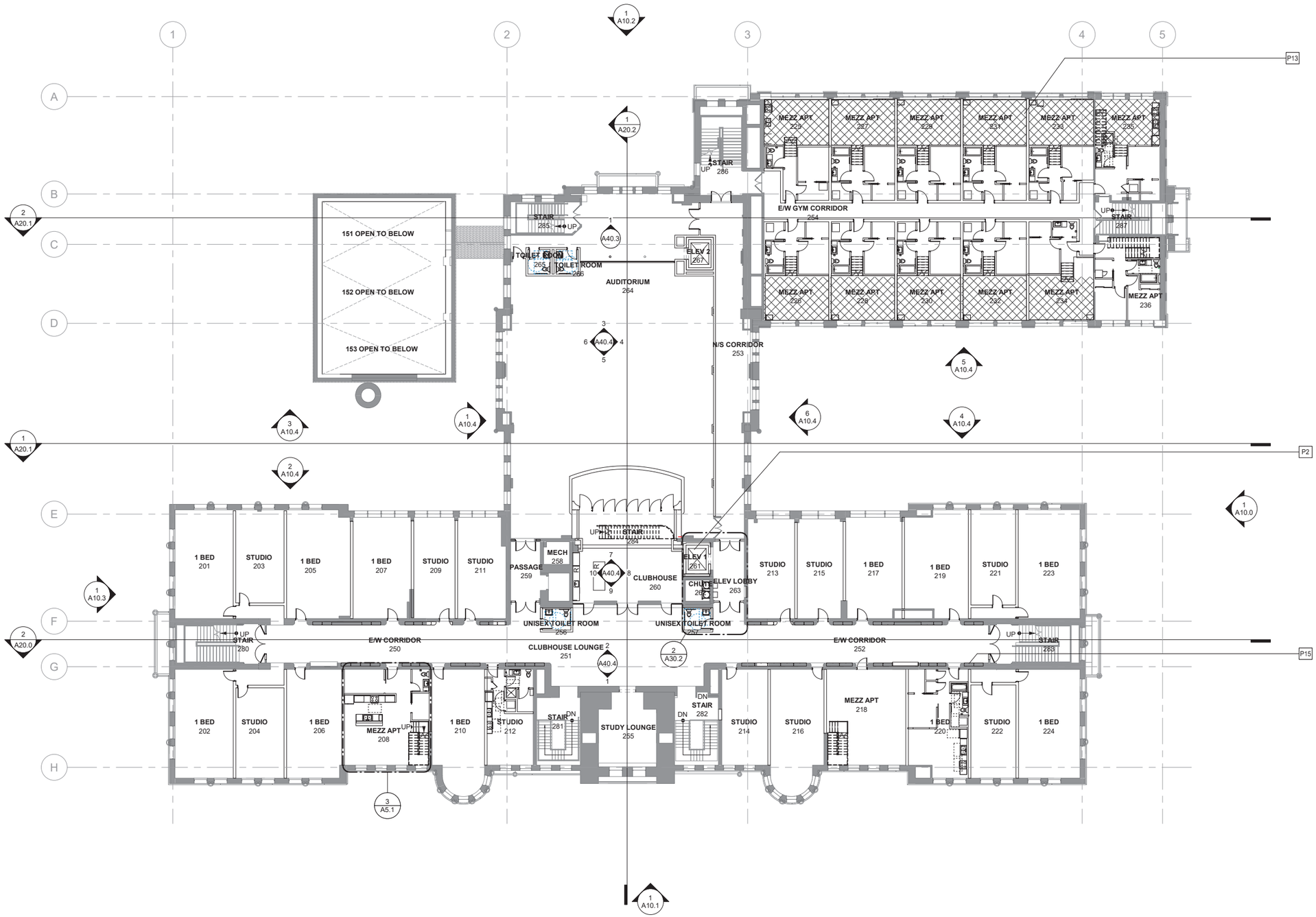
FIRST LEVEL FLOOR PLAN

SHEET TITLE

A1.1

SHEET



1 SECOND LEVEL FLOOR PLAN
A1.2 — 1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED
2. HISTORIC STAIRS AND HANDRAIL TO BE RESTORED AND BROUGHT UP TO CODE.
3. ALL EXISTING DOORS AND FRAMES TO BE REMOVED AND REPLACED WITH NEW. U.N.O. EXISTING CORRIDOR ENTRIES TO BE REUSED WHERE POSSIBLE. NEW DOORS, FRAMES, AND HARDWARE AT UNIT ENTRIES TO MATCH STYLE AND DETAILING OF HISTORIC ENTRIES.
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10. NEW STAIRS TO HAVE CODE COMPLAINT STEEL PIPE HANDRAIL PAINTED HIGH GLOSS BLACK.
11. PROVIDE FIRE TREATED SOLID WOOD BLOCKING IN PARTITIONS FOR MILLWORK AND WALL ATTACHED ITEMS. COORDINATE PLACEMENT OF BLOCKING FOR MILLWORK PRIOR TO CLOSING WALLS.
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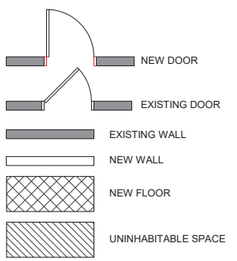

PLAN KEYNOTES

P1	EXISTING ELEVATOR INTERIOR AND MECHANICS TO BE REFURBISHED.
P2	NEW ELEVATOR - KONE ECOSPACE 3500 ELEVATOR B.O.D.
P3	METAL GRATE ZERO-GRADE RAMP FROM EXTERIOR GRADE TO EXISTING LOADING DOCK.
P4	EXISTING SIX PAIRS OF ORNATE WOODEN ENTRY DOORS TO BE RESTORED - PER NPS BREIF.
P6	INFILL FLOOR AT MEZZANINE LEVEL TYP.
P7	INFILL PAVING.
P8	STEEL RAILING.
P10	REMOVE EXISTING LOADING DOCK LEVELER AND INFILL WITH CONCRETE TO MATCH LOADING DOCK FLOOR.
P12	NEW STOREFRONT WALL.
P13	RAISED FLOOR AT KITCHEN / LIVING ARE OF MEZZANINE APARTMENTS TYP.
P14	EXISTING RECESSED LOCKERS WHERE PRESENT TO REMAIN.
P15	NEW BALTIC BIRCH STORAGE LOCKERS TO INFILL CORRIDOR WALL CAVITIES ON LEVELS 2+3, TYP.
P16	PROPOSED MECHANICAL UNIT.

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN
PART II

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TRUE NORTH

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Signature:

License #: 48654

Date:

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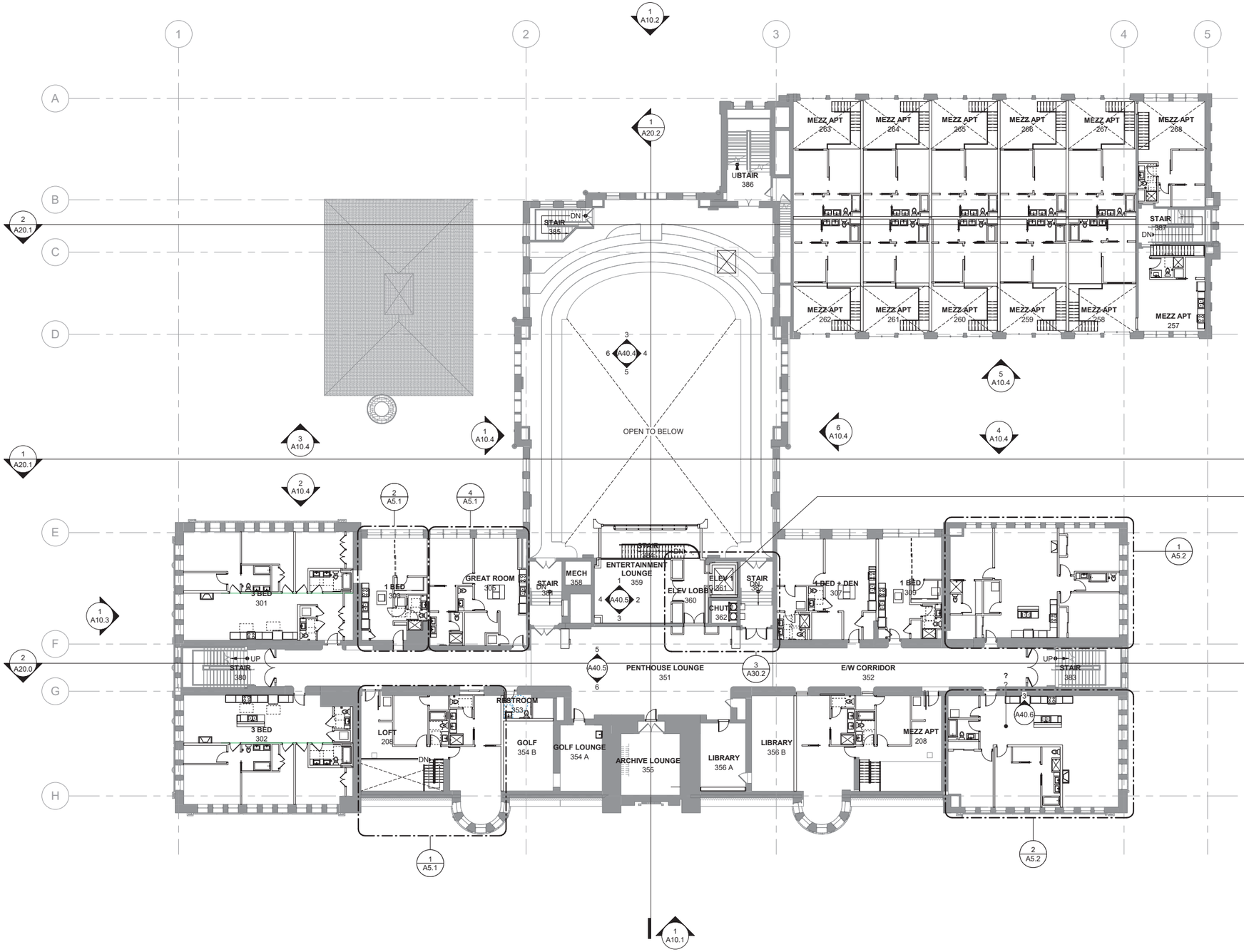
PART II	01.08.21

SECOND LEVEL FLOOR PLAN

SHEET TITLE

A1.2

SHEET



1 A1.3 **THIRD LEVEL FLOOR PLAN**
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED
2. HISTORIC STAIRS AND HANDRAIL TO BE RESTORED AND BROUGHT UP TO CODE.
3. ALL EXISTING DOORS AND FRAMES TO BE REMOVED AND REPLACED WITH NEW. U.N.O. EXISTING CORRIDOR ENTRIES TO BE REUSED WHERE POSSIBLE. NEW DOORS, FRAMES, AND HARDWARE AT UNIT ENTRIES TO MATCH STYLE AND DETAILING OF HISTORIC ENTRIES.
4. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
5. CLEAN AND PREP ALL WALLS THAT ARE TO RECEIVE PAINT. PROVIDE CONCRETE INFILL WHERE EXISTING FLOOR TOPPINGS, EQUIPMENT, OR FINISHES HAVE BEEN REMOVED.
6. EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL TRIM. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND J-BEADS OR FAST MASK ALONG ENDS OF GYPSUM BOARD.
7. ALL EXISTING EXTERIOR WINDOWS TO BE REPLACED AND MEET WITH HISTORIC STANDARDS. SEE EXTERIOR ELEVATIONS A3.1-5 AND A11.2 FOR WINDOW TYPES AND SCOPE.
8. DEMISING WALLS BETWEEN UNITS TO HAVE A STC RATING OF 50 OR HIGHER. SEE SHEET A10.1.1 FOR TYPICAL DOUBLE STUD UNIT DEMISING WALLS.
9. FLOOR-CEILING ASSEMBLIES IN UNITS TO HAVE A STC RATING OF 50 OR HIGHER. SEE SHEET A10.1 FOR TYPICAL CEILING TYPES.
10. NEW STAIRS TO HAVE CODE COMPLAINT STEEL PIPE HANDRAIL PAINTED HIGH GLOSS BLACK.
11. PROVIDE FIRE TREATED SOLID WOOD BLOCKING IN PARTITIONS FOR MILLWORK AND WALL ATTACHED ITEMS. COORDINATE PLACEMENT OF BLOCKING FOR MILLWORK PRIOR TO CLOSING WALLS.
12. PROVIDE IN-WALL BLOCKING FOR WALL-MOUNTED MONITORS., SHELVING, AND STANDARDS.
13. CONTRACTOR SHALL REPLACE AND/OR PROVIDE NEW FIRESTOP AT ALL PENETRATIONS THROUGH EXISTING RATED WALL AND FLOOR/CEILING CONSTRUCTION TO MAINTAIN THE INTEGRITY OF THE FIRE RATING. FIELD VERIFY THE EXTENT OF FIRESTOP REQUIRED.
14. WHERE EXISTING CONSTRUCTION WALL OR FINISHES ARE REMOVED, ALL DISTURBED SURFACES TO REMAIN EXPOSED ARE TO BE PATCHED TO MATCH ADJOINING SURFACES. DISTURBED SURFACES TO BE COVERED WITH NEW FINISHES SHALL BE PATCHED AND PREPARED AS NECESSARY TO RECEIVE NEW FINISHES.
15. WHERE EXISTING MATERIALS OR SYSTEMS ARE TO BE REUSED IN NEW CONSTRUCTION OR ARE TO REMAIN IN PLACE, PROTECT SUCH MATERIALS AND SYSTEMS SO THAT THEY MAY BE CONTINUED IN OR RETURNED TO NORMAL SERVICES. RESTORE ANY EXISTING WORK DAMAGED BY THE OPERATIONS OF THE CONTRACTOR TO THE LEVEL OF SERVICEABILITY WHICH EXISTED BEFORE THE DAMAGE OCCURRED.

GENERAL PLAN KEY:

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW FLOOR
UNINHABITABLE SPACE

PLAN KEYNOTES

P1	EXISTING ELEVATOR INTERIOR AND MECHANICS TO BE REFURBISHED.
P2	NEW ELEVATOR - KONE ECOSPACE 3500 ELEVATOR B.O.D.
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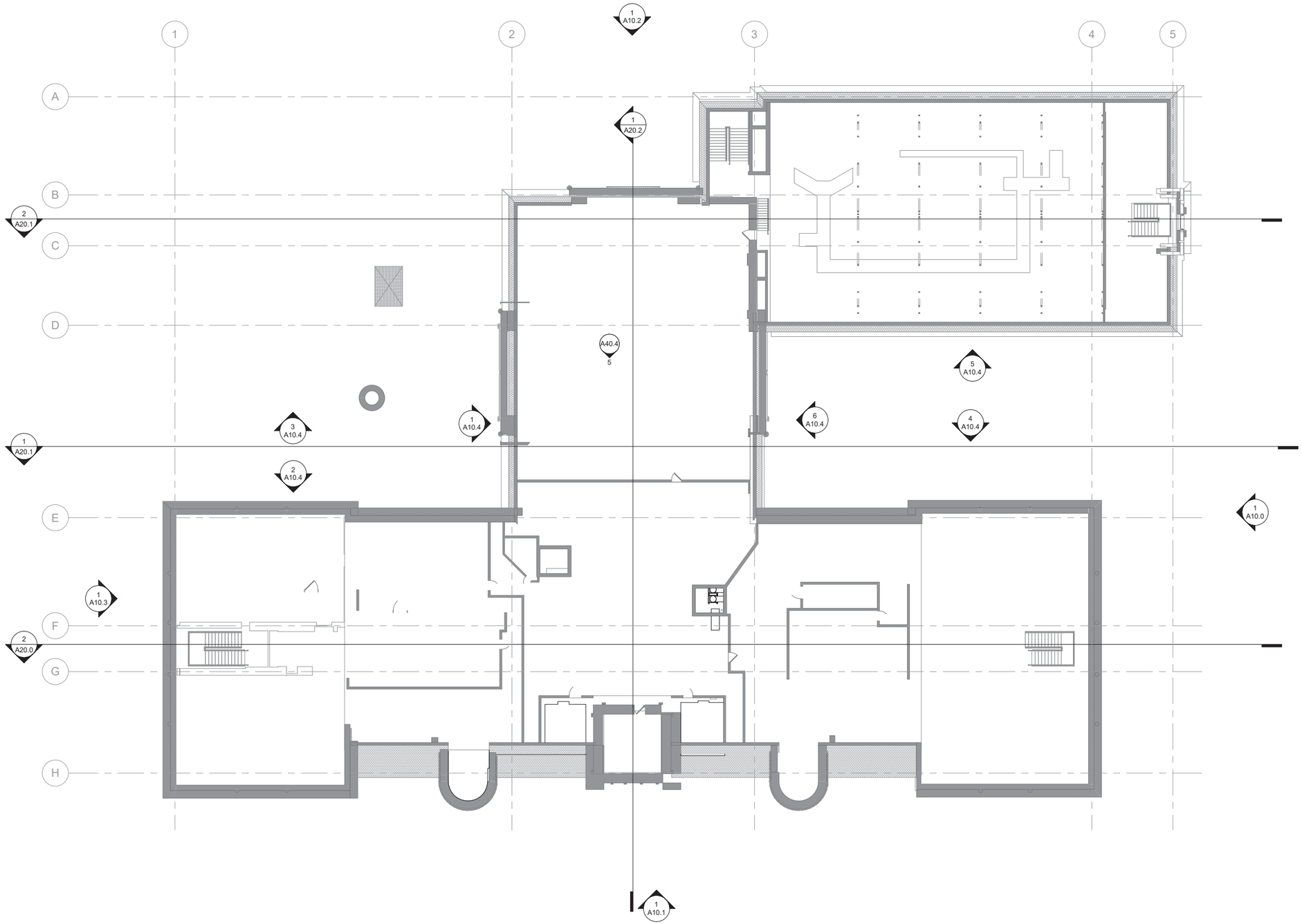
THIRD LEVEL FLOOR PLAN

SHEET TITLE

A1.3

SHEET



1 A1.4 **ATTIC LEVEL FLOOR PLAN**
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED
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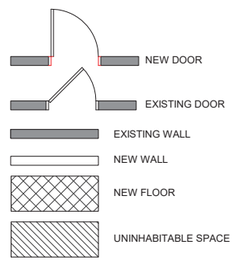
GENERAL PLAN KEY:



PLAN KEYNOTES

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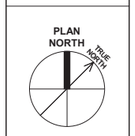

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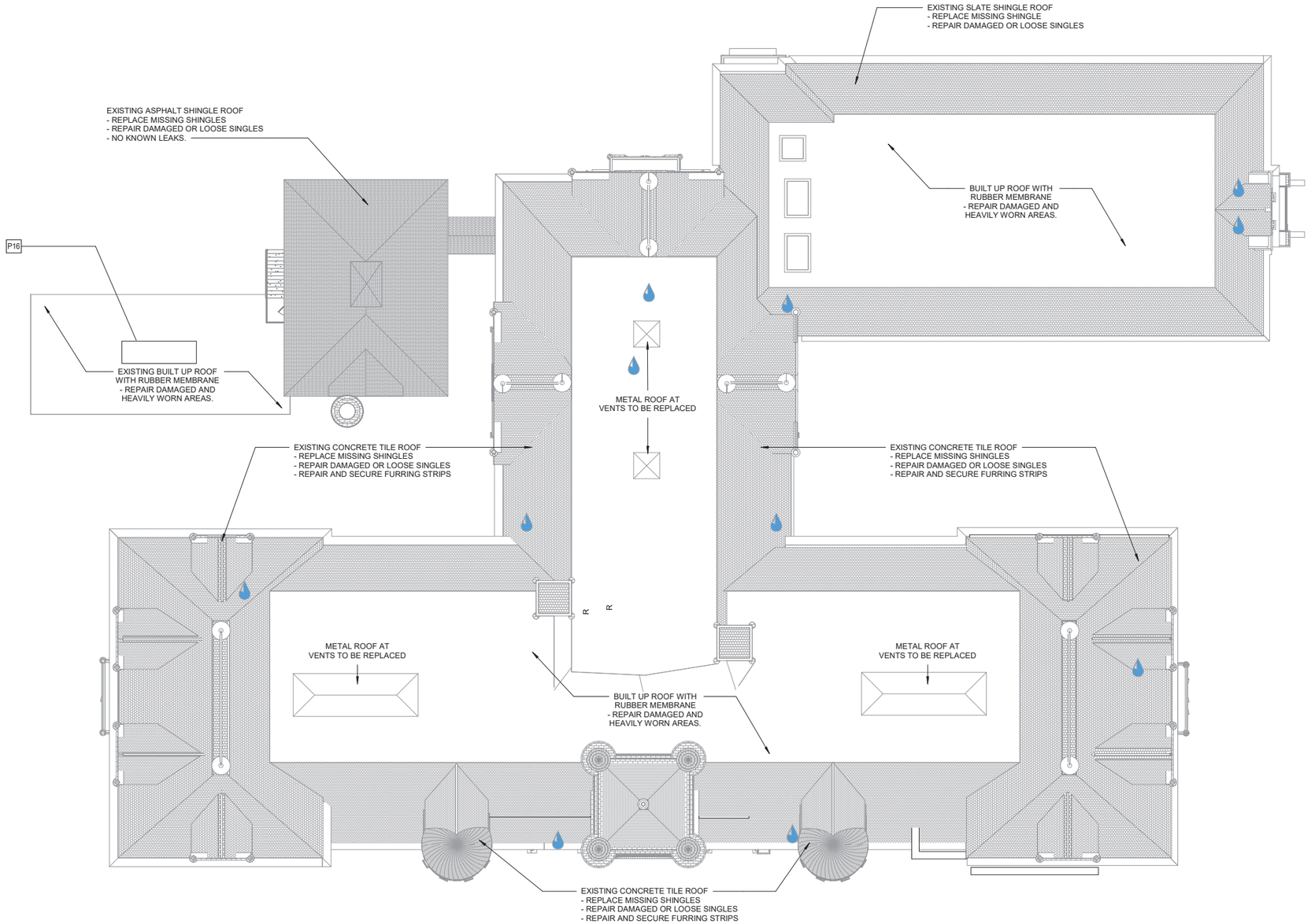
ATTIC LEVEL FLOOR PLAN

SHEET TITLE

A1.4

SHEET



1 A1.5 **ROOF PLAN**
1/16" = 1'-0"

ROOF PLAN NOTES

1) APPROXIMATE LOCATION OF KNOWN ROOF LEAK

2) INSPECT ROOFS AT GABLES AND OTHER TRANSITIONS FOR DAMAGE AND LEAKS. REPAIR TO MATCH ADJACENT CONDITIONS AS REQUIRED.

3) REPAIR AND REPLACE DAMAGED FLASHING AND COPING .

4) REPAIR AND REPLACE DAMAGED GUTTERS.

5) REPLACE MISSING DOWNSPOUTS IN HISTORIC LOCATIONS.

6) MISSING OR DAMAGED CONCRETE TILES AND SLATE SHAKES TO BE REPLACED IN KIND

7) PROVIDE COST FOR FULL ROOF REPLACEMENT AT GYM

8)

PLAN KEYNOTES

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ARCHITECT

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MEP

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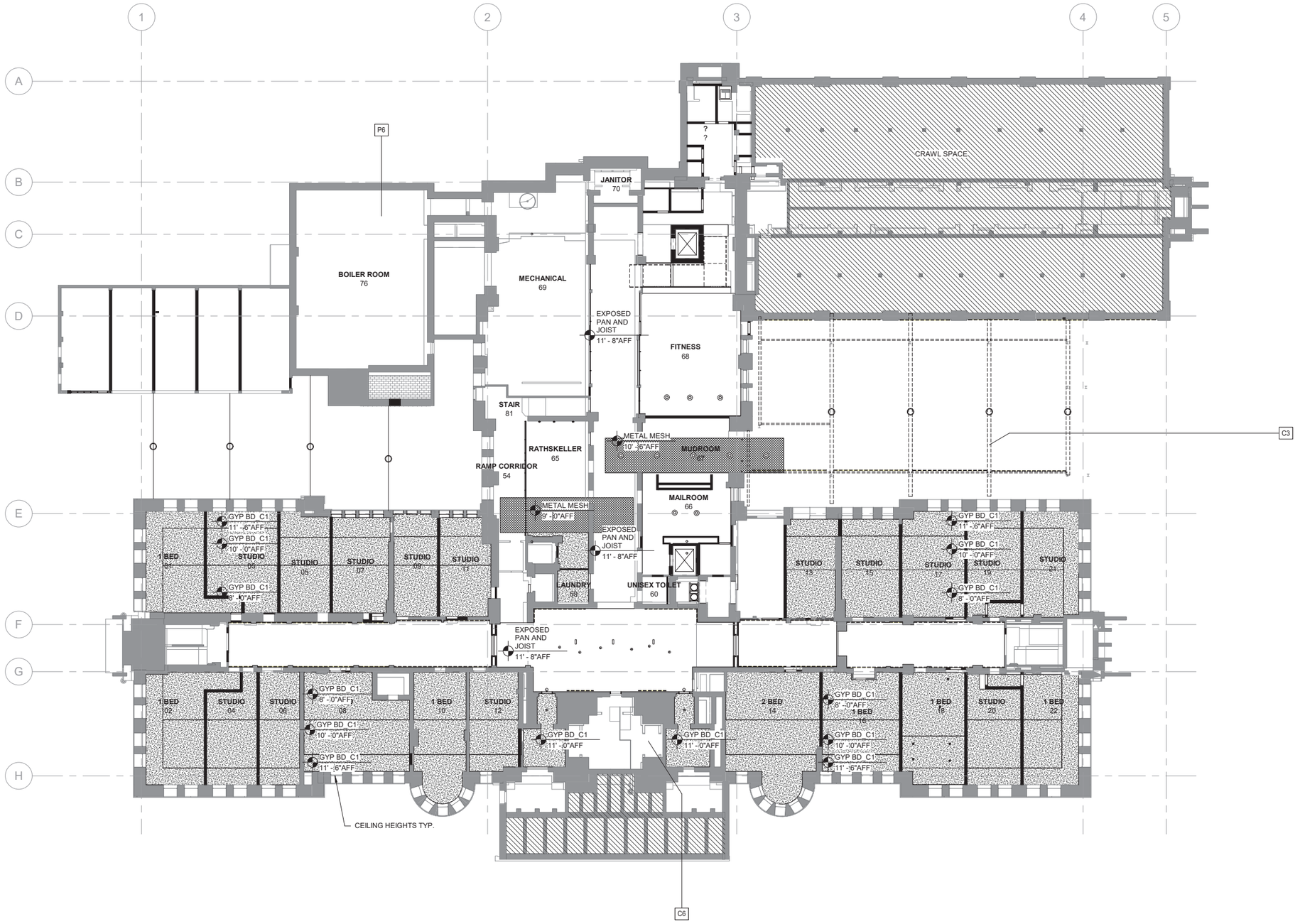
ROOF PLAN

SHEET TITLE

A1.5

SHEET



1 A2.0 **LOWER LEVEL RCP**
1/16" = 1'-0"

CEILING PLAN GENERAL NOTES

1. FLOOR-CEILING GYP BD ASSEMBLIES IN UNITS TO HAVE STC RATING OF 50 OR HIGHER. SEE SHEET A10.1 FOR CEILING TYPES
2. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PNT, UNESS NOTED OTHERWISE.
3. CORRIDORS TO RECEIVE NEW LIGHT FIXTURES. CENTER LIGHT FIXTURES, SMOKE DETECTORS, SPRINKLER HEADS, AND SPEAKERS WITHIN CEILING FINISH. EQUALLY SPACE AND CENTER FIXTURES LOCATED IN GYP BD CEILING.
4. ALL EXPOSED CEILING TO BE CLEANED AND LEFT UNPAINTED.
5. ALL RESIDENTIAL UNITS TO RECEIVE ROLLER SHADE WINDOW TREATMENTS - B.O.D. HUNTER DOUGLAS RB 500
6. ALL NEW LED LIGHTING THROUGHOUT. SEE INTERIOR DESIGN NARRATIVE FOR BASIS OF DESIGN.
7. ALL CEILING MOUNTED ITEMS SUCH AS LIGHT FIXTURES, GRILLES, DIFFUSERS, SPEAKERS, EXIT LIGHTS, ETC SHALL BE LOCATED IN THE CENTER OF ACT PANELS, GYPSUM BOARD SOFFITS AND/OR PLASTER SOFFIT BAYS, UNLESS NOTED OTHERWISE. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.
8. GENERAL CONTRACTOR TO COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORT REQUIREMENTS. LOCATIONS, DIMENSIONS, ETC WITH EQUIPMENT SUPPLIER AND OWNER PRIOR TO INSTALLATION.
9. FINISHED GYPSUM BOARD SOFFITS TO EXTEND 1" BEYOND FACE AND EXPOSED ENDS OF WALL CABINETS, FULL-HEIGHT CABINETS, ETC UNLESS NOTED OTHERWISE. COORDINATE CABINET DIMENSIONS WITH SUPPLIER.

BUILDING LIGHTING LEGEND

- LED STRIP COVE LIGHTING
- WALL SCONCE
- CHANDELIER FIXTURE
- LARGE PENDANT FITURE
- MEDIUM PENDANT FIXTURE
- SMALL PENDANT FIXTURE
- WALL LAMP
- 6" RECESSED CAN
- 1' SURFACE FIXTURE

REFLECTED CEILING PLAN KEYNOTES

C1	GYB BD CEILING IN UNITS UP TO HEIGHT OF EXISITNG PAN AND JOIST STRUCTURE ABOVE - SEE SHEET A10.1.
C2	ORIGINAL DECORATIVE WOOD BEAMS
C3	LOADING DOCK STRUCTURAL STEEL FRAMING TO REMAIN, CLADDING TO BE REMOVED.
C4	EXISTING COFFERED WOOD SOFFIT TO BE RESTORED.
C5	TIMBER FRAMED CANOPY TO COVER ACCESSILBLE RAMP AND LOADING DOCK AREA, SUPPORTED BY EXISTING STRUCTURAL STEEL
C6	EXISTING CEILING TO BE EXPOSED.
C7	EXISITNG ACOUSTIC CEILING TO REMAIN
C8	GYB BD CORRIDOR CEILING AT 10'
C9	GYB BD CEILING AT MEZZANINE.
C10	GYP BD CEILING INFILL AROUND EXISTING ORNATE BEAMS.

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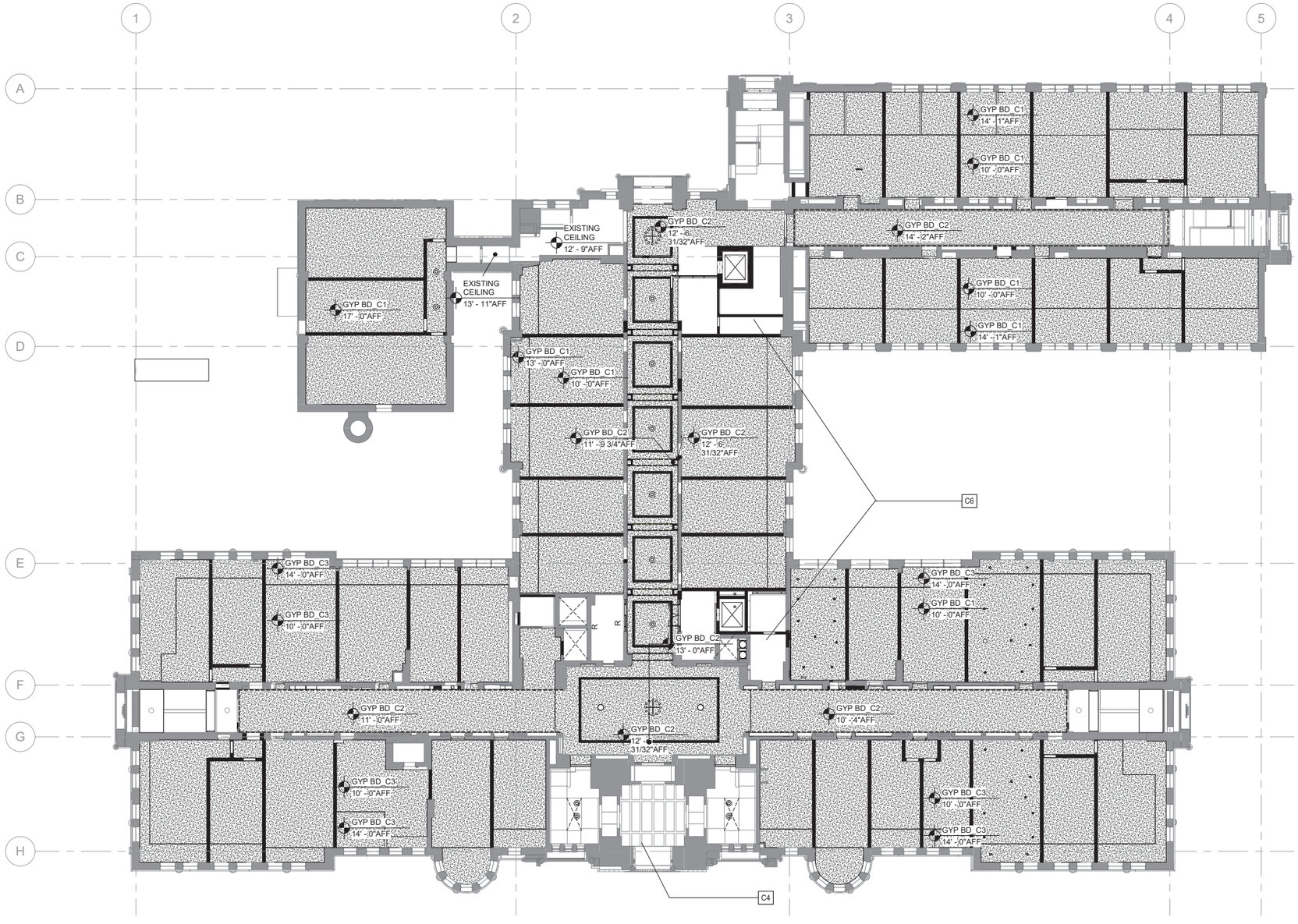
LOWER LEVEL RCP

SHEET TITLE

A2.0

SHEET



1 A2.1 **FIRST LEVEL CEILING PLAN**
1/16" = 1'-0"

CEILING PLAN GENERAL NOTES

1. FLOOR-CEILING GYP BD ASSEMBLIES IN UNITS TO HAVE STC RATING OF 50 OR HIGHER. SEE SHEET A10.1 FOR CEILING TYPES
2. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PNT, UNESS NOTED OTHERWISE.
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4. ALL EXPOSED CEILING TO BE CLEANED AND LEFT UNPAINTED.
5. ALL RESIDENTIAL UNITS TO RECEIVE ROLLER SHADE WINDOW TREATMENTS - B.O.D. HUNTER DOUGLAS RB 500
6. ALL NEW LED LIGHTING THROUGHOUT. SEE INTERIOR DESIGN NARRATIVE FOR BASIS OF DESIGN.
7. ALL CEILING MOUNTED ITEMS SUCH AS LIGHT FIXTURES, GRILLES, DIFFUSERS, SPEAKERS, EXIT LIGHTS, ETC SHALL BE LOCATED IN THE CENTER OF ACT PANELS, GYPSUM BOARD SOFFITS AND/OR PLASTER SOFFIT BAYS, UNLESS NOTED OTHERWISE. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.
8. GENERAL CONTRACTOR TO COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORT REQUIREMENTS. LOCATIONS, DIMENSIONS, ETC WITH EQUIPMENT SUPPLIER AND OWNER PRIOR TO INSTALLATION.
9. FINISHED GYPSUM BOARD SOFFITS TO EXTEND 1" BEYOND FACE AND EXPOSED ENDS OF WALL CABINETS, FULL-HEIGHT CABINETS, ETC UNLESS NOTED OTHERWISE. COORDINATE CABINET DIMENSIONS WITH SUPPLIER.

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FIRST LEVEL RCP

SHEET TITLE

A2.1

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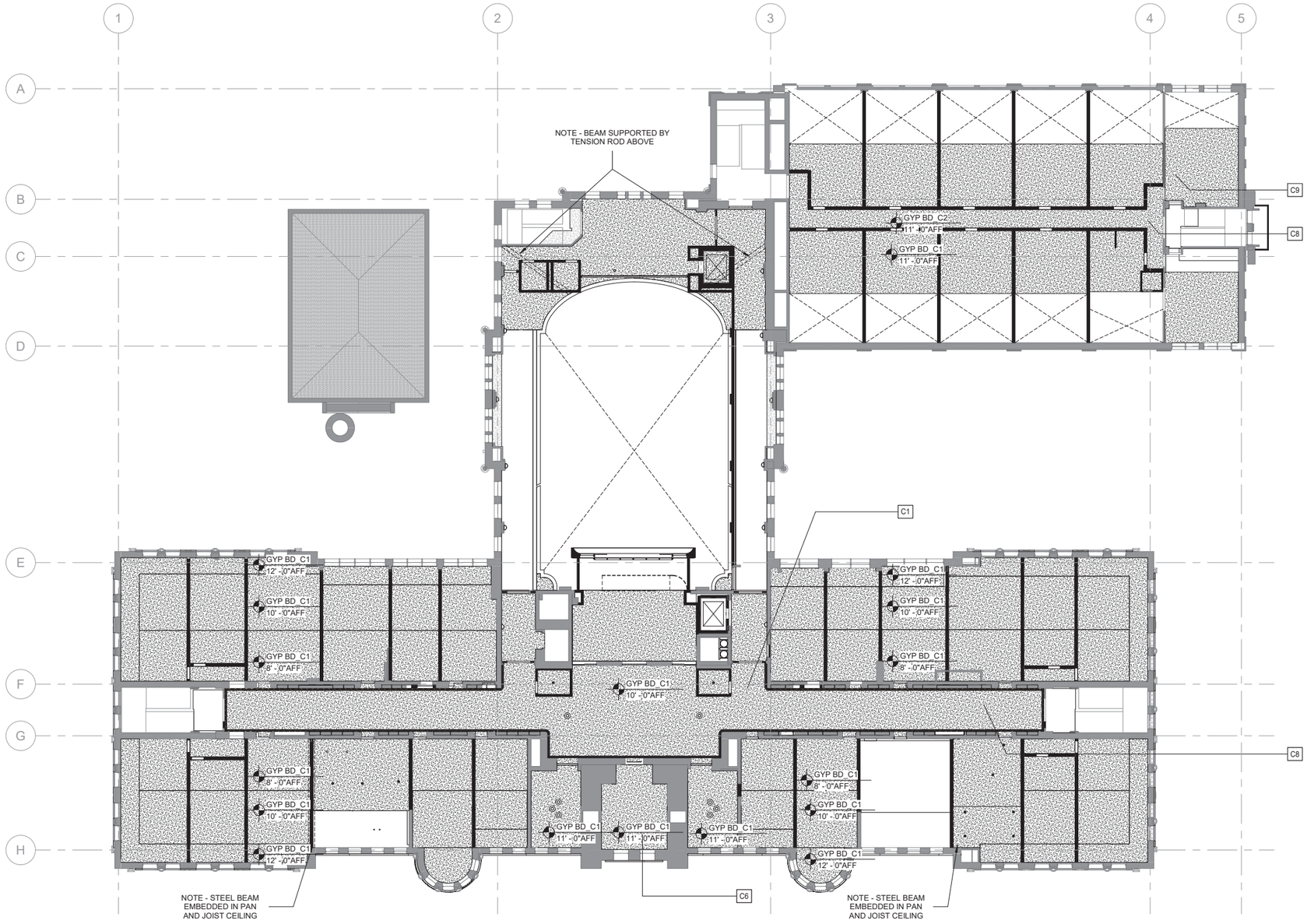

1 A2.2 **SECOND LEVEL REFLECTED CEILING PLAN**
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CEILING PLAN GENERAL NOTES

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7. ALL CEILING MOUNTED ITEMS SUCH AS LIGHT FIXTURES, GRILLES, DIFFUSERS, SPEAKERS, EXIT LIGHTS, ETC SHALL BE LOCATED IN THE CENTER OF ACT PANELS. GYPSUM BOARD SOFFITS AND/OR PLASTER SOFFIT BAYS, UNLESS NOTED OTHERWISE. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.
8. GENERAL CONTRACTOR TO COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORT REQUIREMENTS. LOCATIONS, DIMENSIONS, ETC WITH EQUIPMENT SUPPLIER AND OWNER PRIOR TO INSTALLATION.
9. FINISHED GYPSUM BOARD SOFFITS TO EXTEND 1" BEYOND FACE AND EXPOSED ENDS OF WALL CABINETS, FULL-HEIGHT CABINETS, ETC UNLESS NOTED OTHERWISE. COORDINATE CABINET DIMENSIONS WITH SUPPLIER.

BUILDING LIGHTING LEGEND

- LED STRIP COVE LIGHTING
- WALL SCONCE
- CHANDELIER FIXTURE
- LARGE PENDANT FITURE
- MEDIUM PENDANT FIXTURE
- SMALL PENDANT FIXTURE
- WALL LAMP
- 6" RECESSED CAN
- 1' SURFACE FIXTURE

REFLECTED CEILING PLAN KEYNOTES

C1	GYB BD CEILING IN UNITS UP TO HEIGHT OF EXISITNG PAN AND JOIST STRUCTURE ABOVE - SEE SHEET A10.1.
C2	ORIGINAL DECORATIVE WOOD BEAMS
C3	LOADING DOCK STRUCTURAL STEEL FRAMING TO REMAIN, CLADDING TO BE REMOVED.
C4	EXISTING COFFERED WOOD SOFFIT TO BE RESTORED.
C5	TIMBER FRAMED CANOPY TO COVER ACCESSILBLE RAMP AND LOADING DOCK AREA, SUPPORTED BY EXISTING STRUCTURAL STEEL
C6	EXISTING CEILING TO BE EXPOSED.
C7	EXISITNG ACOUSTIC CEILING TO REMAIN
C8	GYB BD CORRIDOR CEILING AT 10'
C9	GYB BD CEILING AT MEZZANINE.
C10	GYP BD CEILING INFILL AROUND EXISTING ORNATE BEAMS.

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

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TRUE NORTH

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Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

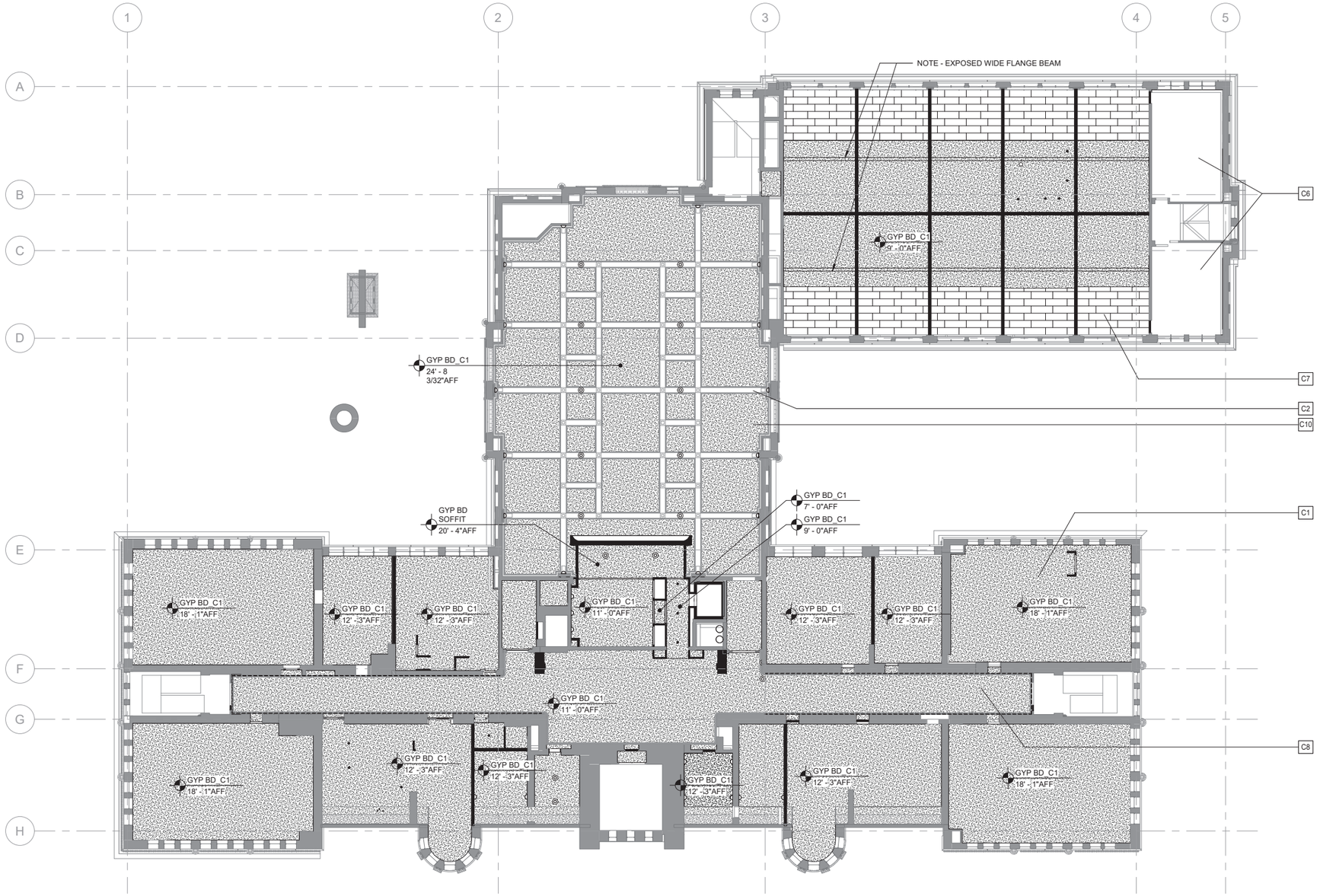
ISSUE	DATE
PART II	01.08.21

SECOND LEVEL RCP

SHEET TITLE

A2.2

SHEET



1 A2.3 **THIRD LEVEL REFELCTED CEILING PLAN**

1/16" = 1'-0"

CEILING PLAN GENERAL NOTES

1. FLOOR-CEILING GYP BD ASSEMBLIES IN UNITS TO HAVE STC RATING OF 50 OR HIGHER. SEE SHEET A10.1 FOR CEILING TYPES
2. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PNT, UNESS NOTED OTHERWISE.
3. CORRIDORS TO RECEIVE NEW LIGHT FIXTURES CENTER LIGHT FIXTURES, SMOKE DETECTORS, SPRINKLER HEADS, AND SPEAKERS WITHIN CEILING FINISH. EQUALLY SPACE AND CENTER FIXTURES LOCATED IN GYP BD CEILING.
4. ALL EXPOSED CEILING TO BE CLEANED AND LEFT UNPAINTED.
5. ALL RESIDENTIAL UNITS TO RECEIVE ROLLER SHADE WINDOW TREATMENTS - B.O.D. HUNTER DOUGLAS RB 500
6. ALL NEW LED LIGHTING THROUGHOUT. SEE INTERIOR DESIGN NARRATIVE FOR BASIS OF DESIGN.
7. ALL CEILING MOUNTED ITEMS SUCH AS LIGHT FIXTURES, GRILLES, DIFFUSERS, SPEAKERS, EXIT LIGHTS, ETC SHALL BE LOCATED IN THE CENTER OF ACT PANELS, GYPSUM BOARD SOFFITS AND/OR PLASTER SOFFIT BAYS, UNLESS NOTED OTHERWISE. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.
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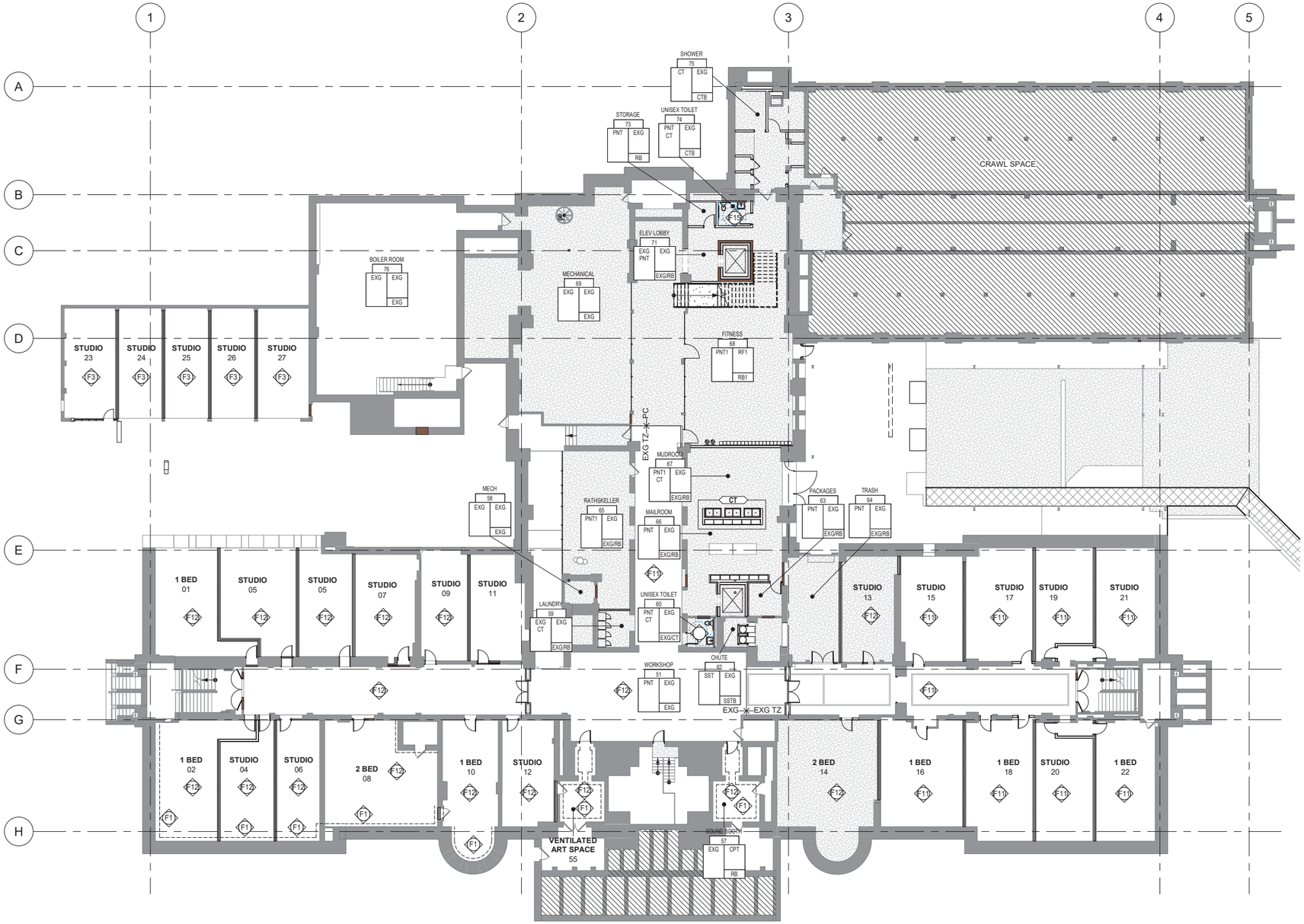
THIRD LEVEL RCP

SHEET TITLE

A2.3

SHEET



SEE ENLARGED PLANS FOR TYPICAL UNIT FINISHES.

1 / A3.0 **LOWER LEVEL FINISH PLAN**
1/16" = 1'-0"

FINISH TAG LEGEND

Room name 101 WALL FLOOR BASE	MATERIAL INSTALL DIRECTION
	F1 FINISH KEYNOTE
PT-1 ACCENT WALL FINISH	CT–CPT MATERIAL CHANGE LOCATION
EXG WOOD WALL FINISH, MILLWORK, AND/OR BASE TO REMAIN.	

FINISH PLAN GENERAL NOTES

1. REFER TO T1.1 FOR ARCHITECTURAL ABBREVIATIONS LEGEND.
2. REFER TO XXX FOR ARCHITECTURAL GENERAL NOTES.
3. REFER TO PROJECT SPECIFICATIONS MANUAL FOR COMPLETE PRODUCT SPECIFICATIONS.
4. REFER TO INTERIOR ELEVATION SHEETS FOR ADDITIONAL INFORMATION OF FINISH EXTENTS, AND CASEWORK DETAILS.
5. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED. REFER TO HISTORIC STANDARDS OF REHABILITATION FOR ADDITIONAL INFORMATION.
6. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
7. ALL GYPSUM BOARD WALLS TO BE PNT AND HAVE WDB, UNLESS NOTED OTHERWISE.
8. ALL LOUVERS VENTS AND GRILLES AND OTHER MISC. MECHANICAL AND ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH THE SURFACE WHICH THEY APPEAR, UNLESS NOTED OTHERWISE.
9. HOLLOW METAL FRAMES TO BE PAINTED PNTX, UNLESS NOTED OTHERWISE.
10. WHEN MORE THAN ONE FINISH IS LISTED IN A ROOM FINISH TAG THE FIRST FINISH LISTED IS THE PRIMARY FINISH, OTHER FINISHES LISTED ARE SPECIFICALLY CALLED OUT AND ARE SHOWN IN ELEVATIONS.
11. REFER TO REFLECTED CEILING PLANS FOR CEILING FINISH INFORMATION.
12. CONTRACTOR TO VERIFY AND ENSURE THAT SUBFLOOR IS SOUND, SMOOTH, FLAT, AND READY TO ACCEPT FINISH FLOORING MATERIALS. CONTRACTOR IS RESPONSIBLE FOR MAKING SMOOTH, FAT JOINTS BETWEEN TRANSITION OF DIFFERNET FLOORING MATERIALS.
13. ALL FLOOR FINISHES SHALL CHANGE AT CENTERLINE OF DOOR, UNLESS NOTED OTHERWISE.
14. ALL FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY.
15. CONTRACTOR TO CUT FLOOR TILE AS REQUIRED TO SLOPE TOWARDS FLOOR DRAINS.
16. SEE A5.0 1/4" UNIT PLANS FOR TYPICAL UNIT FINISHES.
17. ALL EXISTING TERRAZO AND AREAS WITH BUILT UP CONCRETE OR SIMILAR BASE TO REMAIN. NEW WALLS IN COMMON AREAS TO RECEIVE RUBBER BASE. NEW WALLS IN UNITS TO RECEIVE WOOD BASE, UNLESS NOTED OTHERWISE.
18. PATCH AND REPAIR AREAS AFFECTED BY DEMOLITION TO THEIR FULL EXTENTS. PATCH WITH ADJACENT FINISH MATERIAL.
19. ALIGN ALL TILE AND GROUT JOINTS AT FLOOR AND WALLS WHENEVER POSSIBLE.
20. EXISTING WOOD BEADBOARD AND TRIM TO REMAIN. CLEAN AND REPAIR AS REQUIRED. SEE PLAN FOR EXTENTS. WHERE RADIATORS COVER EXISTING BEADBOARD, EXTENT OF CONDITION IS UNKNOWN.

INTERIOR FINISH KEYNOTES

F1	EXISTING WOOD BEADBOARD AND WOOD BASE TO REMAIN. CONTRACTOR TO VERIFY LOCATIONS AND COORDINATE WITH ARCHITECT THE EXTENT THAT THEY NEED TO BE REFINISHED TO ORIGINAL FINISH QUALITY.
F2	BATHROOM SHOWER WALLS TO BE CT1, FLOORS TO BE CT4, BASE TO BE CTB1. ONE ACCENT WALL TO BE CT2.
F3	EXISTING RADIATORS TO REMAIN. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F4	EXISTING CHALKBOARD(S) TO REMAIN. CONTRACTOR TO VERIFY ALL LOCATIONS WITH ARCHITECT. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F5	TUB SURROUND TO BE 70% CT1 AND 30% CT2.
F7	FLOORING TO BE EXISTING GYMNASIUM FLOOR. REFINISH AS NECESSARY LEAVING ALL EXISTING PAINTED GYM MARKINGS.
F11	EXISTING TERRAZO TO REMAIN. CLEAN, PATCH, AND REPAIR AS NEEDED TO RESTORE.
F12	EXISTING VCT OVER CONCRETE. IF EXISTING TERRAZO IS UNCOVERED, CLEAN, PATCH AND REPAIR. IF EXISTING TERRAZO IS NOT PRESENT, FLOOR TO BE POLISHED CONCRETE.
F13	EXISTING MAPLE HARDWOOD FLOORING UNDER CARPET TO REMAIN. BUFF AND COAT AS REQUIRED TO REPAIR TO ORIGNAL STATE.
F14	NEW WALLS TO RECEIVE PNT AND WDB, UNLESS NOTED OTHERWISE.
F15	WET WALL TO BE FULL HEIGHT CT.

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12 E 25th St
Minneapolis, MN 55404
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Signature:

License #: 48654

Date:

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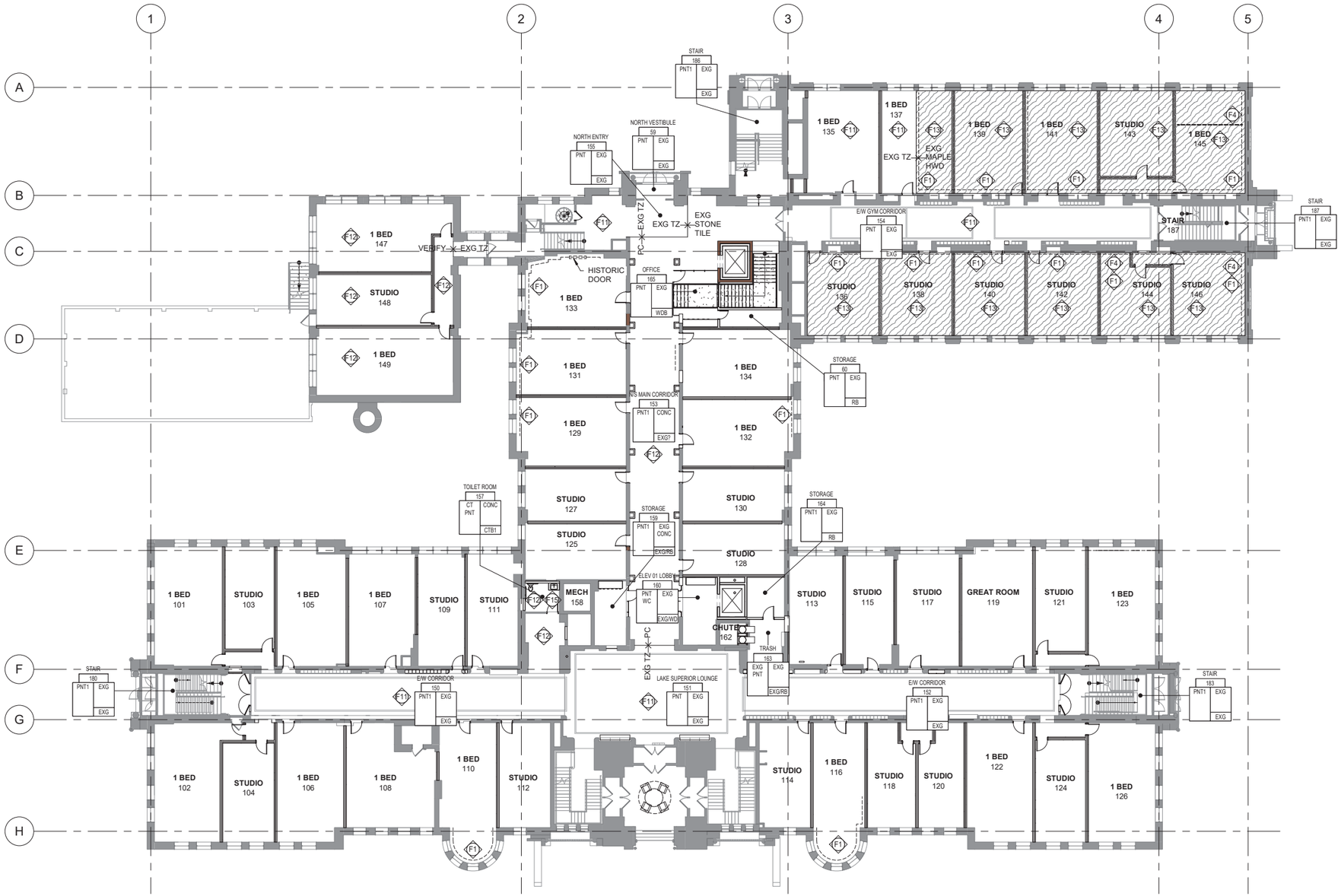
LOWER LEVEL FINISH PLAN

SHEET TITLE

A3.0

SHEET



SEE ENLARGED PLANS FOR TYPICAL UNIT FINISHES.

1 A3.1 **FIRST LEVEL FINISH PLAN**
1/16" = 1'-0"

FINISH TAG LEGEND

Room name 101 WALL FLOOR BASE	MATERIAL INSTALL DIRECTION
	F1 FINISH KEYNOTE
PT-1 ACCENT WALL FINISH	CT CPT MATERIAL CHANGE LOCATION
EXG WOOD WALL FINISH, MILLWORK, AND/OR BASE TO REMAIN.	

FINISH PLAN GENERAL NOTES

1. REFER TO T1.1 FOR ARCHITECTURAL ABBREVIATIONS LEGEND.
2. REFER TO XXX FOR ARCHITECTURAL GENERAL NOTES.
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4. REFER TO INTERIOR ELEVATION SHEETS FOR ADDITIONAL INFORMATION OF FINISH EXTENTS, AND CASEWORK DETAILS.
5. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED. REFER TO HISTORIC STANDARDS OF REHABILITATION FOR ADDITIONAL INFORMATION.
6. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
7. ALL GYPSUM BOARD WALLS TO BE PNT AND HAVE WDB, UNLESS NOTED OTHERWISE.
8. ALL LOUVERS VENTS AND GRILLES AND OTHER MISC. MECHANICAL AND ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH THE SURFACE WHICH THEY APPEAR, UNLESS NOTED OTHERWISE.
9. HOLLOW METAL FRAMES TO BE PAINTED PNTX, UNLESS NOTED OTHERWISE.
10. WHEN MORE THAN ONE FINISH IS LISTED IN A ROOM FINISH TAG THE FIRST FINISH LISTED IS THE PRIMARY FINISH, OTHER FINISHES LISTED ARE SPECIFICALLY CALLED OUT AND ARE SHOWN IN ELEVATIONS.
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12. CONTRACTOR TO VERIFY AND ENSURE THAT SUBFLOOR IS SOUND, SMOOTH, FLAT, AND READY TO ACCEPT FINISH FLOORING MATERIALS. CONTRACTOR IS RESPONSIBLE FOR MAKING SMOOTH, FAT JOINTS BETWEEN TRANSITION OF DIFFERNET FLOORING MATERIALS.
13. ALL FLOOR FINISHES SHALL CHANGE AT CENTERLINE OF DOOR, UNLESS NOTED OTHERWISE.
14. ALL FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY.
15. CONTRACTOR TO CUT FLOOR TILE AS REQUIRED TO SLOPE TOWARDS FLOOR DRAINS.
16. SEE A5.0 1/4" UNIT PLANS FOR TYPICAL UNIT FINISHES.
17. ALL EXISTING TERRAZO AND AREAS WITH BUILT UP CONCRETE OR SIMILAR BASE TO REMAIN. NEW WALLS IN COMMON AREAS TO RECEIVE RUBBER BASE. NEW WALLS IN UNITS TO RECEIVE WOOD BASE, UNLESS NOTED OTHERWISE.
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INTERIOR FINISH KEYNOTES

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AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

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Date:

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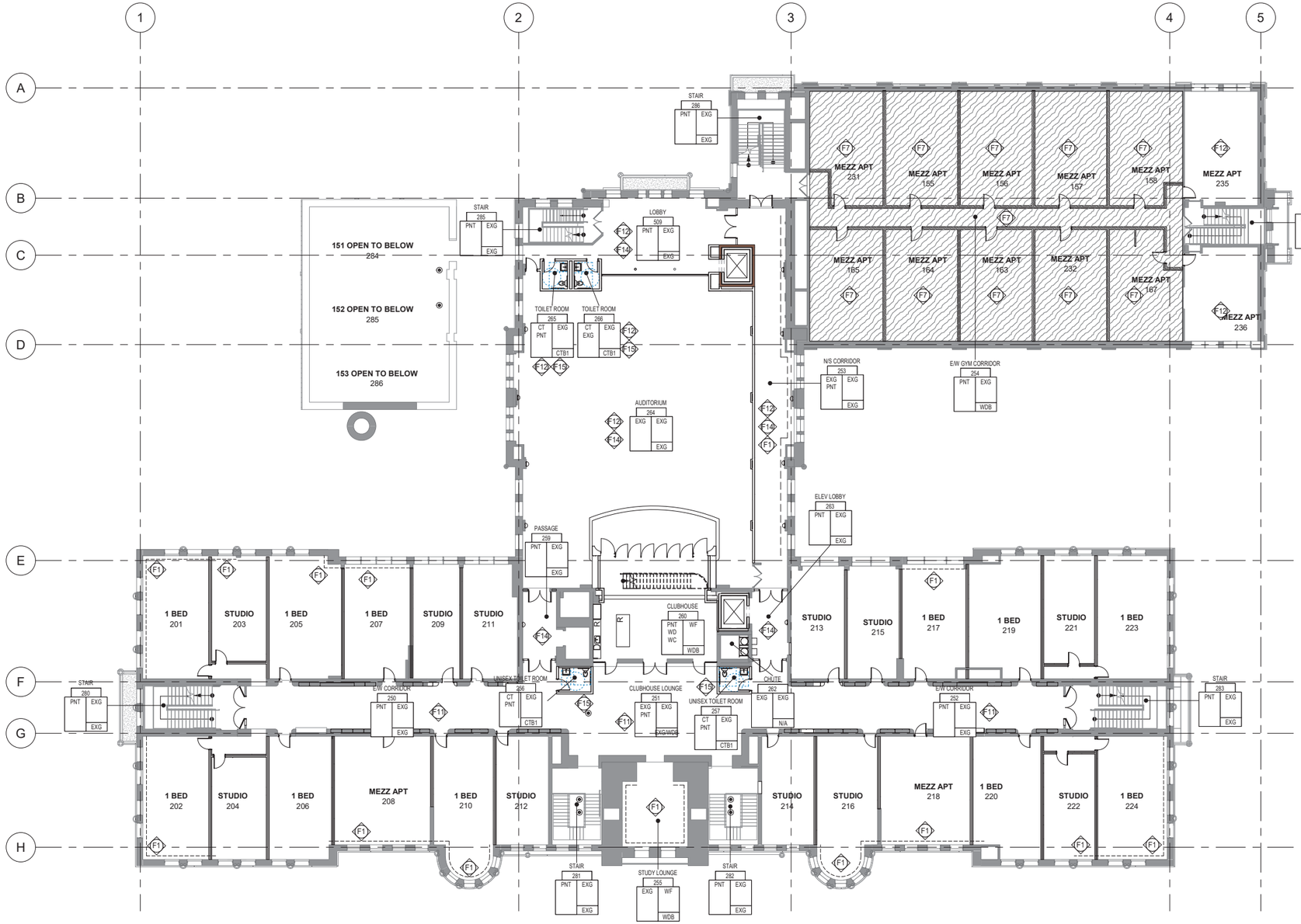
FIRST LEVEL FINISH PLAN

SHEET TITLE

A3.1

SHEET



FINISH TAG LEGEND

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SEE ENLARGED PLANS FOR TYPICAL UNIT FINISHES.

1 / A3.2 **SECOND LEVEL FINISH PLAN**
1/16" = 1'-0"

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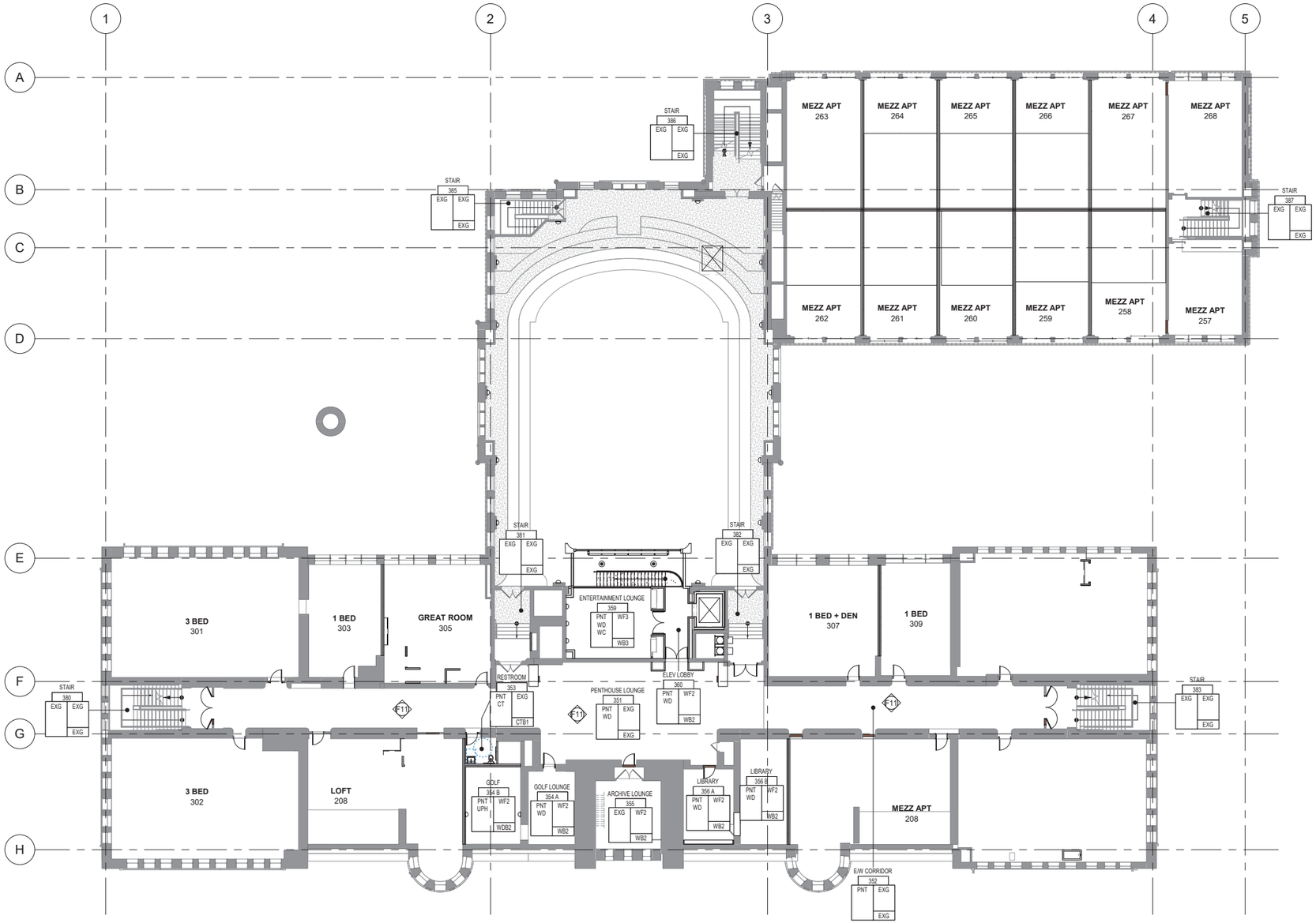
SECOND LEVEL FINISH PLAN

SHEET TITLE

A3.2

SHEET



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1 A3.3 **THIRD LEVEL FINISH PLAN**
1/16" = 1'-0"

FINISH TAG LEGEND

Room name 101 WALL FLOOR BASE	MATERIAL INSTALL DIRECTION
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10. WHEN MORE THAN ONE FINISH IS LISTED IN A ROOM FINISH TAG THE FIRST FINISH LISTED IS THE PRIMARY FINISH, OTHER FINISHES LISTED ARE SPECIFICALLY CALLED OUT AND ARE SHOWN IN ELEVATIONS.
11. REFER TO REFLECTED CEILING PLANS FOR CEILING FINISH INFORMATION.
12. CONTRACTOR TO VERIFY AND ENSURE THAT SUBFLOOR IS SOUND, SMOOTH, FLAT, AND READY TO ACCEPT FINISH FLOORING MATERIALS. CONTRACTOR IS RESPONSIBLE FOR MAKING SMOOTH, FAT JOINTS BETWEEN TRANSITION OF DIFFERNET FLOORING MATERIALS.
13. ALL FLOOR FINISHES SHALL CHANGE AT CENTERLINE OF DOOR, UNLESS NOTED OTHERWISE.
14. ALL FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY.
15. CONTRACTOR TO CUT FLOOR TILE AS REQUIRED TO SLOPE TOWARDS FLOOR DRAINS.
16. SEE A5.0 1/4" UNIT PLANS FOR TYPICAL UNIT FINISHES.
17. ALL EXISTING TERRAZO AND AREAS WITH BUILT UP CONCRETE OR SIMILAR BASE TO REMAIN. NEW WALLS IN COMMON AREAS TO RECEIVE RUBBER BASE. NEW WALLS IN UNITS TO RECEIVE WOOD BASE, UNLESS NOTED OTHERWISE.
18. PATCH AND REPAIR AREAS AFFECTED BY DEMOLITION TO THEIR FULL EXTENTS. PATCH WITH ADJACENT FINISH MATERIAL.
19. ALIGN ALL TILE AND GROUT JOINTS AT FLOOR AND WALLS WHENEVER POSSIBLE.
20. EXISTING WOOD BEADBOARD AND TRIM TO REMAIN. CLEAN AND REPAIR AS REQUIRED. SEE PLAN FOR EXTENTS. WHERE RADIATORS COVER EXISTING BEADBOARD, EXTENT OF CONDITION IS UNKNOWN.

INTERIOR FINISH KEYNOTES

F1	EXISTING WOOD BEADBOARD AND WOOD BASE TO REMAIN. CONTRACTOR TO VERIFY LOCATIONS AND COORDINATE WITH ARCHITECT THE EXTENT THAT THEY NEED TO BE REFINISHED TO ORIGINAL FINISH QUALITY.
F2	BATHROOM SHOWER WALLS TO BE CT1, FLOORS TO BE CT4, BASE TO BE CTB1. ONE ACCENT WALL TO BE CT2.
F3	EXISTING RADIATORS TO REMAIN. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F4	EXISTING CHALKBOARD(S) TO REMAIN. CONTRACTOR TO VERIFY ALL LOCATIONS WITH ARCHITECT. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F5	TUB SURROUND TO BE 70% CT1 AND 30% CT2.
F7	FLOORING TO BE EXISTING GYMNASIUM FLOOR. REFINISH AS NECESSARY LEAVING ALL EXISTING PAINTED GYM MARKINGS.
F11	EXISTING TERRAZO TO REMAIN. CLEAN, PATCH, AND REPAIR AS NEEDED TO RESTORE.
F12	EXISTING VCT OVER CONCRETE. IF EXISTING TERRAZO IS UNCOVERED, CLEAN, PATCH AND REPAIR. IF EXISTING TERRAZO IS NOT PRESENT, FLOOR TO BE POLISHED CONCRETE.
F13	EXISTING MAPLE HARDWOOD FLOORING UNDER CARPET TO REMAIN. BUFF AND COAT AS REQUIRED TO REPAIR TO ORIGNAL STATE.
F14	NEW WALLS TO RECEIVE PNT AND WDB, UNLESS NOTED OTHERWISE.
F15	WET WALL TO BE FULL HEIGHT CT.

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

KEY PLAN

PLAN NORTH / TRUE NORTH

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.

Name:

Alex Haecker, AIA

Signature:

License #: 48654

Date:

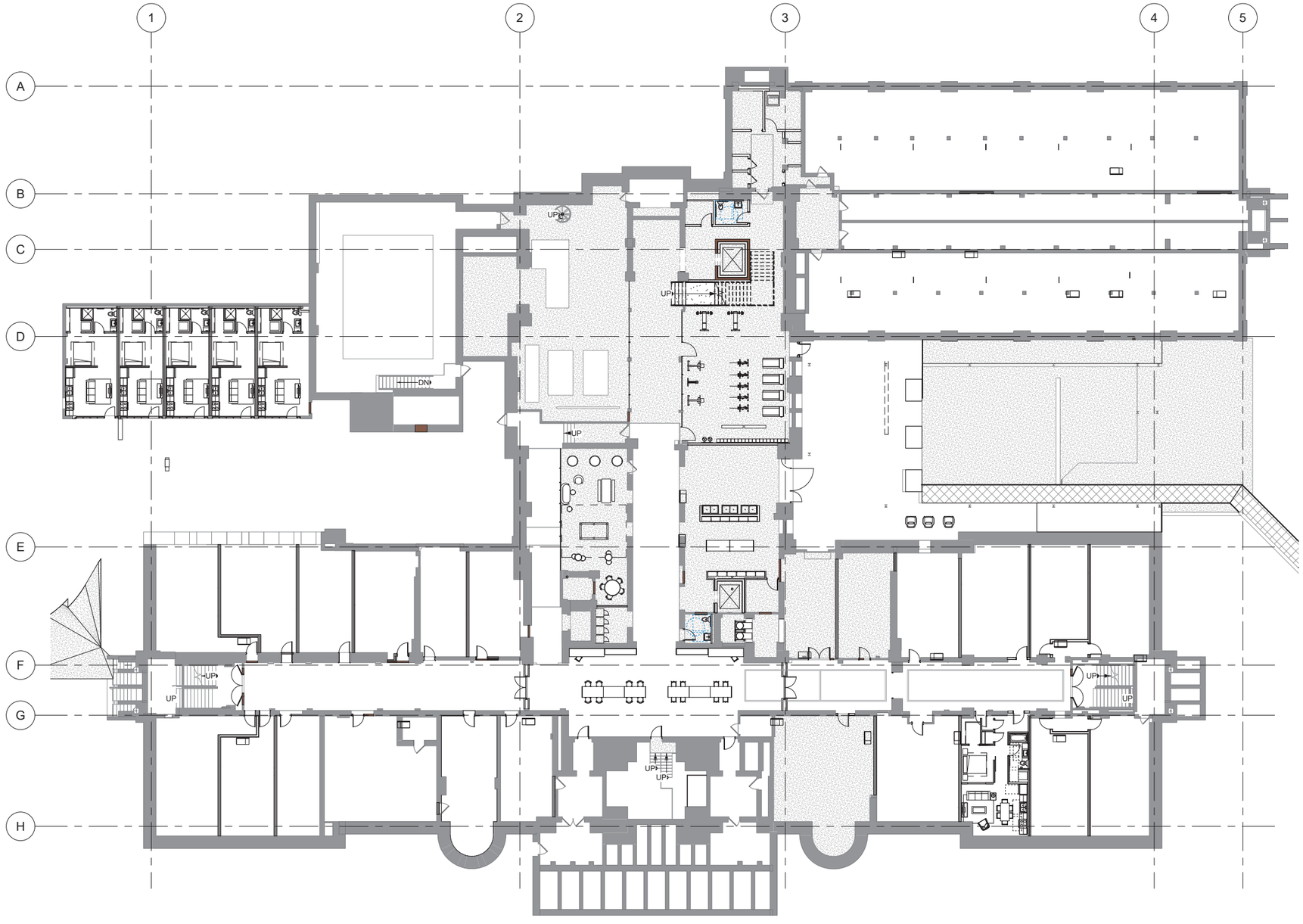
ISSUE	DATE
PART II	01.08.21

THIRD LEVEL FINISH PLAN

SHEET TITLE

A3.3

SHEET



1 A4.0 **LOWER LEVEL FF&E PLAN**
1/16" = 1'-0"

FOR REFERENCE ONLY

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

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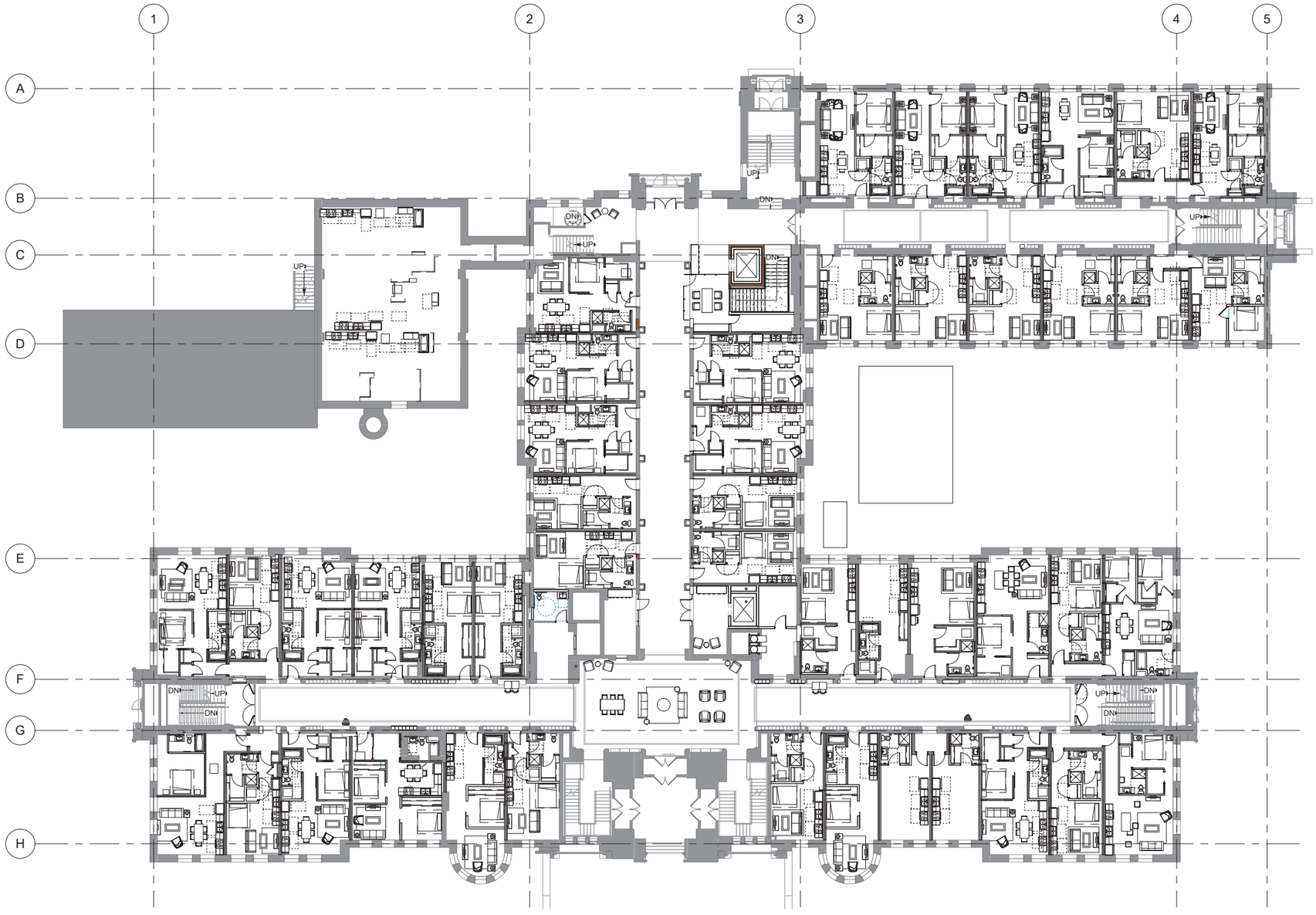
LOWER LEVEL FFE PLAN

SHEET TITLE

A4.0

SHEET



1 A4.1 **FIRST LEVEL FF&E PLAN**
1/16" = 1'-0"

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12 E 25th St
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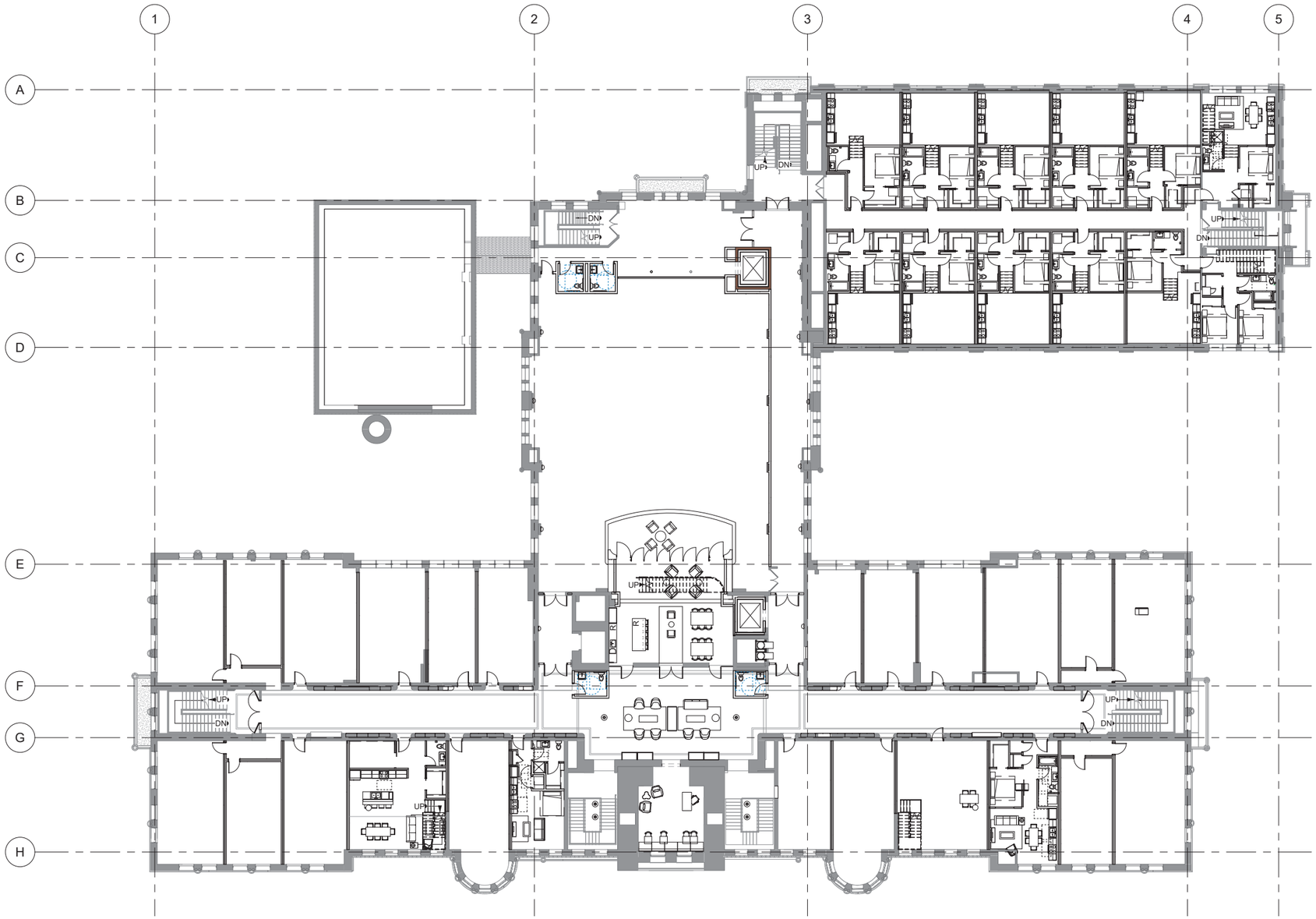
PART II	01.08.21

FIRST LEVEL FFE PLAN

SHEET TITLE

A4.1

SHEET



1 A4.2 **SECOND LEVEL FF&E PLAN**
1/16" = 1'-0"

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Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
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STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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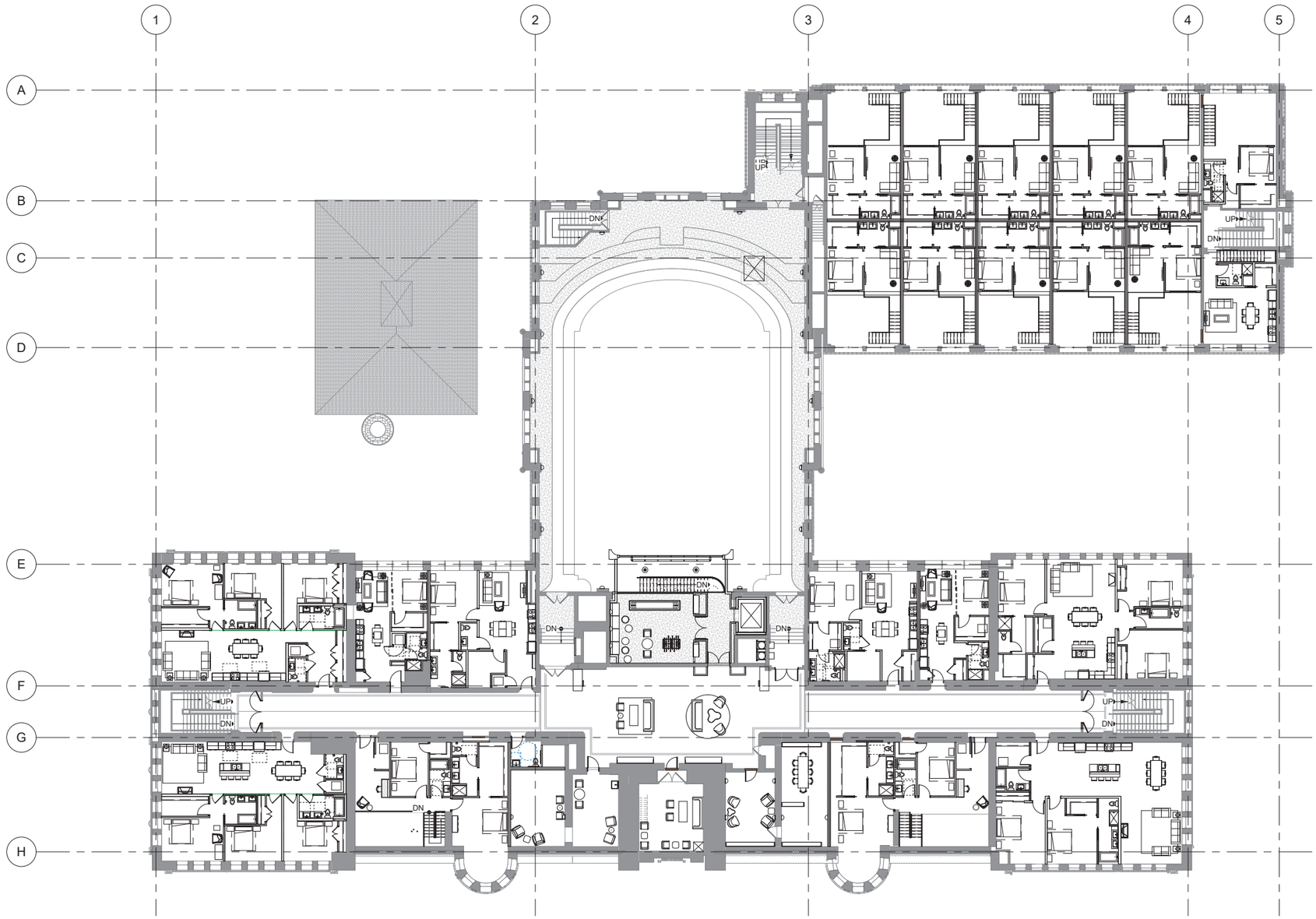
SECOND LEVEL FFE PLAN

SHEET TITLE

A4.2

SHEET



1 A4.3 **THIRD LEVEL FF&E PLAN**
1/16" = 1'-0"

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AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
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ARCHITECT

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CIVIL/LA ENGINEER

MEP

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PART II	01.08.21

THIRD LEVEL FFE PLAN

SHEET TITLE

A4.3

SHEET

Typical Unit

Kitchen Finishes

1. Fixtures:
    a. Sink: 25" Sitka Undermount SKU: 948473
    b. Faucet: Pfister Stellen LG529-EASB Matte Black
    c. Refrigerator: Stainless Steel, side by side
2. Hardware: Miseno 5" Cabinet Pull Model: MCPPZ005FB
3. Kitchen Lighting:
    a. Pendants (3): Tech Lighting, Foundary Pendant 700 TD FND B-LED930
    b. Flushmount (1): Tech Lighting, Joni Ceiling, 700FMJNI Finish: B Matte Black

Bedroom Finishes

1. Lighting: (1) Ceiling mounted: BIBIA, Duo, 4870-58 Cream (RAL 7044)

Bathroom Finishes

1. Hardware:
    a. Cabinet Pull: Miseno 5" Model: MCPPZ005FB
    b. Toilet Paper Holder: Kraus ventus Wall Mount TPH Model: KEA-17729MB
    c. Hand Towel Bar: Gatco Studio 18" Model 5501
    d. Towel Bar: Gatco Latitude II 30" Towel Bar Model 4240AMX
2. Fixtures:
    a. Toilet: Kohler Highline Class Five Toilet K-3999 White
    b. Faucet: Moen Gibson, Model: T6124, Finish: Matte Black
    c. Sink: Kohler Ladena K-2215 White
    d. Mirror: Elegant Lighting Eternity 28" Circle Beveled Model: MR4034BK
3. Lighting:
    a. (1) Ceiling mounted: recessed can light
    b. (2) Sconce: Rejuvenation Eastmoreland 2-1/4" Single Wall Sconce Item# A6918

Living Room

1. Lighting: (1) Ceiling mounted: BIBIA, Duo, 4870-58 Cream (RAL 7044)

Window Treatments

1. Roller shades, black.

Amenity Spaces

Basement

1. Fitness
    a. Lighting: Recessed can lights (six).
2. Entry Areas: Walk off mat, Interface, color TBD.
3. Circulation/common space
    a. Lighting:
        i. (1) Chandelier: $700

Stairways

1. Lighting: (2) pendants per stair $500, (1) wall sconce at each landing $300.
2. Railings: Add steel handrail as required by code, to be painted, color TBD.

Corridors

1. Lockers to be painted. Color TBD.
2. Lighting: Scott Architectural Lighting: S7077-L24-35K-PB-PWT, every 10'-0" on center.

Windows Throughout

1. Historic window sills where present to remain. New window sills to match existing. Contractor to identify historic window locations, Architect to verify.
    - See Appendix A
2. Historic trim where present to remain. Absence of historic trim to be new casing to match historical casing in wood type and stain throughout. Contractor to identify historic window locations, Architect to verify.
    - See Appendix A

ii. (4) Floor lamps: $300 Each

Level 1

2. Amenity/Coffee
    a. Lighting:
        i. (4) Pendants: $400 each
        ii. (1) Floor Lamp: $300 each
3. Lounge
    a. Lighting:
        i. (1) Chandelier: $800
        ii. (4) Floor lamps: $300 Each
4. Entry
    a. Lighting: (1) Chandelier: $1500
5. Office
    a. Lighting: Four Recessed can lights

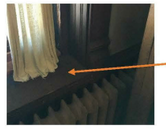
Level 2

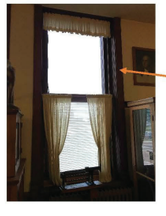
1. Public Restroom
    c. Lighting: recessed canned, two.
2. Lookout Lounge
    a. Lighting:
        i. (1) Chandelier: $800
        ii. (4) Floor lamps: $300 Each
3. Auditorium/Art Gallery
    a. Lighting:
        i. Track Lighting: Magneto Rec-Track System, MAGR-TRK, UNV Voltage, Finish: Black.
        ii. Suspended Magneto Rec-Track System, MAGR-TRK, UNV Voltage, Finish: Black.

Level 3

1. Work/Office/Library (four total spaces)
    a. Lighting:
        i. (1) Chandelier: $800
        ii. (4) Floor lamps: $300 Each
2. Circulation
    a. Lighting:
        i. (1) Chandelier: $800
        ii. (4) Floor lamps: $300 Each
3. Public Restroom
    a. Lighting: recessed canned, two.

Appendix A – Photos of Historic Windows for reference. These photos were taken on the first floor SW part of the building.





AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT
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ZENITH D.C.H.S. DULUTH, MN

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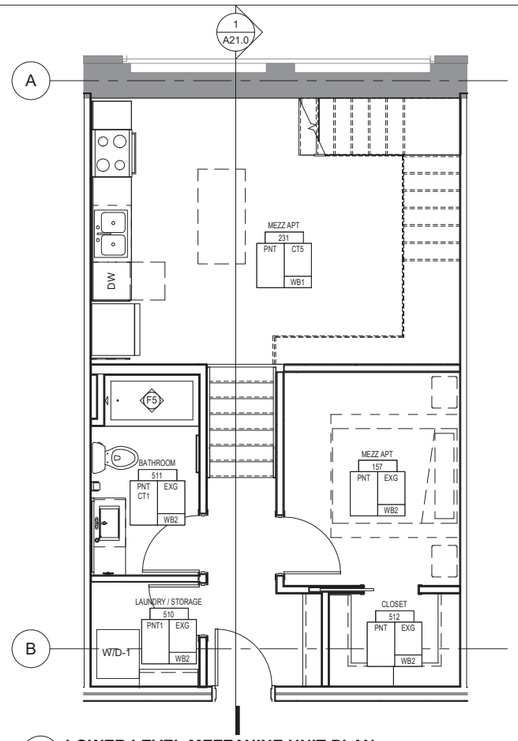
INTERIOR DESIGN NARRATIVE

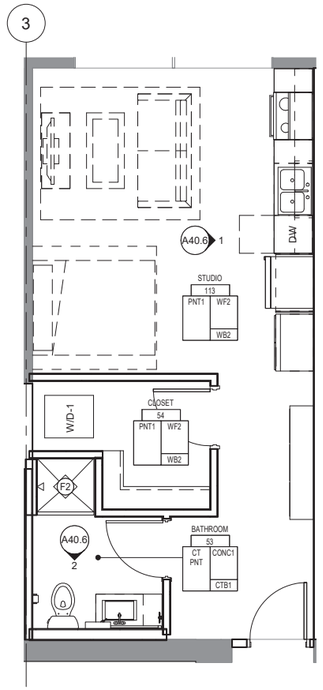
SHEET TITLE

A4.4

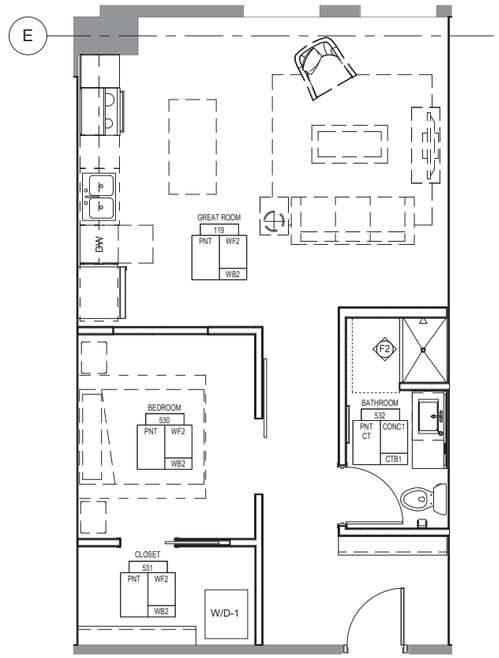
SHEET



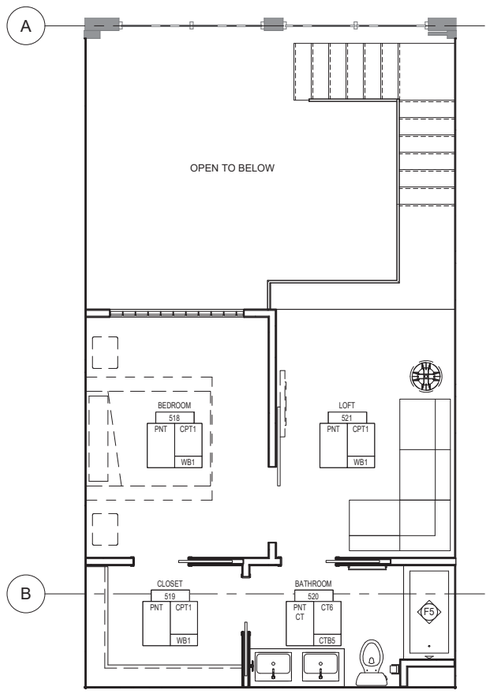
1 A5.0 **LOWER LEVEL MEZZANINE UNIT PLAN**
1/4" = 1'-0"



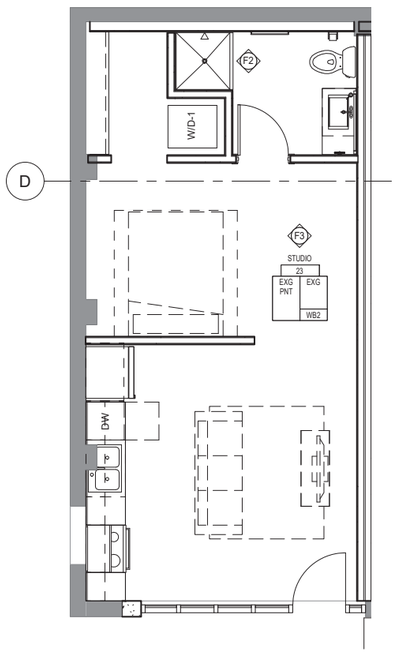
2 A5.0 **STUDIO UNIT**
1/4" = 1'-0"



3 A5.0 **ONE BEDROOM UNIT**
1/4" = 1'-0"



4 A5.0 **UPPER LEVEL MEZZANINE UNIT PLAN**
1/4" = 1'-0"



5 A5.0 **GARAGE UNITS**
1/4" = 1'-0"

SEE 2/A40.6 FOR TYPICAL BATHROOM ELEVATION FINISH MATERIAL QUALITY. REFER TO PLANS FOR CASEWORK SIZES AS THEY VARY.

SEE 1/A40.1 FOR TYPICAL KITCHEN ELEVATION FINISH MATERIAL QUALITY. REFER TO PLANS FOR CASEWORK SIZES AS THEY VARY.

INTERIOR FINISH KEYNOTES

F1	EXISTING WOOD BEADBOARD AND WOOD BASE TO REMAIN. CONTRACTOR TO VERIFY LOCATIONS AND COORDINATE WITH ARCHITECT THE EXTENT THAT THEY NEED TO BE REFINISHED TO ORIGINAL FINISH QUALITY.
F2	BATHROOM SHOWER WALLS TO BE CT1. FLOORS TO BE CT4, BASE TO BE CTB1. ONE ACCENT WALL TO BE CT2.
F3	EXISTING RADIATORS TO REMAIN. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F4	EXISTING CHALKBOARD(S) TO REMAIN. CONTRACTOR TO VERIFY ALL LOCATIONS WITH ARCHITECT. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F5	TUB SURROUND TO BE 70% CT1 AND 30% CT2.
F7	FLOORING TO BE EXISTING GYMNASIUM FLOOR. REFINISH AS NECESSARY LEAVING ALL EXISTING PAINTED GYM MARKINGS.
F11	EXISTING TERRAZO TO REMAIN. CLEAN, PATCH, AND REPAIR AS NEEDED TO RESTORE.
F12	EXISTING VCT OVER CONCRETE. IF EXISTING TERRAZO IS UNCOVERED, CLEAN, PATCH AND REPAIR. IF EXISTING TERRAZO IS NOT PRESENT, FLOOR TO BE POLISHED CONCRETE.
F13	EXISTING MAPLE HARDWOOD FLOORING UNDER CARPET TO REMAIN. BUFF AND COAT AS REQUIRED TO REPAIR TO ORIGNAL STATE.
F14	NEW WALLS TO RECEIVE PNT AND WDB, UNLESS NOTED OTHERWISE.
F15	WET WALL TO BE FULL HEIGHT CT.

FINISH TAG LEGEND

Room name 101 WALL FLOOR BASE	MATERIAL INSTALL DIRECTION
	F1 FINISH KEYNOTE
PT-1 ACCENT WALL FINISH	CT→CPT MATERIAL CHANGE LOCATION
EXG WOOD WALL FINISH, MILLWORK, AND/OR BASE TO REMAIN.	

GENERAL NOTES - UNIT PLANS

1. REFER TO T1.1 FOR ARCHITECTURAL ABBREVIATIONS LEGEND.
2. REFER TO XXX FOR ARCHITECTURAL GENERAL NOTES.
3. REFER TO PROJECT SPECIFICATIONS MANUAL FOR COMPLETE PRODUCT SPECIFICATIONS.
4. REFER TO INTERIOR ELEVATION SHEETS FOR ADDITIONAL INFORMATION OF FINISH EXTENTS.
5. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED.
6. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
7. ALL GYPSUM BOARD WALLS TO BE PNTX UNLESS NOTED OTHERWISE.
8. ALL LOUVERS VENTS AND GRILLES AND OTHER MISC. MECHANICAL AND ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH THE SURFACE WHICH THEY APPEAR, UNLESS NOTED OTHERWISE.
9. HOLLOW METAL FRAMES TO BE PAINTED PNTX, UNLESS NOTED OTHERWISE.
10. WHEN MORE THAN ONE FINISH IS LISTED IN A ROOM FINISH TAG THE FIRST FINISH LISTED IS THE PRIMARY FINISH, OTHER FINISHES LISTED ARE SPECIFICALLY CALLED OUT AND ARE SHOWN IN ELEVATIONS.
11. REFER TO ELEVATIONS FOR ADDITIONAL CASEWORK AND FINISH NOTES.
12. CONTRACTOR IS RESPONSIBLE FOR MAKING SMOOTH, FLAT JOINTS BETWEEN TRANSITION OF DIFFERENT FLOORING MATERIALS.
13. ALL FLOOR FINISHES SHALL CHANGE AT CENTERLINE OF DOOR, UNLESS NOTED OTHERWISE.
14. ALL FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY.
15. CONTRACTOR TO CUT FLOOR TILE AS REQUIRED TO SLOPE TOWARDS FLOOR DRAINS.
16. SEE A5.0 1/4" UNIT PLANS FOR TYPICAL UNIT FINISHES.
17. ALL EXISTING TERRAZO AND AREAS WITH BUILT UP CONCRETE OR SIMILAR BASE TO REMAIN. NEW WALLS IN COMMON AREAS TO RECEIVE RUBBER BASE. NEW WALLS IN UNITS TO RECEIVE WOOD BASE, UNLESS NOTED OTHERWISE.
18. PATCH AND REPAIR AREAS AFFECTED BY DEMOLITION TO THEIR FULL EXTENTS. PATCH WITH ADJACENT FINISH MATERIAL.
19. ALIGN ALL TILE AND GROUT JOINTS AT FLOOR AND WALLS WHENEVER POSSIBLE.
20. KITCHEN ISLANDS, PANTRIES AND BATHROOM LINEN CABINETS (WHERE SHOWN) TO BE PROVIDED BY MILLWORK SUPPLIER.
21. PROVIDE 1'-0" MIN CLEAR AT LATCH SIDE OF UNIT ENTRY DOOR AT CORRIDOR SIDE - TYP.
22. 48" MIN CLEAR FLOOR SPACE NOTED AT SHOWERS IS REQUIRED TO FACE OF TILE OR FIBERGLASS FINISH AT CONTROL WALL.
23. FLOOR FINISH TO EXTEND UNDER REMOVABLE BASE CABINETS. WALLS FINISH TO EXTEND BEHIND REMOVABLE BASE CABINET. ADJACENT CABINETS TO HAVE FINISHED ENDS SO THAT WHEN BASE CABINETS ARE REMOVED, EXPOSED CABINETRY IS FINISHED.
24. MIRRORS TO BE MOUNTED NO GREATER THAN 40" AFF TO THE LOWEST REFLECTIVE EDGE AT TYPE A UNITS.
25. EACH UNIT TO CONTAIN HIGH EFFICIENCY STACKED WASHER DRYER COMBO UNIT. U.N.O.

AWH
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alex@awharchitects.com
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MEP

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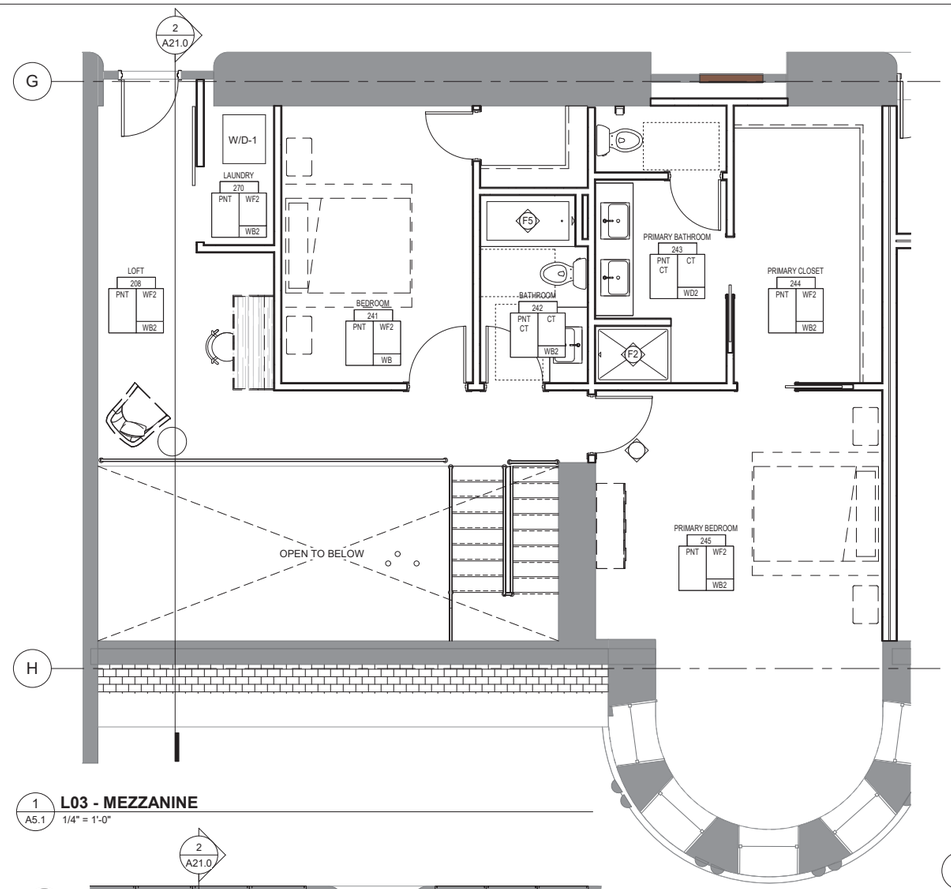
1/4" UNIT PLANS & ENLARGED PLANS

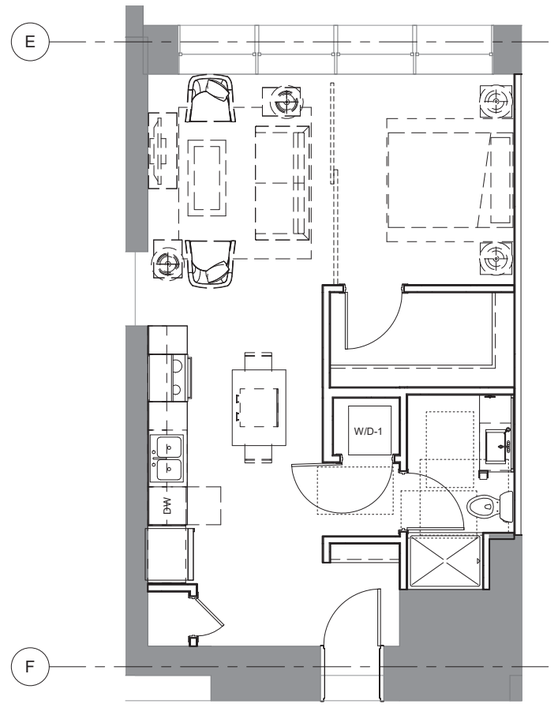
SHEET TITLE

A5.0

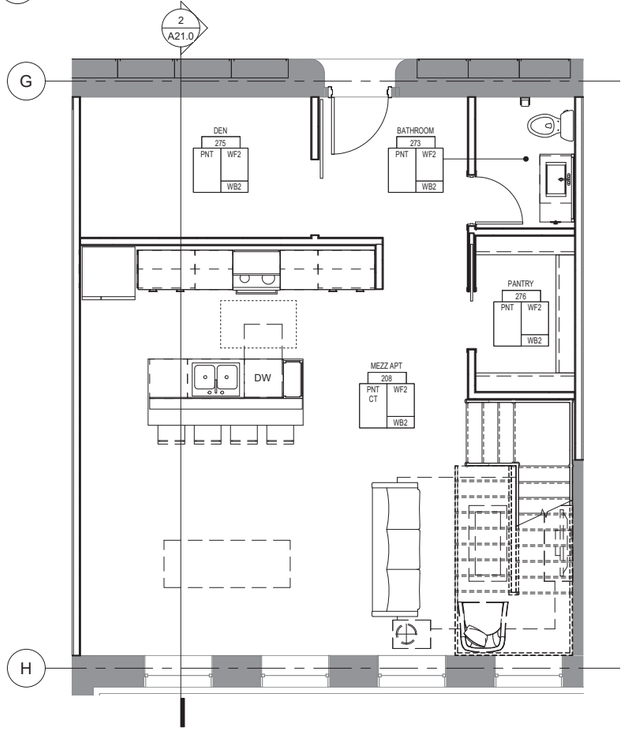
SHEET



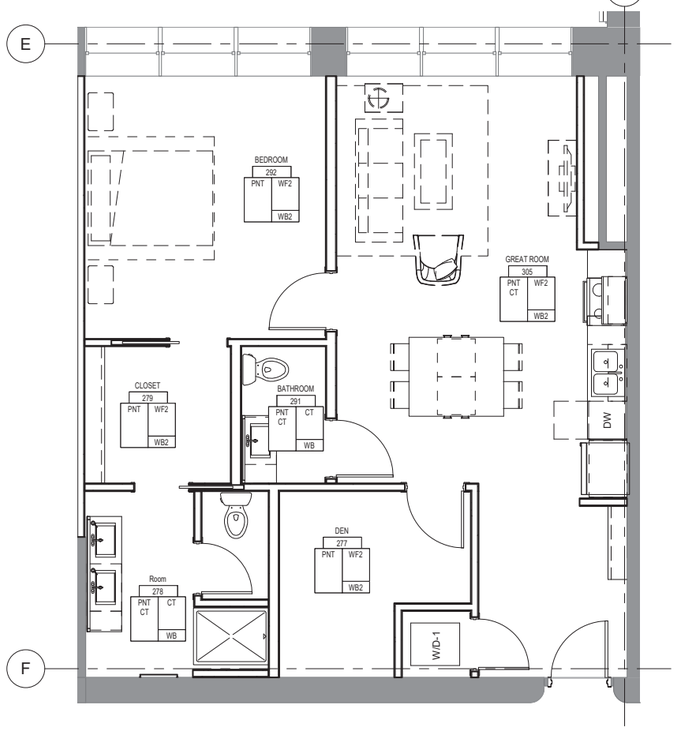
1 A5.1 **L03 - MEZZANINE**
1/4" = 1'-0"



2 A5.1 **L03 - 1 BED**
1/4" = 1'-0"



3 A5.1 **LEVEL 02 MEZZANINE UNIT**
1/4" = 1'-0"



4 A5.1 **L03 - 1 BED + DEN**
1/4" = 1'-0"

FINISH TAG LEGEND

Room name 101 / WALL FLOOR / BASE	MATERIAL INSTALL DIRECTION
	F1 FINISH KEYNOTE
PT-1 ACCENT WALL FINISH	CT CPT MATERIAL CHANGE LOCATION
EXG WOOD WALL FINISH, MILLWORK, AND/OR BASE TO REMAIN.	

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6. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
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9. HOLLOW METAL FRAMES TO BE PAINTED PNTX, UNLESS NOTED OTHERWISE.
10. WHEN MORE THAN ONE FINISH IS LISTED IN A ROOM FINISH TAG THE FIRST FINISH LISTED IS THE PRIMARY FINISH, OTHER FINISHES LISTED ARE SPECIFICALLY CALLED OUT AND ARE SHOWN IN ELEVATIONS.
11. REFER TO ELEVATIONS FOR ADDITIONAL CASEWORK AND FINISH NOTES.
12. CONTRACTOR IS RESPONSIBLE FOR MAKING SMOOTH, FLAT JOINTS BETWEEN TRANSITION OF DIFFERENT FLOORING MATERIALS.
13. ALL FLOOR FINISHES SHALL CHANGE AT CENTERLINE OF DOOR, UNLESS NOTED OTHERWISE.
14. ALL FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY.
15. CONTRACTOR TO CUT FLOOR TILE AS REQUIRED TO SLOPE TOWARDS FLOOR DRAINS.
16. SEE A5.0 1/4" UNIT PLANS FOR TYPICAL UNIT FINISHES.
17. ALL EXISTING TERRAZO AND AREAS WITH BUILT UP CONCRETE OR SIMILAR BASE TO REMAIN. NEW WALLS IN COMMON AREAS TO RECEIVE RUBBER BASE. NEW WALLS IN UNITS TO RECEIVE WOOD BASE, UNLESS NOTED OTHERWISE.
18. PATCH AND REPAIR AREAS AFFECTED BY DEMOLITION TO THEIR FULL EXTENTS. PATCH WITH ADJACENT FINISH MATERIAL.
19. ALIGN ALL TILE AND GROUT JOINTS AT FLOOR AND WALLS WHENEVER POSSIBLE.
20. KITCHEN ISLANDS, PANTRIES AND BATHROOM LINEN CABINETS (WHERE SHOWN) TO BE PROVIDED BY MILLWORK SUPPLIER.
21. PROVIDE 1'-0" MIN CLEAR AT LATCH SIDE OF UNIT ENTRY DOOR AT CORRIDOR SIDE - TYP.
22. 48" MIN CLEAR FLOOR SPACE NOTED AT SHOWERS IS REQUIRED TO FACE OF TILE OR FIBERGLASS FINISH AT CONTROL WALL.
23. FLOOR FINISH TO EXTEND UNDER REMOVABLE BASE CABINETS. WALLS FINISH TO EXTEND BEHIND REMOVABLE BASE CABINET. ADJACENT CABINETS TO HAVE FINISHED ENDS SO THAT WHEN BASE CABINETS ARE REMOVED, EXPOSED CABINETRY IS FINISHED.
24. MIRRORS TO BE MOUNTED NO GREATER THAN 40" AFF TO THE LOWEST REFLECTIVE EDGE AT TYPE A UNITS.
25. EACH UNIT TO CONTAIN HIGH EFFICIENCY STACKED WASHER DRYER COMBO UNIT. U.N.O.

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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Alex Haecker, AIA

Signature:

License #: 48654

Date:

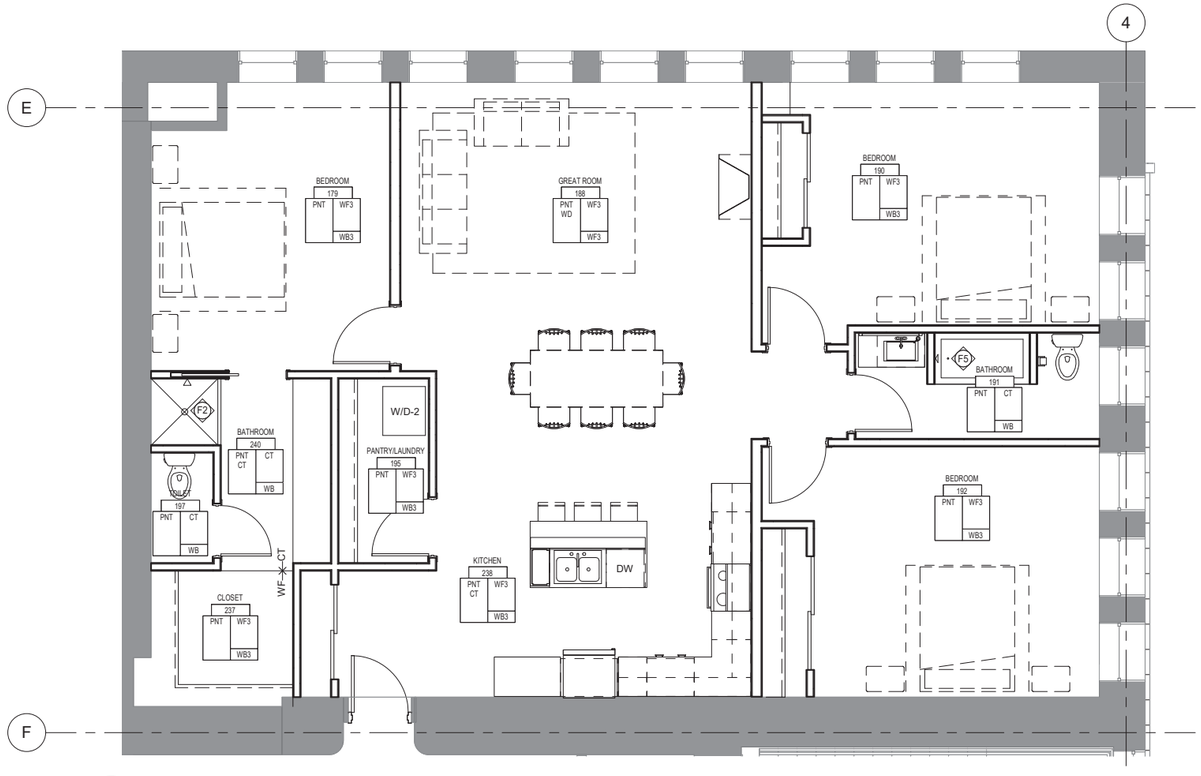
ISSUE	DATE
PART II	01.08.21

1/4" UNIT PLANS & ENLARGED PLANS

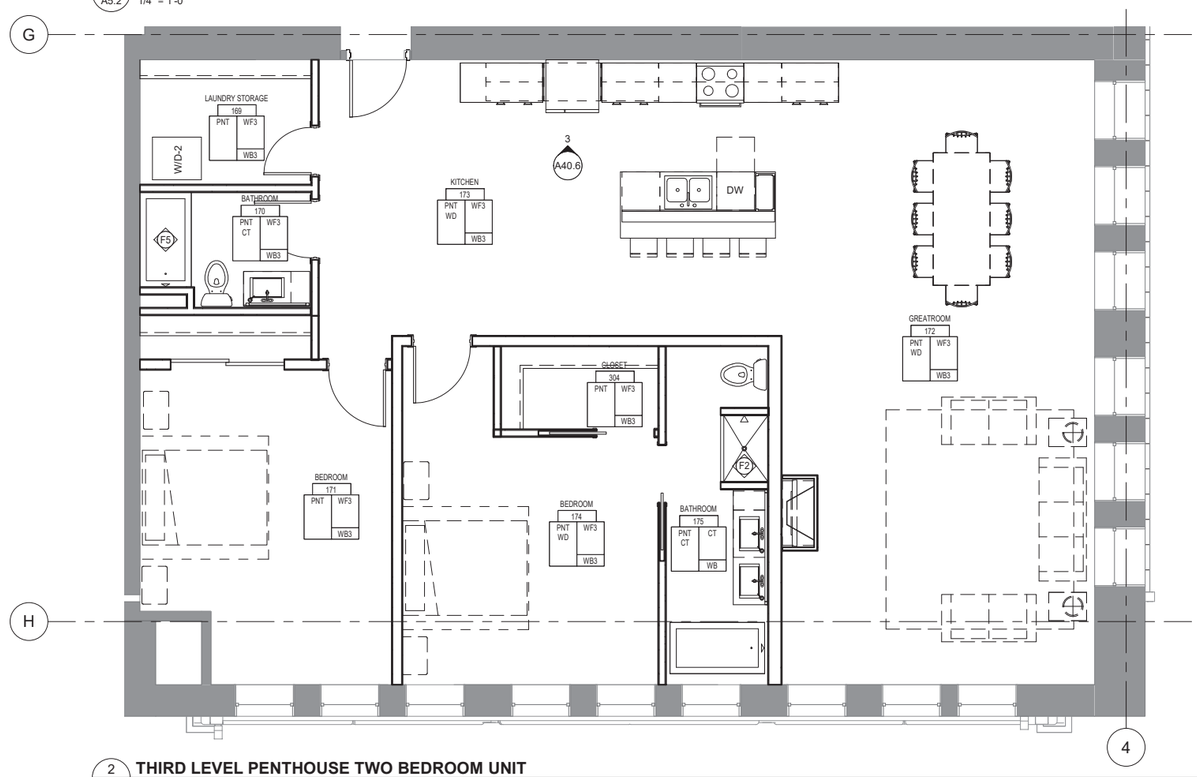
SHEET TITLE

A5.1

SHEET



1 A5.2 **THIRD LEVEL PENTHOUSE THREE BEDROOM UNIT**
1/4" = 1'-0"



2 A5.2 **THIRD LEVEL PENTHOUSE TWO BEDROOM UNIT**
1/4" = 1'-0"

INTERIOR FINISH KEYNOTES

F1	EXISTING WOOD BEADBOARD AND WOOD BASE TO REMAIN. CONTRACTOR TO VERIFY LOCATIONS AND COORDINATE WITH ARCHITECT THE EXTENT THAT THEY NEED TO BE REFINISHED TO ORIGINAL FINISH QUALITY.
F2	BATHROOM SHOWER WALLS TO BE CT1, FLOORS TO BE CT4, BASE TO BE CTB1. ONE ACCENT WALL TO BE CT2.
F3	EXISTING RADIATORS TO REMAIN. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F4	EXISTING CHALKBOARD(S) TO REMAIN. CONTRACTOR TO VERIFY ALL LOCATIONS WITH ARCHITECT. CLEAN AS REQUIRED TO RECEIVE SCHEDULED WALL FINISH.
F5	TUB SURROUND TO BE 70% CT1 AND 30% CT2.
F7	FLOORING TO BE EXISTING GYMNASIUM FLOOR. REFINISH AS NECESSARY LEAVING ALL EXISTING PAINTED GYM MARKINGS.
F11	EXISTING TERRAZO TO REMAIN. CLEAN, PATCH, AND REPAIR AS NEEDED TO RESTORE.
F12	EXISTING VCT OVER CONCRETE. IF EXISTING TERRAZO IS UNCOVERED, CLEAN, PATCH AND REPAIR. IF EXISTING TERRAZO IS NOT PRESENT, FLOOR TO BE POLISHED CONCRETE.
F13	EXISTING MAPLE HARDWOOD FLOORING UNDER CARPET TO REMAIN. BUFF AND COAT AS REQUIRED TO REPAIR TO ORIGNAL STATE.
F14	NEW WALLS TO RECEIVE PNT AND WDB, UNLESS NOTED OTHERWISE.
F15	WET WALL TO BE FULL HEIGHT CT.

SEE 2/A40.6 FOR TYPICAL BATHROOM ELEVATION FINISH MATERIAL QUALITY. REFER TO PLANS FOR CASEWORK SIZES AS THEY VARY.

SEE 3/A40.1 FOR TYPICAL KITCHEN ELEVATION FINISH MATERIAL QUALITY. REFER TO PLANS FOR CASEWORK SIZES AS THEY VARY.

FINISH TAG LEGEND

Room name 101 / WALL FLOOR / BASE	MATERIAL INSTALL DIRECTION
	F1 FINISH KEYNOTE
PT-1 ACCENT WALL FINISH	CT CPT MATERIAL CHANGE LOCATION
EXG WOOD WALL FINISH, MILLWORK, AND/OR BASE TO REMAIN.	

GENERAL NOTES - UNIT PLANS

1. REFER TO T1.1 FOR ARCHITECTURAL ABBREVIATIONS LEGEND.
2. REFER TO XXX FOR ARCHITECTURAL GENERAL NOTES.
3. REFER TO PROJECT SPECIFICATIONS MANUAL FOR COMPLETE PRODUCT SPECIFICATIONS.
4. REFER TO INTERIOR ELEVATION SHEETS FOR ADDITIONAL INFORMATION OF FINISH EXTENTS.
5. ALL EXISTING HISTORIC COMPONENTS TO BE CLEANED AND LEFT IN EXISTING STABILIZED CONDITION INCLUDING THE WOODEN MILLWORK, MASONRY AND CONCRETE WALLS. EXISTING CORRIDOR DOOR OPENINGS TO BE PRESERVED.
6. ALL EXISTING TERRAZZO AND CONCRETE FLOORS TO BE POLISHED AND SEALED. ALL NEW COMPONENTS AND ANY EXISTING NON-HISTORIC COMPONENTS TO BE PAINTED WHITE.
7. ALL GYPSUM BOARD WALLS TO BE PNTX UNLESS NOTED OTHERWISE.
8. ALL LOUVERS VENTS AND GRILLES AND OTHER MISC. MECHANICAL AND ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH THE SURFACE WHICH THEY APPEAR, UNLESS NOTED OTHERWISE.
9. HOLLOW METAL FRAMES TO BE PAINTED PNTX, UNLESS NOTED OTHERWISE.
10. WHEN MORE THAN ONE FINISH IS LISTED IN A ROOM FINISH TAG THE FIRST FINISH LISTED IS THE PRIMARY FINISH, OTHER FINISHES LISTED ARE SPECIFICALLY CALLED OUT AND ARE SHOWN IN ELEVATIONS.
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15. CONTRACTOR TO CUT FLOOR TILE AS REQUIRED TO SLOPE TOWARDS FLOOR DRAINS.
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AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
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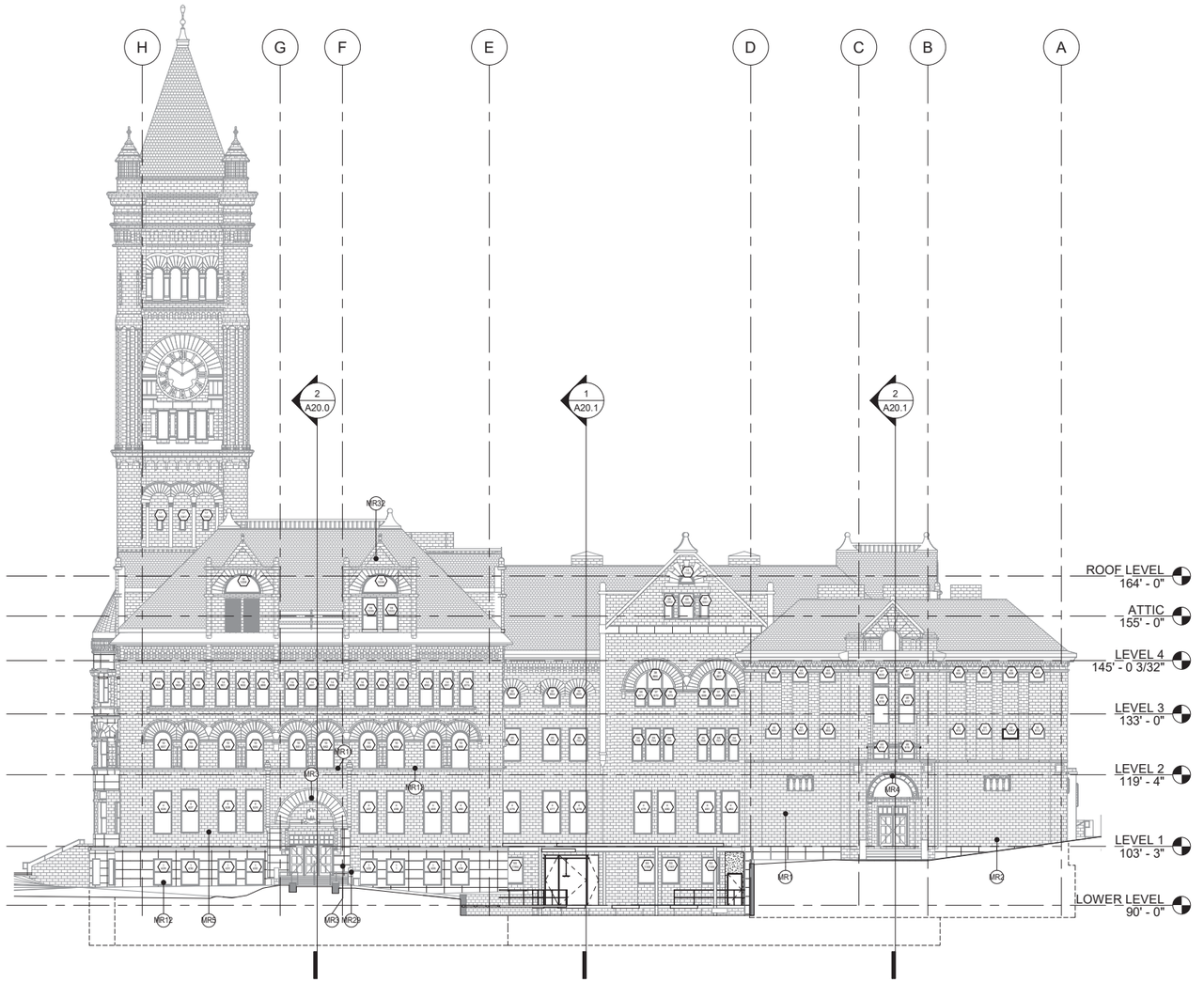
1/4" UNIT PLANS & ENLARGED PLANS

SHEET TITLE

A5.2

SHEET



1 A10.0 **EAST ELEVATION**
1/16" = 1'-0"

MASONRY RESTORATION NOTES

1. THOROUGHLY REVIEW NATIONAL PARK SERVICE PRESERVATION BRIEFS 1, 2, 6, 16 BEFORE ESTABLISHING A WORK PLAN. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.

2. VERIFY EXTENTS OF EACH TYPE OF REPAIR OR RESTORATION BY PRODUCING A CONDITION SURVEY FOR REVIEW BY THE ARCHITECT.

3. PROPOSED DETAILS FOR FACADE RECONSTRUCTION, SUCH AS MULTI WYTHE REBUILD, TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.

4. PAINT ON EXISTING EXTERIOR MASONRY TO BE REMOVED PER APPROVED MOCK-UP.

5. PROVIDE MOCK-UP TEST PANEL OF ALL MASONRY RESTORATION METHODS INCLUDING PROPOSED REPLACEMENT MASONRY, TUCK POINTING, CLEANING, PATCHING, ETC. FOR REVIEW BY ARCHITECT, SHPO, NPS, AND HPC.

6. EXTERIOR LEAD PAINT TO BE REMOVED WITH MEDIA BLASTING. BLASTING METHOD TO CONSIST OF 40 PSI VAPOR PRESSURE BLACK DIAMOND COAL SLAG SLURRY.

7. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.

8, MASONRY CONTRACTOR TO CONFIRM ALL INFORMATION WITH MORE DETAILED INVESTIGATION AND INSPECTION.

9. HISTORIC MORTAR AND MASONRY TO BE ANALYZED BY A QUALIFIED TESTING AGENCY.

10. BASIS OF DESIGN MATERIALS (TO BE SUBMITTED TO SHPO, NPS, AND HPC FOR APPROVAL)
- PATCHING: JAHN M70
- WATER REPELLANT: PROSOCO SURE KLEAN
- SEALANT: TREMCO DYMONIC 100
- STEEL EPOXY: TNEMEC ENDURA SHIELD
- CLEANER: PROSOCO VANA TROL

11. MASONRY RESTORATION KEYNOTES ARE INTENDED TO ESTABLISH AN UNDERSTANDING OF TYPICAL CONDITIONS AND LOCATIONS. THE LOCATIONS AND ITEMS NOTED ARE NOT A COMPREHENSIVE SCOPE OF WORK. VERIFY FINAL SCOPE OF WORK WITH ARCHITECT AND GC.

MASONRY RESTORATION KEYNOTES

MR1	RUNNING CRACK - DETERMINE CAUSE OF CRACKING AND SURFACE PATCH, OR EPOXY PIN BACK SIDE OF STONE.
MR2	REMOVE EXISTING STEEL CRAMP ANCHORS - VERIFY ALL LOCATIONS
MR3	REPAIR SPALLED AND CRACKED STONE
MR4	REPOINT MASONRY WHERE EFFLORESENCE IS VISIBLE, AND DETERMINE SOURCE OF WATER INFILTRATION.
MR5	20% REPOINTING U.N.O. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR11	WATER REPELLENT AT HORIZONTAL MASONRY SURFACES - VERIFY ALL LOCATIONS
MR12	WATER REPELLENT AT MASONRY OPENINGS AT GRADE - VERIFY ALL LOCATIONS
MR13	REPOINT HORIZONTAL JOINTS AT WASH LEDGES, CORNICES, AND SILLS WITH SEALANT - VERIFY ALL LOCATIONS
MR29	REBUILD BALUSTRADE AND CONCRETE STAIRS.
MR32	DORMERS - ADVANCED DETERIORATION; CRACKED MORTAR JOINTS AND DEFLECTING STONES

PHOTOGRAPHS OF TYPICAL EXTERIOR MASONRY CONDITIONS


BALUSTRADE IN POOR CONDITION


DETERIORATING STEEL CAUSING DAMAGE


NOTE SEVERE DETERIORATION AT STONE BASE ON SE LANDING


EFFLORESCENCE AND SPALLING AT ARCH. DEFLECTING STONES AND FAILED MORTAR JOINTS AT WASH PANEL ABOVE, SE ENTRANCE


ADVANCED DETERIORATION AT THE HISTORIC DOWNSPOUT LOCATIONS


TYPICAL RUNNING CRACK


EFFLORESCENCE AND SPALLING AT ARCH. DEFLECTING STONES AND FAILED MORTAR JOINTS AT WASH PANEL ABOVE. NE ENTRANCE

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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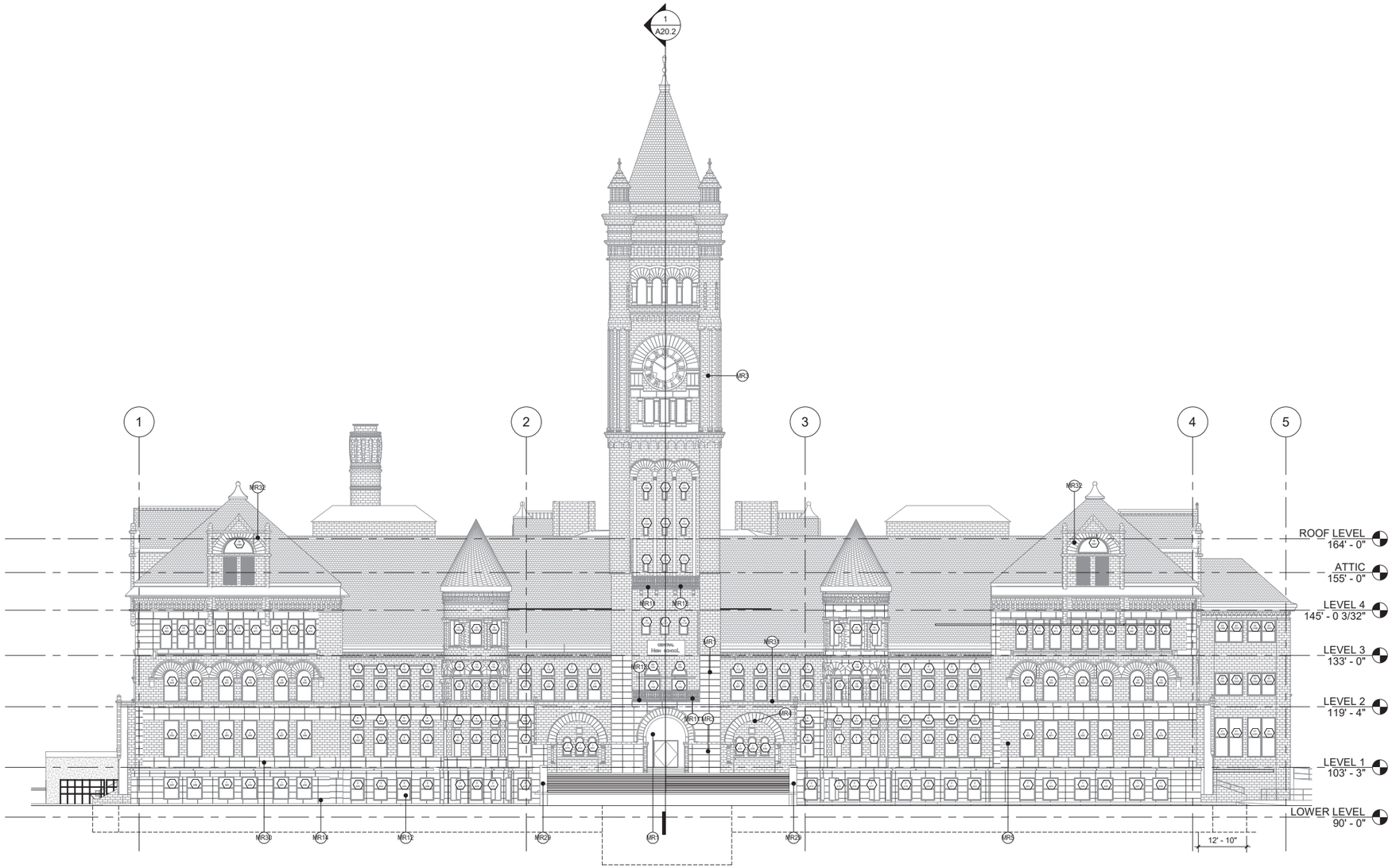
EAST EXTERIOR ELEVATION

SHEET TITLE

A10.0

SHEET



1 A10.1 **SOUTH ELEVATION**
1/16" = 1'-0"

MASONRY RESTORATION NOTES

1. THOROUGHLY REVIEW NATIONAL PARK SERVICE PRESERVATION BRIEFS 1, 2, 6, 16 BEFORE ESTABLISHING A WORK PLAN. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.

2. VERIFY EXTENTS OF EACH TYPE OF REPAIR OR RESTORATION BY PRODUCING A CONDITION SURVEY FOR REVIEW BY THE ARCHITECT.

3. PROPOSED DETAILS FOR FACADE RECONSTRUCTION, SUCH AS MULTI WYTHE REBUILD, TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.

4. PAINT ON EXISTING EXTERIOR MASONRY TO BE REMOVED PER APPROVED MOCK-UP.

5. PROVIDE MOCK-UP TEST PANEL OF ALL MASONRY RESTORATION METHODS INCLUDING PROPOSED REPLACEMENT MASONRY, TUCK POINTING, CLEANING, PATCHING, ETC. FOR REVIEW BY ARCHITECT, SHPO, NPS, AND HPC.

6. EXTERIOR LEAD PAINT TO BE REMOVED WITH MEDIA BLASTING. BLASTING METHOD TO CONSIST OF 40 PSI VAPOR PRESSURE BLACK DIAMOND COAL SLAG SLURRY.

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8, MASONRY CONTRACTOR TO CONFIRM ALL INFORMATION WITH MORE DETAILED INVESTIGATION AND INSPECTION.

9. HISTORIC MORTAR AND MASONRY TO BE ANALYZED BY A QUALIFIED TESTING AGENCY.

10. BASIS OF DESIGN MATERIALS (TO BE SUBMITTED TO SHPO, NPS, AND HPC FOR APPROVAL)
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- SEALANT: TREMCO DYMONIC 100
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- CLEANER: PROSOCO VANA TROL

11. MASONRY RESTORATION KEYNOTES ARE INTENDED TO ESTABLISH AN UNDERSTANDING OF TYPICAL CONDITIONS AND LOCATIONS. THE LOCATIONS AND ITEMS NOTED ARE NOT A COMPREHENSIVE SCOPE OF WORK. VERIFY FINAL SCOPE OF WORK WITH ARCHITECT AND GC.

MASONRY RESTORATION KEYNOTES

MR1	RUNNING CRACK - DETERMINE CAUSE OF CRACKING AND SURFACE PATCH, OR EPOXY PIN BACK SIDE OF STONE.
MR3	REPAIR SPALLED AND CRACKED STONE
MR4	REPOINT MASONRY WHERE EFFLORESENCE IS VISIBLE, AND DETERMINE SOURCE OF WATER INFILTRATION.
MR5	20% REPOINTING U.N.O. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR11	WATER REPELLENT AT HORIZONTAL MASONRY SURFACES - VERIFY ALL LOCATIONS
MR12	WATER REPELLENT AT MASONRY OPENINGS AT GRADE - VERIFY ALL LOCATIONS
MR13	REPOINT HORIZONTAL JOINTS AT WASH LEDGES, CORNICES, AND SILLS WITH SEALANT - VERIFY ALL LOCATIONS
MR14	STONE FOUNDATION WALL - COMPLETE REPOINT EXTERIOR AND INTERIOR
MR29	REBUILD BALUSTRADE AND CONCRETE STAIRS.
MR30	REMOVE STEEL CRAMP ANCHORS
MR31	DEFLECTING STONES - REMOVE AND RESET
MR32	DORMERS - ADVANCED DETERIORATION; CRACKED MORTAR JOINTS AND DEFLECTING STONES

PHOTOGRAPHS OF TYPICAL EXTERIOR MASONRY CONDITIONS


CRACKING, NOTE INAPPROPRIATE PINK MORTAR FOUND THROUGHOUT

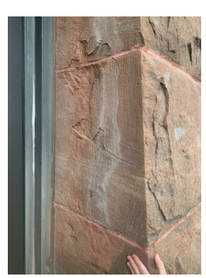

EFFLORESCENCE - EVIDENCE OF PROLONGED MOISTURE


FAILED MORTAR JOINT AND CRACK


EFFLORESCENCE AND SPALLING AT ARCH. DEFLECTING STONES AND FAILED MORTAR JOINTS AT WASH PANEL ABOVE.


BALUSTRADE AND CONC. STAIRS IN POOR CONDITION, SIMILAR BEYOND AT CURVED STAIR AND BALUSTRADE.


IMPROPER MORTAR PATCHING ON WASH PANEL


TYPICAL EFFLORESCENCE AND SPALLING AT MASONRY OPENINGS


ADVANCED DETERIORATION AT THE HISTORIC DOWNSPOUT LOCATIONS

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
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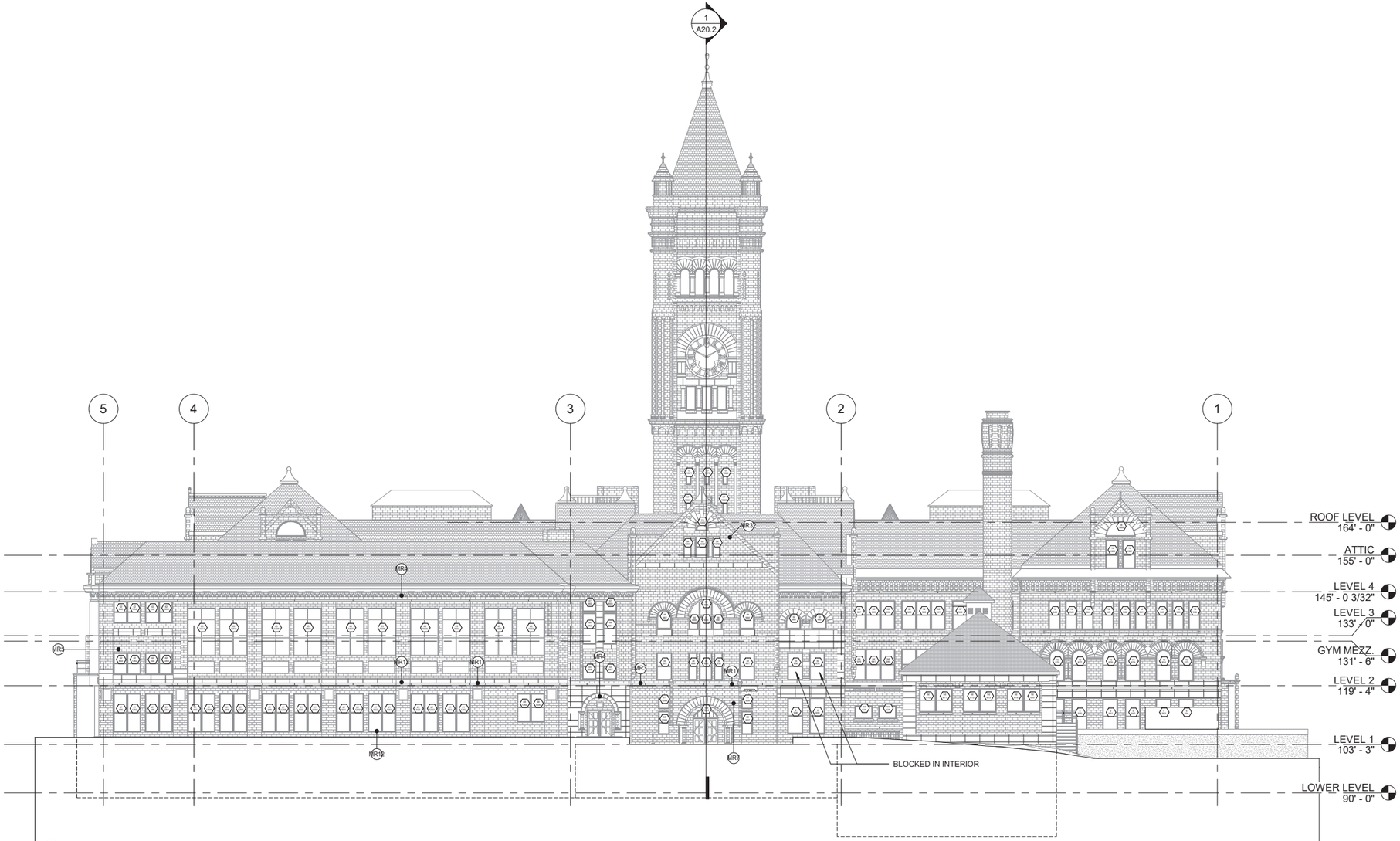
SOUTH EXTERIOR ELEVATION

SHEET TITLE

A10.1

SHEET



1 A10.2 **NORTH ELEVATION**
1/16" = 1'-0"

MASONRY RESTORATION NOTES

1. THOROUGHLY REVIEW NATIONAL PARK SERVICE PRESERVATION BRIEFS 1, 2, 6, 16 BEFORE ESTABLISHING A WORK PLAN. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.

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MASONRY RESTORATION KEYNOTES

MR3	REPAIR SPALLED AND CRACKED STONE
MR4	REPOINT MASONRY WHERE EFFLORESENCE IS VISIBLE, AND DETERMINE SOURCE OF WATER INFILTRATION.
MR5	20% REPOINTING U.N.O. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR7	100% REPOINTING, BOILER CHIMNEY AND OTHER NOTED AREAS. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR11	WATER REPELLENT AT HORIZONTAL MASONRY SURFACES - VERIFY ALL LOCATIONS
MR12	WATER REPELLENT AT MASONRY OPENINGS AT GRADE - VERIFY ALL LOCATIONS
MR13	REPOINT HORIZONTAL JOINTS AT WASH LEDGES, CORNICES, AND SILLS WITH SEALANT - VERIFY ALL LOCATIONS
MR32	DORMERS - ADVANCED DETERIORATION; CRACKED MORTAR JOINTS AND DEFLECTING STONES

PHOTOGRAPHS OF TYPICAL EXTERIOR MASONRY CONDITIONS


FAILED MORTAR JOINTS


NOTE EFFLORESCENCE AT THE UPPER SOFFIT


DIFFERENTIAL SETTLEMENT OF STONE LANDING AND ARCH EFFLORESCENCT AT N. ENTRANCE TO GYM


TYPICAL FAILED MORTAR JOINT


BADLY DETERIORATED MORTAR JOINTS AND DEFLECTING STONES AT TOP OF ARCH, MAIN N. ENTRANCE


ADVANCED DETERIORATION AT THE HISTORIC DOWNSPOUT LOCATIONS


EFFLORESENCE AT CORNICE LIKELY DUE TO ROOF LEAKAGE AND TYPICAL BRICK FACADE

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
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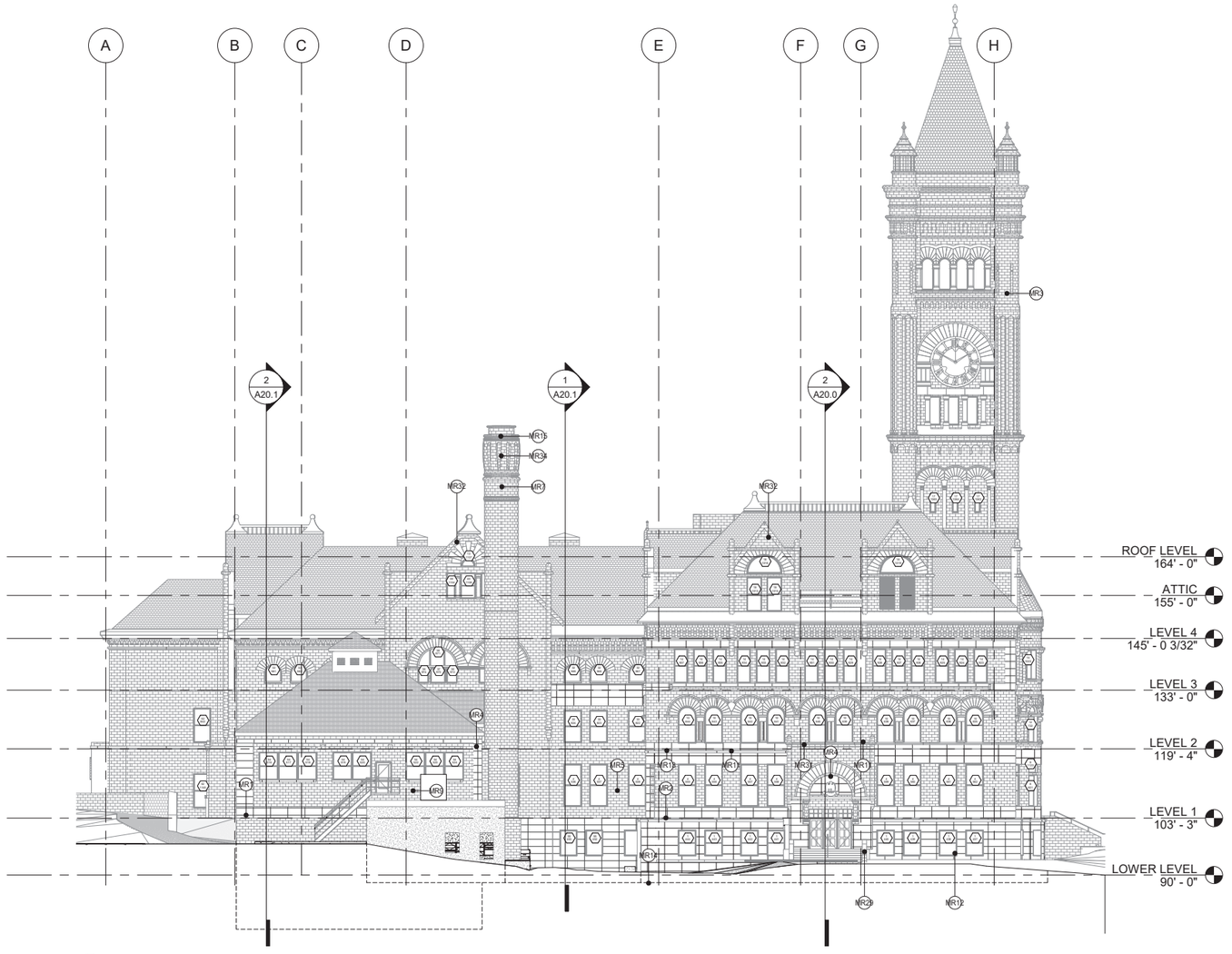
NORTH EXTERIOR ELEVATION

SHEET TITLE

A10.2

SHEET



1 A10.3 **WEST ELEVATION**
1/16" = 1'-0"

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6. EXTERIOR LEAD PAINT TO BE REMOVED WITH MEDIA BLASTING. BLASTING METHOD TO CONSIST OF 40 PSI VAPOR PRESSURE BLACK DIAMOND COAL SLAG SLURRY.

7. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.

8, MASONRY CONTRACTOR TO CONFIRM ALL INFORMATION WITH MORE DETAILED INVESTIGATION AND INSPECTION.

9. HISTORIC MORTAR AND MASONRY TO BE ANALYZED BY A QUALIFIED TESTING AGENCY.

10. BASIS OF DESIGN MATERIALS (TO BE SUBMITTED TO SHPO, NPS, AND HPC FOR APPROVAL)
- PATCHING: JAHN M70
- WATER REPELLANT: PROSOCO SURE KLEAN
- SEALANT: TREMCO DYMONIC 100
- STEEL EPOXY: TNEMEC ENDURA SHIELD
- CLEANER: PROSOCO VANA TROL

11. MASONRY RESTORATION KEYNOTES ARE INTENDED TO ESTABLISH AN UNDERSTANDING OF TYPICAL CONDITIONS AND LOCATIONS. THE LOCATIONS AND ITEMS NOTED ARE NOT A COMPREHENSIVE SCOPE OF WORK. VERIFY FINAL SCOPE OF WORK WITH ARCHITECT AND GC.

MASONRY RESTORATION KEYNOTES

MR1	RUNNING CRACK - DETERMINE CAUSE OF CRACKING AND SURFACE PATCH, OR EPOXY PIN BACK SIDE OF STONE.
MR2	REMOVE EXISTING STEEL CRAMP ANCHORS - VERIFY ALL LOCATIONS
MR3	REPAIR SPALLED AND CRACKED STONE
MR4	REPOINT MASONRY WHERE EFFLORESENCE IS VISIBLE, AND DETERMINE SOURCE OF WATER INFILTRATION.
MR5	20% REPOINTING U.N.O. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR7	100% REPOINTING, BOILER CHIMNEY AND OTHER NOTED AREAS. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR9	20% - 25% REPOINTING OF FACE BRICK, MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR11	WATER REPELLENT AT HORIZONTAL MASONRY SURFACES - VERIFY ALL LOCATIONS
MR12	WATER REPELLENT AT MASONRY OPENINGS AT GRADE - VERIFY ALL LOCATIONS
MR13	REPOINT HORIZONTAL JOINTS AT WASH LEDGES, CORNICES, AND SILLS WITH SEALANT - VERIFY ALL LOCATIONS
MR14	STONE FOUNDATION WALL - COMPLETE REPOINT EXTERIOR AND INTERIOR
MR15	BOILER HOUSE CHIMNEY TO BE EVALUATED BY STRUCTURAL ENGINEER
MR29	REBUILD BALUSTRADE AND CONCRETE STAIRS.
MR31	DEFLECTING STONES - REMOVE AND RESET
MR32	DORMERS - ADVANCED DETERIORATION; CRACKED MORTAR JOINTS AND DEFLECTING STONES
MR34	BOILER CHIMNEY - REBUILD TOP DOWN TO SOUND MASONRY. INSPECT INTERIOR FOR DAMAGE.

PHOTOGRAPHS OF TYPICAL EXTERIOR MASONRY CONDITIONS

BALUSTRADE IN POOR CONDITION

EFFLORESCENCE AND SPALLING AT ARCH. DEFLECTING STONES AND FAILED MORTAR JOINTS AT WASH PANEL ABOVE.

CRACKING AND SPALLING AT WASH LEDGE

BASE OF CHIMNEY, EVIDENCE OF WATER INFILTRATION, FAILED MORTAR JOINTS, AND DAMAGED STONE.

RUNNING CRACK AND FAILED MORTAR JOINTS AT BOILER HOUSE

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT
STRUCTURAL ENGINEER
CIVIL/LA ENGINEER
MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

KEY PLAN

PLAN NORTH

TRUE NORTH

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Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

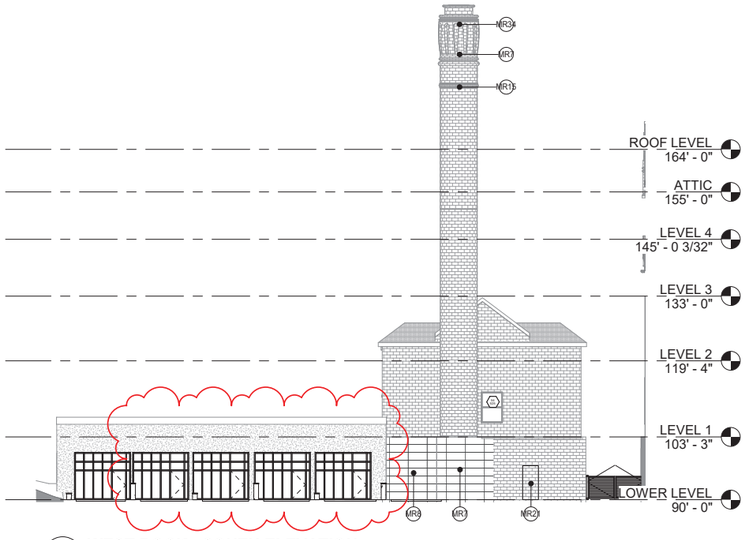
ISSUE	DATE
PART II	01.08.21

WEST EXTERIOR ELEVATION

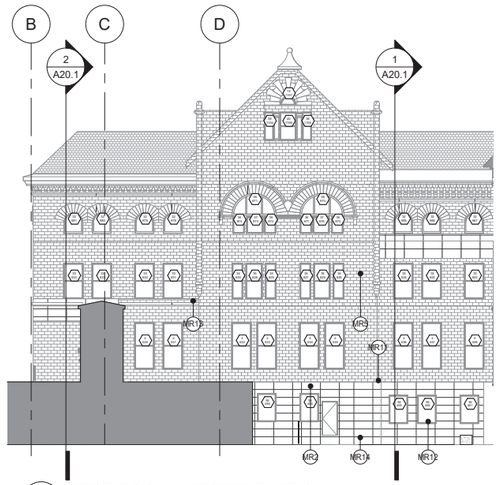
SHEET TITLE

A10.3

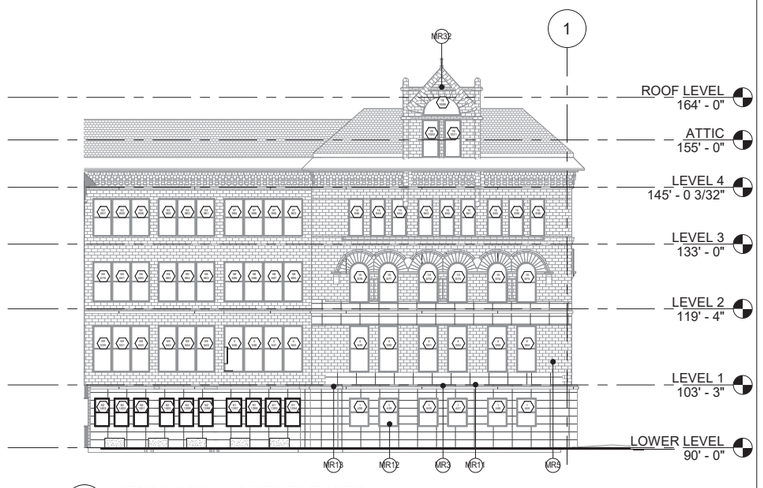
SHEET



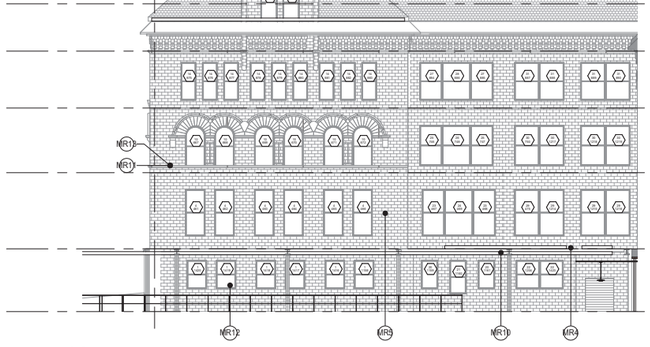
3 A10.4 **WEST DOCK - SOUTH ELEVATION**
1/16" = 1'-0"



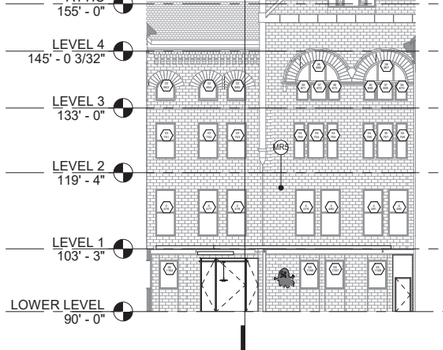
1 A10.4 **WEST DOCK - WEST ELEVATION**
1/16" = 1'-0"



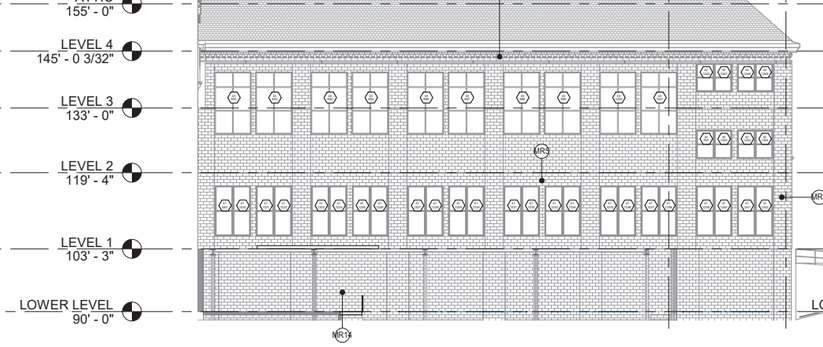
2 A10.4 **WEST DOCK - NORTH ELEVATION**
1/16" = 1'-0"



4 A10.4 **EAST DOCK - NORTH ELEVATION**
1/16" = 1'-0"



6 A10.4 **EAST DOCK - EAST ELEVATION**
1/16" = 1'-0"



5 A10.4 **EAST DOCK - SOUTH ELEVATION**
1/16" = 1'-0"

MASONRY RESTORATION NOTES

1. THOROUGHLY REVIEW NATIONAL PARK SERVICE PRESERVATION BRIEFS 1, 2, 6, 16 BEFORE ESTABLISHING A WORK PLAN. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.

2. VERIFY EXTENTS OF EACH TYPE OF REPAIR OR RESTORATION BY PRODUCING A CONDITION SURVEY FOR REVIEW BY THE ARCHITECT.

3. PROPOSED DETAILS FOR FACADE RECONSTRUCTION, SUCH AS MULTI WYTHE REBUILD, TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.

4. PAINT ON EXISTING EXTERIOR MASONRY TO BE REMOVED PER APPROVED MOCK-UP.

5. PROVIDE MOCK-UP TEST PANEL OF ALL MASONRY RESTORATION METHODS INCLUDING PROPOSED REPLACEMENT MASONRY, TUCK POINTING, CLEANING, PATCHING, ETC. FOR REVIEW BY ARCHITECT, SHPO, NPS, AND HPC.

6. EXTERIOR LEAD PAINT TO BE REMOVED WITH MEDIA BLASTING. BLASTING METHOD TO CONSIST OF 40 PSI VAPOR PRESSURE BLACK DIAMOND COAL SLAG SLURRY.

7. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.

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- CLEANER: PROSOCO VANA TROL

11. MASONRY RESTORATION KEYNOTES ARE INTENDED TO ESTABLISH AN UNDERSTANDING OF TYPICAL CONDITIONS AND LOCATIONS. THE LOCATIONS AND ITEMS NOTED ARE NOT A COMPREHENSIVE SCOPE OF WORK. VERIFY FINAL SCOPE OF WORK WITH ARCHITECT AND GC.

MASONRY RESTORATION KEYNOTES

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MR2	REMOVE EXISTING STEEL CRAMP ANCHORS - VERIFY ALL LOCATIONS
MR3	REPAIR SPALLED AND CRACKED STONE
MR4	REPOINT MASONRY WHERE EFFLORESENCE IS VISIBLE, AND DETERMINE SOURCE OF WATER INFILTRATION.
MR5	20% REPOINTING U.N.O. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR7	100% REPOINTING, BOILER CHIMNEY AND OTHER NOTED AREAS. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR8	60% REPOINTING AT BOILER HOUSE BASEMENT WALLS. MATCH HISTORIC PROFILE, VERIFY WITH ARCHITECT.
MR10	CLEAN WITH GENTLEST MEANS POSSIBLE
MR11	WATER REPELLENT AT HORIZONTAL MASONRY SURFACES - VERIFY ALL LOCATIONS
MR12	WATER REPELLENT AT MASONRY OPENINGS AT GRADE - VERIFY ALL LOCATIONS
MR13	REPOINT HORIZONTAL JOINTS AT WASH LEDGES, CORNICES, AND SILLS WITH SEALANT - VERIFY ALL LOCATIONS
MR14	STONE FOUNDATION WALL - COMPLETE REPOINT EXTERIOR AND INTERIOR
MR15	BOILER HOUSE CHIMNEY TO BE EVALUATED BY STRUCTURAL ENGINEER
MR21	BRICK INFILL MATCH EXISTING
MR32	DORMERS - ADVANCED DETERIORATION; CRACKED MORTAR JOINTS AND DEFLECTING STONES
MR34	BOILER CHIMNEY - REBUILD TOP DOWN TO SOUND MASONRY. INSPECT INTERIOR FOR DAMAGE.

PHOTOGRAPHS OF TYPICAL EXTERIOR MASONRY CONDITIONS

BOILER CHIMNEY - DETERIORATED MORTAR JOINTS ESPECIALLY ON THE HORIZONTAL SURFACES OF THE WASH PANEL

STEEL ANCHORS CAUSING CRACKING AND SPALLING IN WEST DOCK.

FOUNDATION WALL IN BOILER ROOM

IDENTIFY GENERAL NATURE AND SOURCE OF HEAVY SOILING IN WEST DOCK.

FOUNDATION WALL UNDER GYMNASIUM ON BEDROCK IN EAST DOCK

BOILER HOUSE CHIMNEY, NOTE RESILIENT TREE

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

KEY PLAN

PLAN NORTH

TRUE NORTH

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Name:

Alex Haecker, AIA

Signature:

License #: 48654

Date:

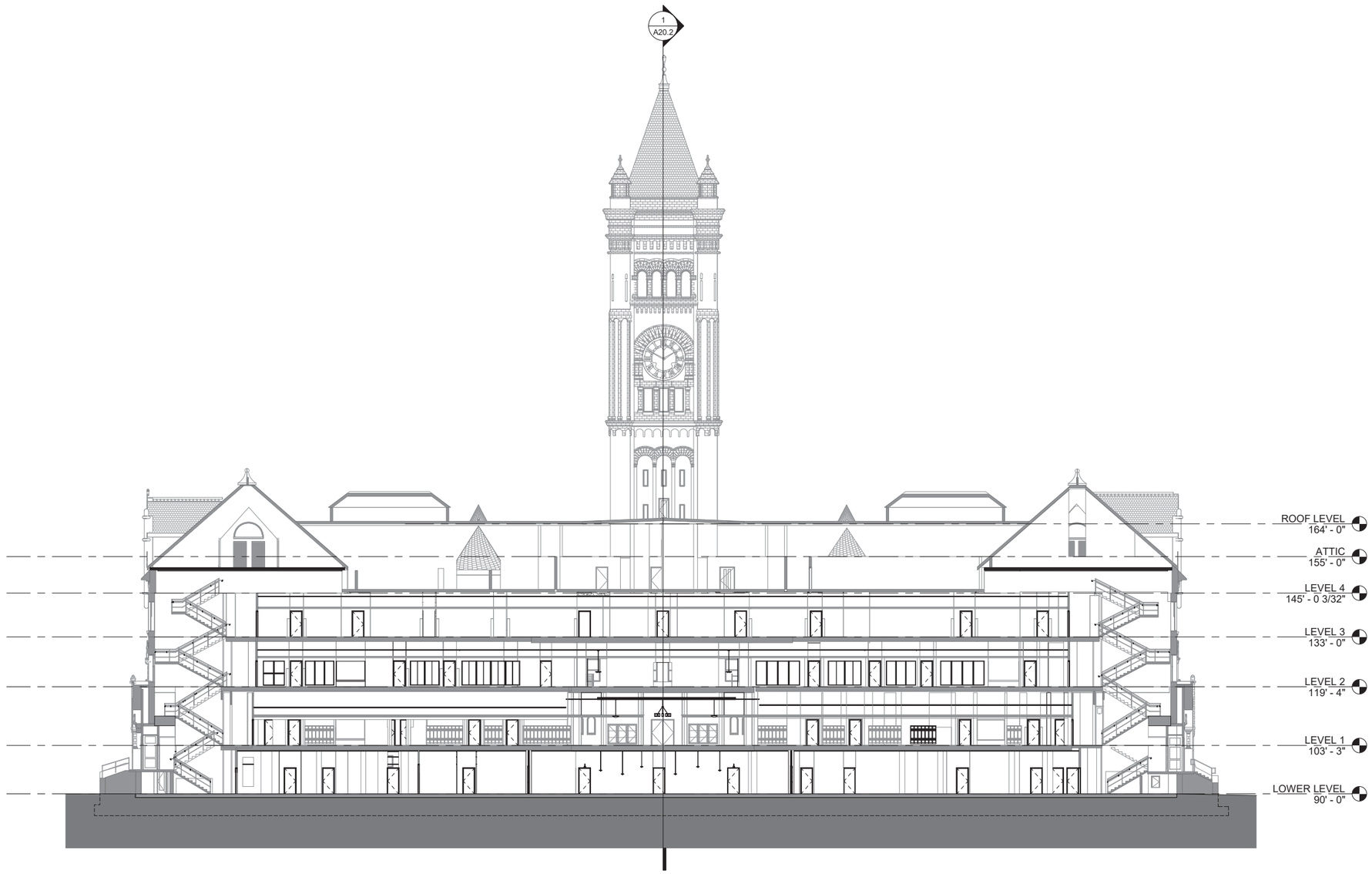
ISSUE	DATE
PART II	01.08.21

DOCK ELEVATIONS

SHEET TITLE

A10.4

SHEET



2 A20.0 **E/W SECTION LOOKING SOUTH**
1/16" = 1'-0"

Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

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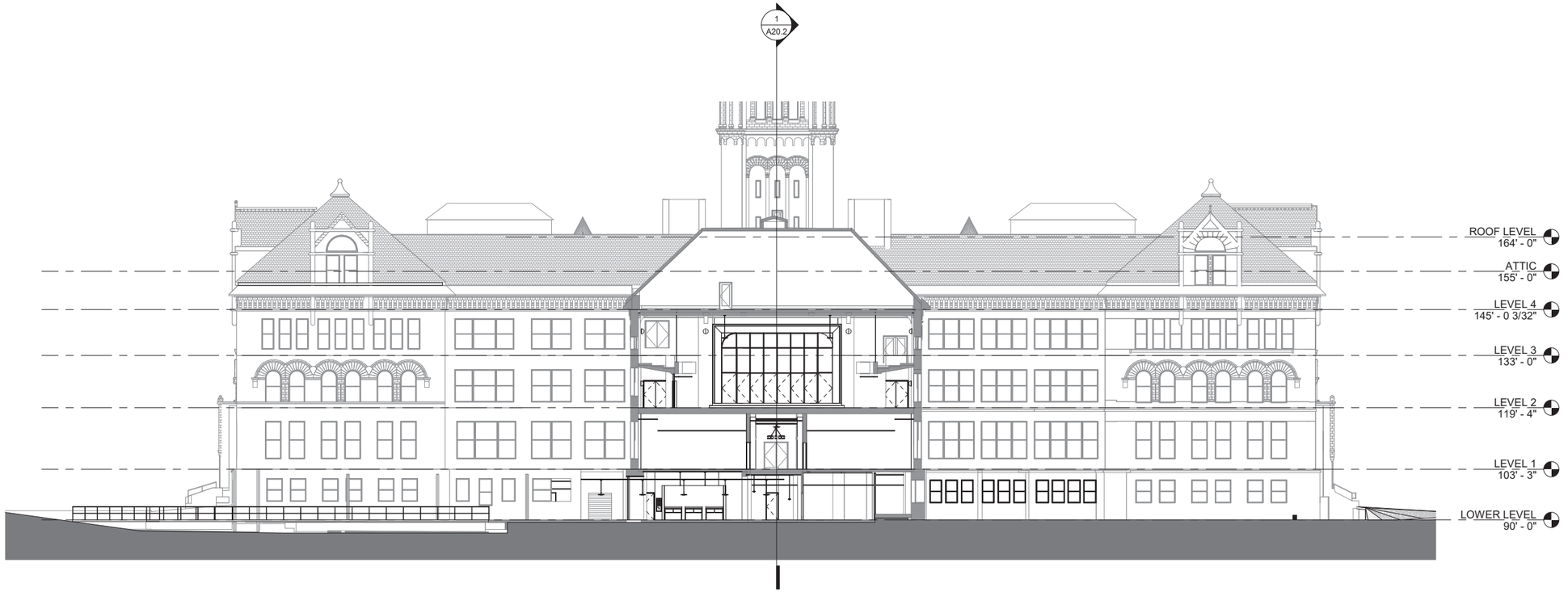
BUILDING SECTIONS

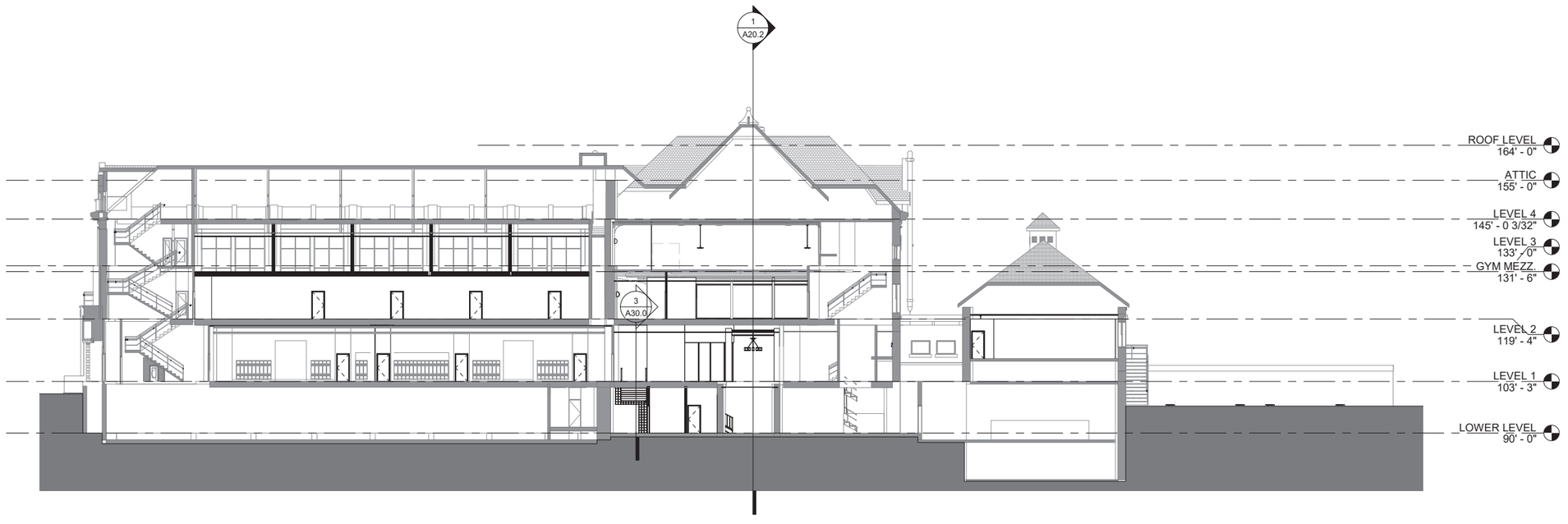
SHEET TITLE

A20.0

SHEET



1 A20.1 **E/W SECTION LOOKING SOUTH_1**
1/16" = 1'-0"



2 A20.1 **E/W SECTION LOOKING SOUTH_2**
1/16" = 1'-0"

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S. DULUTH, MN

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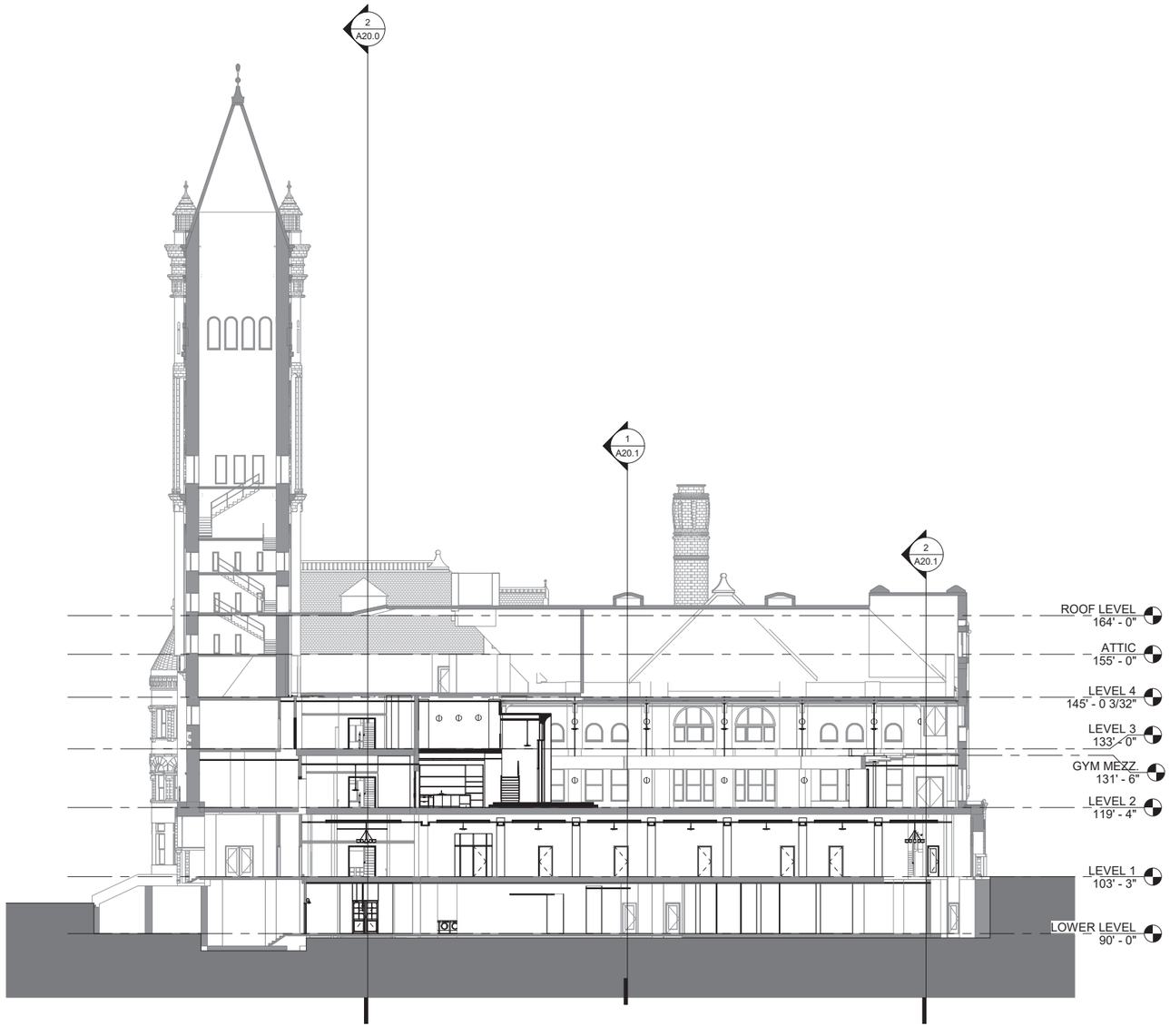
BUILDING SECTIONS

SHEET TITLE

A20.1

SHEET



1 / A20.2 **N-S SECTION LOOKING WEST_1**

1/16" = 1'-0"

AWH

Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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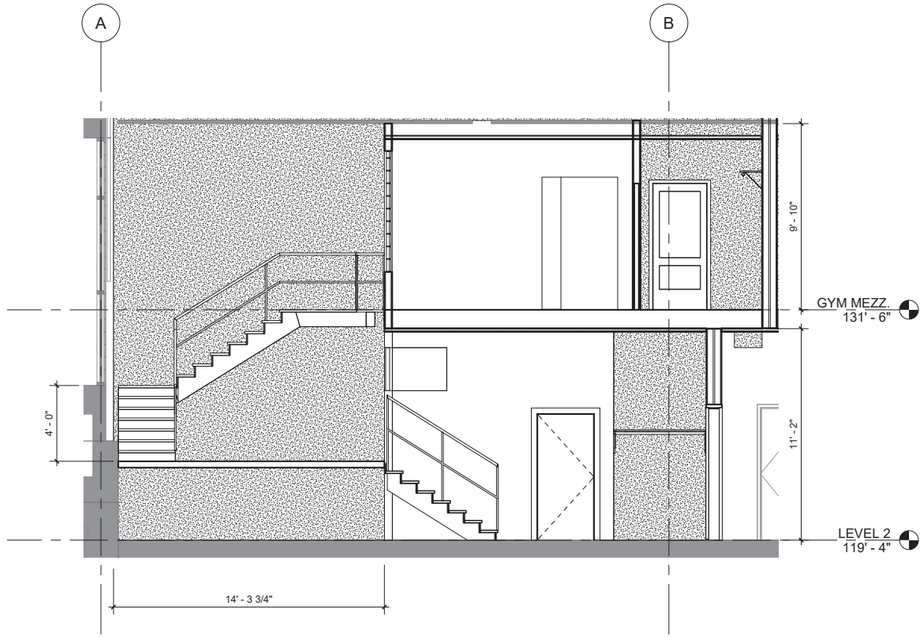
BUILDING SECTIONS

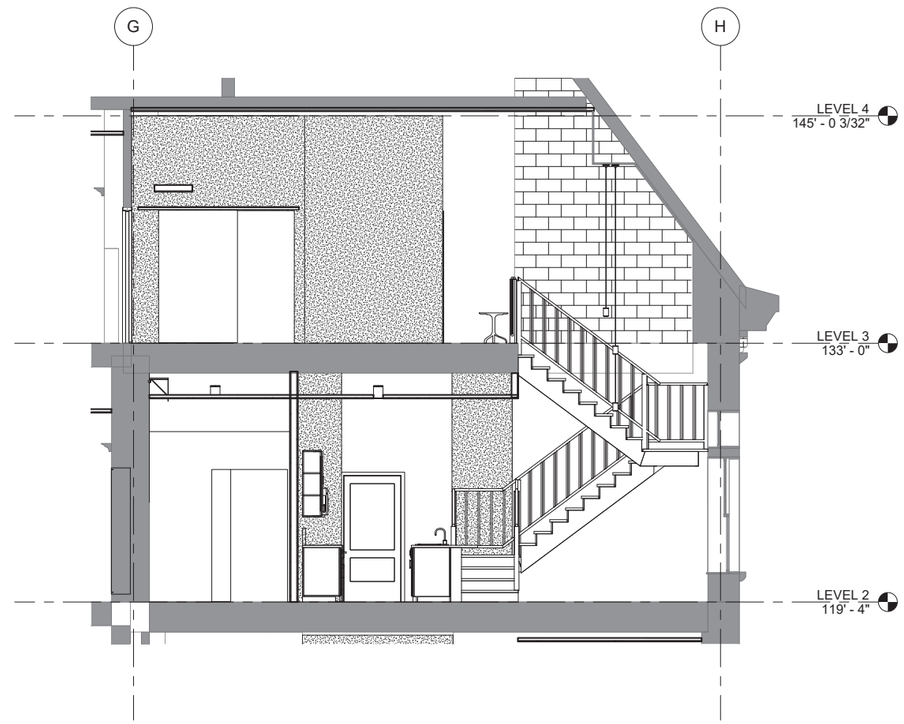
SHEET TITLE

A20.2

SHEET



1 A21.0 **N/S SECTION LOOKING EAST - GYM MEZZANINE**
1/4" = 1'-0"



2 A21.0 **N/S SECTION LOOKING WEST - PENTHOUSE MEZZANINE**
1/4" = 1'-0"

Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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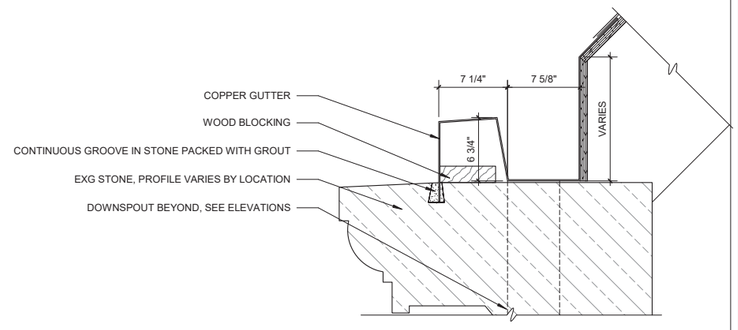
ENLARGED SECTIONS

SHEET TITLE

A21.0

SHEET



1 A25.0 **GUTTER DETAIL**
1 1/2" = 1'-0"

Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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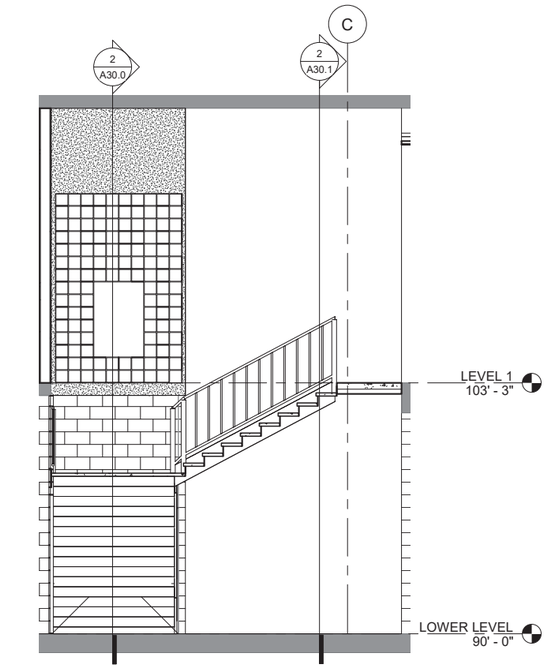
EXTERIOR DETAILS

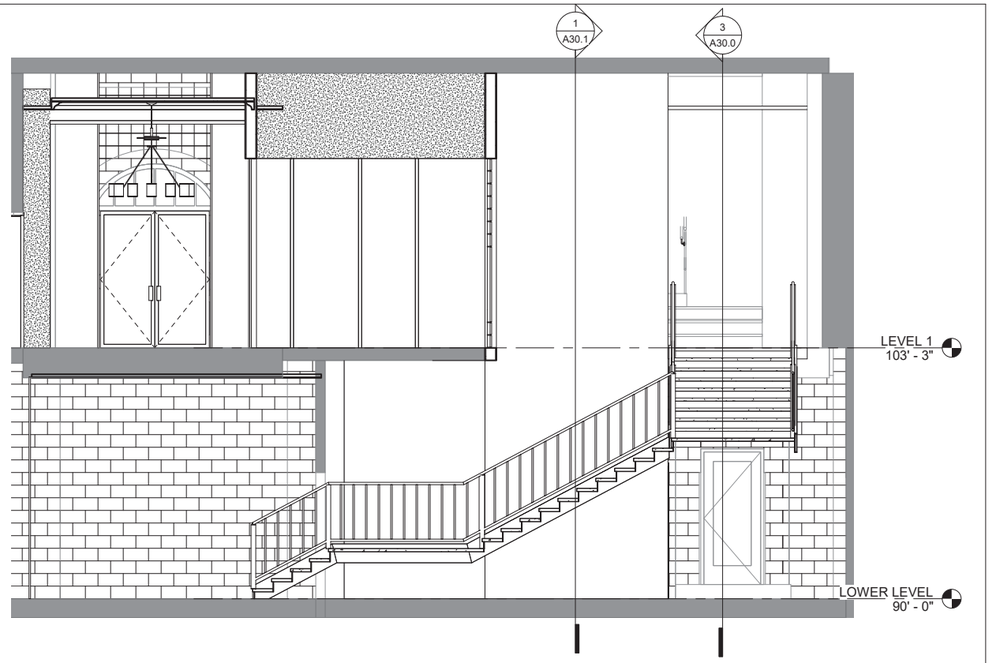
SHEET TITLE

A25.0

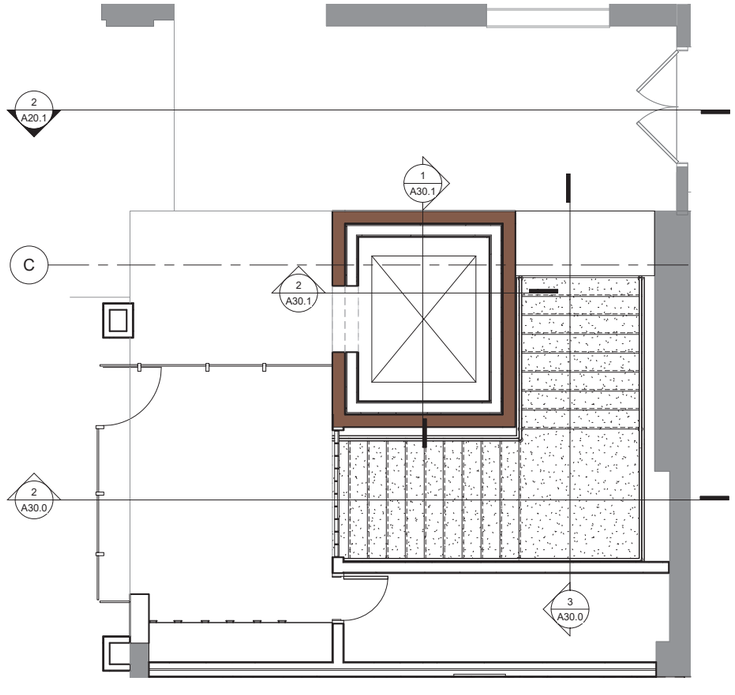
SHEET



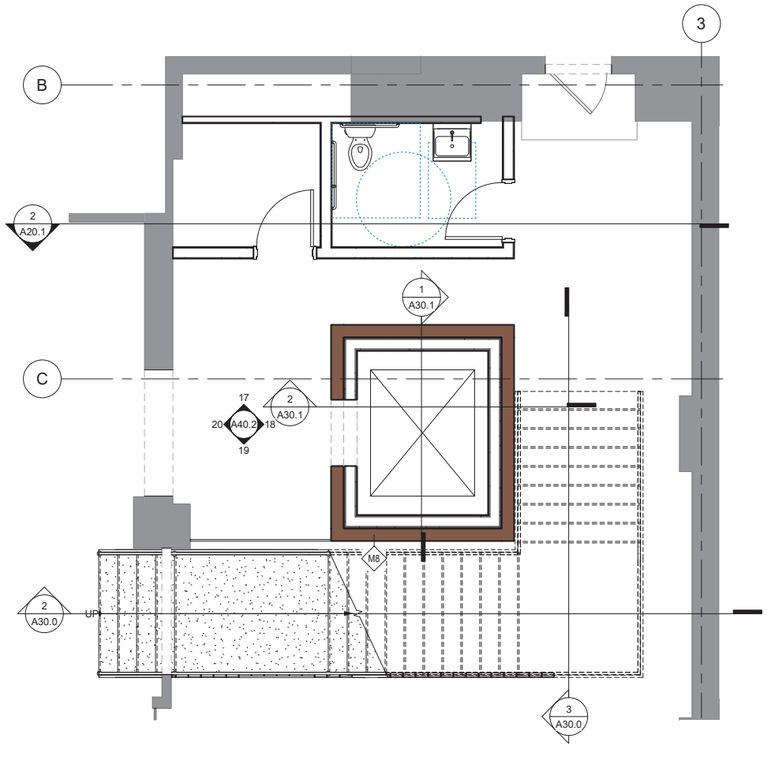
3 A30.0 **LL STAIR N/S SECTION**
1/4" = 1'-0"



2 A30.0 **LL STAIR E/W SECTION**
1/4" = 1'-0"



4 A30.0 **L01 STAIR AND ELEV - ENLARGED PLAN**
1/4" = 1'-0"



1 A30.0 **LL STAIR AND ELEV - ENLARGED PLAN**
1/4" = 1'-0"

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

N

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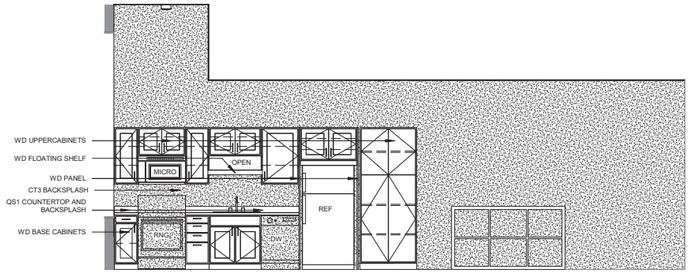
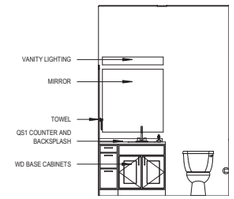
ELEVATOR & STAIR PLANS, SECTIONS, & DETAILS
SHEET TITLE

A30.0
SHEET



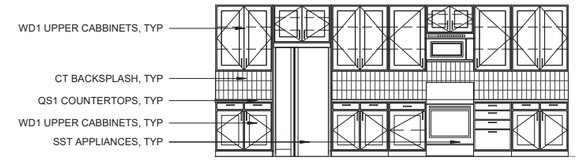
1 A40.6 **TYPICAL UNIT KITCHEN ELEVATION**

1/4" = 1'-0"



2 A40.6 **UNIT TYPICAL BATHROOM**

1/4" = 1'-0"



3 A40.6 **TYPICAL PENTHOUSE KITCHEN**

1/4" = 1'-0"

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

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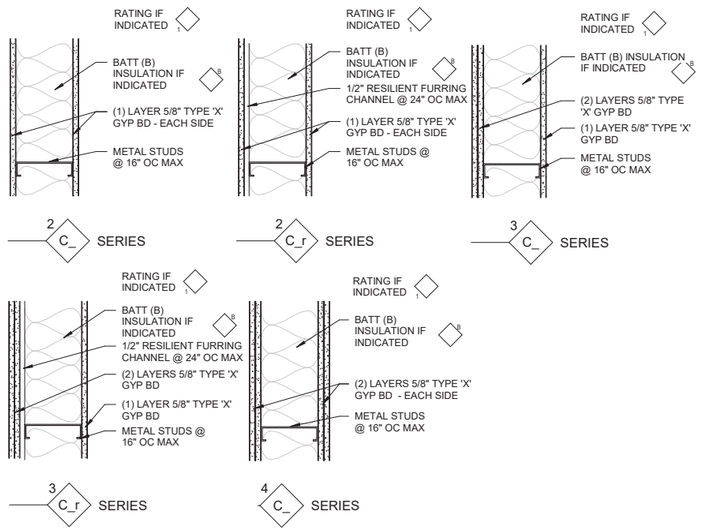
INTERIOR ELEVATIONS - UNITS

SHEET TITLE

A40.6

SHEET

METAL STUD INTERIOR PARTITIONS (NON-COMBUSTIBLE)

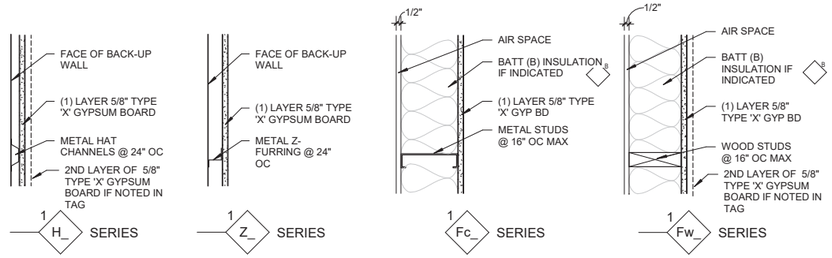


WALL TYPE	WALL WIDTH	STUD WIDTH	MAX RATING	CONSTRUCTION ASSEMBLY TEST	IF INSULATED ("B" NOTATION)		
					STC	TEST W/O BATT	TEST WITH BATT
2 C1	2 7/8"	1 5/8"	1 HR	GA WP 1340	35-39	RAL 64-244	RAL 64-244
2 C2	3 3/4"	2 1/2"	1 HR	GA WP 1548	35-39/50-54	RAL 64-244	WHI-218-1
2 C3	4 7/8"	3 5/8"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
2 C3r	5 3/8"	3 5/8"	1 HR	UL #U465 **	50 MIN	N/A	TL 90-344
2 C6	7 1/4"	6"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
2 C6r	7 3/4"	6"	1 HR	UL #U465 **	50 MIN	N/A	TL 90-344
2 C8	9 1/4"	8"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
2 C8r	9 3/4"	8"	1 HR	UL #U465 **	50 MIN	N/A	TL 90-344
3 C3	5 1/2"	3 5/8"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
3 C3r	6"	3 5/8"	1 HR	UL #U465 **	50-54	N/A	NRCC 817-NV
3 C6	7 7/8"	6"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
3 C6r	8 3/8"	6"	1 HR	UL #U465 **	50-54	N/A	NRCC 817-NV
3 C8	9 7/8"	8"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
3 C8r	10 3/8"	8"	1 HR	UL #U465 **	50-54	N/A	NRCC 817-NV
4 C1	4 1/8"	1 5/8"	1 HR	GA WP 1340	35-39	RAL 64-244	RAL 64-244
4 C2	5"	2 1/2"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C3	6 1/8"	3 5/8"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C3r	6 5/8"	3 5/8"	2 HR	UL #U454	60	N/A	RAL TL 87-154
4 C6	8 1/2"	6"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C6r	9"	6"	2 HR	UL #U454	60	N/A	RAL TL 87-154
4 C8	10 1/2"	8"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
4 C8r	10 1/2"	8"	2 HR	UL #U454	60	N/A	RAL TL 87-154

Note: Some of the Wall Types listed above may not be used in this project

** UL U#465 is a proprietary fire rating and requires specific brands and manufacturers for all components, verify with specification.

FURRING WALLS (NON-COMBUSTIBLE)



WALL TYPE	WALL WIDTH	STUD WIDTH
1 H1	1 1/2"	7/8"
1 H1S	2 3/4"	1 1/2"
2 H1	2 1/8"	7/8"
2 H1S	2 1/8"	1 1/2"

Note: Some of the Wall Types listed above may not be used in this project

WALL TYPE	WALL WIDTH	STUD WIDTH
1 Z1	1 5/8"	1"
1 Z1S	2 1/8"	1 1/2"
1 Z2	2 5/8"	2"
1 Z2S	3 1/8"	2 1/2"

Note: Some of the Wall Types listed above may not be used in this project

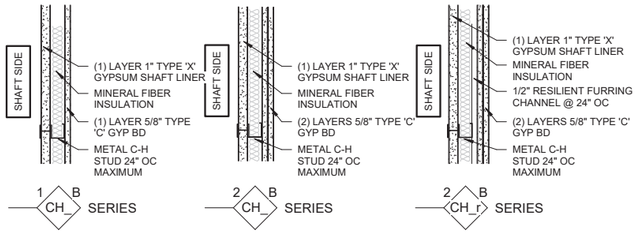
WALL TYPE	WALL WIDTH	STUD WIDTH
1 Fc1	2 1/4"	1 5/8"
1 Fc2	3 1/8"	2 1/2"
1 Fc3	4 1/4"	3 5/8"

Note: Some of the Wall Types listed above may not be used in this project

WALL TYPE	WALL WIDTH	STUD WIDTH
1 Fw1	1 3/8"	3/4"
1 Fw2	2 1/8"	1 1/2"
1 Fw4	4 1/8"	3 1/2"
2 Fw2	2 3/4"	1 1/2"

Note: Some of the Wall Types listed above may not be used in this project

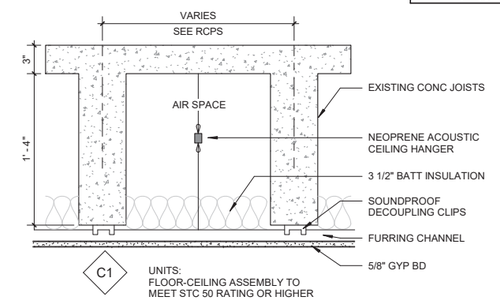
SHAFT INTERIOR PARTITIONS (NON-COMBUSTIBLE) - PROPRIETARY

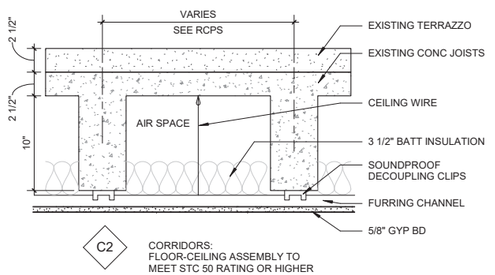


WALL TYPE	WALL WIDTH	STUD WIDTH	MAX RATING	CONSTRUCTION ASSEMBLY TEST		
					STC	TEST WITH BATT
1 CH2 B	3 1/8"	2 1/2"	1 HR	GA WP 7008 (BW)	35-39	ESTIMATED BY GA
1 CH4 B	4 5/8"	4"	1 HR	UL #U469 OR GA WP 7008	35-39	ESTIMATED BY GA
1 CH6 B	6 5/8"	6"	1 HR	UL #U469 OR GA WP 7008	35-39	ESTIMATED BY GA
2 CH2 B	3 3/4"	2 1/2"	2 HR	UL#415-SYSTEM B	45-49	RAL-OT-04-022
2 CH4 B	5 1/4"	4"	2 HR	UL#415-SYSTEM B	45-49	RAL-OT-04-019
2 CH6 B	7 1/4"	6"	2 HR	UL#415-SYSTEM B	45-49	RAL-OT-04-019
2 CH2 B	4 1/4"	2 1/2"	2 HR	UL#415-SYSTEM F	50-54	(BASED ON USG-040909)
2 CH4 B	5 3/4"	4"	2 HR	UL#415-SYSTEM F	50-54	(BASED ON RAL-OT-04-019)
2 CH6 B	7 3/4"	6"	2 HR	UL#415-SYSTEM F	50-54	(BASED ON RAL-OT-04-019)

Note: Some of the Wall Types listed above may not be used in this project

ACOUSTIC CEILINGS

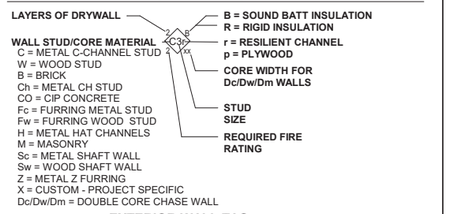




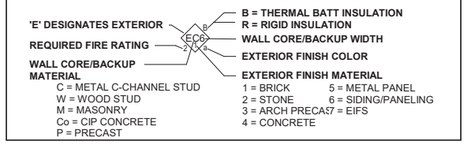
WALL TYPE GENERAL NOTES

1. ALL WALL TYPES IN CHARTS MAY NOT BE USED IN THIS PROJECT - SEE FLOOR AND ENLARGED PLANS.
2. THE FIRE RESISTIVE RATINGS AND RATING REQUIREMENTS ILLUSTRATED ON THE WALL TYPES ARE TO BE APPLIED TO WALLS REQUIRED TO BE FIRE RESISTIVE BY THE BUILDING CODE AS ILLUSTRATED ON THE WALL TAG AND CODE PLANS. NOT ALL WALLS INDICATED ON THE WALL TYPES ARE NECESSARILY REQUIRED TO BE FIRE RESISTIVE RATED WALLS.
3. "UL" INDICATES "UNDERWRITERS LABORATORIES".
4. "GA" REFERS TO THE GYPSUM ASSOCIATIONS FIRE RESISTANCE DESIGN MANUAL.
5. FOR ADDITIONAL INFORMATION ON FIRE RATED WOOD WALLS REFER TO BOCA RESEARCH REPORT #87-85.
6. AT WALLS ABUTTING SHOWERS OR BATH TUBS AN ADDITIONAL LAYER OF 5/8" TYPE "X" WATER RESISTANT GYP. BD. SHALL BE INSTALLED.
7. INSTALL FIREBLOCKS AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS @ 10'-0" OC MAX.
8. ALL PLUMBING PIPES IN WALLS AND CEILINGS TO BE FULLY ENCLOSED WITH GLASS FIBER BATTS.
9. AT UNIT WALLS WITH THREE (3) LAYERS OF GYPBD, 2 LAYERS ARE ON THE UNIT SIDE AND ONE (1) LAYER IS ON THE CORRIDOR SIDE OVER RESILIENT CHANNEL.
10. SEE SHEET AXX.X FOR FIRE STOP DETAILS AT PIPE PENETRATIONS.

INTERIOR WALL TAG



EXTERIOR WALL TAG



AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT
STRUCTURAL ENGINEER
CIVIL/LA ENGINEER
MEP

ZENITH D.C.H.S. DULUTH, MN

PART II

KEY PLAN

PLAN NORTH / TRUE NORTH

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.

Name:

Alex Haecker, AIA

Signature:

License #: 48654

Date:

ISSUE	DATE
PART II	01.08.21

WALL TYPES

SHEET TITLE

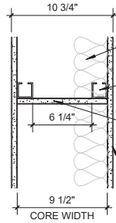
A50.0

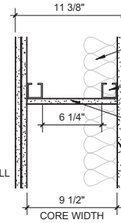
SHEET

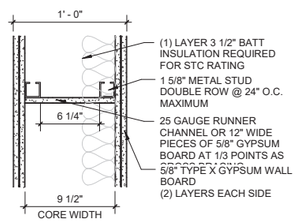
DOUBLE METAL STUD INTERIOR PARTITIONS (NON-COMBUSTIBLE)

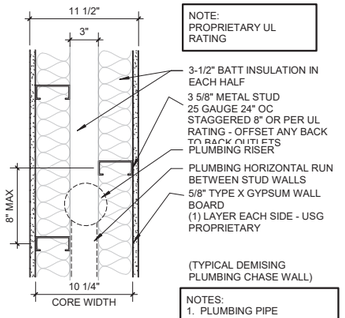
WALL TYPE	WALL WIDTH	STUD WIDTH	MAX RATING	CONSTRUCTION ASSEMBLY TEST	STC	TEST WITH BATT
2 B Dc1 1 9.5	10 3/4"	1 5/8"	1 HR	UL #U420	52	RAL TL 76-155
2 B Dc1 1 9.5	11 3/8"	1 5/8"	1 HR	UL #U420	52	RAL TL 76-155
2 B Dc1 1 9.5	12"	1 5/8"	1 HR	UL #U420	52	RAL TL 76-162
2 B Dc3 1 9.5	11 1/2"	3 5/8"	1 HR	UL #U493 PROPRIETARY	54-58	BASED ON RAL TL 93-310
2 B Dc3r 1 9.5	13 1/8"	3 5/8"	1 HR	UL #U493 PROPRIETARY	54-58	BASED ON RAL TL 93-310
4 B Dc3 1 9.5	13 3/4"	3 5/8"	1 or 2 HR	UL #U493 PROPRIETARY	55-59	RAL TL 76-156
2 B Dc3 1 9.5	9 1/4"	3 5/8"	1 HR	GA WP 5015	50-54	RAL TL 76-155
2 B Dc3 1 9.5	17 1/4"	3 5/8"	1 HR	GA WP 5015	50-54	RAL TL 76-155
2 B Dc3 1 9.5	21 1/4"	3 5/8"	1 HR	GA WP 5015	50-54	RAL TL 76-155
3 B Dc3 1 9.5	9 7/8"	3 5/8"	1 HR	GA WP 5015	50-54	RAL TL 76-155
3 B Dc3 1 9.5	17 7/8"	3 5/8"	1 HR	GA WP 5015	50-54	RAL TL 76-155
3 B Dc3 1 9.5	21 7/8"	3 5/8"	1 HR	GA WP 5015	50-54	RAL TL 76-155
4 B Dc3 2 9.5	10 1/2"	3 5/8"	1 OR 2 HR	UL #U493 PROPRIETARY	55-59	RAL TL 76-156
4 B Dc3 2 9.5	18 1/2"	3 5/8"	1 OR 2 HR	UL #U493 PROPRIETARY	55-59	RAL TL 76-156
4 B Dc3 2 9.5	22 1/2	3 5/8"	1 OR 2 HR	UL #U493 PROPRIETARY	55-59	RAL TL 76-156

Note: Some of the Wall Types listed above may not be used in this project



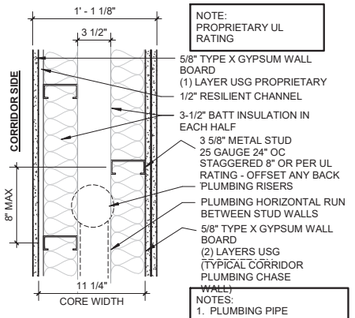






NOTE:
PROPRIETARY UL RATING

NOTES:
1. PLUMBING PIPE SUPPORTS TO BE ANCHORED TO UNIT SIDE BEING SERVED BY THAT PIPE.
2. NO RIGID CONTACT IS PERMITTED BETWEEN PIPING AND BUILDING STRUCTURE, INCLUDING FRAMING AND GYPSUM BOARD.
3.ALL UTILITY LINES SHOULD BE RUN INSIDE THE WALL ADJACENT TO THE UNIT BEING SERVED BY THOSE UTILITIES.



NOTE:
PROPRIETARY UL RATING

NOTES:
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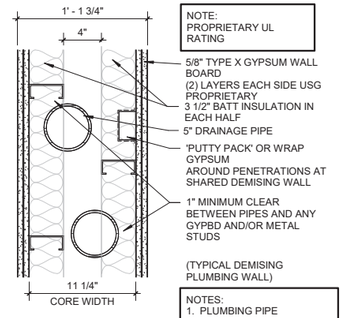

NOTES:
1. PLUMBING PIPE SUPPORTS TO BE ANCHORED TO UNIT SIDE BEING SERVED BY THAT PIPE.
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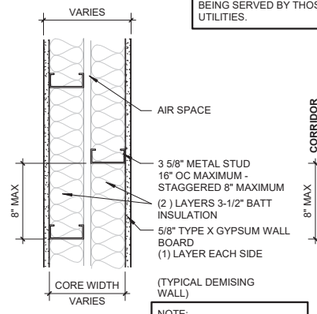
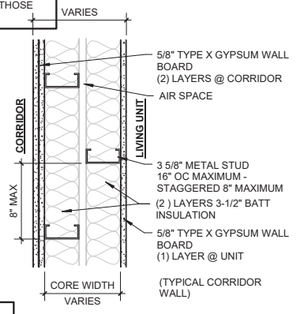
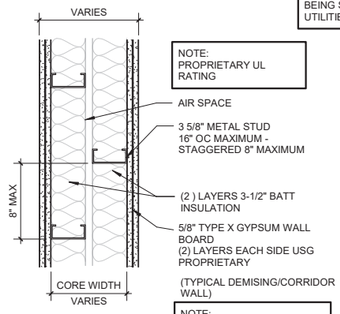


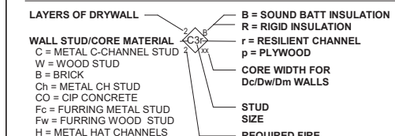
NOTE:
ALL UTILITY LINES SHOULD BE RUN INSIDE THE WALL ADJACENT TO THE UNIT BEING SERVED BY THOSE UTILITIES.



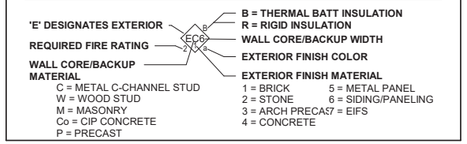


NOTE:
ALL UTILITY LINES SHOULD BE RUN INSIDE THE WALL ADJACENT TO THE UNIT BEING SERVED BY THOSE UTILITIES.

INTERIOR WALL TAG



EXTERIOR WALL TAG



WALL TYPE GENERAL NOTES

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9. AT UNIT WALLS WITH THREE (3) LAYERS OF GYPBD, 2 LAYERS ARE ON THE UNIT SIDE AND ONE (1) LAYER IS ON THE CORRIDOR SIDE OVER RESILIENT CHANNEL.
10. SEE SHEET AXX.X FOR FIRE STOP DETAILS AT PIPE PENETRATIONS.

Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

KEY PLAN

PLAN NORTH

TRUE NORTH

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.

Name:

Alex Haecker, AIA

Signature:

License #: 48654

Date:

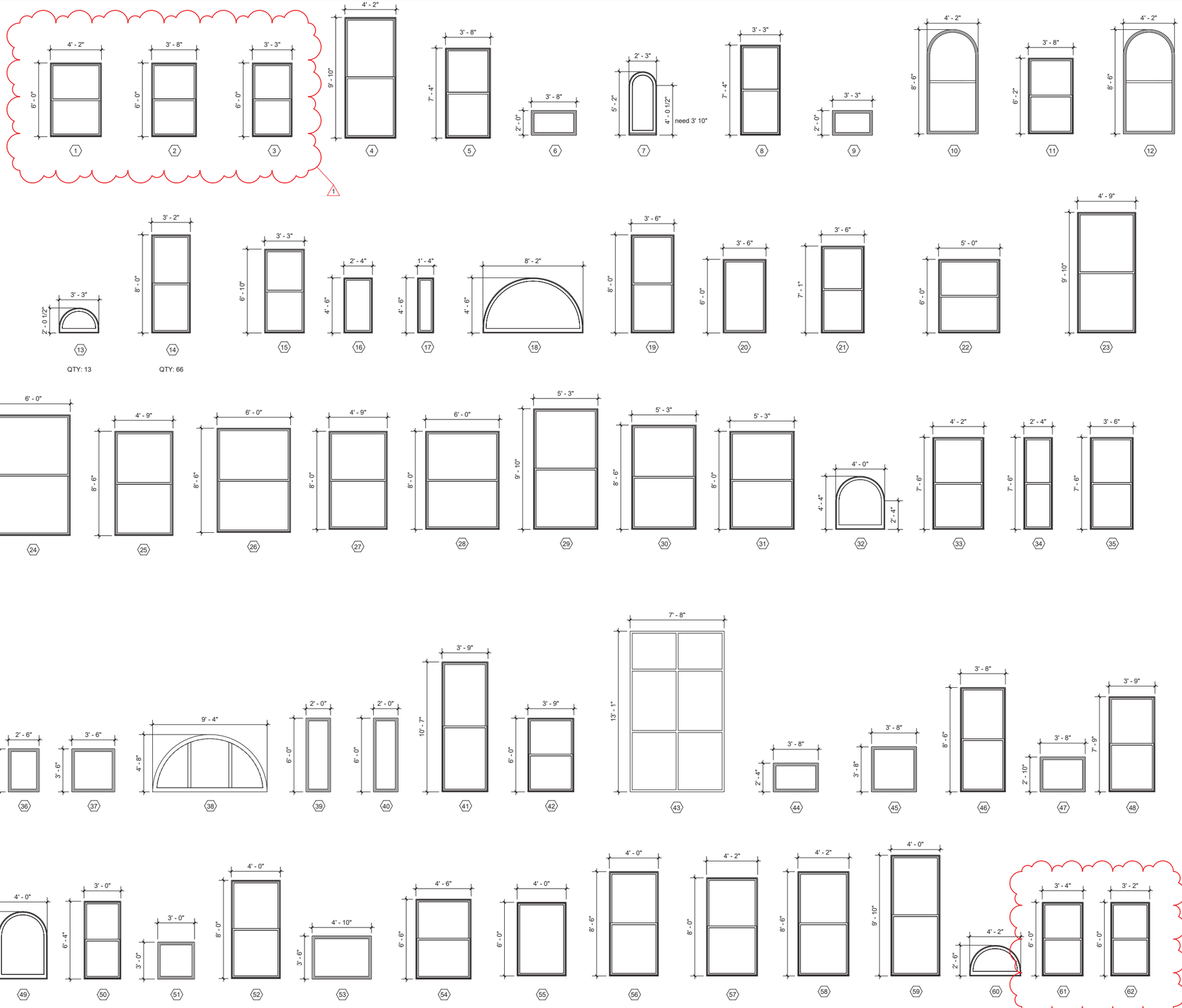
ISSUE	DATE
PART II	01.08.21

WALL TYPES - DOUBLE STUD

SHEET TITLE

A50.1

SHEET



WINDOW SCHEDULE		
Type Mark	Count	Family and Type
1	42	M_Double Hung: 4' 2" x 6' 0"
2	10	M_Double Hung: 3' 8" x 6' 0"
3	10	M_Double Hung: 3' 3" x 6' 0"
4	62	M_Double Hung: 4' 2" x 9' 10"
5	10	M_Double Hung: 3' 8" x 7' 4"
6	26	Fixed: 3' 8" X 2' 0"
7	6	Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame: Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame 2' 3" x 5' 2"
8	10	M_Double Hung: 3' 3" x 7' 4"
9	9	Fixed: 3' 3" X 2' 0"
10	44	Single_Fixed_FullArch-Top: 4' 2" x 8' 6"
11	16	M_Double Hung: 3' 8" x 6' 2"
12	9	M_Double Hung: 3' 3" x 6' 2"
13	13	Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame: Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame 3' 3"
14	66	M_Double Hung: 3' 2" x 8' 0"
15	10	M_Double Hung: 3' 3" x 6' 10"
16	3	Fixed: 2' 4" x 4' 6"
17	30	Fixed: 1' 4" x 4' 6"
18	8	Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame: Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame 8' 2" x 4' 1"
19	8	M_Double Hung: 3'6" x 8'
20	2	Fixed: 3' 6" x 6' 0"
21	1	M_Double Hung: 3' 6"x7' 1"
22	2	M_Double Hung: 5' 0" x 6' 0"
23	2	M_Double Hung: 4' 9" x 9' 10"
24	1	M_Double Hung: 6' 0" x 9' 10" 2
25	2	M_Double Hung: 4' 9" x 8' 6"
26	1	M_Double Hung: 6' 0" x 8' 6"
27	2	M_Double Hung: 4' 9" x 8' 0"
28	1	M_Double Hung: 6' 0" x 8' 0"
29	4	M_Double Hung: 5' 3" x 9' 10"
30	4	M_Double Hung: 5' 3" x 8' 6"
31	4	M_Double Hung: 5' 3" x 8' 0"
32	12	Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame: Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame 9
33	14	M_Double Hung: 4' 2" x 7' 6"
34	11	M_Double Hung: 2' 4" x 7' 6"
35	5	M_Double Hung: 3' 6" x 7' 6"
36	10	Fixed: 2' 6" x 3' 6"
37	5	Fixed: 3' 6" x 3' 6"
38	5	Arch Window: 4' 8" x 9' 4"
39	6	Fixed: 2' 0" x 6' 0"
40	3	M_Double Hung: 3' 6"x6' 0"
41	44	M_Double Hung: 3' 9" x 10' 7"
42	16	M_Double Hung: 3' 9" x 6' 0"
43	20	Alum_2 x 3: 7' 8" x 13' 1"
44	14	Fixed: 3' 8" X 2' 4"
45	4	Fixed: 3' 8" x 3' 8"
46	4	M_Double Hung: 3' 8" x 8' 6"
47	4	Fixed: 3' 8" X 2' 10"
48	2	M_Double Hung: 3' 9" x 7' 9"
49	2	Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame: Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame 4' 0" x 5' 6"
50	2	M_Double Hung: 3' 0" x 6' 4"
51	2	Fixed: 3' 0" x 3' 0"
52	8	M_Double Hung: 4' 0" x 8' 0"
53	4	Fixed: 4' 10" x 3' 6"
54	15	M_Double Hung: 4' 6" x 6' 6"
55	10	Fixed: 4' 0" x 6' 0"
56	6	M_Double Hung: 4' 0" x 8' 6"
57	4	M_Double Hung: 4' 2" X 8' 0"
58	4	M_Double Hung: 4' 2" x 8' 6"
59	6	M_Double Hung: 4' 0" x 9' 10"
60	2	Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame: Window-Specialty-PlyGem_Mira-ExtendedRoundUnits_Sash&Frame 3
61	4	M_Double Hung: 3' 4" x 6' 0"
62	6	M_Double Hung: 3' 2" x 6' 0"
182	1	HM-F1: HM-F1 2
183	5	WD-F1: WD-F1 2
187	15	HM-F1: HM-F1 3
189	1	WD-00: WD-00
694		

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

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PART II

KEY PLAN

PLAN NORTH

TRUE NORTH

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Name:

Alex Haecker, AIA

Signature:

License #: 48654

Date:

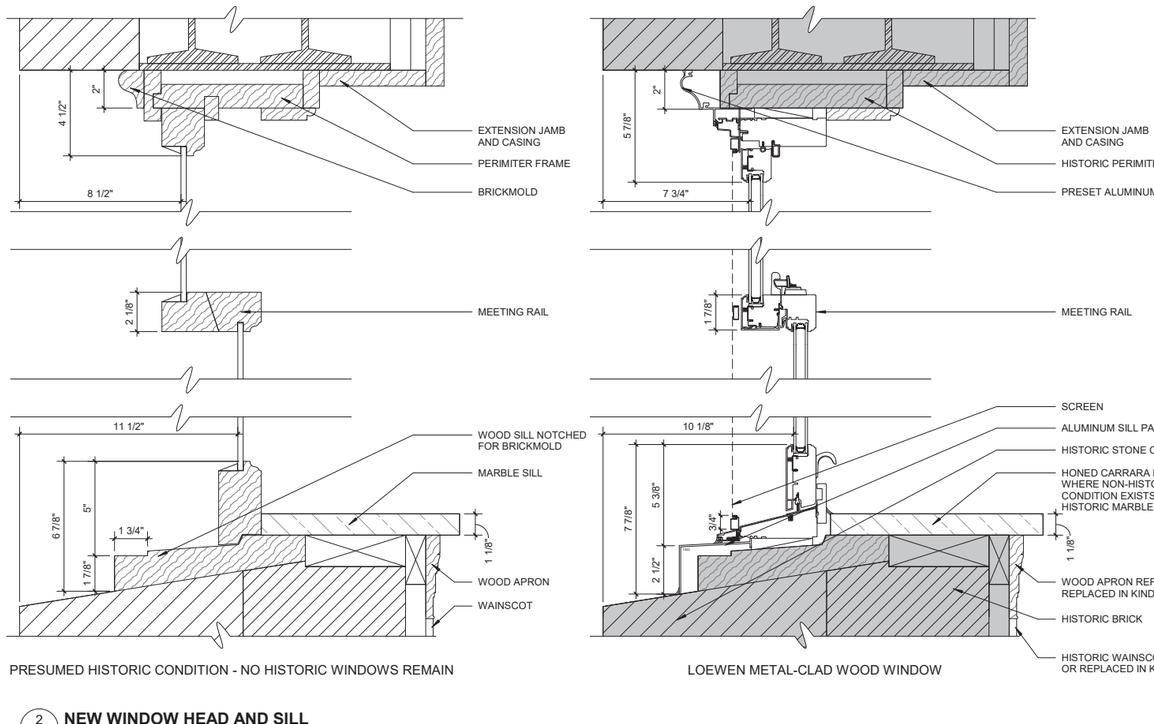
ISSUE	DATE
PART II	01.08.21

WINDOW TYPES AND QUANTITIES

SHEET TITLE

A51.1

SHEET

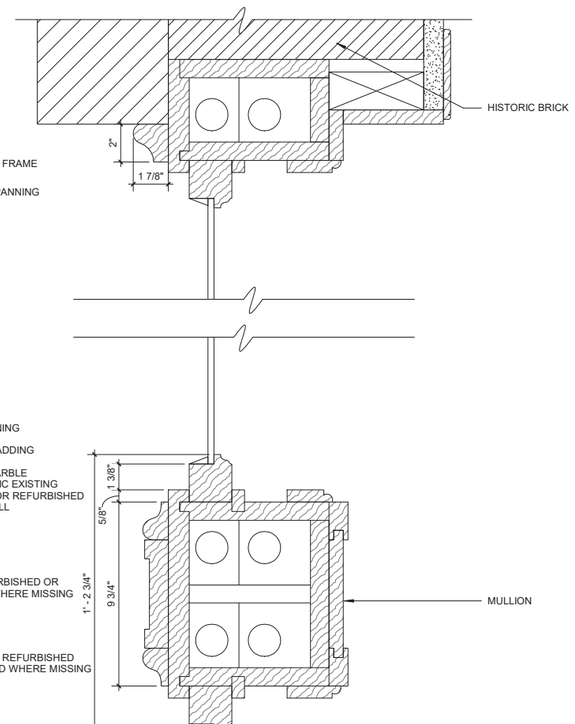


PRESUMED HISTORIC CONDITION - NO HISTORIC WINDOWS REMAIN

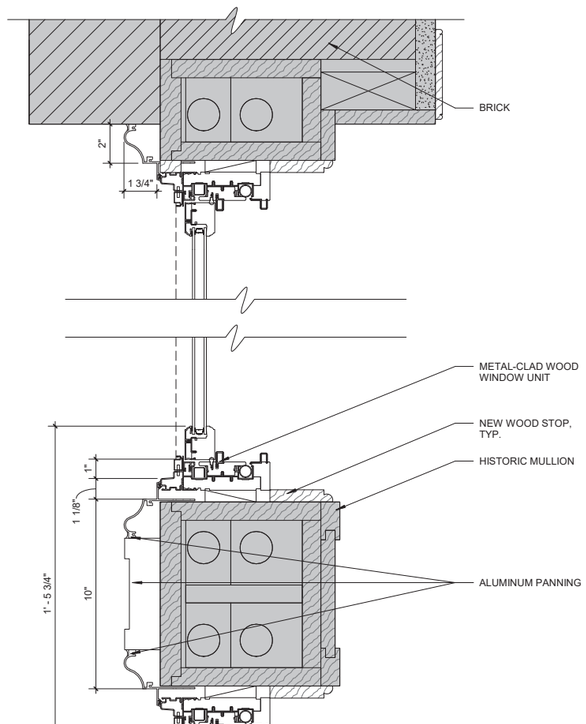
LOEWEN METAL-CLAD WOOD WINDOW

2 A51.3 NEW WINDOW HEAD AND SILL

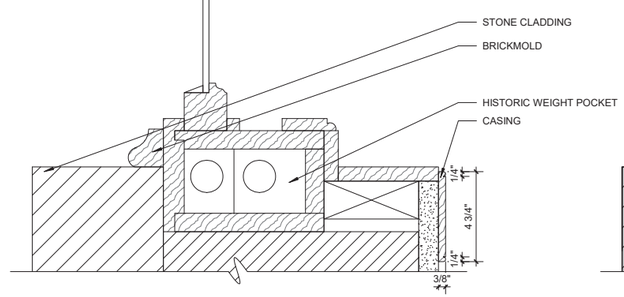
3" = 1'-0"



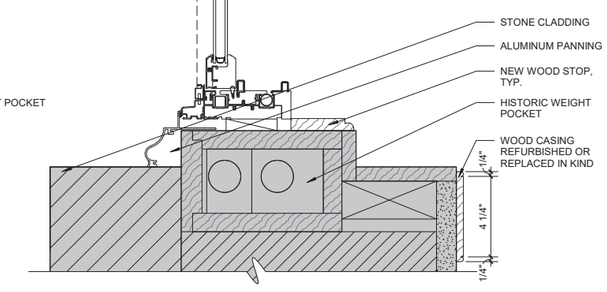
PRESUMED HISTORIC CONDITION - NO HISTORIC WINDOWS REMAIN



LOEWEN METAL-CLAD WOOD WINDOW



PRESUMED HISTORIC CONDITION - NO HISTORIC WINDOWS REMAIN



LOEWEN METAL-CLAD WOOD WINDOW

1 A51.3 NEW WINDOW JAMB AND MULLION

3" = 1'-0"

Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

ZENITH D.C.H.S, DULUTH, MN

PART II

KEY PLAN

PLAN NORTH

TRUE NORTH

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.

Name: Alex Haecker, AIA

Signature:

License #: 48654

Date:

ISSUE	DATE
PART II	01.08.21

WINDOW DETAILS

SHEET TITLE

A51.3

SHEET

Historic Old Central High School | Structural Systems

Duluth, Minnesota

Schematic Design Phase Structural Systems Narrative

Design Codes

Minnesota Building Code, MBC 2020
2018 International Building Code as amended and adopted by MBC 2020
2018 International Existing Building Code as amended and adopted by MBC 2020
ASCE 7-16 Minimum Design Loads for Buildings and Other Structures
ACI 318-14 Building Code Requirements for Structural Concrete
AISC 360-16 Specification for Structural Steel Buildings

Design Loads

Occupancy: Risk Category II
Flat Roof: Minimum 12 psf superimposed dead load (roofing, decking)
Minimum 5 psf suspended MEP
Minimum 10 psf suspended plaster ceiling and misc. (existing)
Slab on Grade: 100 psf live load or weight of storage and/or equipment
(Existing) Typical Floor: 40 psf live load (multifamily residential occupancy)
100 psf live load (stairs, corridors, and common spaces)
30 psf superimposed dead load
(toppings, plaster ceilings and miscellaneous loads at existing)
(New) Mezzanine Floor: 40 psf live load (multifamily residential occupancy)
Roof Snow: 42 psf (basic flat-roof snow load)
Wind: 106 mph ultimate, Exposure D
(due to height and proximity to Lake Superior)
Seismic: No design required

Existing Material Assumptions

Structural Steel: Assumed maximum Fy = 20 ksi
Concrete: Assumed maximum f'c = 3,000 psi
Reinforcing Steel: Assumed maximum Fy = 40 ksi unless specifically noted on existing drawings (old reinforcing steel may not be deformed)
Wood: Assumed Douglas Fir #2 equivalent or better

New Materials

Structural Steel: Wide flange shapes: ASTM A992 – Fy = 50 ksi
Tube sections: ASTM A500, Grade B
Angles, channels, bars, and plates: ASTM A36 – Fy = 36 ksi
Anchor rods: ASTM F1554 (Grade 36)
CMU: f'm = 2,000 psi
Concrete: f'c = 4,000 psi (exterior concrete to be air entrained)
Reinforcing Steel: Fy = 60 ksi (exterior horizontal reinforcing steel epoxy coated)
Steel Studs and Joists: Exterior and bearing wall studs, all joists – 16 Ga min
Metal Deck: 9/16" to 1" maximum depth, 24 gage minimum thickness

Live Load Deflection Criteria

(New) Floor Framing: span/480 live load, span/360 total load typical
1" max live load deflection – typical
(New) Roof Framing span/360 live load, span/240 total load typical

Description of Structural Systems and Assumptions

The existing building was constructed in 1892 as a high school. A large addition (the northeast wing) containing classrooms and a gymnasium was constructed in 1926. The structure is predominantly four stories tall, containing a (steeply pitched) roof with average elevation that varies from approximately 60 to 80 feet above grade. The existing clock tower rises over 175 feet above grade.

The primary building structural system consists of cast-in-place concrete floor joists supported on stone or masonry and concrete bearing walls. This predominantly cast in place concrete system is not original to the building but relaced the original floor construction in two major revisions dated 1938 and 1973. Various steel beams and columns were also placed within these large-scale remodeling efforts. Foundation systems are cast-in-place concrete footings supported (presumably) directly on rock.

Existing structural documentation for this building is reasonably complete for its age. Sufficient information exists to adequately evaluate the structural capacity of the existing floors and gymnasium addition. Less detailed information is available for full structural evaluation of the pitched roof framing and the boiler building/garage to the northwest. Additional field verification of existing structural framing and condition will likely be required to address program changes to these portions of the facility.

The existing loading dock area at the east side of the building between the original southeast wing and the 1926 northeast wing is a single-story structure with steel-framed (flat) roof and cast-in-place concrete foundation.

The existing high (pitched) roof structure consists of wood purlins supported on steel trusses. No significant structural modifications of the existing pitched roof are anticipated within the scope of this project, and existing documentation of these existing structural conditions is minimal.

Renovation and Structural System Modifications

The existing floors within the original 1892 portion of the building (replaced as indicated above) have been verified to support the superimposed live and dead loads consistent with the change from school occupancy to commercial residential occupancy. No significant reinforcing of the existing structure is anticipated to accommodate the change in occupancy, including the addition of numerous light gage (non-bearing) partition walls. New floor openings (for mechanical systems) and wall openings (for circulation) will be accommodated within the existing structure by supplementing with structural steel lintels for wall openings and as required at the perimeter of new openings within the concrete floors. It is anticipated that new elevator shafts will consist of load-bearing 8" reinforced CMU to minimize supplemental steel framing. New elevator pit/bearing wall support will include a 12" thick cast-in-place concrete foundation bearing directly on rock.

Within the existing (1926) gymnasium, the proposed two-level "mezzanine" apartments will require supplemental structural steel beams and columns integrated within the new light gage floor and demising wall framing to maintain superimposed loads applied to the existing structure within acceptable limits. Refer to the attached schematic plan and typical section. We anticipate 10" deep light gage floor joists at 24" on center (spanning between demising walls) supporting a light gage metal deck, acoustical mat, and 1" gypcrete topping will form the basic structural floor system for the mezzanine level apartments.

The existing cast-in-place concrete and steel beam floor structure at the existing south entry is deteriorated due to long-term exposure to deicing salts and will be replaced.

The existing loading dock and adjacent structure will be partially removed and replaced or reinforced to accommodate new program and code-required drifted and sliding snow (from the existing pitched high roof).

We anticipate numerous exterior stairs, ramps and possibly short retaining walls will be repaired or replaced; this work will be shown on architectural and civil drawings. New air-entrained structural concrete and epoxy-coated reinforcing steel will be utilized in the repair details.

We anticipate existing slab-on-grade patching will be required to accommodate any required below grade utilities. Slab on grade patching will consist of up to 6" concrete infill with reinforcing steel doweling to adjacent slabs at the perimeter of all patches.

AWH
Alex Haecker, AIA
12 E 25th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

MEP

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PART II

KEY PLAN

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TRUE NORTH

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Name:

Alex Haecker, AIA

Signature:

License #: 48654

Date:

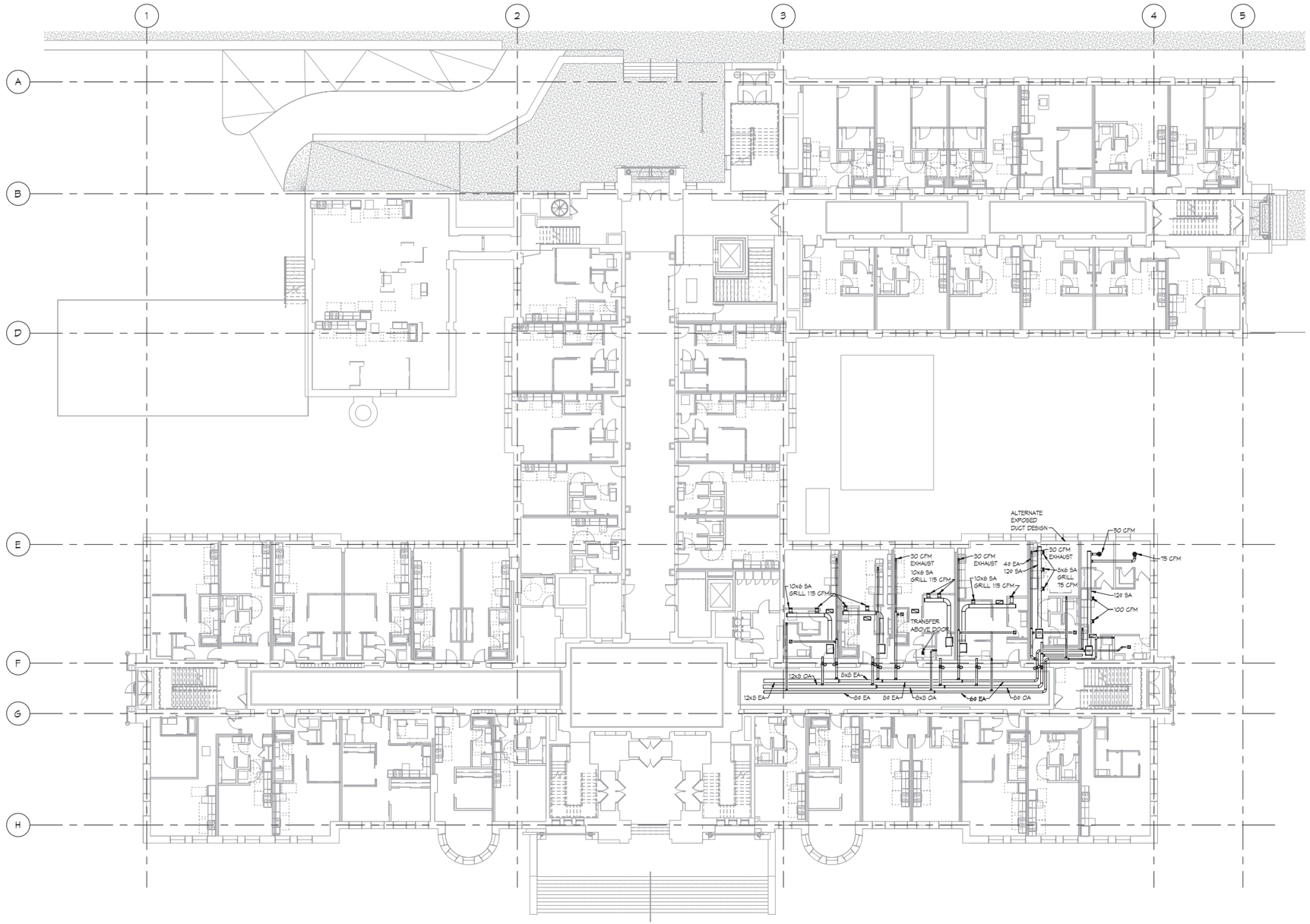
ISSUE	DATE
PART II	01.08.21

STRUCTURAL NARRATIVE

SHEET TITLE

S1.1

SHEET



1 M3.2 NORTH

FIRST LEVEL - VENTILATION - OVERALL

SCALE: 1/16" = 1'-0"

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JAMAR COMPANY
4701 Mike Colalillo Drive
Duluth, MN 55807
(218) 628-1027
(218) 628-1174 FAX

obernel.com | 877 380 0501

Project Name:

Historic Old Central High School

PRELIMINARY PRICING SET

Project Location: Duluth, MN

MARK	DATE	REVISION

I hearby 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.

Signature: _____

Printed Name: Mechanical Engineer

Date: ##/##/## Reg. No.: _____

Project Information:

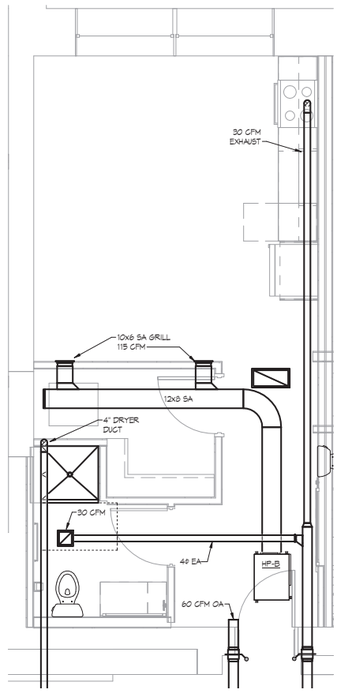
Project No. :	2020329
Drawn By :	Author
Checked By :	Checker
Date :	Issue Date

Sheet Title:

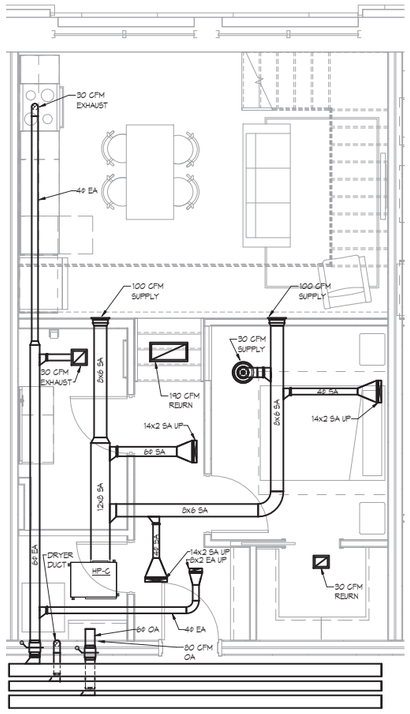
OVERALL FIRST LEVEL - VENTILATION

Sheet Number:

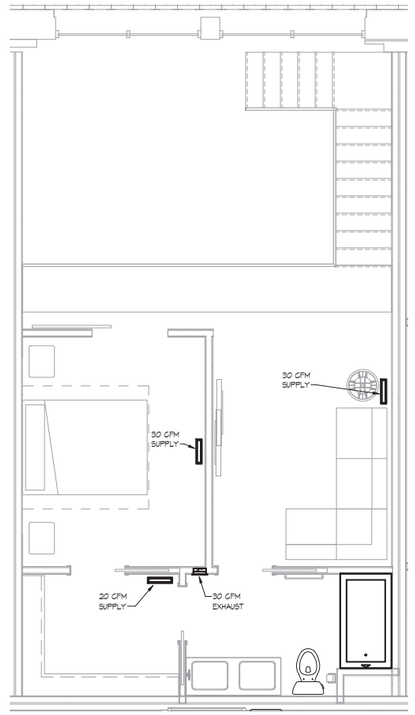
M3.2



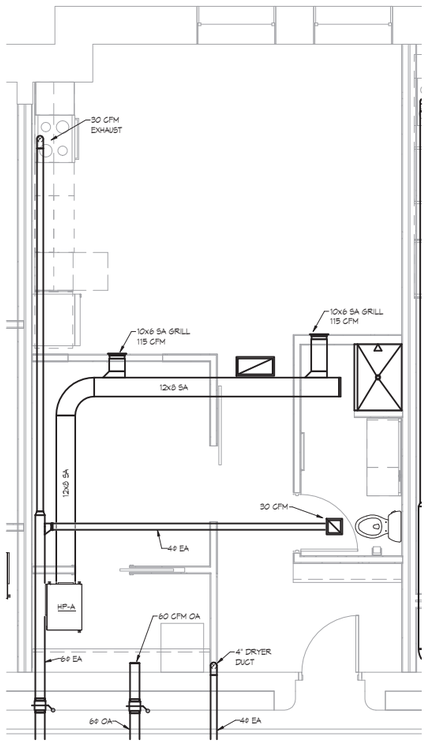
5 STUDIO UNIT - VENTILATION
M3.6 SCALE: 1/4" = 1'-0"



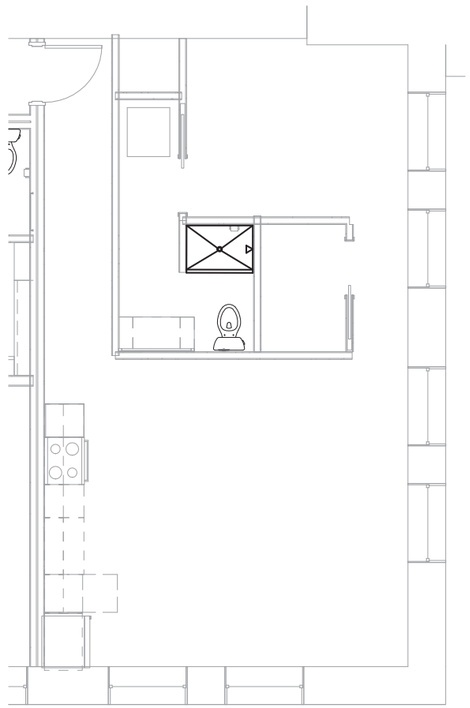
3 LOWER LEVEL MEZZANINE UNIT PLAN - VENTILATION
M3.6 SCALE: 1/4" = 1'-0"



1 UPPER LEVEL MEZZANINE UNIT PLAN - VENTILATION
M3.6 SCALE: 1/4" = 1'-0"



4 ONE BEDROOM UNIT - VENTILATION
M3.6 SCALE: 1/4" = 1'-0"



2 TWO BEDROOM UNIT - VENTILATION
M3.6 SCALE: 1/4" = 1'-0"

JAMAR COMPANY
4701 Mike Colalillo Drive
Duluth, MN 55807
(218) 628-1027
(218) 628-1174 FAX

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Project Name:
Historic Old Central High School

PRELIMINARY PRICING SET

Project Location:
Duluth, MN

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Printed Name: Mechanical Engineer
Date: ##/##/## Reg. No.: _____

Project Information:

Project No. :	2020329
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Checked By :	Checker
Date :	Issue Date

Sheet Title:
ENLARGED PLANS - VENTILATION

Sheet Number:
M3.6

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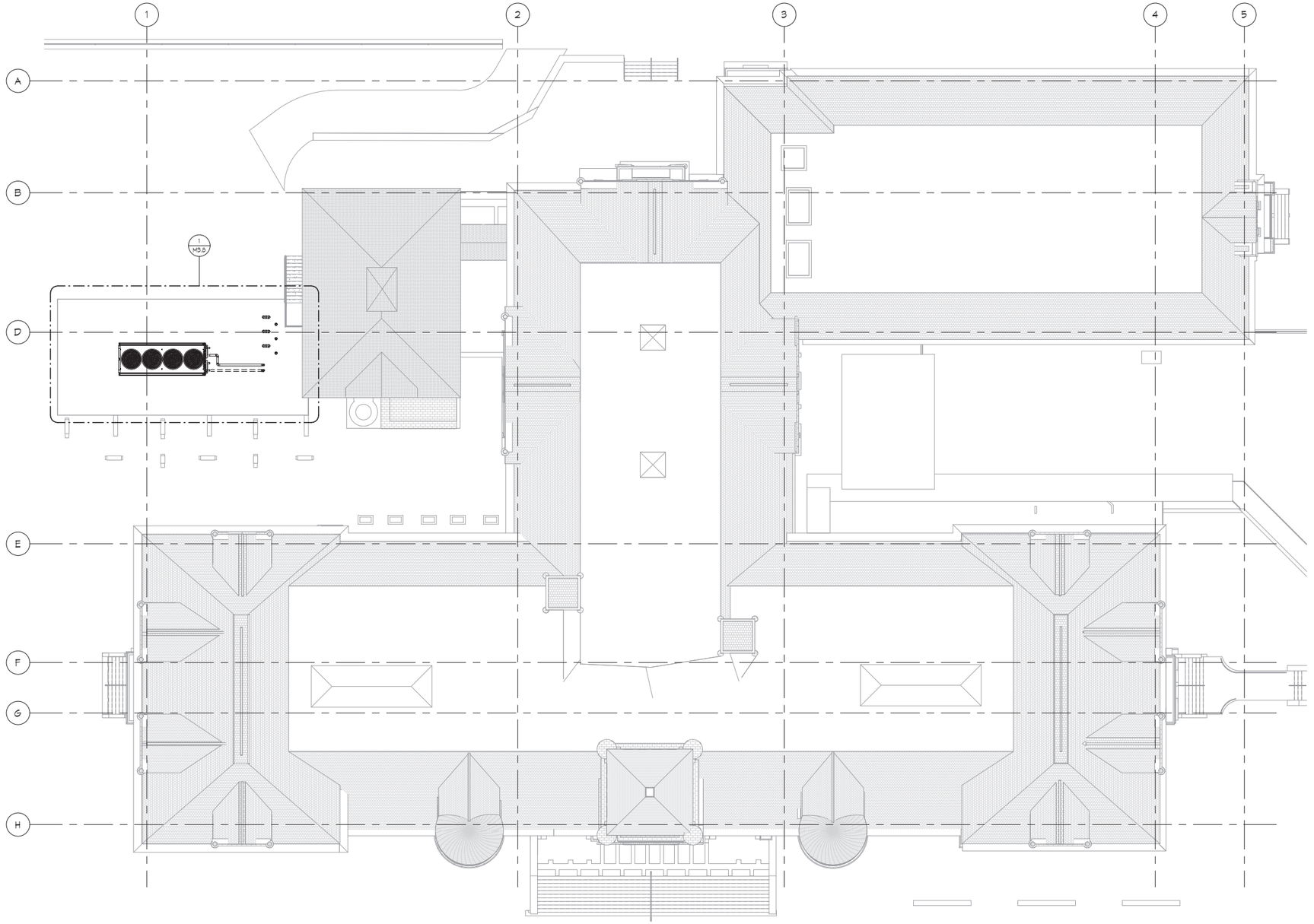

1 M3.7 MECHANICAL ROOF PLAN - OVERALL
SCALE: 1/16" = 1'-0"

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JAMAR COMPANY
4701 Mike Colalillo Drive
Duluth, MN 55807
(218) 628-1027
(218) 628-1174 FAX

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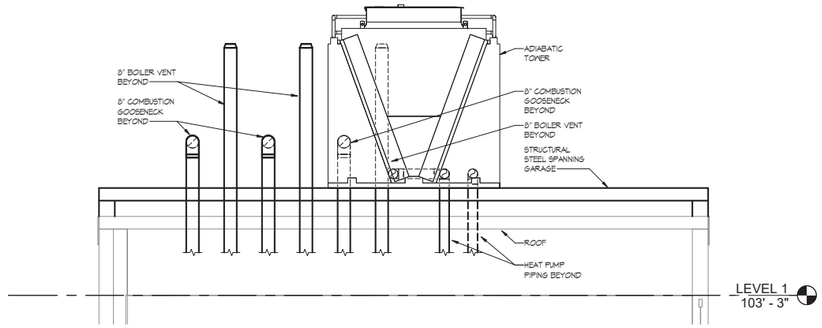
Drawn By :	Author
Checked By :	Checker
Date :	Issue Date

Sheet Title:

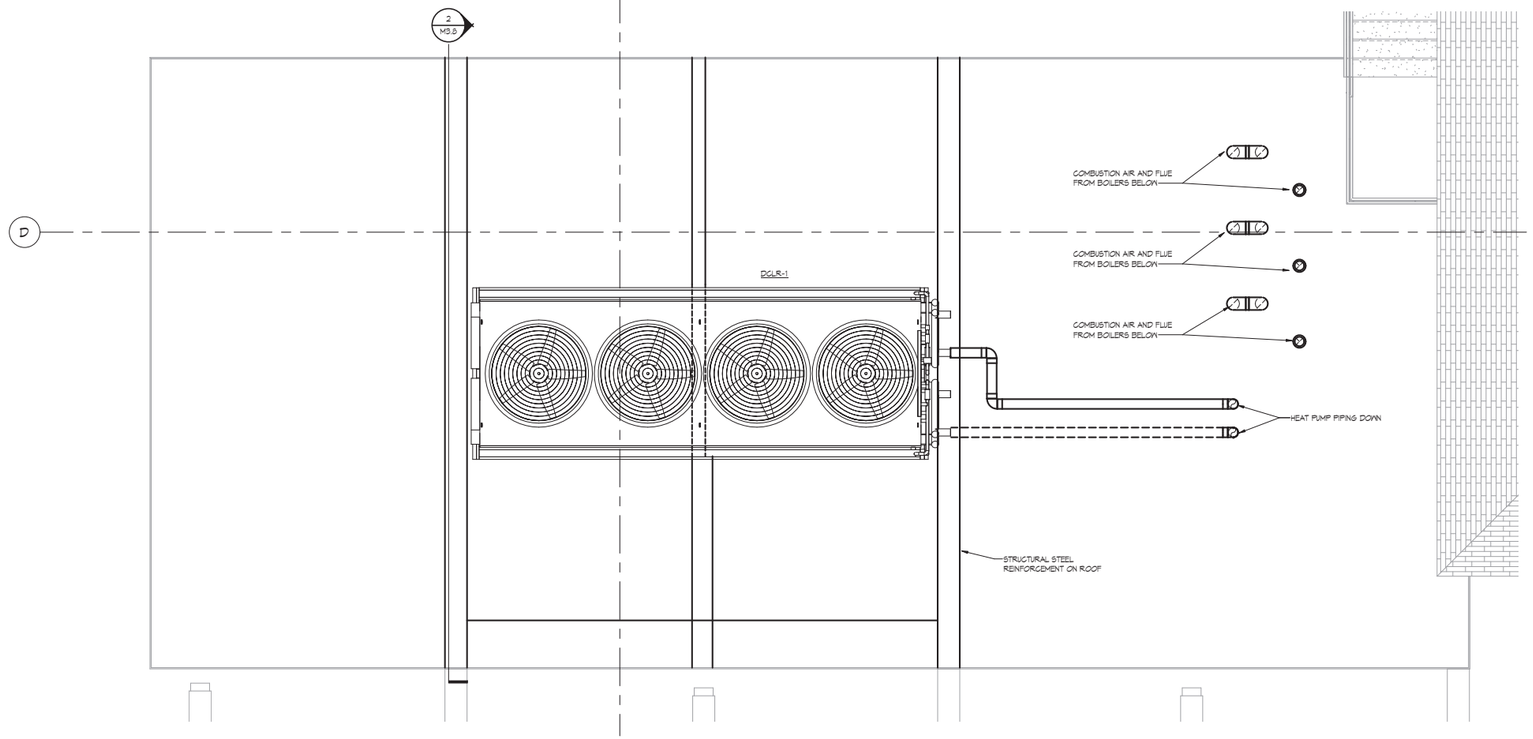
MECHANICAL ROOF PLAN

Sheet Number:

M3.7



2 M3.8 **Cooler Section**
SCALE: 1/4" = 1'-0"



NORTH 1 M3.8 **ENLARGED ROOF LEVEL - MECHANICAL**
SCALE: 1/4" = 1'-0"

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JAMAR COMPANY
4701 Mike Colalillo Drive
Duluth, MN 55807
(218) 628-1027
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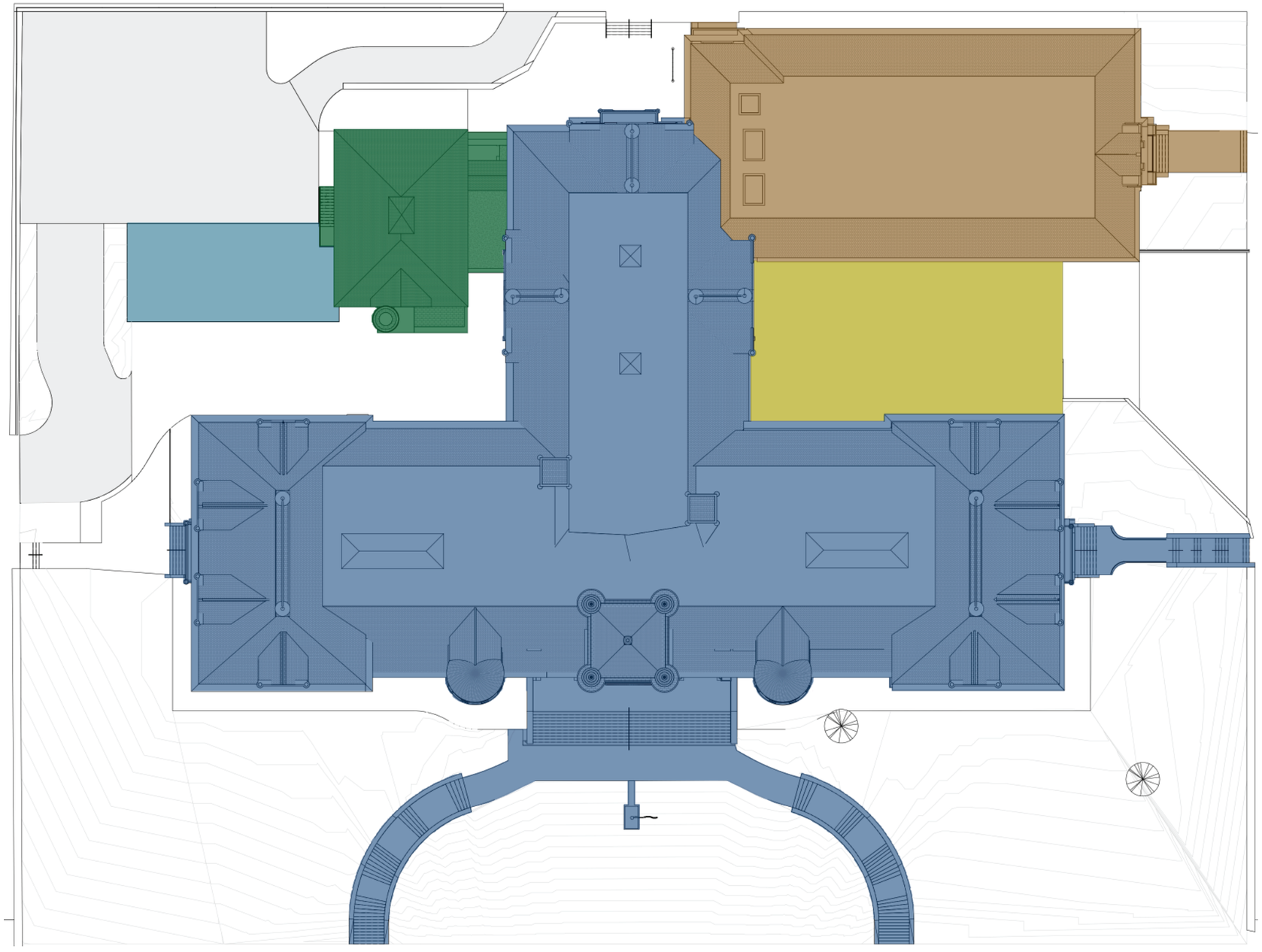
Date: ##/##/## Reg. No.: _____

Project Information:

Project No. :	2020329
Drawn By :	Author
Checked By :	Checker
Date :	Issue Date

Sheet Title:
ENLARGED MECHANICAL ROOF PLAN

Sheet Number:
M3.8



MAIN BUILDING
est. 1892

BOILER BUILDING
est. 1892

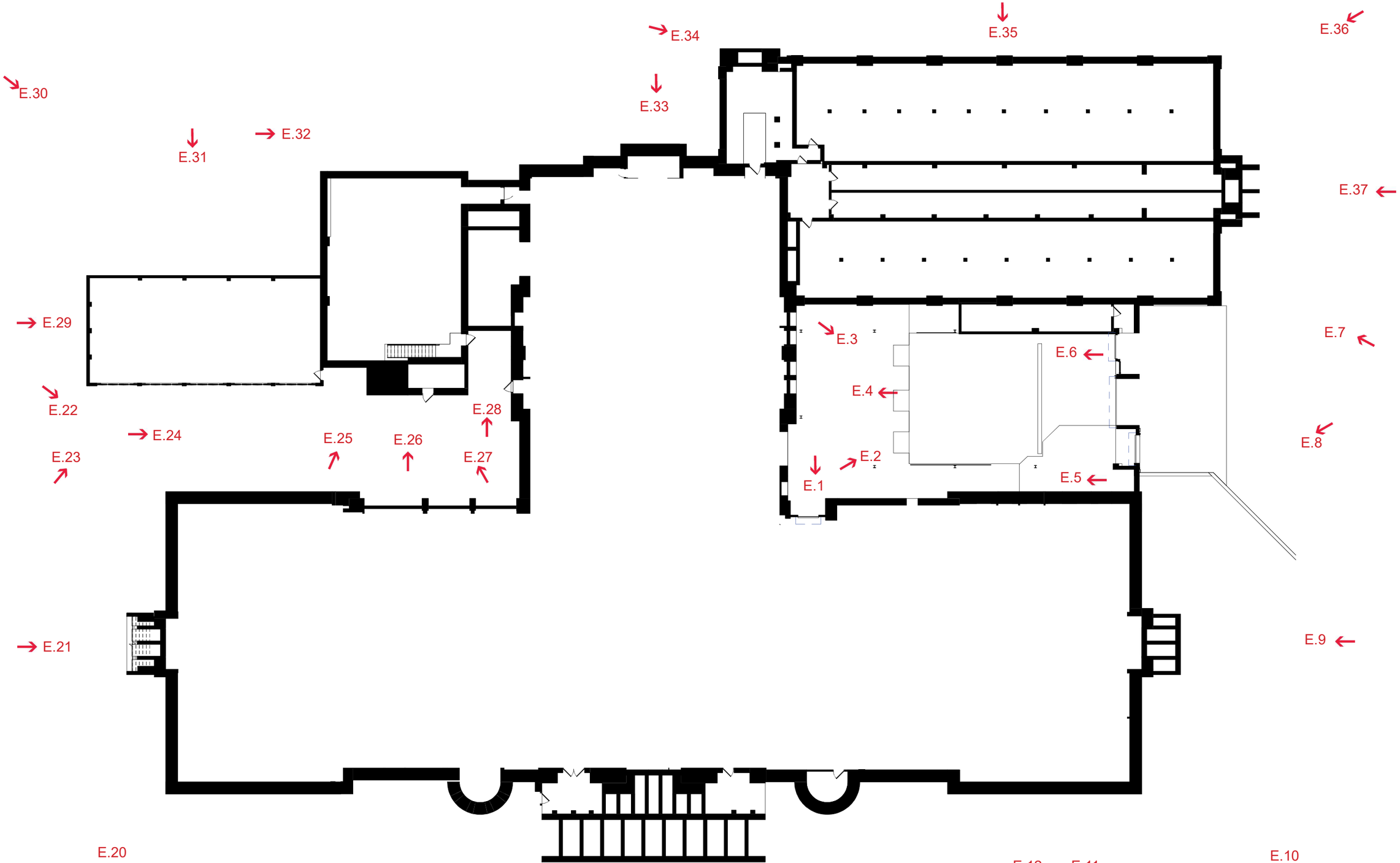
GYM ADDITION
est. 1926

GARAGE
est. 1938

LOADING DOCK
est. 1973

Duluth Central High School
Part II: Timeline of Building Additions Diagram

AWH ARCHITECTS



Duluth Central High School
Part II Photo Key: Plan Keys - Exterior

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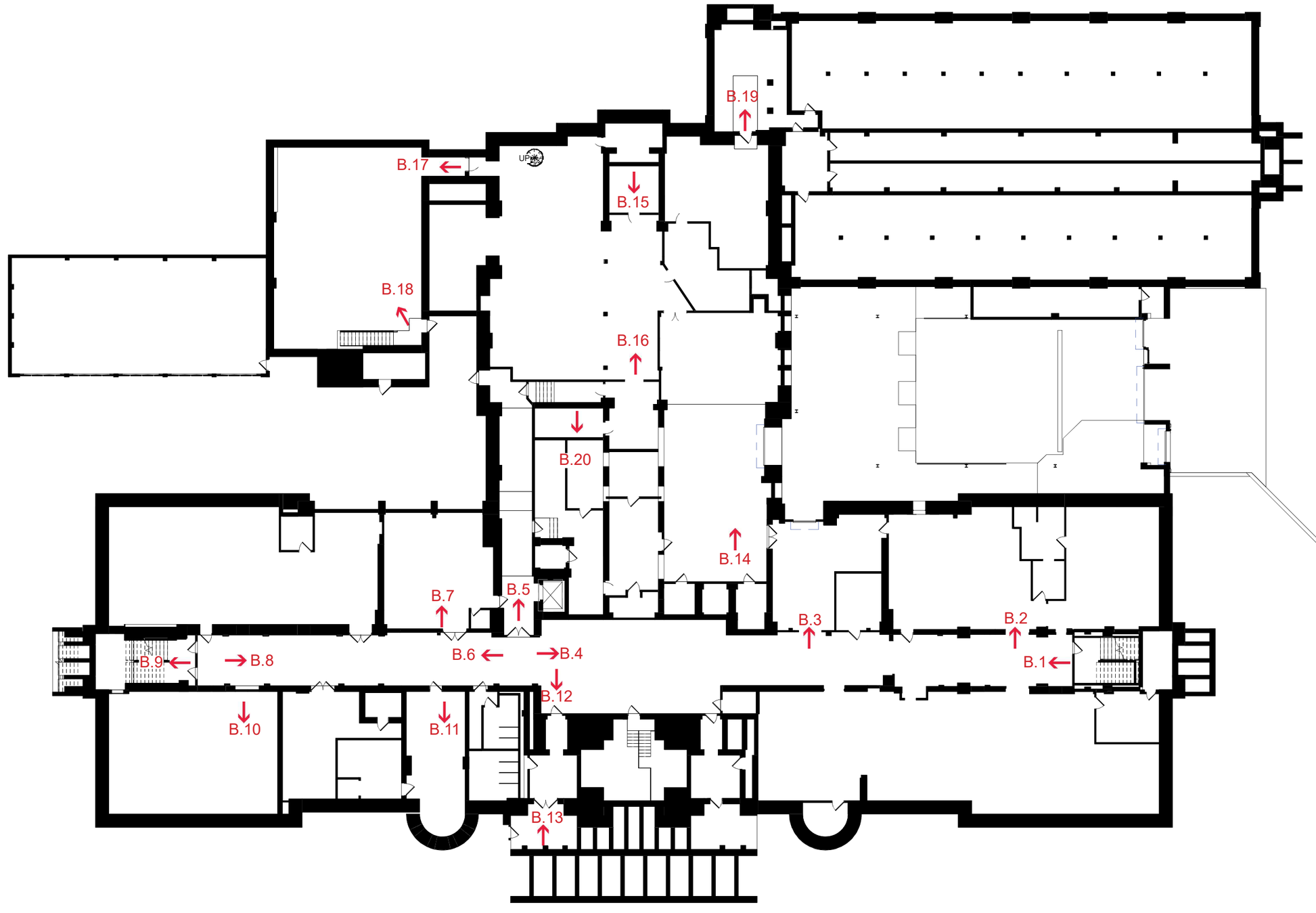

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Duluth Central High School
Part II Photo Key: Plan Keys - Basement

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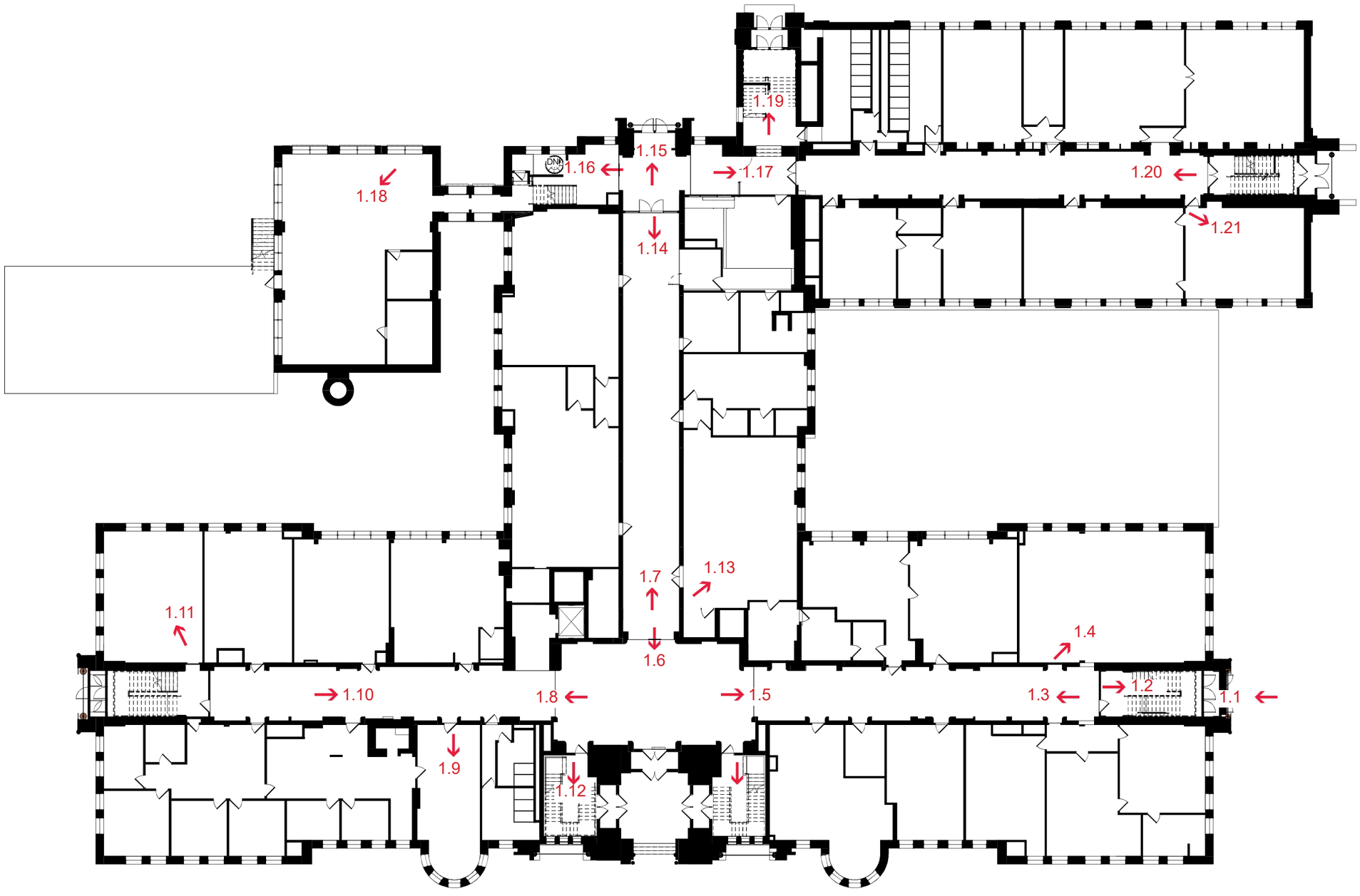

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Duluth Central High School
Part II Photo Key: Plan Keys - Level 1

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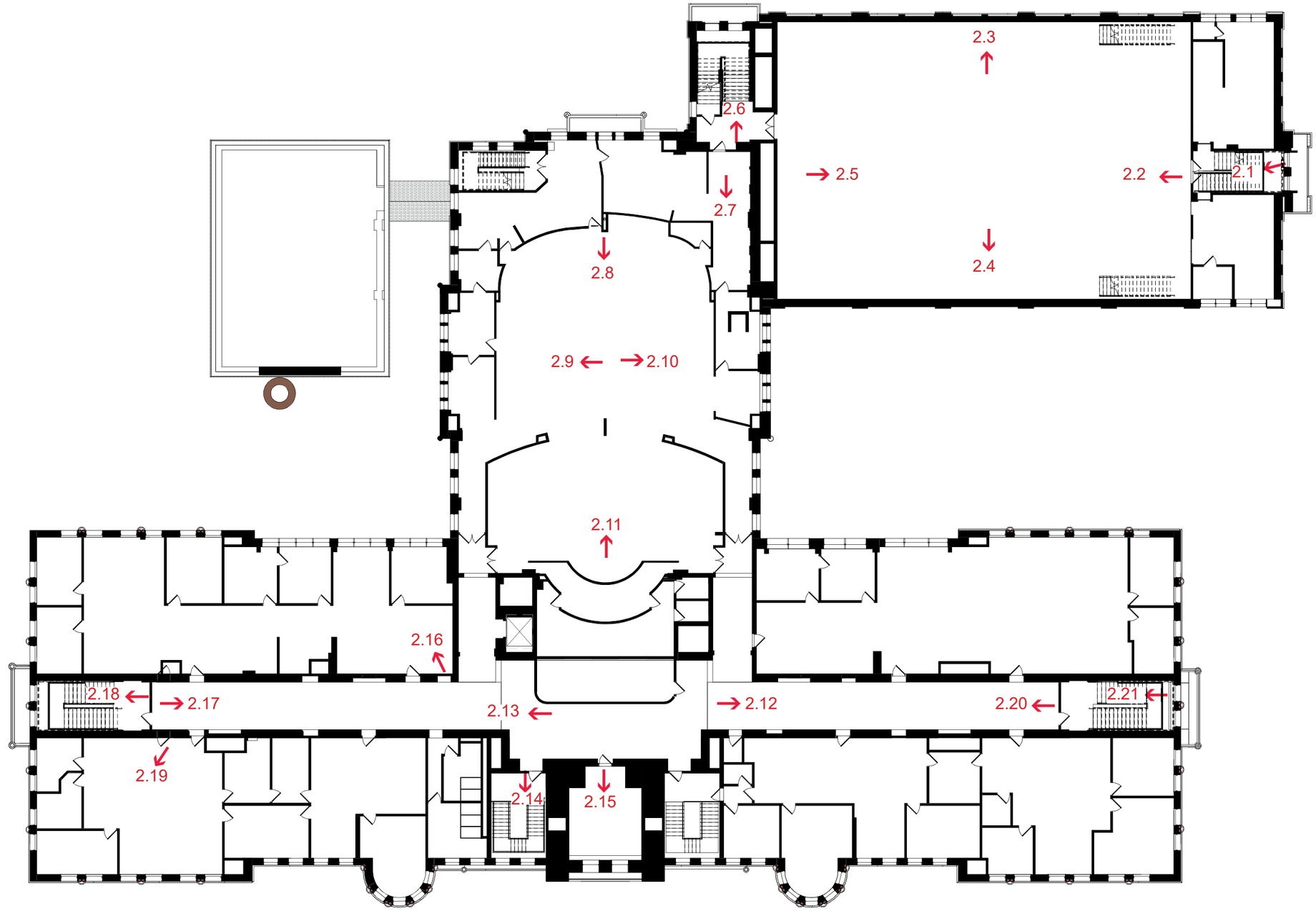

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Duluth Central High School
Part II Photo Key: Plan Keys - Level 2

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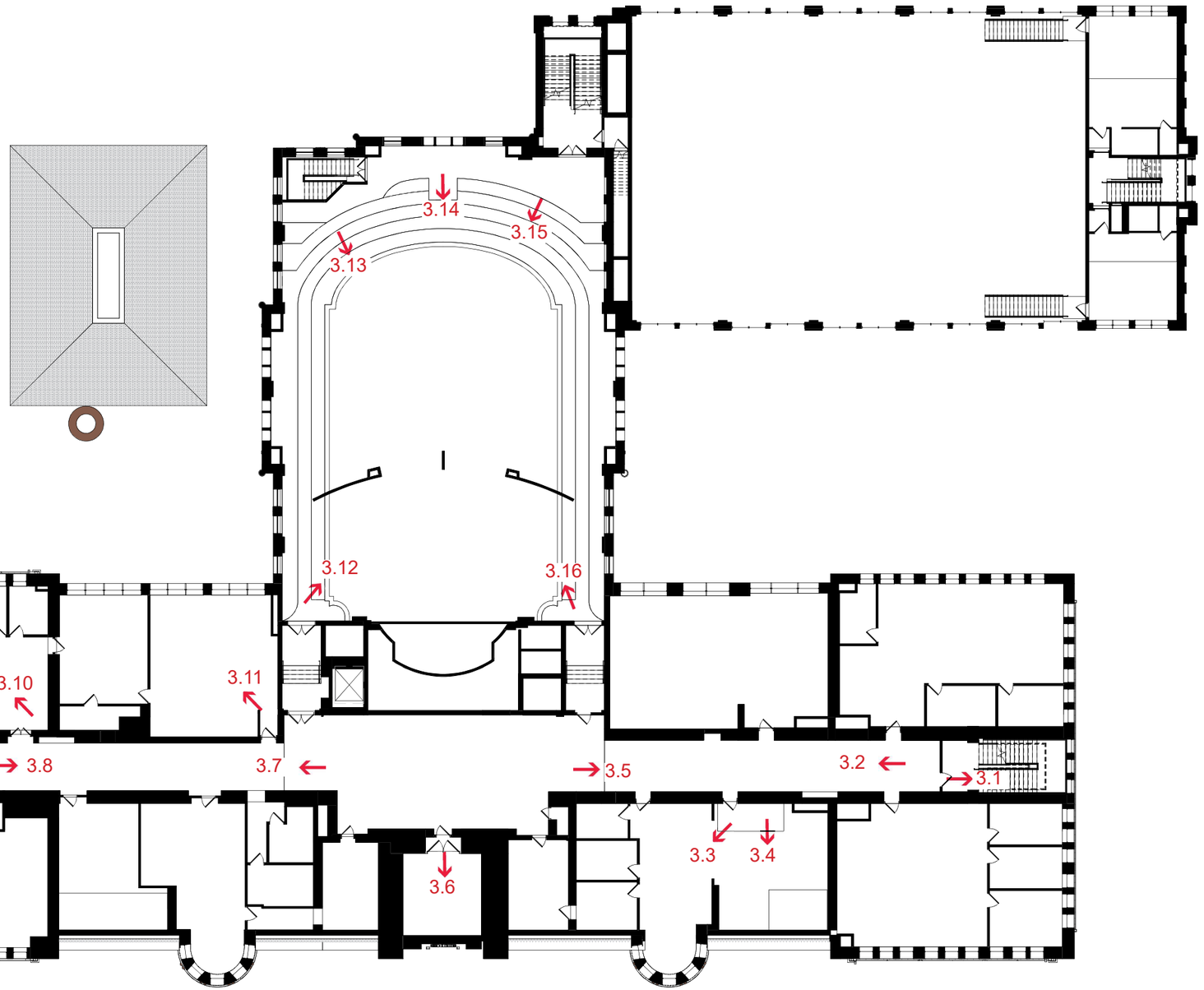

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Duluth Central High School
Part II Photo Key: Plan Keys - Level 3

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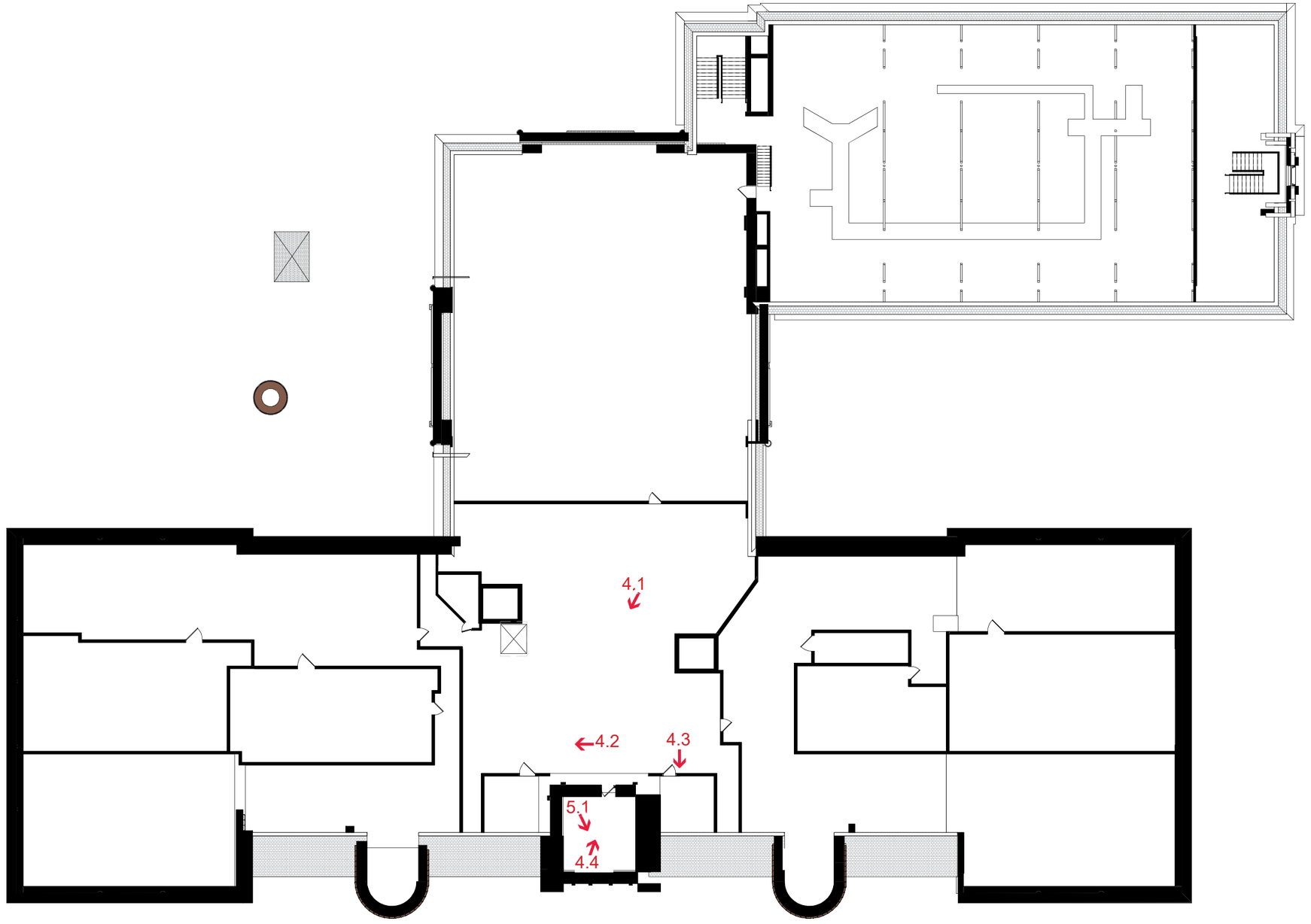

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Duluth Central High School
Part II Photo Key: Plan Keys - Attic

AWH ARCHITECTS

Duluth Central High School
Part II Photo Key: Photos and Descriptions
All Photos Taken Fall 2020

E.1 - Exterior Photo 1: View from N looking S in loading dock area

E.2 - Exterior Photo 2: View from SW looking NE in loading dock area

E.3 - Exterior Photo 3: View from NW looking SE in loading dock area

E.4 - Exterior Photo 4: View from E looking W in loading dock area

E.5 - Exterior Photo 5: View from E looking W in loading dock area

E.6 - Exterior Photo 6: View from E looking W in loading dock area

E.7 - Exterior Photo 7: View from SE looking NW at Gym Addition

E.8 - Exterior Photo 8: View from NE looking SW at East Entrance

E.9 - Exterior Photo 9: View from E looking W at East Entrance

E.10 - Exterior Photo 10: View from SE looking NW at building

E.11 - Exterior Photo 11: View from S looking N at building

E.12 - Exterior Photo 12: View from S looking N at building

E.13 - Exterior Photo 13: View from SE looking NW at building

E.14 - Exterior Photo 14: View from SW looking NE at building

E.15 - Exterior Photo 15: View from S looking at clock tower

E.16 - Exterior Photo 16: View from SE looking NW at building

E.17 - Exterior Photo 17: View from SW looking NE at building

E.18 - Exterior Photo 18: View from S looking N at building

E.19 - Exterior Photo 19: View from S looking N at building

E.20 - Exterior Photo 20: View from SW looking NE at building

E.21 - Exterior Photo 21: View from W looking E at West Entrance

E.22 - Exterior Photo 22: View from NW looking SE at West Entrance

E.23 - Exterior Photo 23: View from SW looking NE at Garage

E.24 - Exterior Photo 24: View from W looking E at alley area

E.25 - Exterior Photo 25: View from SW looking NE at chimney

E.26 - Exterior Photo 26: View from S looking N at building connection

E.27 - Exterior Photo 27: View from SE looking NW at chimney

E.28 - Exterior Photo 28: View from S looking N at building connection

E.29 - Exterior Photo 29: View from W looking E at garage and building

E.30 - Exterior Photo 30: View from NW looking SE at building

E.31 - Exterior Photo 31: View from N looking S at building

E.32 - Exterior Photo 32: View from E looking W at building from sidewalk

E.33 - Exterior Photo 33: View from N looking S at North Entrance

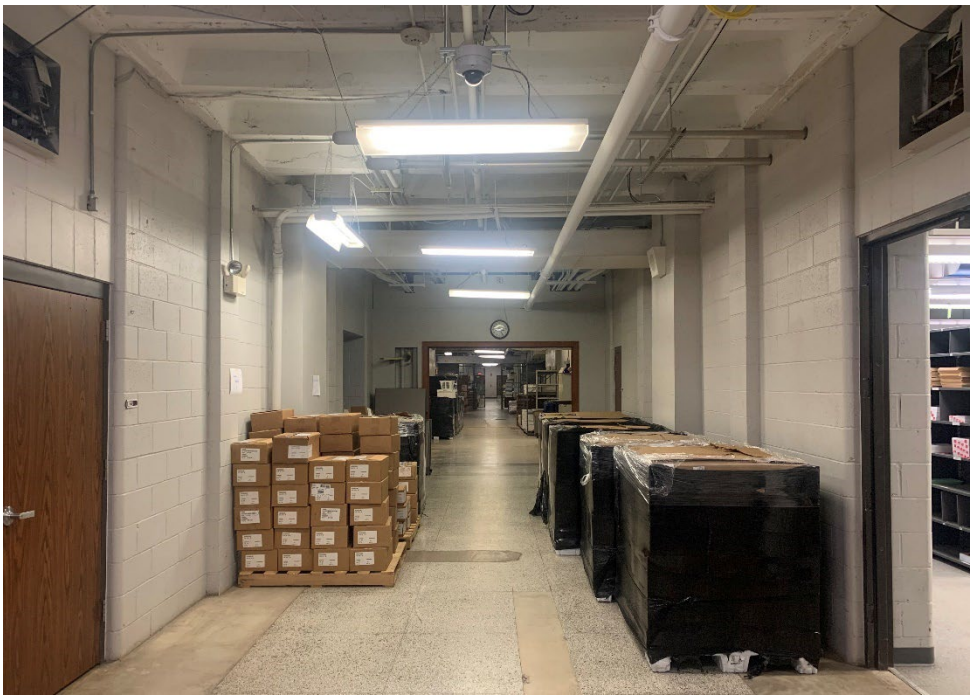
E.34 - Exterior Photo 34: View from NW looking SE at Gym Addition

E.35 - Exterior Photo 35: View from N looking S at Gym Addition

E.36 - Exterior Photo 36: View from NE looking SW at Gym Addition

E.37 - Exterior Photo 37: View from E looking W at Gym Addition

Interior Photos:



B.1 – Basement Photo 1: View from E looking W down corridor

B.2 – Basement Photo 2: View from E looking S looking N into storage room

B.3 – Basement Photo 3: View from S looking N into trash room

B.4 – Basement Photo 4: View from W looking E in corridor

B.5 – Basement Photo 5: View from S looking N down hallway

B.6 – Basement Photo 6: View from E looking W in corridor

B.7 – Basement Photo 7: View from S looking N into printing room

B.8 – Basement Photo 8: View from W looking E in corridor

B.9 – Basement Photo 9: View from E looking W in West Stairway

B.10 – Basement Photo 10: View from N looking S into storage room

B.11 – Basement Photo 11: View from N looking S into storage room

B.12 – Basement Photo 12: View from N looking S into storage room

B.13 – Basement Photo 13: View from S looking N from storage room

B.14 – Basement Photo 14: View from S looking N into storage room

B.15 – Basement Photo 15: View from N looking S into machine room

B.16 – Basement Photo 16: View from S looking N in machine room

B.17 – Basement Photo 17: View from E looking W in machine room hallway

B.18 – Basement Photo 18: View from SE looking NW in machine room

B.19 – Basement Photo 19: View from S looking N into storage room

B.20 – Basement Photo 20: View from N looking S in storage room

1.1 – Level One Photo 1: View from E looking W into east stairway at east entrance

1.2 – Level One Photo 2 – View from W looking E into east stairway

1.3 – Level One Photo 3 – View from E looking W down E/W hallway

1.4 – Level One Photo 4 – View from SW looking NE into historic classroom

1.5 – Level One Photo 5 – View from W looking E down E/W hallway

1.6 – Level One Photo 56 – View from N looking S at South Entrance

1.7 – Level One Photo 7 – View from S looking N down N/S hallway

1.8 – Level One Photo 8 – View from E looking W down E/W hallway

1.9 – Level One Photo 9 – View from N looking S in classroom

1.10 – Level One Photo 10 – View from W looking E down E/W corridor

1.11 – Level One Photo 11 – View from SE looking NW into classroom

1.12 – Level One Photo 12 – View from N looking S into South Stairwell – West

1.13 – Level One Photo 13 – View from SW looking NE in classroom

1.14 – Level One Photo 14 – View from N looking S down N/S corridor

1.15 – Level One Photo 15 – View from S looking N at North entrance

1.16 – Level One Photo 16 – View from E looking W at stairs to boiler building

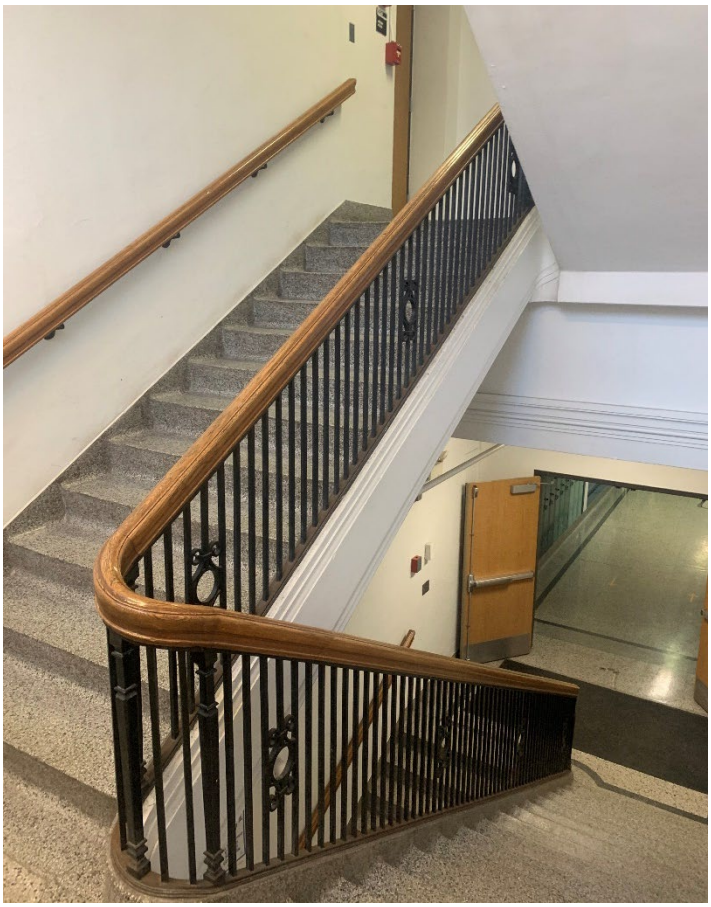
1.17 – Level One Photo 17 – View from W looking E down E/W corridor

1.18 – Level One Photo 18 – View from NE looking SW in music room in boiler building

1.19 – Level One Photo 19 – View from S looking N at North Stairs

1.20 – Level One Photo 20 – View from E looking W down corridor at Gym Addition

1.21 – Level One Photo 21 – View from NW looking SE into classroom



2.1 – Level Two Photo 1 – View from NE looking SW in East stairs at Gym

2.2 – Level Two Photo 2 – View from E looking W in Gym

2.3 – Level Two Photo 3 – View from S looking N in Gym

2.4 – Level Two Photo 4 – View from N looking S in Gym

2.5 – Level Two Photo 5 – View from W looking E in Gym

2.6 – Level Two Photo 6 – View from S looking N down North Stairs

2.7 – Level Two Photo 7 – View from N looking S in hallway within Auditorium

2.8 – Level Two Photo 8 – View from N looking S in Auditorium

2.9 – Level Two Photo 9 – View from E looking W in Auditorium

2.10 – Level Two Photo 10 – View from W looking E in Auditorium

2.11 – Level Two Photo 11 – View from S looking N in Auditorium

2.12 – Level Two Photo 12 – View from W looking E in E/W Corridor

2.13 – Level Two Photo 13 – View from E looking W in E/W Corridor

2.14 – Level Two Photo 14 – View from N looking S in South Stairway – West

2.15 – Level Two Photo 15 – View from N looking S in room within Belltower

2.16 – Level Two Photo 16 – View from SE looking NW into office

2.17 – Level Two Photo 17 – View from W looking E in E/W Corridor

2.18 – Level Two Photo 18 – View from E looking W in West Stairway

2.19 – Level Two Photo 19 – View from NE looking SW into office

2.20 – Level Two Photo 20 – View from E looking W in E/W Corridor

2.21 – Level Two Photo 21 – View from E looking W in East Stairway

3.1 – Level Three Photo 1 – View from W looking E in East Stairway

3.2 – Level Three Photo 2 – View from E looking W in E/W Corridor

3.3 – Level Three Photo 3 – View from NE looking SW in office

3.4 – Level Three Photo 4 – View from N looking S in office

3.5 – Level Three Photo 5 – View from W looking E in E/W Corridor

3.6 – Level Three Photo 6 – View from N looking S into Belltower room

3.7 – Level Three Photo 7 – View from E looking W in E/W Corridor

3.8 – Level Three Photo 8 – View from W looking E in E/W Corridor

3.9 – Level Three Photo 9 – View from E looking W in West Stairway

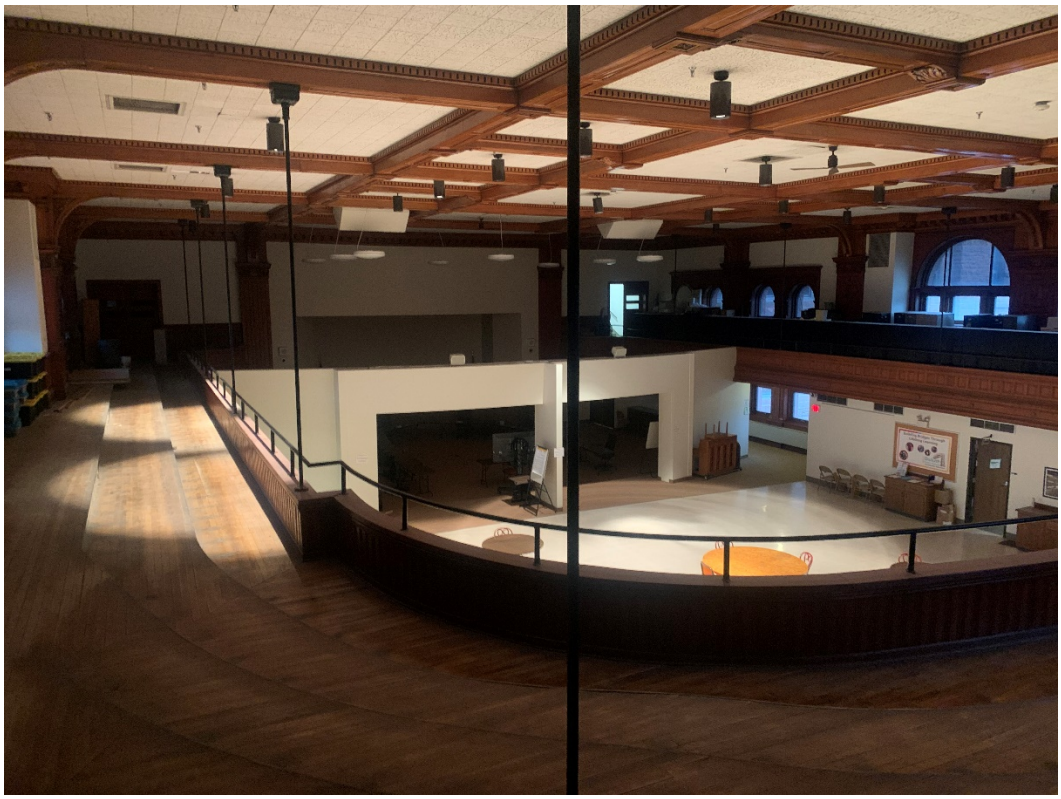
3.10 – Level Three Photo 10 – View from SE looking NW into office

3.11 – Level Three Photo 11 – View from SE looking NW into office

3.12 – Level Three Photo 12 – View from SW looking NE on Balcony in Auditorium

3.13 – Level Three Photo 13 – View from NW looking SE on Balcony in Auditorium

3.14 – Level Three Photo 14 – View from N looking S on Balcony in Auditorium

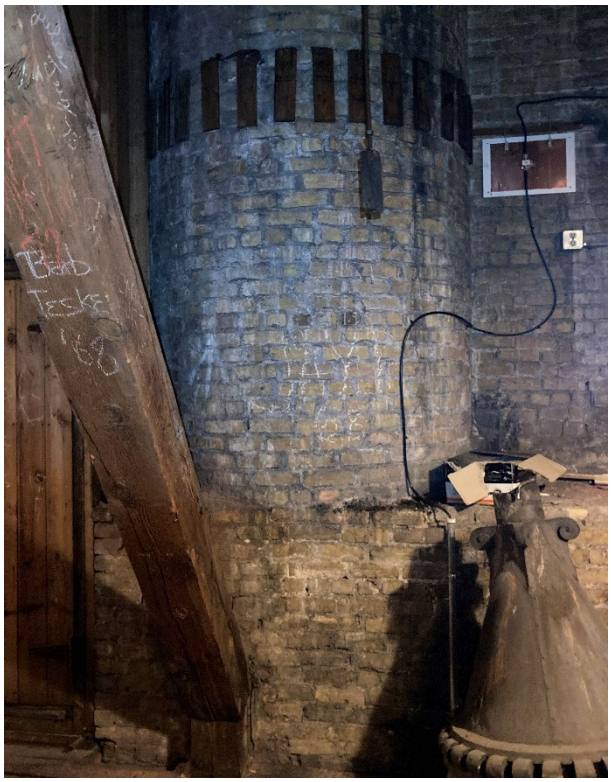


3.15 – Level Three Photo 15 – View from NE looking SW on Balcony in Auditorium

3.16 – Level Three Photo 16 – View from SE looking NW on Balcony in Auditorium

4.1 – Level Four Photo 1 – View from NE looking SW in attic

4.2 – Level Four Photo 2 – View from E looking W in attic



4.3 - Level Four Photo 3 – View from N looking S in attic

4.4 Clocktower at Attic Level, standing from SW looking NE

5.1: Clocktower at Clock Level, standing from NW looking SE

Duluth Central High School
Part II: Historic Photos

THE ASSEMBLY HALL

Figure 1: Assembly Hall, ca. 1929
Source: Duluth Central High School yearbook "The Zenith" 1929

Duluth Central High School
Part II: Historic Photos

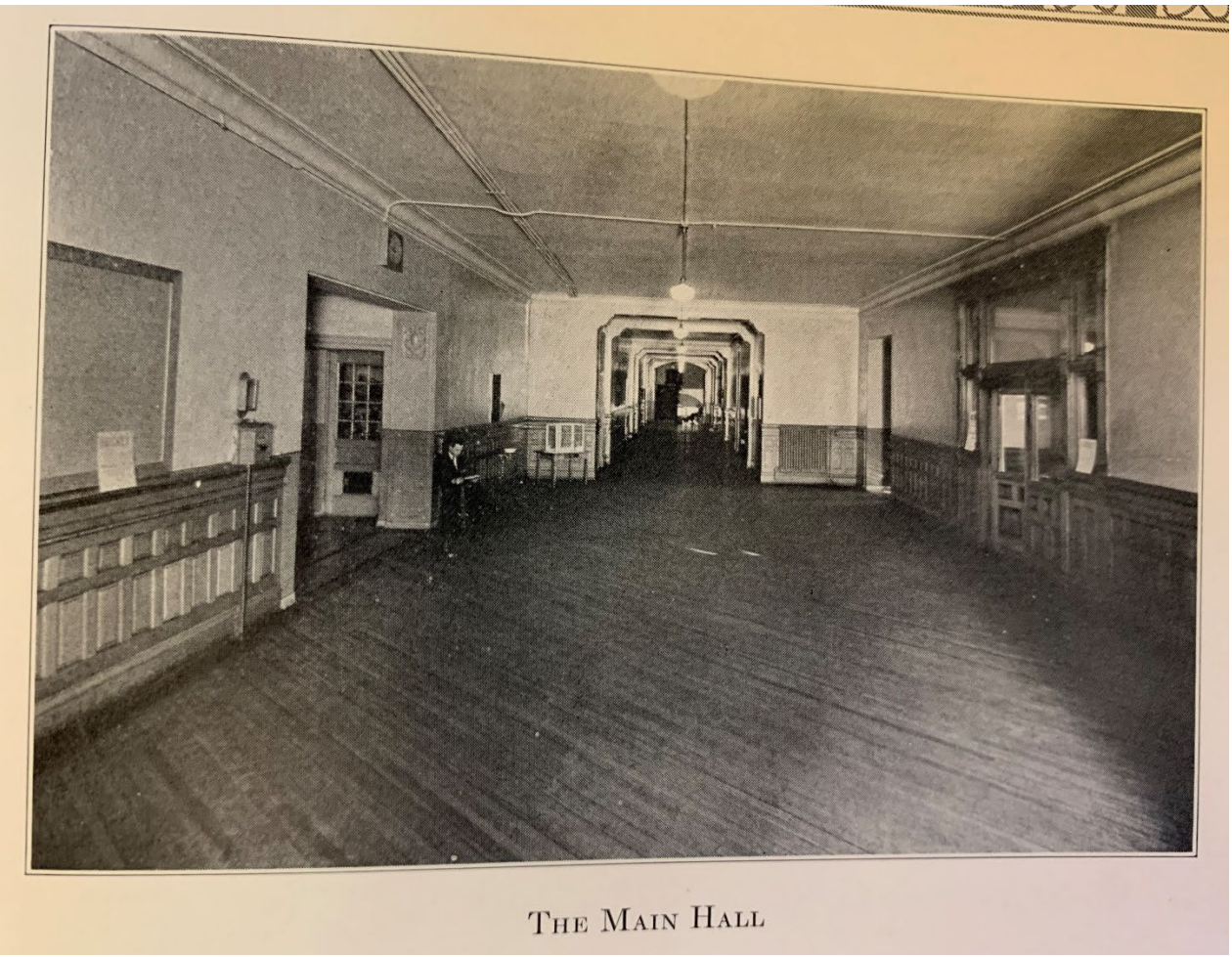
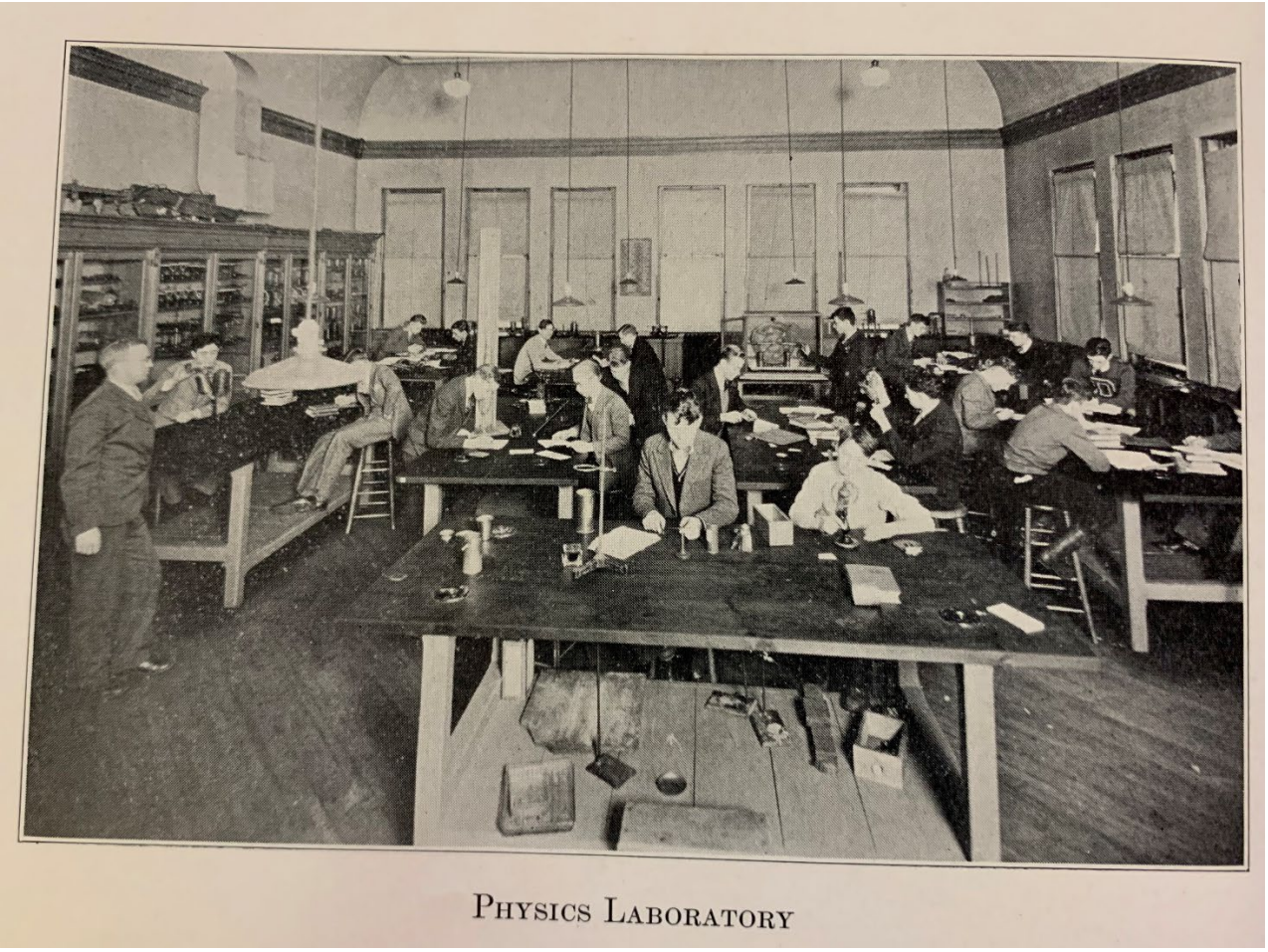


Figure 2: The Main Hall, ca. 1929
Source: Duluth Central High School yearbook “The Zenith” 1929

Duluth Central High School
Part II: Historic Photos



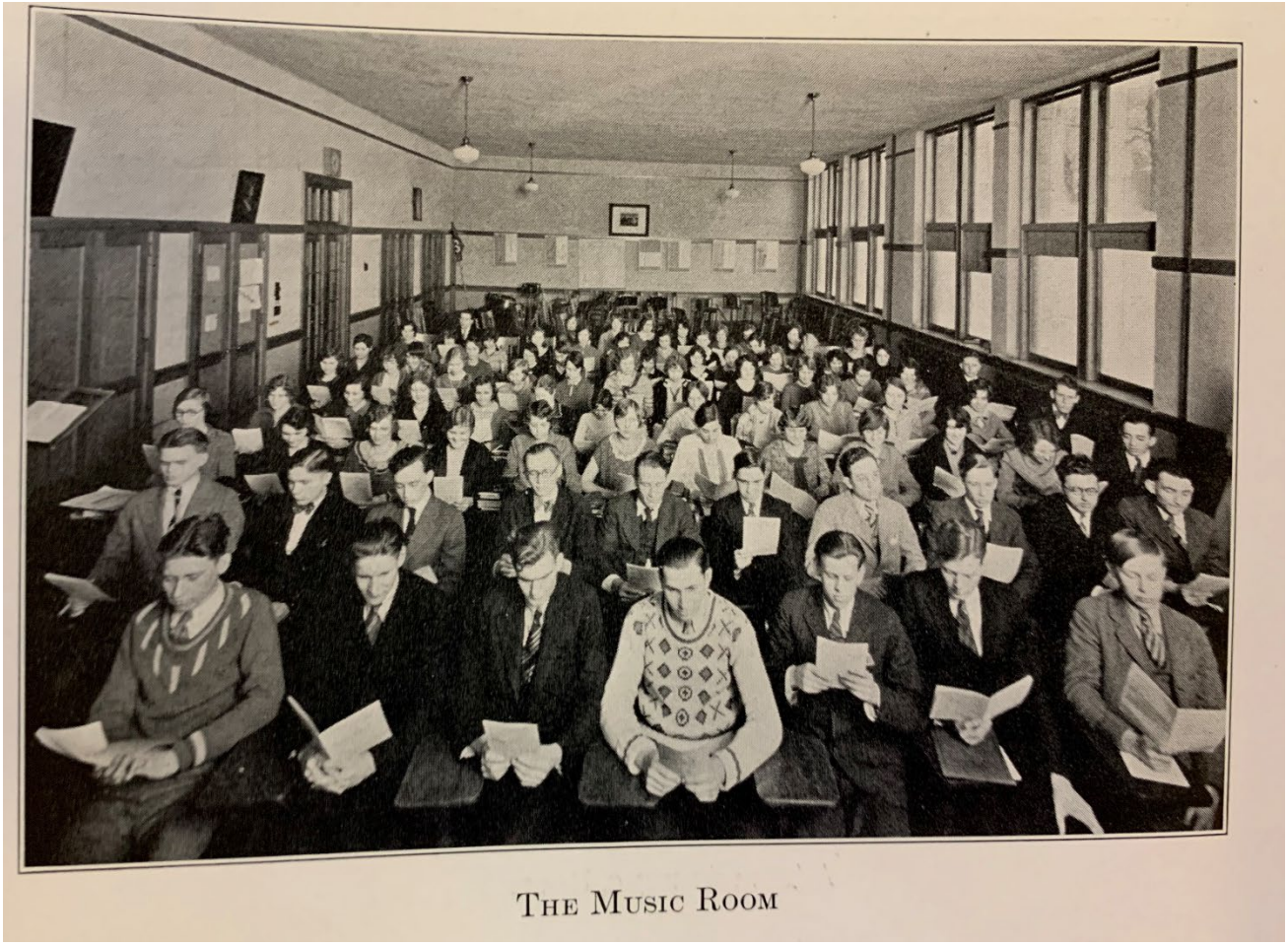
PHYSICS LABORATORY

Figure 3: Physics Laboratory, ca. 1929
Source: Duluth Central High School yearbook “The Zenith” 1929

Duluth Central High School
Part II: Historic Photos

Figure 4: The Main Office, ca. 1929
Source: Duluth Central High School yearbook “The Zenith” 1929

Duluth Central High School
Part II: Historic Photos



THE MUSIC ROOM

Figure 4: The Music Room, ca. 1929
Source: Duluth Central High School yearbook “The Zenith” 1929

Duluth Central High School
Part II: Historic Photos

Figure 5: The Cafeteria, ca. 1936
Source: Duluth Central High School yearbook “The Zenith” 1936

Duluth Central High School
Part II: Historic Photos

Figure 6: The Cafeteria, ca. 1910
Source: Duluth Central High School yearbook “The Zenith” 1910

Duluth Central High School
Part II: Historic Photos

Figure 7: Duluth Central High School, 1892
Source: The Northeast Minnesota Historical Collections, housed in the Kathryn A. Martin Library at the University of Minnesota Duluth

DRAFT 2-9-93
ADOPTED 3-24-93

PRESERVATION PLAN
OLD DULUTH CENTRAL HIGH SCHOOL HERITAGE PRESERVATION LANDMARK

I. INTRODUCTION

The following preservation plan contains design review guidelines which will serve as a basis for the Duluth Heritage Preservation Commission's permit review decisions with regard to The Old Duluth Central High School Heritage Preservation Landmark. These guidelines define the acceptable means by which the building's unique physical appearance can be preserved and enhanced through rehabilitation, restoration, or new construction.

One purpose of these guidelines is to provide assurance to the owner of the property that the permit review process will be based on clear standards rather than the taste of individual commission members.

The guidelines will be interpreted with flexibility depending on the particular merit of the proposed changes and their impacts on the portion of the building under review. Consideration will be given to the availability of historic building materials. When applying the guidelines, the Commission will also consider the economic impacts of the design requirements. Decisions of the Heritage Preservation Commission are subject to appeal to the City Council within ten days of written notice of the decision by any party aggreived by the Commission's decision.

II. AREAS TO BE PRESERVED

A. South, north, east and west exterior building facades.

B. Entrance stairways, walks, approaches; and grounds on the south, east and west sides of the building.

III. NEW CONSTRUCTION

New construction refers generally to any new addition to the building. The basic principle for new construction with the Old Duluth Central High School Heritage Preservation Landmark is to maintain the scale and character of the present building. In this case, any such addition would need to provide height, massing, setback, materials, and rhythm compatible to the original building. Guidelines for new construction focus on general rather than specific design elements as follows:

A. Setback-Siting.

In general, new construction should match the setback of the original building.

B. Massing, volume, and height.

Any new construction should conform to the massing of the original structure respecting the height, volume, and scale of adjacent structures.

C. Roofs, Caps and Cornices.

New roof, cap and/or cornice design should replicate the style of roof and materials of the original structure.

D. Materials and Detail.

Any new construction should match the brownstone of the existing building.

E. Windows and Doors.

Windows should relate to those of the existing building in terms of solid to opening ratios, distribution of window openings, and window setback from the wall surface. The proportion, size, and detailing of windows and doors in any new construction should restore the appearance of the original facade and relate to that of the existing building. Double-hung windows are traditional in the district and shall be encouraged for new construction. Window and door frames shall be wood, appropriately colored aluminum and/or vinyl clad materials.

IV. RESTORATION AND REHABILITATION

In general, the United States Secretary of the Interior's Recommended Standards for Historic Rehabilitation shall be followed (see Attachment A). In addition, the following standards shall be applied:

A. Masonry and Walls.

1. Original masonry and mortar shall be retained whenever possible without application of waterproofing, water repellent coatings or surface consolidation treatments unless these treatments are absolutely required to solve a specific technical problem.

2. Where necessary, repair or replacement of deteriorated materials should be made with new material that duplicates the old as closely as possible.

3. To preserve the life of building materials, masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains. The most gentle method shall be used, such as the use of low pressure water or approved chemical solutions.

4. The original or early color and texture treatment of masonry surfaces should be retained wherever possible.

5. When repointing, old mortar shall be duplicated in composition, color and texture and be duplicated in joint size, profile type, and method of application in order to preserve the original appearance. If laboratory analysis shows the composition characteristics of the original mortar to be unsuitable, mortar composition may be altered. If the mortar composition is to be altered, the appearance of the mortar shall duplicate the color and texture of the original mortar. Mortar shall be no more than 1 part in 8 Portland Cement.

B. Roofs, Cornices and Details.

1. The material of the existing roof should be matched when in need of repair. With respect to those portions of the roof not visible from street level, the manner of repair or replacement is less critical, however, new roofing materials should blend in with the existing building.

2. All historic craftsmanship, detailing and decorative features that give the roof its essential character should be preserved or restored. Similar material shall be used to repair or replace deteriorating or missing architectural elements such as cornices, brackets, cupolas, chimneys, cresting, vanes, architectural ornamentation, gutters, downspouts, and railings wherever possible.

C. Windows and Doors.

1. Existing window and door openings shall be retained. Whenever possible, original windows and doors and their hardware shall be repaired for reuse.

2. A missing or non-repairable original window or door should be replaced with a window or door that has an appropriate profile and resembles the original and which is recessed to its original depth.

3. Replacement of windows and doors with new stock windows, sashes or doors shall not be allowed if they require alteration of the frame opening or if the size of the window panes, sash or door cause changes in the scale and original proportions of the building.

4. Infilling of window openings is generally not acceptable.

5. Plastic or metal awnings and fake shutters should not be allowed. Shutters are inappropriate for this building.

6. Heating and air conditioners should be installed in such a manner as to not damage window and door frames or require the removal of the original doors or windows. Window or door installation shall be considered only when all other viable heating and cooling systems installations will result in significant damage to historic materials.

7. Storm windows and doors should be selected to be compatible with the character of the building and shall not damage window and door frames or require the removal of the original windows or doors. Exterior storm windows should be appropriate in size and color and should be operable.

8. Lintels, sills, pediments, hoods and steps should be retained or repaired if possible. If repairing, the color and texture shall match existing colors and textures.

V. SIGNS AND ACCESSORIES

Signs shall be compatible with the character of the building. Signs should not conceal architectural detail, clutter the building's image, or distract from the unity of the facade.

A. Materials: sign materials shall complement materials of the existing building. Surface design elements shall not distract from or conflict with the structure's age and/or design. Materials which are the same as those that were used for signage during the period of the building construction shall be encouraged. Newer materials and technologies such as extruded aluminum and plastics, internally lit cabinet signs, or backlit awning signs are not appropriate for the building.

B. Type Styles: the type styles used to letter the signboard shall enhance the building's design and materials. Type styles should also be compatible with types from the period of the building's construction.

C. Method of Attachment: painted signs may be permissible on glass windows and doors. The facade shall not be damaged in sign installation except for minor attachment. The method of attachment shall respect the structure's architectural integrity. The sign shall become an extension of the buildings architectural features wherever possible.

D. Lighting: The location of exterior lights shall be appropriate to the individual structure. Subdued lighting is preferred. There shall be no flashing, blinking, moving or varying intensity lighting, fixtures shall relate to the historic period of the building's construction.

VI. OTHER CONSIDERATIONS

Because the Old Duluth Central High School Heritage Preservation Landmark is also on the National Register of Historic Places and thereby subject to review by the Minnesota Historical Society, the Duluth Heritage Preservation Commission shall give due consideration to the State's findings and recommendations regarding proposed changes and renovations to this building.

VII. DEMOLITION

The Heritage Preservation Commission is charged with reviewing permit applications for demolition of structures under Duluth City Code, Chapter 28A, Article II, Sec. 28A-5; Duluth City Code, Chapter 10, Article II, Sec. 10.3; and Duluth City Code, Chapter 10, Article III, Sec. 10-4.

In general, demolition of the Old Duluth Central High School Heritage Preservation Landmark will be discouraged. In the event that a building is over 50% destroyed by fire or an act of God, demolition may be permitted.

Attachment A

UNITED STATES SECRETARY OF THE INTERIOR'S
RECOMMENDED STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The secretary of the interior has developed standards for preservation projects as well as guidelines for applying them to activities from acquisition through rehabilitation and even reconstruction when necessary. The standards are used as the official criteria by which work on National Register historic properties is evaluated and eligibility for federal tax credits is certified.

(1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

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Duluth Fire Department rescues stunt snowmobiler

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Photos: UMD physics students sled for science

GOVERNMENT AND POLITICS

Legislative push is on to save Minnesota's historic tax credit before it expires

This state credit has been used extensively to help preserve and renovate historically significant buildings in Duluth.

Written By: Peter Passi | Feb 11th 2021 - 6pm.

expire June 30, and if it does, Duluth will lose a valuable redevelopment tool, according to Adam Fulton, deputy director of the city's planning and economic development division.

Outside of Minneapolis and St. Paul, Duluth is unrivaled statewide in its extensive use of historic tax credits to help foster redevelopment, said Natascha Weiner, a historical architect for the Minnesota State Historic Preservation Office.

"Duluth is so rich in historic resources. You have fantastic historic buildings up there, and there's so much you can do. So many projects are just waiting to happen," Weiner said.

Some pending local redevelopment projects that would be likely candidates for historic tax credits include the former St. Louis County Jail building, Historic Old Central High School and the former armory building, Fulton said.

The old St. Louis County Jail on Second Street in Duluth. (Steve Kuchera / 2013 file / News Tribune)

benefit. Both programs can cover up to 20% of the project cost, although Weiler said the sale of credits to finance work typically falls well short of the 40% threshold.

The federal historic tax credit would remain available regardless of what happens at the Minnesota Legislature this year. But in a 2020 survey of developers who used the historic credits, about 89% of respondents reported they would not have moved forward on projects if not for the state historic tax credit coupled with the federal credit, noted Amy Spong, director of the Minnesota State Historic Preservation Office.


Historic Old Central High School in Duluth. (Clint Austin / 2020 file / News Tribune)

Tom Hanson, an attorney with Winthrop & Weinstine, has been leading the lobbying effort in St. Paul and said bills have been introduced in both the House and Senate, where they have garnered broad bipartisan support. But he's taking nothing for granted, noting that similar bills had been advanced last year, only to be overshadowed by concerns about the emerging COVID-19 pandemic.

"There really isn't anybody at this point advocating against it. The challenge is fighting your way to the top of the heap. But we've got a good coalition," said Hanson, pointing out that other worthy bills are also competing for lawmakers' attention.


The former Duluth Armory, at South 13th Avenue and London Road. (Bob King / 2012 file / News Tribune)

Hanson said proponents of the state tax credit can provide compelling data in support of it. A report published Tuesday by University of Minnesota Extension found that in 2020, the historic tax credit led to $176.5 million worth of economic activity, including $49.8 million in labor wages. For every dollar Minnesota spent on the program, the report found that it generated the equivalent of $9.52 in economic activity.

Spong said the economic benefits don't tell the whole story, however.

"This program plays an important role not only in preserving historically significant places and buildings for communities, but it also plays a role in helping with the housing crisis that we hear so much about all over, urban and rural, and also with the challenge of responding to climate change," she said.


Gimaajii-Mino-Bimaadizimin (the former YWCA building), 202 W. Second St., Duluth, received

"Rehabilitating existing buildings is keeping materials out of landfills. And also rehabbing buildings uses less material, more labor, so the job numbers that have been noted over the life of the program have been really strong," Spong said.

The state historic tax credit first went into effect in 2010, when Hanson was serving as the state's management and budget commissioner under then-Gov. Tim Pawlenty.

"At the time, we were in what everyone calls now 'the Great Recession,' and there was broad bipartisan support to enact that tax credit, because it put people to work and developed very important buildings and provided that extra bit of funding for projects to get over the finish line to get adequate funding," Hanson said.

The initial credit was to expire in five years but it has been extended once already. If bills now introduced are signed into law, sunset language in the legislation will be removed entirely, allowing the state tax credit to continue into perpetuity.

The prospect of the state historic tax credit expiring has led to a recent flood of applications at the Minnesota State Historic Preservation Office. Weiner said the office is on pace to process anywhere from 28 to 33 tax credit applications this year, compared to the typical annual volume of about 14 in the past.


Duluth Fire Department Engine House No. 1, 101 E. Third St., received state historic tax credits in 2014. (Steve Kuchera / skuchera@duluthnews.com)

Duluth Fire Department Engine House No. 1, 101 E. Third St., received state historic tax credits in 2014. (Steve Kuchera / skuchera@duluthnews.com)

Duluth projects funded with historic tax credits

Alicia's Place, 315 N. Second Ave. W. — 2006.

Oliver Traphagen House (The Redstone), 1511 E. Superior St. — 2006

Bridgeman & Russell Building, 10-16 W. First St. — 2008.

Greysolon Plaza (former Hotel Duluth), 231 E. Superior St. — 2008.

Gimaajii-Mino-Bimaadizimin (former YWCA), 202 W. Second St. — 2012.

Old Duluth City Hall, 132 E. Superior St. — 2013.

Munger Terrace, 405 Mesaba Ave. — 2014

NorShor Theatre, 211 E. Superior St. — 2018.


Old Duluth City Hall, 132 E. Superior St., received state historic tax credits in 2013. (Steve Kuchera / skuchera@duluthnews.com)

Old Duluth City Hall, 132 E. Superior St., received state historic tax credits in 2013. (Steve Kuchera / skuchera@duluthnews.com)

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GOVERNMENT AND POLITICS Mar 3rd 2021 - 5pm

Dakota tribe reclaims its land — and its story

Robert Larsen, chair of the Lower Sioux Indian Community, was one of many people involved in managing the transfer of 114 acres from the Minnesota Historical Society back to the tribe. Here, he stands on prairie land at the Lower Sioux Historic Agency in Morton, Minn., that was recently given back to the Dakota people. (Hannah (Yang / MPR News

GOVERNMENT AND POLITICS Mar 2nd 2021 - 6pm

State lawmakers look to address COVID-19's female recession, longstanding disparities

Patrons sit socially distanced at the newly resurfaced bar at Whistle Binkies Old World Pub in northeast Rochester, Minn., in June. Gov. Tim Walz announced Dec. 16 that current restrictions on indoor

GOVERNMENT AND POLITICS Mar 2nd 2021 - 4pm

Compromise emerging on Minnesota tax relief package

The Minnesota Senate convenes at the state Capitol in St. Paul. ((Forum News Service file photo

GOVERNMENT AND POLITICS Mar 2nd 2021 - 3pm

Duluth, St. Louis County rethink lobbying efforts in time of pandemic

Duluth and St. Louis County visitors listen to a speech during a rally celebrating their annual lobbying trip to the Minnesota Capitol. (Don Davis / 2011 file / (Forum Communications

GOVERNMENT AND POLITICS Mar 1st 2021 - 6pm

For Minnesota's U.S. Rep. Angie Craig, the Equality Act is personal

Rep. Angie Craig, mask in hand, addresses the crowd Monday, Nov. 2, 2020, at a campaign stop in Hastings, Minn. Rachel Fergus / RiverTown Multimedia

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