BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.
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WADE STADIUM IMPROVEMENTS
Phase 2: Masonry Restoration

101 N 35th Ave West
Duluth, Mn. 55807

PROJECT #: P14-08-EB
BID #: 14-23DS

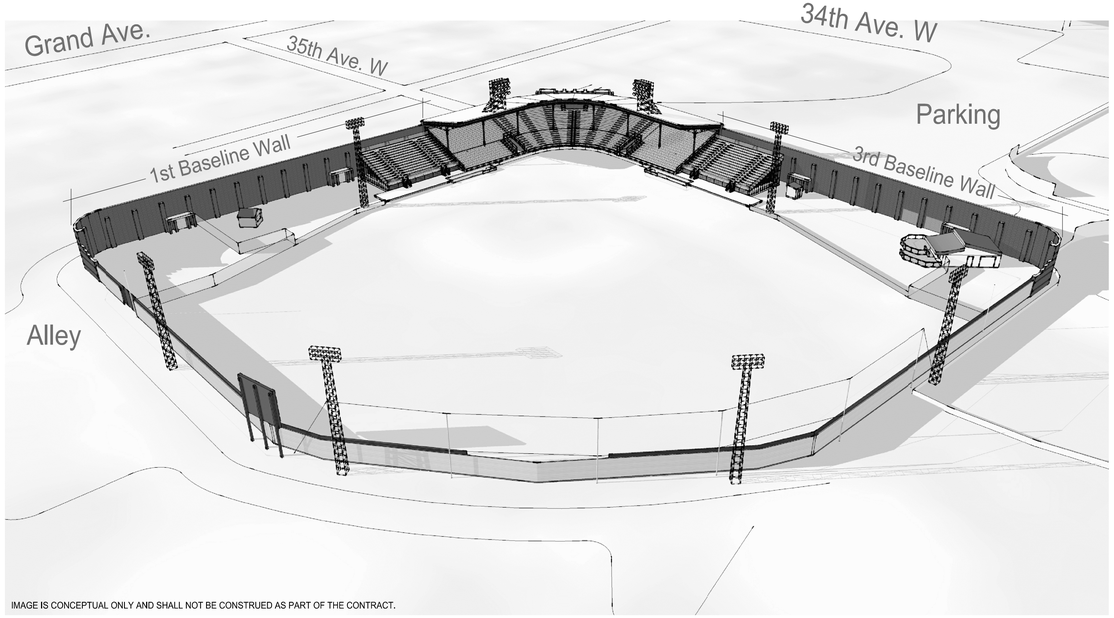


IMAGE IS CONCEPTUAL ONLY AND SHALL NOT BE CONSTRUED AS PART OF THE CONTRACT.

GENERAL NOTES

1. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
2. CROSS-REFERENCE CIVIL, ARCHITECTURAL AND ELECTRICAL DRAWINGS TO ASSURE COORDINATION OF LOCATION, SIZES AND MATERIALS.
3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS, ETC. AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT WOULD ADVERSELY AFFECT THE WORK.
4. THE CONTRACTOR SHALL CONFORM TO MATERIAL MANUFACTURERS' STANDARD RECOMMENDATIONS, DETAILS AND INSTALLATION PROCEDURES, AND NOTIFY THE ARCHITECT IMMEDIATELY IF THEY ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS PRIOR TO PROCEEDING.
5. THE OWNER SHALL RETAIN FIRST SALVAGE RIGHTS TO ANY EXISTING MATERIAL, EQUIPMENT, ETC. THE CONTRACTOR SHALL VERIFY THOSE ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF ANY DEMOLITION.
6. EXISTING CONSTRUCTION INDICATED TO REMAIN THAT IS DAMAGED OR AFFECTED BY THE WORK SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION. WHERE EXISTING FINISHES HAVE BEEN DISTURBED, AND ARE NOT SPECIFICALLY REFERRED TO IN THE PROJECT MANUAL, THE EXISTING MATERIAL SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING, AND THE AFFECTED AREA REFINISHED TO LOGICAL TERMINATION POINTS, AS DIRECTED BY THE ARCHITECT.
7. WHERE A NOTE CALLS FOR INFILL AND/OR PATCHING OF AN EXISTING SURFACE, PATCH TO MATCH PLANE AND FINISH OF ADJACENT SURFACES. CONTRACTOR SHALL PATCH/REFINISH AFFECTED SURFACES TO THE NEXT LOGICAL JOINT OR INTERIOR CORNER.
8. DIMENSIONS ON PLANS ARE AS FOLLOWS:
   - 8.1. MASONRY CONSTRUCTION - FACE OF MASONRY WALL TO FACE OF MASONRY WALL.
   - 8.2. STEEL OR WOOD STUD FRAMING - CENTERLINE OF STUD TO CENTERLINE OF STUD.
9. WHERE A DETAIL IS TAKEN IN SECTION, THE MATERIAL SHOWN SHALL BE CONSIDERED TO BE CONTINUOUS, UNLESS NOTED OTHERWISE.
10. FINISHES, TRIM, ETC. SHALL BE SCRIBED AS REQUIRED TO CONFORM TO ADJACENT CONSTRUCTION.
11. WHERE CONCRETE BLOCK WALLS ABUT, BUT ARE NOT KEYED INTO INTERSECTING BLOCK WALLS OR ABUT DISSIMILAR WALL CONSTRUCTION, HEAD JOINTS SHALL BE HELD BACK 1/4" AND CAULKED. PROVIDE STRAP ANCHORS 16" ON CENTER VERTICALLY.

MATERIALS LEGEND

GRAPHIC	DESCRIPTION	GRAPHIC	DESCRIPTION
SECTIONS AND DETAILS			
	GYPSUM BOARD		WOOD BLOCKING
	PLYWOOD		FINISHED WOOD
	STEEL STUD		BATT INSULATION
	BRICK		CAST STONE
	CONCRETE MASONRY UNIT		CONCRETE
	MISC. METAL		EXISTING CONDITION

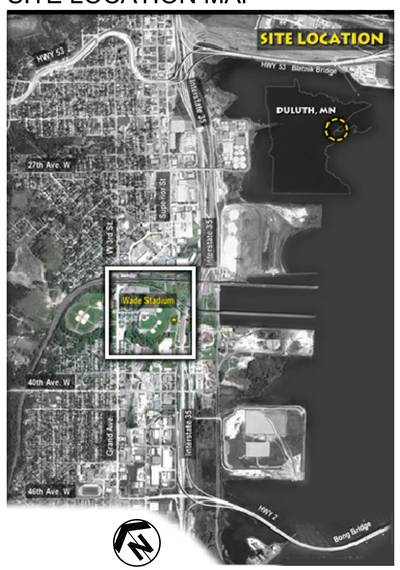
SYMBOLS LEGEND

GRAPHIC	DESCRIPTION	GRAPHIC	DESCRIPTION
GRAPHIC NOTATION			
X / AX.X — DRAWING/DETAIL NUMBER / SHEET NUMBER	DATA BUBBLE	XX	WALL TYPE
X / AX.X — DRAWING/DETAIL NUMBER / SHEET NUMBER	BUILDING SECTION	XXX	DOOR & WINDOW NUMBER
XX — REVISION NUMBER; CLOUD AROUND REVISION	REVISION NUMBER	X	GRID BUBBLE
XXX EL. XXX'-X"	ELEVATION INDICATORS	N	NORTH ARROW

SHEET INDEX

SHEET NO.	DESCRIPTION
	GENERAL
G1.0	TITLE SHEET
	ARCHITECTURAL
A1.1	FLOOR PLANS AND ENLARGED PLANS
A2.1	EXTERIOR ELEVATIONS AND DETAILS
A2.2	ENLARGED EXTERIOR ELEVATIONS AND DETAILS
A2.3	INTERIOR ELEVATIONS AND DETAILS

SITE LOCATION MAP



CODE REVIEW

The storm water management plan is not required as the new field drainage is cleaner than a parking lot.

Projects exceeding 75% of the appraised value shall comply with the UDC. The appraised value of this project in 2015 is $1,796,100, thus we exceed the threshold of 75% and will be required to meet the UBC requirements which include the following:

1) Stadium lighting cannot exceed 80 feet in height or 2 foot candles at the property line.
2) Since our project has poles at 100' the project will not exceed the 2 foot candles at the property line.
3) Parking lot requirements for landscaping are extensive and will be waived until adequate funding is in place to accomplish it.
4) UDC 50-31 is the applicable chapter.
5) A screened dumpster enclosure is required, and will be addressed in Phase 2 of the project.

For toilet fixture count, portable toilet facilities will meet the requirements of the code for the interim until additional funding is secured and the permanent fixtures can be constructed. The renovation of the brick walls and new field will not trigger additional code requirements to upgrade the facilities.

Due to the seasonal use of the facility the 1 in 12 sloped ramp is acceptable.

The building is being reclassified as Type 3B construction, and as such, fireproofing of the wood roof structure is not required.

DRAWING SYMBOL LEGEND

GRAPHIC	DESCRIPTION	GRAPHIC	DESCRIPTION
FLOOR PLAN			
	NEW DOOR & FRAME *REF. DOOR SCHED.		EXISTING DOOR & FRAME *REF. DOOR SCHED.
	DEMOLISH DOOR & FRAME *REF. DOOR SCHED.		OBJECT SCHEDULED FOR DEMOLITION

BID ALTERNATES

1. DELETE EXTERIOR SIDE OF 3RD BASELINE WALL IN ITS ENTIRETY FROM THE SCOPE OF WORK.
2. DELETE INTERIOR SIDE OF 3RD BASELINE WALL IN ITS ENTIRETY FROM THE SCOPE OF WORK.

THE CITY OF DULUTH MINNESOTA

CITY OF DULUTH
WADE STADIUM
101 N. 35TH AVE W.
DULUTH, MN 55807

WADE STADIUM IMPROVEMENTS

PHASE 2:
MASONRY RESTORATION

NO.	DATE	ISSUE RECORD

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

SIGNATURE:
PRINTED NAME: KENNETH JOHNSON
LIC. NO.: 11326 DATE: 4.28.2015

TKDA
11 East Superior Street, Suite 340
Duluth, MN 55802
218.724.8578
tkda.com

DESIGNED	DRAWN	CHECKED

TITLE SHEET

G1.0

15609.000

DATE PLOTTED: Apr 24, 2015 - 12:11pm
DRAWING PATH: \\DUL-FSRV01\DuluthOffice\Projects\15609000 Duluth Wade Stadium\04 DRAW\00 CURRENT\ARCH\PHASE 2\G1-0.dwg

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PROTECT EXISTING TURF BULLPEN AND PITCHING MOUNDS TO REMAIN

EXISTING GATED 8'-0" HIGH CHAIN LINK FENCE TO REMAIN.

EXISTING STEEL CHANNEL JAMBS TO REMAIN AT SIDES OF BRICK PIERS.

1 A2.3 2 A2.3

PROTECT EXISTING CONCRETE PLAZA TO REMAIN, TYPICAL.

EXISTING FIELD LIGHTING POLE TO REMAIN.

KEEP OFF EXISTING TURF PLAYING FIELD.

EXISTING STEEL CHANNEL JAMBS TO REMAIN AT SIDES OF BRICK PIERS.

2 A2.3 2 A2.1

EXTENT OF TUCKPOINTING, EACH SIDE OF WALL. REFER TO ELEVATIONS.

1 A2.3

SEE 1/A1.1 FOR SURFACE FINISHES BELOW.

EXISTING CONCRETE BELOW EXISTING METAL BLEACHERS

EXISTING METAL BLEACHERS TO REMAIN

SEE 1 A2.1 FOR BRICK PATCHWORK AT MAIN BUILDING ENTRY

KEEP OFF EXISTING TURF PLAYING FIELD.

4 A2.3

3 A2.3

PROTECT EXISTING TURF BULLPEN AND PITCHING MOUNDS TO REMAIN

PROTECT EXISTING CONCRETE PLAZA TO REMAIN, TYPICAL.

EXISTING CONCRETE BELOW EXISTING METAL BLEACHERS

EXISTING FIELD LIGHTING POLE TO REMAIN.

PROTECT EXISTING BATTING CAGE AND TURF TO REMAIN

5 A1.1 COILING DOOR

EXISTING GATED 8'-0" HIGH CHAIN LINK FENCE TO REMAIN.

BRICK INFILL

5 A1.1 SIMILAR

1 FIELD LEVEL PLAN
1" = 30'-0"

COILING OVERHEAD DOOR. SEE 5/A2.1.

3 A2.1 EXTENT OF TUCKPOINTING, EACH SIDE OF WALL. REFER TO ELEVATIONS.

EXISTING METAL BLEACHERS TO REMAIN

SEE 1/A1.1 FOR SURFACE FINISHES BELOW.

EXTENT OF TUCKPOINTING, EACH SIDE OF WALL. REFER TO ELEVATIONS.

4 A2.3 3 A2.3

2 GRANDSTAND LEVEL PLAN
1" = 30'-0"
0 15' 30' 60'

3 A2.1

PROTECT EXISTING CONCRETE PLAZA TO REMAIN.

REFER TO 8/A2.3 FOR REMOVALS AND BRICK INFILL.

INTERIOR ELEVATION CONSTRUCTION NOTES 8 A2.3

REMOVE EXISTING 2x6 STUD FRAMED WALL (SHOWN DASHED) WITH ¾" PLYWOOD EACH SIDE AND REPAIR JAMBS AS REQUIRED.

OVERHEAD COILING DOOR SYSTEM. REFER TO 8/A2.3 FOR NOTES. AT SIMILAR CONDITION, INFILL OPENING WITH BRICK PER 2/A2.2.

INTERIOR

EXTERIOR

7'-6" FIELD VERIFY

EXISTING GRASS

EXTERIOR ELEVATION DEMOLITION NOTES 1 A2.2

2 A2.2 SIMILAR. EXTERIOR ELEVATION CONSTRUCTION NOTES

5 1st BASELINE – BRICK INFILL
1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0"

THE CITY OF DULUTH MINNESOTA

CITY OF DULUTH
WADE STADIUM

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WADE STADIUM IMPROVEMENTS

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FLOOR PLANS & ENLARGED PLANS

A1.1

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DATE PLOTTED: Apr 24, 2015 - 12:04pm
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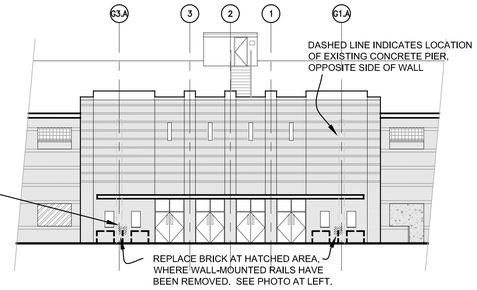
WALL-MOUNTED RAIL REMOVAL AT TWO LOCATIONS.



KEYNOTES

1. BRICK PILASTER AND JOINT REPAIR ON INTERIOR SIDE OF 1ST BASELINE WALLS HATCHED AS THUS ▨ ARE OUTSIDE THE SCOPE OF THIS PROJECT, AND WILL BE PERFORMED BY OTHERS. REPOINTING OF MORTAR JOINTS AT ADJACENT AREAS SHALL BE BLENDED TO MATCH THOSE WITHIN THE HATCHED AREA. REFER TO 4/A2.3 AND 6/A2.3 FOR NOTES.

2. CONTRACTOR SHALL REPAIR ANY CAULK JOINTS THAT ARE DAMAGED DURING ADJACENT BRICK WORK. (SAW CUTTING AND CAULKING OF CONTROL JOINTS, BOTH SIDES OF WALL, IS NOT IN THE SCOPE OF THIS PROJECT, AND WILL BE PERFORMED BY OTHERS.)

MASONRY RESTORATION NOTES

REFER TO DRAWINGS 5 & 6/A2.3 FOR CLARIFICATION OF EXTENT OF WORK AT TOP OF WALLS OUTSIDE THE SCOPE OF THIS PROJECT.

EXISTING BRICK SALVAGED FROM DEMOLITION AND CLEANED UNDER SEPARATE CONTRACT IS PALLETIZED ON SITE, AND SHALL BE USED FOR ALL BRICK REPLACEMENT.

AT LOCATIONS IDENTIFIED ON THE DRAWINGS, TUCKPOINT 100% OF MASONRY JOINTS, AND RESTORE ALL BRICK.

WITHIN THE EXTENTS OF TUCKPOINTING TO BE PERFORMED, REMOVE CRACKED, DAMAGED, AND SPALLED BRICK. REMOVE BRICK UNTIL SOUND MATERIAL IS ENCOUNTERED. FILL VOIDS AND REPLACE BRICK WITH EXISTING BRICK WHICH WAS SALVAGED FROM DEMOLITION UNDER SEPARATE CONTRACT. BRICK REMOVAL NOTED ON THE DRAWINGS DOES NOT NECESSARILY ENCOMPASS THE FULL SCOPE OF BRICK REQUIRING REMOVAL AND REPLACEMENT.

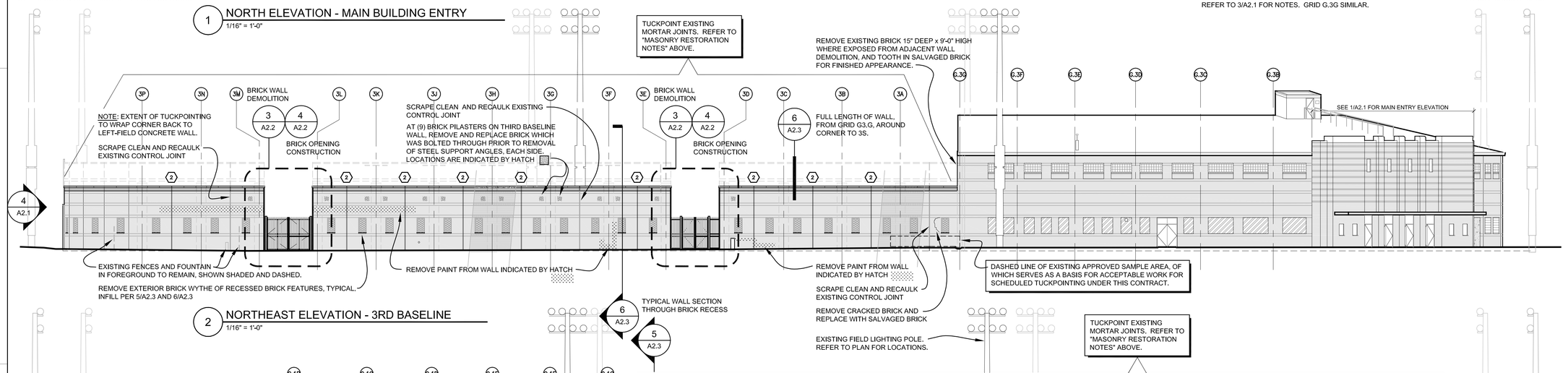
COURSING AND BONDING SHALL MATCH EXISTING. FIELD VERIFY HORIZONTAL LOCATIONS OF ROWLOCK AND SOLDIER COURSING.

REFER TO SPECIFICATION MANUAL FOR ADDITIONAL CONDITIONS.

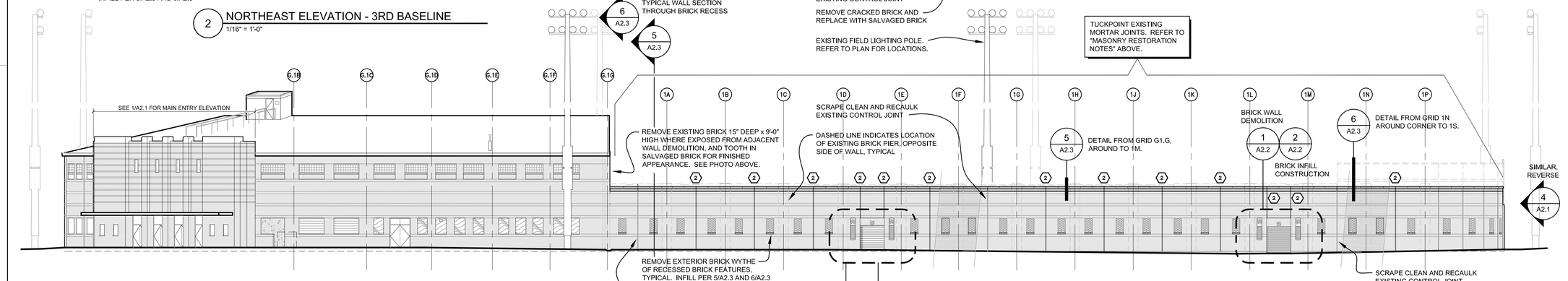
GRANDSTAND BRICK PIER CONDITION. GRID G.1G. REFER TO 3/A2.1 FOR NOTES. GRID G.3G SIMILAR.

TYPICAL BRICK RECESS

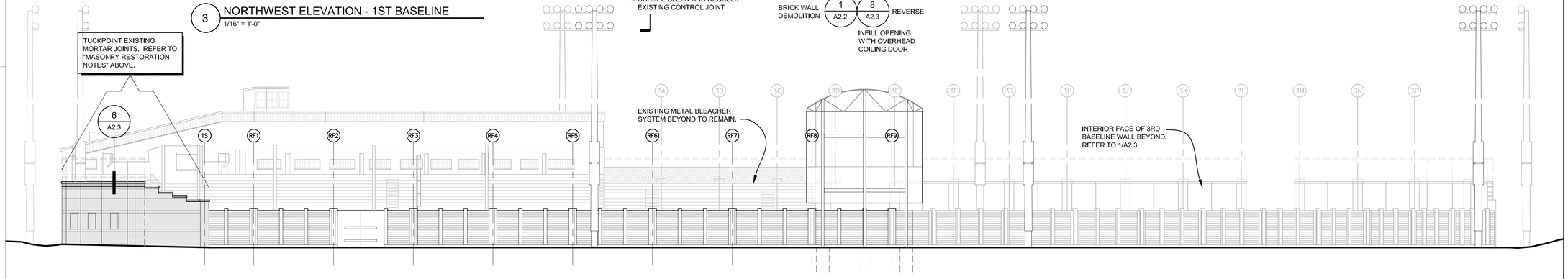
1 NORTH ELEVATION - MAIN BUILDING ENTRY
1/16" = 1'-0"



2 NORTHEAST ELEVATION - 3RD BASELINE
1/16" = 1'-0"



3 NORTHWEST ELEVATION - 1ST BASELINE
1/16" = 1'-0"



4 SOUTHWEST ELEVATION - RIGHT FIELD
1/16" = 1'-0"

0 8' 16' 32'

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

DATE PLOTTED: Apr 24, 2015 - 12:03pm
DRAWING PATH: \\DUL-FSRV01\DuluthOffice\Projects\15609000 Duluth Wade Stadium\04 DRAW\00 CURRENT\ARCH\PHASE 2\A2-1.dwg

THE CITY OF DULUTH MINNESOTA

CITY OF DULUTH
WADE STADIUM
101 N. 35TH AVE W.
DULUTH, MN 55807

WADE STADIUM IMPROVEMENTS

PHASE 2: MASONRY RESTORATION

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EXTERIOR ELEVATIONS & DETAILS

A2.1

15609.000

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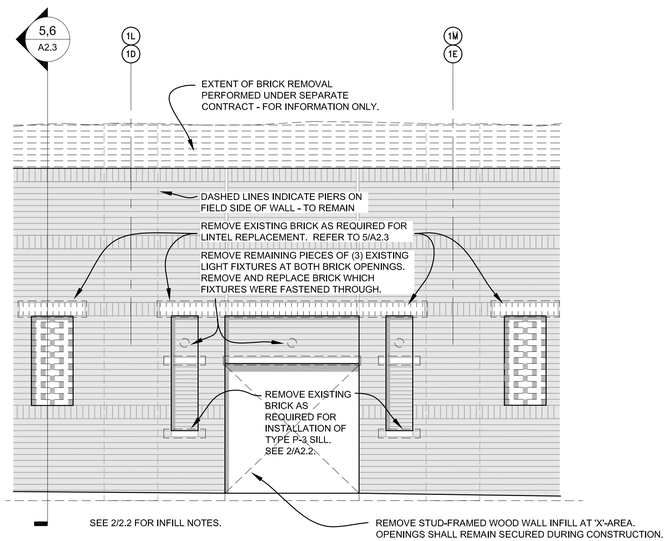
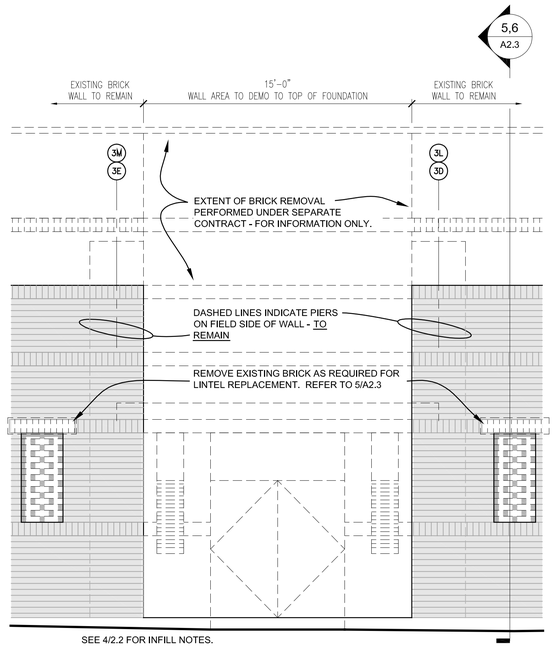
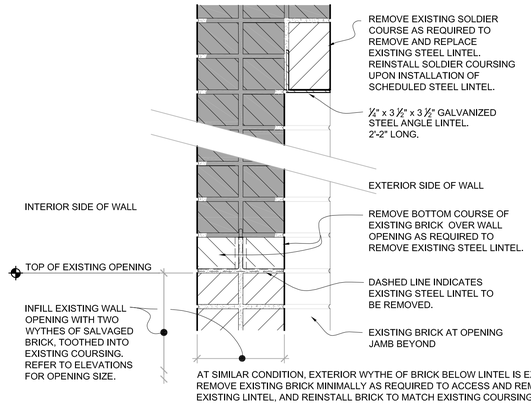


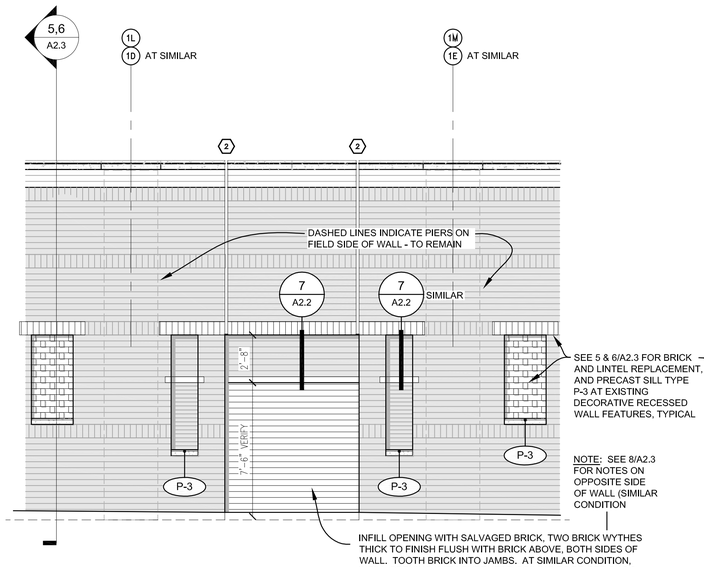
1 1ST BASELINE ELEVATION - ALCOVE DEMOLITION
1/4" = 1'-0"



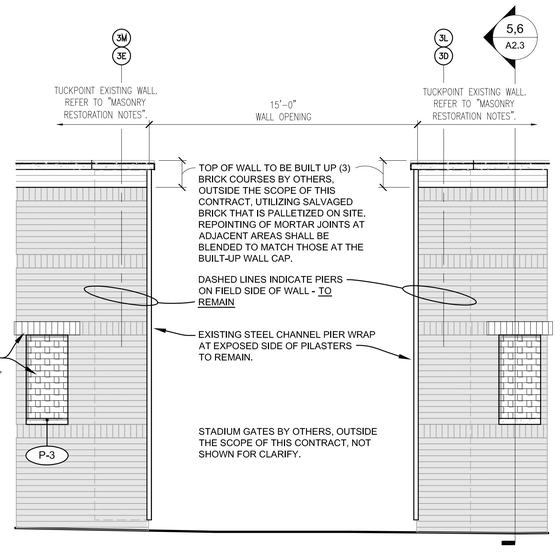
3 3RD BASELINE ELEVATION - ALCOVE DEMOLITION
1/4" = 1'-0"



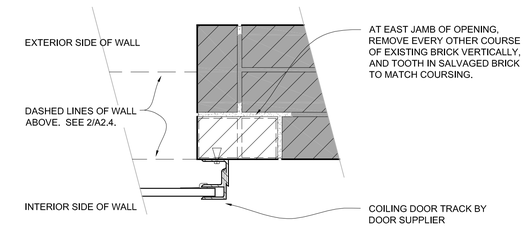
7 STEEL LINTEL - BRICK OPENING HEAD CONDITION
1-1/2" = 1'-0"



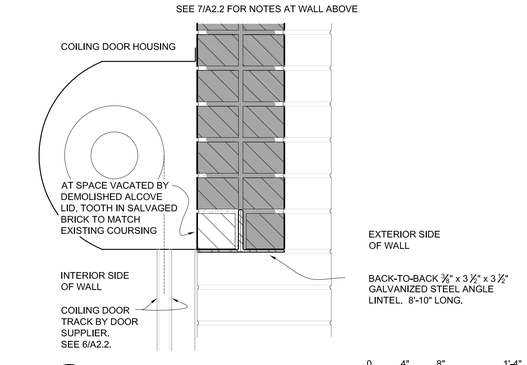
2 1ST BASELINE ELEVATION - BRICK WALL INFILL
1/4" = 1'-0"



4 3RD BASELINE ELEVATION - BRICK WALL OPENING
1/4" = 1'-0"



6 COILING DOOR JAMB DETAIL
1-1/2" = 1'-0"



5 COILING DOOR HEAD DETAIL
1-1/2" = 1'-0"

0 2' 4' 8'

0 4" 8" 1'-4"

DATE PLOTTED: Apr 24, 2015 - 12:06pm
DRAWING PATH: \\DUL-FSRV01\DuluthOffice\Projects\15609000 Duluth Wade Stadium\04 DRAW\00 CURRENT\ARCH\PHASE 2\A2-2.dwg

CITY OF DULUTH
WADE STADIUM
101 N. 35TH AVE W.
DULUTH, MN 55807

WADE STADIUM IMPROVEMENTS

PHASE 2: MASONRY RESTORATION

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ENLARGED EXTERIOR ELEVATIONS & DETAILS

A2.2

15609.000

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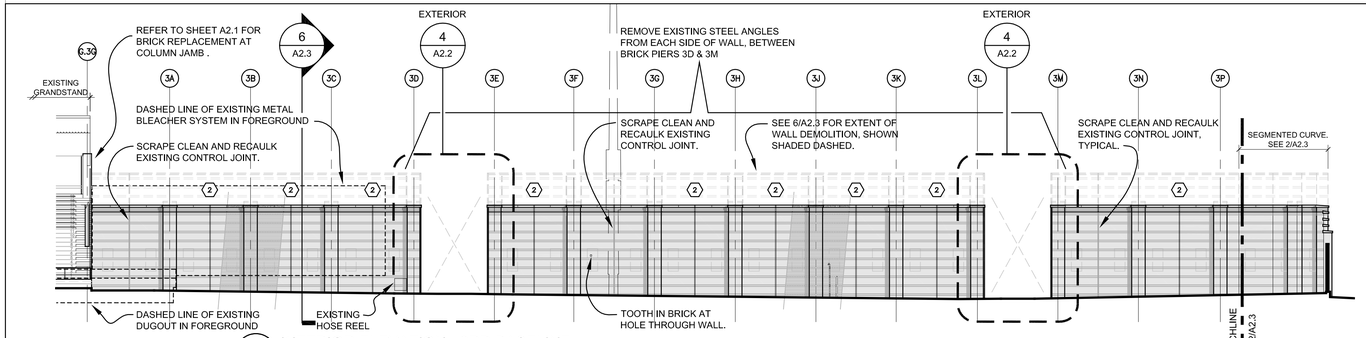
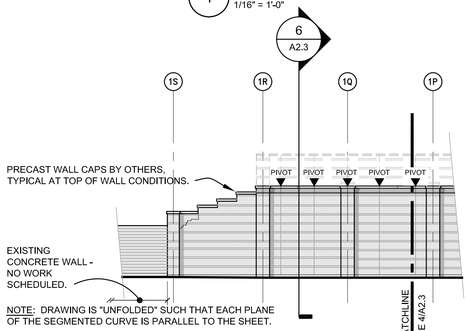
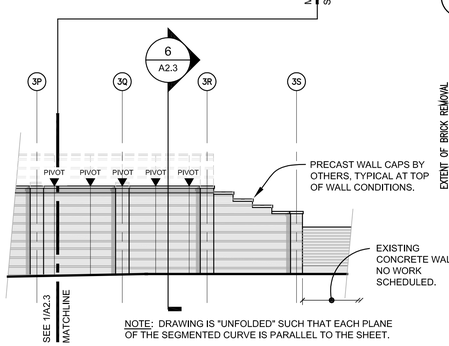


1 INTERIOR ELEVATION - 3RD BASELINE
1/16" = 1'-0"

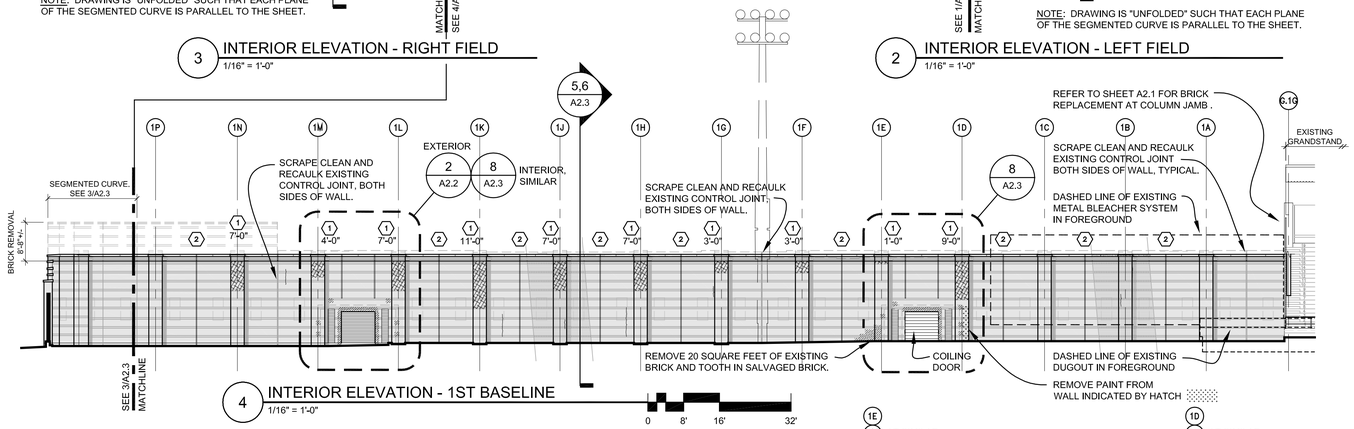


3 INTERIOR ELEVATION - RIGHT FIELD
1/16" = 1'-0"

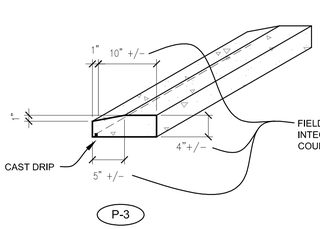
PHOTO AT INTERIOR SIDE OF 1ST BASELINE ALCOVE BETWEEN GRIDS 1D & 1E. REFER TO 8/A2.2 FOR SCHEDULED WORK.



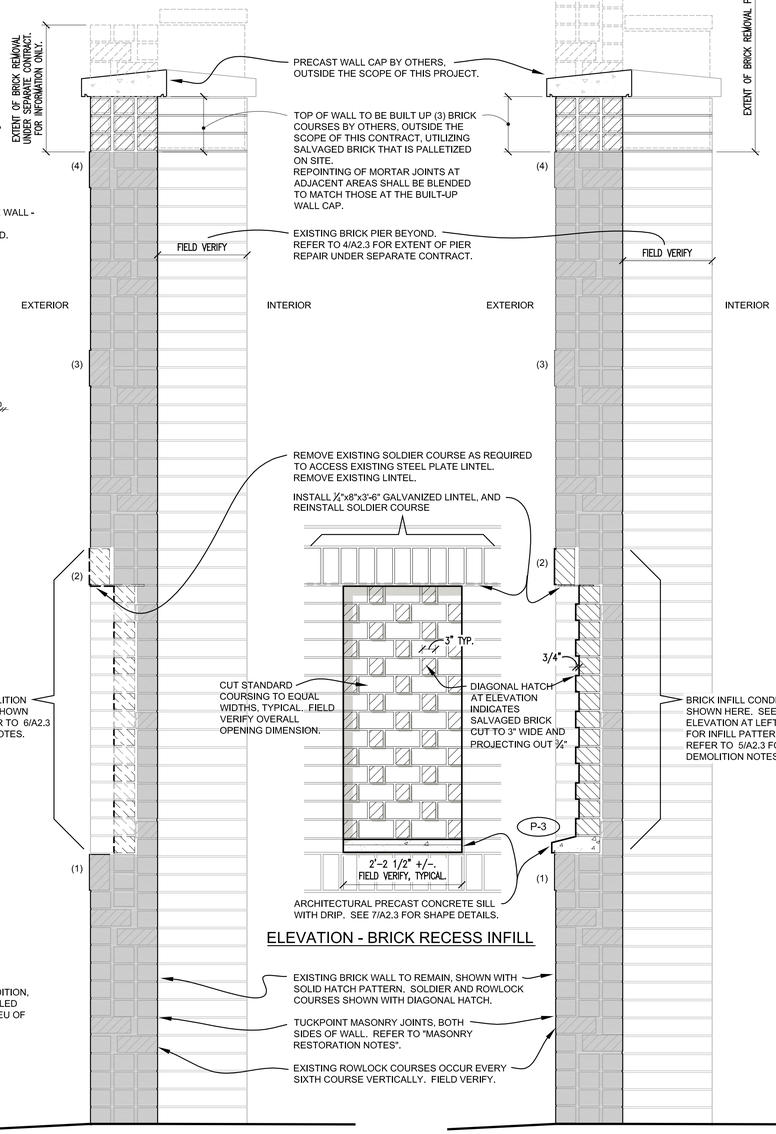
2 INTERIOR ELEVATION - LEFT FIELD
1/16" = 1'-0"



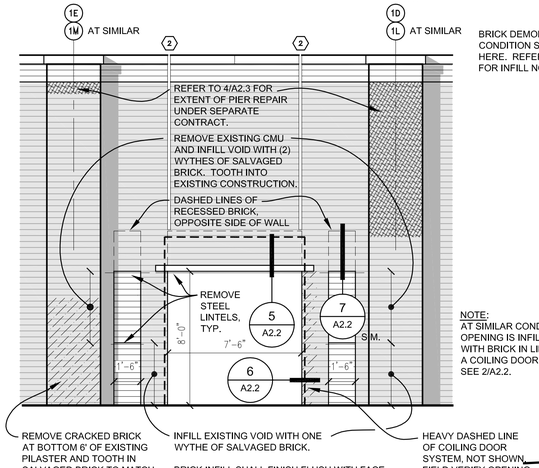
4 INTERIOR ELEVATION - 1ST BASELINE
1/16" = 1'-0"



7 PIER DETAIL AT WALL OPENING
1" = 1'-0"
0 6" 1' 2'



ELEVATION - BRICK RECESS INFILL



8 1ST BASELINE ELEVATION - ALCOVE INFILL
1/4" = 1'-0"
0 2' 4' 8'

5 WALL SECTION AT 1st BASELINE
3/4" = 1'-0"
0 8" 1'-4" 2'-8"

6 WALL SECTION AT BASELINES
3/4" = 1'-0"

KEYNOTES

1. BRICK PILASTER AND JOINT REPAIR ON INTERIOR SIDE OF 1ST BASELINE WALLS HATCHED AS THUS ▨ ARE OUTSIDE THE SCOPE OF THIS PROJECT, AND WILL BE PERFORMED BY OTHERS. REPOINTING OF MORTAR JOINTS AT ADJACENT AREAS SHALL BE BLENDED TO MATCH THOSE WITHIN THE HATCHED AREA. REFER TO 4/A2.3 AND 6/A2.3 FOR NOTES.
2. CONTRACTOR SHALL REPAIR ANY CAULK JOINTS THAT ARE DAMAGED DURING ADJACENT BRICK WORK. (SAW CUTTING AND CAULKING OF CONTROL JOINTS, BOTH SIDES OF WALL, IS NOT IN THE SCOPE OF THIS PROJECT, AND WILL BE PERFORMED BY OTHERS.)

MASONRY RESTORATION NOTES

REFER TO DRAWINGS 5 & 6/A2.3 FOR CLARIFICATION OF EXTENT OF WORK AT TOP OF WALLS OUTSIDE THE SCOPE OF THIS PROJECT.

EXISTING BRICK SALVAGED FROM DEMOLITION AND CLEANED UNDER SEPARATE CONTRACT IS PALLETIZED ON SITE, AND SHALL BE USED FOR ALL BRICK REPLACEMENT.

AT LOCATIONS IDENTIFIED ON THE DRAWINGS, TUCKPOINT 100% OF MASONRY JOINTS, AND RESTORE ALL BRICK.

WITHIN THE EXTENTS OF TUCKPOINTING TO BE PERFORMED, REMOVE CRACKED, DAMAGED, AND SPALLED BRICK. REMOVE BRICK UNTIL SOUND MATERIAL IS ENCOUNTERED. FILL VOIDS AND REPLACE BRICK WITH EXISTING BRICK WHICH WAS SALVAGED FROM DEMOLITION UNDER SEPARATE CONTRACT. BRICK REMOVAL NOTED ON THE DRAWINGS DOES NOT NECESSARILY ENCOMPASS THE FULL SCOPE OF BRICK REQUIRING REMOVAL AND REPLACEMENT.

COURSING AND BONDING SHALL MATCH EXISTING. FIELD VERIFY HORIZONTAL LOCATIONS OF ROWLOCK AND SOLDIER COURSING.

REFER TO SPECIFICATION MANUAL FOR ADDITIONAL CONDITIONS.

CITY OF DULUTH
WADE STADIUM
101 N. 35TH AVE W.
DULUTH, MN 55807

WADE STADIUM IMPROVEMENTS

PHASE 2: MASONRY RESTORATION

NO.	DATE	ISSUE RECORD

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

SIGNATURE:
PRINTED NAME: KENNETH JOHNSON
LIC. NO.: 11326 DATE: 4.28.2015

TKDA
11 East Superior Street, Suite 340
Duluth, MN 55802
218.724.8578
tkda.com

DESIGNED	DRAWN	CHECKED

INTERIOR ELEVATIONS & DETAILS

A2.3

15609.000

DATE PLOTTED: Apr 24, 2015 - 12:09pm
DRAWING PATH: \\DUL-FSRV01\DuluthOffice\Projects\15609000 Duluth Wade Stadium\04 DRAW\00 CURRENT\ARCH\PHASE 2\A2-3.dwg