

Demolition of a Historic Resource Application

Date: 1 October 2013

Subject Property: 4535 Lake Harriet Parkway East

Applicant: Eskuche Design for Daniel Murphy Jr.

Contact: Adam Burrington – 612-799-8005 – adamb@eskuche.com

The purpose of this application is to request replacement of an existing structure located at 4535 Lake Harriet Parkway East. The existing home resides in what is designated the potential Lynnhurst Historic District. Therefore, in order to build a new single family residence the existing structure will require demolition, and the Heritage Preservation Commission must first approve this application. Enclosed in the application is supporting evidence, including a preliminary study of the of the subject properties history, analysis of the existing structure and expert reports. Not only does the existing home fail to satisfy any of the designation criteria, but there are multiple environmental, structural and civil engineering inadequacies that need to be addressed. Also included in our application are the plans and details for the replacement structure. We feel confident the proposed design, layout and details both embrace and exemplify the neighborhood character and the principals of the Potential Lynnhurst Historic District. Note that the proposed home is in full compliancy with city code.

BACKGROUND & DESCRIPTION

The single family dwelling located at 4535 Lake Harriet Parkway East was constructed in 1925 by Madden & Adams for a sum of \$13,000. The home was designed by Albert Reed Van Dyck for Dr. Cora May Johnstone Best. Dr. Best was a lecturer and alpinist known for her many first ascents in the Canadian Rockies. She died in 1930 of illness while hiking in the Swiss Alps. She was a dear friend to fellow adventurer Audrey Belle Forfar Shippam and is the subject of a famous photo taken by Byron Harmon. She was married to Robert Best.

The two story structures exhibits design elements from an array of architectural styles and time periods. The roof's slope and material selection warrant a Mediterranean influence. While the larger overhangs and square cut exposed rafter details lean towards Craftsmen style. In addition there is a large flat roof section over the entire east façade of the structure. The structure has an approximate original footprint of 1,594 square feet and sits on a lot that is 82.0' wide and 200.0' deep at the widest locations. In November of 1962 the existing attached garage was turned into a dining room. There was also a sun porch addition constructed on the North side of the property that has no building permit record. The porch addition was not constructed in the era or style that fit the characteristics of the Potential Lynnhurst Historic District.

SIGNIFICANCE OF THE PROPERTY

The 2005 Historic Resource Inventory of Southwest Minneapolis identified an area containing the subject property as the Lynnhurst Potential Historic District.

This concentration of homes is located along the southwestern shores of Lake Harriet and is associated with the development of the Lynnhurst Addition of the city plat. The area identified is bounded by 42nd Street West on the north; 48th Street West on the south; Dupont Avenue South on the east; and Lake Harriet Boulevard East on the west. This area includes an additional two-block area south of the Lynnhurst Addition. The area was delineated to include homes that display comparable architectural styles, form, massing, and character with comparable lot sizes and setbacks that provide a consistent setting. Originally labeled the "Colony," the area was owned by the local firm Loring and Brown in the late nineteenth century. In an effort to promote residential development near the lakes, the firm offered to give away lots along the current Fremont Avenue South with the condition that the new residents construct homes costing at least \$3,000. In 1893, nine prominent families, including E.W. Decker, Maude Armatage, James McClanahan, Douglas Lansing, John Rickel, Frank C. Metcalf, George Tuttle, Douglas Fiske, and John Baxter, moved to the 4600-block of Fremont Avenue South. The families remained isolated for more than a decade during which time local history indicates the area acquired the name "Lynnhurst" due to the abundance of linden trees. In 1903, the Lynnhurst Addition was platted by Clinton Morrison and was developed by David C. Bell. The addition was comprised of a tract of land bounded on the north by 42nd Street West; 46th Street West on the south; Dupont Avenue South on the east; and the shores of Lake Harriet on the west. The wide tree-lined boulevard along Dupont Avenue South and 46th Street West was renamed King's Highway and adds character to the Lynnhurst area. Subsequent neighborhood development attracted wealthy citizens of Minneapolis that included bankers and city officials. The Lynnhurst Potential Residential Historic District appears to be a good candidate for local landmark designation, under Criterion 5 as a significant pattern of development and under

Criterion 4 for architecture, and/or for the National Register under Criterion A: Community Planning and Development and Criterion C: Architecture.

The property at 4535 East Lake Harriet Parkway also borders East Lake Harriet Parkway, which is part of the Grand Rounds. The public property of the Grand Rounds is subject of a National Register of Historic Places Designation.

The existing construction plans, survey and photos of the subject property show signs of the overall community development plan of the potential Lynnhurst Historic District, in terms of orientation and lot size. However, due to the number of inconsistent design elements present on the existing structure, and a mixture of sloped and flat roofs, large and small overhangs, variation in exterior cladding materials (from stucco to stone to clapboard) the architectural style and detail cannot be determined. In addition, evidence indicates that the cost, size and time of construction of the existing structure do not match the guidelines set forth in the above Historical Description provided by the city.

While there is evidence of a registered Architect (A.R. Van Dyck) and Builder (Madden & Adams) involvement in the construction of the subject property there is not significant evidence of a "master architect or builder" designation based on the subject property's mistaken architectural identity and condition when compared to homes of similar materials and time period. Van Dyck's focus was residential design in the Minneapolis area. In addition to the subject property there are a few residences still standing today, but a large number have since been demolished. There was no additional information available regarding the construction projects of Madden & Adams.

The above background data, historical summary and information was provided by the City of Minneapolis, The Northwest Architectural Archives and the Canadian Alpine Club. Please refer to exhibits D -

PHYSICAL INTEGRITY OF THE PROPERTY

In September 2013 a feasibility study of the subject property was conducted. The review included structural integrity, site conditions regarding grading and drainage, exterior cladding, hazardous materials and overall safety of the structure. The reports were prepared by Mattson McDonald and Young and Hickey Consultants; their reports included a detailed review of the above items mentioned and a recommendation for either correction or remediation of the deficiency. Please refer to exhibit A and B for their reports.

ECONOMIC VALUE OF THE EXISTING STRUCTURE

The Hennepin County Assessor indicates that the parcel's estimated market value for 2013 which includes both structure and land is \$902,500 with a land market value of \$797,000 and a building market value of \$105,500. The property will be acquired by Daniel Murphy Jr. on October 8th, 2013 for a sum of \$900,000.

Based on the recommendations and review of the existing structure in exhibits A and B a cost estimate was prepared by L. Cramer Company's for repair of structural and general safety inadequacies and remediation of hazardous materials in the existing structure. Please refer to exhibit C for detailed breakdown of the scope of work and additional information. The total estimate for the scope outlined in exhibits A thru C is \$598,230. This cost estimate far exceeds the value of the existing structure by almost \$500,000.

USEFULNESS OF THE EXISTING STRUCTURE

Based on the existing construction plans the structure has 2 bedrooms and 3 bathrooms and has a finished square footage of 2,700 square feet. In many aspects it is below the standard of homes built today and as mentioned above it has a number of deficiencies that would need to be addressed in order to bring the building up to today's building code standards. As a result, the usefulness of the structure has been determined to be in disrepair and remodeling the existing structure would prove to be a significant challenge. Based on expert submitted reports and financial data it was concluded a new structure needed to be built.

PROPOSED CHANGES

The proposed application includes demolition of the existing structure and construction of a new single family home. The proposed structure is designed in a French Provincial style and may appear larger than the existing structure; it is still conforming to all of the city codes and ordinances. The proposed home meets the minimum 15 point requirement based on the site plan review guidelines with a total score of 19 points based on the following features: a basement,

stucco exterior, front porch of at least 70 square feet, one deciduous tree in the front yard, roof pitch greater than 6/12, at least 10% of the walls on each floor that face a rear or interior side lot line are windows and at least 20% of the walls on each floor that face a public street are windows. As you will see in proposed drawings the new residence embodies the essential character and principals of the Lynnhurst Historical District and has great character that fits wonderfully into the neighborhood. Please refer to exhibit D for proposed plans, elevations and renderings.

In conclusion, remodeling of the existing home would be a tremendous challenge, far exceeding the cost of the existing structure's value. To attempt such a project would be an unwisely waste of both time, money and resources not to mention the task and cost of overall upkeep and maintenance that has not been done in years and not included in any estimates. Remodeling the home would only provide a band aid solution for a series of infectious problems that would cause additional concerns for years to come. Furthermore, we believe that the existing structure does not satisfy any of the seven designation criteria set forth by the Heritage Preservation Commission, but feel strongly that when completed the proposed residence will. We thank you for your consideration.

Sincerely,

Adam Burrington



September 18, 2013

Adam Burrington
Senior Project Manager
Eskuche Associates
18318 Minnetonka Boulevard
Deephaven, MN 55391

Re: 4535 Lake Harriet Parkway Review
MMY Project Number 13501.00

Dear Adam:

As requested, we completed a structural condition review including a site observation on September 12, 2013 in order to provide opinions and recommendations based on our available information in regards to the structural remediation required at the 4535 Lake Harriet Parkway single family residence.

The following is a summary of this condition review.

Executive Summary

The overall condition of the building structure was judged to be in poor to fair condition based on the element in question.

Based on the requirements of the 2007 Minnesota State Building Code and calculations performed, the roof structure is judged an unsafe structure, and must be repaired or replaced.

The attic and main floor are similarly framed and the typical members exhibit calculated overstress of 124% of current code allowed values, and do not meet current structural standards for deflection. I recommend that these floor structures be reinforced and straightened.

The basement exhibits signs of water damage and infiltration throughout. I recommend that drain tile be installed at the wall exterior below the basement slab on grade location, the exterior of the masonry wall be repointed and waterproofed, and the site be regraded to keep water away from the structure.

The exterior walls and windows exhibit signs of rot and cracking throughout, I recommend that the exterior stucco and siding be removed to expose areas of wood rot in the framing below, the rot be remediated through replacement and repair, and the stucco be replaced.

Building sitework, such as stairs and sidewalks are in very poor condition and are in need of replacement.

It is my past experience that bringing a structure up to current industry and code standards would cost significantly more than removing and replacing the structure with similar construction.

Refer to the following and explanations, opinions, recommendations, and other applicable information.

Purpose and Scope

It is our understanding that the building is being purchased by a new homeowner after many years without significant structural remodeling, structural maintenance, or other significant structural updates. We also understand that the new Owner is considering whether the existing structure can be brought up to current industry standards during a renovation project, or if it should be replaced.

The performance of the system and elements was judged during this initial condition review by visual observation, probe, photography, laser level, and tape measurement only. This work should not be considered a detailed investigation of each component. The repair of the systems requires further investigation as described in this report. Detailed designs for new construction were not performed during the preparation of this report, and we expect that this report verbiage will be used for square foot pricing for comparison purposes by a general contractor experienced in this field of work.

Qualifications of the Personnel

Arlen P. Grant, PE, LEED AP is the author of this report, lead investigator and the Engineer of Record. Arlen has over 14 years of experience in the field of engineering, is a licensed architectural engineer in the State of Minnesota, a licensed structural engineer in the State of Minnesota, and has performed condition reviews of numerous buildings similar in age and materials to the subject building.

Methods of Investigation

The method of investigation was by visual observation and was limited to those elements that were exposed to view. However, many components of the systems were covered by adjacent materials, in which case the performance of the visible material was assumed to reflect the performance of the underlying elements. No attempt was made to perform an exhaustive investigation of all elements. No materials were removed or damaged to expose the underlying structural elements. Visual observation, probe, photography, laser level, and tape measurement of the elements deemed to be typical and representative of the structural condition were taken during the observation to aid in our research and investigation when we determined this to be necessary.

Original construction drawings were available for our review. There have been several small additions made to the residence in the past; construction drawings for these additions were not available for our review.

Building Description

The building in question is a two-story plus basement single family residence comprised of a hand framed propped truss tile roof with wood joist attic floors bearing on wood balloon framed exterior walls. The main floor is comprised of wood joist floors bearing on concrete masonry block foundations supported by spread foundations. Refer to Photograph 1 for the front elevation of the residence taken from the existing drawings.



Photograph 1, Front Elevation of Residence

Observed Conditions, Opinions, and Recommendations

Roof Structure

The existing roof structure is typically hand framed propped trusses constructed from 2x6 dimensional lumber, as shown in Photograph 2.



Photograph 2, Hand Framed Roof Trusses

The 2007 Minnesota State Building Code, section 1311.0206 states ALL UNSAFE BUILDINGS, STRUCTURES, OR APPENDAGES ARE PUBLIC NUISANCES AND MUST BE ABATED BY REPAIR, REHABILITATION, DEMOLITION, OR REMOVAL...

The 2007 Minnesota State Building Code, section 1311.0411.2 states A BUILDING, STRUCTURE, OR AN INDIVIDUAL STRUCTURAL MEMBER THAT HAS ANY OF THE CONDITIONS OR DEFECTS DESCRIBED BELOW, AS DETERMINED BY A REGISTERED DESIGN PROFESSIONAL, SHALL BE REPLACED OR STRENGTHENED WHEN: 1. THE STRESS IN ANY MATERIALS, MEMBER, OR PORTION THEREOF, DUE TO ALL DEAD AND LIVE LOADS, IS MORE THAN ONE AND ONE-HALF THE WORKING STRESS OR STRESSES ALLOWED IN THE MINNESOTA STATE BUILDING CODE FOR NEW BUILDINGS OF SIMILAR STRUCTURE, PURPOSE, OR LOCATION...

In my opinion, the definition of an unsafe building is currently met by this structure and my analysis as a registered design professional.

Based on the requirements of the 2007 Minnesota State Building Code and calculations performed, the roof structure is judged an unsafe structure, and must be repaired or replaced.

Due to the style of framing, I recommend that the roof structure is removed and replaced with a new prefabricated wood roof truss structure bearing on the existing walls.

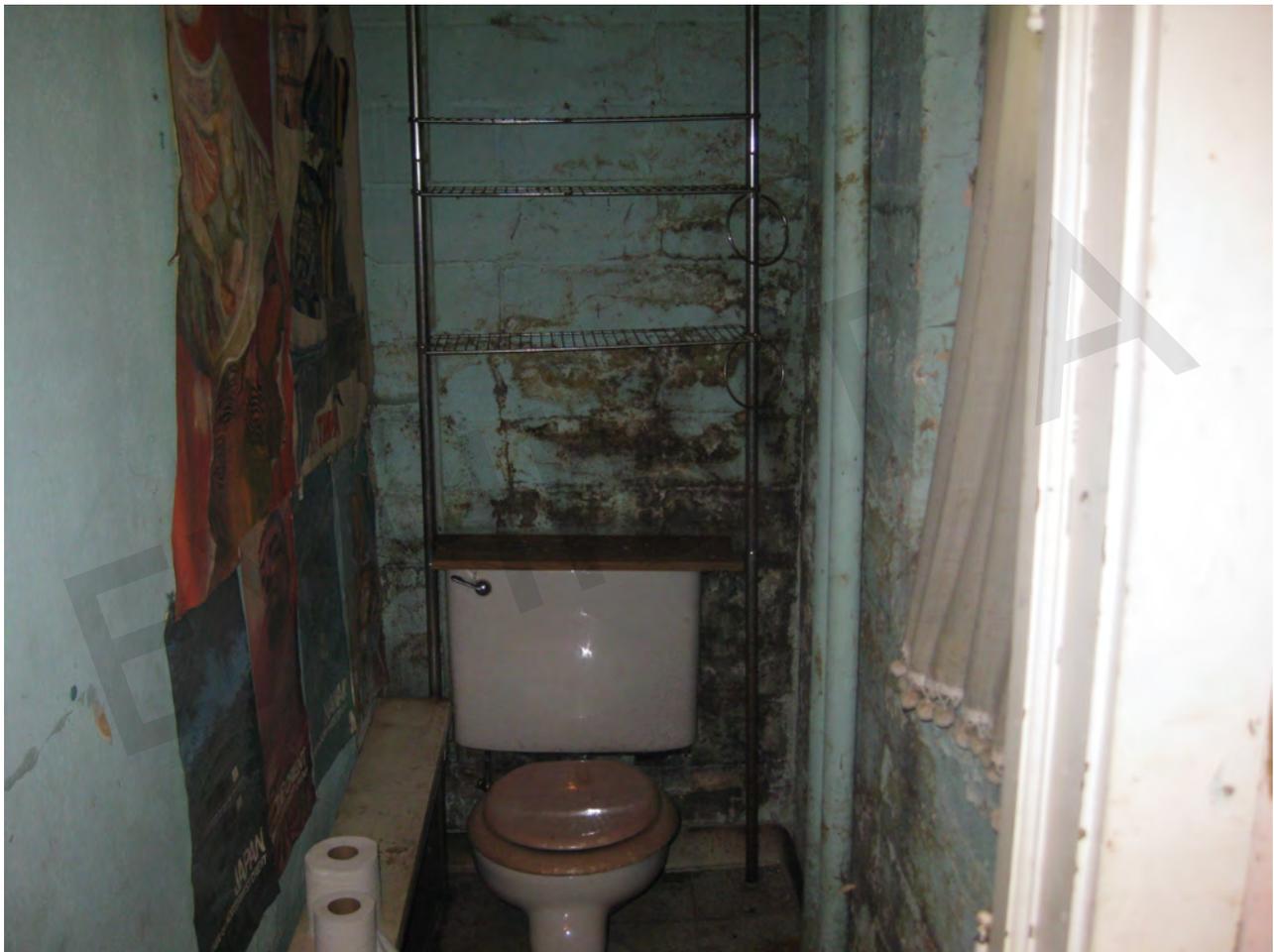
Attic and Main Floor Structures

The attic and main floor are similarly framed with 2x10 at 16" on center floor joists. The existing top of floor elevation exhibits a swale that was measured up to 1.5". Our analysis indicates the typical structural members exhibit calculated overstress of 124% of current code allowed values, and do not meet current structural standards for deflection.

I recommend that these floor structures be reinforced by removing the floor sheathing and ceiling finishes, sistering a matching depth lvl to each existing member while refastening the connections to level the floor system, trimming and shimming the bottom of the existing members to level, and refinishing with new floor sheathing and finishes.

Basement Foundation Walls

The basement exhibits signs of water damage and infiltration throughout. Refer to Photographs 3 and 4.



Photograph 3, Water Staining at Basement Foundation Wall



Photograph 4, Water Staining at Basement Foundation Wall

I recommend that drain tile be installed at the wall exterior below the basement slab on grade location, the exterior of the masonry wall repointed and waterproofed, and the site regraded to keep water away from the structure.

Exterior Walls

The exterior walls and windows exhibit signs of rot and cracking throughout, refer to Photographs 5 through 10.



Photographs 5, Screwdriver in Rotted Exterior Support Beam



Photograph 6, Cracking and Separating Stucco



Photograph 7, Cracking Stucco with Signs of Water Behind Stucco



Photograph 8, Rotted Wood Lap Siding and Rotted Exterior Window



Photograph 9, Rotted Exterior Window



Photograph 10, Rotted Exterior Door

I recommend that the exterior stucco and siding is removed to expose areas of wood rot in the framing below, the structural rot is remediated through replacement and repair, and the stucco and siding is replaced.

Structural Sitework

Building sitework, such as stairs and sidewalks are in very poor condition. Refer to Photograph 11.



Photograph 11, Cracked and Failing Front Stairs and Front Sidewalk

I recommend that the affected areas are removed and replaced with industry standard site work construction.

Conclusions

The overall condition of the building structure was judged to be in poor to fair condition based on the element in question.

It is my past experience that bringing a structure up to current industry and code standards would cost significantly more than removing and replacing the structure with similar construction. We expect that this report verbiage will be used for square foot pricing for comparison purposes by a general contractor experienced in this field of work. We have supplied general structural notes in Appendix A as inputs to this construction cost estimate to be completed by others. Further testing, investigation, design, and construction will be required to properly address the suggested repairs. We recommend that a contingency of at least 20% is added to the construction cost estimate to account for unknown items, in accordance with the current cost estimating practices for construction based on schematic designs of this nature.

Limiting Conditions:

The opinions and recommendations contained in this report are based on conversations with you, conversations with a building contractor, existing documentation, past experience, visual observations, probing, laser level, and tape measurement. No attempt was made to perform an exhaustive investigation of all conditions and building elements. It is possible that conditions exist that cannot be discovered or judged as a result of the nature of this investigation. The work provided in the preparation of the report concerns the structural system only and is not intended to address mechanical, electrical or plumbing systems, insulation, fire protection or handicap accessibility. The owner is encouraged to discuss these items with other design professionals for guidance and recommendations.

Our visit to the referenced building does not constitute a design. This report is based on visual observations. There is no claim, either stated or implied, that all conditions were observed. This report does not address any portion of the structure other than those areas mentioned. It does not provide any warranty, either expressed or implied, for any portion of the building.

If you have any questions, please do not hesitate to contact me.

Sincerely,
Mattson Macdonald Young, Inc.

A handwritten signature in black ink, appearing to read 'AP Grant', with a horizontal line extending to the right from the end of the signature.

Arlen P Grant, P.E.
Minnesota Professional Engineer License Number 43827

EXHIBIT A

APPENDIX A, STRUCTURAL NOTES

MATERIAL STRENGTHS

Structural Steel

Misc. structural steel – ASTM A36, $F_y = 36$ ksi

Structural Steel Fasteners

Connection bolts – ASTM A325 or F1852, $F_u = 120$ ksi
Anchor rods – ASTM F1554, Gr. 36, $F_y = 36$ ksi

Reinforcing Steel

Deformed Bars – ASTM A615, Gr. 60, $F_y = 60$ ksi
Masonry Joint Reinforcing – ASTM A951, $F_y = 70$ ksi

Concrete

f'_c = compressive strength in 28 days
4,000 psi unless noted otherwise
3,000 psi for footings
3,000 psi for masonry corefill & concrete on metal deck

Masonry

Concrete Masonry Units – ASTM C90
 f'_m = net area compressive strength of masonry
based on IBC table 2105.2.2.1.2
2,000 psi unless noted

Structural Lumber

All dimensional lumber - #2 Spruce Pine Fir (SPF) or equal
Laminated Veneer Lumber (LVL)
 $E = 1,900,000$ psi
 $F_b = 2600$ psi
Treated lumber - #2 Southern Pine or equal

DESIGN LOADS

Roof

Dead load
23 psf (tile roof)
Snow load
Roof snow load = 35 psf

Floors

Dead load
20 psf (tile floors)
Live loads
Typical 40 psf
Habitable attics and sleeping areas 30 psf

Wind

90 mph (3 second gust)
Exposure B, $I = 1.0$

EXISTING CONDITIONS

Contractor shall verify all dimensions, elevations, and details of existing structure where they affect this construction prior to fabrication.

Remove and replace existing architectural, electrical, mechanical, structural, civil, and miscellaneous as necessary.

TEMPORARY BRACING

Contractor is responsible for bracing, without overstressing, all structural elements as required at all stages of construction until completion of this project. Provide temporary lateral support for all walls until walls are adequately braced by permanent structure. Shore foundation walls retaining earth until floor framing and basement slab are in place. Use caution when operating equipment adjacent to foundation walls.

GENERAL SOIL NOTES

The structure has been designed using a presumptive load-bearing value of 2000 psf in accordance with Table R401.4.1 of the 2006 IRC on virgin soil or compacted granular fill for footings.

Remove all top soil, uncompacted fill, or other poor soil from the construction area.

Slope the site to drain away from the building.

Install gutters and downspouts.

Install drain tile.

Backfill with granular soils.

FOOTINGS/FOUNDATIONS

All footings are to be formed. All stumps, roots and debris must be removed from the soil to a depth of at least 12" below the surface of the ground in the area occupied by the building.

Wall footings are cast-in-place concrete with continuous reinforcing placed 3" clear of bottom and 2" clear at top and sides.

Maintain minimum frost depth of 42" for all exterior footings.

Shore all foundation walls appropriately before backfilling and compacting.

Foundations supporting wood shall extend at least 6" above the adjacent finished grade.

At foundation endwalls, provide perpendicular full-height blocking at 24" o.c. in the first three joist spaces.

Glue and nail to joists and subfloor. Attach to sill plate with 2 - USP MP5 clips or equal.

The contractor shall verify the location of all existing underground utilities and tanks prior to beginning excavation.

CONCRETE

Provide ready-mixed concrete per ASTM C94. Portland cement shall be ASTM C150, Type I. Use only one brand of cement throughout the work. Provide concrete aggregates meeting the requirements of ASTM C33. Maximum aggregate size shall be 3/4" for grade beams and slabs. Water shall be clean, free of deleterious amounts of acids, alkalis, or organic materials, and shall be considered potable. Provide admixtures to reduce water content, provide air-entrainment, or alter the quality of the concrete to meet the job conditions. All concrete exposed to weather, freeze-thaw conditions or de-icing chemicals shall contain 5% - 7% entrained air.

Concrete shall not be laid when the temperature of the outside air is below 40 degrees Fahrenheit, unless approved methods are used during construction to prevent damage to the concrete. All materials used and surfaces built upon shall be free of snow and ice.

SLABS ON GRADE

All slabs on grade shall be reinforced with either WWF6x6-W1.4 x W1.4 in center of slab or 3.0 pounds per cubic yard polypropylene fiber reinforcement.

Construction and/or control joints shall occur at a maximum of 10'-0" o.c. at exterior slabs on grade.

Construction and/or control joints shall be laid out in a rectangular pattern with long to short side ratio less than or equal to 1.5 and with no re-entrant corners.

Control joints for slabs on grade shall be saw cut as soon as concrete can accept it without raveling

Do not cut structural slabs or topping slabs.

All control/construction joints shall be continuous and not staggered or offset.

Control joints shall be cleaned and sealed for curing purposes as soon as possible.

Verify floor finishes and control/construction joint locations with owner and architect.

REINFORCED CONCRETE MASONRY WALLS

Hollow unit concrete masonry shall be ASTM C90.

Mortar shall be per ASTM C270: Type M or S for below-grade and exterior masonry; Type N for all interior above-grade masonry.

Provide special shapes for jambs, columns, pilasters, control joints, corners and lintels.

See plans for location and spacing of reinforcement in walls. When one bar is in a single core, place in center, unless noted otherwise. When two bars are in a single core, place one near each face.

Wood beams pocketed into masonry shall be provided with a 1/2" air space on top, end, and sides unless treated wood or steel plates are used. Solid grout the masonry voids below beam a minimum of 2 courses below bearing.

DIMENSION LUMBER

Design assumes lumber is free of significant splits and checks, and contractor will visually inspect during

installation.

Sills and all other lumber in contact with concrete or masonry and within 8" of finished grade shall be preservative treated wood. In crawlspaces or unexcavated areas within the building foundation, wood shall be preservative treated for joists within 18" of exposed ground and/or girders within 12" of exposed ground. Preservative treated wood shall be in accordance with the American Wood Protection Association, Standard U1.

All lumber is to be grade stamped, which is to contain grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.

All lumber shall be seasoned to a moisture content of 19% or less, with the indication of "S-Dry" on the grade stamp.

All lumber shall be protected from the elements.

Sill plates to be bolted to foundation wall with 5/8" diameter anchor bolts at 4'-0" o.c. maximum. Bolts to extend 13" minimum into solidly grouted foundation wall. Each sill plate to have a minimum of 2 bolts with one bolt located not more than 12 inches or less than 4 1/2 inches from each end of the plate section. Use 1/8" x 2" washers, slightly crushing plate.

Minimum nailing shall be in accordance with Table R602.3(1) of the 2006 IRC unless noted otherwise.

All walls shall have a single bottom plate and double top plate.

Exterior walls shall be 2 x 4 studs at 16" o.c. unless noted otherwise.

Interior bearing walls shall be 2 x 4 studs at 16" o.c. unless noted otherwise.

Interior non-load-bearing walls shall be 2 x 4 studs at 16" o.c. unless noted otherwise

Typical openings to have a minimum of 2 bearing (trimmer or jack) studs and 1 full-height king stud.

Headers not noted to be 2 - 2 x 6 up to 4'-0" span and 2 - 2 x 8 from 4'-0" to 6'-0" span.

Wood headers shall have a minimum 3" length of bearing at each end or bear the entire length of the bearing studs.

Beams shall bear on a minimum of 3" along their length and fully along their width and have a minimum of 2 typical wall studs supporting them.

Joists shall bear the full width of supporting members (stud wall, beams, etc.).

Provide solid vertical blocking at all joist spaces below wood columns. Provide matching columns to foundation at lower levels below columns comprised of 3 or more studs.

All beams and joists not bearing on supporting members shall be framed with prefabricated joist hangers.

Beams or headers made of 2 - 2x's with 1/2" spacer shall be nailed together with 16d nails (.162" x 3 1/2") at 16" o.c. along each edge, typical for each lumber ply

Spacing of bridging for joists shall not exceed 8'-0".

Double all joists under parallel partitions.

All plywood and OSB shall be installed per American Plywood Association standards, including the use of construction adhesive for fastening to floor joists.

All fasteners and hangers in contact with treated lumber shall be G185 hot dipped galvanized or equal.

Lumber grading rules and wood species shall conform to Voluntary Product Standard PS 20-99 as published by the Department of Commerce. Grading rules shall be by an agency certified by the Board of Review of the American Lumber Standards Committee.

Performance requirements, adhesive bond performance, panel construction and workmanship, dimensions and tolerances, marking, and moisture content of Wood-based Structural-use Panels shall conform to Voluntary Product Standard PS 2-92, as published by the Department of Commerce.

WOOD TRUSSES

Responsibilities of the contractor, building designer, truss manufacturer, and truss designer shall follow the publication "TPI 1-2002 National Design Standard for Metal Plate Connected Wood Truss Construction."

Truss supplier shall notify SER of any proposed revisions to the layout indicated on this plan. Revisions that affect the structural design will not be allowed without prior written approval by the SER.

Verify allowable bearing locations for girder trusses with SER prior to final design stage. Provide metal bearing enhancers as necessary to utilize stud columns shown on plan.

All prefabricated wood trusses shall be furnished in accordance with designs prepared by a professional engineer licensed in the state in which the project is located, using the design loads and span conditions indicated, including designing gable end truss webs for perpendicular to face wind loads.

Submit certified calculations with shop drawings.

Truss manufacturer shall provide a truss layout and certified truss drawings prior to beginning construction.

Trusses shall be designed for top and bottom chord superimposed dead and live loads as indicated above.

Truss supplier shall design trusses to support additional dead load from, but not limited to, piping, ductwork, etc., as per IBC. Coordinate with mechanical/electrical as required. General contractor to verify location and

magnitude of all such loads with truss supplier and SER prior to fabrication of trusses.
Live load deflection of roof trusses shall be limited to 1/360 of the span.
Design trusses for top chord bearing or bottom chord bearing as shown on drawings.
Truss configuration, pitch, overhang, etc. shall be indicated on the architectural drawings.
Spacing of roof trusses shall not exceed 24" o.c.
Lumber for wood trusses shall be in accordance with manufacturer's recommendations.
Truss manufacturer to provide girder trusses, hip jacks, and step-down trusses as required and designed to support all superimposed loads. Provide hip-sets, dormers, and piggy-back trusses as required.
Truss manufacturer to specify if roof sheathing needs to be applied before placing "over-framing".
Provide metal framing anchors at truss bearing to mechanically fasten truss to bearing wall or supporting member as shown in details.
Truss manufacturer shall provide truss to truss connection hangers.
Bridging, and bracing of truss compression and tension members, shall be installed in accordance with the truss manufacturer's design and directions.
No cutting, notching, or modifications of trusses will be allowed without the manufacturer's written approval.
Contractor shall provide permanent and temporary diagonal, lateral, and cross bracing in accordance with the publication "BCSI 1-03 Building Component Safety Information, Guide to Good Practice for Handling, Installing and Bracing of Metal Plate Connected Wood Trusses" by the Truss Plate Institute and Wood Truss Council of America and as otherwise necessary. For spans longer than 60ft., contractor shall hire a structural engineer to design the necessary bracing.
Permanent bottom chord bracing and web bracing shall be located as shown on the truss drawings and shall be minimum 2 x 4 with 2 - 16d nails to end walls and trusses, lapping two truss spaces at splices.

WALL SHEATHING

Wall sheathing shall be minimum 15/32" thick APA rated panels, rated for spacing of supporting members. A minimum 32/16 span rating is recommended.
Provide Exterior or Exposure 1 grade. Panels shall be continuous over two or more spans, and long dimension of panel shall be either perpendicular or parallel to supports. Fasten wall sheathing with 8d nails (.131" diameter x 2 1/2") spaced at 4" o.c. at supported edges and 8" o.c. at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Stagger end joints of panels. Refer to plan and notes for any special shear wall nailing and bolting conditions.

ROOF SHEATHING

Roof sheathing shall be minimum 19/32" thick APA rated panels, rated for spacing of supporting members. A minimum of 40/20 span rating is recommended. Provide panel clips, one between each support, for supports spaced greater than 16" o.c.
Provide Exterior or Exposure 1 grade. Panels shall be continuous over two or more spans, and long dimension of panel shall be perpendicular to supports. Fasten roof sheathing with 8d nails (.131" diameter x 2 1/2") spaced at 4" o.c. at supported edges and 8" o.c. at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Design of roof sheathing assumes that the roof will be properly insulated and ventilated. Refer to APA publication N335N "Proper Installation of APA Rated Sheathing for Roof Applications."

FLOOR SHEATHING

Floor sheathing shall be minimum 23/32" thick tongue and groove APA rated panels, rated for spacing of supporting members. A minimum of 48/24 span rating is recommended. Provide Exposure 1 grade. Panels shall be continuous over two or more spans, and long dimension of panel shall be perpendicular to supports. Fasten sheathing with construction adhesive and 10d nails (.148" diameter x 3") spaced at 4" o.c. at supported edges and 8" o.c. at intermediate supports.

LVL WOOD MEMBERS

LVL members noted are engineered laminated veneer lumber as manufactured by the iLevel - Weyerhaeuser Company. Alternate at contractor's option of equal design properties.
Sizes shown on plan are actual size.

CHIMNEY FRAMING

At chimney's higher than 3' measured from top of wood framing to top of highest contacting roof deck elevation, the following general guidelines apply:
Frame with continuous 2 x 4 material from the top of the chimney to bottom of roof trusses, or to beams flush with bottom chords.

For discontinuous walls, provide triple plates bolted together at corners and @ 32" oc with sheathing butted at center plate.

Provide (2) plates at top of chimney, lap these plates at corners.

Brace laterally at roof top and bottom chords with blocking and strapping to adjacent trusses at each side of chimney for support in all directions.

Sheath all sides full height with 5/8" plywood blocked at joints and nailed with 6:12 nailing pattern.

Notes represent a guideline only, on-site determination of exact blocking and framing systems to be determined by the contractor.

EXHIBIT A

**ASBESTOS SURVEY AND
BUILDING INSPECTION RESULTS**

**4535 Lake Harriet Parkway
Minneapolis, MN**

HICKEY Project No. EA091613

Prepared By:

Douglas E. Hickey, CIH CSP

**HICKEY CONSULTANTS
4301 Spruce Way
Maple Plain, MN 55359
(763) 479-3214**

Prepared For:

**Adam Burrington
Senior Project Manager
Eskuche Associates**

September 19, 2013

HICKEY CONSULTANTS

4301 SPRUCE WAY. MAPLE PLAIN, MN. 55359 (763) 479-3214

September 19, 2013

Adam Burrington
Senior Project Manager
Eskuche Associates
18318 Minnetonka Boulevard
Deephaven, MN 55391
952.544.3844 Office
612.799.8005 Mobile
Adamb@eskuche.com

Dear Adam:

This letter and attached documentation reports the results of the Asbestos Inspection and Bulk sampling performed by Hickey Consultants, in the building located at 4535 Lake Harriet Parkway, Minneapolis, MN.

This study is significant in that it identifies asbestos-containing materials and provides guidance regarding the relative location. When a building is to have demolition of structural supports, the MPCA (Minnesota Pollution Control Agency) requires that the friable asbestos, Freon, PCB and all, mercury materials be removed prior to demolition of the structure.

SUMMARY

Building inspections, accompanied by bulk sampling of suspect asbestos-containing materials (ACM), was conducted at 4535 Lake Harriet Parkway. Hickey Consultants performed the inspection. The ACM inspection covered all areas of the building. The building was approximately a 3000 square foot structure estimated to be built around 1925.

Per the request of Mr. Burrington this demolition survey was conducted in a non-destructive matter, because of this it is assumed that the asbestos pipe insulation goes into the walls of the house and up to the different floors, and that there is an asbestos tar paper underneath the wood flooring and on the exterior walls of the house. Asbestos testing should be performed in these locations prior to demolition to verify the presence or lack of asbestos material in the walls and floor.

Asbestos containing materials were found in the home. Building materials sampled included: linoleum flooring and mastic, pipe insulation, pipe joint insulation, caulking, tar paper, kitchen countertops, boiler insulation, textured ceiling, roofing shingles, plaster wallboard, tar roofing material, rubber roofing material. Forty-eight bulk samples were collected during the building inspection and analyzed for asbestos. ACM is considered positive with indicating levels of greater than one percent (>1%). The samples were analyzed and asbestos >1% was detected in the textured ceiling in the second floor bedroom and main floor dining room, pipe insulation and pipe joint

insulation in the basement, and vinyl floor tile in the basement.

The asbestos textured ceiling, pipe insulation, pipe joint insulation, floor tile and roofing tar must be removed from the home prior to burning. If the home is to just be demolished than the textured ceiling, pipe insulation, pipe joint will need to be removed. The MPCA may allow the floor tile and roofing material to remain in a demolition. The asbestos containing materials should be removed by a MDH licensed asbestos abatement contractor.

The thermostats and fluorescent lights must be removed and disposed of properly because of the mercury concern. The fluorescent light ballasts must be removed because of PCB's concerns. The refrigerators and air conditioners needs to be removed because of Freon concerns.

Current Environmental Protection Agency (EPA) statutes mandate control measures for friable (easily pulverized) asbestos-containing materials. Non-friable materials (for example, pliable caulking, or floor tile or mastic) do not pose an immediate exposure risk unless they are cut, torn, sanded or otherwise abraded. Because non-friable materials have the potential to become friable during certain activities, friable or non-friable materials have been identified in this building.

EPA's Asbestos Hazard Emergency Response Act (AHERA) was used as a guidance document for bulk sampling procedures, sample analysis, and location selection. An AHERA asbestos trained building inspector participated in the building inspection.

BULK SAMPLING METHODS

Asbestos bulk sampling was performed, sampling included collection of material samples and analysis of bulk samples for asbestos percentages utilizing polarized light microscopy (PLM).

A walk-through survey of the home was first conducted to identify homogeneous areas and develop a bulk sampling and inspection strategy. For each homogeneous area sampled, two criteria were used to determine sample locations:

- 1) The sample site must be representative of the homogeneous area,
- 2) A random element to prevent bias from entering the results was exercised in sample site selection.

Sampling protocol was as follows. Amended water consisting of water and a surfactant (soap solution) was misted on the sample site before, during and after the sampling process. This served to minimize dispersion of the sampled material. Sampling instruments were used to section a representative sample of material away from building component. Sealed, plastic packs were used to contain the sample and marked with the sample serial number. Sampling instruments were cleaned after collecting each sample to prevent cross contamination of subsequent samples. Inspectors utilized half-face respirators when appropriate, and gloves for adequate personal protection during sampling activities.

Results for bulk samples collected during the survey are provided in the Asbestos Laboratory reports attached by: EMSL Analytical, Inc. Bulk samples were analyzed by: EMSL Analytical,

Inc. 14375 23rd Avenue North, Minneapolis, Minnesota 55447, utilizing polarized light microscopy recommended by method EPA/600/R-93/116 in accordance with federal, state and local laws and regulations. EMSL Analytical, Inc National Voluntary Laboratory Accreditation Program (NVLAP) number is 200019-0.

Attached are sample sheets describing; asbestos locations, fire burning permits for the DNR and the Demolition permit for the Minnesota Pollution Control Agency. Complete laboratory analysis charts are also included in this report.

Three landfills that take asbestos materials are Veolia Rolling Hills Landfill in Buffalo, Elk River landfill in Elk River or SKB landfill in Pine Bend. A landfill that takes demolition debris is SKB landfill in Pine Bend.

If anyone is hired to remove the asbestos, they must be a Licensed Minnesota Department of Health Asbestos Contractor. A current list of asbestos abatement contractors can be obtained from the (MDH) Minnesota Department of Health-Asbestos unit at 651-215-0900. Or at the following MDH website: http://www.health.state.mn.us/divs/eh/asbestos/find_contractor/index.cfm

Some recommended asbestos removal contractors are: MAVO out of White Bear Lake, MN, Sterling Environmental out of Long Lake, MN, A-1 Abatement out of Minneapolis, MN, Twin Cities Abatement out of St. Paul, MN.

A homeowner can legally remove the asbestos from their own home. However Safety precautions need to be taken. If the homeowner was to remove the asbestos, they should wear personal protective equipment; include an N-100 respirator and disposable clothing. The materials kept wet, and, check with the landfill used for disposal to see if they allow asbestos containing materials.

The Minnesota Department of Health has put together a “how to” list for safely removing asbestos from your home. The website covers the following topics: Can I remove asbestos flooring myself? What tools do I need? How do I prepare the work area? How do I remove it? How do I clean-up? And how do I dispose of the waste? It also includes guidance photos that illustrate how to remove asbestos.

All of this information can be found online by going to the Minnesota Department of Health website and searching for asbestos. It can also be found by following the link below: <http://www.health.state.mn.us/divs/eh/asbestos/floortile/index.html#res>

Some more good information on asbestos for the homeowner can be found at the following internet address: <http://www.health.state.mn.us/divs/eh/asbestos/homeowner/index.html> (Click on the above link while holding down to ctrl key to go to the links)

The appliances, fluorescent lights, Ballasts and thermostats can be taken to the Hennepin County hazardous waste disposal site by the homeowner at 8100 Jefferson highway, Brooklyn Park, or 1400 West 96th Street in Bloomington. Hennepin county recycle phone number is 612-348-3777 or go to www.hennepin.us

If you have any questions or concerns regarding the information in this report, please contact Hickey Consultants at your convenience.

Thank you


Douglas E. Hickey MIS. CIH. CSP.
Certified Industrial Hygienist
Safety & Health Consultant
ABIH No. 5741, BCSP No. 11675



Douglas Hickey MDH Asbestos Inspector License Number AI2420
Bradlee Hickey MDH Asbestos Inspector License Number AI11936

Attachments/Enclosures:

- Asbestos Inspection Survey Results
- Maps of Asbestos Inspection
- Minnesota Pollution Control Agency Notification of Intent to Perform a Demolition
- Map of Recycling Centers
- Fire Training Burn Application
- Photo Log
- Sample EMSL Lab Results
- Asbestos Inspector Certificate

Inspection Data Sheet

Room/Area Location	Material Description	Contains Asbestos >1%	Estimated Amount	Units	Physical Condition	Friable yes/no	Sample Number	Percent Asbestos	Comments
1. Storage	Lf4 – Tan 9”x9” floor tile with red smears	Yes	90	Sf	Good	No	Lf4-33 Lf4-34	3% chrysotile 3% chry	
1. Storage	Lf4 – MASTIC under tan 9”x9” floor tile with red smears	No	90	Sf	Good	No	Lf4-33 Lf4-34	None detected none det	
1. Storage	Wb1 – plaster wallboard	No			Good	No			
1. Storage	Pj1 – pipe joint insulation	Yes	15	Pj	Good	Yes			
1. Storage 1	Pi1 – Pipe insulation	Yes	34	Lf	Good	Yes			
2. Storage 2	Wb1 – plaster wallboard	No	112	Sf		No	Wb1-16	None det	
2. Storage 2	Pj1 – pipe joint insulation	Yes	5	Pj	Good	Yes			
2. Storage 2	Pi1 – Pipe insulation brown/white layers	No	38	Lf	Good	Yes	Pi1-30		
2. Storage 2	Pi1 – Pipe insulation gray layer	Yes	38	Lf	Good	Yes	Pi1-30		
3. Living room in basement	Wb1 – plaster wallboard	No	465	Sf		No			
3. Living room in basement	Lf3 – 9” x 9” linoleum floor tile, crème with brown squares	Yes	465	Sf	Good	No	Lf3-25 Lf3-26	6% chry 6% chry	
3. Living room in basement	Bi1 – boiler insulation	Yes	50	Sf	Damaged	Yes	Bi1-27 Bi1-28	20% chry 20% chry	
3. Living room in basement	Bi1 – Plaster on boiler insulation	No	50	Sf	Damaged	Yes	Bi1-28	None det	
3. Living room in basement	Pi1 – Pipe insulation	Yes	123	Lf	Good	Yes	Pi1-29	20% chry	
3. Living room in basement	Pj1 – pipe joint insulation wrap	No	30	Pj	Good	Yes	Pj1-31	None det	
3. Living room in basement	Pj1 – pipe joint insulation	Yes	30	Pj	Good	Yes	Pj1-31	30% chry	
4. Laundry room	L2f – 9”x9” Linoleum floor tile crème and gray smears	Yes	98	Sf	Good	No			
4. Laundry room	Pi1 – Pipe insulation	Yes	41	Lf	Good	Yes			

Room/Area Location	Material Description	Contains Asbestos >1%	Estimated Amount	Units	Physical Condition	Friable yes/no	Sample Number	Percent Asbestos	Comments
4. Laundry room	Pj1 – pipe joint insulation	Yes	18	Pj	Good	Yes			
5. Bathroom	L2f – 9”x9” Linoleum floor tile crème and gray smears	Yes	21	Sf	Good	No			
5. Bathroom	Wb1 – plaster wallboard	No		Sf		No			
6. Storage 3	L2f – 9”x9” Linoleum floor tile crème and gray smears	Yes	63	Sf	Good	No	Lf2-23 Lf2-24	4% chry 5% chry	
6. Storage 3	L2f – Mastic under 9”x9” Linoleum floor tile crème and gray smears	No	63	Sf	Good	No	Lf2-23	None det	
6. Storage 3	Wb1 – plaster wallboard	No		Sf		No			
7. Storage 4	Wb1 – plaster wallboard	No		Sf		No			
7. Storage 4	Pi1 – Pipe insulation	Yes	18	Lf	Good	Yes			
7. Storage 4	Pj1 – pipe joint insulation wrap	No	11	Pj	Good	Yes	Pj1-32	None det	
7. Storage 4	Pj1 – pipe joint insulation	Yes	11	Pj	Good	Yes	Pj1-32	30% chry	
8. Bedroom	Wb1 – plaster wallboard	No		Sf		No			
8. Bedroom	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	110	Sf	Good	Yes	No samples		Assumed asbestos until tested
9. Bathroom	Wb1 – plaster wallboard	No		Sf		No			
10. Bathroom closet	Wb1 – plaster wallboard	No		Sf		No			
10. Bathroom closet	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	4	Sf	Good	Yes	No samples		Assumed asbestos until tested
11. Entry closet	Wb1 – plaster wallboard	No		Sf		No			
11. Entry closet	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	4	Sf	Good	Yes	No samples		Assumed asbestos until tested
12. Living room	Wb1 – plaster wallboard	No		Sf		No			

Room/Area Location	Material Description	Contains Asbestos >1%	Estimated Amount	Units	Physical Condition	Friable yes/no	Sample Number	Percent Asbestos	Comments
12. Living room	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	480	Sf	Good	Yes	No samples		Assumed asbestos until tested
13. Porch	Wb1 – plaster wallboard	No		Sf		No			
14. Dining room	Sm1 – White textured spray on ceiling material	Yes	289	Sf	Good	Yes			
14. Dining room	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	289	Sf	Good	Yes	No samples		Assumed asbestos until tested
14. Dining room	Wb1 – Plaster wallboard	No		Sf		No			
15. Kitchen	Wb1 – Plaster wallboard	No		Sf		No	Wb1-15	None det	
15. Kitchen	Lb1 – Lineloum backing on the kitchen counters, white crème color with soft stripes	No					Lb1-21 Lb1-22	None det None det	
16. Upstairs bedroom	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	120	Sf	Good	Yes	No samples		Assumed asbestos until tested
16. Upstairs bedroom	Wb1 – Plaster wallboard	No		Sf		No			
17. Closet room	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	77	Sf	Good	Yes	No samples		Assumed asbestos until tested
17. Closet room	Wb1 – Plaster wallboard	No		Sf		No			
18. Bathroom	Wb1 – Plaster wallboard	No		Sf		No			
19. Storage room	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	25	Sf	Good	Yes	No samples		Assumed asbestos until tested
19. Storage room	Wb1 – Plaster wallboard	No		Sf		No			
20. Stairway and closets	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	110	Sf	Good	Yes	No samples		Assumed asbestos until tested
20. Stairway and closets	Wb1 – Plaster wallboard	No		Sf		No			
21. Upstairs living room	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	480	Sf	Good	Yes	No samples		Assumed asbestos until tested

Room/Area Location	Material Description	Contains Asbestos >1%	Estimated Amount	Units	Physical Condition	Friable yes/no	Sample Number	Percent Asbestos	Comments
21. Upstairs living room	Wb1 – Plaster wallboard	No		Sf		No			
22. Bedroom	Wb1 – plaster wallboard	No		Sf		No			
22. Bedroom	Sm1 – White textured spray on ceiling material	Yes	117	Sf	Good	Yes	Sm1-17 Sm1-18	3% chry 3% chry	
22. Bedroom	Wf1 – Wood flooring with assumed asbestos tar paper layer underneath	Assumed	117	Sf	Good	Yes	No samples		Assumed asbestos until tested
22.1 Bathroom	Lf1 – Linoleum flooring with small and large light and dark green squares	No					Lf1-19 Lf1-20	None det None det	
23. Attic of house	Tp1 – Black tar paper under siding on exterior of house	No			Good	Yes	Tp1-13 Tp1-14	None det None det	
24. Exterior of house	Cb1 – Cellulous backing under siding on porch	No				Yes	Cb1-01 Cb1-02	None det None det	
24. Exterior of house	Cm1 – Gray caulking material on exterior of house	No				No	Cm1-03 Cm1-04	None det None det	
24. Exterior of house	Rm1 – Black tar paper under green ceramic tiles on roof	No					Rm1-05 Rm1-06	None det None det	
24. Exterior of house	Rm2 – Black tar like roofing material over dining room and upstairs bedroom	No					Rm2-09 Rm2-10	None det None det	
24. Exterior of house	Rm3 – Black tar layer 1 under black rubber roofing with black caulking	Yes	300	Sf	Good	No	Rm3-11	10% chry	
24. Exterior of house	Rm3 – Black tar layer 2 under black rubber roofing with black caulking	No	300	Sf	Good	No	Rm3-11 Rm3-12	None det None det	
24. Exterior of house	Rm3 – Black rubber roofing with black caulking	No	300	Sf	Good	No	Rm3-11 Rm3-12	None det None det	
24. Exterior of house	Cm2 – Tan caulking material on porch roof	No					Cm2-07 Cm2-08	None det None det	

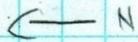
NAO – No Asbestos Observed

Non det – None Detected

Pj – Pipe Joints

Lf – Linear Feet

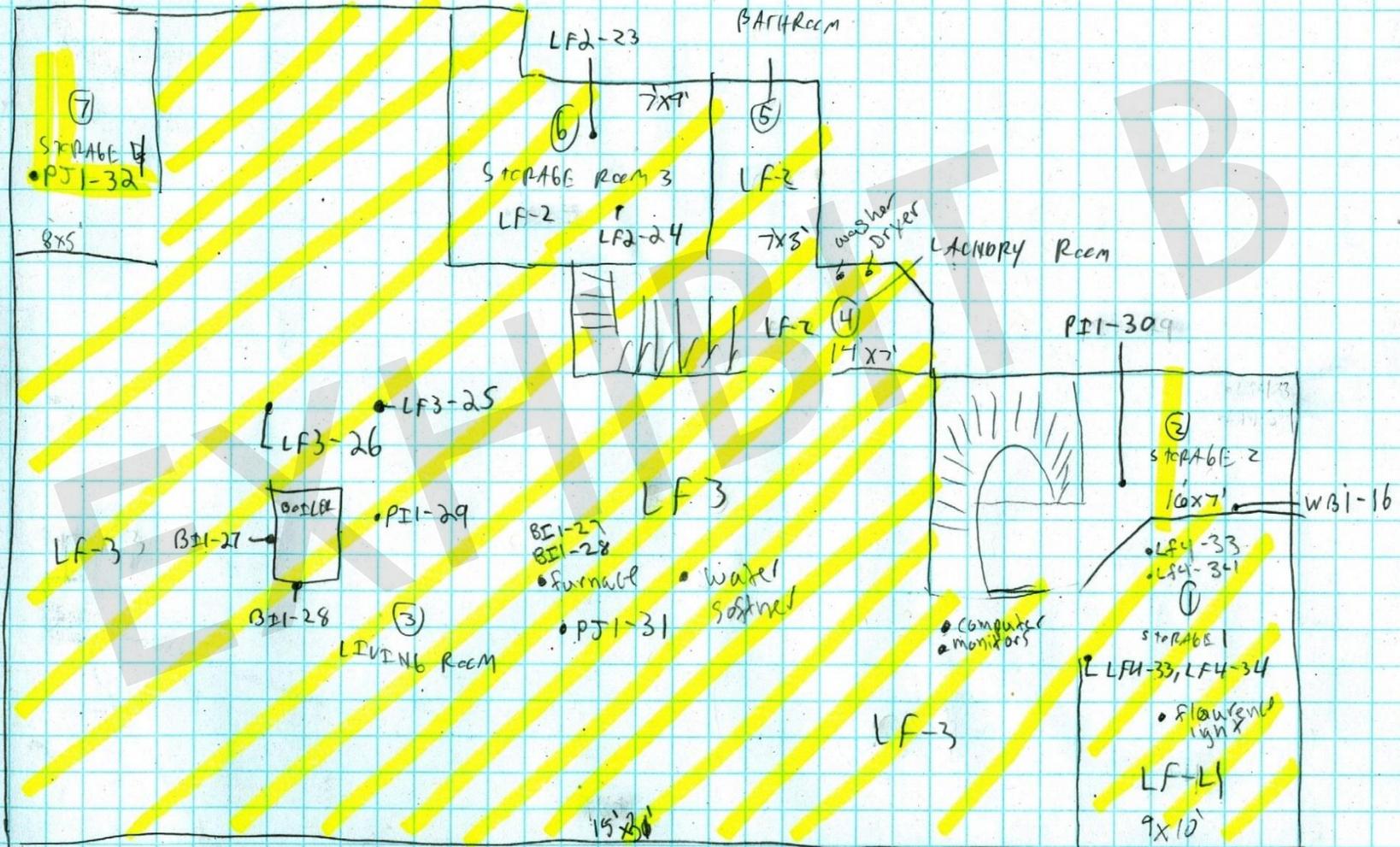
Maps of Asbestos Sample Locations



BASEMENT PLAN

9-16-13 LAKE HARBORET DRIVE E
US35

= CONTAINS ASBESTOS



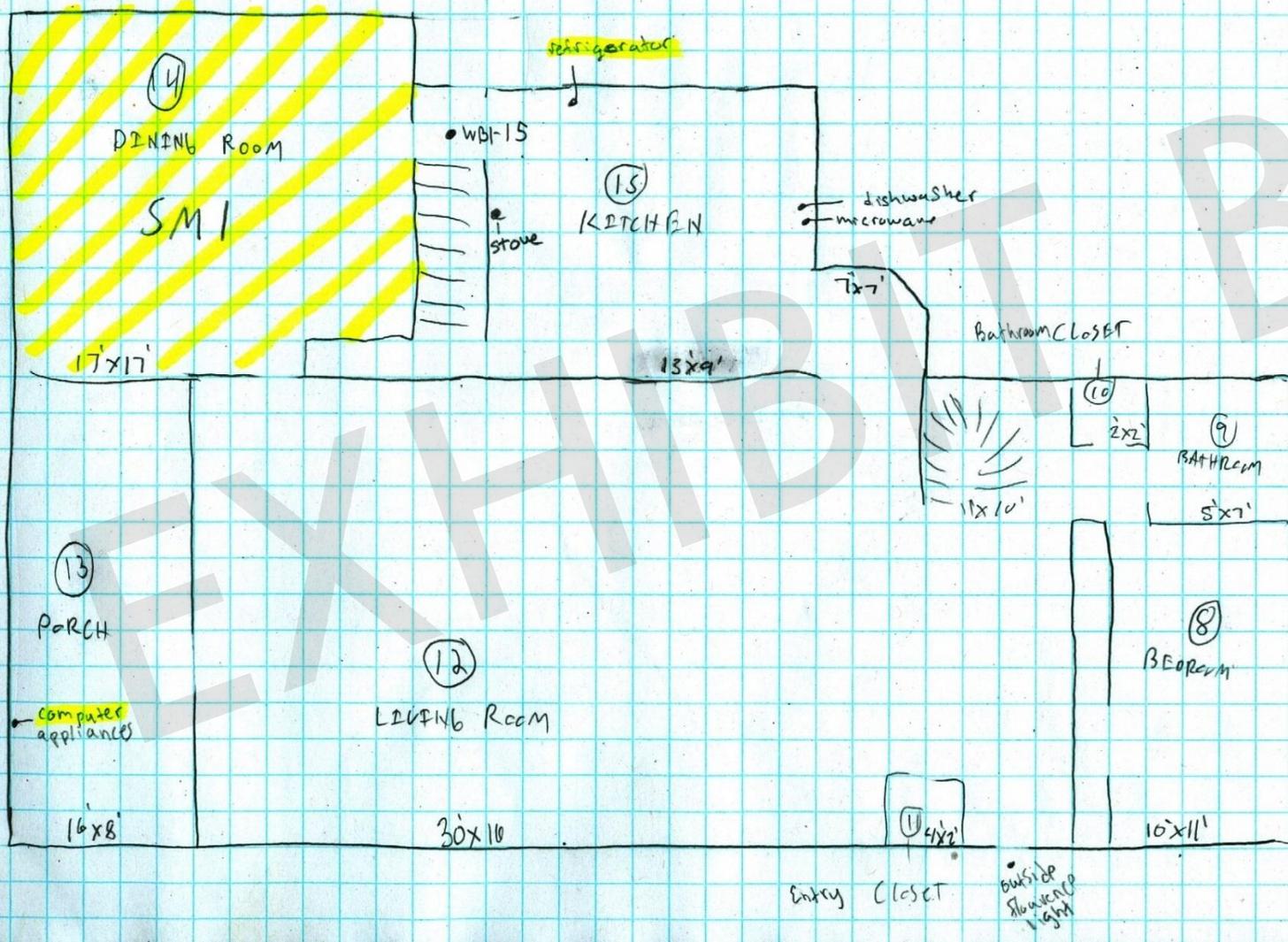
← N

1st floor

9-16-13

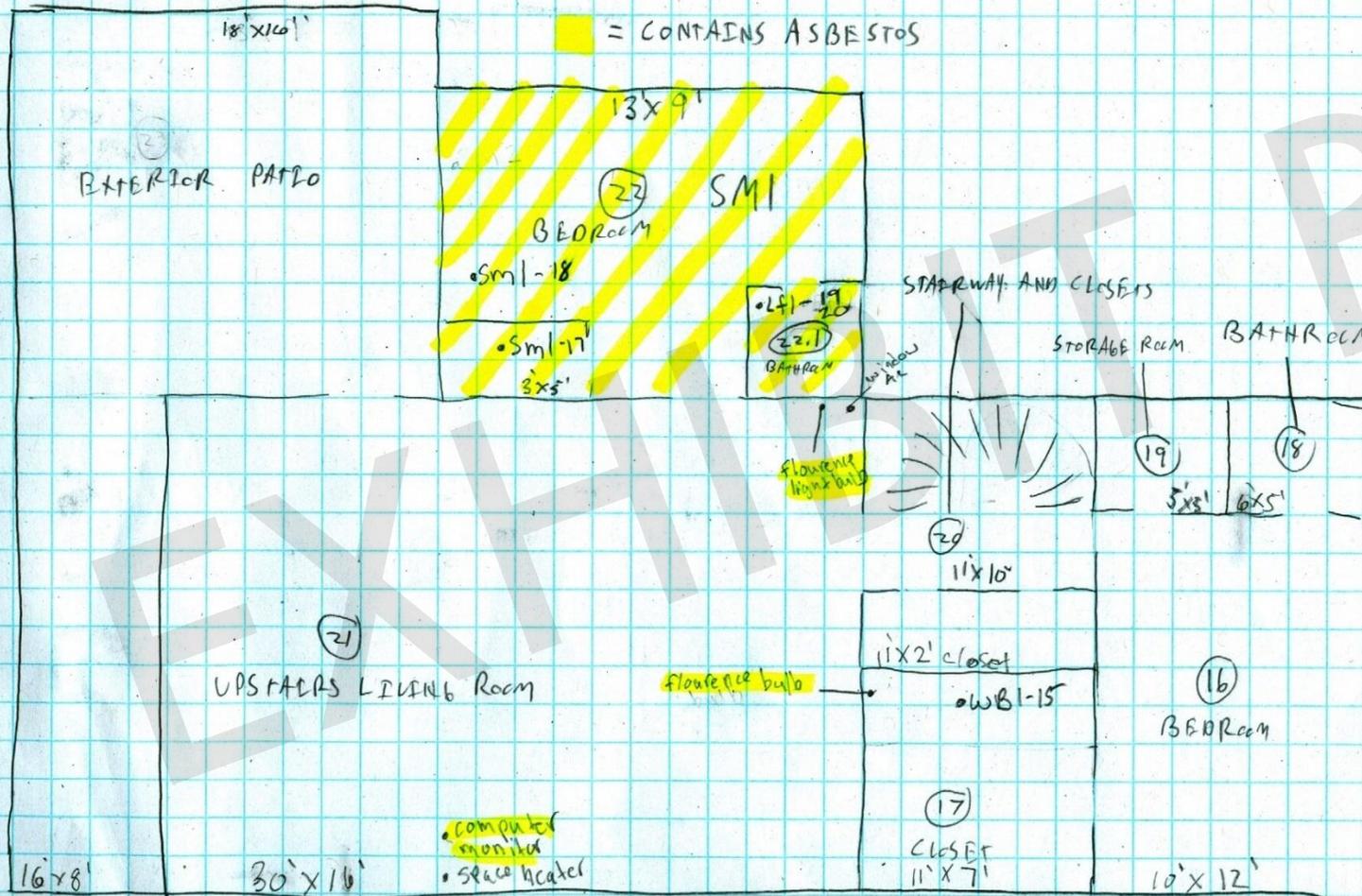
4535 LAKE HARZETT B

≡ CONTAINS ASBESTOS

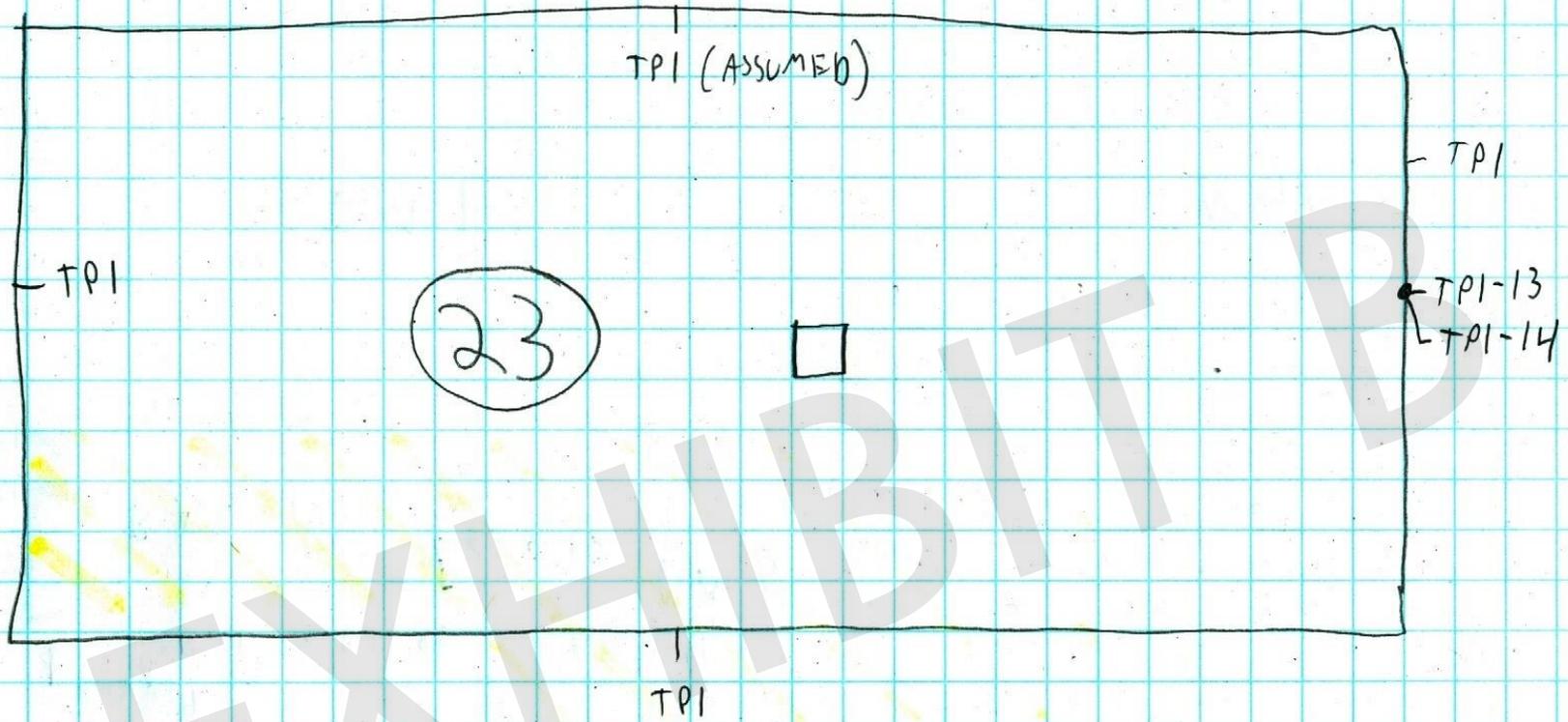


2ND floor

9-16-13 US35 LAKE HARRIS PARKWAY E



ATTICK of HOUSE



EXTERIOR of HOUSE

← N

CM2-08

■ = CONTAINS ASBESTOS

24

RM2

RM2-10

CM1-03, CM1-04

RM2-09

RM1-05, RM1-06

RM3-11

CM2-07

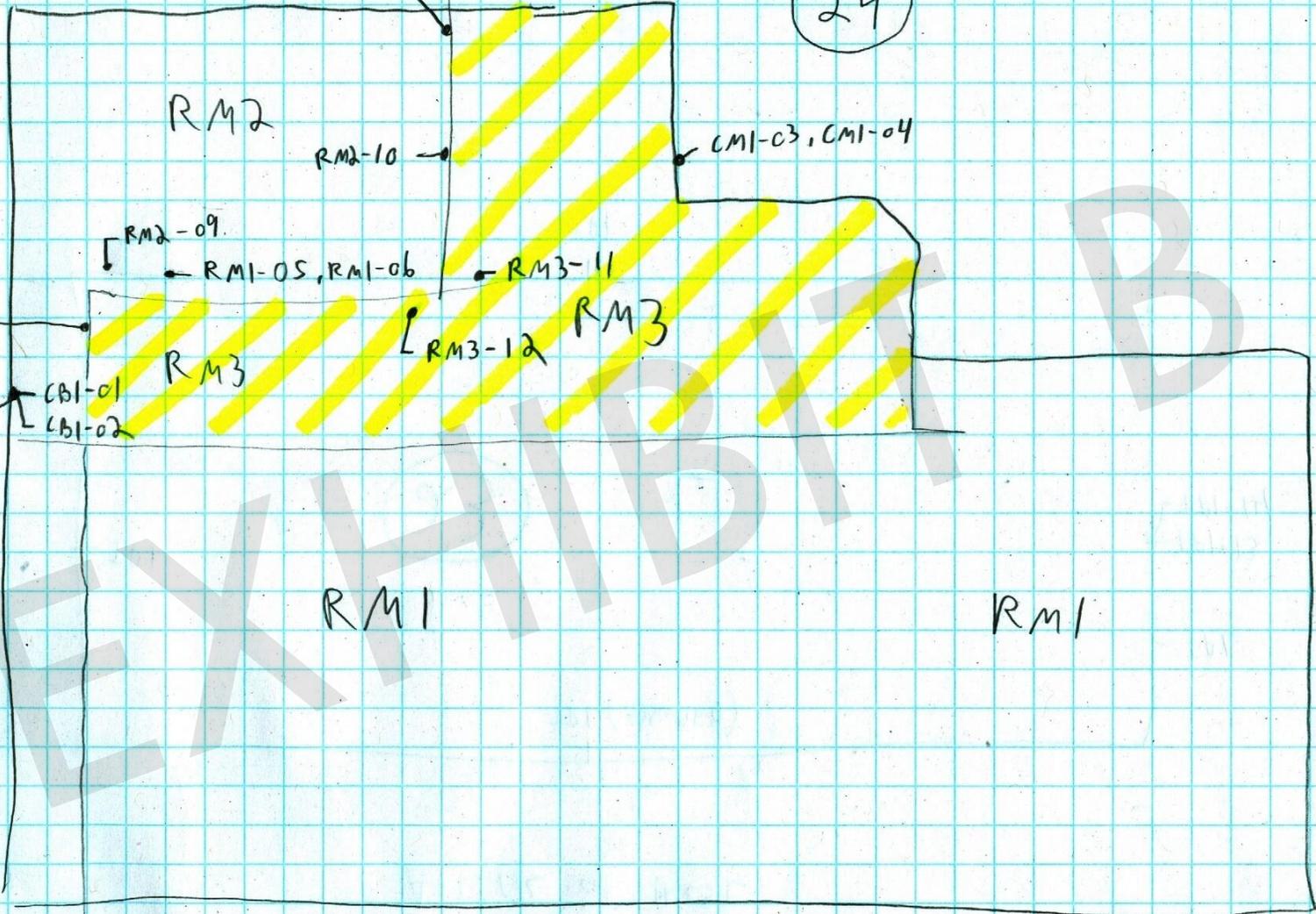
RM3
RM3-12

CB1-01
CB1-02

RM3

RM1

RM1





Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

Notification of Intent to Perform a Demolition

Asbestos Program

Doc Type: Asbestos & Demolition/Amendments

Type of notification: Original Amended Project cancellation

Notification must be postmarked or received ten (10) working days before demolition begins. See Item 5 for emergency demolitions. Both start and end dates should be amended in writing as necessary to reflect current project dates.

Demolition Contractor

Name: _____

Address: _____

City, State, Zip: _____

Phone number: _____

Contact name: _____

Phone number: _____

Building Information

Building name: _____

Address/Location: _____

City, State, Zip: _____

County: _____

Phone number: _____

Age of bldg (yrs): _____ Size of bldg (sq ft): _____

Number of floors, including basement level(s): _____

Present use of bldg: _____

Prior use of bldg: _____

Building Owner

Name: _____

Address: _____

City, State, Zip: _____

Phone number: _____

Contact name: _____

Phone number: _____

Dates of demolition or intentional burning:

Start date: _____ End date: _____
mm/dd/yy mm/dd/yy

Note: If there is >260 linear feet or >160 square feet of Regulated Asbestos-Containing Material (RACM) in the building to be demolished, it must be removed by a licensed asbestos contractor prior to demolition. The State of MN-Notice of Intent to Perform an Asbestos Abatement Project <http://www.pca.state.mn.us/publications/w-sw4-06.doc> must be used to notify for the asbestos removal.

Is nonfriable ACM present in the structure to be demolished? Yes No

Will nonfriable ACM be present in the structure at the time of demolition? Yes No

If Yes to both questions above, complete Items 1-9. If No to either question, complete Items 3-9.

1. If ACM will be left in place for the demolition indicate the amount of Category I and/or Category II nonfriable ACM left in place.

Category I: _____ Linear feet
_____ Square feet
_____ Cubic feet

Category I nonfriable ACM means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than one percent asbestos.

Category I nonfriable ACM is not allowed to remain in place for demolition if it is in poor condition.

Category II: _____ Linear feet
_____ Square feet
_____ Cubic feet

Category II nonfriable ACM means any material, excluding Category I nonfriable ACM, containing more than one percent Asbestos that, when dry, cannot be crumbled, pulverized, or reduced to a powder by hand pressure.

Category II nonfriable ACM is not allowed to remain in place for demolition if it has a high probability of becoming crumbled, pulverized, or reduced to a powder during demolition, transport, or disposal (e.g., transite, cement, slate roofing).

2. Description and location of ACM remaining in place (including number of floors and rooms):

3. Company and/or individual that conducted the building inspection and the procedure used to determine the presence or absence of ACM (including analytic method): (Note: Prior to demolition all structures must be inspected by a licensed asbestos inspector who has been certified through the Minnesota Department of Health.)

4. Description of planned demolition and the specific method(s) that will be used:

5. If the demolition was ordered by a government agency, please identify the agency and attach a copy of the order:

Name: _____ Title: _____

Authority: _____

Date of order (mm/dd/yy): _____ Start date (mm/dd/yy): _____

Notification for an emergency demolition must be submitted as early as possible before demolition begins, but not later than the following working day. A demolition is considered an emergency only when the facility has been deemed structurally unsound and in danger of imminent collapse. If the structurally unsound building is known to contain any regulated ACM or is suspected to contain any regulated ACM, special procedures must be followed. If you are unaware of the special procedures, instructions/regulations can be obtained by contacting the Minnesota Pollution Control Agency (MPCA) at the address or phone number listed below.

6. Description of procedure to be followed in the event that unexpected RACM is found or Category II nonfriable ACM becomes crumbled, pulverized or reduced to powder:

7. Demolition waste transporter(s) information:

Transporter name: _____

Contact name: _____

Transporter address: _____

City, State, Zip: _____

Phone number: _____

8. Demolition waste disposal information: *see below for more information

Landfill name: _____

Owner/Operator: _____

Address/Location: _____

City, State, Zip: _____

Phone number: _____

9. I certify that the above information is correct and I am a bonafide representative of the demolition contractor or building owner and have authority to enter into agreements for my employer.

Print name: _____ Title: _____

Signature: _____ Date: _____

Important Note:

Ensure you are in compliance with Minn. R. 7035.0805 prior to the commencement of renovation/demolition.

This rule requires that the following items be removed two days prior to demolition: mixed municipal solid waste; household hazardous waste; industrial or hazardous waste; waste tires; major appliances; items containing elemental mercury, Polychlorinated BiPhenyls (PCBs), and chlorofluorocarbons (CFCs); oil; lead; electronics; and other prohibited items. See MPCA website at <http://www.pca.state.mn.us/publications/w-sw4-20.pdf> for a Pre-Renovation/Demolition Environmental Checklist Guidance Document to assist with completion of this rule.

*Demolition waste must be disposed of at a permitted solid waste facility. For other disposal option please contact the regional MPCA solid waste compliance/enforcement staff with any questions.

Submit to: Minnesota Pollution Control Agency
Industrial Division – Asbestos Program
520 Lafayette Road North
St. Paul, MN 55155-4194

Questions call: 651-296-6300 or 1-800-657-3864

Fax: 651-297-1438

E-mail: asbestos.demolition.pca@state.mn.us

BROOKLYN PARK



HENNEPIN COUNTY RECYCLING CENTER AND TRANSFER STATION

8100 Jefferson Highway, Brooklyn Park

Hours: Tue, Th, Fri, 10 AM–6 PM; Wed, 10 AM–8 PM; Sat, 8 AM–5 PM. Closed Sundays, Mondays and holidays.

For shorter wait times, visit our facilities on Wednesday, Thursday or Friday.

HENNEPIN COUNTY DROP OFF FACILITIES

- The materials listed are accepted from your household only. Businesses must manage their hazardous and problem wastes properly. Visit our web site for more information.
- Materials are accepted from residents of Anoka, Carver, Dakota, Ramsey, Scott and Washington counties only. Residents from Wright and Sherburne counties are not eligible to use our drop off facilities.
- Household hazardous waste must be in containers of 5 gallons or less.
- Hennepin County Drop Off Facilities do not accept:
 - ammunition
 - explosives
 - friable asbestos
 - infectious waste (including needles/sharps)
 - most pressurized cylinders
 - radioactive waste

Contact the point of purchase, manufacturer or our office for disposal options.

- All fees include applicable state and county taxes or surcharges.
- Although many wastes are accepted free of charge, residents pay for these services through a solid waste management fee.

BLOOMINGTON



SOUTH HENNEPIN RECYCLING AND PROBLEM WASTE DROP OFF CENTER

1400 West 96th Street, Bloomington

LIST OF ITEMS ACCEPTED ►

This brochure *does not* contain a complete list of all the materials accepted.

Please call 812-345-3777 or go to www.hennepin.us, Key Word Search: A to Z or Drop Off Facilities, if you have any questions on a specific material.

FIRE TRAINING LIVE-BURN APPLICATION

FIRE CHIEF or TRAINING OFFICER: Complete this application and submit to a local DNR Forestry Office a minimum of 14 days prior to the actual live-burn training. All training should have a burn plan and must be conducted using the techniques described in the publication "Structural Burn Training Manual" prepared by Minnesota State Colleges and Universities.

Fire Department/Other Agency		Address (City, State Zip)	
Applicants Name	Title	Work Telephone	Home Telephone

Type of Live-Fire Training to be conducted: Structure Other: _____

Street Address		City	County
Name of MNSCU or Contracting Lead Instructor	Telephone Number	Fire Dept Training Officer Name	Telephone Number

If structure is to be burned, indicate proposed number to be burned under this application:

Indicate Type and size of structure(s) to be burned: (check)

- Commercial Structure Private Structure Approximate Size _____ Ft by _____ Ft.
- Commercial Structure Private Structure Approximate Size _____ Ft by _____ Ft.
- Additional structures will require a site visit by a DNR Forester.
- Attach a site plan/map to application identifying structure(s) involved in Live-Burn training.

Live Burn Training scheduled to occur between the dates of _____ to _____

Asbestos Inspector	License No.
Address (City, State Zip)	Telephone Number

Pre-Burn Requirements – Initial to verify that you have/will comply with each of the following:

- Notification of Intent to Perform a Demolition form has been submitted to PCA. _____
- Asbestos inspections and abatement must be completed on all structures. _____
- Written consent of burn site property owner must be secured before training is conducted. _____
- If structure, utilities must be disconnected before training is conducted. _____
- Local emergency dispatcher(s) must be notified prior to the live-burn. _____

Post-Burn Requirements – All debris remaining after the Live-Burn Training requiring disposal must be disposed of in a manner that meets MPCA and local solid waste ordinance requirements:

I attest, by my signature, that I have read and will comply with the above requirements, MS§88, any attachment to this application, and that I am the authorized chief or training officer for the above fire department/agency.

Applicant's Signature	Date
-----------------------	------

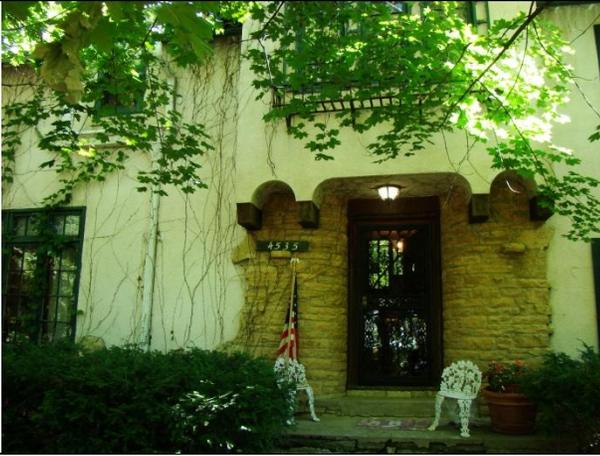
Application Approved Burning Permit attached

DNR Forester	Date
--------------	------

Application Denied

Reason

Photo Log



4535 Lake Harriet Parkway, Minneapolis, MN



4535 Lake Harriet Parkway, Minneapolis, MN



Cb1-02 Cb1-02, no asbestos



Cb1-02 Cb1-02, no asbestos



Cm1-03 and Cm1-04, no asbestos



Cm1-03 and Cm1-04, no asbestos



Rm1-06 and Rm1-07, no asbestos



Rm1-06 and Rm1-07, no asbestos



Cm2-07 and Cm2-08, no asbestos



Cm2-07 and Cm2-08, no asbestos



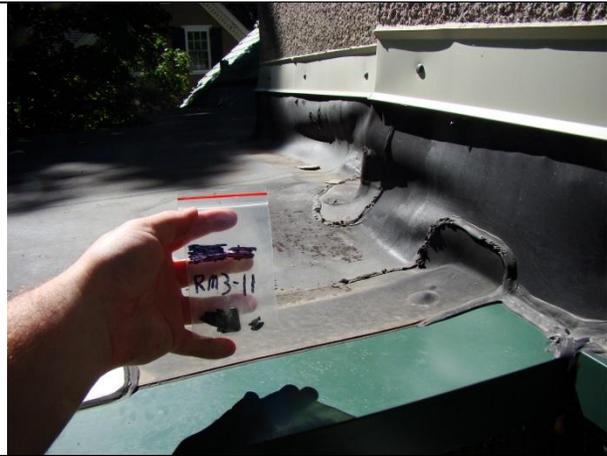
Rm2-09, no asbestos



Rm2-09, no asbestos



Rm2-10, no asbestos



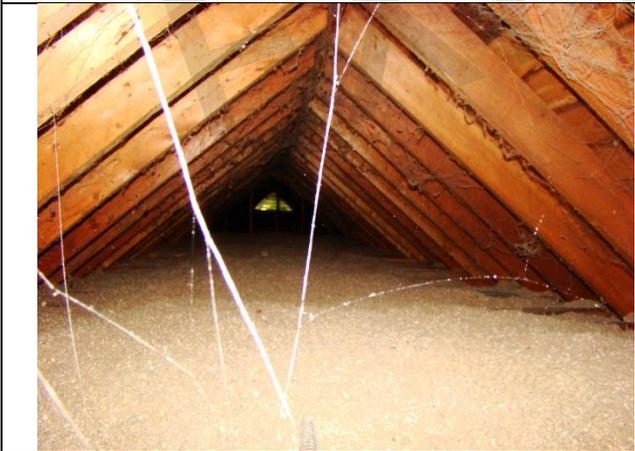
Rm3-11, Tar Layer Under Rubber Contains Asbestos



Rm3-12, Tar Layer Under Rubber Contains Asbestos



Attic, no vermiculite insulation



Attic, no vermiculite insulation



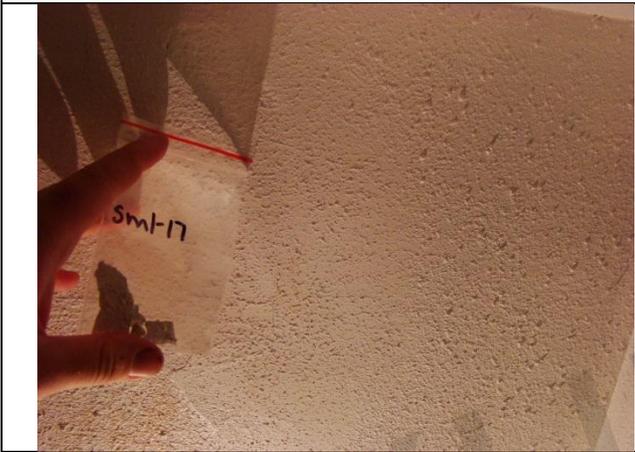
Tp1-13 and Tp1-14, no asbestos



Wb1-15, no asbestos



Wb1-16, no asbestos



Sm1-17, Contains Asbestos



Sm1-17, Contains Asbestos



Sm1-18, Contains Asbestos



Lf1-19 and Lf1-20, no asbestos



Lf1-19 and Lf1-20, no asbestos



Lb1-21 and Lb1-22, no asbestos



Lb1-21 and Lb1-22, no asbestos



Box of asbestos floor tile found in basement under stairs



Lf2-24 and Lf2-25, Contains Asbestos



Lf2-24 and Lf2-25, Contains Asbestos



Lf3-25 and Lf3-26, Contains Asbestos



Lf3-25 and Lf3-26, Contains Asbestos



Bi1-27 and Bi1-28, Contains Asbestos



Bi1-27 and Bi1-28, Contains Asbestos



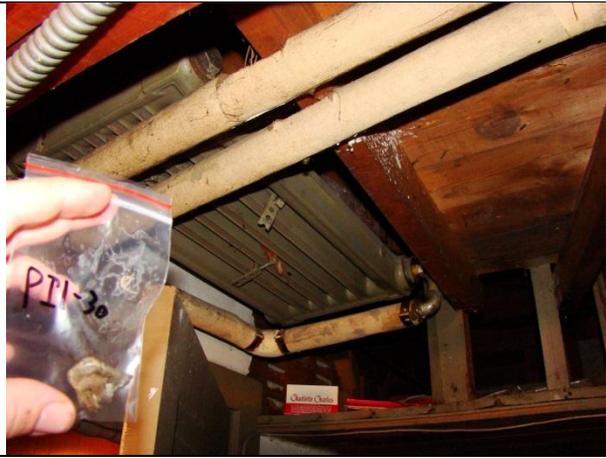
Pi1-29, Contains Asbestos



Pi1-29, Contains Asbestos



P11-30, Contains Asbestos



P11-30, Contains Asbestos



Asbestos Air cell Insulation



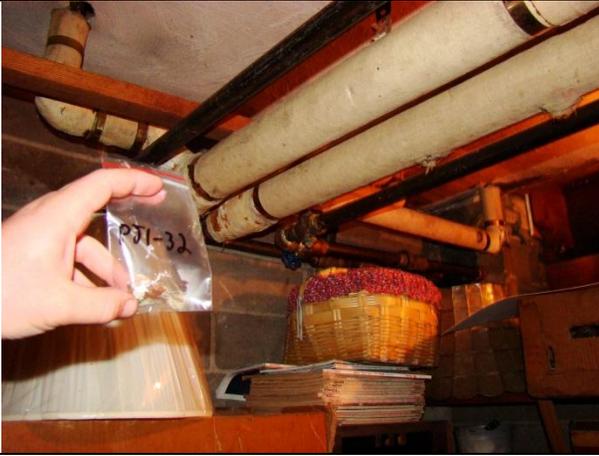
PJ1-31, Contains Asbestos



PJ1-31, Contains Asbestos



PJ1-32, Contains Asbestos



PJ1-32, Contains Asbestos



Ft4-33 and Ft4-34, Contains Asbestos



Ft4-33 and Ft4-34, Contains Asbestos



All florescent lights and ballasts must be removed from house prior to demolition due to mercury and PCB concerns



All florescent lights and ballasts must be removed from house prior to demolition due to mercury and PCB concerns



Remove air conditioner prior to demolition due to Freon concerns



Remove computer monitor due to heavy metals concerns



Remove Dehumidifier due to Freon concern



Remove refrigerator due to Freon concerns



Asbestos pipe insulation in basement



Asbestos pipe insulation in basement



Asbestos pipe insulation in basement



Asbestos pipe insulation in basement



Asbestos pipe insulation in basement



Thermostat must be removed before demolition due to mercury concerns

EXHIBIT B

Certificate No: 5LM041913081R

Expiration Date: April 19, 2014

This is to certify that
Douglas Hickey
has attended and successfully completed an
**ASBESTOS INSPECTOR
REFRESHER TRAINING COURSE**

permitted by
the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722
and meets the requirements of
Section 206 of Title II of the Toxic Substances Control Act (TSCA)
conducted by

Lake States Environmental, Ltd.

in
White Bear Lake, MN on April 19, 2013
Examination Date: April 19, 2013

Lake States Environmental, Ltd
P. O. Box 645, Rice Lake, WI 53086
(800) 254-9811

P. L. M. J. Full
Training Instructor



MDH ASBESTOS INSPECTOR
Certified by:
State of Minnesota
Department of Health
Expires: 04/19/2014
Douglas E Hickey
4301 Spruce Way
Maple Plain, MN 55359

J. Benson
Director, Env. Health Div.

No. AI2420 Issued: 05/01/2013

Certificate No: 5LM04011320IR

Expiration Date: April 1, 2014

This is to certify that
Bradlee Hickey
has attended and successfully completed an
**ASBESTOS INSPECTOR
REFRESHER TRAINING COURSE**

permitted by
the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722
and meets the requirements of
Section 206 of Title II of the Toxic Substances Control Act (TSCA)
conducted by

Lake States Environmental, Ltd.

in
White Bear Lake, MN on April 1, 2013
Examination Date: April 1, 2013

Lake States Environmental, Ltd
P. O. Box 645, Rice Lake, WI 54869
(800) 254-9811

ASBESTOS INSPECTOR
Certified by:
State of Minnesota
Department of Health
Expires: 04/01/2014
Bradlee K Hickey
1760 Upland Ave
Mayer, MN 55360
No. AI11936 Issued: 04/08/2013

P. O. McGill
Training Instructor



EMSL Analytical, Inc.

14375 23rd Avenue North, Minneapolis, Mn 55447
 Phone/Fax: (763) 449-4922 / (763) 449-4924
<http://www.EMSL.com> minneapolislab@emsl.com

EMSL Order: 351305668
 CustomerID: HICK55
 CustomerPO:
 ProjectID:

Attn: **Douglas E. Hickey**
Hickey Consultants
4301 Spruce Way
Maple Plain, MN 55359

Project: EA091613 Asbestos Inspection

Phone: (763) 479-3214
 Fax: (763) 479-3214
 Received: 09/17/13 8:00 AM
 Analysis Date: 9/17/2013
 Collected: 9/16/2013

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
CB1-01 351306666-0001		Brown Fibrous Homogeneous	75% Cellulose	25% Non-fibrous (other)	None Detected
CB2-02 351306666-0002		Brown Fibrous Homogeneous	75% Cellulose	25% Non-fibrous (other)	None Detected
CM1-03 351306666-0003		Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
CM1-04 351306666-0004		Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
RM1-05 351306666-0005		Black Fibrous Heterogeneous	25% Cellulose 10% Synthetic	65% Non-fibrous (other)	None Detected
RM1-06 351306666-0006		Black Fibrous Heterogeneous	25% Cellulose 10% Synthetic	65% Non-fibrous (other)	None Detected
CM2-07 351306666-0007		Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
CM2-08 351306666-0008		Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)
 Kaitlyn Kubokawa (48)

Rachel Travis, Laboratory Manager
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from 09/17/2013 16:56:01

**EMSL Analytical, Inc.**

14375 23rd Avenue North, Minneapolis, Mn 55447
 Phone/Fax: (763) 449-4922 / (763) 449-4924
<http://www.EMSL.com> minneapolislab@emsl.com

EMSL Order: 351305668
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Attn: **Douglas E. Hickey**
Hickey Consultants
4301 Spruce Way
Maple Plain, MN 55359

Phone: (763) 479-3214
 Fax: (763) 479-3214
 Received: 09/17/13 8:00 AM
 Analysis Date: 9/17/2013
 Collected: 9/16/2013

Project: **EA091613 Asbestos Inspection**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
RM2-09 351305668-0009		Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
RM2-10 351305668-0010		Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
RM3-11-Black Tar Layer 1 351305668-0011		Black Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
RM3-11-Black Tar Layer 2 351305668-0011A		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
RM3-11-Black Rubbery Layer 351305668-0011B		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
RM3-12-Black Tar Layer 351305668-0012		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
RM3-12-Black Rubbery Layer 351305668-0012A		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
TP1-13 351305668-0013		Black Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (other)	None Detected

Analyst(s)
 Kaitlyn Kubokawa (48)


 Rachel Travis, Laboratory Manager
 or other approved signatory

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Maple Plain, MN 55359

Phone: (763) 479-3214
 Fax: (763) 479-3214
 Received: 09/17/13 8:00 AM
 Analysis Date: 9/17/2013
 Collected: 9/16/2013

Project: EA091613 Asbestos Inspection

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
TP1-14 351305668-0014		Black Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (other)	None Detected
WB1-15 351305668-0015		White Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	None Detected
WB2-16 351305668-0016		Grayish Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
SM1-17 351305668-0017		Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
SM1-18 351305668-0018		Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
LF1-19-Flooring 351305668-0019		Green Non-Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (other)	None Detected
LF1-19-Felt 351305668-0019A		Brown/Green Fibrous Heterogeneous	90% Synthetic	10% Non-fibrous (other)	None Detected
LF1-20-Flooring 351305668-0020		Green Non-Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (other)	None Detected

Analyst(s)

Kaitlyn Kubokawa (48)

Rachel Travis, Laboratory Manager
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from 09/17/2013 16:56:01

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Attn: **Douglas E. Hickey**
Hickey Consultants
4301 Spruce Way
Maple Plain, MN 55359

Phone: (763) 479-3214
 Fax: (763) 479-3214
 Received: 09/17/13 8:00 AM
 Analysis Date: 9/17/2013
 Collected: 9/16/2013

Project: EA091613 Asbestos Inspection

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
LF1-20-Felt 351305668-0020A		Brown/Green Fibrous Heterogeneous	80% Synthetic	10% Non-fibrous (other)	None Detected
LB1-21- Brown/White Layer 351305668-0021		Brown Fibrous Homogeneous	75% Cellulose	25% Non-fibrous (other)	None Detected
LB1-21-Adhesive 351305668-0021A		Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
LB1-22- Brown/White Layer 351305668-0022		Brown/White Fibrous Heterogeneous	75% Cellulose	25% Non-fibrous (other)	None Detected
LB1-22-Adhesive 351305668-0022A		Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
LF2-23-Floor Tile 351305668-0023		Gray/White Non-Fibrous Homogeneous		96% Non-fibrous (other)	4% Chrysotile
LF2-23-Mastic 351305668-0023A		Tan Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
LF2-24 351305668-0024		Beige Non-Fibrous Homogeneous		95% Non-fibrous (other)	5% Chrysotile

Analyst(s)

Kaitlyn Kubokawa (48)

Rachel Travis, Laboratory Manager
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 Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from 09/17/2013 16:56:01

**EMSL Analytical, Inc.**

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Maple Plain, MN 55359

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 Analysis Date: 9/17/2013
 Collected: 9/16/2013

Project: EA091613 Asbestos Inspection

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
LF3-25 361306668-0026		Tan Non-Fibrous Homogeneous		94% Non-fibrous (other)	6% Chrysotile
LF3-26 361306668-0026		Tan Non-Fibrous Homogeneous		94% Non-fibrous (other)	6% Chrysotile
B11-27 361306668-0027		Grayish Fibrous Homogeneous		30% Mica 50% Non-fibrous (other)	20% Chrysotile
B11-28-Insulation 361306668-0028		Grayish Fibrous Heterogeneous		30% Mica 50% Non-fibrous (other)	20% Chrysotile
B11-28-Plaster 361306668-0028A		Tan Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
P11-29 361306668-0029		Grayish Fibrous Homogeneous		30% Mica 50% Non-fibrous (other)	20% Chrysotile
P11-30-Brown/White Layers 361306668-0030		Brown/White Fibrous Heterogeneous	10% Cellulose 80% Synthetic	10% Non-fibrous (other)	None Detected
P11-30-Gray Layer 361306668-0030A		Gray Fibrous Heterogeneous		20% Non-fibrous (other)	80% Chrysotile

Analyst(s)
 Kaitlyn Kubokawa (48)

Rachel Travis, Laboratory Manager
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from 09/17/2013 16:56:01

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14375 23rd Avenue North, Minneapolis, Mn 55447
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EMSL Order: 351305668
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Attn: **Douglas E. Hickey**
Hickey Consultants
4301 Spruce Way
Maple Plain, MN 55359

Phone: (763) 479-3214
 Fax: (763) 479-3214
 Received: 09/17/13 8:00 AM
 Analysis Date: 9/17/2013
 Collected: 9/16/2013

Project: EA091613 Asbestos Inspection

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
PJ1-31-Wrap 351305666-0031		White Fibrous Heterogeneous	90% Synthetic	10% Non-fibrous (other)	None Detected
PJ1-31-Insulation 351305666-0031A		White Fibrous Heterogeneous		30% Mica 40% Non-fibrous (other)	30% Chrysotile
PJ1-32-Wrap 351305666-0032		White Fibrous Heterogeneous	90% Synthetic	10% Non-fibrous (other)	None Detected
PJ1-32-Insulation 351305666-0032A		White Fibrous Heterogeneous		30% Mica 40% Non-fibrous (other)	30% Chrysotile
LF4-33-Floor Tile 351305666-0033		Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
LF4-33-Mastic 351305666-0033A		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
LF4-34-Floor Tile 351305666-0034		Beige Non-Fibrous Heterogeneous		97% Non-fibrous (other)	3% Chrysotile
LF4-34-Mastic 351305666-0034A		Black Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Kaiflyn Kubokawa (48)

Rachel Travis, Laboratory Manager
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from 09/17/2013 16:56:01

HICKEY CONSULTANTS

4301 SPRUCE WAY. MAPLE PLAIN, MN. 55359 (763) 479-3214

57668

CHAIN OF CUSTODY SHEET		INSPECTION
Date <u>9-16-2013</u>	Completed By: <u>Douglas Hickey</u>	3
Facility: Home Inspection, 4353 Lake Harriet Parkway, Minneapolis, MN		Page <u>1</u> of <u>1</u>
Project No. EA091613 Asbestos Inspection		

EMSL Analytical Inc.
 14375 23rd Avenue North
 Home Inspection, 4353 Lake Harriet Parkway, Minneapolis, MN 55447
 (763)449-4922 phone
 (763)449-4924 fax

Dear EMSL:

Enclosed are 34 asbestos bulk sample for **PLM** identification.

24 Hour turn around time.

I would appreciate it if you could fax the results to me at 763-479-3214 fax/phone. Email to **dhickeymn@yahoo.com**

Please send report and invoice to:

Douglas E. Hickey CIH, CSP
 4301 Spruce Way
 Maple Plain, Mn 55359

SAMPLE NUMBERS

CB1-01	CB2-02	CM1-03	CM2-04	RM1-05	RM2-06	CM2-07	CM2-08	RM2-09	RM2-10	RM3-11	RM3-12	TP1-13	TP1-14	WB1-15
WB2-16	SM1-17	SM1-18	LF1-19	LF1-20	LB1-21	LB1-22	LF2-23	LF2-24	LF3-25	LF3-26	BI1-27	BI1-28	PI1-29	PI1-30
PI1-31	PI1-32	LF4-33	LF4-34	35	36	37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
76	77	78	79	80	81	82	83	84	85	86	87	88	89	90

Chain of Custody:

Signature of Holder	Date Received	Transfer Date	Reason for Transfer	Next in Chain	Condition of Samples
<i>[Signature]</i>	9-16-13	9-16-13	LAB	EMSL	Good
<i>[Signature]</i>	9/17/13	8:00am			



September 26, 2013

ESTABLISHED 1978

Adam Burrington
Senior Project Manager
Eskuche Associates
18318 Minnetonka Boulevard
Deephaven, MN 55391

Re: 4535 Lake Harriet Parkway East
Replacement Construction Estimate

Dear Adam:

The following is a rough construction estimate for the costs associated with the structural remediation required at the single family residence located at 4535 Lake Harriet Parkway. This estimate was prepared in conjunction with the opinions and recommendations provided by Mattson, Macdonald, Young structural engineers.

Roof Structure

Description of Scope of Demolition Work: Demolition work to consist of but not limited to the removal of existing gutters and downspouts, attic insulation, cornice, tile and composition roofing, roofing felt, sheathing and roof framing. The proper disposal of all demolition materials is included.

Estimated Cost: \$39,725.00

Hazardous material abatement, if necessary, is not included in the above estimate.

Description of Scope of Construction Work: Construct the new roof structure with prefabricated wood trusses and plywood sheathing. Install new roofing underlayments and new tile or composition roofing to replicate existing. Install and paint new cornice, re-insulate the attic and re-install the gutters and downspouts.

Estimated Cost: \$146,840.00

Attic and Main Floor Structure

Description of Scope of Demolition Work: Demolition work to consist of but not limited to the removal of existing floor and ceiling finishes including light fixtures, plumbing fixtures, cabinets, etc. The proper disposal of all demolition materials is included.

Estimated Cost: \$43,350.00

The cost to remove any electrical wiring, plumbing or heating pipes that run perpendicular to the existing floor framing is not included.

Hazardous material abatement, if necessary, is also not included in the above estimate.

Description of Scope of Construction Work: Frame floors per the engineers report by adding a lvl structural member to each existing joist, trimming the bottoms of the existing joist, install new subfloor sheathing and finish the floors to match existing finishes i.e. tile, carpet, hardwood. Install new plaster ceilings, paint and re-install plumbing, heating and light fixtures

Estimated Cost: \$99,475.00

The cost to replace or re-connect any electrical wiring, plumbing or heating pipes that were removed due to it running perpendicular to the existing floor framing is not included.

Basement Foundation Walls

Description of Scope of Work: Brace existing foundation walls as necessary, shore/retain soils at adjoining properties as needed and excavate the entire foundation perimeter. Tuck point the existing foundation, install Tuff-n-Dri and Warm-n-Dri waterproofing system and exterior drain tile with 6" washed rock and filter fabric. Backfill with suitable soils and re-grade site to provide positive drainage away from the house foundation.

Replacement of sod, trees, shrubs and plants.

Estimated Cost: \$94,350.00

The cost to retain a structural engineer to evaluate the existing foundation prior to tuck pointing and waterproofing, as well as any corrections required, is not included in the above.

Estimated Landscape Costs: \$43,500.00

The above includes the replacement of steps/sidewalks per the "Structural Sitework" section of the engineer report.

Exterior Walls

Description of Scope of Work: Remove existing downspouts, iron rails, electrical fixtures, wood siding and stucco cladding. The proper disposal of all demolition materials is included.

Install new fiber reinforced portland cement plaster scratch and brown coats over double layer of grade D asphalt paper, drainage mat and galvanized, self furring metal lath. Apply textured acrylic top coat to match existing finish.

The windows will need to be evaluated on an individual basis during the stucco removal to determine whether any can be salvaged and repaired.

Estimated Cost: \$111,550.00

Window replacement, rotted sheathing/framing removal & replacement and damaged insulation replacement are not included in the above price.

Hazardous material abatement, if necessary, is also not included in the above estimate.

Asbestos Abatement

Description of Scope of Work: Remove and dispose of the existing boiler, approximately 500 feet of asbestos pipe insulation, mastic and paper under the carpet, ceiling texture and approximately 600 square feet of floor tile.

These are only the areas that Hickey Consultants could include in their demolition survey performed in a non-destructive manor. Further testing and evaluation will need to be performed before a comprehensive cost estimate can be submitted.

Estimated Cost: \$19,440.00

Summary

There are numerous additional items that would add to the estimated cost of the above repairs. The list would include but not be limited to the following items.

- As previously mentioned, the hazardous materials assessment was conducted in a non-destructive manor. The materials available for testing and the method of construction would suggest that additional hazardous materials requiring abatement will be found in other areas of the home.
- The electrical, plumbing and heating infrastructure will need to be brought up to code as well as the replacement of portions of each, as needed to bring the floor structures up to code, have not been quantified.
- Repairs and painting required to the interior wall plaster due to exterior or structural remediation work have not been addressed.
- Replacement of the existing boiler and any other repairs needed after the asbestos abatement.

Please contact me with any questions or to discuss this estimate in further detail.

Sincerely,
L. Cramer Designers + Builders



Bruce Carnahan
Executive Vice President

Widmeier, Janelle A.

From: Carin Simpson <carin@periscope.com>
Sent: Friday, November 08, 2013 12:40 PM
To: Widmeier, Janelle A.
Subject: 4535 East Lake Harriet Parkway (BZH#27956)

Heritage Preservation Commission,
Greetings,

We are writing in response to the Notice of a Public Hearing concerning the property at 4535 East Lake Harriet Parkway.

Having been through the process of demolition ourselves and having seen the interior and exterior deterioration of the house, we are in favor of demolition. It is sorely in need of lots of work, and was marketed as a tear down.

We truly appreciate fine old architecture and your role in preservation. We also had a positive experience designing a home that is an architectural improvement to our neighborhood and we still get positive feedback from our neighbors and folks passing by. We think it is important to keep our city a desirable place to live and our neighborhood vibrant.

There are circumstances when a building has deteriorated so much that reconstruction would leave little of the original structure and that seems to be an ideal time for a new "historic" home to prevail.

Thanks for considering our comments,

Bill and Carin Simpson
4501 East Lake Harriet Parkway