EXISTING OPENING SCHEDULE

NO.	TYPE	STATUS	CONDITION/REMARKS
1.1	OPENING	ORIGINAL STOREFRONT OPENING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.2	DOOR	EXISTING WOOD DOOR	NEW ALUM. DOOR W/ 1" INSULATED CLEAR GLASS
1.3	OPENING	ORIGINAL STOREFRONT OPENING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.4	WINDOW	EXISTING FIXED WINDOW	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.5	WINDOW	EXISTING FIXED WINDOW	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.6	OPENING	NO WINDOW EXISTING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.7	DOOR	NO DOOR EXISTING	NEW ALUM. DOOR W/ 1" INSULATED CLEAR GLASS
1.8	DOOR	EXISTING GARAGE DOOR	POOR CONDITION, WITHIN DEMO SCOPE
1.9	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.10	OPENING	EXISTING OPENING FOR LOUVER	LOUVER NOT USED, WITHIN DEMO SCOPE
1.11	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.12	DOOR	EXISTING HOLLOW METAL DOOR	POOR CONDITION, WITHIN DEMO SCOPE
1.13	WINDOW	EXISTING FIXED WINDOW	POOR CONDITION, WITHIN DEMO SCOPE
1.14	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.15	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.16	OPENING	EXISTING OPENING FOR EXHAUST DUCT	DUCT NOT USED, WITHIN DEMO SCOPE
1.17	WINDOW	EXISTING FIXED WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.18	WINDOW	EXISTING GLASS BLOCK	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.19	OPENING	EXISTING OPENING TEMPORARILY PATCHED	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.20	WINDOW	EXISTING GLASS BLOCK	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.21	OPENING	EXISTING OPENING FOR DUCT INTAKE	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.22	OPENING	EXISTING OPENING FOR DUCT INTAKE	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.23	WINDOW	EXISTING FIXED WINDOW	POOR COND, TOOTH-IN SALVAGED BRICK @ OPENING
1.24	OPENING	EXISTING OPENING FOR DUCT INTAKE	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.25	OPENING	EXISTING OPENING FOR DUCT EXHAUST	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.26	OPENING	EXISTING OPENING FOR HVAC DUCT	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.27	OPENING	EXISTING OPENING FOR HVAC DUCT	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.28	DOOR	EXISTING HOLLOW METAL DOOR	POOR CONDITION, RUSTING AND DAMAGED, REPLACE
1.29	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING

EXISTING OPENING SCHEDULE

NO.	TYPE	STATUS	CONDITION/REMARKS
2.1	WINDOW	OUTSIDE SLIDERS PRESENT, NO CENTER PANE	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.2	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.3	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.4	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.5	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.6	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.7	WINDOW	EXISTING FIXED/SLIDER WINDOW	POOR COND, WITHIN DEMO SCOPE
2.8	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.9	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.10	WINDOW	EXISTING FIXED/SLIDER WINDOW	POOR COND, WITHIN DEMO SCOPE
2.11	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.12	WINDOW	EXISTING FIXED/SLIDER WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.13	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.14	WINDOW	EXISTING FIXED/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.15	WINDOW	EXISTING SPANDREL/SLIDER WINDOW - FIXED	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.16	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.17	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.18	WINDOW	EXISTING AWNING WINDOW/AC UNIT ABOVE	POOR COND, TOOTH-IN SALVAGED BRICK @ OPENING
2.19	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.20	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING
2.21	WINDOW	EXISTING SINGLE HUNG WIRED GLASS WINDOW	POOR CONDITION, REPLACE WITH NEW
2.22	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING

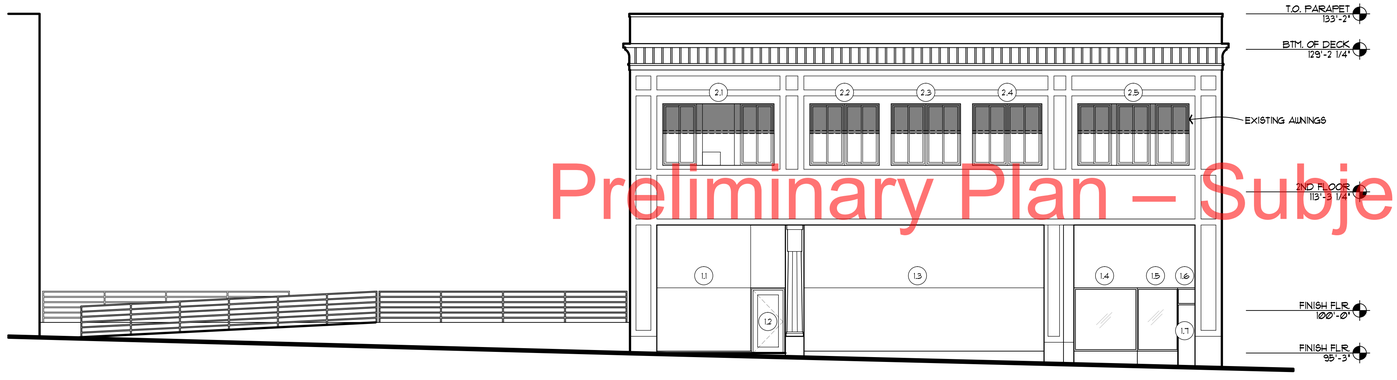
HATCH INDICATES EXISTING SPANDREL PANEL

HATCH INDICATES EXISTING WIRED GLASS

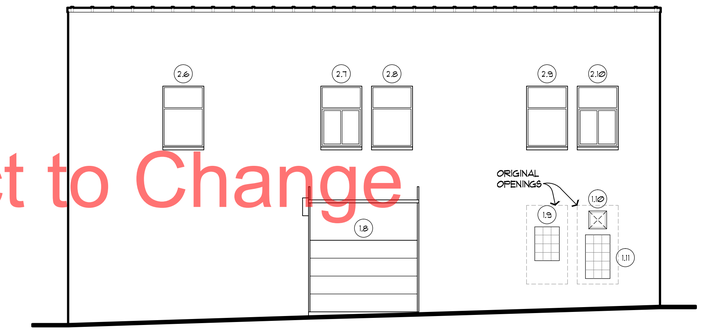
HATCH INDICATES EXISTING GLASS BLOCK

ELEVATION KEY NOTES

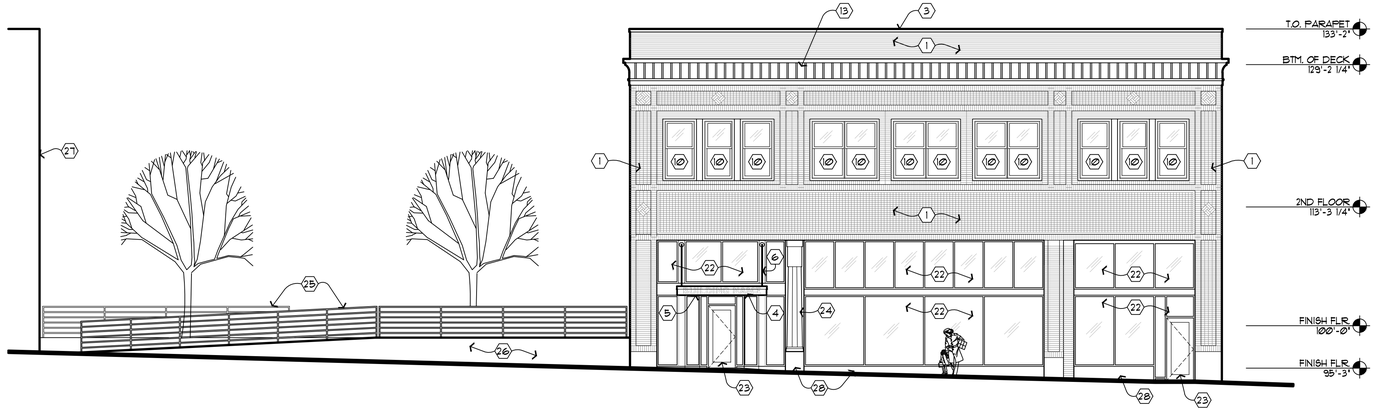
1. EXISTING BRICK
2. EXISTING CLAY TILE PARAPET CAP
3. EXISTING METAL COPING
4. NEW BUILDING SIGNAGE
5. NEW PREFINISHED METAL CANOPY - PAC CLAD, GRANITE
6. NEW CANOPY METAL STANCHION
7. NEW PREFINISHED METAL PANEL - PAC CLAD, GRANITE
8. NEW PREFINISHED METAL COPING - PAC CLAD, GRANITE
9. NEW STOREFRONT VERTICAL BUTT GLAZED WINDOW SYSTEM - PAC CLAD, GRANITE FRAME WITH VIRACON 1" LOW-E INSULATED GLASS, SOLARSCREEN VRE 1-38
10. NEW WINDOW UNIT, HISTORIC FIXED SIMULATED HUNG - PAC CLAD, GRANITE FRAME WITH VIRACON 1" LOW-E INSULATED GLASS, SOLARSCREEN VRE 1-38
11. TOOTH-IN SALVAGED BRICK AT EXISTING OPENING TO MATCH ADJACENT WALL
12. ORIGINAL PAINTED BUILDING SIGNAGE TO REMAIN, REMOVE EXISTING IVY ON EAST WALL
13. EXISTING METAL CORNICE
14. NEW OUTDOOR SEATING AREA
15. RAIN GARDEN
16. EXISTING BRICK WALL OF BUILDING TO BE RETAINED AND SUPPORTED WITH NEW STEEL COLUMNS AND BRACING
17. VERTICAL STAINLESS STEEL CABLES WITH VINES
18. NEW PREFINISHED METAL PANEL - PAC CLAD, EVERGREEN
19. NEW STOREFRONT ENTRY DOOR TO RAIN GARDEN
20. EXISTING LIGHT WELL
21. EXISTING SCREEN WALL / GATE CONNECTED TO ADJACENT BUILDING
22. NEW STOREFRONT WINDOW SYSTEM - PAC CLAD, GRANITE FRAME WITH VIRACON 1" CLEAR INSULATED GLASS, VE1-2M INSULATING H5/H5
23. NEW STOREFRONT ENTRY DOOR TO HARMON PLACE
24. EXISTING DECORATIVE METAL COLUMN
25. NEW PAINTED STEEL GUARDRAIL AT EXISTING RAMP
26. REPAIR STUCCO AT EXISTING RAMP
27. ADJACENT BUILDING (1218 HARMON PLACE)
28. EXISTING CONCRETE BASE, REPAIR AS NEEDED
29. TOP PORTION OF EXISTING CHIMNEY TO BE REMOVED DUE TO CURRENT CONDITION OF DISSREPAIR



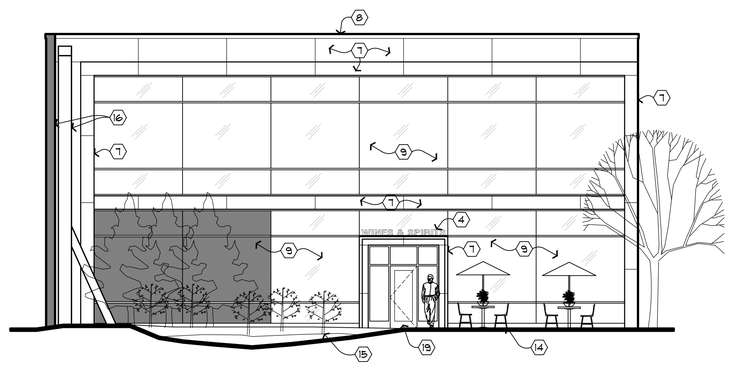
1 A7.1 EXISTING SOUTH ELEVATION (HARMON AVENUE)
1/8"=1'-0"



2 A7.1 EXISTING NORTH ELEVATION (ALLEY)
1/8"=1'-0"



3 A7.1 PROPOSED SOUTH ELEVATION (HARMON AVENUE)
1/8"=1'-0"



4 A7.1 PROPOSED NORTH ELEVATION (ALLEY)
1/8"=1'-0"

Preliminary Plan – Subject to Change

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client:
EDINA PROPERTIES, INC.
EDINA, MINNESOTA

project title:
1208 BUILDING
1208 HARMON PLACE
MINNEAPOLIS, MN 55403

sheet title:
EXTERIOR ELEVATIONS

project no.: 6481.00
scale:
drawn by: JS
checked by:
team captain: GH
date:

no.	date	issued for
	04.11.11	HPC SUBMITTAL
	04.19.11	COW REVIEW
	04.22.11	PDR
	05.23.11	PLANNING COMM.

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I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of: MINNESOTA
signed:
date: reg. no. 21585

A7.1

EXISTING OPENING SCHEDULE

NO.	TYPE	STATUS	CONDITION/REMARKS
1.1	OPENING	ORIGINAL STOREFRONT OPENING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.2	DOOR	EXISTING WOOD DOOR	NEW ALUM. DOOR W/ 1" INSULATED CLEAR GLASS
1.3	OPENING	ORIGINAL STOREFRONT OPENING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.4	WINDOW	EXISTING FIXED WINDOW	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.5	WINDOW	EXISTING FIXED WINDOW	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.6	OPENING	NO WINDOW EXISTING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.7	DOOR	NO DOOR EXISTING	NEW ALUM. DOOR W/ 1" INSULATED CLEAR GLASS
1.8	DOOR	EXISTING GARAGE DOOR	POOR CONDITION, WITHIN DEMO SCOPE
1.9	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.10	OPENING	EXISTING OPENING FOR LOUVER	LOUVER NOT USED, WITHIN DEMO SCOPE
1.11	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.12	DOOR	EXISTING HOLLOW METAL DOOR	POOR CONDITION, WITHIN DEMO SCOPE
1.13	WINDOW	EXISTING FIXED WINDOW	POOR CONDITION, WITHIN DEMO SCOPE
1.14	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.15	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.16	OPENING	EXISTING OPENING FOR EXHAUST DUCT	DUCT NOT USED, WITHIN DEMO SCOPE
1.17	WINDOW	EXISTING FIXED WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.18	WINDOW	EXISTING GLASS BLOCK	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.19	OPENING	EXISTING OPENING TEMPORARILY PATCHED	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.20	WINDOW	EXISTING GLASS BLOCK	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.21	OPENING	EXISTING OPENING FOR DUCT INTAKE	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
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1.23	WINDOW	EXISTING FIXED WINDOW	POOR COND, TOOTH-IN SALVAGED BRICK @ OPENING
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1.27	OPENING	EXISTING OPENING FOR HVAC DUCT	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.28	DOOR	EXISTING HOLLOW METAL DOOR	POOR CONDITION, RUSTING AND DAMAGED, REPLACE
1.29	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING

EXISTING OPENING SCHEDULE

NO.	TYPE	STATUS	CONDITION/REMARKS
2.1	WINDOW	OUTSIDE SLIDERS PRESENT, NO CENTER PANE	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.2	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.3	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.4	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.5	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.6	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.7	WINDOW	EXISTING FIXED/SLIDER WINDOW	POOR COND, WITHIN DEMO SCOPE
2.8	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.9	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.10	WINDOW	EXISTING FIXED/SLIDER WINDOW	POOR COND, WITHIN DEMO SCOPE
2.11	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.12	WINDOW	EXISTING FIXED/SLIDER WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.13	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.14	WINDOW	EXISTING FIXED/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.15	WINDOW	EXISTING SPANDREL/SLIDER WINDOW - FIXED	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.16	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.17	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.18	WINDOW	EXISTING AWNING WINDOW/AC UNIT ABOVE	POOR COND, TOOTH-IN SALVAGED BRICK @ OPENING
2.19	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.20	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING
2.21	WINDOW	EXISTING SINGLE HUNG WIRED GLASS WINDOW	POOR CONDITION, REPLACE WITH NEW
2.22	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING

HATCH INDICATES EXISTING SPANDREL PANEL

HATCH INDICATES EXISTING WIRED GLASS

HATCH INDICATES EXISTING GLASS BLOCK

ELEVATION KEY NOTES

1. EXISTING BRICK
2. EXISTING CLAY TILE PARAPET CAP
3. EXISTING METAL COPING
4. NEW BUILDING SIGNAGE
5. NEW PREFINISHED METAL CANOPY - PAC CLAD, GRANITE
6. NEW CANOPY METAL STANCHION
7. NEW PREFINISHED METAL PANEL - PAC CLAD, GRANITE
8. NEW PREFINISHED METAL COPING - PAC CLAD, GRANITE
9. NEW STOREFRONT VERTICAL BUTT GLAZED WINDOW SYSTEM - PAC CLAD, GRANITE FRAME WITH VIRACON 1" LOW-E INSULATED GLASS, SOLARSCREEN VRE 1-38
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15. RAIN GARDEN
16. EXISTING BRICK WALL OF BUILDING TO BE RETAINED AND SUPPORTED WITH NEW STEEL COLUMNS AND BRACING
17. VERTICAL STAINLESS STEEL CABLES WITH VINES
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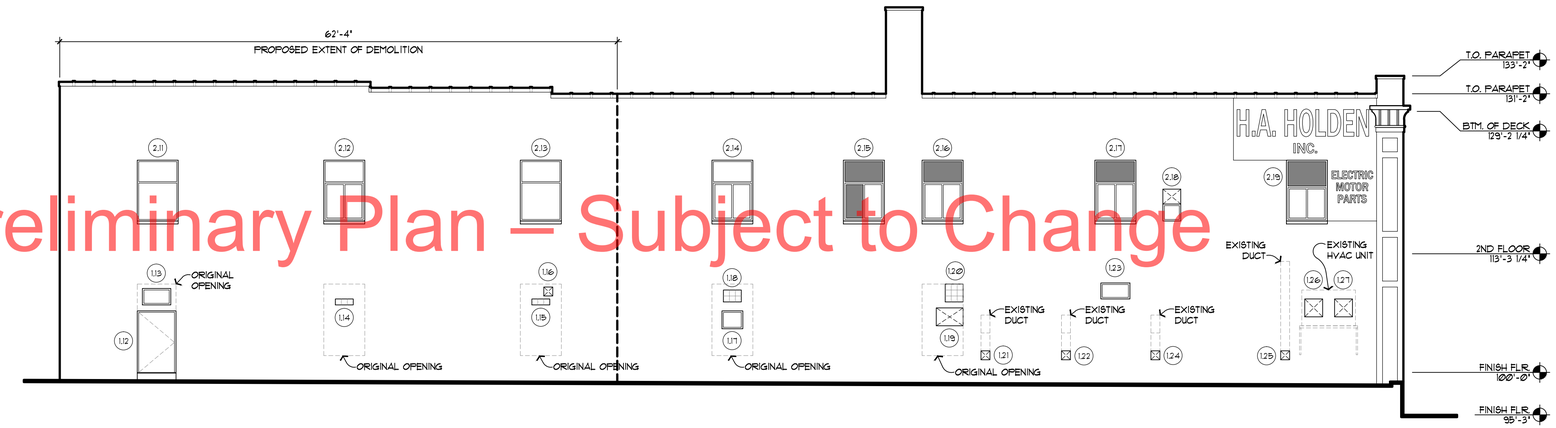
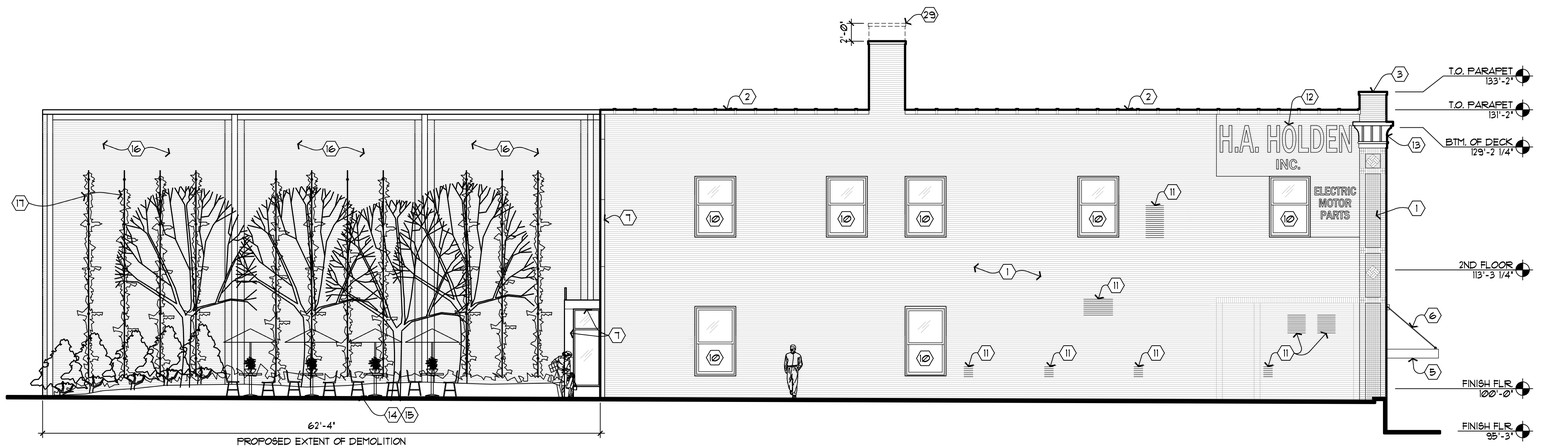
19. NEW STOREFRONT ENTRY DOOR TO RAIN GARDEN
20. EXISTING LIGHT WELL
21. EXISTING SCREEN WALL / GATE CONNECTED TO ADJACENT BUILDING
22. NEW STOREFRONT WINDOW SYSTEM - PAC CLAD, GRANITE FRAME WITH VIRACON 1" CLEAR INSULATED GLASS, VE1-2M INSULATING HS/HS
23. NEW STOREFRONT ENTRY DOOR TO HARMON PLACE
24. EXISTING DECORATIVE METAL COLUMN
25. NEW PAINTED STEEL GUARDRAIL AT EXISTING RAMP
26. REPAIR STUCCO AT EXISTING RAMP
27. ADJACENT BUILDING (1218 HARMON PLACE)
28. EXISTING CONCRETE BASE, REPAIR AS NEEDED
29. TOP PORTION OF EXISTING CHIMNEY TO BE REMOVED DUE TO CURRENT CONDITION OF DISREPAIR



1 A7.2 EXISTING WEST ELEVATION (PARKING LOT)
1/8"=1'-0"



2 A7.2 PROPOSED WEST ELEVATION (PARKING LOT)
1/8"=1'-0"

Preliminary Plan – Subject to Change

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client:
EDINA PROPERTIES, INC.
EDINA, MINNESOTA

project title:
1208 BUILDING
1208 HARMON PLACE
MINNEAPOLIS, MN 55403

sheet title:
EXTERIOR ELEVATIONS

project no.: 6481.00
scale:
drawn by: JS
checked by:
team captain: GH
date:

no.	date	issued for
	04.11.11	HPC SUBMITTAL
	04.19.11	COW REVIEW
	04.22.11	PDR
	05.23.11	PLANNING COMM.

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I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of
the state of: MINNESOTA
signed:
date: reg. no. 21585

A7.2

EXISTING OPENING SCHEDULE

NO.	TYPE	STATUS	CONDITION/REMARKS
1.1	OPENING	ORIGINAL STOREFRONT OPENING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.2	DOOR	EXISTING WOOD DOOR	NEW ALUM. DOOR W/ 1" INSULATED CLEAR GLASS
1.3	OPENING	ORIGINAL STOREFRONT OPENING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.4	WINDOW	EXISTING FIXED WINDOW	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.5	WINDOW	EXISTING FIXED WINDOW	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.6	OPENING	NO WINDOW EXISTING	NEW ALUM. STOREFRONT W/ 1" INSULATED CLEAR GLASS
1.7	DOOR	NO DOOR EXISTING	NEW ALUM. DOOR W/ 1" INSULATED CLEAR GLASS
1.8	DOOR	EXISTING GARAGE DOOR	POOR CONDITION, WITHIN DEMO SCOPE
1.9	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.10	OPENING	EXISTING OPENING FOR LOUVER	LOUVER NOT USED, WITHIN DEMO SCOPE
1.11	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.12	DOOR	EXISTING HOLLOW METAL DOOR	POOR CONDITION, WITHIN DEMO SCOPE
1.13	WINDOW	EXISTING FIXED WINDOW	POOR CONDITION, WITHIN DEMO SCOPE
1.14	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.15	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, WITHIN DEMO SCOPE
1.16	OPENING	EXISTING OPENING FOR EXHAUST DUCT	DUCT NOT USED, WITHIN DEMO SCOPE
1.17	WINDOW	EXISTING FIXED WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.18	WINDOW	EXISTING GLASS BLOCK	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.19	OPENING	EXISTING OPENING TEMPORARILY PATCHED	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.20	WINDOW	EXISTING GLASS BLOCK	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
1.21	OPENING	EXISTING OPENING FOR DUCT INTAKE	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.22	OPENING	EXISTING OPENING FOR DUCT INTAKE	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.23	WINDOW	EXISTING FIXED WINDOW	POOR COND, TOOTH-IN SALVAGED BRICK @ OPENING
1.24	OPENING	EXISTING OPENING FOR DUCT INTAKE	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.25	OPENING	EXISTING OPENING FOR DUCT EXHAUST	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.26	OPENING	EXISTING OPENING FOR HVAC DUCT	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.27	OPENING	EXISTING OPENING FOR HVAC DUCT	DUCT NOT USED, TOOTH-IN SALVAGED BRICK @ OPENING
1.28	DOOR	EXISTING HOLLOW METAL DOOR	POOR CONDITION, RUSTING AND DAMAGED, REPLACE
1.29	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING

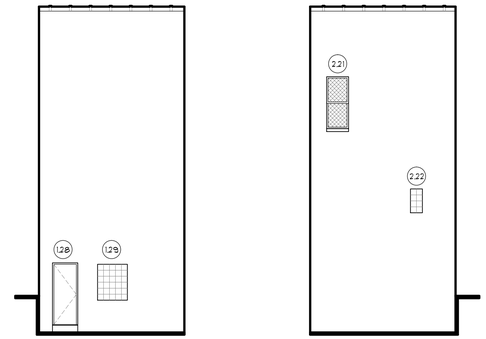
EXISTING OPENING SCHEDULE

NO.	TYPE	STATUS	CONDITION/REMARKS
2.1	WINDOW	OUTSIDE SLIDERS PRESENT, NO CENTER PANE	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.2	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.3	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.4	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.5	WINDOW	EXISTING SLIDER WINDOWS	NEW FIXED WINDOWS W/ 1" INSULATED LOW-E GLASS
2.6	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.7	WINDOW	EXISTING FIXED/SLIDER WINDOW	POOR COND, WITHIN DEMO SCOPE
2.8	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.9	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.10	WINDOW	EXISTING FIXED/SLIDER WINDOW	POOR COND, WITHIN DEMO SCOPE
2.11	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.12	WINDOW	EXISTING FIXED/SLIDER WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.13	WINDOW	EXISTING FIXED WINDOW	MODERATE CONDITION, WITHIN DEMO SCOPE, SALVAGE
2.14	WINDOW	EXISTING FIXED/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.15	WINDOW	EXISTING SPANDREL/SLIDER WINDOW - FIXED	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.16	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.17	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.18	WINDOW	EXISTING AWNING WINDOW/AC UNIT ABOVE	POOR COND, TOOTH-IN SALVAGED BRICK @ OPENING
2.19	WINDOW	EXISTING SPANDREL/SLIDER WINDOW	NEW FIXED WINDOW W/ 1" INSULATED LOW-E GLASS
2.20	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING
2.21	WINDOW	EXISTING SINGLE HUNG WIRED GLASS WINDOW	POOR CONDITION, REPLACE WITH NEW
2.22	WINDOW	EXISTING GLASS BLOCK	MODERATE CONDITION, KEEP EXISTING

HATCH INDICATES EXISTING SPANDREL PANEL

HATCH INDICATES EXISTING WIRED GLASS

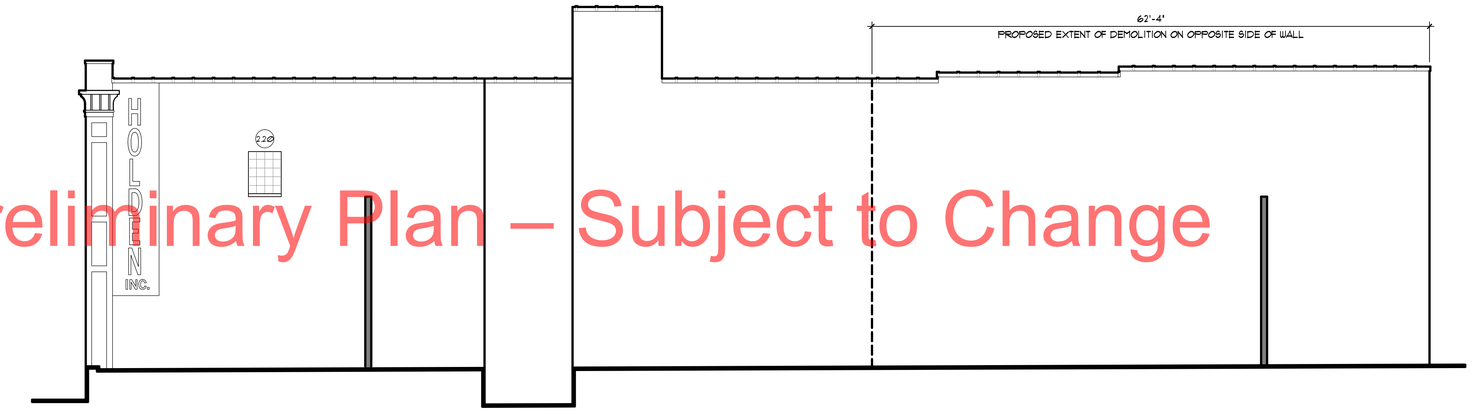
HATCH INDICATES EXISTING GLASS BLOCK



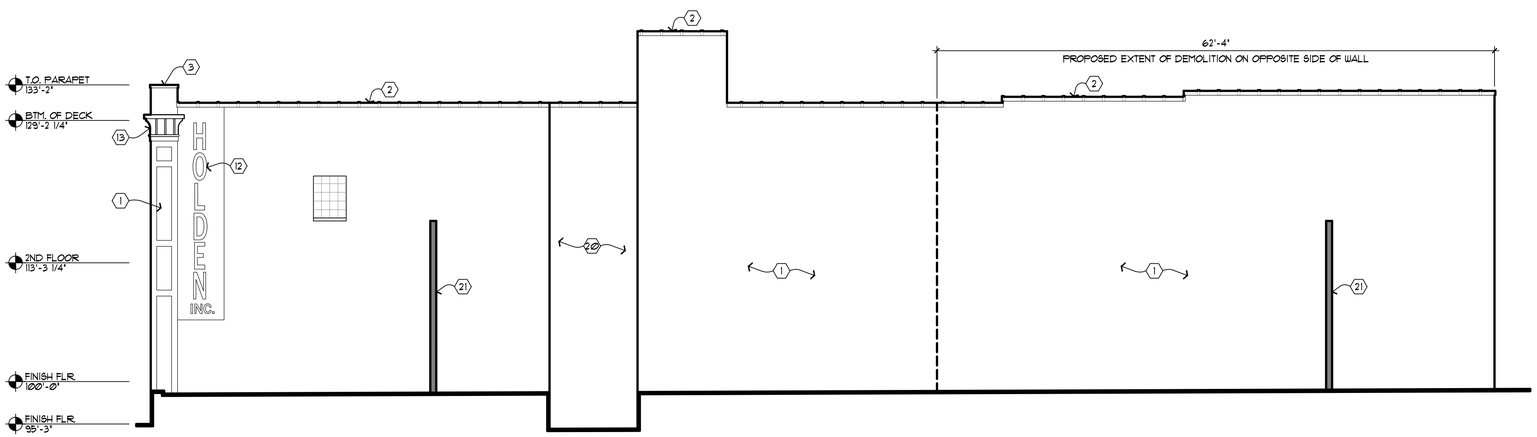
1 / A7.3 EXISTING LIGHTWELL ELEVATIONS
1/8" = 1'-0"

ELEVATION KEY NOTES

1. EXISTING BRICK
2. EXISTING CLAY TILE PARAPET CAP
3. EXISTING METAL COPING
4. NEW BUILDING SIGNAGE
5. NEW PREFINISHED METAL CANOPY - PAC CLAD, GRANITE
6. NEW CANOPY METAL STANCHION
7. NEW PREFINISHED METAL PANEL - PAC CLAD, GRANITE
8. NEW PREFINISHED METAL COPING - PAC CLAD, GRANITE
9. NEW STOREFRONT VERTICAL BUTT GLAZED WINDOW SYSTEM - PAC CLAD, GRANITE FRAME WITH VIRACON 1" LOW-E INSULATED GLASS, SOLARSCREEN VRE 1-38
10. NEW WINDOW UNIT, HISTORIC FIXED SIMULATED HUNG - PAC CLAD, GRANITE FRAME WITH VIRACON 1" LOW-E INSULATED GLASS, SOLARSCREEN VRE 1-38
11. TOOTH-IN SALVAGED BRICK AT EXISTING OPENING TO MATCH ADJACENT WALL
12. ORIGINAL PAINTED BUILDING SIGNAGE TO REMAIN, REMOVE EXISTING IVY ON EAST WALL
13. EXISTING METAL CORNICE
14. NEW OUTDOOR SEATING AREA
15. RAIN GARDEN
16. EXISTING BRICK WALL OF BUILDING TO BE RETAINED AND SUPPORTED WITH NEW STEEL COLUMNS AND BRACING
17. VERTICAL STAINLESS STEEL CABLES WITH VINES
18. NEW PREFINISHED METAL PANEL - PAC CLAD, EVERGREEN
19. NEW STOREFRONT ENTRY DOOR TO RAIN GARDEN
20. EXISTING LIGHT WELL
21. EXISTING SCREEN WALL / GATE CONNECTED TO ADJACENT BUILDING
22. NEW STOREFRONT WINDOW SYSTEM - PAC CLAD, GRANITE FRAME WITH VIRACON 1" CLEAR INSULATED GLASS, VE1-2M INSULATING HS/HS
23. NEW STOREFRONT ENTRY DOOR TO HARMON PLACE
24. EXISTING DECORATIVE METAL COLUMN
25. NEW PAINTED STEEL GUARDRAIL AT EXISTING RAMP
26. REPAIR STUCCO AT EXISTING RAMP
27. ADJACENT BUILDING (1218 HARMON PLACE)
28. EXISTING CONCRETE BASE, REPAIR AS NEEDED
29. TOP PORTION OF EXISTING CHIMNEY TO BE REMOVED DUE TO CURRENT CONDITION OF DISGREPAIR



2 / A7.3 EXISTING EAST ELEVATION
1/8" = 1'-0"



3 / A7.3 PROPOSED EAST ELEVATION
1/8" = 1'-0"

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sheet title:
EXTERIOR ELEVATIONS

project no.: 6481.00
scale:
drawn by: JS
checked by:
team captain: GH
date:

no.	date	issued for
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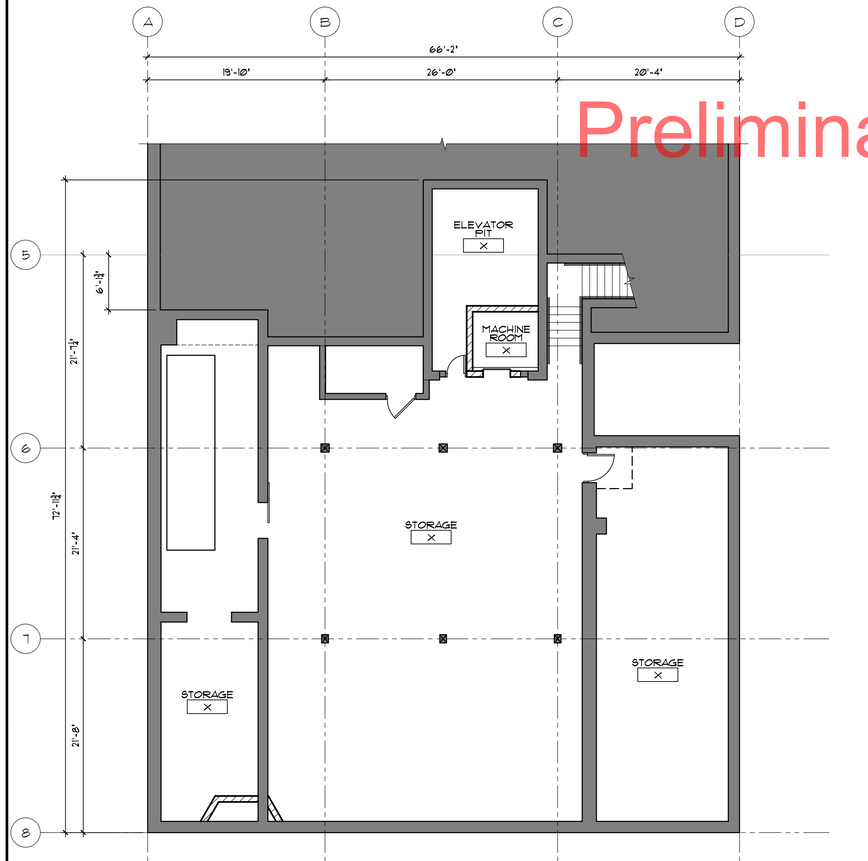
A7.3

FLOOR PLAN KEY NOTES

1. NEW OUTDOOR SEATING AREA
2. RELOCATED ALLEY PAVERS
3. NOT USED
4. NEW CONCRETE WALK & CURB
5. NEW LIGHTING BOLLARD, SISTEMALUX MEGACUBIK6 38" HIGH
6. NOT USED
7. EXISTING 1208 BUILDING WALL TO BE RETAINED & REINFORCED WITH STEEL COLUMNS & BRACING
8. NEW TRASH CAN
9. COMPOSITE DECK



1 A1.1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

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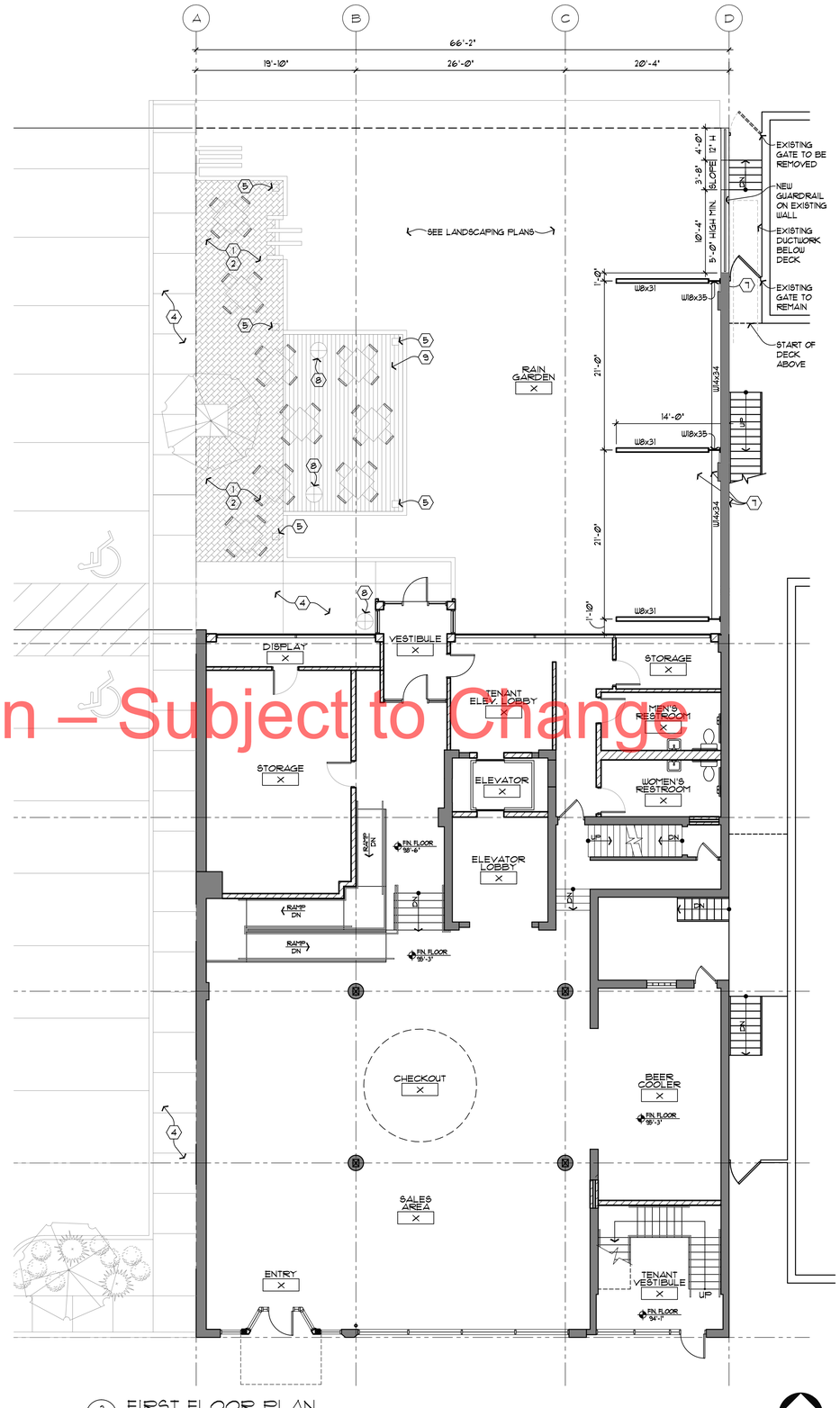

2 A1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

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sheet title:
FIRST & SECOND FLOOR PLANS

project no.: 6481.00
scale:
drawn by: LEE
checked by:
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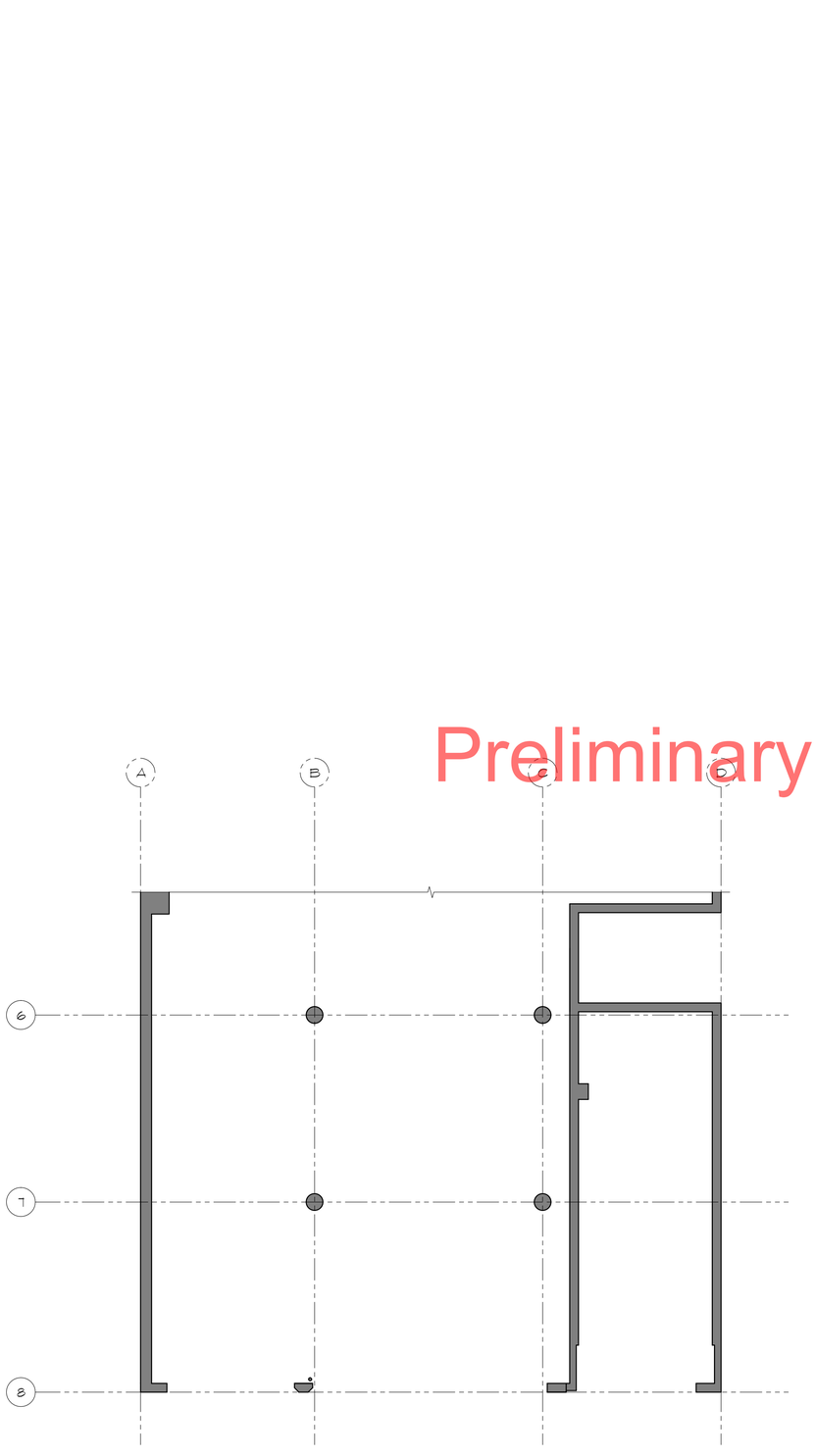
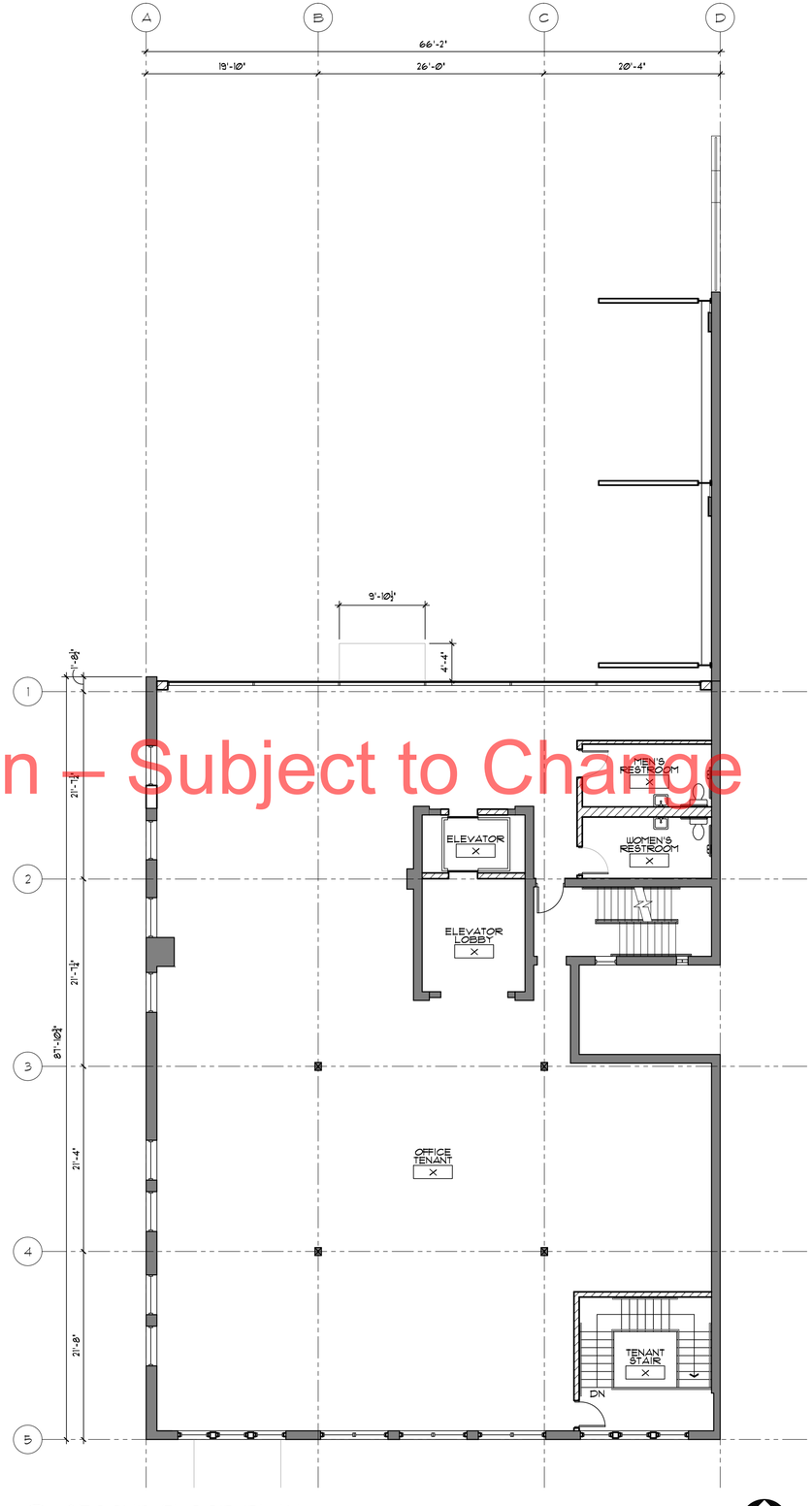
A1.1



1 MEZZANINE FLOOR PLAN
A1.2 1/8" = 1'-0"

PLAN NORTH



2 SECOND FLOOR PLAN
A1.2 1/8" = 1'-0"

PLAN NORTH

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sheet title:
SECOND & ATTRIUM FLOOR PLANS

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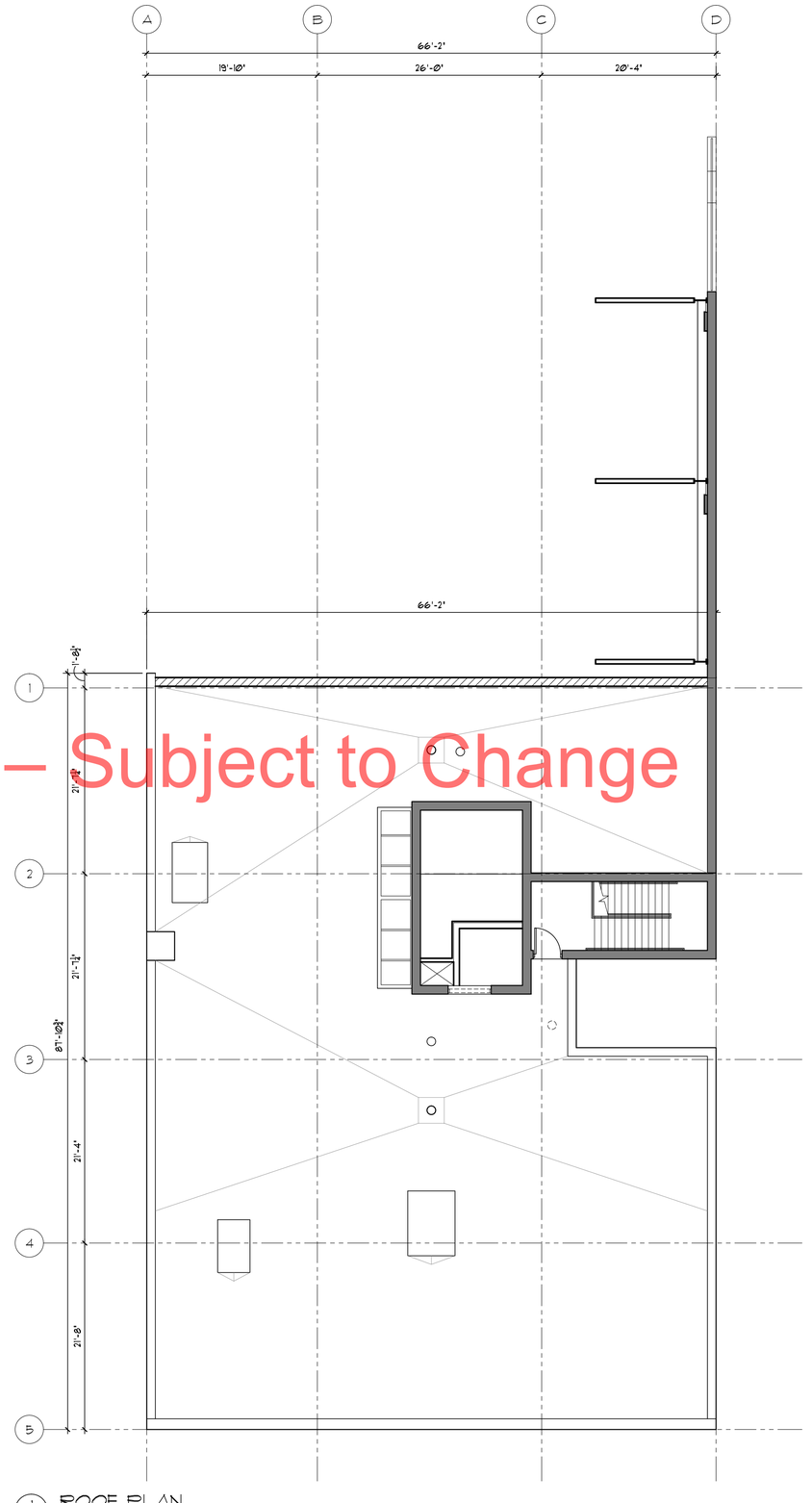
A1.2



1 A1.3 ROOF PLAN
1/8"=1'-0"

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sheet title:
ROOF PLAN

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A1.3

HARMON PLACE HISTORIC DISTRICT

LUNDS DEVELOPMENT

1208 HARMON PLACE - MINNEAPOLIS, MN

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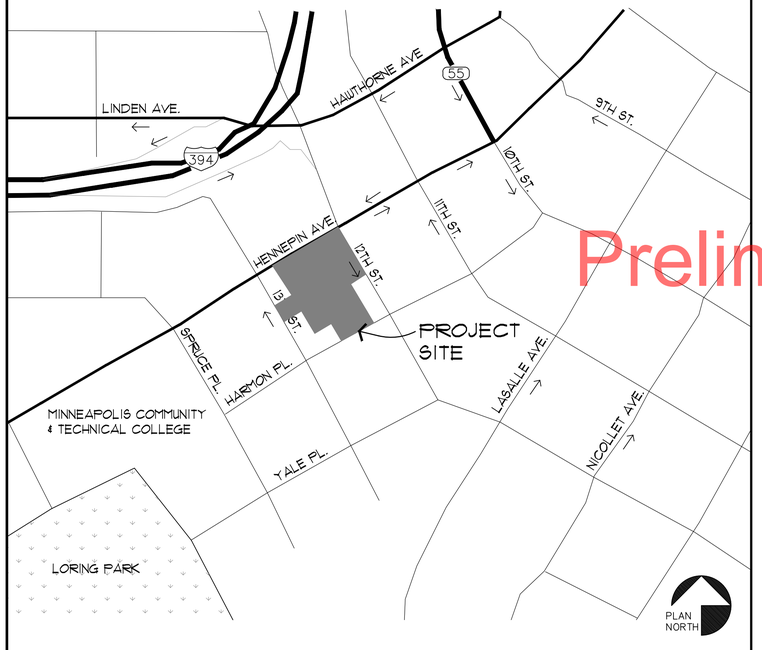
LOCATION MAP



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PHONE: 763-398-8900
FAX: 763-398-8939
CONTACT: CHRIS ZEMAN

MECHANICAL/ELECTRICAL
DESIGN BUILD
TO BE SELECTED

FIRE PROTECTION
DESIGN BUILD
TO BE SELECTED

SHEET INDEX

T1.1	TITLE SHEET
	CIVIL
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A0.1	ARCHITECTURAL SITE PLAN
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sheet title:
TITLE SHEET

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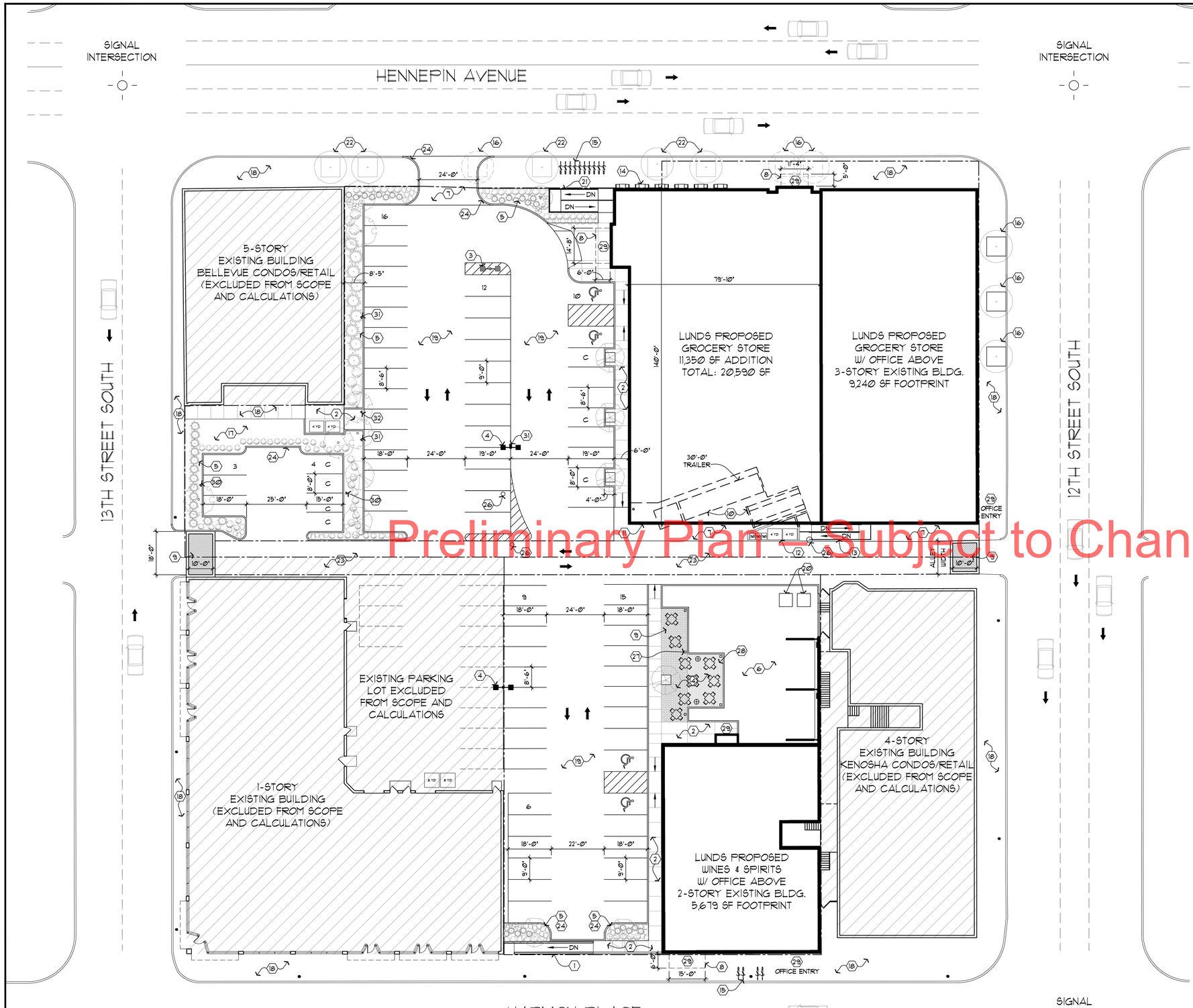
T1.1



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

NORTH LOT

TOTAL LOT AREA	42,631 SF.
EXISTING 1201 BLDG FOOTPRINT	9,240 SF.
PROPOSED ADDITION FOOTPRINT	11,350 SF.
GROSS BUILDING FOOTPRINT	20,590 SF.
NET LOT AREA	22,041 SF.
GREEN SPACE AREA	3,279 SF.
GREEN SPACE %	14.9%
ON-SITE PARKING PROVIDED	45 STALLS

SOUTH LOT

TOTAL LOT AREA	20,850 SF.
PROPOSED 1208 BLDG FOOTPRINT	5,639 SF.
NET LOT AREA	15,211 SF.
GREEN SPACE AREA	4,291 SF.
GREEN SPACE %	28.2%
ON-SITE PARKING PROVIDED	30 STALLS

TOTAL GREEN SPACE %	20.3%
TOTAL ON-SITE PARKING PROVIDED	75 STALLS

SITE PLAN KEY NOTES

1. EXISTING CONCRETE RAMP
2. NEW CONCRETE WALK AND CURB
3. EXISTING PARKING LOT LIGHT
4. NEW PARKING LOT LIGHT
5. NEW LANDSCAPING
6. NEW RAIN GARDEN
7. NEW CONCRETE PAD
8. NEW CANOPY AT BUILDING ENTRANCE
9. RELOCATED ALLEY PAVERS
10. LOADING DOCK AND TRASH COMPACTOR
11. CANOPY OVER LOADING DOCK
12. TRASH ENCLOSURE WITH 7'-6" HIGH SCREEN WALLS
13. SERVICE RAMP
14. OUTDOOR SEATING AREA
15. BIKE RACKS
16. EXISTING STREET TREE TO BE RELOCATED TO 12TH STREET SIDE
17. COMMUNITY GARDEN
18. EXISTING SIDEWALK
19. PARKING LOT TO BE RE-GRADED, ASPHALT REMOVED AND REPAVED WITH NEW ASPHALT
20. NEW COMCAST UTILITY BOX
21. ACCESSIBLE ROUTE FROM SIDEWALK TO STORE ENTRANCE
22. EXISTING STREET TREE TO REMAIN
23. EXISTING ALLEY PAVERS TO BE REMOVED AND SALVAGED, ALLEY TO BE RE-GRADED AND REPAVED WITH NEW ASPHALT
24. NEW CONCRETE CURB
25. PAINTED CROSSWALK
26. EXISTING POWER POLE TO BE REMOVED AND UTILITIES ROUTED UNDERGROUND
27. LIGHTING BOLLARD, SISTEMALUX MEGACUBIK5 38" HIGH, TYPICAL OF 5 LOCATIONS IN RAIN GARDEN
28. COMPOSITE DECK
29. ENTRANCE LOCATION
30. NEW SITE SIGNAGE LOCATION, MARSHAL PARKING ONLY
31. NEW SITE SIGNAGE LOCATION, LUNDS PATRON PARKING ONLY
32. NEW SITE SIGNAGE LOCATION, NO PARKING DURING TRASH LOADING TIMES

NOTE:
ALL SNOW ON SITE AND IN ALLEY TO BE STORED IN RAIN GARDEN AND REMAINING BALANCE TO BE REMOVED BY LUNDS

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HARMON PLACE
LUNDS DEVELOPMENT
1201 HENNEPIN AVENUE
1208 HARMON PLACE

sheet title:
ARCHITECTURAL SITE PLAN

project no.: 6481.00
scale: 1"=20'-0"
drawn by: JS
checked by:
team captain: GTH
date:

no.	date	issued for
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