

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
HERITAGE PRESERVATION COMMISSION
MINNEAPOLIS, MINNESOTA**

The undersigned hereby applies for a Certificate of Appropriateness, as authorized in section 599.330 of the Minneapolis Code of Ordinances.

1. This application is for (check all that apply):

New Construction	_____
Rehabilitation	<u> x </u>
Relocation	_____
Demolition	_____
Sign/Awning	_____

2. Street Address of Affected Property:

2925 Cedar Avenue South

Minneapolis, MN 55415

Legal Description:

3. Name of Applicant:

City of Minneapolis, Property Services, Chris Backes

Address:

250 South 4th Street, Room 300, Minneapolis, MN

Daytime Telephone:

(612) 673-3774

4. Name of Property Owner (if different than applicant):

City of Minneapolis, Property Services

Address:

350 South 5th Street, Room 233

Daytime Telephone:

(612) 673-3774

5. Name of Architect or Contractor (if applicable):

Address:

Daytime Telephone:

6. Describe the project, including changes to important architectural details such as windows, doors, siding, railings, steps, roof, foundation, porches or ornamental features. Attach specifications for doors, windows, lighting and other ornamental features, if applicable, including color and material samples. NOTE: If applying for the demolition of a property, state the reasons for the demolition, including the economic value or usefulness of the existing structure, its current use, costs of renovation and feasible alternative uses. Attach additional documentation as needed:

see attached

7. Attach a list of property owners and mailing labels for property located within 350 feet of the affected property obtained from:

Hennepin County Taxpayer Services Division
A-600 Government Center
300 South 6th Street
Minneapolis, MN 55487
(612) 348-5910

8. Attach three copies of plans for the project, including at least one copy that is reduced to 8 1/2" x 11" or 11" x 17". Project plans must include a site plan, floor plan and all exterior elevations.

9. Attach photographs of all affected elevations of the project (no Polaroid pictures).

Signature of Applicant:

_____ Date: _____

Submit completed application and required attachments to:

Minneapolis Planning Department
Room 210, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385
Telephone: 612-673-2597

Hanauer, Aaron M.

From: Hanauer, Aaron M.
Sent: Wednesday, September 28, 2011 10:35 AM
To: Ritchie, Heidi
Subject: (Notice) Pioneers and Soldiers Cemetery: Fence Rehabilitation Project_Heritage Preservation Commission

Dear Ward 9 Office:

I am writing to let you know that we are applying for a Certificate of Appropriateness for Phase II of the fence rehabilitation project for Pioneers and Soldiers Cemetery (2925 Cedar Avenue). This project will likely be on the October 11 Heritage Preservation Commission agenda.

As you know, the overall goal of the fence restoration project is to restore the entire fence to the same look, feel, and texture as the original fence (constructed in 1928-1929). Due to the high cost of rehabilitation, a multi-phased approach is proposed to rehabilitate all 67 sections of the steel fence. Phase I of fence restoration project restored 15 sections. Phase II is proposed to restore the 12 eastern sections of Lake Street ([map](#)).

If you have questions about this project please feel free to contact me.

Aaron Hanauer, Senior City Planner
CPED--Planning Division--Preservation and Design
(612) 673-2494
aaron.hanauer@minneapolismn.gov

Hanauer, Aaron M.

From: Backes, Chris
Sent: Monday, October 03, 2011 9:44 AM
To: 'cpass@runbox.com'; 'becky@ppna.org'; 'amy@corcoranneighborhood.org'
Cc: Hanauer, Aaron M.
Subject: (Notice) Pioneers and Soldiers Cemetery: Fence Rehabilitation Project_Heritage Preservation Commission

Dear East Phillips, Powderhorn, and Corcoran Neighborhoods:

I am writing to let you know that the City of Minneapolis is applying for a Certificate of Appropriateness for Phase II of the fence rehabilitation project for Pioneers and Soldiers Cemetery (2925 Cedar Avenue). This project will likely be on the October 11 Heritage Preservation Commission agenda.

Aaron Hanauer has previously sent along some notice of this project, but we wanted to make sure notice was sent out for this Certificate of Appropriateness at the next Heritage Preservation Commission meeting.

The goal of the fence restoration project is to restore the entire fence along Cedar Avenue and Lake Street to the same look, feel, and texture as the original fence (constructed in 1928-1929). Due to the high cost of rehabilitation, a multi-phased approach is proposed to rehabilitate all 67 sections of the steel fence. Phase I of fence restoration project restored 15 sections including the main gates and the gates along Lake Street. Phase II is proposed to restore the 12 eastern sections of Lake Street ([map](#)).

If you have questions about this project please feel free to contact me.

Sincerely,

Chris Backes

Construction Management Coordinator

Property Services

350 South 5th Street, Room 233

Minneapolis, MN 55415

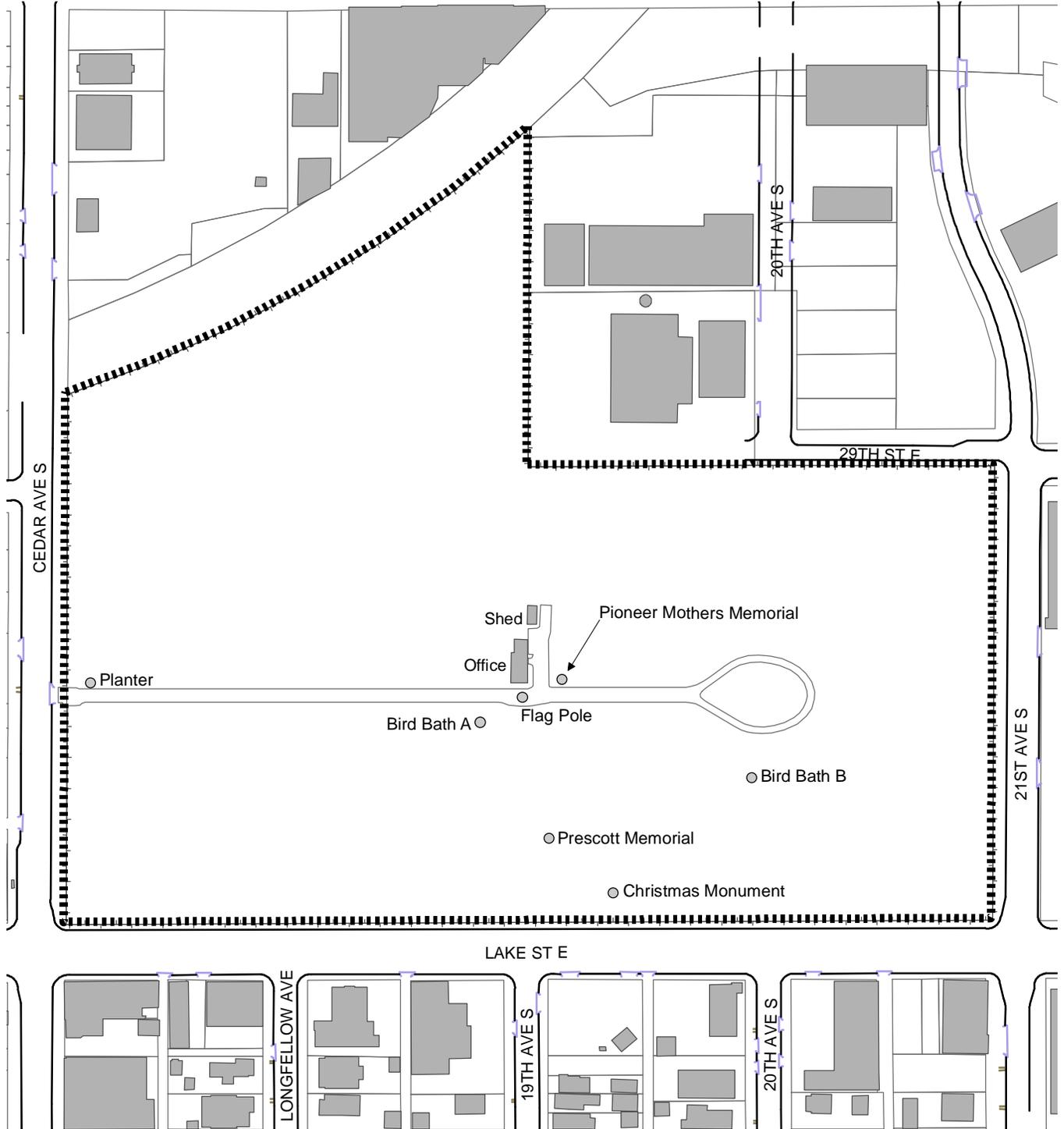
Office: 612-673-3774

Fax: 612-334-1662

Cell: 612-508-2026

New e-mail: chris.backes@minneapolismn.gov

Laymans Cemetery



CEDAR AVE S

20TH AVE S

20TH ST E

21ST AVE S

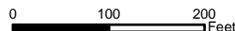
LAKE ST E

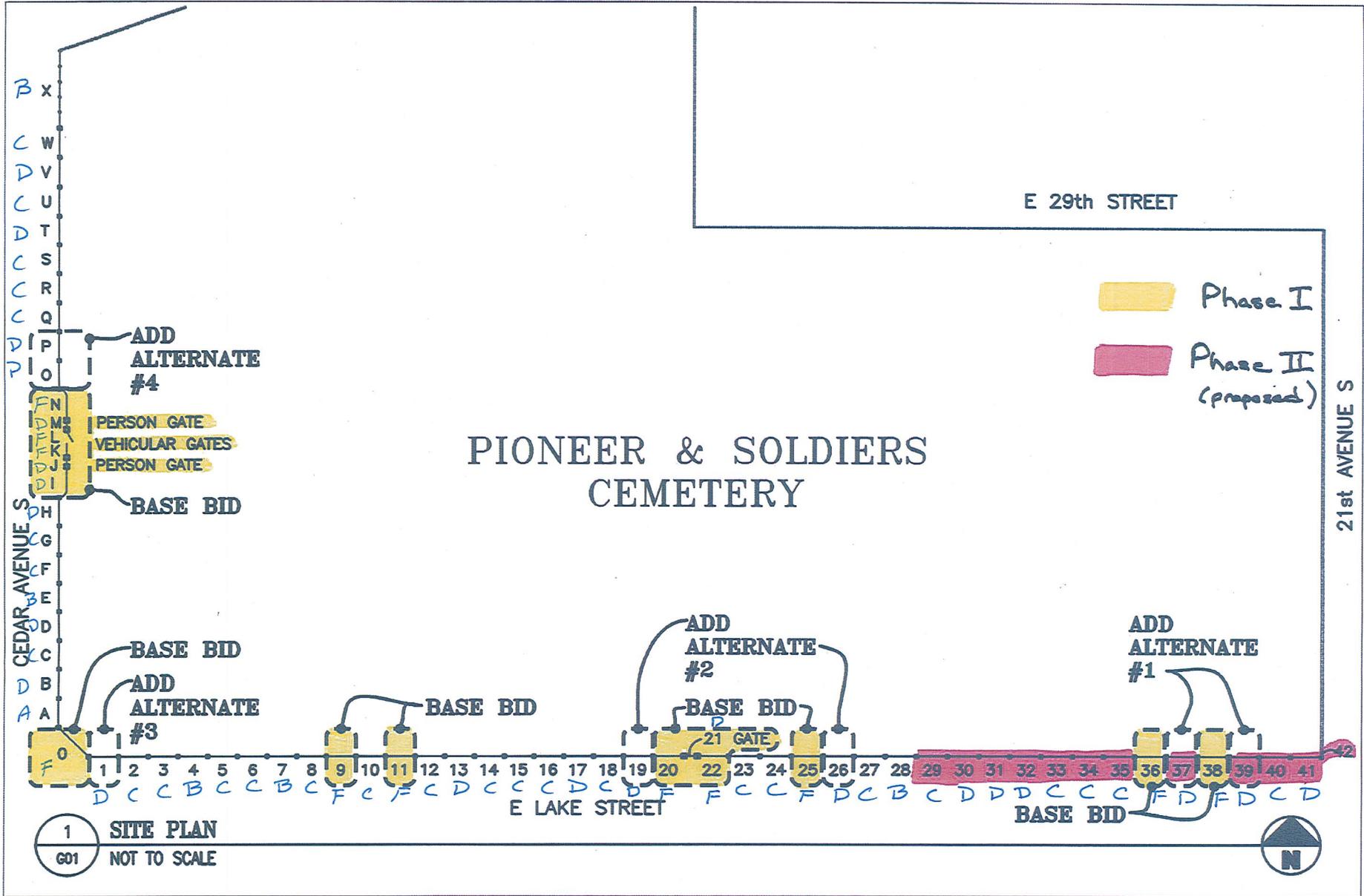
LONGFELLOW AVE

19TH AVE S

20TH AVE S

-  Buildings
-  Structures
-  Boundary
-  Fence





1 SITE PLAN
G01 NOT TO SCALE

miller dunwiddie
ARCHITECTURE
123 North Third Street Suite 104
Minneapolis MN 55401-1657
www.millerdunwiddie.com
p 612-337-0000 f 612-337-0031

PROJECT: **Pioneers & Soldiers Cemetery: Fence Restoration**
MINNEAPOLIS, MINNESOTA

SITE PLAN

COMM. NO.: **MPW1001**
DATE: **06-1-2010**
DRAWN: **JMT**
CHECKED: **LJF**
© 2010 Miller Dunwiddie Architecture, Inc.

DRAWING NUMBER:
G01

Attachment A



MHS USE ONLY:
DATE RECEIVED: 9/23/10
PROJECT NUMBER: 3869 B-11-HE

STATE CAPITAL PROJECTS GRANTS-IN-AID PROGRAM APPLICATION

1. APPLICANT INFORMATION

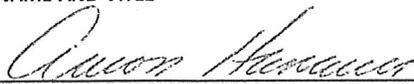
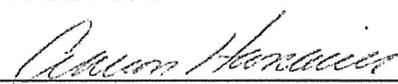
NAME OF APPLICANT: City of Minneapolis

MAILING ADDRESS: 250 South 4th Street, Room 300

CITY, COUNTY, STATE, ZIP: Minneapolis, MN (Hennepin County) 55415

TELEPHONE: (612) 673-2494 FEDERAL EMPLOYER IDENTIFICATION #: 41-6005375

2. CONTACT INFORMATION

AUTHORIZED OFFICER:	PROJECT DIRECTOR:
Aaron Hanauer: Senior City Planner	Aaron Hanauer: Senior City Planner
NAME AND TITLE	NAME AND TITLE
 (612) 673-2494	 (612) 673-2494
SIGNATURE DAYTIME PHONE	SIGNATURE DAYTIME PHONE
Same as above	same as above
MAILING ADDRESS (IF DIFFERENT THAN ABOVE)	MAILING ADDRESS (IF DIFFERENT THAN ABOVE)

3. PROJECT INFORMATION

PROPERTY NAME AND LOCATION:	BUDGET INFORMATION
NAME: <u>Pioneers and Soldiers Cemetery</u>	GRANT REQUEST: <u>\$100,000</u>
ADDRESS: <u>2925 Cedar Avenue</u>	APPLICANT MATCH: <u>\$126,161</u>
CITY/ZIP: <u>Minneapolis, MN 55407</u>	TOTAL BUDGET: <u>\$226,161</u>
NATIONAL REGISTER STATUS (CHECK ONE):	BRIEF PROJECT DESCRIPTION
<input checked="" type="checkbox"/> 1. LISTED IN THE NATIONAL REGISTER	<u>Phase III: Pioneers and Soldiers Memorial Cemetery Fence Restoration Project (13 Sections).</u>
<input type="checkbox"/> 2. ELIGIBLE FOR THE NATIONAL REGISTER	

Scope of Work Form

Date: September 21, 2010

Property Name Pioneers and Soldiers Memorial Cemetery Phase III
Property Address <u>2925 Cedar Avenue</u>

for Historic Preservation Projects

Project Number:

ATTACHMENT B

REQUIRED SUPPORTING DOCUMENTATION FOR COMMON PROJECT TYPES* (See note below):

1. **Tuckpointing:** Mortar specifications – existing mortar must be tested; mortar must match historic mortar in composition, texture, color, and joint profile.
2. **Window Replacement:** Detailed photo documentation and drawing of existing windows and trim profile showing condition and configuration; manufacturer specification sheet for replacement window showing head, jamb and sill details and section.
3. **HVAC Replacement** – Manufacturer specification sheet for new unit.
4. **Ramp Installation:** Plan view and elevation drawing of ramp.

* **Note:** Call the MHS Historical Architect at 651-296-5475 if you are unsure what supporting documentation to submit with the *Scope of Work* form.

Number 1.	Architectural feature <u>steel fence</u> Approximate date of feature <u>1928-1929</u>	Describe work and impact on existing feature: 1. Shop Drawings, Field Measurements, and Photographic Documentation: The contractor chosen for the restoration project will complete shop drawings that provide guidance for fabrication of fence pieces that are beyond repair. This will include elevations and component details. The component details will indicate materials and profiles of the following ornamental metal members: fittings, joinery, finishes, fasteners, anchorages, and accessory items. The contractor will also provide field measurements on shop drawings to verify precise locations of stone masonry piers before fabrication to assist in reinstallation. In addition, before dismantling work begins each unit will have photographic documentation, numbering, and referencing for reassembly and coordinated installation.
Describe existing feature and its condition: Layman's Cemetery was established in 1853. The steel-picket and limestone-pillar fence was constructed around the perimeter of the cemetery on Lake Street and Cedar Avenue as part of the 1928-1936 Cemetery Redesign. The steel pickets are generally 6'4" tall and in sections that are 28 linear feet. Phase II will focus on restoring the forty sections along East Lake Street. Overall, the steel portions of the fence are in poor condition.		
Photo no. <u>1-13</u> Drawing no. <u>G01 and G04</u>		
Number 2	Architectural feature <u>paint</u> Approximate date of feature <u>1928-1929</u>	Describe work and impact on existing feature: 2. Original Paint Color Analysis: An architectural historian will use the Secretary of Interior Standard methods to sand away layers of paint to determine the original color. It is believed that an area beneath the horizontal channels is the most likely area to find any remaining original paint since this area likely experienced the least fading. A goal of the project is to restore the fence to its original paint color and texture.
Describe existing feature and its condition: It is believed that the 1928-1929 Fence was originally painted a shade of green. Today, the paint fence is in poor condition. Most of the fence paint is peeling or missing.		
Photo no. <u>4, 5, 6</u> Drawing no. _____		
Number 3	Architectural feature <u>steel fence</u> Approximate date of feature <u>1928-1929</u>	Describe work and impact on existing feature: 3. Fence Dismantling: Due to the substantial restoration work needed, including lead abatement, the restoration work will be completed off site. Therefore, the 40 sections along Lake Street will require dismantling from the pillars. In order to analyze the individual pieces, each picket will be separated from the horizontal element. The dismantling of the fence will be done in accordance with the Secretary of Interior Standards for Rehabilitation and under the direction of a preservation architect or architectural conservator experienced with historic metal. All fence elements will be numbered and photo documented to assure reassembly can be completed (Reassembly work is described in Section 7). A temporary fence will be installed for security purposes during fence rehabilitation.
Describe existing feature and its condition: The 1928-1929 Fence along East Lake Street is in poor condition and in need of rehabilitation. A majority of the steel fence has experienced a state of rust; some parts have been rusted through completely. In addition, a number of steel pickets and brackets are bent.		
Photo no. <u>3, 4, 6, 8, 9, 11, 12</u> Drawing no. <u>Report A01-A42</u>		

Scope of Work Form

Date: September 21, 2010

Property Name Pioneers and Soldiers Memorial Cemetery Phase III
Property Address 2925 Cedar Avenue

for Historic Preservation Projects

Project Number:

Number	Architectural feature <u>steel fence</u>
4a	Approximate date of feature <u>1928-1929</u>

Describe work and impact on existing feature:

4a. Fence Restoration: General: The restoration of the fence will be done in accordance with the Secretary of Interior Standards for Rehabilitation and under the direction of a preservation architect or architectural conservator. All fence parts able to be restored will be restored. The Miller Dunwiddle fence restoration report will be consulted when making the determination of whether a fence part is able to be restored. When rehabilitating the historic materials, splicing and reinforcing of existing metal parts will be chosen over replacement whenever economically and structurally feasible.

Describe existing feature and its condition:
Layman's Cemetery was established in 1853. The steel-picket and limestone-pillar fence was constructed around the perimeter of the cemetery on Lake Street and Cedar Avenue as part of the 1928-1936 Cemetery Redesign. The steel pickets are generally 6'4" tall and in sections that are 28 linear feet. Phase II will focus on restoring the forty sections along East Lake Street. Overall, the steel portions of the fence are in poor condition.

Photo no. 1-13 Drawing no. GO1 and GO4

Number	Architectural feature <u>steel fence</u>
4b	Approximate date of feature <u>1928-1929</u>

Describe work and impact on existing feature:

4b. Fence Restoration: Paint and Rust Removal: It is proposed to remove the existing paint and rust of the entire fence by sandblasting. It is recognized that sandblasting is not often a recommended course of action, however, since the fence originally had a smooth surface, it is course of action that will completely remove the rust from the metal, while removing as little of the original fabric as possible. Due to the size of the project, other methods of rust removal, such as a wire brush, were considered cost prohibitive. It will be made clear to the chosen contractor the importance of completing the sandblasting in a sensitive manner that removes no or minimal original fabric.

Describe existing feature and its condition:
The fence's existing paint no longer protects the steel fence elements.

Photo no. 4, 5, 6, 7, 8, 11, 12 Drawing no. _____

Number	Architectural feature <u>steel fence</u>
4b cont.	Approximate date of feature <u>1928-1929</u>

Describe work and impact on existing feature:

(cont) 4b. Fence Restoration: Paint and Rust Removal: The proposed first step of the rust removal step is to conduct the sandblasting on a small test area. The results will be submitted to the Minnesota Historical Society and City of Minneapolis Heritage Preservation Commission for approval prior to beginning work on a large scale. After rust removal work is approved by the MHS and HPC, the chosen contractor will begin work on the entire fence. During the sandblasting process, the contractor will check the sandblasting regularly to ensure that pockmarks and other unintended outcomes in the surface do not occur during the process. If the rust removal via sandblasting does not receive MHS and HPC approval, we will work with MHS and HPC to find an acceptable approach.

Describe existing feature and its condition:

Photo no. 4, 5, 6, 7, 8, 11, 12 Drawing no. _____

Number	Architectural feature <u>steel fence</u>
4c	Approximate date of feature <u>1928-1929</u>

Describe work and impact on existing feature:

4c. Fence Restoration: Duplication and Replacement of Historic Materials: If a fence segment is beyond repair, or its retention would only marginally extend the functional life of the steel element, replacement will be chosen. This will only take place in extreme circumstances. Replacement parts will duplicate the original part in material and appearance in accordance with the Secretary of Interior's Standards. The Miller Dunwiddle report has indicated the portions of the lower, horizontal channel rails and other fencing components that require replacement.

Describe existing feature and its condition:
Most of the steel fence pickets, although they have experienced a level of rusting, are in fair to good condition and will be able to be restored to their 1928 appearance. Portions of the horizontal channels, in particular the bottom, are in poor condition. Some of the horizontal elements have deteriorated to a point of needing replacement.

Photo no. 8,9 Drawing no. A11-A13, A17, A20, A22, A23, A25, A30, A31-A33, A35, A38, A39

**Scope of Work Form
for
Historic Preservation Projects**

Date: September 21, 2010

Property Name Pioneers and Soldiers Memorial Cemetery Phase III
Property Address 2925 Cedar Avenue

Project Number:

Number 4d	Architectural feature <u>steel fence</u> Approximate date of feature _____ Describe existing feature and its condition: The 1928-1929 fence along East Lake Street is in poor condition and in need of rehabilitation. A majority of the steel fence has experienced a state of rust; some parts have been rusted through completely. In addition, a number of steel pickets and brackets are bent. Photo no. <u>3, 4, 6, 8, 9, 11, 12</u> Drawing no. <u>A01-A42</u>	Describe work and impact on existing feature: 4d. Fence Restoration: Historic Material Restoration: When rehabilitating the historic materials, straightening, splicing and reinforcing of existing metal parts will be chosen over replacement whenever economically and structurally feasible. When there are holes in the steel, an epoxy will be used to patch holes in the steel. When necessary, straightening of the steel elements will be completed. The straightening will take place with a great consideration of not causing grain separation (see Section 2.6 of Project Manual for additional detail)
Number 5a	Architectural feature <u>paint</u> Approximate date of feature <u>1928-1929</u> Describe existing feature and its condition: The fence's existing paint no longer protects the steel fence elements. Photo no. <u>5, 6, 7, 8, 11, 12</u> Drawing no. _____	Describe work and impact on existing feature: 5a. Paint Preparation: Galvanization: All metal fencing components will be galvanized utilizing a "dry" kettle method. In research, "dry" kettle, hot-dipped galvanizing was shown to be the industry recognized standard in which the steel is prefluxed in a separate tank rather than the old method of fluxing through a "top flux" layer on top of the zinc galvanizing bath.
Number 5b	Architectural feature <u>paint</u> Approximate date of feature _____ Describe existing feature and its condition: The fence's existing paint no longer protects the steel fence elements. Photo no. <u>5, 6, 7, 8, 11, 12</u> Drawing no. _____	Describe work and impact on existing feature: 5b. Paint Preparation: Sandblasting: After the galvanizing is complete, a very mild sandblasting will be conducted in order to remove some of the texture that was created by the galvanizing process and return the surface to the smooth finish desired. The mild sandblasting will also provide the surface required for the best adhesion of the paint. The second "sweep" blasting is a light abrasive (using corn cobs) blasting to clean the galvanized steel of surface dirt, grease, and oils, as well as to provide the proper surface profile for the best paint adhesion. It is specified to comply with ASTM A6386 and SSPC-SP7 and not to remove more than 10 microns of zinc, producing a smooth, fine profile with a clean satin appearance.
Number 6	Architectural feature <u>paint</u> Approximate date of feature _____ Describe existing feature and its condition: The fence's existing paint no longer protects the steel fence elements. Photo no. <u>5, 6, 7, 8, 11, 12</u> Drawing no. _____	Describe work and impact on existing feature: 6. Paint and Finish: Selection and Application: The paint and finish selections will match the original look of the fence in smooth texture, green color, and finish while also having a strong resistance to rust. Two coats of rust inhibitive primer and paint will be applied to fence parts. Prior to beginning work on the overall project a small test area will be completed that shows the paint preparation and final paint application. The results of the test area will be submitted to the Minnesota Historical Society and City of Minneapolis Heritage Preservation Commission for approval. If the paint finish does not receive MHS and HPC approval, we will work with MHS and HPC to find an acceptable approach.

**Scope of Work Form
for
Historic Preservation Projects**

Date: September 21, 2010

Property Name Pioneers and Soldiers Memorial Cemetery Phase III
Property Address 2925 Cedar Avenue

Project Number:

Number 7	Architectural feature <u>steel fence</u> Approximate date of feature _____
Describe existing feature and its condition: The 1928-1929 fence along East Lake Street is in poor condition and in need of rehabilitation.	
Photo no. <u>3, 4, 11, 12</u> Drawing no. <u>A01-A42</u>	

Describe work and impact on existing feature:
7. Fence Reassembly: The reassembly of the fence will be done at the place of restoration work to ensure the alignment and fit of segments is proper. Attention to the stone piers will also be required for any reassembly. When the steel members are reattached to the stone piers all attempts will be made to attach the steel members in the original location and avoid new drill holes. Coordination of height above grade, new bottom channel supports, and existing brackets reanchored with the fence will be needed. Anchor bolts all need to be inspected to verify they will allow expansion to occur. Coordinate installation of anchorages for ornamental metal fencing items. Final touch up of paint will also take place.

Number 8a	Architectural feature <u>ground</u> Approximate date of feature <u>1928-1929</u>
Describe existing feature and its condition: Eighty years of grass clippings and organic compost along the fence has raised the grade that has created the condition where the bottom channel touches or is overtaken by the earth.	
Photo no. <u>8, 12</u> Drawing no. _____	

Describe work and impact on existing feature:
8a. Fence Ground Clearance: Regrading: A regarding of the surface will be completed to provide 2-3 inches of clearance beneath the fence's bottom channel and the ground to allow for drainage away from the fence. After work is completed the area will be reseeded or landscaped to match previously existing conditions.

Number 8b	Architectural feature <u>steel fence</u> Approximate date of feature _____
Describe existing feature and its condition: Eighty years of grass clippings and organic compost along the fence has raised the grade that has created the condition where the bottom channel touches or overtaken by the earth.	
Photo no. <u>8, 12</u> Drawing no. _____	

Describe work and impact on existing feature:
8b. Fence Ground Clearance: Bracket Modification/Spacer: If a 2-3 inch clearance can not be reached from the regarding, it is proposed to raise the fence 2-3 inches on existing brackets and to add a 2 inch spacer where the steel fence connects to the limestone pier (see details on 1A/G03).

A goal of the project will be to have as many sections of the fence have the 2-3 inch clearance without the use of a spacer.

Number 9	Architectural feature <u>footings</u> Approximate date of feature _____
Describe existing feature and its condition: The original footings were not built to a depth that goes beyond frost levels. Therefore pickets are susceptible to bending when the earth freezes and thaws.	
Photo no. _____ Drawing no. <u>See 1B and 2B on G03 and G04</u>	

Describe work and impact on existing feature:
9. Concrete Footings: The original footings are proposed to be replaced because the original footings were not built to a depth that goes beyond frost levels. Currently, the fence elements are susceptible to bending when the ground freezes and thaws due to the shallow footings. It is proposed to provide new concrete footing at each section of the fence. The new footings will be installed when ground is completely thawed in order for there to be minimal or no impact on the limestone piers.

Property Name Pioneers and Soldiers Memorial Cemetery Phase III
Property Address 2925 Cedar Avenue

**Scope of Work Form
for
Historic Preservation Projects**

Date: September 21, 2010

Project Number:

Number 10	Architectural feature <u>steel fence</u> Approximate date of feature _____
Describe existing feature and its condition: The pier steel brackets are in good condition, but require rust and paint removal.	
Photo no. <u>5</u> Drawing no. <u>A23, A59, A61, A63, and A64</u>	

Describe work and impact on existing feature: **10. Pier Steel Bracket Restoration:** Current conditions of pier steel brackets will be analyzed to see if they are able to be restored or in need of replacement. From the Miller Dunwiddle analysis it is believed that only five pier brackets will require replacement. For the masonry pier steel brackets that are able to be repaired, a wire brush will be used to remove paint and rust to bare metal. Then, two coats of rust inhibitive primer will be applied to the steel bracket. Next, two coats of paint will be used to match the restored fence sections.

For the five brackets that will be required to be replaced, it is proposed to remove the existing bracket from the pier and drill a new hole to install a new prefinished galvanized bracket. The new mortar used will match the existing in strength; color, composition, profile, and texture. A test mortar will be created to test compatibility. A modern stronger mortar will not be acceptable.

Number 11	Architectural feature <u>paint</u> Approximate date of feature <u>1928-1929</u>
Describe existing feature and its condition: The steel fence is flanked by the original limestone piers that are made of rough-cut random limestone. The piers are approximately 7 1/2 feet tall and set at twenty-eight foot intervals. They are generally in good condition.	
Photo no. <u>3, 10, 12</u> Drawing no. _____	

Describe work and impact on existing feature:
11. Pier Restoration: The piers are in generally good condition. Any restoration work to the piers outside of the reattachment of the steel fence is not a part of this application.

Number 12	Architectural feature <u>steel fence and piers</u> Approximate date of feature _____
Describe existing feature and its condition: After completion of the project, the entire decorative steel fence will be restored to its original 1928 condition.	
Photo no. _____ Drawing no. _____	

Describe work and impact on existing feature:
12. Ongoing Maintenance: Ongoing maintenance after fence project is complete will be in accordance to the Secretary of Interior Standards for Rehabilitation and Pioneers and Soldiers Maintenance Agreement and Design Guidelines to assure that the fence will be maintained in excellent condition.

Project Director: Curtis Hennrich
(signature)

7-28-2011
(date)

GRANTS OFFICE USE ONLY

- Approved
- Not Approved
- Items Not Approved

Historical Architect: Natascha 12.21.10
(date)

PIONEERS AND SOLDIERS MEMORIAL CEMETERY 2010 FENCE RESTORATION

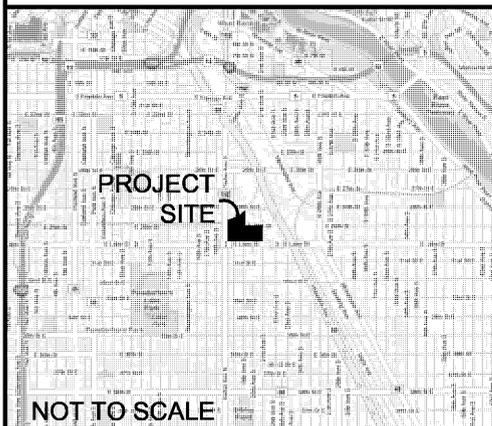
2945 CEDAR AVE S.
MINNEAPOLIS, MN 55407

PROJECT TEAM

OWNER
CITY OF MINNEAPOLIS
350 SOUTH 5TH STREET, ROOM 223
MINNEAPOLIS, MN 55415

ARCHITECT
MILLER DUNWIDDIE ARCHITECTURE
123 NORTH THIRD STREET
SUITE 104
MINNEAPOLIS, MN 55401
CONTACT: Laura Faucher
PH: 612.278.7692
FAX: 612.337.0031
E-MAIL: lfaucher@millerdunwiddie.com

LOCATION PLAN



GENERAL NOTES (THESE NOTES APPLY TO EACH SECTION OF FENCE INCLUDED IN THE BASE BID, ALTERNATES, & UNIT PRICING)

1. REMOVE ALL VINES, BRANCHES, TRUNKS, AND ROOTS TO BELOW GRADE FROM FENCE SECTIONS AND MASONRY PIERS.
2. REGRADE WHERE POSSIBLE TO PROVIDE 2"-3" CLEAR BENEATH BOTTOM CHANNEL. DO NOT DISTURB GRAVESITES OR GRAVE MARKERS.
3. PROVIDE MULCH DETAIL AT FENCE AND GATE SECTIONS (EXCLUDING GATES ON CEDAR AVE.) PER DETAILS 2/G03 & 3/G04.
4. RAISE ALL FENCE SECTIONS BY ADDING A SPACER PER DETAIL 1/G05.
5. REUSE EXISTING CLAMPS THAT CONNECT FENCE TO ANGLED SUPPORT BRACKETS. PROVIDE ADDITIONAL CLAMPS AS NEEDED - FABRICATE PER DETAIL 1/G04.
6. CORRECT HORIZONTAL SAG OF CHANNELS PRIOR TO REINSTALLATION.
7. PIERS/COLUMNS NOT INCLUDED IN FENCE RESTORATION, EXCEPT FOR LIMITED RE-POINTING AND/OR MASONRY REPAIR WHERE ANCHOR BRACKETS ARE TO BE REPLACED.
8. FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS BEFORE CONSTRUCTION.
9. ANGLED SUPPORT BRACKETS (SEE ALSO 3/G04):
OPTION A - DETACH BRACKET FROM FENCE SECTIONS AND REMOVE, ALONG WITH EXISTING CONCRETE BASE. REPAIR BRACKET AND REFINISH IN SHOP. FABRICATE NEW BRACKETS TO REPLACE MISSING ONES. REINSTALL BRACKETS ALONG WITH FENCE SECTIONS, PROVIDING NEW CONCRETE FOOTINGS AT ALL LOCATIONS.
OPTION B - REMOVE ALL BRACKETS AND CONCRETE BASES. PROVIDE NEW SUPPORT BRACKETS AND CONCRETE FOOTINGS.

SHEET INDEX

T01	TITLE SHEET
G01	SITE/ KEY PLAN
G02	KEYNOTES
G03	ELEVATIONS
G04	DETAILS
G05	DETAILS
A01 - A42	LAKE STREET FENCE ELEVATIONS AND PHOTO DETAILS
A43 - A67	CEDAR AVENUE FENCE ELEVATIONS AND PHOTO DETAILS

miller dunwiddie
ARCHITECTURE

123 North Third Street Suite 104
Minneapolis MN 55401-1657
www.millerdunwiddie.com
p 612-337-0000 f 612-337-0031

PROJECT:

**Pioneers & Soldiers
Cemetery:
Fence Restoration**

MINNEAPOLIS, MINNESOTA

TITLE SHEET

COMM. NO.: **MPW1001**

DATE: **06-1-2010**

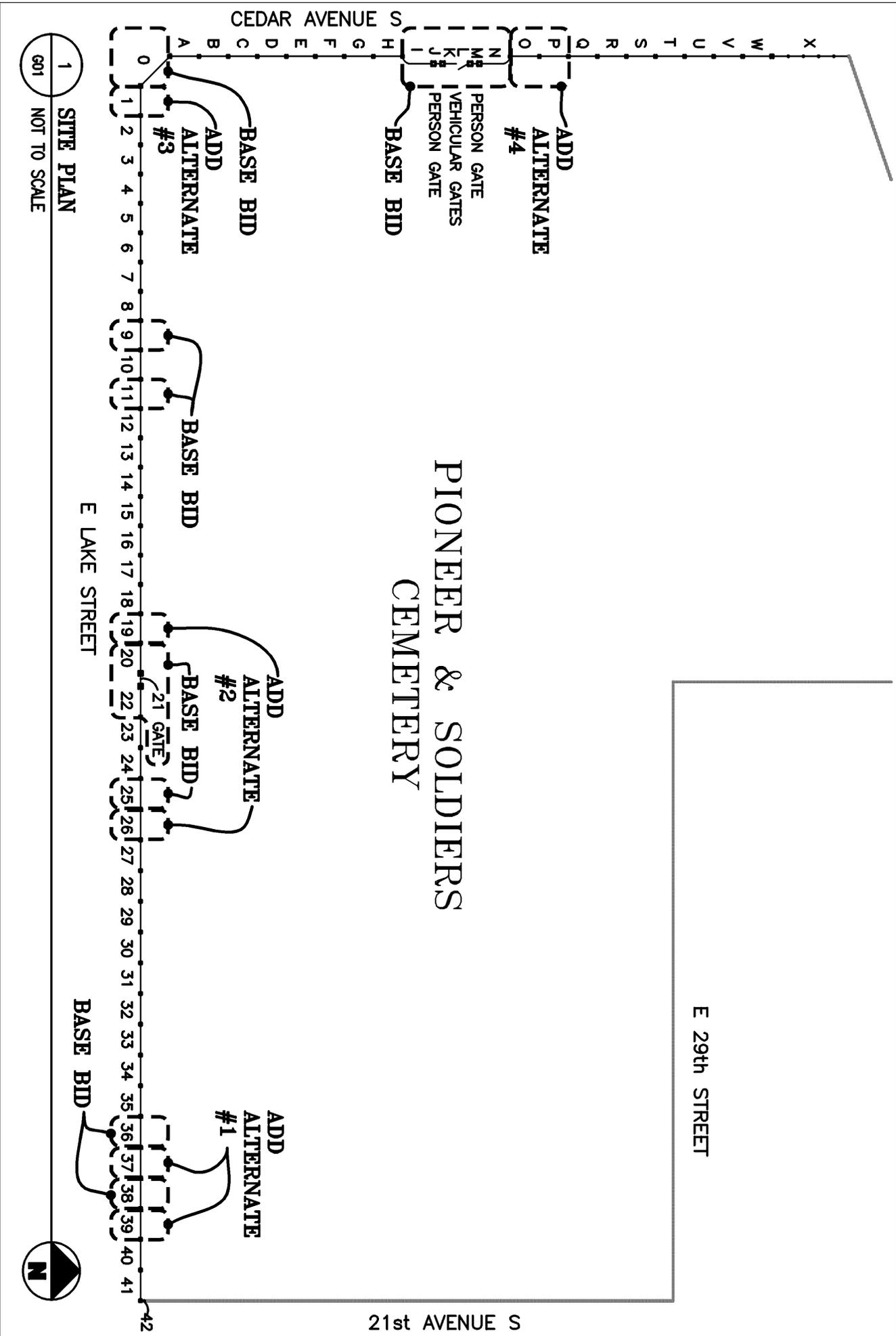
DRAWN: **JMT**

CHECKED: **LJF**

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DRAWING NUMBER:

T01



PIONEER & SOLDIERS CEMETERY

1 SITE PLAN
G01 NOT TO SCALE

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Cemetery:
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MINNEAPOLIS, MINNESOTA

SITE PLAN

COMPL. NO.:

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DATE:

06-1-2010

DRAWN:

JMT

CHECKED:

LJF

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G01

21st AVENUE S

FENCE CONDITION KEYNOTES

- 1 PITTED OR RUST THRU. PUDDLE WELD & GRIND SMOOTH.
- 2 STRAIGHTEN BENT VERTICAL PICKET
- 3 BENT ANGLED SUPPORT BRACKET, RESHAPE
- 4 STRAIGHTEN BENT HORIZONTAL CHANNEL OR BAR
- 5 GRIND, REINFORCE, AND LEVEL SPLICE
- 6 SEE PHOTO DETAIL FOR CONDITION
- 7 CUT BACK EXISTING CHANNEL TO 1/2" AWAY FROM MASONRY
- 8 REPAIR BOTTOM CHANNEL AS REQUIRED - CHANNEL MAY BE PARTIALLY COVERED
- 9 BOTTOM CHANNEL BURIED OR COVERED REMOVE & REPLACE ENTIRE LENGTH OF CHANNEL ANGLED SUPPORT BRACKET MISSING. INSTALL NEW BRACKET USING 5/8"X 5/8" STEEL BAR TO MATCH EXISTING BRACKETS - SEE 3/G04
- 11 CUT BACK EXCESS MORTAR 1/2" AWAY FROM CHANNEL
- 12 BENT ANGLED SUPPORT BRACKET WELDED TO FENCE. DETACH, STRAIGHTEN, & REATTACH TO FENCE PER DTL 3/G04
- 13 NOT ATTACHED TO PIER - BRACKET MISSING. REPLACE BRACKET PER DETAIL 2/A05.
- 14 WELDED FENCE/PIER CONNECTION. DETACH AND BOLT
- 15 NOT ATTACHED TO PIER BRACKET. BOLT OR CONNECT
- 16 EXTREME DETERIORATION. REMOVE & REPLACE APPROXIMATELY 6" OF CHANNEL OR BAR STOCK AT BASE OF PICKET.
- 17 REMOVE OLD LOCK ON GATE. REPLACE PER DETAIL 2/G04
- 18 REMOVE AND REPLACE CHANNEL LENGTH AS INDICATED ON THE DRAWING
- 19 GRIND SMOOTH
- 20 ALIGN AND FILL SPLICE TO MATCH ADJACENT CHANNEL OR BAR STOCK PROFILE
- 21 MISSING PICKET - REPLACE TO MATCH EXIST ADJ PICKETS
- 22 REPLACE SEVERELY DETERIORATED SECTION OF BAR STOCK. PROVIDE CONTINUOUS WELD TO ADJACENT PIECE FOR FULL LENGTH OF SECTION, BOTH SIDES. GRIND SMOOTH.
- 23 PUDDLE WELD VOIDS AT JOINT BETWEEN ADJACENT PIECES FOR FULL LENGTH OF JOINT, BOTH SIDES. GRIND SMOOTH.
- 24 REPLACE MISSING PIECE
- 25 REMOVE EXISTING DETERIORATED SECTION. CONSTRUCT NEW SECTION TO MATCH EXISTING. REINSTALL.
- 26 SANDBLAST, REPAIR, AND PAINT EXISTING BRACKET IN PLACE. PROTECT STONE.
- 27 REPAIR AND/OR RE-PARGE CONCRETE OR MASONRY BASE

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**FENCE CONDITION
KEYNOTES**

COMB. NO.:

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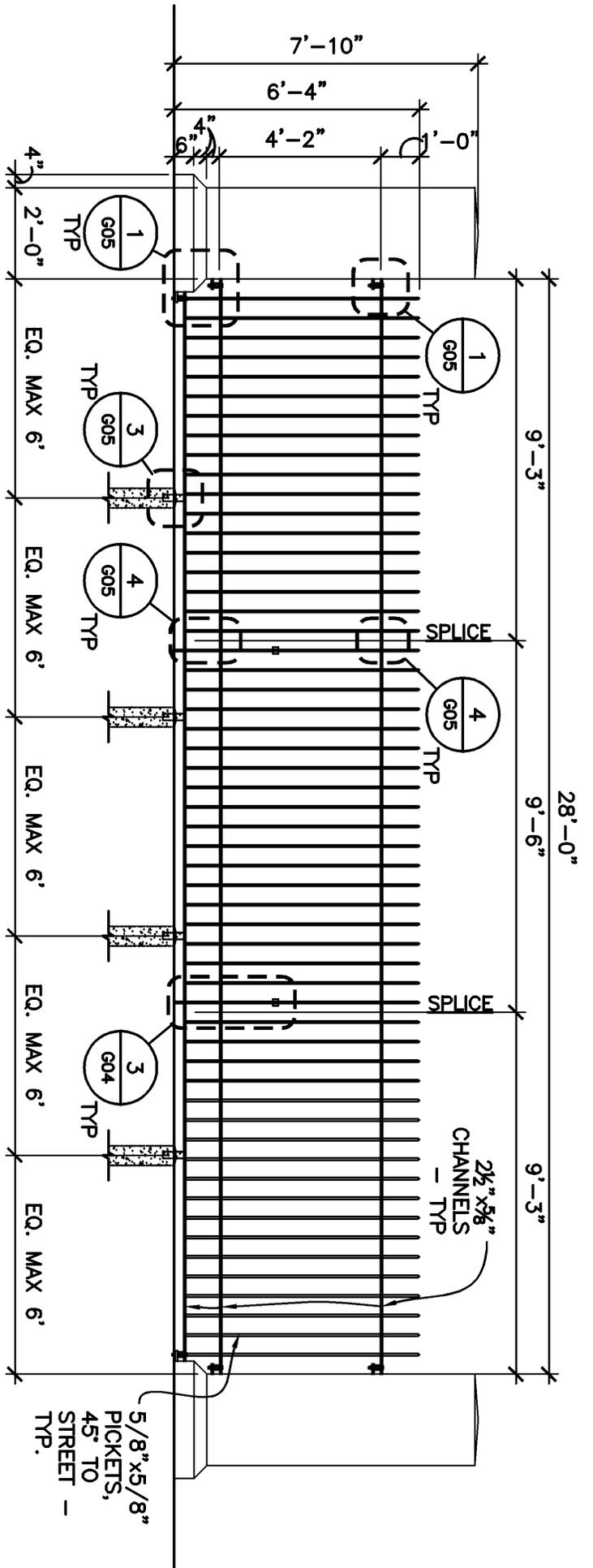
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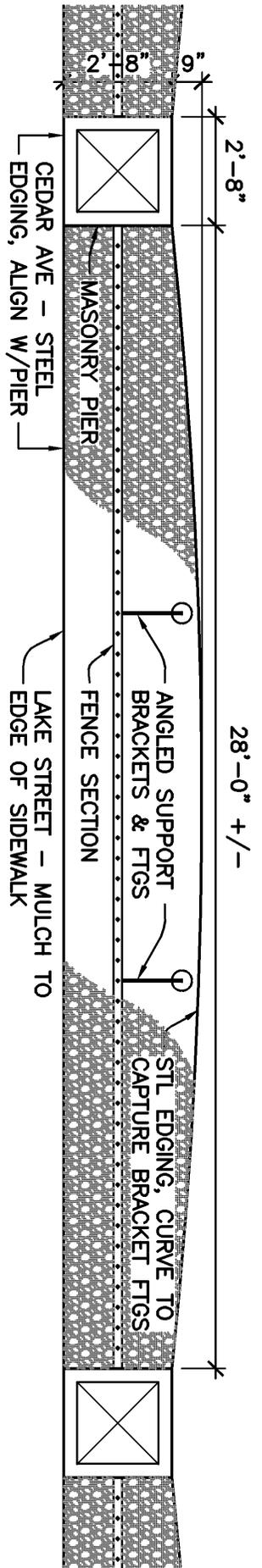
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G02



1 FENCE SECTION ELEVATION - TYPICAL DIMENSIONS
 G03 SCALE: 1/4" = 1'-0"



2 WOOD MULCH BED ENLARGED PLAN
 G03 SCALE: 1/4" = 1'-0"

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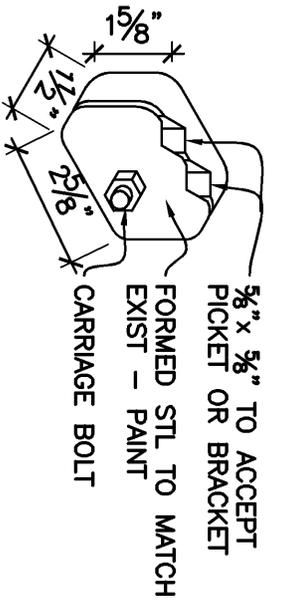
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ELEVATION

COMPL. NO.: MPW1001
 DATE: 06-1-2010
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DRAWING NUMBER:

G03



1 CLAMP DETAIL
 604 SCALE: 3" = 1'-0"

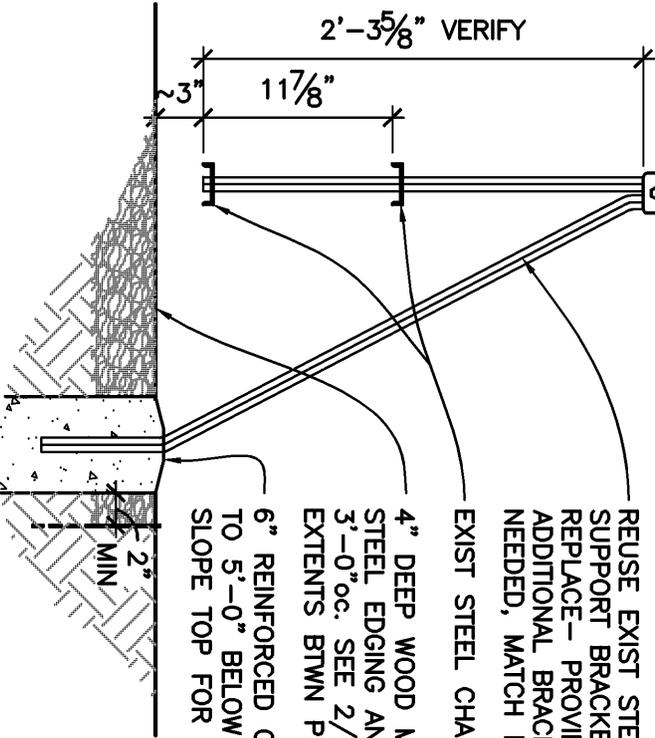
EXISTING STEEL PICKETS
 REUSE EXISTING CLAMPS -
 PROVIDE ADDITIONAL CLAMPS
 AS NEEDED PER 1/G04

REUSE EXIST STEEL
 SUPPORT BRACKETS OR
 REPLACE - PROVIDE
 ADDITIONAL BRACKETS AS
 NEEDED, MATCH EXISTING

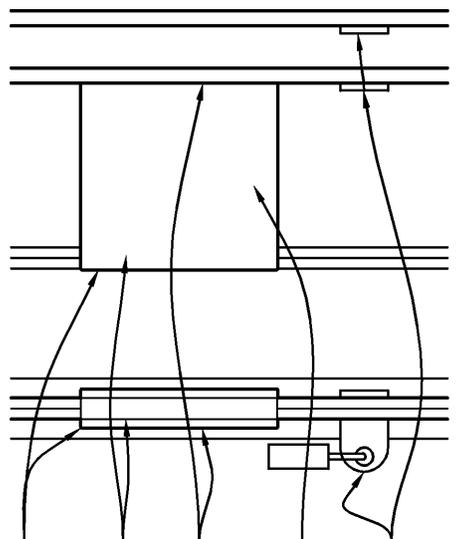
EXIST STEEL CHANNELS

4" DEEP WOOD MULCH W/
 STEEL EDGING ANCHORED
 3'-0"oc. SEE 2/G03 FOR
 EXTENTS BTWN PIERS

6" REINFORCED CONC FTG
 TO 5'-0" BELOW GRADE -
 SLOPE TOP FOR DRAINAGE



3 ANGLED SUPPORT BRACKET DETAIL (TYPICAL)
 604 SCALE: 1" = 1'-0"



2 GATE LOCK DETAILS
 604 SCALE: 1-1/2" = 1'-0"

EXISTING PADLOCK
 LOOPS TO REMAIN
 REMOVE EXISTING PLATES
 & LOCK. REPLACE PLATES,
 SIZE TO MATCH EXISTING
 WELD BUTT END OF
 PLATES TO VERTICAL
 WELD PLATES TO FACE
 OF PICKET. FILLET WELD
 GAP & GRIND SMOOTH.
 EASE EDGES, TYP.

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MINNEAPOLIS, MINNESOTA

DETAILS

COMPL. NO.:

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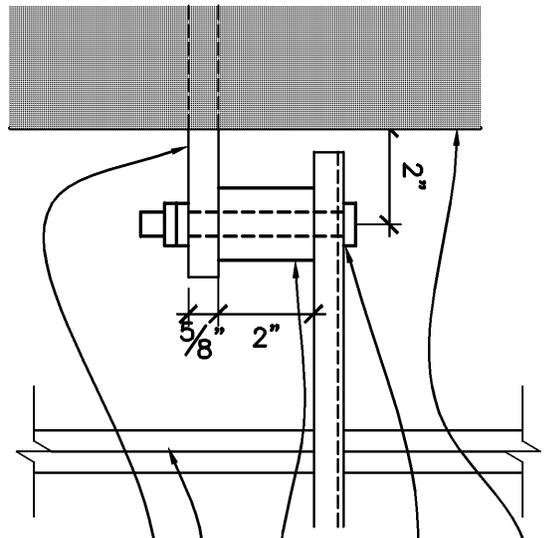
DATE: 06-1-2010

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CHECKED: LIF

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G04



EXIST MASONRY PIER.
REPOINT AS REQ'D AT
BRACKETS

1/2" SS THEFT PROOF
BOLTS, DOUBLE NUT,
FINGER TIGHTEN TO ALLOW
EXPANSION MOVEMENT

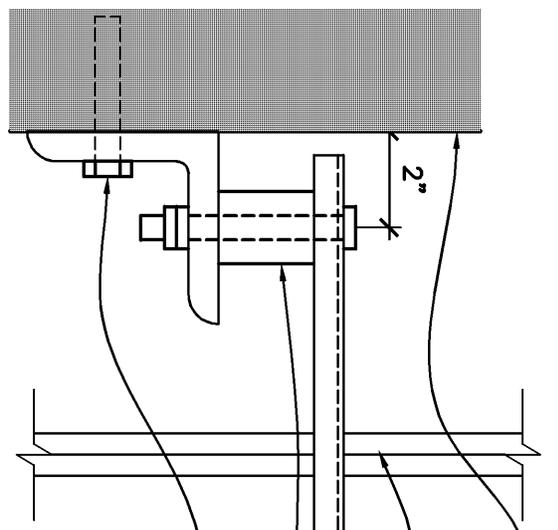
GALV STL SPACER MATCH
EXISTING SPACER ON A01

EXISTING STL FENCE

REUSE EXIST BRACKETS.
CLEAN AND REFINISH PER
SPECIFICATION - WHERE
MISSING OR DETERIORATED
PROVIDE A NEW BRACKET -
SEE DTL 1A/G05

1 SPACER FOR CHANNEL DETAIL (TYP.)

G05 SCALE: 3" = 1'-0"



EXIST MASONRY PIER.
REPOINT AS REQ'D AT
BRACKETS

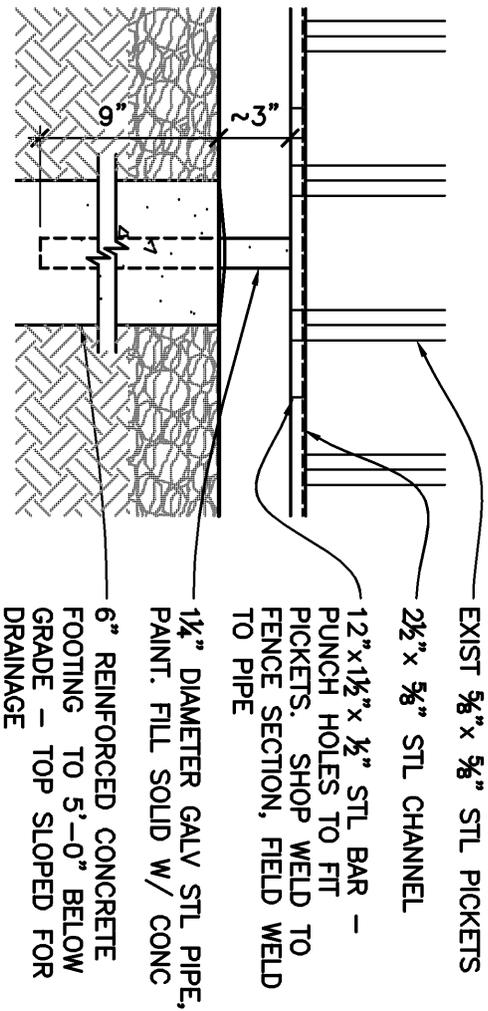
EXISTING STL FENCE

SEE 2A/G05 FOR
SPACER NOTES

4"x4"x3/8" STL ANGLE.
BOLT TO EXIST PIER
W/ SS (WHAT SIZE?)
ANCHOR BOLT. FINISH
PER SPECIFICATION

2 NEW PIER BRACKET DETAIL

G05 SCALE: 3" = 1'-0"



EXIST 5/8" x 5/8" STL PICKETS

2 1/2" x 5/8" STL CHANNEL

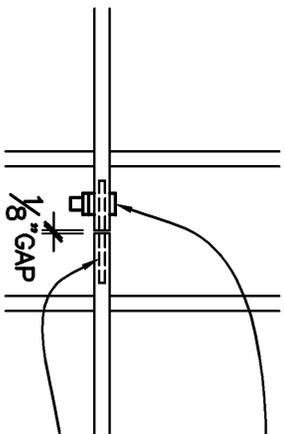
1 1/2" x 1 1/2" x 1/2" STL BAR -
PUNCH HOLES TO FIT
PICKETS. SHOP WELD TO
FENCE SECTION, FIELD WELD
TO PIPE

1/4" DIAMETER GALV STL PIPE,
PAINT. FILL SOLID W/ CONC

6" REINFORCED CONCRETE
FOOTING TO 5'-0" BELOW
GRADE - TOP SLOPED FOR
DRAINAGE

3 FENCE SUPPORT DETAIL (TYPICAL)

G05 SCALE: 1-1/2" = 1'-0"



S.S. THEFT PROOF
ANCHOR BOLT, DOUBLE
NUT FINGER TIGHTEN

WELDED 4 1/2" x 2 1/4" STL
BAR - PROVIDE AN
ELONGATED HOLE PUNCH
AT OPPOSITE END FOR
SLIP JOINT

4 SPLICE DETAIL

G05 SCALE: 1-1/2" = 1'-0"

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G05

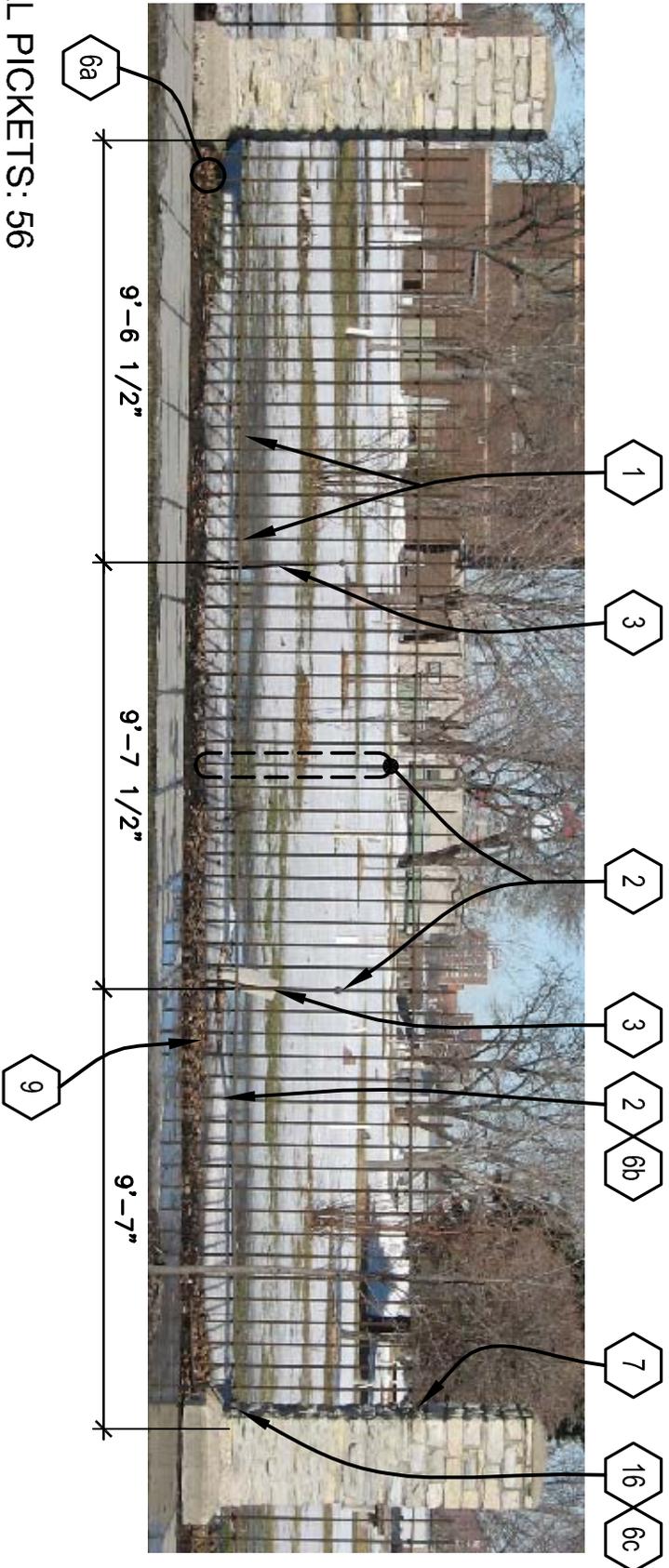


1
A29

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6

NOT TO SCALE

TOTAL PICKETS: 56



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SECTION 29

OVERALL CONDITION: C

CONF. NO.:

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DRAWING NUMBER:

DATE:

08-1-2010

DRAWN:

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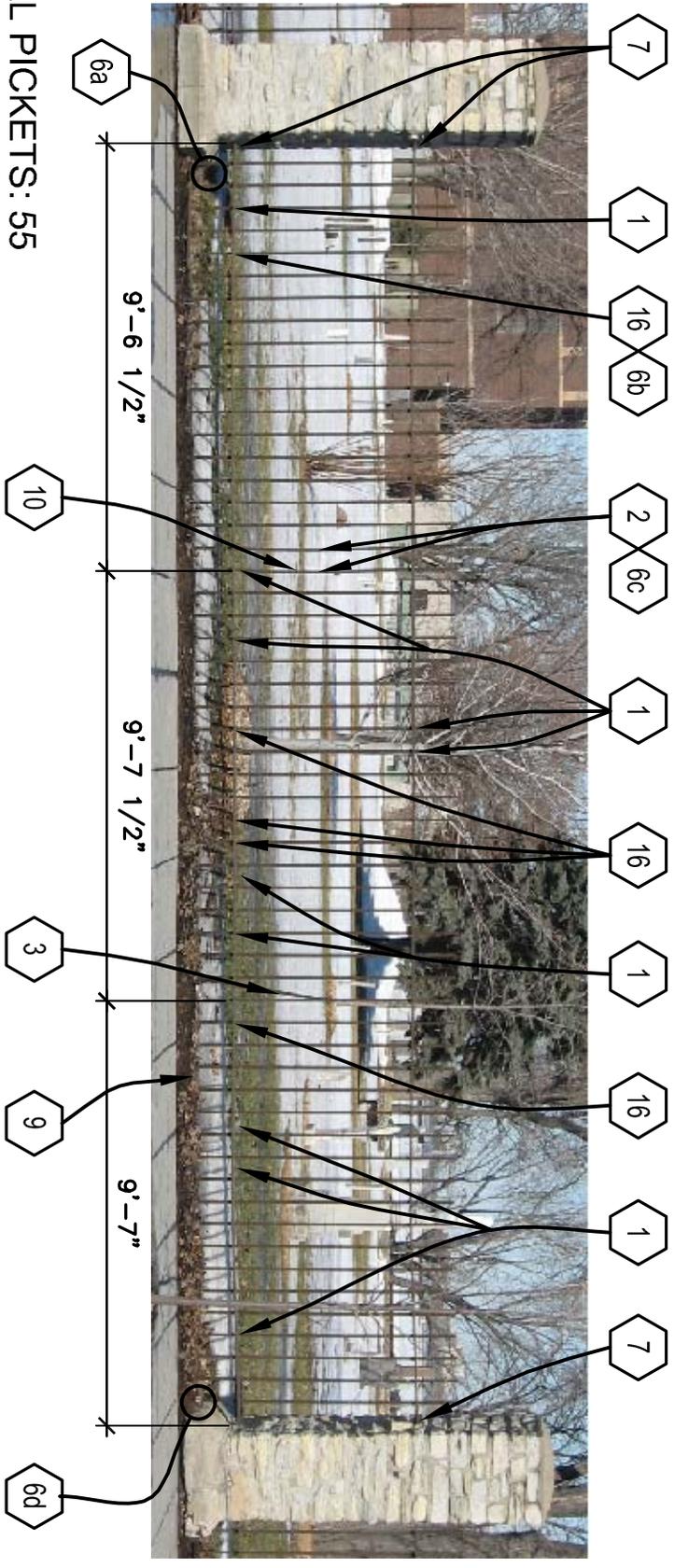
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1
A30

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6
NOT TO SCALE



TOTAL PICKETS: 55

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SECTION 30

OVERALL CONDITION: D

CONF. NO.:

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DATE:

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DRAWN:

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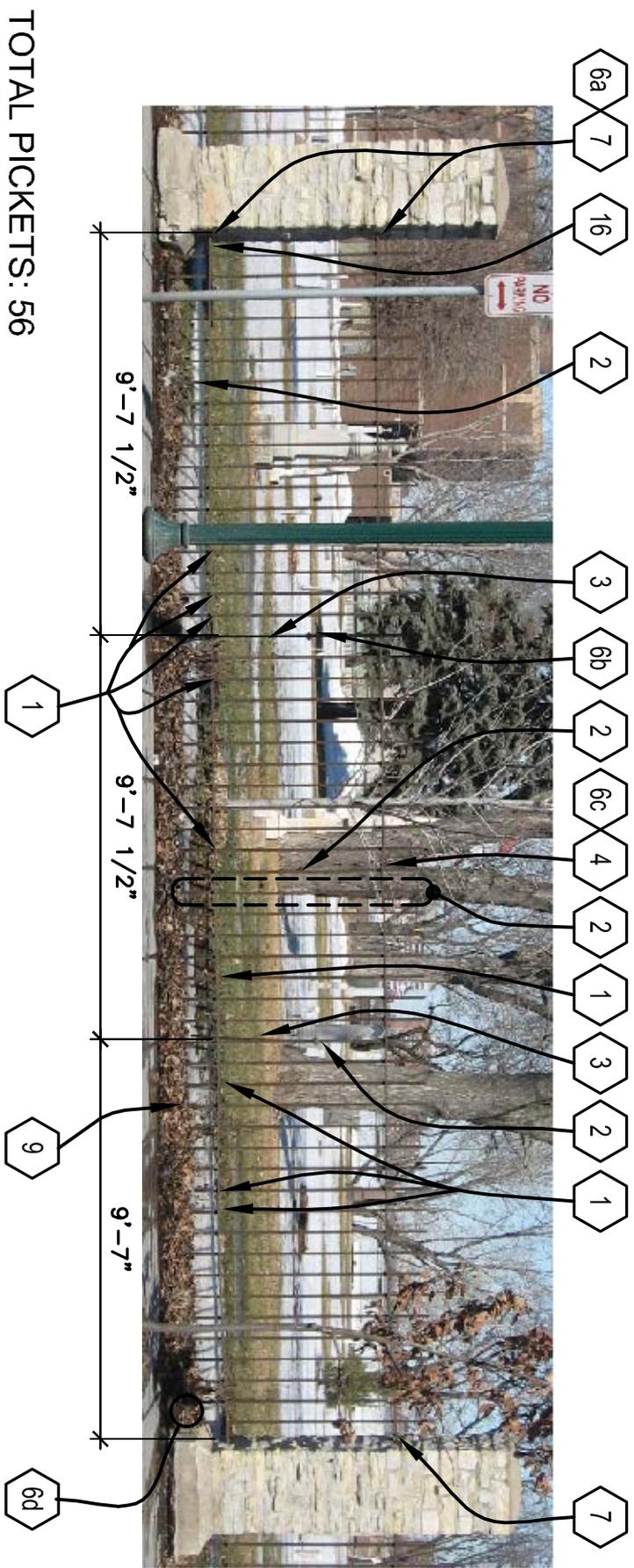
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NOT TO SCALE

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6



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SECTION 31

OVERALL CONDITION: D

CONF. NO.:

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DRAWING NUMBER:

DATE:

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DRAWN:

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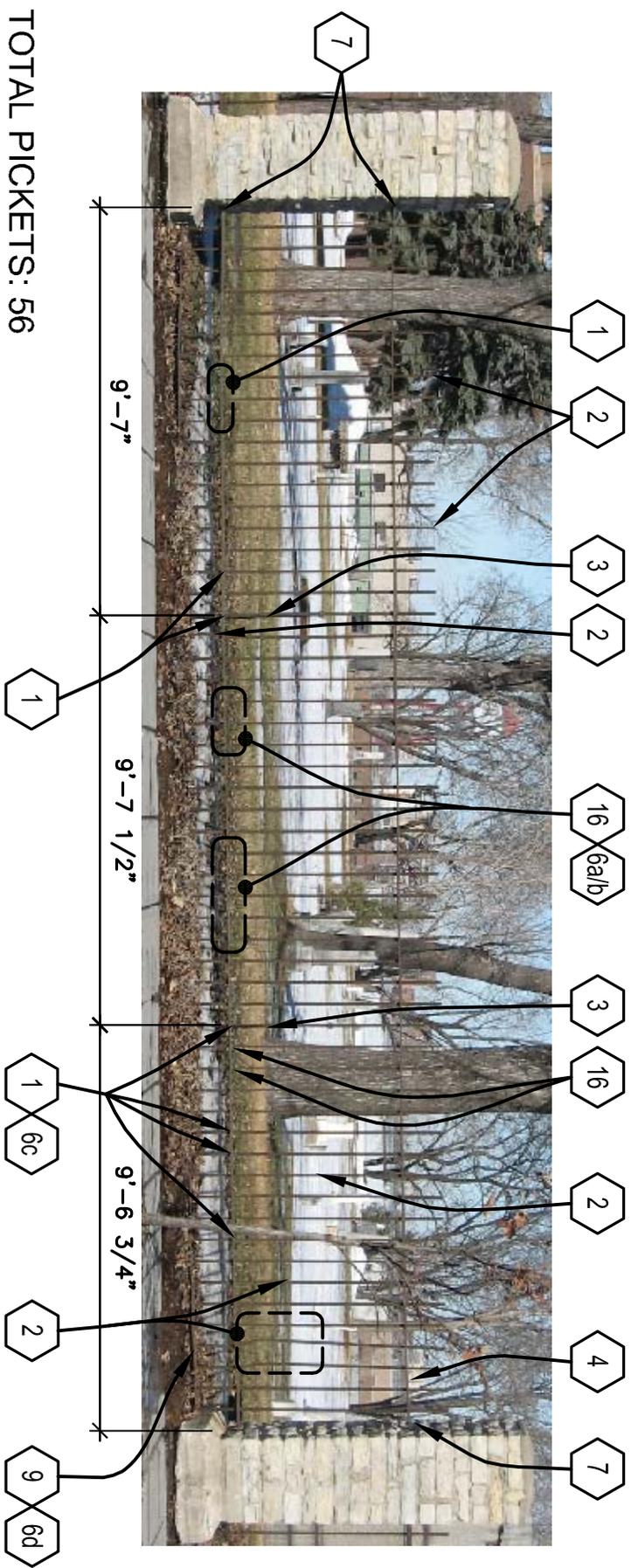
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A32

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6
NOT TO SCALE



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SECTION 32
OVERALL CONDITION: D

CONF. NO.: MPW1001
DATE: 08-1-2010
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CHECKED: LIF

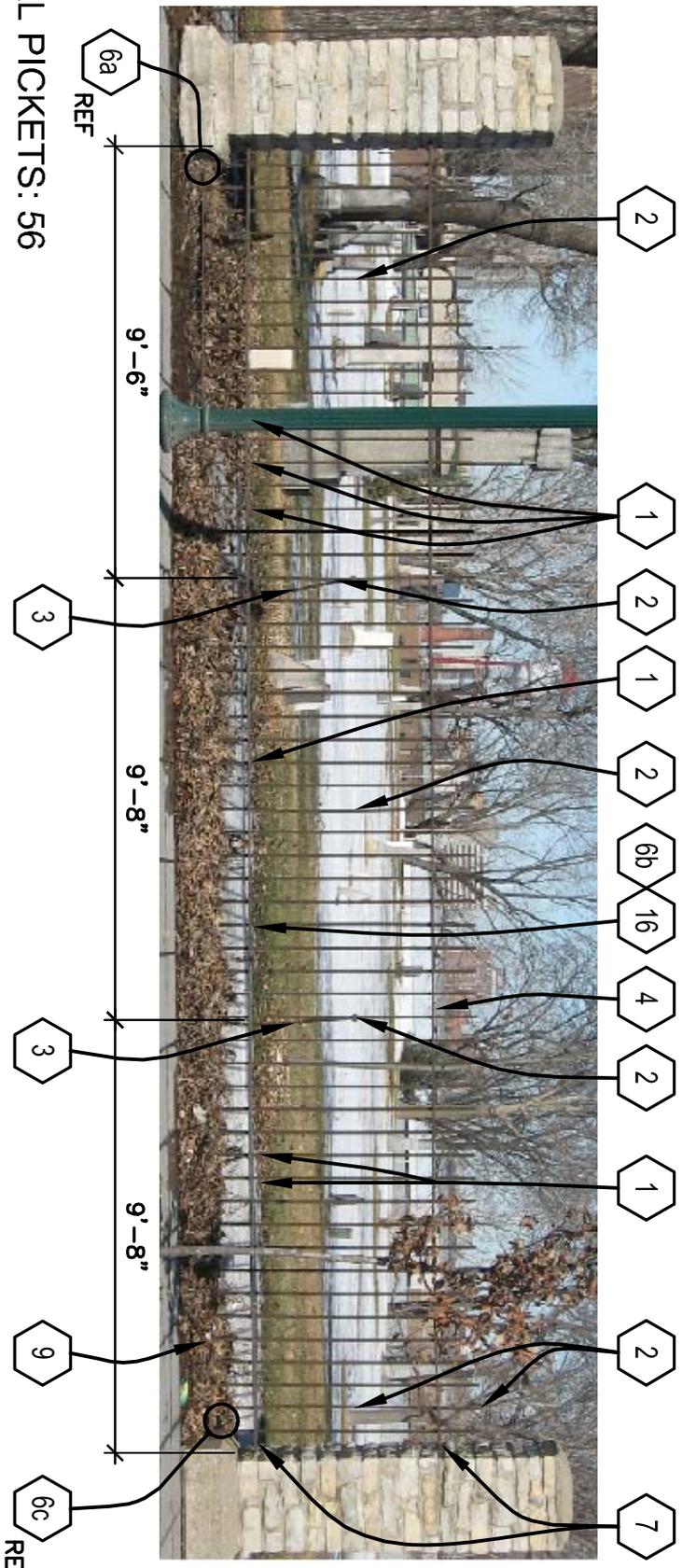
DRAWING NUMBER:
A32



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A33

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6

NOT TO SCALE



TOTAL PICKETS: 56

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SECTION 33

OVERALL CONDITION: C

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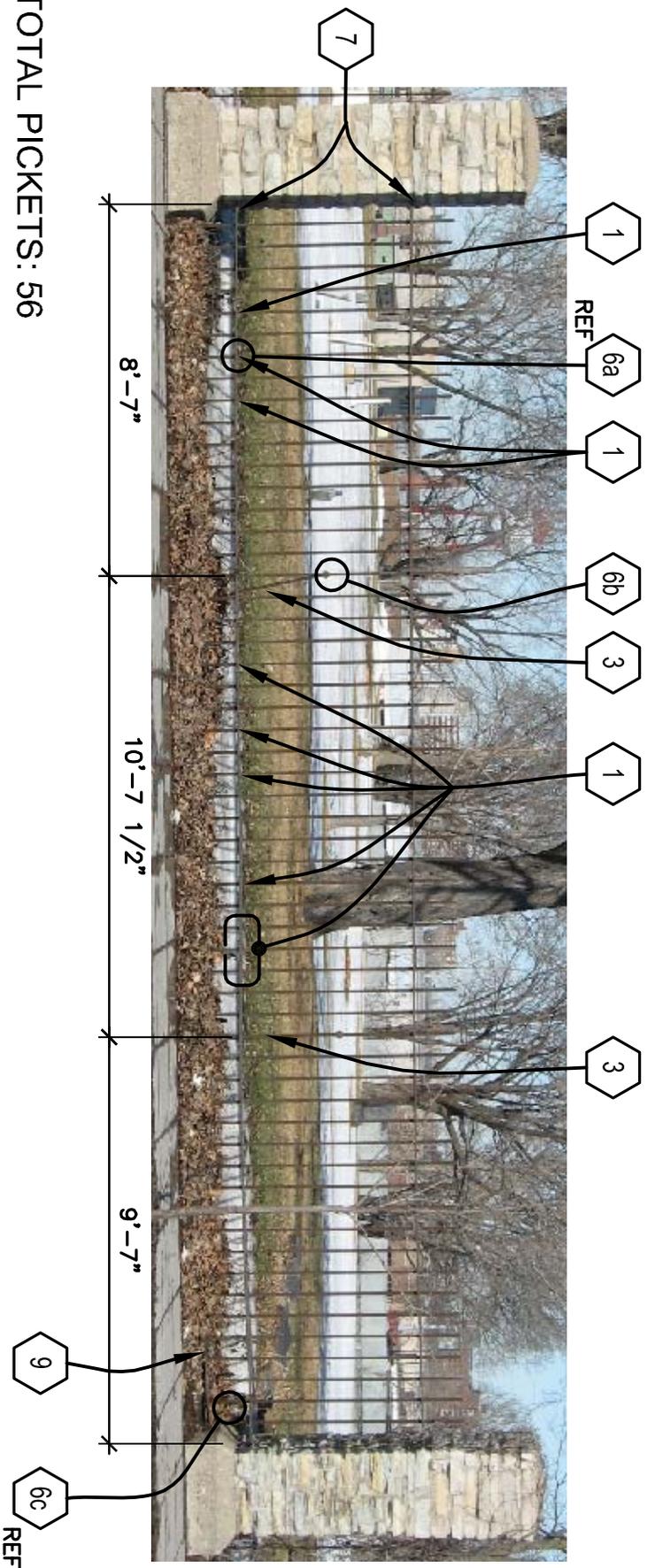
A33



1
A34

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6

NOT TO SCALE



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SECTION 34

OVERALL CONDITION: C

CONF. NO.: MPW1001

DATE: 08-1-2010

DRAWN: JMT

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DRAWING NUMBER:

A34

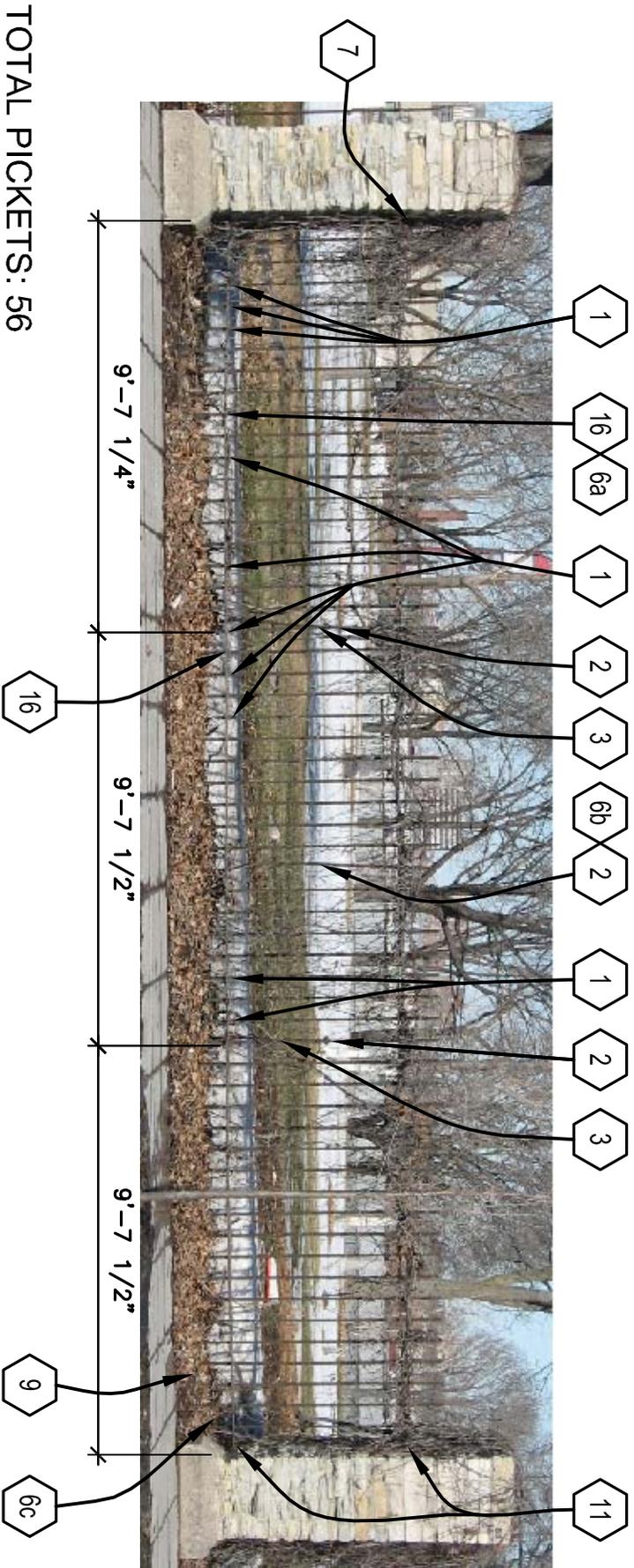
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DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6

NOT TO SCALE



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SECTION 35

OVERALL CONDITION: C

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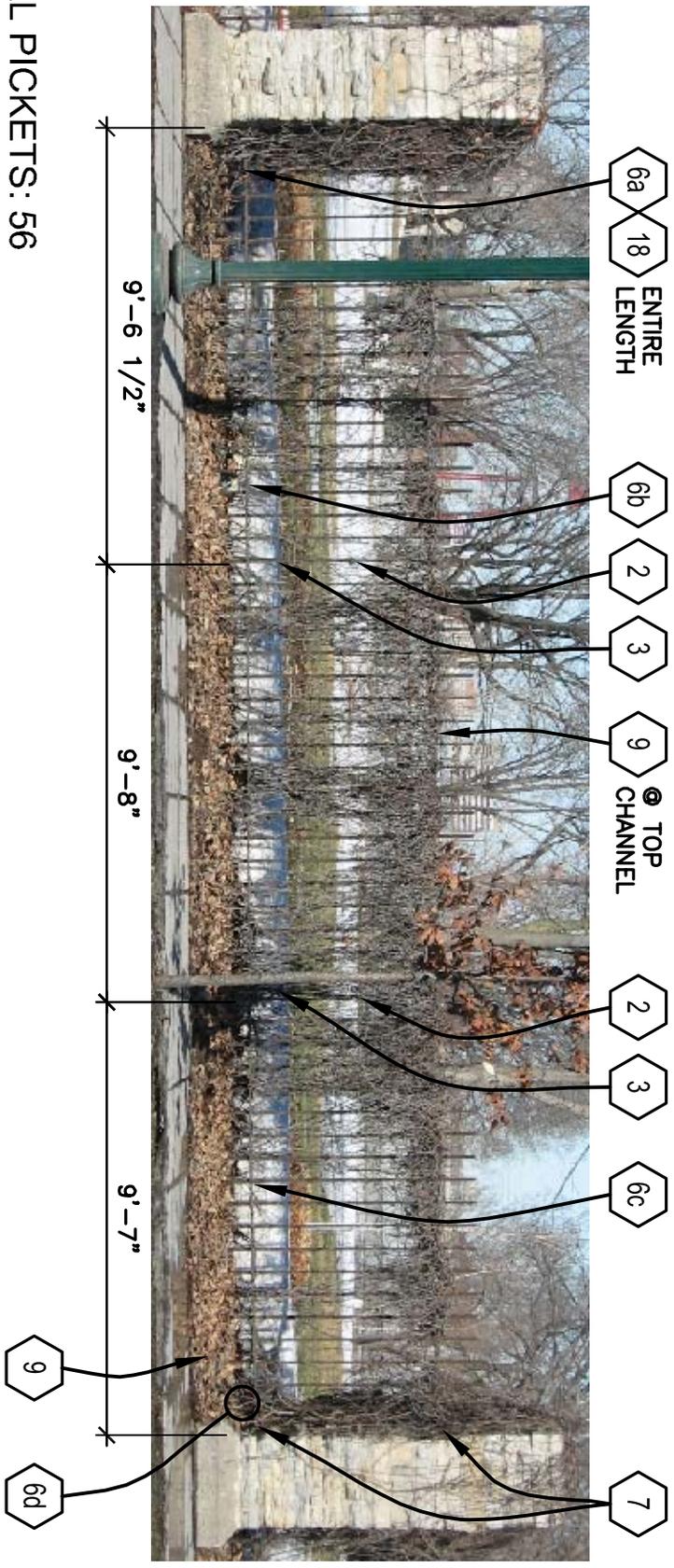
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1
A36
DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6
NOT TO SCALE

NOTE: REPLACE ALL HORIZONTAL CHANNELS. EXTREME DETERIORATION AT ENDS.



TOTAL PICKETS: 56

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SECTION 36
OVERALL CONDITION: F

CONF. NO.: MPW1001
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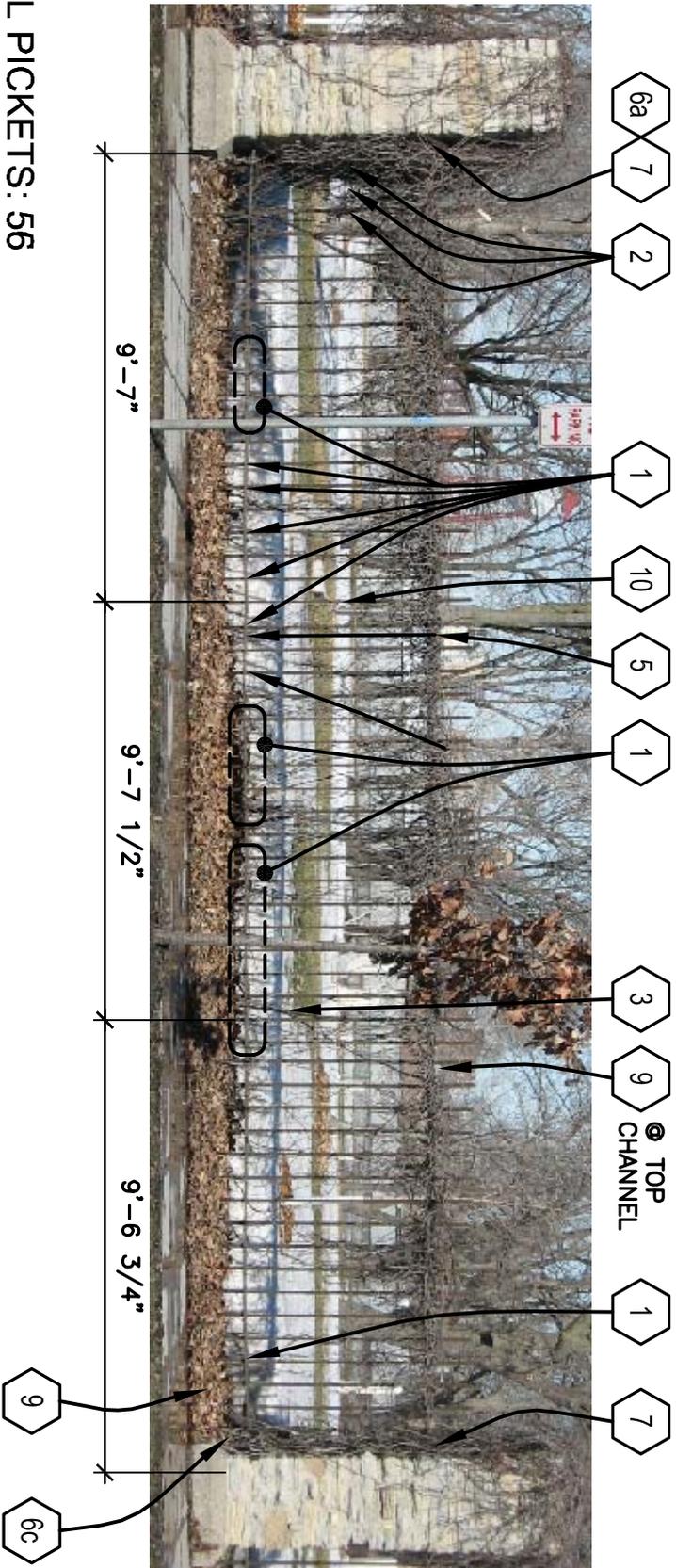
A36



1
A37

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6

NOT TO SCALE



TOTAL PICKETS: 56

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SECTION 37

MINNEAPOLIS, MINNESOTA

OVERALL CONDITION: D

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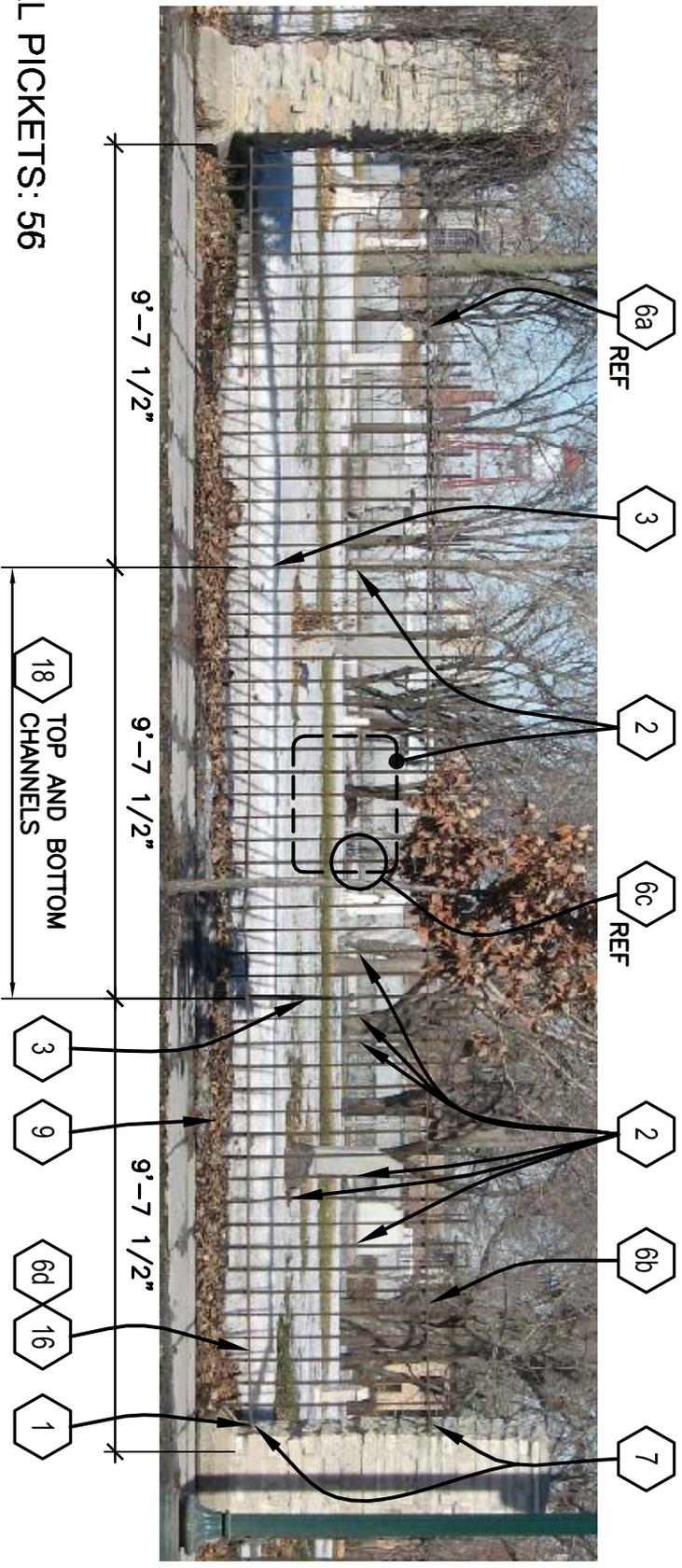
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A38
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DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6



TOTAL PICKETS: 56

18 TOP AND BOTTOM CHANNELS

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SECTION 38

OVERALL CONDITION: F

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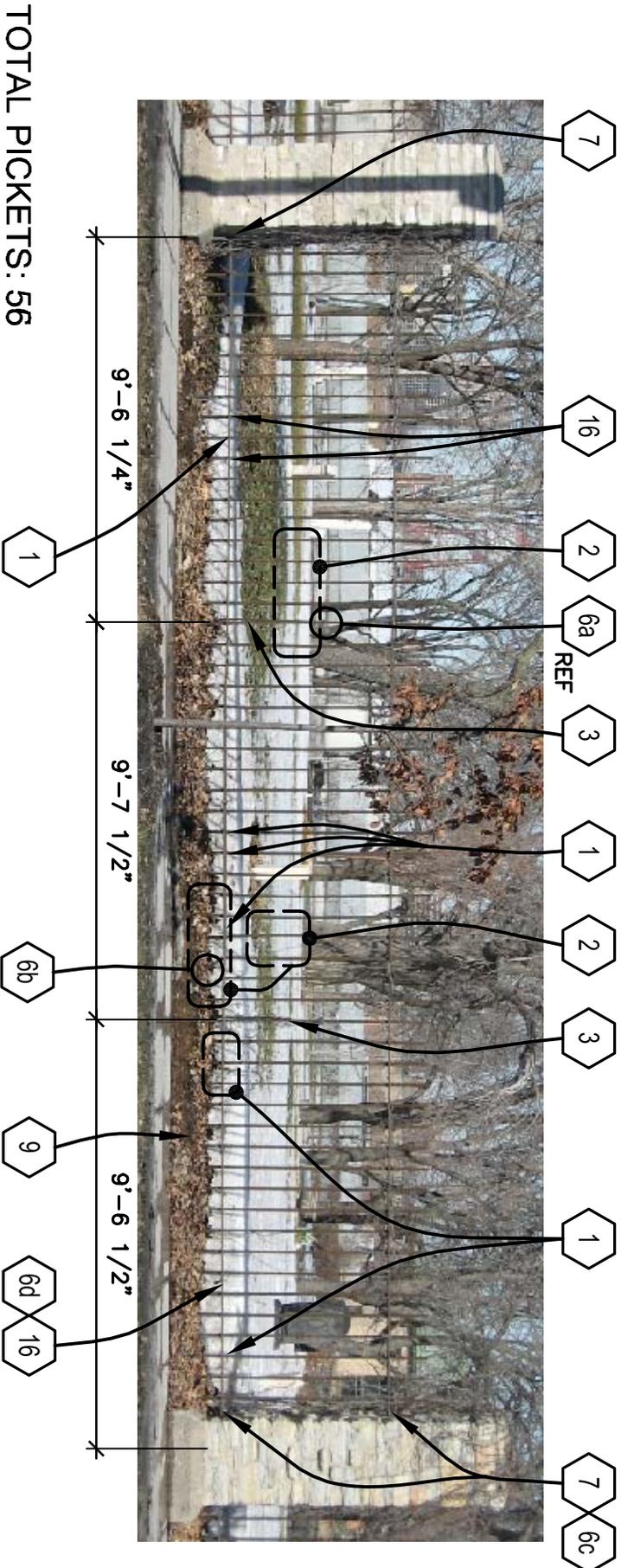
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A38



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A39
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DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6



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SECTION 39

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OVERALL CONDITION: D

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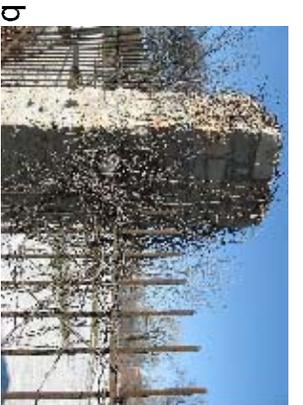
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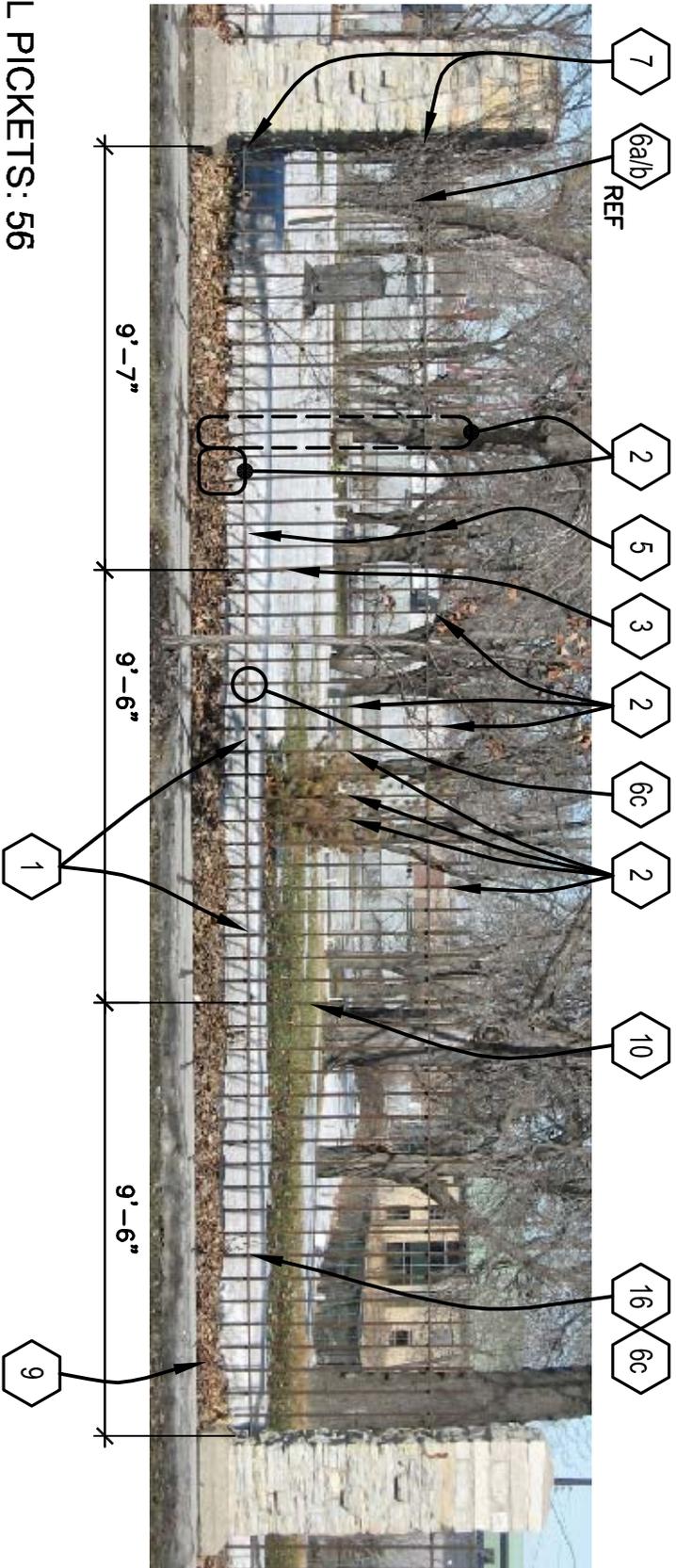


1
A40

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6

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TOTAL PICKETS: 56



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SECTION 40

OVERALL CONDITION: C

CONF. NO.:

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DRAWING NUMBER:

DATE:

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DRAWN:

JMT

CHECKED:

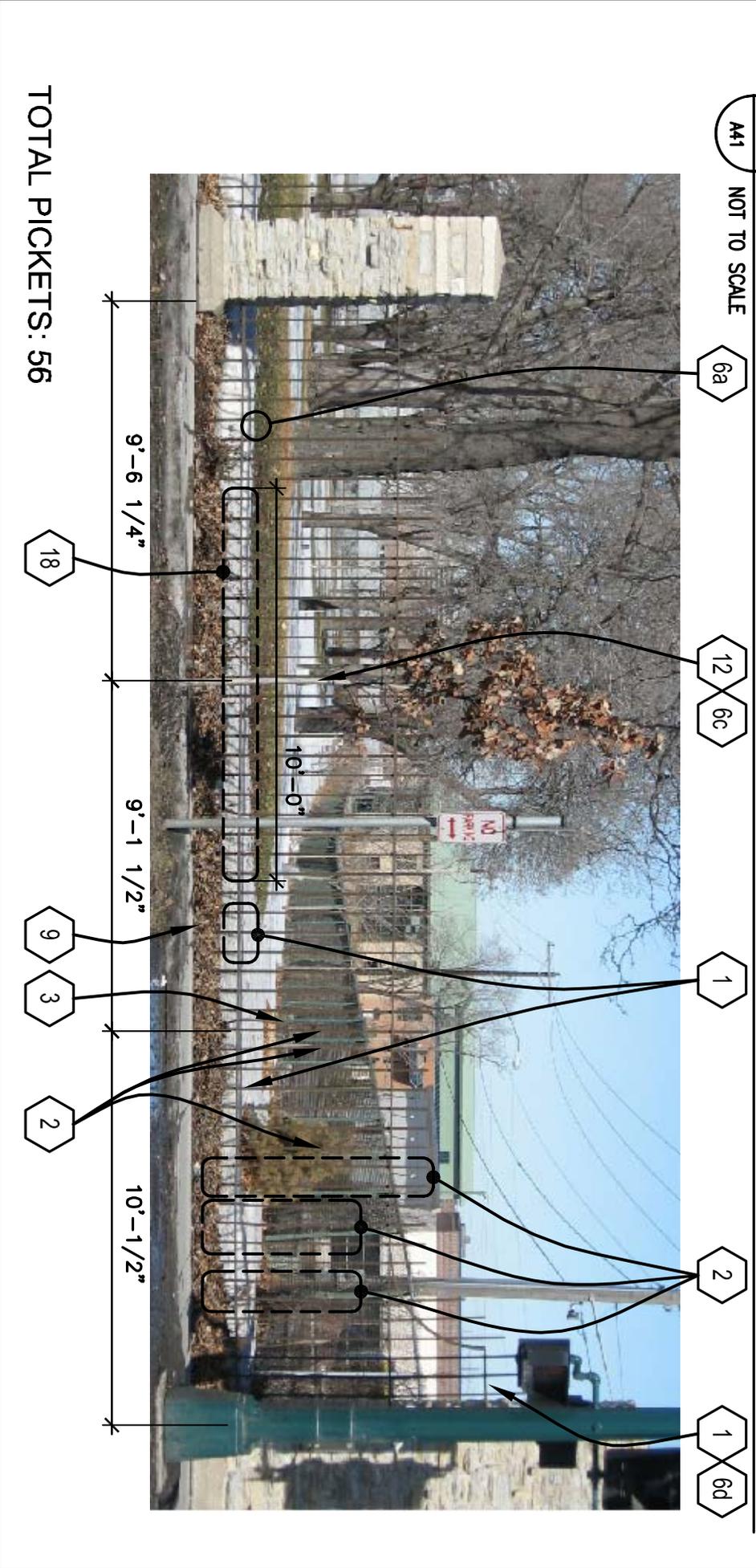
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A41
NOT TO SCALE
DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6



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SECTION 41

OVERALL CONDITION: D

CONF. NO.:

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A41

HORZ BAR
DIRECTLY
ATTACHED
TO MASONRY
PIER @ TOP
& BOTTOM.
INSTALL NEW
BRACKETS
TO PIER
AND BOLT.



1
A42

DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6
NOT TO SCALE

4



TOTAL PICKETS: 7

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MINNEAPOLIS, MINNESOTA

SECTION 42

OVERALL CONDITION: C

CONF. NO.: MPW1001

DATE: 08-1-2010

DRAWN: JMT

CHECKED: LIF

DRAWING NUMBER:

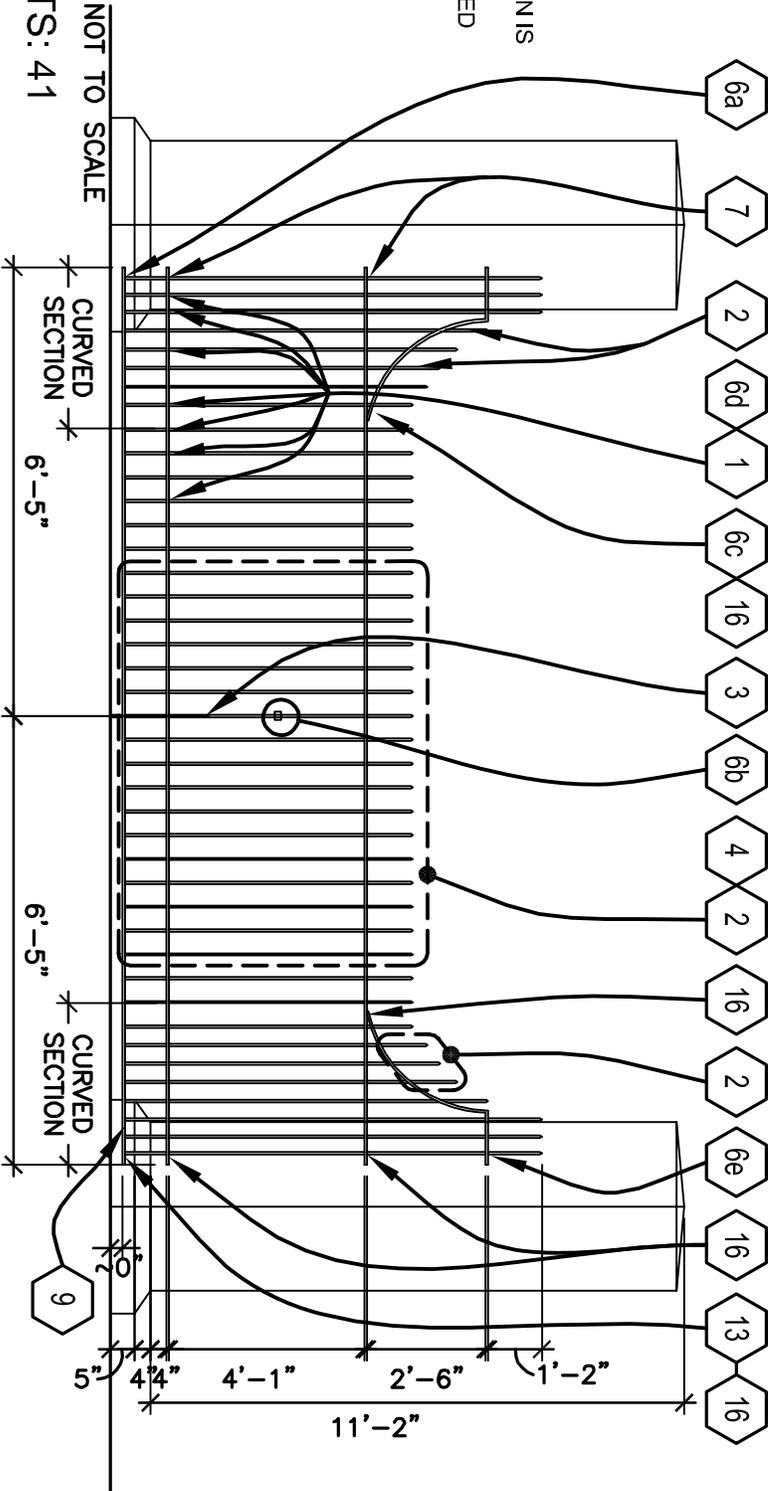
A42

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1
A43
DETAIL PHOTOS - LOCATIONS ACCORDING TO NOTE 6
NOT TO SCALE

NOTE: ENTIRE SECTION IS BOWED IN BETWEEN PICKETS 15-31 AND NEED STRAIGHTENING - SEE DETAIL BUBBLE & KEYNOTES AT RIGHT.



TOTAL PICKETS: 41

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MINNEAPOLIS, MINNESOTA

SECTION 0

(CORNER BUS STOP)

OVERALL CONDITION: F

CONF. NO.:

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DRAWING NUMBER:

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DRAWN:

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CHECKED:

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