A-Mill Artist Lofts

A-Mill

300 Main Street SE
Minneapolis, Minnesota

PACKAGE 2
HPC C of A SUBMITTAL 02-21-12

SITE LOCATION

PROJECT TEAM

OWNER:
DOMINIUM DEVELOPMENT & ACQUISITION, LLC.
2905 NORTHWEST BLVD, SUITE 150
PLYMOUTH, MN 55441
PHONE: (763) 354-5500
FAX: (763) 354-5519
CONTACT: OWEN METZ

SURVEY & CIVIL:
LOUCKS ASSOCIATES
7200 HEMLOCK LANE - SUITE 300
MAPLE GROVE, MN 55369
PHONE: (763) 424-5505
CONTACT: MICHAEL ST. MARTIN

ARCHITECTURE, STRUCTURAL ENGINEERING, INTERIOR DESIGNS, MECH & ELEC ENGINEERING
BKV GROUP, INC.
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FAX: (612) 339-6212
CONTACT: TODD NOVAK

SHEET INDEX

ISSUE 1: SD DATE: 10-26-11 | ISSUE 2: HPC C of A SUBMITTAL DATE: 02-21-12

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	A963	HISTORIC OPENING DETAILS
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● MECHANICAL (SEE VOLUME II)		
● ELECTRICAL (SEE VOLUME II)		

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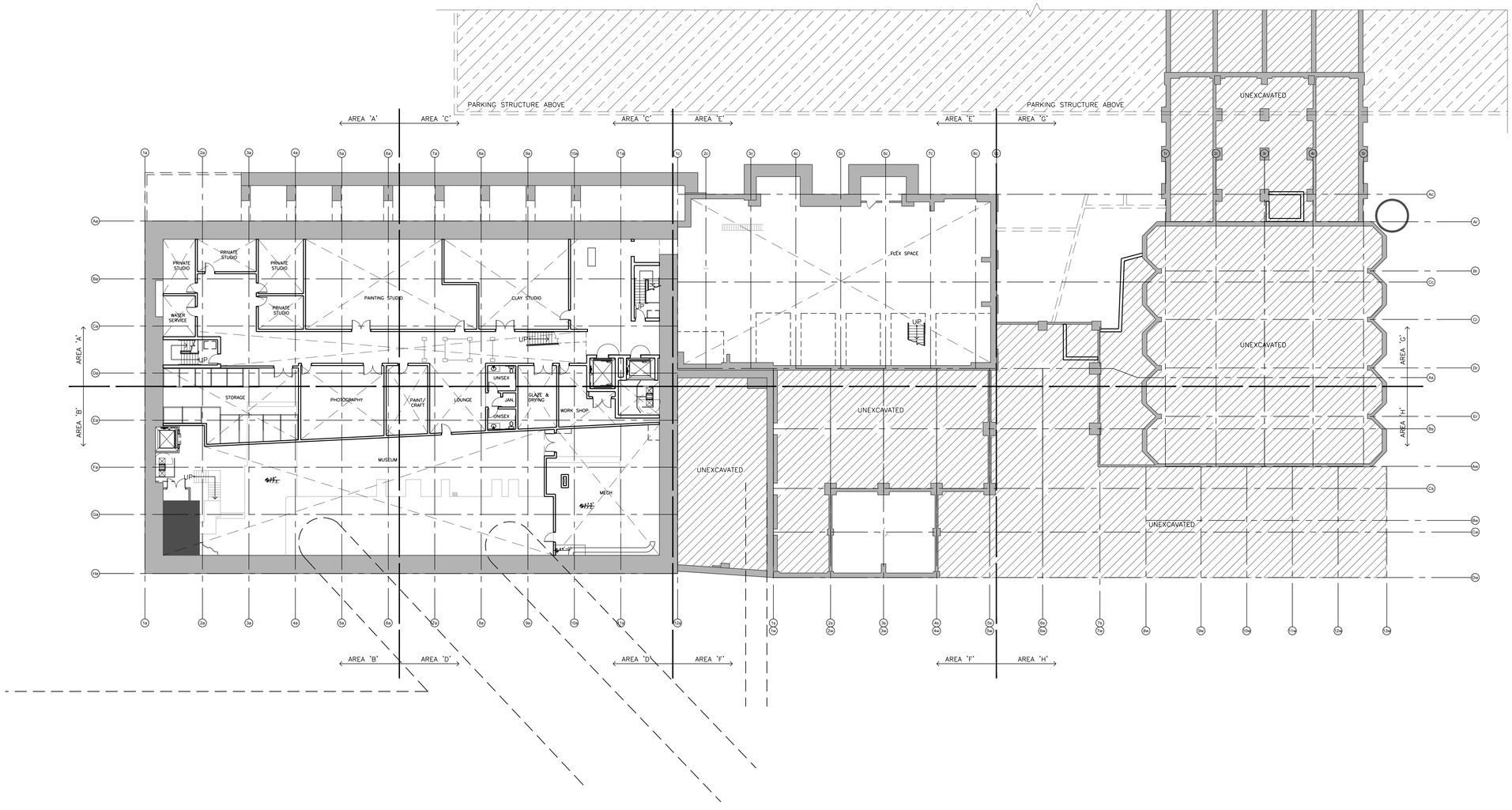

1 BASEMENT REFERENCE PLAN
2-A090 1/16"=1'-0"

PLAN NORTH

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BASEMENT REFERENCE PLAN

2-A090

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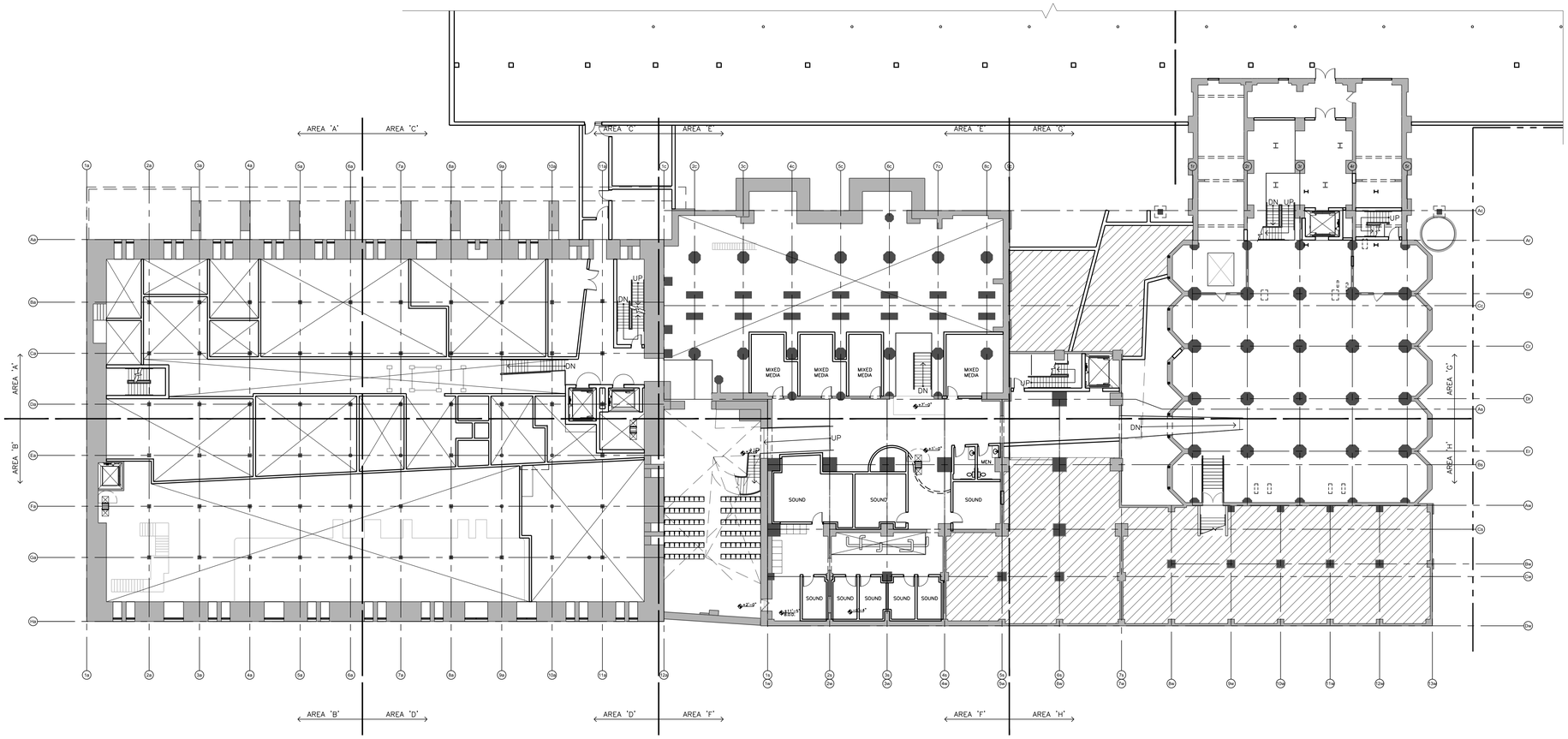

1 BASEMENT MEZZANINE LEVEL REFERENCE PLAN
2-A100 1/16"=1'-0"

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BASEMENT MEZZANINE REFERENCE PLAN

2-A100

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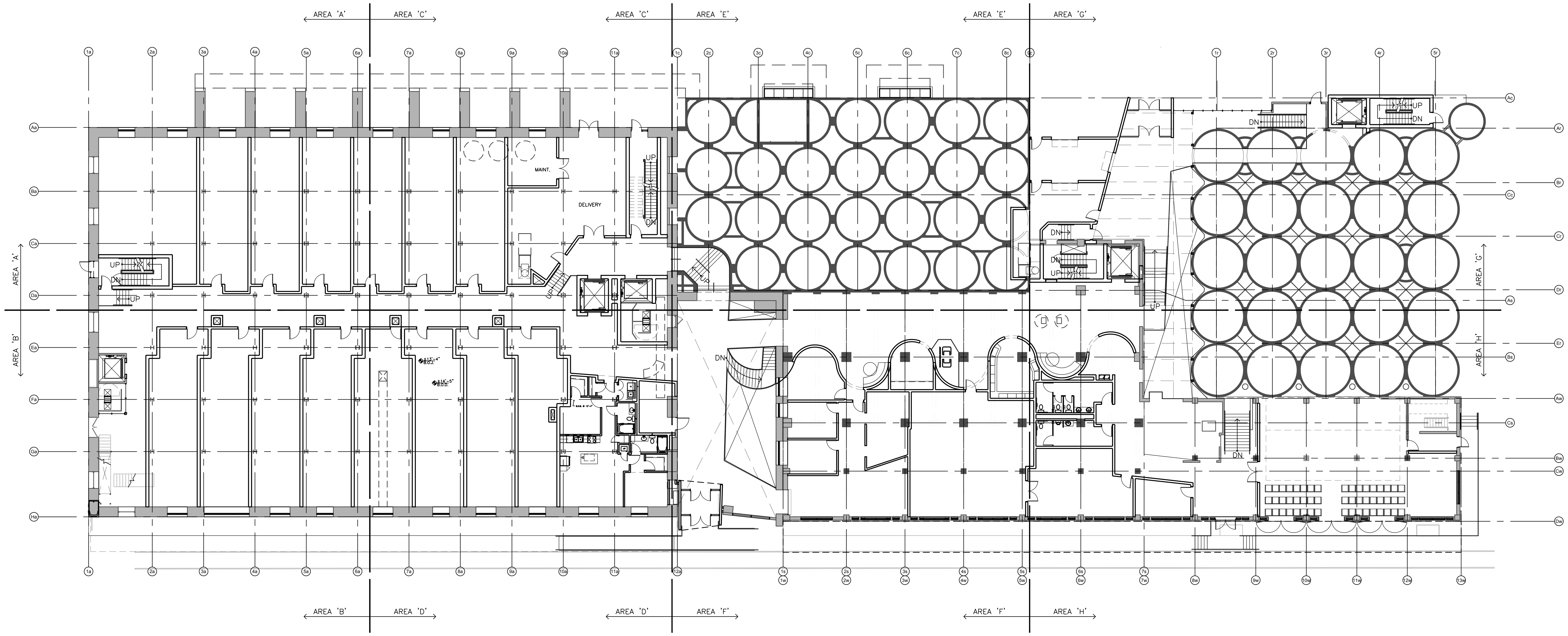

1 LEVEL ONE REFERENCE PLAN
2-A110 1/16"=1'-0"

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LEVEL ONE
REFERENCE PLAN

2-A110

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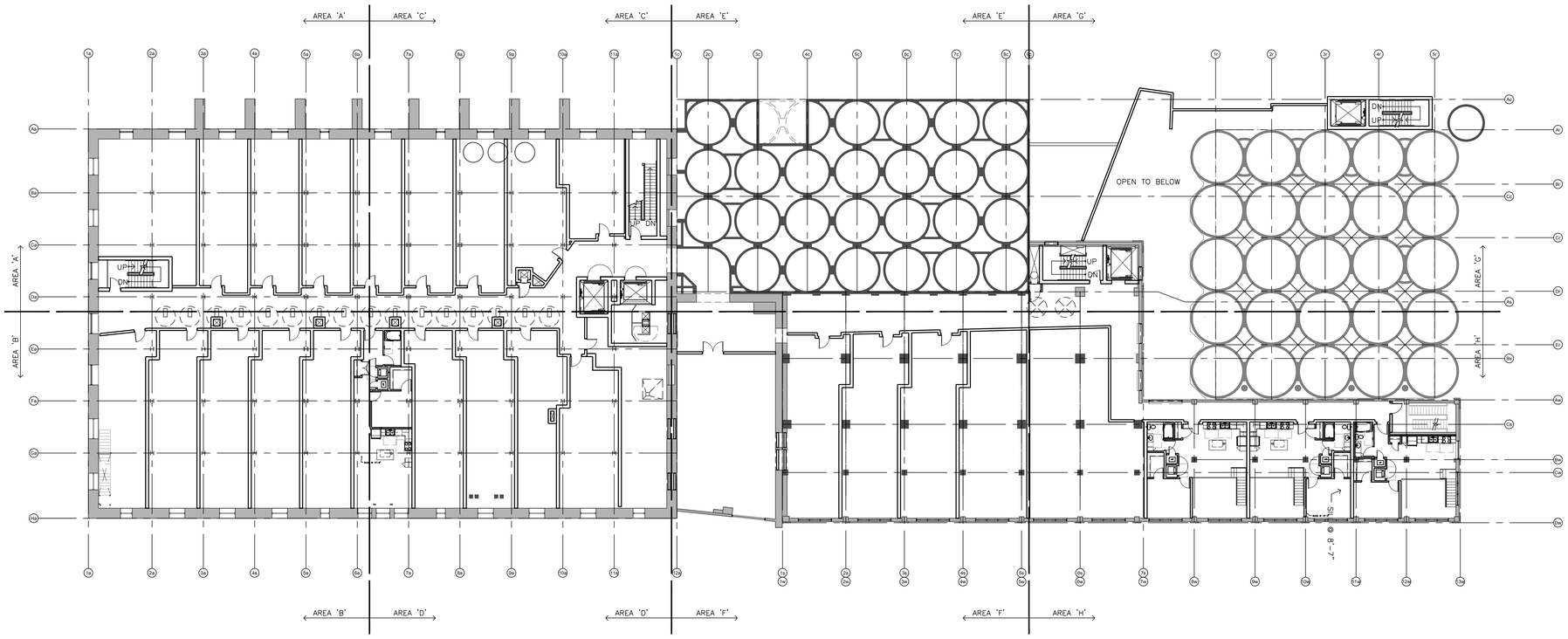

1 LEVEL TWO REFERENCE PLAN
2-A120 1/16"=1'-0"

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LEVEL TWO REFERENCE PLAN

2-A120

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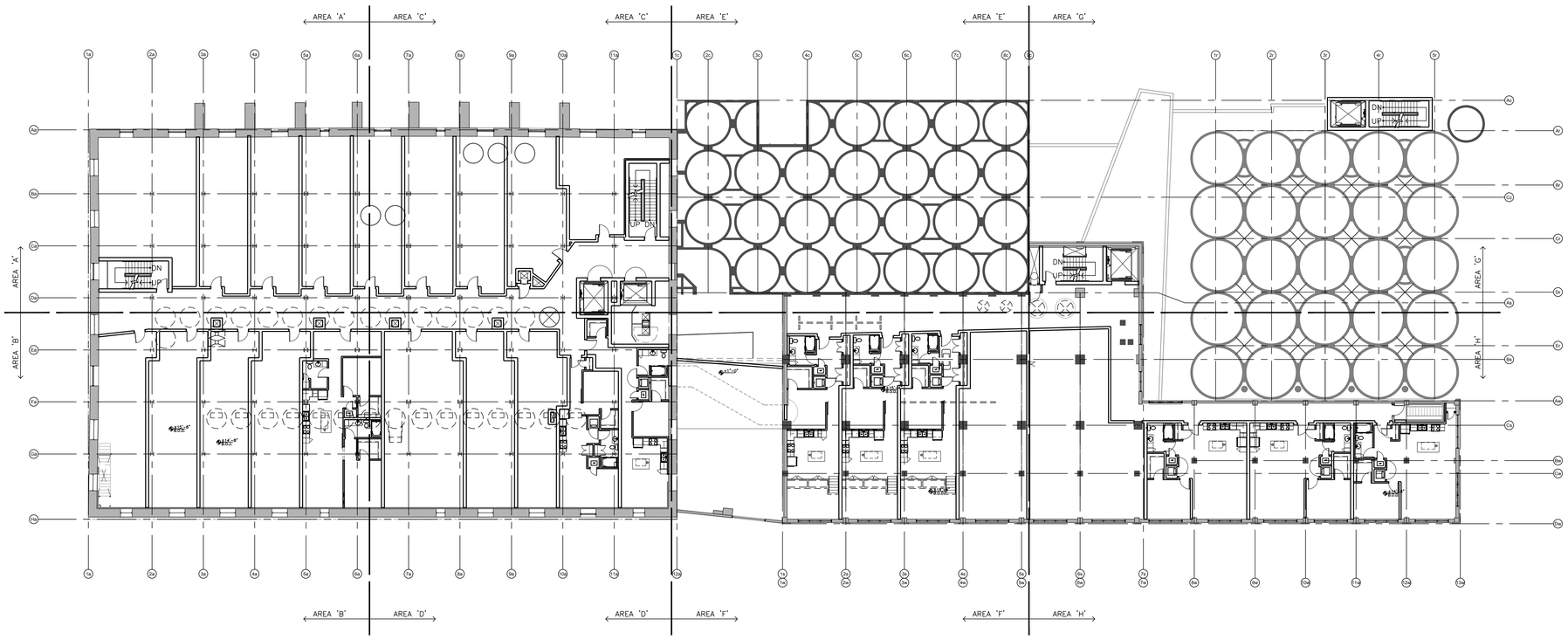

1 LEVEL THREE REFERENCE PLAN
2-A130 1/16"=1'-0"

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LEVEL THREE REFERENCE PLAN

2-A130

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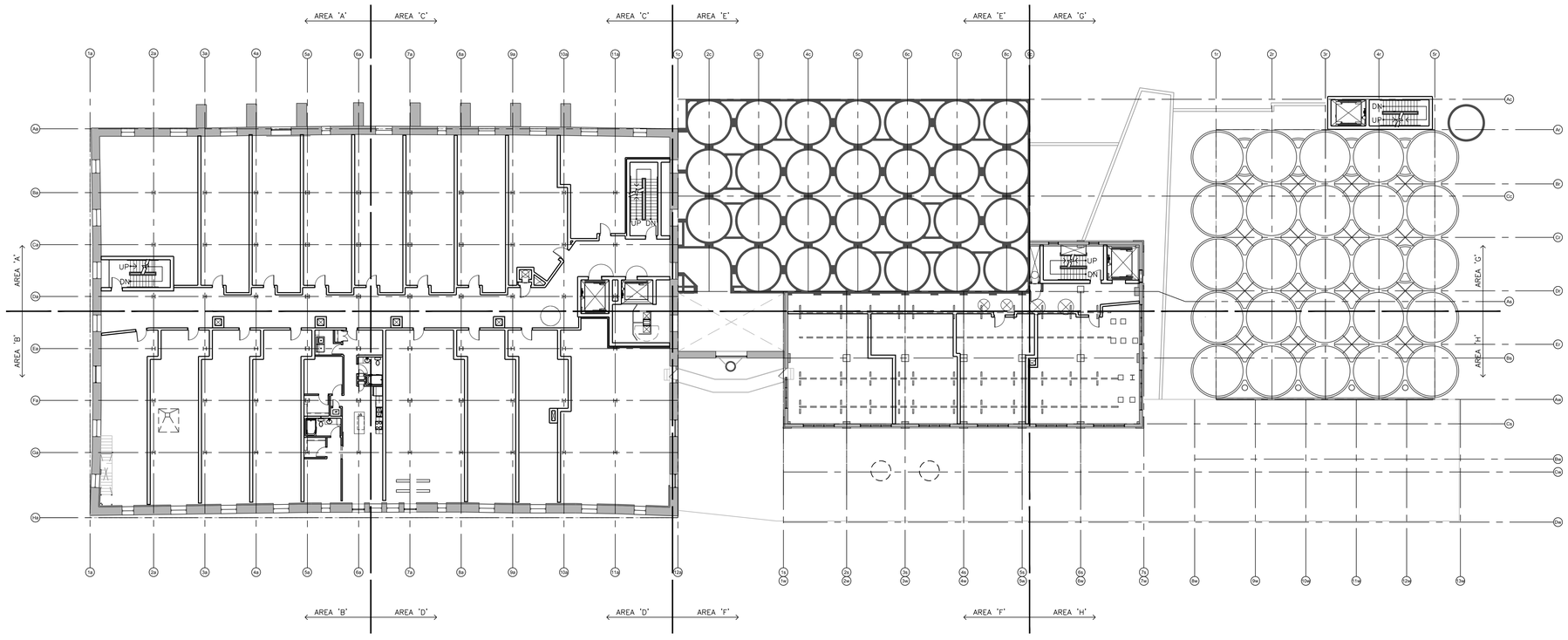

1 LEVEL FOUR REFERENCE PLAN
2-A140 1/16"=1'-0"

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LEVEL FOUR REFERENCE PLAN

2-A140

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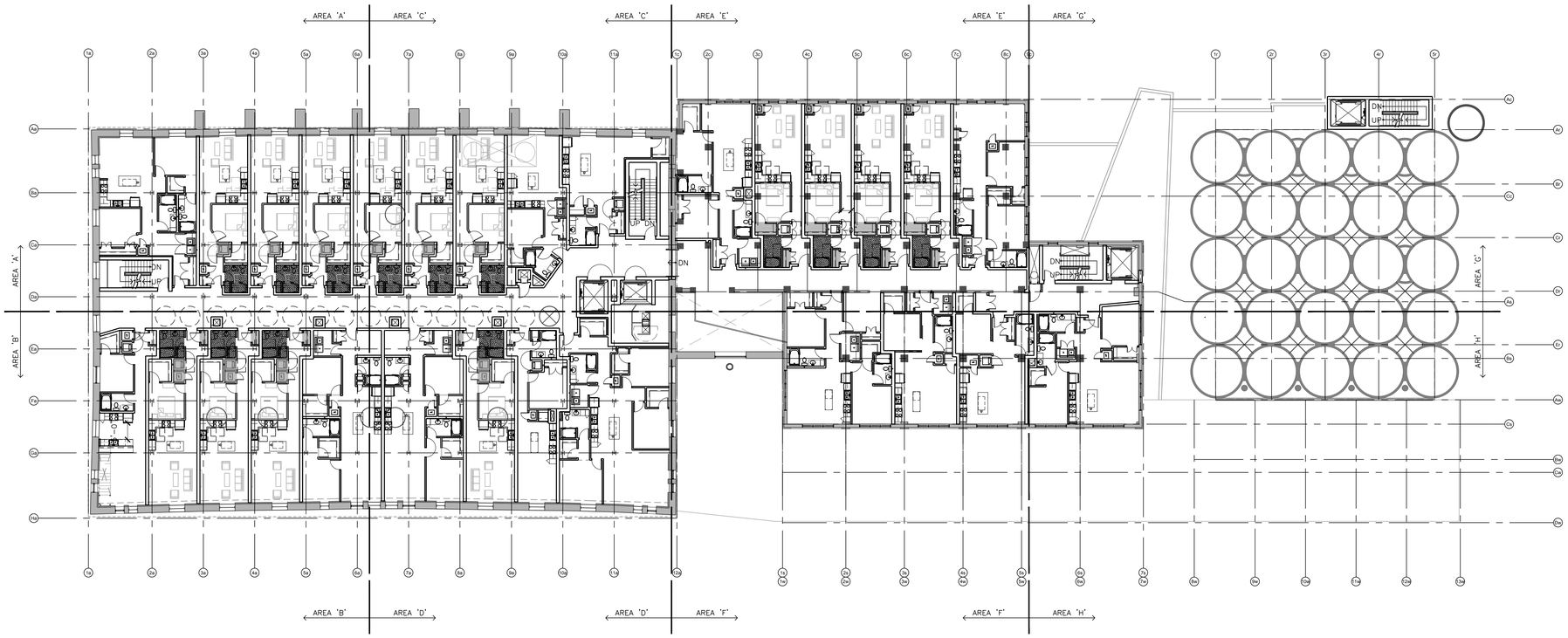

1 2-A150 LEVEL FIVE REFERENCE PLAN 1/16"=1'-0"

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LEVEL FIVE REFERENCE PLAN

2-A150

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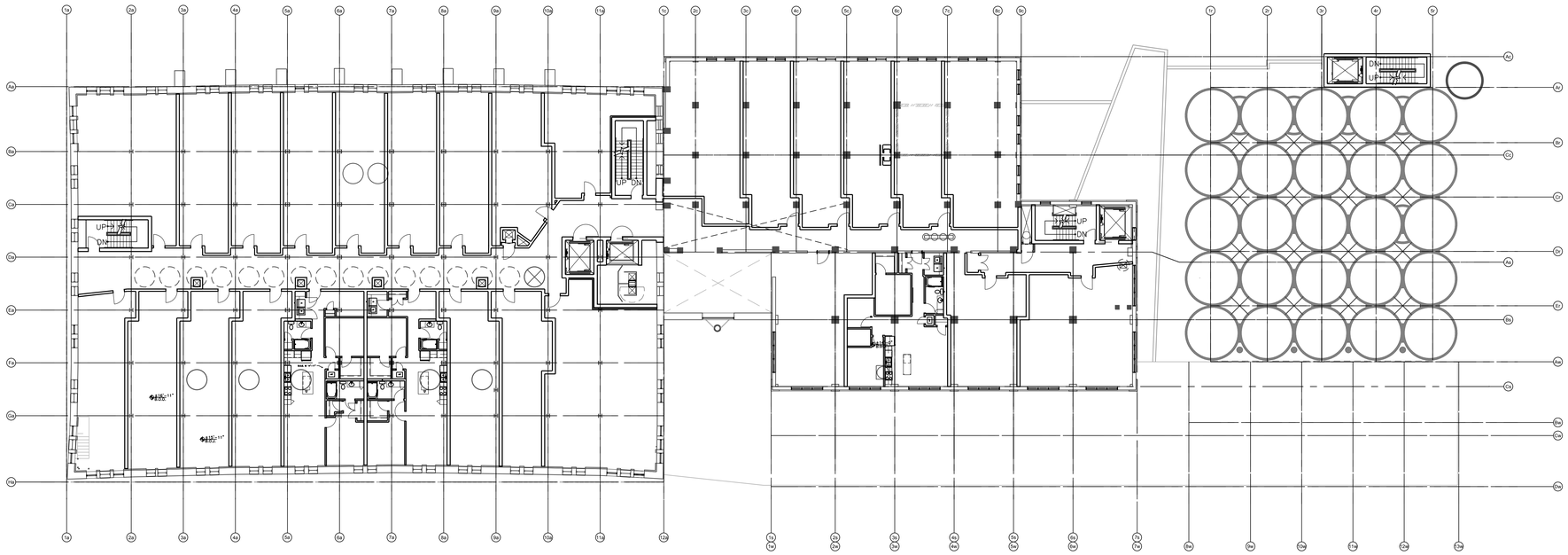

1 LEVEL SIX REFERENCE PLAN
2-A160 1/16"=1'-0"

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LEVEL SIX
REFERENCE PLAN

2-A160

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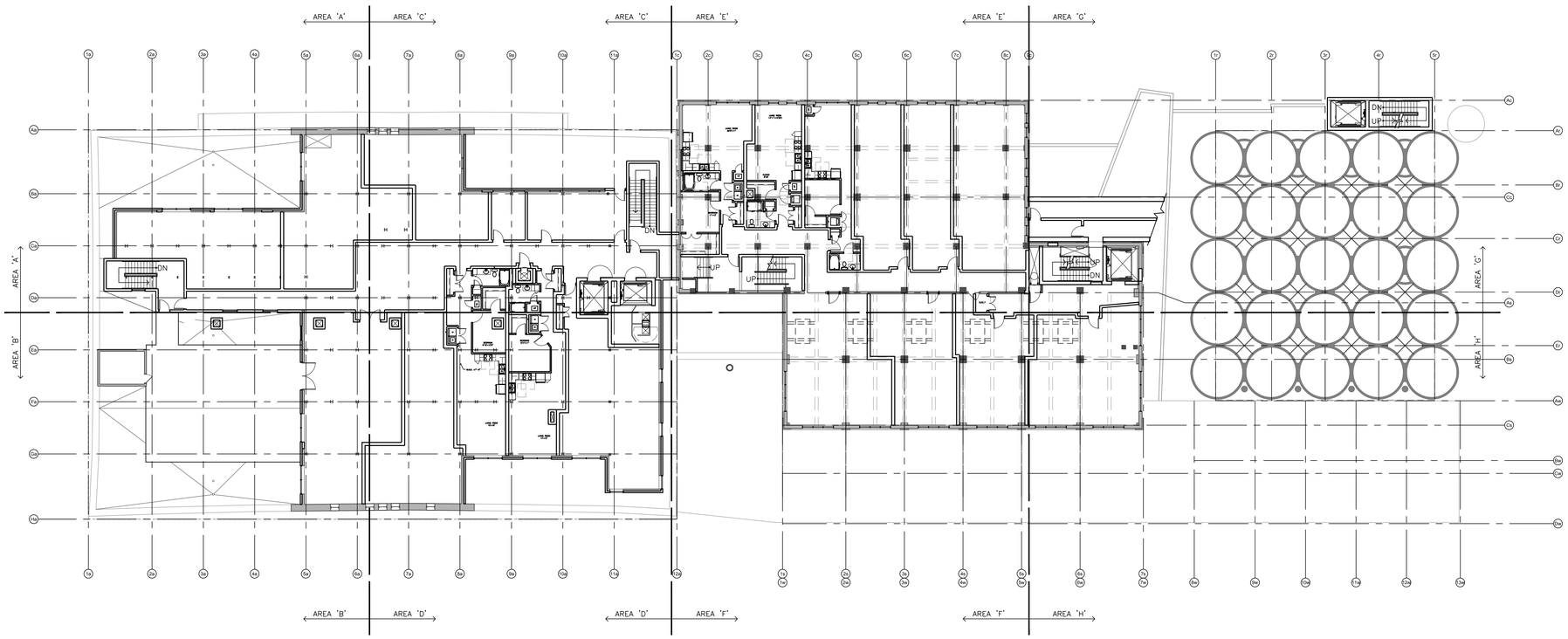

1 LEVEL SEVEN REFERENCE PLAN
2-A170 1/16"=1'-0"

PLAN NORTH

TRUE NORTH

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LEVEL SEVEN REFERENCE PLAN

2-A170

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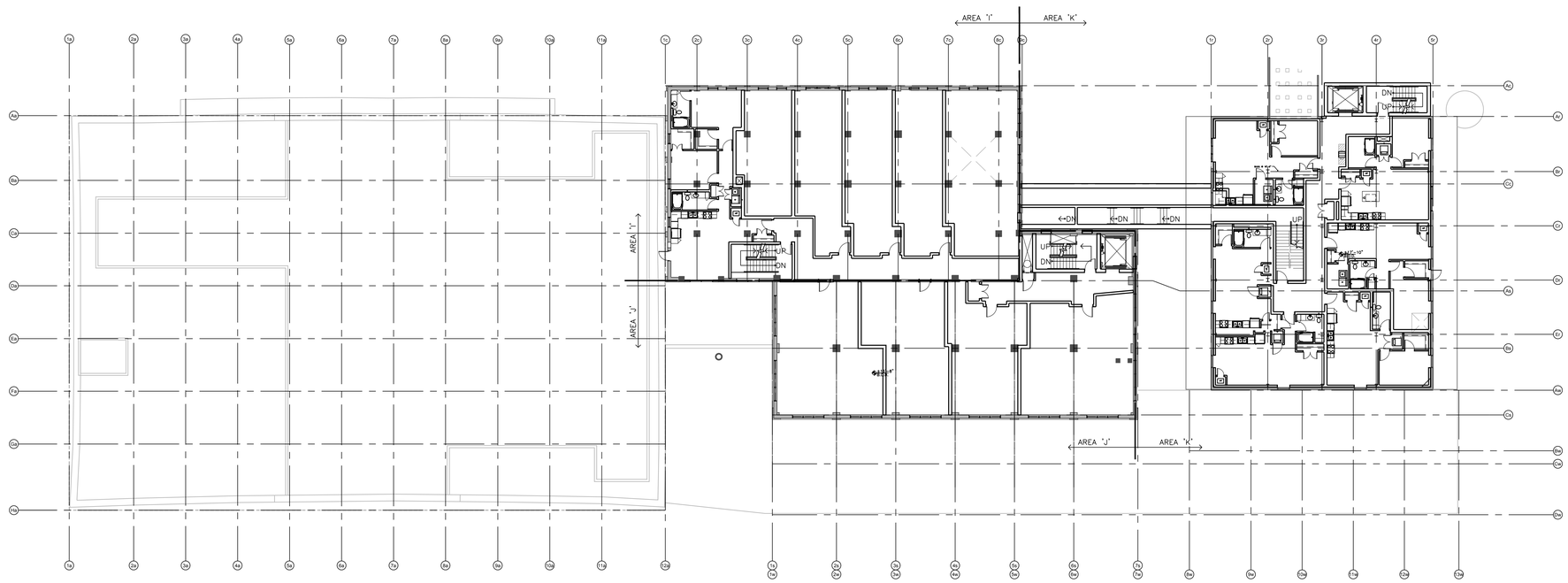

1 LEVEL EIGHT REFERENCE PLAN
2-A180 1/16"=1'-0"

PLAN NORTH

TRUE NORTH

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LEVEL EIGHT
REFERENCE PLAN

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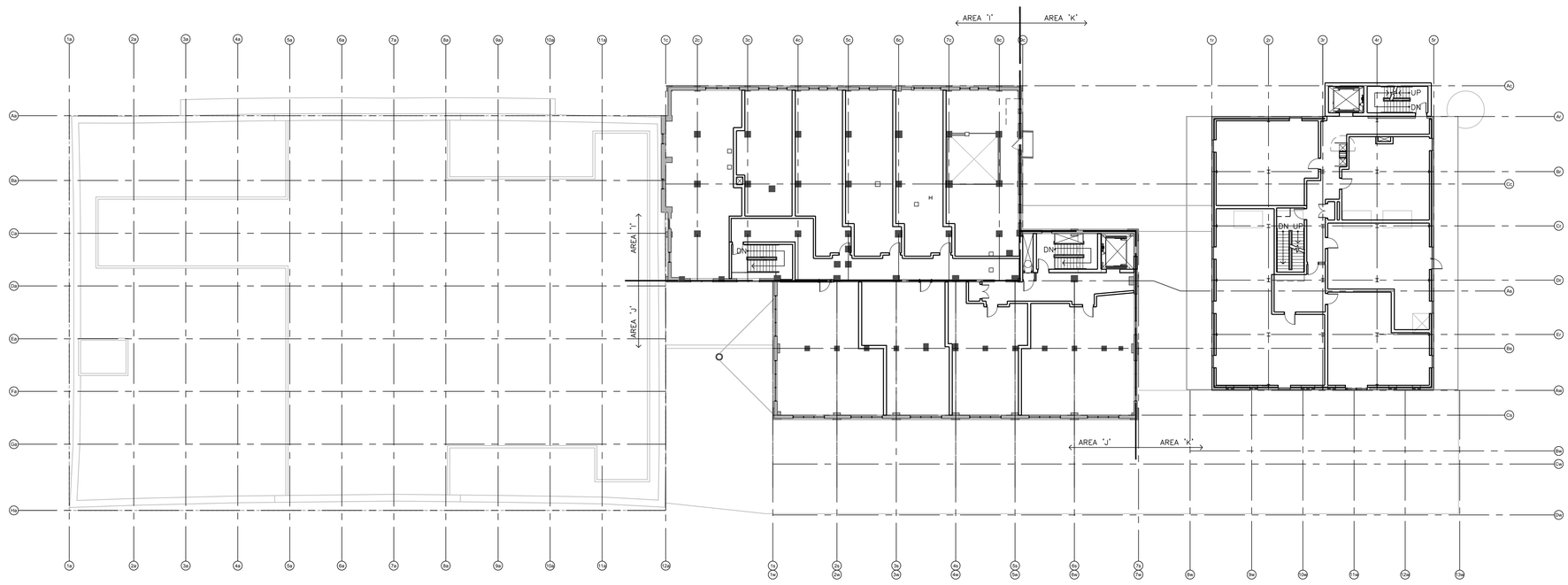

1 LEVEL NINE REFERENCE PLAN
2-A190 1/16"=1'-0"

PLAN NORTH

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LEVEL NINE REFERENCE PLAN

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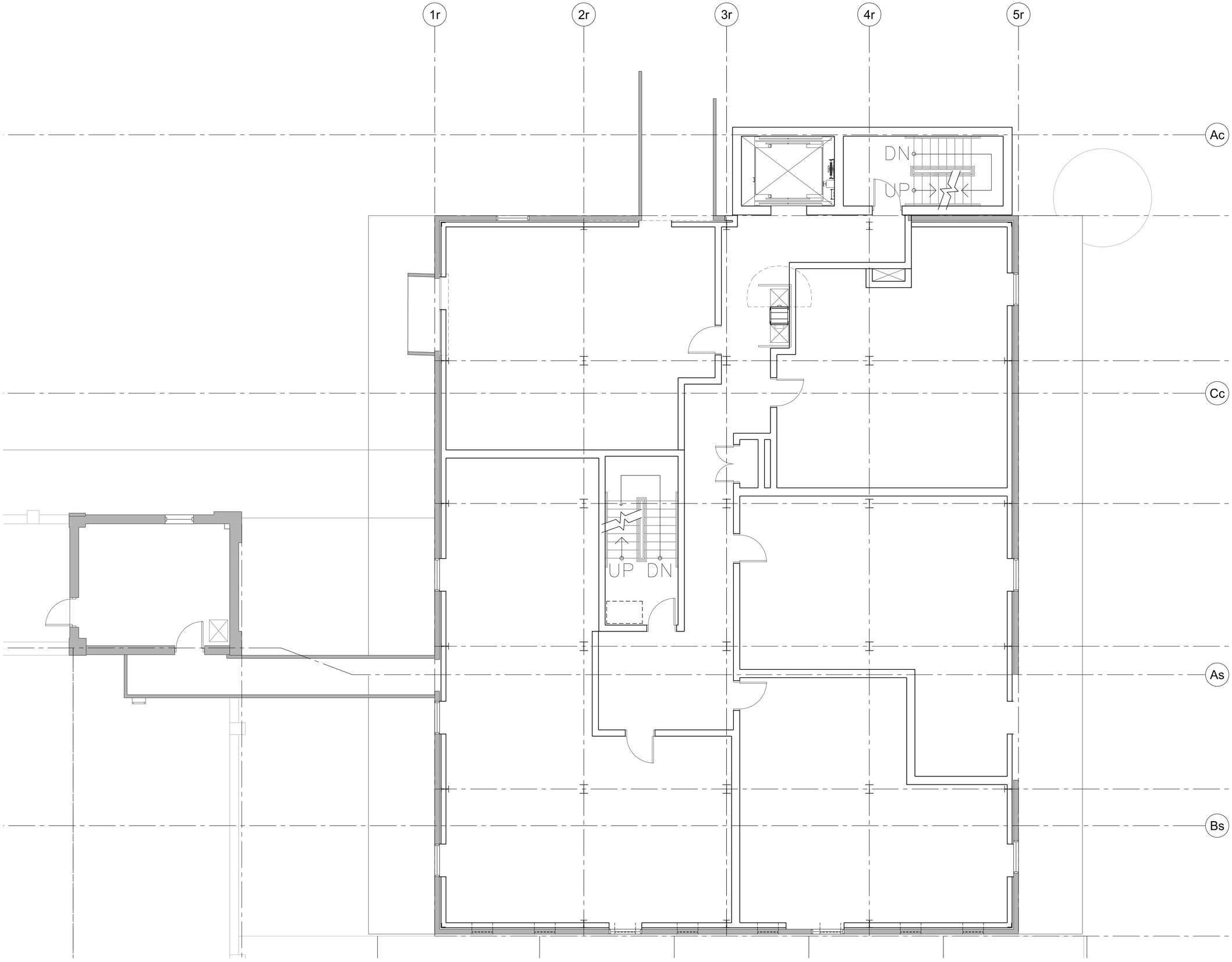

PLAN NORTH

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1 LEVEL TEN PLAN
2-A210 1/4"=1'-0"

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LEVEL TEN PLAN

2-A210

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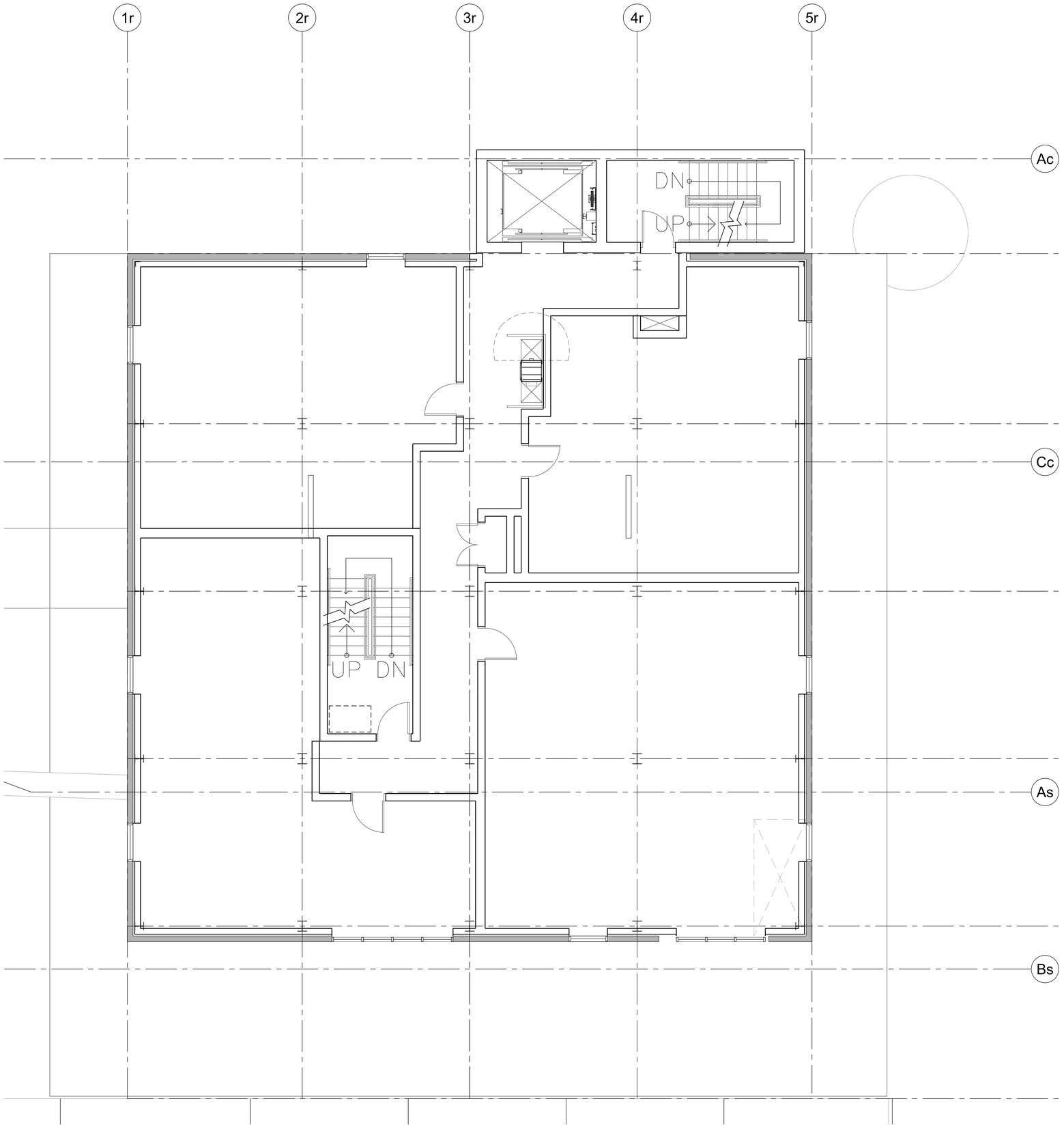

1 LEVEL TEN PLAN
2-A211 1/4"=1'-0"

PLAN NORTH

TRUE NORTH

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LEVEL ELEVEN PLAN

2-A211

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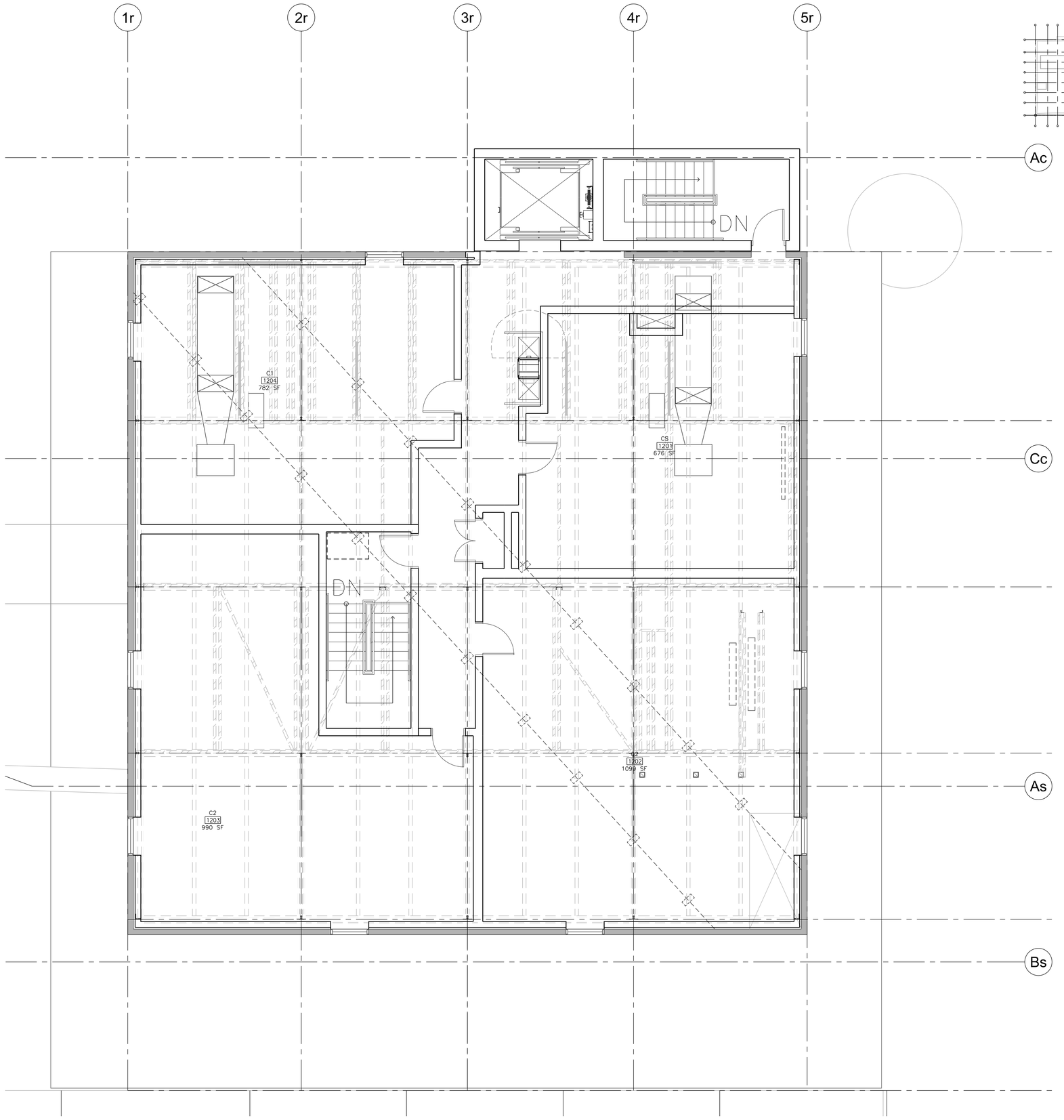

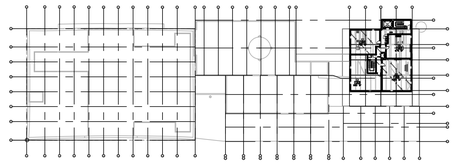

1 LEVEL TWELVE PLAN
2-A212 1/4"=1'-0"

PLAN NORTH

TRUE NORTH

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LEVEL TWELVE PLAN

2-A212

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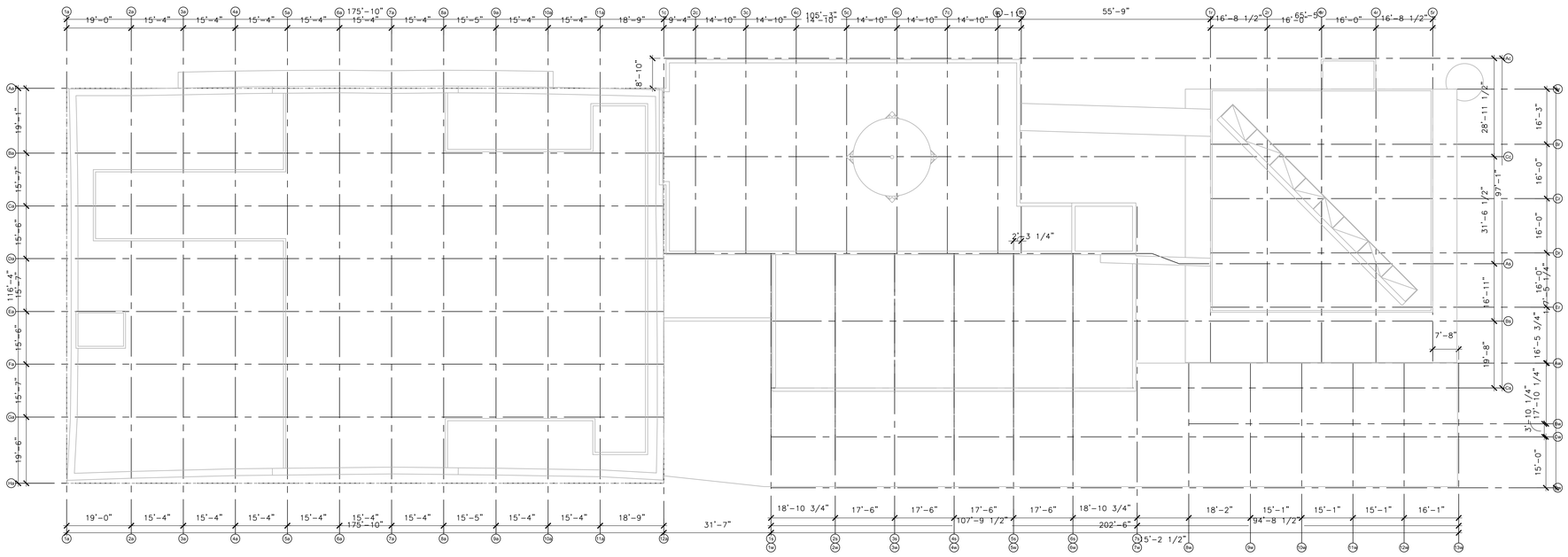

1 ROOF PLAN
2-A220 1/16"=1'-0"

PLAN NORTH

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ROOF PLAN

2-A220

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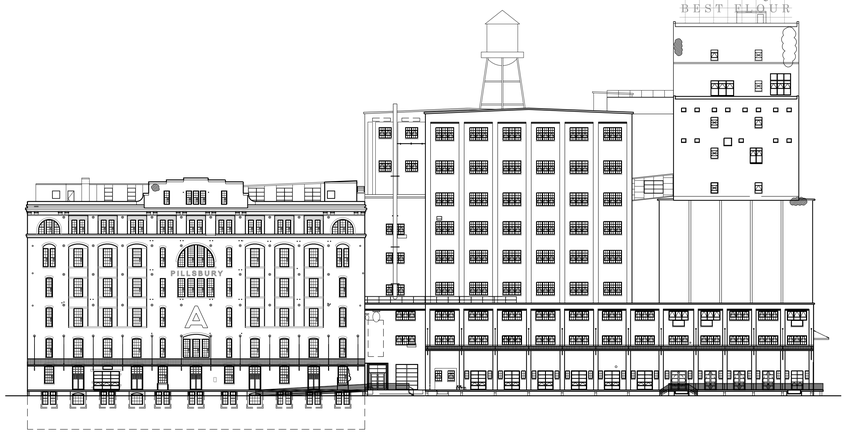
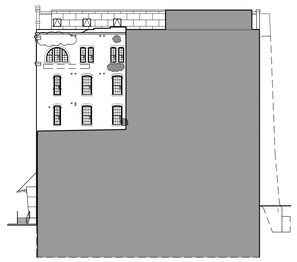


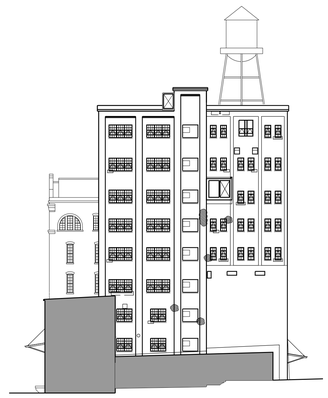
SEE 1/A500 | SEE 1/A501

1 A500A WEST EXTERIOR ELEVATION 1/32"=1'-0"



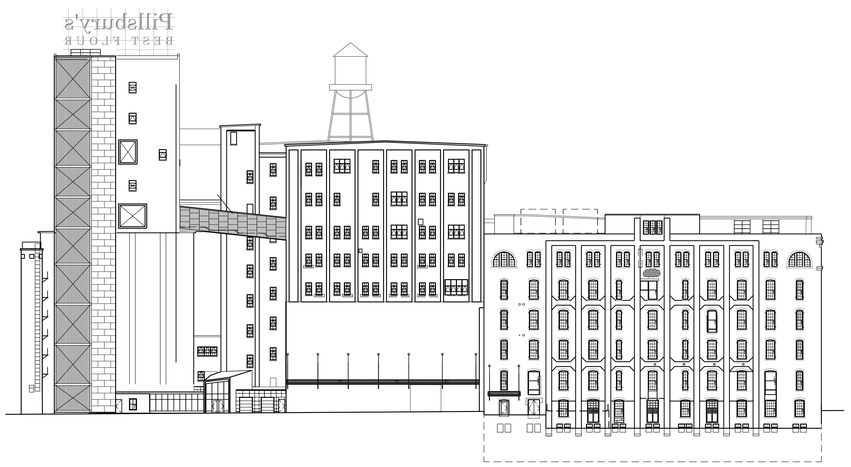
SEE 1/A510

5 A500A PARTIAL SOUTH EXTERIOR ELEVATION 1/32"=1'-0"



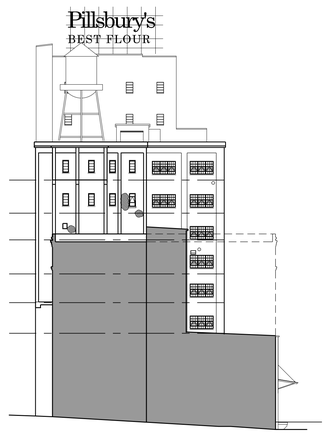
SEE 1/A509

6 A500A PARTIAL SOUTH EXTERIOR ELEVATION 1/32"=1'-0"



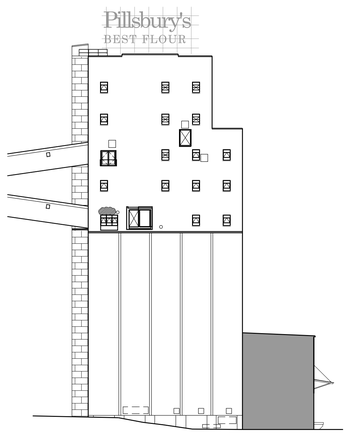
SEE 1/A504 | SEE 1/A505

2 A500A EAST EXTERIOR ELEVATION 1/32"=1'-0"



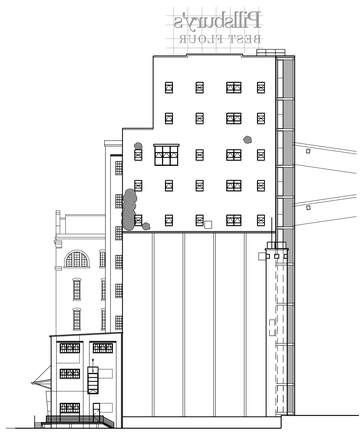
SEE 1/A508

7 A500A PARTIAL NORTH EXTERIOR ELEVATION 1/32"=1'-0"



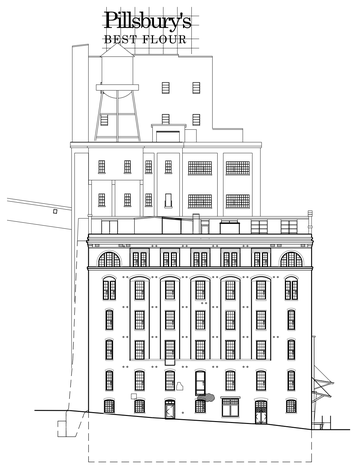
SEE 1/A511

8 A500A PARTIAL NORTH EXTERIOR ELEVATION 1/32"=1'-0"



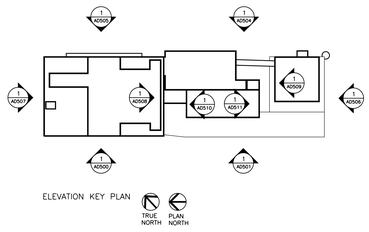
SEE 1/A506

3 A500A SOUTH EXTERIOR ELEVATION 1/32"=1'-0"



SEE 1/A507

4 A502A NORTH EXTERIOR ELEVATION 1/32"=1'-0"



ELEVATION KEY PLAN

TRUE NORTH | PLAN NORTH

OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

MATERIAL IDENTIFICATION

XX-X SEE SPECIFICATIONS FOR MATERIAL ABBREVIATIONS

EXTERIOR ELEVATION GENERAL NOTES

1. ALL WORK TO BE IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND PERTINENT PRESERVATION BRIEFS.
2. AS A DESIGNATED HISTORIC SITE, THE BUILDING IS TO BE FULLY PROTECTED FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. ALL DAMAGED AREAS AND FINISHES RESULTING FROM THIS WORK ARE TO BE RESTORED BY THE CONTRACTOR TO MATCH ORIGINAL CONSTRUCTION.
3. WHERE "MATCH" IS INDICATED ON THE DRAWINGS, THE ITEM IS TO BE DUPLICATED IN ALL RESPECTS INCLUDING, BUT NOT LIMITED TO, DIMENSION, CONSTRUCTION METHOD, MATERIAL. PROFILE, COLOR AND FINISH.
4. WHERE "REPAIR" OR "INFILL" IS INDICATED ON THE DRAWINGS, THE REPAIR OR INFILL ITEM IS TO MATCH AND BLEND WITH ADJACENT SURFACES AND FEATURES IN ALL RESPECTS.
5. EACH OPENING (DOOR, WINDOW, ETC.), NEW OR EXISTING, IS NUMBERED UNIQUELY FOR REFERENCE. OPENING NUMBER IS FOUND AT THE BOTTOM RIGHT-HAND CORNER OF THE OPENING.
6. DOOR AND WINDOW TYPES, NEW OR EXISTING, ARE NOTED ON THE ELEVATIONS USING ALPHABETICAL TYPE MARKERS. REFER TO SHEET A950 FOR DOOR AND WINDOW TYPES.
7. ENTIRE EXTERIOR OF BUILDING SHALL BE CLEANED AFTER ALL EXTERIOR RESTORATION, RE-POINTING, AND WINDOW AND DOOR REPLACEMENT.
8. CLEAN BRICK WHERE BACKFILL AND/OR CONCRETE SLABS HAVE BEEN REMOVED AND REMAINING HISTORIC BRICK IS TO BE EXPOSED TO VIEW.
9. PROVIDE 1/8" THICK KYNAR-PAINTED FORMED ALUMINUM SILL AT ALL NEW MASONRY OPENINGS WITH NEW WINDOWS. SILL SHALL HAVE A SHALLOW SLOPE AT HORIZONTAL SURFACE TURNED-DOWN TO ~1" VERTICAL FACE AT OUTSIDE EDGE. REFER TO WINDOW DETAILS REFERENCED FROM SHEET A950.
10. AT HOLES IN EXISTING BRICK WALL:
    A. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION PATCH HOLES WITH MORTAR TO MATCH EXISTING ADJACENT MORTAR.
    B. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION, BUT LESS THAN 2 SQUARE FEET, PATCH WITH BRICK OF LIKE TYPE SALVAGED FROM OTHER AREAS OF BUILDING.
    C. WHERE BRICK INFILL IS NEEDED FOR AN AREA GREATER THAN 2 SQUARE FEET, CONTRACTOR HAS OPTION OF: 1. INFILL WITH SALVAGED BRICK OR 2. INFILL WITH REPLACEMENT BRICK THAT MATCHES EXISTING. NEW BRICK SHALL MATCH SIZE, COLOR, TEXTURE, FINISH AND APPROXIMATE FLASH/COLOR VARIATION.
11. REMOVE FASTENERS WHERE SIGNAGE WAS ATTACHED AND PATCH HOLES.
12. CLEAN AND REPAIR ALL EXISTING MASONRY FOUNDATION WALLS WHERE NEW WINDOW WELLS ARE BEING ADDED OR EXISTING WINDOW WELLS ARE BEING RESTORED, PROVIDE NEW WATER PROOF MEMBRANE AND DRAINAGE TILE ALONG ENTIRE EXPOSED AREA.
13. WHERE HISTORIC MASONRY CRENILATION HAS BEEN REMOVED, IF NOT PRESENT ON SITE PATCH AND REPAIR ADJACENT MASONRY FOR WEATHER TIGHT CONDITION.

EXTERIOR ELEVATION KEYNOTES

01 REFURBISH OR REPLACE EXISTING STONE/TERRA COTTA PARAPET CAP AS REQUIRED TO RETURN TO HISTORIC CONDITION
02 NEW ROOFTOP CONNECTING WALK WAY SEE DETAIL SHEET A631
03 NEW STEEL LOADING DOCK AND CONCRETE WINDOW WELL, SEE SHEET A630
04 NEW METAL WALL/ROOF PANEL FINISH TO MATCH EXISTING ROOF PANELS AND ACCENT VENTS
05 NEW METAL WALL PANEL
05A GALVANIZED FLAT SHEET W/ EXPOSED FASTENERS
05B GALVANIZED, CORRUGATED PROFILE
05C CORTEN STEEL FLAT SHEET W/ EXPOSED FASTENERS
05D CORTEN STEEL, CORRUGATED PROFILE
06 INFILL MASONRY TO MATCH ADJACENT
07 NEW STEEL (GALV. & PAINTED) RAILINGS AND GUARDRAILS
08 REFURBISHED (IF FEASIBLE), OR REPLACE CONCRETE DOCK-NEW LIGHT WELLS AND STAIRS SEE STRUCTURAL DRAWING FOR REPLACEMENT
09 NEW CONCRETE LOADING DOCK TO MATCH EXISTING HISTORIC
10 NEW METAL CANOPY TO MATCH HISTORIC CANOPIES- CONTRACTOR SHALL VERIFY ALL HISTORIC ELEMENTS, REPLACE TO MATCH HISTORIC APPEARANCE. SEE A630
11 REFURBISHED (IF POSSIBLE), OR REPLACE HISTORIC METAL CANOPY AND TURNBUCKLES
12 NEW ALUMINUM LOUVER TO MATCH HISTORIC LOUVER
13 EXISTING ROOF EQUIPMENT REFURBISH IN PLACE
14 EXISTING ROOF STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
15 EXISTING FLOOR STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
16 EXISTING STEEL ELEMENT TO BE RETAINED. REFINISH AS REQUIRED
17 REPLACE EXISTING ILLUMINATED SIGN W/ NEW LED SIGN TO MATCH EXISTING HISTORIC APPEARANCE
18 NEW STEEL COVER PLATE FOR STRUCTURAL WALL BRACING
19 REBUILD & REPLACE W/ NEW STONE SILL TO RECREATE ORIGINAL HISTORIC CONDITION
20 REBUILD HISTORIC PILASTER W/ NEW BRICK TO MATCH HISTORIC CONDITION
21 PATCH ROOF SUPPORT POCKETS W/ NEW BRICK TO MATCH EXISTING
22 REPAIR/REPLACE EXISTING TO MATCH ADJACENT ARCH. DTLS. & FENESTRATION TO RETURN TO ORIGINAL HISTORIC CONDITION
23 EXISTING STEEL CATWALK/BRIDGE TO BE REFURBISHED & REMAIN
24 AREAS WHERE DAMAGED MASONRY/TILE WAS OBSERVED ON SITE. REPAIR/REPLACE TO MATCH EXISTING
25 INFILL EXISTING OPENING IN MASONRY WALL MATCH ADJACENT MATERIAL, WATER PROOF AS REQUIRED, SEE GENERAL NOTES
26 NEW ELEVATOR OR STAIR SHAFT, LIMIT HEIGHT TO NO MORE THAN PREVIOUS SHAFT
27 NEW BUILDING SIGN
28 EXISTING CONVEYOR ENCLOSURE. REFURBISH/REPAIR AS REQUIRED TO WEATHER TIGHT CONDITION. REFINISH OR REPLACE ALL DAMAGED WALL, FLOOR OR ROOF PANELS.
29 NEW PREFINISHED METAL CAP FLASHING TO MATCH ADJACENT FINISH
30 NEW BUILDING MOUNTED LIGHT AS SCHEDULED
31 NEW METAL COPING TO MATCH HISTORIC PROFILE
32 NEW BUILDING LIGHTING
33 REPOINT MASONRY 10%, VARIOUS LOCATIONS OVER BUILDING
34 REPAIR ROOF COPING. REPLACE ANY MISSING PIECES TO MATCH EXISTING
35 APPLY SEALANT TO PERIMETER OF OPENINGS AT EXISTING PIPE, VENT, AND BRACKET PENETRATIONS TO REMAIN, SEE DEMO ELEVATION KEYNOTE D3
36 NOT USED
37 VERIFY ANCHORAGE AT LADDER, REPAIR AS REQUIRED, APPLY NEW SEALANT AT BOLTS
38 CLEAN SURFACE, PATCH & REPAIR TO MATCH EXIST. ADJACENT, AS REQ.
39 REPLACE WINDOW SILL TO MATCH EXISTING (100%)
40 REPOINT MASONRY 100%
41 REPLACE FACE STONE TO MATCH EXISTING
42 CLEAN AND PAINT METAL, REATTACH ANY LOOSE PIECES
43 SEE STRUCTURAL DRAWINGS
44 REBUILD MASONRY PARAPET WHERE INDICATED ON DRAWINGS

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OVERALL EXTERIOR ELEVATIONS & NOTES

2-A500A

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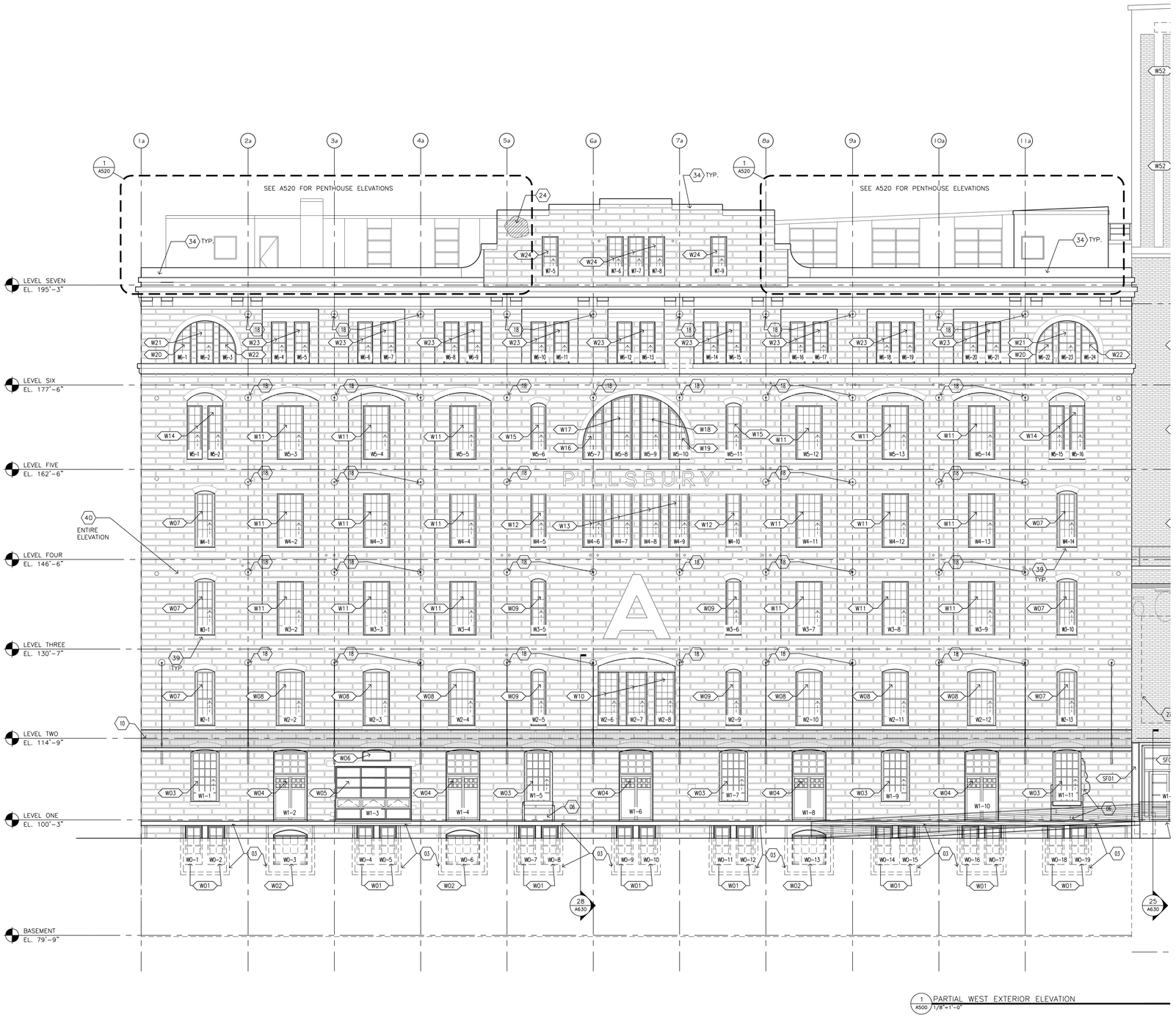

1 A500 PARTIAL WEST EXTERIOR ELEVATION
1/8"=1'-0"

OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

MATERIAL IDENTIFICATION

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9. PROVIDE 1/8" THICK KYNAR-PAINTED FORMED ALUMINUM SILL AT ALL NEW MASONRY OPENINGS WITH NEW WINDOWS. SILL SHALL HAVE A SHALLOW SLOPE AT HORIZONTAL SURFACE TURNED-DOWN TO ~1" VERTICAL FACE AT OUTSIDE EDGE. REFER TO WINDOW DETAILS REFERENCED FROM SHEET A950.
10. AT HOLES IN EXISTING BRICK WALL:
   A. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION PATCH HOLES WITH MORTAR TO MATCH EXISTING ADJACENT MORTAR.
   B. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION, BUT LESS THAN 2 SQUARE FEET, PATCH WITH BRICK OF LIKE TYPE SALVAGED FROM OTHER AREAS OF BUILDING.
   C. WHERE BRICK INFILL IS NEEDED FOR AN AREA GREATER THAN 2 SQUARE FEET, CONTRACTOR HAS OPTION OF: 1. INFILL WITH SALVAGED BRICK OR 2. INFILL WITH REPLACEMENT BRICK THAT MATCHES EXISTING. NEW BRICK SHALL MATCH SIZE, COLOR, TEXTURE, FINISH AND APPROXIMATE FLASH/COLOR VARIATION.
11. REMOVE FASTENERS WHERE SIGNAGE WAS ATTACHED AND PATCH HOLES.
12. CLEAN AND REPAIR ALL EXISTING MASONRY FOUNDATION WALLS WHERE NEW WINDOW WELLS ARE BEING ADDED OR EXISTING WINDOW WELLS ARE BEING RESTORED. PROVIDE NEW WATER PROOF MEMBRANE AND DRAINAGE TILE ALONG ENTIRE EXPOSED AREA.
13. WHERE HISTORIC MASONRY CRENILATION HAS BEEN REMOVED, IF NOT PRESENT ON SITE PATCH AND REPAIR ADJACENT MASONRY FOR WEATHER TIGHT CONDITION.

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04 NEW METAL WALL/ROOF PANEL FINISH TO MATCH EXISTING ROOF PANELS AND ACCENT VENTS
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   05a GALVANIZED FLAT SHEET W/ EXPOSED FASTENERS
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07 NEW STEEL (GALV. & PAINTED) RAILINGS AND GUARDRAILS
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18 NEW STEEL COVER PLATE FOR STRUCTURAL WALL BRACING
19 REBUILD & REPLACE W/ NEW STONE SILL TO RECREATE ORIGINAL HISTORIC CONDITION
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CHECKED BY	XXX
COMMISSION NO.	139357

EXTERIOR ELEVATIONS

2-A500

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OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

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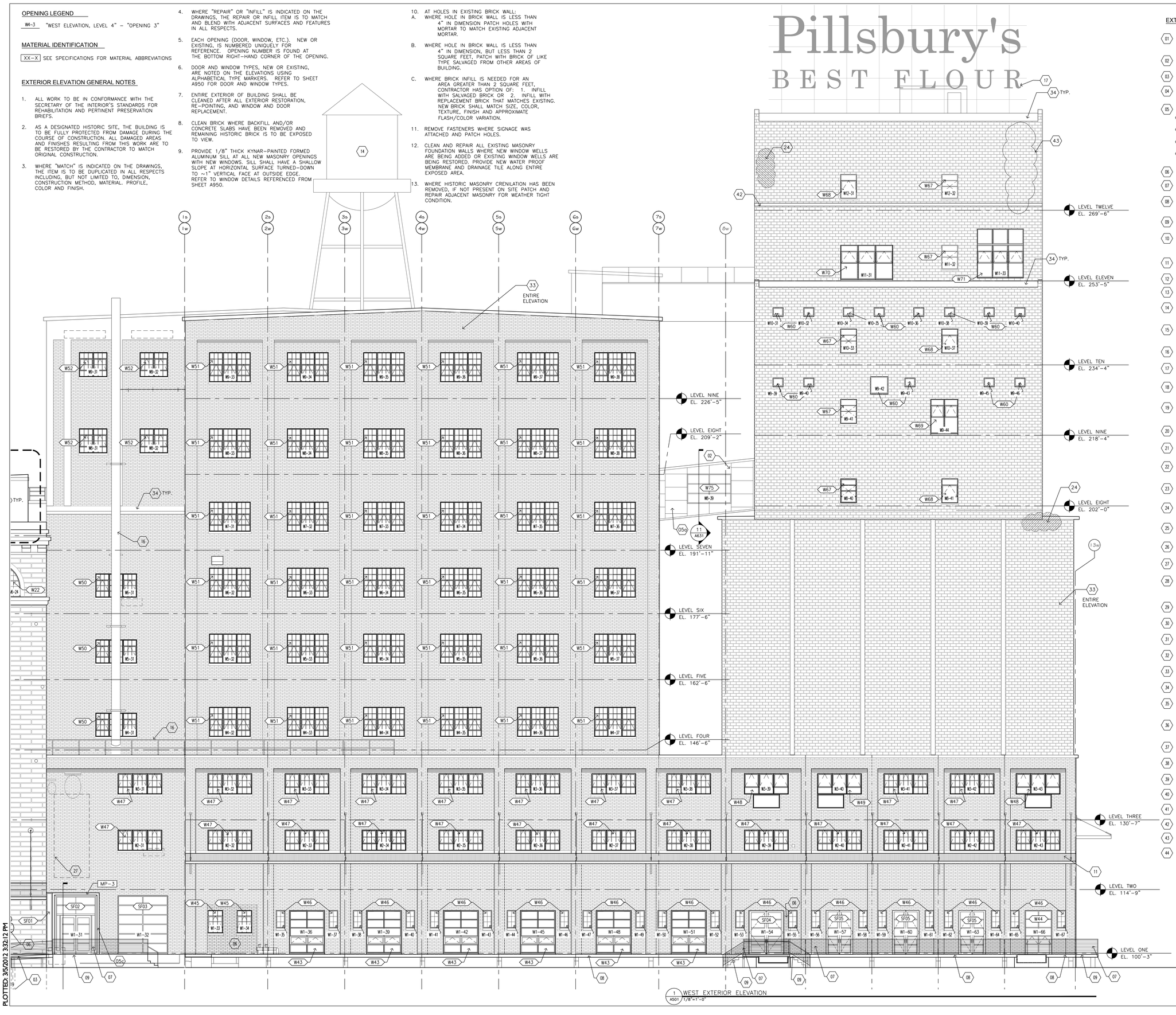

1 A501 WEST EXTERIOR ELEVATION 1/8"=1'-0"

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COMMISSION NO.	139357

EXTERIOR ELEVATIONS

2-A501

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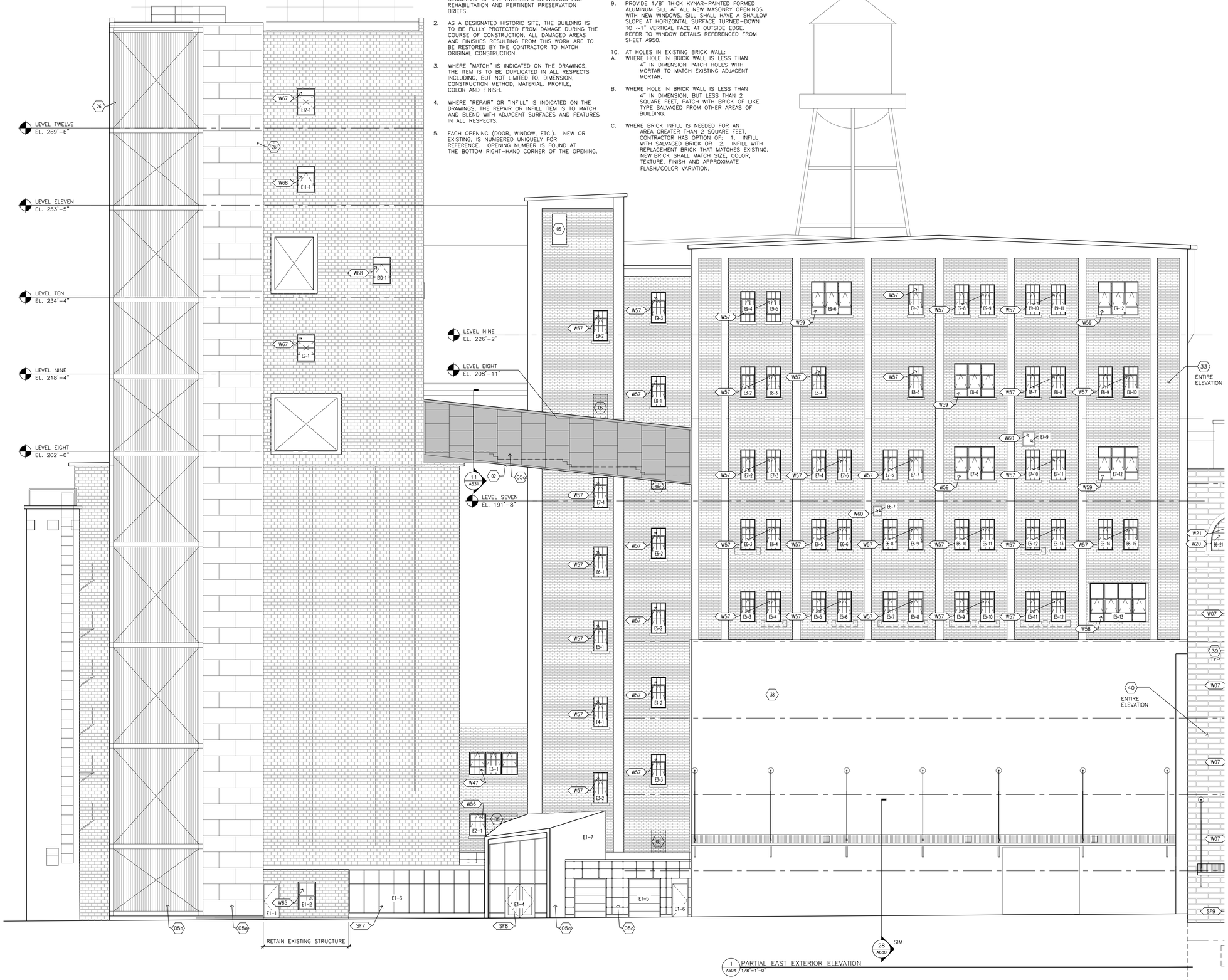
Pillsbury's
BEST FLOUR



OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" - "OPENING 3"

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1 A505 PARTIAL EAST EXTERIOR ELEVATION
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    A. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION PATCH HOLES WITH MORTAR TO MATCH EXISTING ADJACENT MORTAR.
    B. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION, BUT LESS THAN 2 SQUARE FEET, PATCH WITH BRICK OF LIKE TYPE SALVAGED FROM OTHER AREAS OF BUILDING.
    C. WHERE BRICK INFILL IS NEEDED FOR AN AREA GREATER THAN 2 SQUARE FEET, CONTRACTOR HAS OPTION OF: 1. INFILL WITH SALVAGED BRICK OR 2. INFILL WITH REPLACEMENT BRICK THAT MATCHES EXISTING. NEW BRICK SHALL MATCH SIZE, COLOR, TEXTURE, FINISH AND APPROXIMATE FLASH/COLOR VARIATION.
11. REMOVE FASTENERS WHERE SIGNAGE WAS ATTACHED AND PATCH HOLES.
12. CLEAN AND REPAIR ALL EXISTING MASONRY FOUNDATION WALLS WHERE NEW WINDOW WELLS ARE BEING ADDED OR EXISTING WINDOW WELLS ARE BEING RESTORED. PROVIDE NEW WATER PROOF MEMBRANE AND DRAINAGE TILE ALONG ENTIRE EXPOSED AREA.
13. WHERE HISTORIC MASONRY CRENILATION HAS BEEN REMOVED, IF NOT PRESENT ON SITE PATCH AND REPAIR ADJACENT MASONRY FOR WEATHER TIGHT CONDITION.

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03 NEW STEEL LOADING DOCK AND CONCRETE WINDOW WELL, SEE SHEET A630
04 NEW METAL WALL/ROOF PANEL FINISH TO MATCH EXISTING ROOF PANELS AND ACCENT VENTS
05 NEW METAL WALL PANEL
    05a GALVANIZED FLAT SHEET W/ EXPOSED FASTENERS
    05b GALVANIZED, CORRUGATED PROFILE
    05c CORTEN STEEL FLAT SHEET W/ EXPOSED FASTENERS
    05d CORTEN STEEL, CORRUGATED PROFILE
06 INFILL MASONRY TO MATCH ADJACENT
07 NEW STEEL (GALV. & PAINTED) RAILINGS AND GUARDRAILS
08 REFURBISHED (IF FEASIBLE), OR REPLACE CONCRETE DOCK-NEW LIGHT WELLS AND STAIRS SEE STRUCTURAL DRAWING FOR REPLACEMENT
09 NEW CONCRETE LOADING DOCK TO MATCH EXISTING HISTORIC
10 NEW METAL CANOPY TO MATCH HISTORIC CANOPIES- CONTRACTOR SHALL VERIFY ALL HISTORIC ELEMENTS, REPLACE TO MATCH HISTORIC APPEARANCE. SEE A630
11 REFURBISHED (IF POSSIBLE), OR REPLACE HISTORIC METAL CANOPY AND TURNBUCKLES
12 NEW ALUMINUM LOUVER TO MATCH HISTORIC LOUVER
13 EXISTING ROOF EQUIPMENT REFURBISH IN PLACE
14 EXISTING ROOF STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
15 EXISTING FLOOR STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
16 EXISTING STEEL ELEMENT TO BE RETAINED. REFINISH AS REQUIRED
17 REPLACE EXISTING ILLUMINATED SIGN W/ NEW LED SIGN TO MATCH EXISTING HISTORIC APPEARANCE
18 NEW STEEL COVER PLATE FOR STRUCTURAL WALL BRACING
19 REBUILD & REPLACE W/ NEW STONE SILL TO RECREATE ORIGINAL HISTORIC CONDITION
20 REBUILD HISTORIC PILASTER W/ NEW BRICK TO MATCH HISTORIC CONDITION
21 PATCH ROOF SUPPORT POCKETS W/ NEW BRICK TO MATCH EXISTING
22 REPAIR/REPLACE EXISTING TO MATCH ADJACENT ARCH, DTLS, & FENESTRATION TO RETURN TO ORIGINAL HISTORIC CONDITION
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24 AREAS WHERE DAMAGED MASONRY/TILE WAS OBSERVED ON SITE. REPAIR/REPLACE TO MATCH EXISTING
25 INFILL EXISTING OPENING IN MASORY WALL MATCH ADJACENT MATERIAL, WATER PROOF AS REQUIRED, SEE GENERAL NOTES
26 NEW ELEVATOR OR STAIR SHAFT, LIMIT HEIGHT TO NO MORE THAN PREVIOUS SHAFT
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31 NEW METAL COPING TO MATCH HISTORIC PROFILE
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44 REBUILD MASONRY PARAPET WHERE INDICATED ON DRAWINGS

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DD SET
2/22/12

NOT FOR CONSTRUCTION

A-Mill Artist Lofts
A-Mill

PACKAGE 2

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	02-22-12
DRAWN BY	XXX
CHECKED BY	XXX
COMMISSION NO.	139357

EXTERIOR ELEVATIONS

2-A505

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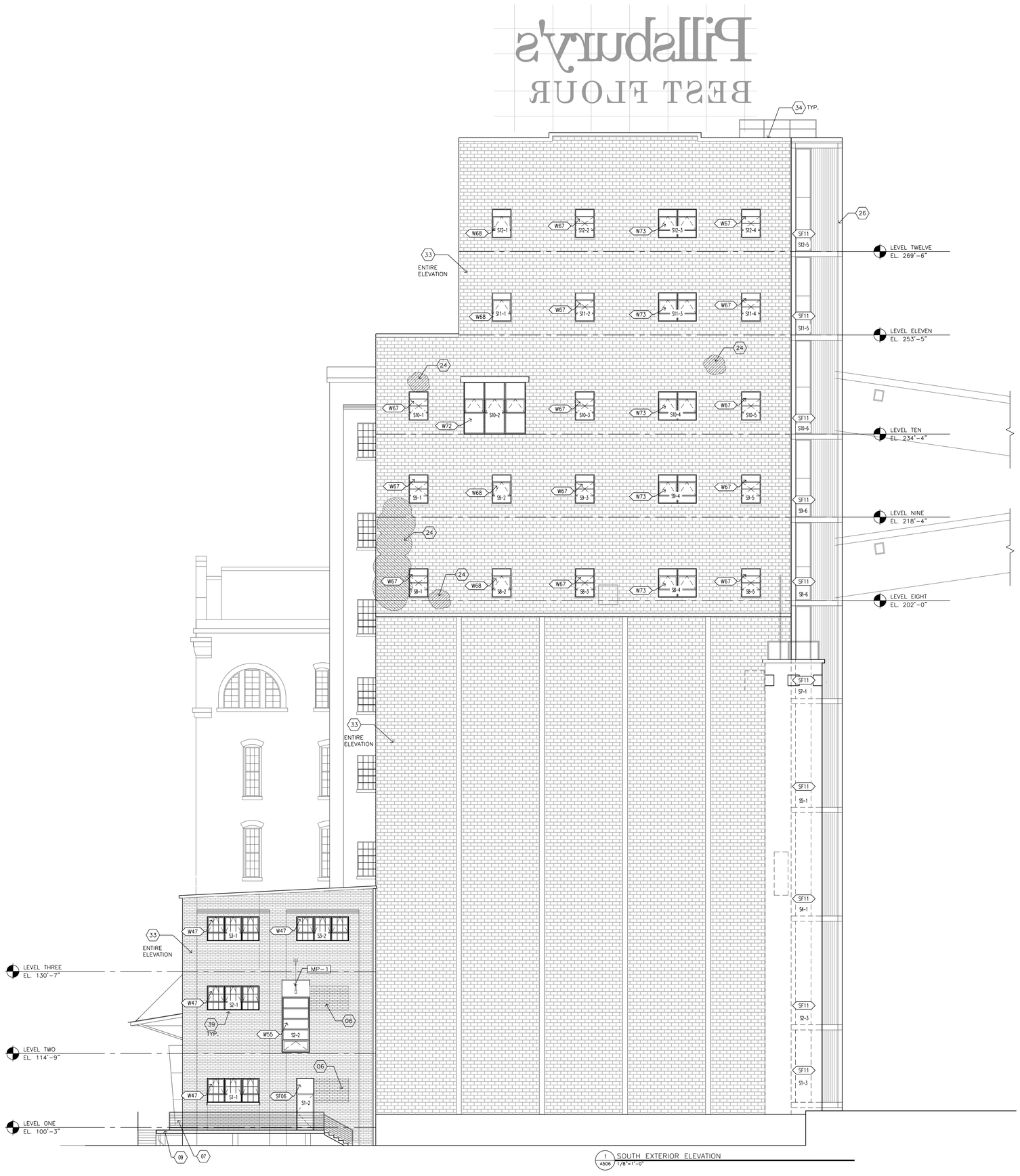

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OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

MATERIAL IDENTIFICATION

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7. ENTIRE EXTERIOR OF BUILDING SHALL BE CLEANED AFTER ALL EXTERIOR RESTORATION, RE-POINTING, AND WINDOW AND DOOR REPLACEMENT.
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DD SET
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A-Mill

PACKAGE 2

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

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License Number

REVISIONS	No.	DATE

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CHECKED BY	XXX
COMMISSION NO.	139357

EXTERIOR ELEVATIONS

2-A506

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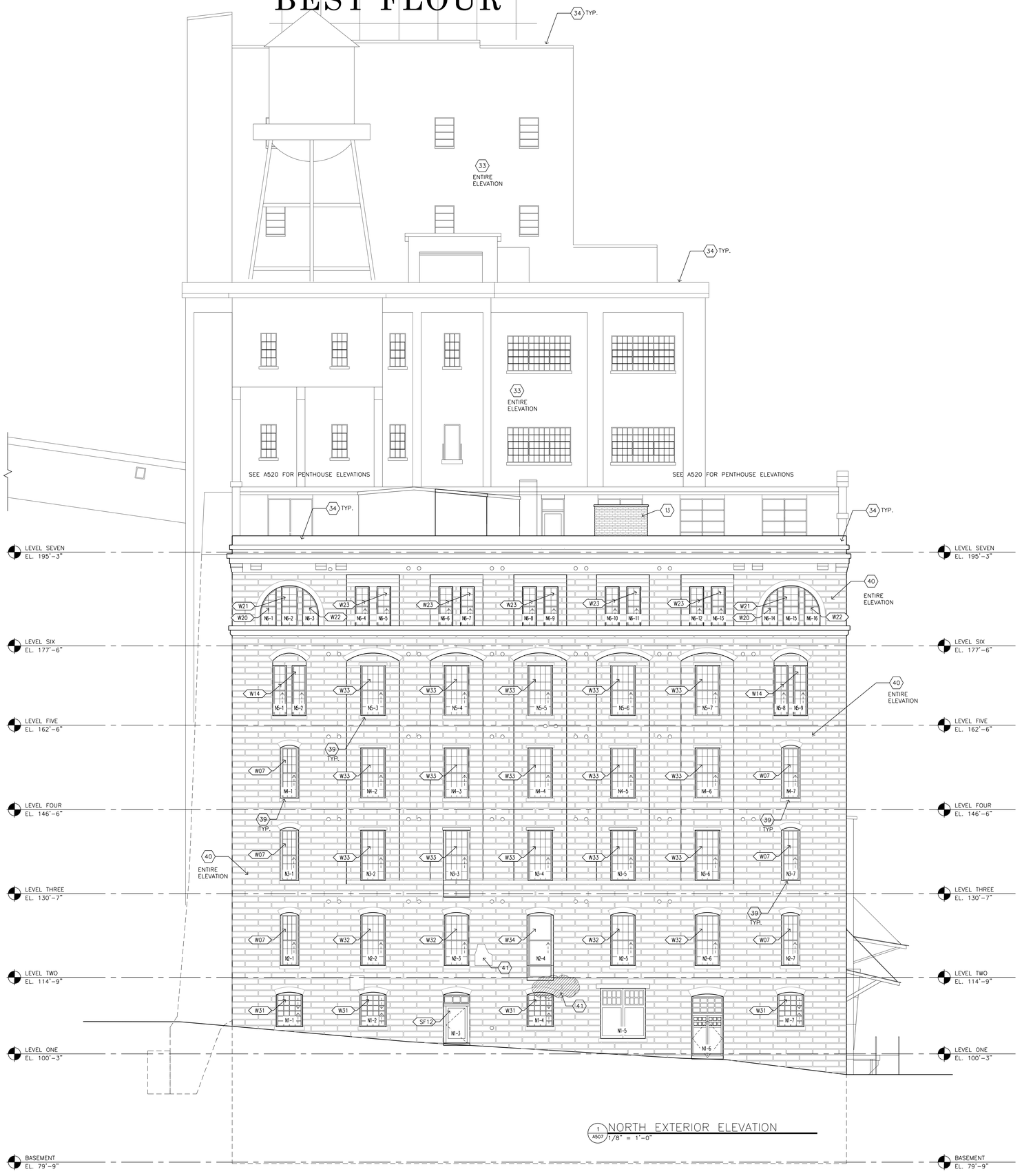
BEST FLOUR



1 A507 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

MATERIAL IDENTIFICATION

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PACKAGE
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EXTERIOR ELEVATIONS

2-A507

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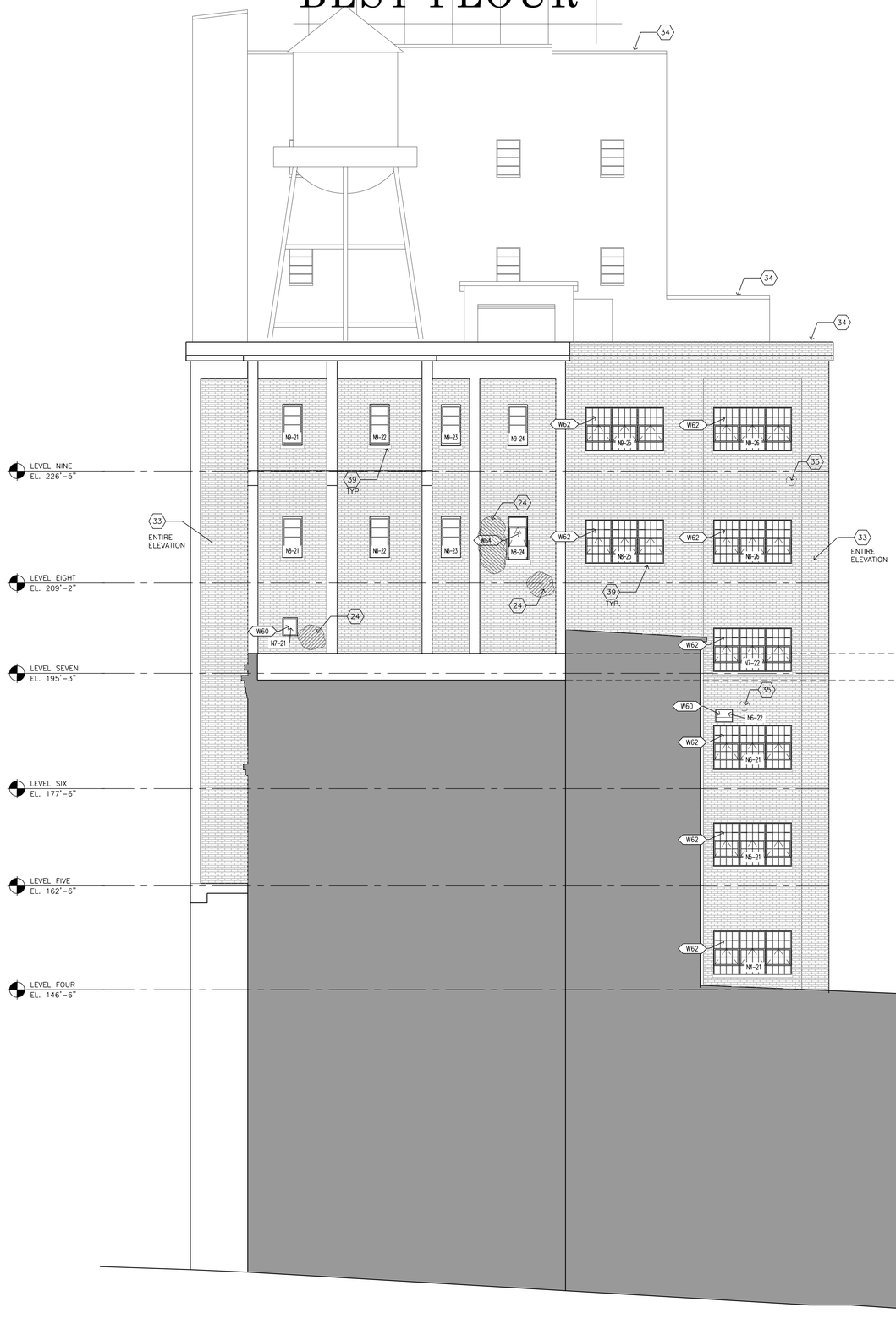
Pillsbury's
BEST FLOUR



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8. CLEAN BRICK WHERE BACKFILL AND/OR CONCRETE SLABS HAVE BEEN REMOVED AND REMAINING HISTORIC BRICK IS TO BE EXPOSED TO VIEW.
9. PROVIDE 1/8" THICK KYNAR-PAINTED FORMED ALUMINUM SILL AT ALL NEW MASONRY OPENINGS WITH NEW WINDOWS. SILL SHALL HAVE A SHALLOW SLOPE AT HORIZONTAL SURFACE TURNED-DOWN TO ~1" VERTICAL FACE AT OUTSIDE EDGE. REFER TO WINDOW DETAILS REFERENCED FROM SHEET A950.
10. AT HOLES IN EXISTING BRICK WALL:
    A. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION PATCH HOLES WITH MORTAR TO MATCH EXISTING ADJACENT MORTAR.
    B. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION, BUT LESS THAN 2 SQUARE FEET, PATCH WITH BRICK OF LIKE TYPE SALVAGED FROM OTHER AREAS OF BUILDING.
    C. WHERE BRICK INFILL IS NEEDED FOR AN AREA GREATER THAN 2 SQUARE FEET, CONTRACTOR HAS OPTION OF: 1. INFILL WITH SALVAGED BRICK OR 2. INFILL WITH REPLACEMENT BRICK THAT MATCHES EXISTING. NEW BRICK SHALL MATCH SIZE, COLOR, TEXTURE, FINISH AND APPROXIMATE FLASH/COLOR VARIATION.
11. REMOVE FASTENERS WHERE SIGNAGE WAS ATTACHED AND PATCH HOLES.
12. CLEAN AND REPAIR ALL EXISTING MASONRY FOUNDATION WALLS WHERE NEW WINDOW WELLS ARE BEING ADDED OR EXISTING WINDOW WELLS ARE BEING RESTORED. PROVIDE NEW WATER PROOF MEMBRANE AND DRAINAGE TILE ALONG ENTIRE EXPOSED AREA.
13. WHERE HISTORIC MASONRY CRENILATION HAS BEEN REMOVED, IF NOT PRESENT ON SITE PATCH AND REPAIR ADJACENT MASONRY FOR WEATHER TIGHT CONDITION.

EXTERIOR ELEVATION KEYNOTES

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03 NEW STEEL LOADING DOCK AND CONCRETE WINDOW WELL, SEE SHEET A630
04 NEW METAL WALL/ROOF PANEL FINISH TO MATCH EXISTING ROOF PANELS AND ACCENT VENTS
05 NEW METAL WALL PANEL
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    05c CORTEN STEEL FLAT SHEET W/ EXPOSED FASTENERS
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06 INFILL MASONRY TO MATCH ADJACENT
07 NEW STEEL (GALV. & PAINTED) RAILINGS AND GUARDRAILS
08 REFURBISHED (IF FEASIBLE), OR REPLACE CONCRETE DOCK-NEW LIGHT WELLS AND STAIRS SEE STRUCTURAL DRAWING FOR REPLACEMENT
09 NEW CONCRETE LOADING DOCK TO MATCH EXISTING HISTORIC
10 NEW METAL CANOPY TO MATCH HISTORIC CANOPIES– CONTRACTOR SHALL VERIFY ALL HISTORIC ELEMENTS, REPLACE TO MATCH HISTORIC APPEARANCE. SEE A630
11 REFURBISHED (IF POSSIBLE), OR REPLACE HISTORIC METAL CANOPY AND TURNBUCKLES
12 NEW ALUMINUM LOUVER TO MATCH HISTORIC LOUVER
13 EXISTING ROOF EQUIPMENT REFURBISH IN PLACE
14 EXISTING ROOF STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
15 EXISTING FLOOR STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
16 EXISTING STEEL ELEMENT TO BE RETAINED. REFINISH AS REQUIRED
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18 NEW STEEL COVER PLATE FOR STRUCTURAL WALL BRACING
19 REBUILD & REPLACE W/ NEW STONE SILL TO RECREATE ORIGINAL HISTORIC CONDITION
20 REBUILD HISTORIC PILASTER W/ NEW BRICK TO MATCH HISTORIC CONDITION
21 PATCH ROOF SUPPORT POCKETS W/ NEW BRICK TO MATCH EXISTING
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33 REPOINT MASONRY 10%, VARIOUS LOCATIONS OVER BUILDING
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35 APPLY SEALANT TO PERIMETER OF OPENINGS AT EXISTING PIPE, VENT, AND BRACKET PENETRATIONS TO REMAIN, SEE DEMO ELEVATION KEYNOTE D3
36 NOT USED
37 VERIFY ANCHORAGE AT LADDER, REPAIR AS REQUIRED, APPLY NEW SEALANT AT BOLTS
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A-Mill

PACKAGE
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CERTIFICATION

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[PRINTED ARCHITECT'S NAME] Date

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License Number

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CHECKED BY	XXX
COMMISSION NO.	139357

EXTERIOR ELEVATIONS

2-A508

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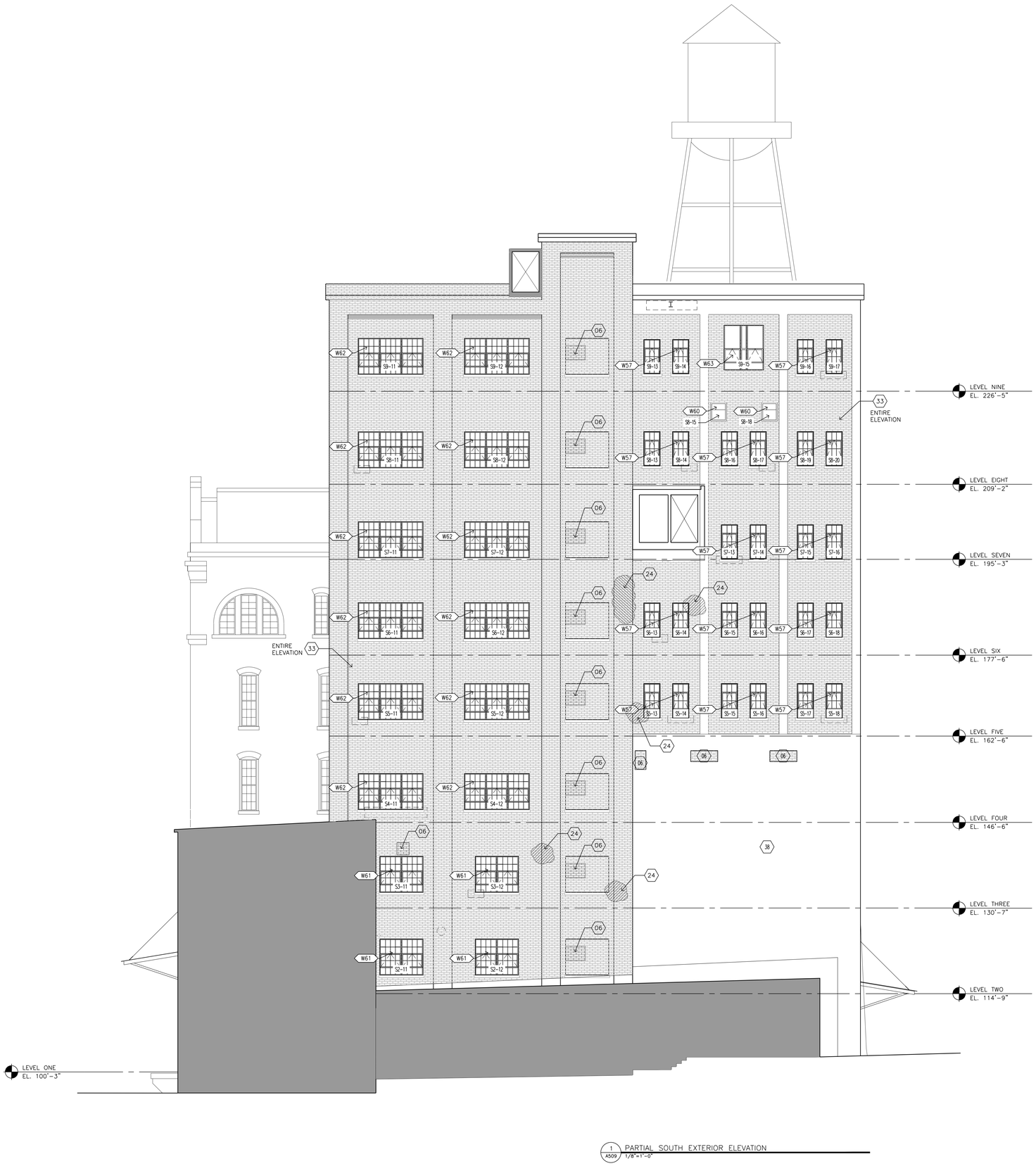

1 A509 PARTIAL SOUTH EXTERIOR ELEVATION
1/8"=1'-0"

OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

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37 VERIFY ANCHORAGE AT LADDER, REPAIR AS REQUIRED, APPLY NEW SEALANT AT BOLTS
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DD SET
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A-Mill Artist Lofts
A-Mill

PACKAGE 2

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

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License Number

REVISIONS	No.	DATE

DATE	02-22-12
DRAWN BY	XXX
CHECKED BY	XXX
COMMISSION NO.	139357

EXTERIOR ELEVATIONS

2-A509

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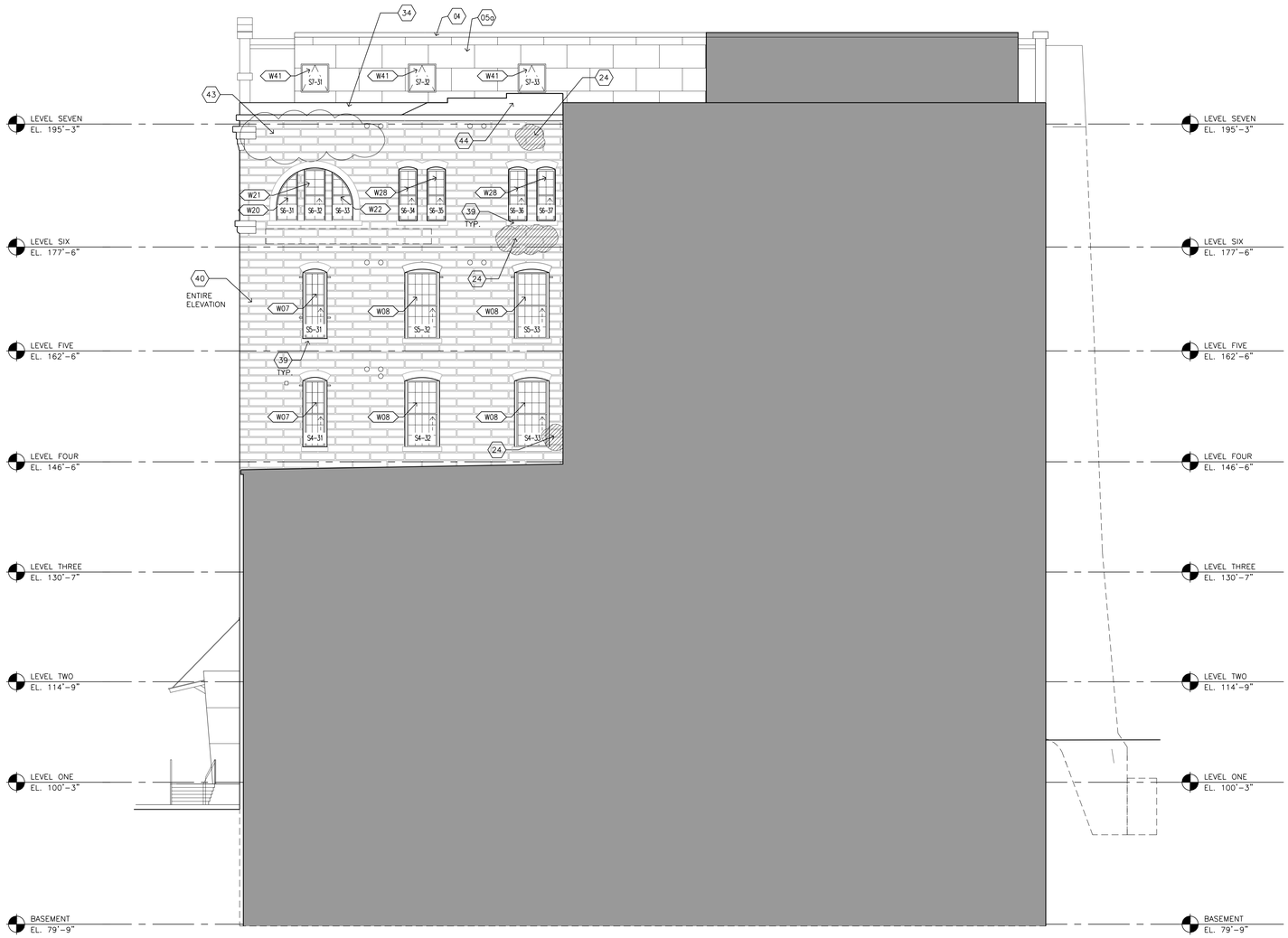

1 / A510 PARTIAL SOUTH EXTERIOR ELEVATION
1/8"=1'-0"

OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

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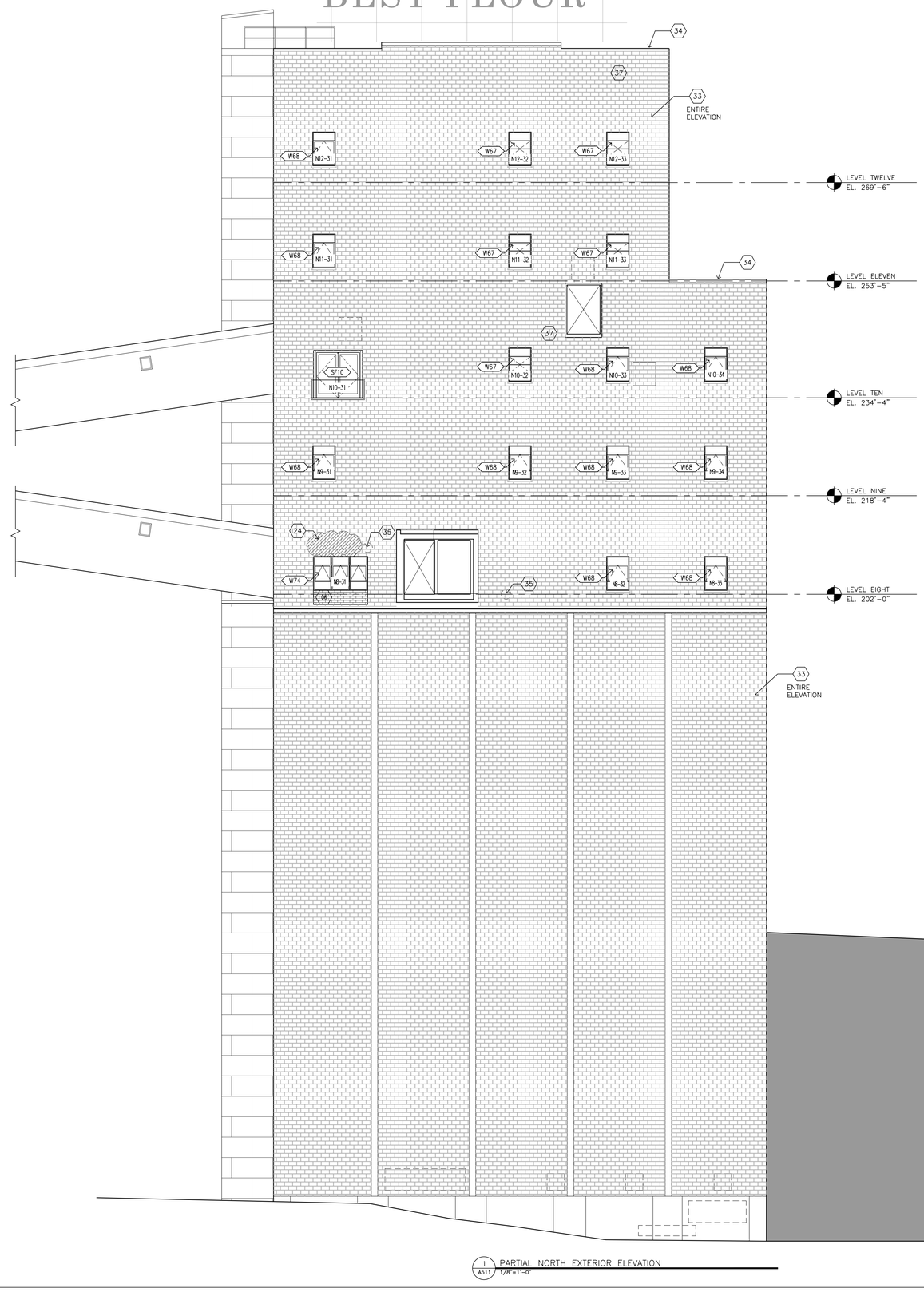

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5. EACH OPENING (DOOR, WINDOW, ETC.). NEW OR EXISTING, IS NUMBERED UNIQUELY FOR REFERENCE. OPENING NUMBER IS FOUND AT THE BOTTOM RIGHT-HAND CORNER OF THE OPENING.
6. DOOR AND WINDOW TYPES, NEW OR EXISTING, ARE NOTED ON THE ELEVATIONS USING ALPHABETICAL TYPE MARKERS. REFER TO SHEET A950 FOR DOOR AND WINDOW TYPES.
7. ENTIRE EXTERIOR OF BUILDING SHALL BE CLEANED AFTER ALL EXTERIOR RESTORATION, RE-POINTING, AND WINDOW AND DOOR REPLACEMENT.
8. CLEAN BRICK WHERE BACKFILL AND/OR CONCRETE SLABS HAVE BEEN REMOVED AND REMAINING HISTORIC BRICK IS TO BE EXPOSED TO VIEW.
9. PROVIDE 1/8" THICK KYNAR-PAINTED FORMED ALUMINUM SILL AT ALL NEW MASONRY OPENINGS WITH NEW WINDOWS. SILL SHALL HAVE A SHALLOW SLOPE AT HORIZONTAL SURFACE TURNED-DOWN TO ~1" VERTICAL FACE AT OUTSIDE EDGE. REFER TO WINDOW DETAILS REFERENCED FROM SHEET A950.
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    B. WHERE HOLE IN BRICK WALL IS LESS THAN 4" IN DIMENSION, BUT LESS THAN 2 SQUARE FEET, PATCH WITH BRICK OF LIKE TYPE SALVAGED FROM OTHER AREAS OF BUILDING.
    C. WHERE BRICK INFILL IS NEEDED FOR AN AREA GREATER THAN 2 SQUARE FEET, CONTRACTOR HAS OPTION OF: 1. INFILL WITH SALVAGED BRICK OR 2. INFILL WITH REPLACEMENT BRICK THAT MATCHES EXISTING. NEW BRICK SHALL MATCH SIZE, COLOR, TEXTURE, FINISH AND APPROXIMATE FLASH/COLOR VARIATION.
11. REMOVE FASTENERS WHERE SIGNAGE WAS ATTACHED AND PATCH HOLES.
12. CLEAN AND REPAIR ALL EXISTING MASONRY FOUNDATION WALLS WHERE NEW WINDOW WELLS ARE BEING ADDED OR EXISTING WINDOW WELLS ARE BEING RESTORED. PROVIDE NEW WATER PROOF MEMBRANE AND DRAINAGE TILE ALONG ENTIRE EXPOSED AREA.
13. WHERE HISTORIC MASONRY CRENILATION HAS BEEN REMOVED, IF NOT PRESENT ON SITE PATCH AND REPAIR ADJACENT MASONRY FOR WEATHER TIGHT CONDITION.

EXTERIOR ELEVATION KEYNOTES

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03 NEW STEEL LOADING DOCK AND CONCRETE WINDOW WELL, SEE SHEET A630
04 NEW METAL WALL/ROOF PANEL FINISH TO MATCH EXISTING ROOF PANELS AND ACCENT VENTS
05 NEW METAL WALL PANEL
    05a GALVANIZED FLAT SHEET W/ EXPOSED FASTENERS
    05b GALVANIZED, CORRUGATED PROFILE
    05c CORTEN STEEL FLAT SHEET W/ EXPOSED FASTENERS
    05d CORTEN STEEL, CORRUGATED PROFILE
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12 NEW ALUMINUM LOUVER TO MATCH HISTORIC LOUVER
13 EXISTING ROOF EQUIPMENT REFURBISH IN PLACE
14 EXISTING ROOF STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
15 EXISTING FLOOR STRUCTURE TO BE RETAINED IN PART. REBUILD ANY DAMAGED TO A LIKE NEW CONDITION
16 EXISTING STEEL ELEMENT TO BE RETAINED. REFINISH AS REQUIRED
17 REPLACE EXISTING ILLUMINATED SIGN W/ NEW LED SIGN TO MATCH EXISTING HISTORIC APPEARANCE
18 NEW STEEL COVER PLATE FOR STRUCTURAL WALL BRACING
19 REBUILD & REPLACE W/ NEW STONE SILL TO RECREATE ORIGINAL HISTORIC CONDITION
20 REBUILD HISTORIC PILASTER W/ NEW BRICK TO MATCH HISTORIC CONDITION
21 PATCH ROOF SUPPORT POCKETS W/ NEW BRICK TO MATCH EXISTING
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24 AREAS WHERE DAMAGED MASONRY/TILE WAS OBSERVED ON SITE. REPAIR/REPLACE TO MATCH EXISTING
25 INFILL EXISTING OPENING IN MASORY WALL MATCH ADJACENT MATERIAL, WATER PROOF AS REQUIRED, SEE GENERAL NOTES
26 NEW ELEVATOR OR STAIR SHAFT, LIMIT HEIGHT TO NO MORE THAN PREVIOUS SHAFT
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36 NOT USED
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COMMISSION NO.	139357

EXTERIOR ELEVATIONS

2-A511

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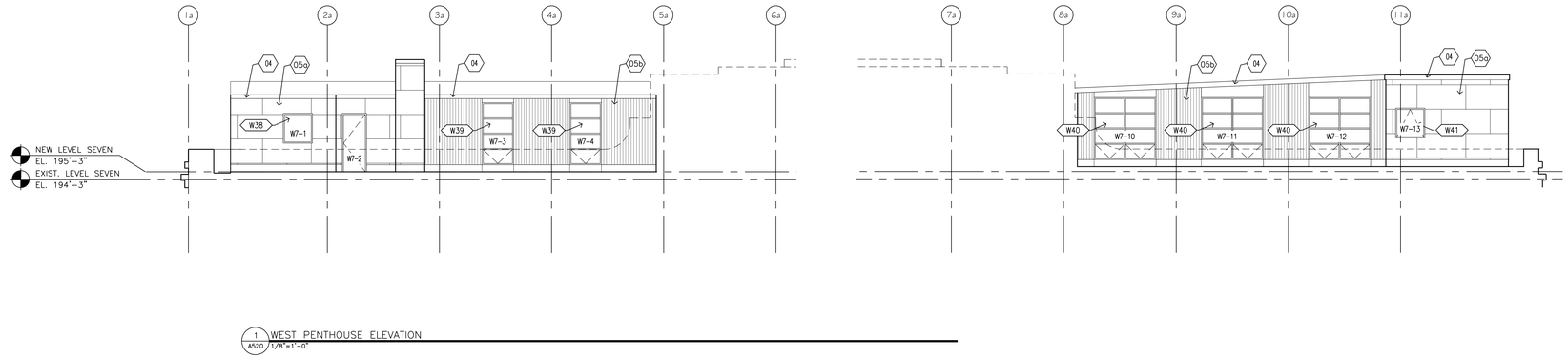
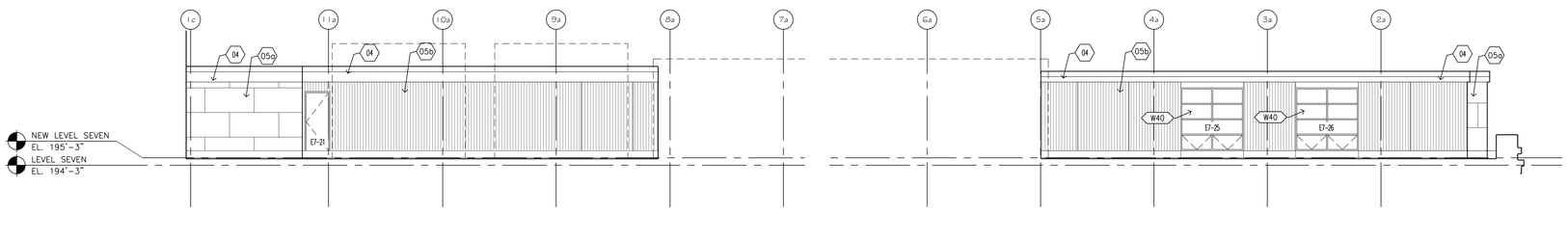
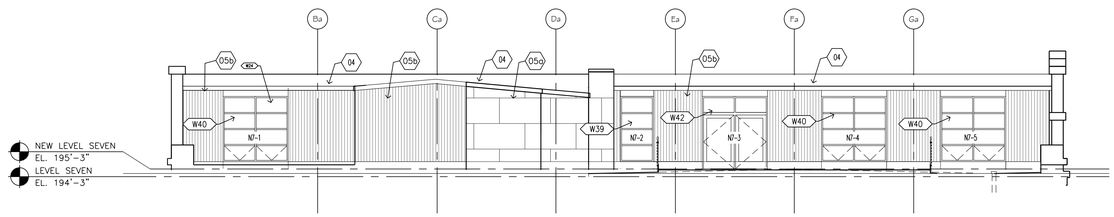


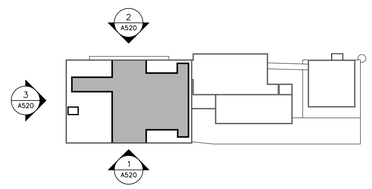
1 A520 WEST PENTHOUSE ELEVATION 1/8"=1'-0"



2 A520 EAST PENTHOUSE ELEVATION 1/4"=1'-0"



3 A520 NORTH PENTHOUSE ELEVATION 1/4"=1'-0"



ELEVATION KEY PLAN

TRUE NORTH PLAN NORTH

OPENING LEGEND

W4-3 "WEST ELEVATION, LEVEL 4" – "OPENING 3"

MATERIAL IDENTIFICATION

XX–X SEE SPECIFICATIONS FOR MATERIAL ABBREVIATIONS

EXTERIOR ELEVATION GENERAL NOTES

1. ALL WORK TO BE IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND PERTINENT PRESERVATION BRIEFS.
2. AS A DESIGNATED HISTORIC SITE, THE BUILDING IS TO BE FULLY PROTECTED FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. ALL DAMAGED AREAS AND FINISHES RESULTING FROM THIS WORK ARE TO BE RESTORED BY THE CONTRACTOR TO MATCH ORIGINAL CONSTRUCTION.
3. WHERE "MATCH" IS INDICATED ON THE DRAWINGS, THE ITEM IS TO BE DUPLICATED IN ALL RESPECTS INCLUDING, BUT NOT LIMITED TO, DIMENSION, CONSTRUCTION METHOD, MATERIAL. PROFILE, COLOR AND FINISH.
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CERTIFICATION

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[PRINTED ARCHITECT'S NAME] Date

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EXTERIOR PENTHOUSE ELEVATIONS

2-A520

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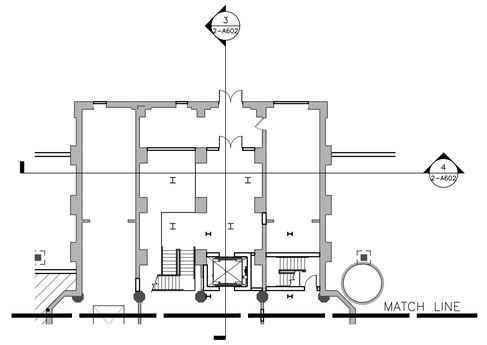
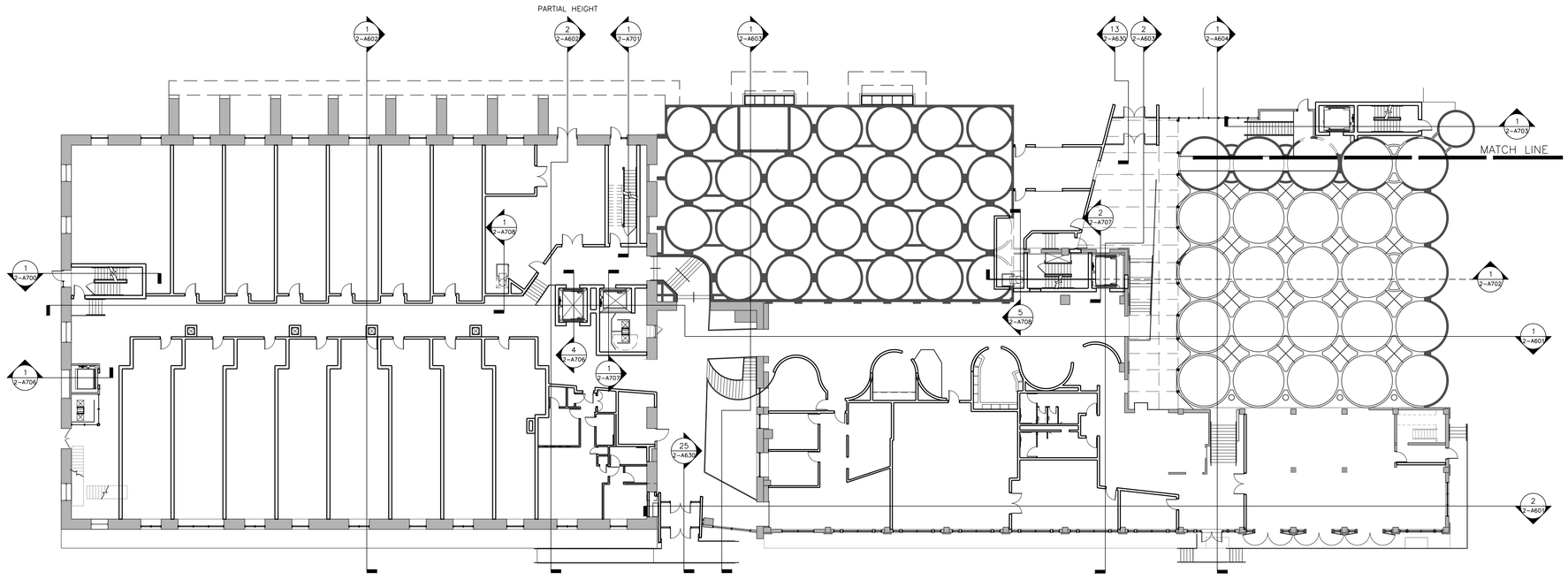


3 A600 BASEMENT MEZZANINE LEVEL
1/16" = 1'-0"

TRUE NORTH

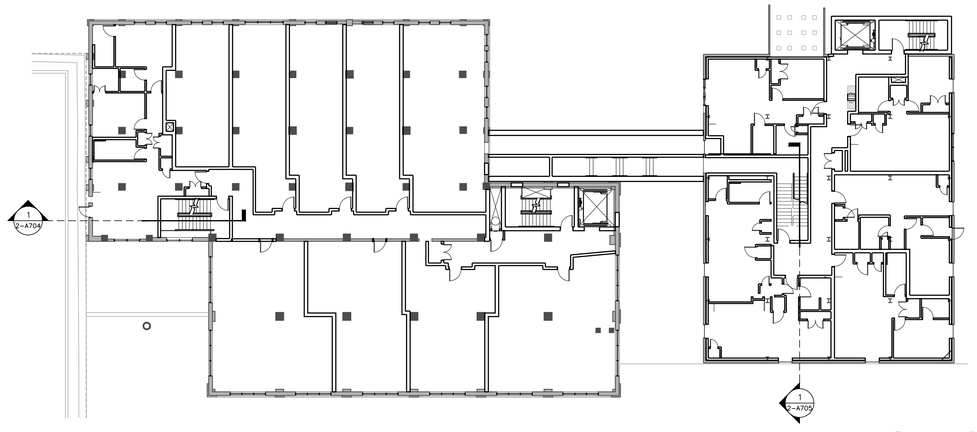
PLAN NORTH



2 A600 SECTION REFERENCE CUTS
1/16" = 1'-0"

TRUE NORTH

PLAN NORTH



1 A600 SECTION REFERENCE CUTS @ EIGHTH FLOOR
1/16" = 1'-0"

TRUE NORTH

PLAN NORTH

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SECTION REFERENCE CUTS

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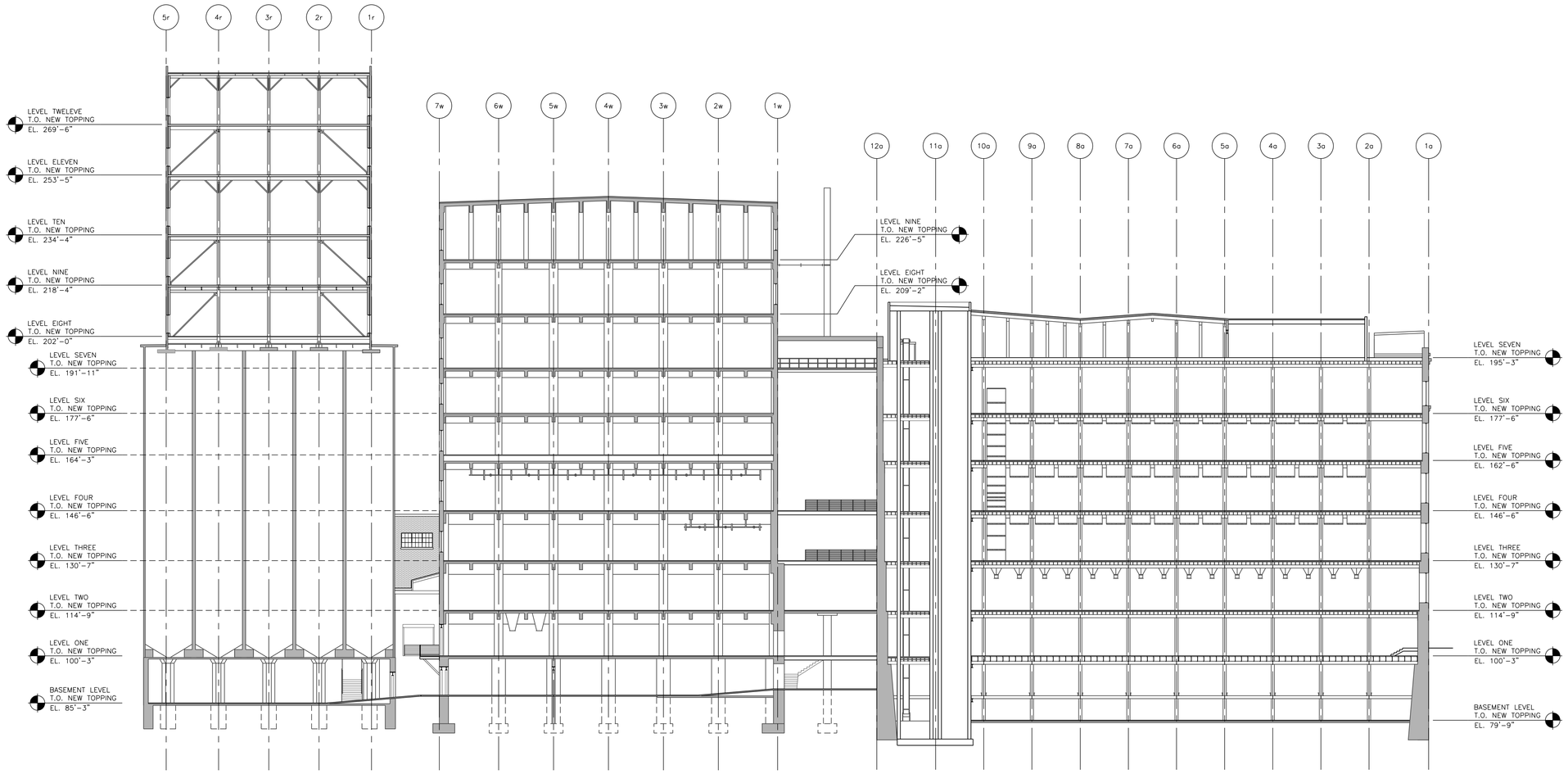
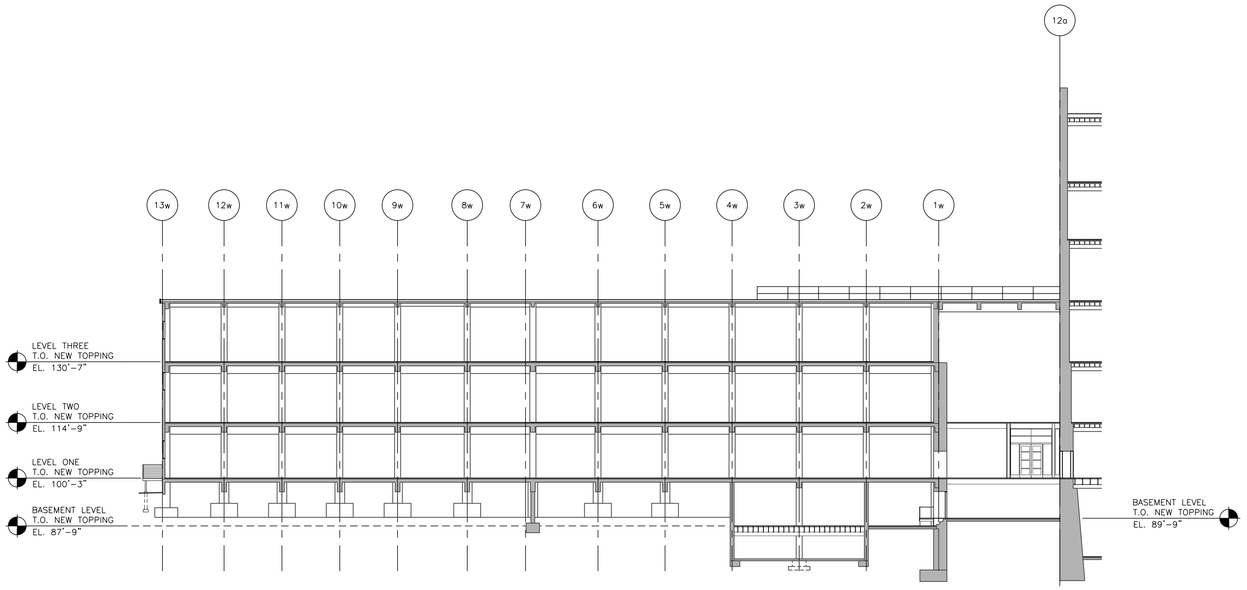


1 A601 BUILDING SECTION @ A-MILL, SOUTH MILL, RED TILE
1/16" = 1'-0"



2 A601 BUILDING SECTION @ SOUTH MILL
1/16" = 1'-0"

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BUILDING SECTION

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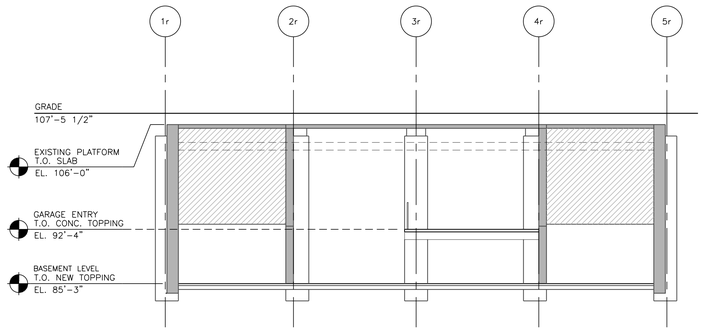
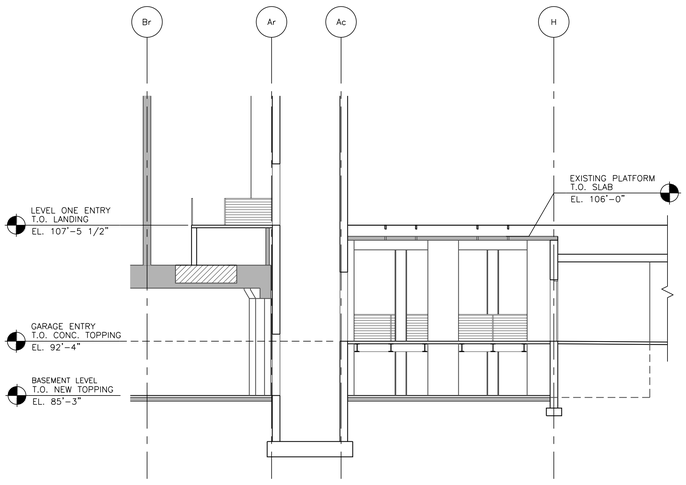


4 A602 BUILDING SECTION @ RED TILE
1/8" = 1'-0"



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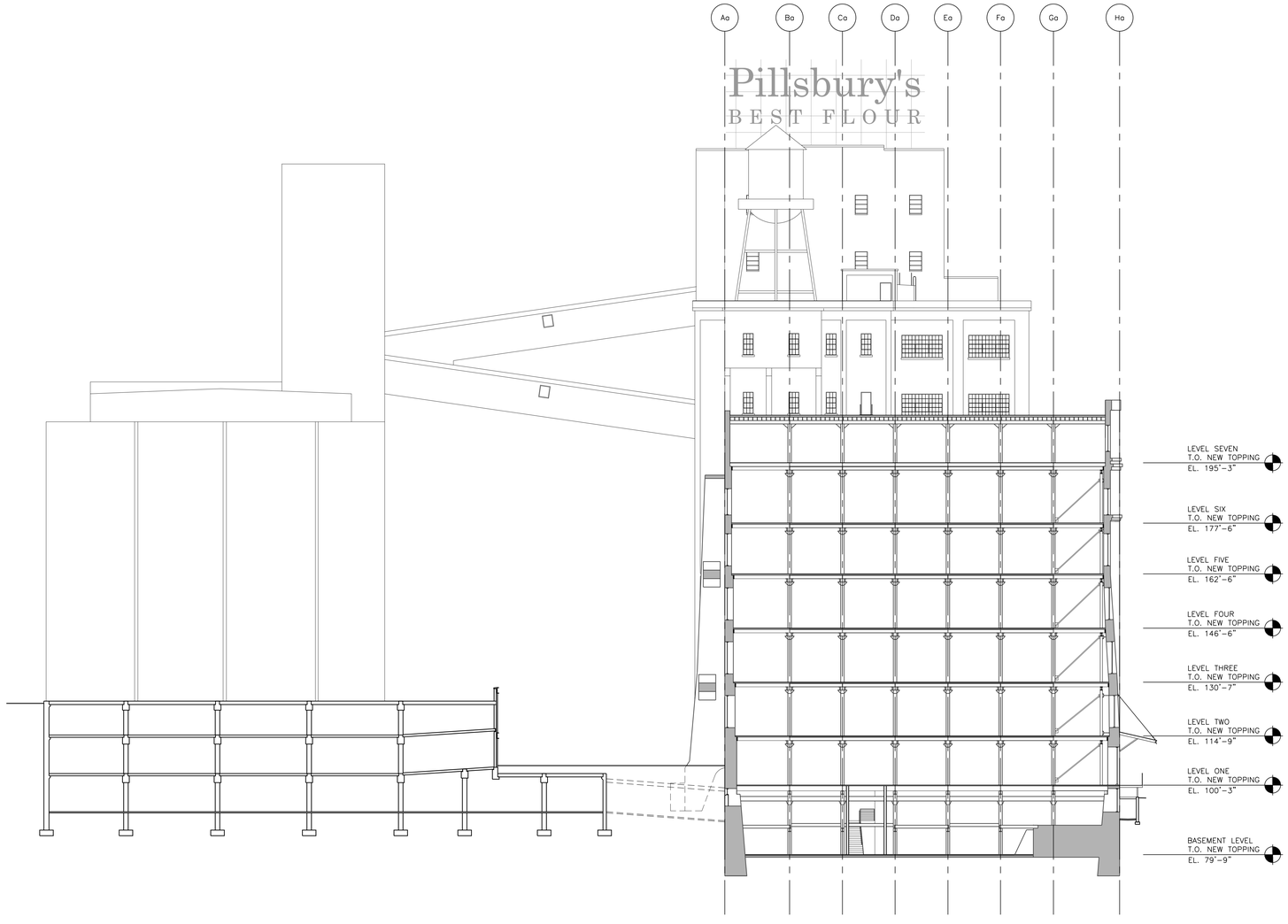
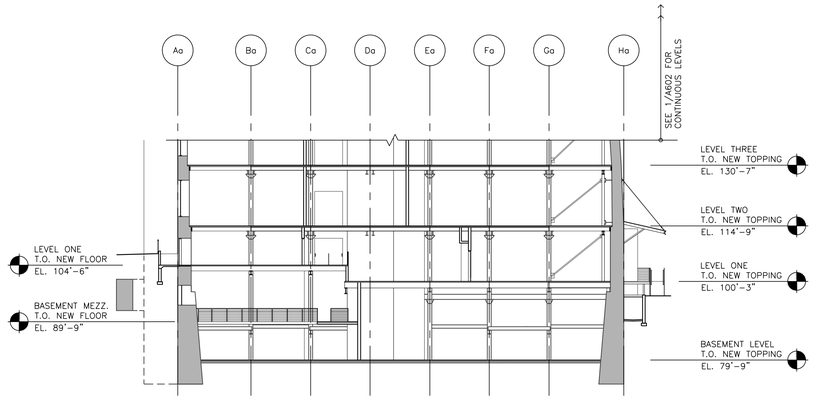


1 A602 BUILDING SECTION @ A-MILL
1/16" = 1'-0"



2 A602 PARTIAL BUILDING SECTION @ A-MILL
1/16" = 1'-0"

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BUILDING SECTIONS

2-A602

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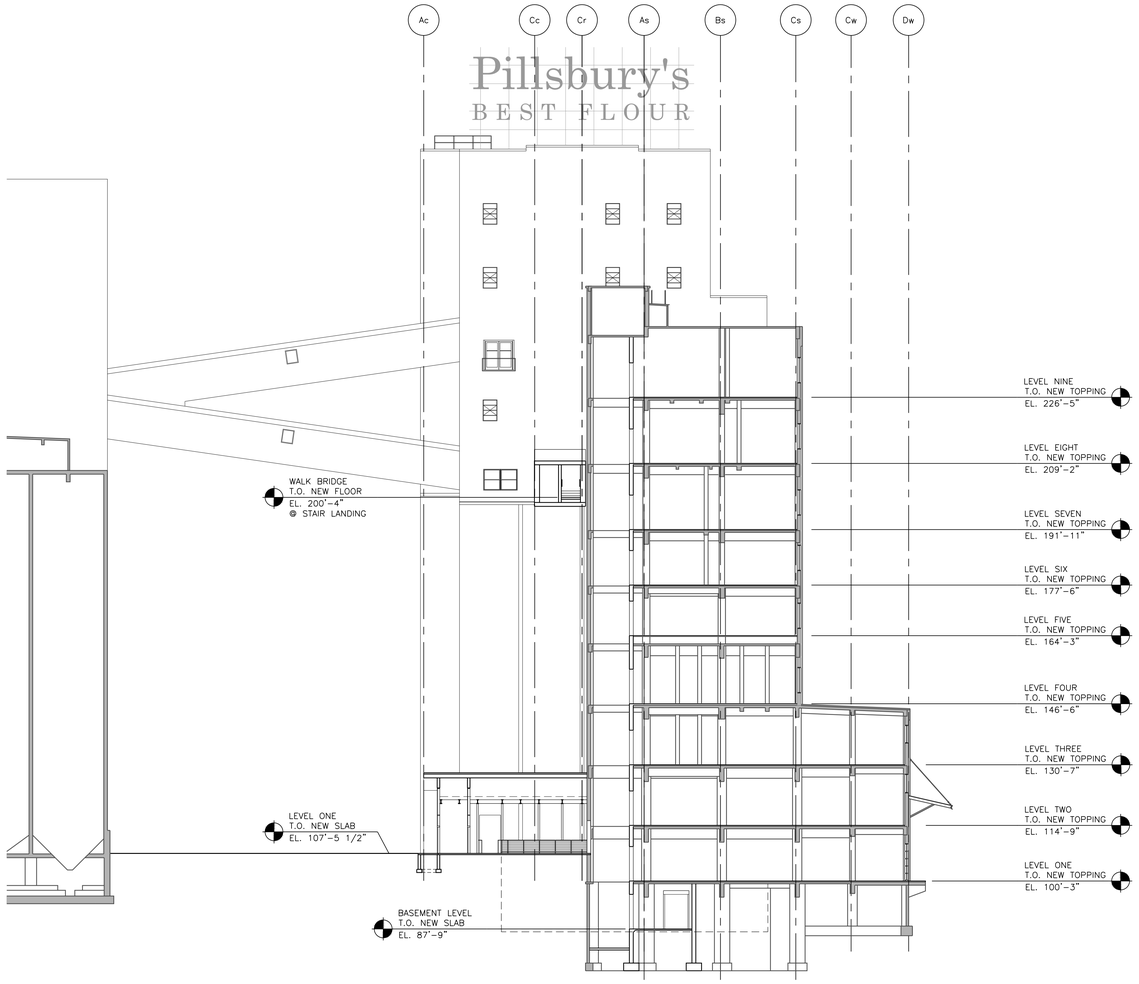
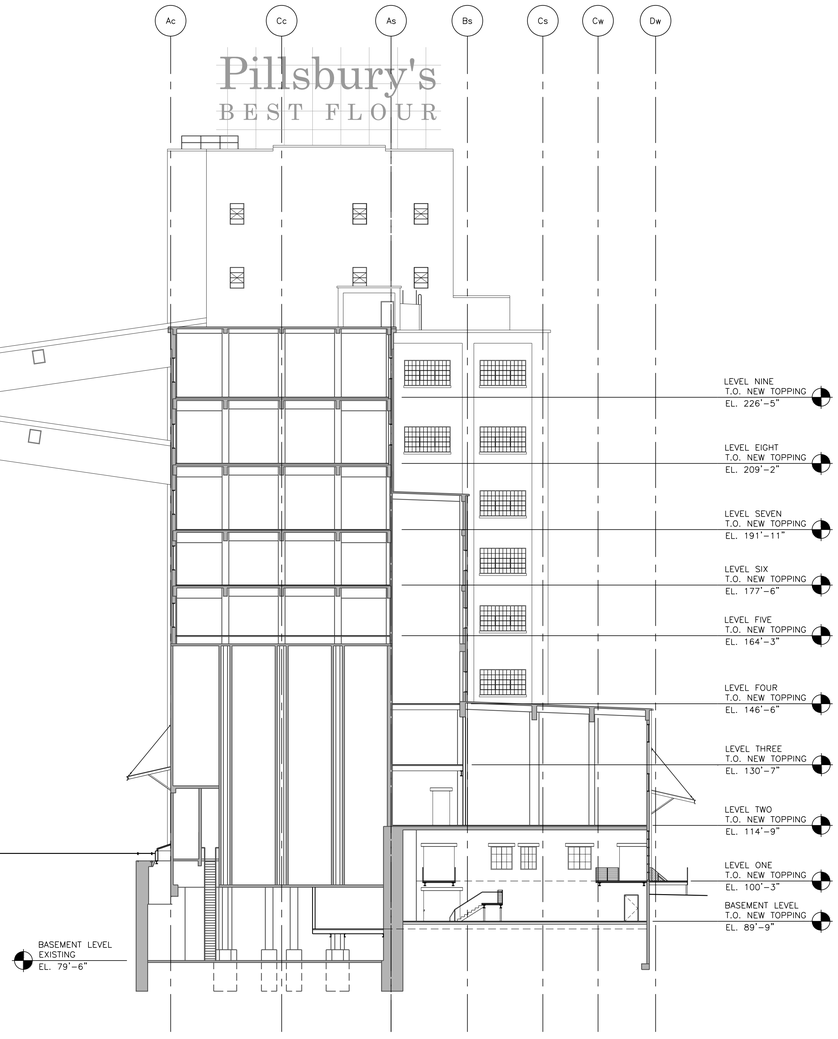


2 A603 BUILDING SECTION @ SOUTH MILL
1/16" = 1'-0"



1 A603 BUILDING SECTION @ SOUTH MILL
1/16" = 1'-0"

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2/21/12

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CONSTRUCTION

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A-Mill

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[PRINTED ARCHITECT'S NAME] Date

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BUILDING
SECTION

2-A603

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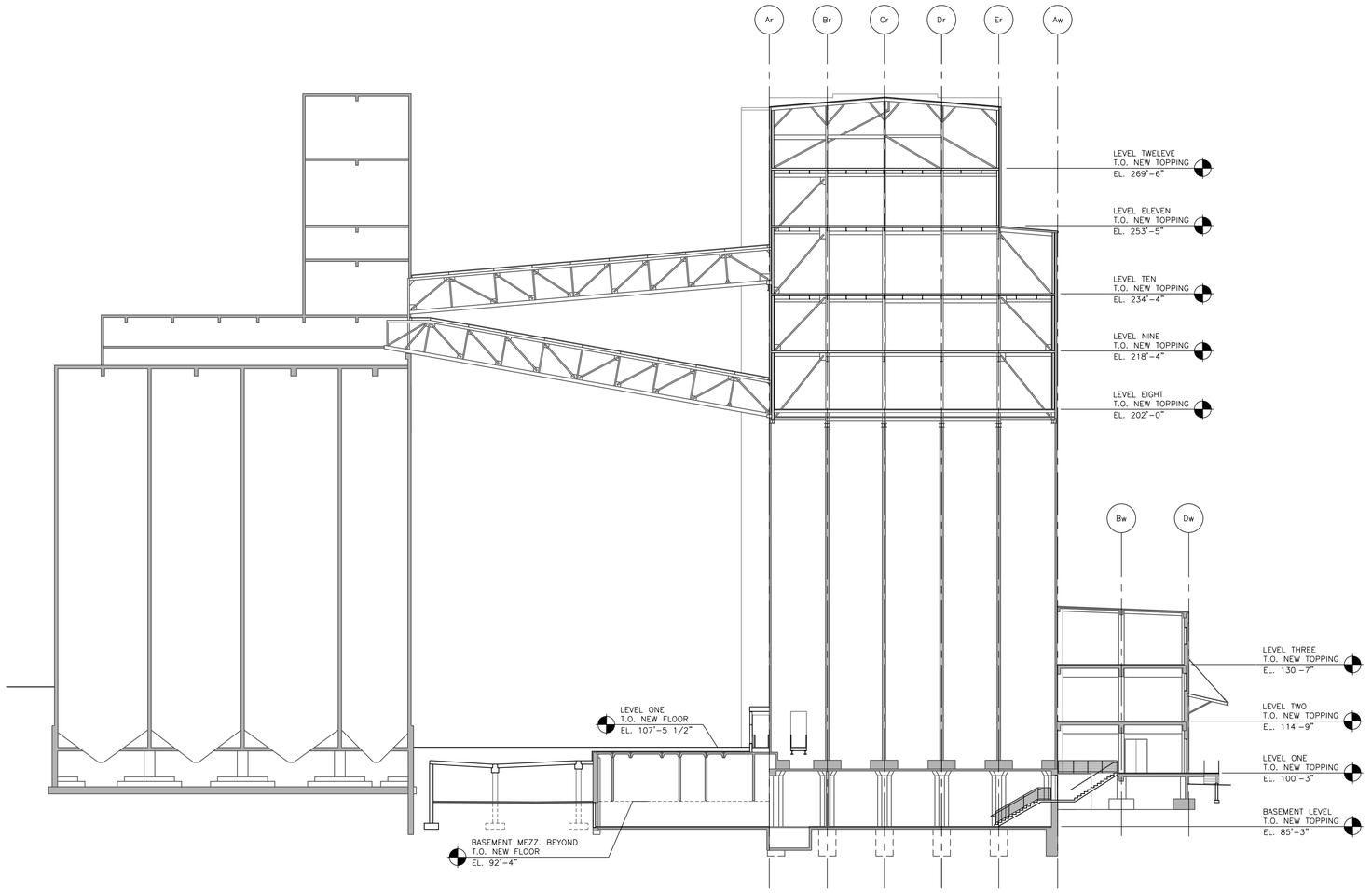

1/A604 BUILDING SECTION @ RED TILE
1/16" = 1'-0"

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BUILDING SECTIONS

2-A604

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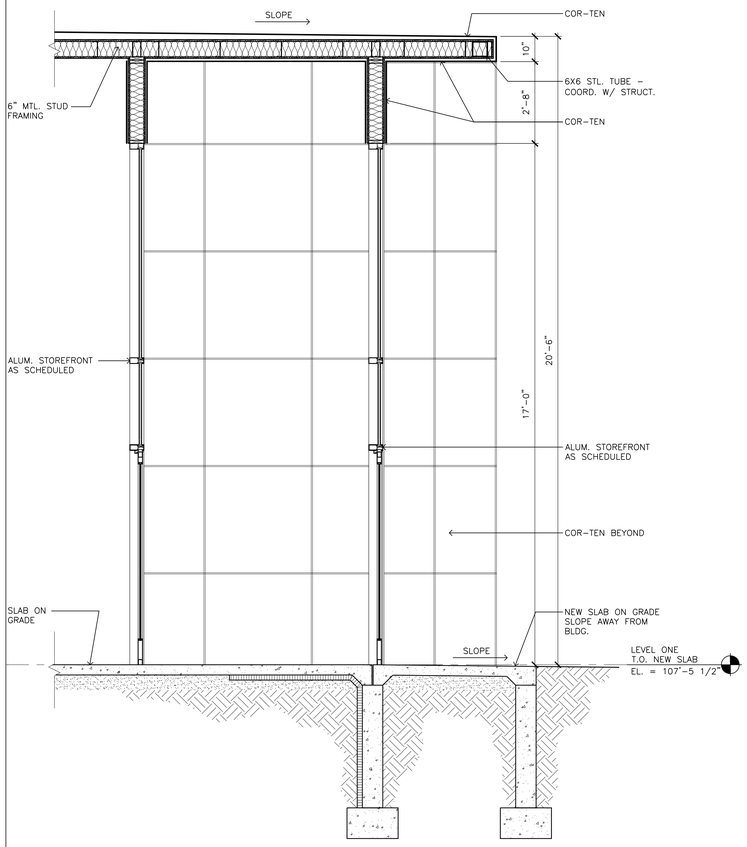
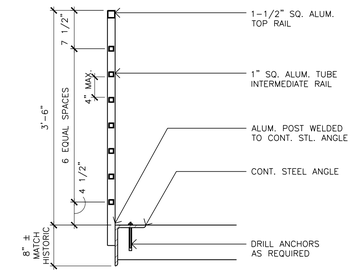
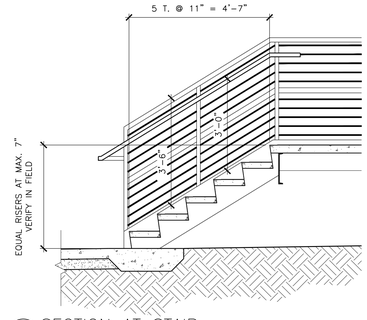


13 2-A630 SECTION AT VESTIBULE
1/2" = 1'-0"



3 2-A630 RAILING SECTION
1" = 1'-0"



4 2-A630 SECTION AT STAIR
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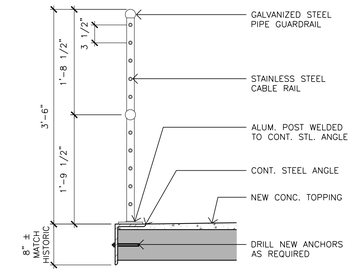
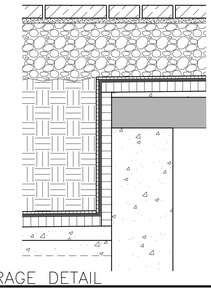


9 2-A630 RAILING SECTION @ EXIST. DOCK
1" = 1'-0"



10 2-A630 GARAGE DETAIL
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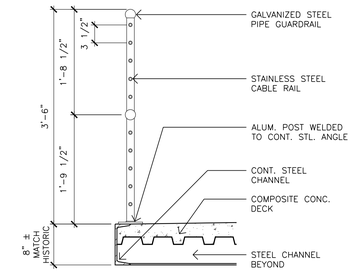

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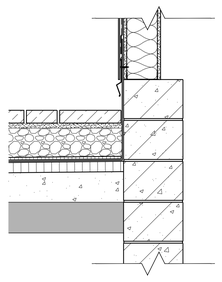

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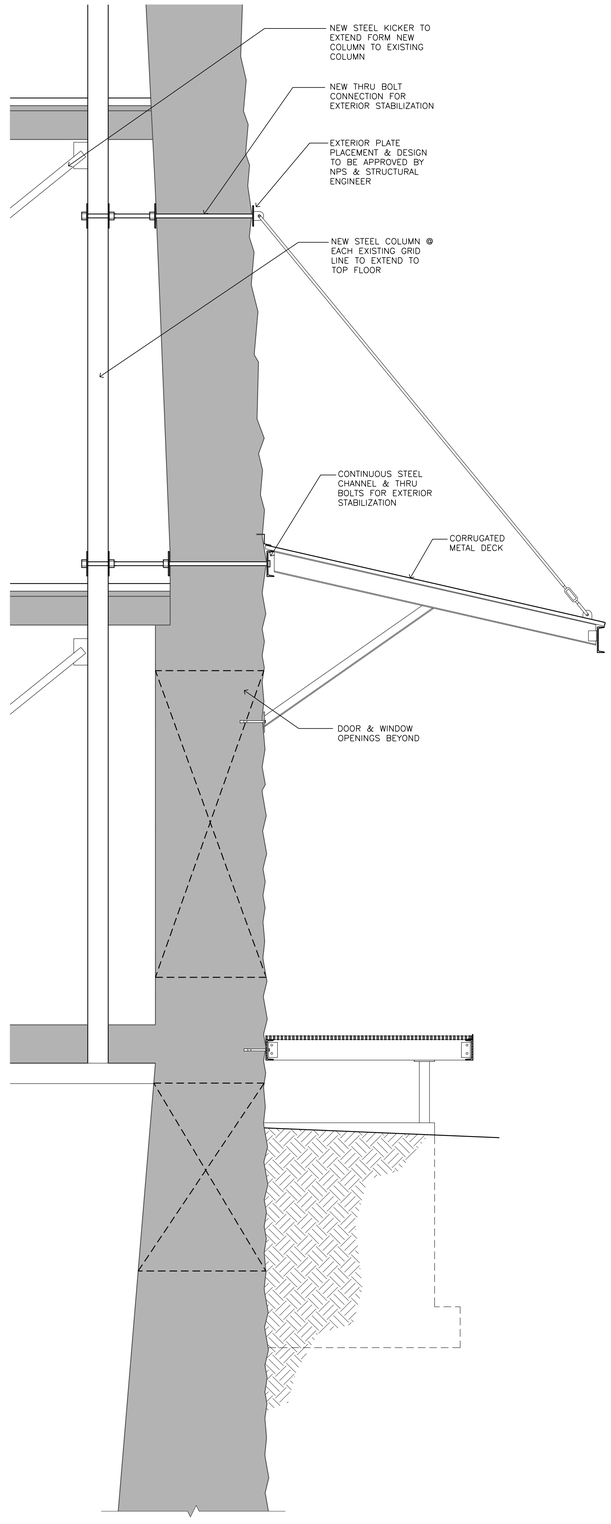

25 2-A630 SECTION @ A-MILL CANOPY/DOCK
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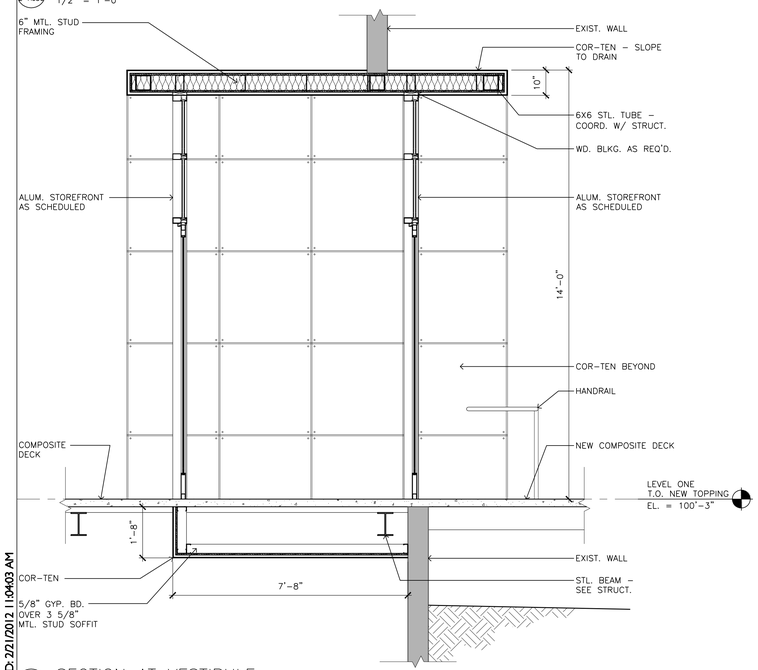

25 2-A630 SECTION AT VESTIBULE
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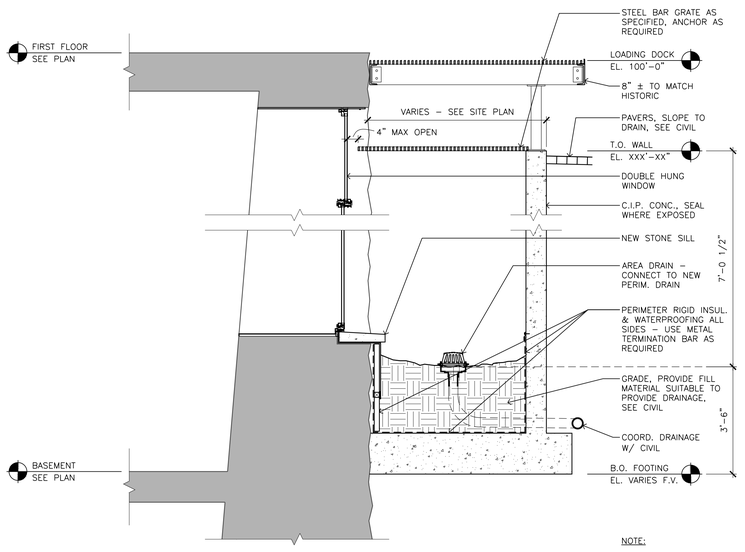

27 2-A630 SECTION AT AREA WELL
1/2" = 1'-0"

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EXTERIOR DETAILS

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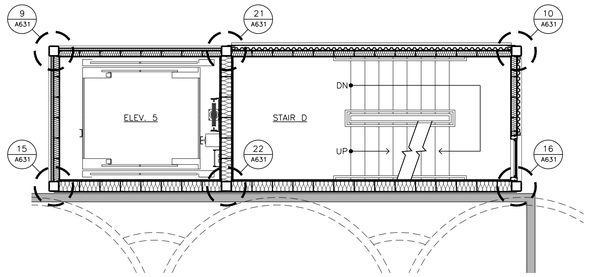
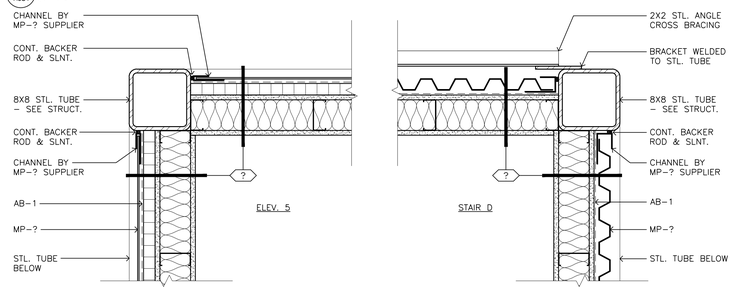
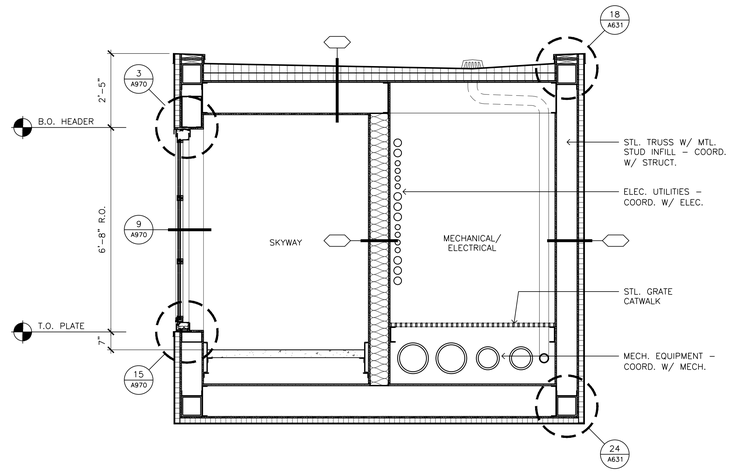


11 A631 ENLARGED STAIR & ELEV. 5 PLAN
1/4" = 1'-0"





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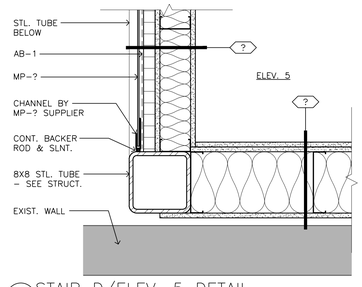

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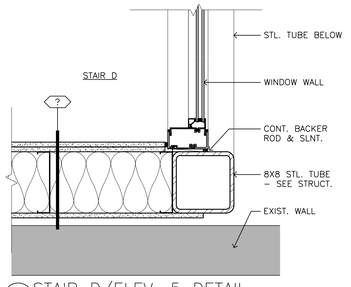
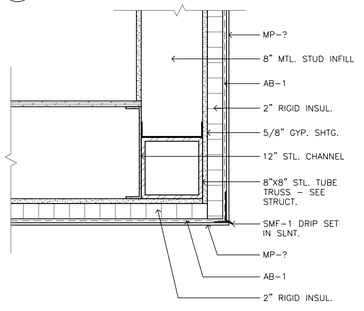


11 A631 SECTION AT SKYWAY
1/2" = 1'-0"



18 A631 SKYWAY PARAPET DETAIL
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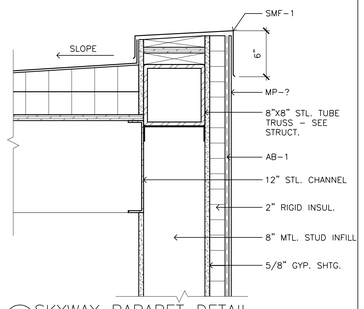

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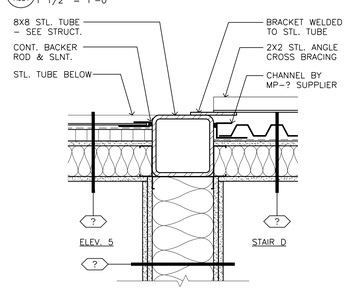

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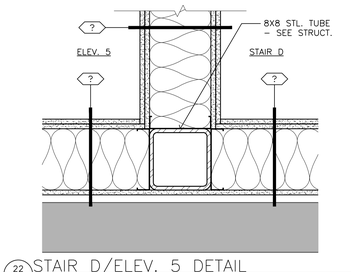

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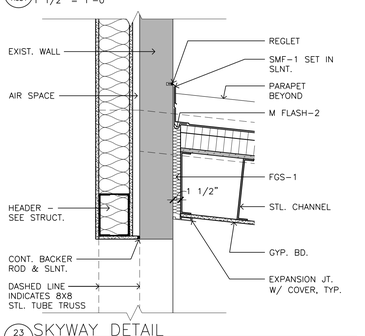

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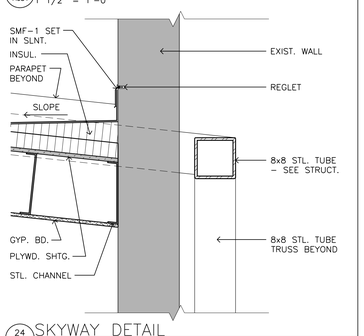

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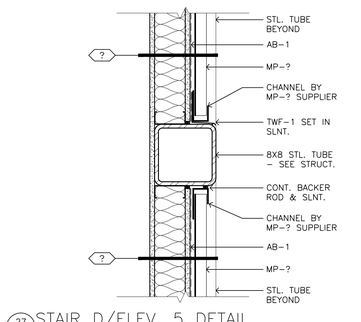

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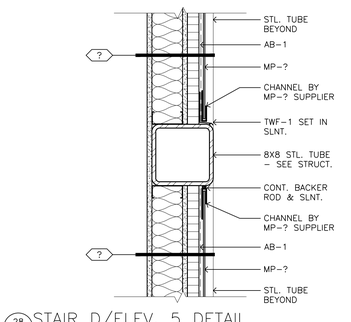

23 A631 SKYWAY DETAIL
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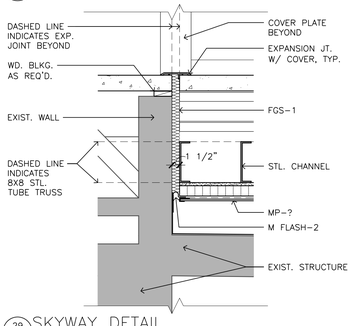
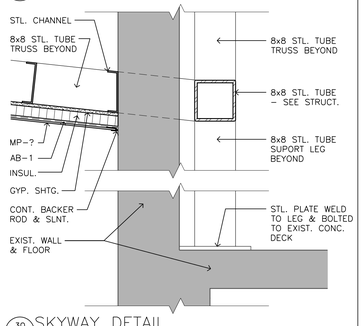


30 A631 SKYWAY DETAIL
1" = 1'-0"



27 A631 STAIR D/ELEV. 5 DETAIL
1 1/2" = 1'-0"

28 A631 STAIR D/ELEV. 5 DETAIL
1 1/2" = 1'-0"

29 A631 SKYWAY DETAIL
1" = 1'-0"

30 A631 SKYWAY DETAIL
1" = 1'-0"

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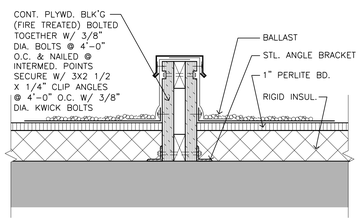
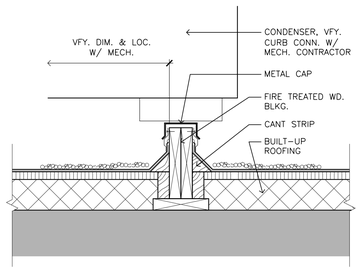


2 MECHANICAL UNIT CURB DETAIL
A640 1 1/2" = 1'-0"



3 CONDENSING UNIT CURB DETAIL
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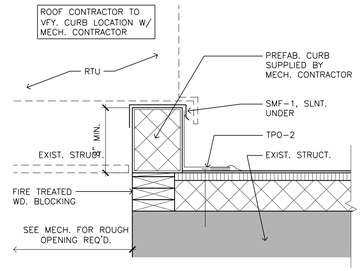

4 MECHANICAL UNIT CURB DETAIL
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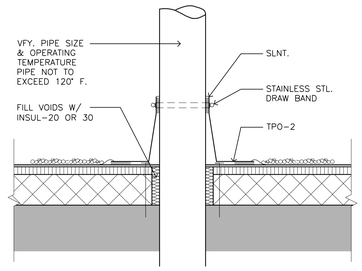
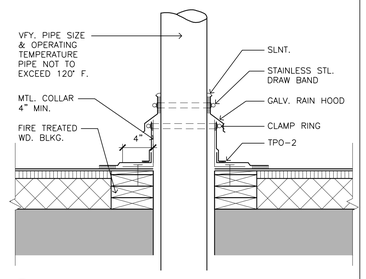


5 COLD PIPE ROOF PENETRATION DETAIL
A640 1 1/2" = 1'-0"



6 HOT PIPE ROOF PENETRATION DETAIL
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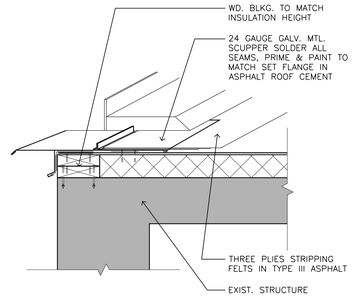
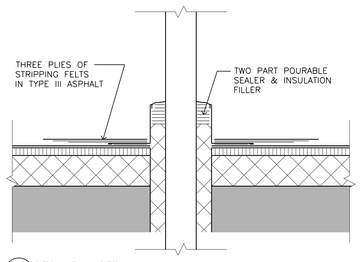
7 NOT USED
A640 NO SCALE



8 OVERFLOW SCUPPER DETAIL
A640 NTS



9 PITCH PAN DETAIL
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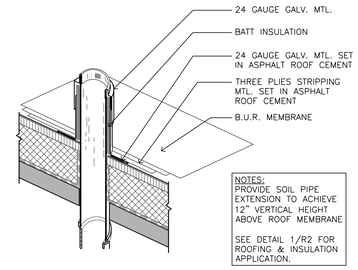
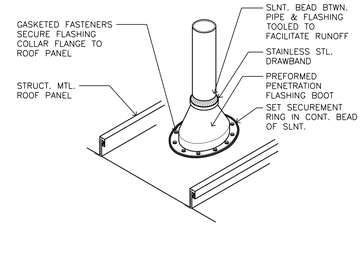
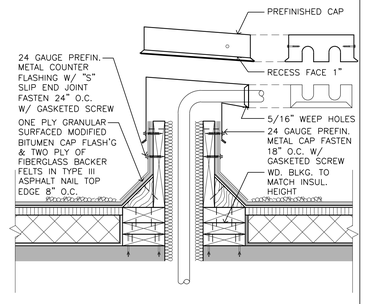


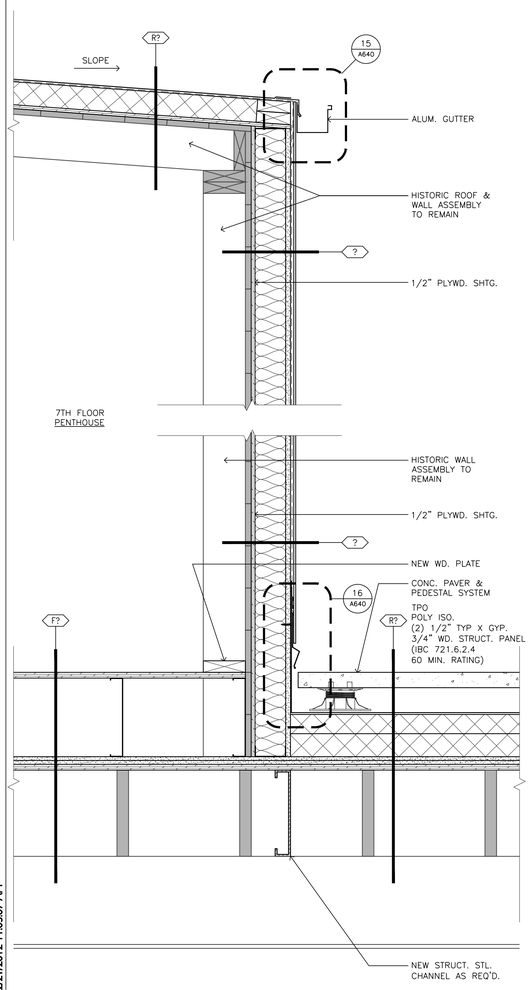
10 SOIL STACK DETAIL
A640 NTS



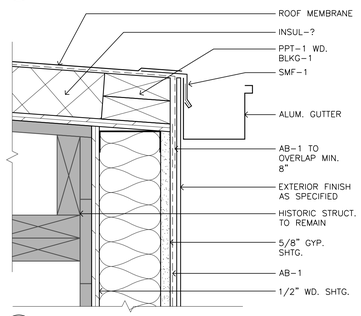
11 SOIL STACK @ METAL ROOF
A640 NTS



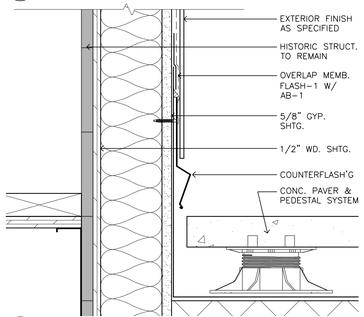
12 PIPE BOX DETAIL
A640 NTS



25 ROOF DETAIL @ HISTORIC WALL
A640 1 1/2" = 1'-0"



15 ROOF EDGE DETAIL
A640 3" = 1'-0"



16 WALL BASE
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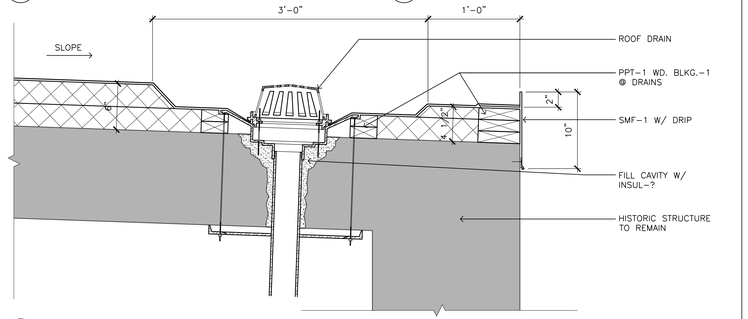

17 ROOF EDGE DETAIL @ TRENCH
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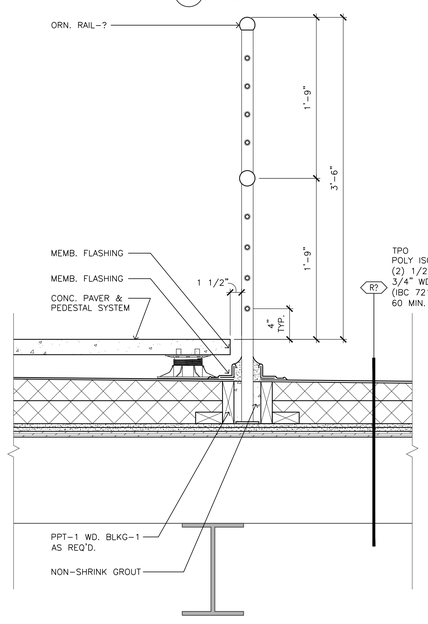

27 ROOF DETAIL @ PAVER/RAILING
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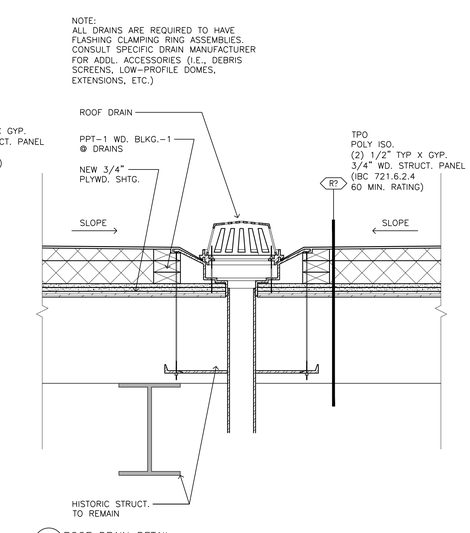
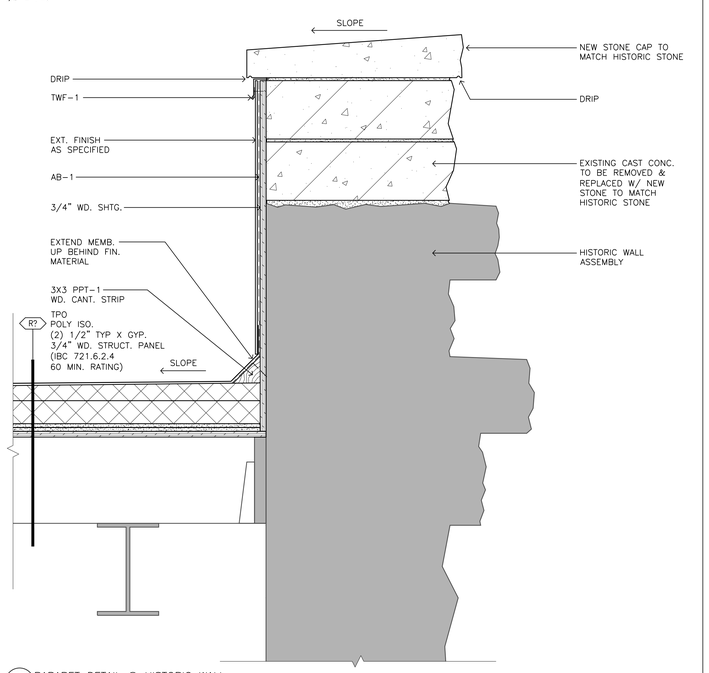


29 ROOF DRAIN DETAIL
A640 1 1/2" = 1'-0"



30 PARAPET DETAIL @ HISTORIC WALL
A640 1 1/2" = 1'-0"

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Boarman Kroos Vogel Group Inc.

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MINNEAPOLIS LEASED HOUSING ASSOCIATES IV, LP
2905 Northwest Blvd, Suite 150
Plymouth, MN 55441

HPC
C of A SUBMITTAL
2/21/12

NOT FOR CONSTRUCTION

A-Mill Artist Lofts
A-Mill

PACKAGE
2

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE
DATE		02-21-12
DRAWN BY		-----
CHECKED BY		-----
COMMISSION NO.		139357

ROOF DETAILS

2-A640

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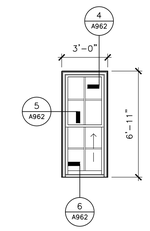
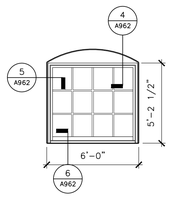


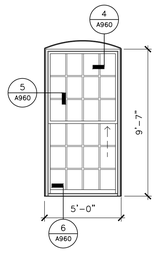
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W01



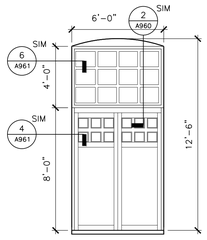
ALUMINUM
FIXED
HISTORIC WOOD REPLICA

W02



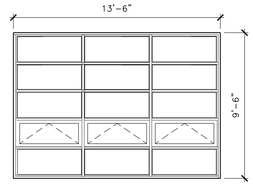
WOOD
SINGLE HUNG
HISTORIC WOOD REPLICA

W03



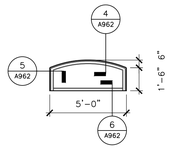
WOOD TRANSOM &
WOOD DOOR (FIXED)
HISTORIC WOOD REPLICA

W04



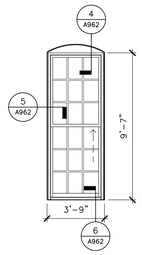
ALUMINUM WINDOW WALL
NON-HISTORIC

W05



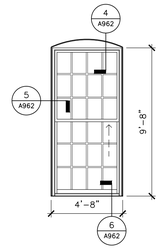
ALUMINUM
FIXED
HISTORIC WOOD REPLICA

W06



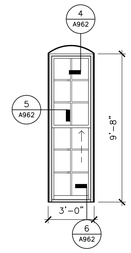
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W07



ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W08



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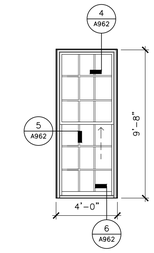
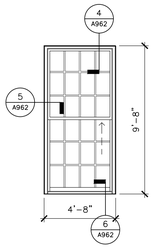
HISTORIC WOOD REPLICA

W09



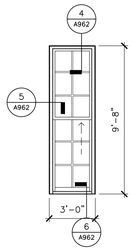
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W10



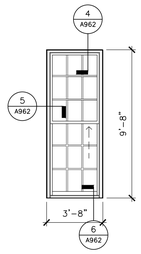
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W11



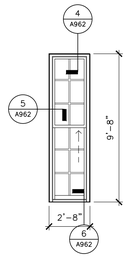
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W12



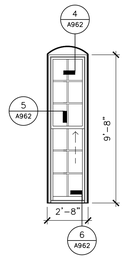
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W13



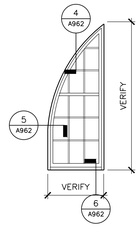
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W14



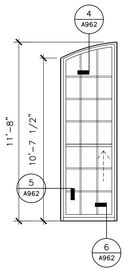
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W15



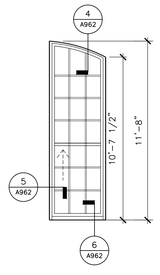
ALUMINUM
FIXED
HISTORIC WOOD REPLICA

W16



ALUMINUM
FIXED
HISTORIC WOOD REPLICA

W17



ALUMINUM
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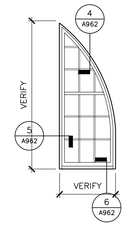
HISTORIC WOOD REPLICA

W18



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HISTORIC WOOD REPLICA

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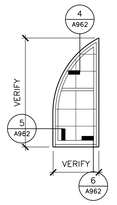

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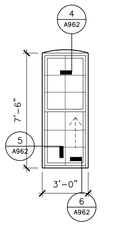
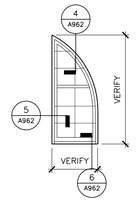
FIXED
HISTORIC WOOD REPLICA

W20



ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W21



ALUMINUM
FIXED
HISTORIC WOOD REPLICA

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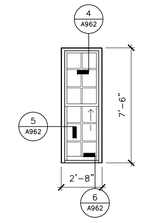

ALUMINUM
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HISTORIC WOOD REPLICA

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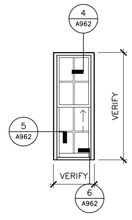

ALUMINUM
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HISTORIC WOOD REPLICA

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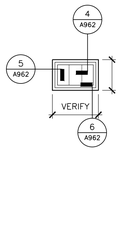

ALUMINUM
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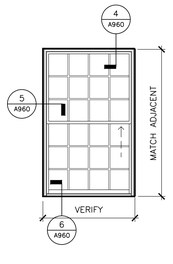
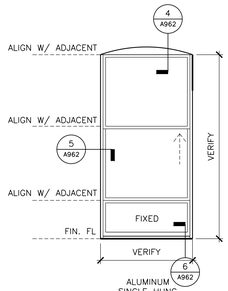


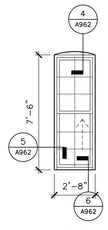
WOOD
SINGLE HUNG
HISTORIC WOOD REPLICA

W26



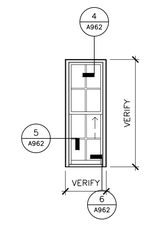
ALUMINUM
SINGLE HUNG

W27



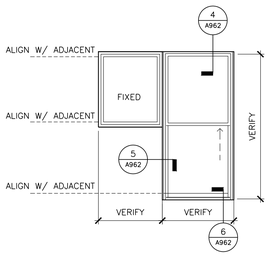
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W28



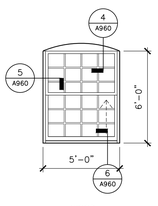
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W29



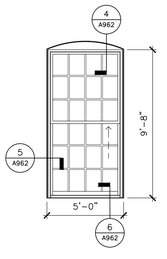
ALUMINUM
SINGLE HUNG

W30



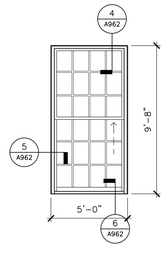
WOOD
SINGLE HUNG
HISTORIC WOOD REPLICA

W31



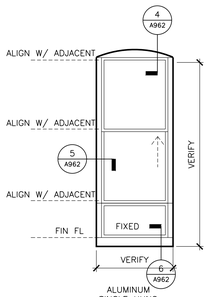
ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W32



ALUMINUM
SINGLE HUNG
HISTORIC WOOD REPLICA

W33



ALUMINUM
SINGLE HUNG

W34

NOT USED

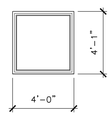
W35

NOT USED

W36

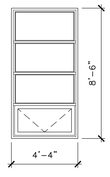
NOT USED

W37



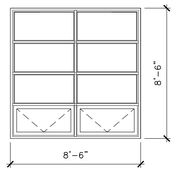
ALUMINUM
WINDOW WALL

W38



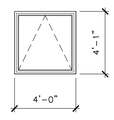
ALUMINUM
WINDOW WALL

W39



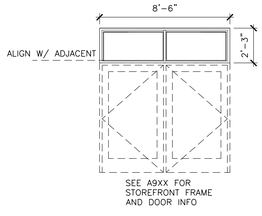
ALUMINUM
WINDOW WALL

W40



ALUMINUM
WINDOW WALL

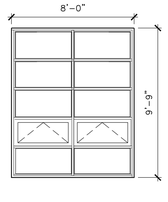
W41



SEE A9XX FOR
STOREFRONT FRAME
AND DOOR INFO

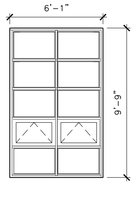
ALUMINUM
WINDOW WALL

W42



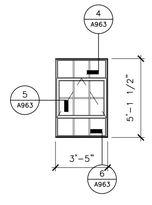
ALUMINUM
WINDOW WALL

W43



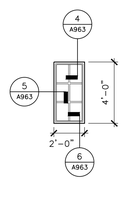
ALUMINUM
WINDOW WALL

W44



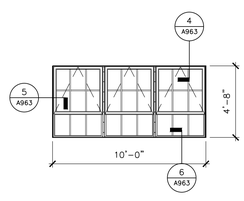
ALUMINUM
AWNING
HISTORIC STEEL REPLICA

W45



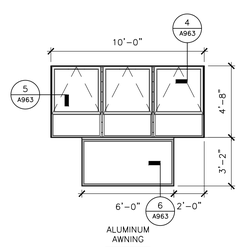
ALUMINUM
FIXED
HISTORIC STEEL REPLICA

W46



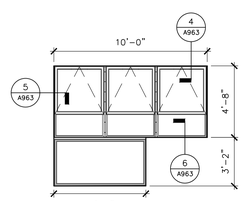
ALUMINUM
AWNING
HISTORIC STEEL REPLICA

W47



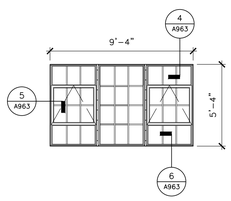
ALUMINUM
AWNING

W48



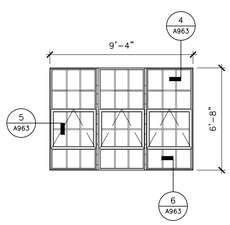
ALUMINUM
AWNING

W49



ALUMINUM
AWNING
HISTORIC STEEL REPLICA

W50



ALUMINUM
AWNING
HISTORIC STEEL REPLICA

W51

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO VERIFY
2. DIMENSIONS OF WINDOW TYPES WILL VARY PER EXISTING MASONRY OPENINGS

1 A940 WINDOW TYPES
1/4" = 1'-0"

PLOTTED: 2/21/2012 11:45:45 AM

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

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Minneapolis MN 55401
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www.bkvgroup.com

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HOUSING ASSOCIATES IV, LP
2905 Northwest Blvd, Suite 150
Plymouth, MN 55441

HPC
C of A SUBMITTAL
2/21/12

NOT FOR
CONSTRUCTION

A-Mill Artist Lofts
A-Mill

PACKAGE
2

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	02-21-12
DRAWN BY	----
CHECKED BY	----
COMMISSION NO.	139357

WINDOW TYPES

2-A940

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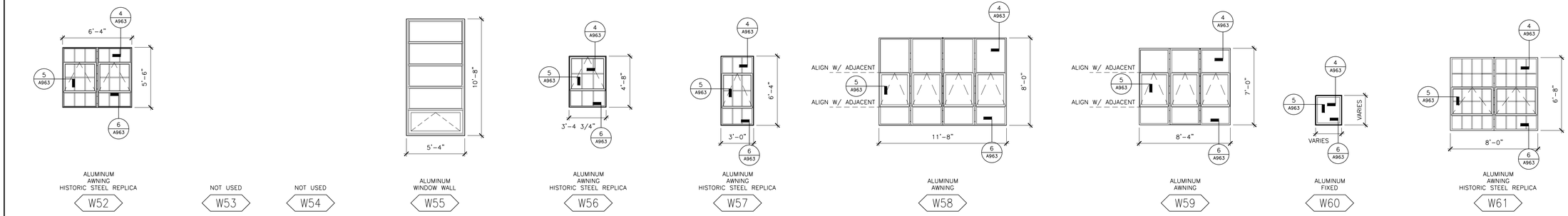

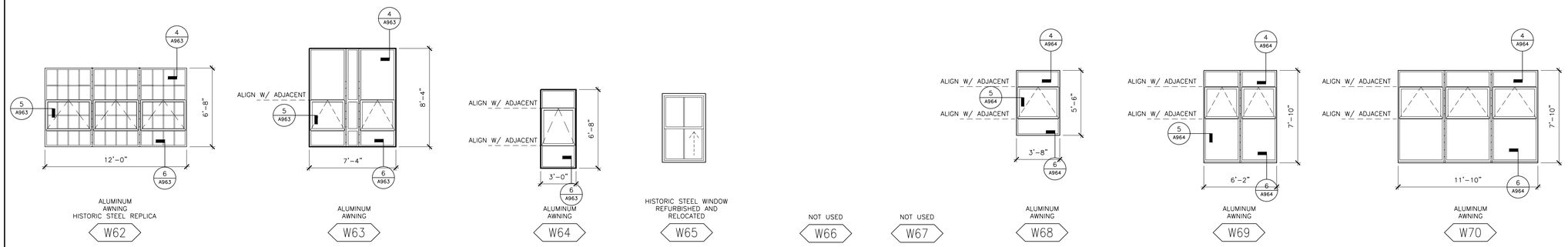

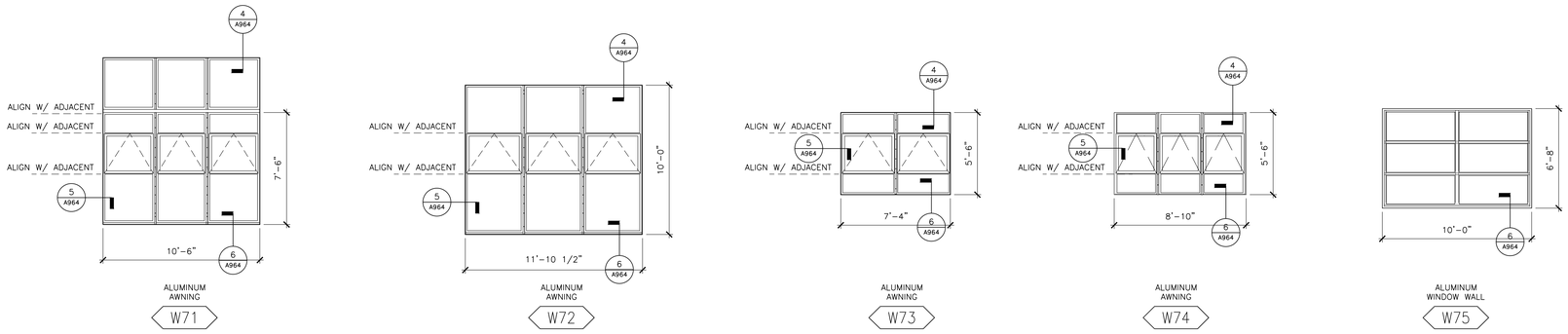

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO VERIFY
2. DIMENSIONS OF WINDOW TYPES WILL VARY PER EXISTING MASONRY OPENINGS

1 A940 WINDOW TYPES
1/4" = 1'-0"

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WINDOW TYPES

2-A941

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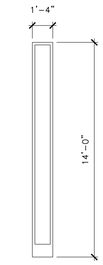
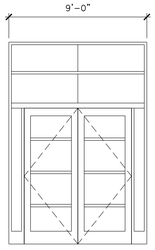


ALUMINUM STOREFRONT
SF01



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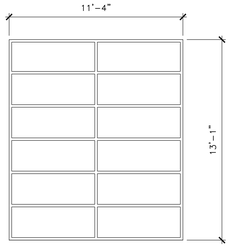

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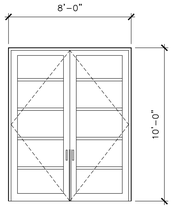

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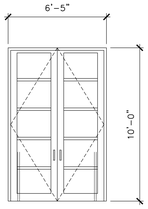

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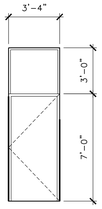

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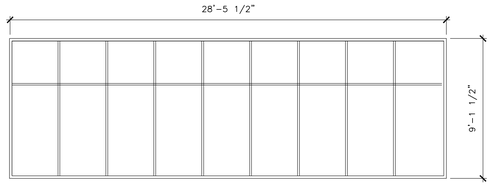

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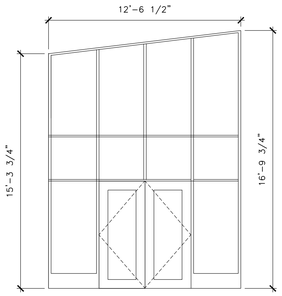
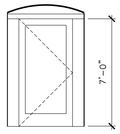


ALUMINUM STOREFRONT
SF08



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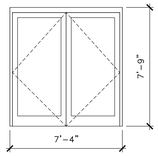
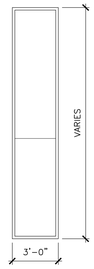
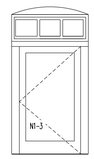
SF09



ALUMINUM STOREFRONT
SF10



ALUMINUM STOREFRONT
SF11



ALUMINUM STOREFRONT
SF12

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO VERIFY

1 / A950 STOREFRONT TYPES
1/4" = 1'-0"

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STOREFRONT TYPES

2-A950

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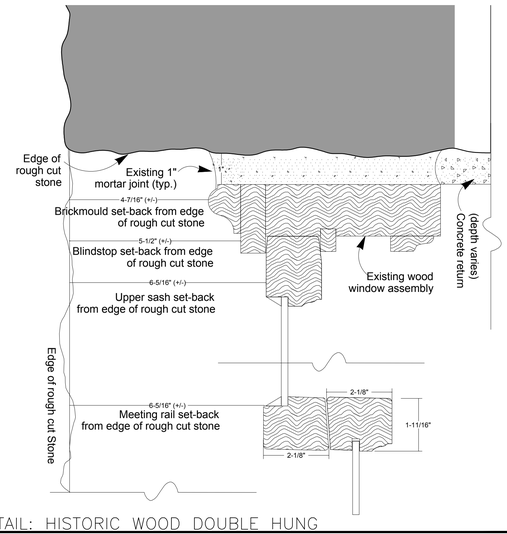
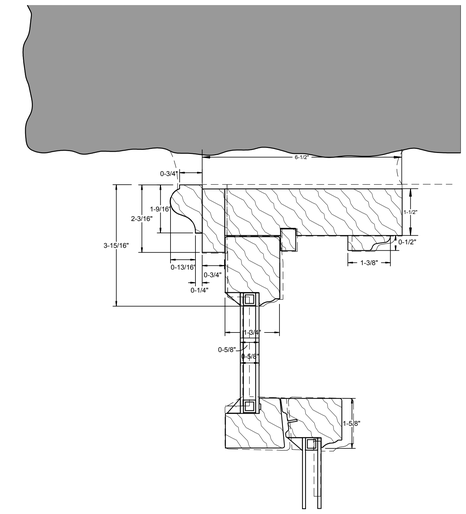
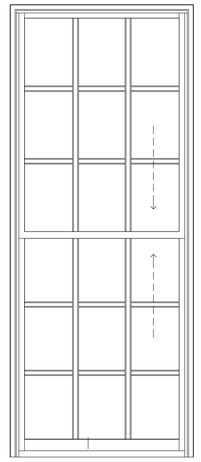


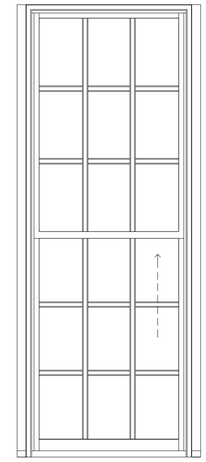
1 A962 HEAD DETAIL: HISTORIC WOOD DOUBLE HUNG
6" = 1'-0"



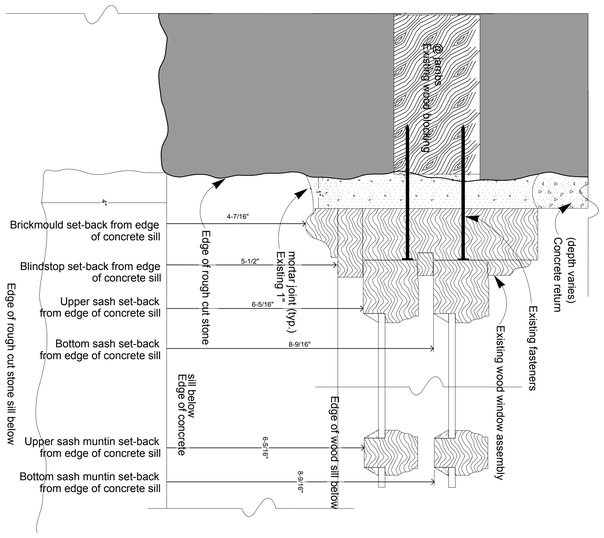
4 A962 HEAD DETAIL: WOOD REPLACEMENT SINGLE HUNG
6" = 1'-0"



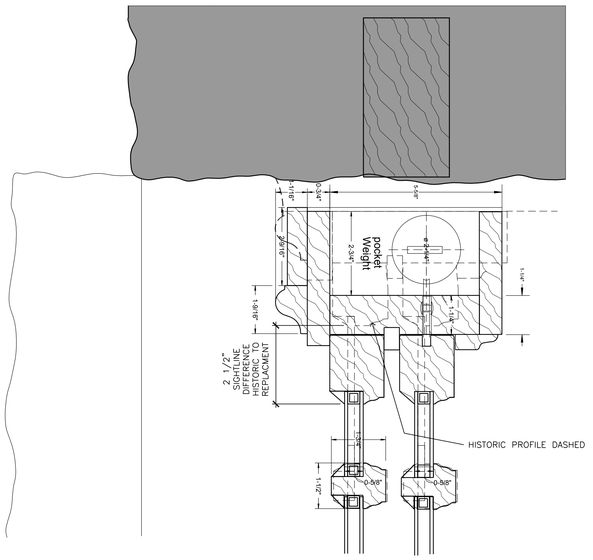
7 A962 ELEVATION: EXIST. WOOD DH
3/4" = 1'-0"



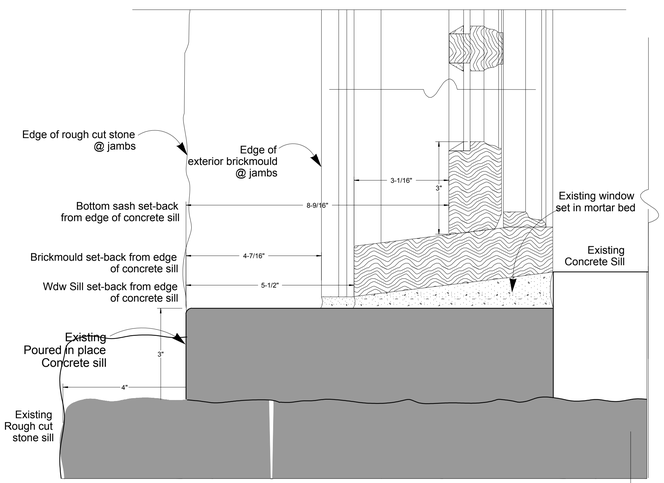
9 A962 ELEVATION: WOOD SINGLE HUNG REPLACEMENT
3/4" = 1'-0"



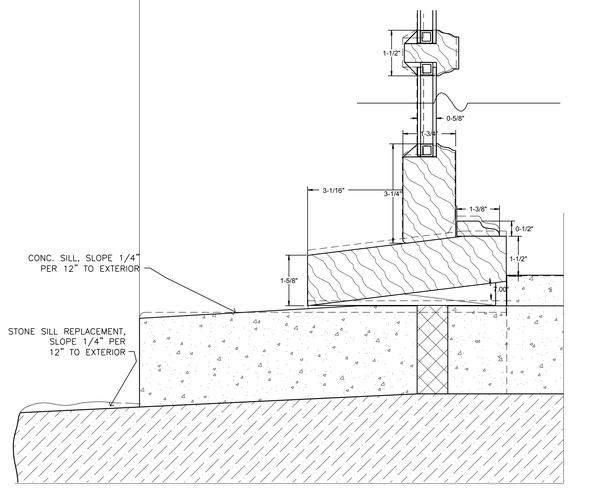
2 A962 JAMB DETAIL: HISTORIC WOOD DOUBLE HUNG
6" = 1'-0"



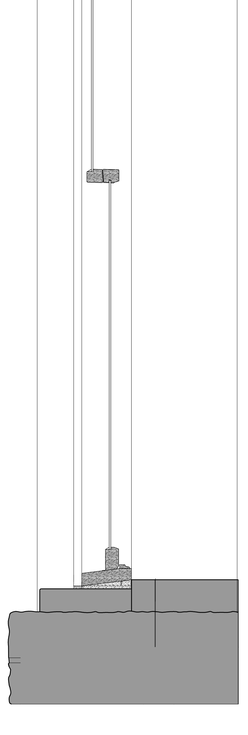
5 A962 JAMB DETAIL: WOOD REPLACEMENT SINGLE HUNG
6" = 1'-0"



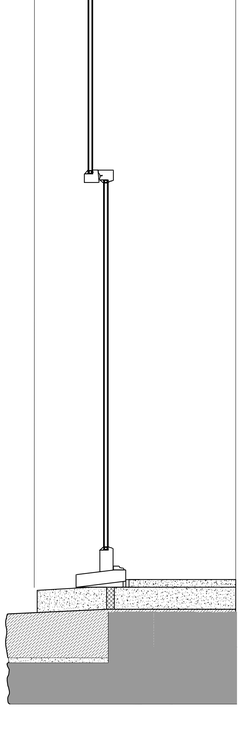
3 A962 SILL DETAIL: HISTORIC WOOD DOUBLE HUNG
6" = 1'-0"



6 A962 SILL DETAIL: WOOD REPLACEMENT SINGLE HUNG
6" = 1'-0"



8 A962 SECTION: EXIST. WOOD DOUBLE HUNG
1 1/2" = 1'-0"



10 A962 SECTION: WOOD SINGLE HUNG REPLACEMENT
1 1/2" = 1'-0"

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[PRINTED ARCHITECT'S NAME] Date

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HISTORIC OPENING DETAILS

2-A960

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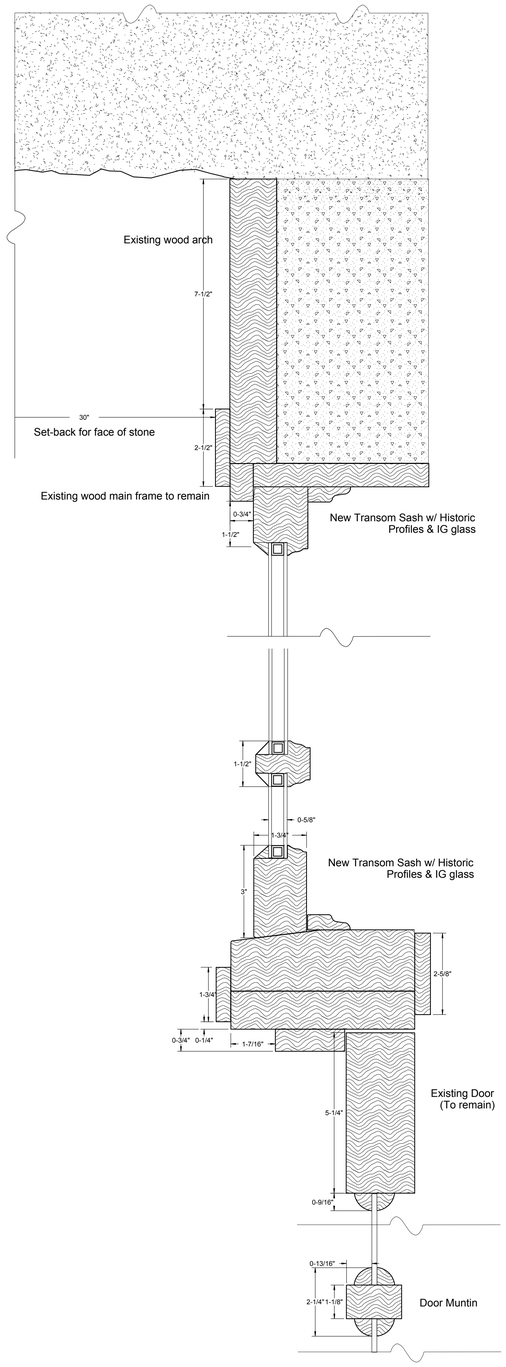
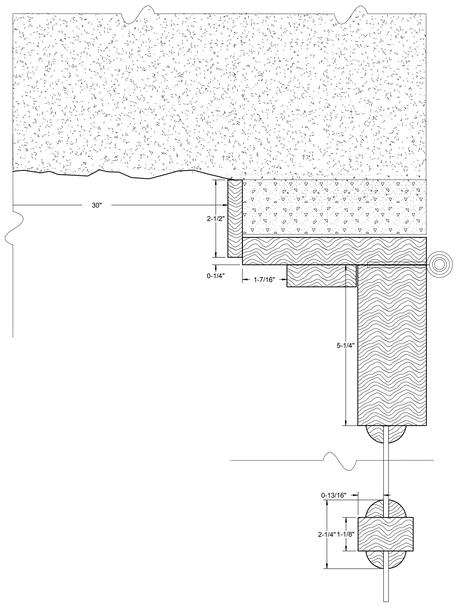
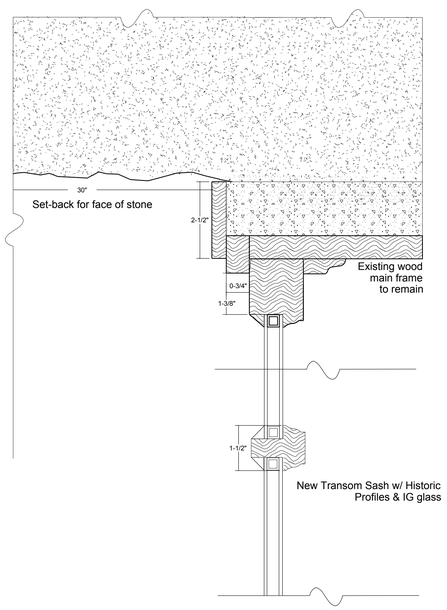


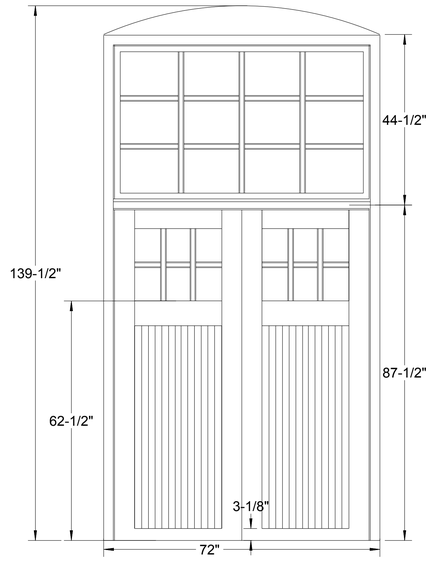
2 A961 HEAD: WOOD TRANSOM REPLACEMENT & EXIST. WOOD DOOR
6" = 1'-0"



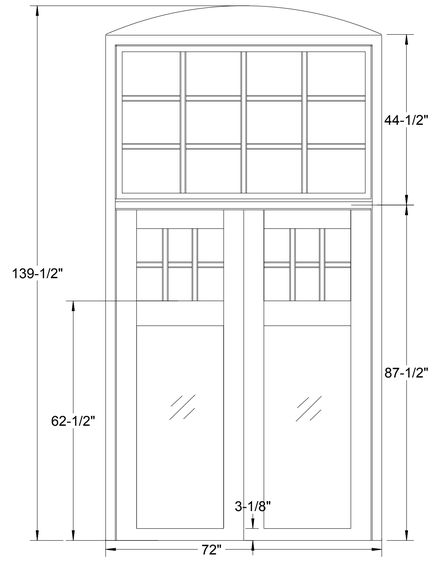
4 A961 JAMB: EXISTING WOOD DOOR
6" = 1'-0"



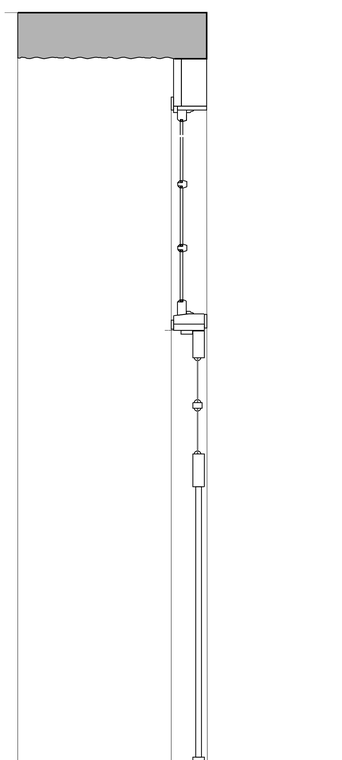
6 A961 JAMB: WOOD TRANSOM REPLACEMENT
6" = 1'-0"



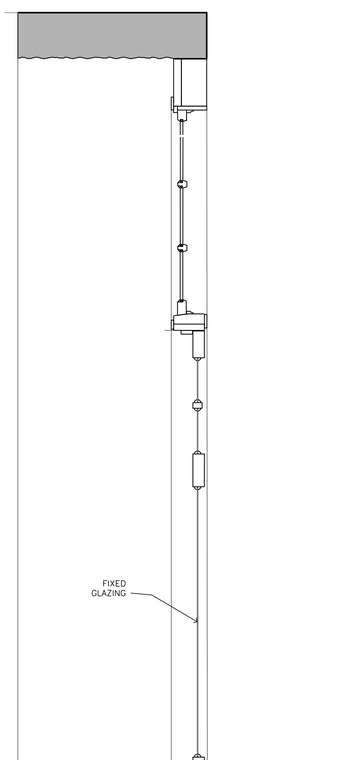
7 A961 ELEVATION: EXIST. WOOD DOOR & REPLACEMENT TRANSOM
3/4" = 1'-0"



9 A961 ELEVATION: NEW WOOD DOOR & TRANSOM
3/4" = 1'-0"



8 A961 SECTION: EXIST. WOOD DOOR & REPLACEMENT TRANSOM
1" = 1'-0"



10 A961 SECTION: NEW WOOD DOOR & TRANSOM
1" = 1'-0"

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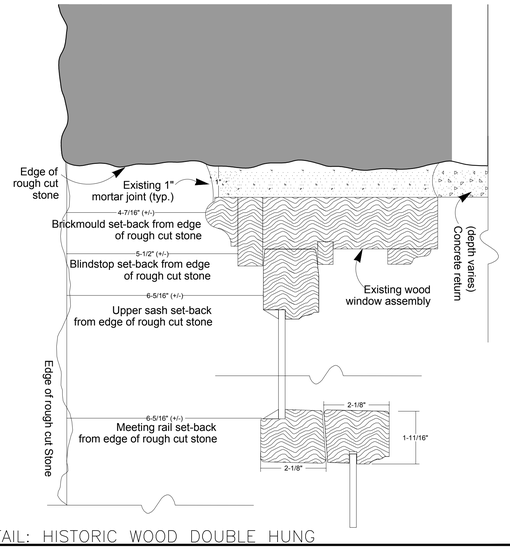
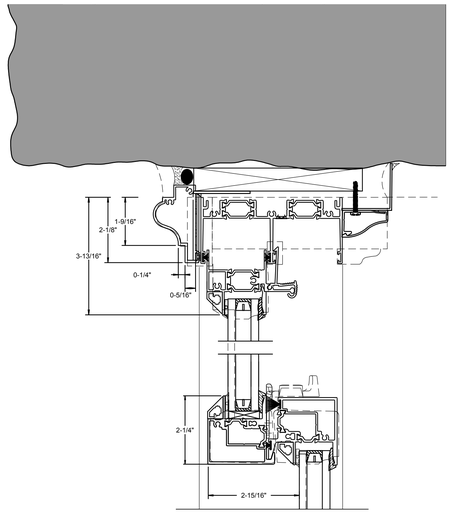
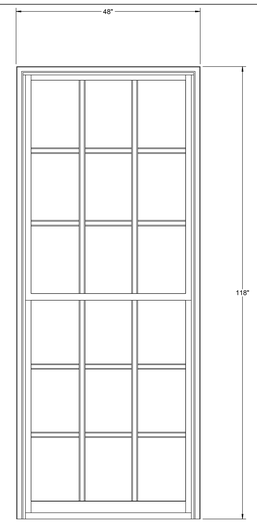


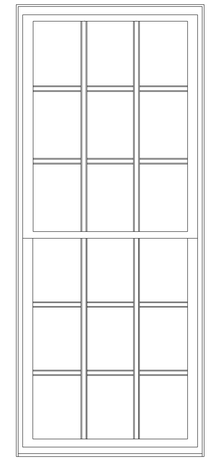
1 A962 HEAD DETAIL: HISTORIC WOOD DOUBLE HUNG
3" = 1'-0"



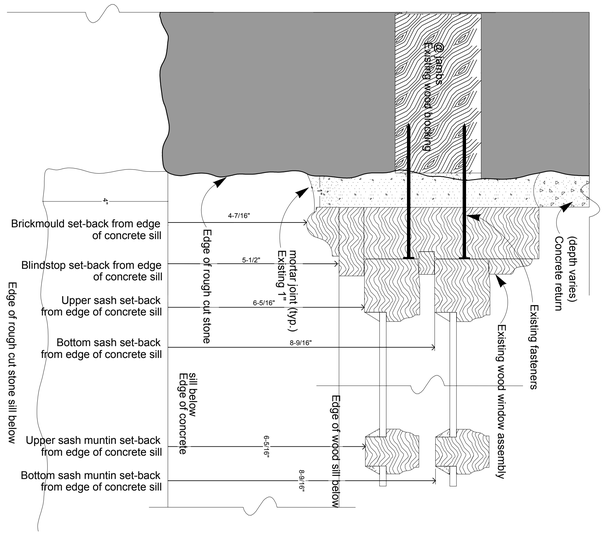
4 A962 HEAD DETAIL: ALUM. REPLACEMENT SINGLE HUNG
3" = 1'-0"



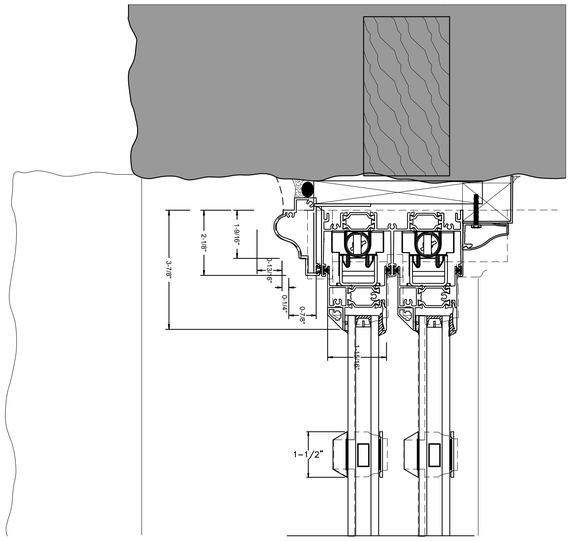
7 A962 ELEVATION: EXISTING HISTORIC WOOD WINDOW
1/4" = 1'-0"



8 A962 ELEVATION: ALUM. REPLACEMENT (WOOD REPLICA)
1/4" = 1'-0"



2 A962 JAMB DETAIL: HISTORIC WOOD DOUBLE HUNG
3" = 1'-0"



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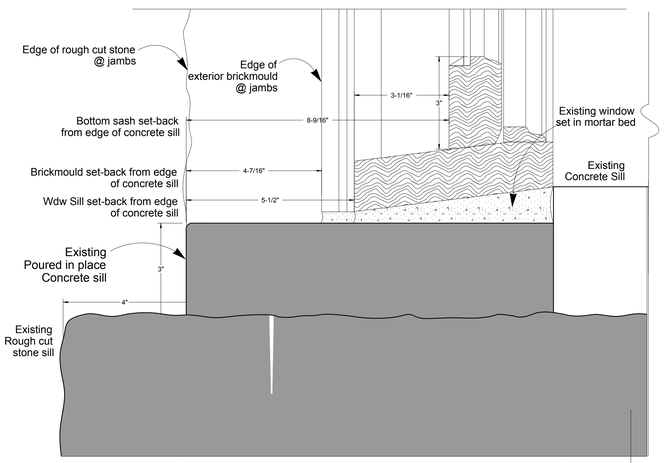
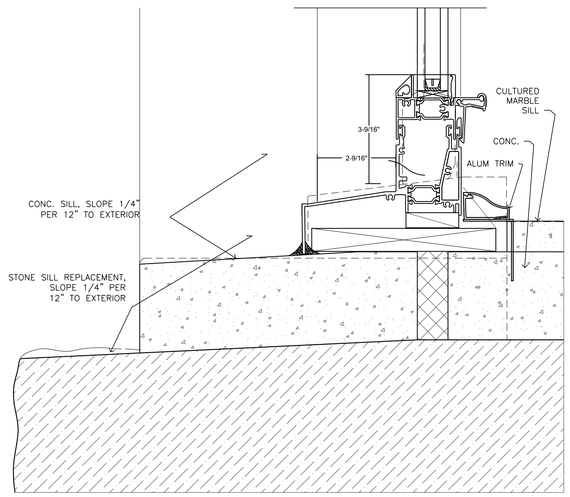
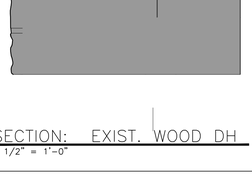
3" = 1'-0"



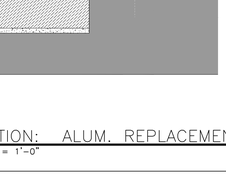
3 A962 SILL DETAIL: HISTORIC WOOD DOUBLE HUNG
3" = 1'-0"



6 A962 SILL DETAIL: ALUM. REPLACEMENT SINGLE HUNG
3" = 1'-0"



9 A962 SECTION: EXIST. WOOD DH
1 1/2" = 1'-0"



10 A962 SECTION: ALUM. REPLACEMENT
1 1/2" = 1'-0"

11 A962 SECTION: ALUM. @ TILTED WALL
1 1/2" = 1'-0"

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HISTORIC OPENING DETAILS

2-A962

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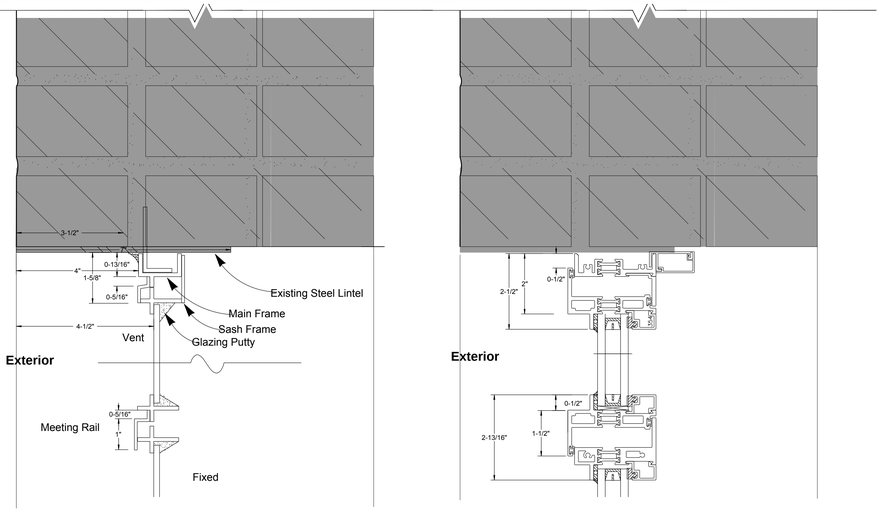
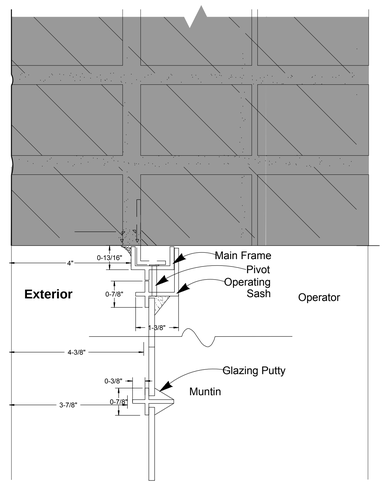
PLOTTED: 3/5/2012 3:22:30 PM

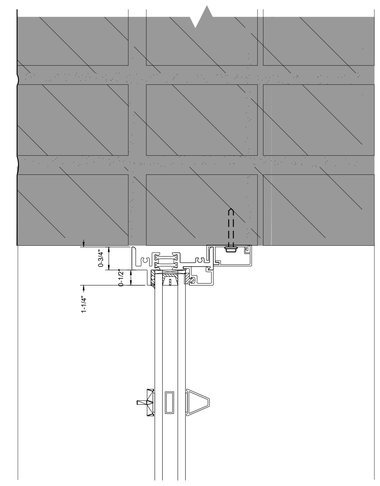


1 A963 HEAD DETAIL: HISTORIC STEEL PIVOT
6" = 1'-0"

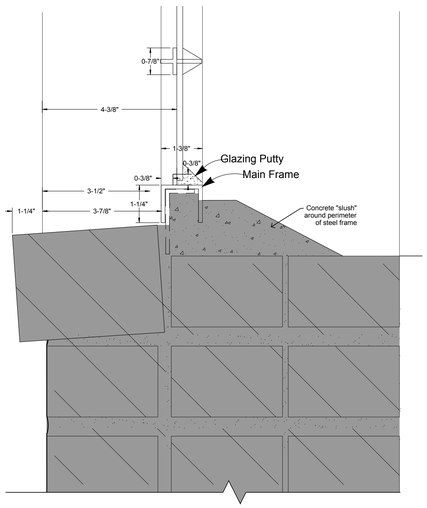
4 A963 HEAD DETAIL: ALUMINUM REPLACEMENT
6" = 1'-0"



2 A963 JAMB DETAIL: HISTORIC STEEL PIVOT
6" = 1'-0"



5 A963 JAMB DETAIL: ALUMINUM REPLACEMENT
6" = 1'-0"



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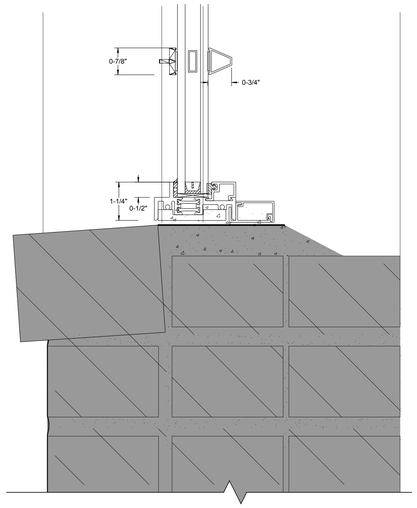
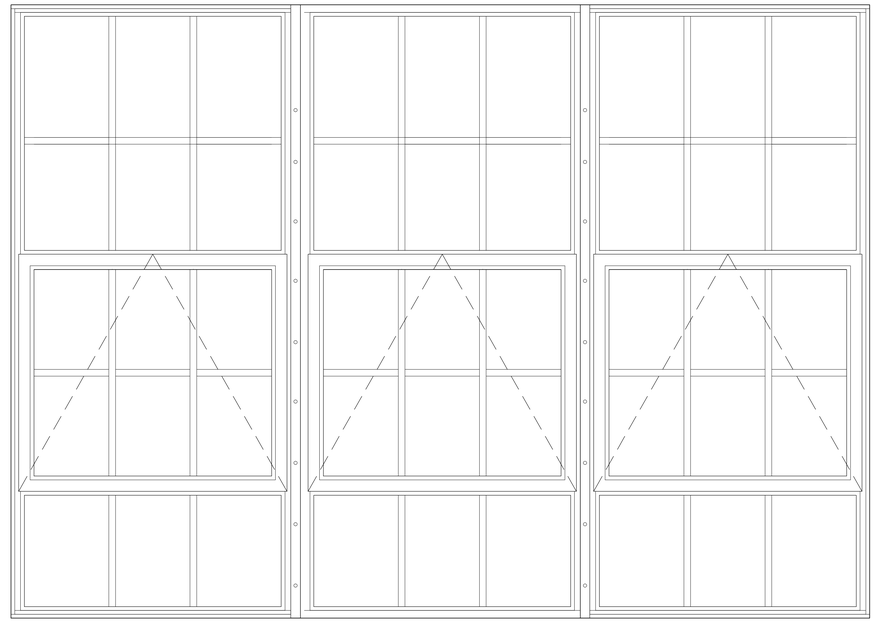
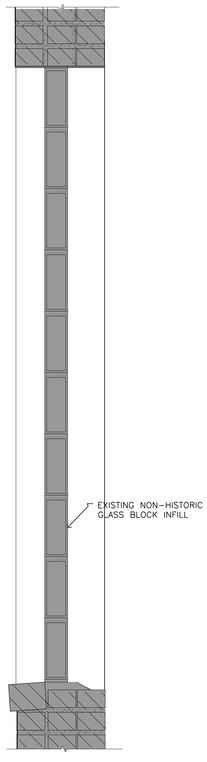
6" = 1'-0"



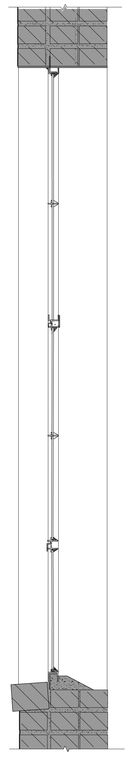
6 A963 SILL DETAIL: ALUMINUM REPLACEMENT
6" = 1'-0"



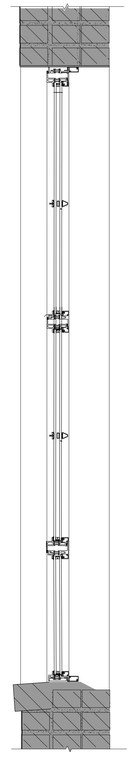
7 A963 ELEVATION: ALUMINUM REPLACEMENT
1 1/2" = 1'-0"



8 A963 SECTION: EXIST. GLASS BLOCK
1 1/2" = 1'-0"



10 A963 SECTION: HISTORIC STEEL PIVOT
1 1/2" = 1'-0"



12 A963 SECTION: ALUM. REPLACEMENT
1 1/2" = 1'-0"

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Boarman Kroos Vogel Group Inc.

222 North Second Street
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Facsimile: 612-339-6212
www.bkvgroup.com

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2905 Northwest Blvd, Suite 150
Plymouth, MN 55441

DD SET
2/22/12

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A-Mill

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CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	02-22-12
DRAWN BY	-----
CHECKED BY	-----
COMMISSION NO.	139357

HISTORIC OPENING DETAILS

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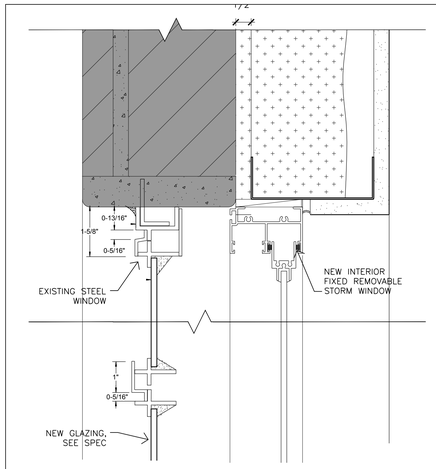
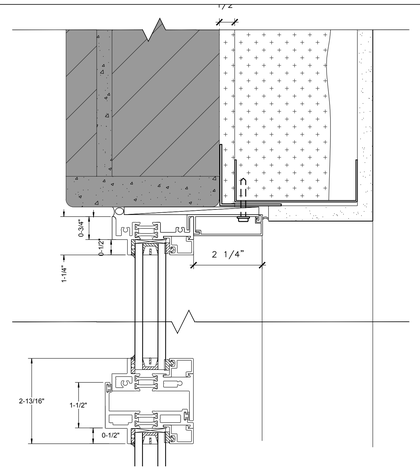


1 A964 HEAD DETAIL: HISTORIC STEEL W/ NEW INT. STORM
6" = 1'-0"



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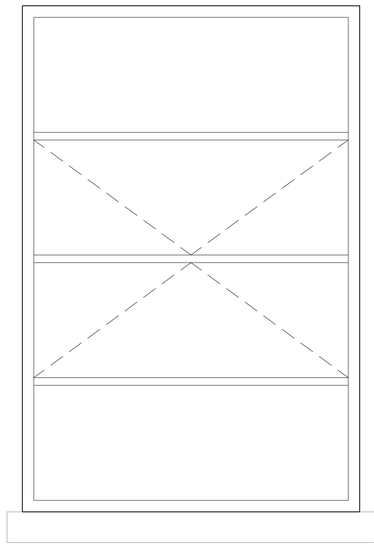
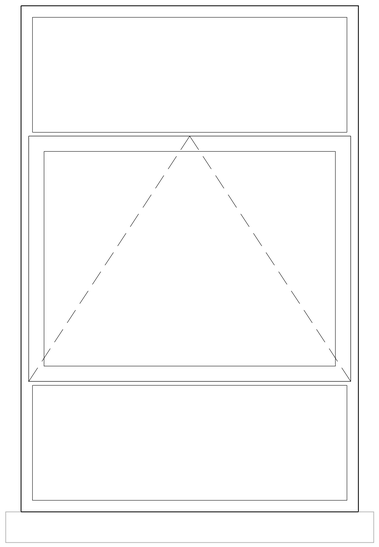
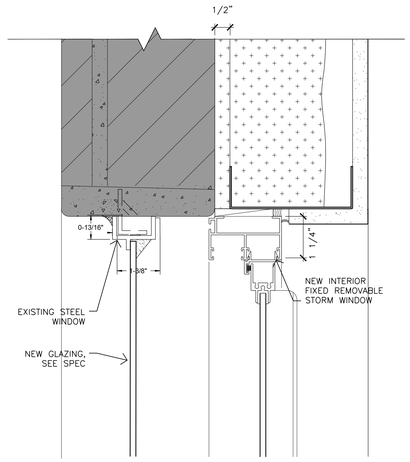
6" = 1'-0"



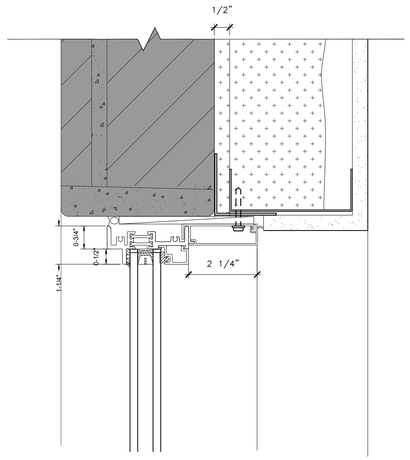
9 A964 ELEVATION: EXIST. STEEL PIVOT WINDOW
1 1/2" = 1'-0"



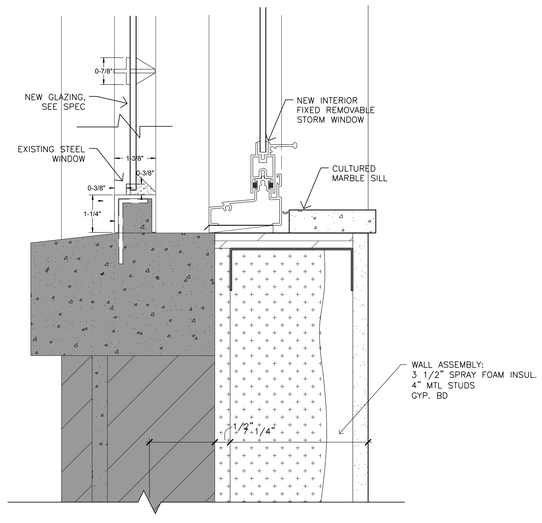
11 A964 ELEVATION: ALUMINUM REPLACEMENT
1 1/2" = 1'-0"



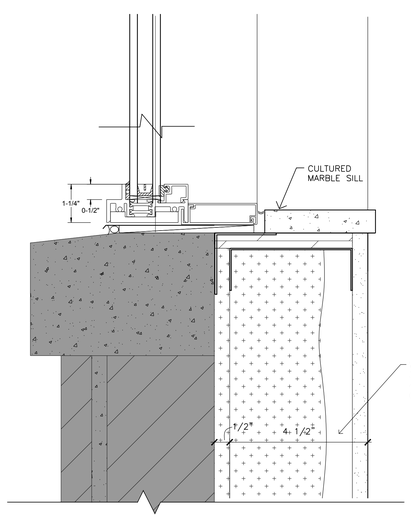
2 A964 JAMB DETAIL: HISTORIC STEEL W/ NEW INT. STORM
6" = 1'-0"



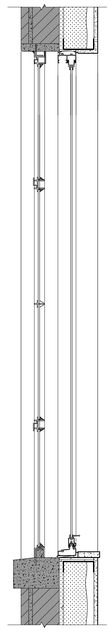
5 A964 JAMB DETAIL: ALUMINUM REPLACEMENT
6" = 1'-0"



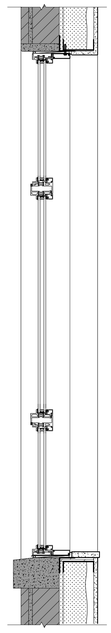
3 A964 SILL DETAIL: HISTORIC STEEL W/ NEW INT. STORM
6" = 1'-0"



6 A964 SILL DETAIL: ALUMINUM REPLACEMENT
6" = 1'-0"



10 A964 SECTION: EXIST. STEEL PIVOT W/ NEW STORM
1 1/2" = 1'-0"



12 A964 SECTION: ALUMINUM REPLACEMENT
6" = 1'-0"

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DATE	02-22-12
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CHECKED BY	-----
COMMISSION NO.	139357

HISTORIC OPENING DETAILS

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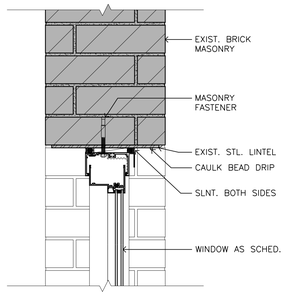
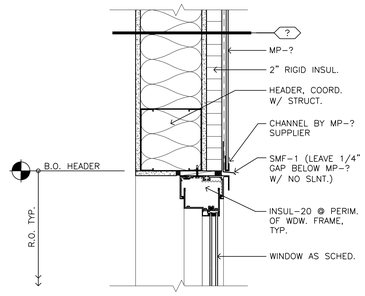
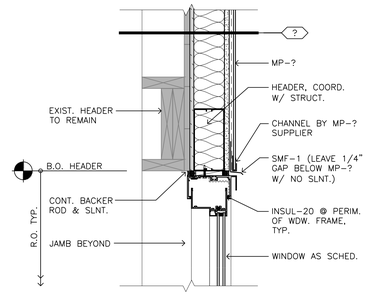
1 A640 NOT USED
NO SCALE



2 A640 WDW HEAD DETAIL @ EXIST. OPENING
1 1/2" = 1'-0"



3 A640 WDW HEAD DETAIL @ NEW OPENING (SKYWAY)
1 1/2" = 1'-0"



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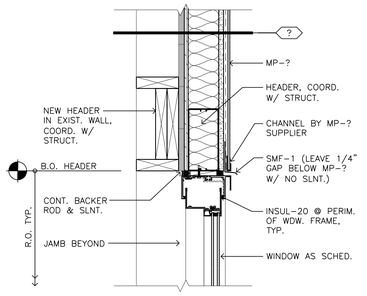
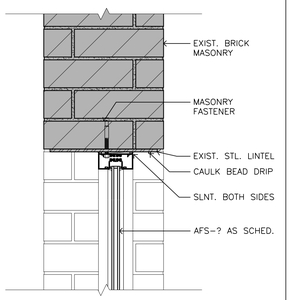
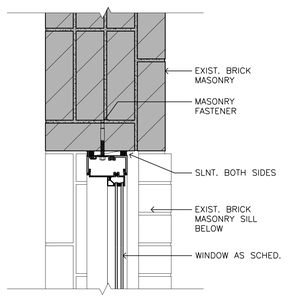


5 A640 WDW HEAD DETAIL @ NEW OPENING
1 1/2" = 1'-0"



6 A640 AFS-? HEAD DETAIL @ EXIST. OPNG. (JAMB SIM.)
1 1/2" = 1'-0"

7 A640 NOT USED
NO SCALE



8 A640 WDW JAMB DETAIL @ EXIST. OPENING
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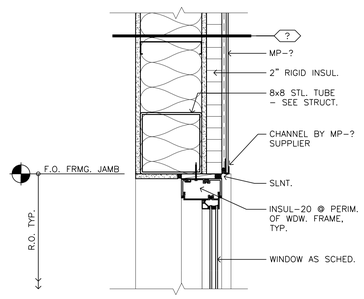

9 A640 WDW JAMB DETAIL @ NEW OPENING (SKYWAY)
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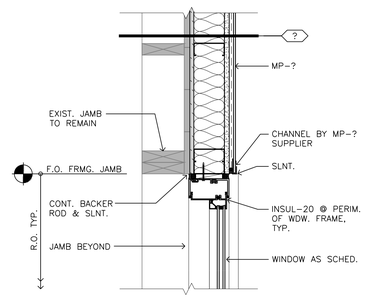

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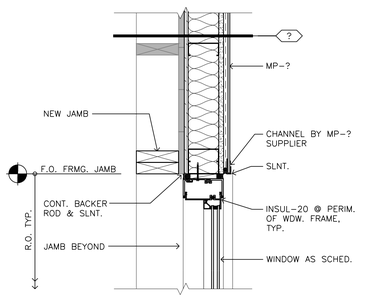

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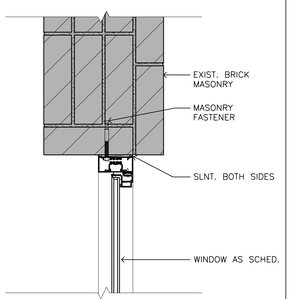

12 A640 AFS-? WDW. JAMB DETAIL @ EXIST. OPENING
1 1/2" = 1'-0"

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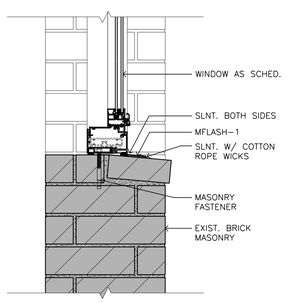
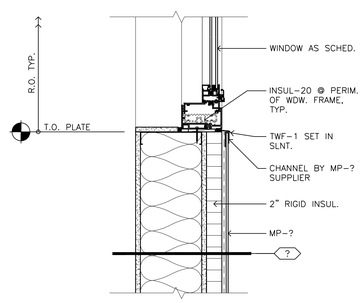
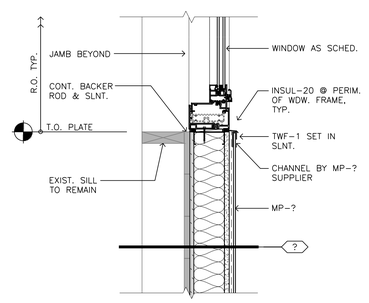
NO SCALE



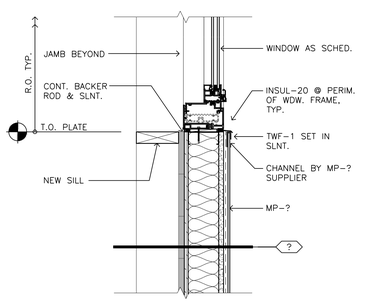
14 A640 WDW SILL DETAIL @ EXIST. OPENING
1 1/2" = 1'-0"



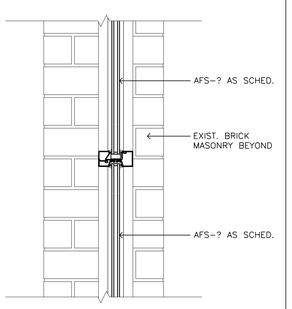
15 A640 WDW SILL DETAIL @ NEW OPENING (SKYWAY)
1 1/2" = 1'-0"



16 A640 WDW SILL DETAIL @ EXIST. OPENING
1 1/2" = 1'-0"



17 A640 WDW SILL DETAIL @ NEW OPENING
1 1/2" = 1'-0"



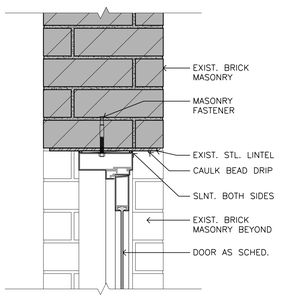
18 A640 AFS-? HORIZ. MULL. DETAIL @ EXIST. OPNG. (VERT. SIM.)
1 1/2" = 1'-0"

19 A640 NOT USED
NO SCALE

20 A640 NOT USED
NO SCALE

21 A640 NOT USED
NO SCALE

22 A640 NOT USED
NO SCALE



23 A640 AFS-? WDW HEAD DETAIL @ EXIST. OPNG. (JAMB SIM.)
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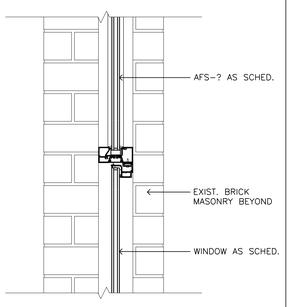

24 A640 AFS-? WDW. HORIZ. MULL. DETAIL @ EXIST. OPNG.
1 1/2" = 1'-0"

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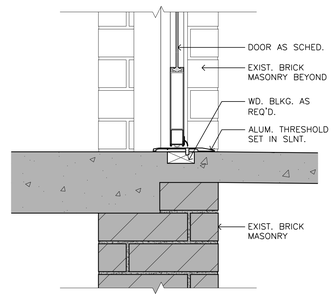
NO SCALE

26 A640 NOT USED
NO SCALE

27 A640 NOT USED
NO SCALE

28 A640 NOT USED
NO SCALE



29 A640 AFS-? WDW. VERT. MULL. DETAIL @ EXIST. OPNG.
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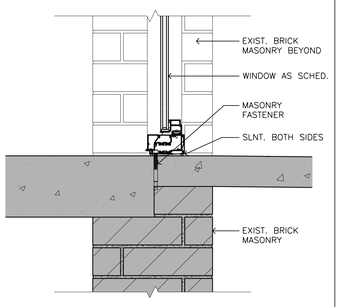

30 A640 AFS-? WDW. SILL DETAIL @ EXIST. OPNG.
1 1/2" = 1'-0"

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EXTERIOR OPENING DETAILS

2-A970

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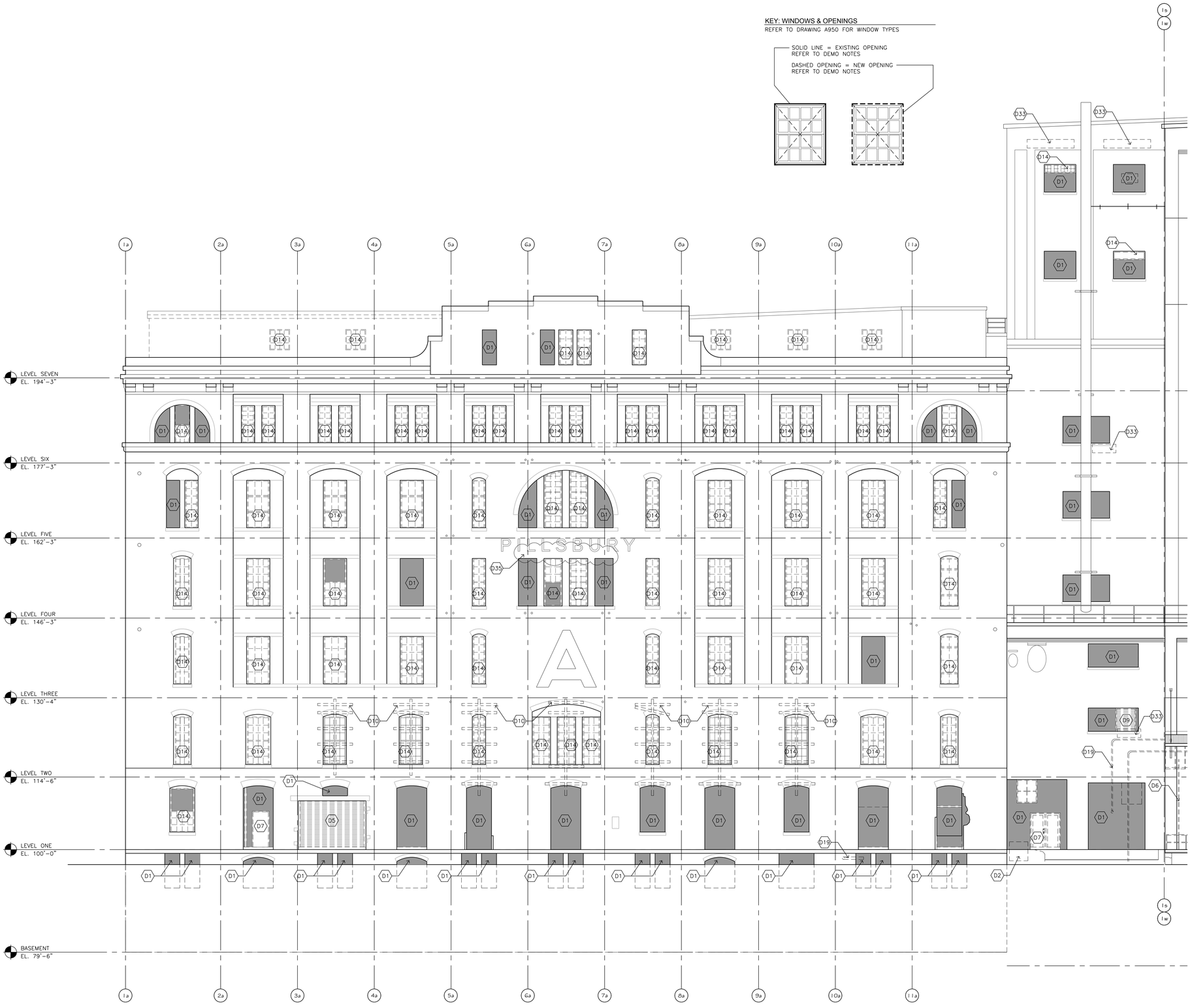

1 AD500 DEMO/EXISTING WEST EXTERIOR ELEVATION
1/8"=1'-0"

EXTERIOR ELEVATION DEMOLITION NOTES

1. ALL WORK TO BE IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND PERTINENT PRESERVATION BRIEFS.
2. AS A DESIGNATED HISTORIC SITE, THE BUILDING IS TO BE FULLY PROTECTED FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. ALL DAMAGED AREAS AND FINISHES RESULTING FROM THIS WORK ARE TO BE RESTORED BY THE CONTRACTOR TO MATCH ORIGINAL CONSTRUCTION.
3. SALVAGE ALL ORIGINAL EXTERIOR MASONRY UNITS LARGER THAN 1/2-UNIT FOR USE AT REPLACEMENT CONDITIONS.
4. REMOVE EXISTING MORTAR JOINTS WHICH APPEAR TO BE DIFFERENT FROM ORIGINAL (PREVIOUSLY PERFORMED TUCK POINTING AND MASONRY PATCHING WHICH DOES NOT MATCH COLOR, TEXTURE, AND/OR COMPOSITION OR BOND PATTERN). REMOVE AND REPOINT.
5. PROTECT ADJACENT HISTORICAL BRICK FROM DAMAGE AT LINTEL AND EXISTING MISMATCHED MASONRY CONDITIONS.
6. VERIFY NEW OPENING SIZES WITH NEW DOOR AND WINDOW TYPES ON SHEET A950 AND WITH ACTUAL FRAME DIMENSIONS OF DOORS AND WINDOWS APPROVED IN THE SUBMITTAL PROCESS.

EXTERIOR ELEVATION DEMOLITION KEYNOTES

- D1 REMOVE NON-HISTORIC INFILL MATERIAL FROM ORIGINAL OPENING.
- D2 REMOVE ALL EXISTING NON-HISTORIC PAINT ON EXISTING MASONRY USING GENTLEST MEANS POSSIBLE. ATTEMPT PAINT REMOVAL AT 3'X3' ZONE, LOCATION TO BE DIRECTED BY ARCHITECT. ORIGINAL SURFACE INTEGRITY AND FINISH OF EXISTING BRICK SHALL BE MAINTAINED DURING AND AFTER PAINT REMOVAL. BRICK SHALL NOT BE SAND-BLASTED.
- D3 EXISTING PIPE, VENT, AND BRACKET PENETRATIONS TO REMAIN
- D4 EXISTING STEEL LINTEL
- D5 REMOVE EXISTING NON-HISTORIC OVERHEAD DOOR AND ASSOCIATED MECHANISM.
- D6 COORDINATE REMOVAL OF EXISTING ELECTRICAL CONDUIT.
- D7 REMOVE EXISTING NON-ORIGINAL DOOR, SIDELIGHT, AND/OR FRAME.
- D8 SAW CUT NEW MASONRY OPENING IN EXISTING MASONRY WALL. INSTALL NEW STEEL PLATE LINTEL WITHIN EXISTING MORTAR JOINTS.
- D9 REMOVE EXISTING LOUVER AND FRAME.
- D10 REMOVE STEEL WHALER SYSTEM AND STRUCTURAL BRACING.
- D11 REMOVE EXISTING WALL.
- D12 REMOVE EXISTING METAL STAIR AND RAILING.
- D13 REMOVE EXISTING NON-HISTORIC WOOD STAIR, RAILING, AND RAMP.
- D14 REMOVE EXISTING WINDOW, INCLUDING FRAME, GLASS, GLAZING, AND MATERIAL ADJOINING WINDOW THAT IS NOT PART OF THE ORIGINAL HISTORIC MASONRY OPENING.
- D15 PROTECT EXISTING HISTORIC WINDOW. WINDOW TO BE REFURBISHED. REFER TO NEW EXTERIOR KEYNOTE XX.
- D16 REMOVE EXISTING METAL COPING.
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- D20 REMOVE ALL NON-HISTORIC LIGHT FIXTURES AND ELECTRICAL CONDUIT.
- D21 REMOVE NON-HISTORIC METAL STRUCTURE COMPLETELY. REPAIR AND REFINISH ROOF BELOW AS NEEDED.
- D22 REMOVE EXISTING DOOR AND FRAME COMPLETELY. SAW TOOTH EXISTING MASONRY TO PATCH OPENING
- D23 REMOVE REMAINING REMNANTS OF NON-HISTORIC ADDITION.
- D24 REMOVE EXISTING NON-HISTORIC OUTBUILDING COMPLETELY
- D25 REFURBISH EXISTING CONCRETE DOCK AND STAIR AS REQUIRED.
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A-Mill

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CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	02-21-12
DRAWN BY	XXX
CHECKED BY	XXX
COMMISSION NO.	139357

DEMOLITION EXTERIOR ELEVATIONS

2-AD500

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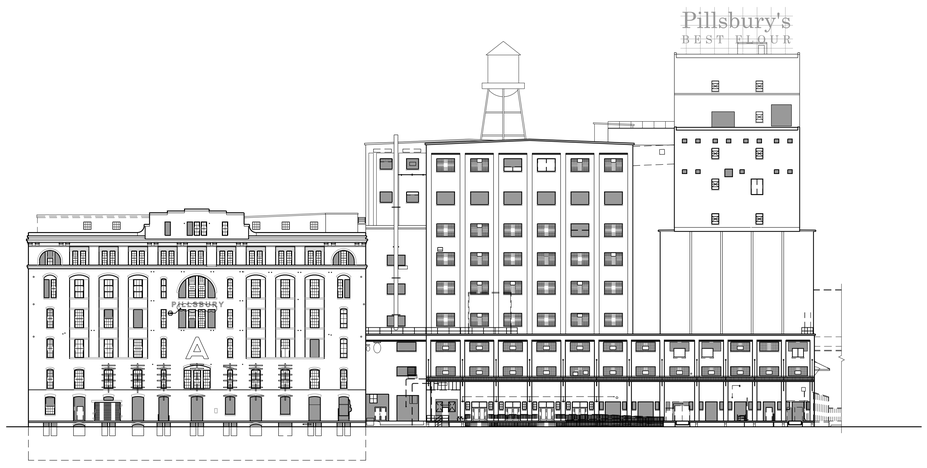
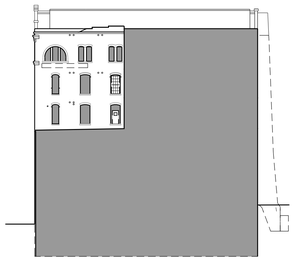


SEE 1/AD500 SEE 1/AD501

1 AD500A DEMO/EXISTING WEST EXTERIOR ELEVATION 1/32"=1'-0"



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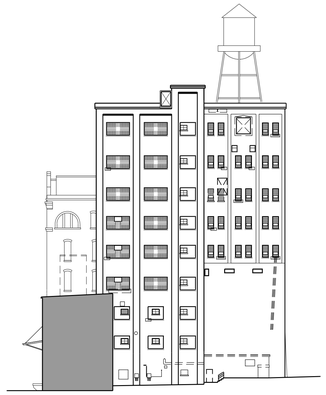
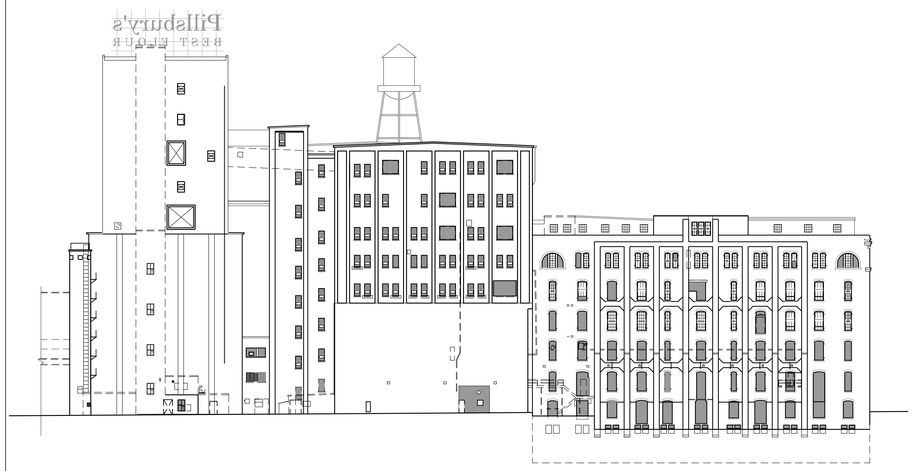


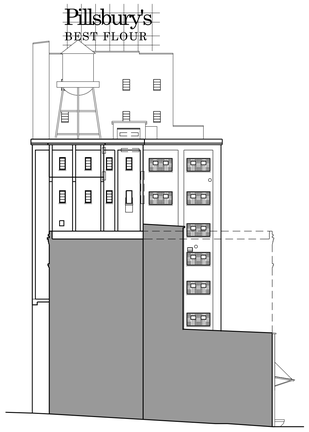
SEE 1/AD509

6 AD500A DEMO/EXISTING PARTIAL SOUTH EXTERIOR ELEVATION 1/32"=1'-0"



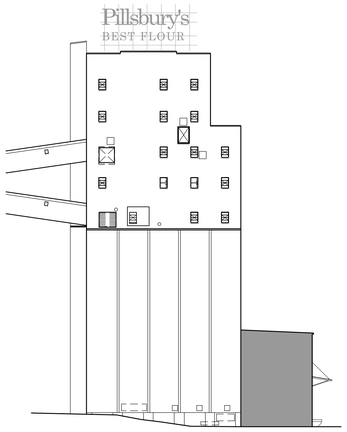
SEE 1/AD504 SEE 1/AD505

2 AD500A DEMO/EXISTING EAST EXTERIOR ELEVATION 1/32"=1'-0"



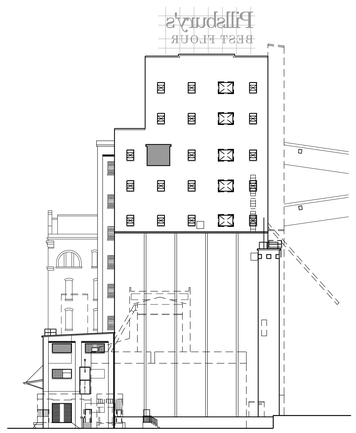
SEE 1/AD508

7 AD500A DEMO/EXISTING PARTIAL NORTH EXTERIOR ELEVATION 1/32"=1'-0"



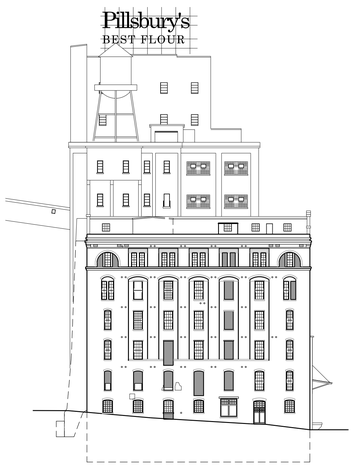
SEE 1/AD511

8 AD500A DEMO/EXISTING PARTIAL NORTH EXTERIOR ELEVATION 1/32"=1'-0"



SEE 1/AD506

3 AD500A DEMO/EXISTING SOUTH EXTERIOR ELEVATION 1/32"=1'-0"

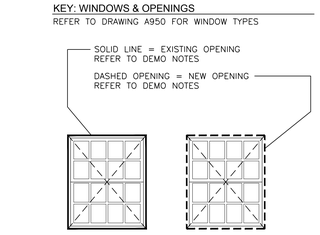


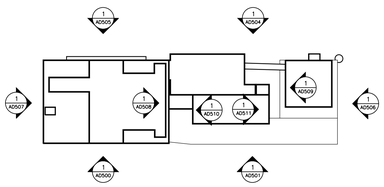
SEE 1/AD507

4 AD500A DEMO/EXISTING NORTH EXTERIOR ELEVATION 1/32"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES





ELEVATION KEY PLAN

TRUE NORTH PLAN NORTH

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CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	02-21-12
DRAWN BY	XXX
CHECKED BY	XXX
COMMISSION NO.	139357

OVERALL DEMOLITION EXTERIOR ELEVATIONS & NOTES

2-AD500A

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EXTERIOR ELEVATION DEMOLITION NOTES

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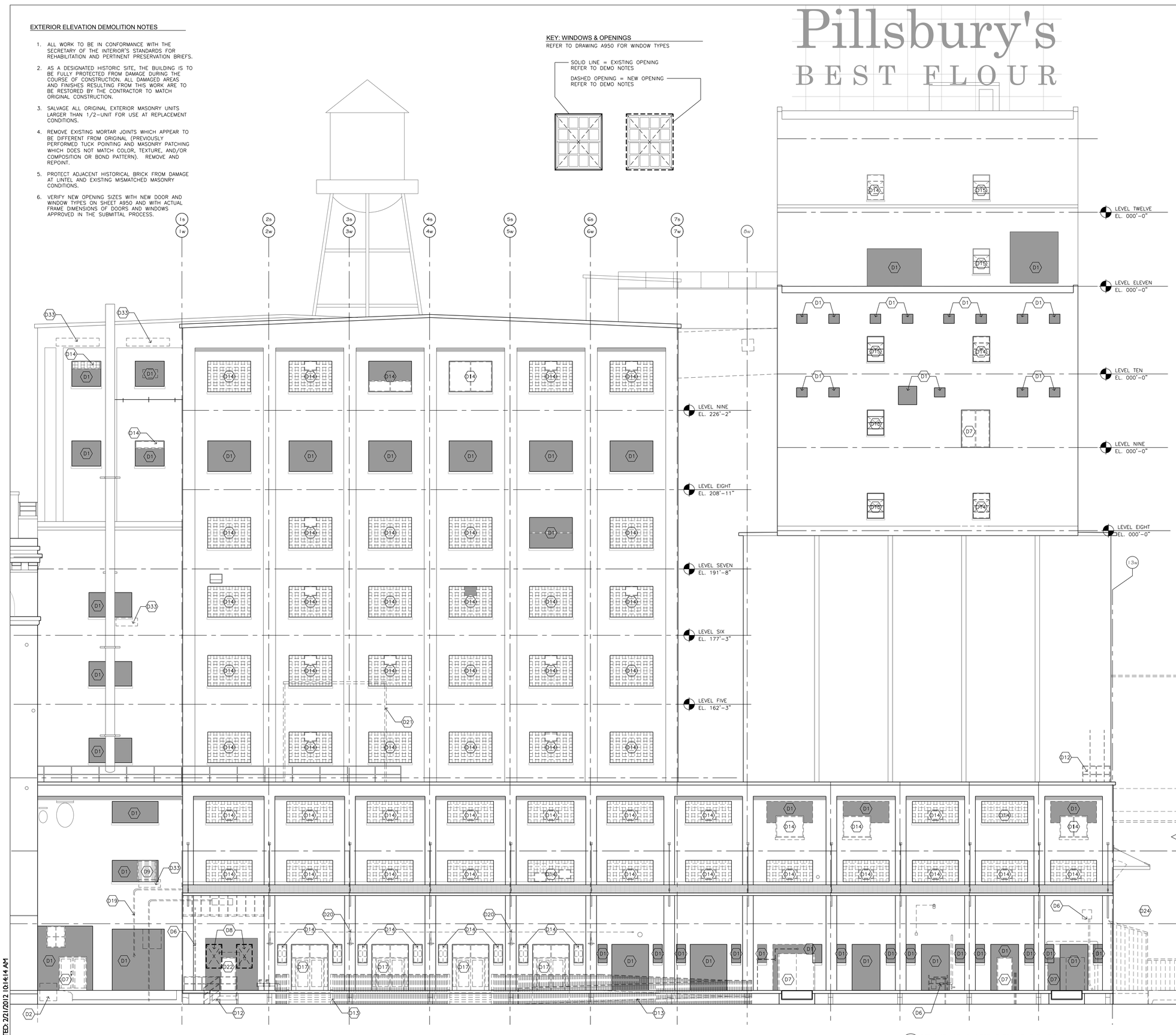
KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES

SOLID LINE = EXISTING OPENING
REFER TO DEMO NOTES

DASHED OPENING = NEW OPENING
REFER TO DEMO NOTES



1 AD501 DEMO/EXISTING WEST EXTERIOR ELEVATION 1/8"=1'–0"

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A–Mill Artist Lofts
A–Mill

PACKAGE
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[PRINTED ARCHITECT'S NAME] Date

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License Number

REVISIONS	No.	DATE

DATE	02–21–12
DRAWN BY	XXX
CHECKED BY	XXX
COMMISSION NO.	139357

DEMOLITION EXTERIOR ELEVATIONS

2–AD501

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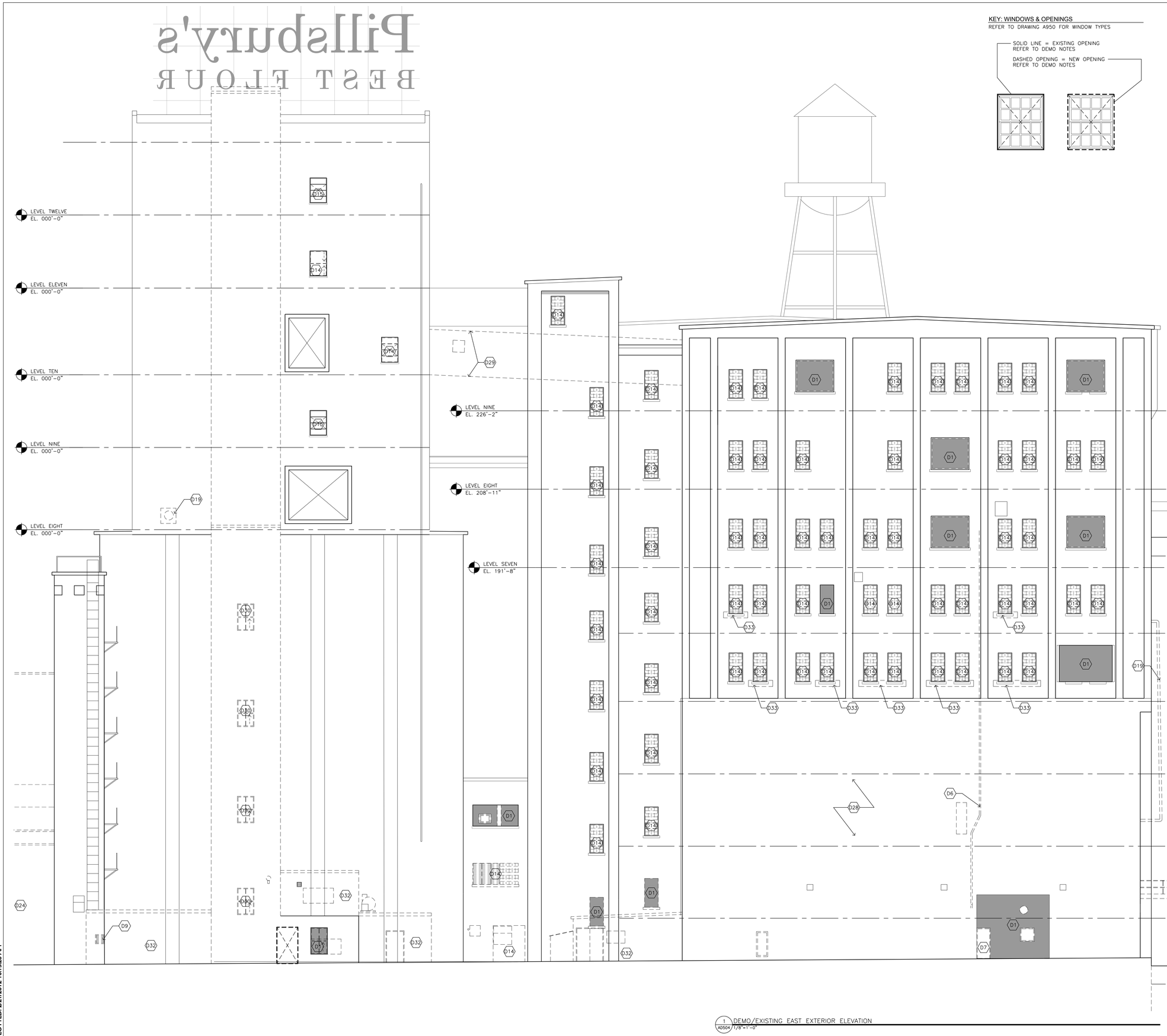

1 AD504 DEMO/EXISTING EAST EXTERIOR ELEVATION
1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES

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Plymouth, MN 55441

HPC
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2/21/12

NOT FOR CONSTRUCTION

A-Mill Artist Lofts
A-Mill

PACKAGE
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CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

[PRINTED ARCHITECT'S NAME] Date

#XXXXX [LICENSE NUMBER]
License Number

REVISIONS	No.	DATE

DATE	02-21-12
DRAWN BY	XXX
CHECKED BY	XXX
COMMISSION NO.	139357

DEMOLITION EXTERIOR ELEVATIONS

2-AD504

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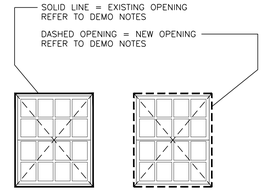
PLOTTED: 2/21/2012 10:13:28 AM

1 AD505 DEMO/EXISTING EAST EXTERIOR ELEVATION
1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES



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DEMOLITION EXTERIOR ELEVATIONS

2-AD505

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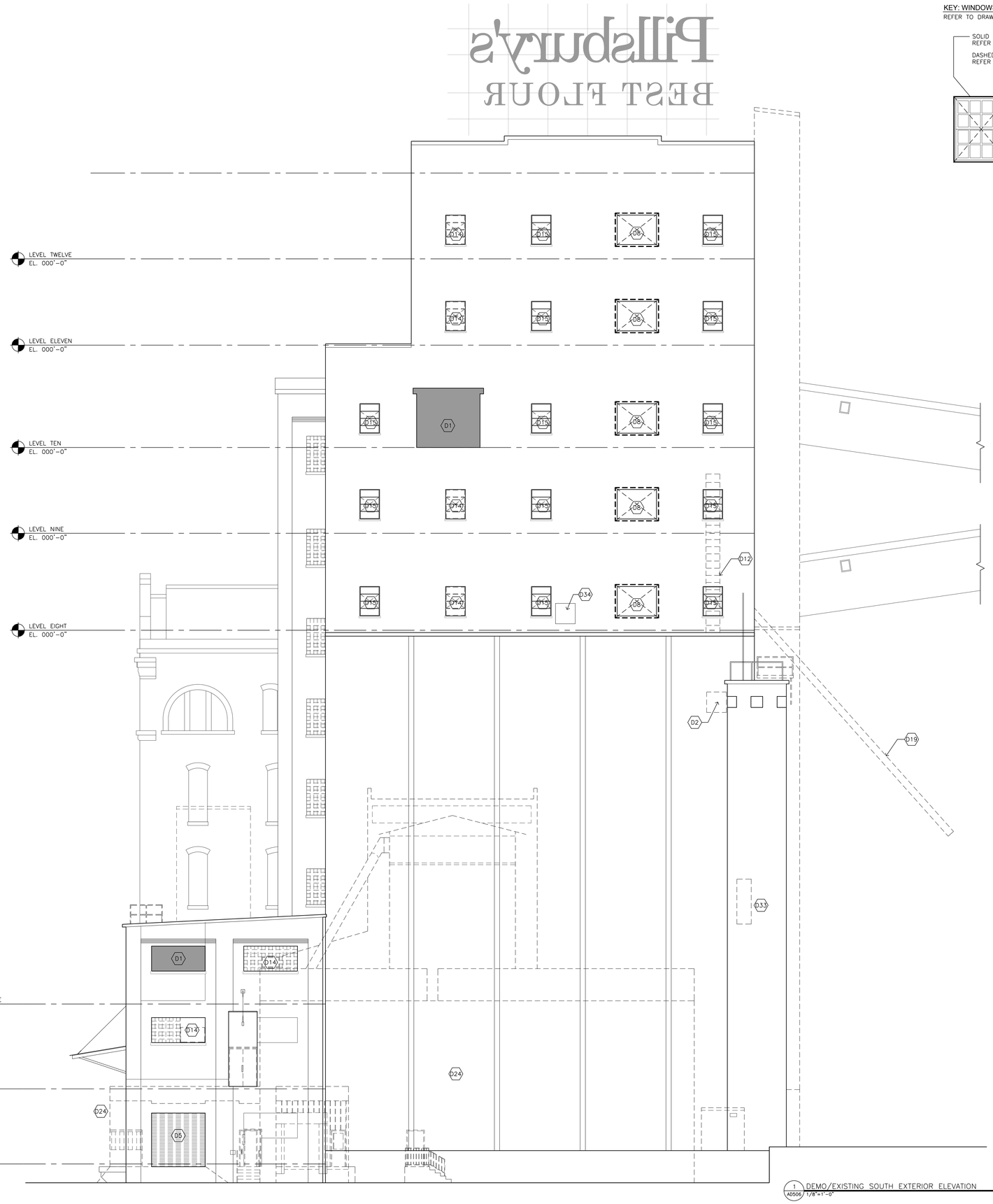
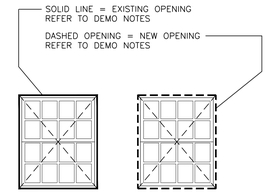


1 AD506 DEMO/EXISTING SOUTH EXTERIOR ELEVATION
1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES



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CHECKED BY	XXX	
COMMISSION NO.	139357	

DEMOLITION EXTERIOR ELEVATIONS

2-AD506

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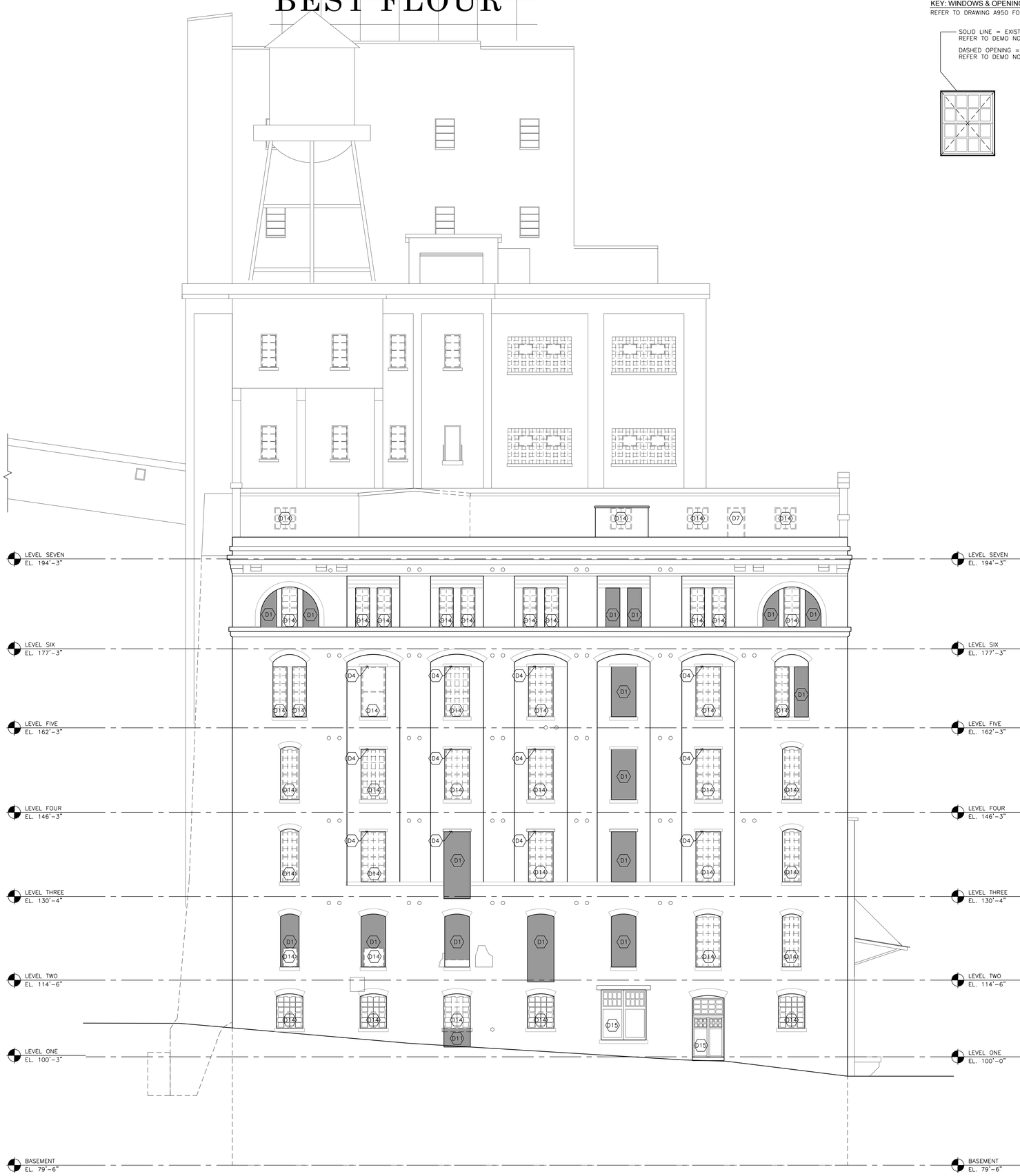
BEST FLOUR

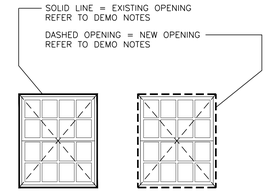


LEVEL SEVEN
EL. 194'-3"
LEVEL SIX
EL. 177'-3"
LEVEL FIVE
EL. 162'-3"
LEVEL FOUR
EL. 146'-3"
LEVEL THREE
EL. 130'-4"
LEVEL TWO
EL. 114'-6"
LEVEL ONE
EL. 100'-0"
BASEMENT
EL. 79'-6"

1 AD507 DEMO/EXISTING NORTH EXTERIOR ELEVATION
1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES



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DEMOLITION EXTERIOR ELEVATIONS

2-AD507

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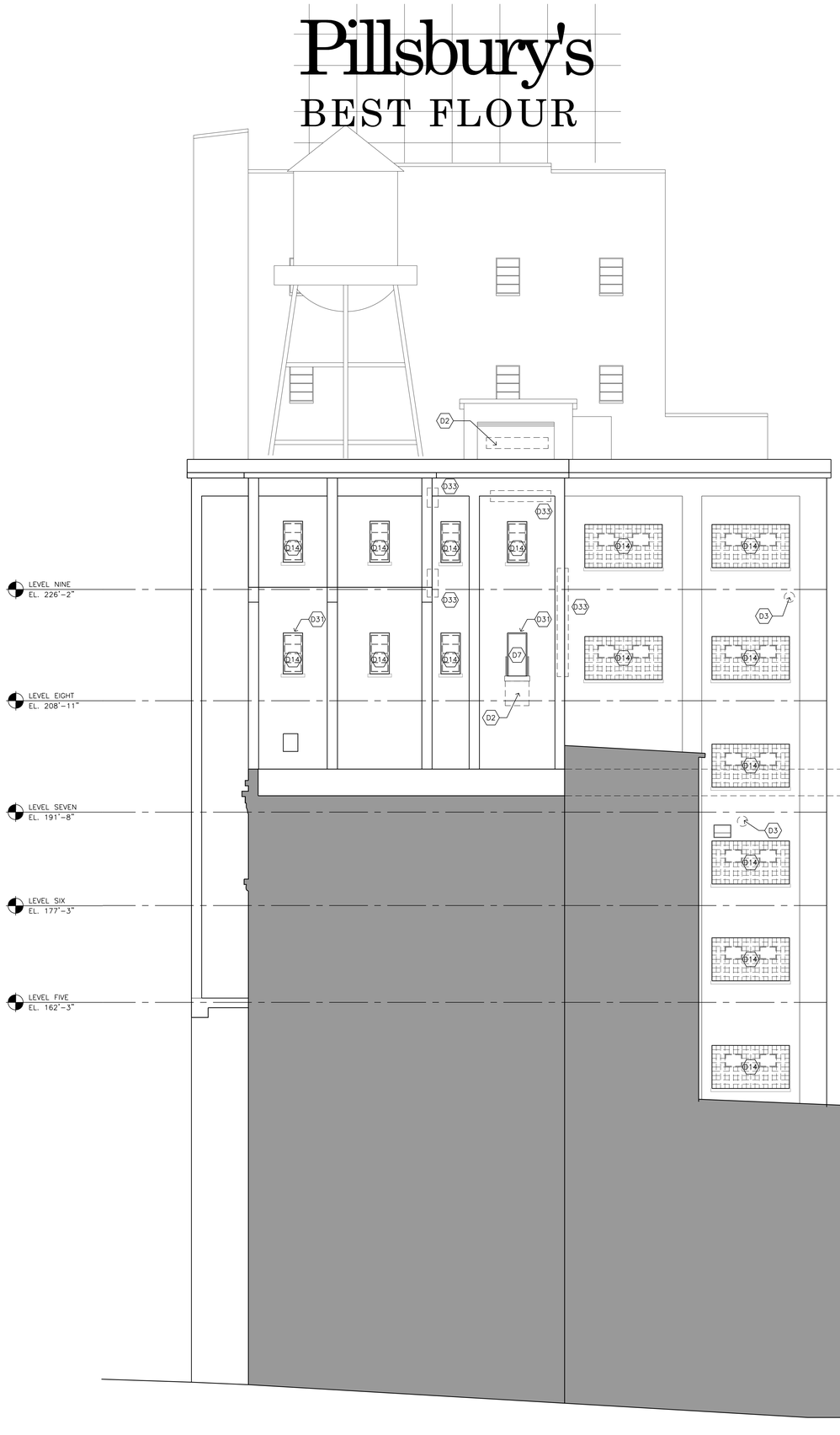
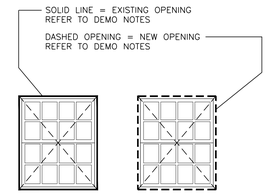


1 AD508 DEMO/EXISTING PARTIAL NORTH EXTERIOR ELEVATION
1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES



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D33 REMOVE DETERIORATED CONCRETE, CLEAN AND PAINT REBAR IF EXPOSED, PATCH CONCRETE OR MASONRY. REPOINT

D34 EXISTING MASONRY PATCHES TO REMAIN

D35 REMOVE LOOSE STONE TO PREVENT SPALLING

D36 REMOVE EXISTING FLASHING, REPOINT

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CERTIFICATION

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[PRINTED ARCHITECT'S NAME] Date

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REVISIONS	No.	DATE

DATE	02-21-12
DRAWN BY	XXX
CHECKED BY	XXX
COMMISSION NO.	139357

DEMOLITION EXTERIOR ELEVATIONS

2-AD508

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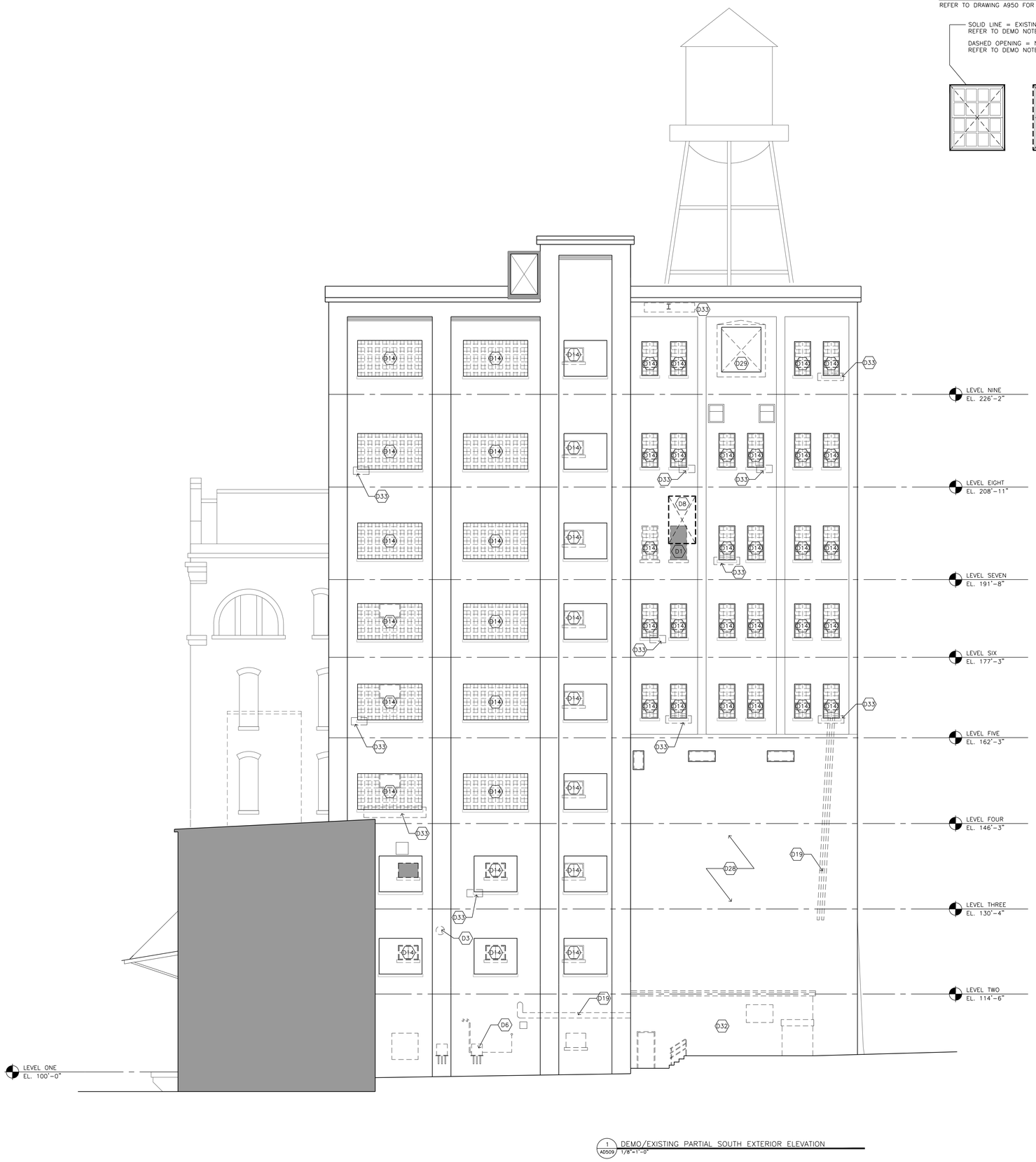
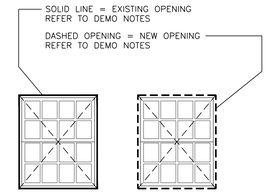


1 AD509 DEMO/EXISTING PARTIAL SOUTH EXTERIOR ELEVATION
1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES



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- D17 REMOVE EXISTING NON-HISTORIC STOREFRONT.
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DEMOLITION EXTERIOR ELEVATIONS

2-AD509

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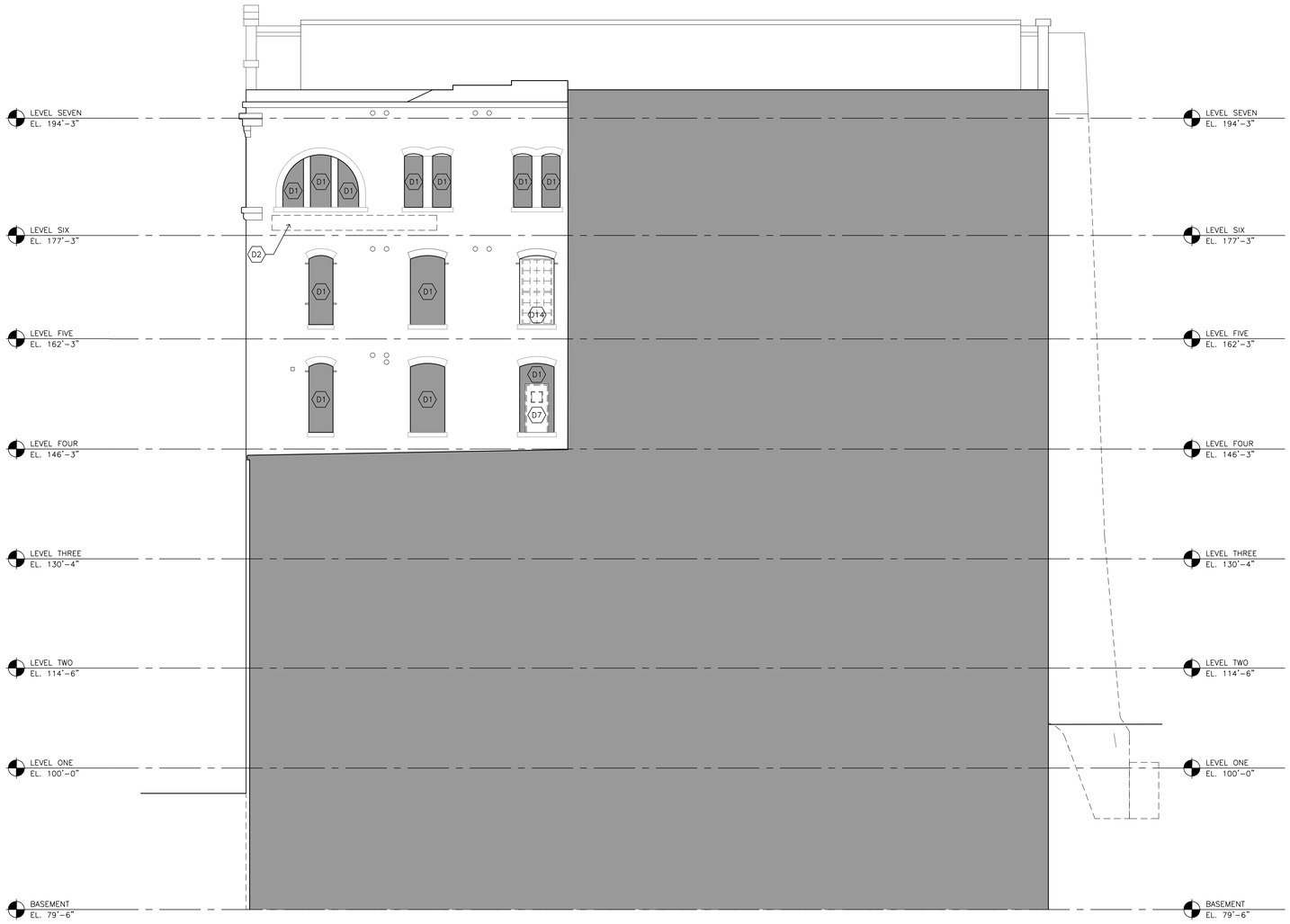
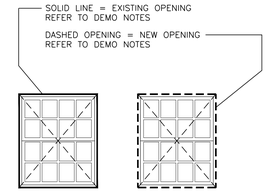


1 AD510 DEMO/EXISTING PARTIAL SOUTH EXTERIOR ELEVATION
1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES



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DEMOLITION EXTERIOR ELEVATIONS

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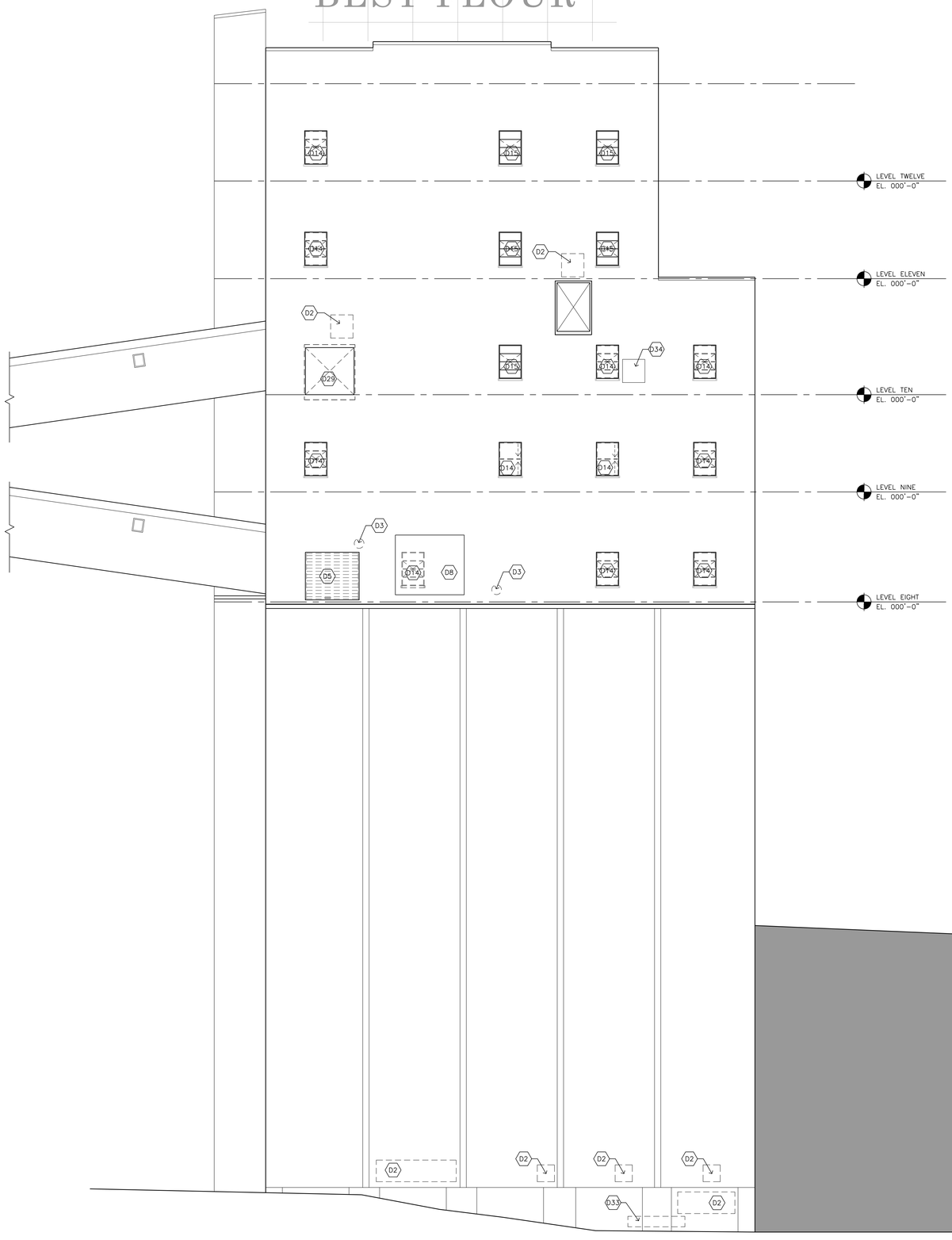
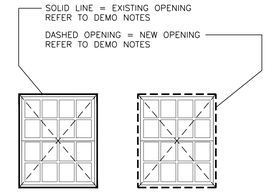


1 DEMO/EXISTING PARTIAL NORTH EXTERIOR ELEVATION
AD511 1/8"=1'-0"

KEY: WINDOWS & OPENINGS

REFER TO DRAWING A950 FOR WINDOW TYPES



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