

CPED STAFF REPORT

Prepared for the Heritage Planning Commission
Agenda Item #4
May 19, 2015
BZH-28631

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 700-708 Third Street South
Project Name: Advance Thresher/Emerson-Newton Plow Company Rehabilitation
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Sherman Associates, Inc.
Project Contact: Elizabeth Gales, Hess, Roise and Company
Ward: 3
Neighborhood: Downtown East
Request: To allow rehabilitation of the Advance Thresher/Emerson-Newton Plow Company Building in order to convert it to a hotel.

Required Applications:

Certificate of Appropriateness	To allow rehabilitation of the Advance Thresher/Emerson-Newton Plow Company Building.
---------------------------------------	---

HISTORIC PROPERTY INFORMATION

Current Name	Thresher Square
Historic Name	Advance Thresher Building and the Emerson-Newton Plow Company Building
Historic Address	700-706 Third Street Sough and 708-712 Third Street South
Original Construction Date	1900 and 1904
Original Architect	Kees and Colburn
Original Builder	H. N. Leighton Company
Original Engineer	Unknown
Historic Use	Manufacturing-assembly plants
Current Use	Offices
Proposed Use	Hotel and offices

Date Application Deemed Complete	April 23, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 22, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Not Applicable
Period of Significance	1900- with no identified or official end date
Criteria of Significance	Architecture
Date of Local Designation	1977
Date of National Register Listing	1977
Applicable Design Guidelines	<i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The Advance Thresher Building and the Emerson-Newton Plow Company Building, designed by the architectural firm of Kees and Colburn, were conceived as two manufacturing buildings. The Advance Thresher Building was constructed in 1900 and the Emerson-Newton Plow Company Building was built in 1904; the latter was designed to mimic the former. The Advance Thresher Building is six stories in height and the Emerson-Newton Plow Company Building is seven stories in height.

The designs of the buildings are excellent examples of the influence of Chicago architect Louis Sullivan on large-scale commercial/industrial buildings in Minneapolis at the turn of the century. Sullivan’s impact on Kees and Colburn is evident in their combined use of brick and terra-cotta in an integral façade design as well as in the broad projecting cornice.

In the 1980’s, the property owner rehabilitated the buildings as part of a historic tax credit project. During the rehabilitation several modifications were made to the buildings. The exteriors were cleaned and tuck-pointed, loading dock openings on the north sides of the buildings were closed and a large central atrium was added which provides light to the interior spaces. Today the two buildings function as one building sharing elevators and staircases.

APPLICANT’S PROPOSAL. The applicant is proposing to redevelop the block located between Washington Avenue North, Chicago Avenue South, 3rd Street South and Park Avenue South. There are three buildings on the block and a large surface parking lot; two of the buildings will remain while one will be demolished as part of the development. The former Grainger Industrial Supply building, located at 724 3rd Street South, will be demolished. The remaining two buildings, Old Spaghetti Factory and both halves of the Advance Thresher/Emerson-Newton Plow Company Building, will be incorporated into the project. Minor changes will be made to the Old Spaghetti Factory building. The Old Spaghetti Factory restaurant will remain and the rest of the building will be used for offices. The Advance Thresher/Emerson-Newton Plow Company Building will be rehabbed and repurposed for a hotel and office uses.

Where the existing surface parking lot and former Grainger Industrial Supply building are located, the applicant is proposing to construct a seven-story, 185,000 square foot mixed-use building. There would be a grocery store located on the corner of Washington Avenue South and Chicago Avenue South and a smaller commercial space located along Washington Avenue South. In addition, there would be residential amenities along Chicago Avenue South and Third Street South. On the upper levels of the building there would be 181 dwelling units and additional amenity space for the residential portion of the development. In addition, there would be two levels of underground parking that would be dedicated

for the residential, hotel, office and restaurant uses on the block. In total, 287 parking spaces would be located underground. There would also be 80 grade-level parking spaces that would be dedicated to the grocery store in the new building. These 80 parking spaces would be made available to other uses on the block outside of the business hours for the grocery store.

The Advance Thresher/Emerson-Newton Plow Company Building is a locally designated historic landmark and is listed in the National Register of Historic Places. The applicant is proposing to convert the Advance Thresher Building and the upper three floors of the Emerson-Newton Plow Company Building to a hotel. The lower three floors of the Emerson-Newton Plow Company Building will remain as offices; however, the applicant intends to convert the entire Emerson-Newton Plow Company Building to a hotel in the future. The fourth floor of the Emerson-Newton Plow Company Building will be left vacant until this conversion occurs.

The majority of the rehabilitation work that will be done to the building will take place in the interior; however, the applicant is proposing to add a new entrance and canopy on the north façade of the building, remove some of the existing rooftop mechanical equipment and add new rooftop mechanical equipment and a new rooftop deck as well as new signage to the building. These alterations require a Certificate of Appropriateness.

There will be a new accessible entrance to the hotel added on the north side of the building. It will be an aluminum-frame and glass door system with glass sidelights. The door system will be installed in the second bay from the west end of the building. The new entrance will utilize a portion of an existing loading dock doorway. In the first bay from the west end of the building there will be a new aluminum-frame and glass window added. This too will be installed where a former opening once was. Over the entrance the applicant is proposing to add a new glass and steel canopy that will tie into the building and cantilever over the driveway. The canopy will be 30 feet long and will project 21 feet from the building wall.

There are currently four large pieces of mechanical equipment on the roof. Three of the four large mechanical units will be removed; the large mechanical unit in the northeast corner of the building will remain as will the duct work that runs to and from it. A few other smaller pieces of mechanical equipment located in the northeast corner of the building will also remain. One new large piece of mechanical equipment will be installed in the northwest corner of the building. The equipment will measure approximately 13 feet by 49 feet and the overall height of it will be 13 feet. This piece of equipment will be set back 17 feet from the west edge of the building, or approximately 24 from the western edge of the cornice line, and it will be set back eight feet from the north edge of the building. This piece of equipment is approximately three feet shorter than the existing rooftop penthouse.

The existing skylight systems and parabolic mirror will be removed from the roof. The five smaller skylights, located towards the south side of the building, will be filled in and the large skylight opening located towards the center of the building will be made smaller and a new, low-profile, translucent Kalwall skylight will be installed over the opening.

The existing rooftop penthouse will be expanded in size to accommodate new restrooms. The penthouse, which is currently clad in aluminum lap siding, will be re-clad with metal panels that complement the color of the building. The expanded penthouse will open up to a new rooftop deck that will be located towards the southwest corner of the building. The rooftop deck will measure approximately 56 feet by 63 feet and will be set back one structural bay from both the south and west facades of the building. A 42-inch tall glass railing topped with a metal rail will be constructed around the perimeter of the deck.

The last alteration that the applicant is proposing to make to the rooftop is a new stair enclosure located on the south side of the roof. The enclosure will measure approximately 11 feet by 23 feet and the overall height of it will be 13 feet. The enclosure will have a shed roof that faces south to minimize the profile of it. The enclosure will be clad in metal panels that will match the rooftop penthouse.

The applicant is also proposing to add several signs to the building including walls signs, a projecting sign, a canopy sign and awning signs. The sign plan is discussed further in finding number four below.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. Comment letters are attached for reference. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

- 1. The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

The Advance Thresher/Emerson-Newton Plow Company Building, designed by the Minneapolis architectural firm of Kees and Colburn, is significant for its architecture. The period of significance for which the landmark was designated is 1900, with no identified or official end date. The building is an excellent example of the Sullivanesque influence on the design of large-scale commercial/industrial buildings in Minneapolis at the turn of the century. This influence is shown in the combination of brick and terra-cotta in an integral facade design as well as in the broad projecting cornice.

The south facade is clad in a tan brick with terra-cotta ornamentation. Elaborate terra-cotta entrance surrounds denote the main entrances to both building sections. Terra-cotta medallions are set into the upper stories and terra-cotta spandrel panels separate the upper-story windows. The west facade is also finished in tan brick with similar terra-cotta ornamentation. The north and east facades are clad in a common brick with brick or steel lintels and sills. A mechanical louver runs the full-width of the north facade above the first story.

The proposed alterations will be compatible with and continue to support the criteria of significance and period of significance for which the landmark was designated. The applicant is not proposing to make any major alterations to the primary facades of the building. The new entrance and canopy will be located on a secondary facade of the building where a loading dock once was. In addition, the alterations to the rooftop, including the new mechanical equipment and rooftop deck, will be set back from the edges of the building.

- 2. The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

The proposed alterations are compatible with and will continue to support the exterior designation for which the landmark was designated. The Advance Thresher/Emerson-Newton Plow Company Building is significant for its architecture. The applicant is not proposing to make any major alterations to the primary facades of the building and the modifications that will be made are all reversible.

3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*

The City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. The proposed development is compatible with and will ensure continued integrity based on the evidence below:

Location: The location of the building will not be altered.

Design: The building is an excellent example of the Sullivanesque influence on the design of large-scale commercial/industrial buildings in Minneapolis at the turn of the century. This influence is shown in the combination of brick and terra-cotta in an integral facade design as well as in the broad projecting cornice. The applicant is not proposing to make any major alterations to these elements of the building.

Setting: Setting is the physical environment of a property. The proposed alterations to the building will not negatively impact the integrity of setting. The proposed new construction that will be located to the east of the building will impact the physical setting of the building but not negatively as the new construction will be located over 55 feet east of the Advance Thresher/Emerson-Newton Plow Company Building.

Materials: The south facade is clad in a tan brick with terra-cotta ornamentation. Elaborate terra-cotta entrance surrounds denote the main entrances to both building sections. Terra-cotta medallions are set into the upper stories and terra-cotta spandrel panels separate the upper-story windows. The west facade is also finished in tan brick with similar terra-cotta ornamentation. The north and east facades are clad in a common brick with brick or steel lintels and sills. The applicant is not proposing to make any major alterations to the primary facades of the building. The new entrance and canopy will be located on a secondary facade of the building where a loading dock once was. In addition, the alterations to the rooftop, including the new mechanical equipment and rooftop deck, will be set back from the edges of the building. Further, the exterior of the rooftop additions will be clad in complementary materials.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The applicant is not proposing to make any major alterations to the primary facades of the building. The new entrance and canopy will be located on a secondary facade of the building where a loading dock once was. In addition, the alterations to the rooftop, including the new mechanical equipment and rooftop deck, will be set back from the edges of the building. The proposed alterations will not negatively impact the integrity of workmanship.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The exterior materials express the feeling of a turn of the century large-scale commercial/industrial building. The integrity of the landmark will not be negatively impacted by the proposed alterations.

Association: Association is the direct link between an important historic event or person and a historic property. The proposed alterations will not impair the landmark's integrity of association.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

There are no applicable design guidelines that have been adopted for this landmark. See finding number 5, regarding the consistency of the alterations with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Heritage Preservation Commission adopted the *Design Guidelines for On-Premise Signs and Awnings* in 2003. The applicable sign guidelines for this project are evaluated below.

In General:

- a. Sign message: All signs, except window signs, real estate signs, project information signs, auxiliary signs, temporary signs and portable signs, are limited to the name and address of the establishment.
- b. Historic signs: Maintenance or restoration of existing historic signs is encouraged and should not be counted in number of allowable signs.
- c. Number of signs: Each principal building entrance that faces a public street, or each ground floor principal use, whichever is less, is allowed two signs. A corner lot with a principal entrance on each street is allowed two signs per street frontage. The two signs may be a combination of one wall sign, one projecting sign, one ground sign, one banner, and awning signage. However, a property may not have both a projecting sign and a ground sign. Only one of the signs should be illuminated, except that banners and awning signs should never be illuminated. Awning signs are limited to ground floor awnings and are subject to the specific guidelines for awnings and awning signs. Parking lot signs are subject to the specific guidelines for signs accessory to parking lots.
- d. Location of building signs: Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than 14 feet, except as otherwise provided in the specific guidelines for wall signs.
- e. Color: Sign colors and materials should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed.
- f. Installation: Sign installation should have a minimal impact on the building and to the extent practical allow the building to be returned to its original condition if the sign is removed. Existing signboards and sign frames should be reused to limit drilling new holes into masonry. Wall signs should be attached to the building through the mortar joints. Projecting signs should be attached to a permanent mounting plate. Awnings should be attached to window or door frames and should never damage masonry.
- g. Illumination: Signs may be illuminated externally, internally, or by neon. Plastic face covers should not be placed on illuminated signs. All illuminated building signs should connect to a permanent mounting plate located near the entrance. Electrical conduit should be installed through the permanent mounting plate. Not more than one brick should be damaged by the installation of the permanent mounting plate. Electrical conduit and any lighting fixture should be attached to the sign and not the building wall.

Sign Types Not Allowed:

- g. Canopy signs and service area canopy signs.

Guidelines for Specific Types of Signs:

Wall Signs:

- i. Location. Wall signs should be located between the first and second floor and should not be higher than 14 feet, except where the historic sign band is higher. Wall signs should not conceal architectural features or obstruct openings.
- ii. Size. Wall signs should be no more than two feet high and 32 square feet in area and should not extend outward from the building more than eight inches.
- iii. Materials. Wall signs may be constructed of wood, metal, painted fiberglass or painted plastic.
- iv. Installation. Wall signs should be attached to the building through the mortar joints. If illuminated, a wall sign should be placed adjacent to or over a permanent mounting plate for electrification. Electrical conduit and lighting fixtures should be attached to the top of the wall sign, and should not be attached to the building. Wall signs should not be painted directly on the surface of the building, except as part of the maintenance or restoration of an existing historic sign.

Projecting Signs:

- i. Location. Projecting signs should be located near a building entrance and should not be higher than 14 feet. Projecting signs should not conceal architectural features or obstruct openings, and should not be suspended from the soffit.
- ii. Size. Projecting signs should be no more than 12 square feet in area and should not project more than four feet from the building. The thickness of a projecting sign should not exceed eight inches.
- iii. Materials. Projecting signs may be constructed of wood, metal, painted fiberglass or painted plastic.
- iv. Installation. Projecting signs should always use a single permanent mounting plate.

Awnings and Awning Signs:

- i. Location. Awnings should fit within the window or door opening.
- ii. Number of awnings. The number of awnings may not exceed the number of window or door openings.
- iii. Number of awning signs. Awning signs are limited to ground floor awnings. There should be no more than one sign per awning. Awning signs should be no more than six square feet in area. Where there are multiple awning signs on a building, all signs should be located in the same or similar position on the awnings.
- iv. Materials. Awnings should be constructed of coated or uncoated cloth fabric.
- v. Installation. Awning hardware should be attached to the window or door frame and should never damage masonry. Awnings should not be attached to or cover any part of the building wall.
- vi. Illumination. Awnings and awning signs should not be illuminated.
- vii. Awning shape. Awnings should project downward and outward from the openings in straight lines unless they are reflecting the curved shape of the opening. The projection of an awning should be less than its height. An awning drop or skirt should not exceed 12 inches.

Window signs:

The number, size and location of window signs are not regulated by the HPC. A window sign may not include a backlighted sign, flashing sign, or any other sign type not allowed.

There are several historic signs and/or historic medallions located on the building that will remain. There are two historic signs located towards the top of the building that identify the historic name of each half of the building on the south facade. There are a total of seven historic signs and/or medallions located half-way up the building wall on the east, south and west facades. Three of these identify the name of the building and the remaining four are for ornamentation. On the ground floor of the building there are four historic signs located near both of the entrances to the building on the south facade. Six of the eight signs are fully comprised of terra-cotta and will not be altered as part of this project. The other two signs, located near the door on the west side of the building, are made up of foam letters that have been adhered to the terra cotta. The applicant is proposing to change these two signs.

The applicant is proposing to add several new signs to the building that would identify the hotel as well as the first floor commercial tenants within the hotel. The applicant is proposing to have the following identification signs for the hotel: one window sign, four wall signs, nine awning signs, one-third of a projecting sign and one canopy sign.

All of the signs that the applicant is proposing to have to identify the hotel meet the general guidelines established in the *Design Guidelines for On-Premise Signs and Awnings* except for the number of signs. There is one entrance to the hotel that faces a public street which would allow two identification signs. The applicant is proposing to have 16 identification signs for the hotel; nine of which are proposed to be on awnings. Since there is one entrance to the hotel on Third Street South and the accessible entrance is located on the north side of the building CPED is recommending that the hotel be allowed to have seven of the 16 signs that they are proposing; one window sign, four wall signs, one-third of a projecting sign and one canopy sign. The nine awnings that were proposed to be used for hotel identification signage shall remain blank.

The applicant is proposing to have a sign on the canopy that is proposed to be installed over the accessible entrance to the hotel on the north side of the building. Canopy signs are not allowed. Since this entrance will also serve as the entrance where guests will be dropped off at when arriving by vehicle a hotel identification sign on the canopy is appropriate.

All of the signs that the applicant is proposing to have to identify the hotel and the first floor commercial tenants within the hotel meet the dimensional guidelines established in the *Design Guidelines for On-Premise Signs and Awnings* except for the projecting sign. The projecting sign is located 28 feet above grade, it is approximately 64 square feet in size and it projects approximately eight feet from the building wall. The applicant has indicated that the projecting sign is replicated after a projecting sign that used to be on the building. Given this, CPED recommends that the projecting sign be allowed to be located 28 feet above grade, approximately 64 square feet in size and project approximately eight feet from the building wall.

The applicant is proposing to have the following identification signs for the first floor commercial tenants within the hotel: two awning signs and two-thirds of a projecting sign. All of the signs that the applicant is proposing to have to identify the first floor commercial tenants within the hotel meet the general guidelines established in the *Design Guidelines for On-Premise Signs and Awnings* except for the number of signs. There is one entrance to the first floor commercial tenants within the hotel that faces a public street which would allow two identification signs. The applicant is proposing to have four identification signs for the first floor commercial tenants within the hotel. Since there is one entrance to the first floor commercial tenants within the hotel on Third Street South and the accessible entrance is located on the north side of the building CPED is recommending that the first floor commercial tenants within the hotel be allowed to have four signs; two awning signs and two-thirds of a projecting sign.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The proposed development will be consistent with the following Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed alterations will not materially impair the significance and integrity of the landmark as evidenced by the consistency of alterations with the recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The applicant is not proposing to make any major alterations to the primary facades of the building. The new entrance and canopy will be located on a secondary facade of the building where a loading dock once was. In addition, the alterations to the rooftop, including the new mechanical equipment and rooftop deck, will be set back from the edges of the building. Further, the exterior of the rooftop additions will be clad in complementary materials. The modifications that will be made are all reversible.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The proposed alterations will conform to all applicable regulations of this preservation ordinance and will be consistent with the following policies of the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.1 Encourage rehabilitation of buildings and landscapes to stimulate economic activity in depressed areas.
 - 8.10.4 Encourage the occupation and reuse of historic structures in areas targeted by the city for revitalization by contributing resources to make older buildings more energy efficient and therefore less expensive to operate.
 - 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.
 - 8.10.6 Market the city's high quality, architecturally interesting, readily available and affordable housing and commercial properties.
7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The project does not involve the destruction of the property.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

The Advance Thresher Building and the Emerson-Newton Plow Company Building, both designed by the Minneapolis architectural firm of Kees and Colburn, are significant for their architecture. The period of significance for which the landmark was designated is 1900, with no identified or official end date. The buildings are excellent examples of the Sullivanesque influence on the design of large-scale commercial/industrial structures or buildings in Minneapolis at the turn of the century. This influence is shown in the combination of brick and terra-cotta in an integral facade design as well as in the broad projecting cornice. The applicant is not proposing to make any major alterations to the primary facades of the building and the modifications that will be made are all reversible.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The proposed alterations to the building would not typically require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530. However, the proposed new construction that will be located to the east of the building will trigger site plan review for the entire development site.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The applicant submitted findings indicating that the alteration makes adequate consideration for the treatments delineated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The application complies with the rehabilitation guidelines of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding number 5 above.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application(s) by Sherman Associates, Inc. for the properties located at 700-708 Third Street South:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow rehabilitation of the Advance Thresher/Emerson-Newton Plow Company Building, subject to the following conditions:

1. The hotel shall be allowed to have seven signs; one window sign, four wall signs, one-third of a projecting sign and one canopy sign.
2. The nine awnings that were proposed to be used for hotel identification signage shall remain blank.
3. The projecting sign may be located 28 feet above grade, 64 square feet in size and project eight feet from the building wall.
4. The first floor commercial tenants within the hotel shall be allowed to have four signs; two awning signs and two-thirds of a projecting sign.
5. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than May 19, 2017.
6. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

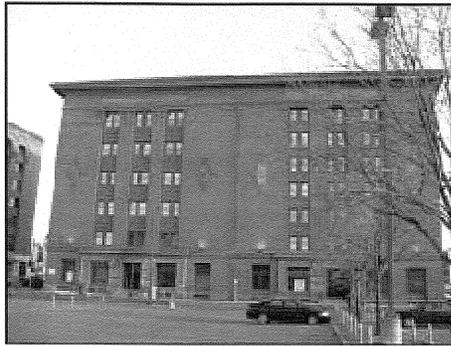
1. City of Minneapolis designation description
2. Written description, photos and findings
3. Zoning map
4. Civil plans
5. Demolition plans
6. Floor plans
7. Building elevations
8. Perspectives
9. Phase II plans
10. Roof perspectives
11. Sight line studies
12. Lighting information
13. Rooftop mechanical information
14. Correspondence

City of Minneapolis

Advance Thresher/Emerson-Newton Company



1906



2006

Address: 700-08 3rd Street South

Neighborhood: Downtown East

Construction Date: 1901/1904

Architect: Kees and Colburn

Architectural Style: Chicago Commercial

Historic Use: Commercial - Offices

Current Use: Commercial - Offices

Date of Local Designation: 1977

Date of National Register Designation: 1977

Area(s) of Significance: Architecture

Period of Significance: 1900 -

Historic Profile: The Advance Thresher Building and the Emerson-Newton Plow Company Building, designed by the architectural firm of Kees and Colburn, were actually conceived as two manufacturing buildings. The Emerson-Newton Plow Company Building, built in 1904, mimicked the design of the Advance Thresher Building of 1900. These designs are excellent examples of the influence of Chicago architect Louis Sullivan on large-scale commercial/industrial buildings in Minneapolis at the turn of the century. Sullivan's impact on Kees and Colburn is evident in their combined use of brick and terra-cotta in an integral façade design as well as in the broad projecting cornice. At first glance, it is difficult to discern the difference in storiation, but in fact, the Emerson-Newton Building is six stories, whereas the Advance Thresher is five.

Photo Credits:

1906, courtesy of The Minnesota Historical Society

2006, Minneapolis CPED

Works Cited:

"National Register of Historic Places – Nomination Form," 1976.

Updated: February 2007

Last updated Nov 21, 2011

Connect with the City



©1997-2015 City of Minneapolis, MN



**Advance Thresher/Emerson-Newton Implement
Company (Thresher Square)
700-708 South Third Street
Minneapolis, Minnesota**

**Certificate of Appropriateness Application
for Rehabilitation of Building
Minneapolis Heritage Preservation Commission**

Contents

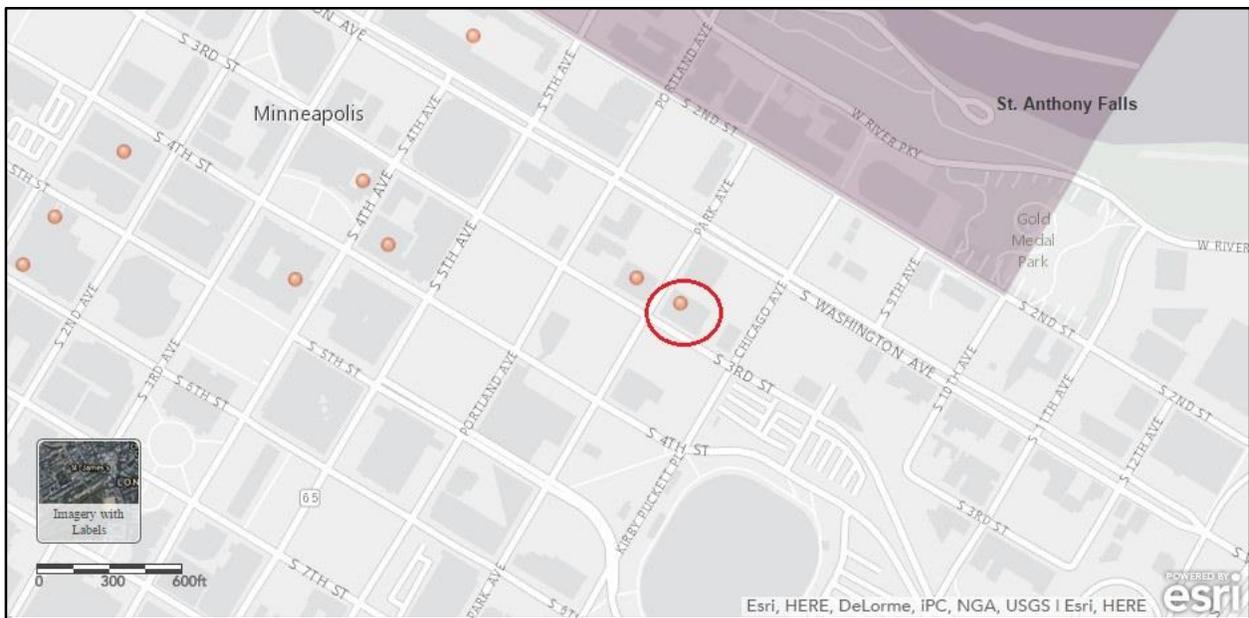
Property Description	4
Introduction.....	4
Description	4
Historic Photograph	6
Current Photographs	7
Project Description.....	20
Master Signage Plan	23
Proposed Signs.....	24
Certificate of Appropriateness Findings per Section 599.350	30
Appendices.....	33

Project Overview

Advance Thresher/Emerson-Newton Company (Thresher Square) at 700-708 Third Street South

Owner: IRET Properties
Architect: DLR Group
Developer: Sherman Associates
Historian: Hess, Roise and Company

Designation: The property is designated as a Minneapolis Landmark. It is also individually listed in the National Register of Historic Places.



Location of 700-708 South Third Street
(Map from Minneapolis Heritage Preservation Commission website:
<http://www.ci.minneapolis.mn.us/hpc/landmarks/WCMS1P-080694>)

Property Description

Introduction

The Advance Thresher/Emerson-Newton Implement Company at 700-708 South Third Street is a Minneapolis Landmark. The property was locally designated in 1977, and was listed in the National Register of Historic Places in the same year. The period of significance for the property begins in 1900 when the first building was constructed. The period of significance has no official end date. Since the 1980s, the property has been known as Thresher Square. The property is currently listed as two separate parcels. The interiors of the two buildings are combined and share a large atrium, elevators, and staircases. The proposed project will legally combine the parcels and eliminate a non-historic parking area to the east of the buildings.

Description

The downtown Minneapolis street grid is oriented on a northwest-southeast axis. To simplify the description of the property, Washington Avenue South is assumed as north, Chicago Avenue as east, South Third Street as south, and Park Avenue as west.

The Advance Thresher Building is located on the west side of the property and rises six stories with a basement. It was constructed in 1900 for the Advance Thresher Company. The Emerson-Newton Implement Company was built in 1904 on the east party wall of the Advance Thresher Company. The Emerson-Newton portion is seven stories with a basement. Both buildings were designed by Kees and Colburn, a prominent Minneapolis architectural firm. The structures for both buildings are timber frame with wood floor structures.

The south facade overlooks South Third Street and is clad in a tan brick with terra-cotta ornamentation. Elaborate terra-cotta entrance surrounds denote the main entrances to both building sections. Terra-cotta medallions are set into the upper stories and terra-cotta spandrel panels separate the upper-story windows. The west facade, which faces Park Avenue, is also finished and tan brick with similar terra-cotta ornamentation. The north and east facade overlook neighboring buildings and parking areas. They are clad in a common brick with brick or steel lintels and sills. A mechanical louver runs the full-width of the north facade above the first story. All of the masonry was cleaned and repointed in the 1980s as part of a historic tax credit rehabilitation. The majority of the masonry is in good condition with small areas of damage at grade.

The entrances on the south facade have historic wood-frame door systems with the doors removed because of code. Non-historic aluminum-frame and glass entrance systems are recessed back from the historic frames. The first-story windows on all facades are wood-frame display and transom systems. They appear to be historic, or reconstructed copies of historic windows. The north facade historically had a loading dock that was served by railroad spur lines. Large loading dock openings ranged along the first story, but most were filled in with brick in the 1980s. One bay near the east end of the facade currently holds a newer aluminum-frame and glass door system, which is the accessible entrance to the building. A concrete ramp faced in rough-cut concrete block runs east from the west end along the north facade to the accessible entrance. A small loading dock door near the west end is set in what was a larger opening. All of the upper-story windows are replacement aluminum-frame, one-over-one sashes. The window

and door systems are in good condition, although some of the windows need new sealant at the joints between the frames and masonry walls.

The roof of the building is flat with parapet walls on all sides. A large metal cornice wraps around the parapet on the south and west sides. It is 2'-4" to 2'-8" tall and 6' deep. On the east and north walls, the parapet is a shorter brick wall covered with newer metal flashing. The roof is clad in an EPDM membrane roof, and the membrane wraps up the sides of all of the parapet walls and over the top. Four large mechanical units are located on the roof, near the four corners. Large ducts run from the mechanical units to smaller pieces of equipment and into the roof deck. The mechanical units are supported on steel I-beams that are tied into the perimeter walls. A large shed-roof skylight system and parabolic mirror were installed near the middle of the roof in the 1980s to provide natural light for an interior atrium. Smaller non-historic pyramidal and A-frame skylights are located on the west side of the roof. An elevator and stair penthouse is located near the north end of the roof. The penthouse was constructed in the 1980s and is clad in non-historic aluminum lap siding.

Historic Photograph



Historic photograph of Advance Thresher Company and Emerson-Newton Implement Company, ca. 1906

(source: Minnesota Historical Society)

Current Photographs

The following photographs show the current condition of the property.



Looking northeast from the corner of Park Avenue and South Third Street.



Top: Looking northwest from South Third Street.
Bottom: Looking southwest from Chicago Avenue between South Third Street and Washington Avenue South.



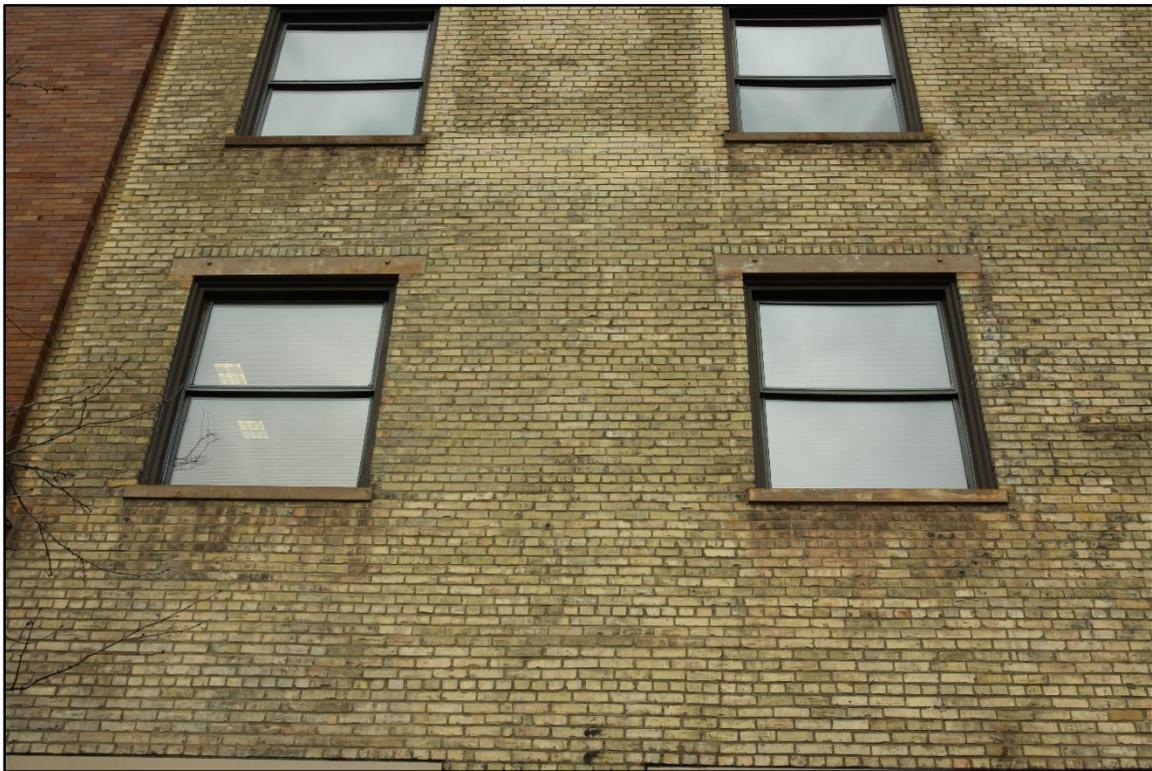
Top: Looking south east from Park Avenue between South Third Street and Washington Avenue South.

Bottom: Looking north from Third Street South, west entrance.



Top: Looking north Third Street South, detail of non-historic foam letters on historic terra-cotta at west entrance.

Bottom: Looking north from Third Street South, detail of historic terra-cotta sign at east entrance.



Top: Looking west at steel lintels and sashes of the upper-story windows on the east facade.

Bottom: Looking west at infilled basement openings on the east facade.

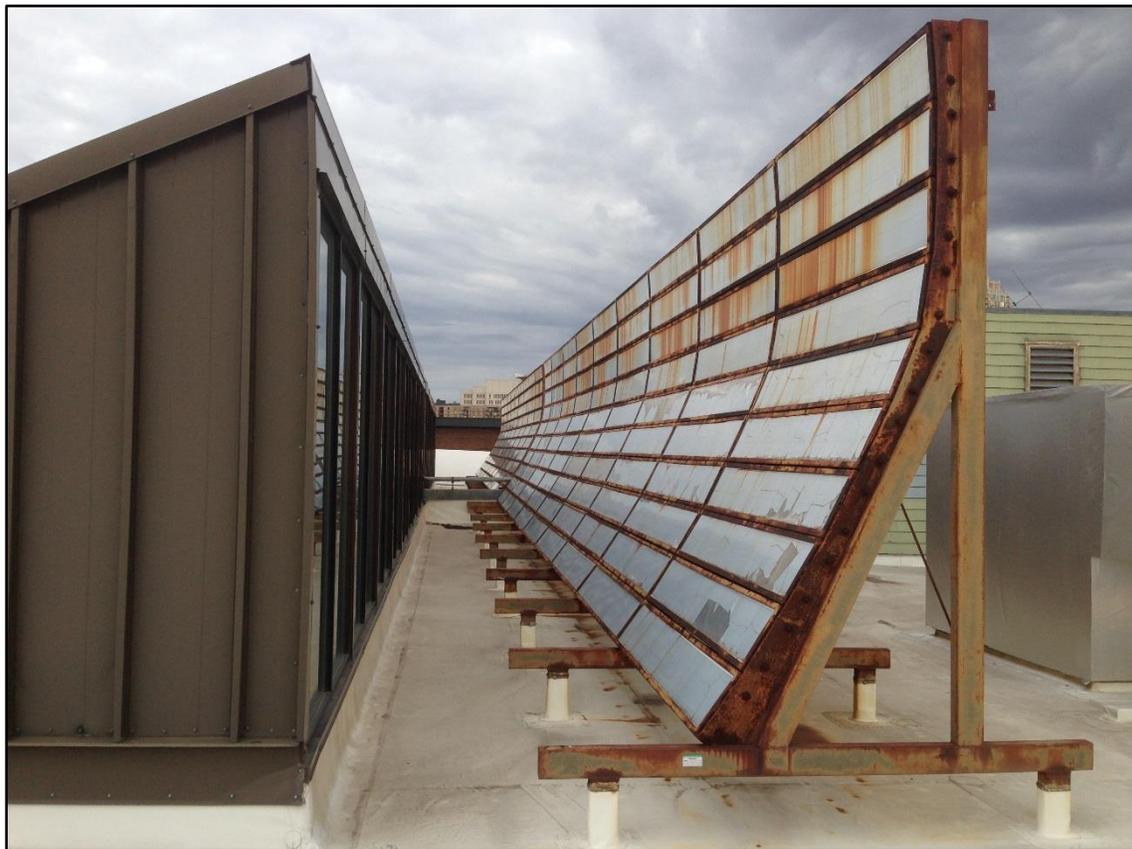


Top: Looking southeast at loading dock openings that were infilled in a 1980s rehabilitation.

Bottom: Looking west from the southeast corner of the roof.



Top: Looking south from the northeast corner of the roof.
Bottom: Looking west from the northeast corner of the roof.



Top: Looking north from the southwest corner of the roof.
Bottom: Looking west at the non-historic shed-roof skylight and the parabolic mirror.



Looking northwest at the elevator and staircase penthouse.

Photos in the Vicinity



Top: Looking east from the corner of Third Street South and Portland Avenue.
Bottom: Looking east from the corner of Third Street South and Fourth Avenue South.



Top: Looking northwest from the corner of Third Street South and Norm McGrew Place.
Bottom: Looking west from the corner of Third Avenue South and Twelfth Avenue South.



Top: Looking north from Chicago Avenue between Fourth and Fifth Streets South.
Bottom: Looking northeast from the corner of Park Avenue and Seventh Street South.



Top: Looking west from Washington Avenue South between Ninth and Tenth Avenues South.

Bottom: Looking south from the corner of Park Avenue and Second Avenue South.

Project Description

Sherman Associates, Inc. will be purchasing the building and using historic rehabilitation tax credits to renovate the building. A hotel will occupy all of the Advance Thresher portion and the upper three floors of the Emerson-Newton portion. Existing office tenants will be relocated to the first three floors of the Emerson-Newton portion. A floor will be left vacant between the hotel and offices. Most of the rehabilitation work will be focused on the interior of the building. The rehabilitation includes the following scope of work for the exterior. A roof programming plan follows the description of the work. A Master Signage Plan has been developed for the property and is attached.

South facade:

1. Replace existing light fixtures mounted to the building above the first-story cornice with new energy-efficient light fixtures. The new fixtures will attach to the building through the same openings (see Appendices). The new fixtures will be painted to match the color of the brick.
2. Remove non-historic foam letters “Thresher Square” from the terra-cotta panels flanking the entrance at 700 South Third Street. New metal plaques will be affixed to the terra-cotta panels and will have the name and/or logo of the hotel. The contractor will investigate using adhesives to attach the plaques and prevent damage caused by metal fasteners.
3. Remove the non-historic frosted glass in the transom of the historic storefront of 700 South Third Street. Install new glass with the frosted or painted name of the hotel.
4. Install fabric awnings in the four first-story windows of 700 South Third Street. Signage for the hotel and potential restaurant tenants will be located on the awnings. The awnings will fit within the window openings and will attach to the window frames, not the masonry.
5. Install a wall sign on the brick wall at the west end of the facade at the first story. The sign will reference historic signs and will measure 7' long and 3' tall. The sign will be metal with laser-cut letters or logo for the hotel and LED backlighting. The sign will be mounted through the mortar joints of the wall. Wiring for the light fixture will also run through the mortar joints.

West facade:

1. Install fabric awnings in all of the first-story windows. Signage for the hotel will be located on the awnings. The awnings will fit within the window openings and will attach to the window frames, not the masonry.
2. Install a wall sign on the brick wall at the south end of the facade at the first story. The sign will reference historic signs and will measure 7' long and 3' tall. The sign will be metal with laser-cut letters or logo for the hotel and LED backlighting. The sign will be mounted through the mortar joints of the wall. Wiring for the light fixture will also run through the mortar joints.
3. Install a projecting sign at the second story, above the first-story cornice. The sign will reference a historic projecting sign at that location and will measure 7'-6" wide and 8'-6" tall. The sign will be metal with a frame holding three metal signboards that will have the name of the hotel and interior tenants.

North facade:

1. The Plattville limestone foundation will be repointed and patched.
2. The existing first-story window and doorways on the Emerson-Newton portion will be retained.
3. The existing mechanical louver will remain above the first story.
4. A new aluminum-frame and glass door system will be added in the second bay from the west end. The door system will use a reopened loading dock doorway. The entrance will lead to the hotel lobby.
5. A new glass and steel canopy will be installed over the new entrance. The canopy will tie into the building and cantilever off of the building. A small sign with the hotel's name will be attached to the canopy.
6. A new window will be added in the first bay from the west end. It will use a reopened loading dock doorway. The window will be aluminum-frame with clear glazing.
7. The steel lintels and sills on the upper-story windows will be repainted.

East facade:

1. The infill at the basement windows will be repointed as needed. The openings will be concealed when the grade of the site changes for the construction of an underground parking garage next to the building. The parking garage is part of another development on the corner of Chicago and Washington Avenues.
2. One of the basement windows will be made into a doorway that will access the new underground parking garage. The doorway will be completely below grade and will not be visible from the exterior.
3. The steel lintels and sills on the upper-story windows will be repainted.

Roof:

1. Three of the four large mechanical units on the roof will be removed. The mechanical unit in the northeast corner of the roof will be maintained, along with the large ductwork that runs to and from it. The existing steel I-beams supporting the mechanical units will be retained.
2. Smaller condenser units on the roof in the northeast corner will also be retained.
3. A new large rooftop unit for the hotel will be installed on the northwest corner of the roof. It will utilize existing steel I-beams.
4. All of the existing skylight systems and the parabolic mirror will be removed. The openings for the smaller skylights will be filled in. The large skylight opening will be retained but will be filled in to be slightly smaller. A new, low-profile, translucent Kalwall skylight will be installed over the opening.
5. The existing penthouse measures approximately 45' long and 29'-3" deep. It will be expanded to the south with an addition measuring 30'-6.5" long and 13' deep to hold new restrooms. The exterior will be re-clad in new metal panels that are finished in a neutral color to complement the brick walls.
6. A new stair enclosure measuring 10'-4" wide and 22'-11.5" deep will be constructed on the south side of the roof. It will hold a staircase that has been extended upward from the interior. The enclosure will have a shed roof facing south to minimize the profile as much as possible. It will be clad in the same metal panels as the larger, existing penthouse.

7. A new roof-top deck will be constructed near the southwest corner of the roof. It will be set back one structural bay from the south and west facades. The overall dimensions will be approximately 55'-8" long and 62'-5.5" deep, and it will be approximately 3,000 square feet. It will wrap around the central skylight opening and connect to the existing penthouse and the new stair enclosure. A glass railing topped by a metal rail, and measuring 42" tall from the top of the roof deck, will run around the perimeter of the deck and will not be visible from the street. The roof-top deck will not be visible from the street, as noted in the "Sight-Line Study" by DLR Group (see Appendices).

Programming Plan for Roof

The proposed construction on the roof includes an extension of one elevator shaft for accessible access. The shaft will be contained within the existing overrun in the elevator penthouse. An elevator lobby will be created in the existing penthouse with a corridor that leads to new restrooms that have two plumbing fixtures each. The existing southern stair inside the building will be extended to the roof to allow for a second means of egress. The new stair enclosure and the existing mechanical penthouse will be clad in a metal panel in a neutral color complementary to the brick on the building.

The existing skylight and parabolic reflector will be removed and replaced with a new smaller skylight system that has a lower profile.

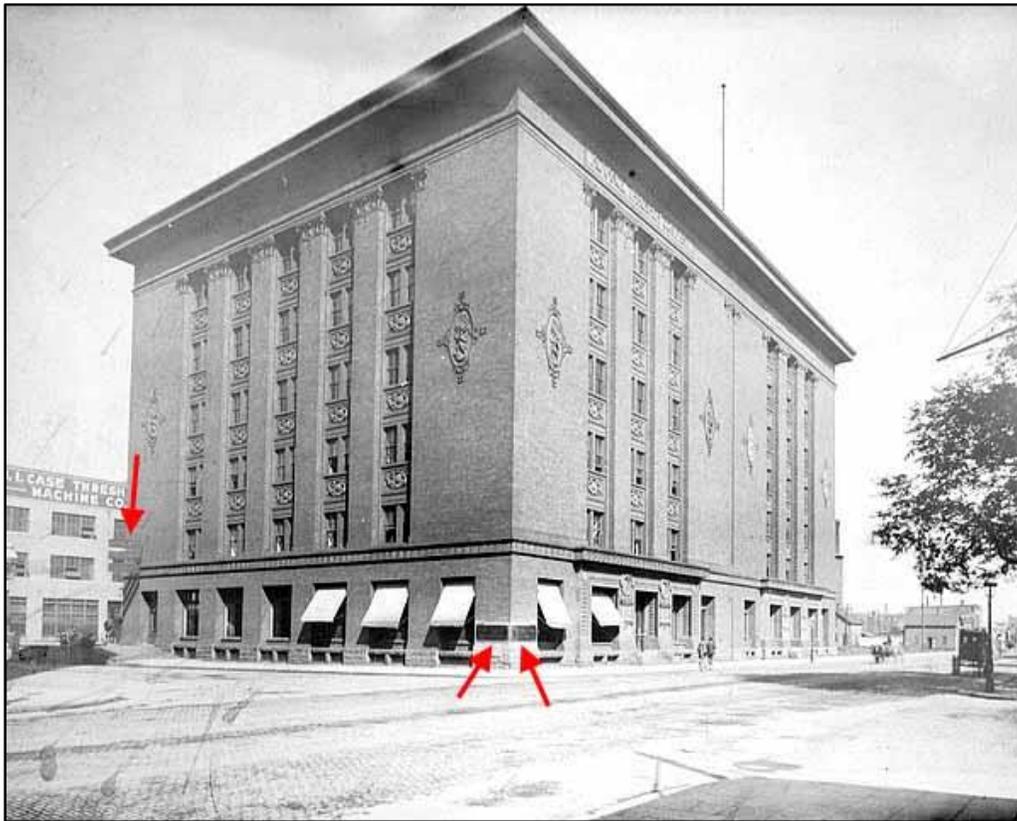
The new roof deck will be constructed of metal and resin members supported on new steel beams that match the height of the existing steel supports for the existing mechanical equipment. The deck will be located one bay back from the south and west facades. A simple glass rail will wrap around the perimeter of the deck. The deck consists of approximately 3,000 square feet of usable area. Including:

- Small bar with ten stools, located on the north side;
- Variety of table seating set throughout the space;
- Lounge seating set throughout the space;
- Screening walls of metal and wood with natural, climbing plantings located on the east side of the deck; and
- A metal and wood trellis with a small overhang on the north side of the deck over the bar and adjacent seating area.

Master Signage Plan

The proposed rehabilitation of the Advance Thresher/Emerson-Newton Implement Company (Thresher Square) property will require more signage than currently exists on the building.

The proposed signage does not conform to the *Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs and Awnings*. Deviation from the *Guidelines* is appropriate because the building historically had a variety of signage as noted in the historic photograph below.



In this ca. 1906 photograph, the building has permanent terra-cotta signage on the south (right) facade. It also has metal wall signs at the corner of South Third Street and Park Avenue. A projecting metal sign hangs above the first-story cornice near the north end of the west (left) facade. Awnings were also installed in some of the windows on the first story.

Proposed Signs

1. Hotel Signs (see red arrows below)

Wall Sign

Message: Hotel name (to be decided)

Location: In historic terra-cotta panels flanking the entrance at 700 South Third Street.

Size: Fits within the 4' by 4' square panel; lettering will be approximately 10" tall.

Color, materials, illumination: Metal plaques with the name and/or logo of the hotel in raised lettering.

Installation: Plaques will be adhered to the terra-cotta panel; adhesive to be decided.



2. Hotel Sign (see red arrow below)

Window sign

Message: Hotel name (to be decided)

Location: Glass transom in historic doorway at 700 South Third Street entrance.

Size: Fits within the central transom section.

Color, materials, illumination: Frosted or painted letters with the entrance light shining down behind the glass.



3. Hotel Signs (see red arrows below)

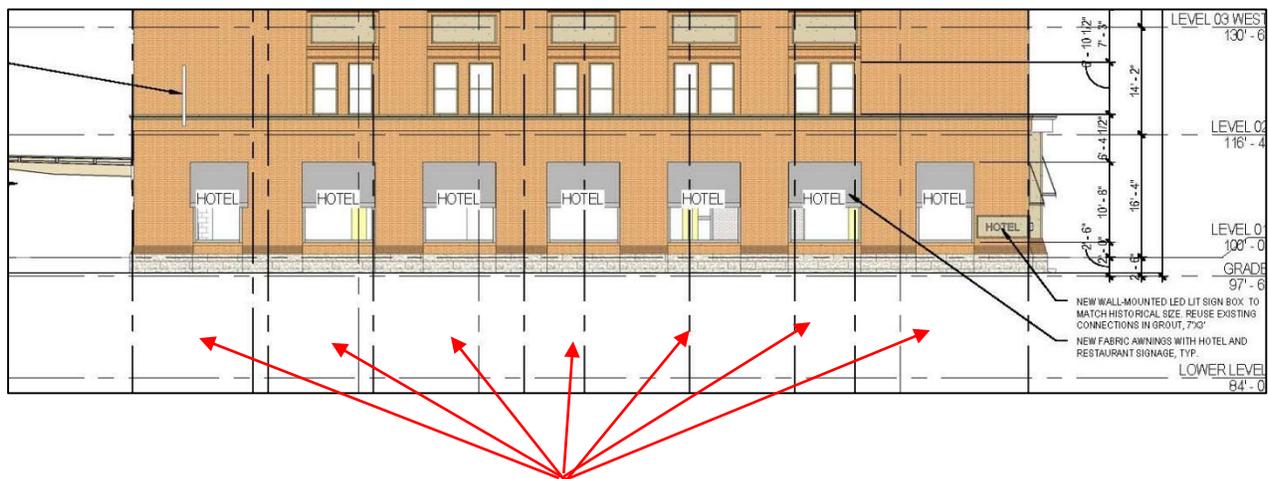
Awning sign

Message: Hotel name (to be decided)

Location: New fabric awnings in the two central first-story windows of the south facade and in all of the first-story windows on the west facade. The awnings will fit within the window openings and will fasten to the window frames. The awnings will project downward and outward in straight lines. The projection will be less than the height of the awning. The awning skirt will not exceed twelve inches.

Size: One sign will be located on each awning. The sign will be no more than six square feet in area. The awning signs will be located in the same position on each awning.

Color, materials, illumination: Color to be determined.



4. Commercial Tenant Signs (see red arrows below)

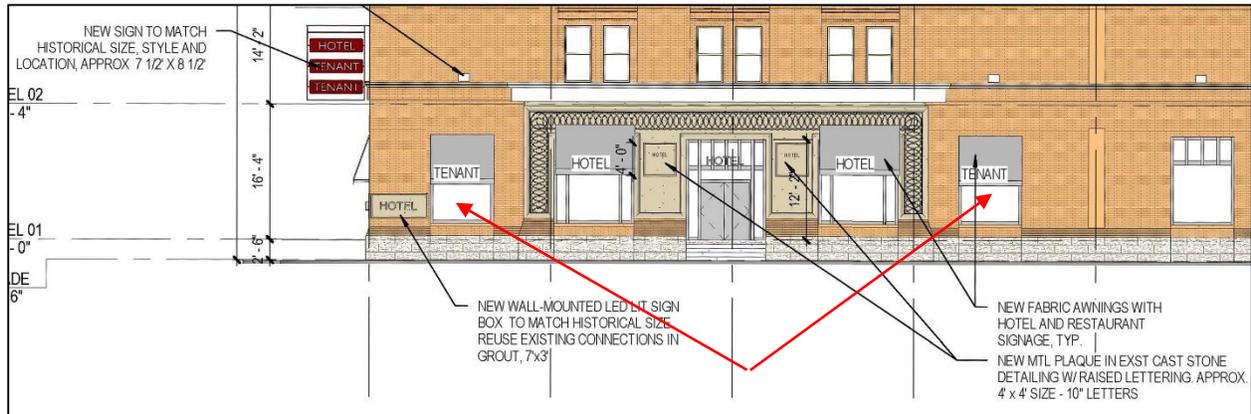
Awning sign

Message: Commercial tenant name (to be decided)

Location: New fabric awnings in the two outer first-story windows of the south facade. The awnings will fit within the window openings and will fasten to the window frames. The awnings will project downward and outward in straight lines. The projection will be less than the height of the awning. The awning skirt will not exceed twelve inches.

Size: One sign will be located on each awning. The sign will be no more than six square feet in area. The awning signs will be located in the same position on each awning.

Color, materials, illumination: Color to be determined.



5. Hotel Signs (see red arrows below)

Wall sign

Message: Hotel name (to be decided)

Location: On the first story of the west end of the south facade and on the first story of the south end of the west facade. The location references the historic signs in the 1906 photograph. The signs will be mounted to the building through the mortar joints.

Size: Each sign will be rectangular and measure 7' long and 3' tall.

Color, materials, illumination: A shallow metal box with laser-cut letters or logo for the hotel. Translucent plastic may fill the openings. LED light fixtures within the box will backlight the letters/logo. The wiring for the lighting will be run through the mortar joints.



6. Hotel/Commercial Tenant Sign (see red arrows below)

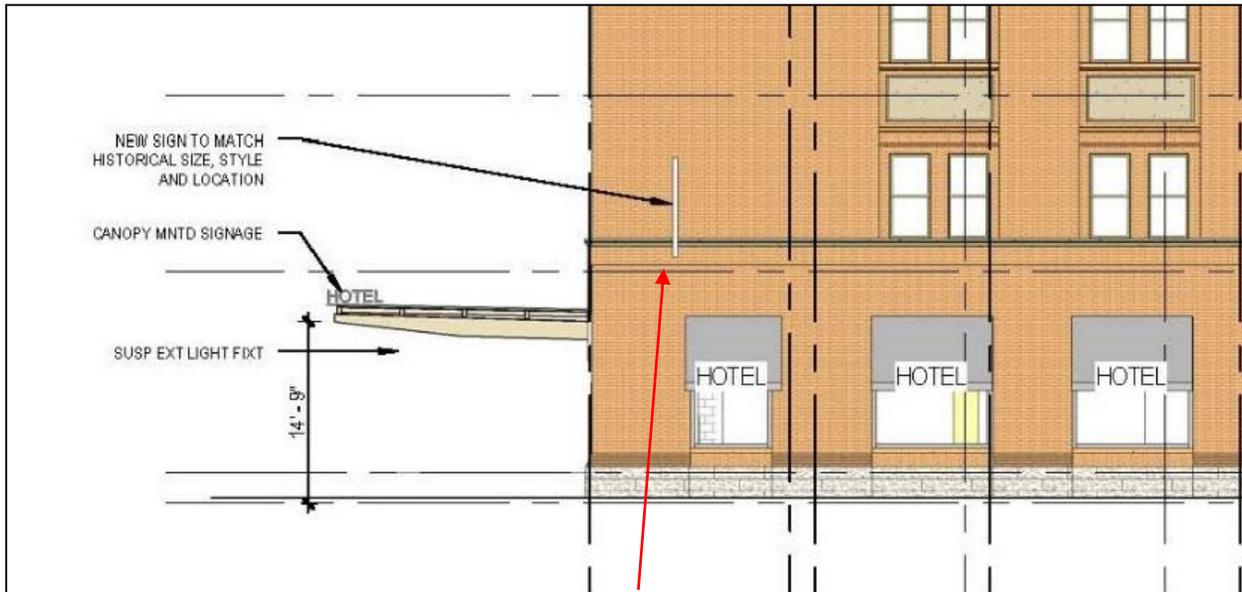
Projecting sign

Message: Hotel name (to be decided)

Location: Near the north end of the west facade, above the first-story cornice. The location references the historic sign in the 1906 photograph. The sign will be mounted to the building through the mortar joints.

Size: One rectangular sign measuring 7'-6" wide by 8'-6" tall.

Color, materials, illumination: Flat metal sign with three metal panels with the names of the hotel and the commercial tenants. Lighting to be decided.



7. Hotel Sign (see red arrows below)

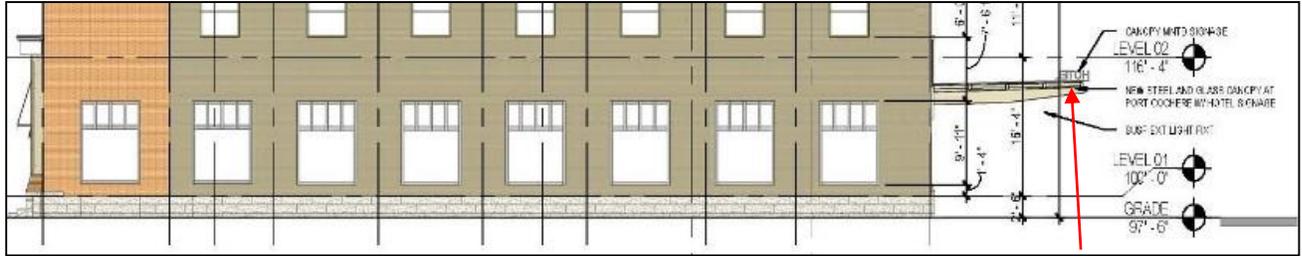
Projecting sign

Message: Hotel name (to be decided)

Location: On the new canopy, which will project off of the north facade. The letters for the sign will sit on top of the canopy facing Park Avenue.

Size: Free-standing metal letters, size to be decided.

Color, materials, illumination: Free-standing metal letters. Lighting to be decided.



Certificate of Appropriateness Findings per Section 599.350

(a) General

(1) *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

The rehabilitation of the Advance Thresher/Emerson-Newton Implement Company property will preserve character-defining features on the exterior of the historic building, and the property will continue to have integrity as a Minneapolis Landmark. The signage proposed for the building references historic documentation from the period of significance and is in keeping with the historic character of the building.

(2) *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

The rehabilitation of the Advance Thresher/Emerson-Newton Implement Company property will preserve character-defining features on the exterior of the historic building, for which the building was designated a Minneapolis Landmark. The signage proposed for the building references historic documentation from the period of significance and is in keeping with the historic character of the building.

(3) *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*

The rehabilitation of the Advance Thresher/Emerson-Newton Implement Company property will preserve character-defining features on the exterior of the historic building, and the property will continue to have integrity as a Minneapolis Landmark. The signage proposed for the building references historic documentation from the period of significance and is in keeping with the historic character of the building.

(4) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

The rehabilitation of the Advance Thresher/Emerson-Newton Implement Company property will not impair the character-defining features on the exterior of the historic building, and the property will continue to have integrity as a Minneapolis Landmark. The signage proposed for the building references historic documentation from the period of significance and is in keeping with the historic character of the building.

(5) *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency*

of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Rehabilitation is one of the approved treatments of the Secretary of the Interior's Standards for the Treatment of Historic Properties. The work proposed for the Advance Thresher/Emerson-Newton Implement Company will meet the Secretary's standards for rehabilitation.

(6) *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

There is currently no small area plan for the Downtown East neighborhood. *The Minneapolis Plan for Sustainable Growth* will be referenced. As a Minneapolis Landmark, rehabilitation of the property at 700-708 South Third Street meets Policy 8.1, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." The proposed scope of work in the COA will conform to Section 8.1.1, "Protect historic resources from modifications that are not sensitive to their historic significance." The historic character and integrity of the building will be preserved because the rehabilitation work is occurring.

(b) Destruction of any property.

(7) *The destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The Advance Thresher/Emerson-Newton Implement Company property will not be demolished as part of the rehabilitation.

(c) Adequate consideration of related documents and regulations.

(8) *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

The physical condition of the Advance Thresher/Emerson-Newton Implement Company property has not changed significantly since the local designation and National Register listing was completed. The original building has good integrity of character-defining features and should continue to be a Minneapolis Landmark and National Register-listed property.

(9) *Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

For the rehabilitation, the Applicant plans to meet the requirements of Chapter 530 within the City of Minneapolis Zoning Code.

(10) The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.

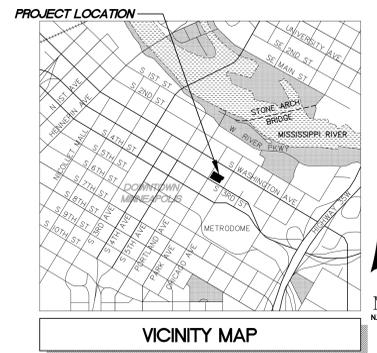
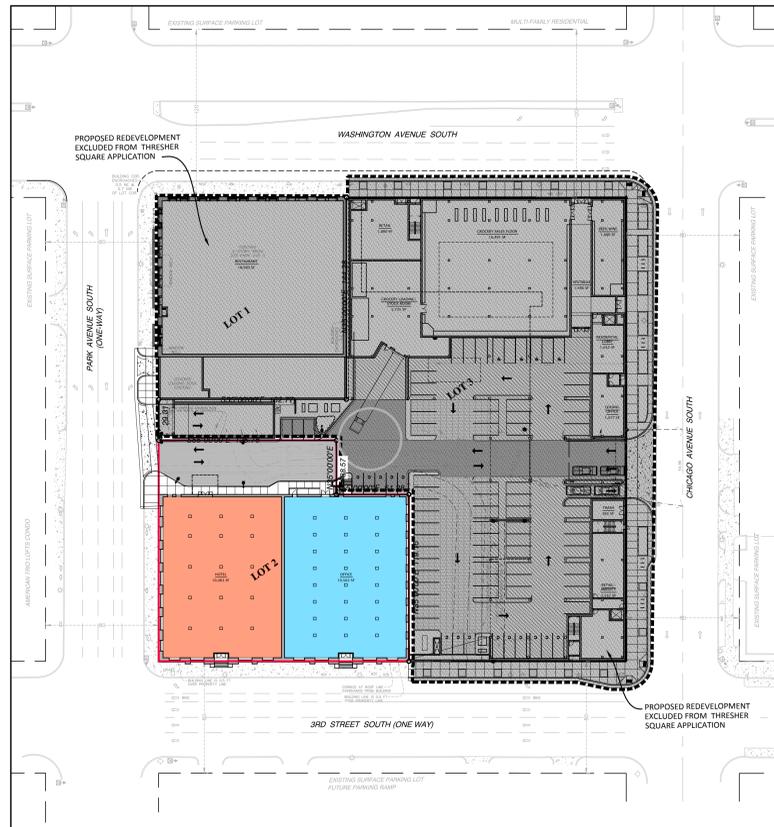
See Section (a)(5) above.

NOT FOR
CONSTRUCTION

THRESHER SQUARE

CERTIFICATE OF APPROPRIATENESS (COA) SUBMITTAL

MINNEAPOLIS, MINNESOTA



SHEET INDEX

- C-0 COVER SHEET
- C-1 ALTA SURVEY
- C-2 SITE PLAN
- C-3 GRADING PLAN
- AD.9 EXIST / DEMO PLAN - ROOF LEVEL

OWNER

SHERMAN ASSOCIATES
233 PARK AVENUE SOUTH, SUITE 201
MINNEAPOLIS, MN 55415
CONTACT: TONY J. KUECHLE
PH 612-604-0852
FX 612-332-8119
EMAIL: TKUECHLE@SHERMAN-ASSOCIATES.COM

ARCHITECT - THRESHER SQUARE HOTEL

DLR GROUP
520 NICOLLET MALL, SUITE 200
MINNEAPOLIS, MN 55402
CONTACT: ED WILMS, AIA, IIDA
PH: 612-977-3500
FX: 612-977-3600
EMAIL: EWILMS@DLRGROUP.COM

CIVIL ENGINEER

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
CIVIL ENGINEER: CLARK WICKLUND, P.E.
PH 612-758-3080
FX 612-758-3099
EMAIL: CWICKLUND@ALLIANT-INC.COM

SURVEYOR

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
SURVEYOR: DENNIS OLMSTEAD, PLS
PH 612-758-3080
FX 612-758-3099
EMAIL: DOLMSTEAD@ALLIANT-INC.COM

LANDSCAPE ARCHITECT

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
LANDSCAPE ARCHITECT: MARK KRONBECK, PLA, ASLA
PH 612-758-3080
FX 612-758-3099
EMAIL: MKRONBECK@ALLIANT-INC.COM

4/2/2015

ORIGINAL ISSUE: 02/25/15

REVISIONS

No.	Description	Date

212-0018

PROJECT NUMBER

EMK MK

DRAWN BY CHECKED BY

KEY PLAN



WASHINGTON & CHICAGO
THRESHER SQUARE

COVER

C-0

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE CITY OF MINNEAPOLIS.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO THE NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT PROPERTIES.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND ACCEPTED. SUCH DUST CONTROL MEASURES MAY INCLUDE SWEEPING, WATER SPRINKLING, CALCIUM CHLORIDE APPLICATIONS, TREATMENT WITH BITUMINOUS MATERIALS OR ANY OTHER METHODS, WHICH WILL PROVIDE AND MAINTAIN DUST-FREE CONDITIONS ON THE PROJECT.
15. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
16. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE WALLS AND CONCRETE STOODS ADJACENT TO PROPOSED BUILDING.
17. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
18. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
19. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY. CONTRACTORS SHALL ARRANGE FOR INSPECTIONS WITH THE TRAFFIC DEPARTMENT. PLEASE CONTACT DAVE PREHALL AT (612) 673-5759 FOR FURTHER INFORMATION. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT OWNER EXPENSE.
20. AN OBSTRUCTION PERMIT IS REQUIRED ANY TIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT KRAMER AT (612) 673-2383 REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES. LOG ON TO [HTTP://MINNEAPOLIS.MN.ROWAY.NET/](http://MINNEAPOLIS.MN.ROWAY.NET/) FOR A PERMIT.
21. CONTACT ALLAN KLUGMAN AT (612) 673-2743 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/TEMPORARY RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM THAT MAY BE IN THE WAY OF CONSTRUCTION.
22. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.
23. CONTACT DOUG MADAY AT (612) 673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

SITE DATA:

SITE CALCULATIONS (EXISTING)	LOT AREA (sf)	LOT AREA (acres)	EXISTING BUILDING FOOTPRINT AREA (sf)	EXISTING NET LOT AREA (sf)	EXISTING IMPERVIOUS AREA OF NET LOT AREA (sf)	EXISTING IMPERVIOUS % OF NET LOT	EXISTING PERVIOUS AREA OF NET LOT AREA (sf)	EXISTING PERVIOUS % OF NET LOT
Lot 1	19,156	0.440	18,983	173	173	100%	0	0%
Lot 2	25,941	0.596	21,025	4,916	4,880	99%	36	1%
Lot 3	64,513	1.481	7,225	57,288	54,804	96%	2,484	4%
Total	109,610	2.516	47,233	62,377	59,857	96%	2,520	4%
	sf	acres	sf	sf	sf	overall	sf	overall

SITE CALCULATIONS (PROPOSED)	LOT AREA (sf)	LOT AREA (acres)	PROPOSED BUILDING FOOTPRINT AREA	PROPOSED NET LOT AREA (sf)	PROPOSED IMPERVIOUS AREA OF NET LOT AREA (sf)	PROPOSED IMPERVIOUS % OF NET LOT	PROPOSED PERVIOUS AREA OF NET LOT AREA (sf)	PROPOSED PERVIOUS % OF NET LOT
Lot 1	19,156	0.440	18,983	173	173	100%	0	0%
Lot 2	25,941	0.596	21,025	4,916	4,904	100%	12	0%
Lot 3	64,513	1.481	24,222	40,291	37,183	92%	3,108	8%
Total	109,610	2.516	64,260	45,350	42,260	93%	3,090	7%
	sf	acres	sf	sf	sf	overall	sf	overall

- NOTES:
 1. NET LOT AREA IS TOTAL LOT AREA MINUS BUILDING FOOTPRINT AREA.
 2. PROPOSED PERVIOUS AREA IN LOT 3 INCLUDES LANDSCAPING ON THE POOL DECK.
 3. EXISTING & PROPOSED PERVIOUS AREAS DO NOT INCLUDE ANY R.O.W. BOULEVARD LANDSCAPING.

SITE LIGHTING:

EXTERIOR LIGHTING SHALL MEET CHAPTER 535.590 LIGHTING REQUIREMENTS OF THE MINNEAPOLIS ZONING CODE.

SNOW REMOVAL:

SNOWFALLS OVER 2-3 INCHES SHALL BE HAULED OFF-SITE AND PROPERLY DISPOSED OF.

SITE LEGEND:

- PROPERTY LINE
- B624 CURB AND GUTTER (IN R.O.W.)
- ORNAMENTAL LIGHT FIXTURE
- DIRECTION OF TRAFFIC
- CONCRETE PAVEMENT

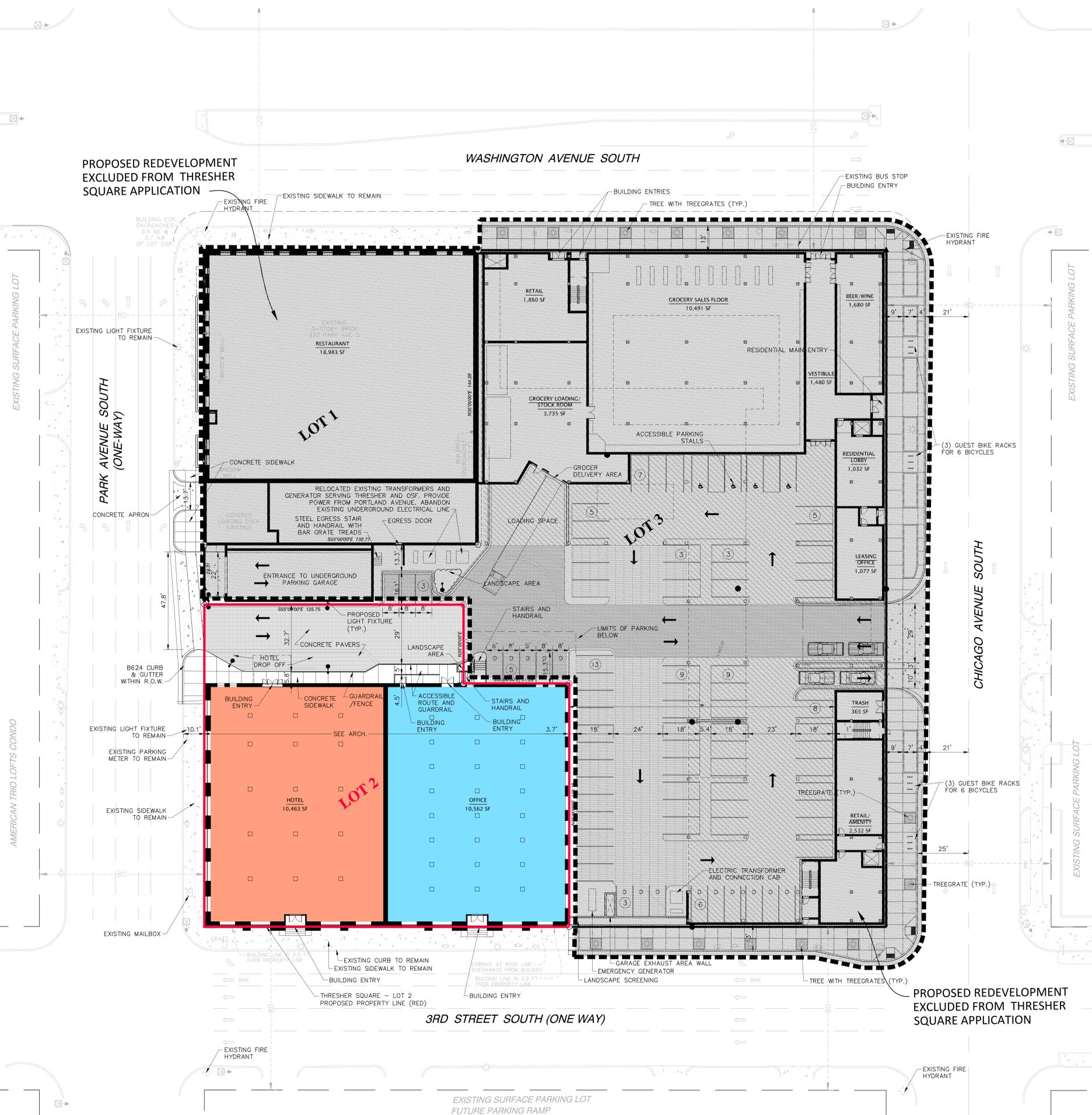
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



0 10 20 40
SCALE IN FEET

PROPOSED REDEVELOPMENT EXCLUDED FROM THRESHER SQUARE APPLICATION

WASHINGTON AVENUE SOUTH



PROPOSED REDEVELOPMENT EXCLUDED FROM THRESHER SQUARE APPLICATION

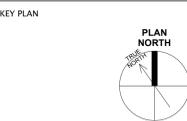
4/2/2015

ORIGINAL ISSUE: 02/25/15

REVISIONS
No. Description Date

212-0018
PROJECT NUMBER

EMK MK
DRAWN BY CHECKED BY



WASHINGTON & CHICAGO
THRESHER SQUARE

SITE PLAN

C-2

4/2/2015

ORIGINAL ISSUE: 02/25/15

REVISIONS
No. Description Date

212-0018
PROJECT NUMBER

EMK MK
DRAWN BY CHECKED BY

KEY PLAN



WASHINGTON & CHICAGO
THRESHER SQUARE

GRADING PLAN

C-3

GRADING NOTES:

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM EXISTING AND PROPOSED BUILDINGS.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. 50' OF BITUMINOUS OR ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
7. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
8. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
9. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
10. REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
14. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

- 1) CONTRACTOR MUST NOTIFY CITY OF MINNEAPOLIS ENGINEERING AND DESIGN (612-673-2738) 48 HOURS PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
- 2) Install perimeter erosion control at the locations shown on the plans prior to beginning construction. (Hay Bales are not an acceptable perimeter control)
- 3) Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site. Use 3 inch or greater diameter rock in a layer of at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone. Use a geotextile fabric beneath the aggregate in order to prevent migration of soil into the rock from below
- 4) Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs. Sweeping may be ordered by at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
- 5) Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Catch basin inserts are required in undisturbed areas. Staked silt fence or other approved BMP's in disturbed areas. NOTE: HAY BALES OR FILTER FABRIC UNDER THE GRATES ARE NOT EFFECTIVE OR AN ACCEPTABLE FORM OF INLET PROTECTION.
- 6) Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. Temporary stockpiles located on paved surface must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
- 7) Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
- 8) Temporarily or permanently stabilize all denuded areas which have been finish-graded, and all denuded areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 14 days. Use seeding and mulching, erosion control matting, and/or sodding and staking in green space areas. Use early application of gravel base on areas to be paved.
- 9) Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization and permanent vegetation has been established, minimum vegetation establishment is 70% cover, maintain all temporary erosion control devices until 70% established cover is achieved.
- 10) Ready mixed concrete and concrete batch plants prohibited within the public right of way, designate concrete mixing/washout locations in the erosion control plan. Under no circumstances may washout water drain onto the public right of way or into the public storm sewer.

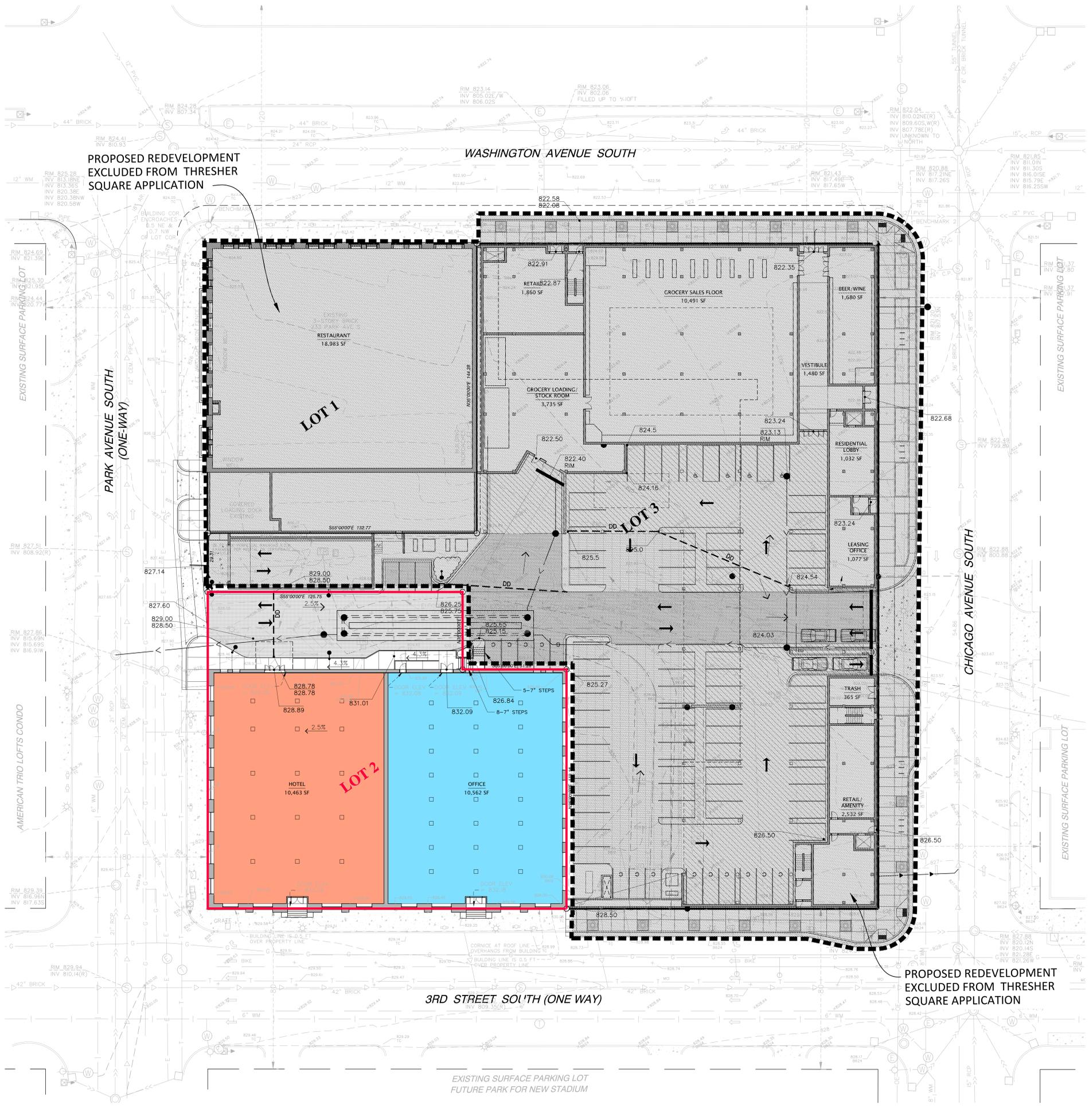
GRADING LEGEND:

- 828- EXISTING CONTOUR
- 828- PROPOSED CONTOUR
- 827.5 PROPOSED SPOT ELEVATION
- 827.0
- 827.5 TOP OF CURB ELEVATION
- 827.0 GUTTER ELEVATION
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- <2.00% DIRECTION OF DRAINAGE
- FFE FIRST FLOOR ELEVATION
- LGE LOWEST GARAGE FLOOR ELEVATION
- BIOROLL
- INLET PROTECTION
- PROPERTY LINE

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



0 10 20 40
SCALE IN FEET



Drawing name: x:\2012\1\2018\plan sheets\Thresher Square COA\2018-gradCOA.dwg Apr. 03, 2015 - 10:29am

ADV. THRESHER / EMERSON

RENOVATION

708 3rd Street
Minneapolis, MN

COMBINED CONTRACT

INDEX OF DRAWINGS

C.O.A. SUBMITTAL - 04.23.2015



ARCHITECTURAL - PHASE I

- 0.0 COVER
- AD.1 EXIST / DEMO PLAN - LEVEL 1
- AD.2 EXIST / DEMO FLOOR PLAN - LEVEL 2
- AD.3 EXIST / DEMO FLOOR PLAN - LEVEL 3
- AD.4 EXIST / DEMO FLOOR PLAN - LEVEL 4
- AD.5 EXIST / DEMO FLOOR PLAN - LEVEL 5
- AD.6 EXIST / DEMO FLOOR PLAN - LEVEL 5 WEST & 6 EAST
- AD.7 EXIST / DEMO FLOOR PLAN - LEVEL 6 WEST & 7 EAST
- AD.8 EXIST / DEMO PLAN - MEZZANINE LEVEL 6 & 7
- AD.9 EXIST / DEMO PLAN - ROOF LEVEL
- A1.1 FLOOR PLAN - LEVEL 1
- A1.2 FLOOR PLAN - LEVEL 2
- A1.3 FLOOR PLAN - LEVEL 3
- A1.4 FLOOR PLAN - LEVEL 4
- A1.5 FLOOR PLAN - LEVEL 5 EAST
- A1.6 FLOOR PLAN - LEVEL 5 EAST & 6 WEST
- A1.7 FLOOR PLAN - LEVEL 6 WEST & LEVEL 7 EAST
- A1.8 FLOOR PLAN - ROOF LEVEL
- A2.1 FLOOR PLAN - LEVEL 1 - COLORED
- A2.3 FLOOR PLAN - LEVEL 2 - COLORED
- A2.5 FLOOR PLAN - LEVEL 3 - COLORED
- A2.7 FLOOR PLAN - LEVEL 4 - COLORED
- A2.9 FLOOR PLAN - LEVEL 5 - COLORED
- A2.10 FLOOR PLAN - LEVEL 5 WEST & LEVEL 6 EAST - COLORED
- A2.11 FLOOR PLAN - LEVEL 6 WEST & LEVEL 7 EAST - COLORED
- A2.12 ROOF LEVEL - COLORED
- A5.1 EXTERIOR ELEVATIONS
- A5.2 EXTERIOR ELEVATIONS - COLORED
- A5.3 EXTERIOR VIEWS

ARCHITECTURAL - PHASE II

- AD.1.2 EXIST / DEMO PLAN - MEZZANINE LEVEL 1 - PHASE II
- AD.2.2 EXIST / DEMO FLOOR PLAN - LEVEL 2 - PHASE II
- AD.3.2 EXIST / DEMO FLOOR PLAN - LEVEL 3 - PHASE II
- AD.4.2 EXIST / DEMO FLOOR PLAN - LEVEL 4 - PHASE II
- A1.1.2 FLOOR PLAN - LEVEL 1 - PHASE II
- A1.2.2 FLOOR PLAN - LEVEL 2 - PHASE II
- A1.3.2 FLOOR PLAN - LEVEL 3 - PHASE II
- A1.4.2 FLOOR PLAN - LEVEL 4 - PHASE II
- A2.2 FLOOR PLAN - LEVEL 1 - COLORED - PHASE II
- A2.4 FLOOR PLAN - LEVEL 2 - COLORED - PHASE II
- A2.6 FLOOR PLAN - LEVEL 3 - COLORED - PHASE II
- A2.8 FLOOR PLAN - LEVEL 4 - COLORED - PHASE II

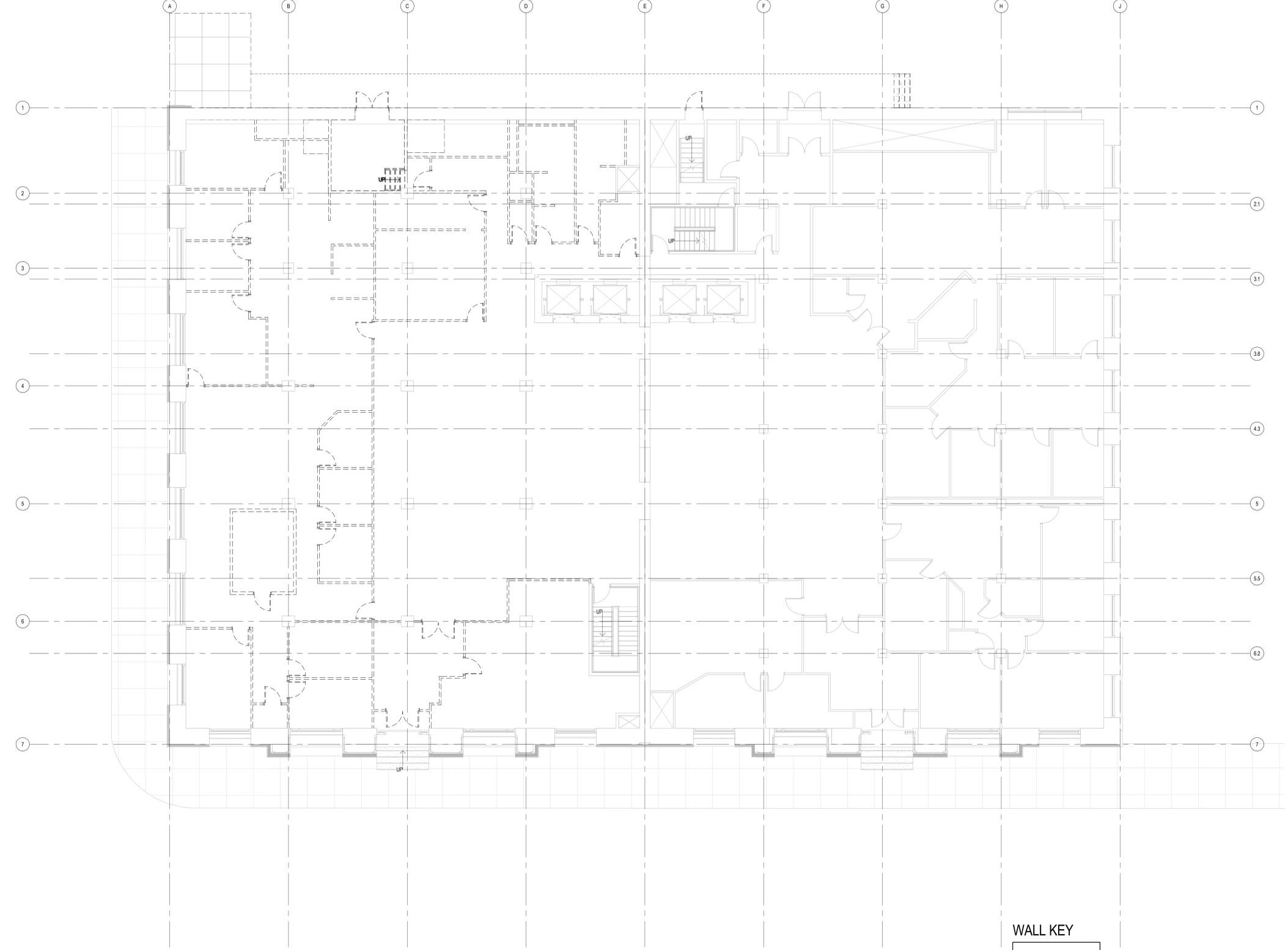
C.O.A.
SUBMITTAL

700 SOUTH 3RD STREET

COVER
ADV. THRESEHER / EMERSON RENOVATION

0.0
40-15119-00
04.23.2015
Revised

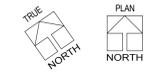
C:\Revit\151930_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:48:50 PM



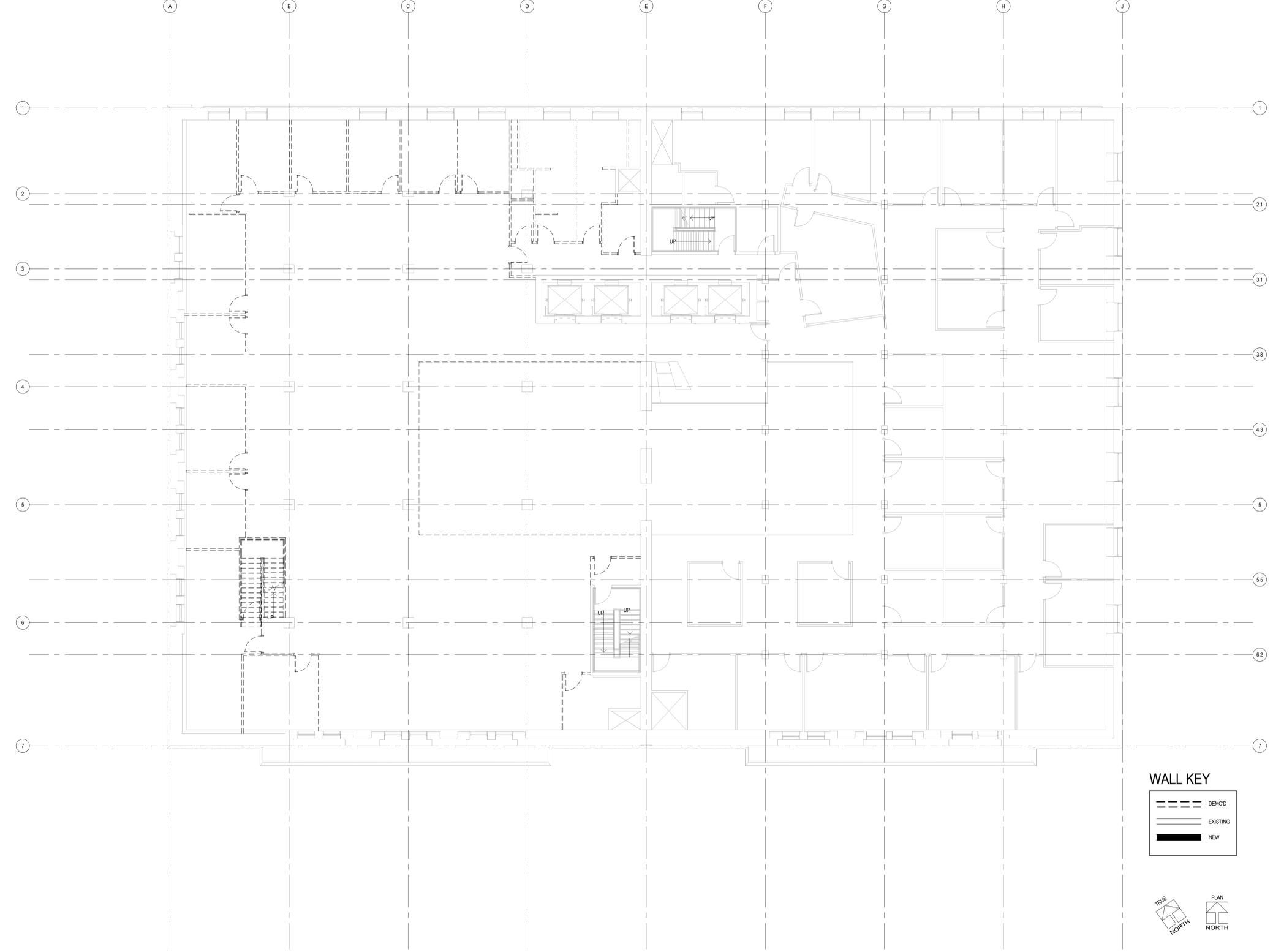
1 EXIST / DEMO PLAN - LEVEL 1
AD.1 SCALE: 1/8" = 1'-0"

WALL KEY

---	DEMOL
---	EXISTING
---	NEW

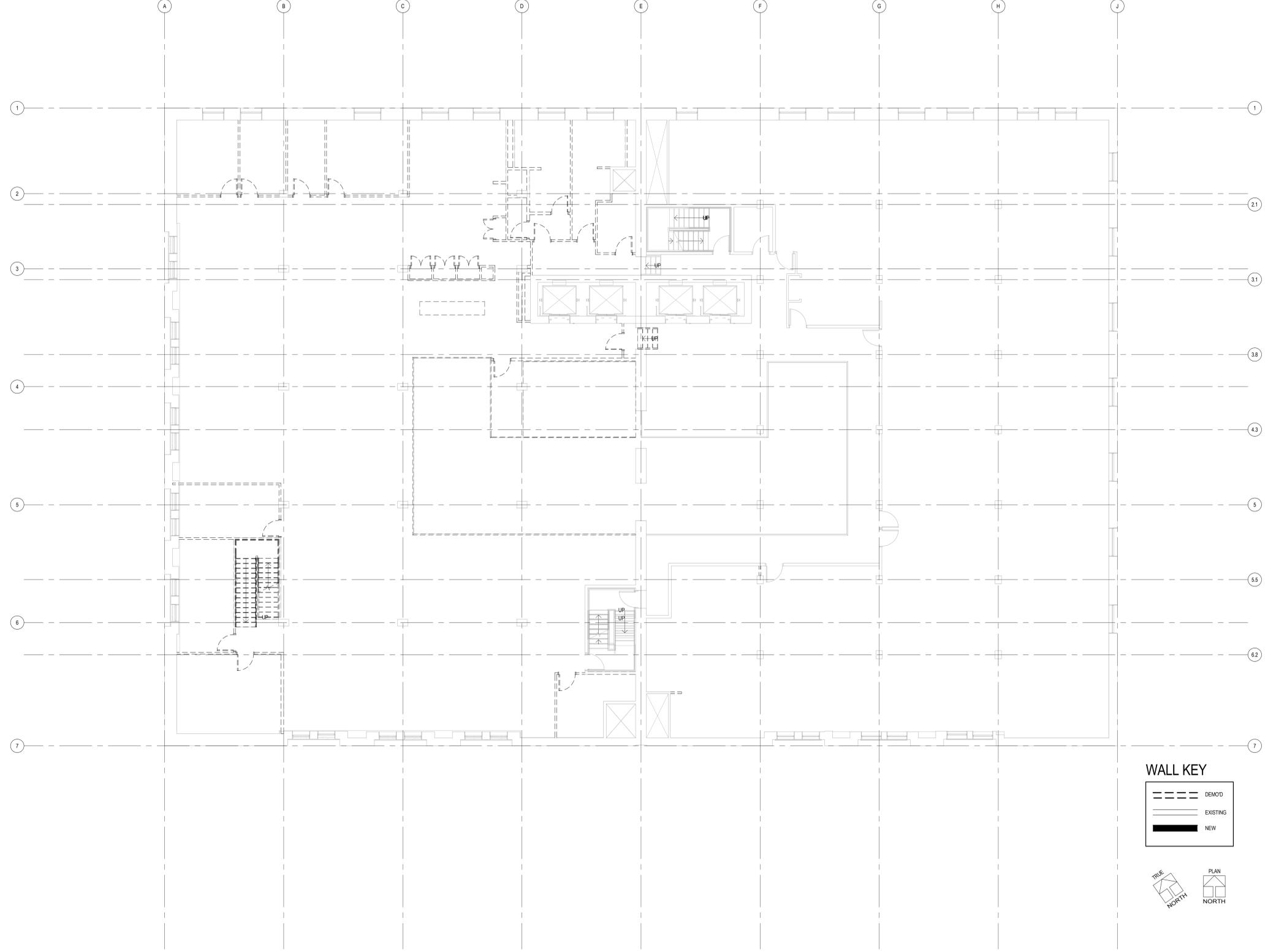


C:\Revit\15191900_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:45:54 PM

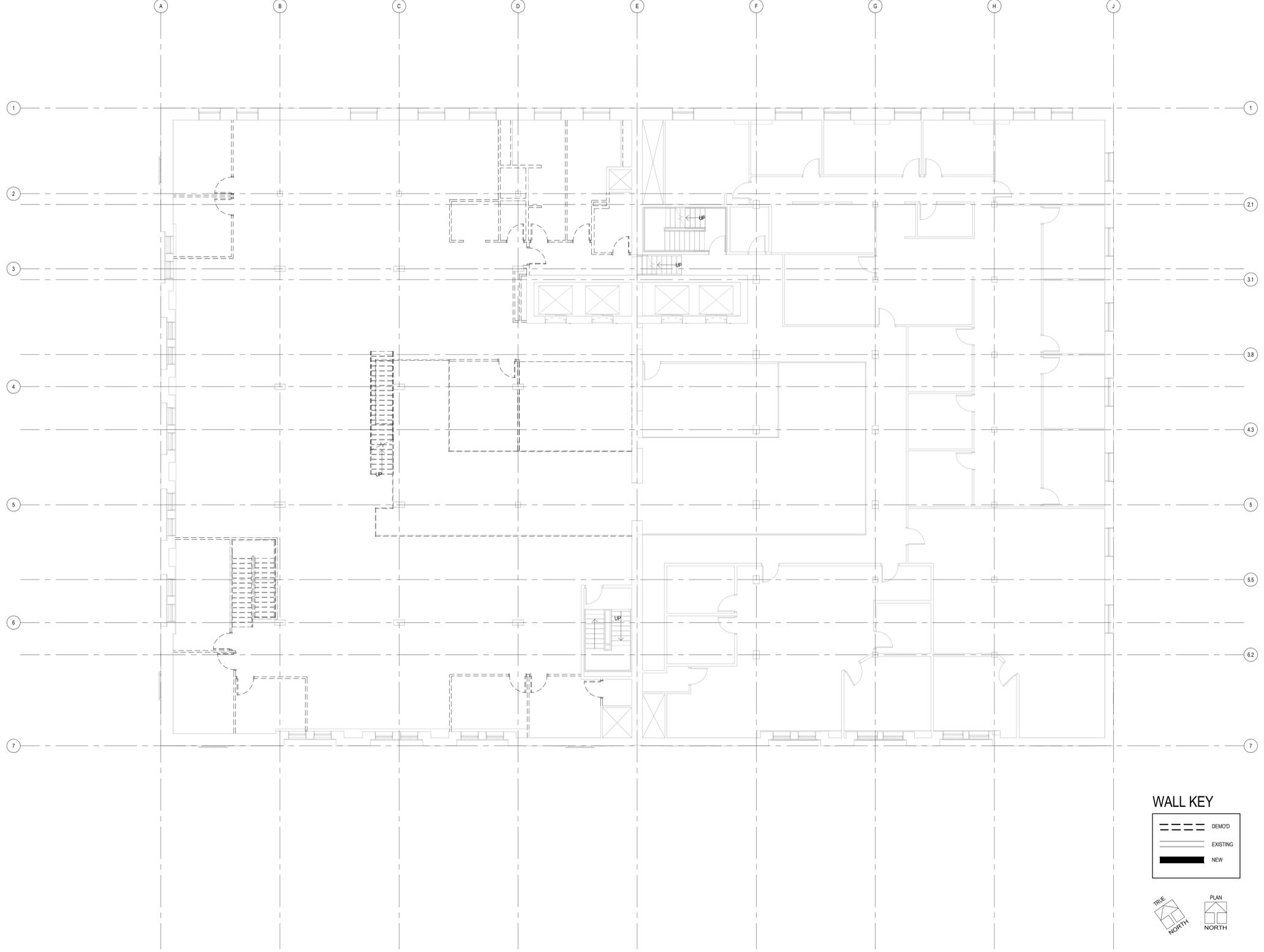


1 EXIST / DEMO PLAN - LEVEL 2
AD.2 SCALE: 1/8" = 1'-0"

C:\Revit\151930_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:48:27 PM



1 EXIST / DEMO FLOOR PLAN - LEVEL 3
AD.3 SCALE: 1/8" = 1'-0"

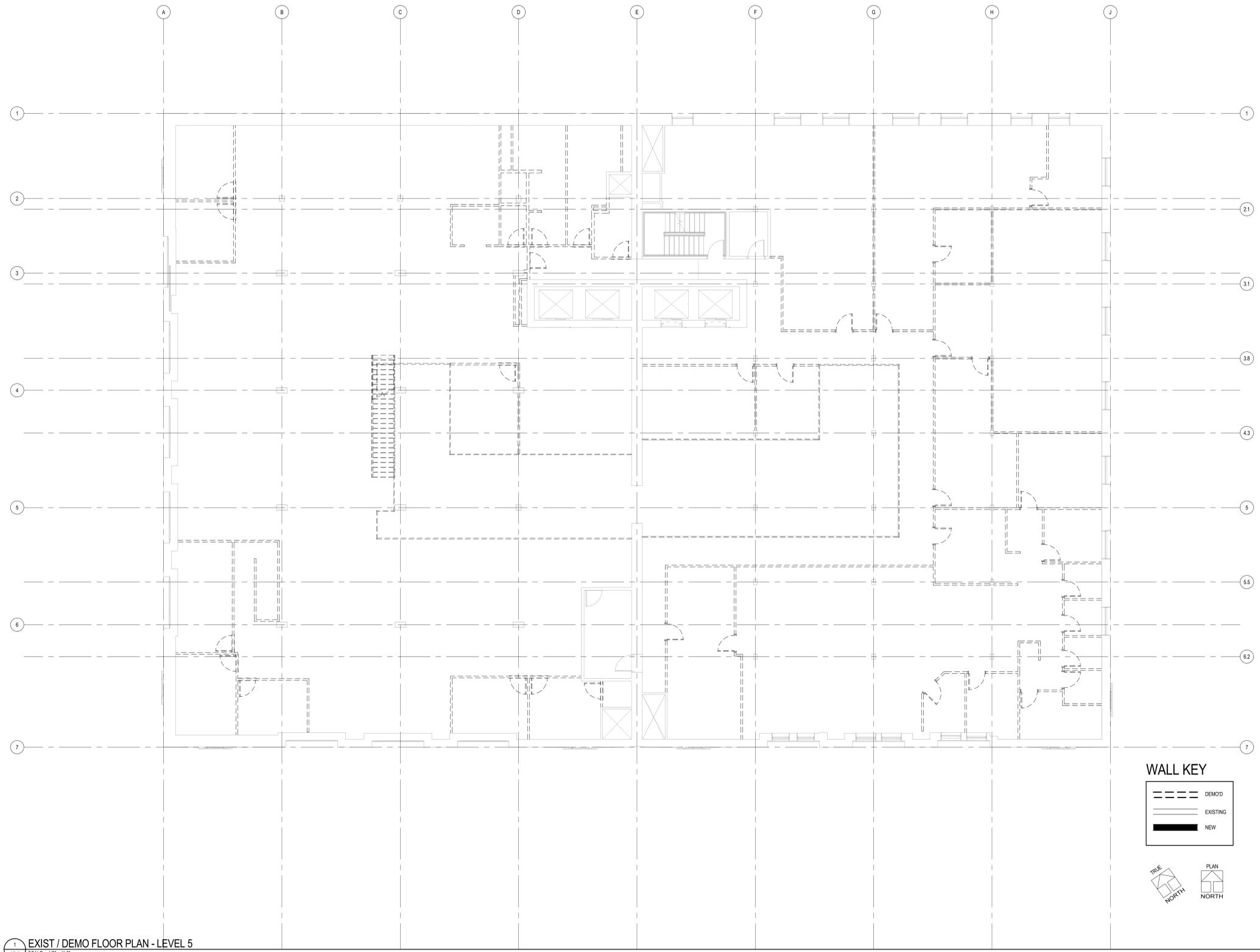


1 EXIST / DEMO FLOOR PLAN - LEVEL 4
AD.4 SCALE: 1/8" = 1'-0"

WALL KEY

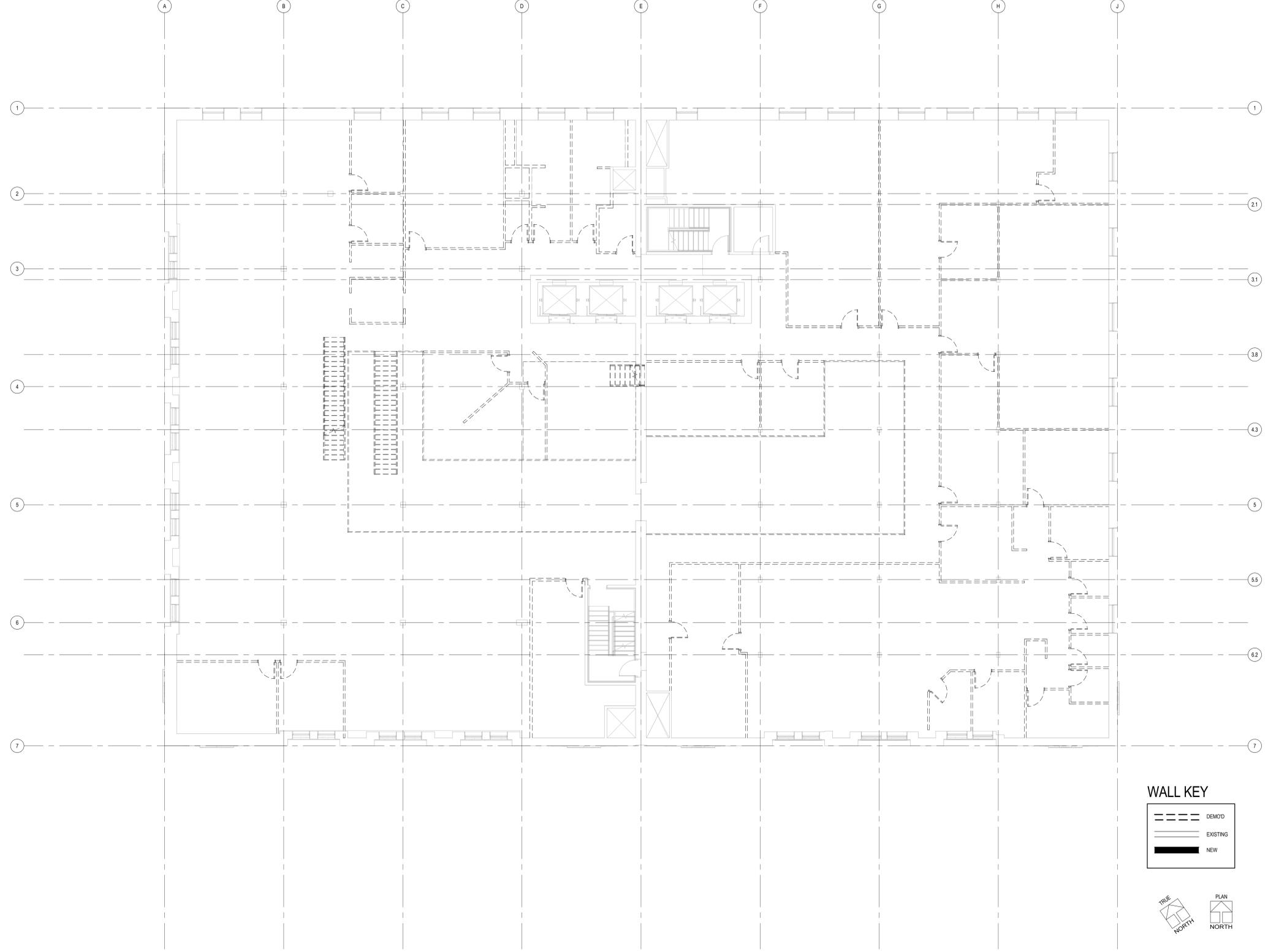
	DEMOL
	EXISTING
	NEW

TRUE NORTH
 PLAN NORTH



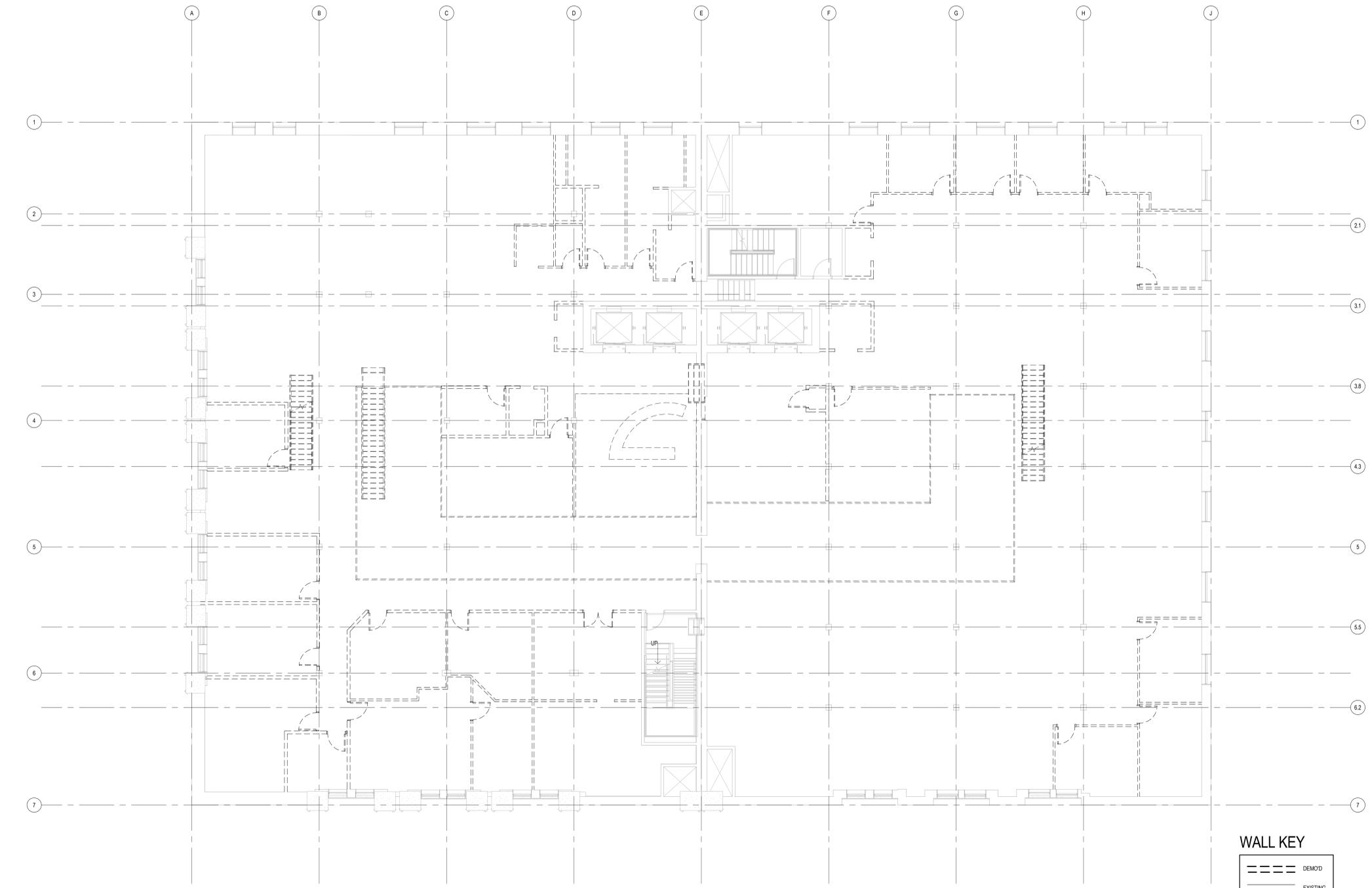
1 EXIST / DEMO FLOOR PLAN - LEVEL 5
AD.5 SCALE: 1/8" = 1'-0"

C:\Revit\15191900_AR_CENTRAL_2015\j_maw...
4/2/2015 6:49:07 PM



1 EXIST / DEMO FLOOR PLAN - LEVEL 5 WEST & 6 EAST
AD.6 SCALE: 1/8" = 1'-0"

C:\Revit\15191900_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:48:10 PM

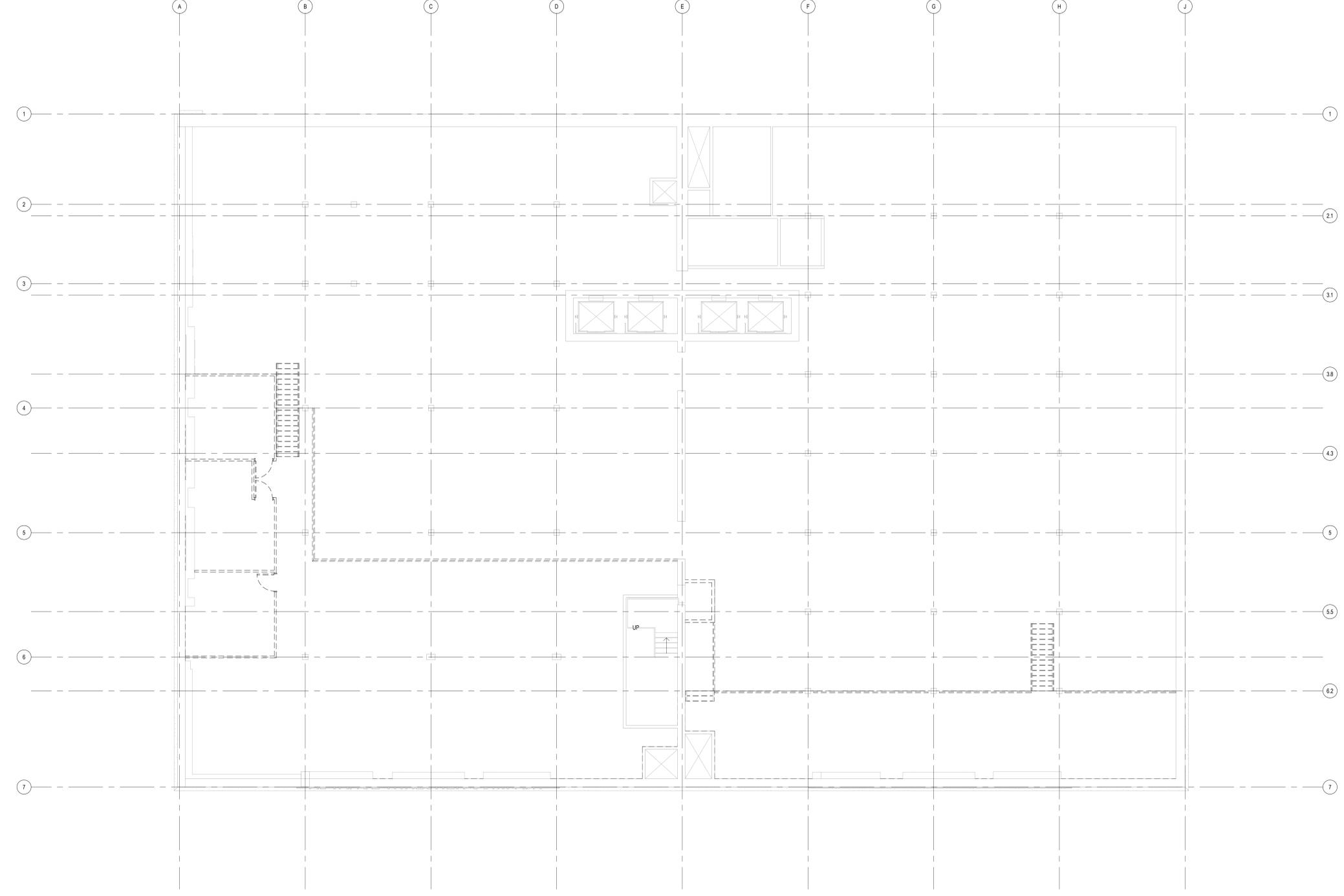


1 EXIST / DEMO FLOOR PLAN - LEVEL 6 WEST & 7 EAST
AD.7 SCALE: 1/8" = 1'-0"

WALL KEY

	DEMO
	EXISTING
	NEW

TRUE NORTH PLAN NORTH

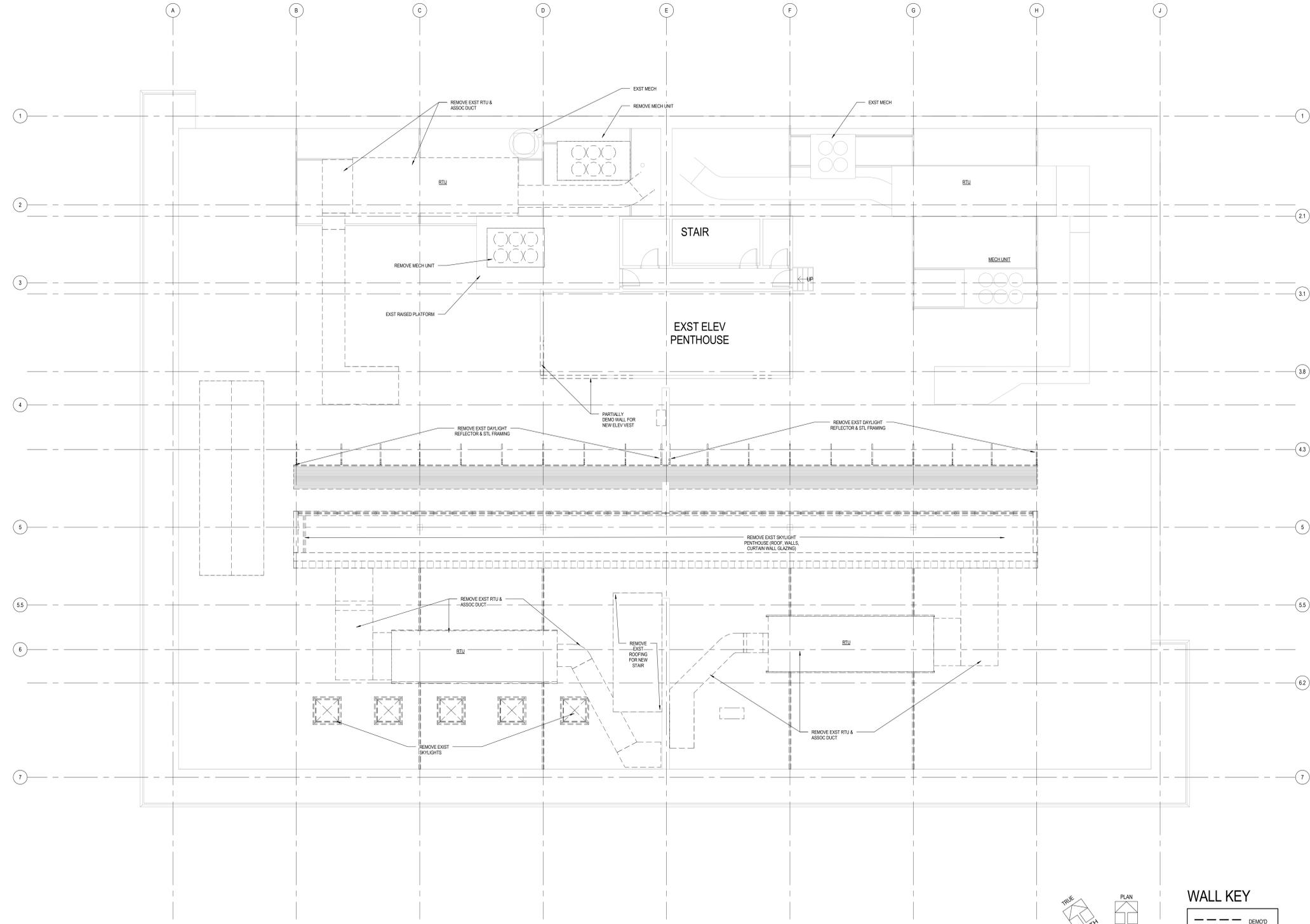


1 EXIST / DEMO PLAN - MEZZANINE - LEVEL 6 & 7
AD.8 SCALE: 1/8" = 1'-0"

TRUE NORTH
PLAN NORTH

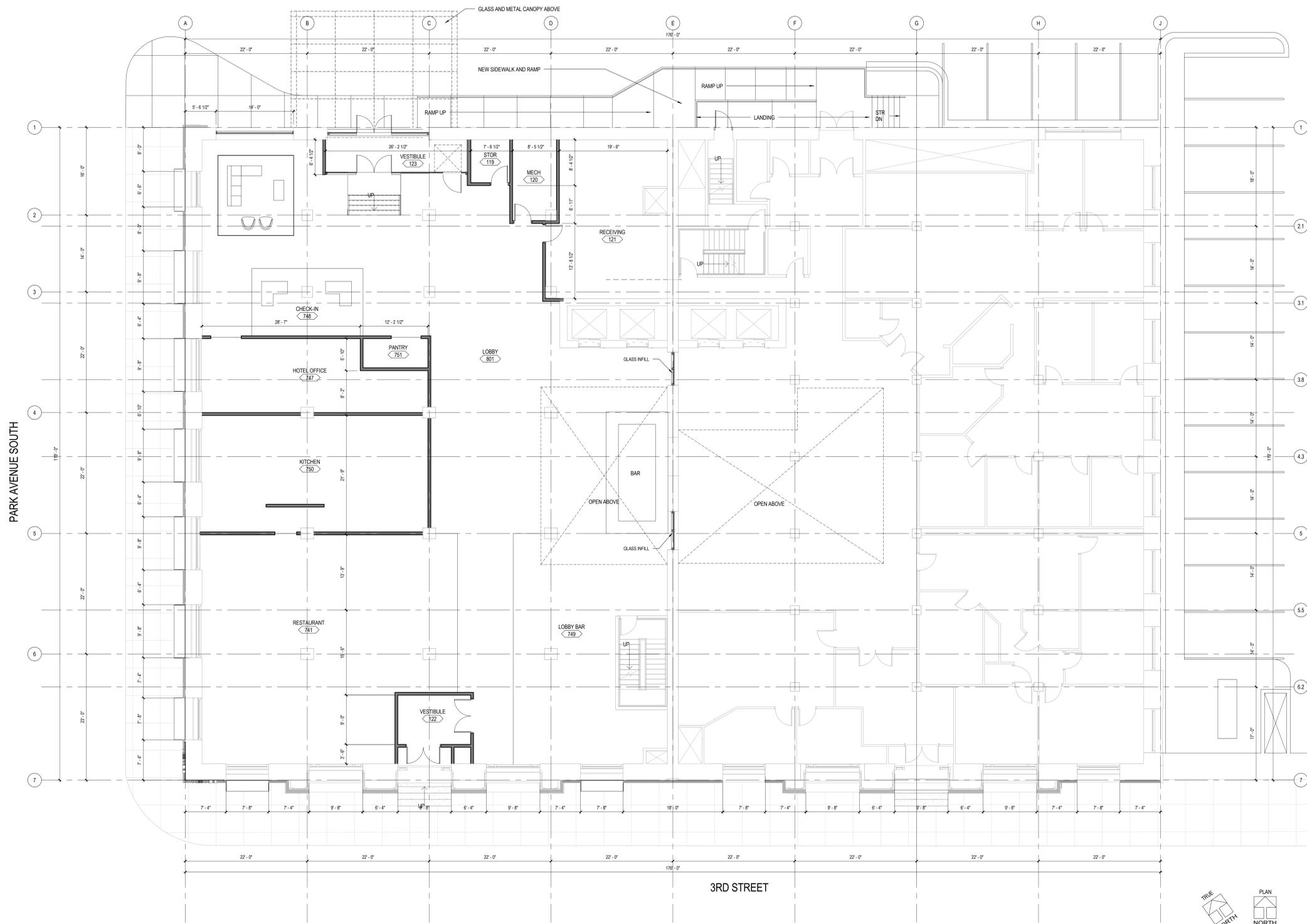
WALL KEY

---	DEM'D
---	EXISTING
---	NEW



1 EXIST / DEMO PLAN - ROOF LEVEL
 AD.S SCALE: 1/8" = 1'-0"

C:\Rev\40-15119-00_AR_CENTRAL_2015\j_maw\04.23.2015 6:45:14 PM

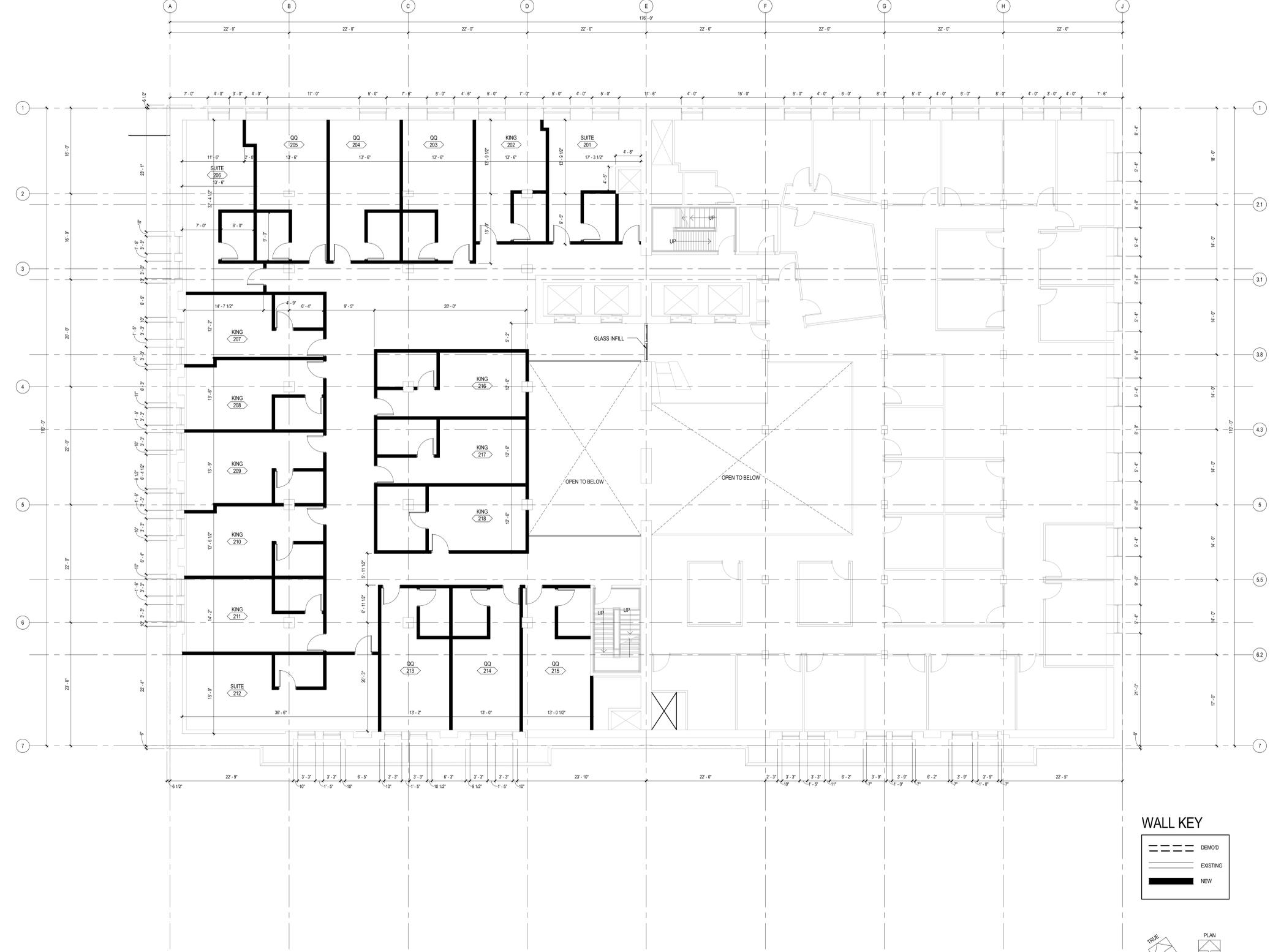


WALL KEY

	DEM'D
	EXISTING
	NEW

1 FLOOR PLAN - LEVEL 1
A1.1 SCALE: 1/8" = 1'-0"

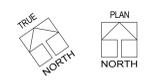
C:\Revit\15191900_AR_CENTRAL_2015\jmarshaw.rvt
4/21/2015 6:47:26 PM



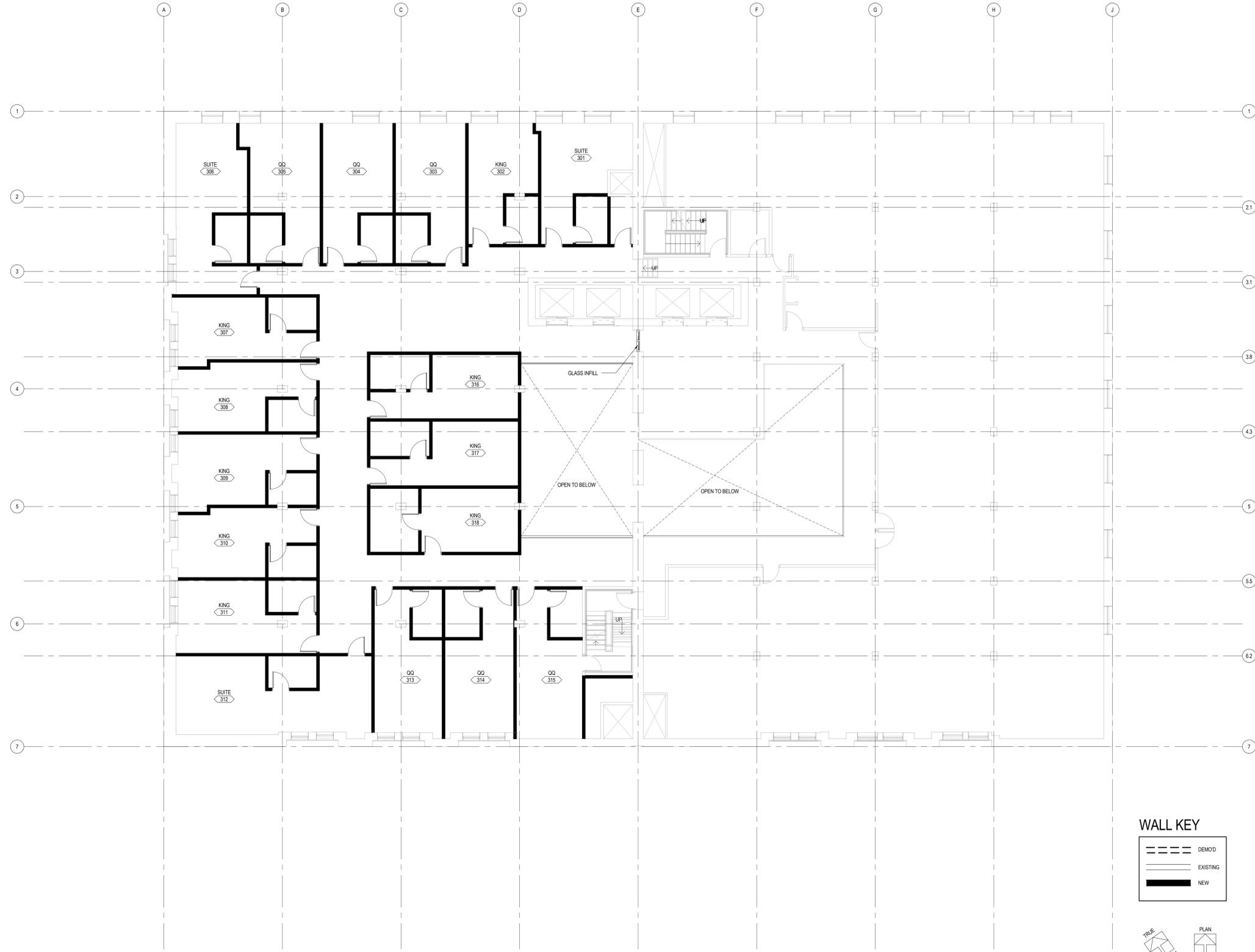
1 FLOOR PLAN - LEVEL 2
A1.2 SCALE: 1/8" = 1'-0"

WALL KEY

---	DEMOLD
---	EXISTING
---	NEW



C:\Revit\1519-00_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:47:28 PM



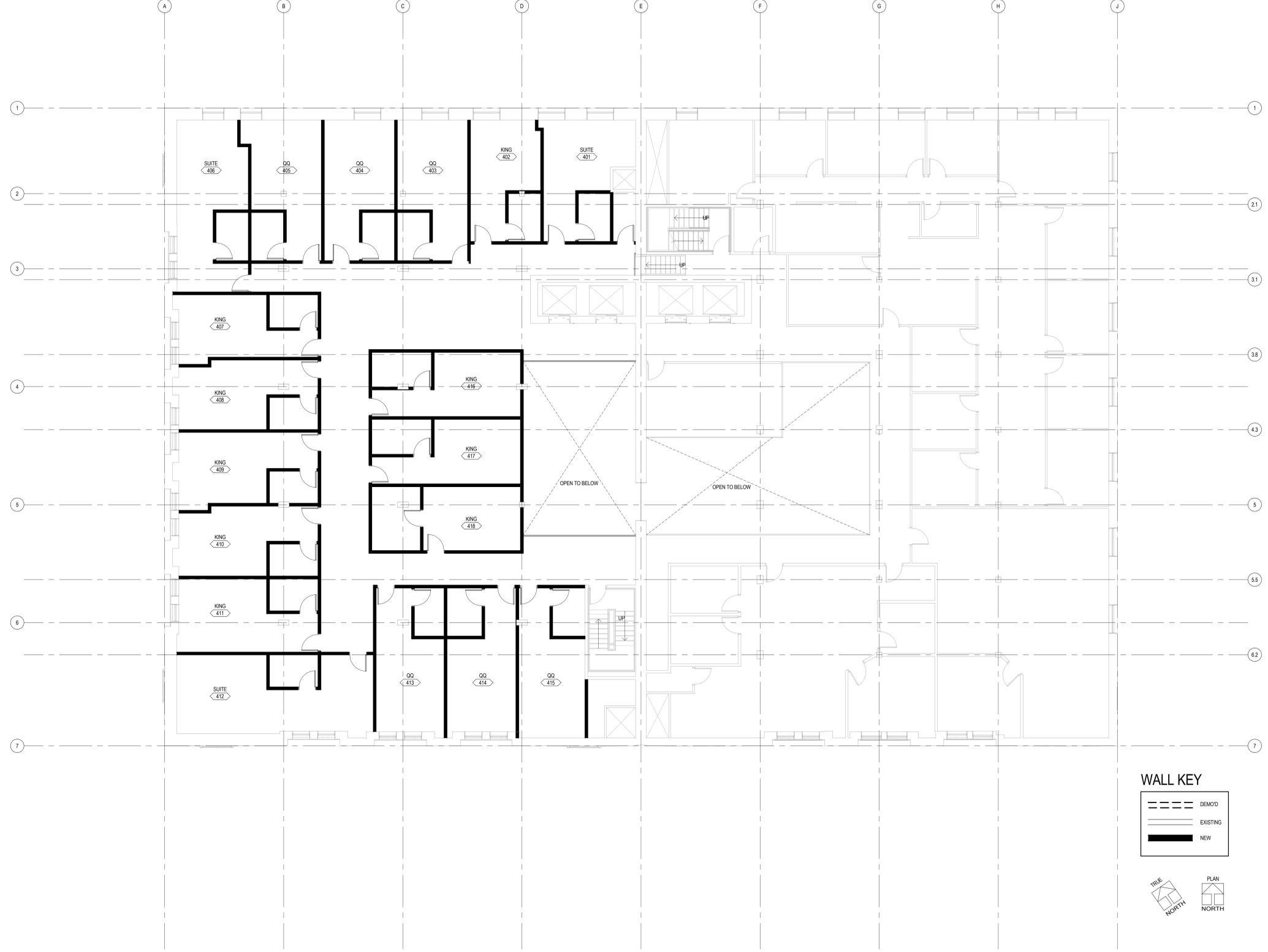
1 FLOOR PLAN - LEVEL 3
A1.3 SCALE: 1/8" = 1'-0"

WALL KEY

	DEMOLD
	EXISTING
	NEW

TRUE NORTH
 PLAN NORTH

C:\Revit\40-15119-00_AR_CENTRAL_2015\j_morlow.rvt
4/21/2015 6:47:30 PM



1 FLOOR PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

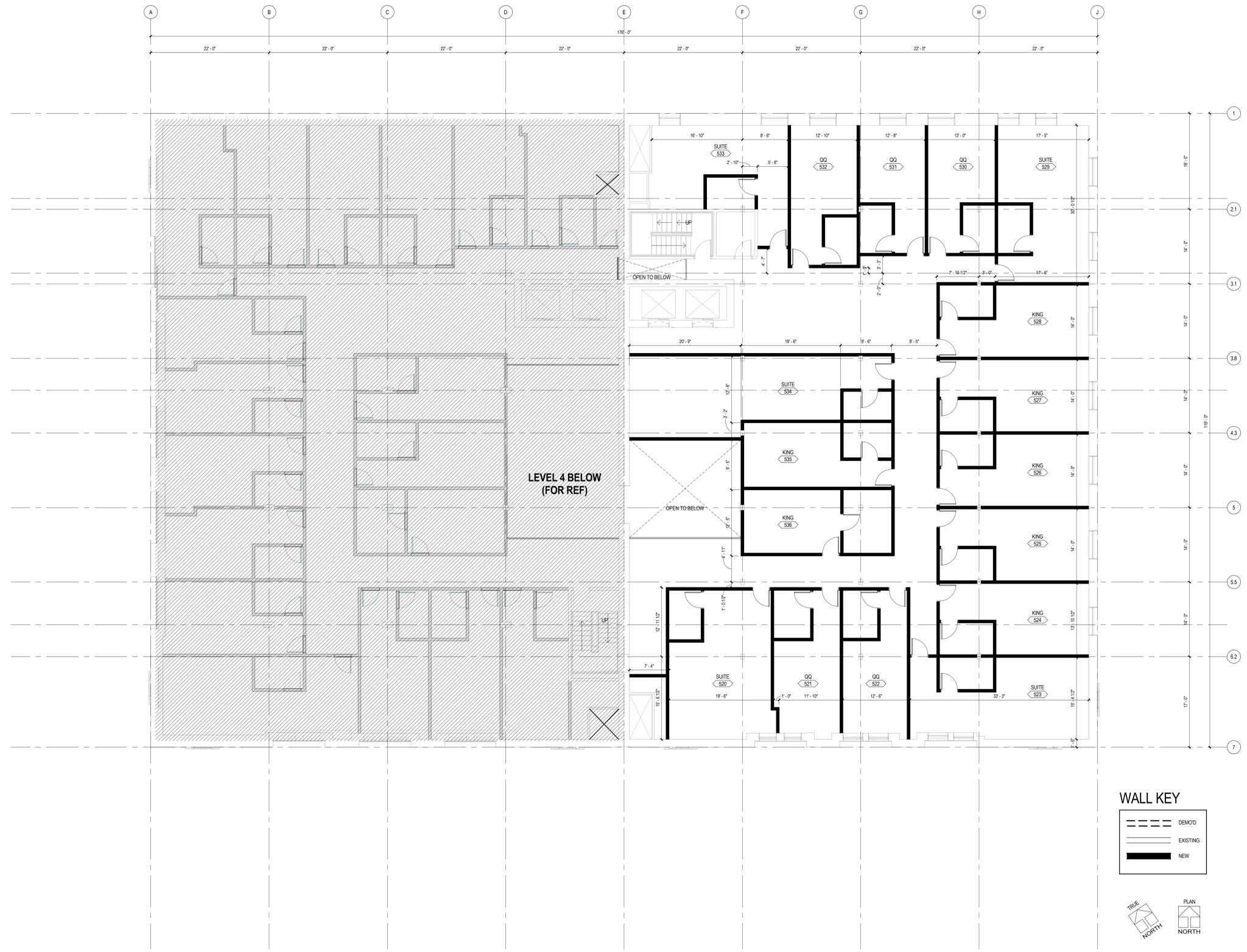
WALL KEY

	DEM'D
	EXISTING
	NEW

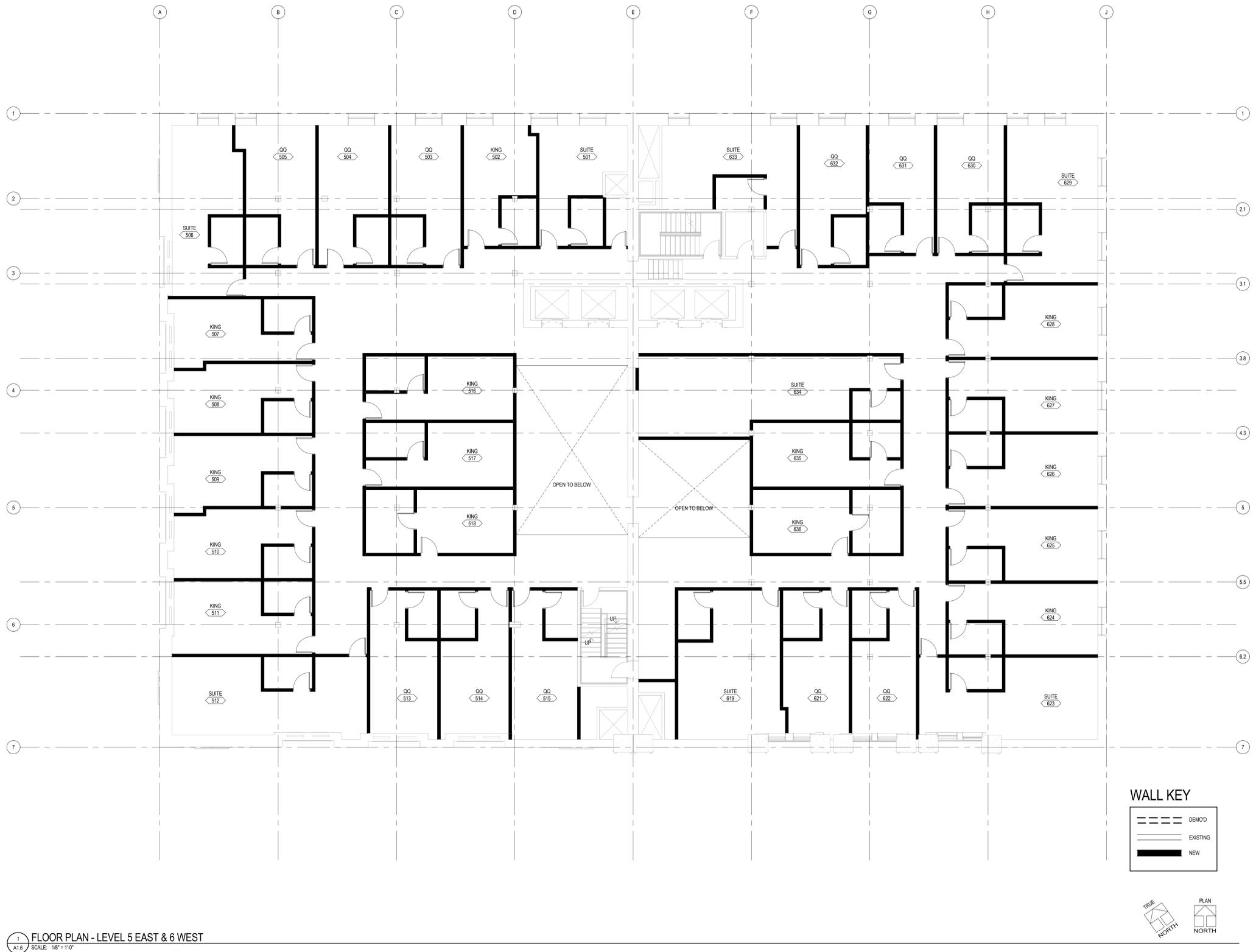
TRUE NORTH
 PLAN NORTH

C:\Revit\40-15119-00_AR_CENTRAL_2015.rvt
4/2/2015 6:47:28 PM

1 FLOOR PLAN - LEVEL 5 EAST
A1.5 SCALE: 1/8"=1'-0"

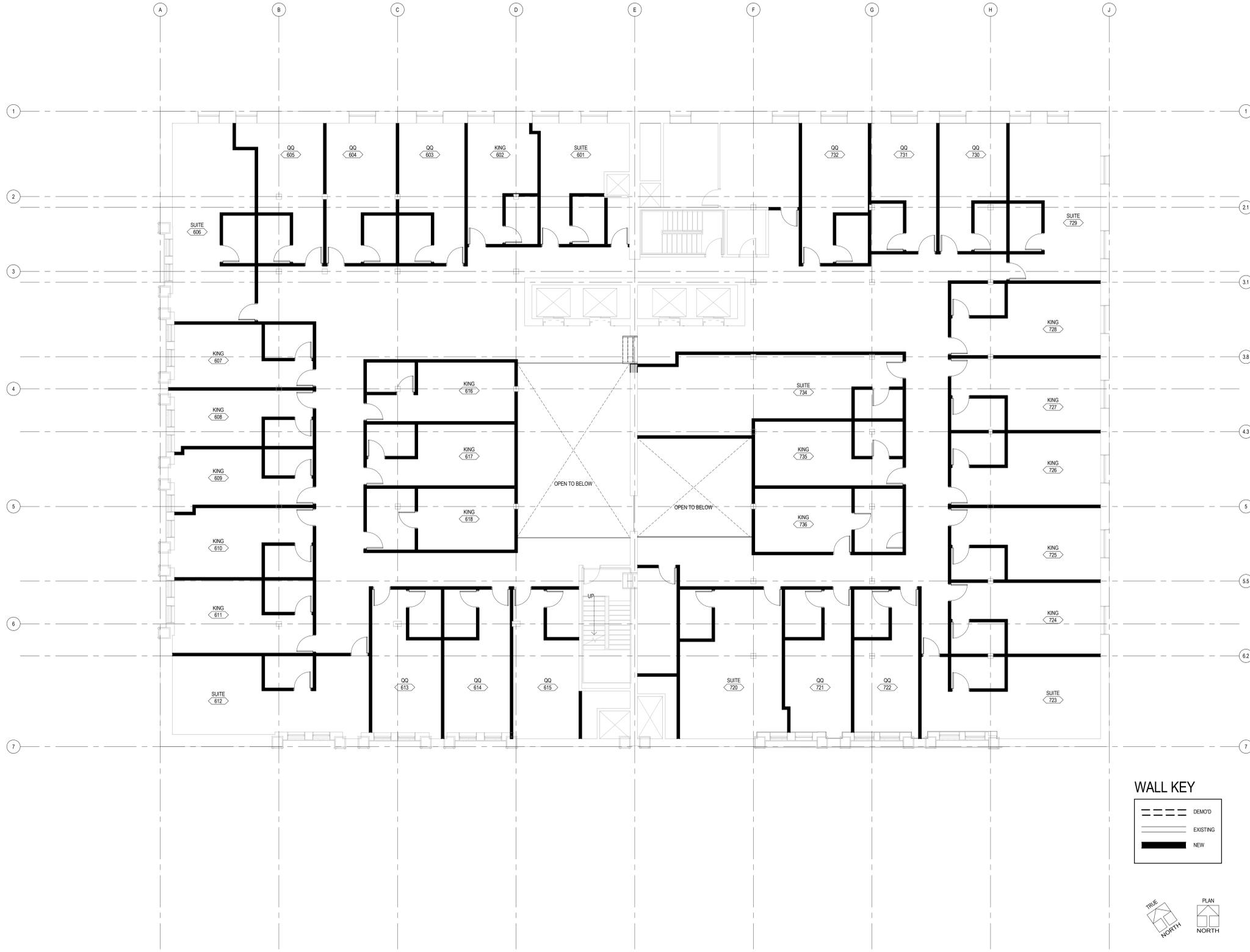


C:\Revit\15191900_AR_CENTRAL_2015\j_morlow.rvt
4/21/2015 6:47:37 PM



1 FLOOR PLAN - LEVEL 5 EAST & 6 WEST
A1.6 SCALE: 1/8" = 1'-0"

C:\Revit\15191900_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:47:41 PM



1 FLOOR PLAN - LEVEL 6 WEST & LEVEL 7 EAST
A1.7 SCALE: 1/8" = 1'-0"

C.O.A.
SUBMITTAL

700 SOUTH 3RD STREET

FLOOR PLAN - LEVEL 6 WEST & LEVEL 7 EAST
ADV. THRESEHER / EMERSON RENOVATION

A1.7
4/2/15 11:00
04/23/2015
Revision



Not Placed	
Room	5
Not Placed: 5	
LEVEL 01	
CHECK-IN	1
LOBBY BAR	1

PANTRY	1
RESTAURANT	1
LEVEL 01: 4	
LEVEL 02	
KING	9

QQ	6
SUITE	3
LEVEL 02: 18	
LEVEL 03 WEST	
KING	9

QQ	6
SUITE	3
LEVEL 03 WEST: 18	
LEVEL 04 WEST	
KING	9

QQ	6
SUITE	3
LEVEL 04 WEST: 18	
LEVEL 05 EAST	
KING	7

QQ	5
SUITE	5
LEVEL 05 EAST: 17	
LEVEL 05 WEST	
KING	9

QQ	6
Room	2
SUITE	3
LEVEL 05 WEST: 20	
LEVEL 06 EAST	

KING	7
QQ	5
SUITE	5
LEVEL 06 EAST: 17	
LEVEL 06 WEST	

KING	9
QQ	6
SUITE	3
LEVEL 06 WEST: 18	
LEVEL 07 EAST	

KING	7
QQ	5
SUITE	4
LEVEL 07 EAST: 16	
ROOF DECK	

BAR	1
ROOF DECK: 1	
Grand total: 152	

- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR



1 FLOOR PLAN - LEVEL 1 - COLORED
A2.1 SCALE: 1/8" = 1'-0"

C.O.A.
SUBMITTAL

700 SOUTH 3RD STREET

FLOOR PLAN - LEVEL 1 - COLORED
ADV. THRESEHER / EMERSON RENOVATION

A2.1
4/15/15 10:00
04/23/2015
Revision

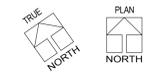
C:\Rev\40-1519-00_AR_CENTRAL_2015_jm\dwg\1
4/23/2015 6:47:44 PM

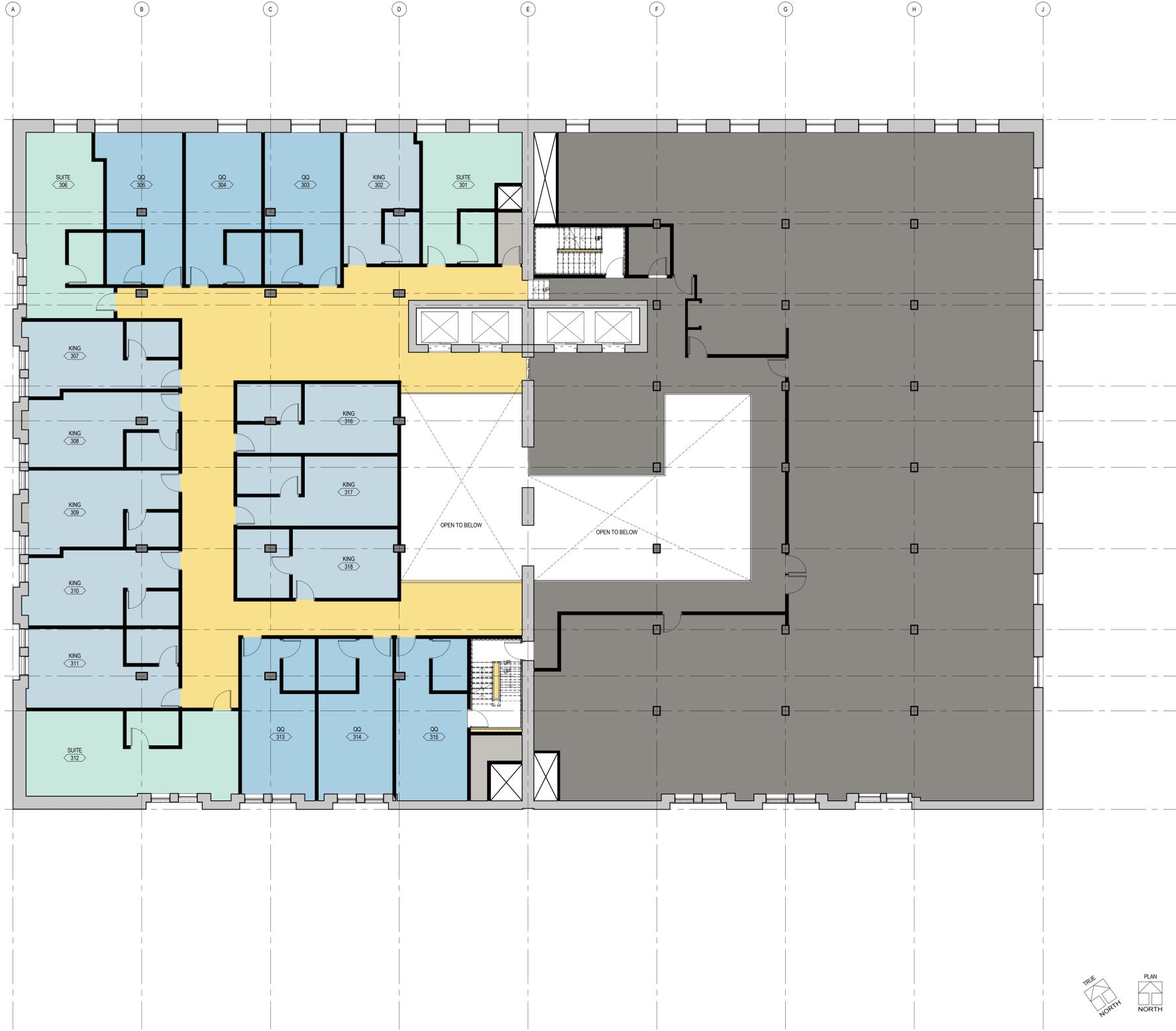
C:\Revit\40-15119-00_AR_CENTRAL_2015\j_mahow.vrt
4/21/2015 6:47:48 PM

1 FLOOR PLAN - LEVEL 2 - COLORED
SCALE: 1/8" = 1'-0"



- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR





- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR

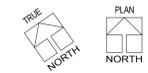


1 FLOOR PLAN - LEVEL 3 - COLORED
A2.5 SCALE: 1/8" = 1'-0"

C:\Revit\6-1519-00_AR_CENTRAL_2015\jmarsh.wvt
4/21/2015 6:47:47 PM



- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR



1 FLOOR PLAN - LEVEL 4 - COLORED
 A2.7 SCALE: 1/8" = 1'-0"

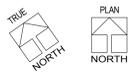
C:\Revit\40-15119-00_AR_CENTRAL_2015\jmarshaw.rvt
 4/21/2015 6:47:48 PM

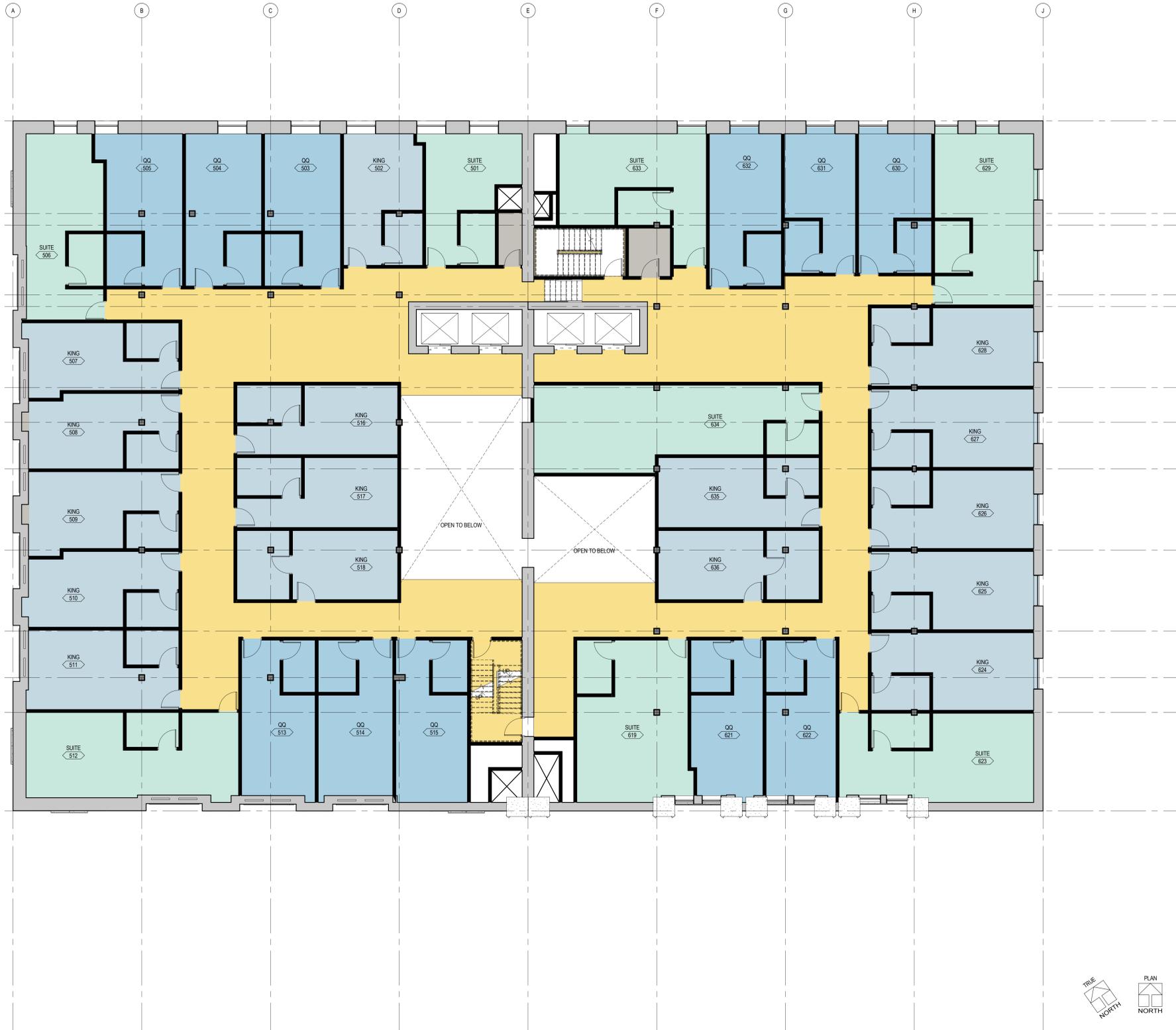
C:\Revit\40-15119-00_AR_CENTRAL_2015.rvt
4/2/2015 6:47:52 PM

1 FLOOR PLAN - LEVEL 5 - COLORED
A2.9 SCALE: 1/8" = 1'-0"



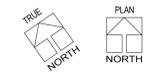
- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR

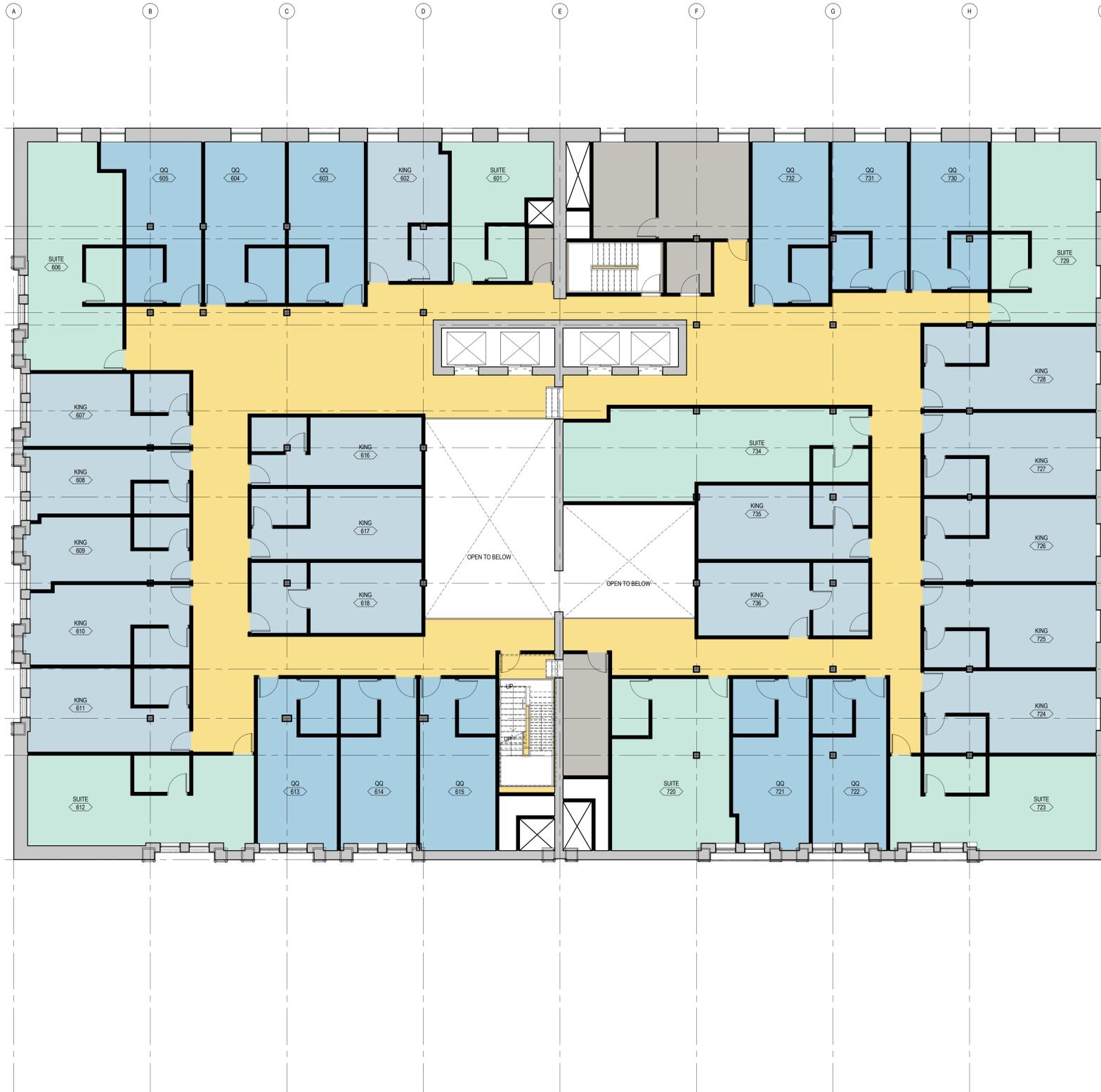




- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR

FLOOR PLAN - LEVEL 5 WEST & LEVEL 6 EAST - COLORED
 SCALE: 1/8" = 1'-0"



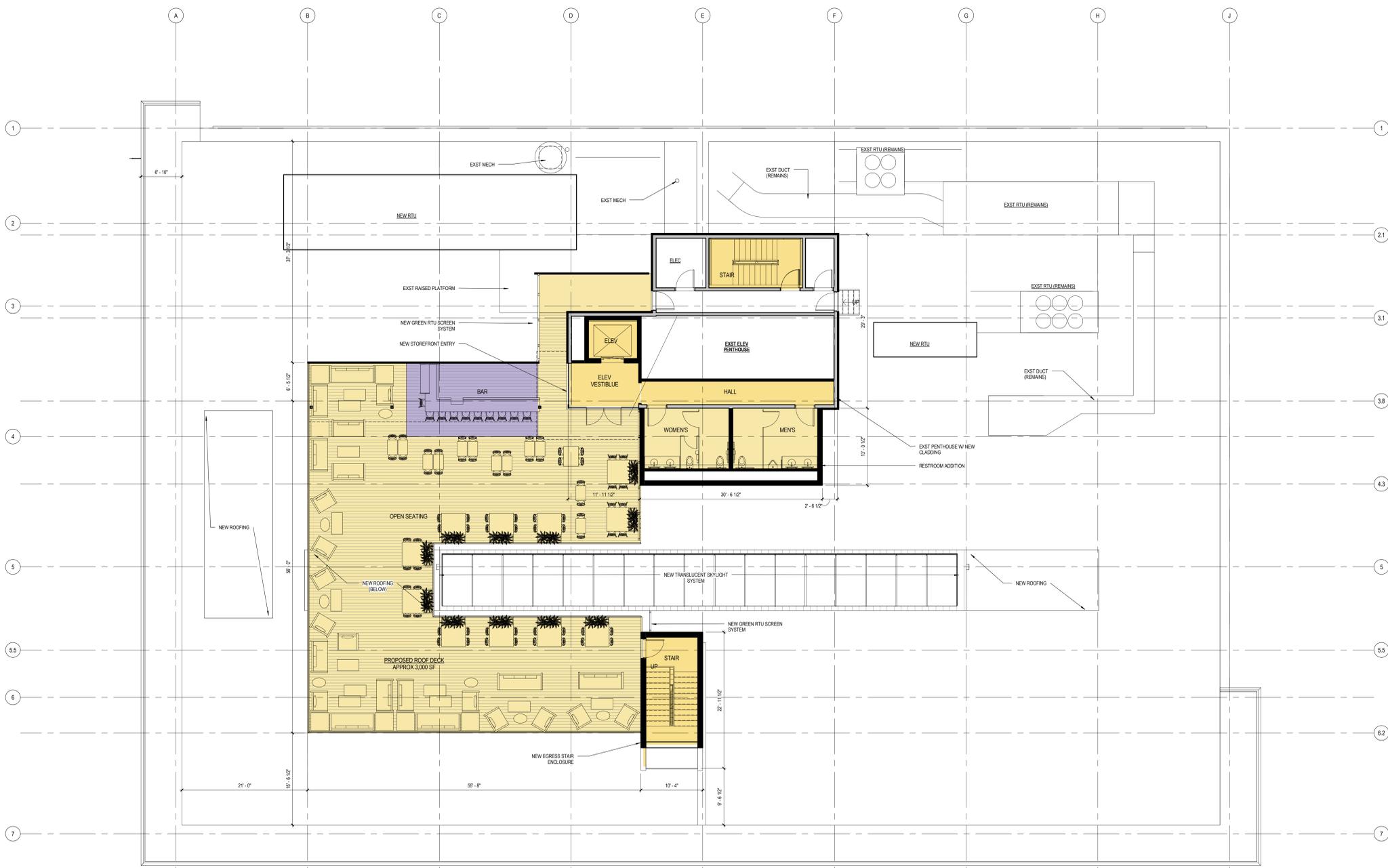


- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR

1 FLOOR PLAN - LEVEL 6 WEST & LEVEL 7 EAST - COLORED
 A2.11 SCALE: 1/8" = 1'-0"

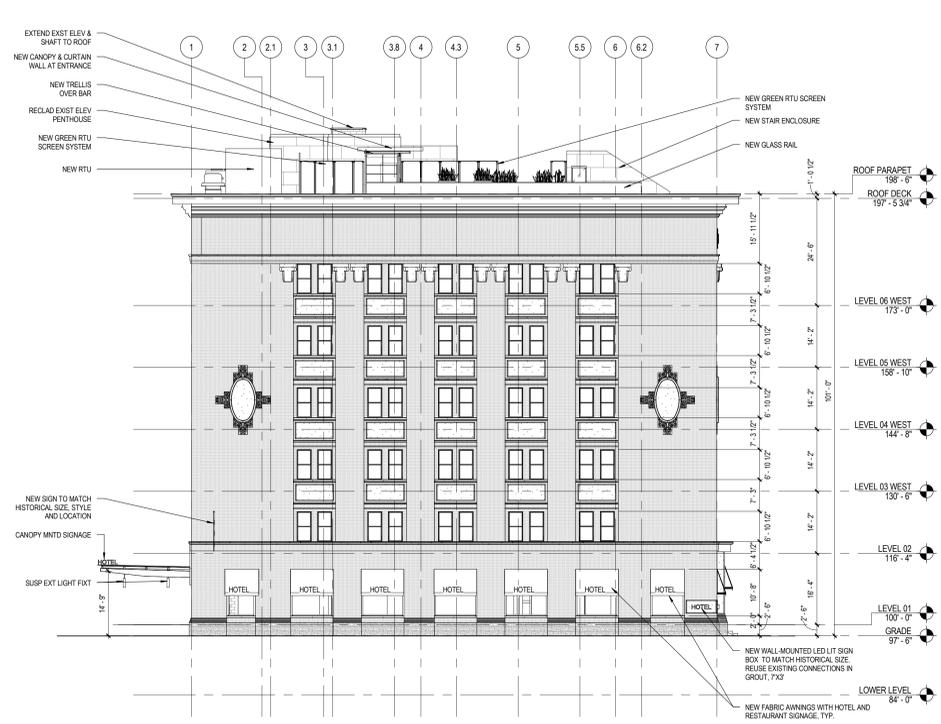
C:\Revit\151919_00_AR_CENTRAL_2015\jmarsh.wvt
 4/2/2015 6:47:26 PM

C:\Revit\15191900_AR_CENTRAL_2015\jmain.dwg
4/22/2015 2:28:38 PM

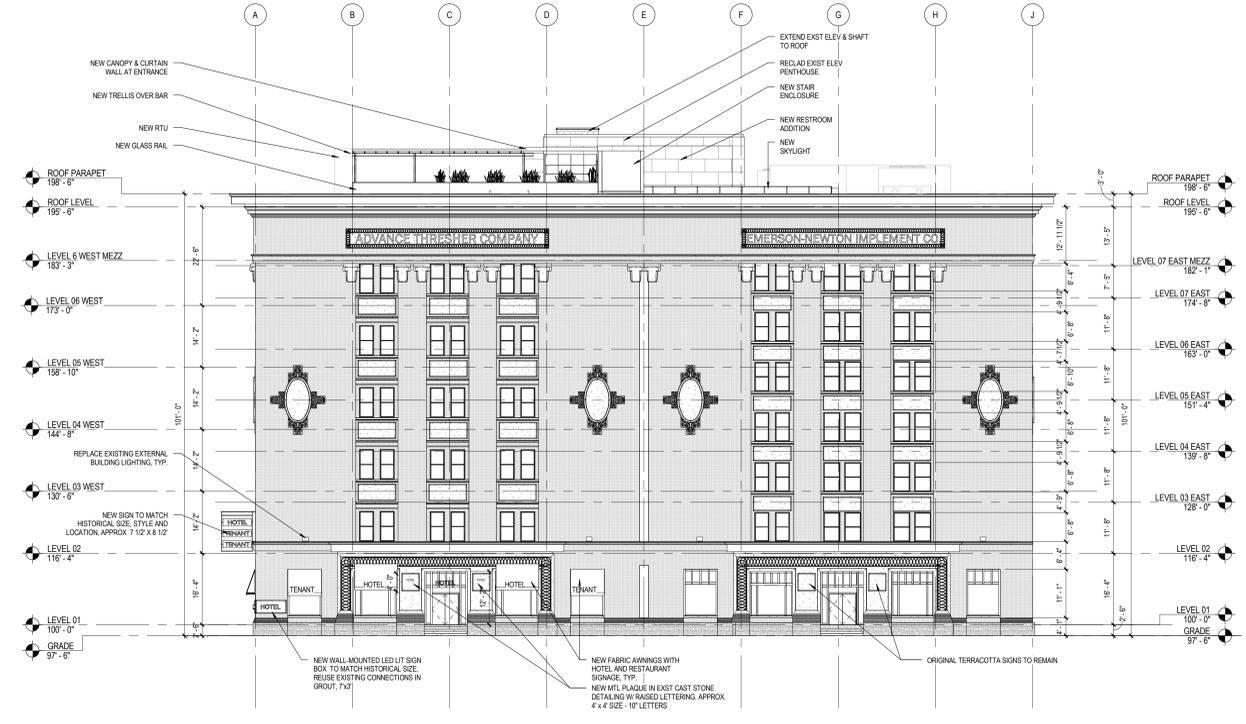


1 ROOF LEVEL - PROGRAM
A2.12 SCALE: 1/8" = 1'-0"

- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR



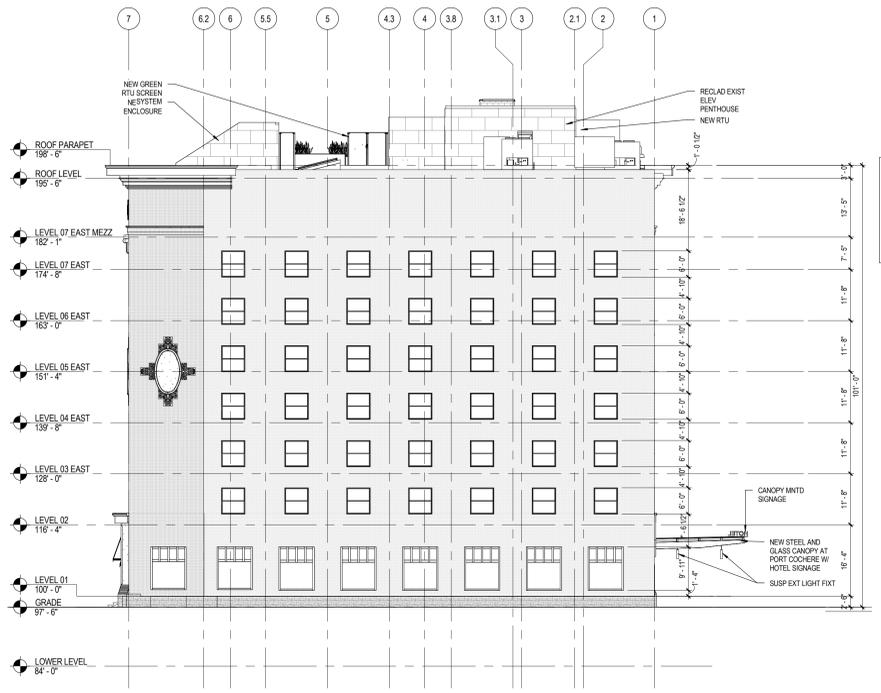
- WESTERN FACADE GENERAL NOTES:**
1. SELECTIVELY REPOINT TERRA COTTA WINDOW SILLS AT FIRST LEVEL WHERE MORTAR IS MISSING.
 2. SELECTIVELY APPLY NEW SEALANT TO EXISTING WINDOW FRAMES.
 3. INSTALL NEW FABRIC AWNINGS AT FIRST LEVEL OF 700 S. 3RD STREET (7) TOTAL.
 4. INSTALL NEW WALL-MNTD SIGN ON SOUTH CORNER OF 700 S. 3RD STREET (REFER TO HISTORIC PHOTO).
 5. INSTALL NEW PROJECTING SIGN ABOVE FIRST LEVEL ON NORTH CORNER OF 700 S. 3RD STREET (REFER TO HISTORIC PHOTO).



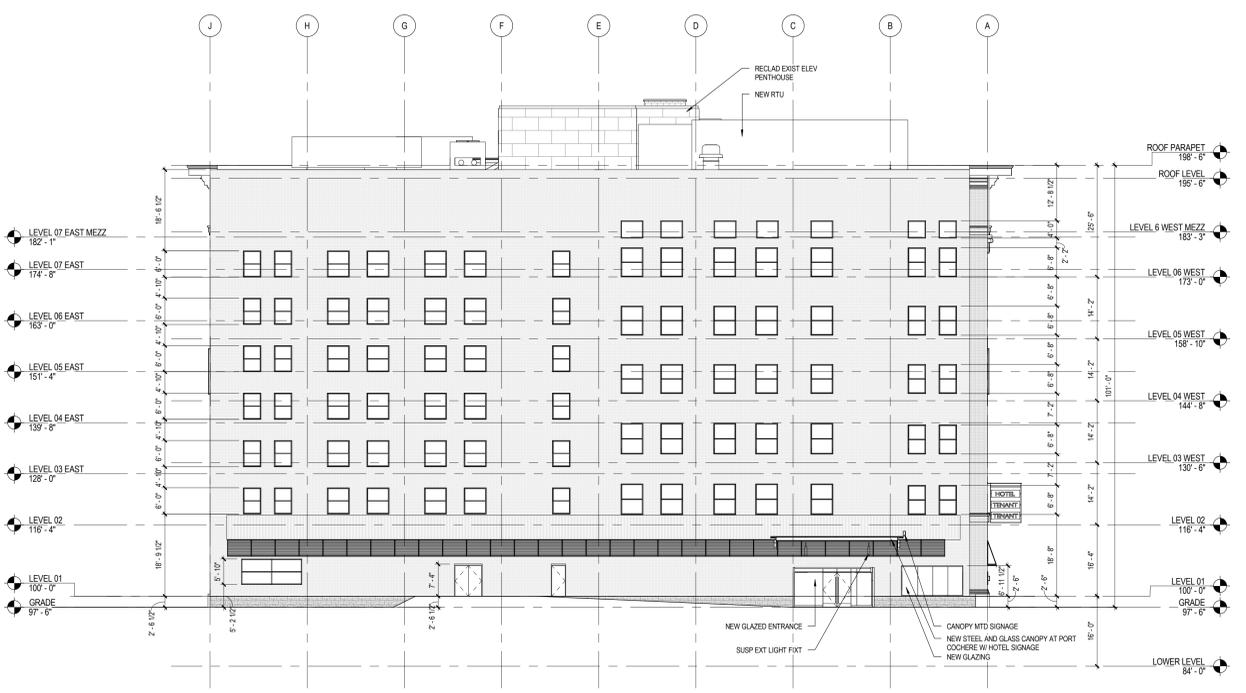
- SOUTHERN FACADE GENERAL NOTES:**
1. SELECTIVELY REPOINT TERRA COTTA WINDOW SILLS AT FIRST LEVEL WHERE MORTAR IS MISSING.
 2. SELECTIVELY APPLY NEW SEALANT TO EXISTING WINDOW FRAMES.
 3. INSTALL NEW FABRIC AWNINGS AT FIRST LEVEL OF 700 S. 3RD STREET (4) TOTAL.
 4. INSTALL NEW WALL-MNTD SIGN ON SOUTH CORNER OF 700 S. 3RD STREET (REFER TO HISTORIC PHOTO).
 5. REPLACE EXISTING NON-HISTORIC FOAM LETTERS "THRESEHER SQUARE" ON TERRA COTTA PANELS FLANKING 700 S. 3RD STREET ENTRANCE.
 6. REPLACE EXISTING NON-HISTORIC FROSTED SIGNAGE IN DOOR SYSTEMS FOR 700 S. 708 S. 3RD STREET ENTRANCES.
 7. REPLACE EXISTING NON-HISTORIC WOOD CEILING IN ENTRANCE OF 700 S. 3RD STREET.
 8. INSTALL NEW WALL-MNTD SIGN ON WEST CORNER OF 700 S. 3RD STREET PORTION (REFER TO HISTORIC PHOTO).

1 WEST ELEVATION
AS.1 SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION
AS.1 SCALE: 1/16" = 1'-0"



- EASTERN FACADE GENERAL NOTES:**
1. SELECTIVELY REPOINT INFILL AT BASMENT WINDOWS WHERE EXISTING MORTAR AND MASONRY ARE FAILING.
 2. SELECTIVELY APPLY NEW SEALANT TO EXISTING WINDOW FRAMES.
 3. REPAIR STEEL HEADERS AND SILLS AT WINDOWS.



- NORTHERN FACADE GENERAL NOTES:**
1. REPAIR PLATTEVILLE LIMESTONE FOUNDATION WHERE STONE IS FAILING.
 2. SELECTIVELY APPLY NEW SEALANT TO EXISTING WINDOW FRAMES.
 3. REPAIR STEEL HEADERS & SILLS AT EXISTING WINDOWS.
 4. REOPEN LOADING DOCK ENTRIES (CLOSED IN THE 1980s REHABILITATION - INSTALL NEW STOREFRONT DOORS & WINDOWS IN EXISTING OPENINGS).
 5. INSTALL NEW CANOPY OVER HOTEL ENTRANCE AT THE REOPENED LOADING DOCK LOCATION. NEW STEEL AND GLASS CANOPY WILL BE SUSPENDED FROM EXIST FACADE.
 6. REMOVE NON-HISTORIC LOUVER AND METAL PANELS ABOVE FIRST STORY. INFILL EXIST OPENINGS WITH BRICK, MATCH SIZE, COMPOSITION AND COLOR OF EXISTING BRICK.

3 EAST ELEVATION
AS.1 SCALE: 1/16" = 1'-0"

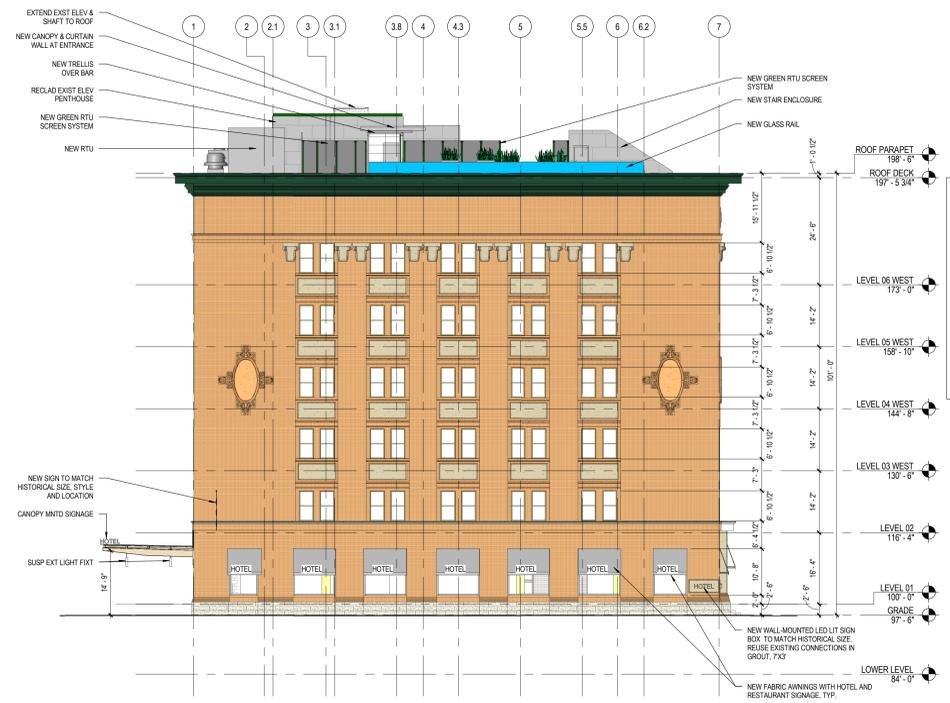
4 NORTH ELEVATION
AS.1 SCALE: 1/16" = 1'-0"

C.O.A.
SUBMITTAL

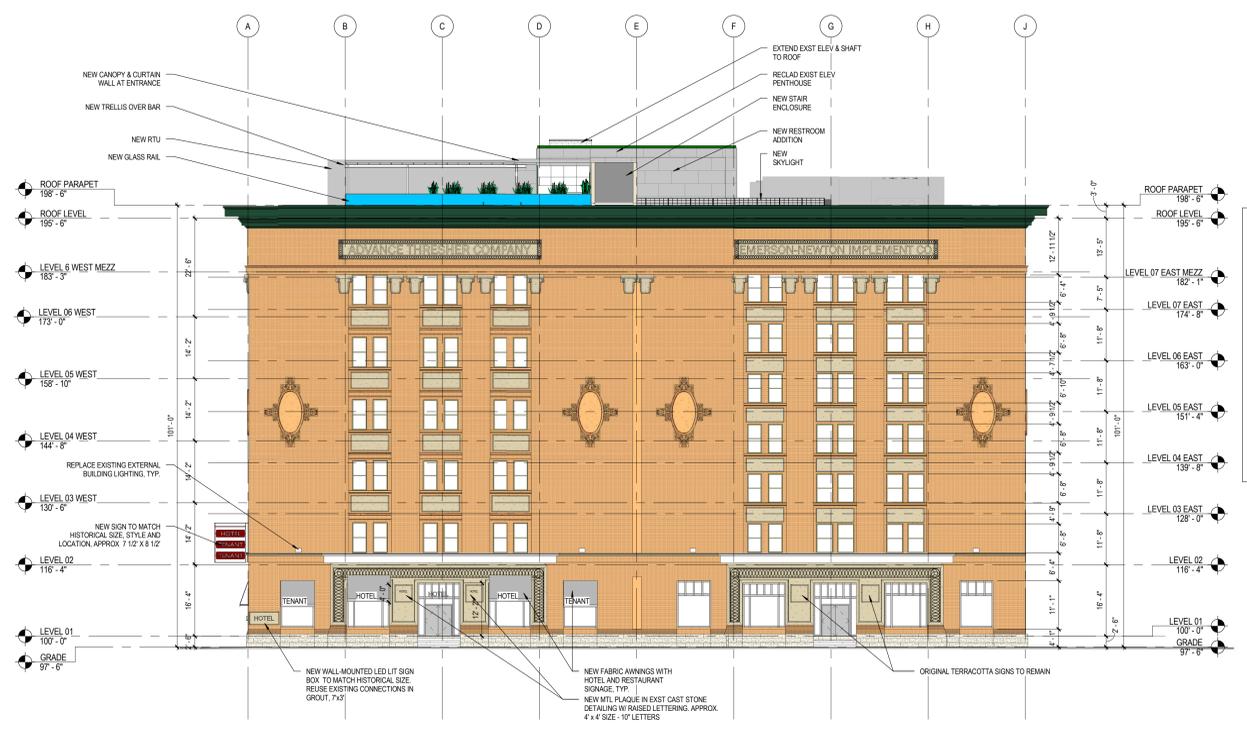
700 SOUTH 3RD STREET

EXTERIOR ELEVATIONS
ADV. THRESEHER / EMERSON RENOVATION

A5.1
40-15119-00
04.23.2015
Revisions



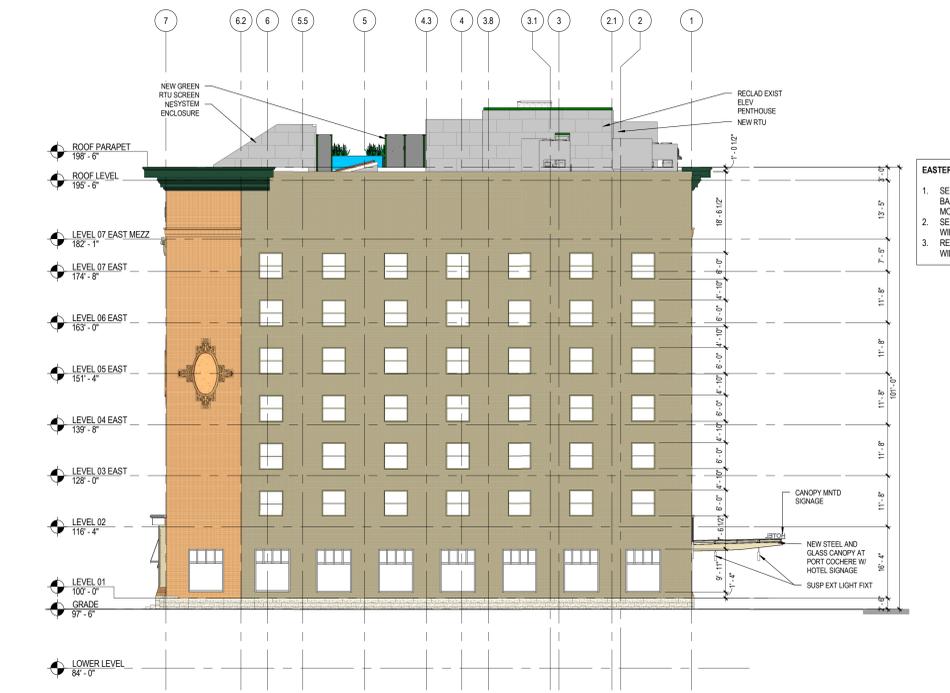
- WESTERN FACADE GENERAL NOTES:**
1. SELECTIVELY REPOINT TERRA COTTA WINDOW SILLS AT FIRST LEVEL WHERE MORTAR IS MISSING.
 2. SELECTIVELY APPLY NEW SEALANT TO EXISTING WINDOW FRAMES.
 3. INSTALL NEW FABRIC AWNINGS AT FIRST LEVEL OF 700 S. 3RD STREET (7) TOTAL.
 4. INSTALL NEW WALL-MNTD SIGN ON SOUTH CORNER OF 700 S. 3RD STREET (REFER TO HISTORIC PHOTO).
 5. INSTALL NEW PROJECTING SIGN ABOVE FIRST LEVEL ON NORTH CORNER OF 700 S. 3RD STREET (REFER TO HISTORIC PHOTO).



- SOUTHERN FACADE GENERAL NOTES:**
1. SELECTIVELY REPOINT TERRA COTTA WINDOW SILLS AT FIRST LEVEL WHERE MORTAR IS MISSING.
 2. SELECTIVELY APPLY NEW SEALANT TO EXISTING WINDOW FRAMES.
 3. INSTALL NEW FABRIC AWNINGS AT FIRST LEVEL OF 700 S. 3RD STREET (4) TOTAL.
 4. INSTALL NEW WALL-MNTD SIGN ON SOUTH CORNER OF 700 S. 3RD STREET (REFER TO HISTORIC PHOTO).
 5. REPLACE EXISTING NON-HISTORIC FOAM LETTERS "THRESEHER SQUARE" ON TERRA COTTA PANELS FLANKING 700 S. 3RD STREET ENTRANCE.
 6. REPLACE EXISTING NON-HISTORIC FROSTED SIGNAGE IN DOOR SYSTEMS FOR 700 & 708 S. 3RD STREET ENTRANCES.
 7. REPLACE EXISTING NON-HISTORIC WOOD CEILING IN ENTRANCE OF 700 S. 3RD STREET.
 8. INSTALL NEW WALL-MNTD SIGN ON WEST CORNER OF 700 S. 3RD STREET PORTION (REFER TO HISTORIC PHOTO).

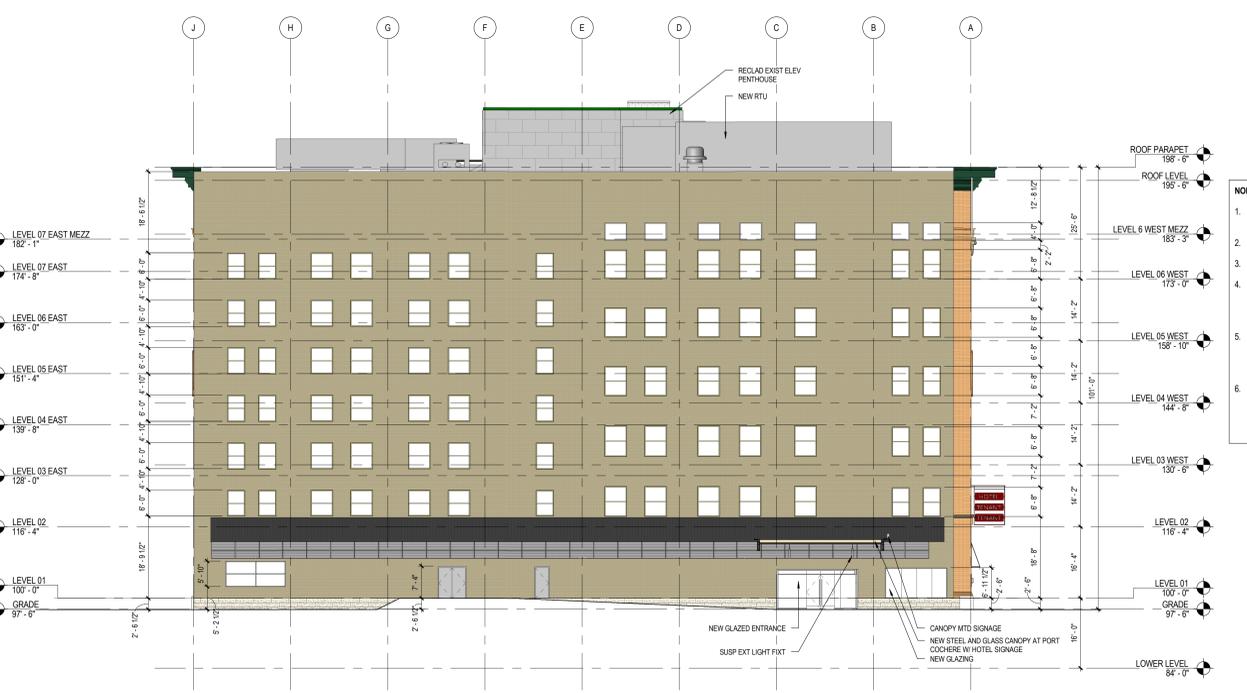
1 WEST ELEVATION - COLORED
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION - COLORED
SCALE: 1/16" = 1'-0"



- EASTERN FACADE GENERAL NOTES:**
1. SELECTIVELY REPOINT INFILL AT BASEMENT WINDOWS WHERE EXISTING MORTAR AND MASONRY ARE FAILING.
 2. SELECTIVELY APPLY NEW SEALANT TO WINDOW FRAMES.
 3. REPAINT STEEL HEADERS AND SILLS AT WINDOWS.

3 EAST ELEVATION - COLORED
SCALE: 1/16" = 1'-0"



- NORTHERN FACADE GENERAL NOTES:**
1. REPAIR PLATTEVILLE LIMESTONE FOUNDATION WHERE STONE IS FAILING.
 2. SELECTIVELY APPLY NEW SEALANT TO EXISTING WINDOW FRAMES.
 3. REPAINT STEEL HEADERS & SILLS AT EXISTING WINDOWS.
 4. REOPEN LOADING DOCK ENTRIES (CLOSED IN THE 1980s) REHABILITATION - INSTALL NEW STOREFRONT DOORS & WINDOWS IN EXISTING OPENINGS.
 5. INSTALL NEW CANOPY OVER HOTEL ENTRANCE AT THE REOPENED LOADING DOCK LOCATION. NEW STEEL AND GLASS CANOPY WILL BE SUSPENDED FROM EXIST FACADE.
 6. REMOVE NON-HISTORIC LOUVER AND METAL PANELS ABOVE FIRST STORY INFILL EXIST OPENINGS WITH BRICK. MATCH SIZE, COMPOSITION AND COLOR OF EXISTING BRICK.

4 NORTH ELEVATION - COLORED
SCALE: 1/16" = 1'-0"

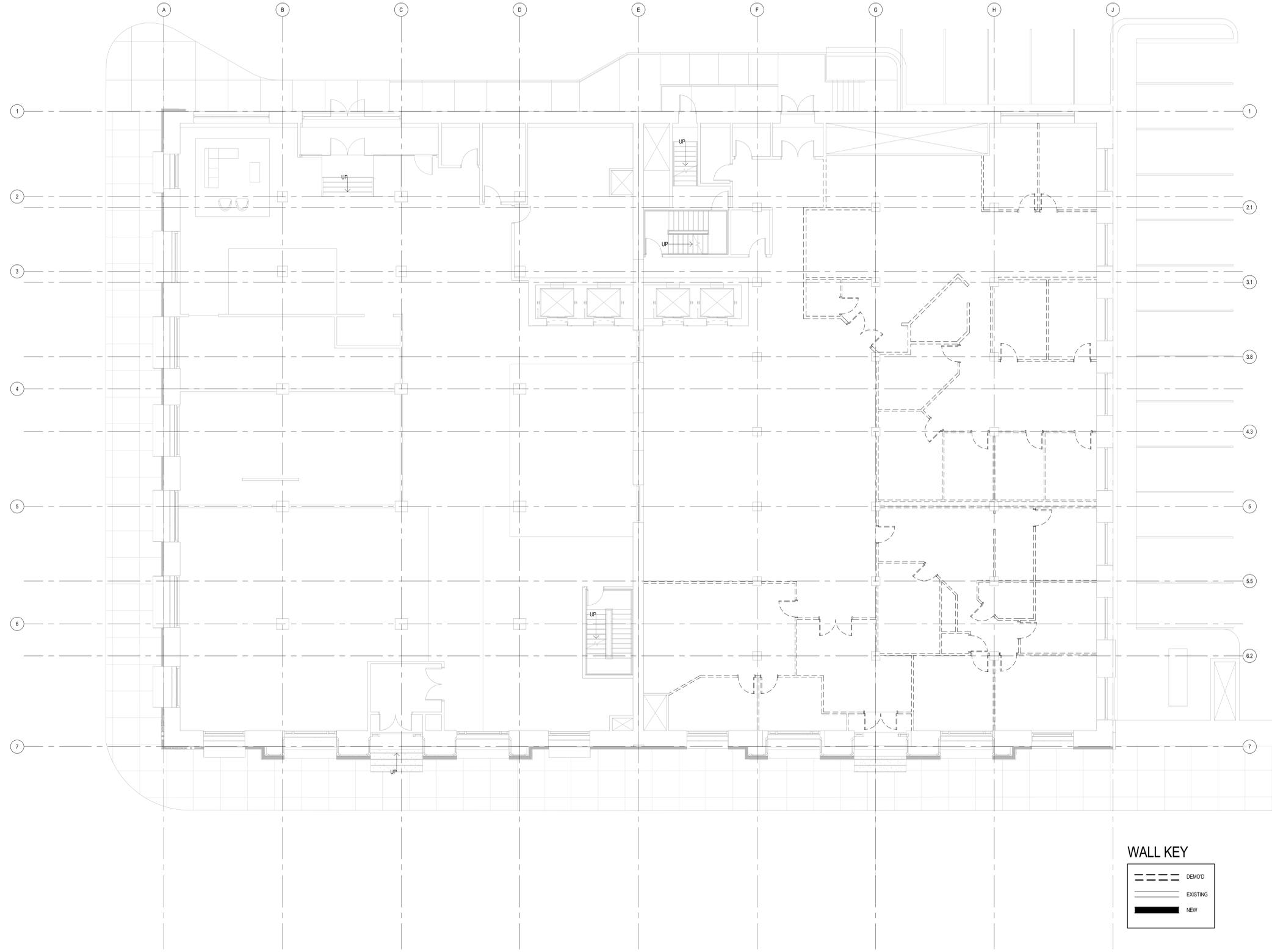


PERSPECTIVE VIEW



PERSPECTIVE VIEW

C:\Revit\151919_00_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:48:52 PM



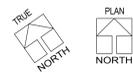
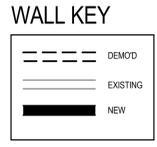
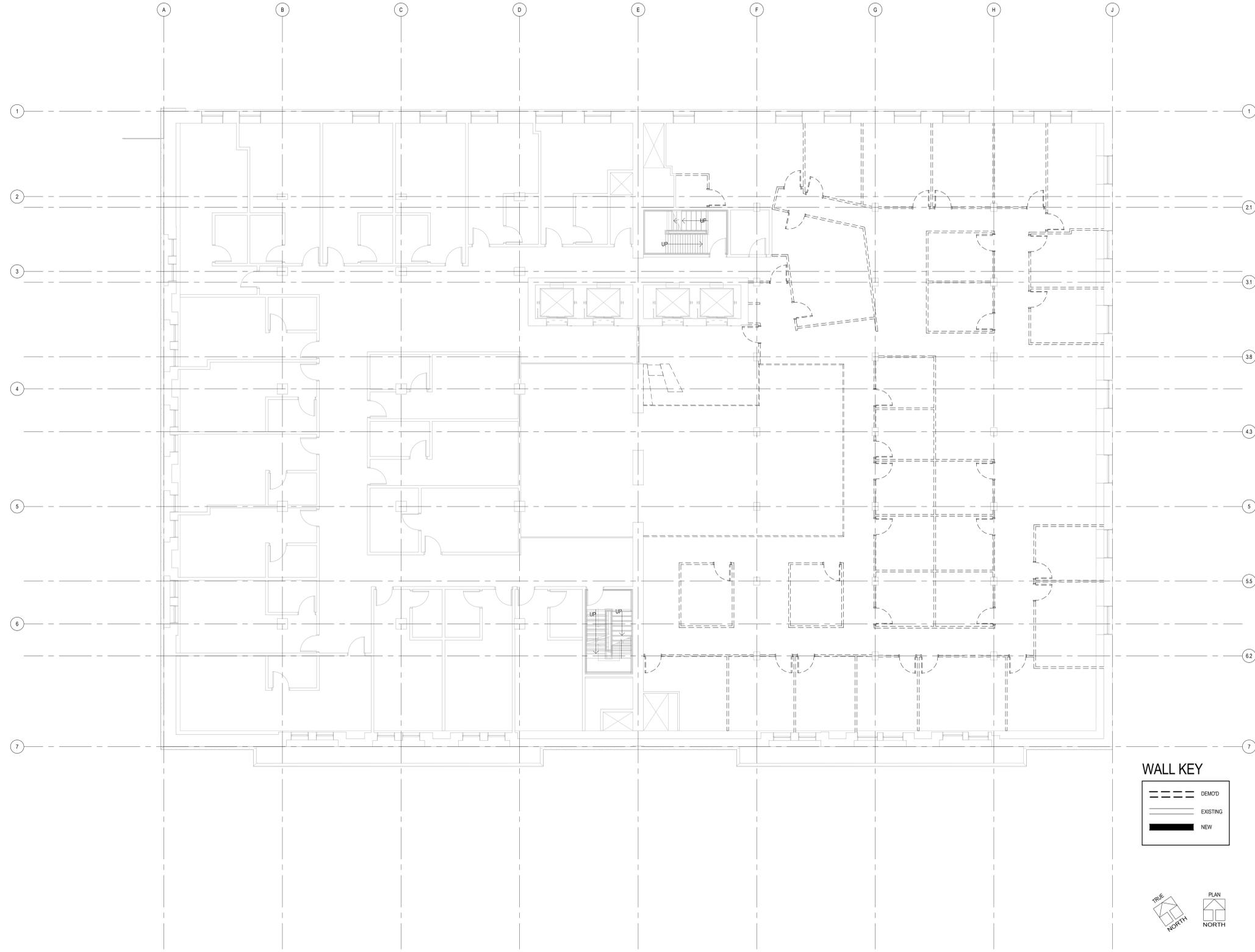
1 EXIST / DEMO PLAN - LEVEL 1 - PHASE II
AD.1.2 SCALE: 1/8" = 1'-0"

WALL KEY

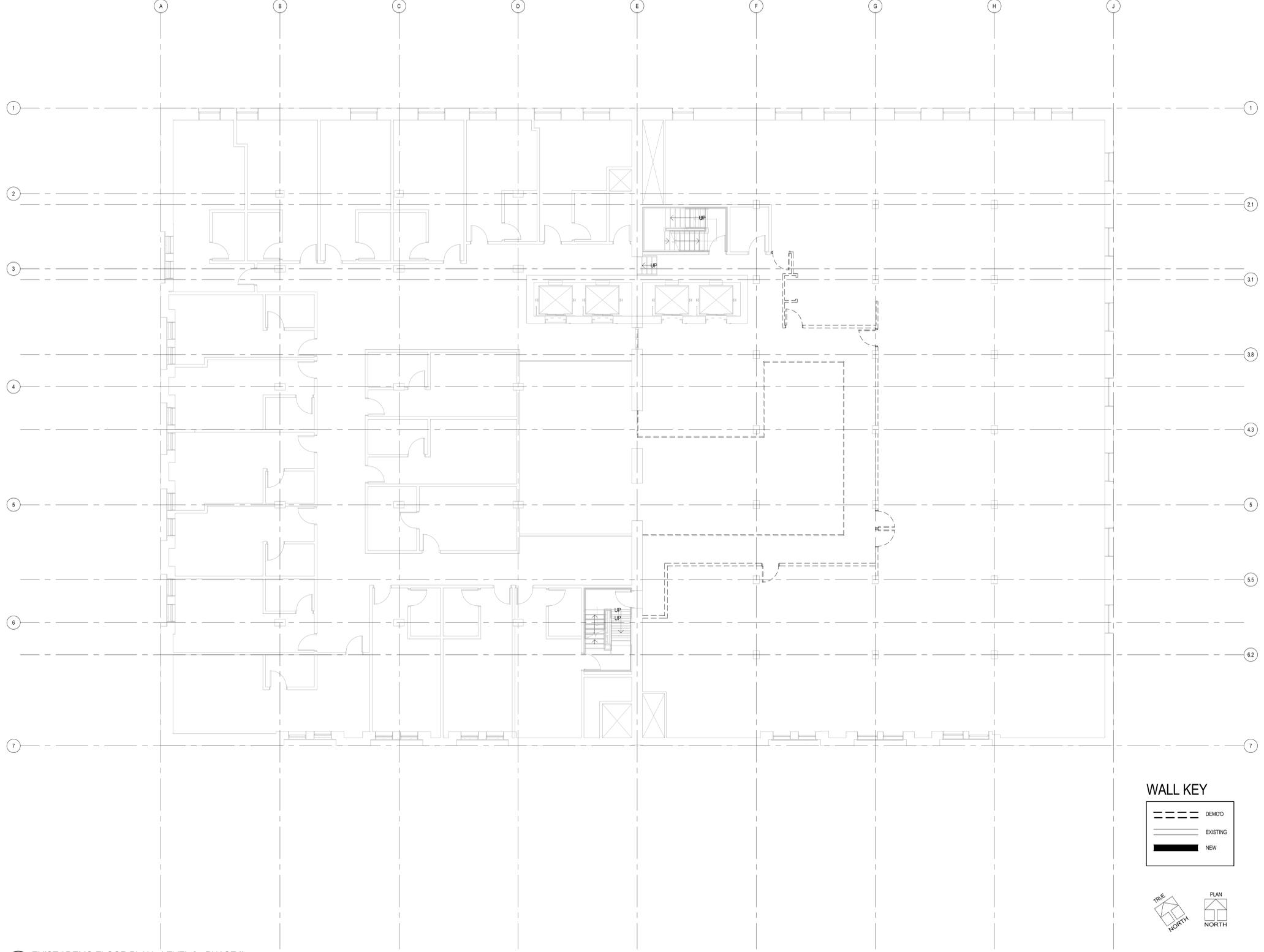
	DEMOL
	EXISTING
	NEW



C:\Revit\151919_00_AR_CENTRAL_2015\j_mahow.rvt
4/21/2015 6:48:26 PM



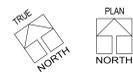
1 EXIST / DEMO FLOOR PLAN - LEVEL 2 - PHASE II
AD.2.2 SCALE: 1/8" = 1'-0"

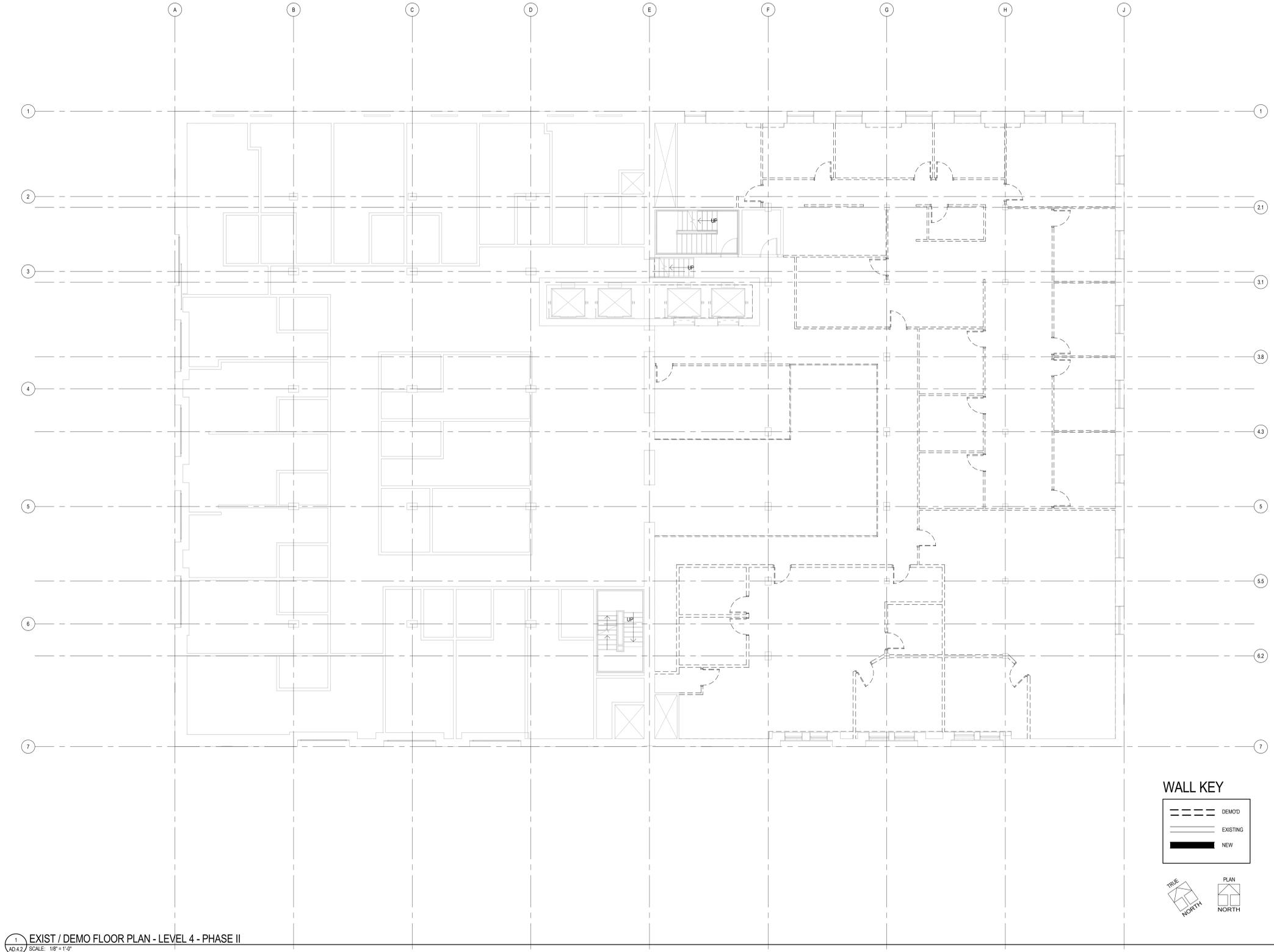


1 EXIST / DEMO FLOOR PLAN - LEVEL 3 - PHASE II
SCALE: 1/8" = 1'-0"

WALL KEY

	DEMOLD
	EXISTING
	NEW





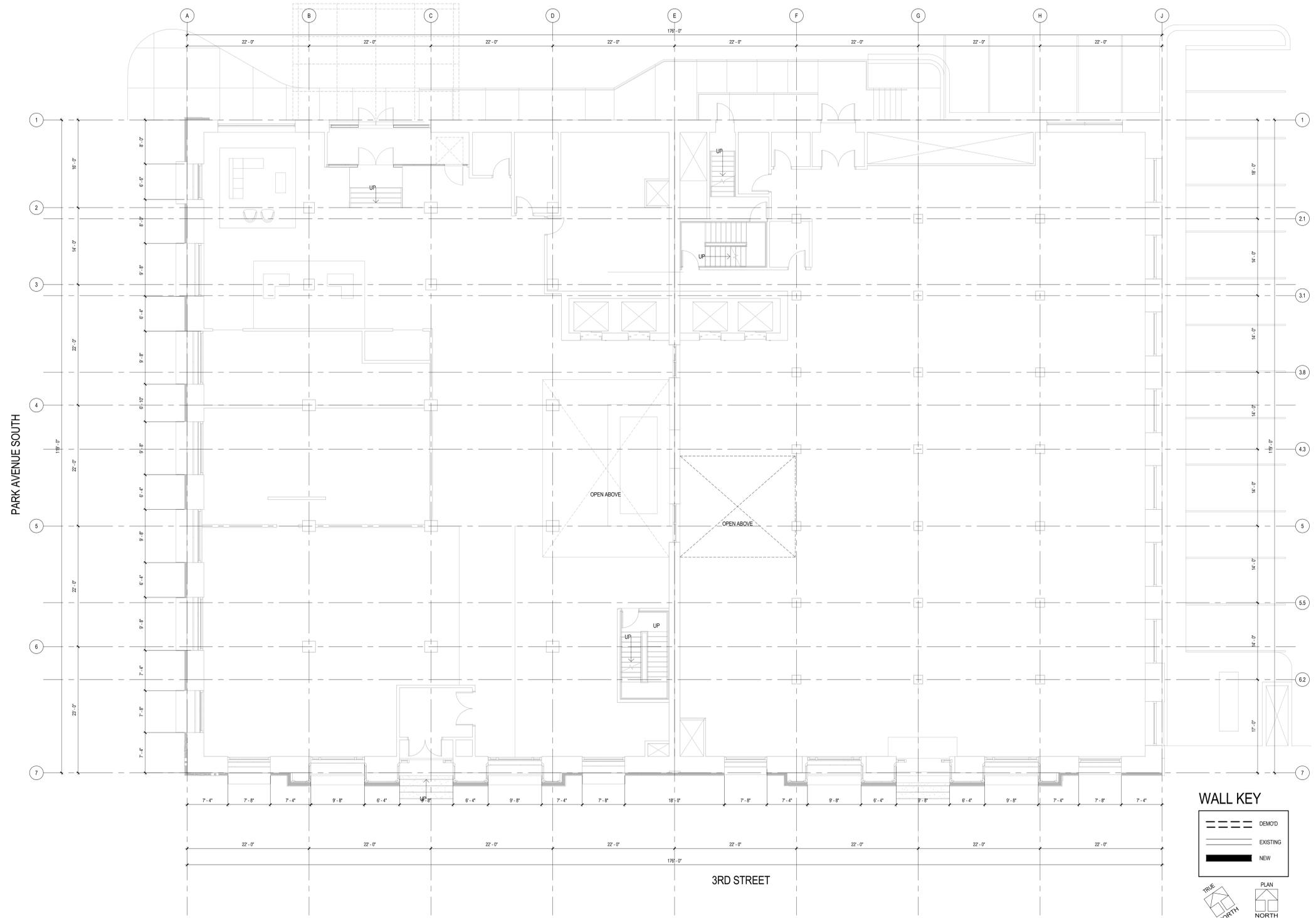
1 EXIST / DEMO FLOOR PLAN - LEVEL 4 - PHASE II
AD4.2 SCALE: 1/8" = 1'-0"

WALL KEY

	DEMOD
	EXISTING
	NEW

TRUE NORTH
 PLAN NORTH

C:\Revit\151930_AR_CENTRAL_2015\jmarshaw.rvt
4/2/2015 6:47:26 PM



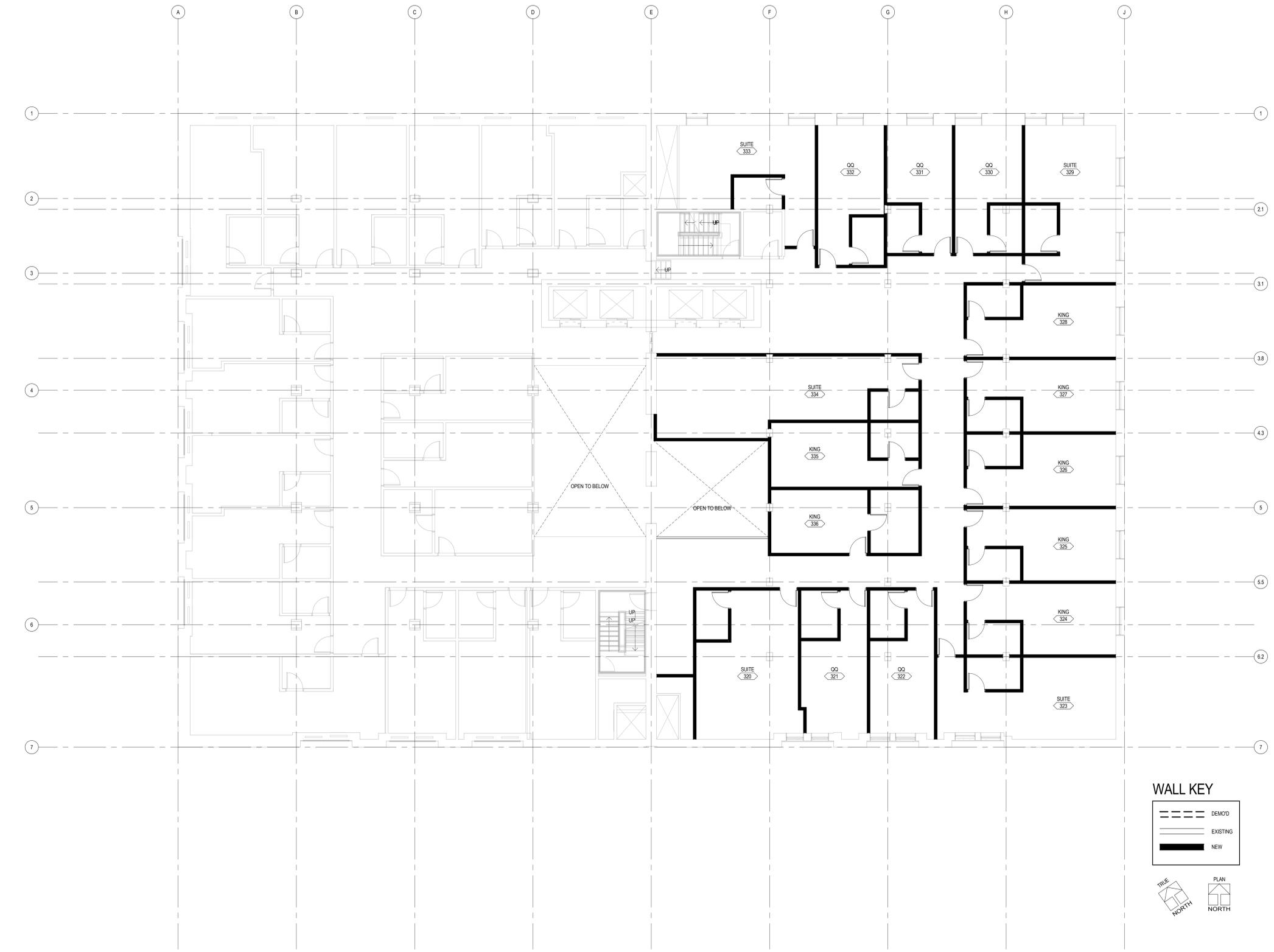
WALL KEY

	DEMOLD
	EXISTING
	NEW

TRUE NORTH
PLAN NORTH

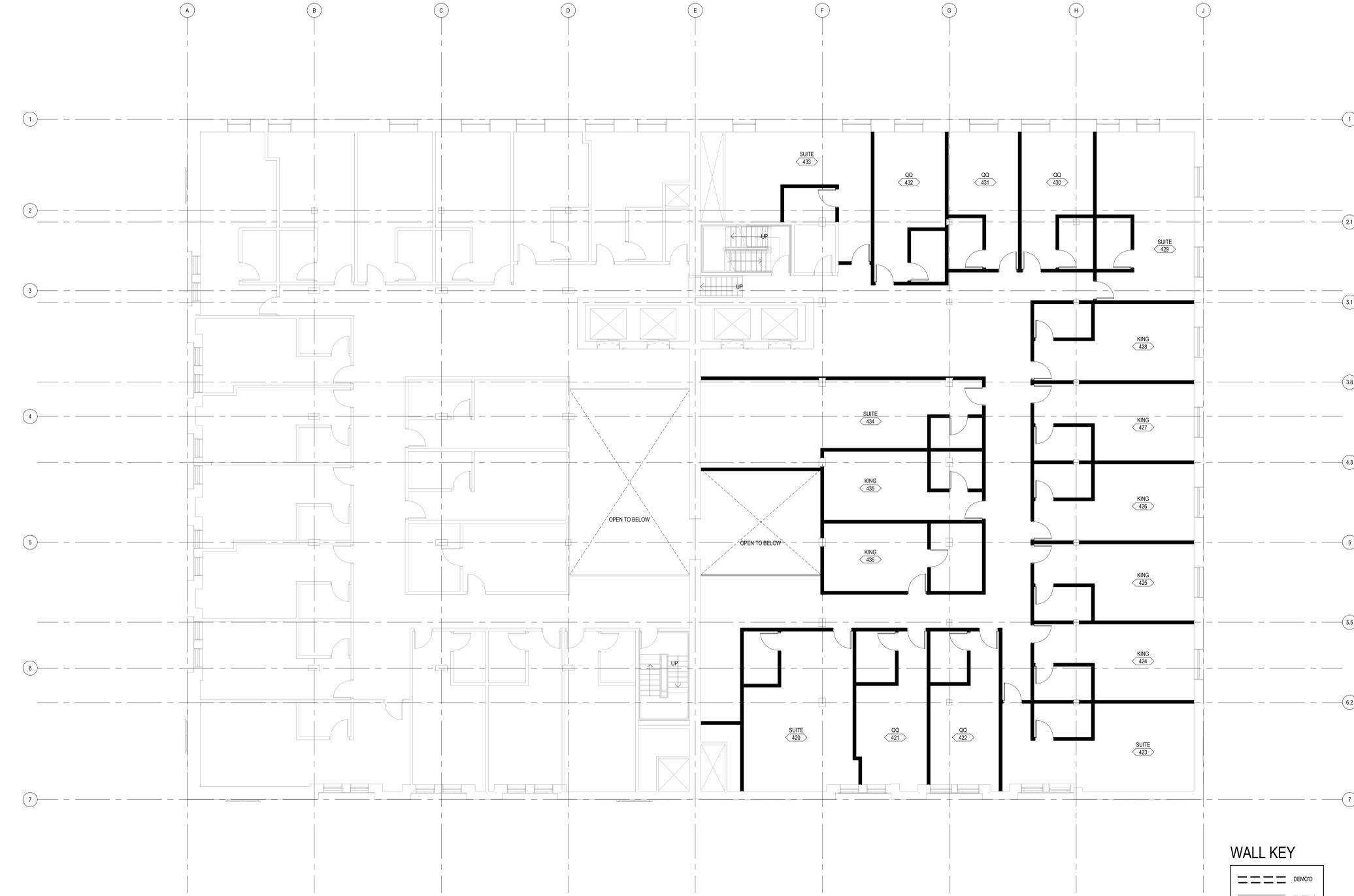
1 FLOOR PLAN - LEVEL 1 - PHASE II
A1.1.2 SCALE: 1/8" = 1'-0"

C:\Revit\1519-00_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:47:28 PM



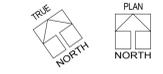
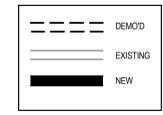
1
A1.3.2 FLOOR PLAN - LEVEL 3 - PHASE II
SCALE: 1/8" = 1'-0"

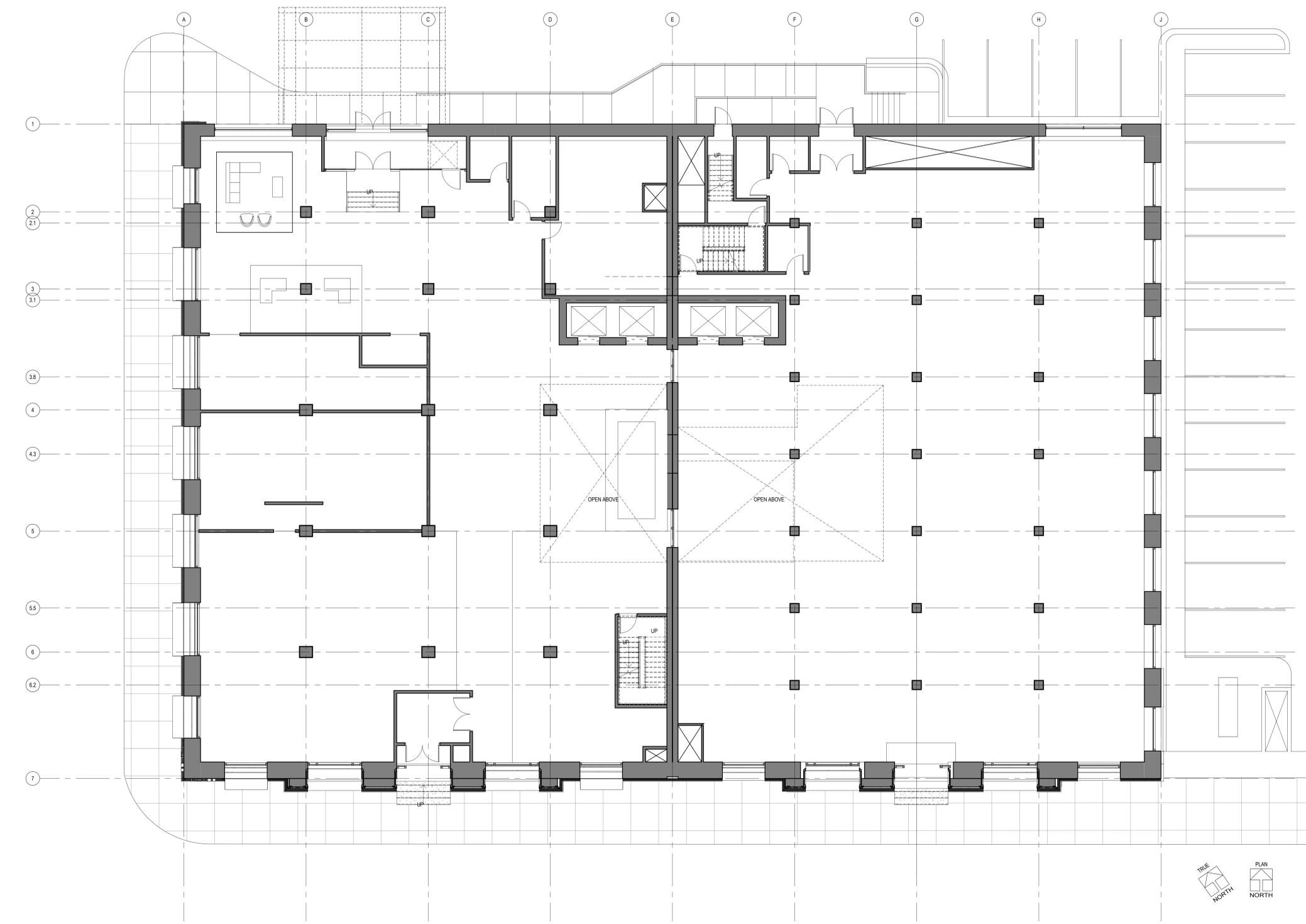
C:\Revit\1519-00_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:47:33 PM



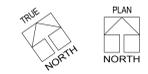
1 LEVEL 04 WEST AND 04 EAST PLAN Phase II
A1.4.2 SCALE: 1/8" = 1'-0"

WALL KEY





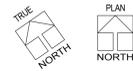
- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR



1 FLOOR PLAN - LEVEL 1 - COLORED - PHASE II
A2.2 SCALE: 1/8" = 1'-0"

C:\Revit\05-1519-00_AR_CENTRAL_2015\j_mahow.vr
4/2/2015 6:47:47 PM

1 FLOOR PLAN - LEVEL 2 - COLORED - PHASE II
A2.4 SCALE: 1/8" = 1'-0"



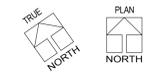
- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR

C:\Revit\151930_AR_CENTRAL_2015\jmarsh.wrt
4/2/2015 6:47:48 PM

1 FLOOR PLAN - LEVEL 3 - COLORED - PHASE II
A2.6 SCALE: 1/8" = 1'-0"

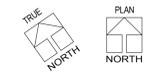


- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR



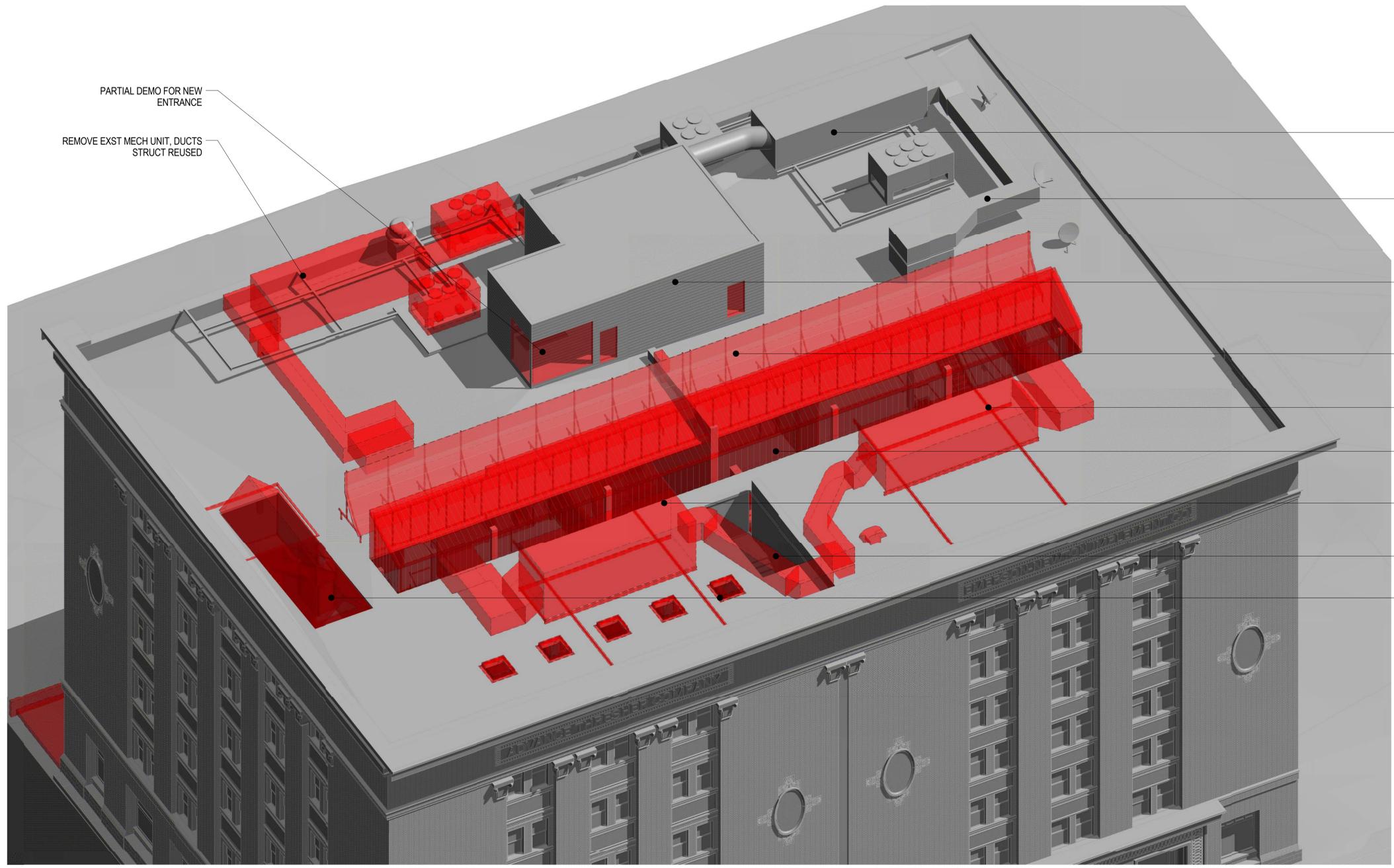


- PUBLIC AREA
- PUBLIC CIRCULATION
- BACK OF HOUSE
- KING
- QUEEN QUEEN
- SUITE
- EXISTING OFFICE TO REMAIN
- GUEST SERVICE
- RESTAURANT / BAR



1 FLOOR PLAN - LEVEL 4 - COLORED - PHASE II
 A2.8 SCALE: 1/8" = 1'-0"

C:\Revit\40-15119-00_AR_CENTRAL_2015\jmarshaw.rvt
 4/2/2015 6:47:51 PM



PARTIAL DEMO FOR NEW
ENTRANCE

REMOVE EXST MECH UNIT, DUCTS
STRUCT REUSED

EXIST MECH UNIT &
DUCTING

EXIST MECH UNIT &
DUCTING

EXISTING
PENTHOUSE

REMOVE EXST DAYLIGHT
REFLECTOR & STL FRAMING

REMOVE EXST MECH UNIT,
DUCTS & ASSOC STRUCT

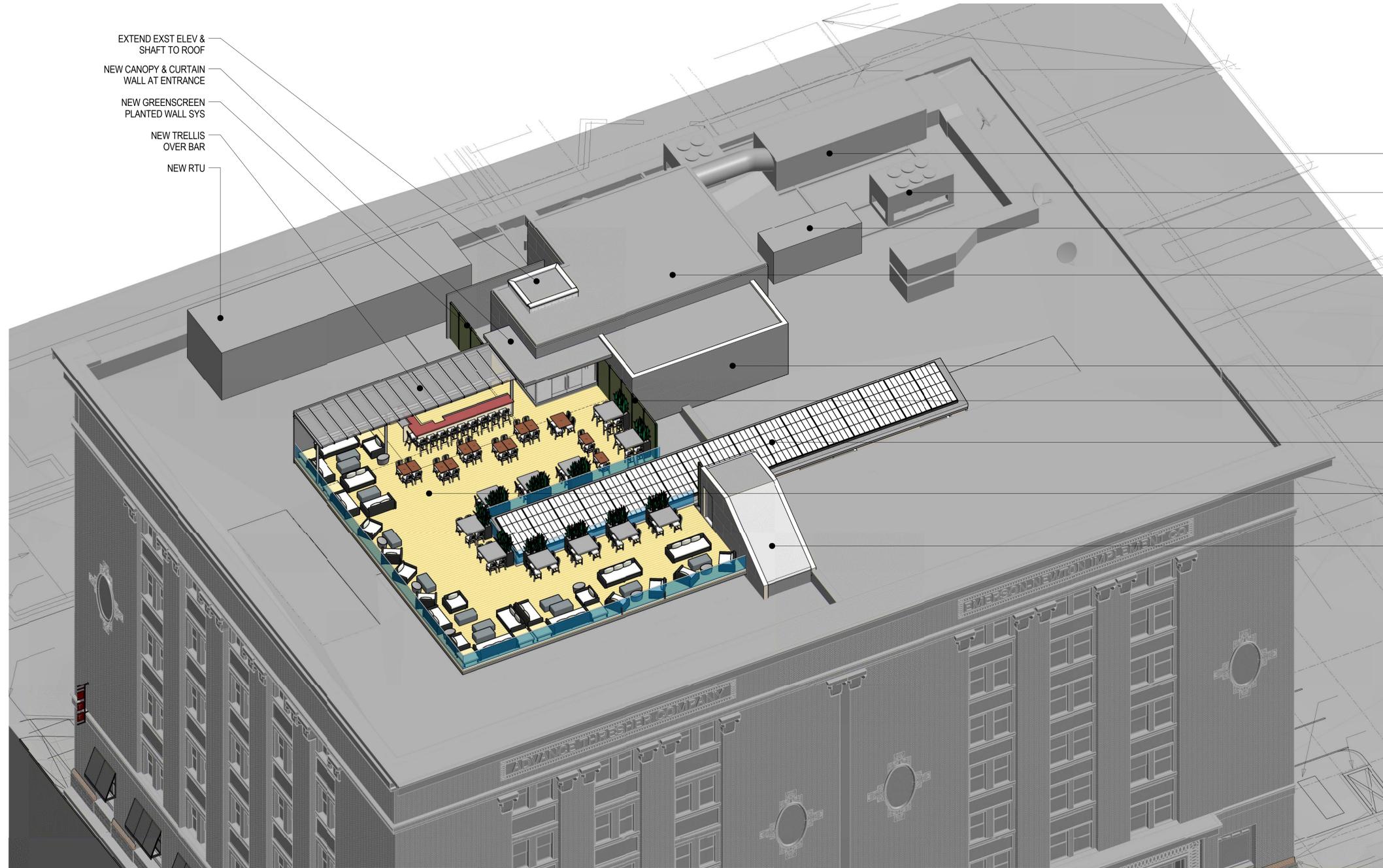
REMOVE EXST SKYLIGHT PENTHOUSE
(ROOF, WALLS, CURTAIN WALL GLAZING)

REMOVE EXST MECH UNIT,
DUCTS & ASSOC STRUCT

ROOF OPENING FOR NEW
ACCESS STAIR

REMOVE EXST SKYLIGHTS

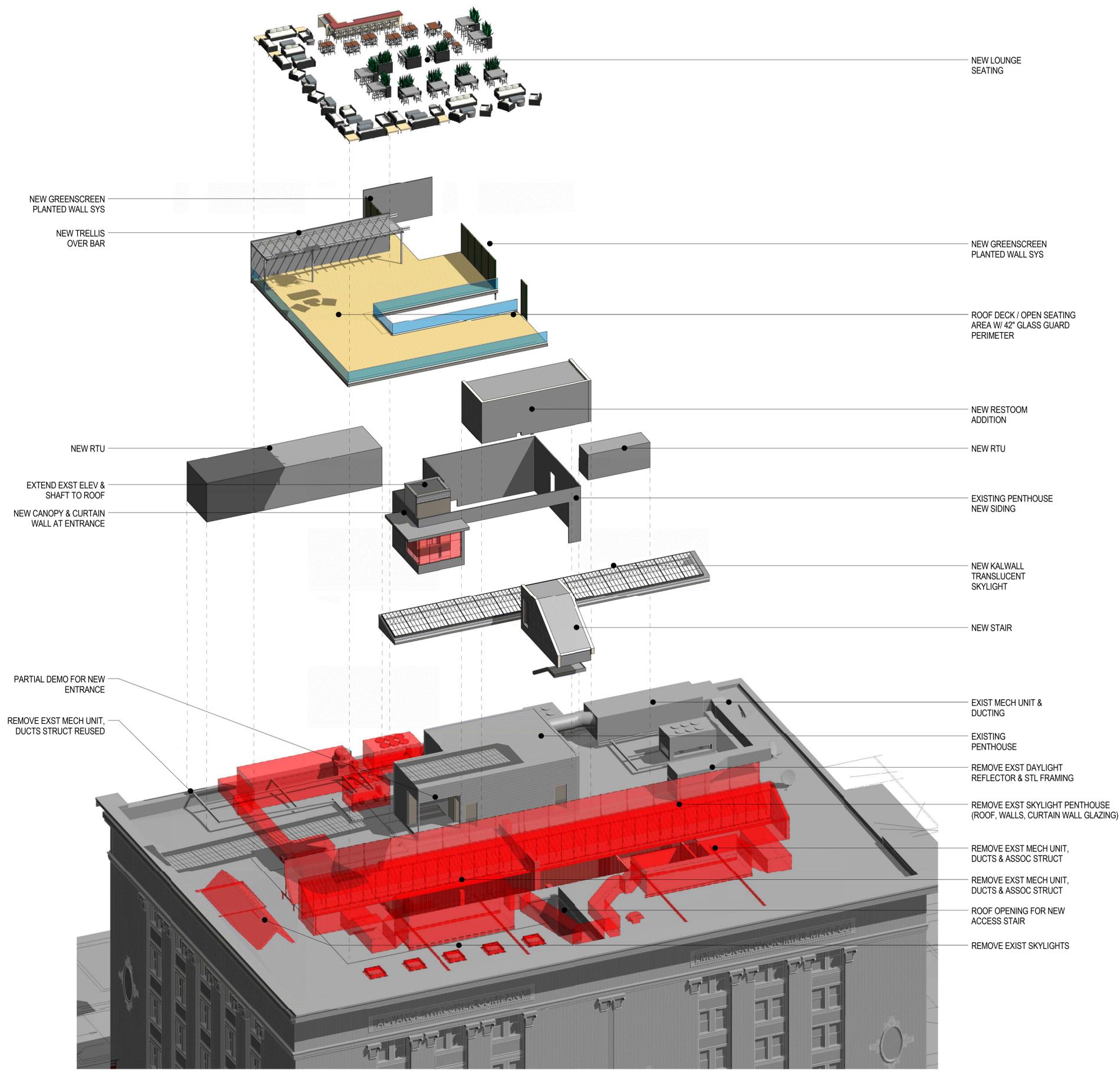
1 AXON DIAGRAM - EXIST / DEMO
P1.1 SCALE



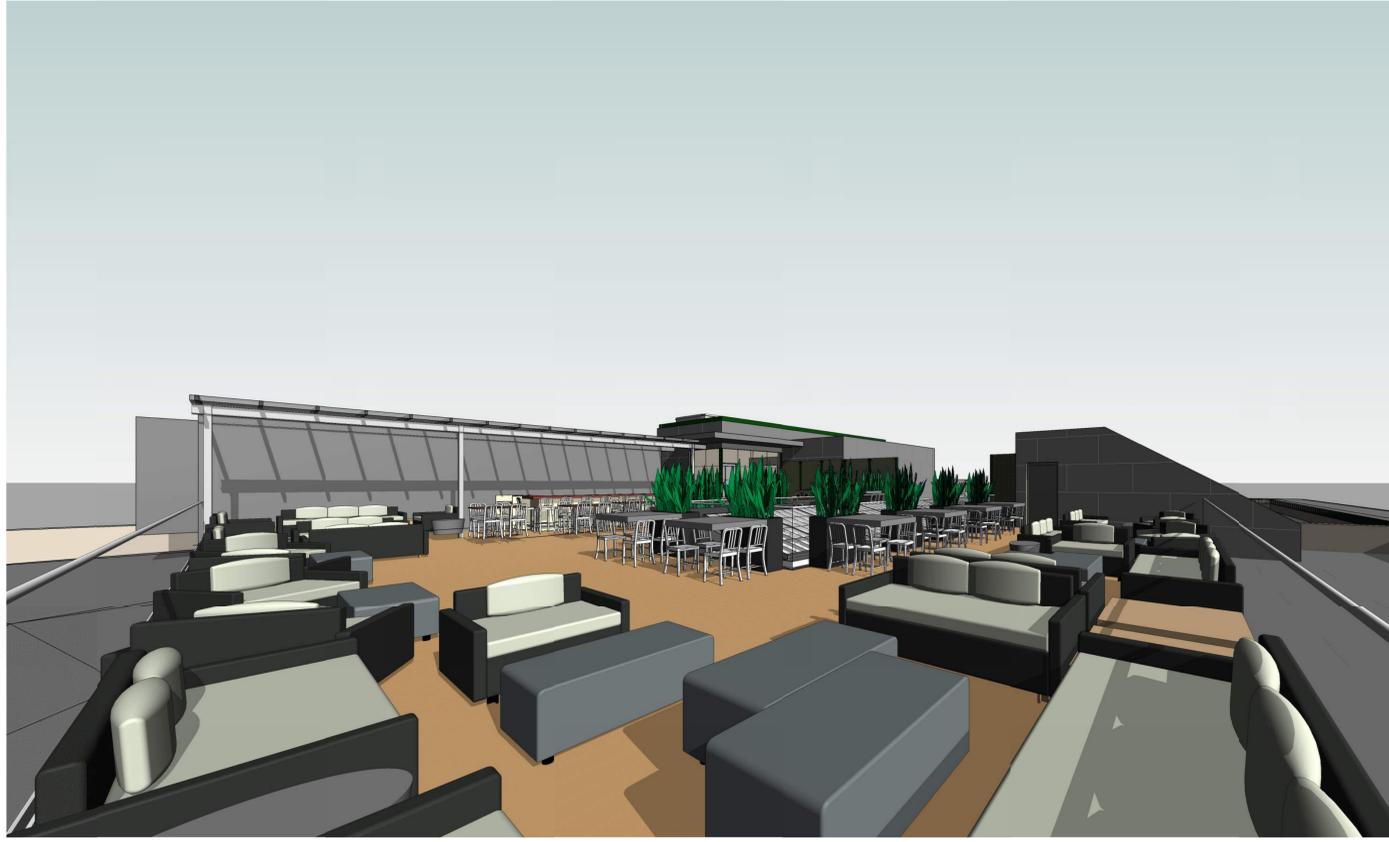
EXTEND EXST ELEV & SHAFT TO ROOF
 NEW CANOPY & CURTAIN WALL AT ENTRANCE
 NEW GREENSCREEN PLANTED WALL SYS
 NEW TRELLIS OVER BAR
 NEW RTU

EXIST MECH UNIT & DUCTING
 EXIST MECH UNIT & DUCTING
 NEW RTU
 EXISTING PENTHOUSE NEW SIDING
 NEW RESTROOM ADDITION
 NEW GREENSCREEN PLANTED WALL SYS
 NEW KALWALL TRANSLUCENT SKYLIGHT
 ROOF DECK / OPEN SEATING AREA W/ 42" GLASS GUARD PERIMETER
 NEW STAIR

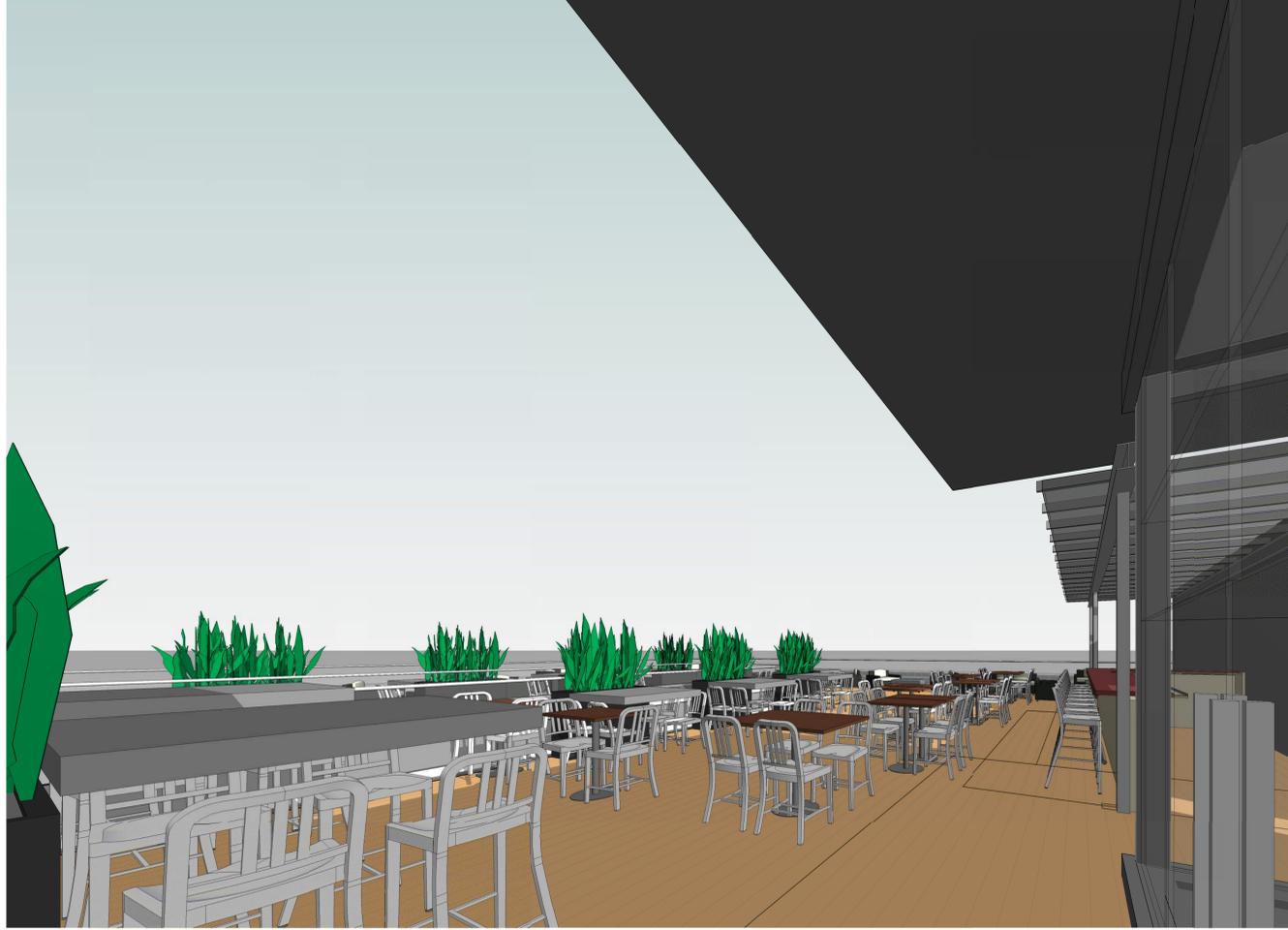
1 AXON DIAGRAM - PROPOSED
 P1.2 SCALE:



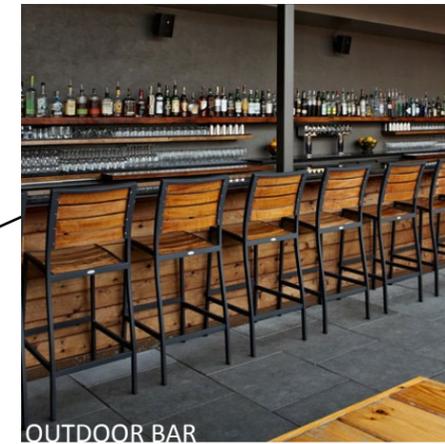
1
P1.3
AXON DIAGRAM - EXPLODED VIEW NEW + EXIST + DEMO
SCALE:



PERSPECTIVE - ROOF DECK



PERSPECTIVE - ROOF DECK



OUTDOOR BAR



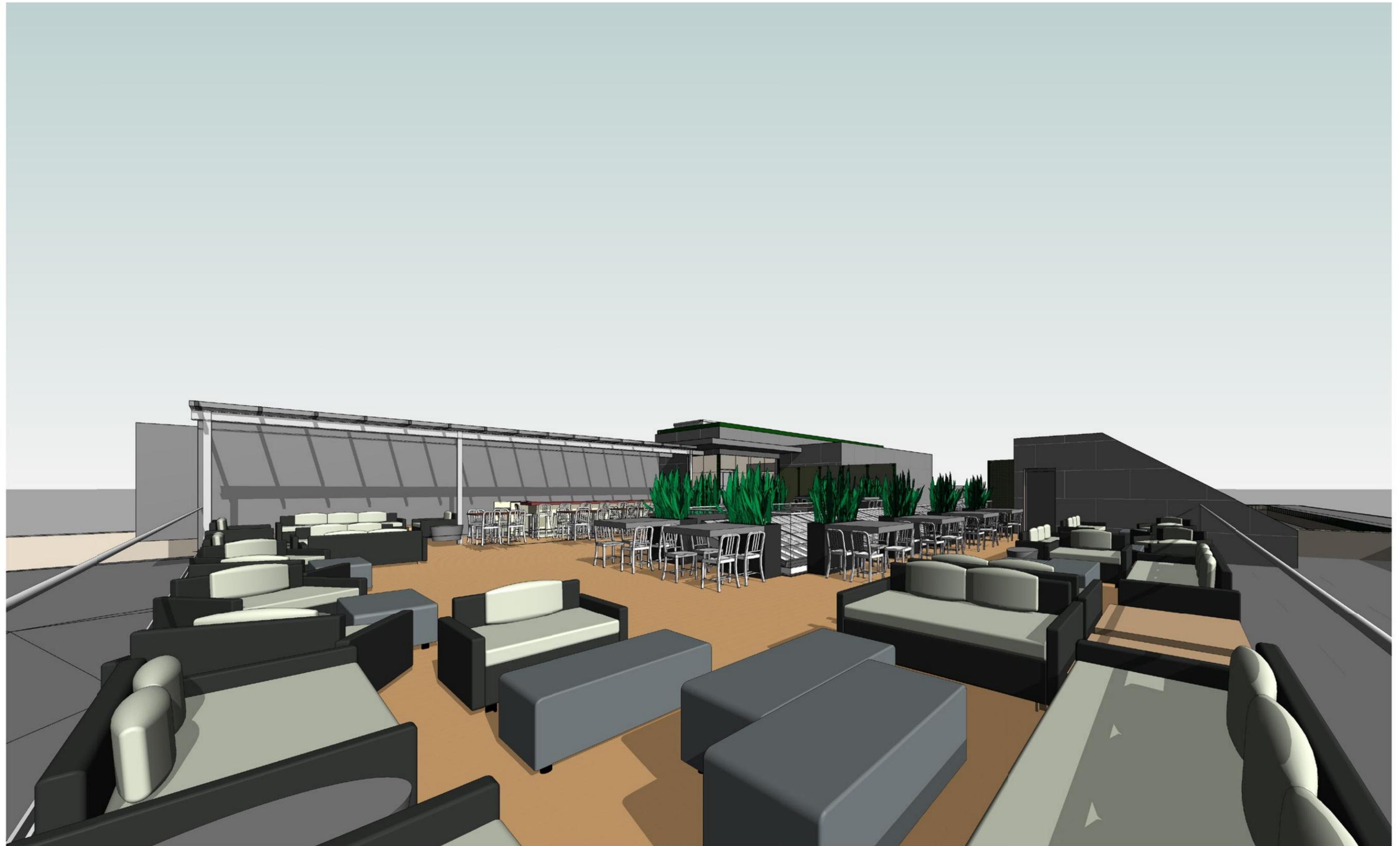
VEGETATION

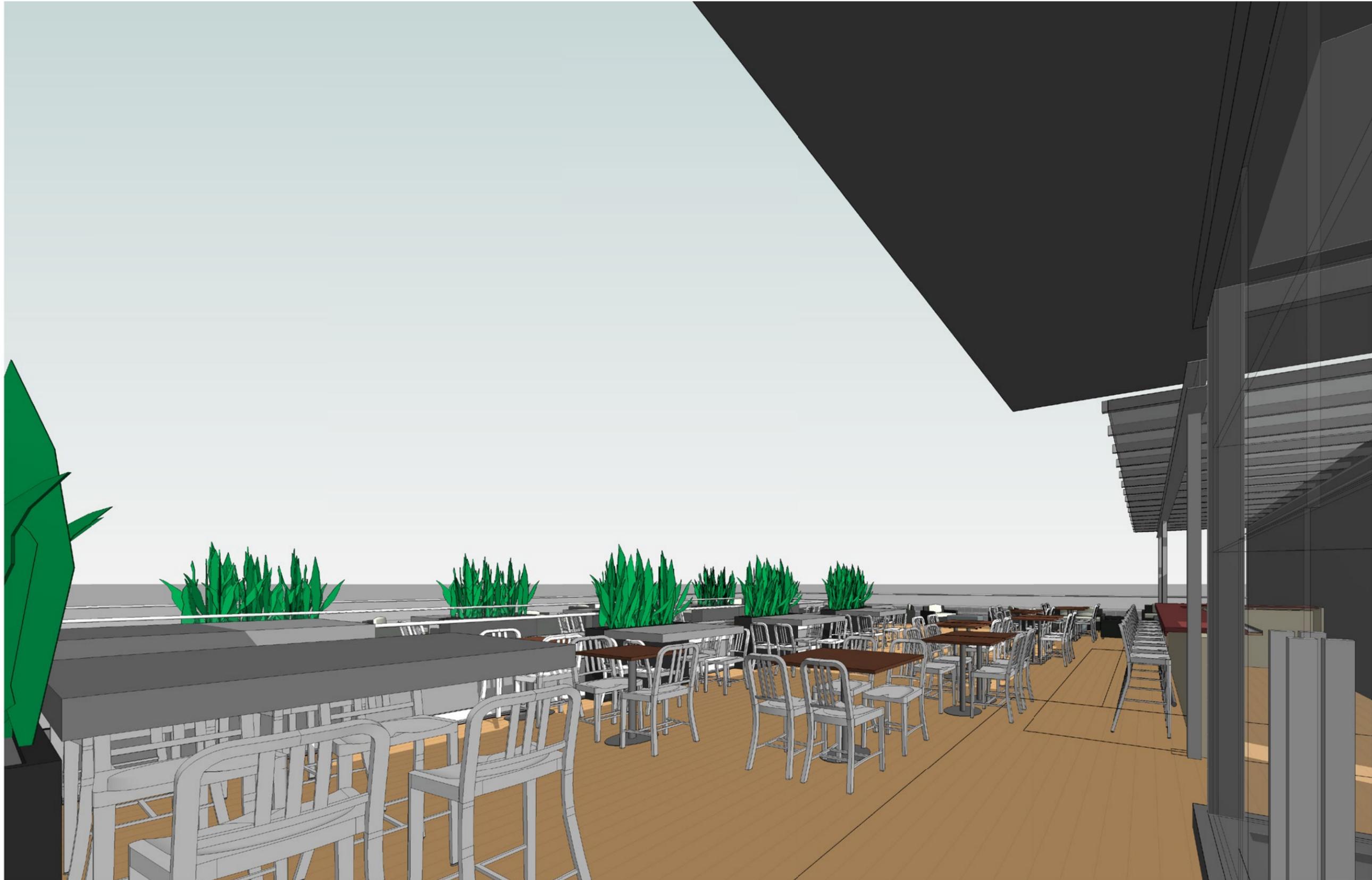


SKYLIGHT



LOUNGE SEATING





PERSPECTIVE - ROOF DECK



EXISTING

PROPOSED

SIGHT-LINE STUDY



EXISTING



PROPOSED

SIGHT-LINE STUDY

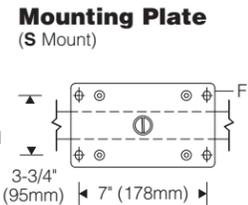
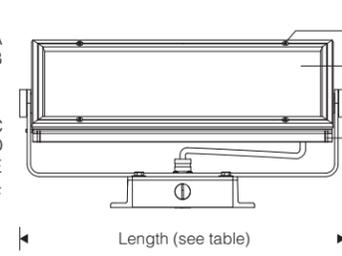
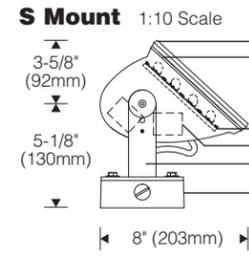


EXISTING



PROPOSED

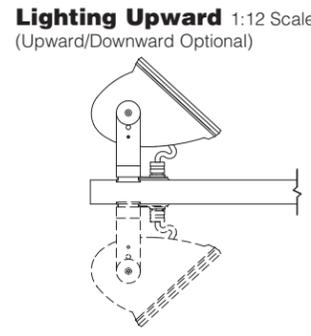
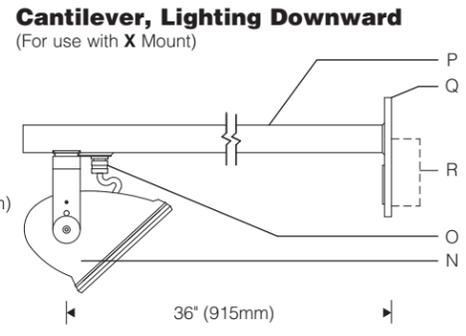
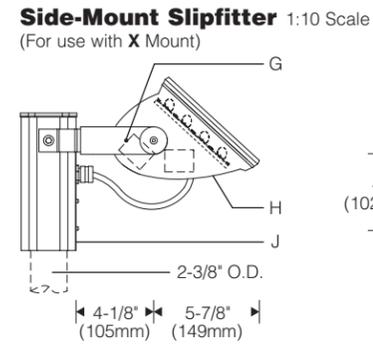
SIGHT-LINE STUDY



# of LEDs	Length
36	12-1/16" (306mm)
72	17-13/16" (452mm)
108	24-7/8" (632mm)



WALL MOUNTED LIGHT ON EXTERIOR ELEVATIONS. PAINTED TO MATCH BRICK



Specifications

- | | | | |
|---|---|---|--|
| A Mitred extruded aluminum door frame | F Surface splice box | K Tamper-resistant captive door screws | O 1/2" NPT nipple |
| B Precured silicone door and lens gasket | G Locking set screw | L Micro-prismatic impact resistant tempered glass lens | P 1-1/2" aluminum arm |
| C Serviceable light engine | H Specular extruded aluminum reflector | M Aluminum reveal plate (black) | Q Welded aluminum mounting plate with splice access cover |
| D Integral driver | J Accessory extruded aluminum slipfitter for 2-3/8" O.D. pole or tenon | N Die-cast aluminum end plates | R Outlet box (by others) |
| E Aluminum yoke | | | |

Optic Assembly:
Two-piece extruded aluminum heat sink housing and light engine. Exterior heat sink anodized for maximum emissivity. Removable interior extrusion treated to maximize thermal conductivity. Precision formed asymmetric optical light bar of high temperature, water-clear acrylic. Extruded aluminium door frame with captive tamper-resistant fasteners. Clear tempered glass lens with elliptical distribution holographic diffuser; maximizes lateral distribution without disturbing asymmetric forward throw.

Finish:
Exterior surfaces – 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable abrasion, fade and corrosion resistant finish. Choice of semigloss colors (see ordering information). Extruded aluminum heat sink/housing plus yoke, door frame and decorative end plates are finished in color. All hardware and components – non-corrosive stainless steel or aluminum.

Mounting:
S mount provided with 1/2" NPT nipple, wet location outlet box and cover finished to match the luminaire.
X mount for use with aluminum cantilever or slipfitter accessory (ordered separately). Top or side mount slipfitter for 2-3/8" O.D. stanchion, pole (by others).

Electrical:
Use 90°C wire for supply connections. Integral electronic HPF constant current driver. For complete driver specifications, see website, reference document MA-1303.

Standard:
CSA certified to UL1598, UL8750, CSA C22.2 for wet locations. 5 year warranty, maximum ambient temperature 45°C (113°F).

Features

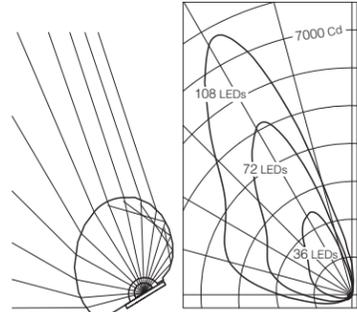
- Extruded aluminum housing, die-cast aluminum end plates; 1000 hour salt-spray test to ASTM B117-90
- Silicone gaskets – keep dirt and moisture out
- Yoke set screw – securely locks aiming
- Patented **fraqtir™** optics produce asymmetric distribution



Performance

fraqtir technology uses a combination of refraction and total internal reflection, creating a distribution of light ideal for illuminating surfaces uniformly. Glare is minimized while light delivered to the target is maximized, resulting in high efficiency.

For photometric and lumen maintenance reports, visit thelightingquotient.com



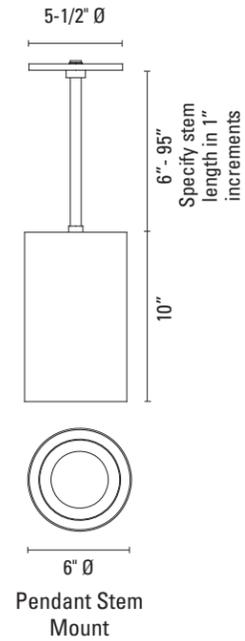
L90(6k) > 36,000 per TM-21



BeveLED^{2.0} CYLINDER
MAX OUTPUT* PENDANT



DIMENSIONS



SUSPENDED CANOPY LIGHT AT NEW PORTE COCHERE

SPECIFICATIONS

BODY: 6"Ø extruded aluminum body available in a variety of powder coated paint finishes or an anodized satin nickel finish. Custom colors also available (provide RAL #).

MOUNTING: Hardware included for mounting to 4-1/2" octagonal junction box.

Pendant Stem Mount: With 30° hang straight. 5/8"Ø (3/8"IPS) steel stem, 5-1/2" x 3/8" round canopy. Specify stem length in 1" increment in accessories table when ordering.

TRIM: Snap in die cast with 1" regress solite lens for 30°, 50° and 80°. Clear lens provided for 10°.

REFLECTOR: Interchangeable precision optics. 10°, 30°, 50° and 80° beam distributions. 10° is not available in 36W. NOTE: 10° optic requires dedicated 10° light engine.

FIELD REPLACEABLE LIGHT ENGINE: Available in 5 lumen packages: 12W (925 delivered lumens), 16W (1250 lm), 24W (1750 lm), 33W (2175 lm) and 36W (3125 lm). Engine is field replaceable through the aperture without tools.

COLOR: BeveLED is available in 4 color temperatures (2700K, 3000K, 3500K, 4000K). All color options are tightly binned for fixture-to-fixture color consistency within a 2-Step MacAdam Ellipse. 80+ color rendering index provided standard. 90+ CRI available for 2700K and 3000K CCTs.

RATED LIFE: Based on IESNA LM80-2008 50,000 hours at 70% lumen maintenance (L70).

HEAT SINK: Proprietary high performance aluminum die cast heatsink for maximum LED life.

FIELD REPLACEABLE DRIVER: Solid state electronic constant current driver with a high power factor provided standard. Specify 120V or 277V. Driver complies with IEEE C62.41 surge protection.

DIMMING OPTIONS: Multiple dimming drivers available. See compatibility chart attached. Note: DIML6A logarithmic control is intended for use with Lutron control systems; DIML6B linear control is intended for use with non-Lutron controls. DIML2 and DIML6 dimming drivers source 2mA.

LISTINGS: Dry/Damp/Wet. NRTL/CSA-US tested to UL standards. IBEW union made. CEC / Title 24 compliant.



WARRANTY: 5 years

PHOTOMETRICS: Consult factory or website for IES files. Tested in accordance with IESNA LM79-2008.

27 1/2-50 Ton Packaged Commercial Rooftop



Job Information

Job01 (Restored)

Unit Information

Tag	10000CFM
Quantity	1
Model number	YCD330
Development Sequence	R410A Refrigeration
Unit Function	YC: Cooling, Natural Gas Heat
Unit Airflow Design	Downflow supply and upflow return
Nominal Cooling Capacity	330: 27.5 Ton
Power Supply	460/60/3
Heating Capacity	High Heat Stainless Steel Ht Exchanger
Exhaust	100% Power Exhaust with Stratitrac
Filter	2" MERV 8 High Eff., Throwaway
Indoor mtr operating power	
Supply Air Fan Drive Selections	650/541 (60/50 hz)
Fresh Air Selection	Econ, Ref Enth w/Low Leak Damper w/Traq
System Control	VAV (DTC)w/ BP w/ shaft grounding
Design airflow	10000 cfm
Elevation	
Min operating weight	3925.0 lb
Max operating weight	5995.0 lb

Cooling Information

Cooling EDB	80.00 F
Cooling EWB	67.00 F
Ambient temp	95.00 F
Leaving unit DB	58.59 F
Leaving unit WB	56.69 F
Gross total capacity	341.18 MBh
Gross sensible capacity	253.50 MBh
Gross latent capacity	87.68 MBh
Net total capacity	323.91 MBh
Net sensible capacity	236.23 MBh
Net sensible heat ratio	0.73 %
Evaporator face area	31.70 sq ft
Evaporator face velocity	315 ft/min

Motor/Electrical Information

Power Supply	460/60/3
ESP	1.250 in H2O
Total static pressure	1.900 in H2O
Supply Fan Motor Hp	7.5 Hp
Supply Air Fan Drive Selections	650/541 (60/50 hz)
Indoor mtr operating power	
Indoor speed	645 rpm
Indoor motor power	0.06 kW
Outdoor motor power	0.01 kW
Compressor power	24.24 kW
System power	32.52 kW
EER @ AHRI	11.0 EER
Exhaust	100% Power Exhaust with Stratitrac
Min circuit ampacity	75.40 A
Max overcurrent protection	90.00 A
Min disconnect switch size	81.00 A
Compressor 1 RLA	14.10 A
Compressor 2 RLA	16.80 A
Compressor 3 RLA	16.80 A
Supply fan FLA	9.40 A
Condenser fan FLA	3.50 A
Condenser fan count	3.00 Each
Exhaust fan FLA	1.80 A
Exhaust fan count	2.00 Each
Electric heater FLA	0.00 A
Crankcase heater FLA	0.00 A
IEER @ AHRI	13.6 EER

Heating Information

Heating Capacity	High Heat Stainless Steel Ht Exc
Input htg capacity	600.00 MBh
Output htg capacity	486.00 MBh
Heating EAT	70.00 F
Heating LAT	115.20 F
Heating delta T	45.20 F

Unit Information

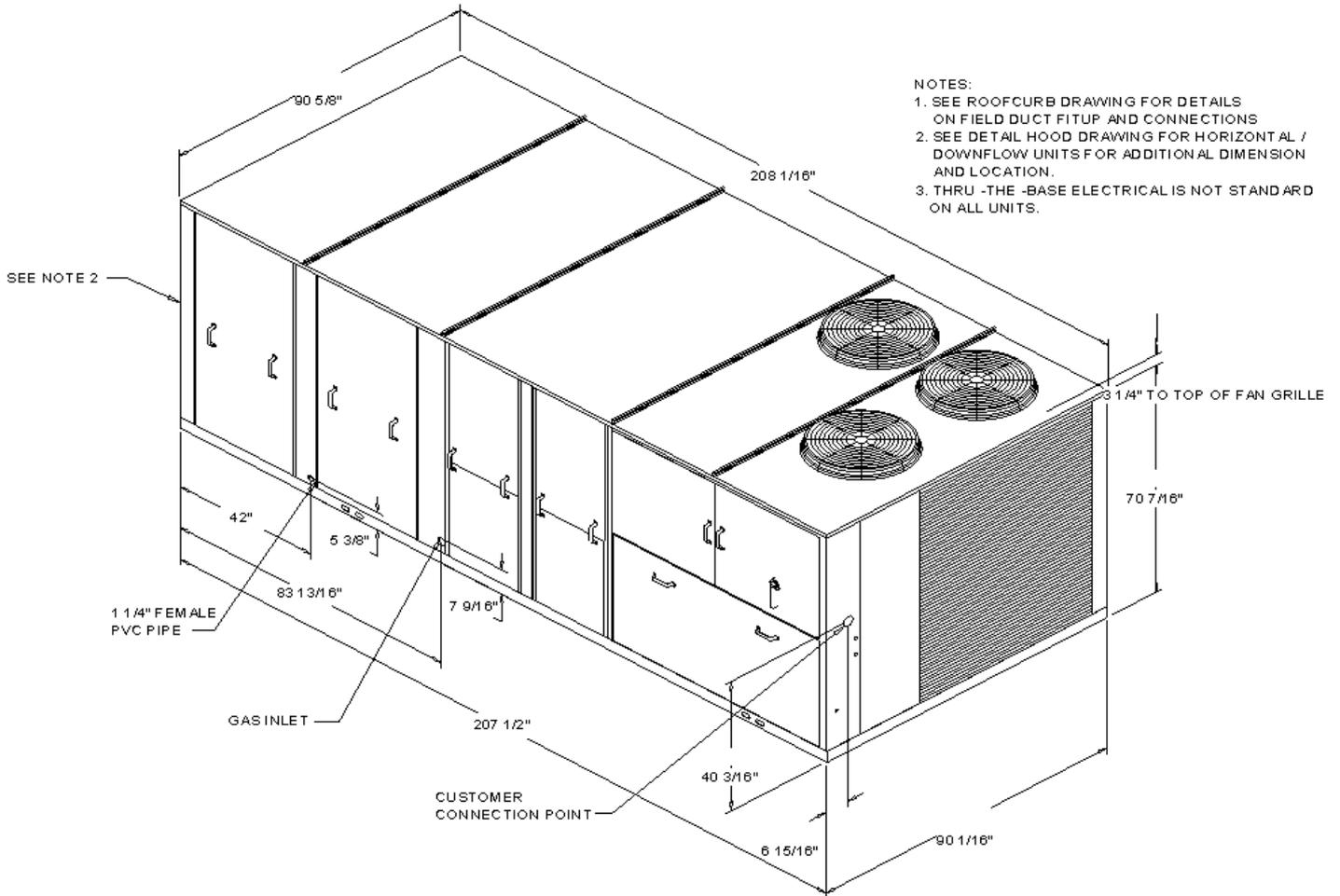
Tag	10000CFM	Model number	YCD330
Quantity	1	Unit Function	YC: Cooling, Natural Gas Heat

Acoustical Performance

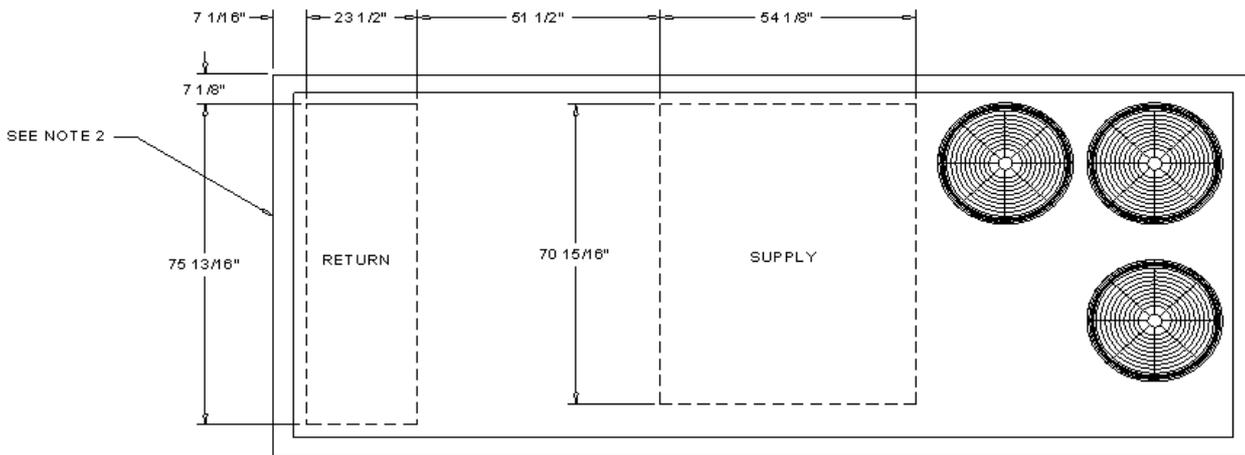
Octave band	<u>63 Hz</u>	<u>125 Hz</u>	<u>250 Hz</u>	<u>500 Hz</u>	<u>1 kHz</u>	<u>2 kHz</u>	<u>4 kHz</u>	<u>8 kHz</u>
Discharge duct:	87 dB	84 dB	81 dB	84 dB	75 dB	72 dB	68 dB	64 dB
Return duct:								
Outdoor Sound	100 dB	96 dB	97 dB	96 dB	93 dB	89 dB	90 dB	83 dB
Return duct low	94 dB	93 dB	84 dB	83 dB	85 dB	84 dB	84 dB	81 dB
Return duct med.	92 dB	91 dB	86 dB	84 dB	86 dB	86 dB	85 dB	84 dB
Return duct high	90 dB	87 dB	87 dB	84 dB	86 dB	87 dB	86 dB	85 dB

Hot Gas Reheat

Modulating Hot Gas Reheat	Standard Unit	Ambient in HGRH mode	75.00 F
Entering DX DB in HGRH	73.00 F	Entering DX WB in HGRH	64.00 F
LUDB in HGRH		Leaving unit dew point in HGRH	
Reheat latent capacity		Reheat sensible capacity	
Reheat Setpoint (LUDB in HGRH)	70.00 F	Moisture removal	



- NOTES:
1. SEE ROOFCURB DRAWING FOR DETAILS ON FIELD DUCT FITUP AND CONNECTIONS
 2. SEE DETAIL HOOD DRAWING FOR HORIZONTAL / DOWNFLOW UNITS FOR ADDITIONAL DIMENSION AND LOCATION.
 3. THRU -THE -BASE ELECTRICAL IS NOT STANDARD ON ALL UNITS.



PLAN VIEW

DOWNFLOW SUPPLY AND UPFLOW RETURN CONFIGURATION

DIMENSIONAL DRAWING

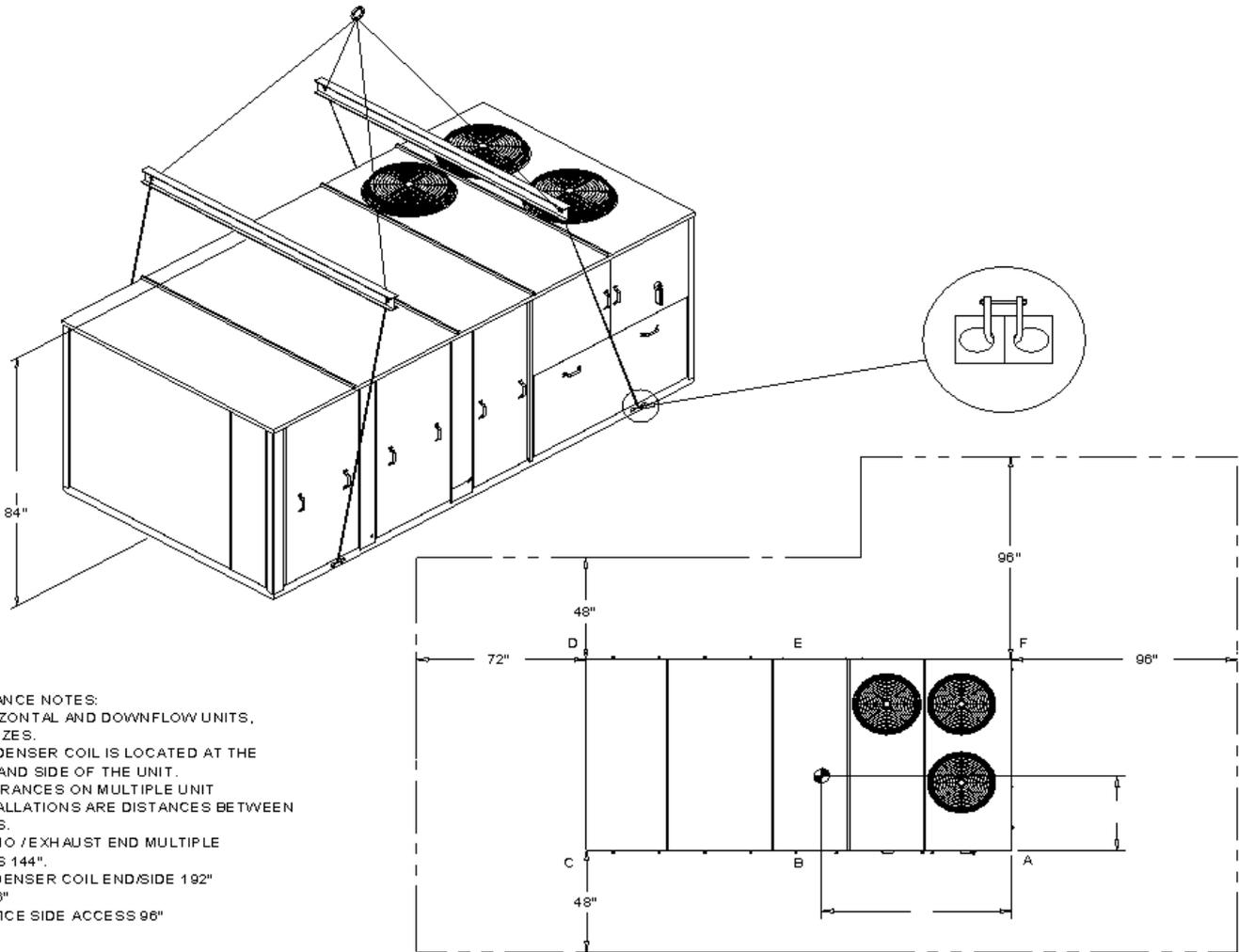


ELECTRICAL / GENERAL DATA

UNIT Model (Tonnage) YCD330 (27.5) Operating voltage range: 414 - 506 Primary voltage: 460 Hertz: 60 Phase: 3 EER /IEER: 11.0 EER/13.6 EER	
HEATING - PERFORMANCE Heat: High Heating Input (mbh): 600,000 First Stage (mbh): 425,000 Heating Output (mbh): 486,000 First Stage (mbh): 344,500 No Burners: 2 No. Stages / Turn Down Rate: 2 Gas Supply Pressure (in w.c.): 2.5/1 4.0 Natural or LP: 1" Gas Connection Pipe Size: 1"	COMPRESSOR Number 1/2 Tons 6.0/9.0 Compressor Rated Load Amps 14.1/16.8 Locked Rotor Amps 98.0/142
	ELECTRIC HEATER Electric Heater kw N/A Electric Heater Full Load Amps N/A
INDOOR MOTOR Horsepower 7.5 Motor speed (rpm) 1,760 Indoor motor full load amps 9.4	OUTDOOR MOTOR Number 3 Horsepower 1.1 Phase 1 Outdoor motor full load amps 3.5
EXHAUST MOTOR Number 2 Horsepower 1.0 Phase 3 Exhaust motor full load amps 1.8	FILTERS ⁽⁷⁾ Type Throwaway Furnished Yes Number 16 Recommended size 15 1/2"x19 1/2"x2"
REFRIGERANT TYPE ⁽⁶⁾ Type R-410A Factory Charge (Circuit #1) 37.8 lb Factory Charge (Circuit #2) Not Available	
Cooling MCA = (1.25 x Load 1) + Load 2 + Load 4 Cooling MOP = (2.25 x Load 1) + Load 2 + Load 4	

Notes:

- LOAD 1= Current of the largest motor (Compressor or Fan Motor); LOAD 2=Sum of the currents of all remaining motors
 LOAD 3= FLA(Full Load Amps) of the electric heater; LOAD 4= Any other load rated at 1 amp or more.
- For Electric Heat MCA, MOP, RDE values, calculate for both cooling and heating modes.
- If selected Max Over Cur is less than the Min Cir Amp, then select the lowest maximum fuse size which is equal to or larger than the Min Cir Amp, provided the selected fuse size does not exceed 800 amps.
- The use of Liquid Propane (LP) requires unit modification. Contact a Trane salesman for information.
- Compressor KW at AHRI rating conditions of 80/67 -95
- Refrigerant charge is an approx. value. For a more precise value, see unit nameplate and service instructions.
- Filter dimension are actual. Nominal filter size 16"x20"



CLEARANCE NOTES:

1. HORIZONTAL AND DOWNFLOW UNITS, ALL SIZES.
2. CONDENSER COIL IS LOCATED AT THE END AND SIDE OF THE UNIT.
3. CLEARANCES ON MULTIPLE UNIT INSTALLATIONS ARE DISTANCES BETWEEN UNITS.
4. ECONO / EXHAUST END MULTIPLE UNITS 144".
5. CONDENSER COIL END/SIDE 192" TO 96"
6. SERVICE SIDE ACCESS 96"

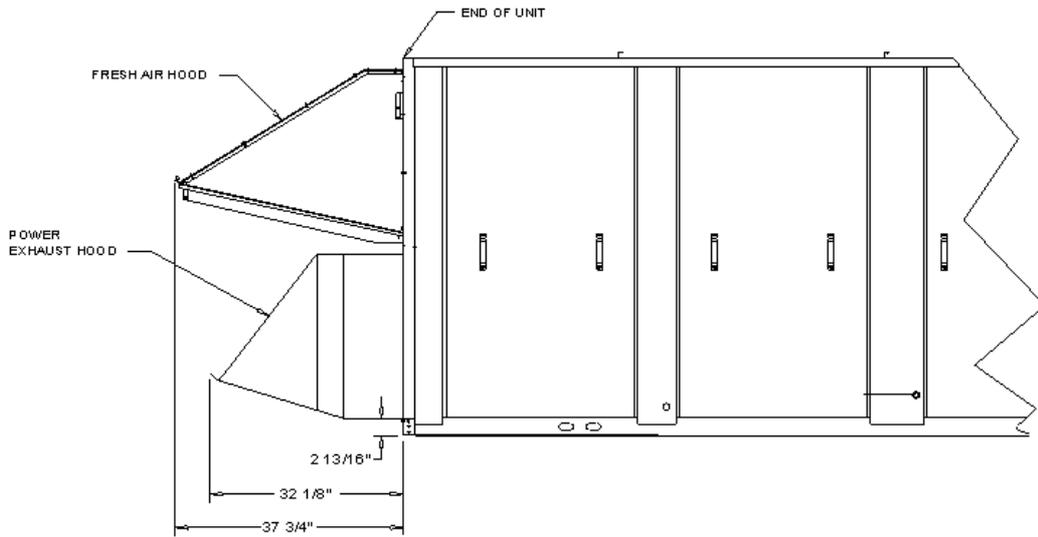
MAXIMUM OPERATION WEIGHT:	5995.0 lb
MINIMUM OPERATION WEIGHT:	3925.0 lb

CENTER OF GRAVITY						OPTIONAL COMPONENTS					
X	41"		Y	84"		POWER EXHAUST		BARO. RELIEF		SERVICE VALVES	
CORNER LOADING PERCENTS						ECONOMIZER		THRU-BASE ELECTRICAL		HI-EFF SUP. FAN	
A	B	C	D	E	F	MANUAL DAMPERS		GFI WITH DISCON. SWITCH	N/A	DISC. SWITCH	
21%	17%	18%	18%	15%	12%	INLET GUIDE VANES		HI-EFF COND COIL	N/A	VFD	85.0 lb
						COIL HAL GUARD		MOD. HOT GAS REHEAT			

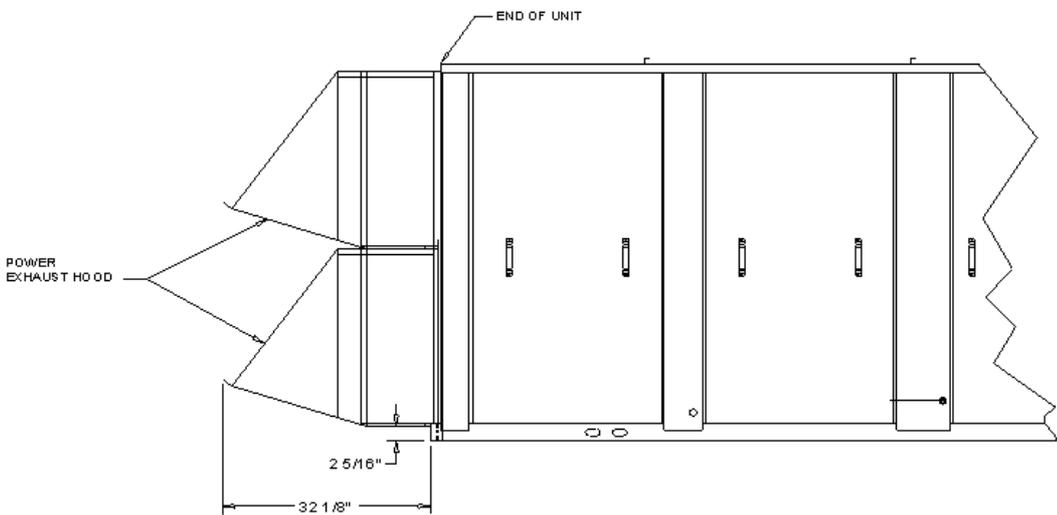
WEIGHT NOTES:

1. BASIC UNIT WEIGHT INCLUDES MINIMUM HORSEPOWER SUPPLY FAN MOTOR AND STANDARD EFFICIENCY 2-ROW CONDENSER COIL.
2. OPTIONAL HIGH EFFICIENCY MOTOR WEIGHTS ARE IN ADDITION TO THE STANDARD MOTOR WEIGHTS INCLUDED IN THE BASIC UNIT WEIGHT
3. OPTIONAL HIGH EFFICIENCY 3-ROW CONDENSER COIL WEIGHTS ARE IN ADDITION TO THE STANDARD
4. 2-ROW COIL WEIGHT INCLUDED IN THE BASIC UNIT WEIGHT
5. WHEN AN OPTIONAL HIGH EFFICIENCY SUPPLY FAN MOTOR IS SELECTED, THE WEIGHT SHOWN SHOULD BE ADDED TO THE BASIC UNIT WEIGHT.
6. WHEN AN OPTIONAL HIGH EFFICIENCY CONDENSER COIL IS SELECTED, THE WEIGHT SHOWN SHOULD BE ADDED TO THE BASIC UNIT WEIGHT.
7. THE ACTUAL WEIGHT IS STAMPED ON THE UNIT NAMEPLATE.
8. THE WEIGHT SHOWN REPRESENT THE TYPICAL UNIT OPERATING WEIGHT FOR THE UNIT SELECTED
9. DESIGN SPECIAL WEIGHT ARE NOT INCLUDED IN THE SUBMITTAL.

NOTE:
 1. THE TWO HORIZONTAL POWER EXHAUST HOODS AND THE THREE HORIZONTAL FRESH AIR HOODS ARE LOCATED SIDE BY SIDE. THE FRESH AIR HOODS (NOT SHOWN) EXTEND ONLY 23 15/16" FROM THE END OF THE UNIT.

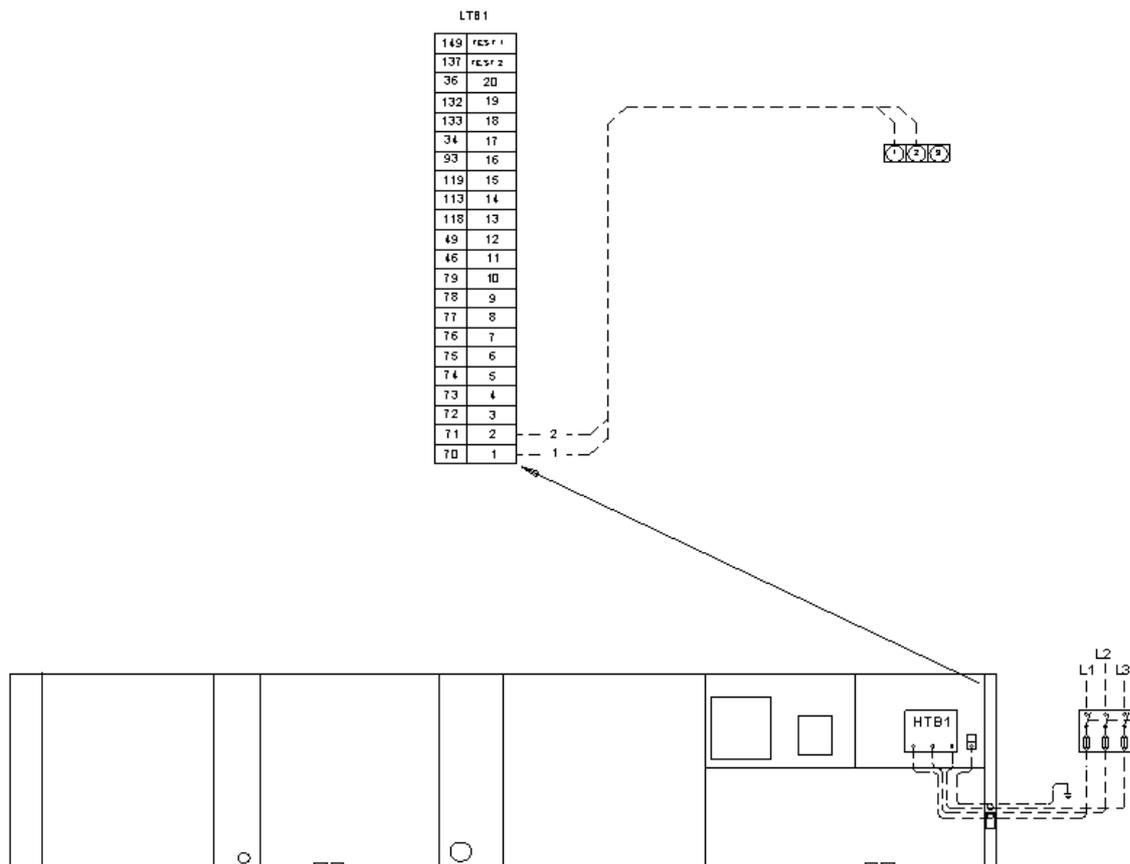


FRESH AIR POWER EXHAUST
 DOWNFLOW UNITS



POWER EXHAUST HOODS
 HORIZONTAL UNITS

HOOD DRAWING FOR HORIZONTAL / DOWNFLOW UNITS
 UNIT DETAIL



ZONE SENSOR WIRE TABLE

WIRE SIZE	MAXIMUM WIRE LENGTH	in
22 GAUGE	1800"	
20 GAUGE	3000"	
18 GAUGE	4500"	
16 GAUGE	7200"	
14 GAUGE	11700"	

NOTE:

1. All wiring and devices shown dashed to be supplied and installed by the customer in accordance with national and local electrical codes.
2. Low voltage control wiring must not be run in conduit with power wiring.
3. Cut wire jumper adjacent to the terminal 1 on zone sensor.

Elizabeth Gales

To: jacob.frey@minneapolismn.gov
Subject: Certificate of Appropriateness - 700-708 South Third Street

Councilmember Frey,

My name is Elizabeth Gales and I work for Hess, Roise and Company. I am the historical consultant for Sherman Associates, who will be developing the historic Advance Thresher/Emerson-Newton Implement Company (Thresher Square) at 700-708 South Third Street. Sherman Associates will be submitting a Certificate of Appropriateness (COA) to the Minneapolis Heritage Preservation Commission for a historic rehabilitation of the property, which is a Minneapolis Landmark. The COA will hopefully be on the agenda for the May 5 public hearing of the Heritage Preservation Commission.

The rehabilitation will convert most of the building into a hotel, while still maintaining offices on several floors. The historic character of the building will be preserved as part of the rehabilitation, and it will continue to be a Minneapolis Landmark. Please contact me if you have any questions. I can be reached at 612-338-1987 or gales@hessroise.com.

Thank you for your time,
Elizabeth Gales

Elizabeth A. Gales
Hess, Roise and Company
100 North First Street
Minneapolis, Minnesota 55401
Phone: 612-338-1987
Fax: 612-338-2668
www.hessroise.com



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

Search this website...

- [Home](#) [About](#) [Explore](#) [Projects](#) [Events](#) [News](#) [Contact](#)

eNews and Updates

Sign up to receive email updates and to hear what's going on with DMNA.

Join our mailing list!

Name *

Email *

Latest Posts [view more](#)

- ▶ **5th Street will close beginning Monday, March 30, 2015**
5th Street will close beginning Monday, March 30, 2015. Notification ... [\[Read More\]](#)
- ▶ **March 16, DMNA Board Meeting at the Mill City Museum**
The next DMNA Board meeting is scheduled for Monday, March 16, ... [\[Read More\]](#)
- ▶ **Downtown East Commons Activities and Amenities Survey**
Were you unable to attend the public meeting regarding Downtown East ... [\[Read More\]](#)

What's Happening on Facebook

Contact

DMNA Mailing Address

40 S. 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402
612.659.1279
info@thedmna.org

DMNA Meeting Location

The DMNA has been rotating its meeting locations since May of 2014. Please refer to the Home page or the Event page for the next meeting location and time.

Send DMNA an E-mail

Subject *

Name *

First

Last

Email *

Message *

To Whom It May Concern:

My name is Elizabeth Gales and I work for Hess, Roise and Company. I am the historical consultant for Sherman Associates, who will be developing the historic Advance Thresher/Emerson-Newton Implement Company (Thresher Square) at 700-708 South Third Street. Sherman Associates will be submitting a Certificate of Appropriateness (COA) to the Minneapolis Heritage Preservation Commission for a historic rehabilitation of the property, which is a Minneapolis Landmark. The COA will hopefully be on the agenda for the May 5 public hearing of the Heritage Preservation Commission.

The rehabilitation will convert most of the building into a hotel, while still maintaining offices on several floors. The historic character of the building will be preserved as part of the rehabilitation, and it will continue to a Minneapolis Landmark. Please contact me if you have any questions. I can be reached at 612-338-1987 or gales@hessroise.com.

Thank you for your time.