CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
HPC Agenda Item #3
March 22, 2016
BZH-29042

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 16 4th Street North
Project Name: Printer's Exchange Building
Prepared By: Lisa Steiner, Senior City Planner, (612) 673-3950
Applicant: AWH Architects
Project Contact: Alex Haecker
Ward: 3
Neighborhood: Downtown West
Request: To rehabilitate an existing building and convert to residential units.
Required Applications:

Certificate of Appropriateness	To allow the rehabilitation of an existing building.

HISTORIC PROPERTY INFORMATION

Current Name	Rockler Furs
Historic Name	Film Exchange Building
Historic Address	16-18 4th Street North
Original Construction Date	1915-1916
Original Architect	Victor Felix V. De Brauwere
Original Builder	Splady, Albee and Smith
Original Engineer	Unknown
Historic Use	Film storage and offices
Current Use	Fur storage, sales, and offices
Proposed Use	Dwelling units

Date Application Deemed Complete	February 25, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	April 25, 2016	**End of 120-Day Decision Period**	Not applicable

CLASSIFICATION

Local Historic District	Minneapolis Warehouse Historic District
Period of Significance	1865 - 1930
Criteria of Significance	*Criteria 1:* The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. *Criteria 4:* The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. *Criteria 6:* The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
Date of Local Designation	1978
Date of National Register Listing	1989
Applicable Design Guidelines	*Minneapolis Warehouse District Design Guidelines (2010)*

SUMMARY

BACKGROUND. The Film Exchange building is a seven-story building designed by Victor Felix V. De Brauwere and constructed in 1915. The building replaced a six-story Printers Exchange building which had been located on the site but was demolished in 1915. The brick and reinforced building with a curtain wall façade was designed in a commercial adaptation of the Gothic Revival style. The principal façade is clad in terra cotta with ribbed columns with foliated pendants and capitals dividing the façade into three bays. The spandrels consist of panels featuring Gothic arches. An ornate cornice tops the building. The property includes a small private alley to the rear which includes a rear fire escape assumed to be original. The building was designed and constructed to store films in large vaults. The building has been owned by Fur Mart Inc. since at least 1951 and has been used for fur storage, sales, and other various office uses. The building has undergone only fairly minimal alterations over time. The 4th Street North façade windows were replaced and the ground floor storefront was modified in 1983.

APPLICANT'S PROPOSAL. The applicant is proposing to rehabilitate the existing building and convert it into 55 dwelling units. Interior renovations would also take place but those interior changes are not reviewed by the Heritage Preservation Commission. Proposed exterior modifications include:

Exterior Masonry Repairs: The applicant indicates that the terra cotta on the front façade is in poor to fair condition with areas at grade which are compromised and many areas patched or repaired with compromised mortar joints. The mortar joints at the cornice are severely degraded or missing. To address these issues, the applicant is proposing to repair the terra cotta where possible and replace approximately 30 percent of the terra cotta matching design, color, and texture. The secondary facades are clad in common brick which the applicant indicates is in poor to fair condition. Signs of salt and water degradation are present with many locations showing efflorescence and spalling and small to medium stress fractures present as well. A significant amount of the mortar has washed out. Mortar joints are in poor condition, especially those near grade, which are deteriorated and salt fretting. The applicant is proposing to tuckpoint approximately 35 percent of the masonry.

Windows: The double-hung windows on the front façade and within the terracotta band on the south elevation are replacement windows which were installed in 1983. These windows would remain and be repaired as needed. The original steel sash windows on the secondary facades of the building are

proposed to be retained and rehabilitated. Two window openings that have been altered to accommodate air conditioning units would have new windows installed replicating those in the same position on other floors. One non-historic window on the fourth floor would be replaced with a replica window to match the adjacent historic windows. The proposed window rehabilitation would include:

- Removal of all glass units and glazing compound.
- Removal of rust and flaking from steel components, replace and/or repair as required.
- Priming, painting and installing new single pane clear glass units.
- Repairing masonry surrounds and caulk with elastomeric caulk.
- Cleaning, lubricating and/or repairing hinges and moving parts.
- Removing non-historic components.

Storefront Alterations: The storefront was altered in 1983. The applicant proposes to remove the "L.A. Rockler Fur Co." signs which are present on the west and south elevations, revealing and restoring the historic steel and zinc transoms behind. The entry door in the central bay of the front façade would be modified to provide two new doors. The spandrel glass which is present in the storefront would be replaced with clear transparent glass.

Fire Escape: An existing fire escape is present along the east façade which provides the second means of egress for the building. The applicant has provided a structural evaluation of the fire escape which identified numerous structural issues. The intermediate landings are insufficient to meet live load requirements, the guardrail system is deficient or missing in some locations, and there are corroded and deformed connections at all of the stair landings, stringers, and treads. Heavy corrosion and structural failure is present at some locations on the intermediate landings and the counterbalanced stair is inoperable and the connection to the building is damaged beyond repair. Due to these structural issues, the applicant is proposing to fully replace the fire escape in kind. The fire escape would not be an exact replica as changes to tread depth and railings would require some minor modification to the design.

Mechanical Systems: To allow for the conversion of the building into dwelling units, the applicant is proposing to install a water source heat pump system, a roof mounted pre-tempered air handing unit, roof mounted make-up air units, exhaust fans, and water source heat pumps with duct distribution for the individual tenant zones. A total of 54 rooftop condensers would be located on the roof as well as a make-up air unit. The applicant has indicated that the condensers would be approximately 25 inches tall and the make-up air unit would be 60 inches tall.

PUBLIC COMMENTS. No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the rehabilitation of the existing building based on the following findings:

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 period of significance for the district is identified as 1865 through 1930. The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehousing and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center. The buildings, structures, and industrial landscape of the Minneapolis Warehouse Historic District reflect the genesis and evolution of these industries. The district is also architecturally significant for its remarkably intact concentration of commercial buildings designed by the city's leading architects which demonstrate every major architectural style from the late nineteenth to early twentieth century.

Proposed masonry repairs will address maintenance issues, thereby helping to ensure the longevity of the building and its ability to convey its significance for decades to come. The alterations proposed will reveal the historic steel and zinc transom windows currently obscured by signage and will restore the historic steel sash windows present on the secondary facades of the building. The existing fire escape will be replaced in kind and will continue to provide a second means of egress to the building occupants. The alterations proposed are compatible with and will continue to support the criteria and period of significance for which the Minneapolis Warehouse Historic District was designated.

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

   The Gothic Revival style of the terra cotta façade is a defining characteristic of the building. Masonry rehabilitation will address maintenance issues and ensure the long-term viability of the building. The original steel and zinc transoms at the ground level of the front façade will be restored and revealed with the removal of existing signage. The original steel sash windows will be preserved and restored. The proposed modifications are compatible with the exterior designation of the Film Exchange building within the Minneapolis Warehouse Historic District.

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

   This proposal will not impact integrity of location, setting, workmanship, feeling, or association of the building within the district. Proposed replacement materials will be compatible with the character-defining materials on the subject building. The steel fire escape is proposed to be replaced in kind with a steel fire escape due to structural issues with rehabilitating the existing fire escape to meet current building codes. The alterations proposed are compatible with and will ensure continued integrity of the subject building within the Minneapolis Warehouse Historic District.

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 *Warehouse Historic District Design Guidelines* were adopted in 2010. The following design guidelines for existing buildings are applicable to the proposal:

General Guidance

Requirement

2.1. Character defining features such as loading docks, water towers, fire escapes and chimneys shall be preserved.

2.2. Distinctive architectural features shall be preserved.

2.4. A building's original pedestrian entrance shall remain and shall be used as the building's primary entrance.

2.9. Only replace features that are missing or proven beyond repair with the same kind of materials. Replacement with a substitute material will be considered if the form and design of the substitute material is proven durable and conveys the visual appearance of the original material.

Staff Comment: The applicant is proposing to remove the existing fire escape and replace it in kind with some changes to meet building code requirements. The applicant has provided a structural evaluation of the current condition of the fire escape which indicates many structural issues that necessitate its replacement in order to be utilized as the second means of egress. The replacement fire escape will be constructed of steel, the same material as the existing fire escape. The proposal will preserve the distinctive architectural features of the building. The buildings original pedestrian entrance on 4th Street North will remain and will be used as the building's primary entrance.

Façade Materials

Requirement

2.11. Water proofing and water repellent coatings shall not be used unless there is evidence of past water retention.

2.12. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used under any circumstances.

2.13. Facade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.

2.14. Painting of currently painted masonry facades is allowed.

2.15. Painting of unpainted masonry facades shall not be allowed.

2.16. Mortar joints shall only be repointed where there is evidence of a moisture problem or when a substantial amount of the mortar is missing.

2.17. Mortar joints shall be cleared with hand tools. The use of electric saws and hammers to remove mortar can seriously damage the adjacent brick and are inappropriate.

2.18. Replacement mortar shall duplicate the original mortar's composition, color, texture, joint width, and joint profile.

2.19. When patching an area of historic brick wall, the new brick and mortar shall match the original brick and mortar in material, color, profile, dimension, and texture.

Staff Comment: All exterior exposed concrete would be gently cleaned with cracks and spalling repaired. Exterior masonry and mortar joints would be gently cleaned. At least 35 percent of the exterior masonry is expected to need tuckpointing. Approximately 30 percent of the terra cotta is expected to be replaced with a replica terra cotta. The proposed façade material rehabilitation will be in compliance with all of the above guidelines.

Fenestration – Windows: Windows are an important character defining feature of existing buildings. Original windows can often be repaired instead of being replaced. Simple modifications, that are sensitive to the original fabric, can often be made to improve their thermal capacity.

Requirement

2.21. Original and historically significant windows shall be retained and repaired.

2.22. All decorative trim around the windows shall be retained, including lintels, pediments, moldings or hoods and if replacements are proven necessary, the original profile shall be replicated.

2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.

Other Considerations

2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed. A survey of the existing windows is required to document their condition and type.

Staff Comment: The applicant has submitted a window survey. Window replacement is limited to non-historic windows and two small historic windows that have been previously modified. Existing spandrel glass in the ground floor storefront will be replaced with clear transparent glass. All decorative trim would be retained.

Fenestration – Entryways:

Requirement:

2.34. Original or historically significant entryways and doorway configurations shall be retained.

2.35. Original or historic features of the entryway and storefront including trim and other architectural features shall be retained.

2.36. When replacement is proven necessary, a door style that is similar in material and design to that used originally shall be used. If historic photos or models are not available, the new replacement door shall be of simple design, with an open transparent glass panel and a transom.

Advisory:

2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Staff Comment: The non-historic door in the central bay of the front façade and a non-historic steel door at the rear of the building are both proposed to be replaced. Only one historic photo could be found of the building and is not of sufficient quality to determine the design of the doors but does appear to show a doorway in this location. Simple replacement door designs are proposed.

Fenestration - Storefronts & Display Areas:

Advisory:

2.49. If an original storefront has been altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Other Considerations:

2.50. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be as a reference for materials, scale, size of members and proportion.

Staff Comment: Signage currently obscures the original steel and zinc transom windows above the storefront windows. The applicant is proposing to remove the signage and restore the transom windows. The openings are apparent from the interior though covered with various materials. The only historic photo found of this building shows these transoms which were a defining characteristic of the original storefront design.

Roofs & Parapets:

Requirement:

2.63. Rooftop decks and equipment including HVAC, wind or solar power equipment that projects above the roofline shall be set back from the primary building elevation(s) one structural bay. They shall not be visible from the street. More visible locations will be considered if evidence is provided of structural load needs.

Staff Comment: The applicant has provided a roof plan indicating the installation of 54 rooftop condensers and one make-up air unit. The condensers are set back between 5 and 15 feet from each façade, of which several are located within one structural bay (16 feet) of the facades. The make-up air unit, which is 5 feet in height, would be set back nearly 20 feet from the front façade and 17 feet from the south elevation and would therefore meet the requirement as it is set back more than one structural bay. While the applicant has indicated that the height of the condensers in relation to the parapet will not allow them to be visible, staff would recommend a condition of approval ensuring that the units located within a structural bay of each façade will not be visible from the street. The applicant shall provide a mechanical plan and street level renderings prior to building permit issuance.

Staff finds that with the recommended condition of approval, the proposal will not materially impair the significance and integrity of the historic district as evidenced by the consistency of alterations with the applicable *Warehouse Historic District Design Guidelines*.

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 following standards are applicable to this proposal:

- 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.

- 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.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 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.
- 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.

The building was historically utilized as film storage and offices and has been utilized for fur storage, sales, and offices for many decades. Converting the building to residential use will require only minimal changes to the defining characteristics of the building. The historic character of the property would be retained and preserved. The replacement of the fire escape is the only significant removal of historic material. However, the applicant has indicated that the severity of deterioration requires replacement. The replacement fire escape will match the old in terms of materials, design, color, texture, and other visual qualities, with some minor alterations to ensure compliance with building code standards. The applicant has provided a structural evaluation of the fire escape warranting replacement in order to utilize the stair as the second means of egress. The surface cleaning of the exterior masonry will be done utilizing the gentlest means possible by following the district design guideline requirements. The alterations will not materially impair the significance and integrity of the historic district 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.*

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 proposal conforms to all applicable regulations of the preservation ordinance and is consistent with the following applicable 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.

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 proposal does not constitute destruction.

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.*

   Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the Minneapolis Warehouse Historic District and the contribution of the Film Exchange building to the significance of the district.

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

   This proposal will require Site Plan Review and approval by the City Planning Commission. The applicant has adequately considered the site plan review standards.

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 application submitted presents evidence that the applicant has adequately considered the applicable guidelines from the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

    With the recommended conditions of approval, the proposed alterations are compatible with and will ensure continued significance and integrity of all contributing properties in the Minneapolis Warehouse Historic District based on the period of significance of 1865 to 1930. See findings 1-4 for more detailed analysis.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

    Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance and will not negatively alter the essential character of the district.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

    With the recommended conditions of approval, the certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district. It will not

impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by AWH Architects for the property located at 16 4th Street North in the Minneapolis Warehouse Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the rehabilitation of the existing building, subject to the following conditions:

1. Prior to building permit issuance, the applicant shall provide a mechanical plan and street level renderings ensuring that rooftop mechanical equipment located within a structural bay of any façade will not be visible from the street level.
2. 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 March 22, 2018.
3. 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. BZH Map
2. Photos – 1921 and 1988
3. Current photos
4. Written description and findings submitted by applicant
5. Plans and elevations
6. Window survey
7. Fire escape photos and structural report
8. Renderings
9. Specification sheet – replica windows
10. Correspondence

AWH Architects | **3rd**

NAME OF APPLICANT | WARD

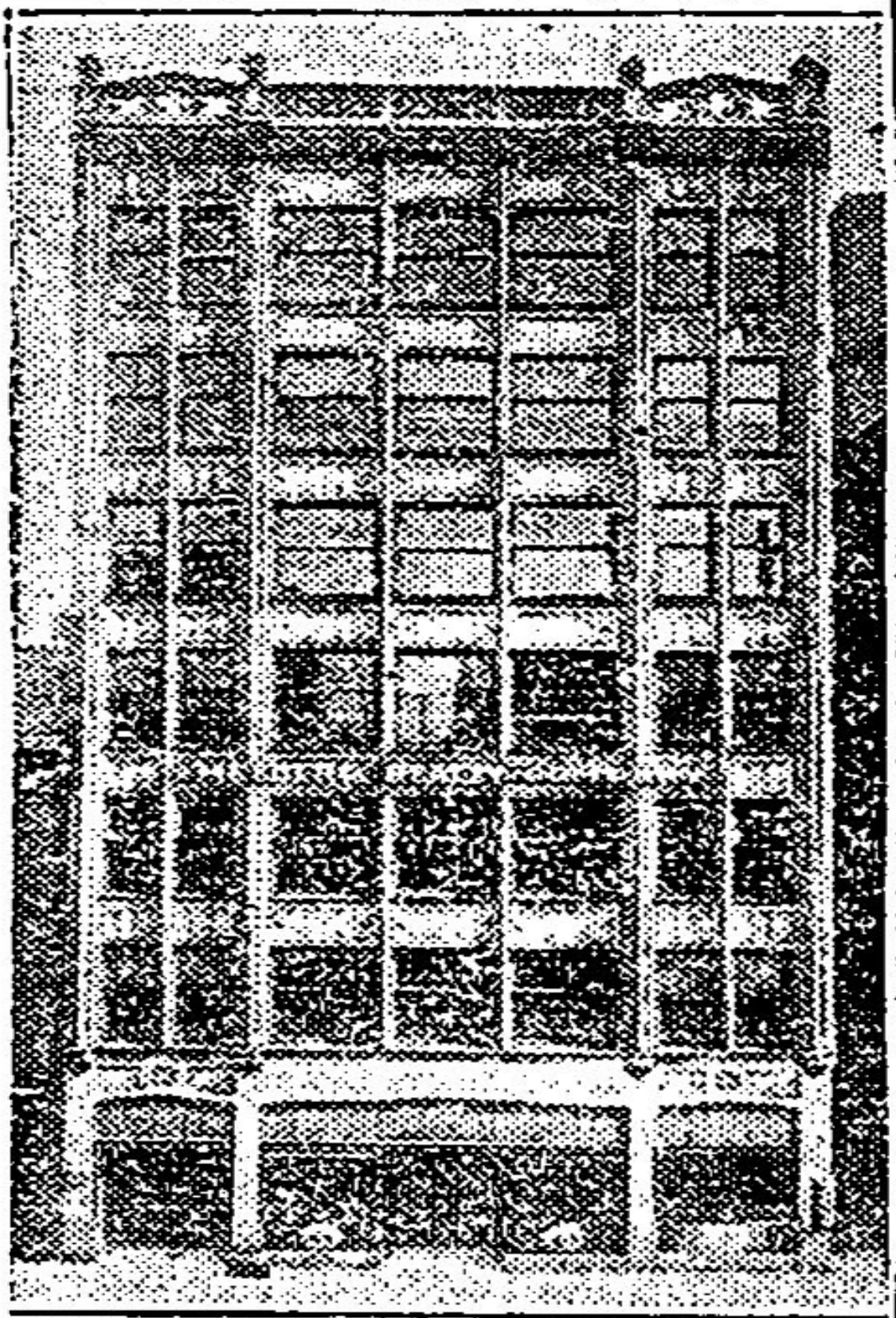
PROPERTY ADDRESS

16 4th Street North

FILE NUMBER

BZH-29042

Minneapolis Tribune, September 11, 1921



Film Exchange Building

18 North Fourth St.

Printers Exchange Building, Minneapolis Warehouse Historic District
Hennepin County, MN
08206-7
NO 152

NRHP
Listing
Photo
1988

West Front Side of Building Elevation

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West Front Side of Building Elevation & North Side of Building Elevation

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North Side of Building Elevation

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North & East Side Elevations Up Close

East Side of Building Fire Escape

South Side of Building Elevation & Obstructed View of East Side of Building Elevation

South Side of Building Elevation

South Side of Building Elevation & East Front Side of Building Elevation

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February 23, 2016

Printer's Exchange Building (aka Rockler Fur Building) – Certificate of Appropriateness

As part as our Certificate of Appropriateness application we submit the following:

Site Description and Background:

The building at 16 4TH Street N is located mid-block, between First Ave. N and Hennepin Ave, in the Warehouse Historic District. There are three separate lots to the north of the building; the three story Brill building which shares a fire wall with the Printer's Exchange building. The two lots to the east of the Brill building do not have any structures abutting the Printer's Exchange building. To the east is an approximately 12.5' alley with a bituminous surface. To the south is a paved parking lot for the public housing authority. The building was designed by local architect Victor Felix V. De Brauwere for Chas. H. McKee. The local contractor, Splady, Albee & Smith, completed the building in 1915 for $70,000 in Minneapolis' warehousing district. The building stored movie films into the 1960s when it began use as a fur storage building. The symmetrical main façade of terra cotta panels is divided into three bays over 7 stories. The terra cotta wraps the corner to the first bay on the south side. Secondary facades are applied masonry infill within a reinforced site-cast concrete frame.

Proposed Changes:
The Applicant is applying for a Certificate of Appropriateness for the following:

- The building is proposed to be redeveloped into a multi-family residential building with living units on all floors.
- Create new lobbies, corridors, living units and restrooms on all floors as part of core and shell redevelopment of the building into a multi-family residential building.
- Restoration of masonry infill on the secondary facades.
- Repair and restoration of the terra cotta on the primary facade.
- Repair and restoration of the historic steel sash windows, with replacements in kind where restoration is not possible.
- Repair and restoration of the exposed concrete frame on the secondary facades.
- Updated mechanical, plumbing, and electrical base building systems.
- Restore the original main entrance and remove signs covering historic zinc framed transom windows.
- Replacement of the existing historic fire escape in kind as a second means of egress stair.
- New elevator in the existing elevator core.

Status of Historic Tax Credit Review

We are currently working with the Minnesota State Historic Preservation Office on participating with the Historic Tax Credit process. As of the date of this letter we have submitted the Part I and Part II applications.

Regards,

Alex Haecker, AIA

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February 23, 2016

Certificate of Appropriateness Findings (Printer's Exchange Building, aka Rockler Fur Building)

Introduction and Overview:
The proposed alterations, and exterior restoration of the Printer's Exchange Building is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the Minneapolis Warehouse Historic District was designated (1865-1930). The Printer's Exchange Building was designed by Minneapolis architect Victor Felix V. De Brauwere for Chas. H. McKee and built in 1915. The design of the primary façade (west) is in the Gothic Revival style with a symmetrical seven-story three-bay applied terra cotta façade over a reinforced concrete frame. Terra cotta cladding wraps around the southwest corner terminating before grid line A2. All windows within the terra cotta elevations were installed in 1983. The secondary facades (north, east and south) are exposed reinforced concrete frame with Chaska brick infill, and hot rolled steel sash windows dating from 1915. Originally constructed to serve as a storage facility for movie films the building remains remarkably intact and without major alterations. In 1983 one of two original entrances at the first floor of the west elevation was altered. Additionally, in 1983 a new aluminum storefront system was installed in place of the original storefront windows on the ground floor, and all windows in the terra cotta façade were replaced with one-over-one double-hung aluminum windows. The remainder of the exterior masonry, windows and doors openings remain intact and likely original, although in need of repair. Primary use of the building as film storage continued until the 1960's when it began use as a fur storage building. Currently, L.A. Rockler Fur Co. occupies much of the building with a variety of business tenants occupying much of the remaining space.

Rehabilitation work on the Printer's Exchange Building includes exterior improvements including masonry and window restoration and replacement, common area layout and improvements, construction of living units, the full in-kind code compliant replacement of the existing historic fire escape as a second means of egress stair, new elevator in existing elevator core, and upgraded mechanical and electrical base building systems. The primary façade double hung windows installed in 1983 will remain. The transom windows at the first level are proposed to be fully restored while the lower pane spandrel glass in the storefront system are proposed to be replaced with clear glazing. The original wood doors at the lobby will be restored. On the secondary facades (north, east and south) where a small percentage of the windows are non-historic the project proposes to replace them with a metal window with insulated clear glass. The majority of the steel sash windows are proposed to be fully restored in place. A few of the steel sash windows in poor condition will be replaced with a steel window to match the historic configuration.

The primary elevation facing 4th Street North is clad with terra cotta ornamentation in the Gothic Revival Style. The terra cotta clad elevations have full-height ribbed columns with foliated pendants at the base and a decorative cornice; the terra cotta is in poor to fair

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condition. Areas at grade are compromised, with many areas throughout the façade patched or repaired with compromised mortar joints. Mortar joints at the cornice are severely degraded or missing. The secondary elevations are constructed of common brick and are in poor to fair condition. There are multiple areas that shows signs of salt and water degradation at grade with many locations of brick showing significant areas of efflorescence and spalling with small to medium stress fractures throughout the facade. Much of the mortar is washed out. The brick window sills originally had a mortar wash sill on the exterior which are largely gone. The mortar joints, especially near grade are deteriorated and salt-fretting and in poor condition. The remainder of the mortar joints are cracked and worn. The project proposes to clean, repair, and repoint the masonry on the building to provide a weather tight envelope.

All floor interiors, with the exception of modern partition walls, are unadorned, exposed, poured concrete frame, with exposed infill masonry on the exterior walls. Some of the interiors have been painted. All historic fabric, such as the poured concrete columns, floor and ceilings and exposed masonry will be gently cleaned with the intent of leaving the existing patina. In general, new finishes and treatments will be clearly new as not to distract or confuse occupants from what is original historic components.

The building is currently serviced by a boiler located in the northeast corner of the lower level with radiant heat throughout the building. There is no air distribution system. Proposed renovation includes a water source heat pump system, a roof mounted pre-tempered air handling unit, roof mounted make-up air units, exhaust fans, and water source heat pumps with duct distribution for individual tenant zones. Care will be taken as to minimize the visibility and clutter of the mechanical air distribution and plumbing systems. This approach will allow for the existing historic materials and systems to be experienced largely unencumbered with new systems and/or materials.

There are two shafts that service the building. One (Shaft 1) is located in the northwest of the building off of the main lobby and the other (Shaft 2) is located about midway in the building on the south side. Shaft 1 houses a modern elevator but is assumed to be the original shaft. Adjacent to Shaft 1 is the original poured concrete stairwell with corresponding plaster railing and wood handle details. Each service the entire building from lower level to the 7th floor. Shaft 1 is in good condition with the stairs, railings and associated components all in good condition. Shaft 2 is in fair condition. Shaft 1 is proposed to remain as is with the removal of the out of date elevator and replaced with a new passenger size elevator. The stair and its associated components are to remain. The freight elevator in Shaft 2 is proposed to be removed entirely with the floor opening filled in with a concrete slab.

Currently the building is serviced by two means of egress. One as described above in Shaft 1. The second is the fire escape on the east elevation. As allowed by local building officials and under IBC Chapter 34 the original fire escape is proposed to be fully replaced in kind updated to code to act as the second means of egress. Structural engineers have concluded that the existing historic fire escape is in very poor condition. During structural evaluation, engineers found the following issues:

- All intermediate landings are insufficient to meet live load requirements as described in Section 405 of the MCCEB.
- The guardrail system is deficient or missing in numerous locations.
- Corroded and deformed connections were observed at all of the stair landings, stringers

and treads.

- The counterbalanced stair is not operable, and the connection to the building is damaged beyond repair.
- Steel corrosion, failing connections and spalled brick were observed at numerous locations.
- Heavy corrosion and structural failure were observed at some locations on the intermediate landings.
- Existing tread depth, guardrails, and counterbalanced stairs do not comply with the International Building Code.

The project proposes to replace the original fire escape in kind due to the cost and difficulty of full restoration.

Specific Certificate of Appropriateness Findings Justification

1) The team contends that the proposed combined effort of a careful exterior restoration, and sensible interior rehabilitation is in keeping and compatible with and will continue to support the criteria and period of significance for which Printer's Exchange building is designated. Although the proposed multi-family residential program is not industrial by nature, the new program housed by the building represents a new paradigm of urban living within the historic district.

2). As a contributing structure to the Minneapolis Warehouse Historic District the proposed alteration is compatible with and supports the exterior designation of the building. Specifically, the proposed rehabilitation work will repair the exterior of the building with masonry work including masonry cleaning and pointing as per the applicable Sectary of Interior Standards Preservation Briefs, restored windows, new replica windows to match. The exterior rehabilitation will not adversely affect the collective impression of the building and its relationship to the district at large. The proposed replica windows will effectively match the historic steel sash windows. All distinctive features such as the detailed terra cotta work will be preserved or replaced in kind.

3) Although the building remains largely intact it is in need of major repair as there are large cracks in the exterior masonry on all sides, concrete delamination and deterioration, exposed reinforcement steel, delaminated brick, compromised mortar joints, and extensive grade-level efflorescence, spalling, and salt-fretting. The project proposes to address all of these deferred maintenance items thereby ensuring the continued integrity of the building into the future.

4). The proposed alterations will not materially impair the significance of the historic district and meets the Minneapolis Warehouse Historic District Guidelines. All character defining features will be preserved, along with the original pedestrian entrances. The project proposes to repair and restore all historic materials and features. If the condition warrants a replacement, then the form and design of the substitute material will prove durable and convey the visual appearance of the original material. The storefront on the ground level will be retained and sight lines into the space will be unobstructed in the spirit of the original design intent. Per the Minneapolis Warehouse Historic District Design Guidelines, replacement terra cotta will match the original terra cotta in color, profile, dimension, design, and texture. Where brick must be replaced the new brick will match the original brick in material, color, profile, dimension and texture. Mortar joints will only be repointed where there is evidence of a moisture problem or when a

substantial amount of the mortar is missing. Where mortar is to be replaced, the joints will be cleared with hand tools and the replacement mortar will duplicate the original mortar's composition, color, texture, joint width and joint profile. Potential façade cleaning methods will exclude sandblasting, soda blasting or high-pressure water. Only non-abrasive methods such as a low pressure (100 psi or less) water will be considered.

5) The project is pursuing historic tax credits through the Minnesota State Historic Preservation Office and the National Park Service and as such will be consistent with and adhere to all recommendations contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. The team has meet with MN SHPO numerous times in preparation for a formal Part II HTC Submission which occurred on November, 24 2015. Although the building's interior is not specifically designated, through the meetings with SHPO and in keeping with the design teams overall intent, in addition to the aforementioned exterior efforts to restore the building the project also proposes to retain and restore most of the interior's feel and character. Specifically, in most public locations the site-cast concrete frame and masonry infill will be left exposed and unencumbered. The interior of the masonry infill will be cleaned, repaired and repointed as required per the applicable Preservation Briefs, but will be largely left exposed, especially in public areas and the ground floor.

6). The applicant contends that through the above mentioned alterations, restoration and rehabilitation efforts the proposed project conforms to all applicable regulations including the Minneapolis Preservation Ordinance and is consistent with the applicable policies of the comprehensive plan and Warehouse District Heritage Street Plan. Although not specifically addressed in the Heritage Street Plan the project meets the spirit and overall intent. The principle entry is maintained on the primary façade of 4th Street N. The Heritage Street Plan calls for street trees and the project proposes to maintain and protect the existing healthy street trees. Lastly, there does not exist any historic pavers or fabric for the sidewalks surrounding the building and as such nothing is proposed although it is likely that some of the contemporary sidewalks will need repair.

7) NA

8). The alteration to the Printer's Exchange Building is compatible with and will ensure continued historical significance and historical integrity of all contributing properties in the Minneapolis Warehouse District based on the period of significance for which the district was designated.

9). The proposed redevelopment of the Printer's Exchange building includes multi-family housing; therefore, title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review does apply to the consideration of this proposal.

10). All proposed work to the Printer's Exchange building will strictly follow 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, reconstructions and restoring historic buildings.

11). The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

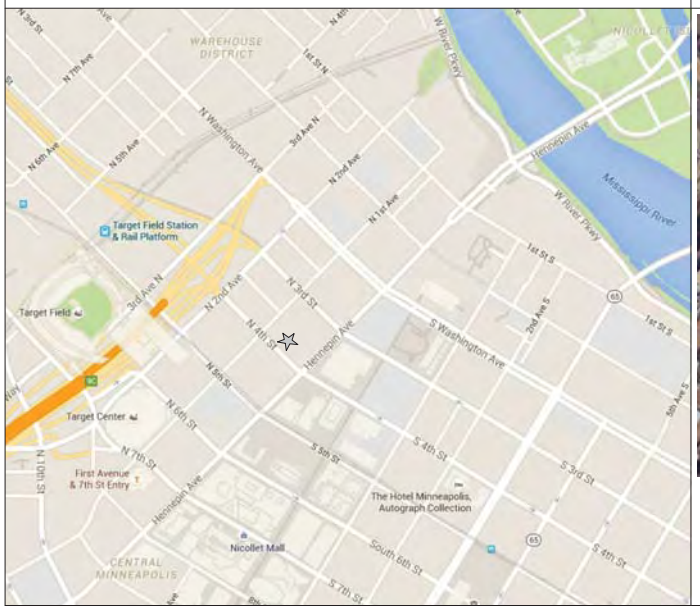
12). Granting the **Certificate of Appropriateness** will keep with the spirit and intent of the ordinance, and will not negatively alter the essential character of the historic district.

13). The **Certificate of Appropriateness** will not be injurious to the significance and integrity of other resources in the historic district, and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

PRINTER'S EXCHANGE BUILDING - 16 N 4TH STREET, MINNEAPOLIS, MN 55401

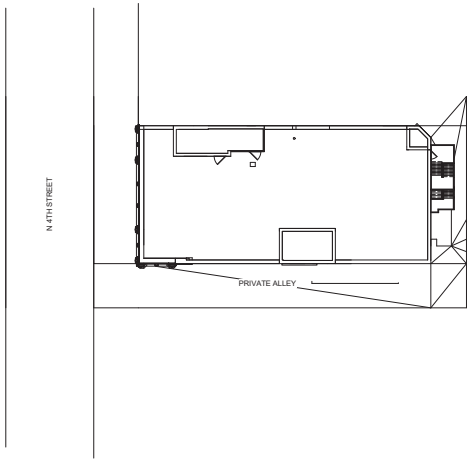
PROJECT DESCRIPTION: PROJECT INCLUDES CORE AND SHELL REDEVELOPMENT OF BUILDING INTO MULTIFAMILY RESIDENTIAL UNITS. WORK INCLUDES RESTORATION OF WINDOWS, NEW CORE, LOBBIES AND RESTROOMS ON 7 FLOORS, REPLACEMENT IN KIND OF EXTERIOR FIRE ESCAPE, AND OTHER LIFE-SAFETY SYSTEMS.

AREA PLAN



LOCATION PLAN

SITE PLAN : 1" = 20'-0"



PROJECT DIRECTORY

OWNER
PX llc.

DEVELOPER
SATURDAY PROPERTIES

PROJECT ARCHITECT
AWH Architects, LLC

STRUCTURAL ENGINEER
TBD

MECH., ELECTRICAL & PLUMBING
STEEN

GENERAL CONTRACTOR
FRANA

MEP TO BE D/B, SUBMIT UNDER SEPARATE COVER
FIRE SUPPRESSION TO BE D/B, SUBMIT UNDER SEPARATE COVER

ABBREVIATIONS

ABV	ABOVE	LIN	LINEAR
ACT	ACOUSTICAL CEILING TILE	LTG	LIGHTING
AFF	ABOVE FINISHED FLOOR	MATL	MATERIAL
ALT	ALTERNATE	MAX	MAXIMUM
APPROX	APPROXIMATELY	MEL	MELAMINE
AV	AUDIO VISUAL	MDF	MEDIUM DENSITY FIBERBOARD
AVG	AVERAGE	MECH	MECHANICAL
AWT	ACOUSTICAL WALL TREATMENT	MIN	MINIMUM
BLK	BLACK	OC	ON CENTER
BP	BACK PAINTED	OH	OVERHEAD
CAB	CABINET	PLAM	PLASTIC LAMINATE
CLNG	CEILING	PNL	PANEL
CMU	CONCRETE MASONRY UNIT	PREFAB	PREFABRICATED
CONF	CONFERENCE	QTY	QUANTITY
CONT	CONTINUE (OUS) (ATION)	RCP	REFLECTED CEILING PLAN
CPT	CARPET	REF	REFRIGERATOR
CW	CURTAIN WALL	REF	REFERENCE
DEG	DEGREE	REQD	REQUIRED
DF	DRINKING FOUNTAIN	RO	ROUGH OPENING
DTL	DETAIL	SIM	SIMILAR
DW	DISHWASHER	SPEC	SPECIFICATIONS
DWG	DRAWING	STK	SMALL TIGHT KNOT
EQ	EQUAL	STOR	STORAGE
EXG	EXISTING	TBD	TO BE DETERMINED
FF	FINSIHSED FACE, FACE OF WALL	TEMP	TEMPORARY
FIN	FINISH	TOB	TOP OF BEAM
FIXT	FIXTURE	TOC	TOP OF CONCRETE
FLR	FLOOR	TOD	TOP OF DECK
GC	GENERAL CONTRACTOR	TOS	TOP OF SLAB
GW/B	GYPSUM WALL BOARD	TOW	TOP OF WALL
HT	HEIGHT	VAR	VARIES
INSUL	INSULATION	VERT	VERTICAL
LAM	LAMINATE		
LF	LINEAR FOOT		

SHEET INDEX

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A3	SECOND FLOOR PLAN
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A211	STANDARD INTERIOR ELEVATIONS
A700	WALL TYPES
X-A000	CODE SUMMARY
A000	COVER SHEET
G001	SURVEY
D100	DEMOLITION PLAN
D101	DEMOLITION PLAN
D102	DEMOLITION PLAN
D103	DEMOLITION PLAN
D104	DEMOLITION PLAN
D200	DEMOLITION ELEVATIONS
D201	DEMOLITION ELEVATIONS
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A301	BUILDING SECTION
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A402	PROPOSED EGRESS STAIR
A600	WINDOW TYPES
A601	WINDOW TYPES
A602	WINDOW TYPES
A603	WINDOW TYPES
A604	WINDOW TYPES
A605	WINDOW TYPES
A606	WINDOW TYPES
WS001	WINDOW SURVEY
WS002	WINDOW SURVEY
WS003	WINDOW SURVEY
WS004	WINDOW SURVEY
WS005	WINDOW SURVEY
WS006	WINDOW SURVEY
WS007	WINDOW SURVEY
WS008	WINDOW SURVEY
M102	HVAC PLAN
M103	HVAC PLAN
M104	HVAC PLAN
M105	HVAC PLAN

LIST OF CODES

CODE AND ORDINACE

2015 INTERNATIONAL BUILDING CODE - IBC W/ MN AMENDMENTS
2007 MINNESOTA STATE BUILDING CODE - W/ IBC AMENDMENTS
2005 NATIONAL ELECTRIC CODE - NEC
2000 INTERNATIONAL MECHANICAL CODE - IMC (PER MN STATE BUILDING CODE 1346)
1998 MINNESOTA PLUMBING CODE W/ 2003 AMENDMENTS - CHPATER 4715
2000 INTERNATIONAL FUEL & GAS CODE - IFGC W/ AMENDMENTS
2002 NFPA - 13
2003 ANSI 117.1 - (PER MN STATE BUILDING CODE CH. 1341)

SPRINKLER
SPRINKLER THROUGHOUT PER 403.2 NFPA - 13 WET SYSTEM

OCCUPANCY TYPE
A, R

CONSTRUCTION TYPES
7-STORY RESIDENTIAL: TYPE II-A

MEP TO BE D/B, SUBMIT UNDER SEPARATE COVER
FIRE SUPPRESSION TO BE D/B, SUBMIT UNDER SEPARATE COVER

NOT FOR CONSTRUCTION

AWH
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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License #: 48654
Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

COVER SHEET

SHEET TITLE

A000

SHEET NO.

UNIT MATRIX

Unit Area Schedule (Rentable)

WTWT	Count	Area
FIRST FLOOR		
MICRO 7	1	356 SF
1	1	356 SF
MICRO 4	1	367 SF
1	1	367 SF
MICRO 2	1	382 SF
1	1	382 SF
MICRO 1	1	397 SF
1	1	397 SF
MICRO 3	1	409 SF
1	1	409 SF
MICRO 6	1	547 SF
1	1	547 SF
MICRO 5	1	575 SF
1	1	575 SF
	7	3033 SF
SECOND FLOOR		
MICRO 4	1	367 SF
1	1	367 SF
MICRO 2	1	385 SF
1	1	385 SF
MICRO 5	1	393 SF
1	1	393 SF
MICRO 3	1	409 SF
1	1	409 SF
MICRO 7	1	485 SF
1	1	485 SF
MICRO 6	1	519 SF
1	1	519 SF
MICRO 8	1	558 SF
1	1	558 SF
MICRO 1	1	593 SF
1	1	593 SF
	8	3708 SF
THIRD FLOOR		
MICRO 4	1	367 SF
1	1	367 SF
MICRO 2	1	385 SF
1	1	385 SF
MICRO 5	1	393 SF
1	1	393 SF
MICRO 3	1	409 SF
1	1	409 SF
MICRO 7	1	485 SF
1	1	485 SF
MICRO 6	1	519 SF
1	1	519 SF
MICRO 8	1	558 SF
1	1	558 SF
MICRO 1	1	593 SF
1	1	593 SF
	8	3708 SF
FOURTH FLOOR		
MICRO 4	1	367 SF
1	1	367 SF
MICRO 2	1	385 SF
1	1	385 SF
MICRO 5	1	393 SF
1	1	393 SF
MICRO 3	1	409 SF
1	1	409 SF
MICRO 7	1	485 SF
1	1	485 SF
MICRO 6	1	519 SF
1	1	519 SF
MICRO 8	1	558 SF
1	1	558 SF

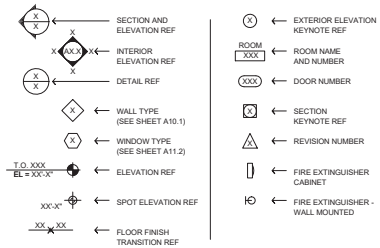
Unit Area Schedule (Rentable)

WTWT	Count	Area
MICRO 1	1	593 SF
1	1	593 SF
	8	3708 SF
FIFTH FLOOR		
MICRO 4	1	367 SF
1	1	367 SF
MICRO 2	1	385 SF
1	1	385 SF
MICRO 5	1	393 SF
1	1	393 SF
MICRO 3	1	409 SF
1	1	409 SF
MICRO 7	1	485 SF
1	1	485 SF
MICRO 6	1	519 SF
1	1	519 SF
MICRO 8	1	558 SF
1	1	558 SF
MICRO 1	1	593 SF
1	1	593 SF
	8	3708 SF
SIXTH FLOOR		
MICRO 4	1	367 SF
1	1	367 SF
MICRO 2	1	385 SF
1	1	385 SF
MICRO 5	1	393 SF
1	1	393 SF
MICRO 3	1	409 SF
1	1	409 SF
MICRO 7	1	485 SF
1	1	485 SF
MICRO 6	1	519 SF
1	1	519 SF
MICRO 8	1	558 SF
1	1	558 SF
MICRO 1	1	593 SF
1	1	593 SF
	8	3708 SF
SEVENTH FLOOR		
MICRO 4	1	367 SF
1	1	367 SF
MICRO 2	1	385 SF
1	1	385 SF
MICRO 5	1	393 SF
1	1	393 SF
MICRO 3	1	409 SF
1	1	409 SF
MICRO 7	1	485 SF
1	1	485 SF
MICRO 6	1	519 SF
1	1	519 SF
MICRO 8	1	558 SF
1	1	558 SF
MICRO 1	1	593 SF
1	1	593 SF
	8	3708 SF
	55	25283 SF

MICRO UNIT COUNT

LEVEL 7	8
LEVEL 6	8
LEVEL 5	8
LEVEL 4	8
LEVEL 3	8
LEVEL 2	8
LEVEL 1	7
TOTAL	55

SYMBOLS LEGEND

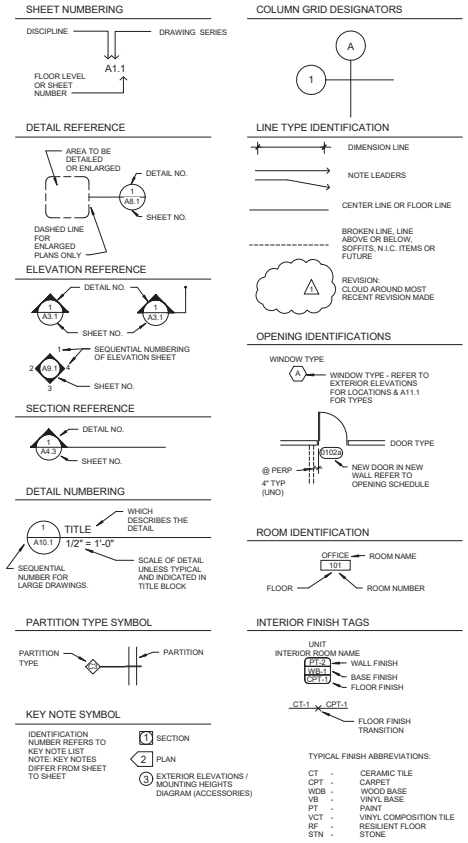


BUILDING AREA - GSF

BUILDING OVERALL AREAS

LEVEL	AREA
BASEMENT	
Area	5780 SF
1	5780 SF
FIRST FLOOR	
Area	4816 SF
1	4816 SF
SECOND FLOOR	
Area	4716 SF
1	4716 SF
THIRD FLOOR	
Area	4716 SF
1	4716 SF
FOURTH FLOOR	
Area	4716 SF
1	4716 SF
FIFTH FLOOR	
Area	4716 SF
1	4716 SF
SIXTH FLOOR	
Area	4716 SF
1	4716 SF
SEVENTH FLOOR	
Area	4716 SF
1	4716 SF
ROOF	
Area	4665 SF
2	4665 SF
	43555 SF

GENERAL SYMBOLS & IDENTIFICATION METHODS



NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

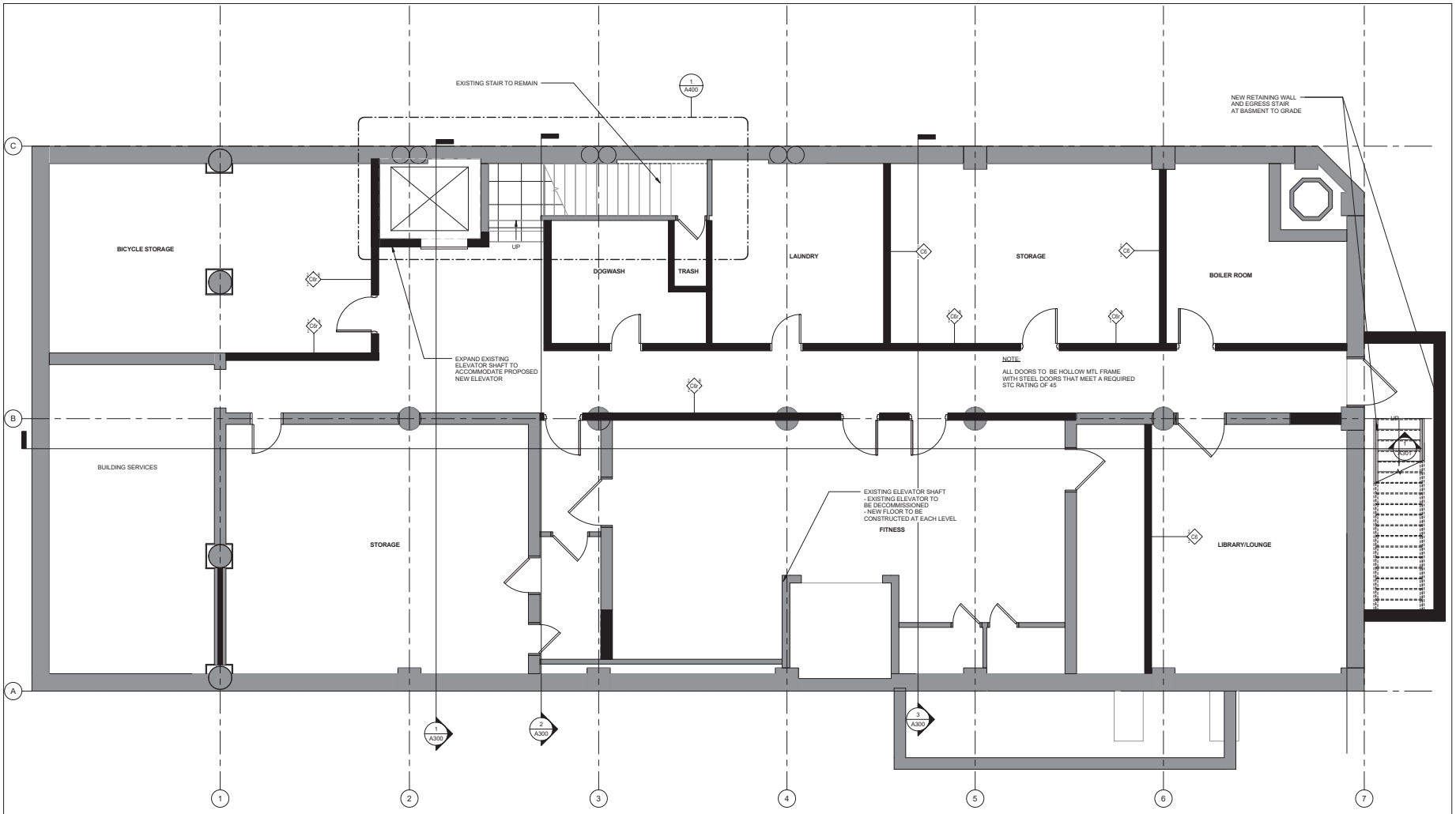
Issue	Date
CofA Application	2/5/2016
Pricing Set	2/23/2016

GENERAL INFORMATION

SHEET TITLE

A000.1

SHEET NO.



1 A100 **BASEMENT PLAN**
1/4" = 1'-0"

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
2. FIELD VERIFY ALL DIMENSION ARE EXISTING CONDITION.
3. DIMENSIONS AT EXTERIOR WALL ARE TO OUTSIDE FACE OF SHEATHING.
4. DIMENSIONS AT INTERIOR WALLS ARE TO CENTER LINE OF WALL.
5. DIMENSIONS AT DEMISING WALLS ARE TO CENTER LINE OF WALL.
6. NEW DEMINSING WALLS ARE TO BE TO UNDERSIDE OF EXISTING CONCRETE SLAB, 1HR FIRE RATING WITH ACOUSTIC RATING UNLESS NOTED OTHERWISE.

WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

1. GLASS FLOOR
2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" 0.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 49854

Date: 2/5/2016

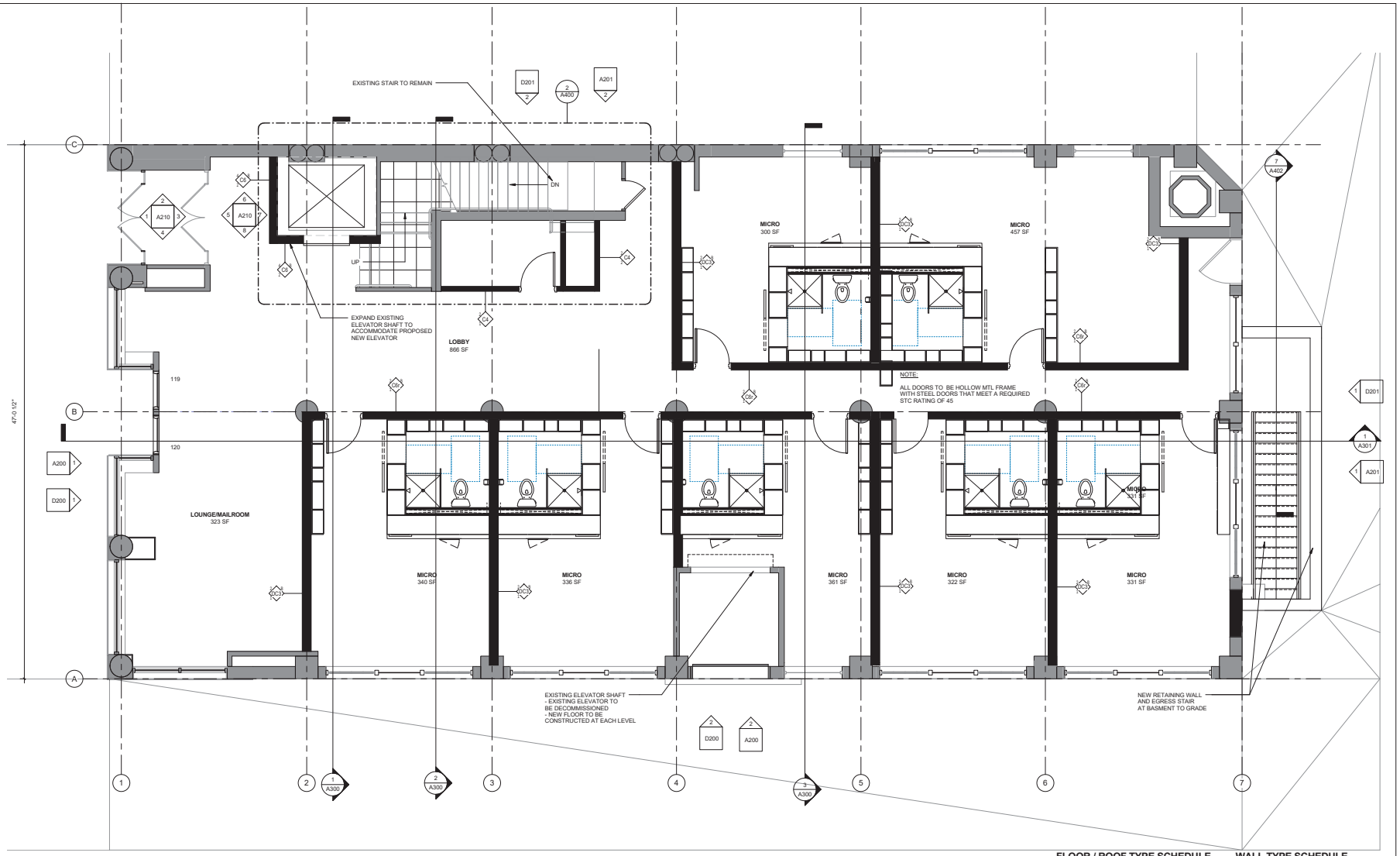
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

BASEMENT PLAN

SHEET TITLE

A100

SHEET NO.



1 A101 **FIRST FLOOR PLAN**
1/4" = 1'-0"

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
2. FIELD VERIFY ALL DIMENSION ARE EXISTING CONDITION.
3. DIMENSIONS AT EXTERIOR WALL ARE TO OUTSIDE FACE OF SHEATHING.
4. DIMENSIONS AT INTERIOR WALLS ARE TO CENTER LINE OF WALL.
5. DIMENSIONS AT DEMISING WALLS ARE TO CENTER LINE OF WALL.
6. NEW DEMINSING WALLS ARE TO BE TO UNDERSIDE OF EXISTING CONCRETE SLAB, 1HR FIRE RATING WITH ACOUSTIC RATING UNLESS NOTED OTHERWISE.

WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

1. GLASS FLOOR
2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" O.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 43854

Date: 2/5/2016

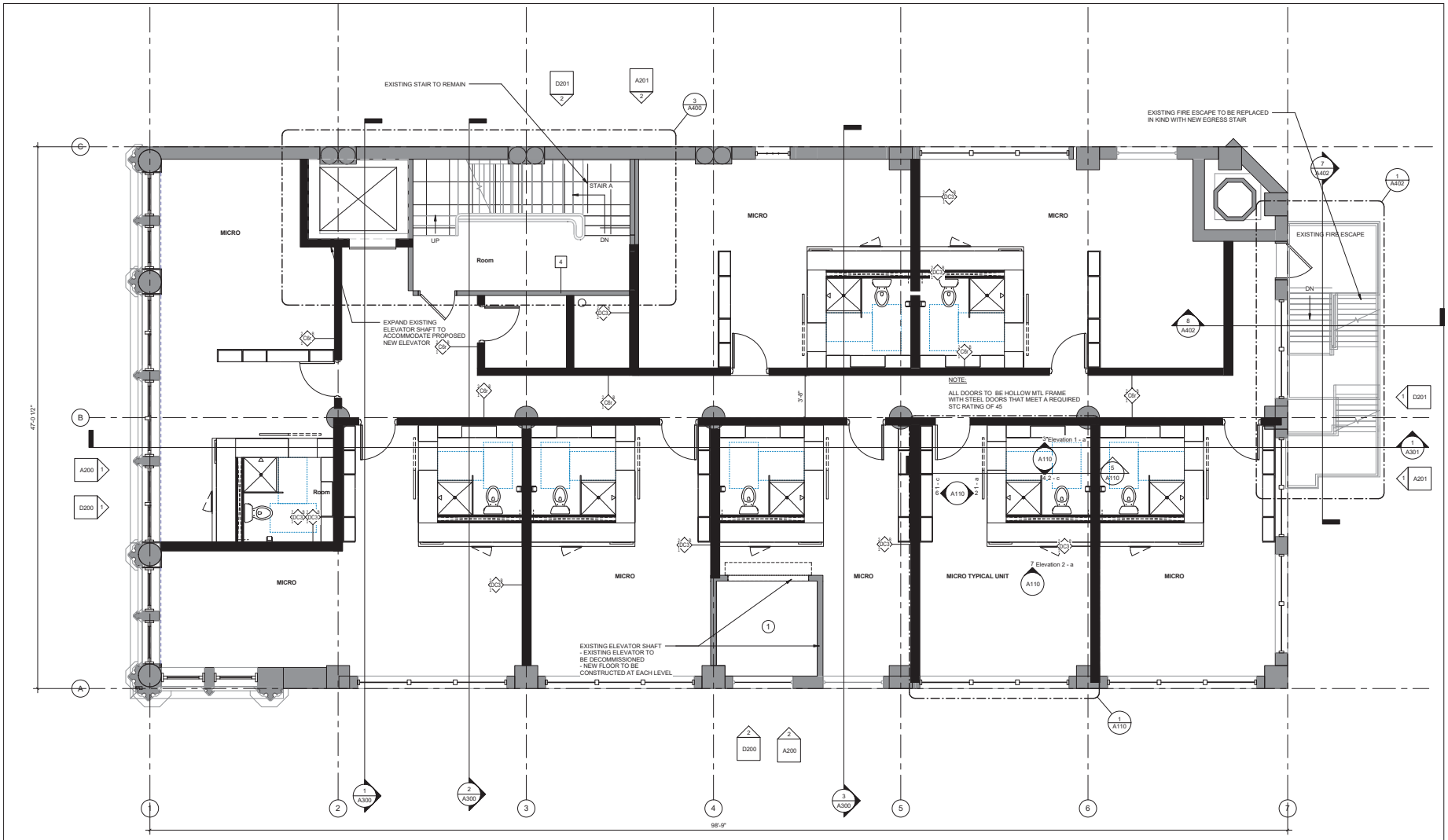
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

FIRST FLOOR PLAN

SHEET TITLE

A101

SHEET NO.



1 A102 **SECOND FLOOR PLAN - TYPICAL FLOOR**
1/4" = 1'-0"

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
2. FIELD VERIFY ALL DIMENSION ARE EXISTING CONDITION.
3. DIMENSIONS AT EXTERIOR WALL ARE TO OUTSIDE FACE OF SHEATHING.
4. DIMENSIONS AT INTERIOR WALLS ARE TO CENTER LINE OF WALL.
5. DIMENSIONS AT DEMISING WALLS ARE TO CENTER LINE OF WALL.
6. NEW DEMINSING WALLS ARE TO BE TO UNDERSIDE OF EXISTING CONCRETE SLAB, 1HR FIRE RATING WITH ACOUSTIC RATING UNLESS NOTED OTHERWISE.

WALL KEY

EXISTING WALL
NEW WALL
#

FLOOR / ROOF TYPE SCHEDULE

1. GLASS FLOOR
2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" O.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

AWH
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alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 49854
Date: 2/5/2016

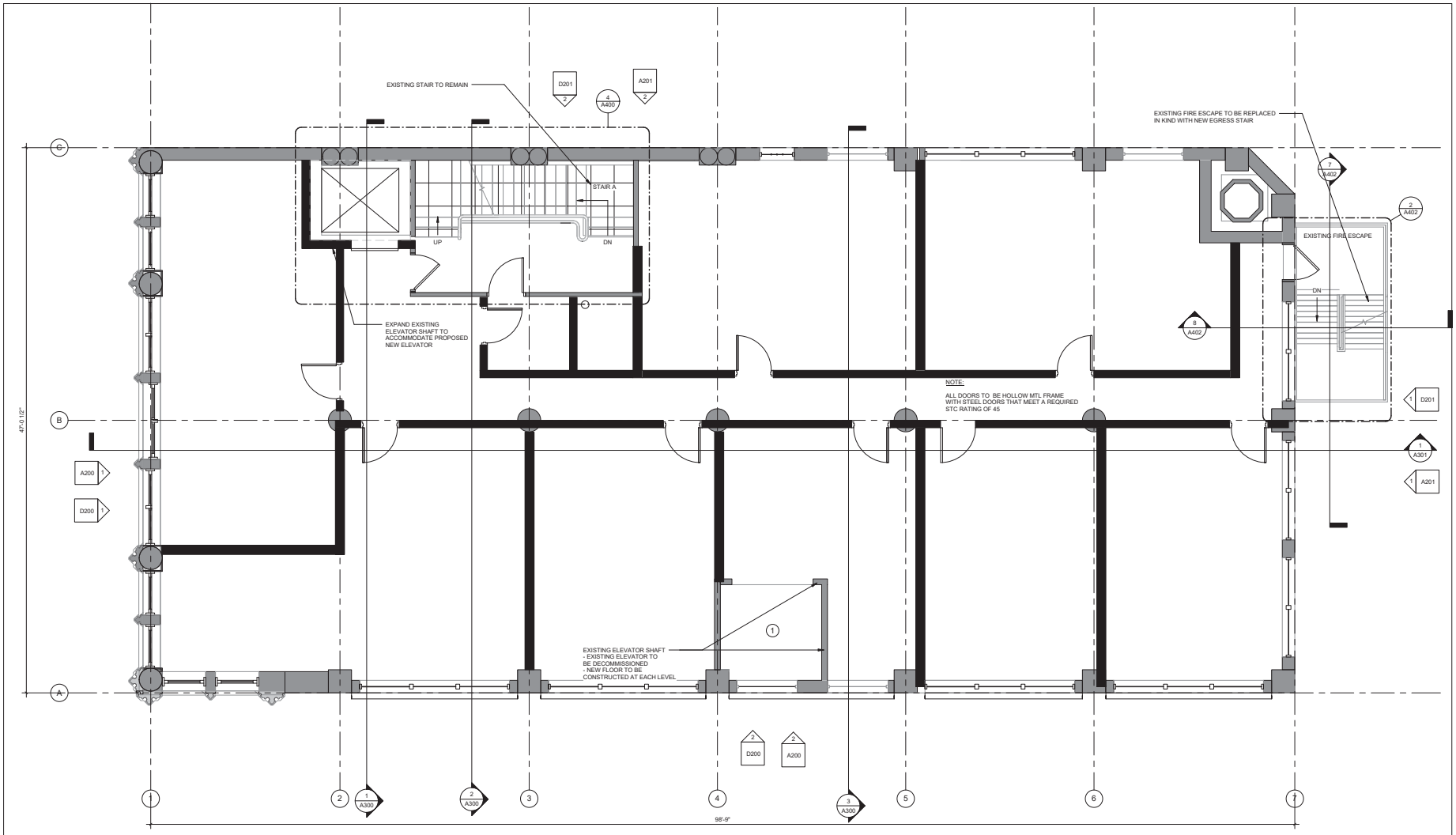
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

SECOND FLOOR PLAN

SHEET TITLE

A102

SHEET NO.



1 A103 **THIRD FLOOR PLAN**
1/4" = 1'-0"

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
2. FIELD VERIFY ALL DIMENSION ARE EXISTING CONDITION.
3. DIMENSIONS AT EXTERIOR WALL ARE TO OUTSIDE FACE OF SHEATHING.
4. DIMENSIONS AT INTERIOR WALLS ARE TO CENTER LINE OF WALL.
5. DIMENSIONS AT DEMISING WALLS ARE TO CENTER LINE OF WALL.
6. NEW DEMINSING WALLS ARE TO BE TO UNDERSIDE OF EXISTING CONCRETE SLAB, 1HR FIRE RATING WITH ACOUSTIC RATING UNLESS NOTED OTHERWISE.

WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

1. GLASS FLOOR
2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" O.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

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PROJECT:

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PROPOSED MIXED USE DEVELOPMENT
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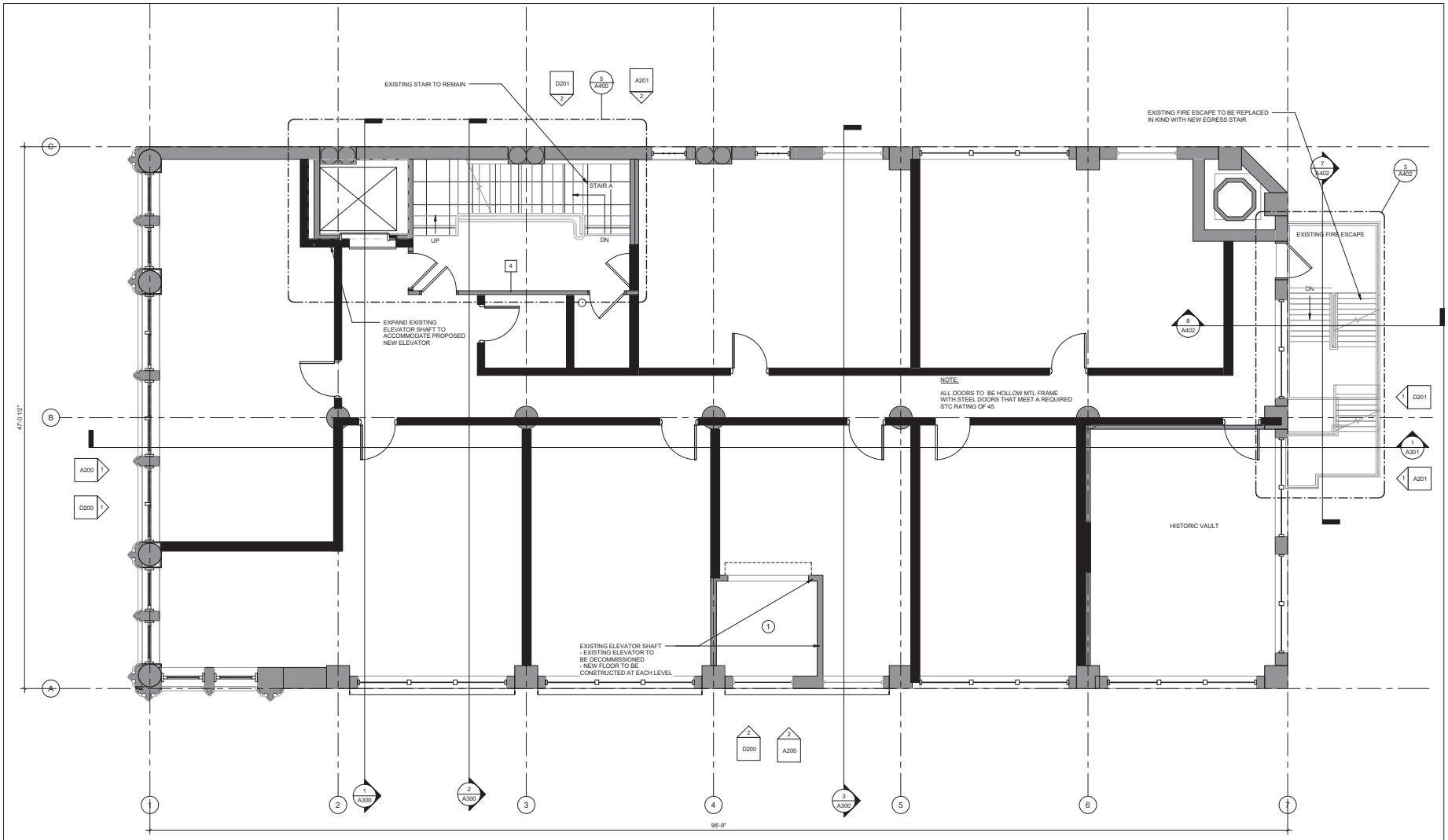
THIRD FLOOR PLAN

SHEET TITLE

A103

SHEET NO.



1 A104 **FOURTH FLOOR PLAN**
1/4" = 1'-0"

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
2. FIELD VERIFY ALL DIMENSION ARE EXISTING CONDITION.
3. DIMENSIONS AT EXTERIOR WALL ARE TO OUTSIDE FACE OF SHEATHING.
4. DIMENSIONS AT INTERIOR WALLS ARE TO CENTER LINE OF WALL.
5. DIMENSIONS AT DEMISING WALLS ARE TO CENTER LINE OF WALL.
6. NEW DEMINSING WALLS ARE TO BE TO UNDERSIDE OF EXISTING CONCRETE SLAB, 1HR FIRE RATING WITH ACOUSTIC RATING UNLESS NOTED OTHERWISE.

WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

1. GLASS FLOOR
2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" O.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

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CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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Name:
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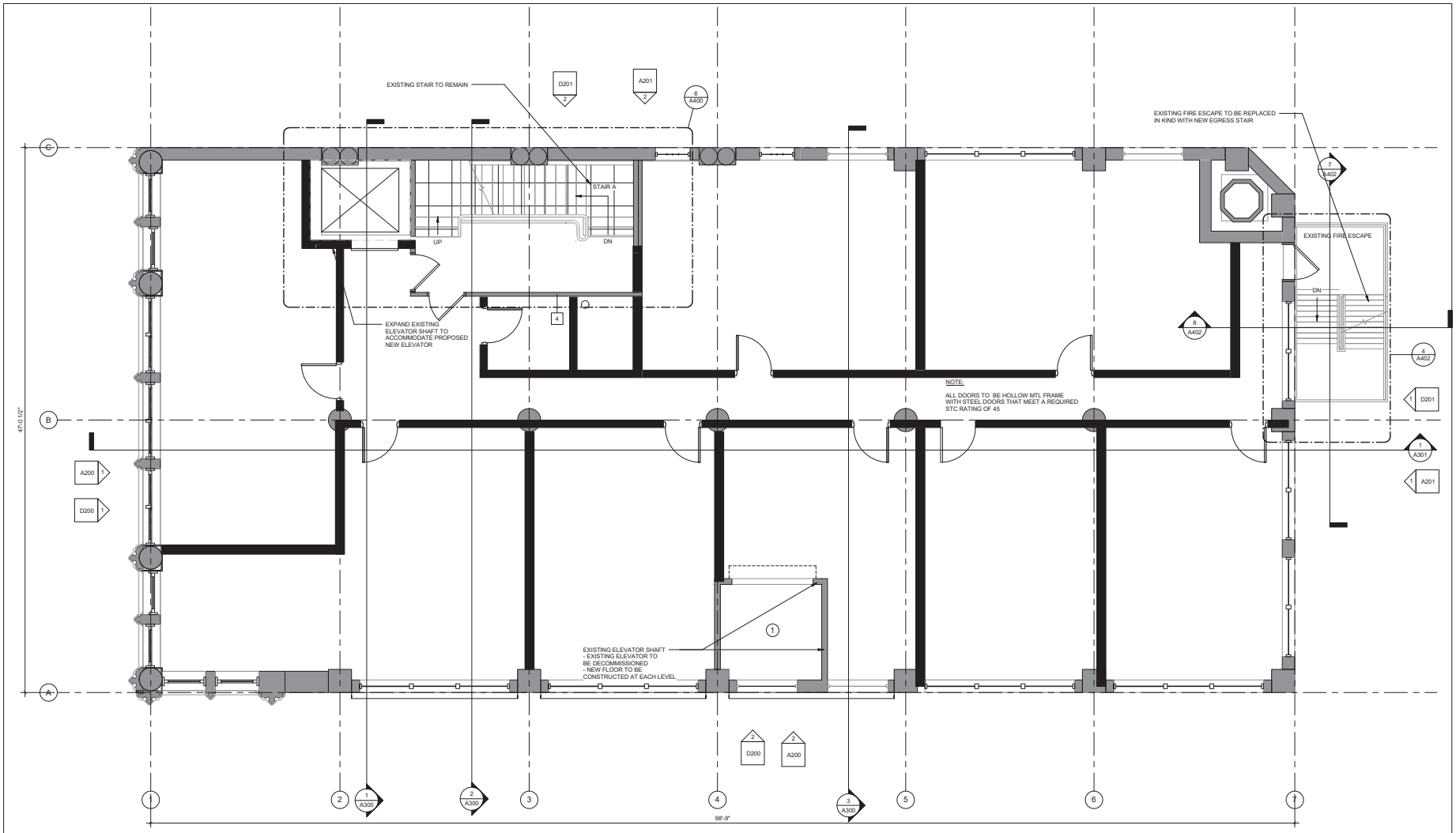
FOURTH FLOOR PLAN

SHEET TITLE

A104

SHEET NO.



1 **FIFTH FLOOR PLAN**
A105 1/4" = 1'-0"

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
2. FIELD VERIFY ALL DIMENSION ARE EXISTING CONDITION.
3. DIMENSIONS AT EXTERIOR WALL ARE TO OUTSIDE FACE OF SHEATHING.
4. DIMENSIONS AT INTERIOR WALLS ARE TO CENTER LINE OF WALL.
5. DIMENSIONS AT DEMISING WALLS ARE TO CENTER LINE OF WALL.
6. NEW DEMINSING WALLS ARE TO BE TO UNDERSIDE OF EXISTING CONCRETE SLAB, 1HR FIRE RATING WITH ACOUSTIC RATING UNLESS NOTED OTHERWISE.

WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

1. GLASS FLOOR
2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" O.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

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PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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License
ig. 43854
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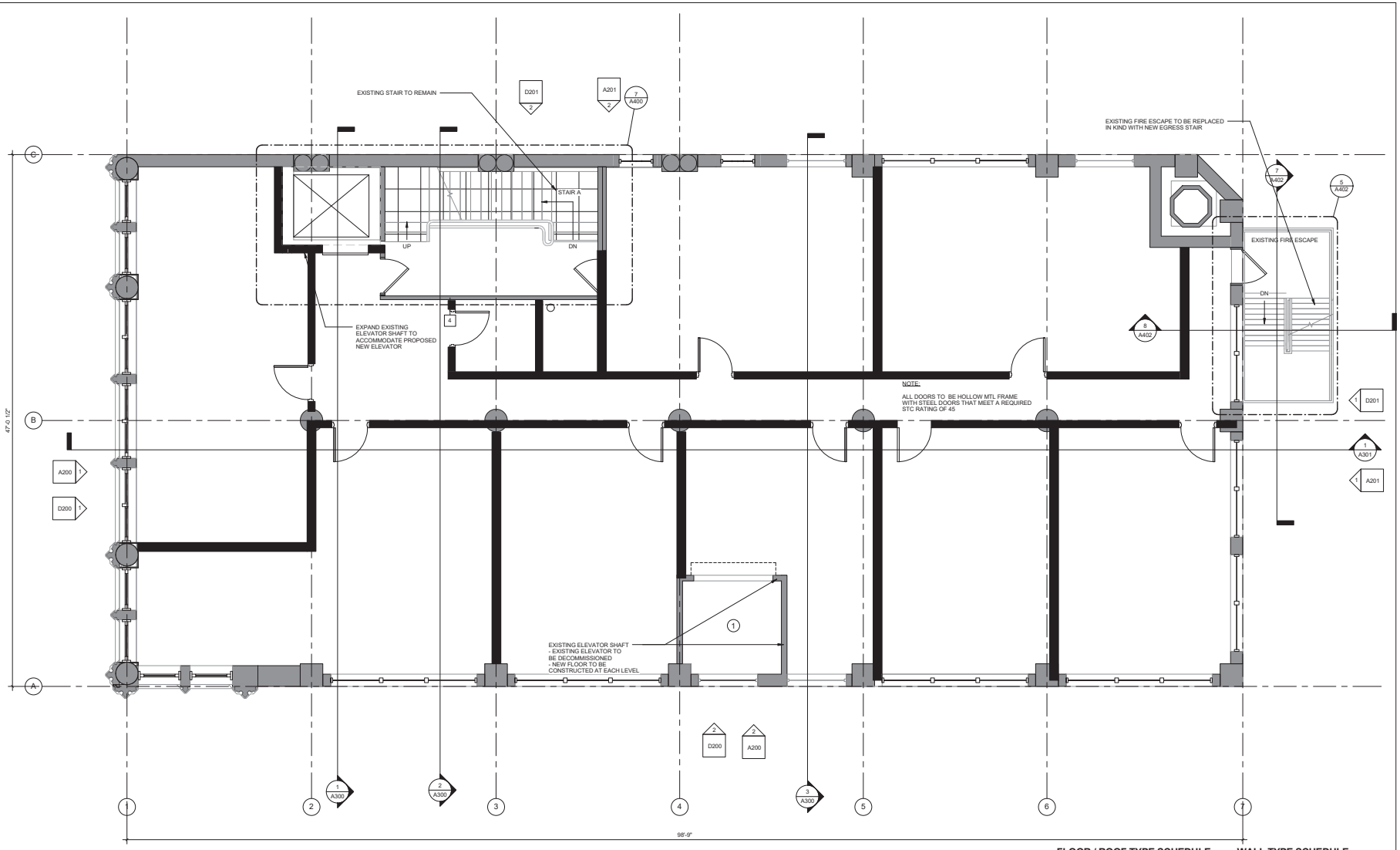
FIFTH FLOOR PLAN

SHEET TITLE

A105

SHEET NO.



GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
2. FIELD VERIFY ALL DIMENSION ARE EXISTING CONDITION.
3. DIMENSIONS AT EXTERIOR WALL ARE TO OUTSIDE FACE OF SHEATHING.
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6. NEW DEMINSING WALLS ARE TO BE TO UNDERSIDE OF EXISTING CONCRETE SLAB, 1HR FIRE RATING WITH ACOUSTIC RATING UNLESS NOTED OTHERWISE.

WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

1. GLASS FLOOR
2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" 0.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

1 / A106 **SIXTH FLOOR PLAN**
1/4" = 1'-0"

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STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

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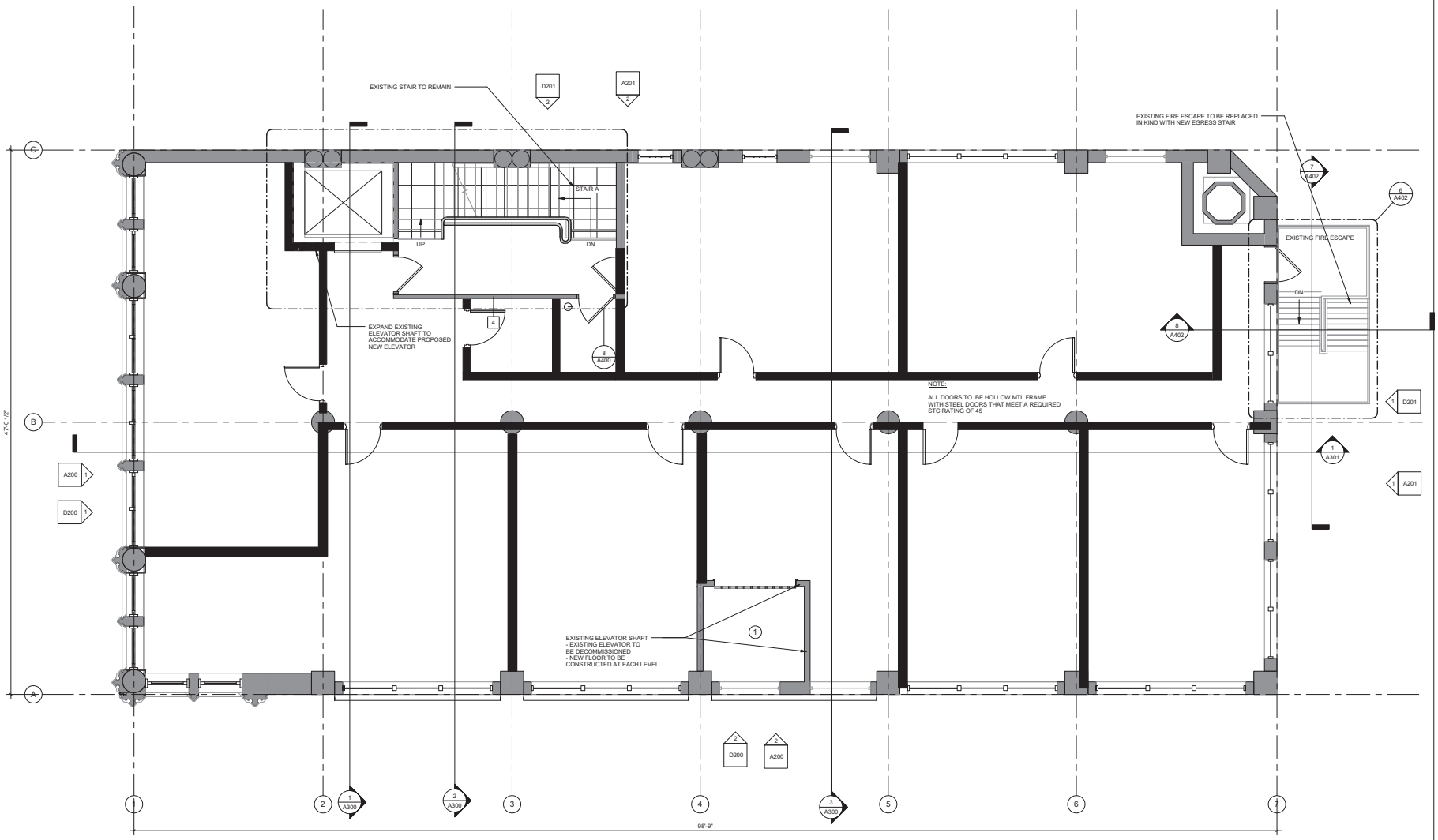
SIXTH FLOOR PLAN

SHEET TITLE

A106

SHEET NO.



1 A107 **SEVENTH FLOOR PLAN**
1/4" = 1'-0"

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
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WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

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2. ROOF PAVERS OVER 3
3. RIGID INSULATION ROOF BOARD, TAPERED W/FULLY OPENED EPDM ROOF MEMBRANE

WALL TYPE SCHEDULE

1. SHAFT WALL
2. 3 5/8" MTL STUD @ 16" 0.C. W/GWB R/S
3. MASONRY INFILL TO MATCH ADJACENT
4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

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PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
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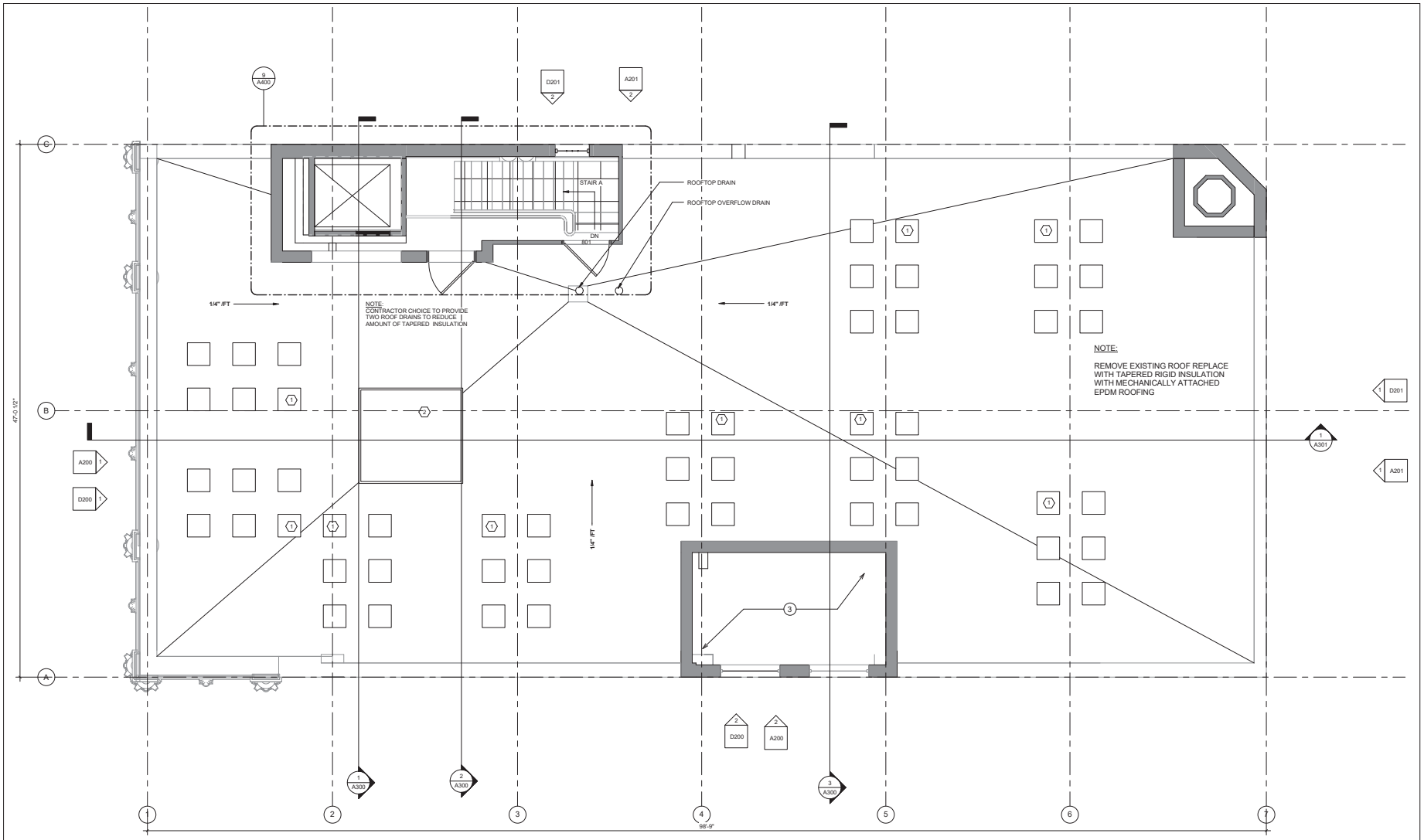
SEVENTH FLOOR PLAN

SHEET TITLE

A107

SHEET NO.



ROOF KEYNOTE

1. ROOFTOP CONDENSER - 54 TOTAL - SEE MECH
2. ROOFTOP MUA - SEE MECH

GENERAL NOTES :

1. CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITION ARE ENCOUNTERED.
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WALL KEY

EXISTING WALL

NEW WALL

#

FLOOR / ROOF TYPE SCHEDULE

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1. SHAFT WALL
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4. HISTORIC WOOD FRAMED STOREFRONT SYSTEM WITH CLEAR GLASS INFILL CONDITION TO BE VERIFIED UPON DEMO OF NON HISTORIC COVERING.

NOT FOR CONSTRUCTION

1 ROOF PLAN
A108 1/4" = 1'-0"

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PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
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Signature:

License
#: 43854
Date: 2/5/2016

ISSUE	DATE
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Pricing Set	2/23/2016

ROOF PLAN

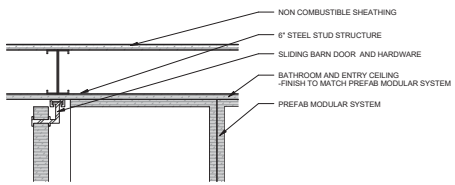
SHEET TITLE

A108

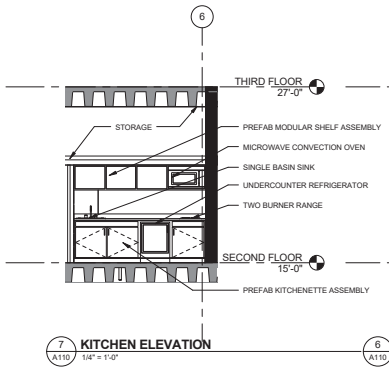
SHEET NO.

GENERAL UNIT NOTES

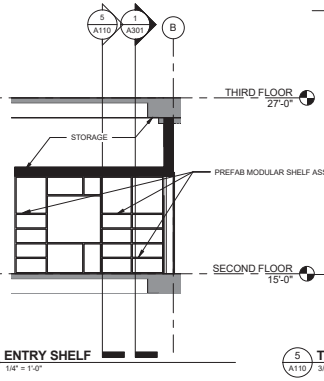
1. CONCRETE FLOORS TO REMAIN EXPOSED.
2. PLASTER CEILINGS TO BE CLEANED, PATCHED TO MATCH, AND REPAINTED.
3. 10" FINISHED BASE TRIM AT UNIT PERIMETER WALLS.
4. DEMISING AND CORRIDOR WALLS TO BE PAINTED.
5. MTL SOLID CORE DOORS AT UNITS. DOORS TO BE PAINTED.
6. ALL PLUMBING PIPES IN WALLS AND CEILINGS TO BE FULLY ENCLOSED WITH GLASS FIBER BATTS.
7. PLEASE CONTACT ROB HIGLEY REGARDING PREFABRICATED MODULAR SYSTEMS AT:
   email: rob@higleycabinets.com phone: 651.775.0783



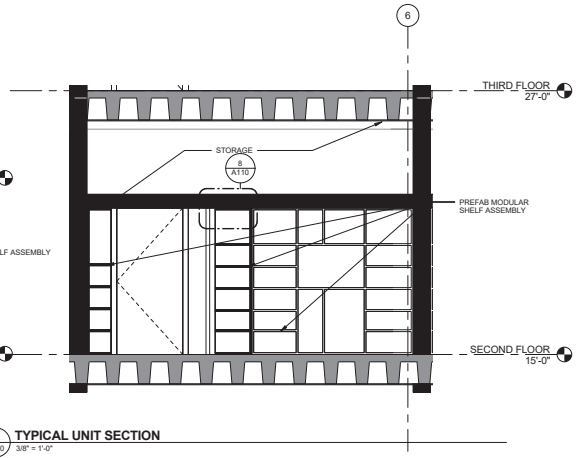
8 A110 **DETAIL AT CEILING, SLIDING BARN DOOR, AND MODULAR SYSTEM**
1 1/2" = 1'-0"



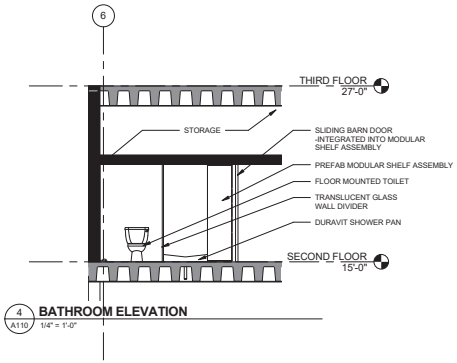
7 A110 **KITCHEN ELEVATION**
1/4" = 1'-0"



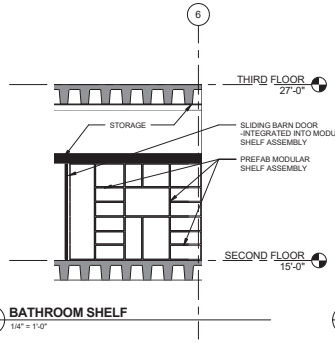
6 A110 **ENTRY SHELF**
1/4" = 1'-0"



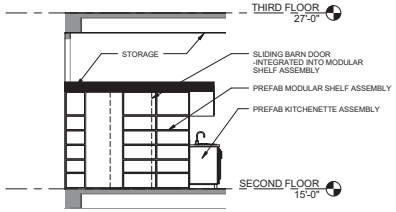
5 A110 **TYPICAL UNIT SECTION**
3/8" = 1'-0"



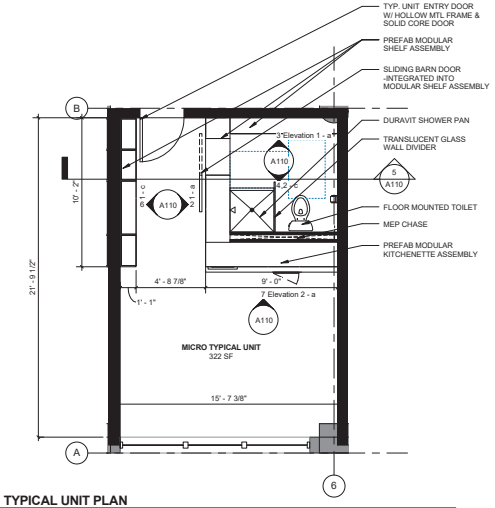
4 A110 **BATHROOM ELEVATION**
1/4" = 1'-0"



3 A110 **BATHROOM SHELF**
1/4" = 1'-0"



2 A110 **BATHROOM ENTRY**
1/4" = 1'-0"



1 A110 **TYPICAL UNIT PLAN**
1/4" = 1'-0"

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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Alex Haecker, AIA
Signature:

License
#: 43854
Date: 2/5/2016

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Pricing Set	2/23/2016

TYPICAL UNIT

SHEET TITLE

A110

SHEET NO.

GENERAL ELEVATION NOTES

1. VERIFY ALL OPENINGS IN FIELD
2. REFER TO WINDOW TYPES AND DETAILS FOR WINDOW AND ASSOCIATED MASONRY OPENINGS.
3. ALL EXTERIOR EXPOSED CONCRETE TO BE GENTLY CLEANED, REPAIR SPALDING AND CRACKS.
4. ALL EXTERIOR MASONRY AND MORTAR JOINTS TO HAVE PAINT REMOVED , GENTLY CLEANED AND REPAINTED AS REQUIRED. ASSUME 35% NEEDS TO BE TUCK POINTED ,PROVIDE ALLOWANCE FOR ADDITIONAL. NO WORK ON FRONT ELEVATION.
5. AT NEW WINDOW/MASONRY OPENINGS, EXTERIOR BRICK TO BE CAREFULLY REMOVED (NOT SAWCUT) AND SAVED FOR REUSE. TOOTH IN REUSED BRICK AT WINDOW JAMBS AND RETUTNS.
6. 30% TERRA COTTA BE STORE REPLACED WITH REPLICA TO MATCH DESIGN COLOR AND TEXTURE.
7. DATUM IS THE INTERSECTION OF BUILDING LINE AND SIDEWALK GRADE AT ALLEY CORNER OF BUILDING
8. ALL TERRA COTTA TO BE APPROVED BY THE ARCHITECT AND ENGINEER.
9. DRAWINGS AND PHOTOGRAPHY OF ALL MODEL WORK TO BE SUBMITTED. ALSO SAMPLES OF TERRA COTTA FOR COLOR ETC.
10. TERRA COTTA FRONT WILL RETURN ON ALLEY SIDE. SAME WIDTH AS PYLON FROM COLUMNS NOS. 1 AND 2.
11. ON LOT LINE RETURN WILL BE SAME WIDTH AS CORNER PIER BUT TO BE PLAIN ON FACE.
12. ALL GRANITE TO EXTEND 1'4" BELOW GRADE.

1 A3.1 **WEST ELEVATION**
1/8" = 1'-0"

2 A3.1 **SOUTH ELEVATION**
1/8" = 1'-0"

GC RFP PRICING SET - NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

Meyer Borgman Johnson
STRUCTURAL ENGINEERS

tel: 612.338.0713
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510 Marquette Avenue South
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Minneapolis, MN 55402

CIVIL/LA ENGINEER

Westwood
Chris Huss PE
PROFESSIONAL ENGINEER
Chris.Huss@westwoodps.com

Direct (952) 697-5717
Main (952) 937-5150

7699 Anagram Drive
Eden Prairie, MN 55344

PROJECT:

PRINTER'S EXCHANGE
MODERN MICRO APARTMENTS
PRICING PACKAGE

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

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#: 49854

Date: 3/8/2016

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ELEVATIONS

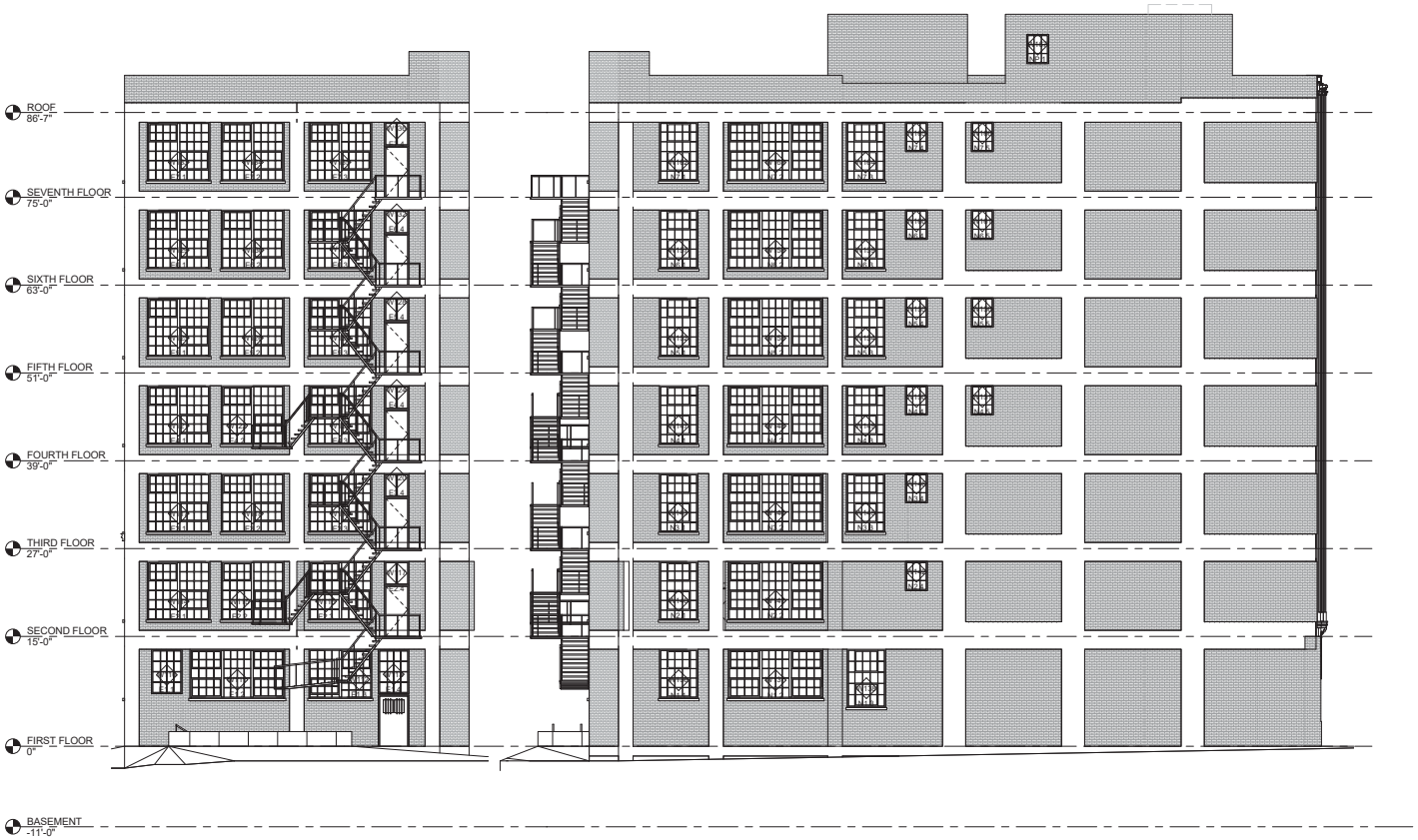
SHEET TITLE

A3.1

SHEET NO.

GENERAL ELEVATION NOTES

1. VERIFY ALL OPENINGS IN FIELD
2. REFER TO WINDOW TYPES AND DETAILS FOR WINDOW AND ASSOCIATED MASONRY OPENINGS.
3. ALL EXTERIOR EXPOSED CONCRETE TO BE GENTLY CLEANED, REPAIR SPALDING AND CRACKS.
4. ALL EXTERIOR MASONRY AND MORTAR JOINTS TO HAVE PAINT REMOVED , GENTLY CLEANED AND REPAINTED AS REQUIRED. ASSUME 35% NEEDS TO BE TUCK POINTED ,PROVIDE ALLOWANCE FOR ADDITIONAL. NO WORK ON FRONT ELEVATION.
5. AT NEW WINDOW/MASONRY OPENINGS, EXTERIOR BRICK TO BE CAREFULLY REMOVED (NOT SAWCUT) AND SAVED FOR REUSE. TOOTH IN REUSED BRICK AT WINDOW JAMBS AND RETUTNS.
6. 30% TERRA COTTA BE STORE REPLACED WITH REPLICA TO MATCH DESIGN COLOR AND TEXTURE.
7. DATUM IS THE INTERSECTION OF BUILDING LINE AND SIDEWALK GRADE AT ALLEY CORNER OF BUILDING
8. ALL TERRA COTTA TO BE APPROVED BY THE ARCHITECT AND ENGINEER.
9. DRAWINGS AND PHOTOGRAPHY OF ALL MODEL WORK TO BE SUBMITTED. ALSO SAMPLES OF TERRA COTTA FOR COLOR ETC.
10. TERRA COTTA FRONT WILL RETURN ON ALLEY SIDE. SAME WIDTH AS PYLON FROM COLUMNS NOS. 1 AND 2.
11. ON LOT LINE RETURN WILL BE SAME WIDTH AS CORNER PIER BUT TO BE PLAIN ON FACE.
12. ALL GRANITE TO EXTEND 1'4" BELOW GRADE.



1 A3.2 **EAST ELEVATION**
1/8" = 1'-0"

2 A3.2 **NORTH ELEVATION**
1/8" = 1'-0"

GC RFP PRICING SET - NOT FOR CONSTRUCTION

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PROJECT:

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Signature:

License
#: 43854

Date: 3/8/2016

ISSUE	DATE
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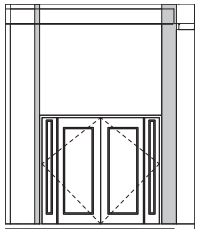
Pricing Set	2/25/2016

ELEVATIONS

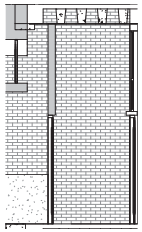
SHEET TITLE

A3.2

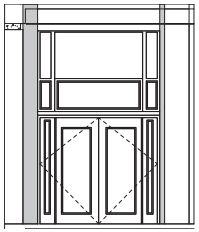
SHEET NO.



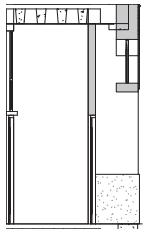
1 A3.3 **ELEVATION - 1**
1/4" = 1'-0"



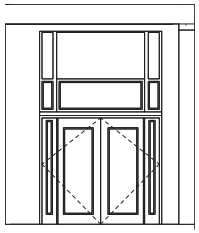
2 A3.3 **ELEVATION - 2**
1/4" = 1'-0"



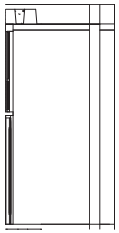
3 A3.3 **ELEVATION - 3**
1/4" = 1'-0"



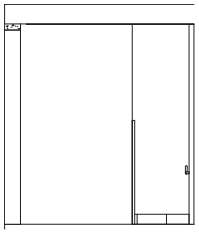
4 A3.3 **ELEVATION - 4**
1/4" = 1'-0"



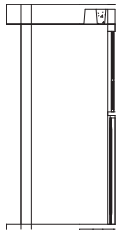
5 A3.3 **ELEVATION - 5**
1/4" = 1'-0"



6 A3.3 **ELEVATION - 6**
1/4" = 1'-0"



7 A3.3 **ELEVATION - 7**
1/4" = 1'-0"



8 A3.3 **ELEVATION - 8**
1/4" = 1'-0"

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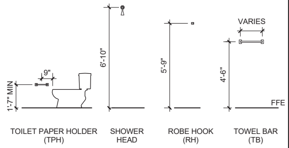
ELEVATION

SHEET TITLE

A3.3

SHEET NO.

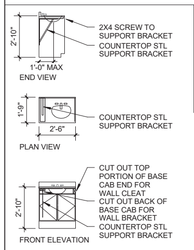
STANDARD EQUIPMENT MOUNTING HEIGHTS FOR DWELLING UNITS



KEY NOTES

1. PAPER TOWEL DISPENSER/ WASTE RECEPTACLE RECESSED
2. LAV MOUNTED SOAP DISPENSER
3. SOAP DISPENSER OR HAND LOTION DISPENSER
4. PAPER TOWEL DISPENSER
5. WASTE RECEPTACLE
6. SHARPS DISPOSAL
7. SANITARY NAPKIN DISPENSER
8. DIAPER CHANGING STATION
9. HAND DRYER
10. MIRROR
11. TYPICAL URINAL MOUNTING HEIGHT
12. ACCESSIBLE URINAL MOUNTING HEIGHT
13. TOILET PARTITION
14. URINAL SCREEN
15. SINGLE-ROLL TOILET TISSUE DISPENSER
16. TOILET PAPER DISPENSER DOUBLE ROLL
17. TOILET SEAT COVER DISPENSER
18. COMBINATION TOILET SEAT COVER AND TOILET TISSUE
19. TOILET SEAT SANITARY GEL DISPENSER
20. COMBINATION TOILET SEAT COVER, NAPKIN DISPOSAL & TOILET TISSUE
21. SANITARY NAPKIN DISPOSAL
22. PURSE SHELF FOR TOILET STALLS
23. CLOTHES HOOK W/ RUBBER BUMPER
24. ELECTRIC WATER COOLER
25. TOWEL SHELF
26. TOWEL BAR
27. ROBE/CLOTHES HOOK- CENTER ON B.O. DOOR
28. SHOWER CURTAIN ROD HEIGHT
29. SHOWER HEAD MOUNTING HEIGHT
30. CORNER MOUNTED SOAP DISH
31. MEDICINE CABINET
32. WALL-MOUNTED HAIR DRYER
33. ADA CLOSET ROD MOUNTING HEIGHTS
34. CLOSET MOUNTED IRONING BOARD SUPPORT
35. FIRE EXTINGUISHER CABINET
36. ACCESSIBLE PAY PHONE MOUNTING HEIGHT
37. TYPICAL PAY PHONE MOUNTING HEIGHT
38. JANITOR MOP AND BROOM RACK
39. JANITOR UTILITY SHELF
40. MARKERBOARD/ TACKBOARD HEIGHT
41. WALL MOUNTED CARD ACCESS READER
42. TYPICAL WALL MOUNTED SCONCE HEIGHT, U.N.O.
43. TYPICAL ACCESSIBLE PUBLIC LAV WITH SURFACE MOUNTED MIRROR
44. AMBULATORY TOILET STALL GRAB BAR LOCATIONS- SURFACE MOUNTED W/ SNAP FLANGE
45. ACCESSIBLE TOILET/STALL GRAB BAR LOCATIONS- SURFACE MOUNTED W/ SNAP FLANGE
46. 36x36 ACCESSIBLE SHOWER STALL WITH TRANSFER SEAT AND GRAB BARS - SEE ELEVATIONS BELOW
47. 30x60 ACCESSIBLE BATHTUB
48. 30x60 ROLL-IN ACCESSIBLE SHOWER STALL FOR ACCESSIBLE GUESTROOMS
49. 30x60 ROLL-IN ACCESSIBLE SHOWER STALL W/OUT SEAT (NON - MN)

REMOVEABLE BASE CABINET FOR ADAPTABLE DWELLING UNITS



NOTE: SUPPORT COUNTERTOP ON STEEL SUPPORT BRACKET AND WALL CLEAT. MAKE BASE CAB REMOVABLE. EXTEND FLOOR, BASE & WALL FINISHES INTO CABINET SPACE BEFORE INSTALLING CABINET.

NOTES:

1. DETAIL APPLIES TO ALL UNITS WHERE VANITY IS LESS THAN 48" WIDE OR 48" PARALLEL APPROACH CAN NOT BE CENTERED ON ONE SINK.

2. VANITY COUNTER TOPS, IN ALL UNIT BATHS WITHIN EVERY UNIT, ARE TO BE INSTALLED AT A HEIGHT OF NOT MORE THAN 34", AS REQUIRED BY MN ACCESSIBILITY CODE.

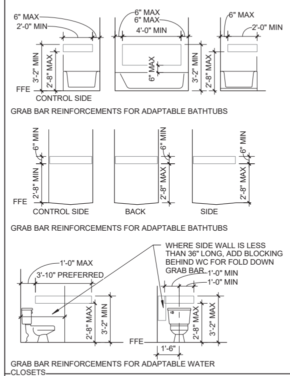
3. FLOOR AND WALL SURFACES TO BE CONSTRUCTED TO MATCH THE ROOM FINISH PRIOR TO INSTALLATION OF THE REMOVABLE CABINET.

NOTES:

1. SEE SPECIFICATIONS SECTION 10800 AND ENLARGED FLOOR PLANS FOR REQUIRED ACCESSORIES AT EACH UNIT.

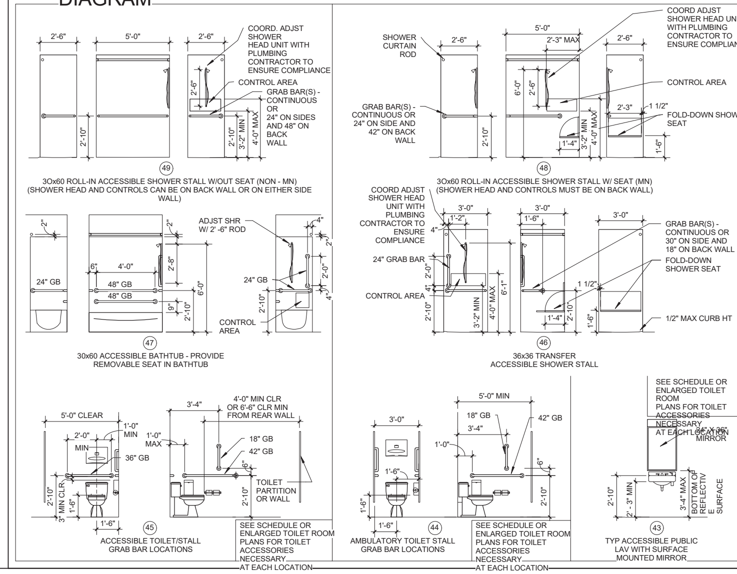
2. PROVIDE WOOD OR SHEET METAL BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYP BD PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE IN RATED WALLS.

BLOCKING STANDARDS FOR ADAPTABLE DWELLING UNITS (AS REQUIRED FOR FUTURE GRAB BARS)

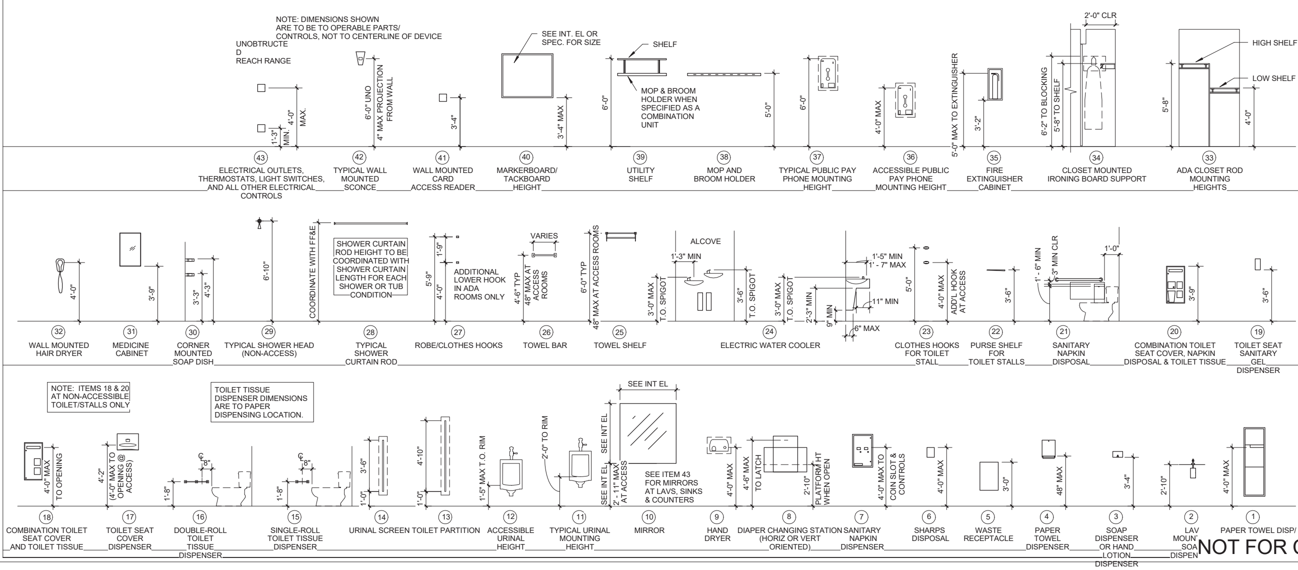


NOTE: ALL DWELLING UNITS ARE REQUIRED TO BE ADAPTABLE. PROVIDE CONCEALED WALL BLOCKING FOR FUTURE GRAB BARS PER DETAILS ABOVE.

STANDARD OPERABLE EQUIPMENT MOUNTING HEIGHTS DIAGRAM



REFER TO SPECIFICATION FOR EQUIPMENT USED IN THIS PROJECT



NOTES:

1. SEE SPECIFICATIONS SECTION 10800 AND ENLARGED FLOOR PLANS FOR LOCATION AND STYLE/MANUFACTURER FOR EACH TOILET ACCESSORY.

2. DO NOT SCALE DRAWINGS.

3. PROVIDE WOOD OR SHEET METAL BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYP BD PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE IN RATED WALLS. REFER TO BLOCKING DIAGRAM. NOTE: WOOD BLOCKING IS NOT FIRE RETARDANT TREATED.

4. REFER TO ACCESSIBILITY REQUIREMENTS FOR CLEAR FLOOR SPACE REQUIRED AT EACH FIXTURE OR PIECE OF EQUIPMENT.

5. THIS PROJECT MAY NOT INCLUDE ALL OPERABLE EQUIPMENT INCLUDED IN THIS MOUNTING HEIGHTS DIAGRAM. PLEASE REFER TO SPECIFICATIONS, ENLARGED PLANS, AND INTERIOR ELEVATIONS FOR REQUIRED EQUIPMENT.

6. WHERE AN ITEM IS LISTED N.I.C., PROVIDE BLOCKING ACCORDING TO THE OWNER'S SELECTED MANUFACTURER/VENDOR SUPPLYING THE ACCESSORY.

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STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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License #: 48654
Date: 2/5/2016

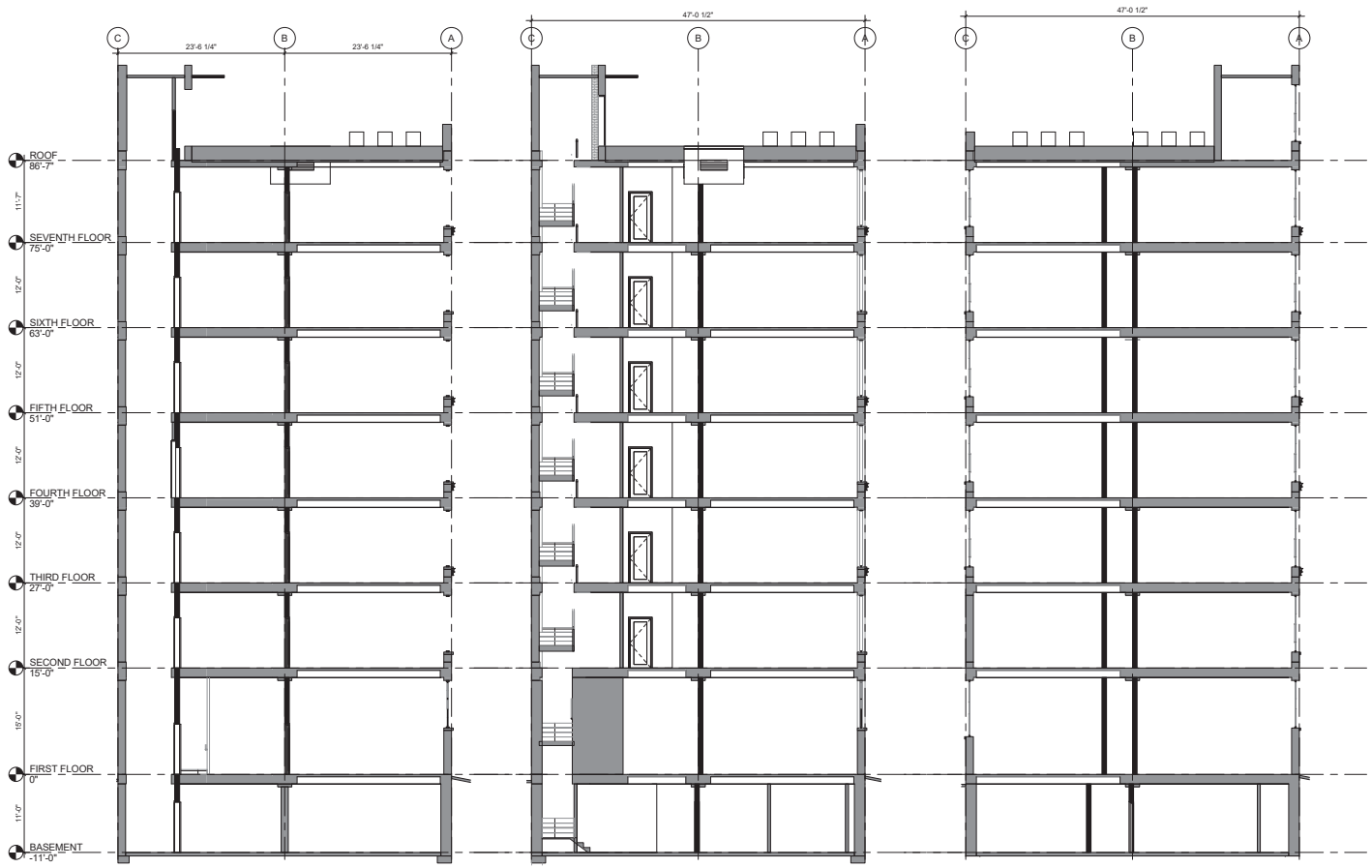
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

STANDARD INTERIOR ELEVATIONS

SHEET TITLE

A211

SHEET NO.



1 A300 **BUILDING SECTION** 1/8" = 1'-0"

2 A300 **BUILDING SECTION** 1/8" = 1'-0"

3 A300 **BUILDING SECTION** 1/8" = 1'-0"

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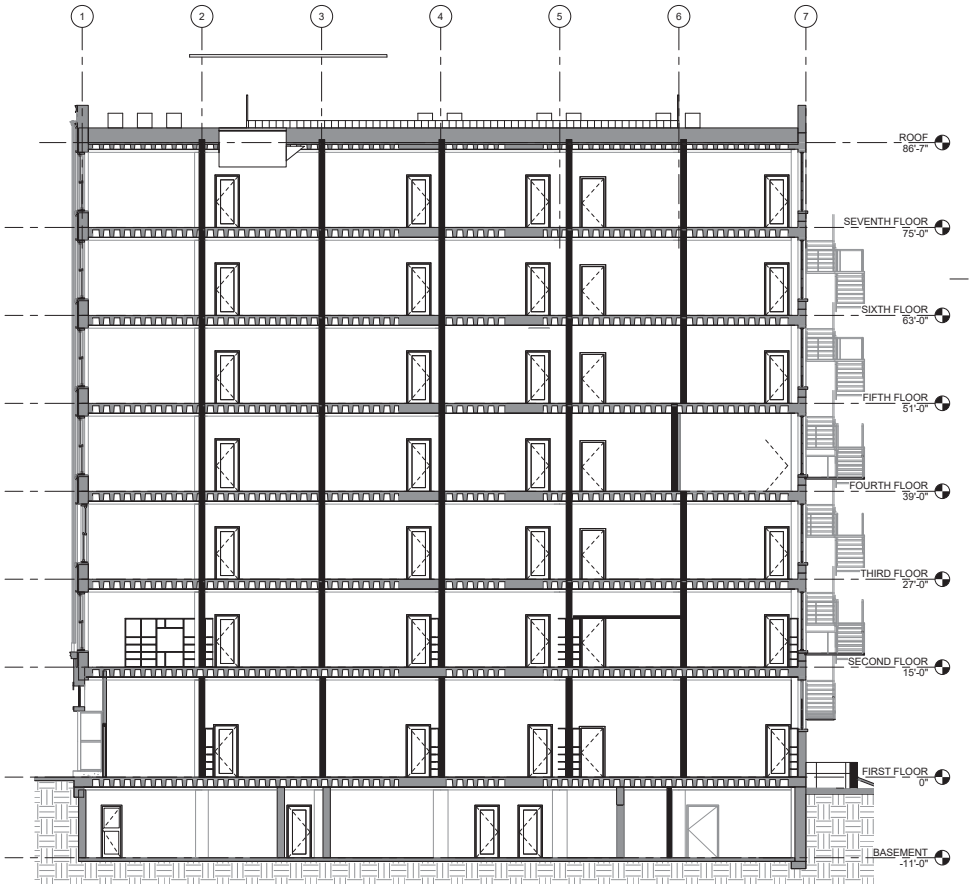
CofA Application	2/5/2016
Pricing Set	2/23/2016

BUILDING SECTION

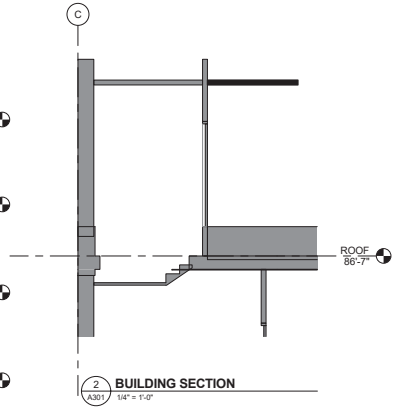
SHEET TITLE

A300

SHEET NO.



1 A301 **BUILDING SECTION**
1/8" = 1'-0"



2 A301 **BUILDING SECTION**
1/4" = 1'-0"

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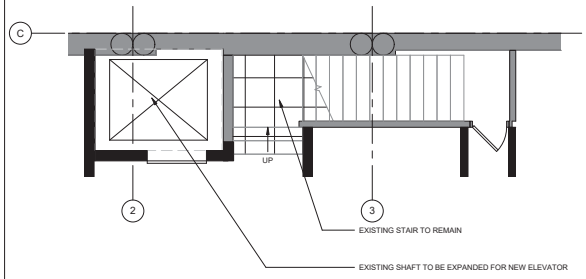
Pricing Set	2/23/2016

BUILDING SECTION

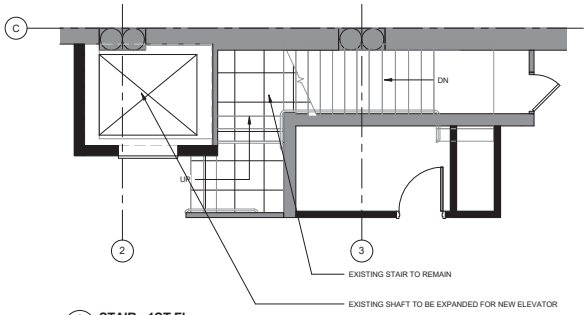
SHEET TITLE

A301

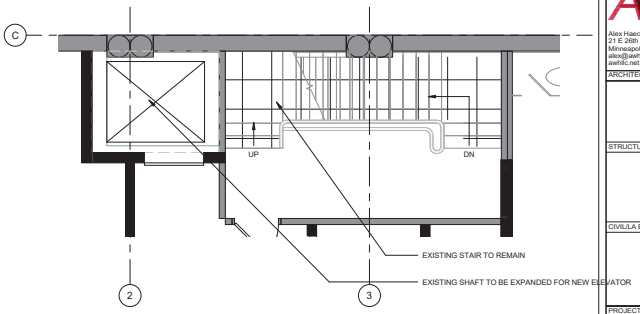
SHEET NO.



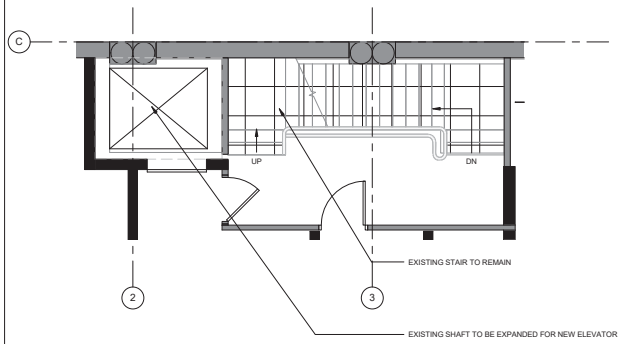
1 A400 **STAIR - BASEMENT FL**
1/4" = 1'-0"



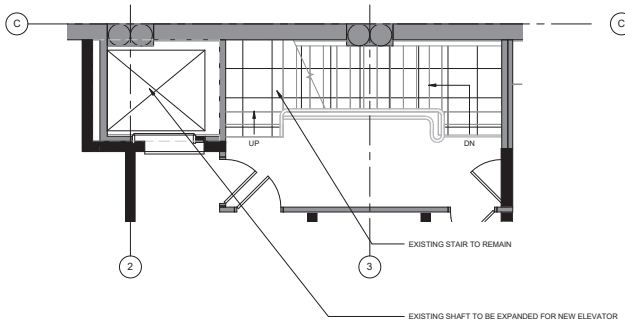
2 A400 **STAIR - 1ST FL**
1/4" = 1'-0"



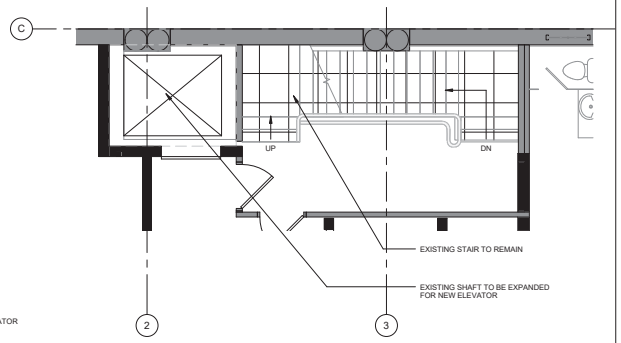
3 A400 **STAIR -2ND FL**
1/4" = 1'-0"



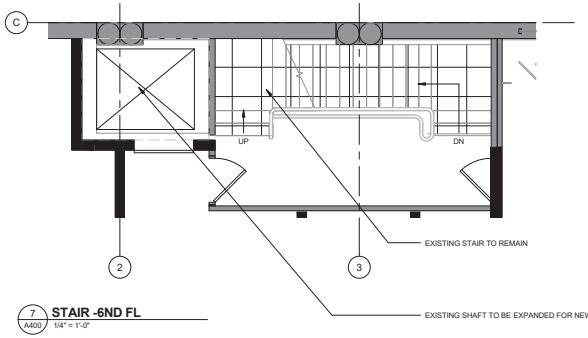
4 A400 **STAIR -3ND FL**
1/4" = 1'-0"



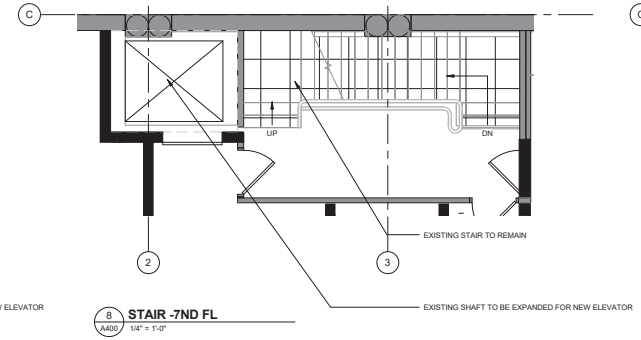
5 A400 **STAIR -4ND FL**
1/4" = 1'-0"



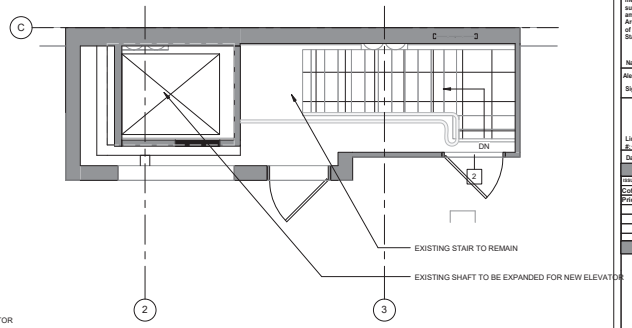
6 A400 **STAIR -5ND FL**
1/4" = 1'-0"



7 A400 **STAIR -6ND FL**
1/4" = 1'-0"



8 A400 **STAIR -7ND FL**
1/4" = 1'-0"



9 A400 **STAIR - ROOF**
1/4" = 1'-0"

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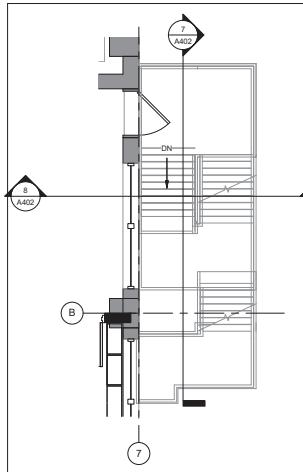
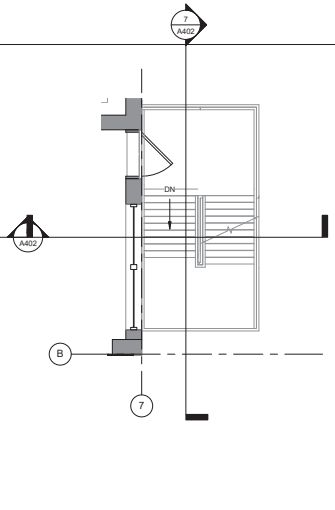
EXISTING STAIR AND PROPOSED ELEVATOR
SHEET TITLE

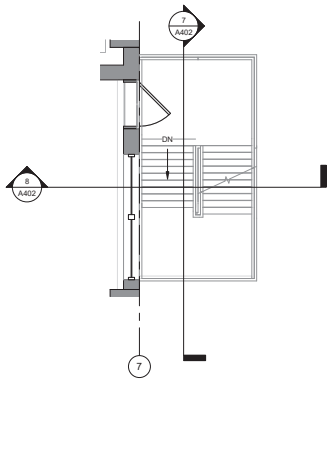
A400
SHEET NO.



1 A402 **EGRESS STAIR -2ND FL**
1/4" = 1'-0"

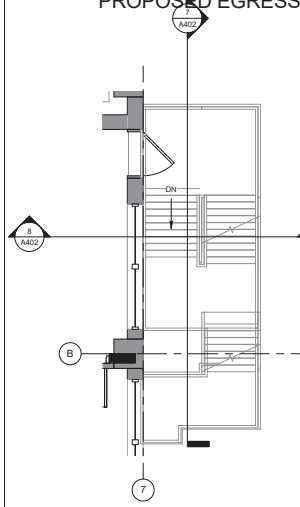


2 A402 **EGRESS STAIR-3RD FL**
1/4" = 1'-0"

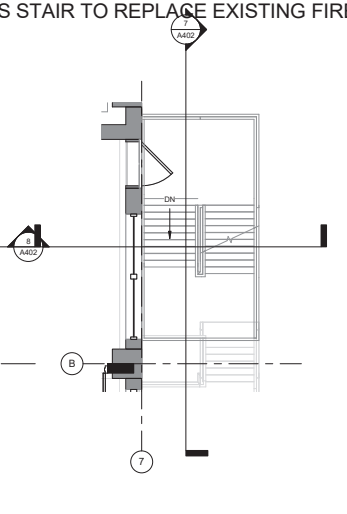


5 A402 **EGRESS STAIR -6TH FL**
1/4" = 1'-0"

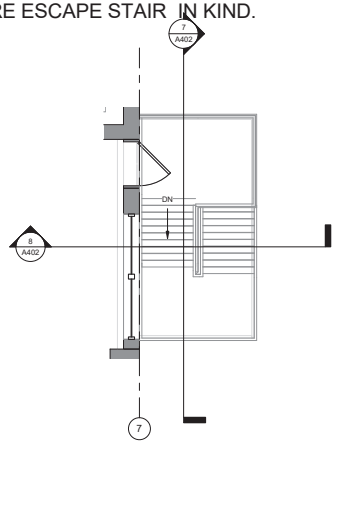
NOTE:
PROPOSED EGRESS STAIR TO REPLACE EXISTING FIRE ESCAPE STAIR IN KIND.



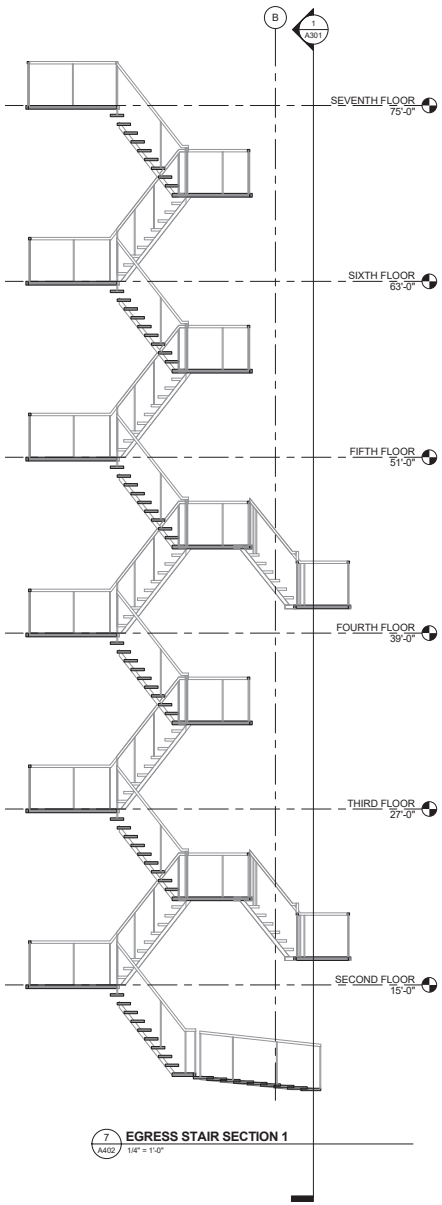
3 A402 **EGRESS STAIR -4TH FL**
1/4" = 1'-0"



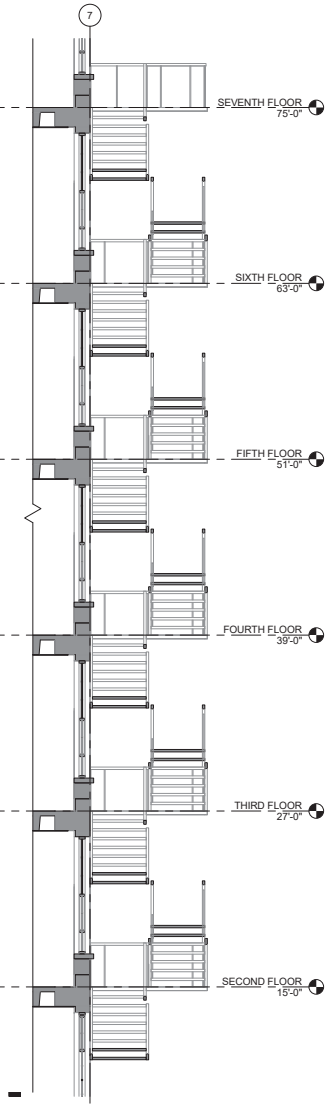
4 A402 **EGRESS STAIR -5TH FL**
1/4" = 1'-0"



6 A402 **EGRESS STAIR-7TH FL**
1/4" = 1'-0"



7 A402 **EGRESS STAIR SECTION 1**
1/4" = 1'-0"



8 A402 **EGRESS STAIR SECTION 2**
1/4" = 1'-0"

NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 49854
Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

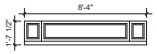
PROPOSED EGRESS STAIR

SHEET TITLE

A402

SHEET NO.

WEST



W1

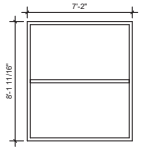
Proposed work: Prime, and paint. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components

W2

Proposed work: Prime, paint and install new single insulated glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W3

Proposed Work: Window to be restored. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W4

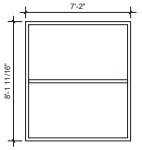
Proposed Work: Repair masonry surrounds and caulk with elastomeric caulk. Replace spandrel panel with glass to match clear panel above.

W1.3

Proposed Work: Repair masonry surrounds and caulk with elastomeric caulk. Replace spandrel panel with glass to match clear panel above.

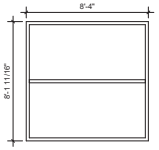
W6

Proposed Work- Remove exterior sign, interior insulation and any interfering elements. Window to be restored. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W7

Proposed Work: Repair masonry surrounds and caulk with elastomeric caulk. Replace spandrel panel with glass to match clear panel above.



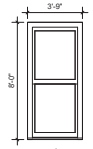
W8

Proposed Work: Repair masonry surrounds and caulk with elastomeric caulk. Replace spandrel panel with glass to match clear panel above.

W9

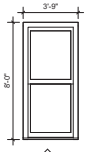
Proposed Work- Remove exterior sign, interior insulation and any interfering elements. Window to be restored. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.

LEVEL 1



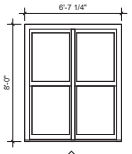
W10

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



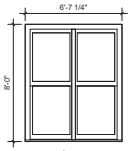
W11

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



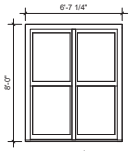
W12

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



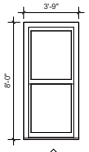
W13

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



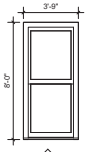
W14

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W15

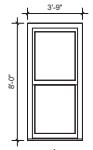
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W16

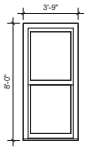
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.

LEVEL 2



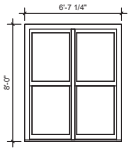
W17

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



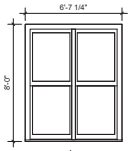
W18

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



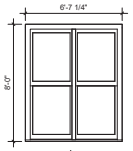
W19

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



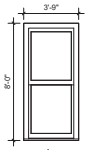
W20

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



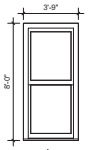
W21

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W22

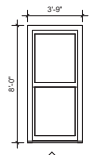
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W23

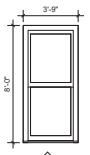
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.

LEVEL 3



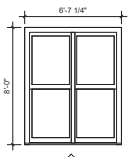
W24

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



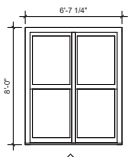
W25

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



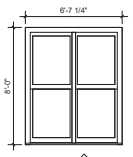
W26

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



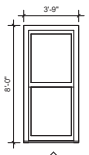
W27

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



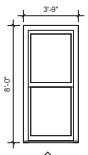
W28

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W29

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W30

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.

LEVEL 4

NOT FOR CONSTRUCTION

AWH

Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

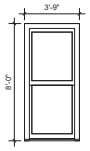
WINDOW TYPES

SHEET TITLE

A600

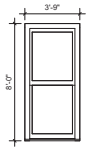
SHEET NO.

WEST



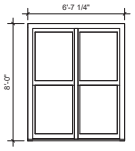
W31

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



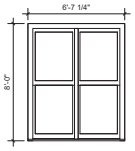
W32

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



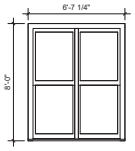
W33

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



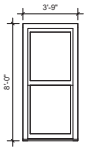
W34

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



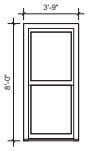
W35

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W36

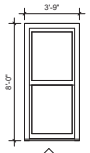
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W37

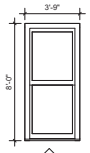
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.

LEVEL 5



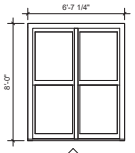
W38

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



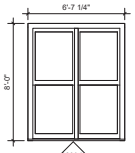
W39

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



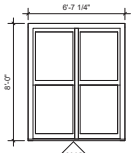
W40

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



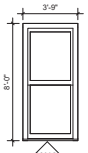
W41

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



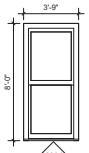
W42

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W43

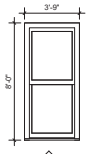
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W44

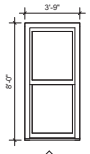
Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.

LEVEL 6



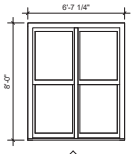
W45

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



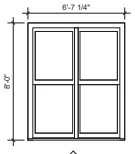
W46

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



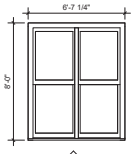
W47

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



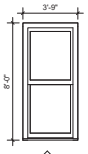
W48

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



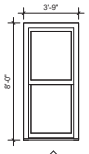
W49

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W50

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



W51

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.

LEVEL 7

NOT FOR CONSTRUCTION

AWH

Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

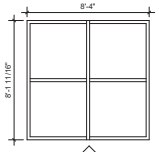
WINDOW TYPES

SHEET TITLE

A601

SHEET NO.

SOUTH

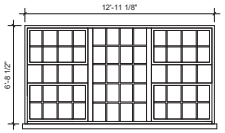


W52

Proposed Work: Repair masonry surrounds and caulk with elastomeric caulk. Replace spandrel panel with glass to match clear panel above.

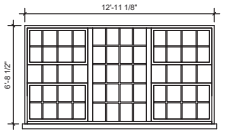
W53

Proposed Work: Remove exterior sign, interior insulation and any interfering elements. Window to be restored. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



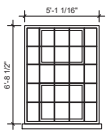
W54

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Repair bent sections. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



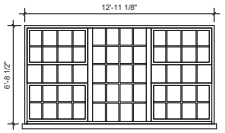
W55

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Replace missing muntins. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



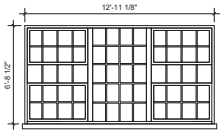
W56

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts.



W57

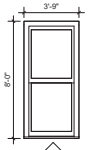
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W58

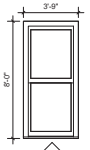
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 1



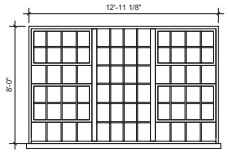
W59

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



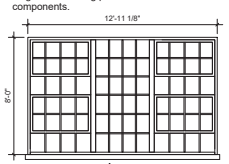
W60

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



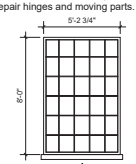
W61

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



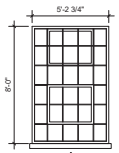
W62

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing muntins. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



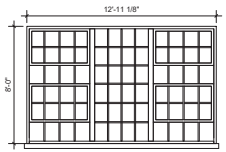
W63

Proposed Work: Window to be restored. Bottom rail severely corroded, replace as required. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



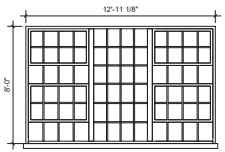
W64

Proposed Work: Based upon site observations of nearby windows of identical type. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W65

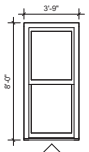
Proposed Work: Based upon site observations of nearby windows of identical type. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W66

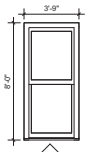
Proposed Work: Based upon site observations of nearby windows of identical type we propose the following work. Window to be restored. Replace steel sections, muntins and clear glass units where missing. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 2



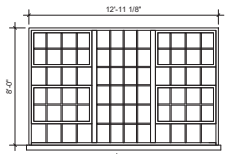
W67

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



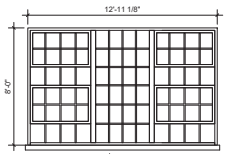
W68

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



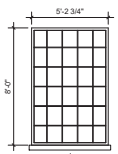
W69

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace steel section, muntins, hopper hardware where missing. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



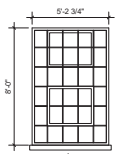
W70

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace steel section, muntins, hopper hardware where missing. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



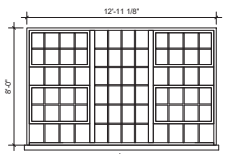
W71

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



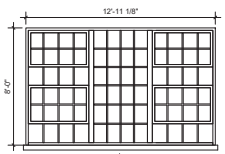
W72

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W73

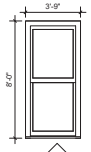
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W74

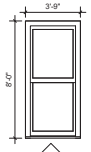
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 3



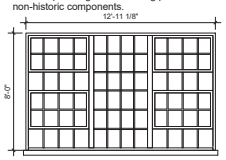
W75

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



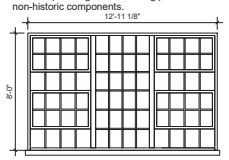
W76

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



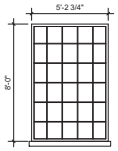
W77

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Remove plywood covering portion of missing window. Replace steel section, muntins, hopper hardware, and glass units where missing. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



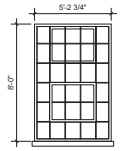
W78

Proposed Work: Window to be removed and replaced.
New Window: Set of (3) steel sash 6/4 with operable and inoperable hopper upper and lower units and single-pane clear glass units. To match surrounding historic windows.



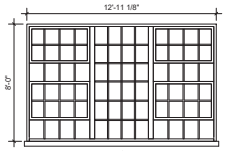
W79

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



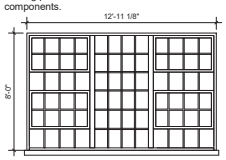
W80

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W81

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W82

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 4

NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-658-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
Lic. 43854

Date: 2/5/2016

Issue	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

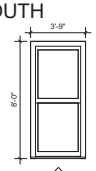
WINDOW TYPES

SHEET TITLE

A602

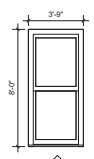
SHEET NO.

SOUTH



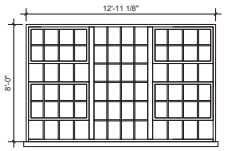
W83

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



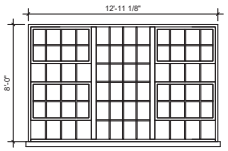
W84

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



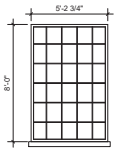
W85

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



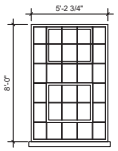
W86

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace steel section, muntins, hopper hardware where missing. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



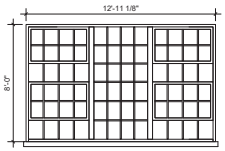
W87

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



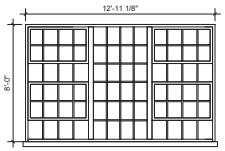
W88

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Remove paint at header to allow for upper hopper movement. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W89

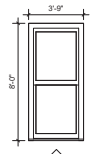
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Remove paint at header to allow for upper hopper movement. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W90

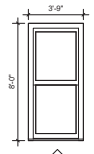
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Remove paint at header to allow for upper hopper movement. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.

LEVEL 5



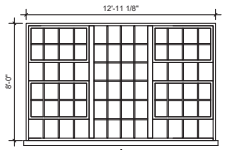
W91

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



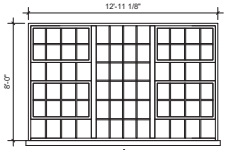
W92

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



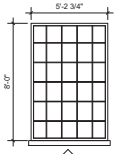
W93

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace muntins where missing. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



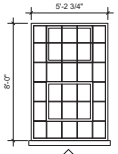
W94

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace steel section, muntins, hopper hardware where missing. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



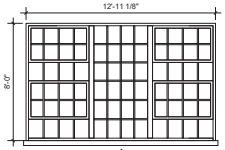
W95

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



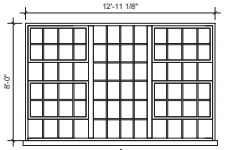
W96

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W97

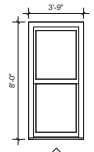
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W98

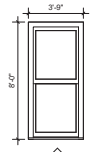
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 6



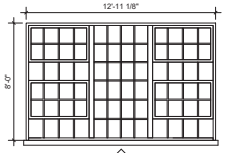
W99

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



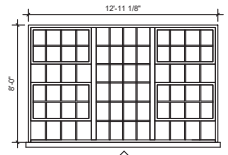
W101

Proposed Work: Window to remain. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair moving parts.



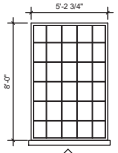
W102

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



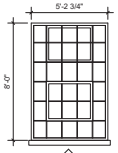
W103

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



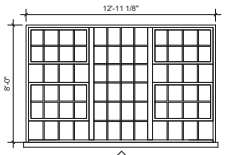
W104

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



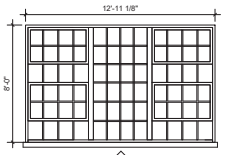
W105

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace lower hopper unit. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W106

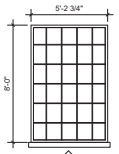
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W107

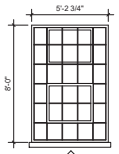
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 7



W108

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



W109

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

NOT FOR CONSTRUCTION

AWH

Alex Haecker, AIA
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Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

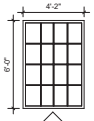
WINDOW TYPES

SHEET TITLE

A603

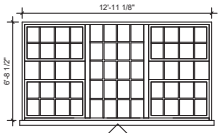
SHEET NO.

EAST



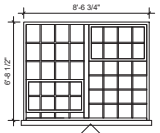
W110

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing hopper unit, match in kind E1.4 hopper unit. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Remove non-historic components.



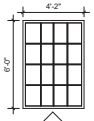
W111

Proposed Work- Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W112

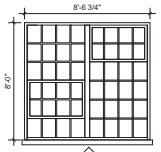
Proposed Work- Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W113

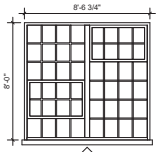
Proposed Work- Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 1



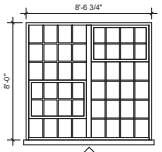
W117

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W118

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



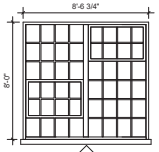
W119

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W120

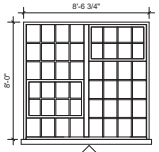
Proposed work: Remove infill and match historic window. New window: 1 / 2 fixed steel frame with insulated glass.

LEVEL 2



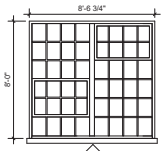
W114

Proposed Work- Based upon site observations of nearby windows of identical type. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W115

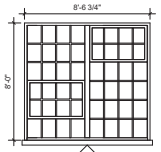
Proposed Work: Based upon site observations of nearby windows of identical type. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing section at original egress door with materials and details to match historic surroundings. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W116

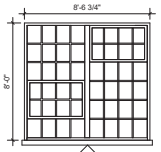
Proposed Work: Based upon site observations of nearby windows of identical type. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing muntin. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 3



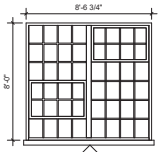
W125

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W126

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



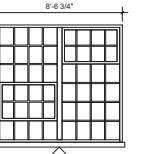
W127

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing muntins. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W128

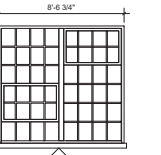
Proposed work: Remove infill and match historic window. New window: 1 / 2 fixed steel frame with insulated glass.

LEVEL 4



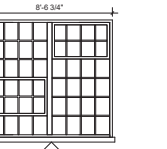
W129

Proposed Work: Based upon site observations of nearby windows of identical type. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W130

Proposed Work: Concrete masonry unit infill to be removed. New Window: 2x3 steel frame fixed window with insulated clear glass.



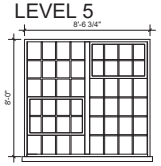
W131

Proposed Work- Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W132

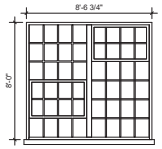
Proposed work: Remove window, and match historic window. New window: 1 / 2 fixed steel frame with insulated glass.

LEVEL 5



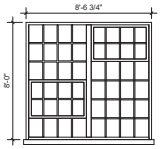
W133

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W134

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W135

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 6

LEVEL 7

NOT FOR CONSTRUCTION

AWH

Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 49854

Date: 2/5/2016

Issue	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

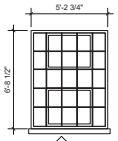
WINDOW TYPES

SHEET TITLE

A604

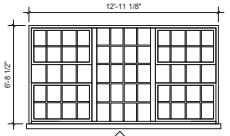
SHEET NO.

NORTH



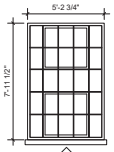
W136

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing hopper unit. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



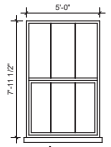
W137

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W138

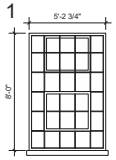
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W139

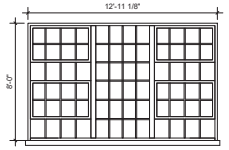
Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 1



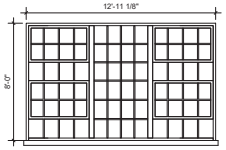
W140

Proposed Work: Based upon site observations of nearby windows of identical type we propose the following work. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing hopper unit and muntins. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W141

Proposed Work: Based upon site observations of nearby windows of identical type we propose the following work. Window to be restored. Replace steel sections, muntins and clear glass units where missing. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

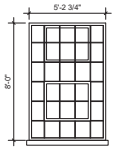


N2.3

W142

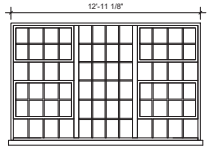
Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 2



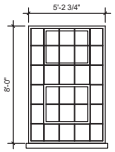
W143

Proposed Work: Based upon site observations of nearby windows of identical type we propose the following work. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace missing hopper unit and muntins. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W144

Proposed Work: Based upon site observations of nearby windows of identical type we propose the following work. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



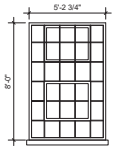
W145

Proposed Work: Based upon site observations of nearby windows of identical type we propose the following work. Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W146 N3.4

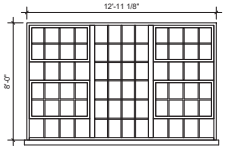
Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 3



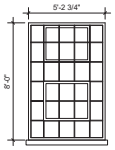
W147

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W148

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W149

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W150

Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W151

Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 4

NOT FOR CONSTRUCTION

AWH

Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name: Alex Haecker, AIA

Signature:

License #: 49854

Date: 2/5/2016

Issue	Date
CofA Application	2/5/2016
Pricing Set	2/23/2016

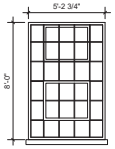
WINDOW TYPES

SHEET TITLE

A605

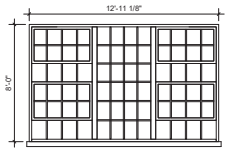
SHEET NO.

NORTH



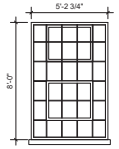
W152

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W153

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W154

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Replace missing muntins. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

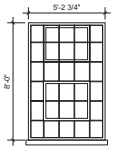
W155

Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W156

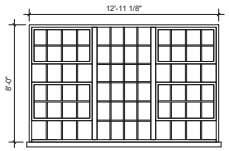
Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 5



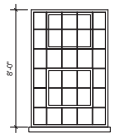
W157

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W158

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace hopper unit, and muntins. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W159

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

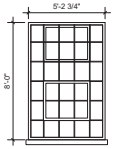
W160

Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W161

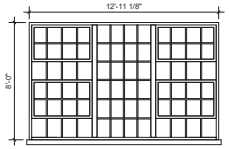
Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

LEVEL 6



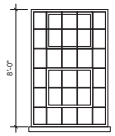
W162

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W163

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Replace hopper unit, and muntins. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.



W164

Proposed Work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W165

Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W166

Proposed work: Window to be restored. Remove all glass units and glazing compound. Remove rust and flaking from steel components, replace and/or repair as required. Prime, paint and install new single pane clear glass units. Repair masonry surrounds and caulk with elastomeric caulk. Clean, lubricate and/or repair hinges and moving parts. Remove non-historic components.

W167

Proposed Work: Window to be removed and replaced with extruded aluminum clad exterior, interior hardwood with high performance glass. Replacement to match the historic design specs, 1/1 double hung clear glass. Natural stain interior.

LEVEL 7

NOT FOR CONSTRUCTION

AWH

Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-658-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 49854

Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

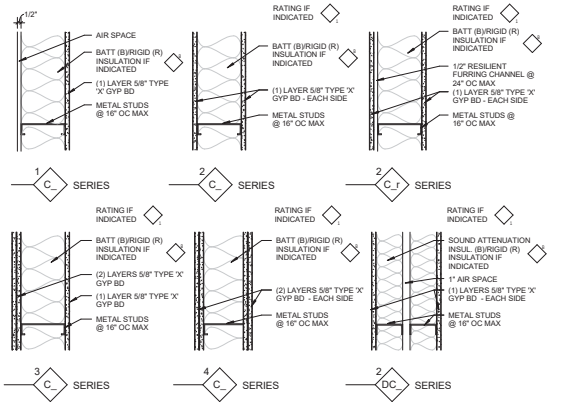
WINDOW TYPES

SHEET TITLE

A606

SHEET NO.

STEEL STUD INTERIOR PARTITIONS (NON-COMBUSTIBLE)



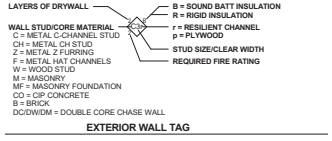
WALL TYPE	WALL WIDTH	STUD WIDTH	MAX RATING	CONSTRUCTION ASSEMBLY TEST	IF INSULATED ("B" OR "R" NOTATION)		
					STC	TEST W/O BATT	TEST WITH BATT
1 C1	2 1/4"	1 5/8"	N/A	-	-	-	-
1 C2	3 1/8"	2 1/2"	N/A	-	-	-	-
1 C3	4 1/4"	3 5/8"	N/A	-	-	-	-
1 C4	4 5/8"	4"	N/A	-	-	-	-
1 C5	6 5/8"	6"	N/A	-	-	-	-
1 C6	8 5/8"	8"	N/A	-	-	-	-
1 C7	2 7/8"	1 5/8"	1 HR	GA WP 1340	35-39	RAL 64-244	RAL 64-244
1 C8	3 3/4"	3 5/8"	1 HR	GA WP 1548	35-39/50-54	RAL 64-244	WHI-218-1
1 C9	9 1/2"	3 5/8"	1 HR	UL #V446	50-54	N/A	NGC2003006
1 C10	4 7/8"	3 5/8"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
1 C11	5 3/8"	3 5/8"	1 HR	UL #U465	50 MIN	N/A	TL 90-344
1 C12	5 1/4"	4"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
1 C13	5 3/4"	4"	1 HR	UL #U465	50 MIN	N/A	TL 90-344
1 C14	7 1/4"	6"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
1 C15	7 3/4"	6"	1 HR	UL #U465	50 MIN	N/A	TL 90-344
1 C16	9 1/4"	8"	1 HR	UL #U419	35-39/45-49	RAL 64-244	WO 5182
1 C17	9 3/4"	8"	1 HR	UL #U465	50 MIN	N/A	TL 90-344
1 C18	3 1/2"	1 5/8"	N/A	-	-	-	-
1 C19	3 3/4"	2 1/2"	N/A	-	-	-	-
1 C20	5 1/2"	3 5/8"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
1 C21	6"	3 5/8"	1 HR	UL #U465	50-54	N/A	NRCC 817-NV
1 C22	5 7/8"	4"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
1 C23	6 3/8"	4"	1 HR	UL #U465	50-54	N/A	NRCC 817-NV
1 C24	7 7/8"	6"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
1 C25	8 3/8"	6"	1 HR	UL #U465	50-54	N/A	NRCC 817-NV
1 C26	9 7/8"	8"	1 HR	GA WP 1052	50-54	N/A	NRCC 817-NV
1 C27	10 3/8"	8"	1 HR	UL #U465	50-54	N/A	NRCC 817-NV
1 C28	5"	2 1/2"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
1 C29	6 1/8"	3 5/8"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
1 C30	6 1/2"	4"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
1 C31	8 1/2"	6"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1
1 C32	10 1/2"	8"	2 HR	UL #U411	40-44/50-54	RAL TL 61-213	WHI-218-1

Note: Some of the Wall Types listed above may not be used in this project

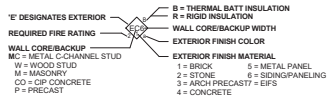
WALL TYPE GENERAL NOTES

1. "UL" INDICATES "UNDERWRITERS LABORATORIES".
2. "GA" REFERS TO THE GYPSUM ASSOCIATIONS FIRE RESISTANCE DESIGN MANUAL.
3. FOR ADDITIONAL INFORMATION ON FIRE RATED WOOD WALLS REFER TO BOCA RESEARCH REPORT #87-85.
4. AT WALLS ABUTTING SHOWERS OR BATH TUBS AN ADDITIONAL LAYER OF 5/8" TYPE "X" WATER RESISTANT GYP. BD. SHALL BE INSTALLED.
5. INSTALL FIREBLOCKS AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS @ 10'-0" OC MAX.
6. ALL PLUMBING PIPES IN WALLS AND CEILINGS TO BE FULLY ENCLOSED WITH GLASS FIBER BATTS.
7. SEE SHEET AXX.X FOR FIRE STOP DETAILS AT PIPE PENETRATIONS.
8. NOT ALL WALL TYPES USED

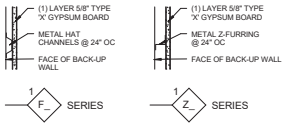
INTERIOR WALL TAG



EXTERIOR WALL TAG



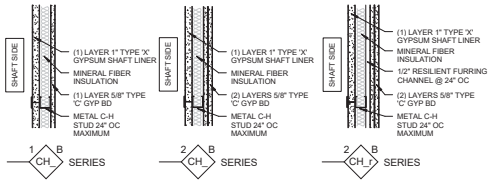
FURRING WALLS (NON-COMBUSTIBLE)



WALL TYPE	WALL WIDTH	STUD WIDTH
1 F8	1 1/2"	7/8"
1 F12	2 1/8"	1 1/2"
1 F7	2 1/8"	7/8"
1 Z1	1 5/8"	1"
1 Z12	2 1/8"	1 1/2"
1 Z3	2 5/8"	2"
1 Z20	3 1/8"	2 1/2"

Note: Some of the Wall Types listed above may not be used in this project

C-H STUD INTERIOR PARTITIONS (NON-COMBUSTIBLE)



WALL TYPE	WALL WIDTH	STUD WIDTH	MAX RATING	CONSTRUCTION ASSEMBLY TEST		
					STC	TEST WITH BATT
5 DC2	3 1/8"	2 1/2"	1 HR	GA WP 7008 (BW)	35-39	ESTIMATED BY GA
5 DC3	4 5/8"	4"	1 HR	UL #U469 OR GA WP 7008	35-39	ESTIMATED BY GA
5 DC6	6 5/8"	6"	1 HR	UL #U469 OR GA WP 7008	35-39	ESTIMATED BY GA
5 DC2	3 3/4	2 1/2"	2 HR	UL #415-SYSTEM B	45-49	RAL-OT-04-022
5 DC3	5 1/4"	4"	2 HR	UL #415-SYSTEM B	45-49	RAL-OT-04-019
5 DC6	7 1/4"	6"	2 HR	UL #415-SYSTEM B	45-49	RAL-OT-04-019
5 DC3	4 1/4"	2 1/2"	2 HR	UL #U415 SYSTEM F	50-54	(BASED ON USG-040909)
5 DC6	5 3/4"	4"	2 HR	UL #U415 SYSTEM F	50-54	(BASED ON RAL-OT-04-019)
5 DC6	7 3/4"	6"	2 HR	UL #U415 SYSTEM F	50-54	(BASED ON RAL-OT-04-019)

Note: Some of the Wall Types listed above may not be used in this project

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PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
e. 49854

Date: 2/5/2016

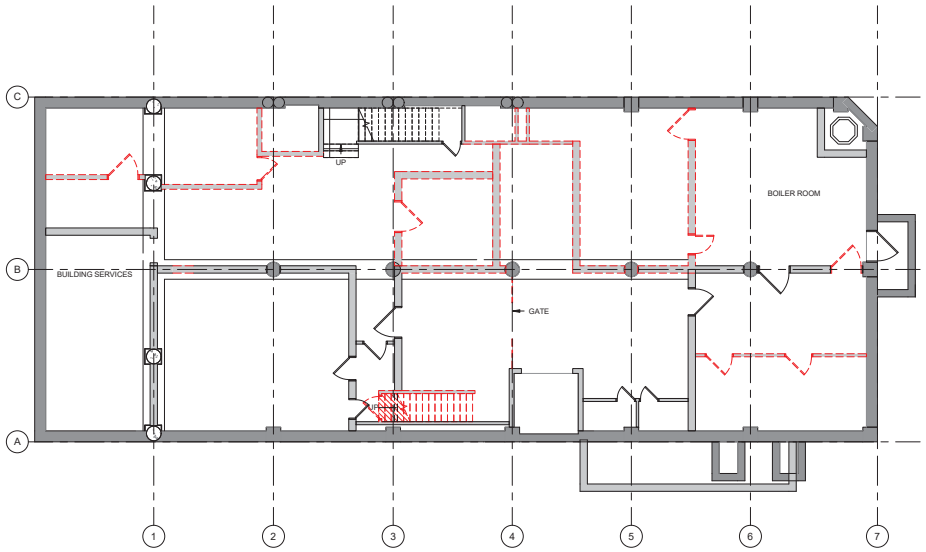
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WALL TYPES

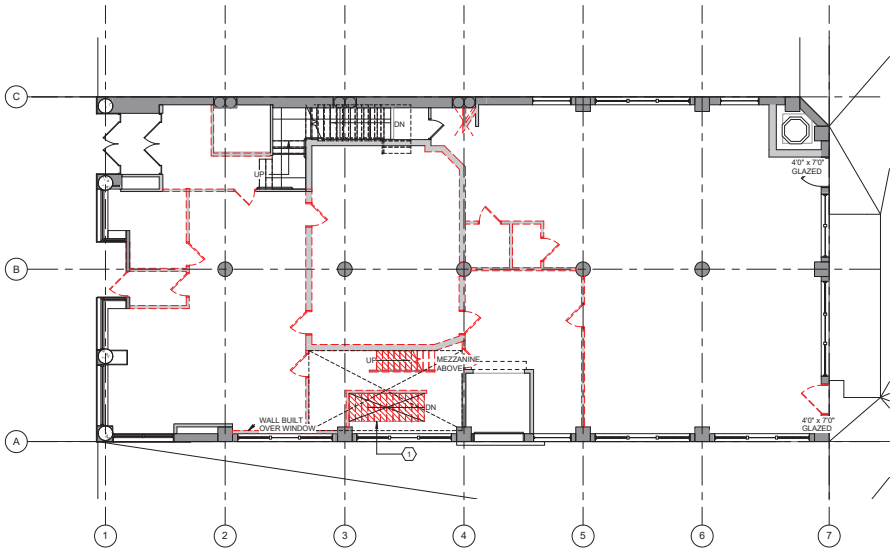
SHEET TITLE

A700

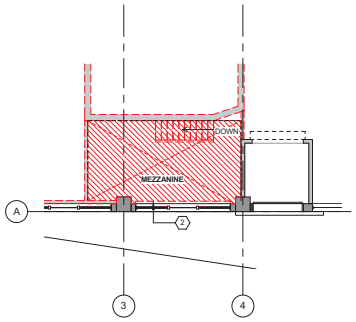
SHEET NO.



1 D100 **BASEMENT DEMOLITION PLAN**
1/8" = 1'-0"



2 D100 **FIRST FLOOR DEMOLITION PLAN**
1/8" = 1'-0"



3 D100 **MEZZANINE FLOOR DEMOLITION PLAN**
1/8" = 1'-0"

WALL KEYNOTES :

ALL WALLS MASONRY U.N.O.

- WO / PLASTER HISTORIC
- HISTORIC WOOD FRAME STOREFRONT SYSTEM W / CLEAR GLAZING
- WO / GWB - NON HISTORIC
- CMU - NON HISTORIC
- POURED CONCRETE
- OTHER WALL

KEYNOTES

1. MAINTAIN EXISTING OPENING
2. DEMOLISH ENTIRE MEZZANINE AND ITS ASSOCIATED COMPONENTS
3. REMOVE EXISTING ROOF MEMBRANCE AND ASSOICATED COMPONENTS

DEMOLITION KEY

	DESCRIPTION
	DEMOLISH WALL AND ASSOCIATED COMPONENTS
	REMOVE DOOR AND ASSOCIATED COMPONENTS
	EXG WALL - VERIFY AT ALL CORRIDORS TO MAINTAIN 1HR RATING
	EXG DOOR -VERIFY 1 HR RATING AT ALL CORRIDOR CONDITIONS

GENERAL DEMOLITION NOTES:

SCOPE OF WORK ONLY INCLUDES CORE AND SHELL REDEVELOPMENT.

CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITIONS ARE ENCOUNTERED.

SEE NEW ELEVATIONS TO VERIFY SCOPE OF WINDOW AND MASONRY REMOVAL.

PATCH AND REPAIR FLOOR TO BE LEVEL WITH EXITSTING FLOOR. PREPARE FLOOR FOR NEW FLOOR FINISH. SEE FINISH PLANS.

SECURE AND FASTEN ALL LOOSE DEBRIS IN EXISTING WALLS AND COLUMNS TO REMAIN; SUCH AS NAILS, BOLTS, ETC.

REMOVE ALL LOOSE MORTAR, BRICKS, CMU, STEEL AND ASSOCIATED COMPONENTS FROM WALLS TO REMAIN.

SALVAGE ALL BRICK REMOVED FROM WINDOW AND OTHER OPENINGS DURING DEMOLITION FOR US IN FUTURE WALL INFILL. APPLIES TO INTERIOR AND EXTERIOR WALLS.

PROTECT MATERIALS TO REMAIN; REPAIR DAMAGE TO BUILDING TO REMAIN.

COORDINATE DEMOLITION WITH REHAB AND NEW CONSTRUCTION.

PATCH NEW ROOF PENETRATIONS TO EXITSTING ROOF SYSTEM(S). COORDINATE W/ ROOFING CONTRACTOR TO MAINTAIN CURRENT WARRANTIES IF APPLICABLE.

DEMOLISH WALLS AS INDICATED; PROTECT WALLS/COLUMNS TO REMAIN. REPAIR AS REQUIRED. CONSULT ARCHITECT.

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PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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Signature:

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#: 49854
Date: 2/5/2016

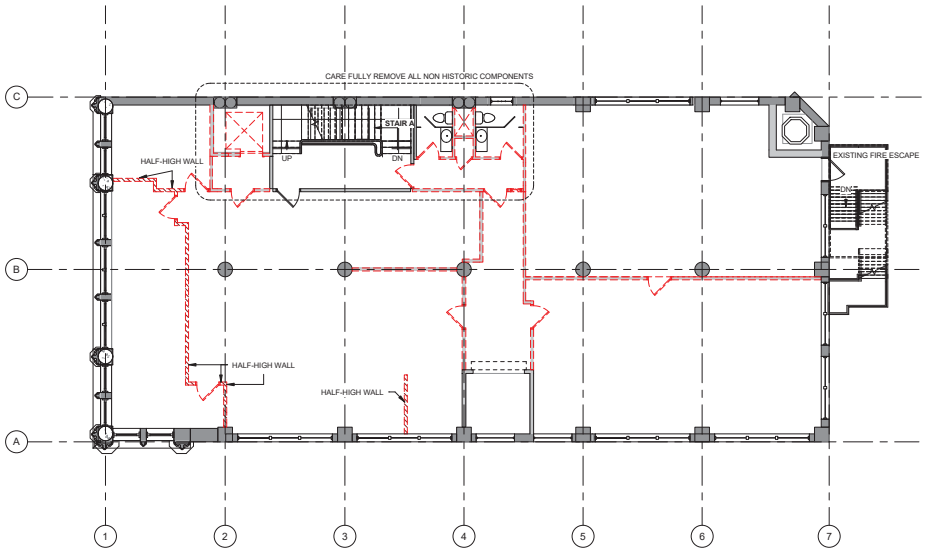
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

DEMOLITION PLAN

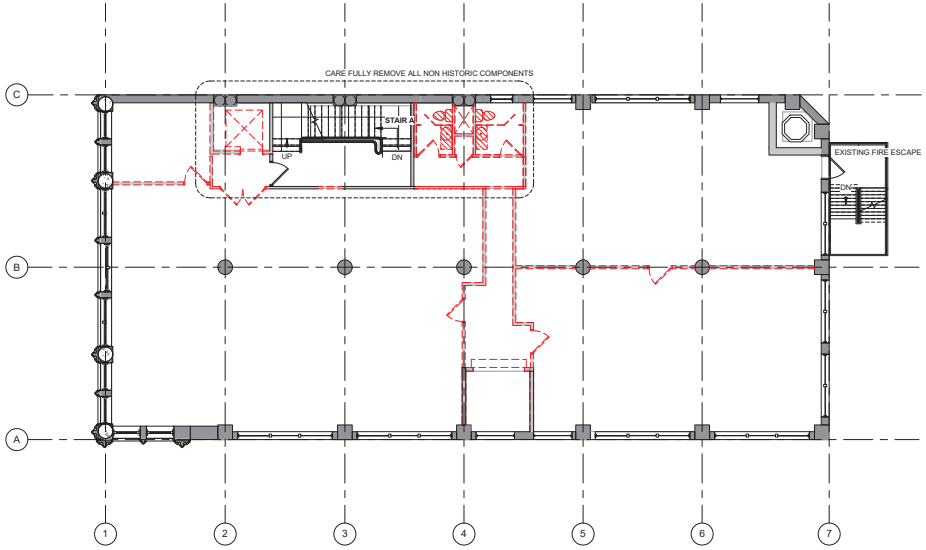
SHEET TITLE

D100

SHEET NO.



1 D101 **SECOND FLOOR DEMOLITION PLAN**
1/8" = 1'-0"



2 D101 **THIRD FLOOR DEMOLITION PLAN**
1/8" = 1'-0"

WALL KEYNOTES :

ALL WALLS MASONRY U.N.O.

- WO / PLASTER HISTORIC
- HISTORIC WOOD FRAME STOREFRONT SYSTEM W / CLEAR GLAZING
- WO / GWB - NON HISTORIC
- CMU - NON HISTORIC
- POURED CONCRETE
- OTHER WALL

KEYNOTES

1. MAINTAIN EXISTING OPENING
2. DEMOLISH ENTIRE MEZZANINE AND ITS ASSOCIATED COMPONENTS
3. REMOVE EXISTING ROOF MEMBRANCE AND ASSOICATED COMPONENTS

DEMOLITION KEY

	DESCRIPTION
	DEMOLISH WALL AND ASSOCIATED COMPONENTS
	REMOVE DOOR AND ASSOCIATED COMPONENTS
	EXG WALL - VERIFY AT ALL CORRIDORS TO MAINTAIN 1HR RATING
	EXG DOOR -VERIFY 1 HR RATING AT ALL CORRIDOR CONDITIONS

GENERAL DEMOLITION NOTES:

SCOPE OF WORK ONLY INCLUDES CORE AND SHELL REDEVELOPMENT.

CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITIONS ARE ENCOUNTERED.

SEE NEW ELEVATIONS TO VERIFY SCOPE OF WINDOW AND MASONRY REMOVAL.

PATCH AND REPAIR FLOOR TO BE LEVEL WITH EXITSTING FLOOR. PREPARE FLOOR FOR NEW FLOOR FINISH. SEE FINISH PLANS.

SECURE AND FASTEN ALL LOOSE DEBRIS IN EXISTING WALLS AND COLUMNS TO REMAIN; SUCH AS NAILS, BOLTS, ETC.

REMOVE ALL LOOSE MORTAR, BRICKS, CMU, STEEL AND ASSOCIATED COMPONENTS FROM WALLS TO REMAIN.

SALVAGE ALL BRICK REMOVED FROM WINDOW AND OTHER OPENINGS DURING DEMOLITION FOR US IN FUTURE WALL INFILL. APPLIES TO INTERIOR AND EXTERIOR WALLS.

PROTECT MATERIALS TO REMAIN; REPAIR DAMAGE TO BUILDING TO REMAIN.

COORDINATE DEMOLITION WITH REHAB AND NEW CONSTRUCTION.

PATCH NEW ROOF PENETRATIONS TO EXITSTING ROOF SYSTEM(S). COORDINATE W/ ROOFING CONTRACTOR TO MAINTAIN CURRENT WARRANTIES IF APPLICABLE.

DEMOLISH WALLS AS INDICATED; PROTECT WALLS/COLUMNS TO REMAIN. REPAIR AS REQUIRED. CONSULT ARCHITECT.

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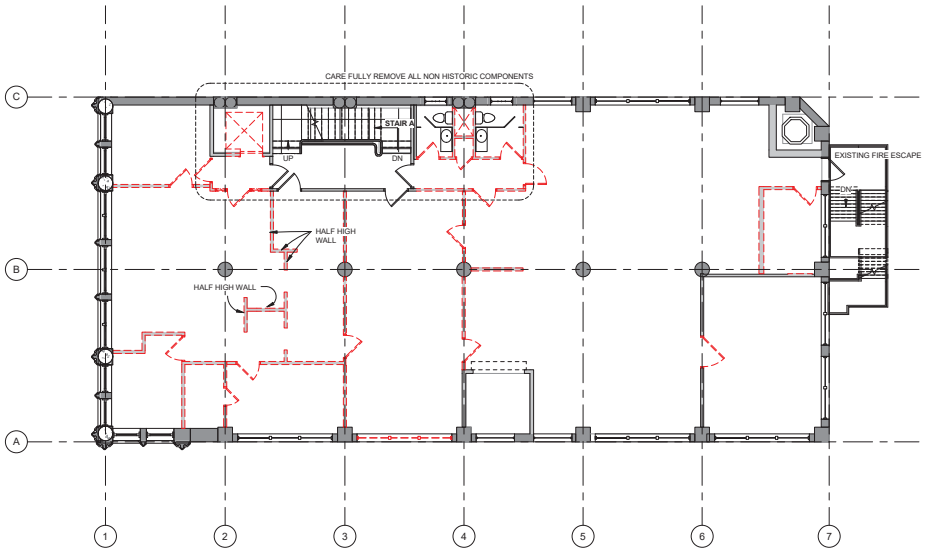
DEMOLITION PLAN

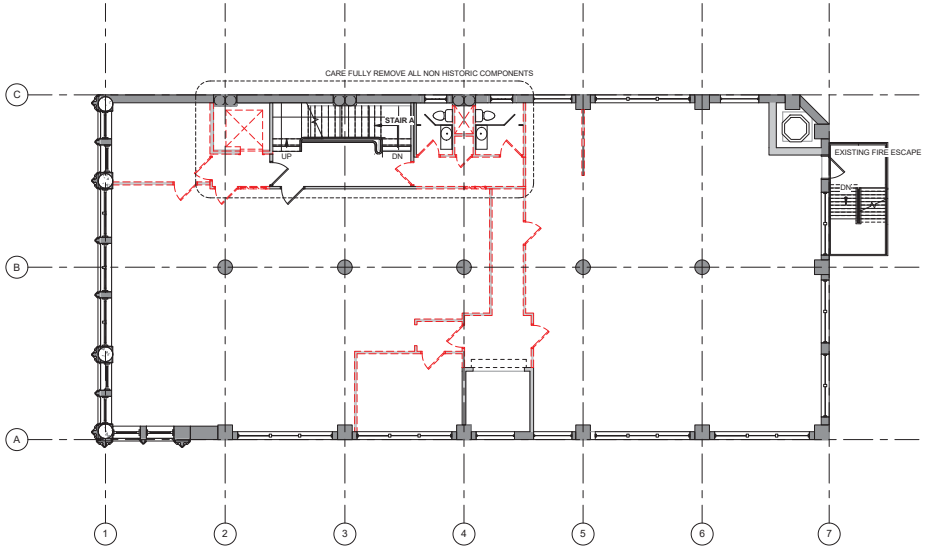
SHEET TITLE

D101

SHEET NO.



1 D102 **FOURTH FLOOR DEMOLITION PLAN**
1/8" = 1'-0"



2 D102 **FIFTH FLOOR DEMOLITION PLAN**
1/8" = 1'-0"

WALL KEYNOTES :

ALL WALLS MASONRY U.N.O.

- WO / PLASTER HISTORIC
- HISTORIC WOOD FRAME STOREFRONT SYSTEM W / CLEAR GLAZING
- WO / GWB - NON HISTORIC
- CMU - NON HISTORIC
- POURED CONCRETE
- OTHER WALL

KEYNOTES

1. MAINTAIN EXISTING OPENING
2. DEMOLISH ENTIRE MEZZANINE AND ITS ASSOCIATED COMPONENTS
3. REMOVE EXISTING ROOF MEMBRANCE AND ASSOICATED COMPONENTS

DEMOLITION KEY

	DESCRIPTION
	DEMOLISH WALL AND ASSOCIATED COMPONENTS
	REMOVE DOOR AND ASSOCIATED COMPONENTS
	EXG WALL - VERIFY AT ALL CORRIDORS TO MAINTAIN 1HR RATING
	EXG DOOR -VERIFY 1 HR RATING AT ALL CORRIDOR CONDITIONS

GENERAL DEMOLITION NOTES:

SCOPE OF WORK ONLY INCLUDES CORE AND SHELL REDEVELOPMENT.

CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITIONS ARE ENCOUNTERED.

SEE NEW ELEVATIONS TO VERIFY SCOPE OF WINDOW AND MASONRY REMOVAL.

PATCH AND REPAIR FLOOR TO BE LEVEL WITH EXITSTING FLOOR. PREPARE FLOOR FOR NEW FLOOR FINISH. SEE FINISH PLANS.

SECURE AND FASTEN ALL LOOSE DEBRIS IN EXISTING WALLS AND COLUMNS TO REMAIN; SUCH AS NAILS, BOLTS, ETC.

REMOVE ALL LOOSE MORTAR, BRICKS, CMU, STEEL AND ASSOCIATED COMPONENTS FROM WALLS TO REMAIN.

SALVAGE ALL BRICK REMOVED FROM WINDOW AND OTHER OPENINGS DURING DEMOLITION FOR US IN FUTURE WALL INFILL. APPLIES TO INTERIOR AND EXTERIOR WALLS.

PROTECT MATERIALS TO REMAIN; REPAIR DAMAGE TO BUILDING TO REMAIN.

COORDINATE DEMOLITION WITH REHAB AND NEW CONSTRUCTION.

PATCH NEW ROOF PENETRATIONS TO EXITSTING ROOF SYSTEM(S). COORDINATE W/ ROOFING CONTRACTOR TO MAINTAIN CURRENT WARRANTIES IF APPLICABLE.

DEMOLISH WALLS AS INDICATED; PROTECT WALLS/COLUMNS TO REMAIN. REPAIR AS REQUIRED. CONSULT ARCHITECT.

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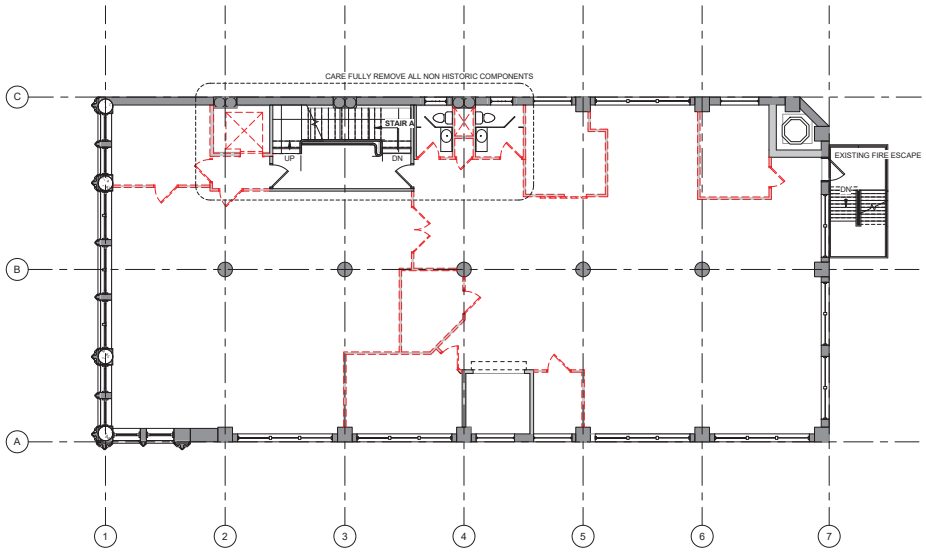
DEMOLITION PLAN

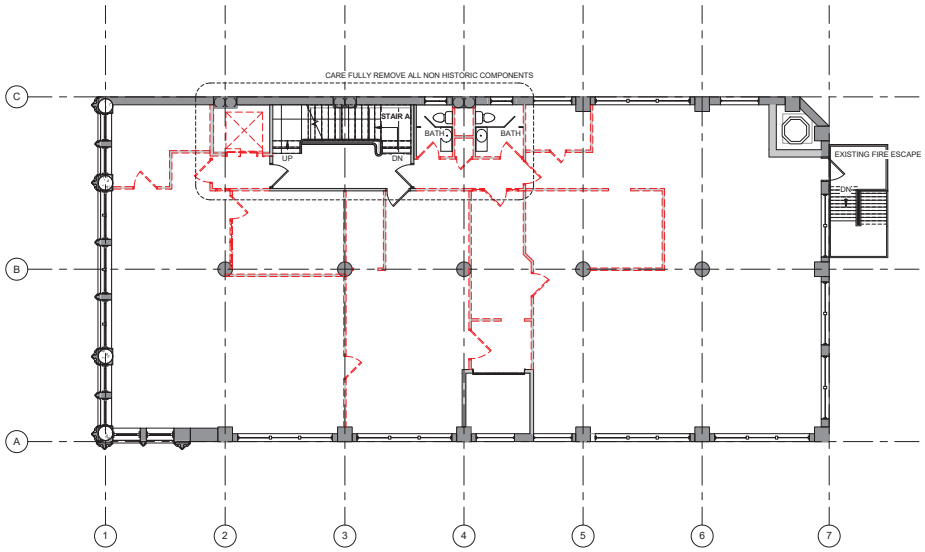
SHEET TITLE

D102

SHEET NO.



1 D103 **SIXTH FLOOR DEMOLITION PLAN**
1/8" = 1'-0"



2 D103 **SEVENTH FLOOR DEMOLITION PLAN**
1/8" = 1'-0"

WALL KEYNOTES :

ALL WALLS MASONRY U.N.O.

- WO / PLASTER HISTORIC
- HISTORIC WOOD FRAME STOREFRONT SYSTEM W / CLEAR GLAZING
- WO / GWB - NON HISTORIC
- CMU - NON HISTORIC
- POURED CONCRETE
- OTHER WALL

KEYNOTES

1. MAINTAIN EXISTING OPENING
2. DEMOLISH ENTIRE MEZZANINE AND ITS ASSOCIATED COMPONENTS
3. REMOVE EXISTING ROOF MEMBRANCE AND ASSOICATED COMPONENTS

DEMOLITION KEY

	DESCRIPTION
	DEMOLISH WALL AND ASSOCIATED COMPONENTS
	REMOVE DOOR AND ASSOCIATED COMPONENTS
	EXG WALL - VERIFY AT ALL CORRIDORS TO MAINTAIN 1HR RATING
	EXG DOOR -VERIFY 1 HR RATING AT ALL CORRIDOR CONDITIONS

GENERAL DEMOLITION NOTES:

SCOPE OF WORK ONLY INCLUDES CORE AND SHELL REDEVELOPMENT.

CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITIONS ARE ENCOUNTERED.

SEE NEW ELEVATIONS TO VERIFY SCOPE OF WINDOW AND MASONRY REMOVAL.

PATCH AND REPAIR FLOOR TO BE LEVEL WITH EXITSTING FLOOR. PREPARE FLOOR FOR NEW FLOOR FINISH. SEE FINISH PLANS.

SECURE AND FASTEN ALL LOOSE DEBRIS IN EXISTING WALLS AND COLUMNS TO REMAIN; SUCH AS NAILS, BOLTS, ETC.

REMOVE ALL LOOSE MORTAR, BRICKS, CMU, STEEL AND ASSOCIATED COMPONENTS FROM WALLS TO REMAIN.

SALVAGE ALL BRICK REMOVED FROM WINDOW AND OTHER OPENINGS DURING DEMOLITION FOR US IN FUTURE WALL INFILL. APPLIES TO INTERIOR AND EXTERIOR WALLS.

PROTECT MATERIALS TO REMAIN; REPAIR DAMAGE TO BUILDING TO REMAIN.

COORDINATE DEMOLITION WITH REHAB AND NEW CONSTRUCTION.

PATCH NEW ROOF PENETRATIONS TO EXITSTING ROOF SYSTEM(S). COORDINATE W/ ROOFING CONTRACTOR TO MAINTAIN CURRENT WARRANTIES IF APPLICABLE.

DEMOLISH WALLS AS INDICATED; PROTECT WALLS/COLUMNS TO REMAIN. REPAIR AS REQUIRED. CONSULT ARCHITECT.

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STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

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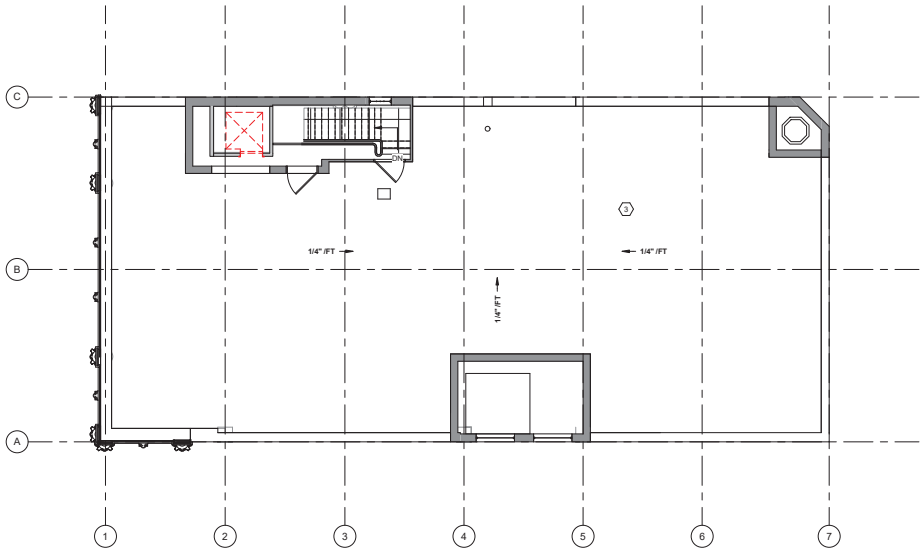
DEMOLITION PLAN

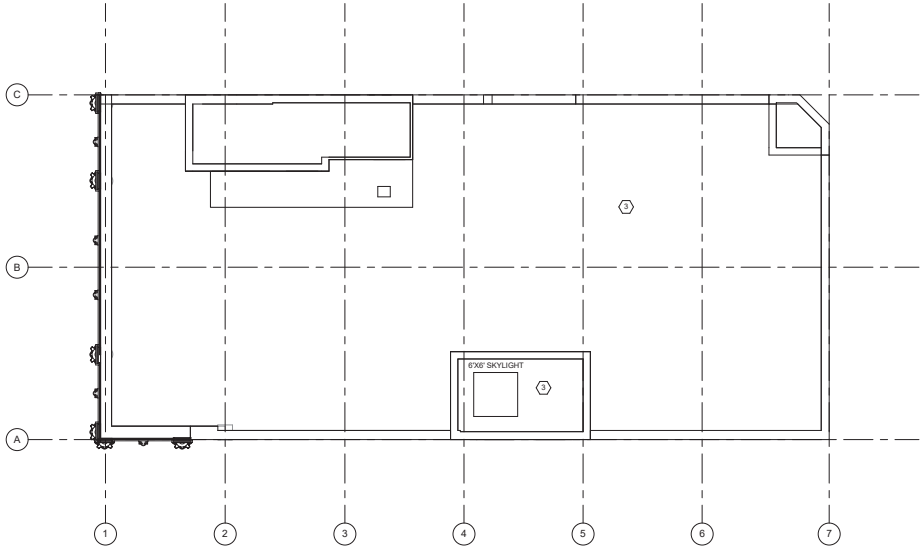
SHEET TITLE

D103

SHEET NO.



1 D104 **ROOF PLAN**
1/8" = 1'-0"



2 D104 **PENTHOUSE PLAN**
1/8" = 1'-0"

WALL KEYNOTES :

ALL WALLS MASONRY U.N.O.

- WO / PLASTER HISTORIC
- HISTORIC WOOD FRAME STOREFRONT SYSTEM W / CLEAR GLAZING
- WO / GWB - NON HISTORIC
- CMU - NON HISTORIC
- POURED CONCRETE
- OTHER WALL

KEYNOTES

1. MAINTAIN EXISTING OPENING
2. DEMOLISH ENTIRE MEZZANINE AND ITS ASSOCIATED COMPONENTS
3. REMOVE EXISTING ROOF MEMBRANCE AND ASSOICATED COMPONENTS

DEMOLITION KEY

	DESCRIPTION
	DEMOLISH WALL AND ASSOCIATED COMPONENTS
	REMOVE DOOR AND ASSOCIATED COMPONENTS
	EXG WALL - VERIFY AT ALL CORRIDORS TO MAINTAIN 1HR RATING
	EXG DOOR -VERIFY 1 HR RATING AT ALL CORRIDOR CONDITIONS

GENERAL DEMOLITION NOTES:

SCOPE OF WORK ONLY INCLUDES CORE AND SHELL REDEVELOPMENT.

CONSULT ARCHITECT FOR CLARIFICATION OF INTENT IF UNCLEAR AND IF SPECIAL CONDITIONS ARE ENCOUNTERED.

SEE NEW ELEVATIONS TO VERIFY SCOPE OF WINDOW AND MASONRY REMOVAL.

PATCH AND REPAIR FLOOR TO BE LEVEL WITH EXITSTING FLOOR. PREPARE FLOOR FOR NEW FLOOR FINISH. SEE FINISH PLANS.

SECURE AND FASTEN ALL LOOSE DEBRIS IN EXISTING WALLS AND COLUMNS TO REMAIN; SUCH AS NAILS, BOLTS, ETC.

REMOVE ALL LOOSE MORTAR, BRICKS, CMU, STEEL AND ASSOCIATED COMPONENTS FROM WALLS TO REMAIN.

SALVAGE ALL BRICK REMOVED FROM WINDOW AND OTHER OPENINGS DURING DEMOLITION FOR US IN FUTURE WALL INFILL. APPLIES TO INTERIOR AND EXTERIOR WALLS.

PROTECT MATERIALS TO REMAIN; REPAIR DAMAGE TO BUILDING TO REMAIN.

COORDINATE DEMOLITION WITH REHAB AND NEW CONSTRUCTION.

PATCH NEW ROOF PENETRATIONS TO EXITSTING ROOF SYSTEM(S). COORDINATE W/ ROOFING CONTRACTOR TO MAINTAIN CURRENT WARRANTIES IF APPLICABLE.

DEMOLISH WALLS AS INDICATED; PROTECT WALLS/COLUMNS TO REMAIN. REPAIR AS REQUIRED. CONSULT ARCHITECT.

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 43854
Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

DEMOLITION PLAN

SHEET TITLE

D104

SHEET NO.

DEMOLITION KEY	
	DESCRIPTION
	INDICATES EXISTING COMMON BRICK TO REMAIN.
- - - - - - - -	INDICATES EXISTING CONDITION TO BE REMOVED

KEYNOTES

X - REMOVE NON-HISTORICAL SIGN

GENERAL ELEVATION DEMOLITION NOTES:

1. VERIFY ALL OPENINGS IN FIELD
2. REFER TO ELEVATIONS FOR NEW WINDOWS AND ASSOCIATED MASONRY OPENINGS.

MATERIAL INDEX

1. GRANITE
2. FACE BRICK
3. STUCCO
4. CONCRETE
5. POLISHED PLATE
6. IRON
7. FREIGHT ELEVATOR
8. BRICK SILL
9. STEEL REIL
10. AIR CONDITION UNIT TO BE REMOVED

1 D3.1 **WEST ELEVATION** 1/8" = 1'-0"

2 D3.1 **SOUTH ELEVATION** 1/8" = 1'-0"

GC RFP PRICING SET - NOT FOR CONSTRUCTION

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PROJECT:

PRINTER'S EXCHANGE
MODERN MICRO APARTMENTS
PRICING PACKAGE

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Name:

Alex Haecker, AIA

Signature:

License
#: 49854

Date: 3/8/2016

ISSUE	DATE
CuPA Application	2/5/2016
Pricing Set	2/25/2016

DEMOLITION ELEVATIONS

SHEET TITLE

D3.1

SHEET NO.

DEMOLITION KEY	
	DESCRIPTION
	INDICATES EXISTING COMMON BRICK TO REMAIN.
- - - - - - -	INDICATES EXISTING CONDITION TO BE REMOVED

KEYNOTES

X - REMOVE NON-HISTORICAL SIGN

GENERAL ELEVATION DEMOLITION NOTES:

1. VERIFY ALL OPENINGS IN FIELD
2. REFER TO ELEVATIONS FOR NEW WINDOWS AND ASSOCIATED MASONRY OPENINGS.

MATERIAL INDEX

1. GRANITE
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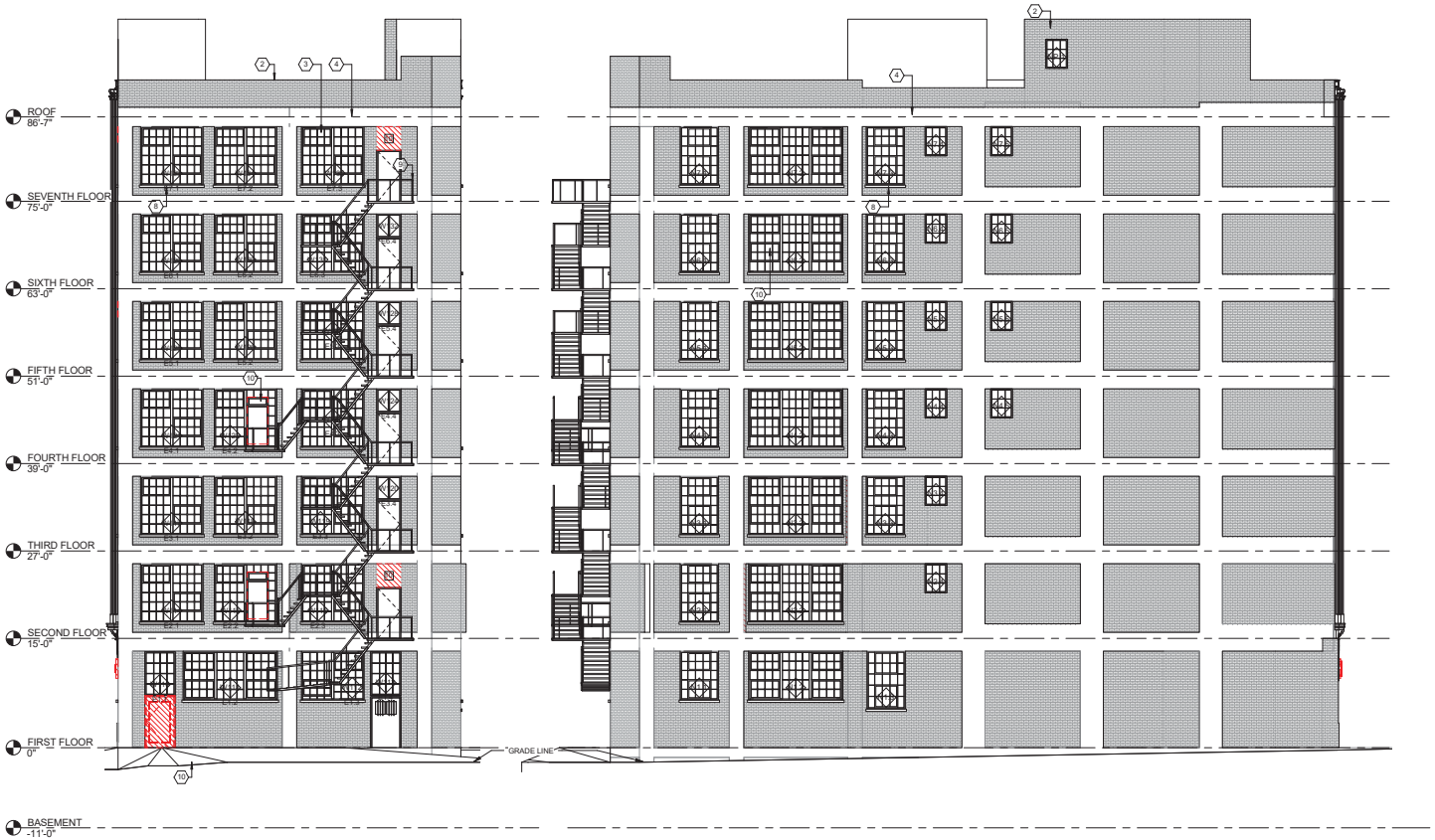
8. BRICK SILL
9. STEEL REIL
10. AIR CONDITION UNIT TO BE REMOVED



1 D3.2 **EAST ELEVATION** 1/8" = 1'-0"

2 D3.2 **NORTH ELEVATION** 1/8" = 1'-0"

GC RFP PRICING SET - NOT FOR CONSTRUCTION

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Pricing Set	2/25/2016

DEMOLITION ELEVATIONS

SHEET TITLE

D3.2

SHEET NO.

Property Description

Property description per Stewart Title Guaranty Company Title File Number 01040-13257

Lot Thirteen (13), Auditor's Subdivision Number 152, Hennepin County, Minnesota.
Abstract property.

Notes

1) This survey was prepared using Stewart Title Guaranty Company File Number 01040-13257 having an effective date of April 29, 2015 at 8:00 A.M.

2) Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 27053C0255E dated September 2, 2004

3) Subject property contains 5,811.14 sq. ft. or 0.133 acres

4) No zoning information provided by Stewart Title Guaranty Company at time of survey.

5) Subject property contains 0 total parking stalls.

6) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher State One Call Ticket No. 152370543)

7) The bearings shown on this survey are based on the Hennepin County Coordinate System.

8) Adjoining owners shown per Hennepin County parcel website.

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.

10) Subject to the terms and conditions as contained in that certain Deed by and between Fidelity Trust Company, a Pennsylvania corporation, as Trustee under the Last Will and Testament of Clara A. McKee, deceased, for the benefit of Lulu Vass Hukee and Wilfred Estelle McKee, grantor, and Far Mart, Inc., a Minnesota corporation, grantee, dated 5-23-1945, filed 5-28-1945 as Document No. 2286527. **(APPEARS TO AFFECT THE SUBJECT PARCEL, THE RIGHT OF WAYS DESCRIBED IN THE DOCUMENT REFER TO OTHER DOCUMENTS WHICH WERE NOT PROVIDED BY THE TITLE COMPANY, NOT SHOWN ON SURVEY)**

11) Subject to the terms and conditions of that certain Gateway Center Urban Renewal Plan, Minn. R-3, Revised November 15, 1960 and certified on 10-3-1961, filed 10-13-1961 as Document No. 3313133. **(APPEARS TO AFFECT THE SUBJECT PARCEL, BLANKET IN NATURE, NOT SHOWN ON SURVEY)**

12) Resolution adopted by the Minneapolis City Council on 9-15-1978 designating the North Loop Warehouse Area for heritage preservation, filed 11-13-1978 as Document no. 4428475 and filed 9-13-1980 as Document No. 4586113. **(APPEARS TO AFFECT THE SUBJECT PARCEL, BLANKET IN NATURE, NOT SHOWN ON SURVEY)**

To Vertical Development, LLC; Far Mart, Inc., a Minnesota Corporation and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13 of Table A thereof. The field work was completed on September 9, 2015.

09/09/15

Mark R. Sale
Minnesota License No. 43933

Date

LEGEND

BUSH/SHRUB	STORM MANHOLE
CONIFEROUS TREE	TELEPHONE BOX
DECIDUOUS TREE	TELEPHONE MANHOLE
METER	TRAFFIC CONTROL BOX
DIESEL/MAZE POST	HAND HOLE
SIGN-TRAFFIC/OTHER	TRAFFIC LIGHT
SIGN-TRAFFIC/OTHER	GATE VALVE
MAIL DROP	HYDRANT
UNDISTURBED SOIL	WATER METER
POST/ SEAT	CURB STOP BOX
MONITORING WELL	WATER MANHOLE
CABLE TV BOX	WELL
GAS METER	CABLE TV
STREET LIGHT	GAS LINE
GUY WIRE	POWER OVERHEAD
POWER POLE	POWER UNDERGROUND
ELECTRIC BOX	SANITARY SEWER
ELECTRIC METER	STORM SEWER
ELECTRIC MANHOLE	TELEPHONE OVERHEAD
ELECTRIC TOWER	TELEPHONE UNDERGROUND
SANITARY MANHOLE	WATERMAIN
SEWER CLEANOUT	FIBER OPTIC LINE
BEHIND CATCH BASIN	ACCESS CONTROL
CATCH BASIN	FENCE LINE
FLARED END SECTION	DECIDUOUS TREE LINE
CULVERT	CONIFEROUS TREE LINE
	CURB & GUTTER

VICINITY MAP
Not to Scale

Denotes 5/8"x14" Iron Pipe marked with Plastic Cap inscribed with LS. No.43933 unless otherwise noted

Denotes Iron Monument Found as noted

Denotes Cast Iron Monument

NOT FOR CONSTRUCTION

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ARCHITECT

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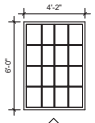
CUPA Application	2/5/2016
Pricing Set	2/23/2016

SURVEY

SHEET TITLE

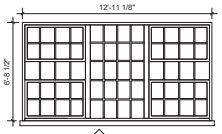
G001

SHEET NO.



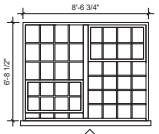
E1.1

Window E1.1
Historic steel sash 4/4 with hopper center unit (missing) with chicken-wire glass.
Condition: Fair



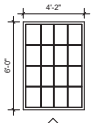
E1.2

Window E1.2
Set of (3) historic steel sash 5/4 with hopper upper and lower units, clear and chicken-wire glazing.
Condition: Fair



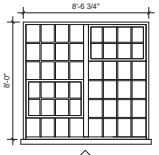
E1.3

Window E1.3
Set of (2) historic steel sash 5/4 with operable hopper upper and lower units, clear and chicken-wire glazing. Bottom rail bowing.
Condition: Poor



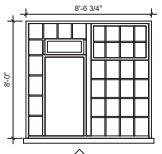
E1.4

Window E1.4
Historic steel sash 4/4 with operable hopper center unit and chicken wire glazing. Bottom rail bowing.
Condition: Fair



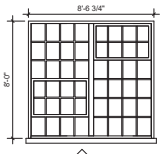
E2.1

Window E2.1
Set of (2) historic steel sash 6/4 with hopper upper and lower units, chicken wire glazing.
Condition: Fair unreachable



E2.2

Window E2.2
Set of (2) historic steel sash 6/4 with hopper upper unit, chicken wire glazing. Historic egress exit covered.
Condition: Fair unreachable

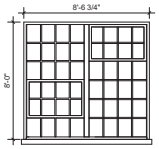


E2.3

Window E2.3
Set of (2) historic steel sash 6/4 with hopper center unit and chicken wire glazing.
Condition: Fair unreachable

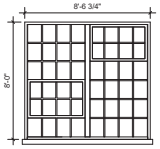
E2.4

Window E2.4
Historic masonry opening.
d glass.



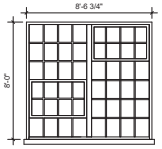
E3.1

Window E3.1
Set of (2) historic steel sash 6/4 with operable hopper upper and lower units, clear and chicken wire glazing.
Condition: Fair



E3.2

Window E3.2
Set of (2) historic steel sash 6/4 with inoperable hopper upper and lower units, clear and chicken wire glazing.
Condition: Fair

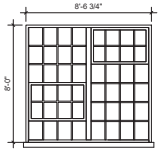


E3.3

Window E3.3
Set of (2) historic steel sash 6/4 with hopper upper and lower units and chicken wire glazing.
Condition: Fair

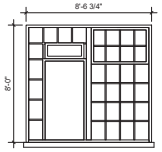
E3.4

Window E3.4
Historic 1 / 2 fixed steel frame with chicken-wire glass.



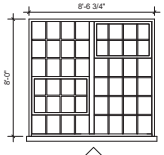
E4.1

Window E4.1
Set of (2) historic steel sash 6/4 with operable hopper upper and lower units, clear and chicken wire glazing.
Condition: Fair



E4.2

Window E4.2
Set of (2) historic steel sash 6/4 with hopper center unit and chicken wire glazing.
Condition: Fair

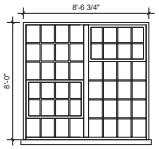


E4.3

Window E4.3
Set of (2) historic steel sash 6/4 with hopper center unit and chicken wire glazing.
Condition: Fair unreachable

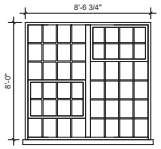
E4.4

Window E4.4
Historic 1 / 2 fixed steel frame with chicken-wire glass.
Condition: Poor



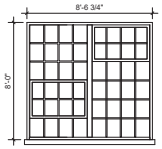
E5.1

Window E5.1
Set of (2) historic steel sash 6/4 with operable hopper upper and lower units, clear and chicken wire glazing.
Condition: Fair



E5.2

Window E5.2
Set of (2) historic steel sash 6/4 with inoperable hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair

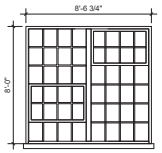


E5.3

Window E5.3
Set of (2) historic steel sash 6/4 with operable hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair

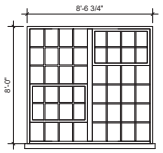
E5.4

Window E5.4
Historic 1 / 2 fixed steel frame with chicken-wire glass.
Condition: Fair



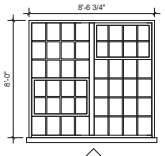
E6.1

Window E6.1
Set of (2) historic steel sash 6/4 with hopper upper and lower units, clear and chicken wire glass.
Condition: Fair unreachable



E6.2

Window E6.2
Historic masonry opening.



E6.3

Window E6.3
Set of (2) historic steel sash 6/4 with hopper upper and lower units, clear and chicken wire glass.
Condition: Fair

E6.4

Window E6.4
Historic 1 / 2 fixed steel frame with chicken-wire glass.
Condition: Fair

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

ISSUE	DATE
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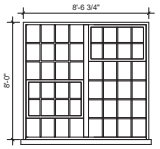
Pricing Set	2/23/2016

WINDOW SURVEY

SHEET TITLE

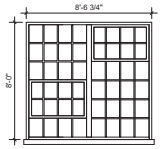
WS001

SHEET NO.



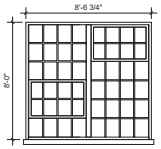
E7.1

Window E7.1
Set of (2) historic steel sash 6/4 with hopper upper and lower units, clear and chicken wire glazing.
Condition: Fair



E7.2

Window E7.2
Set of (2) historic steel sash 6/4 with hopper upper and lower units, clear and chicken wire glazing. Bottom and top rail/steel section severely rusted.
Condition: Poor

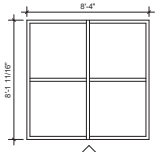


E7.3

Window E7.3
Set of (2) historic steel sash 6/4 with hopper upper and lower units, clear and chicken wire glazing. Bottom and top rail/steel section severely rusted.
Condition: Poor

E7.4

Window E7.4
Historic masonry opening.

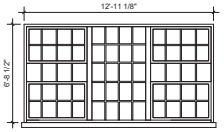


S1.1A

Window S1.1A
Non-historic fixed aluminum 1/1 storefront assembly with insulated glazing. Opaque spandrel panel below with clear glass above.
Condition: Good

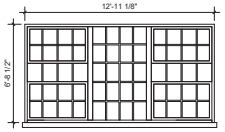
S1.1B

Window S1.1B
Per our original drawings and on-site observations we believe there is a historic steel frame transom window matching the materials and details in W1.1C. Must be assessed during construction.
Condition: Good



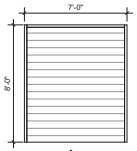
S1.2

Window S1.2
Set of (3) historic steel sash 5x4 with operable hopper upper unit and chicken wire glazing.
Condition: Fair



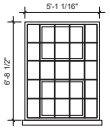
S1.3

Window S1.3
Set of (3) historic steel sash 5/4 with operable hopper upper and lower unit and single-pane clear glass units.
Condition: Fair



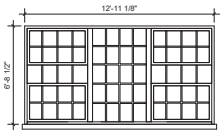
S1.4

Window S1.4
Non-historic overhead rolling steel door. Historic masonry opening.
Condition: Fair



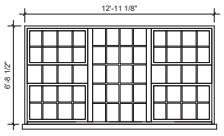
S1.5

Window S1.5
Historic steel sash 5/5 with hopper upper and lower unit and single-pane chicken wire glazing.
Condition: Fair



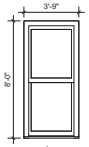
S1.6

Window S1.6
Set of (3) historic steel sash 5/4 with hopper upper and lower unit and single-pane chicken wire and clear glazing.
Condition: Fair



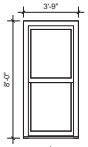
S1.7

Window S1.7
Set of (3) historic steel sash 5/4 with hopper upper and lower unit and single-pane chicken wire and clear glazing.
Condition: Fair



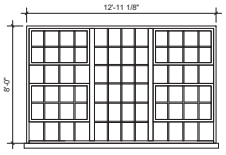
S2.1

Window S2.1
Non-historic double hung metal clad windows.
Condition: Fair



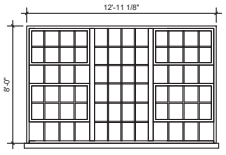
S2.2

Window S2.2
Non-historic double hung metal clad windows.
Condition: Fair



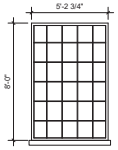
S2.3

Window S2.3
Set of (3) historic steel sash 6/4 with operable and inoperable hopper upper and lower unit and single-pane clear glass units.
Condition: Fair



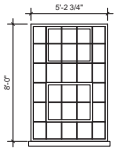
S2.4

Window S2.4
Set of (3) historic steel sash 6/4 with operable hopper upper and lower unit and single-pane clear glass units.
Condition: Fair



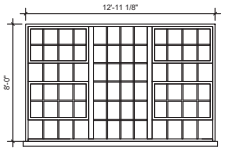
S2.5

Window S2.5
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair/Poor



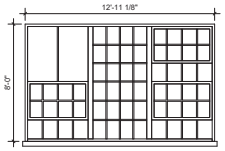
S2.6

Window S2.6
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair unreachable



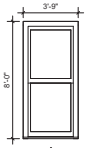
S2.7

Window S2.7
Set of (3) historic steel sash 6/5 with hopper upper and lower units and chicken-wire glass units.
Condition: Fair unreachable



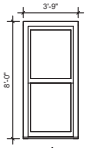
S2.8

Window S2.8
Set of (3) historic steel sash 6/5 with hopper upper and lower units and chicken-wire glass units.
Condition: Fair unreachable



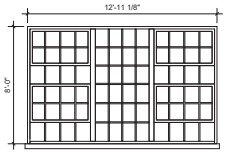
S3.1

Window S3.1
Non-historic double hung metal clad windows.
Condition: Fair



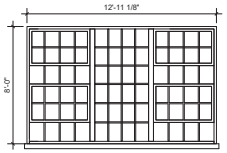
S3.2

Window S3.2
Non-historic double hung metal clad windows.
Condition: Fair



S3.3

Window S3.3
Set of (3) historic steel sash 6/4 with operable and inoperable hopper upper and lower units and single-pane clear glass units. Missing hopper handle.
Condition: Fair



S3.4

Window S3.4
Set of (3) historic steel sash 6/4 with operable and inoperable hopper upper and lower units and single-pane clear and chicken-wire glass units.
Condition: Fair

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

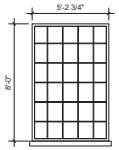
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WINDOW SURVEY

SHEET TITLE

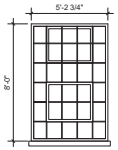
WS002

SHEET NO.



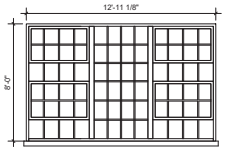
S3.5

Window S3.5
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair



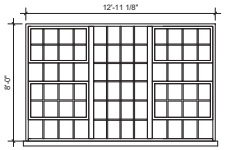
S3.6

Window S3.6
historic steel sash 6/5 with operable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



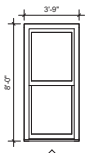
S3.7

Window S3.7
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Good



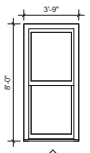
S3.8

Window S3.8
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



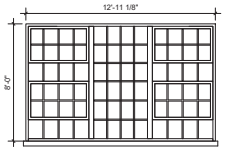
S4.1

Window S4.1
Non-historic double hung metal clad windows.
Condition: Fair



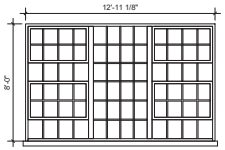
S4.2

Window S4.2
Non-historic double hung metal clad windows.
Condition: Fair



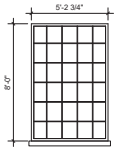
S4.3

Window S4.3
Set of (3) historic steel sash 6/4 with operable and inoperable hopper upper and lower units and single-pane clear glass units.
Condition: Fair



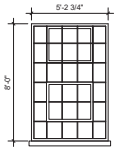
S4.4

Window S4.4
Non-historic fixed 1/1 Chicago style metal frame window with insulated glazing.
Condition: Fair



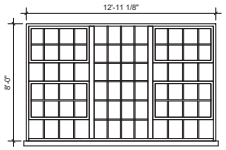
S4.5

Window S4.5
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair



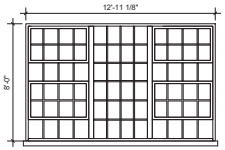
S4.6

Window S4.6
historic steel sash 6/5 with operable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Good



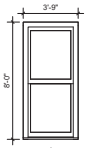
S4.7

Window S4.7
Set of (3) historic steel sash 6/5 with operable and inoperable hopper upper and lower units, clear and chicken-wire glass units. Severe rust damage on one hopper handle.
Condition: Fair



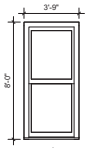
S4.8

Window S4.8
Set of (3) historic steel sash 6/5 with operable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Good



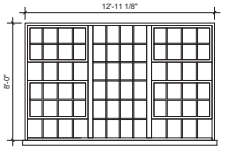
S5.1

Window S5.1
Non-historic double hung metal clad windows.
Condition: Fair



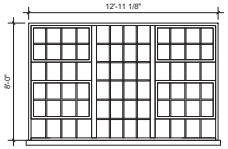
S5.2

Window S5.2
Non-historic double hung metal clad windows.
Condition: Fair



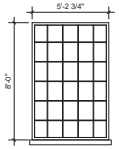
S5.3

Window S5.3
Set of (3) historic steel sash 6/4 with operable and inoperable hopper upper and lower units and single-pane clear glass units.
Condition: Fair



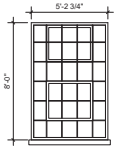
S5.4

Window S5.4
Set of (3) historic steel sash 6/4 with operable and inoperable hopper upper and lower units and single-pane clear and chicken-wire glass units.
Condition: Fair



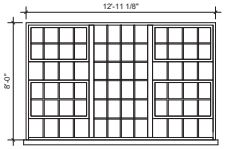
S5.5

Window S5.5
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair



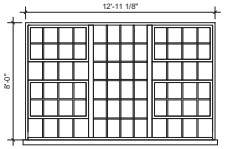
S5.6

Window S5.6
historic steel sash 6/5 with operable and inoperable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



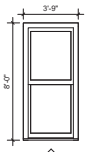
S5.7

Window S5.7
Set of (3) historic steel sash 6/5 with operable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



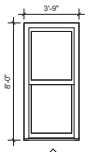
S5.8

Window S5.8
Set of (3) historic steel sash 6/5 with operable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



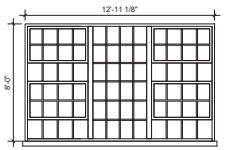
S6.1

Window S6.1
Non-historic double hung metal clad windows.
Condition: Fair



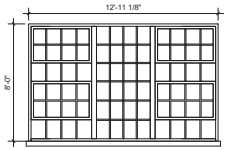
S6.2

Window S6.2
Non-historic double hung metal clad windows.
Condition: Fair



S6.3

Window S6.3
Set of (3) historic steel sash 6/4 with inoperable hopper upper and lower units and single-pane clear glass units.
Condition: Fair



S6.4

Window S6.4
Set of (3) historic steel sash 6/4 with hopper upper and lower units and single-pane clear and chicken-wire glass units.
Condition: Fair

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 49854
Date: 2/5/2016

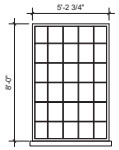
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WINDOW SURVEY

SHEET TITLE

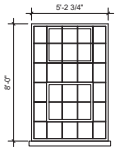
WS003

SHEET NO.



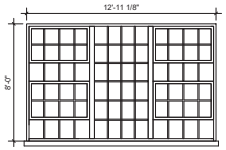
S6.5

Window S6.5
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair



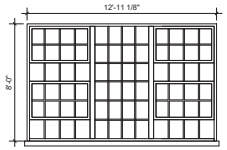
S6.6

Window S6.6
historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



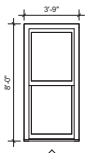
S6.7

Window S6.7
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



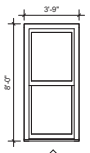
S6.8

Window S6.8
Set of (3) historic steel sash 6/5 with operable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



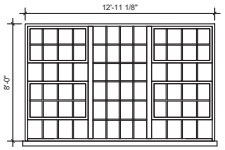
S7.1

Window S7.1
Non-historic double hung metal clad windows.
Condition: Fair



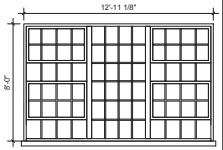
S7.2

Window S7.2
Non-historic double hung metal clad windows.
Condition: Fair



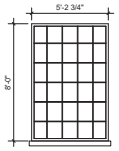
S7.3

Window S7.3
Set of (3) historic steel sash 6/4 with hopper upper and lower units, single-pane clear and chicken-wire glass units.
Condition: Fair



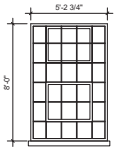
S7.4

Window S7.4
Set of (3) historic steel sash 6/4 with hopper upper and lower units, single-pane clear and chicken-wire glass units.
Condition: Poor



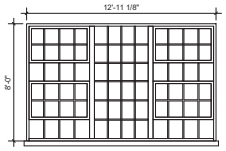
S7.5

Window S7.5
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair



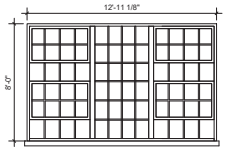
S7.6

Window S7.6
historic steel sash 6/5 with hopper upper unit, clear and chicken-wire glass units.
Condition: Fair



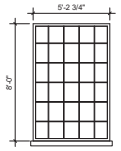
S7.7

Window S7.7
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



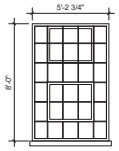
S7.8

Window S7.8
Set of (3) historic steel sash 6/5 with inoperable hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



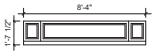
SP.1

Window SP 1
historic steel sash 6/5 with single-pane chicken-wire glass units.
Condition: Fair



SP.2

Window SP 2
historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



W1.1A

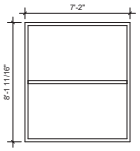
Window W1.1A (exterior)
Historic wood frame transom window.
Condition: Good

W1.1B

Window W1.1B (interior)
Historic wood frame transom window.
Condition: Good

W1.1C

Window W1.1C
Historic steel and zinc frame transom window with clear glass units.
Condition: Good



W1.2

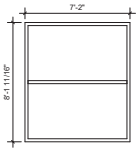
Window W1.2
Non-historic fixed aluminum 1/1 storefront assembly with insulated glazing. Opaque spandrel panel below with clear glass above.
Condition: Good

W1.3

Window W1.3
Non-historic fixed aluminum 1/1 storefront assembly with insulated glazing. Opaque spandrel panel below with clear glass above.
Condition: Good

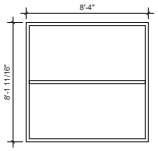
W1.3B

Window W1.3 B
Per our original drawings and on-site observations we believe there is a historic steel frame transom window matching the materials and details in W1.1C. Must be assessed during construction.
Condition: Fair



W1.4

Window W1.4
Non-historic fixed aluminum 1/1 storefront assembly with insulated glazing. Opaque spandrel panel below with clear glass above.
Condition: Good

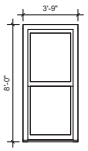


W1.5

Window W1.5
Non-historic fixed aluminum 1/1 storefront assembly with insulated glazing. Opaque spandrel panel below with clear glass above.
Condition: Good

W1.5B

Window W1.5 B
Per our original drawings and on-site observations we believe there is a historic steel frame transom window matching the materials and details in W1.1C. Must be assessed during construction.
Condition: Fair



W2.1

Window W2.1
Non-historic double hung metal clad windows.
Condition: Fair

NOT FOR CONSTRUCTION

AWH
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Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-658-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

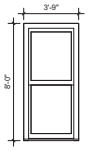
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WINDOW SURVEY

SHEET TITLE

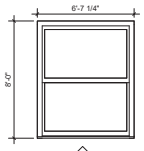
WS004

SHEET NO.



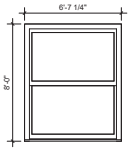
W2.2

Window W2.2
Non-historic double hung metal clad windows.
Condition: Fair



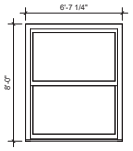
W2.3

Window W2.3
Non-historic double hung metal clad windows.
Condition: Fair



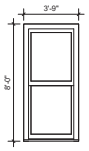
W2.4

Window W2.4
Non-historic double hung metal clad windows.
Condition: Fair



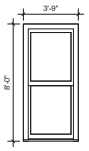
W2.5

Window W2.5
Non-historic double hung metal clad windows.
Condition: Fair



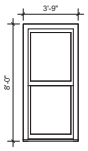
W2.6

Window W2.6
Non-historic double hung metal clad windows.
Condition: Fair



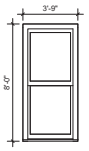
W2.7

Window W2.7
Non-historic double hung metal clad windows.
Condition: Fair



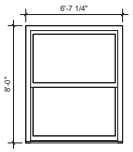
W3.1

Window W3.1
Non-historic double hung metal clad windows.
Condition: Fair



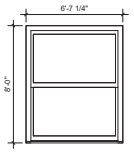
W3.2

Window W3.2
Non-historic double hung metal clad windows.
Condition: Fair



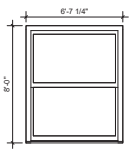
W3.3

Window W3.3
Non-historic double hung metal clad windows.
Condition: Fair



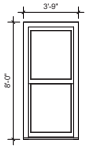
W3.4

Window W3.4
Non-historic double hung metal clad windows.
Condition: Fair



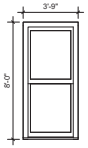
W3.5

Window W3.5
Non-historic double hung metal clad windows.
Condition: Fair



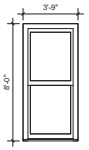
W3.6

Window W3.6
Non-historic double hung metal clad windows.
Condition: Fair



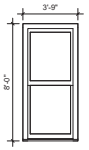
W3.7

Window W3.7
Non-historic double hung metal clad windows.
Condition: Fair



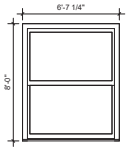
W4.1

Window W4.1
Non-historic double hung metal clad windows.
Condition: Fair



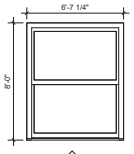
W4.2

Window W4.2
Non-historic double hung metal clad windows.
Condition: Fair



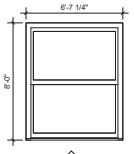
W4.3

Window W4.3
Non-historic double hung metal clad windows.
Condition: Fair



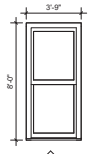
W4.4

Window W4.4
Non-historic double hung metal clad windows.
Condition: Fair



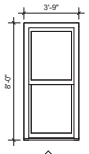
W4.5

Window W4.5
Non-historic double hung metal clad windows.
Condition: Fair



W4.6

Window W4.6
Non-historic double hung metal clad windows.
Condition: Fair



W4.7

Window W4.7
Non-historic double hung metal clad windows.
Condition: Fair

NOT FOR CONSTRUCTION

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alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

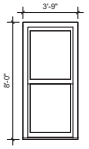
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WINDOW SURVEY

SHEET TITLE

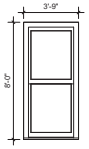
WS005

SHEET NO.



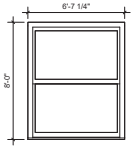
W5.1

Window W5.1
Non-historic double hung metal clad windows.
Broken upper sash.
Condition: Poor



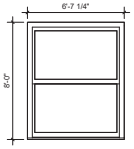
W5.2

Window W5.2
Non-historic double hung metal clad windows.
Condition: Fair



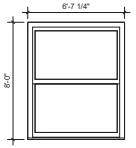
W5.3

Window W5.3
Non-historic double hung metal clad windows.
Condition: Fair



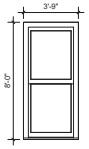
W5.4

Window W3.4
Non-historic double hung metal clad windows.
Condition: Fair



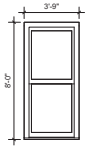
W5.5

Window W5.5
Non-historic double hung metal clad windows.
Condition: Fair



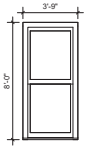
W5.6

Window W5.6
Non-historic double hung metal clad windows.
Condition: Fair



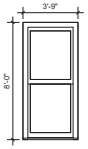
W5.7

Window W5.7
Non-historic double hung metal clad windows.
Condition: Fair



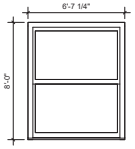
W6.1

Window W6.1
Non-historic double hung metal clad windows.
Condition: Fair



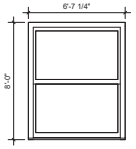
W6.2

Window W6.2
Non-historic double hung metal clad windows.
Condition: Fair



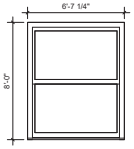
W6.3

Window W6.3
Non-historic double hung metal clad windows.
Condition: Fair



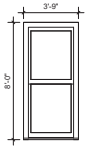
W6.4

Window W6.4
Non-historic double hung metal clad windows.
Condition: Fair



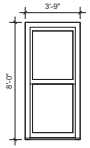
W6.5

Window W6.5
Non-historic double hung metal clad windows.
Condition: Fair



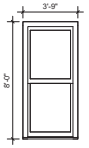
W6.6

Window W6.6
Non-historic double hung metal clad windows.
Condition: Fair



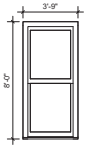
W6.7

Window W6.7
Non-historic double hung metal clad windows.
Condition: Fair



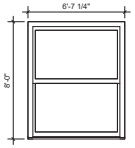
W7.1

Window W7.1
Non-historic double hung metal clad windows.
Condition: Fair



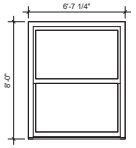
W7.2

Window W7.2
Non-historic double hung metal clad windows.
Condition: Fair



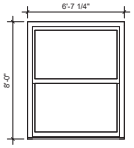
W7.3

Window W7.3
Non-historic double hung metal clad windows.
Condition: Fair



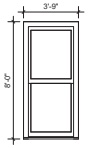
W7.4

Window W7.4
Non-historic double hung metal clad windows.
Condition: Fair



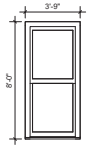
W7.5

Window W7.5
Non-historic double hung metal clad windows.
Condition: Fair



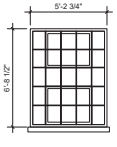
W7.6

Window W7.6
Non-historic double hung metal clad windows.
Condition: Fair



W7.7

Window W7.7
Non-historic double hung metal clad windows.
Condition: Fair



N1.1

Window N1.1
Historic steel sash 5/5 with hopper upper and lower units (upper missing) with clear and chicken-wire glass.
Condition: Fair

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

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PROJECT:

PRINTERS EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 43854
Date: 2/5/2016

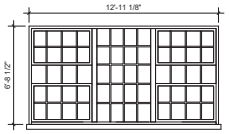
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WINDOW SURVEY

SHEET TITLE

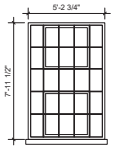
WS006

SHEET NO.



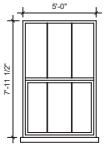
N1.2

Window N1.2
Set of (3) historic steel sash 5/4 with hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair



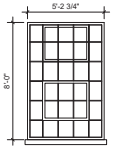
N1.3

Window N1.3
Historic steel sash 5/5 with hopper center unit, clear and chicken-wire glass.
Condition: Fair



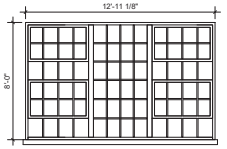
N1.4

Window N1.4
Historic double 3/3 hung metal frame with chicken-wire glass.
Condition: Fair



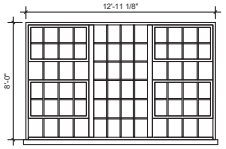
N2.1

Window N2.1
Historic steel sash 6/5 with hopper upper and lower units (upper missing) with clear and chicken-wire glass.
Condition: Fair unreachable



N2.2

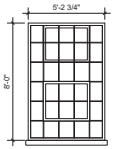
Window N2.2
Set of (3) historic steel sash 6/5 with hopper upper and lower units and chicken-wire glass units.
Condition: Fair unreachable



N2.3

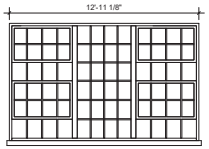
N2.4

Window N2.4
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass.
Condition: Fair



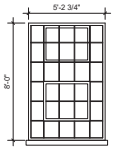
N3.1

Window N3.1
Historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair unreachable



N3.2

Window N3.2
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair unreachable

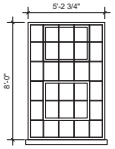


N3.3

Window N3.3
Historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair unreachable

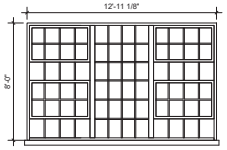
N3.4

Window N3.4
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass. Bowing bottom rail.
Condition: Fair



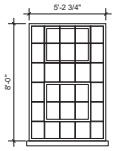
N4.1

Window N4.1
Historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair



N4.2

Window N4.2
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



N4.3

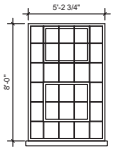
Window N4.3
Historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair

N4.4

Window N4.4
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass.
Condition: Fair

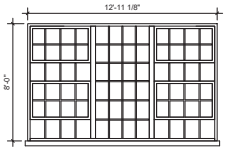
N4.5

Window N4.5
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass. Bowing bottom rail.
Condition: Fair



N5.1

Window N5.1
Historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair



N5.2

Window N5.2
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair

NOT FOR CONSTRUCTION

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ARCHITECT

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PROJECT:

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CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 49854
Date: 2/5/2016

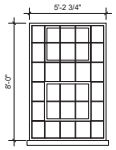
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WINDOW SURVEY

SHEET TITLE

WS007

SHEET NO.



N5.3

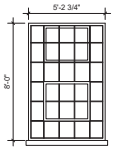
Window N5.3
Historic steel sash 6/5 with operational hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair

N5.4

Window N5.4
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass. Bowing bottom rail.
Condition: Poor

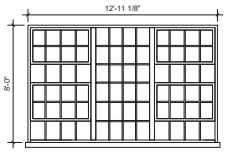
N5.5

Window N5.5
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass. Bowing bottom rail.
Condition: Poor



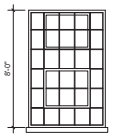
N6.1

Window N6.1
Historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair



N6.2

Window N6.2
Set of (3) historic steel sash 6/5 with hopper upper and lower units (incomplete lower hopper in one sash), clear and chicken-wire glass units.
Condition: Fair



N6.3

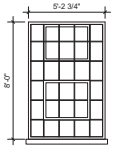
Window N6.3
Historic steel sash 6/5 with operational hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair

N6.4

Window N6.4
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass.
Condition: Fair

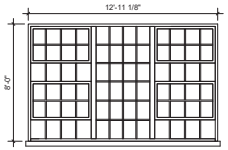
N6.5

Window N6.5
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass.
Condition: Fair



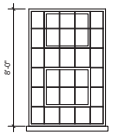
N7.1

Window N7.1
Historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass.
Condition: Fair



N7.2

Window N7.2
Set of (3) historic steel sash 6/5 with hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair



N7.3

Window N7.3
Historic steel sash 6/5 with operational hopper upper and lower units, clear and chicken-wire glass units.
Condition: Fair unreachable

N7.4

Window N7.4
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass.
Condition: Fair

N7.5

Window N7.5
Historic steel sash 3/3 with interior opening awning unit and obscuring chicken-wire glass.
Condition: Fair

NP.1

Window NP1
Non-historic double hung wood frame window.
Condition: Fair

NOT FOR CONSTRUCTION

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ARCHITECT

STRUCTURAL ENGINEER

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PROJECT:

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

Name:
Alex Haecker, AIA

Signature:

License
#: 43854

Date: 2/5/2016

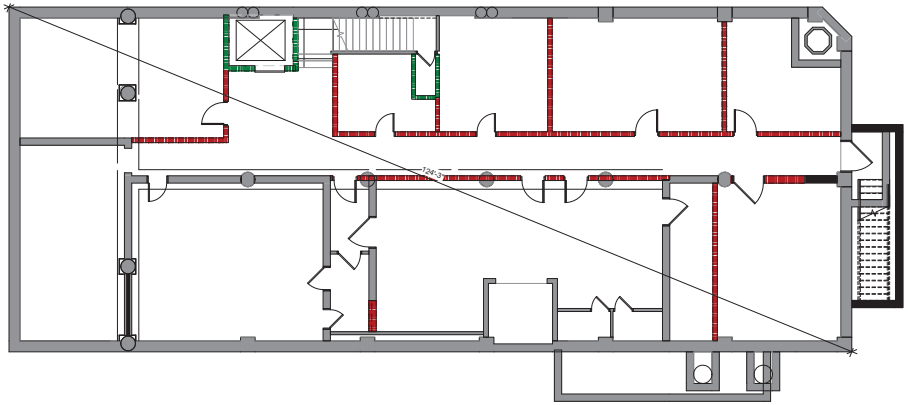
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

WINDOW SURVEY

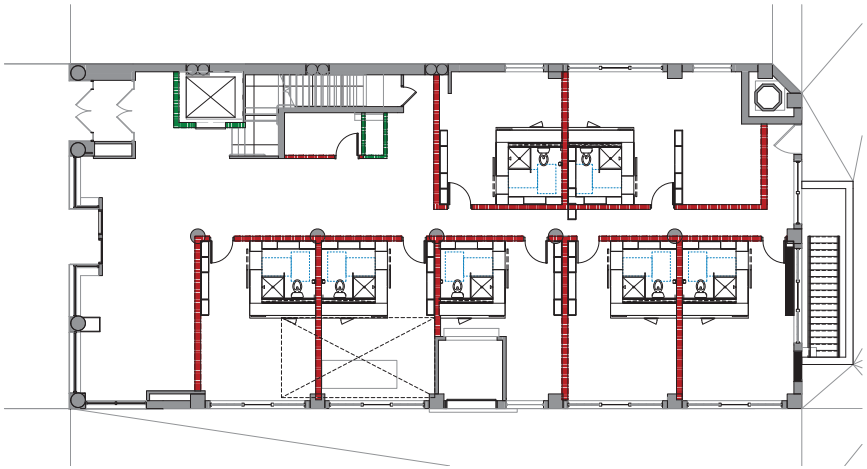
SHEET TITLE

WS008

SHEET NO.



1 X-A001 **BASEMENT CODE PLAN**
1/8" = 1'-0"



2 X-A001 **FIRST FLOOR CODE PLAN**
1/8" = 1'-0"

PROPERTY IS ZONDED B4N AND IS PRESENTLY USED AN OFFICE BUILDIND WITH ACCESSORY USES. NO CHANGE OF UES IS REQUESTED.

NO PARKING REQUESTED FOR DOWNTOWN DISTRICT B4N AS PER MINNEAPOLIS ZONING CODE Table 541-2.

PROPERTY IS A CONRIBUTING STRUCTURE TO THE MINENEPOLIS WAREHOUSE HISTORIC DISTRIC - HPC APPROVED ON 8/20/2103

LEGEND

- (1) SPACE OCUPANT LOAD
- EXIT PATH
- EXIT DISCHARGE
- 2 HR WALL

KEYNOTES

1. EXISTING ADA ENTANCE
2. ROLLING MAGNATIC POLYMIDE GASKETING SYSTEM UL-1784 LISTED SMOKE GUARD MODEL 200 SMOKE CURTAIN OR EQUIVALINT
3. TENAT IMPROVEMENT SUBMITTED UNDER SEPARATE PERMIT, TYP.

GENERAL NOTES

1. ALL EXG FIRE SEPARATIONS AND ASSEMBLIES TO BE MAINTANED
2. LIFE SAFTY SYSTEM, EXIT SIGNS AND ALARMS TO BE SUBMITTED UNDER SEPARATE PERMIT.
3. NEW AND EXISTING PLUBING FIXTURES PROVIDED AT B OCC. SEE CODE NARRATIVE
4. ALL EXISTING STAIR WELLS. RISE AND RUNS . HANDRAILS AND ASSOCIATED COMPONETS TO REMAIN . EXISTING STAIRWAY WIDTH IS 34" , TYPCAL FOR WALL.
5. TYPICAL FIRE RATED SEPARATIONS:

   1 HR RATED PARITIONS AT CORRIDORS, TYP
   1 HR RATED PARTITIONS BETWEEN UNITS
   2 HR RATED FIRE BARRIER STAIR WALL, SHAFT WALLS, & ELEVATOR SHAFTS WALLS

CODE TAG AND PATTERN LEGEND

CODE DOOR TAG

101 / 3'-0" / FR:20 min
- DOOR NUMBER
- DOOR WIDTH
- DOOR FIRE RATING/LABEL

CODE ROOM TAG

OCCUPANCY GROUP — 1,000 SF / 1 / 1:00
- AREA
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD

CODE WALL RATING PATTERNS

- 1 HOUR
- 2 HOUR
- 3 HOUR
- SMOKE

CODE TAG KEY
1/16" = 1'-0"

NOT FOR CONSTRUCTION

AWH
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ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTER'S EXCHANGE
PROPOSED MIXED USE DEVELOPMENT
CORE AND SHELL PACKAGE

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

Name:
Alex Haecker, AIA
Signature:

License
#: 49854
Date: 2/5/2016

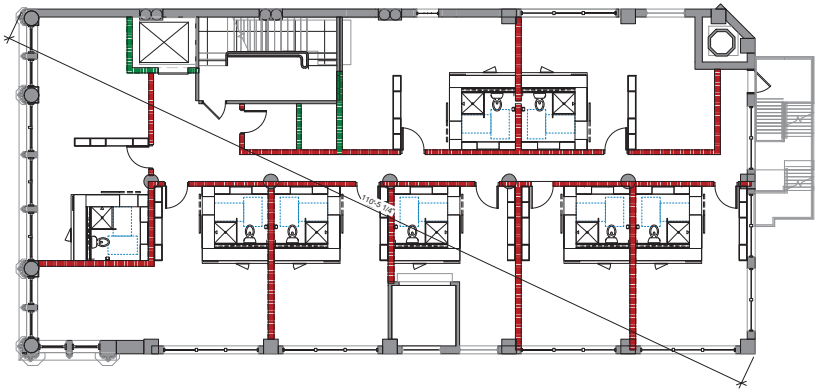
ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

CODE PLAN

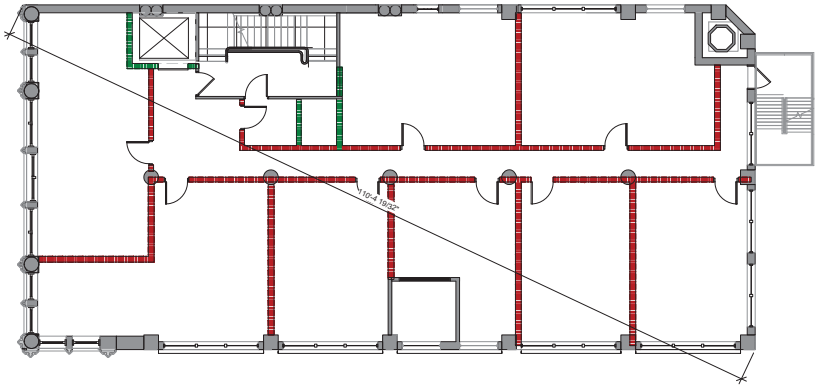
SHEET TITLE

X-A001

SHEET NO.



1 X-A002 **SECOND FLOOR CODE PLAN**
1/8" = 1'-0"



2 X-A002 **THIRD FLOOR CODE PLAN**
1/8" = 1'-0"

PROPERTY IS ZONDED B4N AND IS PRESENTLY USED AN OFFICE BULDIND WITH ACCESSORY USES. NO CHANGE OF UES IS REQUESTED.

NO PARKING REQUESTED FOR DOWNTOWN DISTRICT B4N AS PER MINNEAPOLIS ZONING CODE Table 541-2.

PROPERTY IS A CONRIBUTING STRUCTURE TO THE MINNEPOLIS WAREHOUSE HISTORIC DISTRIC - HPC APPROVED ON 8/20/2103

LEGEND

- (1) SPACE OCUPANT LOAD
- EXIT PATH
- EXIT DISCHARGE
- 2 HR WALL

KEYNOTES

1. EXISTING ADA ENTANCE
2. ROLLING MAGNATIC POLYMIDE GASKETING SYSTEM UL-1784 LISTED SMOKE GUARD MODEL 200 SMOKE CURTAIN OR EQUIVALINT
3. TENAT IMPROVEMENT SUBMITTED UNDER SEPARATE PERMIT, TYP.

GENERAL NOTES

1. ALL EXG FIRE SEPARATIONS AND ASSEMBLIES TO BE MAINTANED
2. LIFE SAFTY SYSTEM, EXIT SIGNS AND ALARMS TO BE SUBMITTED UNDER SEPARATE PERMIT.
3. NEW AND EXISTING PLUBING FIXTURES PROVIDED AT B OCC. SEE CODE NARRATIVE
4. ALL EXISTING STAIR WELLS, RISE AND RUNS . HANDRAILS AND ASSOCIATED COMPONETS TO REMAIN . EXISTING STAIRWAY WIDTH IS 3'-4" , TYPCAL FOR WALL.
5. TYPICAL FIRE RATED SEPARATIONS:

   1 HR RATED PARITIONS AT CORRIDORS, TYP
   1 HR RATED PARTITIONS BETWEEN UNITS
   2 HR RATED FIRE BARRIER STAIR WALL, SHAFT WALLS, & ELEVATOR SHAFTS WALLS

CODE TAG AND PATTERN LEGEND

CODE DOOR TAG

- DOOR NUMBER
- DOOR WIDTH
- DOOR FIRE RATING/LABEL

CODE ROOM TAG

- OCCUPANCY GROUP
- AREA
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD

CODE WALL RATING PATTERNS

- 1 HOUR
- 2 HOUR
- 3 HOUR
- SMOKE

CODE TAG KEY
1/16" = 1'-0"

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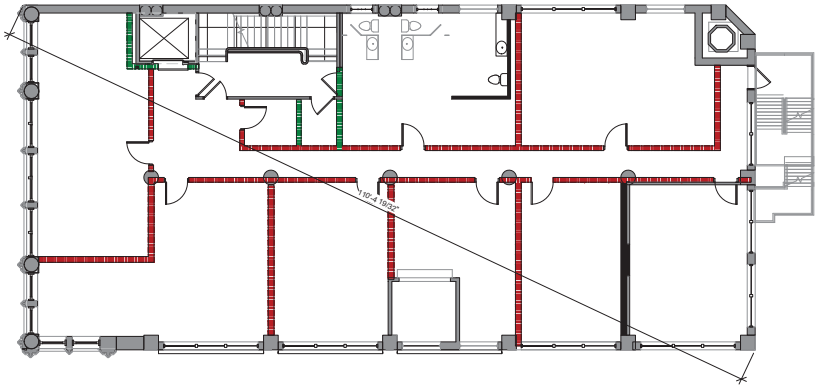
Pricing Set	2/23/2016

CODE PLAN

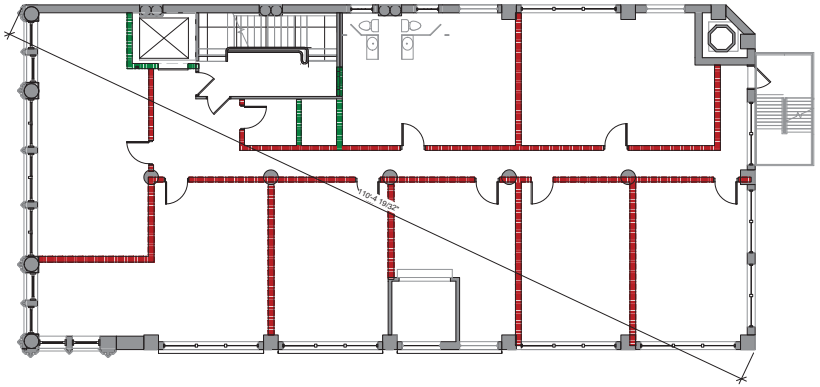
SHEET TITLE

X-A002

SHEET NO.



1 X-A003 **FOURTH FLOOR CODE PLAN**
1/8" = 1'-0"



2 X-A003 **FIFTH FLOOR CODE PLAN**
1/8" = 1'-0"

PROPERTY IS ZONDED B4N AND IS PRESENTLY USED AN OFFICE BULDIND WITH ACCESSORY USES. NO CHANGE OF UES IS REQUESTED.

NO PARKING REQUESTED FOR DOWNTOWN DISTRICT B4N AS PER MINNEAPOLIS ZONING CODE Table 541-2.

PROPERTY IS A CONRIBUTING STRUCTURE TO THE MINENEPOLIS WAREHOUSE HISTORIC DISTRIC - HPC APPROVED ON 8/20/2103

LEGEND

- (1) SPACE OCUPANT LOAD
- EXIT PATH
- EXIT DISCHARGE
- 2 HR WALL

KEYNOTES

1. EXISTING ADA ENTANCE
2. ROLLING MAGNATIC POLYMIDE GASKETING SYSTEM UL-1784 LISTED SMOKE GUARD MODEL 200 SMOKE CURTAIN OR EQUIVALINT
3. TENAT IMPROVEMENT SUBMITTED UNDER SEPARATE PERMIT, TYP.

GENERAL NOTES

1. ALL EXG FIRE SEPARATIONS AND ASSEMBLIES TO BE MAINTANED
2. LIFE SAFTY SYSTEM, EXIT SIGNS AND ALARMS TO BE SUBMITTED UNDER SEPARATE PERMIT.
3. NEW AND EXISTING PLUBING FIXTURES PROVIDED AT B OCC. SEE CODE NARRATIVE
4. ALL EXISTING STAIR WELLS, RISE AND RUNS . HANDRAILS AND ASSOCIATED COMPONETS TO REMAIN . EXISTING STAIRWAY WIDTH IS 3'-4" , TYPCAL FOR WALL.
5. TYPICAL FIRE RATED SEPARATIONS:

   1 HR RATED PARITIONS AT CORRIDORS, TYP
   1 HR RATED PARTITIONS BETWEEN UNITS
   2 HR RATED FIRE BARRIER STAIR WALL, SHAFT WALLS, & ELEVATOR SHAFTS WALLS

CODE TAG AND PATTERN LEGEND

CODE DOOR TAG

- 100 — DOOR NUMBER
- 36" X 7' — DOOR WIDTH
- FR 20 min — DOOR FIRE RATING/LABEL

CODE ROOM TAG

OCCUPANCY GROUP — 10,000 SF — 1 — 100 — AREA / OCCUPANT LOAD FACTOR / OCCUPANT LOAD

CODE WALL RATING PATTERNS

- 1 HOUR
- 2 HOUR
- 3 HOUR
- SMOKE

CODE TAG KEY
1/16" = 1'-0"

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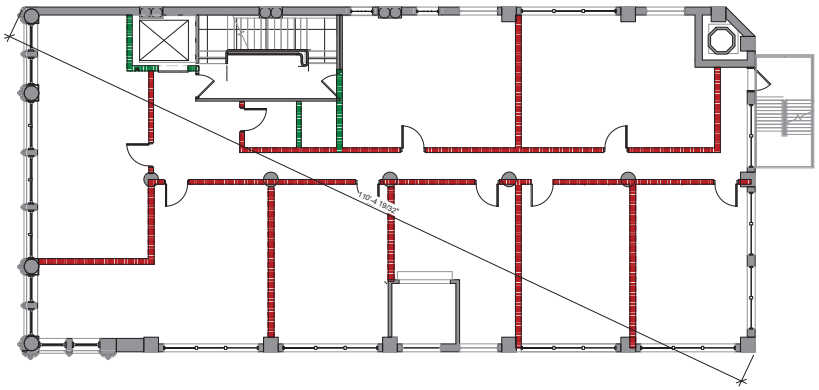
Pricing Set	2/23/2016

CODE PLAN

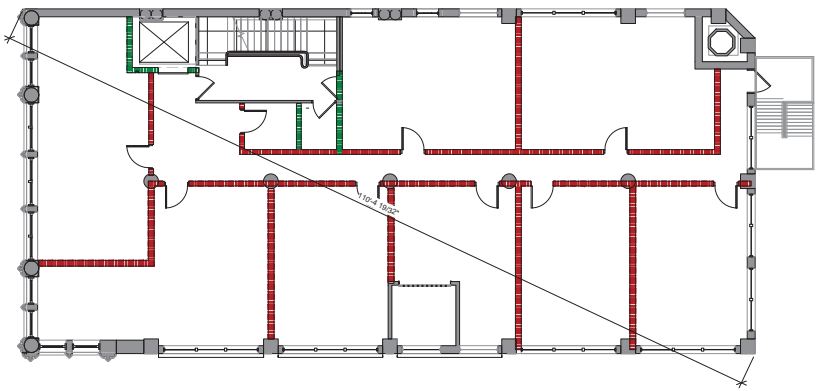
SHEET TITLE

X-A003

SHEET NO.



1 X-A004 **SIXTH FLOOR CODE PLAN**
1/8" = 1'-0"



2 X-A004 **SEVENTH FLOOR CODE PLAN**
1/8" = 1'-0"

PROPERTY IS ZONDED B4N AND IS PRESENTLY USED AN OFFICE BULDIND WITH ACCESSORY USES. NO CHANGE OF UES IS REQUESTED.

NO PARKING REQUESTED FOR DOWNTOWN DISTRICT B4N AS PER MINNEAPOLIS ZONING CODE Table 541-2.

PROPERTY IS A CONRIBUTING STRUCTURE TO THE MINENEPOLIS WAREHOUSE HISTORIC DISTRIC - HPC APPROVED ON 8/20/2103

LEGEND

- (1) SPACE OCUPANT LOAD
- EXIT PATH
- EXIT DISCHARGE
- 2 HR WALL

KEYNOTES

1. EXISTING ADA ENTANCE
2. ROLLING MAGNATIC POLYMIDE GASKETING SYSTEM UL-1784 LISTED SMOKE GUARD MODEL 200 SMOKE CURTAIN OR EQUIVALINT
3. TENAT IMPROVEMENT SUBMITTED UNDER SEPARATE PERMIT, TYP.

GENERAL NOTES

1. ALL EXG FIRE SEPARATIONS AND ASSEMBLIES TO BE MAINTANED
2. LIFE SAFTY SYSTEM, EXIT SIGNS AND ALARMS TO BE SUBMITTED UNDER SEPARATE PERMIT.
3. NEW AND EXISTING PLUBING FIXTURES PROVIDED AT B OCC. SEE CODE NARRATIVE
4. ALL EXISTING STAIR WELLS, RISE AND RUNS . HANDRAILS AND ASSOCIATED COMPONETS TO REMAIN . EXISTING STAIRWAY WIDTH IS 3'-4" , TYPCAL FOR WALL.
5. TYPICAL FIRE RATED SEPARATIONS:

   1 HR RATED PARITIONS AT CORRIDORS, TYP
   1 HR RATED PARTITIONS BETWEEN UNITS
   2 HR RATED FIRE BARRIER STAIR WALL, SHAFT WALLS, & ELEVATOR SHAFTS WALLS

CODE TAG AND PATTERN LEGEND

CODE DOOR TAG

101 — DOOR NUMBER
3'-0" — DOOR WIDTH
FR 20 min — DOOR FIRE RATING/LABEL

CODE ROOM TAG

OCCUPANCY GROUP — 1,000 SF — AREA
B 1 100 — OCCUPANT LOAD FACTOR
1 0 0 — OCCUPANT LOAD

CODE WALL RATING PATTERNS

1 HOUR
2 HOUR
3 HOUR
SMOKE

CODE TAG KEY
1/16" = 1'-0"

NOT FOR CONSTRUCTION

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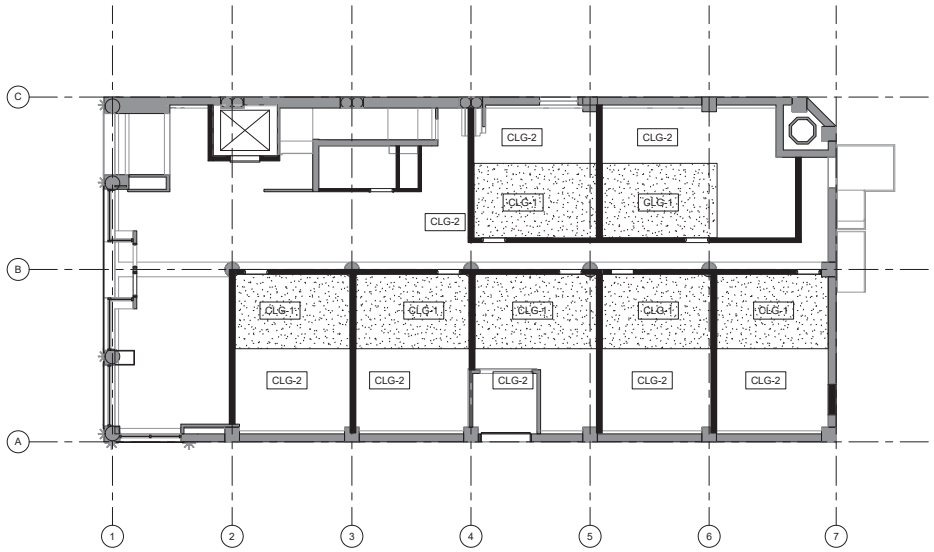
ISSUE	DATE
CuPA Application	2/5/2016
Pricing Set	2/23/2016

CODE PLAN

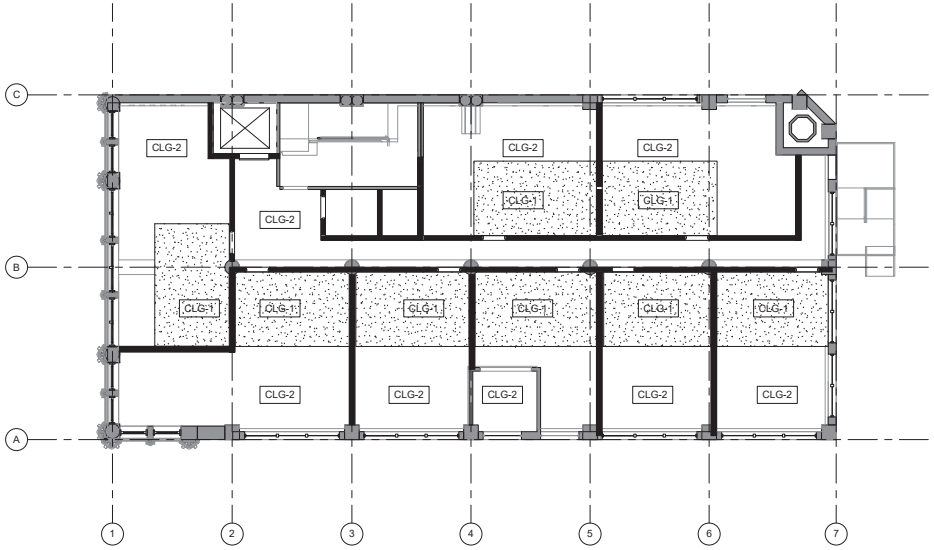
SHEET TITLE

X-A004

SHEET NO.



1 X-A110 **FIRST FLOOR RCP**
1/8" = 1'-0"



2 X-A110 **SECOND FLOOR RCP**
1/8" = 1'-0"

FINISH SCHEDULE

	DESC	FINISH
CLG-1	BATHROOM & ENTRY CEILING	SAME AS MODULAR SYSTEM FINISH
CLG-2	EXISTING CONCRETE DECK	PT-1

NOT FOR CONSTRUCTION

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PRINTER'S EXCHANGE

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CORE AND SHELL PACKAGE

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Signature:

License
#: 49854

Date: 2/5/2016

ISSUE	DATE
CuEA Application	2/5/2016
Pricing Set	2/23/2016

1 & 2 FLOOR REFLECTED CLG PLAN

SHEET TITLE

X-A110

SHEET NO.

OPENING SCHEDULE

REV	DOOR NO	ROOM NAME	DOOR WIDTH	DOOR HT	DOOR THK	PANEL TYPE	PANEL MATL	PANEL FIN	PANEL GLA ZING	FRAME TYPE	FRAME FIN	FRAME GLAZING	HD WR	LABEL	DETAILS JAMB	DETAILS HEAD	COMMEN TS
BASEMENT																	
	01	BICYCLE STORAGE	4'-0"	7'-0"	1 3/4"												
	02	BUILDING SERVICES	3'-0"	6'-10"	1 3/4"												
	03	TRASH	2'-4"	7'-0"	1 3/4"												
	05	FITNESS	2'-4"	7'-0"	1 3/4"												
	06		2'-4"	7'-0"	1 3/4"												
	07		3'-0"	6'-10"	1 3/4"												
	08	DOGWASH	4'-0"	7'-0"	1 3/4"												
	09		4'-0"	7'-0"	1 3/4"												
	10		3'-0"	6'-10"	1 3/4"												
	11	STORAGE	2'-6"	7'-0"	1 3/4"												
	12	FITNESS	3'-6"	7'-0"													
	13	STORAGE	4'-0"	7'-0"	1 3/4"												
	14	BUILDING SERVICES	4'-0"	7'-0"	1 3/4"												
	15	BUILDING SERVICES	4'-0"	7'-0"	1 3/4"												
	16		4'-0"	6'-10"	1 3/4"												
	17		3'-6"	7'-0"													
	18	LIBRARY/LOUNGE	3'-6"	7'-0"													
	20		3'-0"	6'-10"													
	493	BUILDING SERVICES	2'-6"	7'-0"													
	494	LAUNDRY	2'-6"	7'-0"													
	497	STORAGE	2'-6"	7'-0"													
	1868	DOGWASH	2'-6"	7'-0"													
	W1.3E	STORAGE	3'-0"	6'-10"	1 3/4"												
FIRST FLOOR																	
	101	MICRO	3'-0"	6'-10"	1 3/4"												
	102	MICRO	3'-0"	6'-10"	1 3/4"												
	105	LOBBY	3'-0"	6'-10"	1 3/4"												
	106	MICRO	3'-0"	6'-10"	1 3/4"												
	107	MICRO	2'-6"	7'-0"	1 3/4"												
	108	MICRO	3'-0"	6'-10"	1 3/4"												
	111	LOBBY	3'-0"	6'-10"	1 3/4"												
	112	MICRO	2'-10"	7'-0"	1 3/4"												
	113	LOBBY	2'-6"	7'-0"	1 3/4"												
	114	LOBBY	3'-0"	7'-5"	1 3/4"												
	115	MICRO	7'-0"	8'-0"	1 3/4"												
	116		8'-0"	7'-3"	1 3/4"												
	117	LOUNGE/MAILROOM	3'-0"	6'-10"	1 3/4"												
	118	LOBBY	3'-0"	6'-10"	1 3/4"												
	4609	MICRO	3'-0"	6'-8"	2"												
	E1.1	MICRO	8'-8"	7'-0"	1 3/4"												
	E1.4	LOBBY			1 3/4"												
	W1.1		8'-0"	7'-3"	1 3/4"												
	W1.3		3'-6"	7'-4"	1 3/4"												
SECOND FLOOR																	
		CONF. ROOM	3'-0"	7'-0"													
		CONF. ROOM	3'-0"	7'-0"													
			3'-0"	7'-0"													
	170	CONF. ROOM	3'-0"	6'-10"													
	201	OFFICE	3'-0"	4'-0"	1 3/4"												
	202	Room	3'-0"	6'-10"	1 3/4"												
	204	Room	3'-0"	6'-10"	1 3/4"												
	205	Room	3'-0"	6'-10"	1 3/4"												
	206	ADA TOILET	2'-10"	7'-0"	1 3/4"												
	207	ADA TOILET	2'-10"	7'-0"	1 3/4"												
	208	ADA TOILET	2'-0"	7'-0"	1 3/4"												
	209	ADA TOILET	3'-0"	6'-10"	1 3/4"												
	210	COLLAB. SPACE	3'-0"	6'-10"	1 3/4"												
	211	MICRO	3'-0"	6'-10"	1 3/4"												
	212	MICRO TYPICAL UNIT	3'-0"	6'-10"	1 3/4"												
	214		3'-0"	4'-0"	1 3/4"												
	215	CONF. ROOM	3'-0"	4'-0"	1 3/4"												
	216	ADA TOILET	2'-10"	7'-0"													
	467	ADA TOILET	2'-10"	7'-0"	1 3/4"												
	473	ADA TOILET	3'-0"	6'-10"	1 3/4"												
	523	MICRO TYPICAL UNIT	3'-0"	6'-8"	2"												
	E2.4		3'-0"	6'-10"	1 3/4"												
	W1.3C	MICRO	7'-0"	8'-0"	1 3/4"												
THIRD FLOOR																	
	301		3'-0"	6'-10"	1 3/4"												
	302		3'-0"	6'-10"	1 3/4"												
	304		2'-10"	7'-0"	1 3/4"												
	305		2'-10"	7'-0"	1 3/4"												
	306		2'-0"	7'-0"	1 3/4"												
	307		3'-0"	6'-10"	1 3/4"												
	308		3'-0"	6'-10"	1 3/4"												
	309		3'-0"	6'-10"	1 3/4"												
	311		6'-0"	6'-10"	1 3/4"												
	312		7'-0"	8'-0"	1 3/4"												
	465		3'-0"	6'-10"													
	484		2'-10"	7'-0"	1 3/4"												
	486		2'-0"	7'-0"	1 3/4"												
	1943		3'-0"	6'-8"	2"												
	E3.4		3'-0"	6'-10"	1 3/4"												

OPENING SCHEDULE

REV	DOOR NO	ROOM NAME	DOOR WIDTH	DOOR HT	DOOR THK	PANEL TYPE	PANEL MATL	PANEL FIN	PANEL GLA ZING	FRAME TYPE	FRAME FIN	FRAME GLAZING	HD WR	LABEL	DETAILS JAMB	DETAILS HEAD	COMMEN TS
FOURTH FLOOR																	
	401		3'-0"	6'-10"	1 3/4"												
	402	BATH	2'-10"	7'-0"	1 3/4"												
	403	BATH	2'-10"	7'-0"	1 3/4"												
	404		3'-0"	6'-10"	1 3/4"												
	405		3'-0"	6'-10"	1 3/4"												
	406		3'-0"	6'-10"	1 3/4"												
	407		3'-0"	6'-10"	1 3/4"												
	408	BATH	3'-0"	6'-10"	1 3/4"												
	409	BATH	3'-0"	6'-10"	1 3/4"												
	410		3'-2"	6'-10"	1 3/4"												
	411	HISTORIC VAULT	3'-0"	6'-10"	1 3/4"												
	412		3'-0"	6'-10"	1 3/4"												
	413		3'-0"	6'-10"	1 3/4"												
	414	HISTORIC VAULT	4'-0"	7'-0"	1 3/4"												
	415		3'-0"	6'-10"	1 3/4"												
	417	BATH	2'-0"	7'-0"	1 3/4"												
	418		3'-0"	6'-10"	1 3/4"												
	419		3'-0"	6'-10"	1 3/4"												
	420	HISTORIC VAULT	2'-4"	7'-0"	1 3/4"												
	421		7'-0"	8'-0"	1 3/4"												
	422	BATH	2'-10"	7'-0"													
	482	BATH	3'-0"	6'-10"	1 3/4"												
	1960		3'-0"	6'-8"	2"												
	E4.4		3'-0"	6'-10"	1 3/4"												
FIFTH FLOOR																	
	501		3'-0"	6'-10"	1 3/4"												
	502		2'-10"	7'-0"	1 3/4"												
	503		2'-10"	7'-0"	1 3/4"												
	504		2'-0"	7'-0"	1 3/4"												
	505		3'-0"	6'-10"	1 3/4"												
	506		3'-0"	6'-10"	1 3/4"												
	507		3'-0"	6'-10"	1 3/4"												
	508		3'-0"	6'-10"	1 3/4"												
	509		3'-0"	6'-10"	1 3/4"												
	510		3'-0"	6'-10"	1 3/4"												
	512		3'-0"	6'-10"	1 3/4"												
	513		3'-0"	6'-10"	1 3/4"												
	514		3'-0"	6'-10"	1 3/4"												
	516		7'-0"	8'-0"	1 3/4"												
	1977		3'-0"	6'-8"	2"												
	E5.4		3'-0"	6'-10"	1 3/4"												
SIXTH FLOOR																	
	601		3'-0"	6'-10"	1 3/4"												
	602	ADA TOILET	2'-10"	7'-0"	1 3/4"												
	603	ADA TOILET	2'-10"	7'-0"	1 3/4"												
	604	ADA TOILET	2'-0"	7'-0"	1 3/4"												
	605		3'-0"	6'-10"	1 3/4"												
	606		3'-0"	6'-10"	1 3/4"												
	607		3'-0"	6'-10"	1 3/4"												
	608		3'-0"	6'-10"	1 3/4"												
	609		2'-7"	7'-0"	1 3/4"												
	610		3'-0"	6'-10"	1 3/4"												
	611		3'-0"	6'-10"	1 3/4"												
	612		3'-0"	6'-10"	1 3/4"												
	614		7'-0"	8'-0"	1 3/4"												
	615	ADA TOILET	3'-0"	6'-8"	1 3/4"												
	1994		3'-0"	6'-8"	2"												
	E6.4		3'-0"	6'-10"	1 3/4"												
	W1.3B		6'-0"	6'-10"	1 3/4"												
SEVENTH FLOOR																	
	701		3'-0"	6'-10"	1 3/4"												
	702	BATH	2'-10"	7'-0"	1 3/4"												
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	E7.4		3'-0"	6'-10"	1 3/4"												
ROOF																	
	801		4'-0"	7'-0"	1 3/4"												
	802		4'-0"	7'-0"	1 3/4"												

NOT FOR CONSTRUCTION

AWH

Alex Haecker, AIA
21 E 26th St
Minneapolis, MN 55404
alex@awhllc.net
awhllc.net 612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

CIVIL/LA ENGINEER

PROJECT:

PRINTERS EXCHANGE

PROPOSED MIXED USE DEVELOPMENT

CORE AND SHELL PACKAGE

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

Name:

Alex Haecker, AIA

Signature:

License
Lic. 43854

Date: 2/5/2016

ISSUE	DATE
CofA Application	2/5/2016
Pricing Set	2/23/2016

DOOR SCHEDULES

SHEET TITLE

X-A601

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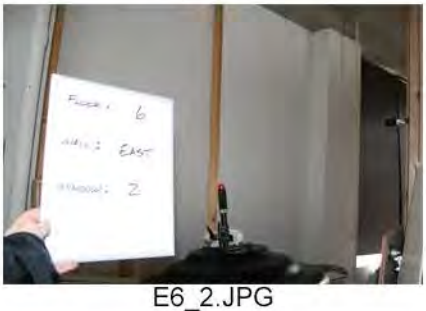

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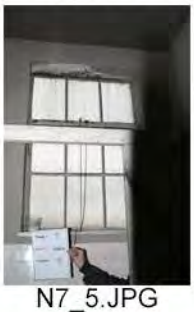
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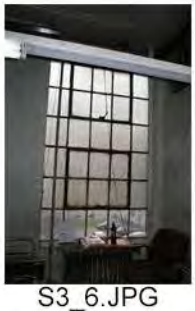
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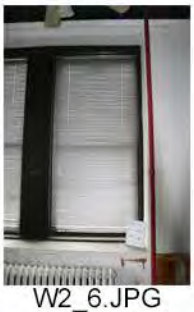
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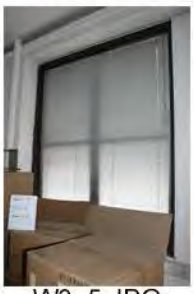
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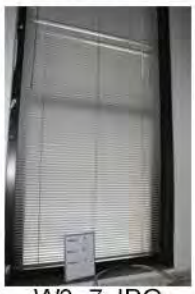
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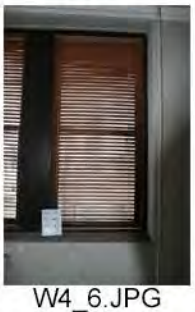
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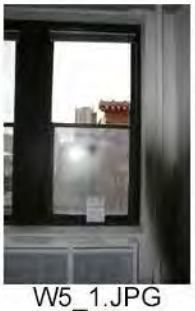
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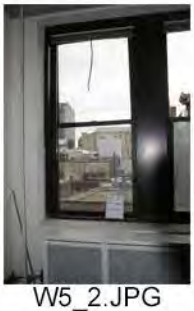
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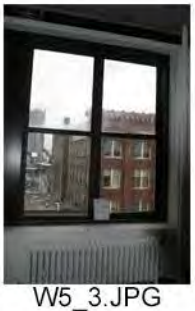
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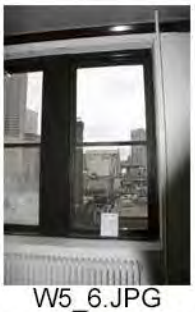
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

AWH ARCHITECTS

N.T.S.

Historic window to be removed. Historic window to be restored. Non-historic window to remain. Non-historic window to be removed.

Printer's Exchange Building

Color-coded window elevations

FLOOR: 2
WALL: EAST
WINDOW: 2

PALANISAMI & ASSOCIATES, INC.
STRUCTURAL ENGINEERS

November 02, 2015

Frana Companies
Boyd Netley - Project Manager
633 Second Avenue South
Hopkins, MN 55343

RE: Rockler Fur Building - Existing Exterior Fire Escape Structural Evaluation
16 N 4th Street, Minneapolis, MN 55401

Dear Boyd,

At your request, I met with you, the owner, and other consultants at the site on October 27, 2015, to observe the condition of the existing steel-framed exterior fire escape, which is located over the back alley of the building.

The owner had granted access to the fire escape so that the existing conditions could be more closely observed. The purpose of this visit was to observe the general overall condition of the fire escape, and to provide a professional opinion regarding the scope of repairs that would be required to restore or maintain the serviceability of the fire escape. This observation was cursory in nature. A thorough examination of each of the components of the fire escape was beyond the scope of this visit.

We referenced the 2015 Minnesota Conservation Code for Existing Buildings (MCCEB) for evaluating the structural serviceability of this fire escape.

Photographs of the fire escape are attached to the end of this report for your reference.

The construction of the existing fire escape is as follows:

1. The fire escape is constructed from steel shapes, plates, rods, angles and pipes. Connections are primarily bolted. The wall of the building consists of a cast in place concrete frame with multi-wythe clay brick infill. The building dates to 1911.
2. The fire escape serves floor levels 2 through 7. Access to each floor is via an exterior door, with additional window-sill-access landings and stairs at levels 2, 4 and 6. Floor-to-floor height was measured at approximately 12'-0". Intermediate landing heights were measured to be approximately 6' above or below the floor landing height. The height of the window-sill landings were not measured directly, but are estimated to be approximately 16" above their respective floor heights.
3. Catwalks connecting this building with the building directly across the alley are present at levels 2 through 5. These catwalks are not attached to the fire escape structure, although they share common guardrails at the floor landings.

5661 International Parkway ◆ Minneapolis, Minnesota 55428 3046◆ (763) 533-9403 ◆ FAX (763) 533-9586
◆ E-mail (eng@palanisami.com) ◆ Web (www.palanisami.com)

4. There is a straight steel ladder, constructed of flat bar rails and rod rungs that is bolted to the outside edge of the 7th level landing that accesses the roof of the building. The top portion of the ladder is anchored to the face of the building with bar extensions. The condition of the ladder and the connections to the building at or near the roof level were not observed.
5. The fire escape structure is attached to the exterior walls of the building by two primary means: One, connections subject to tension (pullout from the building) consist of through-bolts with round plate washers along the inside face of the building. And two, connections subject to compression forces consist of either bars or angles embedded into the face of the wall.
6. The bar grating assembly used at the stair landings and treads consist of 1/4" x 1" bars oriented on edge, and spaced approximately 1 1/8" on-center. The bars are held together with three or four rows of threaded rods and pipe spacers.
7. The bar grating at the stair landings bear on rectangular frames constructed from 2.5x2.5x1/4 upturned angles.
8. At the intermediate landings (between floor levels), each landing is supported by a 4x4x3/8 angle at the face of the building, and two triangular struts constructed from 3x3x1/4 angles at the outside end.
9. At the 2nd - 6th level landings, each landing is supported by two, 1 1/4" through-bolted connections at the face of the building, and two triangular struts constructed from 3x3x1/4 angles at the outside end, similar to those at the intermediate landings.
10. At the 7th floor level, and at the window-sill levels at floors 2, 4 and 6, the outer edges of the landings are supported by two 1" diameter pipes that serve as diagonal struts. These struts are embedded into the face of the brick. The upper ends of the diagonal pipe struts are bolted to 1" diameter horizontal pipes that serve as beams to support the sides of the landing. The ends of these pipes are embedded into the face of the concrete frame of the building.
11. The 4x4x3/8 angle supporting the intermediate angles spans across an exterior window, and is bolted to the window jambs at each end. The span between the two bolts is approximately 10'.
12. The 3x3x1/4 angle struts supporting the intermediate landings are embedded into the face of the brick.
13. The stair stringers consist of 5" x 3/8" plate. The stair treads are attached to the stair stringers with (2) 3/8" diameter bolts at each end.
14. The stair tread depth and riser height are both approximately 7". The stair tread width varied. 31" and 35" widths were measured at two different stair flights.
15. The guard rails are constructed from pipe stock, and consist of a top rail and an intermediate rail. The top rail is bent at the ends to form posts. The intermediate rail spans between the two end posts. The top rail measures 1 5/16" in diameter, and the intermediate rail measures 1 1/16"" in diameter.
16. The bottom of the fire escape terminates one flight of stairs below the 2nd floor level. A counterbalanced flight of stairs is present that is meant to swing downward to access the alley surface. This stair is supported at the face of the building by a 4x4x3/8 angle that

spans across a window opening, similar to that of the intermediate landings. The stair is supported at its outside face by a hanging bar that attaches to the intermediate landing above. The movement of the counterbalance mechanism was not tested during this site visit. The clear height from the underside of the fire escape to the alley surface was not measured.

The following structural deficiencies were either directly observed or derived by calculation:

1. Section 405 of the MCCEB requires the fire escape to support a uniform live load of 100 pounds per square foot. The 4x4x3/8 angles (Fig.1) that support the intermediate landings are all insufficient by calculation to accommodate this loading.
2. The guardrail system is deficient in numerous locations. Pipe members and connections were severely corroded, collapsed or missing at several locations (Fig.2 & 3). Past repairs are evident, with mismatched pipes, fittings, other steel shapes, and field-welded connections present (Fig.4). No guardrails at all were present at the counterbalanced stairs. In general, the guards that are present are not serviceable, and appear to be in danger of collapsing. Given this condition, section 805.10.2 of the MCCEB states that new guards must comply with the International Building Code (IBC). Replacement of the existing guardrail system with an identical system would not comply with the structural requirements of the IBC.
3. The stair stringers and treads appear to be in generally serviceable condition. However, failed connections of the bolted connections were observed at some locations (Fig.5). Field-welded repairs were observed at other locations. In general, all bolted connections appear to be corroded, and the soundness of these connections could not be determined by visual observation.
4. Corroded and deformed connections were observed at all of the intermediate stair landings, where the landing is bolted to the 4x4x3/8 angle at the face of the building (Fig.6).
5. The brick through which the 1" bolted connections are made at the 4x4x3/8 angle supporting the counterbalanced stairs has been dislodged. The angle has shifted, and the bolts have been deformed (Fig.7 & 8).
6. The functionality of the counterbalanced stairs has not been verified. Due to the shifted support angle, these stairs appear to be angled toward the face of the building (Fig.9). Furthermore, the MCCEB requires 12' clear height below the fire escape if the alley is less than 30' wide. The clear height was not verified during this site visit.
7. Steel corrosion, failing connections and spalled brick were observed at numerous locations where the compression members are embedded into the face of the building (Fig.10). Specifically, these elements are the 3x3x1/4 angles and the 1" diameter rods that support the outer ends of the landings.
8. Heavy corrosion and structural failure were observed at some locations on the intermediate landings, where the steel grating has crushed the L2.5x2.5x1/4 upturned angles (Fig.11).

9. At the catwalks connecting the building across the alley, the railings are either missing or appear to be in danger of collapse (Fig.12). The structural design and condition of the catwalks were not recorded during this site visit.
10. Though not a structural deficiency, it should be noted that section 405 of the MCCEB specifies a minimum tread depth of 9 inches for fire escapes serving more than 10 occupants. The treads on this fire escape do not currently meet this requirement.

General recommendations for structural repair are as follows:

1. The metallurgical properties of the existing steel should be verified prior to making repairs. Tensile strength, weldability of the steel, and the type of weld filler metal should be determined.
2. 100% of the existing guardrails should be replaced. New guardrails are needed at all stairs and landings, and must conform to the International Building Code. Any new guardrail design should be developed in consultation with the project architect.
3. The counterbalanced stairs should be restored, and new guardrails should be installed. The functionality of this system should be verified, as should the 12' clear height requirement to the alley surface.
4. 100% of the existing structural connections should be inspected for soundness. Corroded connections should be removed and replaced. Existing bolted connections may be supplemented by field-welding near the existing connections.
5. All connections embedded into the face of the building should be strengthened. This may be accomplished by the addition of field-welded plates or angles, with post-installed anchors into the face of the building. Repairs to the existing brick or concrete may need to be made in order to provide a sound surface for attachment of the new anchors.
6. All 4x4x3/8 angle members spanning across the windows should be strengthened or replaced to accommodate the 100 psf live load requirement. This may be accomplished by field-welding a continuous member along the length of the angle, or replacing the angle with a heavier angle, or some other steel shape, such as a rectangular tube.
7. The corroded 2.5x2.5x1/4 angles at the landing frames should be replaced with new members.
8. In general, all failed members should be replaced with new members, or strengthened by field-welding new members to the existing members.
9. The stairs accessing the roof should be more closely inspected. Any failing connections or members should be repaired or replaced.
10. If possible, the catwalks to the building across the alley should be removed, provided that they no longer serve any necessary purpose. These catwalks are unsafe to traverse, as the railings are either missing or in danger of collapse. The ownership and other legal requirements regarding these catwalks should be verified prior to taking any action.
11. Non-structural aspects of the fire escape should be addressed by the project architect. Issues such as dimensional requirements of landings, guardrails, treads and risers, fire ratings of adjacent surfaces, egress doors, occupancy ratings, and other such matters were not evaluated by this engineer.

12. The stair tread depth issue should be resolved as soon as possible. If a deeper tread depth is required by the code official, then the existing fire escape may be completely unserviceable due to dimensional constraints.
13. After repairs are completed, all steel should be cleaned of corrosion and painted with a high performance coating system to protect the surface and enhance the longevity of the steel.

Thank you for the opportunity to provide this report. We would be happy to assist you in any structural matters involved with the fire escape, or other aspects of this project going forward.

Please contact us with any questions or concerns regarding this matter.

Respectfully,

Palanisami & Associates, Inc.
Raleigh Loerch, P.E.

Fig. 1: Typical stair landing with 4x4x3/8 angle spanning across window.

Fig. 2: Severe corrosion at intermediate guardrail

Fig. 3: Broken guardrail post at intermediate landing

Fig. 4: Guardrail field repair using angle and pipe

Fig. 5: Failed connection at stringer (angle was dislodged by hand)

Fig. 6: Typical corroded connection at 4x4x3/8 support at intermediate landings

Fig. 7: Dislodged and deformed bolt with missing brick at counterbalanced stair support angle

Fig. 8: Dislodged and deformed bolt at counterbalanced stair support angle (opposite end)

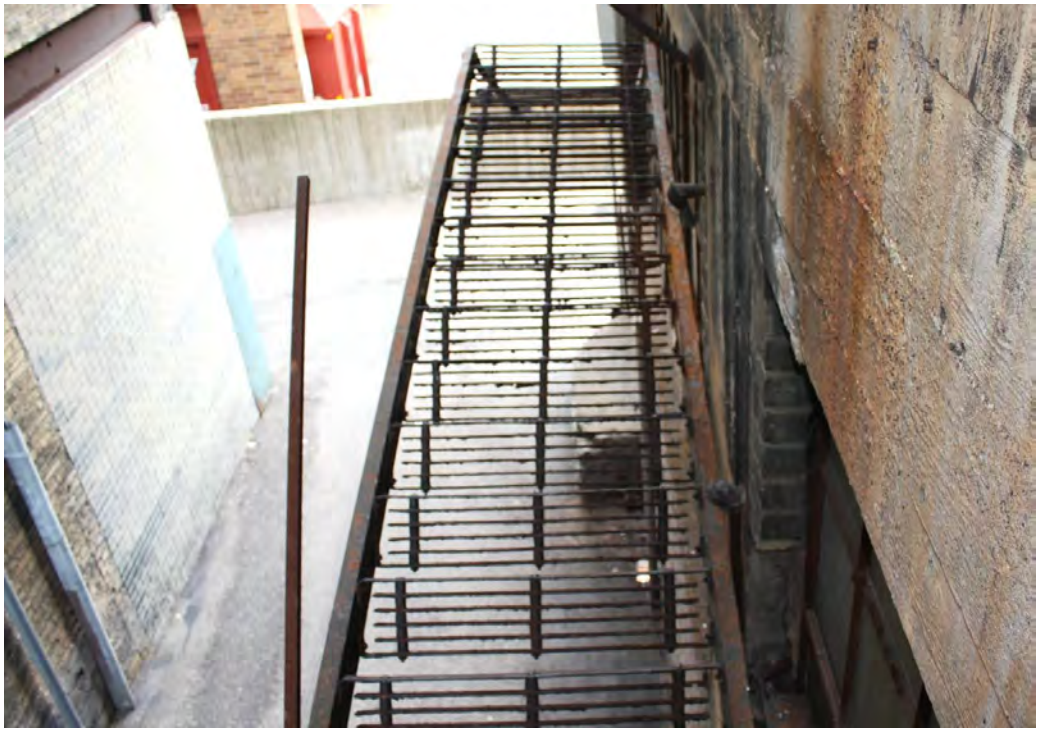

Fig. 9: Counterbalanced stairs in upright position

Fig. 10: Corroded and failing connections of compression members at face of brick (failed guardrail from above has fallen, and is wedged between brick and angle)

Fig. 11: Failed 2.5x2.5x1/4 upturned angle at intermediate landing

Fig. 12: Catwalk to building across alley (note collapsed guardrails)

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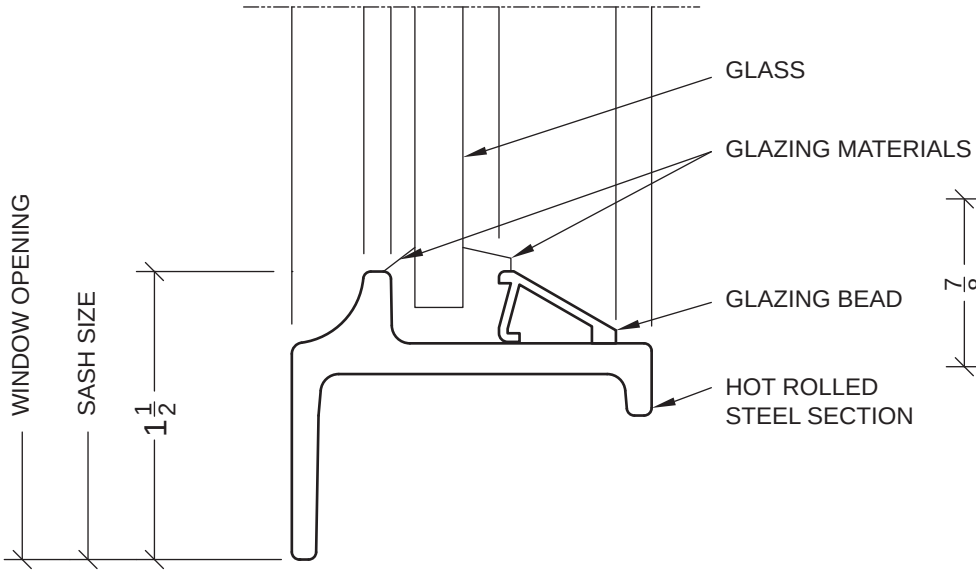

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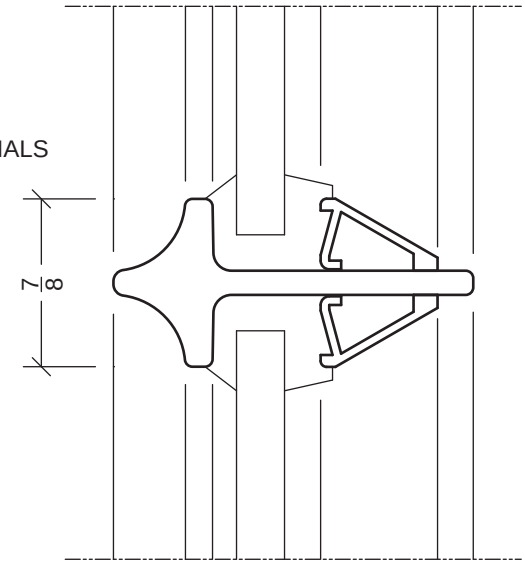

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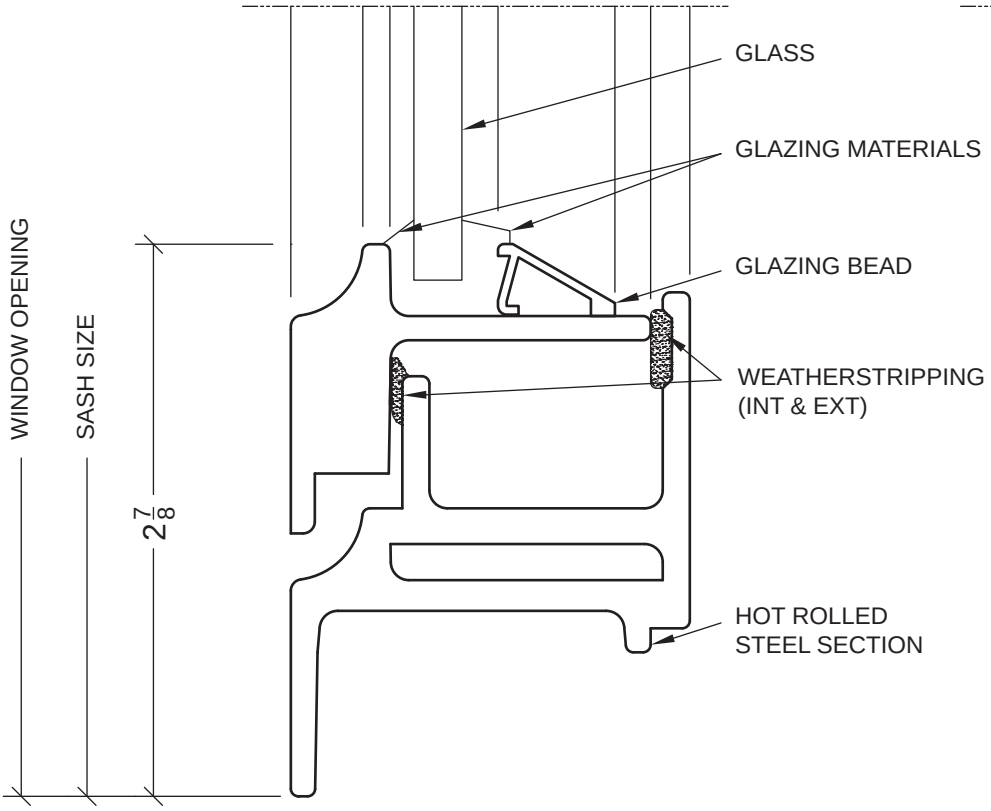

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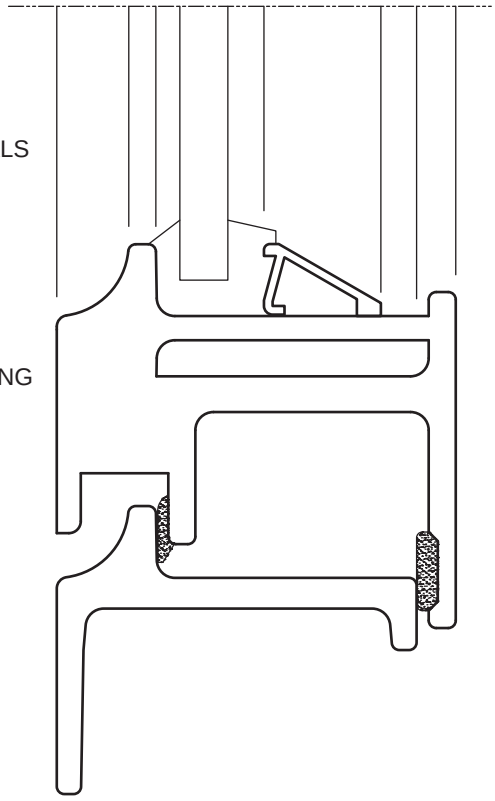

SWING-IN DETAIL
INTERIOR GLAZED WITH 1/4" GLASS

Details are full scale.

Jacob Frey
Ward 3 Council Member
City of Minneapolis
350 S. 5th St.
Room 307
Minneapolis, MN 55415

Date: December 1, 2015

Printers Exchange Building – PROPOSED ALTERATIONS

Dear Mr. Frey:

In accordance with the Heritage Preservation Commission Certificate of Appropriateness Application requirements we are hereby providing notice of the proposed alterations to the Printers Exchange Building 16 N 4th Street, Minneapolis MN 55401.

We are proposing to adaptively reposition the building for commercial and retail tenants. We understand that a Certificate of Appropriateness is required for such alterations and are presently in the process of submitting to the HPC.

The applicant for the work will be:

VoR Rockler LLC
VoR Development – Kyle Morque
444 East 82 St.
#2M
New York, NY 10028
917-858-1411
kmorque@vordevelopment.com

Regards,

Alex Haecker, AIA

North Loop Neighborhood Association
207 5th Avenue North
Minneapolis, MN 55401

December 1, 2015

Printers Exchange – PROPOSED ALTERATIONS

To Whom It May Concern:

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