

2019 EXTERIOR REPAIR PROJECT

315 LOWRY AVENUE NORTH
MINNEAPOLIS, MN

DRAWING INDEX

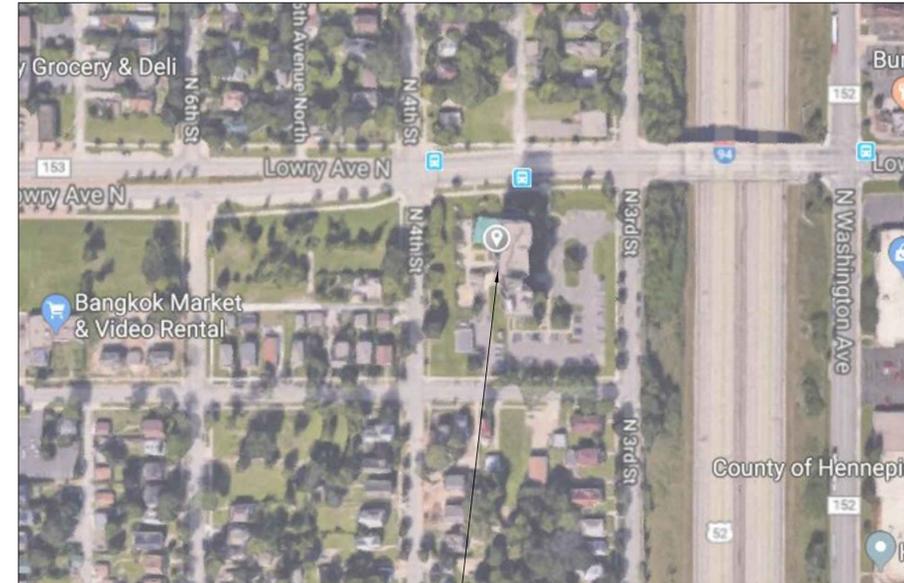
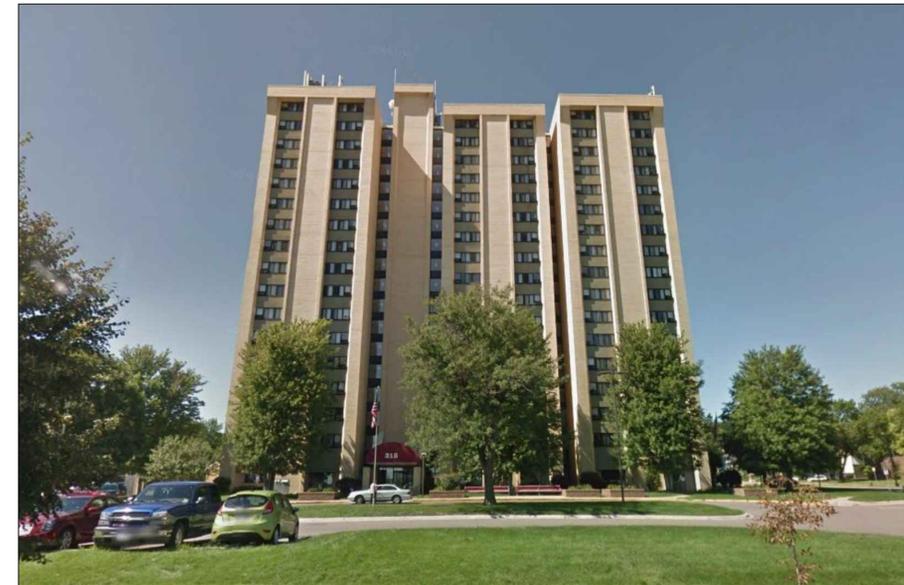
1. TITLE SHEET
2. PLAN VIEW
3. EAST ELEVATION
4. NORTH & SOUTH ELEVATIONS
5. WEST ELEVATION
6. DETAILS

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDDING AND/OR PERFORMING WORK.
2. PRIOR TO MASONRY DEMO, CONTRACTOR SHALL PROVIDE OWNER WITH 24 HOURS NOTICE AND SHALL ERECT BARRIERS TO PREVENT PEDESTRIAN TRAFFIC BENEATH THE WORK AREA.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURER'S INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ENGINEER BEFORE PROCEEDING.
4. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY PEDESTRIAN WALKWAY PROTECTION ON ALL WALKWAYS BELOW WHICH OVERHEAD WORK IS OCCURRING. ALL BUILDING EGRESSES SHALL REMAIN OPEN & PROTECTED THROUGH THE FULL DURATION OF THE PROJECT.
5. CONTRACTOR SHALL LIMIT STAGING AND STORAGE AREAS TO THOSE APPROVED BY OWNER. CONTRACTOR SHALL PROTECT ALL PORTIONS OF THE BUILDING, LANDSCAPING, AND PROPERTY IN STAGING AND STORAGE AREAS, AND SHALL REPAIR ALL DAMAGED CAUSED BY STAGING AND STORAGE TO OWNER'S SATISFACTION.
6. CONTRACTOR SHALL PROVIDE ENGINEER WITH ACCESS TO THE BUILDING VIA CONTRACTOR'S SWINGSTAGE AS NEEDED THROUGHOUT THE DURATION OF WORK.

WORK ITEMS

- ① REMOVE & REPLACE METAL PANEL SYSTEM ON WEST ELEVATION
- ② REMOVE & REPLACE METAL PANELS ON NORTH AND SOUTH ELEVATIONS
- ③ REMOVE & REPLACE DAMAGED METAL INFILL PANELS
- ④ WET SEAL ALL HALLWAY WINDOW AND INFILL PANEL PERIMETERS
- ⑤ PARTIAL SEALANT REPLACEMENT, SEE DETAIL 0/6



315 LOWRY AVENUE N



5435 Feltl Road
Minnetonka, MN 55343
Tel: (952) 854-4511
Fax: (952) 854-3126
www.encompassinc.com

CONSULTANTS:

CERTIFICATION:

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Signature _____
Name _____
Date _____
Registration Number _____

Project Number: 18-4868-02C
Date: 02/05/2019
Drawn: MDT
Checked: EKMS
Scale: AS NOTED

REVISIONS:

PROJECT:

2019 EXTERIOR REPAIR PROJ.

315 LOWRY
MINNEAPOLIS, MN

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:

1

SHEET 1 OF 6

BID SET 02/05/2019

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Drawn: **MDT**

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Scale: **AS NOTED**

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315 LOWRY
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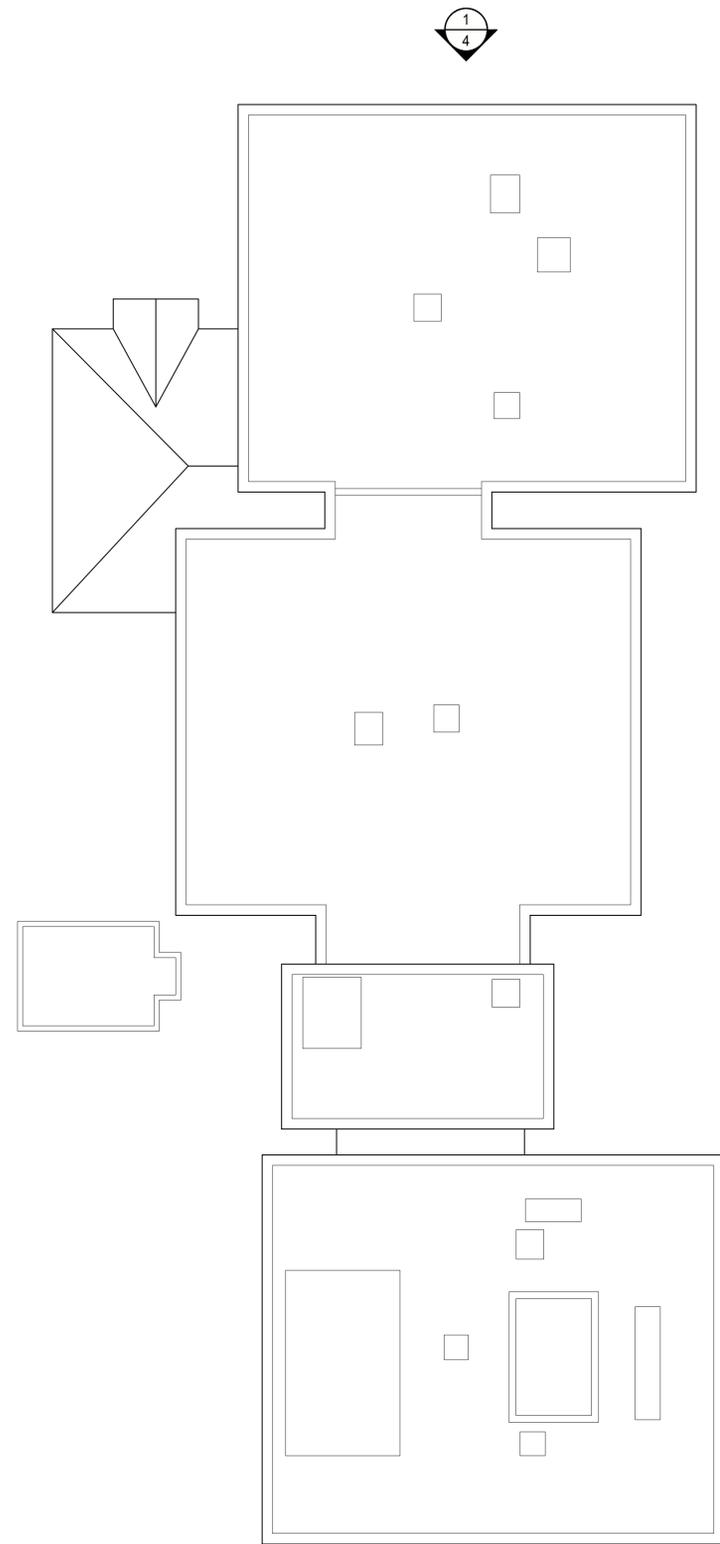
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PLAN VIEW

SHEET NUMBER:

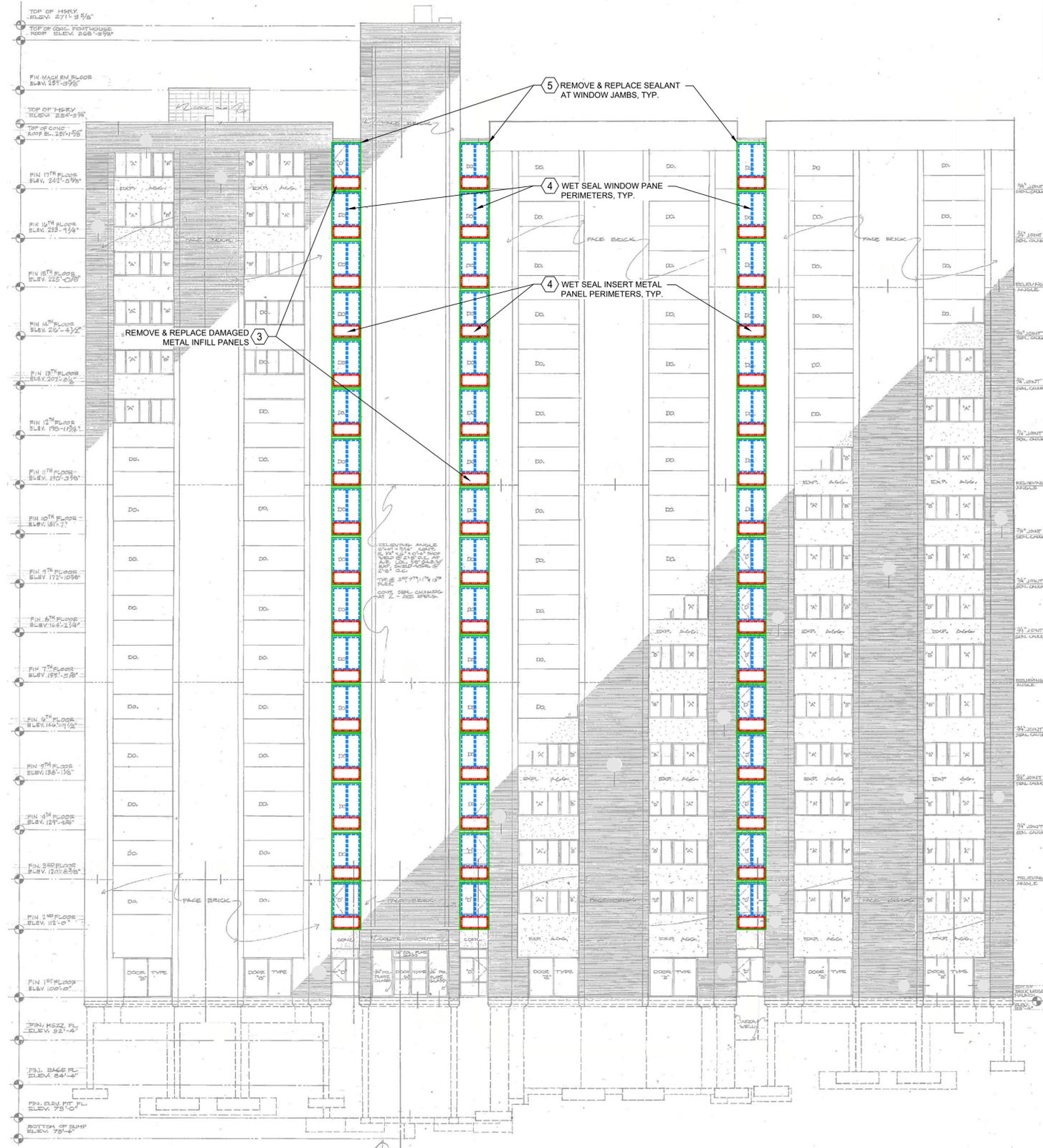
2

SHEET 2 OF 6



1 PLAN VIEW LAYOUT
 2 SCALE: NTS





WORK ITEMS

- 1 REMOVE & REPLACE METAL PANEL SYSTEM ON WEST ELEVATION
- 2 REMOVE & REPLACE METAL PANELS ON NORTH AND SOUTH ELEVATIONS
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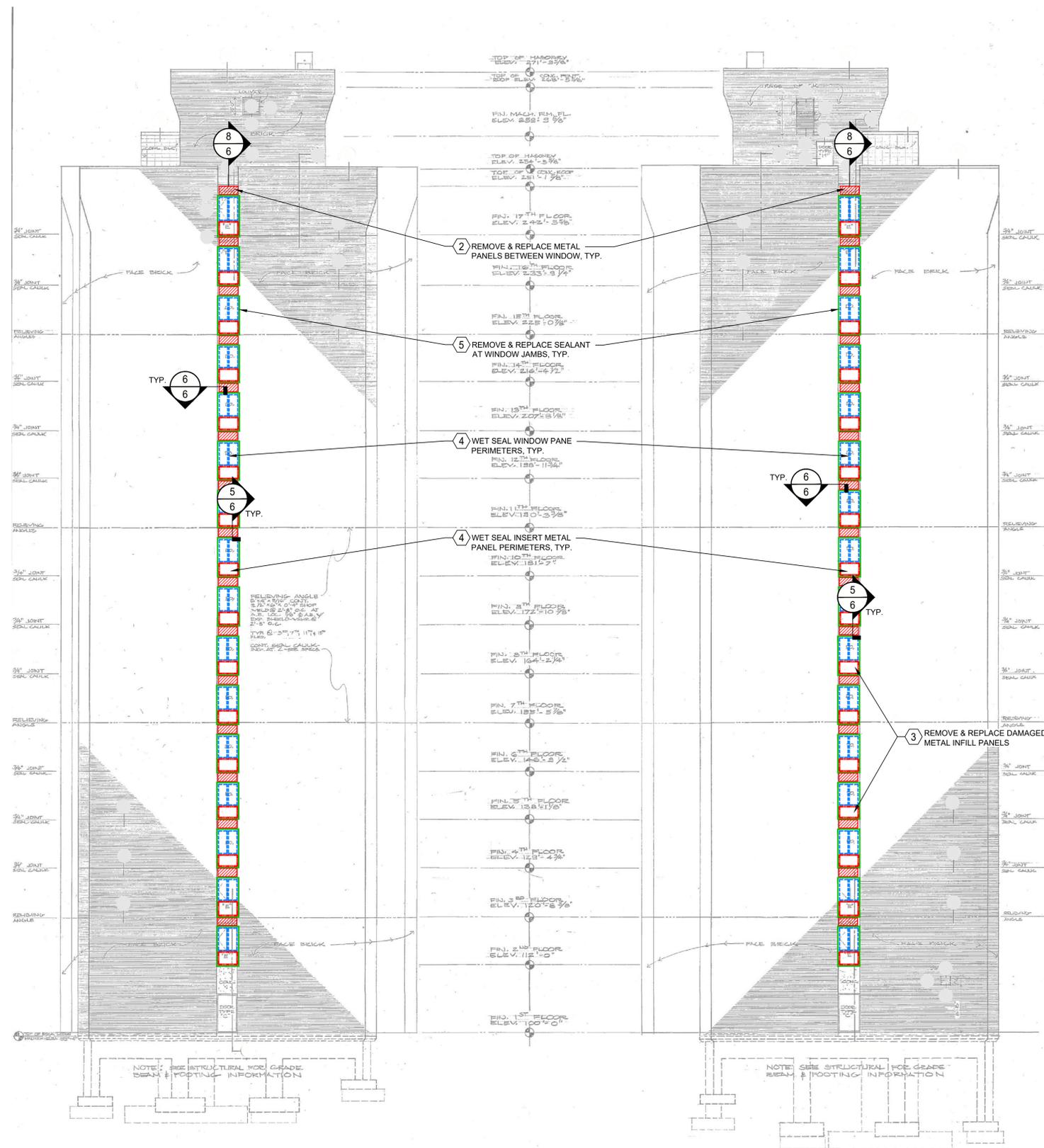
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PROJECT:
 2019 EXTERIOR REPAIR PROJ.
 315 LOWRY
 MINNEAPOLIS, MN

SHEET TITLE:
 EAST ELEVATION

SHEET NUMBER:
3
 SHEET 3 OF 6

1 EAST ELEVATION
 3 SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
4 SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION
4 SCALE: 3/32" = 1'-0"

WORK ITEMS

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Encompass
engineering consultants
forensic analysis

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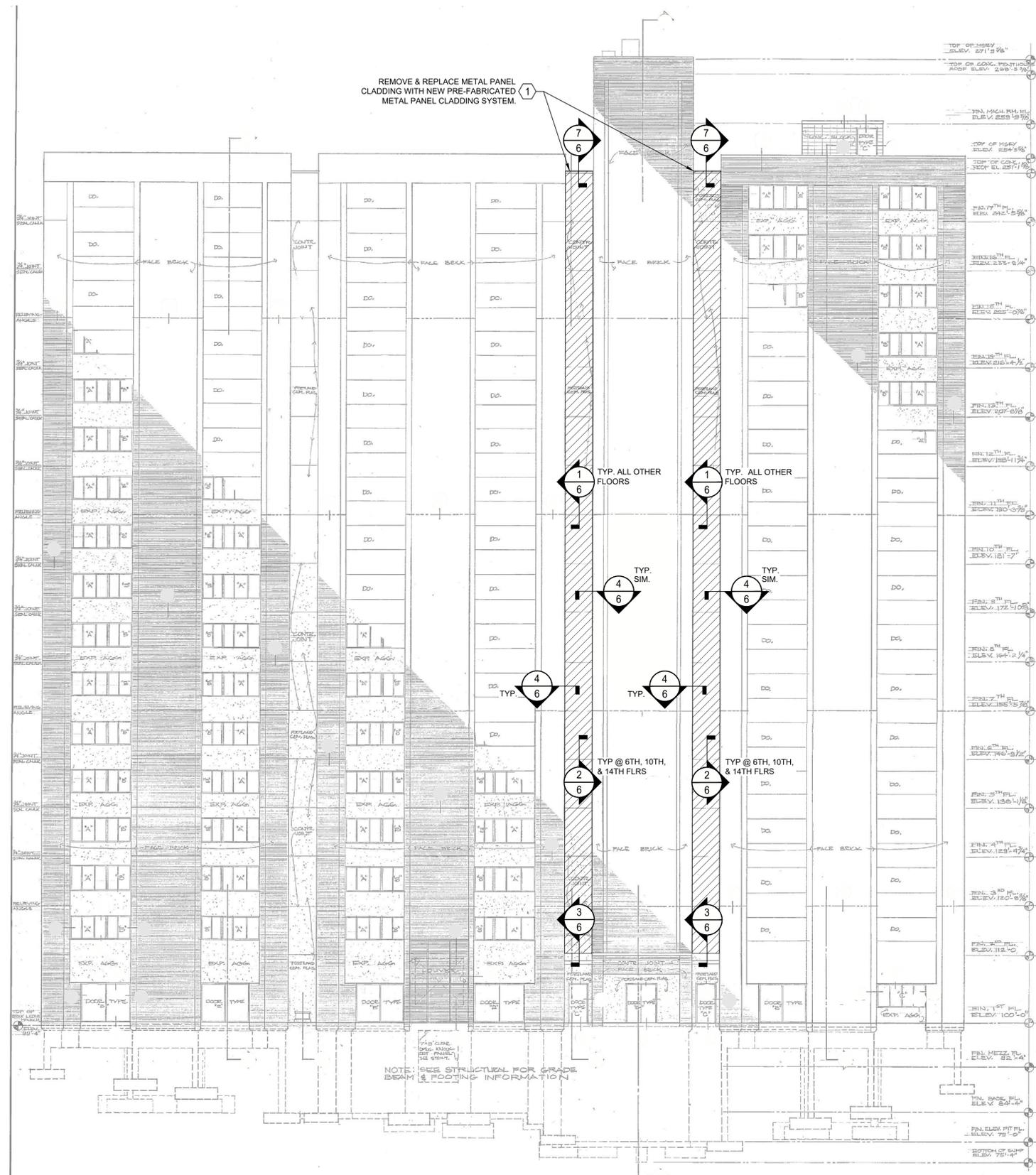
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SHEET TITLE:
NORTH & SOUTH ELEVATIONS

SHEET NUMBER:
4
SHEET 4 OF 6



WORK ITEMS

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1 WEST ELEVATION
5 SCALE: 3/32" = 1'-0"



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SHEET TITLE:
WEST ELEVATION

SHEET NUMBER:
5
SHEET 5 OF 6

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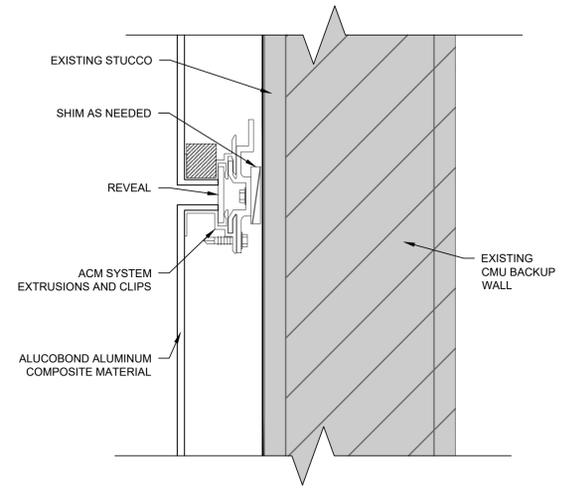
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SHEET TITLE:
DETAILS

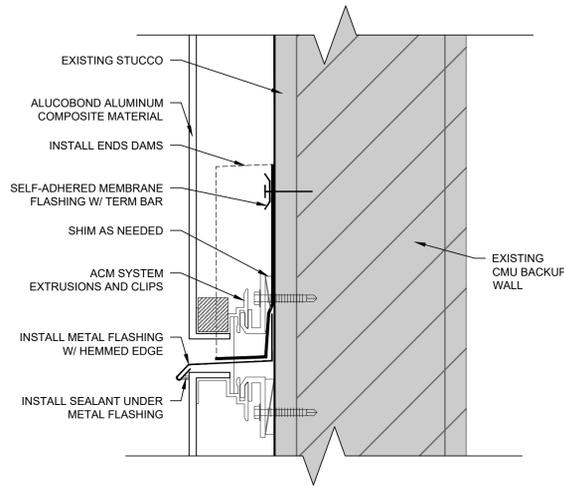
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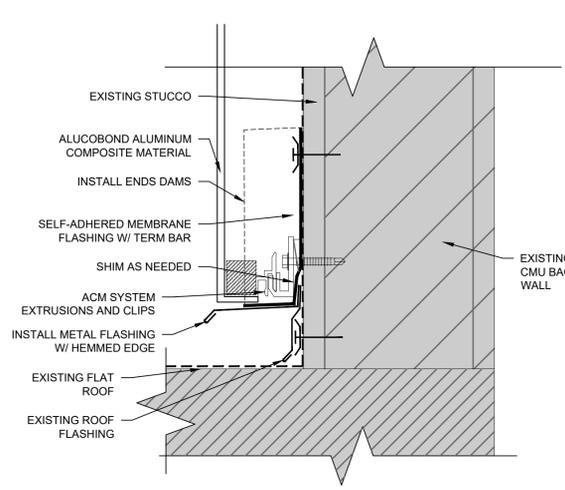
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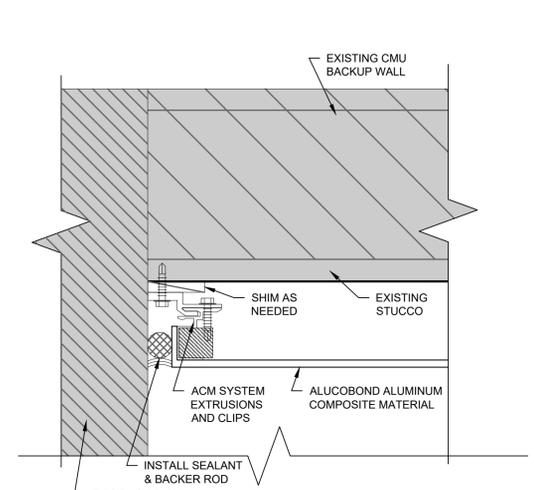
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6 HORIZONTAL JOINT DETAIL AT WEST ELEVATION SCALE: NTS



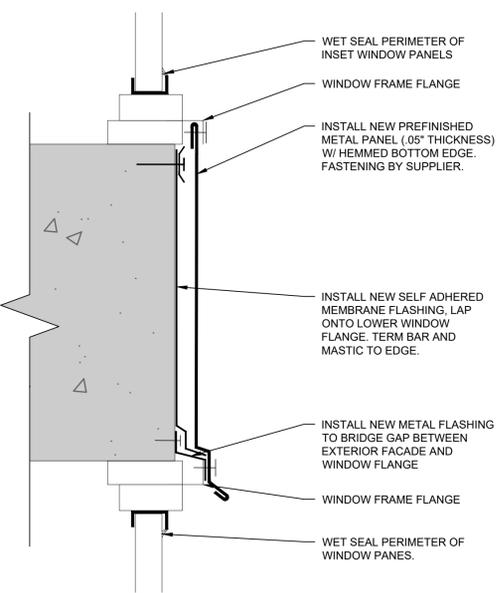
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6 THROUGH WALL FLASHING DETAIL AT WEST ELEVATION SCALE: NTS



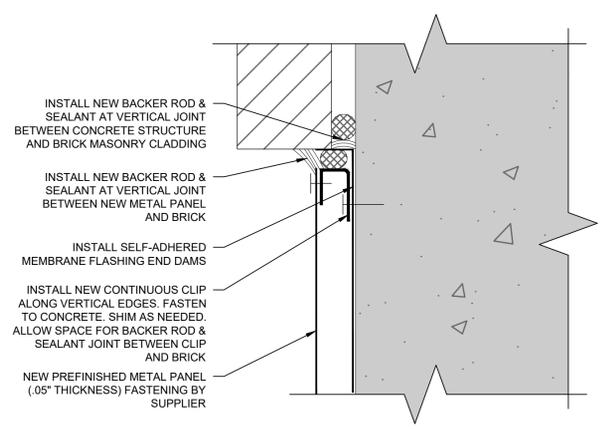
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6 BASE CONDITION DETAIL AT WEST ELEVATION SCALE: NTS



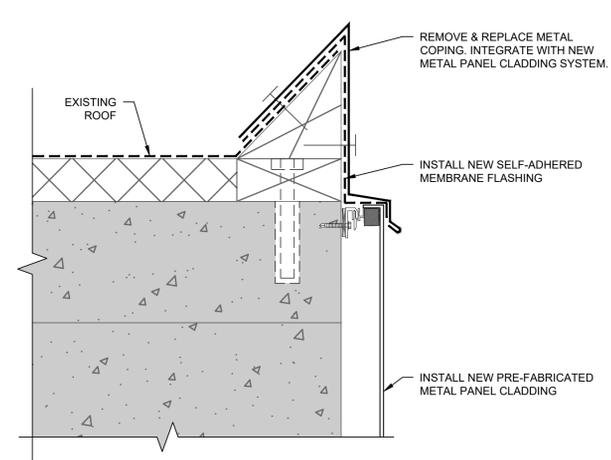
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6 ENDWALL CONDITION DETAIL AT WEST ELEVATION SCALE: NTS



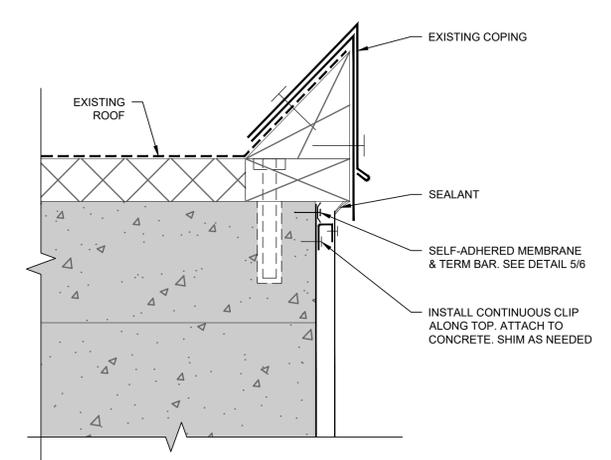
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6 METAL PANEL BETWEEN WINDOWS AT NORTH & SOUTH ELEVATIONS SCALE: NTS



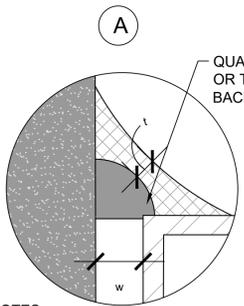
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6 VERTICAL JOINT AT METAL PANEL BETWEEN WINDOW AT NORTH & SOUTH ELEVATIONS SCALE: NTS



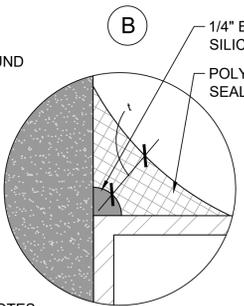
7
6 TOP CONDITION DETAIL AT WEST ELEVATION SCALE: 3" = 1'-0"



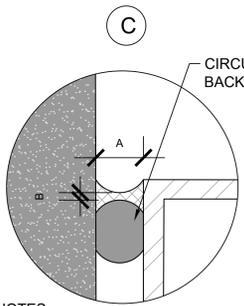
8
6 TOP CONDITION DETAIL AT NORTH & SOUTH ELEVATIONS SCALE: 3" = 1'-0"



NOTES
1) FOR ANGLE BEADS:
t = 1/4", MIN.
w = SPECIFIED BY SEALANT SUPPLIER BUT NOT LESS THAN 1/8"



NOTES
1) FOR ANGLE BEADS: t = 1/4", MIN.



NOTES
1) RATIO A:B SHALL BE 2:1
2) "A" DIMENSION SHALL BE 1" MAX.
3) "B" DIMENSION SHALL BE 1/4" MIN., U.N.O.

9
6 TYP. SEALANT JOINT PROFILES SCALE: NTS