

# FOUNDRY 19

655 19TH AVE. NE, MINNEAPOLIS, MN 55418

"ALL MEASUREMENTS ARE APPROXIMATE"



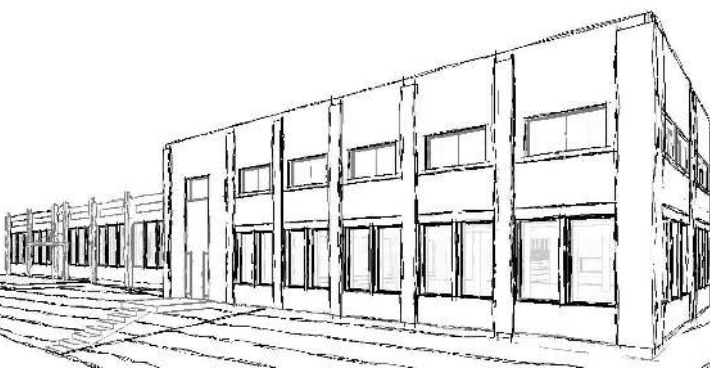
A



B



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Minneapolis, MN 55418

DATE:

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.

PETER KEELY  
REGISTRATION NO: 23570

Collage | architects  
Architects  
Pete Keely  
651.472.0050  
705 Raymond Avenue, Suite #200  
St. Paul, Minnesota 55114

DATE: Issue Date

## PRELIMINARY SET

REVISIONS:

MARK	DATE	DESCRIPTION

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

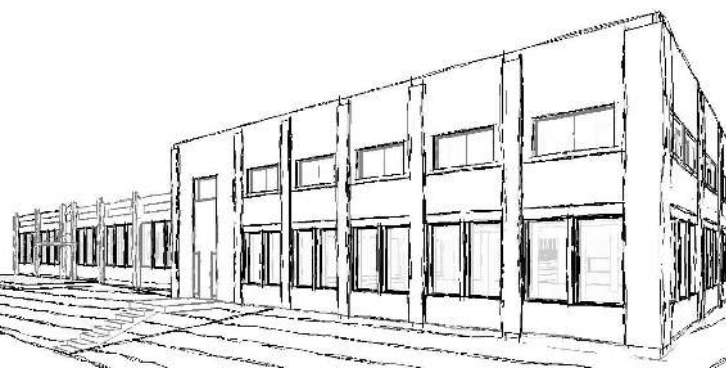
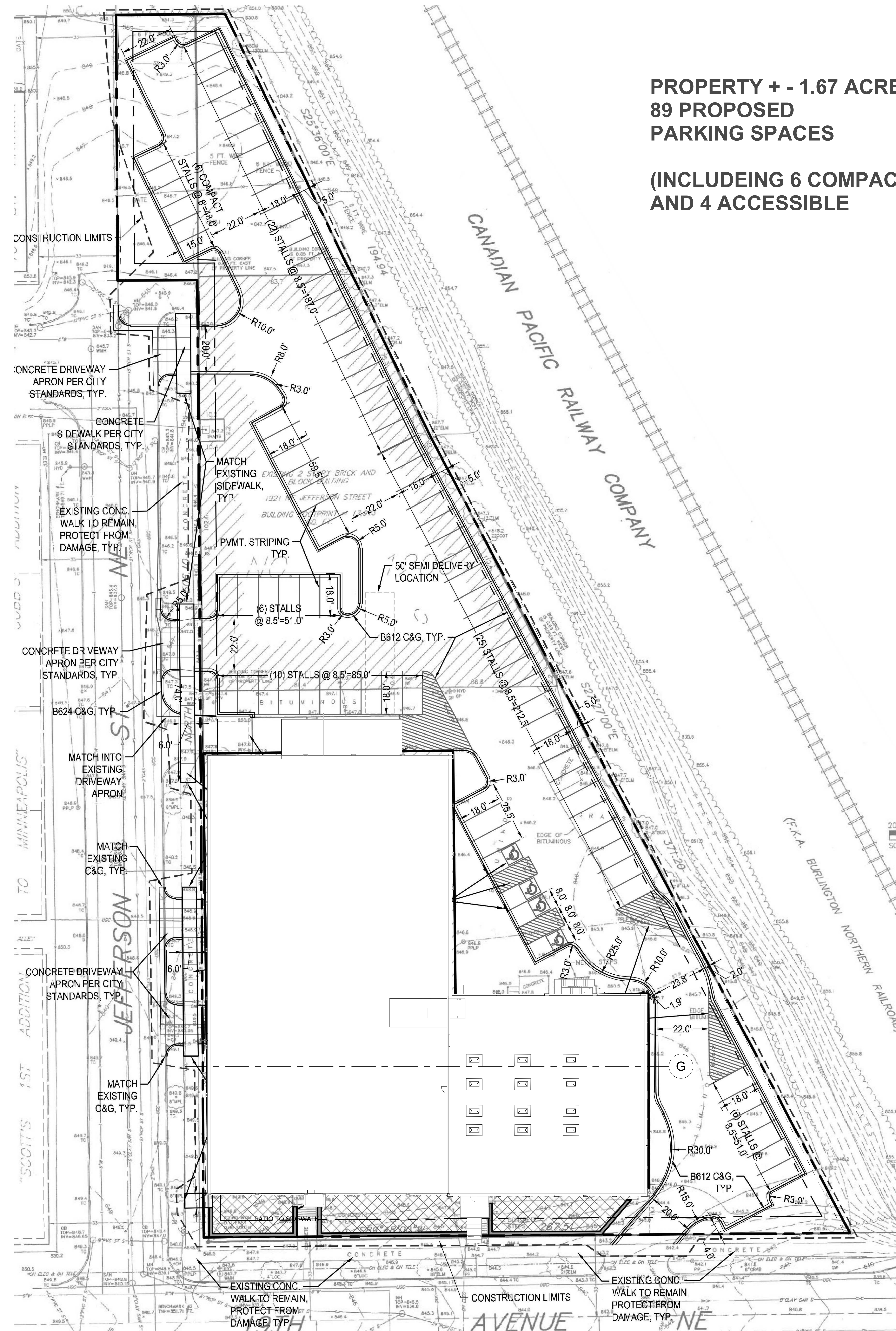
TITLE PAGE

T100



PROPERTY + - 1.67 ACRES  
89 PROPOSED  
PARKING SPACES

(INCLUDING 6 COMPACT  
AND 4 ACCESSIBLE)



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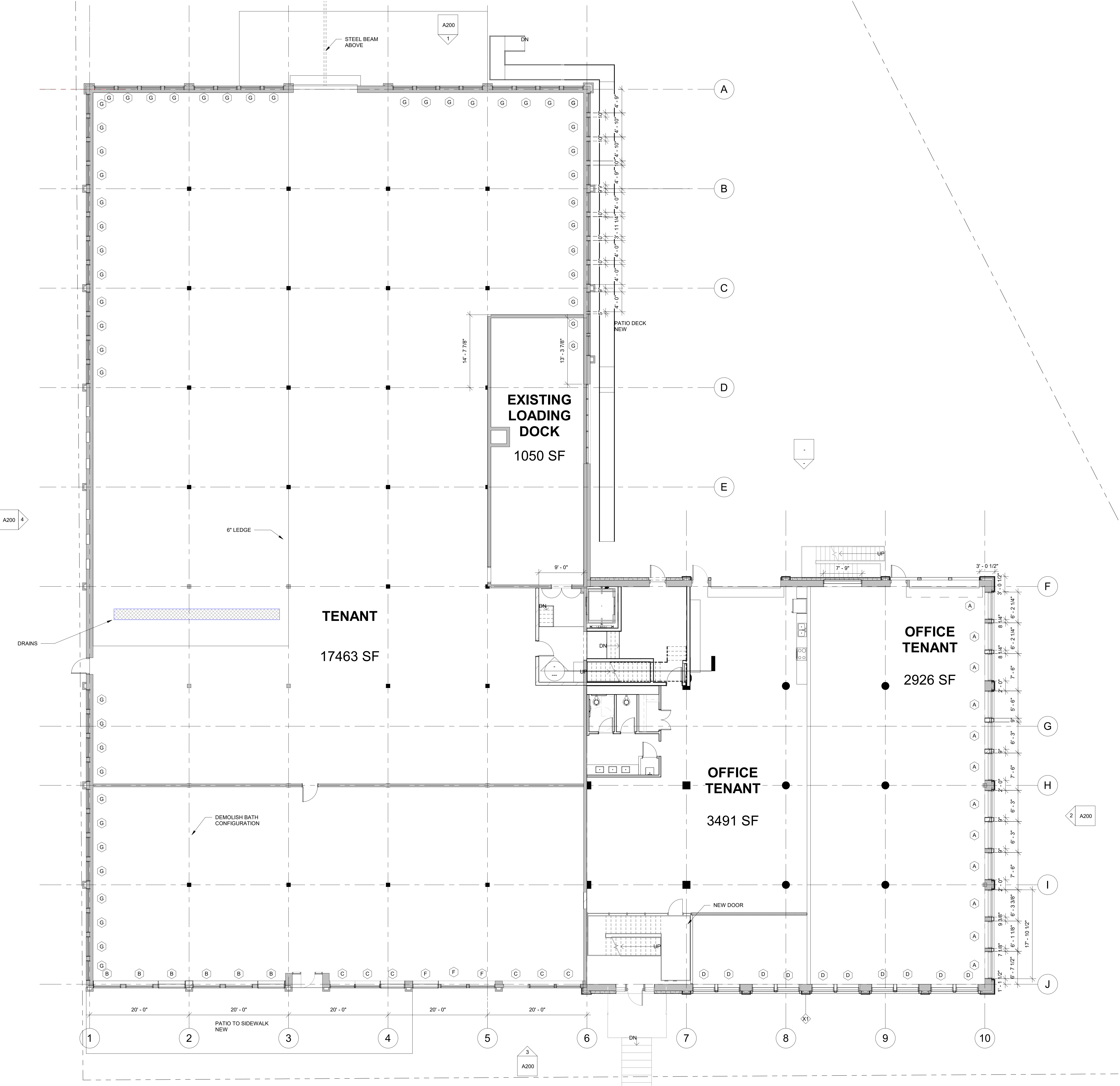
SHEET TITLE

**MARKETING SITE  
PLAN**

AS100

1 Site MARKETING  
AS100 1" = 20'-0"

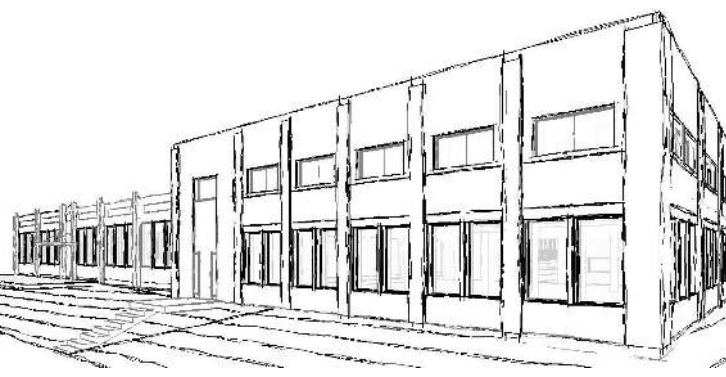
- GENERAL BUILDING PLAN NOTES:**
1. GENERAL CONTRACTOR TO COORDINATE THIS PLAN WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS AS TO LOCATIONS FOR EQUIPMENT, FIXTURES, METERS, DUCTWORK ETC. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND MEP SUBCONTRACTORS.
  2. REFER TO CODE ANALYSIS (SHEET T101) TO VERIFY TYPES AND LOCATIONS OF REQUIRED FIRE RATINGS. FIRE RATINGS NOTED ON WALL TYPES (SHEET A001) ARE MAXIMUM RATINGS AND MAY EXCEED THE RATINGS THAT ARE ACTUALLY REQUIRED FOR THIS PROJECT.
  3. DIMENSIONS AT EXTERIOR WALLS ARE TO THE OUTSIDE FACE OF EXTERIOR SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS NOTED OTHERWISE.
  4. DIMENSIONS AT INTERIOR PARTITIONS AND CORRIDOR WALLS ARE TO CENTERLINE OF FRAMING UNLESS NOTED OTHERWISE. WHERE CLEAR DIMENSIONS ARE NOTED, THESE MUST BE MAINTAINED.
  5. DIMENSIONS AT UNIT DEMISING WALLS ARE TO CENTERLINE OF WALL ASSEMBLY AIRSPACE UNLESS NOTED OTHERWISE.
  6. DIMENSIONS FOR WINDOWS, DOORS, EQUIPMENT, AND FEATURES ARE TO CENTERLINES. VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER.
  7. IF ANY DIMENSION IS NOT CLEAR, NOT GIVEN, OR PRESENTS A CONFLICT, NOTIFY ARCHITECT IMMEDIATELY.
  8. VERIFY SLAB EDGE LOCATIONS, BRICK AND MASONRY FACE WITH ARCHITECTURAL AND STRUCTURAL DETAILS.
  9. REFER TO STRUCTURAL PLANS FOR BEAM, JOIST, HEADER LOCATIONS AND SIZING.
  10. ALL OPENINGS CUT, OPENINGS MADE OR EQUIPMENT INSTALLED IN FIRE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE RESTORED, SEALED FIRESTOPPED OR OTHERWISE CONSTRUCTED TO MAINTAIN THE INTEGRITY OF THE FIRE RATING TO THE FULL SATISFACTION OF THE ARCHITECT, ENGINEER AND BUILDING OFFICIAL. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THIS WORK.
  11. ALL SIDEWALL PENETRATIONS AND VENTING FOR LAUNDRY, BATH AND KITCHEN EXHAUST SHALL BE INSULATED TO PREVENT CONDENSATION. ALIGN ALL VENTS HORIZONTALLY AND VERTICALLY.
  12. THE BUILDING IS REQUIRED TO PASS AIR INFILTRATION TESTING PER THE MINNESOTA ENERGY CODE. ALL PENETRATIONS SHALL BE SEALED APPROPRIATELY TO MEET REQUIREMENTS. INSTALL ALL SEALED PENETRATIONS TO ACCOMMODATE WOOD SHRINKAGE.
  13. TAPE AND SEAL JOINTS AT MOISTURE CONTROL MEMBRANES.
  14. SEAL TOP SIDE OF PRECAST PLANK AND UNDERSIDE OF PRECAST PLANK AT ALL VERTICAL PENETRATIONS.
  15. INSTALL INSULATION IN ALL BEDROOM, BATHROOM AND LAUNDRY ROOM WALLS AND WALLS CONTAINING PLUMBING PIPES AS NOTED ON WALL TYPES (SHEET A001).
  16. ALL EXPOSED PIPES, VENTS AND CONDUIT PENETRATING WALLS, FLOORS OR CEILINGS SHALL HAVE FINISHED TRIM RINGS (ESCUCHEONS).
  17. WHERE ACCESS PANELS ARE REQUIRED FOR EQUIPMENT, UTILITIES OR DEVICES, THOSE PANELS SHALL BE INSTALLED WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE DRAWINGS. WHEN INSTALLED IN A FIRE RATED ASSEMBLY, ACCESS PANEL MUST BE FIRE RATED TO MATCH RATING OF THAT ASSEMBLY. VERIFY ALL LOCATIONS WITH ARCHITECT BEFORE INSTALLING.
  18. PROVIDE BLOCKING IN WALLS FOR MOUNTING EQUIPMENT, RAILS, STOPS, CASEWORK AND ALL OTHER SPECIALTIES AND ACCESSORIES. REFER TO STANDARD MOUNTING HEIGHTS UNLESS OTHERWISE NOTED.
  19. FINISH FLOOR ELEVATION CHANGE AT DOORS OR MATERIAL TRANSITIONS SHALL NOT EXCEED 1/2" UNLESS NOTED OTHERWISE.
  20. EXTERIOR LANDINGS, STOOPS AND PORCHES SHALL BE LEVEL ACROSS DOORWAYS AND SHALL SLOPE AWAY FROM BUILDING 1/4" PER FOOT.
  21. REFER TO SHEET A001 FOR WALL TYPES AND ASSEMBLIES.
  22. REFER TO SHEET A002 FOR BUILDING SYSTEMS AND ASSEMBLIES.
  23. REFER TO FINISH SCHEDULE FOR INTERIOR FINISH MATERIAL TYPES.
  24. REFER TO DOOR SCHEDULE FOR INFORMATION ON DOORS AND OPENINGS. ALL DOORS ARE NUMBERED TO KEY WITH DOOR SCHEDULE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.



1 1ST FLOOR  
A101 1/8" = 1'-0"



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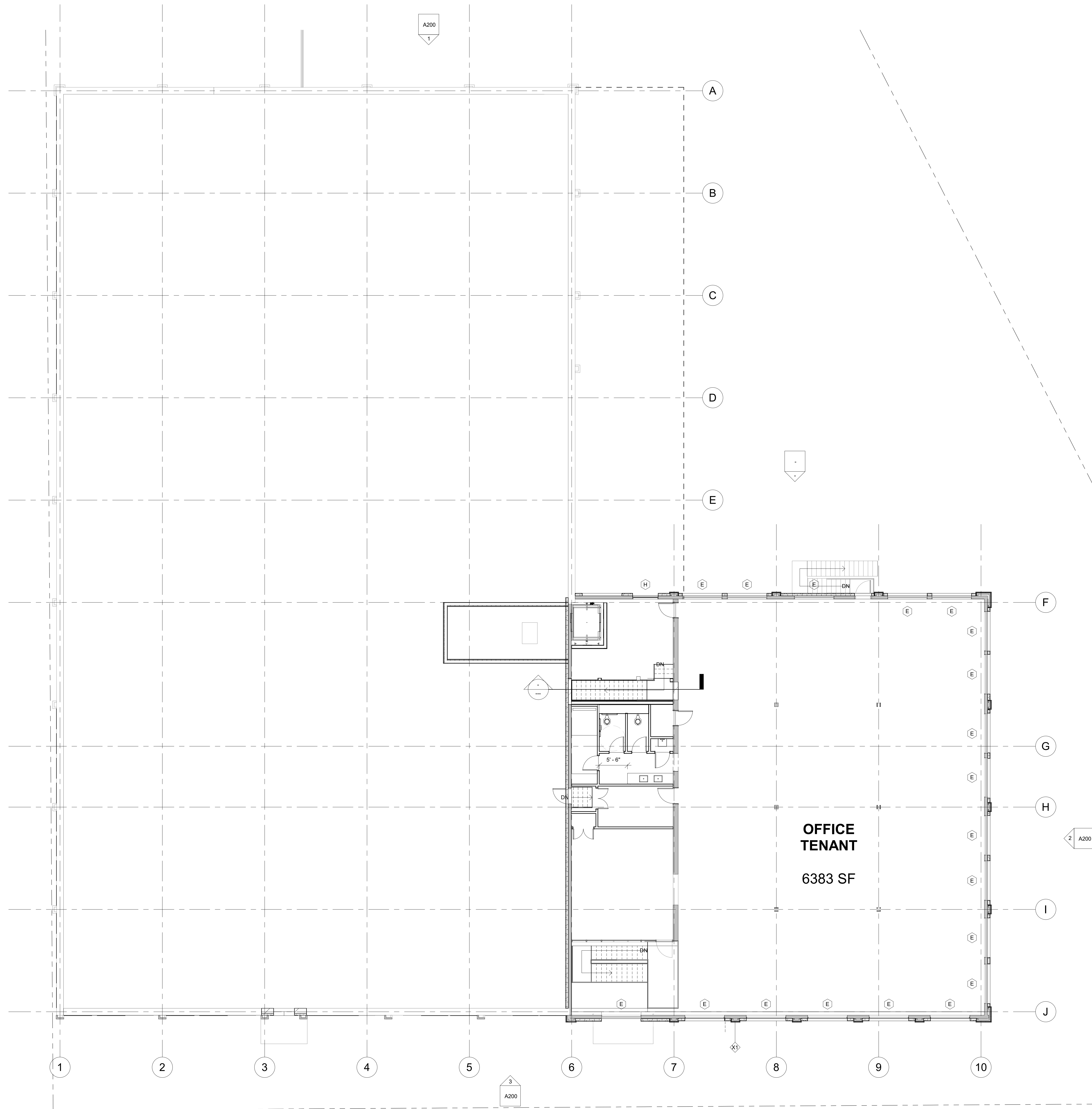
SHEET TITLE

**FIRST FLOOR PLAN**

A101

**GENERAL BUILDING PLAN NOTES:**

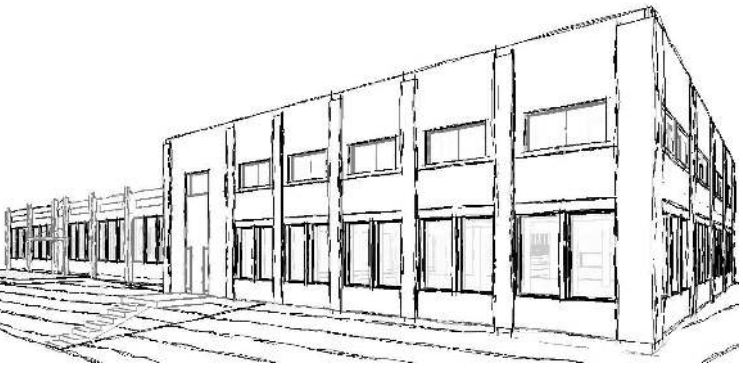
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1 2ND FLOOR  
A102 1/8" = 1'-0"



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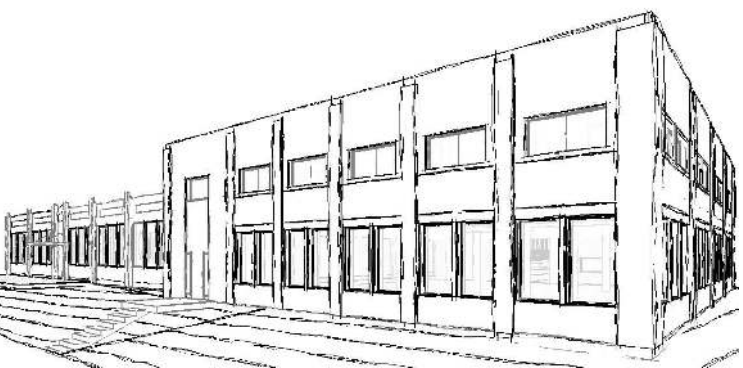
MARK	DATE	DESCRIPTION

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DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

**SECOND FLOOR**

**A102**



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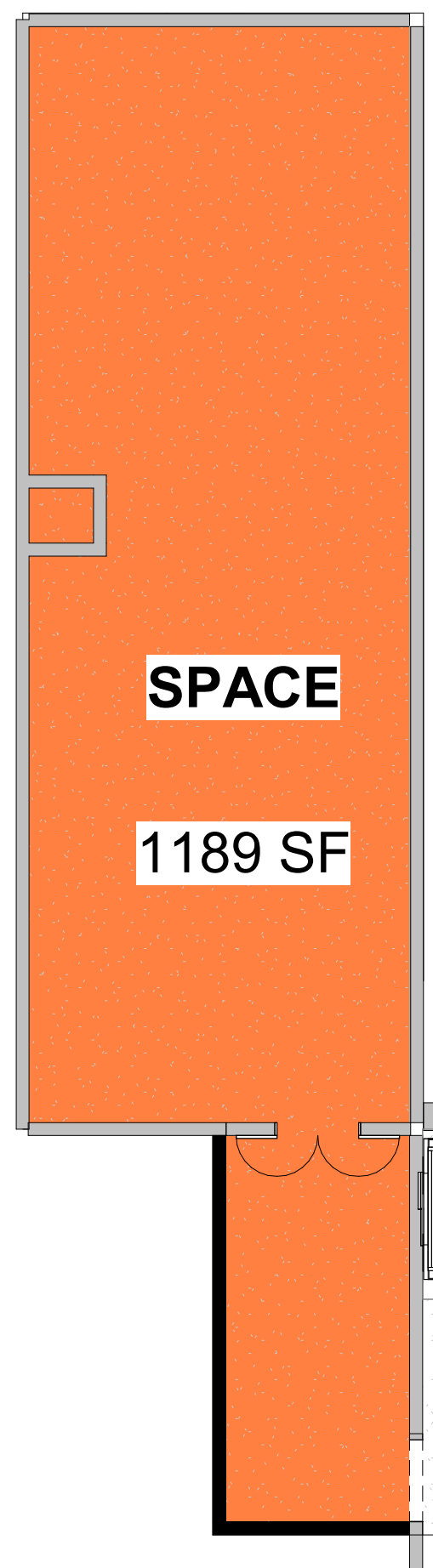
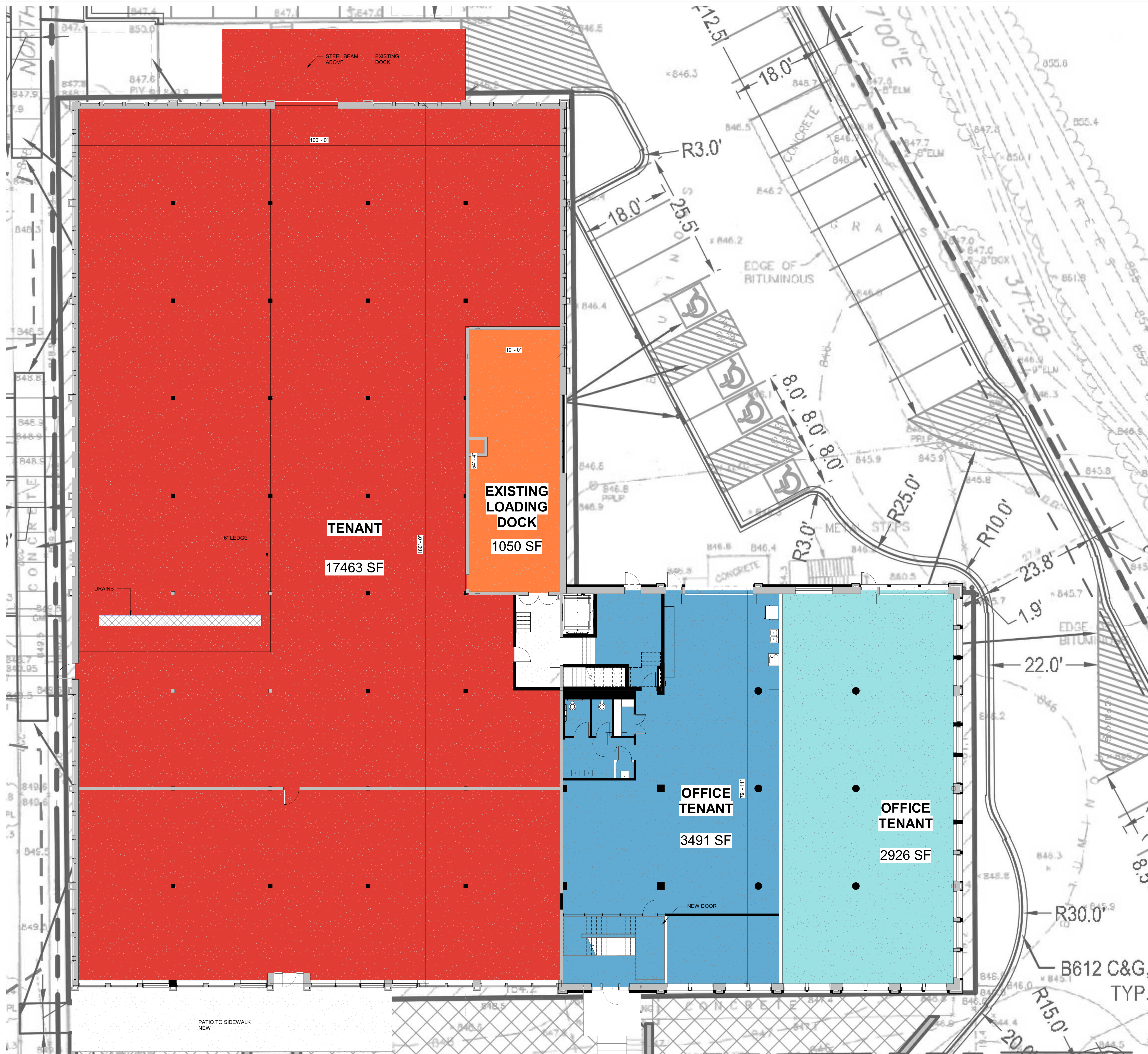
MARK	DATE	DESCRIPTION

PROJECT NO: Project Number  
DRAWN BY: JD  
CHKD BY: PK

SHEET TITLE

**FIRST FLOOR MARKETING**

**I103**

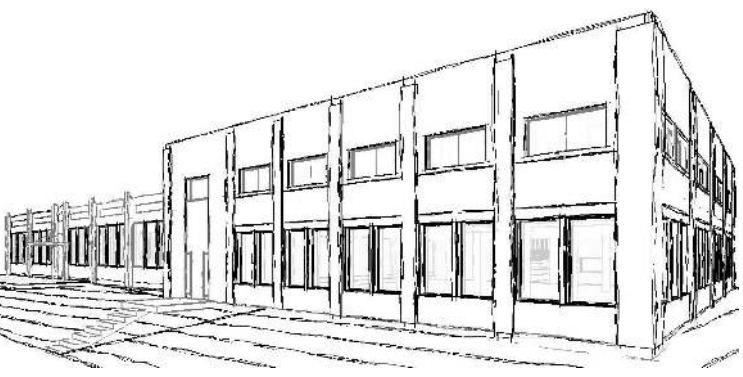


2 LOWER LEVEL MARKETING  
1103 1/8" = 1'-0"

**Legend**

- OFFICE TENANT 1
- OFFICE TENANT 2
- PRODUCTION SPACE
- SPACE

1 1ST FLOOR MARKETING  
1103 1/8" = 1'-0"



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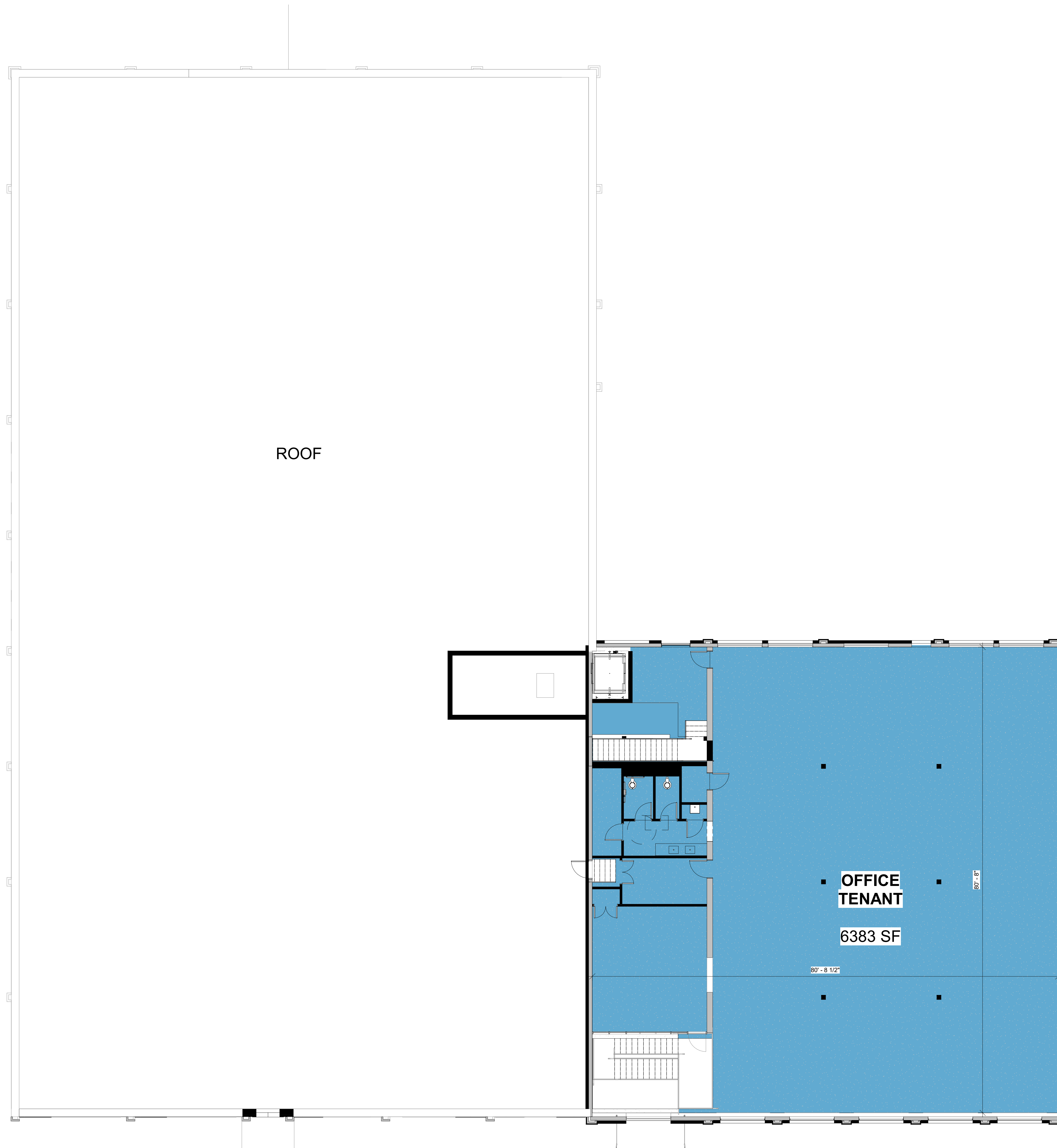
MARK	DATE	DESCRIPTION

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SHEET TITLE

**SECOND FLOOR MARKETING**

**I104**



**Legend**

■ OFFICE TENANT 1