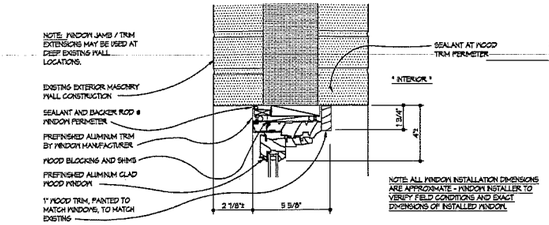
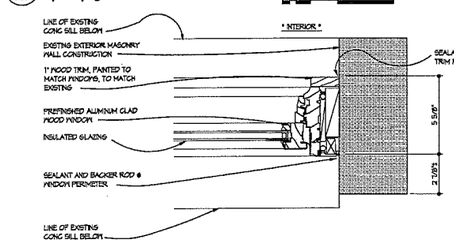
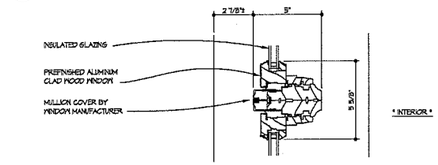


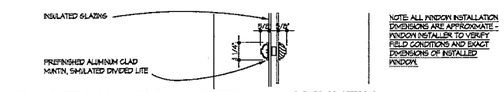
11 A1 NEW WINDOW - DETAIL @ HEAD
1" = 1'-0"



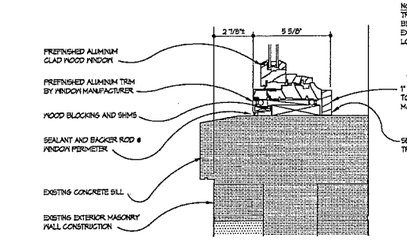
10 A1 NEW WINDOW - DETAIL @ JAMB
1" = 1'-0"



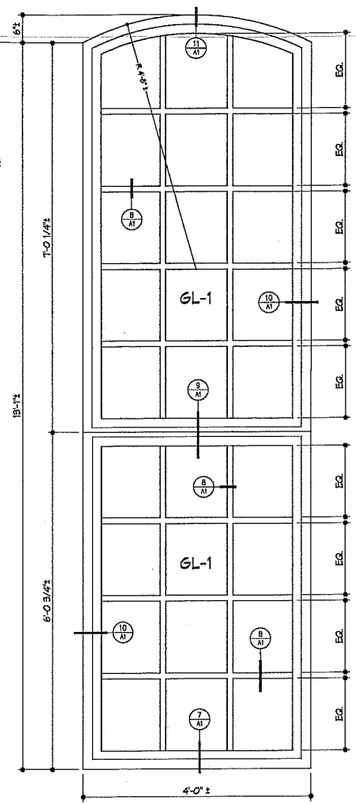
9 A1 NEW WINDOW - DETAIL @JOINED MULLION
1" = 1'-0"



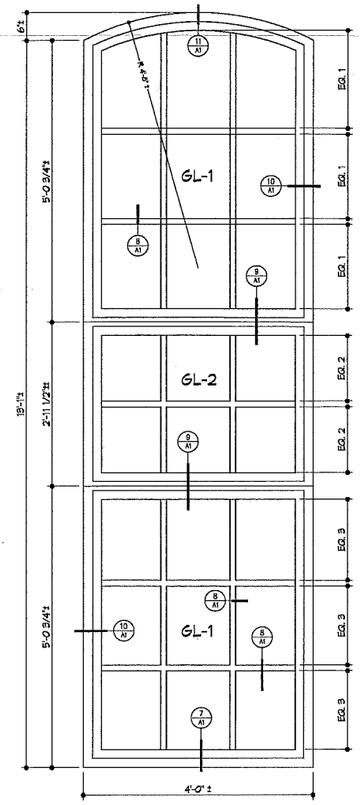
8 A1 NEW WINDOW - DETAIL AT MUNTIN
1" = 1'-0"



7 A1 NEW WINDOW - DETAIL @ SILL
3" = 1'-0"

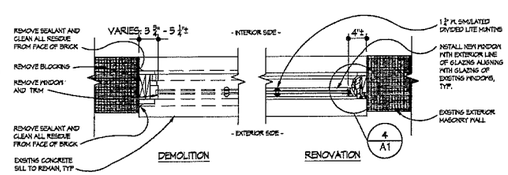


UPPER LEVEL
6 A1 TYPICAL NEW WINDOW ELEVATION
1" = 1'-0"



LOWER LEVEL
6A A1 TYPICAL NEW WINDOW ELEVATION
1" = 1'-0"

* NOTE: ALL DIMENSIONS NOTED ARE APPROXIMATE AND VARY WITH EACH WINDOW. THE INSTALLER SHALL FIELD VERIFY CONDITIONS AND EACH WINDOW'S DIMENSIONS. EACH RENOVATED WINDOW INSTALLED SHALL BE CUSTOM SIZED FOR ITS OPENING.



5 A1 WINDOW DEMO./ RENOV. PLAN
1" = 1'-0"

PRODUCTS

WINDOW:
PELLA COMMERCIAL - "ARCHITECT (FIXED) PROFILED HORIZONTAL MULLION - 1-1/4"
ALUMINUM CLAD COLOR: TO MATCH EXISTING WINDOW COLOR.
INTERIOR WOOD TO BE PAINTED TO MATCH EXISTING.

GLAZING:
GL-1: VIRACON INSULATED LOW-E VISION GLASS, "BRONZE"
GL-2: VIRACON INSULATED SPANDREL GLASS, "SUBDUED BRONZE."

ALL GLAZING WITHIN 24" OF AN OPERABLE DOORS OR WITHIN 36" OF THE FLOOR SHALL BE TEMPERED. ALL APPLICABLE CODES REQUIREMENTS FOR SAFETY GLAZING SHALL BE MET.

WOOD TRIM TO MATCH EXISTING PROFILE. PAINT TO MATCH EXISTING COLOR.

DEMOLITION PLAN NOTES

A) THE OWNER RESERVES THE RIGHT TO SALVAGE ANY EXISTING MATERIAL, EQUIPMENT, ETC. PRIOR TO THE START OF DEMOLITION. THE CONTRACTOR SHALL VERIFY THOSE ITEMS TO BE SALVAGED WITH OWNER.

B) ALL EXISTING CONSTRUCTION INDICATED TO REMAIN THAT IS DAMAGED OR AFFECTED BY THE DEMOLITION SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION.

C) CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE OCCUPANT TO AVOID DISRUPTION OF THE FACILITY OPERATIONS. MAINTAIN REQUIRED EXITS DURING CONSTRUCTION. PROVIDE TEMPORARY BARRICADES, ENCLOSURES AND PROTECTION AS NECESSARY DURING CONSTRUCTION.

D) WHERE WALLS OR PARTITIONS ARE SHOWN TO BE REMOVED, ALSO REMOVE ALL ITEMS ATTACHED, CONNECTED OR INTERNAL TO THE WALLS INCLUDING TRIM, SHELVING, ACCESSORIES, CABINETS, BLOCKING, EQUIPMENT, ETC. REMOVE IN THEIR ENTIRETY, FASTENERS AND WALL ATTACHMENT DEVICES. PATCH AND REPAIR AS NEEDED TO COMPLETE WORK.

E) CONTRACTOR TO VERIFY EXACT LOCATION AND IDENTIFY, LABEL, AND PROTECT EXISTING MECHANICAL AND ELECTRICAL SERVICES WHICH MAY BE AFFECTED BY DEMOLITION.

F) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

GENERAL NOTES

A) GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.

B) DO NOT SCALE DRAWINGS.

C) NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

D) IN THE CASE OF AMBIGUITIES, DISCREPANCIES, OR INSUFFICIENCIES IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

E) IN ALL CONSTRUCTION TYPES, ALL WOOD USED IN THE FOLLOWING LOCATIONS IS TO BE PRESERVATIVE-TREATED:
1. WOOD IN CONTACT WITH THE GROUND OR WATER.
2. WOOD IN EXTERIOR FOUNDATION WALLS.
3. WOOD IN CONTACT WITH CONCRETE SLABS-ON-GRADE, OR IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS.
4. WOOD WITHIN A CRAWL SPACE OVER EXPOSED EARTH.
5. AT OTHER LOCATIONS NOTED ON THE CONSTRUCTION DOCUMENTS.

F) ALL WOOD USED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IS TO BE FIRE-RETARDANT-TREATED, WITH THE FOLLOWING EXCEPTIONS:
1. PRESERVATIVE-TREATED WOOD AS NOTED IN GENERAL NOTE "D" ABOVE.
2. INTERIOR FLOOR FINISH AND INTERIOR FINISHES: TRIM AND MILLWORK SUCH AS CABINETRY, DOORS, DOOR FRAMES AND WINDOWS.
3. BLOCKING FOR HANDRAILS, MILLWORK, CABINETS, AND WINDOW AND DOOR FRAMES.

G) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND STANDARDS AS AMENDED BY LOCAL CODES.

H) INSTALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

I) A CONTRACTOR SHALL NOT PROCEED WITH THEIR WORK UNTIL THEY ACCEPT THE QUALITY OF PRIOR WORK BY OTHERS THAT IS IN CONTACT WITH THEIR WORK. THE OTHER TRADE SHALL CONSTRUE PROCEEDING AS ACCEPTANCE OF THE WORK.

J) WHEN WORK IS COMPLETED IN AN AREA, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE AREA, WITHOUT DAMAGING THE MATERIALS AND SURFACES INVOLVED. RESTRICT UNNECESSARY CONSTRUCTION TRAFFIC IN FINISHED AREAS. PROTECT SURFACES, FLOORS AND WALLS FROM DAMAGE UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

K) DELIVER, STORE, AND HANDLE MATERIALS IN A MANNER THAT WILL PREVENT DAMAGE. STORE MATERIALS PER RECOMMENDATION OF SUPPLIER AND MANUFACTURER. REPLACE DAMAGED MATERIALS.

L) REQUESTS FOR SUBSTITUTIONS FOR ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL. THE BURDEN OF PROOF OF MERIT OF A SUBSTITUTION IS UPON THE PROPOSER. THE REQUEST SHALL IDENTIFY AND INCLUDE WITHIN THE SCOPE OF WORK FOR THE SUBSTITUTION ANY AND ALL ADJUSTMENTS REQUIRED TO THE ADJACENT CONSTRUCTION TO IMPLEMENT THE SUBSTITUTION REQUESTED. THE ARCHITECT'S DECISION OF APPROVAL OR DISAPPROVAL OF A SUBSTITUTION SHALL BE FINAL.

M) CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING IF EXISTING CONDITIONS WILL PREVENT OR AFFECT THE NEW CONSTRUCTION.

N) NEW CONSTRUCTION ALIGNING WITH EXISTING CONSTRUCTION IS TO BE FEATHERED FLUSH WITH NO VISIBLE JOINT SHOWING, UNLESS NOTED OTHERWISE.

O) CONTRACTOR SHALL PATCH/REFINISH AFFECTED SURFACES TO MATCH THE ADJACENT CONDITIONS. PATCH/REFINISH SURFACES TO THE NEXT LOGICAL JOINT OR INTERIOR CORNER.

P) CONTRACTOR TO MAINTAIN CONTINUITY OF EXISTING MECHANICAL, ELECTRICAL AND LIFE SAFETY SYSTEMS DURING CONSTRUCTION.

Q) CONTRACTOR TO MAINTAIN THE FIRE RATING OF ALL EXISTING STRUCTURAL MEMBERS AND RESTORE FIRE RATED ASSEMBLIES DISRUPTED DURING CONSTRUCTION.

R) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE ANY NEW PENETRATIONS OF EXISTING FLOOR STRUCTURES WITH THE OWNER, ARCHITECT AND/OR STRUCTURAL ENGINEER TO CONFIRM THE IMPACT ON THE EXISTING BUILDING SYSTEMS AND STRUCTURES.

S) CONTRACTOR SHALL MAINTAIN/RESTORE EXISTING INSULATION AND/OR VAPOR BARRIER AFFECTED DURING THE CONSTRUCTION.

T) REPLACE ANY DETERIORATED EXISTING SHEATHING WITH NEW SHEATHING TO MATCH EXISTING

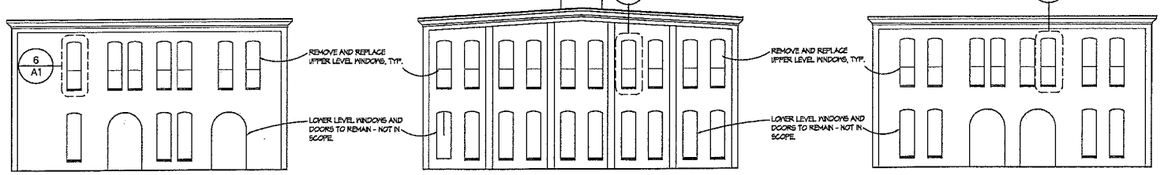
SCOPE OF PROJECT:

THE DRAWINGS ADDRESS THE REPLACEMENT OF 25 WINDOWS FOR THE THIRD FLOOR SUITE 310 AREA, AS INDICATED IN THE REFERENCE PLAN.

THESE DRAWINGS AND SPECIFICATIONS ALSO PROVIDE A SCOPE OF WORK FOR FUTURE WINDOW REPLACEMENTS AT THIS LOCATION, THE ATRIUM BUILDING.

THE "LOWER LEVEL" WINDOW IS FOR INSTALLATIONS AT THE FIRST/SECOND FLOOR LEVELS, WITH THE SPANDREL GLASS PANEL SPANNING THE INTERVENING CEILING/FLOOR ASSEMBLY.

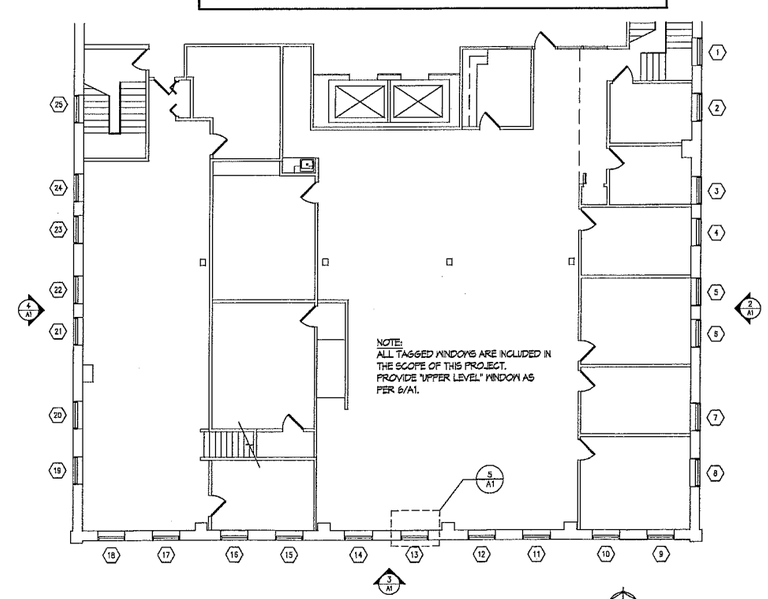
THE "UPPER LEVEL" WINDOW IS FOR INSTALLATIONS AT THE THIRD FLOOR LEVEL.



4 A1 WEST REFERENCE ELEVATION
NO SCALE

3 A1 SOUTH REFERENCE ELEVATION
NO SCALE

2 A1 EAST REFERENCE ELEVATION
NO SCALE



1 A1 THIRD FLOOR REFERENCE PLAN
1/8"=1'-0"

POPE ARCHITECTS
POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

Wellington MANAGEMENT, INC.

ATRIUM BUILDING
WINDOW
REPLACEMENT
1295BANDANA BOULEVARDNORTH

REVIEW DRAWINGS
8/1/2014

SHEET TITLE

Issues and Revisions:

Commission No.	82443-14084
Drawn by	PJB
Checked by	PJB

SHEET
A1