

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION



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Minneapolis, MN 55401
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KEYNOTES - FLOOR PLAN		
NO.	NOTE	REV.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

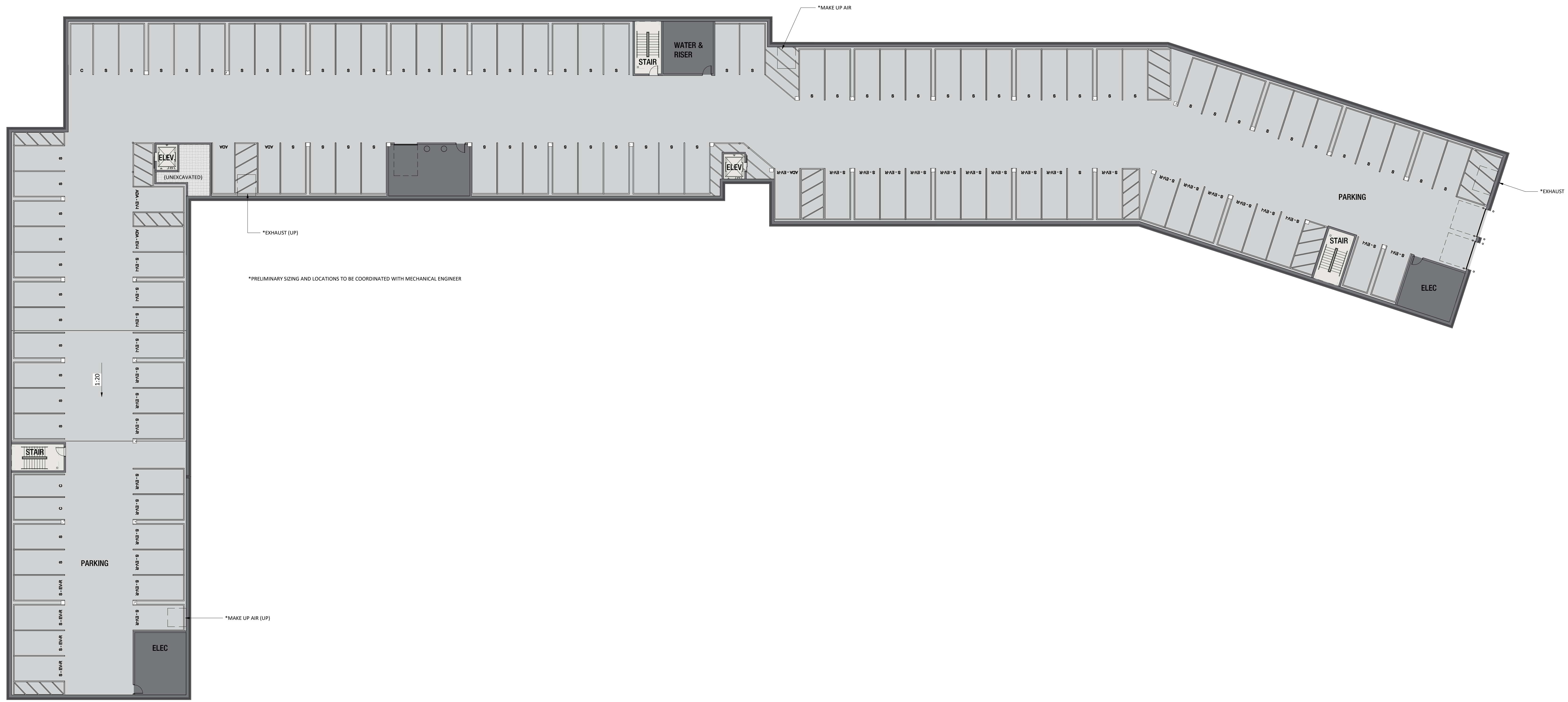
PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES - FLOOR PLAN

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G301.
- B. FOR TYPICAL HOUSEKEEPING KLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG G304.
- C. ALL PARTITION TYPES ARE "A1" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL BK/A XXX AT WALL MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULES SEE DWG AK XXX).
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL, TYPICALLY - 1/4" D. SEE DWG AK XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK OR "X" IN "X" WITH EQUIPMENT VENDOR.
- I. PROVIDE BULINDS ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS "CLEAR" ARE TO FACE OF FINISH (GYPSUM, TILE, ETC).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE RAUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

LUA GENERAL NOTES

- A. EMERGENCY RADIO COVERAGE STUDY TO BE COMMENCED UPON BUILDING COMPLETION TO CONFIRM ADEQUATE COMMUNICATION OF EMERGENCY SERVICE EQUIPMENT.
- B. SPRINKLER SYSTEM EVALUATION TO FOLLOW ONCE MEP IS ENGAGED. NO WATER PRESSURE DATA IS AVAILABLE AT THIS TIME BUT WILL BE CONFIRMED AS THE DESIGN DEVELOPS AND WHETHER OR NOT A FIRE PUMP IS REQUIRED WILL BE ASSESSED BY THE SPRINKLER CONSULTANT PRIOR TO PERMIT DRAWING SUBMITTAL.



1 LEVEL P1 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

ROERS COMPANIES
7979 SUNWOOD DR. MIXED-USE
 7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/16/2025
PHASE: SCHEMATIC DESIGN

PROJECT: 250124

SHEET: **A200**
LEVEL P1 - OVERALL FLOOR PLAN

10/20/2025 2:28:52 PM

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

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NO.	NOTE	REV.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES - FLOOR PLAN

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G303.
- B. FOR TYPICAL HOUSEKEEPING KLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG G304.
- C. ALL PARTITION TYPES ARE "A1" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL R/A XXX AT WALL MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULES SEE DWG A6 XXX).
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL, TYPICALLY - 1/4" D. SEE DWG A4 XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK OR "X" IN "X" WITH EQUIPMENT VENDOR.
- I. PROVIDE BULLSEYE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS "CLEAR" ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE RUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

LUA GENERAL NOTES

- A. EMERGENCY RADIO COVERAGE STUDY TO BE COMMENCED UPON BUILDING COMPLETION TO CONFIRM ADEQUATE COMMUNICATION OF EMERGENCY SERVICE EQUIPMENT.
- B. SPRINKLER SYSTEM EVALUATION TO FOLLOW ONCE MEP IS ENGAGED. NO WATER PRESSURE DATA IS AVAILABLE AT THIS TIME BUT WILL BE CONFIRMED AS THE DESIGN DEVELOPS AND WHETHER OR NOT A FIRE PUMP IS REQUIRED WILL BE ASSESSED BY THE SPRINKLER CONSULTANT PRIOR TO FINAL DRAWING SUBMITTAL.



- STUD
- 1 BR
- 2 BR
- 3 BR
- TENANT SPACE
- AMENITY
- CIRCULATION
- PARKING
- STORAGE
- TRASH
- MEP

1 LEVEL 01 - OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"
A201

SHEET SPEC ID LIST	
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

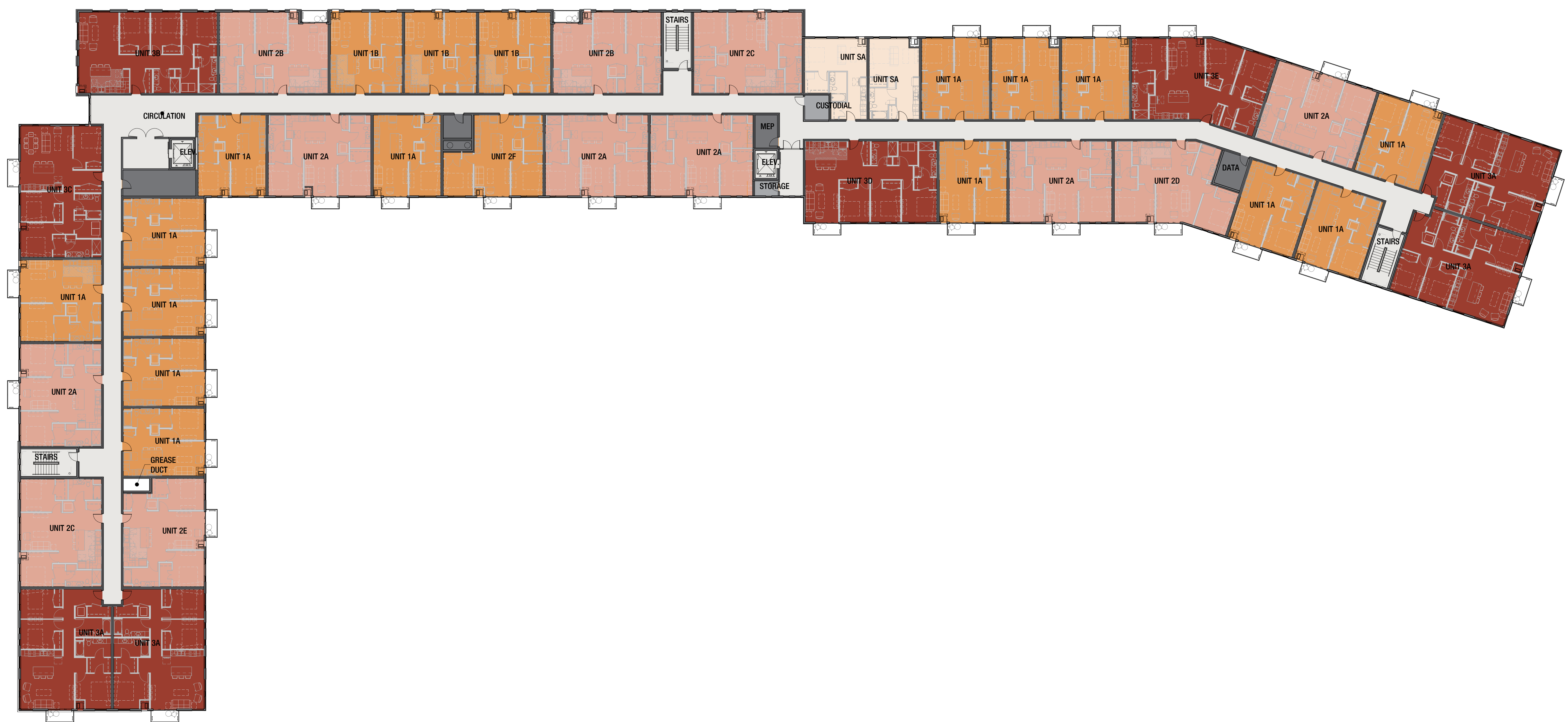
PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES - FLOOR PLAN

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G303.
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- C. ALL PARTITION TYPES ARE "A1" TYPICALLY UNLESS OTHERWISE NOTED.
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- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL, TYPICALLY - 1/4" D. SEE DWG A4 XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK OR "X" IN "X" WITH EQUIPMENT VENDOR.
- I. PROVIDE BULINDS ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS "CLEAR" ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE RAUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
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- STUDIO
- 1 BR
- 2 BR
- 3 BR
- CIRCULATION
- STORAGE
- TRASH
- MEP

1 LEVELS 02-04 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

ROERS COMPANIES
7979 SUNWOOD DR. MIXED-USE
7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 10/07/2025
PHASE: SCHEMATIC DESIGN

PROJECT: 250124

SHEET: **A203**
LEVEL 02-04 - OVERALL FLOOR PLAN

10/06/2025 2:27:52 PM

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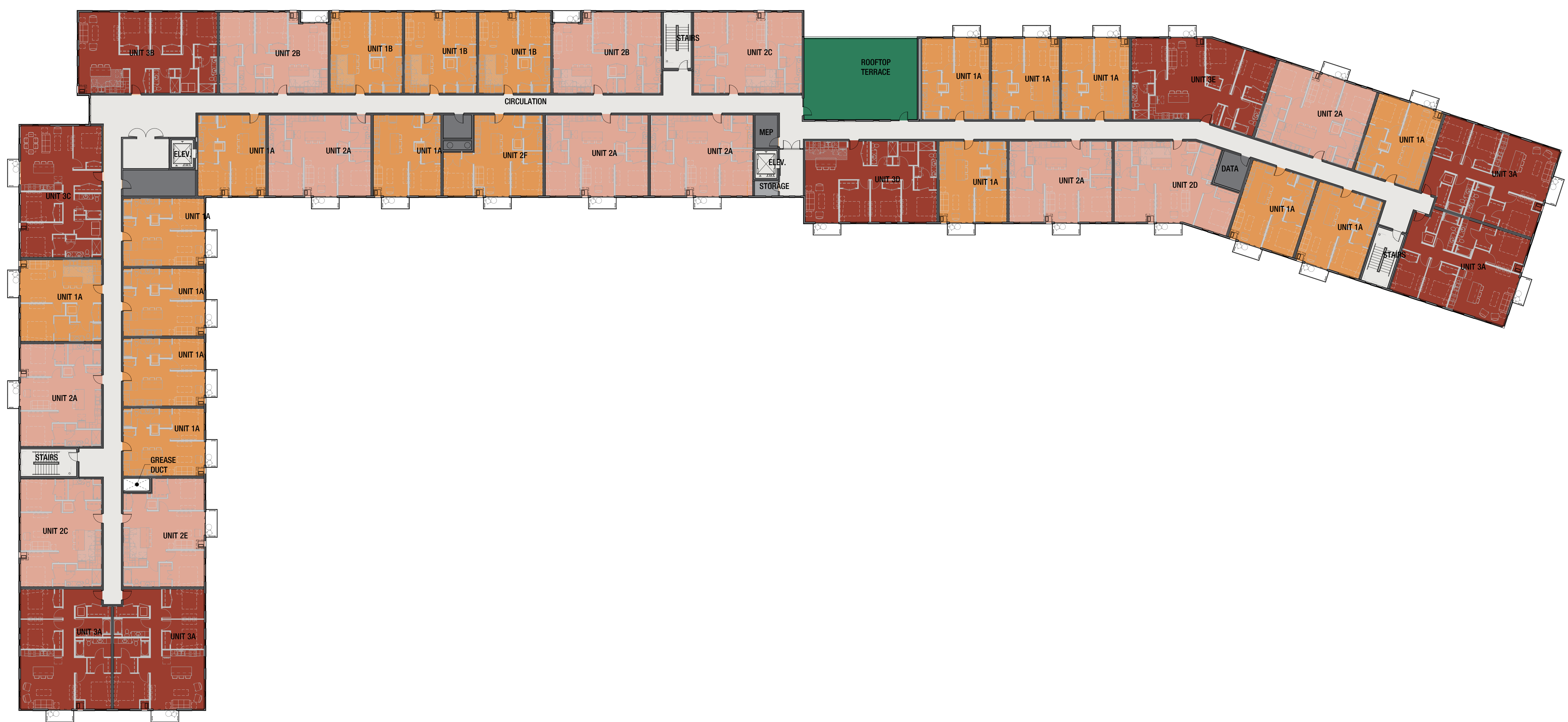
PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES - FLOOR PLAN

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G303.
- B. FOR TYPICAL HOUSEKEEPING KLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG G304.
- C. ALL PARTITION TYPES ARE "A" TYPICALLY UNLESS OTHERWISE NOTED.
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- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL R4/A XXX AT WALL MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULES SEE DWG A6 XXX).
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- L. ALL DIMENSIONS INDICATED AS "CLEAR" ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
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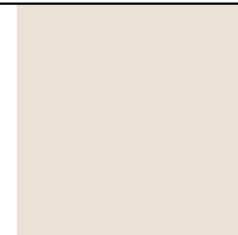


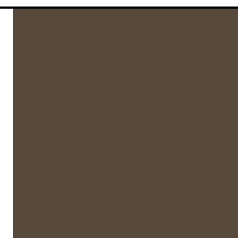

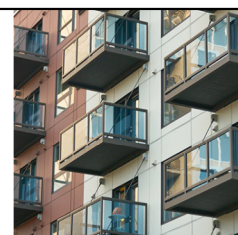

- 1 BR
- 2 BR
- 3 BR
- AMENITY
- CIRCULATION
- STORAGE
- TRASH
- MEP

1
A205
LEVEL 05 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

ROERS COMPANIES
7979 SUNWOOD DR. MIXED-USE
 7979 SUNWOOD DRIVE, RAMSEY, MN 55303
 DATE: 09/16/2025
 PHASE: SCHEMATIC DESIGN
 PROJECT: 250124
 SHEET: **A205**
 LEVEL 05 - OVERALL FLOOR PLAN

10/20/2025 2:27:15 PM

EXTERIOR MATERIAL LEGEND

<p>MASONRY</p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR BRICK COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p>FIBER CEMENT</p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p>FIBER CEMENT</p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p>FIBER CEMENT</p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>
<p>PREFINISHED METAL</p>  <p>MANUFACTURER: METAL PANELS PRODUCT: EXTERIOR METAL PANELS COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p>PREFINISHED METAL</p>  <p>MANUFACTURER: METAL PANELS PRODUCT: EXTERIOR METAL PANELS COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>		
<p>BALCONY</p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR BALCONY RAILING COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>			
<p>GLASS</p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR GLASS COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>			

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION
BRK-1	04 2000 - BRICK
MET FAB-50	05 5913 - METAL BALCONIES
MTL PNL-20	07 4213 - METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED, BURROUGHS SLATE
MTL PNL-21	07 4213 - METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED, LOCKER KENNY
SIDING-10	07 4616 - FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SIDING-12	07 4616 - FIBER CEMENT SIDING - SW 7020 BLACK FOX



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

ROERS COMPANIES
7979 SUNWOOD DR. MIXED-USE
7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/16/2025
PHASE: SCHEMATIC DESIGN
PROJECT: 250124
SHEET: **A301**
EXTERIOR ELEVATIONS



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

BY: JGD/2025 1:43:52 PM

EXTERIOR MATERIAL LEGEND

<p>MASONRY</p> <p>MANUFACTURER: JAMES HARDIE PRODUCT: BRICK COLOR: BROWN FINISH: BRICK INSTALLATION: PER MANUFACTURER</p>	<p>FIBER CEMENT</p> <p>MANUFACTURER: JAMES HARDIE PRODUCT: FIBER CEMENT COLOR: LIGHT BEIGE FINISH: MATTE INSTALLATION: PER MANUFACTURER</p>	<p>FIBER CEMENT</p> <p>MANUFACTURER: JAMES HARDIE PRODUCT: FIBER CEMENT COLOR: ORANGE FINISH: MATTE INSTALLATION: PER MANUFACTURER</p>	<p>FIBER CEMENT</p> <p>MANUFACTURER: JAMES HARDIE PRODUCT: FIBER CEMENT COLOR: DARK GREY FINISH: MATTE INSTALLATION: PER MANUFACTURER</p>
<p>PREFINISHED METAL</p> <p>MANUFACTURER: METAL PANELS PRODUCT: METAL PANELS COLOR: DARK BROWN FINISH: POLISHED INSTALLATION: PER MANUFACTURER</p>	<p>PREFINISHED METAL</p> <p>MANUFACTURER: METAL PANELS PRODUCT: METAL PANELS COLOR: ORANGE FINISH: POLISHED INSTALLATION: PER MANUFACTURER</p>		
<p>BALCONY</p> <p>MANUFACTURER: JAMES HARDIE PRODUCT: BALCONY RAILING COLOR: BROWN INSTALLATION: PER MANUFACTURER</p>			
<p>GLASS</p> <p>MANUFACTURER: JAMES HARDIE PRODUCT: GLASS COLOR: CLEAR INSTALLATION: PER MANUFACTURER</p>			

SHEET SPEC ID LIST

SPEC ID	SPEC SECTION & DESCRIPTION
BRK-1	04 2000- BRICK
MET FAB-50	05 5913- METAL BALCONIES
MTL PNL-20	07 4213- METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED, BURROUGHS SLATE
MTL PNL-21	07 4213- METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED, COPPER FINISH
SDING-10	07 4616- FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SDING-11	07 4616- FIBER CEMENT SIDING - SW 6352 COPPER MOUNTAIN
SDING-12	07 4616- FIBER CEMENT SIDING - SW 7000 BLACK FOX

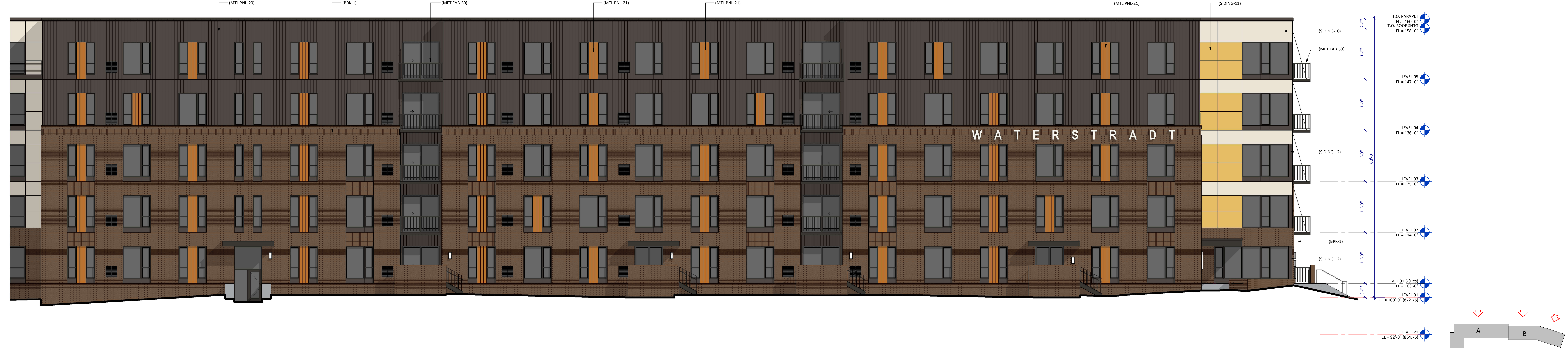


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REVISION SCHEDULE

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ROERS COMPANIES
7979 SUNWOOD DR. MIXED-USE
7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/16/2025
PHASE: SCHEMATIC DESIGN

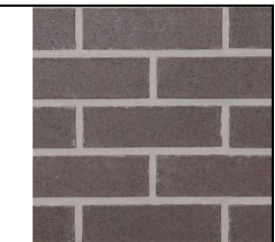




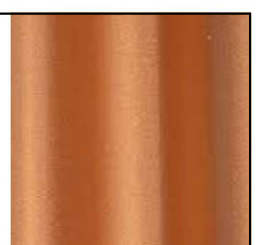
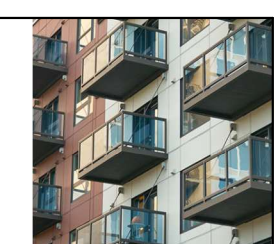

PROJECT: 250124

SHEET: A302
EXTERIOR ELEVATIONS

09/20/25 1:45:42 PM

8 7 6 5 4 3 2 1

EXTERIOR MATERIAL LEGEND

<p>MASONRY</p>  <p>MANUFACTURER: ARBON COLOR: BRICK FINISH: MODULAR INSTALLATION: MODULAR</p>	<p>FIBER CEMENT</p>  <p>MANUFACTURER: JENSEN PRODUCT: FIBER CEMENT COLOR: SAND TO TAN FINISH: MODULAR INSTALLATION: MODULAR</p>	<p>FIBER CEMENT</p>  <p>MANUFACTURER: JENSEN PRODUCT: FIBER CEMENT COLOR: SAND TO TAN FINISH: MODULAR INSTALLATION: MODULAR</p>	<p>FIBER CEMENT</p>  <p>MANUFACTURER: JENSEN PRODUCT: FIBER CEMENT COLOR: SAND TO TAN FINISH: MODULAR INSTALLATION: MODULAR</p>
<p>PREFINISHED METAL</p>  <p>MANUFACTURER: METAL PRODUCT: METAL COLOR: DARK FINISH: METAL INSTALLATION: METAL</p>	<p>PREFINISHED METAL</p>  <p>MANUFACTURER: METAL PRODUCT: METAL COLOR: ORANGE FINISH: METAL INSTALLATION: METAL</p>		
<p>BALCONY</p>  <p>MANUFACTURER: JENSEN PRODUCT: BALCONY RAILING COLOR: BRICK</p>			
<p>GLASS</p>  <p>MANUFACTURER: ARBON PRODUCT: GLASS COLOR: CLEAR</p>			

SPEC ID	SPEC SECTION & DESCRIPTION
ALSTOR-1	08 4313 - ALUMINUM STORE FRONT
BRK-1	04 2000 - BRICK
SDING-10	07 4618 - FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SDING-12	07 4618 - FIBER CEMENT SIDING - SW 7020 BLACK FOX



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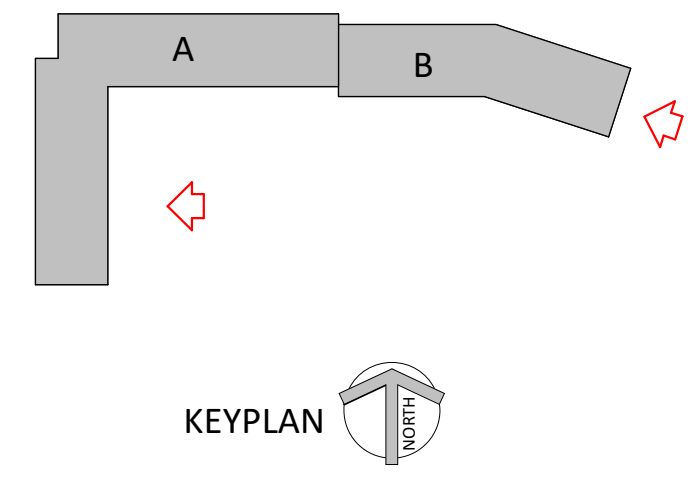
PRELIMINARY
 NOT FOR CONSTRUCTION



4C EXTERIOR ELEVATION - EAST - AREA B
 SCALE: 3/8" = 1'-0"



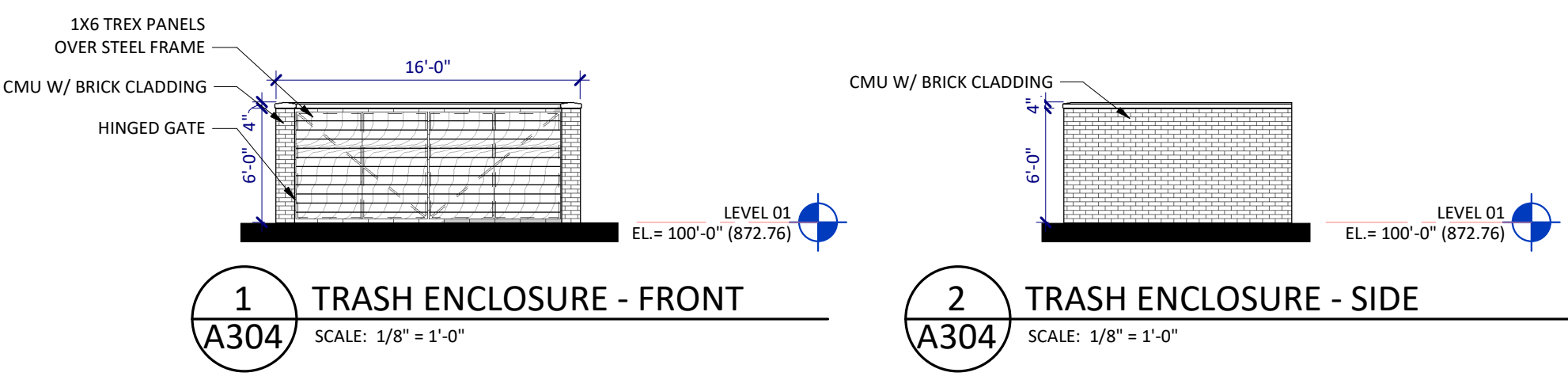
7A EXTERIOR ELEVATION - EAST - AREA A
 SCALE: 3/8" = 1'-0"



ROERS COMPANIES
7979 SUNWOOD DR. MIXED-USE
 7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/16/2025
 PHASE: SCHEMATIC DESIGN
 PROJECT: 250124
 SHEET: **A303**
 EXTERIOR ELEVATIONS

09/16/2025 2:46:13 PM



1
A304 TRASH ENCLOSURE - FRONT
SCALE: 1/8" = 1'-0"

2
A304 TRASH ENCLOSURE - SIDE
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

<p>MASONRY</p>	<p>FIBER CEMENT</p>	<p>FIBER CEMENT</p>	<p>FIBER CEMENT</p>
<p>PREFINISHED METAL</p>	<p>PREFINISHED METAL</p>		
<p>BALCONY</p>			
<p>GLASS</p>			

SHEET SPEC ID LIST

SPEC ID	SPEC SECTION & DESCRIPTION
BRICK-1	04 2000 - BRICK
INSL GL-1	08 8000 - CLEAR INSULATED GLAZING
MET FAB-50	05 5013 - METAL BALCONIES
SDING-10	07 4616 - FIBER CEMENT SIDING - SW 6347 PANDA WHITE
SDING-12	07 4616 - FIBER CEMENT SIDING - SW 7020 BLACK FOX



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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION



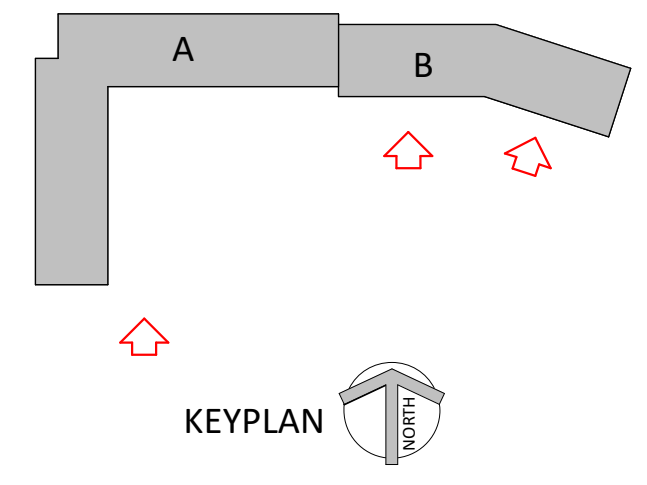
8C
A304 EXTERIOR ELEVATION - SOUTH - AREA B
SCALE: 1/8" = 1'-0"



5C
A304 EXTERIOR ELEVATION - SOUTH - AREA B (ANGLED)
SCALE: 1/8" = 1'-0"



8A
A304 EXTERIOR ELEVATION - SOUTH - AREA A
SCALE: 1/8" = 1'-0"



ROERS COMPANIES
7979 SUNWOOD DR. MIXED-USE
7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/16/2025
PHASE: SCHEMATIC DESIGN

PROJECT: 250124

SHEET: **A304**
EXTERIOR ELEVATIONS

09/20/25 3:48:50 PM



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RENDER - NORTHWEST ENTRY

8D PERSPECTIVE
A305 SCALE: 1/2" = 1'-0"



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RENDER - COMMERCIAL PERSPECTIVE

8A PERSPECTIVE
A305 SCALE: 1/2" = 1'-0"



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SHEET
A305
EXTERIOR
RENDERINGS