

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION



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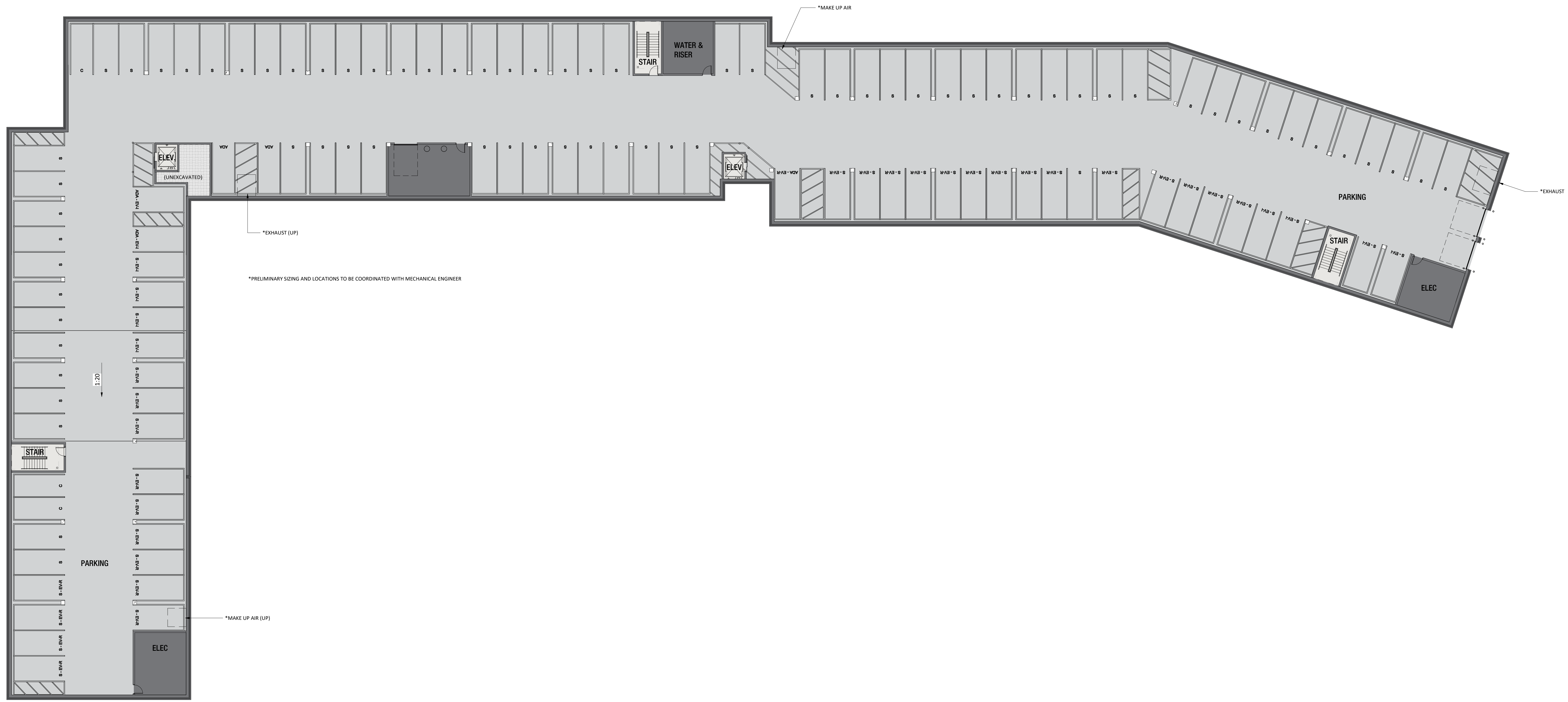
KEYNOTES - FLOOR PLAN		
NO.	NOTE	REV.

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 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 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 - U.N.D. SEE DWG AK XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK OR "X" IN "X" WITH EQUIPMENT VENDOR.
- I. PROVIDE BULINDSE 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.



**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	<b>A200</b>
LEVEL P1 - OVERALL FLOOR PLAN	

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- 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.
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- 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 AX XXX).
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL, TYPICALLY - 1/4" D. SEE DWG AX XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK OR "X" IN "X" WITH EQUIPMENT VENDOR.
- I. PROVIDE BULLDOGS 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.



- 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

**ROERS COMPANIES**  
**7979 SUNWOOD DR. MIXED-USE**  
 7979 SUNWOOD DRIVE, RAMSEY, MN 55303  
 DATE: 09/16/2025  
 PHASE: SCHEMATIC DESIGN  
 PROJECT: 250124  
 SHEET: **A201**  
 LEVEL 01 - OVERALL FLOOR PLAN

SHEET SPEC ID LIST	
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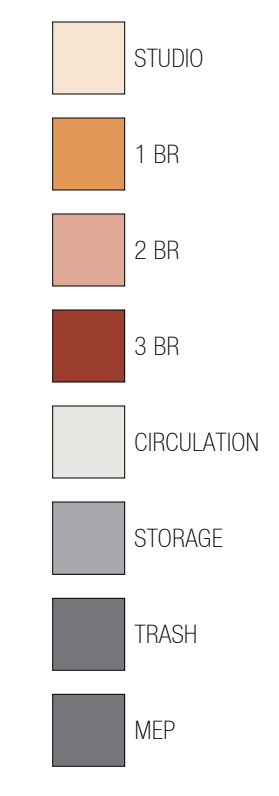
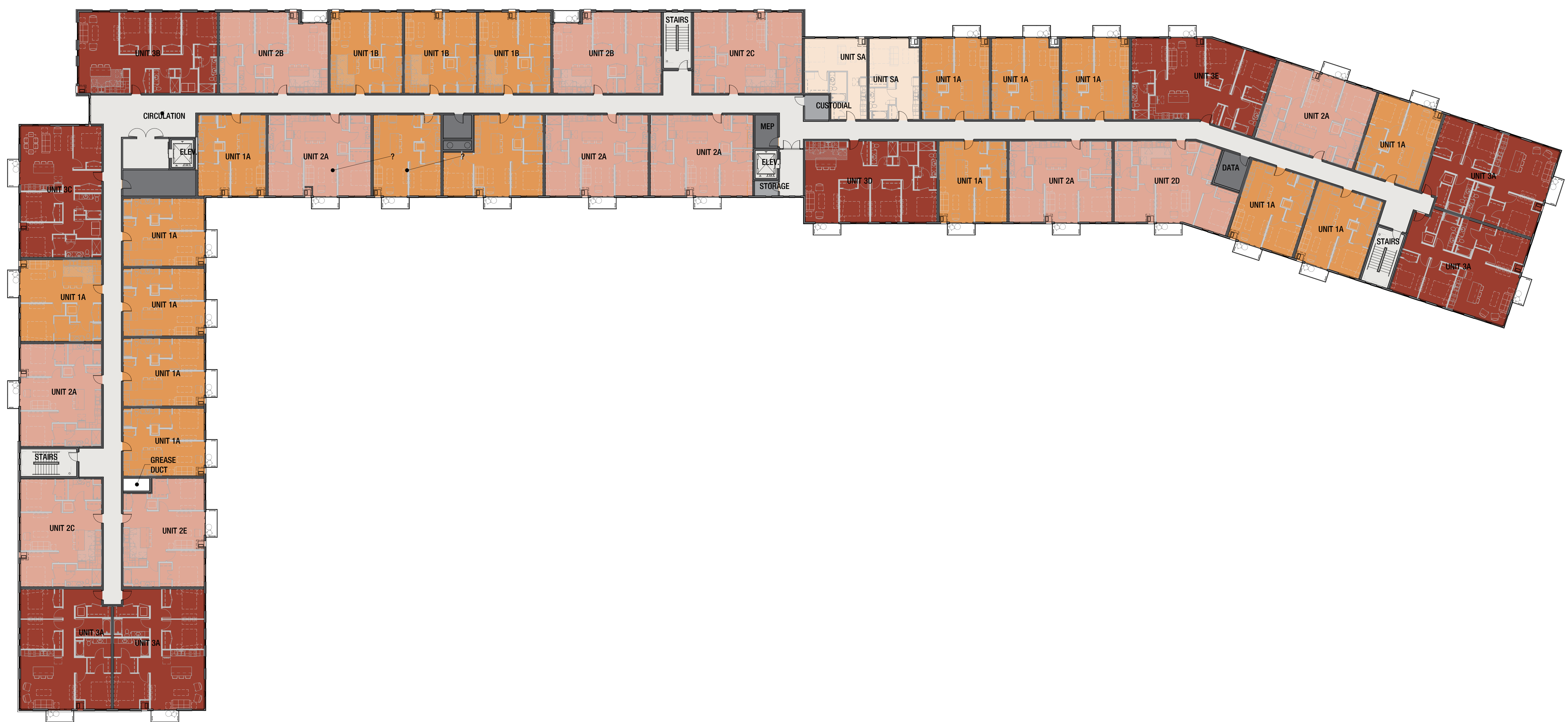
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- F. PROVIDE WALL REINFORCEMENT PER DETAIL R/A XXX AT WALL MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULES 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 BULLDOGS ON ALL CMU OUTSIDE CORNERS - TYPICAL.
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**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: 09/16/2025  
PHASE: SCHEMATIC DESIGN

PROJECT: 250124

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

B:\PROJECTS\24\24-0124.rvt

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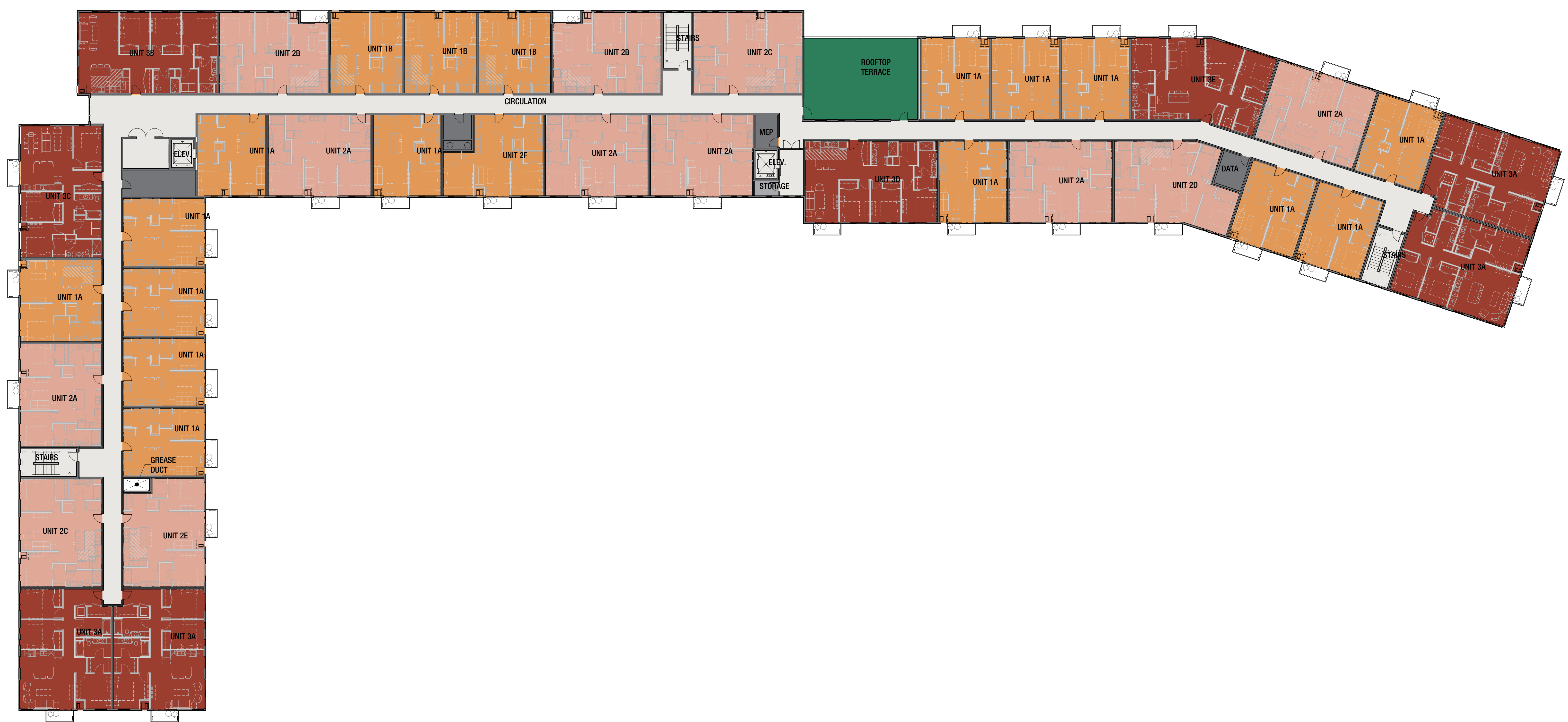
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NO.	DESCRIPTION	DATE

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- 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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- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.



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

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


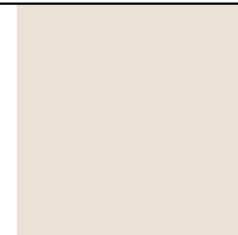


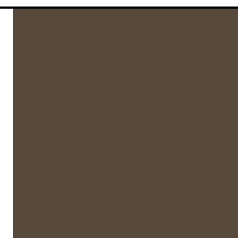

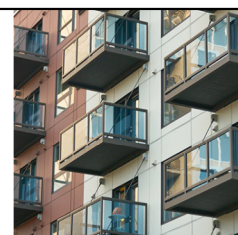

ROERS COMPANIES  
**7979 SUNWOOD DR. MIXED-USE**  
7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/16/2025  
PHASE: SCHEMATIC DESIGN

PROJECT: 250124  
SHEET: **A205**  
LEVEL 05 - OVERALL FLOOR PLAN

B:\PROJECTS\250124\18.PLM

EXTERIOR MATERIAL LEGEND

<p><b>MASONRY</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR BRICK COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p><b>FIBER CEMENT</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p><b>FIBER CEMENT</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p><b>FIBER CEMENT</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>
<p><b>PREFINISHED METAL</b></p>  <p>MANUFACTURER: METAL PANELS PRODUCT: EXTERIOR METAL PANELS COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>	<p><b>PREFINISHED METAL</b></p>  <p>MANUFACTURER: METAL PANELS PRODUCT: EXTERIOR METAL PANELS COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>		
<p><b>BALCONY</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR BALCONY RAILING COLOR: SANDY BROWN FINISH: MODULAR INSTALLATION BY: VANDER</p>			
<p><b>GLASS</b></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
MET PNL-20	07 4213 - METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED, BURROUGHS SLATE
MET 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

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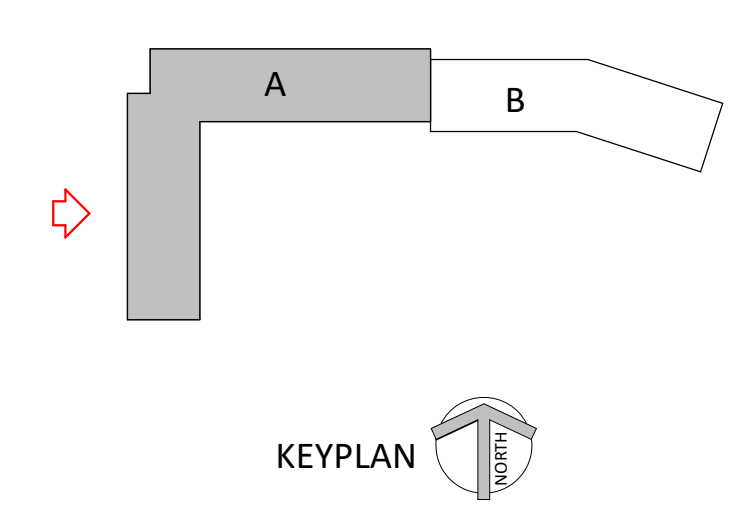
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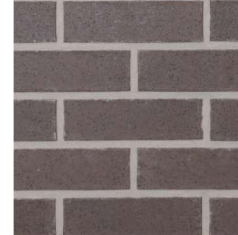
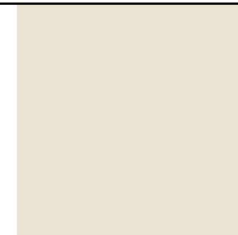


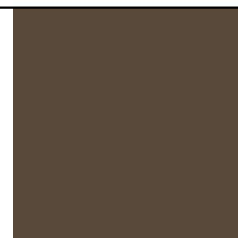

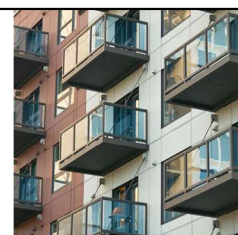

8A EXTERIOR ELEVATION - WEST  
A301 SCALE: 1/8" = 1'-0"



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

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

EXTERIOR MATERIAL LEGEND

<p><b>MASONRY</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR BRICK COLOR: BRICK FINISH: MODULAR INSTALLATION BY: USGBC</p>	<p><b>FIBER CEMENT</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY TAN FINISH: MODULAR INSTALLATION BY: USGBC</p>	<p><b>FIBER CEMENT</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY TAN FINISH: MODULAR INSTALLATION BY: USGBC</p>	<p><b>FIBER CEMENT</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR FIBER CEMENT COLOR: SANDY TAN FINISH: MODULAR INSTALLATION BY: USGBC</p>
<p><b>PREFINISHED METAL</b></p>  <p>MANUFACTURER: METAL PANELS PRODUCT: METAL PANELS COLOR: DARK BROWN FINISH: POLISHED INSTALLATION BY: USGBC</p>	<p><b>PREFINISHED METAL</b></p>  <p>MANUFACTURER: METAL PANELS PRODUCT: METAL PANELS COLOR: ORANGE FINISH: POLISHED INSTALLATION BY: USGBC</p>		
<p><b>BALCONY</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR BALCONY RAILING COLOR: BRICK INSTALLATION BY: USGBC</p>			
<p><b>GLASS</b></p>  <p>MANUFACTURER: JAMES HARDIE PRODUCT: EXTERIOR GLASS COLOR: CLEAR INSTALLATION BY: USGBC</p>			

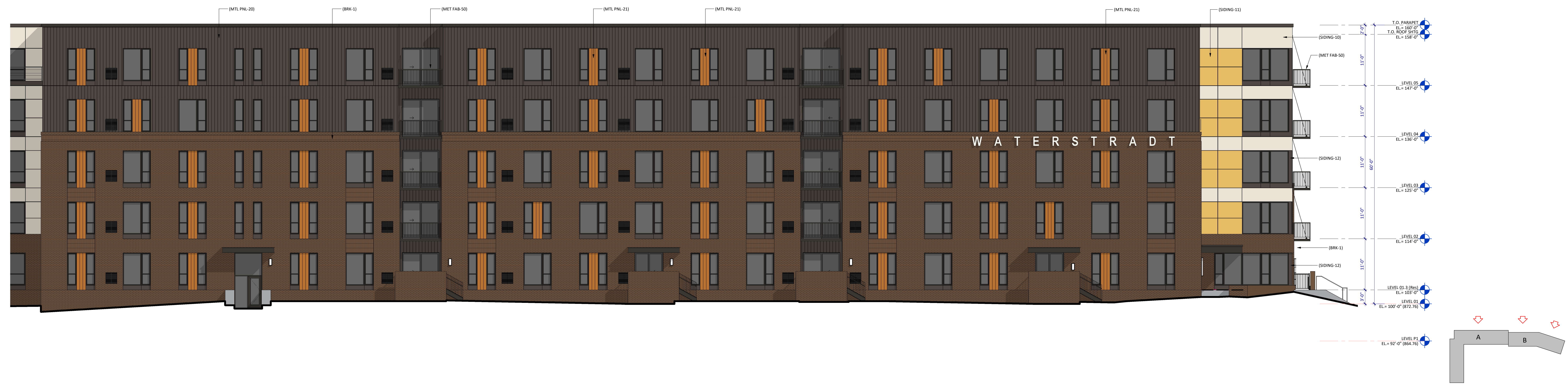
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BRK-1	04 2000- BRICK
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MTL PNL-21	07 4213- METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED, COPPER RESNY
SDING-10	07 4616- FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SDING-11	07 4616- FIBER CEMENT SIDING - SW 6352 COPPER MOUNTAIN
SDING-12	07 4616- FIBER CEMENT SIDING - SW 7000 BLACK FOX



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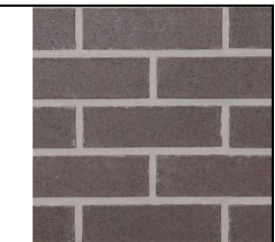




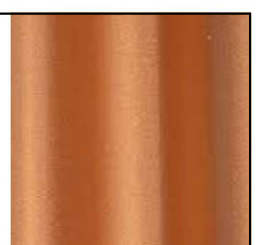
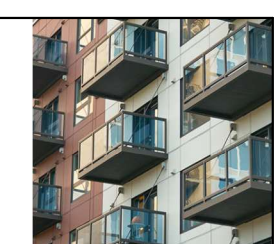



ROERS COMPANIES  
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7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/16/2025  
PHASE: SCHEMATIC DESIGN  
PROJECT: 250124  
SHEET: A302  
EXTERIOR ELEVATIONS

8 7 6 5 4 3 2 1

EXTERIOR MATERIAL LEGEND

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

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



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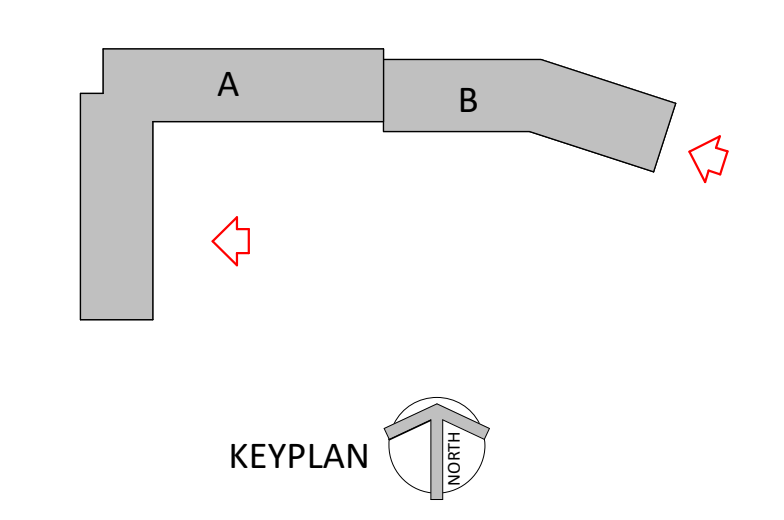
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4C EXTERIOR ELEVATION - EAST - AREA B  
 SCALE: 3/8" = 1'-0"



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



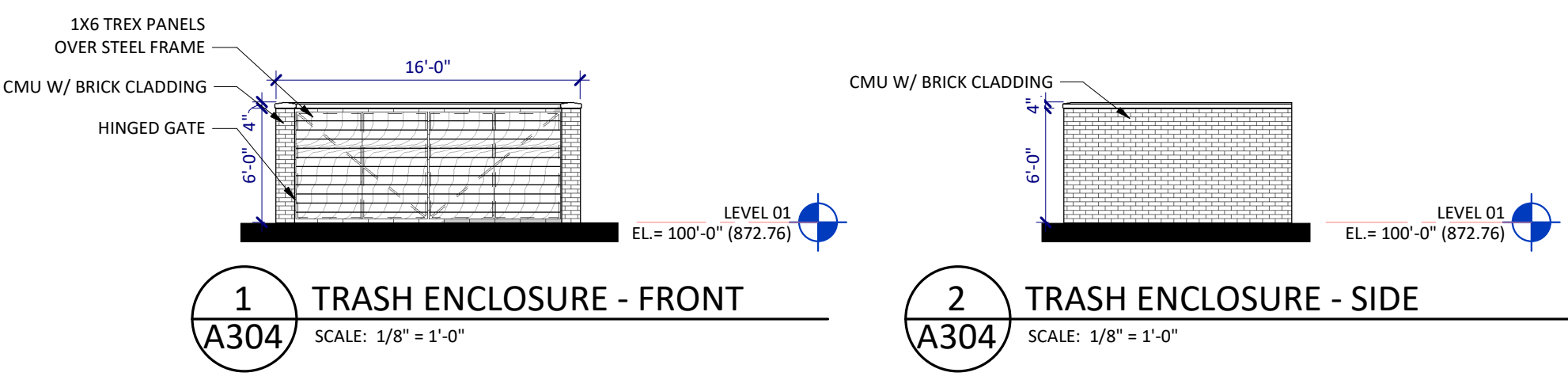
F  
E  
D  
C  
B  
A

8/16/2025 2:46:13 PM

8 7 6 5 4 3 2 1

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



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

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

EXTERIOR MATERIAL LEGEND

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



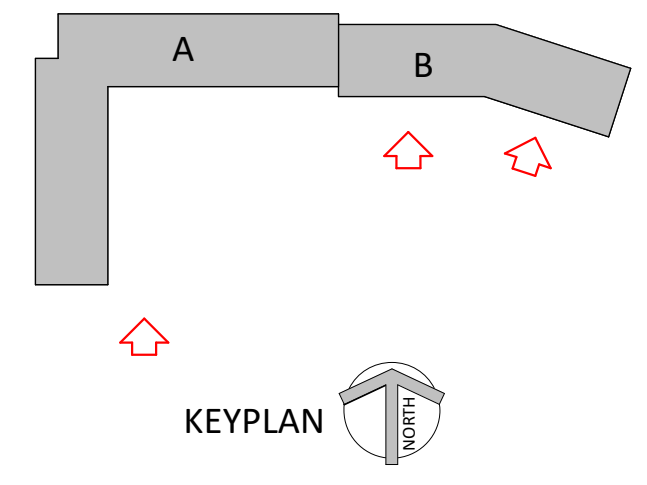
8C EXTERIOR ELEVATION - SOUTH - AREA B  
SCALE: 1/8" = 1'-0"



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



8A 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



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RENDER - NORTHWEST ENTRY

8D PERSPECTIVE

A305 SCALE: 1/8" = 1'-0"



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RENDER - COMMERCIAL PERSPECTIVE

8A PERSPECTIVE

A305 SCALE: 1/8" = 1'-0"



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SHEET: **A305**  
EXTERIOR RENDERINGS