Roers

SHAKOPEE MULTIFAMILY

1600 Windermere Wy, Shakopee, MN Zipcode

PROJECT NUMBER: 344500200
CLIENT PROJECT NUMBER:

PROJECT SUMMARY

1600 WINDERMERE WY IS A MULTIFAMILY APARMENT BUILDING CONSISTING OF 229 UNITS THAT INCLUDES BELOW GROUND PARKING WITH APPROXIMATLEY 440 SPACES. THE PARKING LEVE IS TYPE 1A CONSTRUCTION AND 4 LEVELS OF TYPE VA ABOVE ARE IS SEPERATED BY A 3HR SEPERATION AT LEVEL 1. THE BUILDING HAS NUMEROUS AMIENITIES INCLUDING, A CO-WORK SPACE IN THE LOBBY, FITNESS ROOM, LARGE COURYARD AND REFLECTING POOL .

DOCUMENT PACKAGE

ISSUED: NOVEMBER 18TH 2022

PACKAGE: GMP PRICING SET

PROJECT TEAM

ROERS
Roers Companies
110 Cheslre Lane, Suite 120
Minnetonka, MN 55035
Phone: XXX.XXX.XXXX

Logan Schmidt
Developer
Phone: 608.604.2163

CONTRACTOR
Fortify Construction, LLC
110 Cheslre Lane, Suite 120
Minnetonka, MN 55305
Phone: XXX.XXX.XXXX

Shaun Shetler
Director of General Contracing
Cell: 515.291.9670

ARCHITECT
RSP Architects, Ltd.
1220 Marshall Street NE
Minneapolis, MN 55413
Phone: 612.677.7100 Fax: 612.677.7499

Todd Novak, Principal
Phone: 612.677.7175
Email: todd.novak@rsparch.com

Scott Steinkamp, Project Architect/Manager
Phone: 612.677.7308
Email: scott.steinkamp@rsparch.com

Daniel Hillukka, Project Architect
Phone: 612.677.7395
Email: dan.hillukka@rsparch.com

ACOUSTICAL
ESI Engineering, Inc.
7831 Glenroy Road, Suite 218
Minneapolis, MN. 55439

Ryan Skoug
Phone: 695.999.4556

CIVIL ENGINEER
Loucks Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
Phone: 763.424.5305

Samuel Trebesch
Phone: 763.496.6751
Email: STrebesh@loucksinc.com

STRUCTURAL ENGINEER
Sandman Structural Engineers
6487 Sycamore Court North
Maple Grove, MN 55369
Phone: 763.560.5300

Nathan Hoffman
Phone: 218.284.3044
Email: nathan.hoffmann@sandmanse.com

PROJECT REVIEW TEAM

CODE SUMMARY

PROJECT NAME

PROJECT DESCRIPTION:

Multi unit apartment building with enclosed parking beneath. Approximately 230 units, with outdoor amenity space, co-working space, fitness room, dog wash, and other storage rooms for patrone use.

APPLICABLE CODES:

Building Code:	2020 Minnesota Building Code
Mechanical Code:	2020 Minnesota Mechanical Code
Plumbing Code:	2020 Minnesota Plumbing Code
Electrical Code:	NFPA 70 National Electric Code, 2017 Edition
Fire Code:	2020 Minnesota Fire Code
Energy Code:	2020 Minnesota Energy Code
Accessibility:	2020 Minnesota Accessibility Code

OCCUPANCY:
Proposed: S-2 For Parking
R-2 for Apartments

TYPE OF CONSTRUCTION:
Proposed: Type 1A for Parking Level
Type VA for Apartment Units.

HEIGHT AND NUMBER OF STORIES:
Allowable Height: 70 feet Table 504.3
Allowable Stories: 4 Table 504.4

Actual Height: 45 feet (roof height above grade)
Actual Stories: 4

ALLOWABLE FLOOR AREA:
Allowable Floor Area:
Parking Level - Type 1A (S-2 Occupancy): Unlimited
Levels 1-4 - Type VA (R-2 Occupancy): 36,000 SF

Actual Floor Area:

Parking Level:	105,460 SF
First Floor:	61,181 SF
Second Floor:	59,861 SF
Third Floor:	59,861 SF
Fourth Floor:	59,861 SF
	346,840 GSF

FIRE RESISTIVE REQUIREMENTS:
Types I and II are those types of construction in which the building elements listed in Table 601 are of noncombustible materials.

Table 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE 1A	TYPE VA
Structural frame	3	1
Bearing walls		
Exterior	3	1
Interior	3	1
Nonbearing walls and partitions		
Exterior	0 (per Table 602)	0 (per Table 602)
Interior	0	0
Floor construction	2	1
Roof construction	1.5	1

Shaft and Stairway Enclosures: 2 hour(s)

Corridor Construction: .5 HR
IBC Section 1018, Table 1018.1.

EXITING REQUIREMENTS:
Occupant Load Factors (OLF): 200 - RESIDENTIAL
15- LOBBY/COMMON AREA
15 - COMMUNITY/FITNESS
150- BUISNESS

Occupant Load per floor:

Parking Level	545 OCC.
First Floor	392 OCC.
Second Floor	243 OCC.
Third Floor	243 OCC.
Fourth Floor	243 OCC.

EXIT ACCESS:

Required number of exits or exit access doorways:
Per 1015.1 and Table 1015.1

	Required:	Provided:
Garage Floor	2	3
First Floor	2	3
Second Floor	2	3
Third Floor	2	3
Fourth Floor	2	3

Exit Access Travel Distance: **250 feet**

Common Path of Egress Travel: **75 feet**

Corridor Fire-Resistance Rating: **.5 hours**

Dead Ends: **50 feet**

MEANS OF EGRESS SIZING:

Requirements:
Stairways - 1005.3.1, Exception: Occupant Load x 0.2"
Other - 1005.3.2, Exception: Occupant Load x 0.15"

Stairways:

	Required:	Provided:
Parking:	362 x 0.20 =72.4"	108"
First Floor:	58 x 0.20 =11.6"	48"
Second Floor:	243 x 0.20 =48.6"	144"
Third Floor:	243 x 0.20 =48.6"	144"
Fourth Floor:	243 x 0.20 =48.6"	144"

Other components:

	Required:	Provided:
Parking:	362 x 0.15 =81.75"	96"
First Floor:	58 x 0.15 =8.7"	132"
Second Floor:	243 x 0.15 =36.45"	96"
Third Floor:	243 x 0.15 =36.45"	96"
Fourth Floor:	243 x 0.15 =36.45"	96"

PLUMBING CALCULATION:
Minimum Number of Fixtures per Table 2902.1

Water Closets: 3
Lavatories: 3
Drinking Fountains: N/A

Water Closets:

	Required:	Provided:
Parking Floor - Not Required.		
First Floor	Business 35 occ. Required 1/25- 1.4 required//Fitness 38 Occ.--Men 1/75 Req. 19/75=.26 --Women 1/40 Req. 19/40=.45 // Clubroom 98 Occ 1/75 Required. 98/75=1.3// Total Required 3.4	
2nd -4th levels not required.		
Lavatories: 171 OCC.		
	Required:	**Provided:**
Parking Floor - Not Required.		
First Floor	Business 35 occ. Required 1/40- 1 required//Fitness 38 Occ.--Men 1/200 Req. 19/200=.095 --Women 1/150 Req. 19/150=.13 // Clubroom 98 Occ 1/75 Required. 98/75=1.3// Total Required 2.5 - **3 provided.**	
Second Floor-Fourth Floor - Not Required.		

Drinking Fountains:
Parking Floor - Not Required.
First Floor -
Second Floor: - Not Required.
Third Floor: - Not Required.
Fourth Floor: - Not Required.

Service Sinks: 1 per floor

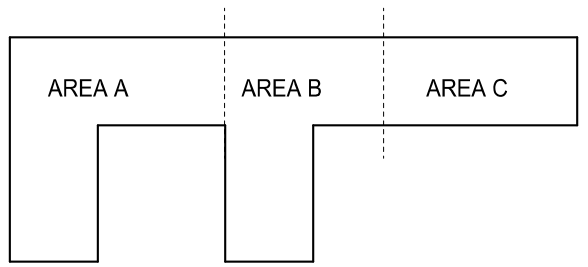
SHEET INDEX

ISSUE KEY:
1 ISSUED (WITH SIGNATURE)
2 REVISED AND RE-ISSUED (WITH SIGNATURE)
3 NOT FOR CONSTRUCTION - REFERENCE ONLY
4 RE-ISSUED FROM A PRIOR BID PACK - NO REVISIONS

SHEET NO.	NAME	DESIGN DEVELOPMENT 100%	GMP PRICING SET 11182022
00 GENERAL			
G000	COVER SHEET	3	3
G001	GENERAL INFORMATION	3	3
G100	FIRE AND LIFE SAFETY PLAN - PARKING LEVEL	3	3
G101	FIRE AND LIFE SAFETY PLAN - FIRST LEVEL	3	3
G102	FIRE AND LIFE SAFETY PLAN - SECOND - FOURTH LEVEL	3	3
G110	MOUNTING HEIGHTS AND DETAILS	3	3
G111	MOUNTING HEIGHTS AND DETAILS	3	3
G120	BUILDING ASSEMBLIES	3	3
G122	PARTITION TYPES	3	3
20 CIVIL			
C1.1	EXISTING CONDITIONS	3	3
C1.2	DEMOLITION PLAN	3	3
C2.1	SITE PLAN	3	3
C2.2	ACCESSIBLE ROUTE PLAN	3	3
C3.1	GRADING PLAN	3	3
C3.2	SWPPP	3	3
C3.3	SWPPP NOTES	3	3
C4.1	UTILITY PLAN	3	3
C8.1	CIVIL DETAILS	3	3
C8.2	CIVIL DETAILS	3	3
C8.3	CIVIL DETAILS	3	3
C8.4	CIVIL DETAILS	3	3
25 LANDSCAPE			
L1.1	OVERALL LANDSCAPE PLAN	3	3
L2.1	LANDSCAPE DETAILS	3	3
40 ARCHITECTURAL			
A001	ARCHITECTURAL SITE PLAN		3
A002	STORAGE BUILDING & DETAILS		3
A100	OVERALL PARKING FLOOR PLAN	3	3
A101	OVERALL FIRST FLOOR PLAN	3	3
A102	OVERALL SECOND FLOOR PLAN	3	3
A103	OVERALL THIRD FLOOR PLAN	3	3
A104	OVERALL FOURTH FLOOR PLAN	3	3
A105	OVERALL ROOF PLAN	3	3
A110A	PARKING PLAN AREA A	3	3
A110B	PARKING PLAN AREA B	3	3
A110C	PARKING PLAN AREA C	3	3
A111A	FIRST FLOOR PLAN AREA A	3	3
A111B	FIRST FLOOR PLAN AREA B	3	3
A111C	FIRST FLOOR PLAN AREA C	3	3
A112A	SECOND FLOOR PLAN AREA A	3	3
A112B	SECOND FLOOR PLAN AREA B	3	3
A112C	SECOND FLOOR PLAN AREA C	3	3
A113A	THIRD FLOOR PLAN AREA A	3	3
A113B	THIRD FLOOR PLAN AREA B	3	3
A113C	THIRD FLOOR PLAN AREA C	3	3
A114A	FOURTH FLOOR PLAN AREA A	3	3
A114B	FOURTH FLOOR PLAN AREA B	3	3
A114C	FOURTH FLOOR PLAN AREA C	3	3
A120A	PARKING LEVEL REFLECTED CEILING PLAN -- AREA A		3
A120B	PARKING LEVEL REFLECTED CEILING PLAN -- AREA B		3
A120C	PARKING LEVEL REFLECTED CEILING PLAN -- AREA C		3
A121A	FIRST FLOOR REFLECTED CEILING PLAN -- AREA A	3	3
A121B	FIRST FLOOR REFLECTED CEILING PLAN -- AREA B	3	3
A121C	FIRST FLOOR REFLECTED CEILING PLAN -- AREA C	3	3
A122A	SECOND FLOOR REFLECTED CEILING PLAN -- AREA A	3	3
A122B	SECOND FLOOR REFLECTED CEILING PLAN -- AREA B	3	3
A122C	SECOND FLOOR REFLECTED CEILING PLAN -- AREA C	3	3
A123A	THIRD FLOOR REFLECTED CEILING PLAN -- AREA A		3
A123B	THIRD FLOOR REFLECTED CEILING PLAN -- AREA B	3	3
A123C	THIRD FLOOR REFLECTED CEILING PLAN -- AREA C		3
A124A	FOURTH FLOOR REFLECTED CEILING PLAN -- AREA A	3	3
A124B	FOURTH FLOOR REFLECTED CEILING PLAN -- AREA B		3
A124C	FOURTH FLOOR REFLECTED CEILING PLAN -- AREA C	3	3
A201	OVERALL EXTERIOR ELEVATIONS	3	3
A202	ELEVATIONS	3	3
A203	ELEVATIONS	3	3
A204	ELEVATIONS	3	3
A205	ELEVATIONS	3	3
A206	ELEVATIONS	3	3
A207	ELEVATIONS	3	3
A301	BUILDING SECTIONS	3	3
A310	WALL SECTIONS	3	3
A311	WALL SECTIONS	3	3
A312	WALL SECTIONS	3	3
A313	WALL SECTIONS	3	3
A314	WALL SECTIONS	3	3
A315	WALL SECTIONS		3
A320	DOOR AND WINDOW SCHEDULE		3
A501	INTERIOR DOOR DETAILS		3
A502	EXTERIOR DOOR DETAILS		3
A503	EXTERIOR DOOR DETAILS		3
A505	GLAZING ELEVATIONS		3
A506	EXTERIOR WINDOW DETAILS		3
A507	EXTERIOR LOUVER DETAILS		3
A601	ENLARGED STAIR A PLANS AND SECTIONS	3	3
A602	ENLARGED STAIR B PLANS AND SECTIONS	3	3
A603	ENLARGED LOBBY STAIR/ELEVATOR PLANS AND SECTIONS	3	3
A604	ENLARGED STAIR C PLANS AND SECTIONS	3	3
A610	STAIR DETAILS	3	3
A701	UNIT DIAGRAMS AND NOTES	3	3
A710	ENLARGED UNIT PLANS	3	3
A711	ENLARGED UNIT PLANS	3	3
A712	ENLARGED UNIT PLANS	3	3
A713	ENLARGED UNIT PLANS	3	3
A714	ENLARGED UNIT PLANS	3	3
A715	ENLARGED UNIT PLANS - TYPE A	3	3
A716	ENLARGED UNIT PLANS - TYPE A	3	3
A721	UNIT KITCHENS		3
A722	UNIT KITCHENS		3
A723	UNIT KITCHENS		3
A724	UNIT BATHROOMS		3
A725	UNIT BATHROOMS	3	3
A801	ENLARGED PLANS	3	3
A802	ENLARGED PLANS - ALTERNATE		3
A902	INTERIOR ELEVATIONS	3	3
A903	INTERIOR ELEVATIONS	3	3
A904	INTERIOR ELEVATIONS	3	3
A905	ENLARGED AMENITY RESTROOM PLANS, ELEVATIONS		3
60 INTERIORS			
I100	INTERIOR FINISH SPECS, SCHEDULES, NOTES	3	3
I200A	FLOOR FINISH PLAN - PARKING LEVEL AREA A	3	3
I200B	FLOOR FINISH PLAN - PARKING LEVEL AREA B	3	3
I200C	FLOOR FINISH PLAN - PARKING LEVEL AREA C	3	3
I201	FIRST FLOOR WALL FINISH PLAN	3	
I201A	FLOOR FINISH PLAN - FIRST FLOOR AREA A	3	3
I201B	FLOOR FINISH PLAN - FIRST FLOOR AREA B	3	3
I201C	FLOOR FINISH PLAN - FIRST FLOOR AREA C	3	3
I202A	FLOOR FINISH PLAN - SECOND FLOOR AREA A	3	3
I202B	FLOOR FINISH PLAN - SECOND FLOOR AREA B	3	3
I202C	FLOOR FINISH PLAN - SECOND FLOOR AREA C	3	3
I203A	FLOOR FINISH PLAN - THIRD FLOOR AREA A	3	3
I203B	FLOOR FINISH PLAN - THIRD FLOOR AREA B	3	3
I203C	FLOOR FINISH PLAN - THIRD FLOOR AREA C	3	3
I204A	FLOOR FINISH PLAN - FOURTH FLOOR AREA A	3	3
I204B	FLOOR FINISH PLAN - FOURTH FLOOR AREA B	3	3
I204C	FLOOR FINISH PLAN - FOURTH FLOOR AREA C	3	3
70			
S001	STRUCTURAL NOTES	3	3
S002			3
S101A	FOUNDATION PLAN - AREA A	3	3
S101B	FOUNDATION PLAN - AREA B	3	3
S101C	FOUNDATION PLAN - AREA C	3	3
S201A	FIRST FLOOR FRAMING PLAN - AREA A	3	3
S201B	FIRST FLOOR FRAMING PLAN - AREA B	3	3
S201C	FIRST FLOOR FRAMING PLAN - AREA C	3	3
S202A	SECOND FLOOR FRAMING PLAN - AREA A	3	3
S202B	SECOND FLOOR FRAMING PLAN - AREA B	3	3
S202C	SECOND FLOOR FRAMING PLAN - AREA C	3	3
S203A	THIRD FLOOR FRAMING PLAN - AREA A		3
S203B	THIRD FLOOR FRAMING PLAN - AREA B		3
S203C	THIRD FLOOR FRAMING PLAN - AREA C		3
S204A	FOURTH FLOOR FRAMING PLAN - AREA A		3
S204B	FOURTH FLOOR FRAMING PLAN - AREA B		3
S204C	FOURTH FLOOR FRAMING PLAN - AREA C		3
S205A	ROOF FRAMING PLAN - AREA A		3
S205B	ROOF FRAMING PLAN - AREA B		3
S205C	ROOF FRAMING PLAN - AREA C		3
S220	PRECAST LOADING PLAN		3
S230	SHEARWALL PLAN		3
S231	SHEARWALL SECTIONS		3
S301	FOUNDATION DETAILS	3	3
S401	FRAMING DETAILS	3	3
S402	FRAMING DETAILS	3	3

LOCATION MAP

KEY PLAN



RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

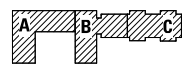
Name
License Number
Date Signed

Project For

Roers

SHAKOPEE MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	DEH
Checked By	SS/TN
Date	09.30.2022

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

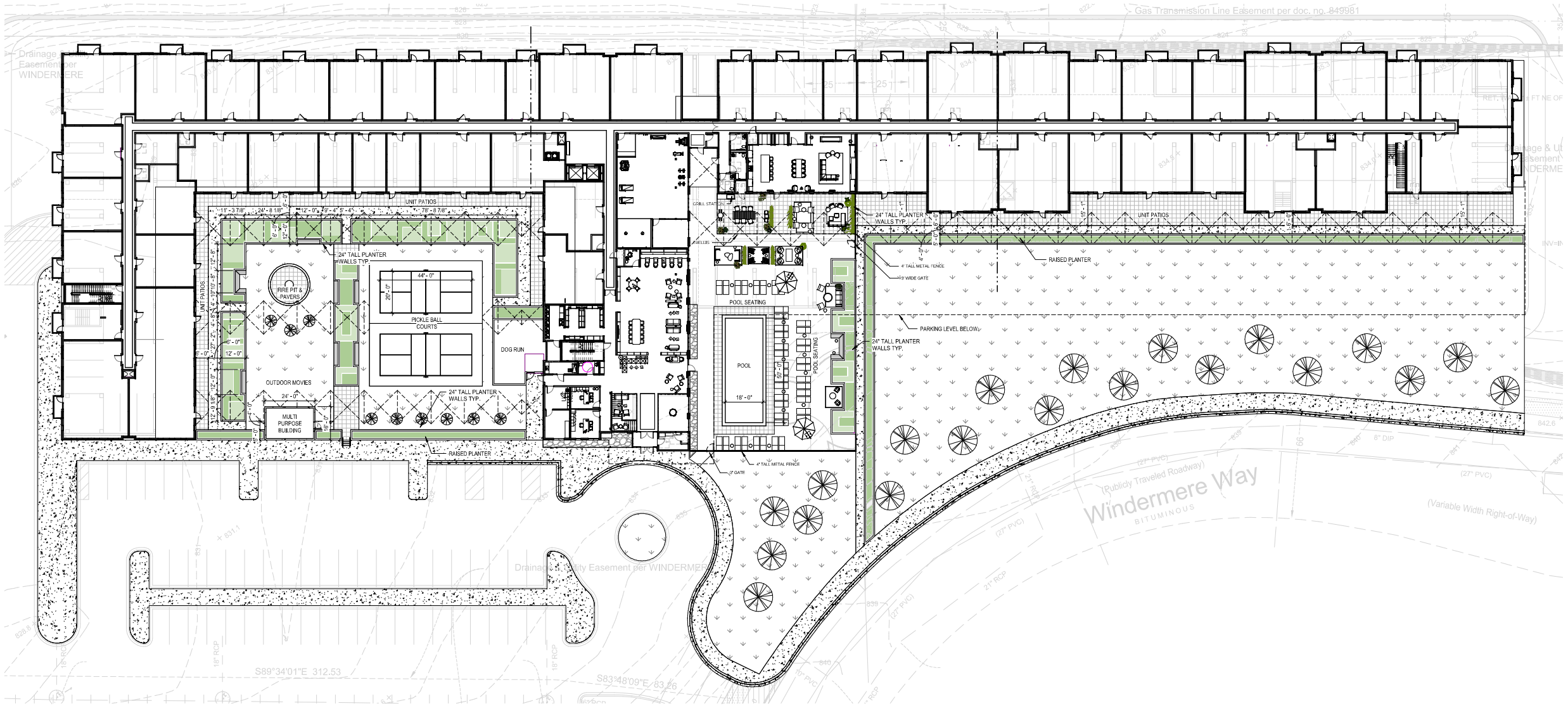
© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description

COVER SHEET

G000



1 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION
GMP PRICING SET
18.11.22

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.

Name

License Number

Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	11/03/22

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and others concerned only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

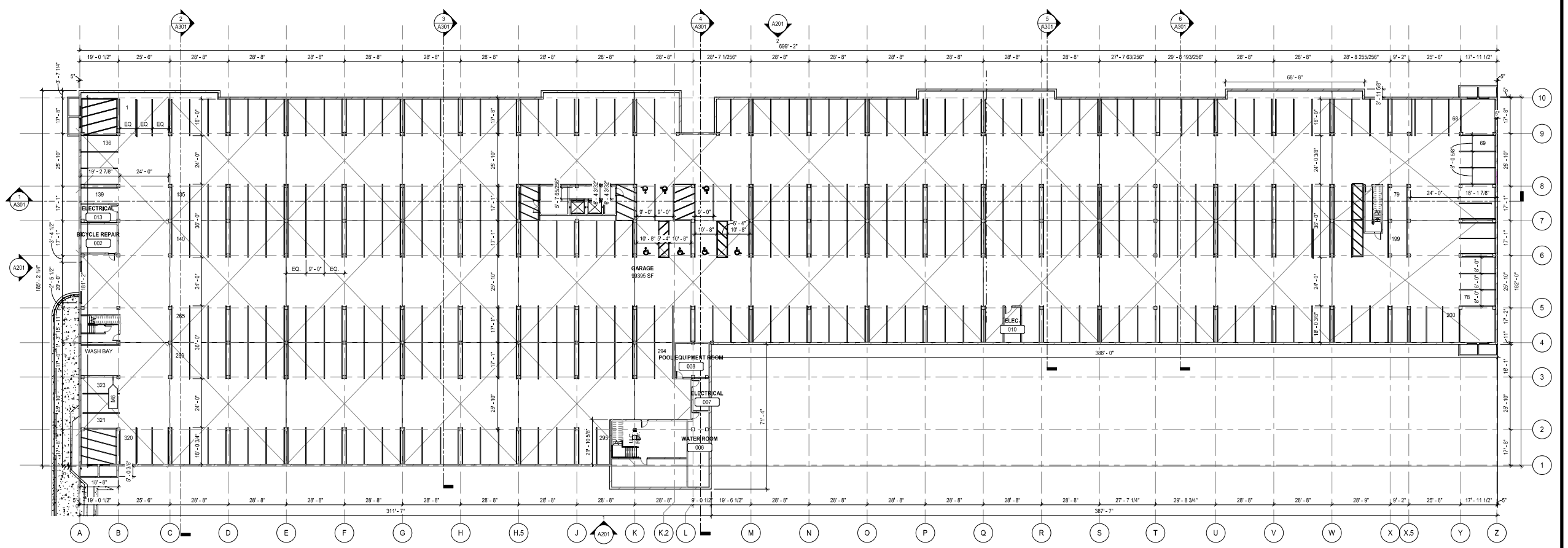
No.	Date	Description

ARCHITECTURAL SITE PLAN

A001

GENERAL NOTES - FLOOR PLAN

A. PLAN DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO CENTER OF STUD, U.N.O.
B. PARTITIONS TO BE TYPE W4GG, UNLESS NOTED OTHERWISE.
C. PLAN DIMENSIONS LOCATING DOOR AND WINDOW OPENINGS ARE ROUGH OPENING DIMENSIONS.
D. SEE SHEET G122 FOR PARTITION TYPES.
E. SEE I SERIES SHEETS FOR WALL AND FLOOR FINISH INFORMATION.
F. CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
G. REFER TO G SERIES ADA SHEETS FOR ADA FIXTURE, DOOR AND COUNTER DIMENSIONS AND CLEAR FLOOR SPACE REQUIREMENTS.
H. CONTRACTOR TO COORDINATE WITH THE RESPECTIVE DESIGN DRAWINGS AND PROVIDE ANY MECHANICAL, ELECTRICAL OR PLUMBING REQUIRED OPENINGS IN MASONRY OR CONCRETE.
I. ALL SHAFT WALLS TO BE FROM FLOOR DECK TO UNDERSIDE OF DECK ABOVE, AND SEALED AT TOP AND BOTOM AS REQUIRED TO PROVIDE REQUIRED RATINGS.
J. ALL ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE LOCAL TO PROJECT. COORDINATE WITH CIVIL DRAWINGS TO ESTABLISH ACTUAL ELEVATIONS OF LEVELS.
K. WALLS BETWEEN UNITS AND CORRIDOR ARE 1/2 HR RATED WALLS WITH RESILIANT CHANNELS ON CORRIDOR SIDE OF STUD.
L. DEMISING WALLS BETWEEN GUESTROOM UNITS TO BE 1HR WITH 2X4 STUDS UNLESS NOTED OTHERWISE. IF STRUCTRUAL TO REQUIRE SHEATHING ON A STUD FACE, IT WILL BE ON A UNIT SIDE OF THE STUD.
M. REFER TO GROUND LEVEL PLANS FOR BUILDING DIMENSIONS, WALLS STACK UNLESS NOTED OTHERWISE.



1 00 - PARKING LEVEL(1)
3/64" = 1'-0"

N

BIM 360://Roers Shakopee Multifamily/344500200_roers_shakopee_r21_arch.rvt
11/22/2022 11:59:22 AM

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.3100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION
GMP PRICING SET
18.11.22

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.

Name

License Number

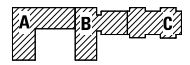
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and others concerned only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description

OVERALL PARKING
FLOOR PLAN

A100

GENERAL NOTES - FLOOR PLAN

A. PLAN DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO CENTER OF STUD, U.N.O.
B. PARTITIONS TO BE TYPE W4GG, UNLESS NOTED OTHERWISE.
C. PLAN DIMENSIONS LOCATING DOOR AND WINDOW OPENINGS ARE ROUGH OPENING DIMENSIONS.
D. SEE SHEET G122 FOR PARTITION TYPES.
E. SEE I SERIES SHEETS FOR WALL AND FLOOR FINISH INFORMATION.
F. CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
G. REFER TO G SERIES ADA SHEETS FOR ADA FIXTURE, DOOR AND COUNTER DIMENSIONS AND CLEAR FLOOR SPACE REQUIREMENTS.
H. CONTRACTOR TO COORDINATE WITH THE RESPECTIVE DESIGN DRAWINGS AND PROVIDE ANY MECHANICAL, ELECTRICAL OR PLUMBING REQUIRED OPENINGS IN MASONRY OR CONCRETE.
I. ALL SHAFT WALLS TO BE FROM FLOOR DECK TO UNDERSIDE OF DECK ABOVE, AND SEALED AT TOP AND BOTOM AS REQUIRED TO PROVIDE REQUIRED RATINGS.
J. ALL ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE LOCAL TO PROJECT. COORDINATE WITH CIVIL DRAWINGS TO ESTABLISH ACTUAL ELEVATIONS OF LEVELS.
K. WALLS BETWEEN UNITS AND CORRIDOR ARE 1/2 HR RATED WALLS WITH RESILIANT CHANNELS ON CORRIDOR SIDE OF STUD.
L. DEMISING WALLS BETWEEN GUESTROOM UNITS TO BE 1HR WITH 2X4 STUDS UNLESS NOTED OTHERWISE. IF STRUCTRUAL TO REQUIRE SHEATHING ON A STUD FACE, IT WILL BE ON A UNIT SIDE OF THE STUD.
M. REFER TO GROUND LEVEL PLANS FOR BUILDING DIMENSIONS, WALLS STACK UNLESS NOTED OTHERWISE.

1 01 - FIRST FLOOR PLAN
3/64" = 1'-0"

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

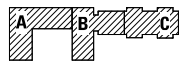
Name
License Number
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	08/09/22

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and others concerned only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

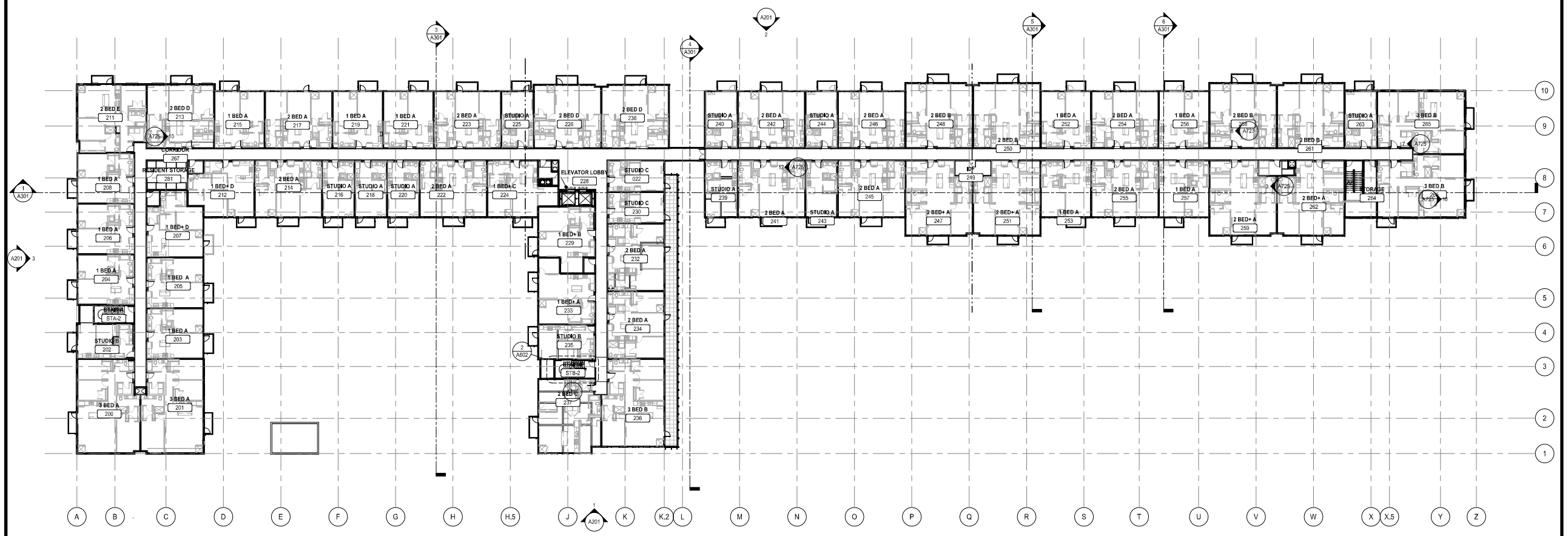
No.	Date	Description

OVERALL FIRST FLOOR PLAN

A101

GENERAL NOTES - FLOOR PLAN

A. PLAN DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO CENTER OF STUD, UNO.
B. PARTITIONS TO BE TYPE W4GG, UNLESS NOTED OTHERWISE.
C. PLAN DIMENSIONS LOCATING DOOR AND WINDOW OPENINGS ARE ROUGH OPENING DIMENSIONS.
D. SEE SHEET G122 FOR PARTITION TYPES.
E. SEE I SERIES SHEETS FOR WALL AND FLOOR FINISH INFORMATION.
F. CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8"; ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
G. REFER TO G SERIES ADA SHEETS FOR ADA FIXTURE, DOOR AND COUNTER DIMENSIONS AND CLEAR FLOOR SPACE REQUIREMENTS.
H. CONTRACTOR TO COORDINATE WITH THE RESPECTIVE DESIGN DRAWINGS AND PROVIDE ANY MECHANICAL, ELECTRICAL OR PLUMBING REQUIRED OPENINGS IN MASONRY OR CONCRETE.
I. ALL SHAFT WALLS TO BE FROM FLOOR DECK TO UNDERSIDE OF DECK ABOVE, AND SEALED AT TOP AND BOTOM AS REQUIRED TO PROVIDE REQUIRED RATINGS.
J. ALL ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE LOCAL TO PROJECT, COORDINATE WITH CIVIL DRAWINGS TO ESTABLISH ACTUAL ELEVATIONS OF LEVELS.
K. WALLS BETWEEN UNITS AND CORRIDOR ARE 1/2 HR RATED WALLS WITH RESILIANT CHANNELS ON CORRIDOR SIDE OF STUD.
L. DEMISING WALLS BETWEEN GUESTROOM UNITS TO BE 1HR WITH 2X4 STUDS UNLESS NOTED OTHERWISE, IF STRUCTRUAL TO REQUIRE SHEATHING ON A STUD FACE, IT WILL BE ON A UNIT SIDE OF THE STUD.
M. REFER TO GROUND LEVEL PLANS FOR BUILDING DIMENSIONS, WALLS STACK UNLESS NOTED OTHERWISE.



1 02 - SECOND FLOOR PLAN
3/64" = 1'-0"

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION
GMP PRICING SET
18.11.22

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.

Name

License Number

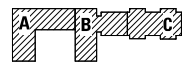
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. Those are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with the Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description

OVERALL SECOND FLOOR PLAN

A102

BIM 360://Roers Shakopee Multifamily/344500200_roers_shakopee_r21_archi.rvt
11/22/2022 2:00:01 PM

GENERAL NOTES - FLOOR PLAN

A. PLAN DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO CENTER OF STUD, U.N.O.
B. PARTITIONS TO BE TYPE W4GG, UNLESS NOTED OTHERWISE.
C. PLAN DIMENSIONS LOCATING DOOR AND WINDOW OPENINGS ARE ROUGH OPENING DIMENSIONS.
D. SEE SHEET G122 FOR PARTITION TYPES.
E. SEE I SERIES SHEETS FOR WALL AND FLOOR FINISH INFORMATION.
F. CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
G. REFER TO G SERIES ADA SHEETS FOR ADA FIXTURE, DOOR AND COUNTER DIMENSIONS AND CLEAR FLOOR SPACE REQUIREMENTS.
H. CONTRACTOR TO COORDINATE WITH THE RESPECTIVE DESIGN DRAWINGS AND PROVIDE ANY MECHANICAL, ELECTRICAL OR PLUMBING REQUIRED OPENINGS IN MASONRY OR CONCRETE.
I. ALL SHAFT WALLS TO BE FROM FLOOR DECK TO UNDERSIDE OF DECK ABOVE, AND SEALED AT TOP AND BOTOM AS REQUIRED TO PROVIDE REQUIRED RATINGS.
J. ALL ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE LOCAL TO PROJECT. COORDINATE WITH CIVIL DRAWINGS TO ESTABLISH ACTUAL ELEVATIONS OF LEVELS.
K. WALLS BETWEEN UNITS AND CORRIDOR ARE 1/2 HR RATED WALLS WITH RESILIANT CHANNELS ON CORRIDOR SIDE OF STUD.
L. DEMISING WALLS BETWEEN GUESTROOM UNITS TO BE 1HR WITH 2X4 STUDS UNLESS NOTED OTHERWISE. IF STRUCTRUAL TO REQUIRE SHEATHING ON A STUD FACE, IT WILL BE ON A UNIT SIDE OF THE STUD.
M. REFER TO GROUND LEVEL PLANS FOR BUILDING DIMENSIONS. WALLS STACK UNLESS NOTED OTHERVISE.

1 03 - THIRD FLOOR
3/64" = 1'-0"

RSP

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.3100
612.677.3499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

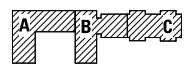
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are preliminary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with the Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

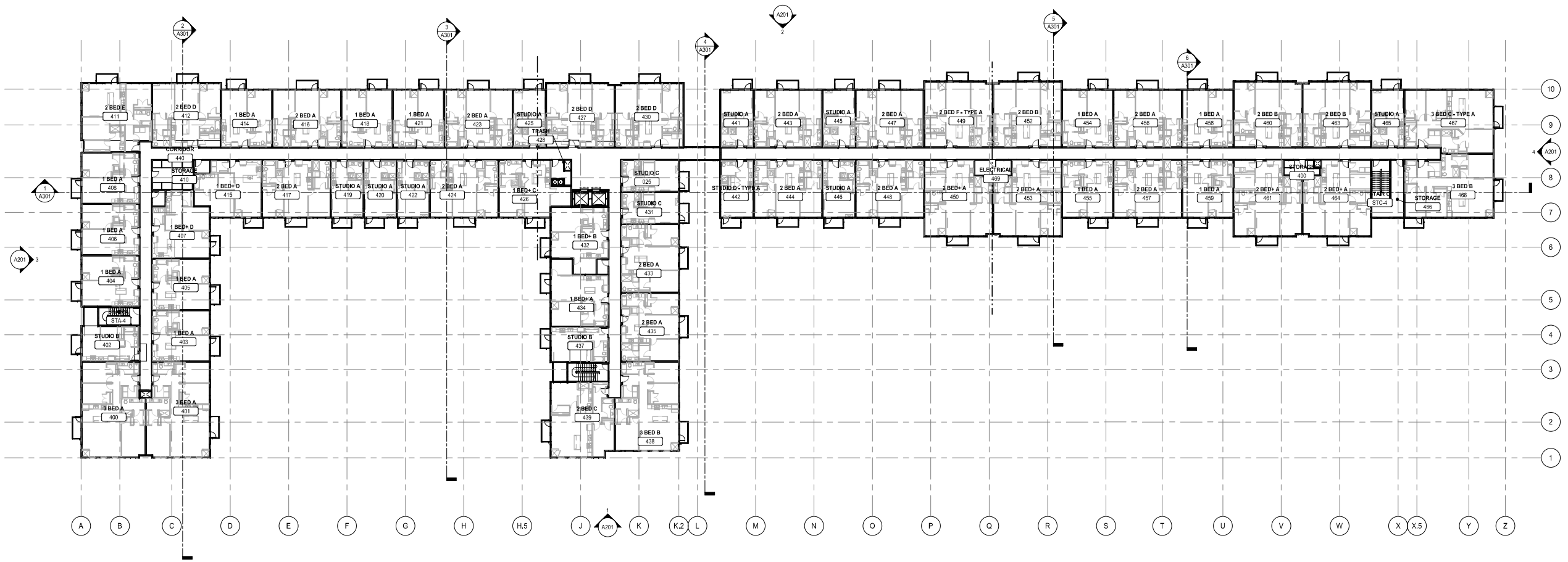
No.	Date	Description

OVERALL THIRD FLOOR PLAN

A103

GENERAL NOTES - FLOOR PLAN

A. PLAN DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO CENTER OF STUD, U.N.O.
B. PARTITIONS TO BE TYPE W4GG, UNLESS NOTED OTHERWISE.
C. PLAN DIMENSIONS LOCATING DOOR AND WINDOW OPENINGS ARE ROUGH OPENING DIMENSIONS.
D. SEE SHEET G122 FOR PARTITION TYPES.
E. SEE I SERIES SHEETS FOR WALL AND FLOOR FINISH INFORMATION.
F. CLEAR DIMENSIONS ARE TO BE EXACT WITHIN 1/8", ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
G. REFER TO G SERIES ADA SHEETS FOR ADA FIXTURE, DOOR AND COUNTER DIMENSIONS AND CLEAR FLOOR SPACE REQUIREMENTS.
H. CONTRACTOR TO COORDINATE WITH THE RESPECTIVE DESIGN DRAWINGS AND PROVIDE ANY MECHANICAL, ELECTRICAL OR PLUMBING REQUIRED OPENINGS IN MASONRY OR CONCRETE.
I. ALL SHAFT WALLS TO BE FROM FLOOR DECK TO UNDERSIDE OF DECK ABOVE, AND SEALED AT TOP AND BOTOM AS REQUIRED TO PROVIDE REQUIRED RATINGS.
J. ALL ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE LOCAL TO PROJECT. COORDINATE WITH CIVIL DRAWINGS TO ESTABLISH ACTUAL ELEVATIONS OF LEVELS.
K. WALLS BETWEEN UNITS AND CORRIDOR ARE 1/2 HR RATED WALLS WITH RESILIANT CHANNELS ON CORRIDOR SIDE OF STUD.
L. DEMISING WALLS BETWEEN GUESTROOM UNITS TO BE 1HR WITH 2X4 STUDS UNLESS NOTED OTHERWISE. IF STRUCTRUAL TO REQUIRE SHEATHING ON A STUD FACE, IT WILL BE ON A UNIT SIDE OF THE STUD.
M. REFER TO GROUND LEVEL PLANS FOR BUILDING DIMENSIONS, WALLS STACK UNLESS NOTED OTHERWISE.



1 04- FOURTH FLOOR PLAN
3/64" = 1'-0"

RSP

RSP Architects
1220 Marshall Street NE 612.677.7100
Minneapolis 612.677.7499 fax
Minnesota 55413-1036 www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

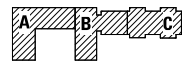
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein including all technical drawings, graphics and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, committees, government agencies, vendors and office personnel only in accordance with the Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

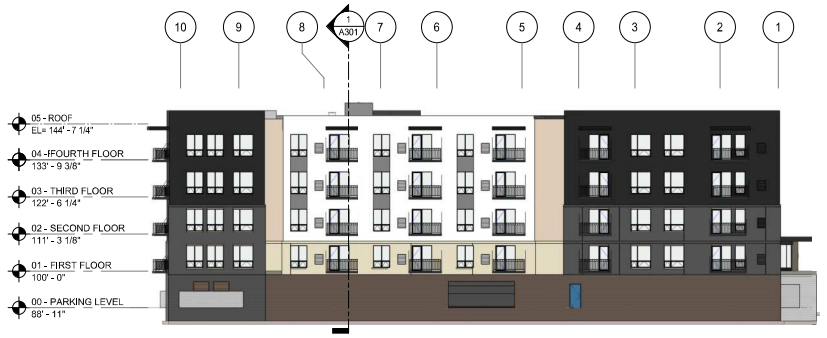
No.	Date	Description

OVERALL FOURTH FLOOR PLAN

A104

GENERAL NOTES - EXTERIOR ELEVATIONS

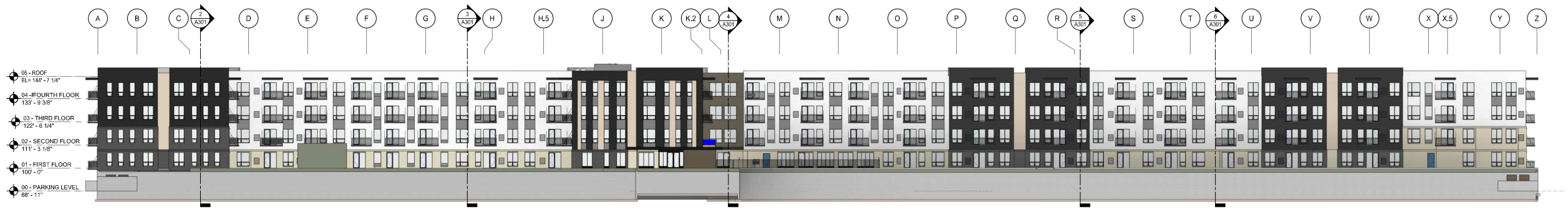
A. REFER TO SHEET A____ WINDOW AND DOOR DETAILS.
B. REFER TO SHEET A____ FOR CURTAIN WALL / STORE FRONT ELEVATIONS.
C. ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED AND PAINTED.
D. ANY EXTERIOR RAILINGS TO HAVE MAXIMUM OF 4" OF SPACE BETWEEN END OF RAILING AND BUILDING.
E. PROVIDE CONTROL JOINTS IN MASONRY AT 30'-0" MAXIMUM.
F. AT EXTERIOR PENETRATIONS, PROVIDE ESCUTCHEON TRIM AT PENETRATION AND SEALANT AROUND PENTRATION.
G. COORDINATE FIRE LOCK BOX LOCATION WITH FIRE MARSHALL.
H. COORDINATE FIRE DEPARTMENT CONNECTION WITH FIRE MARSHALL.
I. PROVIDE BUILDING ADDRESS SIGNAGE, COORDINATE LOCATION WITH ARCHITECT AND CODE OFFICIAL.
J. CONFIRM ALL VISIBLE SEALANT COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
K. CONSTRUCT MOCKUPS FOR REVIEW BY ARCHITECT AND OWNER AS REQUIRED BY CONTRACT DOCUMENTS.



3 WEST OVERALL ELEVATION
3/64" = 1'-0"

4 OVERALL EAST ELEVATION
3/64" = 1'-0"

2 OVERALL NORTH ELEVATION
3/64" = 1'-0"



1 OVERALL SOUTH ELEVATION
3/64" = 1'-0"

RSP Architects
1220 Marshall Street NE 612.677.3100
Minneapolis 612.677.7499 fax
Minnesota 55413-1036 www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

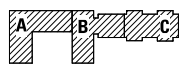
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and publication by clients, consultants, contractors, government agencies, vendors and others pursuant only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description
1	09.14.2022	PUD AMENDMENT SUBMITT.

OVERALL EXTERIOR ELEVATIONS

A201

2 SOUTH ELEVATION – AREA B
1/8" = 1'-0"

1 SOUTH ELEVATION – AREA A
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELVATIONS

A. REFER TO SHEET A___ WINDOW AND DOOR DETAILS.
B. REFER TO SHEET A___ FOR CURTAIN WALL / STONE FRONT ELEVATIONS.
C. ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED AND PAINTED.
D. ANY EXTERIOR RAILINGS TO HAVE MAXIMUM OF 4" OF SPACE BETWEEN END OF RAILING AND BUILDING.
E. PROVIDE CONTROL JOINTS IN MASONRY AT 30'-0" MAXIMUM.
F. AT EXTERIOR PENETRATIONS, PROVIDE ESCUTCHEON TRIM AT PENETRATION AND SEALANT AROUND PENTRATION.
G. COORDINATE FIRE LOCK BOX LOCATION WITH FIRE MARSHALL.
H. COORDINATE FIRE DEPARTMENT CONNECTION WITH FIRE MARSHALL.
I. PROVIDE BUILDING ADDRESS SIGNAGE, COORDINATE LOCATION WITH ARCHITECT AND CODE OFFICIAL.
J. CONFIRM ALL VISIBLE SEALANT COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
K. CONSTRUCT MOCKUPS FOR REVIEW BY ARCHITECT AND OWNER AS REQUIRED BY CONTRACT DOCUMENTS.

MATERIAL KEYNOTE SCHEDULE

Key Value	Keynote Text
[CIP CONC-1]	03 30 53 - MISCELLANEOUS CAST-IN-PLACE CONCRETE, REFER TO STRUCTURAL DRAWINGS FOR REINFORCING
[CMU -1]	04 2200 - CONCRETE MASONRY UNIT
[FBR-1]	04 2113 - FACE BRICK, CLOUD CERAMICS SAHARA LIGHT BUFF SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING MATCH: UNA-CLAD FRESTONE – SIERRA TAN
[FBR-2]	04 2113 - FACE BRICK, INTERSTATE BRICK BLACK OPAL SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING
[FCB-1]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-2]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-3]	07 4646 - 6" CEMENTITIOUS LAP SIDING, WOODTONE RUSTIC SERIES, COLOR: SANDCASTLE
[LOUV-3]	08 9119 - FIXED LOUVERS, COLOR TO MATCH ADJACENT MATERIAL
[MTL BLCNY-1]	05 0523 - PRE-FABRICATED ALUMINUM BALCONY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-1]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-2]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL PNL-1]	07 4213 - METAL WALL PANELS, MAC METAL ARCHITECTURAL SIGNATURE COLLECTION, MS 350 CORRUGATED, COLOR: ANTHRACITE
[MTL PNL-3]	07 4213 - COMPOSITE WALL PANEL, BOD PAC CLAD PAC-3000 RS, COLOR: BRONZE

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan

Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description
1	05.14.2022	PUD AMENDMENT SUBMITT.

ELEVATIONS

A202

2 WEST ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION – AREA C
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELVATIONS

A. REFER TO SHEET A___ WINDOW AND DOOR DETAILS.
B. REFER TO SHEET A___ FOR CURTAIN WALL / STONE FRONT ELEVATIONS.
C. ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED AND PAINTED.
D. ANY EXTERIOR RAILINGS TO HAVE MAXIMUM OF 4" OF SPACE BETWEEN END OF RAILING AND BUILDING.
E. PROVIDE CONTROL JOINTS IN MASONRY AT 30'-0" MAXIMUM.
F. AT EXTERIOR PENETRATIONS, PROVIDE ESCUTCHEON TRIM AT PENETRATION AND SEALANT AROUND PENTRATION.
G. COORDINATE FIRE LOCK BOX LOCATION WITH FIRE MARSHALL.
H. COORDINATE FIRE DEPARTMENT CONNECTION WITH FIRE MARSHALL.
I. PROVIDE BUILDING ADDRESS SIGNAGE, COORDINATE LOCATION WITH ARCHITECT AND CODE OFFICIAL.
J. CONFIRM ALL VISIBLE SEALANT COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
K. CONSTRUCT MOCKUPS FOR REVIEW BY ARCHITECT AND OWNER AS REQUIRED BY CONTRACT DOCUMENTS.

MATERIAL KEYNOTE SCHEDULE

Key Value	Keynote Text
[CIP CONC-1]	03 30 53 - MISCELLANEOUS CAST-IN-PLACE CONCRETE, REFER TO STRUCTURAL DRAWINGS FOR REINFORCING
[CMU -1]	04 2200 - CONCRETE MASONRY UNIT
[FBR-1]	04 2113 - FACE BRICK, CLOUD CERAMICS SAHARA LIGHT BUFF SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING MATCH: UNA-CLAD FRESTONE – SIERRA TAN
[FBR-2]	04 2113 - FACE BRICK, INTERSTATE BRICK BLACK OPAL SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING
[FCB-1]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-2]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-3]	07 4646 - 6" CEMENTITIOUS LAP SIDING, WOODTONE RUSTIC SERIES, COLOR: SANDCASTLE
[LOUV-3]	08 9119 - FIXED LOUVERS, COLOR TO MATCH ADJACENT MATERIAL
[MTL BLCNY-1]	05 0523 - PRE-FABRICATED ALUMINUM BALCONY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-1]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-2]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL PNL-1]	07 4213 - METAL WALL PANELS, MAC METAL ARCHITECTURAL SIGNATURE COLLECTION, MS 380 CORRUGATED, COLOR: ANTHRACITE
[OHD-1]	08 3613 - SECTIONAL DOORS
[RCK CMU-1]	04 2233 - ROCK-FACE CONCRETE MASONRY UNIT - COLOR: CORAL
[RCK CMU-2]	04 2233 - ROCK-FACE CONCRETE MASONRY UNIT - COLOR: ONYX

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description
1	05.14.2022	PUD AMENDMENT SUBMITT.

ELEVATIONS

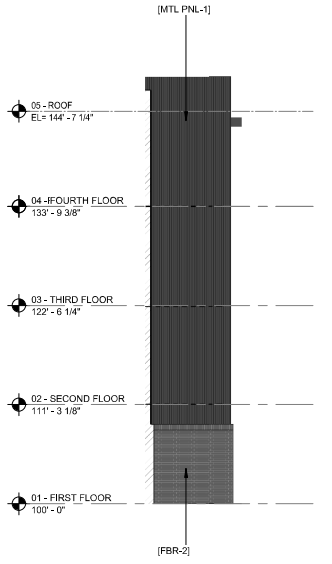
A203

GENERAL NOTES - EXTERIOR ELVATIONS

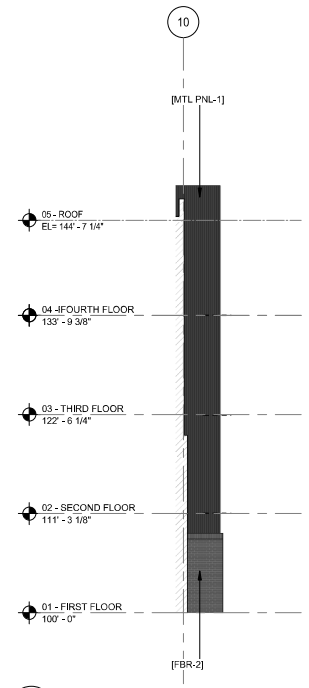
A. REFER TO SHEET A___ WINDOW AND DOOR DETAILS.
B. REFER TO SHEET A___ FOR CURTAIN WALL / STONE FRONT ELEVATIONS.
C. ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED AND PAINTED.
D. ANY EXTERIOR RAILINGS TO HAVE MAXIMUM OF 4" OF SPACE BETWEEN END OF RAILING AND BUILDING.
E. PROVIDE CONTROL JOINTS IN MASONRY AT 30'-0" MAXIMUM.
F. AT EXTERIOR PENETRATIONS, PROVIDE ESCUTCHEON TRIM AT PENETRATION AND SEALANT AROUND PENTRATION.
G. COORDINATE FIRE LOCK BOX LOCATION WITH FIRE MARSHALL.
H. COORDINATE FIRE DEPARTMENT CONNECTION WITH FIRE MARSHALL.
I. PROVIDE BUILDING ADDRESS SIGNAGE, COORDINATE LOCATION WITH ARCHITECT AND CODE OFFICIAL.
J. CONFIRM ALL VISIBLE SEALANT COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
K. CONSTRUCT MOCKUPS FOR REVIEW BY ARCHITECT AND OWNER AS REQUIRED BY CONTRACT DOCUMENTS.

MATERIAL KEYNOTE SCHEDULE

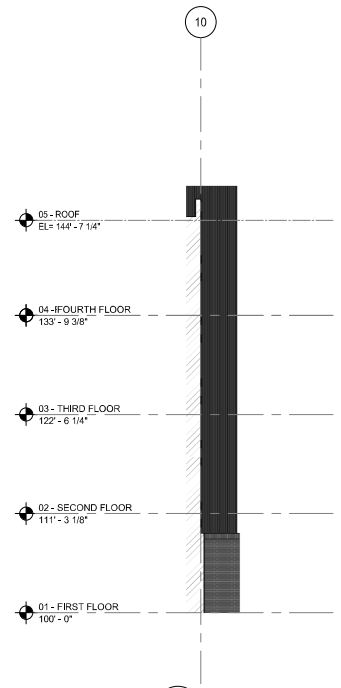
Key Value	Keynote Text
[FBR-1]	04 2113 - FACE BRICK, CLOUD CERAMICS SAHARA LIGHT BUFF SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING MATCH: UNA-CLAD FIRESTONE – SIERRA TAN
[FBR-2]	04 2113 - FACE BRICK, INTERSTATE BRICK BLACK OPAL SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING
[FCB-1]	07 4646 - CEMENTITIOUS WALL PANELS: HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-3]	07 4646 - 6" CEMENTITIOUS LAP SIDING, WOODTONE RUSTIC SERIES, COLOR: SANDCASTLE
[LOUV-3]	08 9119 - FIXED LOUVERS, COLOR TO MATCH ADJACENT MATERIAL
[MTL BLCNY-1]	05 0523 - PRE-FABRICATED ALUMINUM BALCONY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-2]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL PNL-1]	07 4213 - METAL WALL PANELS, MAC METAL ARCHITECTURAL SIGNATURE COLLECTION, MS 380 CORRUGATED, COLOR: ANTHRACITE



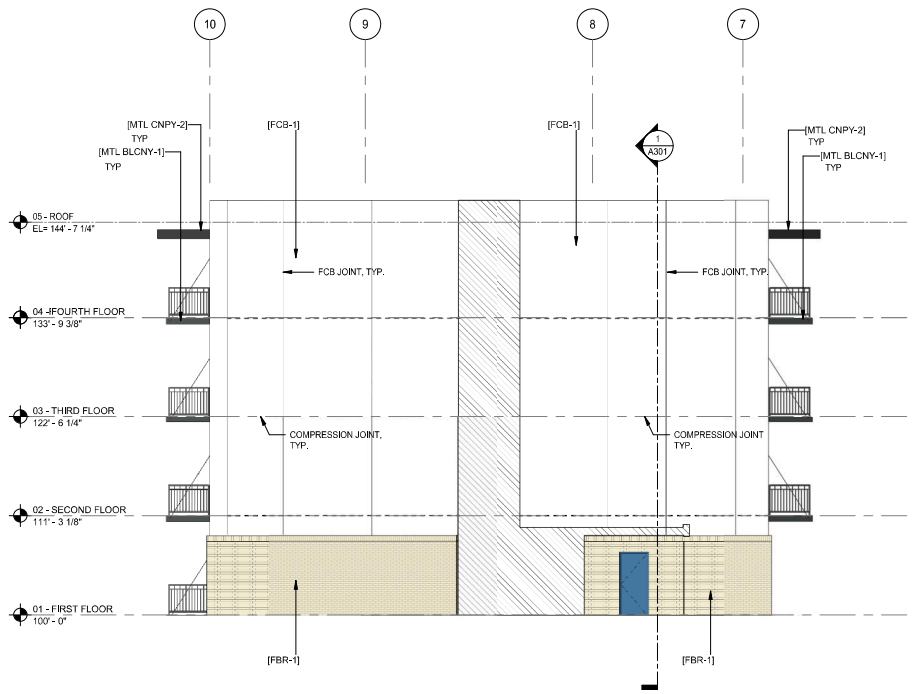
7 HIDDEN WEST ELEVATION 5
1/8" = 1'-0"



6 HIDDEN WEST ELEVATION 4
1/8" = 1'-0"



5 HIDDEN WEST ELEVATION 3
1/8" = 1'-0"



2 HIDDEN WEST ELEVATION 1
1/8" = 1'-0"

1 COURTYARD WEST ELEVATION
1/8" = 1'-0"

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

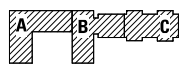
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with the Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description

ELEVATIONS

A204

2 NORTH ELEVATION – AREA B
1/8" = 1'-0"

1 NORTH ELEVATION – AREA A
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELVATIONS

A. REFER TO SHEET A___ WINDOW AND DOOR DETAILS.
B. REFER TO SHEET A___ FOR CURTAIN WALL / STORE FRONT ELEVATIONS.
C. ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED AND PAINTED.
D. ANY EXTERIOR RAILINGS TO HAVE MAXIMUM OF 4" OF SPACE BETWEEN END OF RAILING AND BUILDING.
E. PROVIDE CONTROL JOINTS IN MASONRY AT 30'-0" MAXIMUM.
F. AT EXTERIOR PENETRATIONS, PROVIDE ESCUTCHEON TRIM AT PENETRATION AND SEALANT AROUND PENTRATION.
G. COORDINATE FIRE LOCK BOX LOCATION WITH FIRE MARSHALL.
H. COORDINATE FIRE DEPARTMENT CONNECTION WITH FIRE MARSHALL.
I. PROVIDE BUILDING ADDRESS SIGNAGE, COORDINATE LOCATION WITH ARCHITECT AND CODE OFFICIAL.
J. CONFIRM ALL VISIBLE SEALANT COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
K. CONSTRUCT MOCKUPS FOR REVIEW BY ARCHITECT AND OWNER AS REQUIRED BY CONTRACT DOCUMENTS.

MATERIAL KEYNOTE SCHEDULE

Key Value	Keynote Text
[BRN CMU-1]	04 2233 - AMCON BURNISHED CMU BLOCK – COLOR: CORAL
[BRN CMU-2]	04 2233 - AMCON BURNISHED CMU BLOCK – COLOR: ONYX
[FBR-1]	04 2113 - FACE BRICK: CLOUD CERAMICS SAHARA LIGHT BUFF SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING MATCH: UNA-CLAD FIRESTONE – SIERRA TAN
[FBR-2]	04 2113 - FACE BRICK, INTERSTATE BRICK BLACK OPAL SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING
[FCB-1]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-2]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-3]	07 4646 - 6" CEMENTITIOUS LAP SIDING, WOODTONE RUSTIC SERIES, COLOR: SANDCASTLE
[LOUV-3]	08 9119 - FIXED LOUVERS, COLOR TO MATCH ADJACENT MATERIAL
[MTL BLCNY-1]	05 0523 - PRE-FABRICATED ALUMINUM BALCONY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-1]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL PNL-1]	07 4213 - METAL WALL PANELS, MAC METAL ARCHITECTURAL, SIGNATURE COLLECTION, MS 360 CORRUGATED, COLOR: ANTHRACITE
[MTL PNL-3]	07 4213 - COMPOSITE WALL PANEL, BOD PAC CLAD PAC-300 RS, COLOR: BRONZE
[RCK CMU-1]	04 2233 - ROCK-FACE CONCRETE MASONRY UNIT - COLOR: CORAL
[RCK CMU-2]	04 2233 - ROCK-FACE CONCRETE MASONRY UNIT - COLOR: ONYX

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

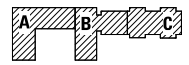
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and others personnel only in accordance with the Notice.

© Copyright RSP Architects 2022. All rights reserved.

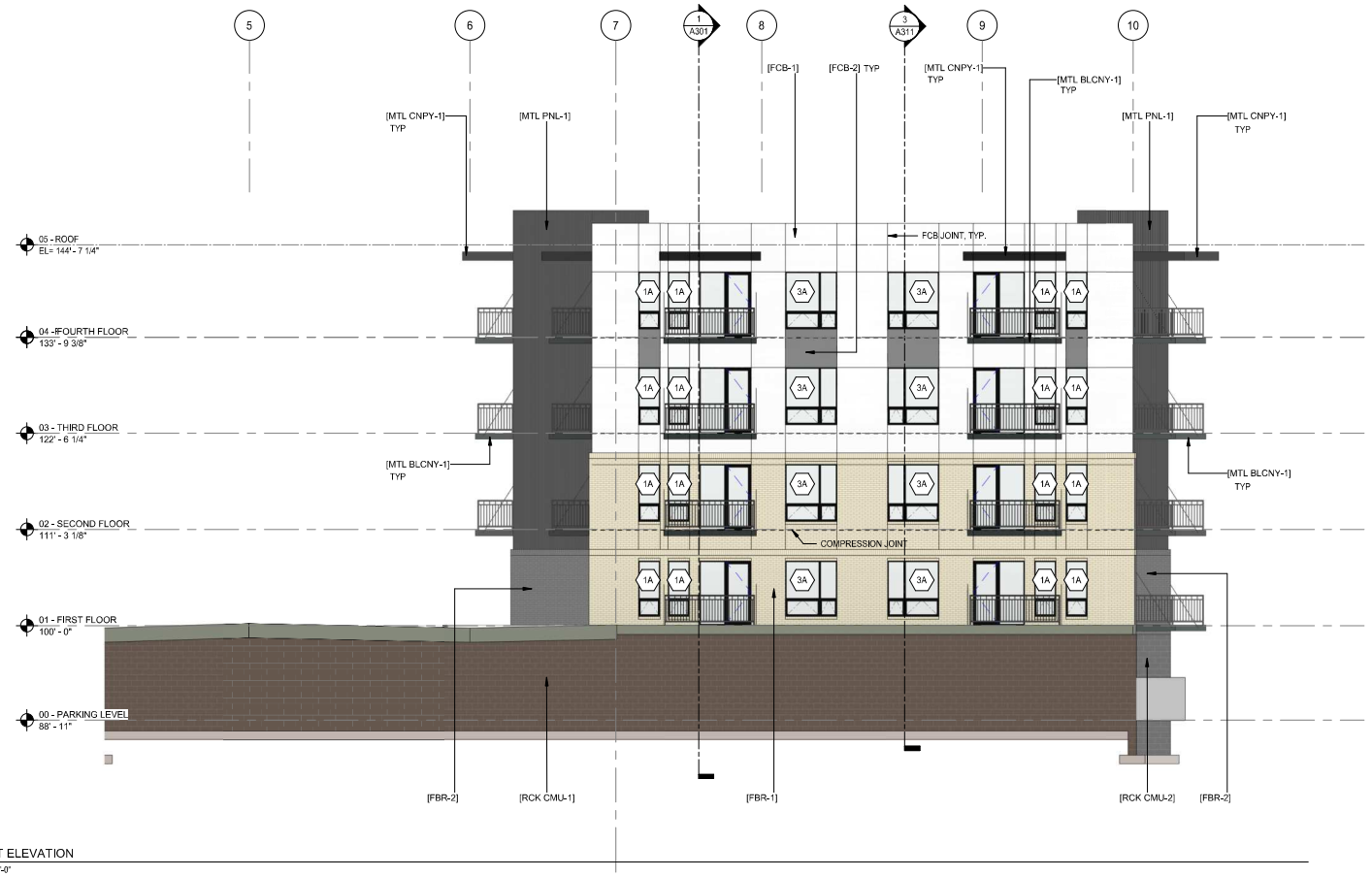
Sheet Issues / Revisions

No.	Date	Description
1	05.14.2022	PUD AMENDMENT SUBMITT.

ELEVATIONS

A205

BIM:360://Roers Shakopee Multifamily/344500200_roers_shakopee_v21_arch.rvt
11/22/2022 1:25:35 PM



2 EAST ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION – AREA C
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELVATIONS

A. REFER TO SHEET A___ WINDOW AND DOOR DETAILS.
B. REFER TO SHEET A___ FOR CURTAIN WALL / STONE FRONT ELEVATIONS.
C. ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED AND PAINTED.
D. ANY EXTERIOR RAILINGS TO HAVE MAXIMUM OF 4" OF SPACE BETWEEN END OF RAILING AND BUILDING.
E. PROVIDE CONTROL JOINTS IN MASONRY AT 30'-0" MAXIMUM.
F. AT EXTERIOR PENETRATIONS, PROVIDE ESCUTCHEON TRIM AT PENETRATION AND SEALANT AROUND PENTRATION.
G. COORDINATE FIRE LOCK BOX LOCATION WITH FIRE MARSHALL.
H. COORDINATE FIRE DEPARTMENT CONNECTION WITH FIRE MARSHALL.
I. PROVIDE BUILDING ADDRESS SIGNAGE, COORDINATE LOCATION WITH ARCHITECT AND CODE OFFICIAL.
J. CONFIRM ALL VISIBLE SEALANT COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
K. CONSTRUCT MOCKUPS FOR REVIEW BY ARCHITECT AND OWNER AS REQUIRED BY CONTRACT DOCUMENTS.

MATERIAL KEYNOTE SCHEDULE

Key Value	Keynote Text
[BRN CMU-1]	04 2233 - AMCON BURNISHED CMU BLOCK – COLOR: CORAL
[BRN CMU-2]	04 2233 - AMCON BURNISHED CMU BLOCK – COLOR: ONYX
[FBR-1]	04 2113 - FACE BRICK, CLOUD GRAMOS SAHARA LIGHT BUFF SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING MATCH: UNA-CLAD FIRESTONE – SIERRA TAN
[FBR-2]	04 2113 - FACE BRICK, INTERSTATE BRICK BLACK OPAL SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING
[FCB-1]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-2]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-3]	07 4646 - 6" CEMENTITIOUS LAP SIDING, WOODTONE RUSTIC SERIES, COLOR: SANDCASTLE
[LOUV-3]	08 9119 - FIXED LOUVERS, COLOR TO MATCH ADJACENT MATERIAL
[MTL BLCNY-1]	05 0523 - PRE-FABRICATED ALUMINUM BALCONY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-1]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-2]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FAÇADE WITH PRE INSTALLED BRACKETS.
[MTL PNL-1]	07 4213 - METAL WALL PANELS, MAC METAL ARCHITECTURAL SIGNATURE COLLECTION, MS 380 CORRUGATED, COLOR: ANTHRACITE
[RCK CMU-1]	04 2233 - ROCK-FACE CONCRETE MASONRY UNIT - COLOR: CORAL
[RCK CMU-2]	04 2233 - ROCK-FACE CONCRETE MASONRY UNIT - COLOR: ONYX

RSP

RSP Architects
1220 Marshall Street NE 612.677.7100
Minneapolis 612.677.7499 fax
Minnesota 55413-1036 www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name

License Number

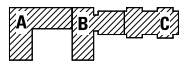
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Key Plan



Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description
1	05.14.2022	PUD AMENDMENT SUBMITT.

ELEVATIONS

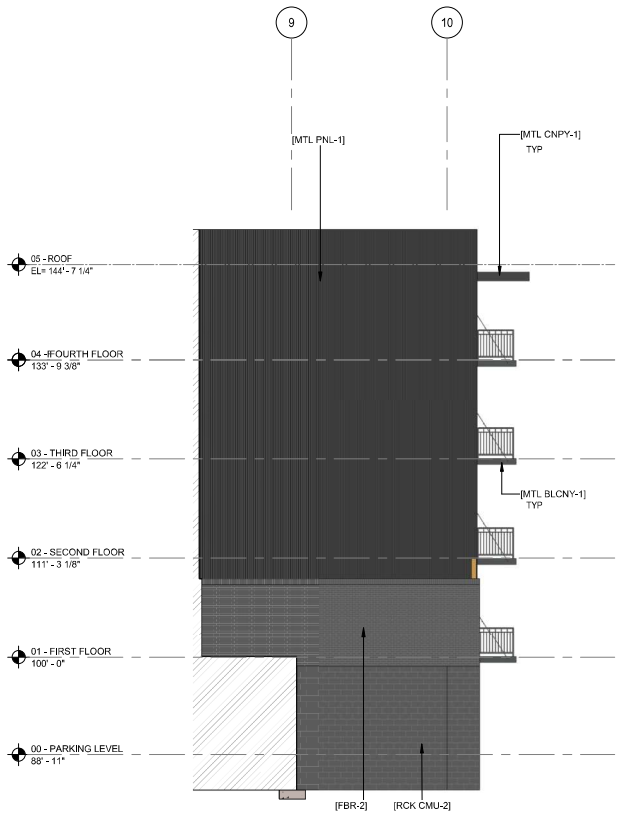
A206

MATERIAL KEYNOTE SCHEDULE

Key Value	Keynote Text
[FBR-1]	04 2113 - FACE BRICK, CLOUD CERAMICS SAHARA LIGHT BUFF SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING MATCH: UNA-CLAD FIRESTONE – SIERRA TAN
[FBR-2]	04 2113 - FACE BRICK, INTERSTATE BRICK BLACK OPAL SIZE: MODULAR STACKING: 1/3 RUNNING BOND FINISH: METAL FLASHING
[FCB-2]	07 4646 - CEMENTITIOUS WALL PANELS, HARDIE PANEL VERTICAL SIDING TEXTURE: SMOOTH COLOR: PRIMED FOR PAINT
[FCB-3]	07 4646 - 6" CEMENTITIOUS LAP SIDING, WOODTONE RUSTIC SERIES, COLOR: SANDCASTLE
[LOUV-3]	08 9119 - FIXED LOUVERS, COLOR TO MATCH ADJACENT MATERIAL
[MTL BLCNY-1]	05 0523 - PRE-FABRICATED ALUMINUM BALCONY, HUNG FROM FACADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-1]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FACADE WITH PRE INSTALLED BRACKETS.
[MTL CNPY-2]	05 0523 - PRE-FABRICATED ALUMINUM CANOPY, HUNG FROM FACADE WITH PRE INSTALLED BRACKETS.
[MTL PNL-1]	07 4213 - METAL WALL PANELS, MAC METAL ARCHITECTURAL, SIGNATURE COLLECTION, MS 380 CORRUGATED, COLOR: ANTHRACITE
[MTL PNL-2]	07 4213 - METAL WALL PANELS, TBD
[MTL PNL-3]	07 4213 - COMPOSITE WALL PANEL, BOD PAC CLAD PAC-3000 RS, COLOR: BRONZE
[RCK CMU-2]	04 2233 - ROCKFACE CONCRETE MASONRY UNIT - COLOR: ONYX

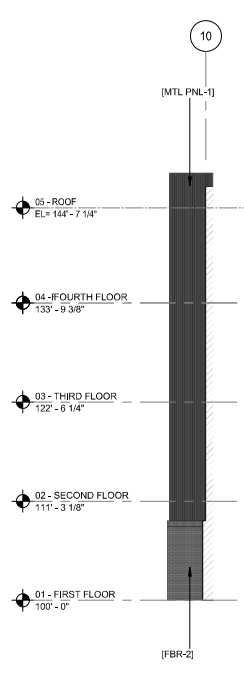
GENERAL NOTES - EXTERIOR ELVATIONS

A. REFER TO SHEET A___ WINDOW AND DOOR DETAILS.
B. REFER TO SHEET A___ FOR CURTAIN WALL / STONE FRONT ELEVATIONS.
C. ALL EXTERIOR STRUCTURAL STEEL TO BE GALVANIZED AND PAINTED.
D. ANY EXTERIOR RAILINGS TO HAVE MAXIMUM OF 4" OF SPACE BETWEEN END OF RAILING AND BUILDING.
E. PROVIDE CONTROL JOINTS IN MASONRY AT 30'-0" MAXIMUM.
F. AT EXTERIOR PENETRATIONS, PROVIDE ESCUTCHEON TRIM AT PENETRATION AND SEALANT AROUND PENTRATION.
G. COORDINATE FIRE LOCK BOX LOCATION WITH FIRE MARSHALL.
H. COORDINATE FIRE DEPARTMENT CONNECTION WITH FIRE MARSHALL.
I. PROVIDE BUILDING ADDRESS SIGNAGE, COORDINATE LOCATION WITH ARCHITECT AND CODE OFFICIAL.
J. CONFIRM ALL VISIBLE SEALANT COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
K. CONSTRUCT MOCKUPS FOR REVIEW BY ARCHITECT AND OWNER AS REQUIRED BY CONTRACT DOCUMENTS.

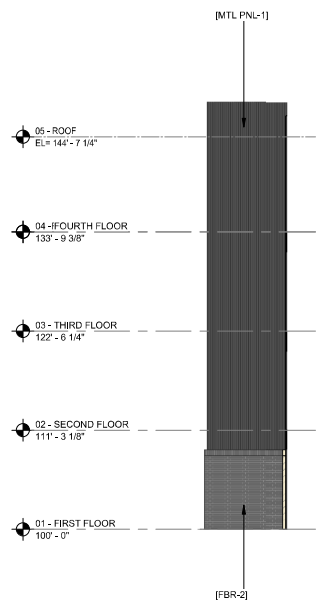


5 HIDDEN EAST ELEVATION 3
1/8" = 1'-0"

2 POOLSIDE EAST ELEVATION
1/8" = 1'-0"



4 HIDDEN EAST ELEVATION 2
1/8" = 1'-0"



3 HIDDEN EAST ELEVATION 1
1/8" = 1'-0"

1 COURTYARD EAST ELEVATION
1/8" = 1'-0"

RSP Architects
1220 Marshall Street NE
Minneapolis
Minnesota 55413-1036
612.677.7100
612.677.7499 fax
www.rsparch.com

Consultants

Certification

NOT FOR CONSTRUCTION GMP PRICING SET 18.11.22

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.

Name
License Number
Date Signed

Project For

Roers

SHAKOPEE
MULTIFAMILY

Project No.	344500200
Drawn By	Author
Checked By	Checker
Date	09.30.2022

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and others concerned only in accordance with this Notice.

© Copyright RSP Architects 2022. All rights reserved.

Sheet Issues / Revisions

No.	Date	Description
1	05.14.2027	PUD AMENDMENT SUBMITT.

ELEVATIONS

A207