

GREYSTONE CORPORATE OFFICE



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

PROJECT TEAM

DEVELOPER:

GREYSTONE CONSTRUCTION
500 S MARSHALL ROAD
SUITE 300
SHAKOPEE, MN 55379

ARCHITECT:

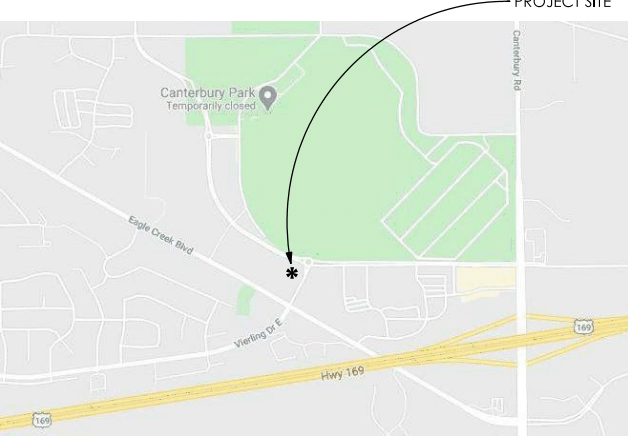
TUSHIE MONTGOMERY ARCHITECTS
7645 LYNDALE AVENUE SOUTH, SUITE 100
MINNEAPOLIS, MINNESOTA 55423

PHONE: 612.861.9636

EVAN JACOBSEN, ARCHITECT
EVANJ@TMIARCHITECTS.COM

PROJECT INFO

SITE INFORMATION:



BUILDING INFORMATION:

BUILDING GROSS AREA

FIRST FLOOR AREA	13953 SF
SECOND FLOOR AREA	12929 SF
GRAND TOTAL	26882 SF

SHEET INDEX:

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PROJECT DESCRIPTION:

Greystone Corporate Office Building April 01, 2020
Outlot C of the Canterbury Park Ninth Addition
Shakopee, MN 55379

Developer:
Greystone Construction
500 S Marshall Road
Suite 300
Shakopee, MN 55379

Developer Contact Info: Bryce Hotzler / 612-916-4735 / bhotzler@greystoneconstruction.com

Architect:
Tushie Montgomery Architects
7645 Lyndale Ave S, Ste. 100
Richfield, MN 55423

Architect Contact Info: Evan Jacobsen / Ph. 612-861-9636 / Email evanj@tmiarchitects.com

Project Description

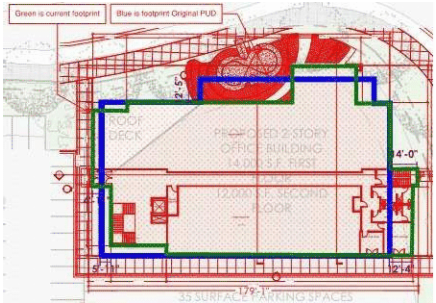
Greystone Construction is proposing an exciting new two-story, multi-tenant office building within the recently approved Canterbury Park – Southwest Development Planned Unit Development. The approximately 27,000 sf building will provide multiple tenant lease opportunities on the first level, while Greystone Construction will build out their new corporate headquarters on the second level. The building will be one of the first constructed in the Southwest Development PUD, which also includes a proposed four-story independent senior living building, a four-story hotel and several single level retail buildings. The new structure will consist of a slab on grade building with steel framing. The building is proposed to be clad with a mix of high-quality masonry, glass and metal panels in a classic light and dark color scheme, accented with warm wood tones.

Architecturally, the modern design features a grand two-story glass entry with a dramatic overhang to welcome building occupants and guests. The overhang extends around the entry and continues down the length of the Shenandoah Drive elevation, capping the second-floor deck overlooking Canterbury Park. At night the overhang's wood-grained soffit will be illuminated to provide a warm glow and memorable marker at the roundabout at Shenandoah and Viefing Drive. In addition to welcoming visitors, the glass entry at the southwest acts as a transition between the dominate masonry cladding and accent metal panel towers. Opposite the building, on the northeast corner, the second level roof deck element provides a similar material transition and dynamic series of undulating facades and roof elements. Celebrating the exciting design, anticipated building lighting will accentuate the premium building finishes and reinforce the design organization.

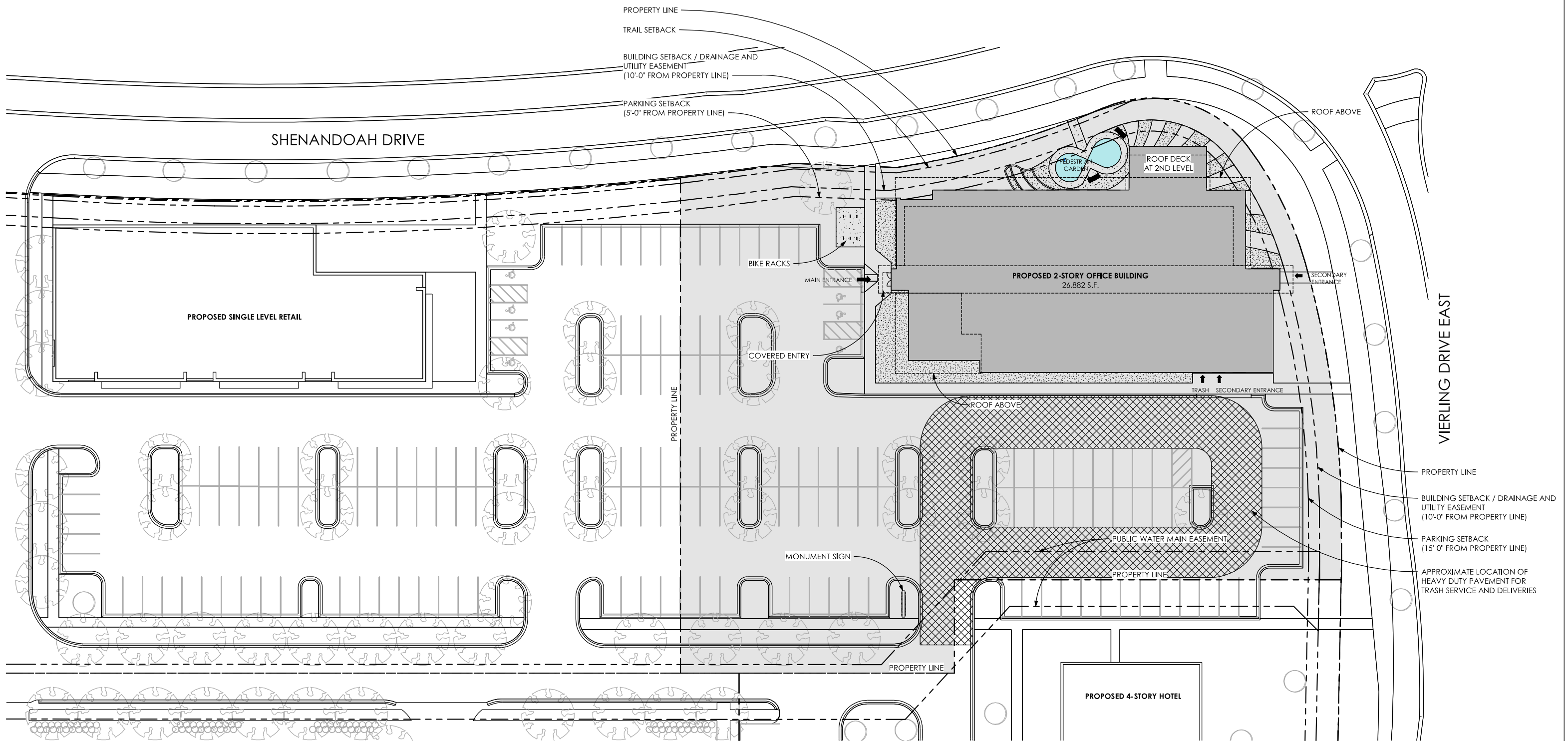
Surrounding the building will be significant landscaping, highlighted by a pedestrian garden on the north side of the building. This new building will be an exciting new addition to this busy and developing Canterbury Park area of Shakopee.

Summary of Revisions from Original PUD

1. Total building area has increased from approximately 26,000 sf to approximately 27,000 sf, mostly attributable to a smaller second-level deck.
2. The building footprint has been modified to reflect the development of the interior programming and allow additional site area to the north of the building for a pedestrian garden.
3. A pedestrian-oriented reflection garden has been added to the north of the building.
4. The second-level roof deck has shifted to the east.
5. Landscape and paving plans are in representative and to be finalized with the Final Plat Submittal with will include Final Landscape plan.
6. Site and Pervious/Impervious areas have been adjusted to coordinate with PUD Amendment filed 3/6/2020 by Greystone Construction.



Overlay of Previous PUD Footprint to Current PUD Footprint

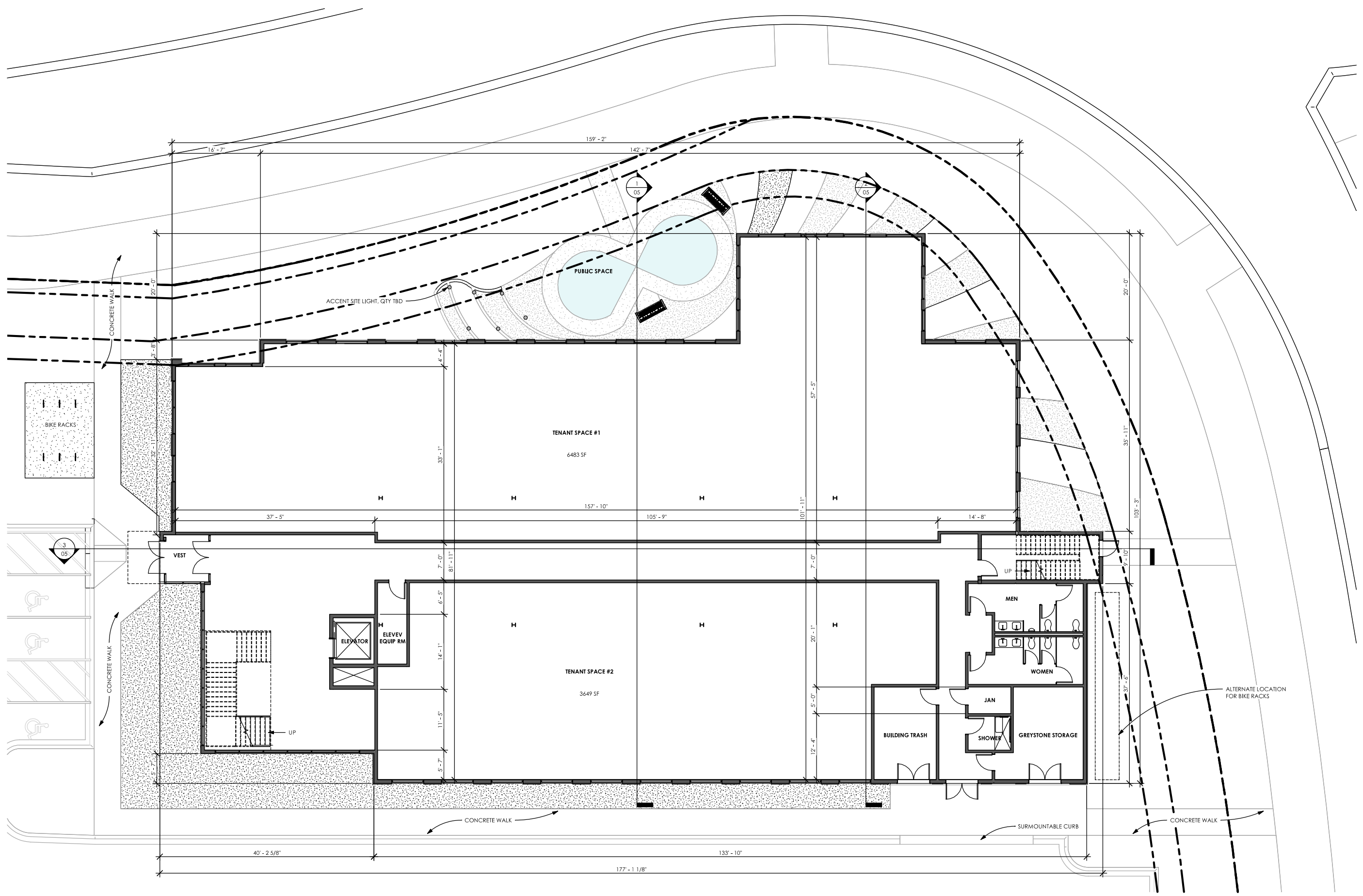


1 GREYSTONE - SITE PLAN
SCALE 1" = 20'-0"

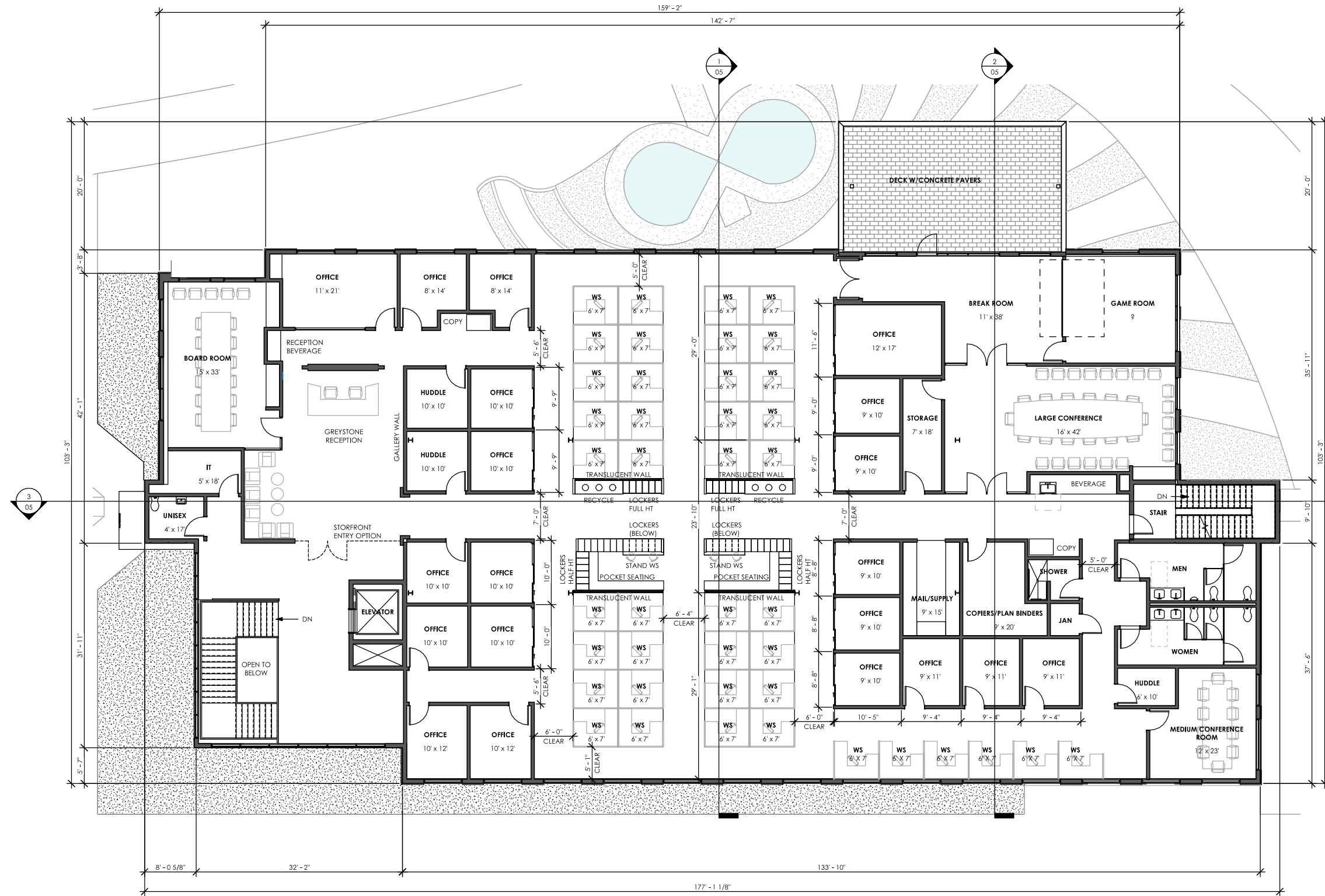
SITE AREA:
63,003 SF AT PROPERTY LINE PERIMETER.
12,625 SF PERVIOUS (20.2%, MIN 20% ALLOWED)
49,947 SF IMPERVIOUS 79.8%, MAX 80% ALLOWED)

SITE NOTES:

1. LANDSCAPING SELECTIONS SHOWN ARE REPRESENTATIVE AND BEING DEVELOPED IN CONJUNCTION WITH THE CANTERBURY SW PUD APPLICATION AND OTHER PROPERTIES. FINAL LANDSCAPE SELECTIONS SHALL BE ASSUMED TO MATCH PROPOSED CONFIGURATION SUBMITTED WITH THE CANTERBURY SW PUD APPLICATION.
2. SITE HARDSCAPE, PARKING LAYOUT, TREE ISLANDS AND HEAVY DUTY PAVEMENT LOCATIONS ARE REPRESENTATIVE. FINAL HARDSCAPE SHALL BE ASSUMED TO MATCH PROPOSED CONFIGURATION SUBMITTED WITH THE CANTERBURY SW PUD APPLICATION.



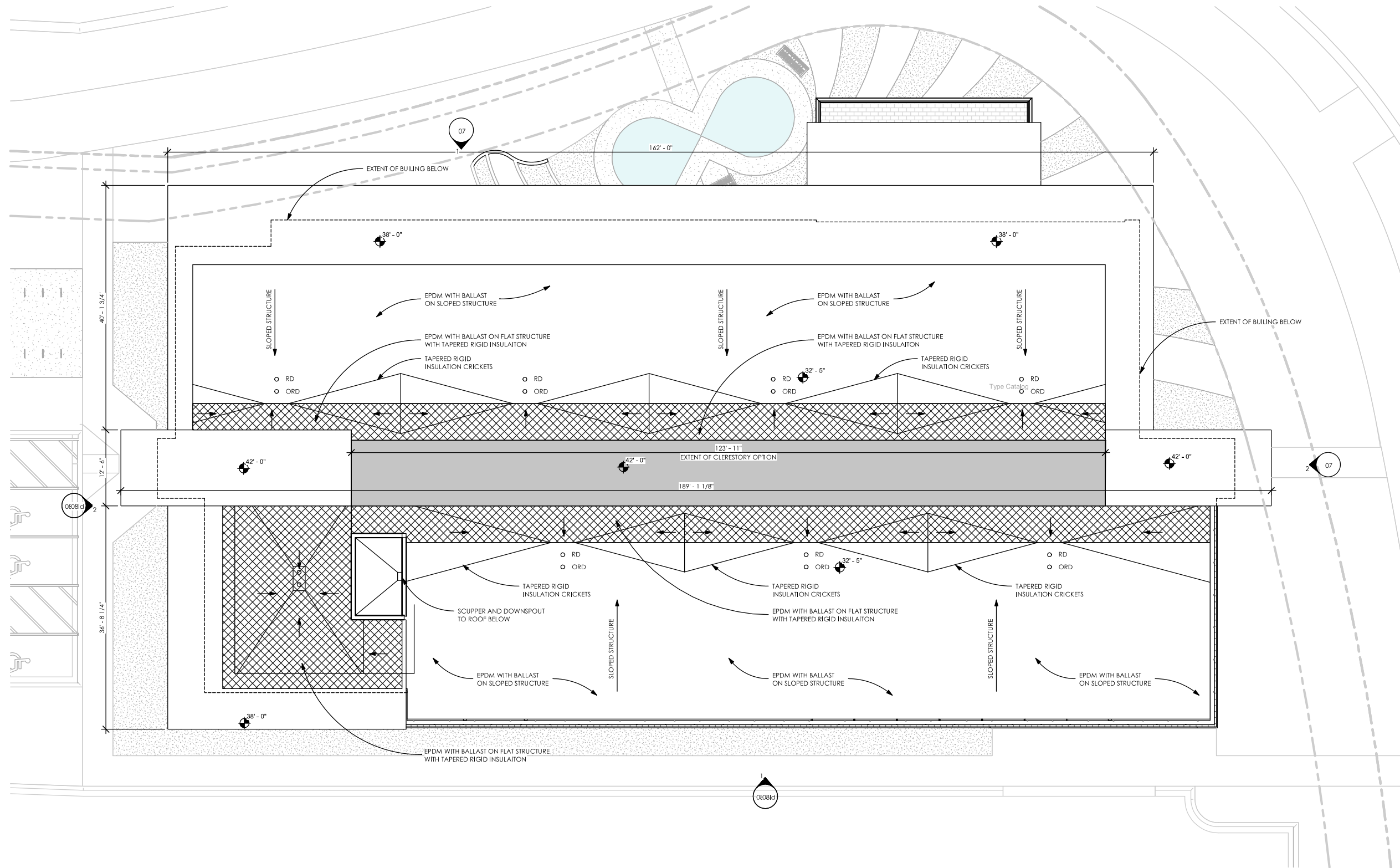
1 GREYSTONE - FIRST FLOOR
SCALE 1/8" = 1'-0"



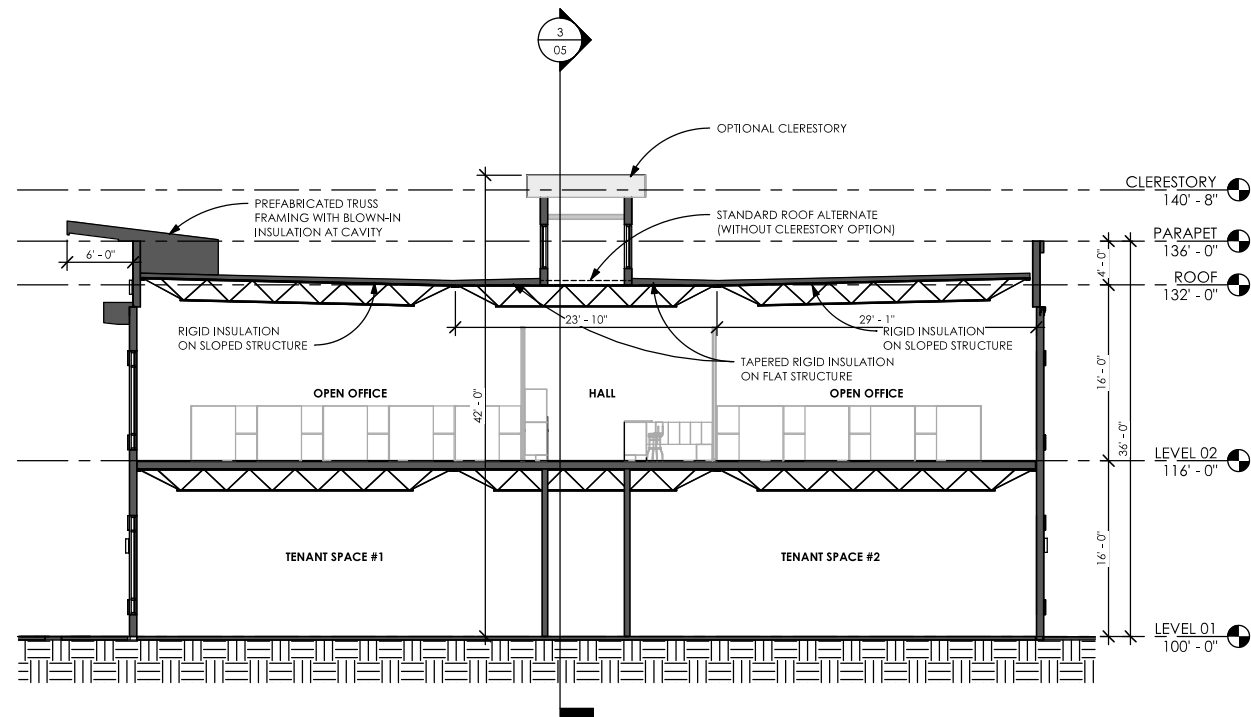
OFFICE MATRIX	
PRIVATE OFFICES	
11' x 21'	1
12' x 17'	1
10' x 12'	2
10' x 10'	6
8' x 14'	2
9' x 11'	3
9' x 10'	5
HUDDLE	
3	3
WORK STATIONS	
6' x 7'	42
RECEPTION	
2	
TOTAL	67

1 GREYSTONE - SECOND FLOOR
SCALE 1/8" = 1'-0"

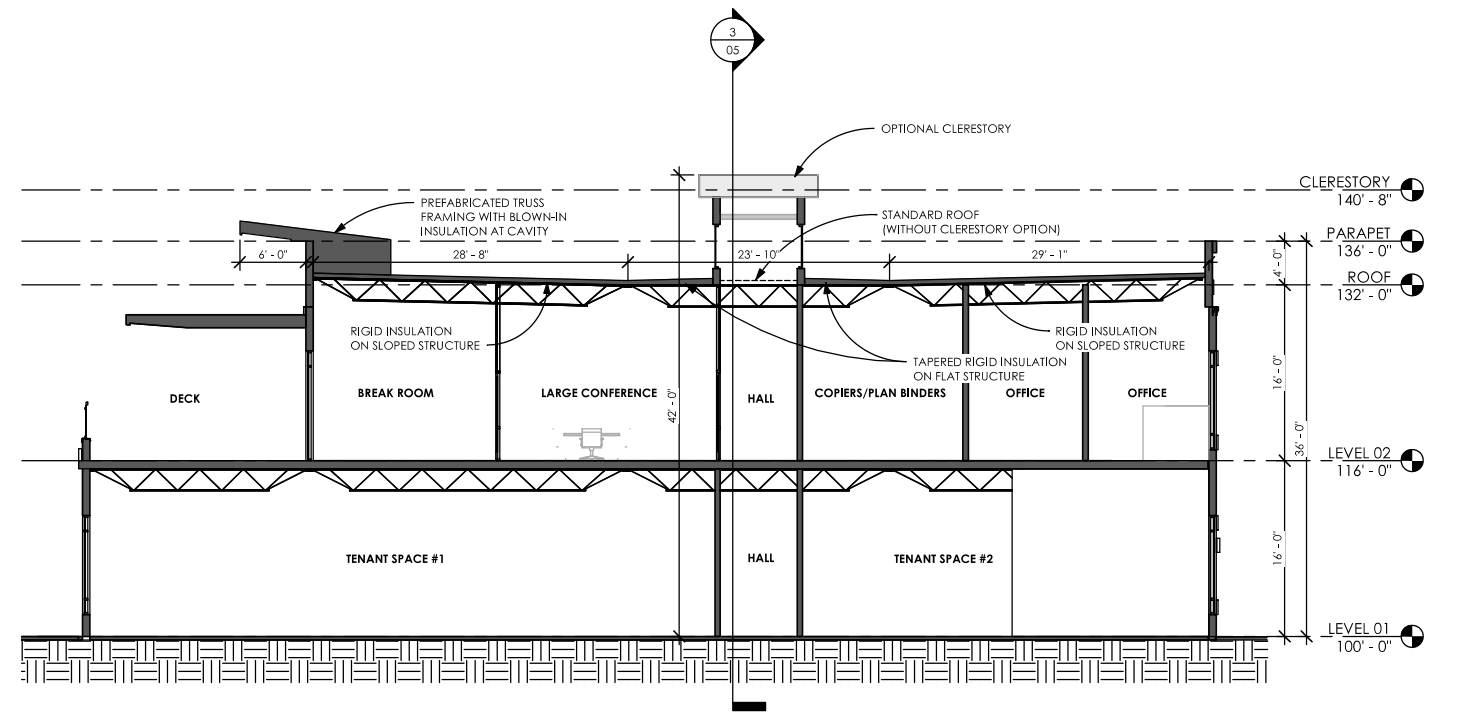




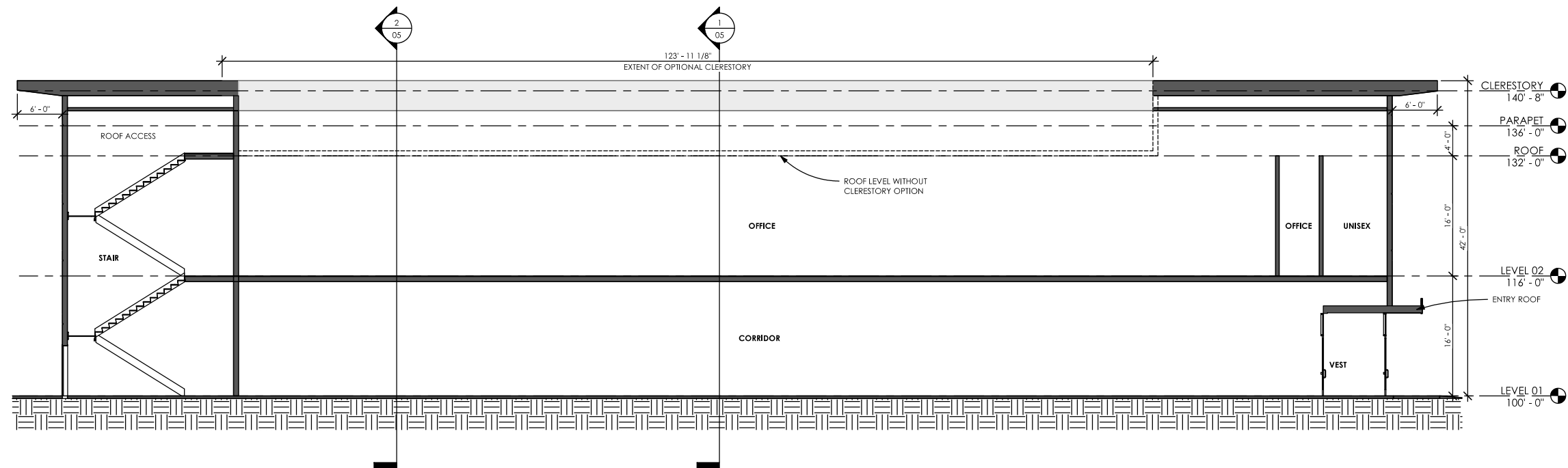
1 GREYSTONE - ROOF PLAN
SCALE 1/8" = 1'-0"



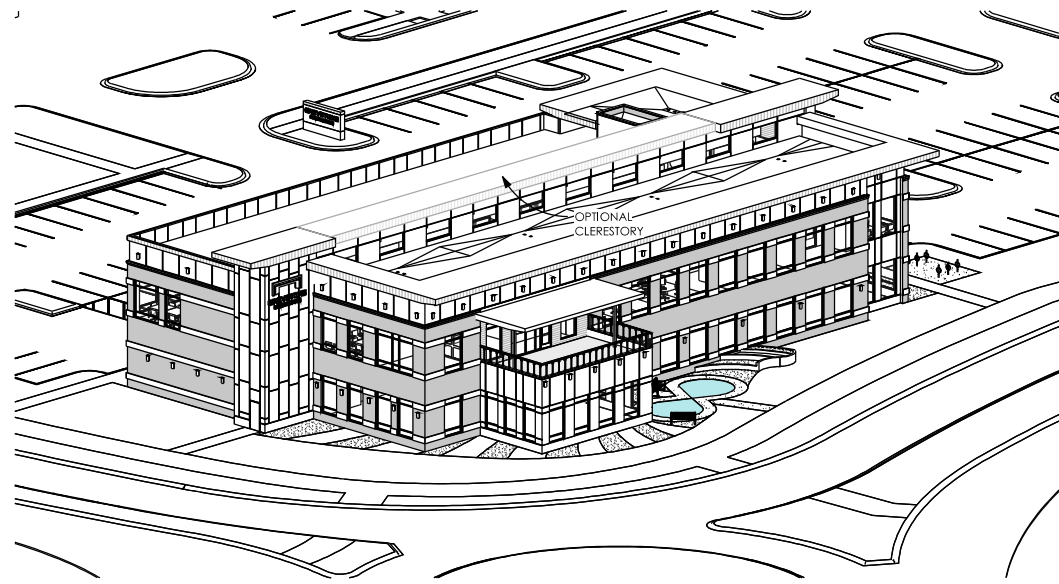
1 SECTION 1
SCALE 1/8" = 1'-0"



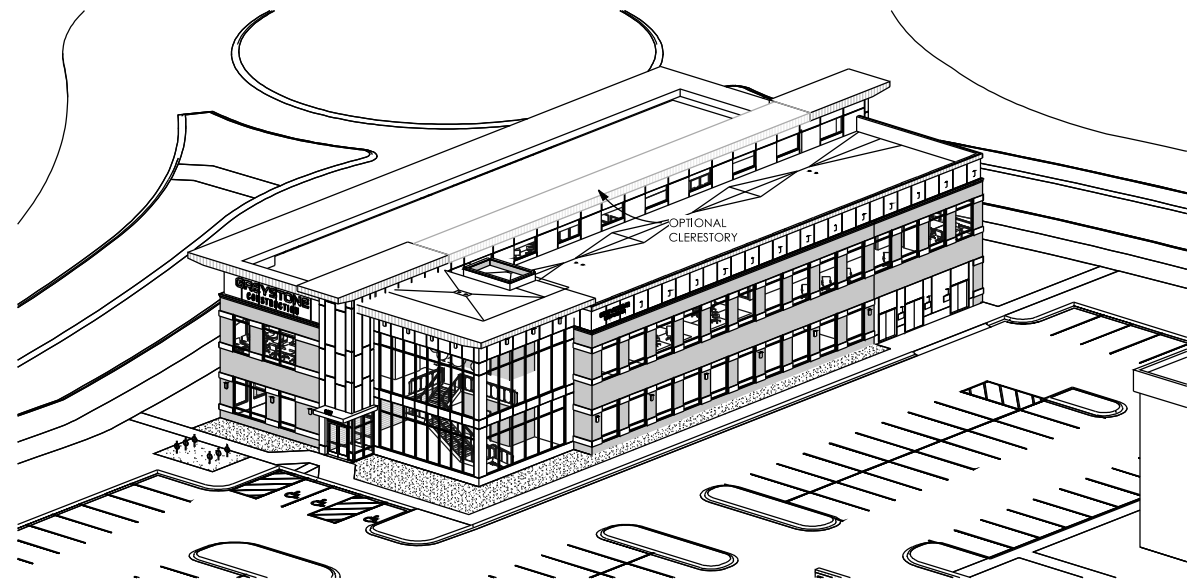
2 SECTION 2
SCALE 1/8" = 1'-0"



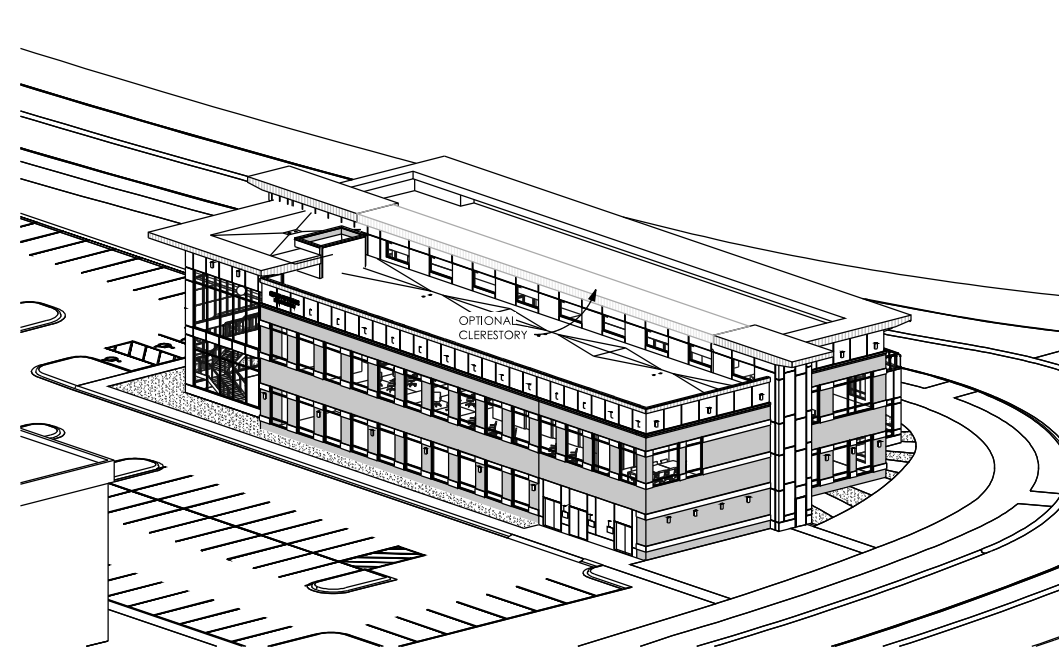
3 SECTION 3
SCALE 1/8" = 1'-0"



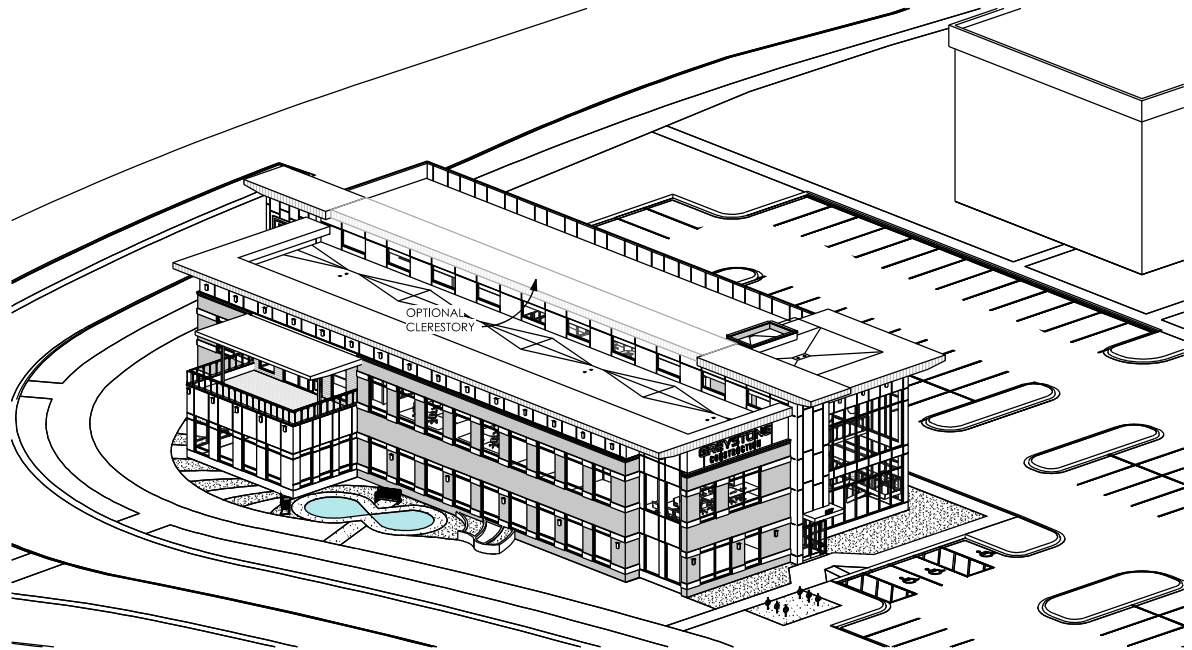
1 NORTHEAST AXON
SCALE



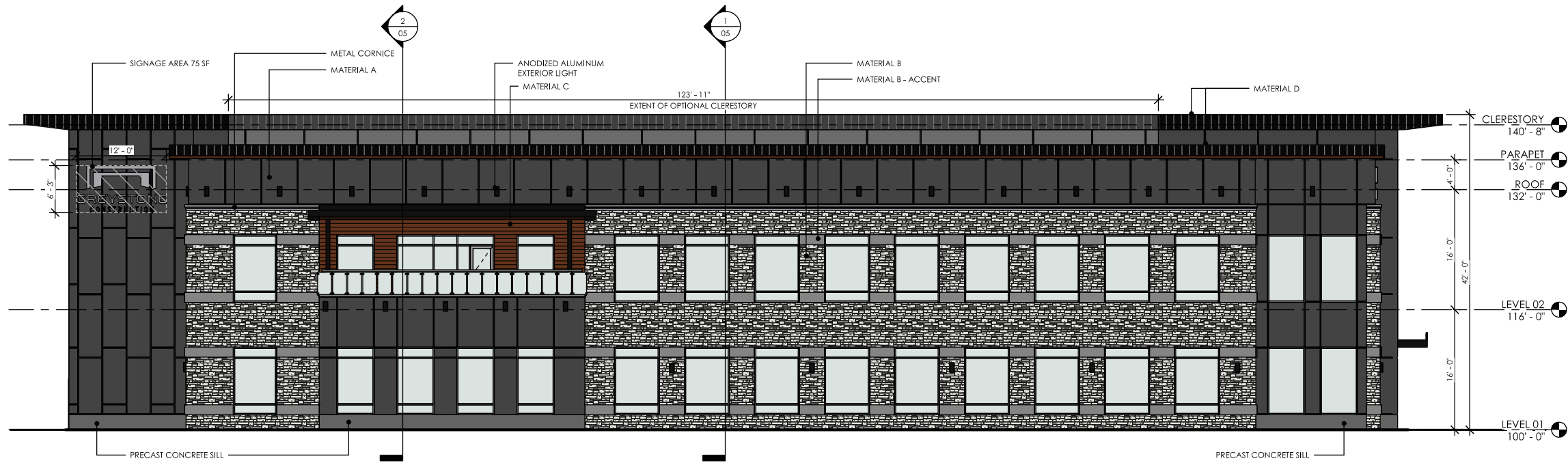
2 SOUTHWEST AXON
SCALE



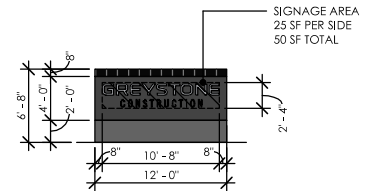
3 SOUTHEAST AXON
SCALE



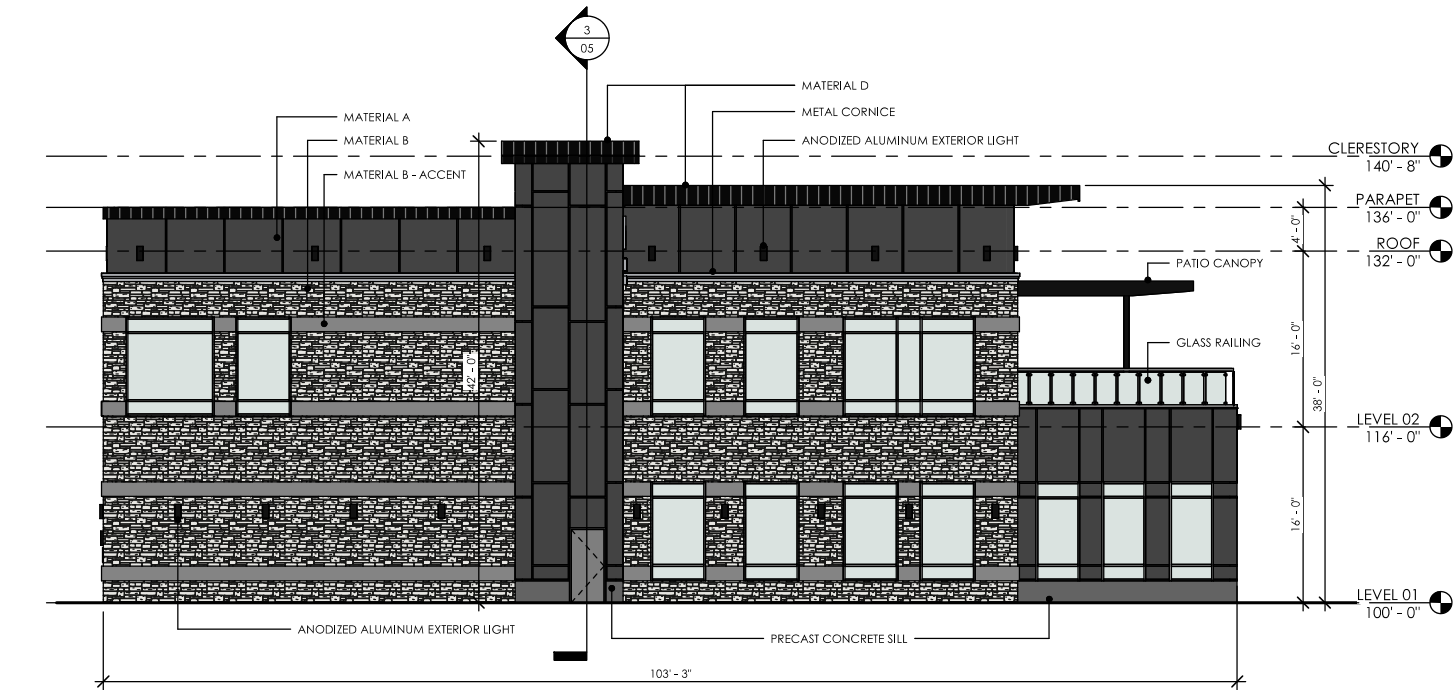
4 NORTHWEST AXON
SCALE



1 GREYSTONE - NORTH ELEVATION
SCALE 1/8" = 1'-0"



3 MONUMENT SIGN
SCALE 1/8" = 1'-0"



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

EXTERIOR FINISH SCHEDULE - NORTH			
ACM		2,821 SF	51.7%
	PRIMARY: ENTRY, STAIR TOWER	594 SF	
	SECONDARY	2,227 SF	
STONE		2,200 SF	40.3%
LONGBOARD WOOD GRAIN METAL PANEL		298 SF	5.5%
PRECAST CONCRETE		136 SF	2.5%

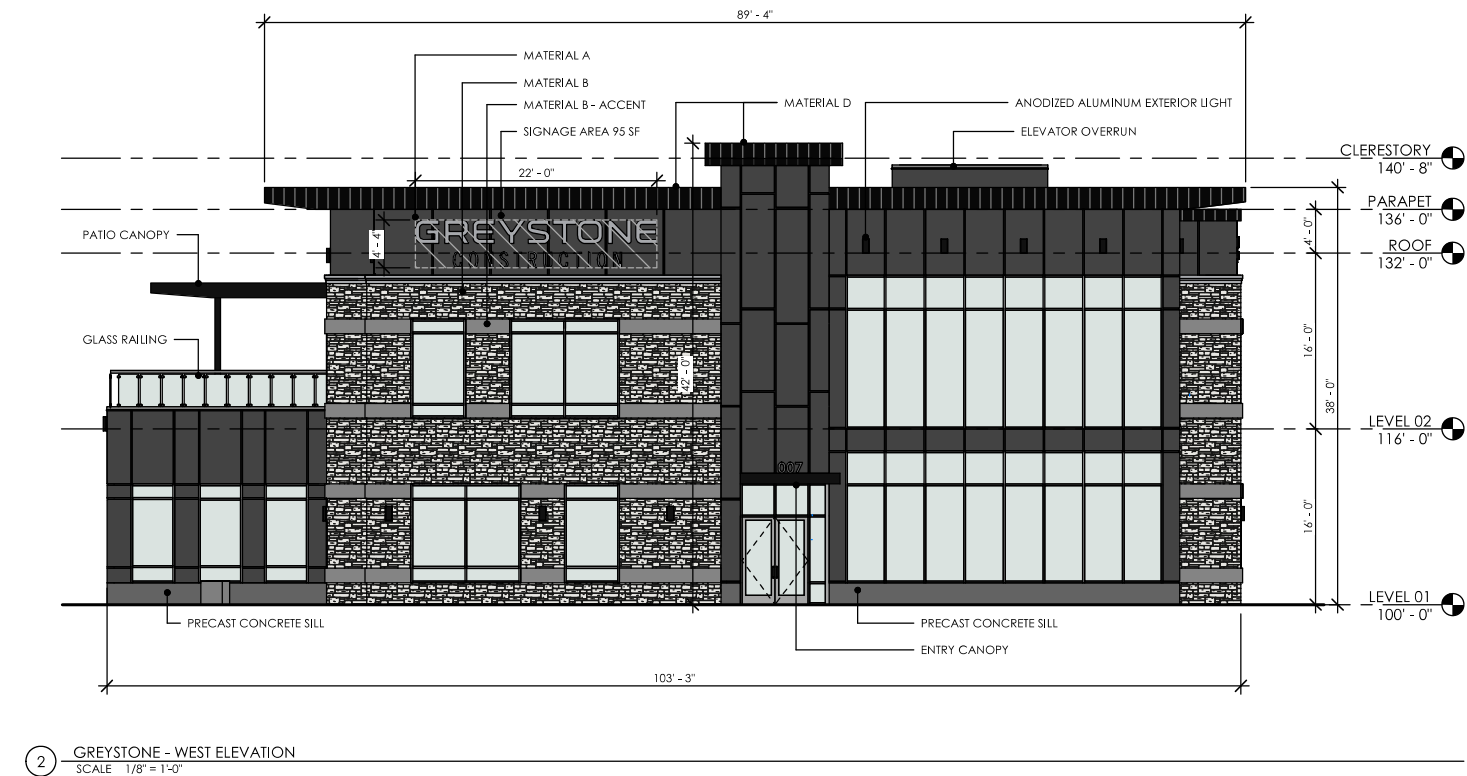
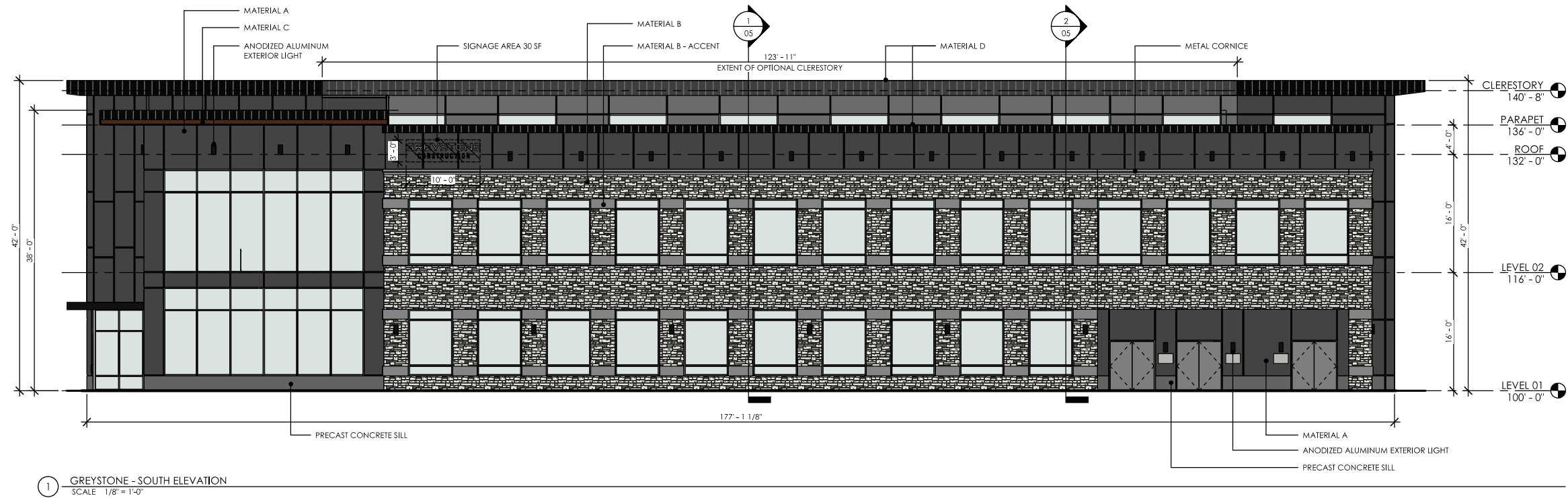
EXTERIOR FINISH SCHEDULE - EAST			
ACM		960 SF	35.3%
	PRIMARY: ENTRY, STAIR TOWER	358 SF	
	SECONDARY	602 SF	
STONE		1,708 SF	62.8%
PRECAST CONCRETE		53 SF	1.9%

SIGNAGE SCHEDULE			
ELEVATION	LINEAR FRONTAGE	ALLOWED AREA	
NORTH	177'	177 SF	75 SF
SOUTH	177'	177 SF	30 SF
EAST	104'	104 SF	0 SF
WEST	104'	104 SF	95 SF
MONUMENT	—	—	50 SF
TOTAL (250 SF MAX PER CITY)			250 SF
REMAINING ALLOWABLE AREA			0 SF

EXTERIOR FINISH SCHEDULE

MATERIALS			
MATERIAL A	ALUCOBOND PLUS:	ALUCOBOND OR SIMILAR	
	MANUFACTURER:	ALUCOBOND PLUS	
	TYPE:	ANODIC STAIN BLACK	
MATERIAL B	STONE:	MANUFACTURER:	EDEN STONE
	FINISH:	SPLITFACED	
	HEIGHT:	2 1/4", 5", 7 1/4" AND 10 1/2"	
	PRODUCT:	EDEN DIMENSIONAL	
	COLOR:	GRAY	
MATERIAL C	WOOD GRAIN METAL PANEL:	MANUFACTURER:	LONGBOARD
	PRODUCT TYPE:	6" CHANNEL SOLID EXTRUDED ALUMINUM	
	COLOR:	WESTERN CEDAR	
MATERIAL D	METAL FASCIA PANELS:	MANUFACTURER:	FIRESTONE
	PRODUCT TYPE:	UC-500 20 GA	
	COLOR:	PREFINISHED KYNAR DARK BRONZE	
MATERIAL E	PRECAST CONCRETE SILL:	MANUFACTURER:	TBD
	TYPE:	TBD	
	COLOR:	CHARCOAL	
MATERIAL F	ALUMINUM CURTAIN WALL / WINDOWS:	MANUFACTURER:	TBD
	FINISH:	TBD	
	COLOR:	ANODIZED ALUMINUM	
MATERIAL G	METAL FLASHING / COPING:	MANUFACTURER:	TBD
	PRODUCT TYPE:	TBD, 22 GA	
	COLOR:	TO MATCH ADJACENT FIELD MATERIAL	

*SEE PROJECT MANUAL FOR EQUAL MANUFACTURERS TO ABOVE REFERENCED PRODUCTS.



EXTERIOR FINISH SCHEDULE - SOUTH			
ACM		2,330 SF	49.6%
	PRIMARY: ENTRY, STAIR TOWER	846 SF	
	SECONDARY	1,484 SF	
STONE		2,242 SF	47.7%
LONGBOARD WOOD GRAIN METAL PANEL		23 SF	0.5%
PRECAST CONCRETE		103 SF	2.2%

EXTERIOR FINISH SCHEDULE - WEST			
ACM		1,091 SF	50.2%
	PRIMARY: ENTRY, STAIR TOWER	634 SF	
	SECONDARY	557 SF	
STONE		975 SF	44.9%
PRECAST CONCRETE		107 SF	4.9%

SIGNAGE SCHEDULE			PROPOSED SIGNAGE AREA
ELEVATION	LINEAR FRONTAGE	ALLOWED AREA	
NORTH	177'	177 SF	75 SF
SOUTH	177'	177 SF	30 SF
EAST	104'	104 SF	0 SF
WEST	104'	104 SF	95 SF
MONUMENT	—	—	50 SF
TOTAL (250 SF MAX PER CITY)			250 SF
REMAINING ALLOWABLE AREA			0 SF

EXTERIOR FINISH SCHEDULE

MATERIALS			
MATERIAL A	ALUCOBOND PLUS:	MANUFACTURER:	ALUCOBOND OR SIMILAR
	TYPE:		ALUCOBOND PLUS
	FINISH:		ANODIC STAIN BLACK
MATERIAL B	STONE:	MANUFACTURER:	EDEN STONE
	FINISH:		SPLITFACED
	HEIGHT:		2 1/4", 5", 7 3/4" AND 10 1/2"
	PRODUCT:		EDEN DIMENSIONAL
	COLOR:		GRAY
MATERIAL C	WOOD GRAIN METAL PANEL:	MANUFACTURER:	LONGBOARD
	PRODUCT TYPE:		6" CHANNEL SOLID EXTRUDED ALUMINUM
	COLOR:		WESTERN CEDAR
MATERIAL D	METAL FASCIA PANELS:	MANUFACTURER:	FIRESTONE
	PRODUCT TYPE:		UC-500 20 GA
	COLOR:		PREFINISHED KYNAR DARK BRONZE
MATERIAL E	PRECAST CONCRETE SILL:	MANUFACTURER:	TBD
	TYPE:		TBD
	COLOR:		CHARCOAL
MATERIAL F	ALUMINUM CURTAIN WALL / WINDOWS:	MANUFACTURER:	TBD
	FINISH:		TBD
	COLOR:		ANODIZED ALUMINUM
MATERIAL G	METAL FLASHING / COPING:	MANUFACTURER:	TBD
	PRODUCT TYPE:		TBD, 22 GA
	COLOR:		TO MATCH ADJACENT FIELD MATERIAL

*SEE PROJECT MANUAL FOR EQUAL MANUFACTURERS TO ABOVE REFERENCED PRODUCTS.



① SOUTH PERSPECTIVE
SCALE



② NORTHWEST PERSPECTIVE
SCALE



③ NORTH PERSPECTIVE
SCALE