

SONS OF NORWAY NORTH BUILDING MINNEAPOLIS, MN



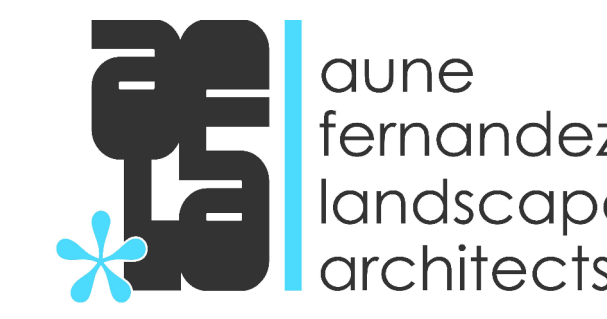
RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
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612-492-3000 fax

WWW.RYANCOMPANIES.COM

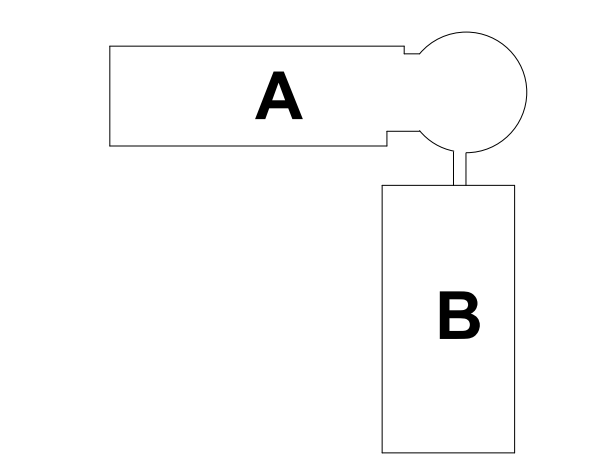
OWNER



CONSULTANTS



KEY PLAN



PROJECT INFORMATION

Sons of Norway - North Building

1455 W Lake St
Minneapolis, MN 55408

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Name

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Number Date

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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	11.3.2017	SD Pricing Set

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE SUBMITTAL
12.15.2017

TITLE SHEET

G100

DRAFTING SYMBOLS

EXTERIOR ELEVATION:
INDICATES ELEVATION NUMBER
INDICATES SHEET WHERE ELEVATION IS DRAWN

DETAIL CALLOUT:
INDICATES DETAIL CALLOUT NUMBER
INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

BUILDING SECTION:
INDICATES BUILDING SECTION NUMBER'S SHEET WHERE BUILDING SECTION NUMBER IS DRAWN

WALL SECTION:
INDICATES WALL SECTION NUMBER
INDICATES SHEET WHERE WALL SECTION NUMBER IS DRAWN

DETAIL:
INDICATES DETAIL NUMBER
INDICATES SHEET WHERE DETAIL IS DRAWN

PARTITION TAG (INTERIOR WALLS):
INDICATES FIRE RATINGS
INDICATES WALL TYPE
SUBSCRIPT (SEE SUBSCRIPT KEY)

BUILDING SYSTEMS TAG (EXTERIOR WALLS):
INDICATES WALL CORE MATERIAL
INDICATES FIRE RATINGS
INDICATES WALL TYPE SUBSCRIPT
INDICATES WALL CORE MATERIAL SIZE

WINDOW TAG:
INDICATES WINDOW TYPE

REVISION CLOUD

REVISION TAG:
INDICATES REVISION NUMBER

INTERIOR ELEVATION
INDICATES SHEET WHERE INTERIOR ELEVATION IS DRAWN

GRID (EXISTING - HORIZONTAL):
INDICATES GRID NUMBER

GRID (EXISTING - VERTICAL):
INDICATES GRID NUMBER

Room name:
101
150 SF
INDICATES ROOM NUMBER
INDICATES ROOM AREA

FLOOR / BASE (WALL / CEILING)

ROOM FINISH TAG:
1 AA
INDICATES DEMOLITION NUMBER

KEYNOTE:
INDICATES NUMBER

CEILING TAG:
TYPE
EL. X'-X"
INDICATES CEILING TYPE
INDICATES CEILING HEIGHT

ELEVATION LEVEL:
LEVEL X
EL. X'-X"
INDICATES FLOOR LEVEL
INDICATES FLOOR LEVEL ELEVATION

RCP INFORMATION:
INDICATES OVERHEAD ITEM (SEE RCP FOR INFORMATION.)

FLOORS / RAMPS / ROOFS:
SLOPE DIRECTION INDICATION

CASEWORK:
INDICATES UPPER CASEWORK
INDICATES LOWER CASEWORK

NEW DOOR

DOOR TAG:
101A
INDICATES DOOR NUMBER

GENERAL NOTES

- PROVIDE AND INSTALL ALL WORK AND MATERIALS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS IN FULL ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- INFORM ARCHITECT OF ANY ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- INFORM ARCHITECT OF ANY ALL EQUIPMENT, PRODUCT, OR MATERIAL SUBSTITUTES PRIOR TO FABRICATION AND INSTALLATION.
- FIRE EXTINGUISHERS SHALL BE PROVIDED PER AHJ. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND THE FIRE MARSHAL FOR APPROVAL.
- SPRINKLER SYSTEM SHALL BE DESIGN-BUILD AND REQUIREMENTS VERIFIED WITH AHJ. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND THE FIRE MARSHAL FOR APPROVAL.

UNIT SUMMARY

UNIT MIX - BY LEVEL		
Name	Count	Area
Level 1 - Townhomes		
TH	10	9280 SF
TH	10	9280 SF
Mezzanine		
TH	10	5171 SF
TH	10	5171 SF
Level 2		
EFF.	20	7516 SF
STUDIO	2	1103 SF
1 BR	11	9174 SF
2 BR	8	9714 SF
	41	27507 SF
Level 3		
EFF.	20	7499 SF
STUDIO	2	1103 SF
1 BR	11	9198 SF
2 BR	8	9714 SF
	41	27515 SF
Level 4		
STUDIO	2	1103 SF
1 BR	17	13595 SF
2 BR	11	12853 SF
	30	27551 SF
Level 5		
STUDIO	2	1103 SF
1 BR	17	13407 SF
2 BR	11	12853 SF
	30	27363 SF
Level 6		
STUDIO	1	552 SF
1 BR	9	7013 SF
2 BR	6	6625 SF
2 PH	6	10287 SF
	22	24477 SF
Grand total	184	148864 SF

SHEET INDEX

SHEET	SHEET NAME
G100	TITLE SHEET
01 - GENERAL	
A110	LOWER LEVEL PLAN
A111	LEVEL 1 UNIT MIX
A112	LEVEL 2 UNIT MIX
A113	LEVEL 3 UNIT MIX
A114	LEVEL 4 UNIT MIX
A115	LEVEL 5 UNIT MIX
A116	LEVEL 6 UNIT MIX
A120	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A300A	EXTERIOR ELEVATIONS - AREA A
A300B	EXTERIOR ELEVATIONS - AREA A
A300C	EXTERIOR ELEVATIONS - AREA A
A300D	EXTERIOR ELEVATIONS - AREA B
A350	3D VIEWS 1
A351	3D VIEWS 2

LAND USE SUBMITTAL - 12.15.2017

PROJECT TEAM

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PHONE
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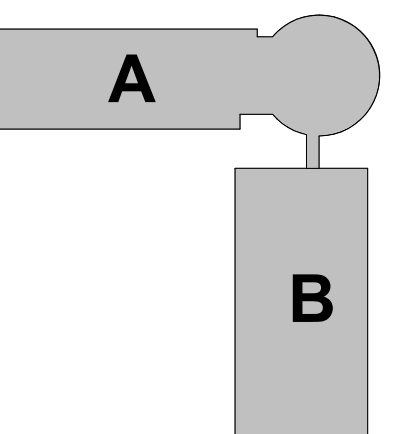
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MATERIAL LEGEND



Sons of Norway - North Building

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12.15.2017

LOWER LEVEL PLAN

A110

UNIT MIX SUMMARY

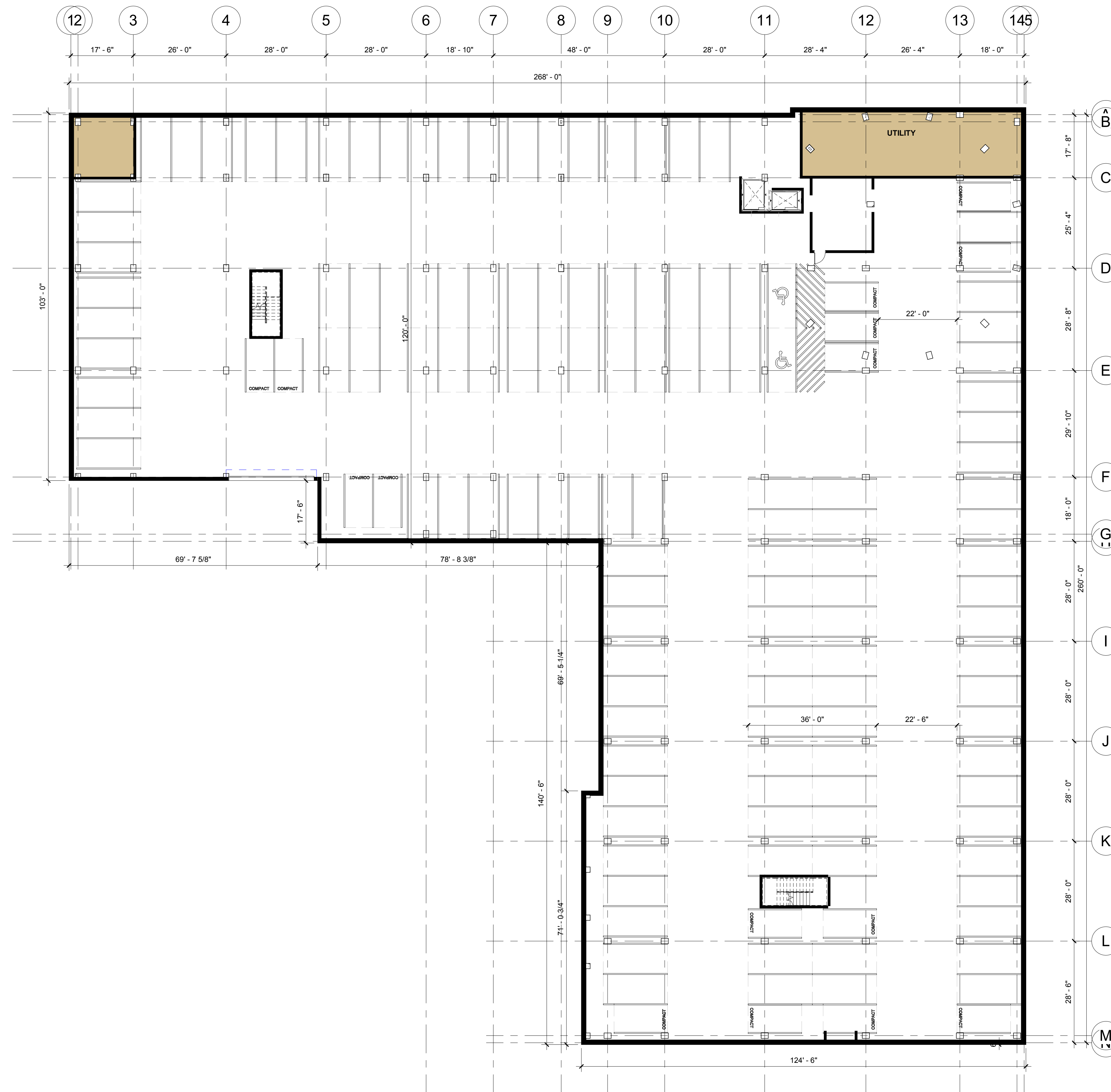
UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 0 - EF			
EFF.	20	Level 2	7516 SF
EFF.	20	Level 3	7499 SF
	40		15015 SF
RESIDENTIAL 1 - ST			
STUDIO	2	Level 2	1103 SF
STUDIO	2	Level 3	1103 SF
STUDIO	2	Level 4	1103 SF
STUDIO	2	Level 5	1103 SF
STUDIO	1	Level 6	552 SF
	9		4965 SF
RESIDENTIAL 2 - 1BR			
1 BR	11	Level 2	9174 SF
1 BR	11	Level 3	9198 SF
1 BR	17	Level 4	13595 SF
1 BR	17	Level 5	13407 SF
1 BR	9	Level 6	7013 SF
	65		52388 SF
RESIDENTIAL 4 - 2BR			
2 BR	8	Level 2	9714 SF
2 BR	8	Level 3	9714 SF
2 BR	11	Level 4	12853 SF
2 BR	11	Level 5	12853 SF
2 BR	6	Level 6	6625 SF
	44		51758 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	6	Level 6	10287 SF
	6		10287 SF
RESIDENTIAL 6 - TH			
TH	10	Level 1 - Townhomes	9280 SF
TH	10	Mezzanine	5171 SF
	20		14451 SF
	184		148864 SF

BUILDING GSF SUMMARY

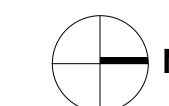
GSF - NORTH BUILDING	
LEVEL	AREA
1ST FLOOR BOH	
Level 1	5429 SF
	5429 SF
NORTH PARKING	
Lower Level	48331 SF
	48331 SF
OFFICE	
Level 1	10795 SF
Mezzanine	4772 SF
	15567 SF
RESIDENTIAL	
Level 1	10194 SF
Mezzanine	5116 SF
Level 2	31922 SF
Level 3	31959 SF
Level 4	31766 SF
Level 5	31631 SF
Level 6	30060 SF
	172678 SF
RETAIL	
Level 1	4737 SF
	4737 SF
Grand total	246741 SF

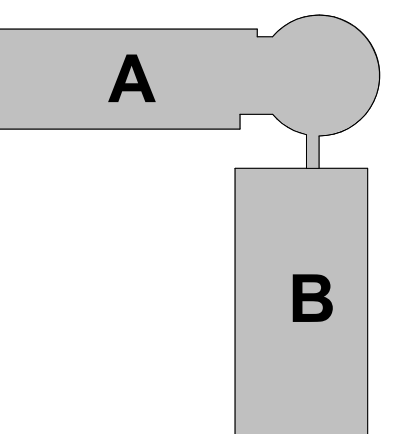
AREA TYPE

BOH



1 Lower Level-Floor Plan - Unit Mix 1/16"
A110 1/16" = 1'-0"





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LEVEL 1 UNIT MIX

A111

UNIT MIX SUMMARY

UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 0 - EF			
EFF.	20	Level 2	7516 SF
EFF.	20	Level 3	7499 SF
	40		15015 SF
RESIDENTIAL 1 - ST			
STUDIO	2	Level 2	1103 SF
STUDIO	2	Level 3	1103 SF
STUDIO	2	Level 4	1103 SF
STUDIO	2	Level 5	1103 SF
STUDIO	1	Level 6	552 SF
	9		4965 SF
RESIDENTIAL 2 - 1BR			
1 BR	11	Level 2	9174 SF
1 BR	11	Level 3	9198 SF
1 BR	17	Level 4	13595 SF
1 BR	17	Level 5	13407 SF
1 BR	9	Level 6	7013 SF
	65		52388 SF
RESIDENTIAL 4 - 2BR			
2 BR	8	Level 2	9714 SF
2 BR	8	Level 3	9714 SF
2 BR	11	Level 4	12853 SF
2 BR	11	Level 5	12853 SF
2 BR	6	Level 6	6625 SF
	44		51758 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	6	Level 6	10287 SF
	6		10287 SF
RESIDENTIAL 6 - TH			
TH	10	Level 1 - Townhomes	9280 SF
TH	10	Mezzanine	5171 SF
	20		14451 SF
	184		148864 SF

BUILDING GSF SUMMARY

GSF - NORTH BUILDING	
LEVEL	AREA
1ST FLOOR BOH	
Level 1	5429 SF
	5429 SF
NORTH PARKING	
Lower Level	48331 SF
	48331 SF
OFFICE	
Level 1	10795 SF
Mezzanine	4772 SF
	15567 SF
RESIDENTIAL	
Level 1	10194 SF
Mezzanine	5116 SF
Level 2	31922 SF
Level 3	31959 SF
Level 4	31766 SF
Level 5	31631 SF
Level 6	30090 SF
	172678 SF
RETAIL	
Level 1	4737 SF
	4737 SF
Grand total	246741 SF

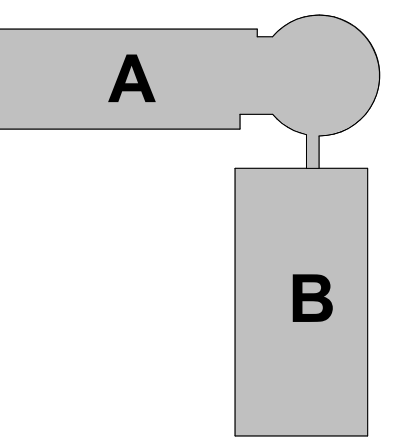
AREA TYPE

- AMENITY
- BOH
- OFFICE
- RESIDENTIAL 6 - TH
- RETAIL

HUMBOLDT AVE. SOUTH
(Publicly Dedicated)

WEST LAKE STREET (CO. RD. NO. 3)
(Publicly Dedicated)

1 Level 1-Floor Plan - Unit Mix 1/16"
A111 1/16" = 1'-0"
HOLMES AVE. SOUTH
(Publicly Dedicated)



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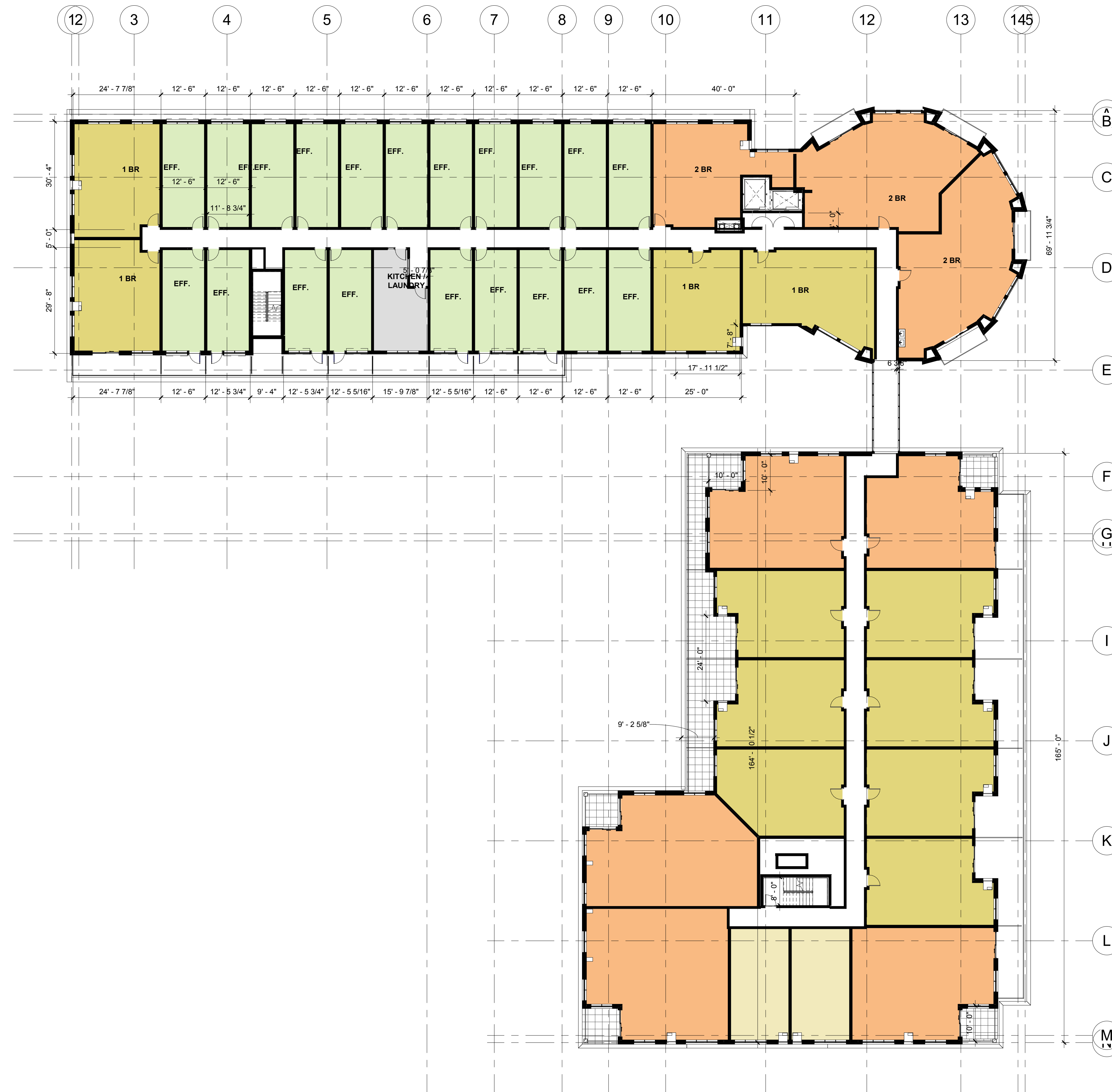
LEVEL 2 UNIT MIX

A112

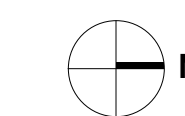
UNIT MIX SUMMARY			
UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 0 - EF			
EFF.	20	Level 2	7516 SF
EFF.	20	Level 3	7499 SF
	40		15015 SF
RESIDENTIAL 1 - ST			
STUDIO	2	Level 2	1103 SF
STUDIO	2	Level 3	1103 SF
STUDIO	2	Level 4	1103 SF
STUDIO	2	Level 5	1103 SF
STUDIO	1	Level 6	552 SF
	9		4965 SF
RESIDENTIAL 2 - 1BR			
1 BR	11	Level 2	9174 SF
1 BR	11	Level 3	9198 SF
1 BR	17	Level 4	13695 SF
1 BR	17	Level 5	13407 SF
1 BR	9	Level 6	7013 SF
	65		62388 SF
RESIDENTIAL 4 - 2BR			
2 BR	8	Level 2	9714 SF
2 BR	8	Level 3	9714 SF
2 BR	11	Level 4	12853 SF
2 BR	11	Level 5	12853 SF
2 BR	6	Level 6	6625 SF
	44		51758 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	6	Level 6	10287 SF
	6		10287 SF
RESIDENTIAL 6 - TH			
TH	10	Level 1 - Townhomes	9280 SF
TH	10	Mezzanine	5171 SF
	20		14451 SF
	184		148864 SF

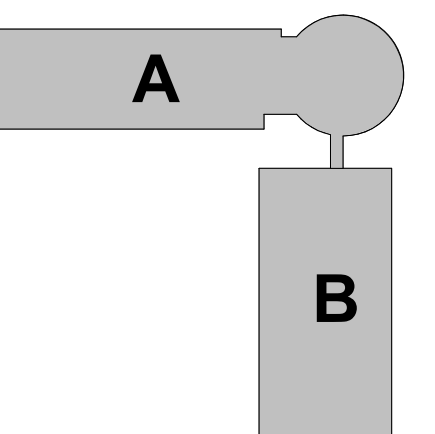
BUILDING GSF SUMMARY	
GSF - NORTH BUILDING	
LEVEL	AREA
1ST FLOOR BOH	
Level 1	5429 SF
	5429 SF
NORTH PARKING	
Lower Level	48331 SF
	48331 SF
OFFICE	
Level 1	10795 SF
Mezzanine	4772 SF
	15567 SF
RESIDENTIAL	
Level 1	10194 SF
Mezzanine	5116 SF
Level 2	31922 SF
Level 3	31959 SF
Level 4	31766 SF
Level 5	31631 SF
Level 6	30090 SF
	172678 SF
RETAIL	
Level 1	4737 SF
	4737 SF
Grand total	246741 SF

AREA TYPE	
	AMENITY
	RESIDENTIAL 0 - EF
	RESIDENTIAL 1 - ST
	RESIDENTIAL 2 - 1BR
	RESIDENTIAL 4 - 2BR



1 Level 2-Floor Plan - Unit Mix 1/16"
A112 1/16" = 1'-0"





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LEVEL 3 UNIT MIX

A113

UNIT MIX SUMMARY

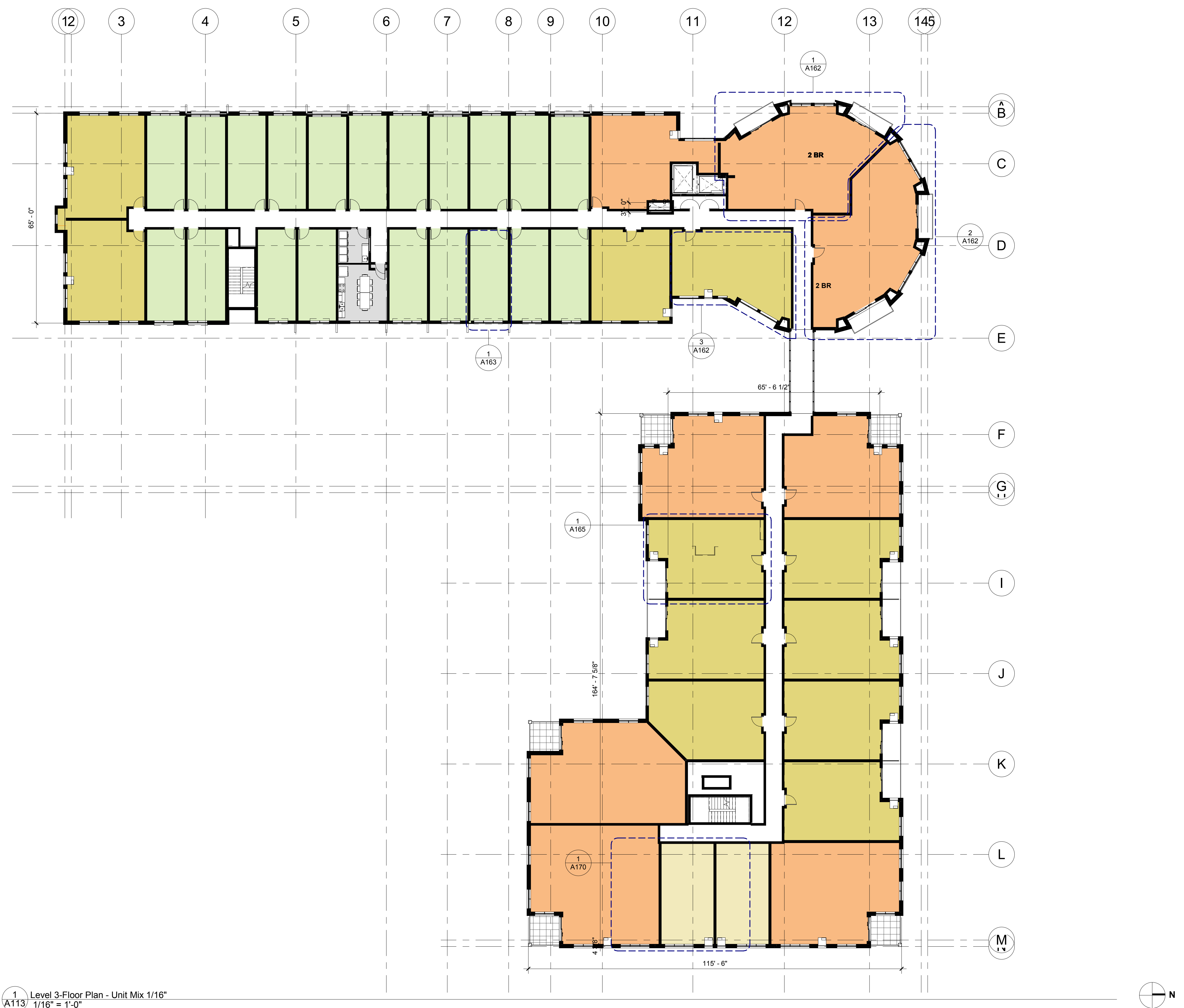
UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 0 - EF			
EFF.	20	Level 2	7516 SF
EFF.	20	Level 3	7499 SF
	40		15015 SF
RESIDENTIAL 1 - ST			
STUDIO	2	Level 2	1103 SF
STUDIO	2	Level 3	1103 SF
STUDIO	2	Level 4	1103 SF
STUDIO	2	Level 5	1103 SF
STUDIO	1	Level 6	552 SF
	9		4965 SF
RESIDENTIAL 2 - 1BR			
1 BR	11	Level 2	9174 SF
1 BR	11	Level 3	9196 SF
1 BR	17	Level 4	13595 SF
1 BR	17	Level 5	13407 SF
1 BR	9	Level 6	7013 SF
	65		52388 SF
RESIDENTIAL 4 - 2BR			
2 BR	8	Level 2	9714 SF
2 BR	8	Level 3	9714 SF
2 BR	11	Level 4	12853 SF
2 BR	11	Level 5	12853 SF
2 BR	6	Level 6	6625 SF
	44		51758 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	6	Level 6	10287 SF
	6		10287 SF
RESIDENTIAL 6 - TH			
TH	10	Level 1 - Townhomes	9280 SF
TH	10	Mezzanine	5171 SF
	20		14451 SF
	184		148864 SF

BUILDING GSF SUMMARY

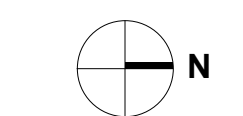
GSF - NORTH BUILDING	
LEVEL	AREA
1ST FLOOR BOH	
Level 1	5429 SF
	5429 SF
NORTH PARKING	
Lower Level	48331 SF
	48331 SF
OFFICE	
Level 1	10796 SF
Mezzanine	4772 SF
	15567 SF
RESIDENTIAL	
Level 1	10194 SF
Mezzanine	5116 SF
Level 2	31922 SF
Level 3	31959 SF
Level 4	31766 SF
Level 5	31631 SF
Level 6	30090 SF
	172678 SF
RETAIL	
Level 1	4737 SF
	4737 SF
Grand total	246741 SF

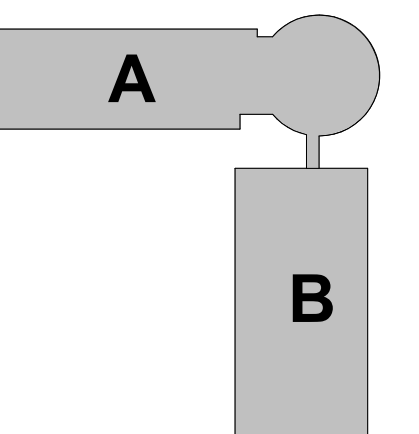
AREA TYPE

- AMENITY
- RESIDENTIAL 0 - EF
- RESIDENTIAL 1 - ST
- RESIDENTIAL 2 - 1BR
- RESIDENTIAL 4 - 2BR



1 Level 3-Floor Plan - Unit Mix 1/16"
1/16" = 1'-0"





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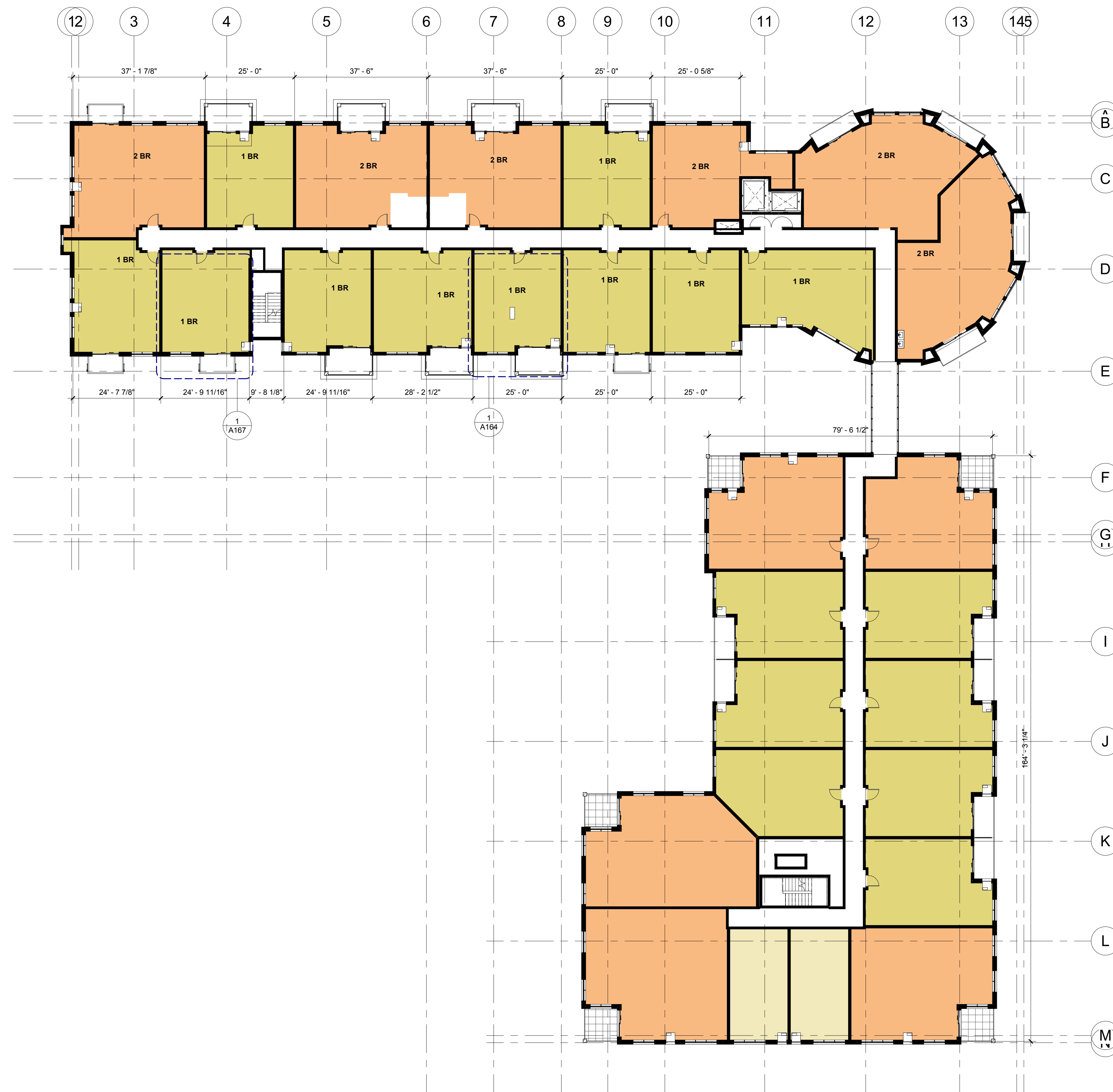
LEVEL 4 UNIT MIX

A114

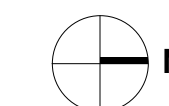
UNIT MIX SUMMARY			
UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 0 - EF			
EFF.	20	Level 2	7516 SF
EFF.	20	Level 3	7499 SF
	40		15015 SF
RESIDENTIAL 1 - ST			
STUDIO	2	Level 2	1103 SF
STUDIO	2	Level 3	1103 SF
STUDIO	2	Level 4	1103 SF
STUDIO	2	Level 5	1103 SF
STUDIO	1	Level 6	552 SF
	9		4965 SF
RESIDENTIAL 2 - 1BR			
1 BR	11	Level 2	9174 SF
1 BR	11	Level 3	9198 SF
1 BR	17	Level 4	13595 SF
1 BR	17	Level 5	13407 SF
1 BR	9	Level 6	7013 SF
	65		52386 SF
RESIDENTIAL 4 - 2BR			
2 BR	8	Level 2	9714 SF
2 BR	8	Level 3	9714 SF
2 BR	11	Level 4	12853 SF
2 BR	11	Level 5	12853 SF
2 BR	6	Level 6	6625 SF
	44		51758 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	6	Level 6	10287 SF
	6		10287 SF
RESIDENTIAL 6 - TH			
TH	10	Level 1 - Townhomes	9280 SF
TH	10	Mezzanine	5171 SF
	20		14451 SF
	184		148864 SF

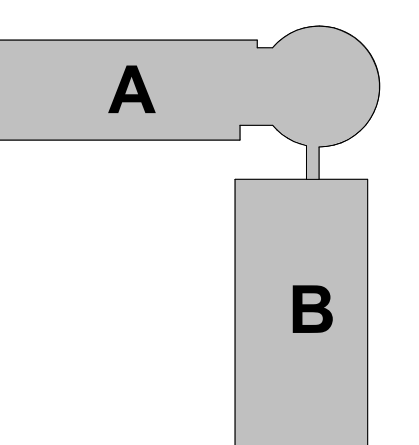
BUILDING GSF SUMMARY		
GSF - NORTH BUILDING		
LEVEL	AREA	
1ST FLOOR BOH		
Level 1	5429 SF	
	5429 SF	
NORTH PARKING		
Lower Level	48331 SF	
	48331 SF	
OFFICE		
Level 1	10795 SF	
Mezzanine	4772 SF	
	15567 SF	
RESIDENTIAL		
Level 1	10194 SF	
Level 2	31922 SF	
Level 3	31959 SF	
Level 4	31796 SF	
Level 5	31931 SF	
Level 6	30090 SF	
	172678 SF	
RETAIL		
Level 1	4737 SF	
	4737 SF	
Grand total	246741 SF	

AREA TYPE	
	RESIDENTIAL 1 - ST
	RESIDENTIAL 2 - 1BR
	RESIDENTIAL 4 - 2BR



1 A114 Level 4-Floor Plan - Unit Mix 1/16"
1/16" = 1'-0"





Sons of Norway - North Building

1455 W Lake St
Minneapolis, MN 55408

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Name

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Number Date

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12.15.2017

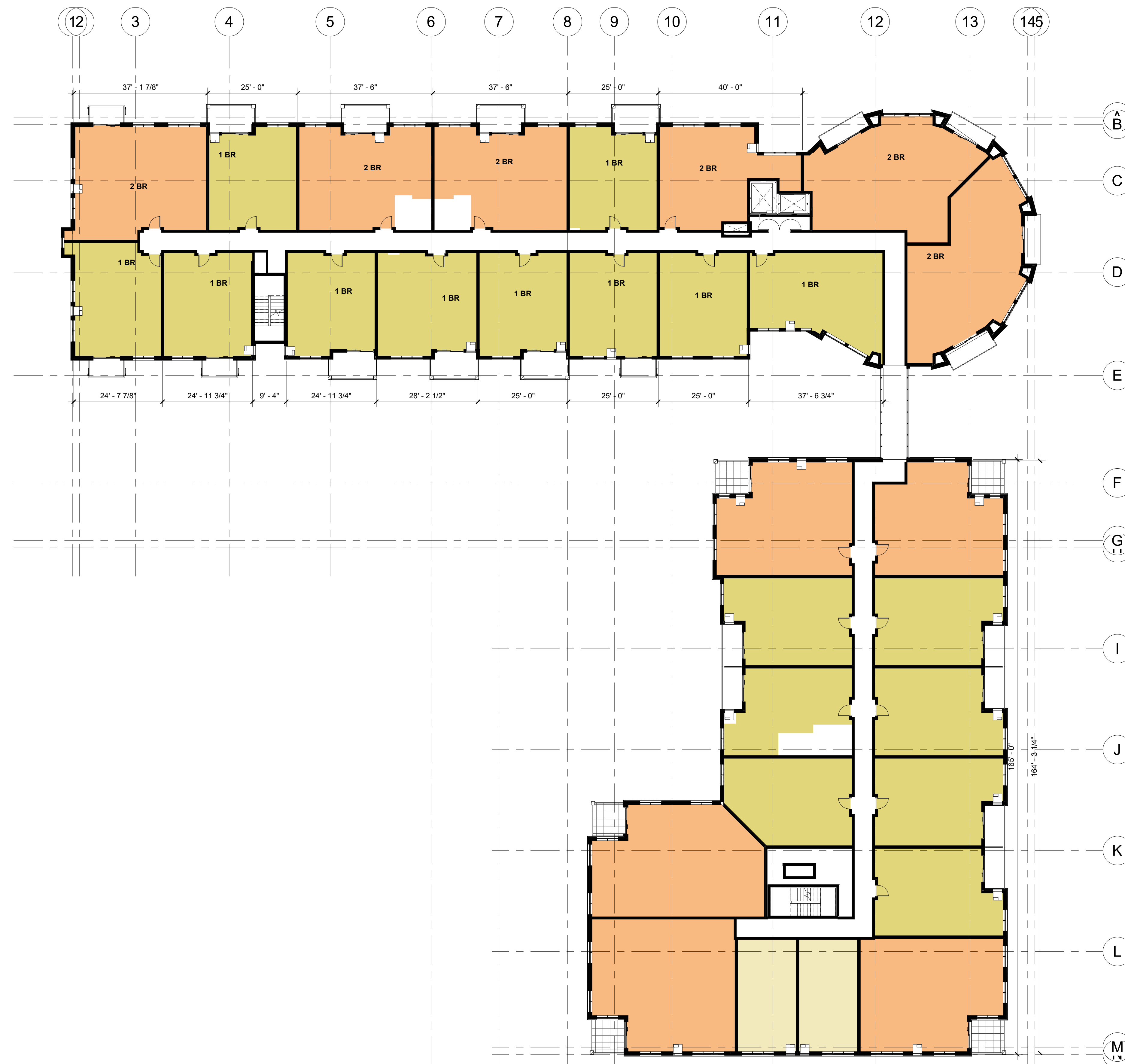
LEVEL 5 UNIT MIX

A115

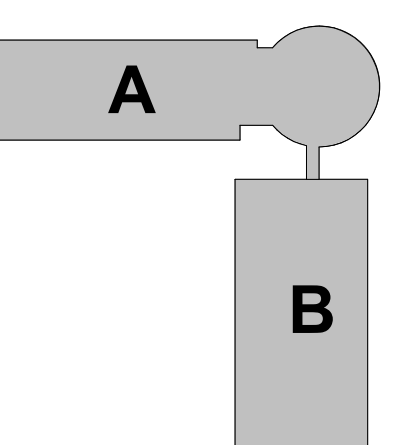
UNIT MIX SUMMARY			
UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 0 - EF			
EFF.	20	Level 2	7516 SF
EFF.	20	Level 3	7499 SF
	40		15015 SF
RESIDENTIAL 1 - ST			
STUDIO	2	Level 2	1103 SF
STUDIO	2	Level 3	1103 SF
STUDIO	2	Level 4	1103 SF
STUDIO	2	Level 5	1103 SF
STUDIO	1	Level 6	552 SF
	9		4965 SF
RESIDENTIAL 2 - 1BR			
1 BR	11	Level 2	9174 SF
1 BR	11	Level 3	9158 SF
1 BR	17	Level 4	13595 SF
1 BR	17	Level 5	13407 SF
1 BR	9	Level 6	7013 SF
	65		52388 SF
RESIDENTIAL 4 - 2BR			
2 BR	8	Level 2	9714 SF
2 BR	8	Level 3	9714 SF
2 BR	11	Level 4	12853 SF
2 BR	11	Level 5	12853 SF
2 BR	6	Level 6	8625 SF
	44		51758 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	6	Level 6	10287 SF
	6		10287 SF
RESIDENTIAL 6 - TH			
TH	10	Level 1 - Townhomes	9280 SF
TH	10	Mezzanine	5171 SF
	20		14451 SF
	184		148864 SF

BUILDING GSF SUMMARY	
GSF - NORTH BUILDING	
LEVEL	AREA
1ST FLOOR BOH	
Level 1	5429 SF
	5429 SF
NORTH PARKING	
Lower Level	48331 SF
	48331 SF
OFFICE	
Level 1	10795 SF
Mezzanine	4772 SF
	15567 SF
RESIDENTIAL	
Level 1	10194 SF
Mezzanine	5116 SF
Level 2	31922 SF
Level 3	31959 SF
Level 4	31766 SF
Level 5	31631 SF
Level 6	30090 SF
	172678 SF
RETAIL	
Level 1	4737 SF
	4737 SF
Grand total	246741 SF

AREA TYPE	
	RESIDENTIAL 1 - ST
	RESIDENTIAL 2 - 1BR
	RESIDENTIAL 4 - 2BR



1 Level 5-Floor Plan - Unit Mix 1/16"
A115 1/16" = 1'-0"



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LEVEL 6 UNIT MIX

A116

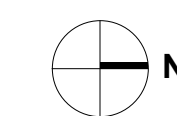
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UNIT MIX - SUMMARY			
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EFF.	20	Level 3	7499 SF
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STUDIO	2	Level 4	1103 SF
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RESIDENTIAL 2 - 1BR			
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	65		52388 SF
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2 BR	8	Level 3	9714 SF
2 BR	11	Level 4	12853 SF
2 BR	11	Level 5	12853 SF
2 BR	6	Level 6	6625 SF
	44		51798 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	6	Level 6	10287 SF
	6		10287 SF
RESIDENTIAL 6 - TH			
TH	10	Level 1 - Townhomes	9280 SF
TH	10	Mezzanine	5171 SF
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	184		148864 SF

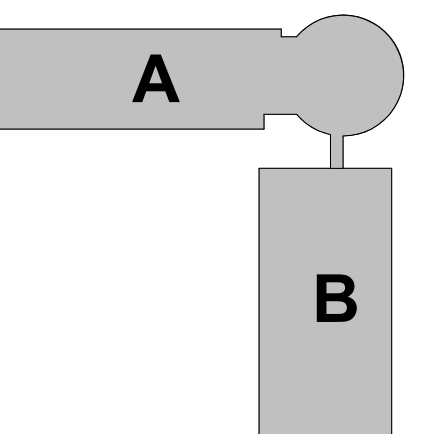
BUILDING GSF SUMMARY		
GSF - NORTH BUILDING		
LEVEL	AREA	
1ST FLOOR BOH		
Level 1	5429 SF	5429 SF
		5429 SF
NORTH PARKING		
Lower Level	48331 SF	48331 SF
OFFICE		
Level 1	10795 SF	10795 SF
Mezzanine	4772 SF	4772 SF
		15567 SF
RESIDENTIAL		
Level 1	10194 SF	10194 SF
Mezzanine	5116 SF	5116 SF
Level 2	31922 SF	31922 SF
Level 3	31959 SF	31959 SF
Level 4	31766 SF	31766 SF
Level 5	31631 SF	31631 SF
Level 6	30090 SF	30090 SF
		172678 SF
RETAIL		
Level 1	4737 SF	4737 SF
		4737 SF
Grand total		246741 SF

AREA TYPE	
	AMENITY
	RESIDENTIAL 1 - ST
	RESIDENTIAL 2 - 1BR
	RESIDENTIAL 4 - 2BR
	RESIDENTIAL 5 - 2BR PH



1 Level 6-Floor Plan - Unit Mix 1/16"
A116 1/16" = 1'-0"





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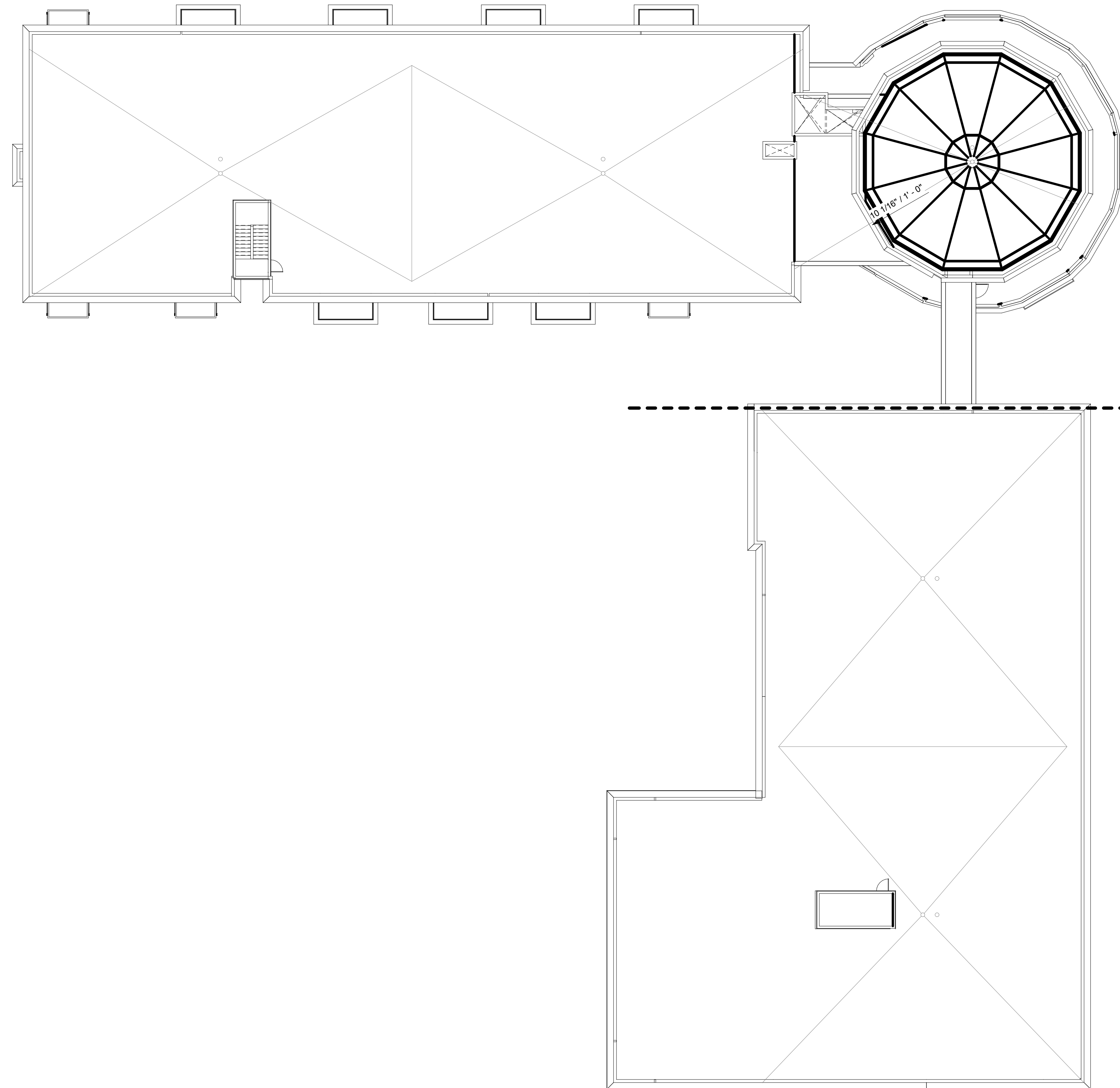
12.15.2017

ROOF PLAN

A120

ROOF PLAN KEYNOTES

- 1 ROOF DRAIN
- 2 OVERFLOW DRAIN
- 3 CRICKET
- 4 BALLASTED EPDM ROOF
- 5 CONTINUOUS RIDGE VENT & CAP
- 6 EPDM ROOF
- 7 DOWN SPOUT



1 ROOF PLAN
A120 1/16" = 1'-0"