

SONS OF NORWAY SOUTH BUILDING MINNEAPOLIS, MN



RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER



KEY PLAN

PROJECT INFORMATION

Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

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 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 (NEW):
INDICATES GRID NUMBER

GRID (EXISTING - HORIZONTAL):
INDICATES GRID NUMBER

GRID (EXISTING - VERTICAL):
INDICATES GRID NUMBER

ROOM TAG:
INDICATES ROOM NAME
INDICATES ROOM NUMBER
INDICATES ROOM AREA

ROOM FINISH TAG:
INDICATES DEMOLITION NUMBER

KEYNOTE:
INDICATES NUMBER

CEILING TAG:
INDICATES CEILING TYPE
INDICATES CEILING HEIGHT

ELEVATION LEVEL:
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:
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
- 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 - TOTAL		
Name	Area	Count
Level 1		
STUDIO	1865 SF	4
1 BR	3659 SF	5
2 BR	4119 SF	4
	9643 SF	13
Level 2		
STUDIO	6171 SF	12
1 BR	8098 SF	11
2 BR	9649 SF	9
	23918 SF	32
Level 3		
STUDIO	6730 SF	13
1 BR	9139 SF	12
2 BR	10714 SF	10
	26583 SF	35
Level 4		
STUDIO	6730 SF	13
1 BR	9136 SF	12
2 BR	10714 SF	10
	26581 SF	35
Level 5		
STUDIO	4083 SF	8
1 BR	9027 SF	12
2 BR	5162 SF	5
2 PH	7314 SF	5
	25586 SF	30
Grand total	112312 SF	145

SHEET INDEX

SHEET	SHEET NAME	12.15.2017 - LAND USE SUBMITTAL
01 - GENERAL	G100 - TITLE SHEET	
04 - ARCHITECTURAL	A110 - LOWER LEVEL PARKING 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	
	A120 - ROOF PLAN	
	A300 - EXTERIOR ELEVATIONS - AREA A	
	A300A - EXTERIOR ELEVATIONS - AREA A	
	A300B - EXTERIOR ELEVATIONS - AREA B	
	A300C - EXTERIOR ELEVATIONS - AREA B	
	A350 - 3D VIEWS	

PROJECT TEAM

ARCHITECT OF RECORD
RYAN A & E, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: (612) 492-4275
KARL DRECKTRAH
KARL.DRECKTRAH@RYANCOMPANIES.COM

CIVIL ENGINEER
RYAN A & E, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: (612) 492-4004
CHAD LOCKWOOD
CHAD.LOCKWOOD@RYANCOMPANIES.COM

LANDSCAPE DESIGNER
RYAN A & E, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: (612) 492-4554
CASEY REDLAND
CASEY.REDLAND@RYANCOMPANIES.COM

LANDSCAPE ARCHITECT OF RECORD
AUNE FERNANDEZ LANDSCAPE ARCHITECTS
705 RAYMOND AVE, SUITE 200
ST PAUL, MN 55114
PHONE: (651) 248-6155
JASON AUNE
JAUNE@AFLANDARC.COM

STRUCTURAL ENGINEER
BKBM ENGINEERS
6120 EARLE BROWN DRIVE, SUITE 700
MINNEAPOLIS, MN 55430
PHONE: (763) 843-6474
JOHN TMM, P.E.
JTMM@BKBM.COM

MECHANICAL/PLUMBING
COMPANY
ANY STREET, SUITE #
CITY, ZIP USA
PHONE
NAME
EMAIL@ADDRESS.COM

ELECTRICAL
COMPANY
ANY STREET, SUITE #
CITY, ZIP USA
PHONE
NAME
EMAIL@ADDRESS.COM

OWNER
WEIDNER
9757 JUANITA DRIVE NE #212
KIRKLAND, WA 98034
425-250-2943
MICHAEL J IVANCIC
MICHAEL@WEIDNER.COM

OWNER (RYAN COMPANIES)
RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: (612) 492-4339
TONY BARRANCO
TONY.BARRANCO@RYANCOMPANIES.COM

DESIGN/BUILDER
RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: (612) 492-4000

PROJECT MANAGER
RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: (612) 492-4327
MARK MAGHRAK
MARK.MAGHRAK@RYANCOMPANIES.COM

MATERIAL LEGEND

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

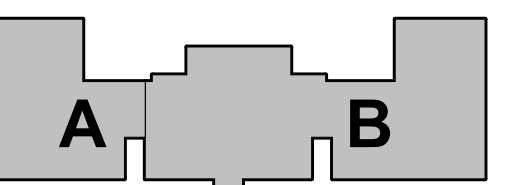
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	11.3.2017	SD Pricing Set

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE
SUBMITTAL
12.15.2017

TITLE SHEET

G100



Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

ISSUE RECORD
ISSUE # DATE DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE SUBMITTAL

12.15.2017

LOWER LEVEL PARKING PLAN

A110

UNIT MIX SUMMARY

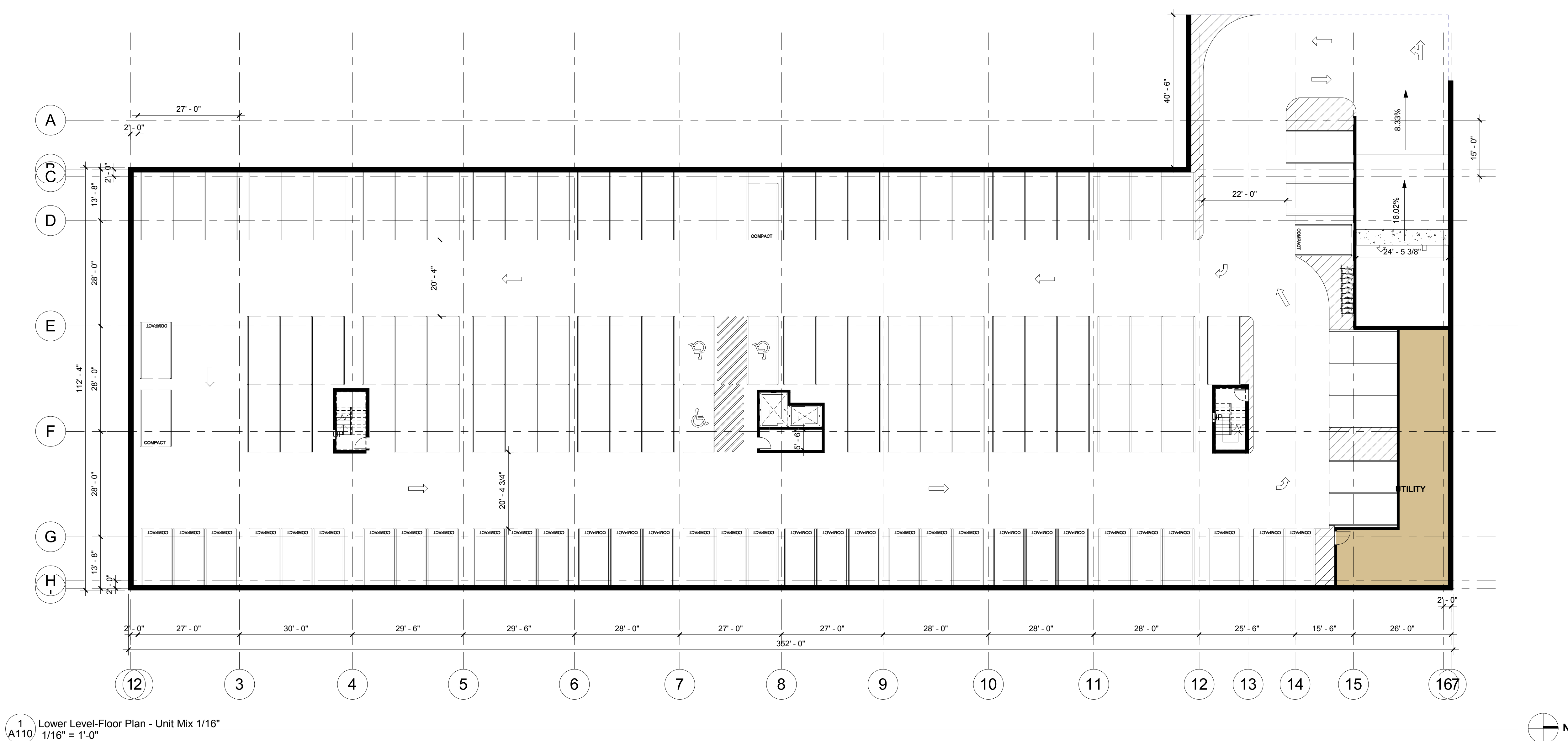
UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 1 - ST			
STUDIO	4	Level 1	1865 SF
STUDIO	12	Level 2	6171 SF
STUDIO	13	Level 3	6730 SF
STUDIO	8	Level 4	6730 SF
STUDIO	8	Level 5	4083 SF
	50		25680 SF
RESIDENTIAL 2 - 1BR			
1 BR	5	Level 1	3659 SF
1 BR	11	Level 2	8096 SF
1 BR	12	Level 3	9139 SF
1 BR	12	Level 4	9136 SF
1 BR	12	Level 5	9027 SF
	52		39059 SF
RESIDENTIAL 4 - 2BR			
2 BR	4	Level 1	4119 SF
2 BR	9	Level 2	9649 SF
2 BR	10	Level 3	10714 SF
2 BR	10	Level 4	10714 SF
2 BR	5	Level 5	5162 SF
	38		40359 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	5	Level 5	7314 SF
	5		7314 SF
	145		112312 SF

BUILDING GSF SUMMARY

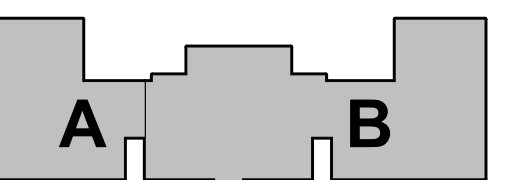
GSF - SOUTH BUILDING	
Level	AREA
RESIDENTIAL	
Level 1	14659 SF
Level 2	31014 SF
Level 3	31382 SF
Level 4	31383 SF
Level 5	30145 SF
	138563 SF
SOUTH PARKING	
Lower Level	42390 SF
Level 1	24145 SF
	66536 SF
Grand total	205118 SF

AREA TYPE

BOH



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



Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

ISSUE RECORD
ISSUE # | DATE | DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE
SUBMITTAL
12.15.2017

LEVEL 1 UNIT MIX

A111

UNIT MIX SUMMARY

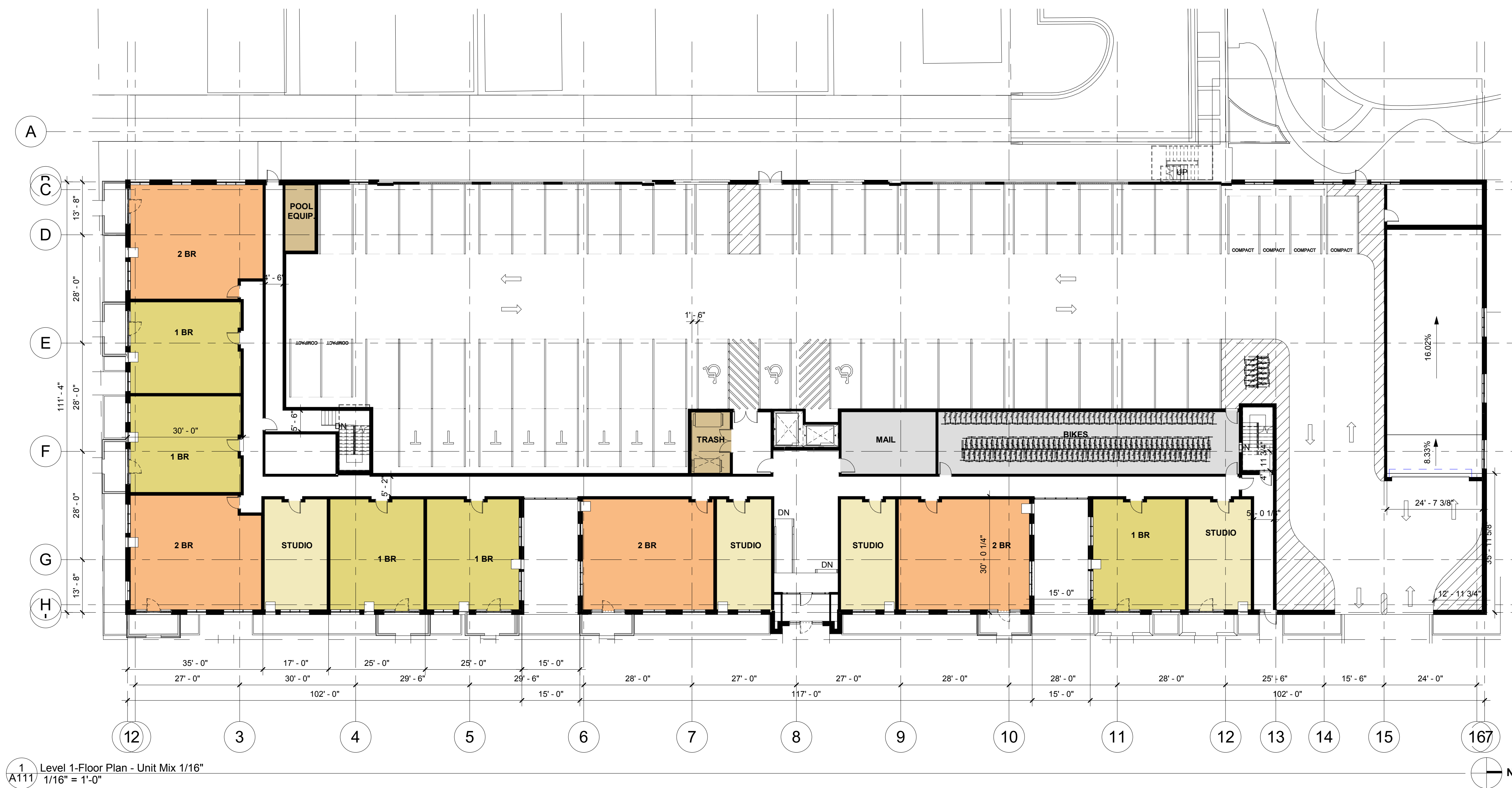
UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 1 - ST			
STUDIO	4	Level 1	1865 SF
STUDIO	12	Level 2	6171 SF
STUDIO	13	Level 3	6730 SF
STUDIO	13	Level 4	6730 SF
STUDIO	8	Level 5	4083 SF
STUDIO	50		25680 SF
RESIDENTIAL 2 - 1BR			
1 BR	5	Level 1	3659 SF
1 BR	11	Level 2	8096 SF
1 BR	12	Level 3	9139 SF
1 BR	12	Level 4	9136 SF
1 BR	12	Level 5	9027 SF
1 BR	52		39059 SF
RESIDENTIAL 4 - 2BR			
2 BR	4	Level 1	4119 SF
2 BR	9	Level 2	9649 SF
2 BR	10	Level 3	10714 SF
2 BR	10	Level 4	10714 SF
2 BR	5	Level 5	5162 SF
2 BR	38		40359 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	5	Level 5	7314 SF
2 PH	5		7314 SF
	145		112312 SF

BUILDING GSF SUMMARY

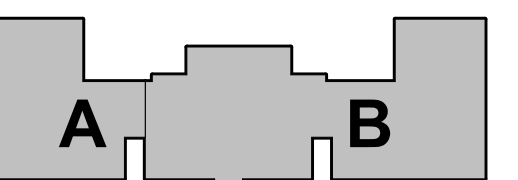
GSF - SOUTH BUILDING	
Level	AREA
RESIDENTIAL	
Level 1	14659 SF
Level 2	31014 SF
Level 3	31382 SF
Level 4	31383 SF
Level 5	30145 SF
	138553 SF
SOUTH PARKING	
Lower Level	42390 SF
Level 1	24145 SF
	66536 SF
Grand total	205118 SF

AREA TYPE

- AMENITY
- BOH
- RESIDENTIAL 1 - ST
- RESIDENTIAL 2 - 1BR
- RESIDENTIAL 4 - 2BR



1 Level 1-Floor Plan - Unit Mix 1/16"
A111 1/16" = 1'-0"



Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

ISSUE RECORD
ISSUE # | DATE | DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE
SUBMITTAL

12.15.2017

LEVEL 2 UNIT MIX

A112

UNIT MIX SUMMARY

UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 1 - ST			
STUDIO	4	Level 1	1865 SF
STUDIO	12	Level 2	6171 SF
STUDIO	13	Level 3	6730 SF
STUDIO	13	Level 4	6730 SF
STUDIO	8	Level 5	4083 SF
	50		25580 SF
RESIDENTIAL 2 - 1BR			
1 BR	5	Level 1	3859 SF
1 BR	11	Level 2	8098 SF
1 BR	12	Level 3	9139 SF
1 BR	12	Level 4	9136 SF
1 BR	12	Level 5	9027 SF
	52		39059 SF
RESIDENTIAL 4 - 2BR			
2 BR	4	Level 1	4119 SF
2 BR	9	Level 2	9649 SF
2 BR	10	Level 3	10714 SF
2 BR	10	Level 4	10714 SF
2 BR	5	Level 5	5162 SF
	38		40359 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	5	Level 5	7314 SF
	145		112312 SF

BUILDING GSF SUMMARY

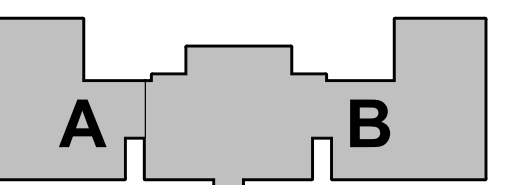
GSF - SOUTH BUILDING	
Level	AREA
RESIDENTIAL	
Level 1	14659 SF
Level 2	31014 SF
Level 3	31382 SF
Level 4	31383 SF
Level 5	30145 SF
	138563 SF
SOUTH PARKING	
Lower Level	42390 SF
Level 1	24145 SF
	66536 SF
Grand total	205118 SF

AREA TYPE

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



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



Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

ISSUE RECORD
ISSUE # | DATE | DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE
SUBMITTAL

12.15.2017

LEVEL 3 UNIT MIX

A113

UNIT MIX SUMMARY

UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 1 - ST			
STUDIO	4	Level 1	1865 SF
STUDIO	12	Level 2	6171 SF
STUDIO	13	Level 3	6730 SF
STUDIO	13	Level 4	6730 SF
STUDIO	6	Level 5	4083 SF
	50		25580 SF
RESIDENTIAL 2 - 1BR			
1 BR	5	Level 1	3659 SF
1 BR	11	Level 2	8096 SF
1 BR	12	Level 3	9139 SF
1 BR	12	Level 4	9136 SF
1 BR	12	Level 5	9027 SF
	52		39059 SF
RESIDENTIAL 4 - 2BR			
2 BR	4	Level 1	4119 SF
2 BR	9	Level 2	9649 SF
2 BR	10	Level 3	10714 SF
2 BR	10	Level 4	10714 SF
2 BR	5	Level 5	5162 SF
	38		40359 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	5	Level 5	7314 SF
	5		7314 SF
	145		112312 SF

BUILDING GSF SUMMARY

GSF - SOUTH BUILDING

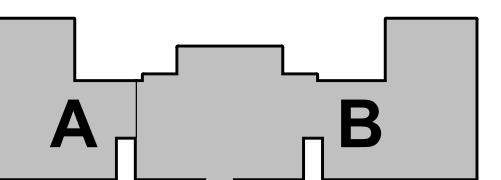
Level	AREA
RESIDENTIAL	
Level 1	14659 SF
Level 2	31014 SF
Level 3	31382 SF
Level 4	31383 SF
Level 5	30145 SF
	138583 SF
SOUTH PARKING	
Lower Level	42390 SF
Level 1	24145 SF
	66536 SF
Grand total	205118 SF

AREA TYPE

- RESIDENTIAL 1 - ST
- RESIDENTIAL 2 - 1BR
- RESIDENTIAL 4 - 2BR



1 Level 3-Floor Plan - Unit Mix 1/16"
A113 1/16" = 1'-0"



Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

ISSUE RECORD
ISSUE # | DATE | DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE
SUBMITTAL

12.15.2017

LEVEL 4 UNIT MIX

A114

UNIT MIX SUMMARY

UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 1 - ST			
STUDIO	4	Level 1	1865 SF
STUDIO	12	Level 2	6771 SF
STUDIO	13	Level 3	6730 SF
STUDIO	8	Level 4	4083 SF
STUDIO	50	Level 5	25580 SF
RESIDENTIAL 2 - 1BR			
1 BR	5	Level 1	3659 SF
1 BR	11	Level 2	8098 SF
1 BR	12	Level 3	9139 SF
1 BR	12	Level 4	9136 SF
1 BR	12	Level 5	9027 SF
1 BR	52		39059 SF
RESIDENTIAL 4 - 2BR			
2 BR	4	Level 1	4119 SF
2 BR	9	Level 2	9649 SF
2 BR	10	Level 3	10714 SF
2 BR	10	Level 4	10714 SF
2 BR	5	Level 5	5182 SF
2 BR	38		40359 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	5	Level 5	7314 SF
2 PH	5		7314 SF
2 PH	145		112312 SF

BUILDING GSF SUMMARY

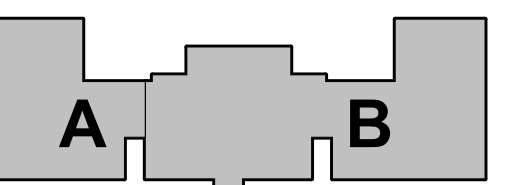
GSF - SOUTH BUILDING	
Level	AREA
RESIDENTIAL	
Level 1	14659 SF
Level 2	31014 SF
Level 3	31982 SF
Level 4	31393 SF
Level 5	30145 SF
	138583 SF
SOUTH PARKING	
Lower Level	42390 SF
Level 1	24145 SF
Level 1	66536 SF
Grand total	205118 SF

AREA TYPE

- RESIDENTIAL 1 - ST
- RESIDENTIAL 2 - 1BR
- RESIDENTIAL 4 - 2BR



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



Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

ISSUE RECORD
ISSUE # | DATE | DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE
SUBMITTAL
12.15.2017

LEVEL 5 UNIT MIX

A115

UNIT MIX SUMMARY

UNIT MIX - SUMMARY			
NAME	COUNT	Level	Area
RESIDENTIAL 1 - ST			
STUDIO	4	Level 1	1865 SF
STUDIO	12	Level 2	6171 SF
STUDIO	13	Level 3	6730 SF
STUDIO	8	Level 4	6730 SF
STUDIO	8	Level 5	4083 SF
	50		25580 SF
RESIDENTIAL 2 - 1BR			
1 BR	5	Level 1	3659 SF
1 BR	11	Level 2	8098 SF
1 BR	12	Level 3	9139 SF
1 BR	12	Level 4	9136 SF
1 BR	12	Level 5	9027 SF
	52		39059 SF
RESIDENTIAL 4 - 2BR			
2 BR	4	Level 1	4119 SF
2 BR	9	Level 2	9649 SF
2 BR	10	Level 3	10714 SF
2 BR	10	Level 4	10714 SF
2 BR	5	Level 5	5162 SF
	38		40359 SF
RESIDENTIAL 5 - 2BR PH			
2 PH	5	Level 5	7314 SF
	145		112312 SF

BUILDING GSF SUMMARY

GSF - SOUTH BUILDING

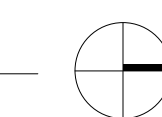
Level	AREA
RESIDENTIAL	
Level 1	14659 SF
Level 2	31014 SF
Level 3	31382 SF
Level 4	31383 SF
Level 5	30145 SF
	138563 SF
SOUTH PARKING	
Lower Level	42390 SF
Level 1	24145 SF
	66535 SF
Grand total	205118 SF

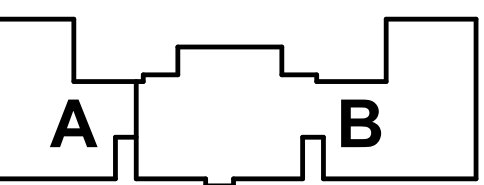
AREA TYPE

- RESIDENTIAL 1 - ST
- RESIDENTIAL 2 - 1BR
- RESIDENTIAL 4 - 2BR
- RESIDENTIAL 5 - 2BR PH



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





Sons of Norway - South Building

1455 West Lake St
Minneapolis, MN 55408

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Name _____

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
700420 Issue Date

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE
SUBMITTAL

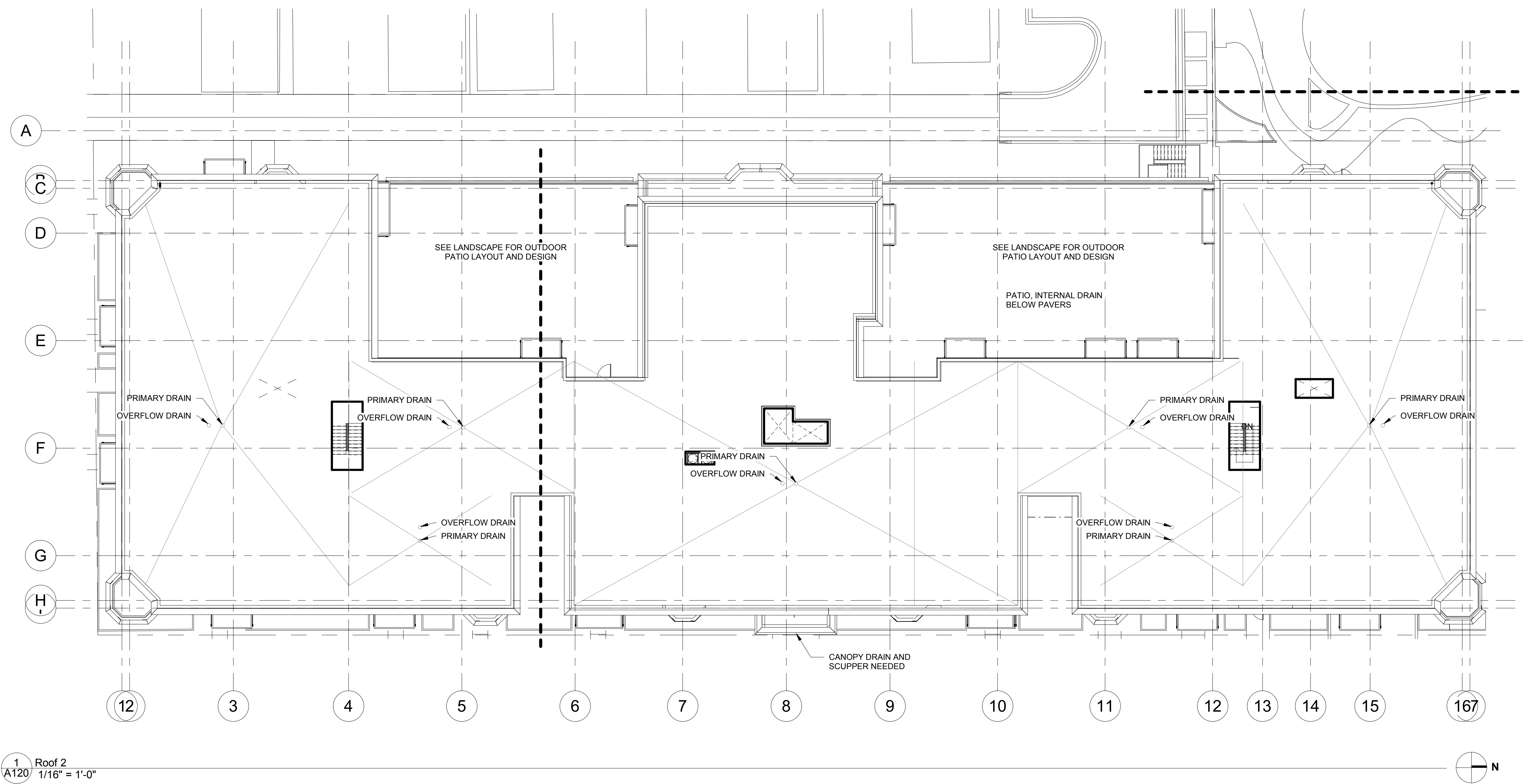
12.15.2017

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 2
A120 1/16" = 1'-0"