

SUITE LIVING OF SPRING LAKE PARK

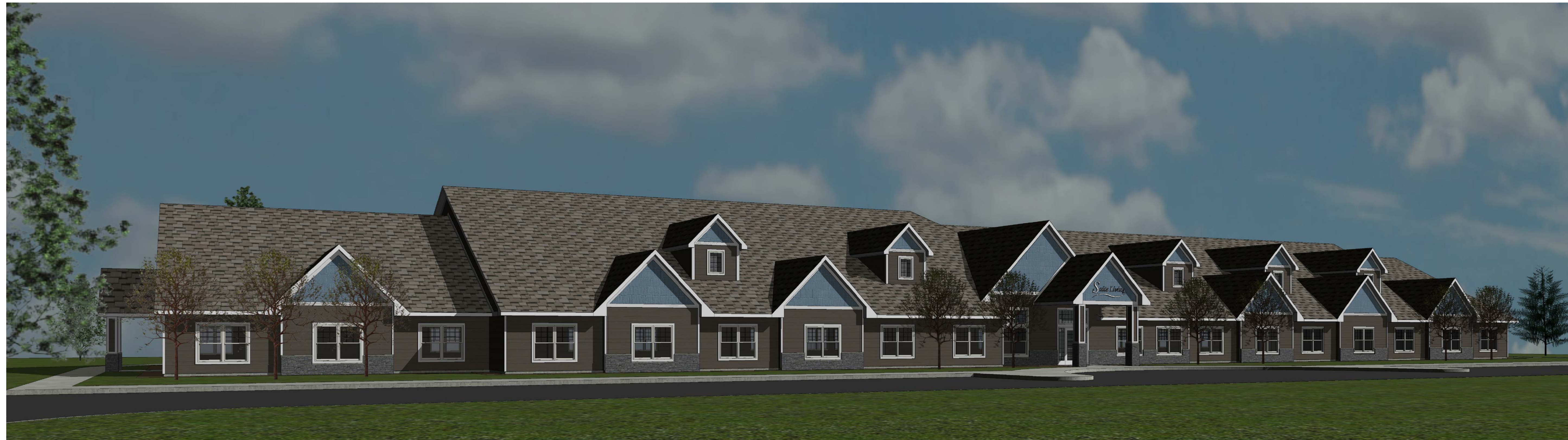
SPRING LAKE PARK, MINNESOTA

Rosa
Architectural
Group
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St. Paul, MN 55119
tel: 651-739-7988
fax: 651-739-3165

Suite Living
of Spring Lake Park

525 Osborne Rd. NE
Spring Lake Park, MN 55432



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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNED: _____

REG. NO. _____ DATE: _____

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PRINT NAME: RUSSELL R. ROSA

SIGNED: *Russ Rosa*

REG. NO. 18033 DATE: 4/1/2020

CITY SUBMITTAL
NOT FOR
CONSTRUCTION

PROJECT #: 22005
DATE: APRIL 1, 2020
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: _____

TITLE SHEET &
PROJECT INFO

SHEET

T1.1

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ROSA ARCHITECTURAL GROUP

PROJECT TEAM

DEVELOPER

HAMPTON COMPANIES LLC
1824 BUERKLE ROAD
WHITE BEAR LAKE, MN 55110

ARCHITECT

ROSA ARCHITECTURAL GROUP, INC.
1084 STERLING STREET N
ST. PAUL, MN 55119

CIVIL ENGINEER

CIVIL SITE GROUP
4931 W. 35th STREET, SUITE 200
ST. LOUIS PARK, MN 55416

SURVEYOR

CIVIL SITE GROUP
4931 W. 35th STREET, SUITE 200
ST. LOUIS PARK, MN 55416

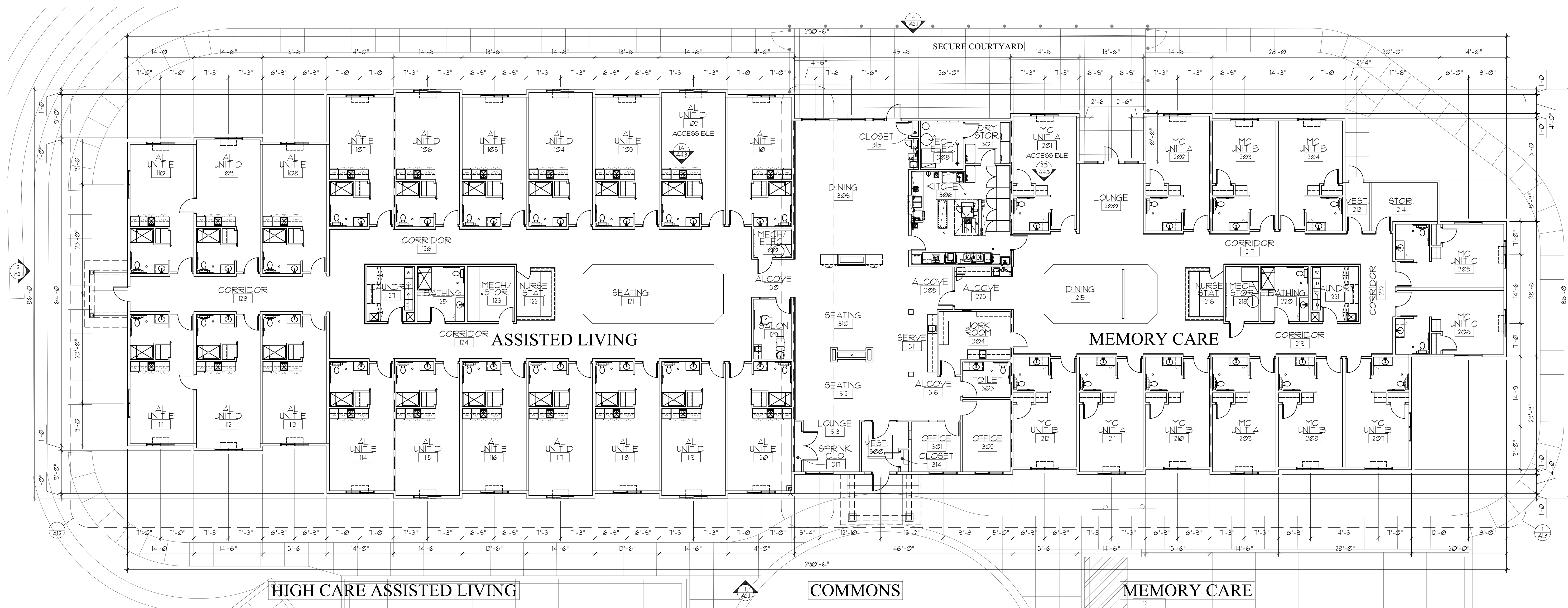
SHEET INDEX

ARCHITECTURAL

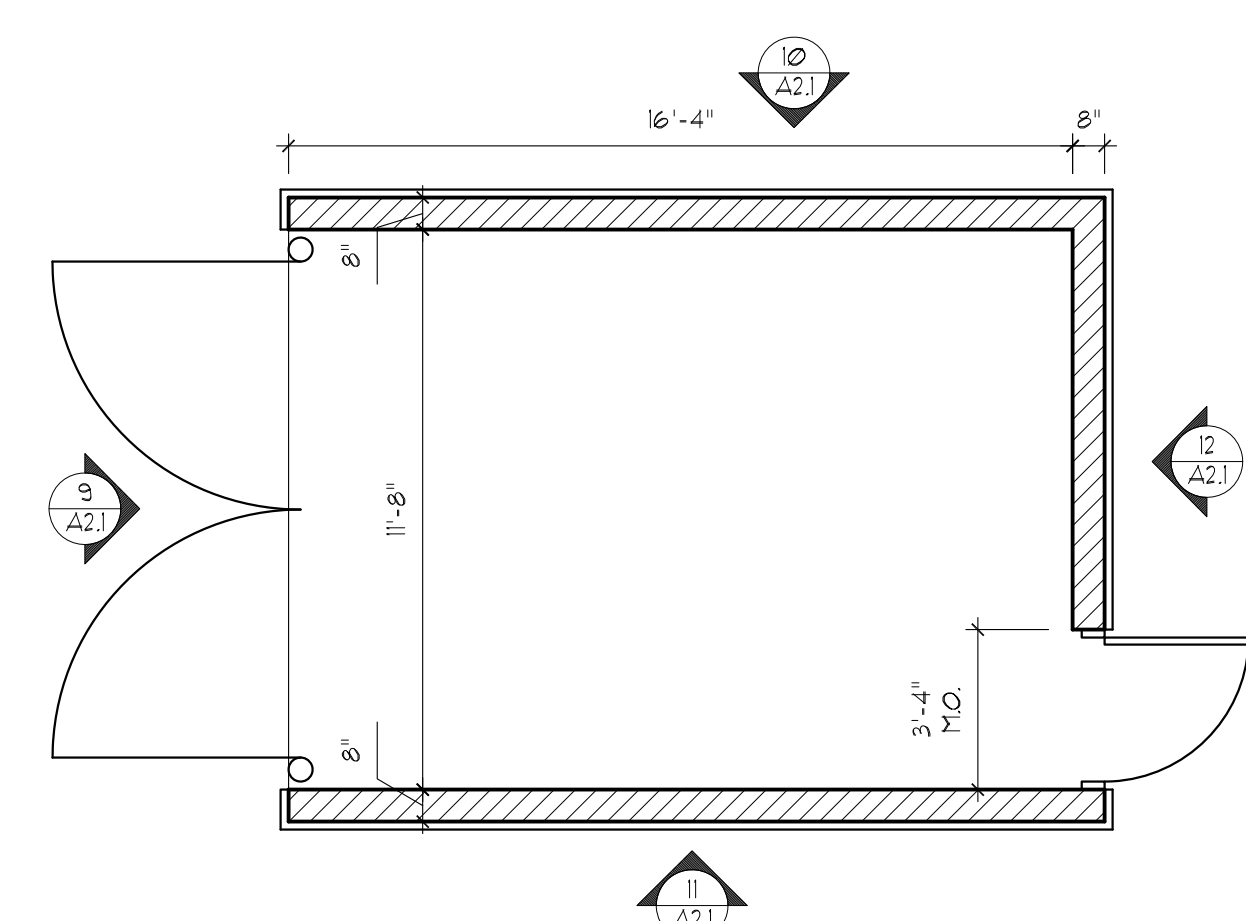
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A1.1 OVERALL FLOOR PLAN
A2.1 BUILDING ELEVATIONS
A3.1 BUILDING SECTIONS
A4.1 COLORED ELEVATIONS

CIVIL

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V1.0 SITE SURVEY
V1.1 PRELIMINARY PLAT
V1.2 FINAL PLAT
C1.0 REMOVALS PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN
C5.0 CIVIL DETAILS
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SW1.1 SWPPP - PROPOSED CONDITIONS
SW1.2 SWPPP - DETAILS
SW1.3 SWPPP - NARRATIVE
SW1.4 SWPPP - ATTACHMENTS
SW1.5 SWPPP - ATTACHMENTS



1 OVERALL FLOOR PLAN
3/32" = 1'-0" (ON 24x36 SHEET)



2 TRASH ENCLOSURE PLAN
1/4" = 1'-0" (ON 24x36 SHEET)

INTERIOR AREA CALCULATIONS:
TOTAL BUILDING AREA:
(TO INSIDE FACE OF WALLS): 20,685.5 SF.

ASSISTED LIVING CORE:	
AREA DESCRIPTION:	TOTAL SF.
INDIVIDUAL UNITS	1,198.1 SF.
CORRIDORS	2,104.6 SF.
DINING AREA	358.1 SF.
LAUNDRY ROOM	116.0 SF.
UNIGEX COMMON RESTROOM	116.0 SF.
MECH/STORAGE ROOM	116.0 SF.
NURSE STATION	86.8 SF.
TOTAL	10,696.2 SF.

SUPPORT AREAS:	
AREA DESCRIPTION:	TOTAL SF.
KITCHEN AREA	434.8 SF.
SALON AREA	100.8 SF.
MECHANICAL/ELECTRIC	153.9 SF.
STAFF OFFICES	441.9 SF.
UNIGEX COMMON RESTROOM	90.4 SF.
KITCHEN DRY STORAGE	94.2 SF.
TOTAL	1,316.0 SF.

MEMORY CARE CORE:	
AREA DESCRIPTION:	TOTAL SF.
INDIVIDUAL UNITS	3,911.3 SF.
CORRIDORS	1,517.8 SF.
LOUNGE AREA	198.8 SF.
DINING AREA	288.2 SF.
NURSE STATION	86.8 SF.
STORAGE ROOM	123.4 SF.
LAUNDRY ROOM	116.0 SF.
UNIGEX COMMON RESTROOM	116.0 SF.
MECHANICAL/ELECTRIC	81.2 SF.
VESTIBULE	51.8 SF.
TOTAL	6,557.3 SF.

COMMON AREAS:	
AREA DESCRIPTION:	TOTAL SF.
COMMON LOUNGES	412.5 SF.
COMMON DINING	422.0 SF.
COMMON CIRCULATION AREAS (NOT INCLUDED IN OCC. LOAD CALC.)	1,221.5 SF.
TOTAL	2,116.0 SF.

BASIC ALLOWABLE BUILDING AREA CALCULATIONS:
ALLOWABLE BUILDING AREA FORMULA: $A_a = A_t + (A_t \times 1f) + (A_t \times 3)$
AREA INCREASE FOR FRONTAGE FORMULA: $1f = [(F/P) - 0.25] \times W/30$
BASIC ALLOWABLE BUILDING AREA (A_a): 4,500 SF.
TOTAL BUILDING PERIMETER (P): 791'-0"
BUILDING PERIMETER W/ MIN. 20'-0" OPEN SIDE (F): 791'-0"
WEIGHTED AVERAGE FOR OPEN SIDES (W): 30.0

$$\phi_{11} = \left[\frac{(791'-0" / 791'-0") - 0.25}{1.00} \right] \times \frac{(28.3/30)}{0.94}$$

$$21,375 \text{ SF.} = 4,500 \text{ SF.} + (4,500 \text{ SF.} \times \phi_{11}) + (4,500 \text{ SF.} \times 3)$$

$$4,500 \text{ SF.} \quad 3,180 \text{ SF.} \quad 13,500 \text{ SF.}$$

ALLOWABLE BUILDING AREA: 21,180 SF.

BUILDING AREA: 20,685.5 SF.
COVERED CANOPIES: 216.1 SF.
COVERED PATIOS: 135.0 SF.
TOTAL AREA: 21,031.2 SF.

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PRINT NAME: RUSSELL R. ROSA
SIGNED: Rosa
REG. NO. 18039 DATE: 4/1/2020

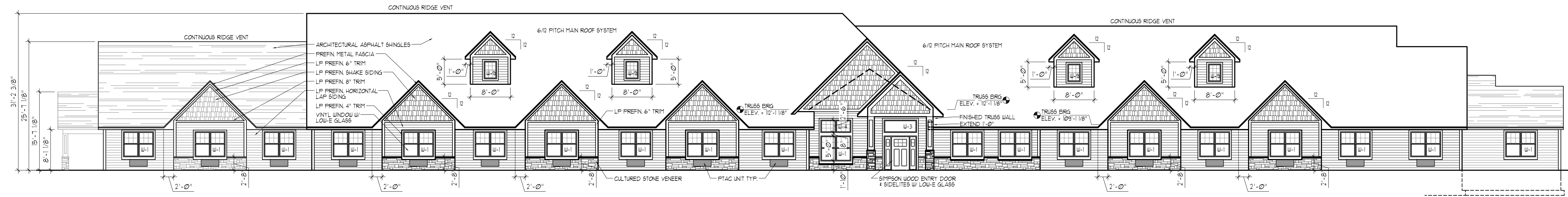
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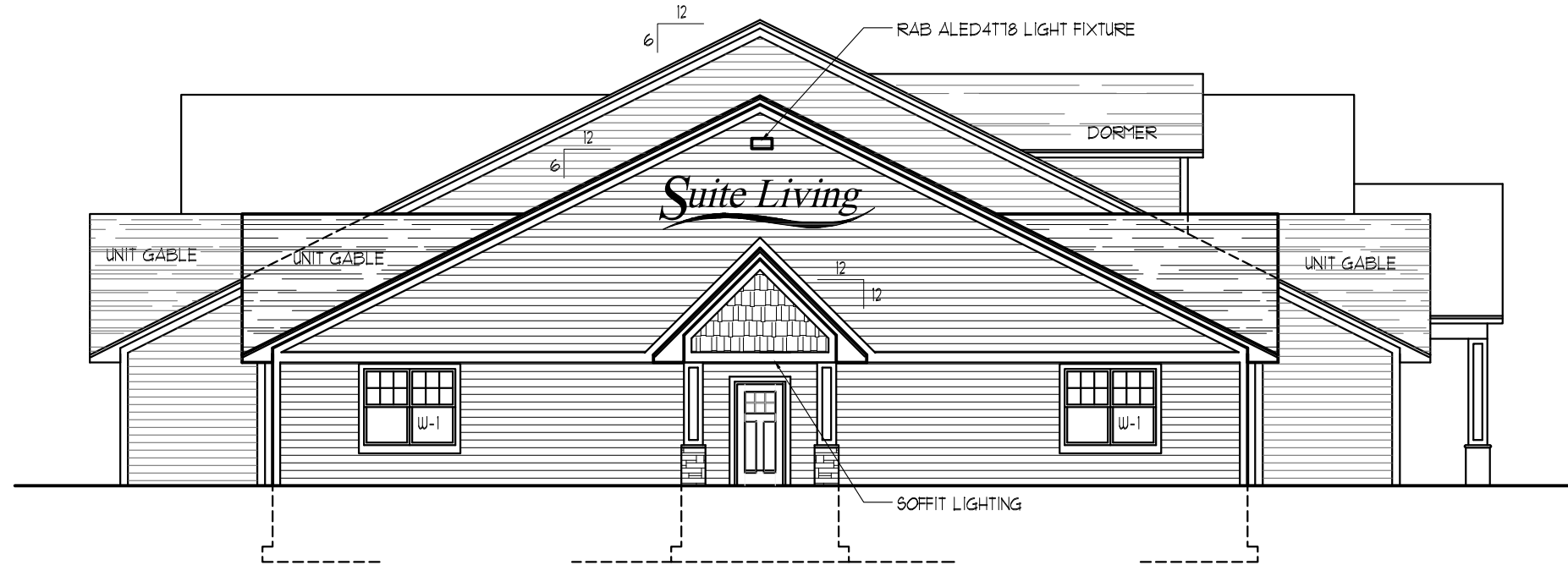
OVERALL
FLOOR PLAN

SHEET

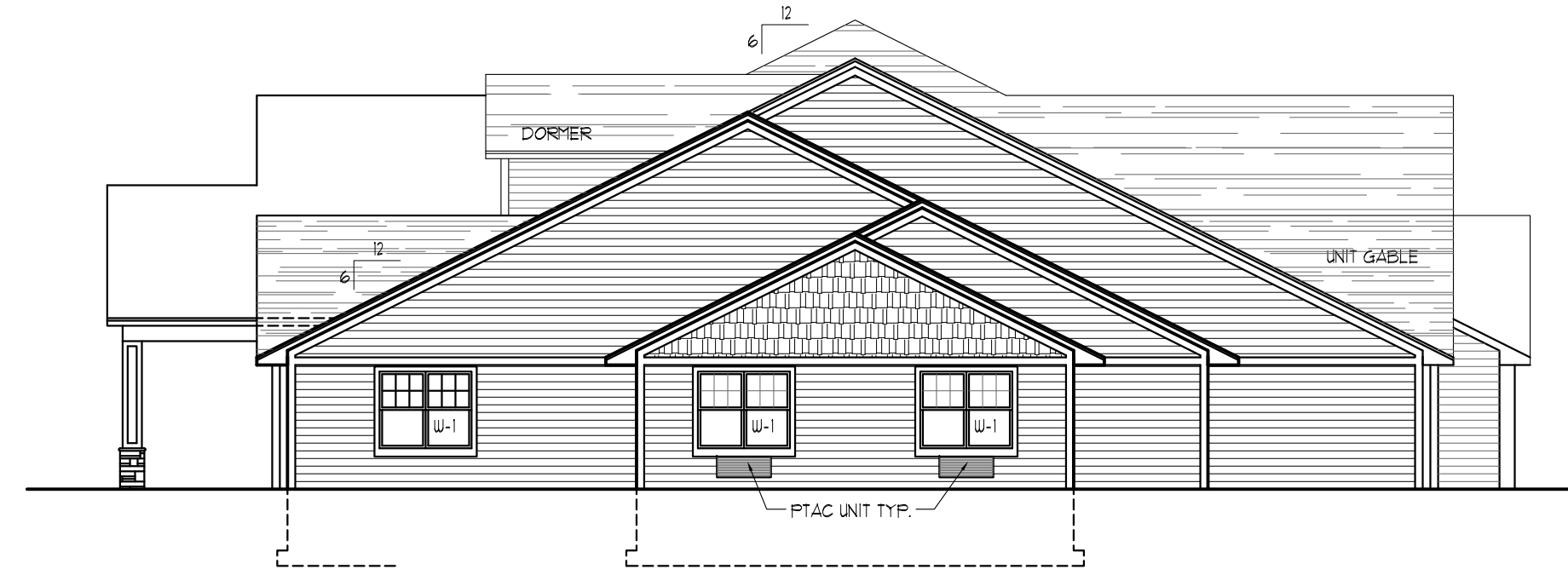
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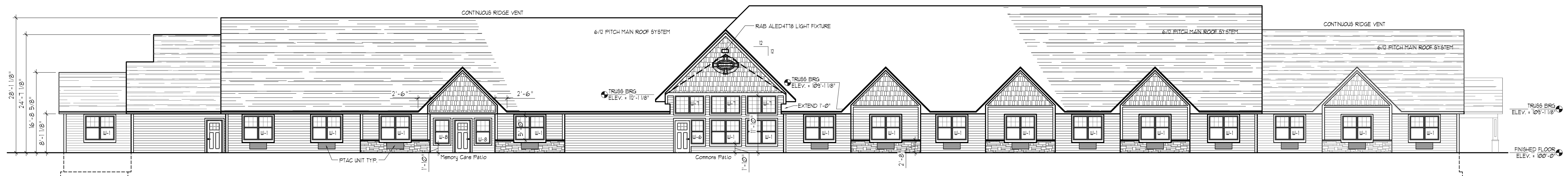
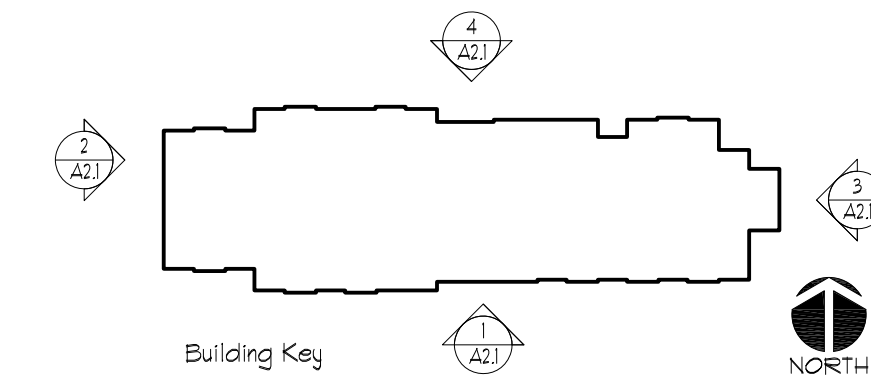
1 FRONT BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



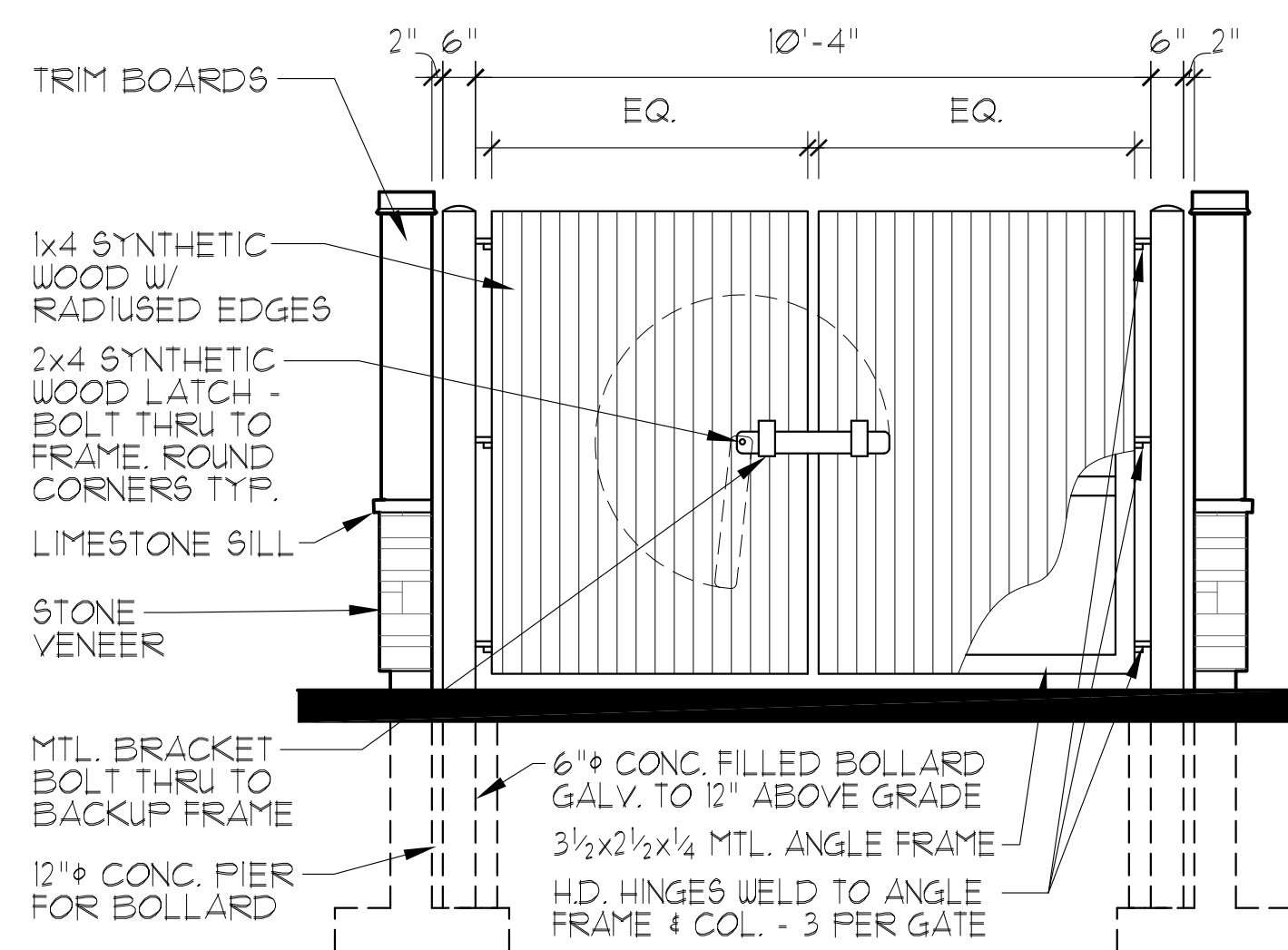
2 ASSISTED LIVING SIDE BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



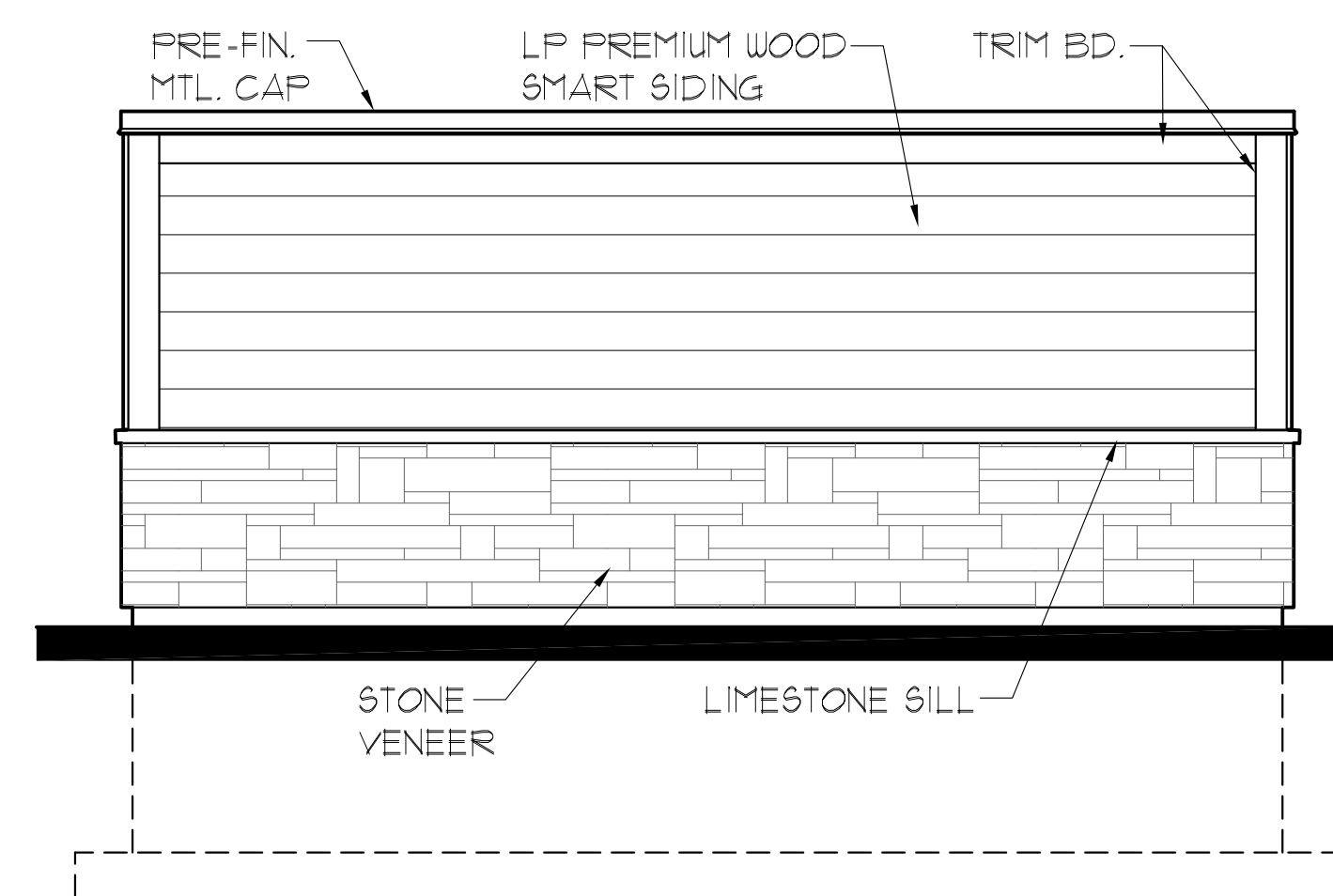
3 MEMORY CARE SIDE BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



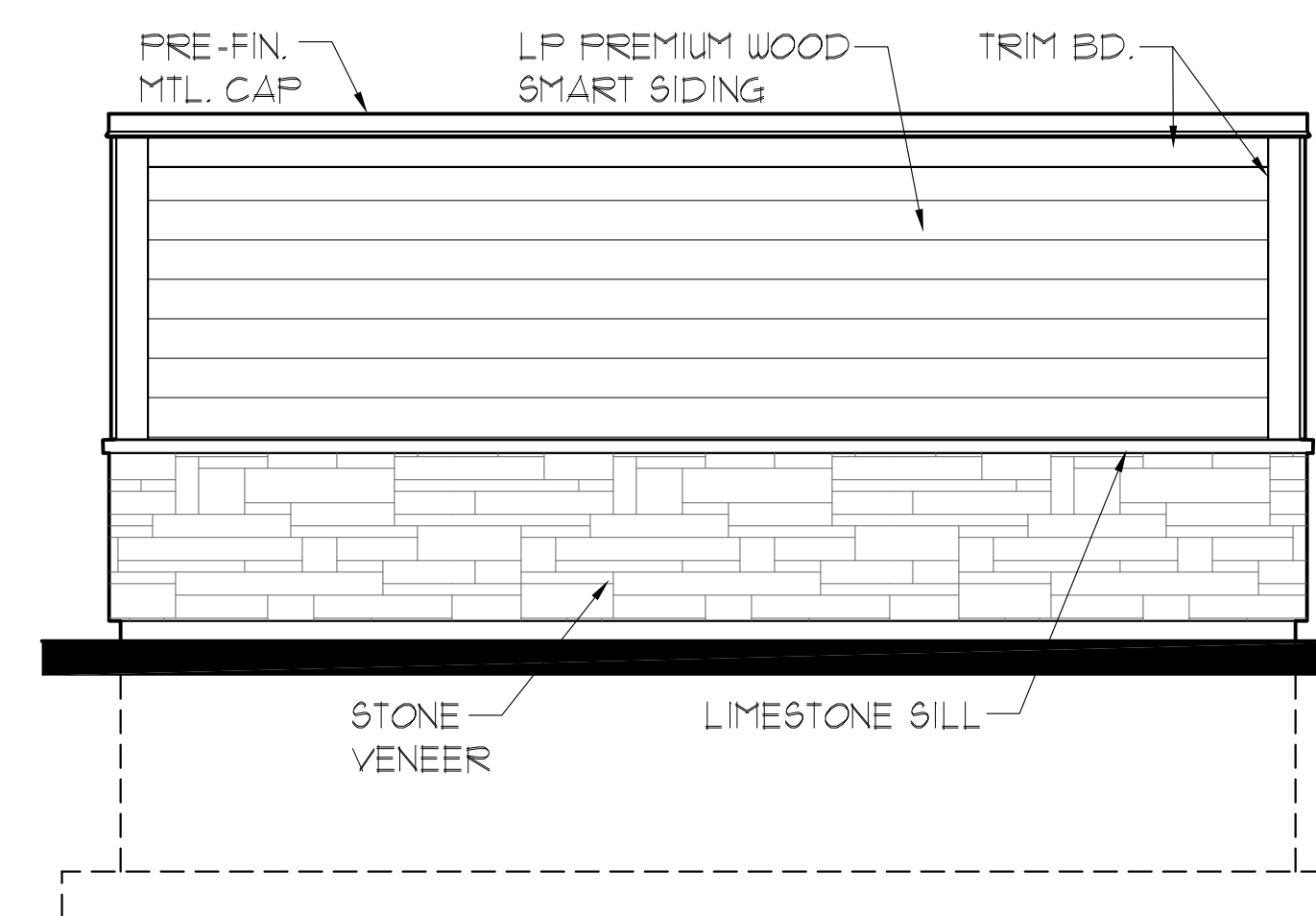
4 REAR BUILDING ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



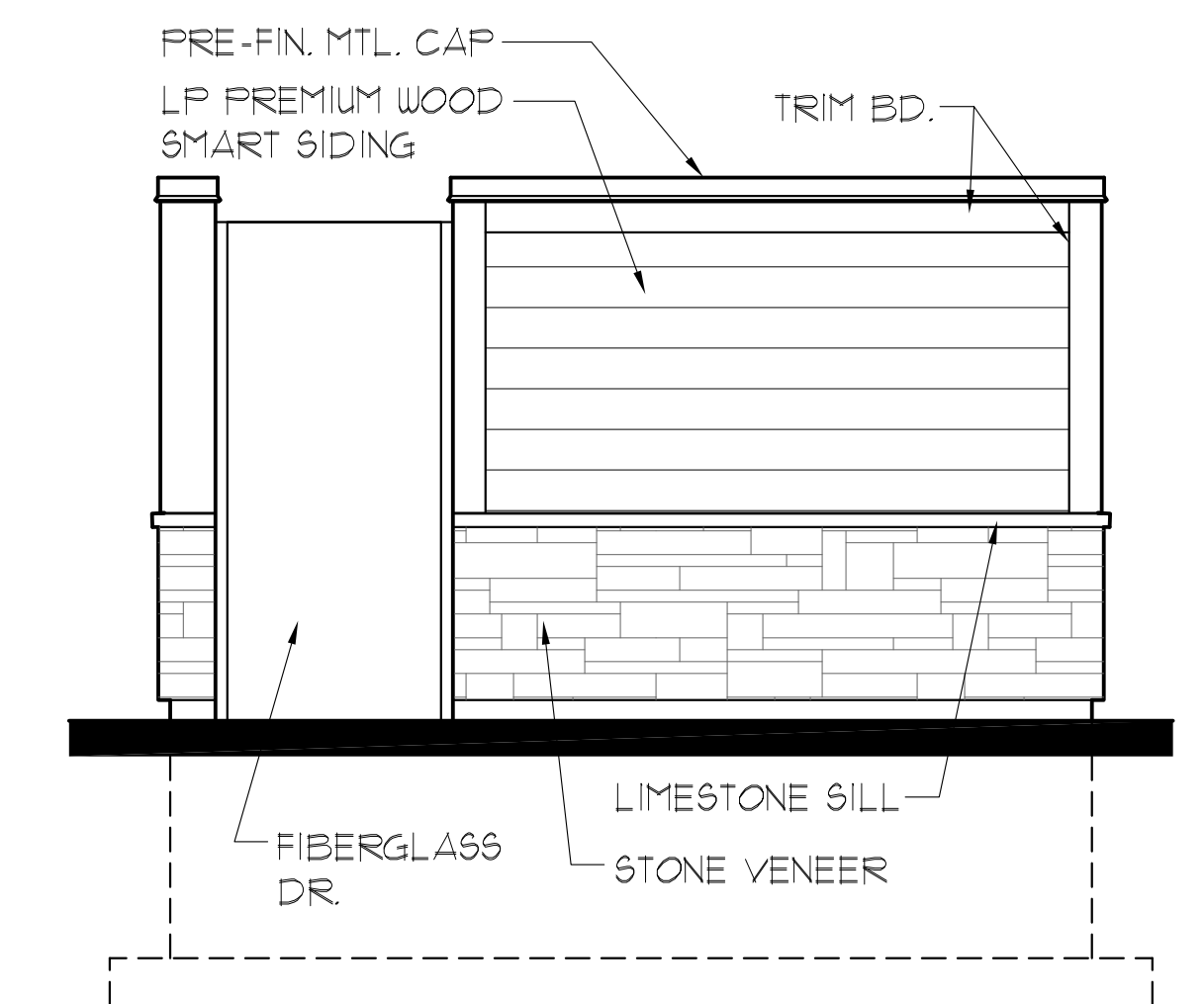
9 TRASH ENCLOSURE FRONT ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)



10 TRASH ENCLOSURE SIDE ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)



11 TRASH ENCLOSURE REAR ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)



12 TRASH ENCLOSURE SIDE ELEVATION
3/8" = 1'-0" (ON 24x36 SHEET)

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PRINT NAME: RUSSELL R. ROSA

SIGNED: Russ Rosa

REG. NO. 18039 DATE: 4/1/2020

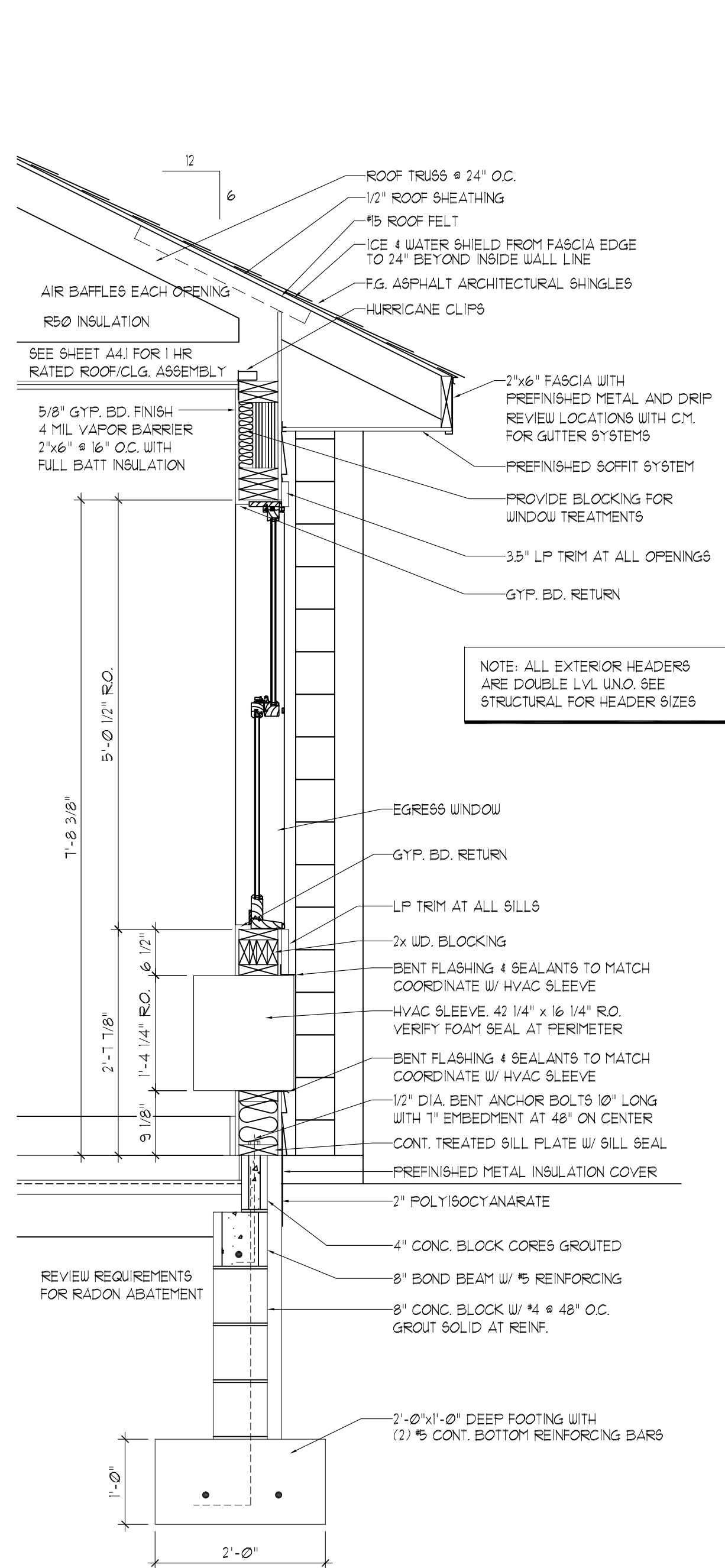
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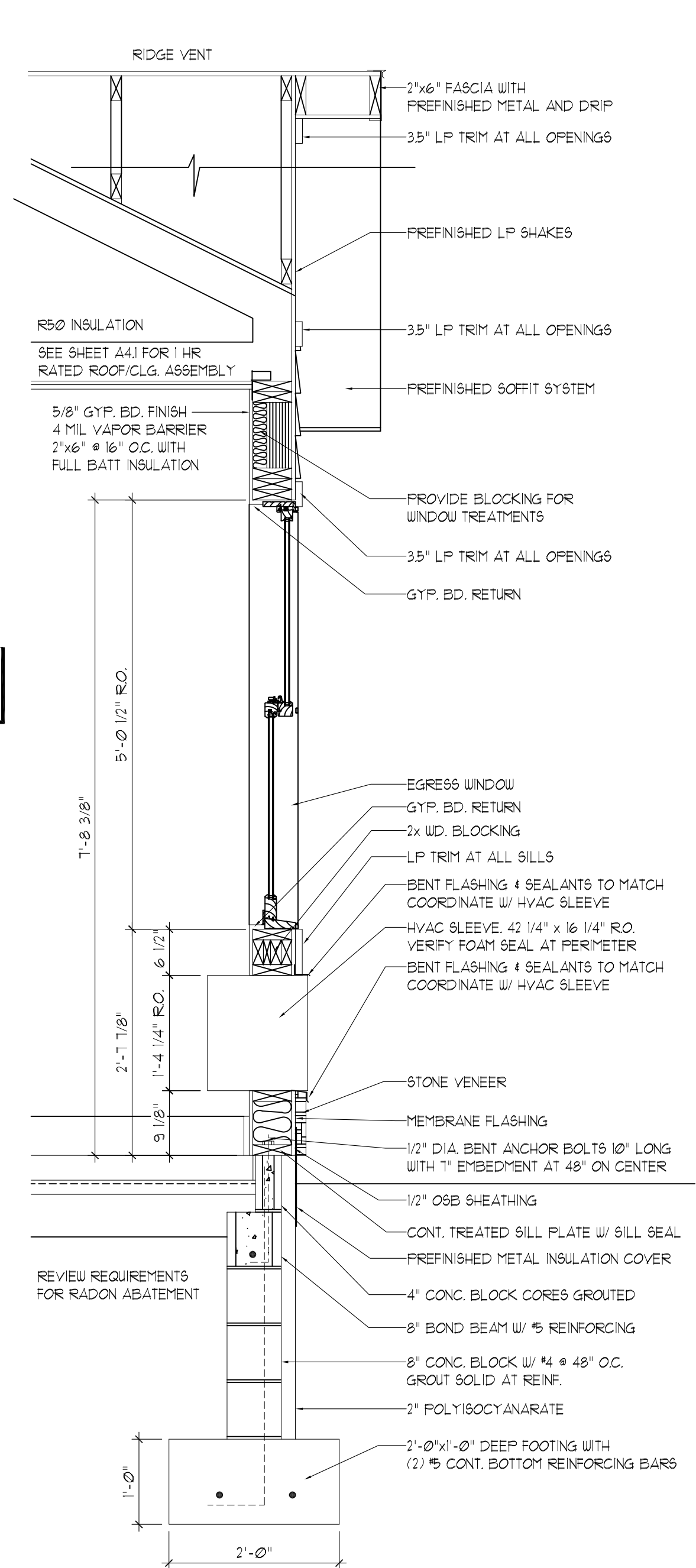
BUILDING ELEVATIONS
AND ROOF PLAN

SHEET

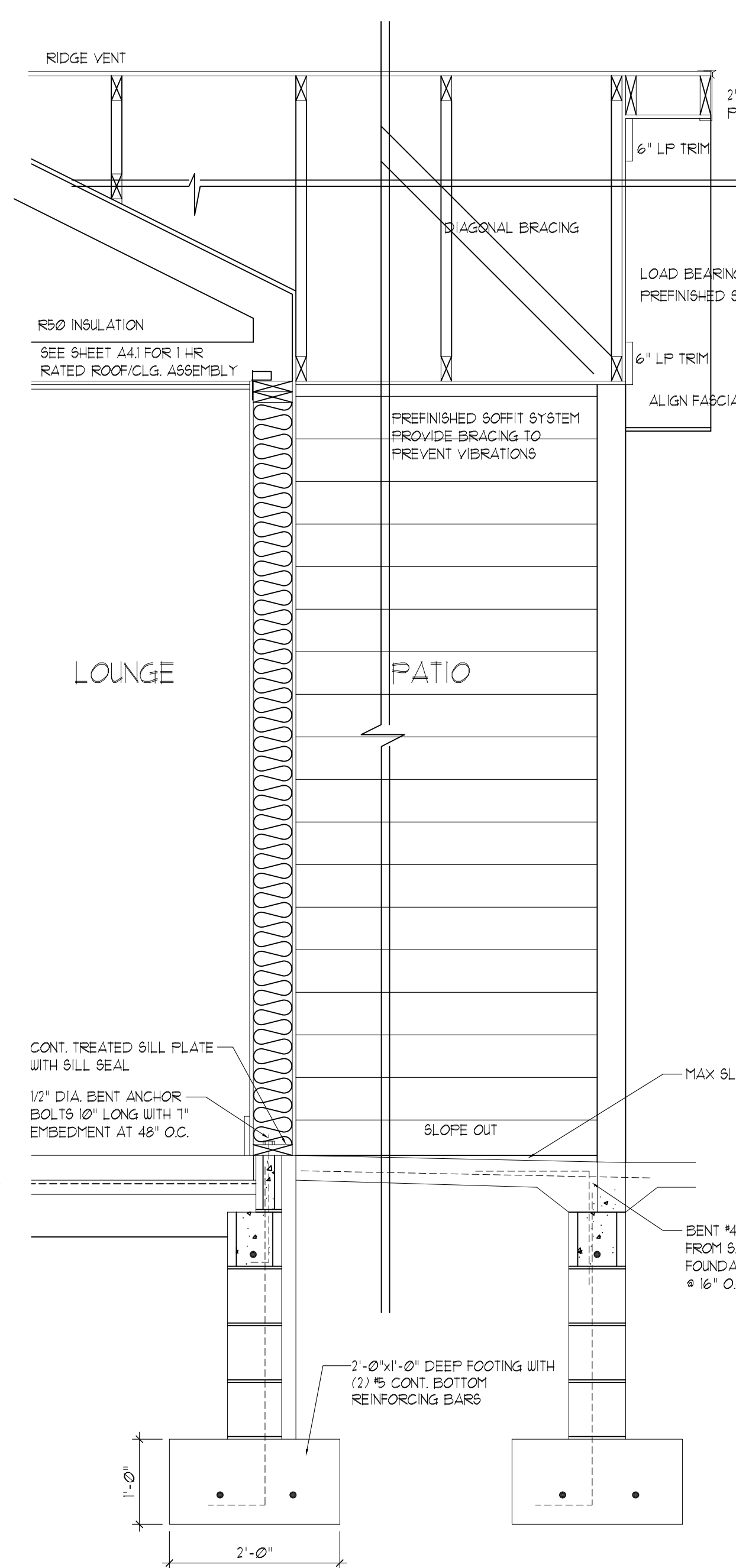
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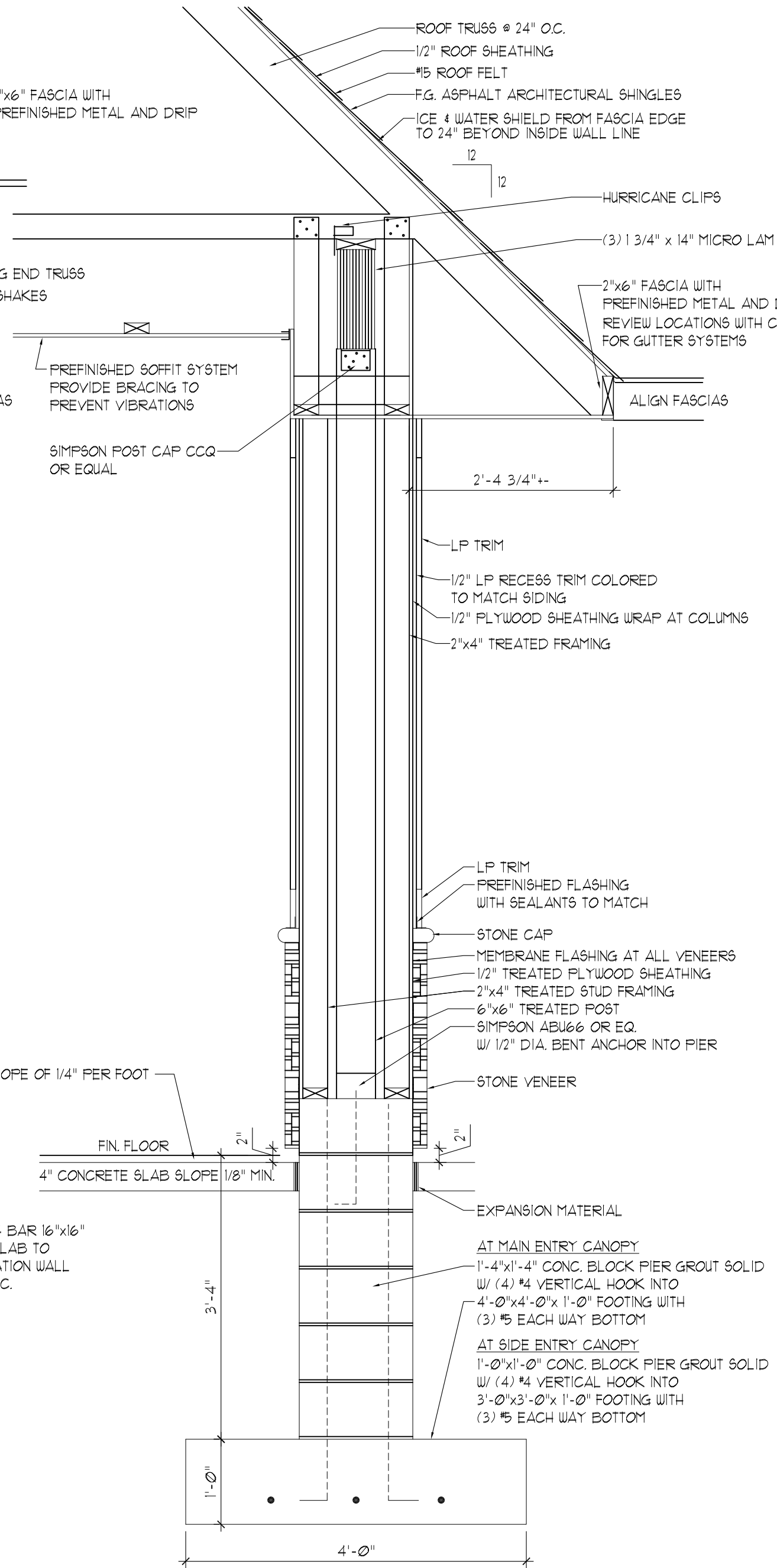
1 TYPICAL WALL SECTION
3/4" = 1'-0" (ON 24x36 SHEET)



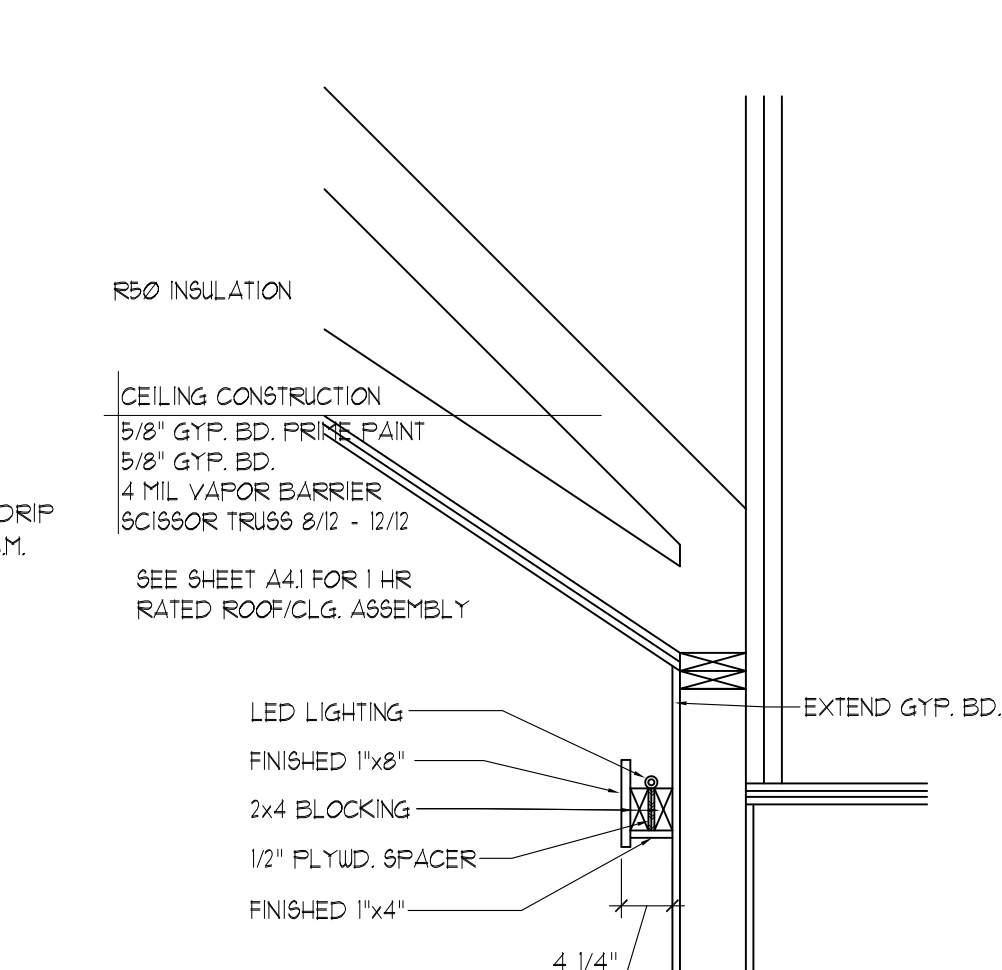
2 TYPICAL STONE VENEER WALL SECTION
3/4" = 1'-0" (ON 24x36 SHEET)



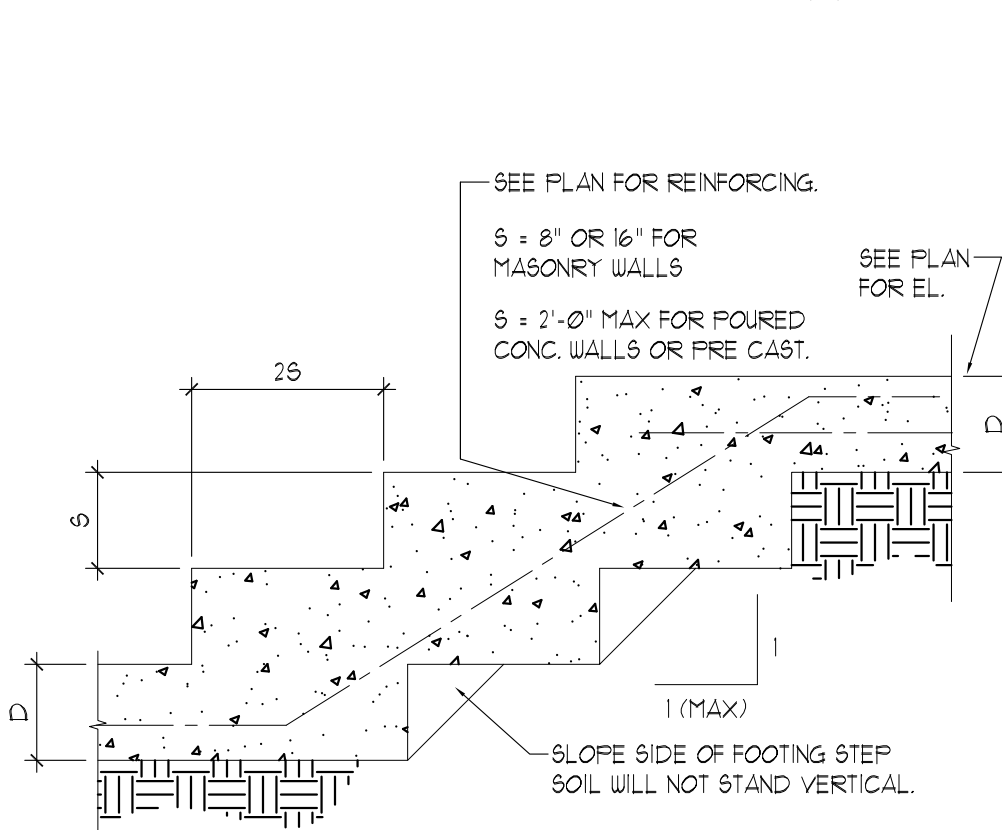
3 TYPICAL STONE VENEER WALL SECTION
3/4" = 1'-0" (ON 24x36 SHEET)



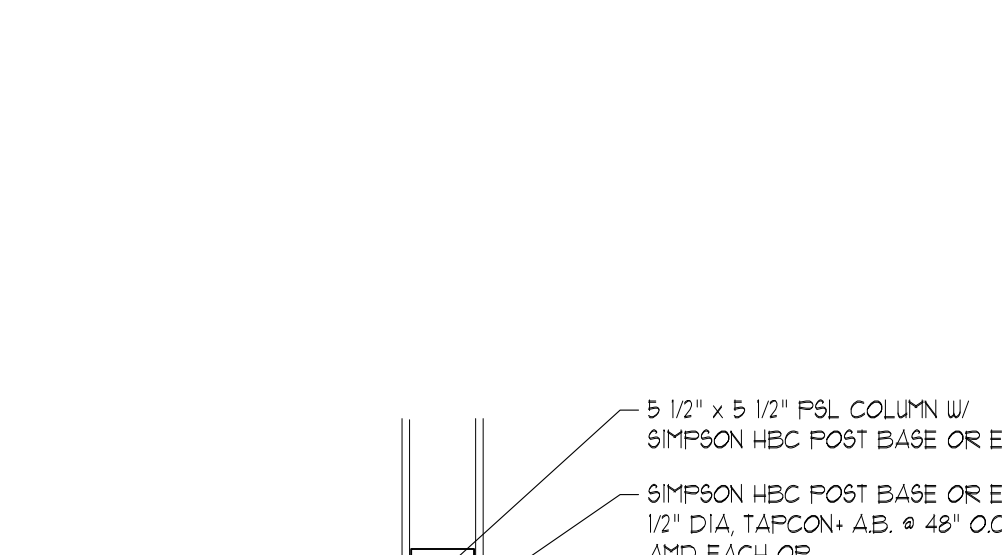
4 ENTRY CANOPY SECTION
3/4" = 1'-0" (ON 24x36 SHEET)



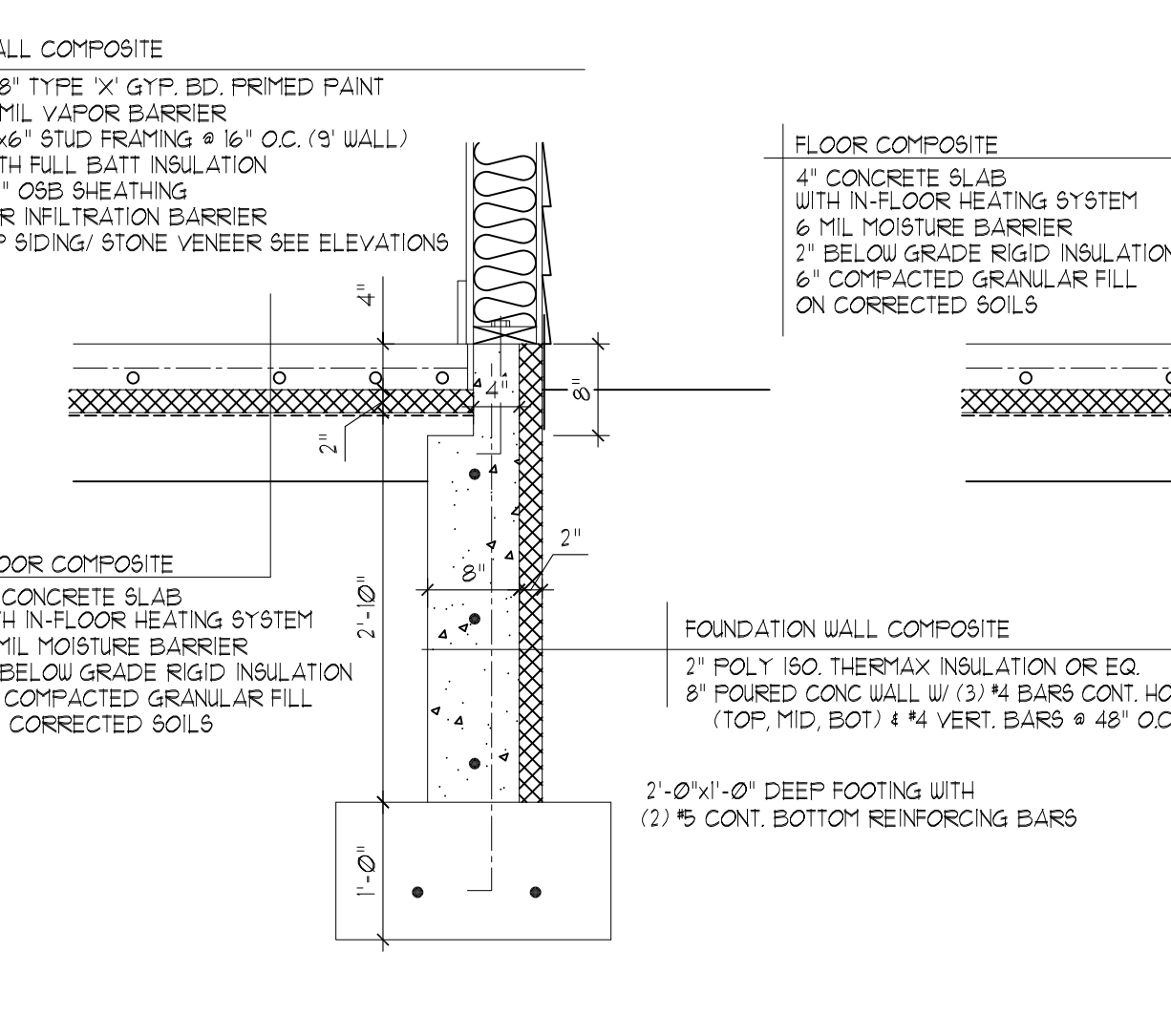
5 COMMONS LIGHT COVE
3/4" = 1'-0" (ON 24x36 SHEET)



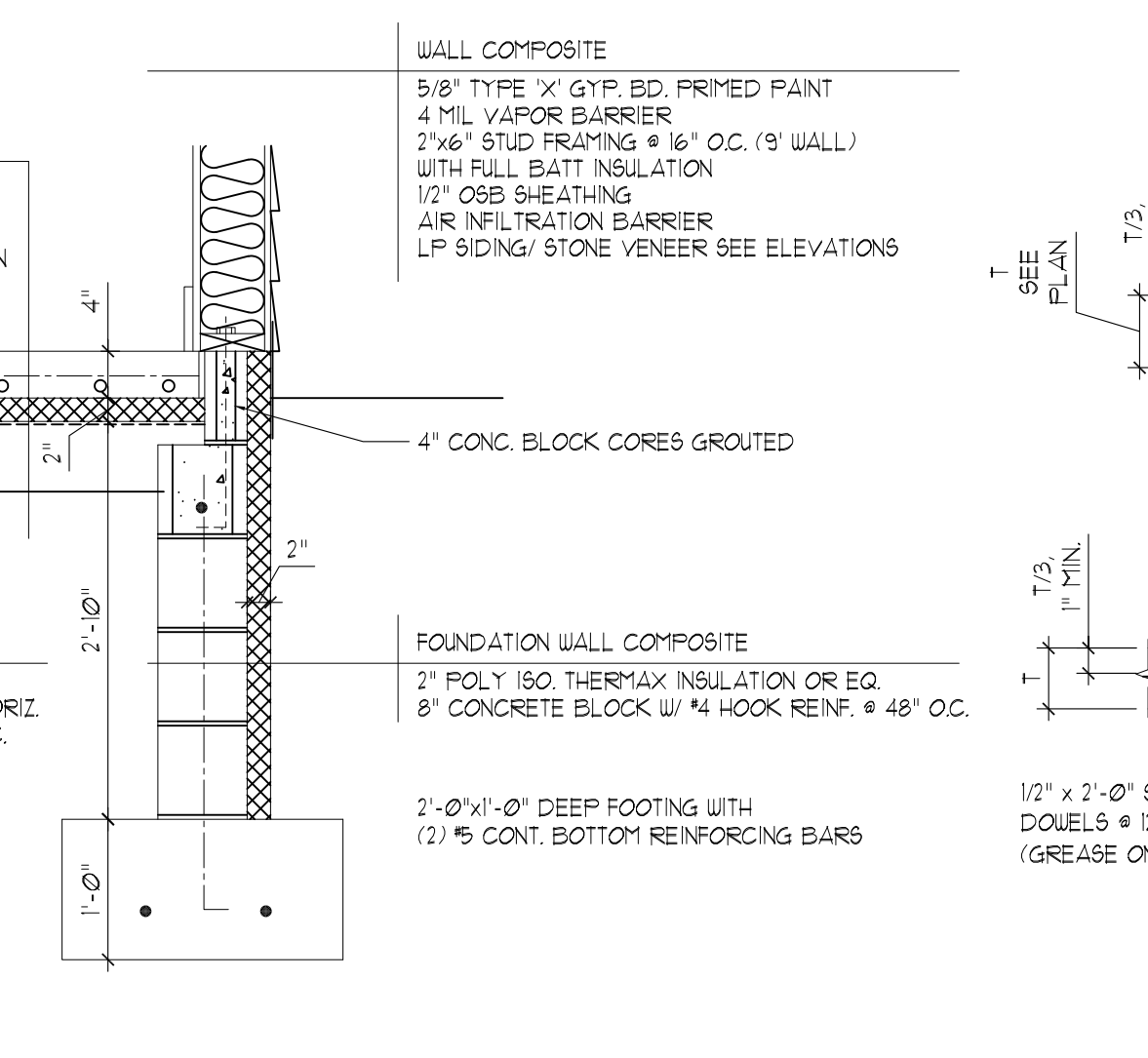
7 TYP. STEP FOOTING DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)



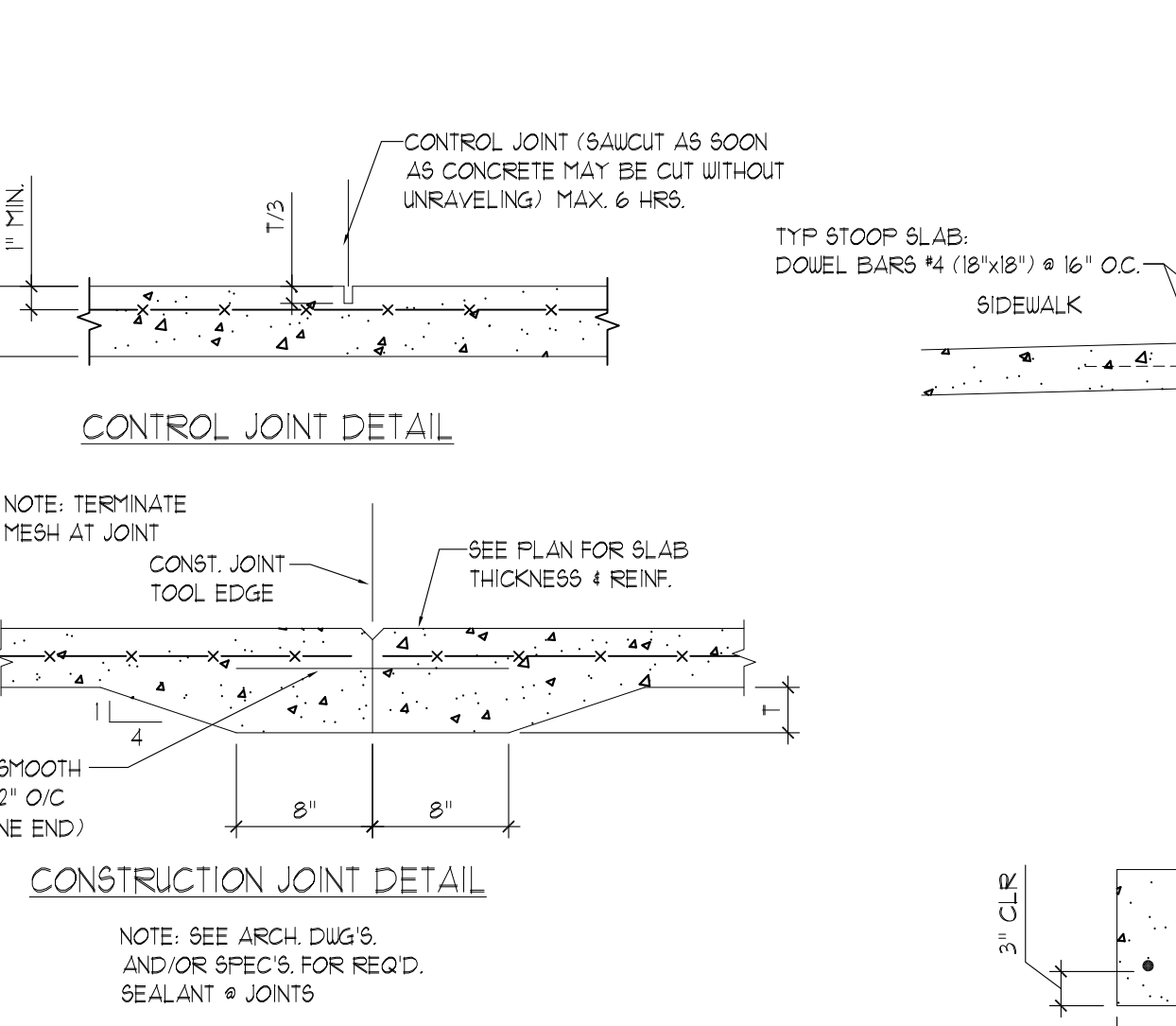
12 COMMONS COLUMN DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)



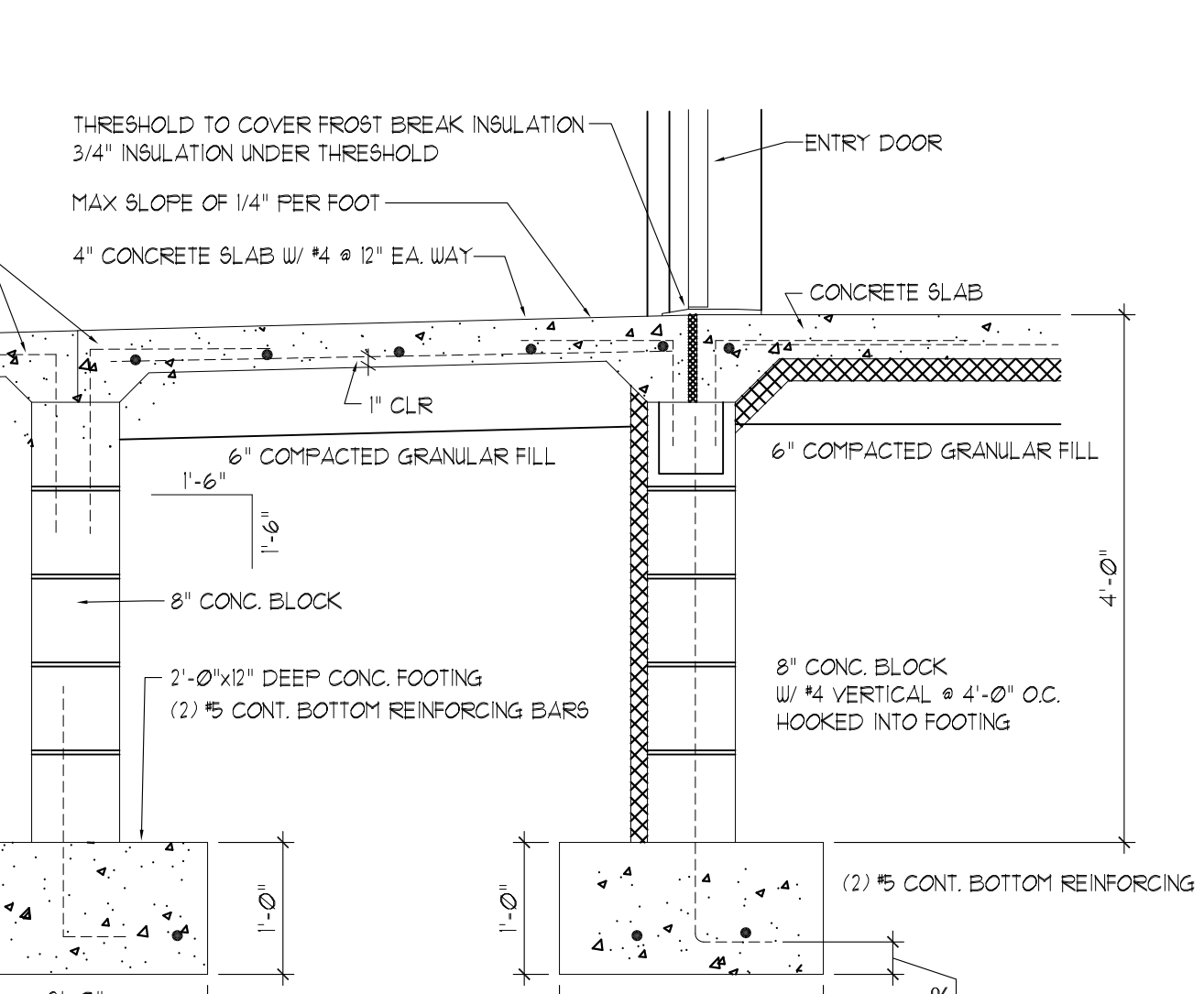
8 ALT. FOUNDATION DETAILS
3/4" = 1'-0" (ON 24x36 SHEET)



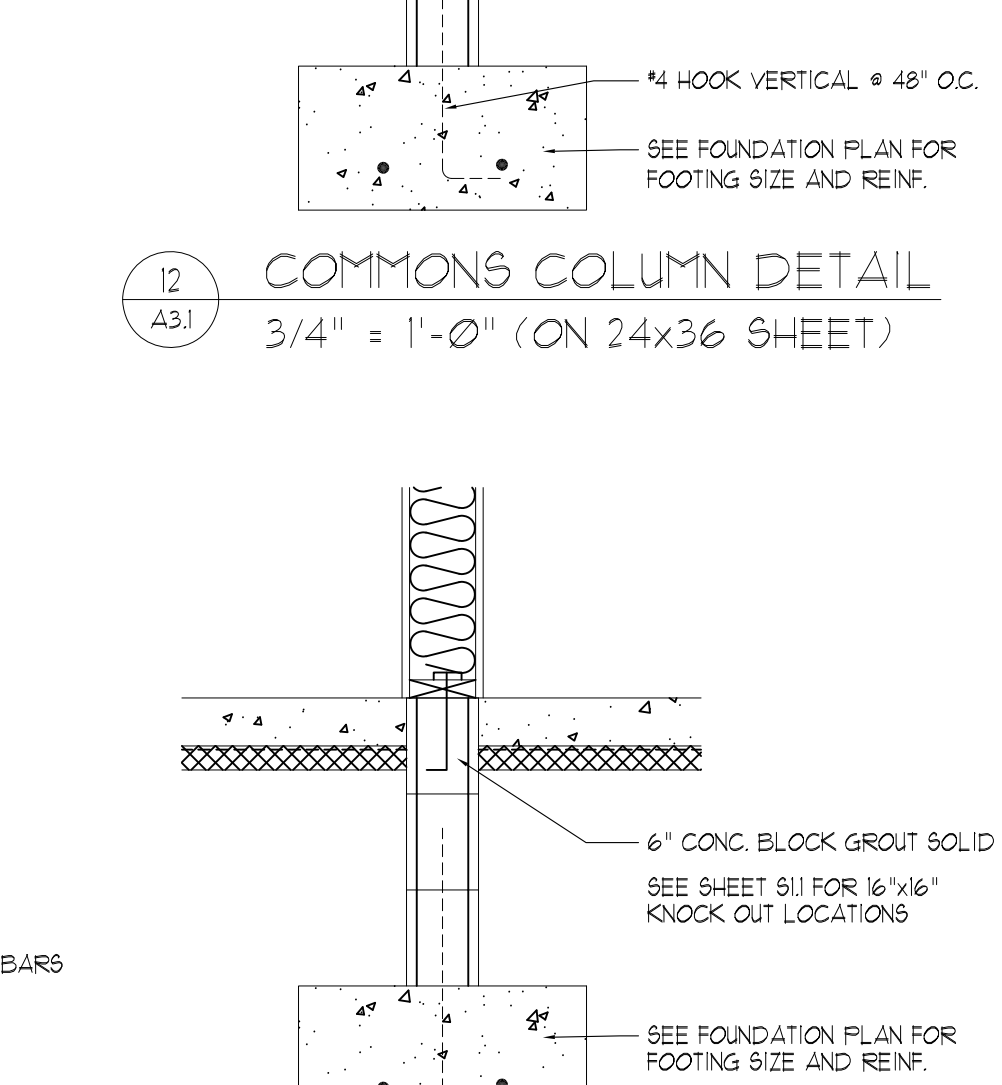
9 TYP. FOUNDATION DETAILS
3/4" = 1'-0" (ON 24x36 SHEET)



10 INTERIOR SLAB DETAILS
3/4" = 1'-0" (ON 24x36 SHEET)



11 CONCRETE STOOP DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)



13 BEARING WALL DETAIL
3/4" = 1'-0" (ON 24x36 SHEET)

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PRINT NAME: Bernard G. Stroh, P.E.

SIGNED: _____
REG. NO. 14269 DATE: 2/12/2020

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PRINT NAME: RUSSELL R. ROSA
SIGNED: *Russ Rosa*
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REVISIONS:

BUILDING SECTIONS

SHEET

A3.1



1 PROPOSED FRONT ELEVATION
 A4.1 3/32" = 1'-0" (ON 24x36 SHEET)



2 PROPOSED SIDE ELEVATION
 A4.1 3/32" = 1'-0" (ON 24x36 SHEET)



3 PROPOSED SIDE ELEVATION
 A4.1 3/32" = 1'-0" (ON 24x36 SHEET)



4 PROPOSED REAR ELEVATION
 A4.1 3/32" = 1'-0" (ON 24x36 SHEET)



5 TRASH ENCLOSURE ELEV.
 A4.1 3/16" = 1'-0" (ON 24x36 SHEET)



6 TRASH ENCLOSURE ELEV.
 A4.1 3/16" = 1'-0" (ON 24x36 SHEET)



7 TRASH ENCLOSURE ELEV.
 A4.1 3/16" = 1'-0" (ON 24x36 SHEET)



8 TRASH ENCLOSURE ELEV.
 A4.1 3/16" = 1'-0" (ON 24x36 SHEET)

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PROPOSED
 COLOR
 ELEVATIONS

SHEET

A4.1