



POND SIDE w/ ROOFTOP PATIO - WEST ELEVATION

NOTE: Subject to minor changes after final pricing



 OVERALL FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0" 41,316 SF 31 UNITS

PLAN KEY

- | | |
|---|---|
|  | 1 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE |
|  | 2 HOUR RATED FIRE BARRIER
FROM TOP OF FLOOR SLAB OR DECK BELOW
TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE |
|  | 2 HOUR RATED FIRE WALL
FROM TOP OF FIRST FLOOR SLAB
TO UNDERSIDE OF ROOF SHEATHING |

ACCESSIBILITY	UNIT MIX										
	UNIT TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	UNIT AREA	% BY TYPE	TOTAL UNITS		
B	"S1" (STUDIO) (1 BATH)	-	1	1	1	3	714 SF	15%	20		
B	"S2" (STUDIO) (1 BATH)	2	2	2	2	8	484 SF				
B	"S3" (STUDIO) (1 BATH)	1	1	1	1	4	456 SF				
B	"S4" (STUDIO) (1 BATH)	1	1	1	1	4	492 SF				
B	"S5" (STUDIO) (1 BATH)	1	-	-	-	1	595 SF				
B	"A1" (1 BED) (1 BATH)	1	1	1	1	4	774 SF	46.66%	63		
B	"A1" (1 BED) (1 BATH)	1	2	2	2	7	772 SF				
B	"A2" (1 BED) (1 BATH)	2	2	3	3	10	826 SF				
B	"A3" (1 BED) (1 BATH)	3	5	5	5	18	774 SF				
A	"A3.1" (1 BED) (1 BATH)	1	-	-	-	1	774 SF				
B	"A4" (1 BED) (1 BATH)	1	1	1	1	4	905 SF				
B	"A5" (1 BED) (1 BATH)	1	1	1	1	4	987 SF				
B	"A6" (1 BED) (1 BATH)	1	1	1	1	4	934 SF				
B	"A7" (1 BED) (1 BATH)	1	-	-	-	1	857 SF				
B	"A8" (1 BED) (1 BATH+DEN)	-	1	1	1	3	887 SF				
B	"A9" (1 BED) (1 BATH+DEN)	-	1	1	1	3	896 SF				
B	"A10" (1 BED) (1 BATH+DEN)	-	-	-	1	1	959 SF				
B	"A11" (1 BED) (1 BATH)	-	1	1	1	3	931 SF				
B	"B1" (2 BED) (1 BATH)	-	1	1	-	2	1,018 SF			3.67%	5
B	"B2" (2 BED) (1 BATH)	-	1	1	1	3	1,003 SF				
B	"C1" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF	26.66%	36		
B	"C2" (2 BED) (2 BATH)	1	2	2	2	7	1,072 SF				
B	"C3" (2 BED) (2 BATH)	-	1	1	1	2	1,185 SF				
B	"C4" (2 BED) (2 BATH)	1	1	1	1	4	1,144 SF				
B	"C5" (2 BED) (2 BATH)	-	1	1	1	3	1,227 SF				
B	"C6" (2 BED) (2 BATH + DEN)	-	1	1	1	3	1,238 SF				
B	"C7" (2 BED) (2 BATH)	1	1	1	-	3	1,199 SF				
A	"C7.1" (2 BED) (2 BATH)	-	-	-	1	1	1,199 SF				
B	"C8" (2 BED) (2 BATH)	1	-	-	-	1	1,131 SF				
B	"C9" (2 BED) (2 BATH)	-	1	1	-	2	1,132 SF				
B	"C10" (2 BED) (2 BATH)	-	1	1	1	3	1,128 SF				
B	"D1" (3 BED) (2 BATH)	1	1	2	2	6	1,543 SF			8%	11
A	"D1.1" (3 BED) (2 BATH)	-	1	-	-	1	1,543 SF				
B	"D2" (3 BED) (2 BATH)	1	1	1	1	4	1,382 SF				
	TOTAL	24	37	38	36	135					

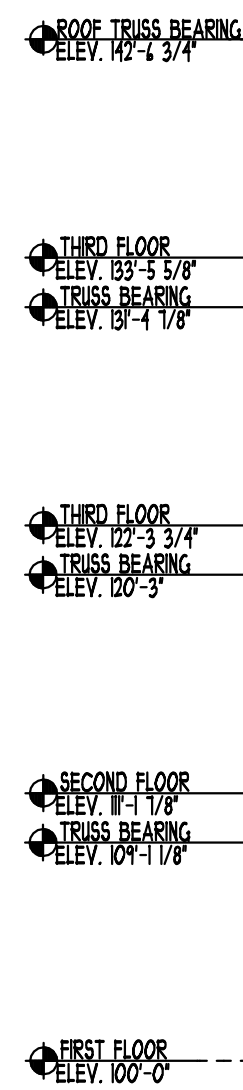
* BUILDING OCCUPANCY IS R2 WHICH REQUIRES 2% TYPE "A" UNITS
A 135 UNIT BUILDING WILL REQUIRE 3 TYPE "A" UNITS - THE
REMAINING BALANCE TO BE TYPE "B" UNITS



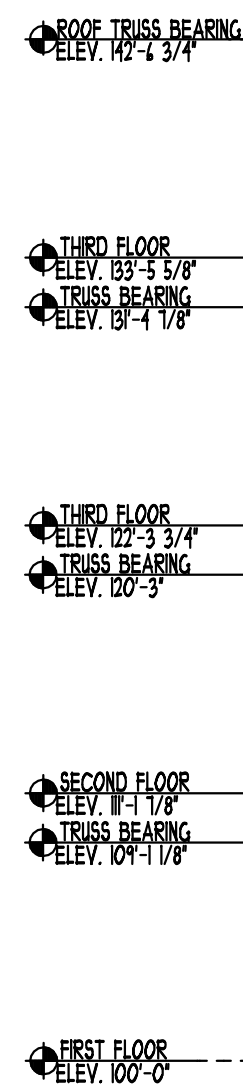
MATCH LINE



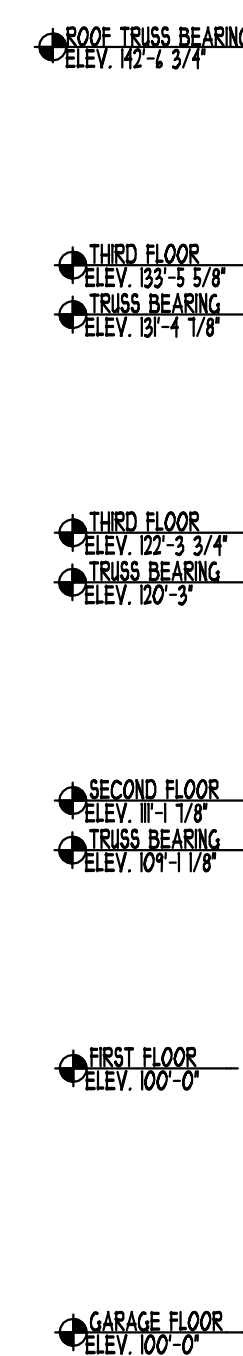
SCALE: 1/8" = 1'-0"



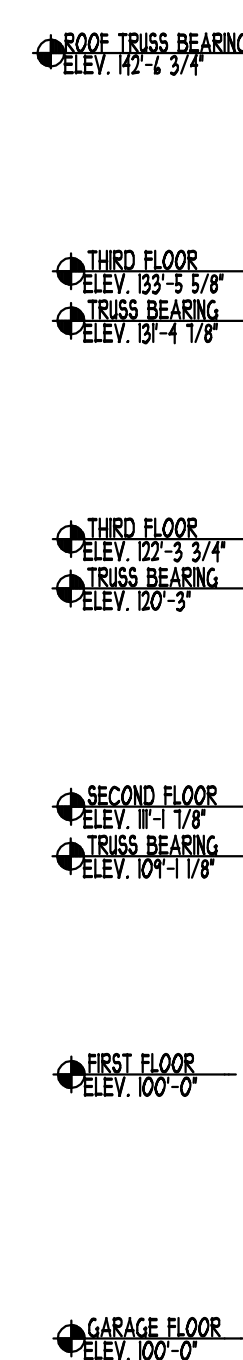
 FIRST FLOOR
ELEV. 100'-0"



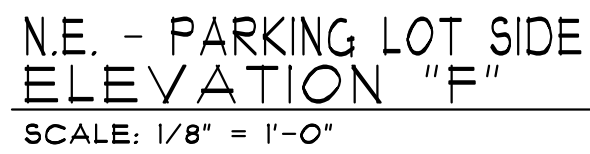
 FIRST FLOOR
ELEV. 100'-0"



● GARAGE FLOOR
ELEV. 100'-0"



 GARAGE FLOOR
 ELEV. 100'-0"

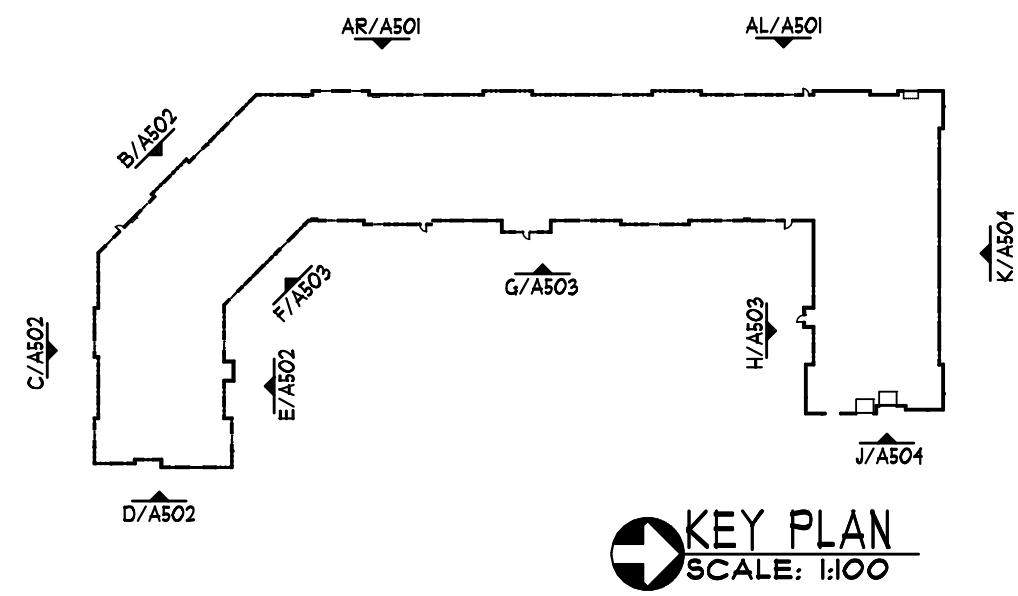




NORTH - OUTLOT B SIDE
ELEVATION "K"
SCALE: 1/8" = 1'-0"



EAST - PARKING LOT SIDE
ELEVATION "J"
SCALE: 1/8" = 1'-0"



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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: DAVID J. MAJCHUR

DEVELOPER:
TRIDENT DEVELOPMENT

PROPOSED:
ORCHARD PLACE APARTMENTS
APPLE VALLEY, MN

REVISIONS COMMENTS
REVISIONS COMMENTS
REVISIONS COMMENTS

Project No.
23013
Submittal Date:
Document Set:
PRELIMINARY

PLOTTED: 02-18-25 FILE: 23073E COM: 5

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