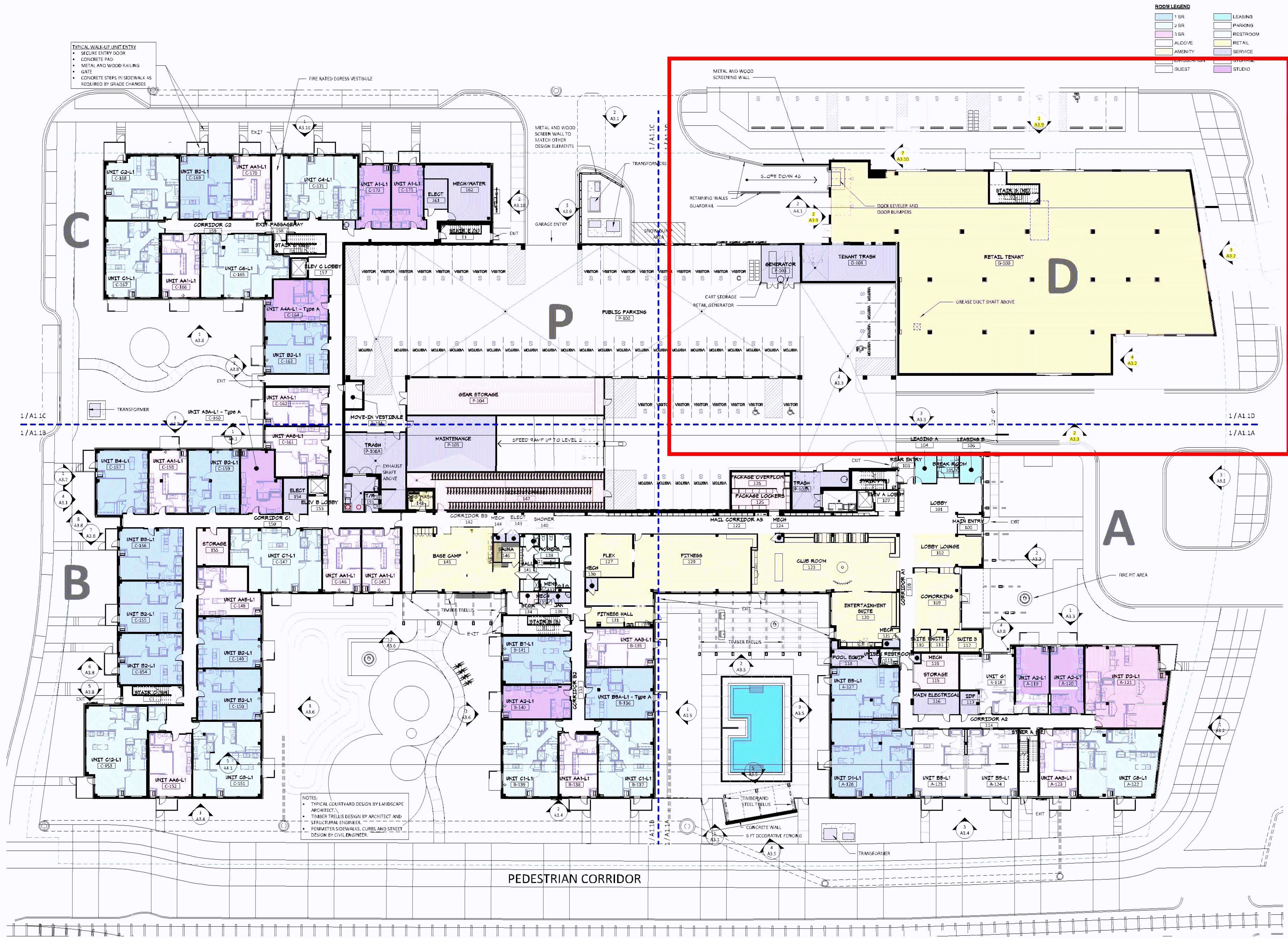




BCS PHASE 4

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Minneapolis, MN 55415
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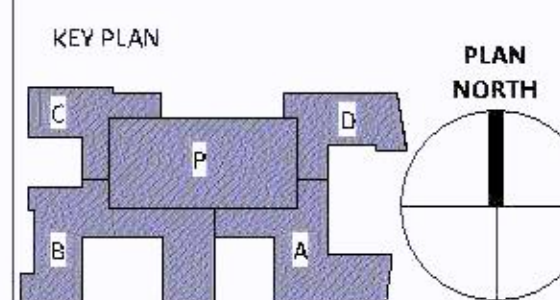
Signature
Christopher Willette
Typed or Printed Name
48403 10/29/21
License # Date

CONSTRUCTION DOCUMENTS 10/29/21

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FIRST LEVEL OVERALL PLAN

A1.1

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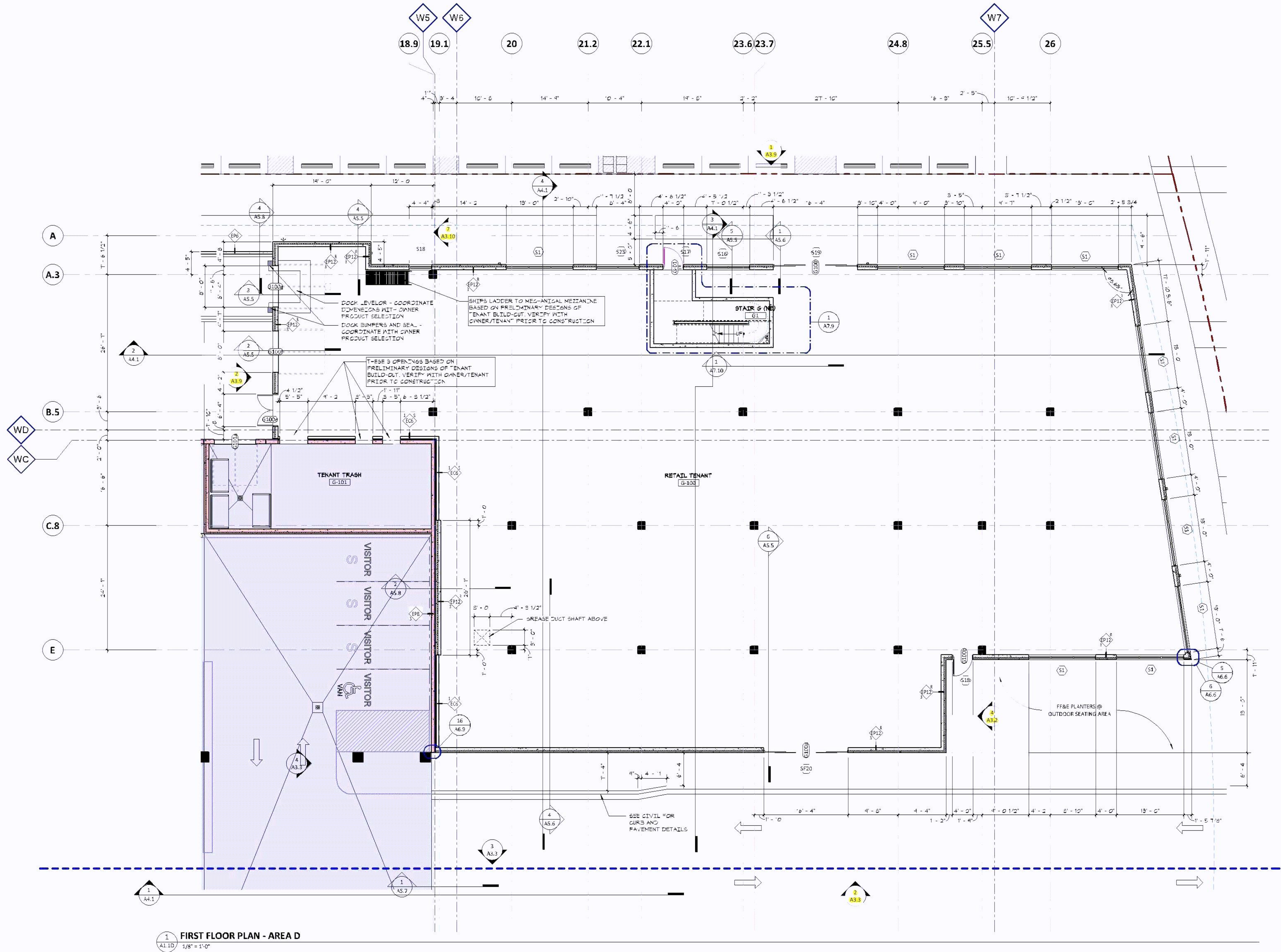


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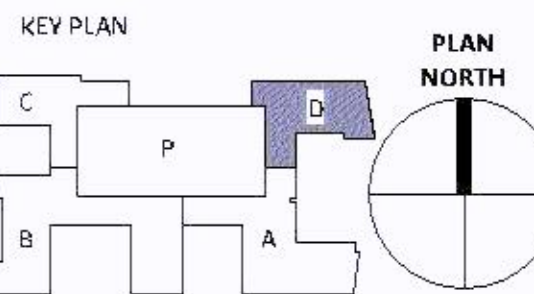
1 FIRST FLOOR PLAN - AREA D
A1.1D 1/8" = 1'-0"

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FIRST FLOOR PLAN - AREA D

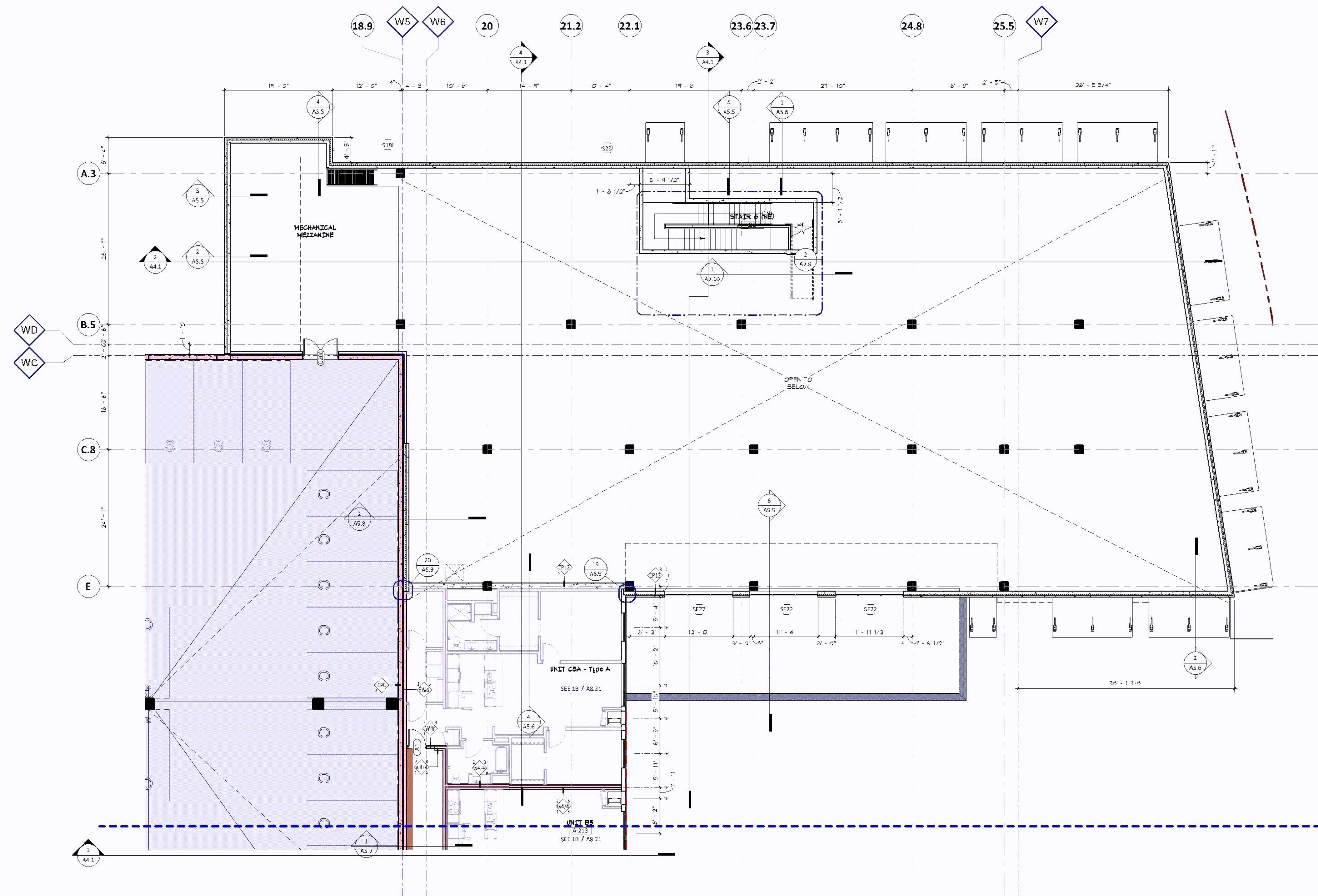
A1.1D



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p 612.339.5508 | f 612.339.5382
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1 SECOND FLOOR PLAN - AREA D
A1.2D 1/8" = 1'-0"

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SECOND FLOOR PLAN -
AREA D

A1.2D

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McGough

esc
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5568 | f 612.339.5382
www.esqarch.com

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KEY PLAN

BCS PHASE 4

EXTERIOR ELEVATIONS -
OVERALL

A3.1



4 WEST ELEVATION - OVERALL
A3.1 1/16" = 1'-0"



3 EAST ELEVATION - OVERALL
A3.1 1/16" = 1'-0"



2 NORTH ELEVATION - OVERALL
A3.1 1/16" = 1'-0"



1 SOUTH ELEVATION - OVERALL
A3.1 1/16" = 1'-0"

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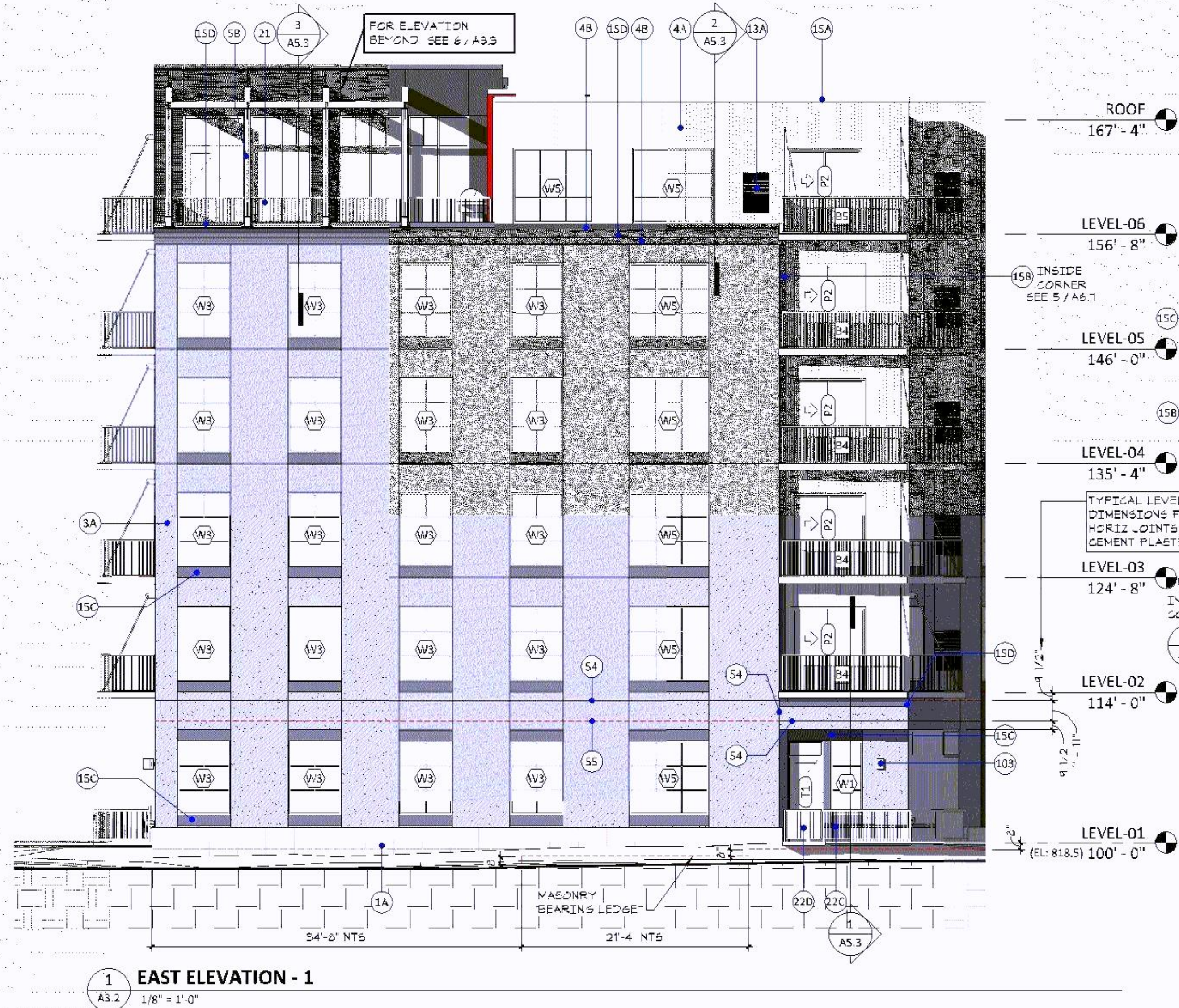
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1 EAST ELEVATION - 1
A3.2 1/8" = 1'-0"2 EAST ELEVATION - 2
A3.2 1/8" = 1'-0"

EXTERIOR KEYNOTES.

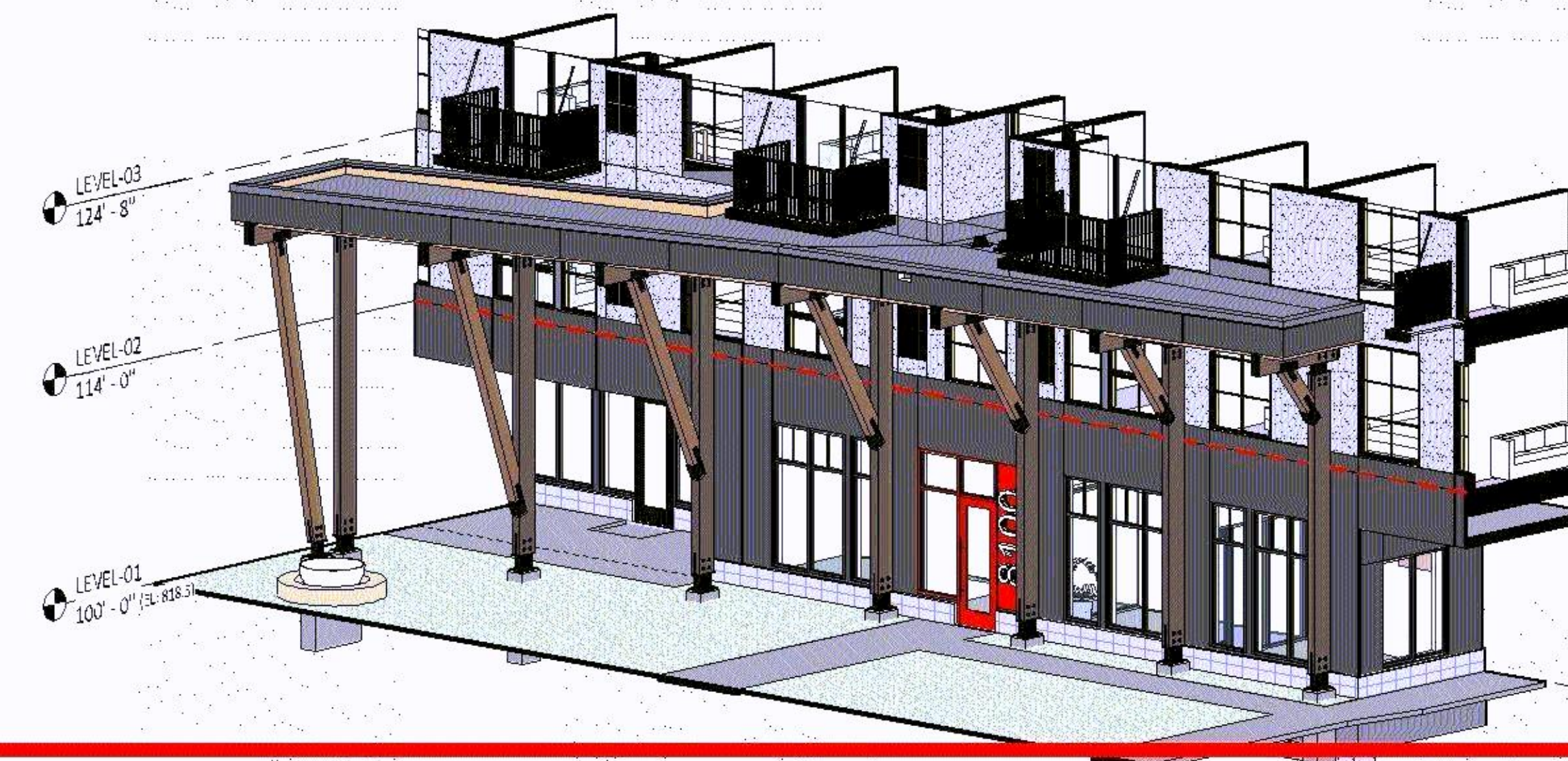
- 1A EXTERIOR WALL FINISH MATERIAL - BRICK VENEER #1
2A EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - RAIN CONCRETE TEXTURE
2B EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - ACID ETCH TEXTURE
2C EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - SANDBLAST TEXTURE
3A EXTERIOR WALL FINISH MATERIAL - CEMENT PLASTER
4A EXTERIOR WALL FINISH MATERIAL - METAL PANEL #1 - RIBBED (VERTICAL ORIENTATION) U.S.O. (GALVALLUM)
4B EXTERIOR WALL FINISH MATERIAL - METAL PANEL #2 - MCM (TRI-CORN BLACK)
4C EXTERIOR WALL FINISH MATERIAL - METAL PANEL #3 - MCM (CARE RED)
4D EXTERIOR WALL FINISH MATERIAL - METAL PANEL #4 - FLUSH (TRANSFORMER SCREEN WALL) (BRISTOL BLACK)
5A EXTERIOR WALL FINISH MATERIAL - WOOD SIDING
5B WOOD TRIMMER - SEE WALL SECTIONS FOR TYPES, SIZES & DESCRIPTION
7A RECESSED DECORATIVE PANEL (HORIZONTAL BATTENS) - PROVIDE 2" RECESS IN EXTERIOR FACE OF PRECAST WALL PANEL AT EACH DECORATIVE PANEL LOCATION
8A ALUMINUM STOREFRONT (EXTERIOR)
10A PREFINISHED METAL CAP AT TOP OR END OF TIMBER BEAM
12A PREFABRICATED ALUMINUM BALCONY
13A MAGIC-PAK LOUVER - SHEET A11.7 FOR DETAILS
15A PREFINISHED METAL COPING (GALVALUME)
15B BUILT-UP PROFILE (VERTICAL OR HORIZONTAL) W/ PREFINISHED METAL CLADDING (BLACK)
15C PREFINISHED BREAK WINDOW TRIM (HEAD/SILL/MULLION) (BLACK) - SEE TYPICAL WINDOW DETAILS
15D PREFINISHED METAL COPING (BLACK)
15E PREFINISHED METAL COPING (CARE RED)
15F BUILT-UP PROFILE (VERTICAL) (AT UNIT G1) W/ PREFINISHED METAL CLADDING (BLACK) - SEE DETAIL 6/A6.7
16A ALUMINUM STOREFRONT (EXTERIOR)
18 PREFINISHED METAL GUARDRAIL (UPPER FLOORS)
21A RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
22B RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ METAL PANEL IN-FILL
22C RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ VERTICAL PICKETS
22D GATE (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL IN-FILL
25 FENCE (AT FIRST FLOOR OUTDOOR AMENITY) PREFINISHED METAL PAVERS ON PEDESTALS
31 BASE FLASHING - SEE 13/A6.5
32 BASE FLASHING
41 SCUPPER & DOWNSPOUT - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
42 SCUPPER - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A6.5
43 DOWNSPOUT NOZZLE
44 MCM PANEL JOINT
52 BUILDING EXPANSION JOINT
53 BUILDING MOVEMENT JOINT (LATERAL MOVEMENT & WOOD SHRINKAGE)
54 CEMENT PLASTER CONTROL JOINT
55 CEMENT PLASTER MOVEMENT JOINT
56 MCM MOVEMENT JOINT
57 VERTICAL "SLIP" JOINT
58 CEMENT PLASTER CONTROL JOINT (VERTICAL) - LOCATE ON COLUMN CENTERLINE
59 MOVEMENT JOINT BETWEEN DISSIMILAR MATERIALS
60 MEMBRANE THRU-WALL FLASHING W/ STAINLESS STEEL Drip - FASTEN TO WALL W/ CONT. TERMINATION BAR - GROUT CAVITY SOLID BELOW - PROVIDE WEEP VENTS AT 48" O.C.
61 GRADE/PAVING - SEE CIVIL
63 CONCRETE STOP & FOUNDATION - SEE STRUCTURAL

EXTERIOR KEYNOTES.

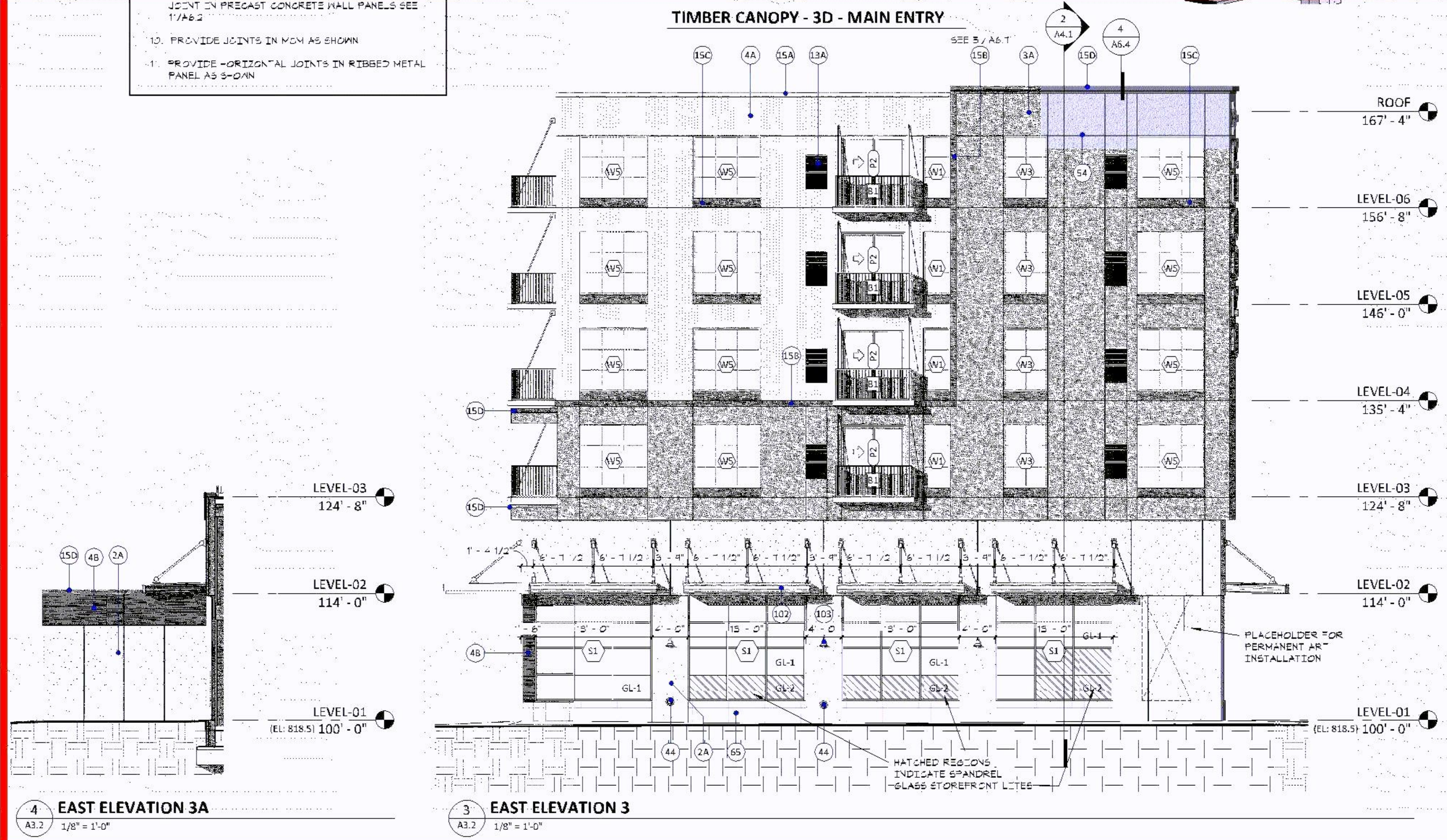
- 64 FOOTING - SEE STRUCTURAL
65 BRICK VENEER #1 (1" A" ABOVE) OMIT FACE SHELL & CAVITY INSULATION AT PRECAST PANEL BELOW STOREFRONT SILL - TYPICAL AT GROCERY
66 CONCRETE FOUNDATION & FOOTING (AT TIMBER COLUMN) BEYOND
67 CMU FOUNDATION WALL - SEE STRUCT - PROVIDE MIN 2" RIGID INSULATION CONTINUOUS TO WITHIN 2" OF GRADE
68 CAST-IN-PLACE CONCRETE SCREEN WALL - SEE STRUCT
69 FUTURE SLAB ON GRADE
70 CAST-IN-PLACE CONCRETE FOUNDATION WALL - SEE STRUCT
71 PRECAST CONCRETE COLUMN - SEE STRUCT
72 PRECAST CONCRETE DOOR/SLIP - SEE STRUCT
73 GLUE-LAM TIMBER BEAM (TIMBER "SB" ABOVE)
74A GLUE-LAM TIMBER COLUMN (TIMBER "SB" ABOVE)
74B GLUE-LAM TIMBER BRACKET (DIAGONAL) (TIMBER "SB" ABOVE)
74C STEEL TUBE - SEE STRUCT
75 CONT. STEEL ANGLE AT EDGE OF TERRACE PAVERS
76 INTERIOR CEILING/SOFFIT - SEE RCP
81A COVE W/ LIGHT
82 EXTERIOR SOFFIT - D.E.F.S. ON LIGHT GAUGE METAL FRAMING
83 EXTERIOR SOFFIT - WOOD (SAME AS WOOD SIDING "SA" ABOVE) ON 2" METAL Z-FURRING (ON) 2" RIGID INSULATION (ON) 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 5" MINERAL WOOL INSULATION ON & AROUND FRAMING
84 EXTERIOR SOFFIT - D.E.F.S. ON 2" METAL Z-FURRING (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 5" MINERAL WOOL INSULATION ON & AROUND FRAMING
85 BULKHEAD - GYP BD ON LIGHT GAUGE METAL FRAMING
86 WINDOW TREATMENT - SEE INTERIORS
87 CONTINUOUS PREFINISHED ALUMINUM SOFFIT VENT W/ BUG SCREEN - FULL WIDTH OF SOFFIT (FRONT & BACK)
88A EXTERIOR SOFFIT - D.E.F.S. ON 2X WOOD FRAMING
91 STEEL U-SHAPED CONNECTOR
92 STEEL WIDE FLANGE & PLATE CONNECTOR
93 STEEL KNIFE PLATE CONNECTION TO BUILDING
94 STEEL CONNECTOR
95 EXPOSED STEEL HSS744 SPANNING BETWEEN TIMBERS
96 ROUND TUBE STEEL POST W/ BOLTED U-SHAPED STEEL CONNECTOR TO BEAM
97 STEEL BASE PLATE CONNECTION AT EACH POST LOCATION TO TOP OF CONCRETE WALL - SEE STRUCT
98 DIAGONAL LIGHT GAUGE METAL FRAMING FOR SUPPORT OF OVERHEAD DOOR
101 FIRE DEPARTMENT INLET CONNECTION
102 PREFABRICATED METAL AWNING W/ 3 1/8" X 9 1/2" GLUE LAMINATED TIMBER FASCIA (PER "SB" ABOVE) TONGUE & GROOVE WOOD SOFFIT (PER "SA" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
103 DECORATIVE WALL-MOUNTED LIGHT FIXTURE
104 WOOD CANOPY
105 EMBED IN PRECAST PANEL (PRECAST SUPPLIER) W/ FIELD WELDED VERTICAL STEEL KNIFE PLATE AT EACH CLEFT LOCATION (BY AWNING SUPPLIER)
106 CLEFTS & HANGER RODS BY AWNING SUPPLIER
107 PREFABRICATED METAL AWNING W/ TONGUE & GROOVE WOOD SOFFIT (PER "SA" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
108 GRILL STATION
109 SIGNAGE
111 CONCRETE CURB
112 STEEL PLATE JAMB OR HEAD - GALVANIZED & PAINTED
113 2" MIN THICK RIGID INSULATION (FULL DEPTH OF THICKENED SLAB - FULL WIDTH OF DOOR) W/ ALUMINUM THRESHOLD
114 GAS METER
115 DOCK LEVER
116 LOADING DOCK BUMPER (BY FUTURE TENANT)
117 LOADING DOCK SEAL (BY FUTURE TENANT)
118 BOLLARD

GENERAL NOTES - EXTERIOR ELEVATIONS

1. FOR EXTERIOR ELEVATION REFERENCES SEE OVERALL FLOOR PLANS
2. FOR EXTERIOR FINISH MATERIALS & T-BOB ASSEMBLIES SEE EXTERIOR WALL FINISH MATERIALS (5-BEST A6.1)
3. COLORS ARE DIAGRAMATIC & DO NOT REPRESENT ACTUAL COLOR SELECTIONS
4. MAGIC PAKS & PREFABRICATED BALCONIES TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE
5. AT CEMENT PLASTER (STUCCO) & RIBBED METAL PANEL PROVIDE MOVEMENT JOINTS AT FLOOR LINE UNLESS NOTED OR OTHERWISE - SEE DETAILS 4/A6.3 & 12/A6.3 FOR TYPICAL CONDITIONS. SEE EXTERIOR DETAILS AT PRECAST FOR NON-TYPICAL CONDITIONS
6. FOR TYPICAL JOINT/CORNER/PANEL TERMINATION DETAILS AT CEMENT PLASTER (STUCCO) SEE DETAIL 4/A6.1
7. PROVIDE VERTICAL CONTROL JOINTS IN CEMENT PLASTER (STUCCO) SPACED AS SHOWN
8. VERTICAL JOINTS IN RIBBED METAL PANELS TO BE DETERMINED
9. JOINT IN PRECAST CONCRETE WALL PANELS SEE 17/A6.2
10. PROVIDE JOINTS IN MCM AS SHOWN
11. PROVIDE HORIZONTAL JOINTS IN RIBBED METAL PANEL AS SHOWN



TIMBER CANOPY - 3D - MAIN ENTRY

4 EAST ELEVATION 3A
A3.2 1/8" = 1'-0"3 EAST ELEVATION 3
A3.2 1/8" = 1'-0"CONSTRUCTION DOCUMENTS
10/29/21ORIGINAL ISSUE:
10/29/21REVISIONS:
No. Description Date220540
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KEY PLAN

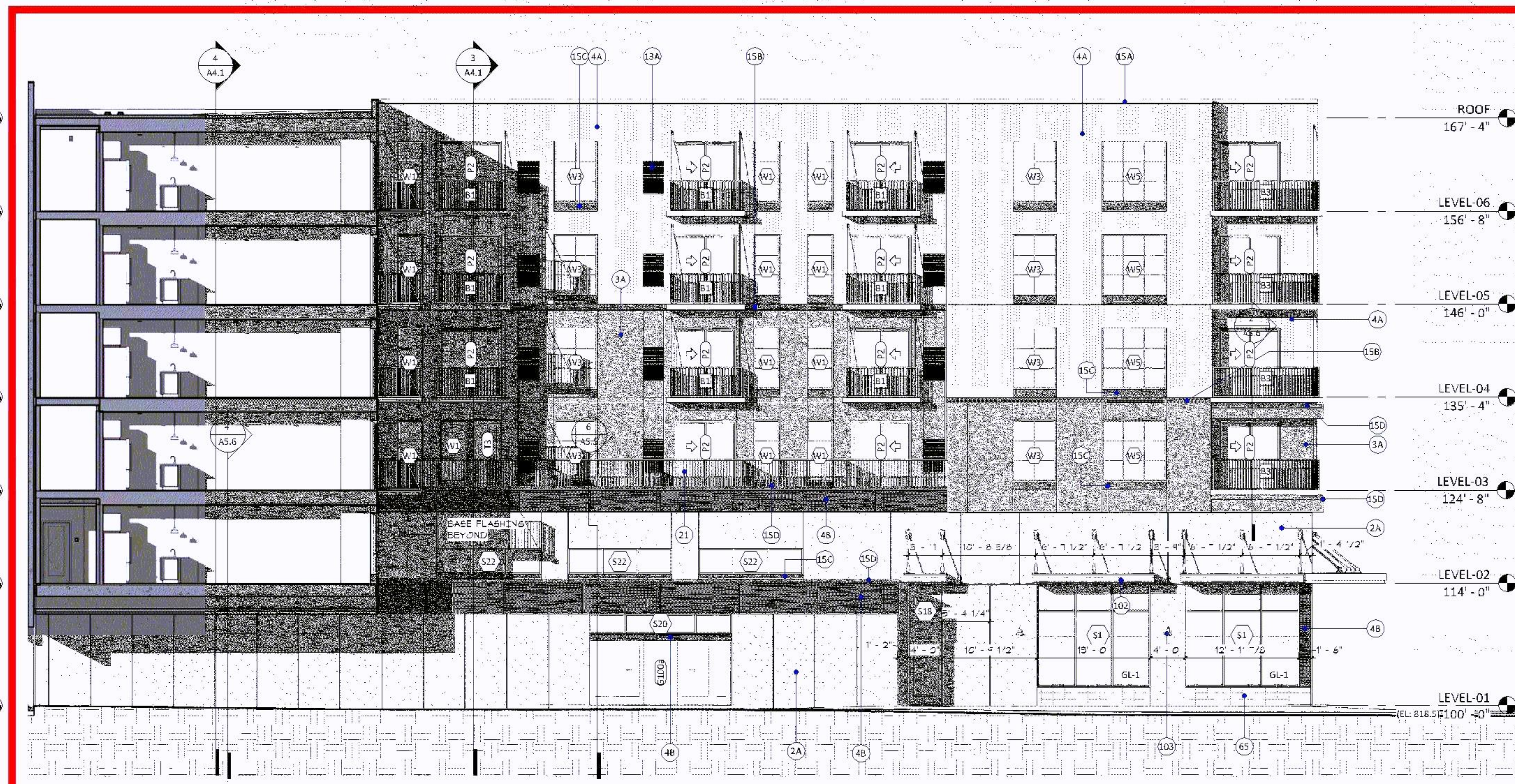
BCS PHASE 4

EXTERIOR ELEVATIONS -
EAST

A3.2



1 COURTYARD A - NORTH ELEVATION
A3.3 1/8" = 1'-0"

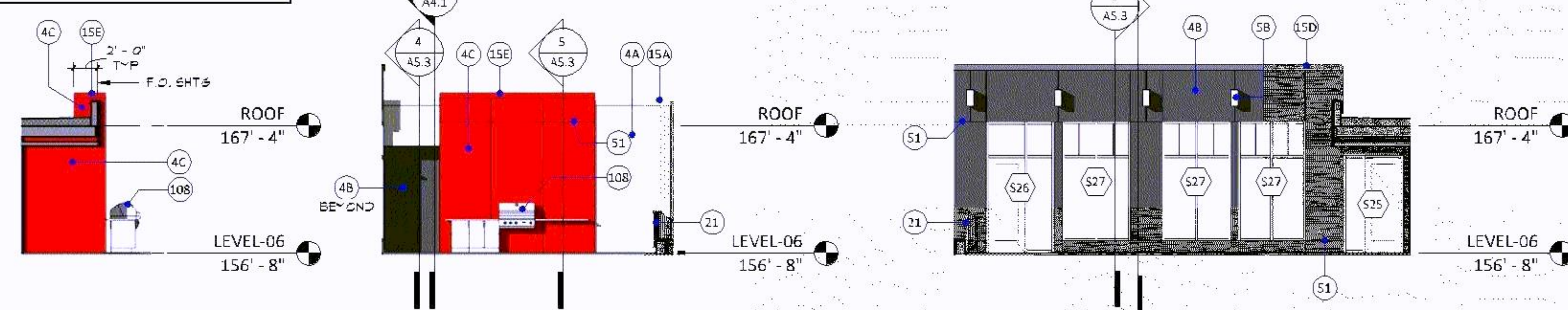


2 COURTYARD A - SOUTH ELEVATION
A3.3 1/8" = 1'-0"



3 NORTH ELEVATION AT ENTRY TO PARKING
A3.3 1/8" = 1'-0"

- GENERAL NOTES - EXTERIOR ELEVATIONS
- FOR EXTERIOR ELEVATION REFERENCES SEE OVERALL FLOOR PLANS
 - FOR EXTERIOR FINISH MATERIALS & THEIR ASSEMBLIES SEE EXTERIOR WALL FINISH MATERIALS (SHEET A3.1)
 - COLORS ARE DIAGRAMATIC & DO NOT REPRESENT ACTUAL COLOR SELECTIONS
 - WASCO PAKS & PREFABRICATED BALCONIES TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE
 - AT CEMENT PLASTER (STUCCO) & RIBBED METAL PANEL PROVIDE MOVEMENT JOINTS AT FLOOR LINE UNLESS NOTED OR DETAILED OTHERWISE SEE DETAILS 4/A&S & 12/A&S FOR TYPICAL CONDITIONS. SEE EXTERIOR DETAILS A" PRECAST" FOR NON-TYPICAL CONDITIONS
 - FOR TYPICAL JOINT (CORNER) PANEL TERMINATION DETAILS AT CEMENT PLASTER (STUCCO) SEE DETAIL 4/A&S
 - PROVIDE VERTICAL CONTROL JOINTS IN CEMENT PLASTER (STUCCO) SPACED AS SHOWN
 - VERTICAL JOINTS IN RIBBED METAL PANELS TO BE DETERMINED
 - FOR DETAILS AT TYPICAL TWO-STAGE SEALANT JOINT IN PRECAST CONCRETE WALL PANELS SEE 11/A&S
 - PROVIDE JOINTS IN MCM AS SHOWN
 - PROVIDE HORIZONTAL JOINTS IN RIBBED METAL PANEL AS SHOWN



7 WEST ELEVATION AT SKY DECK
A3.3 1/8" = 1'-0"

5 SOUTH ELEVATION AT SKY DECK
A3.3 1/8" = 1'-0"

6 EAST ELEVATION AT SKY DECK
A3.3 1/8" = 1'-0"

- EXTERIOR KEYNOTES:
- EXTERIOR WALL FINISH MATERIAL - BRICK VENEER #1
 - EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - RAW CONCRETE TEXTURE
 - EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - ACID ETCH TEXTURE
 - EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - SANDBLAST TEXTURE
 - EXTERIOR WALL FINISH MATERIAL - CEMENT PLASTER
 - EXTERIOR WALL FINISH MATERIAL - METAL PANEL #1 - RIBBED (VERTICAL ORIENTATION U.N. O-1) (GALVALUME)
 - EXTERIOR WALL FINISH MATERIAL - METAL PANEL #2 - MCM (TYP. CORN. BLACK)
 - EXTERIOR WALL FINISH MATERIAL - METAL PANEL #3 - MCM (CORN. RED)
 - EXTERIOR WALL FINISH MATERIAL - METAL PANEL #4 - FLUSH (TRANSFORMER SCREEN WALL) (BRISTOL BLACK)
 - EXTERIOR WALL FINISH MATERIAL - WOOD SIDING
 - WOOD TIMBER - SEE WALL SECTIONS FOR TYPES, SIZES & DESCRIPTION
 - REGRESSED DECORATIVE PANEL (HORIZONTAL BATTENS) - PROVIDE 2" RECESS IN EXTERIOR FACE OF PRECAST WALL PANEL AT EACH DECORATIVE PANEL LOCATION
 - ALUMINUM STOREFRONT (EXTERIOR)
 - PREFINISHED METAL CAP AT TOP OR END OF TIMBER BEAM
 - PREFABRICATED ALUMINUM BALCONY
 - WASCO PAK COVER - SHEET A13.2 FOR DETAILS
 - PREFINISHED METAL COPING (GALVALUME)
 - BUILT-UP PROFILE (VERTICAL OR HORIZONTAL) W/ PREFINISHED METAL CLADDING (BLACK)
 - PREFINISHED BREAK METAL WINDOW TRIM (HEAD/SILL/MULLION) (BLACK) - SEE TYPICAL WINDOW DETAILS
 - PREFINISHED METAL COPING (BLACK)
 - PREFINISHED METAL COPING (CORN. RED)
 - BUILT-UP PROFILE (VERTICAL) (AT UNIT Q-1) W/ PREFINISHED METAL CLADDING (BLACK) - SEE DETAILS 6/A&S
 - ALUMINUM STOREFRONT (INTERIOR)
 - PREFINISHED METAL GUARDRAIL (UPPER FLOORS)
 - RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL INFILL
 - RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ METAL PANEL INFILL
 - RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ VERTICAL PICKETS
 - GATE (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL INFILL
 - FENCE (AT FIRST FLOOR OUTDOOR AMENITY) PREFINISHED METAL
 - PAVERS ON PEDESTALS
 - BASE FLASHING - SEE 13/A&S
 - BASE FLASHING
 - SCUPPER & DOWNSPOUT - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A&S
 - SCUPPER - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3/A&S
 - DOWNSPOUT NOZZLE
 - MCM PANEL JOINT
 - BUILDING EXPANSION JOINT
 - BUILDING MOVEMENT JOINT (LATERAL MOVEMENT & WOOD SHRINKAGE)
 - CEMENT PLASTER CONTROL JOINT
 - CEMENT PLASTER MOVEMENT JOINT
 - MCM MOVEMENT JOINT
 - VERTICAL SLIP JOINT
 - CEMENT PLASTER CONTROL JOINT (VERTICAL) - LOCATE ON COLUMN CENTERLINE
 - MOVEMENT JOINT BETWEEN DISSIMILAR MATERIALS
 - MEMBRANE THRU-WALL FLASHING W/ STAINLESS STEEL DWP - FASTEN TO WALL W/ CONT. TERMINATION BAR - GROUT CAVITY SOLID BELOW - PROVIDE WEEP VENTS AT 48" O.C.
 - GRADE/PAVING - SEE CIVIL
 - CONCRETE STOOP & FOUNDATION - SEE STRUCTURAL

- EXTERIOR KEYNOTES:
- FOOTING - SEE STRUCTURAL
 - BRICK VENEER #1 (1" ABOVE) OMIT FACE SHELL & CAVITY INSULATION AT PRECAST PANEL BELOW STOREFRONT SILL - TYPICAL AT GROCERY
 - CONCRETE FOUNDATION & FOOTING (AT TIMBER COLUMN) BEYOND
 - CMU FOUNDATION WALL - SEE STRUCT - PROVIDE MIN 2" RIGID INSULATION CONTINUOUS TO WITHIN 2" OF GRADE
 - CAST-IN-PLACE CONCRETE SCREEN WALL - SEE STRUCT
 - FUTURE SLAB ON GRADE
 - CAST-IN-PLACE CONCRETE FOUNDATION WALL - SEE STRUCT
 - PRECAST CONCRETE COLUMN - SEE STRUCT
 - PRECAST CONCRETE BEAM - SEE STRUCT
 - PRECAST CONCRETE DOUBLETTEE - SEE STRUCT
 - GLUE-LAM TIMBER BEAM (TIMBER "5B" ABOVE)
 - GLUE-LAM TIMBER COLUMN (TIMBER "5B" ABOVE)
 - GLUE-LAM TIMBER BRACKET (DIAGONAL) (TIMBER "5B" ABOVE)
 - STEEL TUBE - SEE STRUCT
 - CONT. STEEL ANGLE AT EDGE OF TERRACE PAVERS
 - INTERIOR CEILING/SOFFIT - SEE RCP
 - COVE W/ LIGHT
 - EXTERIOR SOFFIT - D.E.F.S. ON LIGHT GAUGE METAL FRAMING
 - EXTERIOR SOFFIT - WOOD (SAME AS WOOD SIDING "5A" ABOVE) ON 2" METAL Z-Furring (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
 - EXTERIOR SOFFIT - D.E.F.S. ON 2" METAL Z-Furring (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AIR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
 - MINERAL WOOL INSULATION ON & AROUND FRAMING
 - BLUHEAD - GYP BD ON LIGHT GAUGE METAL FRAMING
 - WINDOW TREATMENT - SEE INTERIORS
 - CONTINUOUS PREFINISHED ALUMINUM SOFFIT VENT W/ BUG SCREEN - FULL WIDTH OF SOFFIT (FRONT & BACK)
 - EXTERIOR SOFFIT - D.E.F.S. ON 2" WOOD FRAMING
 - STEEL U-SHAPED CONNECTOR
 - STEEL WIDE FLANGE & PLATE CONNECTOR
 - STEEL UNITE PLATE CONNECTION TO BUILDING
 - STEEL CONNECTOR
 - EXPOSED STEEL HSS7X4 SPANNING BETWEEN TIMBERS
 - ROUND TUBE STEEL POST W/ BUILT-U-SHAPED STEEL CONNECTOR TO BEAM
 - STEEL BASE PLATE CONNECTION AT EACH POST LOCATION TO TOP OF CONCRETE WALL - SEE STRUCT
 - DIAGONAL LIGHT GAUGE METAL FRAMING FOR SUPPORT OF OVERHEAD DOOR
 - FIRE DEPARTMENT INLET CONNECTION
 - PREFABRICATED METAL AWNING W/ 3 1/8" X 9 1/2" GLUE LAMINATED TIMBER FASCIA (PER "5B" ABOVE) TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
 - WOOD CANOPY
 - EMBED IN PRECAST PANEL (PRECAST SUPPLIER) W/ FIELD WELDED VERTICAL STEEL KNIFE PLATE AT EACH CLEVIS LOCATION (BY AWNING SUPPLIER)
 - CLEVIS & HANGER RODS BY AWNING SUPPLIER
 - PREFABRICATED METAL AWNING W/ TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
 - GRILL STATION
 - SIGNAGE
 - CONCRETE CURB
 - STEEL PLATE JAMB OR HEAD - GALVANIZED & PAINTED
 - 2" MIN THICK RIGID INSULATION (FULL DEPTH OF THICKENED SLAB - FULL WIDTH OF DOOR) W/ ALUMINUM THRESHOLD
 - GAS METER
 - DOCK LEVELER
 - LOADING DOCK BUMPER (BY FUTURE TENANT)
 - LOADING DOCK SEAL (BY FUTURE TENANT)
 - ROLL-UP

CONSTRUCTION
DOCUMENTS
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KEY PLAN

BCS PHASE 4

EXTERIOR ELEVATIONS -
COURTYARD A

A3.3

BCS PHASE 4

8100 31ST AVENUE SOUTH
BLOOMINGTON, MN



1501 Washington Avenue South, Suite 1000
Minneapolis, MN 55415
p 612.331.5558 | f 612.331.5382
www.mcgoughesc.com

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.

Signature
Christopher Willette
Typed or Printed Name
48403 10/29/21
License # Date

ASI #4
JULY 6, 2022

ORIGINAL ISSUE:
10/29/21

Rev.	Description	Date
1	ASI #2	4/24/22
2	ASI #3	6/27/22
3	ASI #4	7/6/22

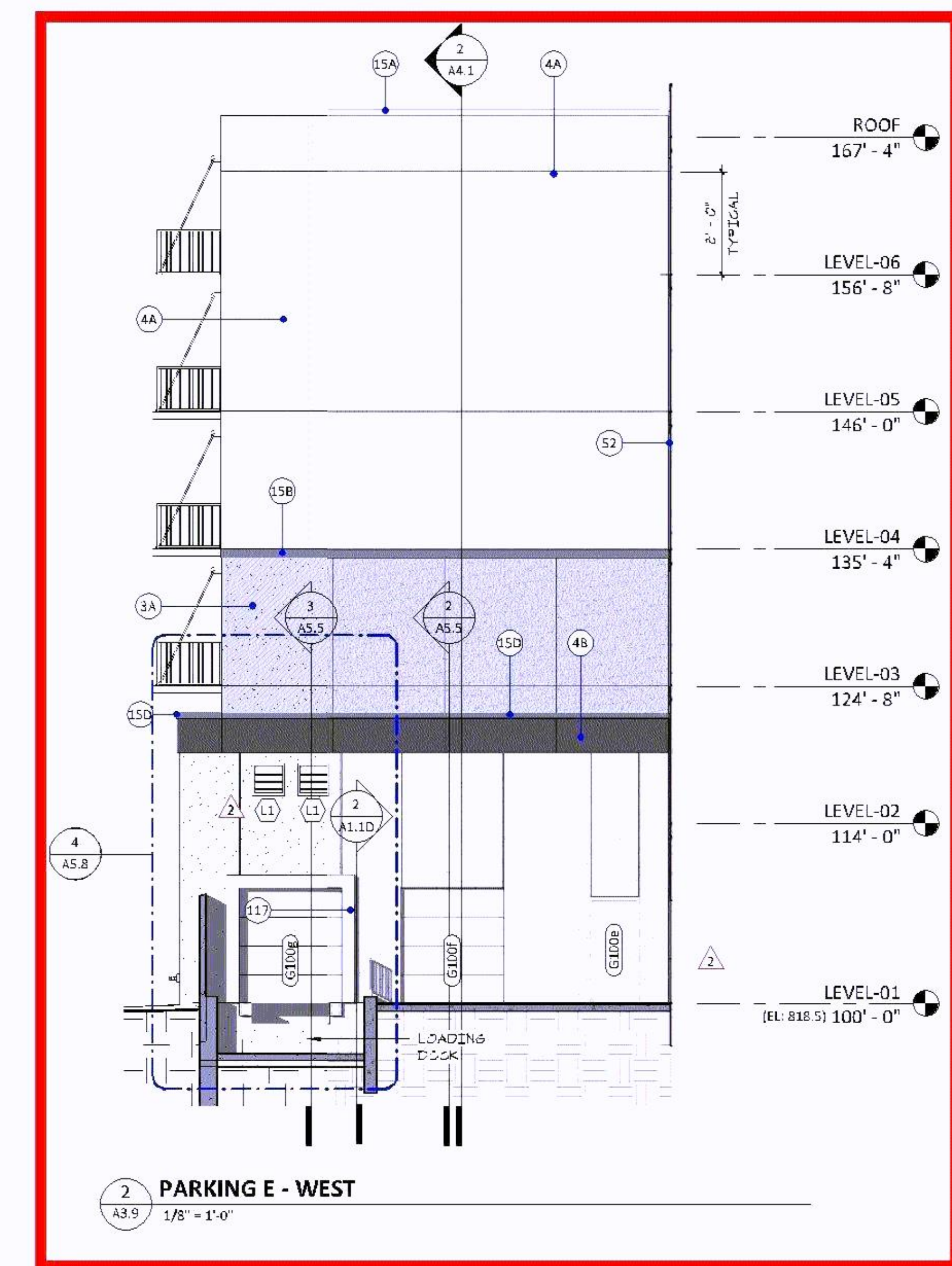
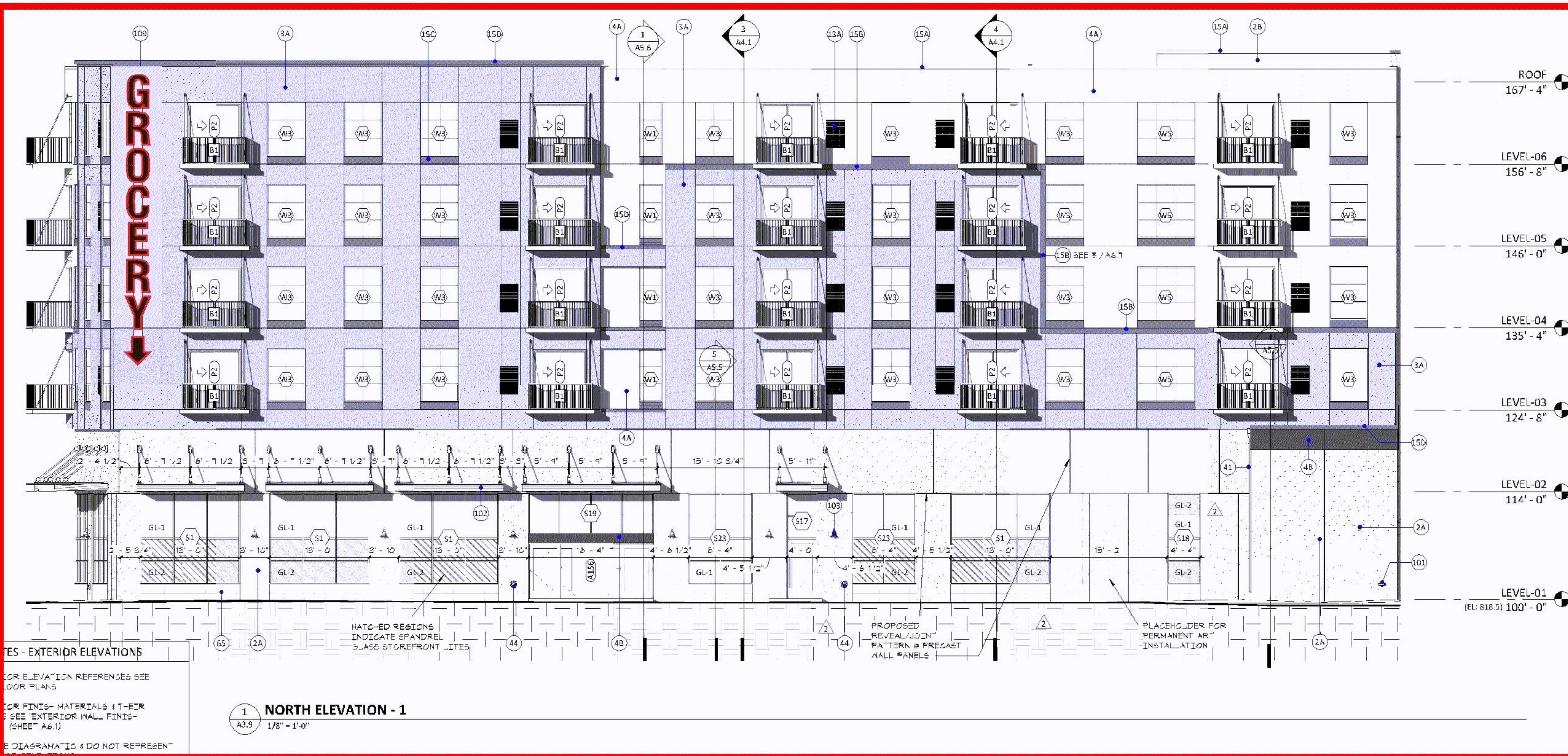
220540
PROJECT NUMBER

KEY PLAN

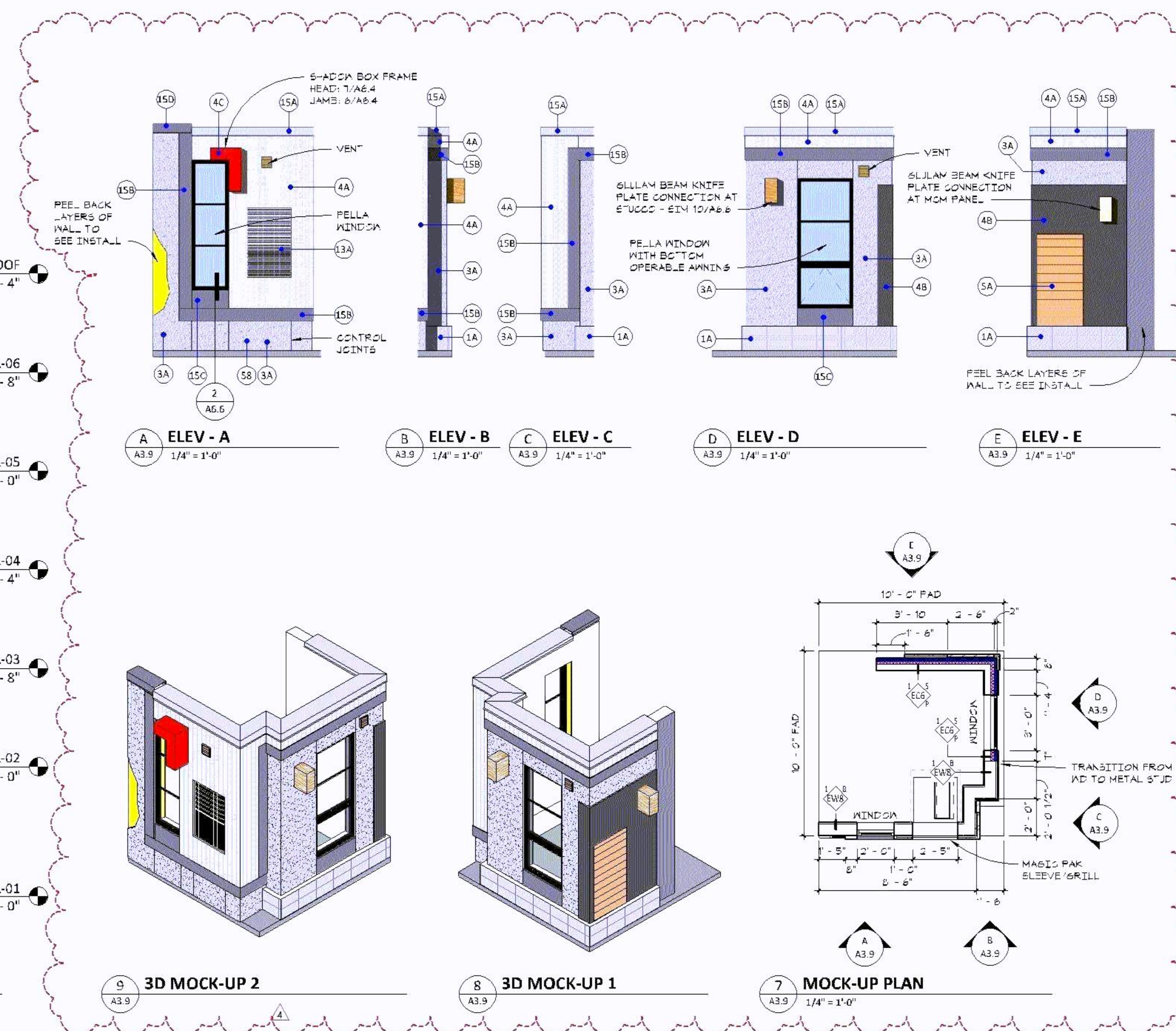
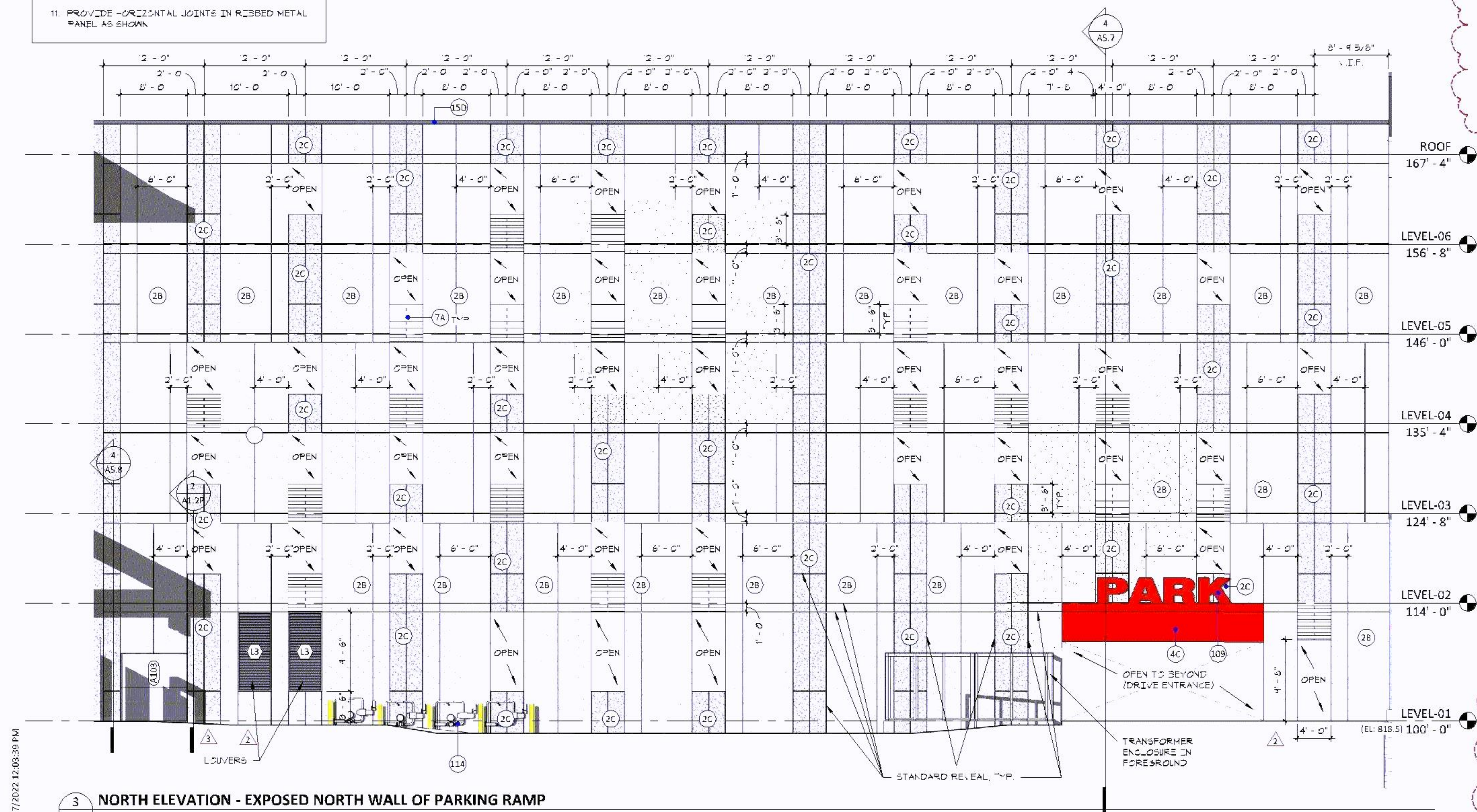
BCS PHASE 4

EXTERIOR ELEVATIONS -
NORTH

A3.9



- GENERAL NOTES - EXTERIOR ELEVATIONS**
- FOR EXTERIOR ELEVATION REFERENCES SEE OVERALL FLOOR PLANS.
 - FOR EXTERIOR FINISH MATERIALS (T-BOR ASSEMBLY) SEE EXTERIOR WALL FINISH MATERIAL (SHEET A6.1).
 - COLORS ARE CLASSIFIED TO NOT REPRESENT ACTUAL COLORS.
 - MAGIC PAKS 1 PREFABRICATED BALCONIES TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE.
 - AT CEMENT PLASTER (STUCCO) RIBBED METAL PANEL: PROVIDE MOVEMENT JOINTS AT FLOOR LINE UNLESS NOTED OR DETAILED OTHERWISE - SEE DETAILS W14.9.1 (2) AND 9 FOR TYPICAL CONDITIONS. SEE EXTERIOR DETAILS AT PREFAB FOR NON-TYPICAL CONDITIONS.
 - FOR TYPICAL JOINT/CORNER/PANEL TERMINATION DETAIL AT CEMENT PLASTER (STUCCO) SEE DETAIL A14.1.
 - PROVIDE VERTICAL CONTROL JOINTS IN CEMENT PLASTER (STUCCO) SPACED AS SHOWN.
 - VERTICAL JOINTS IN RIBBED METAL PANELS TO BE DETERMINED.
 - FOR DETAIL AT TYPICAL TWO-STAGE SEALANT JOINT IN PREFAB CONCRETE WALL PANELS SEE T14.2.
 - PROVIDE JOINTS IN MOM AS SHOWN.
 - PROVIDE VERTICAL JOINTS IN RIBBED METAL PANEL AS SHOWN.





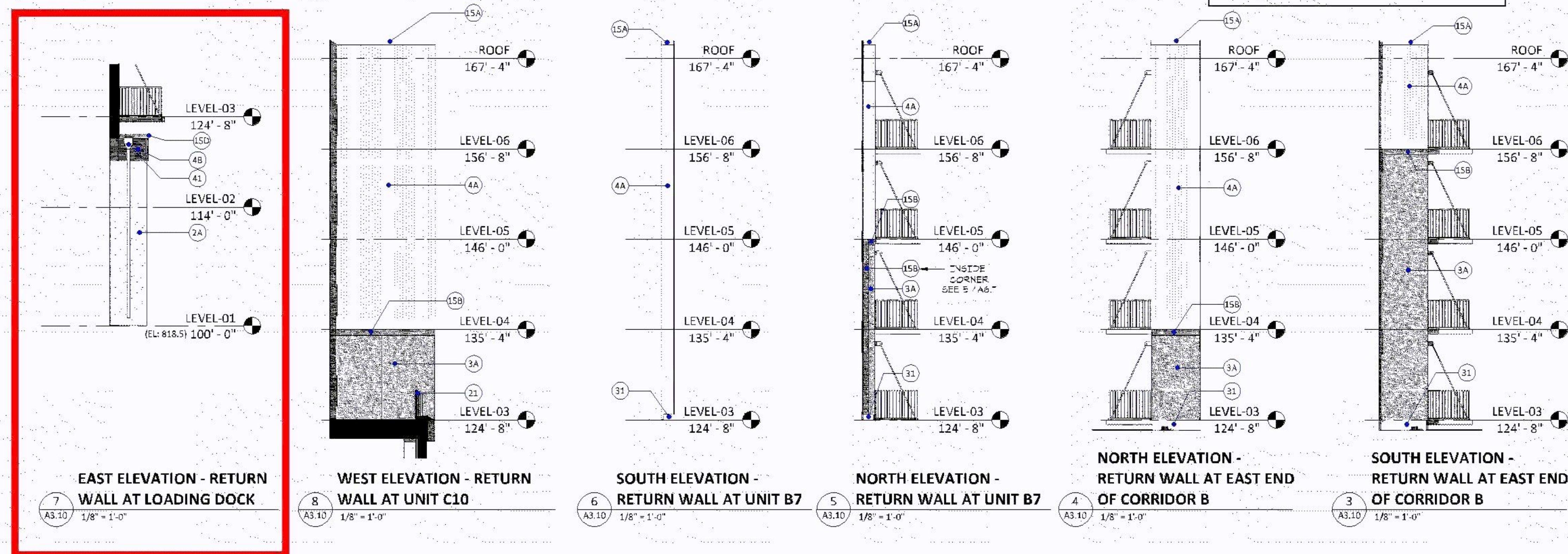
McGough

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

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EXTERIOR KEYNOTES.

- 1A EXTERIOR WALL FINISH MATERIAL - BRICK VENEER #1
- 2A EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - RAW CONCRETE TEXTURE
- 2B EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - ACID ETCH TEXTURE
- 2C EXTERIOR WALL FINISH MATERIAL - ARCHITECTURAL PRECAST CONCRETE - SANDBLAST TEXTURE
- 3A EXTERIOR WALL FINISH MATERIAL - CEMENT PLASTER
- 4A EXTERIOR WALL FINISH MATERIAL - METAL PANEL #1 - RIBBED (VERTICAL ORIENTATION U.N.G.) (GALVALUME)
- 4B EXTERIOR WALL FINISH MATERIAL - METAL PANEL #2 - MCN (7% CORN BLACK)
- 4C EXTERIOR WALL FINISH MATERIAL - METAL PANEL #3 - MCN (CARB RED)
- 4D EXTERIOR WALL FINISH MATERIAL - METAL PANEL #4 - FLUSH (TRANSFORMER SCREEN WALL) (BRISTOL BLACK)
- 5A EXTERIOR WALL FINISH MATERIAL - WOOD SIDING
- 5B WOOD TIMBER - SEE WALL SECTIONS FOR TYPES, SIZES & DESCRIPTION
- 6A NECESSARY DECORATIVE (HORIZONTAL BATTENS) - PROVIDE 7" RECESS IN EXTERIOR FACE OF PRECAST WALL PANEL AT EACH DECORATIVE PANEL LOCATION
- 8A ALUMINUM STOREFRONT (EXTERIOR)
- 10A PREFINISHED METAL CAP AT TOP OR END OF TIMBER BEAM
- 12A PREFABRICATED ALUMINUM BALCONY
- 13A MAGIC-PAK LOUVER - SHEET A1.7 FOR DETAILS
- 15A PREFINISHED METAL COPING (GALVALUME)
- 15B BUILT-UP PROFILE (VERTICAL OR HORIZONTAL) W/ PREFINISHED METAL CLADDING (BLACK)
- 15C PREFINISHED BRASS METAL WINDOW TRIM (HEAD/SILL/MULLION) (BLACK) - SEE TYPICAL WINDOW DETAILS
- 15D PREFINISHED METAL COPING (BLACK)
- 15E PREFINISHED METAL COPING (CARB RED)
- 15F BUILT-UP PROFILE (VERTICAL) (AT JUNT G1) W/ PREFINISHED METAL CLADDING (BLACK) - SEE DETAIL 6.A/5.2
- 16 ALUMINUM STOREFRONT (INTERIOR)
- 21 PREFINISHED METAL GUARDRAIL (UPPER FLOORS)
- 22A RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL - IN-FILL
- 22B RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ METAL PANEL - IN-FILL
- 22C RAILING (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ VERTICAL PICKETS
- 22D GATE (AT GRADE-LEVEL UNIT ENTRIES) PREFINISHED METAL FRAME W/ WOOD PANEL - IN-FILL
- 23 FENCE (AT FREE-BOARD OUTDOOR AMENITY) PREFINISHED METAL
- 26 PANKS ON PESTALOIS
- 31 BASE FLASHING - SEE 13A/5
- 32 BASE FLASHING
- 41 SCUPPER & DOWNSPOUT - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3.A/6.5
- 42 SCUPPER - FOR TYPICAL SCUPPER DETAIL THRU WOOD STUD PARAPET SEE 3.A/6.5
- 43 DOWNSPOUT NOZZLE
- 51 MCN PANEL JOINT
- 52 BUILDING EXPANSION JOINT
- 53 BUILDING MOVEMENT JOINT (LATERAL MOVEMENT & WOOD SHRINKAGE)
- 54 CEMENT PLASTER CONTROL JOINT
- 55 CEMENT PLASTER MOVEMENT JOINT
- 56 MCN MOVEMENT JOINT
- 57 VERTICAL SUMP JOINT
- 58 CEMENT PLASTER CONTROL JOINT (VERTICAL) - LOCATE ON COLUMN CENTERLINE
- 59 MEMBRANE JOINT BETWEEN DISSIMILAR MATERIALS
- 60 MEMBRANE THRU-WALL FLASHING W/ STAINLESS STEEL DWP - FASTEN TO WALL W/ CONCRETE TENSION ANCHOR - GROUT CATCH SOLID BELOW - PROVIDE WEEP VENTS AT 48" O.C.
- 61 GRADE/PAVING - SEE CIVIL
- 63 CONCRETE STOOD & FOUNDATION - SEE STRUCTURAL

EXTERIOR KEYNOTES.

64	FOOTING - SEE STRUCTURAL
65	FLAT ROOFER (N/174) ABOVE ONIT FACE SHELL & CAVITY INSULATION AT PRECAST PANEL BELOW STONEFLOOR SILL - TYPICAL AT GROCERY
66	CONCRETE FOUNDATION & FOOTING (AT TIMBER COLUMN) BEYOND
67	CMU FOUNDATION WALL - SEE STRUCT - PROVIDE MIN 2" RIGID INSULATION CONTINUOUS TO WITHIN 2' OF GRADE
68	CAST-IN-PLACE CONCRETE SCREEN WALL - SEE STRUCT
69	FUTURE SLAB-ON-GRADE
70	CAST-IN-PLACE CONCRETE FOUNDATION WALL - SEE STRUCT
71	PRECAST CONCRETE COLUMN - SEE STRUCT
72	PRECAST CONCRETE BEAM - SEE STRUCT
73	PRECAST CONCRETE DOOR TIES - SEE STRUCT
24A	GLUE LAM TIMBER BEAM (TIMBER "58" ABOVE)
24B	GLUE LAM TIMBER COLUMN (TIMBER "58" ABOVE)
74C	GLUE LAM TIMBER BRACKET (DIAGONAL) (TIMBER "58" ABOVE)
75	STEEL TIE - SEE STRUCT
76	CONT. STEEL ANGLE AT EDGE OF TERRACE PAVERS
81	INTERIOR CEILING/SOFFIT - SEE RCP
81A	COVE W/LIGHT
82	EXTERIOR SOFFIT - D.E.F.S. ON LIGHT GAUGE METAL FRAMING
83	EXTERIOR SOFFIT - WOOD ISM/46 AS WOOD SIDING "5A" ABOVE) ON 2" METAL T-ZIRRRING (W/2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
84	EXTERIOR SOFFIT - D.E.F.S. ON 2" METAL T-ZIRRRING (W/ 2" RIGID INSULATION) ON 5/8" EXTERIOR SHEATHING (W/ AR BARRIER) ON LIGHT GAUGE METAL FRAMING - PROVIDE MIN 6" MINERAL WOOL INSULATION ON & AROUND FRAMING
85	BULKHEAD - GYP RD CM LIGHT GAUGE METAL FRAMING
86	WINDOW TREATMENT - SEE INTERIORS
87	CONTINUOUS PREFINISHED ALUMINUM SOFFIT VENT W/ BUG SCREEN - FULL WIDTH OF SOFFIT (FRONT & BACK)
89A	EXTERIOR SOFFIT - D.E.F.S. ON 2" WOOD FRAMING
91	STEEL U-SHAPED CONNECTOR
92	STEEL WIDE FLANGE & PLATE CONNECTOR
93	STEEL UNIFE PLATE CONNECTION TO BUILDING
94	STEEL STAINLESS STEEL SPANNING BETWEEN TIMBERS
96	ROUND TUBE STEEL POST W/ BOLTED U-SHAPED STEEL CONNECTOR TO BEAM
101	SEE BASE PLATE CONNECTION AT EACH POST LOCATION TO TOP OF CONCRETE WALL - SEE STRUCT
98	DIAGONAL LIGHT GAUGE METAL FRAMING FOR SUPPORT OF OVERHEAD DOOR
102	PRE-FABRICATED METAL AWNING (W/ 3" 18"x12" GLUE LAMINATED TIMBER FASCIA (PER "58" ABOVE) TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
103	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
104	WOOD CANOPY
105	EMBED IN PRECAST PANEL (PRECAST SUPPLIER) W/ FIELD WELDED VERTICAL STEEL UNIFE PLATE AT EACH CLEVIS LOCATION (BY AWNING SUPPLIER)
106	CLEVIS & HANGER RODS BY AWNING SUPPLIER
107	PRE-FABRICATED METAL AWNING (W/ 3" TONGUE & GROOVE WOOD SOFFIT (PER "5A" ABOVE) & PREFINISHED METAL STANDING SEAM ROOF
108	GRILL STRUCTURE
109	SIGNAGE
111	CONCRETE CURB
112	STEEL PLATE JAWS OR HEAD - GALVANIZED & PAINTED
113	2" MIN THICK RIGID INSULATION (FULL DEPTH OF THICKENED SLAB - FULL WIDTH OF DOOR) W/ ALUMINUM THRESHOLD
114	GAS METER
115	DOCK LEVELER
116	LOADING DOCK BUMPER (BY FUTURE TENDANT)
117	LOADING DOCK SEAL (BY FUTURE TENDANT)
118	BOLLARD



CONSTRUCTION
DOCUMENTS
10/29/21

ORIGINAL ISSUE:
10/29/21

REVISIONS:		
No.	Description	Date

220540
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

EXTERIOR ELEVATIONS -
NORTH

A3.10



1 NORTH ELEVATION Artwork Location Exhibit
A3-1 1/16" = 1'-0"





