West Birch Townhome Renovation

504 13TH AVE. N.
Princeton, Minnesota 55371

TITLE SHEET		DATE	REVISION
T	TITLE	03/07/18	

ARCHITECTURAL

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VICINITY MAP

504 13TH AVE. N.
PRINCETON, MN 55371

REFERENCE VIEW

PROJECT DIRECTORY

OWNER
WEST BIRCH ESTAES OF PRINCETON LP/
c/o CENTRAL MINNESOTA HOUSING PARTNERSHIP
37 28TH AVENUE NORTH, SUITE 102
ST. CLOUD, MN 56908

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Blumentals Architecture

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info@blumentals.com

SIGNATURES

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

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

03/07/18 sign date

reg. no.

reg. exp. date

EXISTING CONDITIONS

VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD, SW
Issue Date
03/07/18

SUBMITTALS / REVISIONS

SCALE
12" = 1'-0"

West Birch Townhome Renovation

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Princeton, MN 55371

TITLE

T

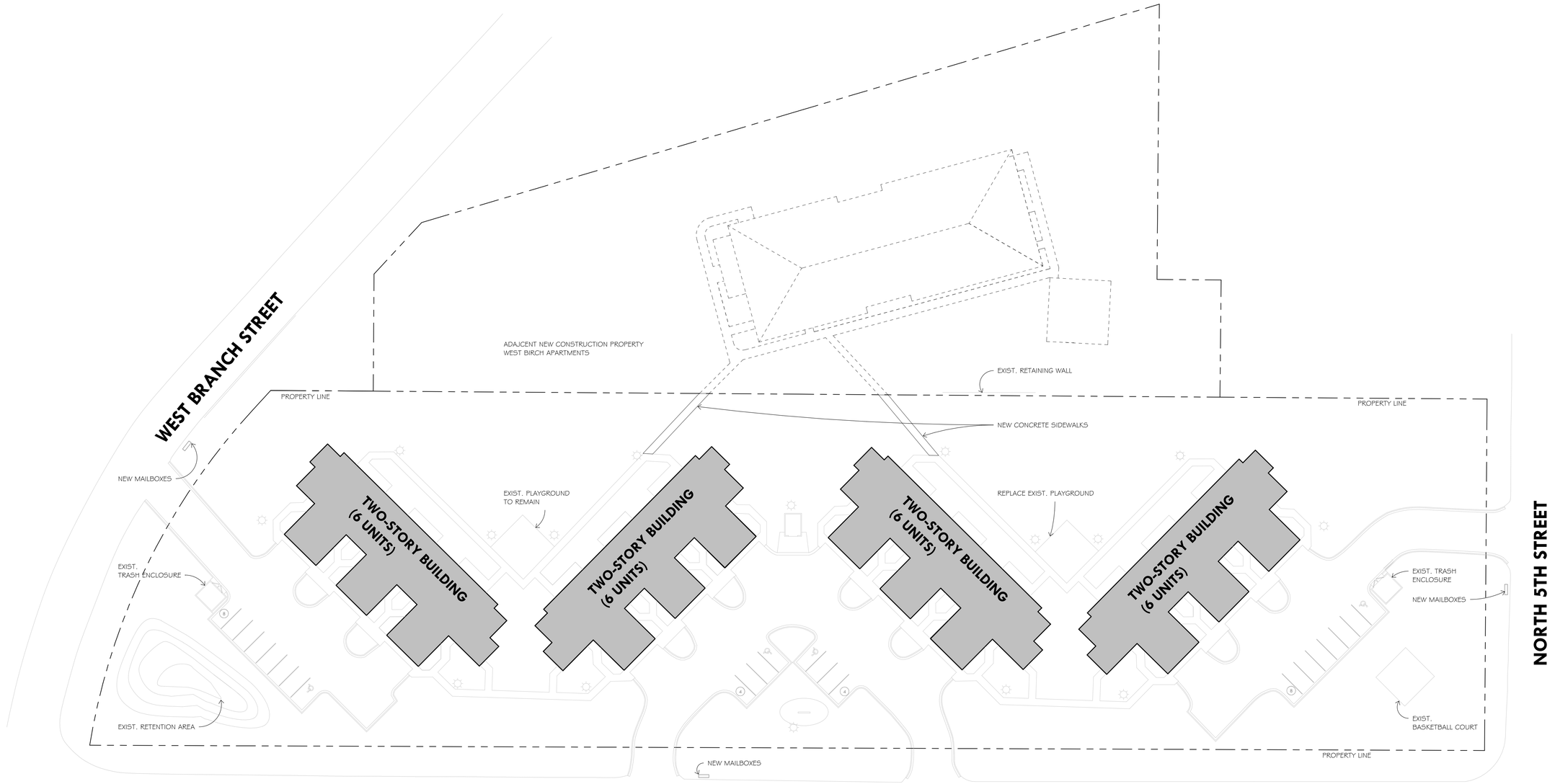
GRAPHIC LEGEND - SITE PLAN

----- ACCESSIBLE ROUTE

☼ LIGHT POLE

SITE PLAN - SCOPE OF WORK

- BITUMINOUS PAVING BASE REPLACEMENT AS SPECIFIED
- SEALCOAT AND RE-STRIPE PARKING LOT
- REPAIR CONCRETE SIDEWALKS
- NEW CONCRETE - CURB AND GUTTER
- NEW LANDSCAPING
- NEW PLAYGROUND EQUIPMENT
- NEW MONUMENT SIGN
- NEW STORAGE SHED
- NEW TRASH ENCLOSURE
- NEW CONCRETE APRONS
- REMOVE SITE POLE HEADS AND REPLACE WITH NEW LED LIGHTING
- NEW MAILBOXES
- NEW PARKING SIGNAGE



1 **SITE PLAN**
1" = 30'-0"

N

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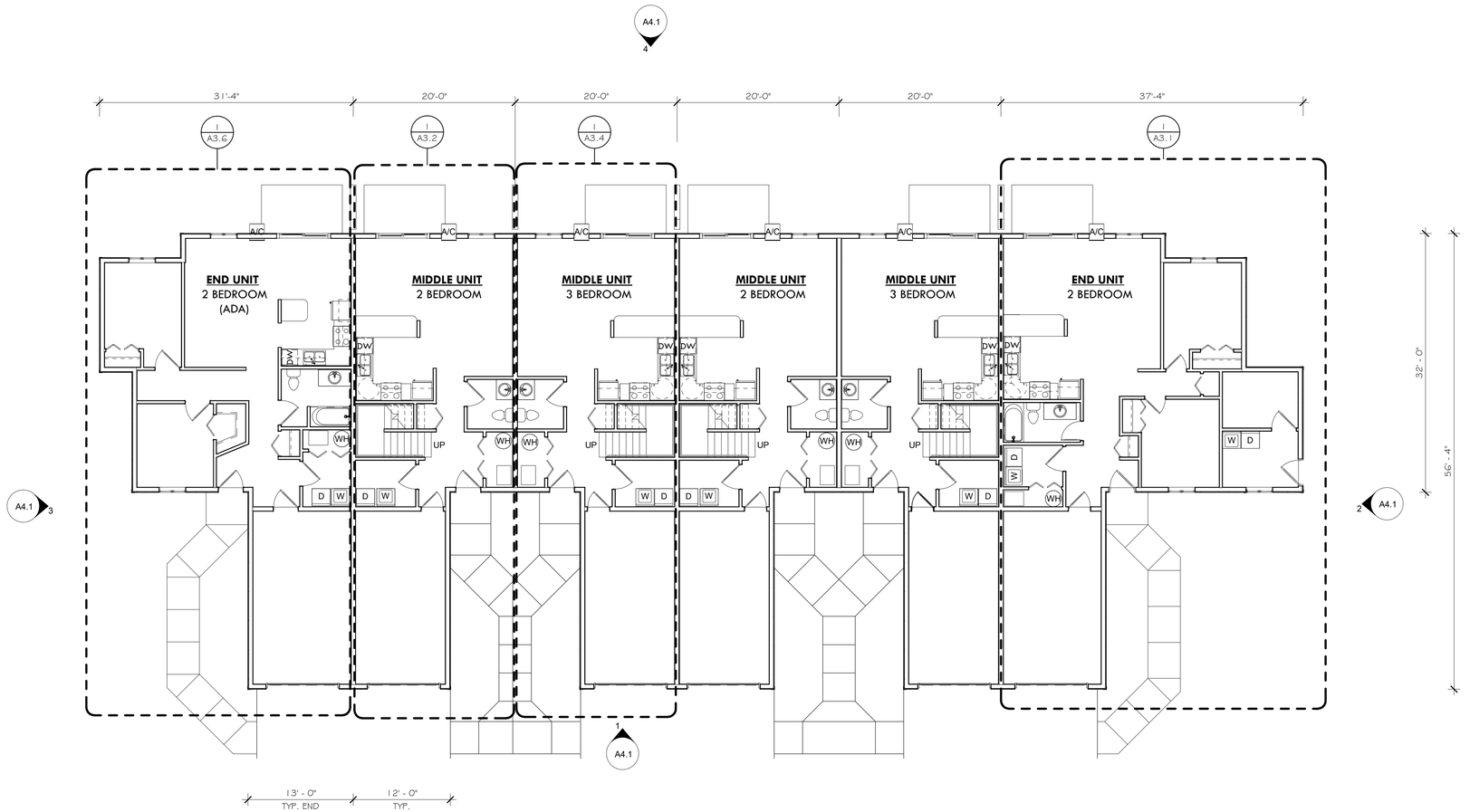
SITE PLAN

A1.1



1 FIRST FLOOR-TOWNHOMES
1/8" = 1'-0"

N

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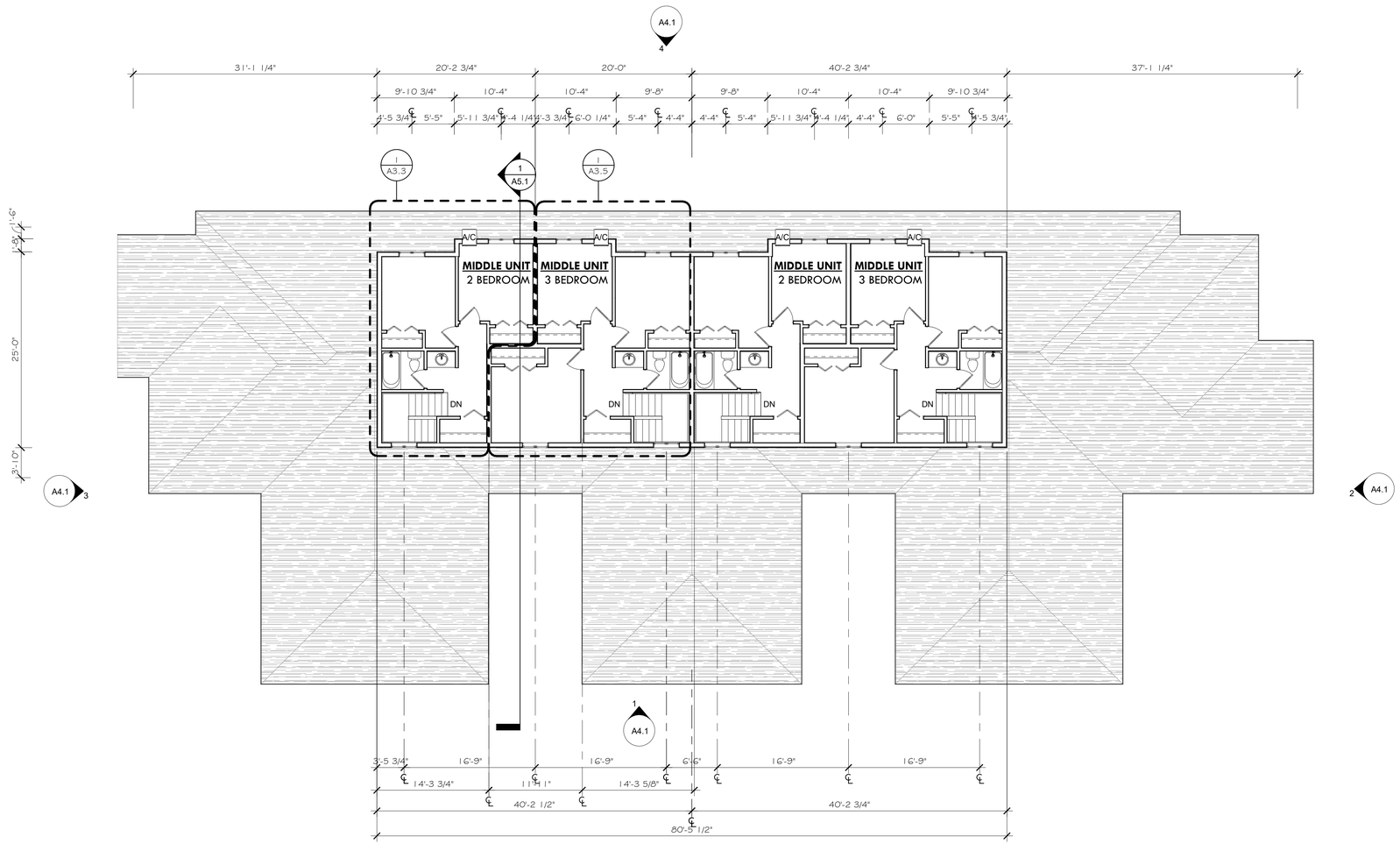
FLOOR PLAN

A2.1



1 SECOND FLOOR-TH
1/8" = 1'-0"

N

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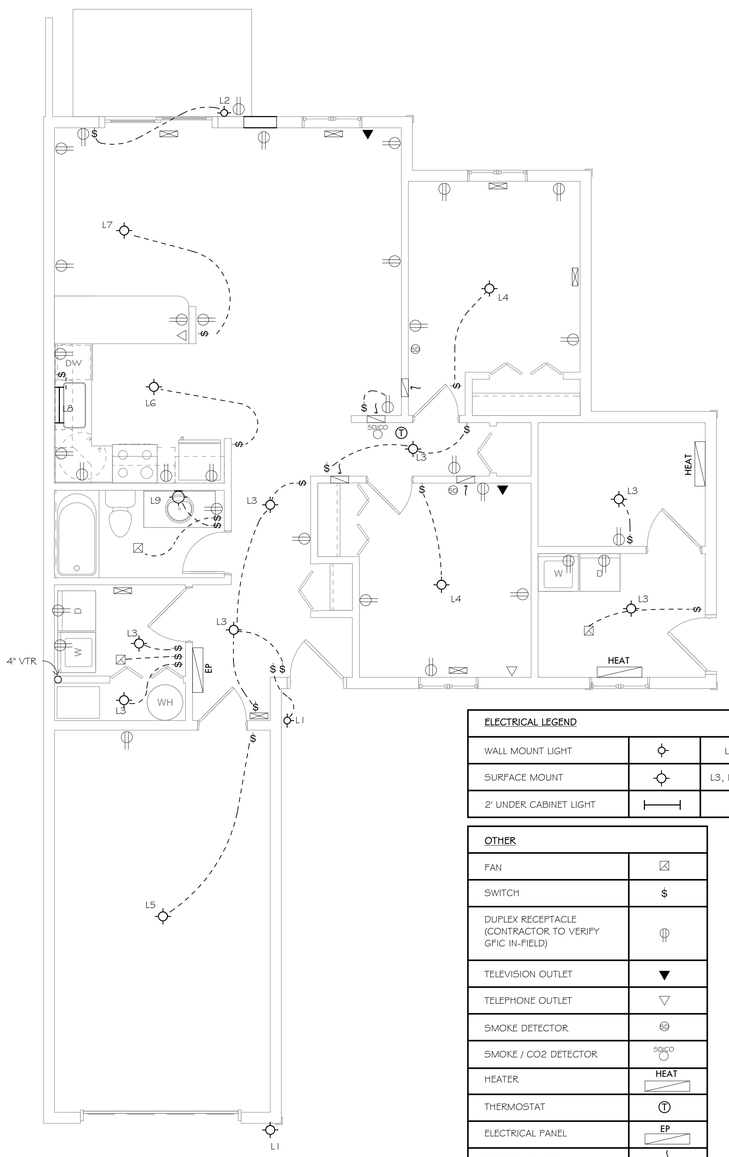
FLOOR PLAN

A2.2

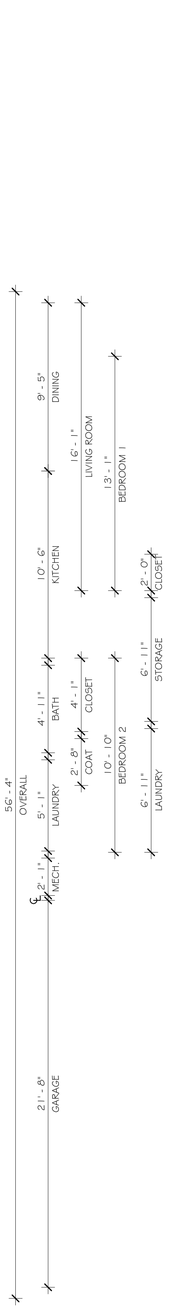


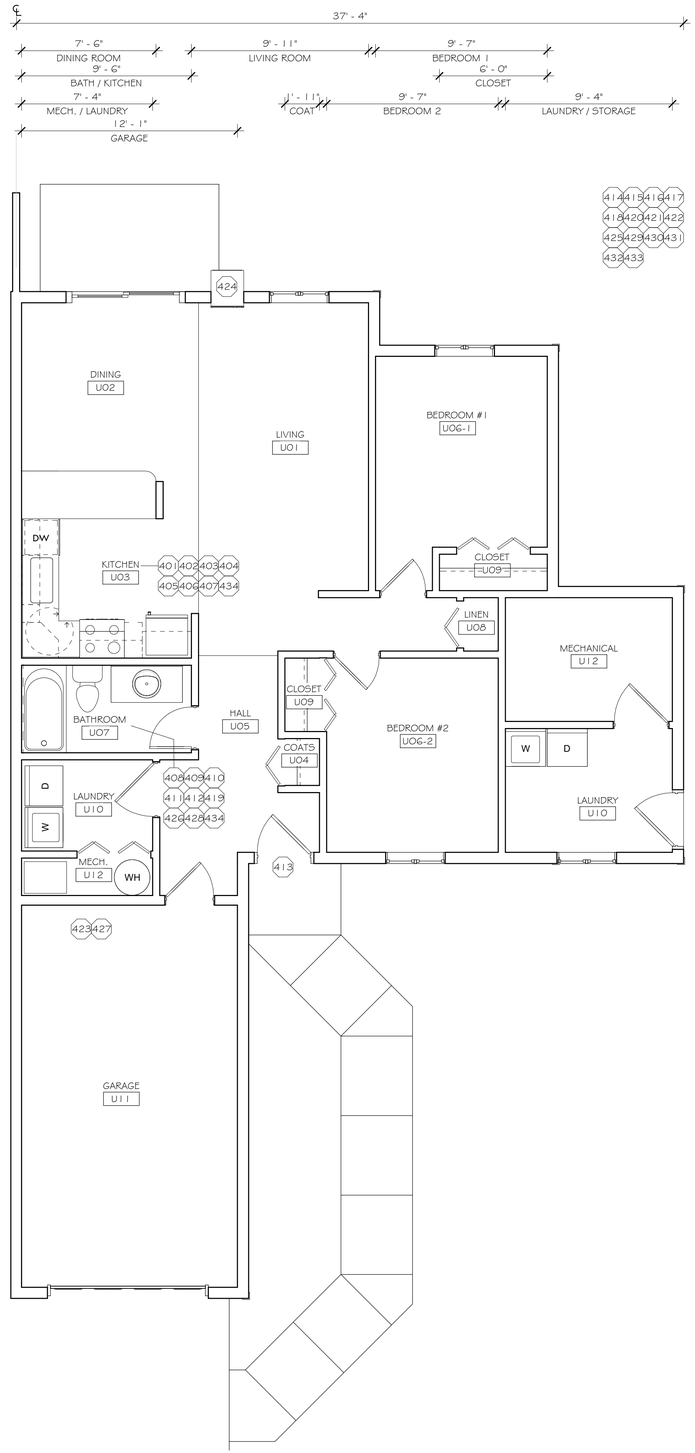
ELECTRICAL LEGEND		
WALL MOUNT LIGHT	⊙	L1, L2, L9
SURFACE MOUNT	⊙	L3, L4, L5, L6, L7
2' UNDER CABINET LIGHT	⊢⊣	L8

OTHER	
FAN	⊠
SWITCH	$
DUPLEX RECEPTACLE (CONTRACTOR TO VERIFY GFIC IN-FIELD)	
TELEVISION OUTLET	▼
TELEPHONE OUTLET	▽
SMOKE DETECTOR	SD
SMOKE / CO2 DETECTOR	SD/CO
HEATER	HEAT
THERMOSTAT	T
ELECTRICAL PANEL	EP
RETURN AIR VENT	
SUPPLY AIR VENT	

NOTE
ELECTRICAL SYMBOLS ARE PROVIDED TO SHOW INTENT & AID IN BIDDING PURPOSES ONLY
-ALL ELECTRICAL WORK IS DESIGN/BUILD
-CONTRACTOR SHALL PRODUCED ENGINEERED ELECTRICAL DRAWINGS AS REQUIRED BY LOCAL CODES
-CONTRACTOR SHALL VERIFY ADEQUATE LIGHT LEVEL REQUIREMENTS AND SHALL CONTACT THE ARCHITECT IF ADJUSTMENTS ARE NECESSARY
FULL FIRE ALARM DESIGN AND SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR . FULL SECURITY CAMERA SYSTEM AND SHOP DRAWINGS TO BE PROIVED BY THE CONTRACTOR.

2 UNIT TYPE 'A' - FIRST FLOOR PLAN - MECH. & ELECT.
1/4" = 1'-0"





1 UNIT TYPE 'A' - FIRST FLOOR PLAN
1/4" = 1'-0"

UNIT PLANS - SCOPE OF WORK

- NEW DISHWASHER - PER MATRIX
- NEW RANGE - PER MATRIX
- NEW RANGE HOOD - PER MATRIX
- NEW REFRIGERATOR - PER MARTIX
- NEW BATHROOM ACCESSORIES
- NEW BATHROOM FIXTURES
- NEW KITCHEN SINK; DOUBLE BOWL
- NEW KITCHEN CABINETS
- NEW BATHROOM CABINETS
- NEW KITCHEN COUNTERTOP
- NEW BATHROOM COUNTERTOP
- NEW WALL MOUNTED MIRROR
- NEW UNIT DOOR, FRAME AND HARDWARE
- NEW INTERIOR DOORS
- NEW CARPET - ?
- NEW VINYL FLOORING - ?
- NEW VERTICAL BLINDS
- REPAIR GYPSUM BOARD AS SPECIFIED
- NEW BATHROOM EXHAUST FAN WITH HUMIDISTAT; SINGLE SWITCH
- REMOVE SMOKE/CO DETECTORS AND REPLACE WITH NEW
- NEW ELECTRICAL WIRING AS NEEDED FOR DEVICE REPLACEMENT
- NEW ELECTRICAL DEVICES
- NEW FURNACE
- NEW THERMOSTATS
- NEW SHOWER VALVES AND HEADS
- NEW WATER HEATER
- NEW BATHROOM SHOWER SURROUNDS
- NEW INTERIOR LIGHTING FIXTURES
- NEW TRIM AT NEW DOORS AND NEW WINDOWS; MATCH EXISITNG
- NEW SHUT OFF VALVES AT ALL PLUMBING FIXTURES
- ADD UNIT SHUT OFF VALVES IF NOT EXISTING

UNIT KEYNOTES	
401	REMOVE AND REPLACE DISHWASHER - PER MATRIX
402	REMOVE AND REPLACE RANGE - PER MATRIX
403	REMOVE AND REPLACE RANGE HOOD - PER MATRIX
404	REMOVE AND REPLACE REFRIGERATOR - PER MATRIX
405	NEW KITCHEN CABINETS - REMOVE EXISTING CABINETS, SKIM COAT WALLS, AND INSTALL NEW CABINETS
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411	NEW BATHROOM ACCESSORIES
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413	NEW UNIT ENTRY DOOR - REMOVE EXISTING AND INSTALL NEW DOOR, FRAME, AND HARDWARE
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421	NEW ELECTRICAL WIRING AS NEEDED FOR DEVICE REPLACEMENT
422	NEW ELECTRICAL DEVICES
423	REMOVE EXISTING FURNACE AND REPLACE WITH NEW FURNACE/AC
424	REMOVE EXISTING AIR CONDITIONING UNIT WITH SLEEVE AND INSTALL A WINDOW
425	NEW THERMOSTAT(S)
426	NEW SHOWER VALUES AND HEADS
427	REMOVE EXISTING WATER HEATER AND REPLACE WITH NEW
428	REPLACE BATHROOM SHOWER SURROUND (TUB TO REMAIN)
429	REMOVE AND REPLACE ALL INTERIOR LIGHT FIXTURES - SEE SCHEDULE
430	NEW WOOD CASING AT NEW DOORS AND WINDOWS - MATCH EXIST. PROFILE
431	NEW SHUT OFF VALVES AT ALL PLUMBING FIXTURES
432	ADD UNIT SHUT OFF VALVE IF NOT EXISTING CURRENTLY
433	NEW PAINT - PER MATRIX
434	PAINT BATH AND KITCHEN THROUGHOUT

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SUBMITTALS / REVISIONS

SCALE
As indicated

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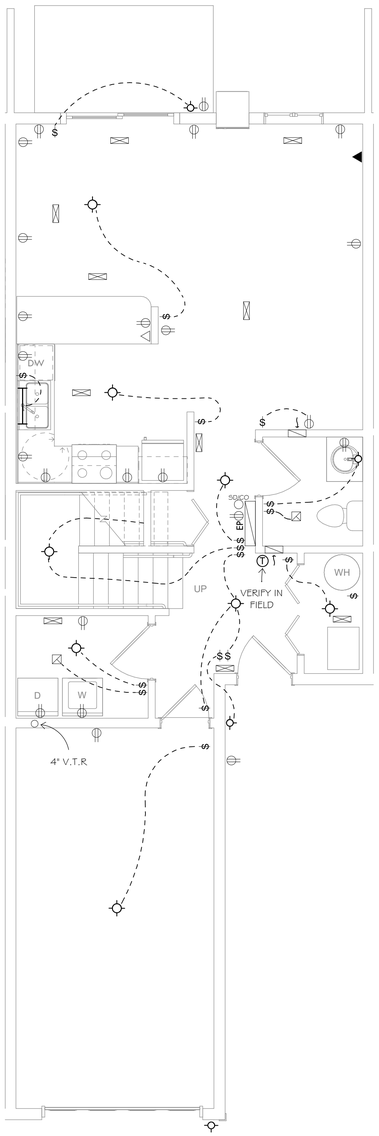
UNIT PLANS

A3.1



ELECTRICAL LEGEND		
WALL MOUNT LIGHT		L1, L2, L9
SURFACE MOUNT		L3, L4, L5, L6, L7
2' UNDER CABINET LIGHT		L8

OTHER	
FAN	
SWITCH	$
DUPLEX RECEPTACLE (CONTRACTOR TO VERIFY GFIC IN-FIELD)	
TELEVISION OUTLET	
TELEPHONE OUTLET	
SMOKE DETECTOR	SD
SMOKE / CO2 DETECTOR	SD/CO
HEATER	HEAT
THERMOSTAT	T
ELECTRICAL PANEL	EP
RETURN AIR VENT	
SUPPLY AIR VENT	

NOTE
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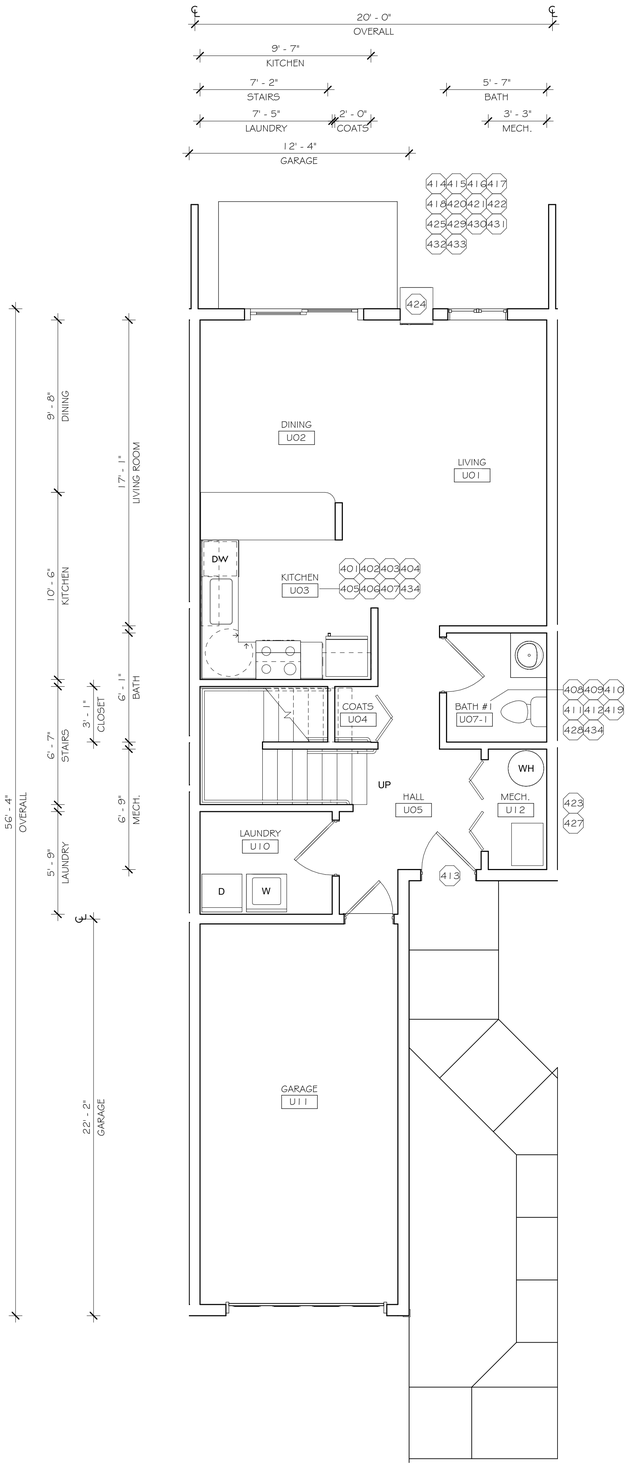
2 UNIT TYPE 'B' - FIRST FLOOR PLAN - MECH. & ELECT.
1/4" = 1'-0"



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1/4" = 1'-0"

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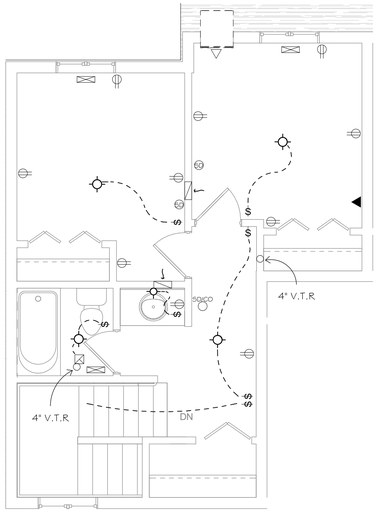
UNIT PLANS

A3.2



ELECTRICAL LEGEND		
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SURFACE MOUNT		L3, L4, L5, L6, L7
2' UNDER CABINET LIGHT		L8

OTHER	
FAN	
SWITCH	$
DUPLEX RECEPTACLE (CONTRACTOR TO VERIFY GFIC IN-FIELD)	
TELEVISION OUTLET	
TELEPHONE OUTLET	
SMOKE DETECTOR	SD
SMOKE / CO2 DETECTOR	SD/CO
HEATER	HEAT
THERMOSTAT	T
ELECTRICAL PANEL	EP
RETURN AIR VENT	
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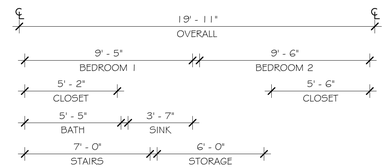

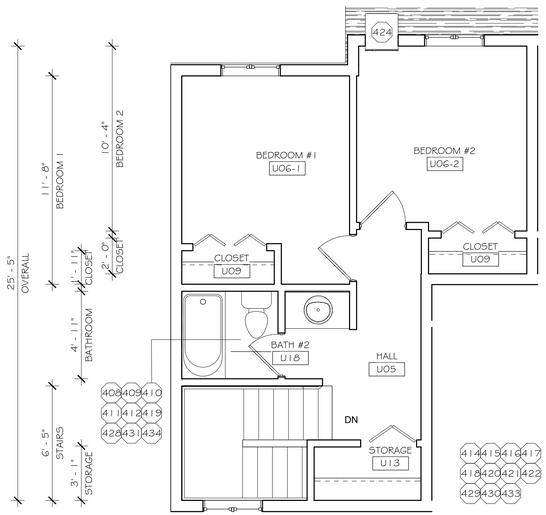

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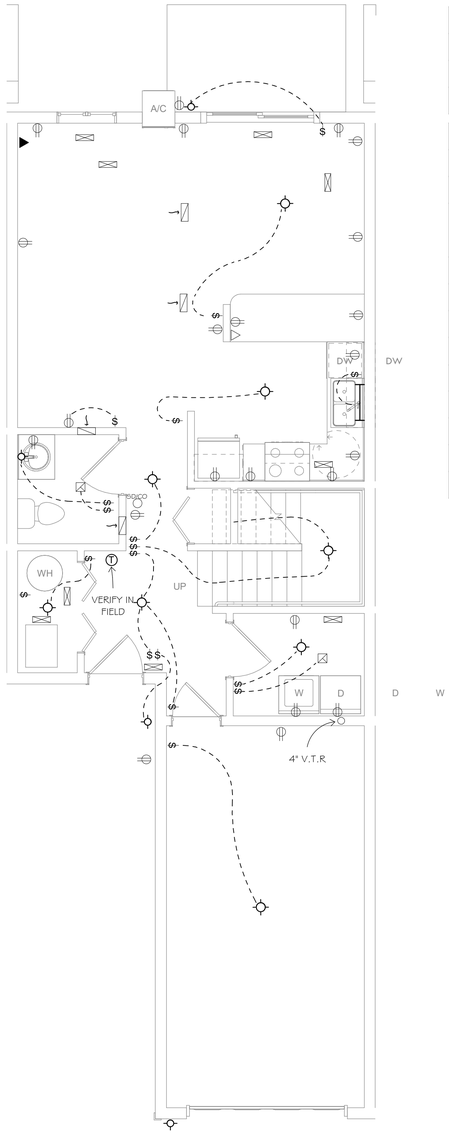

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SURFACE MOUNT		L3, L4, L5, L6, L7
2' UNDER CABINET LIGHT		L8

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TELEVISION OUTLET	
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SMOKE DETECTOR	
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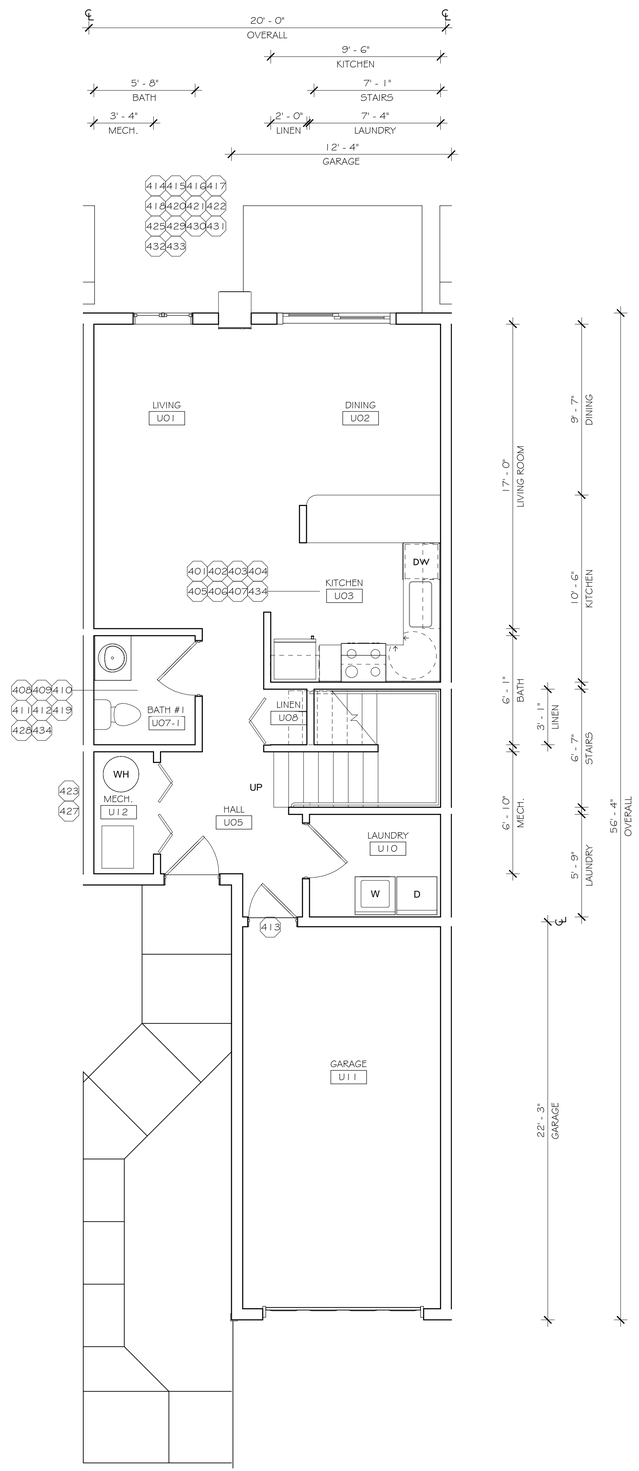
ELECTRICAL PANEL	EP
RETURN AIR VENT	
SUPPLY AIR VENT	

NOTE
ELECTRICAL SYMBOLS ARE PROVIDED TO SHOW INTENT & AID IN BIDDING PURPOSES ONLY
-ALL ELECTRICAL WORK IS DESIGN/BUILD
-CONTRACTOR SHALL PRODUCED ENGINEERED ELECTRICAL DRAWINGS AS REQUIRED BY LOCAL CODES
-CONTRACTOR SHALL VERIFY ADEQUATE LIGHT LEVEL REQUIREMENTS AND SHALL CONTACT THE ARCHITECT IF ADJUSTMENTS ARE NECESSARY
FULL FIRE ALARM DESIGN AND SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR . FULL SECURITY CAMERA SYSTEM AND SHOP DRAWINGS TO BE PROIVED BY THE CONTRACTOR.

2 UNIT TYPE 'C' - FIRST FLOOR PLAN - MECH & ELECT.
1/4" = 1'-0"



1 UNIT TYPE 'C' - FIRST FLOOR PLAN
1/4" = 1'-0"

UNIT KEYNOTES	
401	REMOVE AND REPLACE DISHWASHER - PER MATRIX
402	REMOVE AND REPLACE RANGE - PER MATRIX
403	REMOVE AND REPLACE RANGE HOOD - PER MATRIX
404	REMOVE AND REPLACE REFRIGERATOR - PER MATRIX
405	NEW KITCHEN CABINETS - REMOVE EXISTING CABINETS, SKIM COAT WALLS, AND INSTALL NEW CABINETS
406	NEW KITCHEN COUNTERTOPS - REMOVE EXISTING AND INSTALL NEW
407	NEW KITCHEN SINK - DOUBLE BOWL
408	NEW BATHROOM CABINETS - REMOVE EXISTING CABINETS, SKIMCOAT WALLS, AND INSTALL NEW CABINETS
409	NEW BATHROOM COUNTERTOPS - REMOVE EXISTING AND INSTALL NEW
410	NEW BATHROOM FAUCETS AT SINK AND TUB/SHOWER
411	NEW BATHROOM ACCESSORIES
412	NEW WALL-MOUNTED MIRROR
413	NEW UNIT ENTRY DOOR - REMOVE EXISTING AND INSTALL NEW DOOR, FRAME, AND HARDWARE
414	NEW INTERIOR DOORS - REMOVE EXISTING AND INSTALL NEW DOOR, FRAME, AND HARDWARE
415	NEW CARPET - PER MATRIX - REMOVE EXISTING CARPET AND INSTALL NEW
416	NEW VINYL FLOORING - PER MATRIX - REMOVE EXISTING AND INSTALL NEW
417	NEW VERTICAL BLINDS
418	REPAIR GYPSUM BOARD WALLS AND CEILINGS AS SPECIFIED
419	NEW BATHROOM EXHAUST FAN WITH HUMIDISTAT; SINGLE SWITCH
420	REMOVE EXISTING SMOKE/CO DETECTORS AND REPLACE WITH NEW
421	NEW ELECTRICAL WIRING AS NEEDED FOR DEVICE REPLACEMENT
422	NEW ELECTRICAL DEVICES
423	REMOVE EXISTING FURNACE AND REPLACE WITH NEW FURNACE/AC
425	NEW THERMOSTAT(S)
427	REMOVE EXISTING WATER HEATER AND REPLACE WITH NEW
428	REPLACE BATHROOM SHOWER SURROUND (TUB TO REMAIN)
429	REMOVE AND REPLACE ALL INTERIOR LIGHT FIXTURES - SEE SCHEDULE
430	NEW WOOD CASING AT NEW DOORS AND WINDOWS - MATCH EXIST. PROFILE
431	NEW SHUT OFF VALVES AT ALL PLUMBING FIXTURES
432	ADD UNIT SHUT OFF VALVE IF NOT EXISTING CURRENTLY
433	NEW PAINT - PER MATRIX
434	PAINT BATH AND KITCHEN THROUGHOUT

Blumentals Architecture
1600 Marshall Steet NE, Suite 1
Minneapolis, MN 55413
612/331-2222
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SIGNATURES

PRELIMINARY DRAWINGS
- NOT FOR CONSTRUCTION

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

03/07/18 sign date

reg. no.

reg. exp. date

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD, SW
Issue Date
03/07/18

SUBMITTALS / REVISIONS

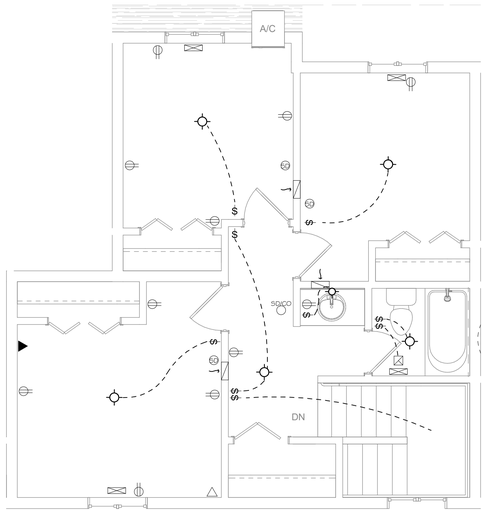
SCALE
1/4" = 1'-0"

West Birch Townhome Renovation

504 13th Avenue N
Princeton, MN 55371

UNIT PLANS

A3.4



ELECTRICAL LEGEND		
WALL MOUNT LIGHT		L1, L2, L9
SURFACE MOUNT		L3, L4, L5, L6, L7
2' UNDER CABINET LIGHT		L8

OTHER	
FAN	
SWITCH	$
DUPLEX RECEPTACLE (CONTRACTOR TO VERIFY GFIC IN-FIELD)	
TELEVISION OUTLET	
TELEPHONE OUTLET	
SMOKE DETECTOR	
SMOKE / CO2 DETECTOR	SD/CO
HEATER	HEAT
THERMOSTAT	T
ELECTRICAL PANEL	EP
RETURN AIR VENT	
SUPPLY AIR VENT	

NOTE
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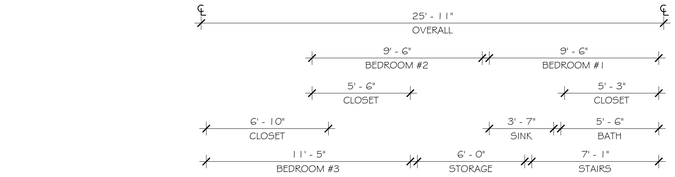

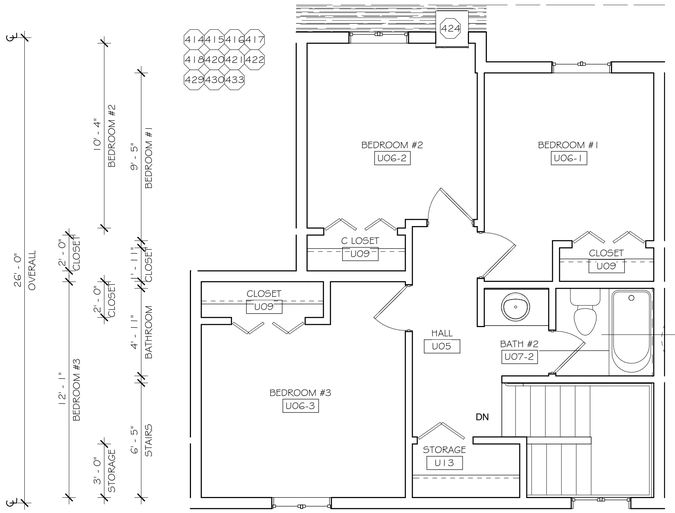

UNIT KEYNOTES	
408	NEW BATHROOM CABINETS - REMOVE EXISTING CABINETS, SKIMCOAT WALLS, AND INSTALL NEW CABINETS
409	NEW BATHROOM COUNTERTOPS - REMOVE EXISTING AND INSTALL NEW
410	NEW BATHROOM FAUCETS AT SINK AND TUB/SHOWER
411	NEW BATHROOM ACCESSORIES
412	NEW WALL-MOUNTED MIRROR
414	NEW INTERIOR DOORS - REMOVE EXISTING AND INSTALL NEW DOOR, FRAME, AND HARDWARE
415	NEW CARPET - PER MATRIX - REMOVE EXISTING CARPET AND INSTALL NEW
416	NEW VINYL FLOORING - PER MATRIX - REMOVE EXISTING AND INSTALL NEW
417	NEW VERTICAL BLINDS
418	REPAIR GYPSUM BOARD WALLS AND CEILINGS AS SPECIFIED
419	NEW BATHROOM EXHAUST FAN WITH HUMIDISTAT; SINGLE SWITCH
420	REMOVE EXISTING SMOKE/CO DETECTORS AND REPLACE WITH NEW
421	NEW ELECTRICAL WIRING AS NEEDED FOR DEVICE REPLACEMENT
422	NEW ELECTRICAL DEVICES
424	REMOVE EXISTING AIR CONDITIONING UNIT WITH SLEEVE AND INSTALL A WINDOW
428	REPLACE BATHROOM SHOWER SURROUND (TUB TO REMAIN)
429	REMOVE AND REPLACE ALL INTERIOR LIGHT FIXTURES - SEE SCHEDULE
430	NEW WOOD CASING AT NEW DOORS AND WINDOWS - MATCH EXIST. PROFILE
431	NEW SHUT OFF VALVES AT ALL PLUMBING FIXTURES
433	NEW PAINT - PER MATRIX
434	PAINT BATH AND KITCHEN THROUGHOUT

2 UNIT TYPE 'C' - SECOND FLOOR PLAN - MECH & ELECT.
1/4" = 1'-0"

1 UNIT TYPE 'C' - SECOND FLOOR PLAN
1/4" = 1'-0"

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SIGNATURES

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07/18/18
sign date

reg. no.

reg. exp. date

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
Author
Issue Date
03/07/18

SUBMITTALS / REVISIONS

SCALE
1/4" = 1'-0"

West Birch Townhome Renovation

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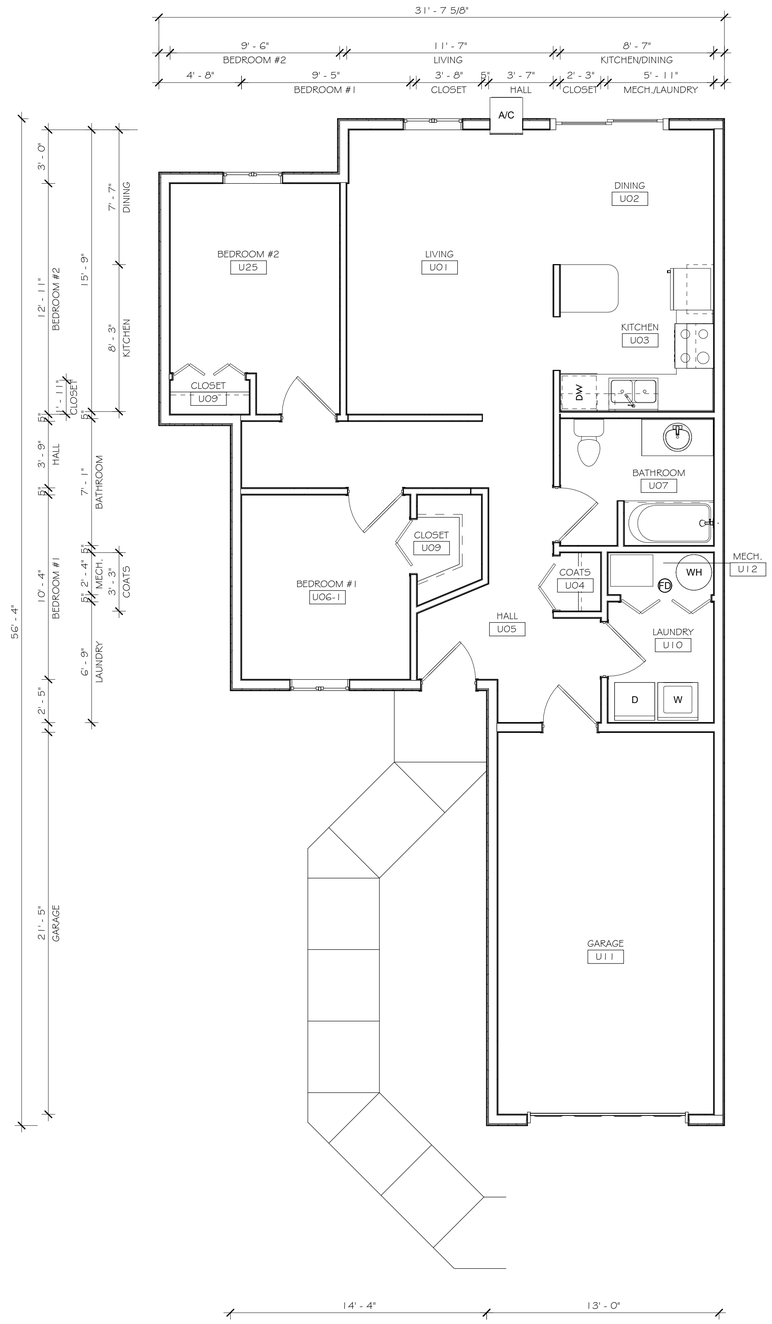
Princeton, MN 55371

UNIT PLANS

A3.5



1 **UNIT TYPE 'D' (ACCESSIBLE) - FIRST FLOOR PLAN**
1/4" = 1'-0"

SCOPE OF WORK - ACCESSIBLE UNITS

- NEW DISHWASHER
- NEW RANGE
- NEW RANGE HOOD
- NEW REFRIGERATOR
- NEW BATHROOM ACCESSORIES
- NEW BATHROOM FIXTURES
- NEW KITCHEN SINK - DOUBLE BOWL
- NEW KITCHEN CABINETS
- NEW BATHROOM CABINETS
- NEW KITCHEN COUNTERTOP
- NEW BATHROOM COUNTERTOP
- NEW WALL MOUNTED MIRROR
- NEW UNIT DOOR, FRAME AND HARDWARE
- NEW INTERIOR DOORS
- NEW CARPET - ?
- NEW VINYL FLOORING - ?
- NEW VERTICAL BLINDS
- REPAIR GYPSUM BOARD AS SPECIFIED
- NEW BATHROOM EXHAUST FAN WITH HUMIDISTAT; SINGLE SWITCH
- REMOVE SMOKE/CO DETECTORS AND REPLACE WITH NEW
- NEW ELECTRICAL WIRING AS NEEDED FOR DEVICE REPLACEMENT
- NEW ELECTRICAL DEVICES
- NEW FURNACE
- NEW THERMOSTATS
- NEW SHOWER VALVES AND HEADS
- NEW WATER HEATER
- NEW BATHROOM SHOWER SURROUNDS
- NEW INTERIOR LIGHTING FIXTURES
- NEW TRIM AT NEW DOORS AND NEW WINDOWS; MATCH EXISITNG
- NEW SHUT OFF VALVES AT ALL PLUMBING FIXTURES
- ADD UNIT SHUT OFF VALVES IF NOT EXISTING

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EXISTING CONDITIONS

VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

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As indicated

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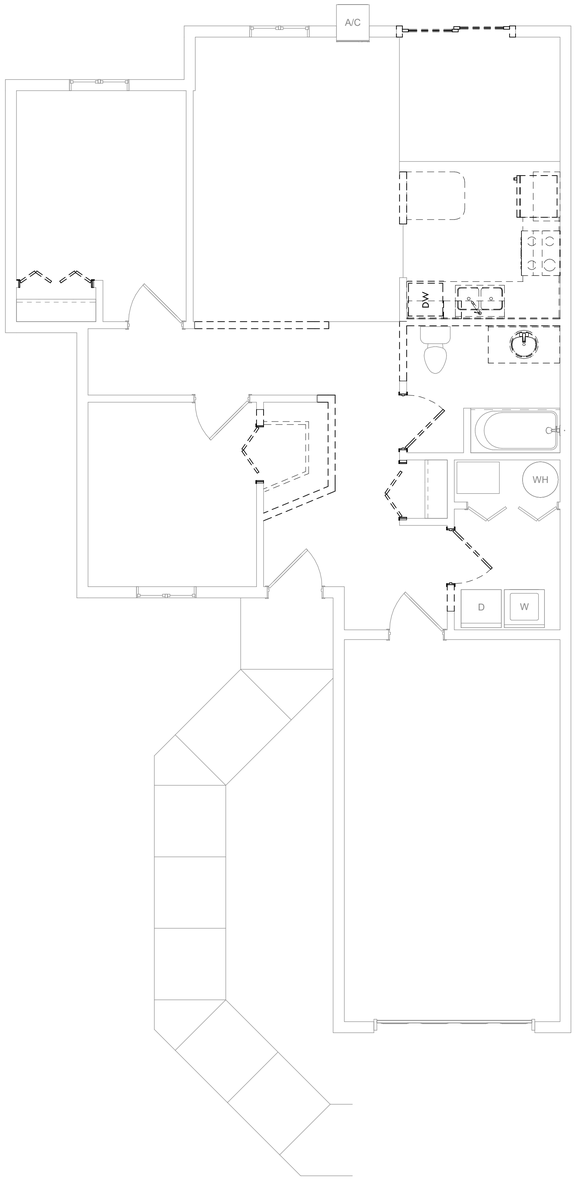
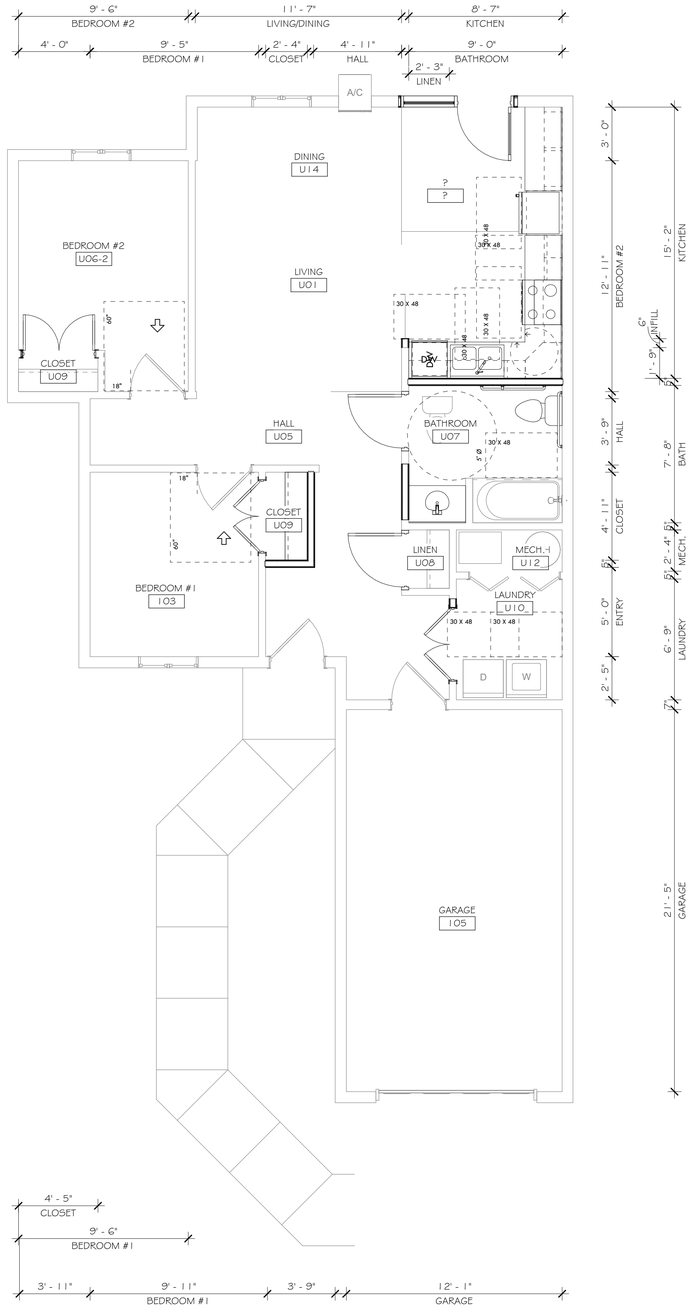
UNIT PLANS - ACCESSIBLE UNITS

A3.6



1 UNIT TYPE 'D' (ACCESSIBLE) - FIRST FLOOR PLAN - DEMO
1/4" = 1'-0"



2 UNIT TYPE 'D' (ACCESSIBLE) - FIRST FLOOR PLAN - NEW
1/4" = 1'-0"

SCOPE OF WORK - ACCESSIBLE UNITS

- NEW DISHWASHER
- NEW RANGE
- NEW RANGE HOOD
- NEW REFRIGERATOR
- NEW BATHROOM ACCESSORIES
- NEW BATHROOM FIXTURES
- NEW KITCHEN SINK - DOUBLE BOWL
- NEW KITCHEN CABINETS
- NEW BATHROOM CABINETS
- NEW KITCHEN COUNTERTOP
- NEW BATHROOM COUNTERTOP
- NEW WALL MOUNTED MIRROR
- NEW UNIT DOOR, FRAME AND HARDWARE
- NEW INTERIOR DOORS
- NEW CARPET - ?
- NEW VINYL FLOORING - ?
- NEW VERTICAL BLINDS
- REPAIR GYPSUM BOARD AS SPECIFIED
- NEW BATHROOM EXHAUST FAN WITH HUMIDISTAT; SINGLE SWITCH
- REMOVE SMOKE/CO DETECTORS AND REPLACE WITH NEW PER CODE
- NEW ELECTRICAL WIRING AS NEEDED FOR DEVICE REPLACEMENT
- NEW ELECTRICAL DEVICES
- NEW FURNACE
- NEW THERMOSTATS
- NEW SHOWER VALVES AND HEADS
- NEW WATER HEATER
- NEW BATHROOM SHOWER SURROUNDS
- NEW INTERIOR LIGHTING FIXTURES
- NEW TRIM AT NEW DOORS AND NEW WINDOWS; MATCH EXISITNG
- NEW SHUT OFF VALVES AT ALL PLUMBING FIXTURES
- ADD UNIT SHUT OFF VALVES IF NOT EXISTING

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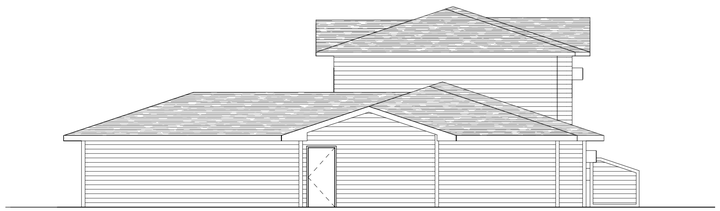
Princeton, MN 55371

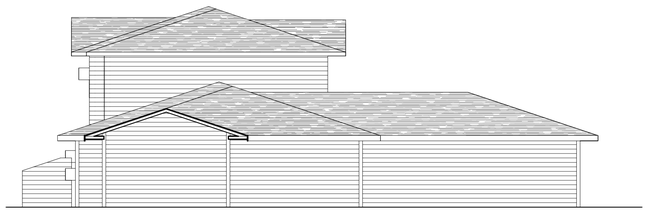
UNIT PLANS - ACCESSIBLE UNITS

A3.6X

1 EAST ELEVATION-TOWNHOMES
1/8" = 1'-0"



2 NORTH ELEVATION-TOWNHOMES
1/8" = 1'-0"



3 SOUTH ELEVATION-TOWNHOMES
1/8" = 1'-0"

4 WEST ELEVATION-TOWNHOMES
1/8" = 1'-0"

ELEVATIONS/EXTERIORS - SCOPE OF WORK

- NEW SOFFITS
- NEW WINDOWS
- NEW OVERHEAD GARAGE DOORS
- REMOVE DOOR AND FRAMES AND REPLACE WITH N
- REMOVE ALL WALLPACKS AND REPLACE WITH NEW ING
- REMOVE AC UNIT AND SLEEVE; INFILL WITH NEW W P. ALL
- ADD BRICK VENEER

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Architecture

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BUILDING ELEVATIONS

A4.1