

West Birch Apartments

1103 W Branch Street, Princeton, MN

TITLE SHEET	DATE	ISSUE
T TITLE SHEET	02/05/19	06/07/19

CIVIL	DATE	ISSUE
C1 SITE AND UTILITY PLAN	02/05/19	06/07/19
C2 SWAPP NOTES AND NARRATIVE	06/10/19	06/07/19
C3 GRADING AND EROSION CONTROL PLAN	02/05/19	06/07/19

ARCHITECTURAL	DATE	ISSUE
A001 CODE DATA	02/05/19	06/07/19
A002 CODE PLAN	02/05/19	06/07/19
A1 01 ARCHITECTURAL SITE PLAN	02/05/19	06/07/19
A1 02 SITE DETAILS	02/05/19	06/07/19
A1 03 SITE DETAILS	02/05/19	06/07/19
A1 04 SITE DETAILS	02/05/19	06/07/19
A1 11 FIRST FLOOR PLAN	02/05/19	06/07/19
A1 12 SECOND FLOOR PLAN	02/05/19	06/07/19
A1 13 ATTIC PLAN	02/05/19	06/07/19
A1 21 ROOF PLAN	02/05/19	06/07/19
A1 30 FINISH PLANS	02/05/19	06/07/19
A2 01 BUILDING ELEVATIONS	02/05/19	06/07/19
A3 01 BUILDING SECTIONS	02/05/19	06/07/19
A3 10 WALL SECTIONS	02/05/19	06/07/19
A3 20 STAIR SECTIONS	02/05/19	06/07/19
A4 01 ENLARGED PLANS - COMMON AREA	02/05/19	06/07/19
A4 02 ENLARGED PLANS - STAIRS	02/05/19	06/07/19
A4 10 ENLARGED PLANS - UNIT TYPES A, A.1, B, & F	02/05/19	06/07/19
A4 11 ENLARGED PLANS - UNIT TYPES C, C.1 & D	02/05/19	06/07/19
A4 12 ENLARGED PLANS - UNIT TYPES E (ACC) & C.2 (ACC)	02/05/19	06/07/19
A5 01 REFLECTED CEILING PLANS	02/05/19	06/07/19
A5 02 REFLECTED CEILING PLANS - COMMON AREA	02/05/19	06/07/19
A6 01 BUILDING ENTRY	02/05/19	06/07/19
A6 02 EXTERIOR DETAILS	02/05/19	06/07/19
A6 03 EXTERIOR DETAILS AT OPENINGS	02/05/19	06/07/19
A6 04 EXTERIOR DETAILS - ROOF	02/05/19	06/07/19
A7 01 INTERIOR ELEVATIONS - STANDARD AND HV UNITS	02/05/19	06/07/19
A7 02 INTERIOR ELEVATIONS - COMMON AREAS AND ACC UNITS	02/05/19	06/07/19
A8 01 INTERIOR DETAILS	02/05/19	06/07/19
A8 02 INTERIOR DETAILS	02/05/19	06/07/19
A8 03 INTERIOR DETAILS	02/05/19	06/07/19
A9 01 TYPES & SCHEDULES	02/05/19	06/07/19
A9 02 WALL TYPES	02/05/19	06/07/19

STRUCTURAL	DATE	ISSUE
S000 STRUCTURAL COVER SHEET	02/05/19	06/07/19
S001 GENERAL STRUCTURAL NOTES	02/05/19	06/07/19
S002 GENERAL STRUCTURAL NOTES (CONT)	02/05/19	06/07/19
S003 TYPICAL DETAILS - FOUNDATION	02/05/19	06/07/19
S004 TYPICAL DETAILS - CMU	02/05/19	06/07/19
S005 TYPICAL DETAILS - WOOD SCHEDULES	02/05/19	06/07/19
S006 TYPICAL DETAILS - WOOD SCHEDULES	02/05/19	06/07/19
S007 TYPICAL DETAILS - WOOD STAIR FRAMING	02/05/19	06/07/19
S1 11 FIRST FLOOR FOUNDATION PLAN	02/05/19	06/07/19
S1 12 SECOND FLOOR FOUNDATION PLAN	02/05/19	06/07/19
S1 21 ROOF FRAMING PLAN	02/05/19	06/07/19
S5 01 FOUNDATION DETAILS	02/04/19	06/07/19
S6 01 WOOD FRAMING DETAILS	02/05/19	06/07/19
S6 02 WOOD FRAMING DETAILS	02/05/19	06/07/19

MECHANICAL	DATE	ISSUE
M1 11 FIRST FLOOR WASTE AND VENT PLAN	02/05/19	06/07/19
M1 12 FIRST FLOOR DOMESTIC WATER AND GAS PLAN	02/05/19	06/07/19
M1 13 SECOND FLOOR PLUMBING PLAN	02/05/19	06/07/19
M2 11 FIRST FLOOR HVAC PLAN	02/05/19	06/07/19
M2 12 SECOND FLOOR HVAC PLAN	02/05/19	06/07/19
M3 11 UNIT HVAC PLANS	02/05/19	06/07/19
M3 12 UNIT HVAC PLANS	02/05/19	06/07/19
M4 11 PLUMBING RISERS	02/05/19	06/07/19
M4 12 MECHANICAL DETAILS	02/05/19	06/07/19
M4 13 MECHANICAL DETAILS	02/05/19	06/07/19
M4 14 MECHANICAL DETAILS	02/05/19	06/07/19
M5 11 MECHANICAL EQUIPMENT SCHEDULES	02/05/19	06/07/19
M5 12 MECHANICAL EQUIPMENT SCHEDULES	02/05/19	06/07/19

ELECTRICAL	DATE	ISSUE
E1 11 SITE ELECTRICAL PLAN	02/05/19	06/07/19
E1 12 SITE PHOTOMETRIC PLAN	02/05/19	06/07/19
E2 11 FIRST FLOOR LIGHTING PLAN	02/05/19	06/07/19
E2 12 SECOND FLOOR LIGHTING PLAN	02/05/19	06/07/19
E3 11 FIRST FLOOR POWER & SYSTEMS PLAN	02/05/19	06/07/19
E3 12 SECOND FLOOR POWER & SYSTEMS PLANS	02/05/19	06/07/19
E4 11 UNIT ELECTRICAL PLANS	02/05/19	06/07/19
E4 12 UNIT ELECTRICAL PLANS	02/05/19	06/07/19
E5 11 ELECTRICAL RISER DIAGRAM AND SCHEDULES	02/05/19	06/07/19
E6 11 MECHANICAL EQUIPMENT SCHEDULES	02/05/19	06/07/19
E6 12 MECHANICAL EQUIPMENT SCHEDULES	02/05/19	06/07/19



VICINITY MAP
W Branch Street, Princeton, MN



REFERENCE VIEW

UNIT TYPE	A	A.1	B	C	C.1	C.2	D	E	F	TOTAL UNITS/BLDG.
# OF BEDROOMS	3	3	1	2	2	2	4	3	3	
# OF BATHROOMS	2	2	1	1	1	1	2	2	2	
ACCESSIBLE						X		X		
H/V IMPAIRED		X								
FLOOR LEVEL										
1ST FLOOR	--	1	2	1	--	1	1	1	1	7
2RD FLOOR	2	--	2	2	1	--	1	--	1	9
BUILDING/UNIT TOTALS	2	1	4	2	1	1	2	1	2	16
UNIT SF (GROSS)	1,410	1,410	658	949	941	949	1,549	1,410	1,353	
TOTAL UNIT SF (GROSS)	2,820	1,410	2,632	1,898	941	949	3,098	1,410	2,706	17,864

*REFER TO CODE PLAN FOR FIRST FLOOR COMMON SPACE SF

STALL LOCATION	STANDARD STALLS	ACCESSIBLE STALLS	OTHER STALLS	TOTAL STALLS
SURFACE PARKING	34	3	--	37

BUILDING/UNIT/PARKING TABULATION

PROJECT DIRECTORY

OWNER

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SIGNATURES

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 06/07/19
sign date
JAMES L. MOY 27036
reg. no.

6/30/2020
reg. exp. date

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

△ SUBMITTALS / REVISIONS

02/16/18 MHFA REVIEW - SD
04/20/18 50% CD
06/21/18 90% CD
08/24/18 100% MHFA REVIEW
02/05/19 ISSUED FOR CITY REVIEW
02/21/19 ADDENDUM #2
1 06/07/19 ISSUED FOR CONSTRUCTION

SCALE
12" = 1'-0"

West Birch Apartments

1103 West Branch Street
Princeton, MN

TITLE SHEET

T

BUILDING CODE DATA

APPLICABLE CODES	SPECIAL REQUIREMENTS (Chapter 4)	FIRE PROTECTION (Chapters 7 & 9)	OCCUPANT LOAD & EGRESS (Chapter 10)	INTERIOR ENVIRONMENT (Chapter 12)																																																															
<p>BUILDING CODES: 2015 MINNESOTA STATE BUILDING CODE (MNSBC) CITY OF PRINCETON, MN: CODE OF ORDINANCES</p> <p>ELECTRICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE</p> <p>MECHANICAL CODE: 2015 NFPA 101</p> <p>LIFE SAFETY: 2015 NFPA 1</p> <p>FIRE CODE: 2015 MINNESOTA ENERGY CODE, 2015 IECC, INTERNATIONAL ENERGY CONSERVATION CODE.</p> <p>ENERGY: 2015 IBC, CHAPTER 30, INTERNATIONAL BUILDING CODE,</p> <p>ELEVATOR: COMAR 05.02.02 AND 2010 ADA STANDARDS</p> <p>ACCESSIBILITY CODES: 2015 MINNESOTA STATE ACCESSIBILITY CODE ANSI 117.1-2009 FAIR HOUSING</p>	<p>SEPARATION WALLS ALL WALLS SEPARATING DWELLING AND/OR SLEEPING UNITS, AND DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES ARE FIRE PARTITIONS.</p> <p>HORIZONTAL SEPARATION (420.3) FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.</p> <p>EXCEPTION:(711.3) DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOURS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.</p> <p>FIRE ALARM SYSTEM (907.2.9) A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.9 THROUGH 907.2.9.2 IN GROUP R-2 OCCUPANCIES WHERE THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS OR SLEEPING UNITS</p> <p>AUTOMATIC SPRINKLER SYSTEM (IBC 903.2.8) BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.</p>	<p>FIRE PARTITIONS: GENERAL - 708.1 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL COMPLY WITH THE FIRE PARTITION SECTION.</p> <p>FIRE-RESISTANCE RATING - 708.3 FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. 1/2 HOUR PERMITTED WITH APPROVED SPRINKLER SYSTEM. PROVIDED - SEE WALL TYPES</p> <p>CONTINUITY - 708.4 FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE FIRE-RESISTANCE RATED ROOF/CEILING ASSEMBLY. PROVIDED - WALLS EXTEND TO BOTTOM SIDE OF 1 HR ROOF/CEILING ASSEMBLY</p> <p>DRAFTSTOPPING - 718.3 / 718.4.2 DRAFTSTOPPING IN ATTICS DRAFTSTOPPING SHALL BE PROVIDED IN CONCEALED ROOF SPACES OF GROUP R-2 BUILDINGS AND SHALL BE INSTALLED ABOVE, AND IN LINE WITH UNIT SEPARATION WALLS. IN GROUP R-2 OCCUPANCIES NOT EXCEEDING FOUR STORIES, THE ATTIC SPACE SHALL BE SUBDIVIDED IN TO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. PROVIDED - SEE ATTIC PLAN FOR LOCATIONS OF DRAFT STOPPING. - MAXIMUM AREA SHOWN IS 2 UNITS OR LESS THAN 3000 SF</p> <p>FIRE SUPPRESSION SYSTEM: GROUP R - 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGH ALL BUILDINGS WITH A GROUP R FIRE AREA</p> <p>NFPA 13 SPRINKLER SYSTEM - 903.3.1.2 WHERE ALLOWED IN BUILDINGS OF GROUP R, UP TO AND INCLUDING 4 STORIES IN HEIGHT, AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13. PROVIDED - SPRINKLERS THROUGHOUT UNIT</p>	<p>OCCUPANT LOAD: (TABLE 1004.1.2)</p> <table border="1"> <tr> <td>RESIDENCES R-2</td> <td>18,927 SF</td> <td>1 OCC./200 GROSS SF</td> <td>106 OCCUPANTS</td> </tr> <tr> <td>BUSINESS B</td> <td>476 SF</td> <td>1 OCC./100 GROSS SF</td> <td>6 OCCUPANTS</td> </tr> <tr> <td>UNCONCENTRATED (B)</td> <td>702 SF</td> <td>1 OCC./15 NET SF</td> <td>47 OCCUPANTS</td> </tr> <tr> <td>ACCESSORY (B)</td> <td>549 SF</td> <td>1 OCC./300 GROSS SF</td> <td>2 OCCUPANTS</td> </tr> </table> <p>MEANS OF EGRESS: EGRESS ILLUMINATION - 1006.1 PROVIDED - SEE PLANS</p> <p>EGRESS DOORS - 1008.1.1 32" MIN. CLEAR OPENING WIDTH PROVIDED - SEE DOOR TYPES & SCHEDULES: SHEET A901</p> <p>EXIT ACCESS TRAVEL DISTANCE - TABLE 1016.2 250' WITH SPRINKLERS PROVIDED - MAXIMUM DISTANCE 186'-10" - SEE CODE PLANS</p> <p>STAIRWAYS: STAIRWAY WIDTH - 1009.4, EXCEPTION 1 36" MINIMUM PROVIDED - SEE PLANS</p> <p>HEADROOM - 1009.5 80" MINIMUM PROVIDED - SEE SHEET A803</p> <p>STAIRWAY LANDINGS 1009.8 NOT LESS THAN THE WIDTH OF THE STAIRWAY THEY SERVE PROVIDED - SEE SHEET A803</p> <p>HANDRAILS - 1009.15, EXCEPTION 2 ONLY REQUIRED ON ONE SIDE IN DWELLING UNIT PROVIDED - SEE SHEET A803</p> <p>HANDRAILS: HEIGHT - 1012.2 BETWEEN 34" AND 38" ABOVE STAIR NOSING PROVIDED - SEE SHEET A803</p> <p>EMERGENCY ESCAPE AND RESCUE: GENERAL - 1029.1 SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING PROVIDED - SEE ELEVATIONS</p>	RESIDENCES R-2	18,927 SF	1 OCC./200 GROSS SF	106 OCCUPANTS	BUSINESS B	476 SF	1 OCC./100 GROSS SF	6 OCCUPANTS	UNCONCENTRATED (B)	702 SF	1 OCC./15 NET SF	47 OCCUPANTS	ACCESSORY (B)	549 SF	1 OCC./300 GROSS SF	2 OCCUPANTS	<p>NATURAL VENTILATION: (1203.4.1) MIN. 4% OF FLOOR AREA BEING VENTILATED (TO BE OPENABLE) OR MECHANICAL VENTILATION PROVIDED PER UNIT 6% TO 4%</p> <p>NATURAL LIGHT: (1205.2) MIN. NET GLAZED AREA ≥ 8% OF FLOOR AREA BEING SERVED OR ARTIFICIAL LIGHT PROVIDED PER UNIT 10% TO 8%</p> <p>SOUND TRANSMISSION: (1207.2) WALLS SEPARATING DWELLING UNITS SHALL HAVE AN STC NOT LESS THAN 50. PROVIDED - STC 61 - SEE WALL TYPES</p> <p>INTERIOR SPACE DIMENSIONS: (1208.1) HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION. PROVIDED - LEAST DIMENSION SHOWN IS 9'-9"</p> <p>EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET. PROVIDED - LEAST AREA SHOWN IS 124.25 SQ. FT.</p>																																															
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<p>OCCUPANCY (Chapters 3 & 5)</p> <p>OCCUPANCY CLASSIFICATION: RESIDENTIAL R-2 BUSINESS B</p> <p>BASIC ALLOWABLE HEIGHT AND FLOOR AREA: (TABLE 503)</p> <table border="1"> <thead> <tr> <th></th> <th>ALLOWED</th> <th>PROVIDED</th> <th>ALLOWED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>R-2 (TYPE V-B)</td> <td>2 STORIES</td> <td>2 STORIES</td> <td>7,000 SF PER STORY*</td> <td>9,723 SF - 1ST FLOOR 12,219 SF - 2ND FLOOR</td> </tr> <tr> <td>B (TYPE V-B)</td> <td>2 STORIES</td> <td>1 STORY</td> <td>9,000 SF PER STORY</td> <td>2,600 SF - 1ST FLOOR</td> </tr> </tbody> </table> <p>* AREA MODIFICATIONS: (MNSBC 506) ALLOWABLE AREA PER STORY = [A + (A x I(b)) + (A x I(s))]</p> <p>A = AREA PER STORY (PER TABLE 503) = 7,000 SF</p> <p>I(b) = AREA INCREASE DUE TO FRONTAGE [BF / AP - 0.25] NW/30 BF = BUILDING PERIMETER THAT FRONTS A PUBLIC WAY OR OPEN SPACE WITH MIN. 20' WIDTH = 351.5' AP = TOTAL BUILDING PERIMETER = 573.5' NW = WIDTH OF PUBLIC SPACE, MAX. OF 30' = 30'</p> <p>I(b) = [351.5' / 573.5' - 0.25] 30/30 I(b) = 0.36</p> <p>I(s) = PER 506.3, WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND HAS MORE THAN ONE STORY ABOVE GRADE PLANE, I(s) = 2</p> <p>ALLOWABLE AREA PER STORY = [7,000 + (7,000 x 0.36) + (7,000 x 2)] ALLOWABLE AREA PER STORY = 23,520 SF</p>		ALLOWED	PROVIDED	ALLOWED	PROVIDED	R-2 (TYPE V-B)	2 STORIES	2 STORIES	7,000 SF PER STORY*	9,723 SF - 1ST FLOOR 12,219 SF - 2ND FLOOR	B (TYPE V-B)	2 STORIES	1 STORY	9,000 SF PER STORY	2,600 SF - 1ST FLOOR	<p>TYPES OF CONSTRUCTION (Chapter 6)</p> <table border="1"> <thead> <tr> <th>TYPE:</th> <th>STRUCTURAL FRAME:</th> <th>BEARING WALLS:</th> <th>INTERIOR:</th> <th>NONBEARING WALLS & PARTITIONS:</th> <th>EXTERIOR:</th> <th>FLOOR CONSTRUCTION:</th> <th>ROOF CONSTRUCTION:</th> </tr> </thead> <tbody> <tr> <td>V-B</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	TYPE:	STRUCTURAL FRAME:	BEARING WALLS:	INTERIOR:	NONBEARING WALLS & PARTITIONS:	EXTERIOR:	FLOOR CONSTRUCTION:	ROOF CONSTRUCTION:	V-B																<p>ACCESSIBILITY (MN Accessibility Code)</p> <p>ACCESSIBLE PARKING AND PASSENGER LOADING FACILITIES: ACCESSIBLE PARKING SPACES - 1106.1 PROVIDE 2% (QTY MIN. 1) ACCESSIBLE PARKING SPACE PROVIDED - 3 SPACES PROVIDED</p> <p>DWELLING AND SLEEPING UNITS: GROUP R-2 - 1107.6.2 TYPE A UNITS: ≥5% REQUIRED PROVIDED - 16 UNITS = 2 UNITS ARE TYPE A</p> <p>HEARING AND VISUALLY IMPAIRED UNITS: ≥ 2% (MIN. 1) REQUIRED PROVIDED - 1 UNIT</p> <p>PUBLIC ACCOMMODATIONS AREAS OF BUSINESS AND GENERAL PUBLIC ACCOMMODATIONS SHALL COMPLY WITH THE APPLICABLE DESIGN GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA). PROVIDED - SEE COMMON AREAS ENLARGED PLAN (SHEET A401)</p>	<p>PLUMBING FIXTURE COUNTS (Chapter 29)</p> <p>OCCUPANT LOAD CALCULATIONS (TABLE 2902.1)</p> <table border="1"> <thead> <tr> <th>GROUP</th> <th>TYPE</th> <th>AREA(SF)</th> <th>SF/OCC.</th> <th>OCC.</th> </tr> </thead> <tbody> <tr> <td>GROUP B</td> <td>OFFICE (COMMUNITY)</td> <td>978</td> <td>100</td> <td>10</td> </tr> </tbody> </table> <p>ALL OTHER OCCUPANCIES ARE ASSUMED FOR RESIDENT USE, REQUIRED PLUMBING FACILITIES SHALL BE PROVIDED IN THE DWELLING UNITS.</p> <table border="1"> <thead> <tr> <th>GROUP</th> <th>TYPE</th> <th>OCCUPANTS</th> <th>LAV</th> <th>W. C.</th> </tr> </thead> <tbody> <tr> <td>GROUP B</td> <td>OFFICE</td> <td>6 MEN/4 WOMEN</td> <td>1:40 M: 0.15 F: 0.1</td> <td>1:20 M: 0.3 F: 0.2</td> </tr> <tr> <td colspan="3">TOTAL FIXTURES PROVIDED</td> <td>LAV = 1</td> <td>W. C. = 1</td> </tr> </tbody> </table> <p>SERVICE SINK: REQUIRED 1 PROVIDED 1</p> <p>*DRINKING FOUNTAIN IS NOT REQUIRED WITH OCCUPANT LOADS OF LESS THAN 50 PERSONS. PROVIDED - 1 - EWC</p>	GROUP	TYPE	AREA(SF)	SF/OCC.	OCC.	GROUP B	OFFICE (COMMUNITY)	978	100	10	GROUP	TYPE	OCCUPANTS	LAV	W. C.	GROUP B	OFFICE	6 MEN/4 WOMEN	1:40 M: 0.15 F: 0.1	1:20 M: 0.3 F: 0.2	TOTAL FIXTURES PROVIDED			LAV = 1	W. C. = 1
	ALLOWED	PROVIDED	ALLOWED	PROVIDED																																																															
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V-B																																																																			
GROUP	TYPE	AREA(SF)	SF/OCC.	OCC.																																																															
GROUP B	OFFICE (COMMUNITY)	978	100	10																																																															
GROUP	TYPE	OCCUPANTS	LAV	W. C.																																																															
GROUP B	OFFICE	6 MEN/4 WOMEN	1:40 M: 0.15 F: 0.1	1:20 M: 0.3 F: 0.2																																																															
TOTAL FIXTURES PROVIDED			LAV = 1	W. C. = 1																																																															



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SIGNATURES

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 06/07/19
sign date
27036
reg. no.

JAMES L. MOY 6/30/2020
reg. exp. date

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD, LH
Issue Date
06/07/19

△ SUBMITTALS / REVISIONS

02/16/18	MHFA REVIEW - SD
04/20/18	50% CD
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1 06/07/19	ISSUED FOR CONSTRUCTION

SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

CODE DATA

A001



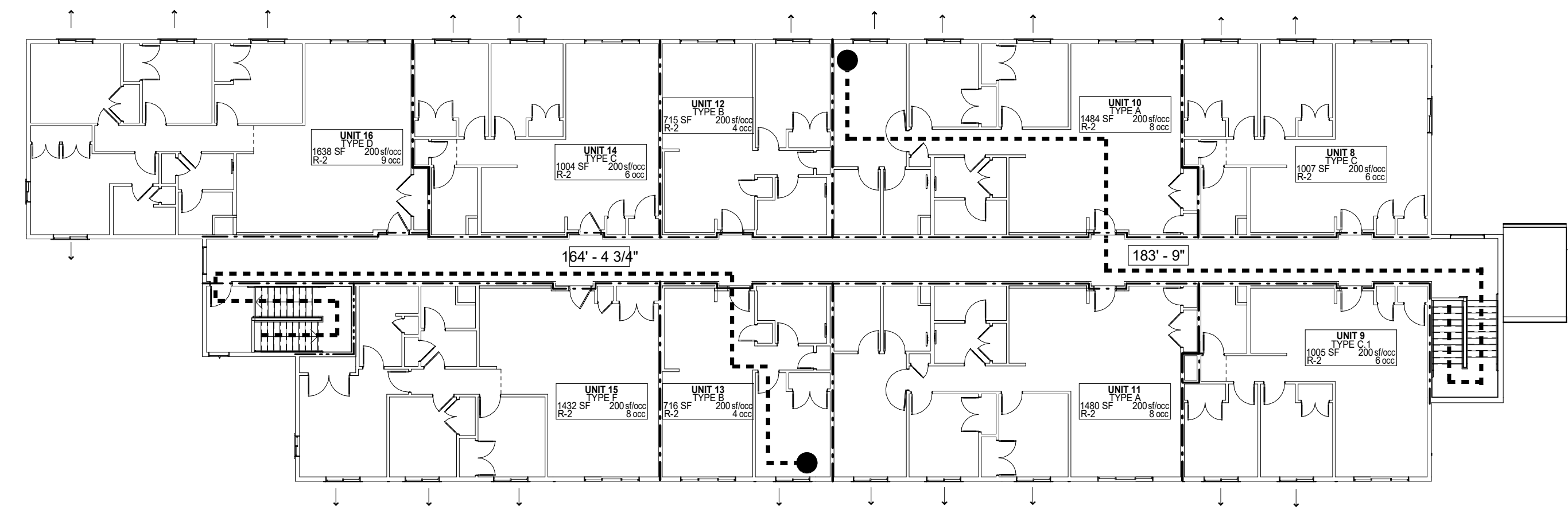
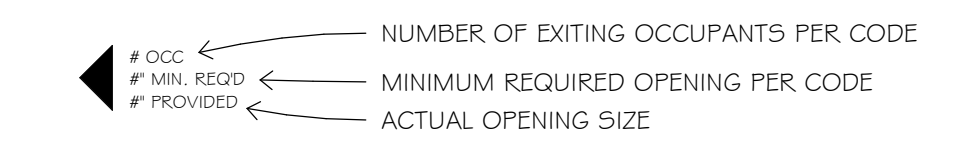
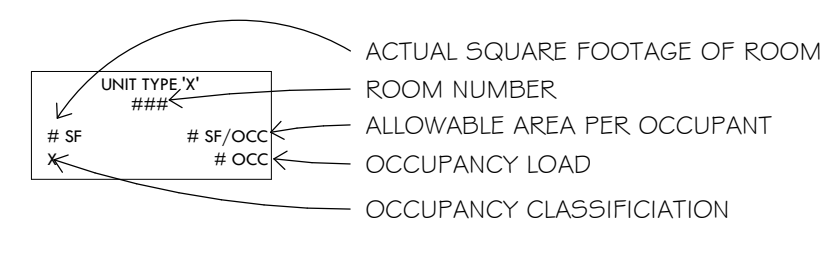
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 612/331-2224 FAX
 info@blumentals.com

SIGNATURES

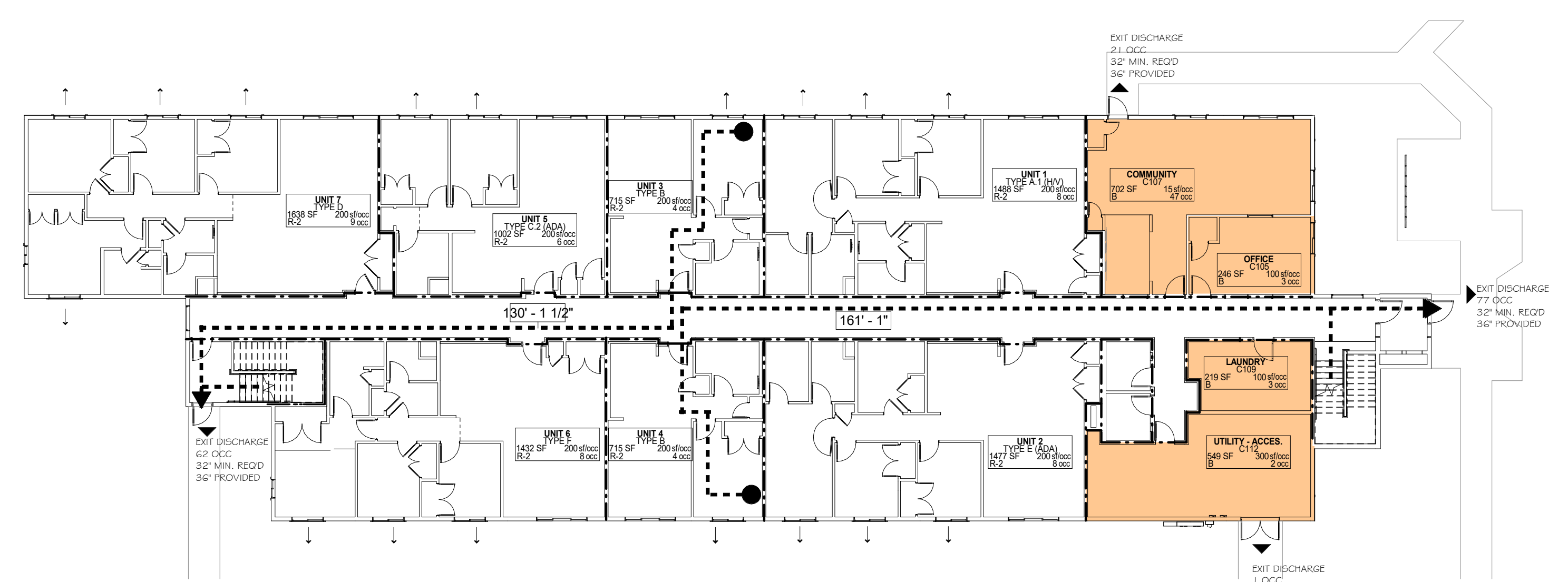
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of
 MINNESOTA 06/07/19
 sign date
 JAMES L. MOY 27036
 reg. no.
 6/30/2020
 reg. exp. date

CODE PLAN LEGEND

- OCCUPANCY CLASSIFICATION.....
- R-2
- B
- S-2
- 1-HOUR FIRE PARTITION.....
- SMOKE DETECTOR.....
(SEE ELECTRICAL FOR LOCATIONS)
- SMOKE/CARBON MONOXIDE DETECTOR.....
(SEE ELECTRICAL FOR LOCATIONS)
- EGRESS WINDOW.....



2 SECOND FLOOR
 1/16" = 1'-0"



1 FIRST FLOOR
 1/16" = 1'-0"

PROJECT INFO

Commission No.
 B/A: 616-18
 Drawn By:
 HD, LH
 Issue Date
 06/07/19

△ SUBMITTALS / REVISIONS

02/16/18	MHFA REVIEW - SD
04/20/18	50% CD
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
06/07/19	ISSUED FOR CONSTRUCTION

SCALE
 As indicated

West Birch Apartments

1103 West Branch Street
 Princeton, MN

CODE PLAN

A002



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SIGNATURES

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MINNESOTA 06/07/19 sign date
JAMES L. MOY 27036 reg. no.
6/30/2020 reg. exp. date

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
SW, HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS

- 02/16/18 MHFA REVIEW - SD
- 04/20/18 50% CD
- 06/21/18 90% CD
- 08/24/18 100% MHFA REVIEW
- 02/05/19 ISSUED FOR CITY REVIEW
- 02/21/19 ADDENDUM #2
- 1 06/07/19 ISSUED FOR CONSTRUCTION

SCALE
As indicated

West Birch Apartments

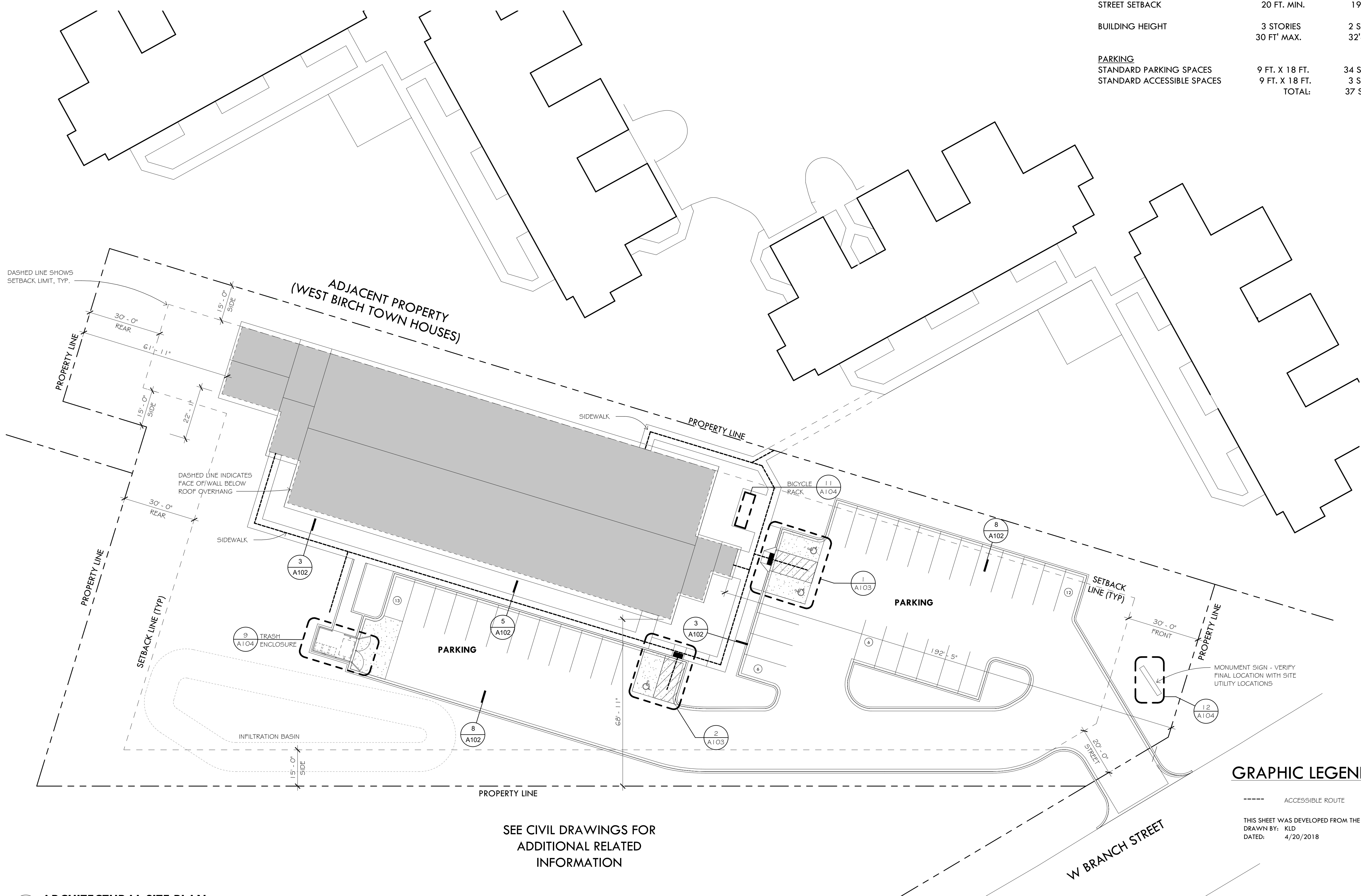
1103 West Branch Street
Princeton, MN

ARCHITECTURAL SITE PLAN

A101

LOT & BUILDING DATA

ITEM:	REQUIRED	PROVIDED
LOT AREA	(16 x 2,000) + (22 x 200) = 36,400 SF MIN.	67,027 SQ. FT.
LOT WIDTH	100 FT MIN.	+/- 457 FT.
LOT COVERAGE	60% MAX.	19 %
FRONT YARD SETBACK	30 FT. MIN.	183'-6"
SIDE YARD SETBACK	15 FT. MIN.	55'-3" / 15'-0"
REAR YARD SETBACK	30 FT. MIN.	61'-11"
STREET SETBACK	20 FT. MIN.	192'-5"
BUILDING HEIGHT	3 STORIES 30 FT' MAX.	2 STORIES 32'-8"
PARKING		
STANDARD PARKING SPACES	9 FT. X 18 FT.	34 STALLS
STANDARD ACCESSIBLE SPACES	9 FT. X 18 FT.	3 STALLS
	TOTAL:	37 STALLS



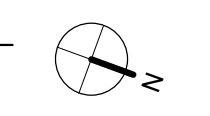
GRAPHIC LEGEND - SITE PLAN

--- ACCESSIBLE ROUTE

THIS SHEET WAS DEVELOPED FROM THE PLAN PROVIDED BY THE OWNER
DRAWN BY: KLD
DATED: 4/20/2018

SEE CIVIL DRAWINGS FOR
ADDITIONAL RELATED
INFORMATION

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



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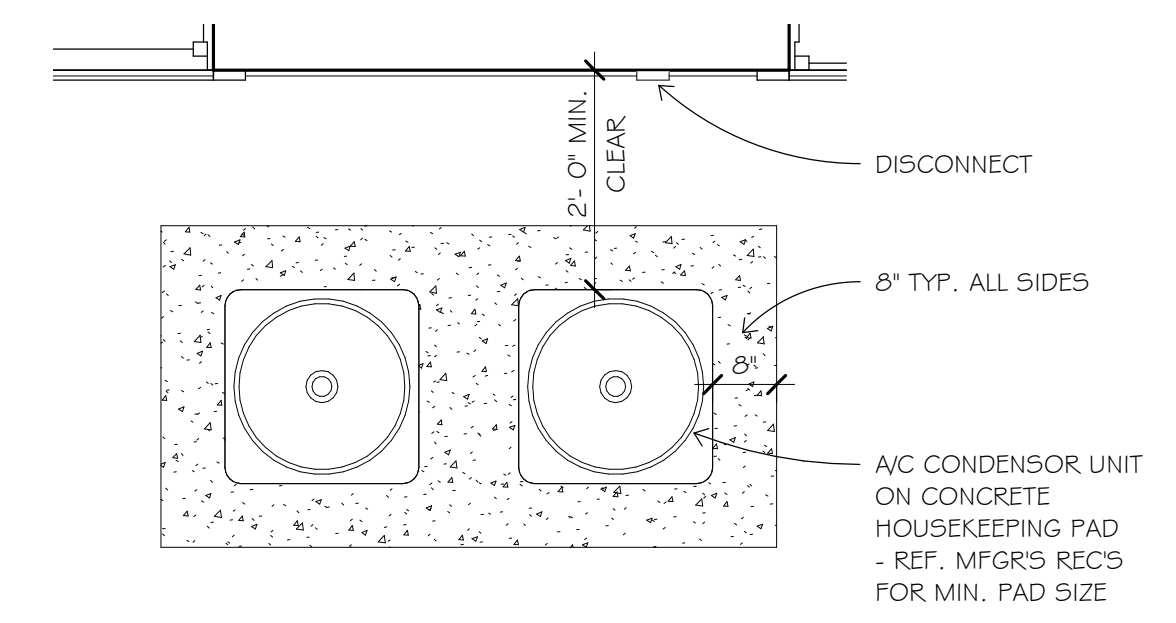
MINNESOTA 06/07/19
sign date

JAMES L. MOY 27036
reg. no.

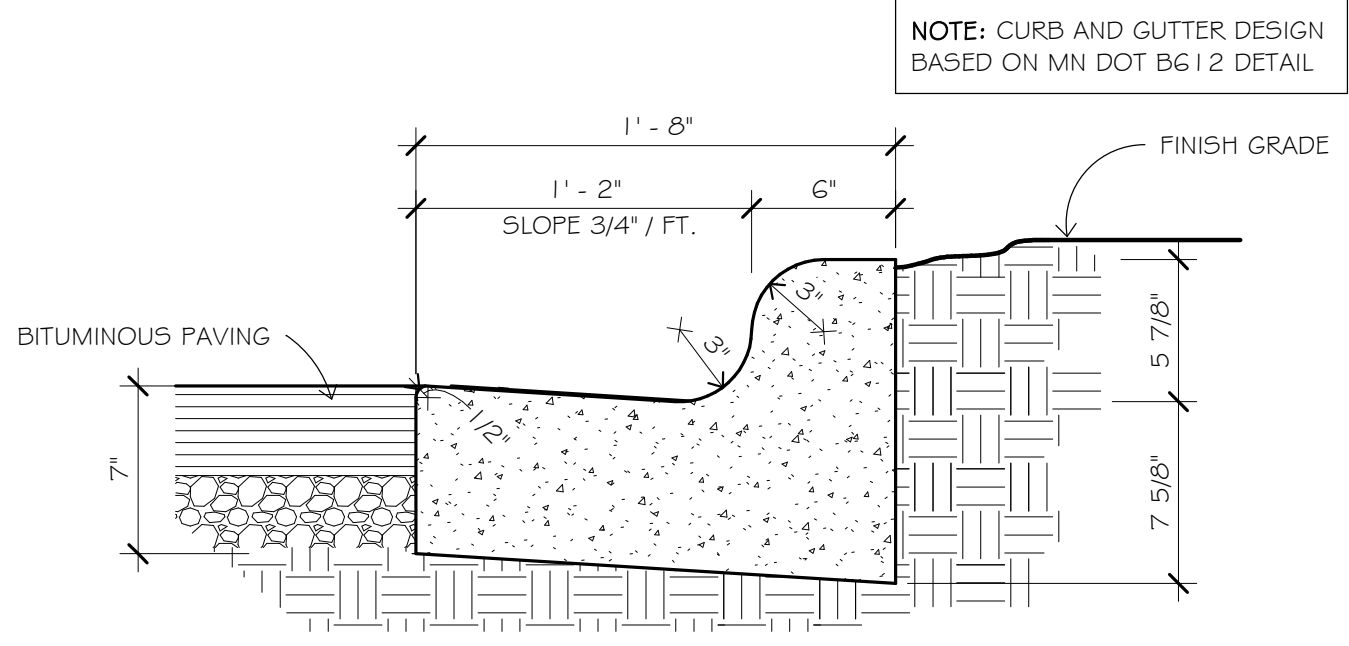
James L. Moy 6/30/2020
reg. exp. date

Commission No. B/A: 616-18
Drawn By: HD
Issue Date 06/07/19

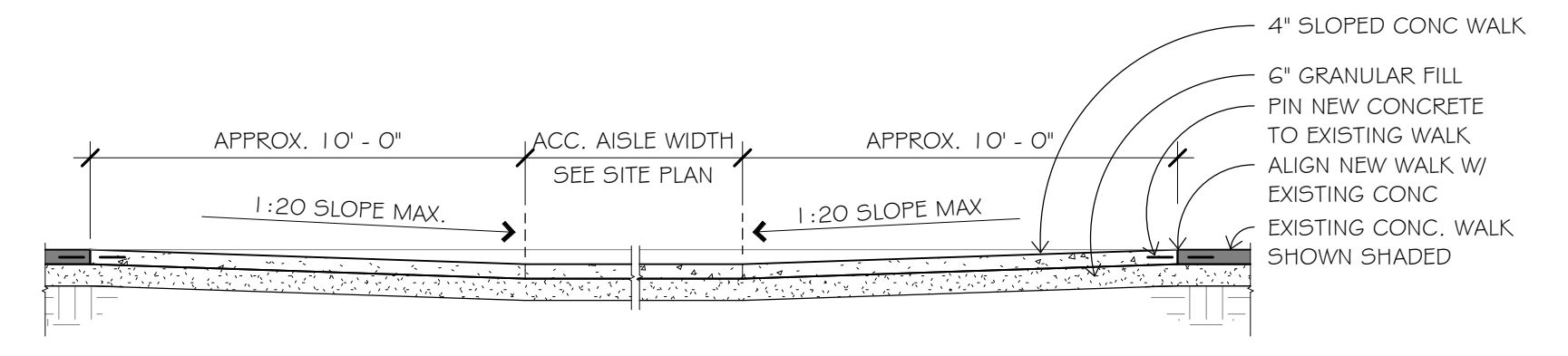
SUBMITTALS / REVISIONS	
04/20/18	50% CD
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1	06/07/19 ISSUED FOR CONSTRUCTION



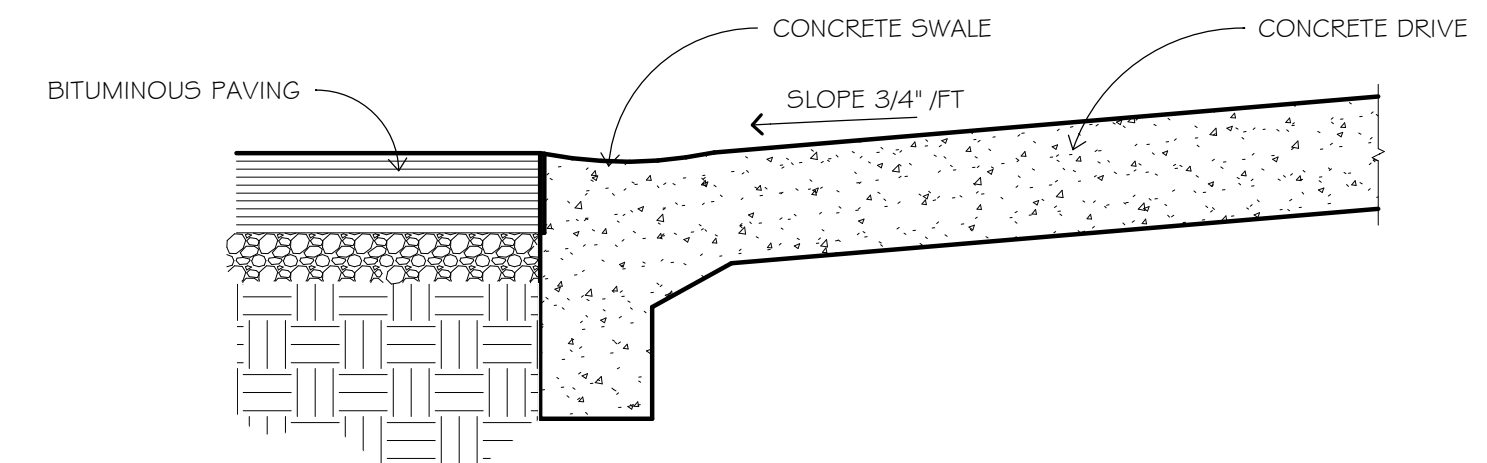
9 CONDENSOR UNIT
1/2" = 1'-0"



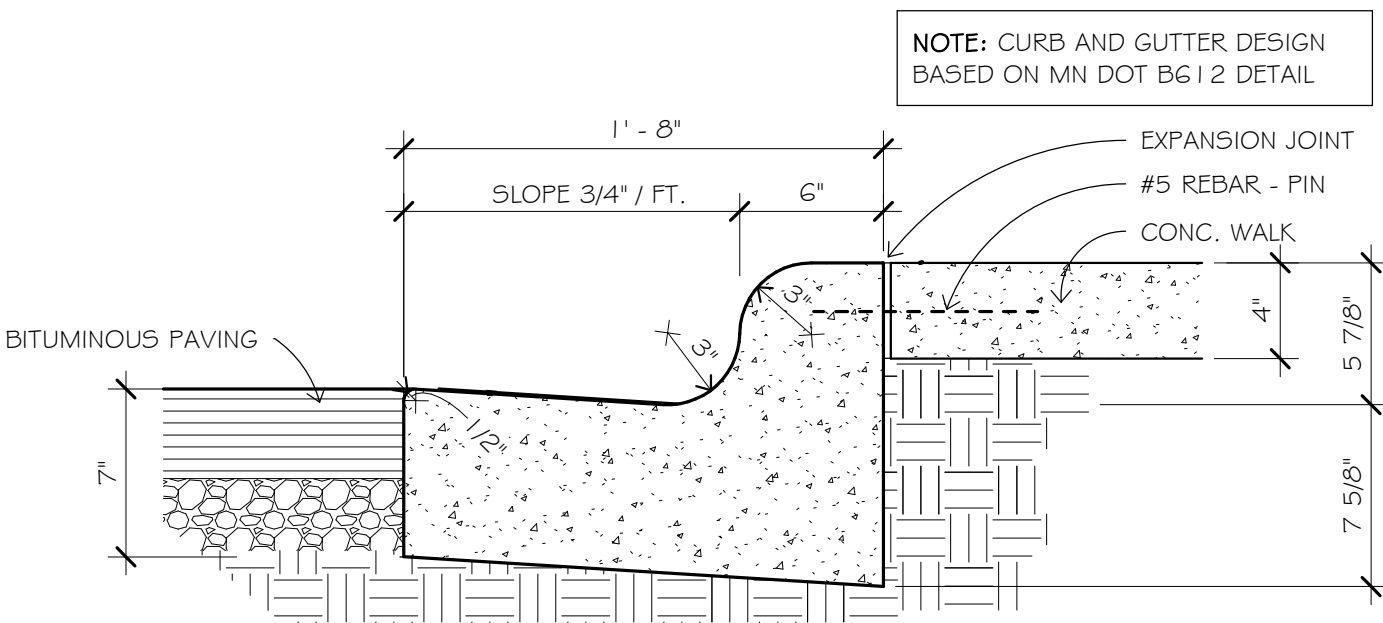
8 CURB & GUTTER DETAIL @ BIT. PAVING (NO WALK)
1 1/2" = 1'-0"



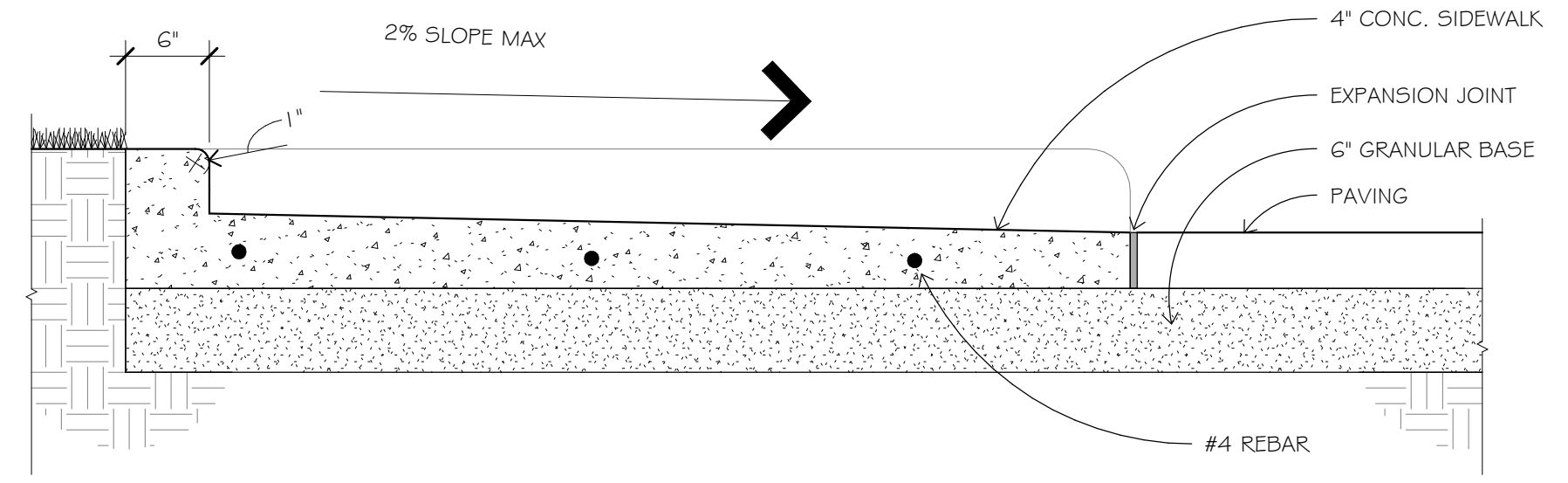
7 CURB CUT SECTION
1/4" = 1'-0"



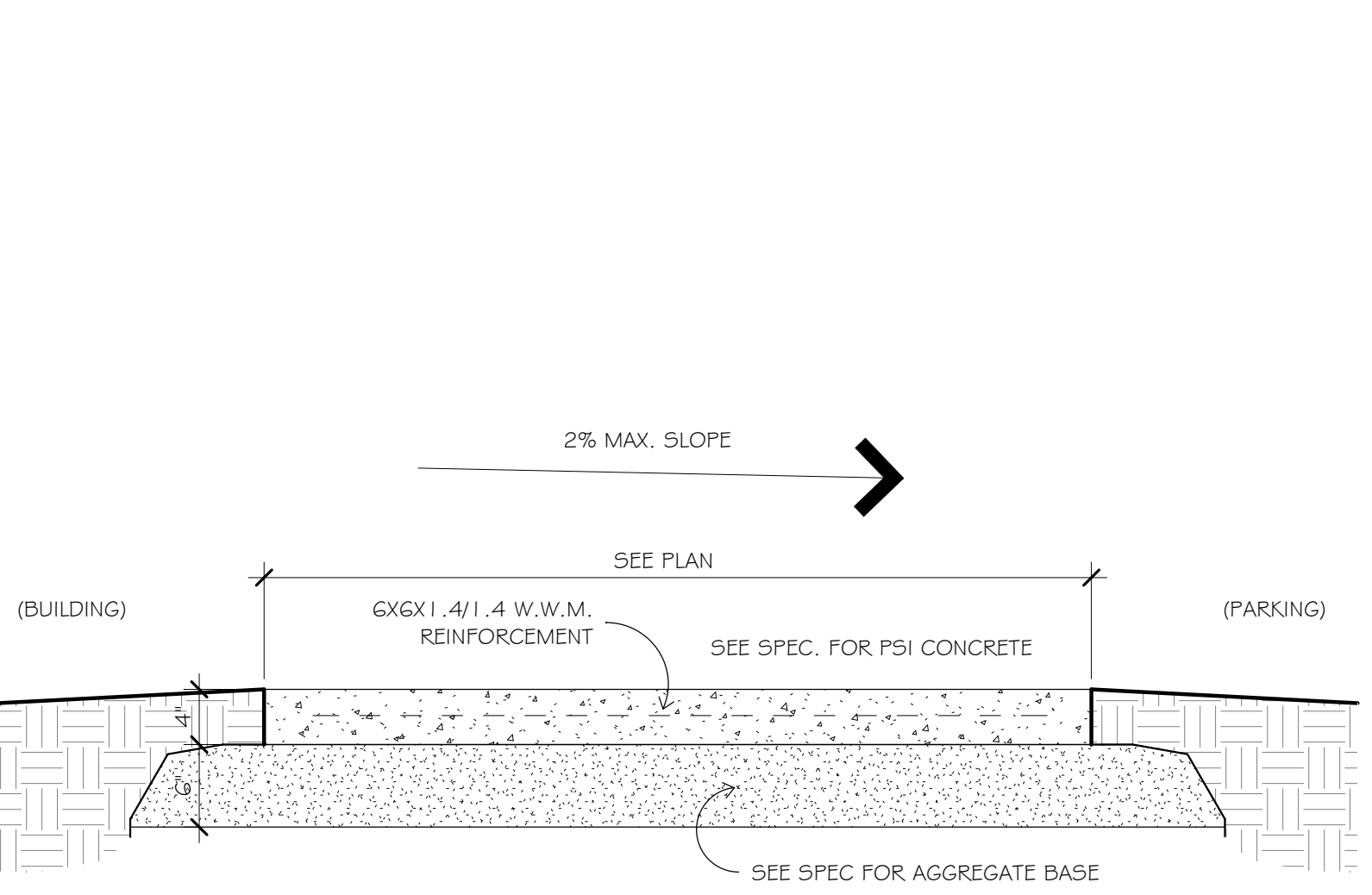
6 CONCRETE APRON @ SECTION
1" = 1'-0"



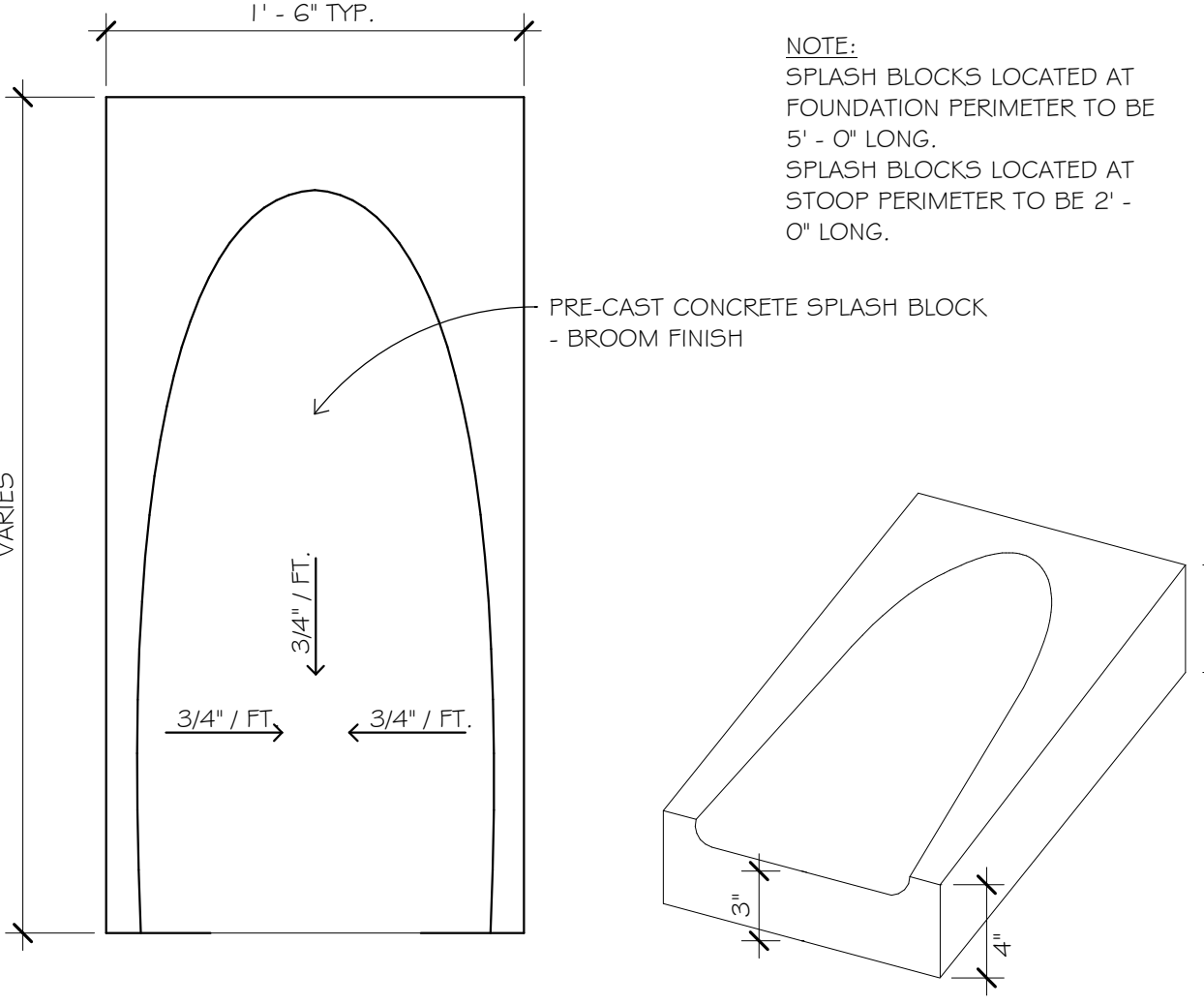
5 CURB & GUTTER @ BITUMINOUS PAVING (CONC. WALK)
1 1/2" = 1'-0"



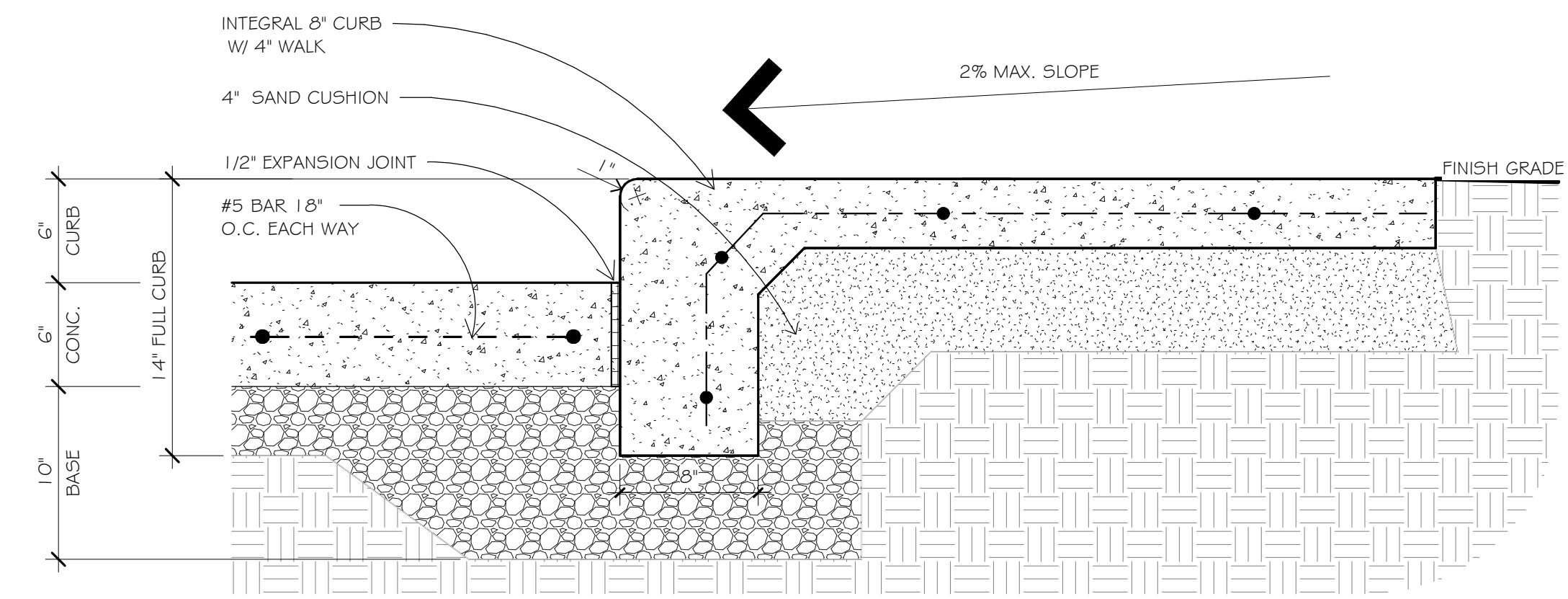
4 CURB & GUTTER CROSS SECTION
1" = 1'-0"



3 CONCRETE SIDEWALK SECTION
1" = 1'-0"



2 SPLASH BLOCKS
1 1/2" = 1'-0"



1 INTEGRAL CURB/WALK DETAIL @ CONCRETE
1 1/2" = 1'-0"

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PROJECT INFO

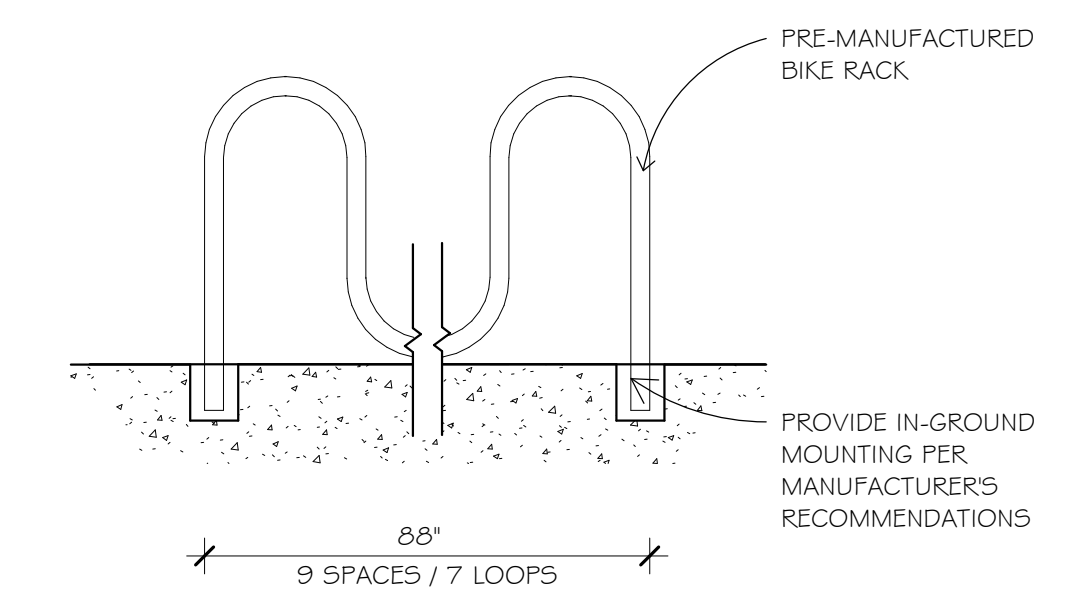
Commission No.
 B/A: 616-18
 Drawn By:
 Author
 Issue Date
 06/07/19

△ SUBMITTALS / REVISIONS
 02/21/19 ADDENDUM #2
 1 06/07/19 ISSUED FOR CONSTRUCTION

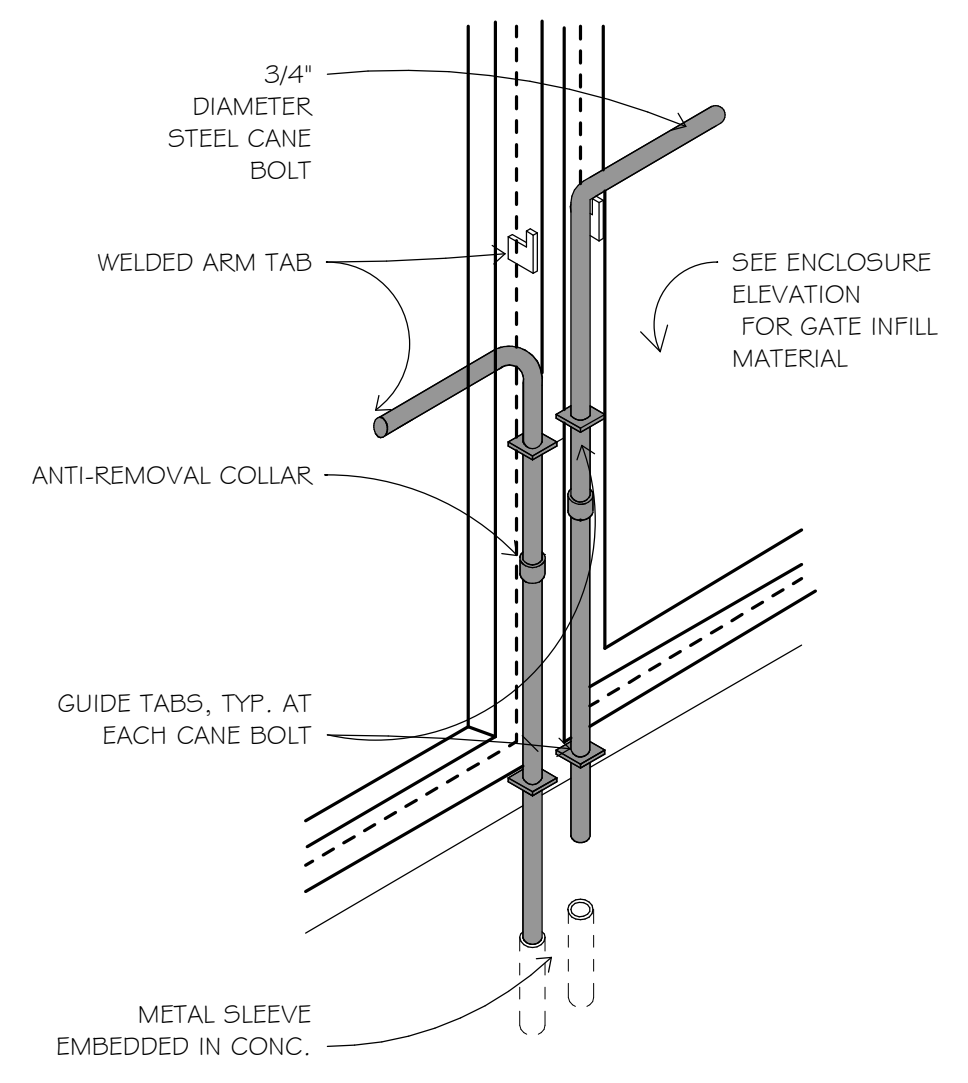
SCALE
 As indicated

West Birch Apartments
 1103 West Branch Street
 Princeton, MN

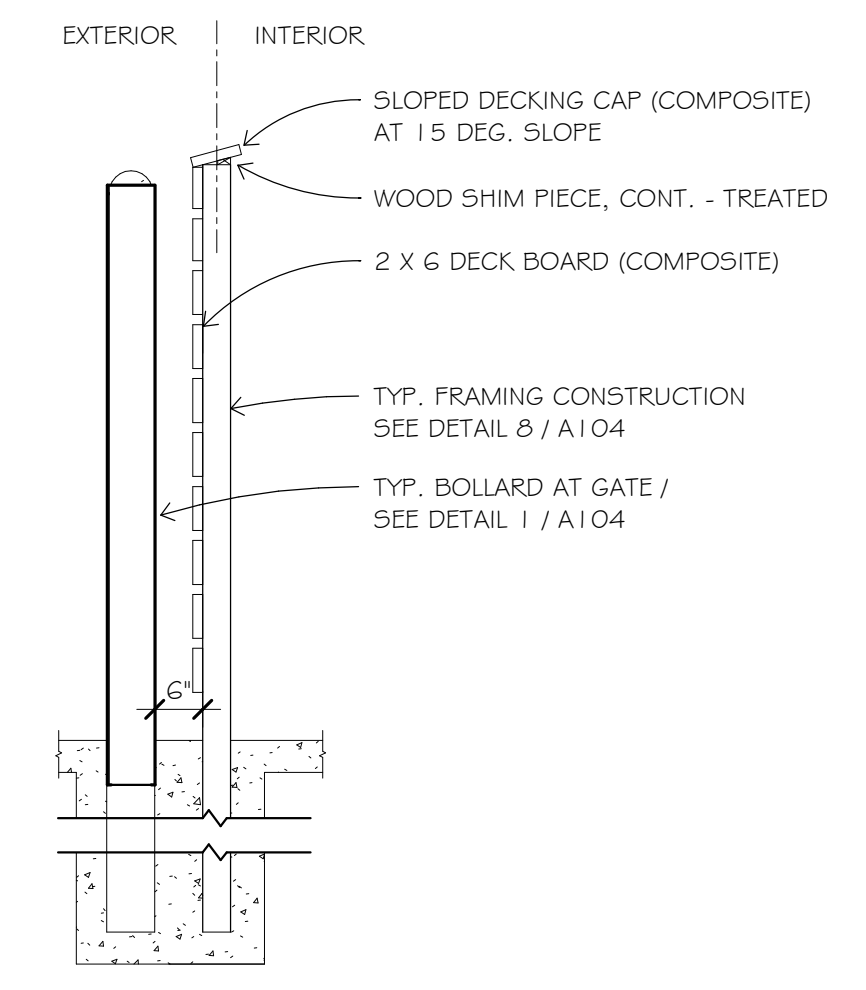
SITE DETAILS



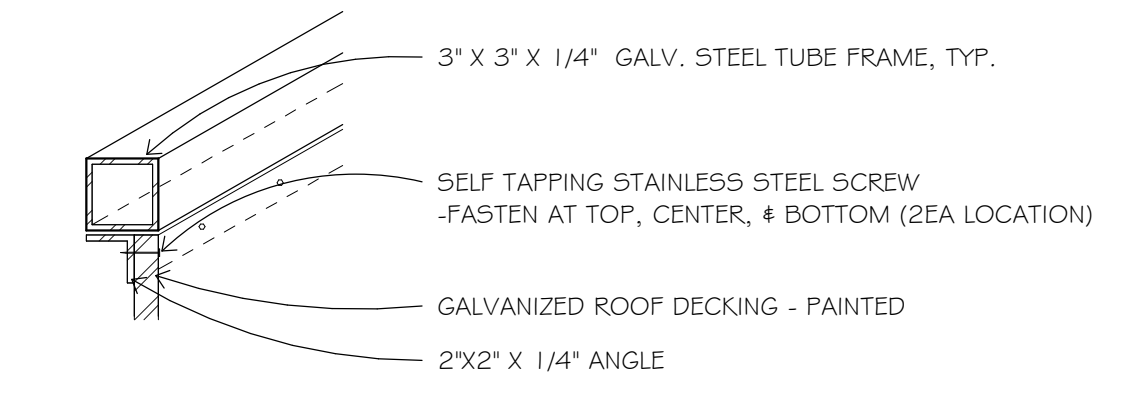
11 BIKE RACK DETAIL
 1/2" = 1'-0"



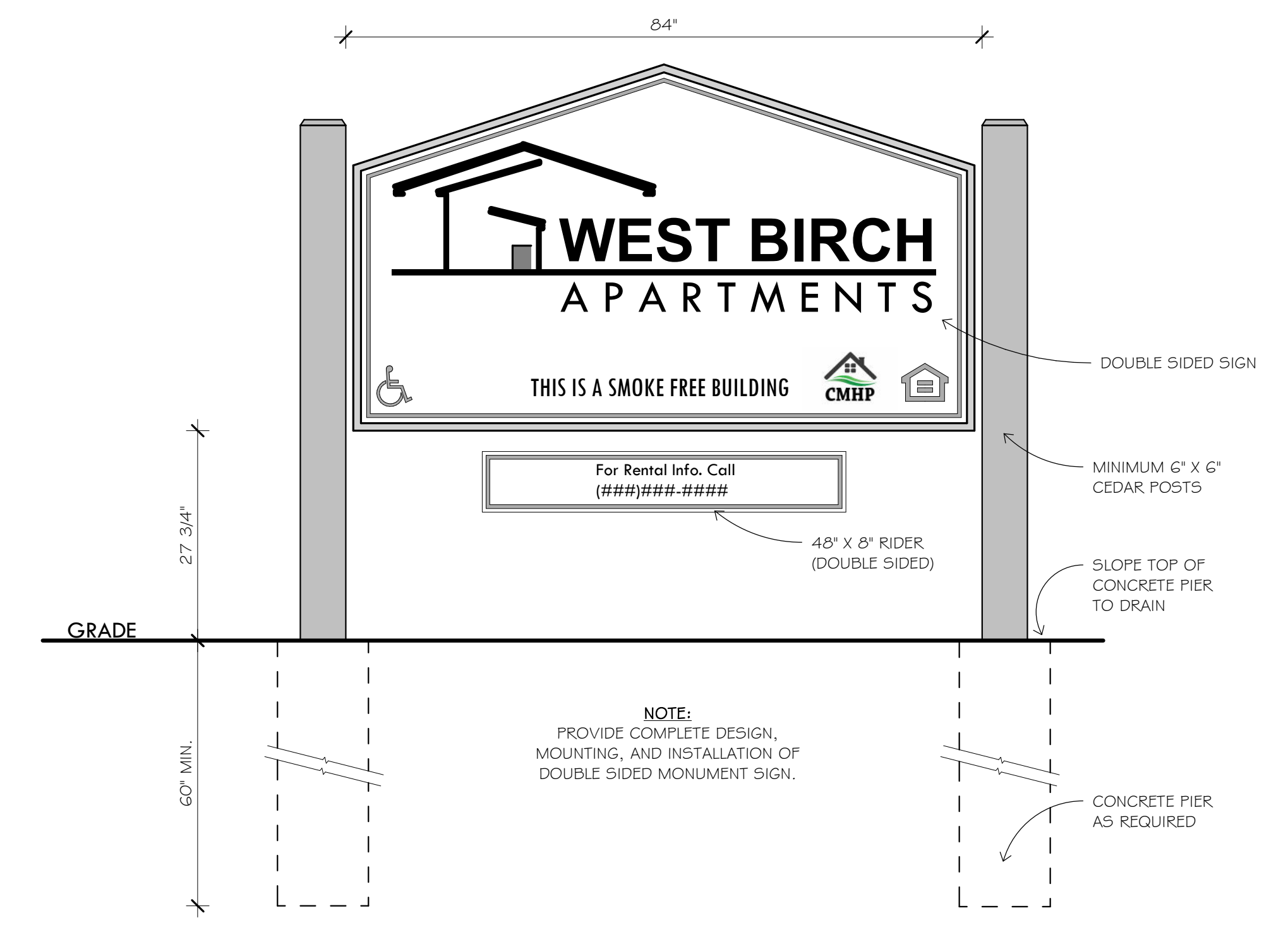
10 CANE BOLT DETAIL
 1" = 1'-0"



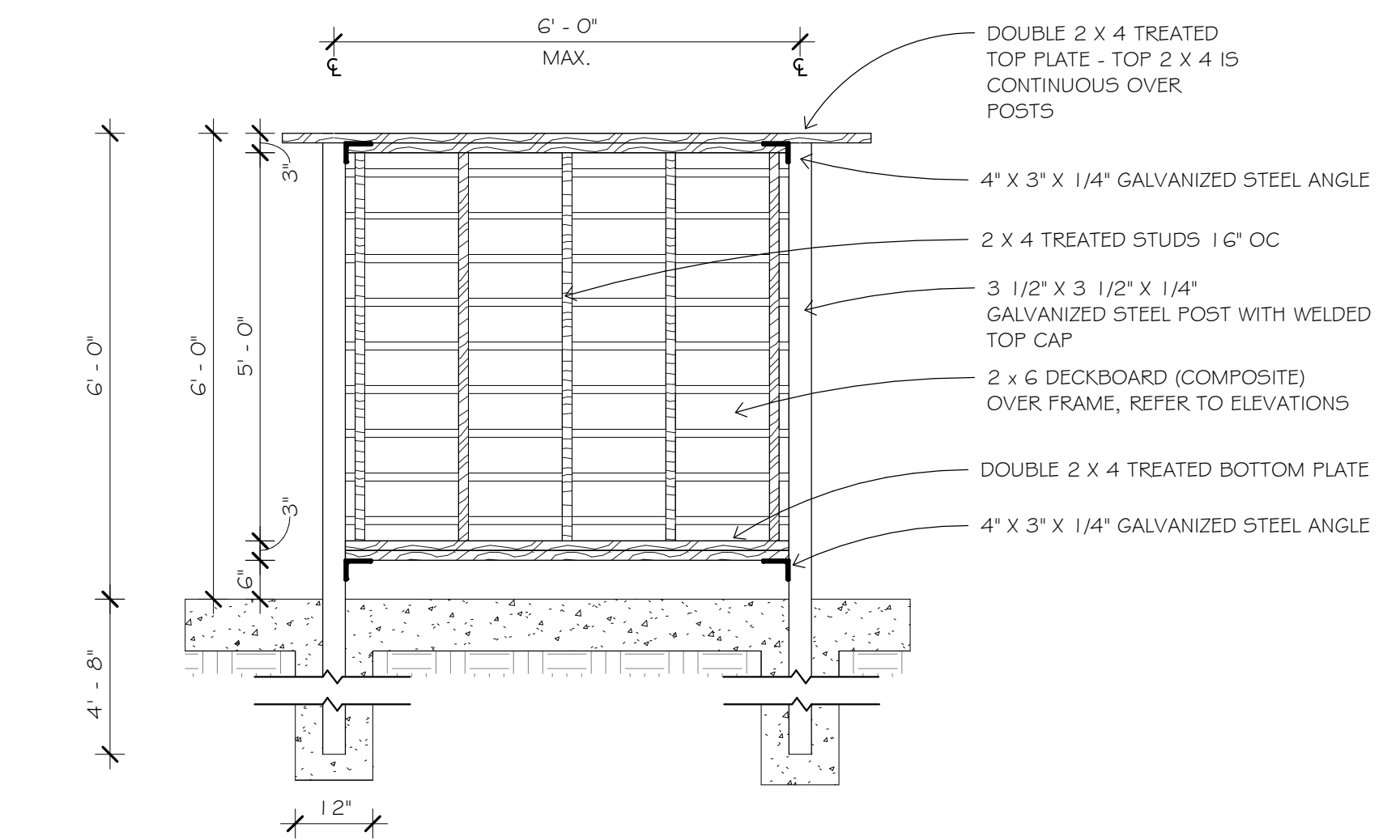
7 TRASH ENCLOSURE @ SIDE VIEW
 1/2" = 1'-0"



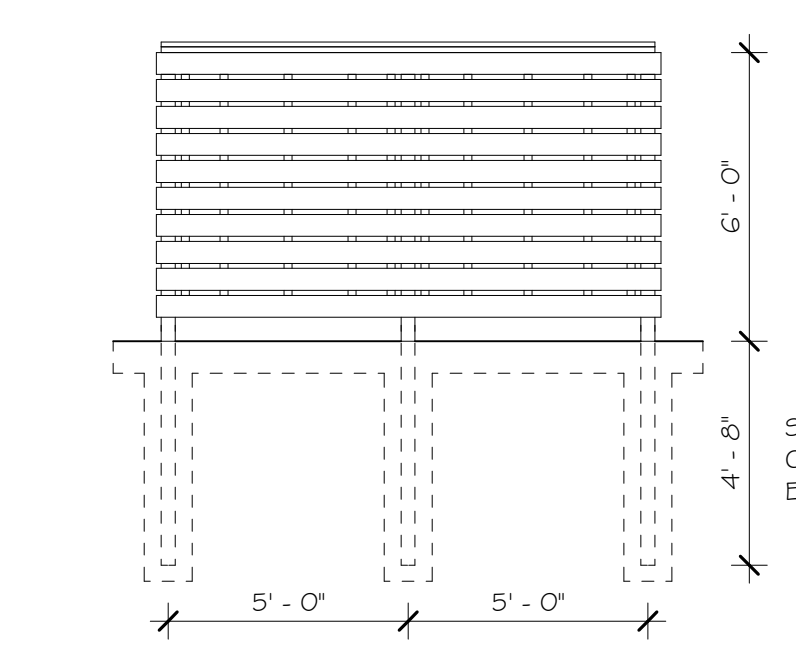
6 DETAIL @ METAL PANEL CONNECTION
 1 1/2" = 1'-0"



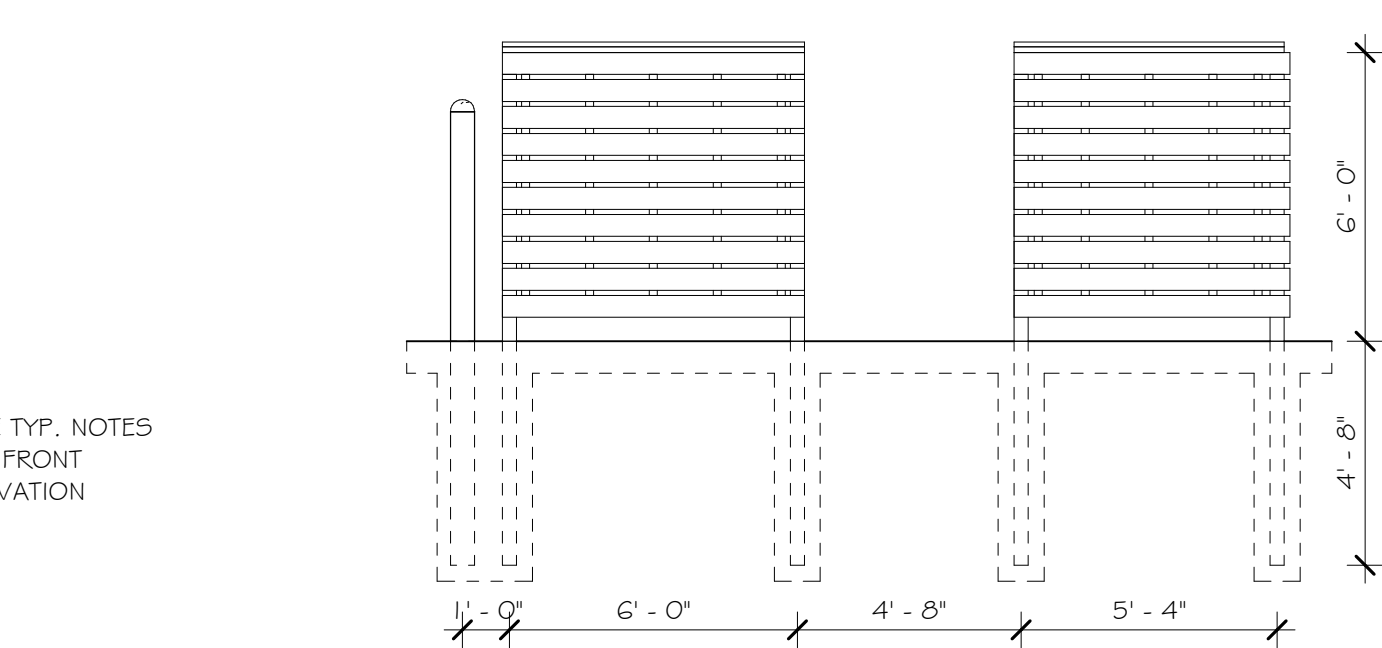
12 MONUMENT SIGN ELEVATION
 3/4" = 1'-0"



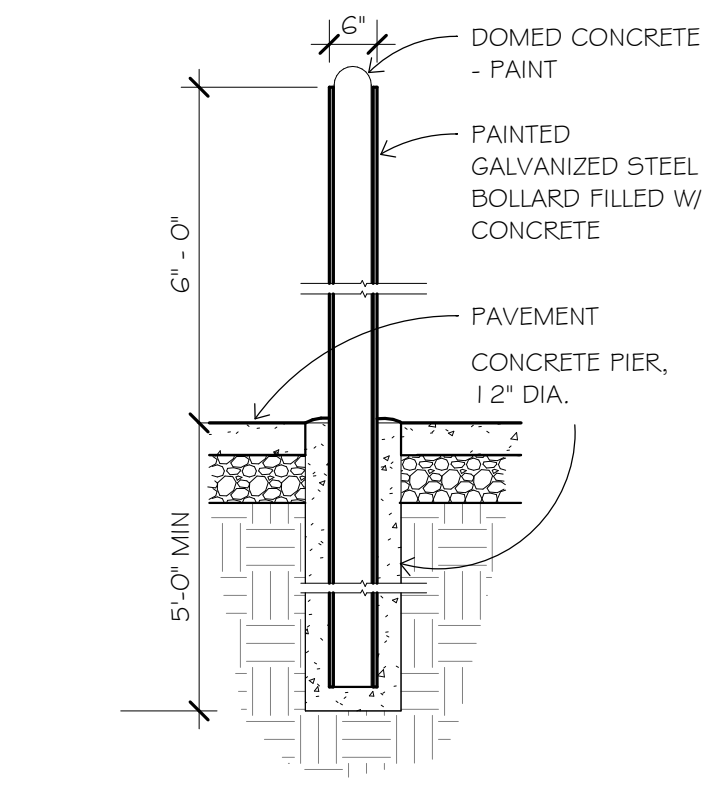
8 TRASH ENCLOSURE @ FRAMING CONSTRUCTION
 1/2" = 1'-0"



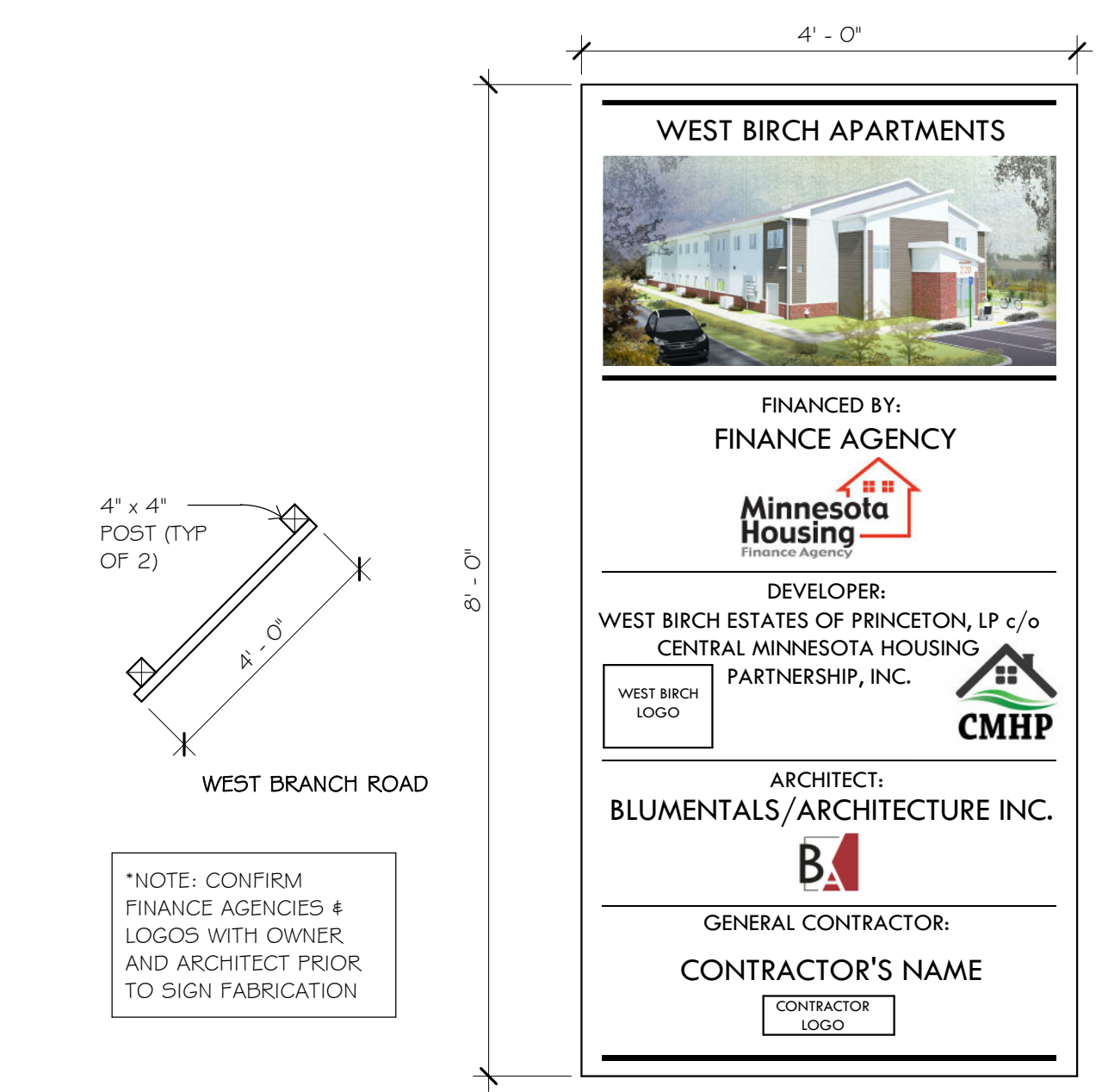
3 TRASH ENCLOSURE - REAR ELEVATION
 1/4" = 1'-0"



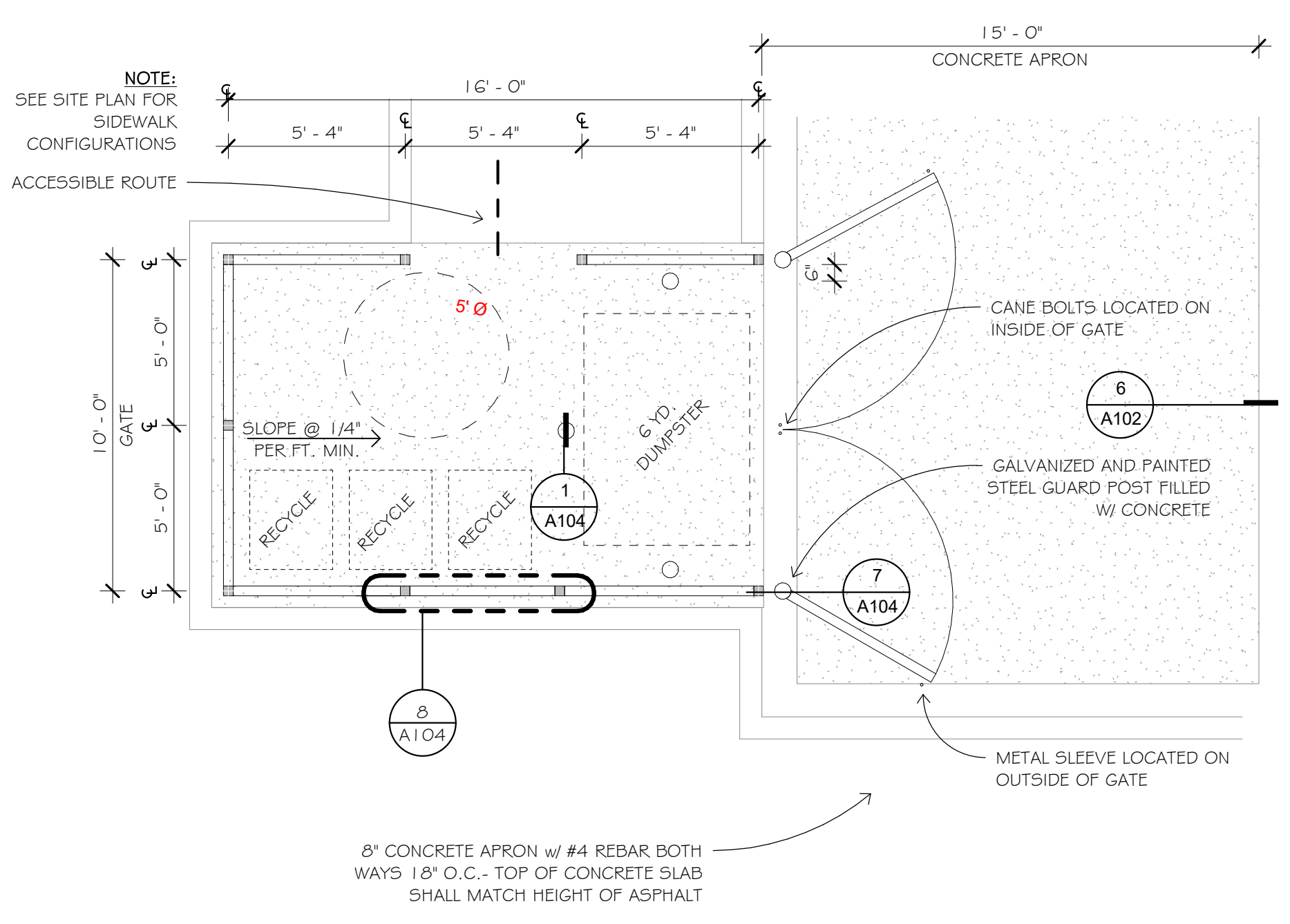
2 TRASH ENCLOSURE - ENTRANCE ELEVATION
 1/4" = 1'-0"



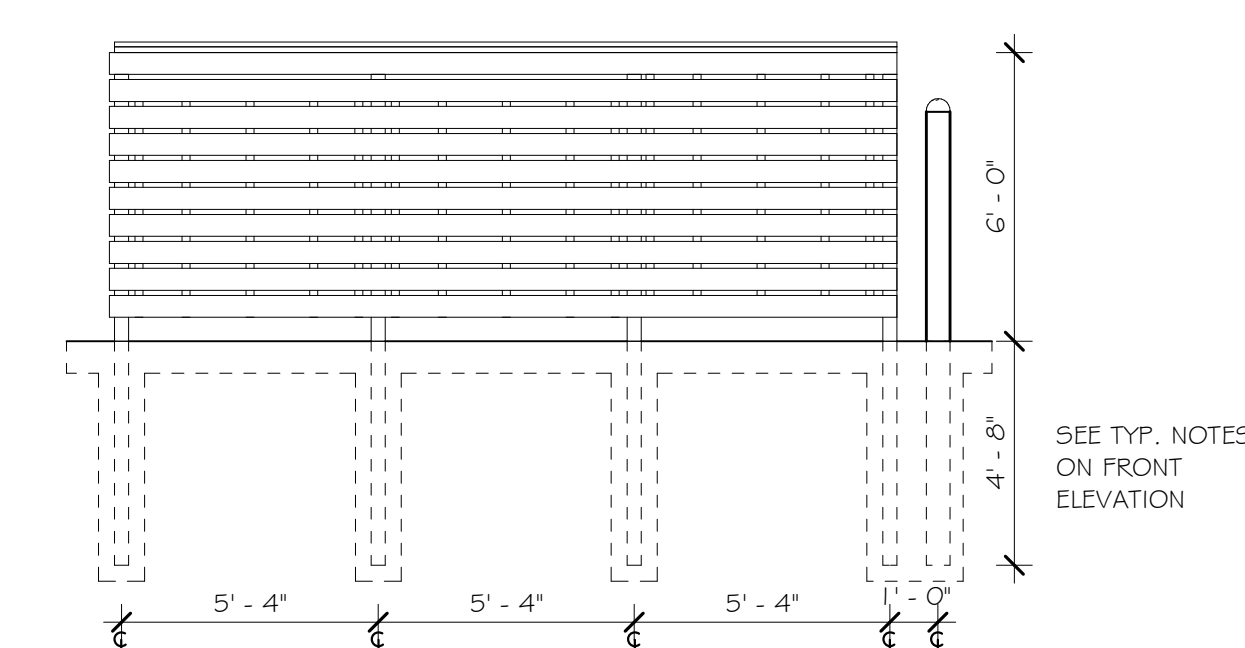
1 BOLLARD DETAIL
 1/2" = 1'-0"



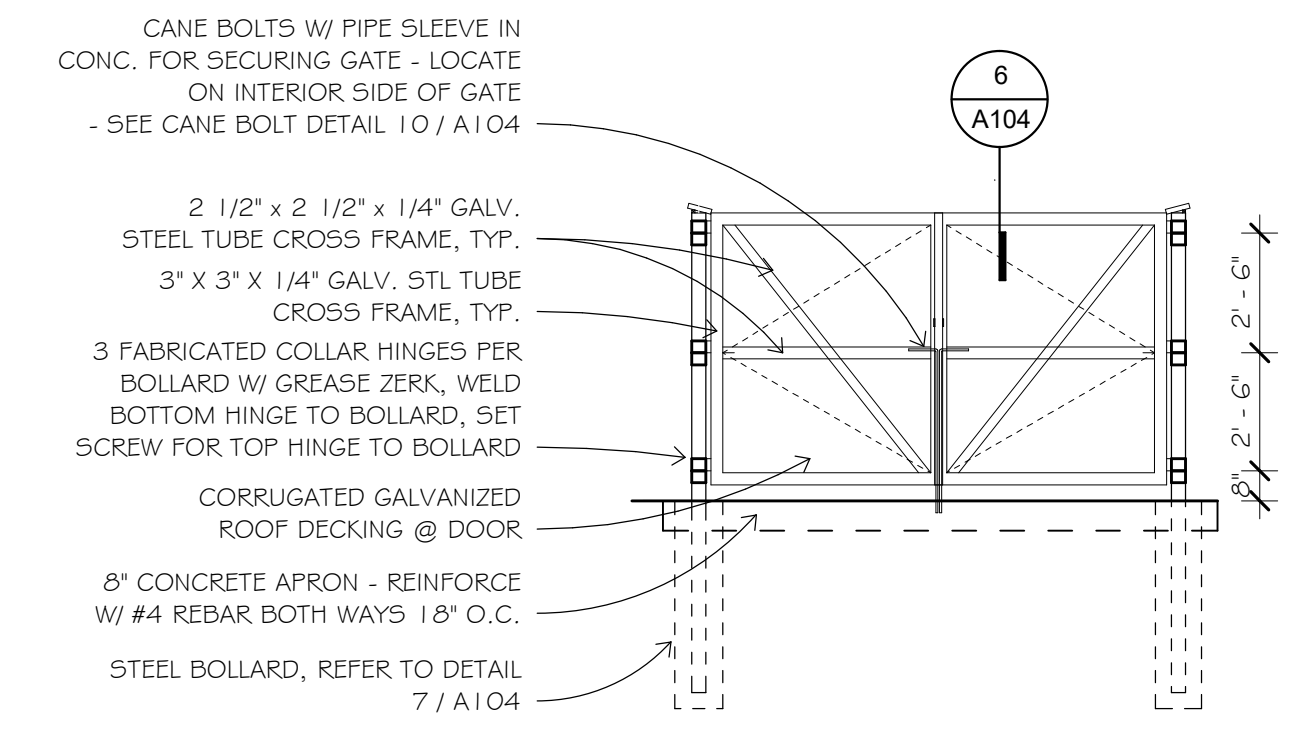
13 PROJECT SIGN
 3/4" = 1'-0"



9 TRASH ENCLOSURE PLAN
 1/4" = 1'-0"



4 TRASH ENCLOSURE - SIDE ELEVATION
 1/4" = 1'-0"



5 TRASH ENCLOSURE - FRONT ELEVATION
 1/4" = 1'-0"



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SIGNATURES

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MINNESOTA	06/07/19
sign date	27036
JAMES L. MOY	reg. no.
<i>James L. Moy</i>	6/30/2020
	reg. exp. date

PROJECT INFO

Commission No. B/A: 616-18
Drawn By: LH, HD
Issue Date 06/07/19

SUBMITTALS / REVISIONS

- 02/16/18 MHFA REVIEW - SD
- 03/27/18 MHFA COMMENTS
- 04/20/18 50% CD
- 06/21/18 90% CD
- 08/24/18 100% MHFA REVIEW
- 02/05/19 ISSUED FOR CITY REVIEW
- 02/21/19 ADDENDUM #2
- 1 06/07/19 ISSUED FOR CONSTRUCTION

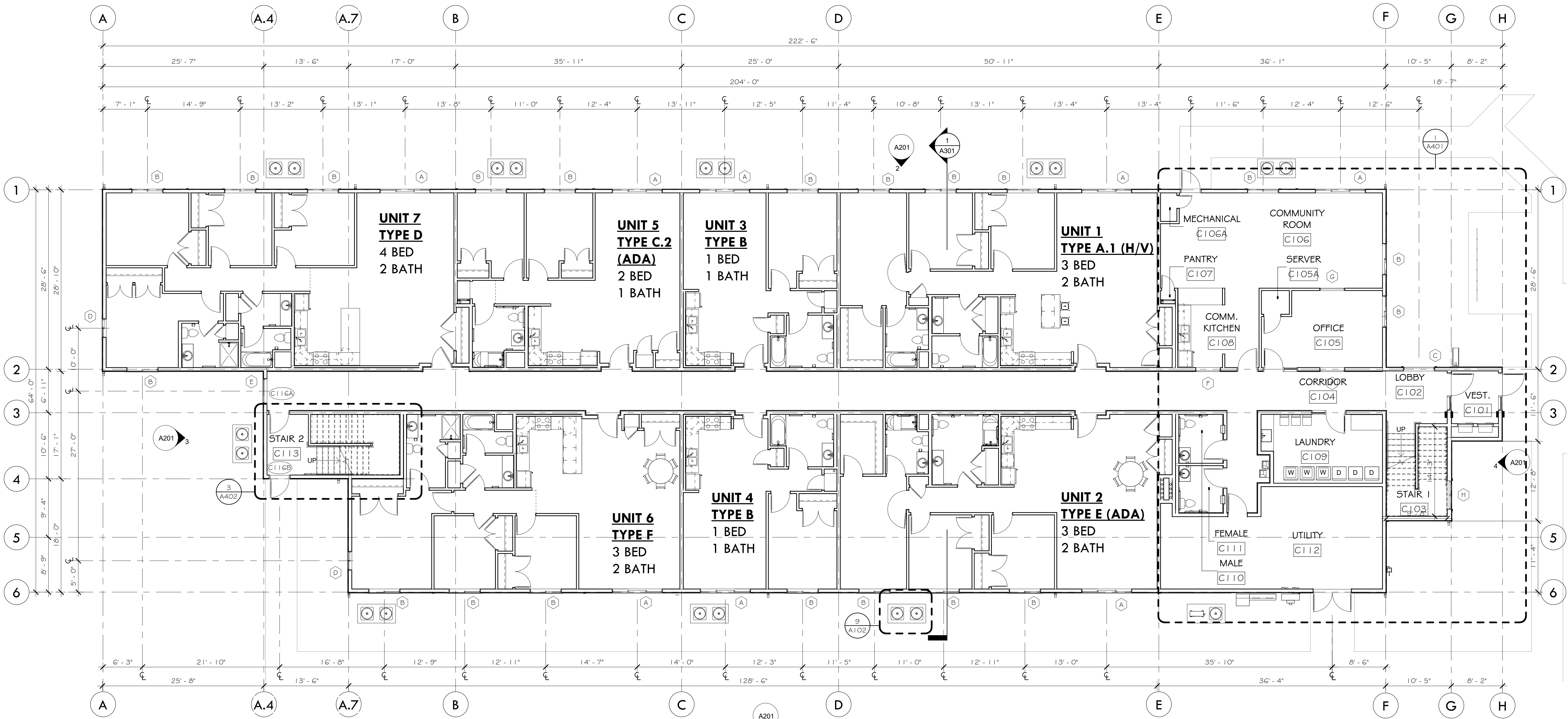
SCALE
1/8" = 1'-0"

West Birch Apartments

1103 West Branch Street
Princeton, MN

FIRST FLOOR PLAN

A111



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

NOTES:
SEE SHEETS A410, A411, AND A412 FOR DIMENSIONS AT UNITS.

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sign date 27036
JAMES L. MOY reg. no.

James L. Moy 6/30/2020
reg. exp. date

PROJECT INFO

Commission No. B/A: 616-18
Drawn By: SW, HD
Issue Date: 06/07/19

SUBMITTALS / REVISIONS

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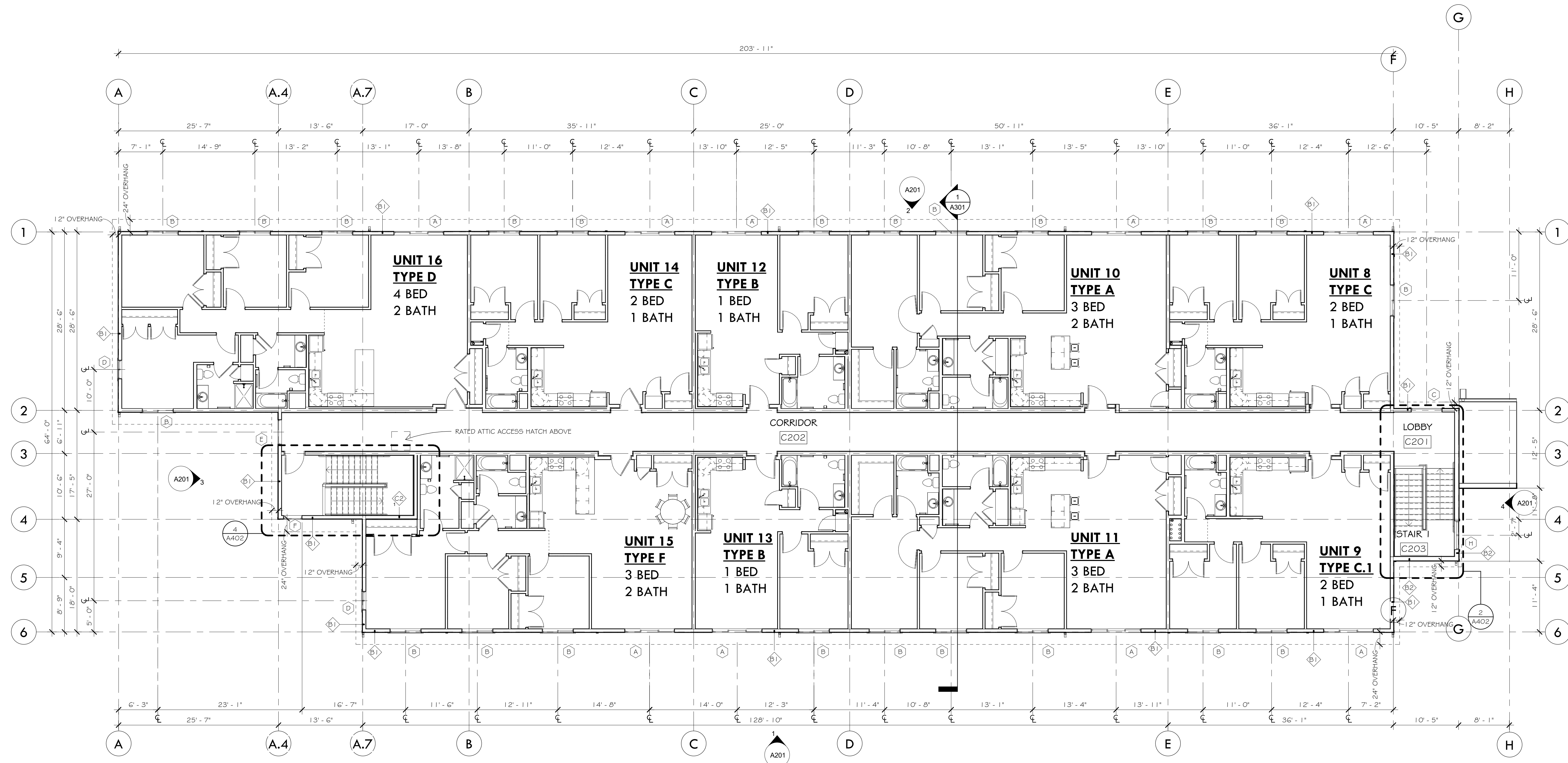
SCALE
1/8" = 1'-0"

West Birch Apartments

1103 West Branch Street
Princeton, MN

SECOND FLOOR PLAN

A112



NOTES:
REFER TO SHEET A401 FOR DIMENSIONS AT COMMON AREA.
SEE SHEETS A410, A411, AND A412 FOR DIMENSIONS AT UNITS.

GRAPHIC LEGEND - ATTIC PLAN

- ATTIC ACCESS FROM SECOND FLOOR CEILING
- ATTIC WALK
- DRAFT STOPPING

NOTE:
 - DRAFTSTOPPING RUNS CONTINUOUSLY FROM CEILING OF UNIT BELOW TO UNDERSIDE OF ROOF DECK.
 - SEE ELECTRICAL FOR RELATED REQUIREMENTS WITHIN THE ATTIC, INCLUDING BUT NOT LIMITED TO GENERAL LIGHTING, POWER AND RADON EQUIPMENT.



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PROJECT INFO

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 Drawn By: Author
 Issue Date 06/07/19

△ SUBMITTALS / REVISIONS

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 08/24/18 100% MHFA REVIEW
 02/05/19 ISSUED FOR CITY REVIEW
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 1 06/07/19 ISSUED FOR CONSTRUCTION

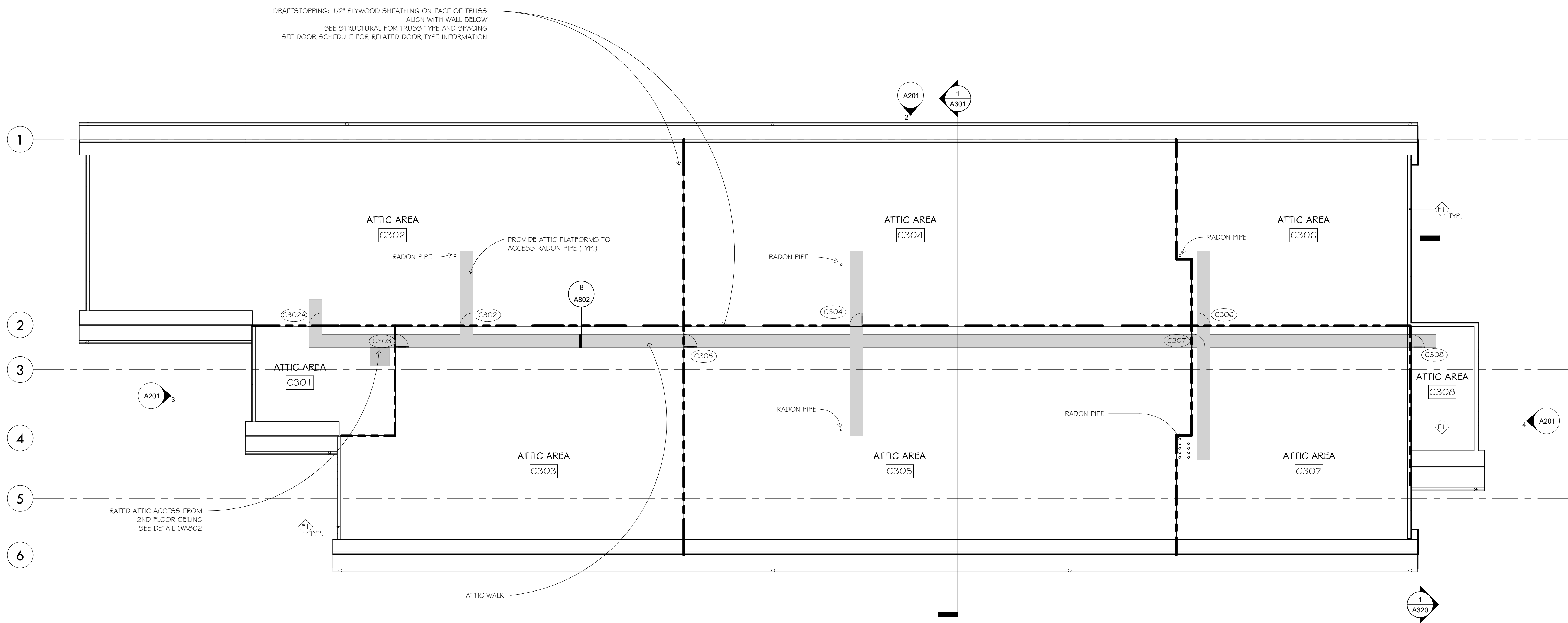
SCALE
 As indicated

West Birch Apartments

1103 West Branch Street
 Princeton, MN

ATTIC PLAN

A113



1 ATTIC
 1/8" = 1'-0"

ROOF VENT CALCULATIONS

ZONE	ROOF AREA/VENT FACTOR	REQ'D FREE AIR CAPACITY
1	879 SF / 300 = 2.93 SF	422 SQ. IN.
2	676 SF / 300 = 2.25 SF	324 SQ. IN.
3	10586 / 300 = 35.3 SF	5084 SQ. IN.
4	306 / 300 = 1.02 SF	147 SQ. IN.
5	126 / 300 = 0.42 SF	61 SQ. IN.

NOTE:
VENTILATION FREE AIR CAPACITY SHALL BE EQUALLY SPACED OVER ENTIRE ZONE.

ROOF PLAN LEGEND

- DOWNSPOUT
- RADON MITIGATION - (SEE MECH.)
- ROOF VENT ZONE



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PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

△ SUBMITTALS / REVISIONS

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06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
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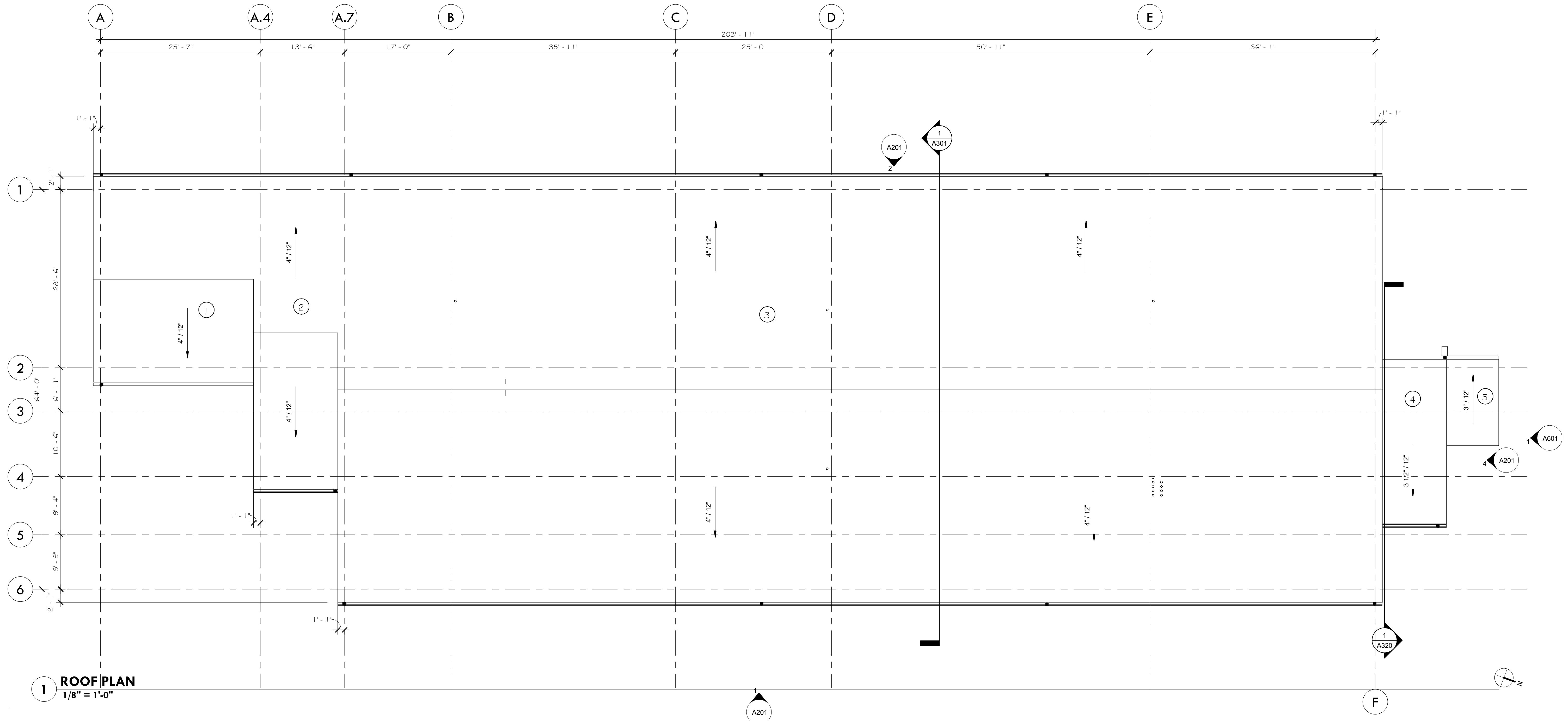
SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

ROOF PLAN

A121



1 ROOF PLAN
1/8" = 1'-0"



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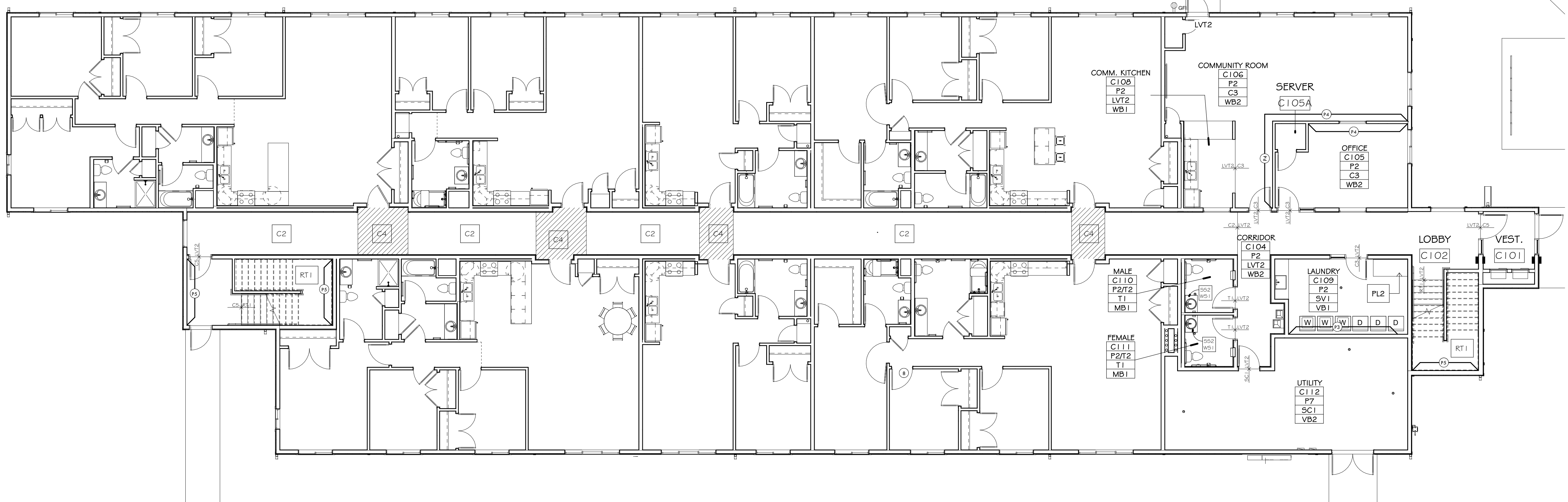
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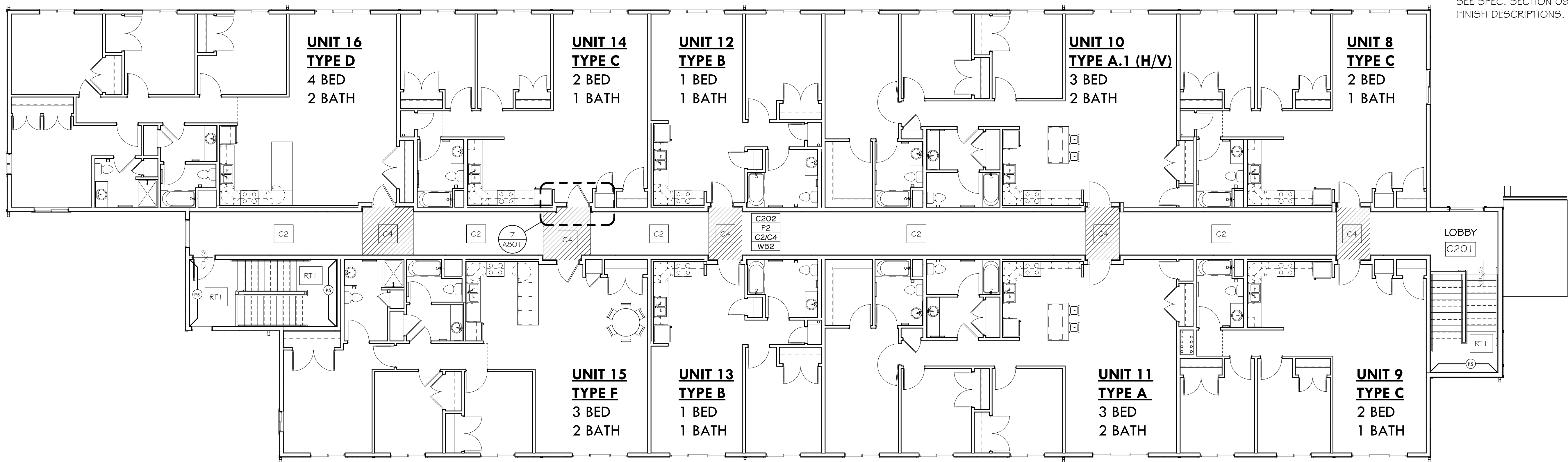
JAMES L. MOY 27036
reg. no.

James L. Moy 6/30/2020
reg. exp. date



2 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

NOTE:
ALL WALLS P2 UNLESS OTHERWISE NOTED.
SEE SPEC. SECTION 09 90 05 FOR FINISH DESCRIPTIONS.



1 SECOND FLOOR FINISH PLAN
1/8" = 1'-0"

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD, JH
Issue Date
06/07/19

SUBMITTALS / REVISIONS	
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
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SCALE
1/8" = 1'-0"

West Birch Apartments

1103 West Branch Street
Princeton, MN

FINISH PLANS

A130

ELEVATION LEGEND

- (Sx) EXTERIOR MATERIAL TAG
- (Tx) SIDING / TRIM TYPE - SEE BELOW
- S1 SIDING TYPE 1 - VINYL SIDING: SNOW - SEE SPECIFICATIONS
- S2 SIDING TYPE 2 - VINYL SIDING: CASTLE STONE - SEE SPECIFICATIONS
- S3 SIDING TYPE 2 - ACCENT VINYL SIDING: EXPRESSO - SEE SPECIFICATIONS
- S4 FIBER CEMENT PANEL TYPE 4 - "BRICK LOOK" - SEE SPECIFICATIONS
- (X) WINDOW TAG - SEE WINDOW TYPES
- (X) DOOR TAG - SEE DOOR TYPES



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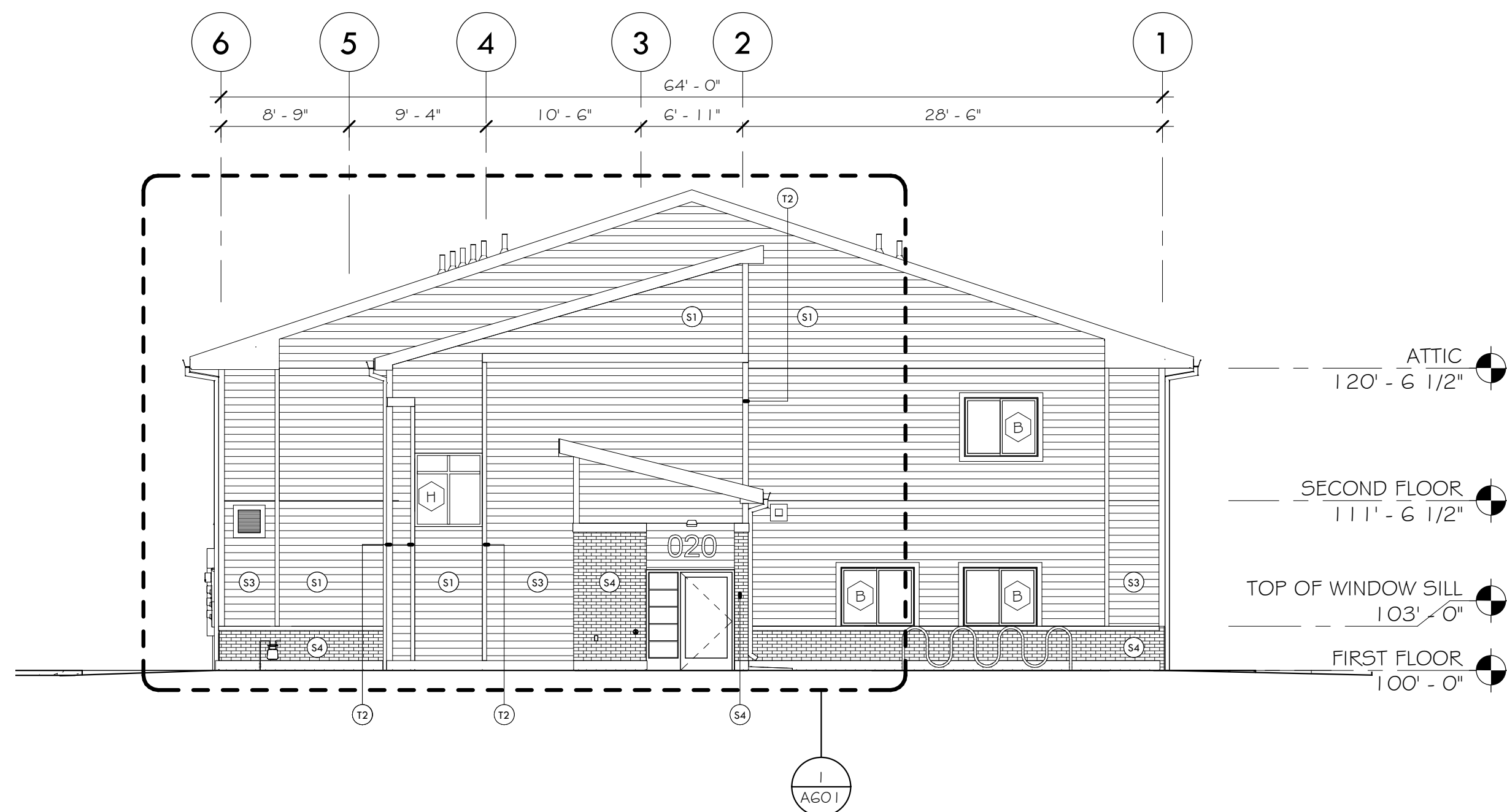
SCALE
 As indicated

West Birch Apartments

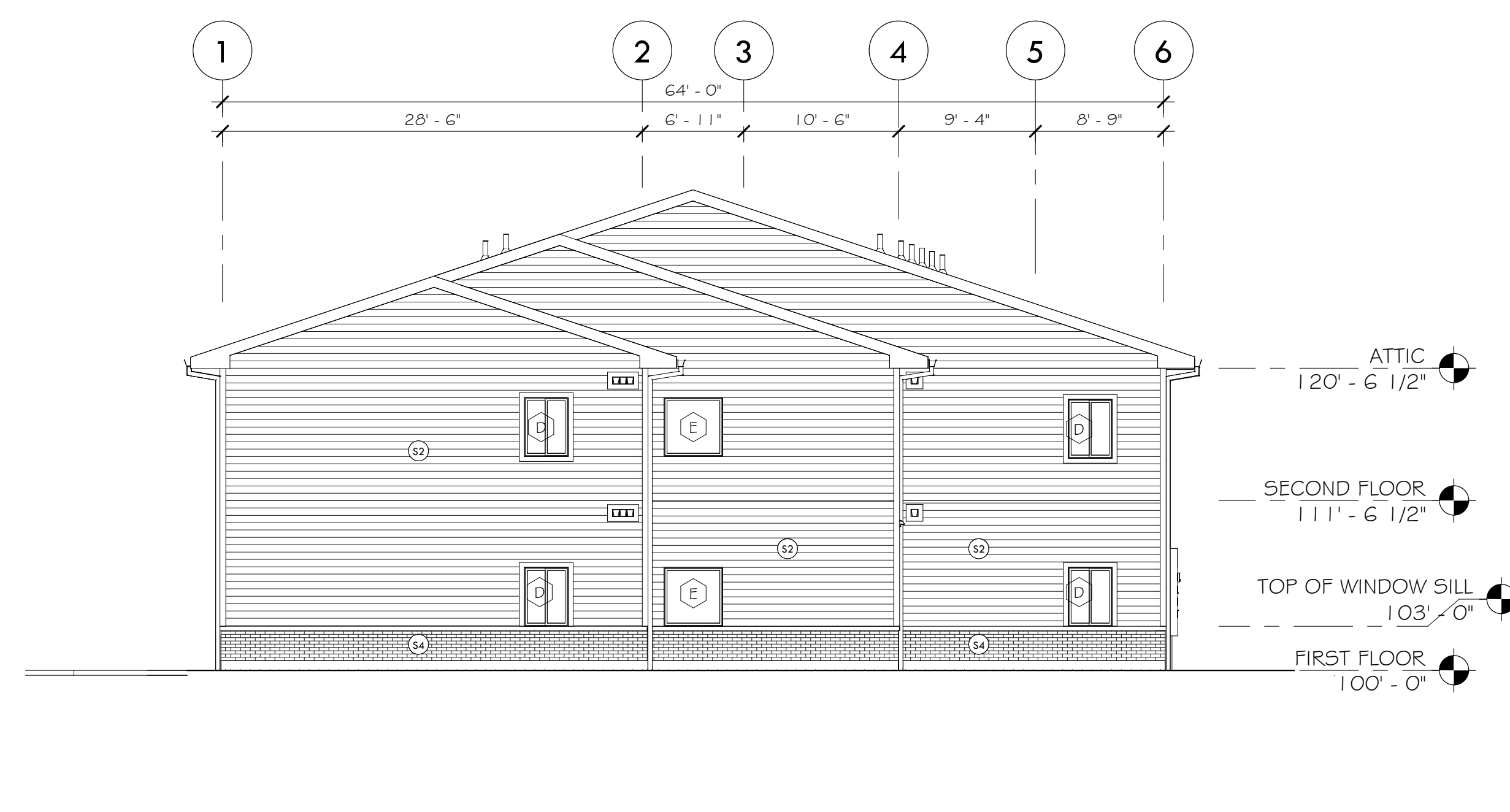
1103 West Branch Street
 Princeton, MN

BUILDING ELEVATIONS

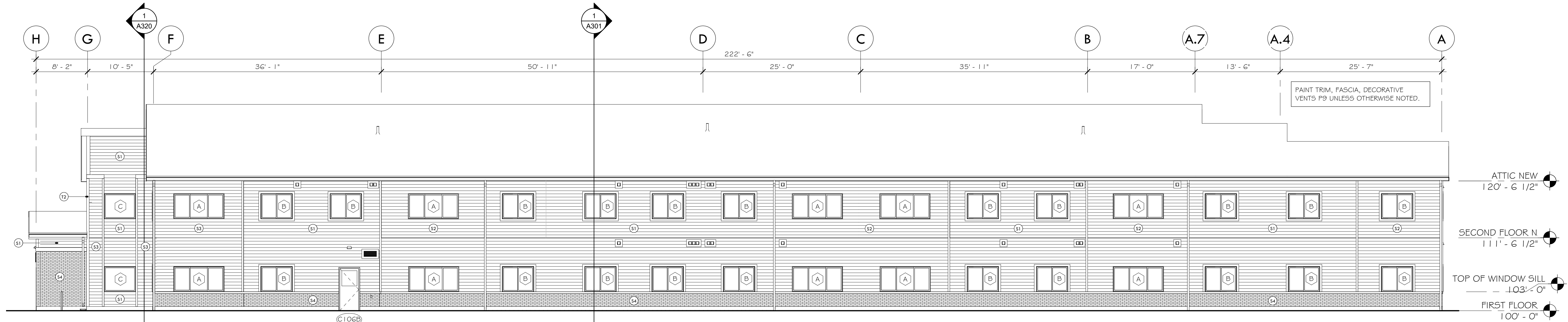
A201



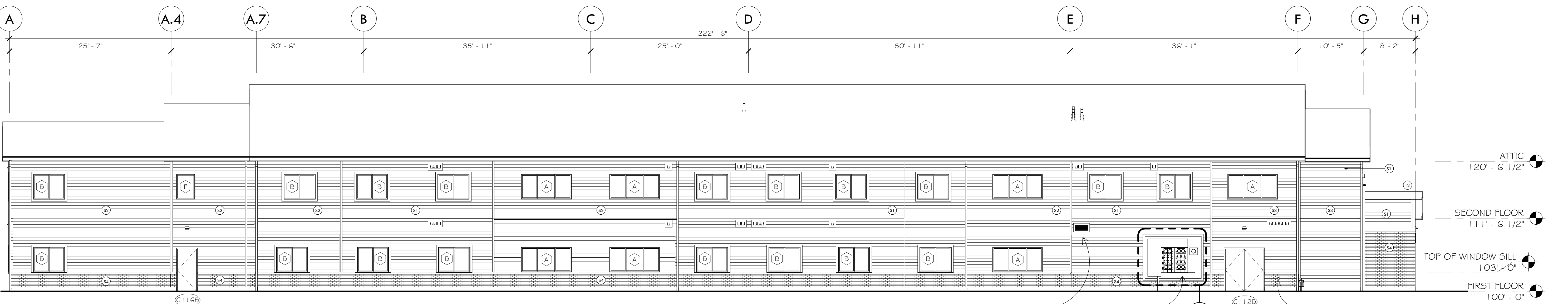
4 NORTH ELEVATION
 1/8" = 1'-0"



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



2 WEST ELEVATION
 1/8" = 1'-0"



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

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02/21/19	ADDENDUM #2
1 06/07/19	ISSUED FOR CONSTRUCTION

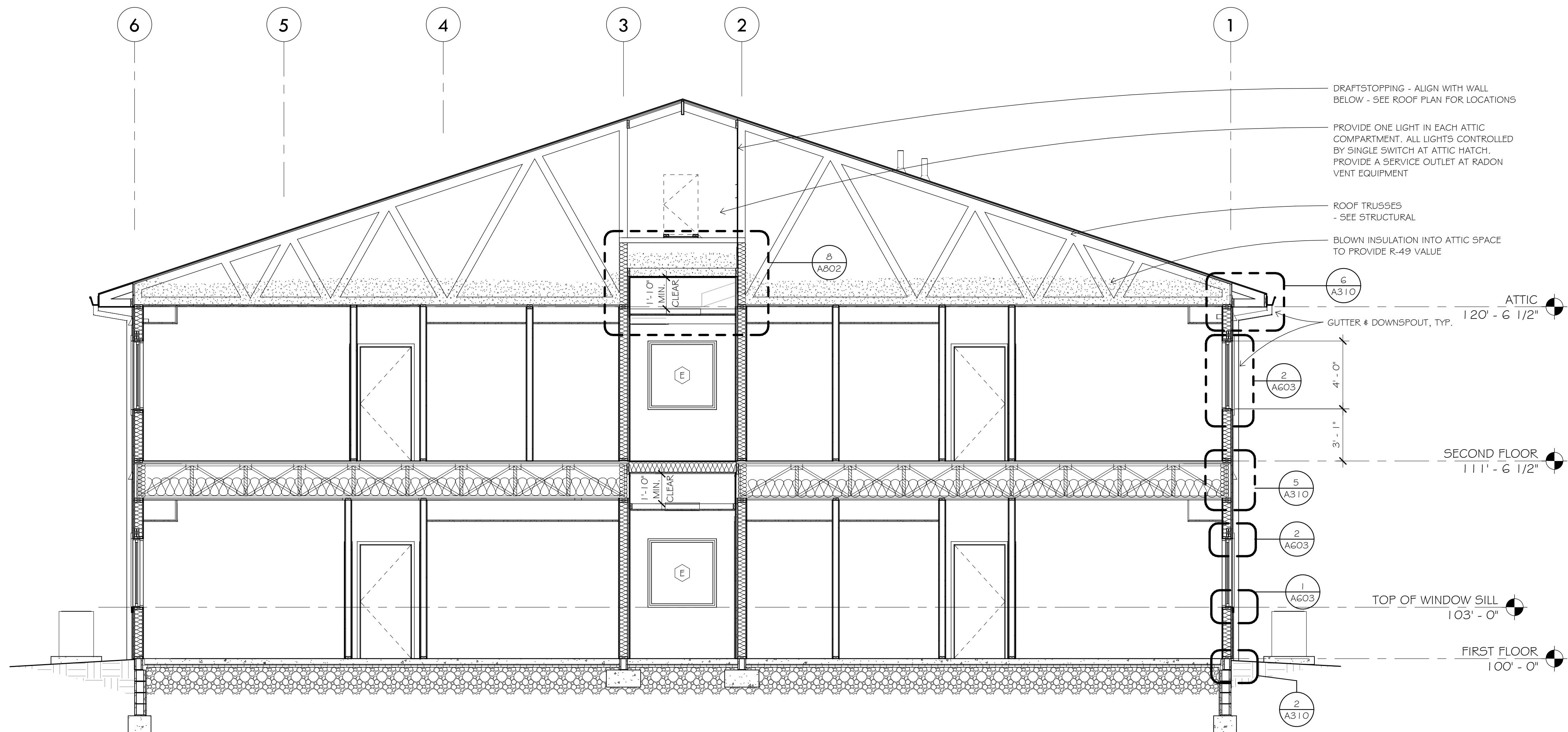
SCALE
1/4" = 1'-0"

West Birch Apartments

1103 West Branch Street
Princeton, MN

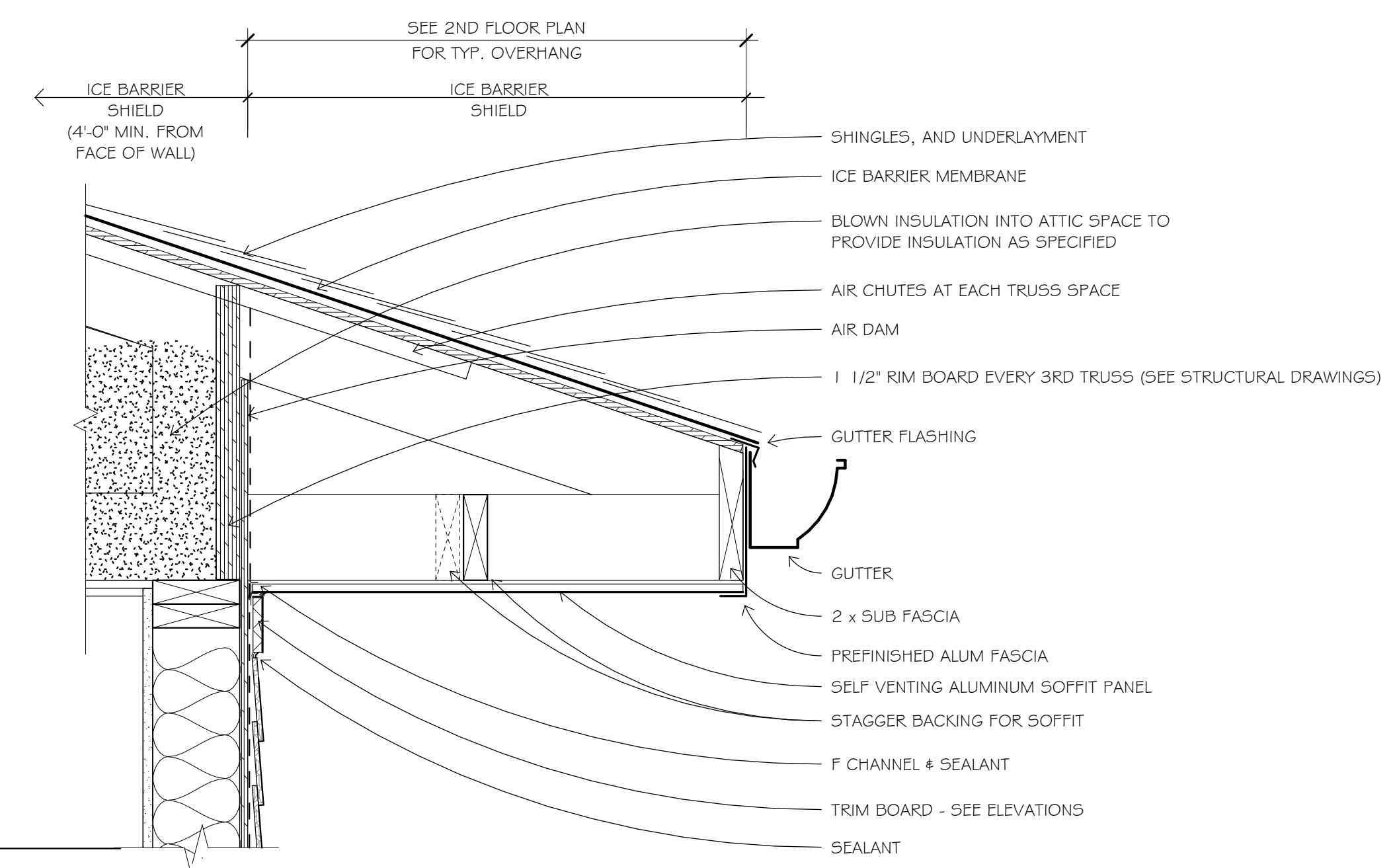
BUILDING SECTIONS

A301

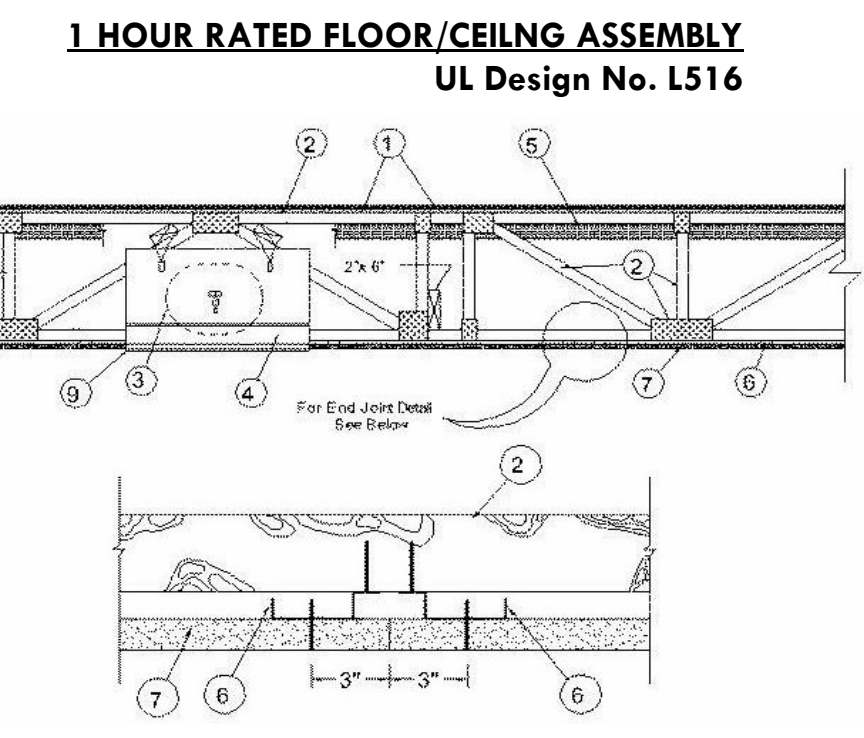
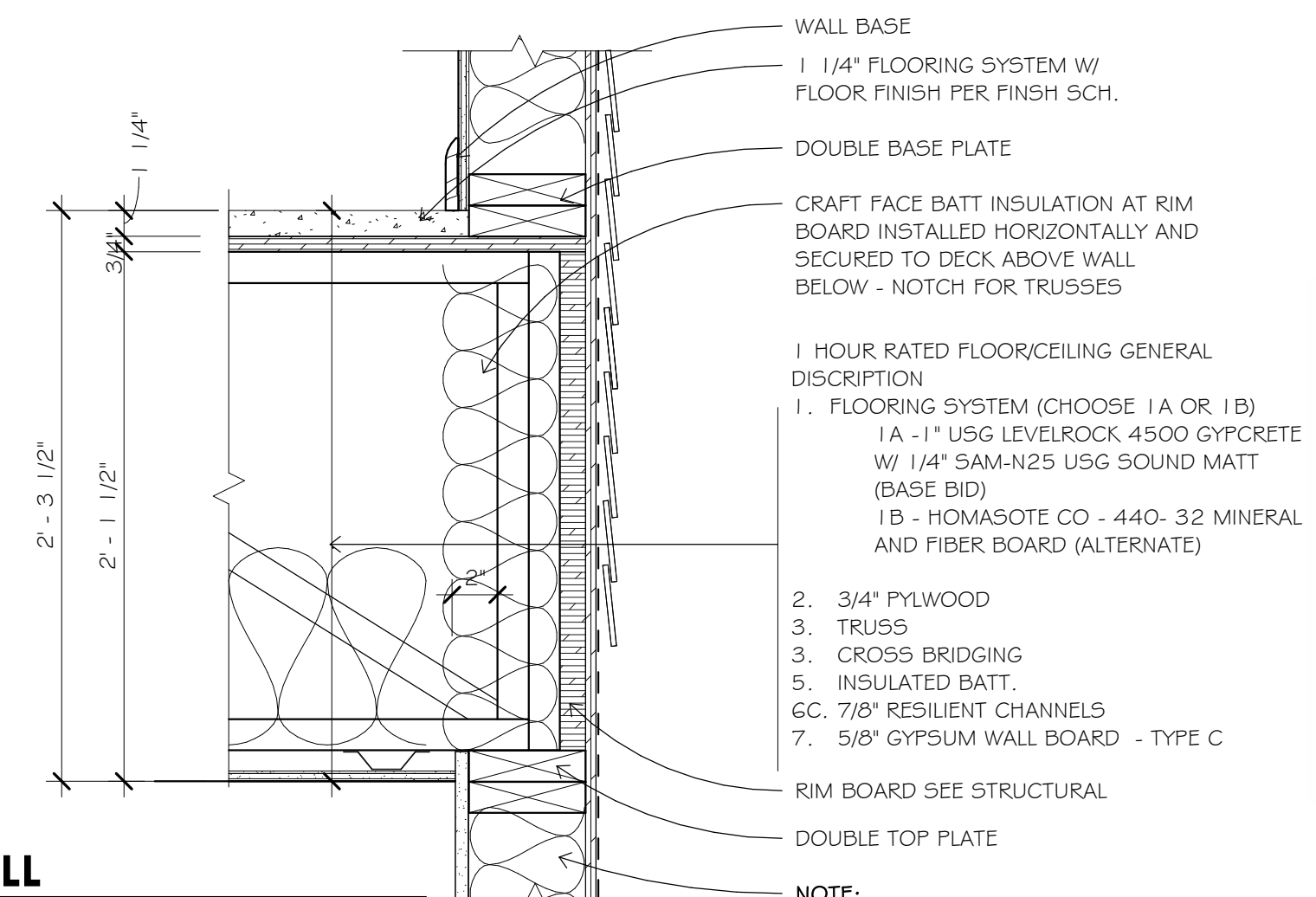


1 SECTION
1/4" = 1'-0"

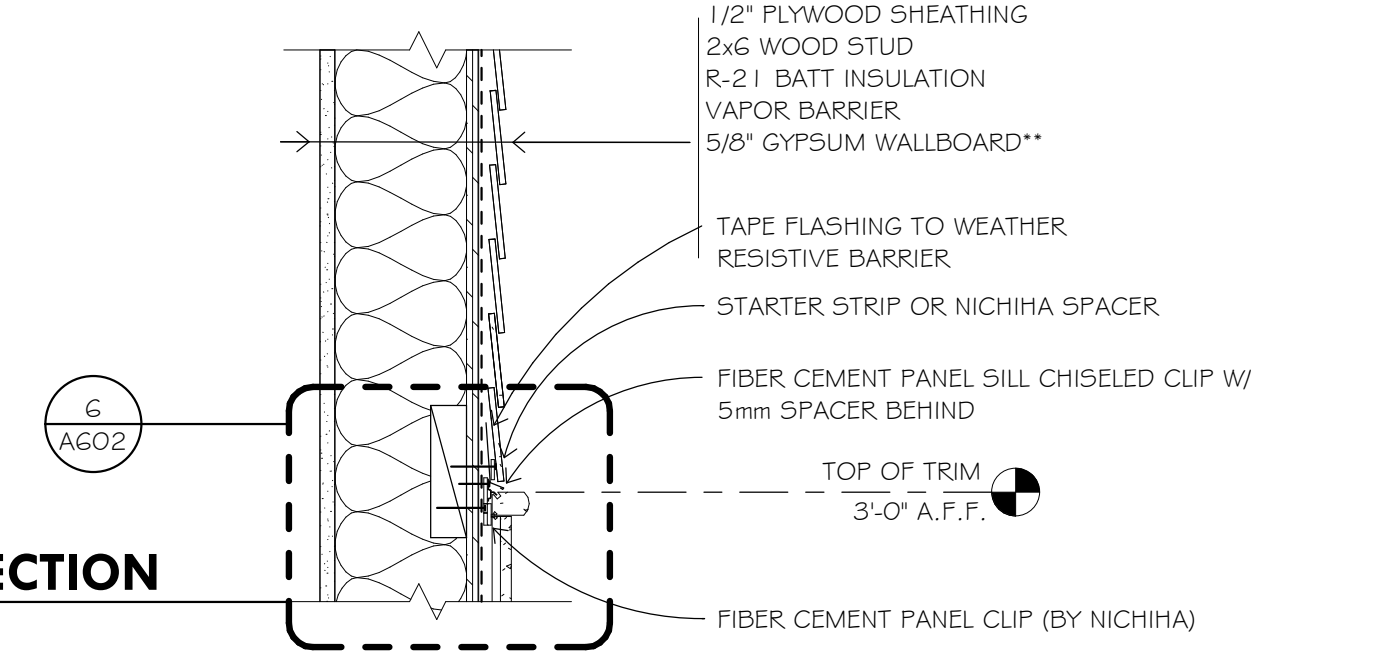
SUBMITTALS / REVISIONS	
04/20/18	50% CD
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1	06/07/19 ISSUED FOR CONSTRUCTION



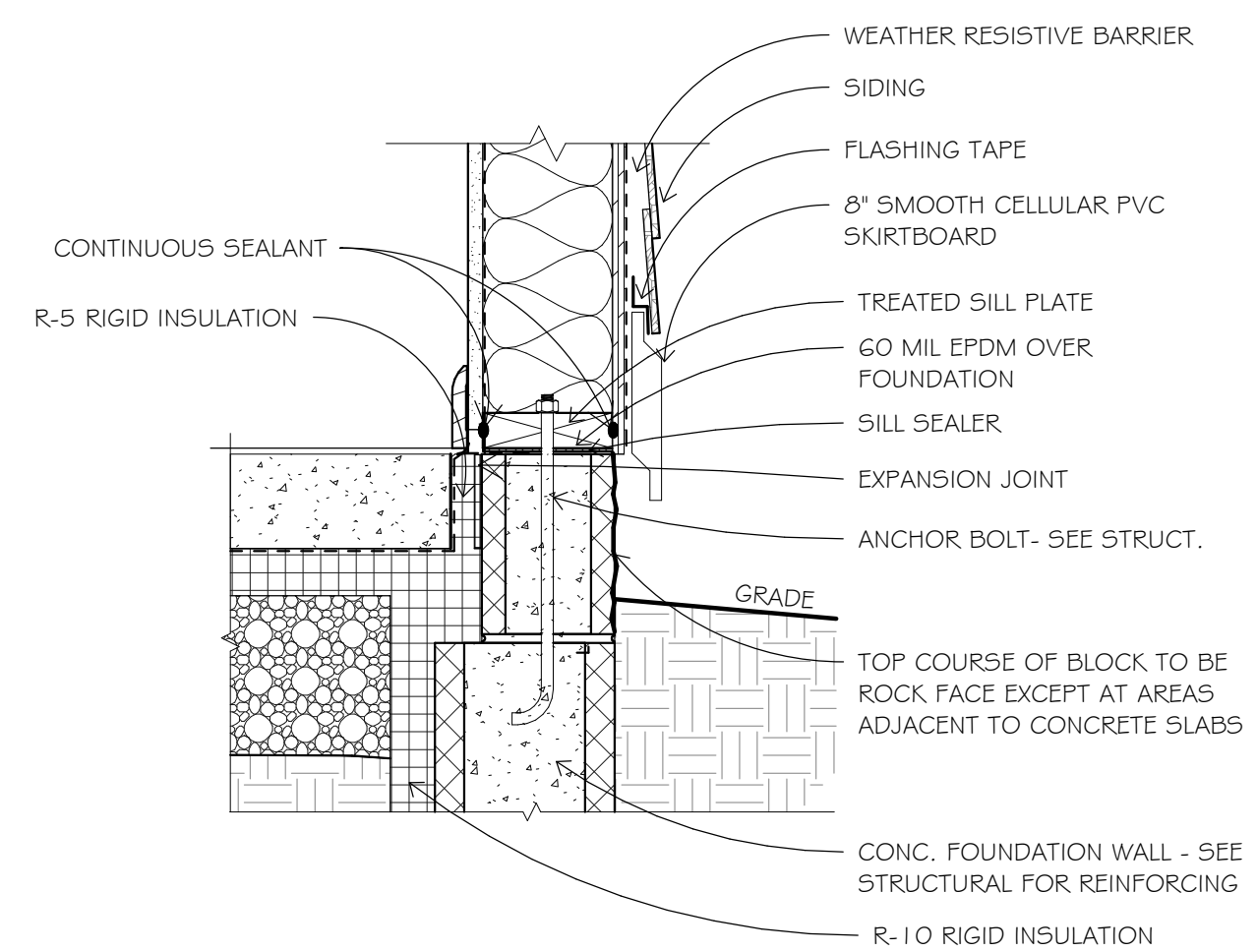
6 ROOF TO WALL CONNECTION
1 1/2" = 1'-0"



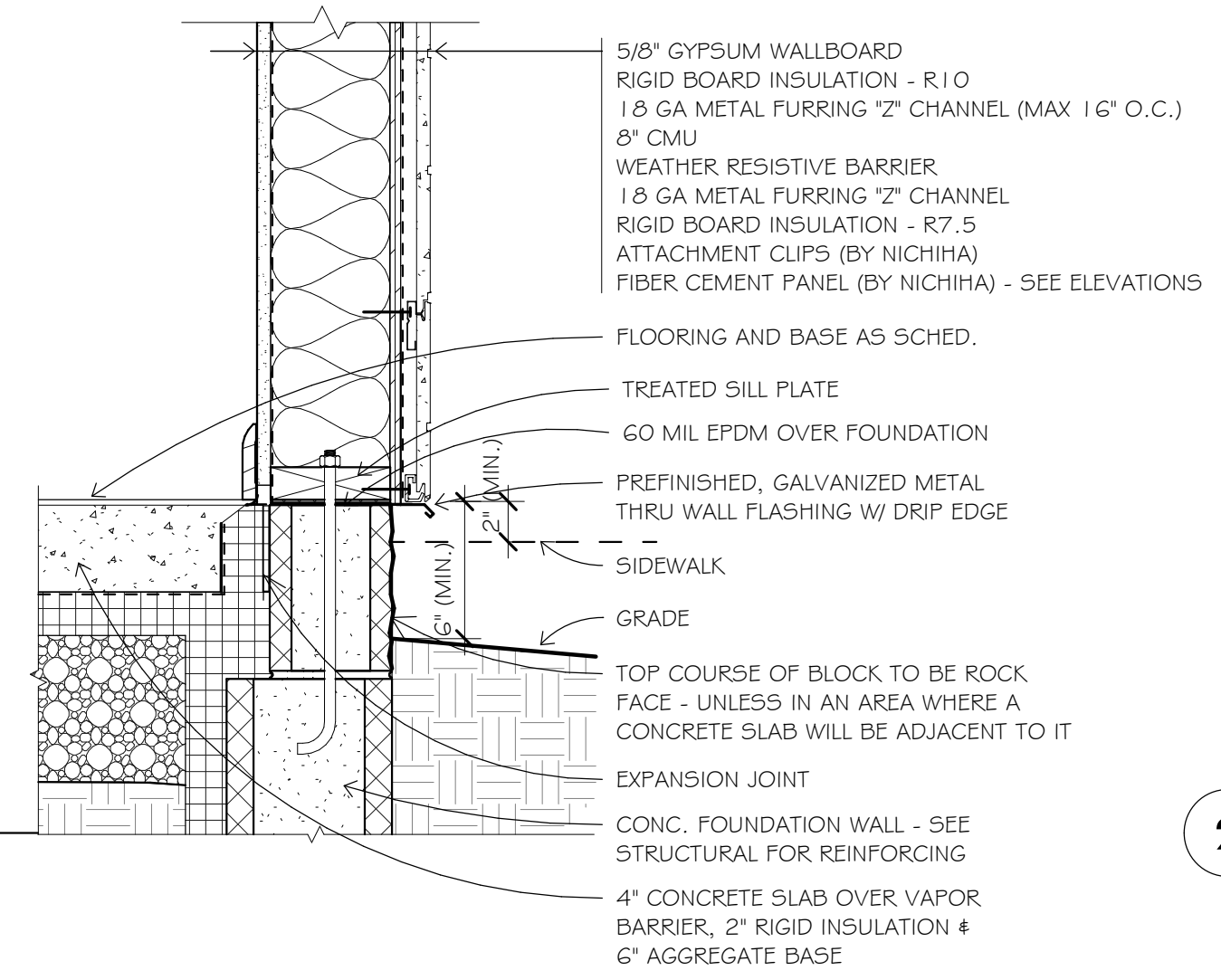
5 FLOOR JOISTS @ EXTERIOR WALL
1 1/2" = 1'-0"



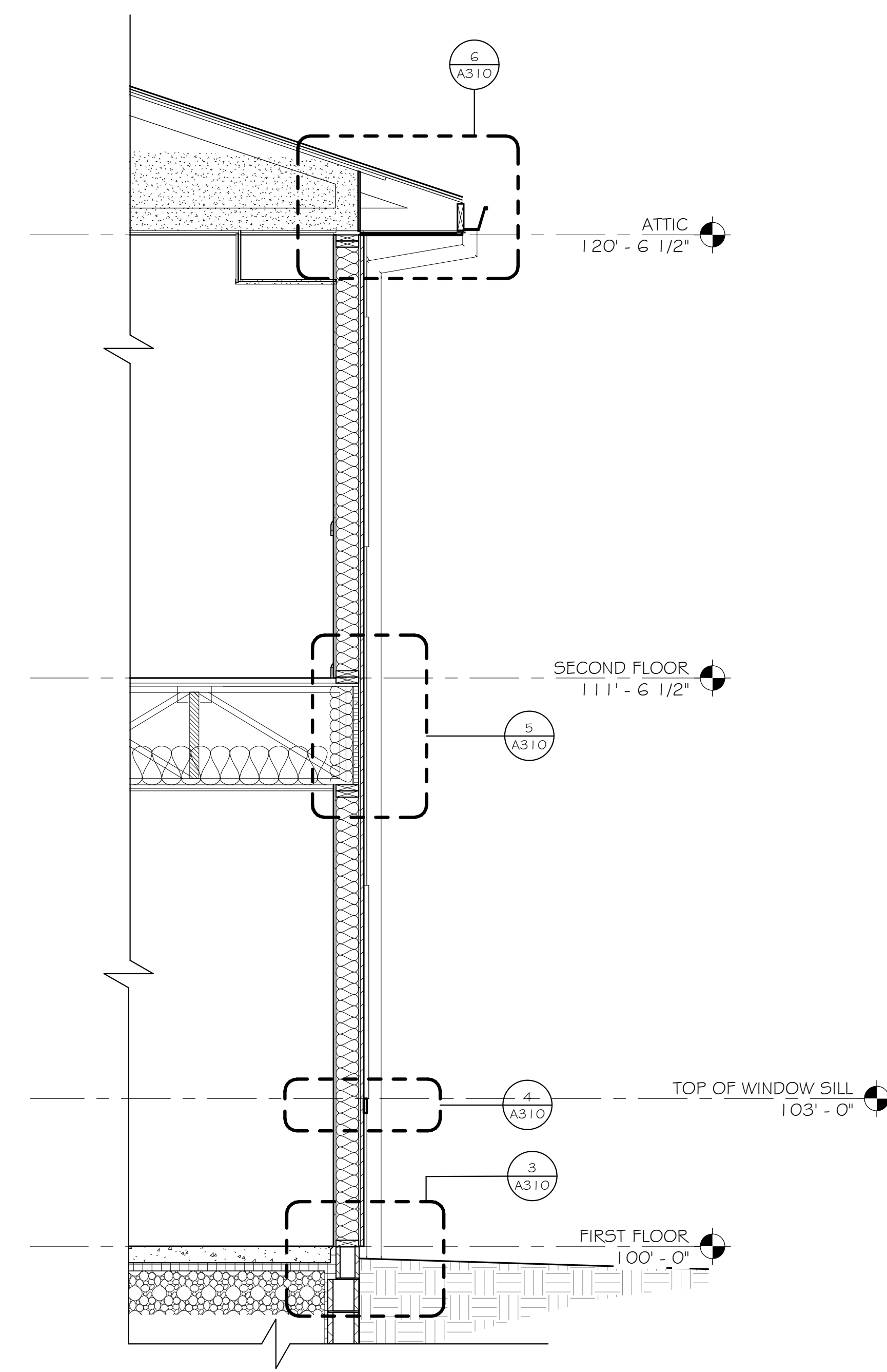
4 SIDING TO FIBER CEMENT PANEL CONNECTION
1 1/2" = 1'-0"



2 WALL TO FOUNDATION CONNECTION.
1 1/2" = 1'-0"
@ SIDING



3 WALL TO FOUNDATION CONNECTION
1 1/2" = 1'-0"
@ NICHIIA PANEL



1 WALL SECTION - 2
1/2" = 1'-0"



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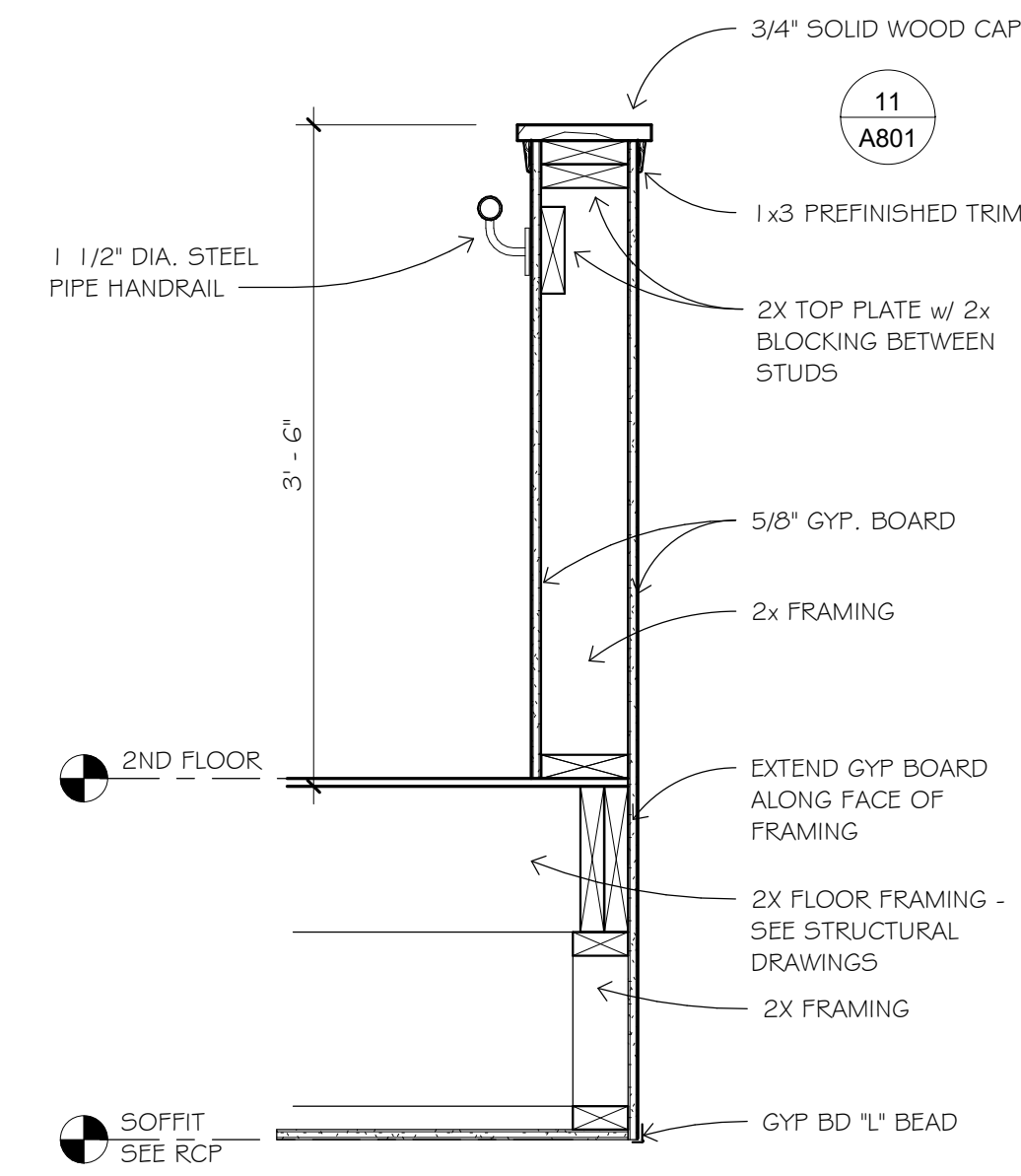
SIGNATURES

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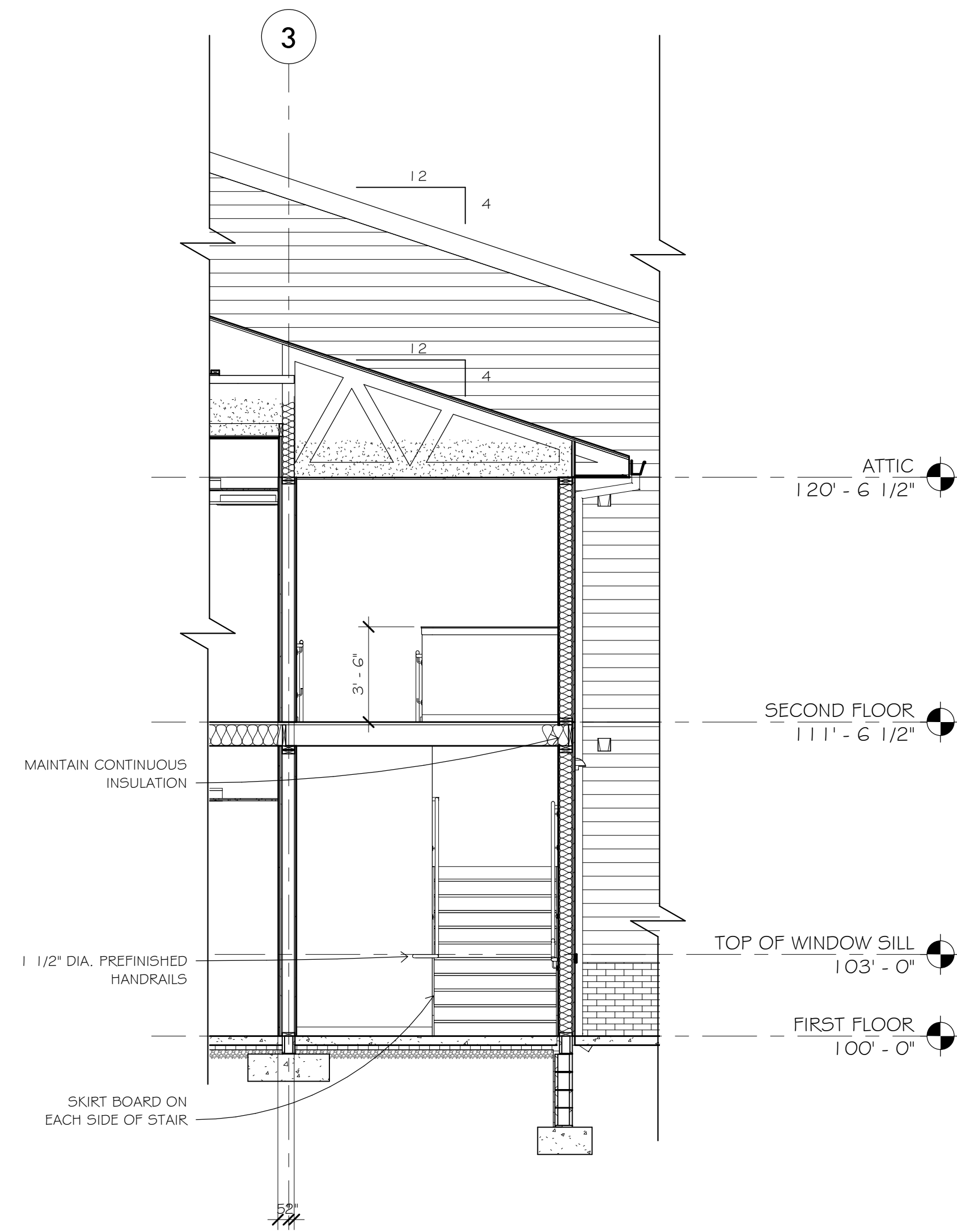
MINNESOTA 06/07/19
sign date

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reg. no.

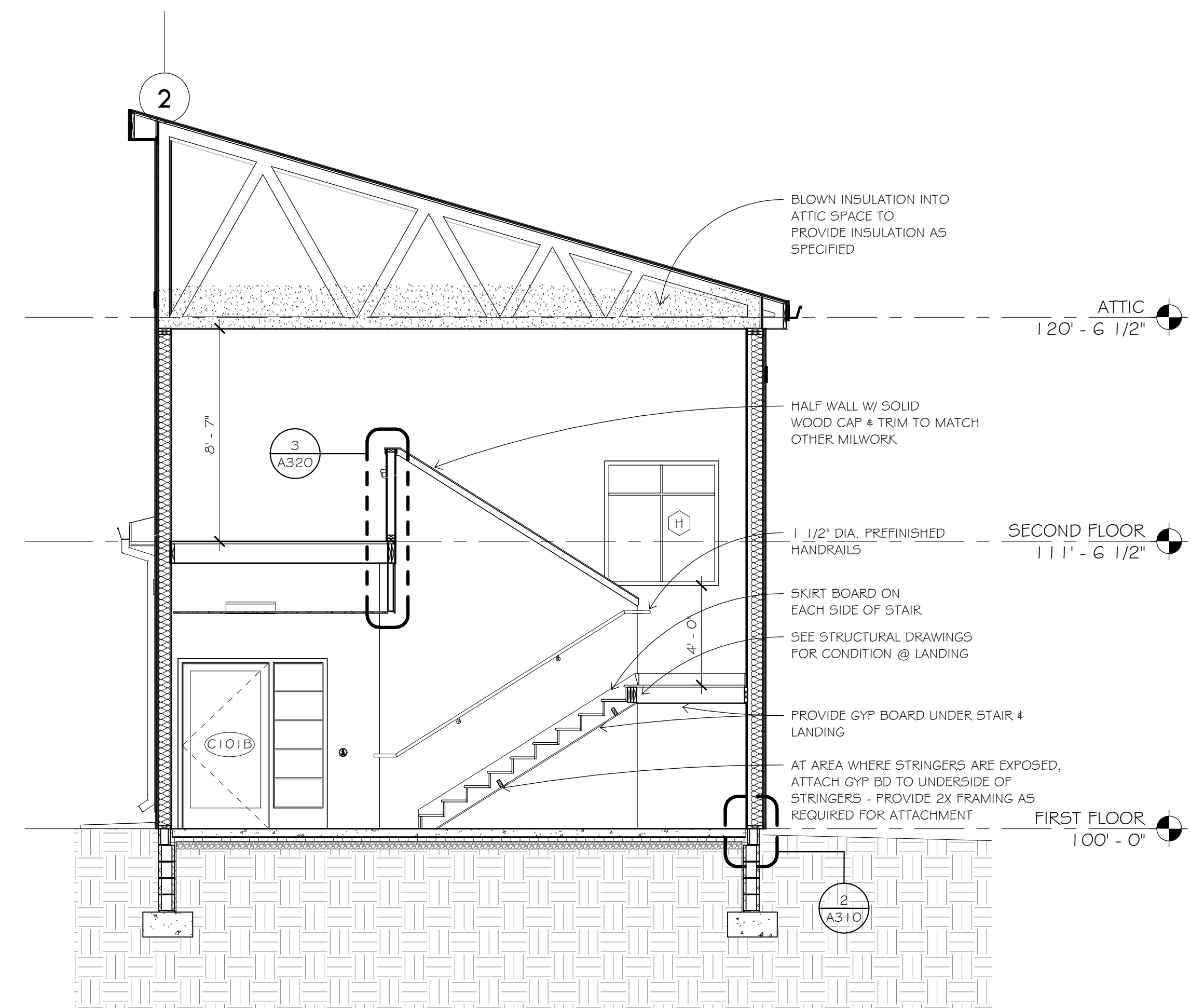
James L. Moy 6/30/2020
reg. exp. date



3 TYPICAL HALF WALL W/ WOOD CAP
1" = 1'-0"



2 SECTION AT STAIR 2
1/4" = 1'-0"



1 SECTION AT STAIR-1
1/4" = 1'-0"

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS

04/20/18	50% CD
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1 06/07/19	ISSUED FOR CONSTRUCTION

SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

STAIR SECTIONS

A320



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6/30/2020
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PROJECT INFO

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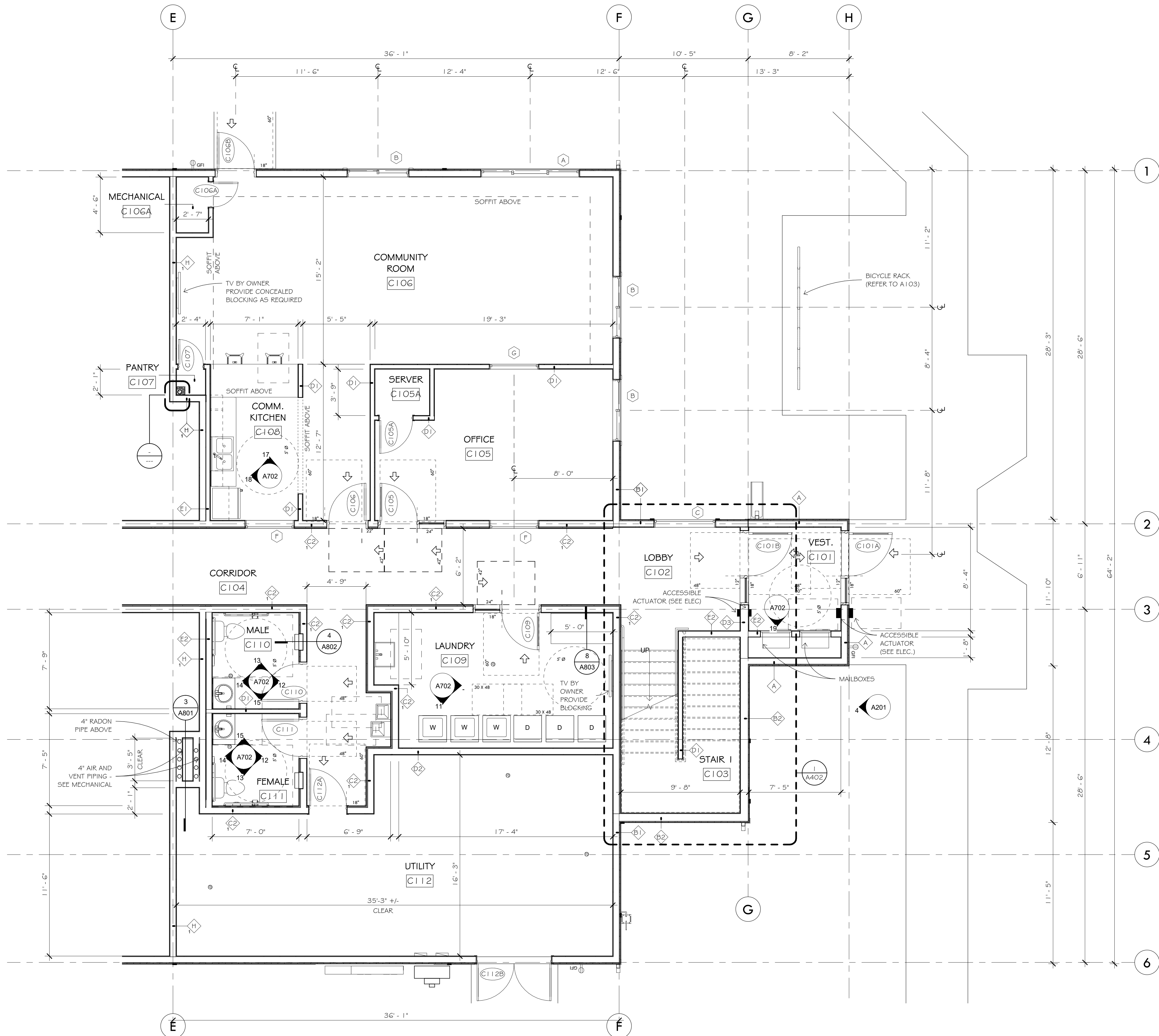
SCALE
As indicated

West Birch Apartments

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ENLARGED PLANS -
COMMON AREA

A401



1 ENLARGED PLAN AT FIRST FLOOR COMMON AREAS
1/4" = 1'-0"



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PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
SB, HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS	
04/20/18	50% CD
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08/24/18	100% MHFA REVIEW
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02/21/19	ADDENDUM #2
1	06/07/19 ISSUED FOR CONSTRUCTION

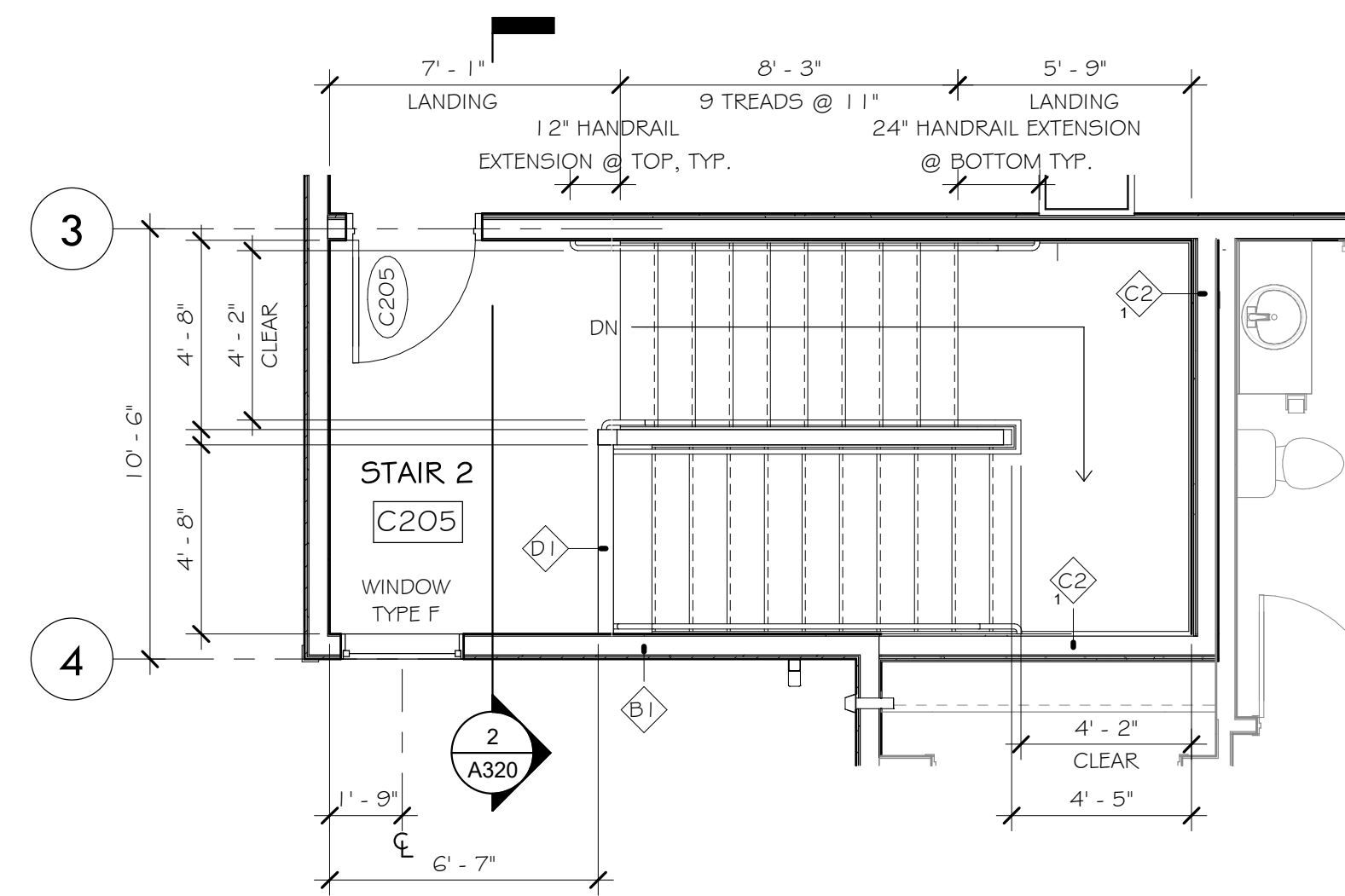
SCALE
1/4" = 1'-0"

West Birch Apartments

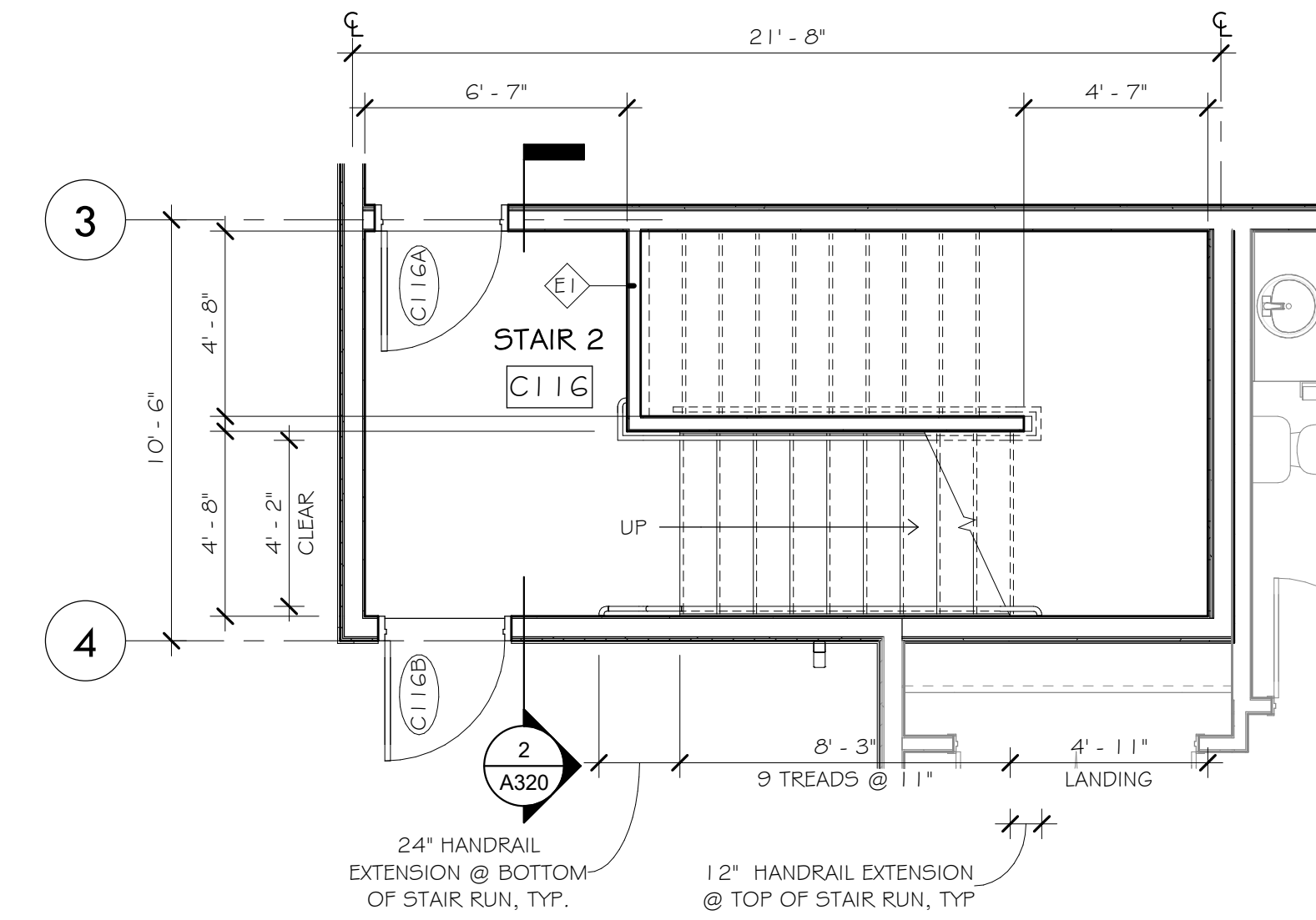
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ENLARGED PLANS - STAIRS

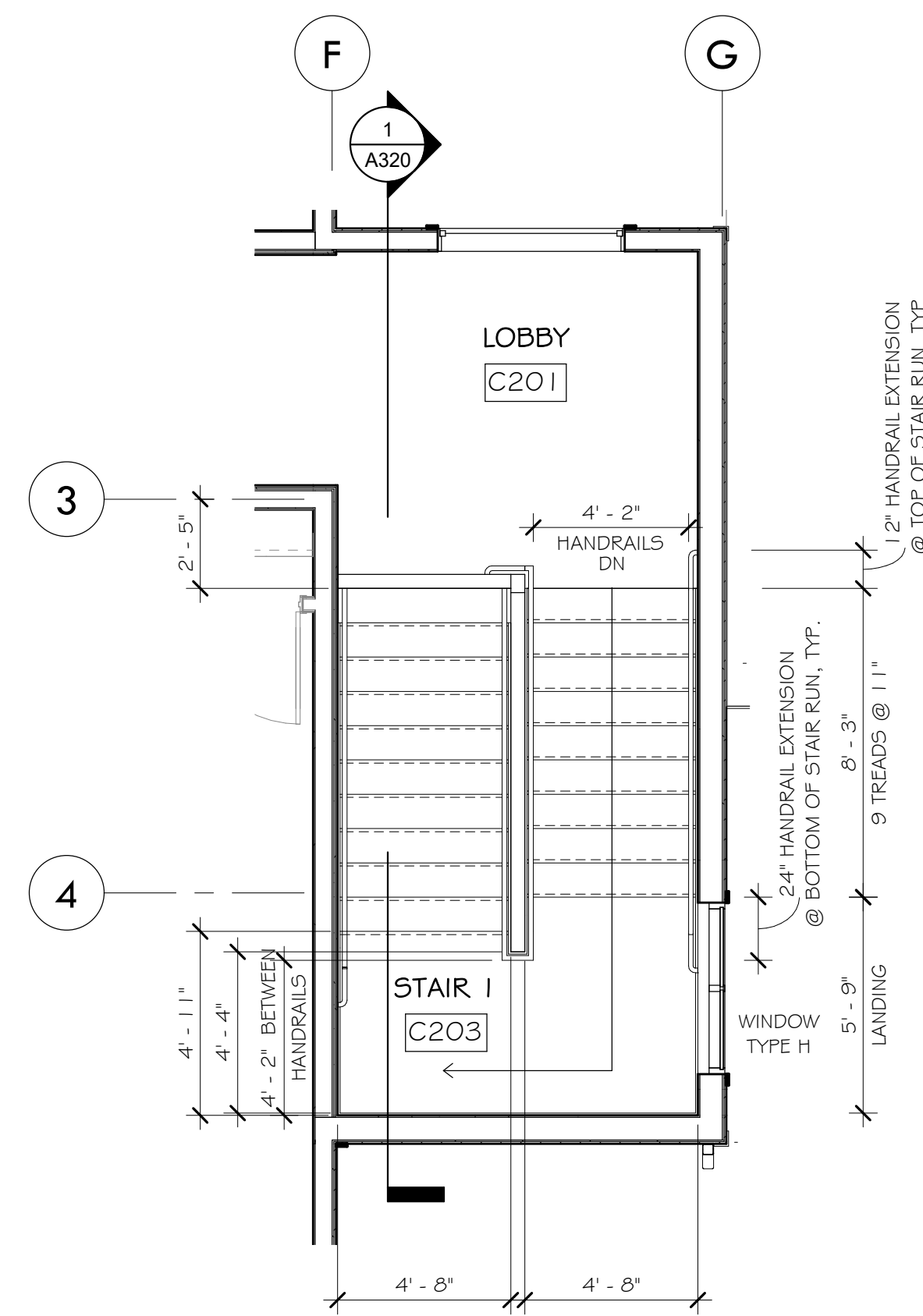
A402



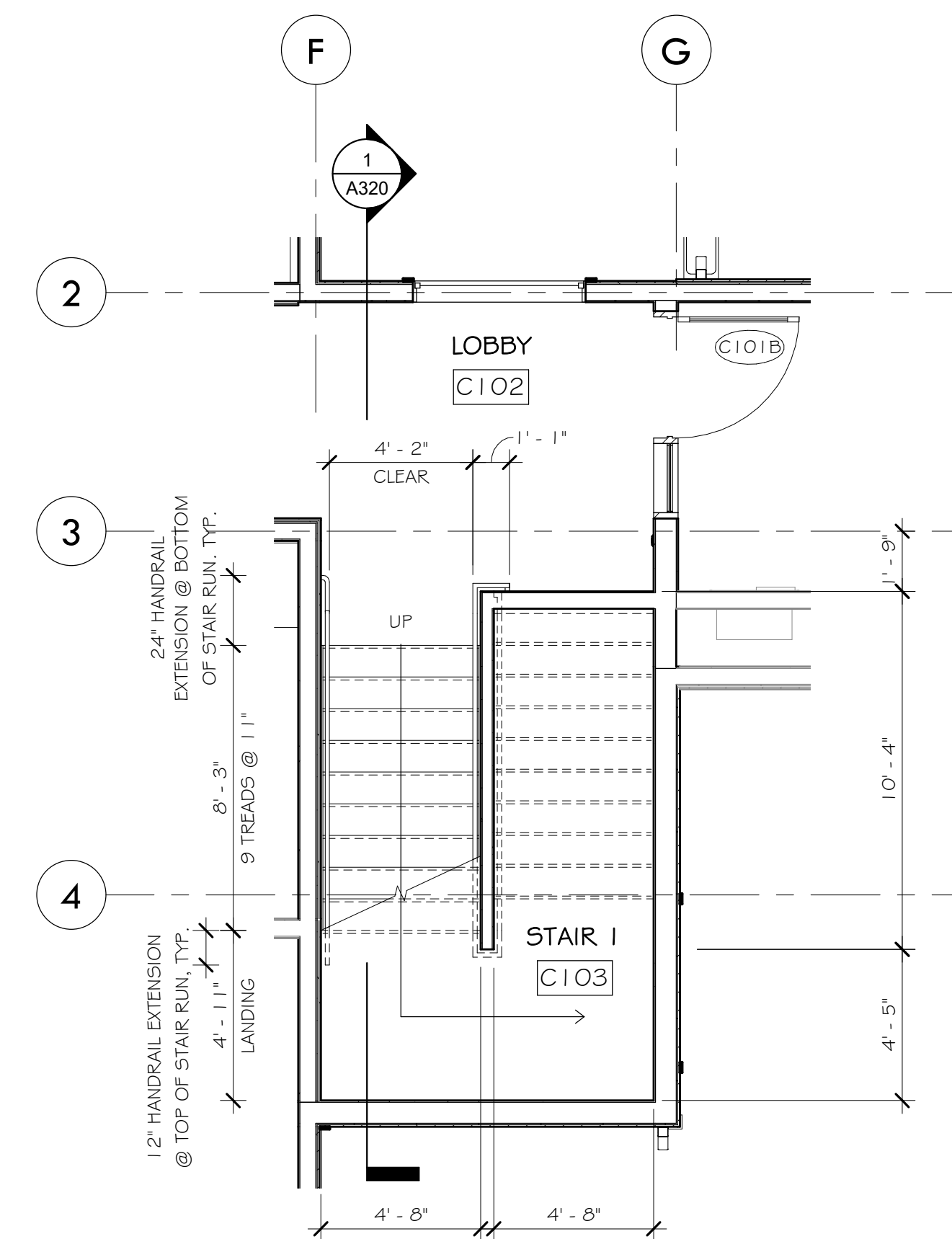
4 ENLARGED PLAN AT STAIR 2 - SECOND FLOOR
1/4" = 1'-0"



3 ENLARGED PLAN AT STAIR 2 - FIRST FLOOR
1/4" = 1'-0"



2 ENLARGED PLAN AT STAIR 1 - SECOND FLOOR
1/4" = 1'-0"



1 ENLARGED PLAN AT STAIR 1 - FIRST FLOOR
1/4" = 1'-0"

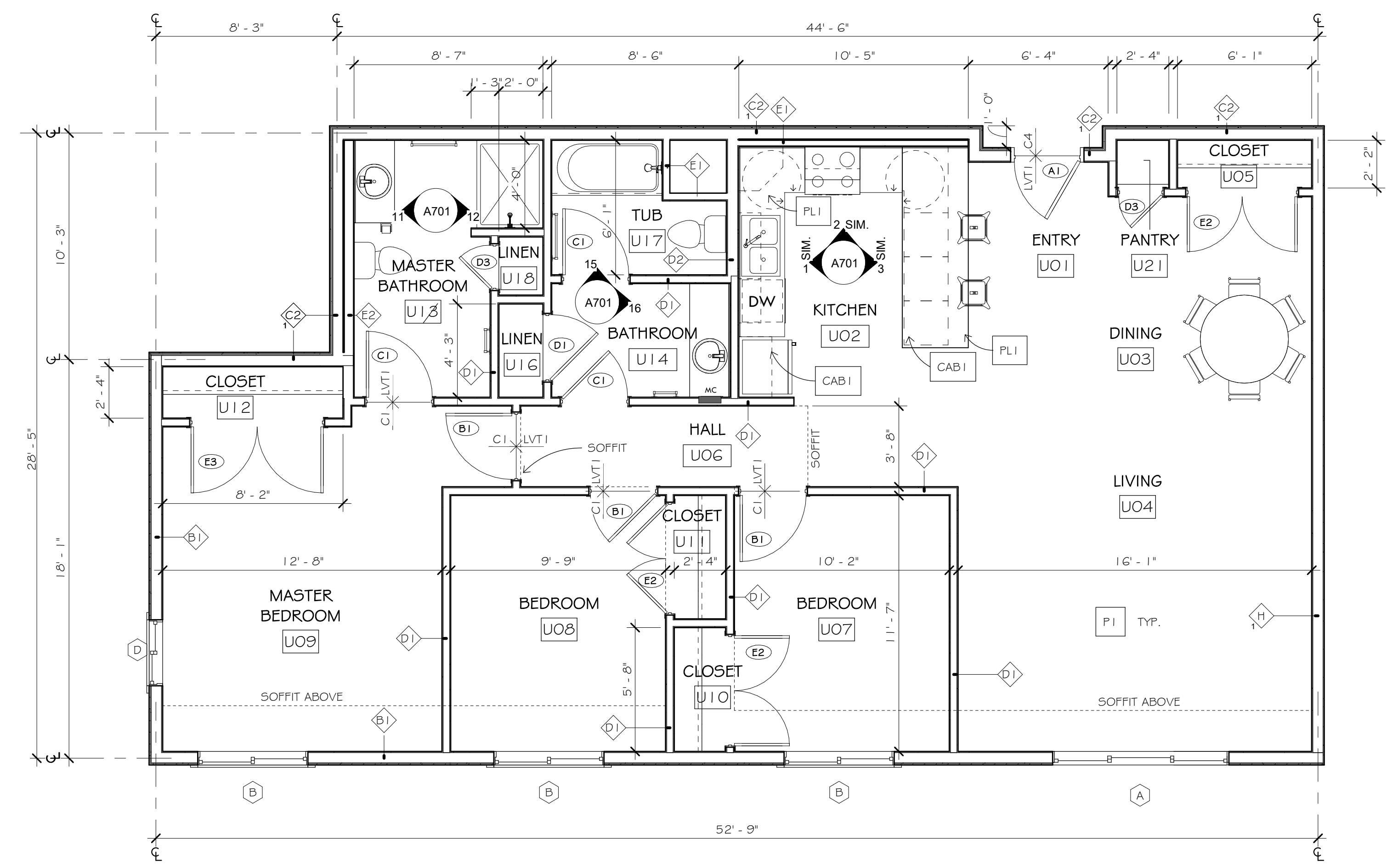


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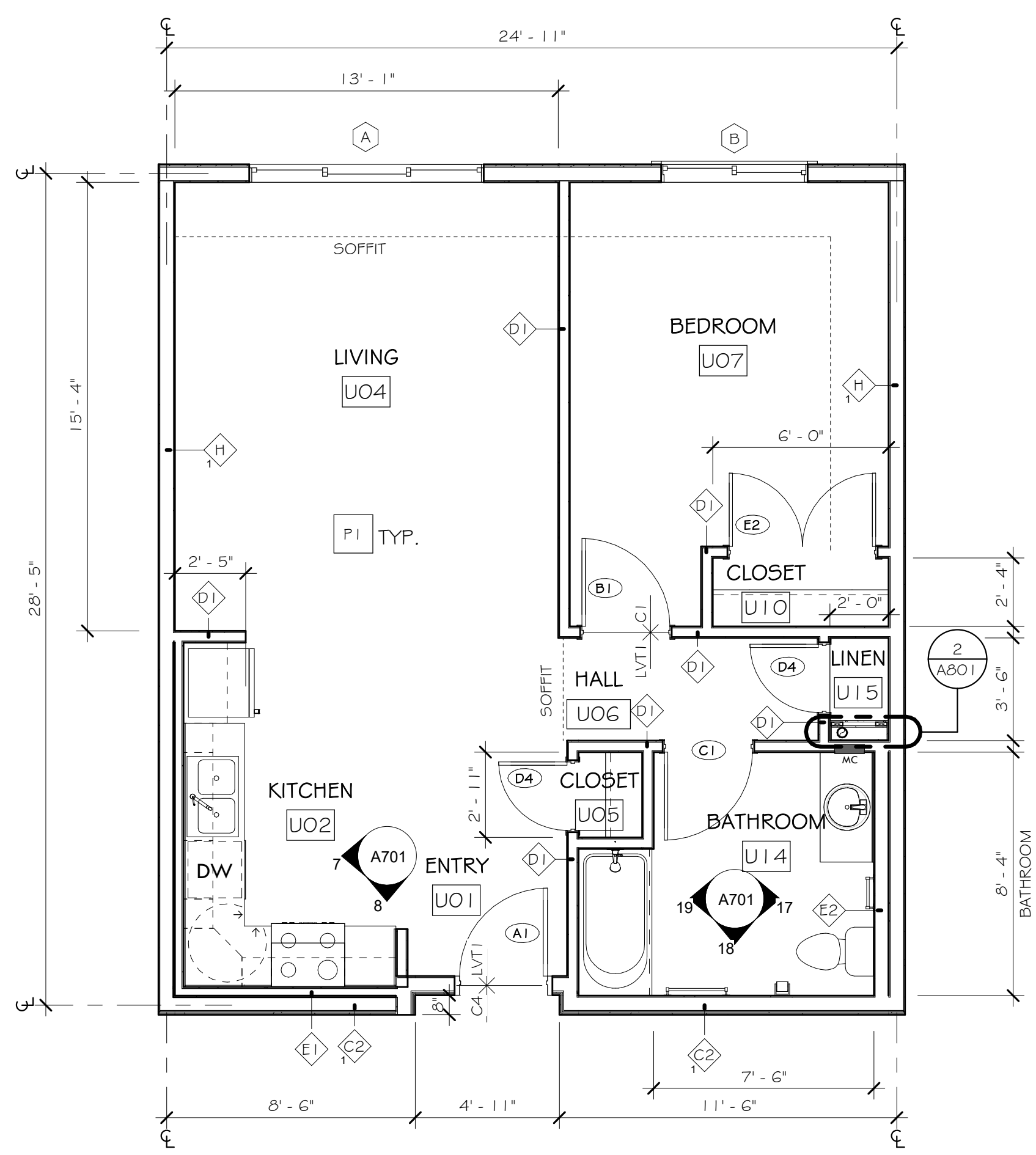
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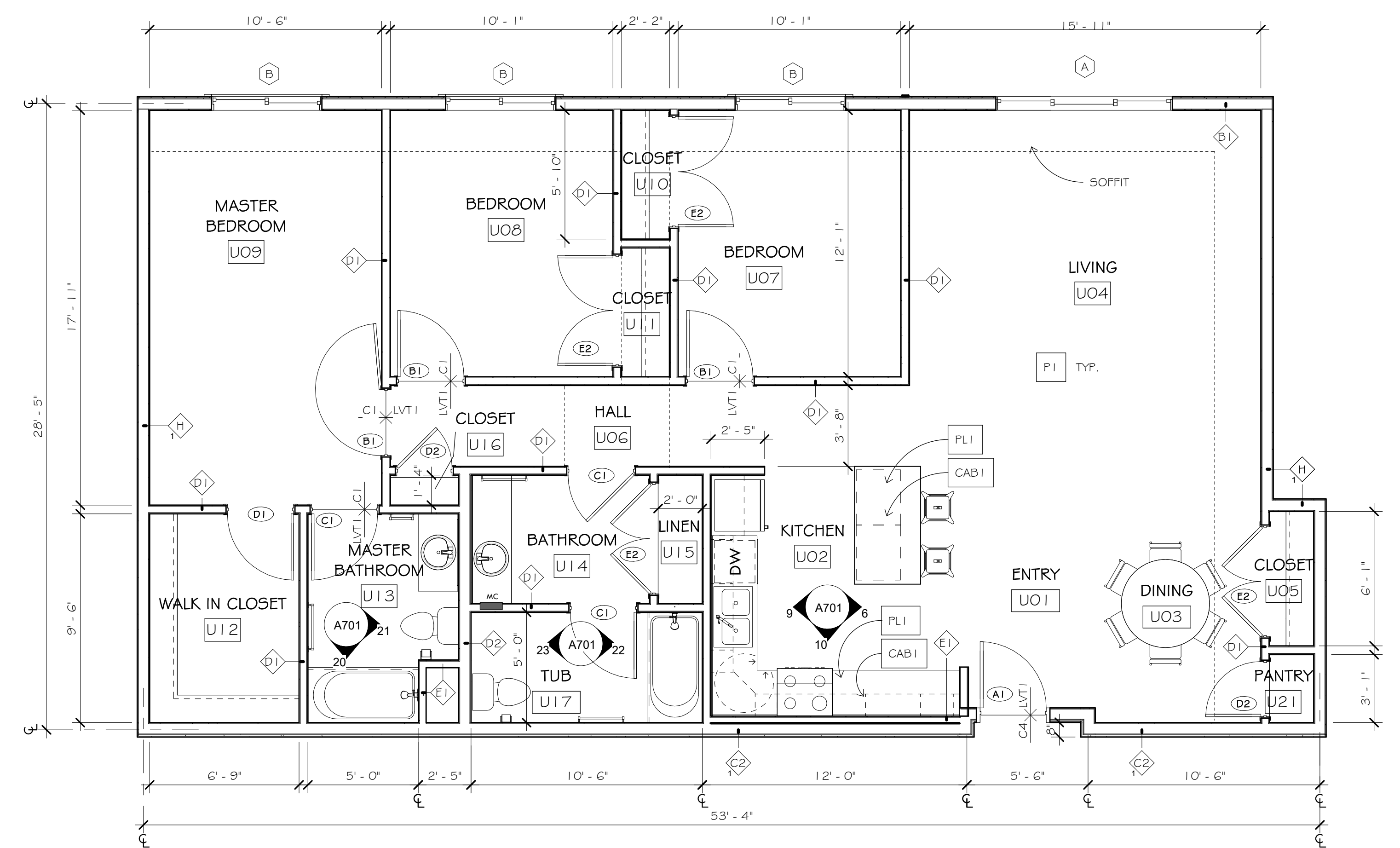
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MINNESOTA 06/07/19 sign date
JAMES L. MOY 27036 reg. no.
6/30/2020 reg. exp. date



3 UNIT TYPE F - 3 BED 2 BATH
1/4" = 1'-0"



2 UNIT TYPE B - 1 BED 1 BATH
1/4" = 1'-0"



1 UNIT TYPE A/A.1 - 3 BED 2 BATH
1/4" = 1'-0"

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

△ SUBMITTALS / REVISIONS

02/16/18	MHFA REVIEW - SD
04/20/18	50% CD
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08/24/18	100% MHFA REVIEW
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SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

ENLARGED PLANS - UNIT
TYPES A, A.1, B, & F

A410

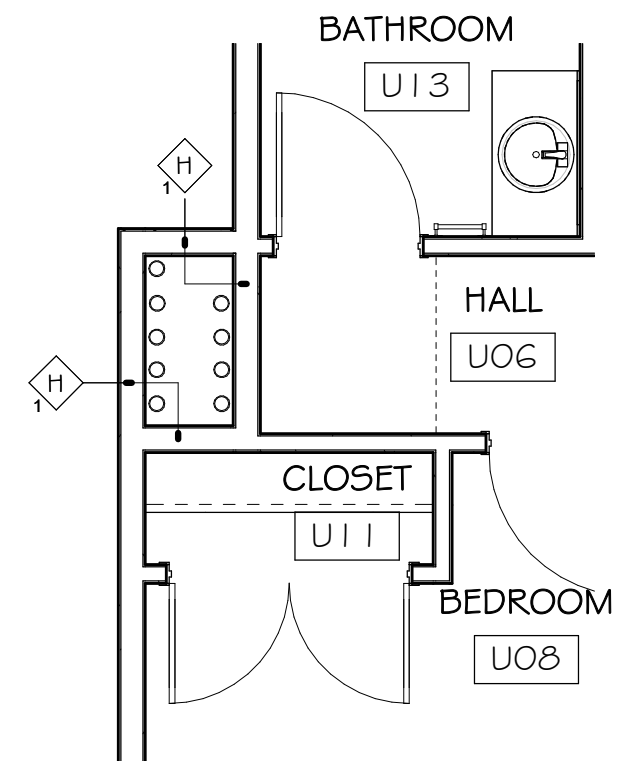


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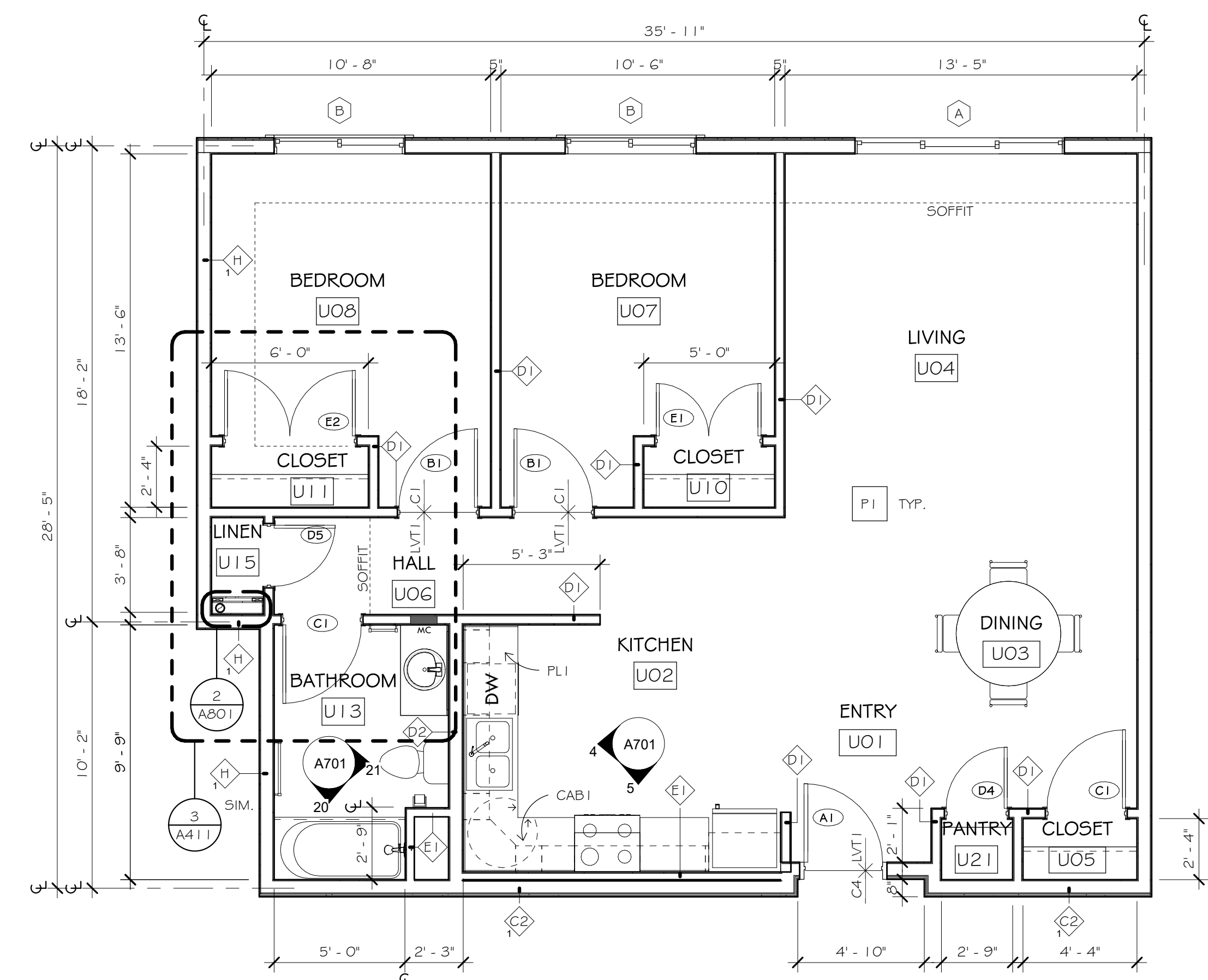
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SIGNATURES

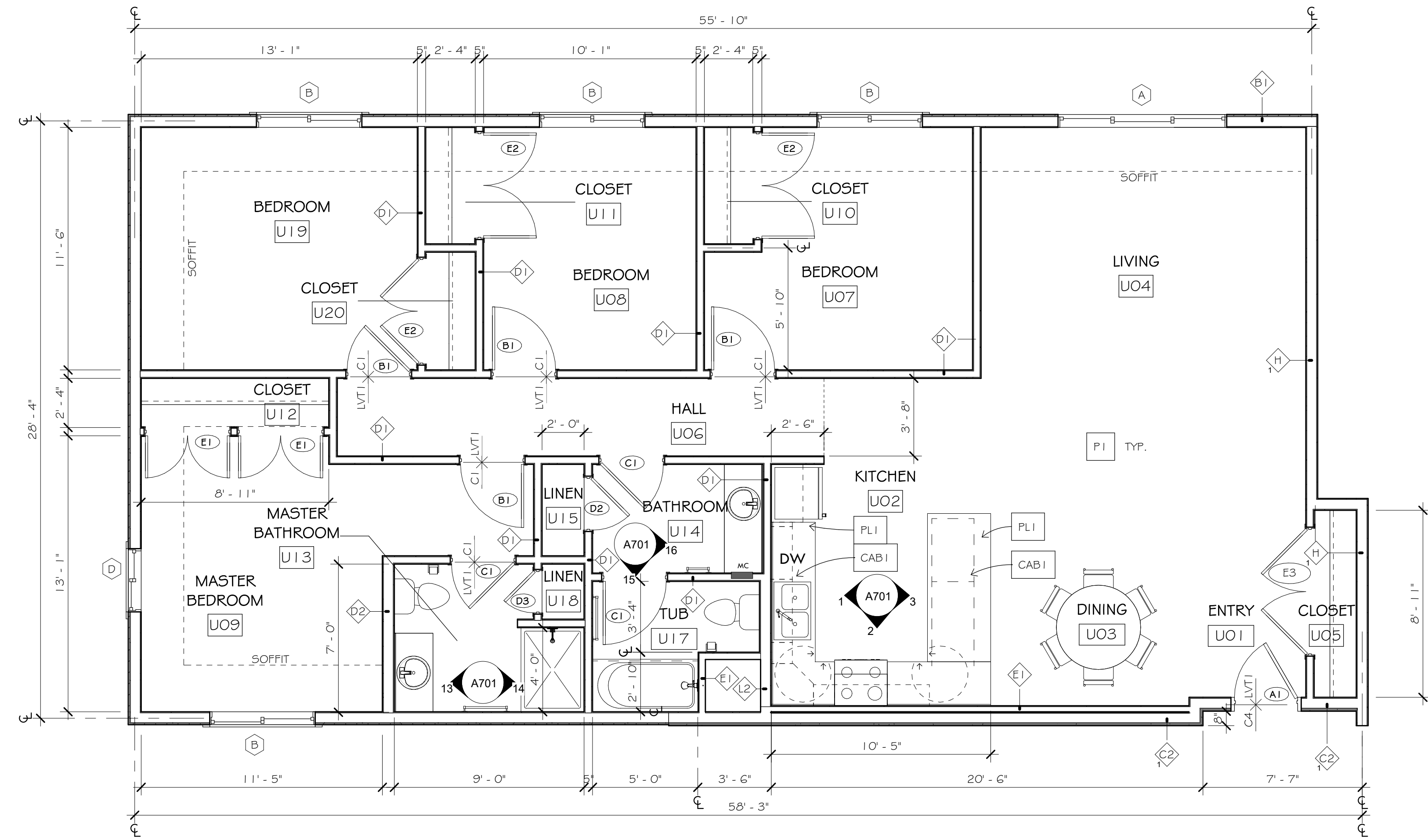
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3 UNIT TYPE C.1 - 2 BED 1 BATH
1/4" = 1'-0"
(UNIT TYPE C MIRRORRED)



2 UNIT TYPE C - 2 BED 1 BATH
1/4" = 1'-0"
(C.1 SIMILAR / MIRRORRED)



1 UNIT TYPE D - 4 BED 2 BATH
1/4" = 1'-0"

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
LH, HD
Issue Date
06/07/19

△ SUBMITTALS / REVISIONS

02/16/18	MHFA REVIEW - SD
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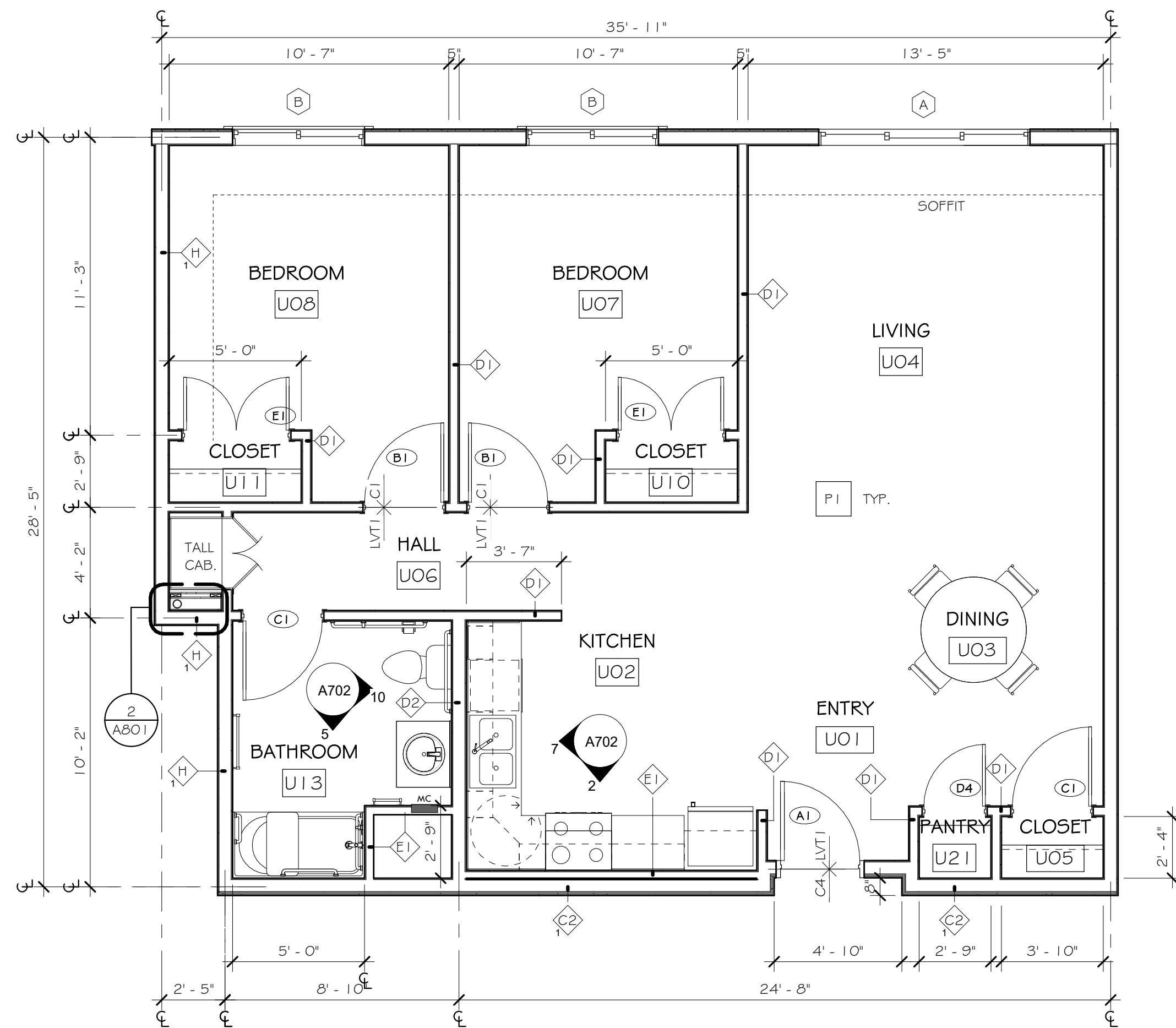
SCALE
As indicated

West Birch Apartments

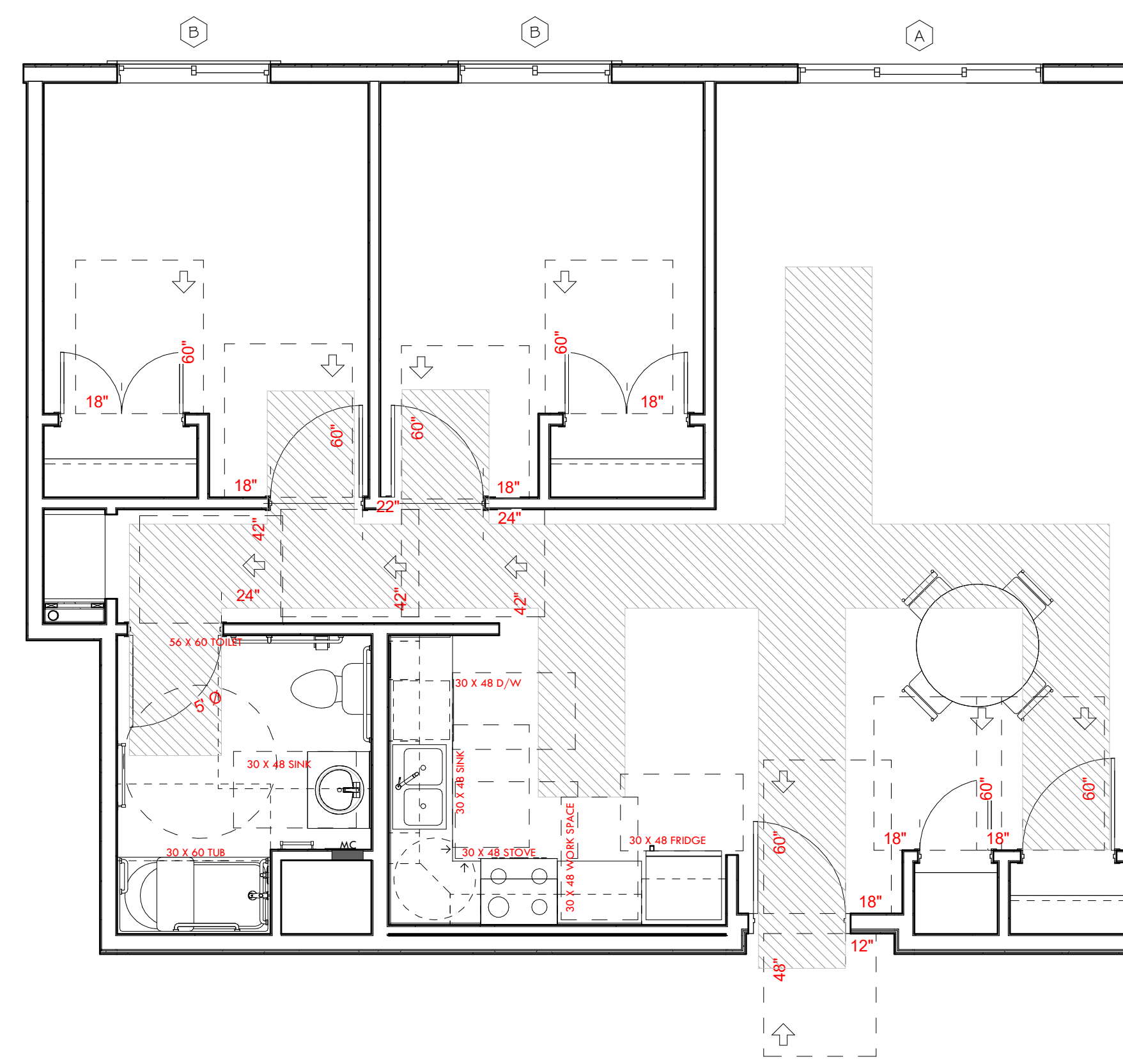
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Princeton, MN

ENLARGED PLANS - UNIT
TYPES C, C.1 & D

A411

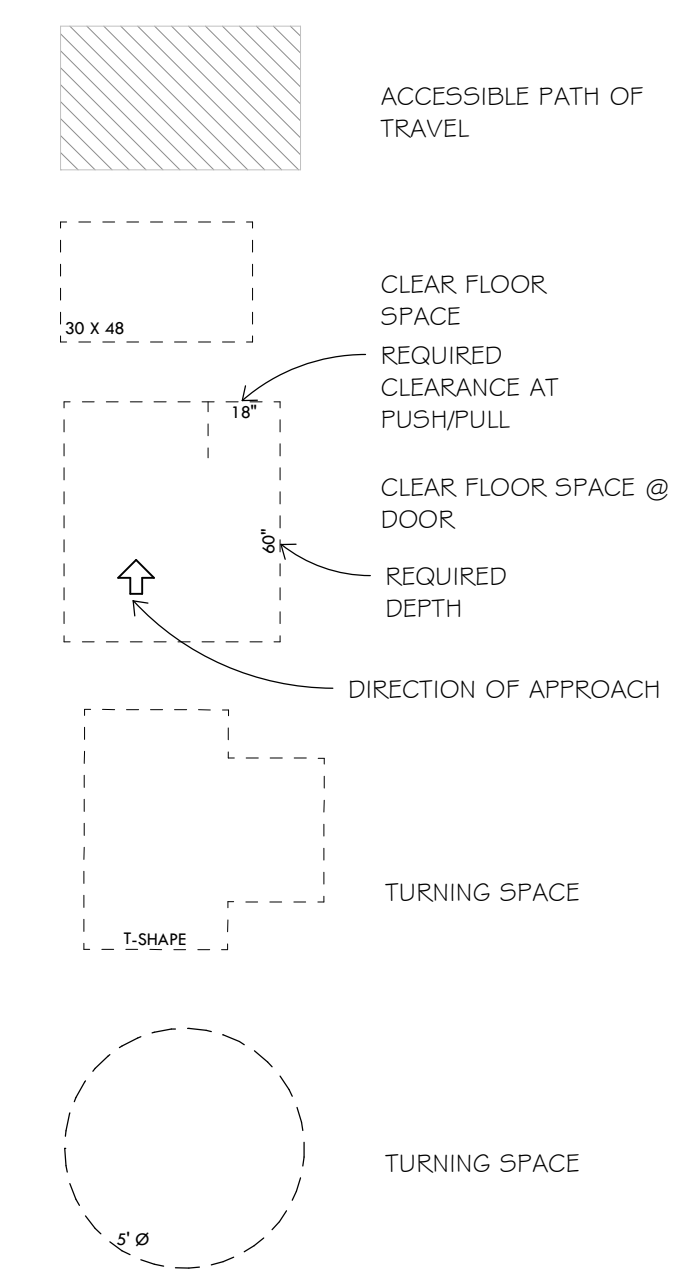


4 UNIT TYPE C.2 - 2 BED 1 BATH (ACCESSIBLE)
1/4" = 1'-0"



3 UNIT TYPE C.2 - 2 BED 1 BATH - ACC. CLEARNCE PLAN
1/4" = 1'-0"

GRAPHIC LEGEND - CLEARANCE PLAN



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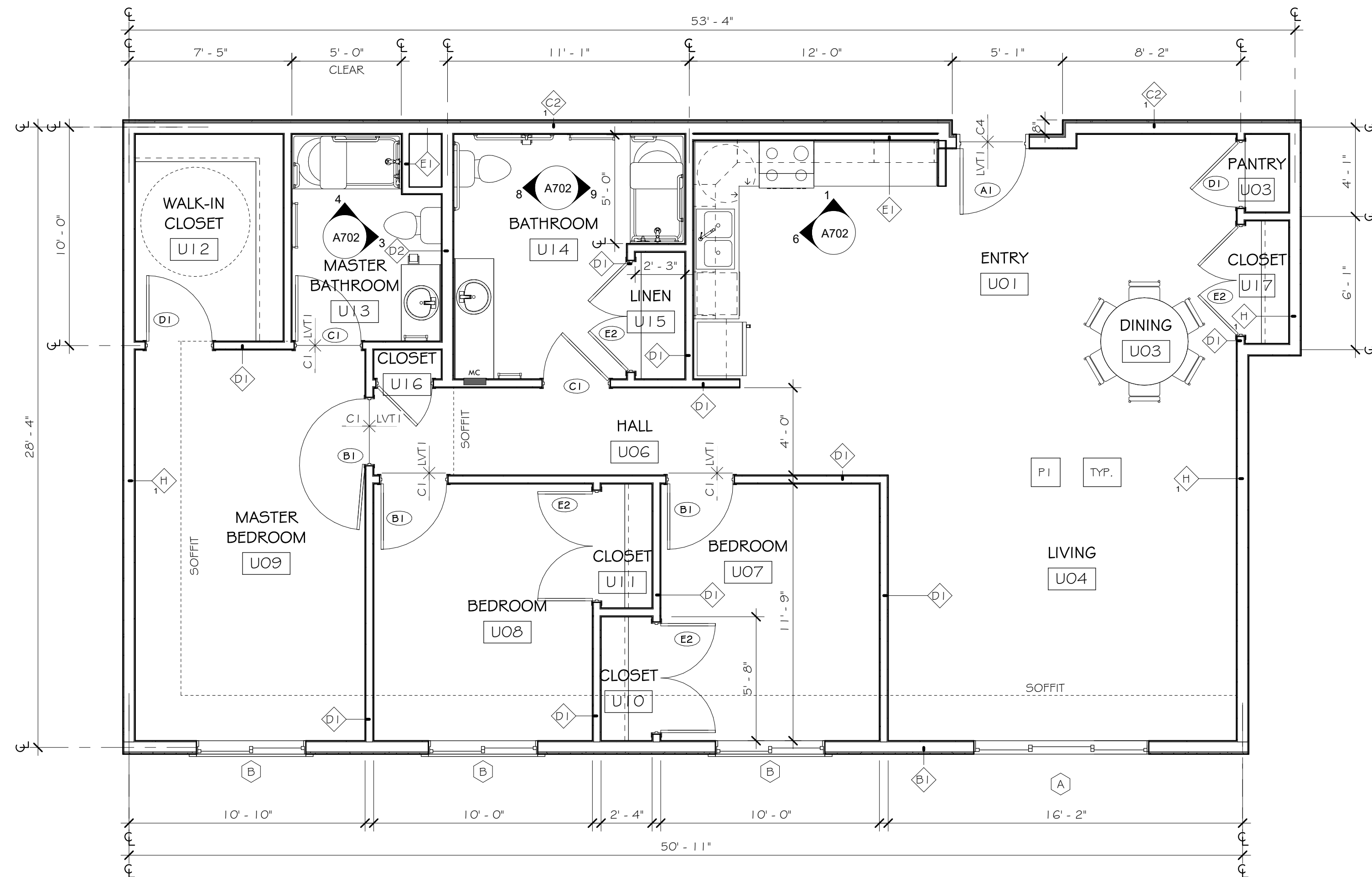
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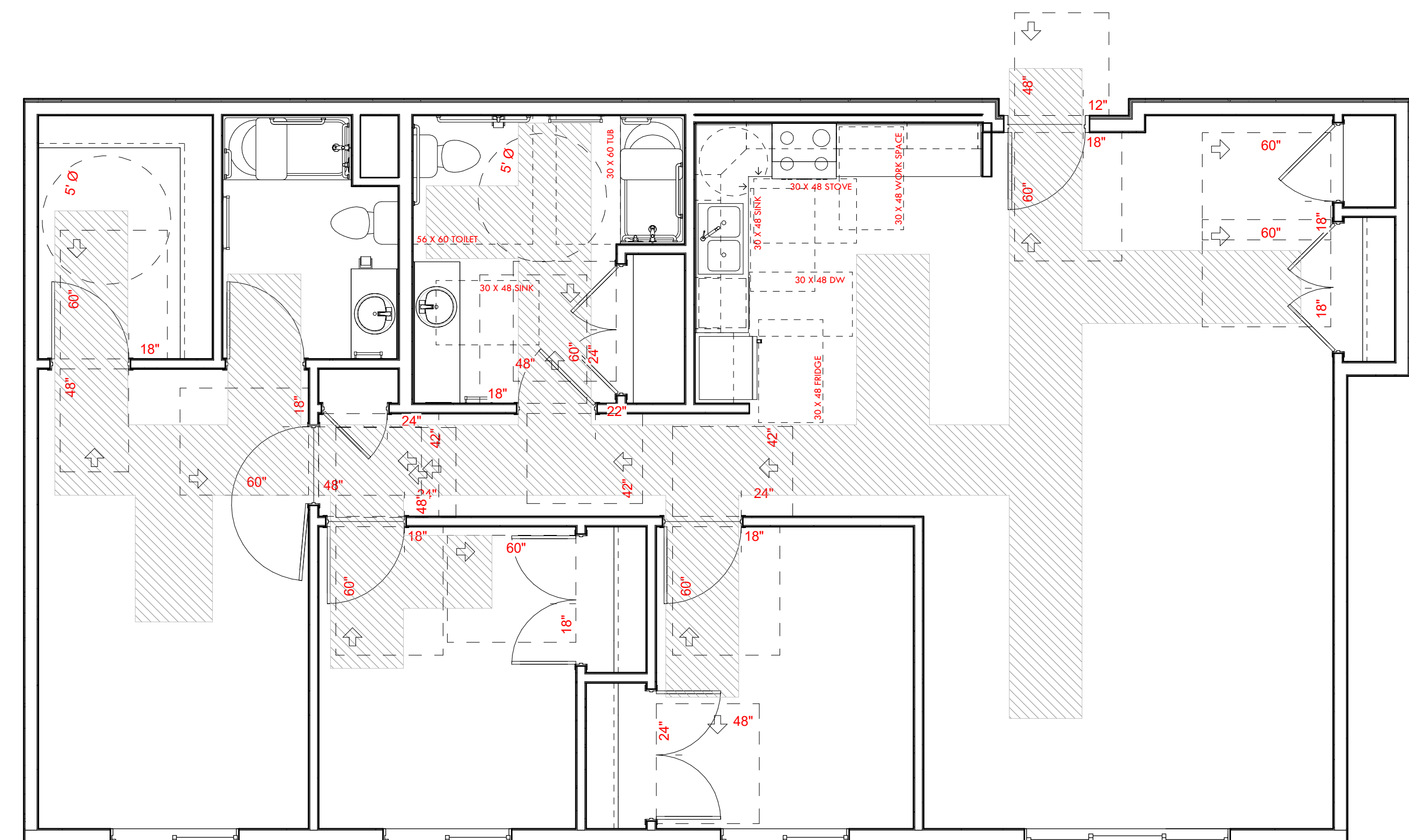
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reg. exp. date



2 UNIT TYPE E - 3 BED 2 BATH (ACCESSIBLE)
1/4" = 1'-0"



1 UNIT TYPE E - 3 BED 2 BATH - ACC. CLEARNCE PLAN
1/4" = 1'-0"

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
LH, HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS

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04/20/18	50% CD
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
06/07/19	ISSUED FOR CONSTRUCTION

SCALE

As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

ENLARGED PLANS - UNIT
TYPES E (ACC) & C.2 (ACC)

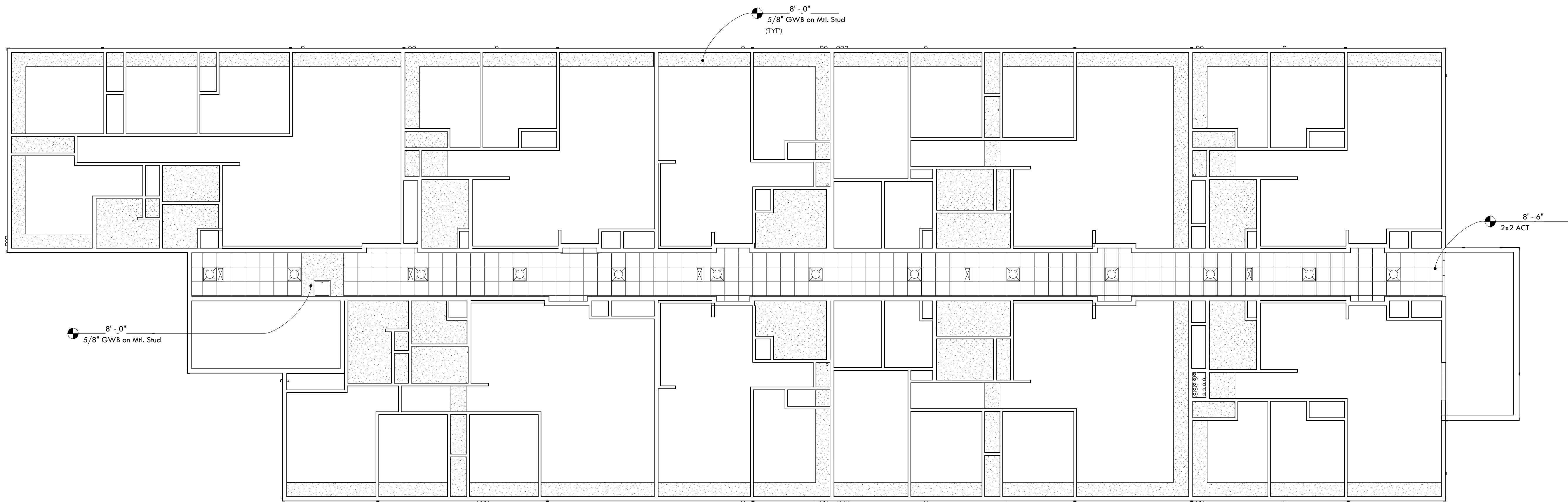
A412

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MINNESOTA 06/07/19
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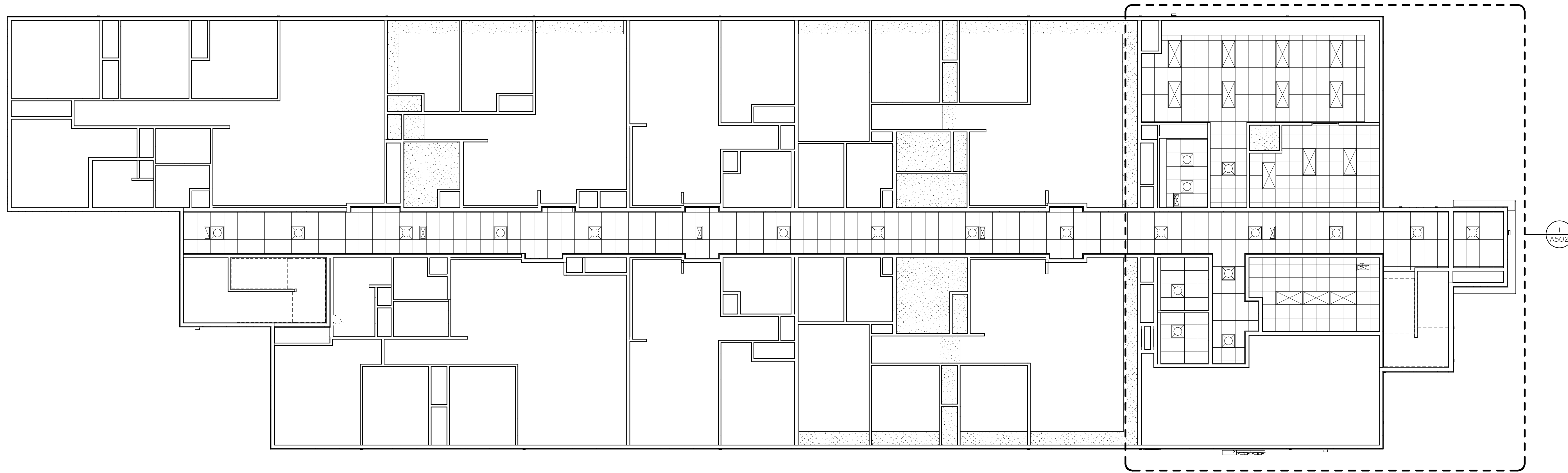
James L. Moy 6/30/2020
reg. exp. date



2 SECOND FLOOR - REFLECTED CEILING PLAN
1/8" = 1'-0"

GRAPHIC LEGEND CEILING PLAN

2x2 ACOUSTIC CEILING TILES # GRID SEE SPECIFICATIONS	DIFFUSER	2X2 LIGHTING FIXTURE	OCCUPANCY SENSOR
GYPSUM SOFFIT BOARD	RETURN / EXHAUST AIR GRILL	2X4 LIGHTING FIXTURE	DAYLIGHT SENSOR
DASHED WALLS BELOW FOR REFERENCE	RETURN / EXHAUST AIR GRILL	PHOTOELECTRIC DETECTOR	
	2X2 CEILING EXHAUST FAN	FIRE ALARM STROBE	



1 FIRST FLOOR - REFLECTED CEILING PLAN
1/8" = 1'-0"

PROJECT INFO

Commission No.
B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

△ SUBMITTALS / REVISIONS

06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1 06/07/19	ISSUED FOR CONSTRUCTION

SCALE
1/8" = 1'-0"

West Birch Apartments

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Princeton, MN

REFLECTED CEILING PLANS



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SIGNATURES



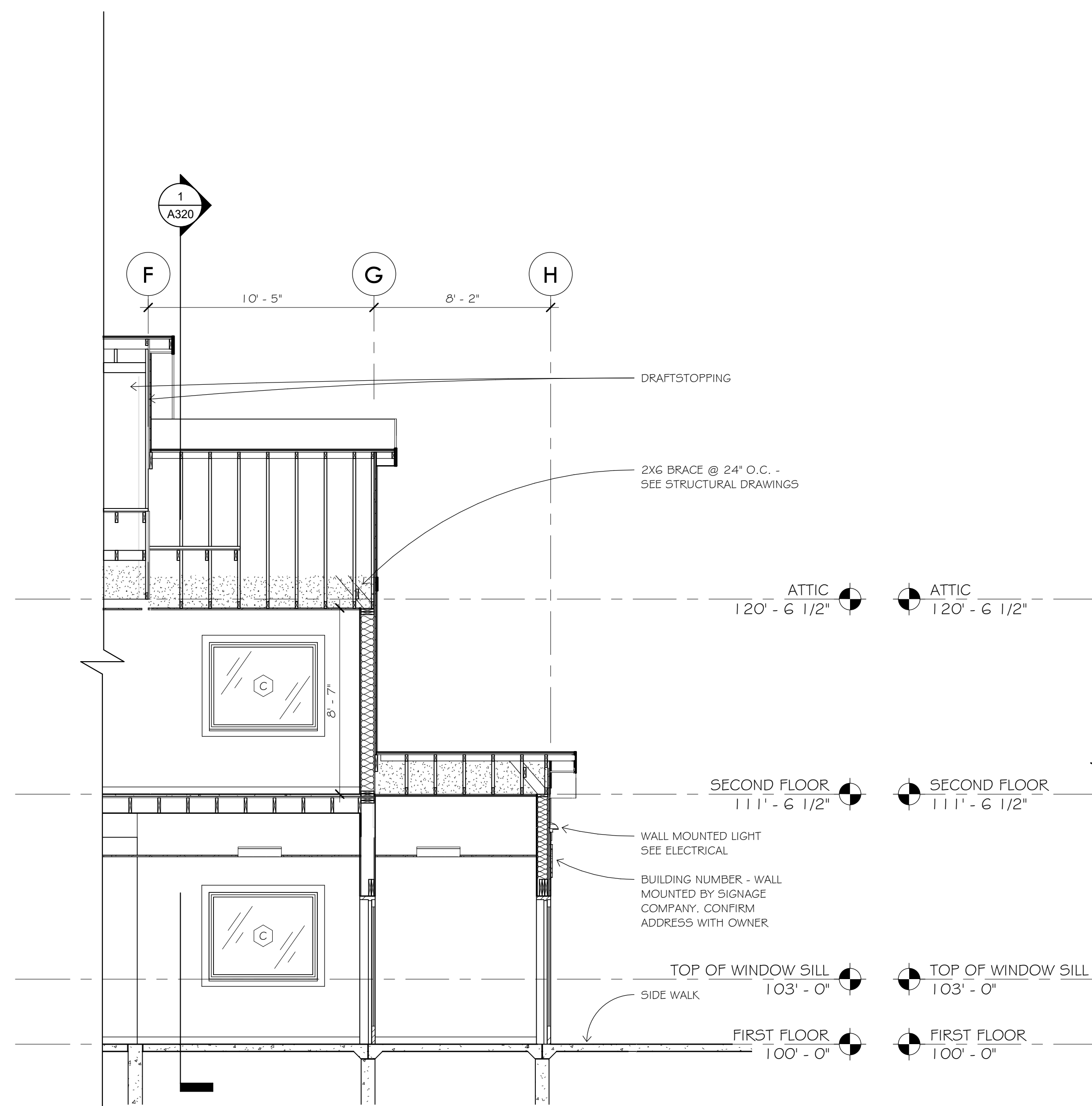
3 ENTRANCE 3D PERSPECTIVE

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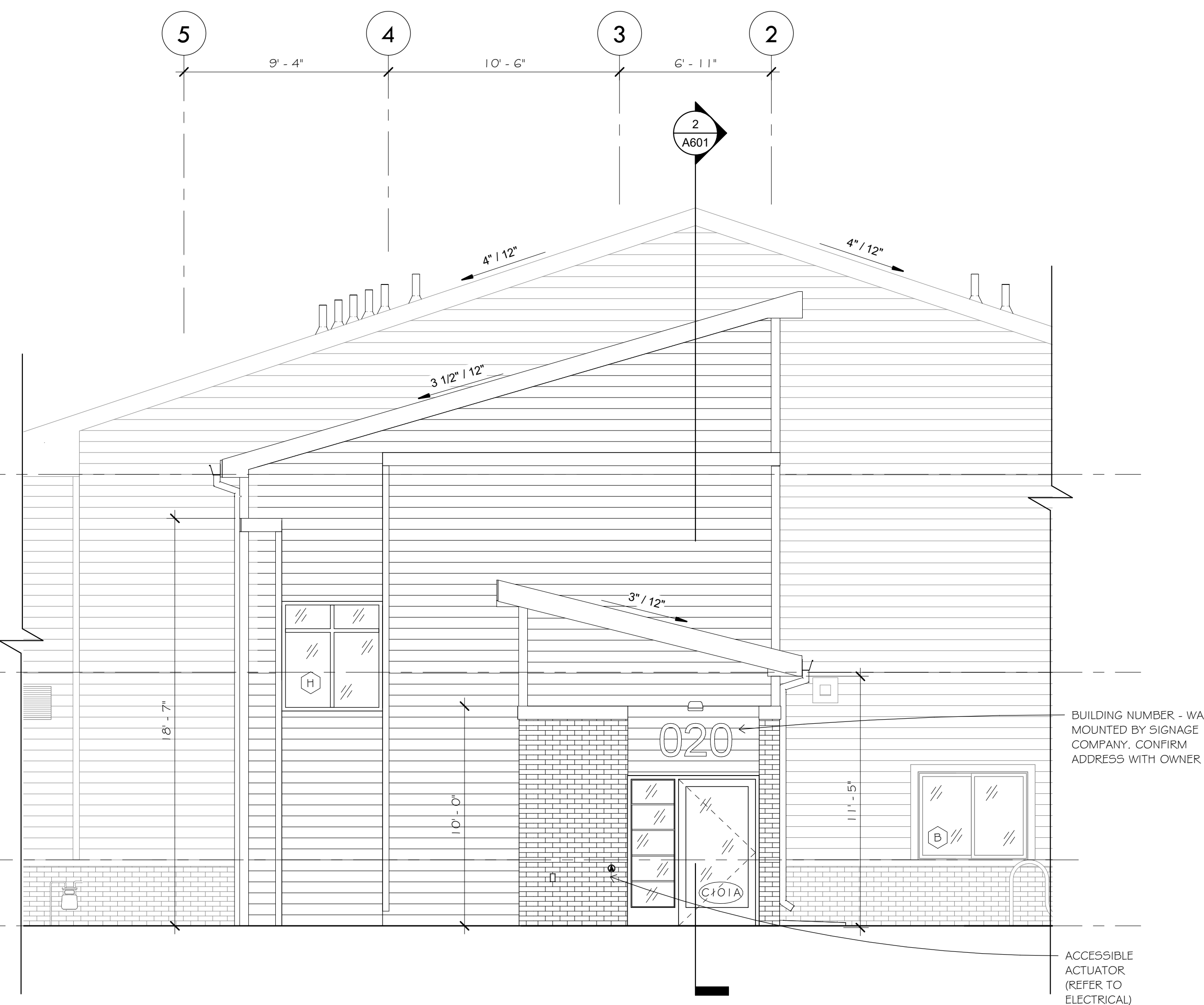
MINNESOTA 06/07/19
sign date

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reg. no.

James L. Moy 6/30/2020
reg. exp. date



2 MAIN ENTRANCE - SECTION
1/4" = 1'-0"



1 ELEVATION @ MAIN ENTRANCE
1/4" = 1'-0"

PROJECT INFO

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B/A: 616-18
Drawn By:
HD
Issue Date
06/07/19

△ SUBMITTALS / REVISIONS

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08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
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SCALE
1/4" = 1'-0"

West Birch Apartments

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Princeton, MN

BUILDING ENTRY

A601



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△ SUBMITTALS / REVISIONS

06/21/18 90% CD
08/24/18 100% MHFA REVIEW
02/05/19 ISSUED FOR CITY REVIEW
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1 06/07/19 ISSUED FOR CONSTRUCTION

SCALE
As indicated

West Birch Apartments

1103 West Branch Street
Princeton, MN

EXTERIOR DETAILS AT
OPENINGS

A603

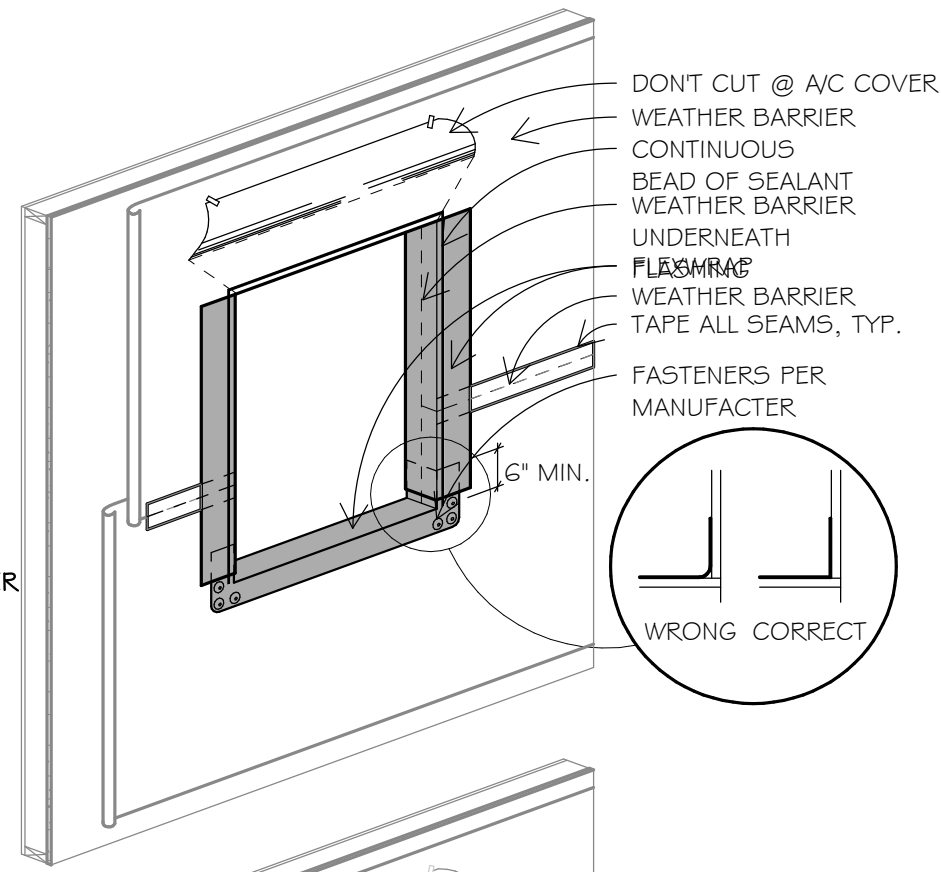
STEP 1

1. CUT A PIECE OF ADHESIVE BACKED FLEXWRAP MEMBRANE 12" LONGER THAN THE WINDOW OPENING (NOTE: USE 7" WIDE MEMBRANE FOR 2'x4' CONSTRUCTION; USE 9" WIDE MEMBRANE FOR 2'x6' CONSTRUCTION)

2. PEEL BACKING OFF MEMBRANE AND INSTALL ON SILL, CAREFUL TO NOT STRETCH MEMBRANE DURING INSTALLATION. MEMBRANE SHOULD BE FLUSH WITH INSIDE EDGE OF FRAMING. CONTINUE MEMBRANE UP A MINIMUM OF 6" ON BOTH JAMBS.

3. INSTALL MEMBRANE FLASHING VERTICALLY OVER JAMB FRAMING OVERLAPPING WEATHER BARRIER AND VERTICAL LEGS OF SILL FLASHING.

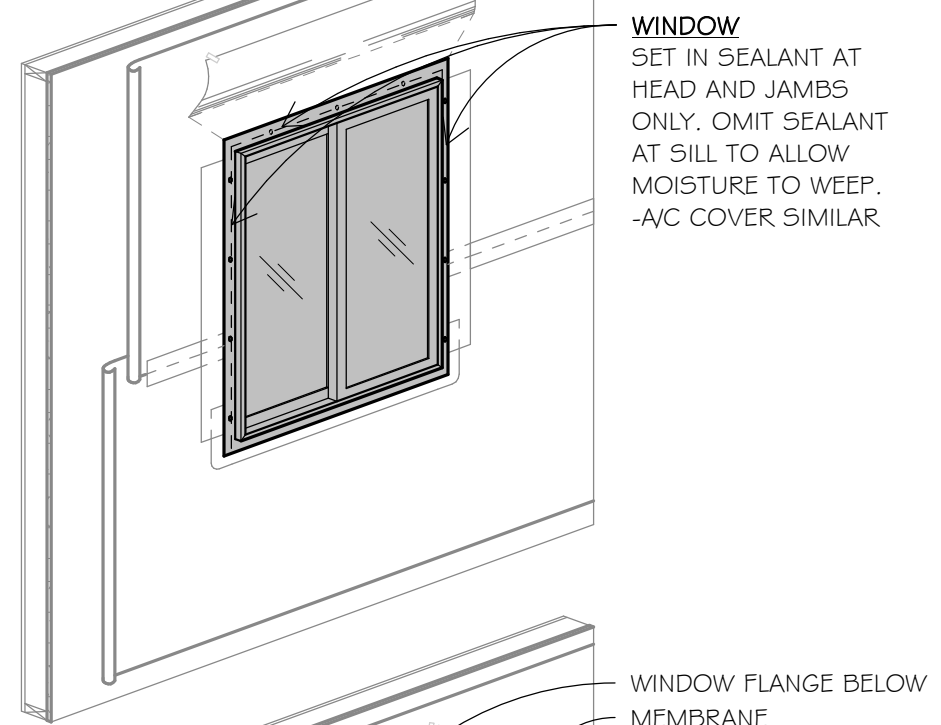
4. APPLY A CONTINUOUS BEAD OF ELASTOMERIC SEALANT AT TOP AND SIDES OF WINDOW OPENING IMMEDIATELY PRIOR TO INSTALLATION OF WINDOW. DO NOT APPLY SEALANT TO SILL.



DON'T CUT @ A/C COVER
WEATHER BARRIER
CONTINUOUS
BEAD OF SEALANT
WEATHER BARRIER
UNDERNEATH
FLASHING
WEATHER BARRIER
TAPE ALL SEAMS, TYP.
FASTENERS PER
MANUFACTURER
6" MIN.
WRONG CORRECT

STEP 2

5. INSTALL WINDOW PER MANUFACTURER'S RECOMMENDATIONS.



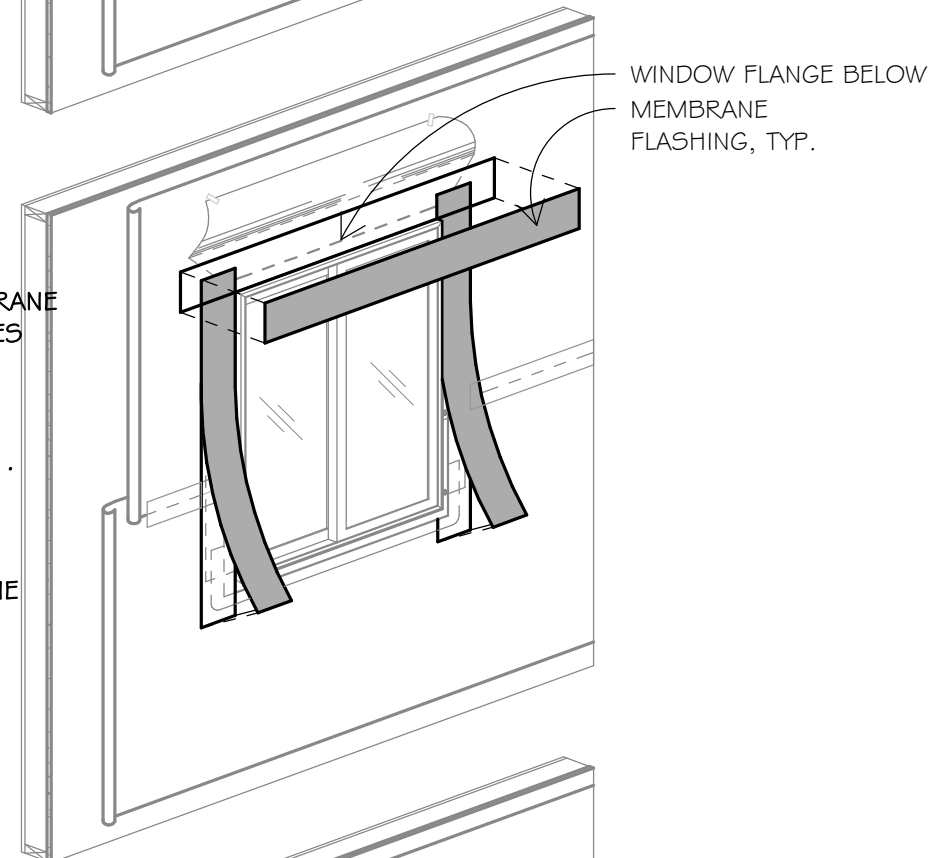
WINDOW
SET IN SEALANT AT
HEAD AND JAMBS
ONLY. OMIT SEALANT
AT SILL TO ALLOW
MOISTURE TO WEEP.
-A/C COVER SIMILAR

STEP 3

6. INSTALL VERTICAL STRIPS OF ADHESIVE MEMBRANE OVER THE WEATHER BARRIER AND NAILING FLANGES TO FOLD UP AND ONTO THE WINDOW JAMB. MEMBRANE SHOULD EXTEND PAST THE NAILING FLANGES AT THE HEAD AND SILL AND COVER THE JAMB FLASHING PREVIOUSLY INSTALLED IN STEP 1.

7. INSTALL ANOTHER LAYER OF MEMBRANE FLASHING HORIZONTALLY OVER THE BACK FLANGE OF THE DRIP CAP. MEMBRANE FLASHING AT THE HEAD SHOULD EXTEND AND COVER THE MEMBRANE PREVIOUSLY INSTALLED AT THE JAMBS.

8. IF THE DRIP CAP IS INTEGRAL TO THE WINDOW UNIT, APPLY THE MEMBRANE FLASHING OVER THE HEAD SIMILAR TO WHAT HAS BEEN DESCRIBED ABOVE.



WINDOW FLANGE BELOW
MEMBRANE
FLASHING, TYP.

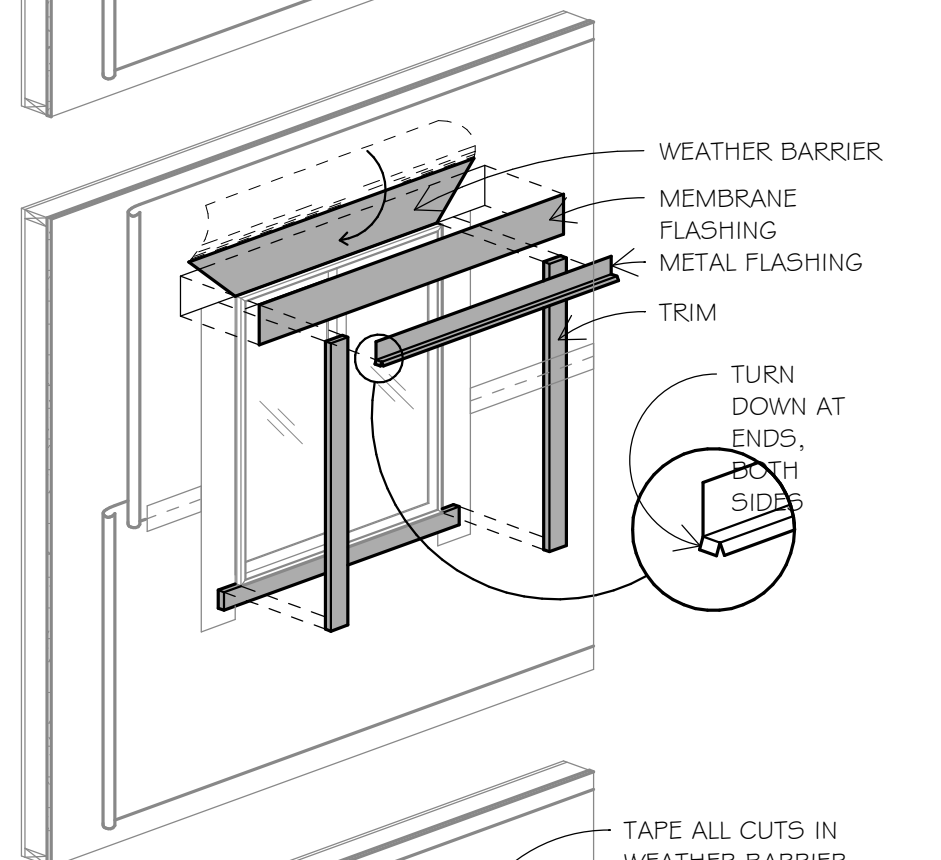
STEP 4

9. FLIP DOWN UPPER FLAP OF WEATHER BARRIER SO IT LAYS FLAT ACROSS HEAD FLASHING.

10. INSTALL ANOTHER PIECE OF CONTINUOUS ADHESIVE MEMBRANE OVER FLAP. MEMBRANE SHALL EXTEND BEYOND END CUTS IN BOTH SIDES OF WEATHER BARRIER. COMPLETELY CONCEAL ALL OTHER CUTS IN WEATHER BARRIER WITH TAPE.

11. INSTALL DECORATIVE TRIM BOARDS AS OCCUR (SEE ELEVATIONS AND DETAILS FOR LOCATIONS) BEGINNING AT THE SILL OF THE WINDOW, FOLLOWED BY THE JAMBS.

12. PRIOR TO INSTALLING THE TRIM AT THE WINDOW HEAD, INSTALL A CONTINUOUS PREFINISHED METAL HEAD FLASHING WITH DRIP EDGE. FLASHING SHALL EXTEND OVER THE ENDS OF JAMB TRIM AND SHALL BE BENT TO CREATE DRIP EDGES AT ENDS.



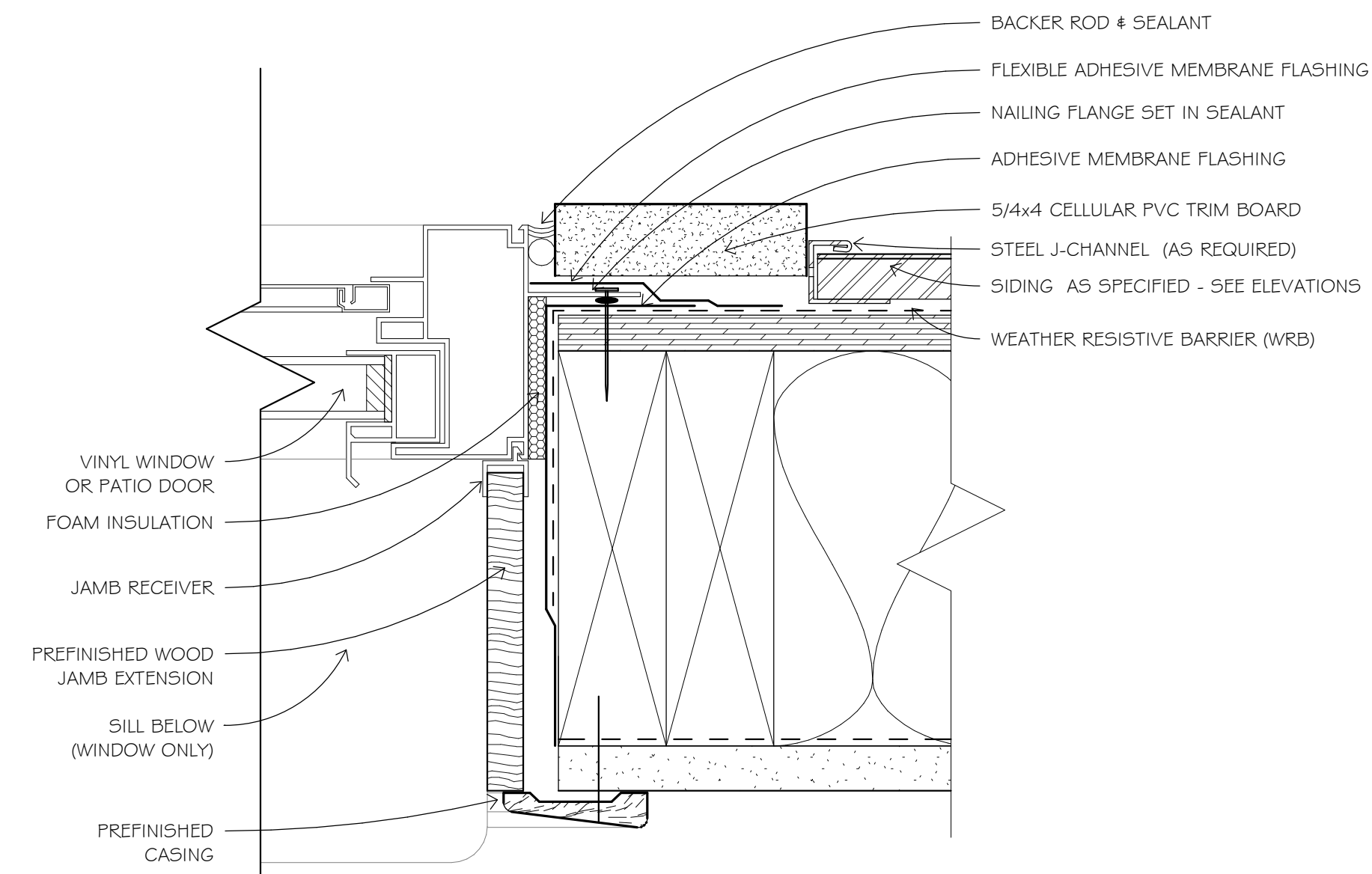
WEATHER BARRIER
MEMBRANE FLASHING
METAL FLASHING
TRIM
TURN DOWN AT
ENDS,
BOTH
SIDES

STEP 5

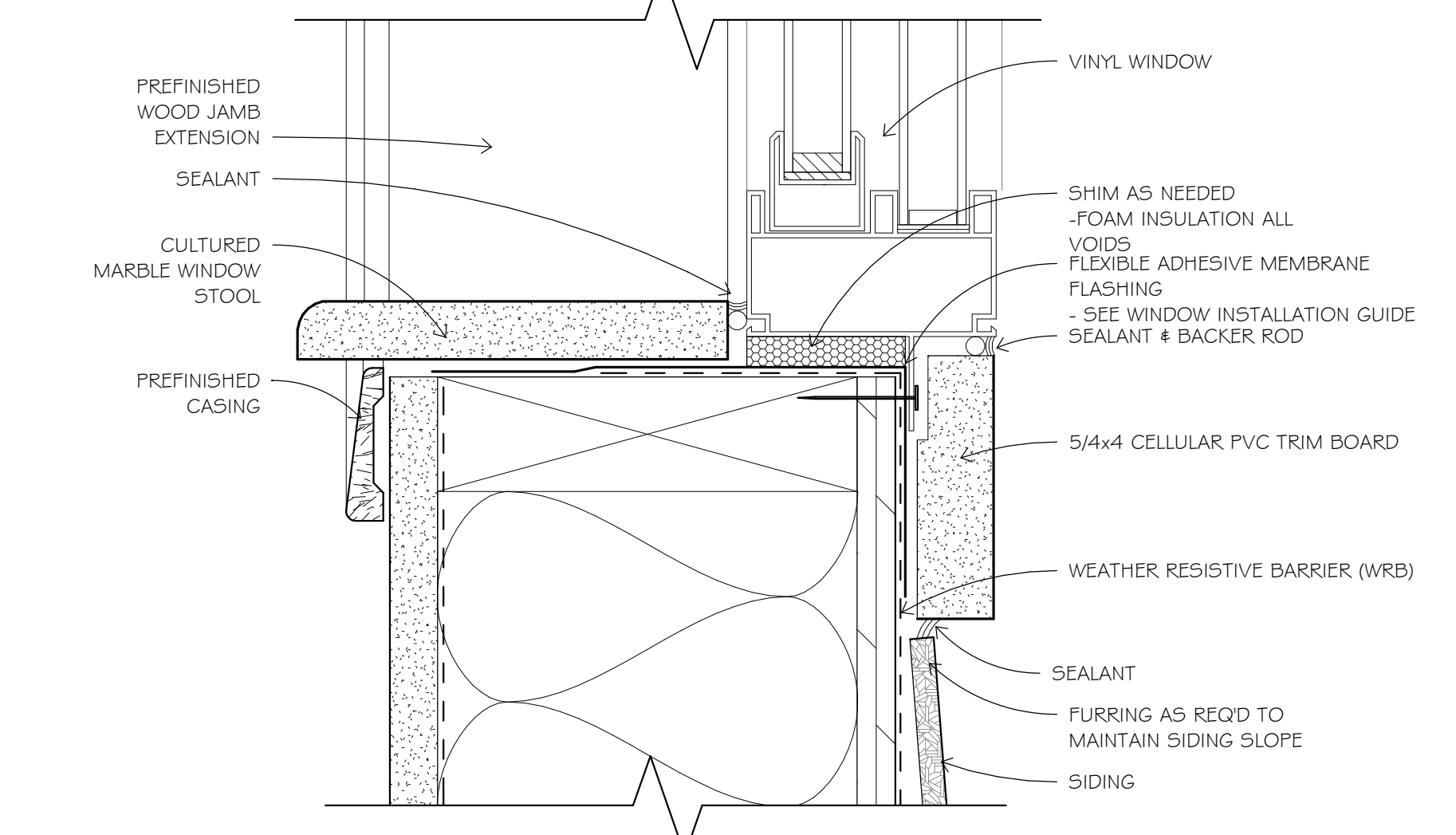
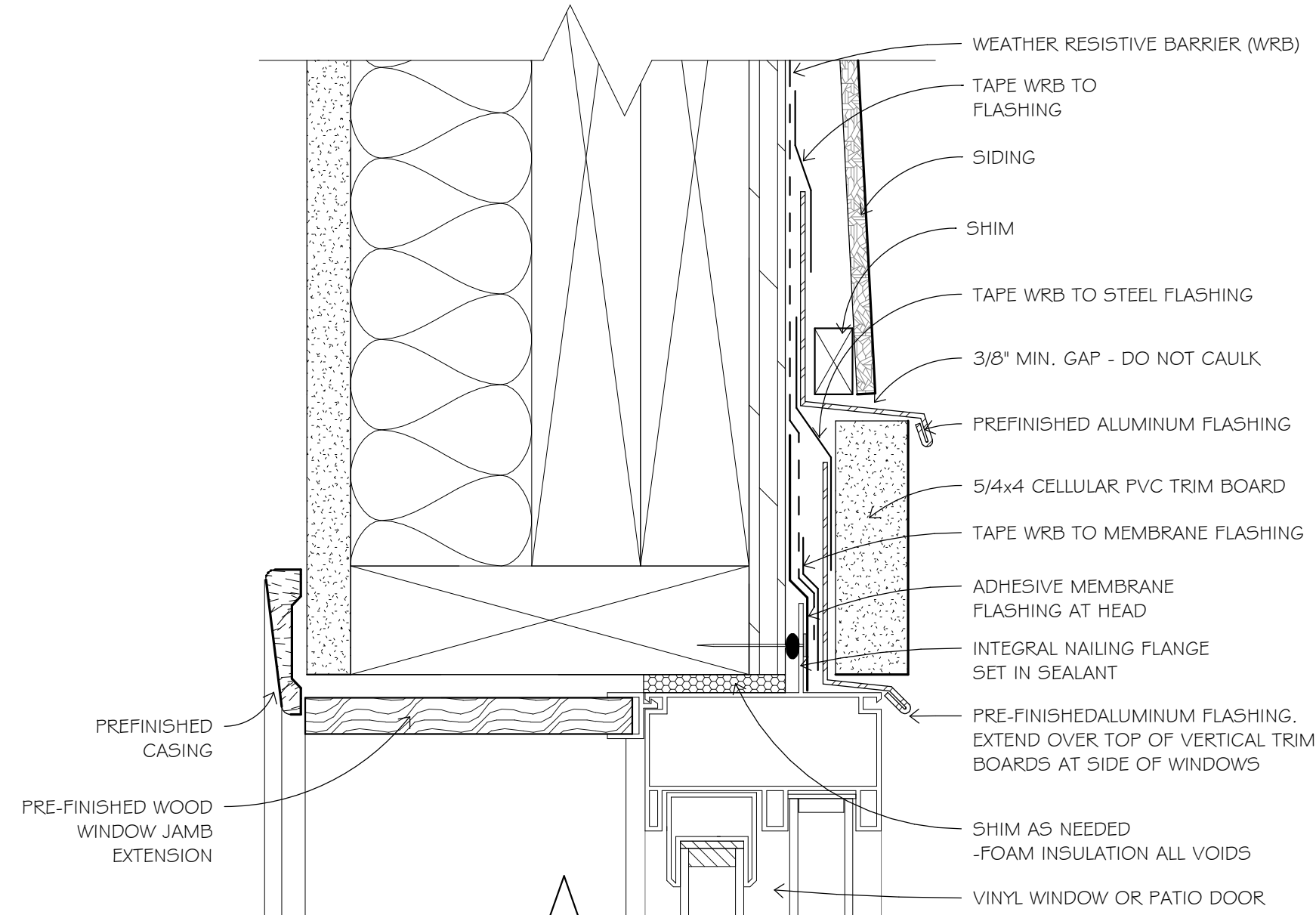
13. AFTER HEAD TRIM HAS BEEN INSTALLED, INSTALL AN ADDITIONAL PIECE OF CONTINUOUS PREFINISHED METAL HEAD FLASHING WITH DRIP EDGE OVER ENTIRE LENGTH OF TRIM BEFORE INSTALLING FINAL BUILDING MATERIAL (I.E. SIDING, ETC.). NAIL AT TOP EDGE AND TAPE TO WEATHER BARRIER WITH WEATHER BARRIER TAPE.



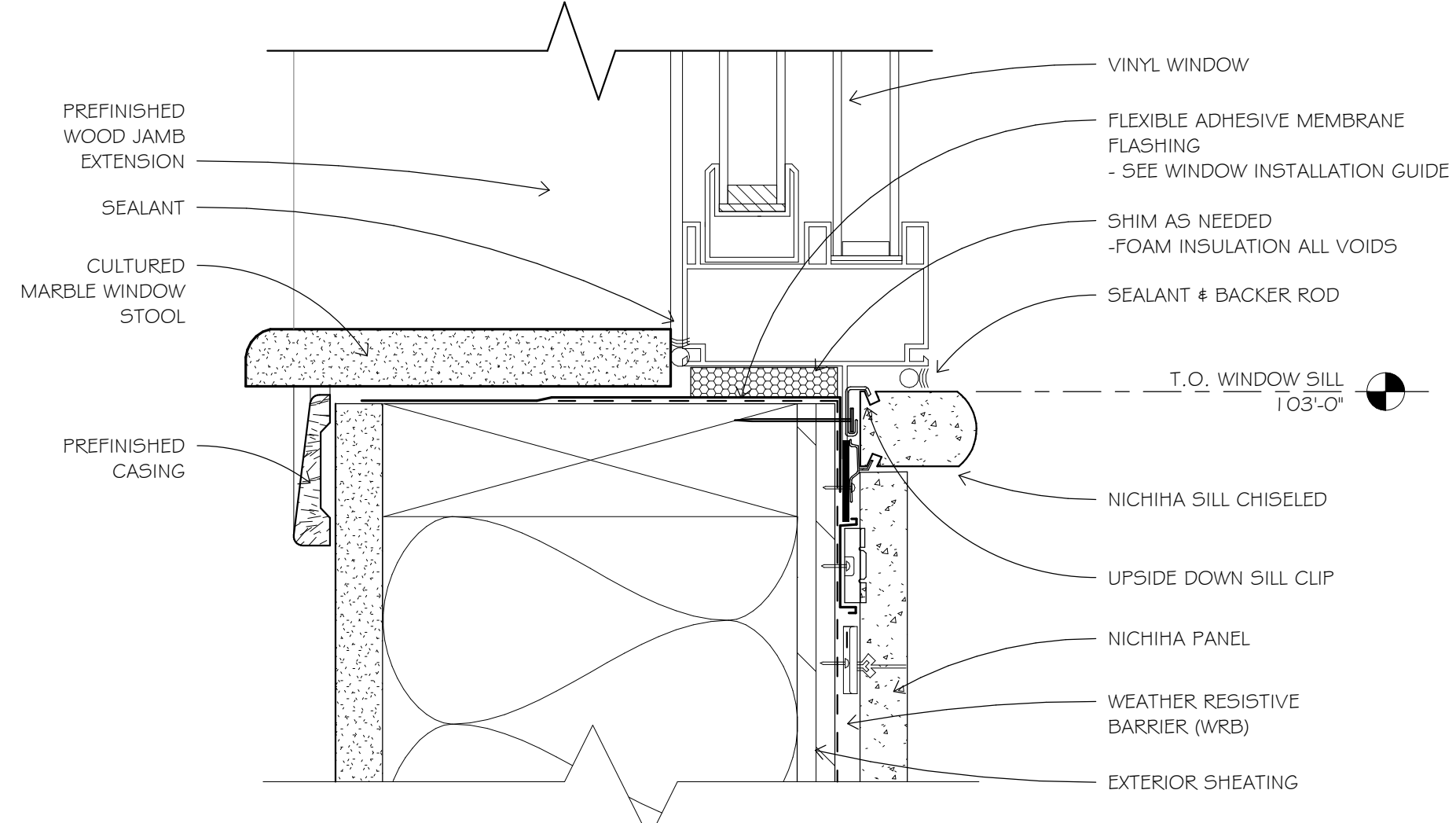
TAPE ALL CUTS IN
WEATHER BARRIER
TRIM
METAL FLASHING



4 WINDOW & PATIO DOOR JAMB DETAIL (PLAN VIEW)
6" = 1'-0"



2 WINDOW HEAD & SILL DETAIL @ STUD (SECTION VIEW)
6" = 1'-0"



1 WINDOW SILL DETAIL @ NICHHA (SECTION VIEW)
6" = 1'-0"

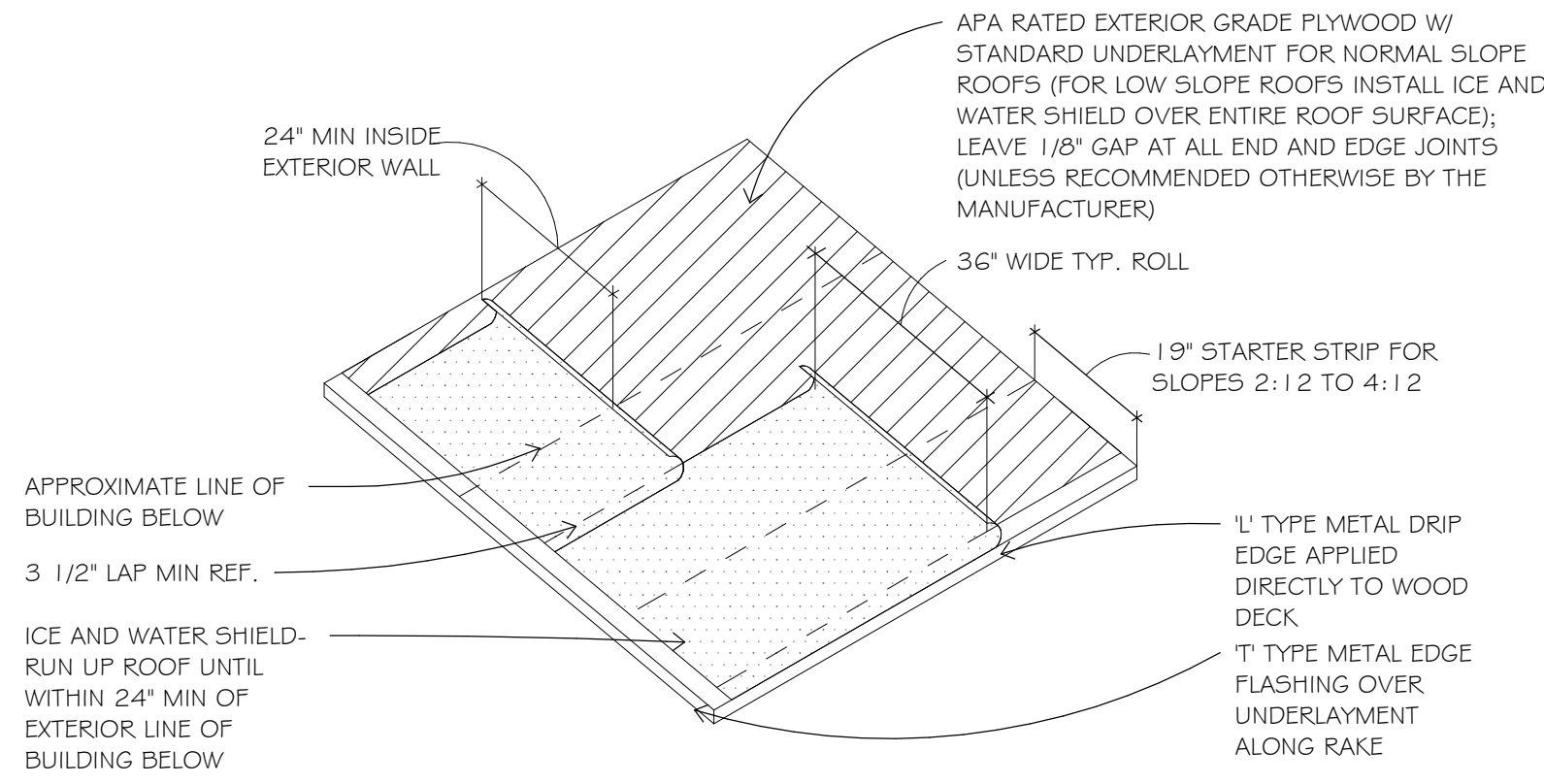
3 WINDOW INSTALLATION GUIDE
3/8" = 1'-0"



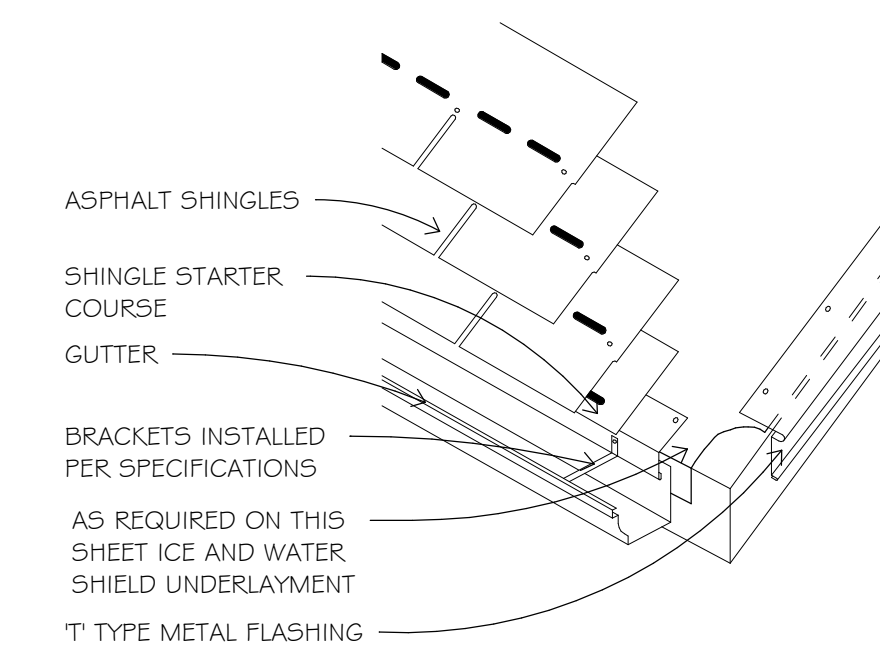
**Blumentals
Architecture**

1600 Marshall Street NE, Suite 1
Minneapolis, MN 55413
612/331-2222
612/331-2224 FAX
info@blumentals.com

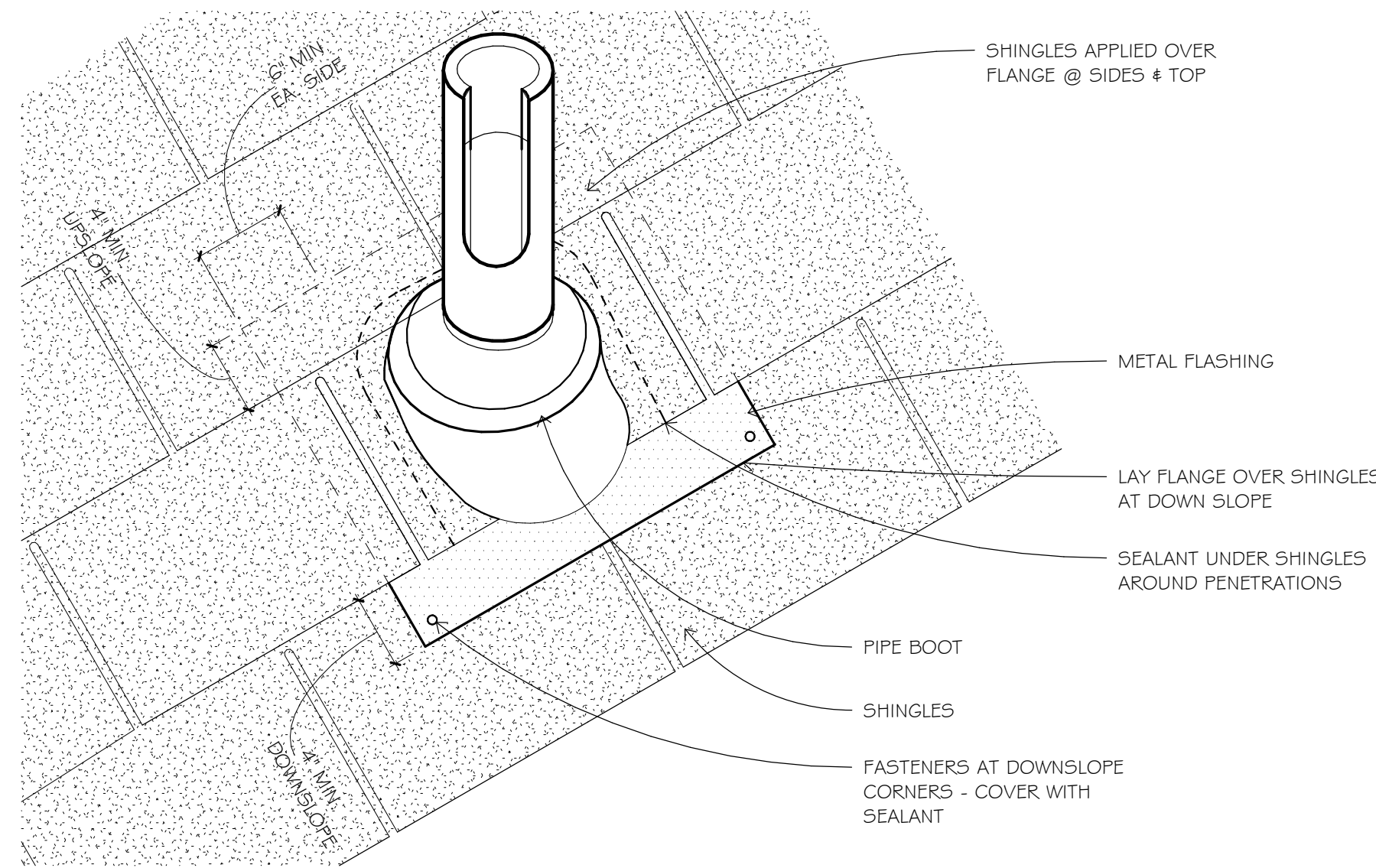
SIGNATURES



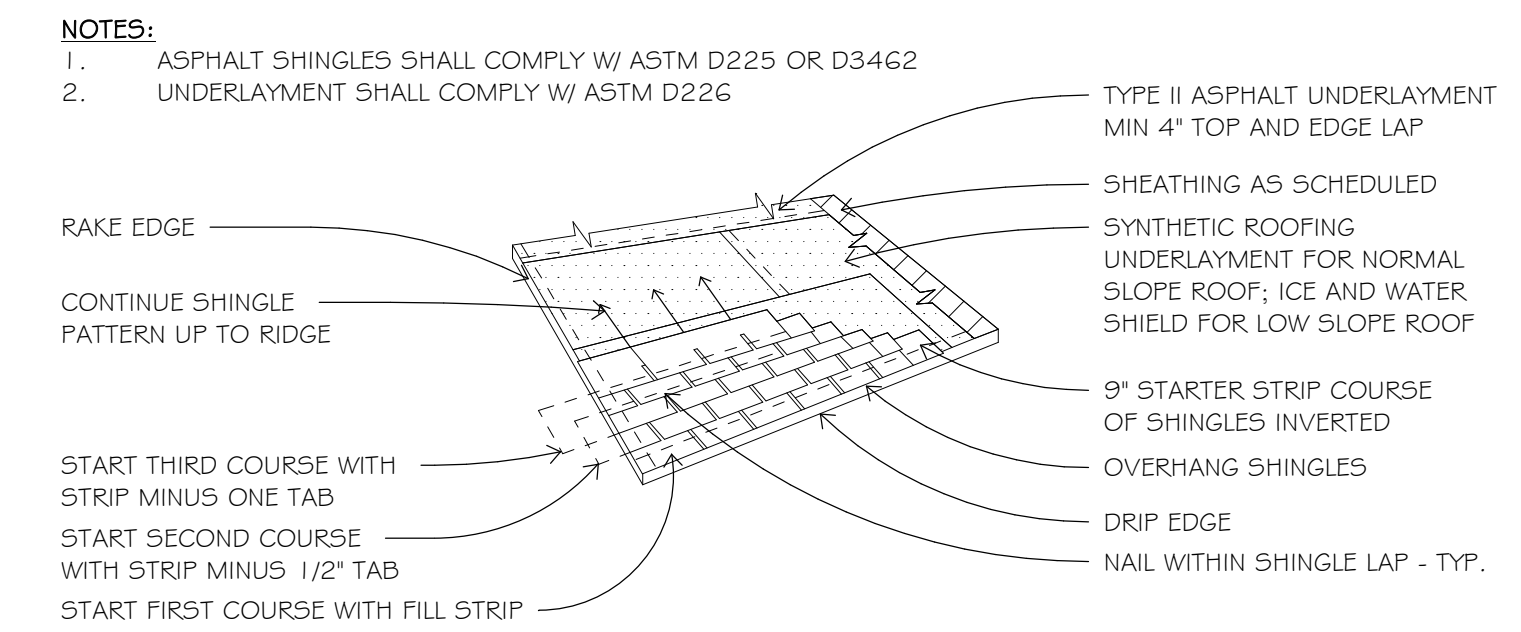
6 EAVE UNDERLAYMENT
3/4" = 1'-0"



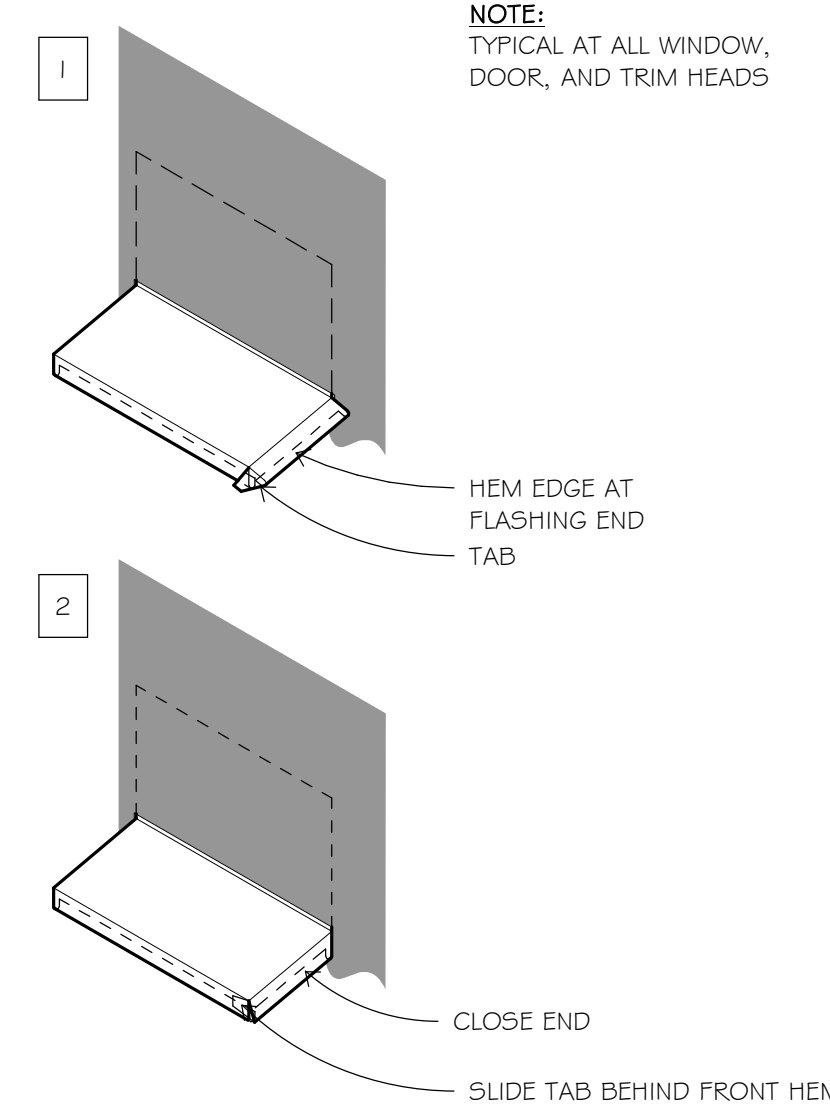
5 EDGE FLASHING & GUTTER
3/4" = 1'-0"



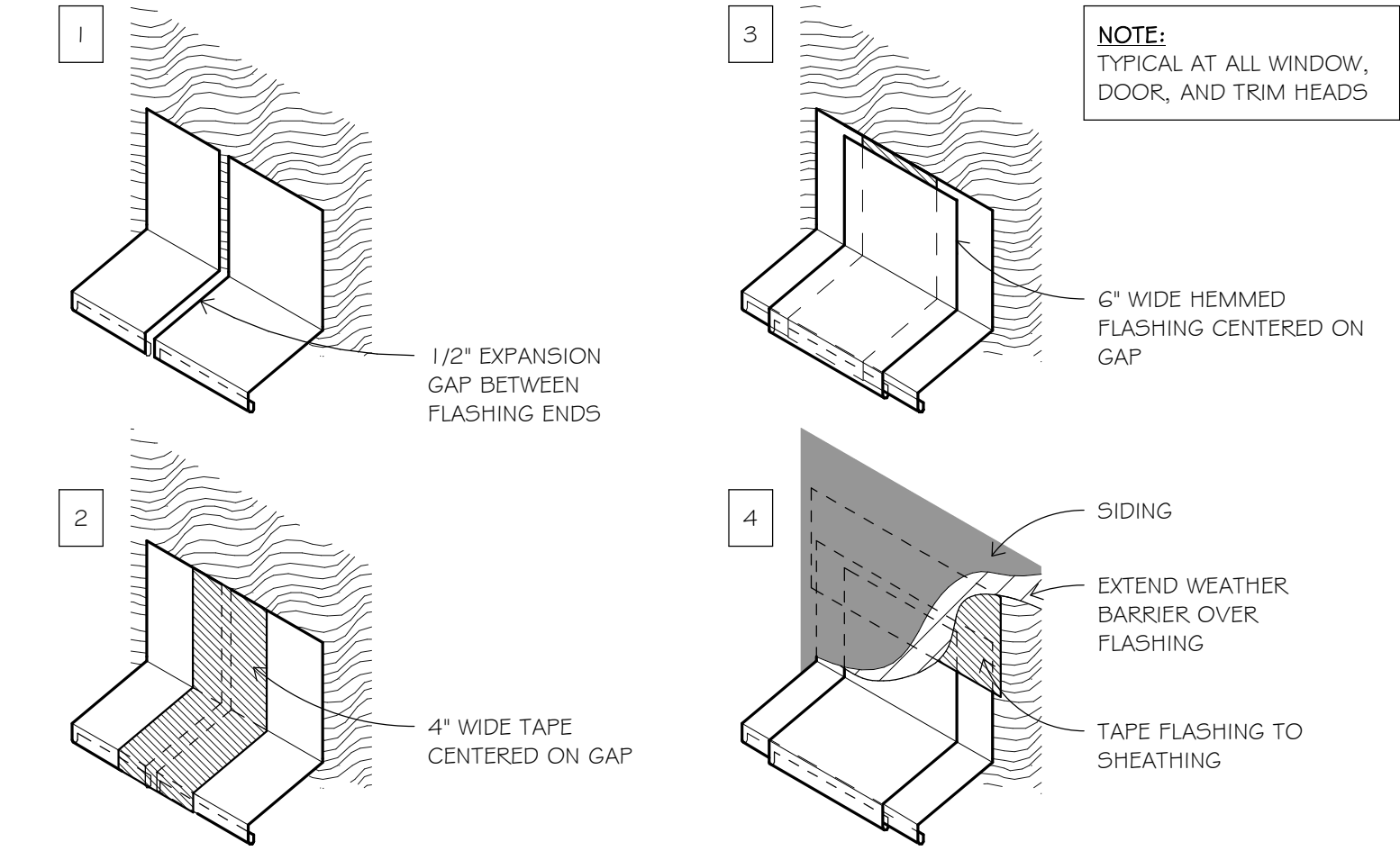
4 ROOF DETAIL AT PIPE BOOT
1 1/2" = 1'-0"



3 SHINGLE/UNDERLAYMENT LAYOUT
3/4" = 1'-0"



2 Z FLASHING DETAILS - END CONDITION
1 1/2" = 1'-0"



1 Z FLASHING DETAILS - JOINT CONDITION
1 1/2" = 1'-0"

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 06/07/19
sign date

JAMES L. MOY 27036
reg. no.

6/30/2020
reg. exp. date

PROJECT INFO

Commission No.
B/A: **616-18**
Drawn By:
HD
Issue Date
06/07/19

SUBMITTALS / REVISIONS	
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1 06/07/19	ISSUED FOR CONSTRUCTION

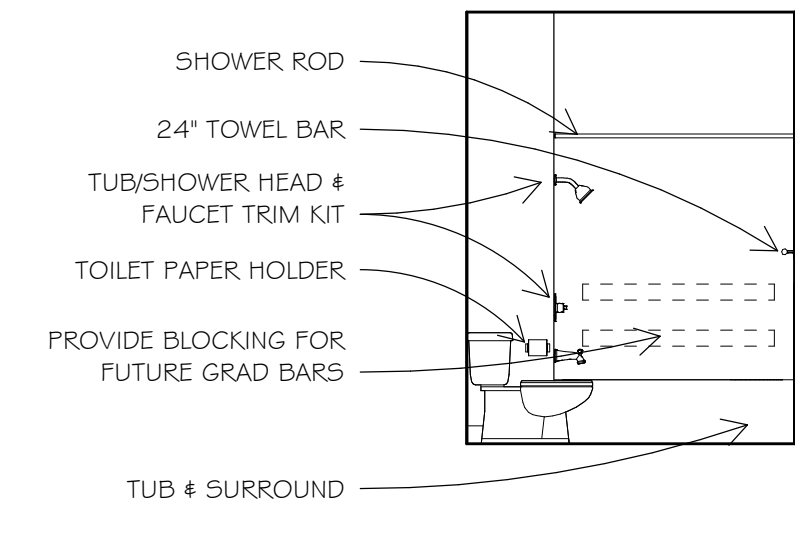
SCALE
As indicated

West Birch Apartments

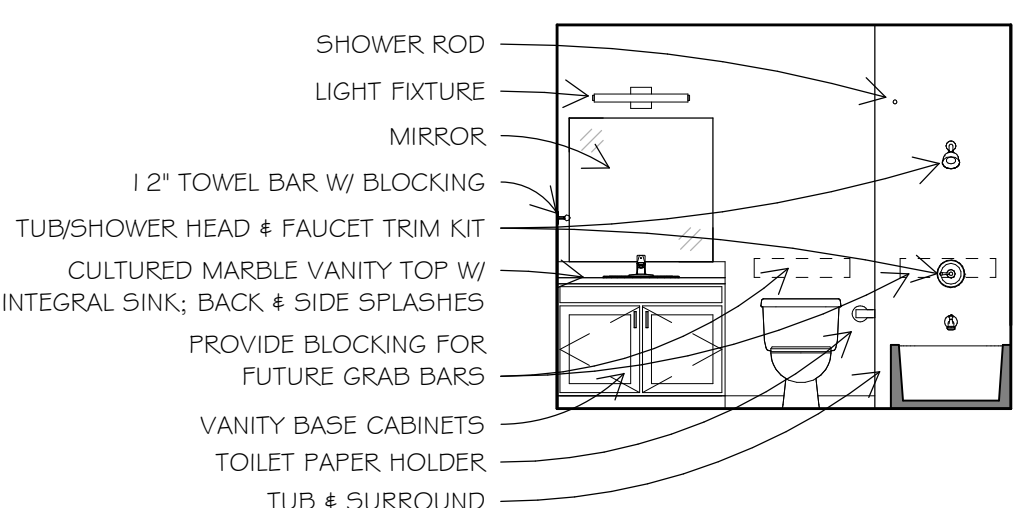
1103 West Branch Street
Princeton, MN

EXTERIOR DETAILS - ROOF

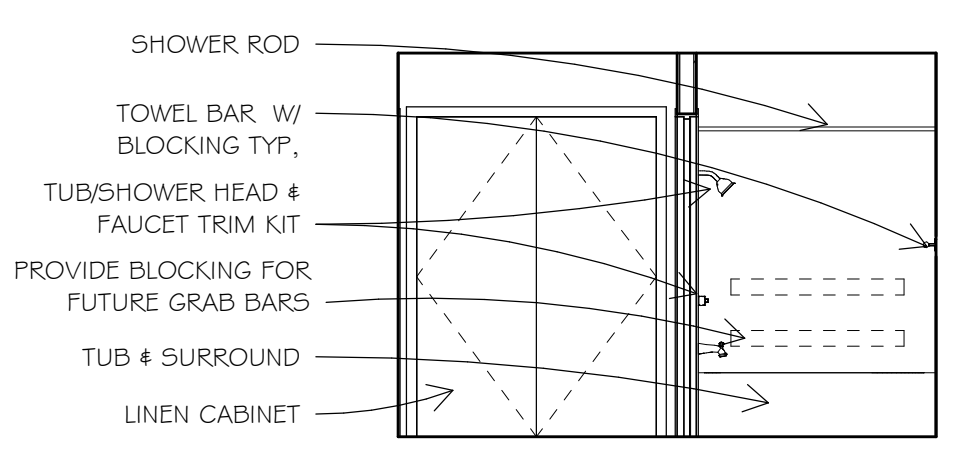
A604



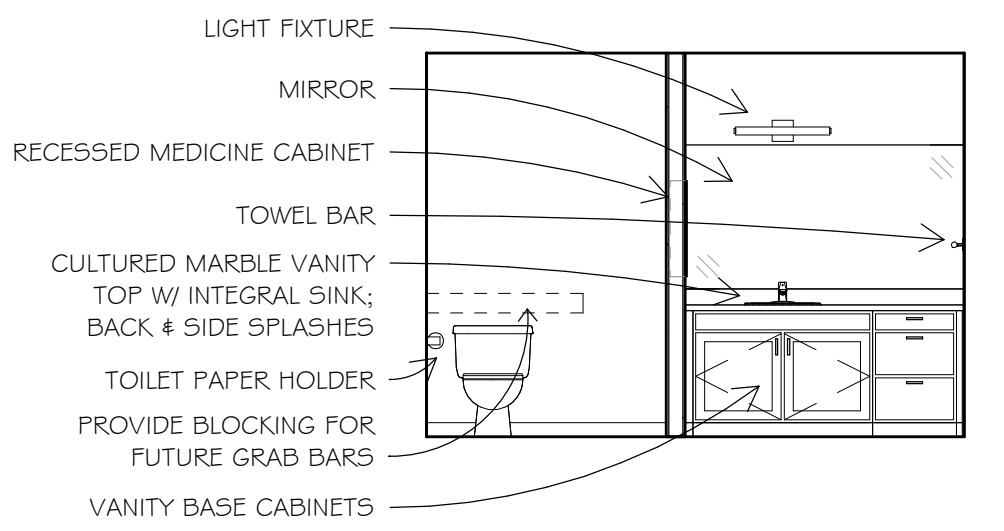
20 MASTER BATH ELEVATION @ TUB (TYP. A)
1/4" = 1'-0"
(A, I, C, C.1 & E SIMILAR)



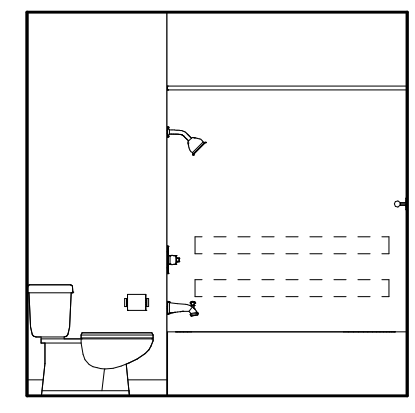
21 MASTER BATH ELEVATION @ VANITY/WC (TYP. A)
1/4" = 1'-0"
(A, I, C, C.1 & E SIMILAR)



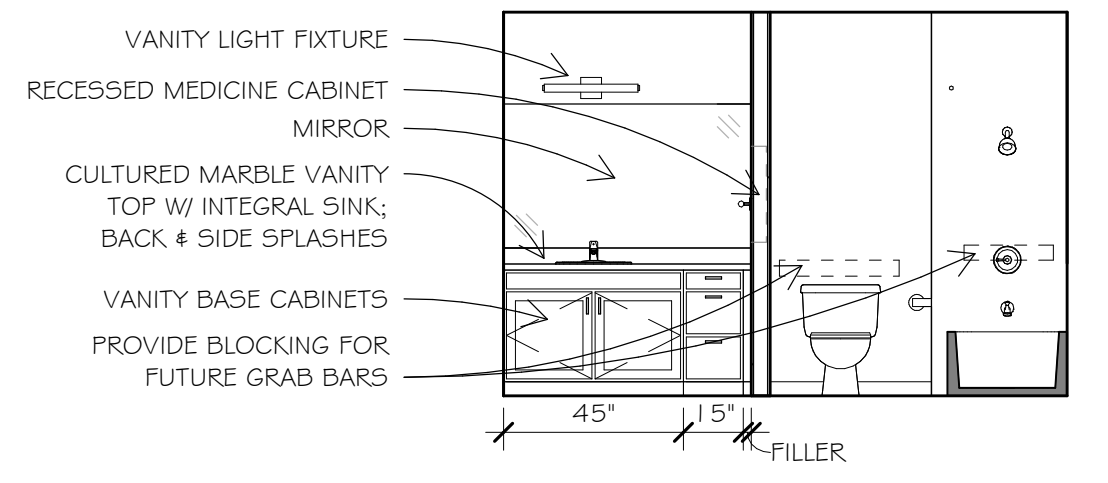
22 BATH ELEVATION @ TUB (TYP. A)
1/4" = 1'-0"
(A, I SIMILAR)



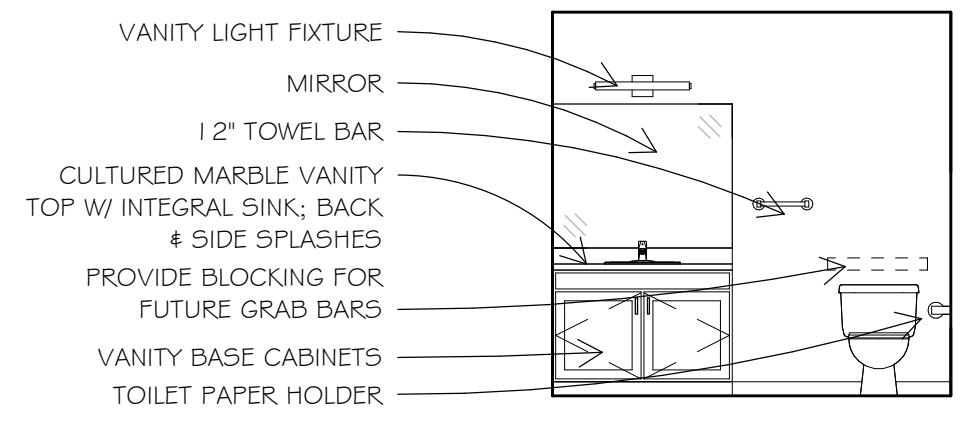
23 BATH ELEVATION @ VANITY/WC (TYP. A)
1/4" = 1'-0"
(A, I SIMILAR)



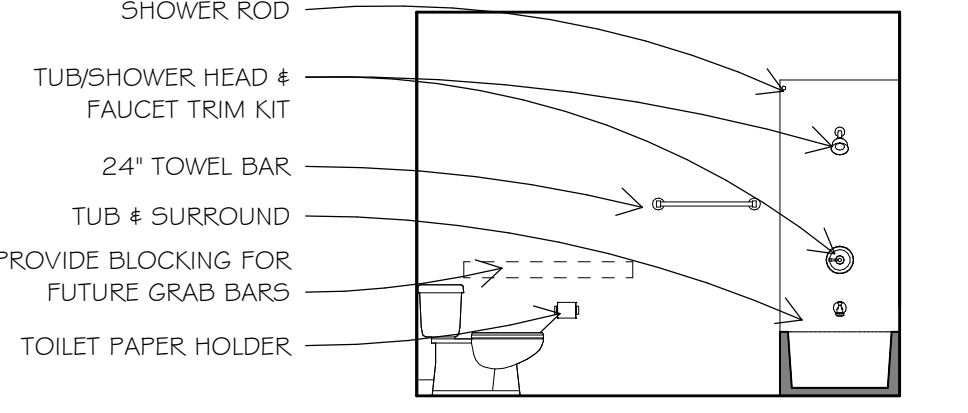
15 BATH ELEV 1 @ UNIT TYPE D (F SIM.)
1/4" = 1'-0"



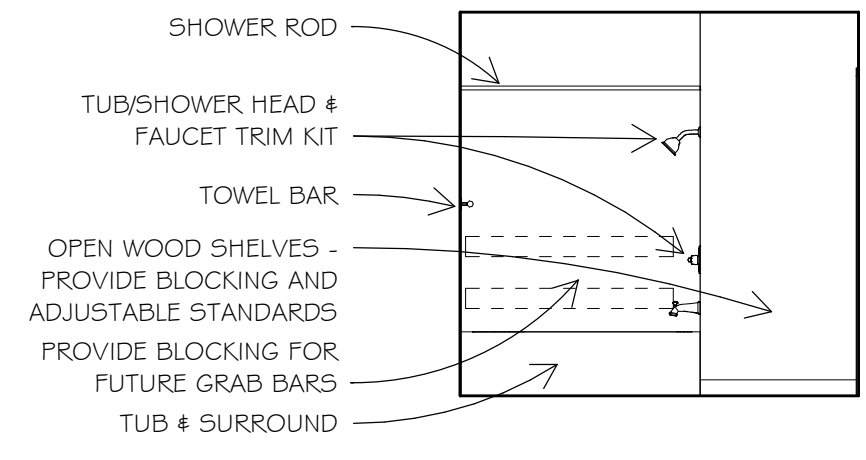
16 BATH ELEV 2 @ UNIT TYPE D (F SIM.)
1/4" = 1'-0"



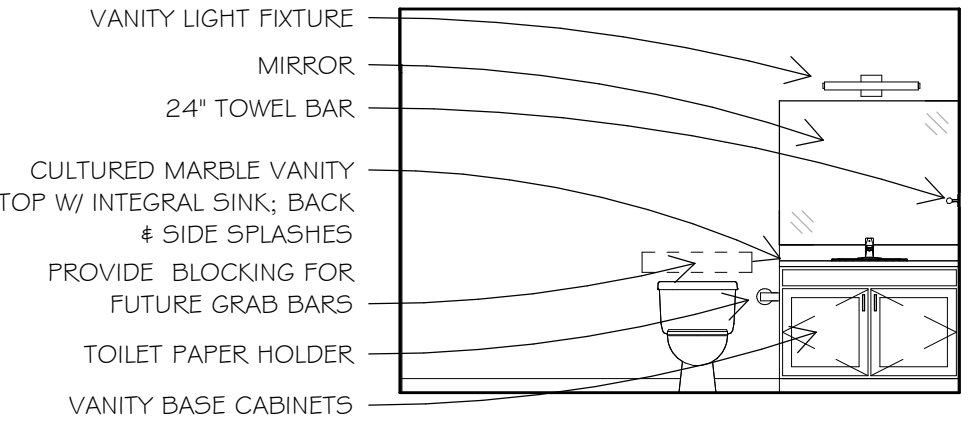
17 BATH ELEVATION @ VANITY/WC (TYP. B)
1/4" = 1'-0"



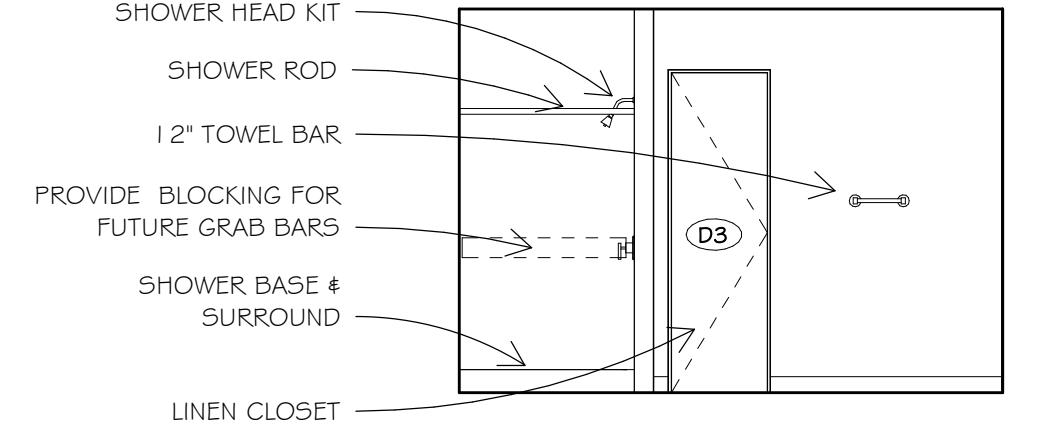
18 BATH ELEVATION @ TUB/WC (TYP. B)
1/4" = 1'-0"



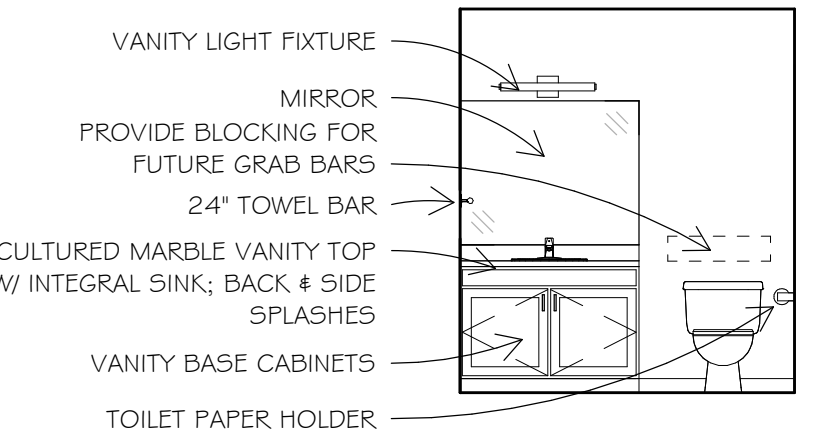
19 BATH ELEVATION @ TUB (TYP. B)
1/4" = 1'-0"



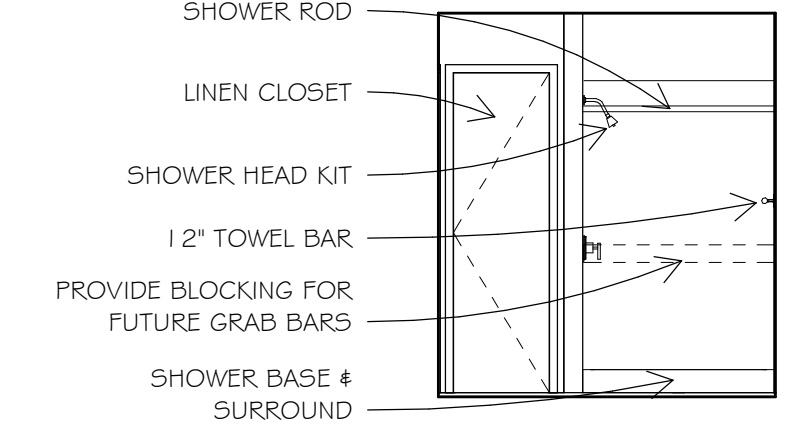
11 MASTER BATH ELEV 2 @ UNIT TYPE F
1/4" = 1'-0"



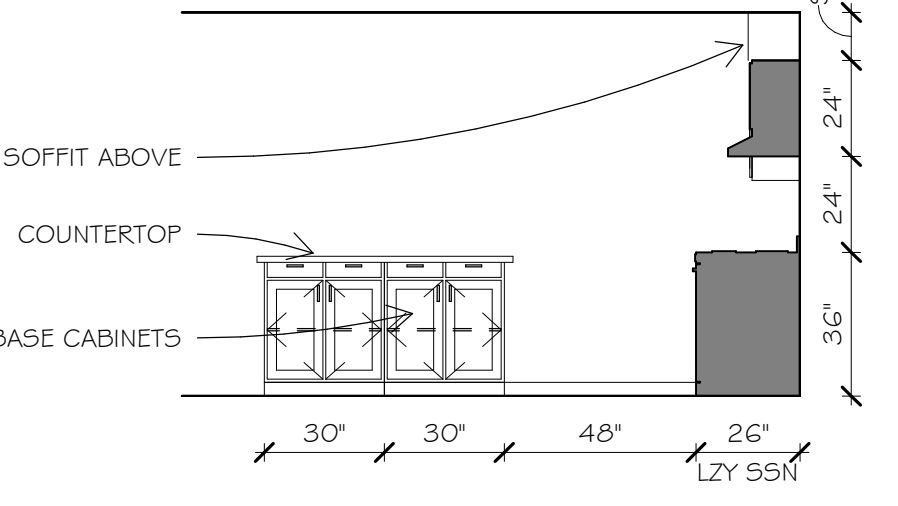
12 MASTER BATH ELEV 1 @ UNIT TYPE F
1/4" = 1'-0"



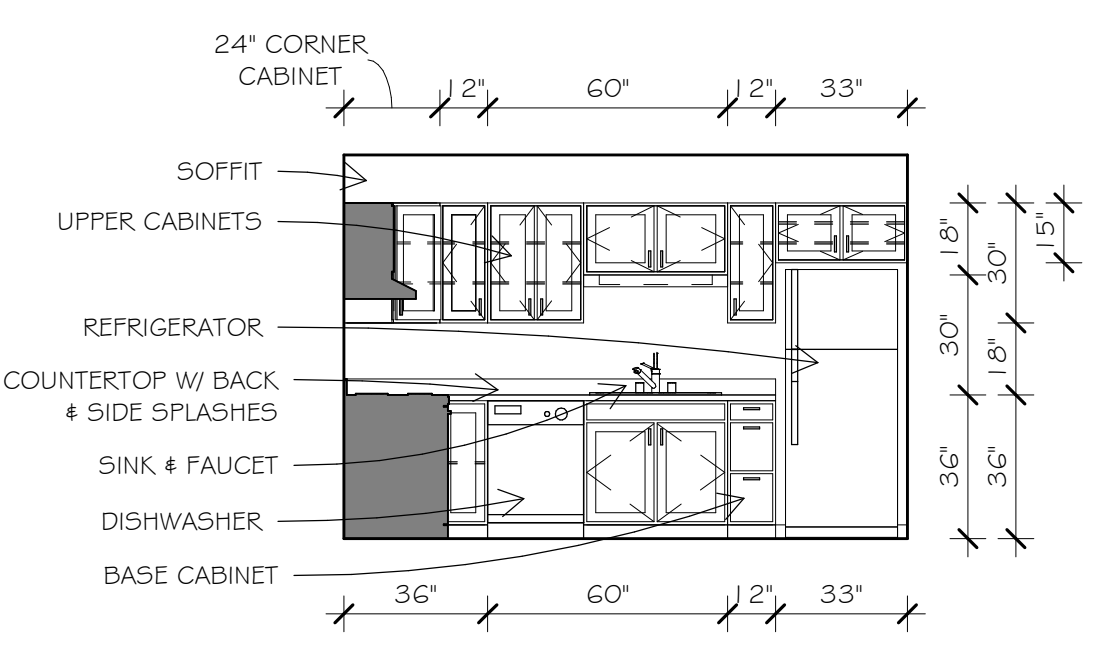
13 MASTER BATH ELEV 2 @ UNIT TYPE D
1/4" = 1'-0"



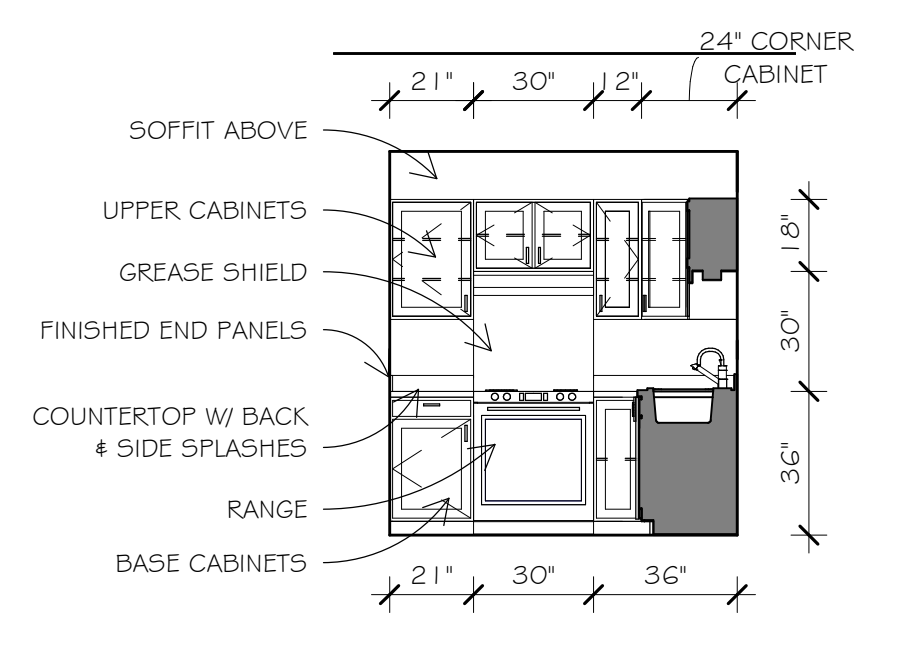
14 MASTER BATH ELEV 1 @ UNIT TYPE D
1/4" = 1'-0"



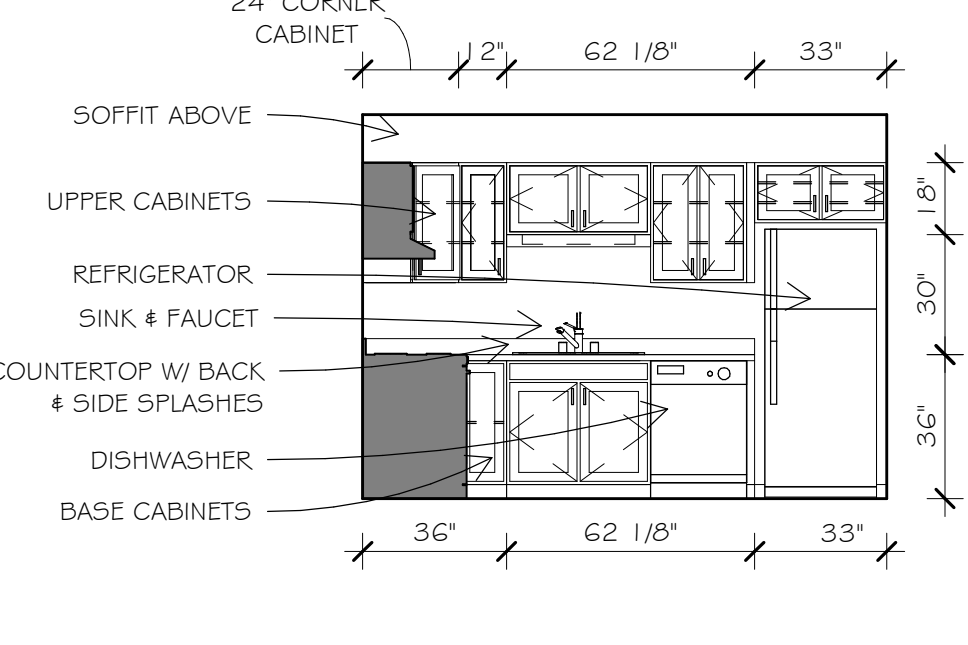
6 KITCHEN ELEV 3 @ UNIT TYPE A
1/4" = 1'-0"
(A, I SIMILAR)



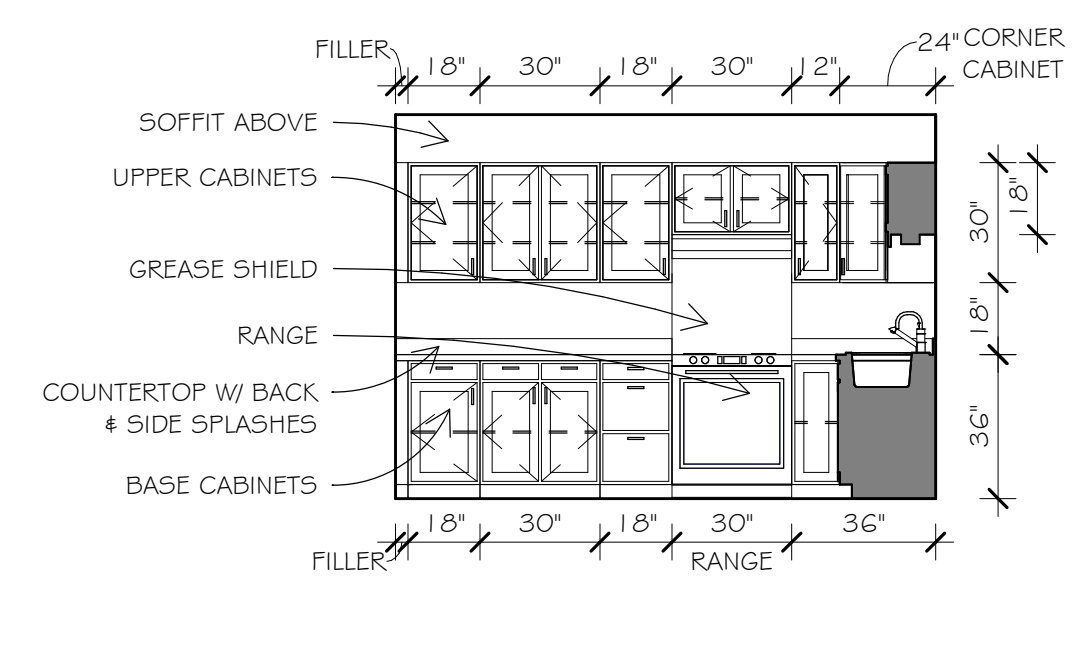
7 KITCHEN ELEVATION @ SINK (TYP. B)
1/4" = 1'-0"



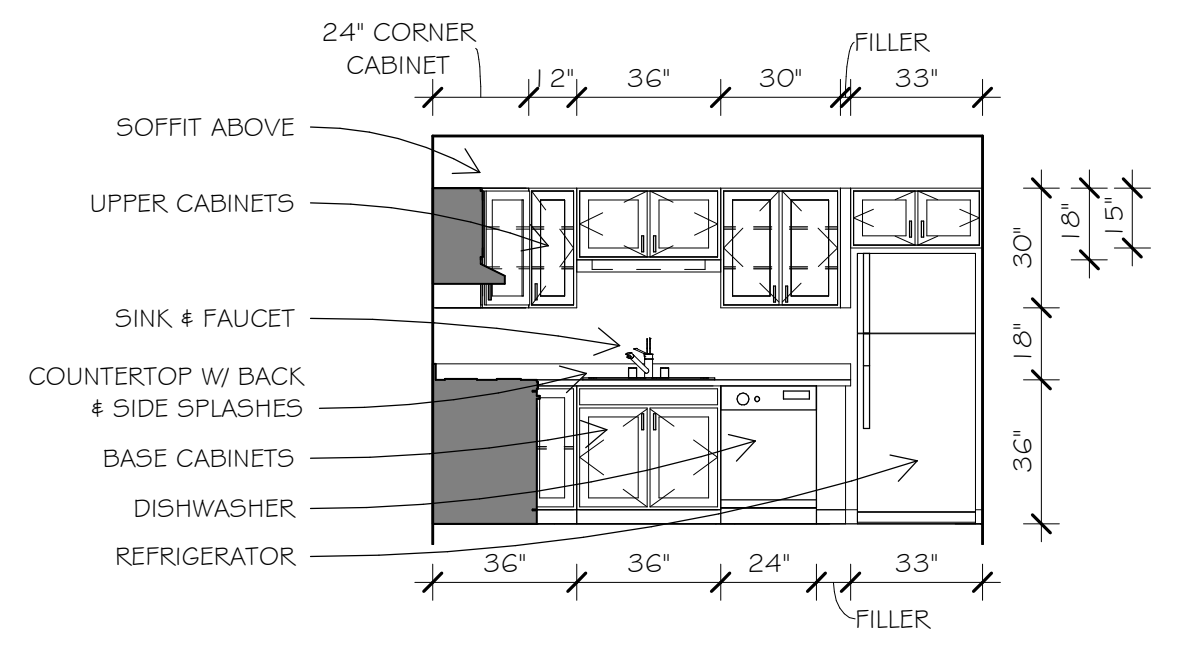
8 KITCHEN ELEVATION @ RANGE (TYP. B)
1/4" = 1'-0"



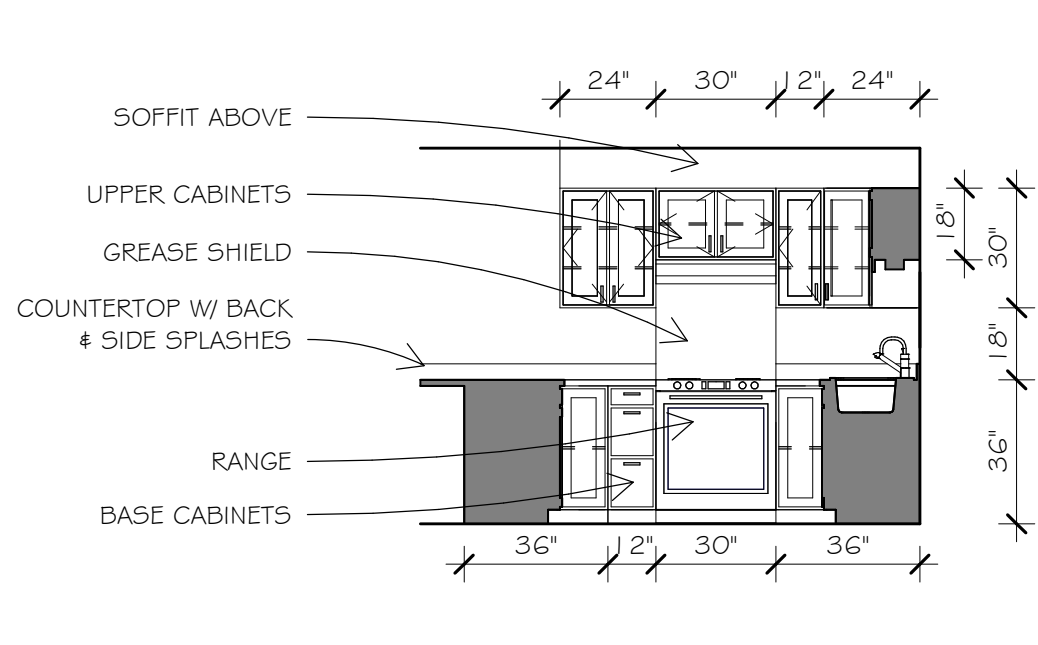
9 KITCHEN ELEVATION @ SINK (TYP. A)
1/4" = 1'-0"
(A, I, C, & C.1 SIMILAR)



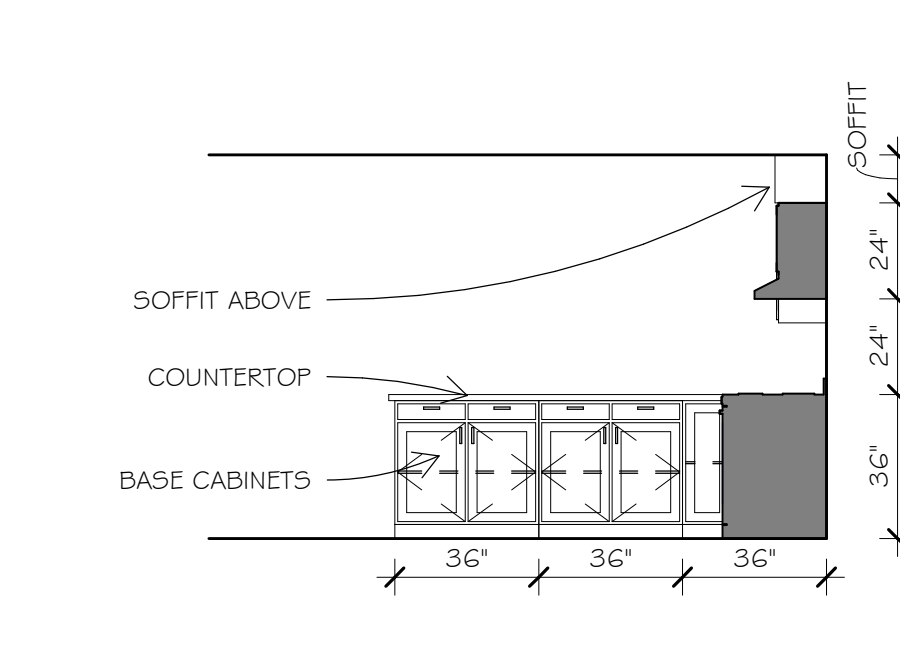
10 KITCHEN ELEVATION @ RANGE (TYP. A)
1/4" = 1'-0"
(A, I, C, & C.1 SIMILAR)



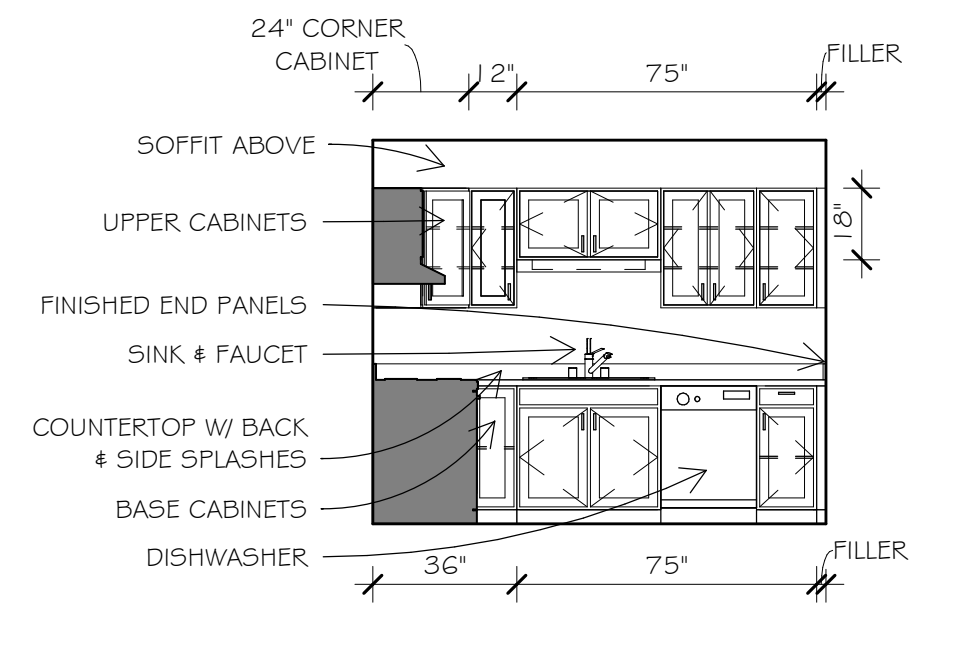
1 KITCHEN ELEV 1 @ UNIT TYPE D
1/4" = 1'-0"
(F SIMILAR)



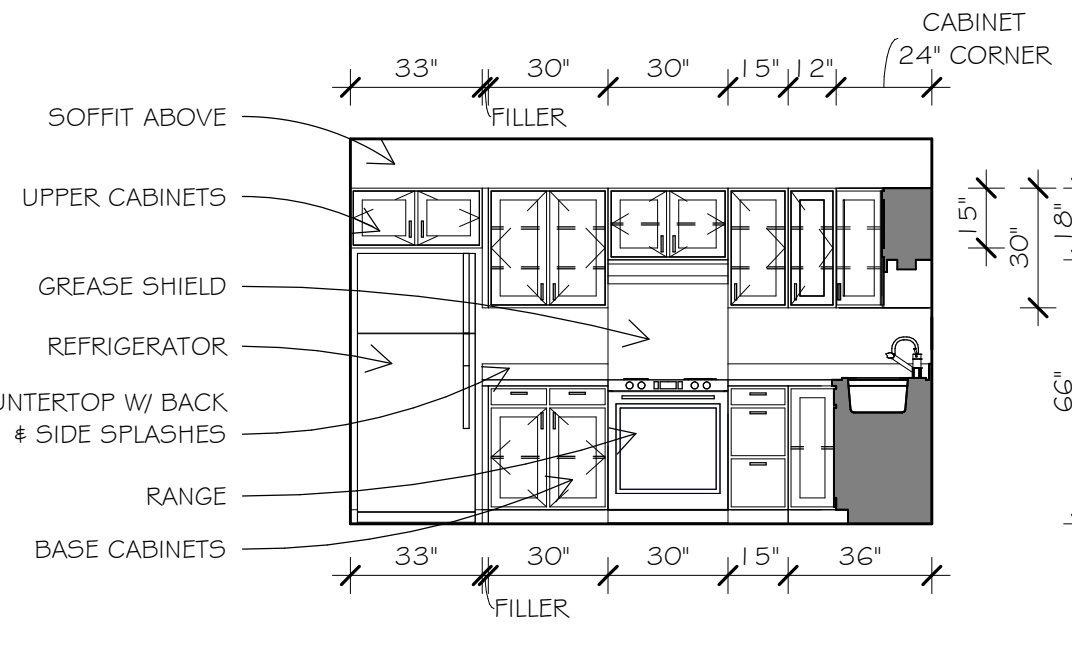
2 KITCHEN ELEV 2 @ UNIT TYPE D
1/4" = 1'-0"
(F SIMILAR)



3 KITCHEN ELEV 3 @ UNIT TYPE D
1/4" = 1'-0"
(F SIMILAR)



4 KITCHEN ELEVATION @ SINK (TYP. C)
1/4" = 1'-0"



5 KITCHEN ELEVATION @ RANGE (TYP. C)
1/4" = 1'-0"



Blumentals Architecture

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Minneapolis, MN 55413
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612/331-2224 FAX
info@blumentals.com

SIGNATURES

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 06/07/19 sign date
JAMES L. MOY 27036 reg. no.
6/30/2020 reg. exp. date

PROJECT INFO

Commission No. B/A: 616-18
Drawn By: SB, HD
Issue Date 06/07/19

△ SUBMITTALS / REVISIONS

06/21/18	90% CD
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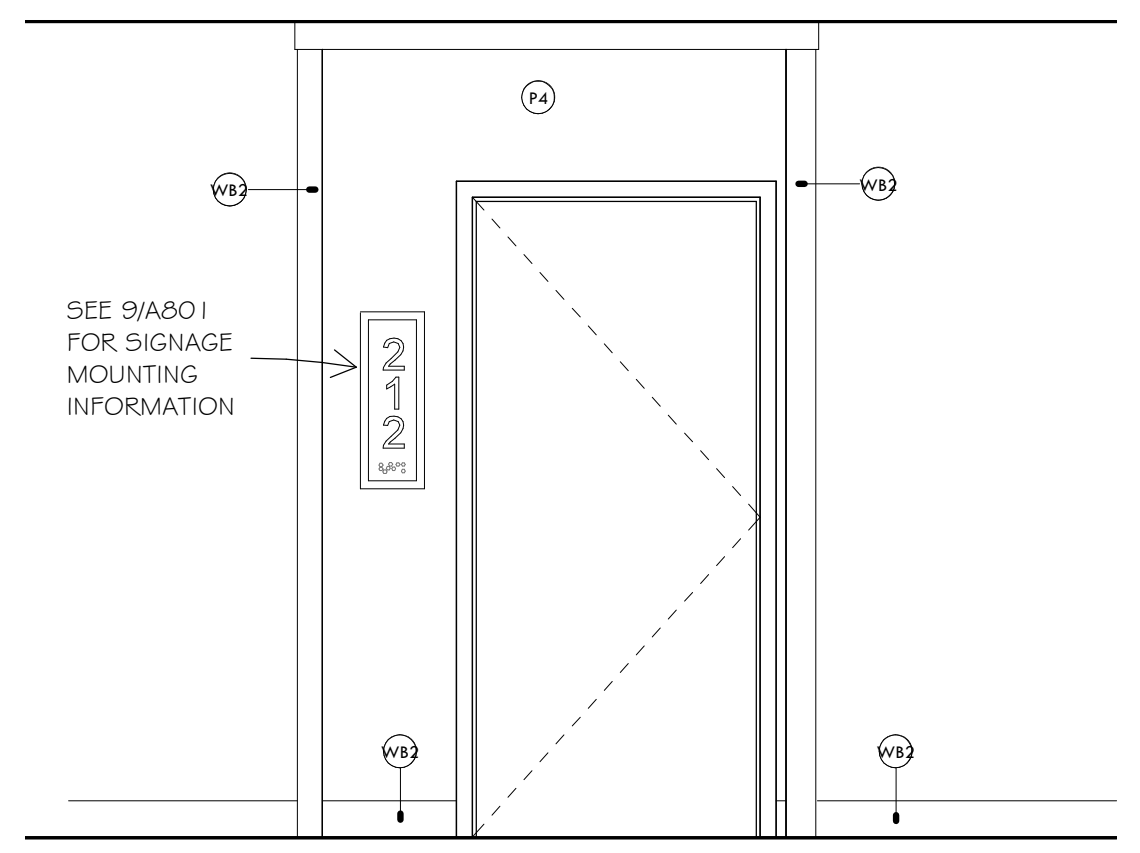
SCALE As indicated

West Birch Apartments

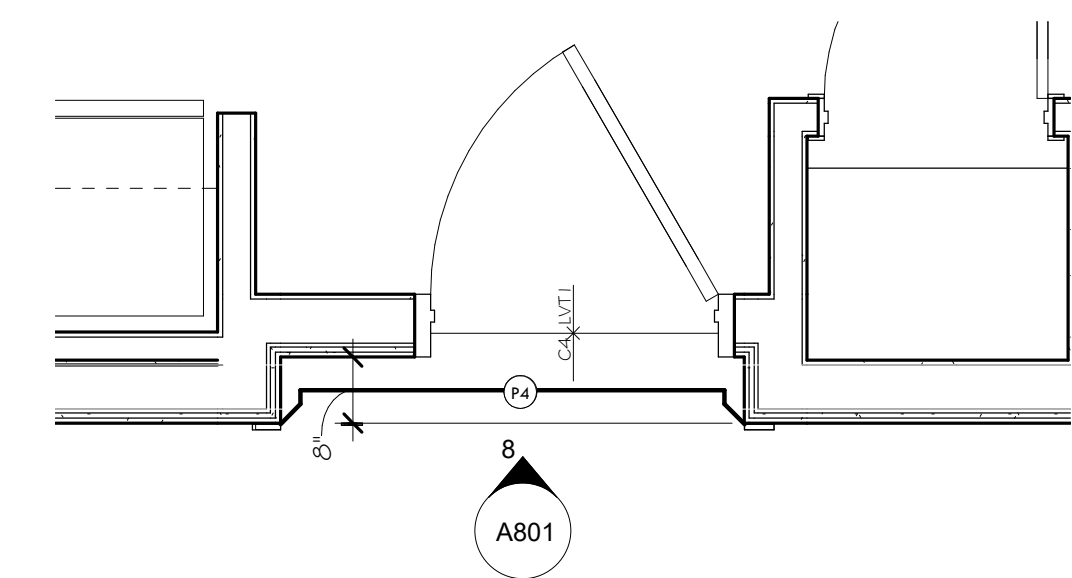
1103 West Branch Street
Princeton, MN

INTERIOR DETAILS

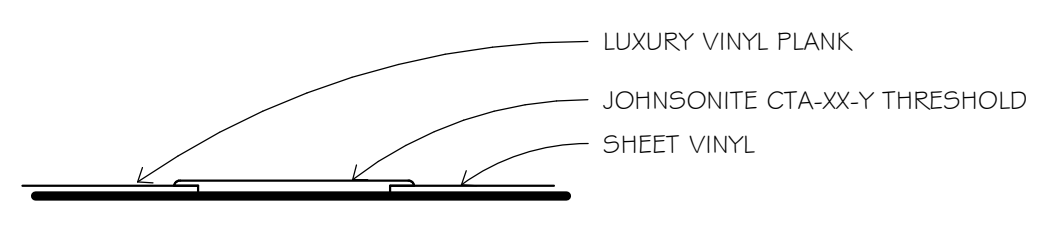
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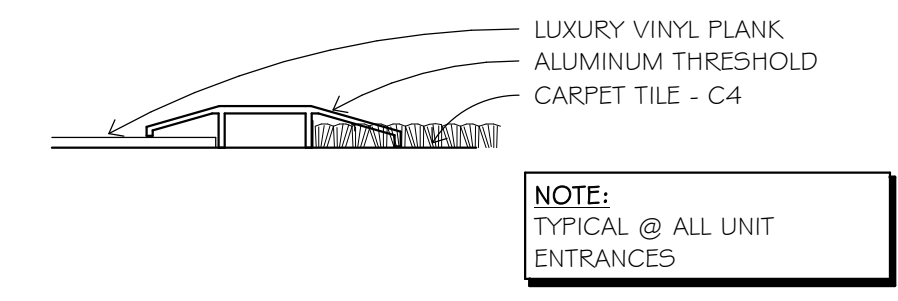
8 UNIT ENTRY ELEVATION (TYP)
1/2" = 1'-0"



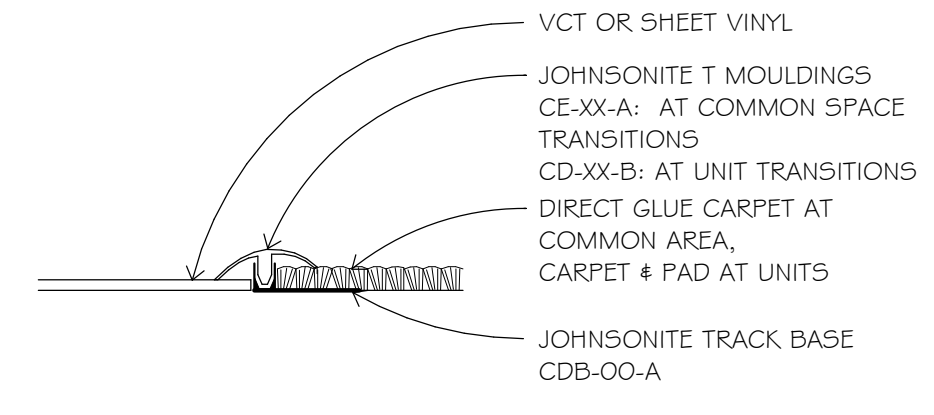
7 FINISHES @ UNIT ENTRY (TYP.)
1/2" = 1'-0"



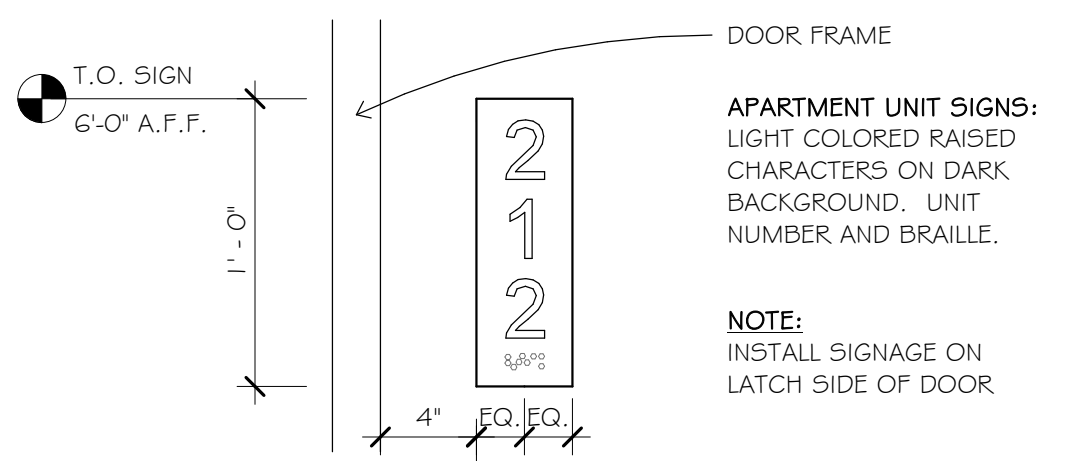
5 SHEET VINYL TRANSITION
6" = 1'-0"



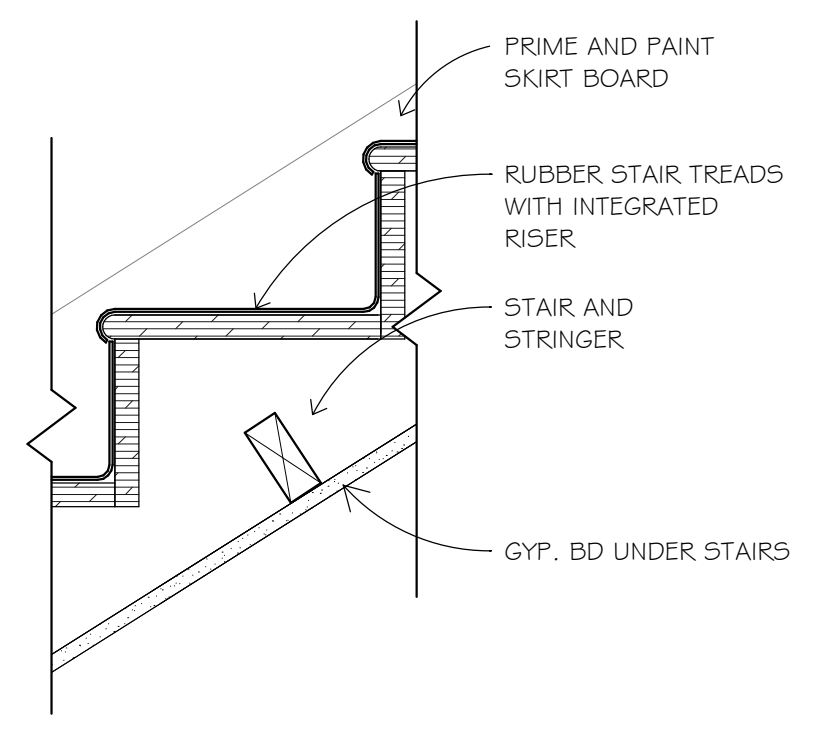
4 DETAIL AT UNIT ENTRY DOOR
6" = 1'-0"



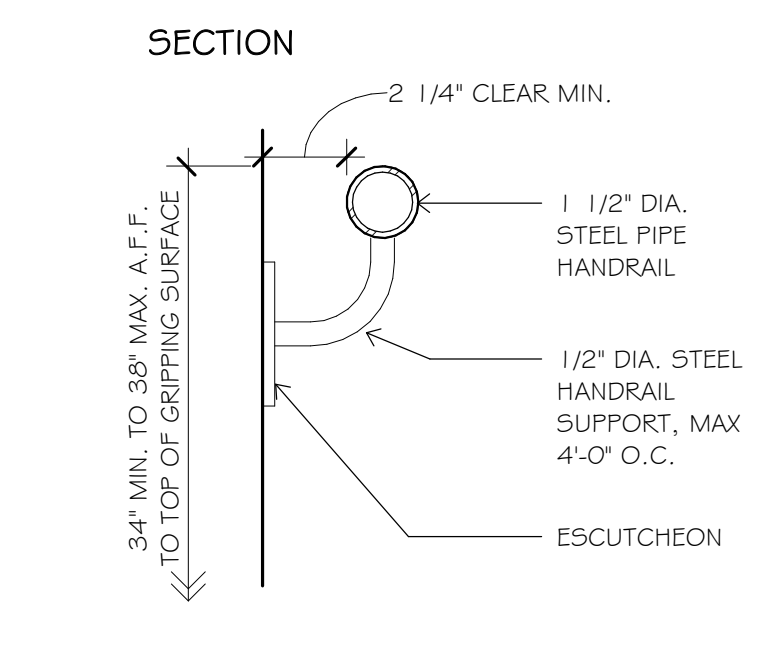
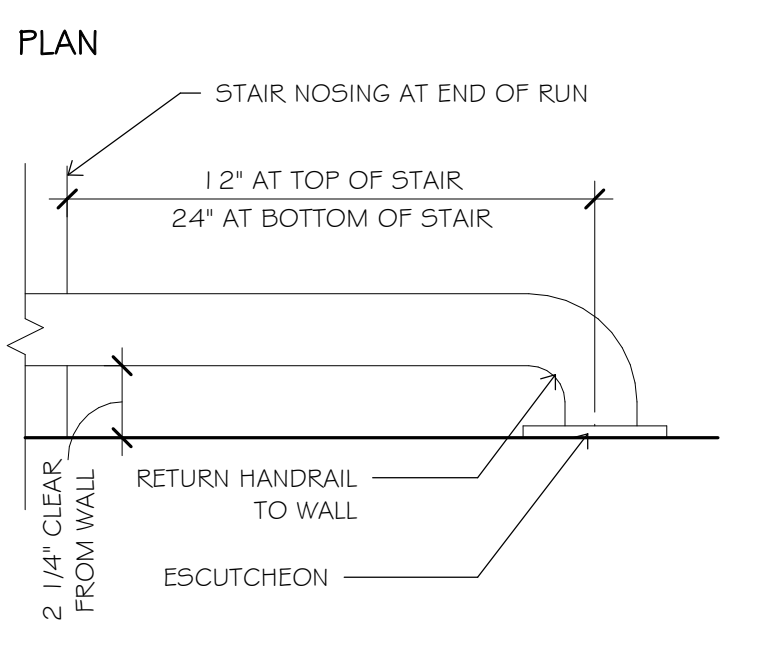
1 CARPET TRANSITION
6" = 1'-0"



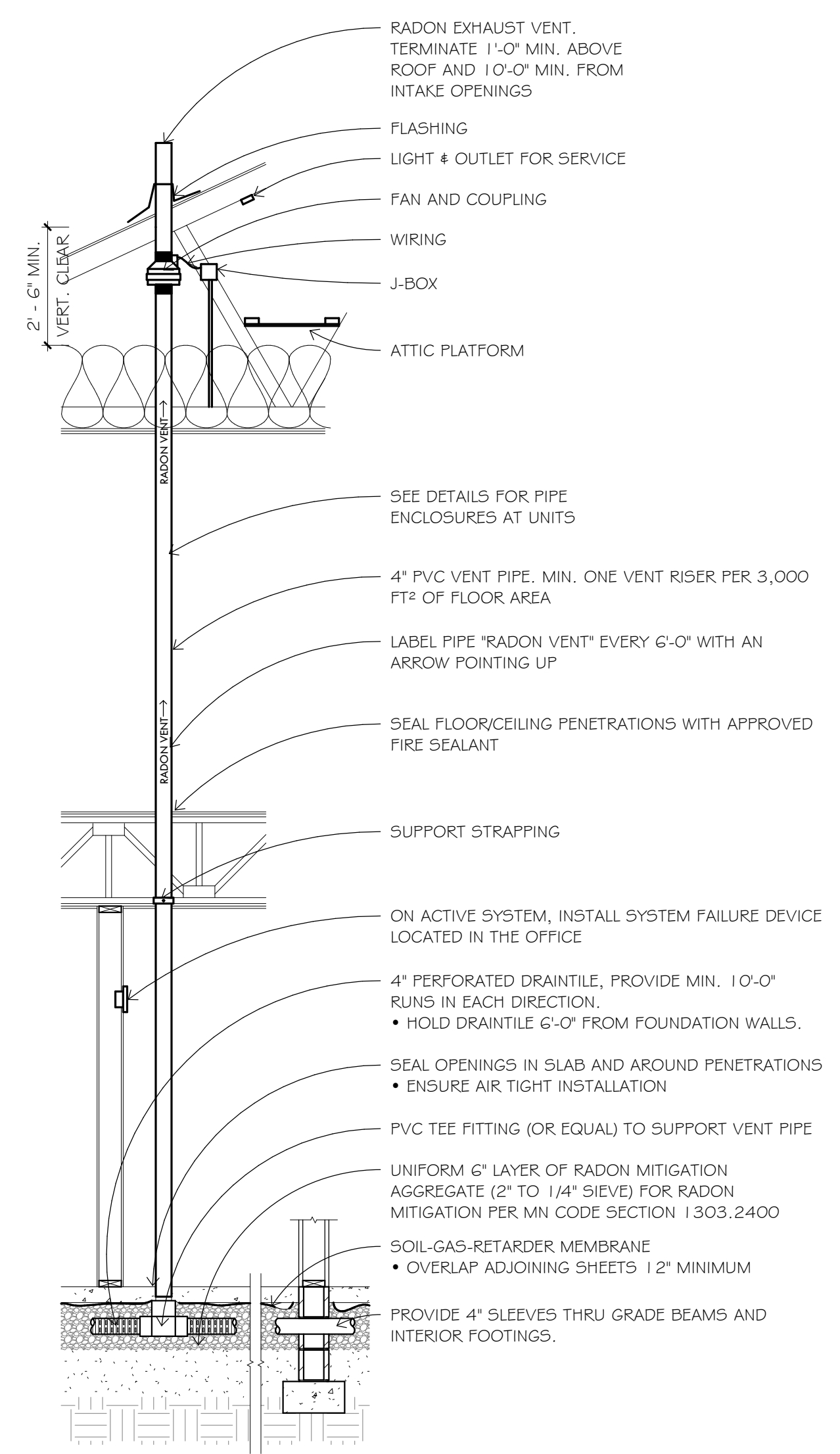
9 DETAIL @ UNIT SIGNAGE
1 1/2" = 1'-0"



10 DETAIL AT STAIR TREADS
1 1/2" = 1'-0"

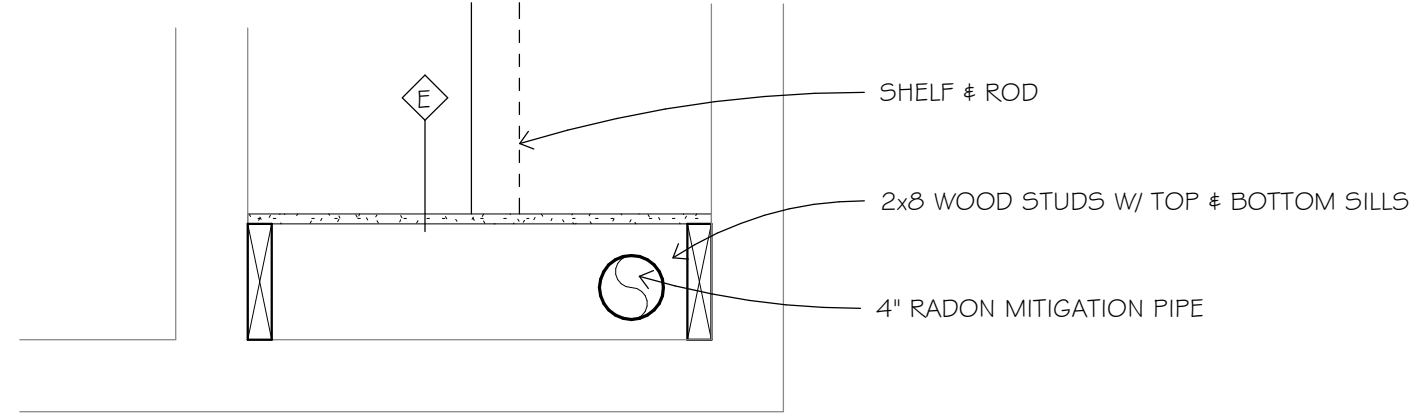


11 WALL MOUNTED HANDRAILS
3" = 1'-0"



3 RADON - ACTIVE MITIGATION SYSTEM
3/8" = 1'-0"

- NOTES:
- INSTALL VENT PIPES SO RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR MEMBRANE
 - CIRCUITS MINIMUM 15 AMP, 115 VOLT BY ELECTRICAL CONTRACTOR
 - INSTALL VENT FAN IN VERTICAL RUN OF VENT PIPE SO AS TO MAINTAIN A LOWER PRESSURE UNDER THE SLAB/MEMBRANE THAN ABOVE.
 - LOCATE POSITIVELY PRESSURED PORTIONS OF THE VENT PIPE AND FAN ON ACTIVE SYSTEM OUTSIDE HABITABLE SPACES.
 - ON ACTIVE SYSTEM: PROVIDE A VISIBLE OR AUDIBLE WARNING SYSTEM TO ALERT MANAGEMENT OF A LOSS OF PRESSURE OR AIR FLOW IN THE VENT PIPE. LOCATE DEVICE IN OFFICE.



2 RADON PIPE ENCLOSURE @ UNIT
1" = 1'-0"

TYPICAL NOTES: - -

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

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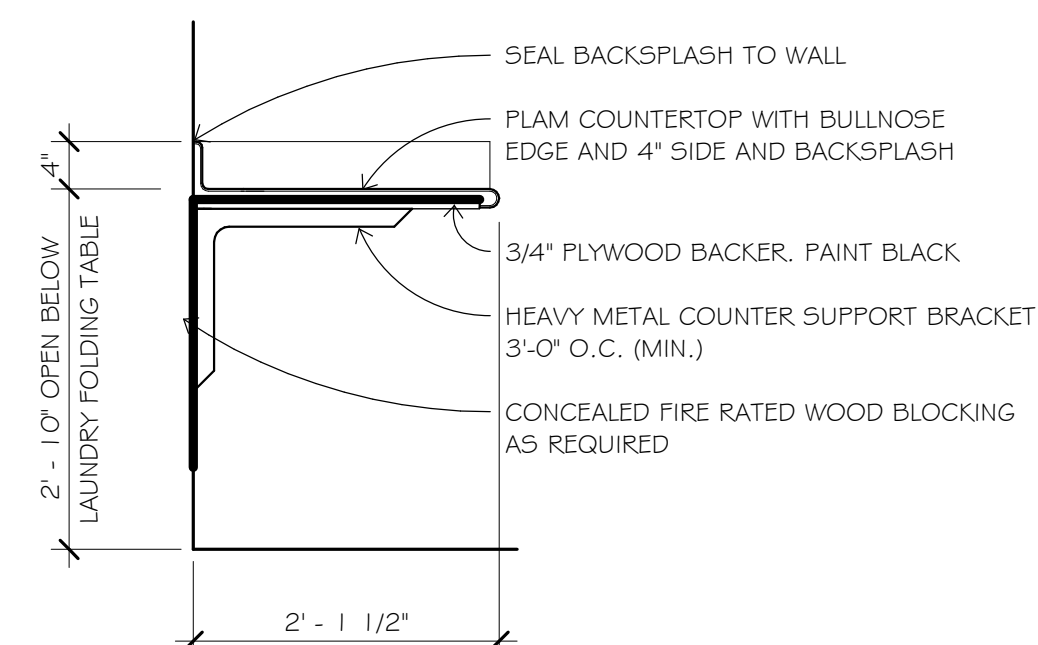
SUBMITTALS / REVISIONS	
06/21/18	90% CD
08/24/18	100% MHFA REVIEW
02/05/19	ISSUED FOR CITY REVIEW
02/21/19	ADDENDUM #2
1 06/07/19	ISSUED FOR CONSTRUCTION

SCALE
3/4" = 1'-0"

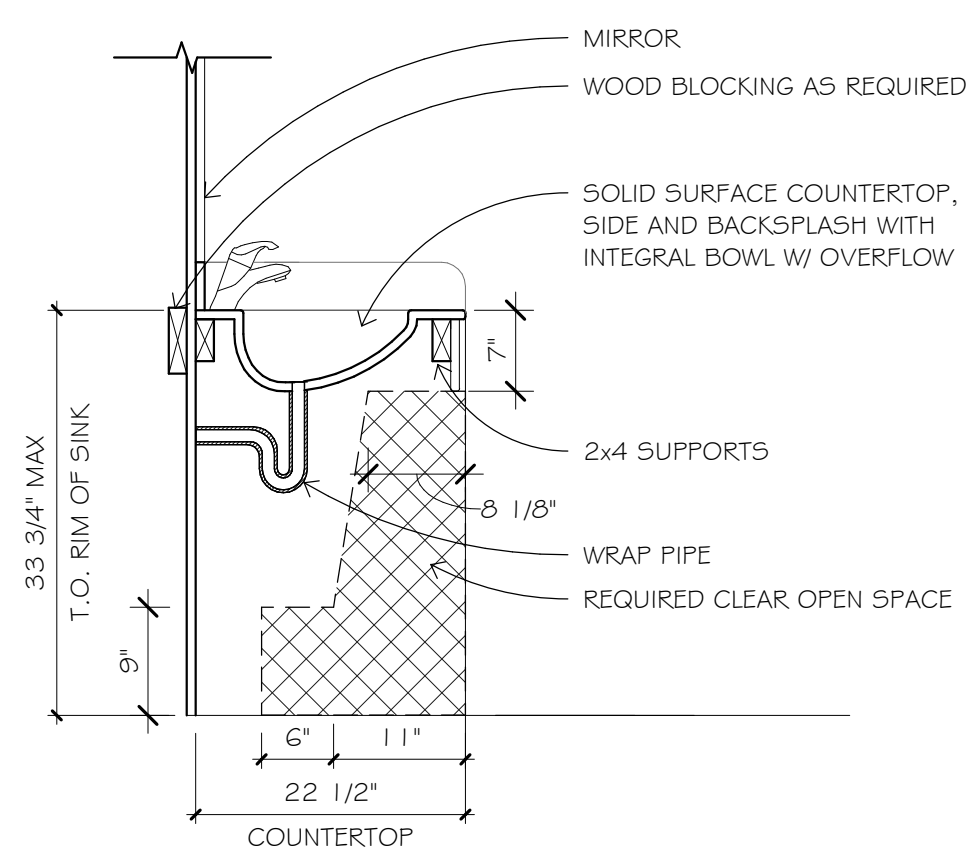
West Birch Apartments

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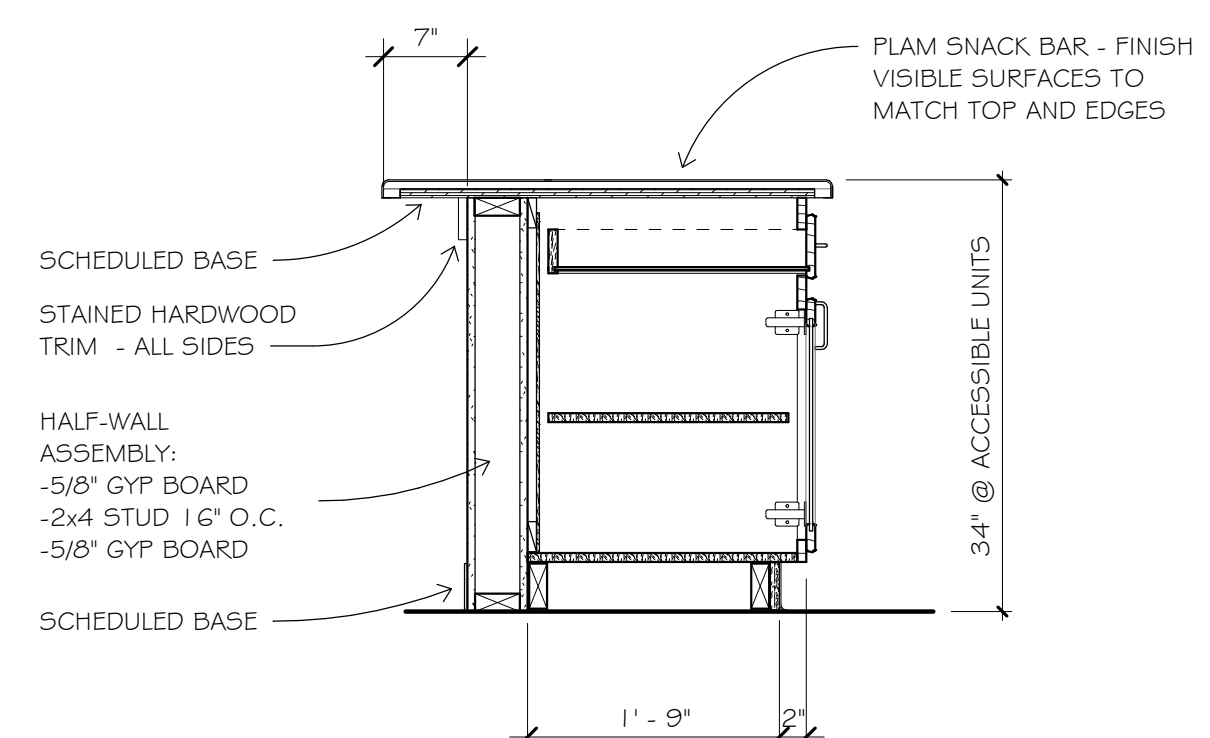
INTERIOR DETAILS



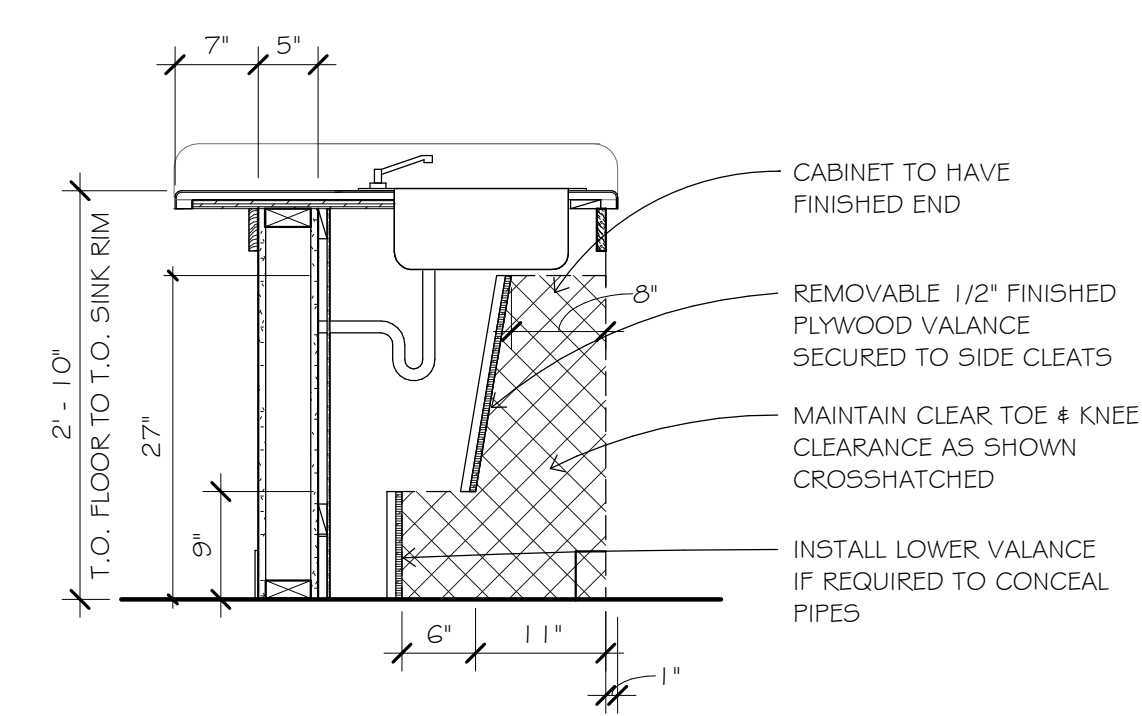
8 LAUNDRY TABLE FOLDING SECTION
3/4" = 1'-0"



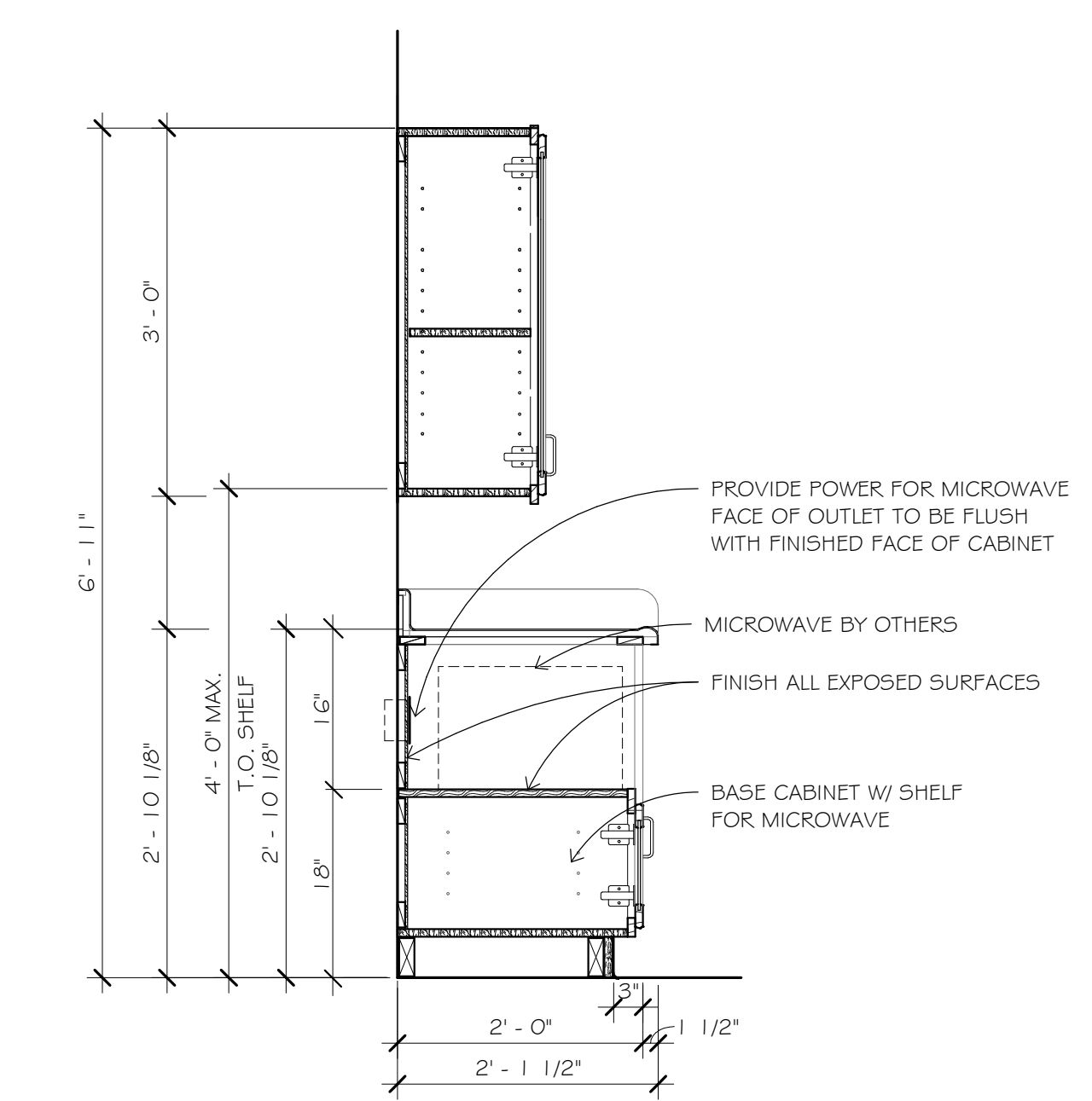
7 ACC. VANITY SECTION
3/4" = 1'-0"



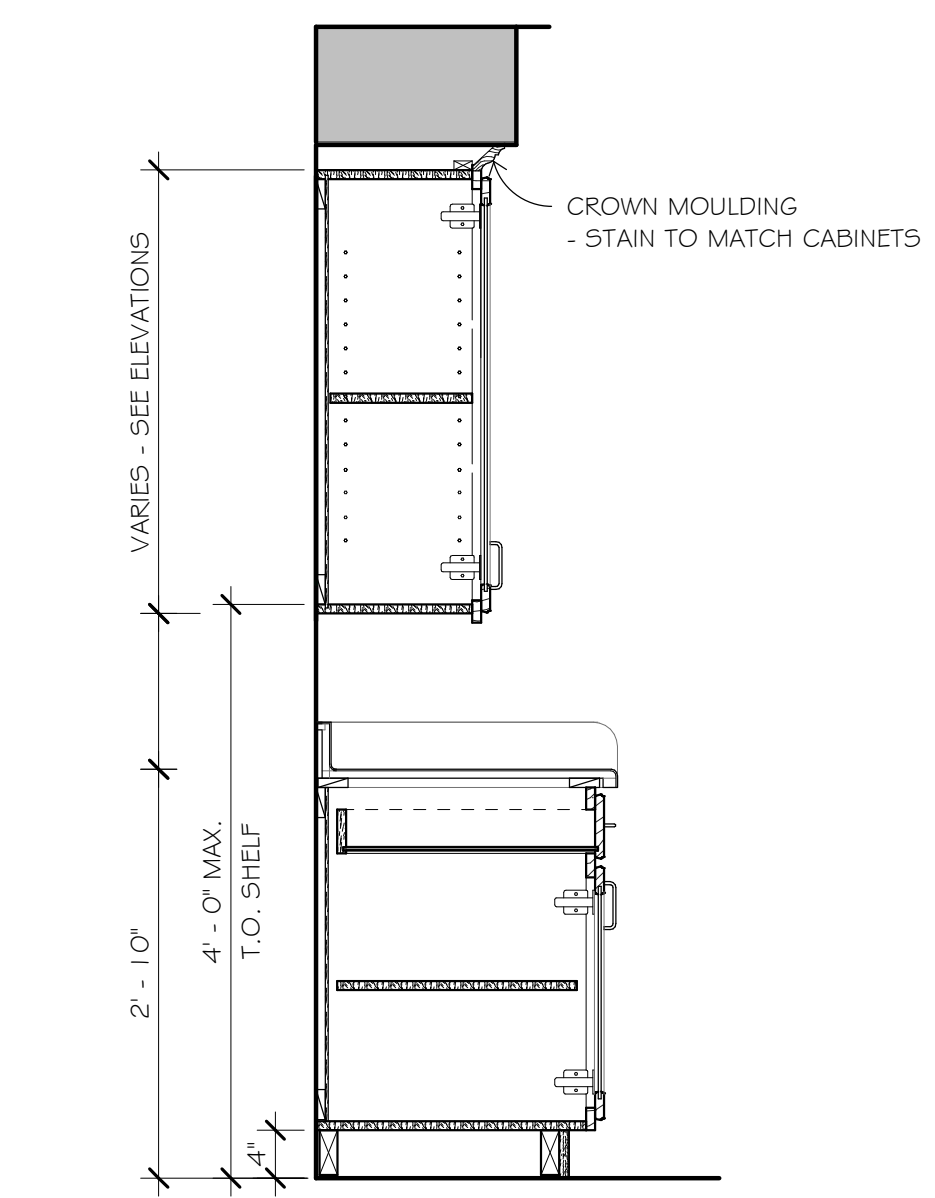
6 ACC. KITCHEN CABINET @ PENINSULA
3/4" = 1'-0"



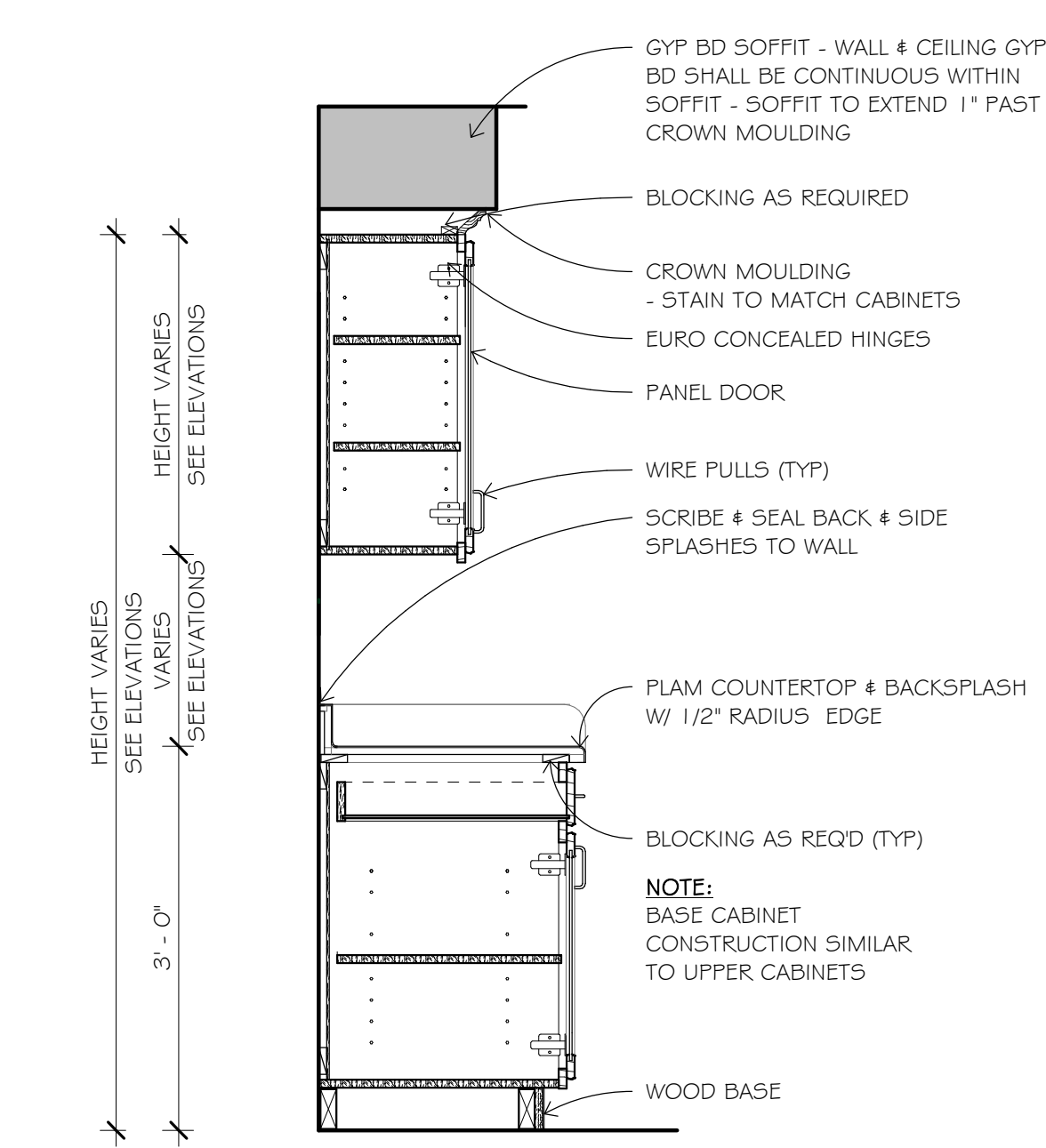
5 ACC. KITCHEN CABINET SECTION - SINK
3/4" = 1'-0"



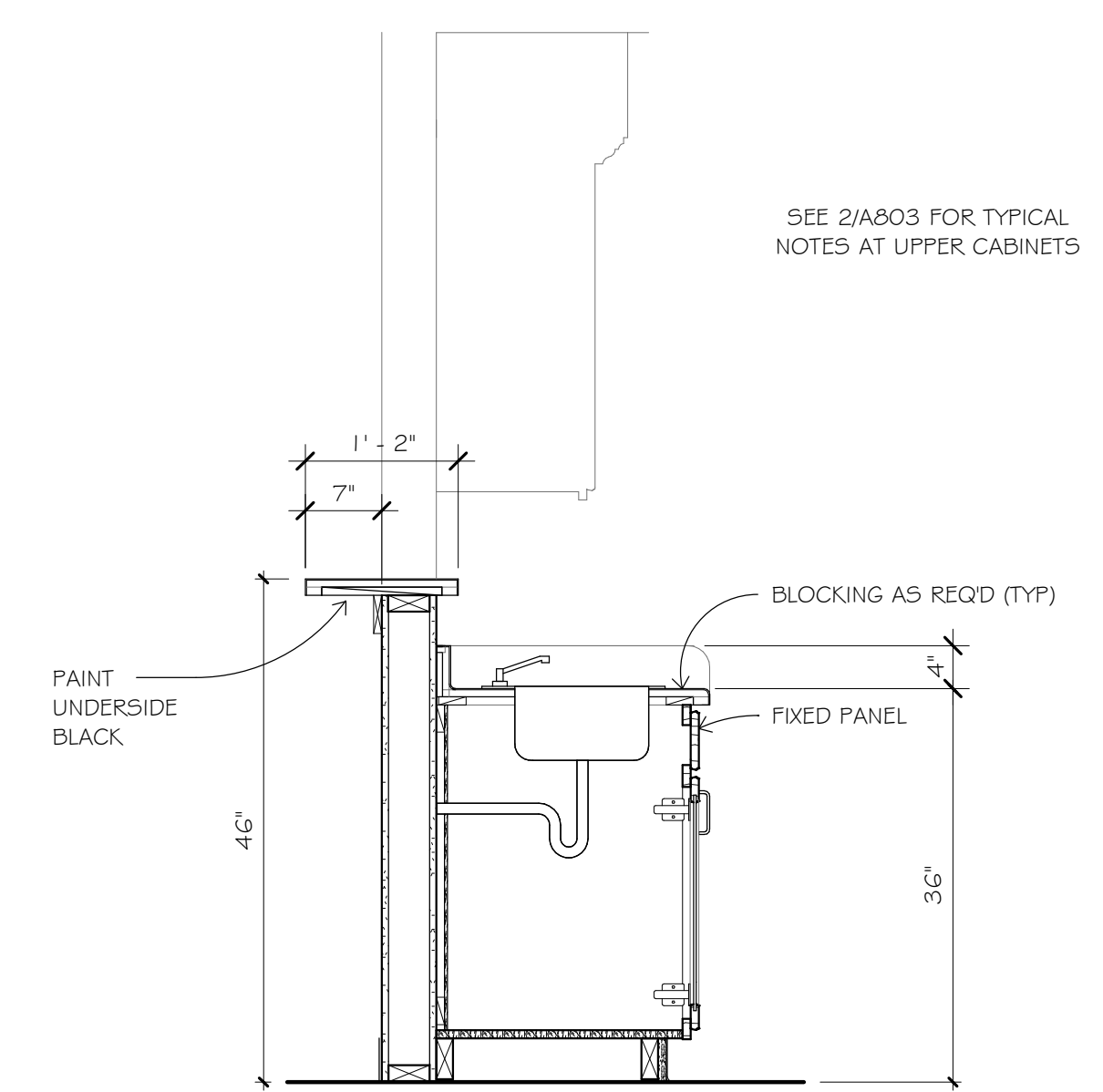
4 ACCESSIBLE CABINET SECTION @ MICROWAVE
3/4" = 1'-0"



3 ACC. KITCHEN CABINET SECTION
3/4" = 1'-0"



2 TYPICAL KITCHEN CABINET SECTION
3/4" = 1'-0"



1 TYPICAL KITCHEN CABINET SECTION @ SINK
3/4" = 1'-0"

DOOR SCHEDULE - COMMON AREA									
MARK	DESCRIPTION	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	HARDWARE GROUP	STC	COMMENTS
C101A	VESTIBULE	3' - 6"	6' - 8"	1	5		C8		
C101B	VESTIBULE	3' - 6"	6' - 8"	1	5		C5		
C105	OFFICE	3' - 0"	6' - 8"	2	6	20-min	C1		
C105A	OFFICE	2' - 8"	6' - 8"	2	2		C4		
C106	COMMUNITY ROOM	3' - 0"	6' - 8"	2	3	20-min	C1		
C106A	MECHANICAL	2' - 0"	6' - 8"	3	4		C4		
C106B	COMMUNITY ROOM	3' - 0"	6' - 8"	7	1		C9		
C107	PANTRY	2' - 0"	6' - 8"	3	4		C4		
C109	LAUNDRY	3' - 0"	6' - 8"	2	6	20-min	C1		
C110	M. TOILET	3' - 0"	6' - 8"	2	3	20-min	C3		
C111	F. TOILET	3' - 0"	6' - 8"	2	3	20-min	C3		
C112A	UTILITY	3' - 0"	6' - 8"	2	3	20-min	C2		
C112B	UTILITY	6' - 0"	6' - 8"	8	1		C10		
C116A	STAIR 2	3' - 0"	6' - 8"	2	3		C6		
C116B	STAIR 2	3' - 0"	6' - 8"	5	1		C9		
C205	STAIR 2	3' - 0"	6' - 8"	2	3		C6		
C302	ATTIC WALK	2' - 0"	3' - 6"	9			C11		
C302A	ATTIC WALK	2' - 0"	3' - 6"	9			C11		
C303	ATTIC WALK	2' - 0"	3' - 6"	9			C11		
C304	ATTIC WALK	2' - 0"	3' - 6"	9			C11		
C305	ATTIC WALK	2' - 0"	3' - 6"	9			C11		
C306	ATTIC WALK	2' - 0"	3' - 6"	9			C11		
C307	ATTIC WALK	2' - 0"	3' - 6"	9			C11		
C308	ATTIC WALK	2' - 0"	2' - 0"	9			C11		

DOOR SCHEDULE - UNITS									
MARK	DOOR DESCRIPTION	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	HARDWARE GROUP	STC	COMMENTS
A1	UNIT ENTRY	3' - 0"	6' - 8"	2	3	20-min	U1		
B1	BEDROOM	3' - 0"	6' - 8"	3	4		U2		
C1	BATHROOM	3' - 0"	6' - 8"	3	4		U2		
D1	CLOSET	3' - 0"	6' - 8"	3	4		U4		
D2	CLOSET	2' - 6"	6' - 8"	3	4		U4		
D3	CLOSET	2' - 0"	6' - 8"	3	4		U4		
D4	CLOSET	2' - 4"	6' - 8"	3	4		U4		
E1	CLOSET - DBL	4' - 0"	6' - 8"	4	4		U3		
E2	CLOSET - DBL	5' - 0"	6' - 8"	4	4		U3		
E3	CLOSET - DBL	6' - 0"	6' - 8"	4	4		U3		

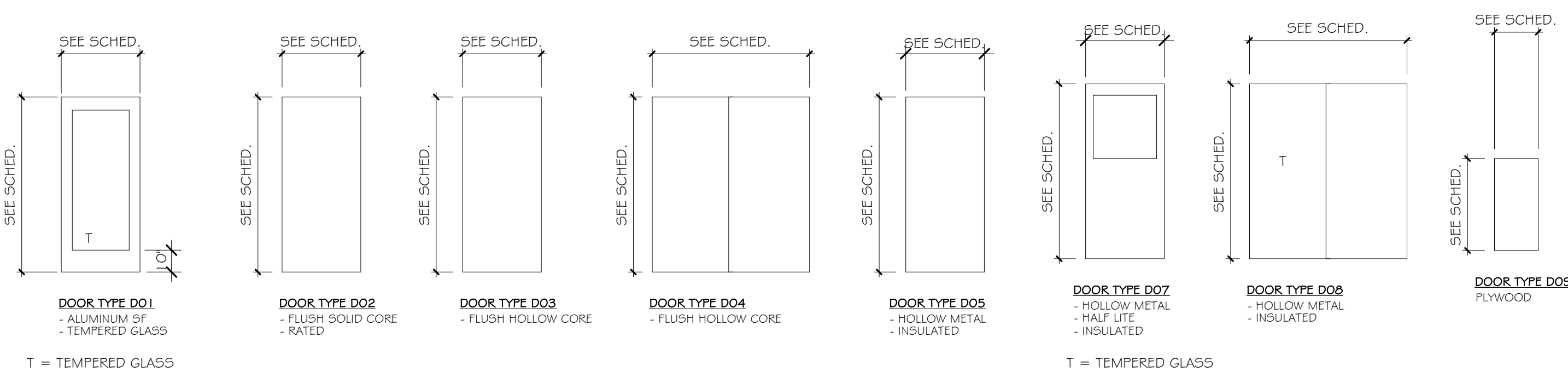


1600 Marshall Street NE, Suite 1
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 info@blumentals.com

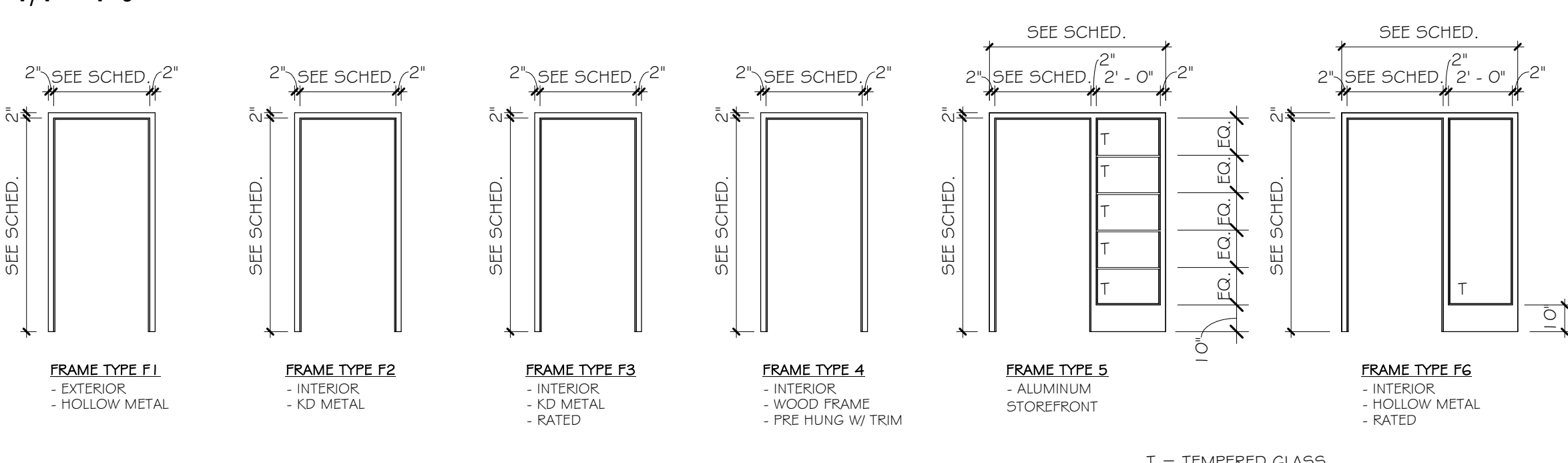
SIGNATURES

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

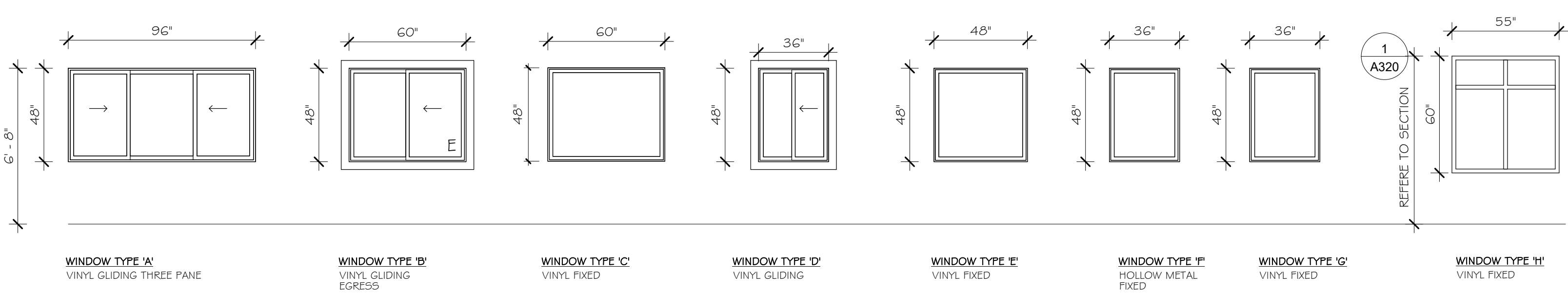
MINNESOTA 06/07/19
 sign date
 JAMES L. MOY 27036
 reg. no.
 6/30/2020
 reg. exp. date



DOOR TYPES
 1/4" = 1'-0"



FRAME TYPES
 1/4" = 1'-0"



WINDOW TYPES
 1/4" = 1'-0"

BUILDING MATRIX
 SEE SPECIFICATION SECTION XX XX XX FOR BUILDING MATRIX OR MATRICES

FINISH SCHEDULE
 SEE SPECIFICATION SECTION 09 90 05 FOR ALL FINISHES RELATED TO THE PROJECT

DOOR HARDWARE SCHEDULE
 SEE SPECIFICATION SECTION 08 71 00 FOR DOOR HARDWARE GROUPS

PROJECT INFO

Commission No. B/A: 616-18
 Drawn By: HD
 Issue Date: 06/07/19

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
06/21/18	90% CD	
08/24/18	100% MHFA REVIEW	
02/05/19	ISSUED FOR CITY REVIEW	
02/21/19	ADDENDUM #2	
1	06/07/19	ISSUED FOR CONSTRUCTION

SCALE
 As indicated

West Birch Apartments

1103 West Branch Street
 Princeton, MN

TYPES & SCHEDULES

A901

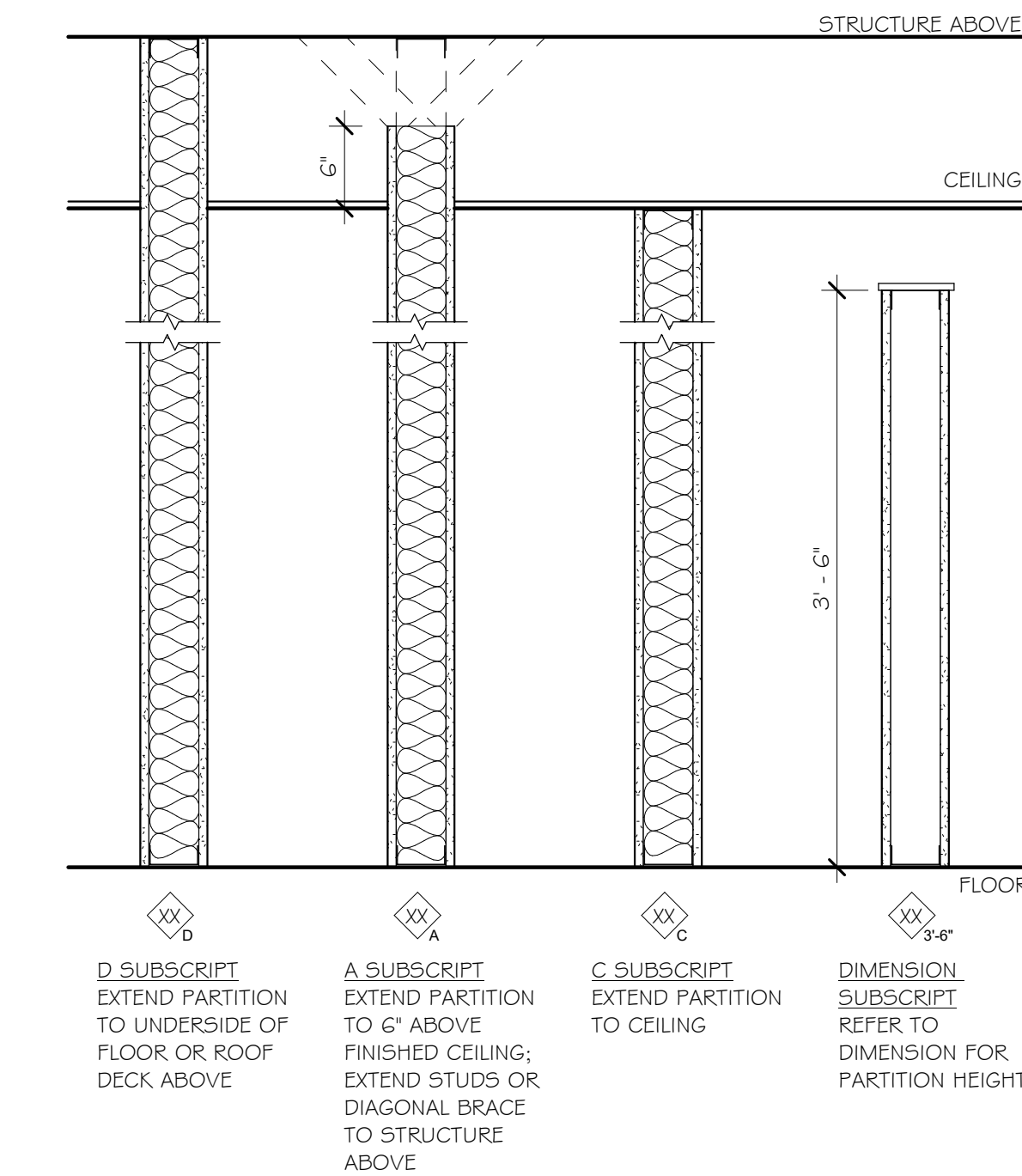
WALL TYPES

WALL TYPE 'A'					WALL TYPE 'B' - WALL FURRING					WALL TYPE 'C'					WALL TYPE 'D'				
SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES	SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES	SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES	SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES
1 ₀	5 1/2"	6 3/4"			1 ₀	5 1/2"	7 3/4"			1 ₀	3 1/2"	5 7/8"	50-54	UL FILE NO. U311 FIRE RATING 1 HR	1 ₀	3 1/2"	4 3/4"		
					2 ₀	7 1/4"	9 1/2"			2 ₀	5 1/2"	7 7/8"	50-54	UL FILE NO. U311 FIRE RATING 1 HR	2 ₀	5 1/2"	6 3/4"		
															3 ₀	7 1/4"	4 7/8"		
WALL TYPE 'E' - WALL FURRING					WALL TYPE 'F'					WALL TYPE 'G'					WALL TYPE 'H'				
SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES	SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES	SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES	SUB TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC RATING	FIRE RATING / UL CODE NOTES
1 ₀	3 1/2"	4 1/8"			1 ₀	3 1/2"	5"			1 ₀	1 1/2"	2 3/4"		GA FILE NO. WP 3640 FIRE RATING 1 HR	1 ₀	5 1/2"	6 3/4"	50-54	GA FILE NO. WP 3380 FIRE RATING 1 HR
2 ₀	5 1/2"	6 1/8"																	
3 ₀	7 1/4"	9 1/8"																	

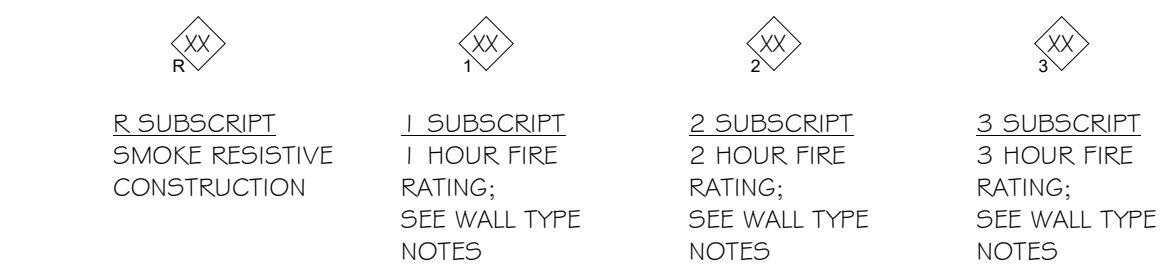
WALL TYPE NOTES

- PARTITION TYPE SHALL BE \diamond UNLESS NOTED OTHERWISE
- AT ALL WALL TYPES, PROVIDE MOLD RESISTANT PAPER-FACED GYPSUM BOARD AT ALL WET WALL LOCATIONS
- PROVIDE 5/8" TYPE "X" FIRE RATED GYP BD AT ALL FIRE RATED WALLS UNLESS NOTED OTHERWISE
- PROVIDE ABUSE-RESISTANT GYP BD TO 4' 0" A.F.F. AT COMMON AREAS AND HALLWAYS UNLESS NOTED OTHERWISE
- PROVIDE FIRE SEALING AT ALL OPENINGS & PENETRATIONS THAT ARE FIRE RATED WALLS TO MEET THE REQUIRED FIRE RATINGS
- DIMENSIONS TO FINISH FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE
- PROVIDE SOLID BLOCKING WITHIN PARTITIONS AT ALL WALL HUNG OR SUPPORTED EQUIPMENT
- ELEMENTS OF ACOUSTIC RATED PARTITIONS SHALL EXTEND TO FLOOR OR ROOF DECK; ALL JOINTS AND PENETRATIONS SHALL BE FILLED AND SEALED TO MAINTAIN THE ACOUSTIC RATING
- SEE STRUCTURAL FOR ADDITIONAL REQUIREMENTS.

WALL TERMINATION TYPES



WALL FIRE RATING TYPES



WALL ACOUSTICAL TYPES



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Architecture**

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Princeton, MN

WALL TYPES

A902