

EXISTING SITE PLAN

OF LOT 1, BLOCK 2, PARTENWOOD
HENNEPIN COUNTY, MINNESOTA

LEGEND:



-  EXISTING HOUSE FOOTPRINT
-  EXISTING HARDSCAPE



PHOTO NOVEMBER 2024 OF NW
CORNER OF HOME - SHOWING
EXISTING RIVER ROCK ON PLASTIC
EXTENT

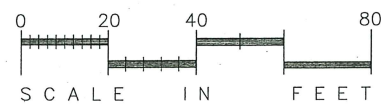
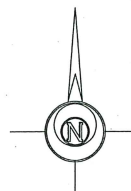
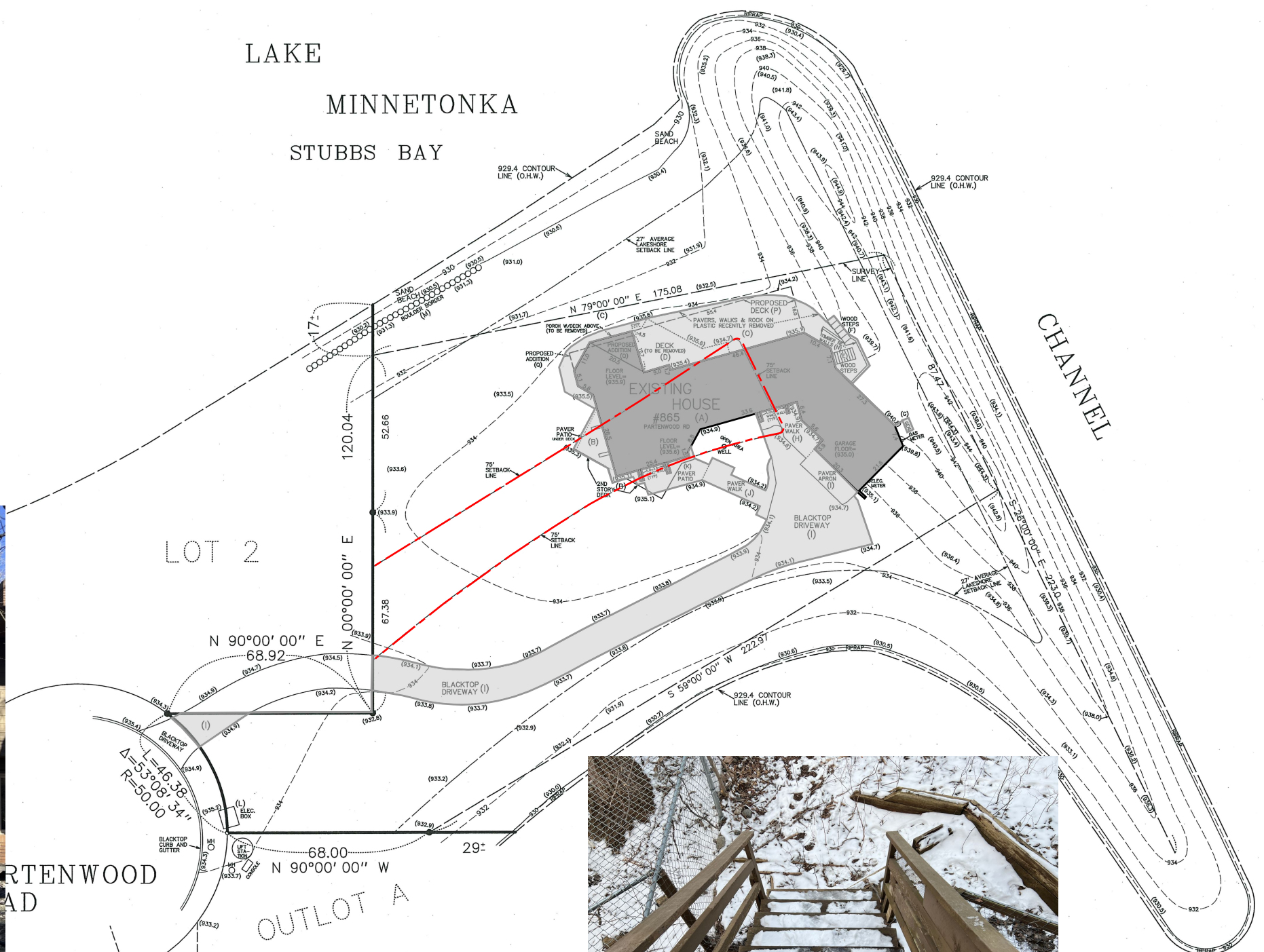








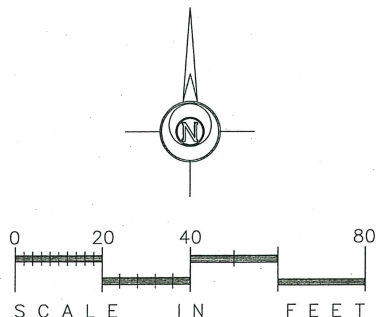
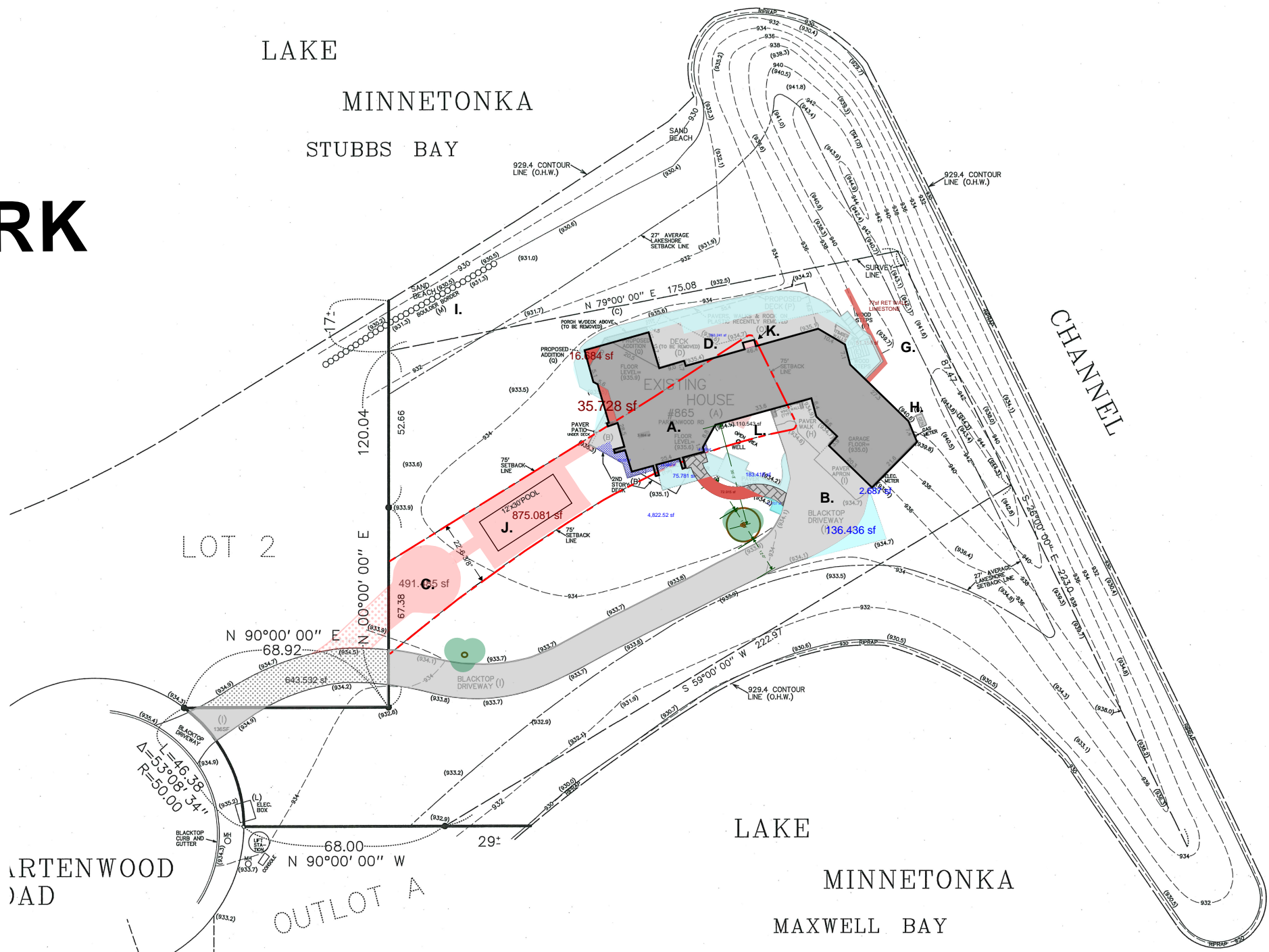
PHOTO SHOWING EXTENTS OF
EXISTING LUMBER RETAINING WALL
IN FRONT OF BOTTOM OF STAIRS

SITE PLAN: PROPOSED SCOPE OF WORK OVERLAY

LEGEND:

-  EXISTING HOUSE FOOTPRINT
-  EXISTING HARDSCAPE
-  EXPANDING VOLUME/MASS
-  EXPANDING AREAS OVER THE SETBACK (VOLUME OR HARDSCAPE)
-  REMOVED AREAS OVER THE SETBACK (VOLUME OR HARDSCAPE)
-  REMOVED AREAS

A	House Footprint
B	Paver (Pervious) Driveway (2695.25) & Paver Patios (192)
C	Concrete Driveway (all outside of setback)
D	Deck
E	Existing River Rock on Plastic (all to be removed)
F	Wood Steps from 2nd level to grade (to be removed)
G	Limestone Retaining (replacing removed Timber Retaining) Wall
H	Concrete Pad for Generator (existing to remain)
I	Limestone Boulders at Shoreline (existing to remain)
J	Pool (all outside of setback)
K	Chimney/Fireplace (all outside of setback)
L	Brick Planter (all outside of setback)



HOUSE DRAWINGS & DOCS

865 PARTENWOOD ROAD ORONO

- 1..... CONTENTS:
- 2..... PERSPECTIVE 1
- 3..... PERSPECTIVES 2
- 4..... PERSPECTIVES 3
- 5..... FOUNDATION & MAIN FLOOR PLANS..... EXISTING AND PROPOSED
- 6..... ROOF PLAN & UPPER FLOOR PLANS..... EXISTING AND PROPOSED
- 7..... ROOF PLAN (ENLARGED) - PROPOSED
- 8..... MAIN FLOOR PLAN - PROPOSED (NOTES)
- 9..... MAIN FLOOR PLAN - PROPOSED (DIMENSIONS)
- 10..... UPPER FLOOR PLAN - PROPOSED (NOTES)
- 11..... UPPER FLOOR PLAN - PROPOSED (DIMENSIONS)
- 12..... ELEVATIONS - SOUTH & EAST..... EXISTING
- 13..... ELEVATIONS - SOUTH & EAST..... OVERLAY
- 14..... ELEVATIONS - SOUTH & EAST..... PROPOSED
- 15..... ELEVATIONS - NORTH & WEST..... EXISTING
- 16..... ELEVATIONS - NORTH & WEST..... OVERLAY
- 17..... ELEVATIONS - NORTH & WEST..... PROPOSED

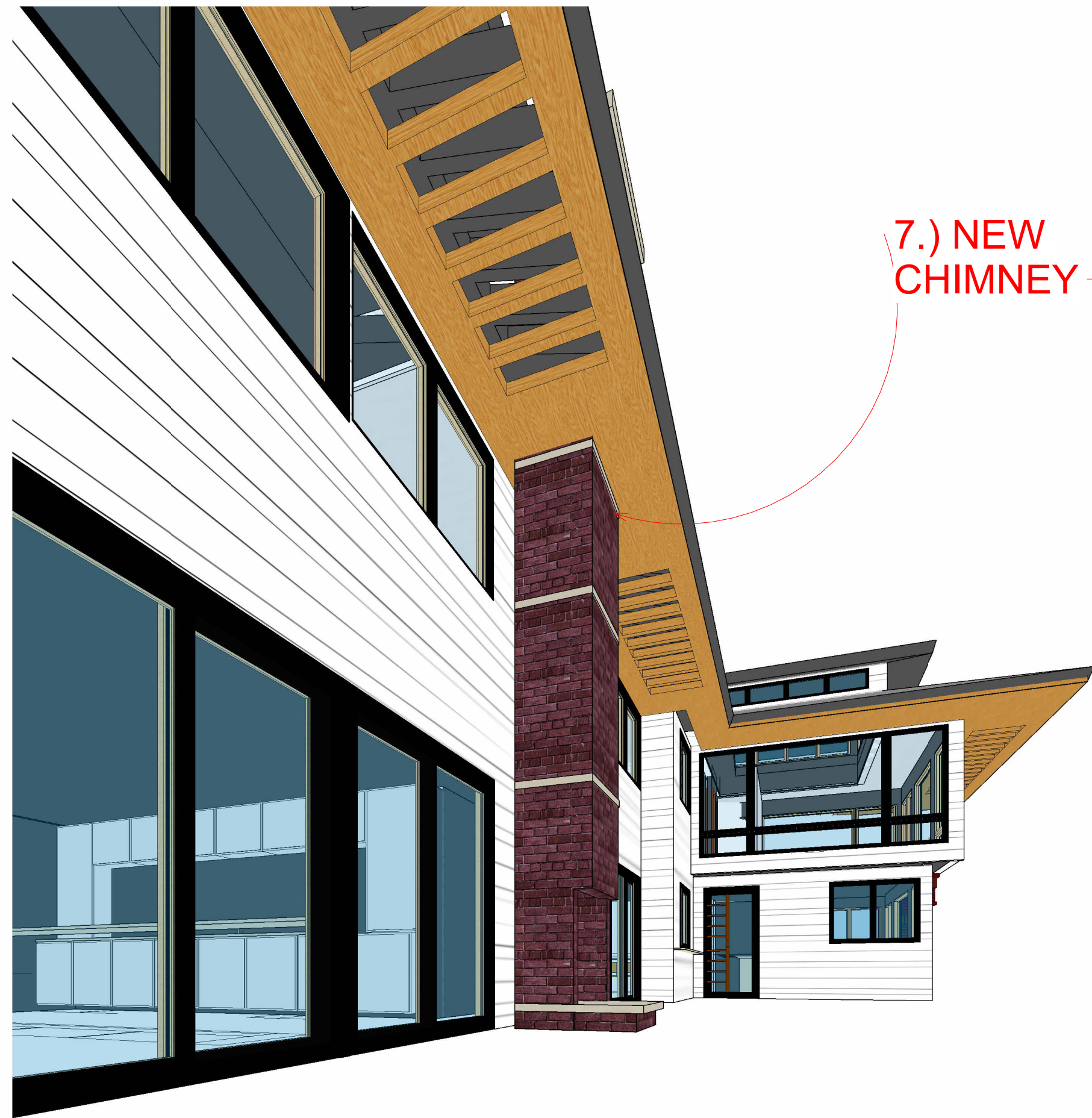
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D

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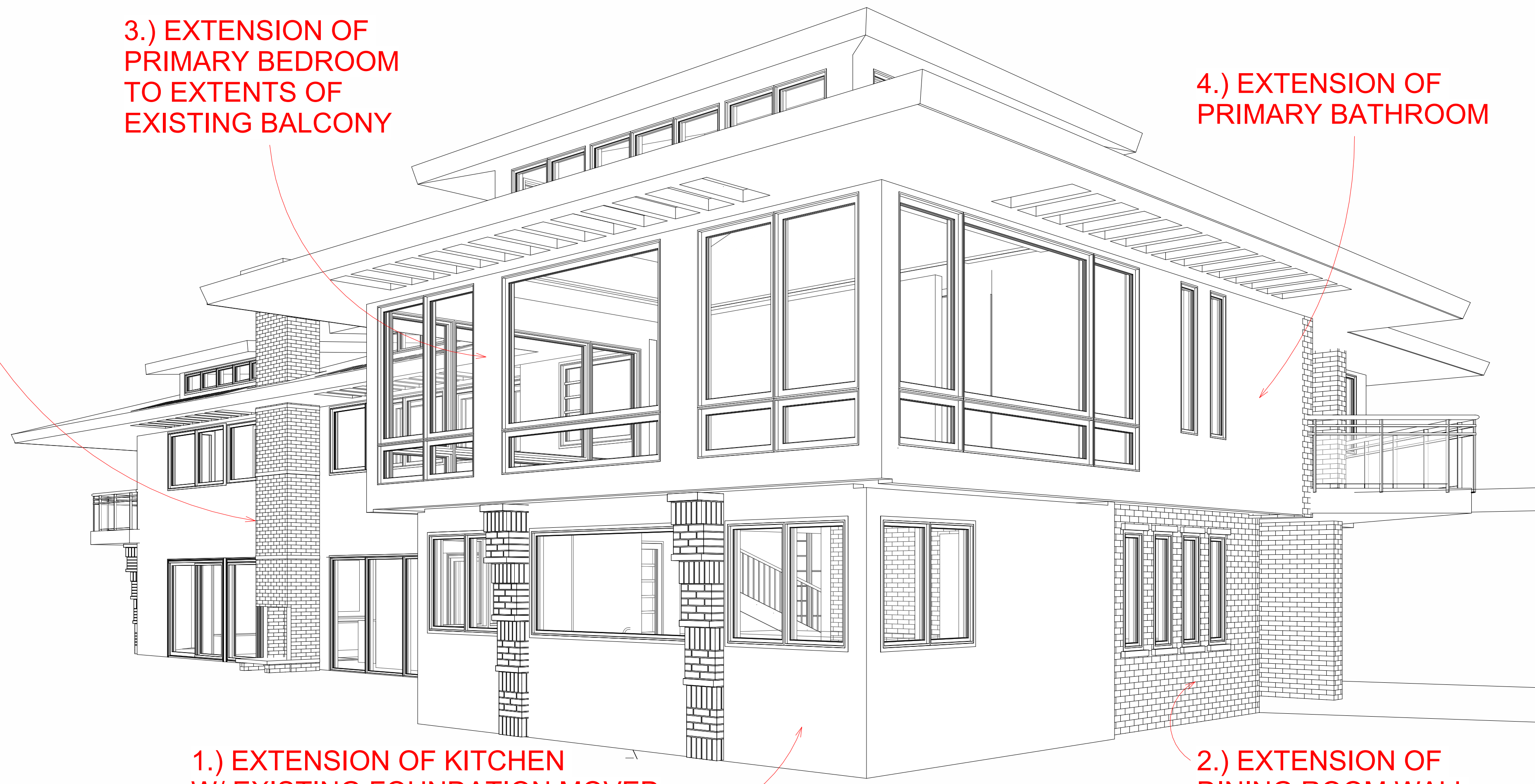
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7.) NEW CHIMNEY

③ 3D View 4



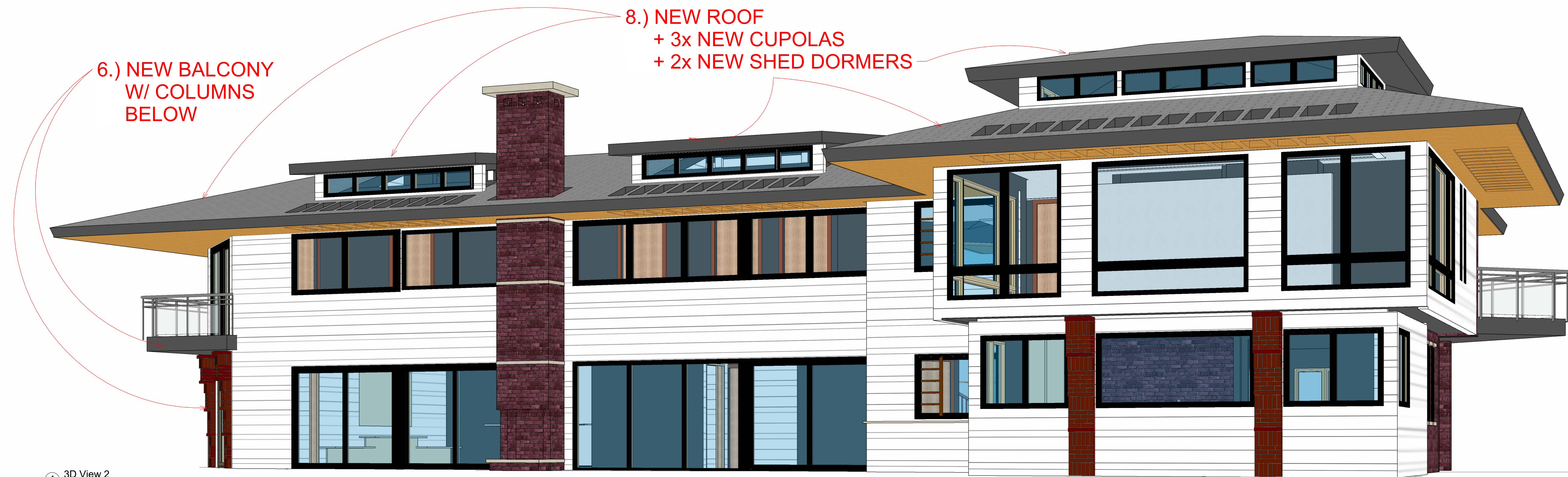
3.) EXTENSION OF PRIMARY BEDROOM TO EXTENTS OF EXISTING BALCONY

4.) EXTENSION OF PRIMARY BATHROOM

1.) EXTENSION OF KITCHEN W/ EXISTING FOUNDATION MOVED 18" BACK FROM EXISTING FOUND.

2.) EXTENSION OF DINING ROOM WALL

② 3D View 30



6.) NEW BALCONY W/ COLUMNS BELOW

8.) NEW ROOF + 3x NEW CUPOLAS + 2x NEW SHED DORMERS

① 3D View 2

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Interior Design Consultants

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Project #: Erickson at Partenwood
Date: 2025.10.07
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Progress Set #: #30

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Integrated Design, Drawings, Project Mgmt by:
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Perspectives w Scope Notes

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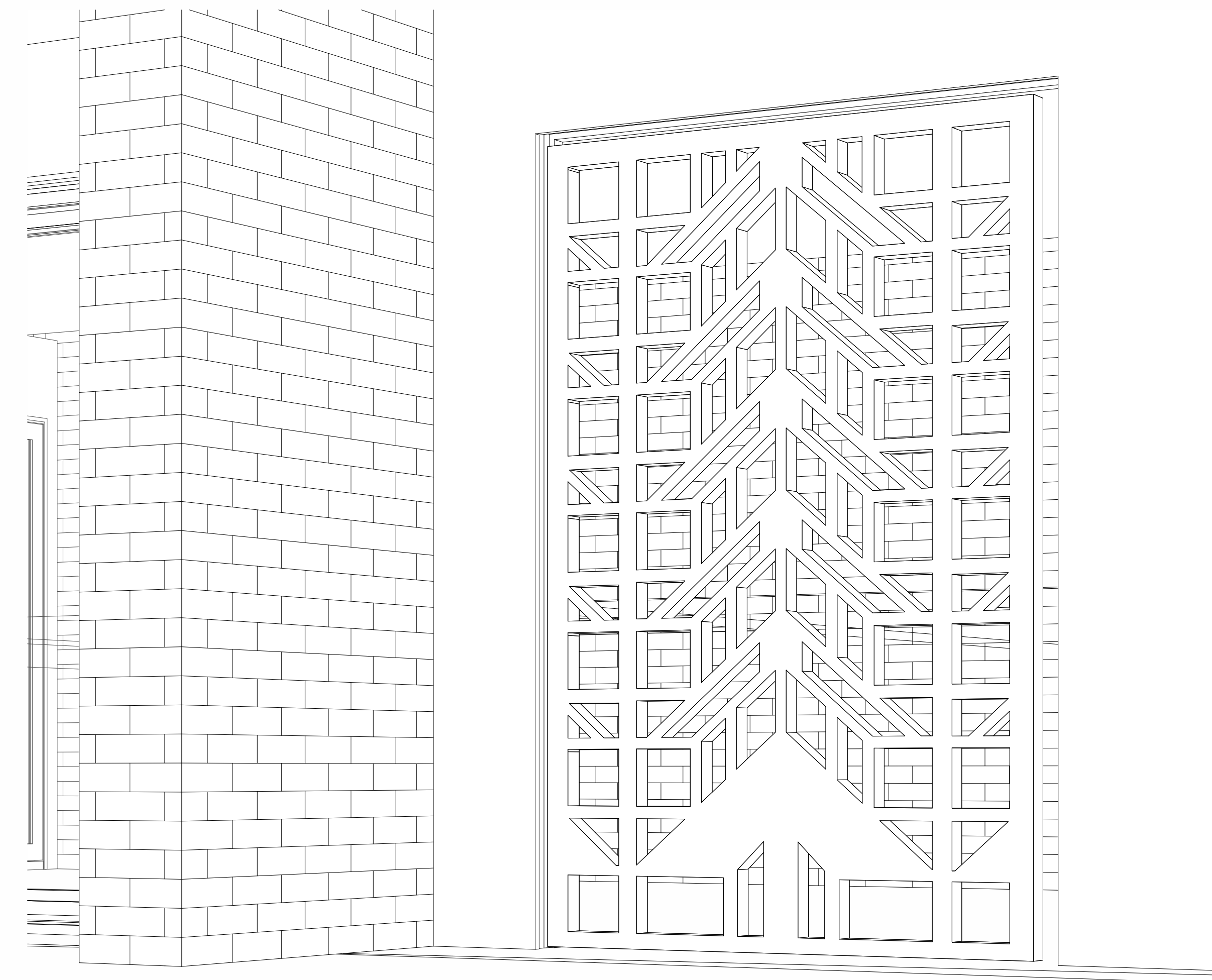
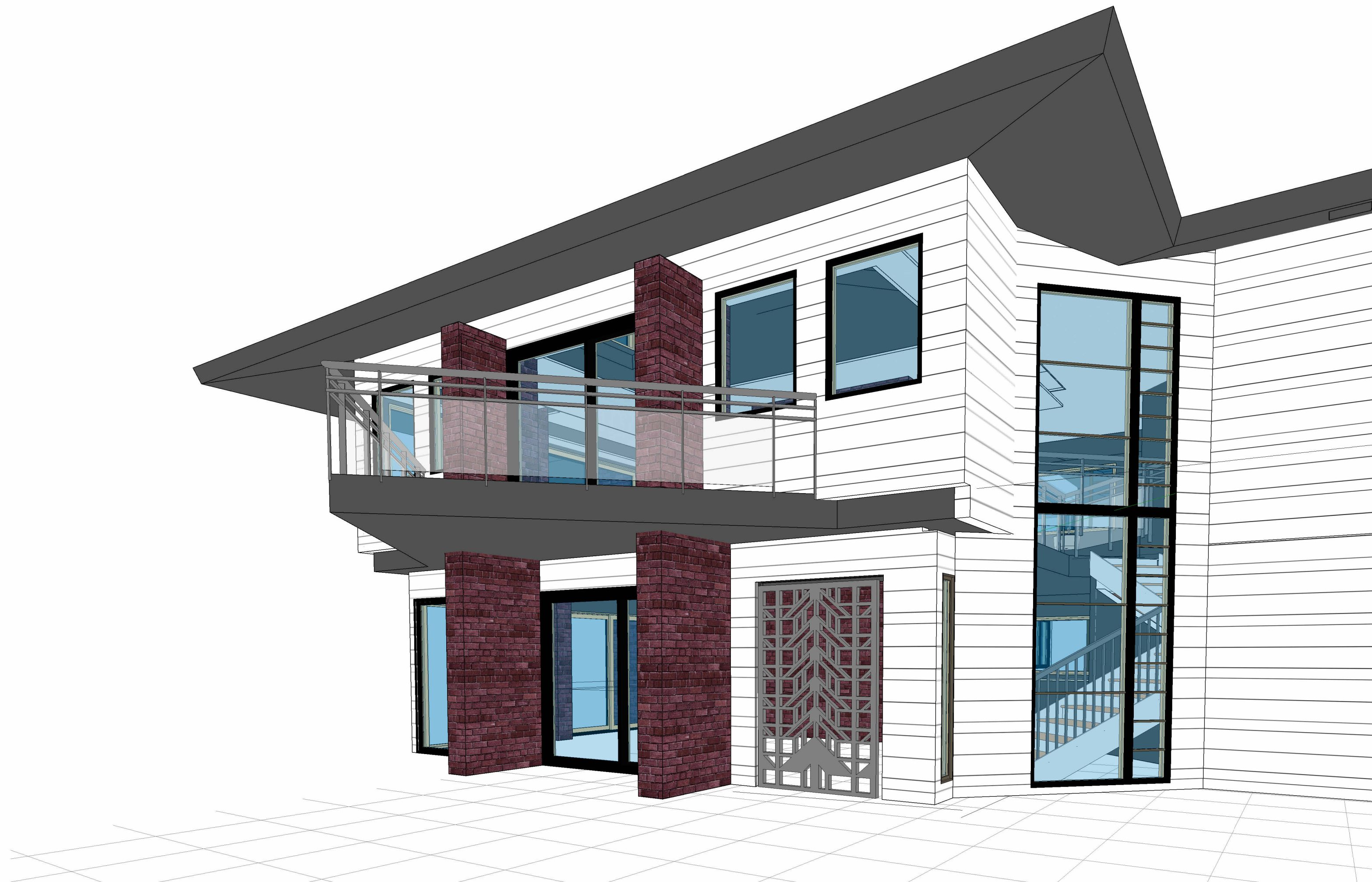
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① 3D View 7

② 3D View 10



③ 3D View 11

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Perspectives 3

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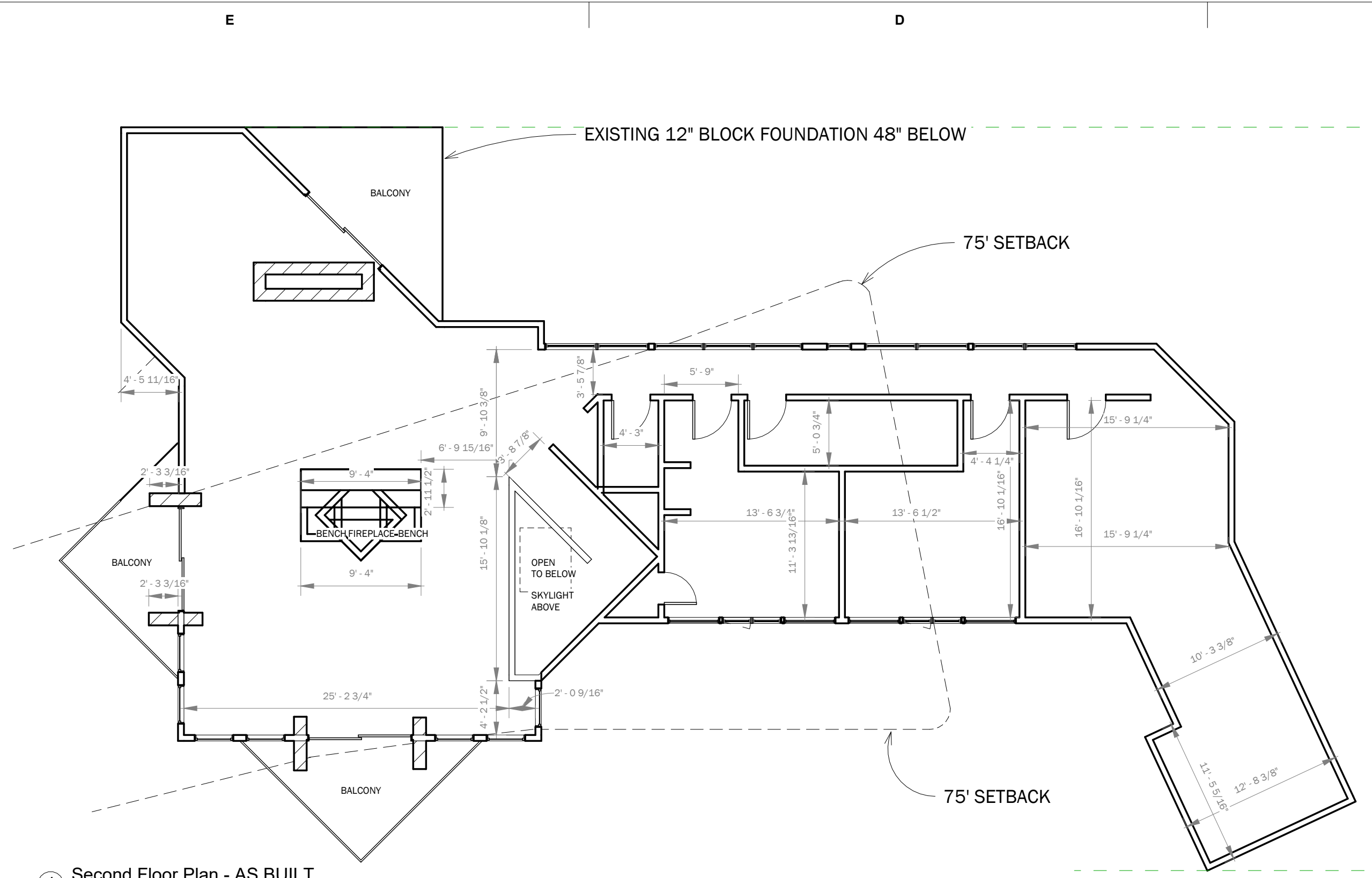
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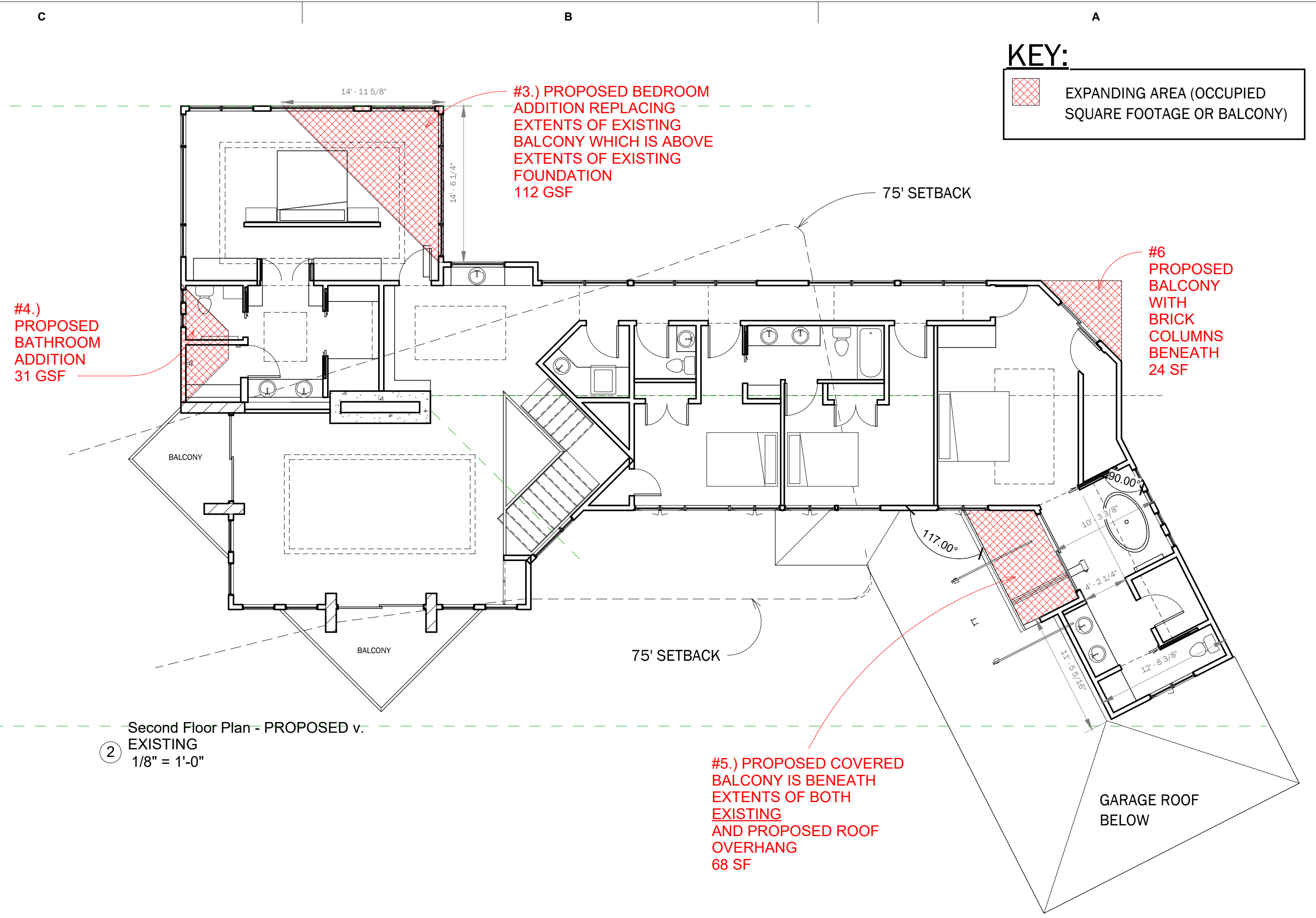
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Existing & Proposed - 2nd Floor & Roof

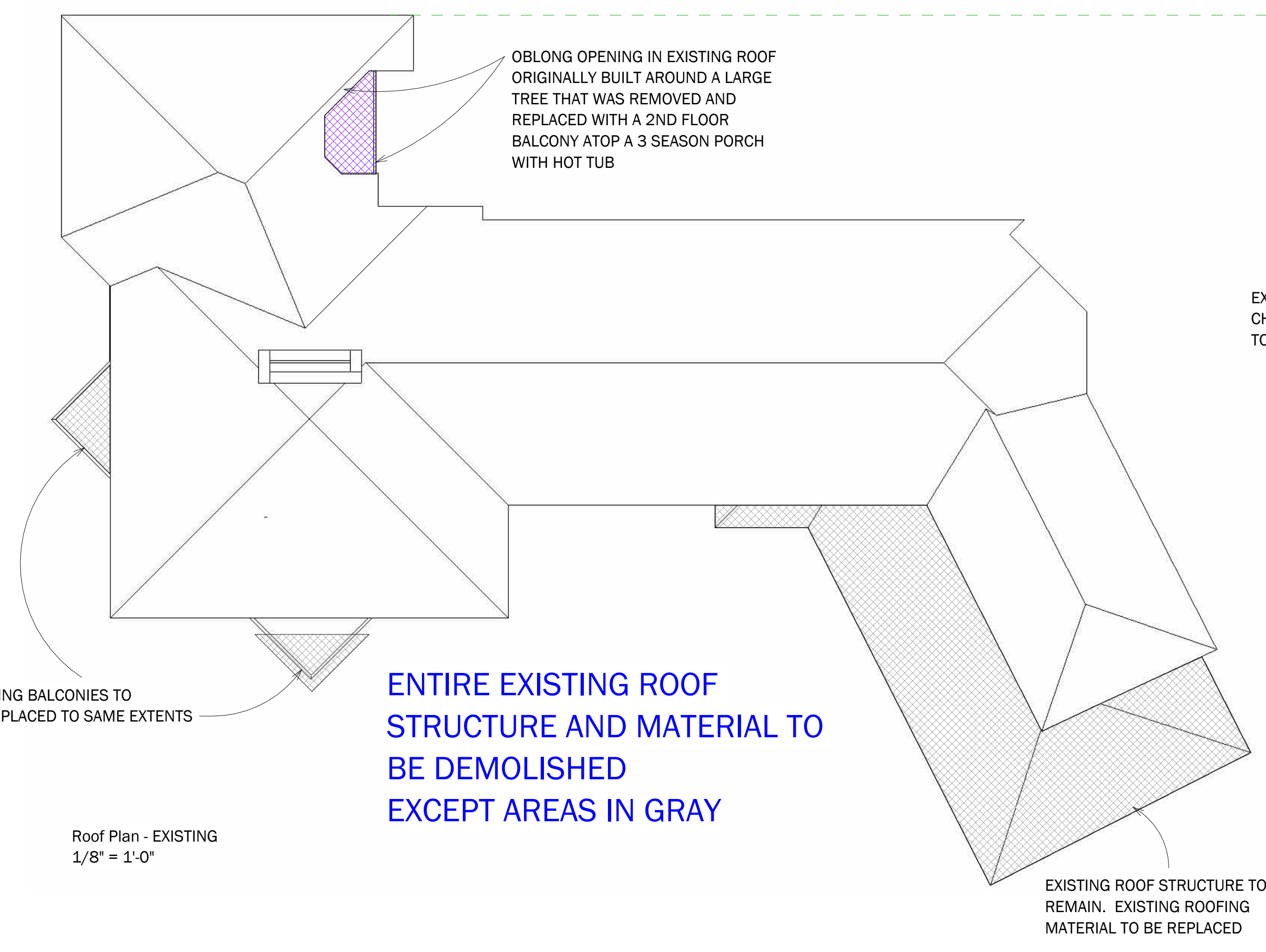
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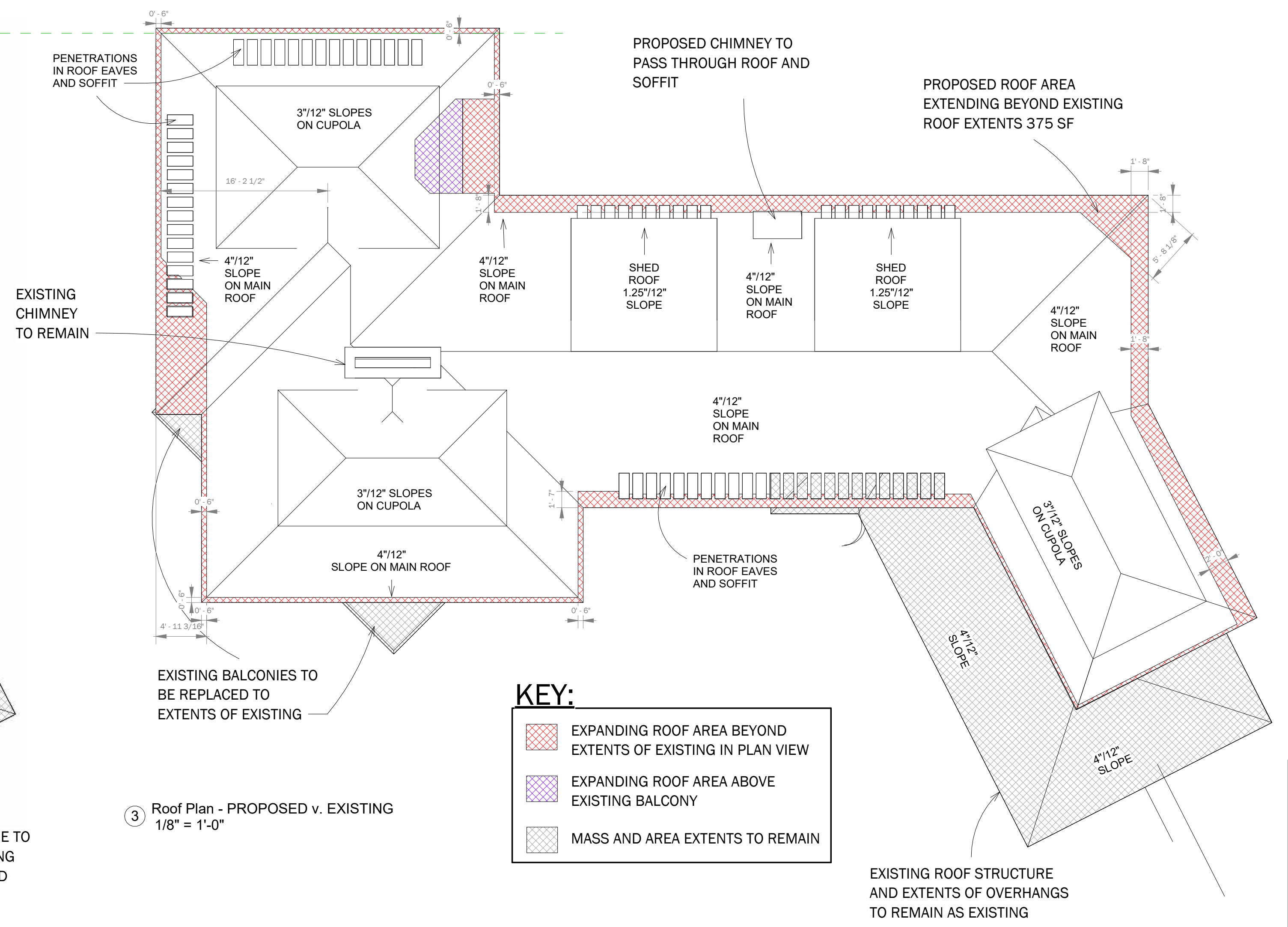
① Second Floor Plan - AS BUILT
 1/8" = 1'-0"



② Second Floor Plan - PROPOSED v. EXISTING
 1/8" = 1'-0"



Roof Plan - EXISTING
 1/8" = 1'-0"

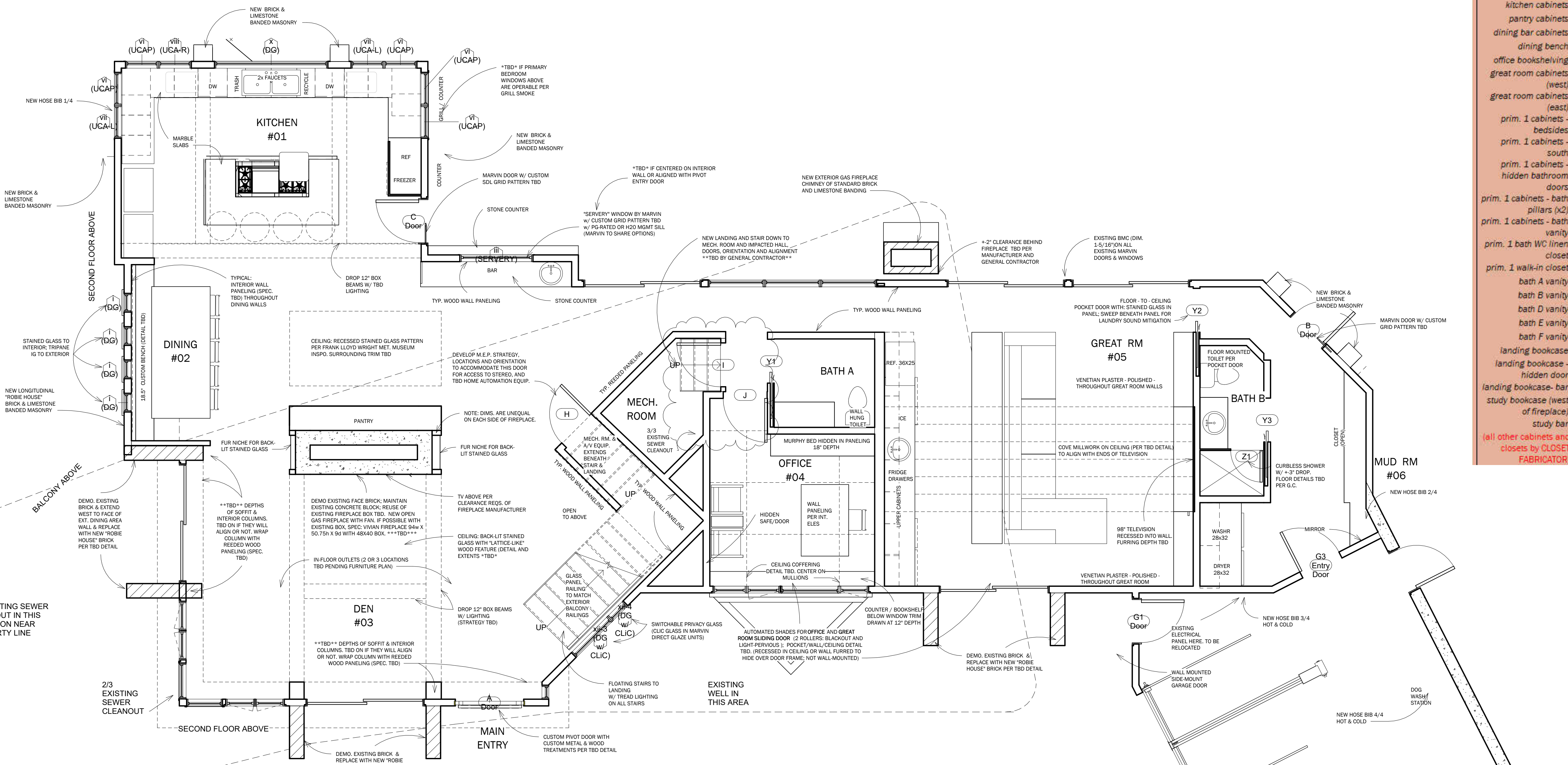


③ Roof Plan - PROPOSED v. EXISTING
 1/8" = 1'-0"

KEY:

- EXPANDING ROOF AREA BEYOND EXTENTS OF EXISTING IN PLAN VIEW
- EXPANDING ROOF AREA ABOVE EXISTING BALCONY
- MASS AND AREA EXTENTS TO REMAIN

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1 First Floor Plan - NOTES
1/4" = 1'-0"

SPECIFICATIONS:

1. HVAC: Airconditioning, In-floor hydronic heating through out main level, upper level and garage. Two air exchangers with automated CO2 sensors informing CFM boost mode. Note 2x indoor fireplaces (open, gas) with enervex fans. Note specs. for kitchen hood.
2. ELECTRICAL/LOW VOLTAGE/AUTOMATION/SECURITY: REFER TO SEPARATE ELECTRICAL DRAWINGS AND SPECIFICATIONS OF CABINETRY FABRICATOR:
3. CABINETRY Fabricator to collaborate with PM and GC to determine Scope of Work for Material and Labor responsibilities between CLOSET and MILLWORK contractors. Refer to ORANGE image for current CABINETRY & CLOSET responsibilities concerning cabinets, shelves, woodwork. CABINETRY FABRICATOR may be deemed responsible for wall & door paneling that correlate with CABINETS by CABINETRY FABRICATOR
4. MILLWORK FABRICATOR to collaborate with PM and/or GC to determine Scope of Work for Material and Labor responsibilities between CABINETRY and CLOSET contractors. Refer to ORANGE image for current CABINETRY & CLOSET responsibilities concerning cabinets, shelves, woodwork. CABINETRY FABRICATOR may be deemed responsible for wall & door paneling that correlate with CABINETS by CABINETRY FABRICATOR
5. CLOSET FABRICATOR (NOT CABINETRY) to determine Scope of Work for Material and Labor responsibilities between CABINETRY and MILLWORK contractors.
6. PLUMBING: refer to Ferguson Plumbing selections dated 2025.08.15. Verify all items with PM & GC before ordering from Ferguson.
7. INTERIOR WALL & CEILING FINISHES: prepare Bid per Drawings and Specifications in this Drawing Set; but schedule meeting with PM (Marco Vincent) to review your specifications prior to sending Bid.
8. INTERIOR DOORS: POCKET DOORS: soft close and soft open throughout; FLAT PANEL doors to receive HIDDEN BOOKSHELF and/or WOOD WALL PANELING throughout UPPER LEVEL

CABINETRY & WOODWORKS
 kitchen cabinets
 pantry cabinets
 dining bar cabinets
 dining bench
 office bookshelving
 great room cabinets (west)
 great room cabinets (east)
 prim. 1 cabinets - bed-sides
 prim. 1 cabinets - south
 prim. 1 cabinets - hidden bathroom doors
 prim. 1 cabinets - bath vanity
 prim. 1 cabinets - bath vanity
 prim. 1 bath WC linen closet
 prim. 1 walk-in closet
 bath A vanity
 bath B vanity
 bath D vanity
 bath E vanity
 bath F vanity
 landing bookcase
 landing bookcase - hidden door
 landing bookcase - bar
 study bookcase (west of fireplace)
 study bar
 (all other cabinets and closets by CLOSET FABRICATOR)

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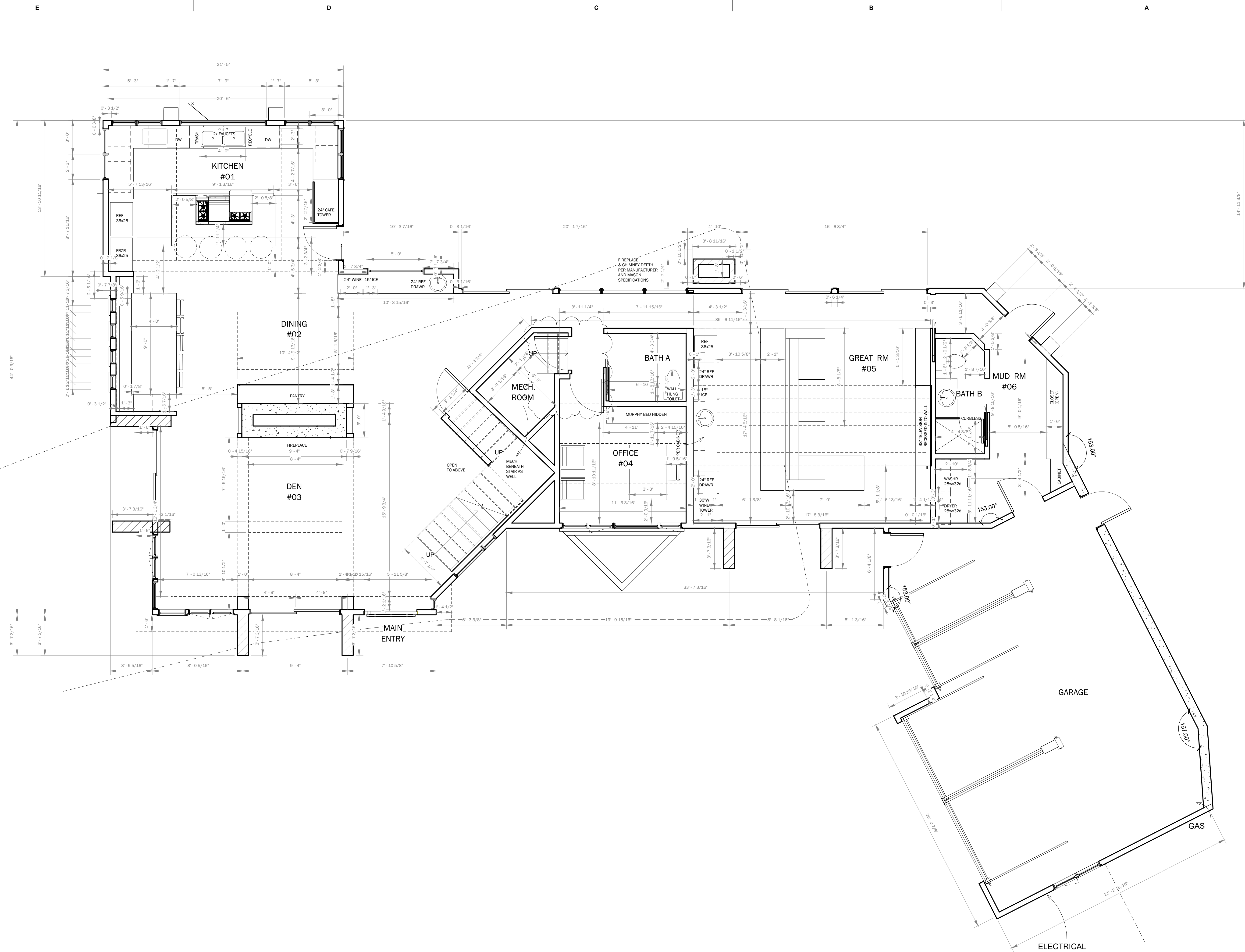
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 Date: 2025.10.07
 Checked by:
 Progress Set #: #30

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 Integrated Design, Drawings, Project Mgmt by:
 Marco Vincent | Takka Day Design | 651.336.8885

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Main Floor Plan - NOTES

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① First Floor - DIMENSIONED
1/4" = 1'-0"

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Revision 1
 Date 1
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 Main Floor Plan - DIMENSIONS

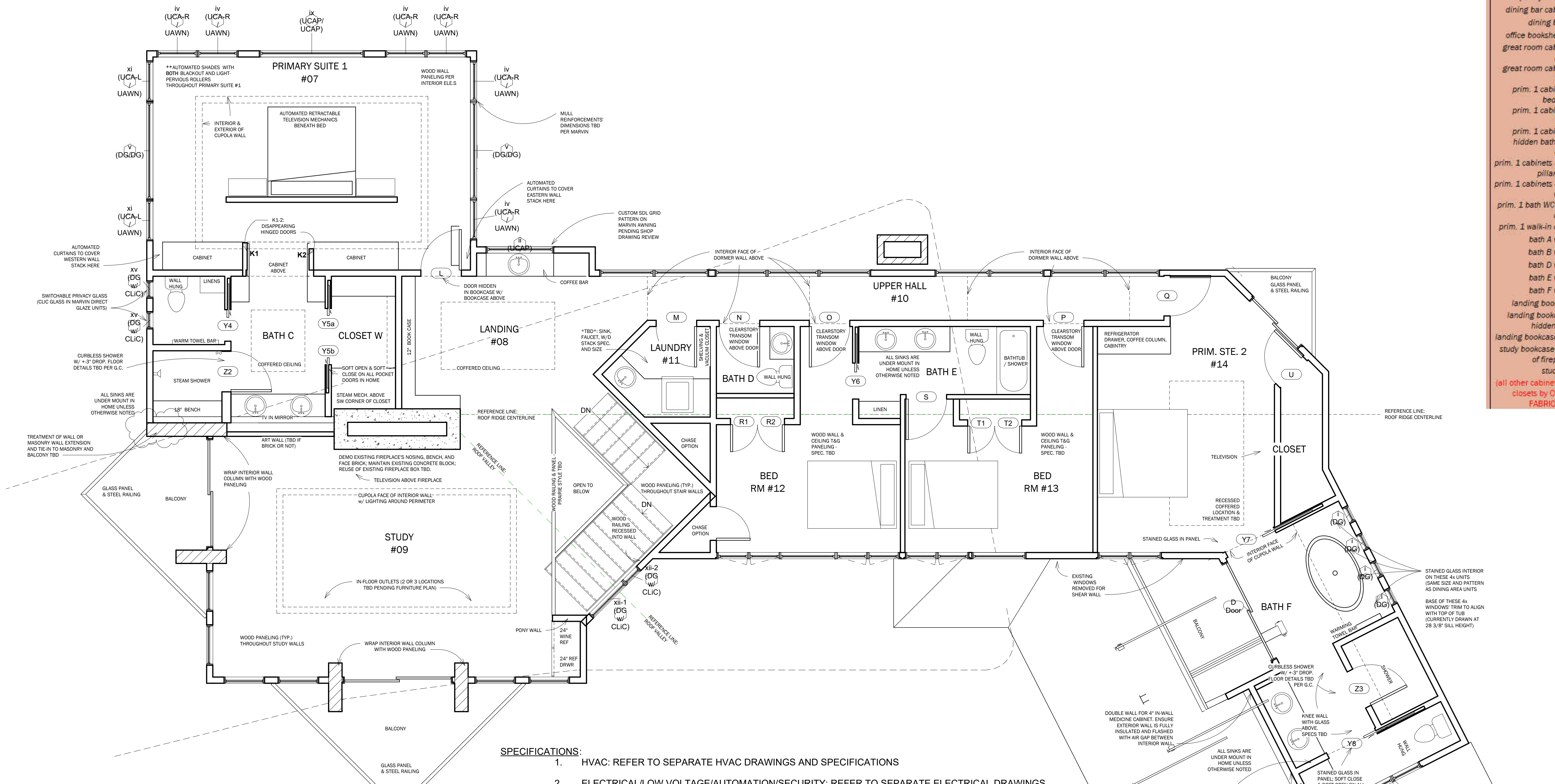
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Revision 1 Date 1
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- CABINETRY & WOODWORKS
- kitchen cabinets
- pantry cabinets
- dining bar cabinets
- dining bench
- office bookshelving
- great room cabinets (west)
- great room cabinets (east)
- prim. 1 cabinets - bedsides
- prim. 1 cabinets - south
- prim. 1 cabinets - hidden bathroom doors
- prim. 1 cabinets - bath pillars (x2)
- prim. 1 cabinets - bath vanity
- prim. 1 bath WC linen closet
- prim. 1 walk-in closet
- bath A vanity
- bath B vanity
- bath D vanity
- bath E vanity
- bath F vanity
- landing bookcase
- landing bookcase - hidden door
- landing bookcase - bar
- study bookcase (west of fireplace)
- study bar
- (all other cabinets and closets by CLOSET FABRICATOR)



1 Second Floor Plan - NOTES
1/4" = 1'-0"

SPECIFICATIONS:

- HVAC: REFER TO SEPARATE HVAC DRAWINGS AND SPECIFICATIONS
- ELECTRICAL/LOW VOLTAGE/AUTOMATION/SECURITY: REFER TO SEPARATE ELECTRICAL DRAWINGS AND SPECIFICATIONS OF CABINETRY FABRICATOR.
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Second Floor Plan - NOTES

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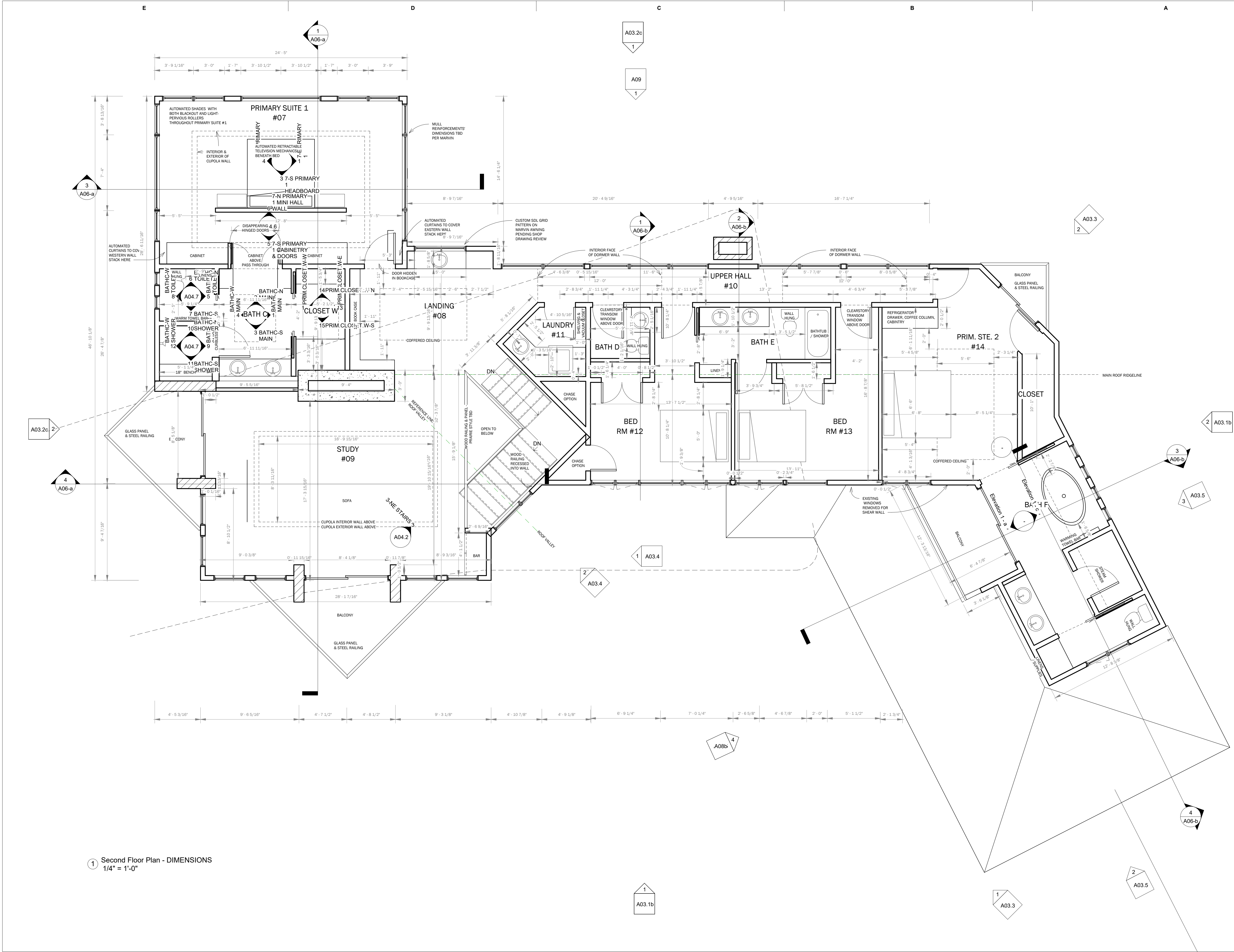
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Second Floor Plan - DIMENSIONS

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1 Second Floor Plan - DIMENSIONS
1/4" = 1'-0"

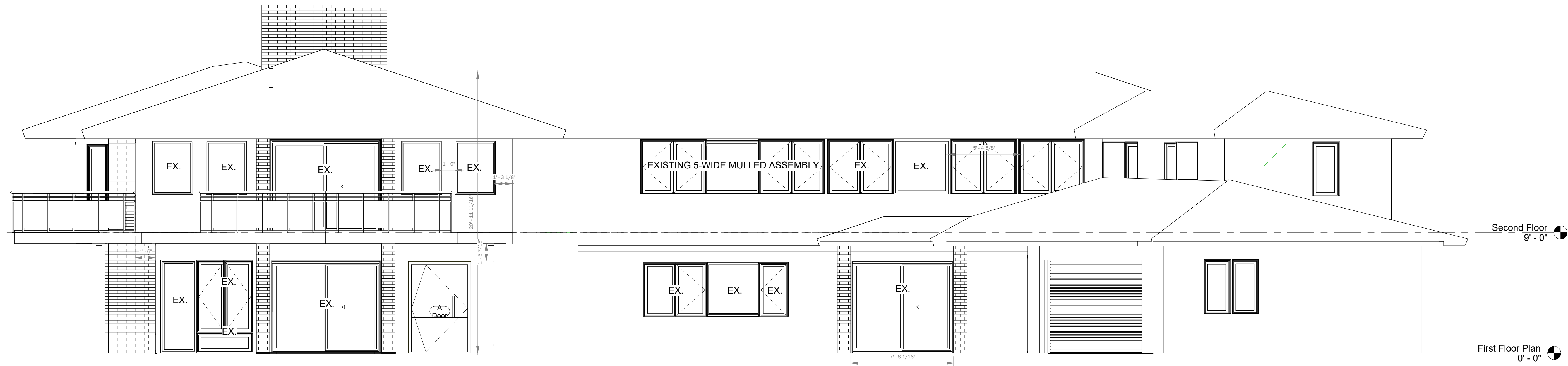
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3

2

1

EXISTING ELEVATIONS



① South
1/4" = 1'-0"



② East
1/4" = 1'-0"

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ELEVATIONS SOUTH AND EAST

A03.1

PROPOSED ELEVATIONS

8.) ROOF REPLACEMENT
+ 3x NEW CUPOLAS
+ 2x NEW SHED DORMERS

7.) NEW MASONRY CHIMNEY

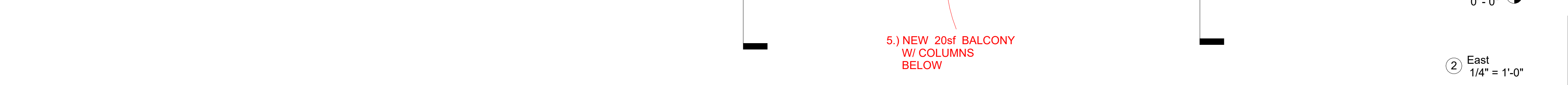
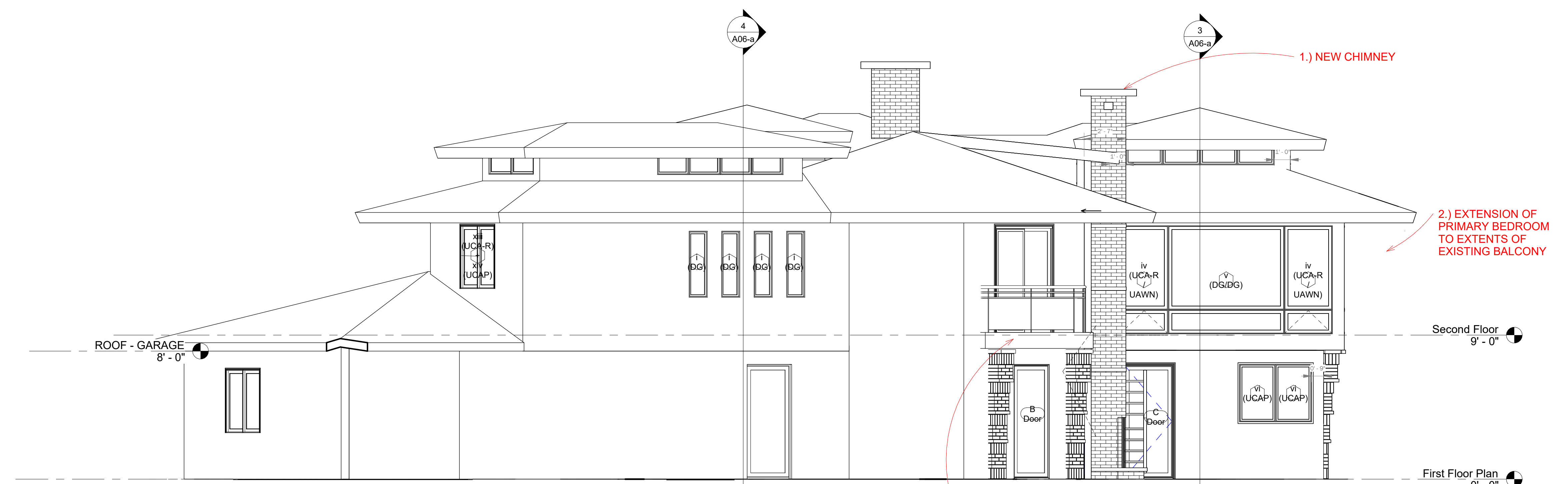
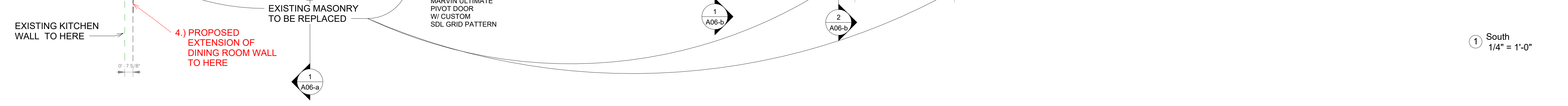
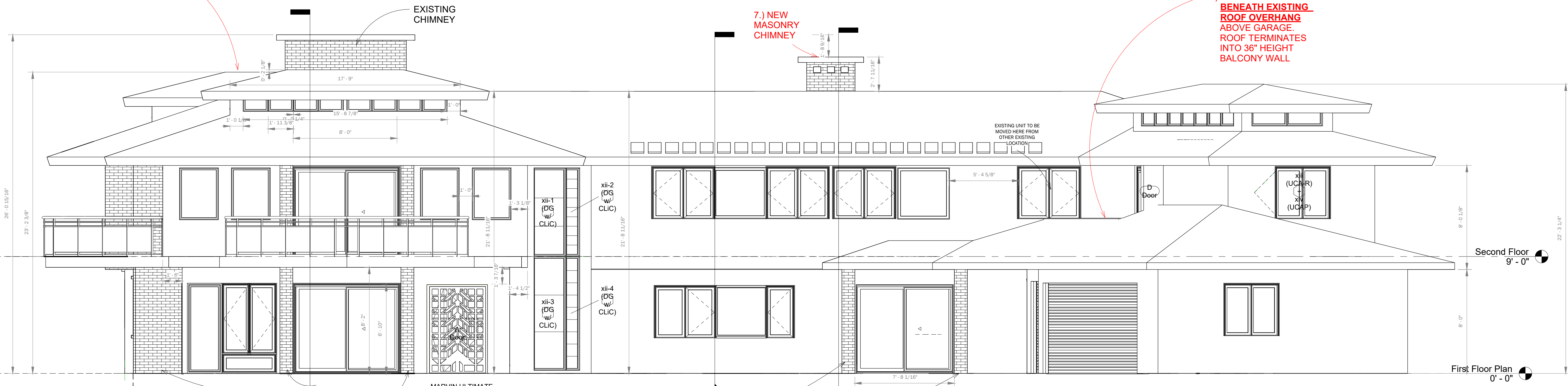
6.) NEW 55SF BALCONY BENEATH EXISTING ROOF OVERHANG ABOVE GARAGE. ROOF TERMINATES INTO 36" HEIGHT BALCONY WALL

4.) PROPOSED EXTENSION OF DINING ROOM WALL TO HERE

1.) NEW CHIMNEY

2.) EXTENSION OF PRIMARY BEDROOM TO EXTENTS OF EXISTING BALCONY

5.) NEW 20sf BALCONY W/ COLUMNS BELOW



Second Floor
9' - 0"

First Floor Plan
0' - 0"

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

Second Floor
9' - 0"

First Floor Plan
0' - 0"

2 East
1/4" = 1'-0"

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ELEVATIONS SOUTH AND EAST

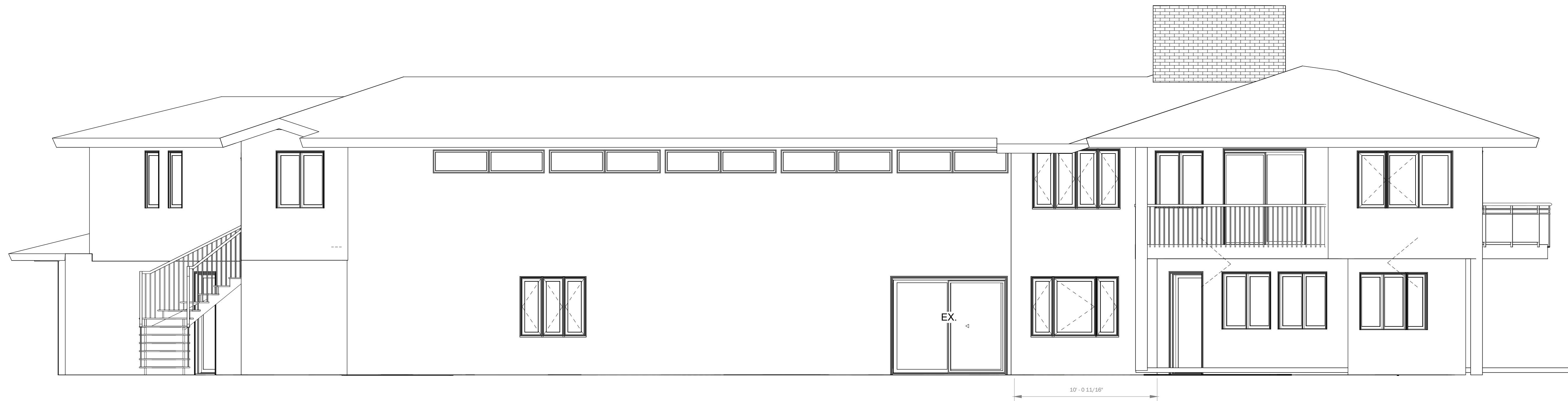
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A03.1c

EXISTING ELEVATIONS



② West
1/4" = 1'-0"



① North
1/4" = 1'-0"

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ELEVATIONS NORTH AND WEST

A03.2

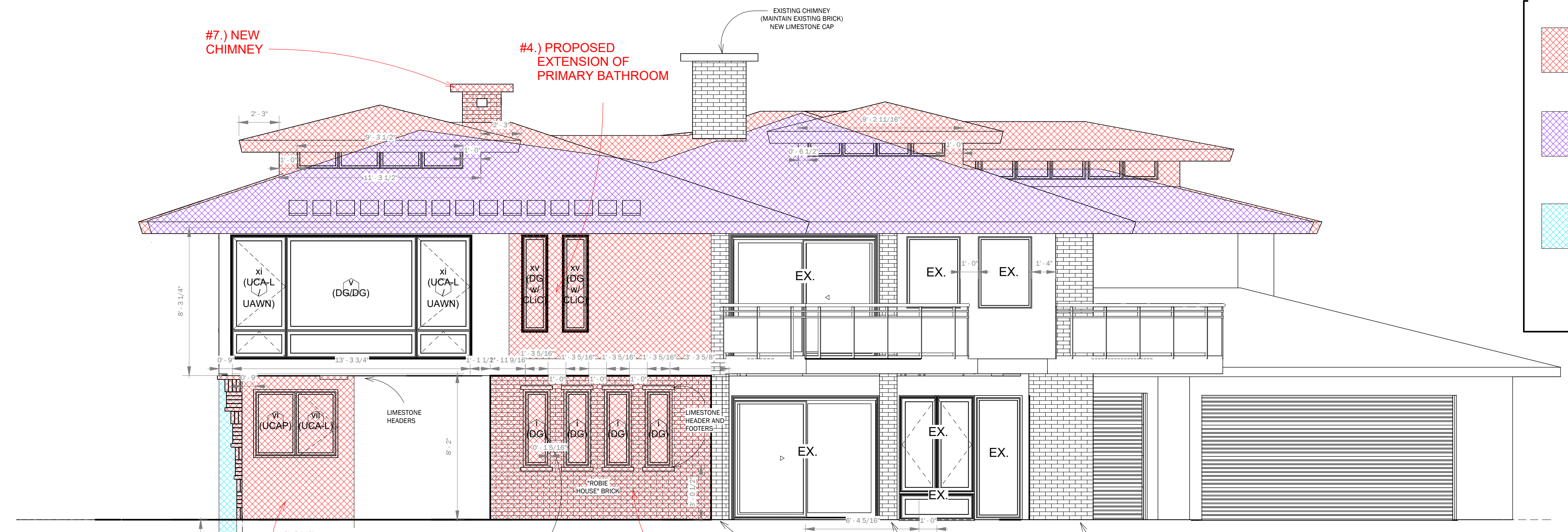
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KEY:

- EXPANDING MASS BEYOND EXTENTS OF EXISTING HOUSE ELEVATIONS OR EXISTING FLOOR PLANS
- REPLACED OR EXPANDING MASS WITHIN EXTENTS OF EXISTING HOUSE ELEVATIONS
- REMOVED MASS

ALL WINDOWS AND DOORS ARE NEW AND/OR TO BE REPLACED



EXISTING FACE OF MAIN LEVEL
 EXISTING KITCHEN NOSING,
 FOUNDATION, PORCH TO BE REMOVED

#1.) EXTENSION OF KITCHEN
 W/ EXISTING FOUNDATION MOVED 18"
 BACK FROM EXISTING FOUNDATION

PROPOSED NORTH FACE OF MAIN
 LEVEL AND FOUNDATION MOVED 18"
 SOUTH FROM EXISTING

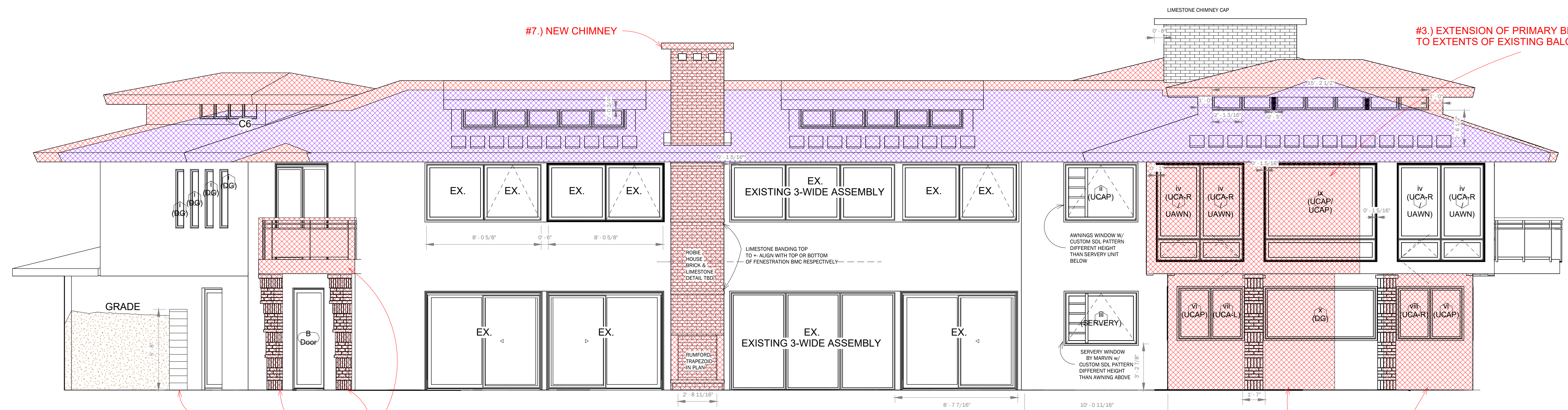
#2.) PROPOSED
 EXTENSION OF
 DINING ROOM WALL

EXISTING BRICK COLUMNS TO BE
 REMOVED AND REPLACED TO SAME
 MASS AND EXTENTS AS EXISTING

② West
 1/4" = 1'-0"

FOR EACH OF 8x UNIT #14 MARVIN DIRECT GLAZE
 WITH *TBD* JAMB EXTENSION DEPTHS TO
 ACCOMMODATE AND FRAME CUSTOM STAINED
 GLASS TO INTERIOR PER *TBD* DETAIL*

#1.) EXTENSION OF KITCHEN
 W/ EXISTING FOUNDATION MOVED 18"
 BACK FROM EXISTING FOUNDATION



SITE ITEM G.) NEW
 LIMESTONE RETAINING
 WALL - REPLACING
 EXISTING TIMBER

#6.) NEW BALCONY
 W/ COLUMNS
 BELOW

#1.) EXTENSION OF KITCHEN
 W/ EXISTING FOUNDATION NORTH
 MOVED 18" BACK FROM EXISTING
 FOUNDATION

① North
 1/4" = 1'-0"

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 ELEVATIONS NORTH AND WEST - OVERLAY

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A03.2b

