L.R. Jafvert and Associates, Inc.
architects

July 28, 1976

Mr. Don Weese
City of Rochester
Building & Safety Department
1421 3rd Avenue S.E.
Rochester, Minnesota 55901

Dear Mr. Weese:

Upon the request of George A. Baihly, our office (L.R. Jafvert & Associates, Inc.) has reviewed the plans and specifications for the 8 - Unit Condominium Building for the Green Meadows Project in Rochester, Minnesota, dated 11-5-73.

It was agreed, by ourselves (L.R. Jafvert & Associates, Inc.), yourself (Rochester Building & Safety Department), Lowell Torseth (State Registration Board) and Richard Aune (original signing Architect), that upon our review and recommendations, we could certify by letter these drawings and specifications for re-use to permit the construction of a third 8 - Unit Condominium Building By George A. Baihly (Owner-Contractor) in the Green Meadows Project, Rochester, Minnesota.

Our changes and additions to the plans and specifications are based on: the drawings and specifications and information given to us by George A. Baihly; numerous phone calls to yourself and to the State Building Department; letters from the Rochester, Minnesota Building and Safety Department dated October 23, 1973, October 24, 1973, August 14, 1974 and July 6, 1976; the Uniform Building Code and its Amendments; consultation with our Structural Engineer, Lloyd Darg; and consultation with our Mechanical & Electrical Engineer, Dick Lindell.

We will certify the drawings and specifications, provided the following outline of changes, additions and specifications are included:

1. Light & Ventilation Requirements for all Habitable Rooms should be met as follows:
   a. Typical Living Room (13'-7" x 19'-4"), Dining Room (12'-2" x 8'-0") & Kitchen (11'-6" x 8'-10") Areas - 1 "Andersen" Sliding Glass Door #8068.
   b. Typical Bedroom (11'-6" x 11'-11") Area - 1 "Andersen" Double Hung Window #3856.
   c. Typical Bedroom (12'-7" x 14'-10") Area - 1 "Andersen " Double Hung Window #3856 & 1 - #2856.
   d. Second Floor Study - Bedroom (8'-3" x 14'-8") Area - 1 "Andersen" Double Hung Window #3846.

6700 france avenue - edina, minnesota 55435 612 - 926 - 7077

2. Exit Signs
   a. with the marked basement space useage (storage & laundry), no exit signs should be required at the two exit doors.
   b. the two main exterior exit doors should not need exit signs because both are obvious and clearly identifiable as exits.

3. Crawl Spaces
   a. min. 18" between bottom of floor joists and top of fill.
   b. operable openings for ventilation, on opposite walls, having a net area of not less than 1½ sq.ft. for each 25 linear ft. of exterior wall - openings must be covered with corrosion resistant wire mesh with ¼" - ½" grid openings.
   c. full 9½" fiber glas insulation batts between 2 x 10 floor joists.
   d. vapor barrier over entire area of fill and held down with fill.
   e. 1" styrofoam insulation on the inside of perimeter conc. blk. foundation walls from top of wall to 2' below grade level.

4. Construction of Floor & Ceiling Structure, between First & Second Floor Units & between First Floor Units & Basement, to meet the required 50 STC rating & one-hour fire-resistive construction requirement, should be as follows:
   a. 3/4" T. & G. plywood
   b. ½" Desiban Board
   c. 2 x 10 floor joists 16" O.C.
   d. 3" sound attenuation Blanket @ joist center
   e. RC - 1 channel
   f. 5/8" firecode gyp. bd.

5. Partition Construction Between the Unit & Corridor, where it is not double wall, shall be as follows to meet the required 45 STC rating & the one-hour fire-resistive construction requirement:
   a. 5/8" firecode gyp. bd.
   b. 2 x 4 studs @ 16" O.C.
   c. 3" sound attenuation blanket
   d. RC - 1 channel
   e. 5/8" firecode gyp. bd.

6. Double- Wall Party Wall Construction Between Units, required STC 50 & two-hour fire-resistive construction, shall be completed with two separate walls of 2 x 4 studs @ 16" O.C. which each:
   a. are enclosed with 5/8" firecode gyp. bd. on both sides.
   b. have 3" sound attenuation blankets running the full partition ht.
   c. run from First Floor to the Roof Sheathing.
   d. must be firestopped with firestop insulation between the walls @ the Second Floor & @ the Second Floor Ceiling.

7. Basement - Being a usable space under the first story of a Group H Occupancy, it must be separated from the first floor by one-hour fire-resistive construction.
   a. the entire ceiling area of the basement must be finished with 5/8" firecode gyp. bd.
   b. the two exit stairs leading to the first floor & the space under them must be enclosed by one-hour fire-resistvie construction (the stud wall must have 5/8" firecode gyp. bd. on both sides).
   c. the exit doors to the stairs must be 3'-0" x 6'-8" one-hour door & frame assemblies with closers.

8. The Corridors and Stairs of this building should be considered an exit enclosure, requiring one-hour fire-resistive construction, provided the Basement is separated from its Two Exit Stairs by one-hour fire-resistive construction. The following is required:
   a. floor, ceiling & partition construction similar to that described in Items 4-7.
   b. all Unit Exit-Entry Doors must be a minimum 3'-0" wide x 6'-8" ht. and be minimum one-hour fire-resistive door & frame assemblies, with closers.
   c. the Two Building Exit Doors must also be a minimum 3'-0" wide & 6'-8" ht.

9. Stairways
   a. minimum width - 36" clear.
   b. ¼" maximum tolerance in rise and run.
   c. minimum landing size - 36" sq.
   d. one required handrail @ 30" - 34" above the nosing of treads, terminated not less than 6" beyond the top & bottom risers in a newel post or safety terminal.

10. Detail 2B/F1, Sheet #F-1:
   a. show 3½" fiberglas insulation batts between 2 x 4 studs.
   b. show 5/8" firecode gyp. bd. as inside partition finish with vapor barrier between studs & gyp. bd.
   c. face brick tie note should read minimum of one corrosion resistant brick tie for each 2 square feet of brick veneer.
   d. 2 x 6 sill plate must be treated.
   e. a continuous sill seal should be noted between the 2 x 6 sill plate and the foundation wall.
   f. the anchor bolts should be specified as ½" dia. x 15" long @ 6'-0" O.C. max. with minimum 12" location from the end of the wd. plate.
   g. floor structure should be similar to that described in Items 2 & 3.
   h. the space under the floor joists should be crawl space - see Item #3.

11. Detail 3/F1, Sheet #F-1:
   a. must show 2 x 10 solid Blocking between 2 x 10 Floor Joists @ the bearing support line as required.
   b. the 3/4" Re-Rods @ 6'-0" O.C. in the conc. blk. foundation wall around the Basement should be located 3" in from the Basement side of the wall.
   c. it shall be the contractor's responsibility to get the soil bearing, excavations & fills thoroughly checked by a competent soils engineer prior to placement of footings and if soil bearing is less than 2000 psf., the Structural Engineer shall be notified.

12. One Building Entrance & Approach, the corresponding First Floor Entry Space & the Total First Floor Corridor must meet the Uniform Building Code, Chapter 55 - Facilities for the Handicapped, Section 5502, Building Accessibility:
   a. walk approach to building shall be of slip-resistant surface, minimum 48" wide, with slope maximum of 1 vertical to 20 horizontal.
   b. the interior entry floor surface and the exterior entrance slab shall be no more than ½" lower than the entry door threshold.
   c. all openings and doorways off the accessible First Floor Corridor must not be less than 31" clear width.
   d. the building entry door and all First Floor Corridor Doors must be operable by a single effort of one hand.

   Items a. & b. will eliminate the stepped porch entrance detail 2/F1, Sheet #F-1, @ one building entry.

13. Hardware
    a. special security Hardware, Dead Bolt lock Requirement - Each unit entry door off the corridor shall have a dead bolt lock, locked from the exterior to comply with section 1315 (Amendment to 1973 UBC) use "Schlage" G51PD Entrance Lock or equal.
    b. building exit hardware on the Two First Floor Exit Doors must be "operable from the inside without the use of a key or any special knowledge or effort".
    c. both Building Exit Doors should swing out in the direction of travel - the occupant load of 50 could be exceeded if one of the two exits were blocked.

14. Glazing for doors or panels of shower or bath tub enclosures shall be one of the following:
    a. minimum thickness 3/16" fully tempered glass.
    b. minimum ¼" thickness laminated safety glass.
    c. approved plastic

15. In the following details the flashing must be a minimum No. 26 U.S. gauge corrosion-resistant metal, and we also strongly advise that the flashing be run up the wall behind the siding or trim bd. a minimum 10":
    a. Detail 1/E1, Sheet #E1
    b. Detail 5/E1, Sheet #D3A
    c. Detail 6/E1, Sheet #D3A
    d. Detail Y/E1, Sheet #D3A
    e. Detail Section A, Sheet #D4
    f. Detail 1/R1, Sheet #R1
    g. Detail 2/R1, Sheet #R1

16. Both Building Entry - Exit Units have two Glass side Lights with glass size 13" x 79". Because their least dimension is less than 18" the glass need not meet the special requirements of UBC, Section 5406.

17. Foundation Plan Structural Notes, Sheet F-1:
    a. footings around crawl space should step down to the Basement Ftg. Elev. @ max. 1'-4" Vertical to 2'-8" Horizontal - Footings for the Entry Porch should also step down in this manner.
    b. typical conc. blk. pier note in crawl spaces, except for 12" x 40" conc. blk. pier, should read, 12" x 12" conc. blk. pier, conc. fill all cores with 2-½" dia. full height dowels.
    c. the 12" x 40" conc. blk. pier should also have full ht. dowels instead of 10".
    d. typical Pilaster & Expanded Footing on Crawl Space Foundation Wall should be eliminated - note should read: conc. core fill under beam bearing, 6" x 8" x ½" bearing plate - typ. 2 - ½" studs, conc. core fill to ftg.
    e. typical framing lumber note should read: All Framing Lumber = D.F. #2 or better.

18. First Floor Key Plan Structural Notes, Sheet #3, K-1:
    a. 2 - 2x8 Header is adequate over Living Room Sliding Glass Door #8068.
    b. 2 - 2x6 Header is adequate over Bedroom Windows #2856 & #3856.
    c. each Unit must have a 3 - 2x10 Header running from the Foyer corner of the Double-Wall dividing the Living Room from the Stair or Entry to the Double-Wall, Party Wall dividing one unit's storage room from the other - each end of this Header shall be supported with 3 - 2x4's.

19. Second Floor Key Plan Structural Notes, Sheet 4, K-5:
   a. corridor note between Party Walls calling out 2 (4" x 14") lam. bm's. can be changed to 2 sets of 2 - 2x12's supported @ each end by 2 - 2x4 post, spanning the corridor separately on the double wall - Party Wall.
   b. in the Study-Bedroom 2x4's can be used instead of 2x8's @ 16" O.C. between the bottom truss chords attached with joist hangers.
   c. roof trusses in the area where Mech. Equipment is called out above, must be designed for Roof Loads Plus Mechanical Equipment Loads.
   d. typical Header over Bedroom Window #2856 should be 2 - 2x6's.
   e. typical Header over Bedroom Window #3856 should be 2 - 2x8's.
   f. typical Header over Study-Bedroom Window #3846 should be 2 - 2x8's.
   g. typical Header over Living Room Sliding Glass Door #8068 should be 2 - 2x12's.
   h. void Laminate Wood Bm. Note.
   i. 4" x 14" Lam. Wd. Bm. Note @ Bedroom & Living Room Exterior Walls in Units 201 & 202 should read 3-1/8" x 13½" Lam. Wd. Bm. with "Simpson" PC44 Post Cap or equal @ 4" x 4" Post Supports.

20. Garage Structural Notes;
   a. omit 3 Grade Beams & their Pier Footings.
   b. call out 2 #5's in 20" x 8" Continuous Conc. Ftg.
   c. minimum Garage Footing Depth to be 42".
   d. refer to Item 10-f. for complete anchor bolt requirements
   e. refer to Item 10-c. for correct Mech. Brick Tie Note for Brick Veneer.

The following list of drawings, specifications & information shall be provided by the Owner-Contractor - George A. Baihly:

1. Complete & Certified Electrical Drawings Including:
   a. locations & specifications for product of combustion detectors.
   b. bathroom mechanical ventilation system capable of 5 air changes per hour.

2. Complete & Certified HVAC Drawings Including:
   a. required bathroom mechanical ventilation system.
   b. required HVAC for corridors.
   c. required HVAC for basement.

3. Complete & Certified Plumbing Drawings.

4. Certified Roof Truss Drawings with stress diagrams & calculations from the roof truss manufacturer.

5. Certified Balcony Drawings & Specifications Including:
   a. structural design.
   b. guardrail spacing & ht.

6. Wall and Floor Systems Information from the Manufacturer:
   a. test data to prove compliance with the minimum code STC requirements.
   b. installation instructions to meet required STC ratings.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Steven P. Mueller

Date 7/28/16 Reg. No. 11,782

10

377985

PROOFED
GRANTOR
GRANTEE
TRACKED
PAID
CHG:

COUNTY RECORDER OFFICE } ss.
Olmsted County, Minn.

I hereby certify that the within instrument was filed in this office for record on

AUG 11 1976

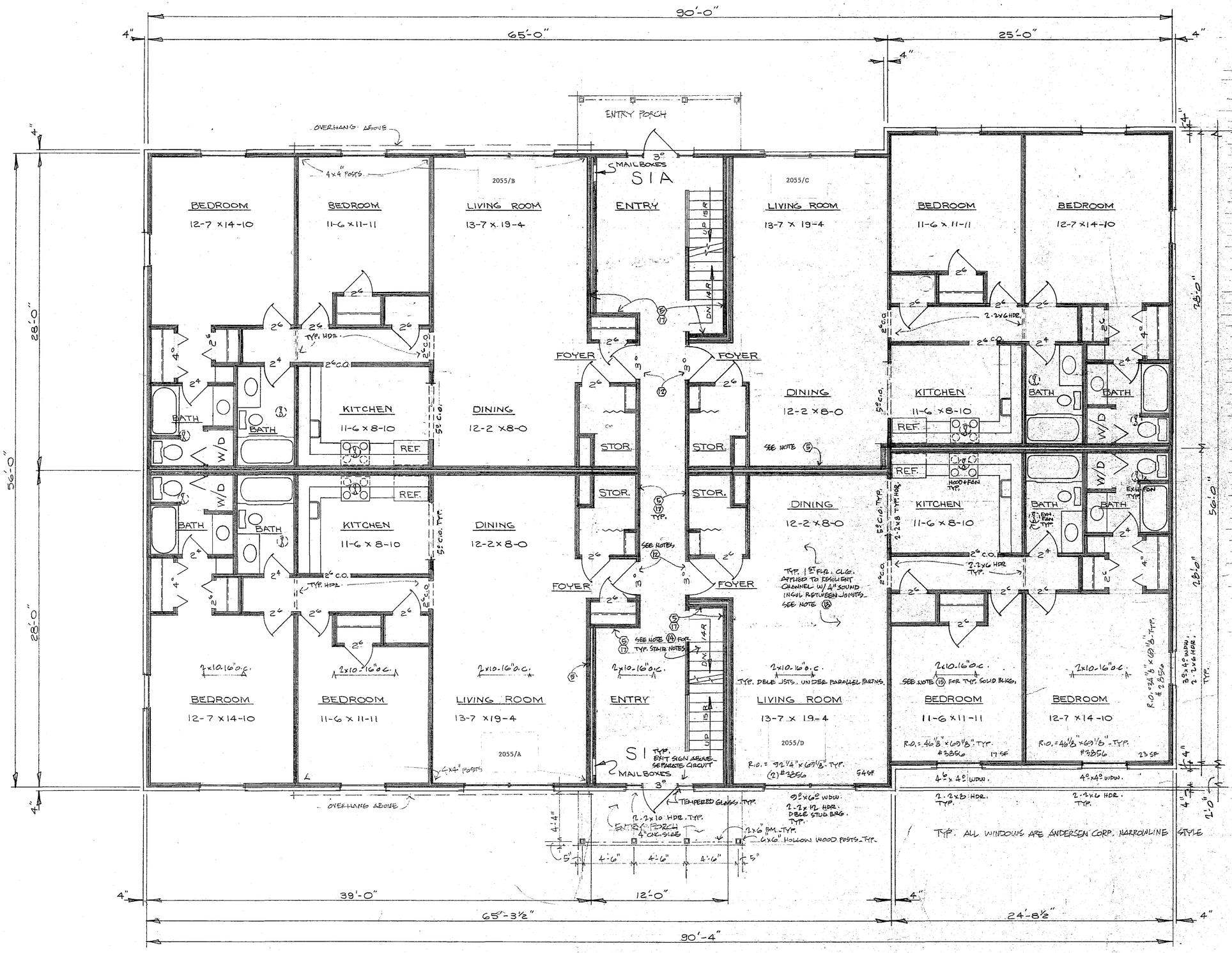
at 8½ o'clock A M

Book B-4 Misc on page 663

Darry J. Evans County Recorder

By Carole M. Bake Deputy

W.D.4.



NOTE: 4" BRICK VENEER ALL SIDES. USE A MIN. OF ONE CORROSION RESISTANT BRICK TIE FOR EA. 4 SQ. FT. BRICK VENEER.

NOTES: TYP. ALL UNITS

1. ALL CLGS. 5/8" TYPE 'X' GY. BD.
2. PROVIDE AIR TIGHT DRAFT STOP AT ALL FLR. OR CLG. @ ALL LOCATIONS WHERE DUCT SHAFTS PASS BETWEEN FURS. OR ATTIC.
3. MIN. PARTY WALL S.T.C. RATING = 50 - FURNISH MFG. DATA FOR INTENDED PARTY WALL ASSEMBLY - EQUIV. TO G.H.T. 106 P.T.
4. PLASTIC PLBG. PIPE PENETRATIONS PERMITTED IN ADJACENT STUD SPACES - VERIFY LAYOUT W/ PLBG. INSPECTOR.
5. PARTY WALL - 5/8" TYPE 'X' GY. BD. TO BE FULLY CONTINUOUS AT ALL PARTY WALL SYSTEMS INCLUDING AREAS BEHIND ALL TUBS + SHWR. RECESSES + OTHER PLBG. INSTALLATIONS
6. ALL TUB + SHWR. RECESSES TO BE FACED W/ WATER RESISTANT GY. BD. BACKING TO A HEIGHT OF 72" IN ADDITION TO 5/8" GY. BD.
7. ALL FRMNG. LMBR - 1200 f
8. HEADERS - EXTERIOR SINGLE WDW. - 2-2x6 OR AS NOTED. EXT. MULLION WDW. - 2-2x12
9. APT. + BLDG. ENTRY DOORS SHALL INCLUDE DEAD BOLT LOCKS LOCKED FROM EXTERIOR - COMPLYING W/ SEC. 1305 (AMENDED) U.B.C. - IN ADDITION TO OTHER HARDWARE REQMNTS.
10. HTG., VENTILATING, AIR CONDITIONING, PLBG., + ELECT. PLANS TO BE SUBMITTED PRIOR TO INSTALLATION.
11. MAX. 2" DROP FROM TOP OF THRESHOLD TO LANDING IS REQD. IF AN EXTERIOR DOOR SWINGS OVER.
12. APT. ENTRY DOORS - 1 3/4" LABEL DOOR + FRAME SELF CLOSER
13. TEMPERED GLASS SHOWER ENCLOSURE.
14. HANDRAIL - ONE SIDE - 32" ABOVE NOSING
    1 1/2" MAX. NOSING - 7 3/4" MAX. RISE - 10" MIN. TREAD
    3 - 2x12 STRINGERS EACH RUN
    5/8" TYPE 'X' GY. BD. STAIR LINER
    6'-6" MIN. HEADRM. ABOVE NOSING.
15. SOLID BLOCKING BETWEEN FLR. JSTS. AT ALL BEARING SUPPORT LINES.
16. FOUNDATION SILL PL. - 2x6 CONT. W/ 1/2" Ø x 10" A.B. 6'-0" O.C. SET IN CNC. FILL.
17. MIN. CORRIDOR WALL S.T.C. RATING = 45 - FURNISH MFG. DATA FOR INTENDED CORRIDOR WALL ASSEMBLY.
18. MIN. FIRST FLOOR CLG. S.T.C. RATING = 50 - FURNISH MFG. DATA FOR INTENDED CLG. - FLOOR ASSEMBLY.
19. VERIFY ALL CONDITIONS + DIMENSIONS BEFORE PROCEEDING W/ ANY CONSTRUCTION WORK.
20. ALL WINDOW UNITS ARE ANDERSEN CO. UNITS W/ 50% OPENABLE WDW. AREA MIN.
21. CERTIFIED TRUSS DRWGS. TO BE SUBMITTED PRIOR TO INSTALLATION.
22. SEE HTG. + VENTILATING DRAWINGS FOR REQ'D. CORRIDOR VENTILATION.
23. ALL VERTICAL SHAFTS TO BE ENCLOSED W/ 1 HR. FIRE RESISTIVE ASSEMBLIES AND ALL OPENINGS PROTECTED TO COMPLY W/ CODE REQMNTS - SEE MECH. DRWGS.

TYP. ALL WINDOWS ARE ANDERSEN CORP. NARROWLINE STYLE

FIRST FLOOR KEY PLAN

SCALE: 1/4" = 1'-0"

SEE NOTE (10) FOR UTILITY DRWGS.

REV. 11-27-73

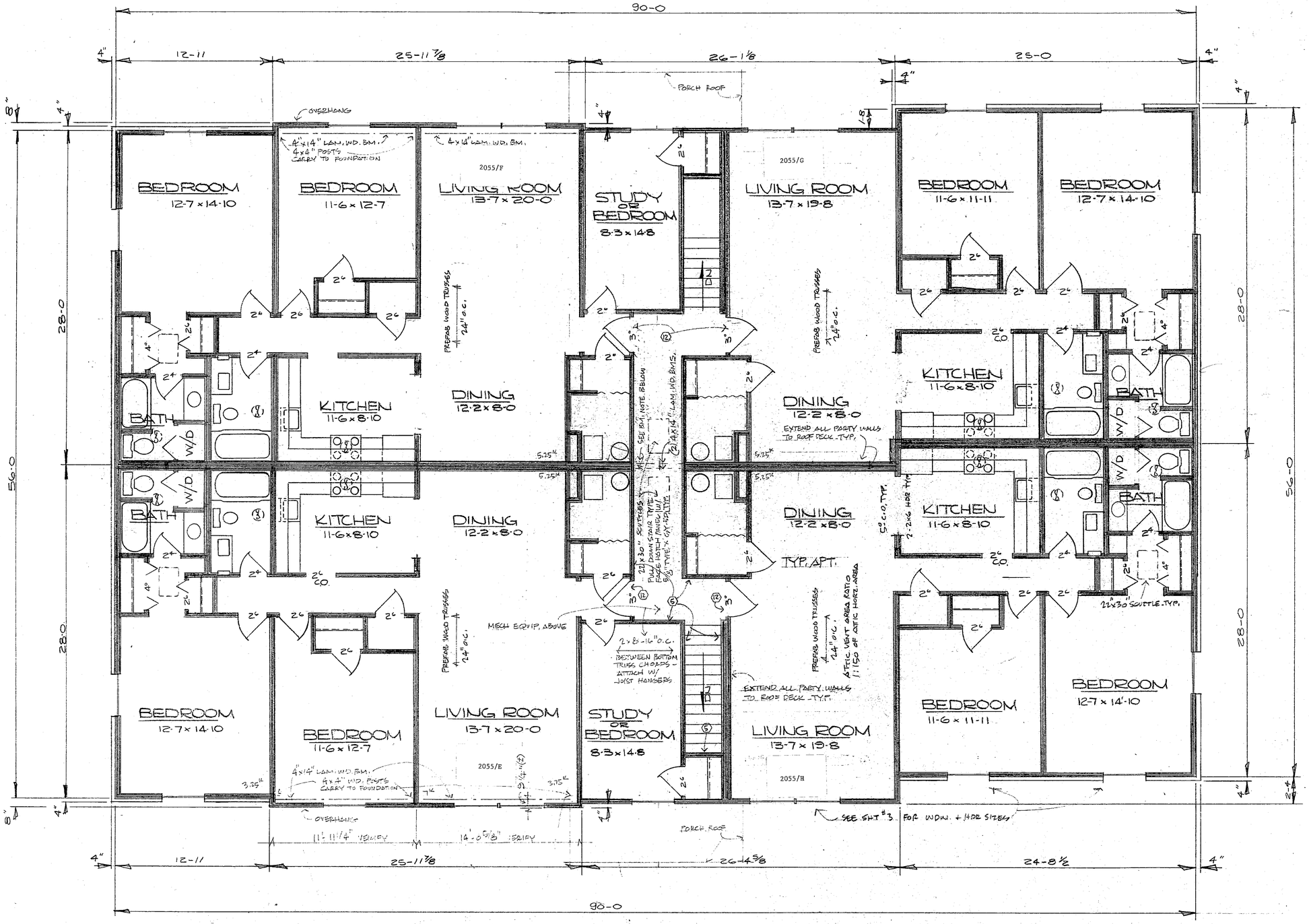
I hereby certify that this plan, specification, or report was prepared by me or under my supervision and that I am a duly licensed Architect under the laws of the State of Texas.

Date 11-5-73 Reg. No. 6465

GREEN MEADOWS THIRD BLDG. 2055

PROGRESSIVE TOOL AND MANUFACTURING CO.
PLANNING SERVICE
P-1572 OCTOBER 1973 W.H.P.

SHEET. 3 K-1



SECOND FLOOR KEY PLAN

SCALE 1/4" = 1'-0"

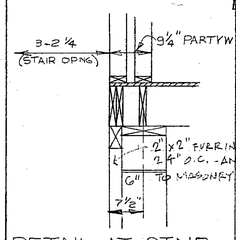
SEE SHT. #3 FOR TYP. NOTES
- EXCEPT AS NOTED.

BEAM NOTE: (2) 4"x14" LAMINATED WOOD BEAMS - 12'-6" SPN
(2) 2x4" POST EACH END - EACH BM. - CARRY POSTS TO FOUNDATION BRG. - WRAP EACH BM. W/ 5/8" TYPE 'X' GY. BD.

REV. 11-27-73

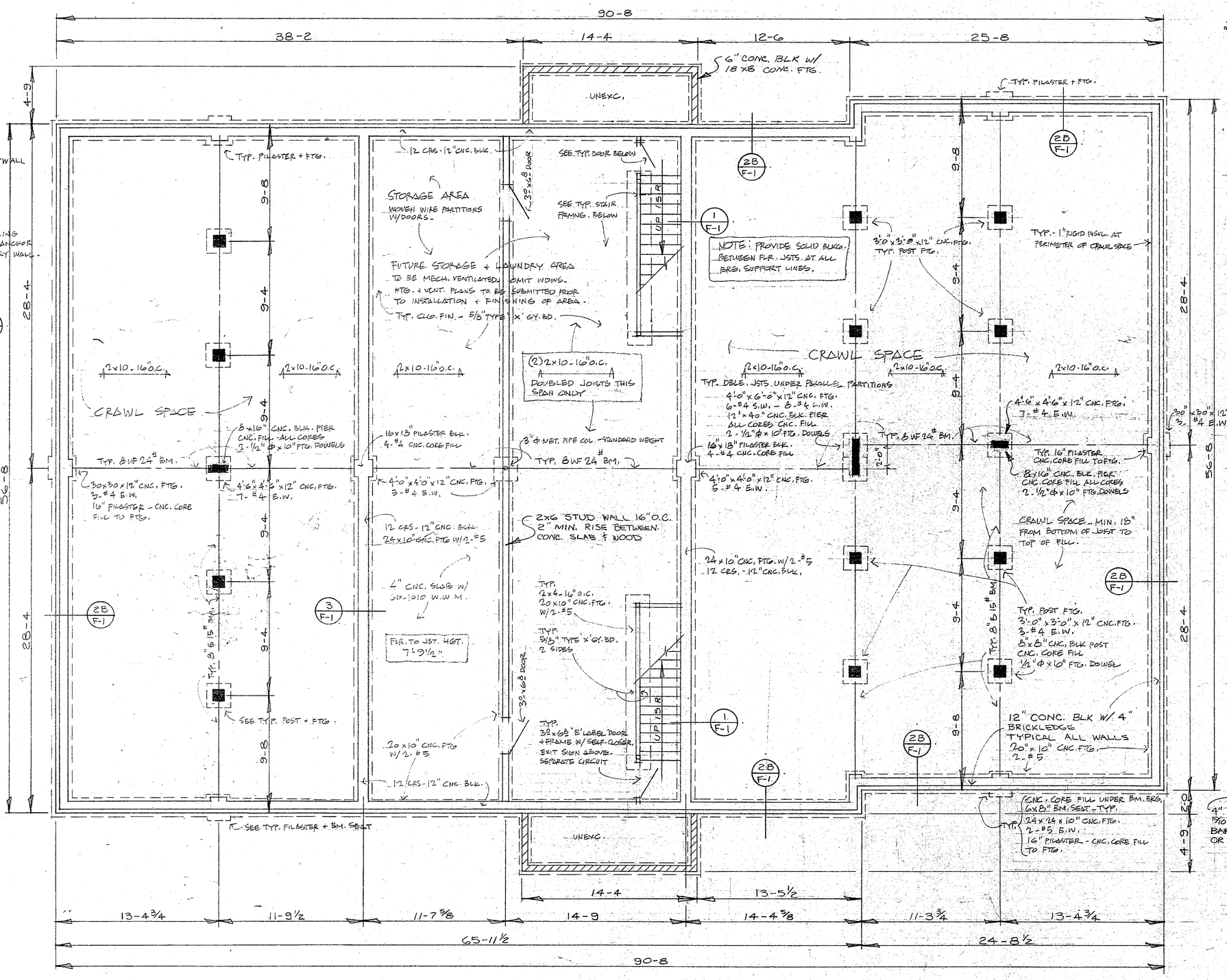
P-1572 OCTOBER 1973 W.H.P.

11-5-73 6465 SHEET 4 K-5



DETAIL AT STAIR

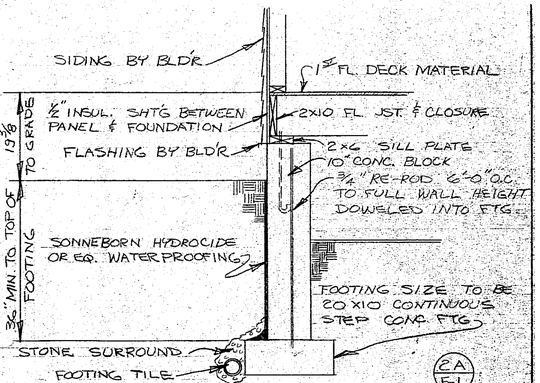
SCALE: ¾"=1'-0" (1/F-1)



FOUNDATION PLAN

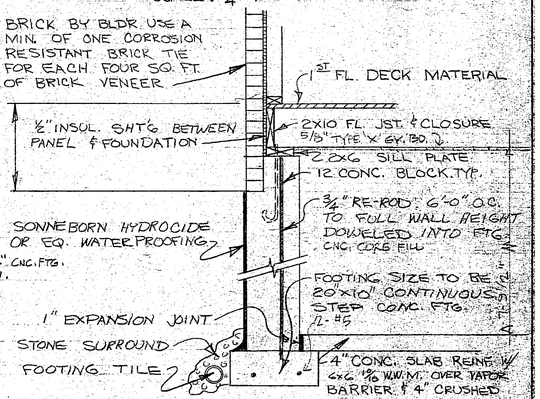
SCALE: ¼"=1'-0"

ALL FRAMING LMBR. = 1200f
1/2" PLYWD SUB-FLR - 32/16 INDEX



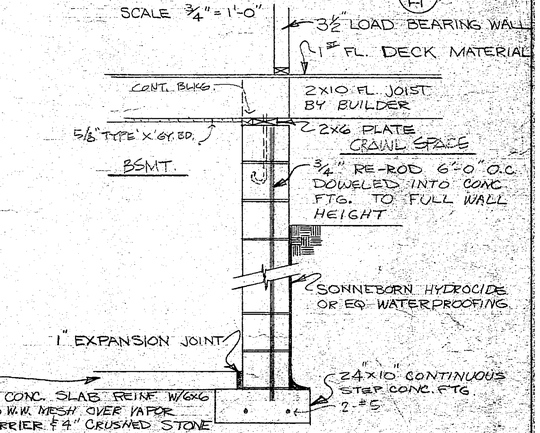
EXTERIOR WALL DTL. WITHOUT BRICK

SCALE: ¾"=1'-0"



DETAIL AT EXTERIOR WALL (2B F-1)

SCALE ¾"=1'-0"



DET. OF LOAD BEARING WALL (3/F-1)

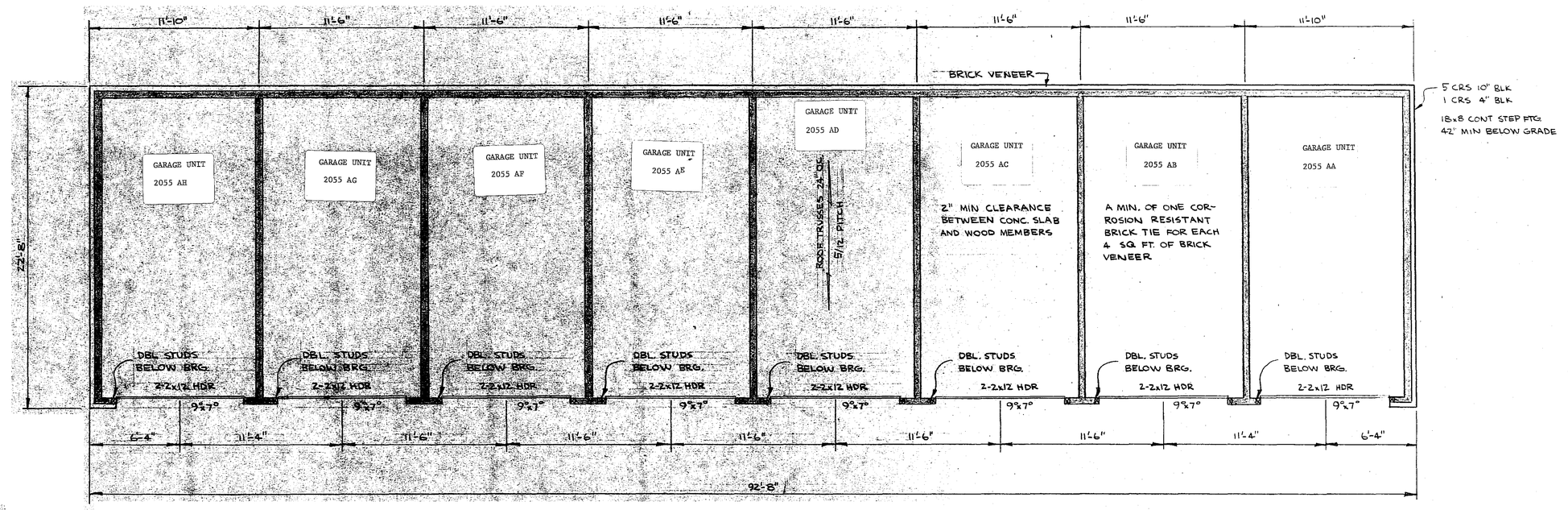
SCALE: ¾"=1'-0"

MIN. SOIL BRG. CAPACITY = 2000 # P.S.F.
CNC. STRENGTH = 3000 # P.S.I.
TYPE 'M' MORTAR THRU OUT
CNC. CORE FILL THRU OUT
TYPE 'A' 36" STEEL

PROGRESSIVE TOOL AND MANUFACTURING CO.
PLANNING SERVICE
P-1572 OCT. 1973 W.H.P.

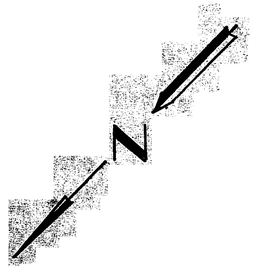
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Illinois.
Date 11-5-73 Reg. No. 6465

SHEET F-1



MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"



NOTE:

IT IS THE EXPRESS RESPONSIBILITY OF THE OWNER AND/OR HIS CONTRACTOR TO VERIFY ALL DIMENSIONS *BEFORE* CONSTRUCTION. THE DESIGNER AND/OR HIS EMPLOYER ARE NOT RESPONSIBLE FOR ACTUAL CONSTRUCTION UNLESS CONTRACTED SPECIFICALLY TO DO SO. ANY ERRORS OR OMISSIONS ON THE DRAWING WILL BE CORRECTED ON THE DRAWING AND SHOULD BE REPORTED IMMEDIATELY.

PROGRESSIVE DESIGN # 2872
AUGUST '76 RE