McGHIE & BETTS, INC.
CONSULTING ENGINEERS
1648 - 3rd AVENUE S. E.
ROCHESTER, MINNESOTA 55901
PHONE: 507-289-3919

K. M. McGHIE, P.E., R.L.S.
1904 - 1975

DOUGLAS N. BETTS, P.E., R.L.S.
PRESIDENT
RICHARD J. HAASE, P.E.
VICE PRESIDENT
CONRAD G. FOSSUM

LOREN W. LEACH, P.E.
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JAMES E. SWANSON, R.L.S.
VICE PRESIDENT
WILLIAM E. TOINTON, C.E.T.
VICE PRESIDENT
HOWARD E. HUNT
SECRETARY

CERTIFICATE

FEATHERSOUND FLOOR PLANS

THE UNDERSIGNED BEING FIRST DULY SWORN UNDER OATH CERTIFIES AND DEPOSES THAT THE ATTACHED PLAN SHEETS DATED JANUARY 27, 1976, WITH REVISIONS THROUGH APRIL 19, 1976, OF FEATHER SOUND CONSISTING OF 6 PAGES NUMBERED CONSECUTIVELY PAGES G1 THROUGH G6 REPRESNETS AN ACCURATE COPY OF PORTIONS OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE CITY OF ROCHESTER AND THAT PLAN SHEET DATED AUGUST 4, 1976, AND REVISED OCTOBER 1, 1976, McGHIE & BETTS, INC., FILE #76-40, OF FEATHER SOUND CONSISTING OF 1 SHEET ACCURATELY DEPICTS THE LAYOUT, LOCATION, APARTMENT NUMBERS AND DIMENSIONS OF THE APARTMENTS AS BUILT.

STATE OF MINNESOTA · REGISTERED PROFESSIONAL ENGINEER · 6980

DOUGLAS N. BETTS, P.E.
MINN. REG. NO. 6980
DATE Nov. 15, 1976

STATE OF MINNESOTA)
COUNTY OF OLMSTED) S.S.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC THIS 15th *DAY OF* November *19*76 *A.D.*

NOTARY PUBLIC · OLMSTED COUNTY · MINNESOTA

NOTARY PUBLIC, OLMSTED COUNTY, MN
HOWARD E. HUNT
Notary Public, Olmsted County, Minn.
My Commission Expires Dec. 9, 1978

MY COMMISSION EXPIRES _____.

SCALE: 1" = 20'

Woodcape First Subdivision

Found 5/8" Pipe

33 33 80th Street N.W.

N89°28'30"E 33.00

Found 5/8" Pipe

150.00 SOUTH

SOUTH 476.10

Found Judicial Markers Disc in Concrete S.E. Cor. of N.E. 1/4 of Sec. 29, T107N, R14W

71.64 10' Utility Easement 120.00 41.48

11 Briarcape Dr. N.W.

Found 1/2" Iron

S18°00'00"W 67.54

5' Utility Easement

Future Tennis Court

Found 1/2" Iron

Apartment 1 · Apartment 2 · Apartment 3 · Apartment 4 · Apartment 5

Common Wall

2nd Floor Overhang

S69°26'58"W 199.50

S 31°18'02"W 196.01

115'-0"

Note: Dimensions are to foundation walls.

5' Utility Easement

5' Utility Easement

Found 1/4" Iron

146.20 N00°33'02"W

Found 5/8" Rod

Elton Hills Seventh Subdivision

Legend

Common Area

Limited Common Area

Description:

Outlot 1, Block 2, Hillview Resubdivision of Outlot 1, Block 25, and Outlot 2, Block 26, Elton Hills Seventh Subdivision and 11th Court N.W. lying South of 20th Street N.W. and adjacent to said Block 2.

FEATHER SOUND

1100 20TH STREET N.W.

Document No. 26176

Registrar of Titles Office
Olmsted County, Minn.
I hereby certify that the within instrument was filed in this office on
NOV 18 1976
at 10½ o'clock A M
Registrar of Titles
Deputy

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
James E. Swanson
Date 10-28-76 Reg. No. 11622

Revision	Date	Initial
Added Common Wall to Apartments	10-28-76	TJG
Added Limited Common Area	8-17-76	TJG

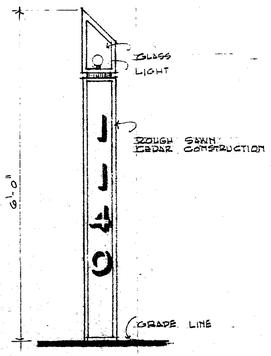
Weis Builders Inc.
Rochester, Minnesota

As-Built Survey
Existing Apartments
Outlot 1, Hillview Resubdivision

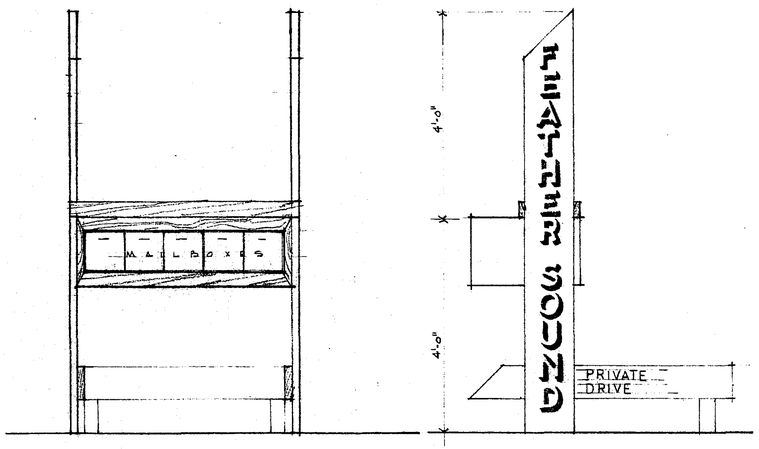
Designed:	
Drawn: P.J. Gaemers	
Checked: W.E. Tointon	
Scale: 1"=20'	
Date: Aug. 4th 1976	
Job No. 6222	File No. 76-40

McGHIE & BETTS, INC.
CONSULTING ENGINEERS
Rochester Minnesota
Sheet 1 of 1 Sheets

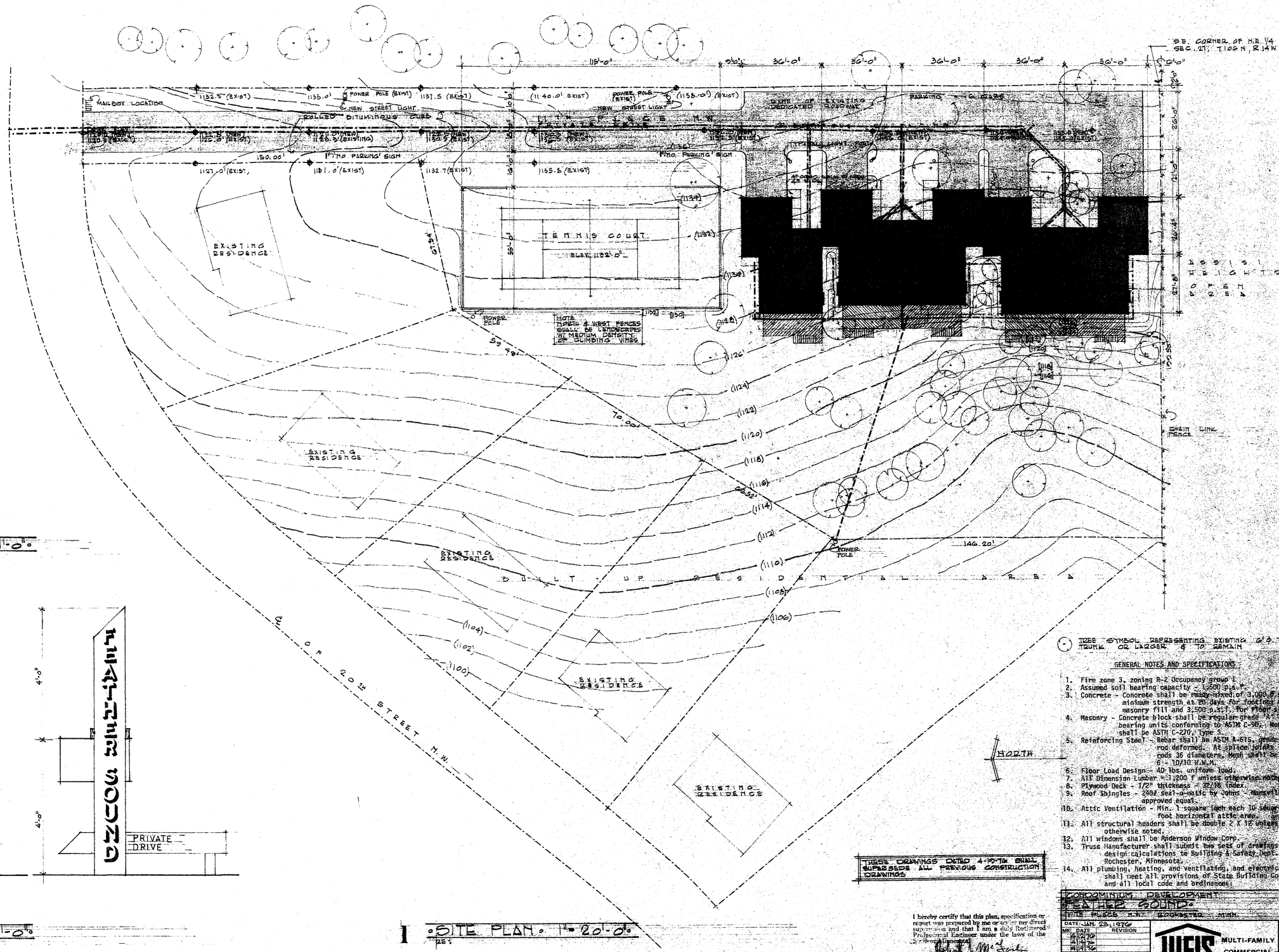
N21534



2 YARD POST LIGHT • 3/4"=1'-0"
2E : 1G1



3 • ENTRANCE PYLON • 3/4"=1'-0"
2E : 1G1



1 • SITE PLAN • 1"=20'-0"
2E :

TREE SYMBOL REPRESENTING EXISTING 6" & TREE TRUNK OR LARGER & TO REMAIN

GENERAL NOTES AND SPECIFICATIONS

1. Fire zone 3, zoning R-2 Occupancy group 1.
2. Assumed soil bearing capacity - 1,500 p.s.f.
3. Concrete - Concrete shall be ready-mixed of 3,000 p.s.i. minimum strength at 28 days for footings and masonry fill and 3,500 p.s.i. for floor slab.
4. Masonry - Concrete block shall be regular grade "A" load bearing units conforming to ASTM C-90. Mortar shall be ASTM C-270, Type S.
5. Reinforcing Steel - Rebar shall be ASTM A-615, grade 40, rod deformed. At splice joints lap rods 36 diameters. Mesh shall be 6 x 6 - 10/10 W.W.M.
6. Floor Load Design - 40 lbs. uniform load.
7. All Dimension Lumber - 1,200 f unless otherwise noted.
8. Plywood Deck - 1/2" thickness - 32/16 index.
9. Roof Shingles - 240# seal-o-matic by Johns - Manville or approved equal.
10. Attic Ventilation - Min. 1 square inch each 10 square foot horizontal attic area.
11. All structural headers shall be double 2 X 12 unless otherwise noted.
12. All windows shall be Anderson Window Corp.
13. Truss Manufacturer shall submit two sets of drawings and design calculations to Building & Safety Dept., Rochester, Minnesota.
14. All plumbing, heating, and ventilating, and electrical shall meet all provisions of State Building Code and all local code and ordinances.

THESE DRAWINGS DATED 4-10-76 SHALL SUPERSEDE ALL PREVIOUS CONSTRUCTION DRAWINGS

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 Professional Engineer under the laws of the State of Minnesota.

Date 4/12/76 Reg. No. 6452

CONDOMINIUM DEVELOPMENT
"FEATHER SOUND"
11TH PLACE N.W. ROCHESTER, MINN.

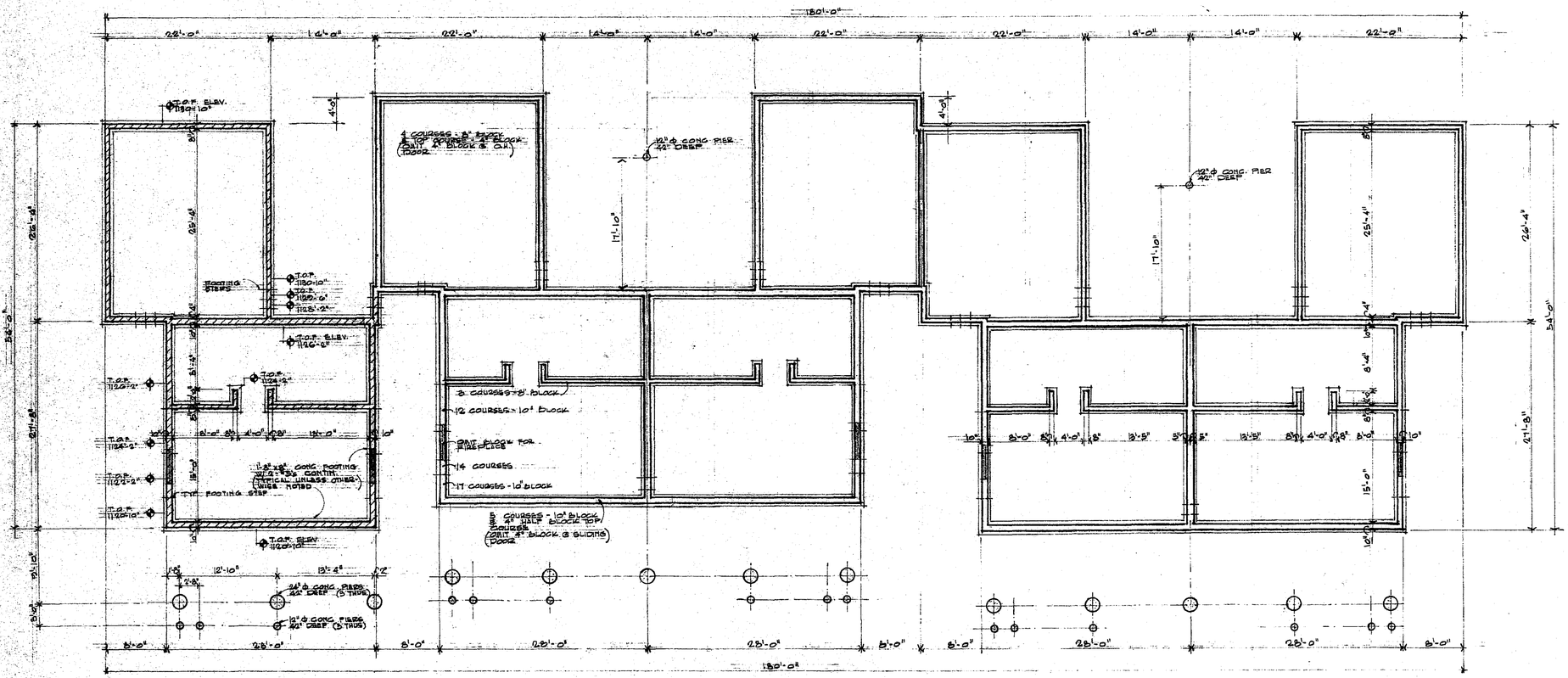
MK	DATE	REVISION
	4/12/76	
	4/19/76	
	4/29/76	

DATE: JAN. 23, 1976

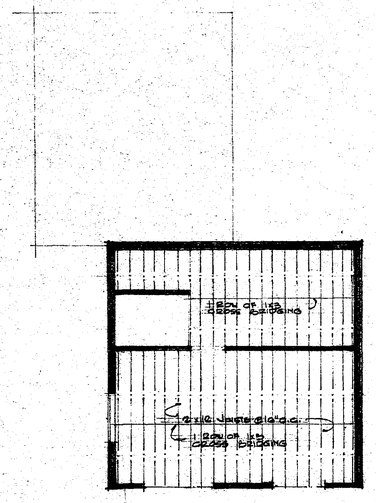
WEIS BUILDERS INC
ROCHESTER, MINNESOTA

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COMMERCIAL
INSTITUTIONAL

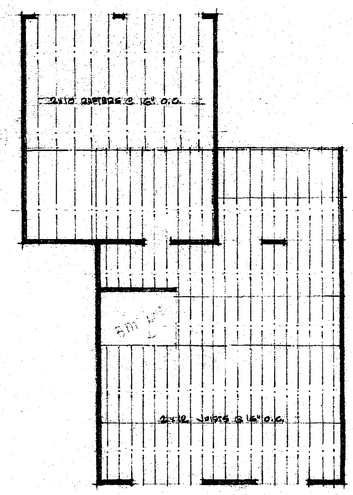
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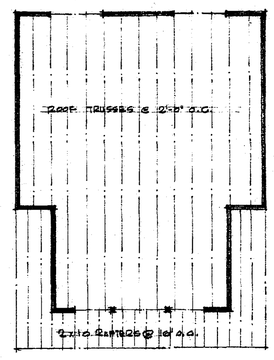
1 • FOUNDATION PLAN • 1/8"=1'-0"



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



3 • SECOND FLOOR FRAMING PLAN • 1/8"=1'-0"



4 • ROOF FRAMING PLAN • 1/8"=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 registered Professional Engineer under the laws of the State of Minnesota.

Date 1/27/76 Reg. No. 6452

CONDOMINIUM DEVELOPMENT
• FEATHER SOUND •
11TH PLACE N.W. ROCHESTER, MINN.

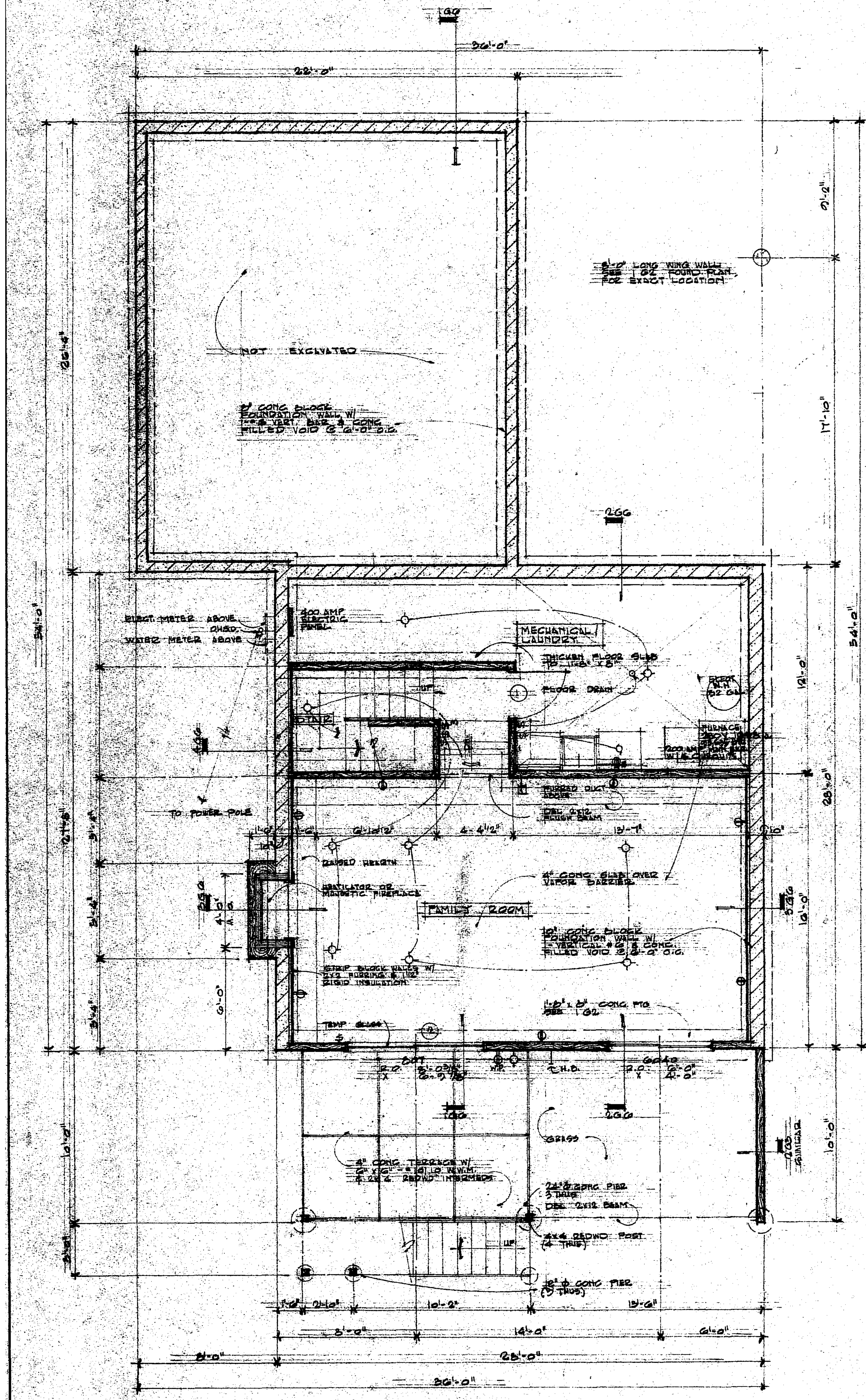
DATE: JAN 23, 1976

NO.	DATE	REVISION
	3/9, 14, 30	
	4/19/76	

WEIS BUILDERS INC
ROCHESTER, MINNESOTA

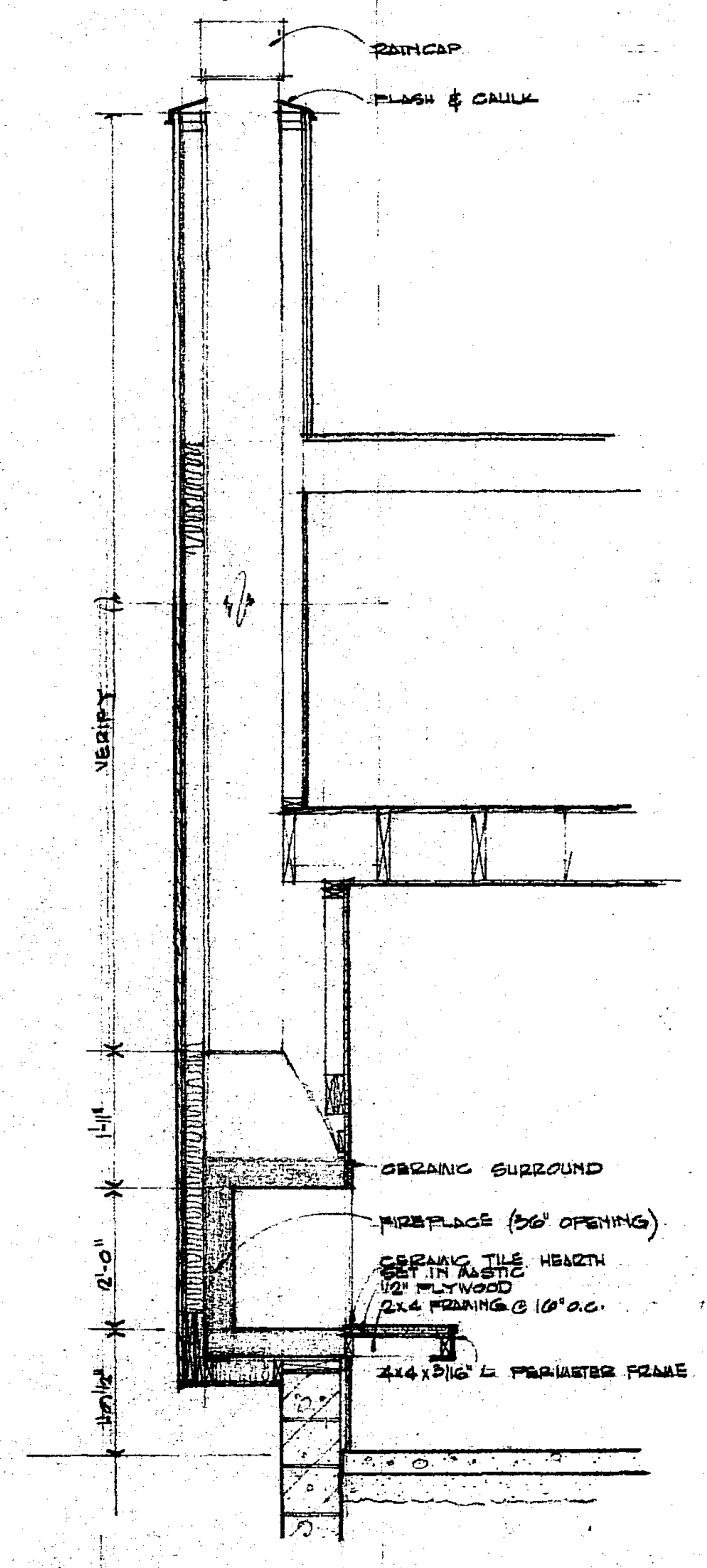
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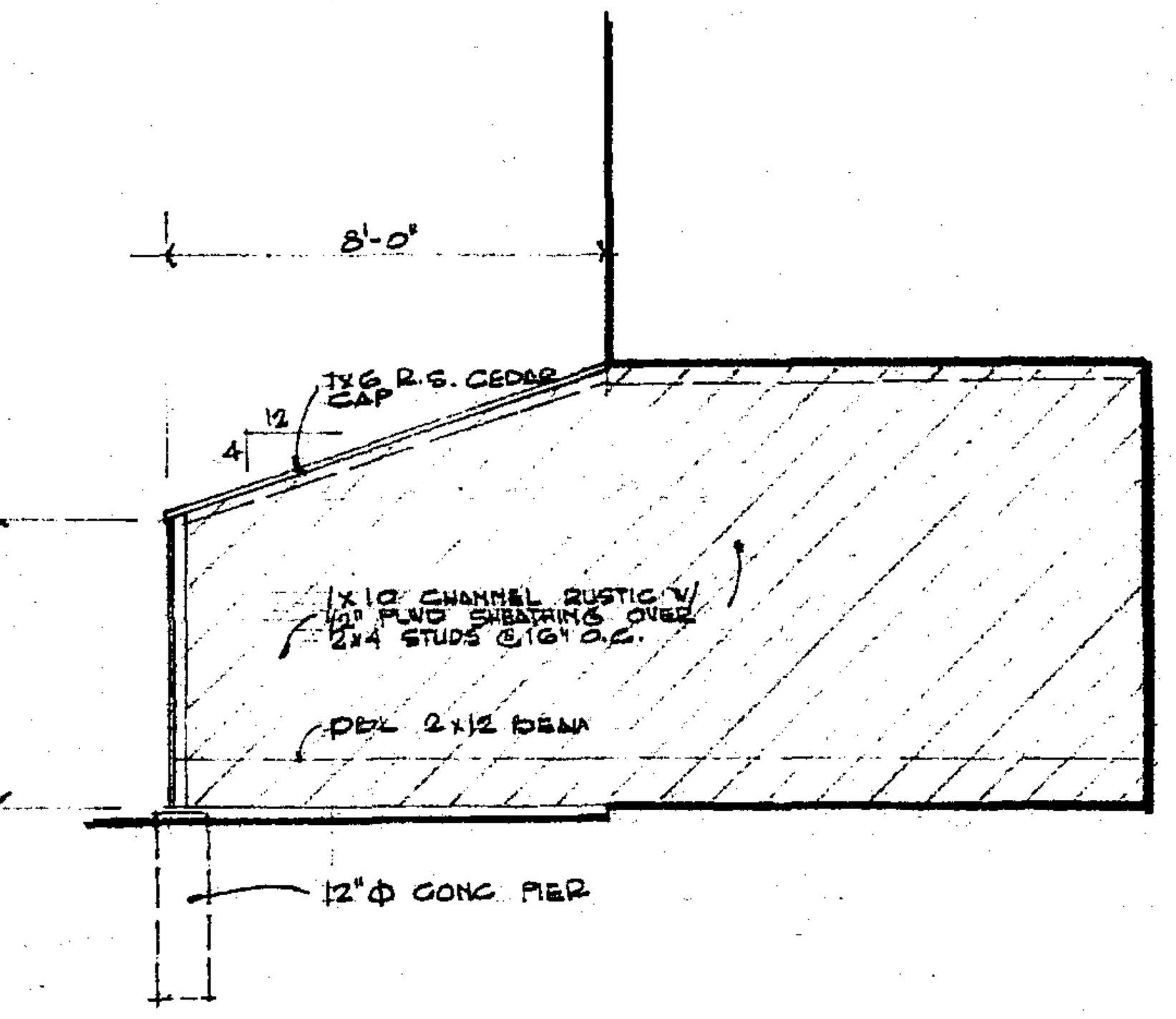
1 •BASEMENT PLAN• 1/4"=1'-0"•

RE: 1G2



3 •FIREPLACE DETAIL• 1/2"=1'-0"

RE: 1G3 3G6



2 •WING WALL DETAIL• 1/4"=1'-0"•

RE: 1G3, 1G4

•ROOM FINISH SCHEDULE•

ROOM NAME	FLOOR: CONCRETE	FLOOR: CARPET	FLOOR: SEAMLESS VINYL	BASE: 2" OAK	BASE: 2" VINYL	BASE: 4" VINYL	BASE: NONE	WALLS: 1/2" GYP. BD. / PAINTED	WALLS: 1/2" MR. GYP. BD	WALLS: 5/8" TYPE X' GYP. BD.	CEILING: 1/2" GYP. BD. / TEXTURED	CEILING: 1/2" MR. GYP. BD. PAINTED	CEILING: 5/8" TYPE X' GYP. BD.	CEILING: 5/8" GYP. BD / TEXTURED	REMARKS
MECH / LAUNDRY	●						●			●			●		
FAMILY RM.		●		●				●			●				
STAIR		●		●				●			●				
GARAGE	●						●			●			●		
POWDER RM.			●		●				●			●			VINYL WALLPAPER FINISH
CLOSET #1			●	●				●			●				
ENTRY			●	●				●			●				
BREAKFAST			●	●				●			●				
KITCHEN			●			●			●		●				
LIVING RM.		●		●				●			●				
DINING RM.		●		●				●			●				
BEDROOM #2		●		●				●						●	
CLOSET #2		●		●				●						●	
CLOSET #3		●		●				●						●	
BEDROOM #3		●		●				●						●	
BATH #1			●		●				●			●			VINYL WALLPAPER FINISH & 6'-0" CERAMIC TILE @ TUB
HALL		●		●				●						●	
BATH #2			●		●				●			●			VINY WALLPAPER FINISH & 6'-0" CERAMIC TILE @ TUB
CLOSET #4		●		●				●						●	
DRESSING		●		●				●						●	
M. BEDROOM		●		●				●						●	

•DOOR SCHEDULE•

DOOR NO.	SIZE	TYPE	FRAME	WEATHERSTRIP	THRESHOLD	REMARKS
1	1 3/8 x 3'-0" x 6'-8"	H.C. OAK	OAK			
2	W8068-OX	GL. SLIDING	WOOD	●	●	TEMPERED GLASS
101	1 3/8" x 3'-0" x 6'-8"	STEEL INSUL.	WOOD			
102	1 1/8" x 2'-8" x 3'-8"	PINE	GYP. BD.			
103	W6068-OX	GL. SLIDING	WOOD			
104	W6068-XO	GL. SLIDING	WOOD			
105	W8068-OX	GL. SLIDING	WOOD			
106	1 3/8" x 4'-0" x 6'-8"	OAK BI-FOLD	OAK			
107	1 3/8" x 2'-4" x 6'-8"	H.C. OAK	OAK			
108	1 3/4" x 2'-8" x 6'-8"	S.C.	PINE			W/ SELF CLOSER
109	1 3/8" x 9'-0" x 7'-0"	OVERHEAD	PINE			
110	1 3/8" x 9'-0" x 7'-0"	OVERHEAD	PINE			
201	1 3/8" x 2'-4" x 6'-8"	OAK	OAK			
202	1 3/8" x 2'-8" x 6'-8"	OAK	OAK			
203	1 3/8" x 4'-0" x 6'-8"	OAK BI-FOLD	OAK			
204	1 3/8" x 4'-0" x 6'-8"	OAK BI-FOLD	OAK			
205	1 3/8" x 2'-8" x 6'-8"	OAK	OAK			
206	1 1/8" x 1'-6" x 6'-8"	OAK	OAK			
207	1 3/8" x 2'-4" x 6'-8"	OAK	OAK			
208	1 3/8" x 2'-0" x 6'-8"	OAK	OAK			
209	1 3/8" x 2'-8" x 6'-8"	OAK	OAK			
210	1 3/8" x 2'-8" x 6'-8"	OAK	OAK			

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

Robert J. McFarlin

Date 1/27/76 Reg. No. 6452

CONDOMINIUM DEVELOPMENT
•FEATHER SOUND•
11 ½ PLACE N.W. ROCHESTER MINN.

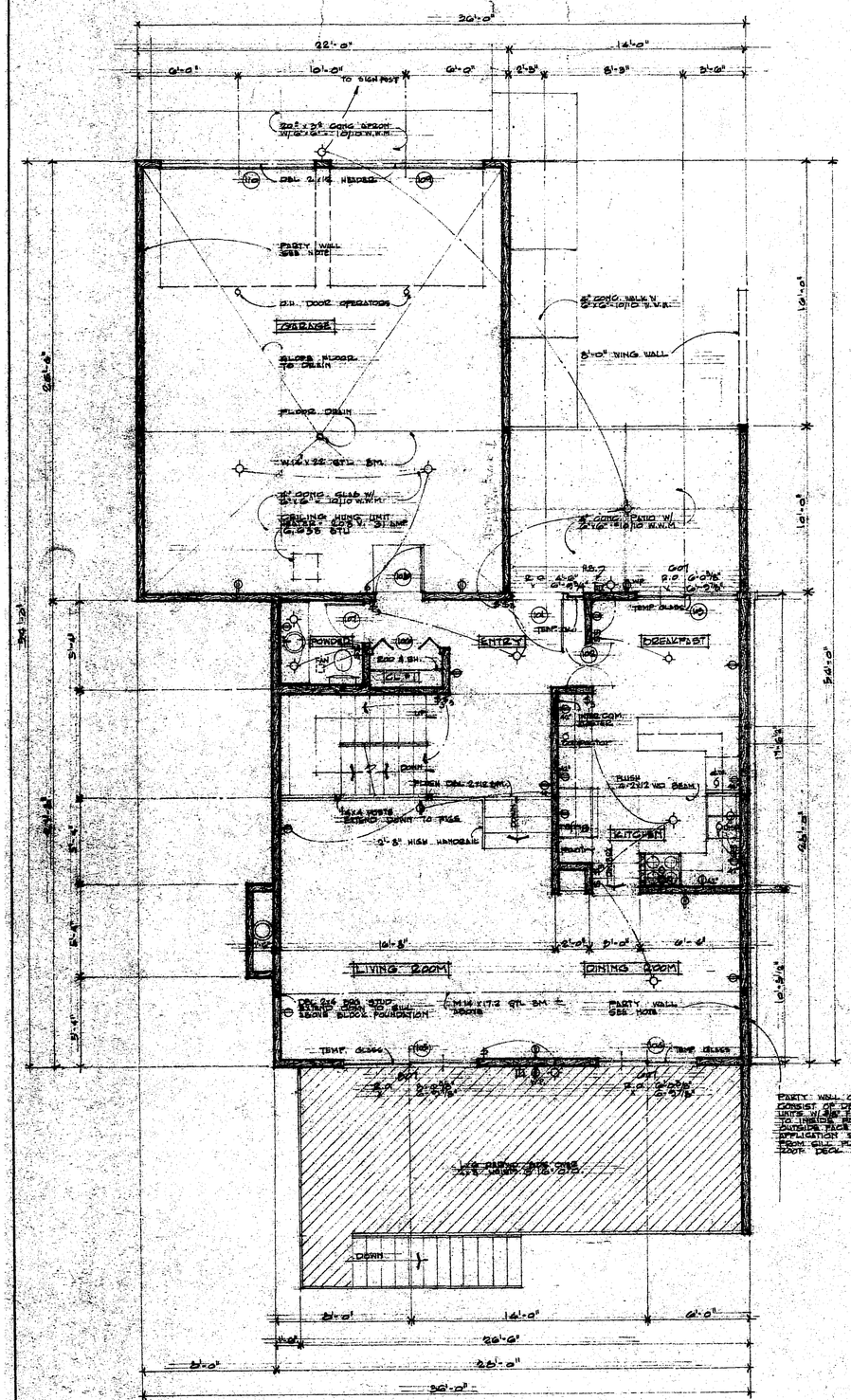
DATE: JAN 28, 1976

MK	DATE	REVISION
	4/19/76	

WEIS BUILDERS INC
ROCHESTER, MINNESOTA
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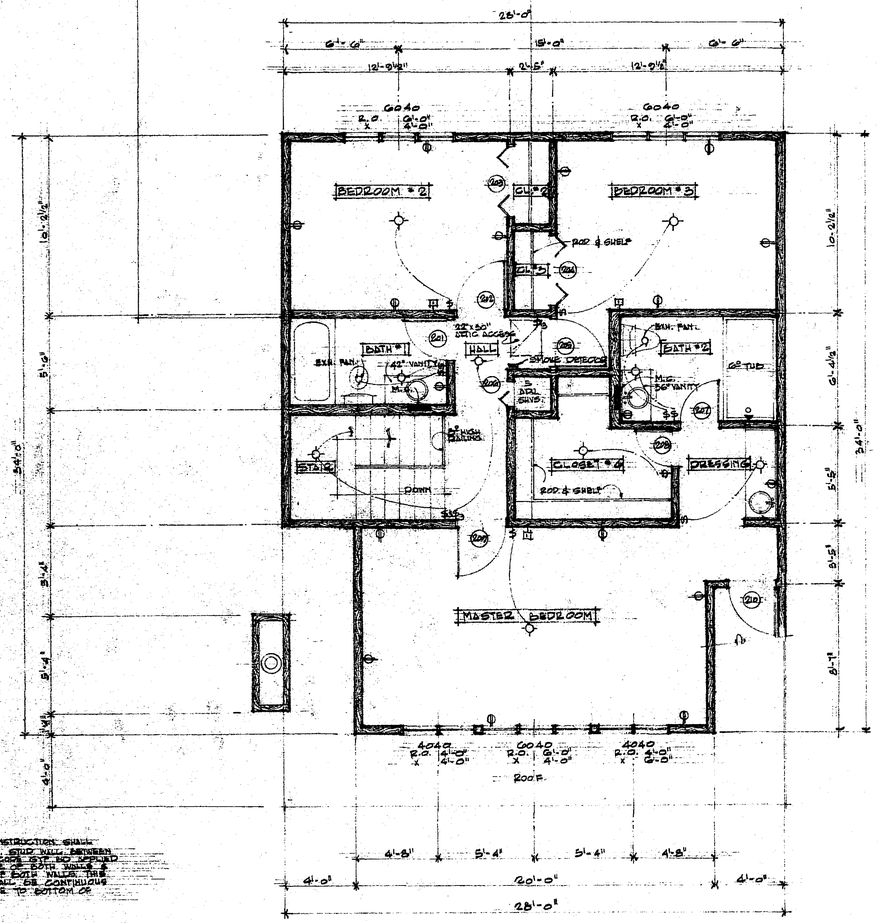
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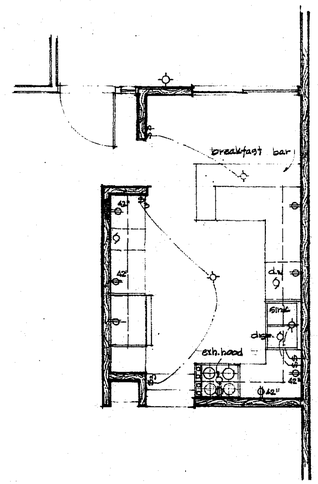


PARTY WALL CONSTRUCTION SHALL CONSIST OF ONE STUD WALL BETWEEN UNITS W/ ONE LAYER 5/8" TYPE 'X' GYP. BD. APPLIED TO INSIDE FACES OF BOTH WALLS & OUTSIDE FACE OF BOTH WALLS. THIS APPLICATION SHALL BE CONTINUOUS FROM SILL PLATE TO BOTTOM OF ROOF DECK.

1 FIRST FLOOR PLAN - 1/4"-1'-0"



2 SECOND FLOOR PLAN - 1/4"-1'-0"



ALTERNATE KITCHEN PLAN - 1/4"-1'-0"

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

Date 1/27/76 Reg. No. [illegible]

CONDOMINIUM DEVELOPMENT
"FEATHER SOUND"
11TH PLACE N.W. ROCHESTER, MINN

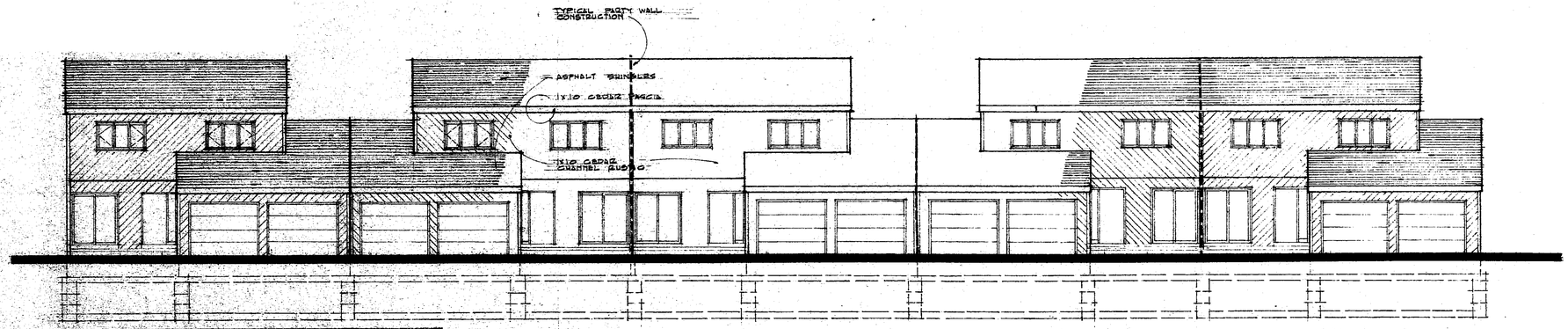
DATE: JAN. 12, 1976

MK	DATE	REVISION
	4/1/76	

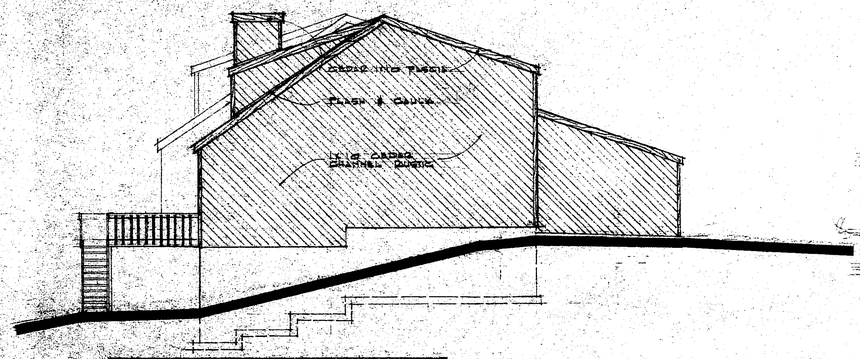
WEIS BUILDERS INC
ROCHESTER, MINNESOTA
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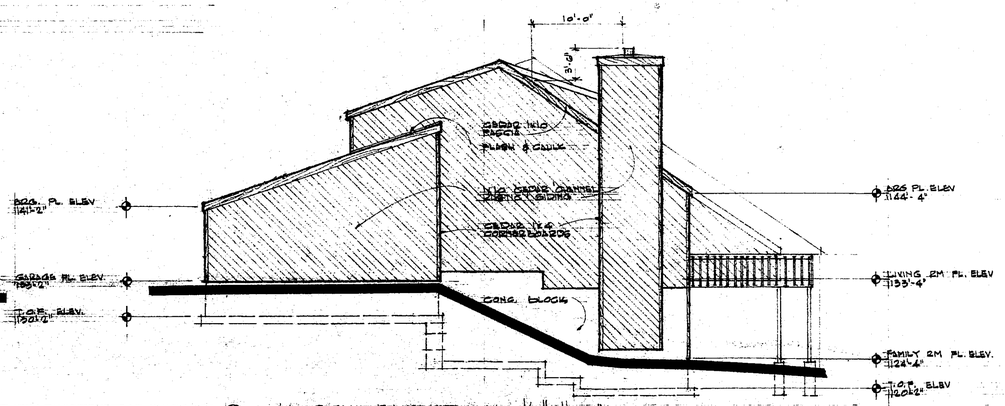
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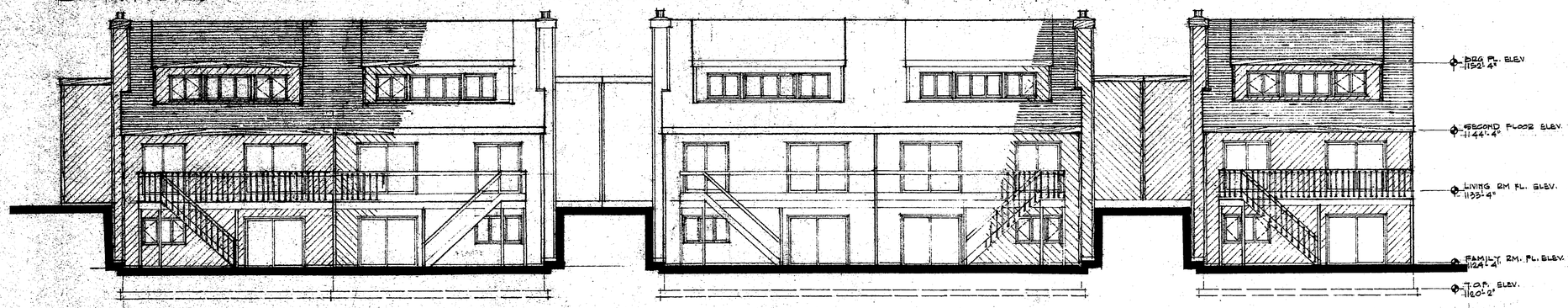
1 •EAST ELEVATION• 1/8"=1'-0"
RE: FLOOR PLANS



2 •SOUTH ELEVATION• 1/8"=1'-0"
RE: FLOOR PLANS



3 •NORTH ELEVATION• 1/8"=1'-0"
RE: FLOOR PLANS



4 •WEST ELEVATION• 1/8"=1'-0"
RE: FLOOR PLANS

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 Professional Engineer under the laws of the State of Minnesota.

Date 1/27/76 Reg. No. 6452

CONDOMIUM DEVELOPMENT
•FEATHER SOUND•
116 PLACE N.W. ROCHESTER MINN.

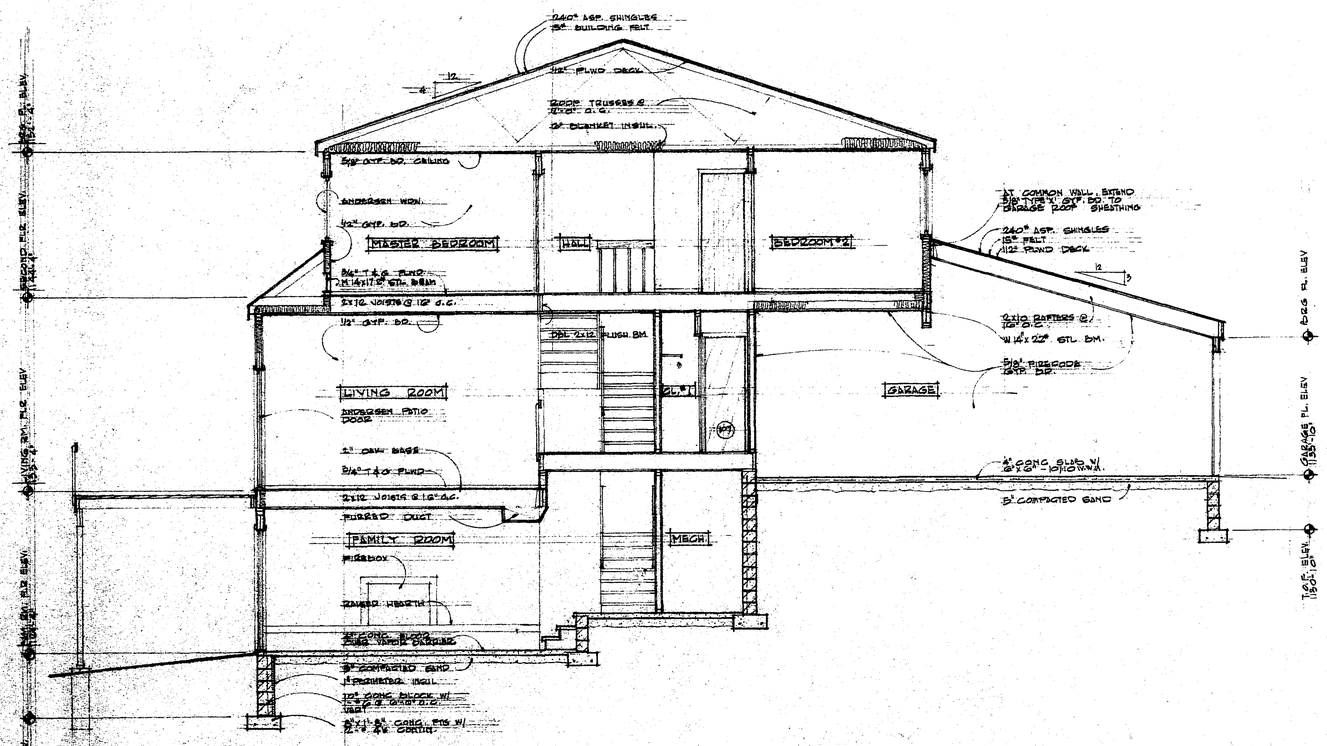
DATE: JAN. 12, 1976

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	4/1976	

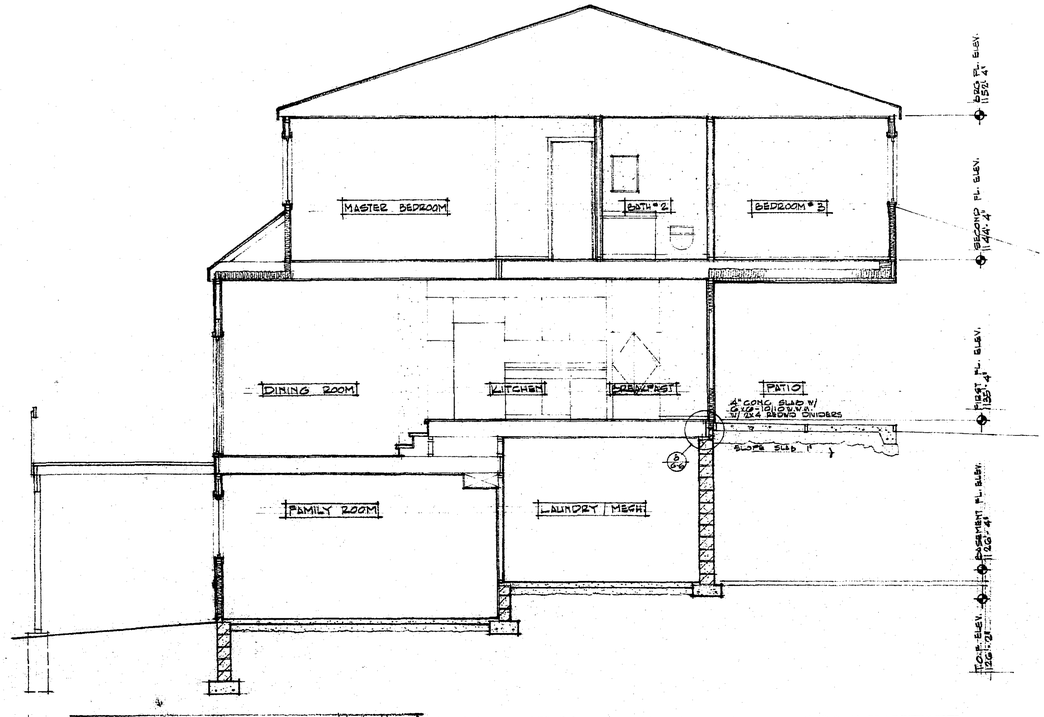
WEIS BUILDERS INC
ROCHESTER, MINNESOTA

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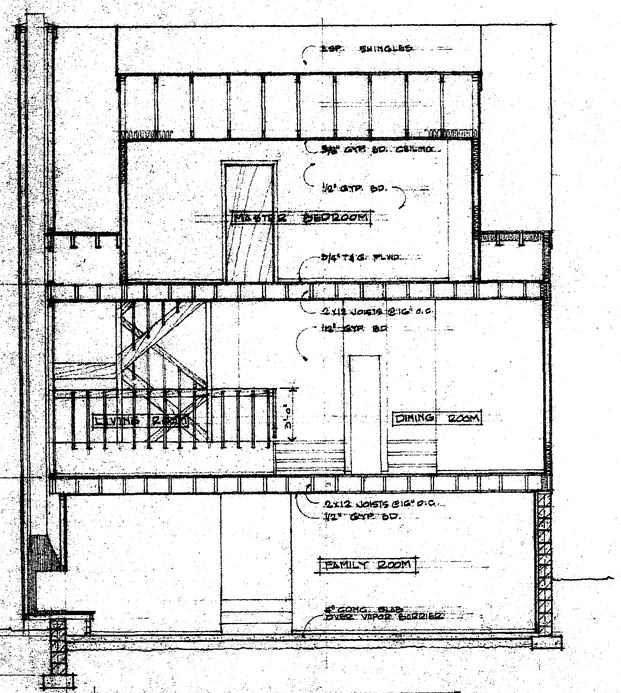
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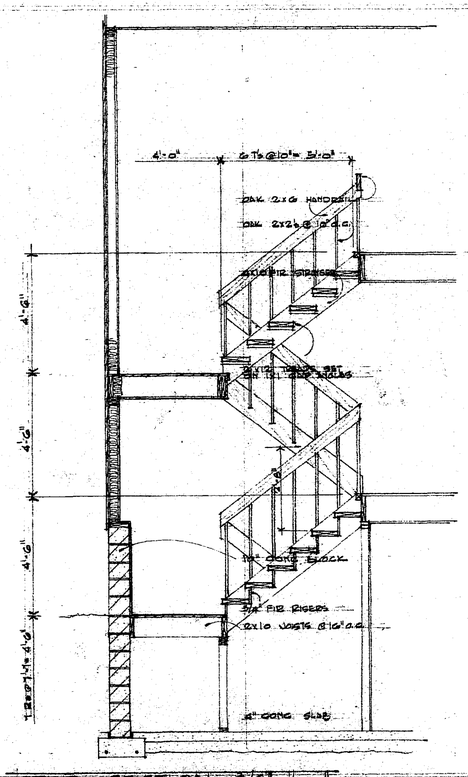
1 •BUILDING SECTION• 1/4"-1'-0"
RE: FLOOR PLANS



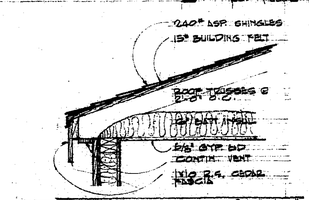
2 •BUILDING SECTION• 1/4"-1'-0"
RE: FLOOR PLANS



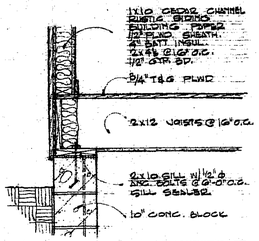
3 •BUILDING SECTION• 1/4"-1'-0"
RE: FLOOR PLANS



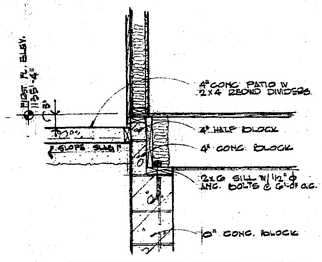
4 •STAIR SECTION• 3/8"-1'-0"
RE: FLOOR PLANS



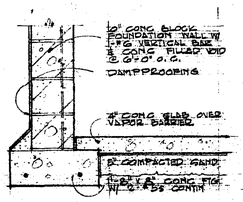
5 •FASCIA DETAIL• 3/4"-1'-0"
RE: BUILDING SECTIONS



6 •SILL DETAIL• 3/4"-1'-0"
RE: BUILDING SECTIONS



•SILL DETAIL• 3/4"-1'-0"
RE: 2&6



7 •FOOTING DETAIL• 3/4"-1'-0"
RE: BUILDING SECTIONS

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 Professional Engineer under the laws of the State of Minnesota.

Robert J. McGuire

Date 1/22/76 Reg. No. 6452

CONDOMINIUM DEVELOPMENT
•FEATHER SOUND•
112 PLACE N.W. ROCHESTER, MINN

DATE: JAN 25, 1976

MK	DATE	REVISION
	4/6/76	

WEIS BUILDERS INC
ROCHESTER, MINNESOTA

MULTI-FAMILY
COMMERCIAL
INSTITUTIONAL

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