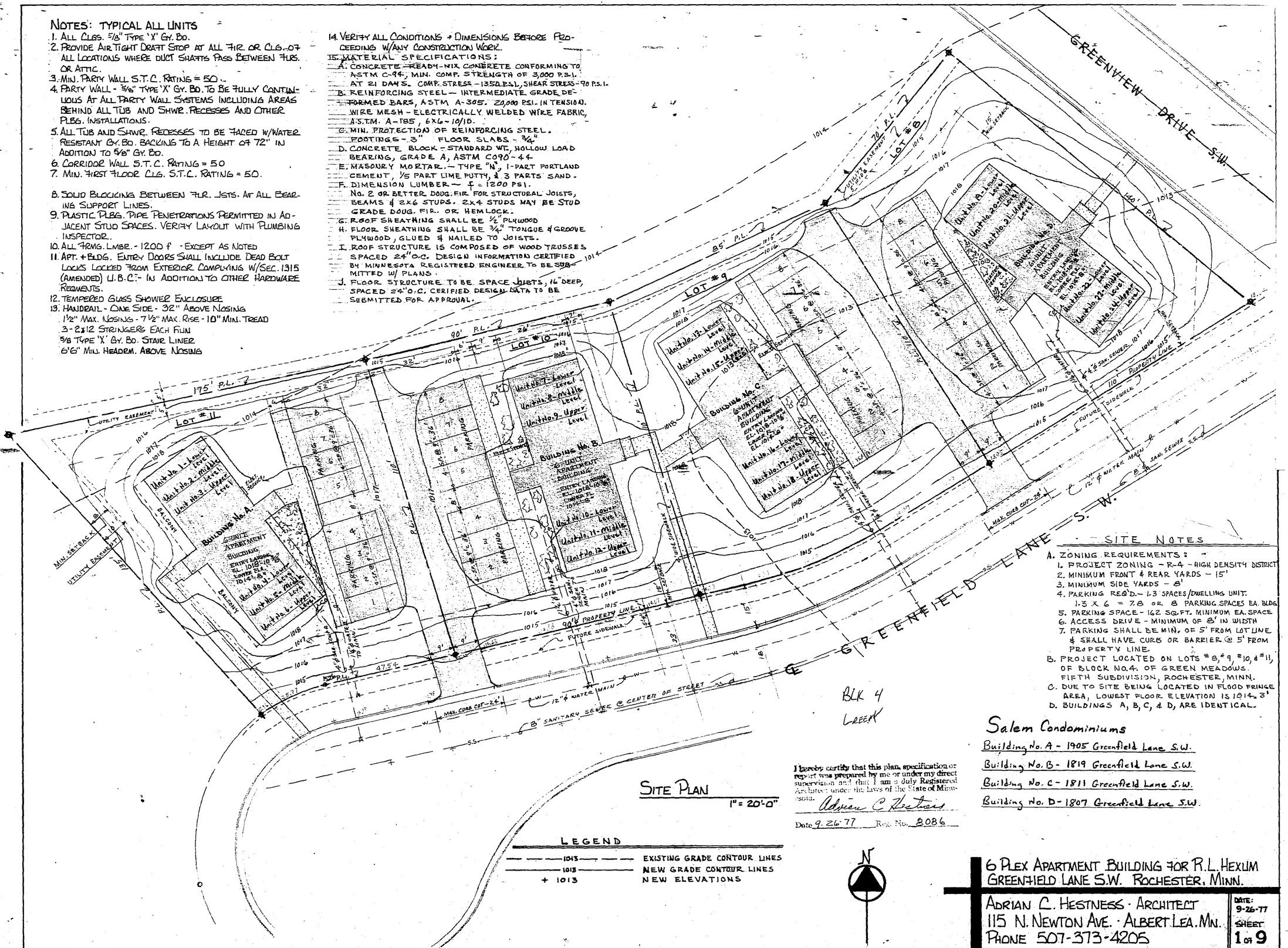
NOTES: TYPICAL ALL UNITS

1. ALL CLGS. 5/8" TYPE 'X' GY. BD.
2. PROVIDE AIR TIGHT DRAFT STOP AT ALL 7IR. OR CLG. AT ALL LOCATIONS WHERE DUCT SHAFTS PASS BETWEEN 7LRS. OR ATTIC.
3. MIN. PARTY WALL S.T.C. RATING = 50.
4. PARTY WALL - 5/8" TYPE 'X' GY. BD. TO BE FULLY CONTINUOUS AT ALL PARTY WALL SYSTEMS INCLUDING AREAS BEHIND ALL TUB AND SHWR. RECESSES AND OTHER PLBG. INSTALLATIONS.
5. ALL TUB AND SHWR. RECESSES TO BE FACED W/WATER RESISTANT GY. BD. BACKING TO A HEIGHT OF 72" IN ADDITION TO 5/8" GY. BD.
6. CORRIDOR WALL S.T.C. RATING = 50
7. MIN. FIRST FLOOR CLG. S.T.C. RATING = 50.
8. SOLID BLOCKING BETWEEN 7LR. JSTS. AT ALL BEARING SUPPORT LINES.
9. PLASTIC PLBG. PIPE PENETRATIONS PERMITTED IN ADJACENT STUD SPACES. VERIFY LAYOUT WITH PLUMBING INSPECTOR.
10. ALL 7RMG. LMBR. - 1200 f - EXCEPT AS NOTED
11. APT. + BLDG. ENTRY DOORS SHALL INCLUDE DEAD BOLT LOCKS LOCKED FROM EXTERIOR COMPLYING W/SEC. 1315 (AMENDED) U.B.C. - IN ADDITION TO OTHER HARDWARE REQMENTS.
12. TEMPERED GLASS SHOWER ENCLOSURE
13. HANDRAIL - ONE SIDE - 32" ABOVE NOSING
    1½" MAX. NOSING - 7½" MAX. RISE - 10" MIN. TREAD
    3-2x12 STRINGERS EACH FLIN
    5/8 TYPE 'X' GY. BD. STAIR LINER
    6'6" MIN. HEADRM. ABOVE NOSING
14. VERIFY ALL CONDITIONS + DIMENSIONS BEFORE PROCEEDING W/ANY CONSTRUCTION WORK.
15. MATERIAL SPECIFICATIONS:
    A. CONCRETE - READY-MIX CONCRETE CONFORMING TO ASTM C-94, MIN. COMP. STRENGTH OF 3,000 P.S.I. AT 21 DAYS. COMP. STRESS - 1350 P.S.I., SHEAR STRESS - 90 P.S.I.
    B. REINFORCING STEEL - INTERMEDIATE GRADE DEFORMED BARS, ASTM A-305. 20,000 PSI. IN TENSION. WIRE MESH - ELECTRICALLY WELDED WIRE FABRIC, A.S.T.M. A-185, 6x6 - 10/10.
    C. MIN. PROTECTION OF REINFORCING STEEL. FOOTINGS - 3" FLOOR SLABS - ¾"
    D. CONCRETE BLOCK - STANDARD WT., HOLLOW LOAD BEARING, GRADE A, ASTM C090-44
    E. MASONRY MORTAR. - TYPE "N", 1-PART PORTLAND CEMENT, ½ PART LIME PUTTY, & 3 PARTS SAND.
    F. DIMENSION LUMBER - f = 1200 PSI. No. 2 OR BETTER DOUG. FIR FOR STRUCTURAL JOISTS, BEAMS & 2x6 STUDS. 2x4 STUDS MAY BE STUD GRADE DOUG. FIR. OR HEMLOCK.
    G. ROOF SHEATHING SHALL BE ½" PLYWOOD
    H. FLOOR SHEATHING SHALL BE ¾" TONGUE & GROOVE PLYWOOD, GLUED & NAILED TO JOISTS.
    I. ROOF STRUCTURE IS COMPOSED OF WOOD TRUSSES SPACED 24" O.C. DESIGN INFORMATION CERTIFIED BY MINNESOTA REGISTERED ENGINEER TO BE SUBMITTED W/ PLANS.
    J. FLOOR STRUCTURE TO BE SPACE JOISTS, 14" DEEP, SPACED 24" O.C. CERTIFIED DESIGN DATA TO BE SUBMITTED FOR APPROVAL.



SITE PLAN

1" = 20'-0"

LEGEND

- 1013 — EXISTING GRADE CONTOUR LINES
- 1013 — NEW GRADE CONTOUR LINES
- + 1013 — NEW ELEVATIONS

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.

Adrian C Hestness

Date 9-26-77 Reg. No. 8086

SITE NOTES

A. ZONING REQUIREMENTS:
1. PROJECT ZONING - R-4 - HIGH DENSITY DISTRICT
2. MINIMUM FRONT & REAR YARDS - 15'
3. MINIMUM SIDE YARDS - 8'
4. PARKING REQ'D. - 1.3 SPACES/DWELLING UNIT. 1.3 X 6 = 7.8 OR 8 PARKING SPACES EA. BLDG.
5. PARKING SPACE - 162 SQ. FT. MINIMUM EA. SPACE
6. ACCESS DRIVE - MINIMUM OF 8' IN WIDTH
7. PARKING SHALL BE MIN. OF 5' FROM LOT LINE & SHALL HAVE CURB OR BARRIER @ 5' FROM PROPERTY LINE.

B. PROJECT LOCATED ON LOTS #8, #9, #10, & #11, OF BLOCK NO. 4. OF GREEN MEADOWS. FIFTH SUBDIVISION, ROCHESTER, MINN.

C. DUE TO SITE BEING LOCATED IN FLOOD FRINGE AREA, LOWEST FLOOR ELEVATION IS 1014.3'

D. BUILDINGS A, B, C, & D, ARE IDENTICAL.

Salem Condominiums

Building No. A - 1905 Greenfield Lane S.W.
Building No. B - 1819 Greenfield Lane S.W.
Building No. C - 1811 Greenfield Lane S.W.
Building No. D - 1807 Greenfield Lane S.W.

N

6 PLEX APARTMENT BUILDING FOR R.L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. · ALBERT LEA, MN.
PHONE 507-373-4205

DATE: 9-26-77
SHEET 1 of 9

No. 1900

395771

to

Office of ~~Register of Deeds~~, State of Minnesota } ss.
Count of Olmsted

I hereby certify that the within ins't. was filed in this office, for record on the 14 day of Dec A.D., 1977, at 3 o'clock P M., and was duly recorded in Book E-4 of Misc on page 360

LOIS FINSTUEN
COUNTY RECORDER
Ex-Officio Register of Deeds
Carol M. Bahe

Proofed
Grantor
Grantee
Tracted
Pd. ✓
Chg.
Mtg. Tax
Rev. Stamp

Deliver to

Address

Retain

DOOR DATA

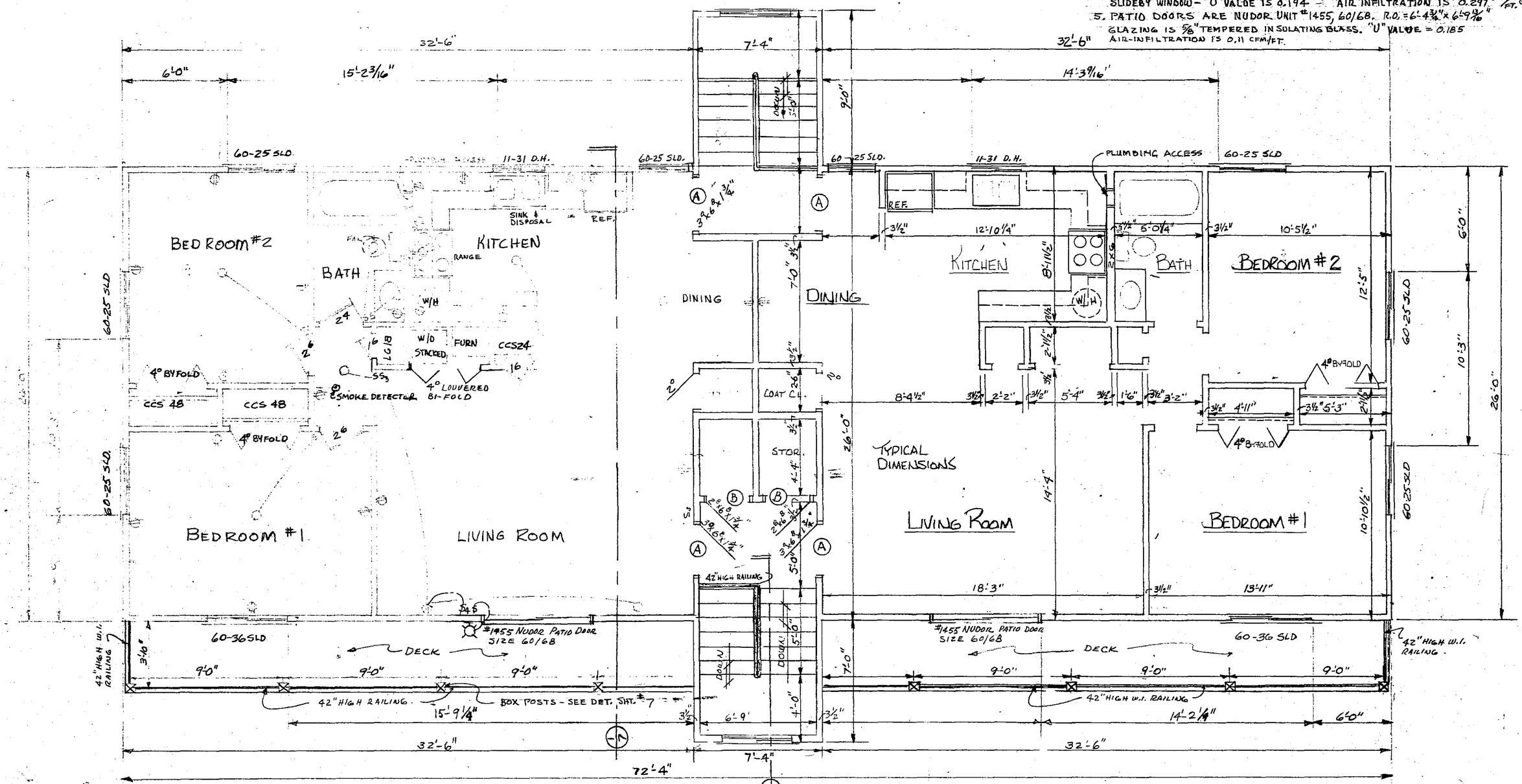
1. EXTERIOR DOORS, TYPE (C) SHALL BE INSULATED METAL DOORS. GLASS SHALL BE TEMPERED. "U" VALUE IS
2. TYPE (A) DOORS SHALL BE "B" LABELED DOOR & FRAME ASSEMBLY W/ CLOSERS.
3. TYPE (B) DOORS SHALL BE 20 MIN. FIRE RATED DOOR & FRAME

WINDOW DATA:

1. WINDOWS SHALL BE DOUBLE HUNG & SLIDEBY AS MFD. BY CRESTLINE, WAUSAU, WISCONSIN.
2. WINDOW DATA IS AS FOLLOWS:

	ROUGH OPNG.	GLASS AREA	VENT. AREA
DOUBLE HUNG - #11-31 D.H.	2'-10 3/8" x 3'-5"	6.03 SQ.FT.	3.47 SQ.FT.
SLIDEBY #60-25-SLD.	3'-9" x 3'-7 3/8"	9.26 SQ.FT.	5.32 SQ.FT.
SLIDEBY #60-36-SLD.	4'-7" x 4'-3 5/8"	14.36 SQ.FT.	8.04 SQ.FT.
SLIDEBY #60-66 SLD.	7'-7" x 4'-3 5/8"	24.85 SQ.FT.	13.46 SQ.FT.

3. WINDOWS TO BE GLAZED WITH INSULATING GLASS.
4. DOUBLE HUNG WINDOWS - "U" VALUE IS 0.193 AIR INFILTRATION IS 0.289 CFM/FT. SLIDEBY WINDOW - "U" VALUE IS 0.194 - AIR INFILTRATION IS 0.297 CFM/FT. @25MPH WIND
5. PATIO DOORS ARE NUDOR UNIT #1455, 60/68. R.O. = 6'-4 3/4" x 6'-9 13/16" GLAZING IS 5/8" TEMPERED INSULATING GLASS. "U" VALUE = 0.185 AIR-INFILTRATION IS 0.11 CFM/FT.



UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE: SEE SHT. # E-1 FOR ELECT. LAYOUT & DETAILS.

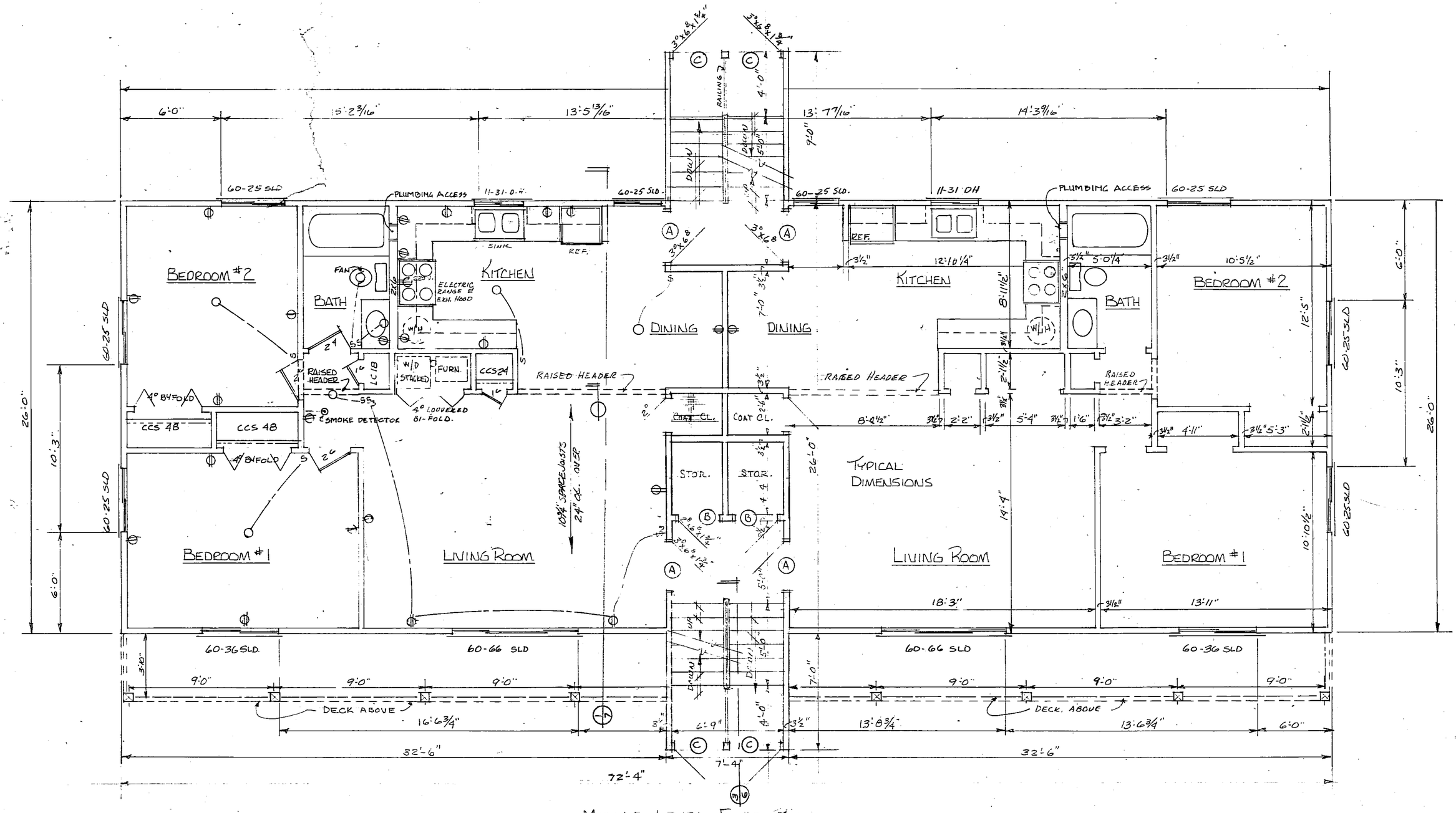
6 PLEX APARTMENT BUILDING FOR R. L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. · ALBERT LEA, MINN. 56007
PHONE · 507-373-4205

IMPORTANT
HAVE YOUR BASEMENT BACKFILLED AND ELECTRICITY AVAILABLE BEFORE THE SETTING CREW ARRIVES

SANDLER-Built HOMES
HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

DESIGN FOR	REVISIONS	DATE	PLAN NO.
HEXUM #1-#4	6-16-77 MAM. 9-26-77 - A.C.H.	-	C1120 1124
		SHEET 2 OF NINE	DRAWN BY



MIDDLE LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

(SEE SHT. # E-1 FOR ELECTRICAL LAYOUT)

6 PLEX APARTMENT BUILDING FOR R.L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. · ALBERT LEA, MINN. 56007
PHONE · 507-373-4205

FOR ALL CONSTRUCTION OR MATERIAL PROBLEMS CALL SANDLER-BILT HOMES 515-292-1892
No Field Labor or Purchases Without Prior Approval By P.O. No. ____

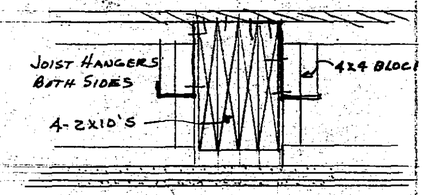
IMPORTANT

HAVE YOUR BASEMENT BACKFILLED AND ELECTRICITY AVAILABLE BEFORE THE SETTING CREW ARRIVES

SANDLER-bilt HOMES

HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

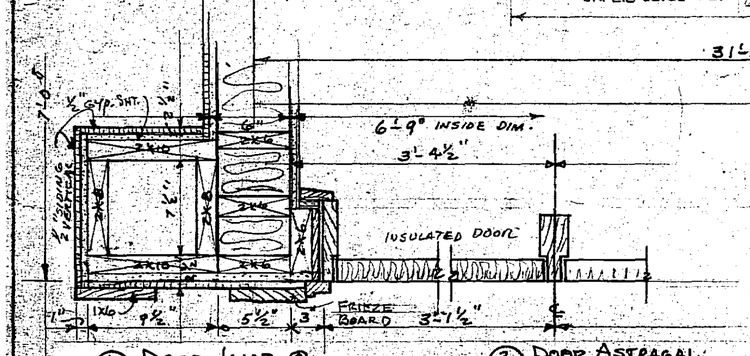
DESIGN FOR	REVISIONS	DATE	PLAN NO.
HEXUM #1-#4	6-16-77 MAM 9-26-77- A.C.H.	3-23-77	C-1120-1124
		SHEET 3 OF NINE	DRAWN BY MIKE



3/4 RAISED HEADER DETAIL
1½"=1'-0"

32'-4"
6'-0"
15'-2 3/16"
13'-3 3/16"
13'-5 7/16"
14'-3 9/16"
9'-0"
4'-0"
RAILING
UP
UP 8'-0"
60-25 SLD.
#11-31 D.H.
PLUMBING ACCESS
60-36 SLD
60-66 SLD
BEDROOM #2
BATH
FAN
KITCHEN
ELECT. RANGE & HOOD
REF.
SINK
RANGE & HOOD
W.H.
DINING
DOUBLE WALL
2x6 STUD WALL
RAISED HEADER
2" RAISED HEADER
4° BI-FOLD
4° BI-FOLD LOUVERED
W/D STACKED
FURN.
CCS24
CCS 48
SMOKE DETECTOR
CLOSET
CLOSET
STOR.
STOR.
BEDROOM #1
LIVING ROOM
10½" SPACE JOISTS 24" O.C. OVER
3x8 6x12 3½"
3½x8 6x12 3½"
5'-0"
18'-3"
13'-11"
DECK ABOVE UPPER LEVEL ONLY
6'-6¾"
6'-9"
4'-0"
RAILING
12'-8¾"
13'-6¾"
SEE SHT. #7 FOR COLUMN SIZE
31'-5½"
72'-4"
9'-5"
8'-4½"
2'-2"
5'-4"
1'-6"
3'-2"
4'-1"
5'-3"
8'-11½"
12'-4"
10'-3"
26'-0"
10'-10½"
TYPICAL DIMENSIONS

LOWER LEVEL FLOOR PLAN
SCALE 1/4"=1'-0"
(SEE SHT. #1 FOR ELECTRICAL LAYOUT)



1/4 DOOR JAMB @ ENTRY 1½"=1'-0"

2/4 DOOR ASTRAGAL: 1½"=1'-0"

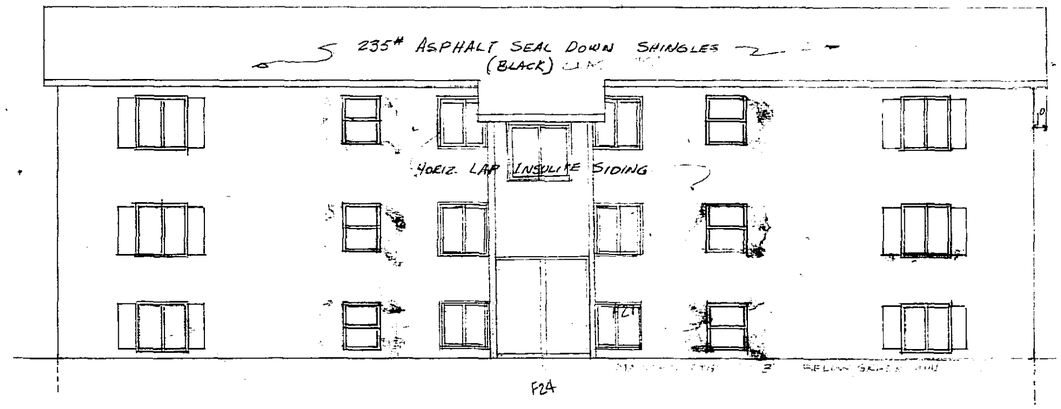
IMPORTANT
HAVE YOUR BASEMENT BACKFILLED AND ELECTRICITY AVAILABLE BEFORE THE SETTING CREW ARRIVES

SANDLER-bilt HOMES
HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 7, Boone, Iowa

6 PLEX APARTMENT BUILDING FOR R. L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

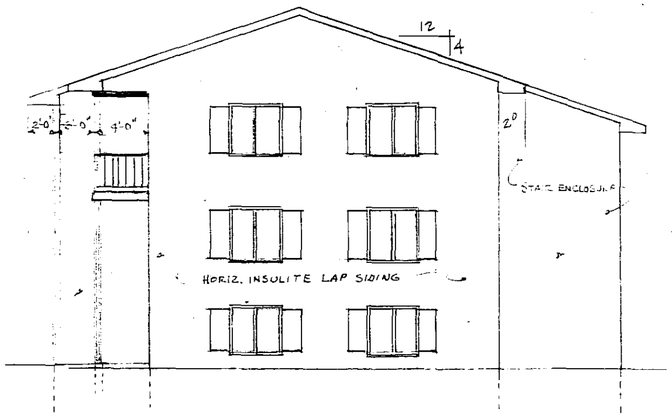
ADRIAN C. HESTNESS ARCHITECT
115 N. NEWTON AVE. ALBERT LEA, MINN. 56007
PHONE 507-373-4205

DESIGN FOR	REVISIONS	DATE	PLAN NO.
HEXUM #1-#4	6-16-77 MAM 9-26-77 ACH	2-22-77	C1120-1124
		SHEET 4 OF NINE	DRAWN BY



REAR ELEVATION
SCALE 1/8"=1'-0"

NOTE.
SHUTTERS ON
30 WINDOWS



RIGHT ELEVATION
SCALE 1/8"=1'-0"
(LEFT ELEVATION SAME IN REVERSE)



NOTE.
W.I. RAILING.
SHUTTERS
ARE BLACK

FRONT ELEVATION
SCALE 1/4"=1'-0"

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. ALBERT LEA, MN. 56007
PH. 373-4205 (507)

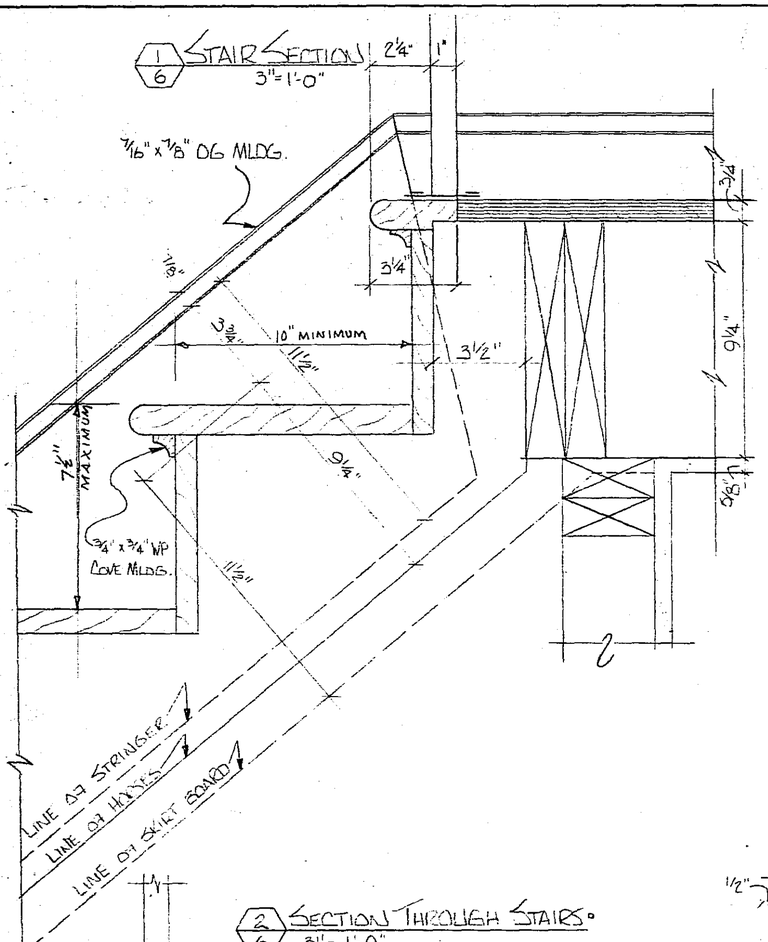
IMPORTANT

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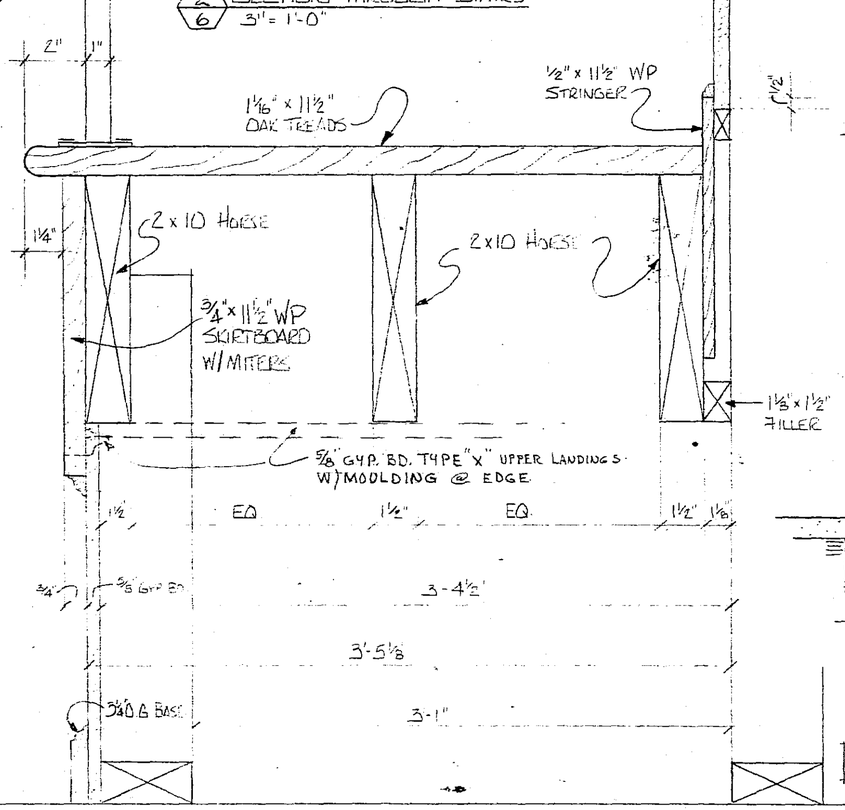
SANDLER-Gibb HOMES
HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

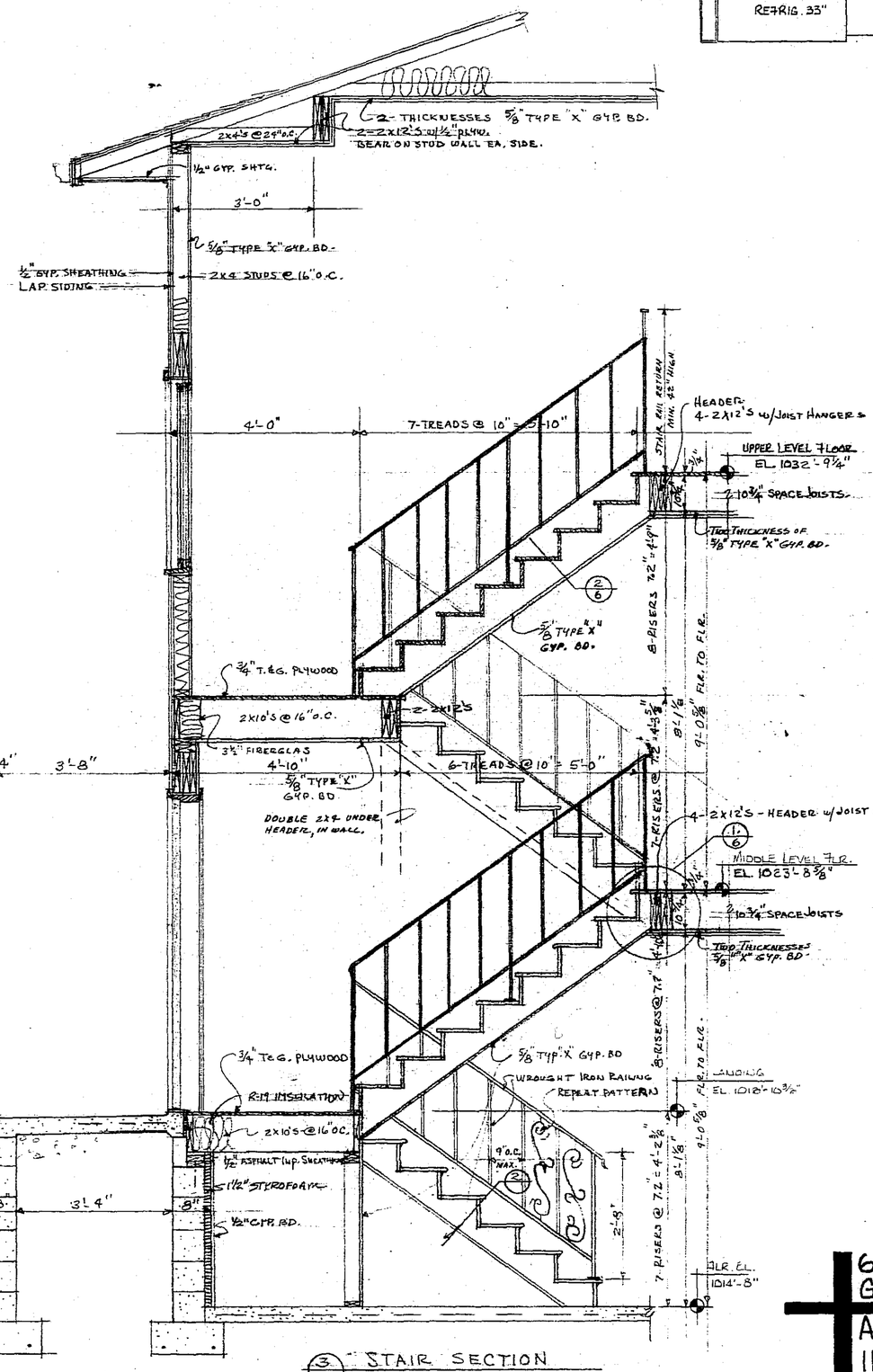
DESIGN FOR HEXUM #1-#4 ROCHESTER, MINN.	REVISIONS 5-18-77 MAM. 6-16-77 MAM. 9-26-77 A.C.H.	DATE 3-24-77	PLAN NO. C-1120-1134
		SHEET 5 OF NINE	DRAWN BY MIKE

1/6 STAIR SECTION
3" = 1'-0"

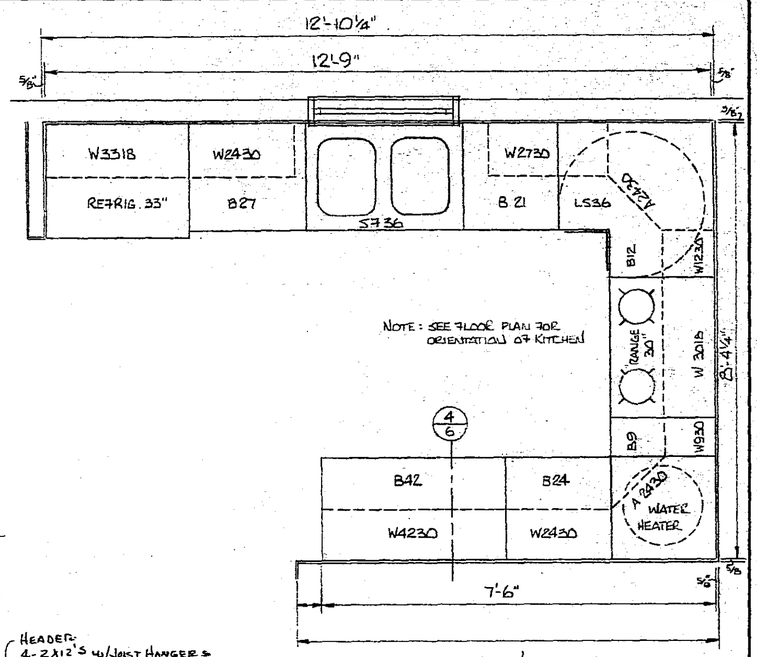


2/6 SECTION THROUGH STAIRS
3" = 1'-0"



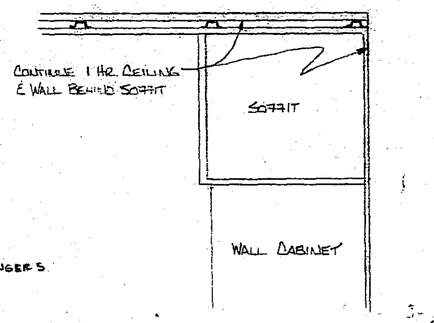


3/6 STAIR SECTION
1/2" = 1'-0"



NOTE: SEE FLOOR PLAN FOR ORIENTATION OF KITCHEN

TYPICAL KITCHEN LAYOUT
1/2" = 1'-0"



4/6 DETAIL @ SOFFIT OVER KITCHEN CABINETS

6 PLEX APARTMENT BUILDING FOR R.L. HEXUM
GREENFIELD LANE S.W. · ROCHESTER, MINN.

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115 N. NEWTON AVE. · ALBERT LEA, MN.
PHONE 507-373-4205

DATE 9-26-77

SHEET 6 OF 9

CONTINOUS RIDGE VENT
18 SQ. IN. PER LIN. FT.

1/2" PLYWOOD

47 lb. ROOF TRUSSES @ 24" O.C.
SEE TRUSWAL CERTIFICATION SHEET

235# ASPHALT SEAL-DOWN SHINGLES ON 15# FELT

2-2x12 WOOD BEAM

M-10 ROLLEX PANEL
1/2" GYPSUM SHEATHING

MIN. R-37 INSULATION

#5 ROLLEX STARTER

1/2" GYPSUM SHEATHING

ROOF EDGE

2x4 BACKUP

1x6 SUB-FASCIA

L-6 ROLLEX FASCIA

M-24 ROLLEX PANEL VENTED
(FREE AIR FLOW 8 SQ. IN. PER RUNNING FT.)

#E ROLLEX J-CHANNEL

1/2" GYPSUM SHEATHING

M-24 ROLLEX PANEL

#5 ROLLEX STARTER

#E ROLLEX J-CHANNEL

WRAP BEAM WITH LAP SIDING. RIP TO FIT. COVER W/ 1/2" GYP. SHEATHING BEFORE SIDING

"E"

THRU INSULATED ROOF CEILING "R" VALUE

1. INTERIOR AIR FILM	0.61
2. 5/8" GYPSUM BOARD (THICKNESSES)	0.90
3. 10" BLOWN CELLULOUS INSULATION	37.00
4. EXTERIOR AIR FILM (STILL)	0.61
TOTAL	39.12

WINDOW & DOOR DATA
DOUBLE HUNG — "U" = 0.195
SLIDEBY — "U" = 0.192
PATIO DOORS — "U" = 0.185

"F"

THRU UNINSULATED ROOF CEILING "R" VALUE

1. INTERIOR AIR FILM	0.61
2. 5/8" GYPSUM BOARD (2 THICKNESSES)	0.90
3. 3 1/2" SOFTWOOD	4.35
4. 6 1/2" INSULATION	25.00
5. EXTERIOR AIR FILM (STILL)	0.61
TOTAL	31.47

5/8" TYPE "X" GYP. BD. 2-THICKNESSES

(2 THICKNESSES)

"E" "F"

HEAT FLOW UP

"C"

THRU RIM JOISTS "R" VALUE

1. INTERIOR AIR FILM	0.68
2. 1 1/2" SOFTWOOD	1.89
3. INSULATION	19.00
4. WOOD BEVEL LAPPED SIDING	0.81
5. EXTERIOR AIR FILM	0.17
TOTAL	22.55

2x4 STUDS @ 16" O.C.
W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES

8'-1 1/8"

WROUGHT IRON RAILING
42" HIGH
3'-0"

2x4's w/1/4" SPACING
4'-0"

4'-0"

2-2x8's HEADER

1x8

1/2" GYP. SHTG.

3/4" T&G PLY. NAILED AND GLUED
10 3/4" SPACE JOIST @ 24" O.C.

FIRST LAYER 5/8" TYPE "X" GYP. BD.
W/ 5/8" TYPE "X" GYP. BD. OVER
1/2" RESILIENT CHANNELS

3 1/2" FIBERGLASS INSULATION

5/8" TYPE "X" GYP. BD.

2x4's @ 16" O.C.
WALL PANEL

STAIR PROJECTION

BOX POST WRAPED W/SIDING

SECTION THRU BUILDING
SCALE: 1 1/2" = 1'-0"

2x4 STUDS @ 16" O.C. W/ 5/8" TYPE "X" BOTH SIDES

8'-1 1/8"

R-19 INSULATION BACK IN 2'-0" AT RIM JOISTS

5/8" TYPE "X" GYP. BD.

3/4" T&G PLYWOOD GLUED AND NAILED

10 3/4" SPACE JOIST

3/4" T&G PLY. NAILED AND GLUED
10 3/4" SPACE JOIST @ 24" O.C.

RIM JOIST

"A"

THRU INSULATED WALL "R" VALUE

1. INTERIOR AIR FILM	0.68
2. 5/8" GYPSUM BOARD	0.45
3. FOIL INSULATION	11.00
4. 1/2" GYPSUM SHEATH	1.22
5. WOOD BEVEL LAPPED SIDING	0.81
6. EXTERIOR AIR FILM	0.17
TOTAL	14.33

"B"

THRU UNINSULATED WALL "R" VALUE

1. INTERIOR AIR FILM	0.68
2. 5/8" GYPSUM BOARD	0.45
3. 5 1/2" SOFTWOOD	4.35
4. 1/2" GYPSUM SHEATH	0.45
5. WOOD BEVEL LAPPED SIDING	0.81
6. EXTERIOR AIR FILM	0.17
TOTAL	6.46

1/2" GYP. SHTG.

2x4 FIELD APPLIED TOP PLATE

2x4's @ 16" O.C. WALL PANEL

8 TOP AND BOTTOM BASES TREATED

2x8-7 1/2"

2x12 RIPPED TO SIZE

11"

11"

TOP BASE

1x8 ALL SIDES

SIDING

1x8

BOTTOM BASE

SECTION OF POST

POSTS
4 — 2x10's
ALL SIDES

"D"

THRU MASONRY WALL "R"-VALUE

1. INTERIOR AIR FILM	0.68
2. 8" LIGHT-WEIGHT AGGREGATE	3.20
3. EXTERIOR AIR FILM	0.17
TOTAL	4.05

1/2" x 10" A BOLTS 6'0" O.C.

SILL SEALER

2x6 PLATES ON CONCRETE SHALL HAVE PRESERVATIVE TREATMENT.

1x6 CLEAR PINE LEDGE

1 1/2" RIGID FOAM INSULATION

1/2" GYP. BD.

4'-0" DEEP CONCRETE PIER

18" CONC. BLOCK FOUNDATION WALL

CONC. FOOTING SEE SHT. #8 FOR SIZE

2-#5 REBARS

5/8" FIRECODE GYP. BOARD ON 1/2" RESILIENT CHANNELS SPACED 24" O.C. GYP. BD. FASTENED TO CHANNELS W/SCREWS SPACED 8" O.C. AT END JOINTS & 12" O.C. INTERMED. CHANNELS. 3 1/2" FIBERGLASS INSULATION. STC. OF 53 ACCORDING TO OC-3MT, (TESTS BY GEIGER & HAMMER FOR OWENS CORNING FIBERGLASS CORP.).

3 1/2" FIBERGLASS INSULATION

2x6 STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES.

8'-1 1/8"

SEE TRENCH FOOTING ON FOUNDATION PLAN

#4 @ 4'-0" O.C.

10" MASONRY WALL 4'-0" HIGH

1/2" RIGID FOAM INSULATION

1/2" GYP. BD.

4" CONC. SLAB W/ 6x6 - 10/10 MESH

6 MIL VAPOR BARRIER

4" SAND FILL

1/2" x 10" A BOLTS 6'-0" O.C.

GRADE

ASPHALT WEATHERPROOFING BY OTHERS

GRAVEL

DRAIN TILE

5/8 RE RODS

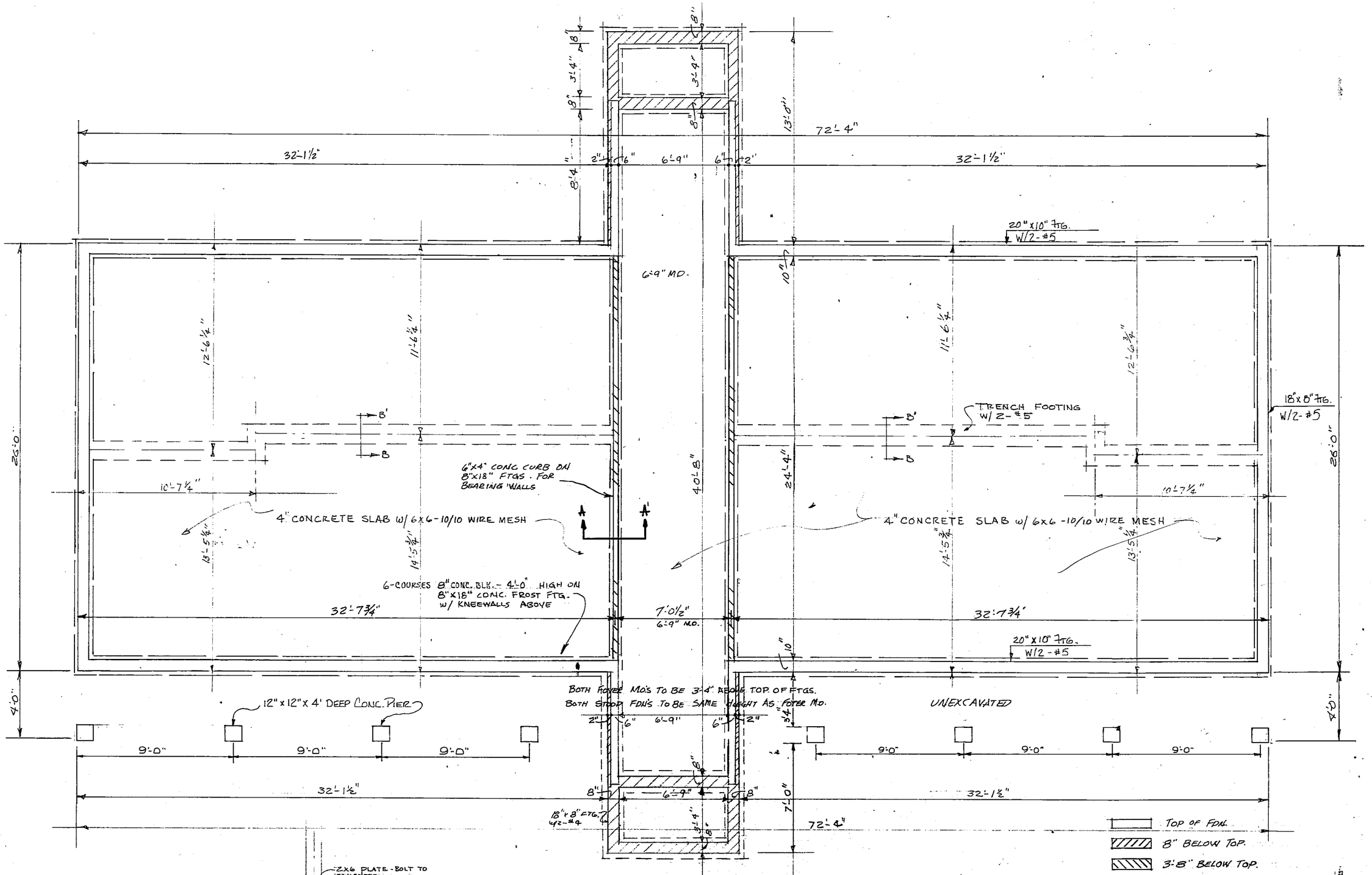
CONC. FOOTING SEE #8 FOR SIZE

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

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. ALBERT LEA, MN. 56007
PH. 507-373-4205

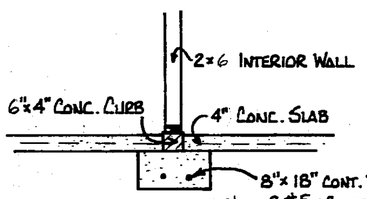
HEXUM #1 — #4

6-16-77 MAM
9-26-77



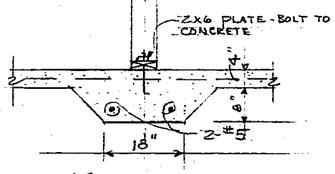
FOOTING & FOUNDATION PLAN

1/4"=1'-0"



SECTION AA'

½" = 1'-0"



TRENCH FOOTING
SECTION BB'

6 PLEX APARTMENT BUILDING FOR R. L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. ALBERT LEA, MINN. 56007
PHONE · 507-373-4205

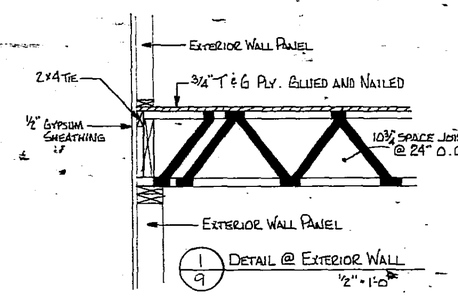
IMPORTANT

HAVE YOUR BASEMENT BACKFILLED AND ELECTRICITY AVAILABLE BEFORE THE SETTING CREW ARRIVES

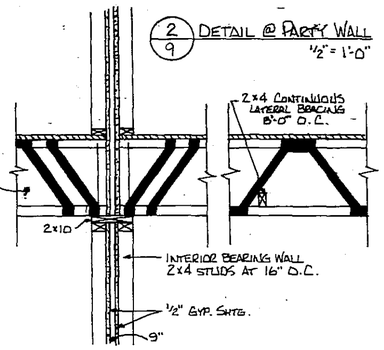
SANDLER-bilt HOMES

HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

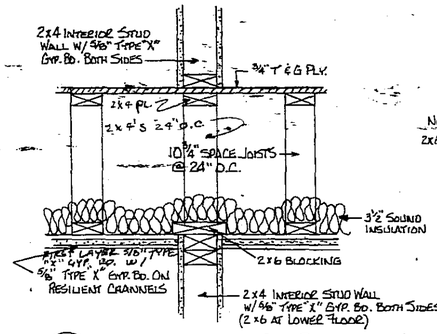
DESIGN FOR	REVISIONS	DATE	PLAN NO.
HEXUM #1-#4	9-26-77 - A.C.H.	3-23-77	C-1120-1124
		SHEET 8 OF NINE	DRAWN BY MIKE



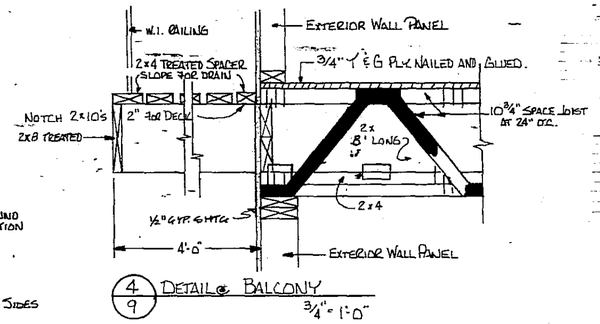
1/9 DETAIL @ EXTERIOR WALL
1/2" = 1'-0"



2/9 DETAIL @ PARTY WALL
1/2" = 1'-0"



3/9 DETAIL OF INTERIOR PART. PARALLEL TO JOISTS
1" = 1'-0"



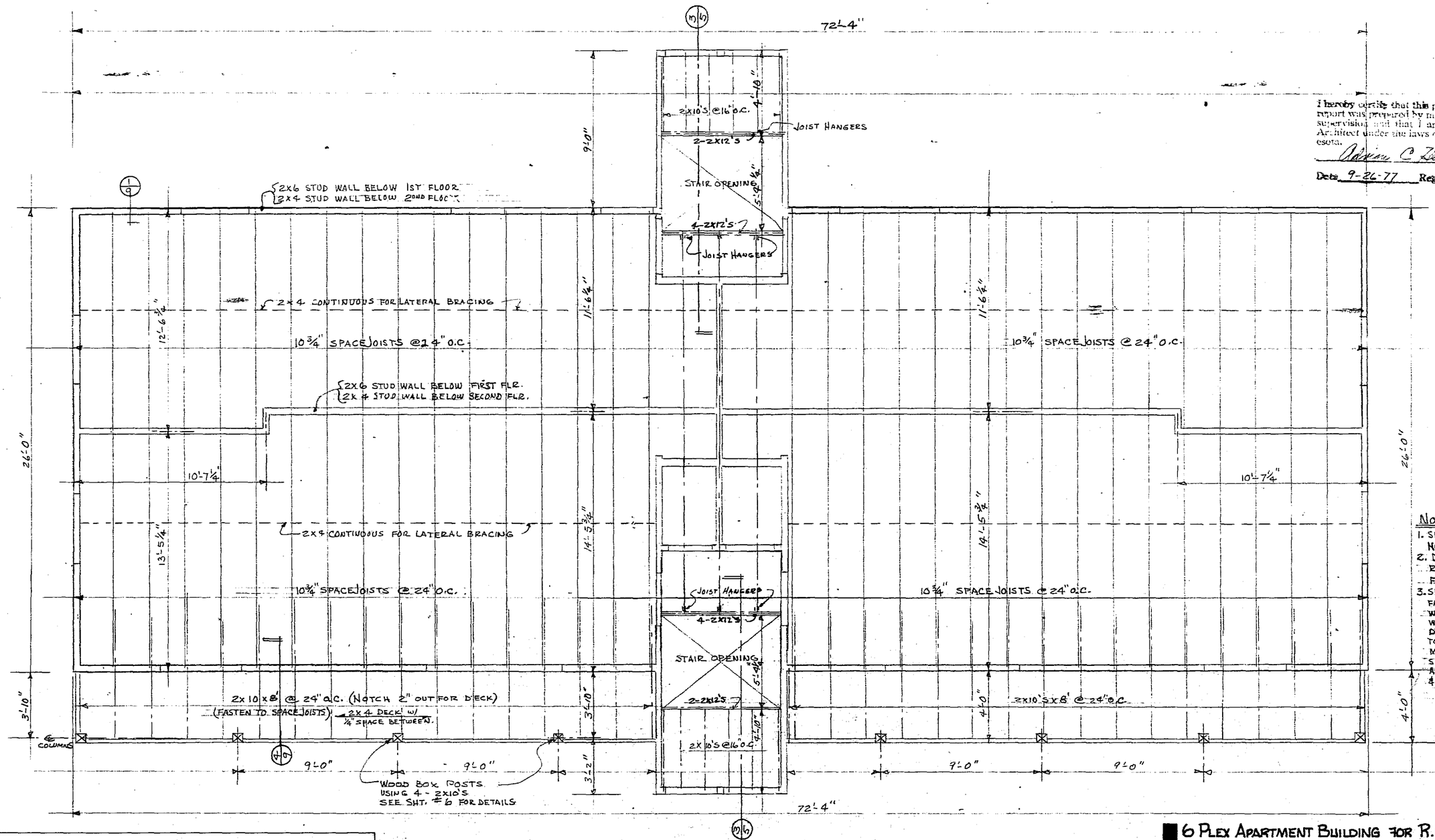
4/9 DETAIL @ BALCONY
3/4" = 1'-0"

HEADER - SCHEDULE

PATIO DOORS - 2-2X12'S w/ 1/2" PLYW. FILLER

WINDOWS
- 2X4 WALLS - 4 X12 - UP TO 6' SPAN
- 2X6 WALLS - 3-2X12'S w/ 1/2" PLYW. - UP TO 8' SPA
  3-2X8'S w/ 1/2" PLYW. - UP TO 5' SPA

EXTERIOR DOORS - 2-2X10'S w/ 1/2" PLYW. FILLER



FIRST & SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTES:
1. SEE SHT. #1 FOR ADDIT NOTES.
2. DESIGN LOADS:
   ROOF - SNOW LOAD - 30
   FLOOR - LIVE LOAD - 40
3. SPACE JOISTS ARE SHO FABRICATED TRUSSES WOOD TOP & BOTTOM C W/ STEEL WEBBING. DE DATA & ENGINEER'S D TO BE SUBMITTED BY MFGR.. SPACE JOIST SYSTEM IS APPROVED BY THE B.O. & F.H.A. BULLETIN #

HEADERS
- WINDOWS • 4x12's UP TO 6'-0"
- PATIO DOOR • 2-2x12's w/1/2" PLYWOOD BETWEEN 7-1600 STRESS LUMBER.
- EXTERIOR DOORS • 2-2x10's w/1/2" PLYWOOD BETWEEN + 2x4 + 1/2" PLYWOOD FLAT FILLER BETWEEN CRIPPLES.
- INTERIORS • 4x12's UP TO 6'-0" OPENING
  2-2x12's w/1/2" PLYWOOD BETWEEN OVER 6'-0" OPENING

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.

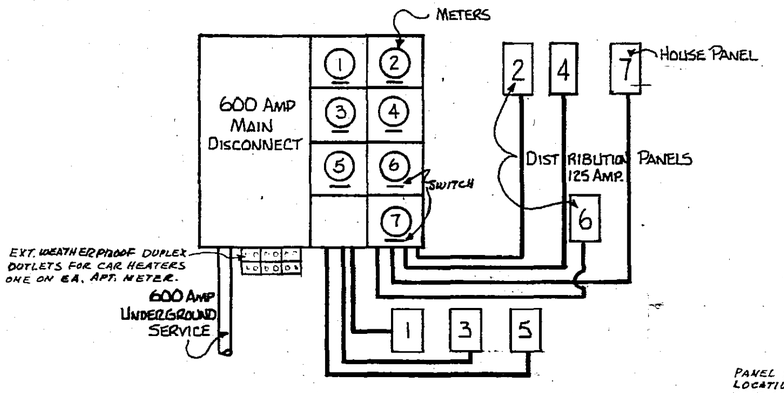
Adrian C Hestness

Date 9-26-77 Reg. No. 8081

6 PLEX APARTMENT BUILDING FOR R.L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. ALBERT LEA, MINN.
PHONE · 507-373-4205

DATE
SHEET 9 OF



ELECTRICAL SYMBOLS

- CEILING LIGHT
- WALL BRACKET LIGHT
- PULL CHAIN SWITCH
- DUPLEX CONV. OUTLET 120 V.
- 220 VOLT OUTLET
- FAN
- THERMOSTAT
- DUPLEX CONV. OUTLET - TOP ½ SWITCHED
- FIRE + SMOKE DETECTOR
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- PHONE OUTLET BY PHONE COMPANY
- TELEVISION OUTLET
- WEATHER PROOF OUTLET
- ELECTRIC HEATING UNITS - BASEBOARD (1000 WATTS)
- DISTRIBUTION PANEL

(MIDDLE LEVEL PLAN SHOWN)

TYPICAL ELECTRICAL FLOOR PLAN

SCALE ¼" = 1'-0"

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Adrian C. Hestness

Date 9-26-77 Reg. No. 8086

6 PLEX APARTMENT BUILDING FOR R.L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. ALBERT LEA, MINN. 56007
PHONE · 507-373-4205

IMPORTANT

HAVE YOUR BASEMENT BACKFILLED AND ELECTRICITY AVAILABLE BEFORE THE SETTING CREW ARRIVES

SANDLER-Built HOMES

HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

DESIGN FOR	REVISIONS	DATE	PLAN NO.
HEXUM #1-#5	9-16-77 MAH 9-26-77 A.C.H.	9-26-77	
		SHEET E-1 OF ONE	DRAWN BY A.C.H.

HEATING & AIR-COND.

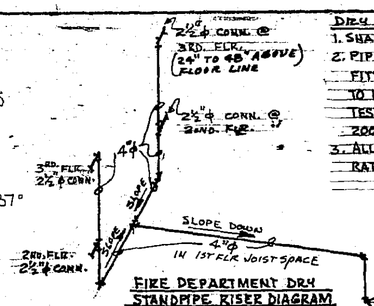
AREA - 832 SQ. FT. VOLUME - 6600 CU. FT.

U-FACTORS: WALLS - 0.053; ROOF - 0.022; GLASS - 0.55

	HEAT LOSSES	COOLING
WALLS	4700	4370
ROOF	1600	1830
G1A	4250	5670
INF.	5160	VENT. 600
	15710	
X 1.2	18800 INPUT	DT - 87°
PEOPLE	2400	
	3400	
	18270	

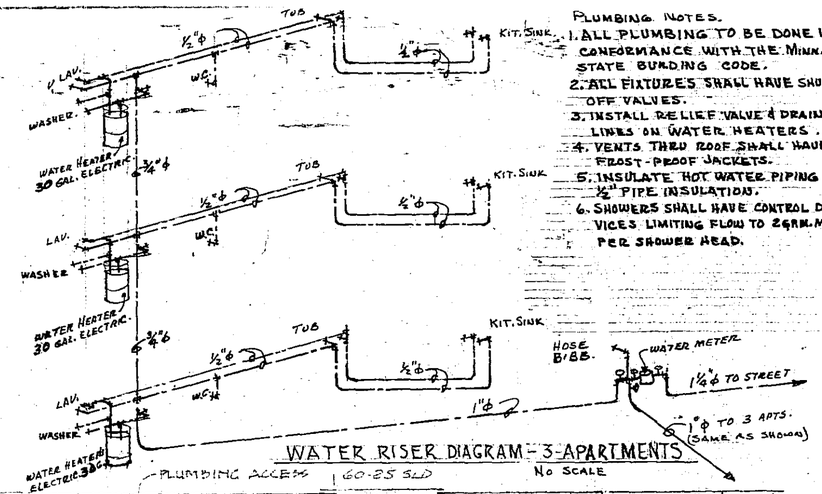
DRY STANDPIPE:

1. SHALL MEET REQUIREMENTS OF U.B.C. SEC. 3803.
2. PIPING SHALL BE WROUGHT IRON OR GALV. IRON W/ FITTINGS & CONNECTIONS, ALL OF SUFFICIENT STRENGTH TO WITHSTAND 300 P.S.I. STANDPIPE SYSTEM SHALL BE TESTED HYDROSTATICLY TO WITHSTAND NOT LESS THAN 200 P.S.I. OF PRESSURE FOR 2 HOURS.
3. ALL HORIZ. RUNS SHALL BE PITCHED TO INLET AT THE RATE OF ¼" TO 10 FEET FOR PURPOSE OF DRAINING.



FIRE DEPARTMENT DRY STANDPIPE RISER DIAGRAM
NO SCALE

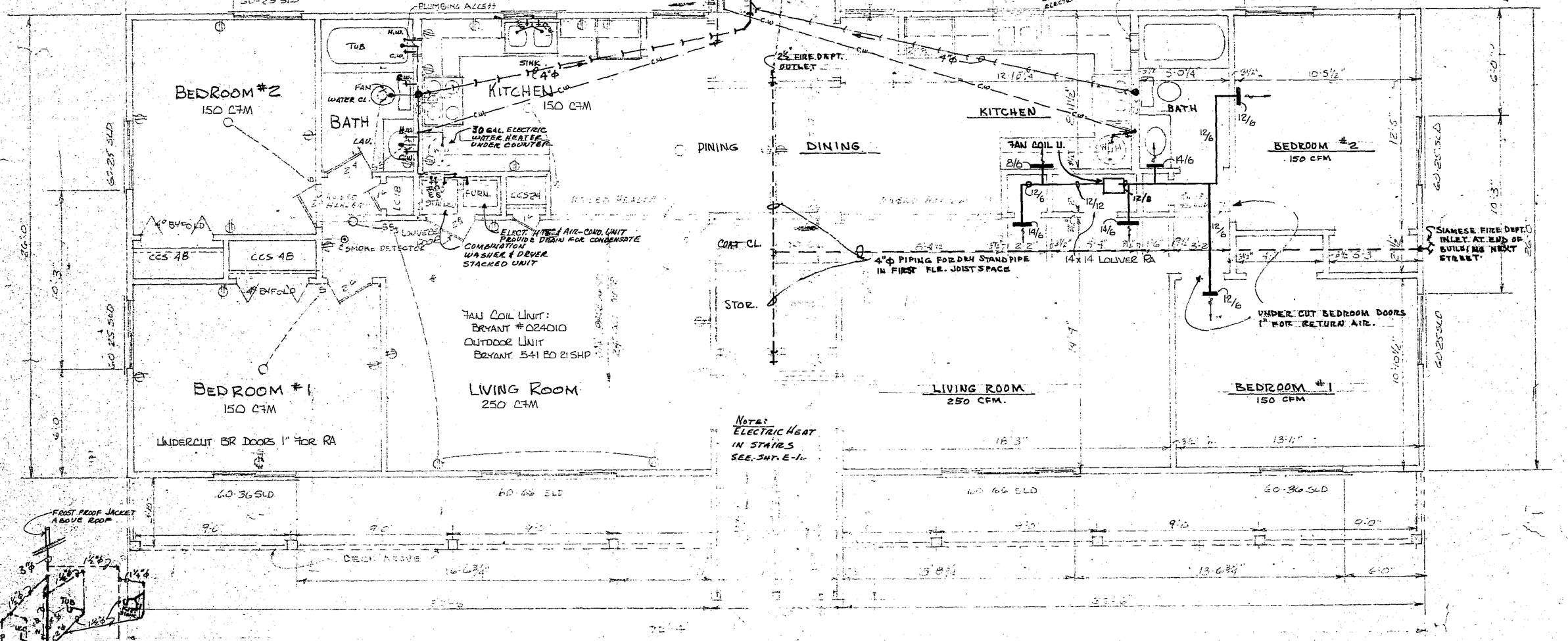
NOTE: SEE SITE PLAN FOR LOCATION OF WATER & SEWER SERVICE

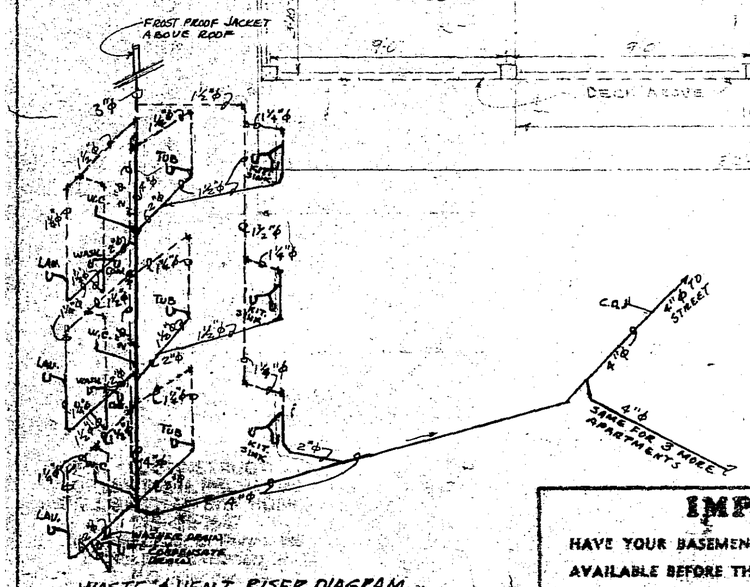


WATER RISER DIAGRAM - 3-APARTMENTS
No SCALE

PLUMBING NOTES.

1. ALL PLUMBING TO BE DONE IN CONFORMANCE WITH THE MINN. STATE BUILDING CODE.
2. ALL FIXTURES SHALL HAVE SHUT-OFF VALVES.
3. INSTALL RELIEF VALVE & DRAIN LINES ON WATER HEATERS.
4. VENTS THRU ROOF SHALL HAVE FROST-PROOF JACKETS.
5. INSULATE HOT WATER PIPING ½" PIPE INSULATION.
6. SHOWERS SHALL HAVE CONTROL DEVICES LIMITING FLOW TO 2 GPM. MAX. PER SHOWER HEAD.





WASTE & VENT RISER DIAGRAM
NO SCALE

(MIDDLE LEVEL PLAN SHOWN — OTHER FLOORS SIMILAR)

FLOOR PLAN - TYPICAL PLUMBING + HEATING LAYOUT

SCALE ¼" = 1'-0"

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Adrian C. Hestness

Date 9-26-77 Reg. No. 8086

PLUMBING LEGEND

- SANITARY SEWER
- C.W. — COLD WATER
- HOT WATER
- G — G — GAS LINE
- VENT LINE

6 PLEX APARTMENT BUILDING FOR R.L. HEXUM
GREENFIELD LANE S.W. ROCHESTER, MINN.

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. · ALBERT LEA, MINN. 56007
PHONE · 507-373-4205

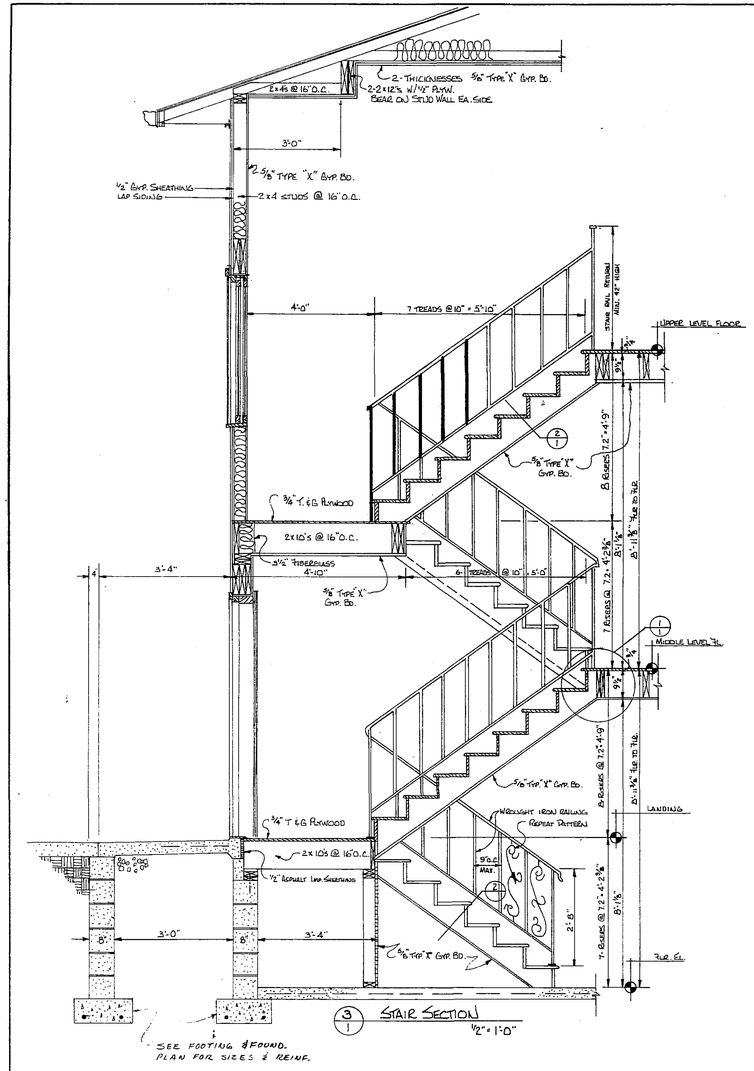
IMPORTANT

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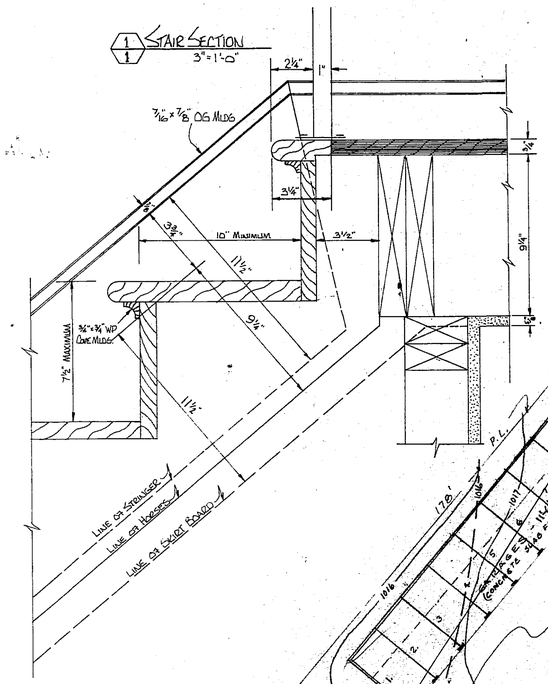
SANDLER-Gilt HOMES

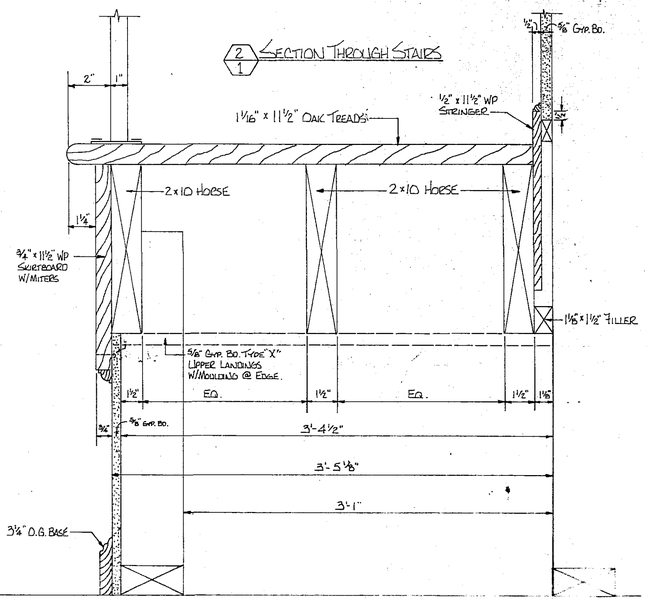
HOME OFFICE: 5990 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

DESIGN FOR	REVISIONS	DATE	PLAN NO.
HEXUM #1-#4	6-16-77 NAM 9-26-77	3-22-77	6-1120-1124
		SHEET M-1 OF ONE	DRAWN BY A.C.H.



3 / 1 STAIR SECTION
1/2" = 1'-0"





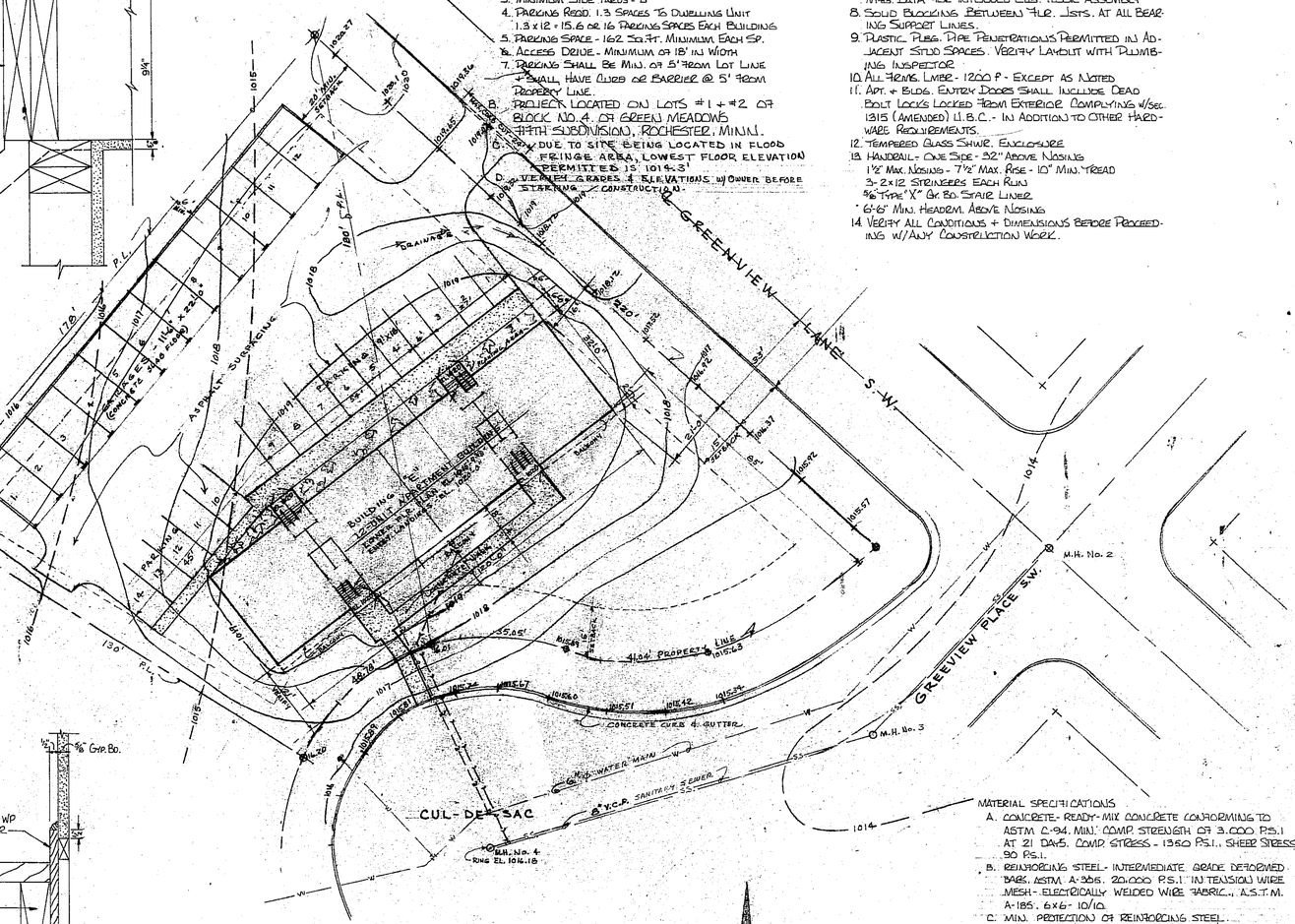
Site Notes

A. Zoning Requirements:
1. Project Zoning - R-4 - High Density District
2. Minimum Front + Rear Yards - 15'
3. Minimum Side Yards - 8'
4. Parking Regd. 1.3 Spaces To Dwelling Unit 1.3 x 12 = 15.6 or 16 Parking Spaces Each Building
5. Parking Space - 162 Sq. Ft. Minimum Each Sp.
6. Access Drive - Minimum of 18' in Width
7. Parking Shall Be Min. of 5' from Lot Line + Shall Have Curb or Barrier @ 5' from Property Line.

B. Project Located on Lots #1 + #2 of Block No. 4 of Green Meadows 7th Subdivision, Rochester, Minn.

C. Due to Site Being Located in Flood Fringe Area, Lowest Floor Elevation Permitted is 1014.3'

D. Verify Grades + Elevations w/ Owner Before Starting Construction.



SITE PLAN
1"=20'

N

LEGEND
1015 EXISTING CONTOURS
1015 NEW CONTOUR LINES
+ 1015.20 PROPOSED ELEVATIONS AS TAKEN FROM CONSTRUCTION DRAWING FROM ROCHESTER CITY ENGINEER'S OFFICE. VERIFY ALL GRADES & ELEVATIONS W/ THAT OFFICE.

Notes: Typical All Units

1. All Clgs. 5/8" Type 'X' Gyp. Bd. (2 5/8" 2nd Flr. Clg.)
2. Provide Airtight Draft Stop at All Flr or Clg. of All Locations where Duct Shafts Pass Between Flrs. or Attic.
3. Min. Party Wall S.T.C. Rating = 50
4. Party Wall - 5/8 "Type 'X" Gyp. Bd. to be Fully Contin. Thru at All Party Wall Systems, Including Areas Behind All Tub and Shwr. Recesses and Other Plbg. Installations.
5. All Tub and Shwr. Recesses to be Faced w/ Water Resistant Gyp. Bd. Backing to a Height of 72" in Addition to 5/8" Gyp. Bd.
6. Corridor Wall S.T.C. Rating = 52
7. Min. First Floor Clg. S.T.C. Rating = 50. Furnish Mfg. Data for Intended Clg.-Floor Assembly
8. Solid Blocking Between Flr. Joists, at All Bearing Support Lines.
9. Plastic Plbg. Pipe Penetrations Permitted in Adjacent Stud Spaces. Verify Layout with Plumbing Inspector
10. All Trims, Lmbr. - 1200 P - Except as Noted
11. Apt. + Bldg. Entry Doors Shall Include Dead Bolt Locks Locked from Exterior, Complying w/ Sec. 1315 (Amended) U.B.C. - In Addition to Other Hardware Requirements.
12. Tempered Glass Shwr. Enclosure
13. Handrail - One Side - 32" Above Nosing
    1 1/2" Max. Nosing - 7 1/2" Max. Rise - 10" Min. Tread
    3 - 2x12 Stringers Each Run
    5/8" Type 'X" Gr. Bd. Stair Liner.
    6'-6" Min. Headrm. Above Nosing
14. Verify All Conditions + Dimensions Before Proceeding w/ Any Construction Work.

Material Specifications

A. Concrete - Ready-Mix Concrete Conforming to ASTM C-94. Min. Comp. Strength of 3,000 P.S.I. at 21 Days. Comp. Stress - 1350 P.S.I., Shear Stress - 90 P.S.I.

B. Reinforcing Steel - Intermediate Grade Deformed Bars, ASTM A-305. 20,000 P.S.I. In Tension. Wire Mesh - Electrically Welded Wire Fabric., A.S.T.M. A-185. 6x6 - 10/10.

C. Min. Protection of Reinforcing Steel - Footings - 3" Floor Slabs - 3/4"

D. Concrete Block - Standard Wt., Hollow Load Bearing, Grade A, ASTM C090-44

E. Masonry Mortar - Type "N" 1 Part Portland Cement, 1/2 Part Lime Putty, & 3 Parts Sand.

F. Dimension Lumber - f = 1200 P.S.I. No. 2 or Better Douglas Fir for Structural Joists Beams & 2x6 Studs. 2x4 Studs may be Stud Grade Douglas Fir or Hemlock.

G. Roof Sheathing shall be 1/2" Plywood, 32/16.

H. Floor Sheathing shall be 3/4" Tongue and Groove Plywood Glued and Nailed to Joists

I. Roof Structure is Composed of Wood Trusses Spaced 24" O.C. Certified Design Data to be Submitted for Approval.

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Adrian C. Hestness

Date 10-10-77 Reg. No. 8086

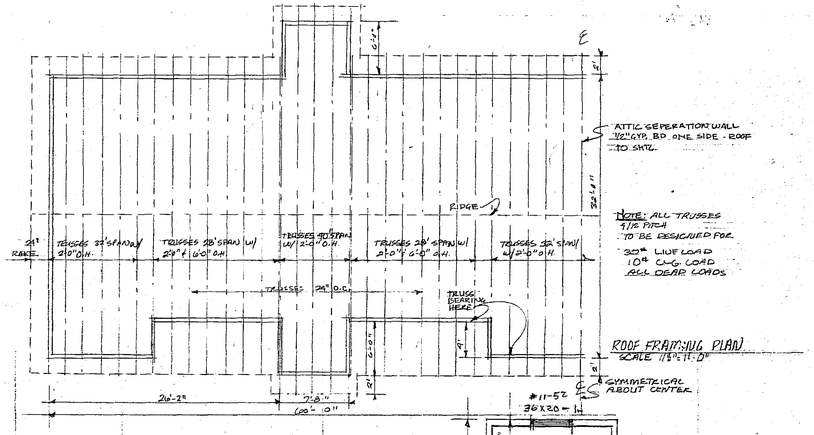
Salem Condominiums

12 Unit Apartment Building for R.L. Hexum
Rochester, Minnesota

Adrian C. Hestness • Architect
115 N. Newton Ave. • Albert Lea, Mn. 56007
Phone • 507-373-4205

Date: 9-26-77

Sheet: 1 of: 7



THIRD FLOOR PLAN

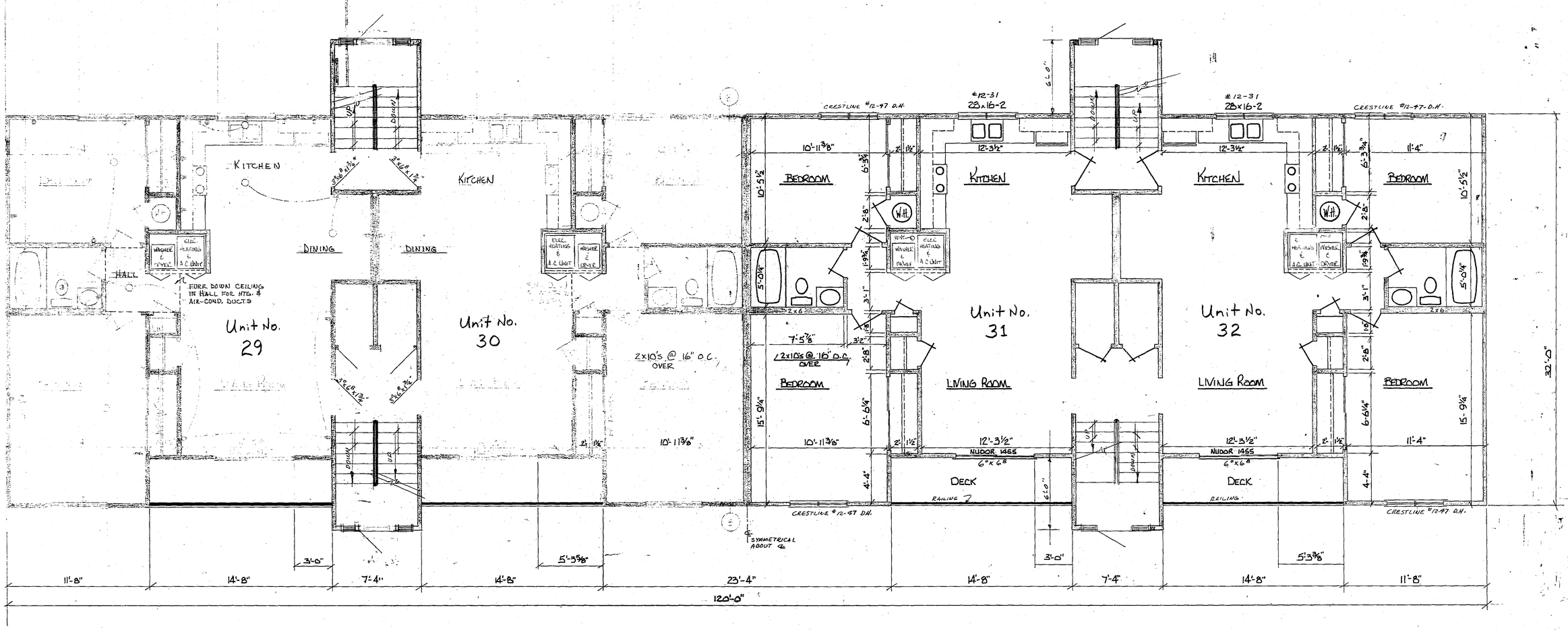
SCALE 1/4"=1'-0"

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

ADRIAN C. HESTNESS - ARCHITECT
115 N. NEWTON AVE.
ALBERT LEA, MINNESOTA

DATE: 9-26-77
SHEET: 2 OF 7

#5 9-26-77 A.C.H.



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

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Adrian C. Hestness

Date 10-10-77 Reg. No. 8086

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

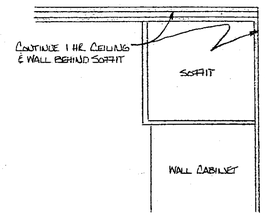
ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE.
ALBERT LEA, MINNESOTA

DATE: 9-26-77
SHEET: 3 OF 7

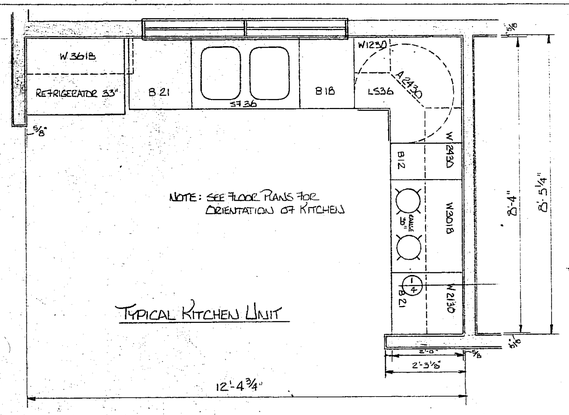
IMPORTANT

SANDLER-ROSS HOMES

DESIGN FOR	REVISIONS	DATE	JOB NO.
	9-26-77 ACH		
		SHEET	



1/4 DETAIL @ SOFFIT OVER KITCHEN CABINETS



TYPICAL KITCHEN UNIT

WINDOW DATA

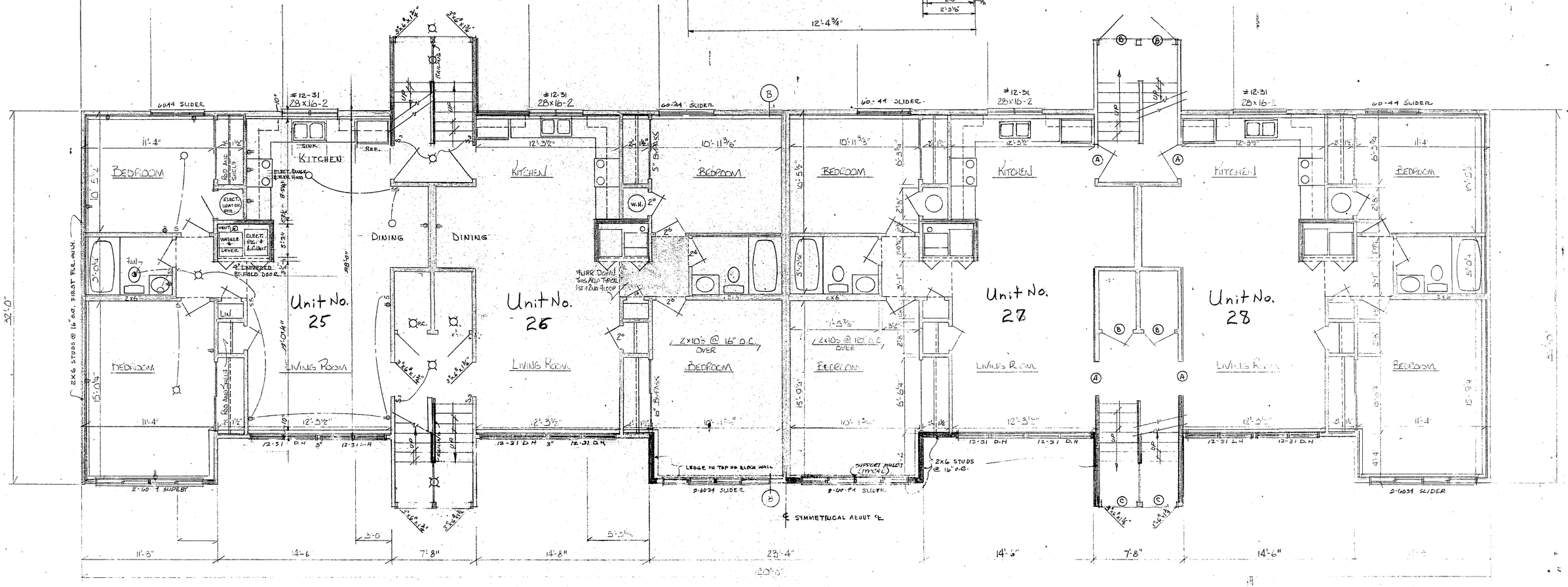
1. WINDOWS SHALL BE DOUBLE-HUNG & SLIDEBY AS MFD. BY CRESTLINE, WAUSAU, WI. NOTE: VERIFY ALL DIM. BEFORE INSTALLATION

WINDOW	ROUGH OPNG.	OPNG. DIM. (CLEAR)	GLASS AREA	VENT AREA
SLIDEBY # 2-6034 1-UNIT	2'-9" x 3'-3⅛	24½" x 35¼"	20.84 SQ. FT.	12.00 SQ FT.
DH # 12-417	6'-3⅜" x 4'-5"	97¾" x 22½"	19.08 SQ. FT.	10.74 SQ FT.
DH # 12-31	5'-7⅛ x 3'-5"	30¾" x 16¼"	11.70 SQ FT.	6.94 SQ FT.
D.H # 2-1231 1UNIT	5'-7⅛" x 3'-5"	30¾" x 16¼"	23.80 SQ FT.	15.85 SQ FT.
SLIDEBY # 60-44	6'-8⅜" x 2'-3⅝"	28½" x 35¼"	12.18 SQ FT.	6.98 SQFT

2. WINDOWS SHALL BE GLAZED W/ INSULATING GLASS.
3. DOUBLE HUNG WINDOWS — "U" VALUE = .90 / AIR INFILTRATION = .289 CFM/FT.
4. SLIDEBY WINDOWS — "U" VALUE = .56 / AIR INFILTRATION = .290 CFM/FT.
5. PATIO DRS. ARE MUDDE #1465, 6068. R.O. 6'-4⅜" x 6'-9⅜" - GLAZING IS 5/8" TEMPERED INSULATING GLASS. "U"

DOOR DATA

(A) "B" LABEL DOOR & FRAME W/ CLOSER.
(B) "20" MINUTE LABEL DOOR & FRAME
(C) INSULATE. METAL EXTERIOR DOOR, W/ TEMPERED GLASS. - "U" VALUE =



FIRST FLOOR PLAN

(SEE SHT. M & E - 1 FOR MECH. & ELECT. LAYOUTS)

SCALE 1/4"=1'-0"

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Adrian C Hestness

Date 10-10-77 Reg. No. 6086

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE.
ALBERT LEA, MINNESOTA

DATE: 9-26-77

SHEET: 4 OF 7

IMPORTANT
HAVE YOUR BASEMENT BACKFILLED AND ELECTRICITY AVAILABLE BEFORE THE SETTING CREW ARRIVES

SANDLER-Bilt HOMES
HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

DESIGN FOR: HEXUM "6"

REVISIONS: 9-26-77 ACH

DATE: 5-17-77

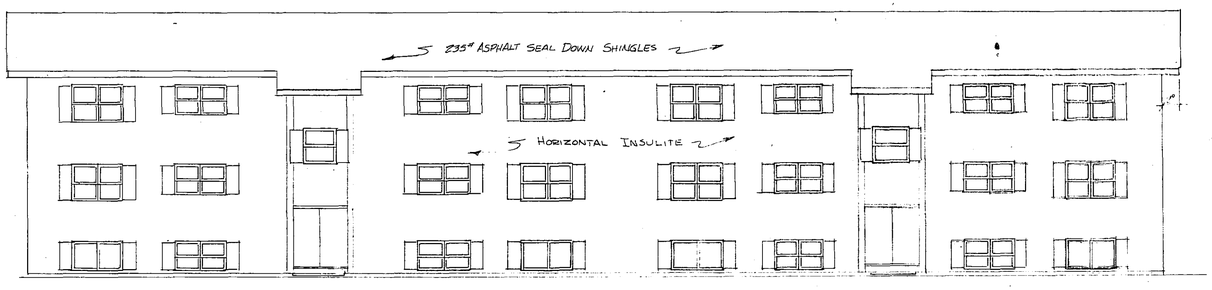
PLAN NO.

SHEET OF

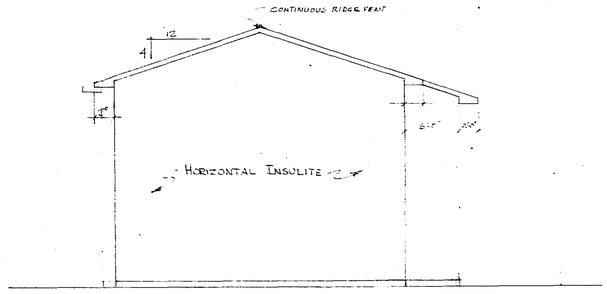
DRAWN BY: DENNIS



FRONT ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



SIDE ELEVATION
SCALE 1/8"=1'-0"

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

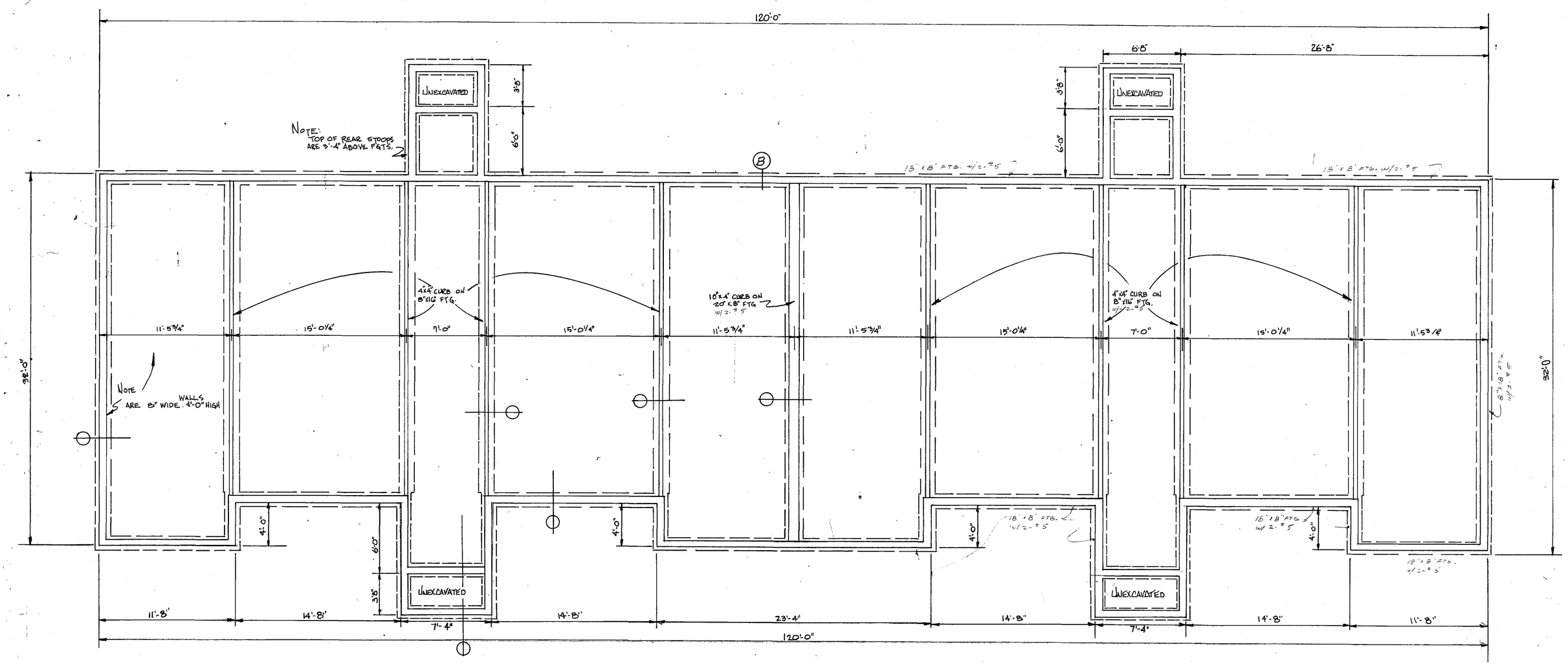
ADRIAN C. HESTNESS · ARCHITECT
115 N. NEWTON AVE. ALBERT LEA, MINN. 56007
PHONE · 507-373-4205

IMPORTANT
HAVE YOUR BASEMENT BACKFILLED AND ELECTRICITY AVAILABLE BEFORE THE SETTING CREW ARRIVES

SANDLER-bilt HOMES
HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

DESIGN FOR	REVISIONS	DATE	PLAN NO.
HEXUM #5	9-26-77 ACH	6-9-77	C-1125
		SHEET 5 OF 7	DRAWN BY MIKE

BRUNING 4021 22309-1



FOUNDATION PLAN

SCALE 1/4" 1'-0"

Adrian C. Hestness
10-10-77 8086

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

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SANDLER-billups HOMES
HOME OFFICE: 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, Rt. 1, Boone, Iowa

DESIGN FOR: HEXUM # 5

REVISIONS: 4-1-77 MAM; 9-26-77 ACH

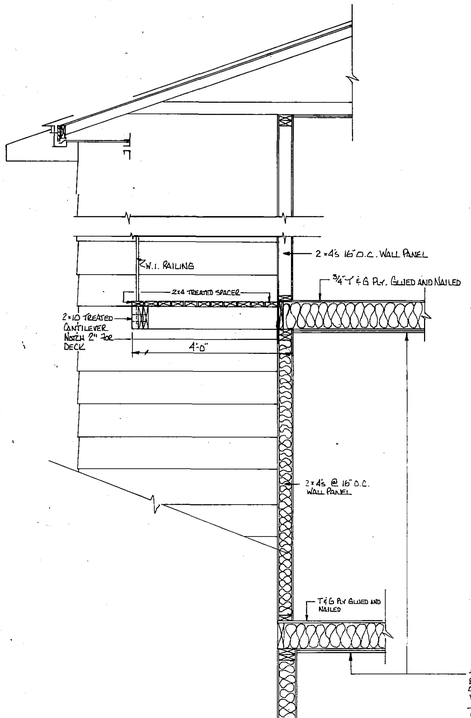
DATE:

SHEET NO. 6 OF 7 SHEETS

DRAWING NO. C-1125

BY:

BRUNING 40-21 22309-1



"F"

THRU UNINSULATED ROOF CEILING	"R" VALUE
1. INTERIOR AIR FILM	0.61
2. 5/8" GYP. BD. (2 THICKNESSES)	0.90
3. 3 1/2" SOFTWOOD	4.35
4. 6 1/2" INSULATION	25.00
5. EXTERIOR AIR FILM (STILL)	0.61
TOTAL	31.47

"E"

THRU INSULATED ROOF CEILING	"R" VALUE
1. INTERIOR AIR FILM	0.61
2. 5/8" GYPSUM BOARD (THICKNESS)	0.90
3. 10" BLOWN CELLULOUS INS.	37.00
4. EXTERIOR AIR FILM (STILL)	0.61
TOTAL	39.12

#S - ROLLEX STARTER
ROOF EDGE
2x4 BACKUP
1x6 SUB FASCIA
L-6 ROLLEX FASCIA
M-24 ROLLEX PANEL VENTED (FREE AIR FLOW 8 SQ. IN. PER RUNNING FT.)
#E ROLLEX J-CHANNEL

"C"

THRU RIM JOISTS	"R" VALUE
1. INTERIOR AIR FILM	0.68
2. 1 1/8" SOFTWOOD	1.89
3. INSULATION	19.00
4. WOOD BEVEL LAPPED SIDING	0.81
5 EXTERIOR AIR FILM	0.17
TOTAL	22.55

"A"

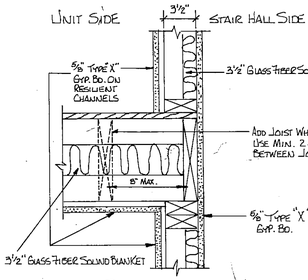
THRU INSULATED WALL	"R" VALUE
1. INTERIOR AIR FILM	0.68
2. 5/8" GYPSUM BOARD	0.45
3. FOIL INSULATION	11.00
4. 1/2" GYPSUM SHEATH	1.22
5. WOOD BEVEL LAPPED SIDING	0.81
6. EXTERIOR AIR FILM	0.17
TOTAL	14.33

"B"

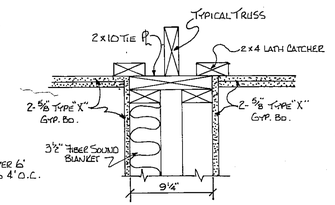
THRU UNINSULATED WALL	"R" VALUE
1. INTERIOR AIR FILM	0.68
2. 5/8" GYPSUM BOARD	0.45
3. 3.5" S SOFTWOOD	4.35
4. 1/2" GYPSUM SHEATH	0.45
5. WOOD BEVEL LAPPED SIDING	0.81
6. EXTERIOR AIR FILM	0.17
TOTAL	6.40

NOTE
SEE FT6, PLAN FOR FOOTING SIZE & REINF.

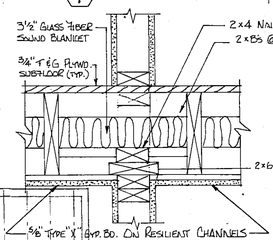
WALL SECTIONS
1/2" = 1'-0"



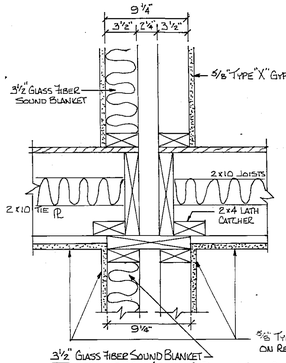
1/7 DTL OF PARTY WALL @ STAIR HALL
1 1/2" = 1'-0"



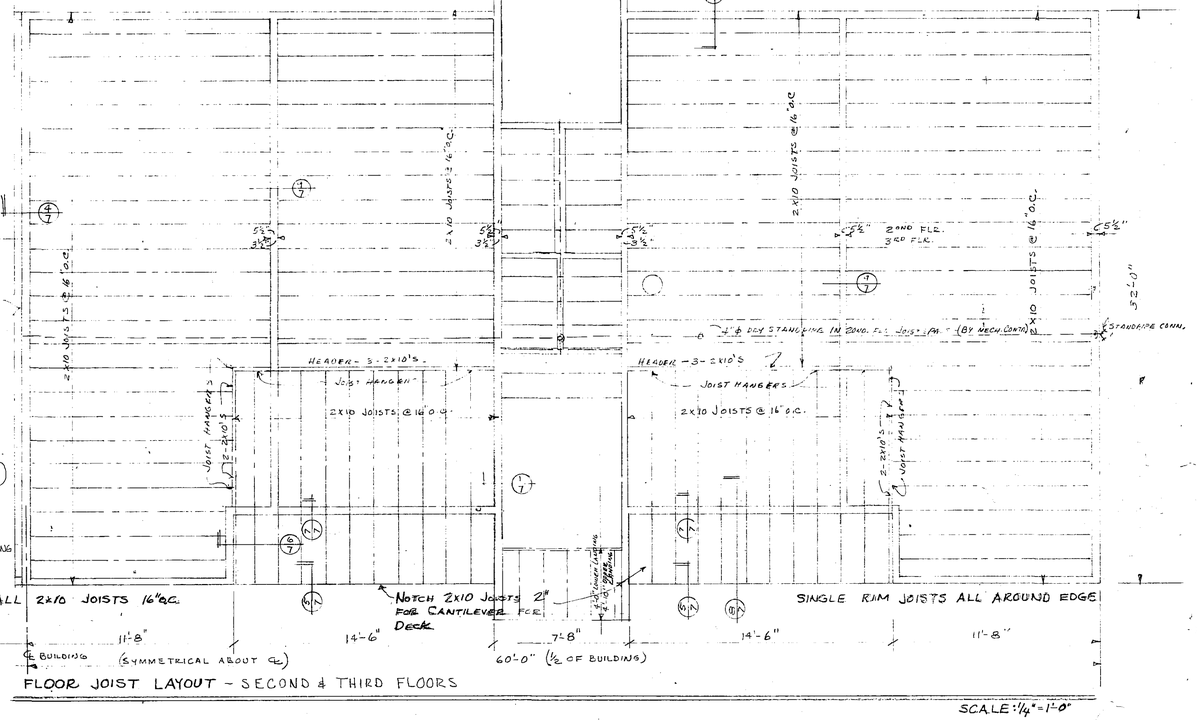
2/7 PARTY WALL DTL. 3RD FL. CLG.
1 1/2" = 1'-0"



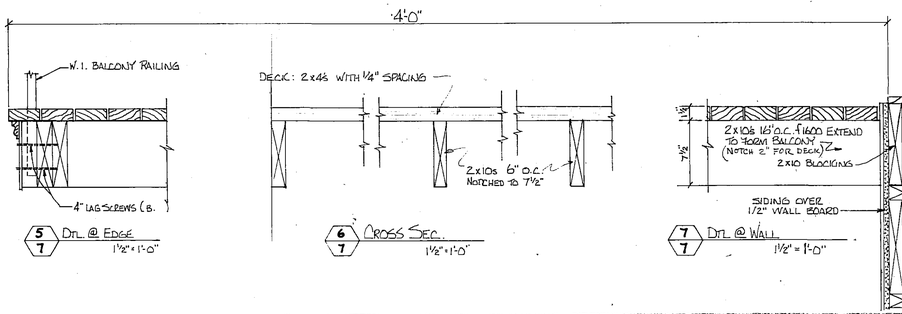
3/7 DTL. INTERIOR WALL PARALLEL TO JOIST
1 1/2" = 1'-0"



4/7 DTL. @ FL./CLG. & PARTY WALL CONSTR.
1 1/2" = 1'-0"



FLOOR JOIST LAYOUT - SECOND & THIRD FLOORS
SCALE: 1/4" = 1'-0"



5/7 DTL @ EDGE
1 1/2" = 1'-0"

6/7 CROSS SEC.
1 1/2" = 1'-0"

7/7 DTL @ WALL
1 1/2" = 1'-0"

Adrian C. Hestness
10-10-77 8086

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

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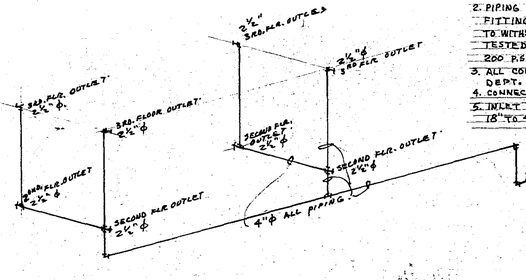
IMPORTANT
FOR ... SEWER, WATER, BACKFILLING AND ELECTRICITY
AVAILABLE ... THE BEST ... VIEW ARRIVES

SHELTER-GEM HOMES
HOME OFFICE 5390 Second Avenue, Des Moines, Iowa
MAIN PLANT: Old Highway 30 East, R. 1, Boone, Iowa

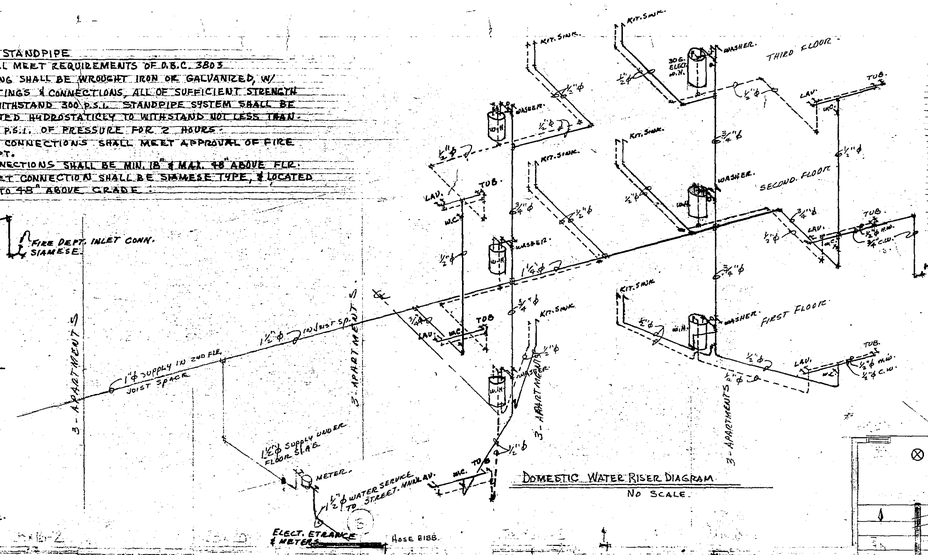
DESIGN FOR HEXUM #5
4-1-77 MAM
9-26-77 A.C.H.
JOB - C-1125
SHT 7 OF 7

BRUNING 40-21 22309-1

DRY STANDPIPE
1. SHALL MEET REQUIREMENTS OF U.B.C. 3803
2. PIPING SHALL BE WROUGHT IRON OR GALVANIZED, W/ FITTINGS & CONNECTIONS, ALL OF SUFFICIENT STRENGTH TO WITHSTAND 300 P.S.I. STANDPIPE SYSTEM SHALL BE TESTED HYDROSTATICLY TO WITHSTAND NOT LESS THAN 200 P.S.I. OF PRESSURE FOR 2 HOURS.
3. ALL CONNECTIONS SHALL MEET APPROVAL OF FIRE DEPT.
4. CONNECTIONS SHALL BE MIN. 18" & MAX. 48" ABOVE FLR.
5. INLET CONNECTION SHALL BE SIAMESE TYPE, & LOCATED 18" TO 48" ABOVE GRADE.

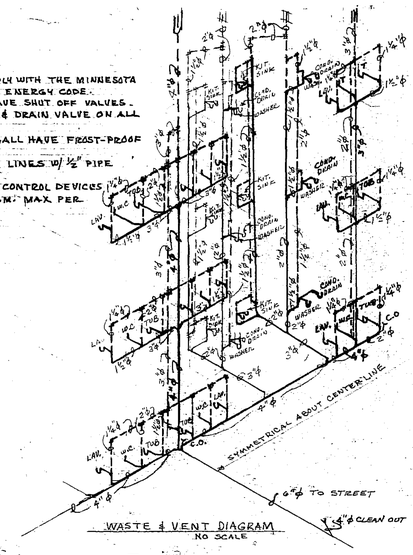


DRY STANDPIPE RISER DIAGRAM

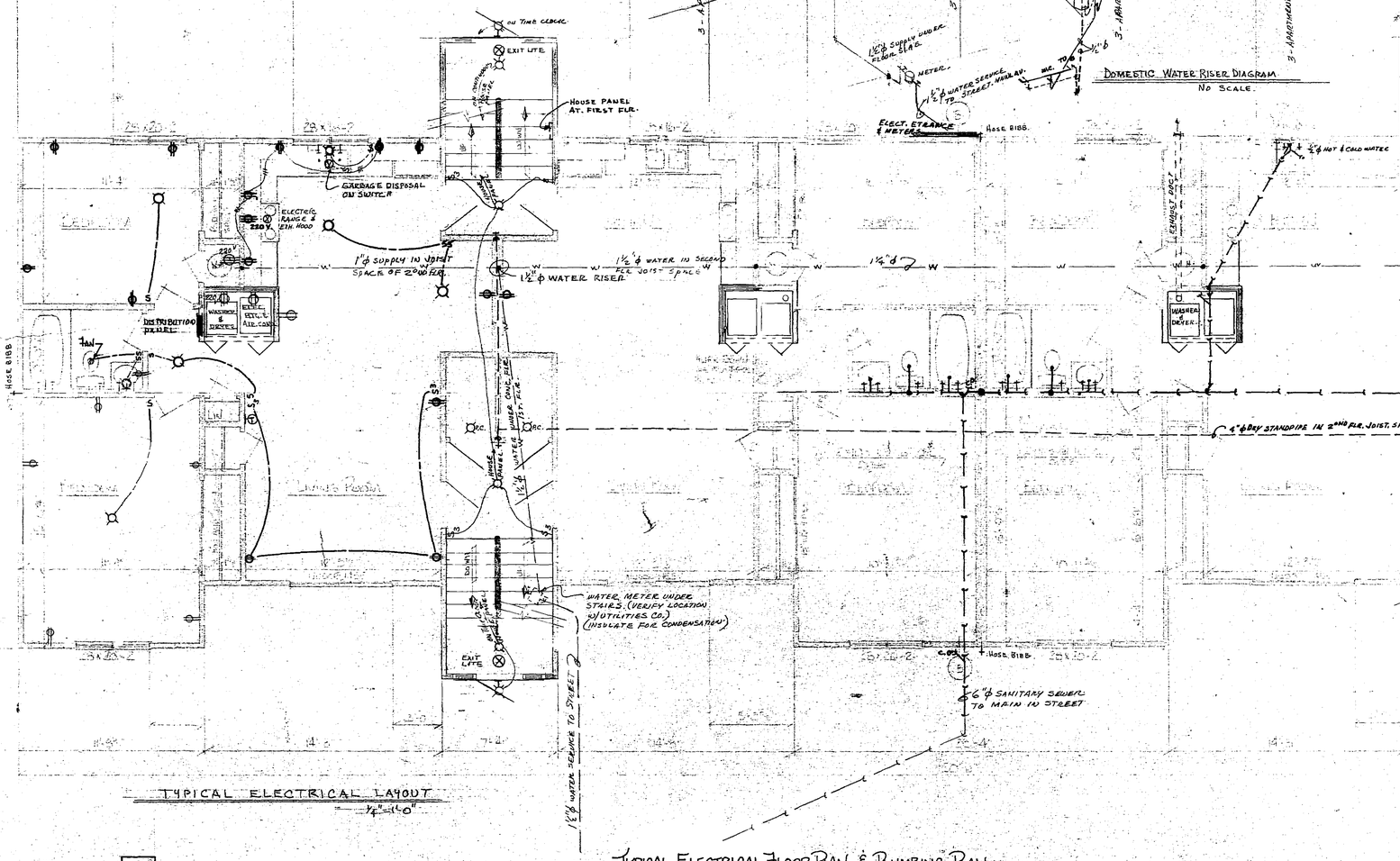


DOMESTIC WATER RISER DIAGRAM
NO SCALE.

PLUMBING NOTES.
1. ALL PLUMBING SHALL COMPLY WITH THE MINNESOTA STATE PLUMBING & MINN. ENERGY CODE.
2. ALL FIXTURES SHALL HAVE SHUT OFF VALVES.
3. INSTALL RELIEF VALVE & DRAIN VALVE ON ALL WATER HEATERS.
4. VENTS THRU ROOF SHALL HAVE FROST-PROOF JACKETS.
5. INSULATE HOT WATER LINES W/ ½" PIPE INSULATION.
6. SHOWERS SHALL HAVE CONTROL DEVICES LIMITING FLOW TO 2 G.P.M. MAX PER SHOWER HEAD.



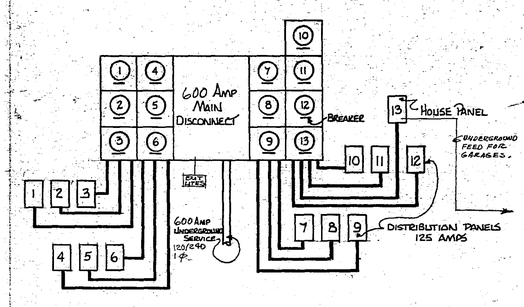
WASTE & VENT DIAGRAM
NO SCALE



TYPICAL ELECTRICAL LAYOUT
¼"=1'-0"

TYPICAL PLUMBING, HEATING, & AIR-CONDITIONING LAYOUT
¼"=1'-0"

TYPICAL ELECTRICAL FLOOR PLAN & PLUMBING PLAN
SECOND FLOOR SHOWN - OTHER FLOORS SIMILAR
SCALE 1/4"=1'-0"



ELECTRICAL SYMBOLS

Ceiling Light	Fire & Smoke Detector
Wall Bracket Light	Single Pole Switch
Pull Chain Switch	3-Way Switch
Duplex Conv. Outlet-120 V.	Phone Outlet by Phone Co.
220 Volt Outlet	Television Outlet
Fan	Weatherproof Outlet
Thermostat	Electric Heating Units - Baseboard
Duplex Conv. Outlet - Top ½ Switched	Distribution Panel

PLUMBING LEGEND

S.W. — S.W.	Sanitary Sewer
C.W. — C.W.	Cold Water
H.W. — H.W.	Hot Water
G — G	Gas Line
V — V	Vent Line

Area - 772 sq. ft.: Volume - 6176 cu. ft.			
U-factors: Walls - 0.056; Roof - 0.022; Glass - 0.55			
HEAT LOSSES.		COOLING	
Walls	3600	3500	
Roof	1800	1700	
Glass	1900	5120	DT - 870
Infilt.	4800	Vent 600	
	11800		
x 1.2	14160 Input		
People		2400	
Lights		3400	
		16720	

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.
Adrian C. Hestness
Date 10-10-77 Reg. No. 8086

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

ADRIAN C. HESTNESS ARCHITECT
115 N. NEWTON AVE.
ALBERT LEA, MINNESOTA

DATE: 9-26-77
SHEET: E&M 1 of 1

IMPORTANT
SUNTER-AVE HOMES
HEXUM #1-#4 9-26-77 ACH

E&M-1