No. 32 B

404884

CERTIFICATE

FLOOR PLANS

SALEM CONDOMINIUM

THE UNDERSIGNED BEING FIRST DULY SWORN UNDER OATH CERTIFIES AND DISPOSES THAT THE REGISTERED ARCHITECT'S FLOOR PLANS AND SPECIFICATIONS INDICATING LAYOUTS, LOCATION, UNIT NUMBERS AND DIMENSIONS, RECORDED DECEMBER 14, 1977, IN BOOK E-4 OF MISCELLANEOUS, PAGE 360, IN THE OFFICE OF THE COUNTY RECORDER, IN OLMSTED COUNTY, AND THE ATTACHED DRAWING ISSUED BY ADRIAN C. HESTNESS, DATED MAY 3, 1978, REPRESENT AN ACCURATE COPY OF PORTIONS OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE CITY OF ROCHESTER, AND FURTHER THAT THE SAME FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, APARTMENT NUMBERS AND DIMENSIONS OF THE APARTMENTS AS BUILT.

Adrian C Hestness
ADRIAN C. HESTNESS

MINN. REG. NO. 8086

STATE OF MINNESOTA)
COUNTY OF Freeborn) S.S.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC THIS 7th DAY OF Judy, 1978 A.D.

Judy S Johnson
Notary Public, Freeborn County, MN

My Commission Expires

JUDY S. JOHNSON
NOTARY PUBLIC—MINNESOTA
FREEBORN COUNTY
My Commission Expires 7-27-1980

COUNTY RECORDER OFFICE } ss.
Olmsted County, Minn.
I hereby certify that the within instrument was filed in this office for record on
AUG 16 1978
8:14 o'clock A M
at ... and ... on page 762
Book F-4 ...
LOIS FINSTUEN, County Recorder
By ... Deputy

ABSTRACT
GRANTOR
GRANTEE
TRACKED

D.+S. Witter

120

404884

WINDOW DATA

1. WINDOWS SHALL BE DOUBLE-HUNG & SLIDERS AS MFD BY ANDERSEN OR WESTERN WINDOW. NOTE: VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION
2. WINDOWS SHALL BE GLAZED W/ INSULATING GLASS.
3. DOUBLE HUNG WINDOWS—"U" VALUE = .56 / AIR INFILTRATION = 2.5 CFM/SQ FT
4. SLIDEBY WINDOWS—"U" VALUE = .56 / AIR INFILTRATION = 2.5 CFM/SQ FT
5. PATIO DRS. ARE MUDDER-FLASS, 6068 R.O.'s 43¾" x 79⅜", GLAZING = 5/8" TEMPERED INSULATING GLASS. "U"

WINDOW	ROUGH OPNG	DEMO DIM. (SEE)	GLASS AREA	RENT AREA
SLIDE BY # 2-6034	HUNIT 3'-3" x 5'-5⅛"	24⅛" x 35⅛"	5.82 SQ FT	12.00 SQ FT
DH # 12-47	4'-3⅜" x 4'-5"	34¾" x 52⅛"	9.78 SQ FT	12.00 SQ FT
DH # 12-31	2'-3⅛" x 3'-5"	22¾" x 40⅛"	5.46 SQ FT	6.94 SQ FT
DH # 2-1231	HUNIT 2'-7⅛" x 3'-5"	28¾" x 40⅛"	7.46 SQ FT	7.85 SQ FT
SLIDE BY # 60-44	6'-3" x 3'-5⅜"	68⅛" x 35⅛"	21.46 SQ FT	14.98 SQ FT

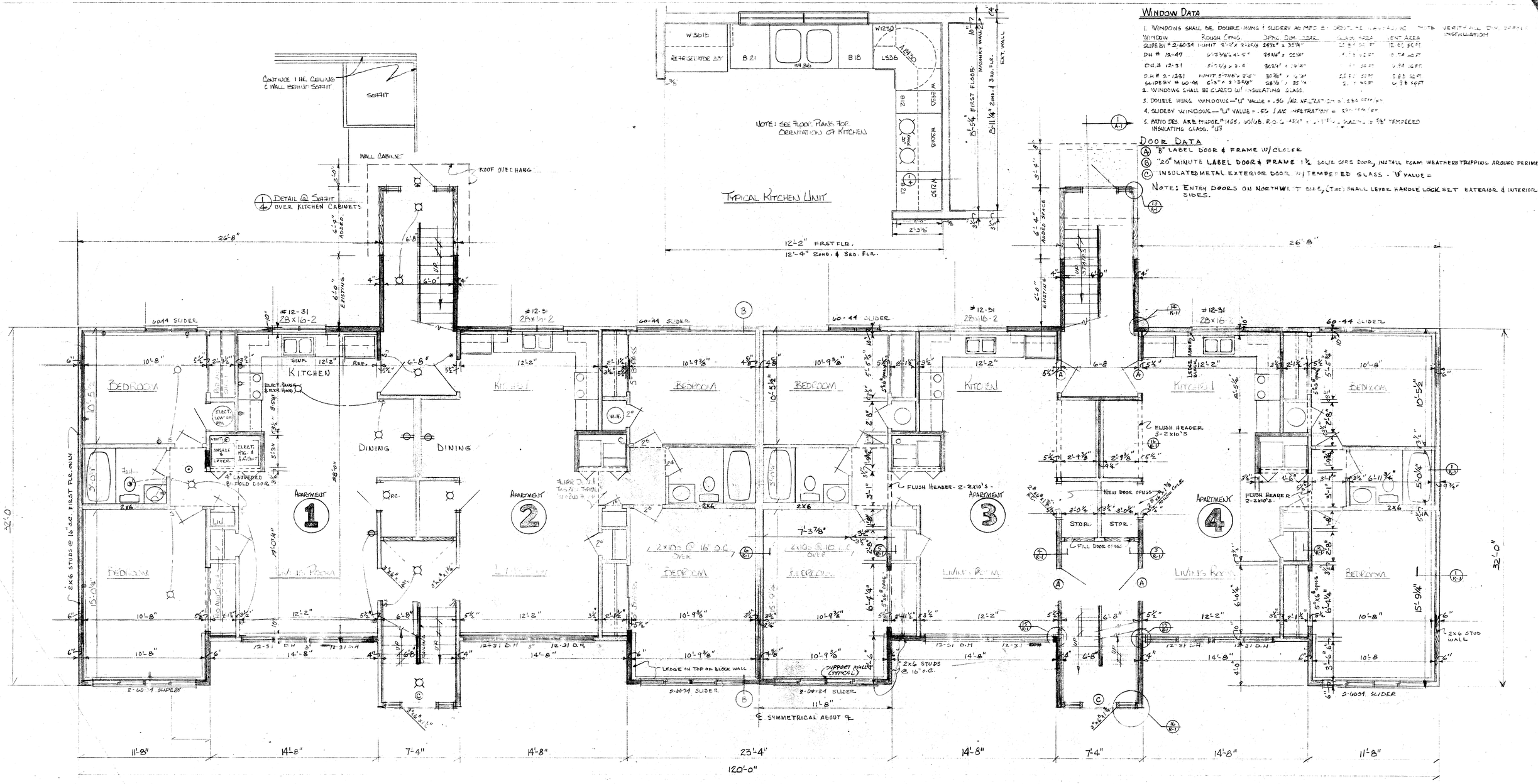
DOOR DATA

(A) "B" LABEL DOOR & FRAME W/CLOSER

(B) "20" MINUTE LABEL DOOR & FRAME 1¾ SOLID CORE DOOR, INSTALL FOAM WEATHERSTRIPPING AROUND PERIMETER.

(C) INSULATED METAL EXTERIOR DOOR W/ TEMPERED GLASS - "U" VALUE =

NOTE: ENTRY DOORS ON NORTHWEST SIDE, (TWO) SHALL LEVER HANDLE LOCK SET EXTERIOR & INTERIOR SIDES.



FIRST FLOOR PLAN

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

SCALE 1/4"=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 Architect under the laws of the State of Minnesota.

Adrian C. Hestness

Date 10-10-77 Reg. No. 8086

SALEM CONDOMINIUM
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: FHA VA

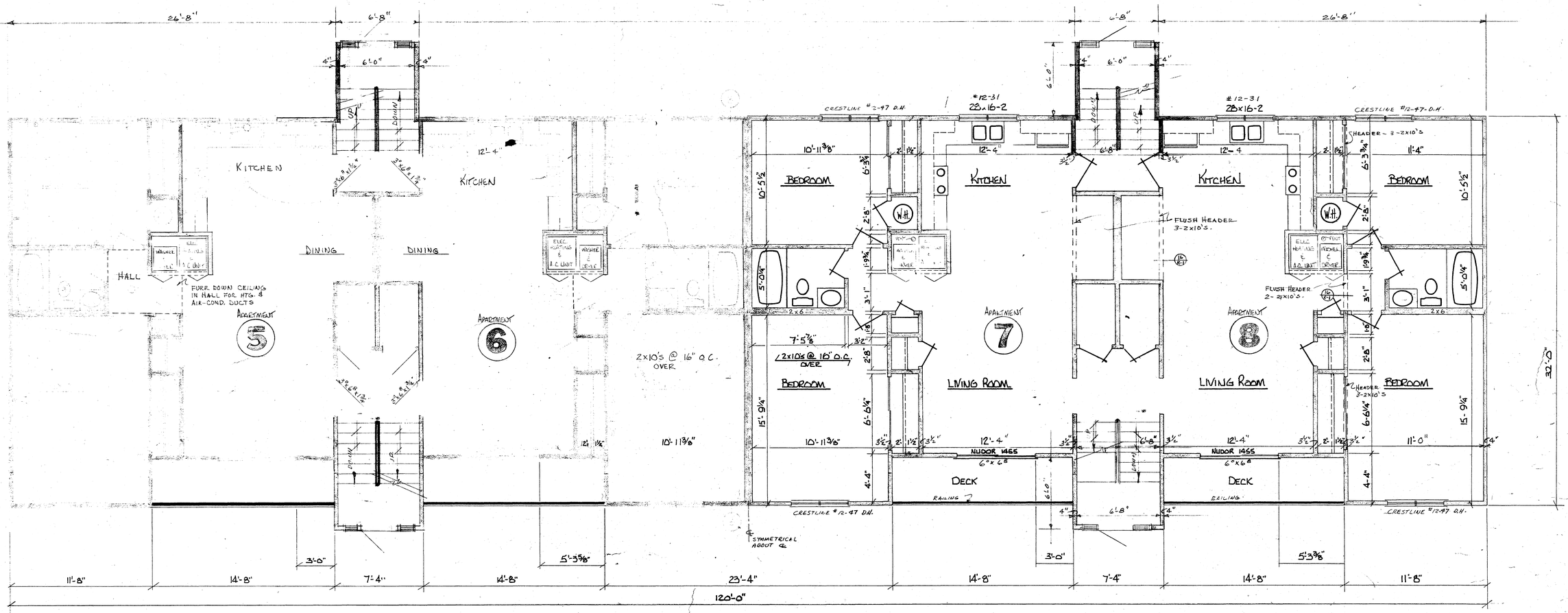
REVISIONS: 12-1-77 ✓ C.H. 12-19-77 A.C.H.

DATE: 5-11-77

PLAN NO.

SHEET 4 OF SEVEN

DRAWN BY: BRENDA



SECOND FLOOR PLAN

SCALE 1/4"=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 Architect under the laws of the State of Minnesota.

Signed Adrian C Hestness

Date 10-10-77 Reg. No. 8086

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

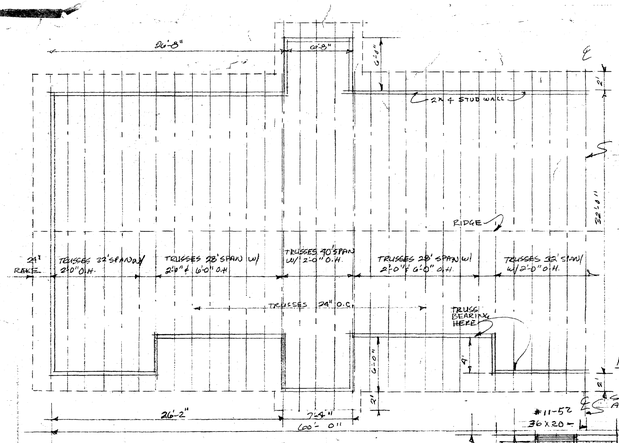
ADR. AN C. HESTNESS ARCHITECT
115 N. NEWTON AVE.
ALBERT LEA, MINNESOTA

DATE: 9-26-77

SHEET 3 OF 7

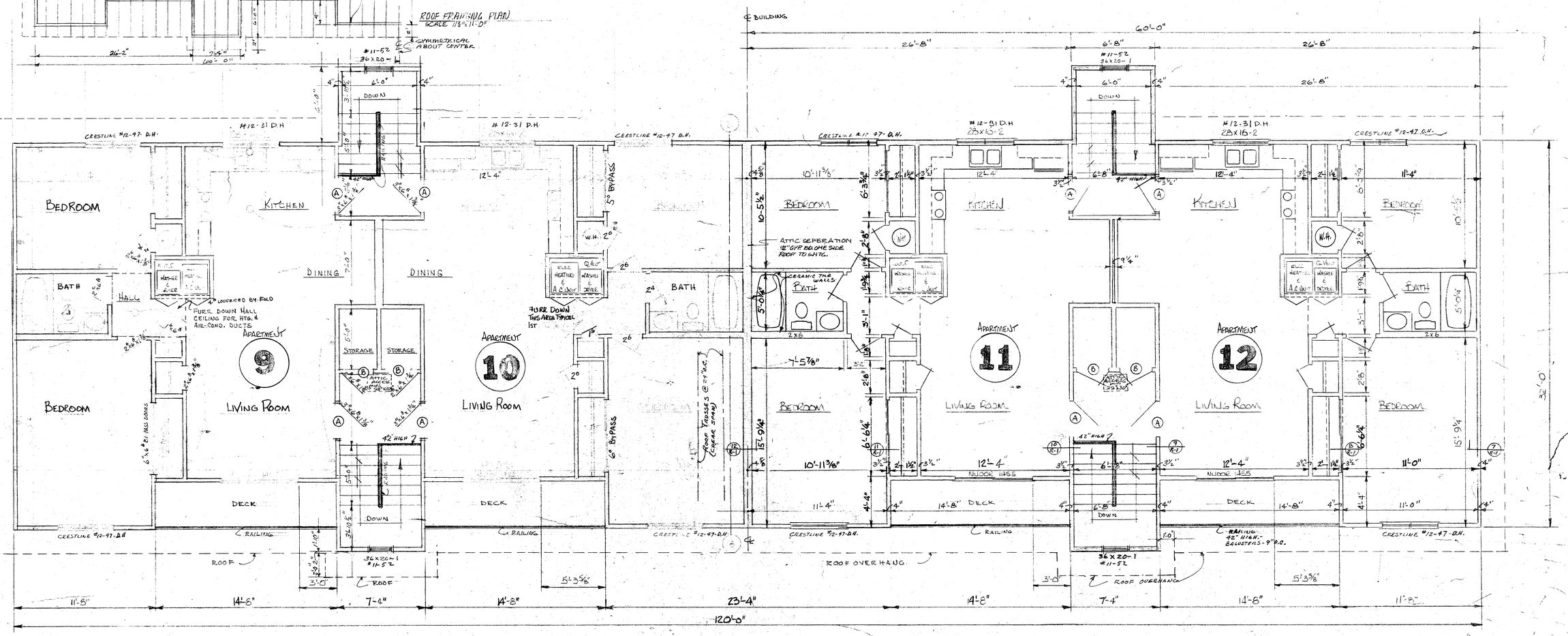
IMPORTANT — CANDLER-VOLL HOMES

9-26-77 ACH
12-17-77



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

NOTE: ALL TRUSSES 4/12 PITCH TO BE DESIGNED FOR 30# LIVE LOAD 10# CLG. LOAD ALL DEAD LOADS



THIRD FLOOR PLAN

SCALE 1/4"=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 Architect under the laws of the State of Minnesota.

Adrian C Hestness

Date 9-26-77 Reg. No. 8056

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

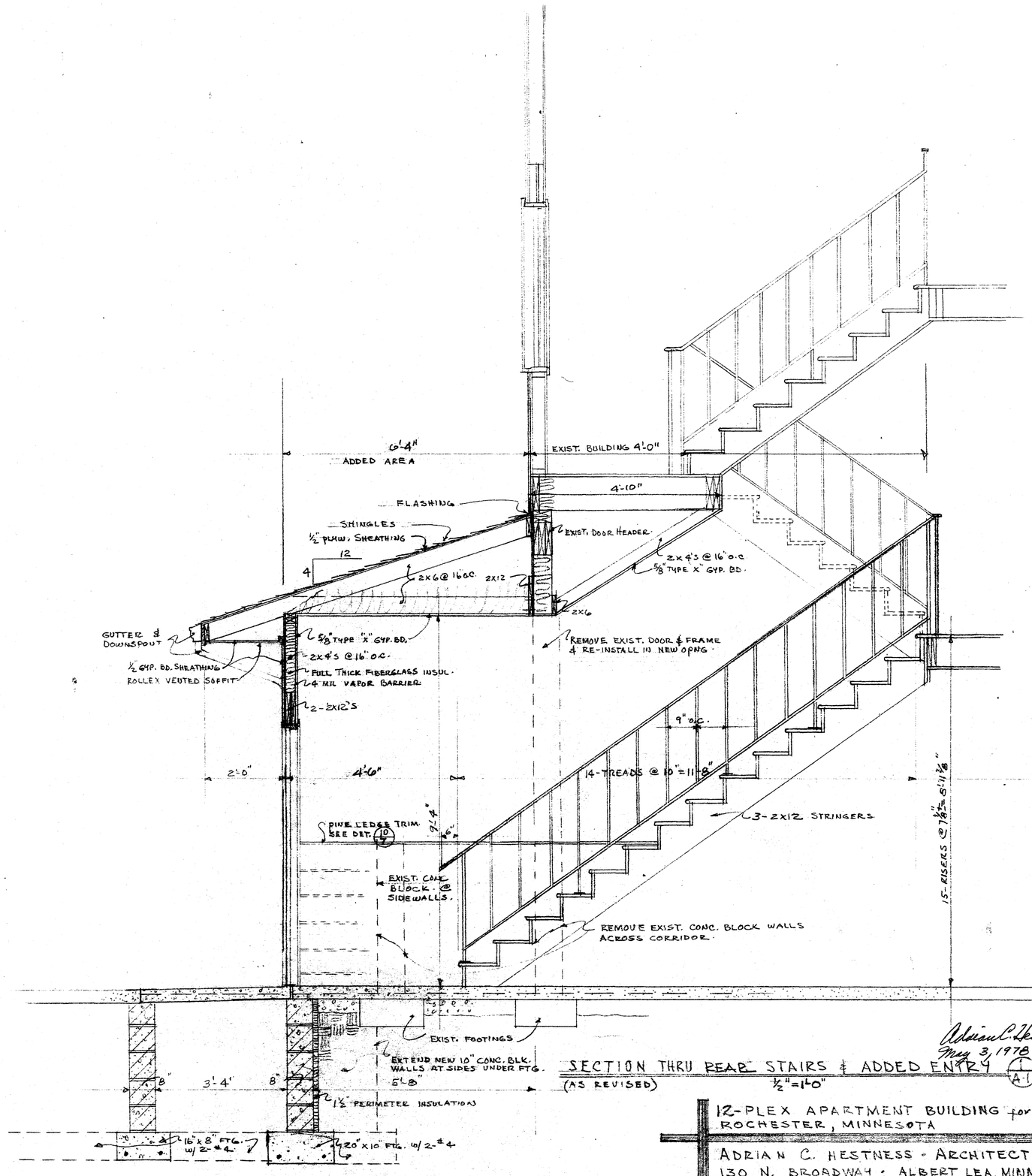
ADRIAN C HESTNESS ARCHITECT
115 N. NEWTON AVE
ALBERT LEA, MINNESOTA

DATE 9-26-77

SHEET 2 / 7

HEXUM 12-PLEX 9-26-77 A.C.H. 12-17-77 A.C.H.

IMPORTANT
SINGLER HOMES



Adrian C. Hestness, Architect
May 3, 1978

SECTION THRU REAR STAIRS & ADDED ENTRY 1/A-1
(AS REVISED) ½"=1'0"

12-PLEX APARTMENT BUILDING for R. L. HEXUM
ROCHESTER, MINNESOTA

ADRIAN C. HESTNESS - ARCHITECT
130 N. BROADWAY - ALBERT LEA, MINN.
4-11-78

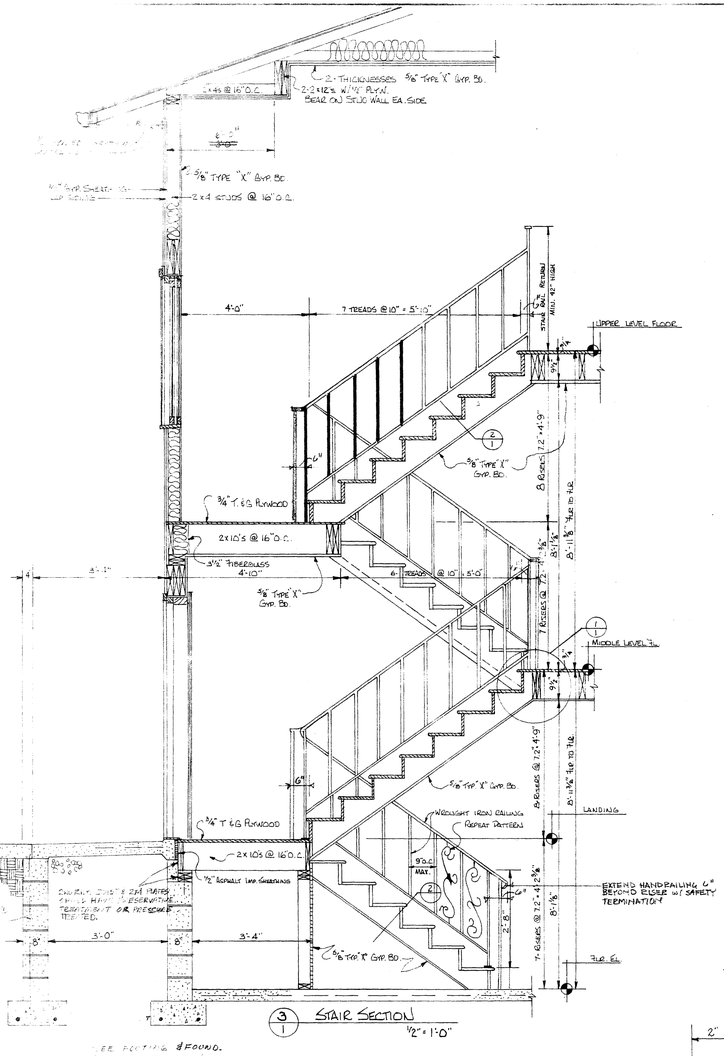
SHEET A-1 OF ON

COUNTY RECORDER OFFICE } ss.
Olmsted County, Minn.
I hereby certify that the within instrument was filed in this office for record on

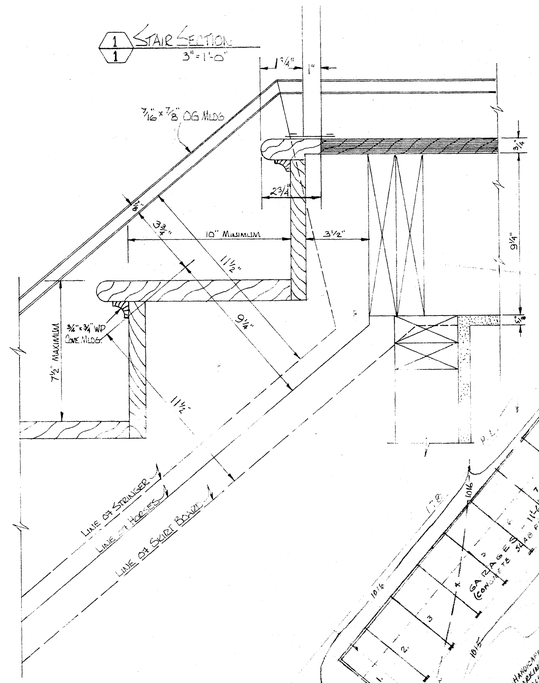
JUL 11 1978

at 9:14 o'clock A M
Book F-4 of Misc. on page
Dan Gonalves County Recorder
By ..... Deputy

ABSTRACT
GRANTOR
GRANTEE
TRACKED
PAID
CHG:



SEE FOOTING & FOUND. PLAN FOR SIZES & REINF.

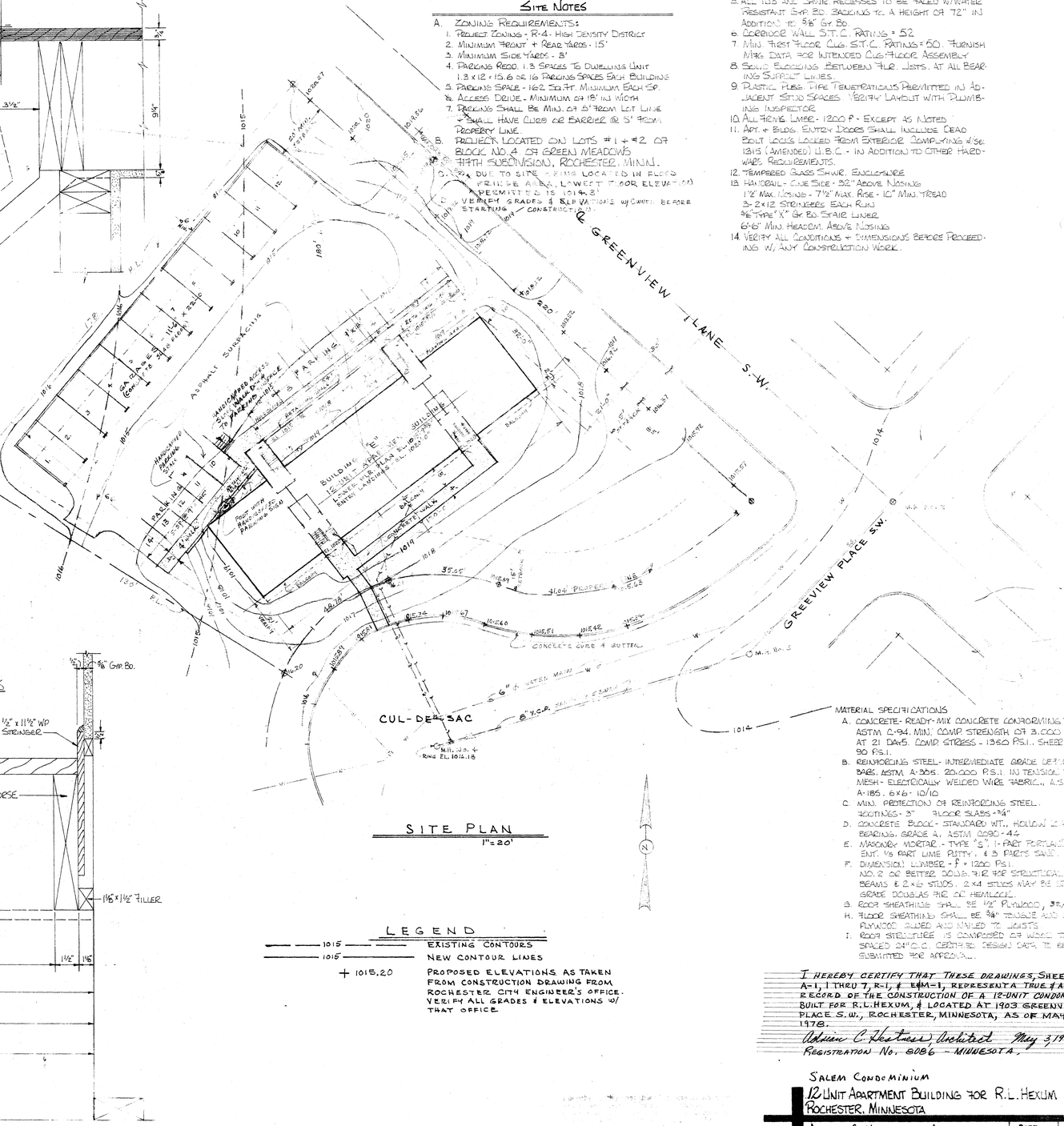


SITE NOTES

A. ZONING REQUIREMENTS:
1. PROJECT ZONING - R-4 - HIGH DENSITY DISTRICT
2. MINIMUM FRONT + REAR YARDS - 15'
3. MINIMUM SIDE YARDS - 8'
4. PARKING REQD. 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 FIFTH SUBDIVISION, ROCHESTER, MINN.

C. 20% DUE TO SITE - FIRE AREA LOWEST FLOOR ELEVATION PERMITTED IS 1014.8'
- VERIFY GRADES & ELEVATIONS W/OWNER BEFORE STARTING CONSTRUCTION.



SITE PLAN
1" = 20'

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' GY. BD. (2 5/8" 2x3 FUR CLG.)
2. PROVIDE AIR TIGHT DRAFT STOP AT ALL FUR 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 CONTINUOUS AT ALL PARTY WALL SYSTEMS INCLUDING AREAS BEHIND ALL TUB AND SHWR. RECESSES AND OTHER RECESS. 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" GY. 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 PIPE, TYPE TENETRATIONS PERMITTED IN ADJACENT STUD SPACES. 1'-8 1/2" H LAYOUT WITH PLUMBING INSPECTOR
10. ALL FRENE LUMBER - 1200 P.S.I. EXCEPT AS NOTED
11. APT. + BLDG. ENTRY DOORS SHALL INCLUDE DEAD BOLT LOCKS LOCKED FROM EXTERIOR COMPLYING W/SEC. 1313 (AMENDED) U.B.C. - IN ADDITION TO OTHER HARDWARE REQUIREMENTS.
12. TEMPERED GLASS SHWR. ENCLOSURE
13. HANDRAIL - ONE SIDE 32" ABOVE NOSING
- 1'2" MAX. NOSING - 7½" MAX. RISE - 10" MIN. TREAD
- 3-2x12 STRINGERS EACH RUN
- 5/8" TYPE 'X" GY. BD. STAIR LINER
- 6'-6" MIN. HEADCM. 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 - 1360 P.S.I., SHEER 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 - ¾"

D. CONCRETE BLOCK - STANDARD WT., HOLLOW LOAD BEARING, GRADE A, ASTM C90-44

E. MASONRY MORTAR - TYPE 'S', 1-PART PORTLAND CEMENT, ½ PART LIME PUTTY, & 3 PARTS SAND.

F. DIMENSION LUMBER - F = 1200 P.S.I. NO. 2 OR BETTER DOUG. FIR FOR STRUCTURAL JOIST, BEAMS & 2x6 STUDS. 2x4 STUDS MAY BE STD. GRADE DOUGLAS FIR OR HEMLOCK.

G. ROOF SHEATHING SHALL BE ½" PLYWOOD, 32/16.

H. FLOOR SHEATHING SHALL BE ¾" 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.

I HEREBY CERTIFY THAT THESE DRAWINGS, SHEETS NOS. A-1, 1 THRU 7, E-1, & E/M-1, REPRESENTS A TRUE & ACCURATE RECORD OF THE CONSTRUCTION OF A 12-UNIT CONDOMINIUM, AS BUILT FOR R.L. HEXUM, & LOCATED AT 1903 GREENVIEW PLACE S.W., ROCHESTER, MINNESOTA, AS OF MAY 1, 1978.

Adrian C. Hestness Architect May 3, 1978.
REGISTRATION NO. 6086 - MINNESOTA.

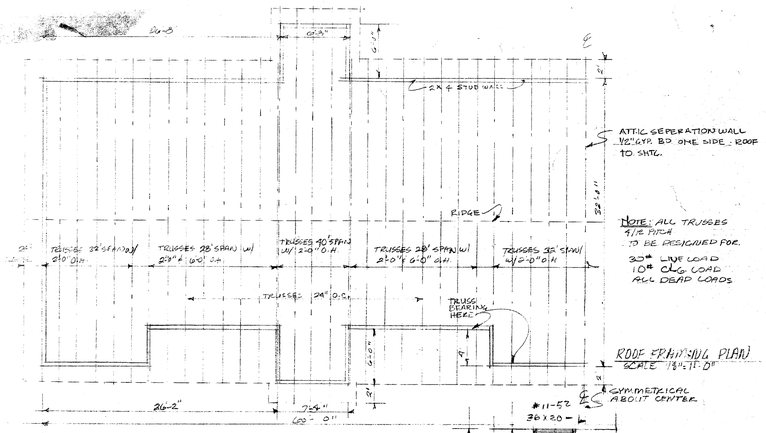
Adrian C. Hestness 10-10-77 666

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

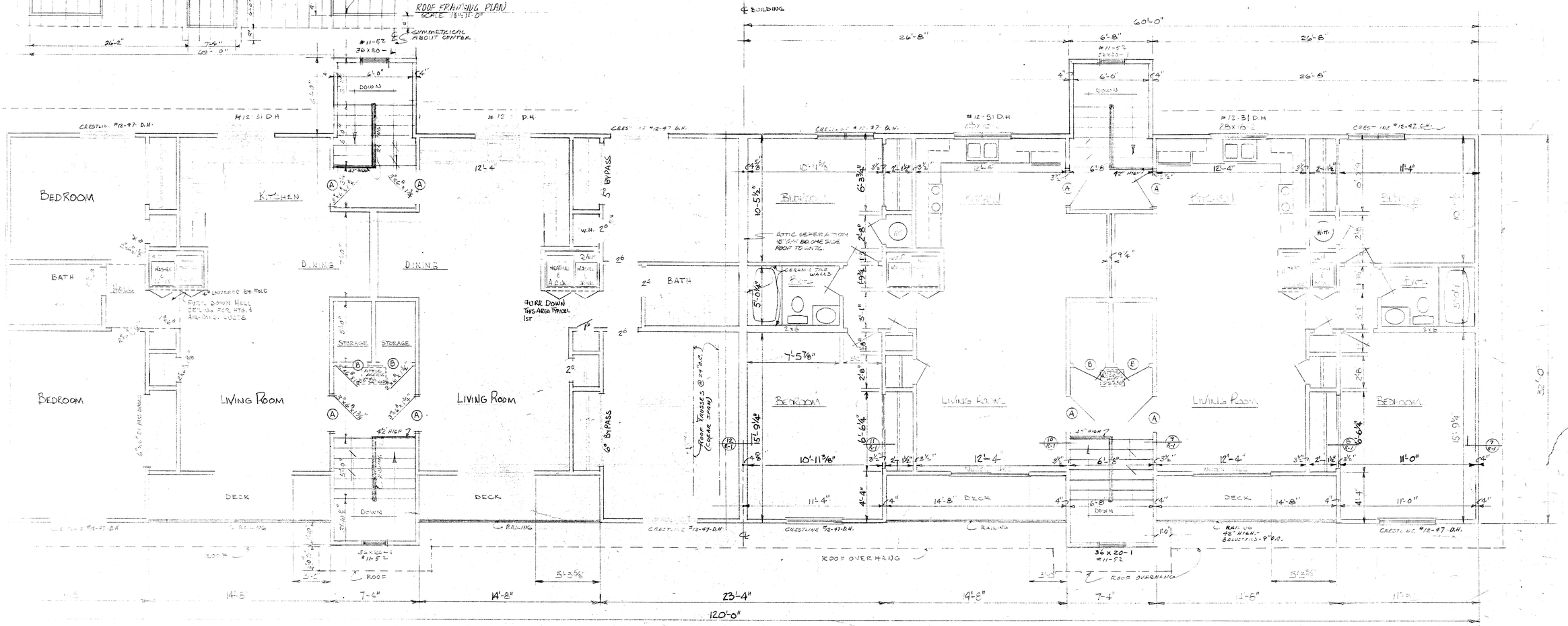
ADRIAN C. HESTNESS • ARCHITECT
115 N. NEWTON AVE • ALBERT LEA, MN. 56007
PHONE • 507-373-4205

DATE: 10-10-77 / 1-9-78 / 4-3-78 / 5-1-78

SHEET 1 OF 7



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



THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

William C. Hextumo
Date 9-26-77 Proj. No. 8056
Adrian C. Hextumo, Architect May 3, 1978

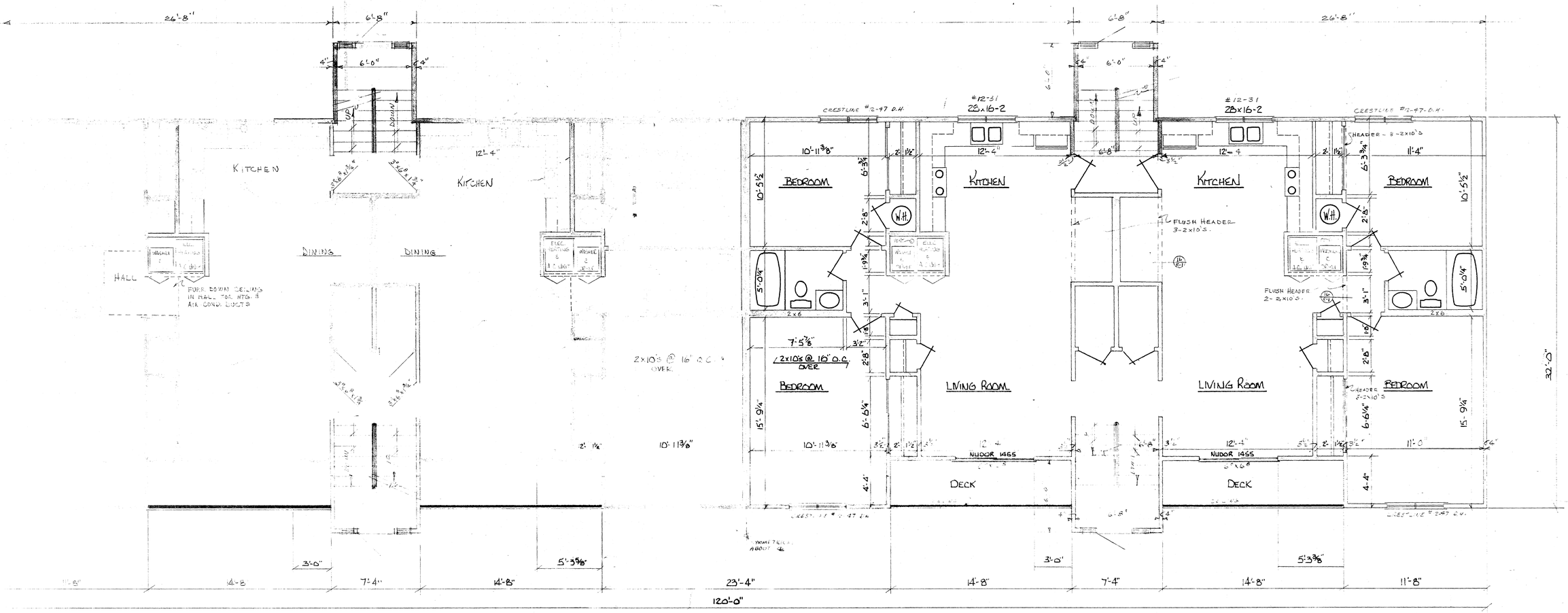
SALEM CONDOMINIUM
12 UNIT APARTMENT BUILDING FOR R.L. HEXUM
ROCHESTER, MINNESOTA

9-26-77

HEXUM 12-PLEX

9-26-77 - A.C.H.
12-17-77 - A.C.H.

2
7



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

William C. Hextress, Architect
Date 10-10-77 Job No. 8086

William C. Hextress, Architect
May 3, 1976

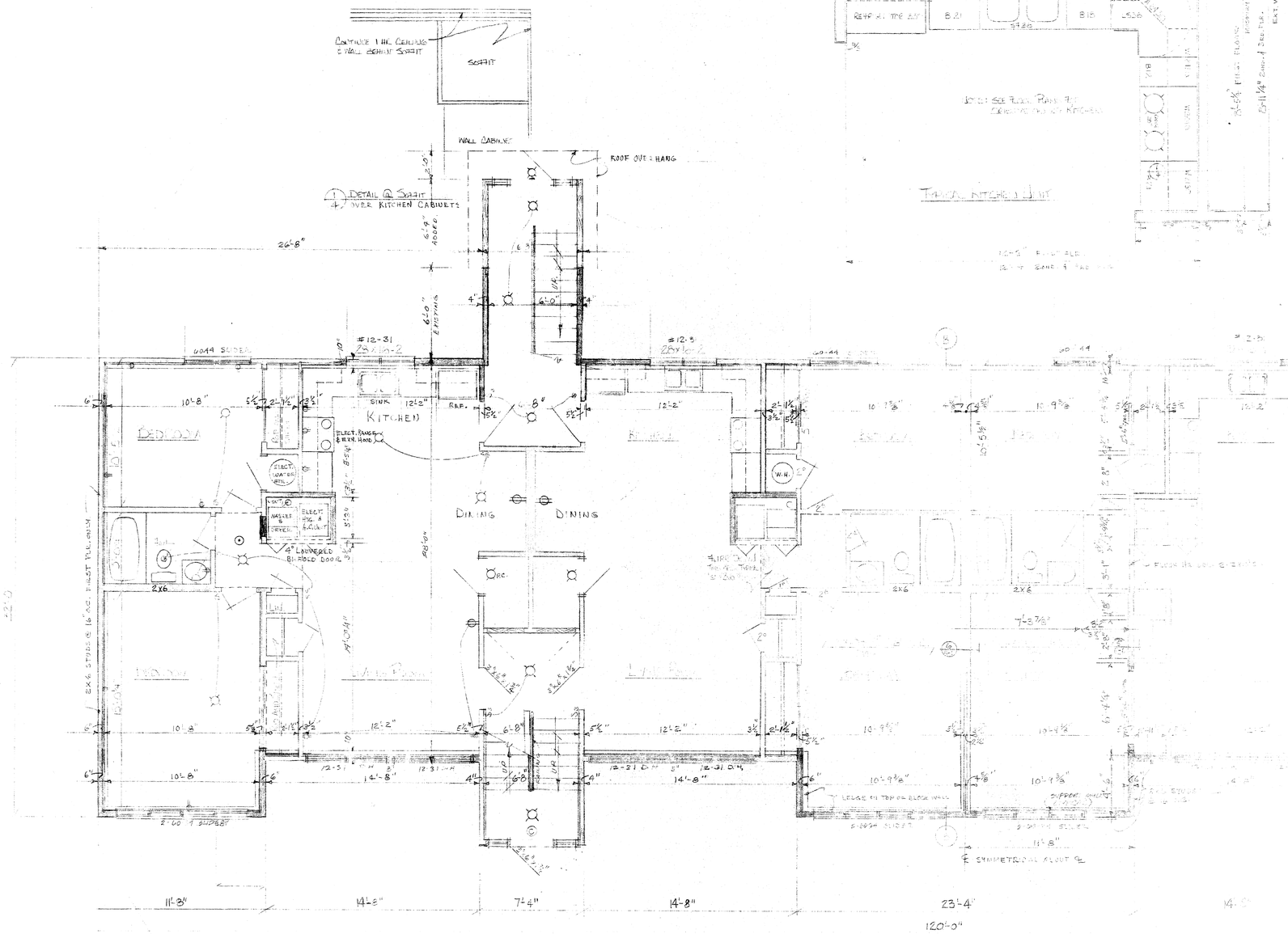
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12 UNIT APARTMENT BUILDING FOR R.L. HEXLIM
ROCHESTER, MINNESOTA

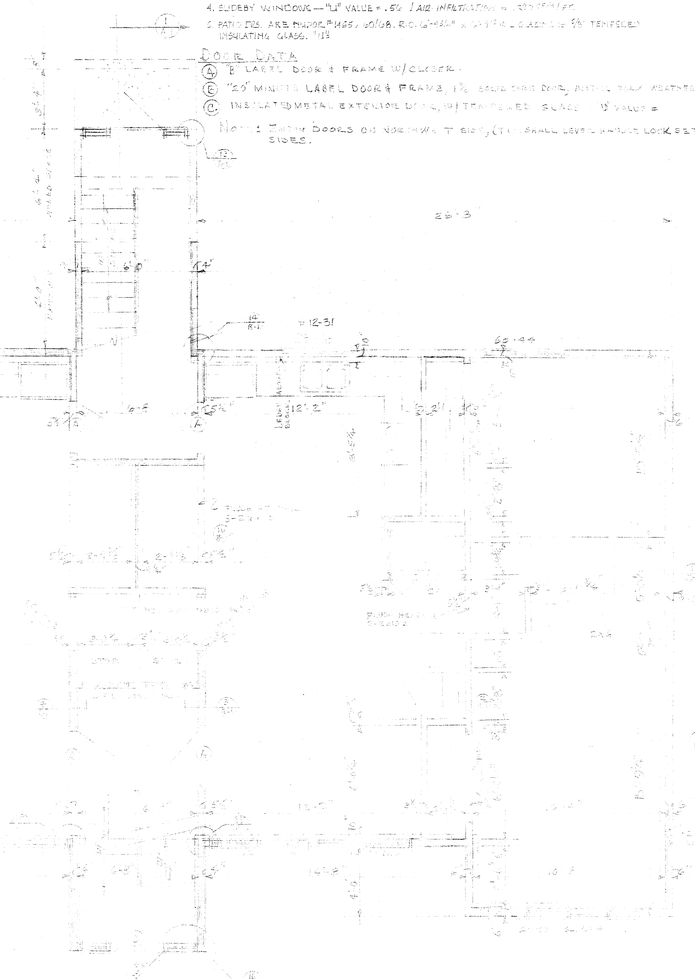
ADAM C. HEXTRESS ASSOCIATES
115 N. NEWTON AVE.
ALBERT LEA, MINNESOTA

9-26-77

3
7

9-26-77 ACH
12-17-77





WINDOW DATA

1. WINDOWS SHALL BE DOUBLE-HUNG & SLIDEBY AS MFD. BY CRESTLINE, WHITEHALL WI.

WINDOW	ROUGH OPNG.	NOM. DIM. (GLASS)	GLASS AREA	VENT AREA
SLIDEBY #2-60-34	6'-0" x 3'-4 1/2"	59 1/2" x 35 1/4"	12.54 SQ. FT.	10.01 SQ. FT.
DH # 12-47	4'-0 1/2" x 4'-8"	37 3/4" x 55 1/4"	14.08 SQ. FT.	10.71 SQ. FT.
DH # 12-21	2'-0 1/2" x 3'-4"	13 3/4" x 47 1/4"	4.54 SQ. FT.	3.44 SQ. FT.
DH # 2-12-21	4'-0 1/2" x 3'-4"	37 3/4" x 47 1/4"	12.37 SQ. FT.	9.33 SQ. FT.
SLIDEBY #2-60-34	6'-0" x 5'-8 1/2"	59 1/2" x 59 1/4"	20.37 SQ. FT.	16.26 SQ. FT.

2. WINDOWS SHALL BE GLAZED W/ INSULATING GLASS.
3. DOUBLE HUNG WINDOWS — "U" VALUE = .60 / AIR INFILTRATION = .250 PERIMETER.
4. SLIDEBY WINDOWS — "U" VALUE = .56 / AIR INFILTRATION = .120 PERIMETER.
5. PATIO DRS. ARE INSULATED GLASS, COLOR, R.C. GRADE A, ASTM C 163 5/8" TEMPERED INSULATING GLASS. "U" 1.13

DOOR DATA

A "B" LABEL DOOR & FRAME W/ CLOSER.
B "20" MINUTE LABEL DOOR & FRAME, 1 3/4" SOLID CORE DOOR, BOTTOM & STAY WEATHERSTRIP
C INSULATED METAL EXTERIOR DOOR, W/ TEMPERED GLASS "U" VALUE =
NOTE: ALL DOORS ON NORTH & WEST SIDES (EXCEPT SMALL LEVEL) HAVE LOCK SET EXTERIOR SIDES.

Adrian C. Hestness, Architect
May 3, 1978

SALEM CONDOMINIUM
12 UNIT APARTMENT BUILDING FOR R. L. FEXUM
ROCHESTER, MINNESOTA

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

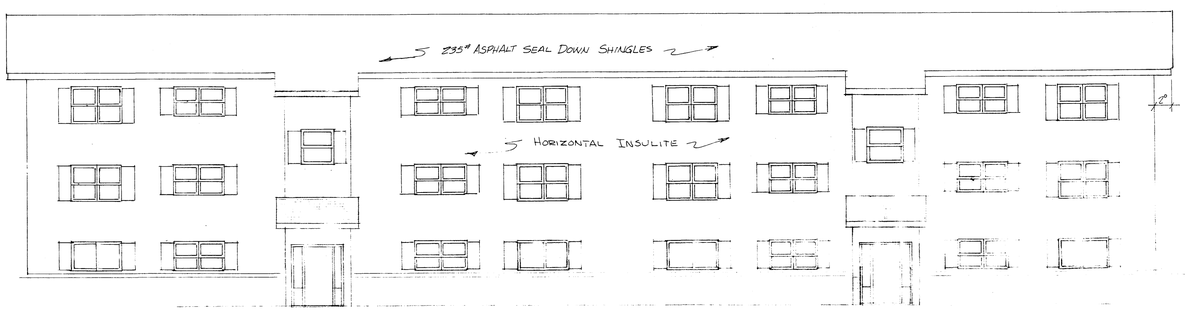
DATE: 1-26-77

FIRST FLOOR PLAN

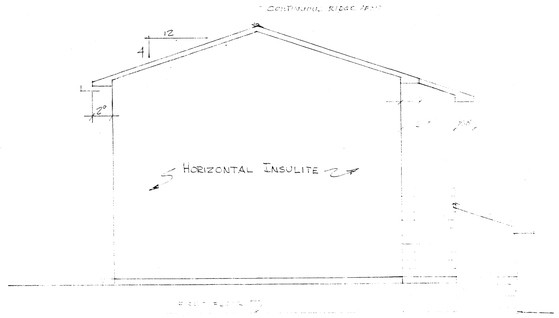
(SEE SHT. M & E-1 FOR MECH. & ELECT. LAYOUTS)



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



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



SITE ELEVATION

Adrian C. Hestness
May 3 1978

SALEM CONDOMINIUM
12 APARTMENT BUILDINGS FOR R.L. HEI
ROCHESTER, MINNESOTA

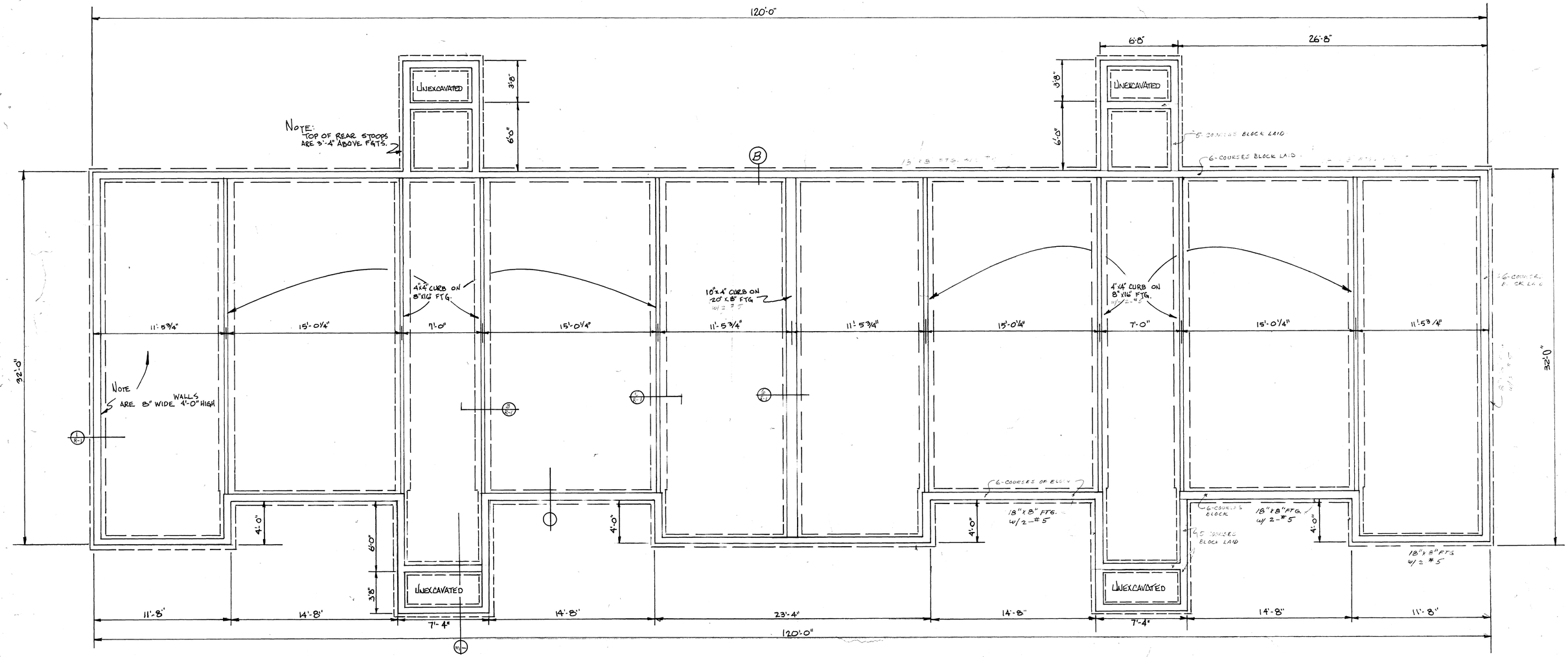
ADRIAN C. HESTNESS - ARCHITECT
115 W. MILTON AVE. ALBERT LEA, MN
PHONE: 507-373-4705

IMPORTANT
USE BASE [illegible] AND [illegible]
AVA[illegible] THE [illegible] ARRIVES

SANDLER-Hilt HOMES
HOME OFFICE 5500 SAUNDERS AVENUE DES MOINES, IOWA
MAIN PLANT OSAGE, IOWA

REVISION	DATE
1-28-77 ALH	
SHEET	3
OF SHEETS	7

BRUNING 40-21 22309-1



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

Adrian C. Hestness, Architect
May 3, 1978
SALEM CONDOMINIUM
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

Adrian C. Hestness
10-10-77
8086

HEXUM #5

4-1-77 MAM
7-26-77 ACH
12-17-77

C-1125

7 6

DRAWING 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. 3½" SOFTWOOD	4.35
4. 6½" 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

THRU RIM JOISTS "R" VALUE

1. INTERIOR AIR FILM	0.68
2. 1/2" SHEATHING	0.99
3. INSULATION	6.20
4. WOOD BEVEL LAPPED SIDING	0.81
5. EXTERIOR AIR FILM	0.17
TOTAL	7.58

"A"

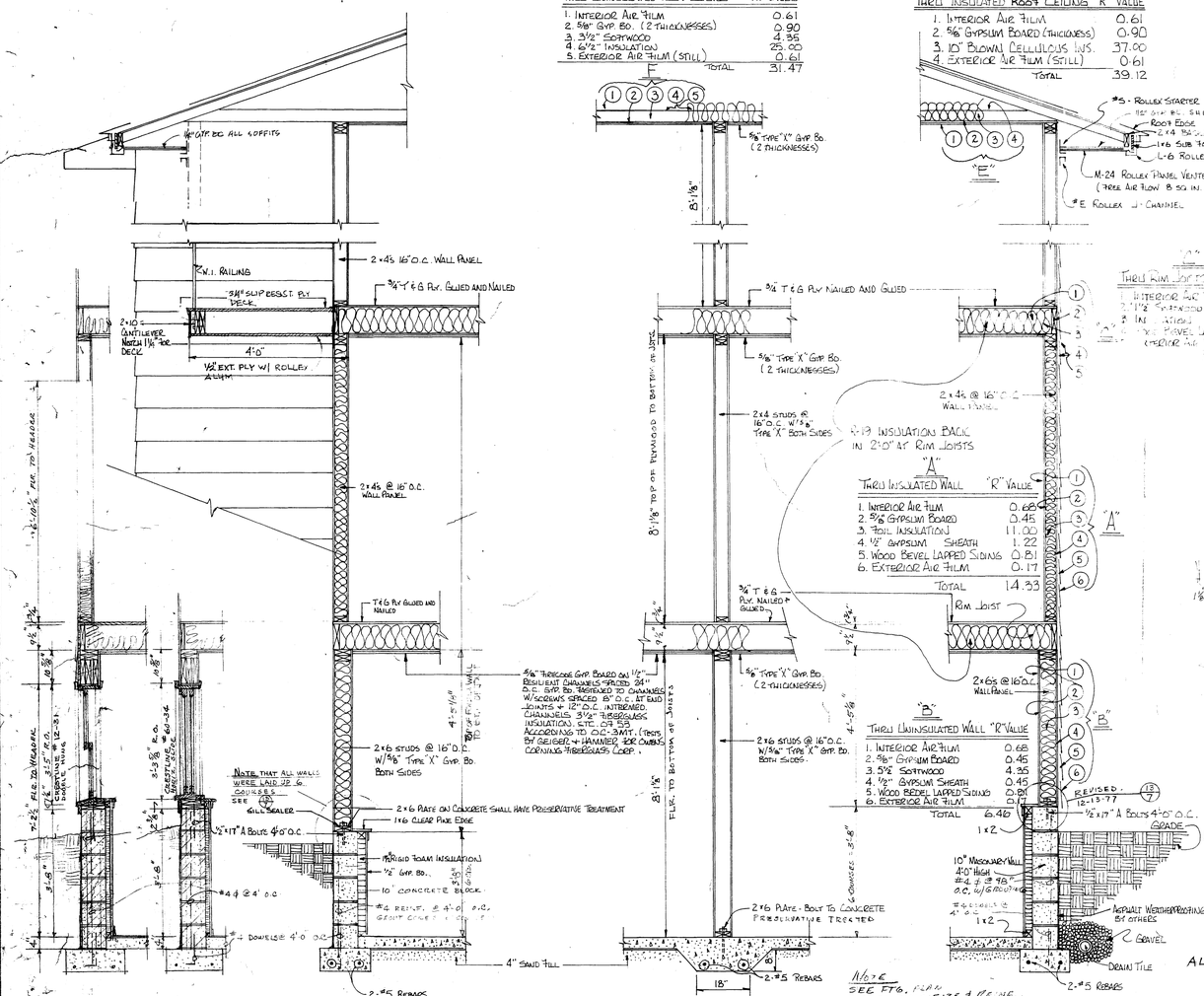
THRU INSULATED WALL "R" VALUE

1. INTERIOR AIR FILM	0.68
2. 5/8 GYPSUM BOARD	0.45
3. ROLL INSULATION	11.00
4. ½" 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" SOFTWOOD	4.35
4. ½" GYPSUM SHEATH	0.45
5. WOOD BEVEL LAPPED SIDING	0.81
6. EXTERIOR AIR FILM	0.17
TOTAL	6.96

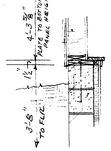


WALL SECTIONS

½"=1'-0"

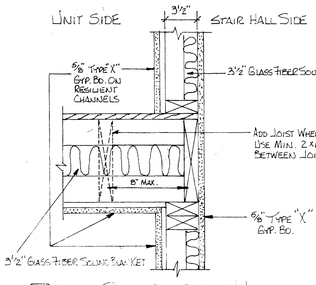
11/7 LIVING RM. WINDOWS — 12/7 BEDROOM WINDOWS — 8/7

(DETAILS #11 & #12 ADDED 12-15-77)



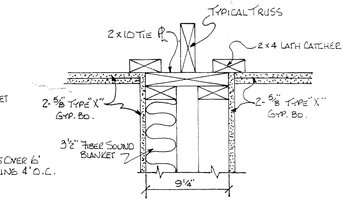
13/7 REVISED DETAIL FOR 8/7 & 12/7 12-15-77

(ALL FOUNDATION WALLS LAID UP 6 COURSES & CAPPED WITH 2×6 PLATE



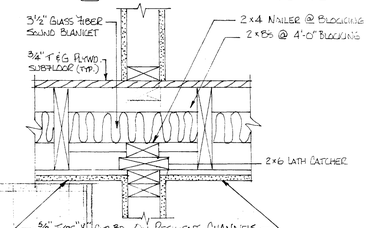
1/7 DTL OF PARTY WALL @ STAIR HALL

1½" = 1'-0"



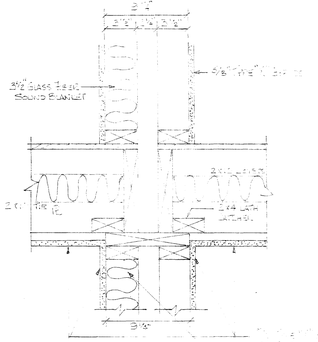
2/7 PARTY WALL DTL. 3RD FL. CLG.

1½" = 1'-0"



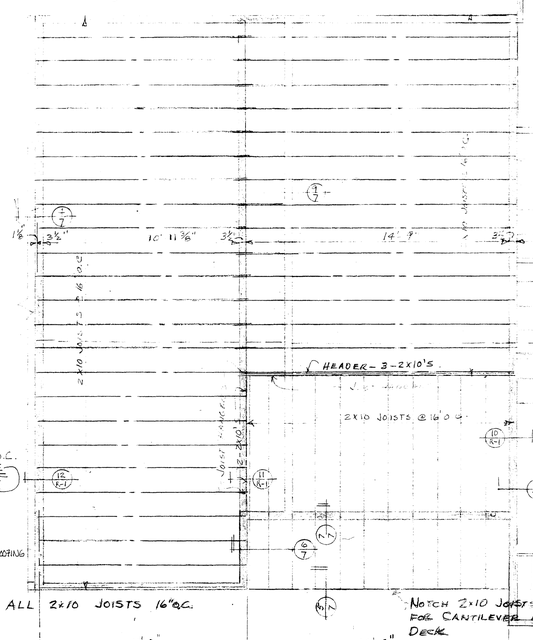
3/7 DTL. INTERIOR WALL PARALLEL TO JOIST

1½" = 1'-0"



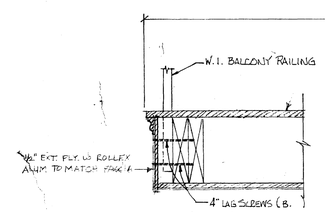
4/7 DTL @ FL. — & PARTY WALL

1½" = 1'-0"



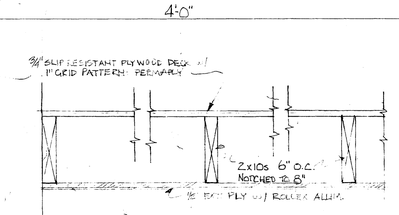
FLOOR JOIST LAYOUT - THIRD FLOOR

SCALE ½"=1'-0"



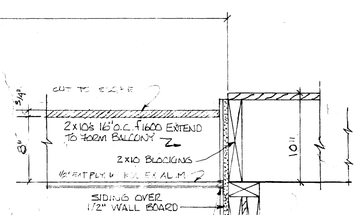
5/7 DTL @ EDGE

1½" = 1'-0"



6/7 CROSS SEC.

1½" = 1'-0"



7/7 DTL @ WALL

1½" = 1'-0"

SALEM COMMONS — Adrian C. Hestness, Architect

May 3 1978

12 UNIT APARTMENT BUILDING FOR R.L. HEXUM

ROCHESTER, MINNESOTA

ADRIAN C. HESTNESS · ARCHITECT

115 N. NEWTON AVE. ALBERT LEA, MINN. 56007

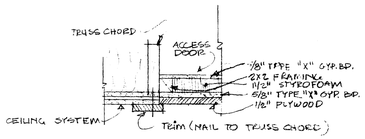
PHONE · 507-373-4205

HEXUM F5

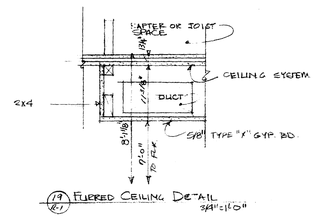
4-1-77 min

9-25-77

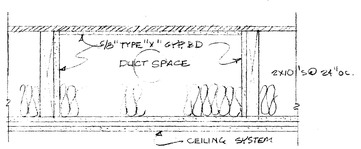
DRAWING 40-21 22-29-1



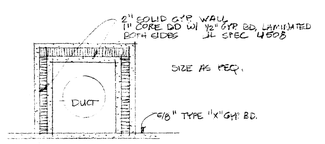
20/R-1 ATTIC ACCESS SECTION
1 1/2" = 1'-0"



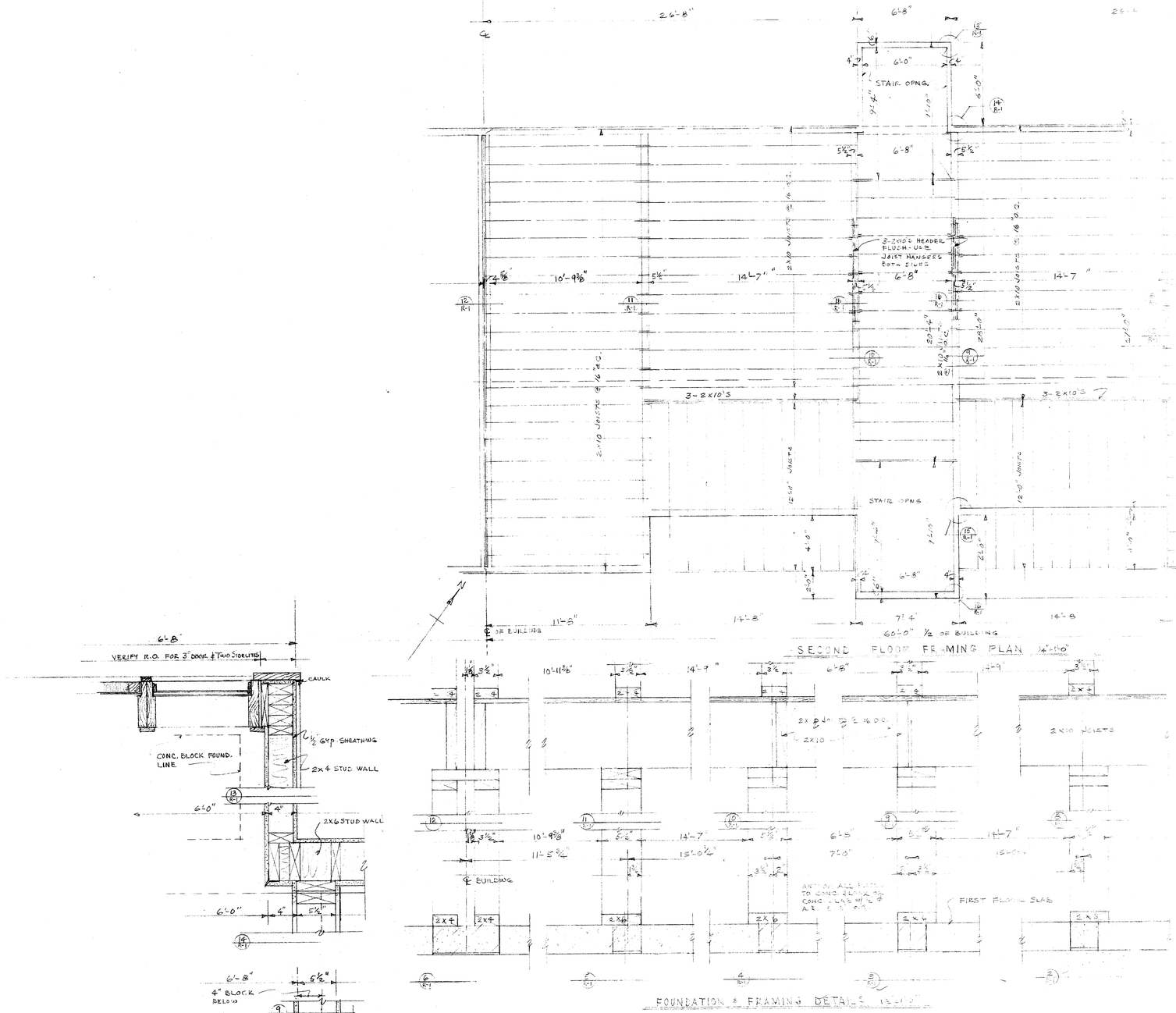
19/R-1 FURRED CEILING DETAIL
3/4" = 1'-0"



18/R-1 FLOOR CEILING FIREPROOFING FOR DUCTS
1 1/2" = 1'-0"



17/R-1 TYPICAL VERTICAL PIPE & DUCT SHAFT
1 1/2" = 1'-0"



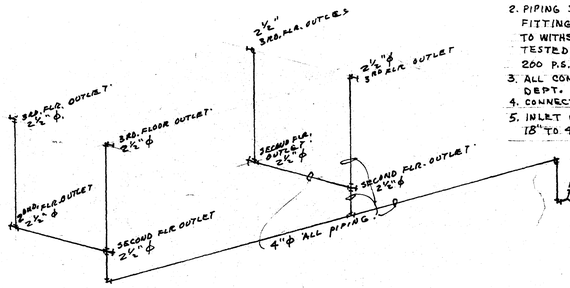
Adrian C. Hostmann, Architect
May 3, 1978

SALEM CONDOMINIUM

SHT. R-1

DRY STANDPIPE

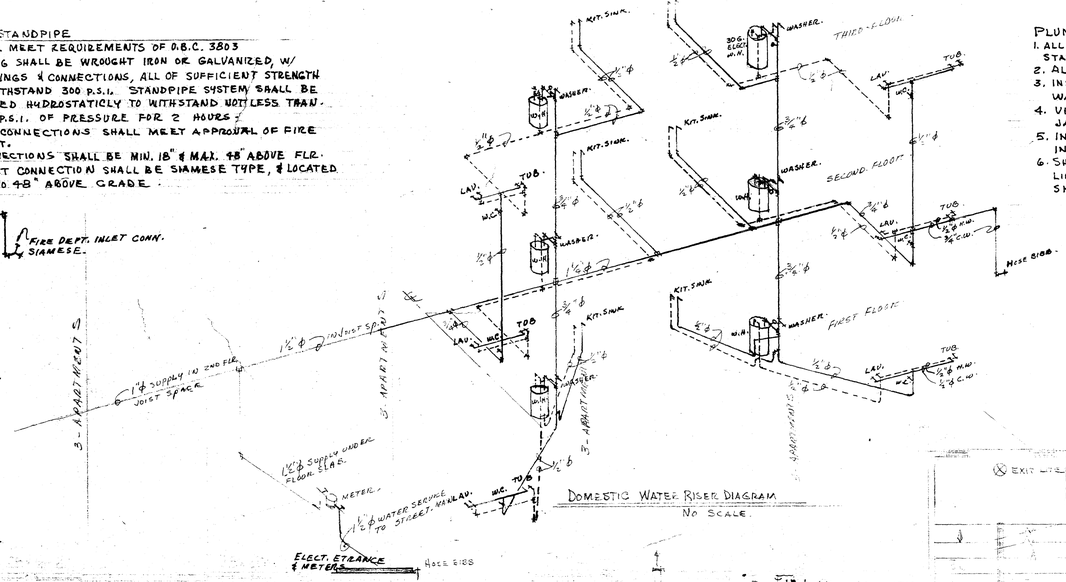
1. SHALL MEET REQUIREMENTS OF U.B.C. 3803
2. PIPING SHALL BE WROUGHT IRON OR GALVANIZED, W/ FITTINGS & CONNECTIONS, ALL OF SUFFICIENT STRENGTH TO WITHSTAND 300 P.S.I. STANDPIPE SYSTEM SHALL BE TESTED HYDROSTATICLY TO WITHSTAND NOT LESS THAN 200 P.S.I. OF PRESSURE FOR 2 HOURS.
3. ALL CONNECTIONS SHALL 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

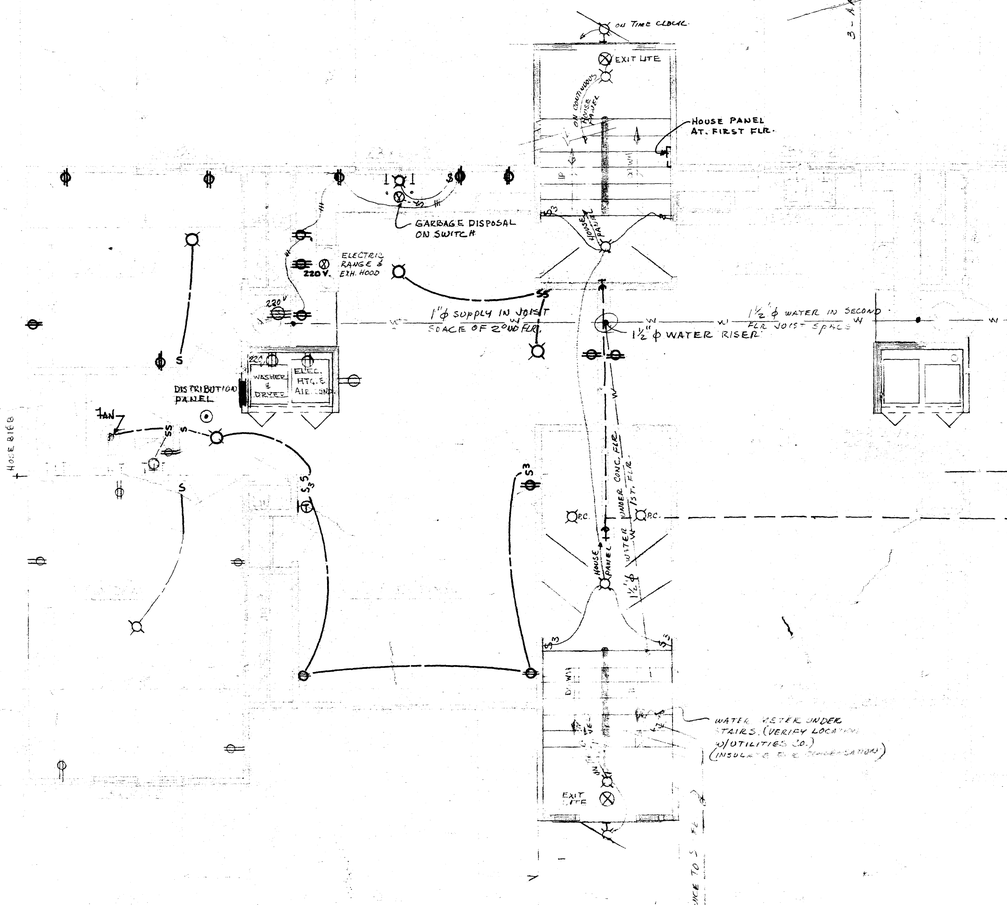
PLUMBING NOTES.

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.



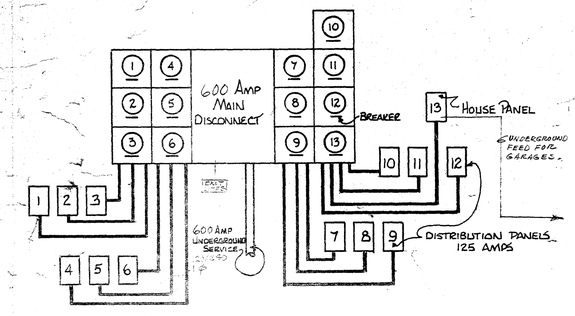
DOMESTIC WATER RISER DIAGRAM

NO SCALE.



TYPICAL ELECTRICAL LAYOUT

¼" = 1'-0"



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 CO.
- TELEVISION OUTLET
- WEATHERPROOF OUTLET
- ELECTRIC HEATING UNITS - BASEBOARD - 1000 WATTS
- DISTRIBUTION PANEL

TYPICAL ELECTRICAL FLOOR PLAN & PLUMBING PLAN

SECOND FLOOR SHOWN - OTHER FLOORS SIMILAR

SCALE 1/4" = 1'-0"

PLUMBING LEGEND

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

AREA - 172 SQ. FT. VOLUME 6172 CU. FT.			
U FACTORS: WALLS - 0.055 ROOF - 0.034 GLASS - 0.55			
HEAT LOSSES		COOLING	
WALLS	3600	2520	
ROOF	1500	1720	
GLASS	1900	4120	DIFF. BTU
INFILT	4800	VENT 600	
	11800		
x 1.2	14160 INFILT		
PEOPLE		2400	
LIGHTS		3400	
		16720	

Adrian C. Hestness
Architect May 3, 1978

SALEM CONDOMINIUM