VERIFIED STATEMENT

The undersigned, being a registered architect, does hereby certify that the attached floor plans of Northridge Village I Condominiums, fully and accurately depict the layout, location, apartment numbers and dimensions of the condominium apartments as built.

Dated: 3/21/80

Daniel J. Stephens

Daniel J. Stephens
D J Stephens AIA Architect
Rt. 2, Box 28
Warrens, Wis. 546666
Minn. Registered Architect No. 12956

ABSTRACT
GRANTOR
GRANTEE
TRACKED
PAID
CHG:

424659

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

APR 28 1980

at 10:12 o'clock A.M.
Book I-4 of Misc. on page 461
LOIS FINSTUEN County Recorder
By Carole M. Bahr Deputy

NORTHRIDGE VILLAGE I

CONDOMINIUMS
ROCHESTER, MINNESOTA

for
DIVERSIFIED STRUCTURES, INC.
PO Box 6431
Rochester, MN. 55901

SHEET INDEX

L-1	SITE PLAN
A-1	GARAGE FOUNDATION & FLOOR PLAN
A-2	GARAGE ELEVATIONS & SECTIONS
A-3	BASEMENT PLANS
A-4	FIRST FLOOR PLANS
A-5	SECOND FLOOR PLANS
A-6	ELEVATIONS
A-7	SECTIONS
P-1	PLUMBING SITE WORK
P-2	PLUMBING INTERIOR (TYPICAL UNIT)

NORTHRIDGE VILLAGE I CONDOMINIUMS:
PROPERTY DESCRIPTION - EAST PORTION OF BLOCK ONE (1), NORTHRIDGE VILLAGE, ROCHESTER, MINNESOTA, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE SOUTH WEST CORNER OF 25TH STREET NW AND 25TH AVENUE NW AND COMMENCING IN A GENERAL SOUTHERLY DIRECTION ALONG THE WEST R.O.W. LINE OF 25TH AVENUE NW TO THE NORTH WEST CORNER OF 24TH STREET NW AND 25TH AVENUE NW; THENCE IN A GENERAL WESTERLY DIRECTION ALONG THE NORTH R.O.W. LINE OF 24TH STREET NW 91.5'; THENCE IN A GENERAL NORTHERLY DIRECTION ALONG THE CENTER LINE OF THE UTILITY EASEMENT TO A POINT 165.00' N89°37'15"W OF THE SOUTH WEST CORNER OF 25TH STREET NW AND 25TH AVENUE NW AND 2N THE SOUTH R.O.W. LINE OF 25TH STREET NW; THENCE S89°37'15"E 165.00' TO THE POINT OF BEGINNING.

NOTE:
LOCATE TELEPHONE, GAS, WATER, SEWER, CABLE TV, SANITARY SEWER, ALL OTHER UTILITIES, SERVICES AND ANY OTHER ITEMS ON SITE, AND NOTIFY ALL OFFICIALS, COMPANIES, AND OTHERS TO BE AFFECTED BY THIS WORK.

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE W/ALL APPLICABLE CODES, LAWS AND ORDINANCES.

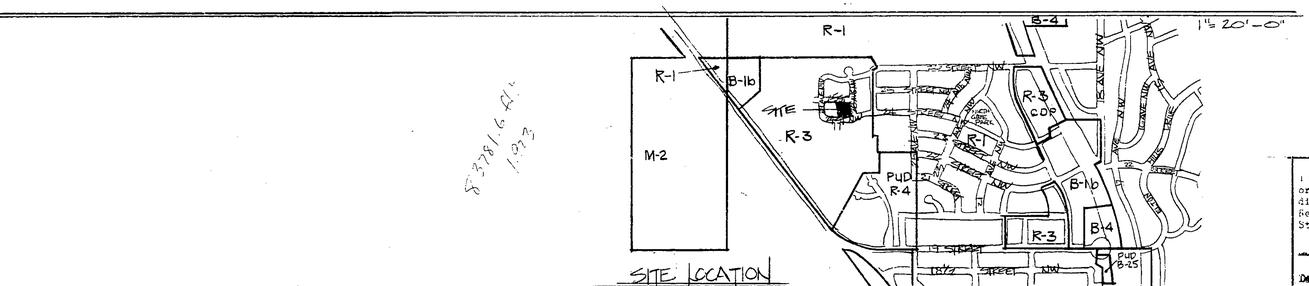
GAS DISTRIBUTION, SIMILAR TO ELECTRICAL, INDIVIDUALLY METERED AT EACH UNIT.

VERIFY DEPTHS OF ALL SEWER LATERALS.

VERIFY SEWER, WATER, ELECTRICAL, TELEPHONE CONNECTION WITH PROPER AUTHORITIES, COMPANIES, ETC.

CURB CUT, CURB REPAIR, WALKS, DRIVE APRON ALL ACCORDING TO CITY OF ROCHESTER SPECS & REQUIREMENTS

SITE PLAN



REVISED	4/15/80
REVISED	3/20/80
REVISED	11/26/79
REVISED	9/10/79
REVISED	5/20/79
REVISED	7/5/79
REVISED	6/18/79
REVISED	5/28/79

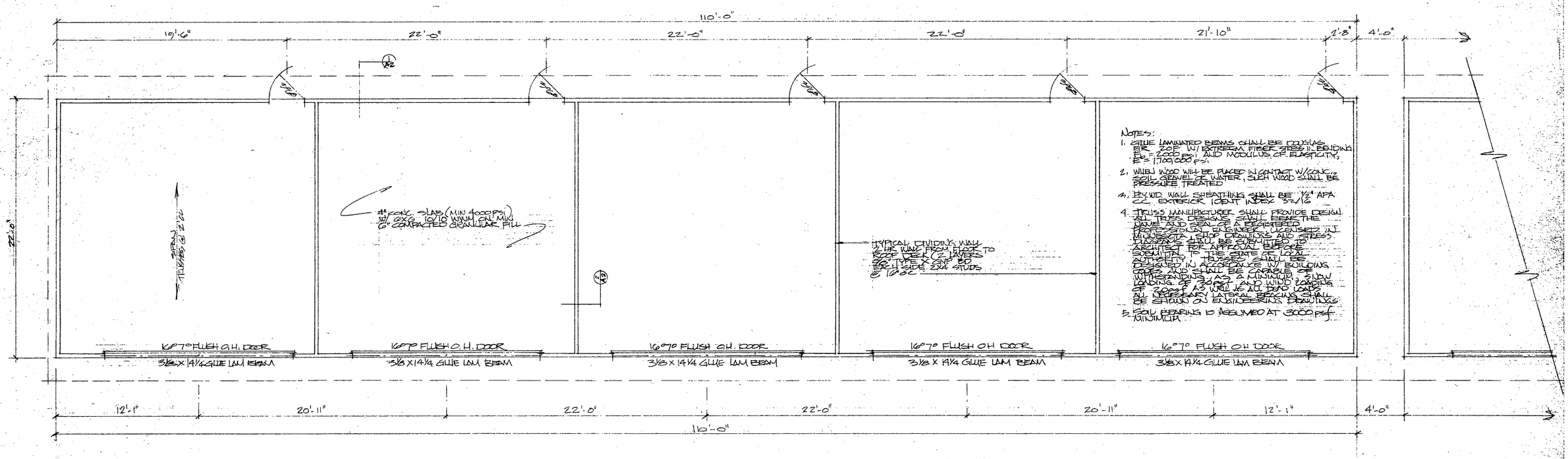
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect, under the laws of the State of Minnesota.

Daniel J. Stephans

Date: May 24, 79 Reg. No. 12956

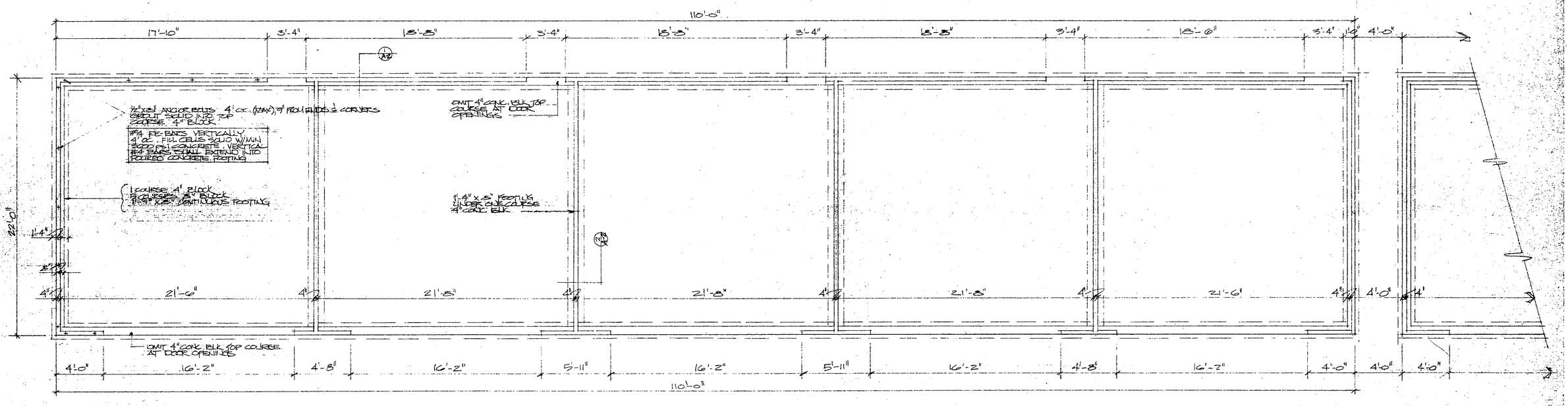
NORTHRIDGE VILLAGE I CONDOMINIUMS
DJ STEPHANS AIA ARCHITECT
RT 2 BOX 2B
WARRENS, WI 54666
(608) 378-4466

L-1



FLOOR PLAN

1/4"=1'-0"



FOUNDATION PLAN

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 Stephanie

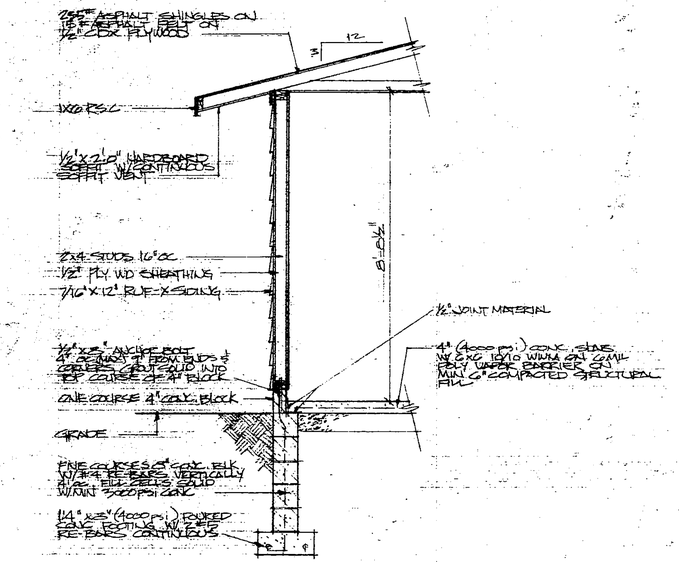
Date Aug 20 1979 Reg. No. 12956

NORTHRIDGE VILLAGE

RJ STEPHANIE AIA ARCHITECT
RR2 BOX 28
WARREN MN 56762
(608) 378-4466

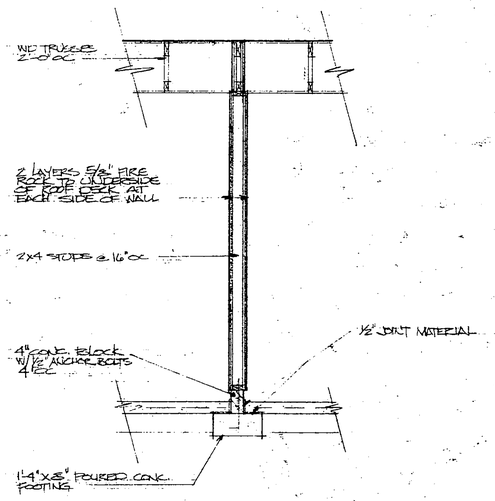
A-1

AUG 20 1979



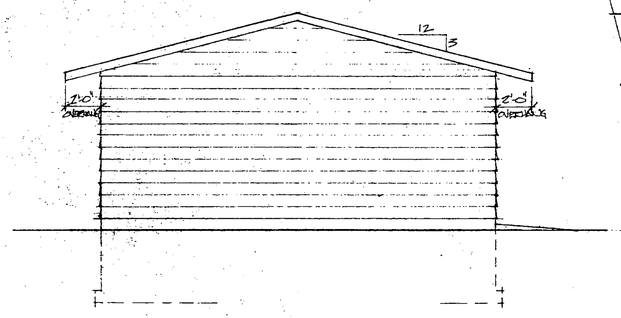
1 OUTSIDE WALL SECTION

1/2"=1'-0"



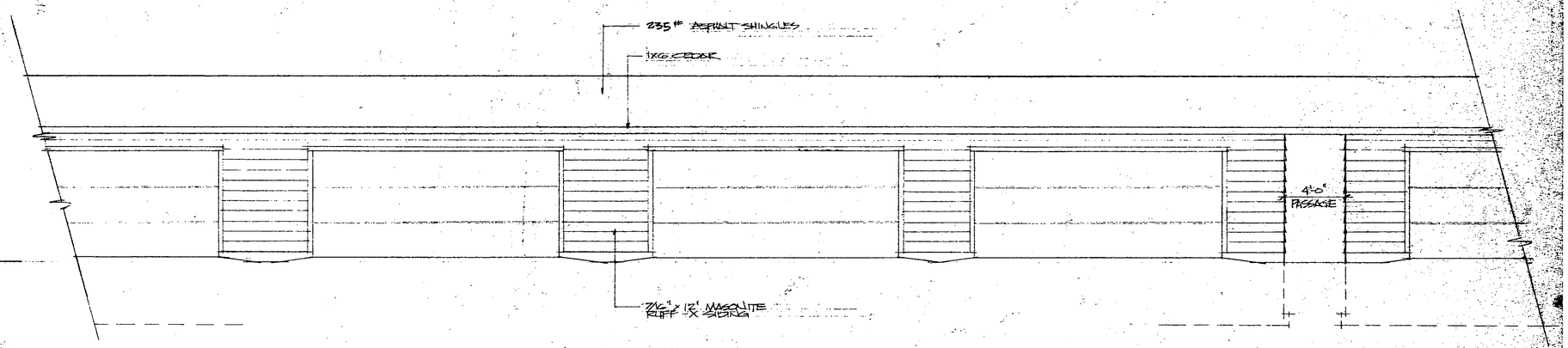
2 DIVIDING WALL SECTION

1/2"=1'-0"



END ELEVATION

1/4"=1'-0"



PARTIAL FRONT ELEVATION

1/4"=1'-0"

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Daniel Stephens

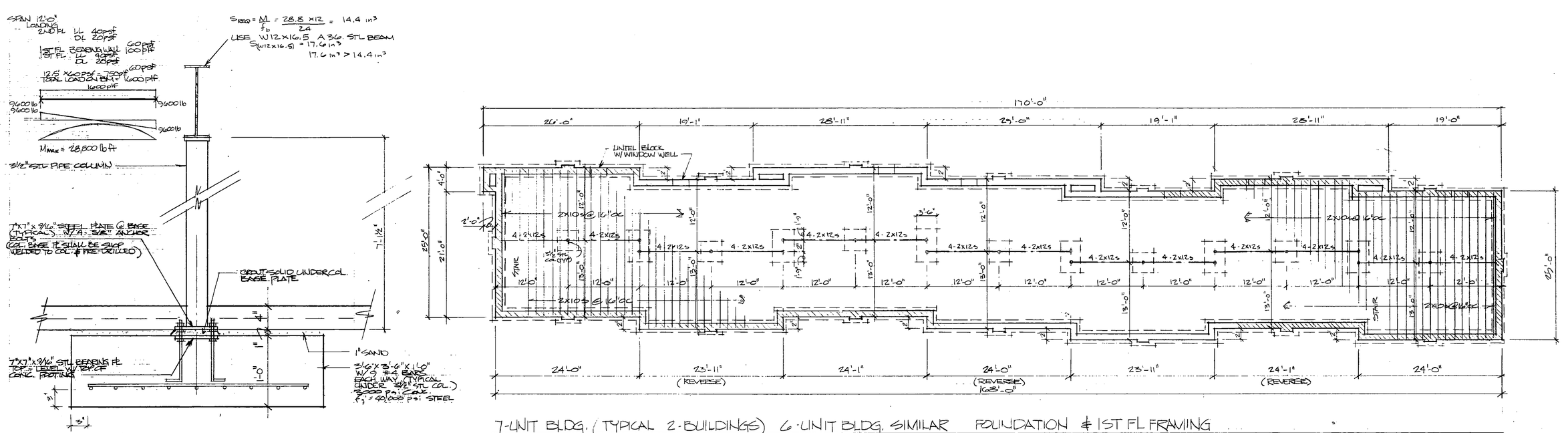
Date Aug. 20, 1979 Reg. No. 12956

NORTHRIDGE VILLAGE

DJ STEPHENS AIA ARCHITECT
RT 2 BOX 28
WARRENE WI 54666
(608) 378-4466

A-2

AUG



TYPICAL UNIT BASEMENT PLAN

1/4" = 1'-0"

REMOVE ALL TOPSOIL, FILL SOFT MATERIAL, TREES, VEGETATION, PERISHABLE OR ORGANIC MATERIAL WITHIN AREAS TO BE COVERED WITH BUILDINGS, WALKS AND PAVED AREAS. AFTER EXCAVATIONS, A MINIMUM SOIL BEARING CAPACITY OF 3000 PSF DOES NOT EXIST, NOTIFY ARCHITECT AND AWAIT HIS WRITTEN INSTRUCTIONS BEFORE PROCEDURE. KEEP ALL EXCAVATIONS FREE FROM FROST, WATER AND DEBRIS. WORK EXCAVATED TO GREATER DEPTH THAN REQUIRED AND WITHIN BUILDING AREA OF WALLS OR FOOTINGS SHALL BE REFILLED AT LOWER LEVELS W/ CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. FILL EXCESS CUT UNDER WALLS AND FOOTINGS AS DIRECTED BY STRUCTURAL ENGINEER. FILL SHALL BE COMPACTED TO MIN 95% ASTM D 698-70 WITH 6" COMPACTED GRANULAR FILL PLACED UNDER ALL SLABS. AFTER EXCAVATIONS ARE COMPLETE AND BEFORE FOOTINGS ARE PLACED, EXCAVATIONS SHALL BE INSPECTED AT EACH BUILDING SITE BY A QUALIFIED SOILS ENGINEER TO ASSURE SUITABLE SOILS ARE PRESENT. PROVIDE DRAINAGE OF BUILDING SITE SHALL BE SUCH AS TO DIVERT SURFACE WATER AWAY FROM WALLS TO PREVENT UNDESIRABLE MOVEMENT INTO THE BUILDING. THOROUGHLY DAMPPROOF FOUNDATION WALLS TO PREVENT MOISTURE MOVEMENT INTO THE BUILDING.

CONCRETE SHALL BE READY-MIXED (ASTM C94) WITH MIN 28 DAY COMPRESSIVE STRENGTH OF 3000PSI EXCEPT THAT CONC UNDER CONC BLOCK WALLS SHALL HAVE COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL BE POURED WITH A MAX SLUMP OF 4". CRUSHED STONE CONCRETE SHALL BE AIR ENTRAINED READY-MIX PRODUCERS SHALL FURNISH DUPLICATE DELIVERY TICKETS WITH EACH LOAD OF CONCRETE DELIVERED. DELIVERY TICKETS SHALL BE FURNISHED TO ARCHITECT AND SHALL INDICATE: (1) DELIVERY DATE AND TIME OF MIXING AND LOADING, (2) NAME OF CONCRETE INSPECTOR @ NAME OF PRODUCER, (3) # OF CU. YDS. OF CONCRETE, (4) BRAND AND TYPE OF CEMENT, (5) BRAND AND TYPE OF AIR ENTRAINING ADMIXTURE, (6) MAXIMUM AGGREGATE SIZE, (7) SLUMP, (8) AMOUNT OF WATER ADDED AND WHERE, (9) CONCRETE MIX NUMBER. VAPOR BARRIER UNDER SLAB SHALL BE 6 MIL POLYETHYLENE. PENETRATIONS THROUGH SHALL BE DETERMINED ON SHOP DRAWINGS. STEEL REINFORCING SHALL BE DEFORMED NEW BILLET STEEL, ASTM A-15 GRADE 40, WIRE MESH, ASTM A-185. AIR ENTRAINING SHALL COMPLY W/ ASTM C-260.

TYPICAL UNIT BASEMENT HEATING

1/4" = 1'-0"

WHEN WOOD WILL BE PLACED IN CONTACT W/ CONCRETE, SOIL, GRAVEL OR WATER SUCH WOOD SHALL BE PRESSURE-TREATED. USE PRESSURE-TREATED WD. FOR FRAMING THAT MAY BE EXPOSED TO MOISTURE EITHER BY RAIN OR BY WATER DRIPPING FROM PIPING OR WHERE A FIRE RESISTIVE ASSEMBLY IS REQUIRED. IT IS LIKELY TO BE FREQUENTLY WET WHERE PLATES ARE TO BE LESS THAN 8" ABOVE THE SOIL OR WHEN EXPOSED WHEN NON-DURABLE SPECIES OF WOOD FRAMING IS TO BE USED. ALL WOOD SILLS ON CONCRETE AND SUBFLOOR MEMBERS ARE TO BE LESS THAN 18" ABOVE THE SOIL. ALL WOOD SILLS ON CONCRETE AND BASEMENT WALLS SHALL BE GIVEN TWO COATS OF CREOSOTE PRESERVATIVE. ALL THE PRESSURE-TREATED WOOD USED SHALL CARRY A RECOGNIZED QUALITY MARK STAMP INDICATING THAT THE MATERIAL HAS BEEN TREATED IN CONFORMANCE W/ THE RECOMMENDED QUALITY CONTROL STANDARDS TO PROVIDE PROTECTION AGAINST DECAY AND INSECT ATTACK.

STRUCTURAL LUMBER: STRESSED MEMBERS IN BENDING, INCLUDING JOISTS, RAFTERS, BEAMS, HEADERS AND STRINGERS AND MEMBERS OF TRUSSES SHALL HAVE A MINIMUM ALLOWABLE UNIT STRESS IN BENDING OF 1450 PSI AND A MINIMUM MODULUS OF ELASTICITY OF E = 1,600,000. LUMBER FOR STUDS, PLATES, BLOCKING AND NAILERS SHALL HAVE A MINIMUM ALLOWABLE UNIT STRESS IN BENDING OF Fb = 800 PSI AND A MINIMUM COMPRESSION PARALLEL TO GRAIN OF Fc = 600PSI AND A MINIMUM MODULUS OF ELASTICITY OF E = 1,600,000 PSI.

WALLS AND PARTITIONS: STUDS SHALL BE 2x4's SPACED 16" OC, DOUBLED AT SIDES AND HEADS OF OPENINGS, TRIPLED AT CORNERS AND OPPOSITE END JAMBS TO PROVIDE END NAILING FOR SHEATHING AND INTERIOR FINISH. STUDS SHALL BE NAILED TO SILL PLATES WITH 3-16d NAILS. SILL PLATES SHALL BE DOUBLE 2" THICK MEMBERS FOR WALLS AND BEARING PARTITIONS AND MAY BE SINGLE 2" THICK MEMBERS FOR 2x4 BEARING PARTITIONS OF LIGHT CONSTRUCTION. BEARING PARTITIONS AND WALLS SHALL HAVE DOUBLE TOP PLATES OF SAME WIDTH AS STUDS. LAPS AND INTERSECTIONS SHALL BE PROVIDED AT CORNERS AND PARTITIONS AS FOLLOWS: HORIZONTAL TIES: SILL PLATES SHALL BE NAILED THROUGH AND TOP PLATES SHALL BE LAPPED AT CORNERS AND INTERSECTIONS WITH 3-16d NAILS. TOP PLATES SHALL BE PROVIDED W/ SUITABLE SPLICE PLATES, SECURELY NAILED IN PLACE. LOWER MEMBERS OF TOP PLATES

TYPICAL UNIT BASEMENT ELECTRICAL

1/4" = 1'-0"

SHALL BE NAILED TO STUDS AND CORNER POSTS W/ 2 16d NAILS AT EACH END AND POST. UPPER AND LOWER MEMBERS OF DOUBLE PLATES SHALL BE NAILED TOGETHER W/ 16d NAILS SPACED 16" O.C. TWO 10d NAILS SHALL BE USED AT END OF UPPER MEMBERS. NAILS SHALL BE ARRANGED SO AS NOT TO SPLIT A SEWER MEMBER. LAPPING SHALL BE PROVIDED OVER INTERIOR WALLS AND BEARING PARTITIONS. SPLICED IN PLATES SHALL NOT OCCUR OVER OPENINGS.

DIAGONAL BRACING SHALL BE INSTALLED IN EXTERIOR WALLS SO OR MORE IN LENGTH BRACING SHALL BE EXTENDED FROM ROUND ANGLE TO EACH CORNER AND NAILED IN EACH BEARING OR STUD AND NAILED IN EACH PLATE AT INTERMEDIATE STUDS. WHERE SHEATHING IS NOT USED, 1" WIDE BRACES SHALL BE LET IN AT AN ANGLE OF NOT LESS THAN 45° AND NOT MORE THAN 60° WITH THE HORIZONTAL. BRACING SHALL BE ACCOMPLISHED W/ 1"x6" WD. OR 1½" SHEATHING ALL CORNERS.

REVISED 10/15/79

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Daniel Stephans

Date AUG 20, 1979 Rep. No. 12956

NORTHRIDGE VILLAGE

DJ STEPHANS AIA ARCHITECT
Rt 2 Box 2B
WARRENS, WI. 54666
(608) 378-4466

A-3

120/240V 1Ø 3WIRE
TYPICAL UNIT 600SQFT x 3 = 1800SQFT
GENERAL LIGHTING LOAD
1800SQFT @ 3 WATTS/SQFT — 5400 WATTS
ELECTRIC RANGE — 8000
LAUNDRY FACILITIES — 1500
14,900 WATTS

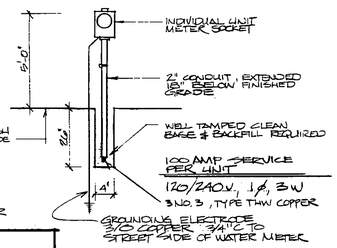
MINIMUM # OF BRANCH CIRCUITS / UNIT
GENERAL LIGHTING 5400 ÷ 120 = 45 AMPERES
USE 3 - 15 AMPERE 2 WIRE CIRCUITS
SMALL APPLIANCE LOAD
2 - 2 WIRE CIRCUITS OF #12 WIRE (20A Ø)
RANGE 8000 ÷ 240 = 33.33
USE 35 AMPERE CIRCUIT OF 2 - #8 WIRES AND ONE #10 WIRE

COMPUTED LOAD
GENERAL LIGHTING — 5400 WATTS
SMALL APPLIANCE — 3000
SUBTOTAL — 8400 WATTS
ELECTRIC RANGE — 8000 WATTS
LAUNDRY — 1500
17,900 WATTS

APPLICATION OF DEMAND FACTOR
3000 WATTS @ 100% — 3,000 WATTS
5400 WATTS @ 35% — 1,890
SUBTOTAL — 4,890 WATTS FINISH
20,000 WATTS GRADE
RANGE — 1,500
LAUNDRY
TOTAL — 14,390 WATTS

NET COMPUTED LOAD
14,390 ÷ 240 = 59.96 AMPERES

USE 100 AMP PANEL/UNIT W/ 100 AMP MAIN BRKR



LIGHTING FIXTURE SCHEDULE

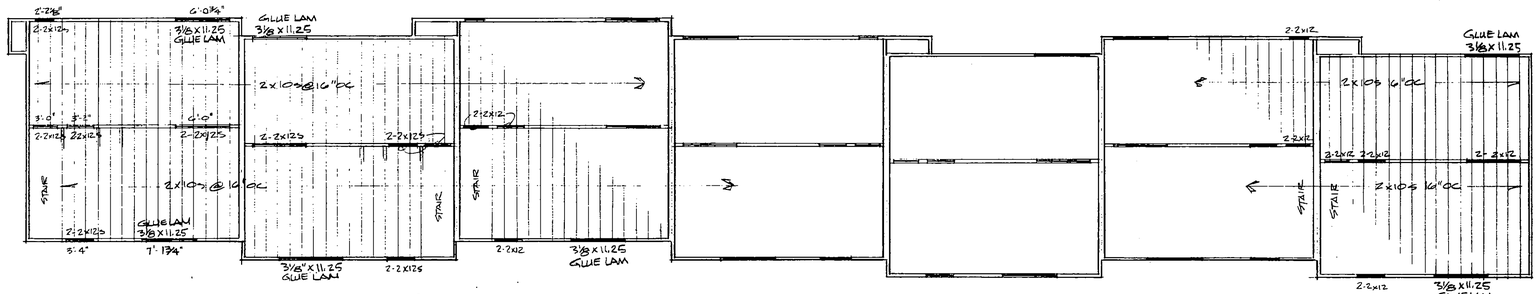
FIXTURE TYPE	MTG	MANUFACTURER DESCRIPTION	LAMPS	REMARKS
F-1	WALL	HALO H 2411	1-100W	
F-2	CLG	HALO H 3210	2-60W	
F-3	CLG	THOMAS M 1995	2-40W	SWAG
F-4	WALL	HALO H 2577	4-25W	
F-5	CLG	HALO H 3214	2-75W	
F-6	CLG	THOMAS M 2360	3-60W	PULL DOWN
F-7	CLG	KEYLESS PORCELAIN	1-60W	PULL CORD

ALL RECEPTICLES SHALL BE OF 3 POLE GROUNDING TYPE

WIRE SHALL BE MIN. NO. 12 AWG COPPER. MAX LENGTH OF CIRCUIT SHALL BE 75'. IF UNAVOIDABLE LONGER RUNS SHALL HAVE MIN # 10 AWG COPPER FOR RUNS OF 75' TO 125' AND #8 AWG COPPER FOR RUNS GREATER THAN 125' — WHERE NO 12 AWG COPPER WOULD OTHERWISE BE USED

FPE STAB-LOK CIRCUIT BREAKER LOAD CENTER
SURFACE MOUNTED 100 AMP
MAIN LUG LOAD CENTER
120/240 V 1 Ø 3 W

BKR	USE	BKR	USE
15	LIGHTING	40	RANGE
15	LIGHTING	15	FURNACE
20	SM APPLIANCE	15	DRYER
20	SM. APPLIANCE	20	EXT. RECEP



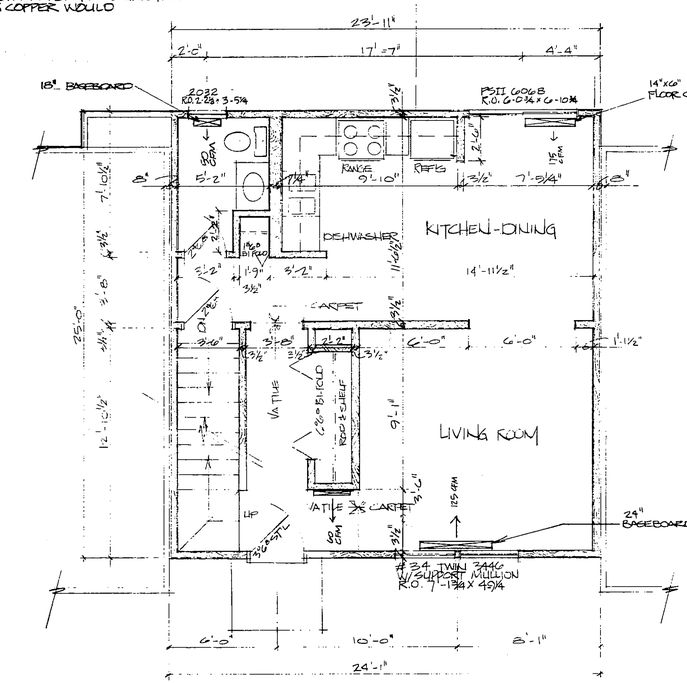
7-UNIT BLDG (TYPICAL 2-BUILDING) 6 UNIT BLDGS SIMILAR 2ND FLOOR FRAMING

1/8"=1'-0"

2ND FLOOR FRAMING
2 - 2x12 HEADERS
2x10's @ 16" OC (JOISTS)
DOUGLAS FIR #2
F_b = 1450 PSI
E = 1,700,000 PSI
F_v = 95 PSI
⅜" x 11.25 GLUE LAM
DOUGLAS FIR
F_b = 1800 PSI
E = 1,700,000 PSI
F_v = 165

FLOOR JOISTS SHALL BE DOUBLED UNDER PARTITIONS MORE THAN 6' LONG AND PARALLEL TO JOISTS, AND UNDER HEADERS AND TRIMMERS AROUND STAIR WELLS. HEADERS AND JOISTS SHALL BE CONNECTED BY APPROVED METAL CONNECTORS.

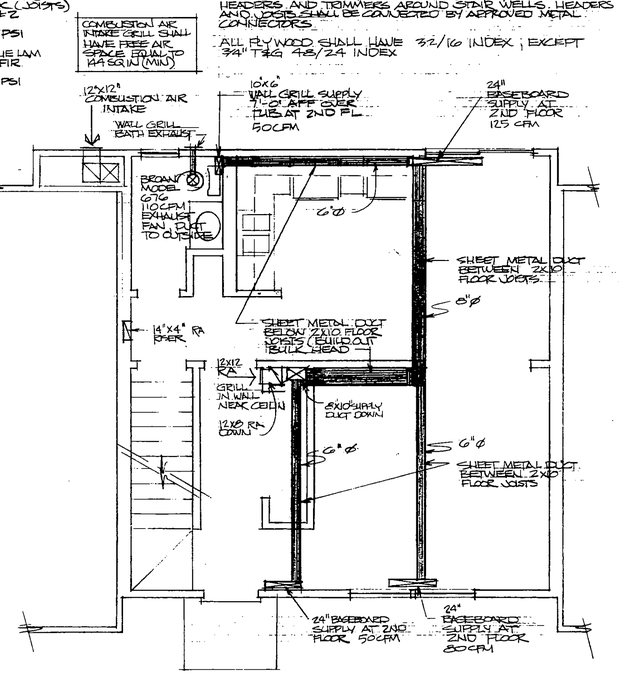
ALL PLYWOOD SHALL HAVE 32/16 INDEX; EXCEPT ¾" T&G 48/24 INDEX



TYPICAL UNIT 1ST FLOOR PLAN

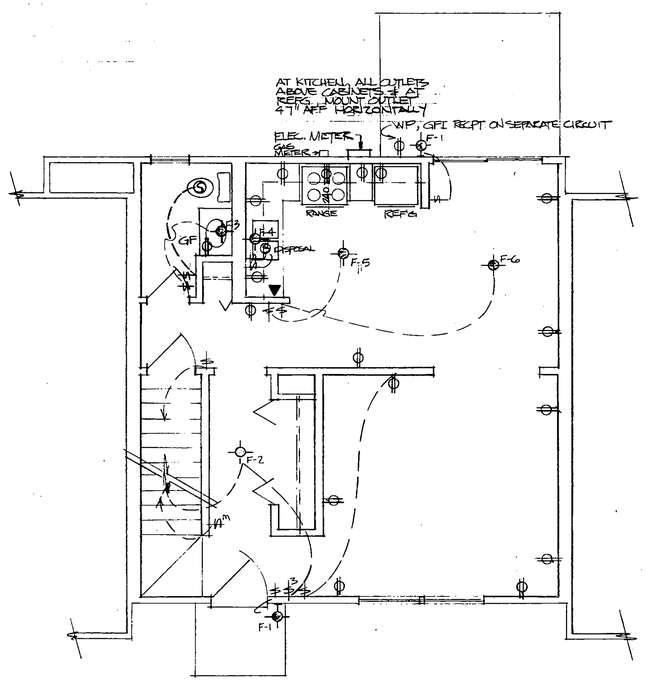
1/4"=1'-0"

ALL WINDOWS SHALL BE ANDERSON PERMA-SHIELD NARROLINE, DOUBLE HUNG WINDOWS
SLIDING GLASS DOORS SHALL BE ANDERSON PERMA-SHIELD GLIDING DOOR II



TYPICAL UNIT 1ST FL. HEATING

1/4"=1'-0"



TYPICAL UNIT 1ST FL. ELECTRICAL

1/4"=1'-0"

REVISED 10/15/79

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Date AUG 20 1979 Reg. No. 12956

NORTH RIDGE VILLAGE

DJ STEPHANS AIA ARCHITECT
Rt 2 BOX 28
WARRENS, WI 54666
(608) 378-4466

A-4

AUG 20 19

HEATING SYSTEM
DESIGN TEMPERATURES
INSIDE +67°F
OUTSIDE -25°F
ΔT = 92F°
BASEMENT
OUTSIDE AVERAGE +15°F
ΔT = 52F°

HEATING CALCULATIONS (END UNIT W/FULL BRICK FRONT)
GREATEST HEAT LOSS TYPE UNIT

SPACE	ITEM	AREA	U	ΔT	BTU/H
BASEMENT	WALL	597.8	0.151	52	15,853,654
	GLASS	2.2	0.52	52	59,488
	SLAB FLOOR	600 x 3 BTUH/SF			1,800.000
	INFILTRATION	252 CF/HR x 0.018		52	235.872
	RIM JOIST	62.5	0.045	92	258,750
BASEMENT LOSS					18,207.766
ENTRY	WALL BRICK	71.4	0.075	92	492.66
		17.85	0.148	92	243.2456
	HARDBOARD	88.4	0.070	92	569.296
		22.1	0.133	92	270.4156
	DOOR	20.01	0.420	92	773.1864
	INFILTRATION	1500.75 CF/HR x 0.018		92	2485.292
					4,8535.85456
BATH	WALL	116.8	0.070	92	752.192
		29.2	0.133	92	357.3912
	GLASS	1.0	0.52	92	334.88
	INFILTRATION	396 CF/HR x 0.018 x 92			655.7776
					2100.1392
KITCHEN / DN.	WALL	103.984	0.070	92	669.65488
		25.996	0.133	92	318.08136
	GLASS	40.02	0.52	92	1914.5568
	INFILTRATION	912.24 CF/HR x 0.018 x 92			1510.06694
					4412.9702
LIVING	WALL	69.7352	0.075	92	446.67328
		16.1088	0.148	92	220.35862
	GLASS	23.851	0.52	92	1618.975
	INFILTRATION	851.976 CF/HR x 0.018		92	1410.8722
					3696.3787
1ST FLOOR LOSS		15,043,333			

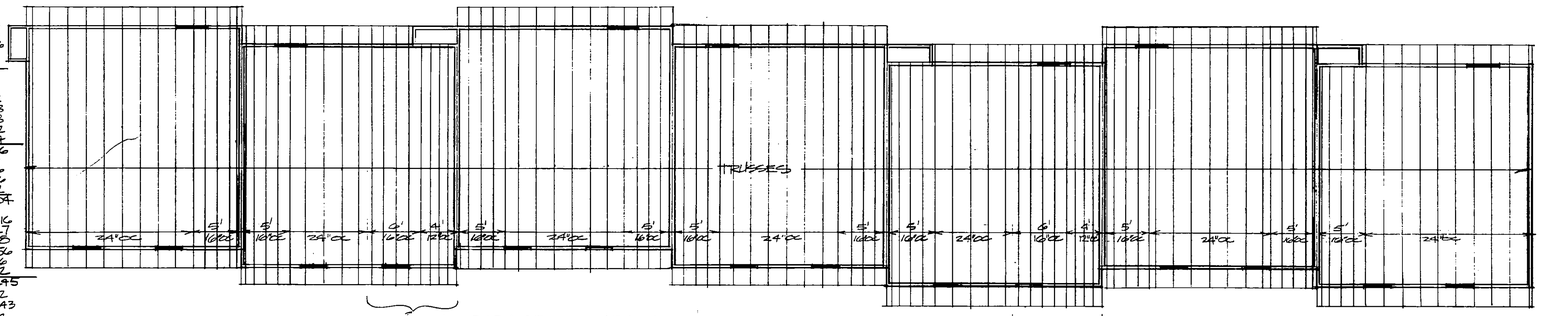
TRUSS MFG. SHALL PROVIDE DESIGN. ALL TRUSS DESIGNS SHALL BEAR THE NAME AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN MINNESOTA. SHOP DRAWINGS AND STRESS DIAGRAMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL BEFORE SUBMITTAL TO AUTHORITIES. TRUSSES SHALL BE DESIGNED IN ACCORDANCE W/ BUILDING CODES AND SHALL BE CAPABLE OF WITHSTANDING A MINIMUM SNOW LOADING OF 30 PSF AND WIND LOADING OF 20 PSF AS WELL AS ALL DEAD LOADS. ALL NECESSARY LATERAL BRACING SHALL BE SHOWN ON ENGINEERING DRAWINGS.

ELEVATIONS OF UNITS STEP UP FROM LEFT TO RIGHT (THIS DRAWING — SEE ELEVATION SHEET A-1). FIRST TWO UNITS ARE 2'-0" HIGHER THAN LOWEST ELEVATION, NEXT THREE UNITS ARE 2'-0" HIGHER THAN FIRST TWO UNITS, LAST TWO UNITS ARE 2'-0" HIGHER THAN THREE MIDDLE UNITS. AT STEP UP TO LOWER AREAS ARE SUBJECT TO INCREASED SNOW LOADS, THESE ROOF AT LOWER SIDE OF STEP UP (TYPICAL) TRUSSES SHALL BE SPACED 12" O.C. FIRST TWO NEXT TO GABLES TRUSSES SHALL BE 24" O.C. THESE AREA TRUSSES SHALL BE 24" O.C. AT HIGHER SIDE OF STEP UP AND AT ALL PARTY WALLS. (TYPICAL) TRUSS SHALL BE LAY LOOK FOR FIVE FEET ON EACH SIDE OF THE PARTY WALL

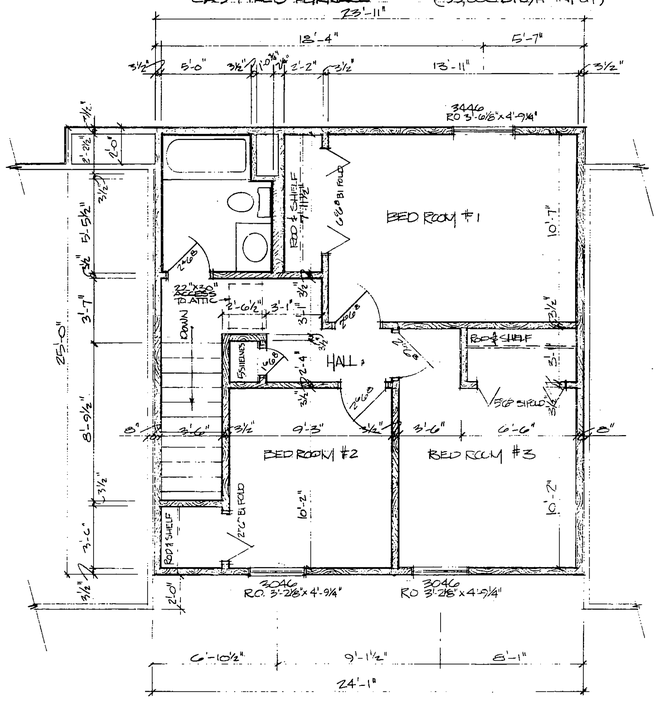
2 GABLE END TYPE TRUSSES AT PARTY WALL

SPACE	ITEM	AREA	U	ΔT	BTU/H
BR#2	WALL	56.908	0.075	92	387.2152
		14.102	0.148	92	192.0203
	GLASS	14.49	0.52	92	693.2016
	INFILTRATION	563.76	0.018	92	933.58656
	ROOF	126	0.026	92	301.392
		14	0.033	92	42.504
					2,551.9121
STAIR	WALL	23.8	0.075	92	64.22
		5.95	0.148	92	81.0152
		95.2	0.070	92	613.088
		23.8	0.133	92	291.2408
	ROOF	44.1	0.026	92	105.4572
		4.9	0.033	92	14.8764
					1269.9236
BATH	WALL	122.4	0.070	92	788.256
		30.6	0.133	92	374.4216
	ROOF	69.3	0.026	92	165.7854
		7.7	0.033	92	23.3772
					1351.8204
BR#1	WALL	115.568	0.070	92	744.23216
		28.891	0.133	92	353.51027
	GLASS	17.045	0.52	92	815.43218
	INFILTRATION	939.76	0.018	92	933.20256
	ROOF	168.3	0.026	92	402.5736
		18.7	0.033	92	56.7732
					3,365.7285
BR#3	WALL	59.868	0.075	92	412.6752
		14.952	0.148	92	203.58643
	GLASS	14.49	0.52	92	693.2016
	INFILTRATION	563.76	0.018	92	933.58656
	ROOF	132.3	0.026	92	316.4616
		14.7	0.033	92	44.6292
					2629.1905
2ND FL LOSS		11,143.501			

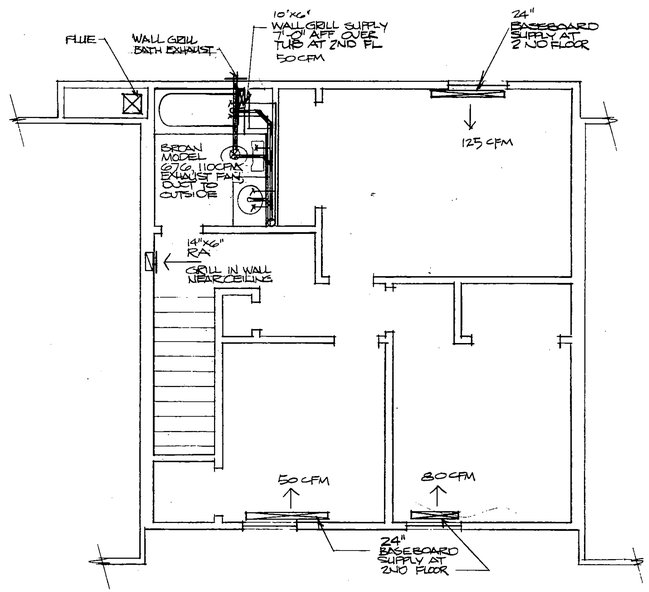
TOTAL LOSS 44,794.60 BTU/H
USE LENNOX #G12D2E-55 (55,000 BTU/H INPUT)
GAS FIRED FURNACE



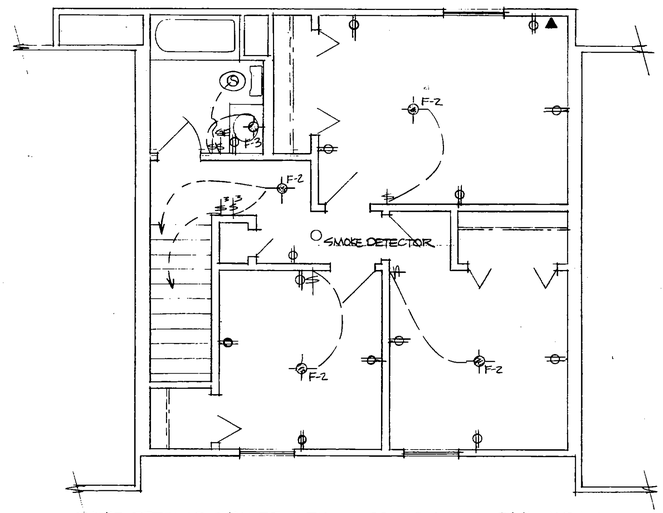
7 UNIT BUILDING (TYPICAL 2 BUILDINGS) 6 UNIT SIMILAR ROOF FRAMING
1/8"=1'-0"



TYPICAL UNIT 2ND FLOOR PLAN
1/4"=1'-0"



TYPICAL UNIT 2ND FL. HEATING
1/4"=1'-0"



SMOKE DETECTOR SHALL BE BRK's SS729 ACS EARLY WARNING FIRE DETECTOR

TYPICAL UNIT 2ND FL. ELECTRICAL
1/4"=1'-0"

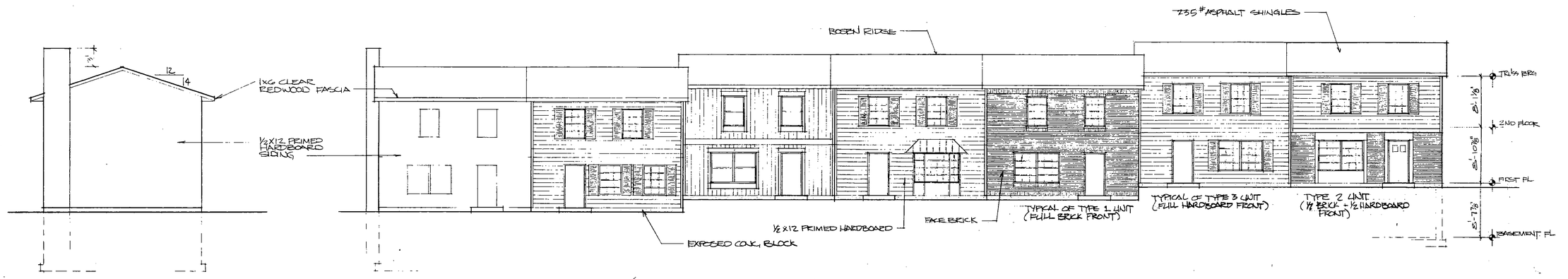
REVISED 10/26/79
10/15/79

I hereby certify that this plan, specifications, 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.
David D. Stephans
Date: July 20, 1979 Reg. No. 12956

NORTH RIDGE VILLAGE
DJ STEPHANS AIA ARCHITECT
RT 2 BOX 28
WARRENS, WI 54666
(608) 378-4466

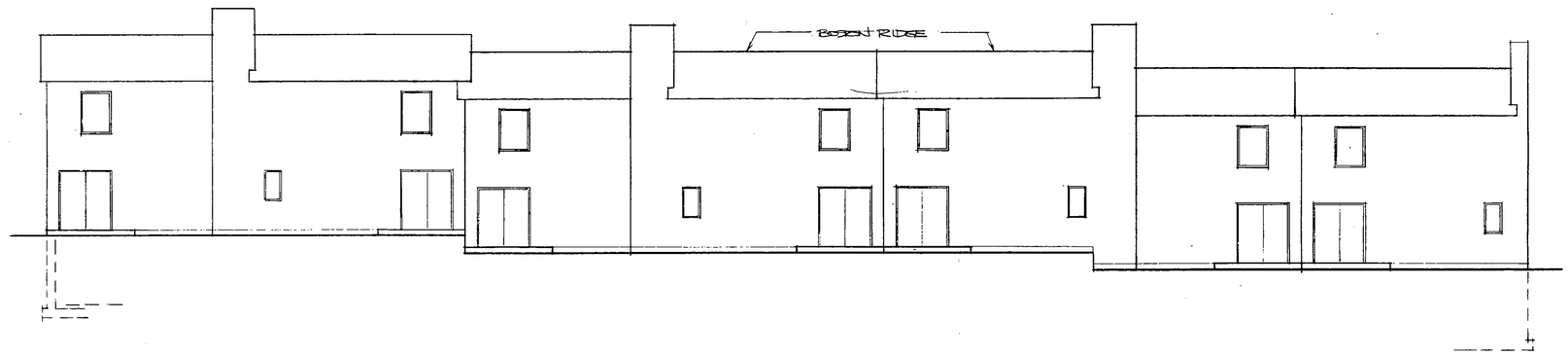
A-5

VENTILATE STRUCTURAL CAVITY SUCH THAT RATE OF AIR FLOW IS 2 CFM PER SQ FT. OF FLOOR AREA.



END ELEVATION
⅛"=1'-0"

FRONT ELEVATION 7-UNIT BLDG. (TYPICAL 2 BUILDINGS) 6 UNIT SIMILAR
⅛"=1'-0"



REAR ELEVATION 7 UNIT BLDG. (TYPICAL 2 BLDGS) 6 UNIT SIMILAR
⅛"=1'-0"

THERMAL PERFORMANCE

ROCHESTER, MN. ESTIMATE 8000 HEATING DEGREE DAYS

EXTERIOR ENVELOPE AVG "U" COMPUTATION (GREATEST HEAT LOSS TYPE UNIT, 1 END UNIT TYPE 1 (W/ FULL BRICK FRONT)

	U	X	SF	= BTU/H
WALL				
HARDBOARD STUD & PLATE (20% OF WALL AREA)	.135		191.575	20.159475
HARDBOARD INSULATED WALL (80% OF WALL AREA)	.070		606.30	42.441
BRICK VENEER STUD & PLATE (20% OF WALL AREA)	.145		60.598	8.78671
BRICK VENEER INSULATED WALL (80% OF WALL AREA)	.075		242.392	18.1794
RIM JOIST	.045		62.5	2.8125
EXPOSED CONC. BLOCK	.470		50.25	23.6175
WINDOWS TOTAL IG (INCLUDES SL GL DR.)	.520		130.625	67.925
DOORS 32 @ STL DR	.420		20.01	8.4042
TOTAL (U)(A) VALUES / TOTAL WALL AREA	192.50757 / 1324.25 = .14537101		1324.25	192.50757

$U_o = 0.238$ (AVG, STATE CODE) > 0.145 ∴ OK

ROOF/CEILING			
RAFTER (10% OF AREA)	.033	60	1.98
INSULATED (90% OF AREA)	.026	540	14.04
		600	16.02
TOTAL (U)(A) VALUES / TOTAL ROOF/CEILING AREA	16.02 / 600 = .0267		

$U_o = 0.05$ BTU/H (AVG, STATE CODE) > 0.0267 ∴ OK

MINNESOTA ENERGY CODE

MAX BTU LOSS
WALL 1324.25 SF @ 0.238 BTU/HR = 315.1715 BTU/HR
ROOF 600 SF @ 0.05 BTU/HR = 30.00
345.1715 BTU/HR > 208.53 ∴ OK

NOTES:
FIELD VERIFY ALL DIMENSIONS

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.

Date AUG. 20 1979 Reg. No. 12956

NORTH RIDGE VILLAGE

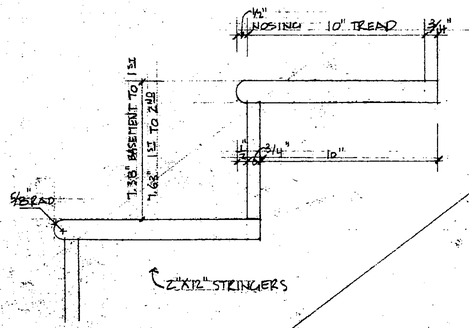
RJ STEPHANS AIA ARCHITECT
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WARRENS, WI 54666
(608) 378-4466

A-6

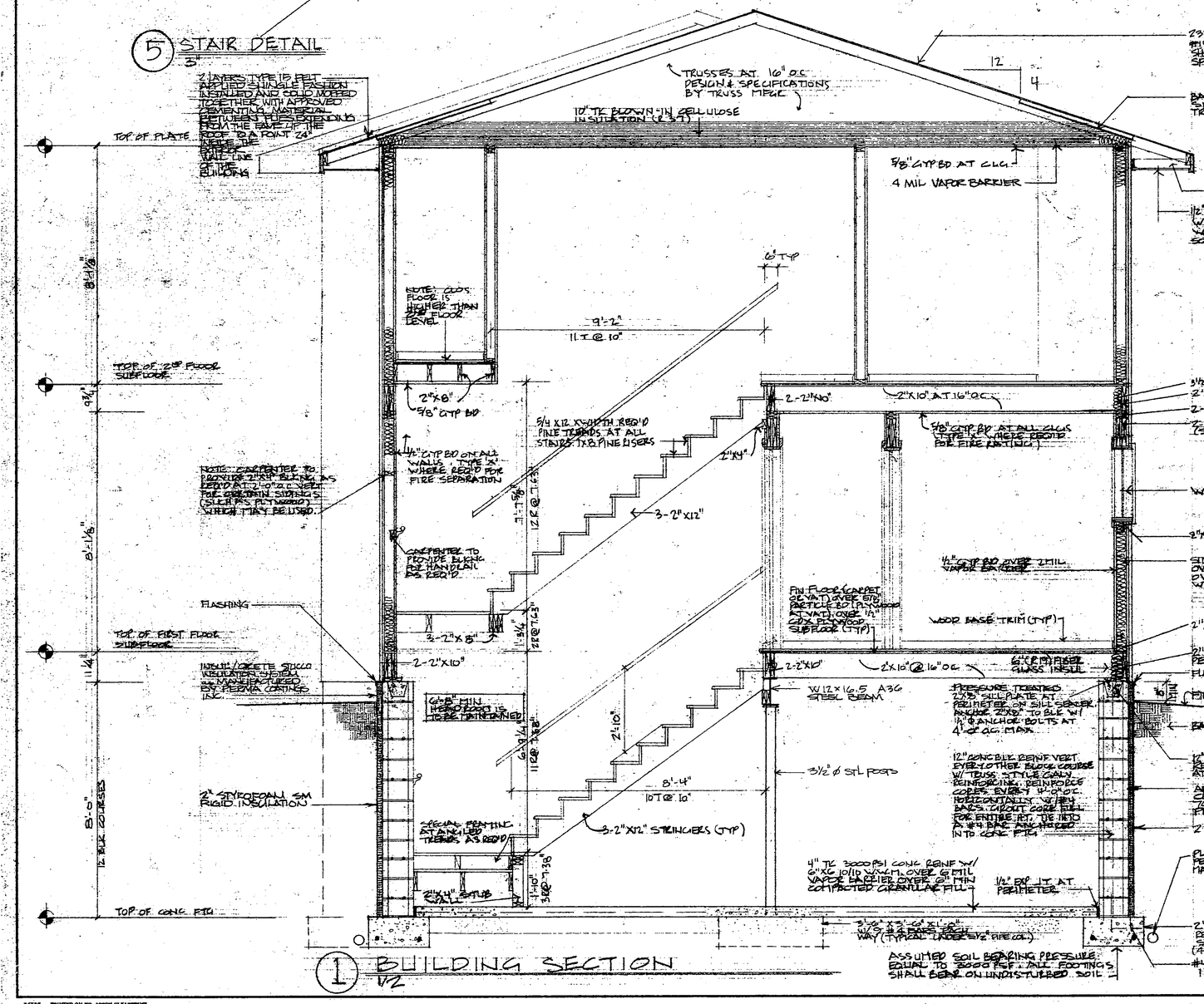
AUG 20 1979

ENERGY CODE INFORMATION

	HARDBOARD/PLYWOOD SIDING		BRICK VENEER		RAFTER AREA	
STUDS & PLATE	INT AIR FILM	.68	INT AIR FILM	.68	INT AIR FILM	.61
	1/2" GYP BD	.45	1/2" GYP BD	.45	5/8" GYP BD	.56
	3 1/2" SOFTWOOD	4.35	3 1/2" SOFTWOOD	4.35	3 1/2" SOFTWOOD	12.35
	1/2" INTER. SHEATHING	1.22	1/2" PLYWOOD	.62	26 1/2" CELLULOSE	24.05
	1/2" X 12" HARDBOARD (1/2" PLYWD)	.67	#15 ASPHALT FELT	.06	EXT. AIR FILM	.61
	EXT AIR FILM	.17	FACE BRICK	.44	U = .033	30.18
	U = .133	7.54	EXT AIR FILM	.17		
			U = .148	6.77		
INSULATED WALL	INT AIR FILM	.68	INT AIR FILM	.68	INSULATED CEILING	
	1/2" GYP BD	.45	1/2" GYP BD	.45	INT. AIR FILM	.61
	3 1/2" FIBERGLASS	11.00	3 1/2" FIBERGLASS	11.00	5/8" GYP BD	.56
	1/2" INTER. SHEATHING	1.22	1/2" PLYWOOD	.62	10" CELLULOSE	37.00
	1/2" X 12" HARDBOARD (1/2" PLYWD)	.67	#15 ASPHALT FELT	.06	EXT. AIR FILM	.61
	EXT. AIR FILM	.17	FACE BRICK	.44	U = .026	38.78
	U = .070	14.19	EXT. AIR FILM	.17		
			U = .075	13.42		
RIM JOIST	INT AIR FILM	.68	EXPOSED CONC BLK			
	6" FIBERGLASS	19.00	INT AIR FILM	.68		
	1" x 2" SOFTWOOD	1.88	12" CONC. BLK	1.25		
	1/2" X 12" HARDBOARD (1/2" PLYWOOD)	.67	EXT AIR FILM	.17		
	EXT AIR FILM	.17	U = .470	2.13		
	U = .045	22.41				

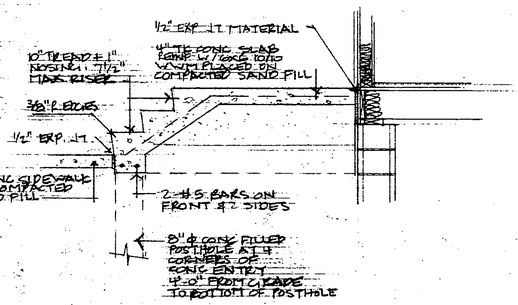


5 STAIR DETAIL
3"=1'

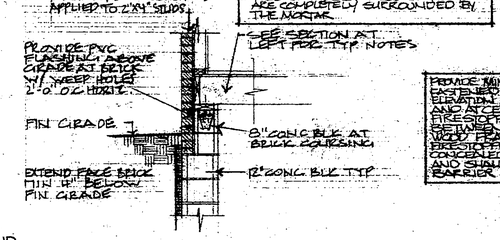


1 BUILDING SECTION
1/2

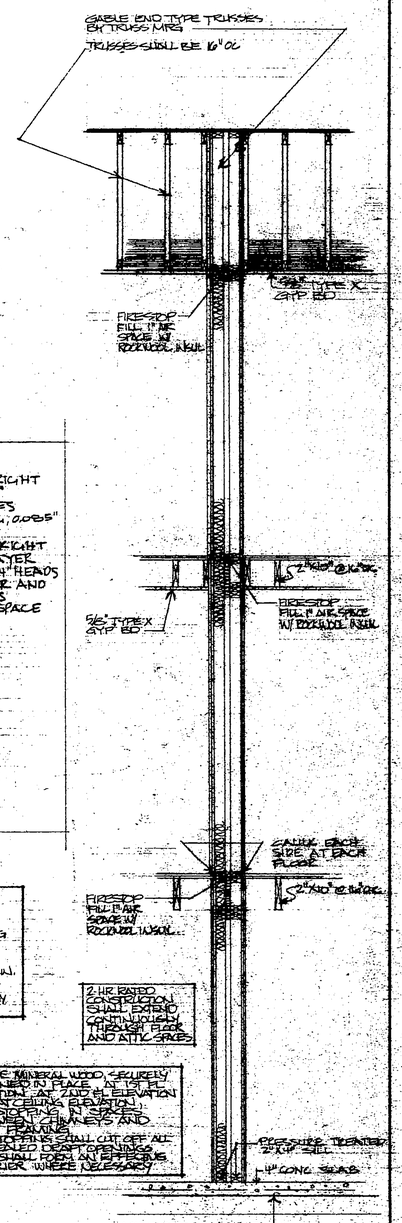
4 PARTIAL SECTION AT CONC ENTRY
1/2



2 PARTIAL WALL SECTION FOR BRICK VENEER
1/2



3 SECTION AT COMMON WALL
1/2



COMMON WALL CONSTRUCTION

EACH LAYER - 5/8" TYPE 'X' GYP BD APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2"X4" WOOD STUDS 16" OC, ON SEPARATE 2"X8" PLATES SPACED 1" APART W/ 6d COATED NAILS 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" OC.
FACE LAYER - 5/8" TYPE 'X' GYP BD APPLIED AT RIGHT ANGLES TO EACH SIDE OF WALL OVER BASE LAYER W/ 8d COATED NAILS 2 3/8" LONG, 0.100" SHANK, 1/4" HEADS 8" OC. STAGGER JOINTS 16" OC EACH LAYER AND EACH SIDE. SOUND TESTED USING 3 1/2" GLASS FIBER 0.75 PCF STAPLED TO STUDS IN STUD SPACE ON ONE SIDE.

SOUND DATA

SOUND TEST REF. NGC 3056, 4-7-70
TL VALUES AT TEST FREQUENCIES FROM 125 Hz TO 4000 Hz (STC 55 TO 59)

125	35	500	54
160	39	1000	55
200	45	1250	56
250	45	1600	57
315	49	2000	54
400	49	2500	50
500	52	3150	53
630	53	4000	57

REVISED 10/5/79

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.
Daniel Stykans
Date AUG 20 '79 Reg. No. 12956

NORTHRIDGE VILLAGE PUD R79-9
SCALE: AS NOTED
APPROVED BY: D. Stykan
DATE:
for DIVERSIFIED STRUCTURES, INC.
DJ STEPHANS AIA ARCHITECT
RT 2 BOX 28 WARRENS WI 54666

A-7

PRINTED ON NO. 1000M CLEARPRINT

125TH STREET N.W

28TH AVENUE N.W.

24TH STREET N.W.

28 1/2 AVE.

EXISTING CORP. COCK - TYPICAL

EXISTING CURB STOP - TYPICAL

NEW CURB STOP - TYPICAL

NEW CURB STOPS - TYP.

EXISTING CURB STOP-TYPICAL

EXISTING CORP. COCK-TYPICAL

DO NOT RUN SEWER & WATER LINES UNDER OR NEAR POSTING. DISTANCE HORIZONTALLY FROM POSTING SHALL BE EQUAL TO DEPTH BELOW BOTTOM OF POSTING. THIS INCLUDES EXTERIOR PIERS.

SITE PLAN

SCALE 1"=20'-0"

BELGATE BLDG. SEWER SYSTEM 11/26/79

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.

Daniel Stephens

Date SEPT. 10, 1979 Reg. No. 12956

NORTHERN NATURAL GAS COMPANY

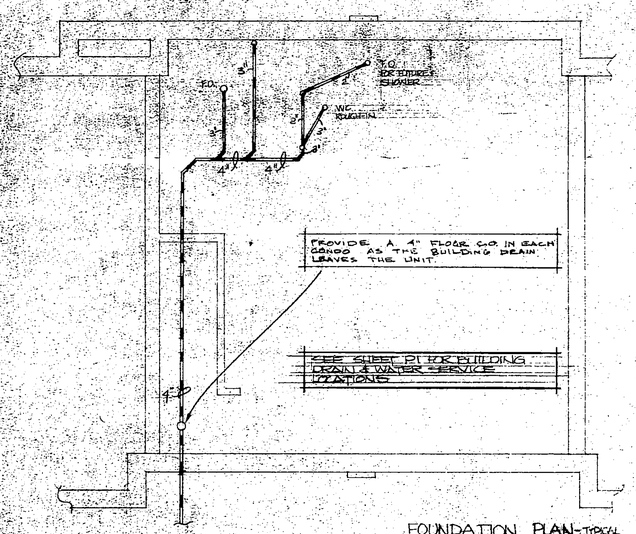
DESIGNED BY Daniel Stephens

DIVERSIFIED STRUCTURES

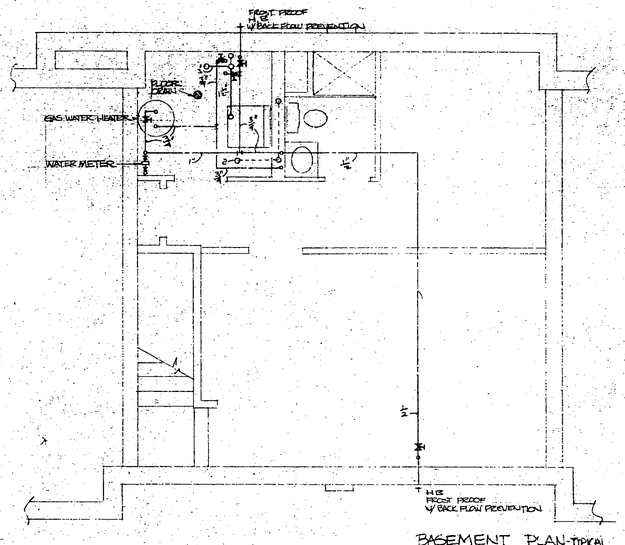
DJ STEPHENS AIA ARCHITECT
RT 2 BOX 28 WARRENS WI 54666

P-1

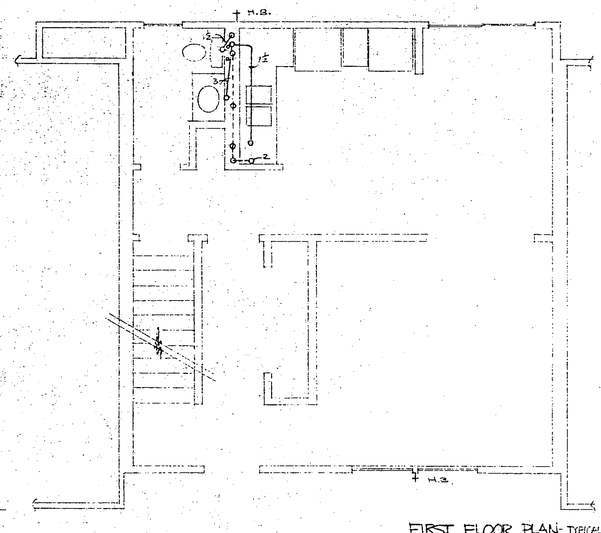
TP TECSTONE POST 18A9-205



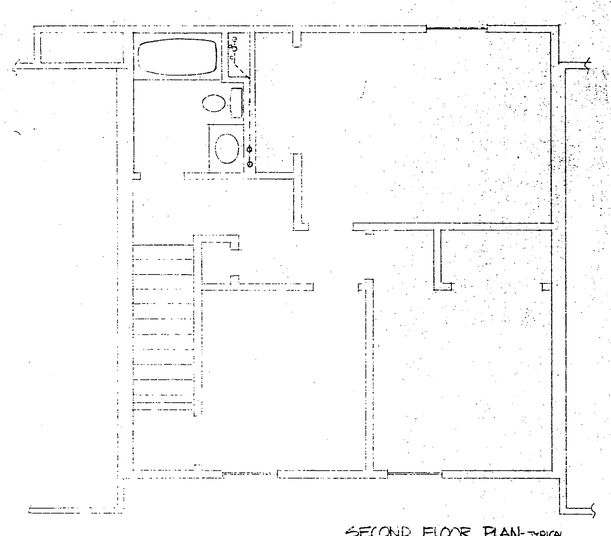
FOUNDATION PLAN-TYPICAL
SCALE 1/4"=1'-0"



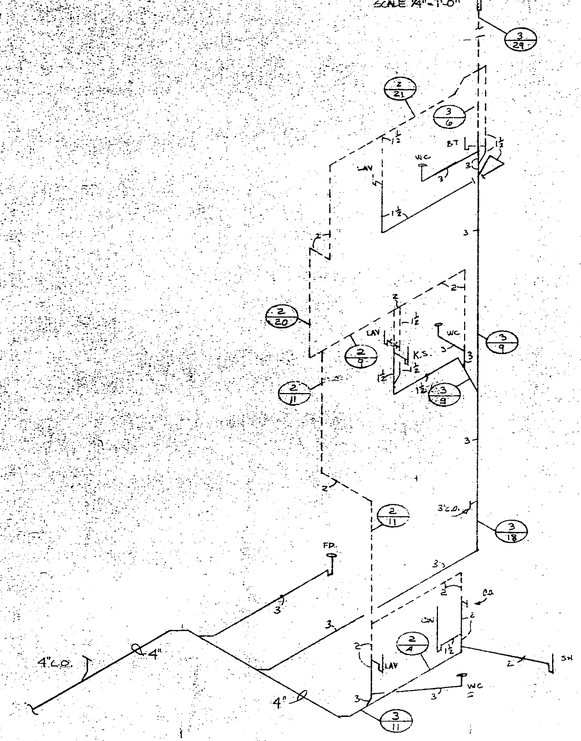
BASEMENT PLAN-TYPICAL
SCALE 1/4"=1'-0"



FIRST FLOOR PLAN-TYPICAL
SCALE 1/4"=1'-0"



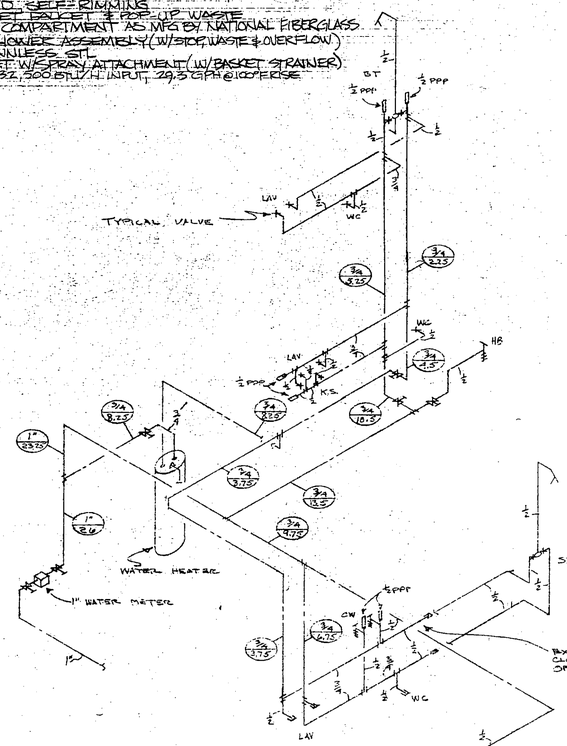
SECOND FLOOR PLAN-TYPICAL
SCALE 1/4"=1'-0"



DRAIN, WASTE & VENT SYSTEM
NTS

PLUMBING FIXTURES

WATER CLOSET	KOHLER	K-3500-PB W/K-4627 SEAT & K-7638 SUPPLY
LAVATORY	KOHLER	K-2201 19" ROUND SELF-RIMMING
	W/ MOEN	4620 CENTERSET FAUCET & POP-UP WASTE
TUB	60" NASSAU	ONE-PIECE BATH COMPARTMENT AS MFG BY NATIONAL FIBERGLASS
	W/ MOEN	2235 VALVE & SHOWER ASSEMBLY (W/STOP, WASTE & OVERFLOW)
KITCHEN SINK	MOEN	K-7522-DZM STAINLESS STL.
	W/ MOEN	7310 DECK FAUCET W/SPRAY ATTACHMENT (W/BASKET STRAINER)
WATER HEATER	A.O.SMITH	FSGL-40 40GAL 32,500 BTU/H INPUT, 29.5 GPH @100°RISE



WATER DISTRIBUTION SYSTEM
NTS

PLUMBING

GENERAL PROVISIONS

A. GENERAL
1. ALL WORK SHALL COMPLY W/ MINNESOTA & ROCHESTER CODES & REQUIREMENTS.
2. PLUMBER SHALL SECURE ALL PERMITS, INSPECTIONS AND APPROVALS AND SHALL PAY ALL FEES.
3. SHOULD ANY WORK SHOWN OR SPECIFIED BE CONTRARY TO CODES OR ORDINANCES, WORK SHALL BE EXECUTED IN ACCORDANCE W/ THE LAW, W/ NO INCREASE IN CONTRACT PRICE, BUT NOT UNTIL THE POINTS IN QUESTION HAVE BEEN REFERRED TO THE ARCHITECT FOR APPROVAL. ANY CHANGES SHALL BE MADE AS REQUIRED BY LAW AND AS PROVIDED BY PLUMBING INSPECTOR.
4. VERIFY LOCATION AND SIZES OF ALL LINES BEFORE CONCRETE WORK. BUILD IN LINES NEAR WALLS SO AS TO USE UNDERHANGING OF FIXTURES. THERE SHALL BE NO PIPE SPLICING UNDER CONCRETE SLAB.

II. INTERIOR SEWERS & STACKS
A. UNDERFLOOR SOIL, WASTE AND DRAINAGE PIPING WITHIN BUILDING AND TO 5' OUTSIDE BUILDING: SERVICE WEIGHT CAST IRON SOIL PIPE AND MACHINE CAST SERVICE WEIGHT FITTINGS.
B. ABOVE GROUND SOIL & WASTE PIPING AND FITTINGS:
1. SERVICE WEIGHT CAST IRON SOIL PIPE AND MACHINE CAST SERVICE WEIGHT FITTINGS.
2. STANDARD WEIGHT GALV. STEEL PIPE W/ GALV. CAST IRON SCREWED DRAINAGE FITTINGS FOR PIPING SMALLER THAN 2".
3. PVC/VINYL CHLORIDE (UPVC) SCHEDULE 40 RIGID PIPING AND FITTINGS (WHERE PERMITTED BY CODE).
4. COPPER DWV PIPING AND FITTINGS.
5. ABS DWV SCHEDULE 40 PLASTIC PIPING AND FITTINGS (WHERE PERMITTED BY CODE).
C. ABOVE GROUND VENT PIPING AND FITTINGS: STANDARD WEIGHT GALV. STEEL PIPE W/ STANDARD CAST IRON OR MALLEABLE IRON STEAM PATTERN FITTINGS. SCRD'N SERVICE WEIGHT PIPING W/ MACHINE CAST SERVICE WEIGHT FITTINGS. PVC/VINYL CHLORIDE (PVC) SCHEDULE 40 PLASTIC PIPING, OR DWV COPPER AS PERMITTED BY LOCAL CODE.
D. INSTALLATION
1. CONNECTIONS TO STACKS SHALL BE MADE WITH "Y" BRANCHES ON ALL RISERS 4" AND OVER IN SIZE. IF PERMITTED, SANITARY TEES MAY BE USED ON LINES 3" AND SMALLER IN SIZE.
2. EXTEND SOIL, WASTE AND VENT STACKS FROM HORIZONTAL SEWERS UP TO AND THROUGH ROOF TO POINT 12" ABOVE ROOF AND SUPPORT ADEQUATELY. ALL JOINTS SHALL BE FREE FROM IRREGULARITIES AND BURRS.
3. PROVIDE CLEANOUT (CO) AT BASE OF EACH STACK & WHERE REQUIRED BY CODE AND AS SHOWN.
4. UNDERFLOOR DWV LINES THROUGHOUT TO BE 4" MIN. AND EXTEND TO 12" ABOVE ROOF AND PLASTER UNLESS SHOWN IS MINIMUM.
5. VENTING SHALL COMPLY W/ ALL CODES. VENT ALL TRAPS AS REQUIRED AND AS NECESSARY TO PREVENT ALL POSSIBILITY OF SYPHONAGE OF TRAPS.

III. TRAPS AND CLEANOUTS
A. INTERCEPTOR TRAPS SHALL BE INSTALLED ON ALL PLUMBING FIXTURES EXCEPT THOSE HAVING INTEGRAL TRAPS.
B. FIXTURE TRAPS SHALL BE WATER SEAL, SELF CLEANING TYPE, P-TRAP NO LESS THAN 2" AND NOT MORE THAN 4".

IV. WATER PIPING
A. UNDERGROUND COPPER TUBING, TYPE L W/ WROUGHT SOLDER JOINT FITTINGS. NO JOINTS OR FITTINGS UNDER SLAB ON GROUND.
B. ABOVE GROUND, EXPOSED & CONCEALED WATER PIPING: COPPER TUBING, TYPE L W/ WROUGHT COPPER SOLDER JOINT FITTINGS. JOINTS SHALL BE SOFT SOLDERED.
C. MAKE AMPLE PROVISIONS FOR EXPANSION & CONTRACTION W/ PARTICULAR ATTENTION TO INCREASED VOLUME OF COPPER PIPING WHEN HOT. PROVIDE HIGH POINT TO DRAIN AND UP TO FIXTURE ABOVE FOR VENTING PURPOSES. LINES SHALL DRAIN AND VENT COMPLETELY. USE BRASS DRAIN CAPS OR BRONZE PLUGS. ALL LOW POINTS SHALL DRAIN. DO NOT DRAIN THROUGH FIXTURES.
D. COPPER PIPING SHALL HAVE COPPER HANGERS.
E. FURNISH & INSTALL 1/2" FOAM RUBBER INSULATION SLEEVE TO OBTAIN SECOND EXTRA FOAM CALL WHERE LINES PASS COLD LINES UNDER SLAB NEED NOT BE INSULATED. USE WITH HOT LINES & REINFORCED WITH FOIL AND WRAPPED WITH FOIL TAPE. ALL HOT & COLD LINES SHALL BE CLEANED, CONCRETE SLABS - COPPER FITTINGS SHALL NOT CONTACT CONCRETE.
F. INSTALL WATER AIR CHAMBERS ON ALL HOT & COLD WATER LINES.
G. WITH 3/4" COPPER PIPE SHALL BE USED FOR SUPPLY TO ALL FIXTURES.

V. VALVES
A. GLOBE & ANGLE VALVES SHALL HAVE BRASS BODIES W/ BRASS RINGS AND RENEWABLE COMPOSITION DISCS.
B. COCKS & VALVES: WALWORTH, CRANE, STOCKHAM, JENKINS W/ METAL HANDLES BUILT FOR 125 PSI OR HIGHER WORKING PRESSURE.
C. VALVES AND COCKS SHALL BE ACCESSIBLE FOR SERVICE.

VI. FIXTURES
A. STANDARD: BLAKE, CRANE, KOHLER, HAMMOND, WADE, MOEN, OR SMITH
1. CLEAN OUT (CO) SHALL EXTEND, FULL SIZE, TO WALL OR FLOOR W/ FINISHED BRASS PLUG.
2. SILLCOCKS SHALL BE 3/4" WOODFORD #19 NON-FREEZE W/ HANDLE AND BRASS CASING, CHROME PLATED BRASS TEES W/ MALLEABLE IRON BODY, NO. 18 ABOVE GRADE, PRESSURE TESTED W/ SEAT ACCESSIBLE SHOE AND WASTE.
3. STOP & WASTE VALVES SHALL BE HAMMOND NO. 500 OR 501 OR STANDARD AS USED ON P-9.

RELOCATE B.L.C.O. DRAIN SYSTEM 11/26/79

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.

Daniel Stephens

Date SEPT. 10 79 Reg. No. 12956

NORTHRIDGE VILLAGE
NORTHRIDGE 2ND SUBDIVISION - ROCHESTER, MINN.

SCALE: AS NOTED
DATE: 23 AUG 1979
APPROVED BY Daniel Stephens

OWNER: DIVERSIFIED STRUCTURES

DJ STEPHANS AIA ARCHITECT
RT 2 BOX WARRENS WI. 54666

P-7

*TEFLEDYNE POST 18 AB 205