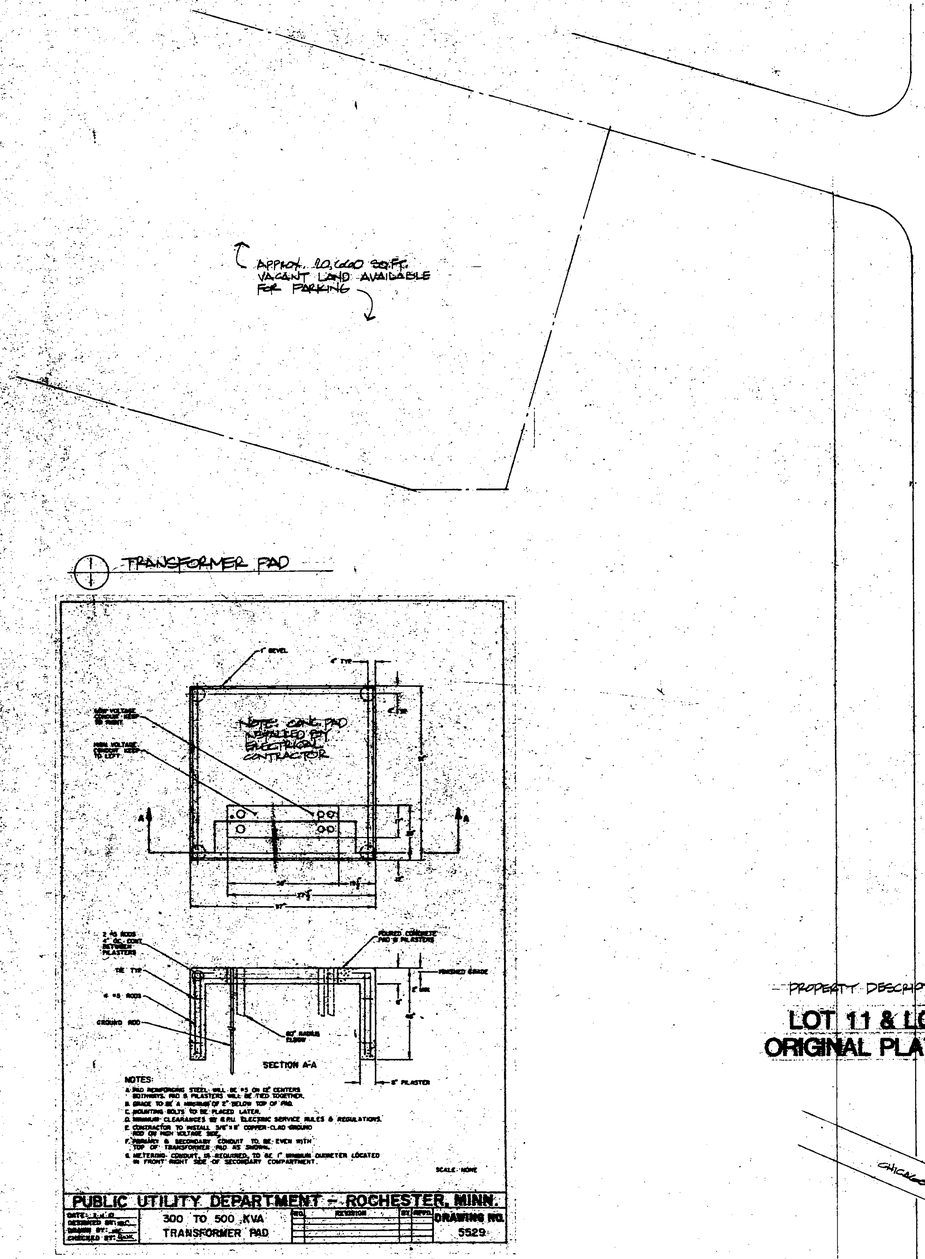


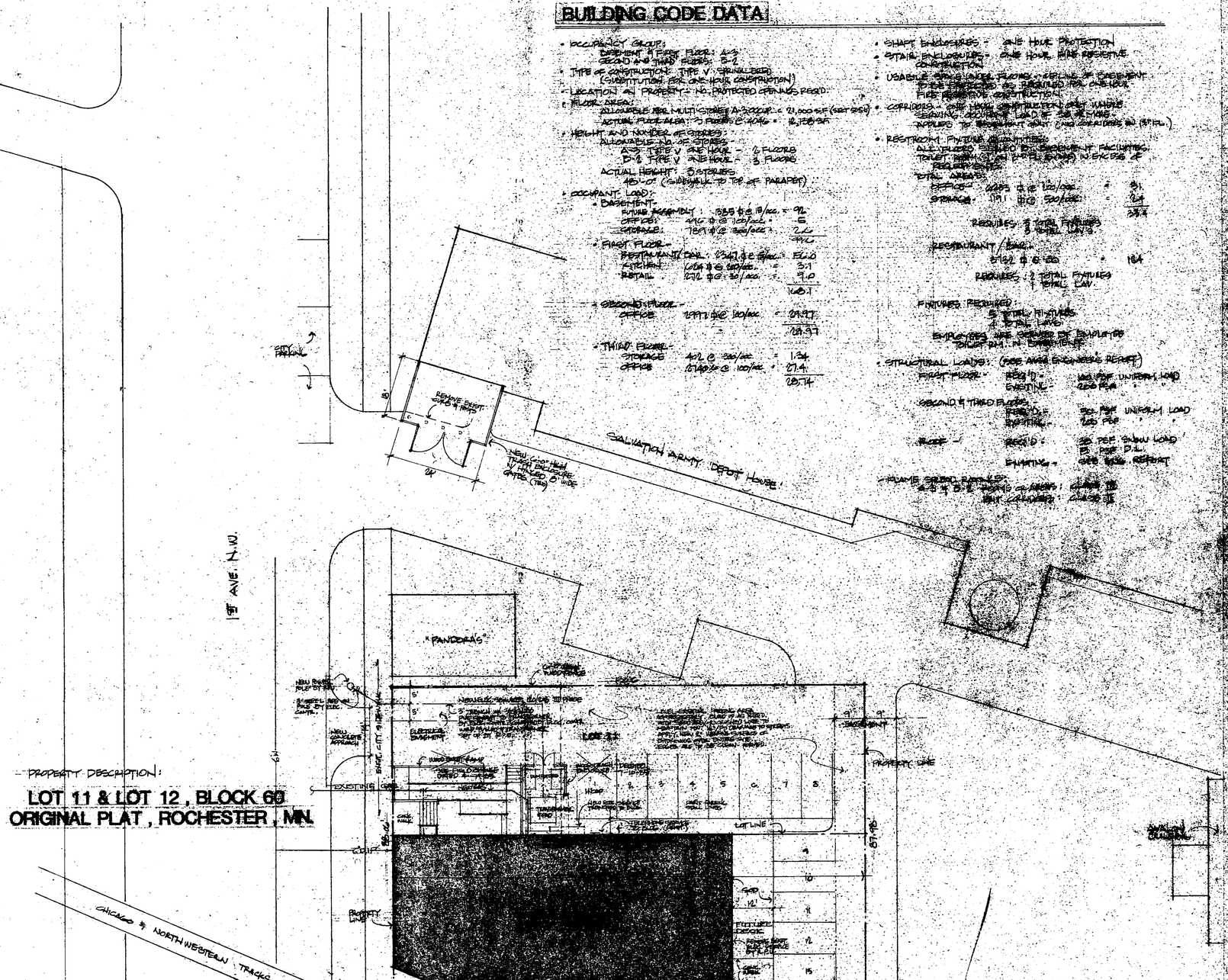
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS REVIEWED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE IT ACCURATELY DEPICTS THE INFORMATION REQUIRED BY SECTION 515A.2-110 OF THE UNIFORM CONDOMINIUM ACT. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE

#14709
REG NO.

BUILDING CODE DATA

- OCCUPANCY GROUP:
  BASEMENT & FIRST FLOOR: A-3
  SECOND AND THIRD FLOORS: B-2
- TYPE OF CONSTRUCTION: TYPE V (SPRINKLERED)
  (SUBSTITUTION FOR ONE HOUR CONSTRUCTION)
- LOCATION ON PROPERTY - NO PROTECTED OPENINGS REQ'D.
- FLOOR AREA:
  ALLOWABLE PER MULTI-STORY A-3 OCCUP. = 21,000 SF (SPRINKLERED)
  ACTUAL FLOOR AREA: 3 FLOORS @ 4046 = 12,138 SF
- HEIGHT AND NUMBER OF STORIES:
  ALLOWABLE: NO. OF STORIES:
  A-3 TYPE V ONE HOUR = 2 FLOORS
  B-2 TYPE V ONE HOUR = 3 FLOORS
  ACTUAL HEIGHT: 3 STORIES
  45'-0" (SIDEWALK TO TOP OF PARAPET)
- OCCUPANT LOAD:
  - BASEMENT -
    FUTURE ASSEMBLY: 835 SF @ 15/OCC. = 56
    OFFICE: 496 SF @ 100/OCC. = 5
    STORAGE: 1851 SF @ 300/OCC. = 6 (22)
    (78)
  - FIRST FLOOR -
    RESTAURANT II (B): 2347 SF @ 15/OCC. = 157.0
    KITCHEN: 1064 SF @ 300/OCC. = 3.1
    RETAIL: 6712 SF @ 30/OCC. = 9.0
    169.1
  - SECOND FLOOR -
    OFFICE: 13971 SF @ 100/OCC. = 139.71
    139.97
  - THIRD FLOOR -
    STORAGE: 402 SF @ 300/OCC. = 1.34
    OFFICE: 12402 SF @ 100/OCC. = 124.4
    125.74
- SHAFT ENCLOSURES: ONE HOUR PROTECTION
- STAIR ENCLOSURE: ONE HOUR FIRE RESISTIVE CONSTRUCTION
- USABLE OPEN SPACE: PROVIDED - 25% OF OCCUPANT FIRE PROTECTED AS REQUIRED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION
- CORRIDORS - ONE HOUR CONSTRUCTION (ONLY WHERE SERVING OCCUPANT LOAD OF 30 OR MORE - NOT REQUIRED TO BE RATED WHERE SERVING RESIDENTIAL UNITS AND BALCONIES NO STAIRS)
- RESTROOM PLUMBING FIXTURES:
  ALL FIXTURES PROVIDED IN BASEMENT FACILITIES. TOILET ROOMS (1 M & 1 F) ON FIRST FLOOR IN EXCESS OF REQUIREMENTS.
  TOTAL AREAS:
  OFFICE: 6285 SF @ 100/OCC. = 63
  STORAGE: 1911 SF @ 300/OCC. = 6.4
  69.4
  REQUIRES: 2 TOTAL FIXTURES
  2 TOTAL LAV'S.
  RESTAURANT / BAR:
  8742 SF @ 15 = 164
  REQUIRES: 2 TOTAL FIXTURES
  1 TOTAL LAV.
  FIXTURES PROVIDED:
  5 TOTAL FIXTURES
  4 TOTAL LAVS
  EMPLOYEES ARE SERVED BY EMPLOYEE TOILET RM. IN BASEMENT
- STRUCTURAL LOADS: (SEE ARCH & ENGINEER'S REPORT)
  FIRST FLOOR - RETAIL: 100 PSF UNIFORM LOAD
  EXISTING: 250 PSF "
  SECOND & THIRD FLOORS:
  RESID'L: 50 PSF UNIFORM LOAD
  EXISTING: 100 PSF "
  ROOF - RESID'L: 20 PSF SNOW LOAD
  25 PSF D.L.
  EXISTING: 100 PSF REPEAT
- FLAME SPREAD RATINGS:
  A-3 & B-2 FLOORS OR WALLS: CLASS III
  EXIT CORRIDORS: CLASS II



PROPERTY DESCRIPTION:

LOT 11 & LOT 12, BLOCK 60
ORIGINAL PLAT, ROCHESTER, MN.

BROADSTREET ON THE PARK CONDOMINIUM
CONDOMINIUM NO. 101

Construction Documentation

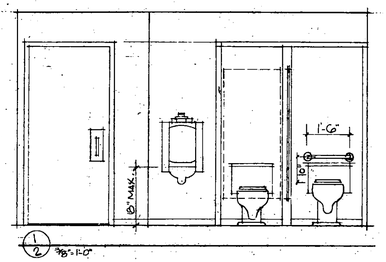
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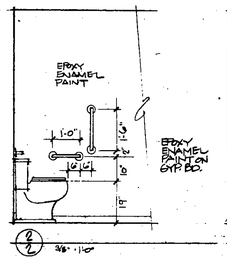
ROOM FINISH SCHEDULE

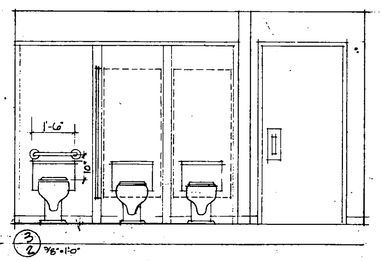
No.	Name	Floor Mat'l	Floor Fin	Base	Wall Mat'l	Wall Fin	Ceiling Mat'l	Ceiling Fin	Height	Remarks
01	STAIR 'A'	CONC.	PTD	—	G.B.	PTD.	GTL.	PTD.	VARIES	
02	STAIR 'B'	CONC.	"	—	"	"	"	"		
03	CORRIDOR	CONC.	CARP.	PINE	"	"	G.B.	"	8'-4"	1 HR. RATED C.G.
03A	WATER RM.	CONC.	—	—	"	—	"	—	9'-8"	1 HR. C.G. @ WALLS.
05	ELEV. RM.	CONC.	—	—	"	—	"	—	9'-8"	2 HR. C.G. @ WALLS
06	MEN	CONC.	VINYL	VINYL	"	EPOXY PAINT	"	PTD.	8'-0"	1 HR. C.G.
07	WOMEN	CONC.	VINYL	"	"	"	"	PTD.	8'-0"	"
08	FUTURE ASSEM.	"	—	—	—	—	"	—	9'-8"	"
08A	EXIST. STOR.	"	—	—	—	—	"	—	VARIES	EXIST. 2 HR. RATING
09	FUTURE OFFICE AND STORAGE	"	—	—	—	—	"	—	9'-8"	1 HR. C.G.
10	FUTURE CORR.	"	—	—	—	—	"	—	9'-8"	"
11	EMPL. TOILET	"	EPOXY PAINT	VINYL	PLAST.	EPOXY PAINT	"	PTD.	9'-8"	"

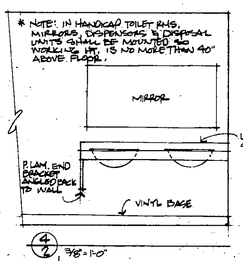
DOOR SCHEDULE

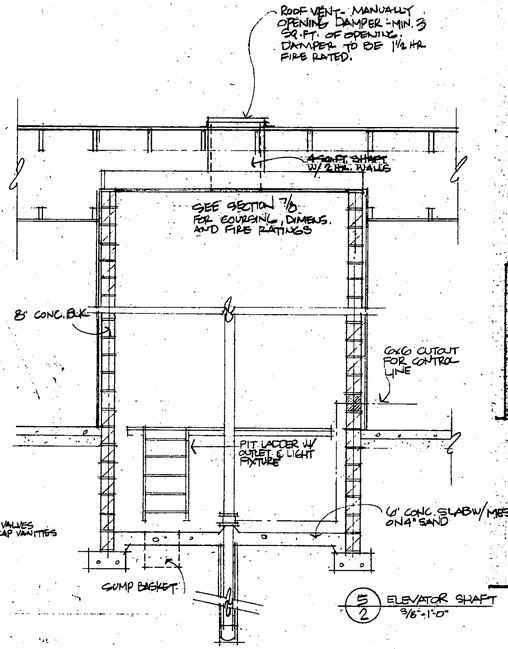
Space	Door No.	Opening Size W	Opening Size H	Opening Size TH	Door Type	Frame Type	Hdwe Group	Remarks
STAIR 'A'	01	3'0"	6'8"	1 3/4	B1	I-A	E	B LABEL DOOR & FRAME
STAIR 'B'	02	"	"	1 3/4	B1	I-A	E	"
ELEVATOR	03		"					SEE DET. 7/3 & 8/3
WATER RM.	03A	3'0"	"	1 3/4	A2	I-B	C	
ELEV. RM.	05	"	"	"	B1	I-A	C	NO GLASS IN DOOR
MEN	06	"	"	"	"	I-B	D	
WOMEN	07	"	"	"	"	I-B	D	
EXIST. STOR.	08C	"	"	"	A2	I-B	C	
FUT. CORR.	10	"	"	"	A1	I-B	A	
EMPL. TOILET	11	"	"	"	A2	I-B	G	LEVER HARDWARE

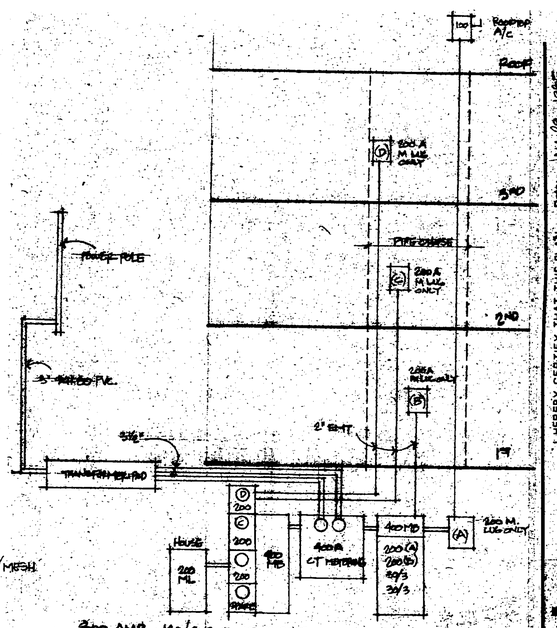


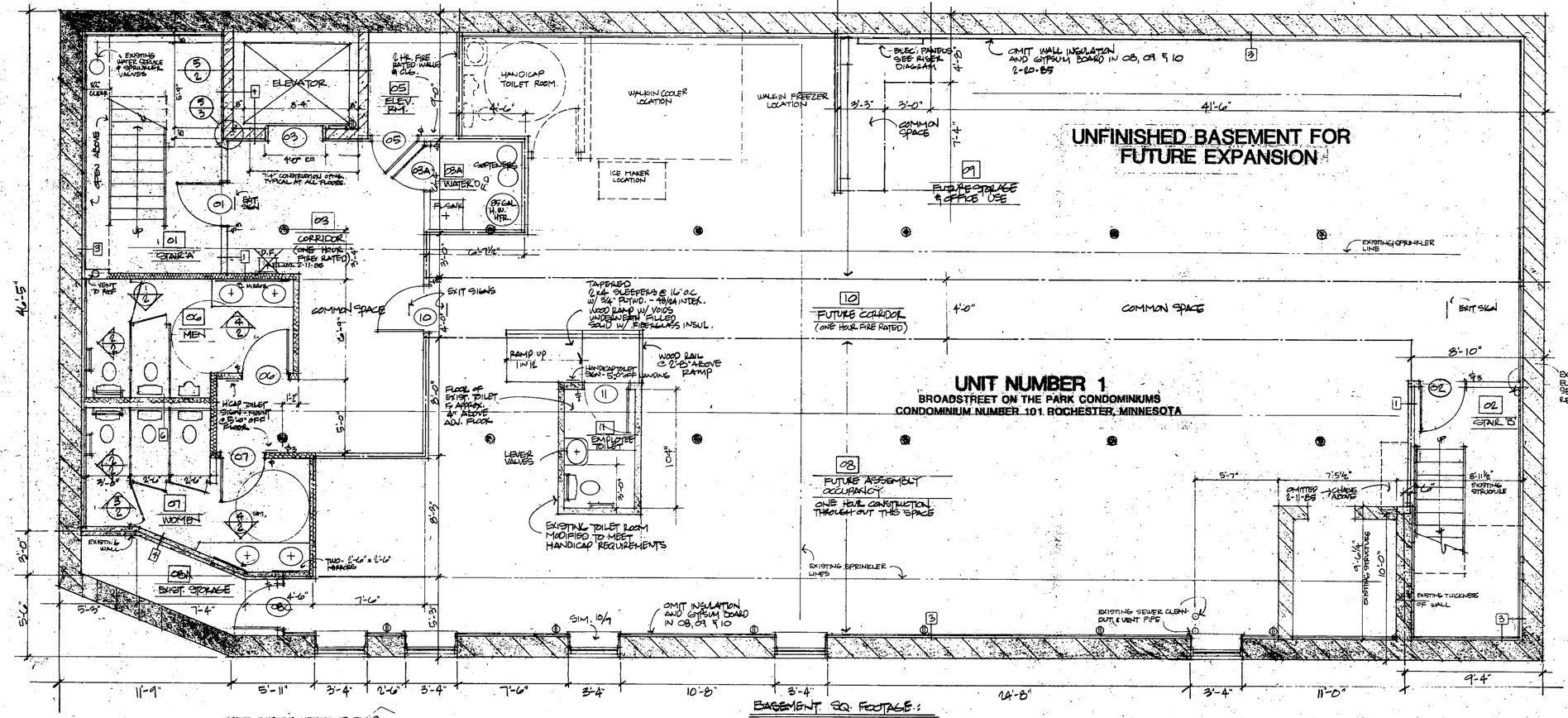












NOTE: EXISTING HEIGHT OF FLOOR TO BOTTOM OF JOISTS IS 9'-6½".

UNIT NUMBER 1
BROADSTREET ON THE PARK CONDOMINIUMS
CONDOMINIUM NUMBER 101 ROCHESTER, MINNESOTA

BASEMENT SQ. FOOTAGE:

CONDOMINIUM #1:	2865.
COMMON AREA:	1493
TOTAL (GROSS)	4358 SQ. FT.

BASEMENT FLOOR PLAN

* THIS PLAN REVISED 2-11-85 ELIMINATING THE WOMEN'S IMPROVEMENTS

ELECTRICAL PANEL SCHEDULE

Size	Panel	Location	Pipe Size	Conductor Size
200	House	Basement Equipment room	2"	3-4/0 AL 1-2/0 AL THW
200	A	Basement	2"	3-4/0 AL 1-2/0 AL THW
200	B	First Floor	2"	3-4/0 AL 1-2/0 AL THW
200	C	Second Floor	2"	3-4/0 AL 1-2/0 AL THW
200	D	Third Floor	2"	3-4/0 AL 1-2/0 AL THW
400A	Mn. Rest.	Bsm't. Equipment room	3½"	4-600MCM CU THW
400	Mn. Bldg.	Bsm't. Equipment room	3½"	4-500MCM CU THW

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: Jan. 09, 1985
Revisions: 2-11-85
Mark 1, 1985
7-23-85 JMD

Broadstreet on the Park Condominiums
Construction Collaborative

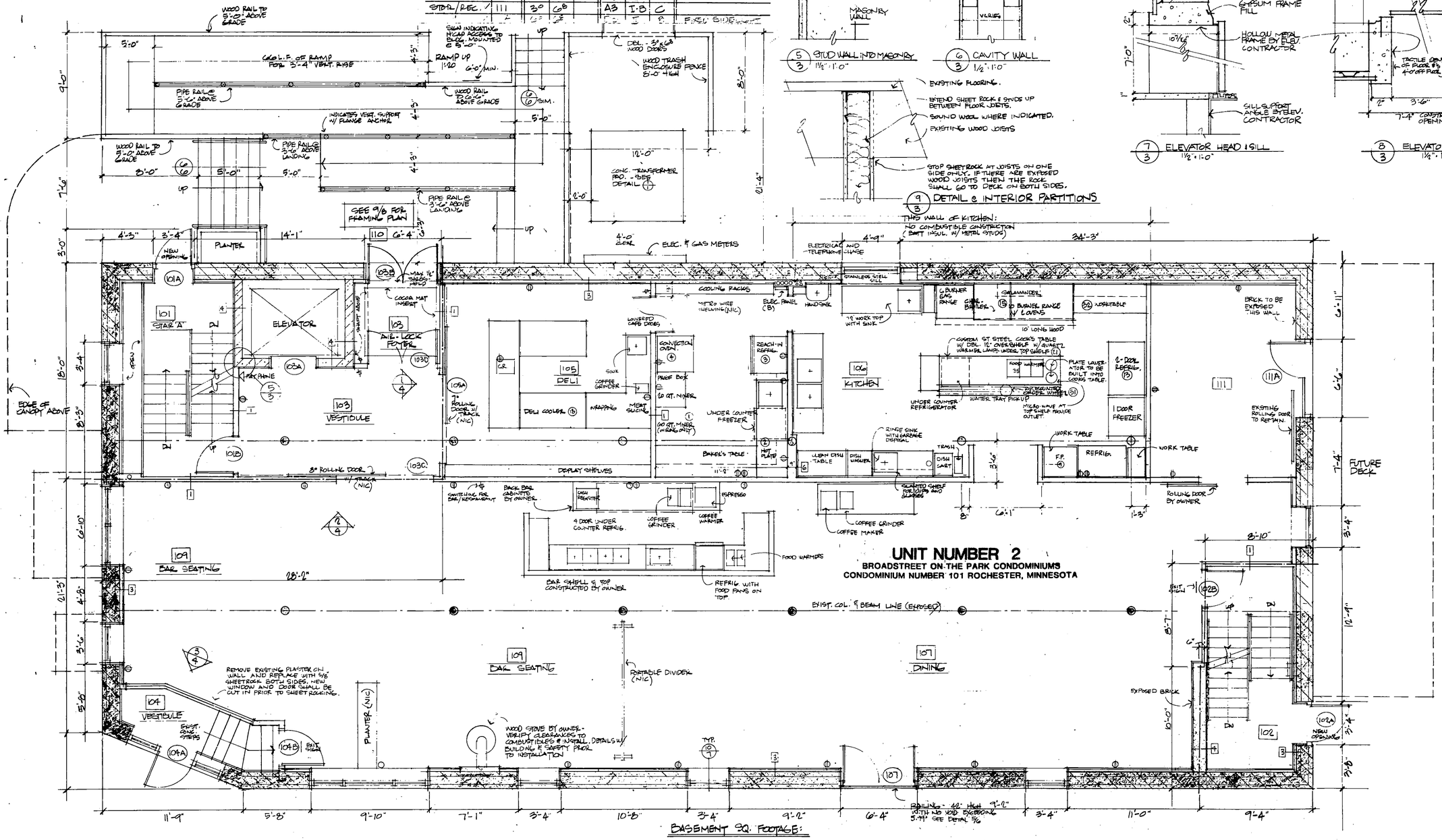
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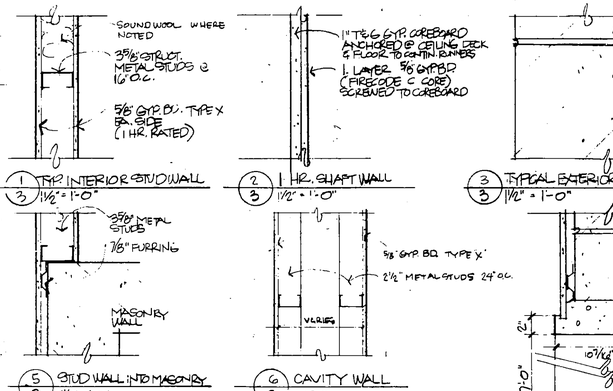
ROOM FINISH SCHEDULE

No.	Name	Floor Mat'l	Floor Fin	Base	Wall Mat'l	Wall Fin	Ceiling Mat'l	Ceiling Fin	Height	Remarks
101	STAIR 'A'	CONC.	PTD.	–	G.B.	PTD.	GYL.	PTD.	VARIES	
102	STAIR 'B'	CONC.	PTD.	–	G.B.	PTD.	GYL.	PTD.	VARIES	
103	FOYER / VEST.	WD.*	VARNISH	PINE	G.B.	"	G.B.	TIN.	10'	G.B. TO 11'-6" (WALLS)
104	VESTIBULE	CONC	CARP	PAINT	"	"	GB	PTD.		
105	DELI	WD	VARNISH	"	"	"	G.E.	PTD.	10'	G.B. TO 11'-6" (WALLS)
106	KITCHEN	WD *	VINYL	VINYL	"	EPOXY ENAM.	GB	EPOXY ENAM.	9'	EPOXY ENAMEL PAINT
107	DINING	WD *	VARNISH	PINE	"	"	WOOD	NONE	12'	G.B. TO 11'-6" (WALLS)
108	BAR	WD *	VINYL	VINYL	"	"	"	"	"	"
109	BAR SEATING	WD *	VARNISH	PINE	"	"	"	"	"	"
110	ENTRY DOCK	WD	STAIN	–	–	–	–	–	–	TREATED WOOD W/ ANTI-SLIP COATING
111	STOR./REC.	"	VINYL	VINYL	G.B.	EPOXY ENAM.	G.B.	EPOXY ENAM.	10'	

DOOR SCHEDULE

Space	Door No.	Opening size W	Opening size H	Opening size TH	Door Type	Frame Type	Hdwe Group	Remarks
STAIR A	101A	3'0"	6'8"		D_2	I-B	E	HOLLOW METAL FRAME
" A	101B	3'0"	6'8"		B_1	I-A	B	HOLLOW METAL FRAME
" B	102A	3'0"	6'8"		B_2	I-B	E	HOLLOW METAL FRAME
" B	102B	3'0"	6'8"		B_1	I-A	E	HOLLOW METAL FRAME
ELEV.	103A		6'8"					SEE DETAILS 7/3 & 8/3
FOYER	103B	6'0"	6'8"		D_2	II	H	ALUM.
"	103C	8'0"	8'0"					ROLLING DOOR (N.I.C.)
VEST.	104A	3'0"	6'8"		EXISTING	EXISTING	E	~~FRAME, PACKET, HOOKS WITH STANDARD STRIKE PLATE~~
VEST.	104B	3'0"	6'8"		D_1	VIII	E	
DELI	105A	7'0"	8'0"					ROLLING DOOR (N.I.C.)
FOYER	103D	6'0"	6'8"		D_1	II	D	ALUM.
DINING	107	6'0"	6'8"		D_2	II	B	ALUM.
STOR./REC.	111	3'0"	6'8"		A3	I-B	C	
						I	E	EXIST. SIDELIGHT





UNIT NUMBER 2
BROADSTREET ON THE PARK CONDOMINIUMS
CONDOMINIUM NUMBER 101 ROCHESTER, MINNESOTA

BASEMENT SQ. FOOTAGE:

CONDOMINIUM #2:	3695.5
COMMON AREA:	662.5
TOTAL (GROSS)	4358

FIRST FLOOR 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.
Lawrence J. Jensen
Date: JAN. 29 1985
Revised: FEB. 18 1985
FEB. 25 1985
MAR. 12 1985
MAY 11 1985
JULY 7-09-85
LIC. #14764

Broadstreet on the Park
CONDOMINIUMS
Construction Collaborative
371 Second Ave. SW, Rochester, Minn. 55902 (507) 289-2002
A6

ROOM FINISH SCHEDULE

No.	Name	Floor Mat'l	Floor Fin	Base	Wall Mat'l	Wall Fin	Ceiling Mat'l	Ceiling Fin	Height	Remarks
201	STAIR 'A'	CONC	PTD	—	G.B.	PTD	GTL.	PTD	VARIES	
202	STAIR 'B'	CONC	PTD	—	G.B.	"	"	"	"	
203	COMMON AREA	WD	CARP	PINE	"	"	WOOD	JOISTS	12'	
204	OFFICE	WD	CARP	PINE	"	"	WOOD	JOISTS	12'	
205	OFFICE	WD	CARP	PINE	"	"	"	"	12'	
206	TOILET	WD.	VINYL	VINYL	"	"	G.B.	PTD.	8'	
207	COFFEE AREA									
		* NOTE - ALL FLOORS TO RECEIVE HOMASOTE UNDERLAYMENT								

DOOR SCHEDULE

Space	Door No.	Opening size W	H	TH	Door Type	Frame Type	Hdwe Group	Remarks
STAIR 'A' ✓	201	3'0	6'8	1¾	B1	I-A	C	HOLLOW METAL FRAME
STAIR 'B' ✓	202	3'0	"	"	B1	I-A	C	HOLLOW METAL FRAME
ELEVATOR	203							SEE DET. 7/3 & 8/3
CLOSET	203A	2'0	"	1¾	A1	VIII	B	
TOILET RM	206	3'0	"	"	"	"	G	LEVER LATCH HDWE.

A — B — C — D — E

A1 WOOD, SOLID CORE FLUSH, NO LABEL

A2 WOOD SOLID CORE FLUSH (20 MIN. LABEL)

A3 INSUL. METAL FLUSH, NO LABEL

A4 WOOD SOLID CORE FLUSH, (LB LABEL)

B1 FLUSH (B LABEL) W/ ¼" WIRE GLASS AND STEEL GLAZING ANGLES

B2 INSUL. METAL FLUSH, NO LABEL

C1 WOOD SOLID CORE W/ ¼" TEMPERED GLASS

D1 WOOD SOLID CORE W/ ¼" TEMPERED GLASS AND WOOD MUNTIN

D2 ALUM. TEMPERED GLASS ALUM. MUNTINS.

E1 ALUM. & STEEL FLUSH

I-A - B LABEL W/ BRACKETS
I-B - 20 MIN.

I

II

III

IV

V

VI

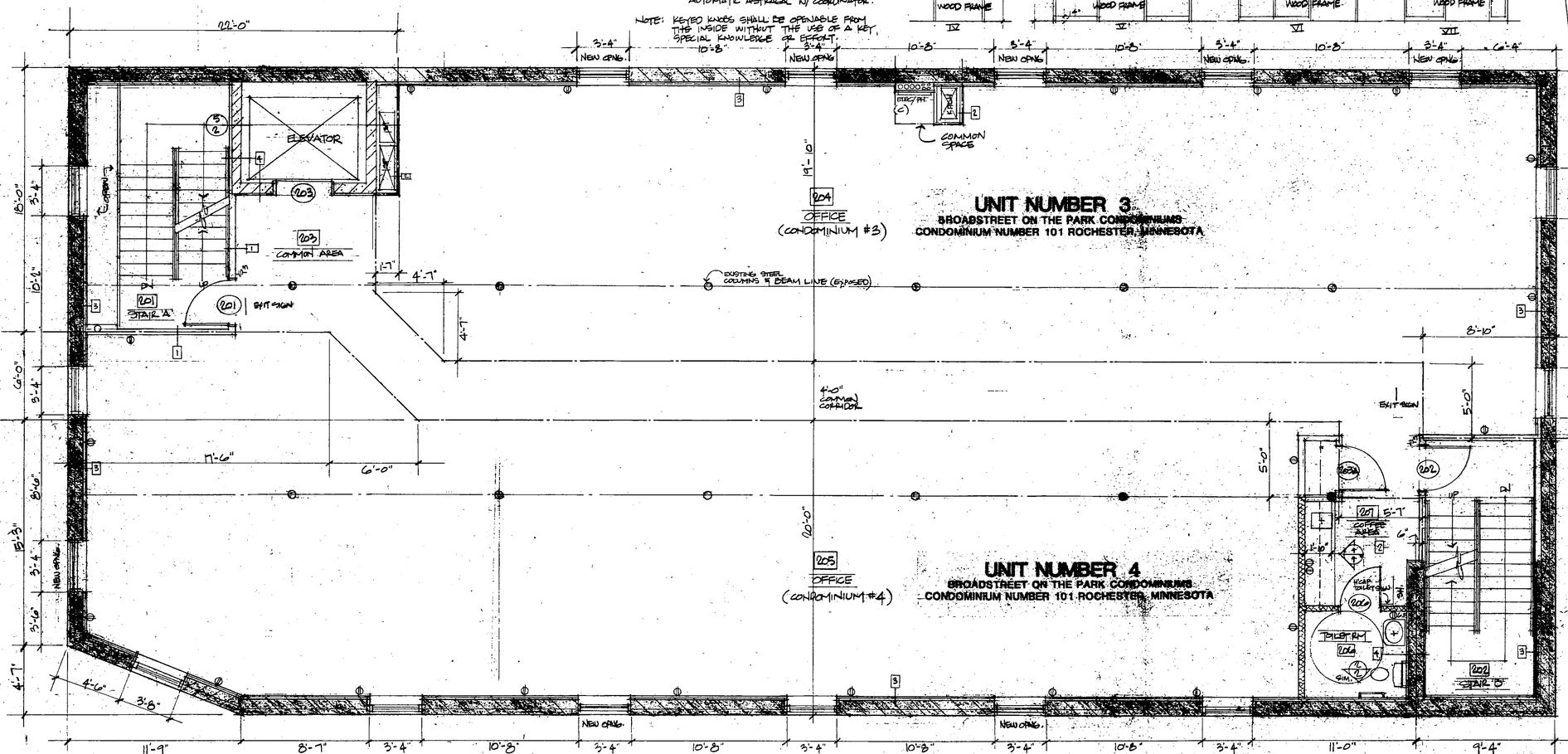
VII

VIII

HARDWARE GROUPS

GROUP A: BUTTS, PASSAGE HARDWARE, CLOSURES.
GROUP B: BUTTS, KEYED KNOBS
GROUP C: BUTTS, KEYED KNOBS, CLOSURES
GROUP D: BUTTS, PUSH PULLS, CLOSURES
GROUP E: BUTTS, PANIC HARDWARE, CLOSURES
GROUP F: BUTTS, PASSAGE HARDWARE.
GROUP G: BUTTS, PRIVACY HARDWARE CLOSURES
GROUP H: BUTTS, LEVER LATCH HARDWARE, AUTOMATIC FLUSH BOLT, OR INTEGRATED AUTOMATIC ASTRAGAL W/ COORDINATOR.

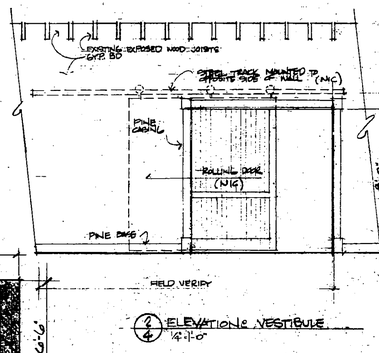
NOTE: KEYED KNOBS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.



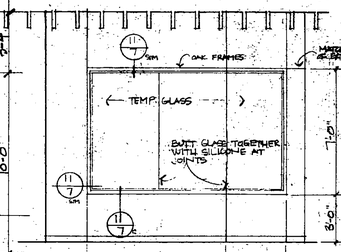
SECOND FLOOR SQ. FOOTAGE:

CONDOMINIUM #3:	5788 SQ. FT.
CONDOMINIUM #4:	18559 SQ. FT.
COMMON AREA:	923.3 SQ. FT.
TOTAL (GROSS)	4358 SQ. FT.

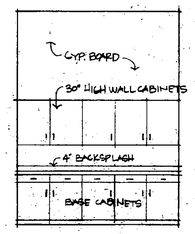
SECOND FLOOR PLAN
14" = 1'-0"



4/4 ELEVATION e VESTIBULE
1/4"=1'-0"



3/4 ELEVATION e FIRST FLOOR BAR
1/4"=1'-0"



4/4 STORAGE ROOM CABINETS
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.

Date: Jan. 28, 1985
Revised: Feb. 28, 1985
7-09-85 JMD

Broadstreet on the Park
Construction Collaborative

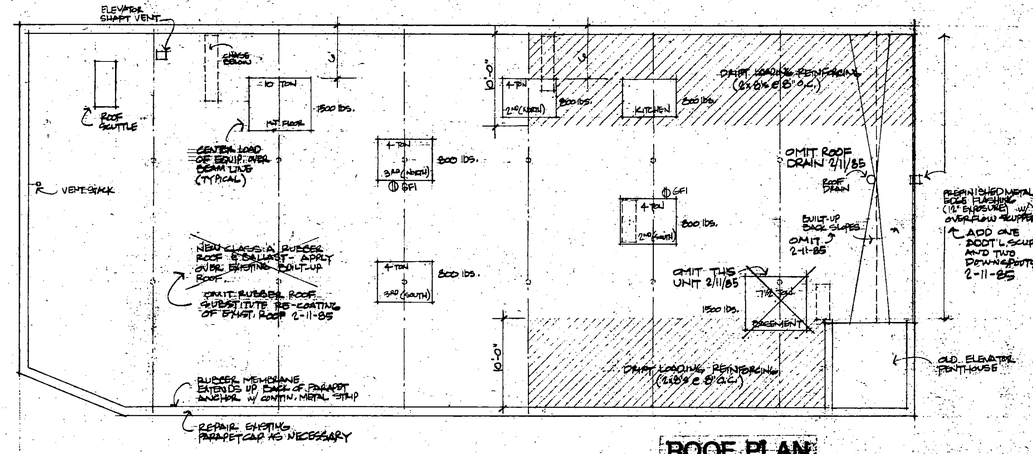
A4

ROOM FINISH SCHEDULE

No.	Name	Floor Mat'l	Floor Fin	Base	Wall Mat'l	Wall Fin	Ceiling Mat'l	Ceiling Fin	Height	Remarks
301	STAIR 'A'	CPET	PTD.	—	G.B.	PTD.	G.B.	PTD.	10'-0"	
302	STAIR 'B'	"	"	—	"	"	G.B.	PTD.	11'-4"	
303	LOBBY	WD	CARP.	OAK	"	"	G.B.	TIN	10'-0"	
304	COMPUTER	VND	CARP	"	"	"	ACT	—	9'-0"	
304A	RECEPT./SEC'T.	WD	CARP.	"	"	"	"	—	"	
304B	WORKROOM	"	CARP.	"	"	"	"	—	"	
304C	OFFICE	"	CARP	"	"	"	"	—	"	
304D	OFFICE	"	CARP	"	"	"	"	—	"	
304E	OFFICE	"	CARP	"	"	"	"	—	"	
305	CORRIDOR	WD	CARP	OAK	G.B.	PTD.	"	—	8'-0"	
5A	RECEPTION	"	"	"	"	"	"	—	"	
5B	SENIOR OFFICE	"	"	"	"	"	"	—	"	
5C	LIBRARY	"	"	"	"	"	"	—	"	
5D	OFFICE	"	"	"	"	"	"	—	"	
5E	WORK RM.	"	"	"	"	"	"	—	"	
5F	OFFICE	"	"	"	"	"	"	—	"	
5G	OFFICE	"	"	"	"	"	"	—	"	
5H	OFFICE	"	"	"	"	"	"	—	"	
5I	STORAGE	"	"	VINYL	"	"	"	—	"	
309	STORAGE	WD	"	VINYL	"	"	"	—	9'-0"	

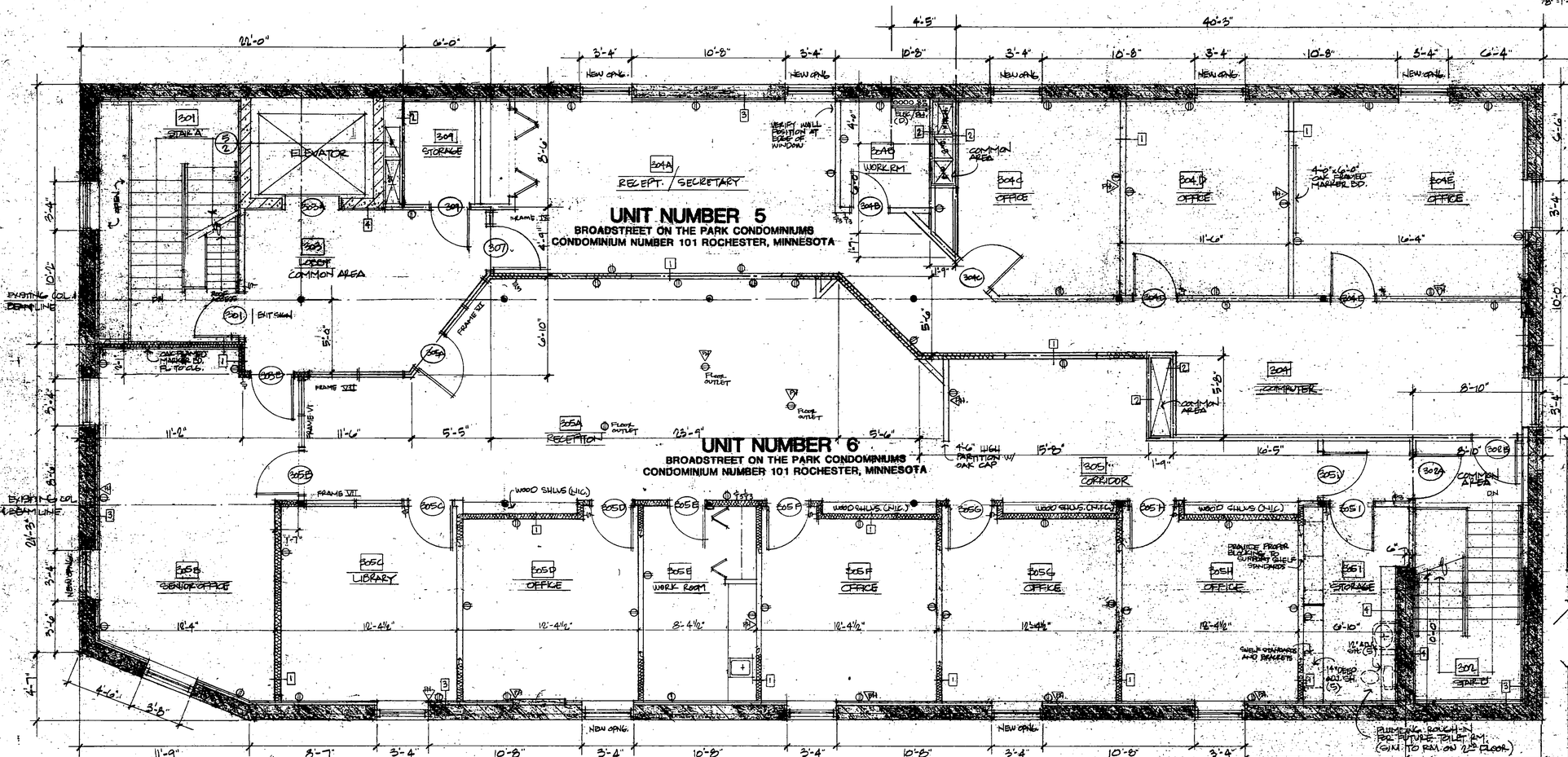
DOOR SCHEDULE

Space	Door No.	Opening size W	H	TH	Door Type	Frame Type	Hdwe Group	Remarks
STAIR 'A' ✓	301	3'0	6'8	1¾	B1	I-A	D	HOLLOW METAL FRAMES
STAIR 'B' ✓	302A	3'0	"	"	B1	I-A	C	HOLLOW METAL FRAME
✓	302B	3'0	"	"	B1	I-A	C	HOLLOW METAL FRAME
ELEVATOR	303A		"					SEE DETAILS 7/3 & 8/3
WORKROOM	304B	3'0		-	A1	VIII	F	
OFFICE	304C	3'0	"	"	A1	VIII	B	
"	304D	3'0	"	"	A1	VIII	B	
"	304E	3'0	"	"	A1	VIII	B	
	305A	3'0	"	"	A1	VI	C	
	305B	3'0	"	"	A1	VI	B	
	305C	3'0	"	"	A1	VII	B	
	305D	3'0	"	"	A1	IV	B	
	305E	1'6	"	"	A1	IV	B	
	305F	3'0	"	"	A1	IV	B	
	305G	3'0	"	"	A1	IV	B	
	305H	3'0	"	"	A1	IV	B	
	305I	3'0	"	"	A1	IV	B	
STORAGE	309	3'0	"	"	A1	IV	B	



ROOF PLAN

3/8" = 1'-0"

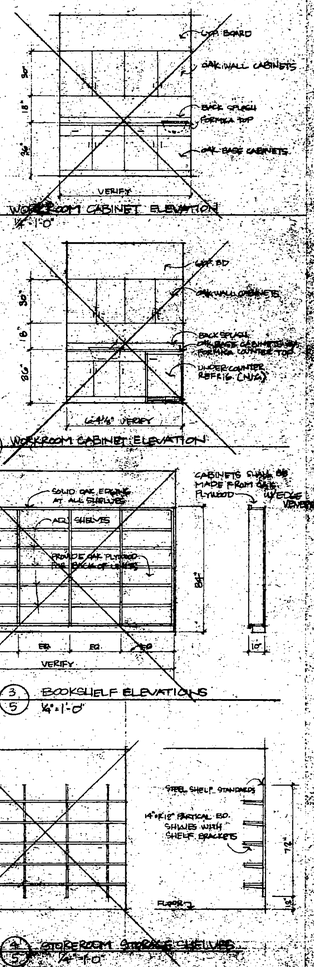


THIRD FLOOR PLAN

¼" = 1'-0"

THIRD FLOOR SQ. FOOTAGE:

CONDOMINIUM #5:	1390.0
CONDOMINIUM #6:	2277.5
COMMON AREA:	680.5
TOTAL (GROSS)	4358 SQ. FT.

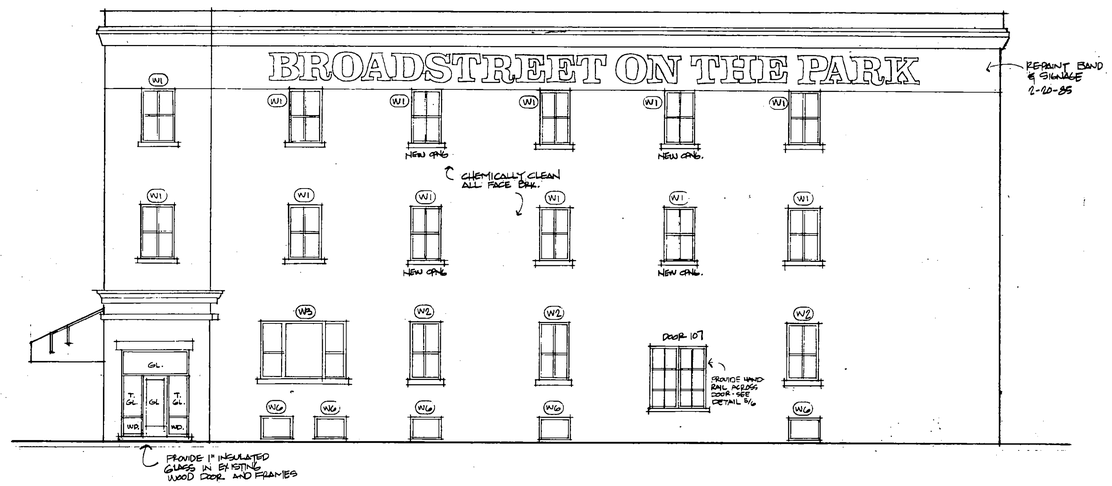


I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

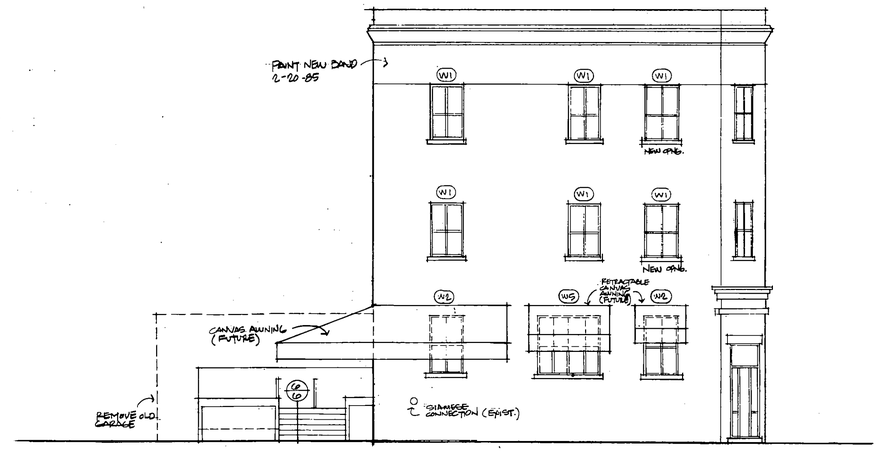
Date: JAN 29, 1985
Revised: 2-11-85 JWD
7-29-85 JWD

Construction Collaborative

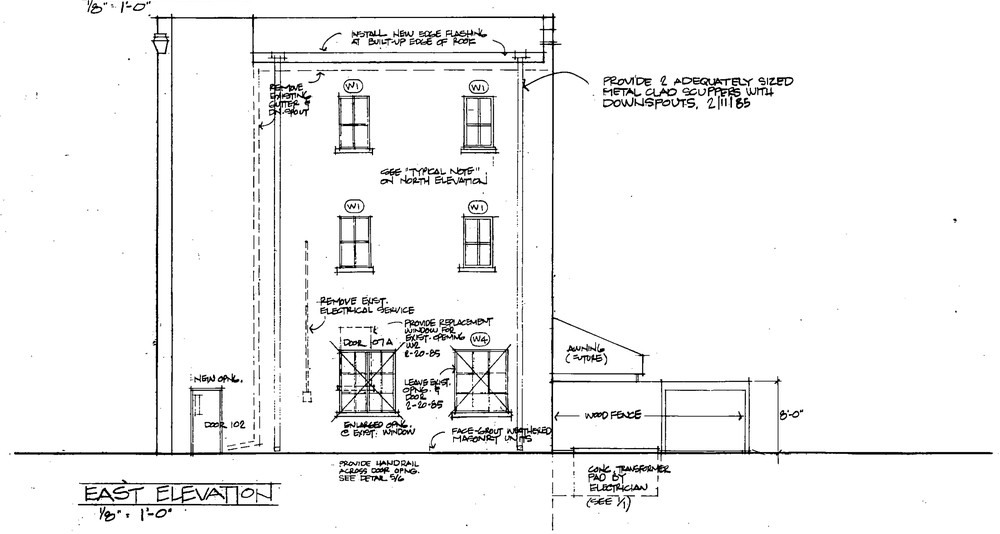
A5



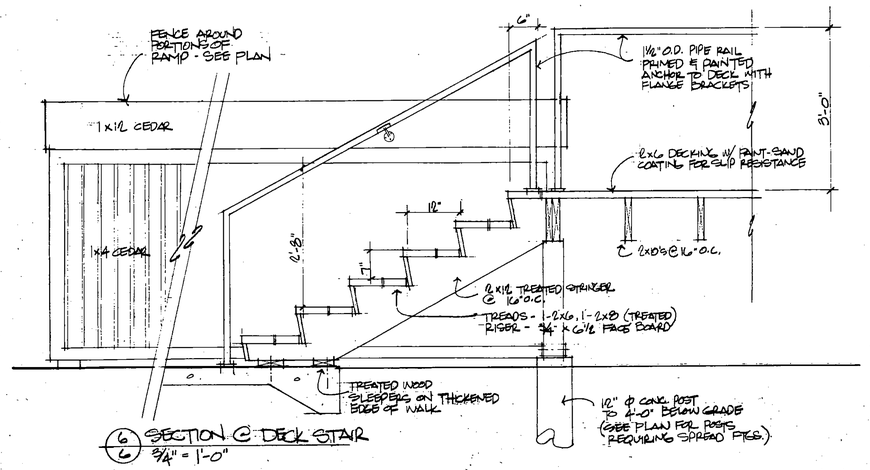
SOUTH ELEVATION
1/8" = 1'-0"



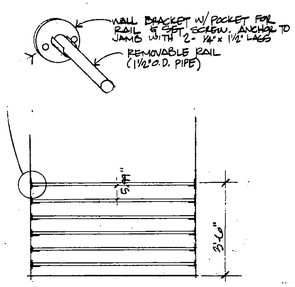
WEST ELEVATION
1/8" = 1'-0"



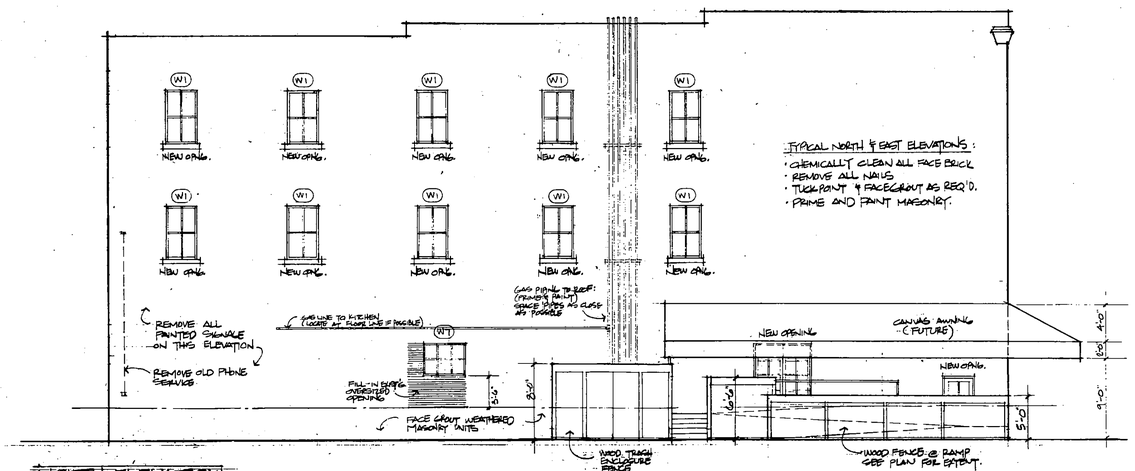
EAST ELEVATION
1/8" = 1'-0"



6/6 SECTION @ DECK STAIR
¾" = 1'-0"



5/6 REMOVABLE RAILING
3/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

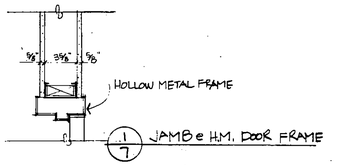
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Date: JAN. 29, 1985
Revised: FEB. 20 1985
7-09-85 JMD

Broadstreet on the Park

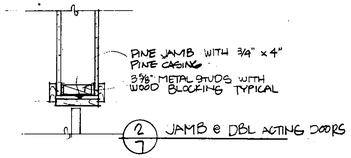
Construction Collaborative
317 So. Broadway, Rochester Mn. 55904 507-289-9002

A6

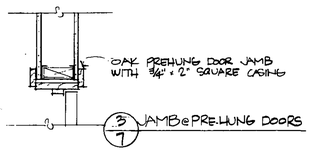
ELEVATIONS



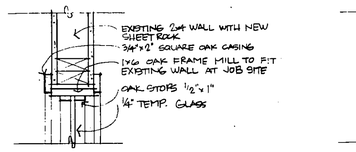
1/7 JAMB @ H.M. DOOR FRAME



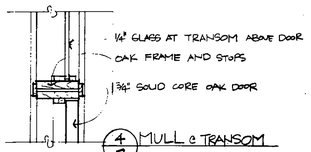
2/7 JAMB @ DBL ACTING DOORS



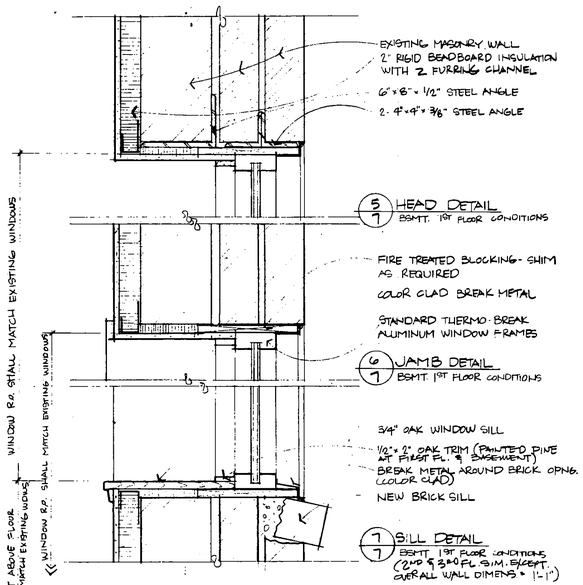
3/7 JAMB @ PRE-HUNG DOORS



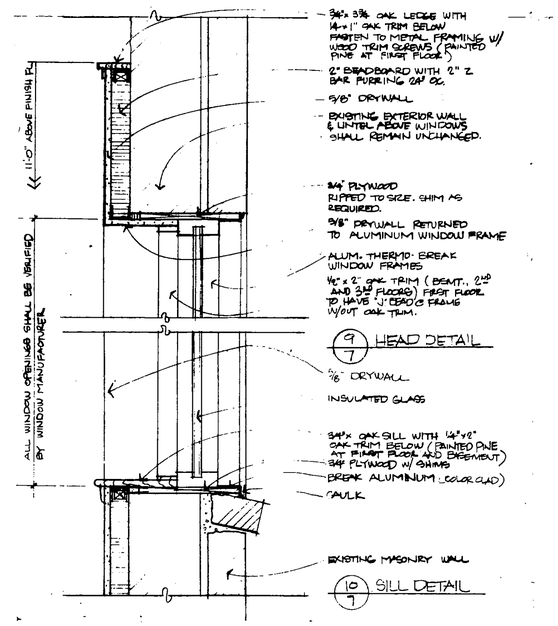
11/7 FRAME DETAILS @ WDW. (ROOM 104)



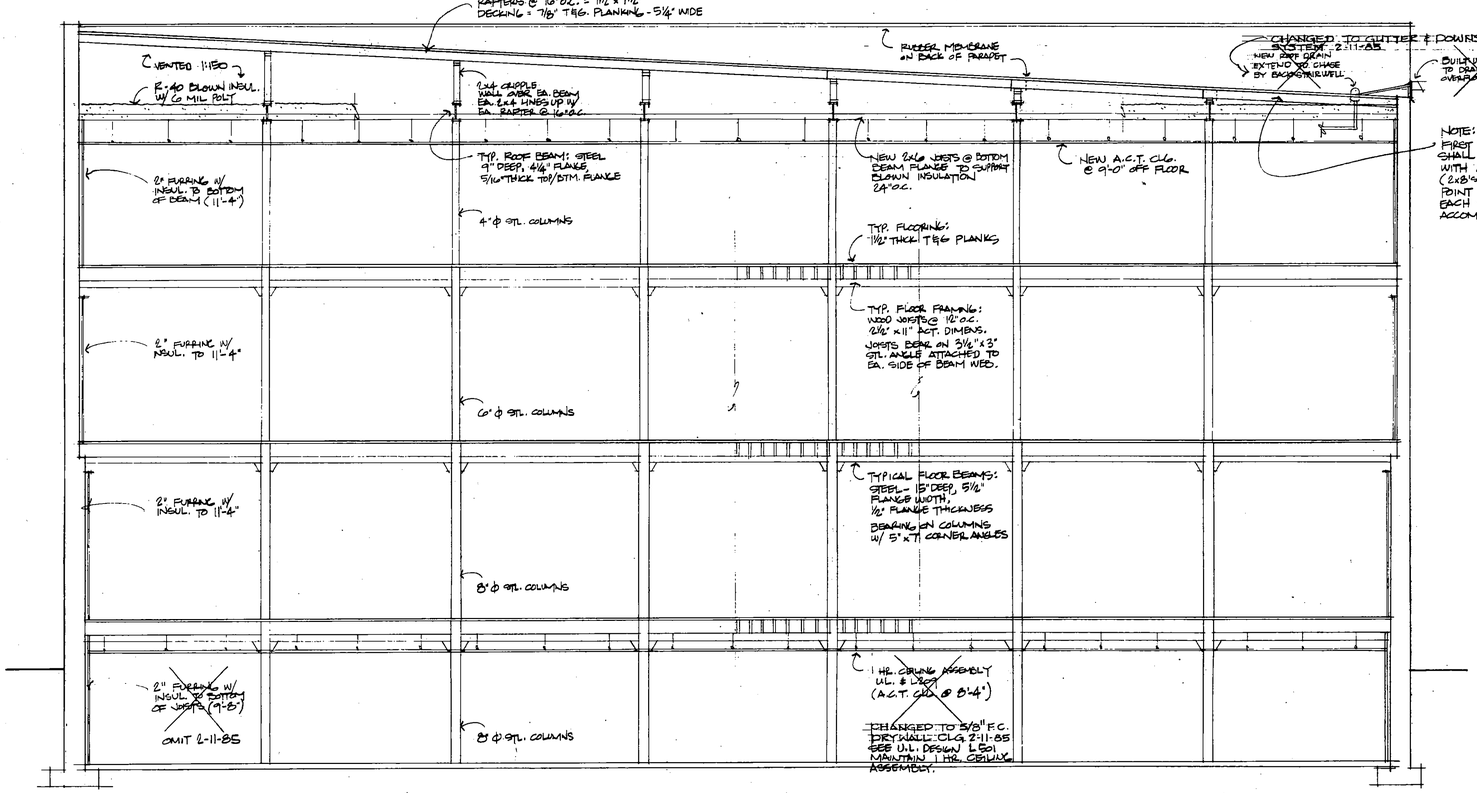
4/7 MULL @ TRANSOM



NEW EXTERIOR WINDOW OPENING DETAILS

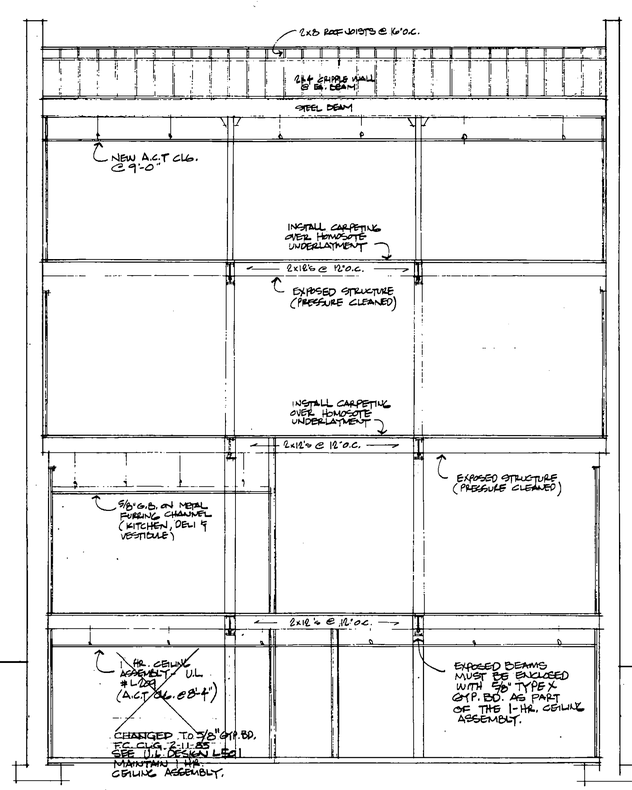


DETAILS @ EXISTING EXTERIOR WINDOWS



EAST-WEST SECTION

3/16" = 1'-0"



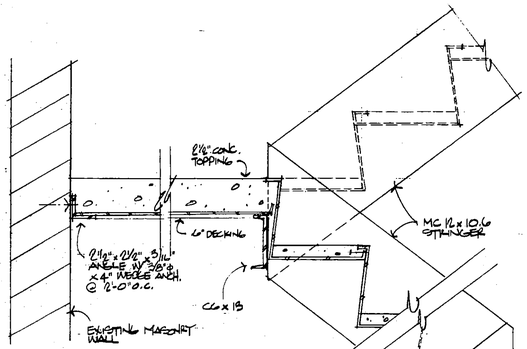
NORTH-SOUTH SECTION

3/16" = 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.
Signature [illegible] #14164
Date: Jan. 19, 1985
Revised: 2-11-85 JWD
7-21-85 JWD

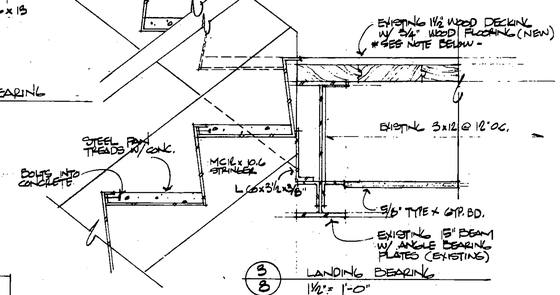
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A7
BUILDING SECTIONS

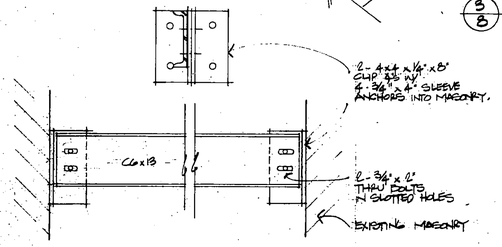


(1/8) LANDING BEARING
1½" = 1'-0"

(2/8) DETAIL



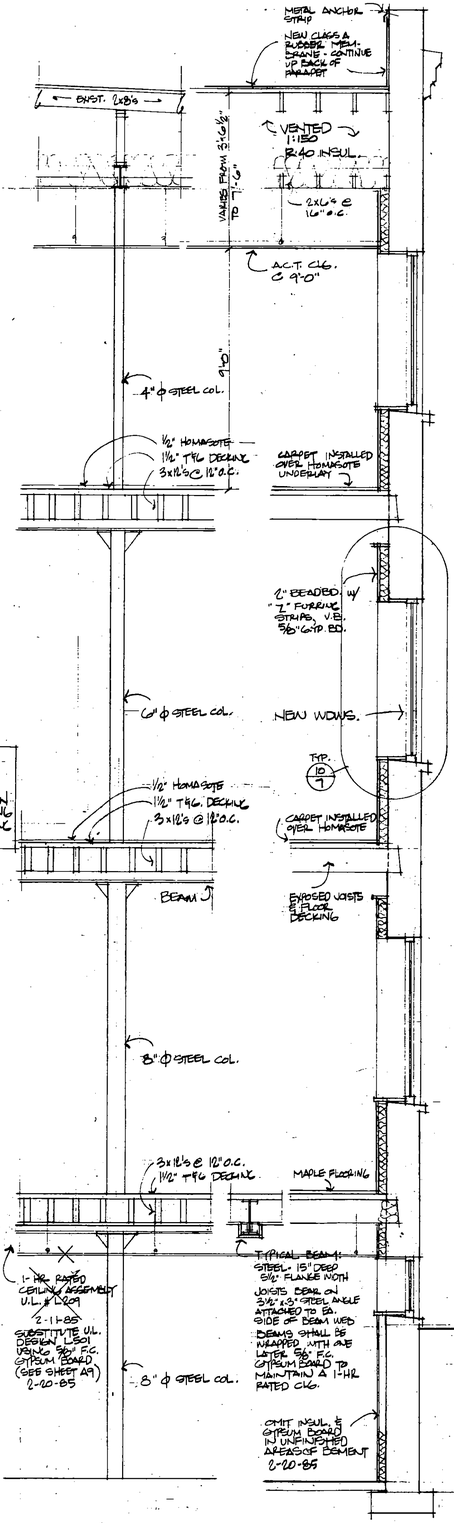
(3/8) LANDING BEARING
1½" = 1'-0"



(4/8) [ANCHOR
1½" = 1'-0"

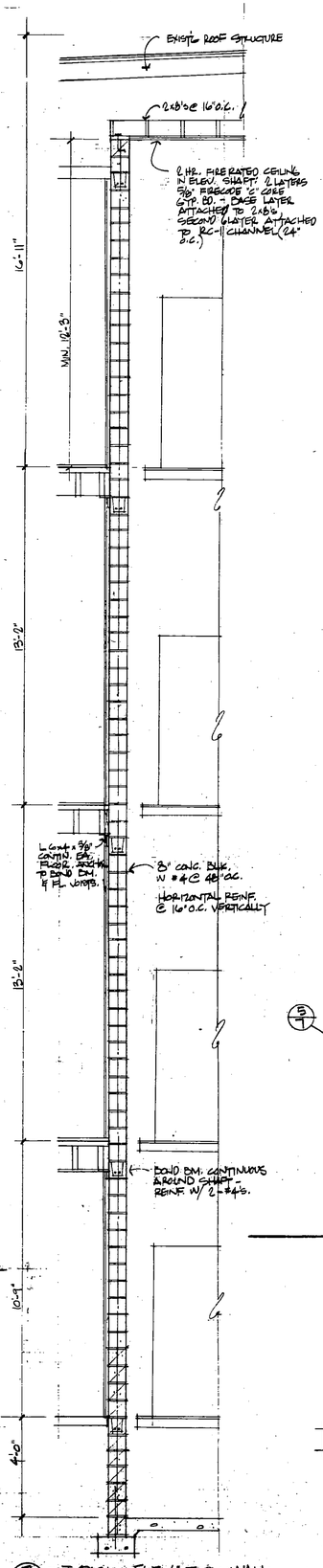
* NOTE:
LANDING FINISH ELEVATIONS MUST MATCH FLOOR ELEVATIONS WITH 1½" HOMASOTE UNDERLAYMENT & CARPETING ON 2ND & 3RD FLOORS.

CARPET UNDERLAYMENT - 2ND & 3RD FLOORS:
½" HOMASOTE BOARD - REFER TO MANUFACTURERS INSTALLATION INSTRUCTING PRIOR TO INSTALLING THIS MATERIAL. (SEE ALSO BUILDING SPECIFICATIONS)



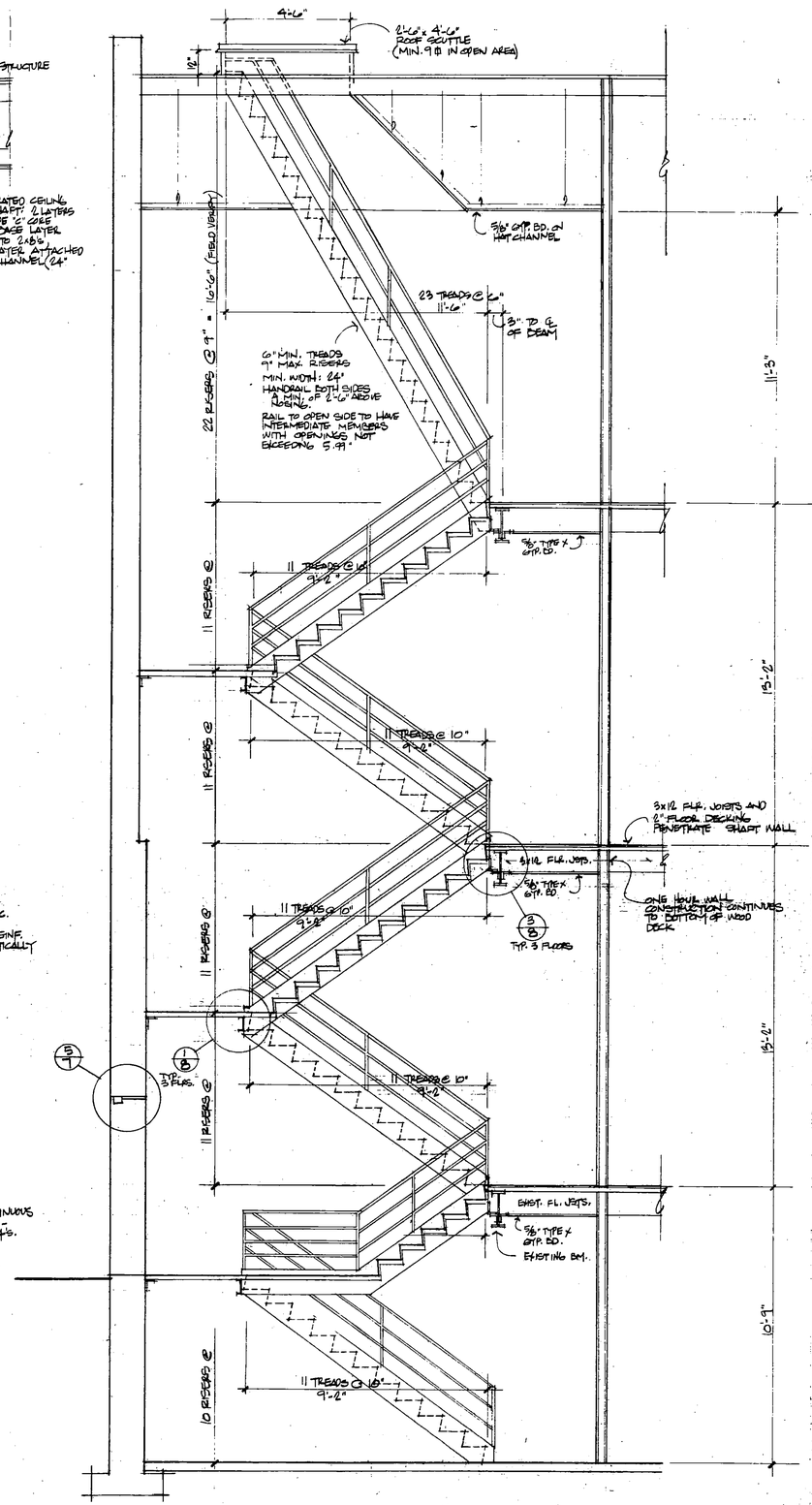
(5/8) TYPICAL COL. LINE
⅜" = 1'-0"

(6/8) TYPICAL EXTERIOR WALL
⅜" = 1'-0"



(7/8) TYPICAL ELEVATOR WALL
⅜" = 1'-0"

(9/8) FRAMING FOR ENTRY RAMP & STAIRS
1/4" = 1'-0"



(8/8) STAIR TOWER 'A' (STAIR 'B' SIM. BUT W/OUT ROOF ACCESS)
⅜" = 1'-0"

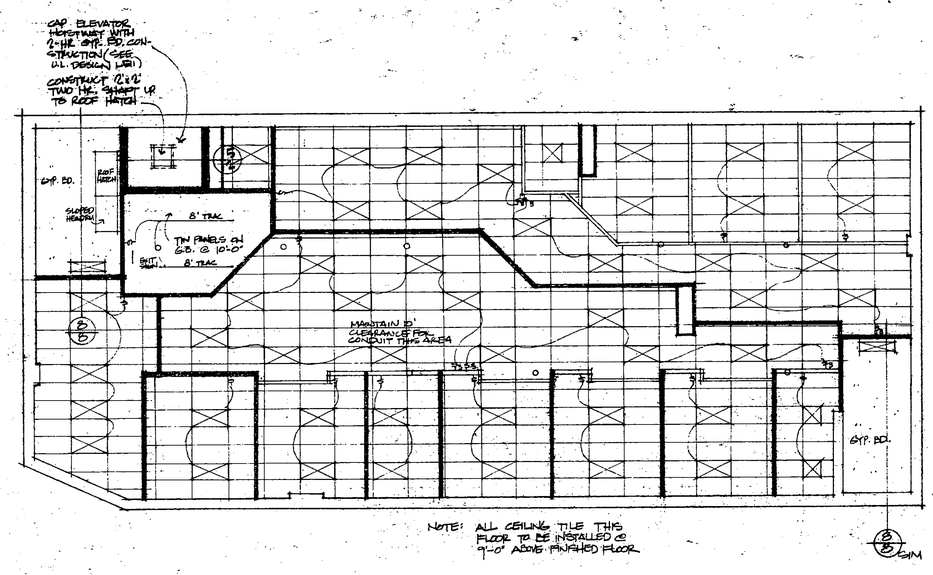
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Michael J. Lund
14109

Date: JAN. 21 1985
Revised: FEB. 12, 1985
7-29-85 JMD

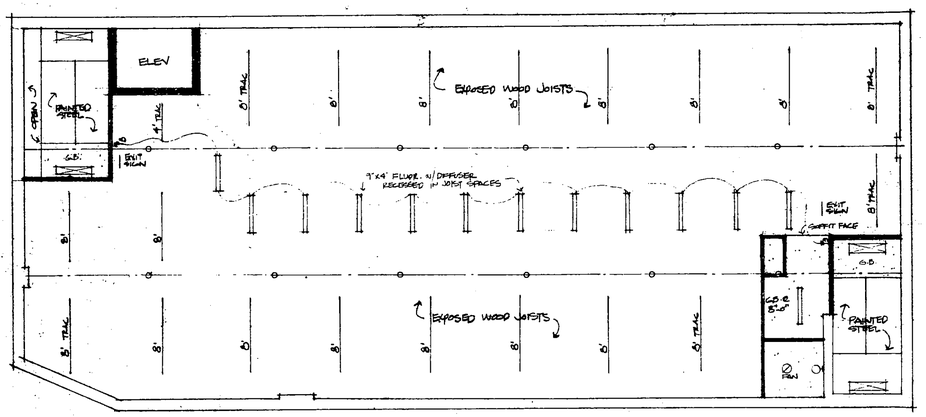
Heat on the Park

Construction Collaborative
371 St. Bridehen, Rochester Mn. 55904 507 289 9002

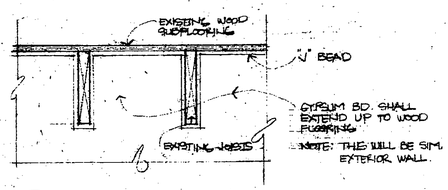
A8



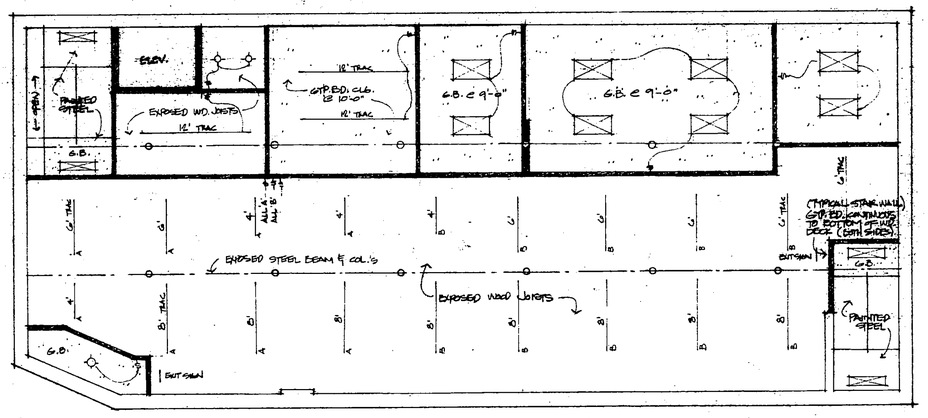
THIRD FLOOR RCP



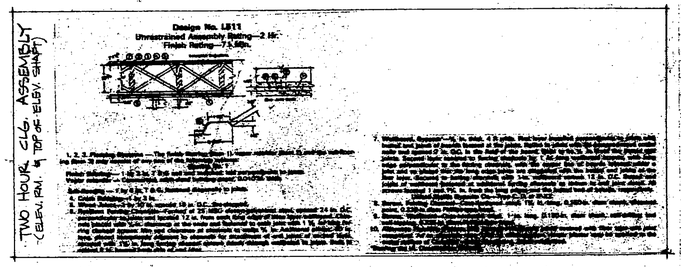
SECOND FLOOR RCP

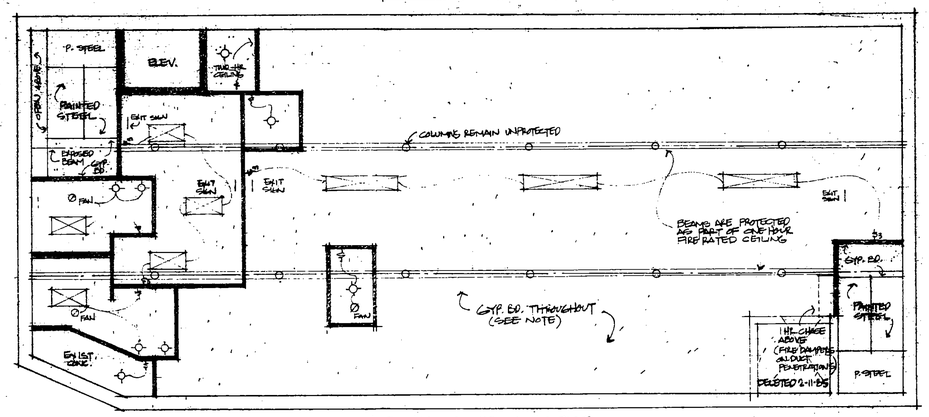


DETAIL WHERE WALL MEETS EXPOSED JOISTS
1"=1'-0"



FIRST FLOOR RCP





NOTE: ALL CEILINGS ON THIS FLOOR ARE ONE HOUR RATED AS PER U.L. DESIGN NO. L501

BASEMENT RCP

(REVISED 2-11-85)

NEW WALL CONSTRUCTION WHICH CONTINUES UP TO BEAM OR FLOOR DECK ABOVE.

NEW WALL CONSTRUCTION WITH WALLS EXTENDING 5" ABOVE CEILING

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: JAN. 09, 1985
Revised: 2-11-85
2-20-85
7-29-85 J.W.D.

Breckenridge on the Park

Construction Collaborative
317 So. Broadway, Rochester, Mn. 55904 507-289-8002

A9

REFLECTED CEILING PLANS

OMIT 2-11-85

OMIT 2-11-85

OMIT 2-11-85

REMOVE EXISTING CONCRETE FOR NEW UNDERGROUND PLUMBING

EXISTING TOILET ROOM REMAINS 2-20-85

NEW ELEVATOR SHAFT OPENING

NEW STAIR WELL OPENING

EXISTING STEEL CHUTE REMAINS 2-20-85

EXISTING STEEL COLUMNS

OMIT EXPANDED OPENING 2-20-85

EXISTING ELEVATOR SHAFT OPENING

BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

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

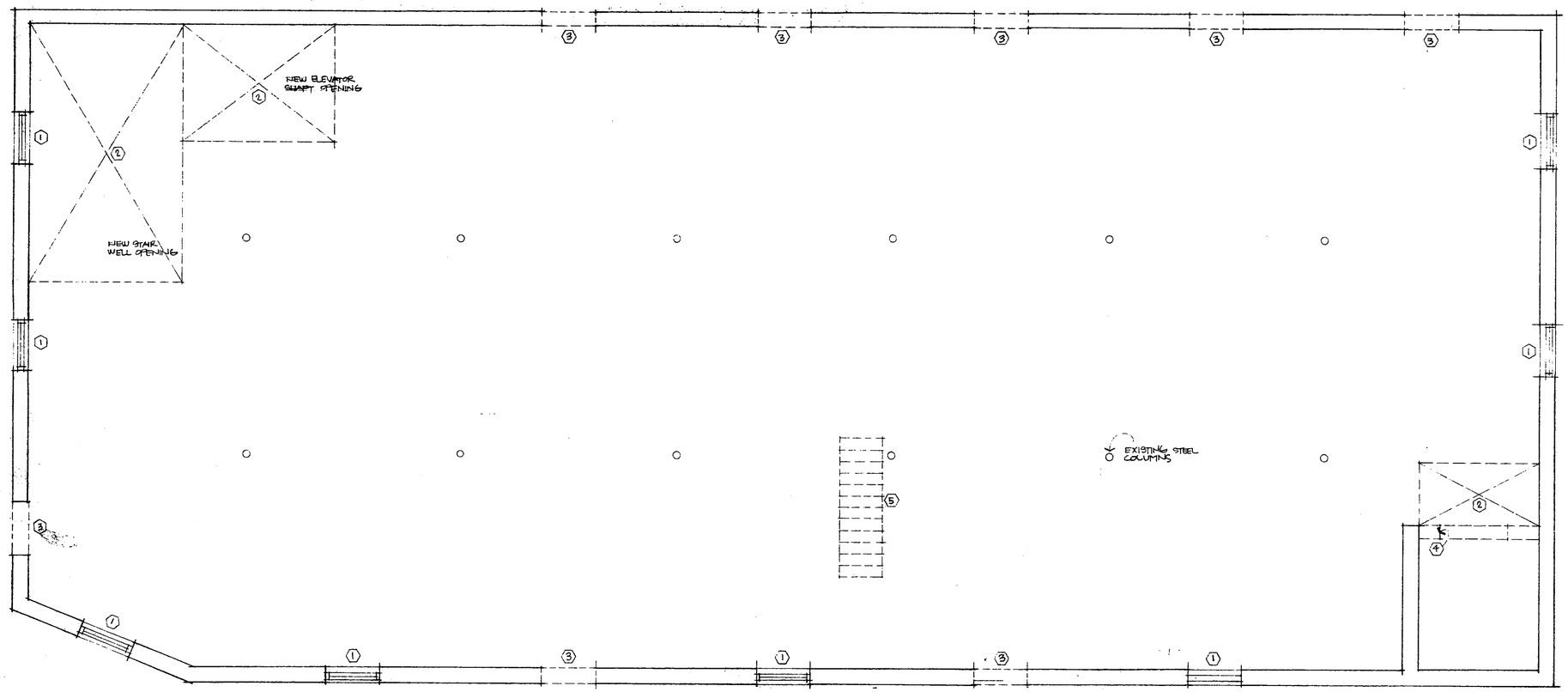
DEMOLITION NOTES

1. REMOVE EXISTING WINDOWS AND FRAMES. WINDOW OPENINGS SHALL BE READY FOR WOOD BUCKS TO BE APPLIED. ALSO REMOVE STEEL BARS AT ALL WINDOWS.
2. REMOVE THIS PORTION OF CONCRETE FLOOR AND DIRT FILL BELOW. EARTH SHALL BE REMOVED TO ALLOW ENOUGH ROOM FOR THE ELEVATOR SHAFT.
3. REMOVE EXISTING AREA OF FLOOR AND FLOOR STRUCTURE. PROVIDE ADEQUATE SHORING AT FLOOR JOISTS UNTIL PROPER HEADERS OR BEAMS ARE INSTALLED.
4. REMOVE THIS PORTION OF EXTERIOR WALL SO NEW WINDOWS, DOORS & FRAMES MAY BE INSTALLED. BRICKS AND BLOCKS SHALL BE SAWN AND REMOVED - PROVIDING ROOM FOR A NEW STEEL LINTEL TO BE INSTALLED. SEE FLOOR PLAN FOR SIZE & LOCATION.
5. REMOVE THIS PORTION OF THE EXISTING ELEVATOR SHAFT WALL TO ALLOW FOR NEW STAIR WELL OPENING.
6. ~~REMOVE STEEL SPIRAL CHUTE BETWEEN FIRST & SECOND FLOOR~~ OMIT 2-11-85
7. ~~ENLARGE EXISTING OPENING & REMOVE THE EXISTING DOOR TO ALLOW FOR NEW DOOR.~~ OMIT 2-20-85
8. REMOVE EXISTING WALLS - LATH & PLASTER ONLY 2-20-85
9. REMOVE EXISTING STAIRWELL AND WALLS PROVIDE SHORING UNTIL HOLE IS FRAMED IN TO MATCH EXISTING.
10. REMOVE ALL EXISTING ELECTRICAL WIRING & CONDUIT.
11. REMOVE ALL PLUMBING (EXCEPT SPRINKLER SERVICE) GAS PIPING, STEAM PIPES AND RADIATORS ON ALL FLOORS, EXCEPT BSMT.
12. ~~REMOVE THIS PORTION OF RAISED SLAB~~ LEAVE WALLS & FIXTURES 2-11-85 OMIT 2-11-85
13. REMOVE EXISTING FURNACE UNIT.
14. ~~REMOVE EXISTING ELEVATOR MACHINE ROOM AND ALL EQUIPMENT~~
15. SAW CUT CONCRETE AS NECESSARY FOR PLACEMENT OF UNDERGROUND SERVICES (PLUMBING ETC.) REPLACE CONCRETE WHEN SERVICES ARE COMPLETE

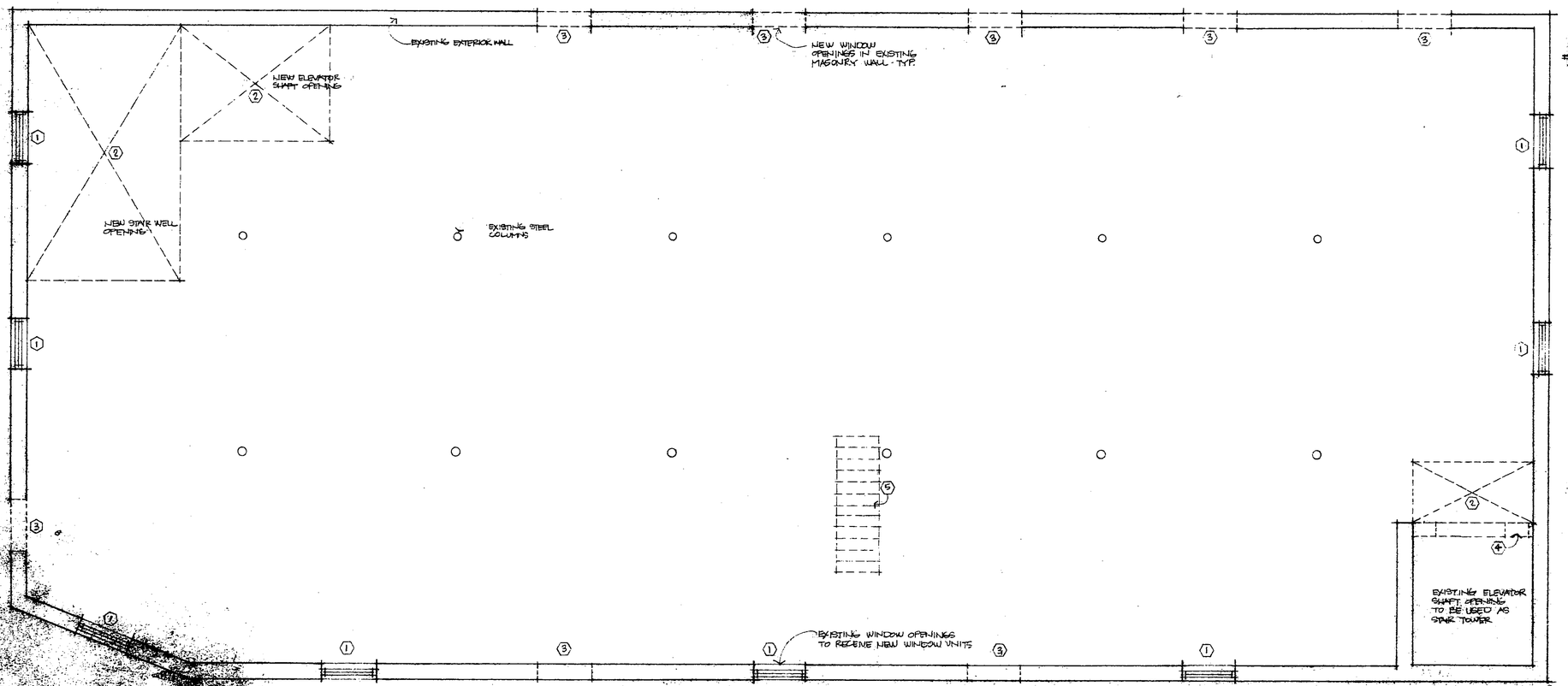
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Date: JAN. 29, 1985
Revised: 2-11-85, 2-20-85, 7-29-85 JMD
#14759

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D1
DEMOLITION



THIRD FLOOR DEMOLITION PLAN
1/4"=1'-0"



SECOND FLOOR DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING WINDOWS AND FRAMES. WINDOW OPENINGS SHALL BE READY FOR WOOD BUCKS TO BE APPLIED.
2. REMOVE EXISTING AREA OF FLOOR AND FLOOR STRUCTURE. PROVIDE ADEQUATE SHORING AT FLOOR JOISTS UNTIL PROPER HEADER-BEAM IS INSTALLED.
3. REMOVE THIS PORTION OF EXTERIOR WALL SO NEW WINDOWS AND FRAMES MAY BE INSTALLED. BRICKS & BLOCK SHALL BE SAWN & REMOVED- PROVIDING ROOM FOR A NEW STEEL LINTEL TO BE INSTALLED. SEE FLOOR PLAN FOR SIZE AND LOCATION.
4. REMOVE THIS PORTION OF THE EXISTING ELEVATOR SHAFT WALL TO ALLOW FOR THE NEW STAIR OPENING.
5. REMOVE EXISTING STAIR. PROVIDE PROPER SHORING UNTIL EXISTING HOLE IS PROPERLY FRAMED IN TO MATCH EXISTING CONSTRUCTION OF FLOOR.

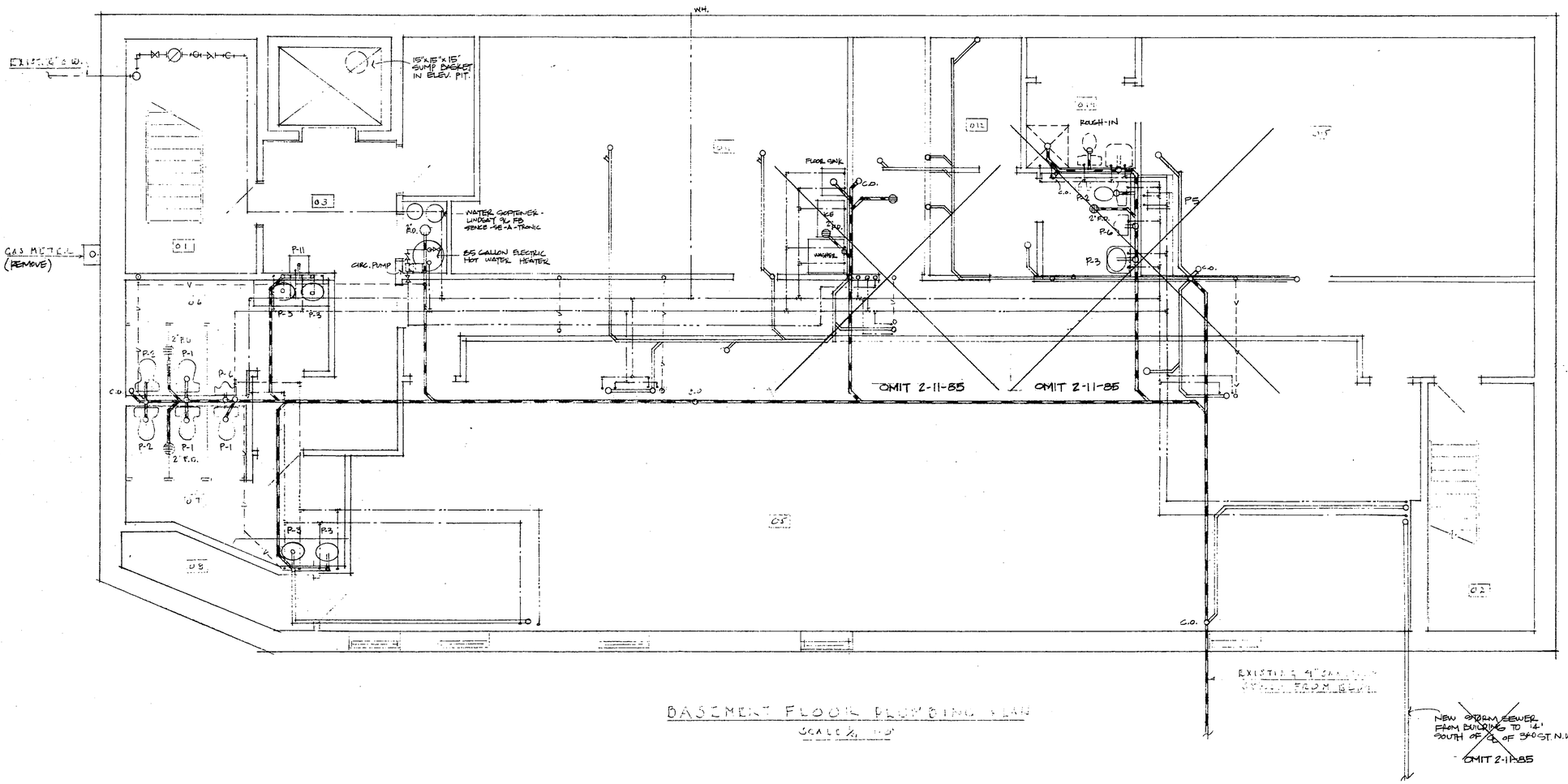
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
#14709

Date; JAN. 18, 1985
Revised; 2-11-85
2-20-85
7-24-85 JMD.

Construction Collaborative
377 So. Broadway, Rochester Mn. 55904 507-289-8082

D2

DEMOLITION



BASEMENT FLOOR PLUMBING PLAN

SCALE 1/4" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	SAN. SEWER IN GROUND
	SAN. SEWER ON CEILING
— V —	VENT
— — —	COLD WATER
— — —	HOT WATER
— — —	CIRCULATING HOT WATER
— G —	GAS
C.O.	CLEAN OUT
F.D.	FLOOR DRAIN
W.H.	WALL HYDRANT
P-1	WATER CLOSET
P-2	FLUSH VALVE WATER CLOSET
P-3	LAVATORY
P-4	COFFEE SEAL
P-5	SINK
P-6	URINAL
P-7	SHOWER
P-8	DISHWASHER W/ BACKFLOW DEVICE
P-9	SINK W/ GARBAGE DISPOSAL
P-10	ICE SINK
P-11	DRINKING FOUNTAIN

REVISED 1/28/85 CJV

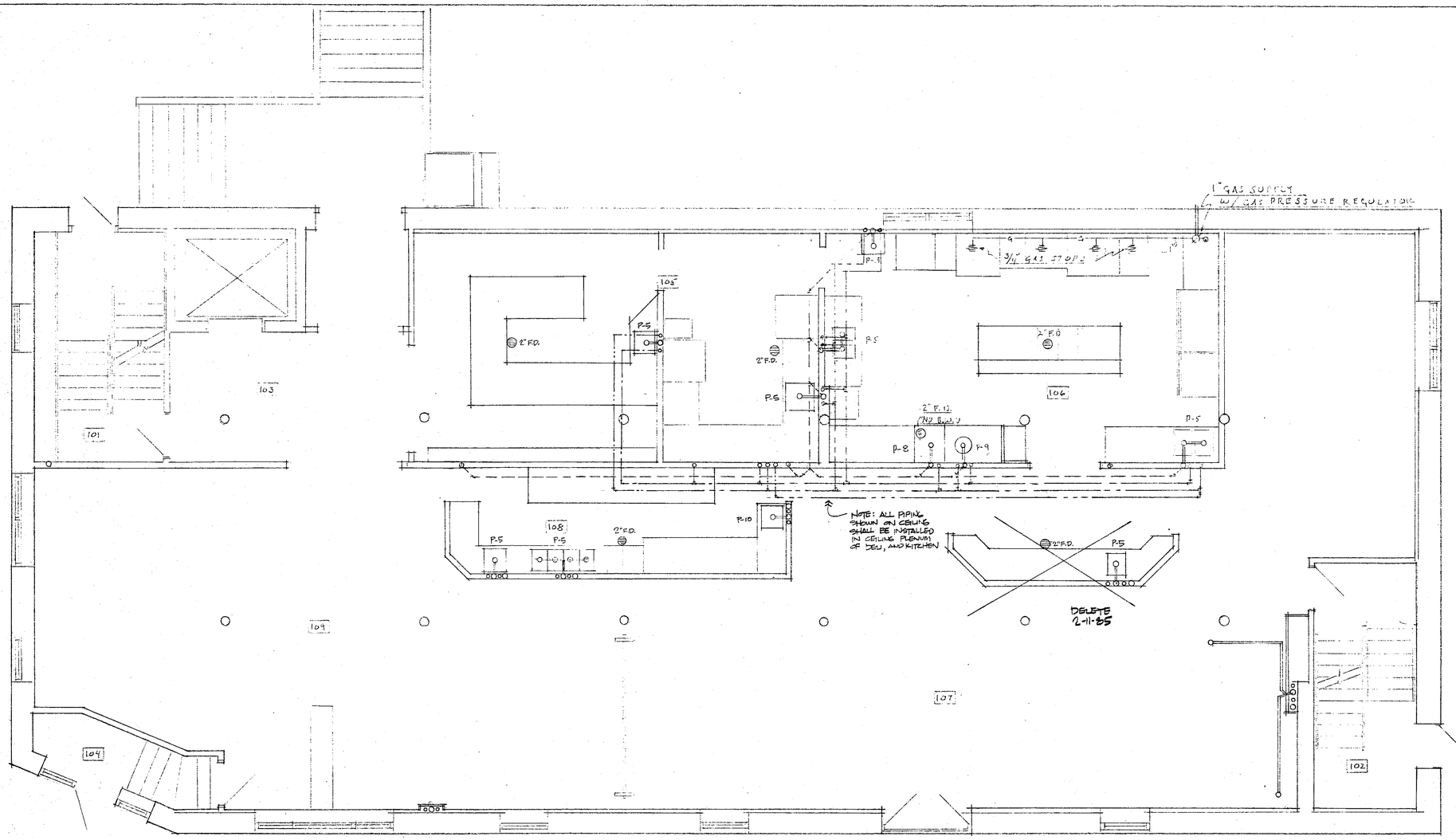
BROAD STREET ON THE MALL
CONDOMINIUM NO'S. 1 THRU 6
ROCHESTER MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.
Date 1/2/85 Reg. No. 8015

PREPARED BY
C. J. VANDERBILT P. E.
1816 MONTREAL AVE.
ST. PAUL—MINN.

DATE

SHEET
M-1



FIRST FLOOR PLUMBING PLAN

SCALE 1/4"=1'-0"

REVISED 1/25/85

BROADSTREET ON THE MALL

CONDOMINIUM NO'S. 1 THRU 6

ROCHESTER - MINNESOTA

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

Cornelius J. Vanderbilt

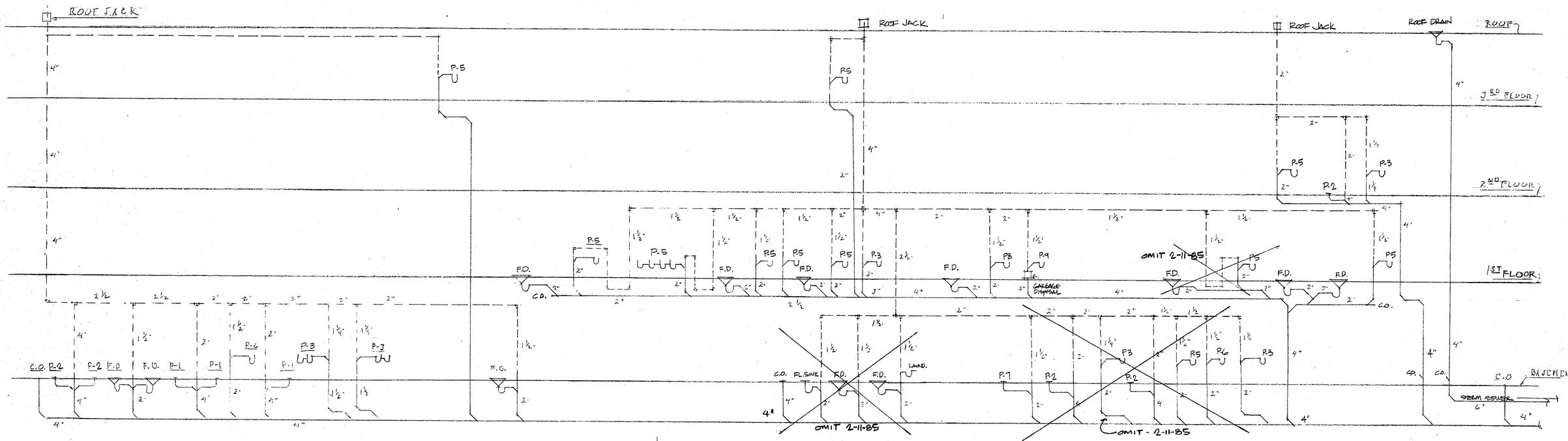
Date 1/2/85 Reg. No. 3016

REVISED 2-11-85

PREPARED BY
C. J. VANDERBILT P. E.
1816 MONTREAL AVE.
ST. PAUL—MINN.

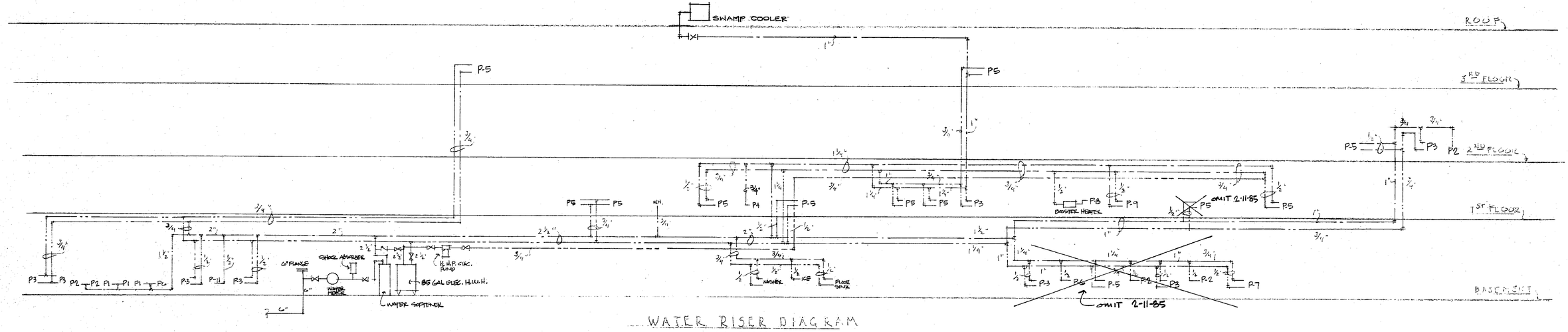
DATE

SHEET M-2



WASTE & VENT RISER DIAGRAM

NO SCALE



WATER RISER DIAGRAM

NO SCALE

REVISED 1/22/85 GPV

BRONDSTREET OF THE MALL

CONDOMINIUM NOS. ITASCA 6

ROCHESTER MINNESOTA

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

Gervais J. Vanderbrink

Date 1/2/85 Reg. No. 8016

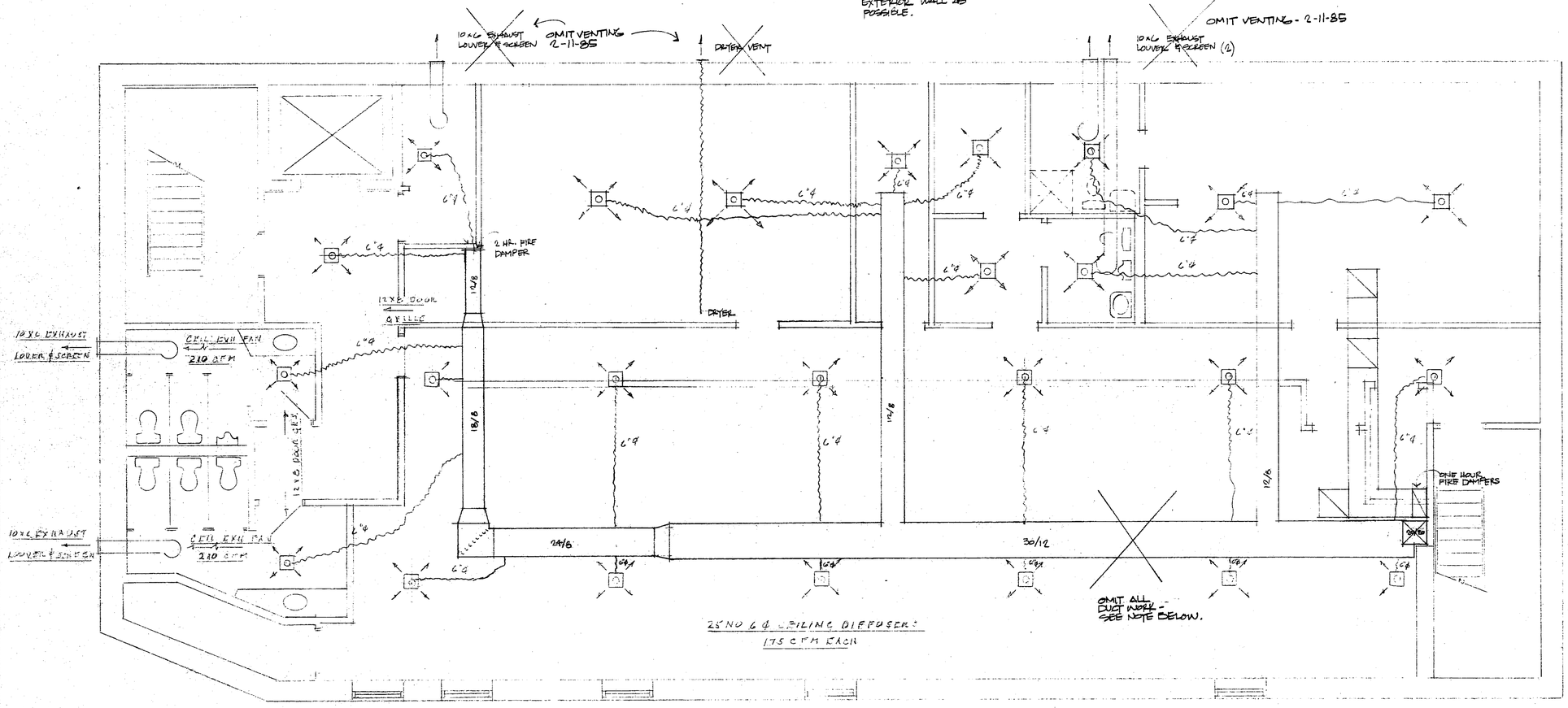
REVISED 2-11-85

PREPARED BY
G. J. VANDERBRINK P. E.
1816 MONTREAL AVE.
ST. PAUL—MINN.

DATE

SHEET M-3

* NOTE - CONSOLIDATE PENETRATIONS THROUGH EXTERIOR WALL AS POSSIBLE.



25 NO 6 ø CEILING DIFFUSERS
175 CFM EACH

BASEMENT AIR CONDITIONING PLAN

SCALE 1/4" = 1'-0"

* OMIT ALL HEATING & AIR CONDITIONING THIS FLOOR 2-11-85
PUBLIC TOILETS & N.W. STAIR TOWER WILL BE HEATED WITH ELECTRIC BASEBOARD. NO HEAT OR A.C. IN S.E. STAIR TOWER

RE-USE EXISTING CEILING HUNG - GAS FIRED ROOM HEATERS IN ALL OTHER UNIMPROVED AREAS OF BASEMENT.

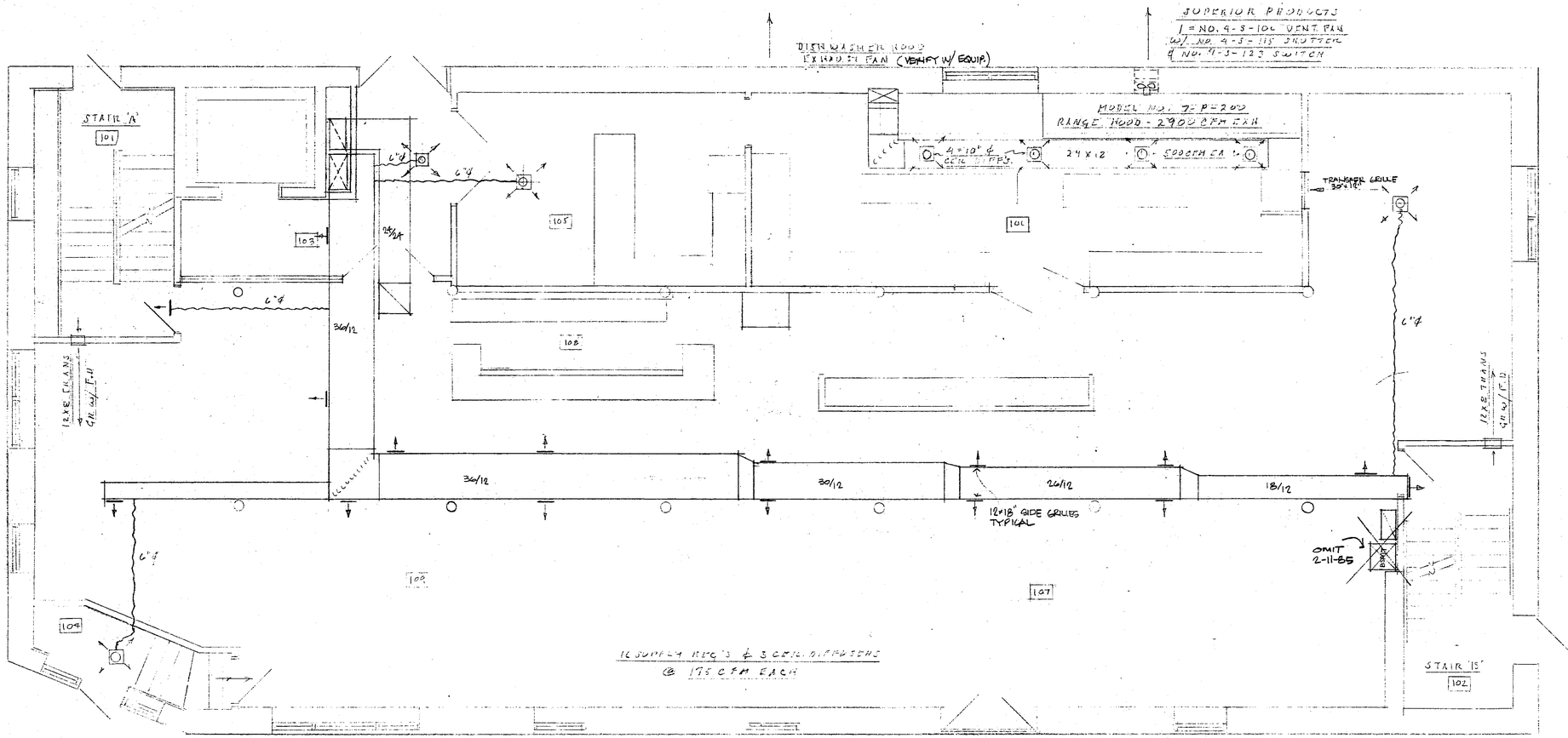
REVISED 1/28/85 cjv

BROAD STREET ON THE MALL
CONDOMINIUM NO'S. 1 THRU 6
ROCHESTER - MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.
Cornelius VA Vanderbilt
Date 1/2/85 Reg. No. E018
REVISED 2-11-85

PREPARED BY
C. J. VANDERBILT P. E.
1816 MONTREAL AVE.
ST. PAUL—MINN.

DATE
SHEET
M-4



FIRST FLOOR AIR CONDITIONING PLAN

SCALE 1/4"=1'-0"

BROADSTREET ON THE MALL

CONDOMINIUM NO'S 1 THRU 6

ROCHESTER - MINNESOTA

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

Cornelius J. Vanderbilt

Date 1/2/85 Reg. No. 5018

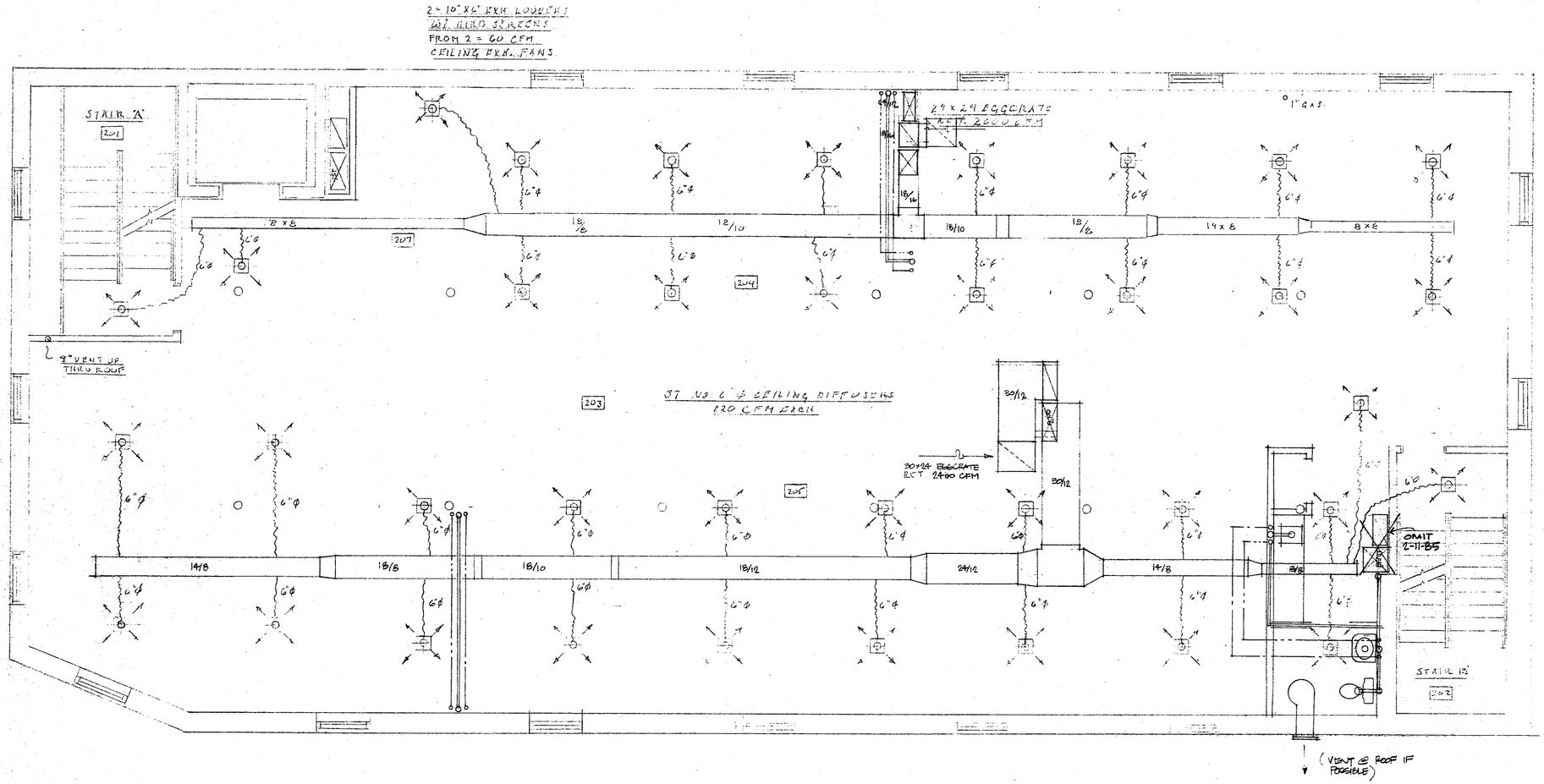
REVISED 4-1-85

PREPARED BY
C. J. VANDERBILT P. E.
1818 MONTREAL AVE.
ST. PAUL—MINN.

DATE

SHEET

M-5



SECOND FLOOR AIR COND. & PLUMBING PLAN

SCALE 1/4"=1'-0"

REVISED 1/28/85 cjv

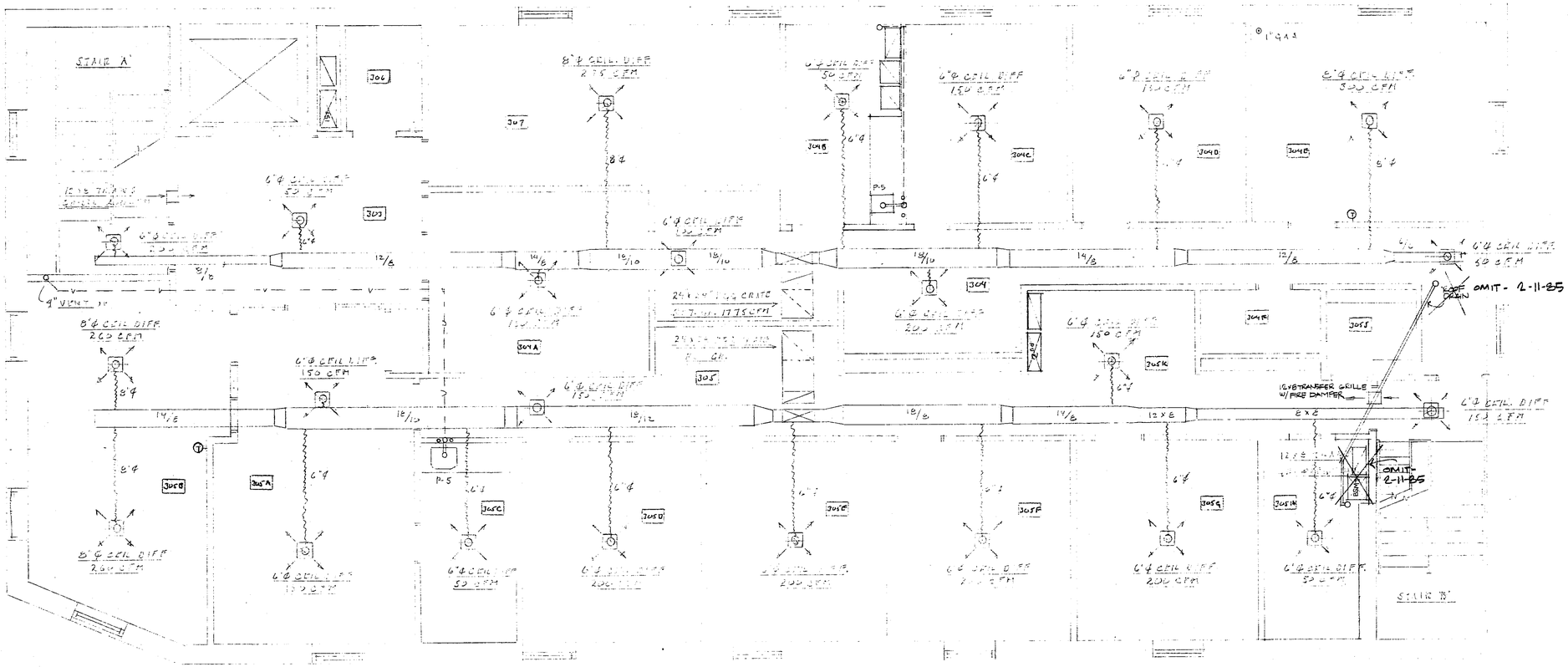
BROADSTREET ON THE MALL
CONDOMINIUM NO'S. 1 THRU 6
ROCHESTER - MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.
Cornelius J. Vanderbilt
Date 1/2/85 Reg. No. 6018
REVISED 2-11-85

PREPARED BY
C. J. VANDERBILT P. E.
1816 MONTREAL AVE.
ST. PAUL—MINN.

DATE

SHEET
M-6



THIRD FLOOR AIR CONDITIONING & PLUMBING PLAN

SCALE ¼"=1'-0"

NOTE: BASIC H.V.A.C. LAYOUT REMAINS AS SHOWN - SEE SHEET A5 FOR REVISED ROOM LAY-OUTS

NOTE: PROVIDE 12"x8" TRANSFER GRILLES IN DOORS

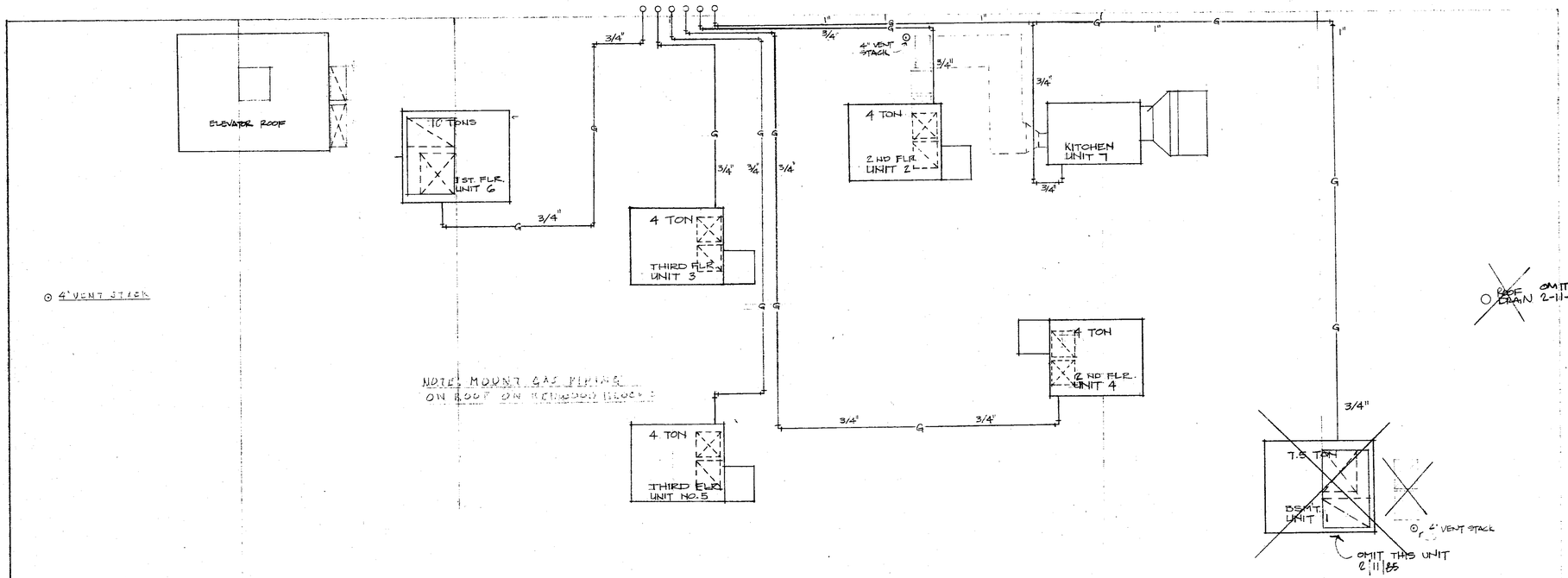
REVISED 1/28/85 CJV

BROAD STREET ON THE MALL
CONDOMINIUM NO'S 1 THRU 6
ROCHESTER - MINNESOTA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.
Cornelius J. Vanderbilt
Date 1/2/85 Reg. No. 8016
REVISED 2-11-85

PREPARED BY
C. J. VANDERBILT P. E.
1816 MONTREAL AVE.
ST. PAUL—MINN.

DATE
SHEET
M-7



⊙ 4" VENT STACK

PLUMBING & AIR CONDITIONING ROOF PLAN

SCALE 1/8" = 1'0"

ROOFTOP EQUIPMENT SCHEDULE

Unit #	Manuf.	Model No.	BTU Heating	BTU Coding	CFM @ ½" Ext. S.P.	Comp. Horse Power	Cond. Fan Motor H.P.	Supply Fan Motor H.P.	No & Size of Filters	Econi-mizer	CFM Exhaust	Unit Base	Day Night Thermo.	Unit Weight	Remarks
1	Trane	BYC090F324F	240,000	91,000	3,000	7½ H.P.	½ H.P. (2)	1½ H.P.	(2) 2 x 20 x 20	Yes	420	Yes	Yes	1492 lb.	Basement
2	Trane	BYC060D316H	160,000	57,000	2,000	5 H.P.	½ H.P. (2)	3/4 HP	(2) 2 x 16 x 25	Yes	---	Yes	Yes	960 lb.	Second Floor
3	Trane	BYC060D316 H	160,000	57,000	2,000	5 H.P.	½ H.P. (2)	3/4 HP	(2) 2 x 16 x 25	Yes	---	Yes	Yes	960 lb.	Third Floor
4	Trane	BYC060D316 H	160,000	57,000	2,000	5 H.P.	½ H.P. (2)	3/4 HP	(2) 2 x 16 x 25	Yes	---	Yes	Yes	960 lb.	Second Floor
5	Trane	BYC060D316 H	160,000	57,000	2,000	5 H.P.	½ H.P. (2)	3/4 HP	(2) 2 x 16 x 25	Yes	---	Yes	Yes	960 lb.	Third Floor
6	Trane	BYC120F330 F	300,000	119,000	4,000	10 H.P.	½ H.P. (2)	3 H.P.	(2) 2 x 20 x 20	Yes	---	Yes	Yes	1566 lb.	First Floor
7	Mtl. Heater	112A	270,000	---	2,500	---	---	1½ H.P.	---	Evap. Cooler	---	Yes	on/off Switch	900 lb.	Kitchen

OMIT UNIT NO. 7 2/11/85

REVISED 1/2/85

BROADSTREET ON THE PARK
CONDOMINIUM NOS. 1 AND 6
ROCHESTER - MINNESOTA

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

Date 1/2/85 Reg. No. 8013

REVISED 2-11-85

PREPARED BY
C. J. VANDERBILT P. E.
1816 MONTREAL AVE.
ST. PAUL—MINN.

DATE

SHEET M-8

492709

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The undersigned, Michael Dunn, hereby states and affirms as follows:

1. That the undersigned is a duly registered architect under the laws of the State of Minnesota, registration number 14709.

2. That the undersigned is a member of the firm of Construction Collaborative, and is the architect of record for Broadstreet on the Park.

3. That the undersigned has inspected the floor plans for Broadstreet on the Park dated January 29, 1985, and revised through July 29, 1985.

4. That the floor plans, as filed, fully and accurately depict all information required by Minnesota Statute 515A.2-110.

Michael Dunn

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

On this 30th day of August, 1985, before me, a notary public within and for said county and state, personally appeared Michael Dunn, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

RHONDA S. GRAMSTAD
NOTARY PUBLIC—MINNESOTA
OLMSTED COUNTY
MY COMM. EXP. APR. 2, 1988

Rhonda S. Gramstad
Notary Public, Olmsted County, Minnesota
My Commission Expires: 4-2-88

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

SEP 11 1985 at 10 A M
Book 24-4 of Misc on page 672
LOIS FINSTUEN County Recorder
By Pearle Feezer Deputy

492709