

No. 407431

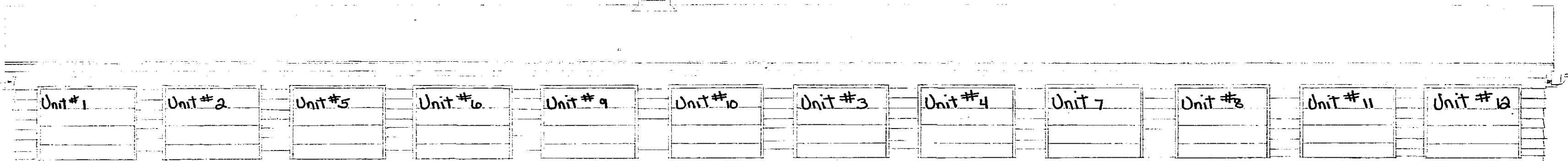
30'

to

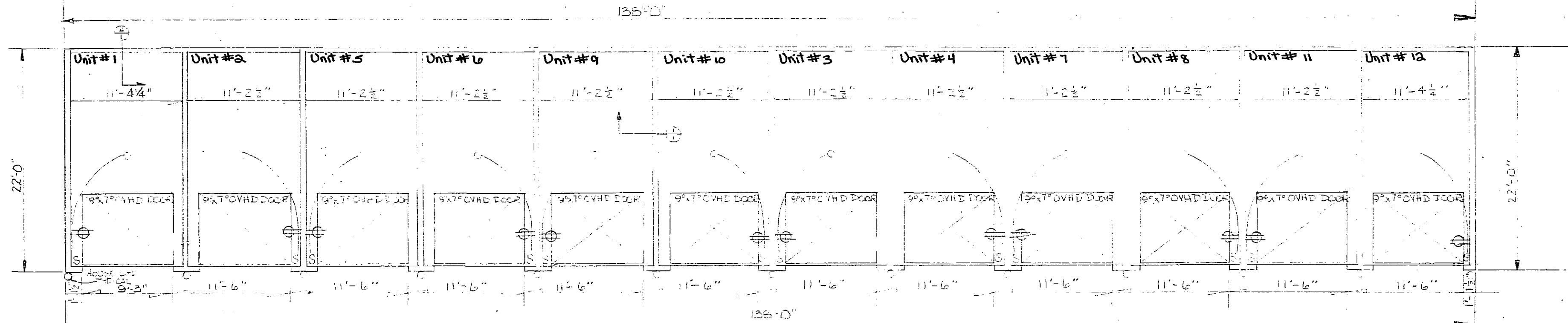
Office of Register of Deeds,  
State of Minnesota  
Count of Unmated ss.

I hereby certify that the within ins't  
was filed in this office, for record on the  
20 day of Oct, A.D., 1978, at  
3/4 o'clock P. M., and was duly  
recorded in Book G-4 of Miss  
on page 186

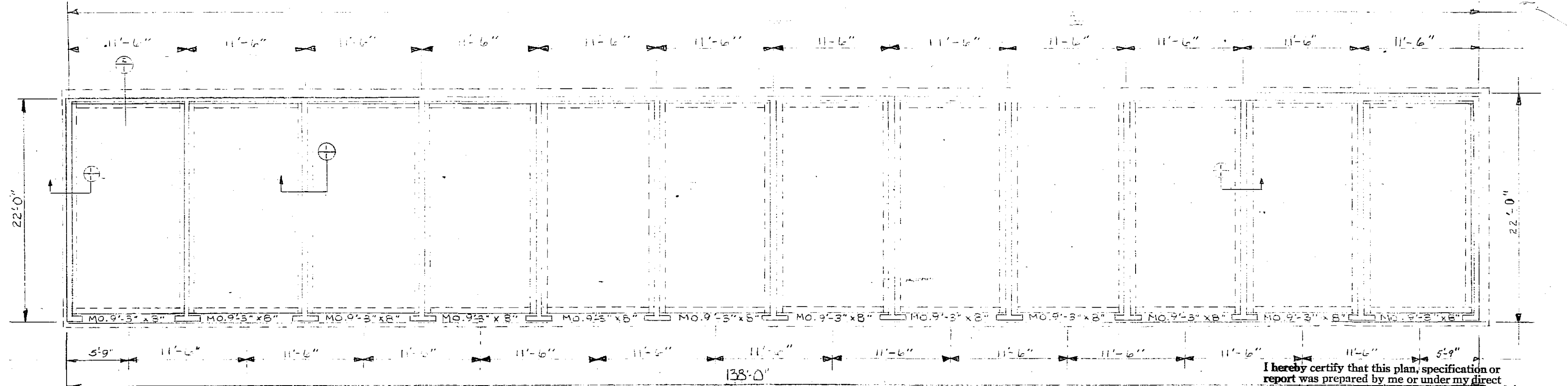
LOIS FINSTUEN  
COUNTY RECORDER  
Deputy  
Proofed Capale M. Bahe  
Grantor Deputy  
Grantee  
Tracted  
Pd.  
Chg.  
Mtg. Tax  
Rev. Stamp  
Deliver to D.V.S.  
Address S. Witter  
Retain



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



FLOOR PLAN



GARAGE FLOOR PLANS + GARAGE UNIT DESIGNATIONS  
SALEM CONDOMINIUMS, ROCHESTER, MINNESOTA

SCALE 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 Minn-  
esota.  
Adrian C. Hestness  
Date 8-29-77 Reg. No. 8086

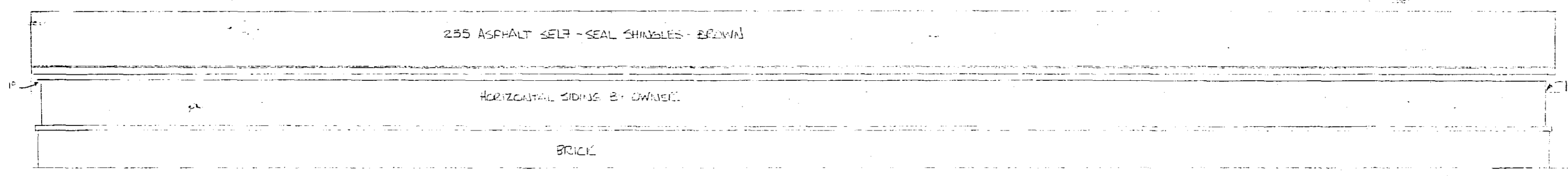
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Adrian C. Hestness

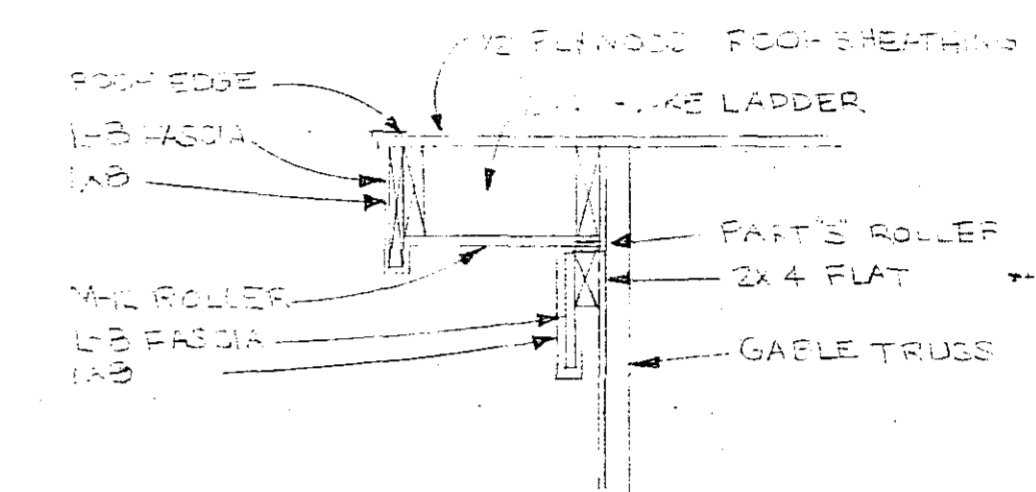
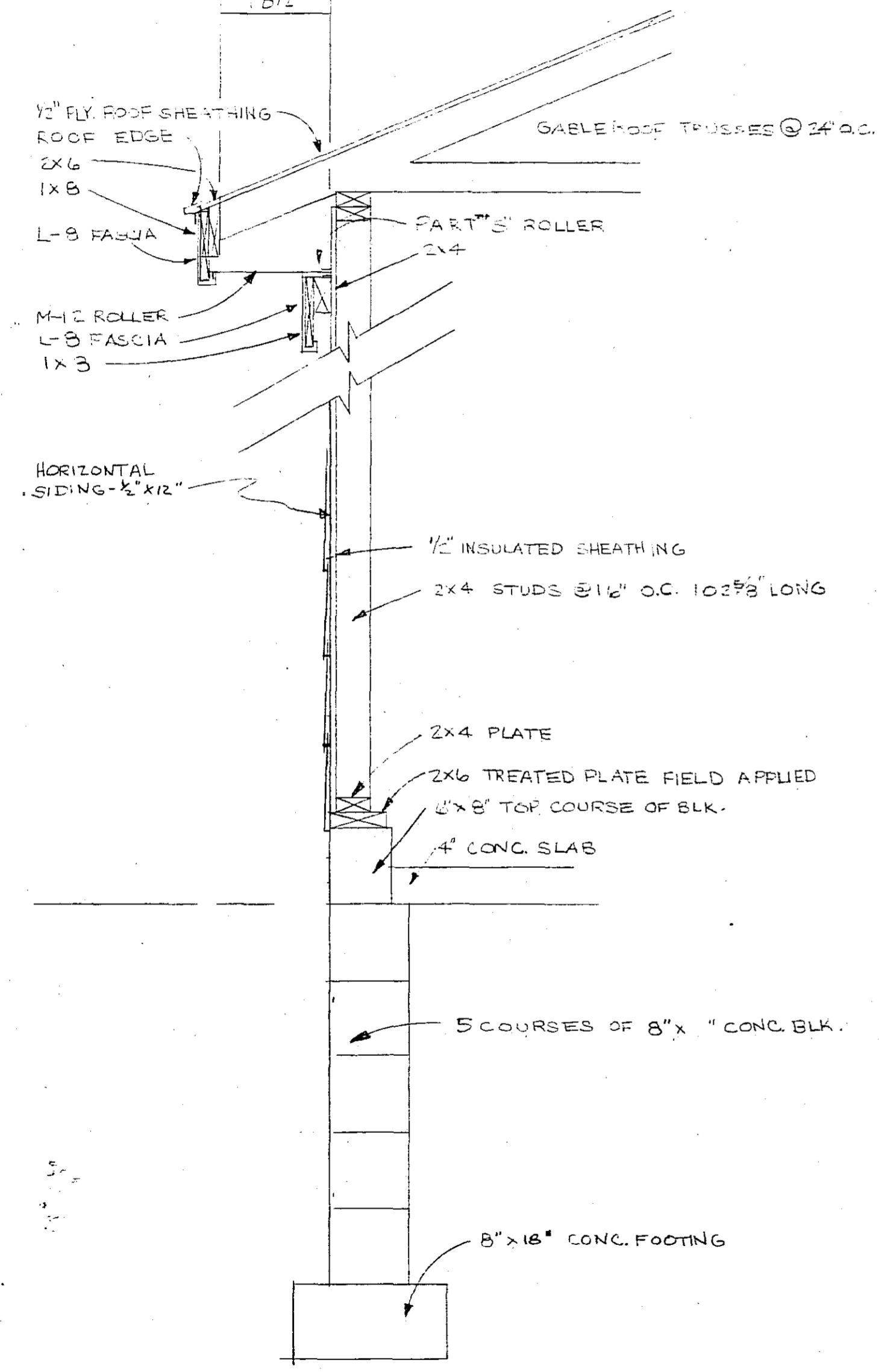
Date 10-9-78 Reg. No. 8086

ADRIAN C. HESTNESS - ARCHITECT

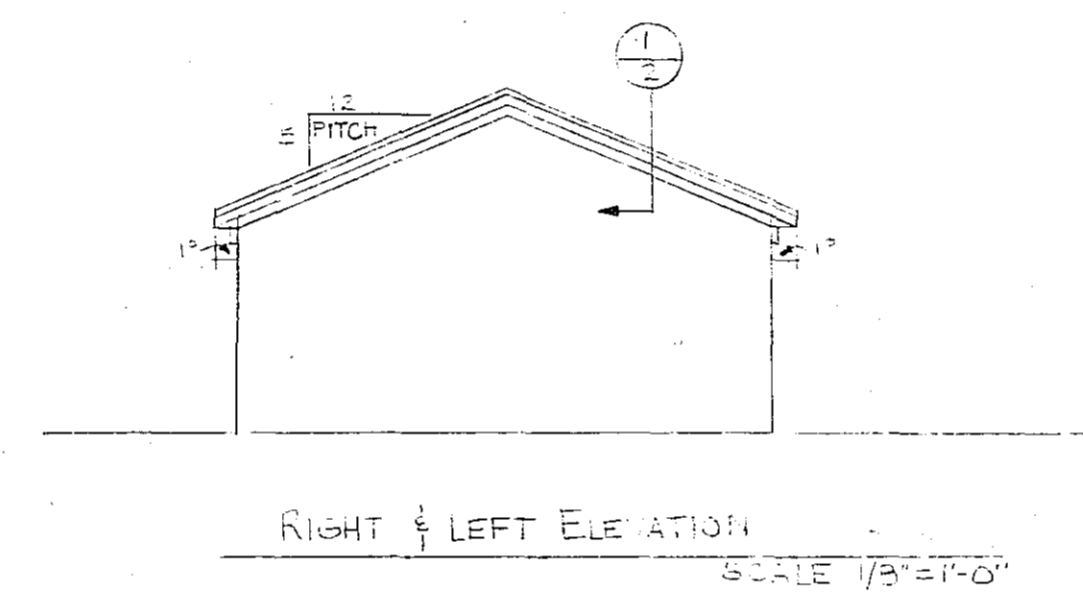
115 N. NEWTON - ALBERT LEA, MINN. 56007  
Ph. 507-373-4205



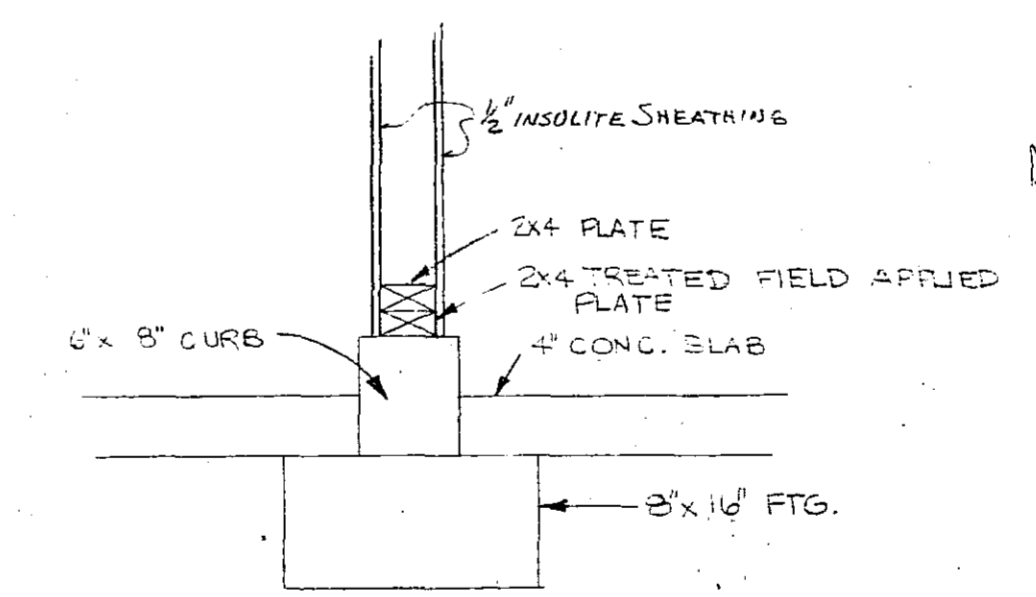
REAR ELEVATION  
SCALE 1/2"=1'-0"



SECTION THRU GABLE OVERHANG  
SCALE 1/4"=1'-0"



RIGHT & LEFT ELEVATION  
SCALE 1/8"=1'-0"



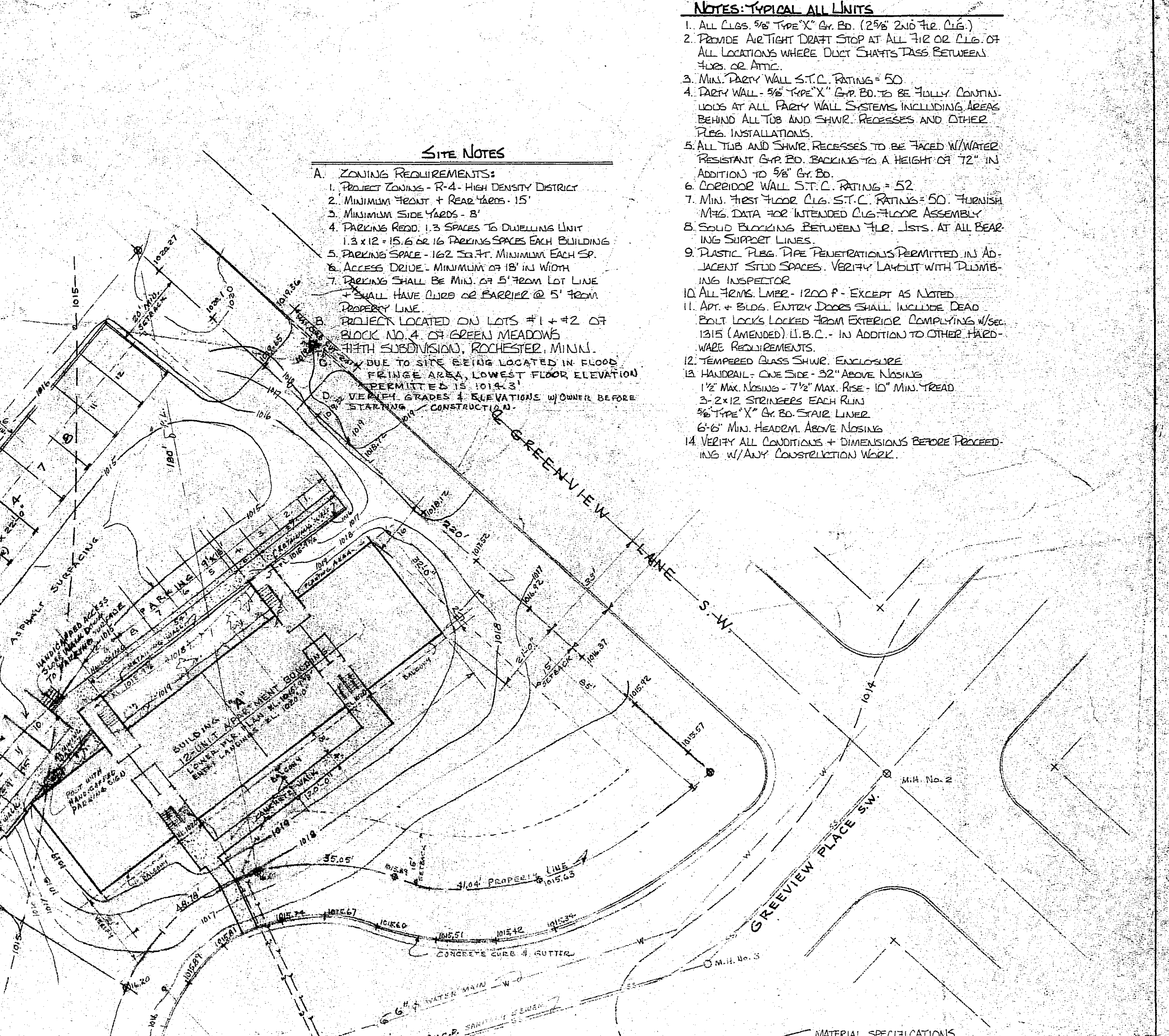
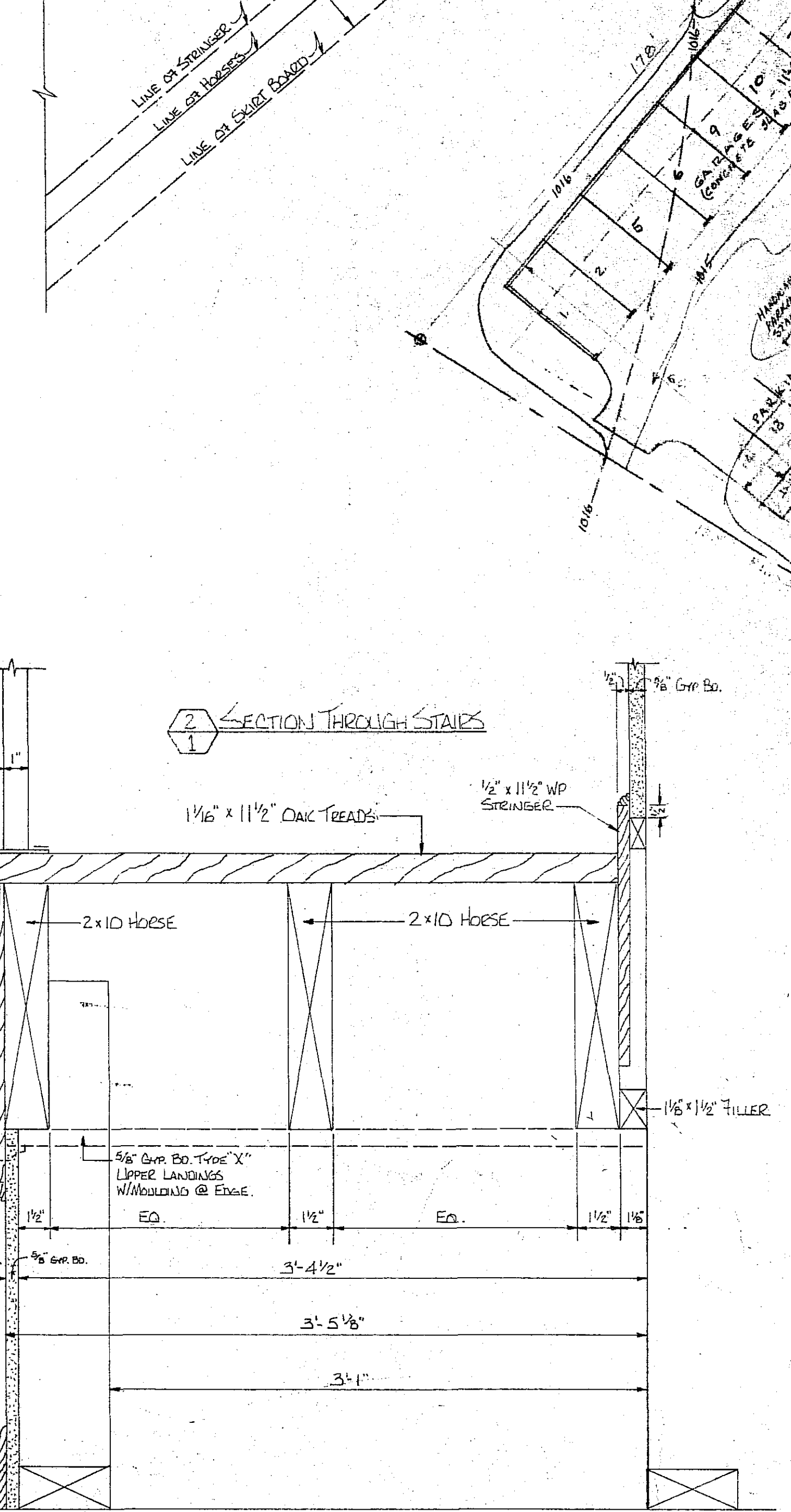
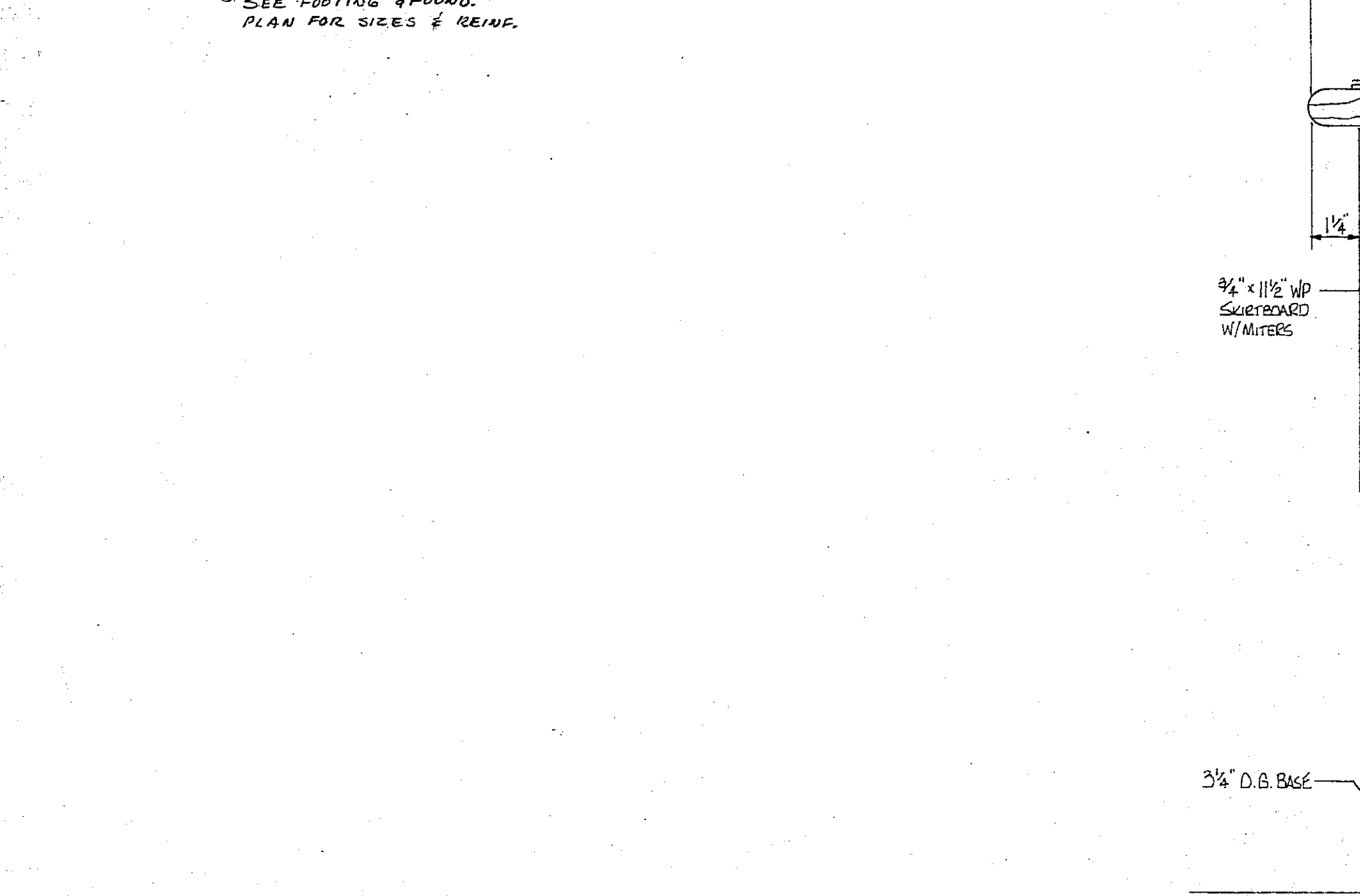
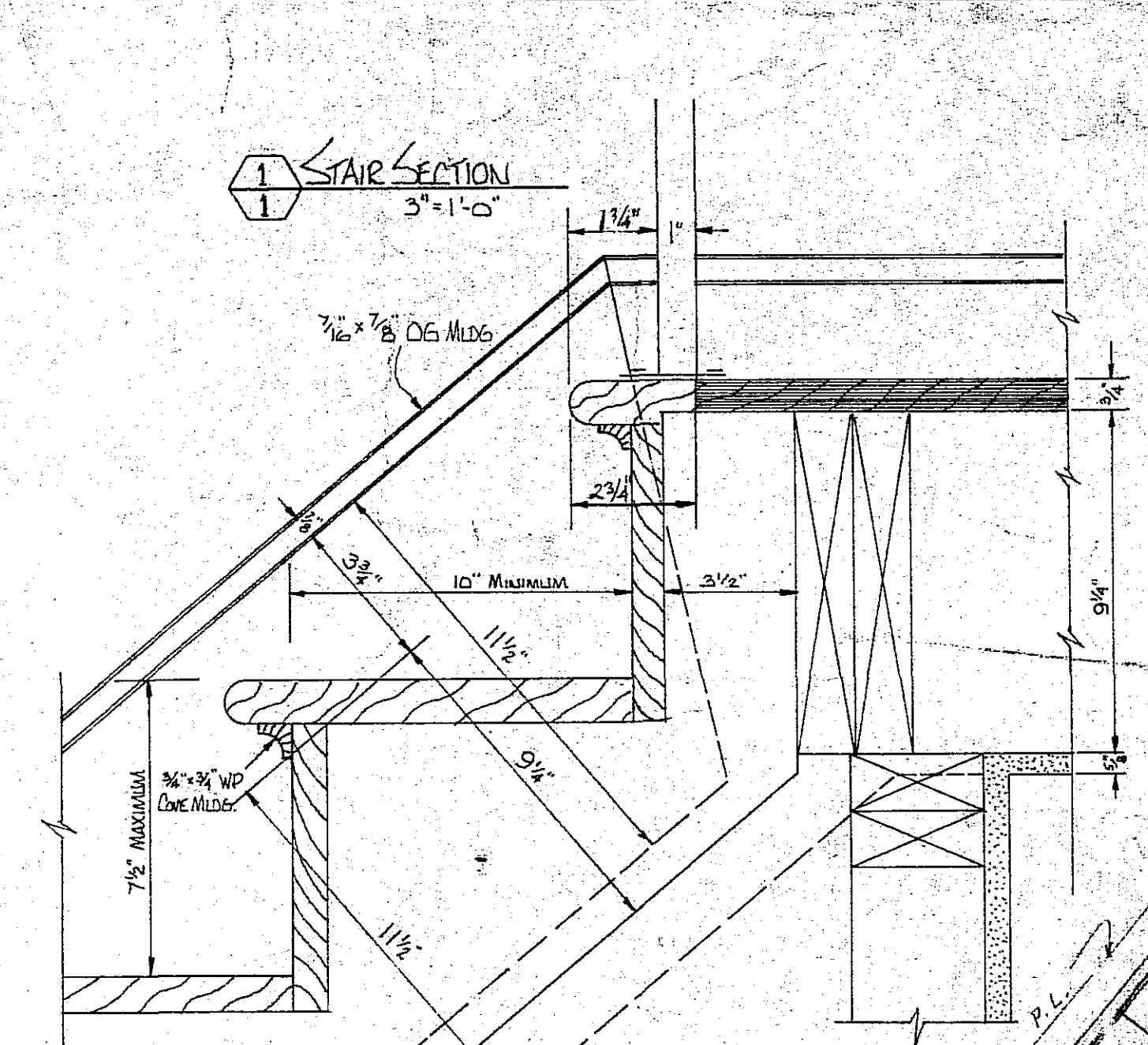
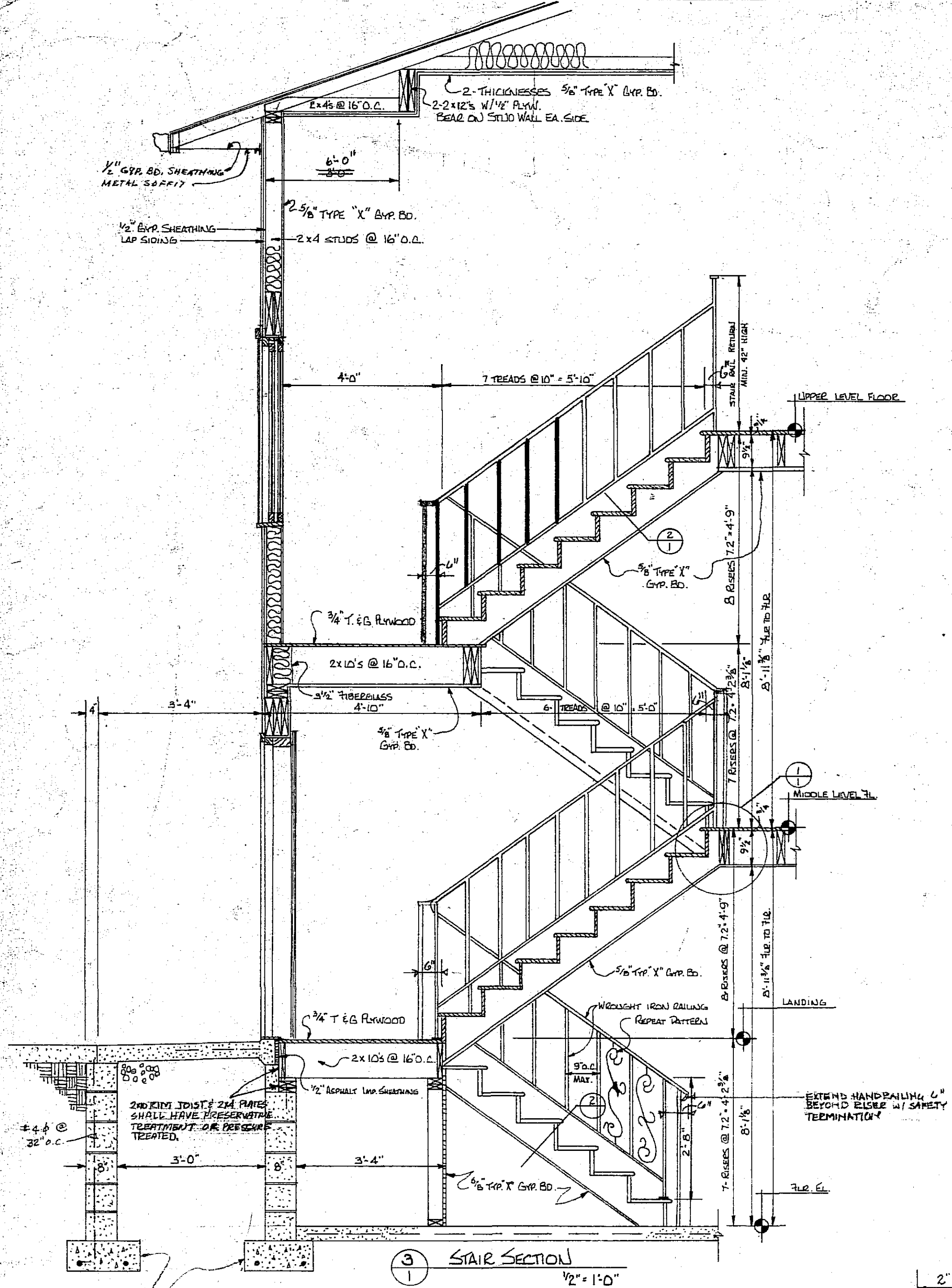
SECTION THRU INTERIOR WALL FTG.  
SCALE 1"=1'-0"

NOTES  
TOP OF 6"x8" CURB IS TO BE AT THE SAME HEIGHT AS THE 6"x8" TOP COURSE OF THE EXTERIOR WALL

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*Adrian C. Hestness*  
Date 10-9-78 Reg. No. 8086

SECTION THRU REAR WALL  
SCALE 1"=1'-0"

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



**SITE NOTES**

**A. ZONING REQUIREMENTS:**

1. PROJECT ZONING - R-4 - HIGH DENSITY DISTRICT
2. MINIMUM FRONT + REAR YARDS - 15'
3. MINIMUM SIDE YARDS - 8'
4. PARKING REQ. 1.3 SPACES TO DWELLING UNIT 1.3 x 12' x 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 WITH SUBDIVISION, ROCHESTER, MINN.**

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

**D. VERIFY GRADES & ELEVATIONS w/ OWNER BEFORE STARTING CONSTRUCTION.**

**SITE PLAN**  
1" = 20'

**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" GR. BD. (2 5/8" 2ND FLR CLG.)
2. PROVIDE AIR TIGHT DRAFT STOP AT ALL FIRE OR CLG. OF ALL LOCATIONS WHERE DUCT CHIMNYS PASS BETWEEN FLOORS OR ATTIC.
3. MIN. PARTY WALL S.T.C. RATING = 50
4. PARTY WALL - 5/8" TYPE "X" GR. BD. TO BE FULLY CONTINUOUS AT ALL PARTY WALL SYSTEMS INCLUDING AREAS BEHIND ALL TUB AND SHWR. RECESSES AND OTHER PLEG INSTALLATIONS.
5. ALL TUB AND SHWR. RECESSES TO BE FACED w/ WATER RESISTANT GR. BD. BACKING TO A HEIGHT OF 72" IN ADDITION TO 5 1/2" GR. BD.
6. CORRIDOR WALL S.T.C. RATING = 52
7. MIN. FIRST FLOOR CLG. S.T.C. RATING = 50. FURNISH MFG. DATA FOR INTERIRED CLG-FLOOR ASSEMBLY
8. SOLID BLOCKING BETWEEN FLR. LSTS. AT ALL BEARING SUPPORT LINES.
9. PLASTIC PLEG PIPE PENETRATIONS PERMITTED IN ADJACENT STOD SPACES. VERIFY LAYOUT WITH PLUMBING INSPECTOR
10. ALL FRMS LMBER - 1200 P - EXCEPT AS NOTED
11. APRT. + BLDG. ENTRY DOORS SHALL INCLUDE DEAD BOLT LOCKS LOCKED FROM EXTERIOR. COMPLYING w/ SEC. 1315 (AMENDED) U. S. C. - IN ADDITION TO OTHER HARDWARE REQUIREMENTS.
12. TEMPERED GLASS SHWR. ENCLOSURE
13. HANDRAIL - ONE SIDE - 32" ABOVE NOSING  
 1 1/2" MAX. NOSING - 7 1/2" MAX. RISE - 10" MIN. TREAD  
 3-2x12 STRINGERS EACH RUN  
 5/8" TYPE "X" GR. BD. STAIR LINDER  
 6'-6" MIN. HEADRM. ABOVE NOSING
14. VERIFY ALL CONDITIONS + DIMENSIONS BEFORE PROCEEDING w/ ANY CONSTRUCTION WORK.

**MATERIAL SPECIFICATIONS**

- A. CONCRETE - READY-MIX CONCRETE CONFORMING TO ASTM C-94. MIN. COMP. STRENGTH OF 3,000 P.S.I. AT 21 DAYS. COMP. STRESS - 1,360 P.S.I. SHEAR STRESS - 90 P.S.I.
- B. REINFORCING STEEL - INTERMEDIATE GRADE DEFORMED BARS, ASTM A-305, 20,000 P.S.I. IN TENSION WIRE MESH - ELECTRICALLY WELDED WIRE FABRIC, A.S.T.M. A-185, 8x6, 10/10
- C. MIN. PROTECTION OF REINFORCING STEEL - FOOTINGS - 3" FLOOR SLABS - 3/4"
- D. CONCRETE BLOCK - STANDARD WIT., HOLLOW LOAD BEARING, GRADE A, ASTM C90-44
- E. MASONRY MORTAR - TYPE "S" 1-PART PORTLAND CEMENT, 1/2 PART LIME PUTTY, 4 3 PARTS SAND.
- F. DIMENSIONAL LUMBER - # 1200 P.S.I. NO. 2 OR BETTER DOING #12 FOR STRUCTURAL JOISTS BEAMS & 2x4 STUDS - 2x4 STUDS MAY BE STUB GRADE DOUGLAS FIR OR HEMLOCK.
- G. ROOF SHEATHING SHALL BE 1/2" PLYWOOD, 3/2x16.
- H. FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD GUNED 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 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 11-17-78 Reg. No. 8086

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

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

**12 UNIT APARTMENT BUILDING FOR R.L. HEXLUM  
 ROCHESTER, MINNESOTA**

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

DATE: 9-26-77  
 11-25-77  
 1-9-78  
 4-1-78

SHEET: 1 OF 7