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Kim Painter RECORDER
Johnson County, Iowa

THIS INSTRUMENT PREPARED BY/RETRUN TO: MATTHEW ADAM
Simmons Perrine Moyer Bergman PLC, 1150 5th Street, Suite 170, Coralville, IA 52401 (319) 366-7641

DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME FOR CVM Commercial Condominiums

GDA Investments, LC, an Iowa limited liability company (collectively, the "Developer") execute this instrument of Declaration of Submission of Property to Horizontal Property Regime (the "Declaration") to be known as CVM Commercial Condominiums (the "Condominium"), all pursuant to Chapter 499B, Code of Iowa, entitled Horizontal Property Act (Condominiums), to take effect when filed for record in the office of the Johnson County, Iowa Recorder.

ARTICLE 1

PURPOSES AND CERTAIN DEFINITIONS

1. Purpose. The purpose of this Declaration is to submit and convey the "Land" (as hereinafter defined) described in this Declaration and the buildings and other improvements constructed or to be constructed on the land to the condominium form of ownerships and use pursuant to Iowa law. Developer reserves the right to add additional land and to construct additional "Suites" (as hereinafter defined) but shall not be required to do so.

2. Definitions. The terms employed shall have the meanings given them in Chapter 499B, Code of Iowa, unless the context or the more particular provisions of any condominium document requires a different one. Certain terms are used as follows:

(a) CVM Commercial Condominium Owners Association, Inc. A non-profit corporation organized under Chapter 504 of the Code of Iowa to serve as the council of the Owners of the Units submitted to this regime, sometimes referred to as the "Association".

(b) Building. The term "Building" as used herein shall refer to any structure containing one or more Units that is constructed on the real estate submitted to the horizontal property regime.

(c) Bylaws. The Bylaws of the Association.

(d) Condominium Documents and Property. This Declaration and all attached exhibits, and supplements and amendments constitute the condominium documents. The terms "condominium property" or "the property" include all property, real, personal or mixed, including such as are sometimes referred to as "facilities" submitted now or later to the regime, or owned by the Association if context requires, other than the sole personal property of Developer or any owner.

(e) Plural and Gender. All words or phrases shall be taken to include the singular or plural according to context and to include the female, male or neuter gender as may be applicable.

(f) Successors. Reference to Developer, owner, or to any entity or association shall include the respective successors, grantees and assigns.

(g) Tense. Upon the effective date of this Declaration, use of the present tense shall include the future tense and use of the future tense shall include the past or present tense as may be applicable, particularly where the subject matter relates to completion of an improvement that has not been or already has been completed as the case may be.

(h) Unit. A Unit means generally an area defined by surfaces or planes which is capable of being owned as a separate parcel of real property under the Iowa Horizontal Property Act. Subject to being amended in the future to add more units, this Declaration initially defines two (2) Units that are capable of being owned as separate parcels of real estate.

ARTICLE 2

DESCRIPTION OF LAND AND BUILDINGS; PRINCIPAL MATERIALS

1. Land. The land conveyed and submitted to the Horizontal Property Regime is situated in Johnson County, Iowa, and is legally described as follows:

Lots 1 Ambrose Development Subdivision One, Coralville, Iowa, according to the plat thereof recorded in Book 3804, Page 484, Plat Records of Johnson County, Iowa, subject to easements, covenants and restrictions of record

(the "Land").

2. Building Location Survey. Attached as Exhibit A is a Site Plan, which shows the location of the Building that has been constructed. Exhibit A shall be amended in the event the Developer adds additional Buildings or Units as allowed herein. The Site Plan also shows graphically the location, dimensions and area of certain common elements either as they now exist or as they are proposed. As amendments to this Declaration are filed, Exhibit A will be supplemented to provide information for such Units.

3. Access. Exhibit A shows the location of 25th Street, which is a public street, and which is connected to the Land.

4. Particulars of Units. The Building shall consist of two (2) Units designated as follows:

Unit 1 containing 26,045.55 square feet

Unit 2 containing 6,198.69 square feet

Exhibit B shows the Floor Plan of the Building in which the two (2) Units are located. The approximate area of each Unit is set forth on Exhibit B.

5. Principal Materials. The principal materials for the Building are shown on Exhibit C.

ARTICLE 3

IDENTIFICATION OF UNITS

1. Location of Units. The location of Unit 1 and Unit 2 , the common areas and the limited common areas to which the Units have access are all shown and depicted on Exhibit A and Exhibit B.

2. Plans and Certificate. Exhibit D shows the building plans of the Building in which the two (2) Units are located. A Surveyor's Certificate is attached as Exhibit E.

3. Identification of Units. Each Unit is identified by its United States Postal Service mailing address:

Unit 1: 901 - 941 25th Ave Building, Coralville, Iowa,

Unit 2: 945 and 943 25th Avenue Building, Coralville, Iowa

The approximate area for each Unit is: Unit 1 has 26,045.55 square feet and Unit 2 has 6,198.69 square feet. Exhibit F sets forth the fractional interest of undivided ownership in the Land and other common elements for each Unit in the regime.

ARTICLE 4

DESCRIPTION/DEFINITION OF COMMON ELEMENTS AND UNITS

The condominium regime consists of Units that are separate parcels of real estate individually owned and of common property ("common elements") that may be used by the Unit owners. The common elements are either "general common elements" or "limited common elements".

1. General Common Elements. The general common elements are the Land and all improvements, devices and installations existing for the common use, except the Units and such common elements as are specifically defined as limited common elements. The general common elements include, without being limited thereto, the following to the extent that such items exist:

(a) the Land, all personally required by the Association for its functions as the council of co-owners, common water system and meter, common lighting system;

(b) all landscaping and plantings, sidewalks and paths, outside lighting systems and fixtures, and parking areas and driveways that are not reserved for the use of a

specific Unit;

(c) all devices or installations existing for the common use;

(d) all general sewer, water, electrical, gas, telephone and other utility or service lines that are not reserved for the use of a particular Unit;

The general common elements shall include easements to Unit for all such lines, wiring, ducts and the like above referred to for the furnishing of utility and other services or systems to the other Units and to the common property and easements of support in every portion of a Unit which contributes to the support of the improvements. Notwithstanding anything contained herein to the contrary, any change from a General Common Element to a Limited Common Element requires approval of all Unit owners. Further, Developer cannot change or alter the General Common Elements without prior written approval of all Unit Owners. All Units shall only be subject to assessment and lien for "current expenses" of the Association as distinguished from assessments for "reserves" or "emergencies" as such terms are commonly defined.

2. Limited Common Elements. The limited common elements include such common property that is reserved for the use of a particular Unit to the exclusion of other Units. Each Unit is solely responsible for all costs to associated with their respective limited common elements, including the costs to maintain, repair and replace their limited common elements. The common property that is specified and determined to constitute a limited common element for the use of a Unit includes, but is not limited to, (i) all of the external and internal structural and non-structural elements of a Unit, including the foundations, floors, exterior walls, ceilings, roofs, entrances and exits of a particular Unit which may also be described by an access easement for ingress and egress, (ii) all structural elements of the Building in which a Unit is located, including but not limited to: the foundation, slab, exterior walls, roof, interior load-bearing walls and other structural elements of the Building not reserved to a Unit, (iii) any parking spaces allocated to a Unit and (iv) all fixtures, attachments, HVAC, machines, equipment, utility lines, service lines, driveways, and fixtures that pertain to the use of a particular Unit.

(a) Unit 1 Limited Common Elements. In addition to the items listed in paragraph 2 above, Unit 1's limited common elements shall include all dumpsters servicing the Real Estate with the exception of the north half of the north dumpster enclosure.

(b) Unit 2 Limited Common Elements. In addition to the items listed in paragraph 2 above, Unit 2's limited common elements shall include: (1) the grease trap serving Unit 2, (2) the north half of the north dumpster enclosure, and (3) the right to locate and maintain a pylon sign in the common area as more particularly shown on Exhibit A.

Notwithstanding anything contained herein to the contrary, Developer may not alter any Limited Common Element attributed to Unit 2, without the prior written consent of the owner of Unit 2.

3. Units. Each Unit shall consist of the area between the interior surfaces of its perimeter walls or demising walls, as the case may be, (including windows and including the interior surface of the exterior door(s)), and between the lower surface of the ceiling and the upper surface of the concrete slab or the floor of a Building. In all cases, a Unit shall include and be defined by the surfaces referred to and shall include any non-load bearing partitions within. In addition each Unit shall include the exterior walls, foundation, slab, roof and other structural elements of the Unit. Notwithstanding anything contained herein to the contrary, each Unit shall have a cross easement for placement of any general sewer lines, utility lines, conduits, pipes, electric lines, telephone lines, gas lines, and water lines or other utility or service.

ARTICLE 5

FRACTIONAL INTEREST OF EACH UNIT IN THE COMMON ELEMENTS; VOTING RIGHTS

1. Fraction of Ownership Interest; Voting Rights. The owner of each Unit shall own as an appurtenance an undivided interest in the Land and other common elements of the regime, both limited and general. Such interest shall be the same in both the limited common elements and the general common elements, notwithstanding any exclusive right of use of any limited common element which may be appurtenant to a particular Unit. The fraction of ownership interest appurtenant to each Unit is set forth in attached Exhibit F.

2. Voting Rights. The owner or owners (collectively) of each Unit as such and as a member of the Association shall be permitted to cast the number of votes as follows:

Unit	Square Footage	Percentage Ownership of Common Elements, Percentage of Common Expenses and Percentage of Votes
1	26,045.55	80.78%
2	6,198.69	19.22%
Total	32,244.24	100.00%

The Percentage Ownership of Common Elements, Percentage of Common Expenses and Number of Votes in the Association may be adjusted in the event a Unit is divided or Units are combined to create additional Units. The Developer reserves the right to make further adjustments in the event the square footage of individual Units is adjusted.

3. Deadlock by Unit Owners. If the vote of the Members on any proposed resolution, or any other matter, results in 50% of the votes cast being favor of the proposed resolution and 50% of the votes cast being cast against the resolution, then the issue shall be settled by binding arbitration in accordance with Article 5 (4) if at least one owner so requests in writing to the Directors of the Association.

4. Arbitration; Forum Selection. The owners of each Unit agree that any claim or dispute concerning the construction or interpretation of this Declaration, remedies for a breach of this Declaration, or otherwise arising from this Declaration shall be settled by binding arbitration, subject to all of the following provisions: Unless the owners of each Unit agree in writing to the appointment of only one arbitrator, the number of arbitrators shall be three. The arbitrator or arbitrators shall be appointed within 10 business days from the date the written notice is delivered to the Directors of the Association and the decision of the arbitrator or arbitrators shall be rendered within 10 business days of the hearing date. The adversarial parties shall in the course of such arbitration be permitted to engage in discovery pursuant to the Federal and Iowa Rules of Civil Procedure and Rules of Evidence. The arbitrator's decision shall be final and binding on the owners of the Units and the Association and shall bar any suit, action, or proceeding instituted in any federal, state, or local court or administrative tribunal; provided that (1) the arbitrator's judgment may be entered in any court or administrative tribunal, and (2) the forgoing shall not prohibit any party from seeking temporary injunctive relief against another party in court. Jurisdiction and venue for the arbitration and/or litigation of any disputes concerning the construction, interpretation, or enforcement of

this Declaration shall exclusively lay in a state or federal court of competent enforcement located in Johnson County, Iowa, unless otherwise required by applicable laws. The Association and the owners of the Units hereby consent to personal jurisdiction in the courts of the State of Iowa and the United States District Court for the Northern District of Iowa, as well as to the jurisdiction of all courts to which an appeal may be taken from such courts, for the purpose of any arbitration proceeding, suit, action or other proceeding arising out of any of their obligations hereunder, and expressly waive any and all objections they may have to venue in such courts.

ARTICLE 6

DEVELOPER'S RESERVED RIGHTS AND POWERS

1. Developer's Activities and Unit Ownership. Developer is irrevocably and perpetually empowered, notwithstanding any use restriction or other provision of the condominium documents to the contrary, to sell, lease, or rent Units without restriction of any kind. Notwithstanding the above sentence, the grantee or tenant, as the case may be, of any conveyance from Developer shall be bound to the use restrictions of the condominium documents including Article 10(6)(a) of the Declaration. Until Developer conveys title, Developer shall be and remain the owner of each Unit, all under the same terms and conditions as other owners including membership in the Association save for this right to sell, rent, or lease. The Developer's obligation to pay assessments for current expenses shall begin with the first month following the issuance of a certificate of occupancy for a Unit.

2. Reservation of Rights to Modify Units. Unless the Declaration is amended as set forth below, the construction of additions or expansion of Units shall be in accordance with the terms of this Declaration.

3. Assignment of Developer's Rights. Developer may assign all of its rights and powers under this Declaration, in whole or in part, without the consent of Unit owners or the Association.

4. Division of Units. Notwithstanding any provision to the contrary contained in this Declaration, the Developer may divide Unit 1, and the owner of Unit 2 may divide Unit 2, into additional, separate, units as follows:

(a) To divided a Unit into additional units pursuant to this section, Developer or an owner, as the case may be, must comply with the requirements of the City of Coralville, Iowa and file with the office of the Recorder of Johnson County, Iowa an amendment to this Declaration that shall describe the new unit(s) and file an amended site plan showing the new units. The amendment shall contain whatever exhibits are necessary to fully describe the additional Units.

(b) An amendment filed pursuant to this Article shall be effective with respect to and shall apply to the added Unit as if the Unit was initially submitted to the regime. Developer is not restricted as to the number of times a Unit may be divided.

(c) If a Unit is divided into additional Units, upon the recording of the amendment submitting the new Unit, the fractional interest in common elements appurtenant to all Units shall be adjusted to include the added Unit. The total fractional interest appurtenant to all Units shall be equal to one (1) with each Unit being allocated a fractional interest based upon the number of square feet in the Unit divided by the

total number of square feet in all of the Units. The Developer shall include as part of such amendment an Exhibit F to show the fractional interests of Units as revised by such amendment.

(d) The consent of owners of Units and their mortgagees is not required and amendments pursuant to this section shall be effective notwithstanding the objection, if any, of the owners of Units.

(e) Any expanded Unit shall be of equal quality, type of construction and general character equal or superior to and compatible with the existing Units.

(f) Any expanded Unit must be substantially completed before the Unit can be added to the condominium regime by filing an amendment to the Declaration.

5. Construction of Buildings. The construction of Units shall be in accordance with the terms of this Declaration and the plans and exhibits attached hereto, except Developer reserves the right on it's own initiative or pursuant to agreement with the owner of a particular Unit, or at the instance of mortgagees, any insurance carrier, the architect, or the public authorities to make or authorize variations therefrom or adjustments of an insubstantial character that are not meaningfully prejudicial to the rights of owners and do not materially affect such rights or the value of a Unit, which variations or adjustments are permitted without the necessity of consent by other owners and shall not constitute an amendment of this Declaration. Variations that do materially affect such rights or value shall be limited physical layout or design of a Unit, except that slight deviations required by construction or arising from the installation of the walls and/or partitions, changes in the location or design of a non-load bearing partition, closet or other feature within a Unit, and slight variations in the location of the condominium which an accurate survey would show are permitted and the right to make the same reserved by Developer.

6. Supplementary Clauses. Various provisions of this Declaration, and deeds and mortgages of the Units and common elements, contain clauses designed to accomplish shifting of the common elements as the regime is expanded by the addition of Units. None of said provisions shall invalidate the other, but each shall be deemed supplementary to the other toward the end that a valid shifting of the common elements can be accomplished.

7. Power of Appointment. Each deed of a Unit shall be deemed to reserve to the Developer the power to appoint to Unit owners, from time to time, the fractions in the common elements set forth in amendments of the declaration that expand the regime by the addition of Units.

8. Power of Appointment to Shift Fractional Interests. A power coupled with an interest is hereby granted to the Developer or to any person acting as agent of the Developer as attorney-in-fact to shift fractional interests of the common elements in accordance with amendments to the declaration recorded pursuant hereto which expand the regime by the addition of Units, and each deed of a Unit and common elements in the regime shall be deemed a grant of such power to said attorney in fact.

9. Compliance With Horizontal Property Act. Each Unit owner, by acceptance of a deed conveying a Unit, agrees for such owner and those claiming under such owner, including mortgagees, that this Declaration is in accordance with the Horizontal Property Act.

ARTICLE 7

APPURTENANCES TO UNIT OWNERSHIP AND TRANSFER; LIENS

1. Appurtenances. The ownership of each Unit shall include all of the appurtenances, including, but not limited to, the following:

(a) Fractional Interest of Ownership of Common Elements and Funds; Liabilities for Expenses. There shall be appurtenant to each Unit and the ownership thereof an undivided fractional interest of ownership in or liability for (1) the general common elements, (2) the limited common elements, (3) the funds and surplus, if any, of the Association, and (4) except as otherwise specifically provided in this Declaration, the common expenses and liabilities of the Association. Such undivided fractional interest of ownership or liability shall be identical as to each of the preceding four aspects, and the amount of such fractional interest or liability shall be the fraction (as may be adjusted as provided in this Declaration) fixed pursuant to Article 5 as set forth in Exhibit F.

(b) Encroachment Easements. If any portion of the common elements encroaches upon any Unit or any other portion of the common elements, or if any Unit encroaches upon any other Unit or upon any portion of the common elements upon completion of construction, or if any of such encroachments shall occur thereafter as a result of shifting or settling of a Building or from alteration, repair or improvement to the common elements and/or as a result of repair or restoration of the common elements or a Unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, then in each of such events a valid easement shall exist for such encroachment and for the maintenance thereof so long as the Buildings, common elements and Units exist.

(c) Cross Easements. The appurtenances shall include, so long as the Buildings, common elements and Units exist, easements from each Unit owner to each other Unit owner and to the Association and from the Association to the respective Unit owners as required as follows:

(i) Ingress, Egress and Maintenance. Easements are reserved for ingress and egress through the common areas and limited common areas for access to the Units and through the common areas and limited common areas and the Units for purposes of maintenance, repair, replacement or reconstruction of each as authorized;

(ii) Support. Every portion of a Unit contributing to the support of a Building is burdened with an easement of support for the benefit of all other Units and common elements in or of the building; and

(iii) Utilities and Other Services. Easements are reserved through the Units and common elements and limited common elements for conduits, ducts, plumbing, wiring, piping and other facilities for the furnishing of utility or other services and facilities to the other Units and common areas, provided such

easements through a Unit shall be only according to the plans and specifications for a Building as and if varied during construction as permitted in this Declaration unless otherwise agreed by the Unit owner.

(d) Possession and Use of Unit, Including Air Space. In addition to the fee simple ownership of a Unit, there shall be as an appurtenance an exclusive easement for the possession and use of the air or room space within the Unit and to the limited common elements of that Unit as the same exists from time to time or as altered or reconstructed from time to time subject to necessary and authorized easements for maintenance, repair and the like; which appurtenance shall be terminated automatically in the event of termination of the regime.

2. Assignment or Transfer of Appurtenances; Severance. The ownership of each Unit shall include and there shall pass and be transferred in the event of any transfer of ownership of such Unit as a parcel of realty or of any owner's right, title or interest in the Unit, whether by deed, mortgage, other instrument or otherwise than by an instrument, all of the appurtenances whether enumerated and separately described or not; and no part of the appurtenant interest of any Unit may be sold, transferred or otherwise disposed of except in connection with the sale, transfer or other distribution of the Unit itself or all Units in the regime.

3. Subdivision. A Unit may be divided into additional Units provided the Unit Owner pays all costs, including but not limited to, surveying fees, legal fees and recording fees to amend this Declaration and to record the amendment with the Johnson County Recorder.

4. Liens. Taxes, assessments, judgments and any other matter against a Unit owner which may give rise to a lien shall be a lien only against the Unit owner's Unit and not against any other Unit or the common elements.

ARTICLE 8

MANAGEMENT OF THE REGIME

1. Council of Co-Owners; Membership, Vote or Other Action of Owners. The business and affairs of the regime shall be governed and managed by the Association, a non-profit membership corporation organized and existing under Chapter 504 of the Code of Iowa, which corporation is and shall constitute the council of the co-owners of the Units and common elements submitted to the regime, all as provided by Section 499 B.2(3) of the Code of Iowa. Copies of its Articles of Incorporation and its Bylaws are attached as Exhibits G and H. All owners of Units shall automatically be members of the Association, and membership in the Association shall automatically cease upon termination of such ownership interest. Whenever a vote or other action of owners as a group is required, the mechanics of conducting such a vote or taking such action shall be under the control and supervision of the Association and the Bylaws unless otherwise provided for herein, in which case this Declaration shall control.

2. Agreements and Compliance. All owners, tenants, guests, invitees and other persons using or occupying a Unit shall be bound by and strictly comply with the provisions of the Bylaws of the Association and the applicable provisions of the other condominium documents, and all rules and regulations and all agreements and determinations lawfully made by the Association and its directors, officers, or agents shall be binding on all such owners and other persons. A failure to comply with the Bylaws or the provisions of the other condominium documents or any agreements or determination thus

lawfully made shall be grounds for an action to recover sums due for damages on the part of the Association or any owner as applicable and for mandatory or other injunctive relief, and the election of one such remedy shall not constitute the waiver of any other.

3. Included Powers; Foreclosure of Lien, Waiver of Partition. Each owner agrees that the Association has and shall exercise all powers, rights, and authority granted unto it by Chapters 504 and 499B of the Code of Iowa, and such as are more particularly set forth in the condominium documents, including the making of assessments chargeable to owners and a lien on a Unit for any common expenses, and the right to foreclose the lien on a Unit and acquire a Unit at foreclosure sale and to hold, lease, mortgage or convey the same, but such acquisition shall be on behalf of all Unit owners, all of whom, however, shall be deemed to have waived all rights of partition with respect to the Unit.

4. No Avoidance by Waiver of Use; Right of Entry. The liability of an owner for all assessments made by the Association may not be avoided by waiver of the use or enjoyment of any common elements, or by abandonment of a Unit for which an assessment is made. Except in the event of an emergency, the Association shall have the right exercisable at reasonable hours to enter a Unit as may be necessary or advisable to exercise its rights or responsibilities. In the event of an emergency the Association shall have the right to enter a Unit at any time as may be necessary or advisable to exercise its rights or responsibilities.

5. Subordination of Assessment Liens. If any Unit subject to a lien created by any provision in this Declaration shall be subject to the lien of a first Mortgage of record: (i) the foreclosure of any lien created by anything set forth in this Declaration shall not operate to affect or impair the lien of such Mortgage; and (ii) the foreclosure of the lien of such Mortgage or the acceptance of a deed in lieu of the foreclosure by the mortgagee, shall not operate to affect or impair the lien except that assessment liens, if any, as shall have come due up to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or the acceptance of the deed in lieu of foreclosure shall be subordinate to the lien of the Mortgage, with the foreclosure-purchaser and purchasers therefrom taking title free of assessments, if any, that have come due up to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or deed given in lieu of foreclosure, but subject to assessment liens that shall have come due subsequent to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or the acceptance of a deed in lieu of foreclosure. All assessment liens as shall have come due up to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or the acceptance of a deed in lieu of foreclosure and have not been paid shall be deemed to be an expense of the Association, but this shall not prevent the Association's right to collect the sums from the defaulting owner personally.

6. Availability of Documents and Records. The Association shall make available to Unit owners, lenders and the holders and insurers of the first Mortgage on any Unit current copies of this Declaration, the Bylaws of the Association and any rules or regulations passed by the Association governing the condominium regime and other books, records and financial statements of the Association. Such information shall also be made available by the Association to prospective purchasers of Units, including the most recent audited financial statement of the Association, if such is prepared. "Available" shall at the least mean available for inspection upon request during normal business hours or under other reasonable circumstances. Also upon the written request of any agency or corporation which has an interest or prospective interest in the condominium regime, the Association shall be required to prepare and furnish within a reasonable time an audited financial statement of the Association for the immediately preceding fiscal year.

ARTICLE 9

MAINTENANCE, ALTERATION AND IMPROVEMENTS

1. Terms. Although the use of one shall not be deemed to exclude the applicability of another unless specifically so stated or required by the context, the following terms shall be defined as follows: "maintenance" is used generally to include repair, renovation, restoration, reconstruction, rebuilding or replacement as may be necessary to maintain the condominium property in the same condition as when constructed and completed by Developer; "alteration" relates to changes from such state other than maintenance; and "improvement" as distinguished from alteration relates generally to the addition of new and different structures, elements or facilities other than those referred to in this Declaration. The provisions of this Article are applicable where the work done or required is not caused by a specific casualty or event and shall also apply in the event of maintenance, alteration or improvement necessitated by a specific casualty or event unless a different provision is specifically made in the condominium documents addressing such contingencies.

2. Maintenance by Association.

(a) All general common elements and facilities shall be maintained by the Association as a common expense unless responsibility is otherwise imposed on the Unit owner by paragraph 3 of this Article or otherwise. This allocation of maintenance responsibilities shall apply to all easements on the Land unless a third party is responsible for the maintenance by virtue of a written agreement (e.g. a utility company).

(b) Incidental damage caused to a Unit through maintenance by the Association shall be repaired by the Association as common expense.

(c) If a Unit owner defaults in his or her responsibilities of maintenance, the Association shall assume the same and perform the maintenance as a common expense and levy a special assessment against the Unit and against the Unit Owner, collectible as other assessments.

3. Maintenance by Owner.

(a) The owner of each Unit shall be responsible for all maintenance, repair, alteration and improvements to their respective Building, including the foundation, slabs, exterior walls, HVAC, roof and structural elements of the Building, interior surfaces of the walls, ceiling, doors, windows, sliding glass doors and floors which define the Unit, and of any finished or additional surfaces or materials installed by the Developer and/or the Unit owner, such as carpets, wall papering, counter tops, painting or staining, or other floor, wall or ceiling or other covering of any kind. The owners shall also maintain all plug-in appliances and other personality of any kind within the Unit, all doors or windows, including garage doors. It is understood the owner shall be responsible for the maintenance of wiring, piping, conduits, ducts and other service elements within the Unit, even though situated without.

(b) The owner of each Unit shall be responsible for all maintenance, repair, alteration

and improvements to their respective limited common elements.

(c) The owner of each Unit shall have a duty to perform the maintenance without disturbing the rights of other Unit Owners.

(d) The Unit owner shall likewise maintain at his expense any improvements or alterations subsequently added by him and it shall be his duty to perform said maintenance without disturbing the rights of other Unit owners and to report promptly to the Association any defects or need for repairs which are the initial responsibility of the Association or with respect to which the Association otherwise has authority to act.

4. Responsibility of Owner; Insurance Proceeds. The owner of a Unit shall be responsible and liable for the expense of any maintenance rendered necessary by his or her act, neglect or carelessness or that of his or her family, guests, employees, agents or lessees, which liability shall include any increase in insurance rates occasioned thereby, provided this requirement shall not preclude the proceeds of insurance maintained by the Association or any Owner from being applied to discharge such expense, in whole or in part; provided further, nothing in this Declaration shall be construed to modify subrogation rights of or any modification of subrogation rights by insurance companies.

5. Maintenance Involving More Than One Unit. If maintenance is required involving more than one Unit, the Association, in order to provide centralized direction, may assume responsibility therefore and provide for the same, in whole or in part, as a common expense assessable to the owners of the Units involved.

6. Alteration or Improvements by Unit Owner. No alteration or improvement of a Building shall neither increase nor decrease the fractional interest in the common elements appurtenant to that Unit unless the size of the Building is increased as provided in this Declaration.

7. Alteration of Improvement by the Association or All Owners. Except as otherwise permitted by this Declaration, there shall be no alteration of the Buildings or other general common elements, or further improvements added to the lands or other common elements, without the approval of all owners, provided upon the question being put to a vote at a membership meeting as provided in the Bylaws any such alteration or improvement may be done if seventy-five percent (75%) of the total number of votes outstanding and entitled to be cast are voted in favor thereof and if the dissenting owners are relieved from the cost and their share of the cost is borne by the assenting owners. Bids shall be taken and the cost accurately estimated before such vote is conducted. An alteration or improvement pursuant to this paragraph shall not alter the fractional interest appurtenant to each Unit in the common elements and such interest shall remain as before, irrespective of whether the owner voted in favor of or against the alteration or improvement.

ARTICLE 10

CONDITIONS OF AND RESTRICTIONS ON OWNERSHIP, USE AND ENJOYMENT

The ownership, use, occupation and enjoyment of each Unit and of its appurtenances and of the common elements of the regime shall be subject to covenants, conditions, easements, or other encumbrances of record and to the provisions of the Bylaws and Articles of Incorporation of the Association and of this

Declaration, all of which provisions, irrespective of where set forth or classified as such, shall with equal status constitute such a covenant, condition, restriction, and requirement as shall be enforceable and binding as a covenant, condition, restriction or requirement running with the Land and shall be binding on and enforceable against all Units and the owners and their respective assigns, lessees, tenants, occupants, invitees and successors in interest. The following particular covenants, conditions, restrictions and requirements are noted and set forth:

1. Conveyance/Mortgage/Lease. No owner of a Unit shall convey, mortgage or lease such Unit unless and until all sums due the Association by way of assessment of any kind or other charge and whether evidenced by recorded liens or not are currently paid and not delinquent and in the event of delinquency the grantee, mortgagee or lessee, if notified before paying or disbursing to the owner, shall apply the proceeds of such transaction first to payment of the delinquent amounts before payment of any sum to the owner. The Association shall in any event issue a written statement under signature of an officer or management contractor to such grantee, mortgagee or lessee verifying the status of all delinquencies or upon payment of delinquencies as shown shall constitute conclusive evidence of compliance with this paragraph.

2. Exterior Restrictions. No Unit owner may paint or in any manner decorate the exterior facade of the walls or add or connect equipment, structures or facilities thereto or alter the structure of any Building or erect any sign or otherwise disturb or affect the same without the Association's prior written consent, which consent shall not be unreasonably withheld. No exterior transmission devices of any kind, including towers, antennas, and television and/or microwave transmission dishes, shall be constructed, installed, modified or permitted on the general common elements, including the buildings containing the Units, the ground and other areas used or otherwise designated as common areas, Notwithstanding the foregoing, exterior transmission devices (1) which are used to receive direct broadcast satellite service, including direct-to-home satellite service or to receive or transmit fixed wireless signals via satellite, and have a diameter of one (1) meter or less, or (2) which are used to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services and local multipoint distribution services or to receive or transmit fixed wireless signals other than via satellite, and are one meter or less in diameter or diagonal measurement, or (3) which are used to receive television broadcast signals, shall be permitted on limited common elements, including patios and decks. Any damage to the general common elements occasioned by the installation or use of any allowed transmission device shall be the responsibility of the individual unit owner installing and/or using such device. A transmission device sewing a particular Unit must be located on the limited common elements appurtenant to that Unit unless otherwise permitted by the Board of Directors.

3. Activity Affecting Insurance. The owner of each Unit covenants and agrees not to engage or permit any activity or condition as would cause a termination of or increase the premium for insurance carried by the Association or by any Owner.

4. Parking/Vehicles. Subject to the terms of this Declaration, The Association, acting through its Board of Directors, shall control any disputes relating to parking spaces, spaces for service purposes may issue reasonable rules and restrictions for parking in common areas so long as such rules and restrictions to not cause a material negative impact on the business operations located at any Unit. The Association reserves the right to restrict parking to certain designated areas. The Association shall have the right to allocate certain parking spots to each Unit in any Building, so long as the amount of parking attributable to each Unit is in proportion with each Unit's fractional interest in the Association and bears a reasonable relationship to said Unit's location.

5. Repair, Maintenance and Reconstruction. Each Unit owner covenants and agrees with all

other Unit owners to repair and maintain, rebuild and reconstruct the respective Unit and keep the same in good repair and pay the separately metered utility expenses and assessments for the Unit.

6. Use Restrictions on Units.

(a) Unit 1 shall not be used for any of the following without the prior written consent of the owner of Unit 2:

- Any business that holds themselves out as a nail salon.
- Any business that operates an Indian Cuisine Restaurant

(b) Unit 2 shall not be used for any of the following without the prior written consent of the owner of Unit 1:

- Fast food Mexican restaurant.
- Any business whose primary business is retail sale of ice cream, frozen yogurt, frozen desserts, or other directly competing products. This includes but is not limited to; other ice cream stores, other frozen yogurt stores and ice cream/yogurt vending units whether freestanding or in kiosks.
- Any business that offers, sells or provides any of the following products or services: UPS, DHL, FedEx, Airborne and any other related overnight delivery services, postal services, packaging and shipping services, mailbox rentals, fax for profit, copy services, stamps and meter mail. Unit 2 will not place or allow to be placed any express mail and or express parcel drop boxes within or adjacent to any common area of the Unit.
- Any business that derives more than twenty percent (20%) of its gross revenues (exclusive of gross revenues from the sale of alcoholic and nonalcoholic beverages) from the sale or distribution of East Asian or Oriental food products comparable to or competitive with Hu-Hot's restaurant use.
- Any business that sells over 25% sandwiches as their primary source of business, to include any deli type sub shop, such as Subway, Jimmy Johns, Jersey Mikes or similar type user.
- Any business that offers for the purpose of the sale, rental, installation, supply, servicing and activation of : wireless communication products, wireless communication services, wireless data transmitting or carrying services mobile telephones, telephone equipment, and/or paging equipment (a "Wireless Provider"). As an example, a Wireless Provider shall include by not be limited to: Verizon, Sprint, Nextel, ATT, Cingular, T-Mobile, Leap/Cricket, Metro PCS, Vonage, TracFone, PowerNet, Quest, Radio Shack, SunCom, ALLTEL, I-Wireless, Boost, Clearwire, or any agent, franchisee or licensee providing these brands, and any successors or assigns or such entities, or any other entity designated as a Wireless Provider by US Cellular.

7. Additional Rules, Restrictions and Regulations. The Association, acting through its Board of Directors, shall have power to adopt and enforce all reasonable rules, restrictions and regulations relating to the use, occupancy and enjoyment of the condominium property, and without limiting the scope of the Board's authority, the following in particular shall govern: The Board may approve temporary structures, the same being otherwise prohibited, and may, within reason, regulate or prohibit the use of banners, signs or other decorations in the common areas so long as such regulations are consistently applied to all Units. The Board shall not adopt any rule, restriction, or regulation that has a material adverse impact on the business operations of an Owner or lessee of a Unit which holds a minority interest in the Association without such Owner's consent thereto.

8. Subdivision. The owners of each Unit shall have the right to subdivide their Unit; however, the subdivision will not increase the number of votes for the Unit.

9. Enforcement, Penalties and Fines. In addition or as an alternative to an action at law or a suit in equity, the Association, acting through its Board of Directors, may, with respect to any violation of this Declaration, the Bylaws are the rules and regulations of the Association and after affording the alleged violator a reasonable opportunity to appear and be heard, establish monetary and non-monetary penalties, the amount and severity of which shall be reasonably related to the violation and to the aim of deterring similar future violations by the same or any other person. Monetary penalties imposed against a Unit owner or occupant of a Unit shall be deemed an assessment against the Unit and, as such, shall be a charge and a continuing lien upon such Unit, shall constitute a personal obligation of the Unit owner and shall be collectible in the same manner as assessments under Article VII of the Bylaws. If the Association successfully brings an action to extinguish a violation or otherwise enforce the provisions of this Declaration, the Bylaws or the rules and regulations of the Association, the cost of such action, including reasonable legal fees, shall become a binding, personal obligation of the violator and such costs shall also be a lien upon the Unit occupied by the violator.

10. No Waiver. Failure of the Association or any owner to enforce any covenant, condition, restriction, or other provision of Chapter 499B of the Code of Iowa, this Declaration, the Articles of Incorporation or By-Laws of the Association, or the rules and regulations adopted pursuant thereto, shall not constitute a wavier of the right to enforce the same thereafter so long as said enforcement is consistently applied to all Units.

ARTICLE 11

INSURANCE

The insurance that shall be carried on the condominium property and the property of the Unit owners shall be governed by the following provisions:

1. Casualty, Association. The Association shall purchase casualty and extended coverage insurance upon the condominium property for the benefit of the Unit owners, and their respective mortgagees, it not being necessary in the policies to name the owners or mortgagees. Payments for losses shall be paid to the Association as the agent for the owners and their respective mortgagees.

2. Casualty, Owners. Each Unit owner shall obtain comprehensive general liability insuring against the business activity occurring in the Unit, which coverage shall be no less than $1,000,000.00 per occurrence and $2,000,000.00 in the aggregate and name the Association as an additional insured. Each

Unit owner shall deposit a certificate of insurance with the Association on an annual basis evidencing said insurance. Notwithstanding the foregoing, the Association shall have the right to require increased coverage amounts for comprehensive general liability, if its sole and absolute discretion the Association determines that the activity conducted in any given Unit warrants increased coverage amounts.

3. Personal Property and Liability. Each Unit owner may obtain insurance at the owner's own expense affording coverage for such owner's personal property, improvements and betterments within the Unit and for such additional owner's liability coverage as the owner deems appropriate. The Association shall have no responsibility for obtaining or maintaining insurance affording coverage upon any owner's personal property, improvements or betterments.

4. Coverage, Casualty Insurance. All Units and improvements upon the Land shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, as determined annually for the insurance company affording such coverage. All personal property included in the common elements shall be insured for its maximum insurable replacement value. Any insurance so obtained shall be subject to such deductible clauses as may be approved by the Association in order to obtain coverage at reasonable costs. Such coverage shall afford protection against loss or damage by fire and other hazards covered by the standard extended coverage endorsement, and such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the Land, including, but not limited to, vandalism, malicious mischief, windstorm and water damage.

5. Coverage, Public Liability. Public liability insurance shall be purchased by the Association in such amounts and with such coverage as shall be required by the Board of Directors, including, but not limited to, water damage, off premises employee coverage, hired automobile and non-owned automobile liability coverages.

6. Cross-Liability Endorsements; Subrogation Waiver. All liability insurance shall contain cross-liability endorsements to cover liabilities of the Unit owners as a group to a Unit owner. All fire and extended coverage insurance shall provide that the insurer waives its right of subrogation as to any claim against the Unit owners, the Association and their respective employees, agents and guests.

7. General Policy Provisions. If agreeable to the respective insurers, the policies procured by the Association and the owners shall, where applicable, include provisions that they shall be without contribution or pro ration and that the doctrine of "no other insurance" shall not apply; that the conduct or default of any one or more owners will not constitute grounds for avoiding liability under doctrines of warranties, conditions or forfeiture with respect to increase in hazard or vacancy clauses or other conditions or warranties purporting to relieve a carrier of its obligations; for payment of common expenses with respect to damaged Units during the period of reconstruction patterned after "use and occupancy" riders; for sub-policies specifying the portion of any master policy earmarked for each owner's interest; and for waiver of subrogation rights. Reference to all or any of the foregoing provisions is for the purpose of providing flexibility and certainty and is not to be interpreted as constituting an admission that any of the doctrines or rights referred to are applicable or would exist in the absence of a specific provision or waiver referring to the same.

8. Use of Proceeds. If the damage for which the proceeds of casualty insurance are paid to either the Association or any owner, as the case may be, is to be repaired or reconstructed, the insurance proceeds shall be paid to defray the cost as provided in this Declaration. If any proceeds are remaining after defraying such costs, such proceeds shall be paid to the Association to be held by the Association, paid to

the Unit owners or paid to the owner's mortgagee as the Association shall reasonably determine.

9. Enforcement by Mortgagees. Certain provisions in this Article are for the benefit of mortgagees as well as owners of Units, and all of such provisions are covenants for the benefit of any mortgagee of a Unit and may be enforced by such mortgagee.

10. Owner Failure to Insure. If an owner fails to obtain and keep in force the insurance required to be maintained by the owner, the Association may obtain such insurance and assess the cost to the owner and such owner's Unit. Such assessment shall be a lien against the Unit and shall be collectible as other assessments.

ARTICLE 12

RECONSTRUCTION OR REPAIR OF CASUALTY DAMAGE

1. Responsibility. The responsibility for reconstruction and repair after casualty shall be the same as for maintenance and repair of the condominium property as provided in Article 9.

2. Plans and Specifications. Any reconstruction or repair must be substantially in accordance with the plans and specifications for the original improvements, as available from the exhibits and amendments of this Declaration unless a change is permitted by the approval of at least 75% of the total number of votes at a meeting of the Association called for such purpose.

3. Payment of Costs. If the Unit owner does not, within 15 days of the date of the damage or destruction to the Unit and the limited common elements whose use is reserved to the Unit, advise the Association in writing of the owner's determination to repair, reconstruct or rebuild, the Association may, in the manner provided in this Declaration, determine to so repair, reconstruct or rebuild, as the case may be, and in such event:

(a) The insurance proceeds payable on account of such casualty shall be utilized by the Association and the owner to defray the expenses, and

(b) To the extent that such insurance proceeds are inadequate to defray such expenses, the Association shall have a lien against the Unit to the extent of such inadequate coverage and shall levy a special assessment in that amount against the Unit collectible as other assessments.

In the event the Association proceeds with repair, reconstruction or rebuilding as contemplated, the determination of its Board of Directors as to what constitutes adequate repair, reconstruction or rebuilding shall be binding on the owner and the owner shall have no claim of any kind against the Association or any of its officers, directors or representatives on account of such repair, reconstruction or rebuilding or on account of any claimed failure in that regard.

ARTICLE 13

AMENDMENT

Amendment of this Declaration and the necessity for amendment shall be governed by the following:

1. Fractional Interest. Except as provided for the addition of proposed Units, the fractional interest in the common elements appurtenant to a Unit may be amended only by unanimous consent of owners of all of the Units and their mortgagees, provided, in the event of condemnation of any Unit or of long-term obsolescence, the same may be adjusted and may be amended as provided in paragraph 4 of this Article.

2. Contracts Excepted. No lawful agreement entered into by the Association shall require an amendment of this Declaration, provided the same is not in conflict with this Declaration.

3. Developer's Rights. Neither Article 6 nor any other provision of this Declaration affecting the rights of the Developer to add a Unit, or subdivide a Unit, shall require the consent of any owner or the Association.

4. General Procedure. Except as otherwise provided in this Article, this Declaration may be amended:

(a) By the written agreement of the owners of all of the Units, or

(b) By the owners acting through the Association and in accordance with the procedures of its Bylaws at a regular or special membership meeting as to which notice of the proposed amendment has been given and upon the favorable vote of eighty percent (80%) of the total number of votes outstanding and entitled to be cast. No amendment shall be adopted at variance with that proposed in the notice, but the notice may contain more than one proposed amendment. Approval of the Board of Directors is not required of an amendment thus adopted. Any amendment pursuant to this Article 13(4) shall require the consent of all Owners, if the amendment has a disproportionate effect on any Owner or has a materially negative effect on the rights or responsibilities of any Owner.

ARTICLE 14

EFFECTIVE DATE; POSSESSION OF COMMON ELEMENTS; CONDEMNATION AND OBSOLESCENCE; PARTITION; SEVERABILITY; ARTICLES OF INCORPORATION AND BYLAWS OF ASSOCIATION; CHAPTER 499B, CHAPTER 504, CODE OF IOWA

1. Effective Date of Fractional Interest. The fractional ownership interests in the common elements referred to in this Declaration shall come into being and take effect at such time as this Declaration has been recorded and shall exist for all purposes irrespective of any actual occupancy or use and whether the Units are constructed, sold or unsold.

2. Possession of Common Elements. Each Unit owner and the Association may use the common elements, other than the limited common elements, for the purposes for which they are maintained, but without hindering or encroaching upon the lawful rights of other users.

3. Condemnation and Obsolescence. The contingencies of condemnation and long-term obsolescence have not been provided for in this Declaration and may be governed by appropriate

amendments to this Declaration or by Bylaws as the case may be. Any amendment pursuant to this Article 14(3) shall require the consent of all Owners, if the amendment has a disproportionate effect on any Owner or has a materially negative effect on the rights or responsibilities of any Owner.

4. Partition. The common elements shall remain undivided and neither a Unit owner nor any other person or organization may bring an action for the partition or division of the whole or any part with or without sale, except in connection with removal of all the property from the regime pursuant to Section 499B.8 of the Code of Iowa, as the same now exists or may hereafter be amended, or a specific determination not to repair, reconstruct or rebuild with the consequences set forth in Section 499B.16.

5. Severability. The invalidity of any covenant, restriction, agreement, undertaking, or other provisions of any condominium document shall not affect the validity of the remaining portions of this Declaration.

6. Articles of Incorporation and Bylaws of Association. The owners of Units are bound by the terms of the attached Articles of Incorporation and Bylaws.

7. Chapters 499B and 504 of the Code of Iowa. Wherever reference is made to Chapter 499B, Chapter 504 or any section of the chapters of the Code of Iowa, it is intended that such reference shall include the provisions of such Code sections as they now exist or may later be amended, and if a question arises at some time in the future, the specific section of the Code in its then form shall be applied.

8. Captions. The captions of the paragraphs of this Declaration are for convenience only, are not part of the Declaration and do not in any way limit or amplify its terms and provisions.

Dated this 16 day of June, 2017.

GDA INVESTMENTS, L.C. – Developer

By: _____
Gerry Ambrose, Manager

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

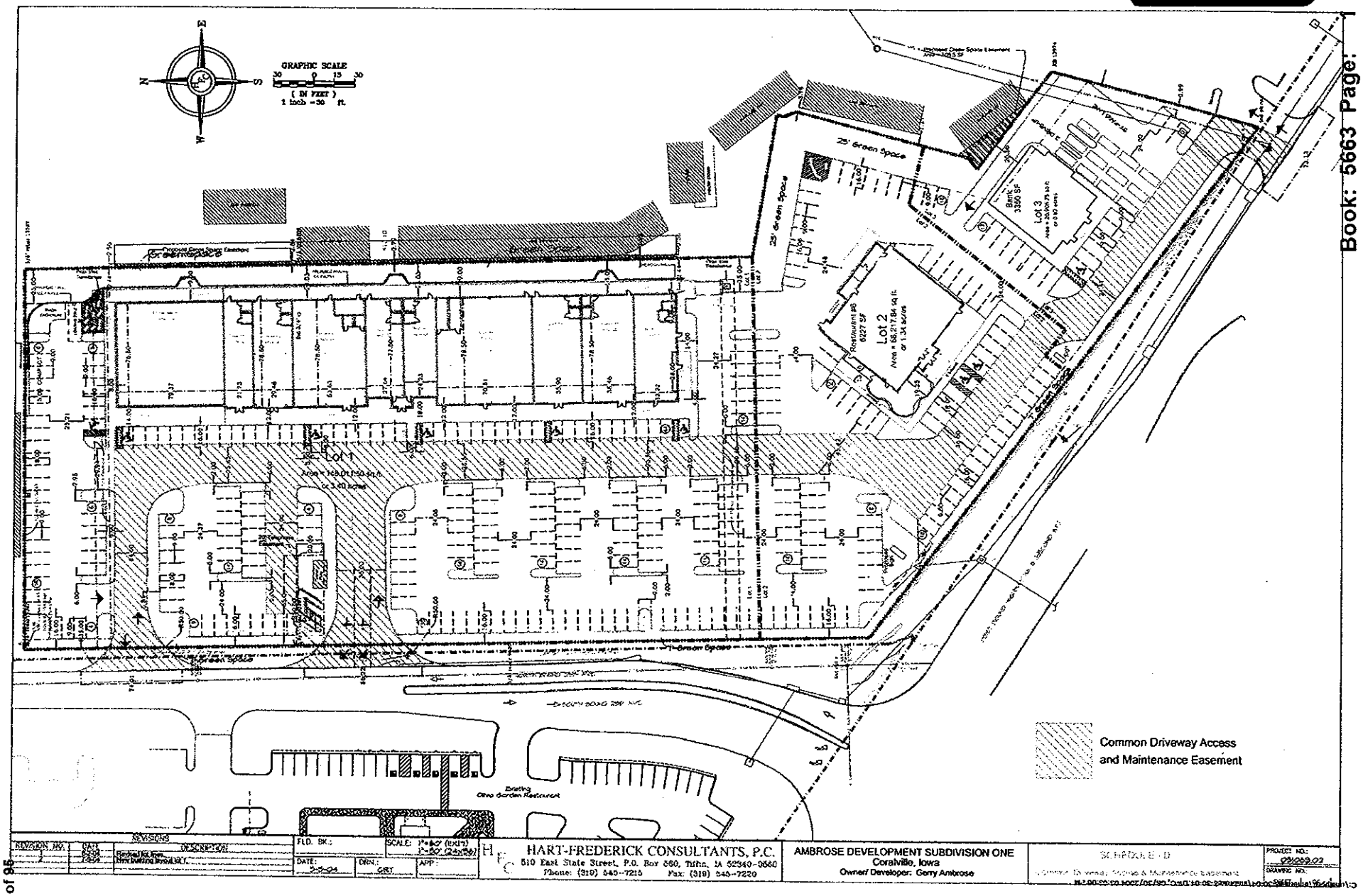
This instrument was acknowledged before me on the 16 day of June, 2017 by Gerry Ambrose, as Manager of GDA Investments, L.C.

_____
Notary Public in and for the State of Iowa

KAITLIN DEWULF
Commission Number 796889
My Commission Expires
8/1/2019

EXHIBIT A

ALL-STATE LEGAL®



REVISION NO.	DATE	DESCRIPTION
1	7/8/04	Revised to show Proposed Building Expansion
2	7/26/04	

FLD. BK.: | SCALE: 1"=60' (8x11) 1"=30' (24x36) | DATE: 5-5-04 | DRN.: GRT | APP.:

HART-FREDERICK CONSULTANTS, P.C.
510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
Phone: (319) 545-7215 Fax: (319) 545-7220

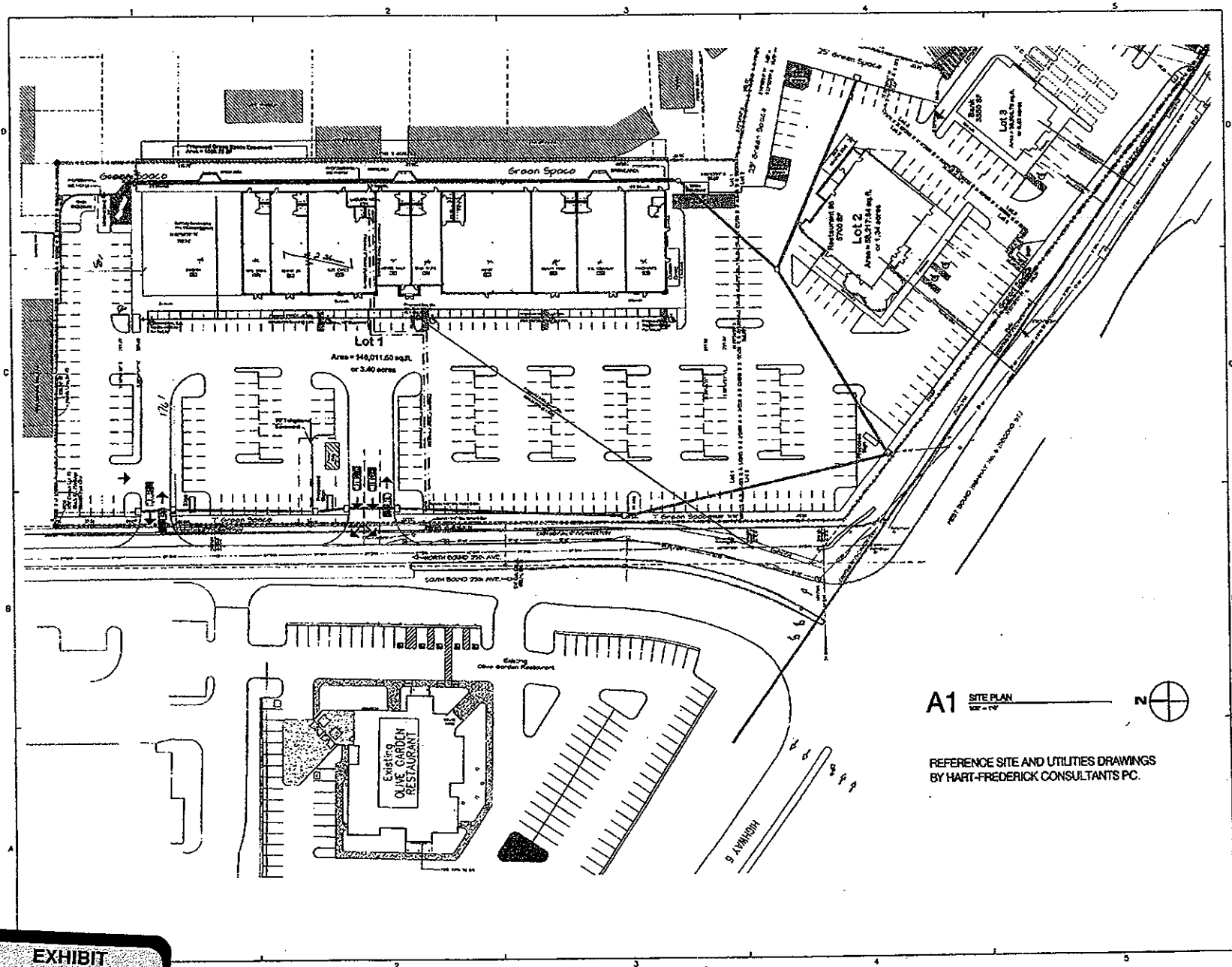
AMBROSE DEVELOPMENT SUBDIVISION ONE
Coralville, Iowa
Owner/ Developer: Gerry Ambrose

SHEET 1 OF 1
Common Driveway Access & Maintenance Easement

PROJECT NO.: 031069.03
DRAWING NO.:

Book: 5663 Page: 1 Seq: 20

Page 20 of 95



A1 SITE PLAN

N

REFERENCE SITE AND UTILITIES DRAWINGS
BY HART-FREDERICK CONSULTANTS PC.

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
111 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7870 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No.: 04001
Drawn by: RICHARD MSA, AIA ASSOCIATE
Checked by: THOMAS McNERNEY, AIA

Issued:

Date	Description
05/28/04	CODE REVIEW
07/14/04	BIDDING DOCUMENTS
08/11/04	BIDDING DOCUMENTS

Note:

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Sheet Title:
SITE PLAN

Sheet Number:
A-100

Book: 5663 Page: 1 Seq: 21
EXHIBIT B-1

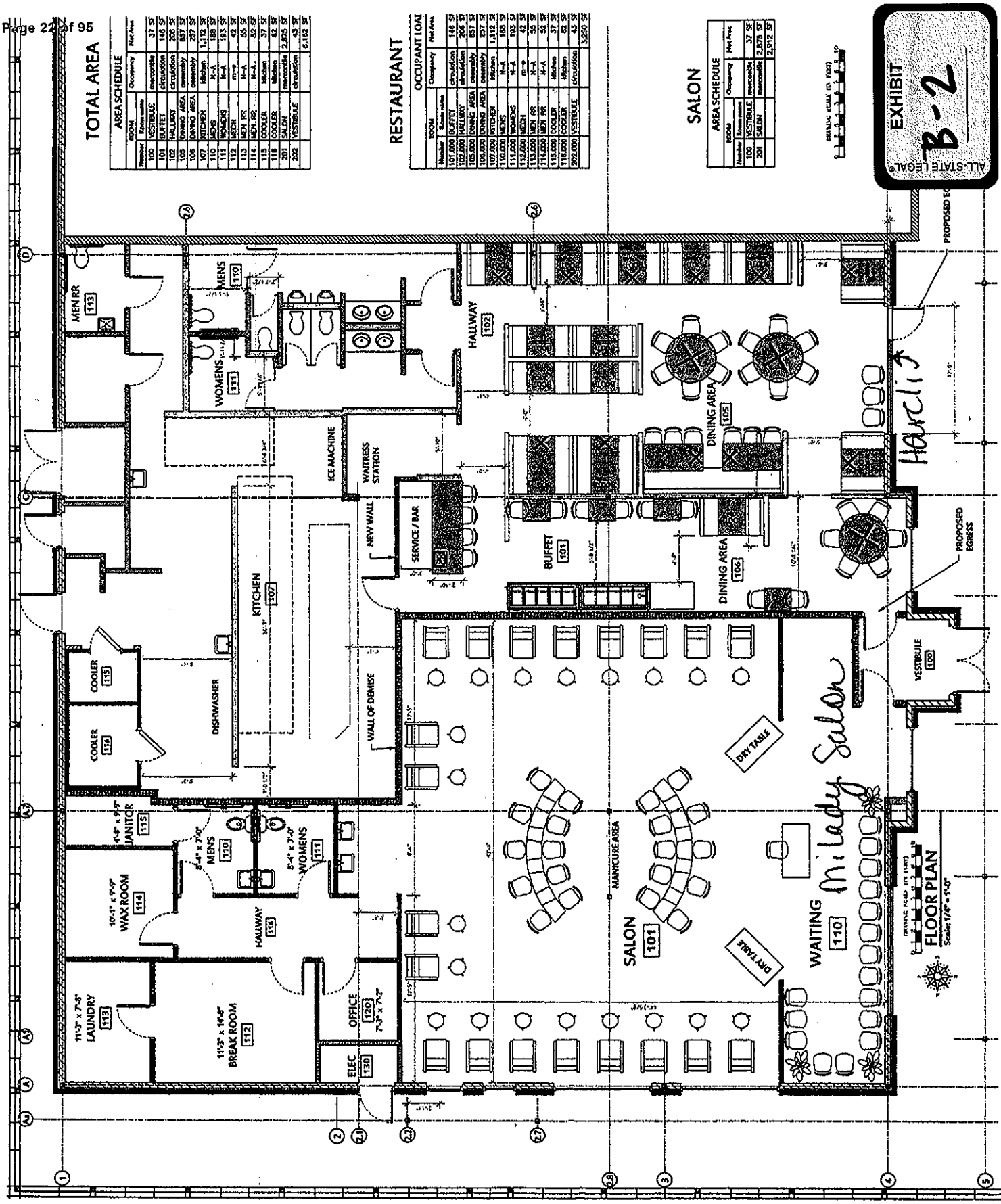

TOTAL AREA
AREA SCHEDULE
RESTAURANT
OCCUPANT LOAD
SALON
AREA SCHEDULE
EXHIBIT
B-2
ALL-STATE LEGAL
FLOOR PLAN
Scale: 1/4" = 1'-0"
MEN RR 113
MENS 110
WOMENS 111
HALLWAY 102
ICE MACHINE
WAITRESS STATION
NEW WALL
SERVICE / BAR
DINING AREA 105
DINING AREA 106
BUFFET 101
KITCHEN 107
DISHWASHER
WALL OF DEMISE
COOLER 115
COOLER 116
JANITOR 115
WAX ROOM 114
HALLWAY 119
LAUNDRY 113
BREAK ROOM 112
OFFICE 120
ELEC 130
MANICURE AREA
SALON 101
DRY TABLE
DRY TABLE
WAITING 110
VESTIBULE 100
PROPOSED EGRESS
PROPOSED
Hardly
Milady Salon

EXHIBIT "C"
GENERAL BUILDING SPECIFICATIONS OF
CVM Condominiums

FOOTINGS AND FOUNDATION:
- 12" footing/6"x4' poured wall with rebar

ROOF MATERIAL:
- Rubber membrane

PLUMBING:
- 4" sewer main
- 2" water main supply
- In-ground grease trap
- Sprinkler system
- Anti-freeze sprinkler system

ELECTRICAL:
- 1200 Amp Service, 5 meters

BUILDING MATERIALS:
- Stone
- EIFS
- 1/2" plywood
- 6' Steel studs
- Steel I-Beams
- Steel columns
- Steel bar joists
- Steel deck
- 5/8" drywall

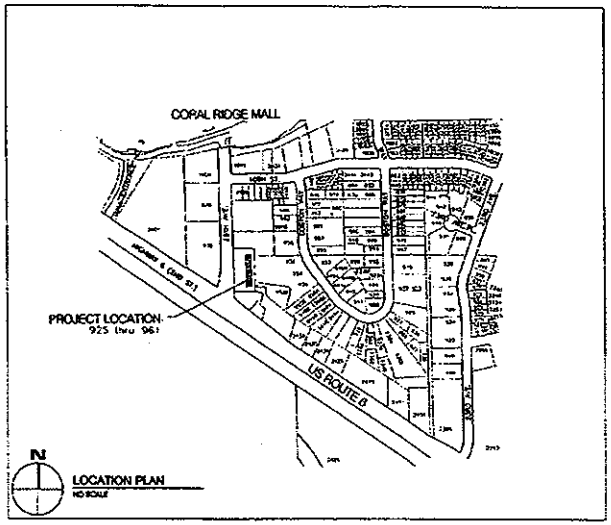
HEATING AND COOLING:
- 3 units – 235,000 BTU's/10 tons cooling
- 1 unit – 130,000 BTU's/5 tons cooling
- Forced air cooling system
- 2 freezer cond.
- 1 fridge cond.

WINDOWS:
- 6 thermal in wood jams
- Remainder aluminum/thermal store fronts

INSULATION:
- 6" Batt/walls
- 4" Insulation board/roof

EXTERIOR DOORS AND TRIM:
- 3 aluminum store fronts
- 5 steel doors

CORAL VALLEY MARKET



BUILDING CODE SUMMARY

1. Applicable Codes (Editions)

Building Code	-	2000 International Building Code (IBC)
Plumbing Code	-	2000 International Building Code (IPC)
Electrical Code	-	1999 National Electrical Code (NEC)
Mechanical Code	-	2000 International Mechanical Code (IMC)
Accessibility Code	-	State of Iowa Accessibility Code (IAC)

2. Design options

Fire wall separates two uses of group A-2

3. Building Description

Use Group	-	A-2
Type of construction	-	V-B
Actual Area	-	32,304 Square Feet (8,182 SF for northern end) (28,122 SF for southern end)
Allowable Area	-	25,500 Square Feet for northern end 28,050 Square Feet for southern end
Actual Bldg. Height	-	20'-0"
Allowable Bldg. Height	-	40'-0"
Actual Number of Stories	-	1
Allowable # of stories	-	1

4. Is the building sprinkled?

Yes

5. Building Area Tabulation

Tabular Area (table 503)	-	6,000 Square Feet
Area increase due to frontage		42% for northern end, 56% for southern end (All sides qualified for frontage except at firewall at a minimum of 25)
Area increase due to sprinkler		300%
Total allowable area		25,500 Square Feet for northern end 28,050 Square Feet for southern end

6. Building Occupant Load

Total	-	954 Persons

7. Special Uses and Occupancy

No

8. Plumbing Fixtures

Required:		
Men	-	12
Women	-	12
Drinking Fountain	-	1
Provided:		
Men	-	12 + 2
Women	-	12 + 2
Drinking Fountain	-	1

9. Design Loads

Assumed soil bearing capacity		1,500 PSF
Ground Snow Load	-	30 PSF
Seismic Design Capacity	-	ZONE 1
Wind Loads:		
a. Basic Wind Speed		60 MPH
b. Wind exposure type		B
c. Importance Factor		1

INDEX OF DRAWINGS

GENERAL DRAWINGS
A-001 COVER SHEET & PROJECT INFORMATION

CIVIL DRAWINGS
A-100 SITE PLAN

ARCHITECTURAL DRAWINGS
A-101 FLOOR PLAN & ROOF PLAN
A-201 BUILDING ELEVATIONS
A-202 BUILDING ELEVATIONS
A-203 BUILDING ELEVATIONS
A-501 DETAIL SECTIONS
A-502 DETAIL SECTIONS
A-503 DETAIL SECTIONS
A-511 DETAILS

STRUCTURAL DRAWINGS
S-101 STRUCTURAL PLAN & DETAILS

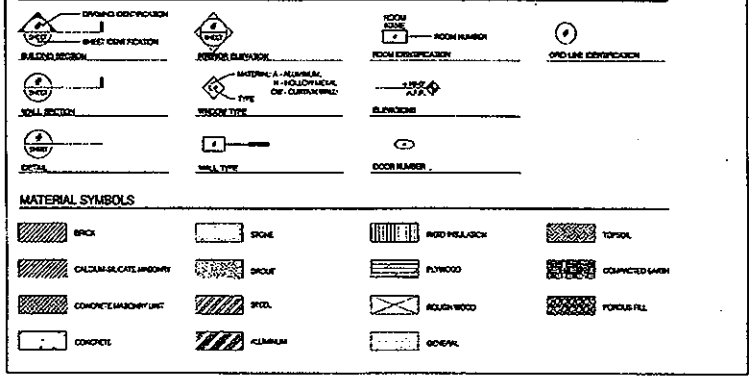
GENERAL NOTE:

1. ANY ELECTRICAL AND MECHANICAL ITEMS SHOWN ARE DIAGRAMMATIC AND ARE SHOWN FOR THE LIMITED PURPOSE OF INDICATING LOCATIONS OF REQUIRED FIXTURES. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL PROVIDE DESIGNS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW SYSTEMS WITH EXISTING SYSTEMS.

LIST OF ABBREVIATIONS

@	AT	FTG	FOOTING
ALT	ALTERNATE	GA	GAGE
A.F.F.	ABOVE FINISHED FLOOR	HD	HEADED
BEJ	BRICK EXPANSION JOINT	HAM	HOLLOW METAL
BET	BETWEEN	HORIZ	HORIZONTAL
B.O.	BOTTOM OF	JT	JOINT
BRKG	BRACING	LW	LONG WAY
CMU	CALCIUM-SILICATE	MAX	MAXIMUM
CJ	CONTROL JOINT	MIN	MINIMUM
C	CENTER LINE	O.C.	ON CENTER
CLG	CEILING	O.D.	OUTSIDE DIAMETER
CLR	CLEAR	OPNG	OPENING
COL	COLUMN	REF	REFERENCE
CONC	CONCRETE	REFR	REFRIGERATOR
CONT	CONTINUE	REINF	REINFORCEMENT
DIA	DIAMETER	SIM	SIMILAR
DO	AUTO DOOR OPERATOR	SS	STAINLESS STEEL
EA	EACH	STD	STANDARD
EXT	EXTERIOR HSNG	SUSP	SUSPENDED
EJ	EXPANSION JOINT	T&B	TOP AND BOTTOM
EL	ELEVATION	T.O.	TOP OF
EQ	EQUAL	T.O.M.	TOP OF MASONRY
EXP	EXPANSION	TYP	TYPICAL
FD	FLOOR DRAIN	VERT	VERTICAL
F.F.	FINISHED FLOOR	W	WIDE
FLR	FLOOR		

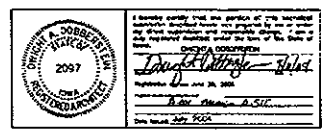
REFERENCE INDICATORS



MATERIAL SYMBOLS

OCCUPANT LOAD TABLE

Quantity	Number	Room	Occupancy	Net Area	Occupancy Load Factor	Occupant Load	Height Exit Width
		Gross Area					
1	101	OUTDOOR	assembly	4918 SF	15	327.3	43.7 in.
1	102	CUSTOMER RECEIVE	office	2134 SF	100	21.3	3.2 in.
1	103	SERVICE #1	office	2294 SF	100	22.9	3.4 in.
1	104	UPS STORE	office	1700 SF	100	17.0	2.5 in.
1	105	CAFE CHAOS	office	3624 SF	100	36.2	5.4 in.
1	106	COFFEE SERVERY	office	685 SF	100	6.8	1.0 in.
1	107	COFFEE SHOP	assembly	1362 SF	15	90.3	13.5 in.
1	108	COLD STONE SERVERY	office	602 SF	100	6.0	.9 in.
1	109	COLD STONE	assembly	1186 SF	15	78.8	12.0 in.
1	110	HOYT KITCHEN	office	1801 SF	100	13.0	2.3 in.
1	111	HOYT	assembly	3587 SF	15	239.1	35.9 in.
1	112	BEAUTY FIRST	office	2800 SF	100	28.0	4.2 in.
1	113	SLS, CELLULAR	office	3000 SF	100	30.0	4.5 in.
1	114	PANCHERO'S KITCHEN	office	1141 SF	100	11.4	1.7 in.
1	115	PANCHERO'S	assembly	1305 SF	15	93.2	13.7 in.
1	117	LANDLORD MECH.	accessory	250 SF	300	.8	.1 in.
				31958 SF		971.0	145.7 in.



NEUMANN MONSON ARCHITECTS
A PROFESSIONAL CORPORATION
111 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7875 319-338-7879 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMEROSE DEVELOPMENT

Project No.: 04.007
Drawn by: RICHARD MSN, AIA ASSOCIATE
Checked by: THOMAS NEUMANN, AIA
Revised 8-8-04

Issue:

Date	Description
05/28/04	CODE REVIEW
07/14/04	BIDDING DOCUMENTS
08/11/04	BIDDING DOCUMENTS

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Sheet Number:
G-001

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Book: 5663 Page: 1 Seq: 24
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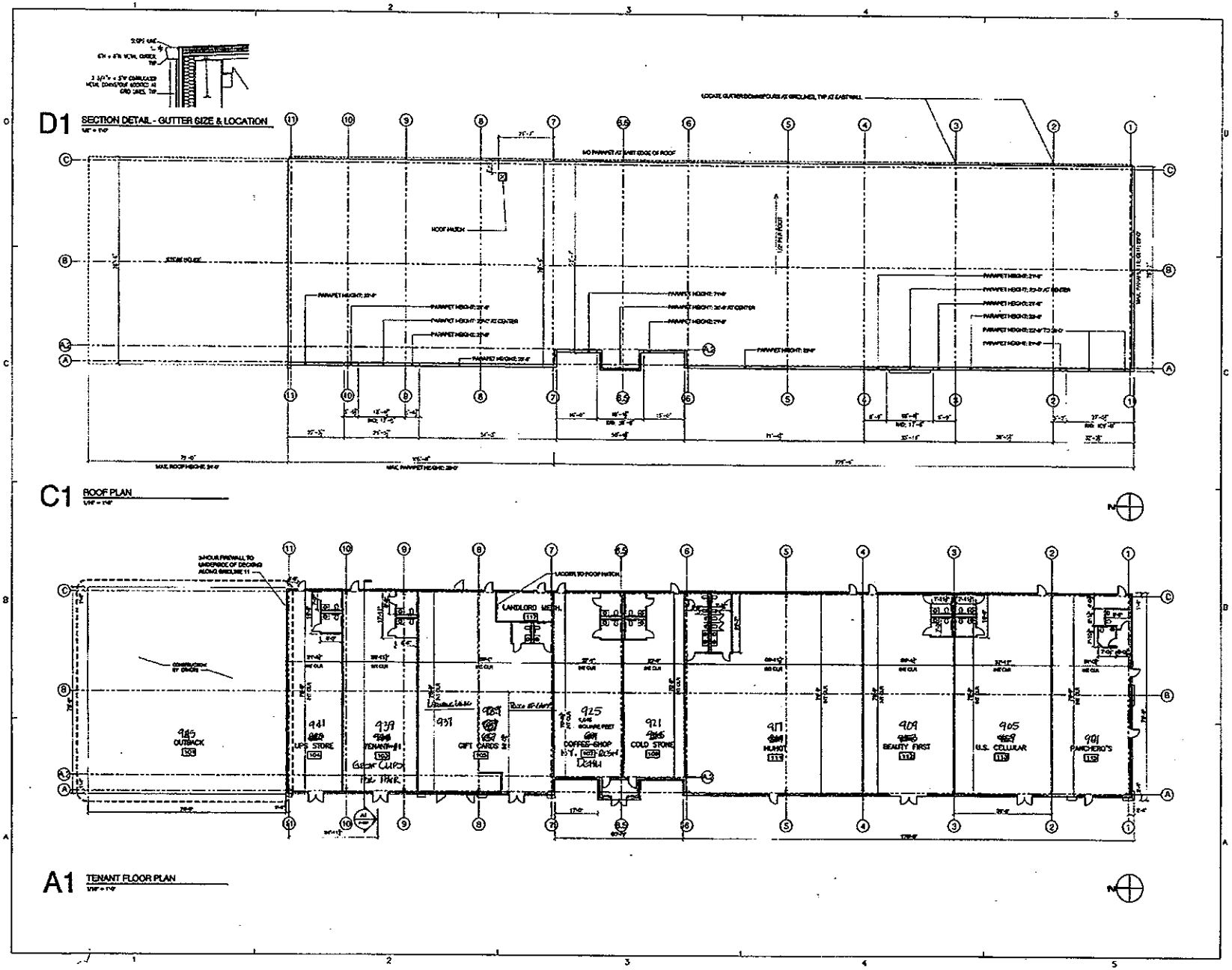
EXHIBIT
D

NEUMANN MONSON
ARCHITECTS
CORAL VALLEY
MARKET
AMEROSE DEVELOPMENT
SITE PLAN
A-100
A1 SITE PLAN
REFERENCE SITE AND UTILITIES DRAWINGS
BY HART-FREDERICK CONSULTANTS PC.
HIGHWAY 6
Existing
OLIVE GARDEN
RESTAURANT
Lot 1
Lot 2
Lot 3
Green Space



NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
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319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No: 04-007
Drawn by: RICHARD MSA, AIA ASSOCIATE
Checked by: THOMAS MONSON, AIA

Issued:

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FLOOR PLAN
+ ROOF PLAN

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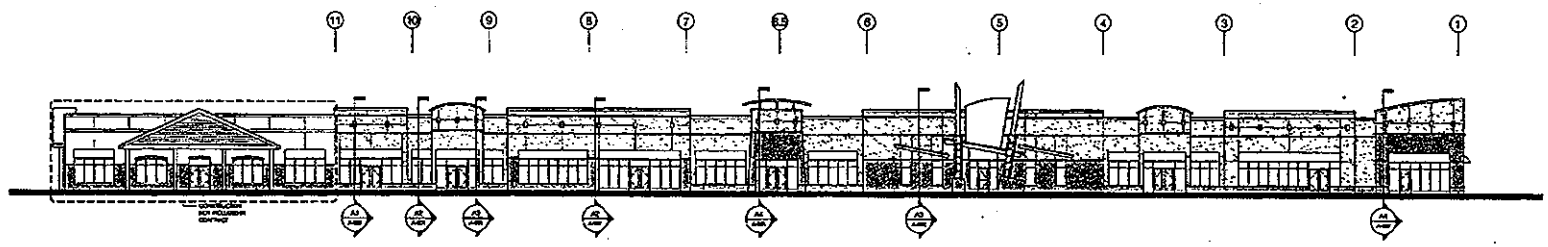
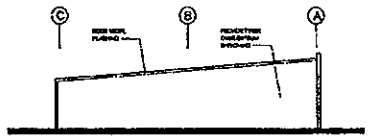
A-101



C1 WEST ELEVATION



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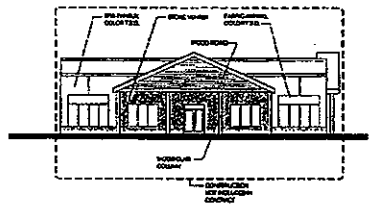
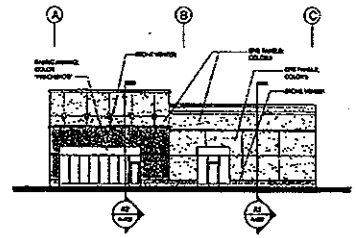
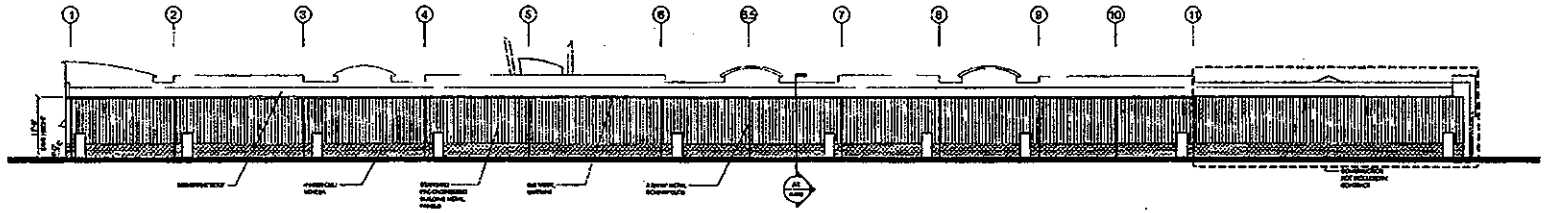


B3 NORTH ELEVATION (N.I.C.)



B5 SOUTH ELEVATION



A1 EAST ELEVATION

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
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319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No.: 04.007
Drawn by: RICHARD MSA, AIA ASSOCIATE
Checked by: THOMAS McMENEMY, AIA

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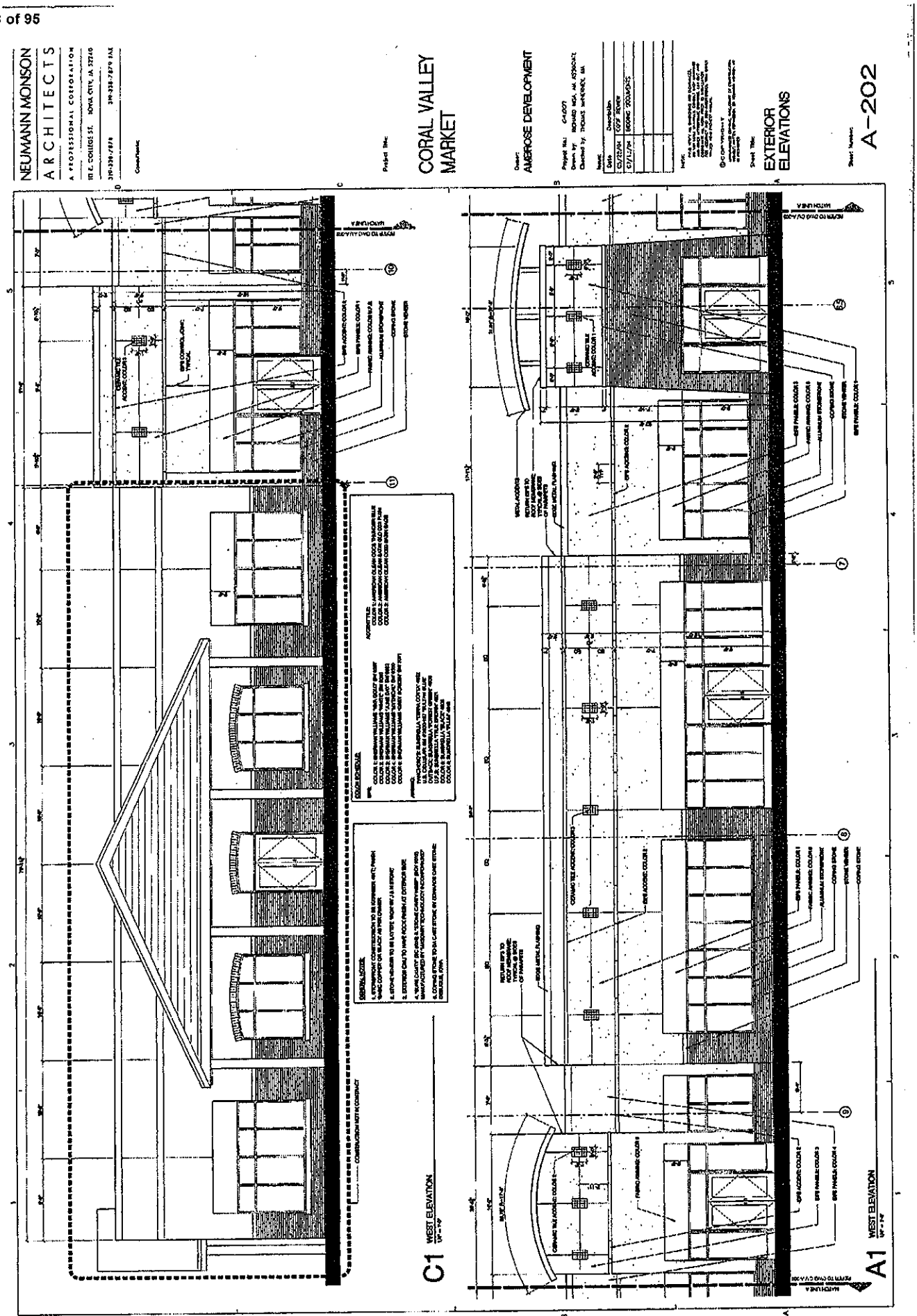
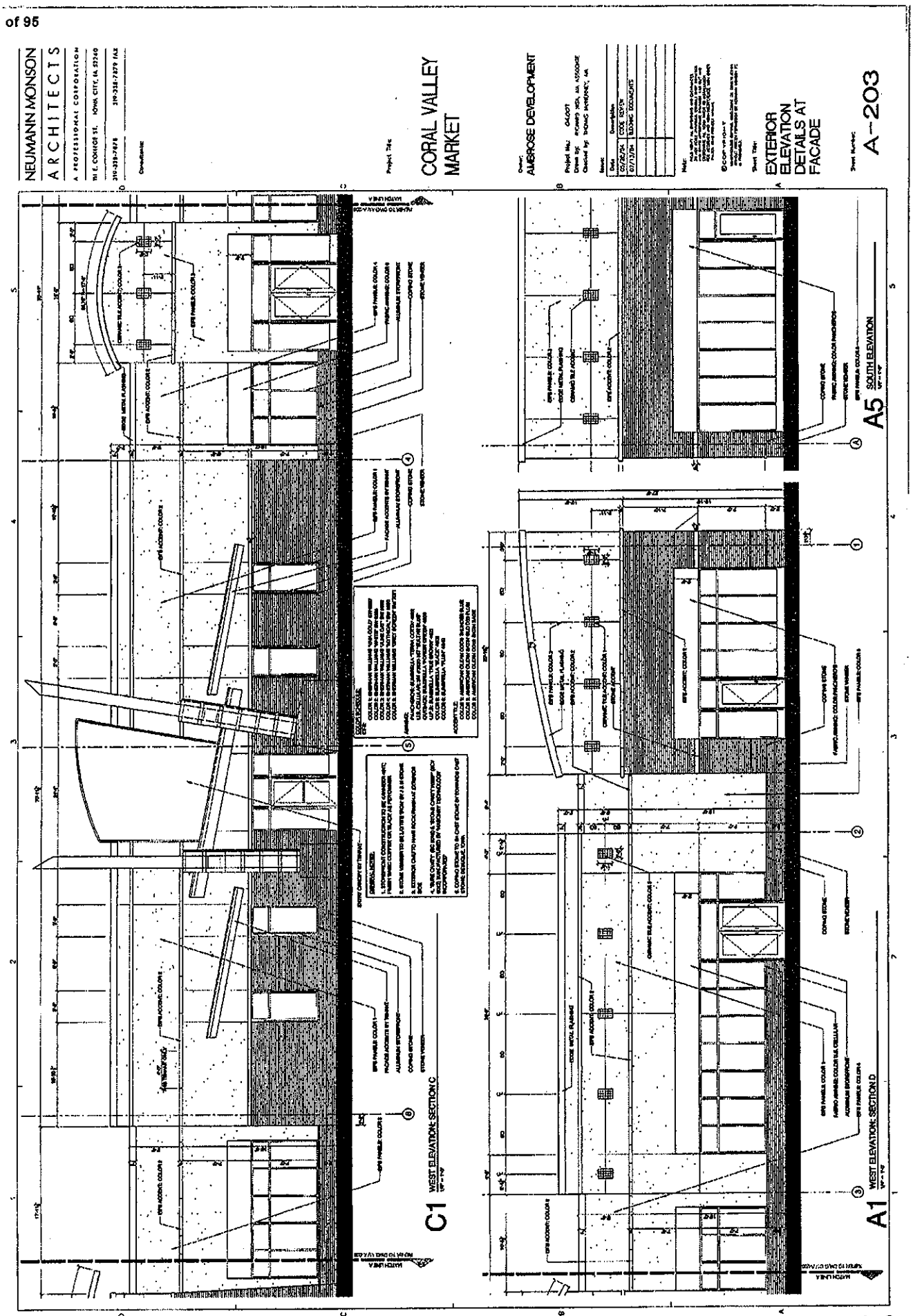
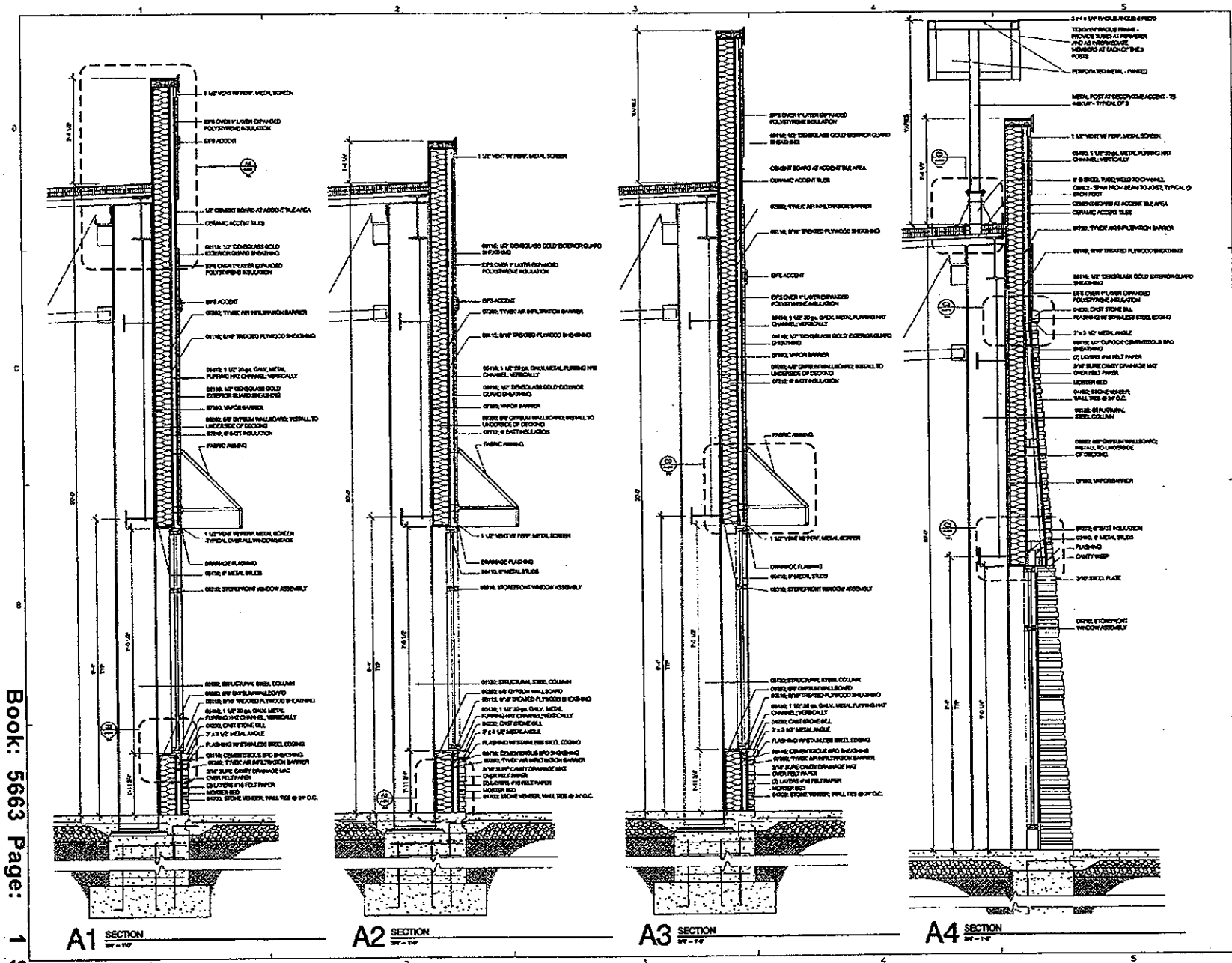
EXTERIOR ELEVATIONS

Sheet Number:
A-201


NEUMANN MONSON
ARCHITECTS
CORAL VALLEY
MARKET
AMBROSE DEVELOPMENT
EXTERIOR
ELEVATIONS
A-202
C1 WEST ELEVATION
A1 WEST ELEVATION


NEUMANN MONSON ARCHITECTS
CORAL VALLEY MARKET
AMBROSE DEVELOPMENT
EXTERIOR ELEVATION DETAILS AT FACADE
A-203
C1 WEST ELEVATION: SECTION C
A1 WEST ELEVATION: SECTION D
A5 SOUTH ELEVATION



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ARCHITECTS
A PROFESSIONAL CORPORATION
[illegible] COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No.: 04.007
Drawn by: RICHARD NISA, AIA ASSOCIATE
Checked by: THOMAS McINTIREY, AIA

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DETAIL SECTIONS

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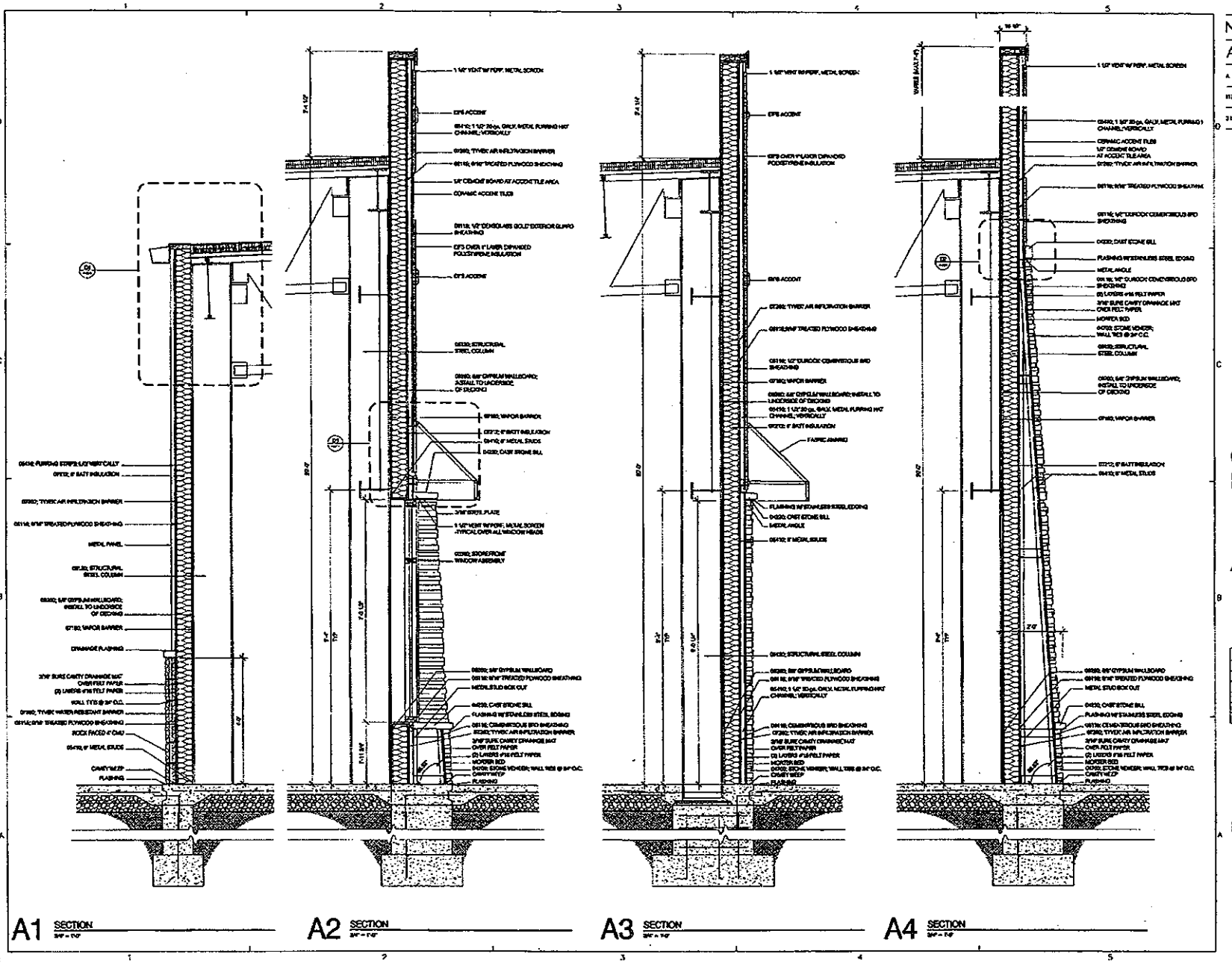
A-501



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Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No.: CH.001
Drawn by: RICHARD NISA, AIA ASSOCIATE
Checked by: THOMAS McINERNEY, AIA

Issue:

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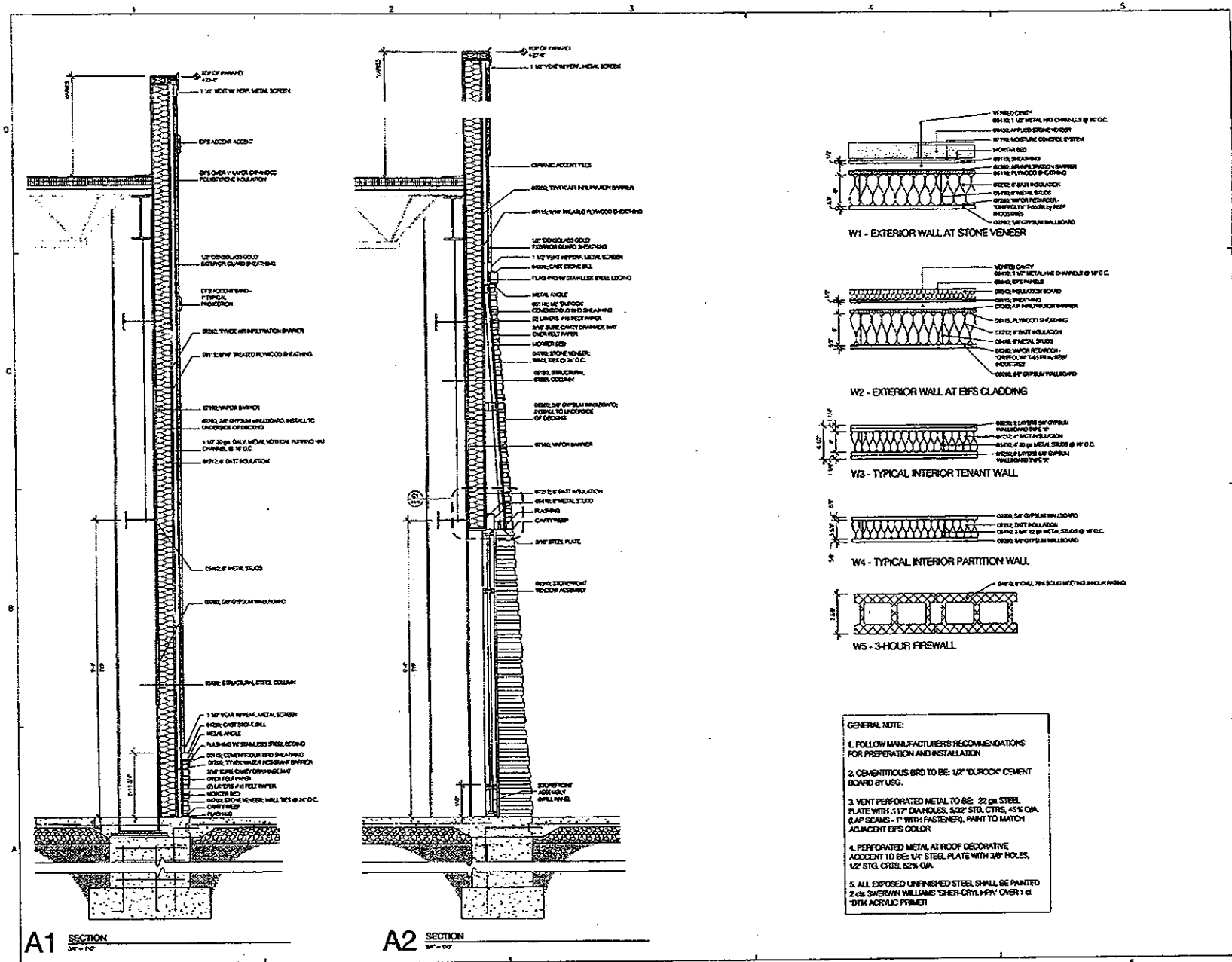

GENERAL NOTE:

1. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPERATION AND INSTALLATION

2. CEMENTITIOUS BRD TO BE: 1/2" "DUROCK" CEMENT BOARD BY USG.

3. VENT PERFORATED METAL TO BE: 22 ga STEEL PLATE WITH 1/17" DIA HOLES, 5/32" STG. CTRS, 45% O/A. (LAP SEAMS - 1" WITH FASTENER). PAINT TO MATCH ADJACENT EIFS COLOR

4. PERFORATED METAL AT ROOF DECORATIVE ACCENT TO BE: 1/4" STEEL PLATE WITH 3/8" HOLES, 1/2" STG. CRTS, 52% O/A

5. ALL EXPOSED UNFINISHED STEEL SHALL BE PAINTED 2 cts SHERWIN WILLIAMS "SHER-CRYL HPA" OVER 1 ct "DTM ACRYLIC PRIMER

NEUMANN MONSON ARCHITECTS
A PROFESSIONAL CORPORATION
311 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319 338-7879 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No.: 04-007
Drawn by: RICHARD MSA, AR. ASSOCIATE
Checked by: THOMAS MCKERNEY, AIA

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08/11/04	BIDDING DOCUMENTS

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SCOPE WORK

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DETAILS

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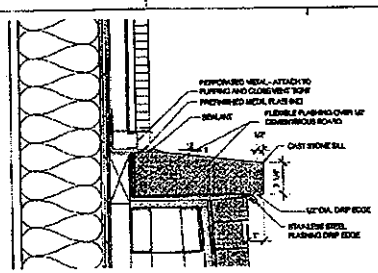
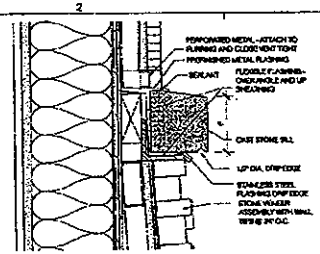
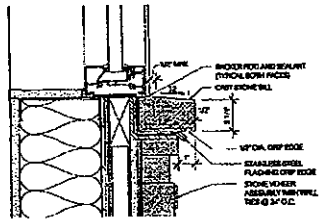
A-503



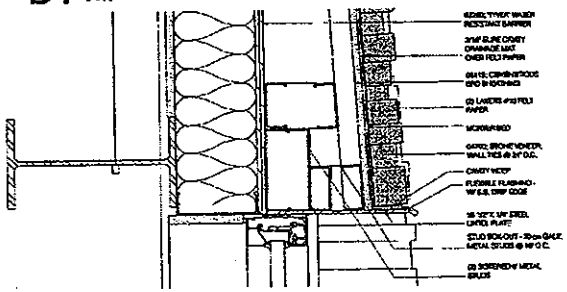
D1 DETAIL: CAST STONE LEDGE



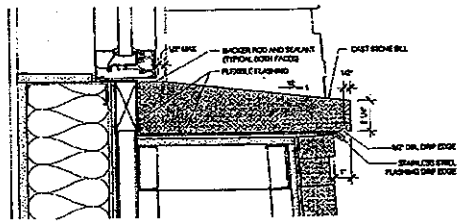
D2 DETAIL: CAST STONE ACCENT



D3 DETAIL: CAST STONE SILL



C1 DETAIL: WINDOW LINTEL



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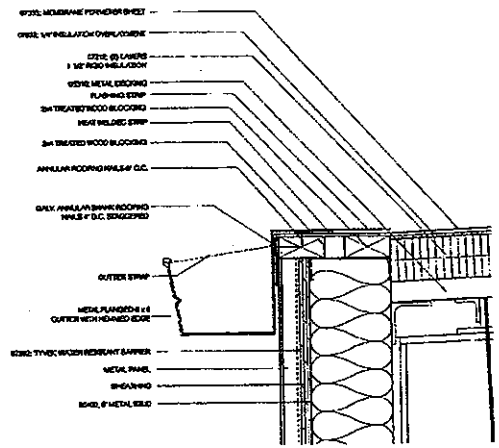
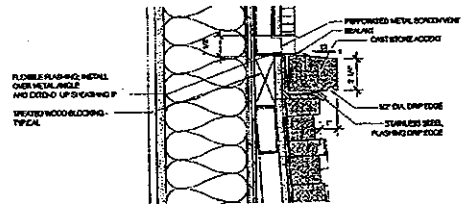


C4 GUTTER DETAIL: EAST WALL



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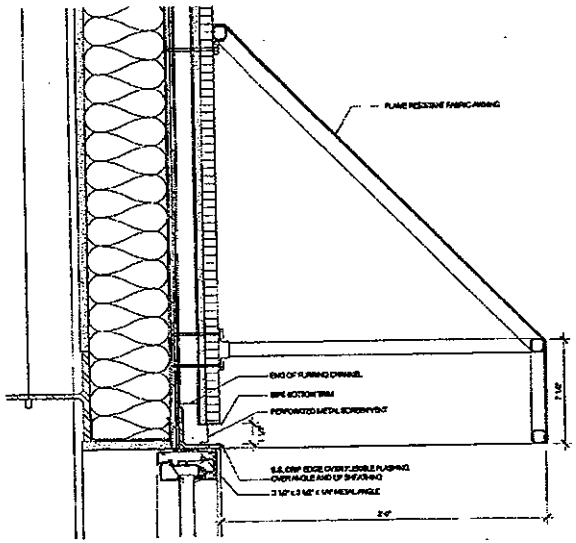
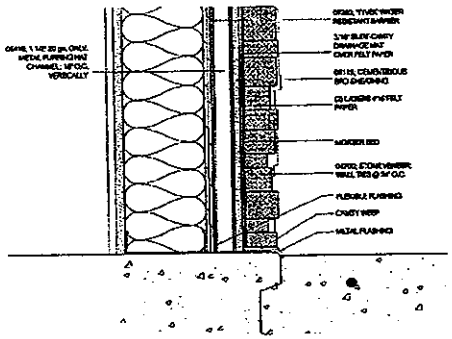
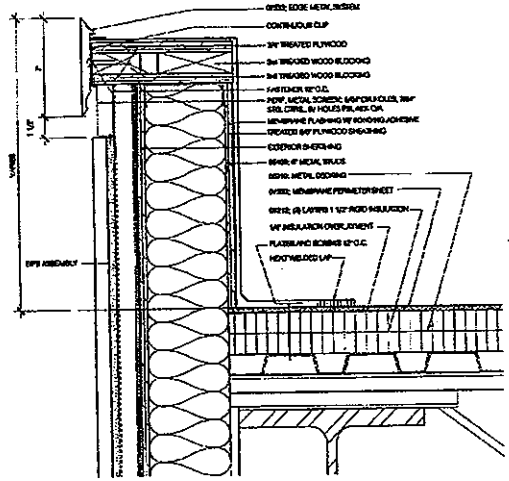


A1 DETAIL: SECTION @ AWNING



A3 DETAIL: WALL BASE



A4 PARAPET DETAIL

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
111 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No.: 04-007
Drawn by: RICHARD NEAL, AIA ASSOCIATE
Checked by: THOMAS MONROEY, AIA

Issues:

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05/28/04	CODE REVIEW
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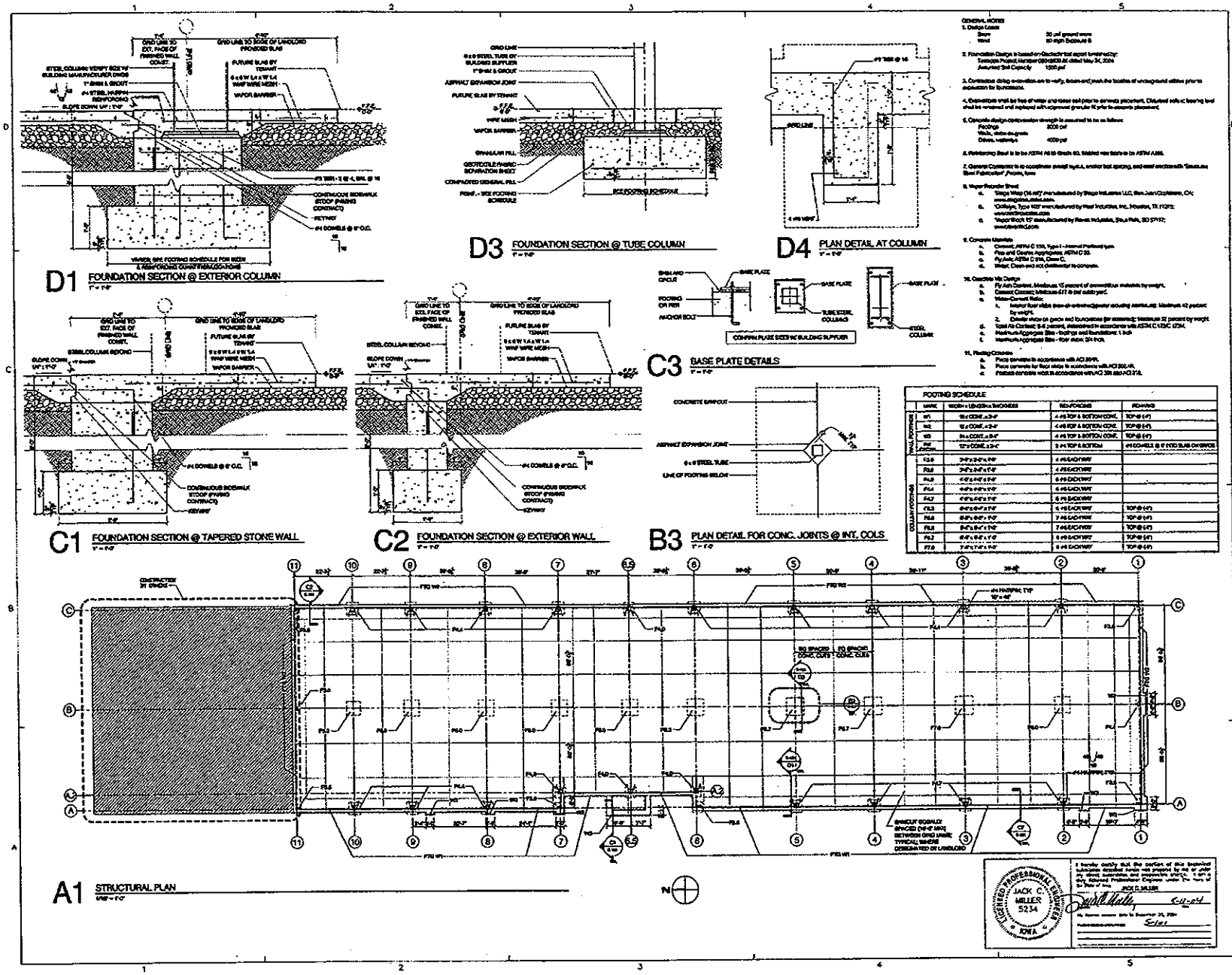

NEUMANN MONSON
ARCHITECTS
A PROFESSIONAL CORPORATION
111 E. COLLEGE ST. IOWA CITY, IA 52240
319-338-7878 319-338-7879 FAX

Consultants:

Project Title:

CORAL VALLEY MARKET

Owner:
AMBROSE DEVELOPMENT

Project No.: 04.007
Drawn by: RICHARD HOK, AIA ASSOCIATE
Checked by: THOMAS McENDREE, AIA

Issue:

Date	Description
05/26/04	CODE REVIEW
07/14/04	BIDDING DOCUMENTS

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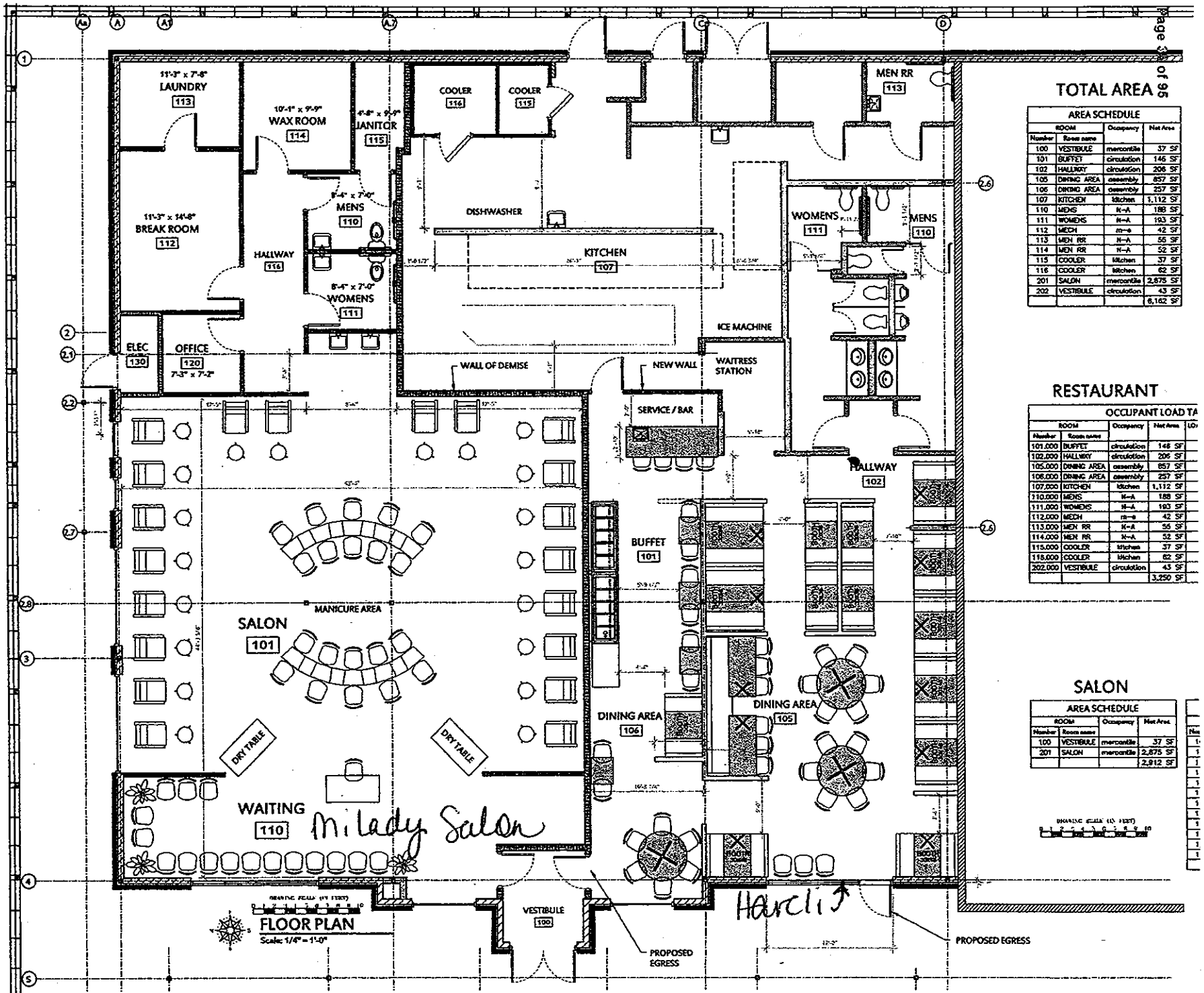
STRUCTURAL PLAN + DETAILS

Sheet Number:

S-101

LICENSED PROFESSIONAL ENGINEER
JACK C. MILLER
5234
IOWA



TOTAL AREA

AREA SCHEDULE

ROOM Number	ROOM Room name	Occupancy	Net Area
100	VESTIBULE	mercantile	37 SF
101	BUFFET	circulation	146 SF
102	HALLWAY	circulation	206 SF
105	DINING AREA	assembly	857 SF
106	DINING AREA	assembly	257 SF
107	KITCHEN	kitchen	1,112 SF
110	MENS	M-A	188 SF
111	WOMENS	M-A	193 SF
112	MECH	m-e	42 SF
113	MEN RR	M-A	55 SF
114	MEN RR	M-A	52 SF
115	COOLER	kitchen	37 SF
116	COOLER	kitchen	62 SF
201	SALON	mercantile	2,875 SF
202	VESTIBULE	circulation	43 SF
			6,162 SF

RESTAURANT

OCCUPANT LOAD TA

ROOM Number	ROOM Room name	Occupancy	Net Area	LO
101.000	BUFFET	circulation	148 SF	
102.000	HALLWAY	circulation	206 SF	
105.000	DINING AREA	assembly	857 SF	
106.000	DINING AREA	assembly	257 SF	
107.000	KITCHEN	kitchen	1,112 SF	
110.000	MENS	M-A	188 SF	
111.000	WOMENS	M-A	193 SF	
112.000	MECH	m-e	42 SF	
113.000	MEN RR	M-A	55 SF	
114.000	MEN RR	M-A	52 SF	
115.000	COOLER	kitchen	37 SF	
116.000	COOLER	kitchen	62 SF	
202.000	VESTIBULE	circulation	43 SF	
			3,250 SF	

SALON

AREA SCHEDULE

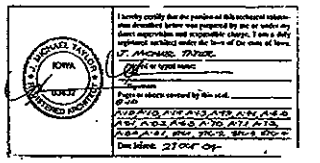
ROOM Number	ROOM Room name	Occupancy	Net Area
100	VESTIBULE	mercantile	37 SF
201	SALON	mercantile	2,875 SF
			2,912 SF

6/13/2014 5:23:52 PM, Thomas McInerney Architect - Copyright 2014

OUTBACK STEAKHOUSE

Coralville, IA (Coral Valley Market)

Highway 6 and 25th Avenue



I hereby certify that the portion of this architectural submittal described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Iowa.

Signature
Printed or typed name
Date
Pages or sheets covered by this seal
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GENERAL NOTES

1. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE CONTRACT IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
2. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT.
3. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE IN WORTH ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
4. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
5. THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A DISPUTE EXISTS THAT REQUIRES OBSERVATION OF ACTION BY THE ARCHITECT OR STRUCTURAL ENGINEER, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT.
6. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT OF A CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DRAWINGS, CONTRACTOR SHALL RECEIVE COMPLIANCE COMPLIANCE WITH CODES. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT.
7. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH STANDARDS SPECIFIED BY THE CONSTRUCTION CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROGRAMS AND COORDINATING ALL PORTIONS OF THE WORK.
9. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
10. PERMITS SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE EXECUTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION, CERTIFICATE OF OCCUPANCY, ELEVATORS AND INSPECTIONS.
11. SCOPE OF WORK: THE CONTRACTOR SHALL ENGAGE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK, UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL ESTIMATE ALL WORK REASONABLY FOR PRODUCING A COMPLETE, SATISFACTORY PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
12. THE BID PRICE SHALL INCLUDE EVERYTHING NECESSARY OR STRICTLY FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED JOB, ANYTHING OMITTED WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS SATISFACTORY USE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.
13. INSURANCE, WORKERS COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
14. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN SUCH PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
15. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONNECTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
16. CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, AND RUBBISH, MATERIALS AND DEBRIS. THE BUILDING CLEAN, NEW PAINTED AND WOOD SURFACES CLEAN, ALL PLUMBING, MARBLE ALWAYS POLISHED AS SPECIFIED AND ALL GLASS AND MIRRORS CLEANED AND POLISHED.
17. CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.
18. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.
19. THE CONTRACTOR SHALL REFERENCE SECTION 01550 - SITE ENTRANCEWAYS, FOR PROJECT ENTRANCE REQUIREMENTS.
20. IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THE PARKING LOT SUB-BASE IS INSTALLED AND COMPACTED BEFORE THE ARRIVAL OF THE CONCRETE.

DESIGNED IN ACCORDANCE WITH:

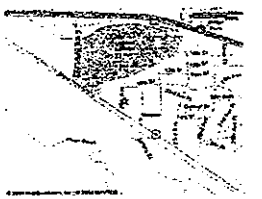
A. INTERNATIONAL BUILDING CODE
2003 EDITION

B. INTERNATIONAL PLUMBING CODE
2003 EDITION

C. INTERNATIONAL MECHANICAL CODE
2003 EDITION

D. INTERNATIONAL FUEL GAS CODE
2003 EDITION

E. NATIONAL ELECTRICAL CODE
2001 EDITION



VICINITY MAP

CODE COMPLIANCE REVIEW:

CODE COMPLIANCE SUMMARY					CODE REFERENCE
MAIN USE GROUP	A-3				SECTION 303.2 & 303.3
CONSTRUCTION TYPE	TYPE VB, SPRINKLERED				TABLE 503
ALLOWABLE BUILDING HEIGHT & STORIES	40'-0" / 1 STORY				TABLE 503
ACTUAL BUILDING HEIGHT / STORIES	35'-0" / 1 STORY				
ALLOWABLE BUILDING AREA W/ AUTOMATIC SPRINKLER SYSTEM ON SITE	9,000 SF				TABLE 503
ACTUAL BUILDING AREA (GROSS INCLUDES MEMBER PORCH AREA UNDER ROOF)	6,446 SF (6,600 SF)				
OCCUPANT LOAD	271 PERSONS				TABLE 1004.1.2
SPACE DESCRIPTION	OCCUPANCY	AREA	FACTOR	OCCUPANTS	
DINING ROOM #1	ASSEMBLY, FIXED SEATS	—	15 NET	100	
DINING, TABLES & CHAIRS	ASSEMBLY, UNCONCENTRATED	1093 SF	15 NET	73	
WAITING, STANDING	ASSEMBLY, STANDING SPACE	68 SF	3 NET	23	
WAITING, BENCHES	ASSEMBLY, FIXED SEATS	468 LI	18" PP	26	
KITCHEN	BUSINESS	3,044 SF	200 GROSS	15	
STORAGE, MECHANICAL	STORAGE/MECHANICAL	1,334 SF	300 GROSS	4	
EGRESS WIDTH REQUIRED / PROVIDED	0.60" PER PERSON X 271 PERSONS = 163"	336" PROVIDED			SECTION 1005
NUMBER OF EXITS REQUIRED / PROVIDED	2	3 PROVIDED			SECTION 1015
MAXIMUM TRAVEL DISTANCE SPRINKLERED	250'				TABLE 1015.1
DEAD ENDS	20'				
FIRE RESISTANCE REQUIREMENTS					
BUILDING ELEMENT	RATING HRS.	NOTES			
STRUCTURAL FRAME	0	—			
BEARING WALLS - EXTERIOR	NR	—			
BEARING WALLS - INTERIOR	NR	—			
NONBEARING WALLS/PARTITIONS - EXTERIOR	0	6			
NONBEARING WALLS/PARTITIONS - INTERIOR	0	SPRINKLED	SPRINKLED	SECTION 903.3	
FLOOR FINISH CLASSIFICATION	SEE NOTE	SEE "FINISH NOTE" ON SHEET A0.1			
ROOF CLASSIFICATION	CLASS A MIN.				TABLE 1001
INTERIOR FINISH CLASSIFICATION	CLASS C FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450				TABLE 803.5

MINIMUM PLUMBING FIXTURES											2003 IPC TABLE 403
OCCUPANCY	OCCUPANTS	RATIO 50/50		MALE			FEMALE				CALCULATED
ASSEMBLY, RESTAURANTS	271	100 / 100	FIXTURES	WC	LAV	SR		WC	LAV	SR	WC LAV SR
			REQUIRED	2	1		ADA SUB ALLOWANCE	2	1		2 2 0
			PROVIDED	2	2			3	2		3 2 0

MECHANICAL/PLUMBING/ELECTRICAL

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE OWNER AND BOTH THE SUBCONTRACTOR FOR EVERY TRADES. DRAWINGS WILL BE SUBMITTED FOR REVIEW AS NOTED BY MANUFACTURER. THE SUBCONTRACTOR WILL SUBMIT ADDITIONAL DRAWINGS FOR APPROVAL TO THE APPROPRIATE AGENCIES MEETING ALL CODES OF THE CITY AND STATE. REPRODUCIBLE APPROVED DRAWINGS MUST BE SENT TO THE OWNER AND ARCHITECT.

SPRINKLER SYSTEM

FIRE SPRINKLER SYSTEM SHOULD BE DESIGNED AND INSTALLED AS PER NFPA 13 BY A SPRINKLER SUB-CONTRACTOR LICENSED IN THE STATE. SHOP DRAWINGS MUST BE SUBMITTED TO THE STATE AND LOCAL FIRE MARSHALS AND THE ARCHITECT FOR REVIEW AND COMMENTS PRIOR TO INSTALLATION.

APPROVED
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Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number 04228
Drawn By MCB
Checked By JMT
Date 27 Sep 04

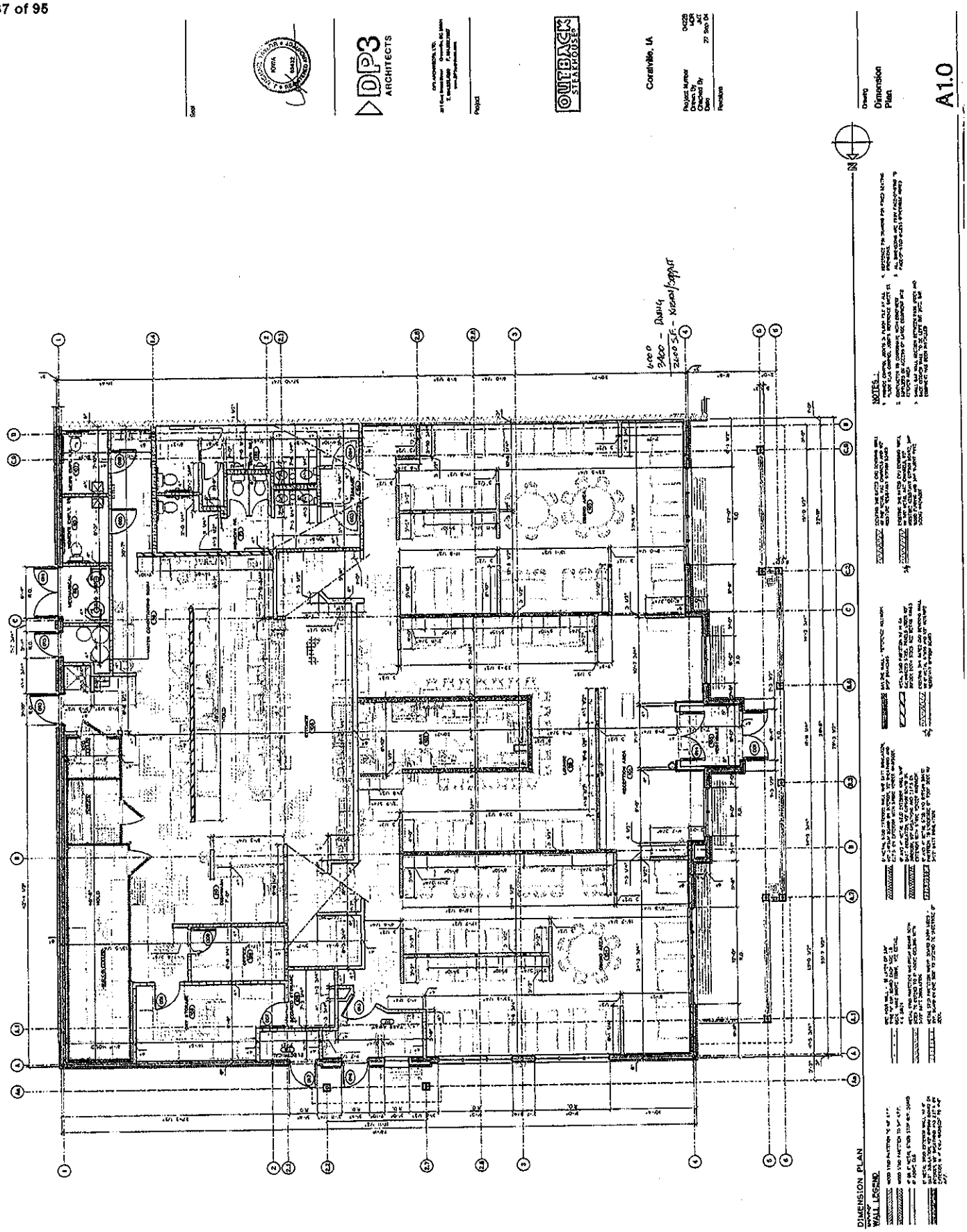
Revisions

FILED
OCT 21 2004

Drawing
General Information

G1.0

Book: 5663 Page: 1 Seq: 36



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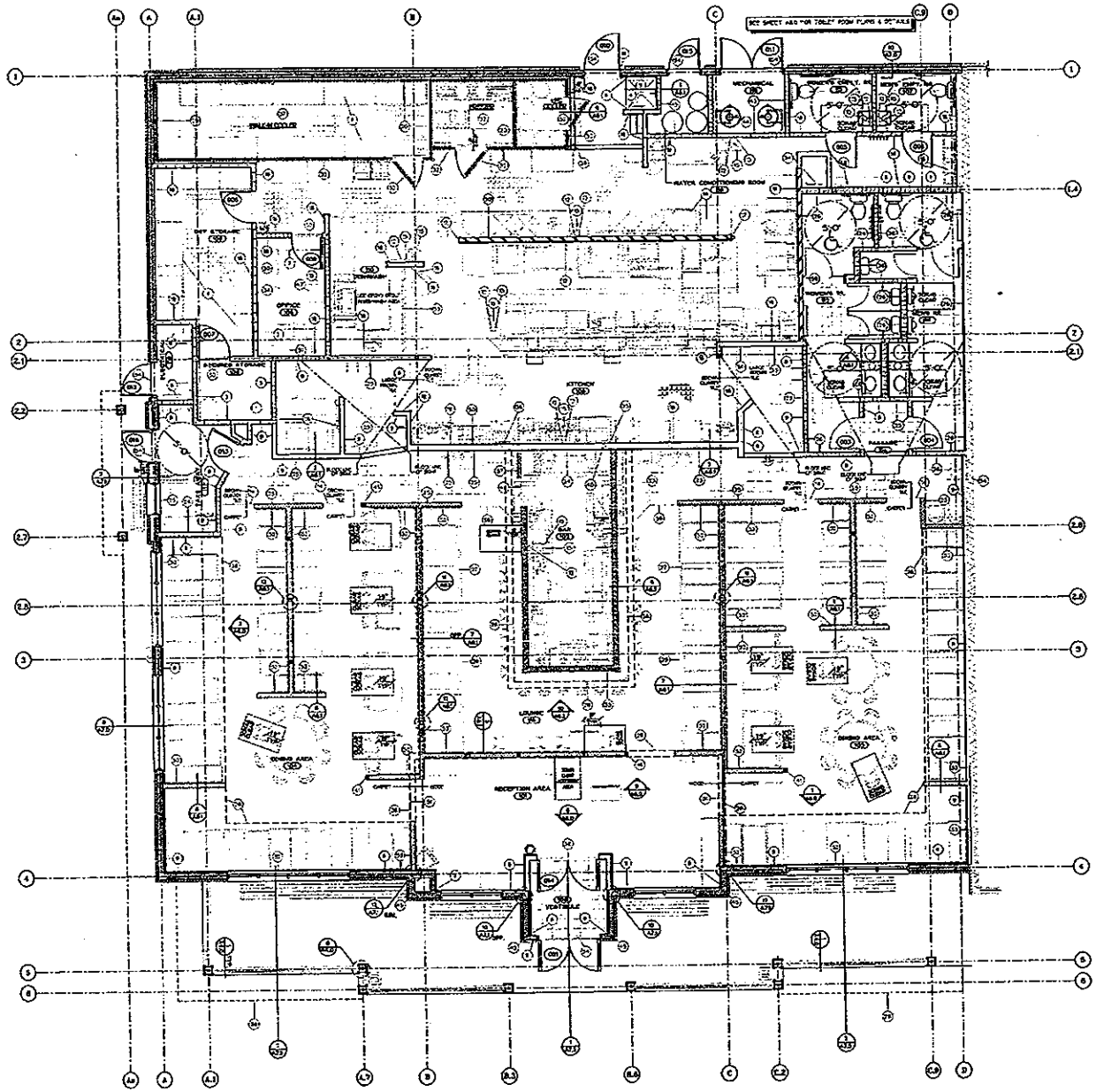


KEYNOTES PLAN

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE®

Coralville, IA

Project Number	04228
Drawn By	MCB
Checked By	MJT
Date	27 Sep 04

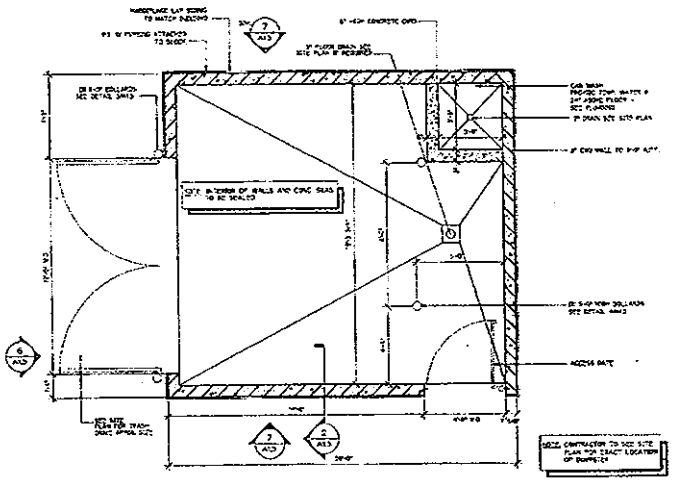
Revisions

Drawing

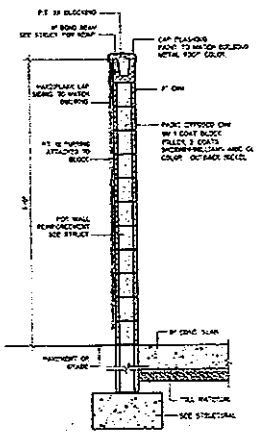
Keynote Plan

A1.1

Book: 5663 Page: 1 Seq: 38

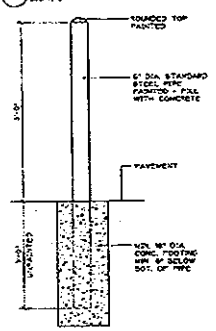


1 TRASH ENCLOSURE LARGE SCALE PLAN



2 WALL SECTION

3 NOT USED



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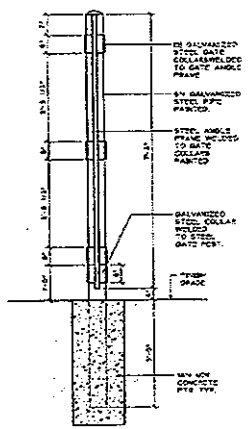

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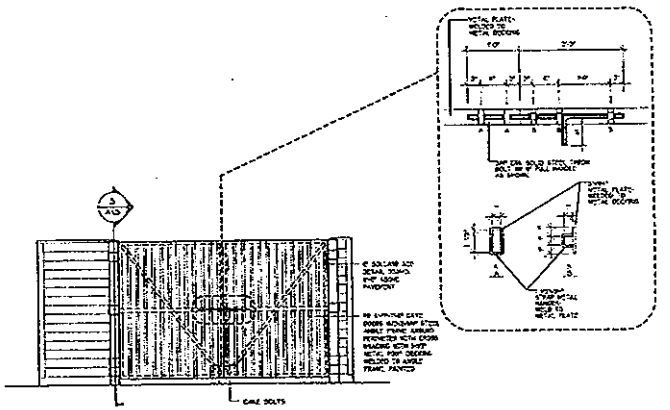
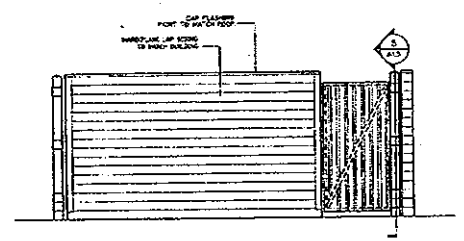


6 TRASH ENCLOSURE ELEVATION

GATE HARDWARE



7 TRASH ENCLOSURE ELEVATION

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	MCB
Checked By	JMT
Date	27 Sep 04

Revisions

Drawing

Trash Enclosure Plan and Details

A1.3

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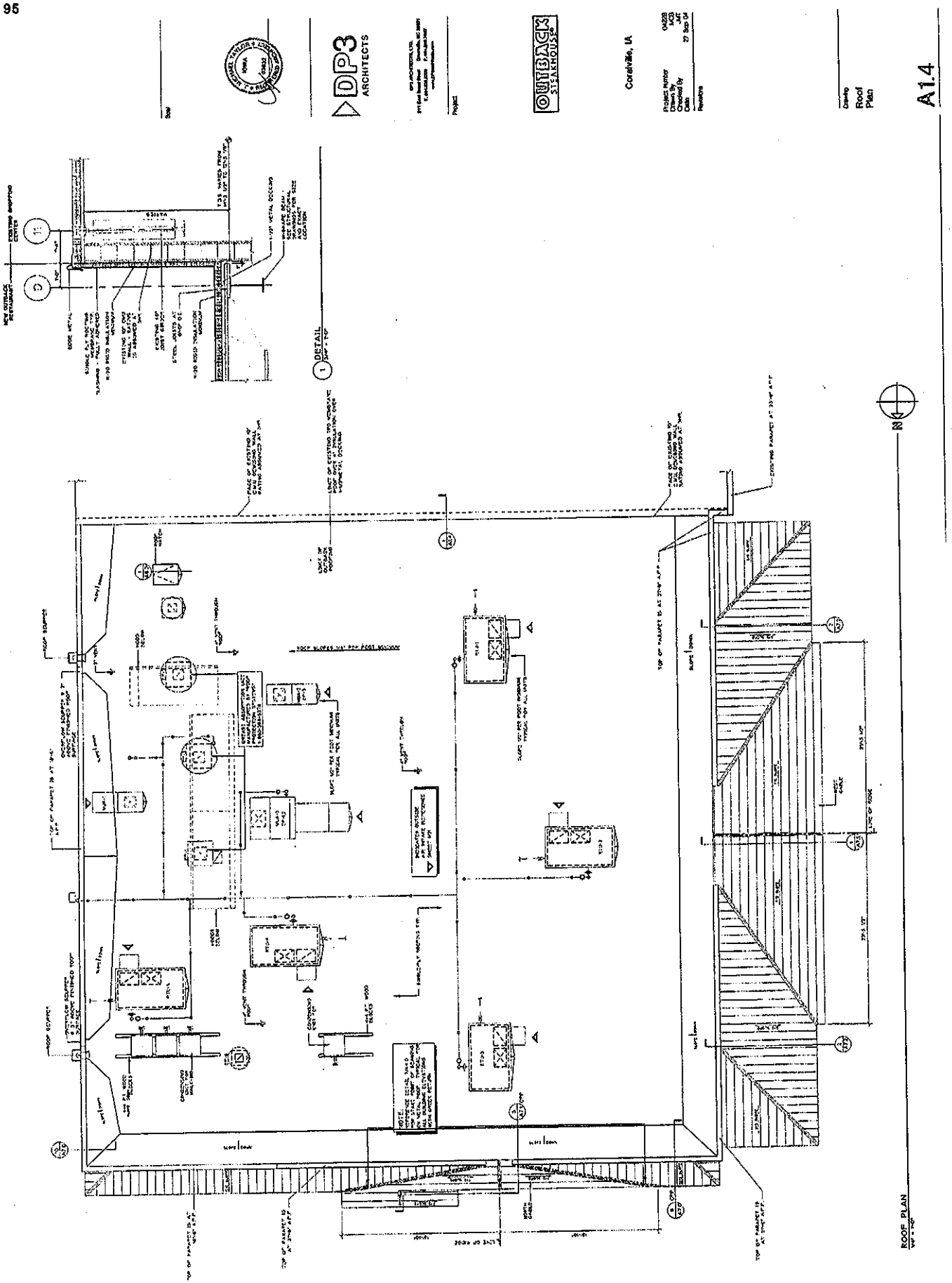

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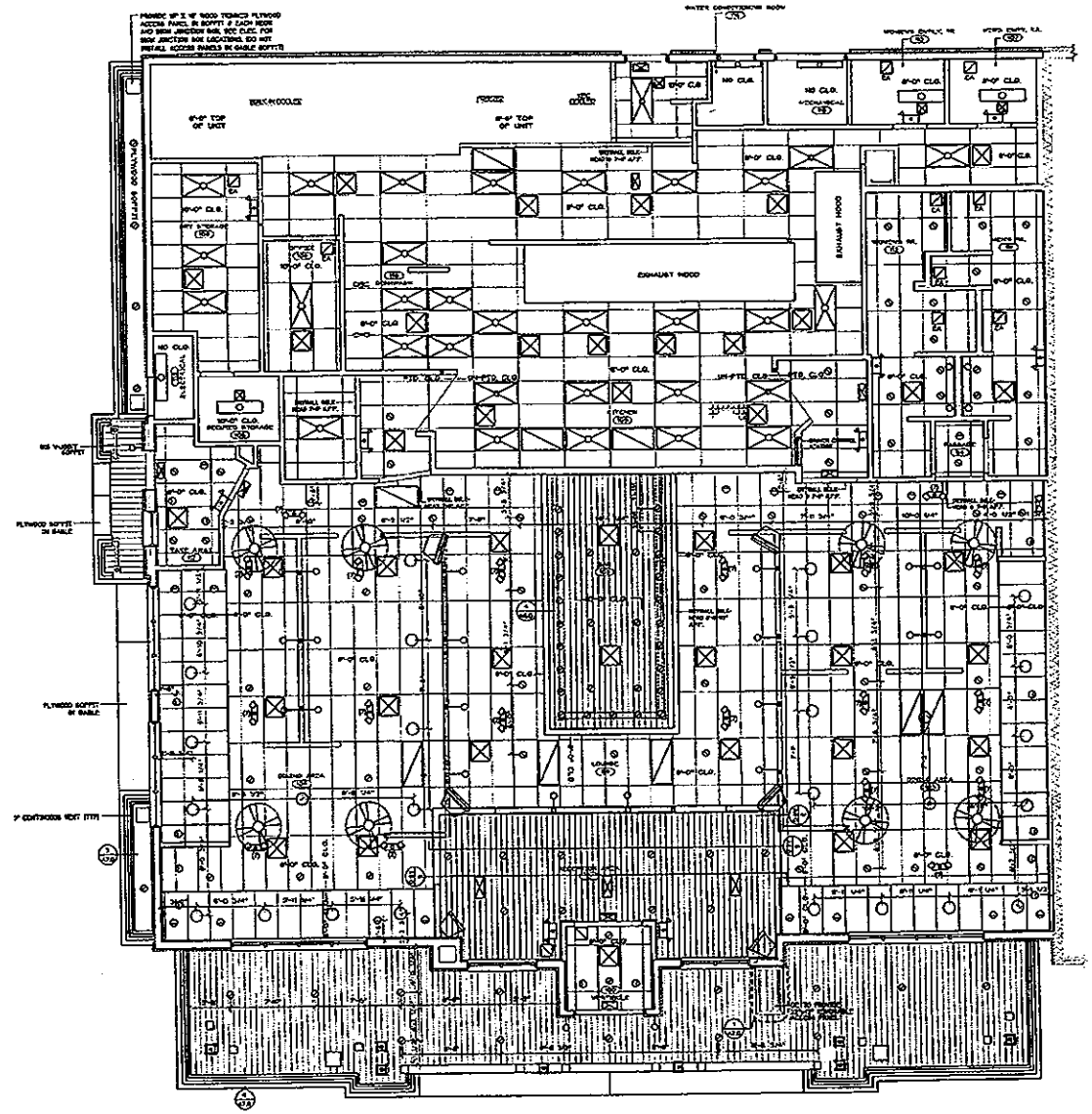


REFLECTED CEILING PLAN

SHEET A15 NOTES

1. SEE ELECTRICAL PLANS FOR WIRING OF ALL LIGHT FIXTURES
2. FIXTURES & APPARATUS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY COORDINATE WITH VISUAL & EQUIP. DRAWINGS
3. FIXTURES MARKED WITH "+" ARE TO BE MOUNTED AT 24" A.F.F.
4. ASSIST AGENT TABLES ARE TO BE EQUIPPED WITH CABLES BOTH DIRECTIONS
5. ALL CEILING GRIDS TO BE SCALED TO WALLS W/MATCH SILICONE SEALANT
6. PAINT ALL FIXTURES & DIFFUSERS BRONZE AT WOOD CEILINGS
7. CEILING MOUNTED EMERGENCY LIGHT

SHEET A15 LEGEND

- SHADED WALLS INDICATE WALLS THAT EXTEND TO THE BOTTOM OF THE DECK
- HEATER
- SINGLE FLUORESCENT LIGHT
- EXIT LIGHT
- WALL MOUNTED LIGHT
- PENDANT LIGHT - LOCATE OVER CENTER OF BOOTHS AND TABLES - VERIFY EXISTING IN FIELD
- FLUORESCENT LIGHT
- EXHAUST VENT
- HVAC RETURN
- HVAC SUPPLY
- EYE BALL LIGHT
- DOWN LIGHT
- CEILING FAN
- 24" TELEVISION MOUNTING BRACKETS - REFER TO ITS DRAWINGS FOR MORE DETAILS OWNER SUPPLIED AND INSTALLED BY GC
- 37" TELEVISION MOUNTING BRACKETS - REFER TO ITS DRAWINGS FOR MORE DETAILS OWNER SUPPLIED AND INSTALLED BY GC

N

Seal

IOWA

DP3 ARCHITECTS

DP3 ARCHITECTS, LTD.

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	0428
Drawn By	KS
Checked By	KT
Date	27 Sep 04

Revisions

Drawing

Reflected Ceiling Plan

A1.5

Book: 5663 Page: 1 Seq: 41

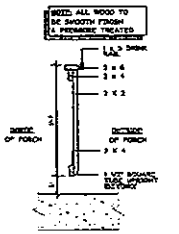
SIGNAGE NOTES:

1. VERIFY SIZE AND LOCATION OF SIGNAGE WITH OWNER.
2. EXTERIOR SIGNAGE TO BE SUPPLIED AND INSTALLED BY SIGN CONTRACTOR. REFER TO SIGN COMPANY SHOP DRAWINGS FOR EXACT SPECIFICATIONS.
3. VERIFY SQUARE FOOTAGE REQUIREMENTS FOR LOCAL ZONING ORDINANCES AND CODES.
4. CONTRACTOR SHALL PROVIDE ADEQUATE POWER AND CONNECTION TO SIGN. COORDINATE WITH SIGN CONTRACTOR.
5. SEPARATE PERMIT REQUIRED FOR ALL SIGNS.

EXTERIOR FABRICATION SCHEDULE

1. LAP SIDING — SHERWIN-WILLIAMS 2020 GLOSS ACRYLIC COLOR: "GREY SCHOOP SW 7071"
2. WOOD TRIM, METAL DOORS AND FRAMES — SHERWIN-WILLIAMS 2020 GLOSS ACRYLIC COLOR: "WHITE" SW6566
3. WOOD DOORS — NORMAN SEMI, SOLID 10X OF GOLDEN OAK & PROVINCIAL WITH 2 COATS SPAR VARNISH - GLOSS FINISH
4. METAL FLASHING — SHERWIN FOREST GREEN
5. SHERWOOD 12 3/4" OC STANDING SEAM TIE PANEL STEEL WITH SNAP ON CAPS, COLOR FOREST GREEN BY SHERWOOD, 16" OC PANELS SHALL NOT BE ACCEPTED.
6. EIFS & DRYVIT INSTALLATION FOR COLOR: SHERWIN WILLIAMS 2020 GLOSS ACRYLIC "GREY SCHOOP SW7071"
7. STONE VENEER TO BE LAYLITE "ROOF BY JUR STONE AVAILABLE THROUGH KEMBS MATERIAL CHARGE-0233
8. EXTERIOR EIFS TO HAVE ROCK FINISH AT EXTERIOR WALL - MATCH ADJACENT SHOPPING CENTER CAU COLOR & TEXTURE.
9. STONE SILL -MATCH ADJACENT SHOPPING CENTER STONE SILL

NOTE:
ALL SIGNAGE AND EXTERIOR PAINTS AND STAINS SHALL BE PURCHASED THROUGH SHERWIN-WILLIAMS. NO SUBSTITUTES ALLOWED. CONTACT LOCAL SHERWIN-WILLIAMS LOCATION FOR MATERIAL ACCURATE PRICING AND FORMULATIONS.



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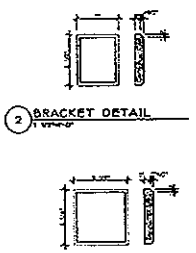
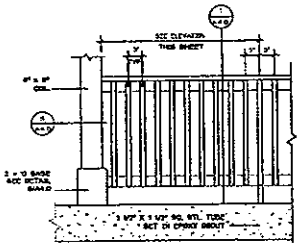


2 BRACKET DETAIL

3 LIGHT BASE DETAIL



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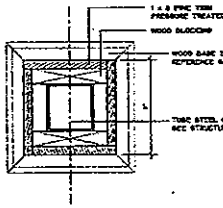

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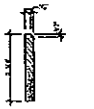

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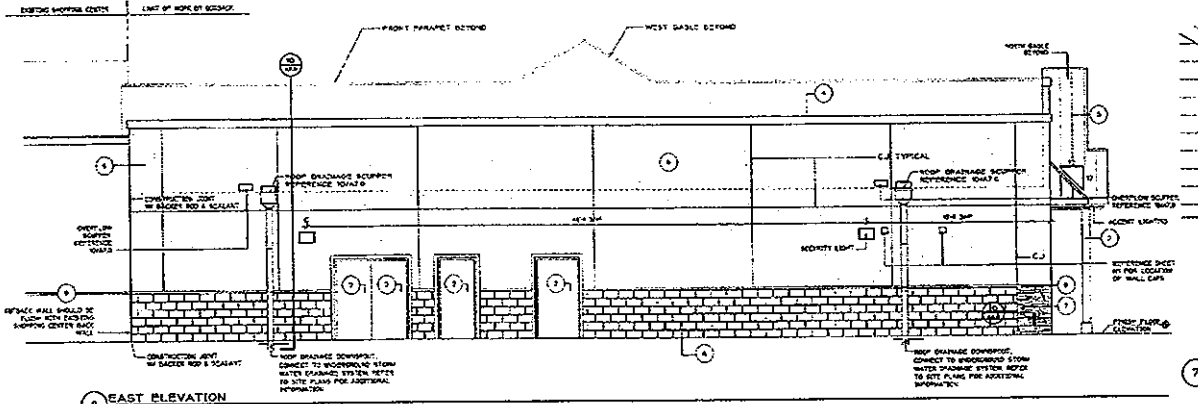
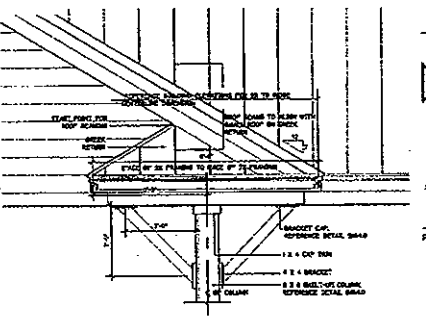


8 EAST ELEVATION


START POINT FOR ROOF SCHEDULE
CHECK ROOF ON CHECK RETURN
CHECK RETURN
FACE OF 2X FRAMING TO FACE OF 2X FRAMING
SEE ELEVATION FOR ROOF SCHEDULE
SEE ELEVATION FOR ROOF SCHEDULE
SEE ELEVATION FOR ROOF SCHEDULE

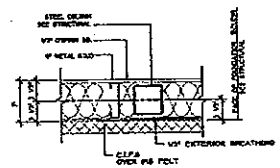
SIGNAGE NOTES:

1. VERIFY SIZE AND LOCATION OF SIGNAGE WITH OWNER.
2. EXTERIOR SIGNAGE TO BE SUPPLIED AND INSTALLED BY SIGN CONTRACTOR. REFER TO SIGN COMPANY SHOP DRAWINGS FOR EXACT SPECIFICATIONS.
3. VERIFY SIGNAGE FOOTAGE REQUIREMENTS PER LOCAL ZONING ORDINANCES AND CODES.
4. CONTRACTOR SHALL PROVIDE ACCURATE POWER AND CONNECTION TO SIGN. COORDINATE WITH SIGN CONTRACTOR.
5. SEPARATE PERMIT REQUIRED FOR ALL SIGNS.

EXTERIOR PAINT/STAIN SCHEDULE

1. LAP SIDING
   SHERWIN-WILLIAMS A100 GLOSS ACRYLIC
   COLOR: "ONLY" SCREEN SW 7021
2. WOOD TRIM, METAL DOORS AND FRAMES
   SHERWIN-WILLIAMS A100 GLOSS ACRYLIC
   COLOR: "WHITE" SW6380
3. WOOD DOORS
   NORMAX STAIN, 80/80 MIX OF GOLDEN OAK & PROVINCIAL WITH 2 COATS SPAR VARNISH - GLOSS FINISH
4. METAL FLASHING
   SCHEDULE FOREST GREEN
5. SCHEDULE 12 3/4" OC STAINED SCAN TEC PANEL SYSTEM WITH SNAP OR CAPS. COLOR FOREST WEEK NO SUBSTITUTE. 8" OC PANELS SHALL NOT BE ACCEPTED.
6. C.I.P.A. DEVOIT DISTRIBUTION FLAG
   COLOR: SHERWIN WILLIAMS A100 GLOSS ACRYLIC
   "ONLY" SCREEN SW7021
7. STONE VENEER TO BE LAYTITE FROM BY JAN STONE AVAILABLE THROUGH KINGS MATERIAL (MN263-0930).
8. EXTERIOR CMU TO HAVE ROCK FINISH AT EXTERIOR SIDE. - MATCH ADJACENT SHOPPING CENTER CMU COLOR & TEXTURE.
9. STONE SILL -MATCH ADJACENT SHOPPING CENTER STONE SILL.

NOTE:
ALL INTERIOR AND EXTERIOR PAINTS AND STAINS SHALL BE PURCHASED THROUGH SHERWIN-WILLIAMS NO SUBSTITUTES ALLOWED. CONTACT LOCAL SHERWIN-WILLIAMS LOCATION FOR MATERIAL ACCOUNT PRICING AND FORMULATIONS.



1 PLAN DETAIL
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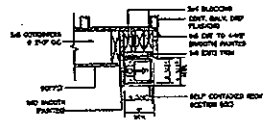
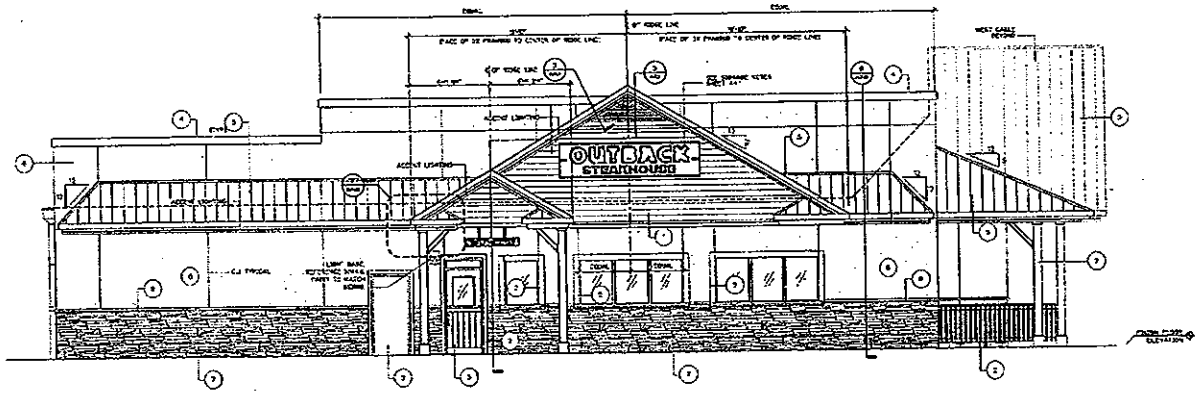


2 SECTION
1 1/2"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"

Seal

DP3
ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	MCB
Checked By	JMT
Date	27 Sep 04

Revisions

Drawing
Exterior Elevation

A4.1

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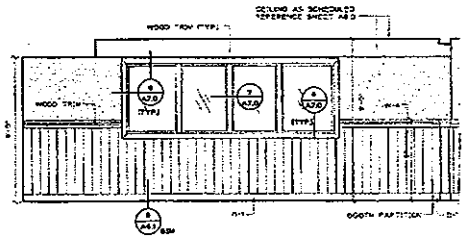

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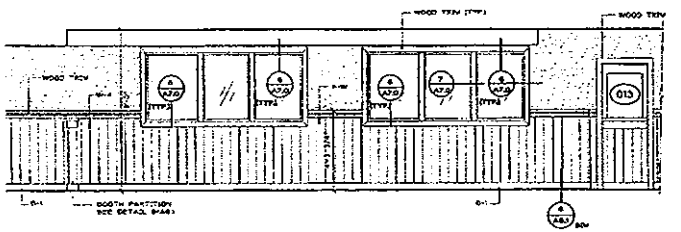

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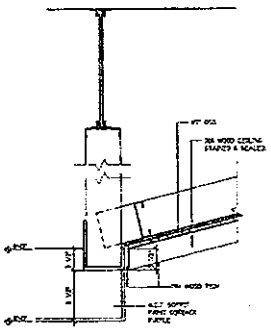
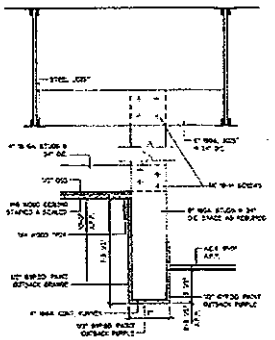


3 DETAIL



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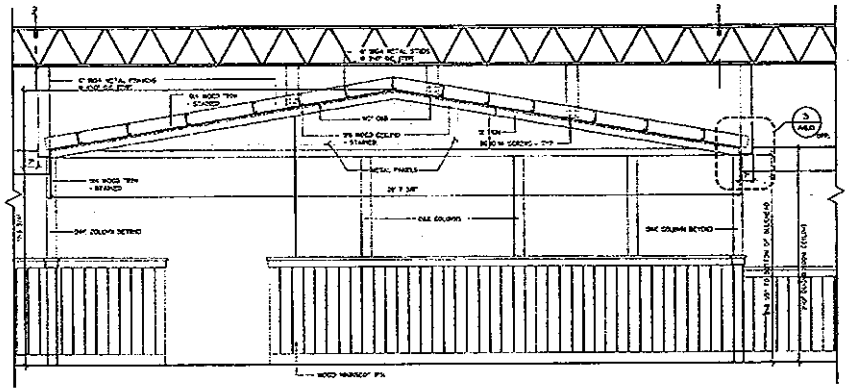
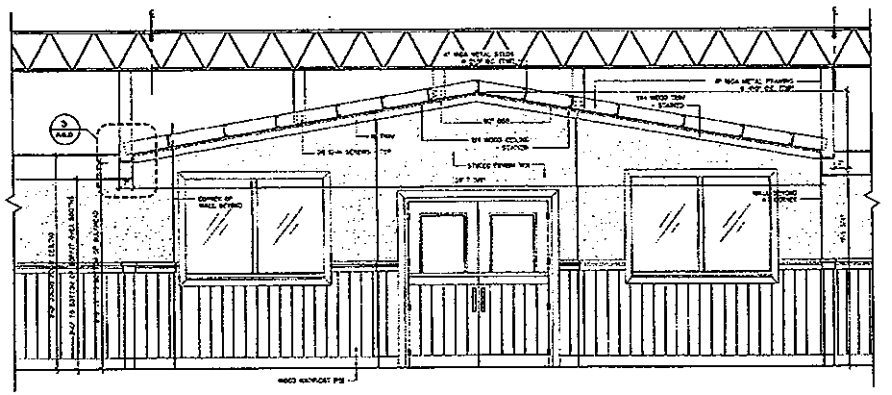


5 INTERIOR SECTION / ELEVATION



6 INTERIOR SECTION / ELEVATION

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	MCB
Checked By	JMT
Date	27 Sep 04

Revisions

Drawing

Interior Elevations

A6.0

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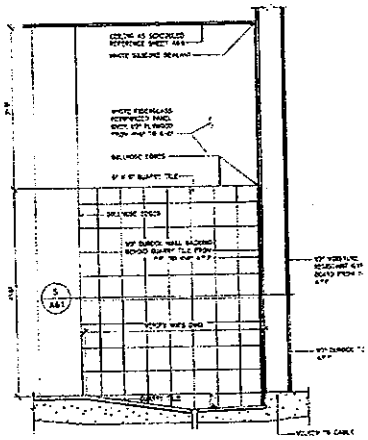
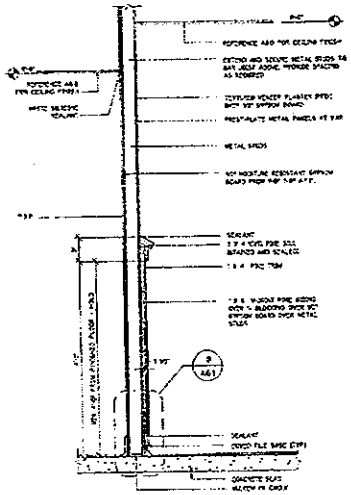


1 INTERIOR WALL SECTION AT MOP SINK



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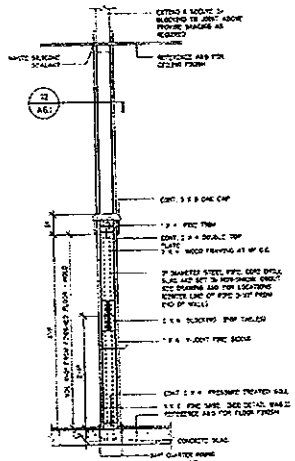
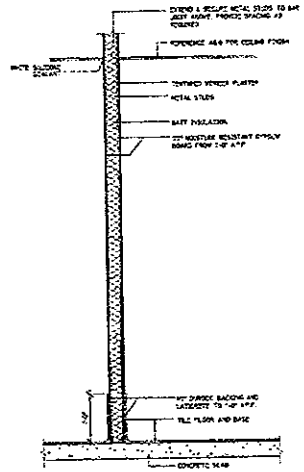
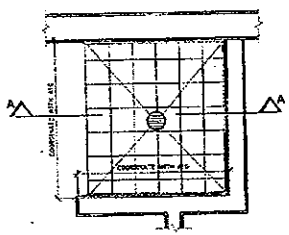


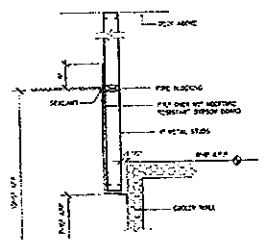
3 INTERIOR WALL SECTION



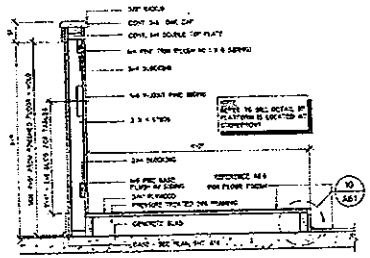
4 INTERIOR WALL SECTION



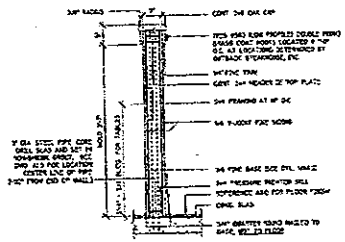
5 ENLARGED PLAN AT MOP SINK



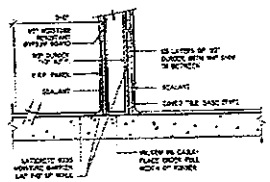
6 BULKHEAD AT KEG COOLER



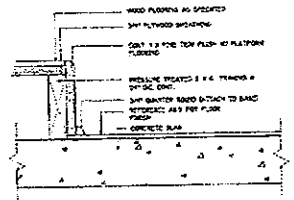
7 RAISED SEATING PLATFORM SECTION



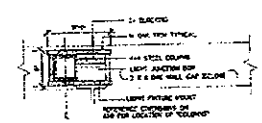
8 LOW WALL PARTITION AND SUPPORT



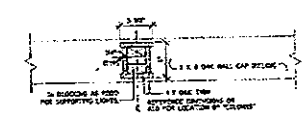
9 WALL/BASE/FLOOR DETAIL



10 RAISED PLATFORM BASE DETAIL



11 COLUMN DETAIL



12 COLUMN DETAIL

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	MCB
Checked By	JMT
Date	27 Sep 04

Revisions

Drawing

Standard Details

A6.1

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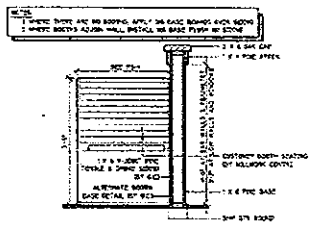

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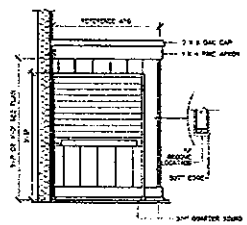

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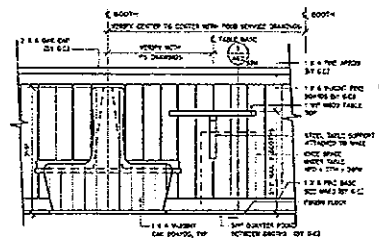

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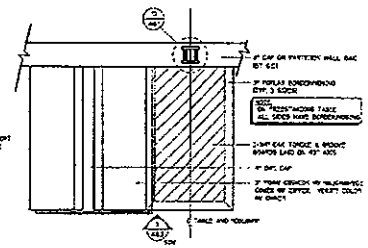

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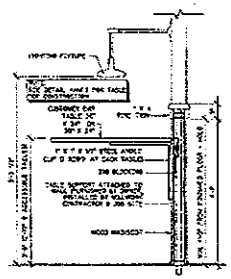
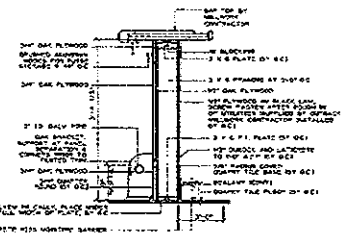
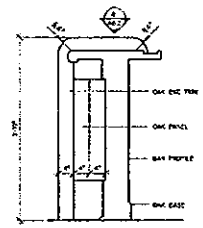


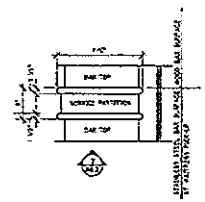
5 TABLE TOP SECTION



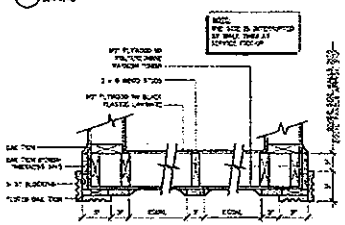
6 SECTION AT BAR DYE WALL RAIL



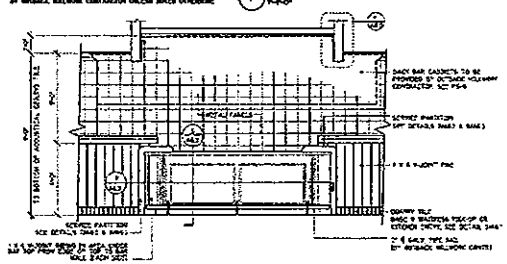
7 SERVICE PARTITION SECTION/ELEVATION



8 SERVICE PARTITION PLAN VIEW



9 SECTION AT BAR DYE WALL



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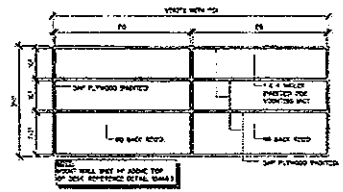
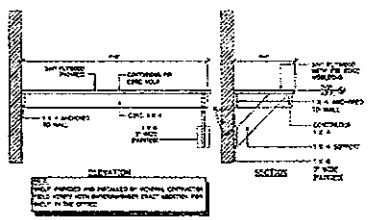
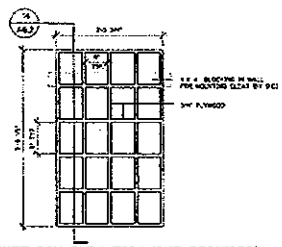


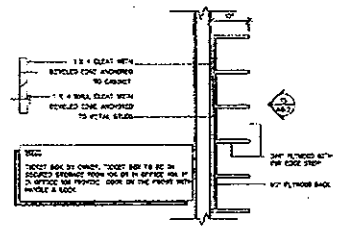
11 OFFICE SHELVING UNIT (ONE REQUIRED)



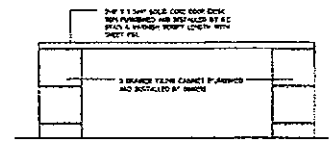
12 MUSIC COMPONENT SHELF



13 TICKET BOX ELEVATION (ONE REQUIRED)



14 TICKET BOX SECTION



15 OFFICE DESK TOP

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE®

Coralville, IA

Project Number	04228
Drawn By	MCB
Checked By	JAT
Date	27 Sep 04

Revisions

Drawing

Standard Details

A6.2

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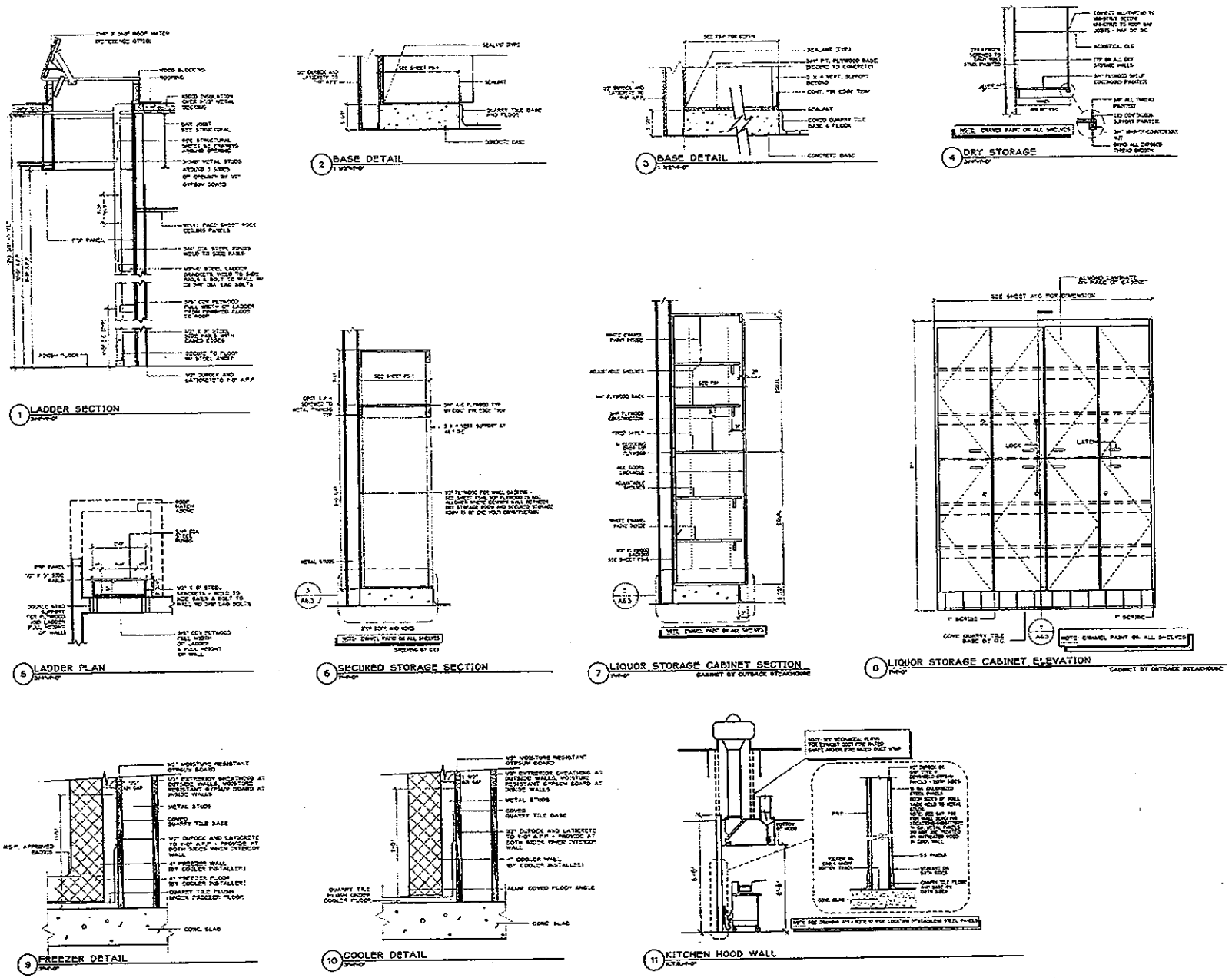


Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

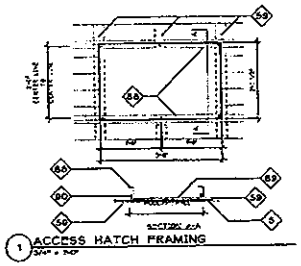
Project Number	04228
Drawn By	MCB
Checked By	JMT
Date	27 Sep 04

Revisions

Drawing

Standard Details

A6.3



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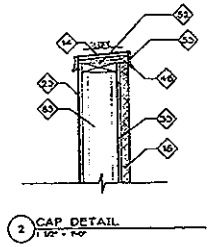
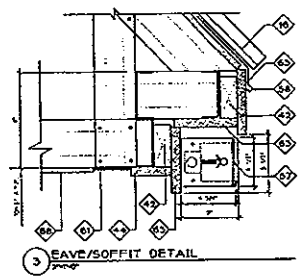
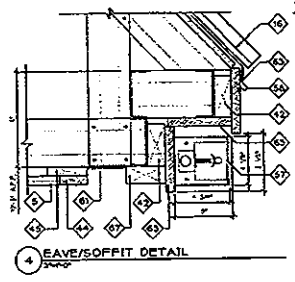


2 CAP DETAIL



3 EAVE/SOFFIT DETAIL

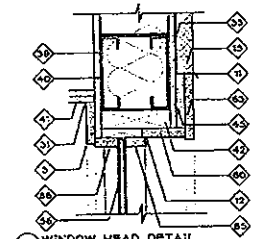


4 EAVE/SOFFIT DETAIL

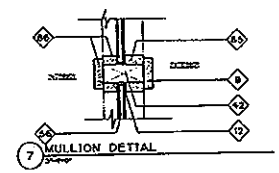
WALL SECTION NOTES

ALL NOTES MAY NOT APPLY

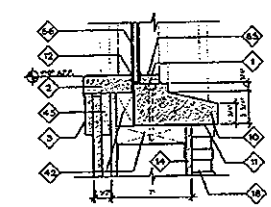
1. COUNTERSINK 3/4" DIAMETER LAG BOLT @ 48" O.C.
2. 3/4 PINE STOOL, KERCH FOR 3 MM MULLION SEE SECTION 7/A12.0
3. 1X4 PINE TRIM
4. WAINSAID FRAMING - SEE STRUCTURAL
5. DFB W/ JOINT FINE - STAIN & VARNISH OVER 1/4" PLYWOOD
6. 6" METAL STUDS W/ 6" BATT INSULATION - SEE STRUCTURAL
7. 1/2" GYPSUM BOARD
8. 1" CEDAR WOOD STOPS W/ SEALANT ALL AROUND BOTH SIDES
9. 1x4 FIBER CEMENT TRIM - SMOOTH CUT TO 2 1/2"
10. 1"x8" NOMINAL CEDAR WOOD SILL
11. METAL FLASHING
12. CONTINUOUS SEALANT BEAD - TYP. AT
13. LAP SIDING W/ 6" EXPOSURE SMOOTH EXTERIOR FACE
14. 1/2" EXTERIOR SHEATHING
15. D.F.P.A. - SEE ELEVATIONS AND SPEC SECTION 7240
16. 1" STANDING SEAM METAL PANELS ON 30 LB. FELT AND 1/2" EXTERIOR SHEATHING
17. PROVIDE FIRESTOPPING IN WAINSAID W/ 1/2" GYPSUM BOARD, 3/8" PLYWOOD, 3/4" TYPE 3-M PARTICLE BOARD OR OTHER APPROVED MATERIAL - SEE A1.0
18. STONE VENEER - SEE ELEVATIONS
19. CONNECTOR BOX EQUAL TO SIMPSON PSE7Z W/ 6" TO STEM 32.
20. PVC HUB
21. FINISH GRADE - SEE SITE PLAN
22. SEE STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION
23. SINGLE-PLY ROOFING MEMBRANE OVER 15 LB. FELT ON 1/2" EXT. SHEATHING
24. OVERFLOW TYPE SCUPPER SIMILAR TO SIMPSON DETAIL P2800C 12GA.
25. ROOF DRAIN SCUPPER SIMILAR SIMPSON TO P2800C 12GA.
26. SINGLE-PLY ROOFING OVER R-30 FOAM INSULATION ON 1/2" METAL DECKING
27. BAR JOIST - SEE STRUCTURAL
28. STEEL BEAM - SEE STRUCTURAL
29. PAINT STAINED CONCRETE - OUTDOOR SLOPED.
30. VINYL FACED SHEET ROCK PANEL NOT REQUIRED ABOVE COOLER OR FREEZER & KITCHEN AREA
31. WHITE SILICONE SEALANT
32. 4" X 6" GALVANIZED RAIN LEADER PIT TO ITEM 19
33. 15 LB. FELT OVER 1/2" SHEATHING
34. WALL FINISH MATERIAL PER FINISH SCHEDULE SHEET A9.0
35. 1/2" DUROCK W/ LATHCRETE TOP OF WALL. SEE DETAIL 6/A9.0
36. QUARRY TILE COVED BASE
37. 4" CONCRETE FLOOR SLAB W/ VAPOR BARRIER ON FILL MATL OVER CLEAN COMPACTED GRANULAR TREATED EARTH
38. GALVANIZED ADJUSTABLE MASONRY WALLTIES @ 16" O.C. VERTICAL AND HORIZONTAL
39. LIGHT GAUGE METAL FRAMING
40. (2) 16 GA. STUDS
41. SUSPENDED ACOUSTICAL CEILING TILE
42. 2X BLOCKING
43. REMOVABLE CEDAR LOUVER W/ ALUMINUM SCREEN VENT (TYPICAL AT EACH GABLE)
44. 1X4 FIBER CEMENT TRIM - SMOOTH
45. 1X BLOCKING
46. STEEL CHANNEL ATTACHED TO DECK - SEE STRUCTURAL
47. 2X8 BLOCKING @ 24" A.F.F., AT TABLES 12'-0"
48. 2X6 PINE BASE - SEE DETAIL 3/A9.1 SIMP.
49. METAL ROOF DECKING CLOSURE (TYP)
50. CHIT PLYWOOD SHEATHING BEHIND LOUVER
51. BACK OF CHICHI
52. 2X4 PLATE
53. CAP FLASHING
54. FLASHING TO MATCH STANDING SEAM METAL ROOF PANELS
55. DASHED LINE INDICATES WAINSAID BEYOND
56. 7" INSULATED PLATE GLASS
57. SELF-CONTAINED HOOD SECTION + EVEC
58. GALVANIZED DRIP FLASHING
59. WM PIPING
60. 1X6 FIBER CEMENT TRIM - SMOOTH CUT TO 4 1/2"
61. DOWNSPOUT - SEE ELEVATIONS
62. 3/4" QUARTER SOUND NAILED TO BASE PAST FLOORING
63. 1X6 FIBER CEMENT TRIM - SMOOTH
64. 1X8 FIBER CEMENT TRIM - SMOOTH CUT TO 5" 1/4"
65. 2X6 WAINSCOT SEE ELEVATIONS
66. CLOSURE STRIP - USE MANUFACTURERS STANDARD
67. CONTINUOUS 2X4 RIVE PAINTED SMOOTH
68. 3/4" SMOOTH PLYWOOD SOFFIT PAINTED
69. WOOD DOOR W/ PRE CLADDING SEE DETAILS ON A9.1
70. TEMPERED GLASS W/ 1X3 WOOD STOPS CONTINUOUS SEALANT
71. HOLLOW METAL FRAME - SEE DOOR SCHEDULE SHEET A9.0
72. GABLE FRAMING - SEE STRUCTURAL
73. CONCRETE SLAB EPOXY FINISH AND SEAL W/ CURE-HARDENER
74. 1/2" EXPANSION JOINT MATERIAL W/ SEALANT
75. THRESHOLD
76. 2X4 SLOPED RING SILL STAINED AND SEALED
77. STEEL TUBE COLUMN W/ 1X WOOD WRAP
78. SKYLIGHT
79. 4X4 BRACKETS SEE BUILDING ELEVATIONS & DETAIL 7/A4.0
80. 2X6 OUTRIGGERS
81. #2004 TEXTURED VENEER PLASTER PAINTED OVER 1/2" GYPSUM BOARD
82. 2X4" PINE STOOL
83. 4" VERT. AL. WORK - SEE STRUCTURAL
84. EXTEND AND SECURE METAL STUD TO JOIST ABOVE @ PROPER SPACING AS REQUIRED.
85. 1 X 4 FIBER CEMENT TRIM - SMOOTH CUT TO 1 3/8" 1/4"
86. 1" PINE TRIM
87. METAL STUDS - SEE STRUCTURAL DRAWINGS
88. WEEP HOLES @16" O.C. HORIZONTALLY
89. STONE SILL - SEE ELEVATION
90. WEEP HOLES @ 24" O.C. HORIZONTALLY
91. PARAPET WALL VENTS - PROVIDE AT LEAST 2 1/2 SQ. IN. OF NET - FREE VENTILATING AREA PER LINEAR FOOT OF PARAPET. PROVIDE A MINIMUM OF TWO 8" X 8" PARAPET WALL VENTS FOR EACH DRAFTSTOPPED AREA OF ATTIC SPACE. THIS IS IN ADDITION TO THE GABLE VENTS AND AREAS.
92. #1004 RIGID PERIMETER INSULATION



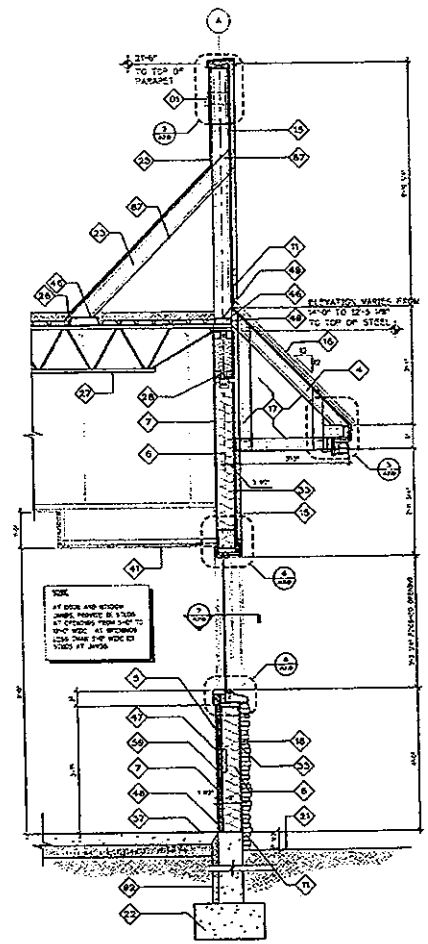
6 WINDOW HEAD DETAIL



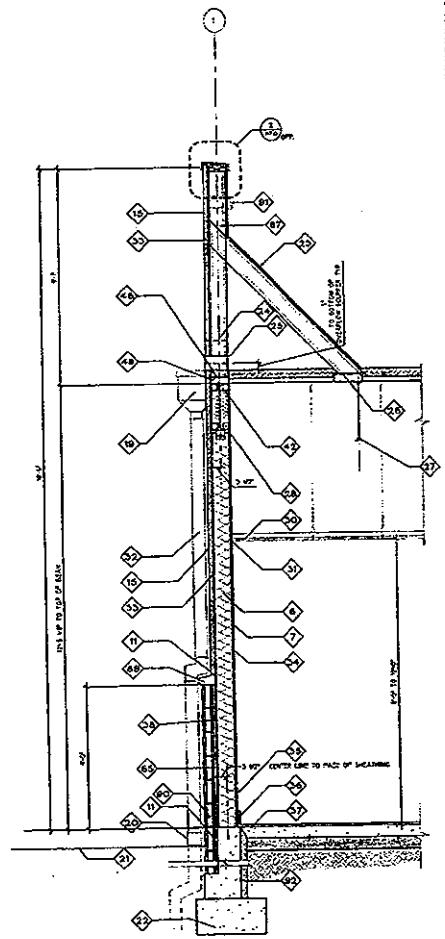
7 MULLION DETAIL



8 WINDOW SILL DETAIL



9 WALL SECTION



10 WALL SECTION

Seal

DP3 ARCHITECTS

DP3 ARCHITECTS, LTD.
111 East Grand Street Des Moines, IA 50309
T. 515.288.3000 F. 515.288.7997
www.DP3Architects.com

Project

OUTBACK STEAKHOUSE

Corsicville, IA

Project Number	04228
Drawn By	MJR
Checked By	JMT
Date	27 Sep 04
Revisions	1

Drawing

Wall Section and Details

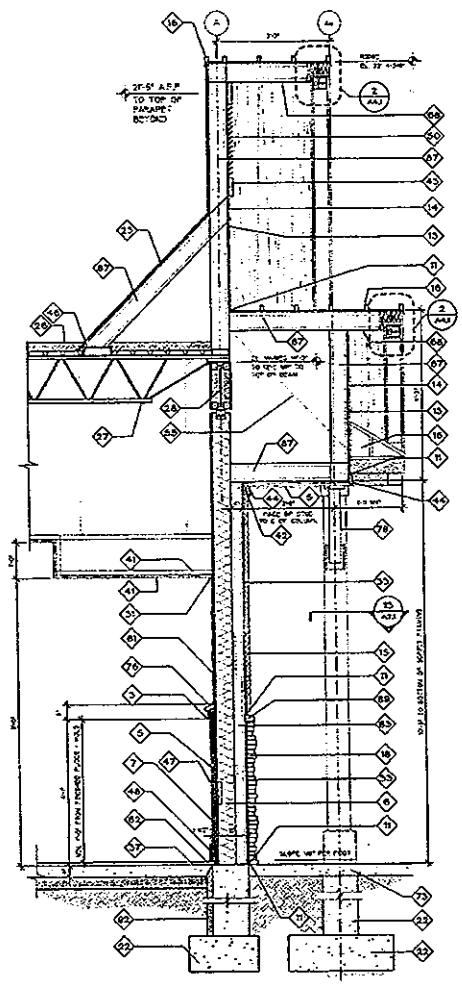
A7.0

Book: 5663 Page: 1 Seq: 48

Book: 5663 Page: 1 Seq: 49

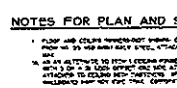
1 NOT USED

2 NOT USED

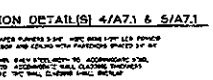


3 WALL SECTION

NOTES FOR PLAN AND SECTION DETAIL(S) 4/A7.1 & 5/A7.1

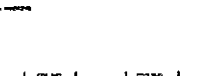


4 RATED WALL PLAN

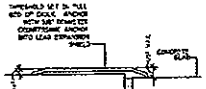


5 RATED WALL SECTION(S)

6 THRESHOLD DETAIL



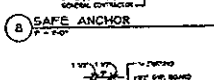
7 DETAIL



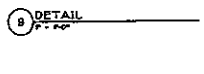
8 SAFE ANCHOR



9 DETAIL



10 DETAIL



11 MARBLE TRANSITION



12 DETAIL



13 DETAIL

WALL SECTION NOTES

ALL NOTES MAY NOT APPLY

1 CONTINUOUS 5/8" DIAMETER L&D BOLT @ 48" O.C.
2 3" PINE STOOL, BUTCH FOR 2x4 MULLION SEE SECTION 7/A7.0
3 1x4 PINE TRIM
4 MANSARD FRAMING- SEE STRUCTURAL
5 2X6 "I"-JOIST POST - STAIN & VARNISH/ OVER 1x4 FURRING
6 6" METAL STUDS W/ R19 BATT INSULATION. SEE STRUCTURALS
7 1/2" GYPSUM BOARD
8 4" CEDAR WOOD STOPS W/ SEALANT ALL AROUND BOTH SIDES
9 1x4 FIBER CEMENT TRIM - SMOOTH CUT TO 2 1/2"
10 4"x4" REMOVAL CEDAR WOOD SILL
11 METAL FLASHING
12 CONTINUOUS SEALANT BEAD - TYP. @
13 LAP SIDING W/ 6" EXPOSURE SMOOTH EXTERIOR FACE
14 1/2" EXTERIOR SHEATHING
15 SIM'L - SEE ELEVATIONS AND SPEC SECTION 7240
16 24" STANDING SEAM METAL PANELS ON 30 LB. FELT AND 1/2" EXTERIOR SHEATHING
17 PROVIDE FIRESTOPPING IN MANSARD W/ 1/2" GYPSUM BOARD, 3/8" PLYWOOD, 3/8" TYPE 2-M-1 PARTICLE BOARD OR OTHER APPROVED MATERIAL SEE A14.
18 STONE VENEER - SEE ELEVATIONS.
19 COLLECTOR BOX EQUAL TO SIMILAR FIGURE 1-35* FIT TO ITEM 20.
20 RWC HUB
21 FINISH GRADE - SEE SITE PLAN
22 SEE STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION
23 SINGLE-PLY ROOFING MEMBRANE OVER 15 LB. FELT ON 1/2" EXT. SHEATHING
24 OVERFLOW TYPE SCUPPER SIMILAR TO SIMILAR DETAIL PROJECT 1/30A
25 ROOF DRAIN SCUPPER SIMILAR TO SIMILAR TO FIGURE 1/30A
26 SINGLE-PLY ROOFING OVER R-30 RIGID INSULATION ON 1/2" METAL DECKING
27 DAY JOINT - SEE STRUCTURAL
28 STEEL BEAM - SEE STRUCTURAL
29 PAINT EXPOSED CONCRETE - OUTBACK RECIPE.
30 5/8"X1 FACED SHEET ROCK WALL - NOT REQUIRED ABOVE CEILING OF PRECISION & KITCHEN AREA
31 WHITE SILICONE SEALANT
32 4" x 6" GALVANIZED RAIN LEADER PIT TO ITEM 19
33 15 LB. FELT OVER 1/2" SHEATHING
34 WALL FINISH MATERIAL FOR FINISH SCHEDULE SHEET A80
35 1/2" DURIOCK W/ LATICRETE PVP UP WALL SEE DETAIL 8/A8.1
36 QUARRY TILE COVED BASE
37 4" CONCRETE FLOOR SLAB W/ VAPOR BARRIER ON FILL MATL OVER CLEAN, COMPACTED TERMITE TREATED EARTH
38 GALVANIZED ADJUSTABLE MASONRY WALLTIES @ 16" O.C. VERTICAL AND HORIZONTAL
39 LIGHT GAUGE METAL FURRER
40 22 GA. GA. STEEL
41 PERFORATED ACOUSTICAL CEILING TILE
42 2X BLOCKING
43 REMOVABLE CEDAR LOUVER W/ ALUMINUM SCREEN VENT (TYPICAL AT EACH GABLE)
44 1X4 FIBER CEMENT TRIM - SMOOTH
45 1X BLOCKING
46 STEEL CHANNEL ATTACHED TO DECK - SEE STRUCTURAL
47 2X8 BLOCKING @ 2'-0" A.F.F. AT TABLES 2/A10
48 1X6 PINE BAND - SEE DETAIL 3/A4.1 (BAR)
49 METAL ROOF DECKING CLOSURE TYP.
50 SHT PLYWOOD SHEATHING BEHIND LOUVER
51 SLOW BY OTHERS
52 2X4 PLATE
53 CAP FLASHING
54 FLASHING TO MATCH STANDING SEAM METAL ROOF PANELS
55 DASHED LINE INDICATES MANSARD BEYOND
56 1" INSULATION PLATE GLASS
57 BOLT CONTAINED ICON SECTION - 7/SEE
58 GALVANIZED DRIP FLASHING
59 1X4 PURLINS
60 1X6 FIBER CEMENT TRIM - SMOOTH CUT TO 4 5/8"x4
61 CONTINUOUS 3" ALUMINUM VENT
62 3/4" QUARTER ROUND NAILED TO BASE MOT FLOORING
63 1X6 FIBER CEMENT TRIM - SMOOTH
64 1X4 FIBER CEMENT TRIM - SMOOTH CUT TO 3" 1/8
65 CMC WATERCOT, SEE ELEVATIONS
66 CLOSURE STRIP - USE MANUFACTURERS STANDARD
67 CONTINUOUS 3"x4" FINIS PAINTED SMOOTH
68 3/4" SMOOTH FINISH PLYWOOD SOFFIT PAINTED
69 WOOD DOOR W/ FINE CLADDING. SEE DETAILS ON A81
70 TEMPERED GLASS W/ 10 WOOD STOPS, CONTINUOUS SEALANT.
71 HOLLOW METAL FRAME - SEE DOOR SCHEDULE SHEET A61
72 GABLE FRAMING - SEE STRUCTURAL
73 CONCRETE SLAB SHOWN FROOM AND SEAL W/ CURE-N-SEAL
74 1/2" EXPANSION JOINT MATERIAL W/ SEALANT
75 THRESHOLD
76 2X4 SLOPED PLATE SILL ANCHORED AND SEALED
77 STEEL TUBE COLUMN W/ 4" WOOD WRAP
78 TRANSOM LITE
79 4X4 BRACKETS SEE BUILDING ELEVATIONS & DETAIL 7/A4.0
80 2X6 OUTRIGGERS
81 ROUGH TEXTURED VENEER PLASTER (PLASTECK OVER 1/2" GYPSUM BOARD
82 3/4" PINE STOOL
83 4" METAL STUDS - SEE STRUCTURAL
84 CUTOUT AND SECURE METAL STUDS TO JOIST ABOVE. PROVIDE BRACING AS REQUIRED.
85 1X 4 FIBER CEMENT TRIM - SMOOTH CUT TO 1 5/8" 1/4
86 1X PINE TRIM
87 METAL STUDS - SEE STRUCTURAL DRAWINGS
88 WEEP HOLES @24" O.C. HORIZONTALLY
89 STONE SILL - SEE ELEVATION
90 WEEP HOLES @ 24" O.C. HORIZONTALLY
91 PARAPET WALL VENTS - PROVIDE AT LEAST 2.67 SQ. IN. OF NET - FREE VENTILATING AREA PER LINEAR FOOT OF SOFFIT PROVIDE A MINIMUM OF TWO 8" x 8" PARAPET WALL VENTS FOR EACH DRAINTSORMED AREA OF ATTIC SPACE THIS IS IN ADDITION TO THE GABLE VENTS AND AREAS.
92. R30-6 4500 PERIMETER INSULATION

14 DETAIL

15 DETAIL

Seal

IOWA
GREEN
EXTREME ANCHOR

DP3 ARCHITECTS

DP3 ARCHITECTS, LTD.
311 East Grand Avenue Greenville, SC 29644
T. 864.232.8000 F. 864.232.2727
www.DP3architects.com

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	MCS
Checked By	JWS
Date	27 Sep 04

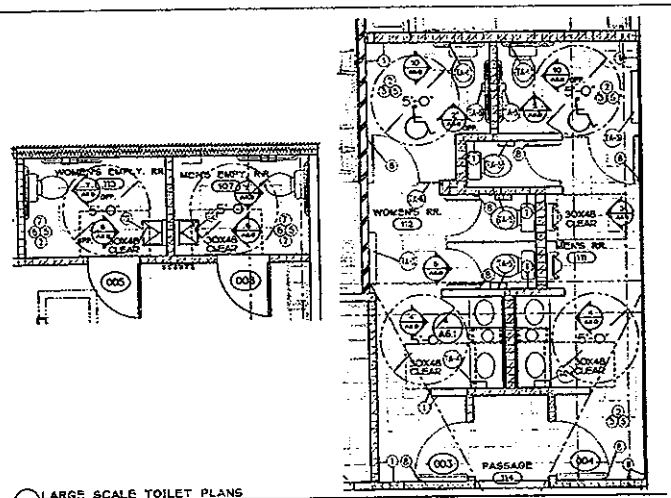
Revisions

Drawing

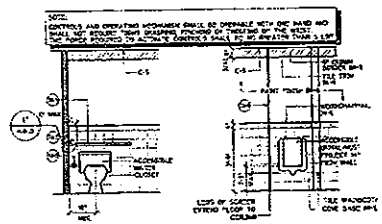
Wall Sections and Details

A7.1

These Drawings are the property of DP3 Architects, LLC, and made on any other project without written permission from them is illegal.

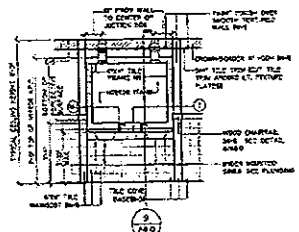


1 LARGE SCALE TOILET PLANS

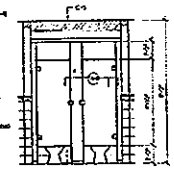


2 ELEVATION

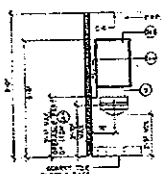
3 ELEVATION



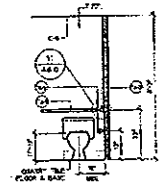
4 VANITY ELEVATION



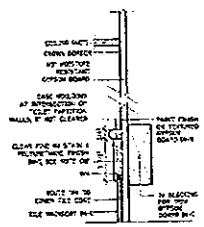
5 TOILET PARTITION



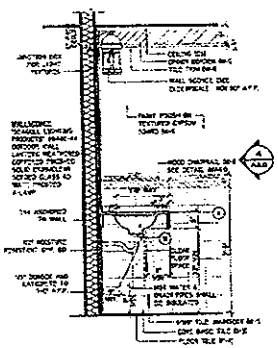
6 EMPLOYEE RESTROOM



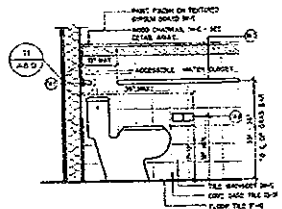
7 EMPLOYEE RESTROOM



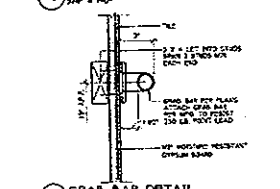
8 SECTION DETAIL



8 LAVATORY COUNTER SECTION



10 TOILET ELEVATION



11 GRAB BAR DETAIL

ROOM FINISH SCHEDULE

	ROOM NAME	FLOORS				BASES				WALLS								CEILINGS								HEIGHT
		FLOOR	QUARRY TILE	CONCRETE	CERAMIC TILE	CARPET	WOOD	CERAMIC TILE	RUBBER	PAINT	1/2" GYP. BD.	5/8" GYP. BD.	1/2" GYP. BD. MOISTURE RESIST.	CERAMIC TILE	METAL PANELS	FRP	PLYWOOD	ACOUSTICAL TILE	GYP. BD.	PAINT	PLYWOOD	CERAMIC TILE	METAL PANELS	FRP	
100	VESTIBULE																									
101	RECEPTION AREA																									
102	BAR																									
103	DINING AREA																									
104	DINING AREA																									
105	KITCHEN																									
106	SECURED STORAGE																									
107	MENS EMPL. RESTROOM																									
108	OFFICE																									
109	DRY STORAGE																									
110	DISHWASH																									
111	MENS RESTROOM																									
112	WOMENS RESTROOM																									
113	WOMENS EMPL RESTROOM																									
114	PASSAGE																									
115	ELECTRICAL																									
116	MECHANICAL ROOM																									
117	TAKE-AWAY																									
118	LOUNGE																									
119	WATER CONDITIONING																									
120	WALK-IN COOLER																									
121	WALK-IN FREEZER																									
122	SOC COOLER																									

ROOM FINISH SCHEDULE NOTES

1. REMOVE TILE BASE AROUND BAR AND REPLACE WITH WOOD BASE TO MATCH ADJACENT WOOD BASE.
2. PROVIDE 6" TILE BASE AROUND BAR AND DINING AREA PERIMETER.
3. WALLS BEHIND PIPING, CABLES, CONDUITS, ETC. SHALL BE PAINTED.
4. LIGHT FIXTURES TO BE SEALED TO CEILING TO BE FIELD PAINTED TO MATCH CEILING.
5. MANUFACTURED WALL-IN COOLER AND FREEZER PANELS TO BE FIELD PAINTED.
6. DIMENSIONS INDICATED ARE FROM FACE OF CONCRETE TO FACE OF CONCRETE.
7. ALL EXPOSED CONCRETE SURFACES TO BE SEALED.
8. ALL EXPOSED CONCRETE SURFACES TO BE SEALED.
9. ALL WALL MOUNTED ITEMS SHALL BE SEALED TO WALL.
10. ALL FIXED ITEMS SHALL BE SEALED TO WALL.
11. ALL EXPOSED CONCRETE SURFACES TO BE SEALED.
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RESTROOM ACCESSORY SCHEDULE

ALL ACCESSORIES AVAILABLE THROUGH PAAC, CONTACT 954-274-9000

ITEM	DESCRIPTION
TA-1	36" GRAB BAR: "STAINLESS STEEL 1-1/2" DIAMETER. PHOENIX SOLID WOOD BLOCKING IN SMALL AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000"
TA-2	42" GRAB BAR: "STAINLESS STEEL 1-1/2" DIAMETER. PHOENIX SOLID WOOD BLOCKING IN SMALL AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000"
TA-3	BABY CHANGING TABLE W/ LOCKS: "CHICA BEAR CUBIC (WIDE) HORIZONTAL BISCUIT. AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000"
TA-4	TOWEL DISPENSER: "BY OTHER. FURNISHED, CONTRACTOR INSTALLED"
TA-5	TISSUE DISPENSER: "BY OTHER. FURNISHED, CONTRACTOR INSTALLED"
TA-6	TOILET PARTITIONS: "GENERAL PARTITIONS "ATM". BOMED ON FLOOR SUPPORTED WITH HI-GRADE, BEIGE, WITH GRAY HARDIE FINISH. "HILLSBOROUGH" BRAND-MARSHALL NOTES: NO LANGUAGE REVISIONS ALLOWED ON DOORS. SCAN 91" CENTER OF PARTITION, 8" ROUNDED. SEAL SCANS WITH CLEAR SILICON BIC NEUTRAL. CHEMICAL SILICON ALLOWED FOR UNDERMOUNT. SPECIAL SECTION "ATM" HARD FLOOR TO CEILING EVO POST. AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000"
TA-7	SOAP DISPENSER: "PROVIDED. GLASTEEL STAINLESS STEEL FOR FILLING SOAP DISPENSER. AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000"
TA-8	MIRRORS: "SEE RESTROOM NOTE (7) FOR NOTICE FRAME TILE SPACE. VERIFY MIRROR SIZE IN THE FIELD. "ARROW" FRAME IN EXPLORER RESTROOMS"
TA-9	TRASH CANS: "BY OWNER FURNISHED, CONTRACTOR INSTALLED"

RESTROOM NOTES

1. WAINSCOT TREATMENT ON ALL WALLS.
2. PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PARTITIONS, DISPENSERS, GRAB BARS, BABY CHANGING TABLES AND ALL OTHER WALL MOUNTED ITEMS.
3. SEAT COVER DISPENSERS, IF REQUIRED, SHALL BE RECESSED BEHIND WATER CLOSETS.
4. WATER CLOSET CENTERS SHALL BE 24" FROM SIDE OF THE CHASE WALL FROM WALL. WATER CLOSETS SHALL BE ADA COMPLIANT.
5. USE MOISTURE RESISTANT (MR) GYPSUM BOARD FOR ALL RESTROOM WALLS.
6. SOAP, SOAP DOSE, DISPENSER, AND PAPER TOWEL DISPENSER, COLOR, MODEL, AND SPEC SHEET. PHONE: 1-800-433-5022.
7. MIRRORS: STEEL "SLIM CHIME" FRAMELESS MIRROR PRODUCTS MODEL #37-36. PHONE: 1-800-433-5022.
8. WALL BUMPER: "SMITH" PART NO. B120 STAINLESS STEEL WALL BUMPER/DOOR STOP, BY SMITH DOOR HARDWARE. AVAILABLE THROUGH DOOR HARDWARE SUPPLIER.
9. MIRROR FRAME TILE: "BOWMAN MANUFACTURING" MODEL-PENTA TILE. "PART #8-2700 TILE MOUNTED MIRROR" SPECIAL SECTION "ATM" HARD FLOOR TO CEILING EVO POST. AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000.
10. PROVIDED: GLASTEEL STAINLESS STEEL FOR FILLING SOAP DISPENSER. AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000.
11. SEE RESTROOM NOTE (7) FOR NOTICE FRAME TILE SPACE. VERIFY MIRROR SIZE IN THE FIELD. "ARROW" FRAME IN EXPLORER RESTROOMS.
12. 6000 SERIES, CHROME FINISH, FOR TYPICAL RESTROOM ROOMS #1-5. WOOD CHANNEL: "FORMICA" COLOR: SAN JUAN. HORIZONTAL BLOCK NO. 804 CLEAR FIRE RATED "NORMAN" ALSO AVAILABLE IN THE FIELD. AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000.
13. LOCAL PARTNERS - SEE ELECTRICAL.
14. BSW - SEE PLUMBING.

LEGEND - ROOM FINISH SCHEDULE

EXHIBITION

NOTES:
ALL PAINTWORK AND EXTERIOR FINISHES AND STAINS SHALL BE PURCHASED THROUGH SHERWIN-WILLIAMS SUBSTITUTION ALLOWED. CONTACT LOCAL SHERWIN-WILLIAMS LOCATION FOR SPECIFICATIONS, RECOMMENDATIONS AND FORMULATIONS. SEE CONSOLIDUS LEGEND, ON ALL PAINTED SURFACES AND PRIMED METAL DOOR FRAMES.

P-1 NOT USED

P-2 CLEAR STAIN VARNISH - 3 COATS SANDED. STAIN SAME AS FIVE PANELING. PHONE: 305/18

P-3 SHERWIN-WILLIAMS PRIMA 400 SEMI-GLOSS LATEX. COLOR: BRIDAL BOUQUET WHITE SW 6846

P-4 NOT USED

P-5 WOOD MANTLE: 6 THICK - TO BE HORMAX COLDEX OAK AND MIRROR MEMORIAL WOOD MANTLE AND TILE. PHONE TO SEE 2 COATS OF POLYURETHANE SEMI-GLOSS SAND BETWEEN APPLICATIONS

CLASSROOM

NOTES:
ALL FLOORS SHALL BE BASTIC-FIX PER MANUFACTURERS SPECIFICATIONS. SEE FLOOR PLAN FOR LOCATIONS OF LATEX/CRETE NON-EXPANSION MEMBRANE. SEE CONT PLAN FOR LOCATIONS OF LATEX/CRETE NON-EXPANSION MEMBRANE. AT THE TIME SURFACE IS DEMONSTRATING AREA 3' HIGH, WHITE AND SPECIFICATIONS. IF THE WOOD FLOOR IS DISTURBED, THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE DEMONSTRATION TO EXISTING WOOD FLOOR SURFACE. PRIMER, CONTROL JOINTS TO FLOOR TILE AT ALL FLOOR BLUE CENTERLINE JOINTS. REFER TO STRUCTURAL DRAWINGS.

F-1 "MARTIN" PATTERN - PLAIN 3-PLY ACRYLIC IMPREGNATED WOOD FLOORING RANDOMLY LAID IN 48", 72", AND 96" LENGTHS. COLOR: BRANDY. INSTALL WITH ELMER'S MASTIC PROVIDED & INSTALLED BY OWNER.

F-2 QUARRY TILE FLOOR AND BASE. FOR NATIONAL ACOUSTIC PHONE PLEASE CONTACT DANIELLE BRISSAUD AT (561)362-8444x134 FOR SECTION DETAILS OF SHEET SPEC FOR MORE INFORMATION

F-3 CONCRETE

F-4 CERAMIC TILE: "DIAMO EARTHCORK COLOR: TEAL OCHRE, 24" EARLY, 10X10 TILE AVAILABLE THROUGH "DIAMO" DISTRIBUTOR (BRIDAL). PHONE: 352-335-3600 SAND: SANDED GROUT BY "ITEC" ANTHOLOGY PEWTER. BRIDAL VEIL. INSTALLER: JOHN FALTENBARGER/DIAGONAL DISTRIBUTORS. PHONE: 972-660-9454

F-5 CARPET - FURNISHED AND INSTALLED BY OWNER. FOR INFORMATION CONTACT MATERIAL AT (561)362-8444

BASE

NOTES:
ALL TILE BASES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS

B-1 6" WOOD

B-2 6" QUARRY TILE COVE BASE TO MATCH F-2 FLOORING. COVE TO FLOOR AND TO WALL. INSTALL BASE TILES WITH GROUT. SEE DETAILS. SAND: SANDED GROUT BY "ITEC" ANTHOLOGY PEWTER. TILE AND GROUT: UNSANDED GROUT BY "ITEC" ANTHOLOGY PEWTER. TILE AND GROUT AVAILABLE THROUGH JOHN FALTENBARGER/DIAGONAL DISTRIBUTORS. PHONE: 972-660-9454

B-3 PORCELAIN TILE BASE: "CERAMICHE KORA ARGILLA BRONZE, EPOXY COVE BASE, THROUGH GROUT. UNSANDED GROUT BY "ITEC" ANTHOLOGY PEWTER. TILE AND GROUT AVAILABLE THROUGH JOHN FALTENBARGER/DIAGONAL DISTRIBUTORS. PHONE: 972-660-9454

WALL COVERING

NOTES:
ALL GYPSUM BOARD IN KITCHEN AND RESTROOMS SHALL BE MOISTURE RESISTANT (MR) ALL WALLS BETWEEN KITCHEN AND DINING ROOM SHALL HAVE SMOOTH FINISH. SEE SPECIFICATIONS FOR PROJECT SPECIAL FINISHES. ALL WALLS AND CEILINGS SHALL BE PAINTED UNLESS NOTED OTHERWISE. ALL WALLS TO BE PAINTED WITHIN 3' OF WATER SOURCE. ALL WALLS BEHIND PIPING, CABLES, CONDUITS, ETC. SHALL BE PAINTED. ALL WALLS FINISHED SMOOTH TO RECEIVE PAINT. ALL WALL AND TRIM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

W-1 TILE WALL TREATMENT IS FOR ALL RESTROOMS. INSTALL 6" TILES FROM TOP LOCATIONS OF LATEX/CRETE NON-EXPANSION MEMBRANE TO THE BOTTOM OF WALL. SEE FLOOR PLAN FOR LOCATIONS OF LATEX/CRETE NON-EXPANSION MEMBRANE. AT THE TIME SURFACE IS DEMONSTRATING AREA 3' HIGH, WHITE AND SPECIFICATIONS. IF THE WOOD FLOOR IS DISTURBED, THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE DEMONSTRATION TO EXISTING WOOD FLOOR SURFACE. PRIMER, CONTROL JOINTS TO FLOOR TILE AT ALL FLOOR BLUE CENTERLINE JOINTS. REFER TO STRUCTURAL DRAWINGS. SAND: SANDED GROUT BY "ITEC" ANTHOLOGY PEWTER. TILE AND GROUT AVAILABLE THROUGH JOHN FALTENBARGER/DIAGONAL DISTRIBUTORS. PHONE: 972-660-9454

W-2 PAINT FINISH ON TEXTURED GYPSUM BOARD WALLS. SEE SPECIFICATIONS FOR PROJECT SPECIAL FINISHES. PAINT SHALL BE "SHERWIN-WILLIAMS" BRAND-MARSHALL. NOTES: NO LANGUAGE REVISIONS ALLOWED ON DOORS. SCAN 91" CENTER OF PARTITION, 8" ROUNDED. SEAL SCANS WITH CLEAR SILICON BIC NEUTRAL. CHEMICAL SILICON ALLOWED FOR UNDERMOUNT. SPECIAL SECTION "ATM" HARD FLOOR TO CEILING EVO POST. AVAILABLE THROUGH PAAC CENTER. PHONE: 954-274-9000.

W-3 SHERWIN-WILLIAMS PRIMA 400 SEMI-GLOSS LATEX. COLOR: BRIDAL BOUQUET WHITE SW 6846. SAND: SANDED GROUT BY "ITEC" ANTHOLOGY PEWTER. TILE AND GROUT AVAILABLE THROUGH JOHN FALTENBARGER/DIAGONAL DISTRIBUTORS. PHONE: 972-660-9454

W-4 6" QUARRY TILE BASE TO MATCH F-2 FLOORING. COVE TO FLOOR AND TO WALL. INSTALL BASE TILES WITH GROUT. SEE DETAILS. TILE AND GROUT AVAILABLE THROUGH JOHN FALTENBARGER/DIAGONAL DISTRIBUTORS. PHONE: 972-660-9454

W-5 PORCELAIN TILE BASE: "CERAMICHE KORA ARGILLA BRONZE, EPOXY COVE BASE, THROUGH GROUT. UNSANDED GROUT BY "ITEC" ANTHOLOGY PEWTER. TILE AND GROUT AVAILABLE THROUGH JOHN FALTENBARGER/DIAGONAL DISTRIBUTORS. PHONE: 972-660-9454

W-6 SHERWIN-WILLIAMS WALL PANELS COLOR: TO MATCH IN COLOR, MATERIAL ETC. WITH WOOD STRIPS AND WHITE AND BLACK CORNER MOLDING WITH 1/8" GYPSUM BOARD, COLOR: WHITE 3030-W. TYPE: MYCOR RATING LESS THAN 300

W-7 SHERWIN 26 GA. STAINLESS STEEL WALL PANELS 0.01" HIT BUDDY AT 4000 SHEET. PERSONIFIED AND INSTALLED BY KITCHEN CONTRACTOR CONTRACTOR

W-8 3/4" 5/8" GRADE PLYWOOD BACKBOARD BEHIND SPREAD RATING 10-466 WITH NO MORE THAN 3/4 INCH TOP TRIM. 3/4 BOARDS TO BE PAINTED P-3. ALL PIPE VERT TO BE 3/4" BLACK, ABOVE MARRIOTT IS 4000 SERIES SPECIAL SPEC CONT. VERTICAL PLASTER PAINTED P-3

W-9 PROTOTYPE METAL PANELS, SEE SECTION 07810 ON SHEET SPEC 101 FOR DETAILS. 3D PROTOTYPE/ELEVATION CONTACT JIM GOODELL OF REAL MARLIN 0400 533-7864. FOR DIRECTIONS. CHROME MOLDINGS, 8" FINISHED BASE

W-10 SAT PAINTED FIRE RETARDENT PLYWOOD SCREWED TO METAL STUDS AND PAINTED P-3.

CEILING

NOTES:
1. PRE-PAINTED CEILING TILE SHALL BE SPECIFIED AND PAID FOR BY THE GENERAL CONTRACTOR FOR PROJECT PRICING, PRESENT RATES, DIRECT PLACEMENT, GENERAL PRODUCT INFORMATION, CONTACT: BA DOBSON, SERVICING AGENT, (800 843-7076, FAX 800-843-6486, E-MAIL: bdobson@armstrong.com, ADDRESS: 707 SABLE DRIVE, KUBLIN, FL 33039
2. DIFFUSER "ARMSTRONG" CEILING TILE SHALL BE PAINT FOR TOUCH-UPS IS A CUSTOM COLOR AND IS AVAILABLE FROM SHERWIN WILLIAMS. CONTACT LOCAL REPS 3 PHONE 1-800-474-3794. PAINT SHALL BE APPLIED AND FIRED PER THE GENERAL SPECIFICATIONS. NO SUBSTITUTE PAINTS SHALL BE USED. CONTACT ARMSTRONG FOR SPECIFICATIONS. AT THE TIME OF INSTALLATION INTO THE GRID SYSTEM SCRATCHING, ALIGNING AND DOWN FILES ARE TO BE 3/4" DEEP.
3. CEILING PAINTING BY OWNER PRE-PAINTED CEILING TILE SYSTEM. SEE SPECIFICATIONS FOR PROJECT SPECIAL FINISHES. PLANS SPREAD RATING 25; SMOKE DEVELOPED RATING 0 COLOR: TILE BY OWNER. ARCHITECT. PLANS SPREAD RATING 25; SMOKE DEVELOPED RATING 0
4. 1/2" PLYWOOD PIPE, STAGE AND SEAL PER SPECIFICATIONS
5. "ARMSTRONG" CEILING PRINTED MANAGER'S PERFORATED WHITE NON-SAGGING ACOUSTICAL CEILING TILE BY OWNER. ALUMINUM CAPPED GRID SYSTEM BY OWNER. COLOR: WHITE
6. SAT PAINTED P-3 PLYWOOD SUPPORTED ON 3 SAT 16 GAUGE HORIZONTAL METAL STUDS @ 16" O.C.
7. "ARMSTRONG" PRINTED 2X4 OR 2X2 WHITE, FIXED GYPSUM PANELS BY OWNER, SEE 40XXX COLOR: WHITE. ALUMINUM CAPPED GRID SYSTEM BY OWNER. COLOR: WHITE
8. WP PAINTED P-3 GYPSUM BOARD OVER 16" METAL STUDS @ 16" O.C. HORIZONTAL

Seal

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Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	MCB
Checked By	JMT
Date	27 Sep 04

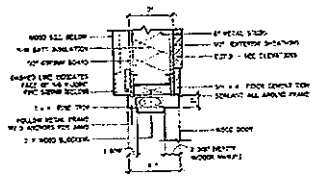
Revisions

Drawing

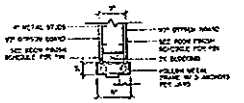
Room Finish Schedule/ Toilet Plan

A8.0

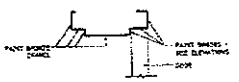
Book: 5663 Page: 1 Seq: 51



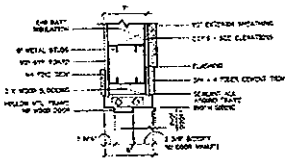
1 DOOR JAMB
1 1/2" = 1'-0"



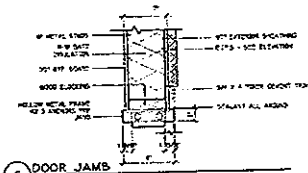
2 DOOR JAMB (HEAD SIM.)
1 1/2" = 1'-0"



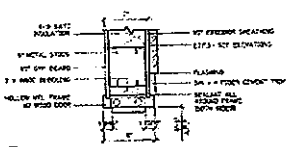
3 DOOR FRAME PAINT DETAIL
3/4" = 1'-0"



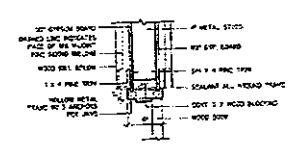
4 DOOR HEAD
1 1/2" = 1'-0"



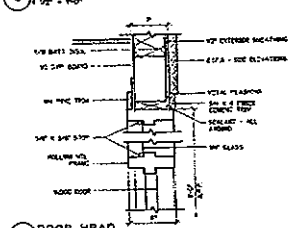
5 DOOR JAMB
1 1/2" = 1'-0"



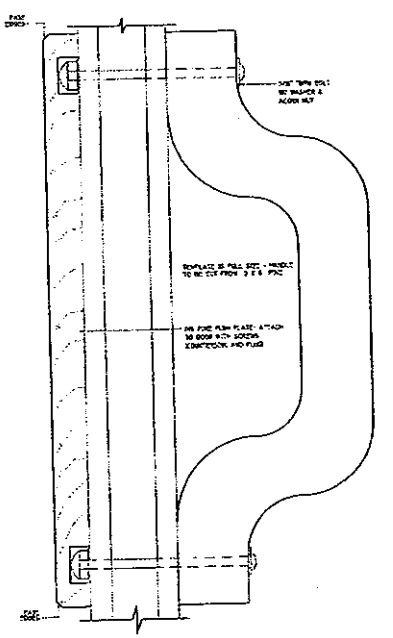
6 DOOR HEAD
1 1/2" = 1'-0"



7 DOOR JAMB (HEAD SIM.)
1 1/2" = 1'-0"



8 DOOR HEAD
1 1/2" = 1'-0"



DOOR HANDLE TEMPLATE

DOOR SCHEDULE

NO.	QTY.	DOOR MATERIAL	HT.	WIDTH	THICK.	MATL.	FRAME MATL.	FIRE RATING	HARDWARE	NOTE
1	2	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	1	
2	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	2	
3	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	3	
4	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	4	
5	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	5	
6	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	6	
7	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	7	
8	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	8	
9	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	9	
10	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	10	
11	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	11	
12	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	12	
13	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	13	
14	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	14	
15	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	15	
16	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	16	
17	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	17	
18	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	18	
19	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	19	
20	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	20	
21	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	21	
22	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	22	
23	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	23	
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77	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	77	
78	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	78	
79	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	79	
80	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	80	
81	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	81	
82	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	82	
83	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	83	
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87	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	87	
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89	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	89	
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91	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	91	
92	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	92	
93	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	93	
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95	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	95	
96	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	96	
97	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	97	
98	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	98	
99	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	99	
100	1	HM	7'-0"	3'-0"	1 3/4"	A	HM	20 MIN	100	

GENERAL DOOR NOTES

1. ALL DOOR FRAMES TO BE FIELD VERIFIED PRIOR TO ORDERING.
2. ALL HOLLOW METAL DOORS TO BE 16 GA. FLUSH PANELS.
3. ALL HOLLOW METAL FRAMES TO BE 16 GA. WELDED TYPE.
4. ALL DOOR OPENINGS TO BE FIELD VERIFIED.
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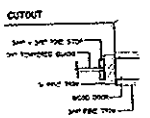
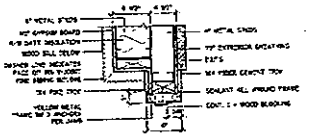
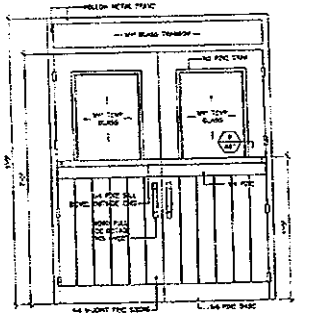
100. ALL DOOR OPENINGS TO BE FIELD VERIFIED.



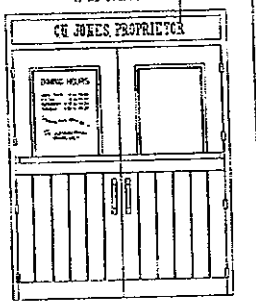
9 DOOR GLAZING
3/4" = 1'-0"



10 DOOR JAMB (HEAD SIM.)
1 1/2" = 1'-0"



11 ENTRY DETAILS
3/4" = 1'-0"



DOOR SIGNAGE

DOOR HARDWARE SCHEDULE

| | | |

STRUCTURAL NOTES:

A. CONSTRUCTION NOTES

1. THE CONTRACT DRAWINGS REPRESENT THE WORK OF THE CONSTRUCTION. ANY PROCEDURES AND WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURAL INTEGRITY OF THE BUILDING SHALL BE ENHANCED AT ALL TIMES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND ELEVATIONS. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE COMMENCING ANY WORK.

3. ANY CHANGES MADE BY THE CONTRACTOR SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO THE BEGINNING OF THE WORK.

4. CONTRACTOR & ALL SUBCONTRACTORS SHALL COORDINATE ALL DRAWINGS DURING BIDDING & SHALL REPORT ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION IT IS THE RESPONSIBILITY OF CONTRACTOR TO PERFORM ALL NECESSARY WORK (MATERIAL & LABOR) TO RESOLVE THE DISCREPANCIES.

B. DESIGN LOADS

1. THIS STRUCTURE HAS BEEN DESIGNED ACCORDING TO THE 2003 INTERNATIONAL BUILDING CODE AND FOR THE SPECIFIC LOADS WHICH ARE LISTED BELOW:

a) ROOF LOADS:
1) D.L. = 20 P.S.F.
2) L.L. = 20 P.S.F.
3) ROOF SNOW LOAD
a) FLAT-ROOF SNOW LOAD Pf = 30 P.S.F. <------ DENVER
b) SNOW EXPOSURE FACTOR Ce = 1.0 (ASCE 7-98 TABLE 7-2)
c) SNOW IMPORTANCE FACTOR I = 1.0 (ASCE 7-98 TABLE 7-4)
d) THERMAL FACTOR Ct = 1.0 (ASCE 7-98 TABLE 7-3)
4) MECHANICAL EQUIPMENT LOADS AND LOCATIONS SHALL BE VERIFIED BY MECH. SUPPLIER & FRAMING SYSTEM SHALL BE DESIGNED FOR ANY ADDITIONAL LOADS. SHOP DWGS. SHALL BE REQUIRED FOR ON THE SYMBOLISM. SHOP DWGS. SHOWING TO BE APPROVAL.

b) FLOOR LOADS:
1) LIVE LOAD
a) SLAB ON GRADE = 100 P.S.F.

c) LATERAL LOADS (WIND):
1) BASIC WIND SPEED = 90 M.P.H.
2) WIND LOAD IMPORTANCE FACTOR Iw = 1.0
3) WIND EXPOSURE = C
4) BUILDING CATEGORY = II (ASCE 7-98 TABLE 1-1)
5) WIND APPLICABLE INTERNAL PRESSURE COEFFICIENT = ±0.18
6) COMPONENTS AND CLADDING WIND PRESSURE (TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE PROFESSIONAL ENGINEER PROVISIONS):
WALL END ZONES = 23.6 P.S.F.
WALL INTERIOR ZONES = 17.1 P.S.F.
ROOF CORNER ZONES = 42.5 P.S.F.
ROOF END ZONES = 23.5 P.S.F.
ROOF INTERIOR ZONES = 17.1 P.S.F.

d) LATERAL LOADS (EARTHQUAKE):
1) EARTHQUAKE SPECTRAL RESPONSE ACCELERATION @ SHORT PERIODS (Ss = 0.09g)
2) EARTHQUAKE SPECTRAL RESPONSE ACCELERATION @ ONE SECOND PERIODS (S1 = 0.04g)
3) SEISMIC USE GROUP = I
4) SITE CLASS = C
5) SEISMIC DESIGN CATEGORY = B
6) BASE SEISMIC FORCE RESISTING SYSTEM
7) RESPONSE MODIFICATION FACTOR R = 3 1/2
8) DEFLECTION AMPLIFICATION FACTOR Cd = 3
9) SEISMIC BASE SHEAR V = 11.35 KIPS
10) ANALYSIS EQUIVALENT LATERAL FORCE PROCEDURE (ELFP)

C. FOUNDATION, FILLING, AND EXCAVATION (GEOTECHNICAL REPORT)

1. NET ALLOWABLE SOIL BEARING CAPACITY PER GEOTECHNICAL REPORT SHALL BE AS FOLLOWS:
a) SOIL BEARING CAPACITY = 1,500 P.S.F.

2. FOR INFORMATION ON FILLING, EXCAVATION, BACKFILLING AND SPECIAL SOIL INFORMATION SEE REPORT OF GEOTECHNICAL EXPLORATION DATED OCTOBER 6, 2004, AS PREPARED BY CALIBRE ENGINEERING ASSOCIATES, INC. PROJECT # NO-04076R4.

3. ALL FOUNDATION EXCAVATIONS SHALL BE EXAMINED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY BEARING ON SUITABLE MATERIAL.

D. CAST IN PLACE CONCRETE

1. CONCRETE FOR FOOTINGS SHALL BE 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS, ALL OTHER CONCRETE SHALL BE 4000 PSI STRENGTH.

2. REINFORCEMENT SHALL BE DETERMINED UNTIL AND CONFORM TO ASTM A615 Fy=60 KSI WELDED WIRE FABRIC SHALL BE ASTM A185

3. CONTINUOUS SPLICES, VERTICAL OR HORIZONTAL SHALL BE 40 BAR DIAMETER. SPLICED SHALL BE CONTINUOUS OR STAGGED WITH SPACES.

4. BAR CLEARANCES SHALL BE:

	COVER INCHES
a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
b. CONCRETE EXPOSED TO EARTH OR ELEMENTS #6-#18 BAR #5 BAR SMALLER	2 1 1/2
c. CONCRETE NOT EXPOSED TO ELEMENTS OR EARTH SLABS/WALLS #14 BC SMALLER BEAMS/COLUMNS/PRIMARY REINFORCEMENT TIES & STIRRUPS	3/4 1 1/2

E. MASONRY

1. CONCRETE MASONRY SHALL BE 2 CELL NORMAL AGGREGATE AND SHALL BE LOAD BEARING TYPE AND A COMPRESSIVE STRENGTH OF AT LEAST f'm=1,500 PSI (CAN C-140, GRADE N, TYPE 1

2. ALL MORTAR FOR THE MASONRY SHALL COMPLY WITH ASTM C270, TYPE M.

3. HORIZONTAL WIRE REINFORCEMENT SHALL BE 9 GAUGE CONTINUOUS LADDER TYPE WIRES COMPLYING WITH ASTM A-82 AND SPACED AT 16" O.C. VERTICALLY UNLESS NOTED

4. SPLICES SHALL BE AS SPECIFIED IN STRUCTURAL NOTES FOR CAST-IN PLACE CONCRETE.

5. CELLS UNDER VERTICAL REINFORCING IS PRESUME SHALL BE FILLED WITH 3500 PSI CONCRETE. AGGREGATE SHALL NOT EXCEED 3/8" SIZE AND COMPLY WITH ASTM C476.

F. STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36 UNLESS NOTED.
2. ANCHOR BOLTS SHALL COMPLY WITH A307
3. ALL STUDS AND BLOCK ANCHORS SHALL BE Fy=50 KSI
4. ALL BEAM CONNECTION BOLTS SHALL BE HIGH STRENGTH ASTM A325 3/4" DIAMETER UNLESS NOTED
5. ALL HEADED STUD ANCHORS SHALL BE "NELSON STUD" OR APPROVED EQUAL.
6. WELDS SHALL BE E 70XX RODS AND DIAMOND AWS CODE.
7. STEEL ROOF DECK SHALL BE 1 1/2" DEEP, 20 GAUGE, MIN. THICK AND SHALL CONFORM TO "N" SERIES DECK NOTATION WITH THE FOLLOWING MINIMUM PROPERTIES:
In = 0.212 in⁴/FT
SNORM CAPACITY = 25" PVF
Sn = 0.242 in³/FT
Sp = 0.234 in³/FT

8. STEEL ROOF DECK SHALL BE CONTINUOUS OVER (3) SPAN AND SHALL BE FASTENED TO JOISTS AND ANGLES WITH 5/8 PUDDLE WELDS SPACED AT 6" O.C. MINIMUM OF SIDE LAPS BETWEEN SUPPORTED SHALL BE (3) - FASTEN TO SUPPORTS AT PERIMETER OF BUILDING @ 6" O.C. w/ #14 TEK SCREWS.

9. EPC COLUMNS SHALL BE ASTM 500, Fy=36 KSI OR ASTM A53 TYPE E OR S, GRADE B.

10. TUBE COLUMNS SHALL BE ASTM A500, Fy=46 KSI

11. JOIST GIRDER LOADS AS SHOWN ON THE PLANS DO NOT INCLUDE SELF WEIGHT.

12. THE MANUFACTURE AND ERECTION OF JOIST SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STEEL JOIST INSTITUTE.

13. JOIST SUBSTITUTES SHALL BE VOLUNTARY OR APPROVED EQUAL.

14. JOIST MANUFACTURER SHALL DESIGN JOISTS, JOIST GIRDERS, BRIDGING AND BRIDGED CONNECTIONS TO RESIST WIND NET UPLIFT FORCES OF ?? PSF.

15. AFTER THE ERECTION OF THE DECKING AND INSTALLATION OF 2 ROW S-MIN. GRADE ALL EXPOSED STEEL SHALL BE COATED BELOW FINISHED FLOOR ELEVATIONS WITH ONE COAT OF ASPHALT MASTIC COMPLYING WITH SSPC-PAINT 12.2

G. LIGHT GAUGE OR WOOD TRUSSES

1. TRUSS SHALL BE DESIGNED BY TRUSS SUPPLIER TO SUPPORT THESE DEAD LOADS PLUS THE SUPERIMPOSED LOADS LISTED:
a) TOP CHORD
1) D.L.=17 P.S.F.
2) L.L.=30 P.S.F.
b) BOTTOM CHORD
1) D.L.=10 P.S.F.

2. TRUSS MANUFACTURER SHALL SUPPLY BRACING REQUIREMENTS FOR TRUSSES DURING CONSTRUCTION PHASE.

3. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO FABRICATION. COMPARED TO INCLUDE LOAD CASES OR DIAGRAM AND STRESS CHECK OF LUMBER. DETAILS OF METAL CONNECTORS NO ECC NEEDED AT ALL JOINTS. ROOF PITCH, SPAN, AND TRUSS ECCENTRIC AND DETAILS OF CONNECTIONS AND ANCHORAGE.

4. CONTRACTOR SHALL PROVIDE TRUSS MANUFACTURER'S DESIGN AND ENGINEERING DATA FOR THE REQUIRED TRUSSES INCLUDING STRESS DIAGRAMS AND SEAL OF A LICENSED PROFESSION ENGINEER

H. PLYWOOD

1. PLYWOOD SHALL BE USDC EXTERIOR GRADE STRUCTURE I (4 PLY MIN.) WITH THICKNESS SHOWN ON PLAN

2. ROOF PLYWOOD SHALL BE PLACED WITH FACE GRAIN ACROSS TRUSSES AND STAGGERED SO CONTINUOUS PANEL EDGES occur TWO IN ONE DIRECTION, PERPENDICULAR TO THE SPAN OF THE TRUSS. PLYWOOD SHALL BE NAILED WITH 10d COMMON NAILS @ 6" O.C. @ EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS U.N.O. PANEL EDGES NOTED

3. PLYWOOD ON LIGHT GAGE STUD @ ON LIGHT GAGE JOIST SHALL BE FASTENED w/ #_ x 2 PAN OR ACE @ 6" O.C. @ EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS. FASTENER SHALL BE SPACED @ MAX. @ O.C. @ PANEL EDGES TYP. 6d-2 1/2 @ 6" O.C. @ INTERMEDIATE SUPPORTS @ BLOCKING SUPPORT.

4. ALL PLYWOOD @ SHEARED PANEL EDGES SHALL BE SUPPORTED WITH BLK. BY, 20GA BLOCKING INC.

I. LIGHT GAUGE FRAMING (LGMF)

1. ALL STRUCTURAL MEMBERS SHALL BE FURNISHED IN ACCORDANCE WITH AMERICAN IRON & STEEL INSTITUTE (AISI) SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED 16GTH STRUCTURAL MEMBERS, MINO FOTTOM BEND OR SHEAR. SHC MACHINE VALUE SHALL BE USED FOR YOUR DESIGN.



DIAGRAM 'A'

2. ALL FRAMING MEMBERS SHALL BE FORMED FROM COMMERCIAL QUALITY STEEL, CORRESPONDING TO SHE REQUIREMENTS OF ASTM A446 WITH A MINIMUM YIELD STRENGTH OF 30 KSI.

3. LGMF SHALL MEET THE FOLLOWING MIN PROPERTIES:

a) ALL LGMF MEMBER SHALL BE 6"-20GA. & SHALL HAVE THE FOLLOWING MIN SECTION PROPERTIES, UNLESS NOTED OTHERWISE.
A = 0.912 in² Sx = 0.458 in³
Ix = 1.391 in⁴ Ry = 2.583 IN

b) EXTERIOR LGMF GAUGE STEEL STUDS SHALL BE 6", 20GA, MIN MIN. SECTION PROPERTIES OF:
A = 0.360 in² Sx = 0.895 in³
Ix = 2.008 in⁴ Ry = 2.243 IN

c) 6" LGM JOIST AND STUDS SHALL BE 20GA. AND SHALL HAVE THE FOLLOWING MIN. SECTION PROPERTIES:
A = 0.231 in² Sx = 0.404 in³
Ix = 0.618 in⁴ Ry = 1.621 IN

d) 6" LGM RUNNER SHALL BE 20GA. AND SHALL HAVE THE FOLLOWING MIN. SECTION PROPERTIES:
A = 0.220 in² Sx = 0.260 in³
Ix = 0.539 in⁴ Ry = 1.508 IN

3. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHING TO ADJACENT MEMBERS OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.

4. GUNLLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT THEIR ENDS ARE RESTRAINED AGAINST THE MOVE OF FLANGE HOLE PRIOR TO FASTENING.

5. COMPONENTS SHALL BE CONNECTED WITH SELF DRILLING SCREWS OR WELDING. SCREWS SHALL BE SAFE CLEAR TO ASSURE THE STRENGTH OF CONNECTIONS. SOME TYPES OF COMPONENTS SHALL NOT BE PERMITTED. HOLES SHALL BE PUNCHED WITH A DIE-PUNCH PAIR.

6. LIGHT GAUGE METAL FRAMING AND TRUSSES SHALL BE SIZED BY MANUFACTURER. SIZES ON PLANS ARE MINIMUM AND SHALL BE VERIFIED BY MANUFACTURER.

J. SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING TYPES OF WORK:
a) CONCRETE AND "CLOSING PLACEMENT OF:
b) PLACEMENT OF REINFORCEMENT IN CONCRETE AND CMU.
c) GROUTING OF CMU WALL
d) BOLT INSTALLATION IN CONCRETE AND CMU.
e) ALL STRUCTURAL STEEL FIELD WELDING AND BOLTING.

NOTATION FOR ROOF FRAMING PLAN

GENERAL ROOF FRAMING NOTES

1. ROOF JOIST SHALL BE DESIGNED PER DIAGRAM 'A' PLUS DEAD LOAD AS LISTED IN GENERAL STRUCTURAL NOTE OR MIN. ALLOWABLE UNIFORM LIVE LOAD & DEAD LOAD FOR STRUCTURAL NOTES WHICHEVER LOADING CONDITION PRODUCES HIGHER MOMENT AND OR SHEAR. SHC MACHINE VALUE SHALL BE USED FOR ROOF BOND.

2. ROOF JOISTS SHALL BE CONTINUOUS OVER (3) SPAN BAYS PLUS ADDITIONAL CONCENTRATED LOAD OF 1,000 LBS VERT. & 1,000 LBS HORZ. DUE TO WIND LOAD LOADS ARE REVERSIBLE IN TENSION OR COMPRESSION

3. ROOF JOIST SHALL BE DESIGNED FOR SNOW DRIFT PER SNOW DRIFTING (PERPENDICULAR & PARALLEL TO RIDGE)

4. COORDINATE CANOPY FRAMING WITH ARCH DWGS

5. ROOF JOIST SHALL BE DESIGNED FOR LOADING AS INDICATED ON STRUCTURAL NOTES (DL=15) PLUS CONCENTRATED LOAD OF 1,000 LBS VERT. & 1,000 LBS HORZ. DUE TO WIND LOAD LOADS ARE REVERSIBLE IN TENSION OR COMPRESSION

6. ROOF JOIST SHALL BE DESIGNED FOR LOADING AS INDICATED ON STRUCTURAL NOTES (DL=15) PLUS ADDITIONAL UNIFORM LOAD OF 8.3 PLF WIDE & 2.3 KIP WIDE DUE TO WIND LOAD. LOADS ARE REVERSIBLE = TENSION OR COMPRESSION

7. ROOF JOIST BOTTOM CHORD SHALL BE DESIGNED FOR LOADING AS INDICATED ON DIAGRAM. NOTES (DL=15) PLUS ADDITIONAL CONCENTRATED LOAD OF 1,000 LBS VERT. & 1,000 LBS HORZ. DUE TO WIND LOAD LOCATION, LOCATIONS SIZE & WEIGHT w/ SUPPLIER

HVAC SCHEDULE

MARK	ROOF OPENING/HOOD, CURB DIMENSION	MAX. CAPACITY (#)
RTU-1	4'-2 3/8" x 7'-7 3/4"	4000
RTU-2	4'-2 3/8" x 7'-7 3/4"	4000
RTU-3	4'-2 3/8" x 7'-7 3/4"	4000
RTU-4	4'-2 3/8" x 7'-7 3/4"	4000
RTU-5	4'-2 3/8" x 7'-7 3/4"	4000

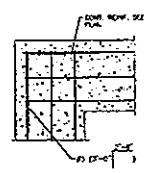
FAN SCHEDULE (J.D.H.)

MARK	ROOF OPENING/HOOD, CURB DIMENSION	UNIT WEIGHT
EF-1	28 3/4" x 28 3/4"	344#
EF-2	29 1/2" x 29 1/2"	216#
EF-3	29 1/2" x 29 1/2"	216#
EF-4	17 1/2" x 17 1/2"	56#
EF-5	25 1/2" x 25 1/2"	129#
MUA-1	29" x 29"	340#
MUA-2	29" x 29"	235#
MUA-3	100" x 60"	1340#

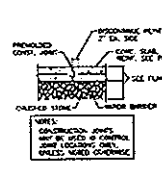
NOTE: CONTRACTOR TO VERIFY ROOF OPENING w/ J.D. HOGANS, CO INC. @ 1-800-777-5432

COLUMN FOOTING SCHEDULE

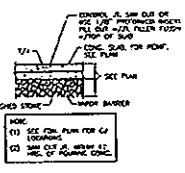
MARK	SIZE	REINF.	REMARKS
①	5'-0"x5'-0"x1'-0"	(3) #5 E.W.	
②	4'-0"x4'-0"x1'-0"	(3) #5 E.W.	
③	5'-0"x5'-0"x1'-0"	(3) #5 E.W.	
④	5'-6"x5'-6"x1'-0"	(3) #5 E.W.	
⑤	2'-6"x2'-6"x1'-0"	#5 @ 12" O.C. E.W.	
⑥	5'-0"x5'-0"x1'-0"	#5 @ 12" O.C. E.W. TOP & BOTTOM	
⑦	5'-0"x5'-0"x1'-0"	#5 @ 12" O.C. E.W. TOP & BOTTOM	



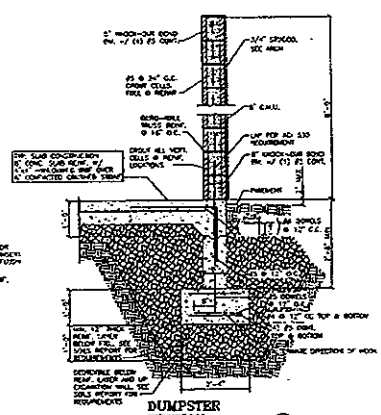
SECTION 1/S-1



SECTION 2/S-1



SECTION 3/S-1



DUMPSTER SECTION 4/S-1

PYRAMID

FOSCE Job # 04-44404

Seal

I hereby certify that these engineering documents were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature

Registered in Iowa

Date

My certificate expires December 31, 2004

DP3 ARCHITECTS

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Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number 04228
Drawn By KDS
Checked By MRS
Date 27 Sep 04

Drawing

General Structural Notes and Details

S1

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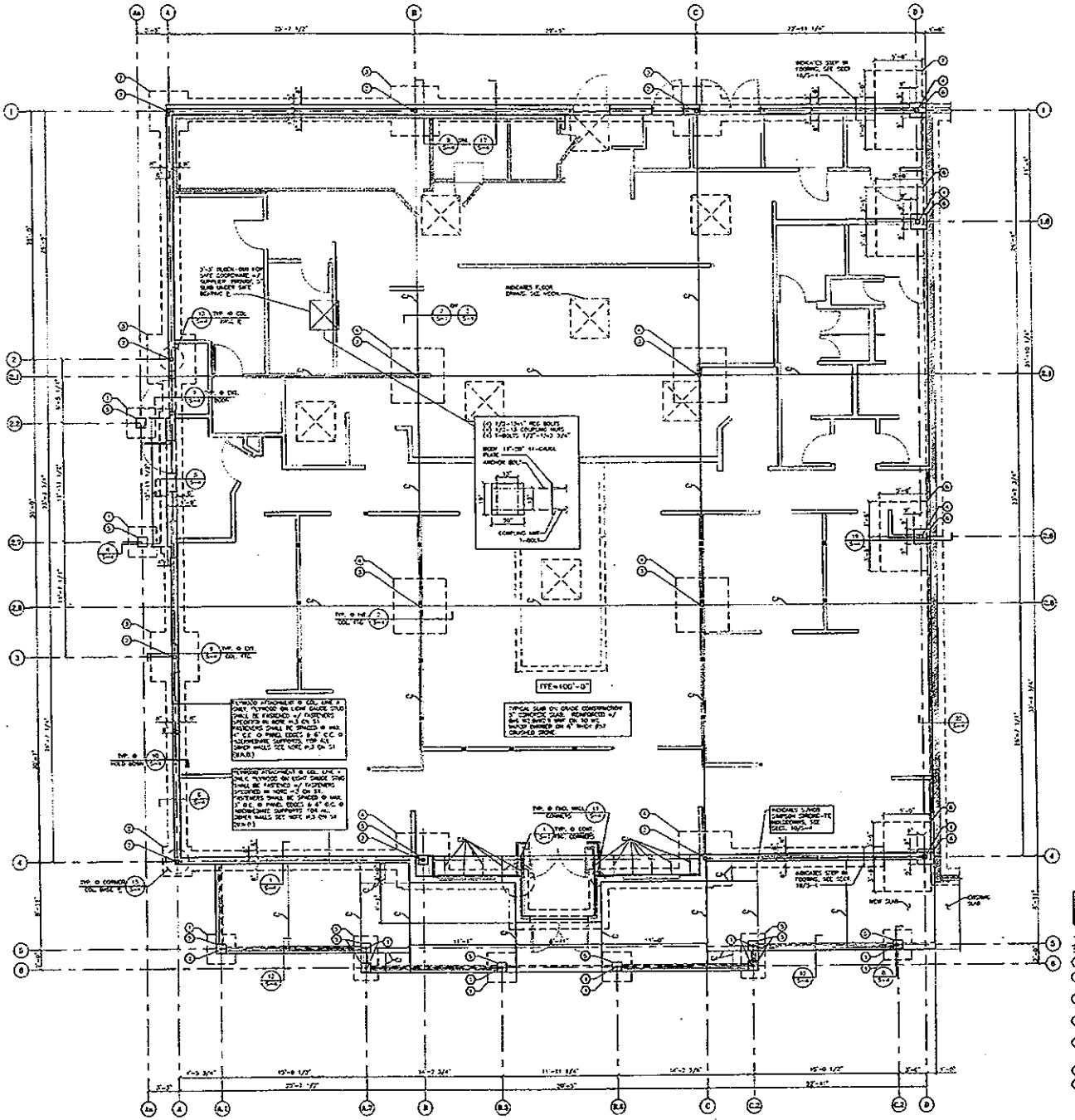
Book: 5663 Page: 1 Seq: 53



FOUNDATION PLAN

PYRAMID

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number 04228
Drawn By KHart
Checked By MRS
Date 27 Sep 04

Drawing

Foundation Plan

S2

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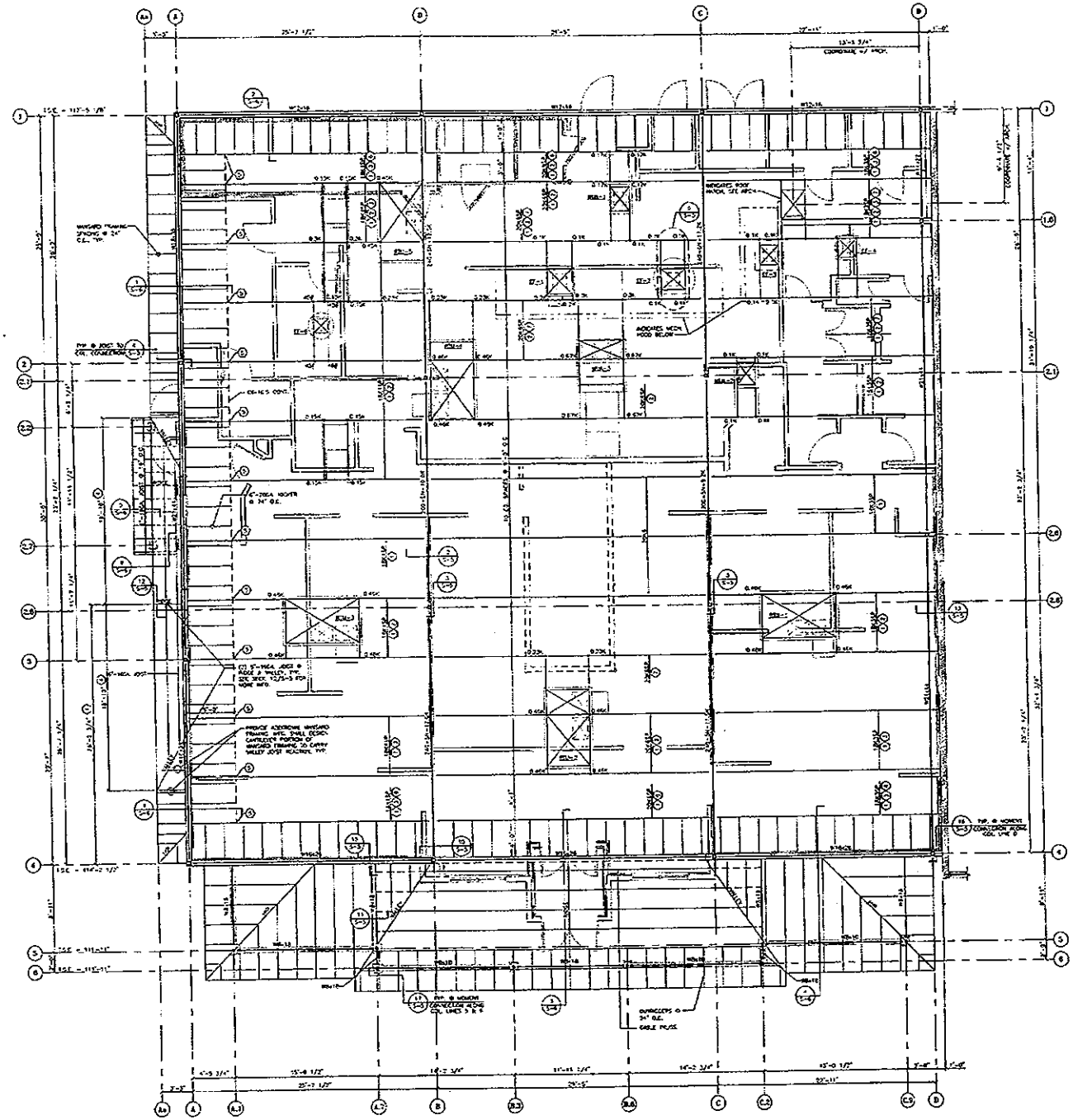

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

T.S.E. = TOP OF STEEL ELEVATION
SEE SHEET S-1 FOR NOTATIONS
DENOTES MOMENT CONNECTION

FOR DOOR & WINDOW OPENINGS SEE SECTION 5, 9 & 14/S-5

SEE ARCH. FOR PARAPET HEIGHTS

PYRAMID

P.E.S.C.E. Job # 04-44404

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	KHW
Checked By	MRS
Date	27 Sep 04

Drawing

Roof Framing Plan

S3

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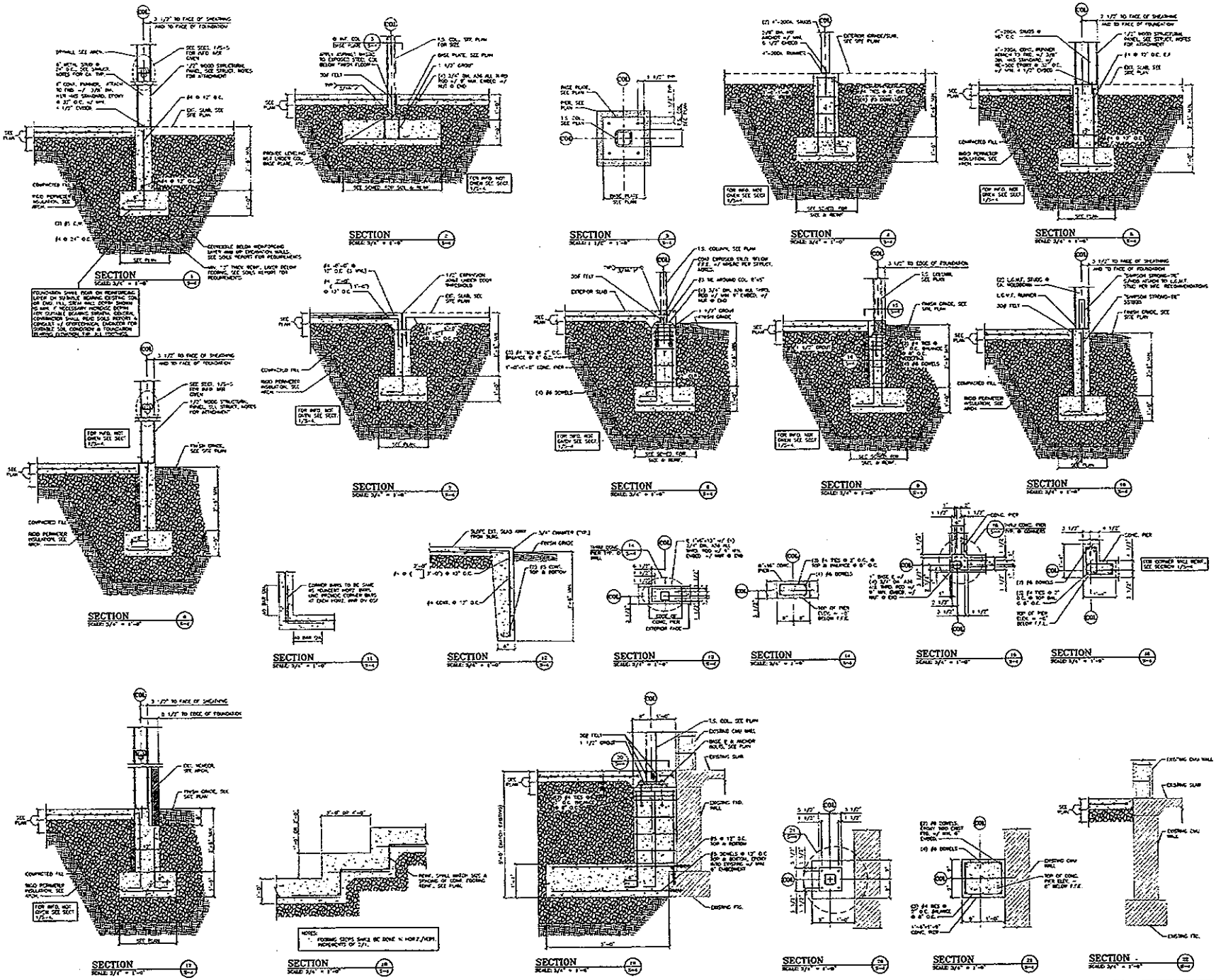


PYRAMID

DP3 ARCHITECTS

OUTBACK STEAKHOUSE

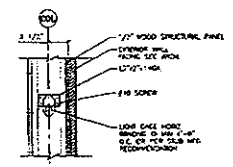
Coralville, IA

Project Number 0422
Drawn By TNH
Checked By MRS
Date 27 Sep 04

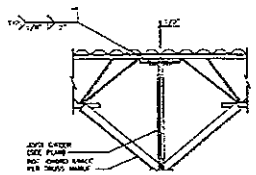
Detail
Foundation Details

S4

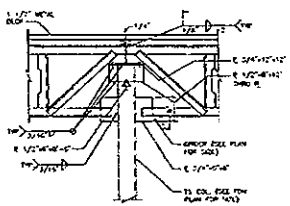
Book: 5663 Page: 1 Seq: 56



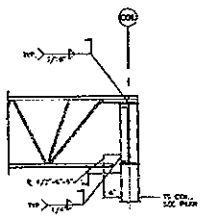
SECTION 1 S-5



SECTION 2 S-5



SECTION 3 S-5



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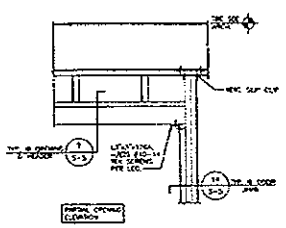

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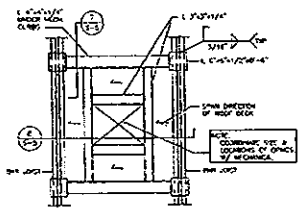

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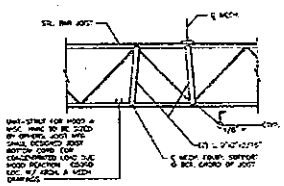

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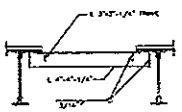

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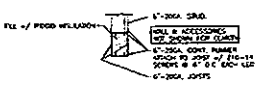

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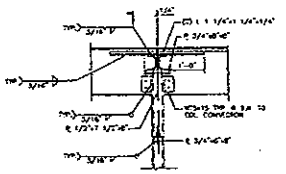

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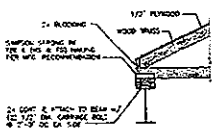

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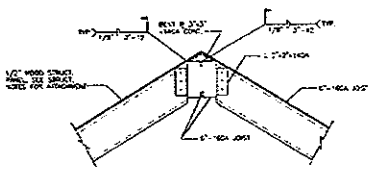

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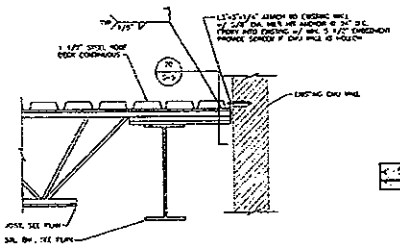

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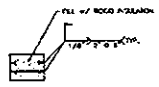

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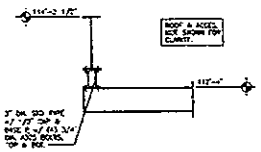

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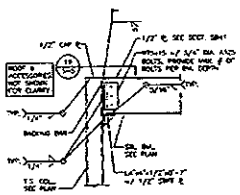

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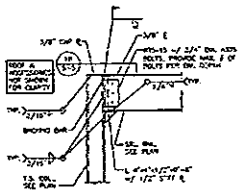

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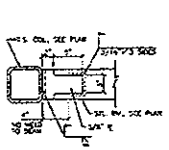

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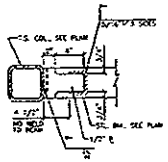

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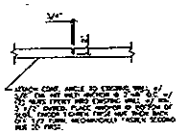

SECTION 20 S-5

PYRAMID

PCSCE Job # 04-1404

Seal

I hereby certify that these engineering documents were prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa

Signature

Type or Print Name

Date

My license renewal date is December 31, 2004

DP3 ARCHITECTS

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www.DP3architecture.com

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	04228
Drawn By	KMH
Checked By	EJRS
Date	27 Sep 04

Drawing

Framing Details

S5

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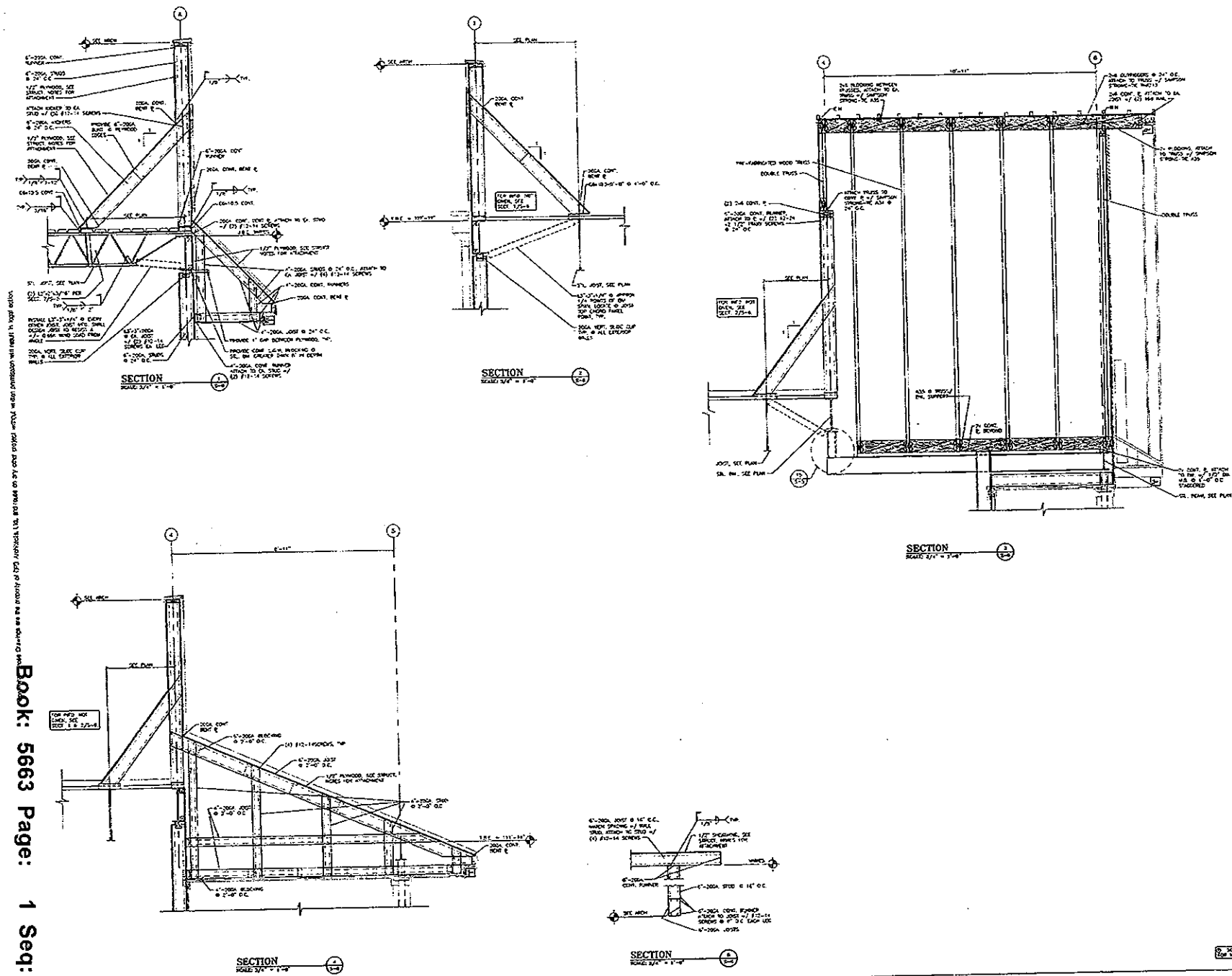


PYRAMID

DP3 ARCHITECTS

OUTBACK STEAKHOUSE

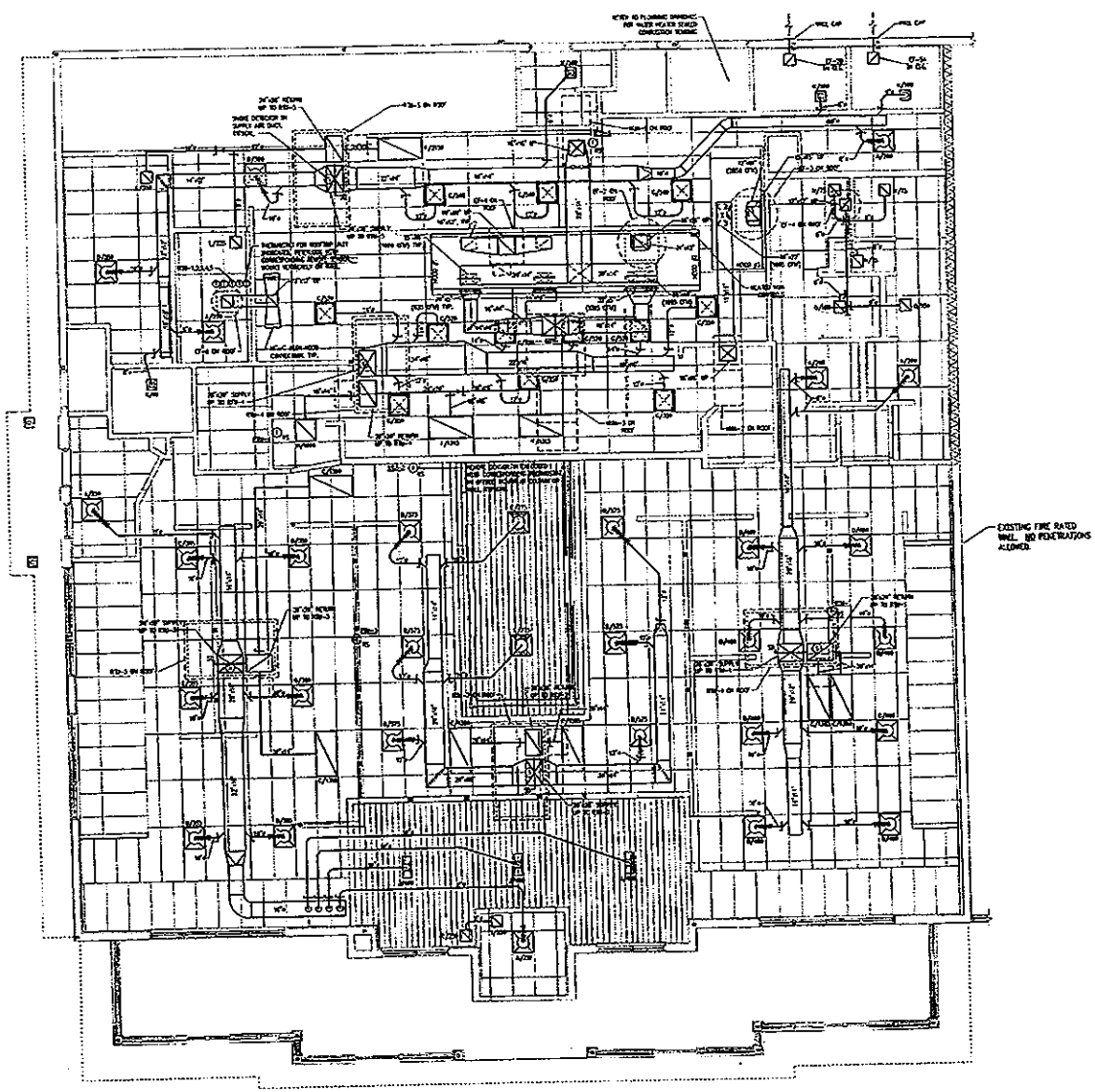
Coralville, IA

Project Number 0422
Drawn By KHe
Checked By MRS
Date 27 Sep 0

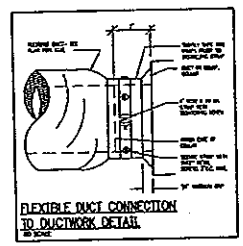
Drawing
Roof Framing Details

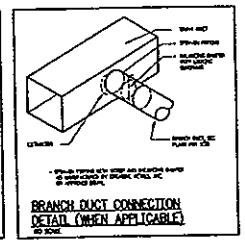
S6

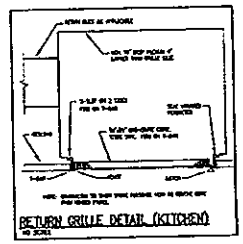
VAUGHN R HILL, P.E.
238-C SOUTHLAND DRIVE
LEXINGTON, KY. 40503
859-276-2006

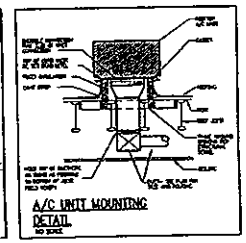


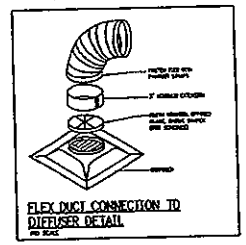
MECHANICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"


FLEXIBLE DUCT CONNECTION TO DUCTWORK DETAIL


BRANCH DUCT CONNECTION DETAIL (WHEN APPLICABLE)


RETURN GRILLE DETAIL (KITCHEN)


A/C UNIT MOUNTING DETAIL


FLEX DUCT CONNECTION TO DIFFUSER DETAIL

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	10 # 0422
Drawn By	MH/RL
Checked By	MH/RL
Date	27 Sep 0
Revisions	

Drawing
Mechanical
Floor Plan

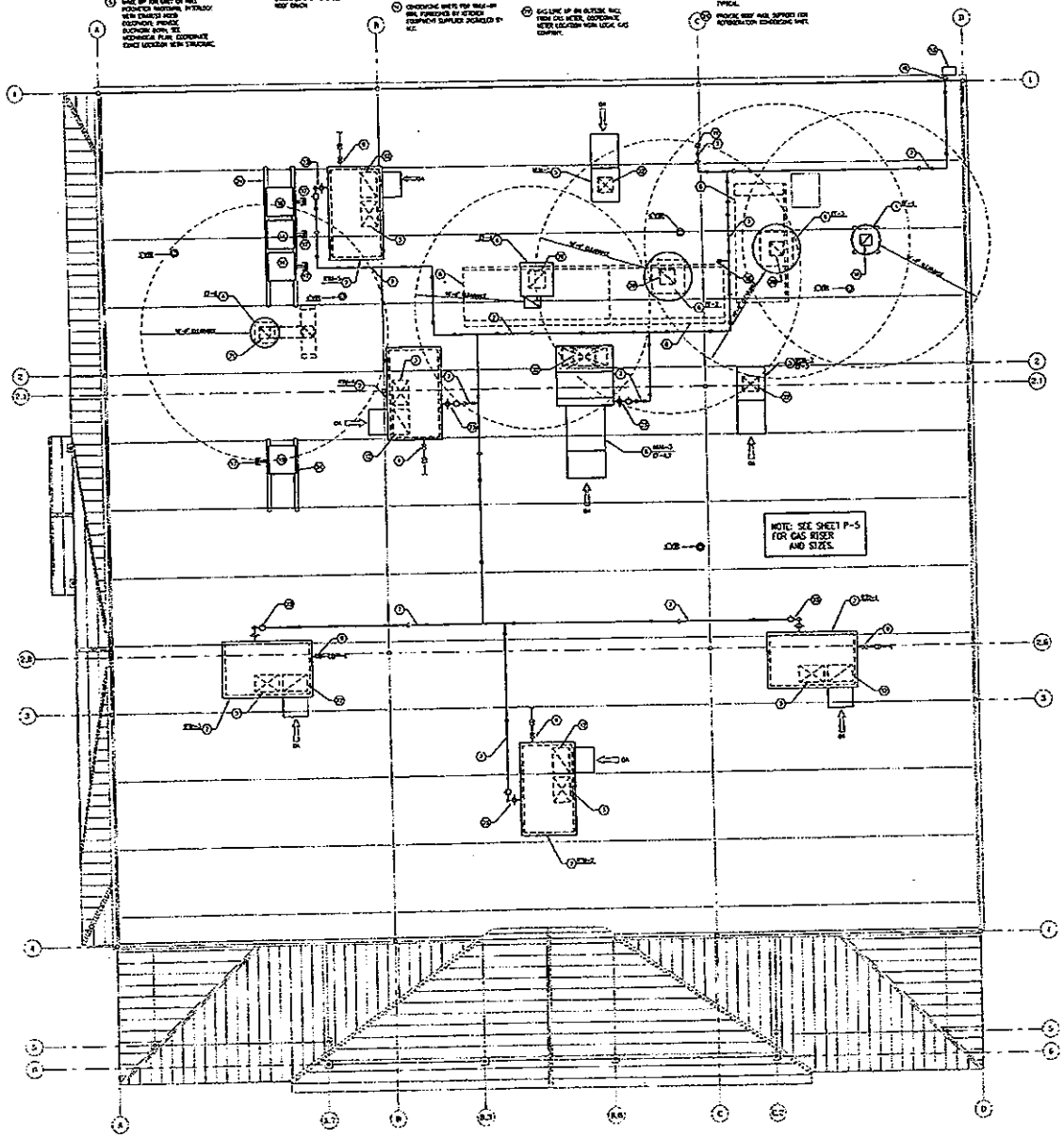
M1

Book: 5663 Page: 1 Seq: 59

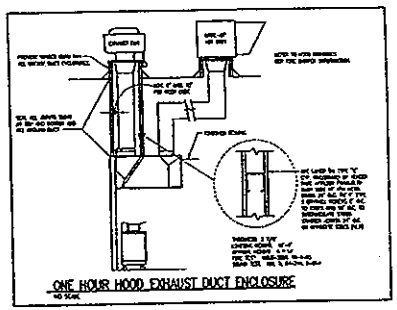
VAUGHN R. HILL, P.E.
239-C SOUTHLAND DRIVE
LEXINGTON, KY. 40503
859-276-2006

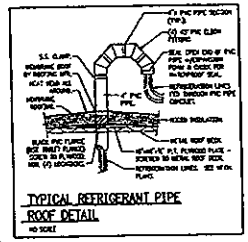
ROOF PLAN NOTES

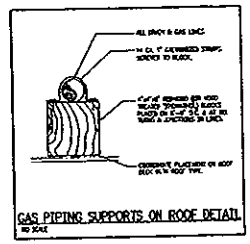
1. CONNECT EXH. SEE AS INDICATED, COORDINATE EXACT LOCATION WITH STRUCTURE.
2. ROOFTOP HVAC UNIT ON FULL CURB/CAP ROOF CURB, COORDINATE ELECTRIC AND PLUMBING WORK U.O.C.
3. SUPPLY AIR DUCT STUBOUT, REFER TO MECHANICAL PLAN FOR DIMENSIONS
4. DEPARTMENT HOOD EXHAUST FAN, CONTRACTOR, EXACT LOCATION WITH STRUCTURE.
5. MAKE UP AIR UNIT ON FULL PERIMETER WATERPROOF INTERLOCK WITH EXHAUST HOOD EQUIPMENT, PROVIDE ELECTRIC AND CONTROL WIRE TO UNIT. COORDINATE WITH STRUCTURE.
6. KITCHEN HOOD EXHAUST FAN ON FULL PERIMETER ROOF CURB (WITHDRAWN TYPE), PROVIDE WITH ELECTRICAL AND EQUIPMENT, COORDINATE ELECTRIC AND PLUMBING WORK U.O.C.
7. GAS PIPING ON ROOF, PROVIDE SUPPORTS BEFORE SEE DETAIL ON SHEET P-5
8. HOOD EXHAUST
9. FULL SIZE FLASHED CONDENSATE DRAIN, EXTEND TO SPILL 18" ABOVE ROOF
10. EXHAUST DUCT DOWN, REFER TO MECHANICAL PLAN FOR COORDINATION. COORDINATE WITH STRUCTURE
11. GAS STATIC DOWN THROUGH ROOF TO MAKE UP AIR UNIT SEE SHEET P-1 FOR CONNECTION. COORDINATE W/ MECHANICAL W/ C.C.
12. RETURN AIR DUCT STUBOUT, REFER TO MECHANICAL PLAN FOR CONFIRMATION
13. DRY NOZEL, COORDINATE LOCATION WITH LOCAL GAS UTILITY CO.
14. CONDENSING UNITS FOR WALK-IN AND, FURNISHED BY KITCHEN EQUIPMENT SUPPLIER (SCHEDULED BY M.C.
15. CONDENSING UNIT FOR ICE, MACHINE, FURNISHED BY KITCHEN EQUIPMENT SUPPLIER, (SCHEDULED BY M.C.
16. CONDENSING UNIT FOR ATC COILER, FURNISHED BY KITCHEN EQUIPMENT SUPPLIER, (SCHEDULED BY M.C.
17. REFRIGERANT LINE CURB, REFER TO ARCHITECTURAL LINE, EXPOSURE ROOM DETAIL
18. GAS PIPING DOWN THROUGH ROOF TO KITCHEN EQUIPMENT, REFER TO PLUMBING PLANS FOR CONFIGURATION, FINISHED, PITCH POCKET.
19. EXHAUST UP ON OUTSIDE WALL THEN OUT WALL, COORDINATE WITH LOCAL GAS COMPANY.
20. 16 GA. HOODED BLACK IRON EXHAUST DUCT, REFER TO SHEET M-1, FINISHED FINANCE CLEARANCE: M.C. TO CUT & DETAIL DUCT DELIVERED TO HOOD.
21. GALVANIZED STEEL WEATHERPROOF EXHAUST DUCT, REFER TO SHEET M-1.
22. MAKE UP AIR DUCT DOWN THRU ROOF, COORDINATE W/ M.E. STRUCTURAL. REFER TO MECHANICAL PLAN FOR CONNECTION
23. FINISHED SOFFIT FULL SIZE, SLOPE OFF 1/4" PER 12" FROM CONDENSING UNIT, TYPICAL
24. PROVIDE ROOF MAIN SUPPORT FOR REFRIGERATION CONDENSING UNIT.

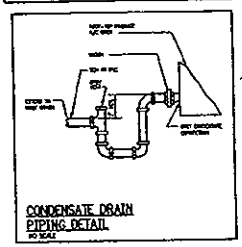


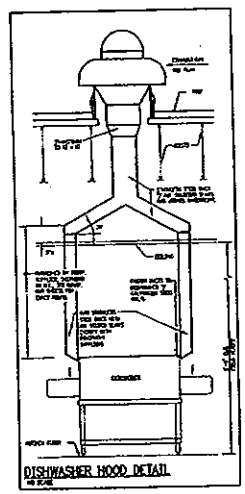
MECHANICAL ROOF PLAN
SCALE: 1/8" = 1'-0"

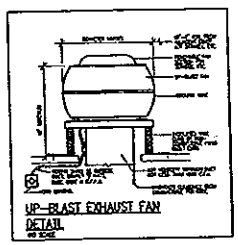

ONE HOUR HOOD EXHAUST DUCT ENCLOSURE

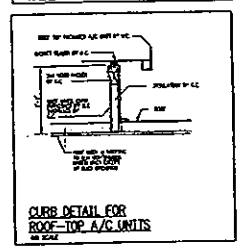

TYPICAL REFRIGERANT PIPE ROOF DETAIL


GAS PIPING SUPPORTS ON ROOF DETAIL


CONDENSATE DRAIN PIPING DETAIL


DISHWASHER HOOD DETAIL


UP-BLAST EXHAUST FAN DETAIL


CURB DETAIL FOR ROOF-TOP A/C UNITS

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Corinth, MS

Project Number	DP # 0420
Drawn By	WS/RI
Checked By	WS/RI
Date	27 Sep 04
Revisions	

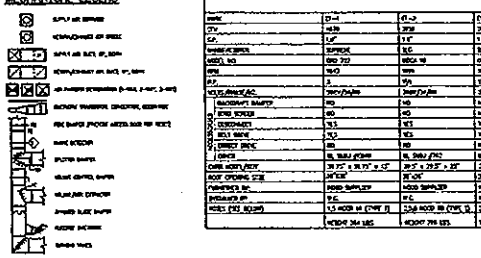
Drawing
Mechanical Roof Plan and Notes

M2

Book: 5663 Page: 1 Seq: 60

VAUGHN R. HILL, P.E.
239-C SOUTHLAND DRIVE
LEXINGTON, KY. 40503
859-276-2006

MECHANICAL LEGEND



FAN SCHEDULE

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H.P.	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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MOTOR STARTER	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
END SWITCH	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DISCONNECT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BELT GUARD	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DIRECT DRIVE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CONTROLS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
CABINET	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ROOF OPENING SIZE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FURNISHED BY	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
INSTALLED BY	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
NOTES (SEE BELOW)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OUTSIDE AIR CALCULATIONS

SPACE	OCCUPANCY	CFM REQUIRED	TOTAL
DINING 1	75	15	1125
DINING 2	75	15	1125
BAR	50	15	750
EXT.	35	15	525
		TOTAL OA REQ'D DINING & BAR	[illegible] CFM
		OA PROVIDED BY RTU-1 DINING 1	[illegible] CFM
KIT	15	15	225
OFFICE	1	15	15
		TOTAL OA KITCHEN	240 CFM
		OA PROVIDED BY RTU-2 & 3	540 CFM

AIR DEVICE SCHEDULE

MARK	NECK SIZE	TYPE: SUPPLIED BY	TYPE: INSTALLED BY	TYPE: CONTROL	CFM	VOL: 1-PLANE	VOL: SURFACE	VOL: RADIUS	GUARD: SUPPLY	GUARD: RETURN	GUARD: EXHAUST	1/2 PLENUM AT EXH TYPE	MODEL NO.	NECK VEL.	NOTES
A	6"x"	X			200-225	X		4-WAY		X			[illegible]	23	1,4,5,6
B	12"x"	X			225-400	X		4-WAY	X		X		[illegible]	24	1,4,5,6
C	12"x"		X		1000-1500	X		4A		X		4A	[illegible]	28	1,4,5,7
D	10"x	X			200-300	X		4-WAY	X		X	3	[illegible]	24	1,4,5,6
E	10"x	X			225		X	3-WAY	X		X	3	[illegible]	23	1,4,5,6
F	12"x12"		X		1300-2500	X		4A		X		4A	[illegible]	28	1,4,5,7
G	12"x12"		X		300-450	X		HORIZONTAL	X				[illegible]	28	1,4,5,10
H	24"x24"		X		1000-1500	X		4A		X		4A	[illegible]	28	1,4,5,7
I	6"x	X			200		X	4-WAY		X		2	[illegible]	23	1,4,5,6
J	24"x6"	X			400		X	ADJUSTABLE		X		4A	[illegible]	28	1,4,5,8,9
K	6"x	X			300-400		X	4-WAY	X			3	[illegible]	23	1,4,5,6
L	12"x6"		X		200-300		X	4A		X		4A	[illegible]	28	1,4,5,10
M	6"x6"		X		75-125		X	4A			X	4A	[illegible]	28	1,4,5,10
O	6"x6"		X		125-150		X	4A			X	4A	[illegible]	28	1,4,5,10

NOTE: SPACE 4A-4 FOR RECESSED MOUNTING DUCT, SEE NOTE #3 on pg. 2 THIS SCHEDULE.

NOTES FOR AIR DEVICE SCHEDULE

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]

HVAC UNIT SPECIFICATIONS

[illegible]

SEQUENCE OF OPERATION

[illegible]

CONTROLS

[illegible]

ROOFTOP UNIT NATIONAL ACCOUNT

[illegible]

KITCHEN HOOD FIRE PROTECTION

[illegible]

HVAC GENERAL NOTES

[illegible]

PACKAGE ROOFTOP UNIT SCHEDULE

UNIT DESIGNATION	RTU-1,2,3	RTU-4	RTU-5
MANUFACTURER/MODEL #	[illegible]	[illegible]	[illegible]
RATED COOLING (MBH/TON)	[illegible]	[illegible]	[illegible]
COOLING STAGES (EACH UNIT)	[illegible]	[illegible]	[illegible]
HEATING SUPPLY (MBH/BTU/KW/H.P.)	[illegible]	[illegible]	[illegible]
BLOWER (C.F.M.) (MIN/MAX)	[illegible]	[illegible]	[illegible]
COMPRESSOR C.E.E. (MIN/MAX)	[illegible]	[illegible]	[illegible]
COOLING EFFICIENCY (E.E.R./S.E.R.)	[illegible]	[illegible]	[illegible]
HEATING (MIN/MAXIMUM MBH)	[illegible]	[illegible]	[illegible]
ELECTRICAL HEAT (KW STAGING) V-P-Hz	[illegible]	[illegible]	[illegible]
COMPRESSOR WARRANTY	[illegible]	[illegible]	[illegible]
HEAT EXCHANGER WARRANTY	[illegible]	[illegible]	[illegible]
UNIT SIZE (L/W/H) (INCH)	[illegible]	[illegible]	[illegible]
UNIT WEIGHT (AS SHIPPED)	[illegible]	[illegible]	[illegible]
STANDARD EQUIPMENT, OPTIONS AND ACCESSORIES	[illegible]	[illegible]	[illegible]

STANDARD EQUIPMENT, OPTIONS AND ACCESSORIES

1. F.A., POWERED ROOF CURB	5. HIGH HEAT
2. FAN POWER	6. SUPPLY AIR DUCT DETECTOR FOR UNIT SHOP BOOM
3. DUCT PLENUM	7. LOW HEAT
4. NORMAL OUTSIDE AIR SENSOR SERVE	8. FRESH AIR EXPANSION KIT
9. LOW AMBIENT CONTROLS	10. NORMAL OPTIONS WITH CONTROLS

ACCESSORIES MAY VARY, CONTACT LOCAL NATIONAL ACCOUNTS LISTED FOR FINAL SPECIFICATIONS

AIR BALANCE SCHEDULE

UNIT	OUTSIDE AIR	RETURN AIR	SUPPLY AIR	EXHAUST AIR	PRESSURE
RTU-1	[illegible]	[illegible]	[illegible]		[illegible]
RTU-2	[illegible]	[illegible]	[illegible]		[illegible]
RTU-3	[illegible]	[illegible]	[illegible]		[illegible]
RTU-4	[illegible]	[illegible]	[illegible]		[illegible]
RTU-5	[illegible]	[illegible]	[illegible]		[illegible]
EF-1				[illegible]	[illegible]
EF-2				[illegible]	[illegible]
EF-3				[illegible]	[illegible]
EF-4				[illegible]	[illegible]
EF-5A				[illegible]	[illegible]
EF-5B				[illegible]	[illegible]
EF-6				[illegible]	[illegible]
MUA-1	[illegible]				[illegible]
MUA-2	[illegible]				[illegible]
MUA-3	[illegible]				[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MECHANICAL SCHEDULE SHEET

NOTE: [illegible]

DP3 ARCHITECTS

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[illegible]
T. [illegible] F. [illegible]
[illegible]

Project

OUTBACK STEAKHOUSE

Corinthia, IA

Project Number: DP / 04220
Drawn By: VRH/RLA
Checked By: VRH/RLA
Date: 27 Sep 04
Revisions

Drawing
Mechanical Notes and Schedules

M3

VAUGHN R. HILL, P.E.
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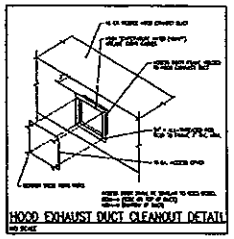
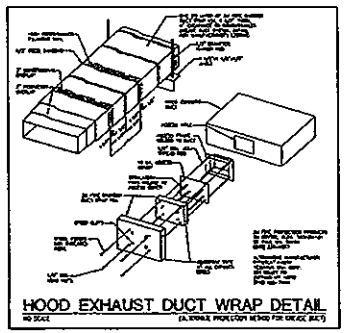
859-276-2006



HOOD EXHAUST DUCT CLEANOUT DETAIL
NO SCALE



HOOD EXHAUST DUCT WRAP DETAIL
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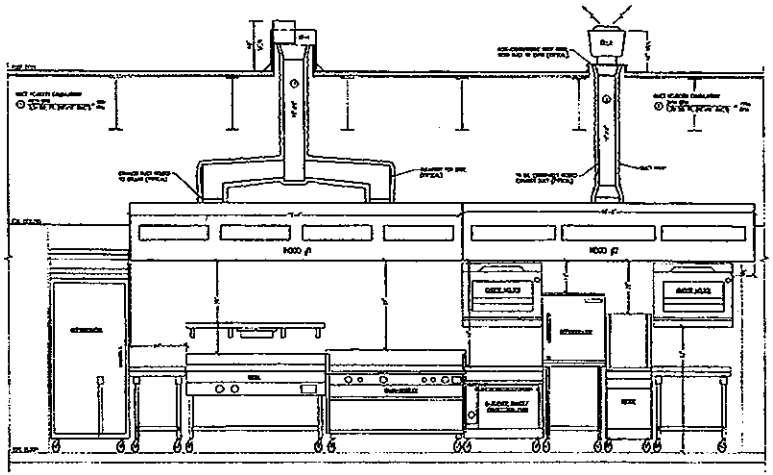
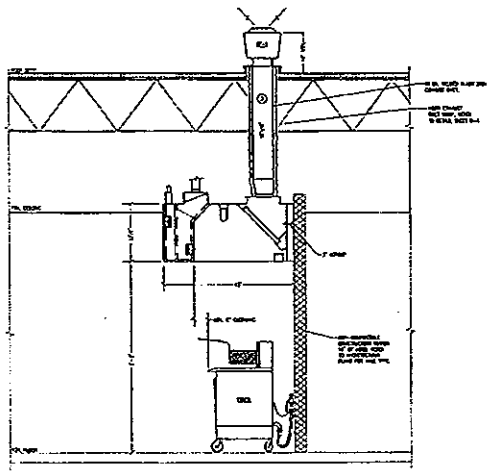
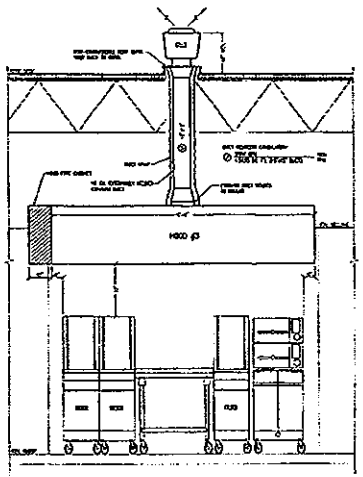


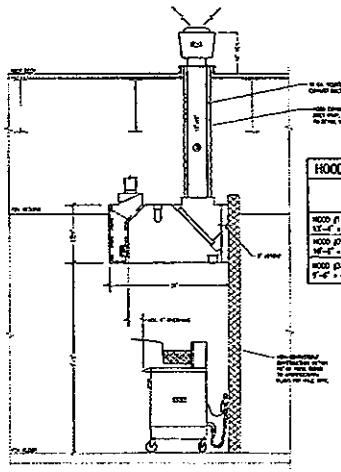
EXHAUST ELEVATION @ MAIN LINE HOODS
NOT TO SCALE



EXHAUST SECTION @ MAIN LINE HOODS
NOT TO SCALE



EXHAUST ELEVATION @ BACK LINE HOOD
NOT TO SCALE



EXHAUST SECTION @ BACK LINE HOOD
NOT TO SCALE

TYPE I KITCHEN EXHAUST HOODS

KITCHEN EXHAUST DUCT FIREPROOFING

HOOD SCHEDULE

HOOD	EXHAUST CFM	SUPPLY CFM	LIGHTS	FILTERS	HOOD EXPOSED MATERIAL	HOOD UNEXPOSED MATERIAL	HOOD EXHAUST DUCT MATERIAL	REGISTERS	
								INSIDE	OUTSIDE
HOOD #1 13'-4" x 3'-4" x 27⅝"	4670	2888 INSIDE 1808 OUTSIDE	(6) INCANDESCENT	(2) 16 x 20 FDI (4) 16 x 25 FDI	16 GA. TYPE 304 S/S #3 POLISH	18 GA. ALUMINIZED WALL FINISH	16 GA. OVERHALLY WELDED LIQUID TIGHT BLACK IRON	(2) 12x48 RANC-08 (2) 36x48 RANC-08	(2) 32x6 RANC-08 (2) 36x6 RANC-08
HOOD #2 10'-6" x 3'-4" x 27⅝"	3150	1995 INSIDE 1315 OUTSIDE	(5) INCANDESCENT	(3) 16 x 25 MPSS	16 GA. TYPE 304 S/S #3 POLISH	18 GA. ALUMINIZED WALL FINISH	16 GA. OVERHALLY WELDED LIQUID TIGHT BLACK IRON	(2) 36x48 RANC-08 (1) 48x48 RANC-08	(2) 36x6 RANC-08 (1) 48x6 RANC-08
HOOD #3 9'-6" x 4'-6" x 27⅝"	2850	1885 INSIDE	(4) INCANDESCENT	(2) 16 x 16 MPSS (1) 16 x 20 MPSS	16 GA. TYPE 304 S/S #3 POLISH	18 GA. ALUMINIZED WALL FINISH	16 GA. OVERHALLY WELDED LIQUID TIGHT BLACK IRON	(2) 32X48 RANC-08 (1) 36x48 RANC-08	

HOOD CALCULATIONS

HOOD #1 13'-4" UNIT "GREASE MASTER" MODEL GMC-16
EXHAUST (U.L. MIN. 277 CFM) @ 350 CFM/FT = 4670 CFM
INSIDE SUPPLY (U.L. MAX. 190 CFM) @ 150 CFM/FT = 2888 CFM
OUTSIDE SUPPLY (NO U.L. RESTRICTION) @ 125 CFM/FT = 1670 CFM

HOOD #2 10'-6" UNIT "GREASE MASTER" MODEL GMC-10
EXHAUST (U.L. MIN. 277 CFM) @ 300 CFM/FT = 3150 CFM
INSIDE SUPPLY (U.L. MAX. 190 CFM) @ 190 CFM/FT = 1995 CFM
OUTSIDE SUPPLY (NO U.L. RESTRICTION) @ 125 CFM/FT = 1315 CFM

HOOD #3 9'-6" UNIT "GREASE MASTER" MODEL GMC-9
EXHAUST (U.L. MIN. 277 CFM) @ 300 CFM/FT = 2850 CFM
INSIDE SUPPLY (U.L. MAX. 190 CFM) @ 190 CFM/FT = 1805 CFM

* AIR CALCULATIONS - U.L. LISTED EXHAUST HOOD WITHOUT EXHAUST DAMPER, U.L. FILE #MH11582

Tested in accordance with Underwriters Laboratories Test Procedure - 710

MAKE-UP AIR INTERLOCK

CONTRACTOR TO PROVIDE ELECTRONIC DEVICE TO INTERLOCK HOOD EXHAUST FANS WITH MAKE-UP AIR UNITS AND ROOFTOP UNITS.

LISTED UL MH11582 NSF

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number DP # 04228
Drawn By VRH/RLA
Checked By VRH/RLA
Date 27 Sep 04

Revisions

Drawing
Main Line & Back Line Hoods Elevations and Sections

M4

VAUGHN R. HILL, P.E
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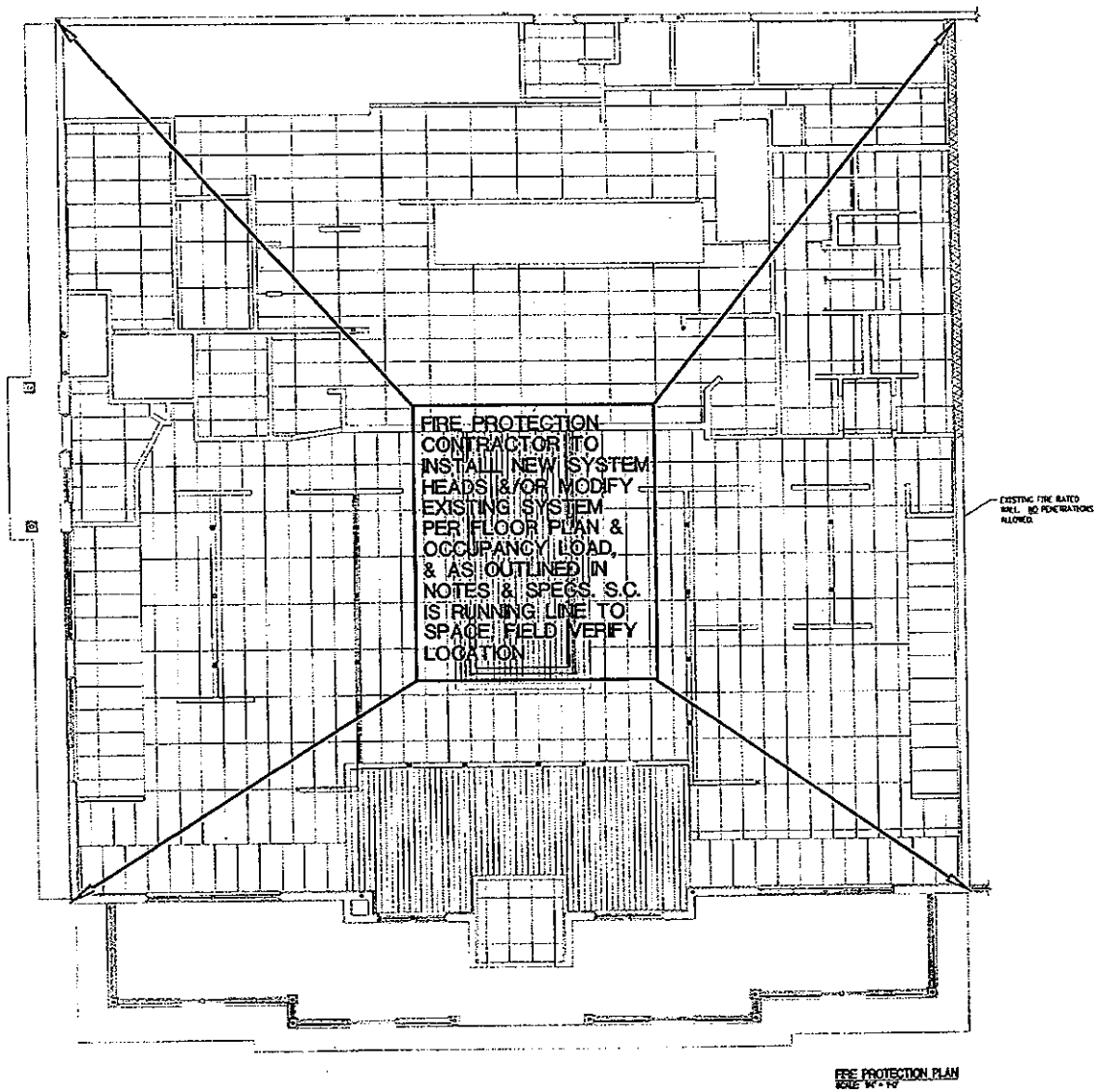
859-278-2008



FIRE PROTECTION PLAN
SCALE: 1/4" = 1'-0"

SPRINKLER GENERAL NOTES:

1. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION OF THE COMPLETE SPRINKLER SYSTEM. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. INSTALLATION OF THE APPROPRIATE SPRINKLER HEADS
   B. INSTALLATION OF THE APPROPRIATE PIPING AND HANGERS
   C. INSTALLATION OF THE ALARM CHECK VALVE ASSEMBLY
   D. INSPECTOR'S TEST CONNECTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE EXISTING WATER MAIN TO DETERMINE THE SYSTEM PRESSURES & FLOW.
3. SPRINKLER CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES WHEN PLANNING AND INSTALLING PIPING.
4. RESTRAINED AREAS TO BE DESIGNED FOR ORDINARY HAZARD (100 FT. AVERAGE) AS DIRECTED BY THE GROUNDS WITH MANAGER.
5. SPRINKLER SYSTEM TO CONFORM TO LOCAL AND STATE CODES AND NFPA #13 AND STANDARDS REQUIRED BY THE CASING.
6. FIRE PROTECTION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & CALCULATIONS TO OWNER, CASINGS INSURANCE CARRIER, STATE & LOCAL CODE OFFICIALS (SEE FIRE MARSHALL/BUILDING DEPT.) FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE THE APPROPRIATE NUMBER OF COPIES AS REQUIRED.
7. THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR DEVICES OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN AND PROVEN CONSIDERATION WITH THEIR.
8. CONTRACTOR TO VERIFY CEILING HEIGHTS. HEADS SHALL BE INSTALLED FOR HEIGHTS CALLED OUT ON ROOM FINISH SCHEDULE.
9. CONTRACTOR SHALL SUPPLY TO ARCHITECT RECORD COPY OF INSTALLATION DRAWINGS AND CALCULATIONS WITH STAMPED APPROVAL AND APPROVAL LETTER FROM STATE AND LOCAL OFFICIALS AND OWNER'S INSURANCE CARRIER. CONTRACTOR SHALL ALSO PROVIDE ARCHITECT WITH SIGNED COPIES OF ALL TEST CERTIFICATES.
10. PROVIDE HERE CLAIMS ON SPRINKLER HEADS IN COOLER & FREEZER.
11. PROPERLY FILL ANY PENETRATION WITH FOAM TO PREVENT ANY AIR OR CONDENSATION LEAK.
12. CONTRACTOR TO INSTALL DRY PENDANTS IN ALL AREAS SUBJECT TO POTENTIAL FREEZING.
13. FIRE PROTECTION SHALL SUBMIT PLANS AND APPROVABLE CALCULATIONS TO FIRE MARSHALL. A PERMIT IS REQUIRED BEFORE WORK STARTS. ALL TESTS ARE TO BE WITNESSED BY A FIRE INSPECTOR. DO NOT COVER UP UNDERGROUND WALL, ALL INSPECTIONS AND TESTING HAVE BEEN COMPLETED.

Seal

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Project

OUTBACK STEAKHOUSE

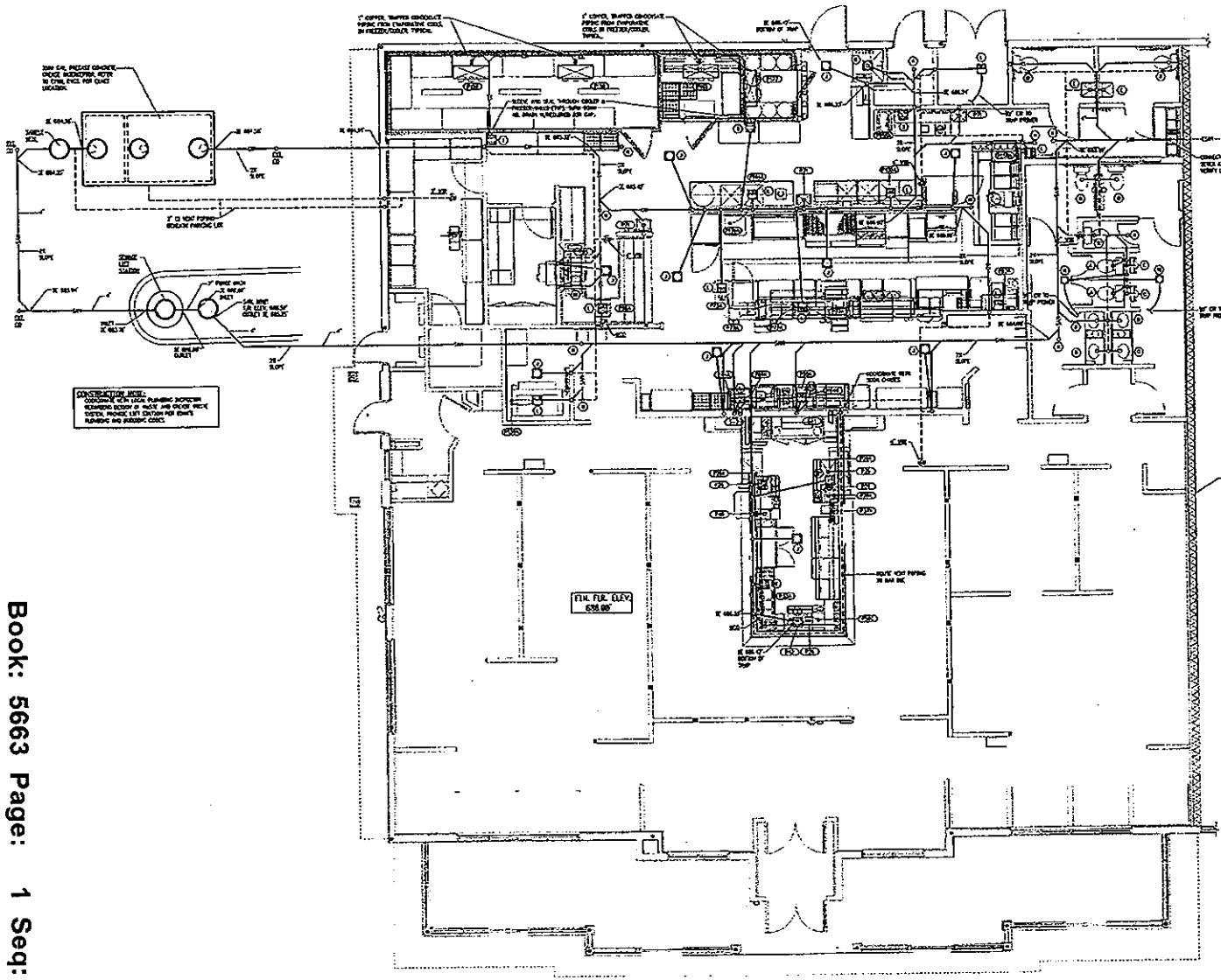
Coralville, IA

Project Number	DP # 6422
Drawn By	VRH/RJ
Checked By	VRH/RJ
Date	27 Sep 6

Revisions

Drawing
Fire Protection Plan

FP1



SOIL, WASTE & VENT PLUMBING PLAN
SCALE: 1/8" = 1'-0"

TYPICAL SHEET NOTES:

CODE NOTES:

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859-276-2006

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	DP # 84228
Drawn By	VRH/RLA
Checked By	VRH/RLA
Date	27 Sep 84

Revisions

Drawing
Soil, Waste and Vent Plumbing Plan

P1

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859-276-2006

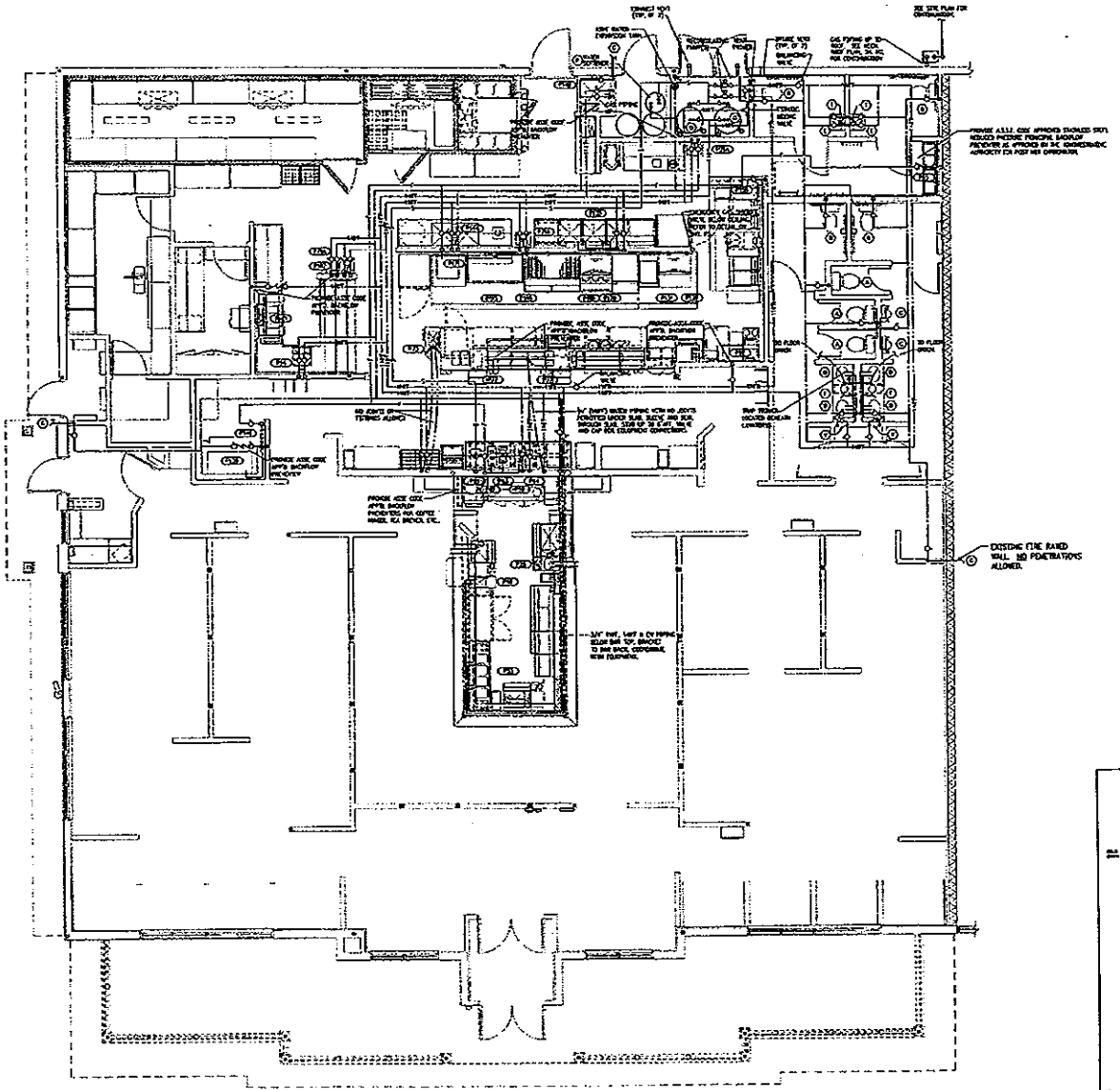
TYPICAL SHEET NOTES:

1. [illegible] SEE SHEET P-1 FOR SOIL, WASTE AND VENT PLUMBING PLAN.
2. SEE SHEET P-3 FOR RISERS.
3. SEE SHEET P-4 FOR LEGEND, NOTES & DETAILS.
4. SEE SHEET P-5 FOR GAS PIPING DIAGRAM AND PLUMBING FIXTURE SCHEDULE.
5. SEE SHEET P5-2 FOR PLUMBING FIXTURE DETAIL.

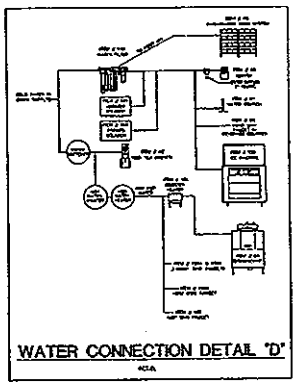
NOTE:
A BOILER PRESSURE REMOVAL BACKFLOW ASSEMBLY SHALL BE INSTALLED AT ICE CARBONATOR, IN AN ACCESSIBLE LOCATION FOR MAINTENANCE, AND DOWN-SIZED COPPER PIPING ALONG BOTTOM OF BARWAY KITCHEN.

NOTE:
SEE MECHANICAL WATER PIPING DIAGRAM SHT. P3 FOR PIPE SIZES.

NOTE:
REFER TO SHT. P4 FOR DETAILS OF BACKFLOW PREVENTER FOR DOMESTIC WATER AND FIRE PROTECTION SYSTEMS.



DOMESTIC WATER & GAS PLUMBING PLAN



WATER CONNECTION DETAIL "D"

Seal

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Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number	DP # 04228
Drawn By	VRH/RLA
Checked By	VRH/RLA
Date	27 Sep 04

Revisions

Drawing

Water/Gas Plumbing Plan

P2

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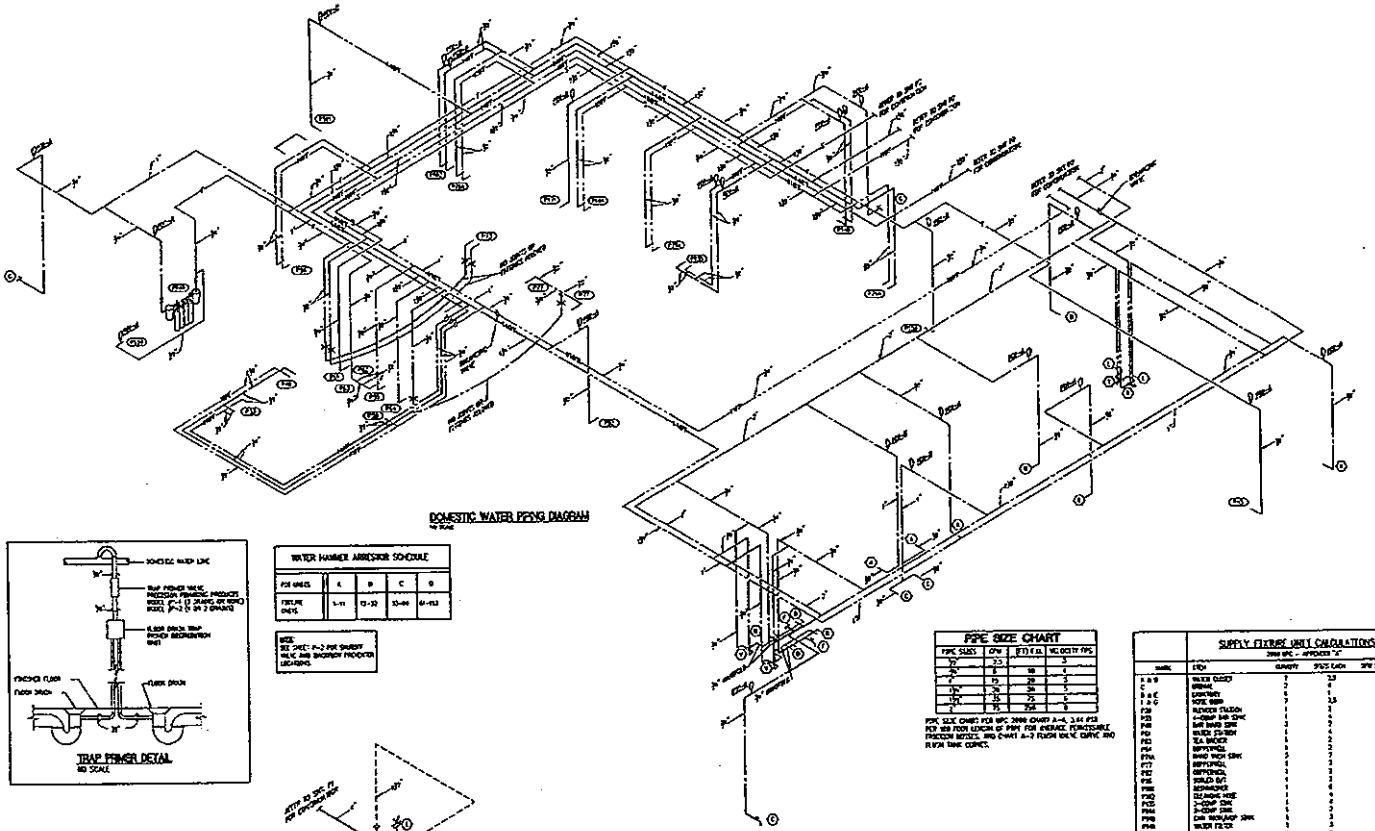
859-276-2006



DOMESTIC WATER PIPING DIAGRAM
NO SCALE

TRAP PRIMER DETAIL
NO SCALE

WATER HAMMER ARRESTOR SCHEDULE				
FIXTURE UNITS	A	B	C	D
	1-11	12-32	33-60	61-113

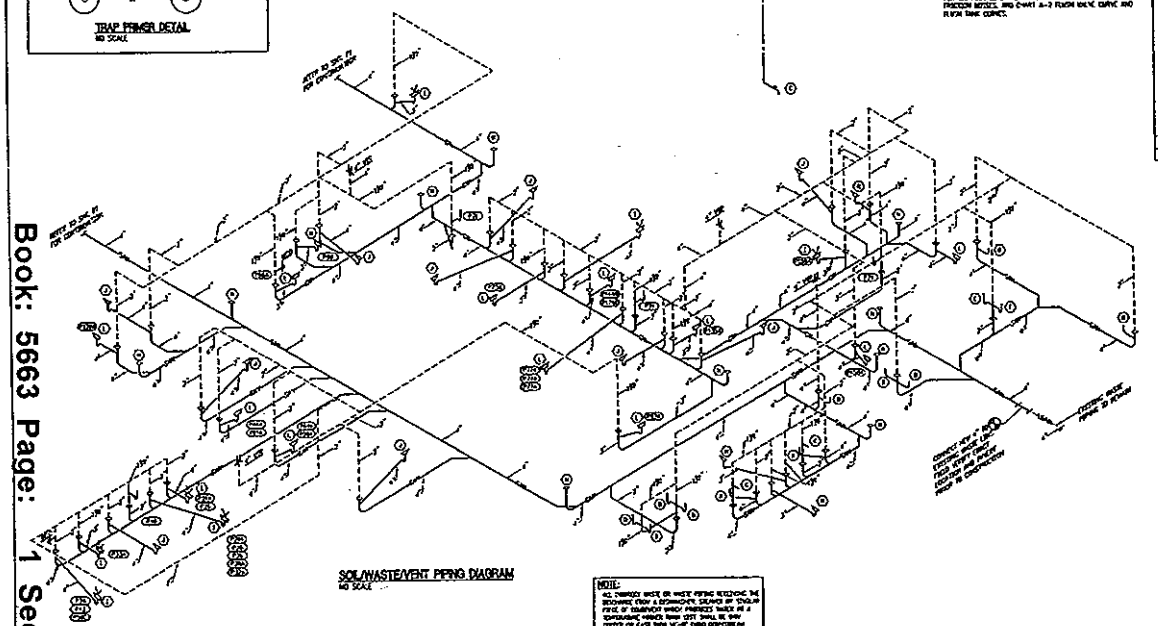
NOTE:
SEE SHEET P-2 FOR SHEET VALVE AND SHOWER PRESSURE LOCATIONS

PIPE SIZE CHART			
PIPE SIZES	GPM	(FT) F.U.	NO. OUTLET FIXT.
3/4"	7.5	10	3
1"	11	20	4
1-1/4"	19	40	5
1-1/2"	25	70	6
2"	36	154	8

FOR SIZE CHART FOR MPC 2000 CHART A-4, 3.61 P.S.I. PER 100 FOOT LENGTH OF PIPE FOR AVERAGE FORESEEABLE FRICTION NOTES, SEE CHART A-2 FLUSH VALVE SUPPLY AND FLUSH TANK SUPPLY.

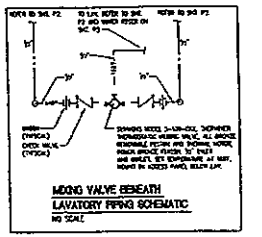
SUPPLY FIXTURE UNIT CALCULATIONS				
		2000 UPC - APPENDIX "C"		
MARK	QTY	QUANTITY	WSFU EACH	SFU SUBTOTAL
		WATER CLOSET	10	
		URINAL	5	
		SINK	2	
		FLOOR DRAIN		
		LAVATORY	1	
		SHOWER	2	
		BATHTUB		
		SERVICE SINK	3	
		DISHWASHER		
		FOUNTAIN		
		DRINKING FOUNTAIN		
		1 COMP. SINK		
		2 COMP. SINK		
		3 COMP. SINK		
		WASHER (1" CW)		
		COFFEE BREWER		
		ICE MACHINE		
		SODA SYSTEM		
		BAR BEVERAGE SINK		
		TOTAL SFU'S		90
		SIMULTANEOUS GPM (CHART A-1) FLUSH VALVE SYSTEM		77

SIZING CALCULATIONS PER 2000 UPC	
1. WATER MAIN PRESSURE PSI (@ 45' ELEVATION)	42.8
2. WATER SUPPLY FLOW GPM (SEE PIPE SIZE, 2"	FLOW GPM
3. WATER LOSS (PSI)	1.70
4. STATIC LOSS OR GAIN (PSI) (+ FOR 1 FT. RISE)	2.5
5. MINIMUM PRESSURE (PSI) REQUIRED (MINIMUM FLOW VALVE)	15
6. MAIN BACKFLOW PREVENTER LOSS (PSI)	10
7. SUM (ADD, LINES 3 THRU 6)	29.20
8. REMAINDER PIPING LOSS (PSI) (LINE 2 - 2.5 PSI PER 100')	2.5
9. TOTAL LOSS (PSI) (7 + 8)	31.70
10. AVAILABLE WATER PRESSURE PSI (LINE 1 - LINE 9)	47
11. PRESSURE AVAILABLE FOR FRICTION (10 - 4)	3.25
12. ACTUAL LENGTH OF SYSTEM IN FEET	1237
13. EQUIVALENT LENGTH OF FITTINGS (50% OF LINE 12)	618.5
14. AVERAGE PRESSURE LOSS (LINE 11 DIVIDED BY LINE 13 X 100)	3.44

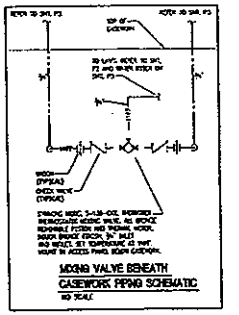


SOIL/WASTE/VENT PIPING DIAGRAM
NO SCALE

NOTE:
ALL DRAINAGE WASTE OR WASTE PIPING BELOW THE BUILDING FROM A DOWNSPOUT DRAINAGE OR STORM PIPE OF DRAINAGE SHALL PROTECT THERE BY A CONTAINMENT MEANS FROM STEEL SHALL BE SAW CUTTER OR CLOSE PIPE WITH PIPE CUTTER FROM THE SAME MATERIAL AS BUILT MATERIAL SUCH BEHIND, DISPOSE OF NON-COMPLIANT SUPPLIER.



MIXING VALVE BENEATH
LAVATORY PIPING SCHEMATIC
NO SCALE



MIXING VALVE BENEATH
CASEWORK PIPING SCHEMATIC
NO SCALE

Seal

DP3 ARCHITECTS

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Project

OUTBACK STEAKHOUSE

Corralville, IA

Project Number	DP # 04225
Drawn By	VRH/RLA
Checked By	VRH/RLA
Date	27 Sep 04
Revisions	

Drawing
Plumbing
Risers

P3

PLUMBING GENERAL NOTES

1. THE EQUIPMENT ROUGH-IN ITEMS AND THEIR DIMENSIONED LOCATIONS FOR ALL CONNECTIONS ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. IN SOME INSTANCES THE OWNER OF SUPPLIER MAY MAKE SUBSTITUTIONS OR THE EQUIPMENT ITEMS MAY VARY FROM WHAT IS SHOWN. THEREFORE, THESE ITEMS AND DIMENSIONS SHALL BE VERIFIED WITH THE EQUIPMENT SUPPLIER, OWNER AND/OR EQUIPMENT ROUGH-IN DRAWINGS. THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED, PRIOR TO CONSTRUCTION, OF ANY DEVIATIONS FROM WHAT IS SHOWN OR IMPLIED ON THESE DRAWINGS. FAILURE OF THE APPROPRIATE CONTRACTOR TO VERIFY ROUGH-INS OR THEIR LOCATIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION AND/OR ADDITIONAL ROUGH-INS DIRECTLY UPON THE CONTRACTOR.
2. CONTRACTOR SHALL SUPPLY TO THE ARCHITECT SIX COPIES OF SHOP DRAWINGS FOR APPROVAL SO THE QUALITY OF SPECIFIED MATERIALS OR EQUIPMENT CAN BE REVIEWED BEFORE INSTALLATION. THERE WILL BE NO DRAWINGS, SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED BY ARCHITECT/ENGINEER.
3. DO NOT SCALE THIS DRAWING. REFER TO ARCHITECTURAL FLOOR PLAN FOR BUILDING DIMENSIONS.
4. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED, IF THEY COULD HAVE BEEN FORESEEN AND PROPER EXAMINATION HAS BEEN MADE.
5. ALL ROOF PENETRATIONS FOR ROOF DRAINS AND PLUMBING/GAS/REFRIGERANT PIPING SHALL BE MADE IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S GUIDELINES. COORDINATE WITH ARCHITECTURAL DETAILS AND/OR CANOPIES FOR ROOF SYSTEM USED.
6. FURNISH AND INSTALL SHUTOFF OR BALL VALVE AND DIELECTRIC UNION ON ALL EQUIPMENT HOT AND COLD WATER LINES. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT. COORDINATE WITH EQUIPMENT SUPPLIER FOR EXACT REQUIREMENTS.
7. FURNISH & INSTALL 1" (MIN.) FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON ALL HOT, COLD & RECIRCULATING WATER LINES ABOVE SLAB.
8. WATER PIPE AND FITTINGS SHALL BE COPPER OR BRASS PER CODE. ABOVE GROUND SHALL BE TYPE L RIGID COPPER. BELOW GROUND SHALL BE TYPE K SOFT COPPER WITH NO JOINTS PERMITTED BELOW GROUND. ALL JOINTS SHALL BE MADE WITH 95-5 SOLDER OR EQUAL.
9. MATERIALS, EQUIPMENT, ASSEMBLIES AND SYSTEMS SHALL MEET ALL PERTINENT REQUIREMENTS OF NATIONALLY RECOGNIZED TESTING ORGANIZATION SUCH AS THE UL, ASTM, ASSE, AWWA, ACA AND NFPA AS WELL AS THE MOST CURRENT VERSION OF THE STATE CODE AND LOCAL AMENDMENTS.
10. ALL NEW PIPE TO BE COMPATIBLE WITH STRUCTURE, MECHANICAL EQUIPMENT AND MACHINERY, ELECTRICAL EQUIPMENT AND EQUIPTMENT.
11. VERIFY SERVICE POINTS AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITIES AND/OR LANDLORD (DOMESTIC WATER, SANITARY SEWER, GAS, ETC.)
12. THE CONTRACTOR SHALL COOPERATE FULLY AMONG THE TRADES.
13. FURNISH AND INSTALL CONDENSATE LINES FROM ANY MECHANICAL EQUIPMENT AS REQUIRED. ANY CONDENSATE LINE RUN ABOVE THE CEILING OR IN A LOCATION WHERE THE PIPE'S SWEATING COULD CAUSE DAMAGE, SHALL BE INSULATED. SEE NOTE 7 FOR INSULATION REQUIREMENTS. RUN FULL SIZE TO DRAIN OR AS INDICATED ON PLANS. TRAP DOWN WITH REQUIRED AIR GAP.
14. PLUMBING CONTRACTOR SHALL VERIFY WITH THE LOCAL HEALTH DEPARTMENT AND/OR WATER COMPANY AS TO THE METER AND VALVING ARRANGEMENTS OF THE DOMESTIC WATER SERVICE LINE WHICH ENTERS THE BUILDING. SHOULD A BACKFLOW PREVENTER ASSEMBLY AND/OR PRESSURE REDUCING VALVE ASSEMBLY BE REQUIRED, THE PLUMBER SHALL FURNISH AND INSTALL SAME PER LOCAL AND STATE REQUIREMENTS. THE BACKFLOW ASSEMBLY SHALL BE A "WATTS" SERIES (#909, OR APPROVED EQUAL, MEETING ASSE STANDARDS 1013, 1015 AND 1019. IF WATER PRESSURE IS 65-PSI OR ABOVE, THE PRESSURE REDUCING VALVE ASSEMBLY SHALL BE A "WATTS" SERIES (U5 SET AT 50 LBS. DELIVERY PRESSURE UNLESS OTHERWISE NOTED.
15. THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW AND SIPHONAGE BOTH NORMAL AND INDUCED. ALL EQUIPMENT CONNECTED TO THE POTABLE WATER SYSTEM BEING CAPABLE OF POLLUTING OR CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM OR ANY PART THEREOF BY MEANS OF A REVERSAL OF FLOW, PRESSURE DROP, PRESSURE LOSS, INDUCED VACUUM OR BY DIRECTION BECAUSE OF ANY PRIMARY OR AUXILIARY PUMPING SYSTEM CONNECTED THERETO MUST BE ISOLATED AND CONTAINED BY MEANS OF APPROVED BACKFLOW DEVICES, CHECK VALVES, AIR GAPS OR VACUUM BREAKERS. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL THESE DEVICES PER STATE CODE REQUIREMENTS.
16. BARRIER FREE LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH SELF WRAP PROTECTIVE KIT 5480 BY BRADLEY (1-800-627-1367) OR EQUAL. ABRASION RESISTANT EXTERIOR FINISH SHALL BE SMOOTH AND HAVE 1/8" MIN. WALL OVER ELEVATIONS FROM INSERT. FASTENERS SHALL REMAIN SUBSTANTIALLY OUT OF SIGHT.
17. THE NATURAL GAS TO THE EQUIPMENT SHALL BE LOW PRESSURE. THE REGULATOR OUTLET PRESSURE SHALL BE 7" WATER COLUMN. IF THE GAS COMPANY IS UNABLE TO PROVIDE THIS PRESSURE, IMMEDIATELY CONTACT THE A/E OR OWNER FOR INSTRUCTIONS. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, U.O.N.
18. VOID TOP OF FLOOR DRAINS FLUSH WITH FINISHED FLOOR, SEE ARCH. SHEETS FOR FLOOR SLOPES AROUND DRAINS. (IF REQ'D)
19. INSTALL 1" FIBERGLASS INSULATION WALL-SERVICE JACKET ON ALL SOIL LEADERS ABOVE CEILING.
20. INSTALL AN AUTOMATIC FUEL SHUTOFF VALVE PROVIDED BY THE HOOD MANUFACTURER ON THE GAS LINE OR LINES THAT SERVE THE COOKING EQUIPMENT. THIS AUTOMATIC SHUTOFF VALVE SHALL BE ACTIVATED BY THE HOOD FIRE PROTECTION SYSTEM. LOCATE AS SHOWN ON PLANS. VERIFY ARCHITECT/ENGINEER IF LOCAL CODE REQUIRES ALTERNATE LOCATION.
21. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL COPPER INDIRECT WASTE PIPING REQUIRED FROM EQUIPMENT TO FLOOR DRAINS, OPEN RECEPTACLES OR FLOOR SINKS. PIPING SHALL COMPLY WITH STATE AND LOCAL CODES. COORDINATE WITH ALL EQUIPMENT SUPPLIERS AND SIZE AS REQUIRED BY PIECE OF EQUIPMENT SERVED. HOLD PIPING FROM 30 WALL WHERE APPLICABLE. PROPERLY SECURE AS REQUIRED. COORDINATE WITH CASEWORK SUPPLIER FOR MAXIMUM CLEARANCE UNDER CABINETS.
22. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A PRESSURE REDUCING VALVE ON THE INLET OF THE DISHWASHER TO REDUCE INCOMING WATER PRESSURE TO LESS THAN 30 P.S.I.
23. PLUMBING CONTRACTOR SHALL INSTALL SANITARY/WASTE LINES AT A SLOPE ALLOWED PER CODE. (3" & 4" SLOPE 1/4"/FT.)
24. PROVIDE CHROME PLATED ESCUTCHEONS AT ALL WALL PENETRATIONS.
25. ALL EXPOSED GAS PIPING SHALL BE PAINTED TO MATCH ADJACENT WALL.
26. ALL VENTS SHALL BE EXTENDED TO A MINIMUM OF 24" ABOVE ROOF, IF ROOF IS USED OTHER THAN FOR WEATHER PROTECTION, THEN EXTEND VENTS TO 7' ABOVE ROOF, MAINTAIN A DISTANCE OF 10'-0" FROM ANY AIR INTAKES.
27. VERIFY MOUNTING HEIGHTS OF ALL BARRIER FREE FIXTURES WITH ARCHITECTURAL PLANS.
28. BIDDERS SHALL BE LICENSED CONTRACTORS IN ACCORDANCE WITH LOCAL AND AND STATE LAWS.
29. ALL INSTALLED SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED IN PLACE ON SITE. REPLACE ANY AND ALL CONTRACTOR SUPPLIED DEFECTIVE DEVICES, ITEMS OR SYSTEMS AT CONTRACTOR'S OWN EXPENSE BEFORE COMPLETION OF PROJECT.
30. CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH WARRANTIES ARE FURNISHED, FABRICATED OR FIELD CHECKED, ALL FACTORY ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURER'S GUARANTEE IS FURNISHED AND ALL WORK IN CONNECTION WITH THE INSTALLATION OF MANUFACTURER'S GUARANTEED EQUIPMENT. THIS CONTRACTOR'S GUARANTEE SHALL COST FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL OWNER ACCEPTANCE OF THE WORK AND SHALL APPLY TO ALL DEFECTS IN MATERIALS AND/OR WORKMANSHIP OF ANY KIND.
31. ALL PERMITS AND FEES REQUIRED FOR THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR AND INCLUDED IN THE BID PRICE.
32. WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF THE WORK REQUIRED, THE CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES MAY BE MADE WITHOUT WRITTEN PERMISSION OF THE OWNER.
33. ALL EQUIPMENT, FIXTURES AND MATERIALS SHALL BE NEW AND UNUSED, AND INSTALLED IN STRICT CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS (U.O.N.). PROVIDE COMPLETE WITH ALL TRIM, STOPS, MARKERS, CARRIERS, SUPPORTS, ETC. INCLUDING PROVISIONS FOR BARRIER FREE USE, IF REQUIRED. WHERE FIXTURES ARE ACCESSIBLE, THEY MUST COMPLY WITH ALL FEDERAL A.D.A. REGULATIONS.
34. THE HOT AND COLD WATER SUPPLY BRANCHES FOR ALL EQUIPMENT HAVING QUICK CLOSING VALVES OF ANY TYPE SHALL HAVE WATER HAMMER ARRESTORS INSTALLED OR THE HIGH POINT AT THE END OF EACH BRANCH.
35. THE WATER PIPING SYSTEM SHALL BE FLUSHED AND STERILIZED IN ACCORDANCE WITH LOCAL REGULATIONS.

PLUMBING LEGEND

NOTE: ALL SYMBOLS SHOWN ON THIS LEGEND MAY NOT NECESSARILY BE USED FOR THIS PROJECT.

DW — DOMESTIC WASTE PIPING	GATE OR STOP VALVE
SAN — SOIL OR WASTE PIPING	CHECK VALVE OR BACKFLOW PREVENTER
VENT PIPING	BALL VALVE
CW — COLD WATER PIPING (DW)	TEMPERING VALVE/PRESSURE REDUCE VALVE
HW — HOT WATER PIPING (HW)	MANUAL GAS SHUT OFF VALVE
HWR — H.W. RECIRCULATING PIPING (HWR)	
TEMPERED HOT WATER PIPING	SOLENOID VALVE
TMP — WATER AT SPECIFIED TEMPERATURE	FLOOR SINK
NATURAL GAS PIPING	FLOOR DRAIN
TEMPERED COLD WATER PIPING	
CD — CONDENSATE DRAIN PIPING	CLEANOUT
G — GAS PIPING	ABOVE FINISHED FLOOR
RL — ROOF LEADER PIPING	ABOVE FINISHED GRADE
ST — STORM SEWER PIPING	EQUIPMENT DESIGNATION
VENT THRU ROOF	FIXTURE DESIGNATION
WALL CLEANOUT	DIFFUSER DESIGNATION
ROOF DRAIN (WORLDS PIPING)	

BOOSTER HEATER PIPING SCHEMATIC

NO SCALE

3500 GALLON CAPACITY (NOMINAL) GREASE INTERCEPTOR

NO SCALE

SERVICE ENTRY & WATER HEATER SCHEMATIC

NO SCALE

VAUGHN R. HILL, P.E.
239-C SOUTHLAND DRIVE
LEXINGTON, KY. 40503
859-276-2006

Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Coralville, IA

Project Number DP # 94028
Drawn By VRH/RLA
Checked By VRH/RLA
Date 27 Sep 94
Revisions

Drawing

Plumbing Notes and Details

P4

VAUGHN R. HILL, P.E.
239-C SOUTHLAND DRIVE
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859-276-2008

TOTAL CONNECTED GAS LOADS

MARK	ITEM	CONN. SIZE	DEMAND CFH / EACH	QTY.	SUBTOTAL CFH
 AM-1	ROOF-TOP UNIT	1"	335	4	1340
AM-2	ROOF-TOP UNIT	1"	139	1	139
AM-3	SPLIT-AIR APE UNIT	1"	399	1	399
(H)	WATER HEATER	3/4"	399	2	798
HEATING AND WATER HEATING LOAD CFH					2676
(RTU)	OVEN	3/4"	104	1	104
(GR)	GRILL	3/4"	68	1	68
(FR)	CHARBROILER	1"	119	1	119
(FR)	RANGE/BROILER	1"	272	1	272
(FR)	GRIDDLE 48"	3/4"	68	2	136
COOKING LOAD CFH					699
(RTU)	CONV. OVEN (FUTURE USE)	3/4"	34	1	34
(FR)	FRYERS (FUTURE USE)	1"	136	2	272
(FR)	FRYERS (FUTURE USE)	1"	139	1	139
FUTURE COOKING LOAD CFH					339
			TOTAL CFH		3717

GAS PIPING NOTES:

1. GAS PIPING SIZED FOR THE TOTAL CONNECTED LOAD (NOT EQUIVALENT LENGTH FROM METER TO FURTHEST CONNECTION, 0.6 SPECIFIC GRAVITY, 0.5" PRESSURE LOSS.
2. GAS PIPING SHALL BE BLACK STEEL OR AS PERMITTED BY CODE.
3. GAS PIPING CONNECTIONS SHALL BE THREADED UNLESS OTHERWISE INDICATED BY CODE.
4. EXTERIOR GAS PIPING SHALL RECEIVE ONE COAT CASE OF A RUST AND MOISTURE RESISTING PRIMER AND TOP COAT, COLOR/STYLE WITH ARCHITECT FOR COLOR.
5. GAS BURNING EQUIP. SHALL BE RATED/SIZED FOR MTN. ELEV. MTN (0-1,000 FT.) OR MTN (0-1,000 FT.) (COMMERCIAL COOKING EQUIPMENT)
6. GAS PIPE SIZES 2½" AND SMALLER SHALL BE WELDED IF WELDED BY CODE.

FIXTURE SCHEDULE

MARK	ITEM	W	D	RATE	DESCRIPTION
(A)	SINK (DUCT)	—	21"	4"	ADA STD. 2 COMPARTMENT SINK, 16 GAUGE, 304 STAINLESS STEEL, WELDED CONSTRUCTION, 1½" 18 GAUGE, 304 STAINLESS STEEL DRAIN BOARDS, 10" DEEP BOWLS, 1½" DRAIN OPENINGS, 1½" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED FAUCET WITH 8" SWING SPOUT AND 4" WRISTBLADE HANDLES, 3/4" VACUUM BREAKER, 3/4" HOSE AND SPRAY, 3/4" SUPPLY STOPS, CHROME-PLATED SUPPLY AND TRAP.
(B)	HAND SINK (WARMER PREP)	—	16"	2"	ADA STD. 2 COMPARTMENT SINK, 16 GAUGE, 304 STAINLESS STEEL, WELDED CONSTRUCTION, 1½" 18 GAUGE, 304 STAINLESS STEEL DRAIN BOARDS, 10" DEEP BOWLS, 1½" DRAIN OPENINGS, 1½" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED FAUCET WITH 8" SWING SPOUT AND 4" WRISTBLADE HANDLES, 3/4" VACUUM BREAKER, 3/4" SUPPLY STOPS, CHROME-PLATED SUPPLY AND TRAP.
(C)	SINK (BARTENDER PREP)	--	14"	2"	ANDERSON STAINLESS ELEMENTAL (CAT.#1132) 3 COMPARTMENT SINK, 16 GAUGE, 304 STAINLESS STEEL, WELDED CONSTRUCTION, 1½" 18 GAUGE, 304 STAINLESS STEEL DRAIN BOARDS, 10" DEEP BOWLS, 1½" DRAIN OPENINGS, 1½" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED FAUCET WITH 8" SWING SPOUT AND 4" WRISTBLADE HANDLES, 3/4" VACUUM BREAKER, 3/4" SUPPLY STOPS, CHROME-PLATED SUPPLY AND TRAP.
(D)	LAVATORY SINK (HAND PREP, BARTENDER PREP)	21"	18"	1½"	PERFECT FINISH BRAND 'VETRAZZO' MODEL NUMBER 'CUSTOM' MANUFACTURED TO SPECIFICATIONS, 1" THICK, WITH 4" BACKSPLASH, 4" SIDESPLASH, 1" DEEP BOWL, 1½" DRAIN OPENING, 1½" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED FAUCET WITH 8" SWING SPOUT AND 4" WRISTBLADE HANDLES, 3/4" VACUUM BREAKER, 3/4" SUPPLY STOPS, CHROME-PLATED SUPPLY AND TRAP.
(E)	LAVATORY	21"	21"	1½"	AMERICAN STANDARD ACCESSIBLE LAVATORY, MODEL NUMBER 0355.012, WHITE VITREOUS CHINA, 20" x 18" OVERALL DIMENSIONS, 4" CENTERS, 1½" DRAIN OPENING, 1¼" P-TRAP AND TAILPIECE, 3/8" COMPRESSION SUPPLIES, CONCEALED ARM CARRIER WITH 6" CENTER TO CENTER FAUCET HOLES, 4" BACKSPLASH, CHROME-PLATED 1.5 GPM VANDAL-RESISTANT AERATOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(F)	MOP SINK	—	24"	--	MOP SINK, 24" x 24" x 12" DEEP, TERRAZZO FINISH, WITH 6" HIGH BACKSPLASH, 3" DRAIN OPENING, 3" P-TRAP, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(G)	WASH FOUNTAIN	—	24"	—	STAINLESS STEEL, 36" DIAMETER, 4" DEEP BOWL, 1½" DRAIN OPENING, 1½" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(H)	FLOOR DRAIN	—	—	3"	304 S. SMITH, 24"x24"x6", 6" SQUARE POLISHED BRONZE TOP, 3" DRAIN OPENING, 3" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(I)	FLOOR DRAIN	—	—	3"	304 S. SMITH, 24"x24"x6", 6" SQUARE POLISHED BRONZE TOP, 3" DRAIN OPENING, 3" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(J)	FLOOR DRAIN	—	—	3"	304 S. SMITH, 24"x24"x6", 6" SQUARE POLISHED BRONZE TOP, 3" DRAIN OPENING, 3" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(K)	FLOOR DRAIN	—	—	3"	304 S. SMITH, 24"x24"x6", 6" SQUARE POLISHED BRONZE TOP, 3" DRAIN OPENING, 3" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(L)	FLOOR SINK	—	—	6"	304 S. SMITH, 18"x18"x6", 6" SQUARE POLISHED BRONZE TOP, 6" DRAIN OPENING, 6" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(M)	FLOOR SINK	—	—	6"	304 S. SMITH, 18"x18"x6", 6" SQUARE POLISHED BRONZE TOP, 6" DRAIN OPENING, 6" P-TRAP, TAILPIECE AND WASTE TO FLOOR, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(N)	CLEANOUT	—	—	4"	304 S. SMITH, 4"DIA SERIES 4034-2000-NL, POLISHED BRONZE TOP.
(O)	WATER HEATER (SEE MECHANICAL)	24"	24"	—	ADA SMITH CYCLONE MODEL #36-100 GAS FIRED WATER HEATER WITH 100 GALLON STORAGE CAPACITY, 200 GPH RECOVERY AT 100 DEGREE RISE, 240 GPH INPUT, 624 MBTU INPUT, RECIRCULATING PUMP, SLOTTED TURBULATOR, WATER CONNECTION CHAMBER, AND INTERNAL STAINLESS STEEL COMBUSTION CHAMBER, 1000 PSIG FACTORY INSTALLED TEMPERATURE AND PRESSURE RELIEF VALVE, THERMOSTATIC TEMPERATURE CONTROL, AUTOMATIC PILOT IGNITION, MODULAR CONTROL PANEL, 5-YR WARRANTY, PROVIDE WITH DIRECT VENT/SIDE EXHAUST VENT KIT SIZE AT USER. PROVIDE FOR MANUFACTURER RECOMMENDATIONS. PROVIDE 3/4" GAS PIPING FROM METER, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP. EXPANSION TANK, 24 GALLON SIZE, CHARGE WITH 2.5 CAUGH ACCEPTANCE VOLUME. (TYPICAL OF 2 WATER HEATERS)
(P)	FROM 10-0" FURNISHED BY OWNER OR CONCESSIONS SUPPLIER. COORDINATE INSTALLATION AND ITEMS, CONNECTIONS OF ALL EQUIPMENT WITH MANUFACTURER. FIELD VERIFY SIZES OF ALL TRADE, PROVIDE TRADE AND WASTE CONNECTIONS.				
(Q)	ICE MAKER / WATER DISPENSER	— / --	— / --	4"	ADA MODEL, FILTER FLUSHED AREA (24-0), SEE PLAN FOR SIZE, 90 BEVEL WHITE PLASTIC DRAIN PANEL, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(R)	FLOOR DRAIN (CAT NOTED)	—	--	3/4"	304 S. SMITH, 24"x24"x6", 6" SQUARE, W/ 6" GRATE, POLISHED BRONZE FINISH.
(S)	MOP SINK FAUCET	10"	10"	—	304 S. SMITH, 24"x24"x6", 6" SQUARE, W/ 6" GRATE, POLISHED BRONZE FINISH.
(T)	SUPERVISOR SINK (2 UNIT)	24"	24"	--	DRAWING MODEL 3-439-001, MONITOR THERMOSTATIC MIXING VALVE, ALL BRONZE ECONOMIC PATTERN WITH MONITOR MIRROR, WASH SPRAYER FINISH, 24" BASIN BOWL, 3/4" HOT AND COLD SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(U)	SUPERVISOR SINK (2 UNIT)	24"	24"	--	DRAWING MODEL 3-439-001, MONITOR THERMOSTATIC MIXING VALVE, ALL BRONZE ECONOMIC PATTERN WITH MONITOR MIRROR, WASH SPRAYER FINISH, 24" BASIN BOWL, 3/4" HOT AND COLD SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(V)	JANITOR SINK	—	—	3/4"	304 S. SMITH, 24"x24"x12" DEEP, 10" DEEP, POLISHED STAINLESS STEEL, MOP HANGER WITH 24" BRACKET, 3/4" HOT AND COLD WATER SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.
(W)	EXPOSITION SINK (2 UNIT)	24"	24"	—	DRAWING MODEL 3-439-001, MONITOR THERMOSTATIC MIXING VALVE, ALL BRONZE ECONOMIC PATTERN WITH MONITOR MIRROR, WASH SPRAYER FINISH, 24" BASIN BOWL, 3/4" HOT AND COLD SUPPLY WITH 4" CENTERS, CHROME-PLATED SUPPLY AND TRAP.

WATER HEATER - BY OWNER (IF CORPORATE STORE)

GC/PLUMBING SHALL ENSURE AND RECEIVE WATER HEATER/MODELS FROM:

ADA SMITH MODERN, SHOP, BARRIER FREE HEATING, ADA, NO. 1-800-447-9455 OR P-800-762-4200

ATTN: TOM OR DAVID

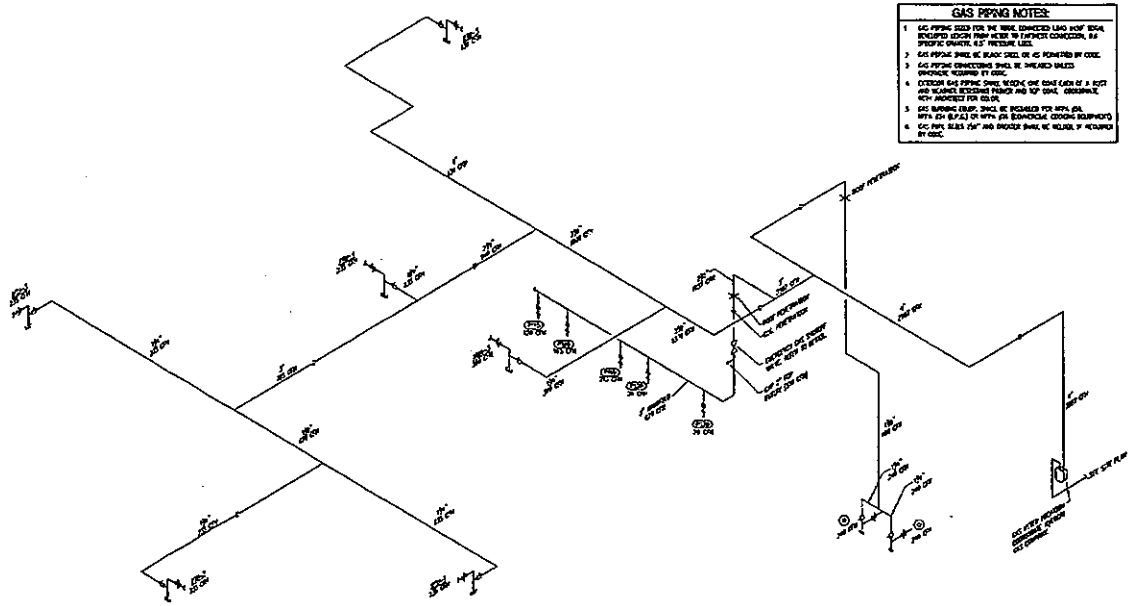
GC/PLUMBER SHALL SCHEDULE STARTUP BY A.O. SMITH WITH TRAINING FOR A.O. SMITH MODERN, SALES REPS, PRIOR TO C.O.P. O.

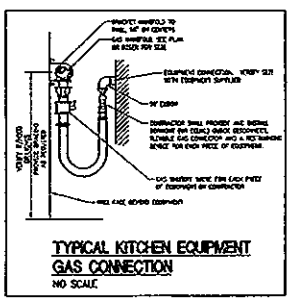
NOTE: VERIFY WATER SOURCE IS SATISFACTORY OR CORPORATE FOOD CONSTRUCTION PROJECT MANAGER.

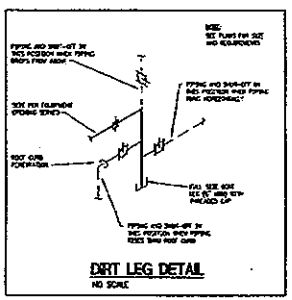
NOTE: IF STORE IS NOT CORPORATE, INC P.C. SHALL FURNISH & INSTALL WATER HEATER USING ABOVE CHOICES & STARTUP PROCEDURES.

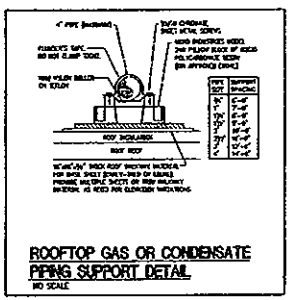
PLUMBING FIXTURE SCHEDULE NOTES:

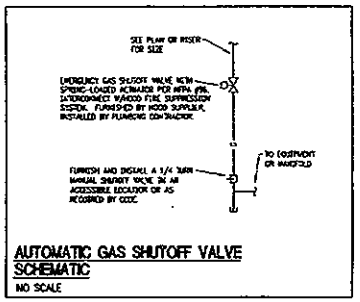
1. CONTRACTOR SHALL FURNISH AND INSTALL EQUIPMENT FOR EACH FIXTURE SHOWN IN WALL MOUNTING, BRACKETS SHOWN. PROVIDE APPROPRIATE CARRIER WITH FITTINGS, TYPE, AND ACCESSORIES.
2. CONTRACTOR SHALL FURNISH AND INSTALL VALVES, DRAIN, P.T.R.V. (OR PRESS.) TEMP PRESSURE VALVE AS SPECIFIED. ALL APPURTENANCES, PLUMBING SHOWN, AND/OR OTHER ACCESSORIES AS REQUIRED BY CODE.
3. ADDITIONAL ALTERNATE MANUFACTURERS FOR ITEMS INCLUDING BUT NOT LIMITED TO:
   - BOOT CLOSETS: AMERICAN STANDARD, KOHLER, ELJER, CRANE, MANSFIELD
   - LAVATORIES: SAME AS WATER CLOSETS.
   - URINALS: SAME AS WATER CLOSETS.
   - FLOOR DRAINS AND CLEANOUTS: WADE, J.R. SMITH, ZURN, JOSAM.
   - WATER HEATERS: SAME, A.O. SMITH.
   - COOK, DRINK/WASH, HYDRANTS: WOODFORD, ZURN, CHICAGO FAUCET, T&S BRASS.
4. CONTRACT ALL SUPPLIES AND P-TRAPS OF EXPOSED PIPE LAVATORIES WITH A PROTECTIVE INSULATING MATERIAL AND A CHROME JACKET (SEAM-TIGHT OR LESS).
5. PLUMBING CONTRACTOR SHALL COORDINATE WITH GC'S AND MECH. CONTRACTORS TO PROVIDE APPROPRIATE CONNECTIONS BETWEEN EQUIPMENT OF VALVES AS NOTED FOR CONNECTION OF AUTOMATIC FLUE DAMPERS AND/OR INTERLOCKED COMBUSTION AIR LOUVERS (WHICH REQUIRED).
6. SHOCK ARRESTORS ARE REQUIRED PIPING TO FIXTURES WITH QUICK CLOSING VALVES SHALL BE 3/4" P.D.I. SIZE, SIZE (OR EQUAL) SIZES PER PDI REQUIREMENTS.











Seal

DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

Corralville, IA

Project Number: DP / 64228
Drawn By: MDR/RLA
Checked By: MDR/RLA
Date: 27 Sep 04

Revisions

Drawing

Gas Piping Riser and Schedules

P5

VAUGHN R. HILL, P.E.
239-C SOUTHLAND DRIVE
LEXINGTON, KY. 40503
859-276-2006

SEWAGE LIFT STATION SPECIFICATION

SPECIFICATIONS FOR 3 H.P. CRINDER PUMPS, LIFT OUT RAIL SYSTEM AND ELECTRICAL EQUIPMENT IN R.E.P. (REINFORCED CONCRETE PIPE)

DUPLEX CRINDER PUMP STATION

A. Crinder:

B. Motor:

C. Seal Chamber:

D. Pump Impeller:

E. Crinder Construction:

F. Pump and Motor Coatings:

G. Pump Cable:

H. Vertical Rail System:

I. Access Cover:

J. Piping and Valves:

K. Control Panel:

L. Level Controls:

M. Warranty:

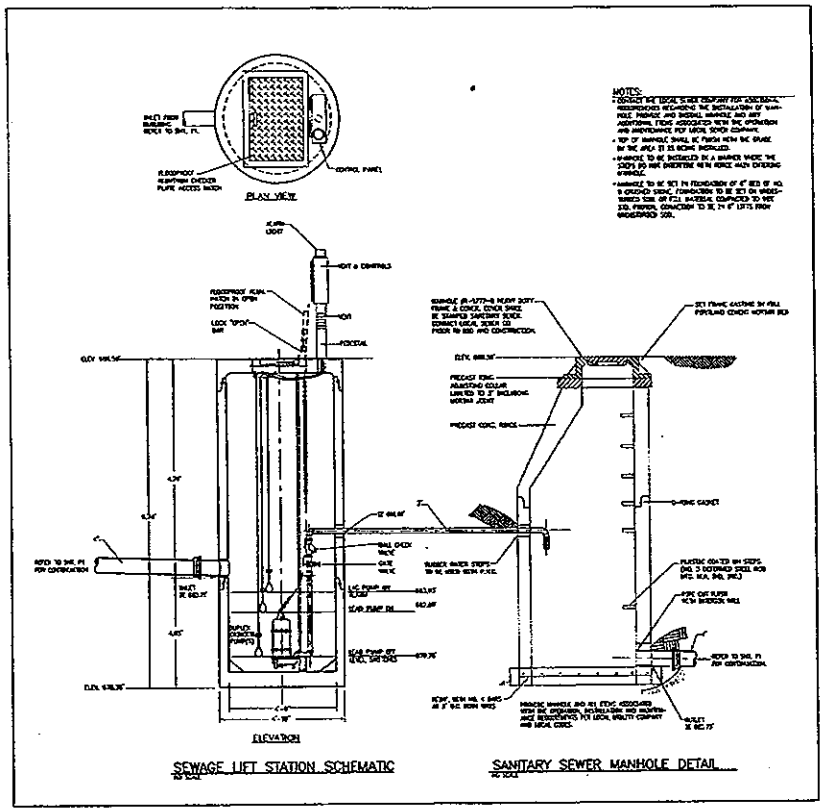
N. Warranty:

O. Sanitary:

P. Spare Parts:

Q. Start-up:

R. Bolts:



Seal

DP3 ARCHITECTS

DP3 ARCHITECTS, LTD.

Project

OUTBACK STEAKHOUSE

Coralville, IA

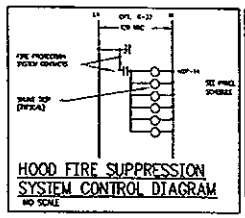
Project Number	DP # 84228
Drawn By	VRH/RLA
Checked By	VRH/RLA
Date	27 Sep 84

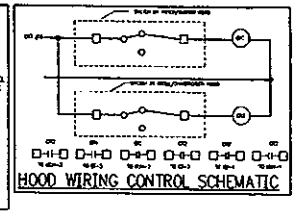
Revisions

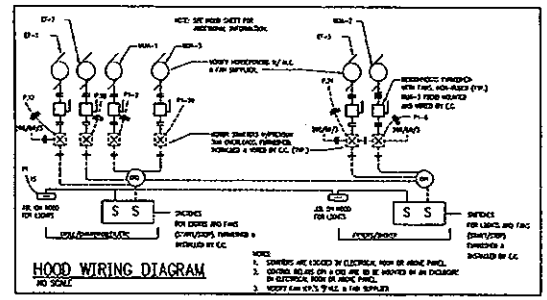
Drawing
Sewage Lift Station
Details & Specifications

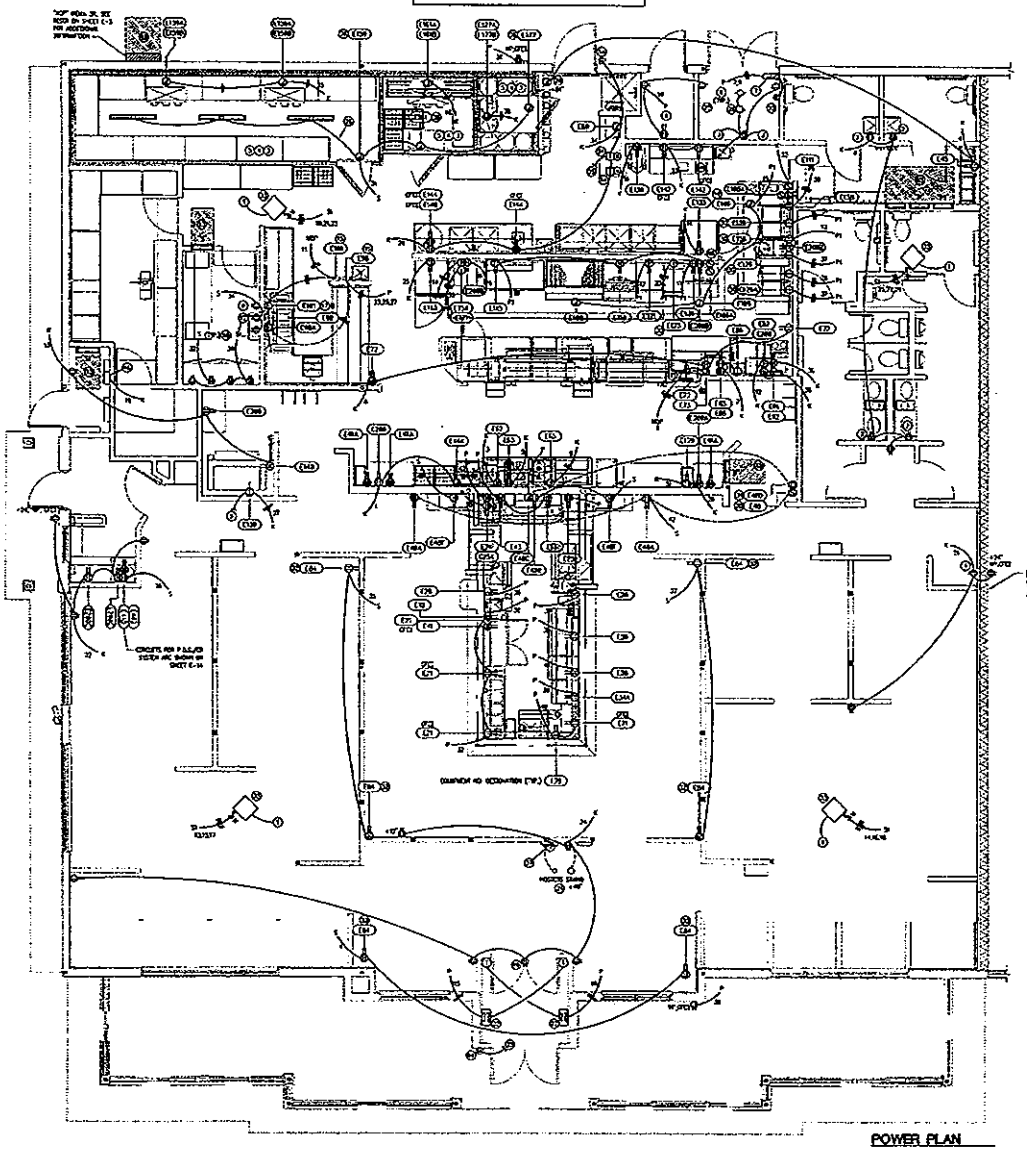
P6

VAUGHN R. HILL, P.E.
239-C SOUTHLAND DRIVE
LEXINGTON, KY. 40503
859-276-2006



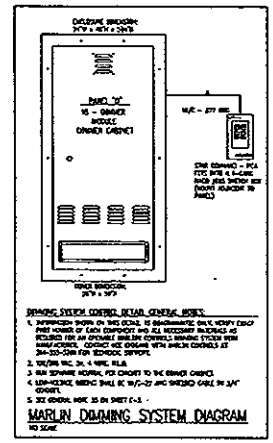


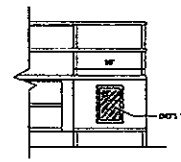




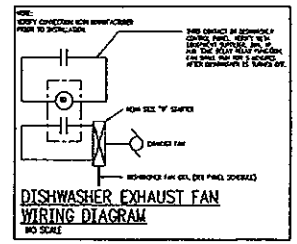
NOTE:

POWER PLAN SHEET NOTES





NOTE:
SEE SHEET E-3 FOR PANEL SCHEDULES.
SEE SHEET FS-4 FOR DIMENSIONED ROUGH-INS & CONNECTION REQUIREMENTS.
SEE E-3 FOR GENERAL NOTES.
SEE E-4 FOR LEGEND.
SEE SHEET E-1A FOR CASH REGISTER & TELEPHONE LOCATIONS & DETS.



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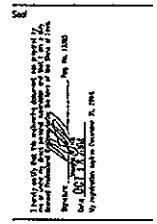


DP3 ARCHITECTS

Project

OUTBACK STEAKHOUSE

CoralVille, IA

Project Number	DP # 04228
Drawn By	WH/RLA
Checked By	WH/RLA
Date	27 Sep 04
Revisions	

Drawing
Power Plan

E1

EXHIBIT "C"
GENERAL BUILDING SPECIFICATIONS OF
CVM Condominiums

FOOTINGS AND FOUNDATION:
- 12" footing/6"x4' poured wall with rebar

ROOF MATERIAL:
- Rubber membrane

PLUMBING:
- 4" sewer main
- 2" water main supply
- In-ground grease trap
- Sprinkler system
- Anti-freeze sprinkler system

ELECTRICAL:
- 1200 Amp Service, 5 meters

BUILDING MATERIALS:
- Stone
- EIFS
- 1/2" plywood
- 6' Steel studs
- Steel I-Beams
- Steel columns
- Steel bar joists
- Steel deck
- 5/8" drywall

HEATING AND COOLING:
- 3 units – 235,000 BTU's/10 tons cooling
- 1 unit – 130,000 BTU's/5 tons cooling
- Forced air cooling system
- 2 freezer cond.
- 1 fridge cond.

WINDOWS:
- 6 thermal in wood jams
- Remainder aluminum/thermal store fronts

INSULATION:
- 6" Batt/walls
- 4" Insulation board/roof

EXTERIOR DOORS AND TRIM:
- 3 aluminum store fronts
- 5 steel doors

EXHIBIT "D"

BUILDING PLANS FOR CVM COMMERCIAL CONDOMINIUMS

EXHIBIT "E"

SURVEYOR'S CERTIFICATE

Prepared by: J. Scott Ritter, 510 State Street, Tiffin, Iowa 52340, 319-545-7215
Return to: Hart-Frederick Consultants PC, PO Box 560, Tiffin, Iowa 52340, 319-545-7215

Lot 1 of **Ambrose Development Subdivision One**
901-941 25th Avenue
Unit 1

I, J. Scott Ritter, being first duly sworn, do upon oath depose and state that I am a Licensed Professional Surveyor authorized and licensed to practice my profession in the State of Iowa. My license number is 16546 and is renewable on 12/31/2018.

That on June 14, 2017, I made a physical inspection of Unit 1 containing Addressed 901-941 25th Avenue against a Site Plan provided to me by Gerry Ambrose. Attached is a drawing (Condominium Area-Unit 1) showing exterior walls, etc, that are currently existing with the initial construction on the facility. Exterior walls, etc. shown on this (Condominium Area-Unit 1) were measured by and drawn by me based on the walk around, inspection and measurements taken, I hereby certify that the unit are substantially of the layout, dimensions and details as is diagrammatically represented in said Site Plan, insofar as is reasonably possible by use of non-destructive measurement techniques. I hereby certify that said plans diagrammatically represent insofar as reasonably possible the Building and Common Elements that the DECLARANT, Lot 1 of Ambrose Development Subdivision One, it has constructed on the real estate described in the Declaration. Said Plans are in sufficient engineering detail to allow the building structure to be rebuilt in precisely the same location in the same is completely destroyed by fire or other casualty. This certificate is limited to Unit 1 which has been constructed with steel frame specifications. There is a separating wall between Unit 1 and Unit 2 (Common Wall Line), other interior walls are in place, but not measured by me.

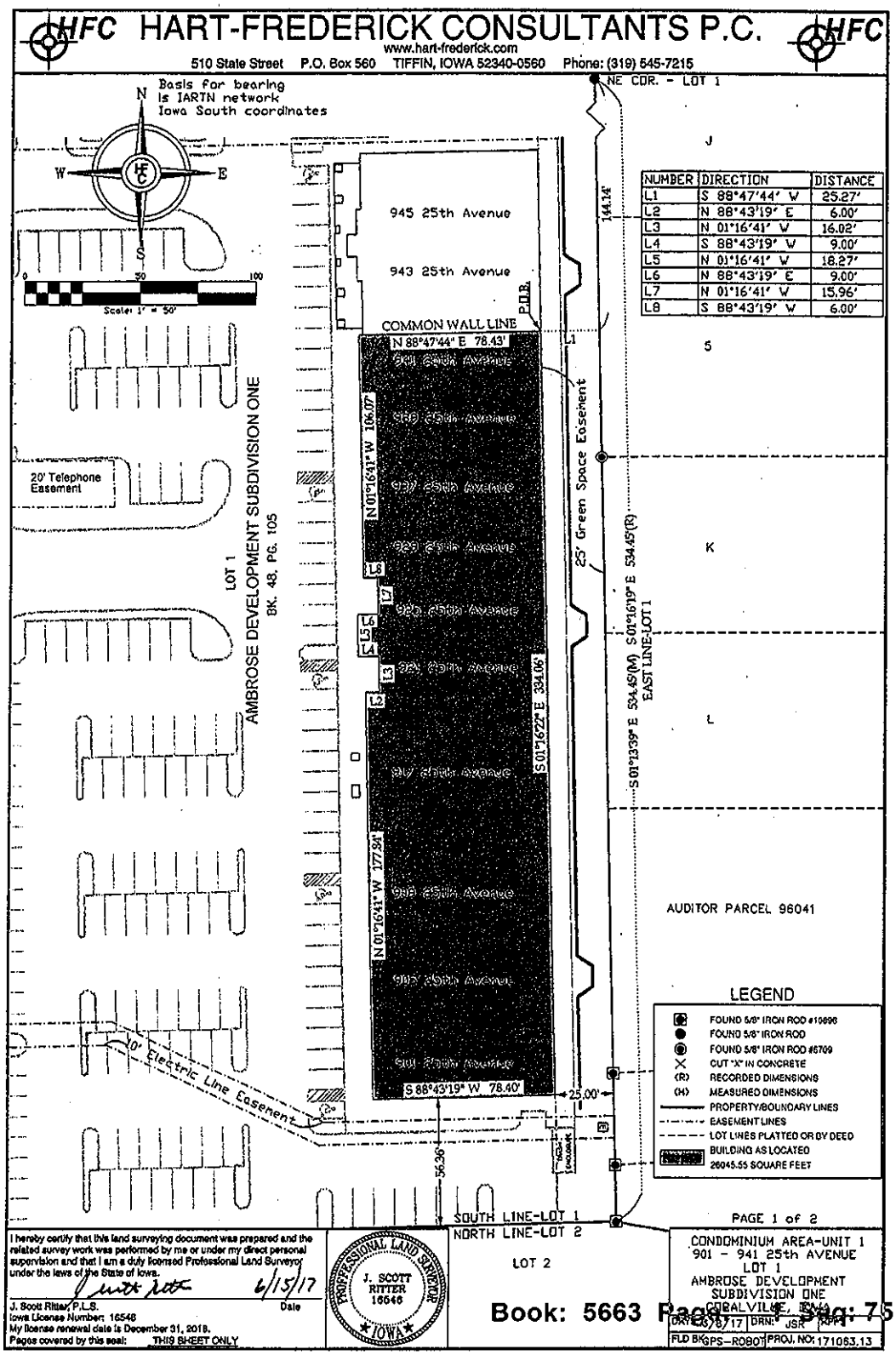
J. Scott Ritter, PLS
Iowa License Number 16546
My license is renewable on 12/31/18

Subscribed and sworn to before me by J. Scott Ritter, this 15th day of June, 2017.

Gabrielle R. Frederick, Notary Public in and for the State of Iowa

HFC file 171063.13

GABRIELLE R. FREDERICK
Commission Number 733367
My Commission Expires
3/19/2020


HFC HART-FREDERICK CONSULTANTS P.C.
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215
Basis for bearing
Is IARTN network
Iowa South coordinates
Scale: 1" = 50'
NE COR. - LOT 1
945 25th Avenue
943 25th Avenue
COMMON WALL LINE
P.O.B.
N 88°47'44" E 78.43'
941 25th Avenue
939 25th Avenue
937 25th Avenue
929 25th Avenue
925 25th Avenue
921 25th Avenue
917 25th Avenue
913 25th Avenue
909 25th Avenue
905 25th Avenue
901 25th Avenue
S 88°43'19" W 78.40'
N 01°16'41" W 106.07'
S 01°16'22" E 334.06'
N 01°16'41" W 177.91'
AMBROSE DEVELOPMENT SUBDIVISION ONE
BK. 48, PG. 105
LOT 1
20' Telephone Easement
10' Electric Line Easement
25' Green Space Easement
S 01°13'39" E 534.45'(M) S 01°16'19" E 534.45'(R)
EAST LINE-LOT 1
AUDITOR PARCEL 96041
144.14'
25.00'
56.36'
SOUTH LINE-LOT 1
NORTH LINE-LOT 2
LOT 2
J
K
L
NUMBER DIRECTION DISTANCE
L1 S 88°47'44" W 25.27'
L2 N 88°43'19" E 6.00'
L3 N 01°16'41" W 16.02'
L4 S 88°43'19" W 9.00'
L5 N 01°16'41" W 18.27'
L6 N 88°43'19" E 9.00'
L7 N 01°16'41" W 15.96'
L8 S 88°43'19" W 6.00'
LEGEND
FOUND 5/8" IRON ROD #10696
FOUND 5/8" IRON ROD
FOUND 5/8" IRON ROD #5709
CUT "X" IN CONCRETE
(R) RECORDED DIMENSIONS
(M) MEASURED DIMENSIONS
PROPERTY/BOUNDARY LINES
EASEMENT LINES
LOT LINES PLATTED OR BY DEED
BUILDING AS LOCATED
26045.55 SQUARE FEET
PAGE 1 of 2
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
J. Scott Ritter, P.L.S.
Iowa License Number: 16548
My license renewal date is December 31, 2018.
Pages covered by this seal: THIS SHEET ONLY
6/15/17
Date
PROFESSIONAL LAND SURVEYOR
J. SCOTT RITTER 16548
IOWA
CONDOMINIUM AREA-UNIT 1
901 - 941 25th AVENUE
LOT 1
AMBROSE DEVELOPMENT
SUBDIVISION ONE
CORALVILLE, IOWA
DRY: 6/8/17 DRN: JSR APP:
FLD BK: GPS-ROBOT PROJ. NO: 171063.13

HFC HART-FREDERICK CONSULTANTS P.C. HFC
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

BUILDING DESCRIPTION

A part of Lot 1 of Ambrose Development Subdivision One as is recorded in Plat Book 48 on page 105 in the office of the Johnson County Recorder, City of Coralville, Iowa and is described as Commencing at the Northeast corner of said Lot 1; thence S 01°13'39" E along the East line of said Lot 1, a distance of 144.14 feet; thence S 88°47'44" W along a Easterly extension of the common wall line, a distance of 25.27 feet to the Point of Beginning; thence S 01°16'22" E, a distance of 334.06 feet; thence S 88°43'19" W, a distance of 78.40 feet; thence N 01°16'41" W, a distance of 177.84 feet; thence N 88°43'19" E, a distance of 6.00 feet; thence N 01°16'41" W, a distance of 16.02 feet; thence S 88°43'19" W, a distance of 9.00 feet; thence N 01°16'41" W, a distance of 18.27 feet; thence N 88°43'19" E, a distance of 9.00 feet; thence N 01°16'41" W, a distance of 15.96 feet; thence S 88°43'19" W, a distance of 6.00 feet; thence N 01°16'41" W, a distance of 106.07 feet; thence N 88°47'44" E along said common wall line and its extension thereof, a distance of 78.43 feet to the Point of Beginning containing 26045.55 square feet.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter 6/15/17
J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2018.
Pages covered by this seal: THIS SHEET ONLY

PROFESSIONAL LAND SURVEYOR J. SCOTT RITTER 16546 IOWA

PAGE 2 of 2

EXHIBIT A-UNIT 1
901 - 941 25th AVENUE
LOT 1
AMBROSE DEVELOPMENT
SUBDIVISION ONE
CORALVILLE, IOWA

DATE: 6/8/17	DRN: JSR	APP:
FLD BK: GPS-ROBOT	PROJ. NO: 171063.13	

EXHIBIT "F"

TABLE OF
FRACTIONAL INTEREST OF UNDIVIDED OWNERSHIP

Unit	Square Footage	Percentage Ownership of Common Elements, Percentage of Common Expenses and Percentage of Votes
1	26,045.55	80.78%
2	6,198.69	19.22%
Total	32,244.24	100.00%

EXHIBIT "G"

ARTICLES OF INCORPORATION FOR
CVM CONDOMINIUM OWNERS ASSOCIATION, INC.

ARTICLES OF INCORPORATION
OF
CVM COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION

The undersigned, acting as incorporator of a corporation pursuant to the provisions of the Revised Iowa Nonprofit Corporation Act under Chapter 504 of the Code of Iowa, as amended, adopts the following Articles of Incorporation for such corporation:

ARTICLE I.

Name and Principal Office

The corporation shall be known as **CVM Commercial Condominiums Owners Association** and its principal office shall be located in Coralville, Johnson County, Iowa.

ARTICLE II.

Corporate Existence

The corporate existence of this corporation shall begin upon the date these Articles are filed with the Secretary of State, and the period of its duration is perpetual.

ARTICLE III.

Purposes and Powers

(A) The purpose and objective of the corporation is to provide an entity to conduct the business and affairs of, and to act as or for, the co-owners of Units of that certain Horizontal Property Regime (Condominium) created and submitted pursuant to the provisions of Chapter 499B of the Code of Iowa, as amended, known as CVM Commercial Condominiums and to be located on certain portions of real estate situated in Coralville, Johnson County, Iowa.

The corporation shall have all powers and purposes granted or implied to a council of co-owners under the provisions of Chapter 499B of the Code of Iowa, as amended, and as are granted or implied by the Declaration of Condominium establishing said Condominium Regime, and all of such powers shall likewise constitute lawful purposes of the corporation.

(B) The purposes of the corporation are exclusively not for private profit or gain and no part of its activities shall consist of carrying on political propaganda or otherwise attempting to influence legislation, and the corporation shall make no distribution of income to its members, directors or officers.

(C) The corporation shall, additionally, have unlimited power to engage in, and to do any lawful act concerning any or all lawful business for which corporations may be organized under the Iowa Non-profit Corporation Act.

ARTICLE IV.

Registered Office and Agent

The address of the initial registered office of the corporation is 1150 5th St, Suite 170, Coralville, Iowa 52241 and the name of its initial registered agent at such address is Matthew J. Adam.

ARTICLE V.

Board of Directors

The number of directors constituting the initial Board of Directors of the corporation is one (1) and the name and address of the person who is to serve as the initial director is:

NAME	ADDRESS
Gerry Ambrose	250 12th Ave #150 Coralville, IA 52241

The initial Board of Directors shall be subject to removal only by the Incorporator until the initial Director's term expires as provided in the Bylaws, but thereafter a Director may be removed from office at a special meeting of the members of the corporation in such manner as may be provided by the Bylaws.

ARTICLE VI.

Bylaws

The initial Bylaws of the corporation shall be adopted by its initial Board of Directors, but the power to thereafter alter, amend, or repeal the same or adopt new Bylaws is reserved to the members of the corporation.

ARTICLE VII.

Members and Voting

Persons or entities owning Condominium Units submitted to the Regime shall be the members of the corporation, all of which and the rights and obligations thereof shall be governed by the provisions of the Bylaws. The voting rights of the members shall be fixed, limited, enlarged, or denied to the extent specified in the Bylaws.

ARTICLE VIII.

Distribution of Assets Upon Liquidation

In the event of liquidation, assets, if any remain, shall be distributed to the members in accordance to their proportionate share of ownership in the Condominium Regime, as determined by the Declaration of Condominium and the Bylaws.

ARTICLE IX.

Dissolution Provisions

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all liabilities of the corporation, dispose of all the remaining assets of the corporation exclusively for the purpose(s) of the corporation set forth in Article II hereof in such a manner or to such organization or organizations operated exclusively as charitable organizations as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the District Court of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said District Court shall determine which are organized exclusively for such designated purpose(s).

ARTICLE X.

Amendment

Any purported amendment to these Articles of Incorporation in conflict with or contrary to the provisions of the Declaration of Condominium, including supplements and amendments thereto which submit lands and Units to the Regime, shall be void and of no force and effect.

ARTICLE XI.

Incorporator

The name and address of the incorporator is:

NAME	ADDRESS
Gerry Ambrose	250 12th Ave #150 Coralville, IA 52241

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Iowa, the undersigned, being the sole incorporator of this Association, has executed these Articles of Incorporation on this 15 day of June, 2017.

Gerry Ambrose, Incorporator

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 15 day of June, 2017 by Gerry Ambrose, Incorporator.

Notary Public in and for the State of Iowa

KAITLIN DEWULF
Commission Number 796889
My Commission Expires
6/23/19

EXHIBIT "H"

BY-LAWS FOR
CVM CONDOMINIUM OWNERS ASSOCIATION, INC.

BYLAWS
OF
CVM COMMERCIAL CONDOMINIUMS
OWNERS ASSOCIATION

These are the Bylaws of CVM Commercial Condominiums Owners Association (hereinafter referred to as "ASSOCIATION"), a corporation organized pursuant to Chapter 504 of the Code of Iowa, as amended, for the purpose of administering Units, of CVM Commercial Condominiums, a Horizontal Property Regime (Condominium) established pursuant to Chapter 499B of the Code of Iowa, as amended, located on certain portions of land in the City of Coralville, Johnson County, Iowa.

I. MEMBERS AND VOTING RIGHTS

1. The Owners of each Condominium Unit shall constitute the members of the corporation and membership shall automatically cease upon termination of all interests which constitute a person an Owner. Declarant shall be and have the rights of members with respect to unsold Units. Whenever only one spouse is a record titleholder, the other spouse shall be considered an Owner for the purpose of membership, and shall be bound by the provisions of all Condominium Documents.

2. An Owner of record shall be recognized as a member without further action for so long as he or she holds an ownership interest. If ownership is acquired but not of record, or if acquired other than by way of conveyance or other formal instrument of transfer (such as by death, judicial act or dissolution), the person acquiring or succeeding to ownership shall present the board of directors of the Association evidence satisfactory to it of facts evidencing lawful ownership status prior to exercise of any rights of membership in the Association. Failure to provide such evidence shall not, however, relieve an Owner of his or her ownership obligations. A fiduciary or other official acting in the representative capacity shall exercise all membership rights and privileges of the Owner which he or she represents.

3. If more than one person is the Owner of the same Unit, all such Owners shall be members and remain jointly and severally liable for all membership obligations. In such cases, or if more than one fiduciary or other official is acting in the premises, the votes entitled to be cast by the Owners of that Unit shall be cast by the person named for that purpose on a certificate signed by all such Owners or fiduciaries or other officials and filed with the Secretary and such person shall be deemed to hold an ownership interest to such Unit for purposes of voting and determining the representation of such ownership interest at any meeting or for purposes otherwise provided herein. If such certificate is not executed and filed with the Secretary, such membership shall not be in good standing and the votes for that Unit shall not be considered in considering a quorum or a vote or for any other purposes until this bylaw is complied with.

4. The Owner of each Unit shall be entitled to the number of votes as shown in the Declaration on all matters to be determined by the members of the Association either as Owners or as Units or as contemplated by Chapter 499B of the Code of Iowa, as amended, pursuant to

the Declaration, including any supplements or amendments thereto, submitting the property to the Regime. Votes of a single Unit may not be divided.

5. All votes require a vote of the Owners equal to 76% in order to pass. Notwithstanding, any proposed action requiring the vote of the Owners which has a disproportionate effect on any Owner or material adverse effect on any Owner holding a fractional interest in the Association of less than 24% shall require the consent of said Owner. Additionally, the procedure for amending the Declaration is provided for and shall be governed by Article 13 of said Declaration.

II. MEMBERS' MEETINGS

1. The organizational meeting of the members of the Association to elect successors of the initial Board of Directors shall be held on the earlier of two years after the first Unit in the Condominium Regime has been conveyed to Unit purchasers or four months after 25% of the Units in the Condominium Regime have been conveyed to Unit purchasers.

2. A special meeting shall be held whenever called by the President or, in his or her absence or disability, by the Vice-President, or by any one member of the Board of Directors.

3. The Secretary or his or her designate shall give written notice to each member of the annual meeting or a special meeting called pursuant to Paragraph 2 hereof. Whoever requests the special meeting shall give like written notice of such special meeting. All notices shall set forth the time and place and purpose or purposes for which the meeting will be held. No action shall be taken at a special meeting which is not directly related to the purpose or purposes stated in the notice of such meeting.

4. Notice of members' meetings shall be given by mailing or delivering same not less than ten (10), nor more than thirty (30) days prior to the date of the meeting. Notice shall be deemed to be given if mailed by first class mail to the member at the address of his or her Unit within the Regime, unless at the time of giving such notice such member has given written direction delivered to the Secretary specifying a different mailing address to be carried on the rolls of the Association. If more than one person is the owner of the same Unit or if more than one fiduciary or one official is acting in the premises, notice to such person shall be deemed to have been given, when in accordance with this paragraph to the person named in the certificate filed with the Secretary in accordance with Paragraph 3 of ARTICLE I. Notice of any meeting may be waived in writing by the person entitled thereto.

5. A quorum at a members' meeting shall consist of Owners holding not less than 76% of all of the votes. The acts carried or approved by a majority vote of all of the Units represented at a meeting at which a quorum is present shall constitute the acts of the membership unless a different rule is provided herein or by the Articles of Incorporation, the Declaration or other agreement to which the Association is a party. The President, or, in his or her absence or disability the Vice-President, shall preside at each members' meeting; if neither the President nor the Vice-President is able to preside, a chairman shall be elected by the members present at such meeting.

6. At a membership meeting, a person holding a member's proxy to vote shall be permitted to cast such member's vote on all questions properly coming before such meeting, provided such proxy must be in writing and signed by a member or other person entitled to cast votes, and shall set forth the Unit with respect to which such rights are pertinent, and the period in which the proxy is to be in force and effect. The decision of the Board of Directors as to the sufficiency of any proxy for recognition shall be final and not subject to appeal to the members.

7. At all meetings, the order of business shall consist of the following:

(a) Election of Chairman, if required.
(b) Calling of roll and certification of proxies.
(c) Proof of notice of meeting or waiver of notice.
(d) Reading and disposal of any unapproved minutes.
(e) Reports of officers, if applicable.
(f) Reports of committees, if applicable.
(g) Election of Directors, if applicable.
(h) Unfinished business.
(i) New Business.
(j) Adjournment.

III. BOARD OF DIRECTORS

1. The affairs of the Association shall be managed by an initial Board of one (1) Director. The initial Board shall consist of such persons as the Declarant may appoint pursuant to the Declaration and need not be members of the Association. The initial Board shall serve until the first annual members' meeting. From and after the first annual meeting of members, the Board of Directors shall consist of not less than one (1) nor more than two (2) Directors and shall be selected from the members of the Association or shall be members, managers, officers or directors of members of the Association. An officer or designated agent of a partnership or corporate member shall qualify to serve as a Director.

2. At the first annual member's meeting and at each meeting thereafter not less than one (1) nor more than two (2) Directors shall be elected and the term of office of each Director shall extend until the next annual meeting of the members and thereafter until their successors are duly elected and qualified or until removal in the manner as elsewhere provided.

3. Each Director shall be elected by ballot (unless such requirement is waived by unanimous consent) and by a plurality of the votes cast at the annual meeting of the members of the Association. Each person entitled to vote shall be entitled to vote for as many nominees as there are vacancies to be filled by election and each Director shall be elected by a separate ballot unless provided otherwise by unanimous consent of the members.

4. Except as provided in Paragraph 5 of this ARTICLE, vacancies on the Board of Directors may be filled until the date of the next annual meeting by a vote of the remaining Directors regardless of whether those remaining constitute a quorum.

5. The initial Directors shall be subject to removal only by the Declarant. Thereafter, a Director may be removed by concurrence of members holding three-fourths (3/4) of the total votes of the Association at a special meeting called for that purpose. The vacancy on the Board of Directors so created shall be filled by the persons entitled to vote at the same meeting.

6. The initial Directors as well as any other Directors appointed by the Declarant shall serve without compensation. Directors elected by the members shall receive such compensation and expenses as may be approved by the persons entitled to vote at any annual or special meeting.

7. An organizational meeting of a newly-elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected. No further notice of the organizational meeting shall be necessary.

8. By a majority vote, the Directors may set the time and place for regular meetings of the Board and no notice thereof shall be required until such resolution is modified or rescinded. Special meetings of the Directors may be called by the President, Vice-President, or any Director, provided not less than two (2) days' notice shall be given, personally or by mail, telephone, telegraph, facsimile or electronic communications, which notice shall state the time, place and purpose of the meeting.

9. A quorum at a Directors' meeting shall consist of not less than one Director. The acts approved by a majority vote of those present at a meeting duly called at which a quorum is present shall constitute the acts of the entire Board of Directors, except where approval by a greater number of Directors is required by the Declaration or these Bylaws.

10. The presiding officer of a Director's meeting shall be the President, or in his or her absence, the Vice-President.

11. Any action required or permitted to be taken by the Board of Directors may be taken without a meeting, if all members of the Board consent in writing to that action. Such action by written consent shall have the same force and effect as a unanimous vote of the Board of Directors. Such written consent or consents shall be filed with the minutes of the proceedings of the Board.

12. The Board of Directors, by resolution approved by all members thereof, may designate from among its members such committees as it deems advisable and by resolution provide the extent and manner to which the same may have and exercise the authority of the board.

13. If the vote of the Directors results in 50% of the Directors voting in favor of the proposed action and 50% voting against the proposed action, then the issue shall, at election of either Director, be submitted to arbitration. In such event, each side shall appoint one arbitrator and the two arbitrators shall agree upon the decision; in case two arbitrators cannot agree, they shall select a third arbitrator who shall be a competent, reputable attorney at law and the three arbitrators when duly appointed shall hear the evidence of the witnesses and do all things fully

and completely to enable them to make a fair and complete settlement and decision on all matters in arbitration. Each side shall appoint an arbitrator within five (5) days after it is determined that there is an impasse or deadlock and thereafter the arbitrators shall, if necessary, appoint a third arbitrator within seven (7) days thereafter and render a decision within seven (7) days after the hearing. Once the decision is reached, that decision shall be final and binding upon the Board of Directors, Officers and the Association.

IV. POWERS AND DUTIES OF THE BOARD OF DIRECTORS

All of the powers and duties of the Association shall be exercised by the Board of Directors, including those existing under the common law and statutes, the Articles of Incorporation, and the documents establishing the Condominium Regime. Such powers and duties of the Directors shall be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the land, and in addition to those elsewhere provided, shall include but not be limited to the following:

1. The collection of assessments against members for all common expenses.

2. Use of the proceeds of assessments in the exercise of its powers and duties.

3. The maintenance, repair, replacement, and operation of the Regime property including all common areas, elements, and facilities, and Units as applicable, and the making or providing for payment for all such work and approving or delegating to the officers authority to approve vouchers therefor.

4. The reconstruction, repair, restoration, or rebuilding of the Regime property and of any Units as applicable after casualty; construction of new improvements or alterations if approved; to make and amend regulations respecting the use and occupancy of the property in the Condominium Regime; to grant easements over General Common Elements; and to permit or forbid an action or conduct within the discretion committed to them in the Declaration, Bylaws, and resolutions of the members.

5. The enforcement by legal means of the provisions of the Horizontal Property Act, the Articles of Incorporation, Bylaws of the Association, Declaration, and the regulations for the use of the property in the Regime; and to take legal action in the name of the Association and on behalf of its members.

6. To contract for management of the Regime and to delegate to such manager any or all powers and duties of the Association except such as are specifically required by the Declaration, Bylaws or resolutions of the members to have approval of the Board of Directors or the membership of the Association.

7. To employ, designate, and discharge personnel to perform services required for proper operation of the Regime.

8. To carry any insurance determined by the Board.

9. To pay the cost of all power, water, sewer, and other utility or other services rendered to the Regime and not billed directly to the Owners of the individual Units.

10. To assess against Unit Owners as a Common Expense the cost of maintaining the Common Elements.

11. To conduct all votes or determinations of the members other than at a membership meeting.

12. To do such other acts as are necessary and proper to effect the purpose of the Regime as stated in the Declaration and these Bylaws, provided such acts are not otherwise prohibited. Notwithstanding, the Board of Directors shall not borrow money from a bank, lending institution or agency for the use and benefit of the Association or otherwise pledge the assets of the Association unless agreed to by unanimous consent of the Owners.

13. To assess fines against Unit Owners or tenants for violating the Condominium Documents, including the Rules and Regulations, provided that prior to said assessment, the Board of Directors shall give the Owner and the tenant, if applicable, not less than three (3) but not more than thirty (30) days notice of a hearing at which the Board shall consider said assessment. The Owner and the tenant shall be provided an opportunity to address the Board regarding the proposed assessment. Any fines assessed pursuant to this provision shall constitute a lien on said Unit as provided in Article VI, Section 6 herein.

V. OFFICERS

1. The officers of the Association shall be the President who shall be a Director, a Vice-President who shall be a Director, a Treasurer and a Secretary, which offices shall be filled by one or more persons who need not be either a Director or member. All such officers shall be elected annually by the Board of Directors and may be peremptorily removed and replaced by the vote of two-thirds (2/3) of the Directors at any meeting. The initial officers and their successors until the first annual meeting shall be chosen by the initial Board of Directors and shall serve until the organizational meeting of the members. The Board of Directors may from time to time create and fill other offices and designate the powers and duties thereof. Each officer shall have the powers and duties usually vested in such office, and such authority as is committed to the office by the Bylaws or by specific grant from the Board, but subject at all times to the provisions of the Bylaws and to the control of the Board of Directors.

2. The President shall be the chief executive officer of the Association. He or she shall preside at all membership meetings and meetings of the Board of Directors and shall have power to appoint committees from among the members to assist in the conduct of the affairs of the Association and the Regime.

3. The Vice-President shall preside over the membership meetings in the absence or disability of the President, and shall otherwise exercise the powers and duties of the President in

the event of the absence or disability of the President and shall generally assist the President and exercise such other powers and duties as are prescribed by the directors.

4. The Secretary shall keep the minutes of all proceedings of membership meetings and Directors' meetings and shall have custody and control of the Minute Book of the Association and shall keep or be in charge and control of the records of the Association.

5. The Treasurer shall have control of the funds and other property of the Association and shall keep the financial books and records thereof.

6 The officers shall serve without compensation. The compensation of employees shall be reasonable and fixed by the Directors. This provision shall not preclude the Board of Directors from employing a Director as an employee, nor the contracting with a Director for management of the Regime so long as the compensation for said services are reasonable.

7. Any instrument affecting an interest in real property may be executed by the President or Vice-President and one other officer upon authorization of the Directors or in such manner as the Directors may otherwise direct.

VI. FISCAL MANAGEMENT

1. The Board of Directors shall adopt a budget for each fiscal year (which shall be the same as the Association's fiscal year for Income Tax purposes) which shall include the estimated funds required to defray the common expenses and to provide and maintain funds for the following accounting categories according to good accounting practices:

(a) Current expenses which shall include all funds and expenditures to be made for the year for which the funds are budgeted, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves or to additional improvements. The balance of this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year. It is expressly understood that the Board of Directors shall not budget for, nor assess against respective Unit, any amount other than current expenses.

2. The Board of Directors shall assess against each Unit and the Owners thereof shall be liable for, a share of the items in the budget adopted pursuant to paragraph 1 equal to such Unit's pro rata share of common expenses as set forth in the Declaration Article III, section 6. Such share shall be assessed annually in advance for the fiscal year for which the budget was prepared, and notice of such assessments shall be mailed or delivered not less than thirty (30) days prior to the first day of such fiscal year. Such assessment shall be due and payable from the respective Unit Owner or Owners in twelve (12) equal installments, each installment being due and payable the first day of each calendar month, within such fiscal year. In the event notice of such assessment is not timely given, the amount of such assessment will not change but the due date for each installment which would otherwise be due and payable less than thirty (30) days from the giving of such notice, shall be due and payable on the due date of the first installment which is due after thirty (30) days from the date such notice was mailed or delivered. In the event the annual assessment proves to be insufficient, the budget and assessments, therefore, may

be amended at any time by the Board of Directors. Such amended budget may be adopted at a special Directors' meeting upon an affirmative majority vote of the Directors. The additional amount so budgeted shall be assessed to each Unit in the same manner as assessments for the annual budget and shall be prorated among the remaining installments due and payable in such year.

3. Assessments for common expenses for emergencies and extraordinary expenditures, which cannot be paid from the annual assessments for common expenses and maintenance funds shall be made only after notice of the need thereof to the Unit Owners. After such notice and upon approval in writing by persons entitled to cast more than one-half (1/2) of the votes in the condominium, the assessments shall become effective, and shall be due in such manner as the Board of Directors may require after thirty (30) days' notice thereof. In the event any expenditure for repair or replacement of any Unit or common elements cannot be paid from annual assessments but can be at least ninety percent (90%) paid from insurance proceeds therefor, such expenditures may be made upon approval of the Board of Directors without approval of the members and an amended budget and assessment may be made therefor if necessary. Nothing in this paragraph shall alter the rights and remedies of an Owner with respect to Article 9(7) of the Declaration.

4. The Board of Directors may assess against any Unit and the Owner thereof shall be liable for any judgment obtained against the Owner by the Association, including the Association's reasonable attorney's fees. Such assessment shall be due and payable from the Unit Owner in twelve (12) equal installments, each installment being due and payable the first day of each calendar month. Notice of said assessment shall be given to the Owner by the Association at least thirty (30) days prior to the due date of the first installment.

5. If an Owner shall be in default of a payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice thereof to such Owner, and thereupon the unpaid balance of the assessment shall become due upon the date stated in the notice, but not less than ten (10) days after delivery thereof to such Owner either personally or by registered or certified mail. Interest shall be computed and due on balances due under this paragraph but unpaid on such due date at the maximum rate of interest allowable by law from the date such balance becomes due and payable in accordance with the preceding sentence; such interest shall be in addition to any other payments for which said Owner is liable.

6. The holder of a mortgage on any Unit, upon its filing written request with the Association, shall be given written notice by the Association of the nonperformance of a mortgagor's obligations under these Bylaws, the Declaration or other Condominium Documents, which is not cured within thirty (30) days.

7. All sums assessed but unpaid, including but not limited to, interest, with respect to a Unit or against a Unit Owner shall constitute a lien on such Unit prior to all other liens except:

(a) Tax liens on the unit in favor of any assessing unit and special district; and

(b) All sums unpaid on the first mortgage of record.

Said lien may be foreclosed by the Association in the manner and with the consequences provided in Section 499B.17 of the Code of Iowa (2007), as amended, in which event the Owner shall be required to pay a reasonable rental for the Unit. In the event the Association forecloses on

any lien, the Owner or Owners of such Unit, by their membership in this Association, specifically waive any rights to delay or prevent foreclosure which he, she or they may have against the Association. The Association may sue for money judgment for unpaid assessments and interest or sums due without foreclosing or waiving any lien which it holds.

8. If a mortgagee or purchaser of a Unit obtains title as a result of foreclosure of a first mortgage, neither such mortgagee nor purchaser nor their successors or assigns, shall be liable for the assessments chargeable to such Unit due prior to the acquisition of title, and such unpaid assessments shall thereafter be deemed to be common expenses collectible from all Unit Owners including the mortgagee or purchaser, and their successors and assigns. The Owner of a Unit pursuant to a voluntary conveyance or by inheritance or devise shall be jointly and severally liable with the grantor or prior Owner for all unpaid assessments against the grantor or prior Owner, but without prejudice to the rights of such grantee or devisee to recover from the grantor the amounts paid therefor. The grantee or other successor in interest of an individual subject to a levy of an assessment on account of default shall be liable for any such special assessment.

9. The depository of the Association shall be such bank or banks as shall be designated from time to time by the Directors and in which the moneys of the Association shall be deposited. Withdrawal of moneys from the accounts shall only be by checks signed by such persons as are authorized by the Directors.

10. An audit of the accounts of the Association may be made annually by a certified public accountant and if such audit is made a copy of the report shall be furnished to each member not later than sixty (60) days after the close of the fiscal year for which the report is made.

11. The Board of Directors shall give to each Owner on or before 90 days after the end of the Association's fiscal year, a statement (the "Statement") which shall state the common area expenses as defined in the Declaration which were actually incurred for such preceding fiscal year with shall indicate the amount of the Owner's allocable share thereof. If amounts paid as budgeted common area expenses exceed the amount of the Owner's allocable share as shown on the Statement, any such overpayment shall, at the Board's option, be delivered to said Owner with the Statement, or credited against the assessments due by the Owner for the subsequent fiscal year.

VII. AMENDMENT

1. These Bylaws may be amended, altered, repealed or new Bylaws adopted by the members at a regular or special meeting of the members upon the affirmative vote of seventy-seven percent (77%) of all votes present or represented at the meeting; provided, however, no amendment effecting a substantial change in these Bylaws shall affect the rights of the holder of any mortgage recorded prior to recordation of such amendment who does not join in the execution thereof and who does not approve said amendment in writing. Notwithstanding, any proposed amendment to these Bylaws requiring the vote of the members which has a disproportionate effect on any member or a material adverse effect on any member holding a fractional interest in the Association of less than 23% shall require the consent of said member.

2. No amendment may be adopted at either a special or regular membership meeting not included in the notice thereof, except if notice of the proposed amendment has been given, an amendment relative to the same subject may be adopted by those present, in person or by proxy and possession of the requisite percentage of membership and voting interests; provided further, no vote by proxy may be counted unless the proxy expressly provides for such contingency. Notice referred

to herein shall be given in the manner prescribed in ARTICLE II, Section 3 of these Bylaws and shall be given to the persons described in ARTICLE II, Section 4, and the holder of any first mortgage of record which has notified the Association of its interests not more than fifty (50) days nor less than thirty (30) days before the date such meeting will be held. More than one proposed amendment may be included in the notice of a meeting.

3. To the extent provided by Section 499B.l4 of the Code of Iowa, 2016, as amended, no modification nor amendment to these Bylaws shall be effective unless set forth in an amendment to the Declaration of Condominium, executed and recorded in the manner set forth in the Declaration and an amendment to these Bylaws shall constitute an amendment to the Declaration as provided for by law. Upon such recording, said amendment shall be effective against all persons having an interest in a Unit or the Regime regardless of whether said person had such interest at the time said amendment was adopted.

VIII. MISCELLANEOUS PROVISIONS

1. The invalidity of any portion or provision of these Bylaws shall not affect the validity of the remaining provisions or portions hereof.

2. The Association shall not have or employ a corporate seal.

3. The Board of Directors may require fidelity bonds from all Directors, officers, or agents handling or responsible for Association funds and the expense of such bonds shall be a common expense of the Association.

4. The Association shall promulgate such rules and regulations as it deems to be in the best interest of all Owners within Units. The initial Board of Directors shall adopt the initial rules and regulations which may be added to, amended, modified or altered by the affirmative vote of a majority of the Directors of the Association. Such Rules and Regulations, as amended, shall be binding upon all members, guests, and agents of members. An amendment to the Rules and Regulations shall not constitute an amendment to the Declaration and shall be valid and enforceable upon adoption without recording the same as an amendment to the Declaration. The Board shall not adopt a rule, restriction, or regulation that has a disproportionate effect on any Owner of any Unit or material adverse impact on the business operations of any Owner or lessee of a Unit which holds a minority interest in the Association without such Owner's consent thereto.

5. The Association shall at all times maintain separate and accurate written records of each Unit and Owner and the address of each, and setting forth the status of all assessments, accounts and funds pertinent to that Unit and Owner. Any person other than a Unit Owner may rely on a certificate made from such records by an officer or agent of the Association as to the status of all assessments and accounts.

6. Each member shall have the obligations as such member as are imposed on him or her by the Condominium Documents as an Owner, and no member shall have any power or authority to incur a mechanic's lien or other lien effective against the Regime property except as the same may attach only against his or her interest therein.

7. The Board of Directors may, in its discretion, issue written evidence of membership, but the same shall be evidence thereof only and in no manner shall be transferable or negotiable, and the share of the member in the assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as appurtenant to such assignment, hypothecation or transfer of the Unit.

8. Each Owner or tenant of his or her Unit, as applicable, shall have a right to use and enjoy the Common Elements provided that such use shall be limited to the uses permitted by the Condominium Declaration and other governing documents of the Regime.

9. The Association, through its Board of Directors and officers, shall make available to all members during ordinary business hours copies of the Condominium Declaration and all exhibits thereto, including the Articles of Incorporation, Bylaw, minutes of special or annual meetings of the Association, and copies of periodic financial statements of the Association.

10. If any Owner shall violate or attempt to violate any of the provisions of the Declaration, Bylaws or Rules and Regulations of the Association, it shall be lawful for the Association or any other Owner to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such provisions and either prevent said person or persons from so doing or to recover damages or other remedies for such violation. The prevailing party in such action may be allowed to recover costs, expenses and reasonable attorney's fees from the other party. If the proceedings are prosecuted by the Association, any judgment recovered against the Owner, including reasonable attorney's fees, may be assessed against the Owner's Unit, as provided in ARTICLE VI, Section 4 herein and may be foreclosed as provided in ARTICLE VI, Section 7 herein.

IX. DEFINITIONS

Unless the context otherwise requires, the terms used herein shall have the meanings stated in the Horizontal Property Act, and as follows:

1. **Person.** The term "person" shall include an individual, a corporation, or other legal entity or its representative.

2. **Owner.** The term "Owner" for the purposes of these Bylaws shall mean any person who owns or holds for himself or herself an interest in one or more Units in Units; provided that the holder of a leasehold interest in a Unit shall not be an Owner; and further provided that the holder of an equitable interest shall be an Owner.

3. **Unit.** The term "Unit" means each Unit intended for use as a commercial space.

4. **Common Expenses.** The term "Common Expenses" shall include:

(a) Expenses of administration, expenses of maintenance, operation, repair or replacement of common elements, and the portions of Units to be maintained by the Association.

(b) Expenses declared Common Expenses by the Declaration or these Bylaws.

(c) Any valid charge against the Regime as a whole.

5. **Singular, plural and gender.** Whenever the context so permits or requires, the use of the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders.

Gerry Ambrose, Secretary/Member