#2817
Doc ID: 026206330013 Type: GEN
Kind: CONDOMINIUM AMEND
Recorded: 01/27/2016 at 01:08:29 PM
Fee Amt: $67.00 Page 1 of 13
Johnson County Iowa
Kim Painter County Recorder
BK5468 PG348-360

THIS INSTRUMENT PREPARED BY/RETURN TO: Matthew J. Adam
Simmons Perrine Moyer Bergman PLC, 1150 5th Street, Suite 170, Coralville, Iowa 52241; 319-354-1019

SIXTH AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES

FOR

CARDINAL CONDOMINIUMS

WHEREAS, the Declaration of Submission of Property to Horizontal Property Regime Establishing a Plan for Condominium Ownership of Premises for Cardinal Condominiums ("Declaration"), was filed for record on October 7, 2003 in Book 3652, Page 223, in the records of the Recorder of Johnson County, Iowa, and

WHEREAS, the First Amendment to Declaration of Submission of Property to Horizontal Property Regime Establishing a Plan for Condominium Ownership of Premises ("First Amendment"), was filed for record on November 20, 2003 in Book 3669, Pages 240-248, in the records of the Recorder of Johnson County, Iowa, and

WHEREAS, the Second Amendment to Declaration of Submission of Property to Horizontal Property Regime Establishing a Plan for Condominium Ownership of Premises ("Second Amendment"), was filed for record on November 30, 2004 in Book 3819, Pages 677-680, in the records of the Recorder of Johnson County, Iowa, and

WHEREAS, an Amendment to Declaration of Condominium for Cardinal Condominiums ("Third Amendment"), was filed for record on May 9, 2005 in Book 4296, Pages 601-605, in the records of the Recorder of Johnson County, Iowa, and

WHEREAS, the Second Amendment to the Declaration of Submission of Property to Horizontal Property Regime Establishing a Plan for Condominium Ownership of Premises ("Fourth Amendment"), was filed for record on June 9, 2014 in Book 5239, Pages 293-301, in the records of the Recorder of Johnson County, Iowa, and

WHEREAS, an Amendment to the Declaration of Submission of Property to Horizontal Property Regime Establishing a Plan for Condominium Ownership of Premises ("Fifth Amendment"), was filed for record on August 19, 2015 in Book 5412, Pages 947-953, in the records of the Recorder of Johnson County, Iowa, and

WHEREAS, the Declarant pursuant to the authority contained in the original Declaration hereby executes this instrument to serve as the Sixth Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Cardinal Condominiums ("Sixth Amendment").

The Sixth Amendment shall take effect when filed in the Office of the Recorder of Johnson County, Iowa.

ARTICLE I
PURPOSE

1. The purpose of this amendment is to fully describe, define and submit Building 2 to the Horizontal Property Regime for Cardinal Condominiums as permitted by Article I(B)(2)(d) of the Declaration.

2. Building 2 shall initially be one Unit, designated as "Unit 1, Building 2, Cardinal Condominiums".

ARTICLE II
PLANS AND SPECIFICATIONS; PARTICULARS

1. Site Plan. The site plan which shows the location of Building 2 referenced by this Amendment is attached as Exhibit B-6.

2. Specifications. The specifications for Building 2 are attached as Exhibit C-6.

3. Plans. The building plans for Building 2 are attached hereto as Exhibit D-6

4. Recording Amendment. Upon the recording of this Sixth Amendment Building 2 is hereby submitted to the Horizontal Property Regime Cardinal Condominiums, A Condominium, and is capable of being owned as separate parcel of real estate. Building 2 shall be subject to the Declaration as amended, as if each Unit had been initially submitted to the Regime by the Declaration.

5. Effect of Amendment. Except as specifically amended hereby, the original Declaration and previous Amendments remain in full force and effect.

6. Construction of Units. The construction of Building 2 shall be in accordance with the terms of this Sixth Amendment and the original Declaration as previously amended and the Plans and Exhibits attached hereto.

7. Surveyor's Certificate. The Surveyor's Certificate with respect to the Unit identified by this Sixth Amendment will be filed after Building 2 is constructed.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed this 27 day of JANUARY, 2016

CARDINAL INVESTMENTS, L.C.

By: Gary W. Werle
Gary W. Werle, Manager

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 27th day of January, 2016 by Gary W. Werle, Manager of Cardinal Investments, L.C.

KIRSTEN H. FREY
Commission Number 180259
My Commission Expires
July 12, 2016

Notary Public in and for said State
My commission expires 7-12-16

COMMERCIAL PUD-2 AND PUD-B SITE PLAN

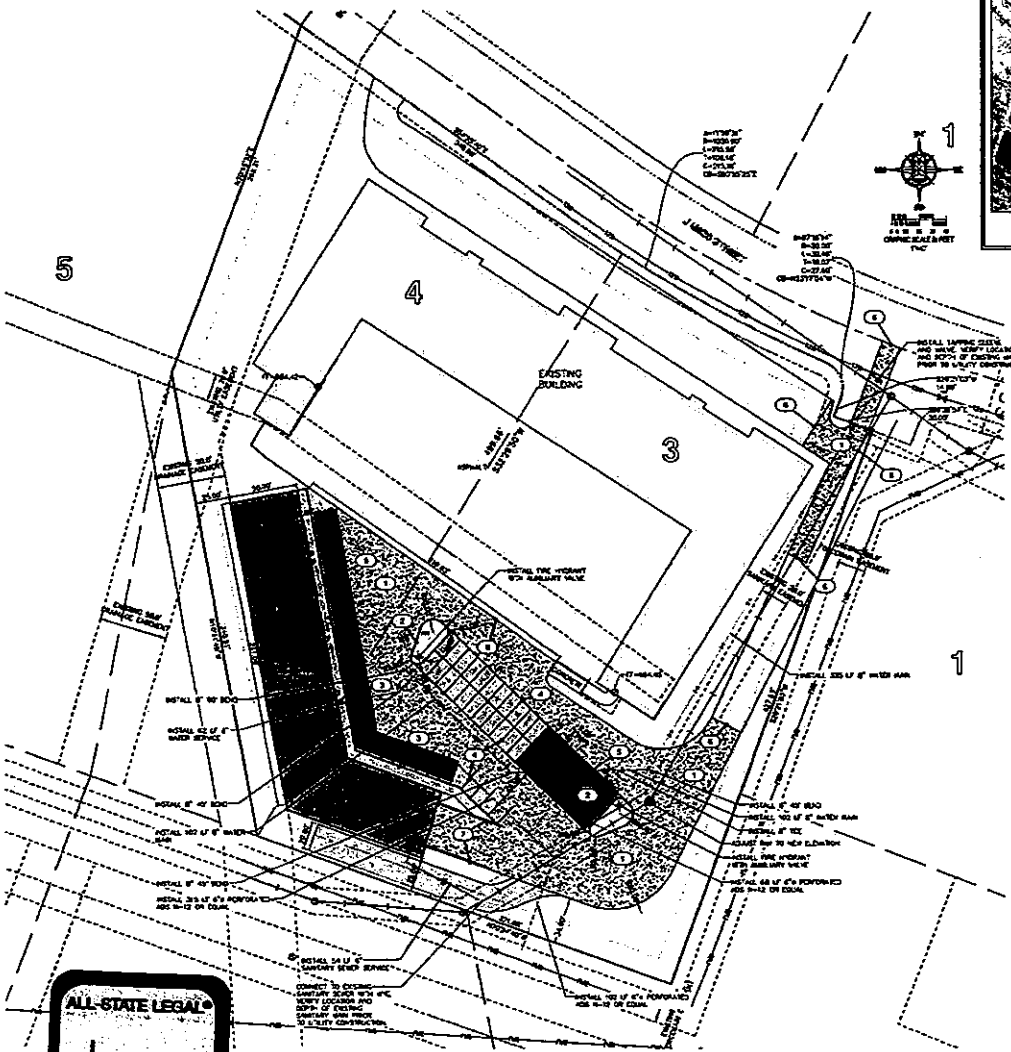
CORALVILLE INDUSTRIAL PARK No. 2, 4TH ADDITION, LOTS 3 & 4

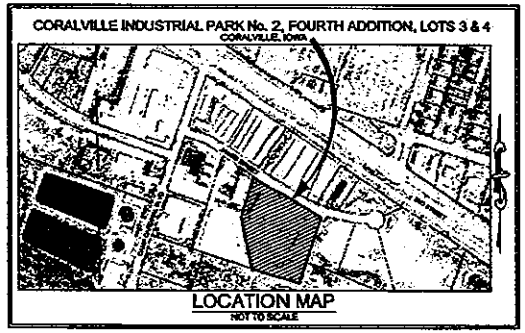
CORALVILLE, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS, INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
THIRD MILLENNIUM DEVELOPMENT LLC
2530 CORRIDOR WAY, SUITE #250
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MICHAEL J. PUCH
1100 SIXTH STREET, SUITE #102
CORALVILLE, IA 52241





STANDARD LEGEND AND NOTES

SHEET INDEX
1 LAYOUT, DIMENSION, & UTILITY PLAN
2 DEMOLITION PLAN
3 GRADING & EROSION CONTROL PLAN AND SWPPP
4 GENERAL NOTES & DETAILS

APPROVED FOR CONSTRUCTION

PAVING LEGEND
- 4" PCC
- 8" PCC
- PERVIOUS PAVERS

KEYNOTES

NUMBER	KEYNOTE	DETAIL
1	INSTALL 8" PCC PER DETAIL (THICKNESS AND MATERIAL AS NOTED)	3/4
2	INSTALL 6" STANDARD CURB	1/4
3	INSTALL SHROUD EDGE RESTRAINT	4/4
4	INSTALL 4" PCC PAVEMENT APPROACH (TYP)	
5	INSTALL PERVIOUS PAVERS	1/4
6	TRANSITION FROM EXISTING ASPHALT PAVEMENT	
7	INSTALL PAVED SIDEWALK RETAINING WALL	

LEGAL DESCRIPTION

ZONING

SITE DEVELOPMENT SCHEDULE

DEVELOPMENT CHARACTERISTICS

SCHOOL ENROLLMENTS

	ELEMENTARY	JUNIOR HIGH	HIGH

SCHOOL BOUNDARIES

SIMULATED ENROLLMENTS

LAND CHARACTERISTICS

LAND USE ANALYSIS CALCULATIONS

EXISTING PARKING ARRANGEMENT

PROPOSED PARKING ARRANGEMENT

UTILITIES

NOTE: PUBLIC UTILITY FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANY. ALL UTILITY FACILITIES SHALL BE INSTALLED UNDERGROUND. ALL UTILITY FACILITIES SHALL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC UTILITY EASEMENTS. ALL UTILITY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANY. THE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANIES AND VERIFYING THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS. ALL UTILITIES SHALL BE LOCATED AND PROTECTED BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 1-800-292-8989 A MINIMUM OF 48 HOURS BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR

COMMERCIAL PUD-2 AND PUD-B SITE PLAN

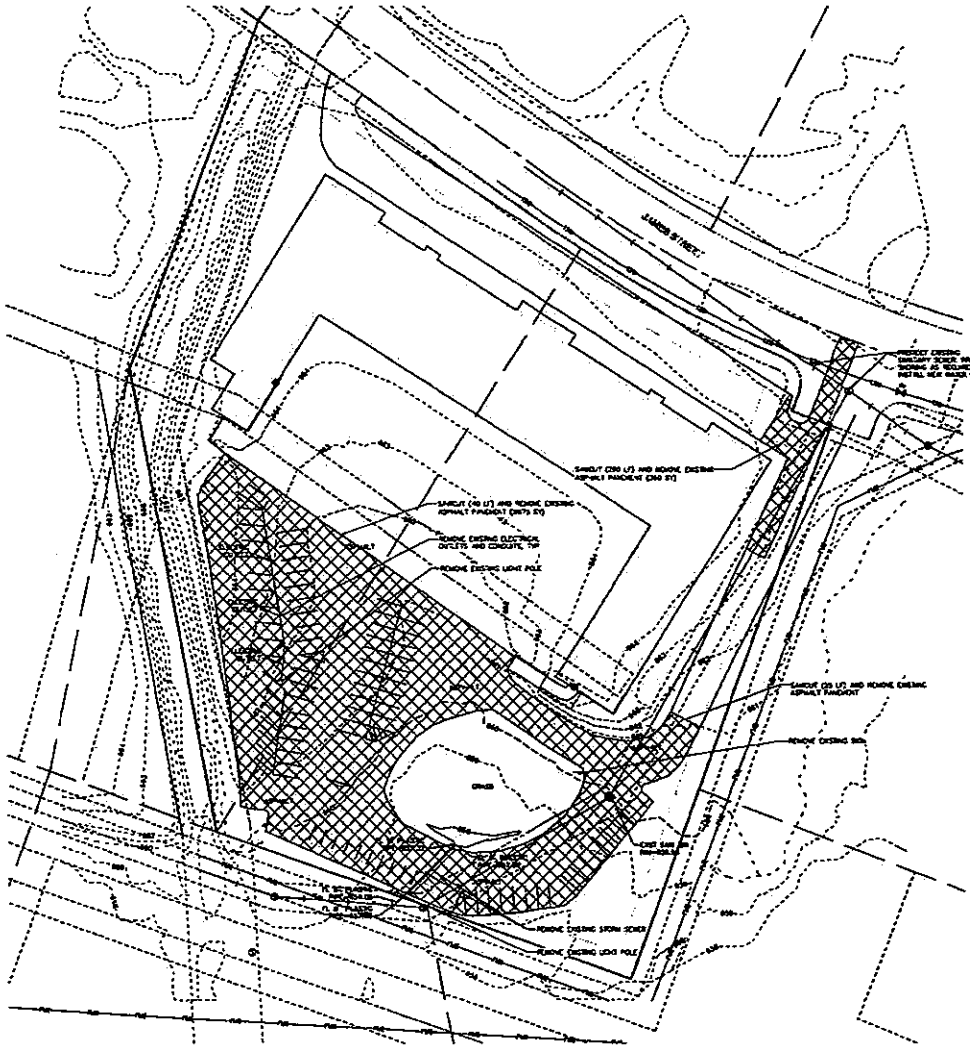
CORALVILLE INDUSTRIAL PARK No. 2, 4TH ADDITION, LOTS 3 & 4

CORALVILLE, IOWA

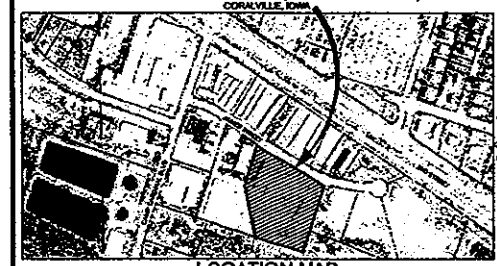
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
THIRD MILLENNIUM DEVELOPMENT LLC
2530 CORRIDOR WAY, SUITE #250
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MICHAEL J. PUGH
1100 SIXTH STREET, SUITE #102
CORALVILLE, IA 52241



CORALVILLE INDUSTRIAL PARK No. 2, FOURTH ADDITION, LOTS 3 & 4
CORALVILLE, IOWA



LOCATION MAP
NOT TO SCALE



THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 AT ALL TIMES WHILE WORKING WITHIN THE JAMES STREET RIGHT OF WAY

ALL CONSTRUCTION SHALL BE COMPLETED ACCORDING TO THE 2015 SUDAS STANDARD SPECIFICATIONS & DETAILS AND CITY OF CORALVILLE REQUIREMENTS

STANDARD LEGEND AND NOTES

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4 GENERAL NOTES & DETAILS

DEMOLITION NOTES:

1) [illegible]
2) [illegible]
3) [illegible]
4) [illegible]
5) [illegible]
6) [illegible]
7) [illegible]

5.09 AC

MMS

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
10/9/15	CITY COMMENTS - CBT

PUD 2 & PUD B,
SITE PLAN
(DEMOLITION PLAN)

CORALVILLE INDUSTRIAL PARK,
FOURTH ADDITION, LOTS 3 & 4

CITY OF CORALVILLE
JOHNSON COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.

Date: 9/1/15	
Designed by: CBT	Field Book No. 1113, PG 14
Drawn by: CBT	Scale: 1"=40'
Checked by: KJB	Sheet No. 2
Project No. IOWA CITY 7837011	

COMMERCIAL PUD-2 AND PUD-B SITE PLAN

CORALVILLE INDUSTRIAL PARK No. 2, 4TH ADDITION, LOTS 3 & 4

CORALVILLE, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
THIRD MILLENNIUM DEVELOPMENT LLC
2530 CORRIDOR WAY, SUITE #250
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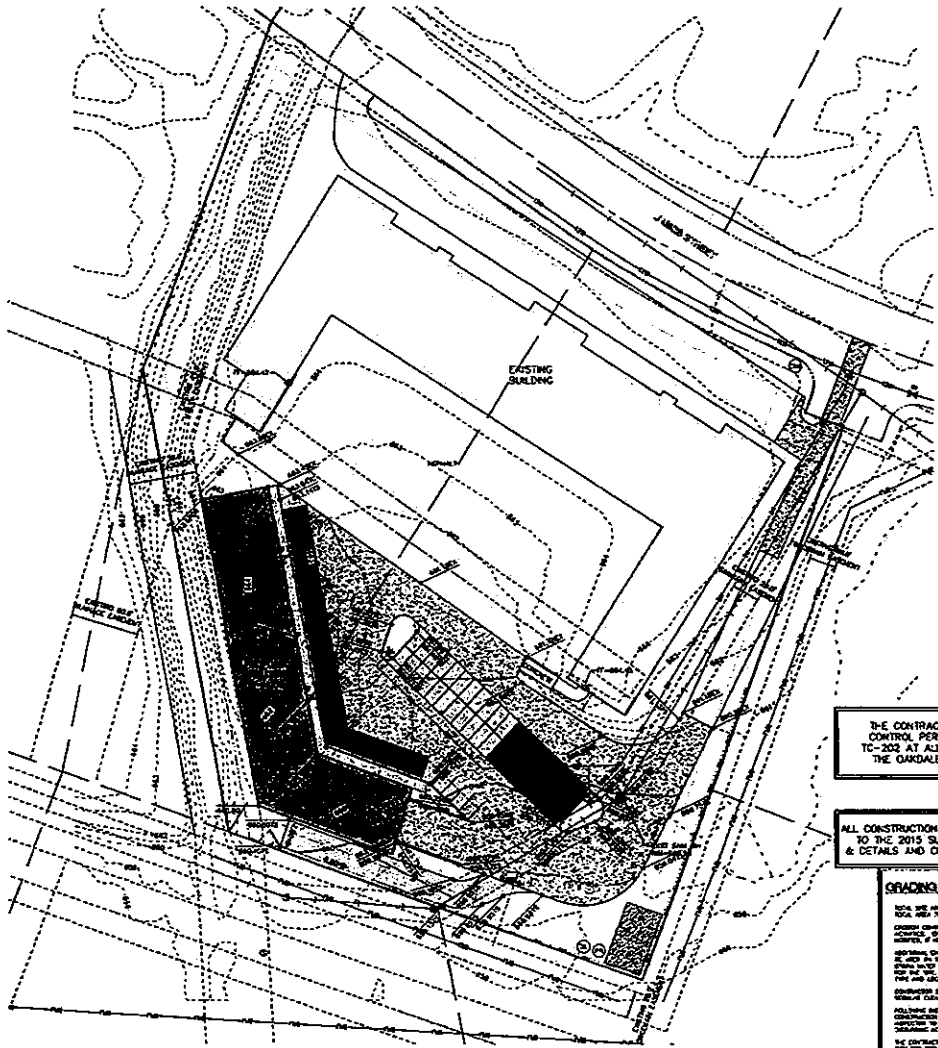
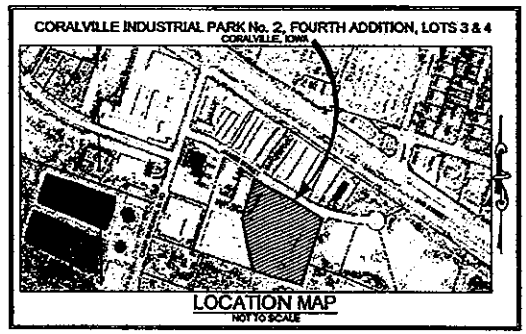
CORALVILLE, IA 52241





STANDARD LEGEND AND NOTES

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GRADING LEGEND

EROSION CONTROL LEGEND

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 AT ALL TIMES WHILE WORKING WITHIN THE OAKDALE BOULEVARD RIGHT OF WAY

ALL CONSTRUCTION SHALL BE COMPLETED ACCORDING TO THE 2015 SUDAS STANDARD SPECIFICATIONS & DETAILS AND CITY OF CORALVILLE REQUIREMENTS

STABILIZATION SEEDING

SILT FENCE DETAIL

INSTALLATION

MAINTENANCE

GRADING NOTES

GRADING AND EROSION CONTROL NOTES

5.09 AC.

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LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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www.mmsconsultants.net

Date	Revisions
10/2/15	CITY COMMENTS - CDP

PUD 2 & PUD B, SITE PLAN (GRADING, EROSION CONTROL PLAN, AND SWPPP)

CORALVILLE INDUSTRIAL PARK, FOURTH ADDITION, LOTS 3 & 4

CITY OF CORALVILLE
JOHNSON COUNTY
STATE OF IOWA

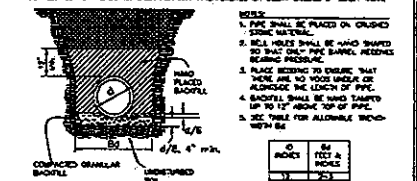
MMS CONSULTANTS, INC.

Date	9/1/15
Designed by	CBT
Book/Page No.	1113, PG 14
Drawn By	CBT
Scale	1"=50'
Checked By	KJB
Sheet No.	3
Project No.	7837011
IOWA CITY	

STORM SEWER NOTES

1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SWC STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT, CITY OF CORALVILLE DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
2) ALL STORM SEWERS SHALL BE CLASS 3 RCP OR APPROVED EQUAL.
3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
5) STORM SEWERS SHADED ON THE PROFILE WITH SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
   A. SUITABLE EXCAVATED MATERIAL, IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
   B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED
6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION GRADATION WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
7) ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" SHALL HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
8) ALL PIPE SHALL BE CONFINED.
9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/PAN TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR SHALL PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
11) PROVIDE CONCRETE FILLETS IN ALL MH'S & EXISTING DRAINAGE STRUCTURES FOR REFERENCED DETAILS.

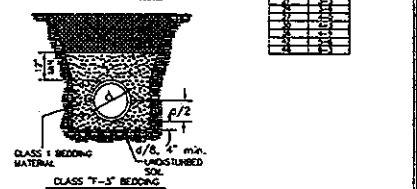
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF SUCH UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR ACCESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND SHOULD NOT BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE SERVICE FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE SUCH EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



CLASS "C" BEDDING

NOTES
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Bd

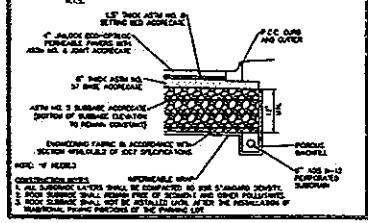
O INCHES	Bd FEET & INCHES
12	2'-0"
15	2'-3"
18	2'-6"
21	2'-9"
24	3'-0"
27	3'-3"
30	3'-6"
36	4'-0"
42	4'-6"
48	5'-0"
54	5'-6"
60	6'-0"
66	6'-6"
72	7'-0"



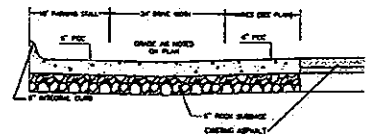
CLASS "F-3" BEDDING

ADS 4-12 STORM SEWER BEDDING

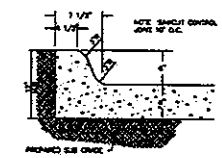
1 TYPICAL PERVIOUS PAVER SECTION



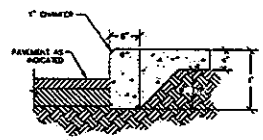
2 TYPICAL DRIVE/PARKING SECTION



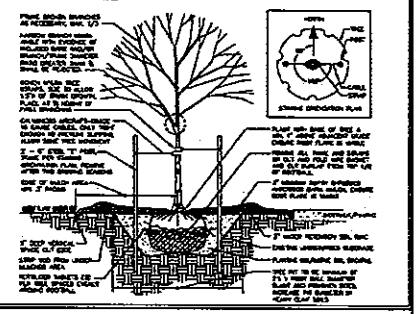
3 STANDARD CURB DETAIL



4 SIDEWALK THICKENED EDGE



5 TYPICAL TREE PLANTING DETAIL



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5.09 AC

MMS
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LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
807 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

Date	Description
9/8/15	CITY COMMENTS - CBT

PUD 2 & PUD 8,
SITE PLAN
(GENERAL NOTES AND DETAILS)

CORALVILLE INDUSTRIAL PARK, FOURTH ADDITION, LOTS 3 & 4

CITY OF CORALVILLE
JOHNSON COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.

Date:	9/1/15
Designed by: CBT	Field Book No.: 1112, PG 14
Drawn by: CBT	Scale: N.T.S.
Checked by: KJB	Sheet No.: 4
Project No.: IOWA CITY 7837011	

EXHIBIT C-6

GENERAL BUILDING SPECIFICATIONS OF BUILDING TWO, CARDINAL CONDOMINIUMS

FOOTINGS AND FOUNDATION: Poured concrete with footings and bearings based upon the superimposed loads considering a soil bearing capacity of 2500 PSF. Interior pad footings are set at 0'8" below finish floor with perimeter piers for the support of steel columns poured to the floor line. All foundation false walls have a perimeter foundation insulation of 2" thick Styrofoam to a depth of 2'0" below finish grade.

PLUMBING:

SHOP #1 BATH: *(All Fixtures Come with ADA Approved & Required Coverings)*

- Lav. Sink: Gerber 12-384 20 x 18 Wall Mount Sink
  - Lav. Faucet: Delta 520-MPU-DST Faucet
- Toilet: Gerber 21-318 Handicap Height Elongated Ultra Flush Toilet & Bemis 1500-EC Seat
  - Grab Bar: 1 ½ x 24 Stainless Steel Grab Bar
- Urinal: Gerber HE-27-730 Urinal w/ 186-1 Flush Valve

SHOP #2 BATH: *(All Fixtures Come with ADA Approved & Required Coverings)*

- Lav. Sink: Gerber 12-384 20 x 18 Wall Mount Sink
  - Lav. Faucet: Delta 520-MPU-DST Faucet
- Toilet: Gerber 21-318 Handicap Height Elongated Ultra Flush Toilet & Bemis 1500-EC Seat
  - Grab Bar: 1 ½ x 24 Stainless Steel Grab Bar
- Urinal: Gerber HE-27-730 Urinal w/ 186-1 Flush Valve

SHOP #4 BATH: *(All Fixtures Come with ADA Approved & Required Coverings)*

- Lav. Sink: Gerber 12-384 20 x 18 Wall Mount Sink
  - Lav. Faucet: Delta 520-MPU-DST Faucet
- Toilet: Gerber 21-318 Handicap Height Elongated Ultra Flush Toilet & Bemis 1500-EC Seat
  - Grab Bar: 1 ½ x 24 Stainless Steel Grab Bar
- Urinal: Gerber HE-27-730 Urinal w/ 186-1 Flush Valve

- All Building Supply Plumbing in Aqua Pex Tubing
- All Building Waste Plumbing in Schedule 40 PVC
- PVC Floor Drain for Each Bathroom
- **1 Outside Faucet & 1 Inside Faucet Shops #1, #2 & #3**
- **2 Outside & 2 Inside Faucets for Shop #4**
- 1 Ruud 5gal Electric Water heater for Each Finished Bathroom .94% AFUE *(8yr Warranties)*
- Gas Line to each Tube Heater

ELECTRICAL: Electrical service is 600-amp, 120/208 volt, 3-phase main. There will be (1) 200-amp, 120/208v, 3-phase service for large L-shaped unit. There will be (5) 100-amp 120/208v 3-phase service for (5) shop bays. There will be (1) 100-amp 120/208v, 3-phase service for house lighting and common loads. Electrical secondary service shall be underground and is calculated on 50' of trench.

There are (3) bathroom complexes which will include (1) light, (1) exhaust fan, (1) outlet, (2) switches and wiring for (1) small water heater.

The (5) shop spaces include (3) high bay fixtures with switching, wiring for door opener(s), (5) outlets and 120-volt service for Reznor heater.

The one large warehouse includes (21) high bay fixtures with switching, (3) door opener wiring, (10-15) outlets, (3-4) electrical fees for Reznor heaters.

House panel – (9) LED wall packs, location TBD. Option for parking lot pole lighting, sprinkler equipment, fire alarm, etc.

BUILDING MATERIALS:

- Glue & nail laminated columns (**50 year warranty**)
- All framing lumber used will be No. 2 and better Southern Yellow Pine or MSR
- All roof purlins will be No. 1 or better grade SYP or MSR (**Nested in steel hangers**)
- 12" overhangs on all four walls of the building with painted to match vented soffit
- Three 3'0" x 6'8" solid commercial walk doors with locksets
- Three 4'x3' commercial insulated sliding windows installed
- Four 14'x14' commercial insulated overhead doors with openers installed
- Two 8'x10' dock doors with 30k lbs levelers, bumpers and seals installed with openers
- White painted steel installed on all interior walls of the entire building
- R-20 fiberglass insulation installed on all interior walls of the entire building
- R-49 fiberglass insulation installed in the attics of the entire building
- Two partition walls installed in the building
- Draft stops installed in the attic of the building per city code
- White painted steel and insulation installed on all partition walls
- All steel is fastened with painted to match screws
- 29 gauge, grade E, exterior painted steel
- Continuous vented ridge to prevent sweating and dripping

HEATING AND COOLING:

Equipment to be Installed:

Main warehouse areas

6 - F24100,000 Natural Gas Unit Heaters

1 - F2475,000 Natural Gas Unit Heater

Office Areas
3 - ML195040 95 % 40,000 Single Stage Lennox Gas Furnace
3 - GSX 16 024
2 - 12,000 Btu's Heat Pump Mini Splits

Additional Materials:

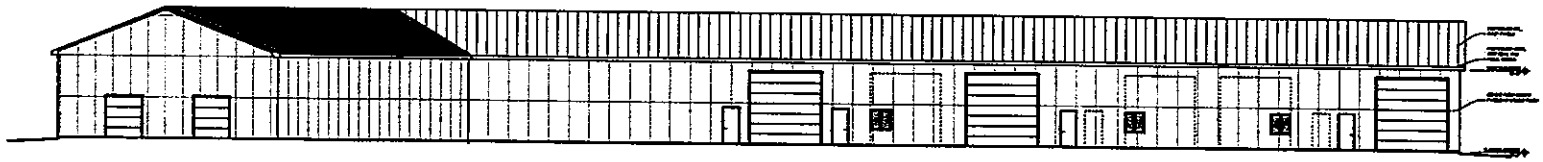
- All necessary trunk line for return air and supply
- All AC bracketing, refrigerant line set, condensate drains, and exhaust
- All necessary finished supply runs, boots, and register covered
- All necessary return air intakes
- Bathroom and dryer vents
- 1 5-day / 2-day programmable thermostat

WINDOWS: Aluminum fixed pane windows.

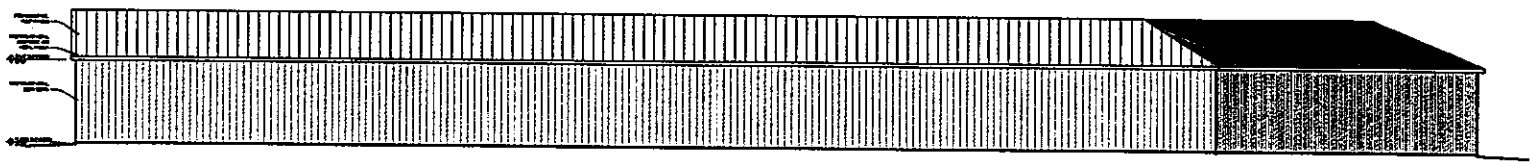
INSULATION: Upper exterior walls will be R-19. Lower exterior walls to be R-19. R-15 insulation under roof with 3 ½" sound batts in party walls.

DRYWALL: 5/8" on all ceilings with 5/8" on all walls as per code. All surfaces to have primer coat with two coats latex paint applied. Interior doors and trim all to be steel framed doors with fire doors provided as per code.

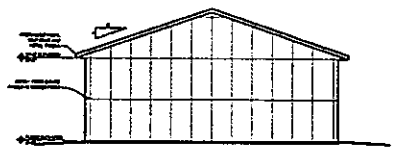
INTERIOR DOORS AND TRIM: Interior doors and trim all to be steel framed doors with fire doors provided as per code.



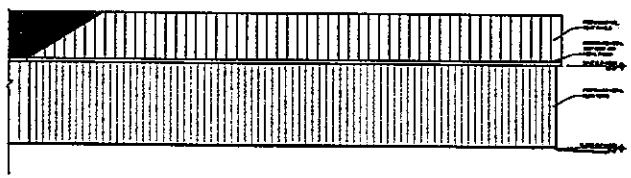
South Elevation



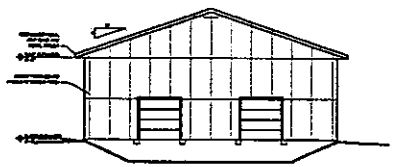
North Elevation



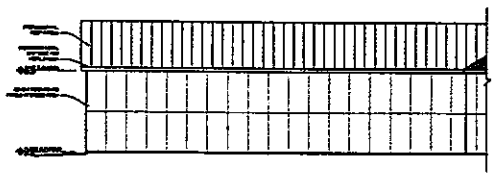
West Elevation



West Elevation



East Elevation



East Elevation

BUILDING CODE REVIEW:

2009 IBC

Building size
Main Floor Proposed Building Area: 14,563 sq. ft.

Occupancy Classification: Storage S-1

Type of Construction: Type V-B

Required Occupancy Separation (Table 508.4): N/A

Allowable Height & Area (Table 503): 1 story & 9,000 sq. ft.

Building to be equipped throughout with an automatic fire sprinkler system

Area Increase based on Equation 5-1
Allowable Area (Aa) = 36,000 sq. ft.
At= 9288 sq. ft.
If = 2
As = 9288 + (9000 x 2)

Required Separation of Occupancies: None

Building Elements Fire Rating (Table 601): Type V-B
No Rating Required

Exterior Wall Openings (Table 602): Group S-1
Fire Separation Distance 10'-min/-20' Required Fire Rating 0 hour

Occupancy (Table 1004.1.1)
Warehouse: 500 Gross
30 Occupants

Exit Travel Distance (Table 1016.1): Group S-1
250 feet in sprinklered building

Interior Finishes (Table 803.9): Group S-1
Class C vertical and floors exposed.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED.
2. ALL CONTRACTORS ON THE PROJECT SHALL BE REGISTERED WITH THE STATE OF IOWA. OWNER'S CONTRACTOR SHALL OBTAIN COPY OF STATE REGISTRATION AND INSURANCE CERTIFICATES FROM EVERY CONTRACTOR AND SUBCONTRACTOR AND PROVIDE TO OWNER PRIOR TO START OF CONSTRUCTION.

FLOOR PLAN NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. VERIFY ALL EXIT DOOR'S WITH WHO WILL CONTRACTOR PRIOR TO CONSTRUCTION CODES.
6. [illegible]
7. [illegible]

FRAMING NOTES:

1. [illegible]
2. DO NOT MODIFY ANY TRUSSES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER WHO PROVIDED THE ORIGINAL TRUSS DESIGN.

I hereby certify that this portion of this technical submission hereto 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.

Robert D. Ross — Date
Registration number: 05324
Pages or sheets covered by this seal: _____

ALL STATE LEGAL
EXHIBIT
D-10

10.30.2015

EASTERN IOWA BUILDINGS - BRANTMAN BUILDING
Clinton, Iowa

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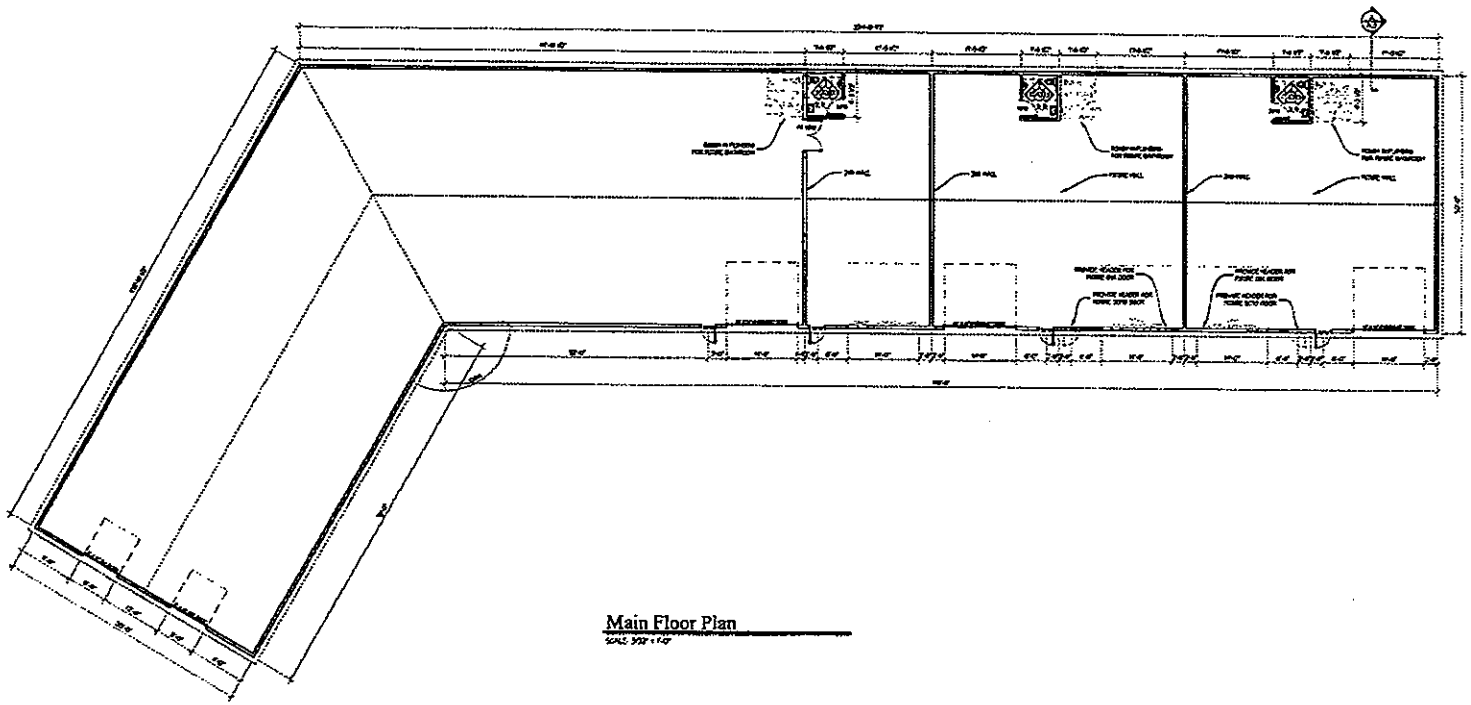
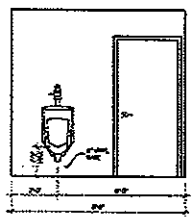
ELEVATIONS

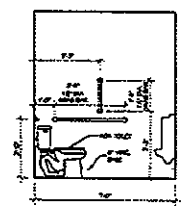
A.1



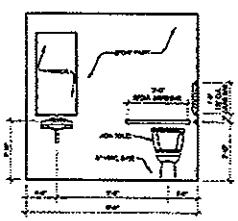
Main Floor Plan



1 Restroom



2 Restroom



3 Restroom

EASTERN IOWA BUILDINGS - BRANTMAN BUILDING

A.2

A.3
Eastern Iowa Buildings - Brantman Building
A Wall Section